

PC EXHIBIT J

Great Valley Design, Inc.

Landscape Architecture
Land Planning
Water Management

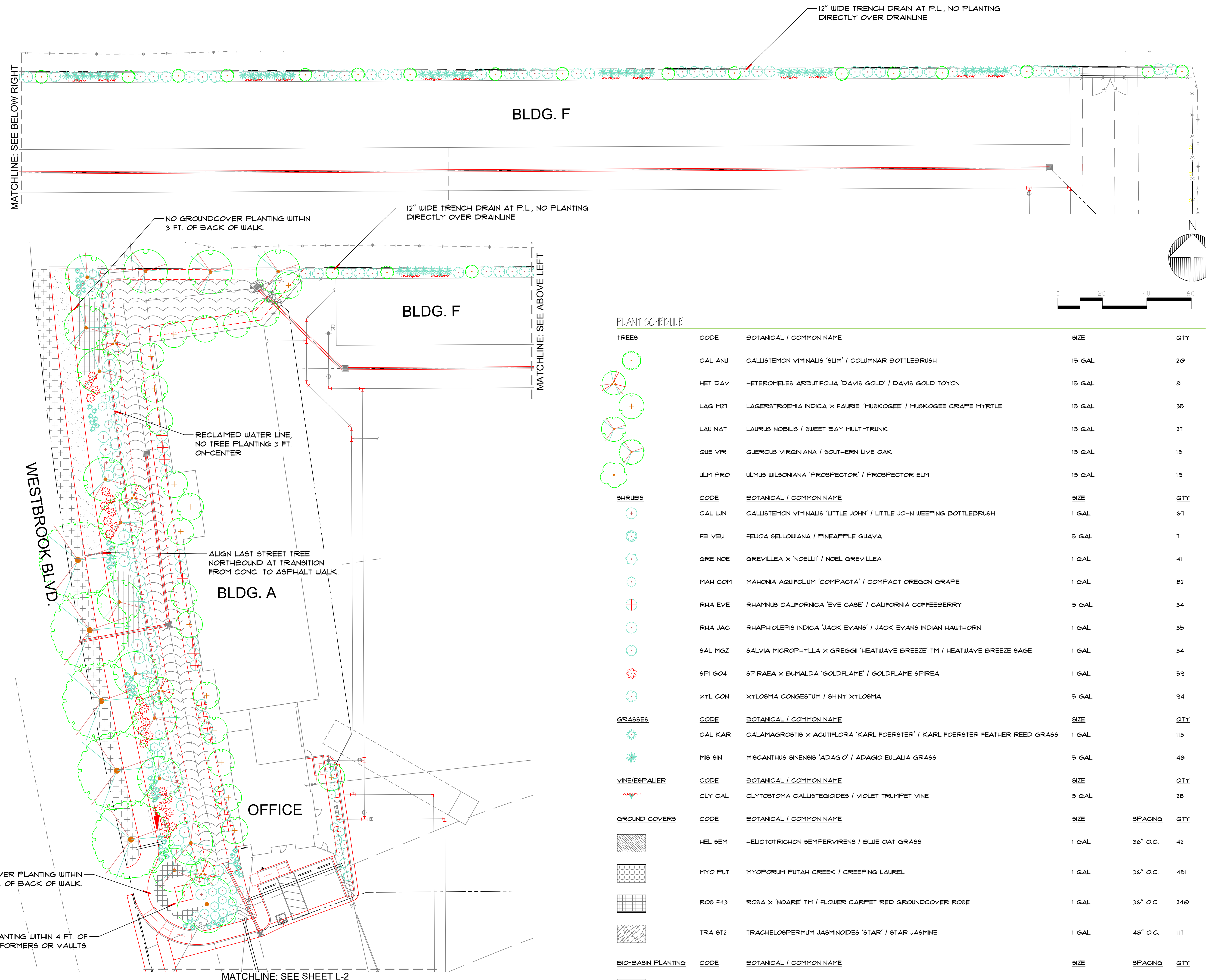
1219 Spruce Lane
Davis, CA
(925) 291-9890

PROJECT:
WESTBROOK SELF STORAGE

PROJECT SITE:
WESTBROOK BLVD X CASTLE ROCK
ROSEVILLE CA, 95747

OWNER:
WESTPARK COMMUNITIES

ARCHITECTS STAMP



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CAL ANU	CALLISTEMON VIMINALIS 'SLIM' / COLUMNAR BOTTLEBRUSH	15 GAL	20	
	HET DAY	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / DAVIS GOLD TOYON	15 GAL	8	
	LAG M21	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	15 GAL	35	
	LAU NAT	LAURUS NOBILIS / SWEET BAY MULTI-TRUNK	15 GAL	21	
	QUE VIR	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL	15	
	ULM PRO	ULMUS WILSONIANA 'PROSPECTOR' / PROSPECTOR ELM	15 GAL	19	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CAL LUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	1 GAL	61	
	FEI YEU	FEJOA SELLOUJIANA / PINEAPPLE GUAVA	5 GAL	1	
	GRE NOE	GREVILLEA X 'NOELLI' / NOEL GREVILLEA	1 GAL	41	
	MAH COM	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL	82	
	RHA EVE	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL	34	
	RHA JAC	RHAPHIOLEPIS INDICA 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN	1 GAL	35	
	SAL MGZ	SALVIA MICROPHYLLA X GREGGII 'HEATWAVE BREEZE' TM / HEATWAVE BREEZE SAGE	1 GAL	34	
	SPI GO4	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	1 GAL	59	
	XYL CON	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL	94	
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	113	
	MIS SIN	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	5 GAL	48	
VINE/SPALIER	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CLY CAL	CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE	5 GAL	28	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	HEL SEM	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	36" O.C.	42
	MYO PUT	MYOPORUM PUTAH CREEK / CREEPING LAUREL	1 GAL	36" O.C.	451
	ROS F43	ROSA X 'NOARE' TM / FLOWER CARPET RED GROUNDCOVER ROSE	1 GAL	36" O.C.	240
	TRA ST2	TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL	48" O.C.	111
BIO-BASIN PLANTING	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAR PRA	CAREX PRAEGRACILIS / SLENDER SEDGE	D-POT / PLUG	18" O.C.	2,178
	LEY TRI	LEYMUS TRITICOIDES / CREEPING WILD RYE	D-POT / PLUG	24" O.C.	2,619

ARCHITECTS STAMP

PROJECT MANAGER:
S.V.

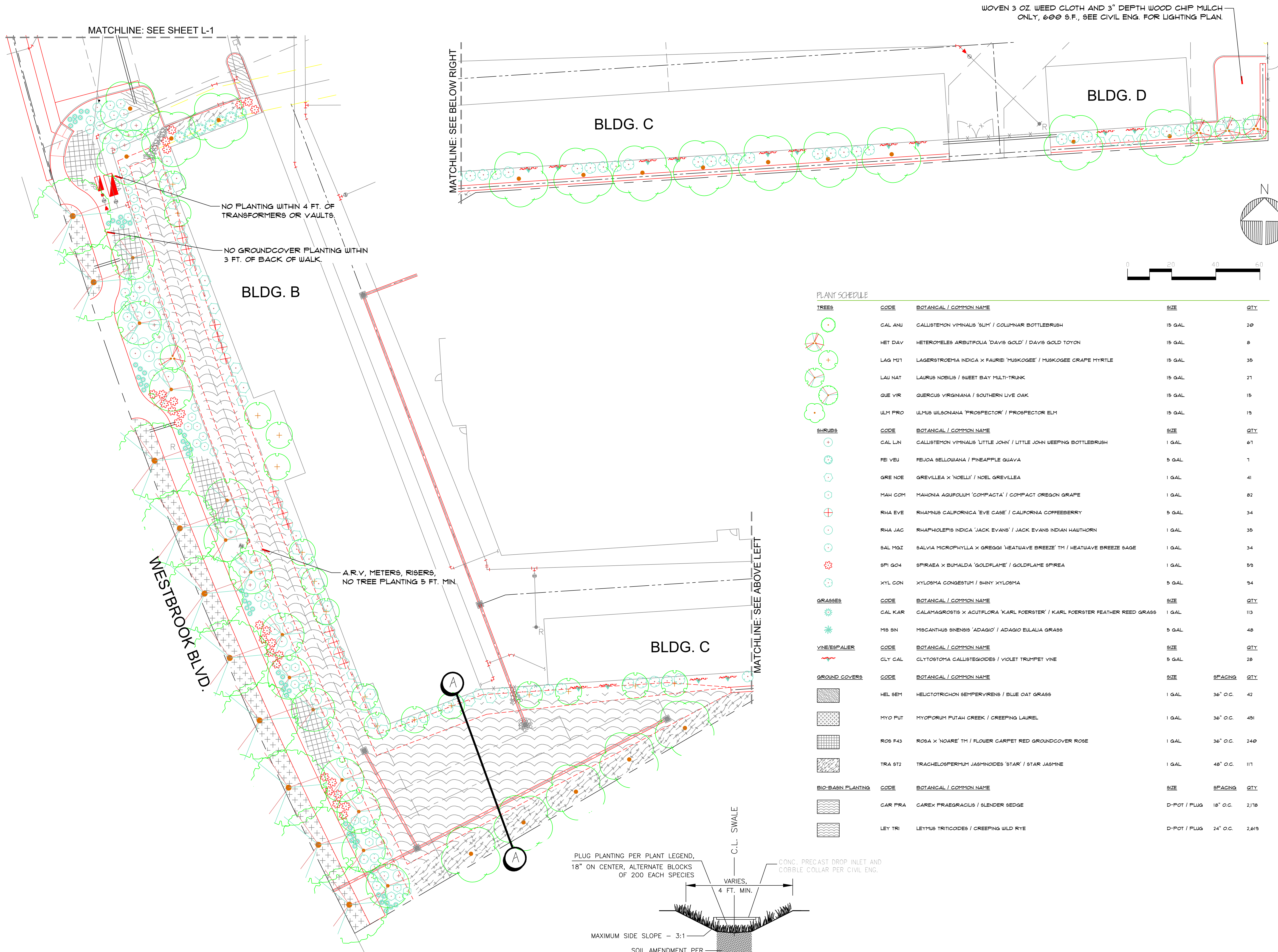
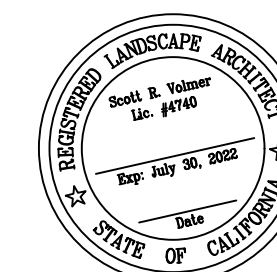
Scale:
1" = 20' - 0"

DATE:
APR. 28, 2022

REVISION:

SHEET NO.
L-1

PLANTING PLAN



WOVEN 3 OZ WEED CLOTH AND 3" DEPTH WOOD CHIP MULCH ONLY, 600 S.F., SEE CIVIL ENG. FOR LIGHTING PLAN.

MATCHLINE: SEE SHEET L-1

MATCHLINE: SEE BELOW RIGHT

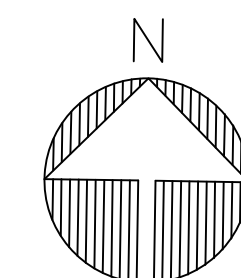
NO PLANTING WITHIN 4 FT. OF TRANSFORMERS OR VAULTS.

NO GROUND COVER PLANTING WITHIN 3 FT. OF BACK OF WALK.

BLDG. B

BLDG. C

BLDG. D

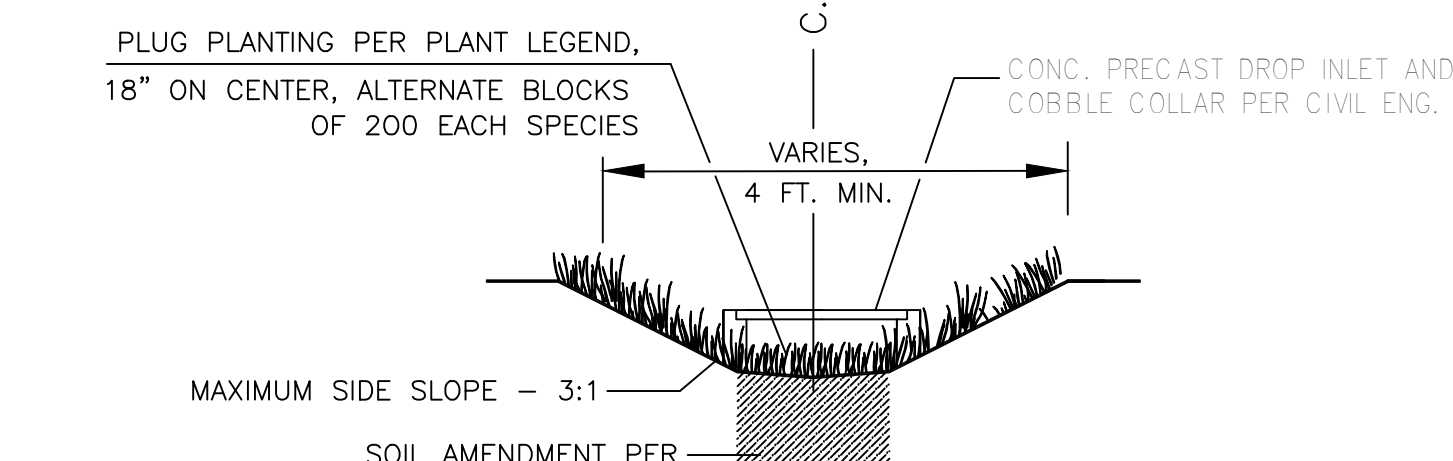


WESTBROOK BLVD.

A.R.V. METERS, RISERS, NO TREE PLANTING 5 FT. MIN.

