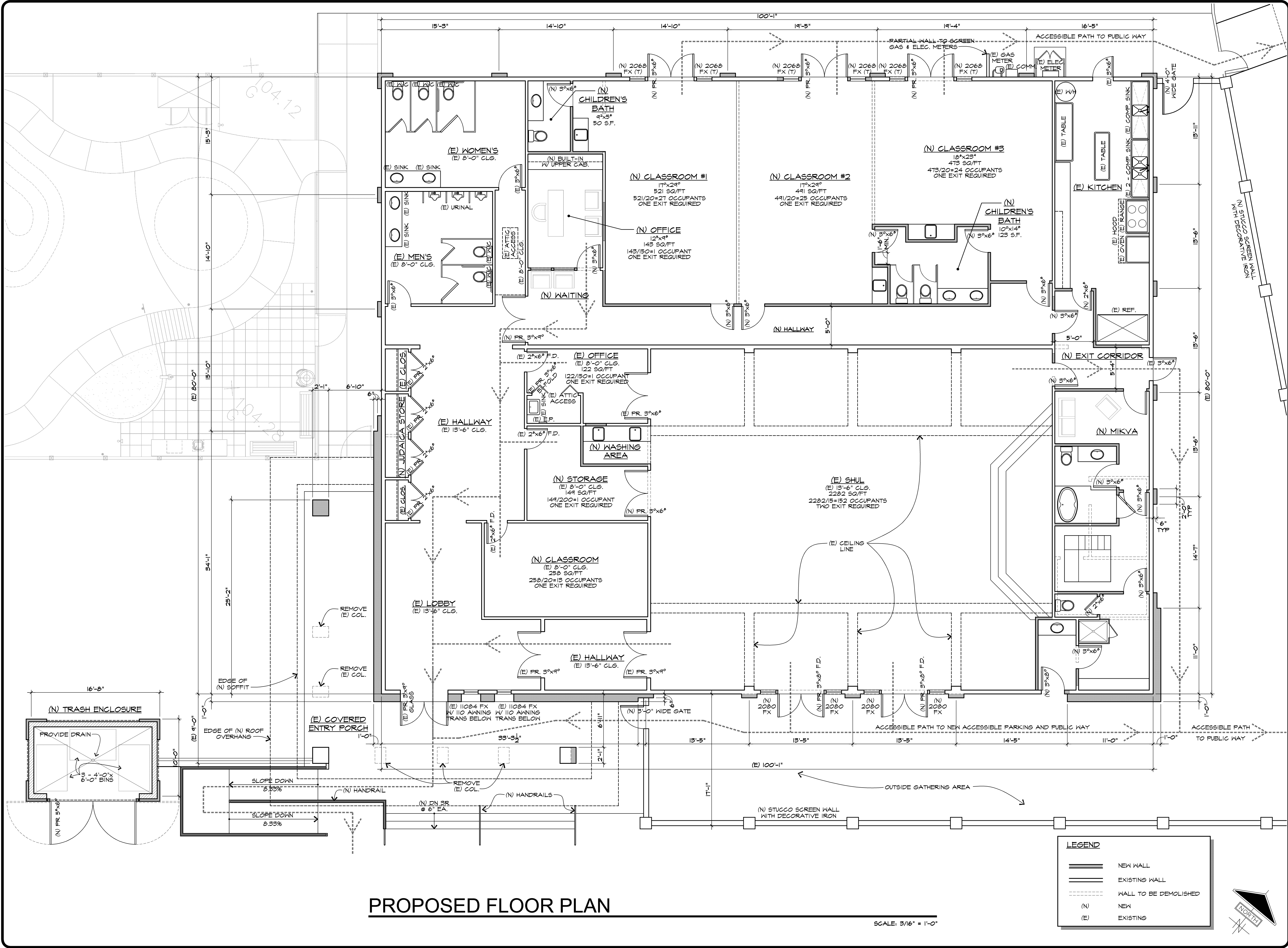




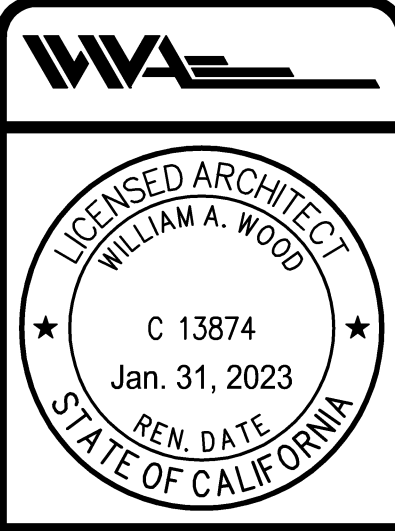
PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGEND	
	NEW WALL
	EXISTING WALL
	WALL TO BE DEMOLISHED
(N)	NEW
(E)	EXISTING



REVISIONS	DATE



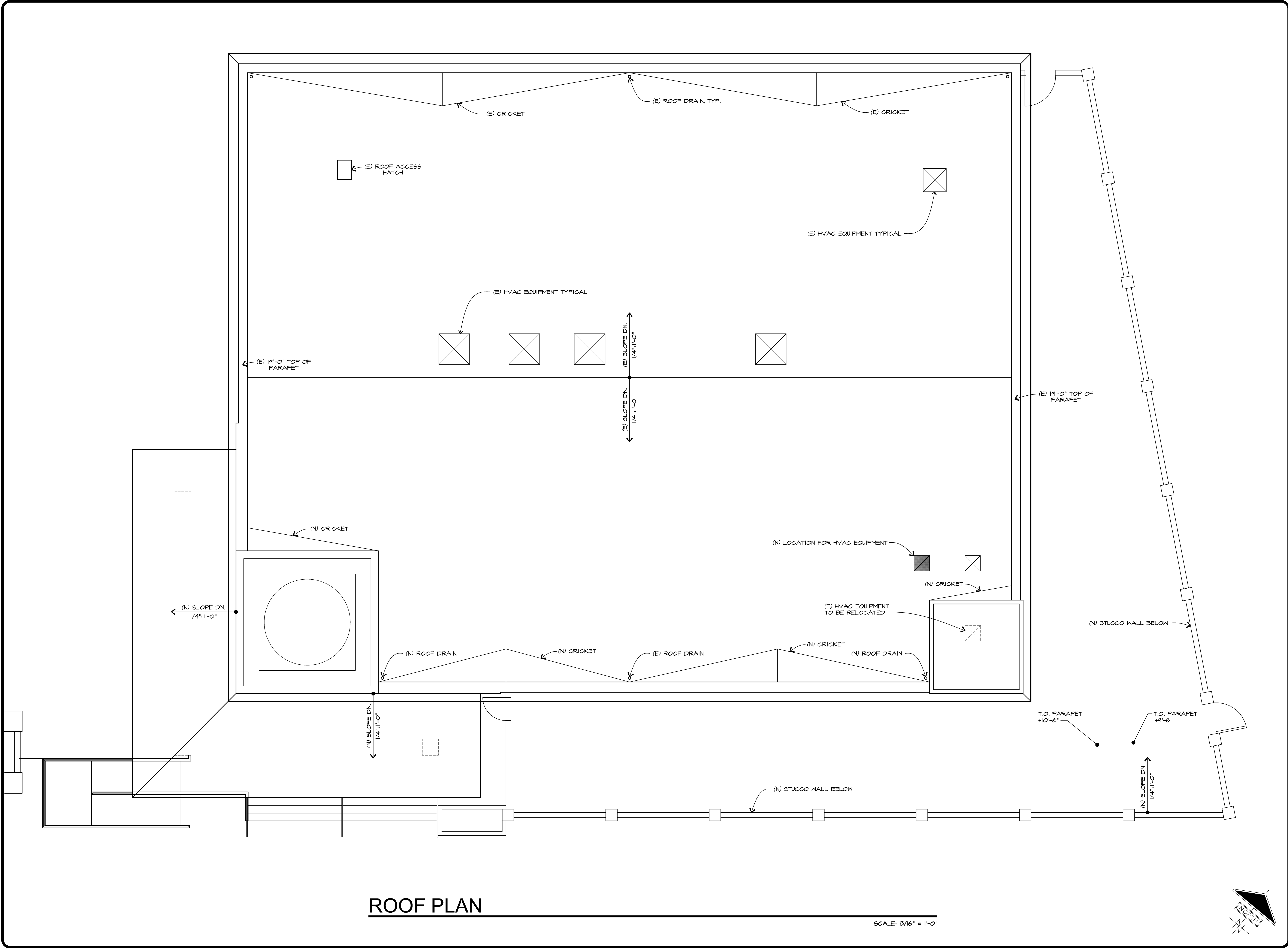
CHABAD TRI-VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA 94588

WILLIAM WOOD
ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
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DRAWN KL
CHECKED WW
DATE 2-10-21
SCALE AS NOTED
JOB NO. 19.893C
SHEET A2
OF SHEETS

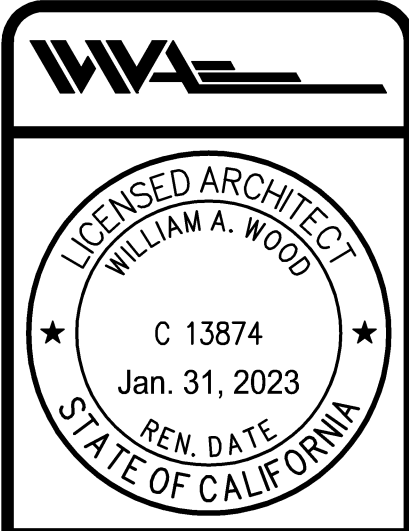
PLOT DATE: Feb 11, 2021 - 4:15pm A2 Proposed Floor Plan.dwg



ROOF PLAN

SCALE: 3/16" = 1'-0"

REVISIONS	DATE



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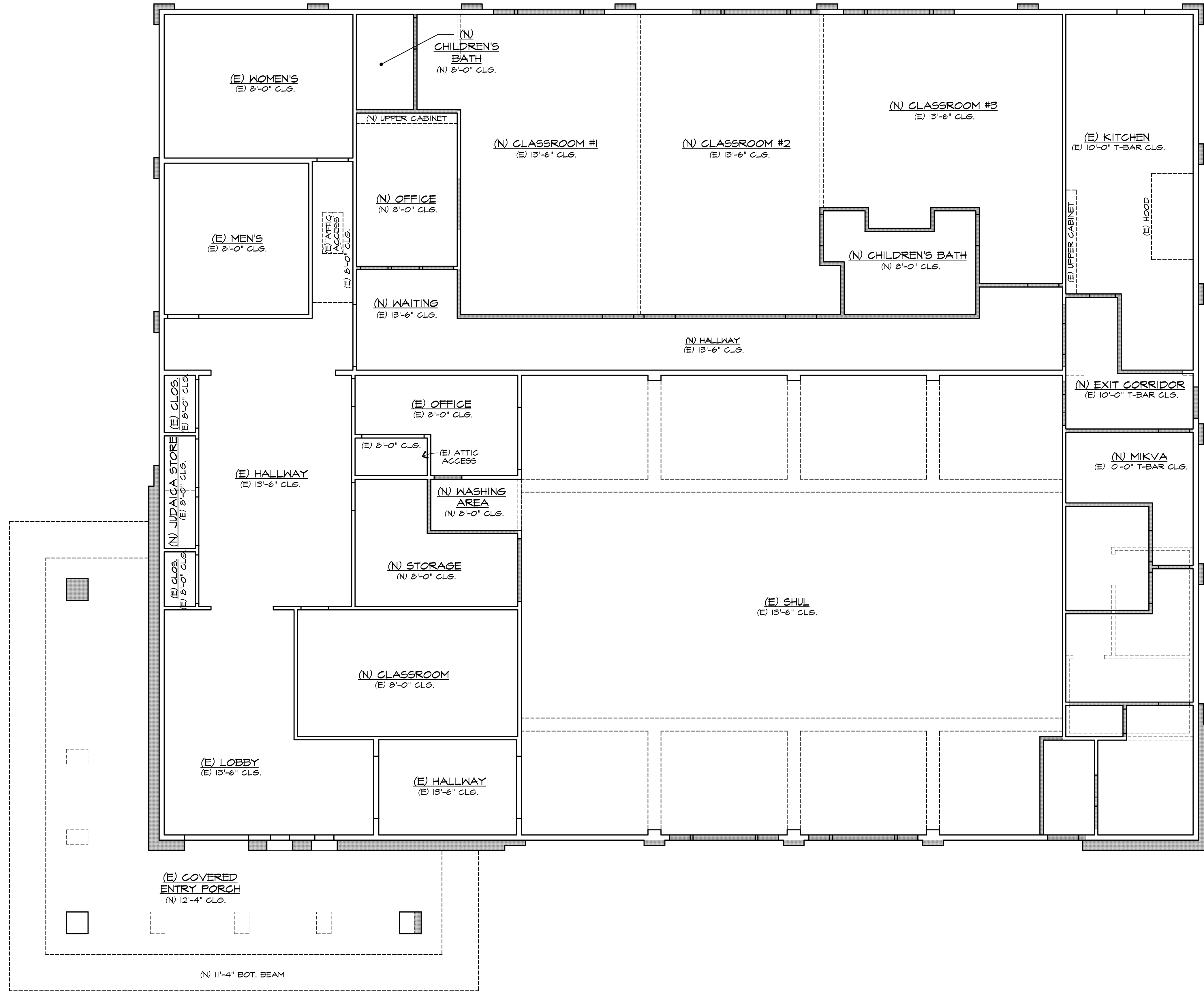
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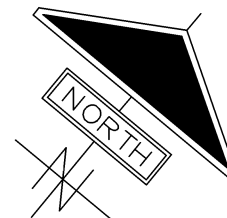
DRAWN KL
CHECKED WW
DATE 2-10-21
SCALE AS NOTES
JOB NO. 19.893C
SHEET A3
OF SHEETS

PLOT DATE: Feb 11, 2021 - 4:15pm A3 Roof Plan.dwg



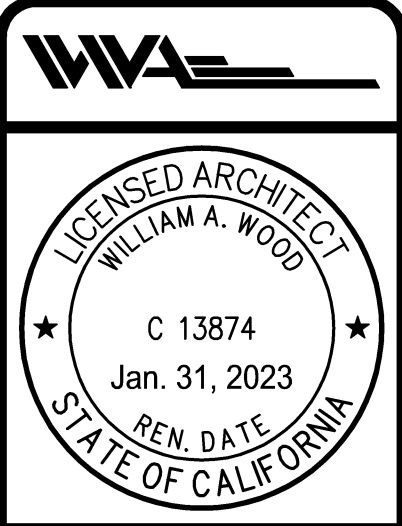
PROPOSED REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"



(N) TRASH ENCLOSURE
(N) FLAT CEILING
+8'-0"

REVISIONS	DATE



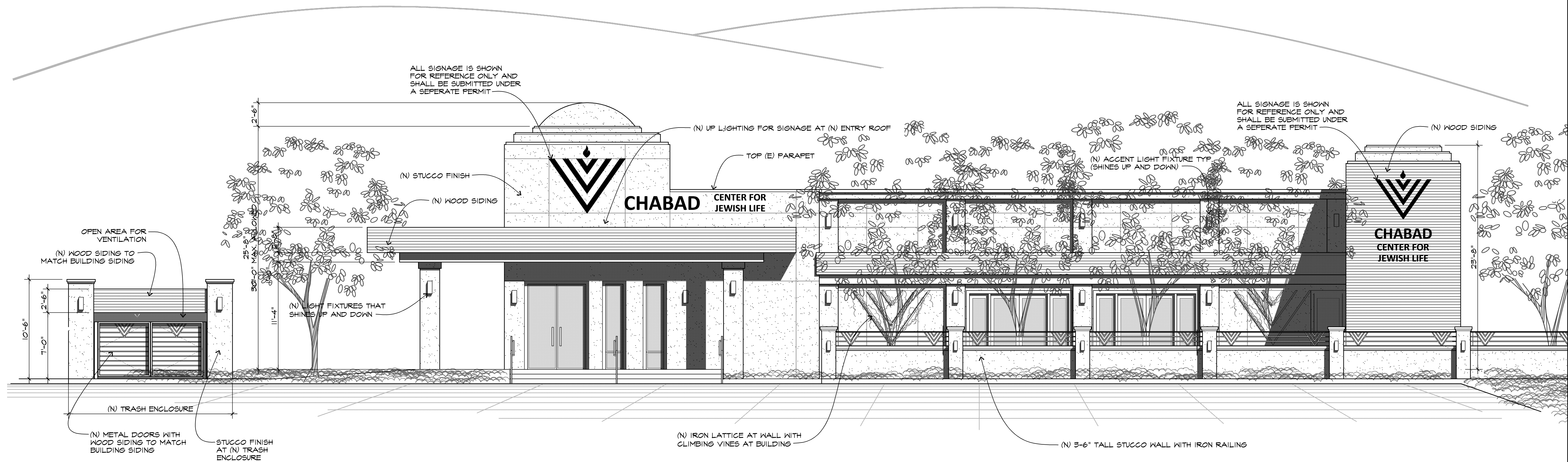
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PLEASANTON, CA 94588

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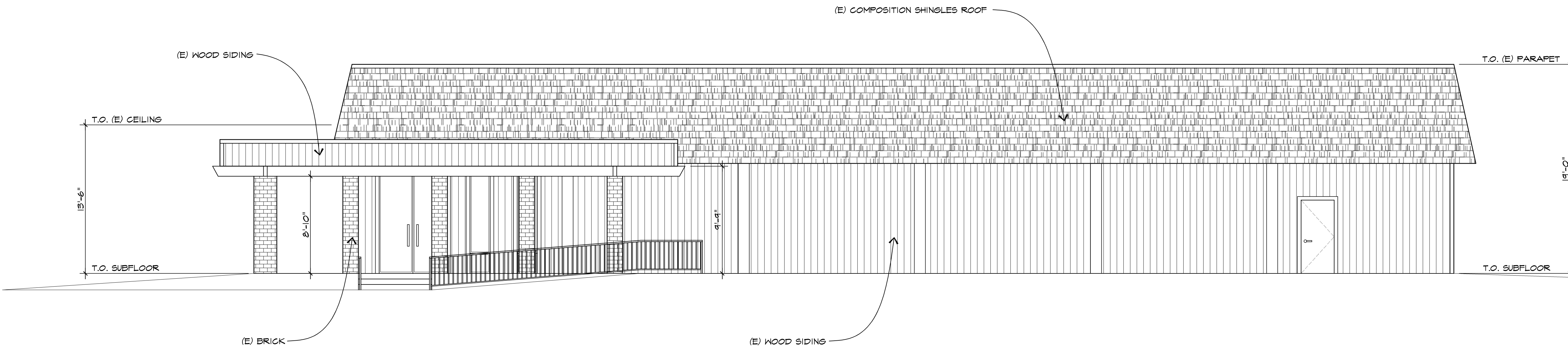
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CHECKED WW
DATE 2-10-21
SCALE AS NOTES
JOB NO. 19.893C
SHEET A4
OF SHEETS

PLOT DATE: Feb 11, 2021 - 4:14pm A4 Proposed Reflected Ceiling Plan.dwg



PROPOSED FRONT ELEVATION

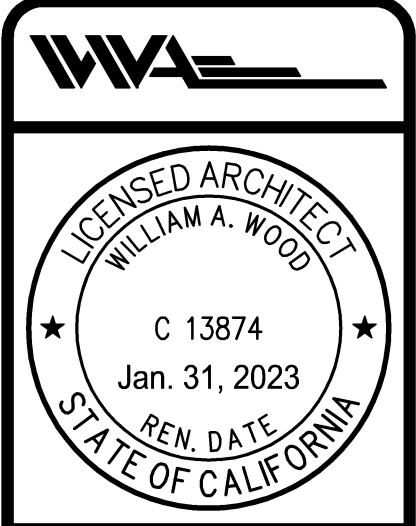
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EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	DATE



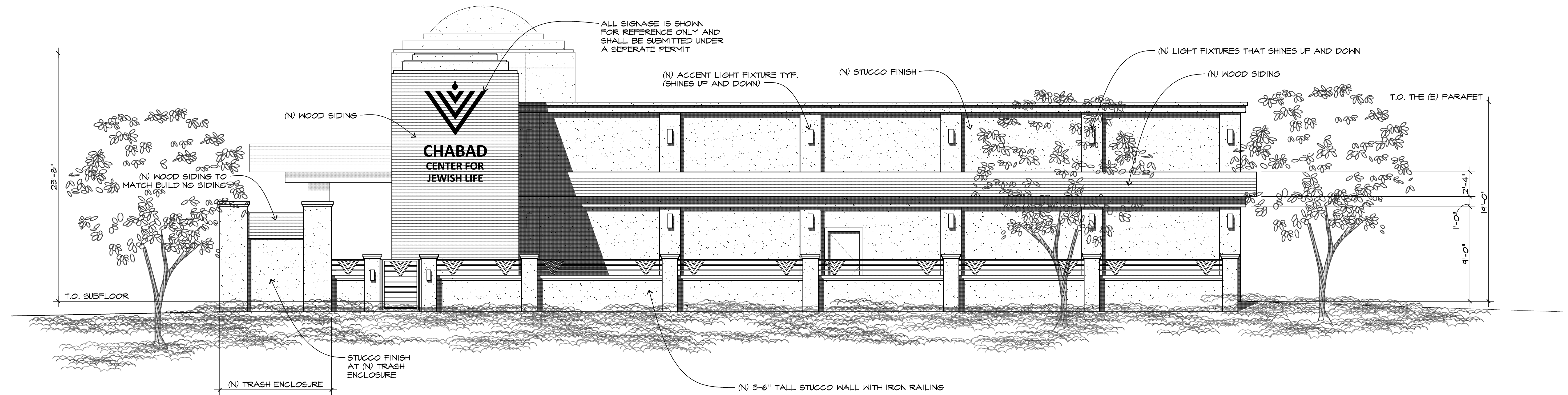
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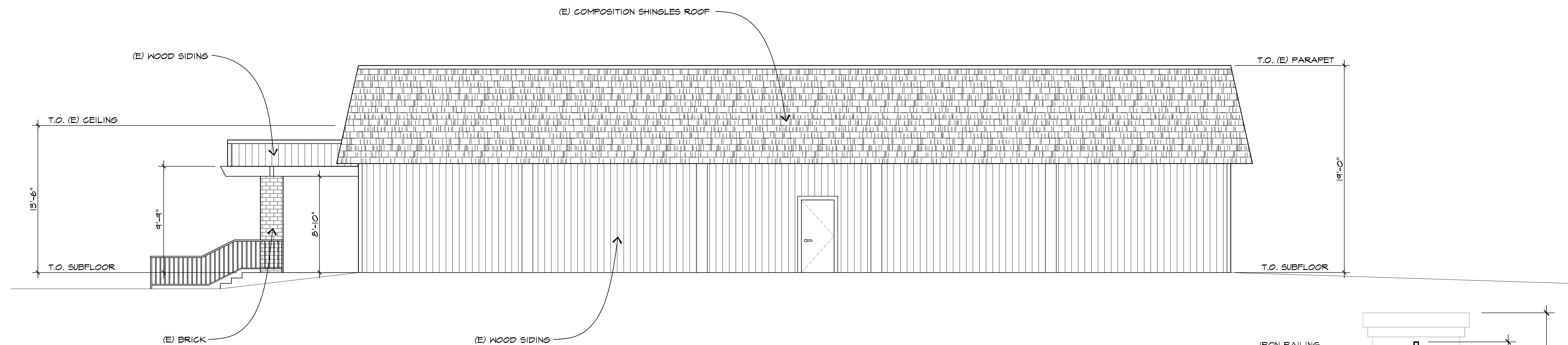
DRAWN KL
CHECKED WW
DATE 2-10-21
SCALE AS NOTES
JOB NO. 19.893C
SHEET A6
OF SHEETS

PLOT DATE: Feb 11, 2021 - 4:16pm A6-A9 Elevations.dwg



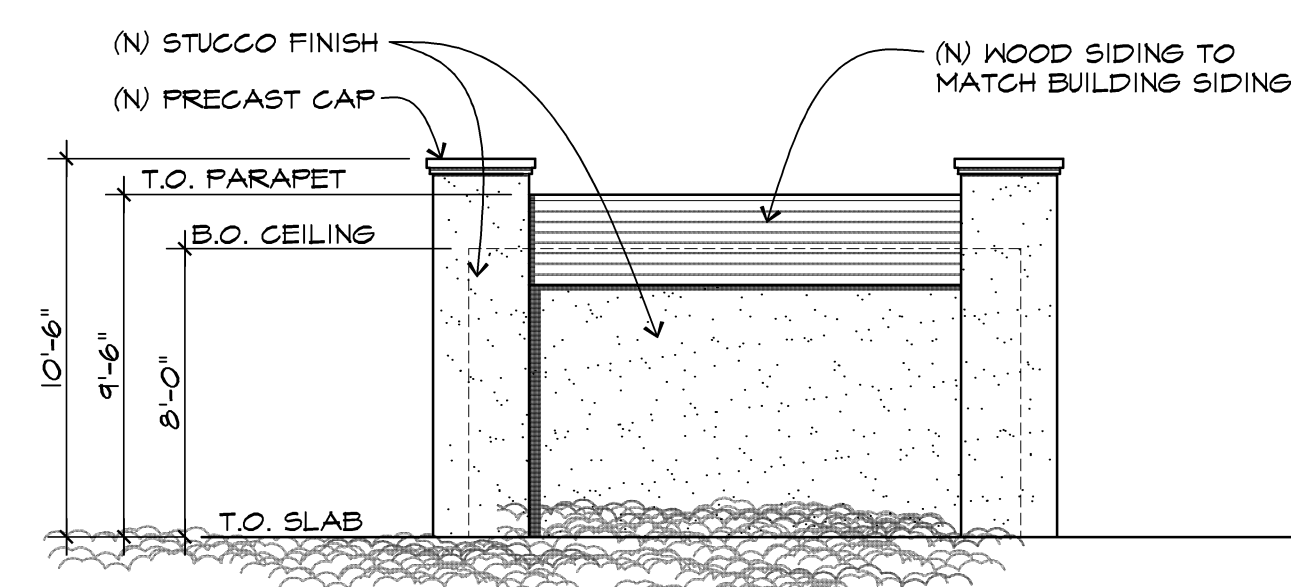
PROPOSED RIGHT SIDE ELEVATION (FACING HOPYARD ROAD)

