



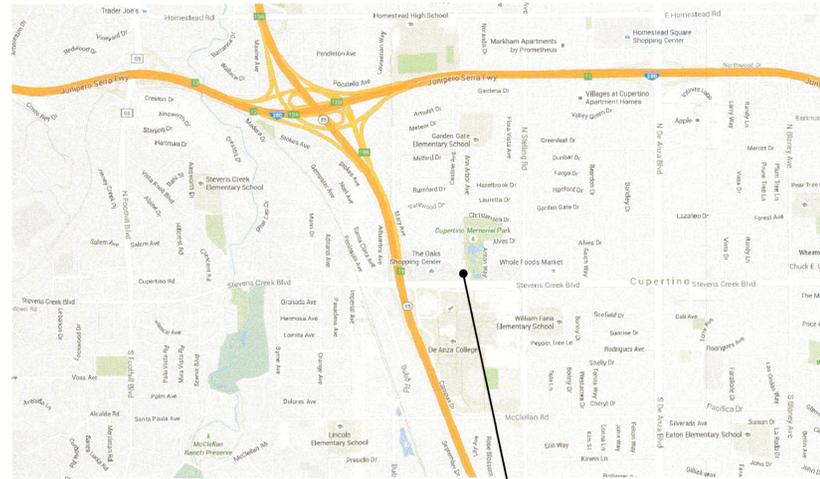
CITY OF CUPERTINO

SENIOR CENTER - MARY AVENUE LANDSCAPING

21251 STEVENS CREEK BOULEVARD

Project # 2015-11

VICINITY MAP

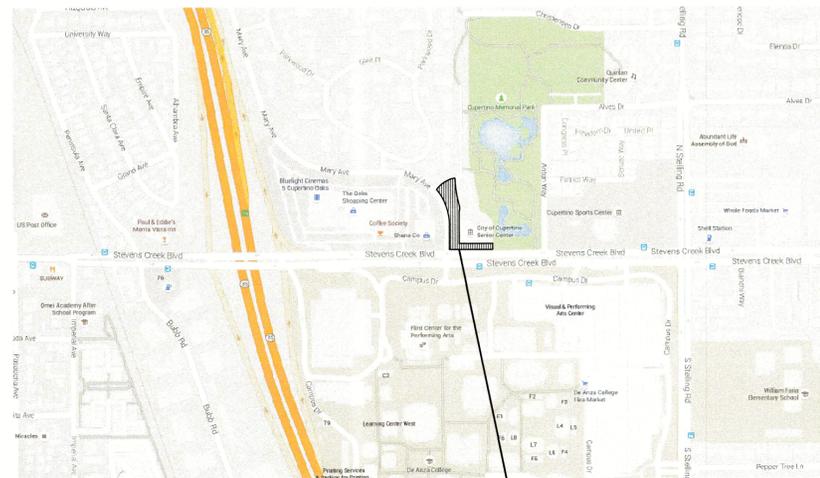


SOURCE: 2015 GOOGLE MAPS

PROJECT LOCATION N.T.S.



LOCATION MAP



SOURCE: 2015 GOOGLE MAPS

PROJECT SITE N.T.S.



REGULATORY STANDARDS

PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE (BASE CODE 2012 IBC), 2013 CA PLUMBING (2012UPC), 2013 CA MECHANICAL (2012 UMC), 2013 CA ELECTRICAL (2011 NEC), 2013 CA FIRE (2012 IFC), 2013 ENERGY CODE, CUPERTINO MUNICIPAL CODE, AMERICANS WITH DISABILITIES ACT TITLE II REGULATIONS, AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

GENERAL NOTES

- DESIGN INTENT:** THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY REPRESENTATIVE FOR ANY CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR CONSTRUCTION DETAILS.
- CONTRACTOR COORDINATION:** EACH CONTRACTOR SHALL COORDINATE AND OTHERWISE INTEGRATE HIS WORK WITH THAT OF OTHERS IN AN EFFICIENT CRAFTSMAN-LIKE AND TIMELY MANNER SO AS TO PROVIDE THE CITY WITH A WELL CONSTRUCTED EASILY MAINTAINABLE PROJECT. EACH CONTRACTOR SHALL NOTIFY THE OTHERS AT LEAST TWO WORKING DAYS IN ADVANCE OF COVERING, COMPLETING OR EXPOSING WORK TO BE INSTALLED BY OTHERS.
- CONTRACTOR'S JOB SITE CONDITIONS:** CONTRACTOR AGREES TO ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR SITE CONDITIONS FOR THE DURATION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- COMPOSITE BASE SHEET:** THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED OR REDRAWN ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM A TOPOGRAPHIC SURVEY, ARCHITECTURAL OR ENGINEERING DOCUMENTS, AND/OR OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT, WHO SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING AND INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.
- UTILITIES:** THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT (USA) TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES IN SUFFICIENT TIME SO AS NOT TO IMPACT THE PROJECT SCHEDULE. CALL THE TOLL - FREE NUMBER AT 800 227-2600.

SCOPE OF WORK

NOTE: THE DESCRIPTION OF WORK BELOW SHALL NOT BE CONSTRUED AS A COMPLETE LIST OF ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFULLY REVIEWING THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL WORK SHOWN ON THESE PLANS AND SPECIFICATIONS.

BASE BID (SEE PLANS FOR LIMITS):

SITE STRIPPING AND OFF-HAUL, INSTALLATION OF AUTOMATIC IRRIGATION, SOIL PREPARATION, FINE GRADING, PLANTING AND PLANT ESTABLISHMENT PERIOD.

BID ALTERNATE (SEE PLANS FOR LIMITS):

DRY - CREEK (IN LIEU OF BARK MULCH FOR BASE BID)

REVIEWED BY:

KATY JENSEN
CAPITAL IMPROVEMENT
PROGRAM MANAGER

DATE: 7.9.2015

APPROVED BY:

TIMM BORDEN
RLE #45512
DIRECTOR OF PUBLIC WORKS

DATE: 9.9.2015

SHEET SCHEDULE

No.	SHEET	SHEET TITLE
1	L-1	Cover Sheet
2	L-2	Construction Best Management Practices
3	L-3	Tree Protection and Site Clearing
4	L-4	Irrigation Plan
5	L-5	Planting Plan
6	L-6	Construction Details - Bid Alternate 1
7	L-7	Construction Details

PROJECT DIRECTORY

City of Cupertino
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REVISIONS	BY



COVER SHEET
SENIOR CENTER - MARY AVENUE LANDSCAPING
21251 STEVENS CREEK BLVD., CUPERTINO, CALIFORNIA 95014

DRAWN	BL
CHECKED	JC
DATE	9/15/15
SCALE	AS NOTED
JOB No.	15.006
SHEET	

L-1
1 OF 7 SHEETS

In the Santa Clara Valley, storm drains flow directly to our local creeks, and on to San Francisco Bay, with no treatment.

Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands.

Proper management of construction sites reduces pollution significantly.

This sheet summarizes the "Best Management Practices" (BMPs) for storm water pollution prevention.