BLDG. C

MATCHLINE: SEE ABOVE LEFT



VEGETATED SWALE SECTION
NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	GAL ANU	CALLISTEMON VIMINALIS 'SLIM' / COLUMNAR BOTTLEBRUSH	15 GAL	20	
	HET DAV	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / DAVIS GOLD TOYON	15 GAL	8	
	LAG M21	LAGERSTROEMIA INDICA X FAURIE 'MUSKOGEE' / MUSKOGEE GRAPE MYRTLE	15 GAL	35	
	LAI NAT	LAURUS NOBILIS / SWEET BAY MULTI-TRUNK	15 GAL	21	
	QUE VIR	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL	15	
	ULM PRO	ULMUS WILSONIANA 'PROSPECTOR' / PROSPECTOR ELM	15 GAL	15	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CAL LIN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	1 GAL	61	
	FEI VEU	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	5 GAL	1	
	GRE NOE	GREVILLEA X 'NOELLI' / NOEL GREVILLEA	1 GAL	41	
	MAH COM	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL	82	
	RHA EVE	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL	34	
	RHA JAC	RHAPHOLEPIS INDICA 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN	1 GAL	35	
	SAL M22	SALVIA MICROPHYLLA X GREGGI 'HEATWAVE BREEZE' TM / HEATWAVE BREEZE SAGE	1 GAL	34	
	SPI GO4	SPIRAEA X BUNALDA 'GOLDFLAME' / GOLDFLAME SPIRAEA	1 GAL	53	
	XYL CON	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL	34	
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	113	
	MIS BN	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	5 GAL	48	
VINE/ESPALIER	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CLY CAL	CLYTOSTOMA CALLISTEGOIDES / VIOLET TRUMPET VINE	5 GAL	28	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	HEL SEM	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	36" O.C.	42
	MYO PUT	MYOPORUM PUTAH CREEK / CREEPING LAUREL	1 GAL	36" O.C.	491
	ROS F43	ROSA X 'NOARE' TM / FLOWER CARPET RED GROUND COVER ROSE	1 GAL	36" O.C.	240
	TRA ST2	TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL	48" O.C.	111
BIO-BASIN PLANTING	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAR FRA	CAREX PRAEGRACILIS / SLENDER SEDGE	D-POT / PLUG	18" O.C.	2178
	LEY TR	LEYMUS TRITICOIDES / CREEPING WILD RYE	D-POT / PLUG	24" O.C.	2,619

ARCHITECT'S STAMP

PROJECT MANAGER:
S.V.

Scale:
1" = 20' - 0"

DATE:
APR. 28, 2022

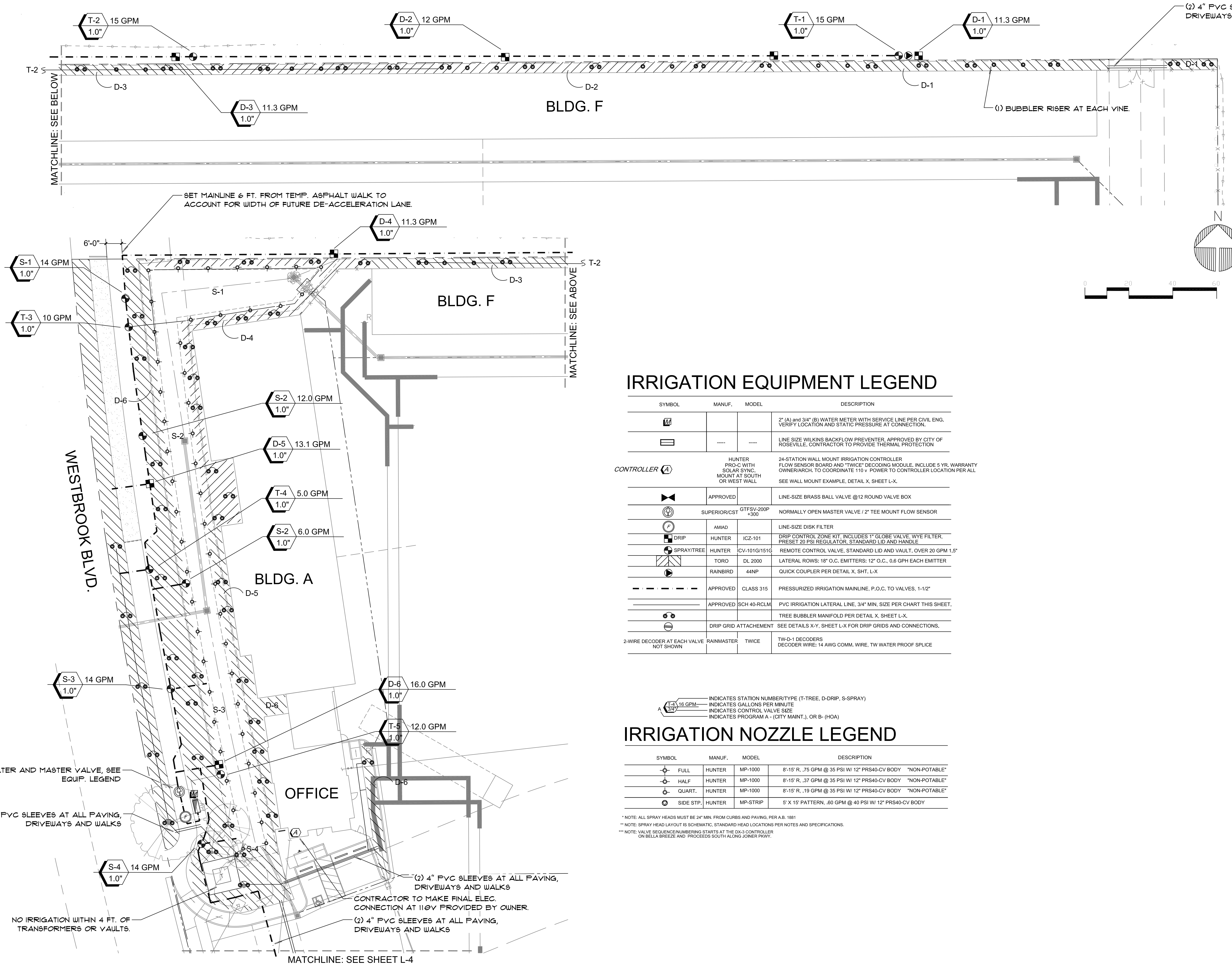
REVISION:

SHEET NO.
L-2

PLANTING PLAN

Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management
1219 Spruce Lane
Dixon, CA
(950) 291-9290

PROJECT:
WESTBROOK SELF STORAGE
PROJECT SITE:
WESTBROOK BLVD X CASTLEROCK
ROSEVILLE CA 95747
OWNER:
WESTPARK COMMUNITES
ARCHITECTS STAMP



IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION
			2" (A) and 3/4" (B) WATER METER WITH SERVICE LINE PER CIVIL ENG. VERIFY LOCATION AND STATIC PRESSURE AT CONNECTION.
			LINE SIZE WILKINS BACKFLOW PREVENTER, APPROVED BY CITY OF ROSEVILLE, CONTRACTOR TO PROVIDE THERMAL PROTECTION
			HUNTER PRO-C WITH SOLAR SYNC. MOUNT AT SOUTH OR WEST WALL 24-STATION WALL MOUNT IRRIGATION CONTROLLER FLOW SENSOR BOARD AND "TWICE" DECODING MODULE. INCLUDE 5 YR. WARRANTY OWNER/ARCH. TO COORDINATE 110 v. POWER TO CONTROLLER LOCATION PER ALL SEE WALL MOUNT EXAMPLE, DETAIL X, SHEET L-X.
	APPROVED		LINE-SIZE BRASS BALL VALVE @12 ROUND VALVE BOX
	SUPERIOR/CST	GTFSV-200P +300	NORMALLY OPEN MASTER VALVE / 2" TEE MOUNT FLOW SENSOR
	AMAD		LINE-SIZE DISK FILTER
	HUNTER	ICZ-101	DRIP CONTROL ZONE KIT, INCLUDES 1" GLOBE VALVE, WYE FILTER, PRESET 20 PSI REGULATOR, STANDARD LID AND HANDLE
	HUNTER	CV-101G/151G	REMOTE CONTROL VALVE, STANDARD LID AND VAULT, OVER 20 GPM 1.5"
	TORO	DL 2000	LATERAL ROWS: 18" O.C. EMITTERS: 12" O.C., 0.6 GPH EACH EMITTER
	RAINBIRD	44NP	QUICK COUPLER PER DETAIL X, SHT. L-X
	APPROVED	CLASS 315	PRESSURIZED IRRIGATION MAINLINE, P.O.C. TO VALVES, 1-1/2"
	APPROVED	SCH 40-RCLM	PVC IRRIGATION LATERAL LINE, 3/4" MIN. SIZE PER CHART THIS SHEET.
			TREE BUBBLER MANIFOLD PER DETAIL X, SHEET L-X.
			DRIP GRID ATTACHMENT SEE DETAILS X-Y, SHEET L-X FOR DRIP GRIDS AND CONNECTIONS.
	RAINMASTER	TWICE	TW-D-1 DECODERS DECODER WIRE: 14 AWG COMM. WIRE, TW WATER PROOF SPLICE

INDICATES STATION NUMBER/TYPE (T-TREE, D-DRIP, S-SPRAY)
INDICATES GALLONS PER MINUTE
INDICATES CONTROL VALVE SIZE
INDICATES PROGRAM A - (CITY MAINT.), OR B - (HOA)

IRRIGATION NOZZLE LEGEND

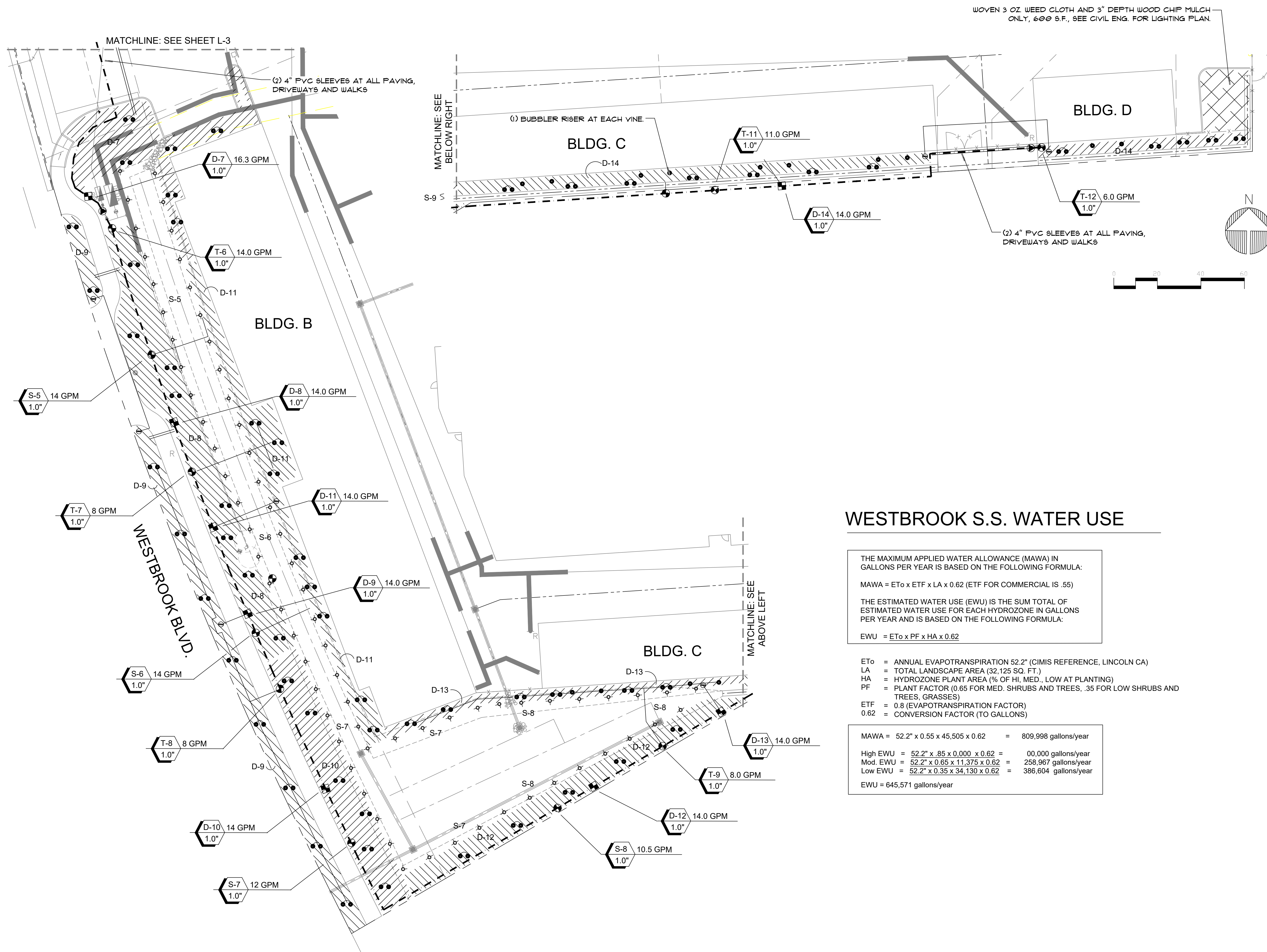
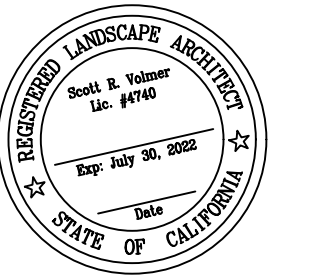
SYMBOL	MANUF.	MODEL	DESCRIPTION
	HUNTER	MP-1000	8'-15" R, .75 GPM @ 35 PSI W/ 12" PRS40-CV BODY "NON-POTABLE"
	HUNTER	MP-1000	8'-15" R, .37 GPM @ 35 PSI W/ 12" PRS40-CV BODY "NON-POTABLE"
	HUNTER	MP-1000	8'-15" R, .19 GPM @ 35 PSI W/ 12" PRS40-CV BODY "NON-POTABLE"
	HUNTER	MP-STRIP	5' X 15' PATTERN, .60 GPM @ 40 PSI W/ 12" PRS40-CV BODY

* NOTE: ALL SPRAY HEADS MUST BE 2" MIN. FROM CURBS AND PAVING, PER A.B. 1841
** NOTE: SPRAY HEAD LAYOUT IS SCHEMATIC. STANDARD HEAD LOCATIONS PER NOTES AND SPECIFICATIONS.
*** NOTE: VALVE SEQUENCE NUMBERING STARTS AT THE DX-3 CONTROLLER ON BELLA BREEZE AND PROCEEDS SOUTH ALONG JOINER PKWY.