SCALE: 3/16" = 1'-0"

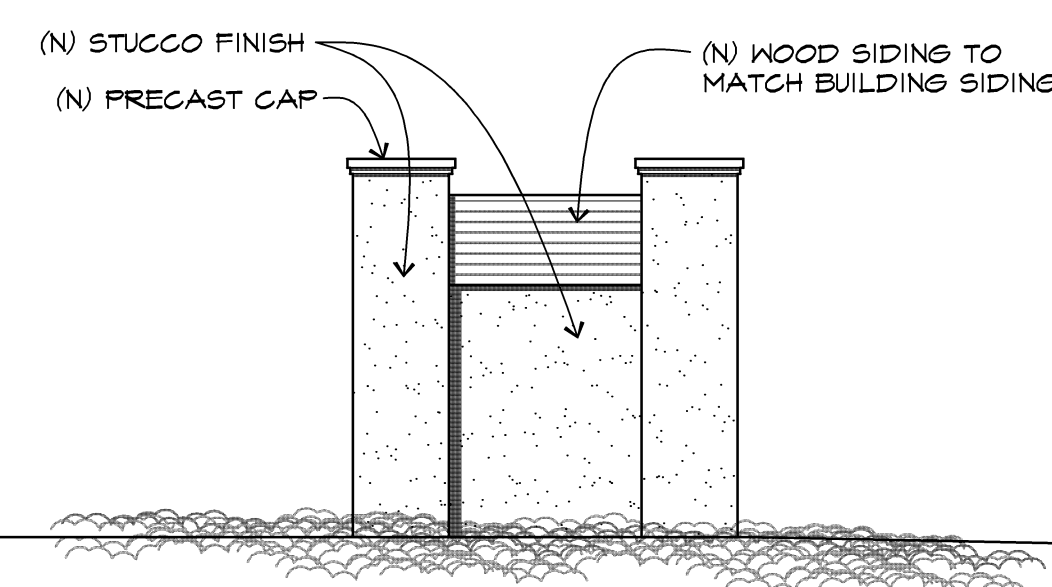


EXISTING RIGHT SIDE ELEVATION (FACING HOPYARD ROAD)

SCALE: 3/16" = 1'-0"



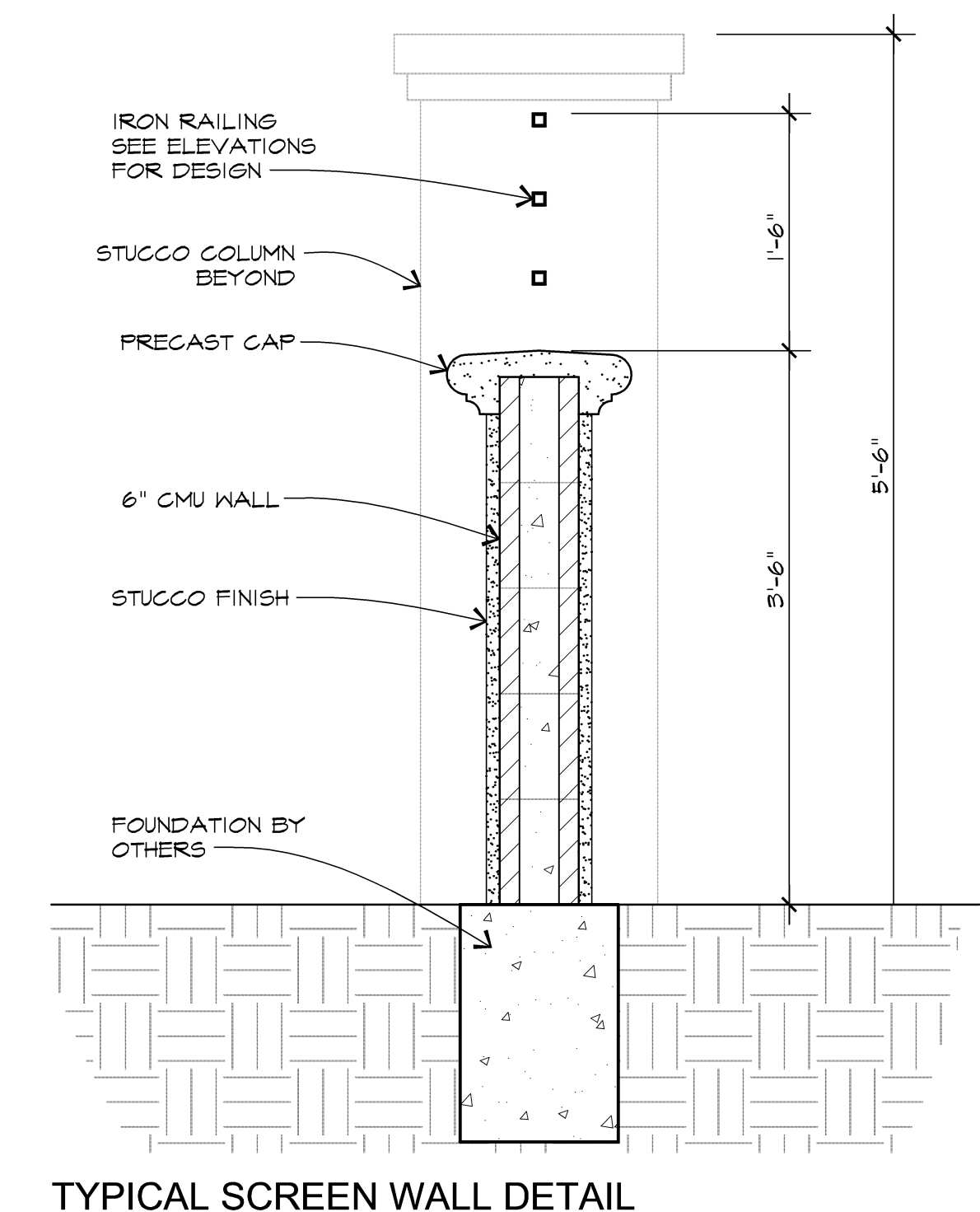
REAR - NORTH ELEVATION



LEFT SIDE - WEST ELEVATION

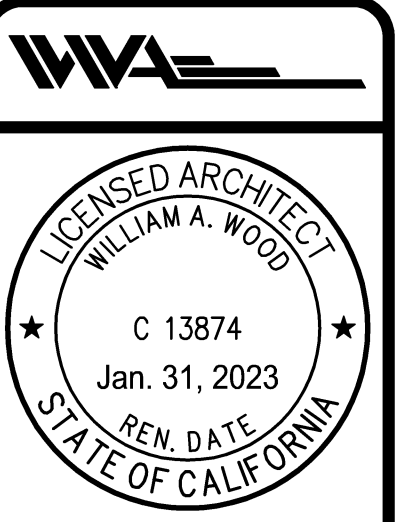
PROPOSED TRASH ENCLOSURE ELEVATIONS

SCALE: 3/16" = 1'-0"



TYPICAL SCREEN WALL DETAIL

REVISIONS	DATE



**CHABAD TRI-VALLEY JEWISH
COMMUNITY CENTER**

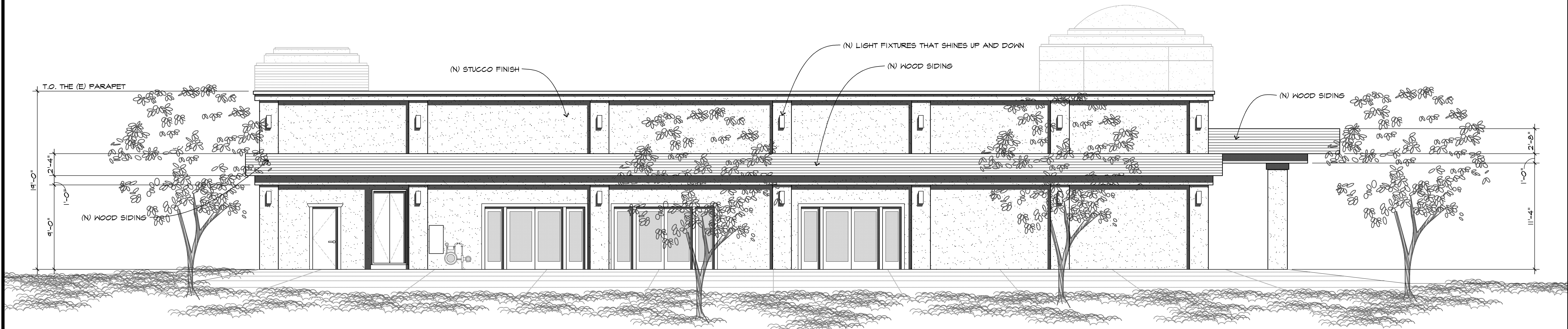
**3370 HOPYARD ROAD
PLEASANTON, CA 94588**

**WILLIAM WOOD
ARCHITECTS**
**301 HARTZ AVENUE, SUITE 203
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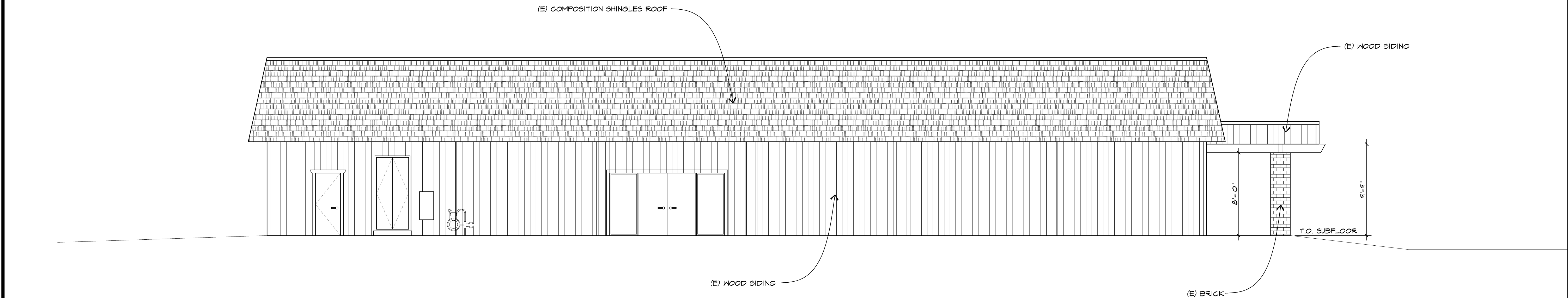
DRAWN KL
CHECKED WW
DATE 2-10-21
SCALE AS NOTES
JOB NO. 19.893C
SHEET A7
OF SHEETS

PLOT DATE: Feb 11, 2021 - 4:28pm A6-A9 Elevations.dwg



PROPOSED REAR SIDE ELEVATION

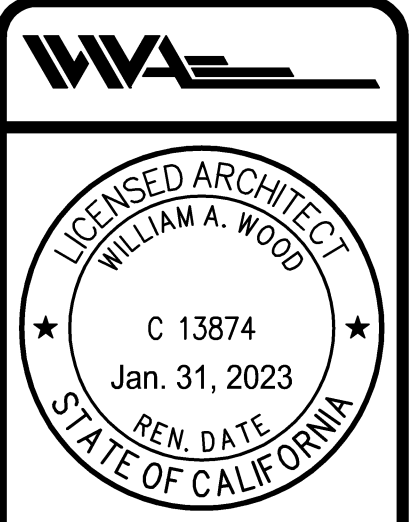
SCALE: 3/16" = 1'-0"



EXISTING REAR SIDE ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	DATE



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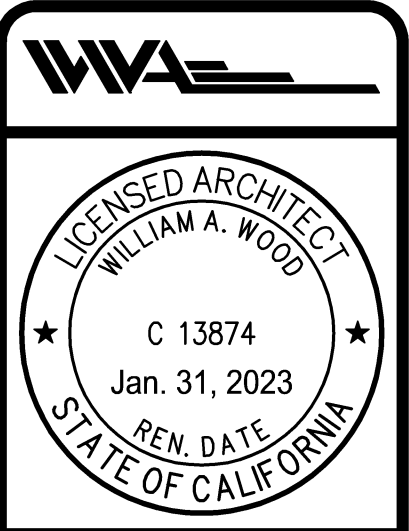
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DATE 2-10-21
SCALE AS NOTES
JOB NO. 19.893C
SHEET A8
OF SHEETS

PLOT DATE: Feb 11, 2021 - 4:28pm A6-A8 Elevations.dwg

REVISIONS	DATE
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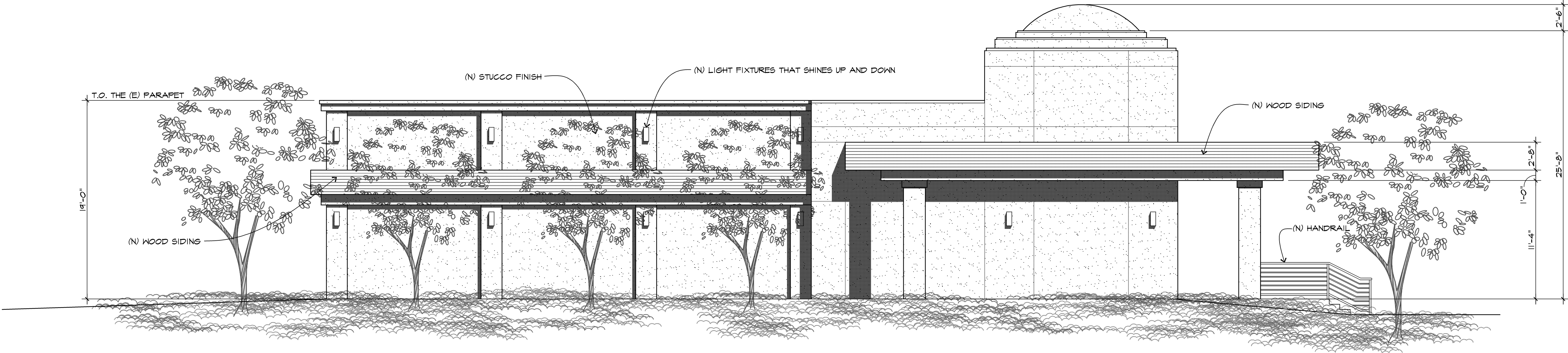
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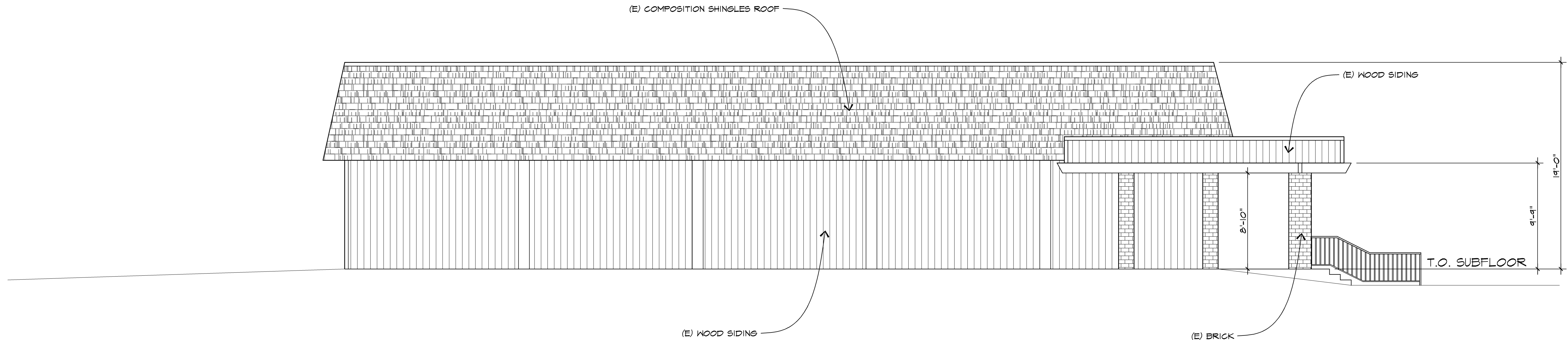
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DATE 2-10-21
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JOB NO. 19.893C
SHEET A9
OF SHEETS

PLOT DATE: Feb 11, 2021 - 4:28pm A6-A9 Elevations.dwg



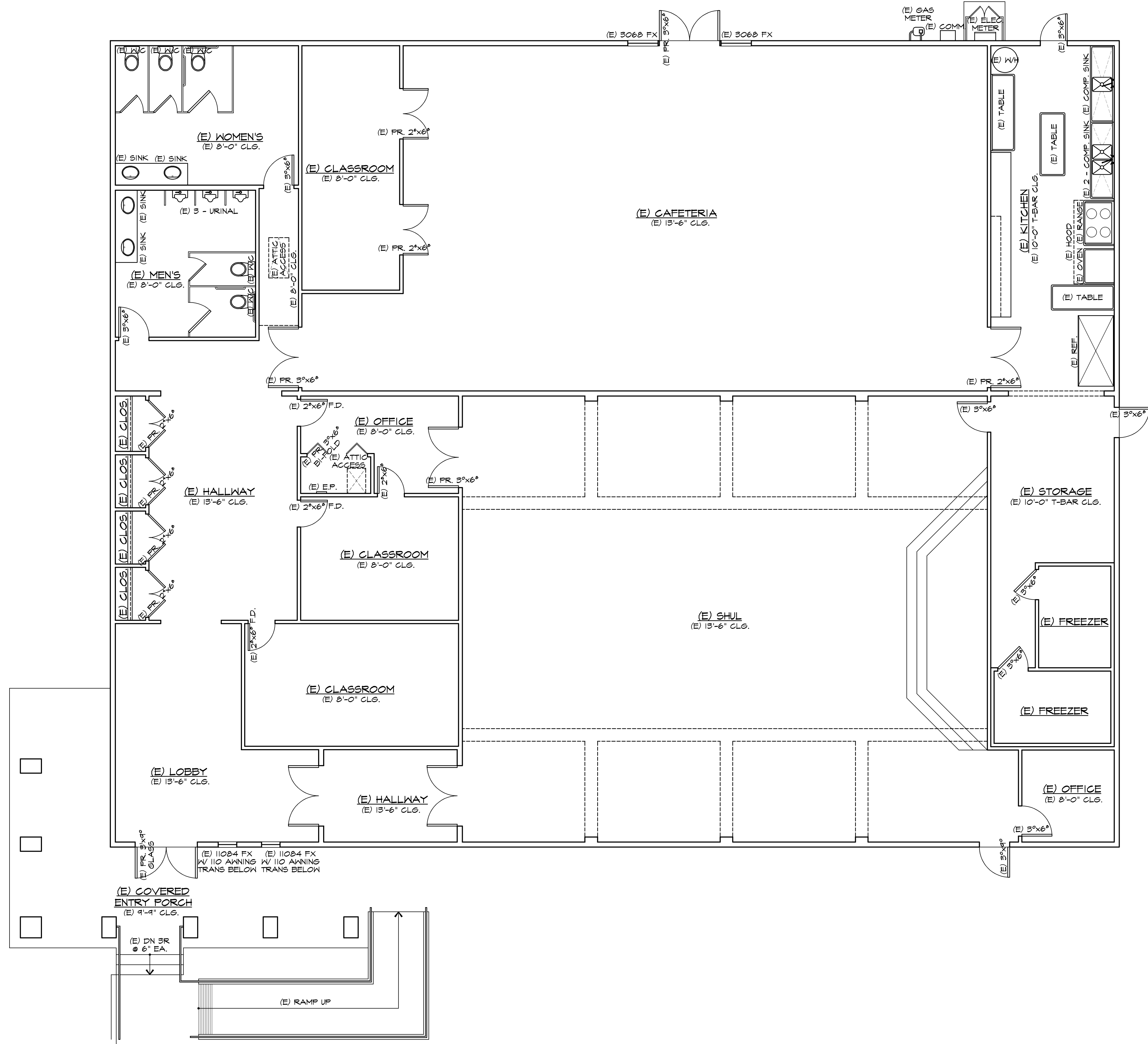
PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



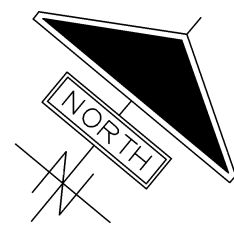
EXISTING LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

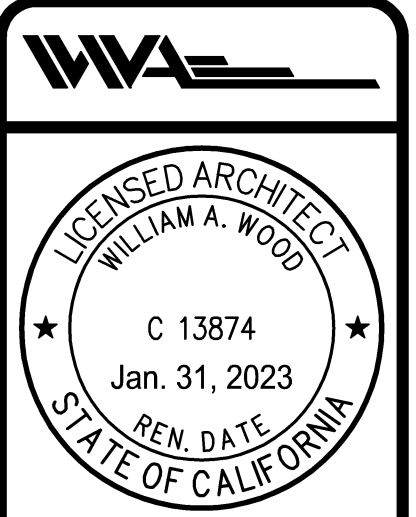


EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"



REVISIONS	DATE



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COMMUNITY CENTER
3370 HOPYARD ROAD
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SCALE AS NOTES
JOB NO. 19.893C
SHEET A10
OF SHEETS

PLOT DATE: Feb 11, 2021 - 4:24pm A/C Existing Floor Plan.dwg





GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS/HER BID.
2. THE CONTRACTOR SHALL VERIFY ALL PROPERTY AND LOT LINES, EXISTING CONDITIONS, UTILITIES, GRADES AND DIMENSIONS PRIOR TO THE START OF ANY WORK AND REPORT ANY DISCREPANCIES TO CAMP & CAMP ASSOCIATES, INC. BEFORE PROCEEDING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. ALL WORK TO BE PERFORMED SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND ORDINANCES BY AN EXPERIENCED WORKMAN AND A LICENSED LANDSCAPE CONTRACTOR.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PREVENT CONFLICTS BETWEEN TRADES AND SHALL REPORT ALL CONFLICTS OR INCONGRUITIES BETWEEN NEW IMPROVEMENTS AND EXISTING FACILITIES TO CAMP & CAMP ASSOCIATES, INC. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES AND STRUCTURES TO REMAIN, AND TO REPAIR OR REPLACE AT HIS/HER OWN EXPENSE ANY UTILITY LINES OR STRUCTURES DAMAGED DURING CONSTRUCTION WHETHER SHOWN OR NOT.
5. ALL PIPING, SLEEVES CONDUIT, ETC. SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
6. THE SITE SHALL BE KEPT IN A NEAT, CLEAN AND ORDERLY MANNER DURING INSTALLATION AND ALL REFUSE SHALL BE REMOVED FROM THE SITE ON COMPLETION OF THE PROJECT.

LAYOUT NOTES

1. ANY ERRORS OR OMISSIONS ON THESE DRAWINGS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF CAMP & CAMP ASSOCIATES, INC.
2. THE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC. ARE TO BE PROPERLY EXECUTED IN CONFORMANCE WITH BEST ACCEPTABLE PRACTICES AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING MATERIALS.
3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS.

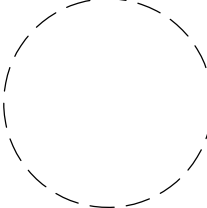
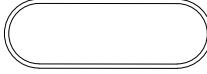
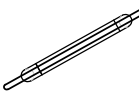
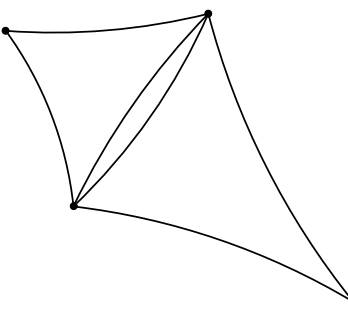
PLANTING NOTES

1. THE SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, BACKFILL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
3. ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.
4. CONTRACTOR SHALL ENSURE TREES DO NOT CONFLICT WITH UTILITIES.
5. ALL PLANTING AREAS (OR AS SHOWN ON PLAN) SHALL RECEIVE 3" DEPTH OF BARK MULCH.
6. ADJUST FENCE LOCATION IF WINDOW OR METER CONFLICTS OCCUR.
7. ALL HARDSCAPE AND PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. NO STANDING WATER SHALL BE ACCEPTED. SEE CIVIL PLANS FOR DRAIN LOCATIONS.