ORDINANCE OF THE CITY OF CUPERTINO FOR STORM WATER POLLUTION PREVENTION & WATERCOURSE PROTECTION: Chapter 9.18

9.18.040 Discharge into the storm drain prohibited
It shall be unlawful to discharge, or cause, allow, or permit to be discharged into any storm drain or natural outlet or channel all waste, including but not restricted to, sewage, industrial wastes, petroleum products, coal tar or any refuse substance arising from the manufacture of gas from coal or petroleum, chemicals, detergents, solvents, paints, contaminated or chlorinated swimming pool water, pesticides, herbicides and fertilizers.

9.18.070 Accidental Discharge
All persons shall notify the Director of Public Works by telephone immediately upon accidentally discharging wastes to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. This notification shall be followed, within ten (10) days of the date of occurrence, by a detailed written statement describing the causes of the accidental discharge and the measures being taken to prevent further occurrences. Such notifications will not relieve persons of liability for violations of this chapter or for any fines imposed on the city on account thereof under Section 13350 of the California Water Code, or for violations of Section 5650 of California Fish and Wildlife Code, or any other applicable provisions of State or Federal laws.

9.18.220 Violation*
Any person who violates any provision of this Chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punished as provided in Chapter 1.12 of the City of Cupertino Municipal Code.

Chapter 1.12: General Penalty, Section 1.12.010, paragraph D, states*:

- Unless otherwise specified by this code, an infraction is punishable by:
1. A fine not to exceed \$100 for a first violation
 2. A fine not to exceed \$200 for a second violation
 3. A fine not to exceed \$500 for a third violation of the same chapter within one year.

9.18.240 Civil penalty for illicit discharges*
Any person who discharges pollutants, in violation of this Chapter, by the use of illicit connections shall be civilly liable to the City in a sum not to exceed **twenty-five thousand dollars per day per violation** for each day in which such violation occurs.

*Excerpts – For complete CODE language refer to the City of Cupertino Municipal Code.

Cupertino
Building Dept: 408-777-3228
Public Works Dept: 408-777-3354

Santa Clara County
Recycling Hotline: 800-533-8414
www.recyclewaste.org
www.recyclestuff.com
Small Business Hazardous Waste: 408-299-7300

Cupertino Sanitary Sewer Distr
408-253-7071

Santa Clara Valley Urban Runoff Pollution Prevention Prgm
800-794-2482

State Office of Emergency Services
1-800-852-7550 (24 hrs)
Report spills to 911

General Construction and Site Supervision

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion control before rains. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. The city can provide brochures about these issues for you to distribute to workers at your construction site. Inform your subcontractors about the stormwater requirements and their own responsibilities. Use *Blueprint for a Clean Bay*, a construction best management practices guide available at our Building Dept. counter.

Permits

- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 5 acres or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board. (This criteria will change to one acre as of Mar. 2003.)

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- To prevent off-site tracking of dirt, provide entrances with stabilized aggregate surfaces. Or provide a tire wash area.

- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before rains, sweep and remove materials from surfaces that drain to streets, creeks or drainage channels.

- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

- Cover and maintain dumpsters. Place dumpsters under roofs or cover with tarps or plastic sheeting. Secure around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- Practice Source Reduction – minimize waste when you order materials. Estimate carefully.
- Recycle excess materials, whenever possible, such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires. www.mwqcb.org for info.

- Dispose of all wastes properly. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

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Landscaping, Gardening, and Pool Maintenance

Landscaping/Garden Maintenance

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags, gravel-filled bags, straw wattles, or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- In Cupertino, residents with curbside recycling can collect lawn, garden and tree trimmings in yardwaste totes. Yardwaste will be collected and composted by the city's contractors. Residents are encouraged to compost yardwaste on-site themselves. Or take yardwaste to a landfill where it will be composted.
- Landscape contractors should take clippings and pruning waste to a landfill that composts yard waste (BFTs Newby Island and Zanker Rd. landfill are the nearest).
- Do not blow or rake leaves into the street.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Pool/Fountain/Spa Maintenance

Draining pools or spas

When it's time to drain a pool, spa, or fountain, please be sure to call the Cupertino Sanitary District before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call Cupertino Sanitary for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

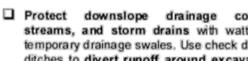
Earth-Moving Activities

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.



The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Painting and Application of Solvents and Adhesives

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and rinse into an inside sink drain that goes to the sanitary sewer.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents, where possible. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage.



Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue, and chips and dust from marine paints, or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct washwater onto a dirt area and spade into soil. Or, check with Cupertino Sanitary District to find out if you can mop or vacuum the washwater and dispose of it in a sanitary sewer drain. Sampling of the washwater may be required.
- Washwater from painted buildings constructed before 1978 can contain high amounts of Lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. (See Yellow Pages for a state-certified laboratory.)

Paint Disposal, Return or Donation

- Dispose of unwanted liquid paint, thinners, solvents, glues, and cleaning fluids as hazardous waste (call the Small Business Hazardous Waste Prgm: 299-7300).
- Or Return to supplier. (Unopened cans of paint may be able to be returned. Check with the vendor regarding its "buy-back" policy.)
- Donate excess paint (call 299-7300 to donate)

Roadwork and Paving

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly. (www.recyclestuff.com for list of recycling companies.)

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.



Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- Never wash excess material from exposed-aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. ???
- Avoid over-application by water trucks for dust control.

Fresh Concrete and Mortar Application

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

General Business Practices

- Wash out concrete mixers only in designated washout areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Dewatering Operations

Storm Drain Pollution From Dewatering Activities

Be sure to call your city's storm water inspector at 408-472-9907 before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, and sediment trap may be required. Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.

Check for Sediment or Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Ask your city inspector whether the groundwater must be tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain OR you may be required to discharge to the sanitary sewer or collect and haul the water off-site for treatment and disposal at an appropriate treatment facility.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate.
- Contact Cupertino Sanitary District at 253-7071 prior to discharging to the sanitary sewer.

Heavy Equipment Operation

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from streams or storm drain inlets, for a auto and equipment parking, refueling, and routine equipment maintenance. Contain this area with berms, sand bags, or other barriers.
- Maintain all vehicles and heavy equipment. Inspect frequently for a and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off-site, where runoff is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle when ever possible).
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Spill Cleanup

- Clean up spills immediately.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rag) whenever possible and properly dispose of broken or wet materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Call 911 for significant spills
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Small Business Hazardous Waste Disposal Prgm
Businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use this program. Call 408-299-7300 for a quote.