ARCHITECTS STAMP:

PROJECT MANAGER:
S.V.
Scale:
1" = 20' - 0"
DATE:
APR. 28, 2022
REVISION:

SHEET NO.
L-3



WESTBROOK S.S. WATER USE

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

$$MAWA = ET_o \times ETF \times LA \times 0.62 \text{ (ETF FOR COMMERCIAL IS .55)}$$

THE ESTIMATED WATER USE (EWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$EWU = ET_o \times PF \times HA \times 0.62$$

- ET_o = ANNUAL EVAPOTRANSPIRATION 52.2" (CIMIS REFERENCE, LINCOLN CA)
- LA = TOTAL LANDSCAPE AREA (32,125 SQ. FT.)
- HA = HYDROZONE PLANT AREA (% OF HI, MED., LOW AT PLANTING)
- PF = PLANT FACTOR (0.65 FOR MED. SHRUBS AND TREES, .35 FOR LOW SHRUBS AND TREES, GRASSES)
- ETF = 0.8 (EVAPOTRANSPIRATION FACTOR)
- 0.62 = CONVERSION FACTOR (TO GALLONS)

$$MAWA = 52.2" \times 0.55 \times 45,505 \times 0.62 = 809,998 \text{ gallons/year}$$

$$\text{High EWU} = 52.2" \times .85 \times 0,000 \times 0.62 = 00,000 \text{ gallons/year}$$

$$\text{Mod. EWU} = 52.2" \times 0.65 \times 11,375 \times 0.62 = 258,967 \text{ gallons/year}$$

$$\text{Low EWU} = 52.2" \times 0.35 \times 34,130 \times 0.62 = 386,604 \text{ gallons/year}$$

$$EWU = 645,571 \text{ gallons/year}$$

ARCHITECT'S STAMP

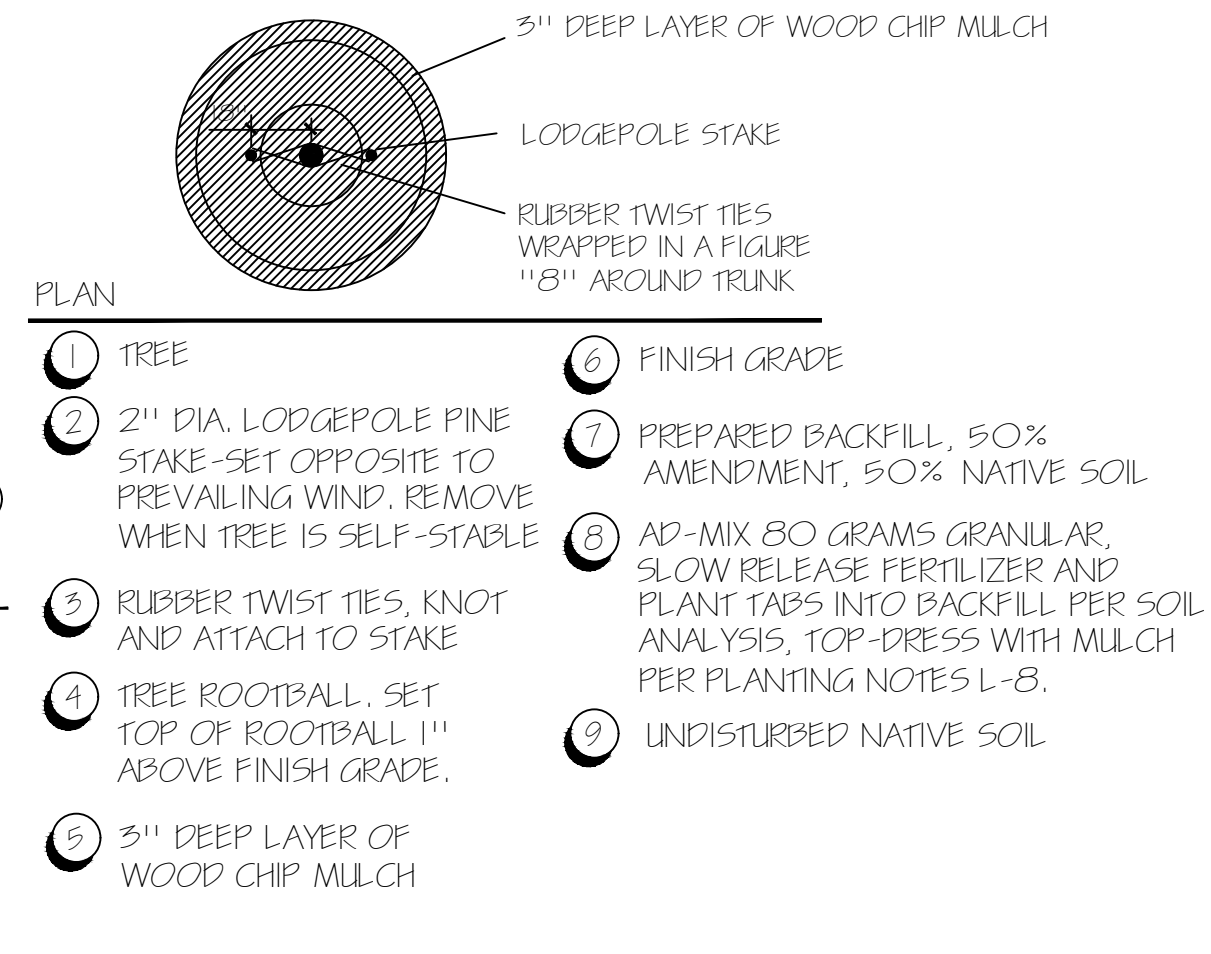
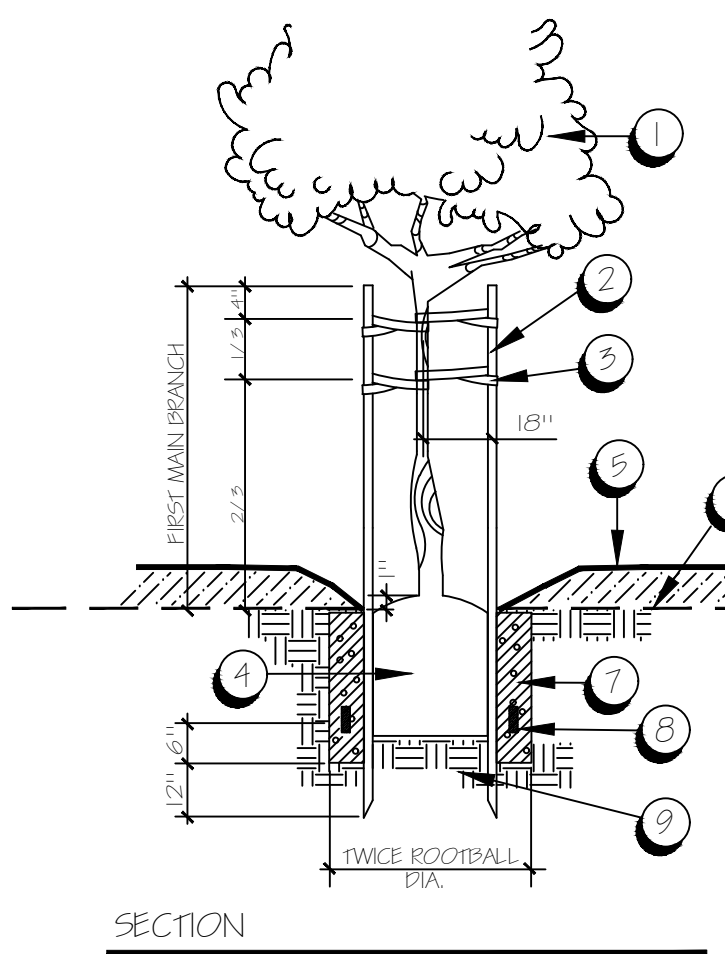
PROJECT MANAGER:
S.V.

Scale:
1" = 20' - 0"

DATE:
APR. 28, 2022

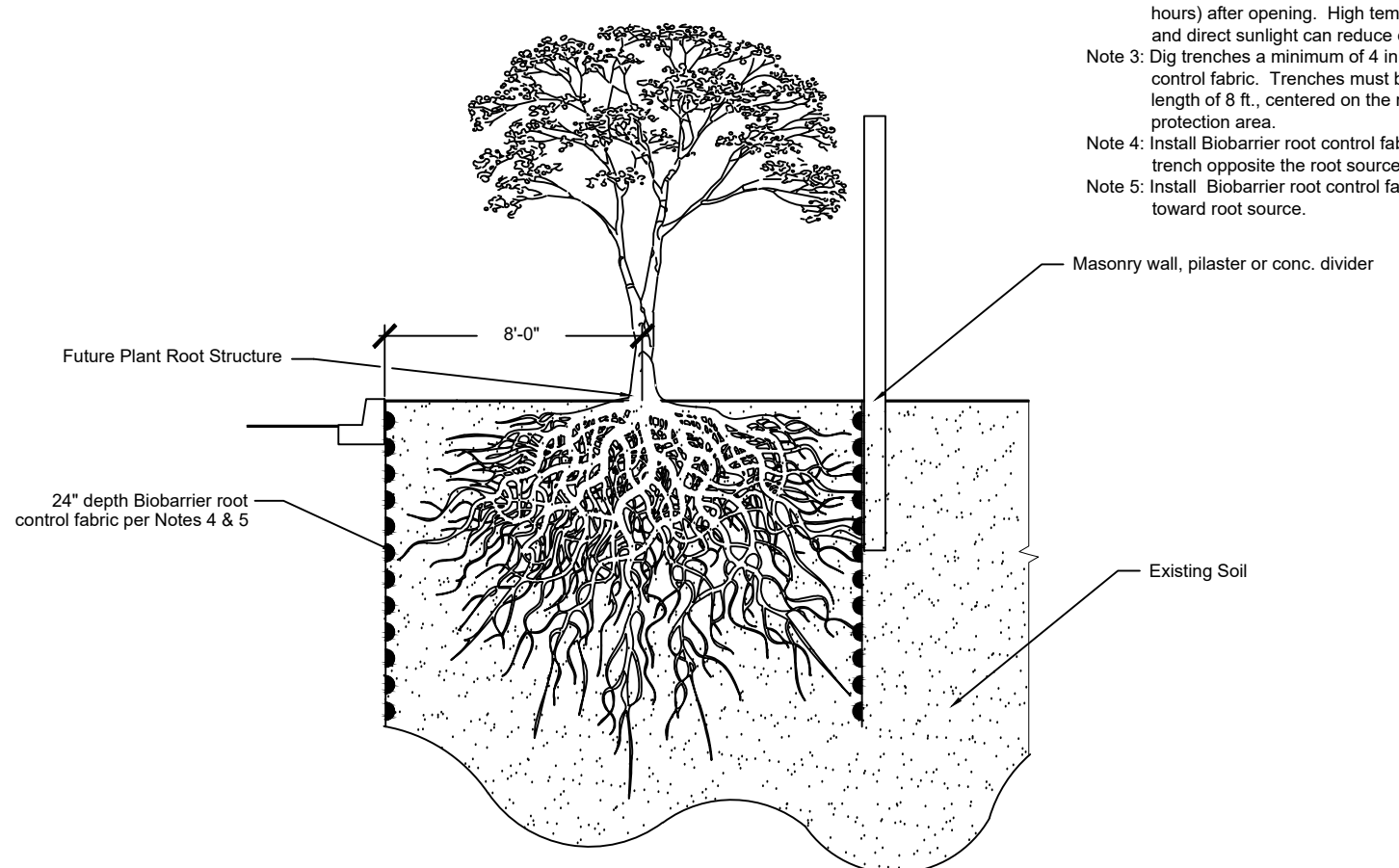
REVISION:

SHEET NO.
L-4

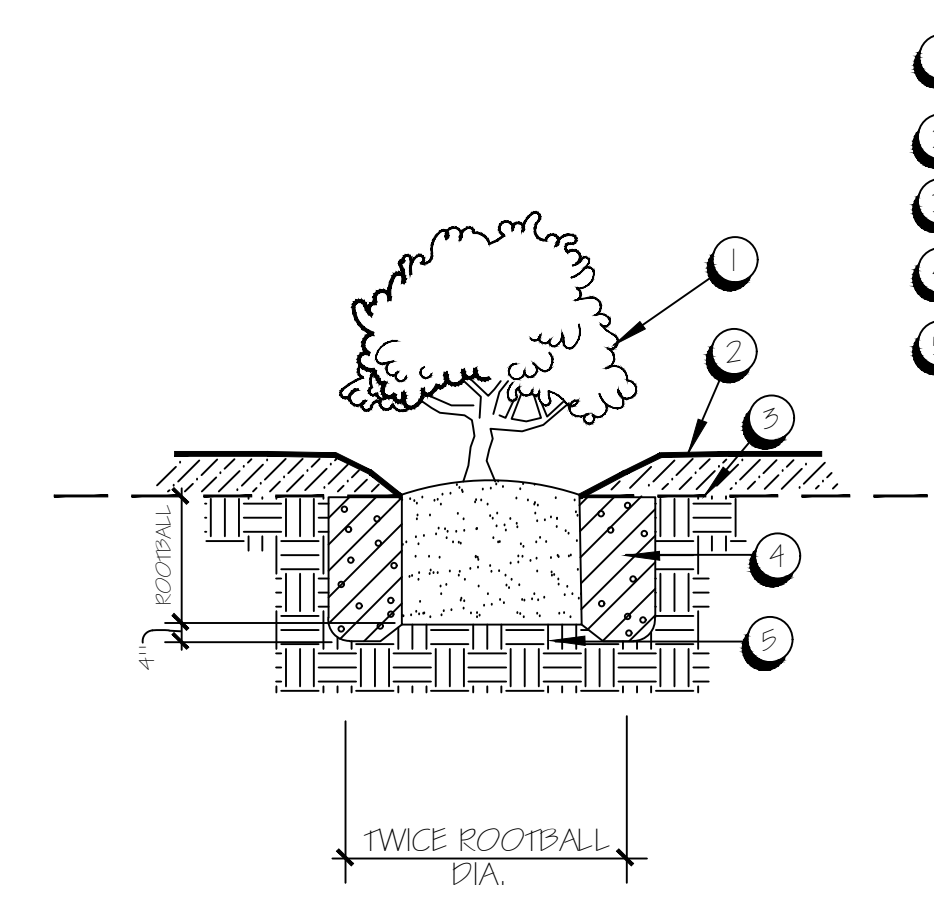


- PLAN**
- 1 TREE
 - 2 2" DIA. LODGEPOLE PINE STAKE-SET OPPOSITE TO PREVAILING WIND. REMOVE WHEN TREE IS SELF-STABLE
 - 3 RUBBER TWIST TIES, KNOT AND ATTACH TO STAKE
 - 4 TREE ROOTBALL. SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE.
 - 5 3" DEEP LAYER OF WOOD CHIP MULCH
 - 6 FINISH GRADE
 - 7 PREPARED BACKFILL, 50% AMENDMENT, 50% NATIVE SOIL
 - 8 AD-MIX 80 GRAMS GRANULAR, SLOW RELEASE FERTILIZER AND PLANT TABS INTO BACKFILL PER SOIL ANALYSIS, TOP-DRESS WITH MULCH PER PLANTING NOTES L-8.
 - 9 UNDISTURBED NATIVE SOIL

NOTES:
 Note 1: Contact Biobarrier at 1-800-541-5519 for information on active ingredients and warranty.
 Note 2: Install & Cover Biobarrier as soon as possible (within 12 hours) after opening. High temperatures and direct sunlight can reduce effective product life.
 Note 3: Dig trenches a minimum of 4 in. wide for Biobarrier root control fabric. Trenches must be a minimum length of 8 ft., centered on the root ball and adjacent to protection area.
 Note 4: Install Biobarrier root control fabric on the side of the trench opposite the root source.
 Note 5: Install Biobarrier root control fabric with Nodules facing toward root source.



B BIOBARRIER AT TREE PLANTING
NOT TO SCALE



- 1 SET CROWN 1" ABOVE FINISH GRADE
- 2 3" WOOD CHIP MULCH
- 3 FINISHED GRADE
- 4 AMENDED BACKFILL PER SHEET L-8
- 5 SET ROOTBALL ON UNDISTURBED SOIL

NOTE:
 1. SCARIFY SIDES OF PLANTING PIT.
 2. PRE-WATER PLANTING PIT 24 HR. PRIOR TO PLANTING. IF PIT DOES NOT DRAIN IN 24 HR., NOTIFY LANDSCAPE ARCHITECT.

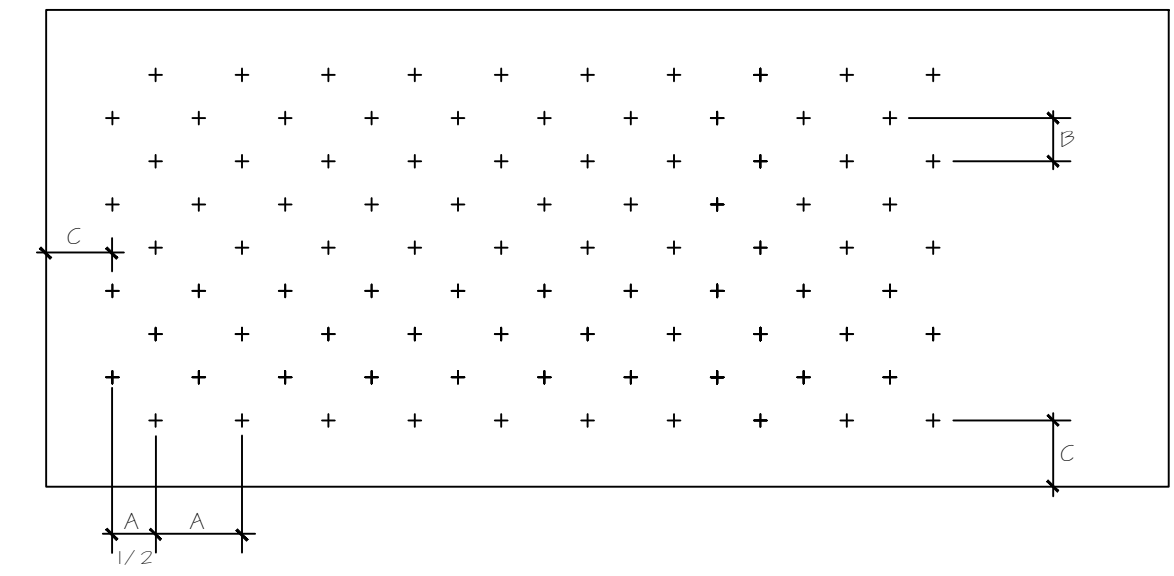
C SHRUB PLANTING
N.T.S.

A TREE PLANTING
N.T.S.

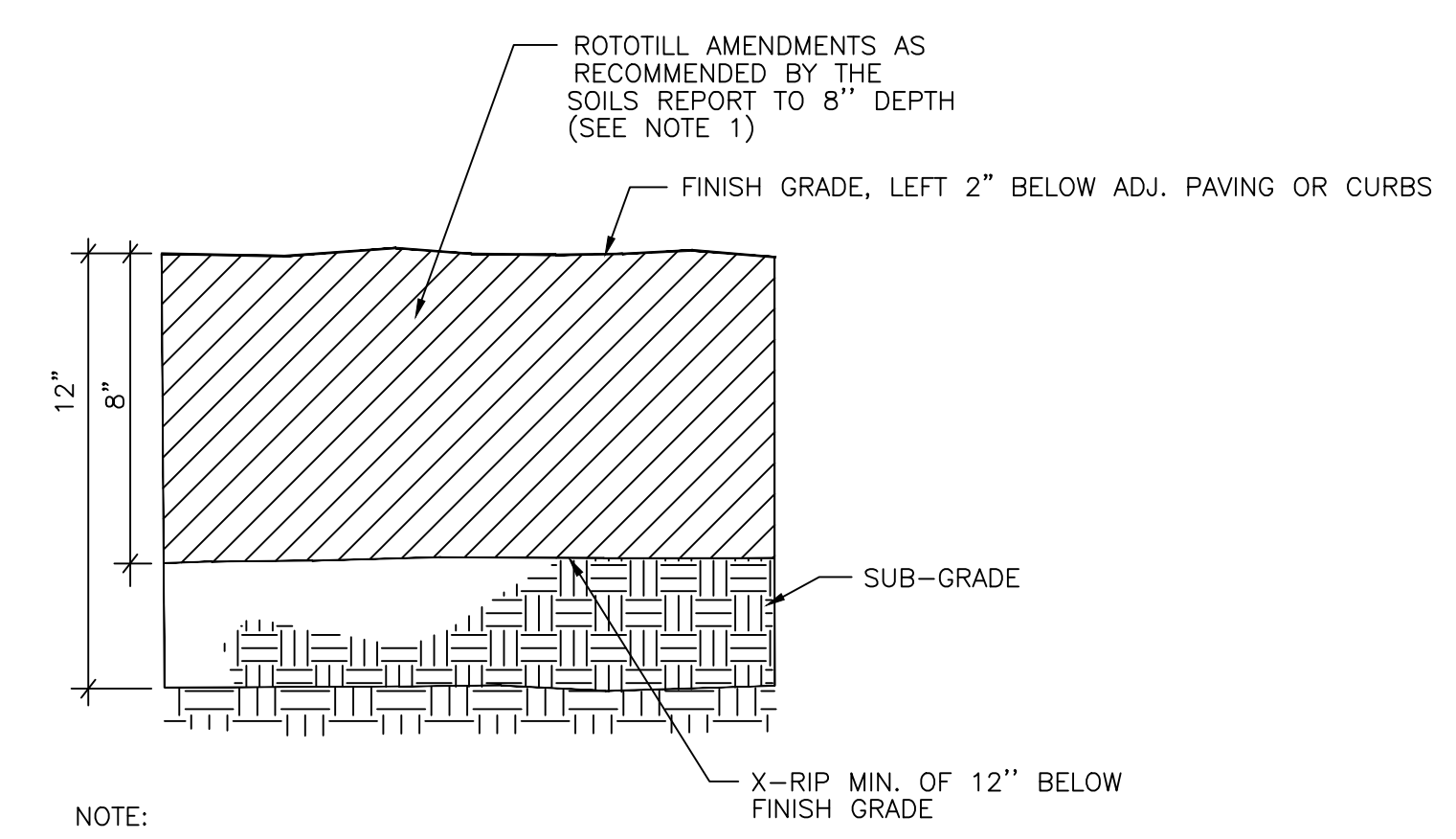
PLANT SPACING SCHEDULE:

A - TRIANGULAR SPACING	B - ROW SPACING	C - PERIMETER SET-BACK
6"	5 1/2"	4"
12"	10 1/2"	10"
18"	16"	12"
24"	21"	18"
36"	31"	24"

PLANTING GRID:

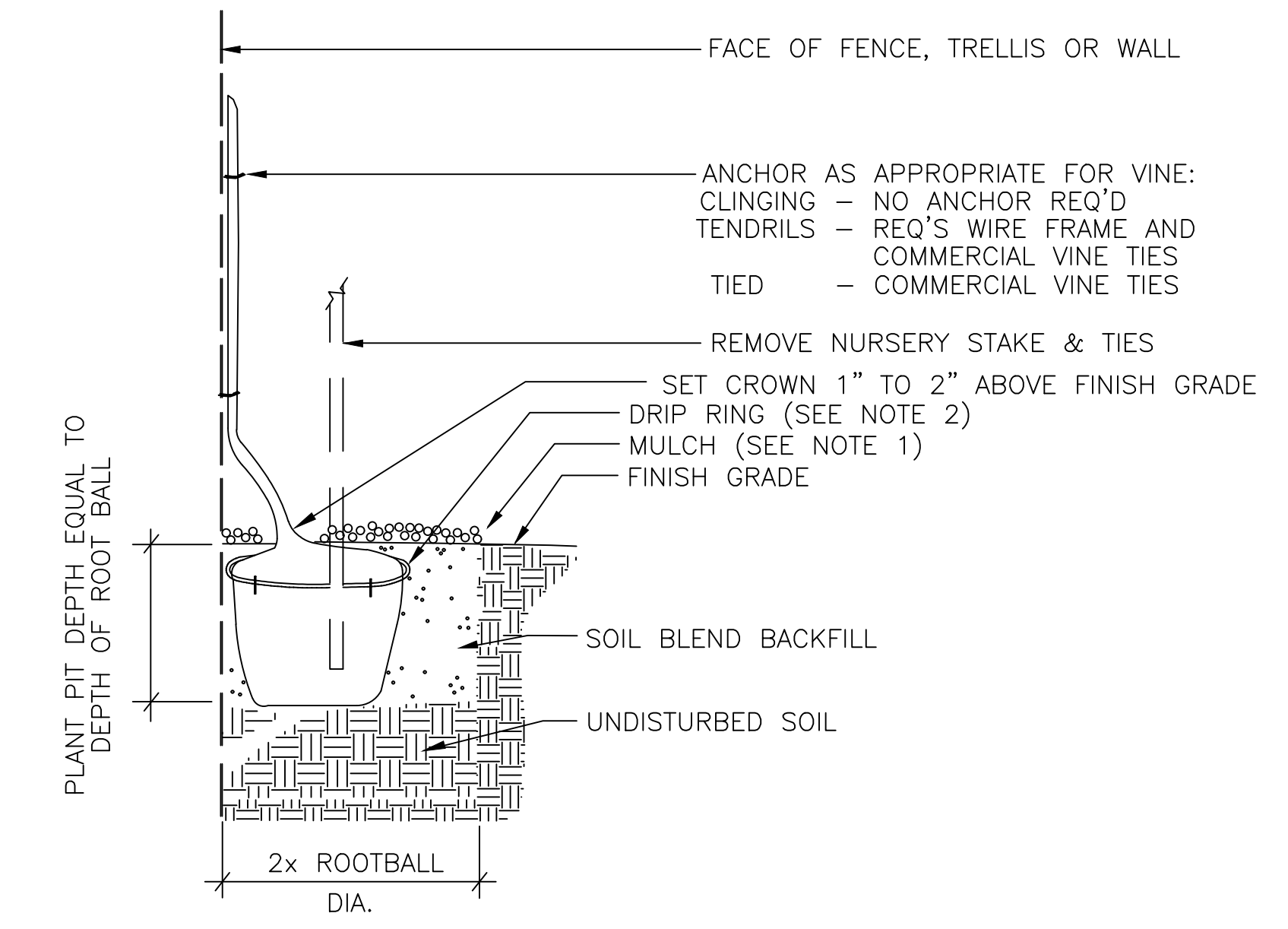


D G.C. LAYOUT
N.T.S.