SITE STORAGE ACCESSORIES

STORAGE SHED OUTDOOR LIVING TODAY SS84D
SPACE SAVER 8'X4' DOUBLE DOOR
HAYNEEDLE.COM
FINISH WITH CLEAR SEALANT AS
RECOMMENDED BY MANUFACTURER

SITE FURNITURE ACCESSORY SCHEDULE

BENCH W/ BACK 	COVINGTON COLLECTION – 6' BENCH –MANUFACTURER: WABASH VALLEY –COLOR: TEXTURED BLACK –HORIZONTAL SLAT: FAUX–WOOD –MOUNT: xxx –CONTACT: WWW.WABASHVALLEY.COM
HAND WATER PUMP 	HAND PUMPS –MANUFACTURER: NATURAL PLAYGROUNDS COMPANY –1–888–290–8405
PLAY EQUIPMENT 	TO BE SELECTED BY OWNER. SHALL CONFORM TO AVAILABLE SPACE AND SHALL MEET ALL SAFETY REQUIREMENTS REGARDING MAXIMUM HEIGHT AND FALL ZONE CLEARANCES PEE E R MANUFACTURERS SPECIFICATIONS.
RAISED VEGETABLE BED 	GALVANIZED TROUGH PLANTER OWNER TO SELECT– APPROX. 6' LONG x 30" WIDE
RING TUNNEL 	(3) 7' TALL ARCHWAYS– 3.5" DIA. TUBING –PARTIAL CIRCULAR COLORS: TBS –MANUFACTURER: LANDSCAPE STRUCTURES CONTACT: ALEX HAILEY AT ROSS RECREATION –707–538–3800
SHADE SAILS 	CUSTOM –MANUFACTURER: PACIFIC SHADE SAILS –COLORS: LIME GREEN & SUNBLAZE
STOP SIGN 	SKU: UTP–UP125 –MANUFACTURER: ULTRA PLAY SYSTEMS –AVAILABLE THROUGH: SCHOOL OUTFITTERS
TALK TUBES 	COLOR: LIMON –PLUS (2) ADDITIONAL ORDERS OF 40' OF TUBING KIT –AVAILABLE THROUGH: LANDSCAPE STRUCTURES
TRASH RECEPT 	URBANSCAPE – "FG" STYLE 32 W/LINER TG3F33P –MANUFACTURER: WABASH VALLEY –COLOR: TEXTURED BLACK –PATTERN: SLAT –TOP: FLAT –PORTABLE –CONTACT: WWW.WABASHVALLEY.COM

NOTE: ALL PLAY EQUIPMENT SHALL BE INSTALLED
PER MANUFACTURER'S RECOMMENDATIONS.

SCHEDULE OF PAVING

CONCRETE PAVING	NO COLOR– LIGHT BROOM FINISH
DECOMPOSED GRANITE	PATHFINES 1/4" TO DUST. CALIFORNIA GOLD
INTEGRAL COLOR CONCRETE	DAVIS COLOR XXXXX COLOR: FINISH: LIGHT SANDBLAST
FIBER MULCH PLAY AREA SURFACING	FIBAR PLAY SYSTEM 300 WWW.FIBAR.COM INSTALL PER MANUFACTURER'S RECOMMENDATIONS
ARTIFICIAL TURF	#GB043 TURF MANUFACTURER: SOUTHWEST GREENS CONTACT: tony@southwestgreens.com

DRAINS

-  PLANTER AREA 6" ROUND GRATE LANDSCAPE AREA DRAIN
DRAIN
–MODEL: 40
–COLOR: BLACK
–MANUFACTURER: NDS
–AVAILABLE AT: WWW.NDSPRO.COM
-  PLAY AREA DRAIN
SEE CIVIL

ABBREVIATIONS

BC	BEGINNING OF CURVE
BW	BOTH WAYS
(E)	EXISTING
PA	PLANTING AREA
EJ	EXPANSION JOINT
TYP.	TYPICAL

SHEET INDEX

- L-0 ACCESSORY SCHEDULE
- L-1.0 LAYOUT PLAN
- L-1.1 LAYOUT PLAN- PLAYGROUND
- L-2.0 IRRIGATION PLAN
- L-2.1 IRRIGATION LEGEND & NOTES
- L-2.2 IRRIGATION DETAILS
- L-2.3 IRRIGATION DETAILS
- L-2.4 IRRIGATION DETAILS
- L-3.0 PLANTING PLAN
- L-3.1 PLANTING LEGEND & DETAILS
- L-4.0 CONSTRUCTION DETAILS
- L-4.1 CONSTRUCTION DETAILS
- L-4.2 CONSTRUCTION DETAILS
- L-5.0 PLANT SPECIFICATIONS



2520 CAMINO DIABLO
WALNUT CREEK, CA 94597

P. (925) 941-6490
F. (925) 941-6455
EMAIL: tc@campandcamp.com

TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA

ACCESSORY
SCHEDULE



REVISIONS:

-  12/04/20 Revised Playground
- 02/11/21 City Resubmittal
-
-
-
-

DATE: 01/23/2019

SCALE: NTS

JOB: 16-044

SHEET

L-0

RECEIVED

Feb. 19, 2021

P21-0136

CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B



EMAIL: tc@campandcamp.com

TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA

LAYOUT PLAN

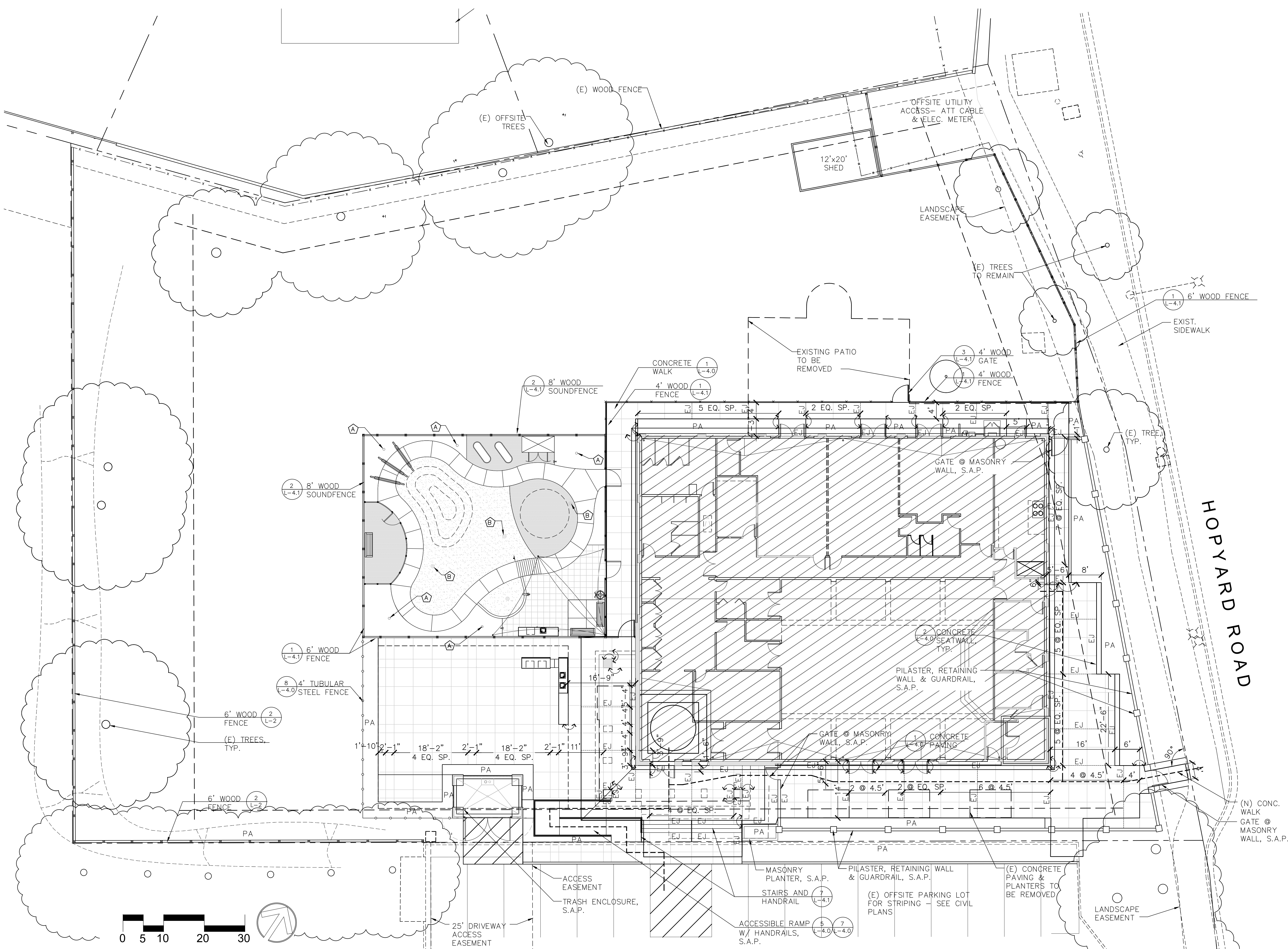


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JOB: 16-044

SHEET

L-1.0



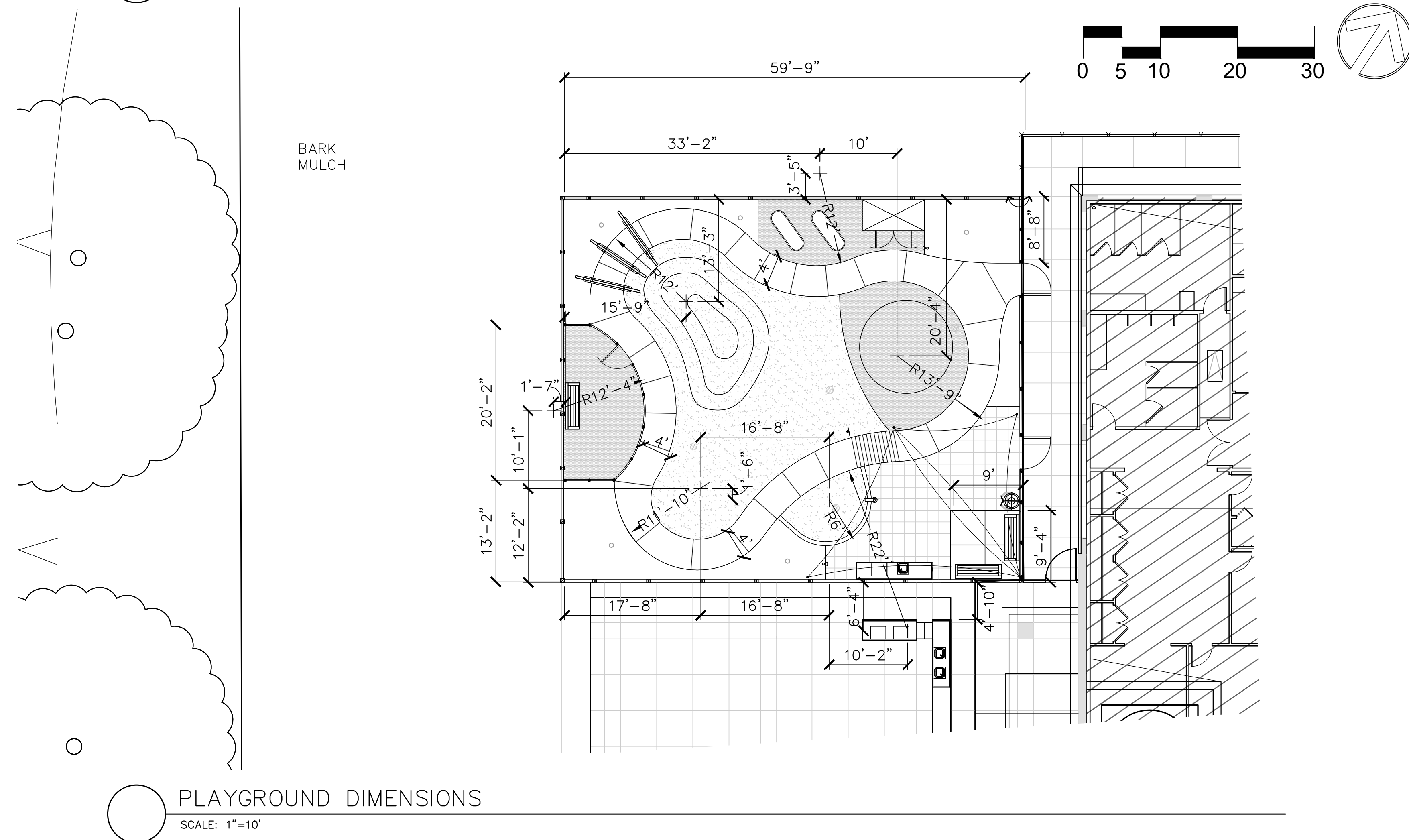
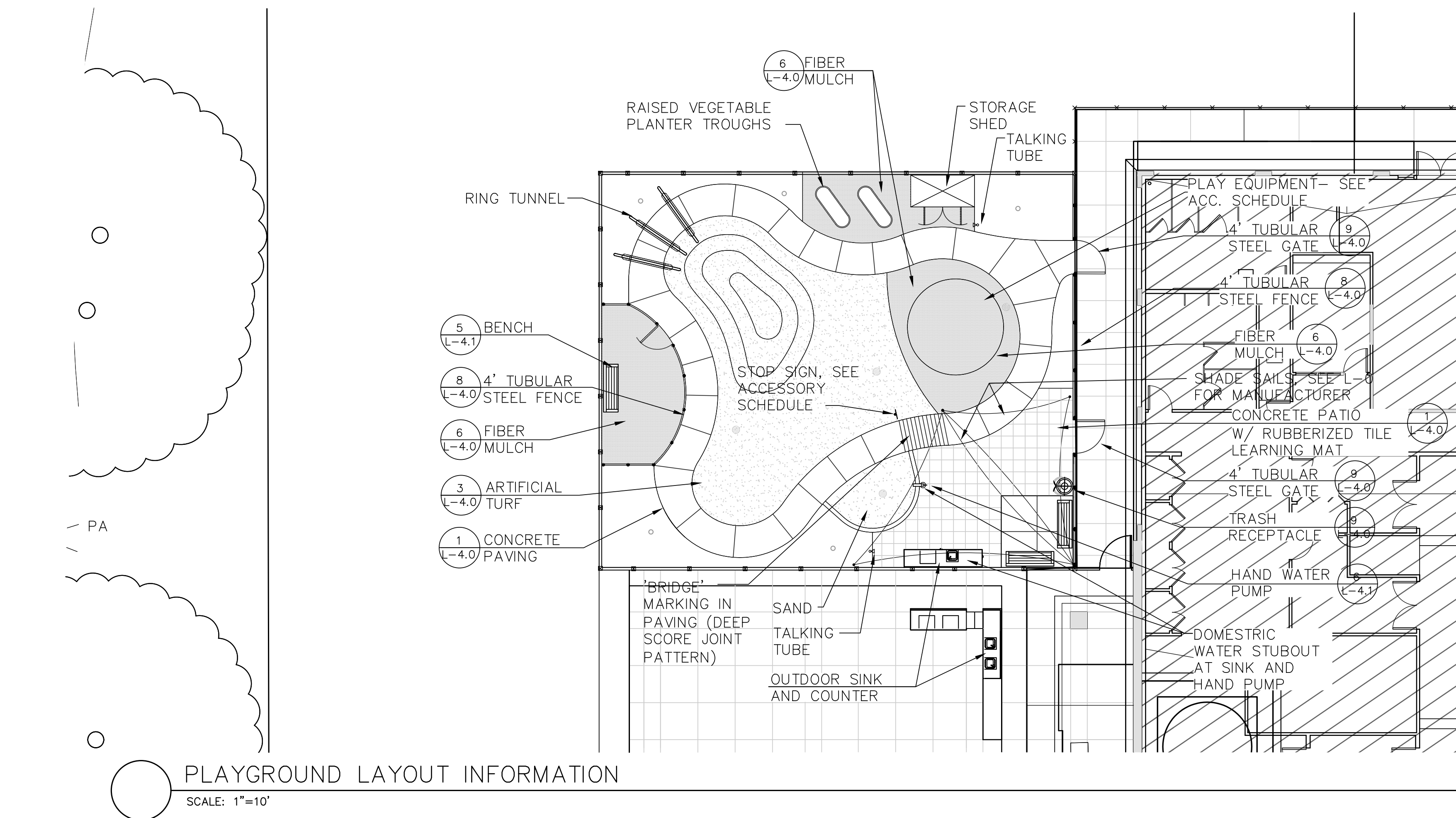
TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA

LAYOUT
PLAN-
PLAYGROUND



REVISIONS:
 • 12/04/20 Revised Playground
 •
 •
 •
 •
 DATE: 01/23/2019
 SCALE: 1" = 10'-0"
 JOB: 16-044
 SHEET

L-1.1



TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA

IRRIGATION
PLAN



- REVISIONS:
- 12/04/20 Revised Playground
 - 02/11/21 City Resubmittal
 -
 -
 -

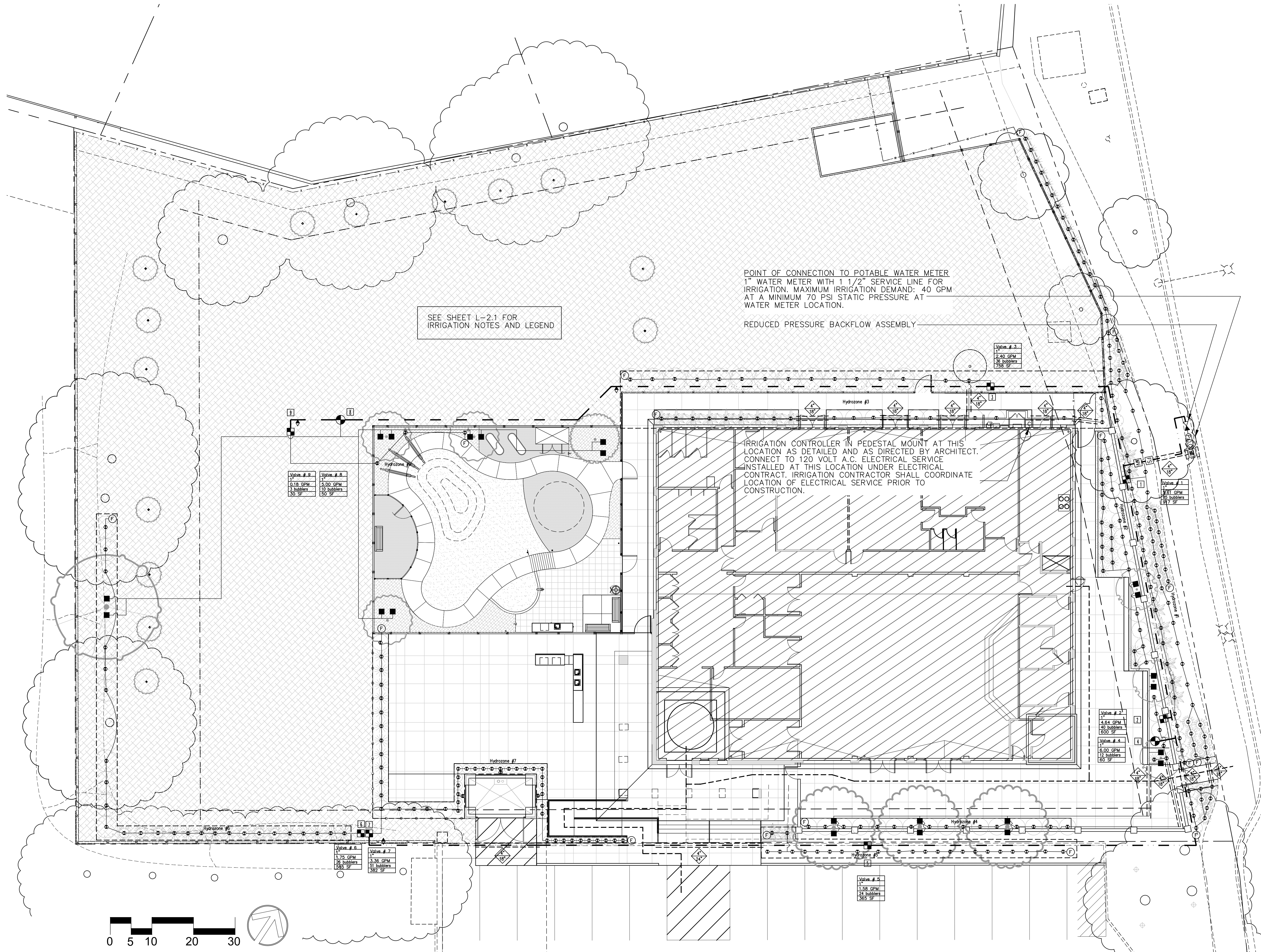
DATE: 01/23/2019

SCALE: 1" = 10'-0"

JOB: 16-044

SHEET

L-2.0



LANDSCAPE DOCUMENTATION PACKAGE
CHECK LIST

- ✖

1. Water Efficient Landscape Worksheet
-Hydrozone Information Table
-ETWU & MAWA

✖

2. Landscape Design Plan

✖

3. Irrigation Design Plan

4. Grading Plan

5. Soil Management Report

✖

6. Certificate of Compliance

7. Certificate of Completion
(Upon approval of Landscape Documentation Package by the local agency, the project applicant shall:
(1) Receive a permit or approval of the plan check or design review and record the date of the permit in the Certificate of Completion.
(2) Submit a copy of the approved Landscape Documentation Package along with the record drawings and any other information to the property owner or his/her designee.
(3) Submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.

"I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package."

Signature: 

R. Terrence Camp
Landscape Architect No. 4494

"A Landscape Irrigation Audit is required. This Audit must be completed by a third party Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with a Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

PROJECT INFORMATION

DATE: FEBRUARY 11, 2021

PROJECT APPLICANT:

PROJECT ADDRESS: 3370 HOPYARD ROAD

TOTAL LANDSCAPE AREA: 3,747 SF

TOTAL IRRIGATED AREA: 3,747 SF

PROJECT TYPE: REHAB, PRIVATE

WATER SUPPLY: Potable, PLEASANTON CITY WATER SERVICES

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: Tri Valley Jewish Community Center

Reference Evapotranspiration (Eto) 47.2(Eto)

Hydrozone#	Plant	Irrigation	Irrigation	ETAF	Landscape	ETAF x Area	Estimated
/Planting	Factor (PF)	Method	Efficiency	(PF/IE)	Area (sf)		Total Water
Description			(IE)				Use (ETWU)
Regular Landscape Areas							
#1 Shrubs	0.40	Drip	0.90	0.44	917.00	407.56	11,926.71
#2 Shrubs	0.40	Drip	0.90	0.44	600.00	266.67	7,803.73
#3 Shrubs	0.40	Drip	0.90	0.44	758.00	336.89	9,858.72
#4 Trees	0.40	Drip	0.90	0.44	60.00	26.67	780.37
#5 Shrubs	0.40	Drip	0.90	0.44	365.00	162.22	4,747.27
#6 Shubs	0.40	Drip	0.90	0.44	585.00	260.00	7,608.64
#7 Shrubs	0.40	Drip	0.90	0.44	382.00	169.78	4,968.38
#8 Trees	0.40	Drip	0.90	0.44	50.00	22.22	650.31
#9 vines	0.40	Drip	0.90	0.44	30.00	13.33	390.19
				Totals	3,747.00	1,665.33	48,734.31
Special Landscape Areas							
							0.00
						EWTU TOTAL	48,734.31
				Maximum Allowed Water Allowance (MAWA)			60,308.71

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1,665.33
Total Area	3,747.00
Average ETAF	0.44

All Landscape Areas	
Total ETAF x Area	1,665.33
Total Area	3,747.00
Sitewide ETAF	0.44

MAWA (Annual Gallons Allowed) =

(Eto x 0.62) ((ETAF x LA) + ((1-ETAF) x SLA))

ETAF for residential = 0.55

ETAF for non-residential = 0.45

Average ETAF for Regular Landscape Areas

must be 0.55 or below for residential areas
and 0.45 or below for non-residential areas

HYDROZONE INFORMATION TABLE

HYDROZONE	ZONE OR VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
MW	1	B	917	24.47%
MW	2	B	600	16.01%
MW	3	B	758	20.23%
MW	4	B	60	1.60%
MW	5	B	365	9.74%
MW	6	B	585	15.61%
MW	7	B	382	10.19%
MW	8	B	50	1.33%
MW	9	B	30	0.80%

TOTAL 3747 100.00%

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

** IRRIGATION METHOD
MS = MICRO SPRAY
S = SPRAY
R = ROTORS
B = BUBBLERS
D = DRIP
O = OTHER

IRRIGATION LINE SIZING

	DESCRIPTION	GPM
New Mainline	1 1/2" 1120 SCH. 40 PVC W/ SCH. 40 fittings under 18" cover	
New	3/4" 1120 SCH. 40 PVC W/ SCH. 40 fittings under 12" cover 0-8 18" under pavement	
New	1" 1120 SCH. 40 PVC W/ SCH. 40 fittings under 12" cover 8-12 18" under pavement	
New	1 1/4" 1120 SCH. 40 PVC W/ SCH. 40 fittings under 12" cover 12-22 18" under pavement	
New	1 1/2" 1120 SCH. 40 PVC W/ SCH. 40 fittings under 12" cover 22-30 18" under pavement	
New	2" 1120 SCH. 40 PVC W/ SCH. 40 fittings under 12" cover 30-50 18" under povement	

IRRIGATION NOTES

1. Irrigation equipment may be shown within hardscape for graphic clarity only. Install all irrigation equipment within planted areas. Irrigation pipe and wire crossing beneath hardscape surfaces shall be contained within sleeving or schedule 40 pvc conduit. Sleeving size shall be a minimum of two times the aggregate diameter of all pipes contained within sleeve. Provide vertical sweep for all electrical conduit on each side of hardscape and terminate ends at 12" minimum depth and 12" from hardscape surface.

2. Unsized lateral line piping located down stream of 1" piping shall be 1" in size (Typical).

3. Planting is not to start until the irrigation system is fully operational and the hydrostatic pressure test, coverage review, and grading review is completed and approved by the City Engineer.

2. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. such obstructions or differences shall be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

3. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, etc. he shall coordinate his work with the general contractor and other sub-consultants for the location of pipe sleeves through walls and under roadways, paving, structures, etc.

4. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and/or buildings as much as possible. this shall include selecting the best degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.

5. Notify Architect of any aspect of the layout that will provide incomplete or insufficient water coverage of plant material and do not proceed until instructions are obtained.