APPROVED BY: 1/26/2011 DATE
TIMM BORDEN, RCE 45512 12/31/12 DIRECTOR OF PUBLIC WORKS

CONSTRUCTION BEST MANAGEMENT PRACTICES

CITY OF CUPERTINO
DEPARTMENT OF PUBLIC WORKS

UPDATED JANUARY 2011

SHEET: L-2
OF 7 SHEETS
FILE:

DEMOLITION LEGEND

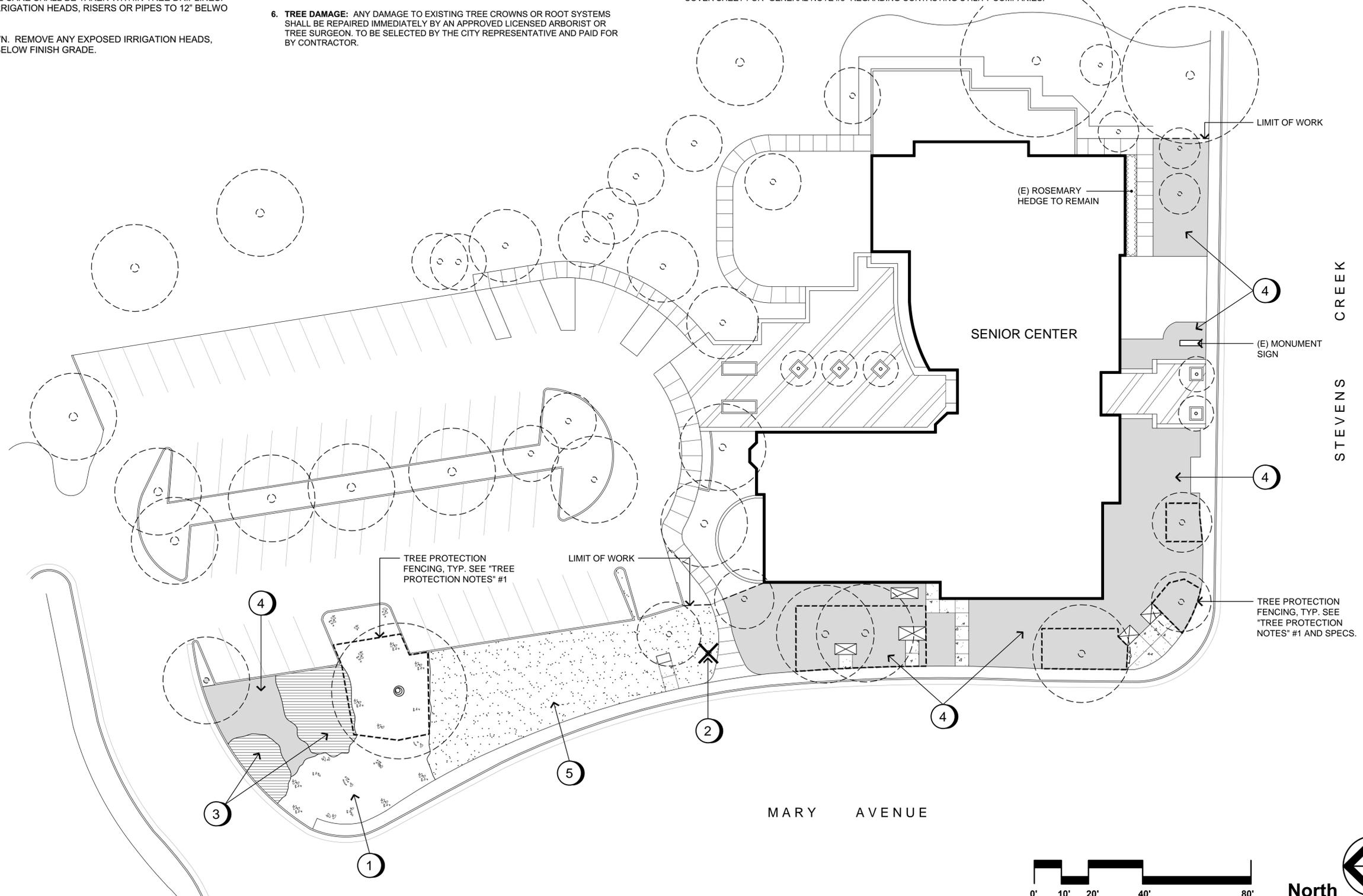
- 1 UNDER THE BASIC PROJECT, REMOVE AND OFF-HAUL ALL COBBLE, (EXCEPT FOR THE AMOUNT NECESSARY FOR THE RAEA AROUND THE ENTRY SIGN ALONG STEVENS CREEK BLVD. AS INDICATED ON L-5) AND DSDPOE OF OFF-SITE IN A LEGAL FASHION. UNDER THE BID ADD ALTERNATE 1, REMOVE AND STOCKPILE COBBLE AND RE-USE AS PART OF THE DRY-CREEK CONSTRUCTION, VERIFY LOCATION OF STOCKPILE WITH CITY REPRESENTATIVE PRIOR TO COMMENCING WORK.
- 2 REMOVE TREE STUMP.
- 3 STRIP AND OFF-HAUL IVY. SPECIAL CARE SHALL BE TAKEN UNDER OAK TREE CANOPY. REMOVE ANY EXPOSED IRRIGATION HEADS, RISERS OR PIPES TO 12" BELOW FINISH GRADE.
- 4 REMOVE SHRUBS, ROCKS, TRASH AND DEBRIS WITHIN ALL DIRT AND PLANTED AREAS. SPECIAL CARE SHALL BE TAKEN WITHIN TREE DRIP LINES. REMOVE ANY EXPOSED IRRIGATION HEADS, RISERS OR PIPES TO 12" BELOW FINISH GRADE.
- 5 STRIP AND OFF-HAUL LAWN. REMOVE ANY EXPOSED IRRIGATION HEADS, RISERS OR PIPES TO 12" BELOW FINISH GRADE.

TREE PROTECTION NOTES

1. **FENCING REQUIREMENTS:** TREES TO REMAIN SHALL BE FENCED WITH TEMPORARY FENCING, STEEL STAKES (MAX. 5'-0" ON CENTER) WITH WIRE OR PLASTIC MESH FABRIC (6X6 OPEN) SEE DETAIL A/L-7.
2. **TRENCHING:** ALL TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN SHALL BE BY HAND WITH CARE TAKEN NOT TO DAMAGE ROOTS OVER 2" DIAMETER.
3. **CONSTRUCTION OPERATIONS:** NO CONSTRUCTION OPERATIONS SHALL BE CONDUCTED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
4. **GRADING OPERATIONS:** TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
5. **STORAGE:** THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS OR CHEMICAL SOLVENTS SHALL BE STORED OR DISPOSED OF AROUND OR UNDER TREES.
6. **TREE DAMAGE:** ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED LICENSED ARBORIST OR TREE SURGEON. TO BE SELECTED BY THE CITY REPRESENTATIVE AND PAID FOR BY CONTRACTOR.

DEMOLITION NOTES

1. **VERIFICATION OF WORK LIMITS:** EXACT LIMITS OF IVY, COBBLE AND LAWN TO BE REMOVED ARE APPROXIMATE. CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING THESE LIMITS ON-SITE PRIOR TO PREPARING BID.
2. **OFF-HAUL AND DISPOSAL:** ALL ITEMS INDICATED FOR REMOVAL (EXCEPT WHERE NOTED AS TO BE RETURNED TO OWNER) SHALL BE OFF-HAULED AND DISPOSED OF IN A LEGAL FASHION AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
3. **SITE SAFETY AND DUST CONTROL:** CONTRACTOR SHALL TAKE EVERY MEASURE NECESSARY TO SECURE THE SITE FROM NON-CONSTRUCTION PERSONNEL. CONTRACTOR SHALL ALSO TAKE MEASURES TO PREVENT DUST AND DEBRIS FROM SPREADING TO ADJACENT PROPERTIES AND STREET.
4. **UTILITIES:** CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ELECTRICAL, PLUMBING, SEWER, STORM AND IRRIGATION UTILITIES IF DAMAGE OCCURS THAT CAN BE DIRECTLY ATTRIBUTED TO NEW CONSTRUCTION ACTIVITY BY CONTRACTOR. ALL STUB OUTS AND TEMPORARY DISCONNECTS SHALL BE DONE PER CODE IN A LEGAL, SAFE AND PROPER, WORKMAN-LIKE MANNER. ALSO REFER TO THE COVER SHEET FOR "GENERAL NOTE #5" REGARDING CONTACTING UTILITY COMPANIES.