NOTE:
 1. ADD AMENDMENTS AND X-RIP SOIL IN PLANTING AREAS PER SOIL REPORT. SOIL REPORT TO BE PROVIDED FROM ORIGINAL SOIL BY CONTRACTOR PRIOR TO TILLING OR AMENDMENT. REPORT TO INCLUDE: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, % ORGANIC MATTER, AMENDMENT RECOMMENDATIONS.

E SOIL AMENDMENT: SECTION
N.T.S.



NOTE:
 1. 3" DEEP LAYER OF MULCH MATERIAL AS PER SPECIFICATIONS. KEEP 3" AWAY FROM ROOT CROWN.
 2. INSTALL AS PER TREE PLANTING DRIP RING.

F VINE PLANTING
N.T.S.

ARCHITECTS STAMP:

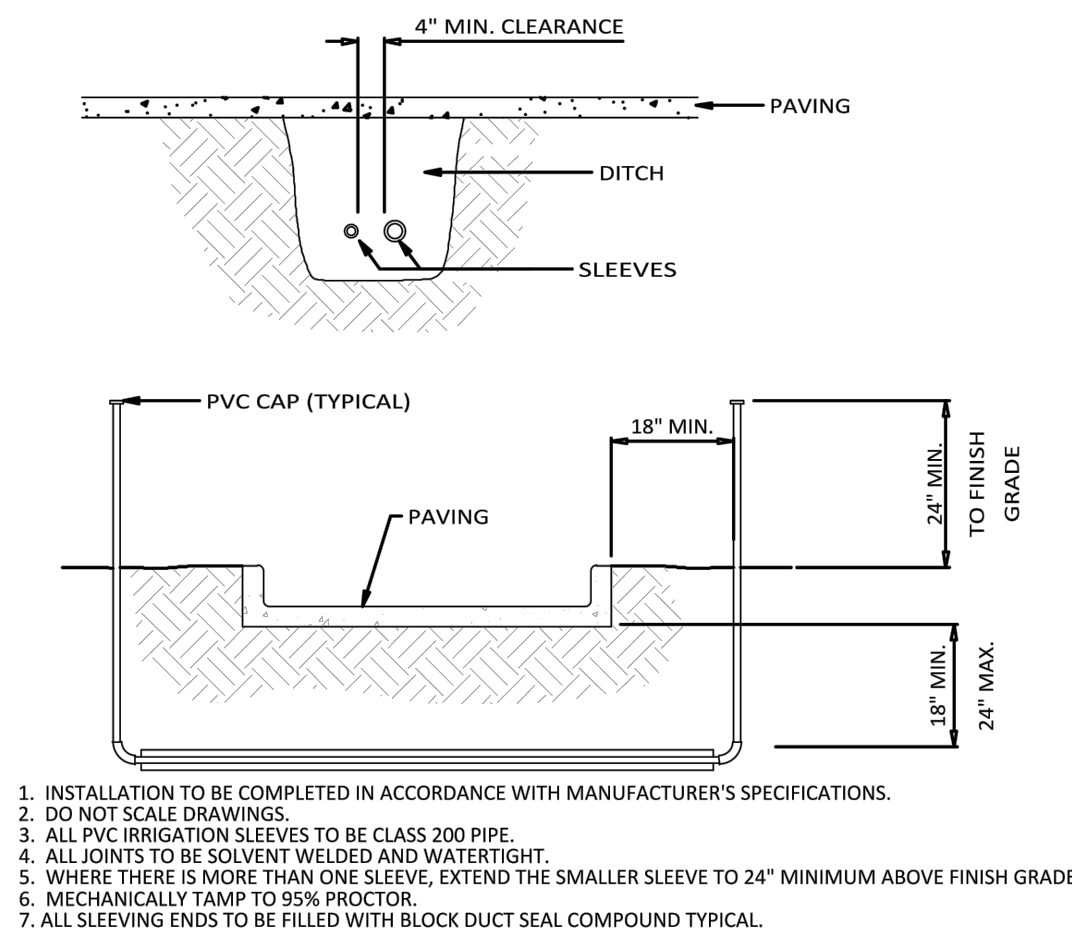
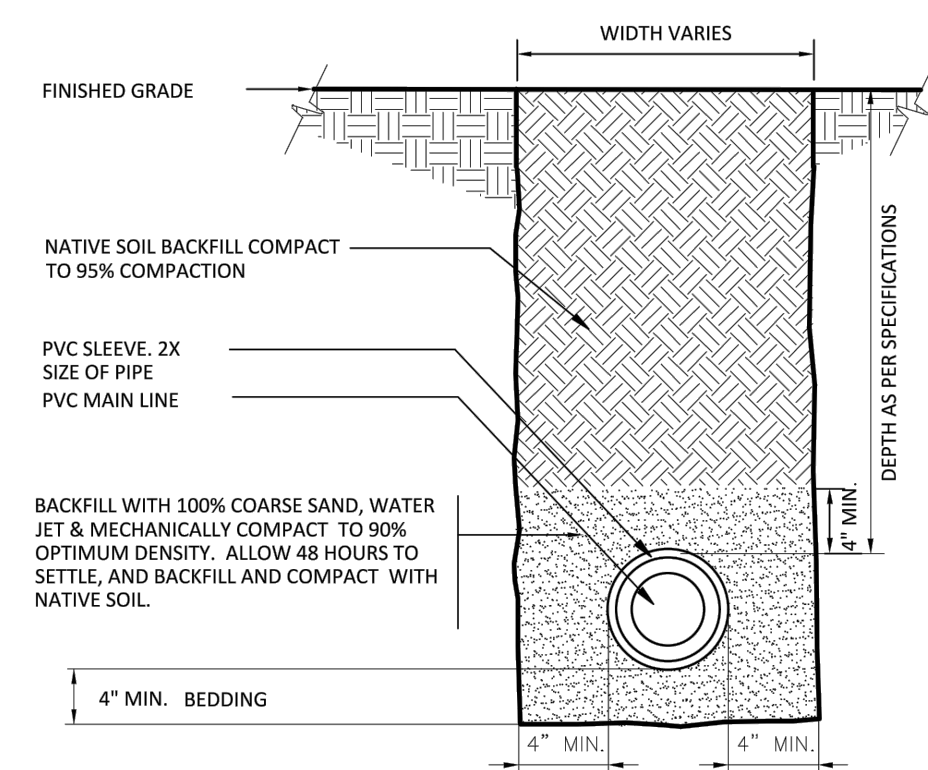
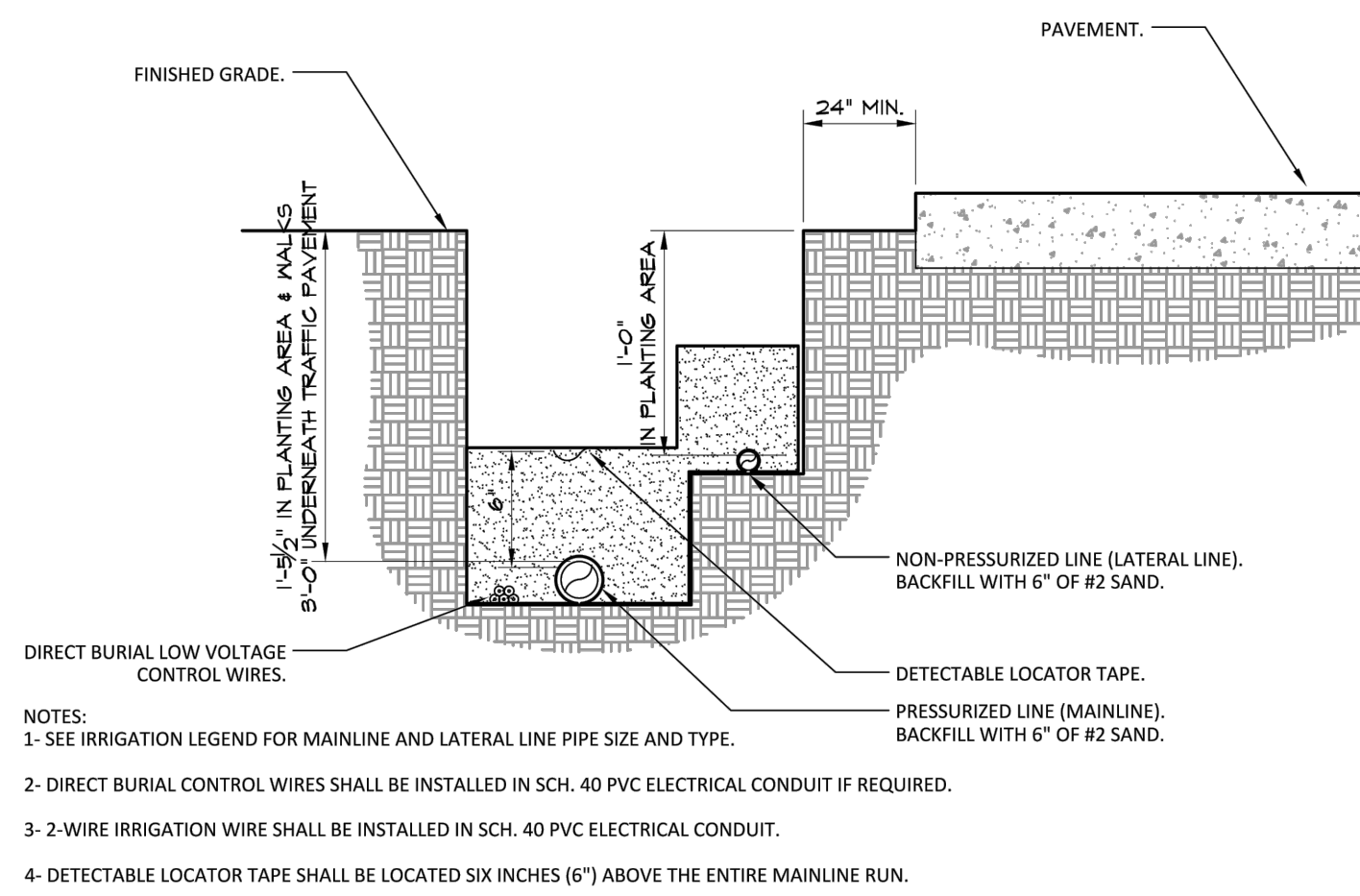
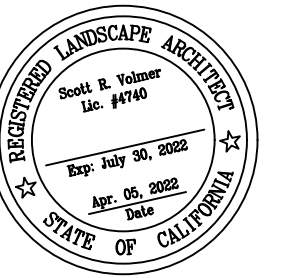
PROJECT MANAGER:
S.V.

Scale:
PER DETAIL

DATE:
APR. 28, 2022

REVISION:

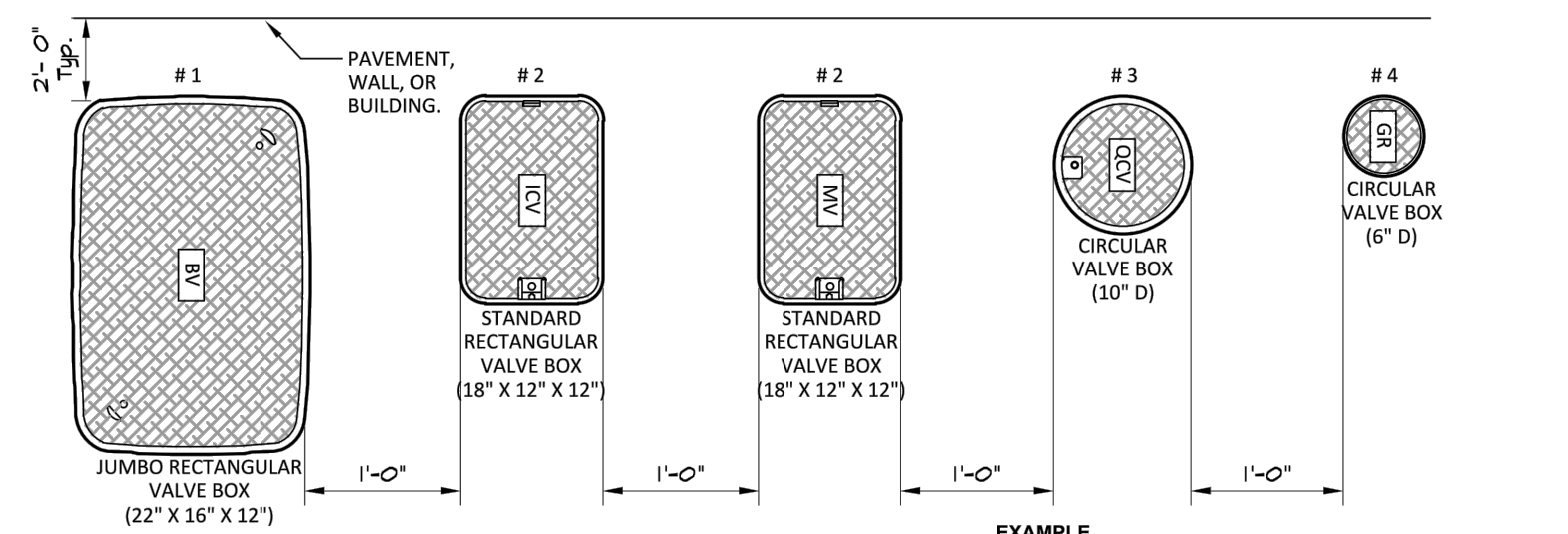
SHEET NO.
L-5



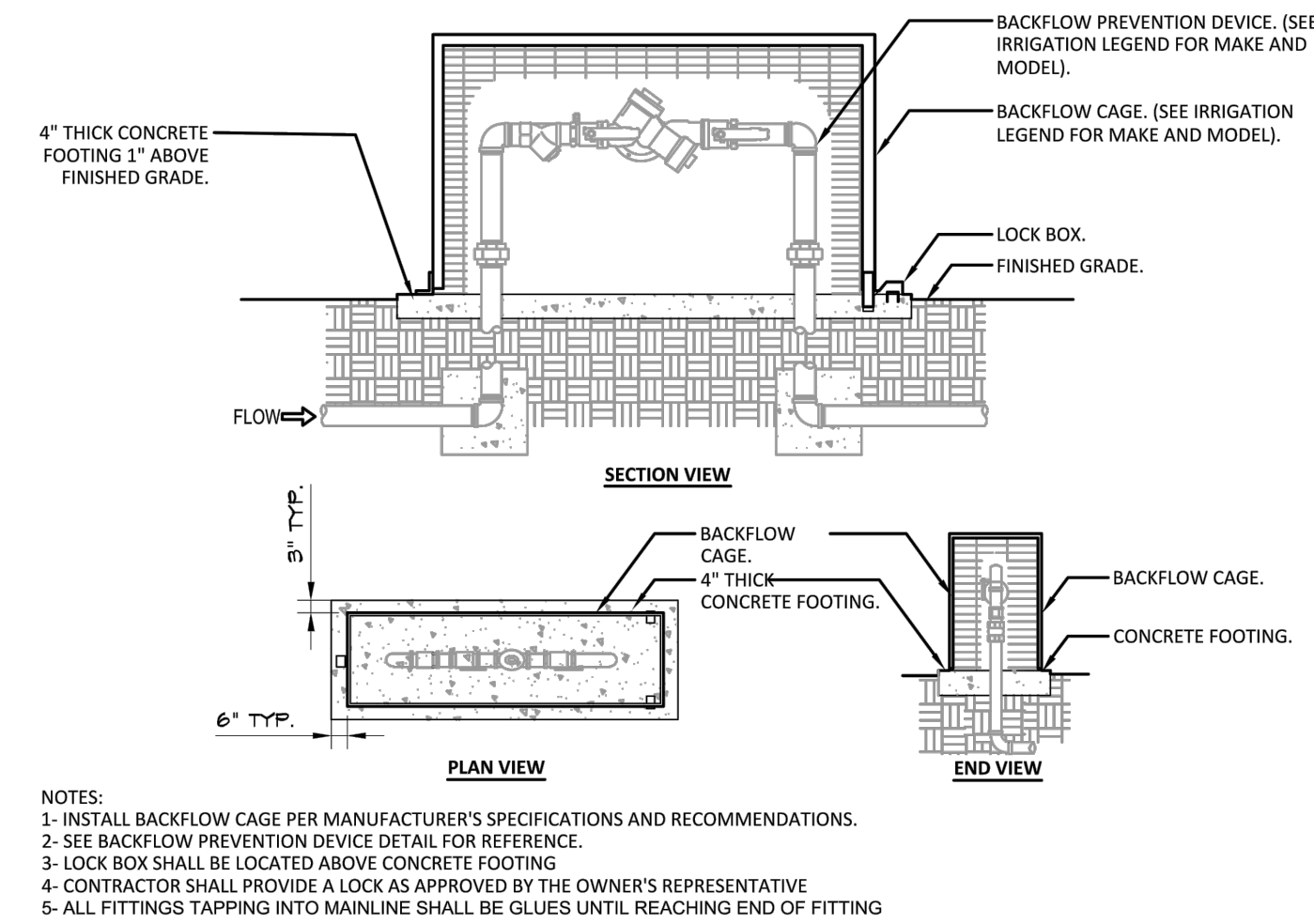
A IRRIGATION TRENCHING
NOT TO SCALE

B MAIN LINE TRENCH AND SLEEVE
NOT TO SCALE

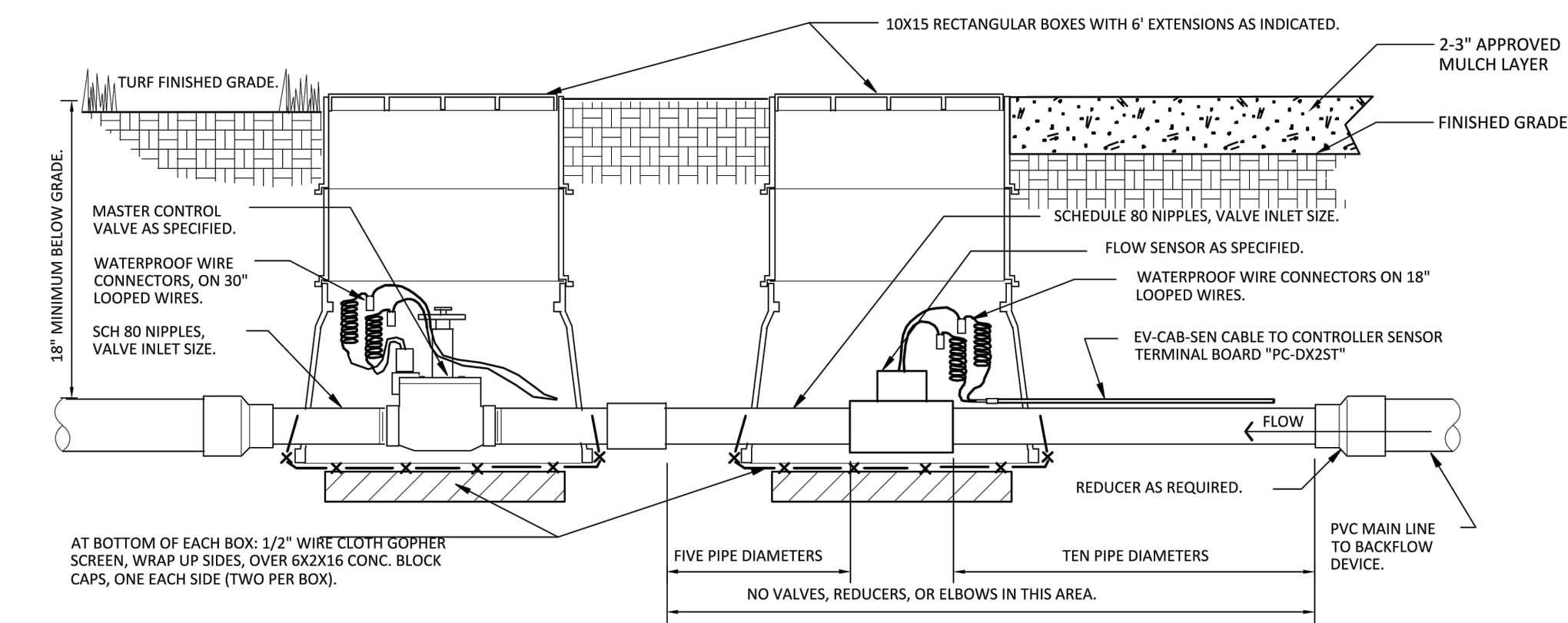
C IRRIGATION SLEEVE: STREET SECTION
NOT TO SCALE



EXAMPLE
POTABLE WATER SYSTEM ON CONTROLLER 'A', REMOTE CONTROL VALVE STATION # 3. (ALL NON POTABLE SHALL BE PURPLE)
NOTES:
1- LOCK ALL VALVE BOXES WITH BOLT PROVIDED
2- VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR BRASS NUMBER TAG
3- LOCATE VALVE ASSEMBLIES IN PLANTING OR TURF AREA.
4- VALVE LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5- VALVE BOXES SHALL BE CENTERED ABOVE VALVE ASSEMBLIES TO FACILITATE ACCESS AND MAINTENANCE.
6- VALVE BOXES SHALL BE FLUSH WITH TURF OR 3\"/>



NOTES:
1- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2- SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
3- LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING.
4- CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5- ALL FITTINGS TAPPING INTO MAINLINE SHALL BE GLUES UNTIL REACHING END OF FITTING.

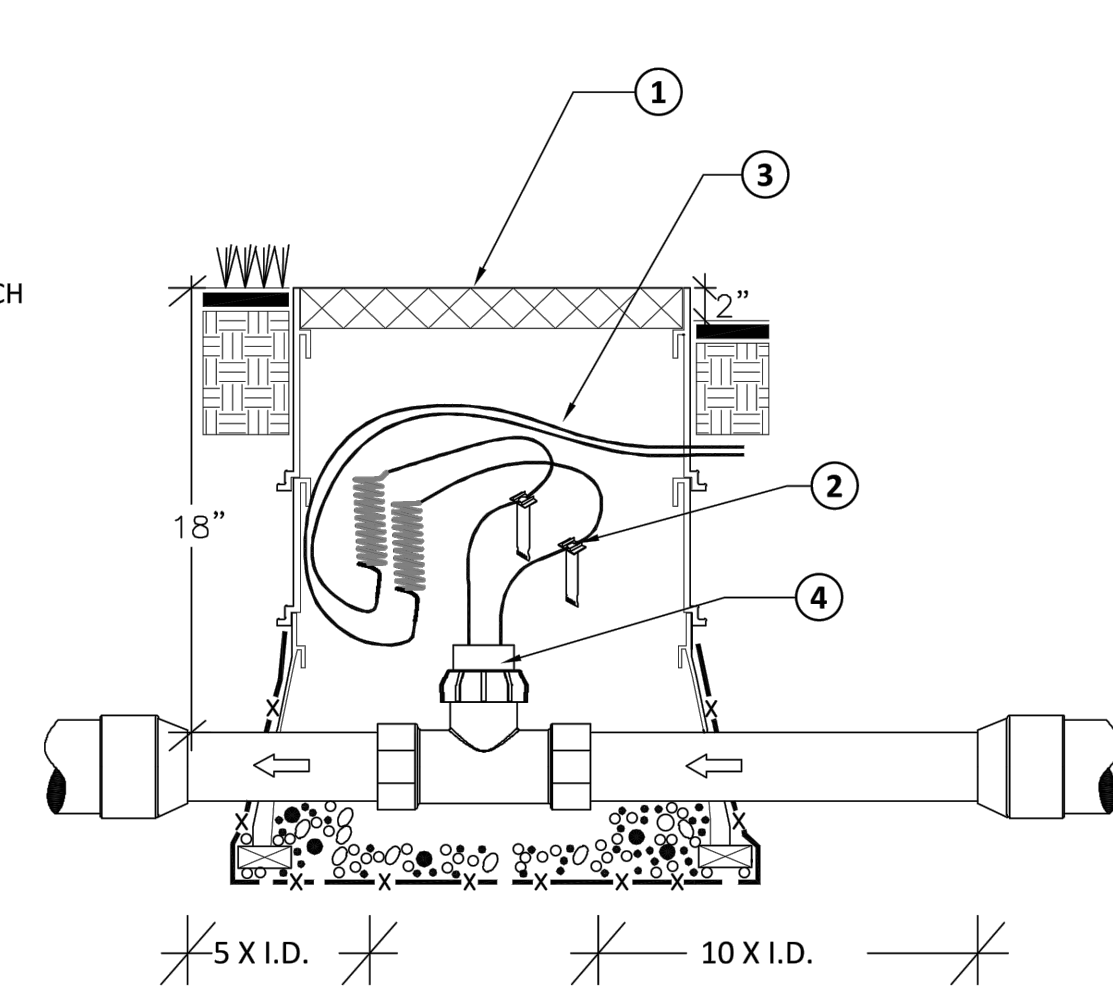
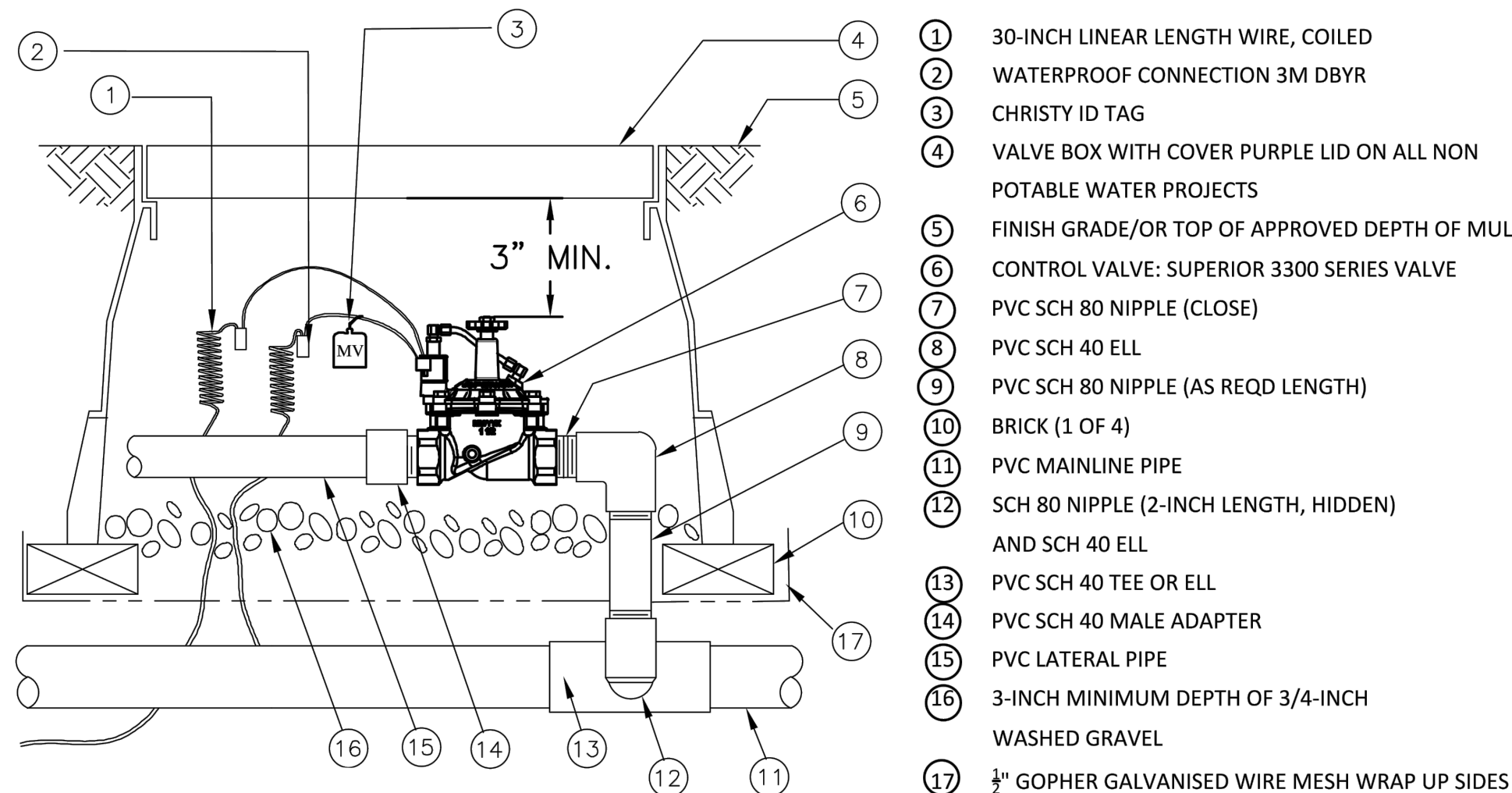