6. Install valve boxes 12" from and perpendicular to walk, curb, lawn, building or landscape feature. at multiple valve groups, each box shall be an equal distance from the walk, curb, lawn, etc. and each box shall be 12" apart. short side of valve box shall be parallel to walk, curb, lawn, etc.

8. Provide installation by persons familiar with irrigation work and under the supervision of a qualified supervisor.

9. Obtain the permits required and provide labor and materials necessary to fully complete the work in accordance with the drawings and the specifications.

10. Locate and protect new and existing utilities prior to excavation.

11. Do not damage existing utilities, paving or structures. provide the necessary repairs at no additional cost to the city.

12. Remove debris and accumulation of debris as a result of irrigation construction from the site and leave area in a clean condition acceptable to the city engineer.

13. Maintain site for calendar days as specified, following acceptance of work by the city and make corrections or repairs to the irrigation as directed by the City Engineer at the completion of the maintenance period.

14. The drawings are diagrammatic. equipment shown in paving is for clarity only - install in planting areas where possible. Due to the scale of the drawings, all offsets, fittings, sleeves, etc. which may be required are not indicated. investigate the structural and finished conditions affecting the contract work including obstructions, grade differences or area differences which may have not been considered in the engineering. Where field changes exist, coordinate the installation work accordingly by notification and approval of the the city engineer as per the contract specifications. coordinate irrigation contract work with all applicable contractors for the location and installation of pipe, conduit, or sleeves of pipe, conduit or sleeves through or under walls, roadways, paving, structure, etc. before construction. assume full responsibility for required revisions if these notifications are not performed.

15. Plastic valve boxes are to be green in color with bolt down, non-hinged cover marked "irrigation". box body shall have knock outs. manufacturer: carson or approved equal. Valve numbers are to be branded on valve box lid or each valve shall have a valve tag.

16. Flush and adjust sprinkler heads for efficient performance. prevent over spray on the walks, roadways, signs, lights, and/or buildings. select the best degree of arc to fit the existing site conditions and throttle the flow control or pressure regulation device at each valve to obtain the best operating pressure for each system.

IRRIGATION LEGEND

SYMBOL	MFG	DESCRIPTION	MODEL NO.	DETAIL
	Toro	Bubbler (One Per Shrub)	570S-LF-40-PC	2 / L-2.2
	Toro	Remote Control Valve	570S-FB-50-PC	2 / L-2.2
	Toro	Remote Control Valve	P220	5 / L-2.2
	Toro	Drip Zone Valve Kit Flow = 0.1 - 8.00 GPM	DZK-700-1-LF	4 / L-2.2
	Wilkins	Reduced Pressure Backflow Preventer "VT" Strongbox Enclosure and Freeze Blanket	w975XL	1-2 / L-2.3
Not Shown	-	Ball valve - one at each valve manifold	Line size	-
	Toro	DL2000 series dripline with Tri-Loc fittings	RGP-212-05	1-3 / L-2.4
	Toro	Full Port PVC Ball valve in valve box for manual flushing	T-FJJ16	6 / L-2.4
	Rain Bird	Flow Sensor	FS200P	7 / L-2.2
	Rain Bird	Master Valve	200PEB	7 / L-2.2
	Rain Bird	Landscape Dedicated Water Meter	FM100B	-
	Irritrol	Climate Logic Sensing w/ adapter cable	RSD-BEx	4 / L-2.3
	Leemco	Gate Valve	LGT-XX-SS	1 / L-2.2
	Toro	Quick Coupling Valve	100-SLSC	5 / L-2.3
		Rain Master Irrigation Controller	RME12SE	3 / L-2.3

- P.O.C.

Sleeve Size

Sleeve Depth

4"

24"

Valve #

Valve Size

GPMs

of bubblers

SF of zone

Hydrozone #

Point of Connection

PVC Sleeving

Sleeving Callout

Valve Callout & Tag

Hydrozone Boundary

Flow Sensor/
Master Cable

See Sleeving Callout

Approximate routing of flow sensor and master valve wires in separate 1" conduits.
-
- 2520 CAMINO DIABLO
WALNUT CREEK, CA 94597

P. (925) 941-6490
F. (925) 941-6455
EMAIL: tc@campandcamp.com
- TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA
- LANDSCAPE DOCUMENTATION PACKAGE
(MWELO)
-
- REVISIONS:

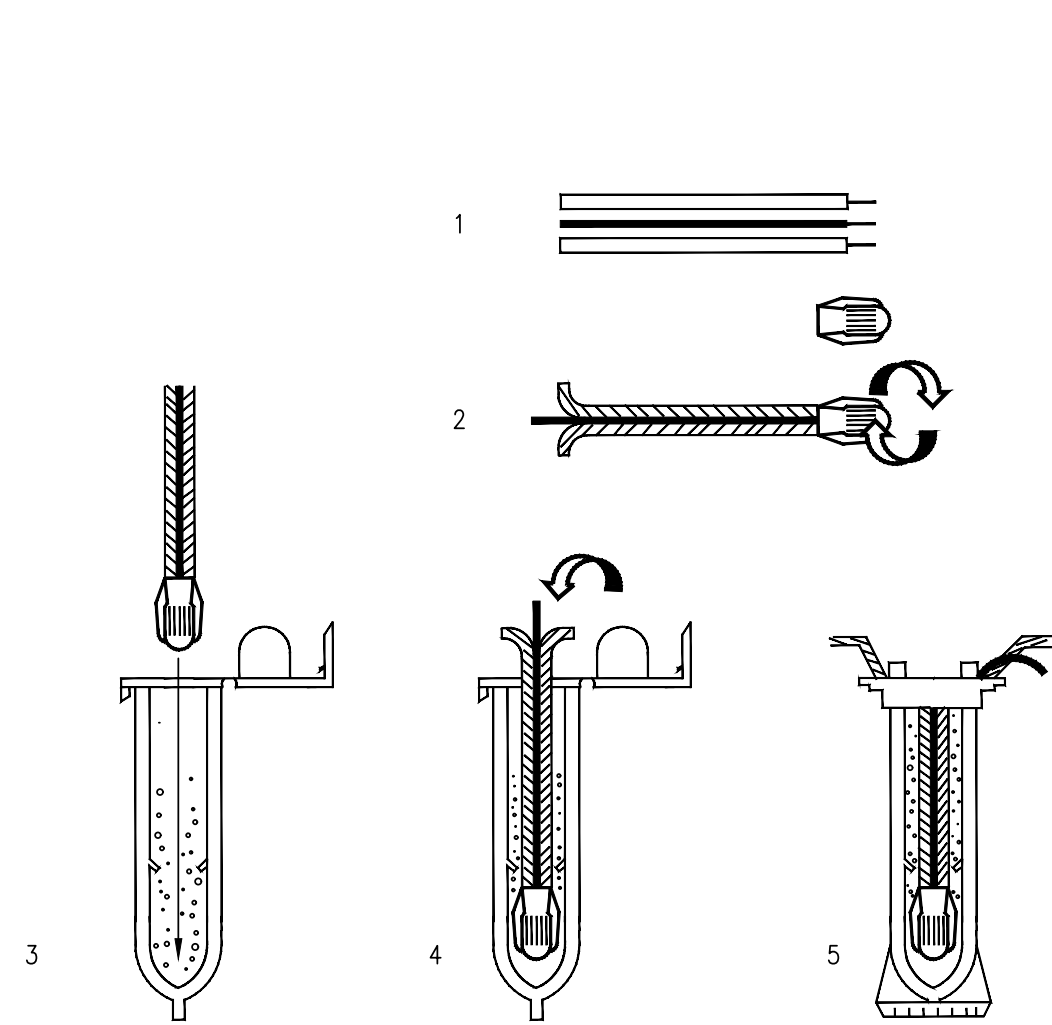
 - △ 12/04/20 Revised Playground
 - 02/11/21 City Resubmittal
 -
 -
 -
 -

DATE: 01/23/2019

SCALE: NO SCALE

JOB: 16-044

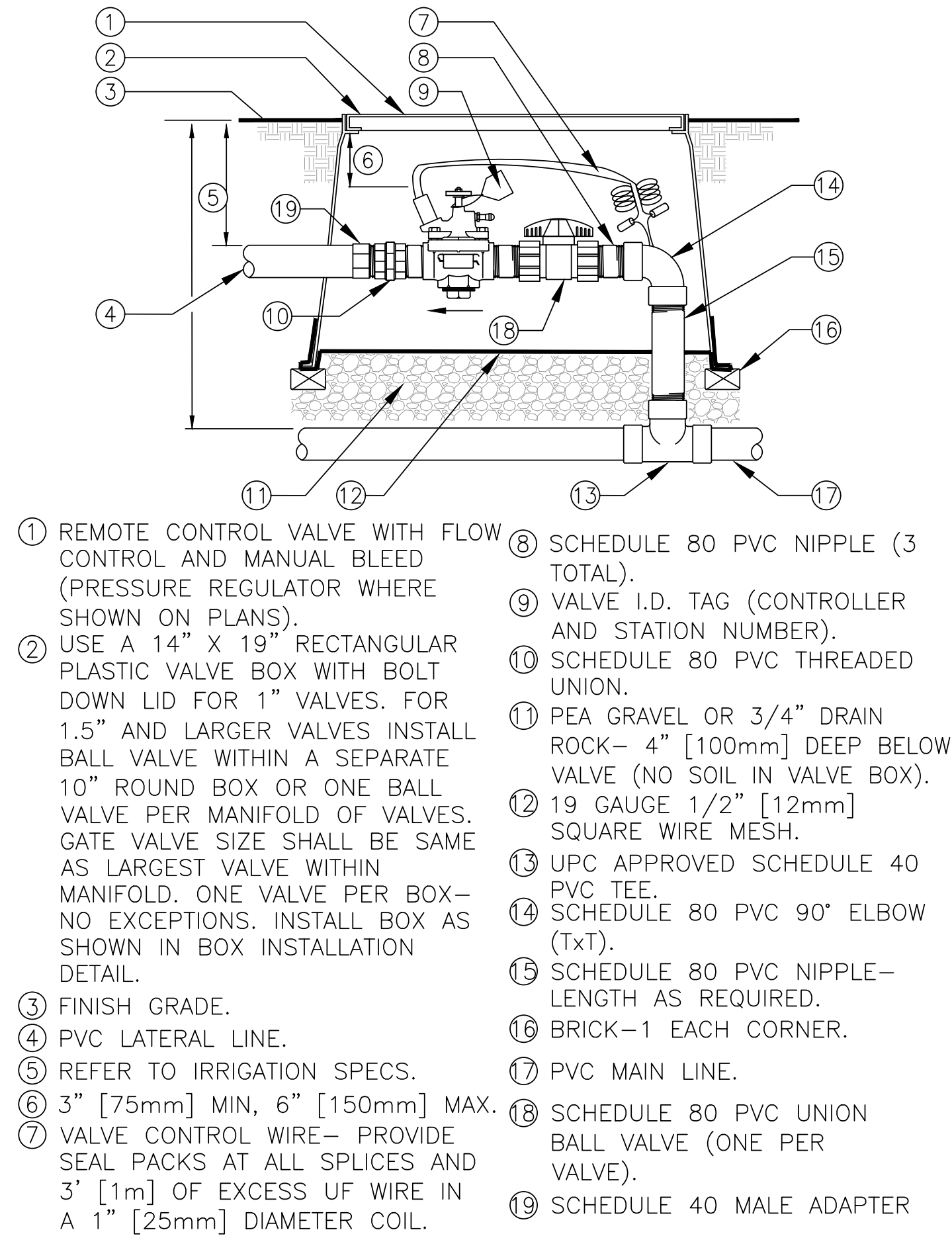
SHEET
- L-2.1



- INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
 3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST UP IN BOTTOM OF TUBE.
 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
 5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

6 WEATHERPROOF WIRE SPLICE ASSEMBLY

SCALE: NONE



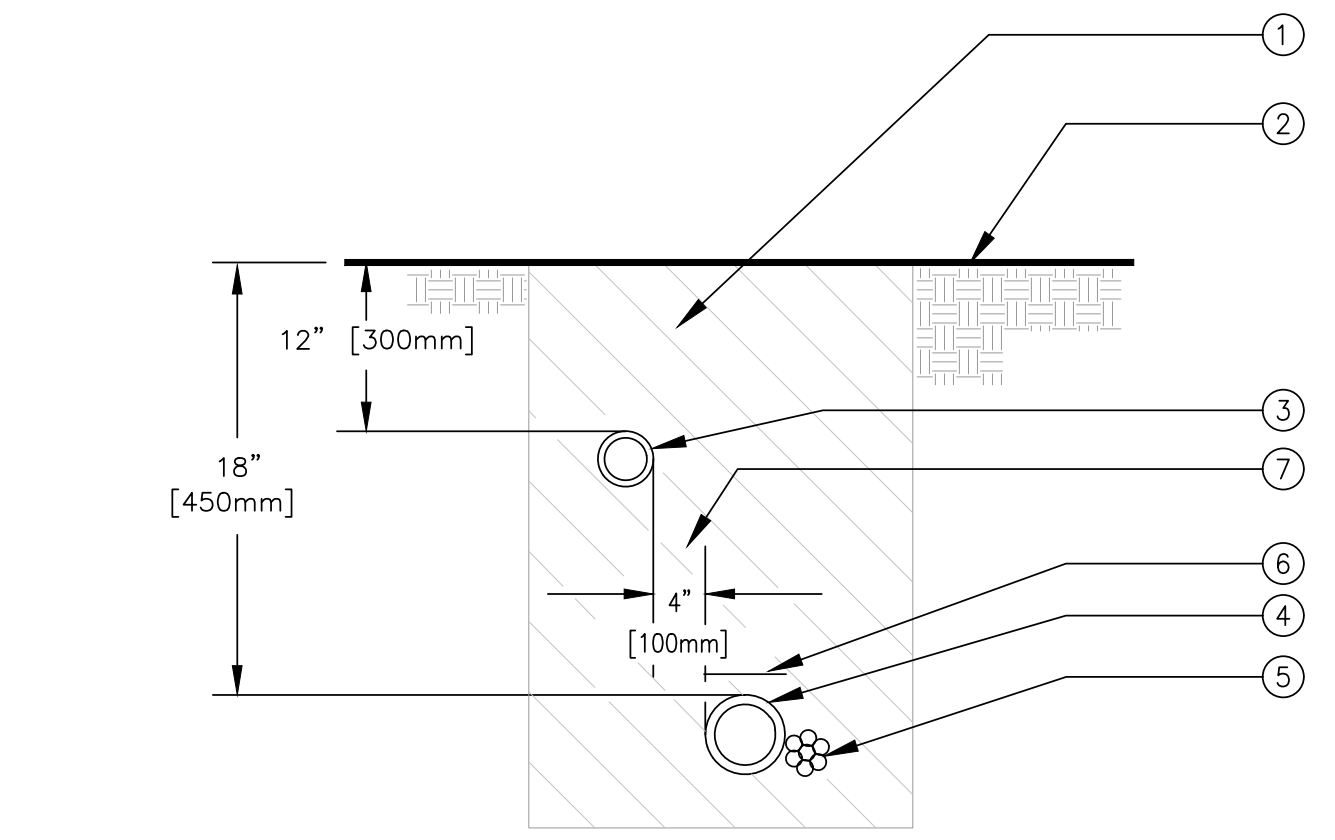
- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
- 2 USE A 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX—NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 FINISH GRADE.
- 4 PVC LATERAL LINE.
- 5 REFER TO IRRIGATION SPECS.
- 6 3" [75mm] MIN, 6" [150mm] MAX.
- 7 VALVE CONTROL WIRE— PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
- 8 SCHEDULE 80 PVC NIPPLE (3 TOTAL).
- 9 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- 10 SCHEDULE 80 PVC THREADED UNION.
- 11 PEA GRAVEL OR 3/4" DRAIN ROCK— 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 12 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
- 13 UPC APPROVED SCHEDULE 40 PVC TEE.
- 14 SCHEDULE 80 PVC 90° ELBOW (TxT).
- 15 SCHEDULE 80 PVC NIPPLE— LENGTH AS REQUIRED.
- 16 BRICK—1 EACH CORNER.
- 17 PVC MAIN LINE.
- 18 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
- 19 SCHEDULE 40 MALE ADAPTER

5 REMOTE CONTROL VALVE

SCALE: NONE

NOTES:

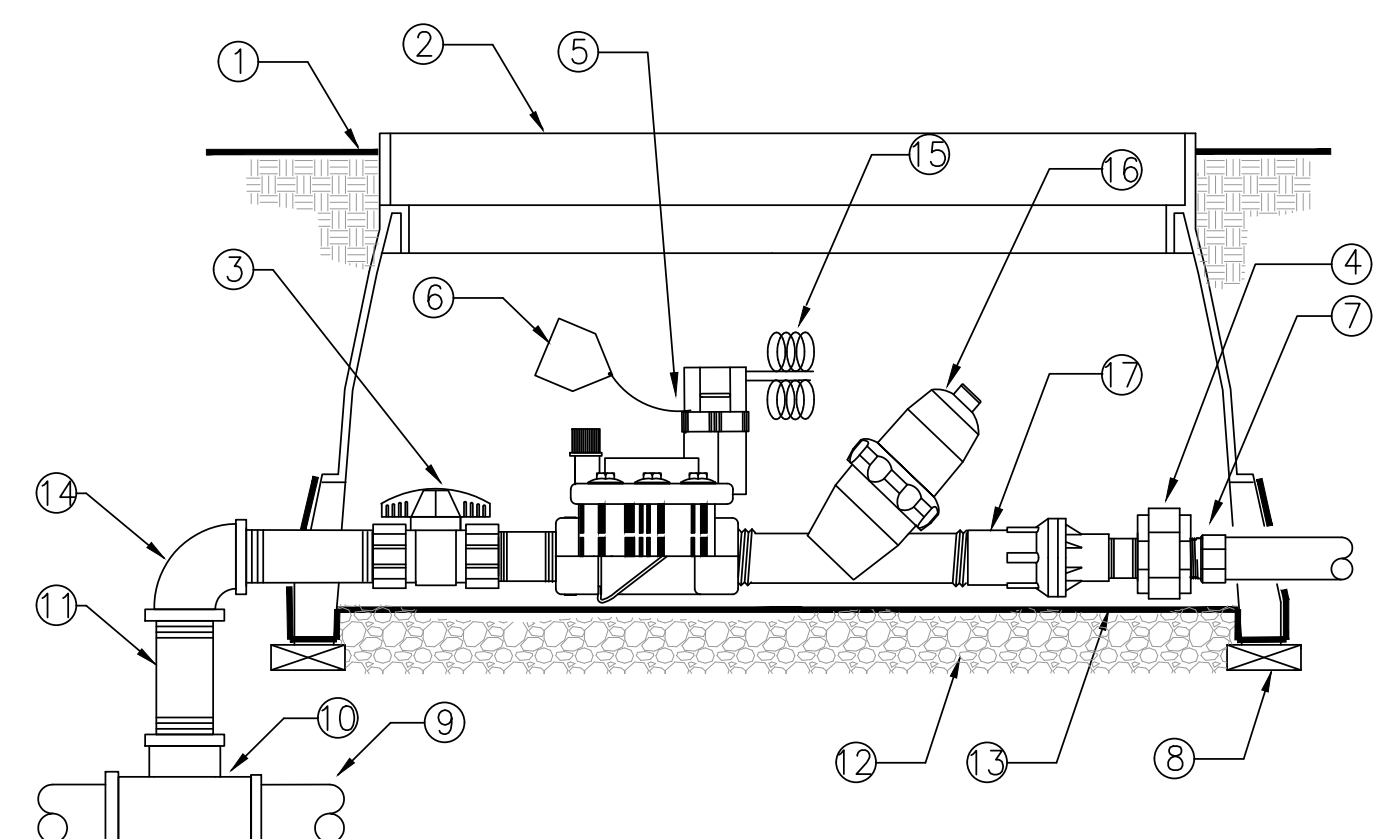
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.



- 1 CLEAN BACKFILL MATERIAL.
- 2 FINISH GRADE.
- 3 LATERAL LINE.
- 4 MAIN LINE.
- 5 LOW VOLTAGE CONTROL WIRE. TAPE AND BUNDLE TUBING OR WIRING AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.
- 6 DETECTABLE WARNING TAPE OVER MAIN LINE — 3" [75mm] ABOVE PIPE.
- 7 TYPICAL DISTANCE BETWEEN PIPES.

3 TRENCHING

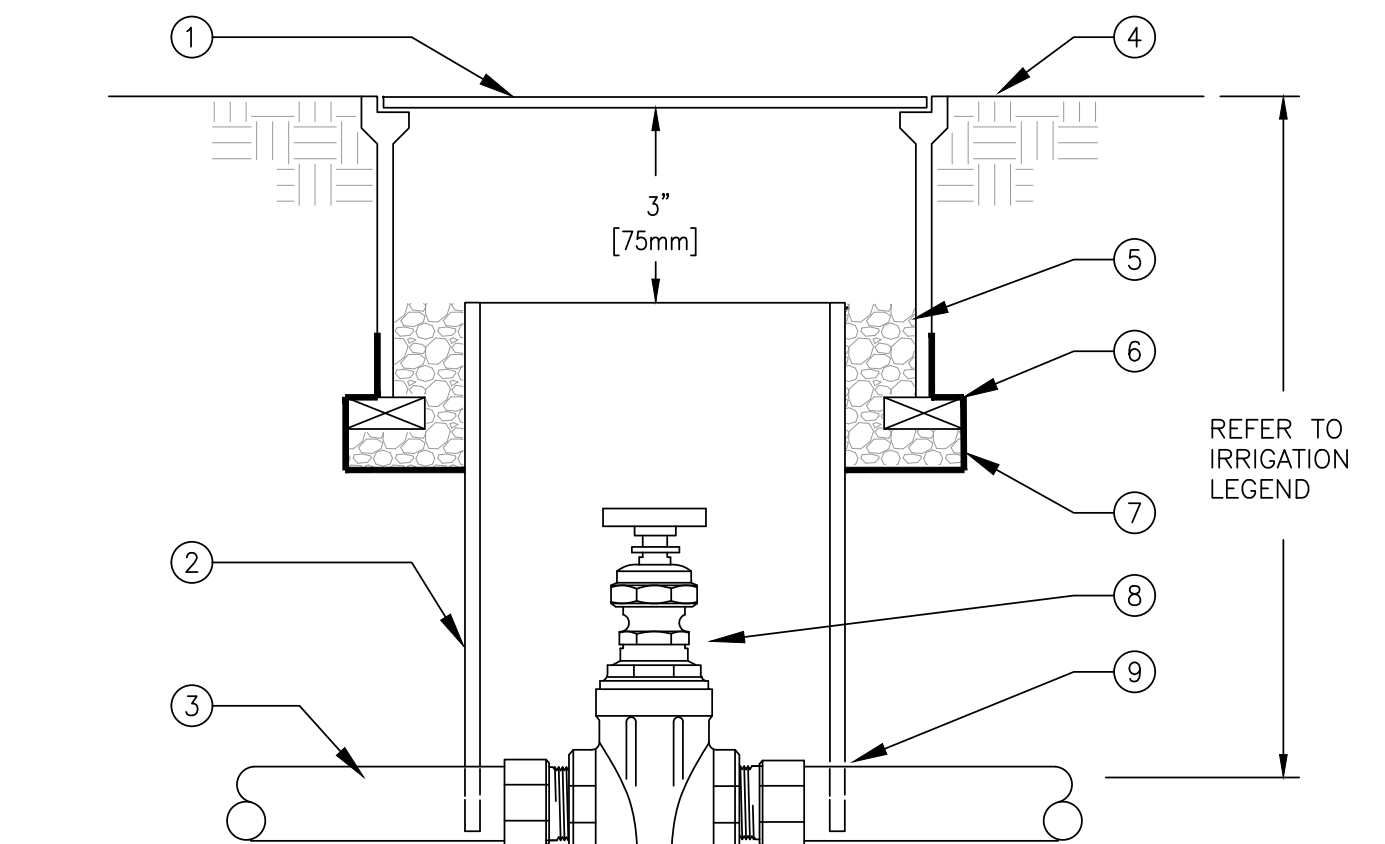
SCALE: NONE



- 1 FINISH GRADE
- 2 RECTANGULAR JUMBO PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX— NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- 4 SCHEDULE 80 PVC THREADED UNION
- 5 REMOTE CONTROL VALVE
- 6 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- 7 SCHEDULE 40 MALE ADAPTER
- 8 BRICK—1 EACH CORNER.
- 9 PVC MAIN LINE.
- 10 UPC APPROVED SCHEDULE 40 PVC TEE.
- 11 SCHEDULE 80 PVC NIPPLE—(4—TOTAL) LENGTH AS REQUIRED.
- 12 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK — 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 13 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- 14 SCHEDULE 80 PVC 90° ELBOW (TxT).
- 15 VALVE CONTROL WIRE— PROVIDE 3M—DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
- 16 DISC FILTER
- 17 PRESSURE REGULATOR (40 PSI)