REVISIONS	BY

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LANDSCAPE ARCHITECT
15559 Union Avenue
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T 408-358-5172 • F 408-358-5133
CA Reg. No. 2894



TREE PROTECTION / SITE CLEARING PLAN
SENIOR CENTER - MARY AVENUE LANDSCAPING
21251 STEVENS CREEK BLVD., CUPERTINO, CALIFORNIA 95014

DRAWN	BL
CHECKED	JC
DATE	9/15/15
SCALE	AS NOTED
JOB No.	15.006
SHEET	L-3
3 OF 7 SHEETS	



IRRIGATION LEGEND

SYM	DESCRIPTION
●	SHRUB POP-UP SPRAY HEADS: RAINBIRD XERI-POP MICRO-SPRAY, XP-1200X OR APPROVED EQUAL: 12 INCH POP-UPS WITH 8 SERIES MPR NOZZLES WITH 8" RADIUS. USE 5 SERIES OR APPROVED EQUAL AND VARIABLE ARC NOZZLES WHERE REQUIRED.
▽	SHRUB POP-UP STREAM SPRAY HEADS: MP ROTATOR 2000 SERIES ON 12" POP-UP, LOW GALLONAGE BLACK, GREEN AND RED NOZZLES WITH 13' TO 21' RADIUS OR APPROVED EQUAL.
⊕	REMOTE CONTROL VALVE: RAINBIRD PGA SERIES 1" SIZE, ANGLE CONFIGURATION OR APPROVED EQUAL.
⊕	DRIP VALVE AND BOX: RAINBIRD XERIGATION CONTROL ZONE KIT – MODEL XCZ-100-PRBR OR APPROVED EQUAL.
⊗	BALL VALVE: SCH 80 WITH INTEGRAL UNIONS. INSTALL ON PRESSURE SIDE OF DRIP VALVES IN A SEPARATE, ROUND CARSON BOX WITH BOLT-DOWN LID OR APPROVED EQUAL.
W	EXISTING WATER METER: (NOT SHOWN) UTILIZE EXISTING – SEPARATE IRRIGATION METER NOT REQUIRED DUE TO RENOVATION/REPLACEMENT OF EXISTING LANDSCAPING WITH NO NET INCREASE IN WATER USE.
B	EXISTING BACKFLOW PREVENTION DEVICE – VERIFY LOCATION, TYPE AND PROTECTION OF EXISTING POTABLE/DOMESTIC SUPPLY FROM EXISTING AND NEW IRRIGATION SYSTEM.
C	EXISTING IRRIGATION CONTROLLER: LOCATED IN UTILITY CLOSET ALONG MARY AVENUE. DISCONNECT OLD VALVE WIRES AND WIRE NEW VALVES AND RE-PROGRAM CONTROLLER. CONTACT CITY REPRESENTATIVE TO COORDINATE ACCESS AND VERIFY NEW STATION WIRING.
■	QUICK COUPLER: RAINBIRD 3-RC, 3/4" SIZE OR APPROVED EQUAL
⊗	GATE VALVE: BRASS BALL VALVE, KENNEDY, LINE SIZE, INSTALL IN ROUND CARSON BOX WITH BOLT DOWN LID, TOP OF VALVE TO BE 4" BELOW GRADE OR APPROVED EQUAL.
---	EXISTING MAIN: LOCATION SHOWN ON PLAN IS APPROXIMATE AND BASED ON A "RECORD DRAWING" PROVIDED BY THE CITY. VERIFY LOCATION AND OPERABILITY PRIOR TO COMMENCING IRRIGATION INSTALLATION.
---	NEW MAIN: SCHEDULE 40 PVC PLASTIC PIPE, 1-1/2" SIZE, 18" COVER
---	LATERAL LINE: ONE-HALF INCH BLACK FLEXIBLE POLYETHYLENE PIPE, BURY WITH 3" OF COVER.
1" 17.5	VALVE # VALVE SIZE APPROXIMATE GPM THRU VALVE

NOTE: ALL FITTINGS FOR DRIP TUBING SHALL BE JAIN POWER LOC OR APPROVED EQUAL.

IRRIGATION NOTES

- SPECIFICATIONS:** All equipment maybe substituted with an approved equal. See the technical section of the specifications for additional information and requirements.
- WATER PRESSURE AND FLOW VERIFICATION:** System design is based on 54 P.S.I. static and a minimum of 20 G.P.M. available at discharge outlet of meter or other point of connection. Contractor shall verify the existing static pressure and GPM (gallons per minute flow) and notify City Representative if such data adversely effects the operation of the system. Such notice shall be made in writing prior to commencing with any irrigation installation.
- UTILITIES:** Verify location of all underground utilities prior to trenching. See "General Notes".
- SCHEMATIC CLARITY:** System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and in planting areas whenever possible. All valves shall be located in ground cover or shrub areas instead of lawn areas where possible.
- CODES:** Irrigation system shall be installed in accordance with all local and state codes and ordinances and the manufacturer's specifications. Notify City Representative by telephone and in writing if any conflicts occur prior to installation.
- SLEEVING:** The contractor shall provide sleeving twice the diameter of all main and laterals that occur beneath paving, walls or structures. Sleeves shall be installed at the necessary depths prior to pavement construction. Sleeving shall extend 1'-0" from edge of paving into lawn or planting, and shall have ends clearly marked above grade.
- BACKFLOW DEVICE:** Utilize existing backflow device.
- QUICK COUPLER VALVES:** See legend and details for type.
- CONTROLLER:** Utilize existing controller.

WATER USE CALCULATION SUMMARY

MAWA: Maximum Applied Water Allowance (gal./year):
 $(49.40) (0.62) (0.7) (9,560 \text{ LA}) = 203,469 \text{ gal./year}$

ETWU: Estimated Total Water Use (gal./year):

Hydrozones for Low Water Use Plants:
 $(49.40) (0.62) (0.3) (3,250 \text{ LA}) / (.85) = 35,132 \text{ gal./year}$

Hydrozones for Medium Water Use Plants:
 $(49.40) (0.62) (0.5) (6,310 \text{ LA}) / (.85) = 113,684 \text{ gal./year}$