F FLOW SENSOR ASSEMBLY
NOT TO SCALE

D VALVE PLACEMENT
NOT TO SCALE

E BACKFLOW AND PROTECTION CAGE
NOT TO SCALE

F FLOW SENSOR ASSEMBLY
NOT TO SCALE

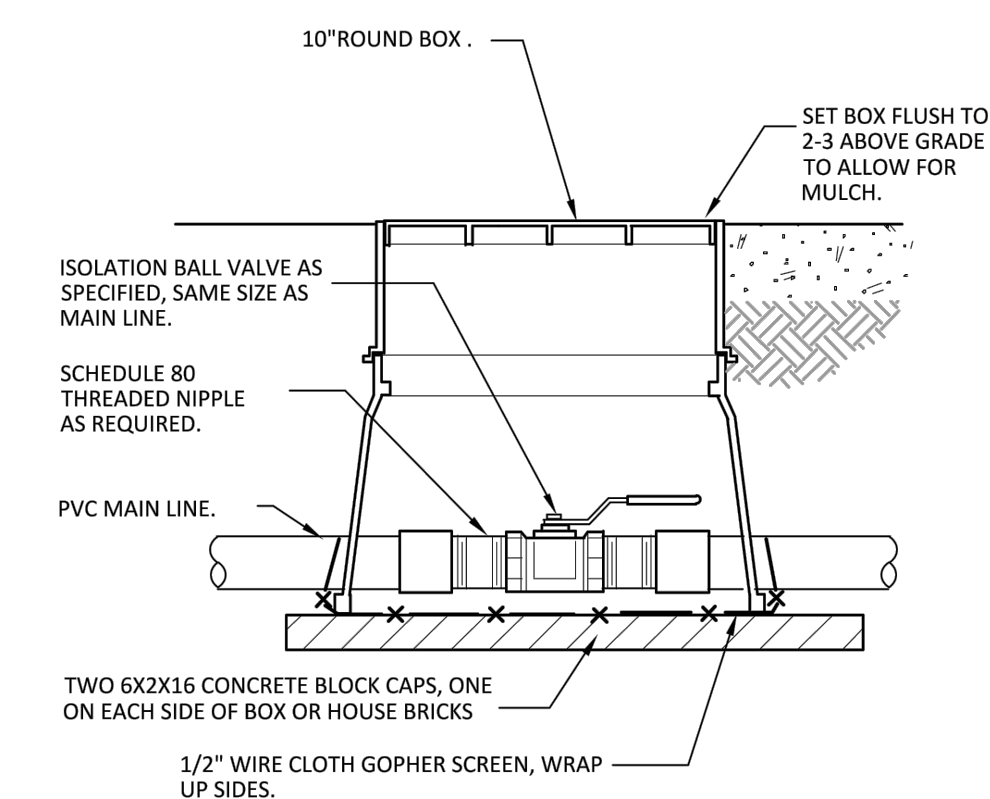


- 1 PLASTIC VALVE BOX TO PROVIDE ACCESS.
- 2 WATERPROOF WIRE SPLICE, 3M SCOTCHPACK OR EQUIVALENT.
- 3 DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER.
- 4 FLOW SENSOR - MOUNTED IN BRASS TEE 1 1/2\"/>

NOTE: FOR FURTHER INSTALLATION INSTRUCTIONS REVIEW CREATIVE SENSOR TECHNOLOGY INSTALLATION LITERATURE. MAKE SURE DIRECTION ARROW POINTS IN DIRECTION OF FLOW.

SIZING MODEL#	CHART SIZE:	OPERATING RANGE-GPM
FSI-B15-001	1 1/2"	3-90 GPM

INSTALL TEE ON PIPE WITH AT LEAST 10 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM AND 5 PIPE DIAMETERS OF STRAIGHT PIPE DOWNSTREAM OF THE SENSOR.



G MASTER SHUT-OFF VALVE
NOT TO SCALE

H CST BRASS "TEE-MOUNT"
NOT TO SCALE

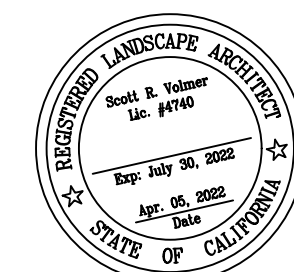
I LINE SIZE MANUAL SHUT-OFF VALVE
NOT TO SCALE

PROJECT:
WESTPARK SELF STORAGE

PROJECT SITE:
WESTPARK BLVD X CASTLE ROCK
ROSEVILLE CA 95747

OWNER:
WESTPARK COMMUNITIES

ARCHITECT'S STAMP



WORK CONDUCT AND PROCESS SPECIFICATIONS

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS TO FURNISH AND INSTALL LANDSCAPE IMPROVEMENTS AS INDICATED BY THE DRAWINGS.
- THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK (DEEMED ACCEPTED BY OWNER OR GOVERNING AGENCY) IN A REASONABLE, DRY, WORKABLE CONDITIONS, FREE OF SURFACE WATER OR NON-SOURCE POINT SEDIMENT. THE CONTRACTOR SHALL CONFORM TO THE TERMS OF ALL USE PERMITS, STORM WATER PERMITS, SITE ACCESS, SITE SECURITY, HOURS OF WORK AND SPECIAL PROVISIONS SUCH AS HABITAT PROTECTION, SWWP OR MWELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY RELATED TO THE WORK, AND INITIATE MAINTAIN AND SUPERVISE ALL PRECAUTIONS AND PROGRAMS IN CONNECTION WITH PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL TAKE PRECAUTIONS FOR THE SAFETY OF, AND PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: EMPLOYEES ON THE SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; THE WORK, MATERIALS, EQUIPMENT AND PROCESSES TO BE INCORPORATED THEREIN, WHETHER IN TRANSPORT, STORAGE ON OR OFF SITE, UNDER CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR SUB-CONTRACTORS, OR FEATURES AT OTHER PROPERTY ADJACENT TO THE SITE SUCH AS PAVEMENT, ROADWAYS, STRUCTURES, UTILITIES, TREES, SHRUBS, TURF, IRRIGATION OR DRAINAGE.
- THE CONTRACTOR SHALL CONFORM TO THE TERMS OF ALL TREE PROTECTION MEASURES PLACED ON THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND/OR PLACEMENT OF ALL SLEEVES AND PIPES, AS SHOWN ON LAYOUT AND IRRIGATION PLANS, OR IN RESPONSE TO AS-BUILT CONDITIONS, PRIOR TO THE INSTALLATION OF PAVING, FENCING, SOIL COMPACTION, OR OTHER SITE IMPROVEMENTS.
- LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DAMAGE TO HIS WORK CAUSED BY THE WORK, MATERIALS OR EQUIPMENT (VEHICLES, SCAFFOLDING, HOSES, ROOFING OR CLADDING) OF OTHER TRADES.
- THE BOTTOM OF TRENCHES FOR DRAINAGE AND IRRIGATION SHALL BE GRADED AND COMPACTED TO PROVIDE AN EVEN, FIRM AND UNIFORM BEARING SURFACE THROUGHOUT THE ENTIRE LENGTH OF PIPE.
- THE SITE PLAN IS NOT SURVEYED, SITE ELEMENTS ARE ASSUMED FROM PLANS AND INFORMATION PROVIDED BY OWNER. CONFIRM ALL ELEMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION.
- ALLOWABLE SLOPES FOR PAVING (CONCRETE AND COMPACTED AGGREGATE, D.G., MODIFIED SOILS) SHALL BE AS FOLLOWS:

	MINIMUM	MAXIMUM
LONGITUDINAL SLOPES:	.5%	5%
CROSS SLOPES:	1%	2%
DRAIN LINES:	0.5%	5%
- GRADE BREAK TRANSITIONS CONSTRUCTED AT LANDSCAPE AND PAVED AREAS SHALL BE SMOOTH, WITHOUT ANY NOTICEABLE HINGE POINT. NO LANDSCAPE RETAINING UNLESS SHOWN ON PLANS IS ANTICIPATED, ANY SLOPES REQUIRED IN PLANTING AREAS OVER 20% NOTIFY LANDSCAPE ARCHITECT.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE IN PLACE ALL PAVING FORMS, LAYOUT, SECTION DEPTHS AND REINFORCING METHODS, PRIOR TO THE PLACEMENT OF CONCRETE, ASPHALT, D.G. OR MODIFIED SOIL.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE INSTALLED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK.
- LOCATIONS OF UTILITIES SHOWN ARE INFORMATIONAL ONLY AND PROVIDED BY OTHERS. CONTRACTOR SHALL LOCATE AND STAKE LOCATIONS OR CONFIRM LOCATIONS PRIOR TO CONSTRUCTION BY CALLING U.S.A. NORTH 811 (800) 642-2444. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ALL DAMAGES INCURRED.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, SURFACE OR CONDITION. ALL STAKING, SITE LAYOUT, BRACING, TEMPORARY SUPPORT, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS ARE TAKEN FROM BACK OF CURB, FACE OF WALL OR PROPERTY LINE PROVIDED BY OTHERS UNLESS OTHERWISE NOTED ON PLANS. DIMENSIONS ARE SHOWN FOR RELATIONSHIP OF BUILT ELEMENTS AND TAKE PRECEDENT OVER SCALED DRAWINGS. ALL RADI AND CURVES SHALL HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- CONDITIONS NOT SPECIFICALLY SHOWN ON THE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS FOR RESPECTIVE OR SIMILAR MATERIALS.
- DESIGN, MATERIALS, PRODUCTS, FINISHES, APPLICATION METHODS OR EQUIPMENT OTHER THAN THOSE DESCRIBED IN THE PLANS, NOTES OR SPECIFICATIONS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED IN WRITING FROM THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT AND GOVERNING AGENCY. NO VARIATION FROM DESIGN, MATERIALS, PRODUCTS, FINISHES, APPLICATION METHODS OR EQUIPMENT SHALL BE ALLOWED WITHOUT SUCH APPROVALS.