4 REMOTE CONTROL VALVE (DRIPZONE)

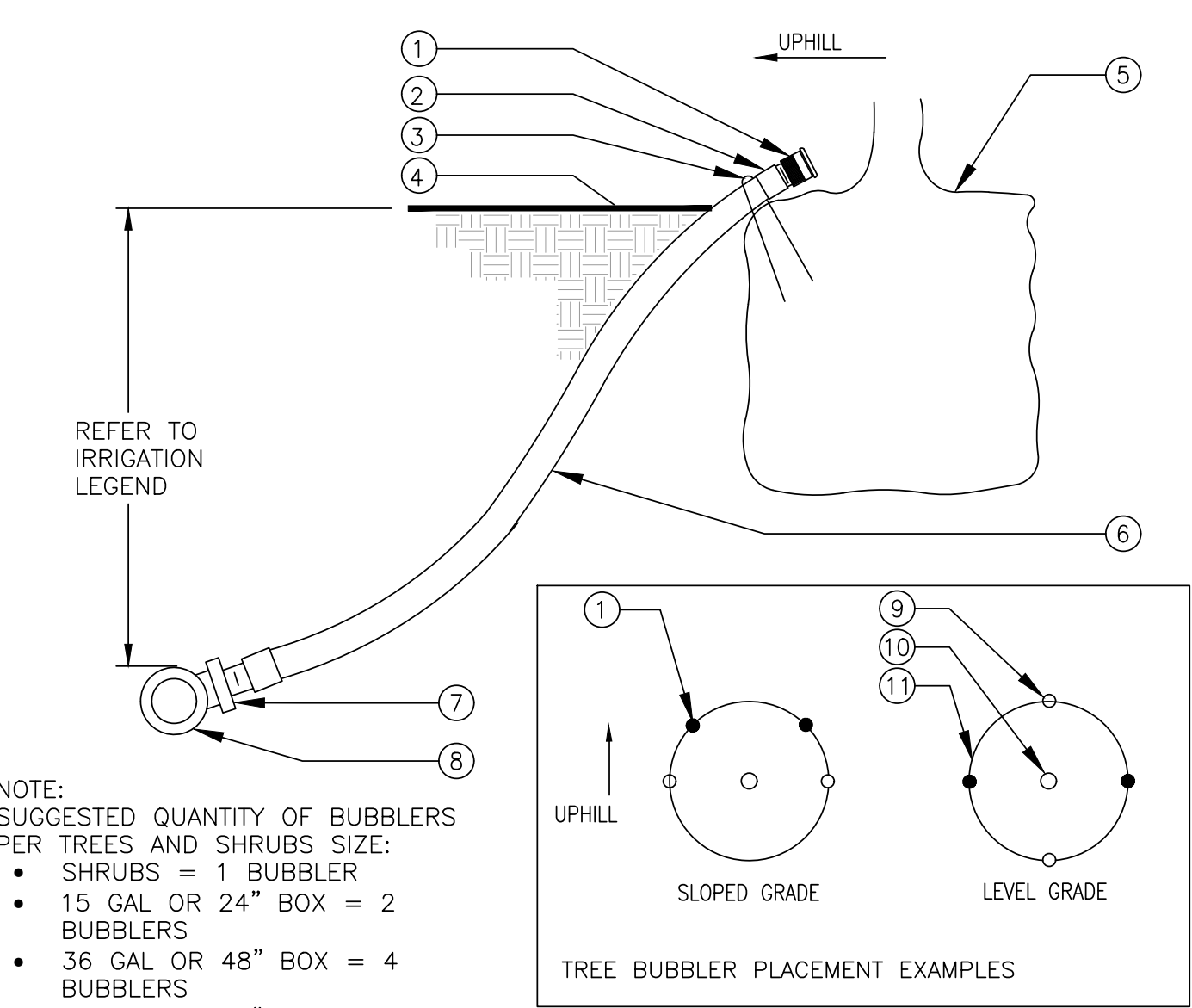
SCALE: NONE



- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- 2 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- 3 PVC MAIN LINE.
- 4 FINISH GRADE.
- 5 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK — 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
- 6 BRICK—2 TOTAL.
- 7 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- 8 GATE VALVE.
- 9 MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

1 GATE VALVE

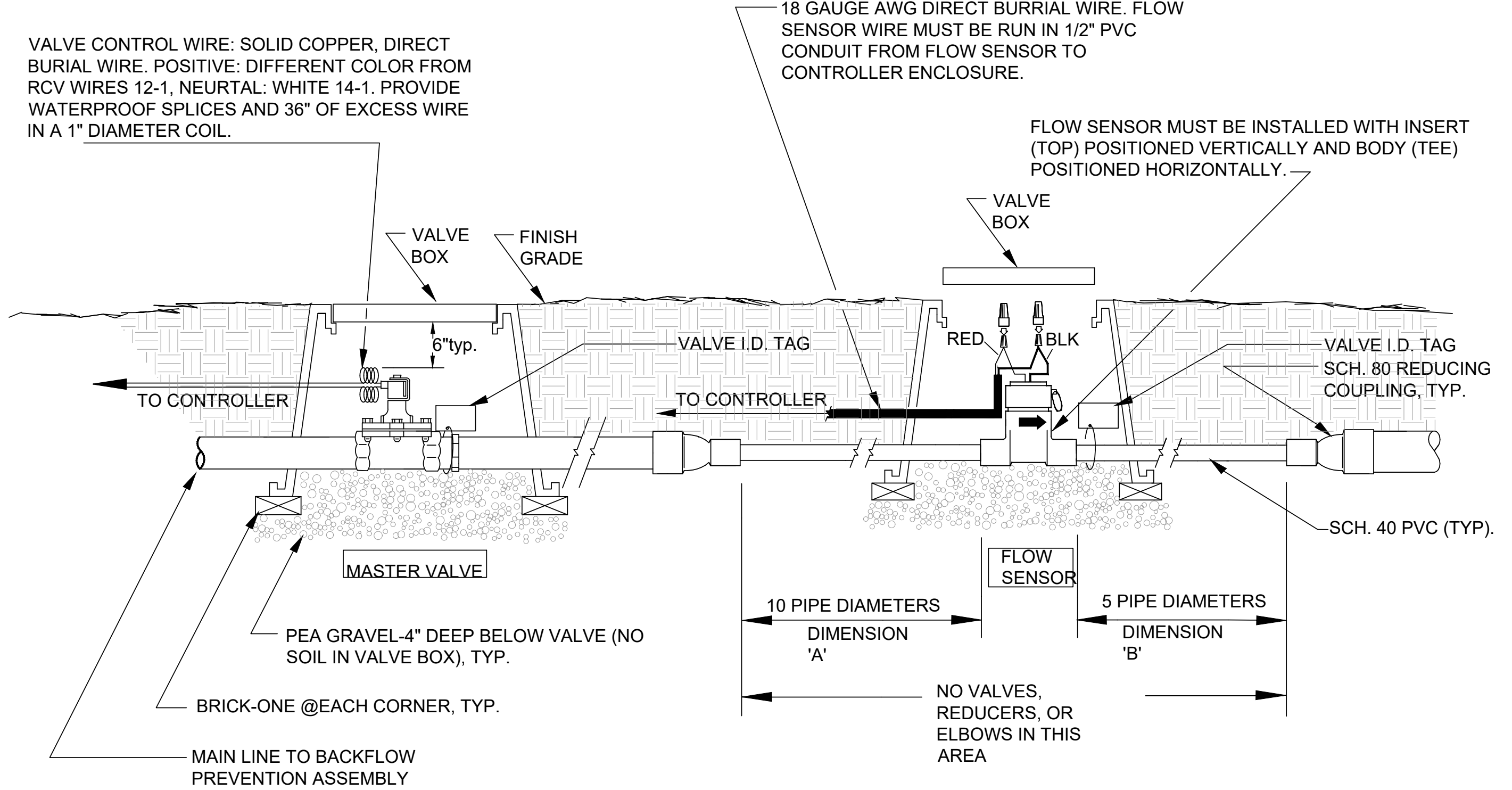
SCALE: NONE



- NOTE: SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
 - 15 GAL OR 24" BOX = 2 BUBBLERS
 - 36 GAL OR 48" BOX = 4 BUBBLERS
 - 60 GAL OR 72" BOX = 6 BUBBLERS
- 1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
 - 2 1/2" [13mm] SCH. 40 MALE ADAPTER.
 - 3 6" [150mm] STEEL STAPLE.
 - 4 FINISH GRADE.
 - 5 TREE OR SHRUB ROOTBALL.
 - 6 1/2" [13mm] IPS FLEXIBLE PVC.
 - 7 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
 - 8 PVC LATERAL LINE.
 - 9 TREE STAKES.
 - 10 TREE OR SHRUB.
 - 11 EDGE OF ROOTBALL (TYPICAL).

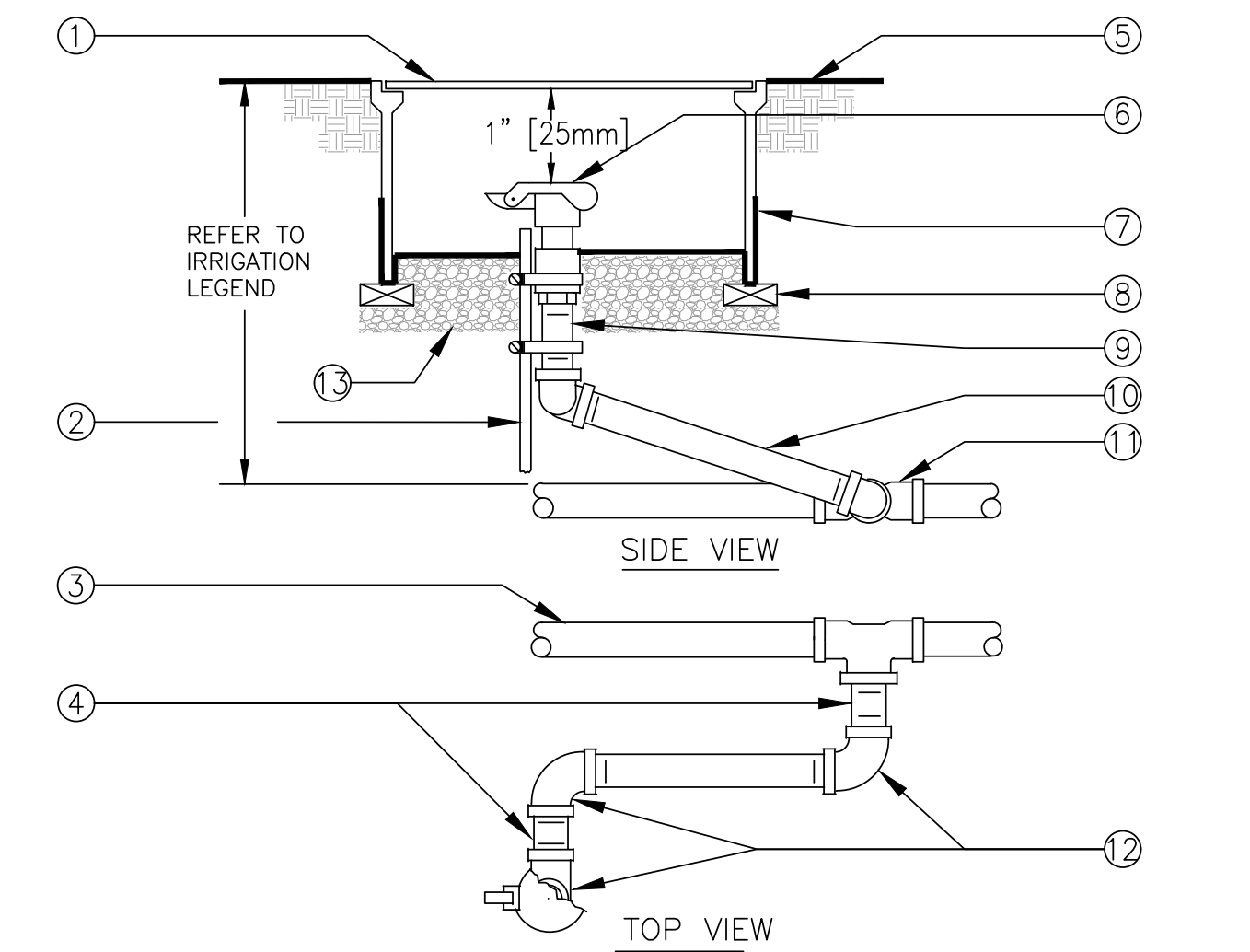
2 TREE AND SHRUB BUBBLER

SCALE: NONE



7 INSTALLATION DETAIL — MASTER VALVE/FLOW SENSOR

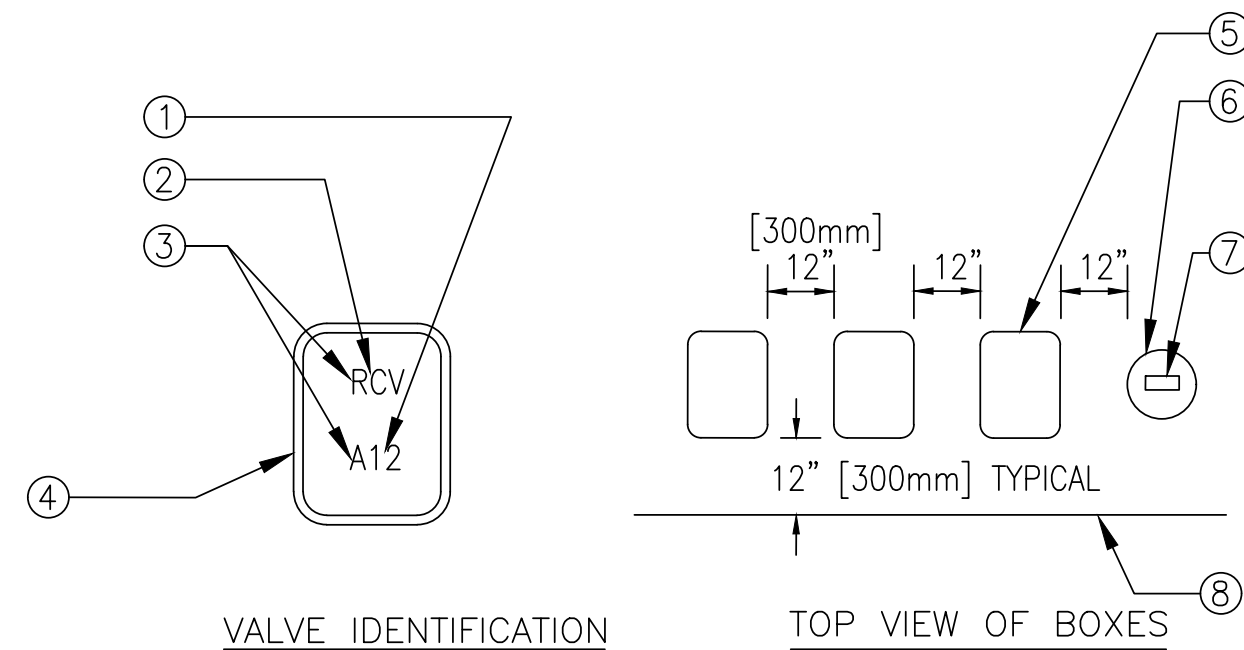
SCALE: NONE



- ① 10" BLACK ROUND PLASTIC VALVE BOX WITH BLACK BOLT DOWN LID.
 ② 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
 ③ PVC MAIN LINE.
 ④ 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
 ⑤ FINISH GRADE.
 ⑥ QUICK COUPLING VALVE.
 ⑦ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
 ⑧ BRICK - 2 TOTAL.
 ⑨ SCHEDULE 80 PVC THREADED NIPPLE.
 ⑩ 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
 ⑪ UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
 ⑫ SCHEDULE 80 PVC THREADED 90° ELL.
 ⑬ PEA GRAVEL OR 3/4" DRAIN ROCK - 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
 NOTE: NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

5 QUICK COUPLING VALVE

SCALE: NONE

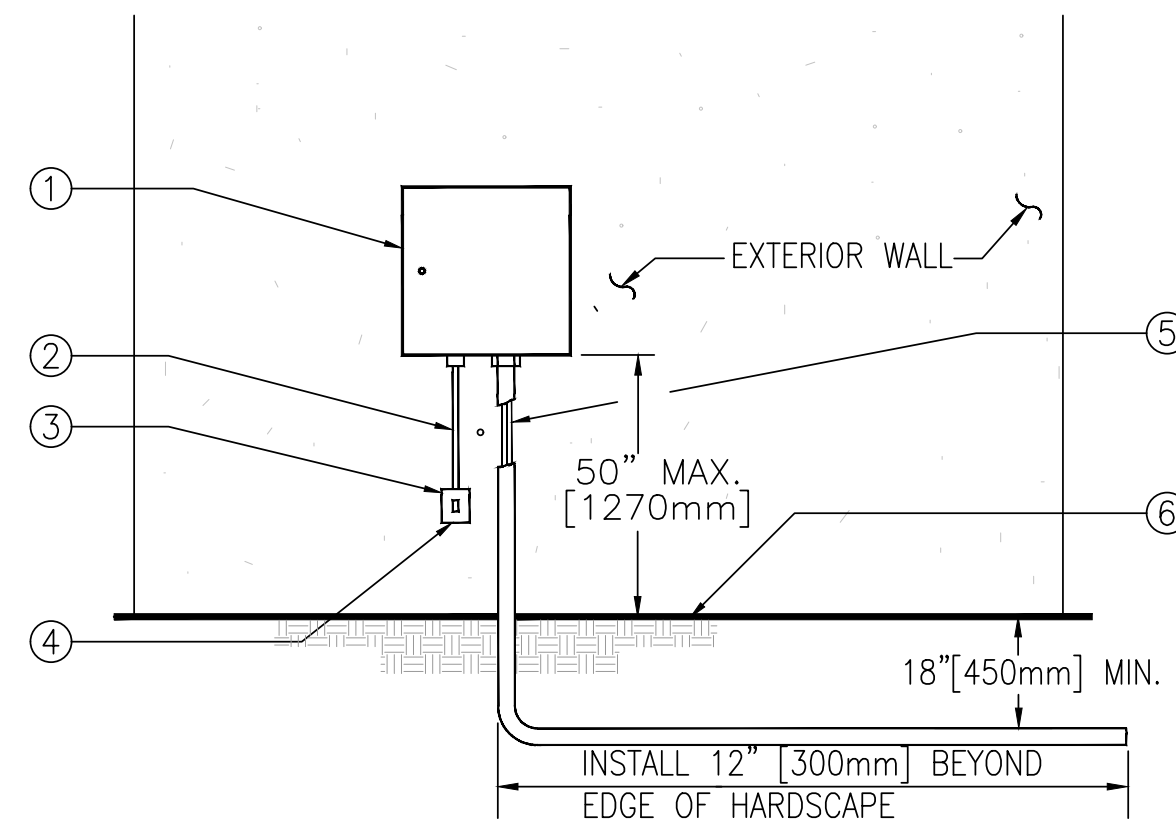


- ① CONTROLLER AND STATION
 ② VALVE TYPE
 ③ HEAT BRAND LETTERS AND NUMBERS INTO LID.
 ④ VALVE BOX COVER
 ⑤ RECTANGULAR VALVE BOX
 ⑥ ROUND VALVE BOX FOR QCV AND GATE VALVE.
 ⑦ HEAT BRAND LETTERS AND NUMBERS INTO LID (TYPICAL).
 ⑧ EDGE OF LAWN, WALK, FENCE, CURB, ETC.

- INSTRUCTIONS:
 1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 2. SET BOXES 1" [25mm] ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

6 VALVE BOX INSTALLATION

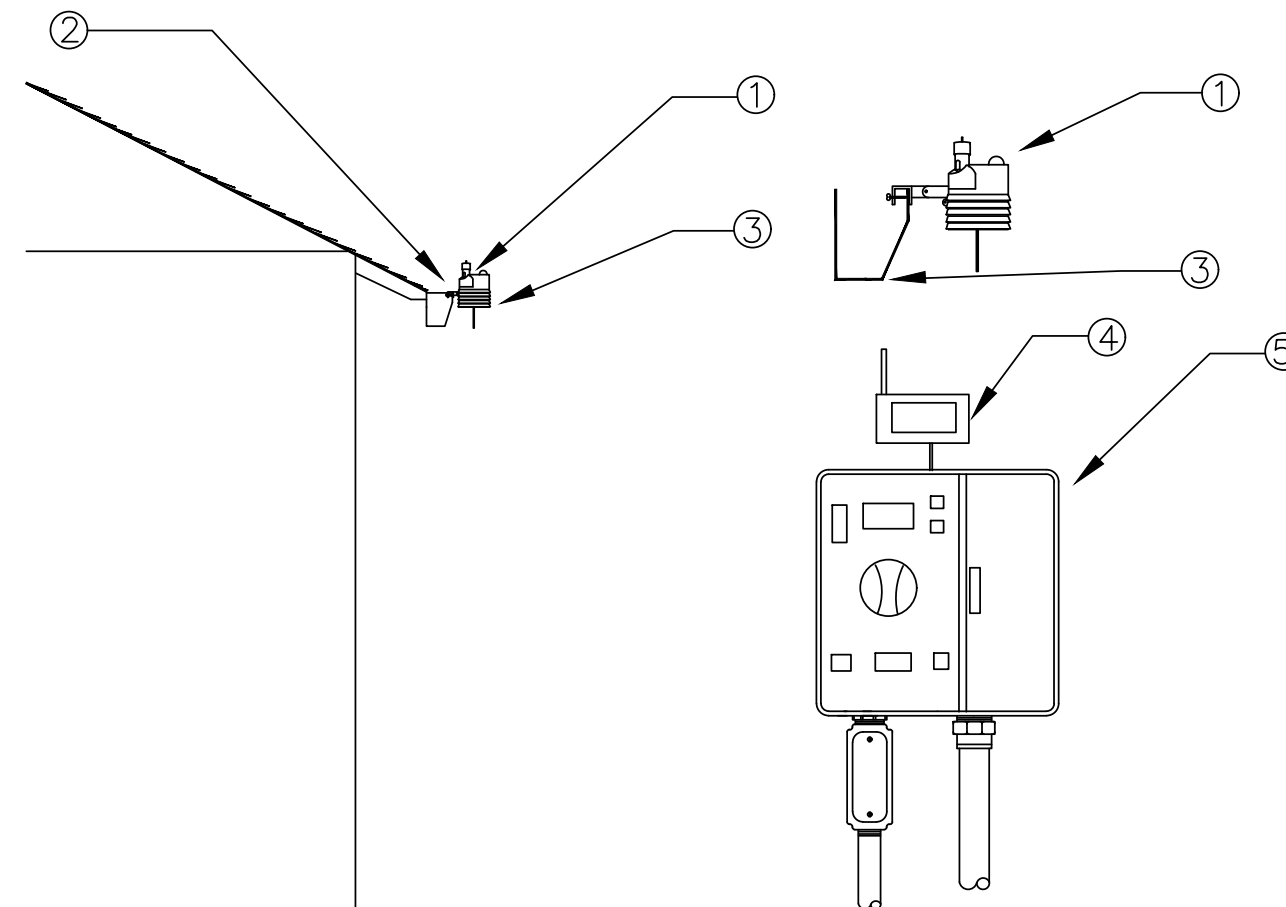
SCALE: NONE



- ① IRRIGATION CONTROLLER.
 ② 120 VOLT SERVICE IN RIGID STEEL CONDUIT.
 ③ 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
 ④ 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR.
 ⑤ LOW VOLTAGE WIRE IN GRAY SCHEDULE 40 PVC CONDUIT.
 ⑥ FINISH GRADE OR HARDSCAPE.