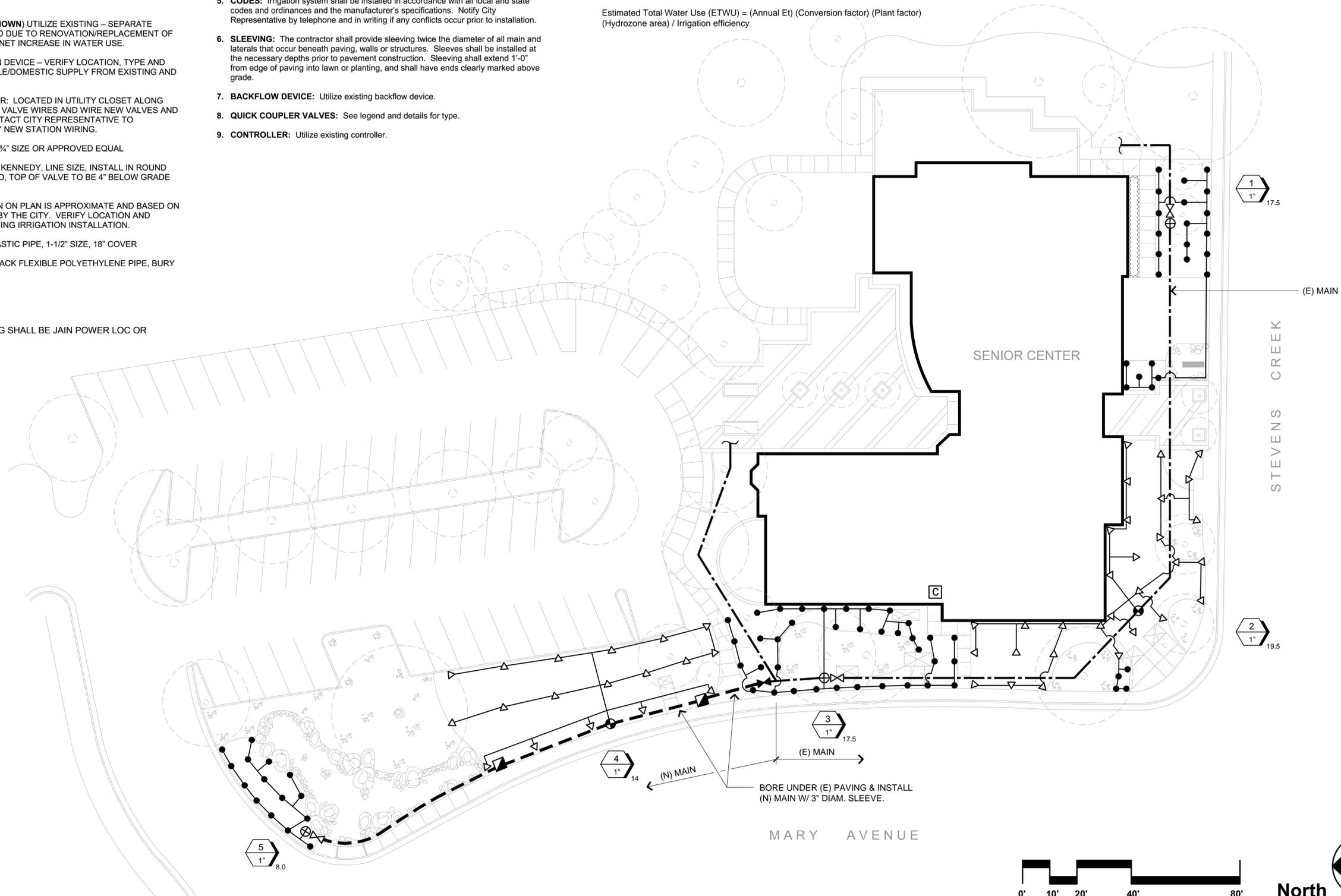
ETWU: 148,816 gal./year

Maximum Applied Water Allowance (MAWA) = (Annual Et) (Conversion factor) (Et adjustment) (Landscape area)

Estimated Total Water Use (ETWU) = (Annual Et) (Conversion factor) (Plant factor) (Hydrozone area) / Irrigation efficiency

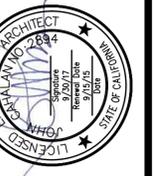
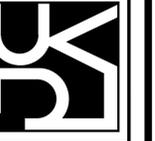
HYDROZONE TABLE

HYDROZONE	GPM	ET0	PF	LA
H-1 (VALVE #1)	17.5	49.4"	0.3	2,475 SF
H-2 (VALVE #2)	19.5	49.4"	0.5	2,082 SF
H-3 (VALVE #3)	17.5	49.4"	0.5	1,900 SF
H-4 (VALVE #4)	14.0	49.4"	0.5	2,328 SF
H-5 (VALVE #5)	8.0	49.4"	0.3	775 SF
TOTAL SQUARE FEET:				9,560 SF



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IRRIGATION PLAN
 SENIOR CENTER - MARY AVENUE LANDSCAPING
 21251 STEVENS CREEK BLVD., CUPERTINO, CALIFORNIA 95014

DRAWN	BL
CHECKED	JC
DATE	9/15/15
SCALE	AS NOTED
JOB No.	15.006
SHEET	

L-4
 4 OF 7 SHEETS

MATERIAL LIST

KEY	BOTANICAL/COMMON NAME	SIZE	QTY.
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SHRUBS, GRASSES, & PERENNIALS:

ARC HOO	ARCTOSTAPHYLOS HOOKERI "WAYSIDE" (MANZANITA)	5 GAL. @ 5' O.C.	56
ARC UVA	ARCTOSTAPHYLOS UVA-URSI (BEARBERRY)	1 GAL. @ 3' O.C.	36
CEA GRI	CEANOTHUS GRIS. "HORIZONTALIS" (CARMEL CREEPER)	1 GAL. @ 3' O.C.	206
DIE VAR	DIETES VEGETATA (VARIEGATED (FORTNIGHT LILY)	5 GAL.	9
FES GLA	FESTUCA GLAUCA (COMMON BLUE FESCUE)	1 GAL.	8
LAN MON	LANTANA MONTEVIDENSIS (LANTANA)	1 GAL. @ 3; O.C.	21
LIM PER	LIMONIUM PEREZII (SEA LAVENDER)	5 GAL.	19
MAH AQU	MAHONIA AQUIFOLIUM "COMPACTA" (OREGON GRAPE)	5 GAL. @ 5' O.C.	153
MUH RIG	MUHLENBERGIA RIGENS (DEER GRASS)	5 GAL. @ 5' O.C.	163

EXISTING URNS:

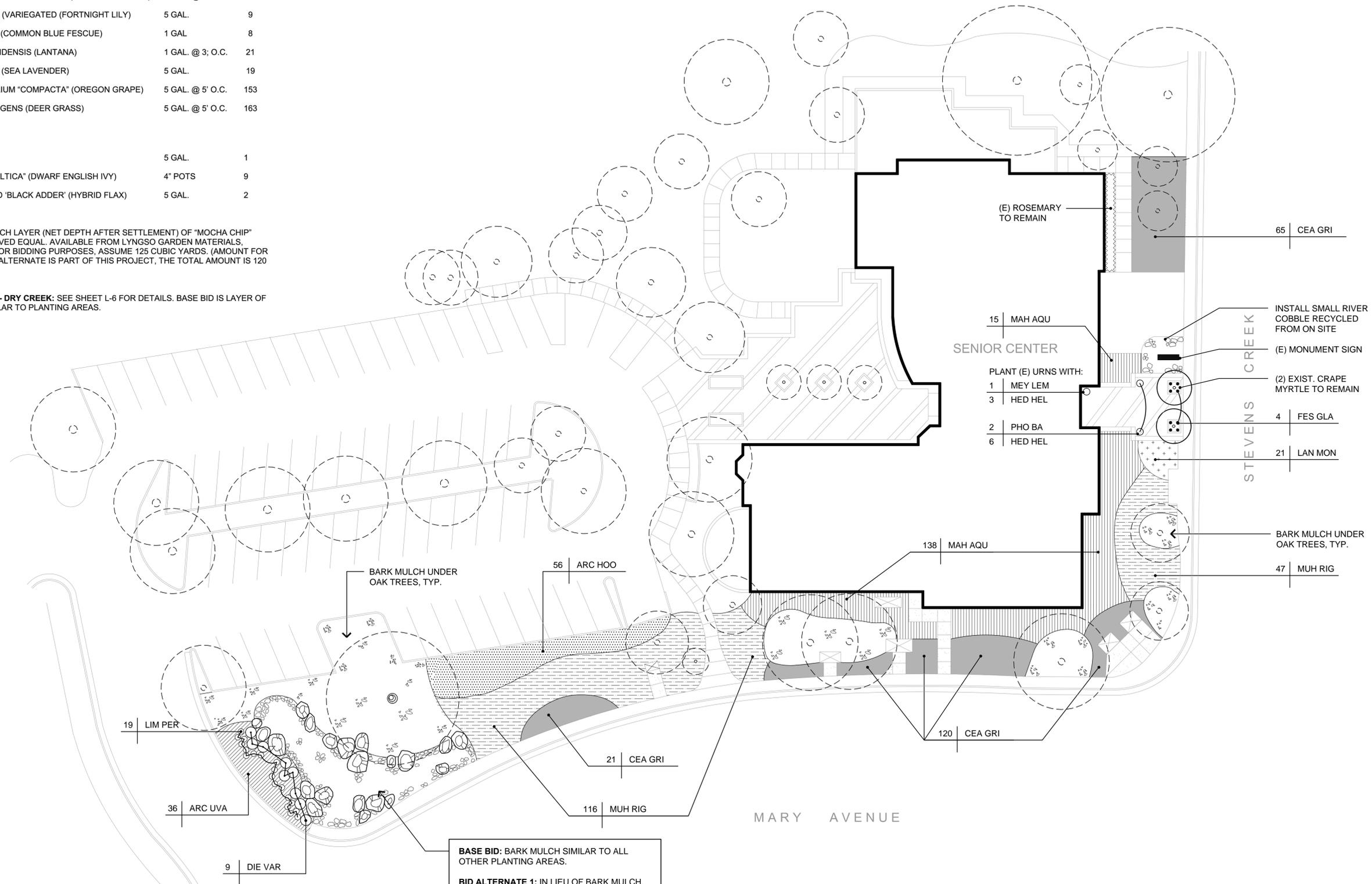
MEY LEM	MEYER LEMON	5 GAL.	1
HED HEL	HEDERA HELIX "BALTICA" (DWARF ENGLISH IVY)	4" POTS	9
PHO BA	PHORMIUM HYBRID "BLACK ADDER" (HYBRID FLAX)	5 GAL.	2

BARK MULCH: 3 INCH LAYER (NET DEPTH AFTER SETTLEMENT) OF "MOCHA CHIP" MULCH OR APPROVED EQUAL. AVAILABLE FROM LYNOSO GARDEN MATERIALS, REDWOOD CITY. FOR BIDDING PURPOSES, ASSUME 125 CUBIC YARDS. (AMOUNT FOR BASE BID). IF ADD ALTERNATE IS PART OF THIS PROJECT, THE TOTAL AMOUNT IS 120 CUBIC YARDS.

BID ALTERNATE 1 - DRY CREEK: SEE SHEET L-6 FOR DETAILS. BASE BID IS LAYER OF BARK MULCH SIMILAR TO PLANTING AREAS.

PLANTING NOTES

- ORGANIC AMENDMENT AND FERTILIZER REQUIREMENTS:** See "Landscape Soil Preparation" specifications.
- BARK MULCH:** All planting areas shall receive a 3" layer (net depth after settlement) of 3/4" recycled decorative bark mulch. Submit sample to City Representative prior to ordering. See "Material List" on this sheet.



BASE BID: BARK MULCH SIMILAR TO ALL OTHER PLANTING AREAS.

BID ALTERNATE 1: IN LIEU OF BARK MULCH, PROVIDE MATERIALS AND INSTALLATION OF DRY CREEK AS SHOWN ON SHEET L-1 AND L-6.



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PLANTING PLAN

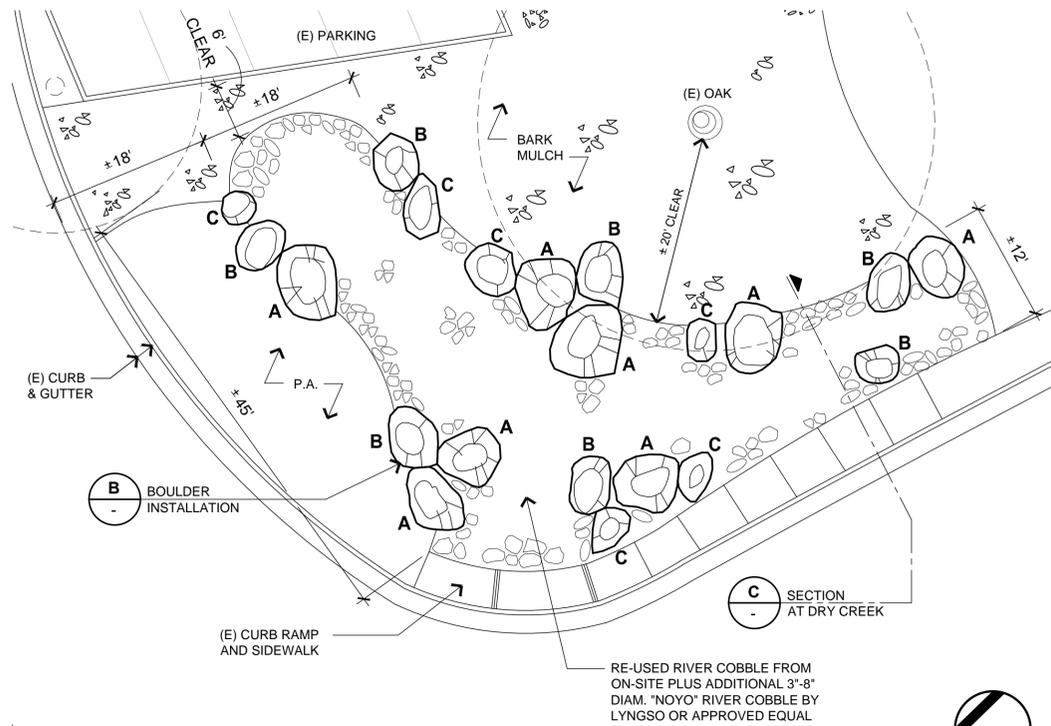
SENIOR CENTER - MARY AVENUE LANDSCAPING

21251 STEVENS CREEK BLVD., CUPERTINO, CALIFORNIA 95014

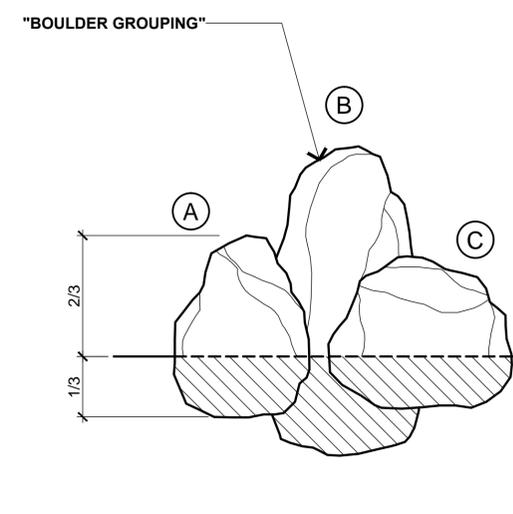
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DATE	9/15/15
SCALE	AS NOTED
JOB No.	15.006
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L-5