GENERAL GRADING AND DRAINAGE NOTES

- CONTRACTOR SHALL VERIFY ALL SPOT ELEVATIONS, FLOOR ELEVATIONS, PAD ELEVATIONS AND GRADES PER CIVIL ENGINEER AND LANDSCAPE ARCHITECT. CONTACT OWNER IMMEDIATELY IN THE CASE OF A DISCREPANCY.
- EROSION CONTROL AND WATER QUALITY CONTROL MEASURES (SWWP) SHALL BE IN PLACE PRIOR TO LANDSCAPE MOBILIZATION, IN ACCORDANCE WITH LOCAL CODES AND CONDITIONS OF APPROVAL. CONTRACTOR SHALL NOT MODIFY OR REMOVE SUCH EROSION CONTROL MEASURES WITHOUT THE APPROVAL OF THE OWNER.
- AFTER RAIN EVENTS, ALL SILT, DEBRIS AND STANDING WATER SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING LANDSCAPE SURFACE DRAINAGE TO INLETS OR CURBS EVEN DURING INTERIM SITE PREPARATION. THE CONTRACTOR SHALL VERIFY IN WRITING THAT LANDSCAPE GRADING AND DRAINAGE WAS COMPLETED UNDER HIS DIRECTION, AND IN CONFORMANCE WITH THE PLANS AND LOCAL CODES.
- ALL DRAINAGE FEATURES, SURFACE AND SUB-SURFACE SHALL BE KEPT FREE OF SILT AND DEBRIS TO ENSURE PROPER FLOW UNTIL PROJECT ACCEPTANCE.
- GRADES AT SWALES AND FLOWLINES ARE TO BE CONSTANT AND UNIFORM BETWEEN SPOT ELEVATIONS AND DRAINAGE FEATURES. LIMITS OF DRAINAGE SWALES SHALL BE NO CLOSER THAN 3 FT. FROM WALKS, WALLS AND PROPERTY LINES.
- THE CONTRACTOR SHALL CONSTRUCT FINISH GRADES OF LANDSCAPE AREAS TO DIRECT WATER TOWARDS DRAINAGE STRUCTURES AND SURFACE FLOW LINES AS APPLICABLE. PROVIDE 1% MIN. SLOPE IN ALL LANDSCAPE AREAS. NOTIFY LANDSCAPE ARCHITECT OF GRADES LESS THAN 1%.
- LANDSCAPE GRADES IN PLANTER AREAS SHALL BE 3" BELOW TOP OF GRADE, CURB OR PAVING.

GENERAL PLANTING NOTES

- CONTRACTOR SHALL VERIFY ALL PLANT MATERIALS QUANTITIES 30 WORKING DAYS PRIOR TO INSTALLATION. CONTRACTOR SHALL ARRIVE AT HIS OWN QUANTITIES REGARDLESS OF ANY QUANTITIES SHOWN ON PLANS.
- ACTUAL NUMBER OF PLANT SYMBOLS SHALL TAKE PRECEDENCE OVER DESIGNATED QUANTITIES. WHILE PLANT SYMBOLS ARE SHOWN TO SCALE AND IN PROPER DENSITY, CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
- PRIOR TO PLANTING, CONTRACTOR SHALL SUBMIT SOURCES OF ALL PLANT MATERIALS TO OWNER. ALL PLANT MATERIALS SHALL CONFORM TO ANSI Z60.1 (AMERICAN STAND FOR NURSERY STOCK). UPON AWARD OF CONTRACT, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT MATERIALS AREA UNAVAILABLE DUE TO SEASON, QUARANTINE OR OTHER REASONS. PLANT SUBSTITUTIONS SHALL NOT ALTER THE CONTRACTORS BID.
- VERIFY FINISH/FINE GRADES IN THE FIELD PRIOR TO PLANTING AS CONDITIONS MAY CHANGE. CONTRACTOR SHALL LEAVE GRADES WITHIN ONE TENTH (1/10) OF A FOOT OF FINISH GRADE AS SHOWN ON PLANS. THE CONTRACTOR SHALL LEAVE GRADES WITHIN 1 INCH BELOW TOP OF CURB OR PAVING AT TURF AREAS, AND 3 INCHES BELOW TOP OF CURB OR PAVING AT SHRUB/GROUND COVER AREAS AND FREE OF WEEDS, ROCKS, CLOS, CONSTRUCTION DEBRIS. CONTRACTOR SHALL REMOVE ALL EXCESS SOIL FROM THE SITE NEEDED TO ACHIEVE DESCRIBED GRADES.
- PRIOR TO PLANTING, IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL. RUN THE IRRIGATION SYSTEM AS NEEDED TO THOROUGHLY SATURATE SOILS TO PLANTING DEPTHS (12 INCHES AT GROUNDCOVERS AND SHRUBS, 24 TO 36 INCHES AT TREES) AREAS AND SUPPLY SUPPLEMENTAL WATER AS NEEDED, PRIOR TO PLANTING. RE-SATURATE ALL PLANTING AT INSTALLATION TO INSURE EVEN MOISTURE AT ROOT BALLS AND AMENDED SOILS, OR IN RESPONSE TO EXTREME WEATHER EVENTS (HIGH WINDS, TEMPERATURES ABOVE 90 DEG. F, OR BELOW 36 DEG. F).
- AT THE TIME OF PLANT DELIVERY TO THE SITE, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FROM THE PROJECT DUE TO TRANSIT DAMAGE, ASYMMETRY, UNDER SIZING, ROOT BOUND CONDITIONS OR INCORRECT SPECIES OR VARIETY SHALL IMMEDIATELY BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL PROVIDE AN AGRICULTURAL ANALYSIS OF SITE SOILS IN A TIMELY MANNER ONCE SITE CONDITIONS ALLOW SAMPLING OF UNDISTURBED, UN-AMENDED SOILS, IN NUMBER AND LOCATION AS SPECIFIED BY THE OWNER. SOIL SAMPLE(S) SHALL BE SUBMITTED TO A CERTIFIED LABORATORY APPROVED BY THE OWNER. ANALYSIS SHALL INCLUDE AT MINIMUM: PH, SALINITY, SOIL TEXTURE (SAND, LOAM, CLAY) INFILTRATION RATE, EXISTING N-P-K, POTASSIUM, CALCIUM, IRON, MAGNESIUM AND ANY SIGNIFICANT MICRO NUTRIENTS KNOWN TO CAUSE PLANT MORTALITY (e.g. BORON OR ARSENIC.) SOIL ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENT SUFFICIENT TO PROVIDE GROWING MEDIUM FOR CONVENTIONAL LANDSCAPE SUCH AS THAT SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAMPLES AND ANALYSIS OF AMENDMENTS TO OWNER FOR APPROVAL PRIOR TO INCORPORATION AT SITE.
- THE FOLLOWING AMENDMENTS ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL AMEND SITE SOILS PER THE RECOMMENDATIONS OF ANALYSIS PER #6, ABOVE.

AMOUNT PER 1,000 SQ. FT.

- 4 CU. YDS. NITROGEN STABILIZED COMPOST
- 35 LBS. 6-20-20 GRANULAR FERTILIZER
- 100 LBS. AGRICULTURAL GYPSUM
- 13 LBS. PELLETED ZULPHUR

IRRIGATION NOTES

- PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS SHOWN ON PLANTING DETAILS. SIDES OF PLANTING PITS SHALL BE SCARIFIED AND THE ROOTBALL SHALL SET ON UNDISTURBED SITE SOIL. CROWN OF TREE OR SHRUB SHALL BE SET 1 INCH ABOVE FINISH GRADE AFTER COMPACTION AND SATURATION OF AMENDED BACKFILL. BACKFILLED PLANTING PITS SHALL BE MULCHED WITH 3 INCHES OF HARDWOOD CHIP MULCH.
- BACKFILL FOR TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING:
 - 6 PARTS ON-SITE SOIL
 - 4 PARTS AMENDMENT PER #7, ABOVE
- THIRTY DAYS AFTER INSTALLATION, AND EVERY 60 DAYS THEREAFTER UNTIL ACCEPTANCE, LANDSCAPE AREAS SHALL BE FERTILIZED WITH 16-6-8 GRANULAR FERTILIZER APPLIED AT A RATE OF SIX LBS. PER 1,000 SQ. FT.
- ALL TREES TO RECEIVE SLOW RELEASE FERTILIZER TABLETS PER PLANTING DETAILS, 21 GRAM TABLETS, 20-10-5, "AGRIFORM" OR EQUAL IN QUANTITIES AS FOLLOWS: 15 GALLON – 4 TABLETS, 24" BOX OR LARGER – 1 TABLET PER 4 INCHES OF BOX SIZE.
- ALL AREAS OF TREE, SHRUB AND PERENNIAL PLANTING SHALL BE TOP-DRESSED WITH A CONTINUOUS 3 INCH DEPTH LAYER OF NATURAL COLOR HARDWOOD CHIP MULCH. NO CONSTRUCTION WASTE OR DYED BARK PRODUCTS. GROUNDCOVER AREAS SHALL BE MULCHED WITH 1 INCH WOOD CHIP MULCH, OR PER GOVERNING AGENCY. NO MULCH SHALL BE PLACED IN FLOW LINES, WATER QUALITY BASINS OR ON SLOPES GREATER THAN 4:1 WITHOUT NOTIFYING OWNER. LOCAL TREE CHIPPINGS ARE ACCEPTABLE BUT MUST BE BLENDED TO MATCH ACROSS THE ENTIRE SITE.
- MIN. TREE SETBACKS SHALL BE:
 - 3 FT. FROM CURBS AND PAVING
 - 5 FT. FROM WATER METERS, JOINT TRENCH AND UTILITY VAULTS
 - 10 FT. FROM PUBLIC LIGHT FIXTURES AND STORM DRAINS*
 - 15 FT. FROM MAIN SANITARY SEWERS*

*CAN BE LESS AT SINGLE FAMILY CONDITIONS WITH ADDITION OF ROOT BARRIER, SEE #13.
- ALL TREES PLANTED WITHIN 8 FT. OF PAVING, WATER METERS OR JOINT TRENCH SHALL RECEIVE 24 INCH MIN. DEPTH "TYPAN" ROOT BARRIER OR SIMILAR, 10 LIN. FT. BOTH SIDES OF TREE.
- CONTRACTOR TO CONDUCT PRESSURE (STATIC PRESSURE AT POINT OF CONNECTION) TEST AT THE COMPLETION OF PRESSURE SUPPLY AND CONTROL VALVES FOR THE DURATION OF ONE HOUR TO THE SATISFACTION OF THE OWNER PRIOR TO BACKFILLING TRENCHES.
- IRRIGATION SYSTEM SHALL BE FULLY FLUSHED PRIOR TO INSTALLATION AND CONNECTION OF DRIP DISTRIBUTION COMPONENTS.
- OWNER SHALL PROVIDE ELECTRICAL SUPPLY IN THE VOLTAGE AND LOCATION AS SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE CONNECTION TO ELECTRICAL SUPPLY.
- CONTRACTOR SHALL SUBMIT ALL MATERIALS, SAMPLES, MANUALS AND PRODUCT GUARANTEES TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION EQUIPMENT, CONNECTIONS, MOUNTS AND FASTENINGS NOT OTHERWISE DETAILS IN THE PLANS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL PREPARE ACCURATE AS-BUILT DRAWINGS OF ALL IRRIGATION LAYOUT CHANGES, ADDITIONS AND DELETIONS PRIOR TO ACCEPTANCE OF THE WORK.
- CONTACT IRRIGATION CONTROLLER MANUFACTURER FOR RECOMMENDED TRAINING AND INITIAL PROGRAMMING OF CONTROLLERS.
- THE OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM PRIOR TO OCCUPANCY, BY A CERTIFIED THIRD PARTY PER THE PROVISIONS OF A.B. 1881 (MWELD). AUDIT TO INCLUDE RECOMMENDED MAX. SEASON (JULY) RUN TIMES FOR EACH VALVE, AND QUARTERLY ADJUSTMENTS TO IRRIGATION SCHEDULE FOR EACH VALVE.
- INCLUDE AUDIT IN CERTIFICATE OF LANDSCAPE COMPLETION INCLUDING: DATE, PROJECT NAME, APPLICANT OR OWNER NAME, CONTACT TELEPHONE AND MAILING ADDRESS, PROJECT LOCATION. ALSO INCLUDE SAMPLE IRRIGATION SCHEDULING FOR LANDSCAPE ESTABLISHMENT (YR. ONE), CYCLE/SOAK RECOMMENDATIONS TO ELIMINATE RUN-OFF BASED ON SOIL TYPE AND SLOPES, IRRIGATION AUDIT DATA, SITE OBSERVATIONS AND AS-BUILT IF ANY SIGNIFICANT CHANGES WERE MADE DURING CONSTRUCTION (SEE #12).
- ALL IRRIGATION MAINS AND IRRIGATION CONTROL WIRE SHALL BE SLEEVED SEPARATELY BENEATH PAVING AND WALLS IN SCH. 315 P.V.C. PIPE. MAINS SHALL BE SLEEVED IN PIPE TWICE THE DIAMETER OF THE MAIN OR PER DIRECTION OF GOVERNING AGENCY. REASONABLE LOCATIONS AND QUANTITIES OF SLEEVES FOR MAINS AND CONTROL WIRE ARE SHOWN ON THE PLANS, ADJUST OR ADD TO LOCATIONS AND DEPTH IN THE FIELD TO ACCOUNT FOR PAVING SECTION, SPECIAL CONDITIONS (ACCESS ROUTES FOR OVER-WEIGHT VEHICLES), ENHANCED COMPACTION, UNUSUAL SOIL OR FILL TYPES, SEPARATIONS FROM WATER, SEWER, GAS AND OTHER UTILITIES.
- ALL NEW IRRIGATION CONTROL WIRE (18 GA. OR TWO-WIRE) SHALL HAVE 4 FT. LOOPS OF EXTRA WIRE AT EACH VALVE BOX. ALL SPLICES OF CONTROL WIRE SHALL BE MADE WITHIN VALVE BOXES MARKED "SB" (SPUCE BOX), NOT IN-GRADE. SPLICES SHALL BE MADE WITH COPPER CRIMP-TYPE CONNECTOR, INSTALLED WITHIN "3M" #DBY SEAL PACK OR MANUFACTURER APPROVED EQUAL. DO NOT SPLICE TWO-WIRE CONTROL IF POSSIBLE.
- EXACT LOCATION OF CONTROL WIRE IS NOT SHOWN, RUN ATOP MAIN IF POSSIBLE.

ARCHITECT'S STAMP:

PROJECT MANAGER:
S.V.

Scale:
NO SCALE

DATE:
APR. 28 2022

REVISION:

SHEET NO.

L-7

LANDSCAPE NOTES