3 CONTROLLER - EXTERIOR WALL MOUNTED

SCALE: NONE

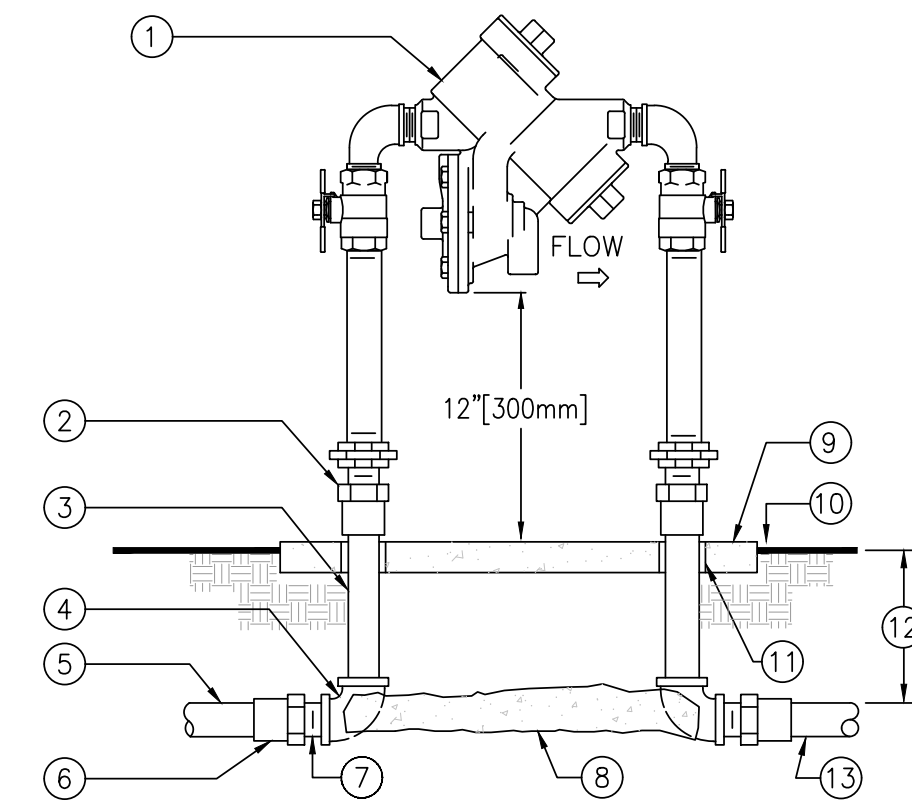


NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

- ① WIRELESS CLIMATE SENSOR TRANSMITTER (EVE/GUTTER MOUNTED)
 ② MOUNT SENSOR ON GUTTER/EVE
 ③ GUTTER/EVE
 ④ SENSOR RECEIVER
 ⑤ CONTROLLER

4 WIRELESS CLIMATE SENSOR

SCALE: NONE

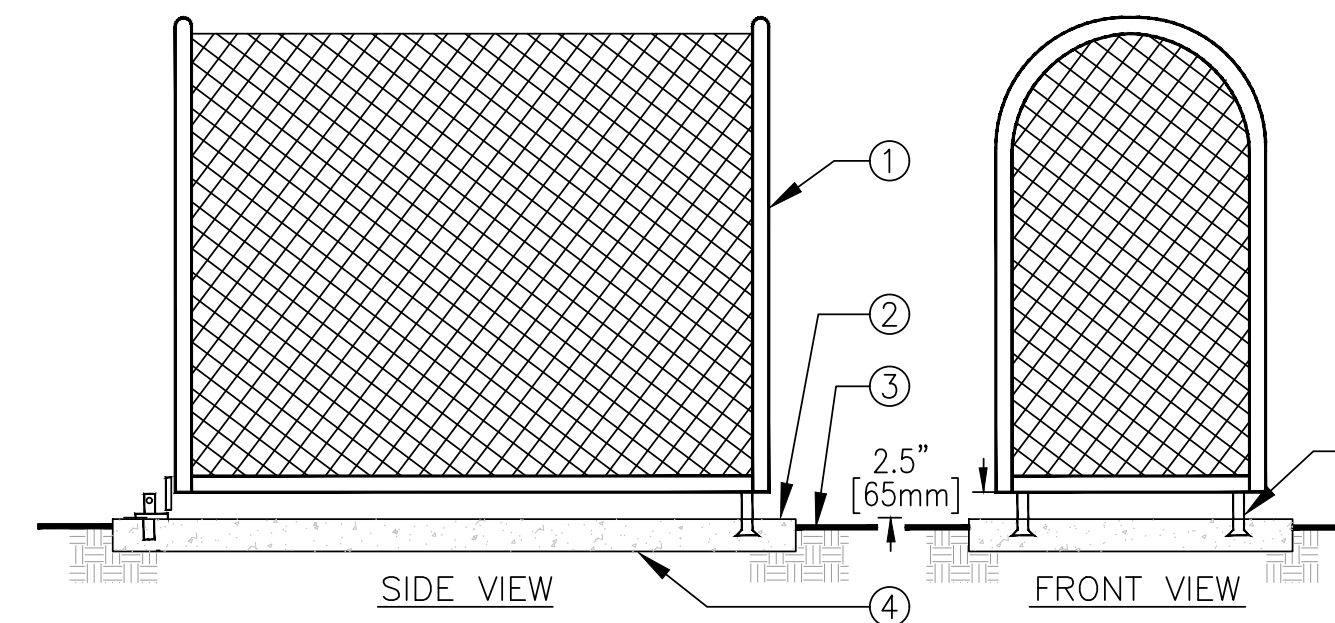


- ① REDUCED PRESSURE BACKFLOW ASSEMBLY.
 ② WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
 ③ COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
 ④ WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
 ⑤ PVC MAIN LINE TO POINT OF CONNECTION.
 ⑥ BUSH AS NECESSARY FOR SIZE TRANSITION.
 ⑦ SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
 ⑧ CONCRETE SUPPORT BLOCK.
 ⑨ CONCRETE PAD-SEE ENCLOSURE DETAIL.
 ⑩ FINISH GRADE.
 ⑪ PVC SLEEVE BOTH SIDES.
 ⑫ REFER TO IRRIGATION LEGEND
 ⑬ PVC MAIN LINE TO IRRIGATION SYSTEM.

- NOTES:
 1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
 2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
 3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
 4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY

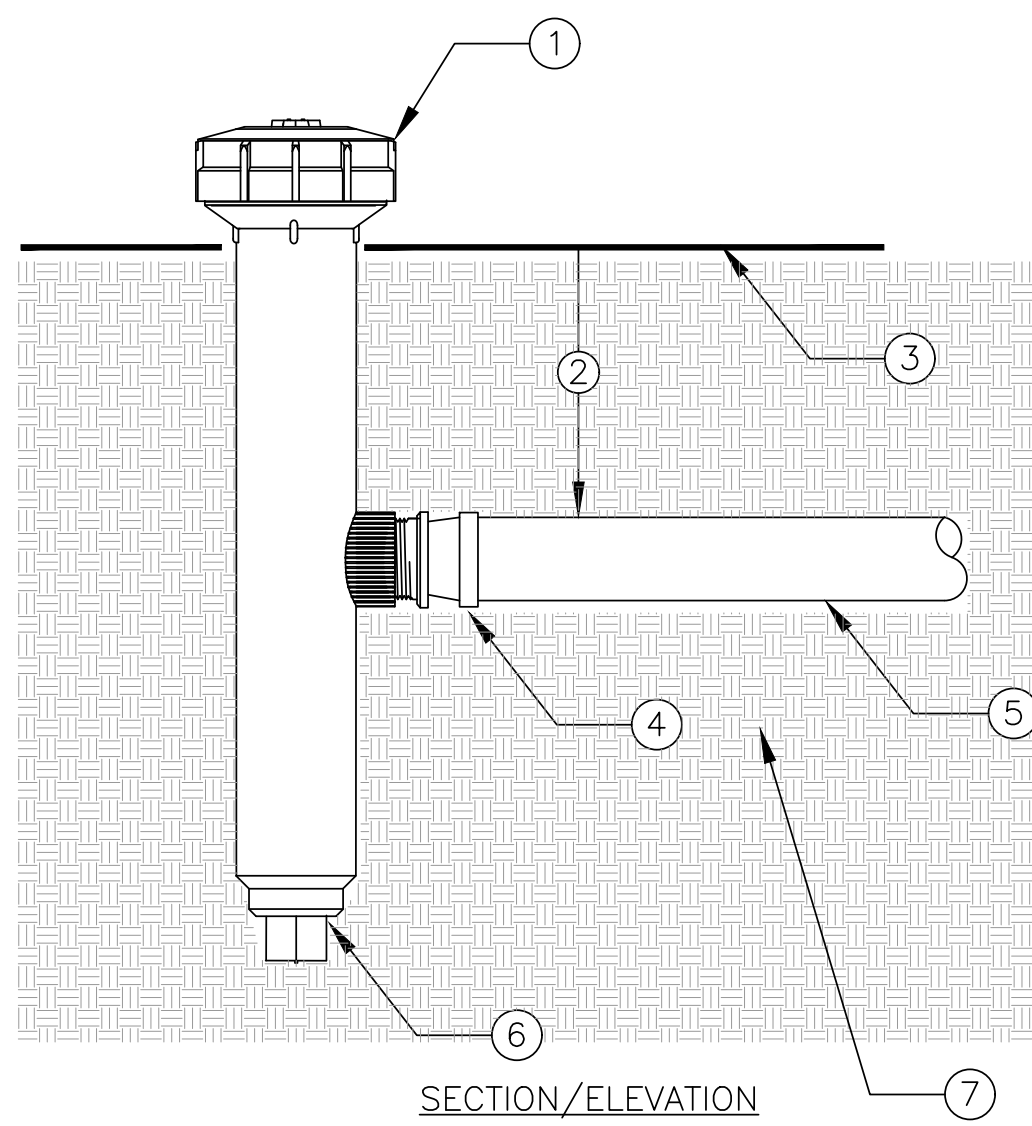
SCALE: NONE



- ① STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
 ② SET PAD 1/2" [13mm] ABOVE FINISH GRADE
 ③ FINISH GRADE
 ④ 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
 ⑤ MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

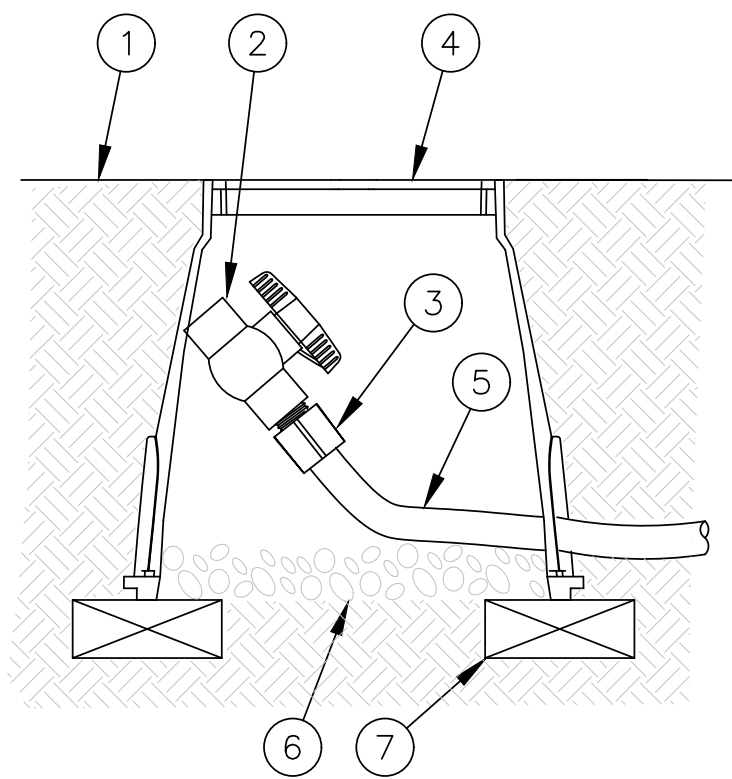
2 BACKFLOW ASSEMBLY ENCLOSURE

SCALE: NONE



- ① TORO 6" POP UP SPRINKLER WITH SIDE INLET (MODEL 570Z-6P-SI-PRX WITH 5" PRECISION NOZZLE (MODEL O-T-5-QP) TURNED COMPLETELY OFF WITH ADJUSTMENT SCREW. SPRINKLER SHALL OPERATE AS THE DRIPLINE INDICATOR. USE A MINIMUM OF ONE PER ZONE AND LOCATED AT END OF ZONE.
- ② DEPTH OF DRIPLINE. REFER TO IRRIGATION LEGEND.
- ③ FINISH GRADE.
- ④ TORO TRI-LOC X 1/2" MPT ADAPTER (TL-M50)
- ⑤ DRIPLINE.
- ⑥ KEEP PLUG IN SPRINKLER. ONLY USE SIDE INLET.
- ⑦ SOIL BACKFILL.

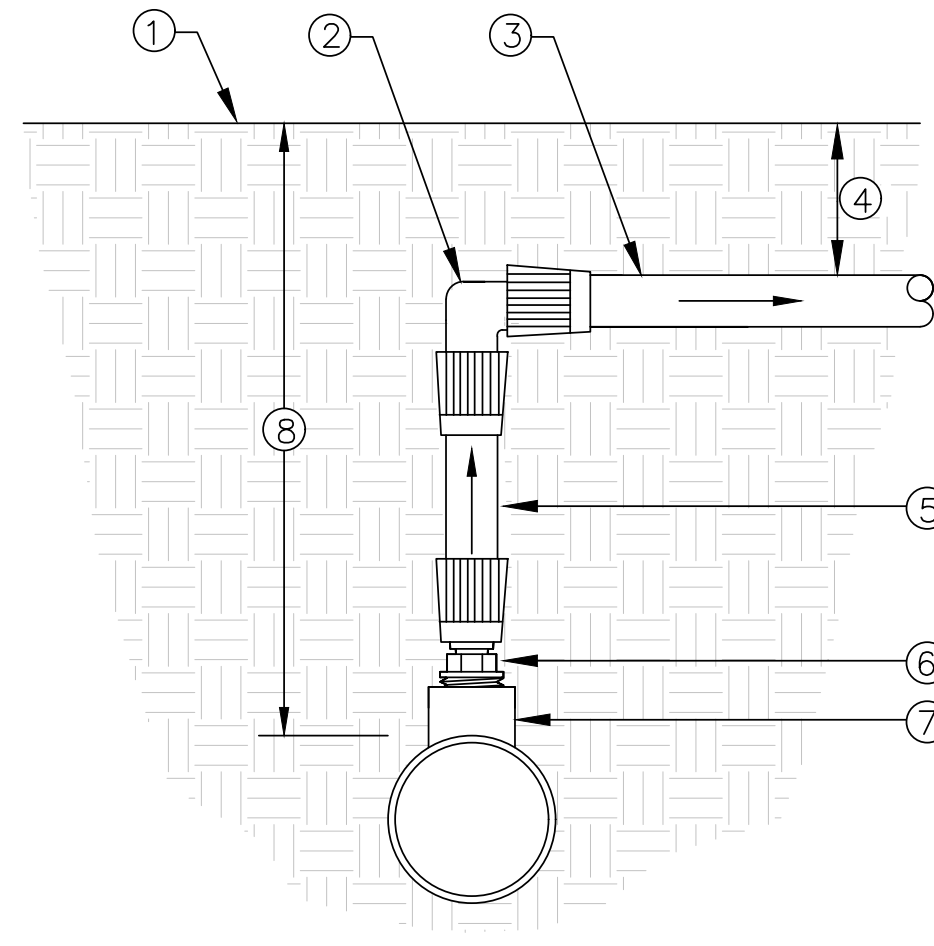
5 DRIPLINE OPERATION INDICATOR
SCALE: NONE



NOTE:
ALLOW A MINIMUM OF PVC HOSE IN
VALVE BOX IN ORDER TO DIRECT
FLUSHED WATER OUTSIDE VALVE
BOX.

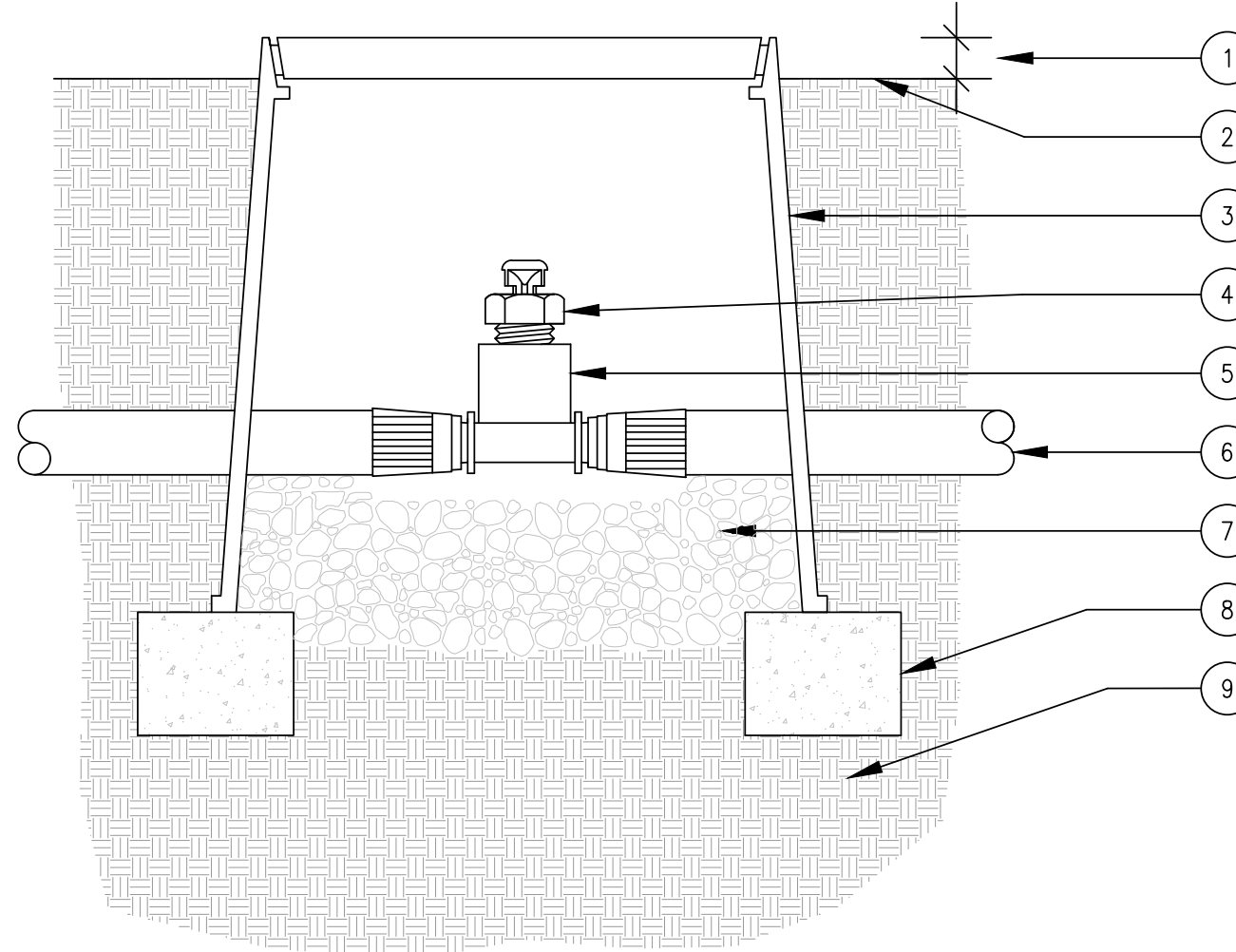
- ① FINISH GRADE
- ② 1/2" SCH 40 THREADED BALL VALVE.
- ③ 1/2" SCH 40 MALE ADAPTER.
- ④ 6" ROUND PLASTIC VALVE BOX.
- ⑤ 1" IPS PVC HOSE FROM EXHAUST HEADER.
- ⑥ PEA GRAVEL SUMP (6" DEEP).
- ⑦ BRICK (1 OF 2)

6 DRIPLINE-FLUSH POINT
SCALE: NONE



- ① FINISH GRADE
- ② TORO TRI-LOC ELBOW (TL-E)
- ③ DRIPLINE TUBING
- ④ DEPTH OF TUBING PER IRRIGATION LEGEND.
- ⑤ TORO BLUE STRIPE POLY TUBING (EHD1645)
- ⑥ TORO TRI-LOC MPT ADAPTER (TL-M50)
- ⑦ SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
- ⑧ DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

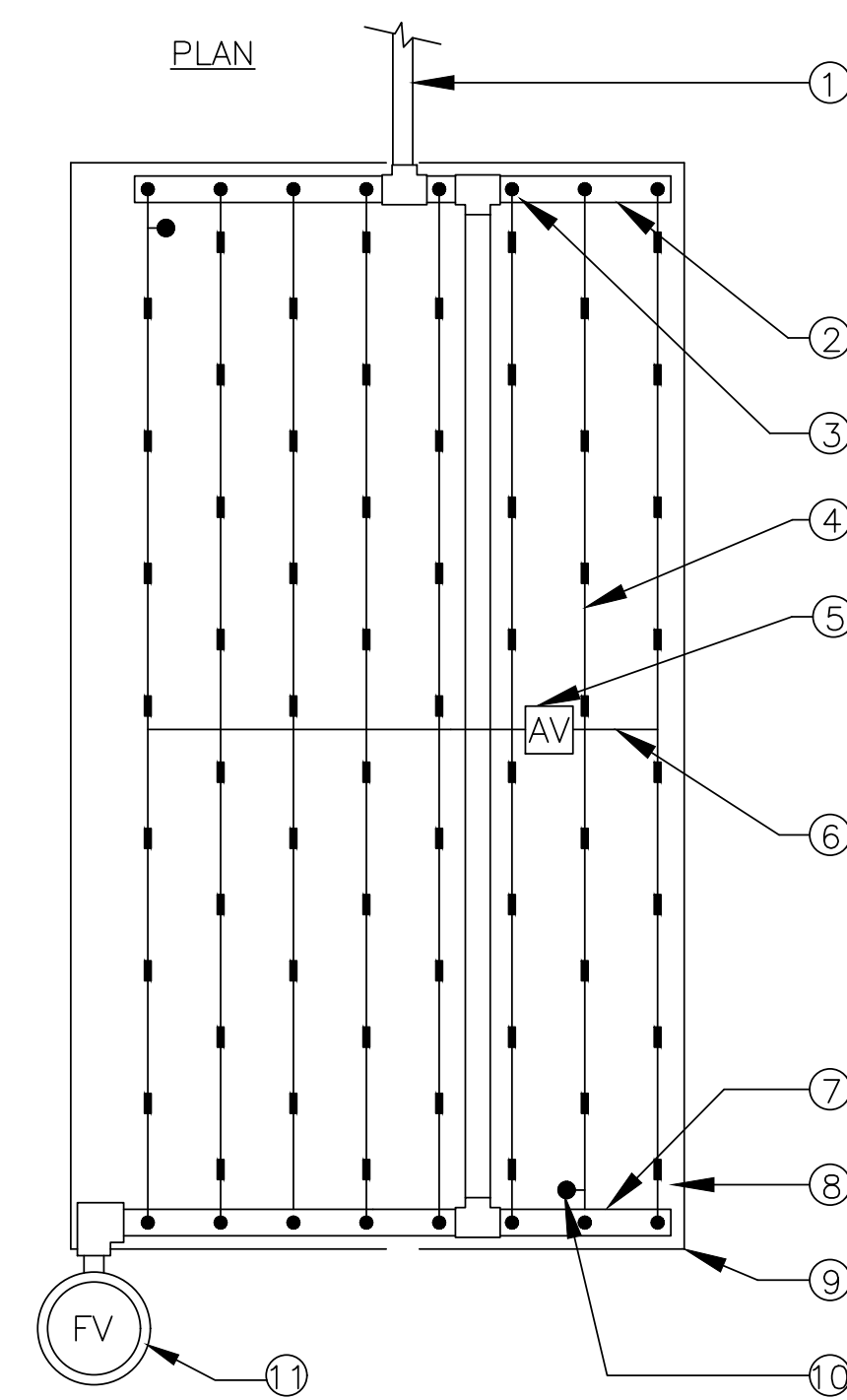
3 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE



NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE.
LOCATE AT HIGH POINTS.

- ① 1" ABOVE FINISH GRADE.
- ② FINISH GRADE.
- ③ 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
- ④ TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
- ⑤ TORO TRI-LOC TEE X 1/2" FPT ADAPTER (TL-T-F50)
- ⑥ TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
- ⑦ PEA GRAVEL (4" DEEP).
- ⑧ BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- ⑨ NATIVE SOIL PER SPECIFICATIONS.