5 OF 7 SHEETS



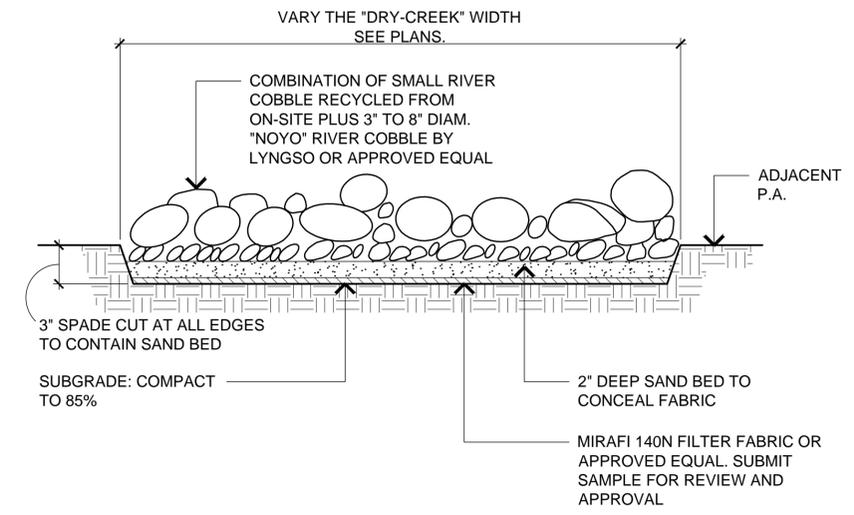
A
L-6
**BID ALTERNATE 1:
DRY-CREEK PLAN**



B
L-6
**BID ALTERNATE 1:
BOULDER INSTALLATION**

SCALE: N.T.S.

- NOTES:**
- BOULDER SIZES ARE SHOWN IN LEGEND BELOW. SEE DETAIL PLAN FOR KEYS THAT SHOW LOCATIONS.
 - CONTRACTOR SHALL CONTACT CITY REPRESENTATIVE FOR FIELD REVIEW AND APPROVAL PRIOR TO PLACEMENT.



C
L-6
**BID ALTERNATE 1:
DRY - CREEK SECTION**

SCALE: N.T.S.

NOTES:

- BASE BID VERSUS BID ALTERNATE 1:** THE BASE BID SHALL BE BARK MULCH AND THE BID ALTERNATE 1 SHALL BE THE DRY-CREEK AS DETAILED ON THESE DRAWINGS. IF THE BASE BID IS EMPLOYED THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXISTING COBBLE OFF-SITE IN A LEGAL FASHION. IF THE BID ALTERNATE 1 IS EMPLOYED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING THE EXISTING COBBLE, AT A LOCATION APPROVED BY THE CITY REPRESENTATIVE, AND THEN INSTALLING AS PART OF THE DRY-CREEK AS INDICATED ON THESE DRAWINGS.
- COBBLE AND BOULDERS:** THE FOLLOWING MATERIALS ARE AVAILABLE FROM "LYNGSO GARDEN SUPPLIES", REDWOOD CITY OR AN APPROVED EQUAL SOURCE:

"NOYO" RIVER COBBLE, 3 - 8 INCH SIZE: FOR BIDDING PURPOSES ASSUME 30 TONS

BOULDERS: "HOOKER CREEK BOULDERS", APPROXIMATE SIZE AS INDICATED ON DETAILS. FOR BIDDING PURPOSES, ASSUME 25 TONS.
- BOULDER SELECTION AND PLACEMENT:**

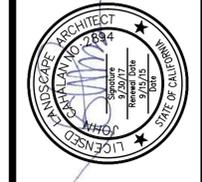
THE CITY REPRESENTATIVE SHALL BE CONTACTED A MINIMUM OF 15 BUSINESS DAYS IN ADVANCE OF ANTICIPATED BOULDER DELIVERY SO THE BOULDERS CAN BE SELECTED AND TAGGED AT THE SOURCE.

ALL BOULDER LOCATIONS SHALL BE STAKED ON-SITE BY THE CONTRACTOR FOR REVIEW AND APPROVAL BY THE CITY REPRESENTATIVE. FINAL BOULDER PLACEMENT WILL BE AS DIRECTED BY THE CITY REPRESENTATIVE.



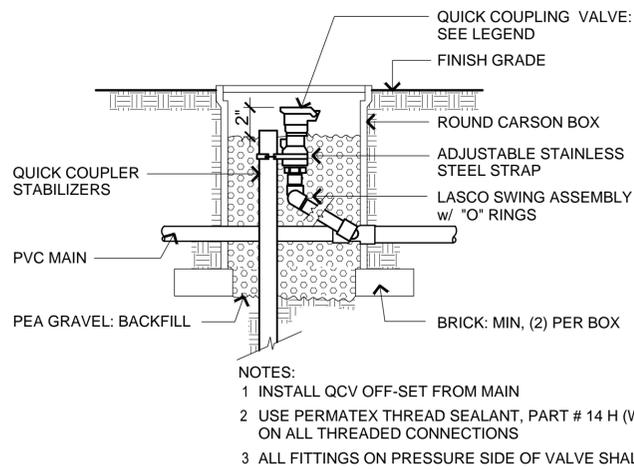
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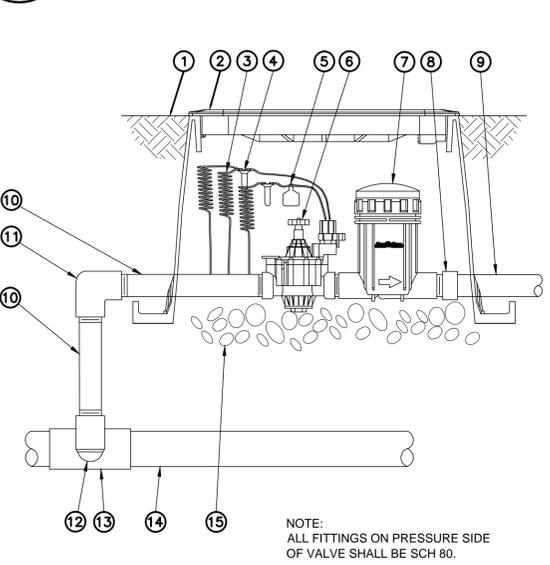
CONSTRUCTION DETAILS - BID ALTERNATE 1
SENIOR CENTER - MARY AVENUE LANDSCAPING
21251 STEVENS CREEK BLVD., CUPERTINO, CALIFORNIA 95014

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CHECKED	JC
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SHEET	L-6



A QUICK COUPLING VALVE

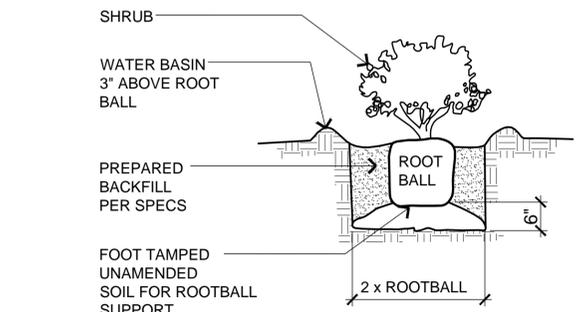
L-7 NOT TO SCALE



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 ID TAG
- 6 REMOTE CONTROL VALVE: RAIN BIRD 100-PGA (INCLUDED IN CZK-100-PRB-LC KIT)
- 7 PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN CZK-100-PRB-LC KIT)
- 8 PVC SCH 40 FEMALE ADAPTOR
- 9 LATERAL PIPE
- 10 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 11 PVC SCH 80 ELL
- 12 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 13 PVC SCH 80 TEE OR ELL
- 14 MAINLINE PIPE
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

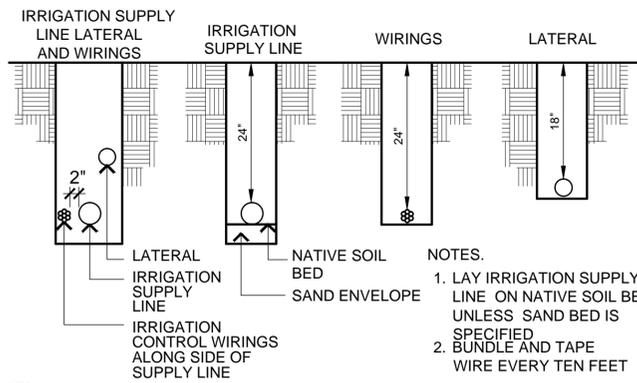
D XERIGATION CONTROL ZONE KIT

L-7 NOT TO SCALE



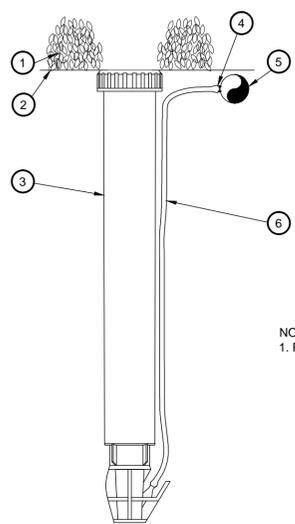
G SHRUB PLANTING

L-7 NOT TO SCALE



B TRENCHING

L-7 NOT TO SCALE



- 1 PLANT MATERIAL
- 2 FINISH GRADE
- 3 MICRO-SPRAY POP-UP: RAIN BIRD XERI-POP XP-1200X
- 4 1/4\" BARB TRANSFER CONNECTOR: RAIN BIRD XBF1-CONN
- 5 1/2\" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 6 1/4\" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)

NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
SQ SQUARE NOZZLES (FORMERLY XPCN)
5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
5 SERIES PLASTIC BUBBLERS
8 SERIES MPR NOZZLES (8H, 8T AND 8O)

E MICROSPRAY POP-UP HEAD

L-7 NOT TO SCALE

(Plant Establishment Period)

VALVE / CIRCUIT #	Nov. 16 Thru Mar. 15	Mar. 16 Thru May 31	June 1 Thru Aug. 31	Sept. 1 Thru Nov. 15
1 MICROSPRAYS	20 min (3x / wk)	20 min (3x / wk)	20 min (5x / wk)	20 min (3x / wk)
2 MP ROTATORS	15 min (3x / wk)	15 min (3x / wk)	15 min (5x / wk)	15 min (3x / wk)
3 MP ROTATORS	15 min (3x / wk)	15 min (3x / wk)	15 min (5x / wk)	15 min (3x / wk)
4 MP ROTATORS	20 min (3x / wk)	20 min (3x / wk)	20 min (5x / wk)	20 min (3x / wk)
5 MICROSPRAYS	15 min (3x / wk)	15 min (3x / wk)	15 min (5x / wk)	15 min (3x / wk)

IRRIGATION SCHEDULE RUN TIMES

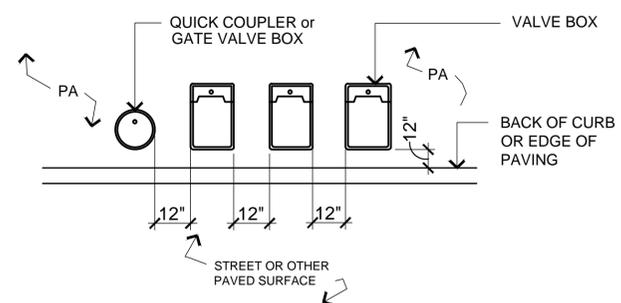
(Mature Plant Material)

VALVE / CIRCUIT #	Nov. 16 Thru Mar. 15	Mar. 16 Thru May 31	June 1 Thru Aug. 31	Sept. 1 Thru Nov. 15
1 MICROSPRAYS	off	45 min (1x / wk)	45 min (1x / wk)	45 min (1x / wk)
2 MP ROTATORS	off	45 min (1x / wk)	45 min (1x / wk)	45 min (1x / wk)
3 MP ROTATORS	off	45 min (1x / wk)	45 min (1x / wk)	45 min (1x / wk)
4 MP ROTATORS	off	45 min (1x / wk)	45 min (1x / wk)	45 min (1x / wk)
5 MICROSPRAYS	off	45 min (1x / wk)	45 min (1x / wk)	45 min (1x / wk)

H MAINTENANCE

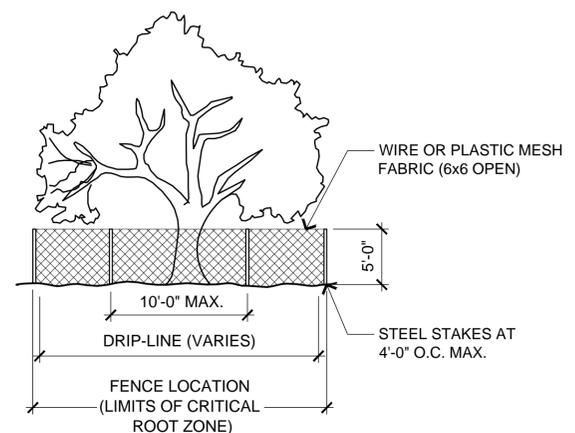
L-7 NOT TO SCALE

- NOTES
1. ALL BOXES SHALL BE PARALLEL TO EACH OTHER AND PERPENDICULAR AND ADJACENT TO CURB
 2. CENTER VALVE BOXES OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING



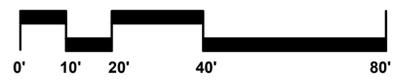
C VALVE BOX INSTALLATION

L-7 NOT TO SCALE



F TREE PROTECTION FENCING

L-7 NOT TO SCALE



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