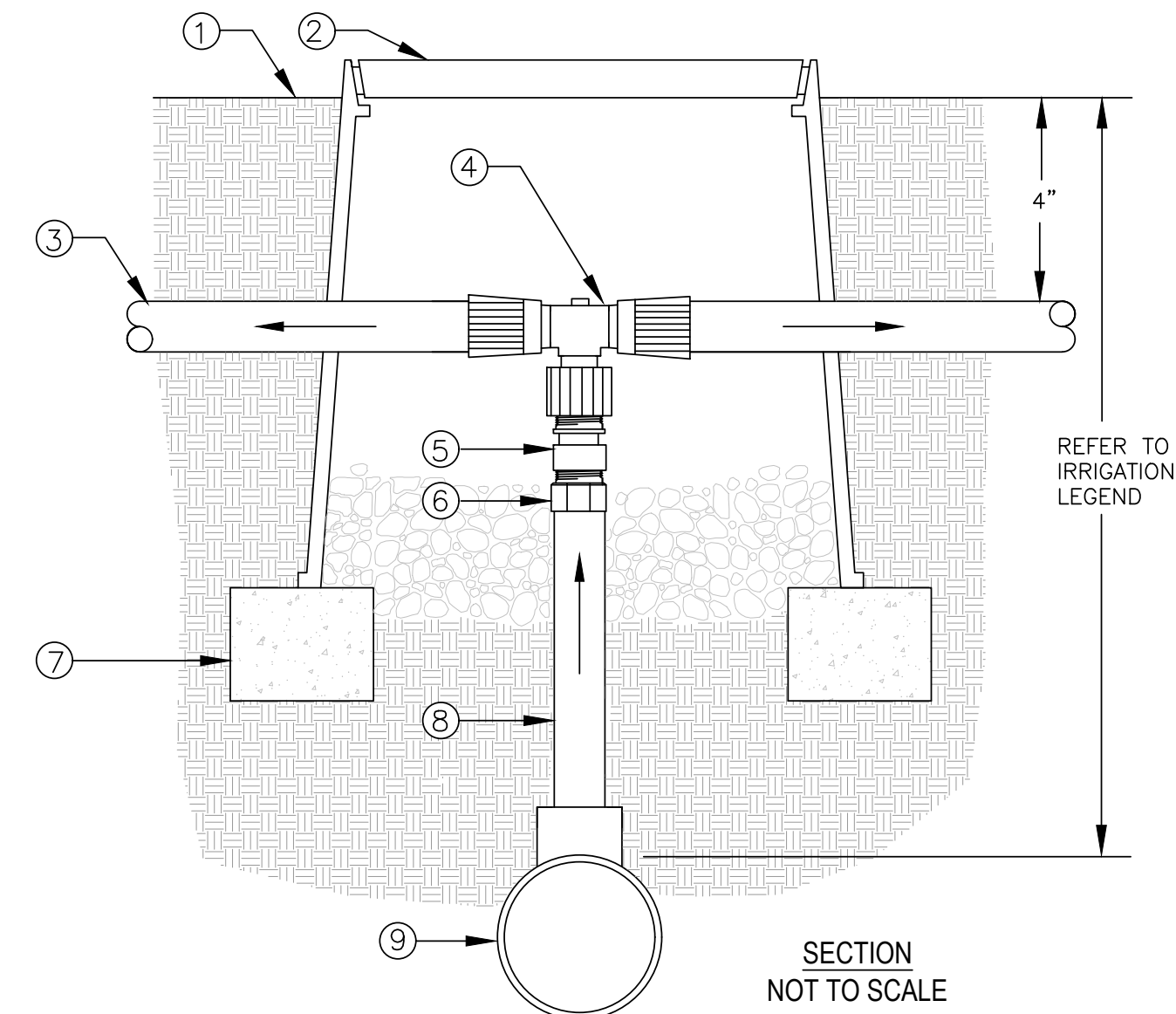
4 AIR VACUUM RELIEF VALVE IN DRIPLINE
SCALE: NONE



- ① PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
- ② PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
- ③ MANIFOLD-TO-ELBOW CONNECTION (TYP).
- ④ DRIPLINE LATERAL.
- ⑤ AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
- ⑥ AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
- ⑦ 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
- ⑧ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
- ⑨ AREA PERIMETER.
- ⑩ DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
- ⑪ AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

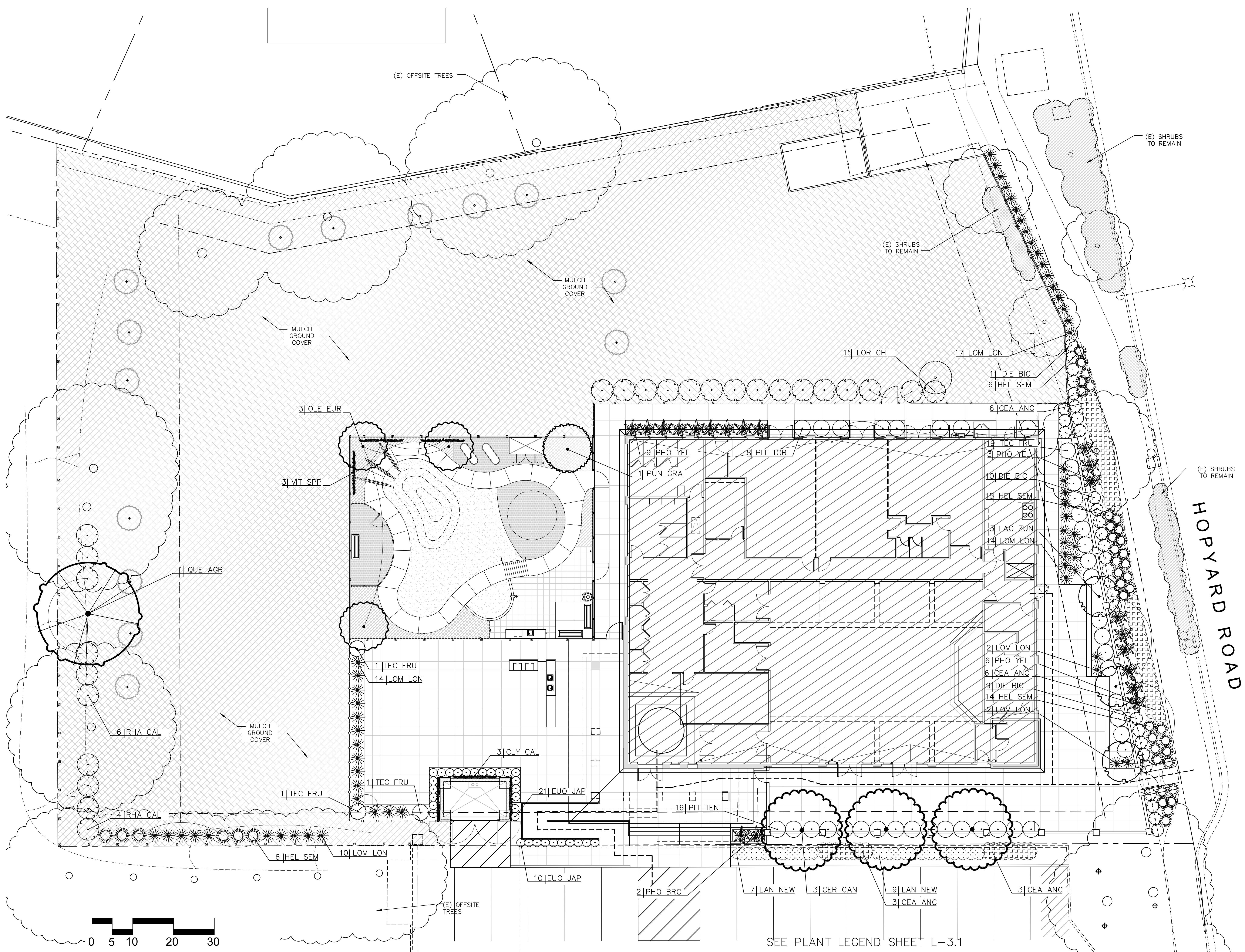
NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

1 TORO DL 2000 END FEED LAYOUT
SCALE: NONE



- ① FINISH GRADE
- ② CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
- ③ DRIPLINE TUBING
- ④ TORO TRI-LOC TEE X 1/2" FPT ADAPTER
- ⑤ TORO 1/2" CHECK VALVE (PCV-500)
- ⑥ 1/2" SCH 40 MALE ADAPTER.
- ⑦ BRICK (1 OF 2)
- ⑧ 1/2" SCH 40 PVC (LENGTH AS REQUIRED)
- ⑨ PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

2 DRIPLINE TO PVC CONNECTION
SCALE: NONE



TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA

PLANTING
PLAN



- REVISIONS:
- 12/04/20 Revised Playground

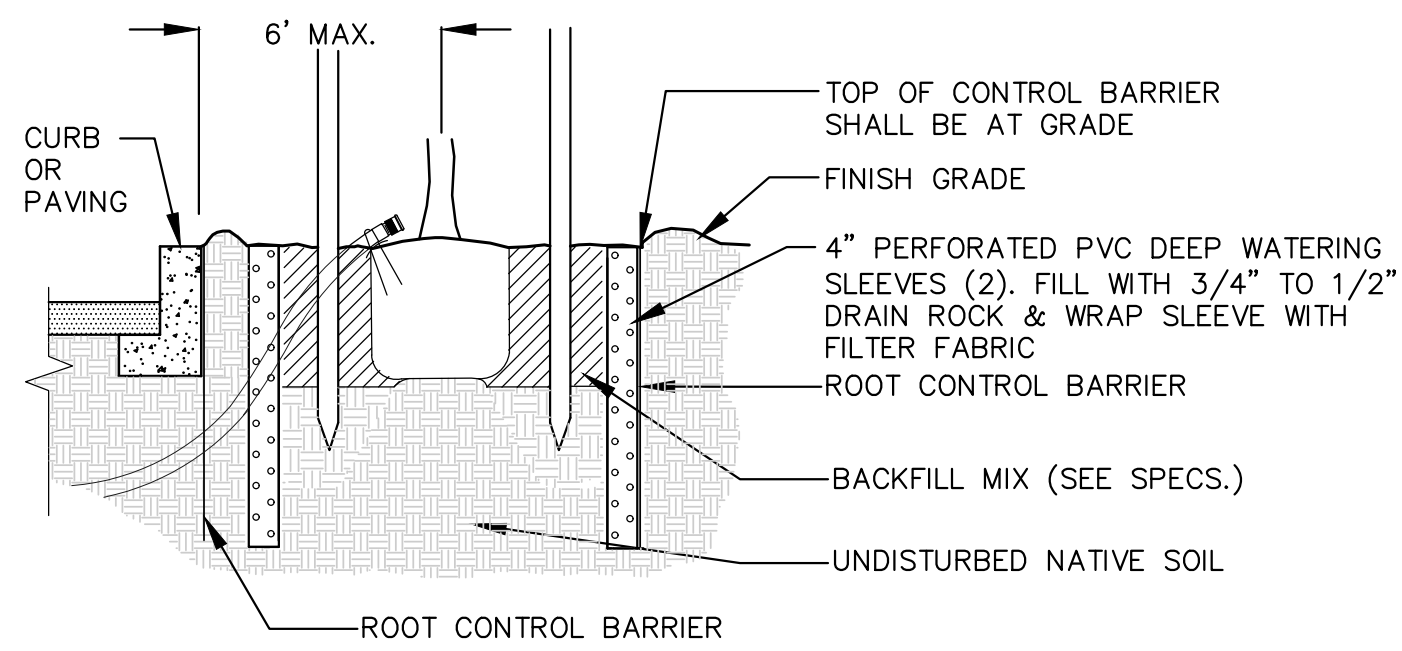
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SCALE: 1" = 10'-0"

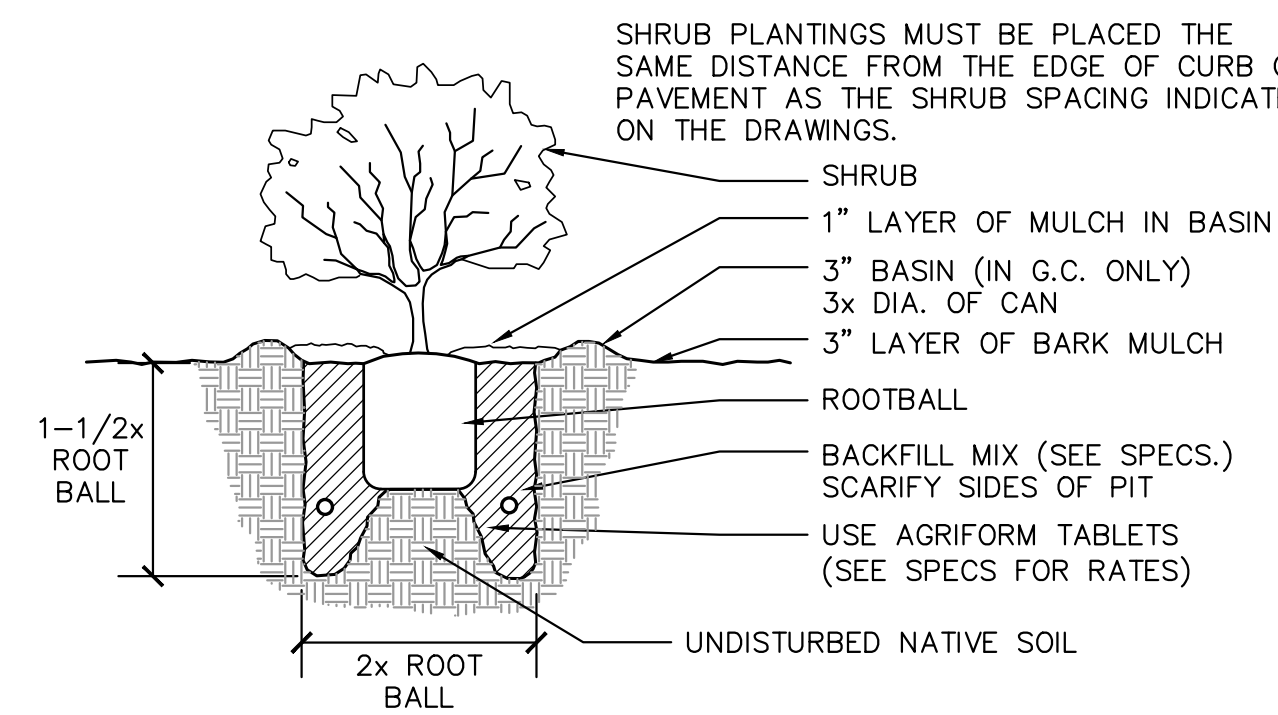
JOB: 16-044

SHEET

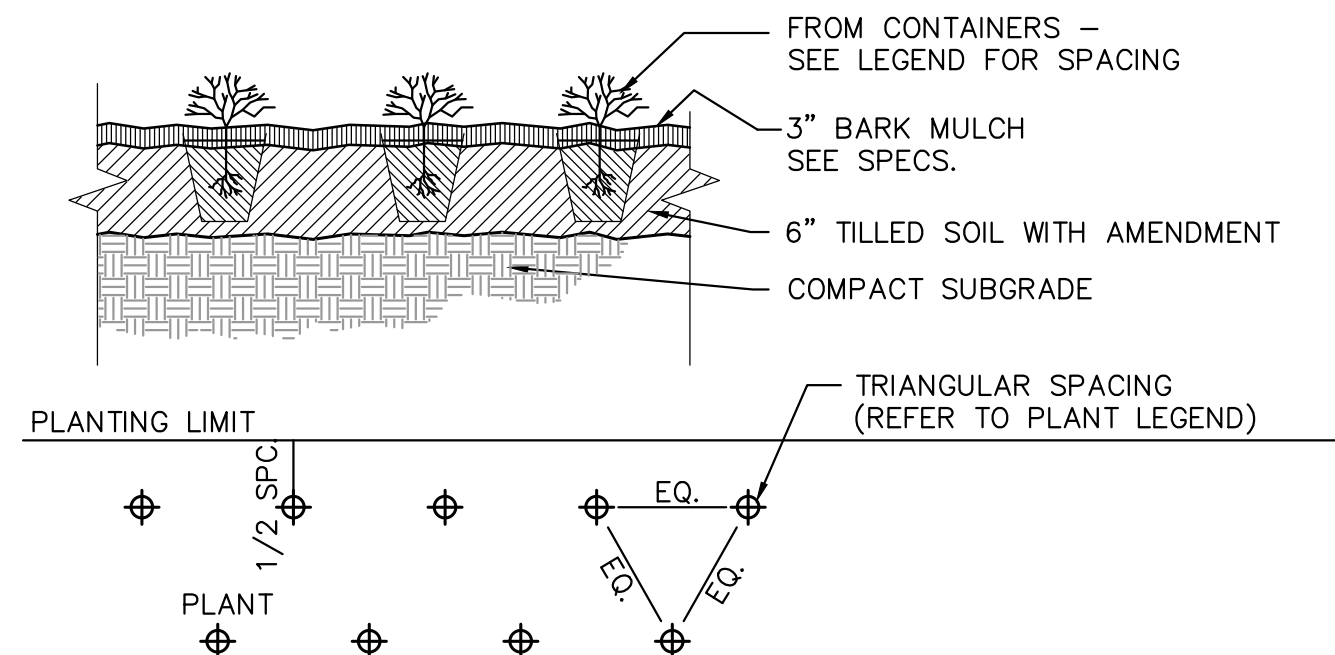
L-3.0



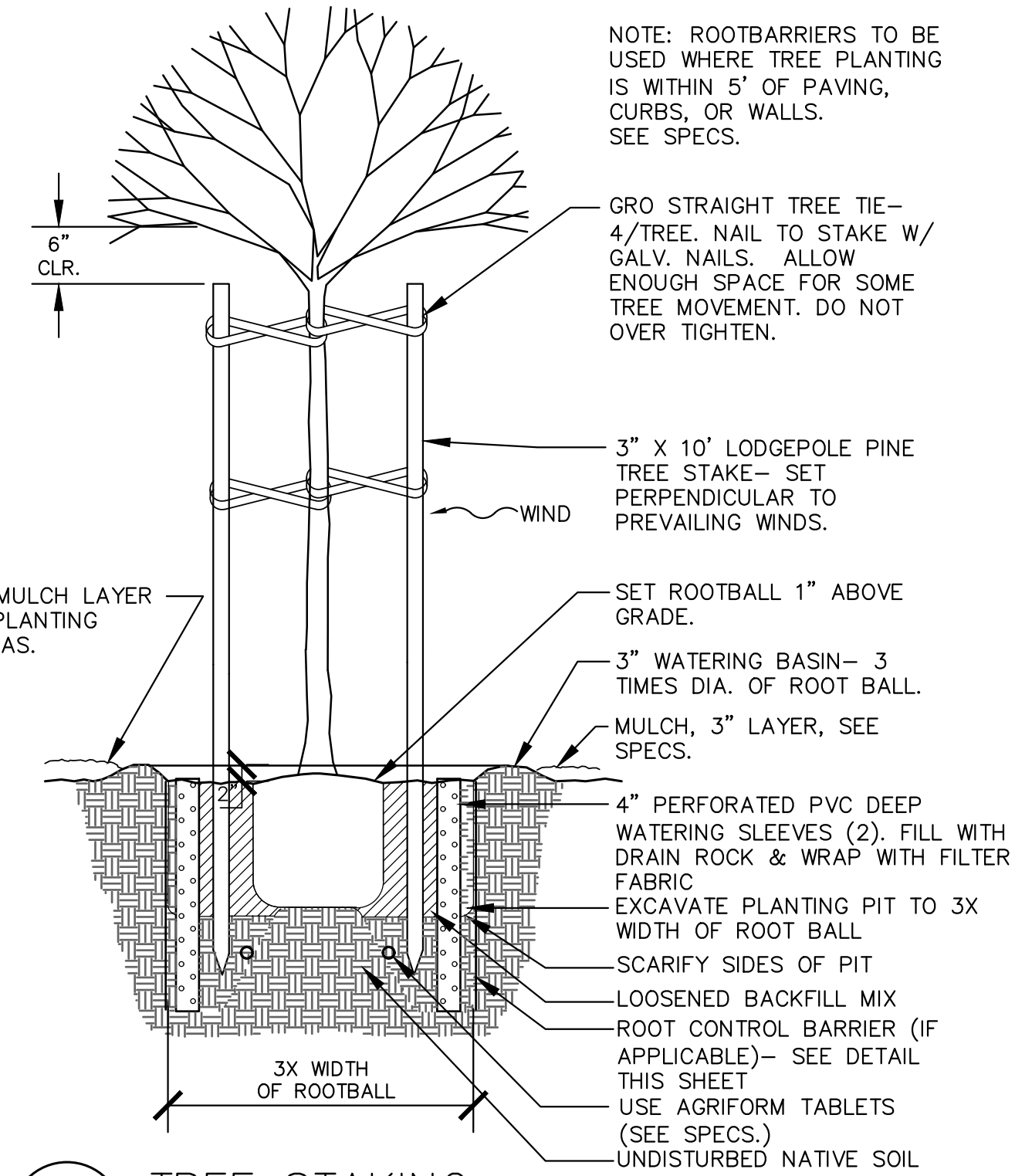
ROOT CONTROL BARRIER
NTS



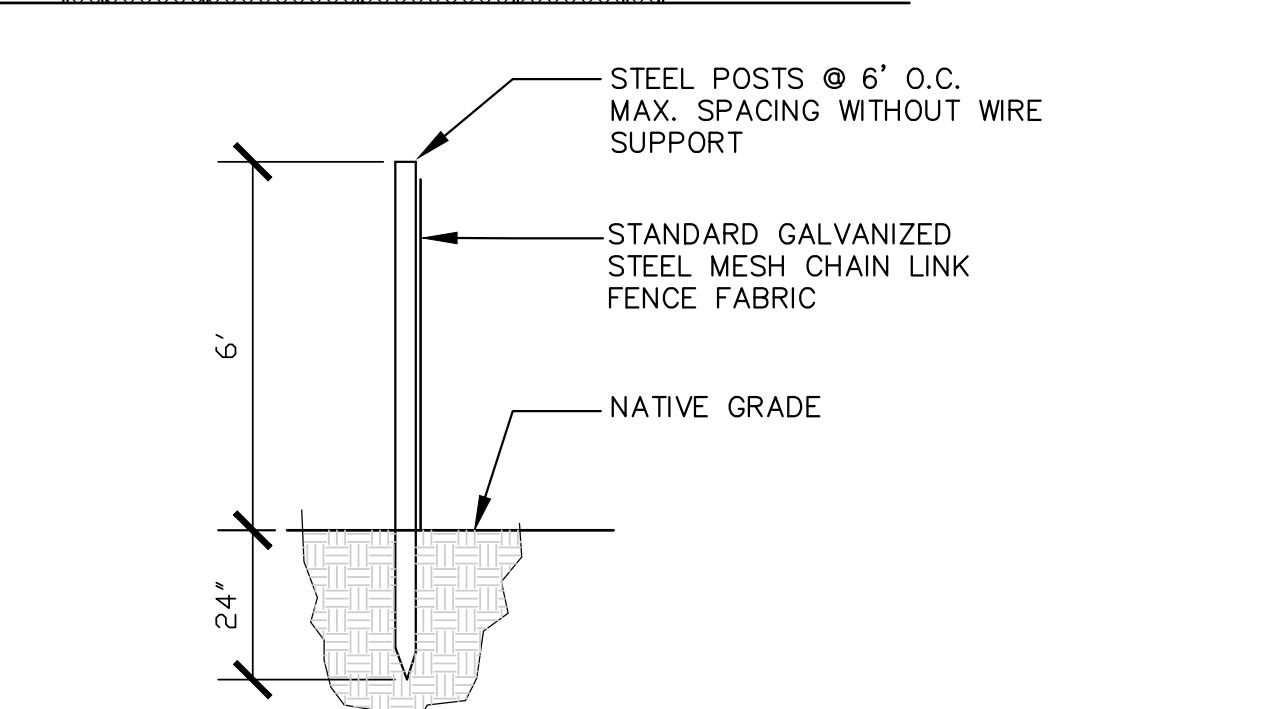
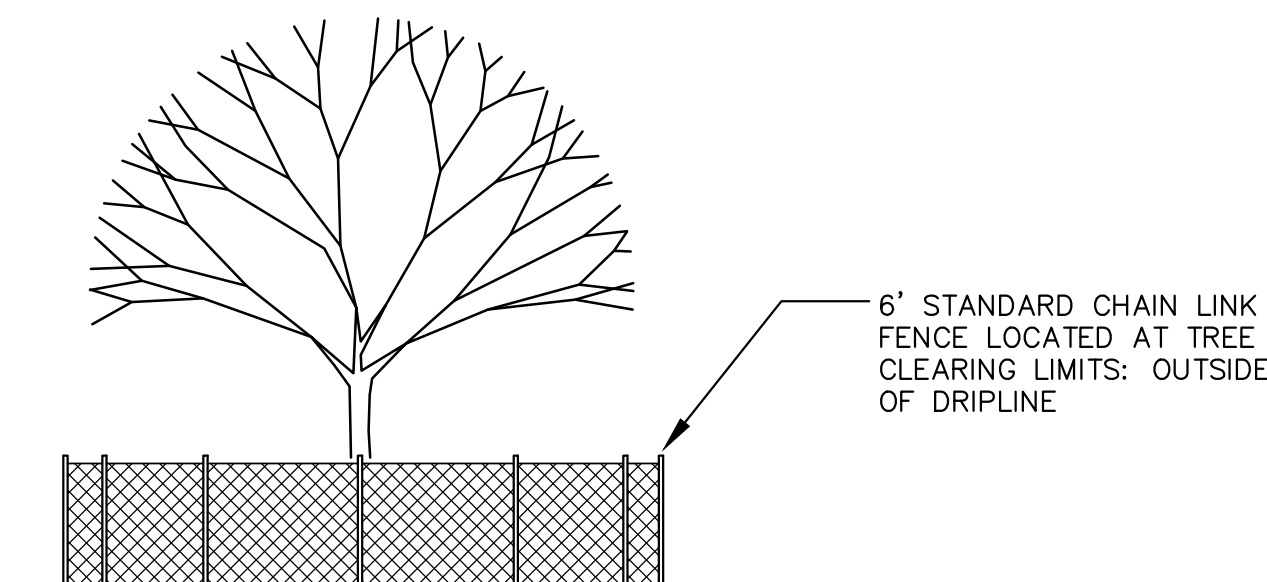
SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING
NOT TO SCALE



TREE STAKING
NOT TO SCALE

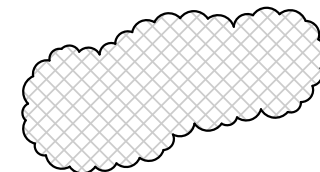


NOTE: ALL TREES TO BE SAVED SHALL BE APPROPRIATELY DESIGNATED IN FIELD AND PROTECTED WITH A TEMPORARY 6' HIGH STANDARD TEMPORARY CHAIN LINK FENCE DURING PERIOD OF CONSTRUCTION. NO MECHANICAL EXCAVATION WILL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES, AND CONSTRUCTION TIME WILL BE LIMITED TO ONE SEASON. APPLICANT WILL INSURE FULL SUPPLY OF AVAILABLE WATER BEFORE CONSTRUCTION.

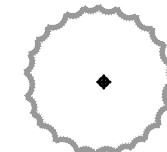
TREE MARKING / PROTECTION
NOT TO SCALE

Plant Palette

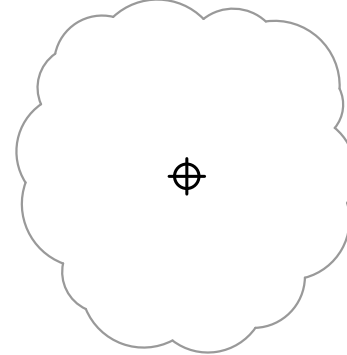
Symbol	Botanical Name	Common Name	Size	WUCOLS Rating	Quantity
TREES:					
CER CAN	Cercis canadensis	EASTERN REDBUD	24" Box	M	3
LAG ZUN	Lagerstroemia 'Zuni'	ZUNI CRAPE MYRTLE—MULTI TRUNK	24" Box	L	3
OLE EUR	Olea europaea 'Swan Hill'	SWAN HILL OLIVE	24" Box	L	9
PUN GRA	Punica granatum 'Wonderful'	FRUITING POMEGRANATE	15 GAL.	L	1
QUE AGR	Quercus agrifolia	COAST LIVE OAK	24" Box	L	1
SHRUBS:					
DIE BIC	Diets bicolor	FORTNIGHT LILY	1 gallon	L	40
EUO JAP	Euonymus japonicus 'Green Spire'	Green Spire Euonymus	5 gallon	L	31
HEL SEM	Helictotrichon sempervirens	BLUE OAT GRASS	1 gallon	L	64
LOM LON	Lomandra longifolia 'Breeze'	DWARF MAT RUSH	1 gallon	L	46
LOR CHI	Loropetalum chinense 'Ruby'	CHINESE FRINGED FLOWER	5 gallon	L	14
PHO BRO	Phormium tenax 'Bronze Baby'	NEW ZEALAND FLAX	5 gallon	L	2
PHO YEL	Phormium tenax 'Yellow Wave'	NEW ZEALAND FLAX	5 gallon	L	18
PIT TEN	Pittosporum tenuifolium	KOHUHU	5 gallon	M	22
PIT TOB	Pittosporum tobira 'Wheeler's Dwarf'	WHEELER'S DWARF PITTOSPORUM	5 gallon	M	8
RHA CAL	Rhamnus californica 'Eve Case'	COFFEEBERRY	5 gallon	L	10
TEC FRU	Teucrium fruticans 'Azureum'	AZURE BUSH GERMANDER	5 gallon	L	19
VINE:					
CLY CAL	Clytostoma callistegioides	Violet Trumpet Vine	5 gallon	M	3
VIT SPP	Vitus 'Zinfandel' — confirm variety	GRAPE	5 gallon	L	3
GROUNDCOVERS:					
CEA ANC	Ceanothus 'Anchor Bay'	CALIFORNIA LILAC	1 gallon @ 5' o.c.	L	12
LAN NEW	Lantana 'New Gold'	NEW GOLD LANTANA	1 gallon @ 3' o.c.	L	16



(E) SHRUBS TO REMAIN



EXISTING 3" REDWOODS TO BE RELOCATED ON SITE



EXISTING TREES

TREE IDENTIFICATION
NUMBERS— REFER TO
ARBORIST REPORT



Camp & Camp
Associates
Planning & Landscape Architecture

2520 CAMINO DIABLO
WALNUT CREEK, CA 94597

P. (925) 941-6490
F. (925) 941-6455
EMAIL: tc@campandcamp.com

TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA

PLANTING
LEGEND AND
DETAILS



REVISIONS:
• 12/04/20 Revised Playground
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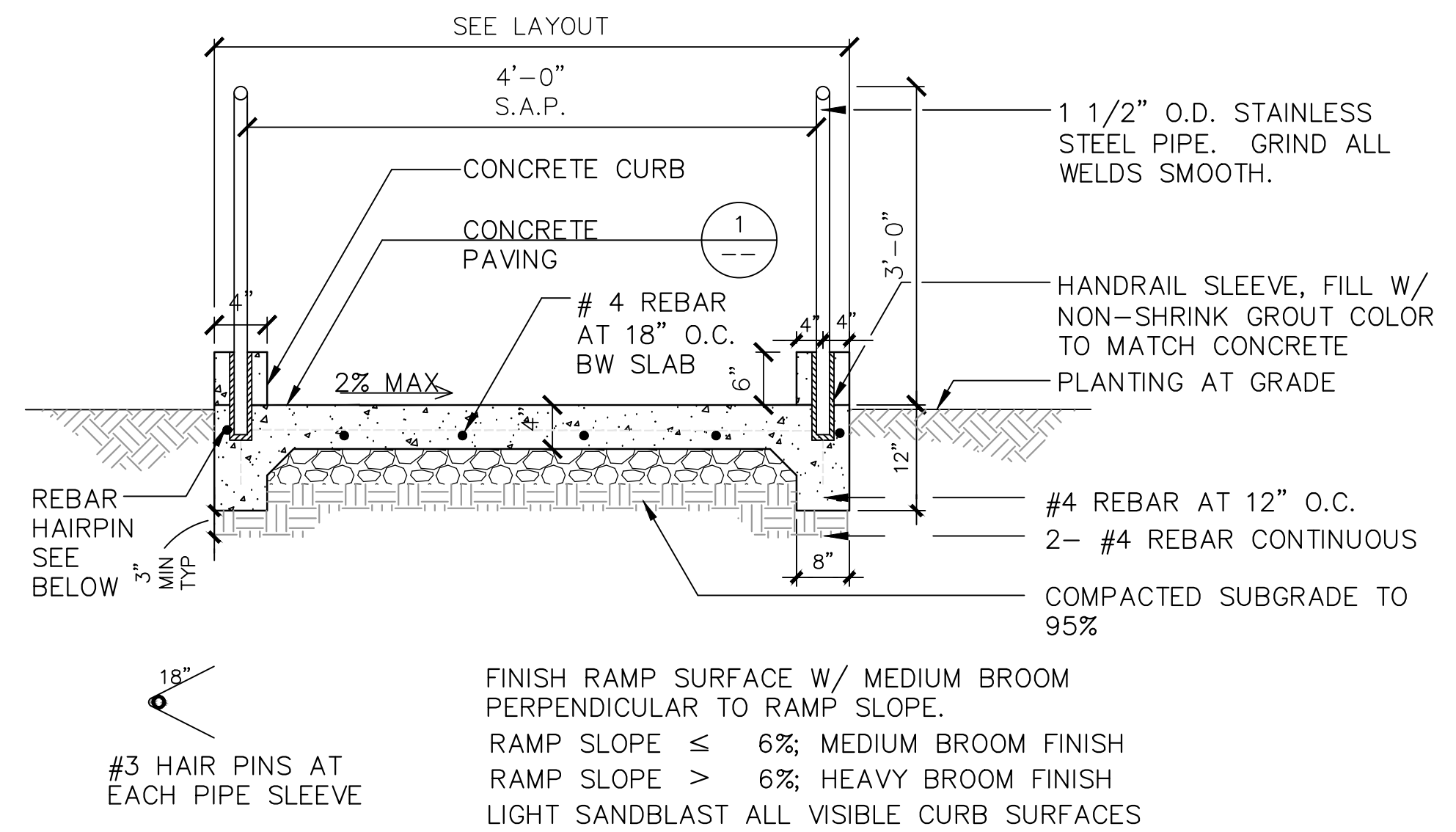
DATE: 01/23/2019

SCALE: 1" = 10'- 0"

JOB: 16-044

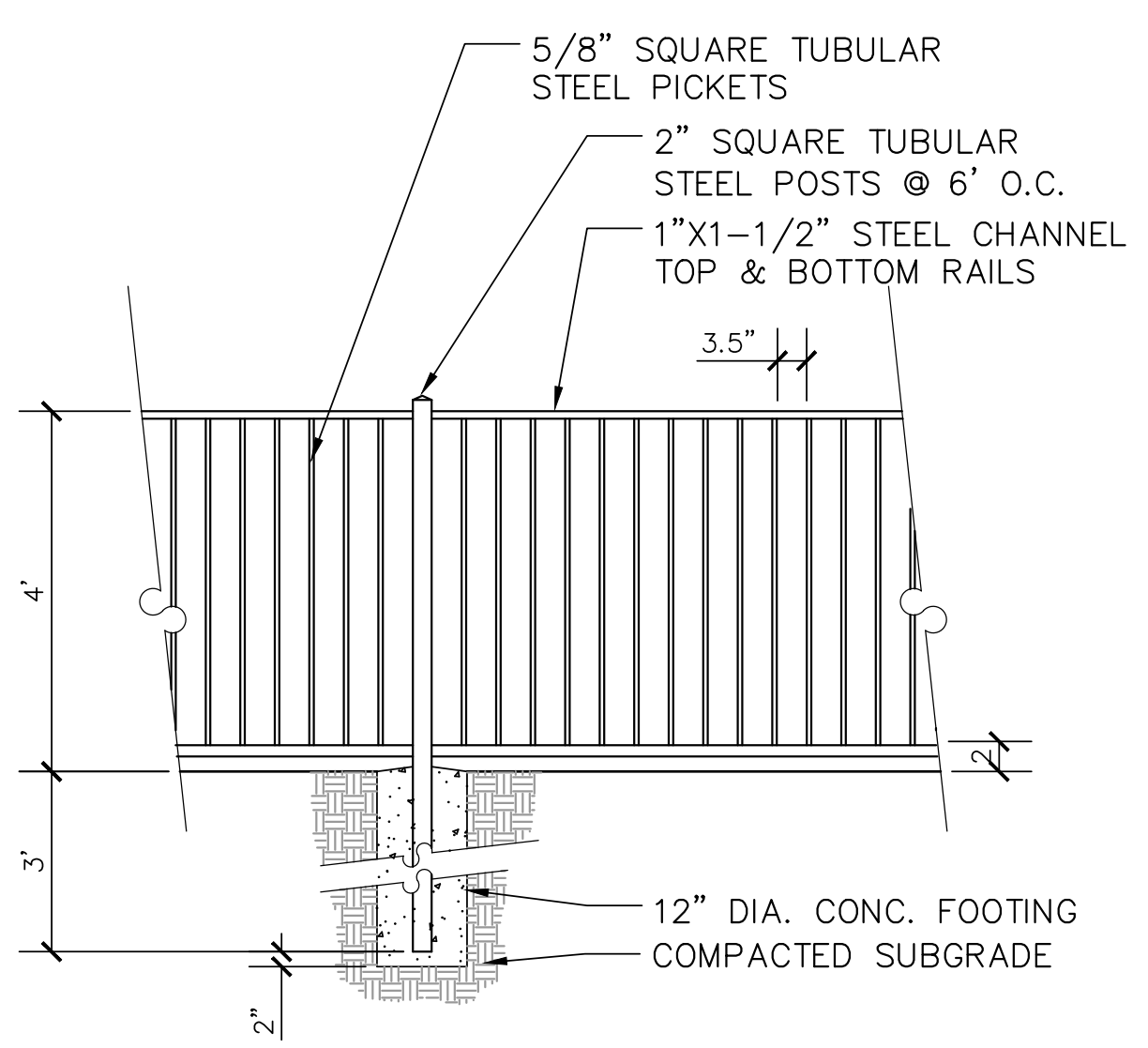
SHEET

L-3.1



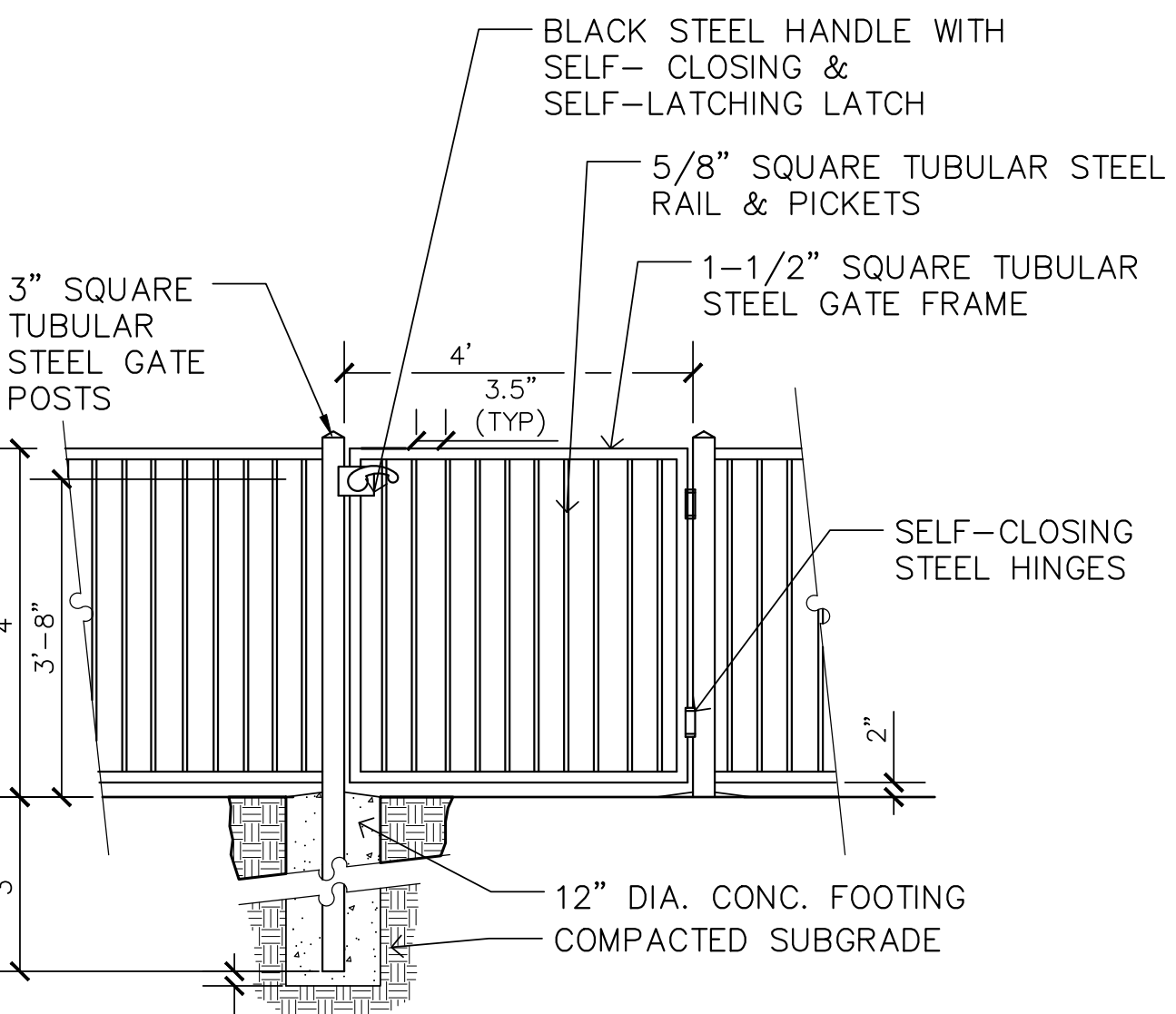
7 ACCESSIBLE RAMP WITH CURB SECTION
SCALE: 3/4"=1' Detail -016

NOTE: ALL FENCE AND GATE MEMBERS TO BE WELDED- ALL WELDS TO BE GROUND SMOOTH. ALL FENCE AND GATE MEMBERS TO RECEIVE 1 COAT PRIMER AFTER GALVANIZING AND 2 COATS FLAT TNEC PAINT AFTER INSTALLATION. (COLOR BY ARCHITECT)

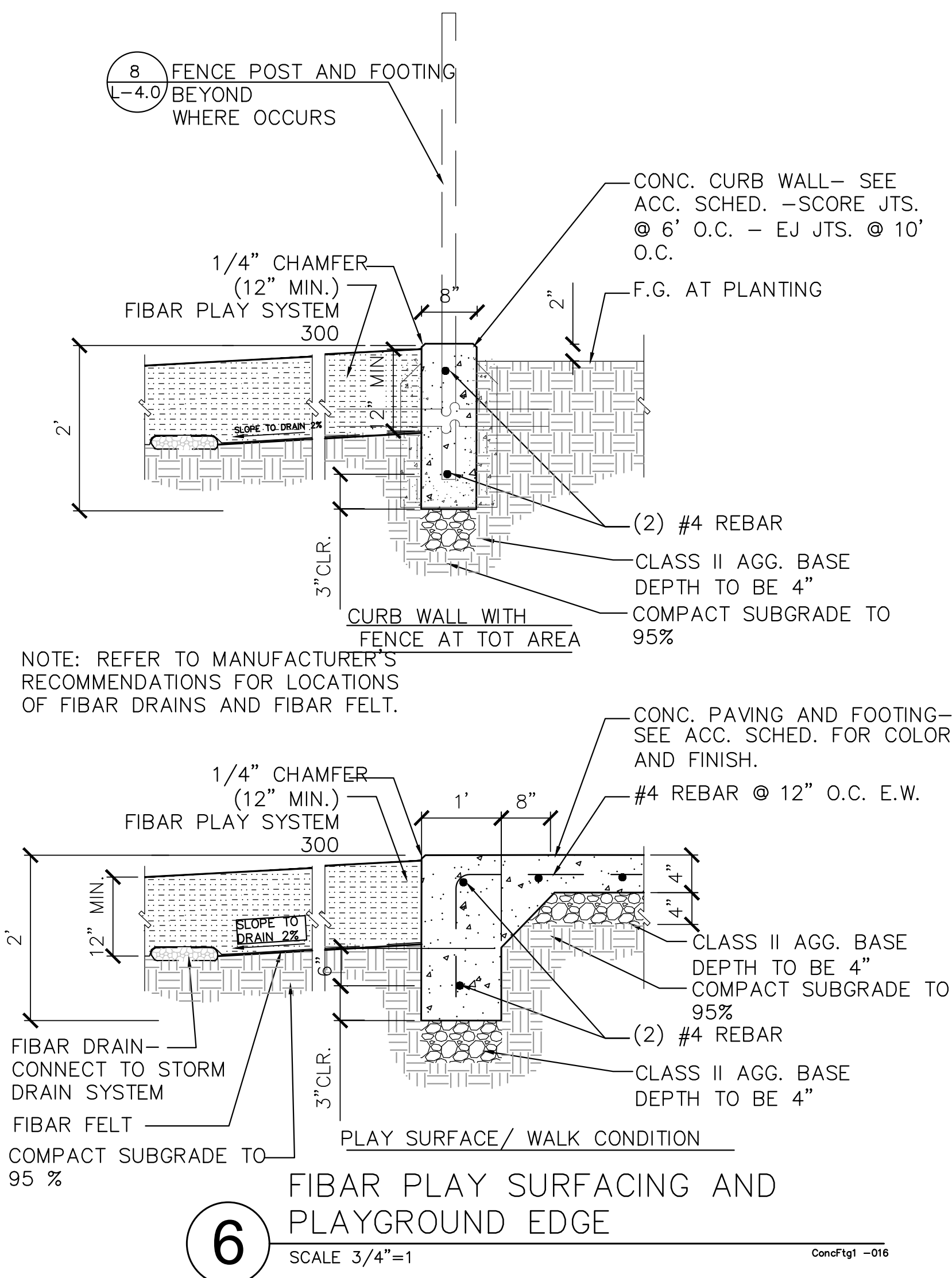


8 4' TUBULAR STEEL FENCE
SCALE 1/2"=1' MUFncA-024

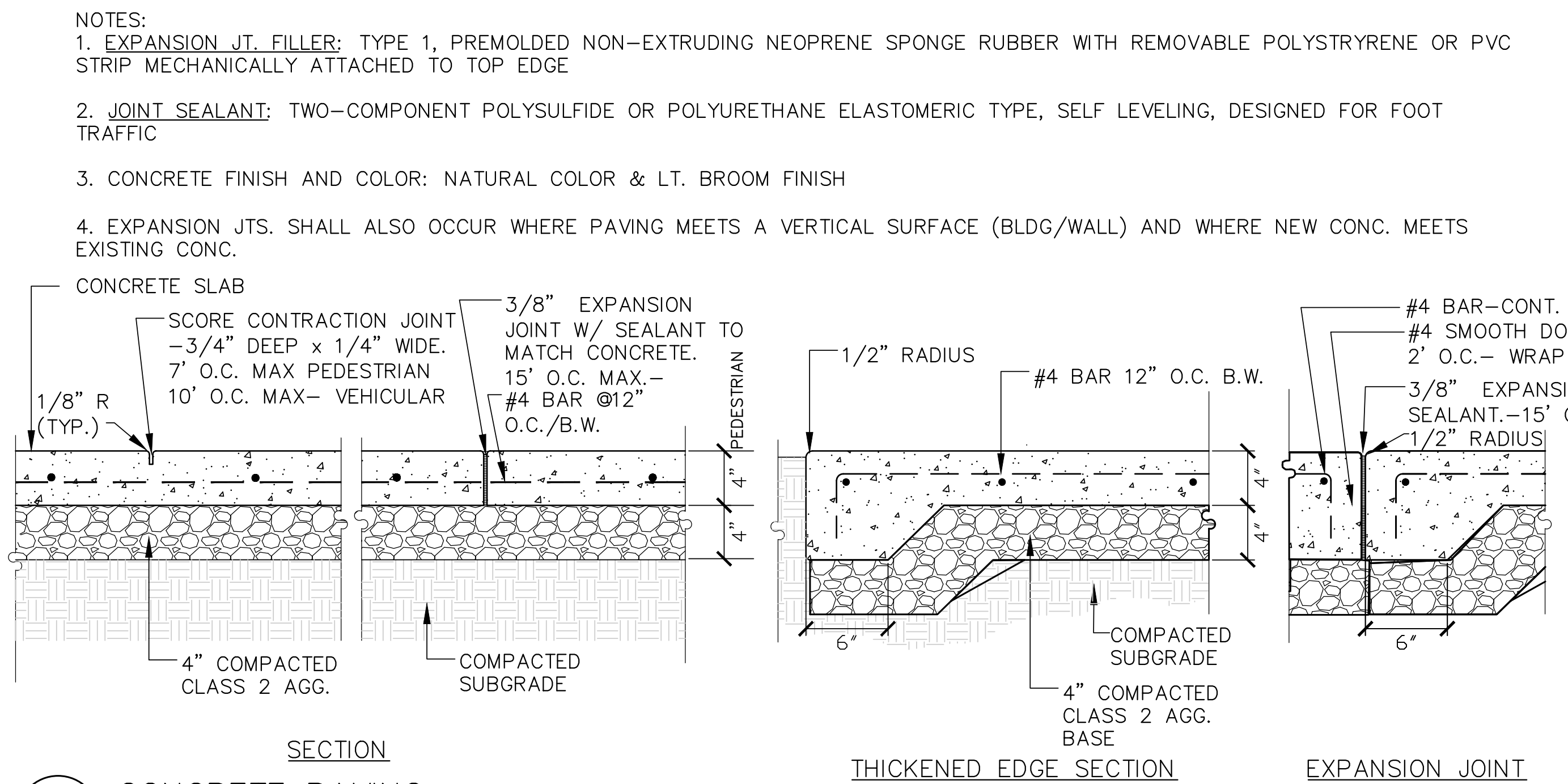
NOTE: ALL FENCE AND GATE MEMBERS TO BE WELDED- ALL WELDS TO BE GROUND SMOOTH. ALL FENCE AND GATE MEMBERS TO RECEIVE 1 COAT PRIMER AFTER GALVANIZING AND 2 COATS FLAT TNEC PAINT AFTER INSTALLATION. (COLOR BY ARCHITECT)



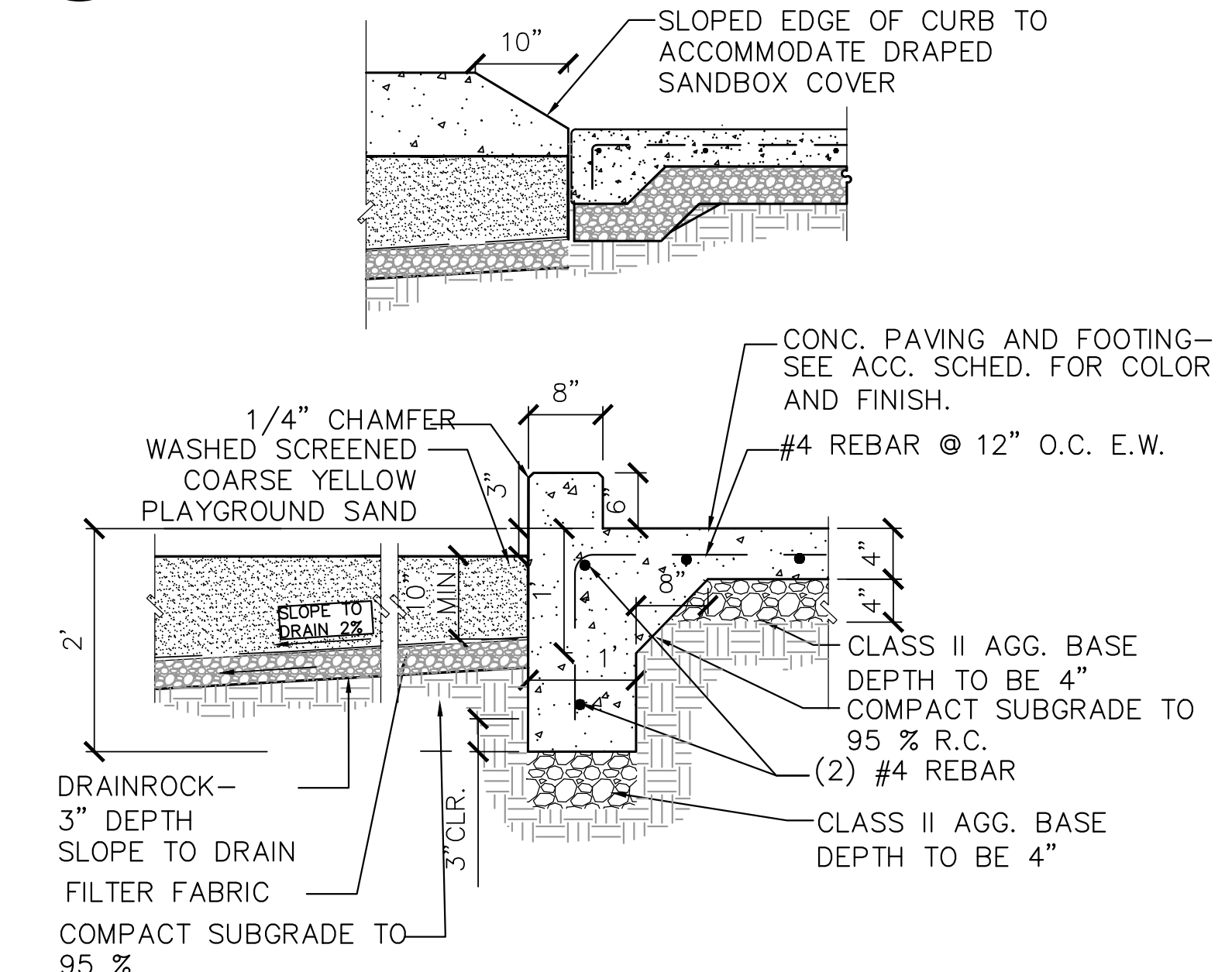
9 4' TUBULAR STEEL GATE
SCALE 1/2"=1' MUGtA-024



6 FIBAR PLAY SURFACING AND PLAYGROUND EDGE
SCALE 3/4"=1' ConcTgt1 -016

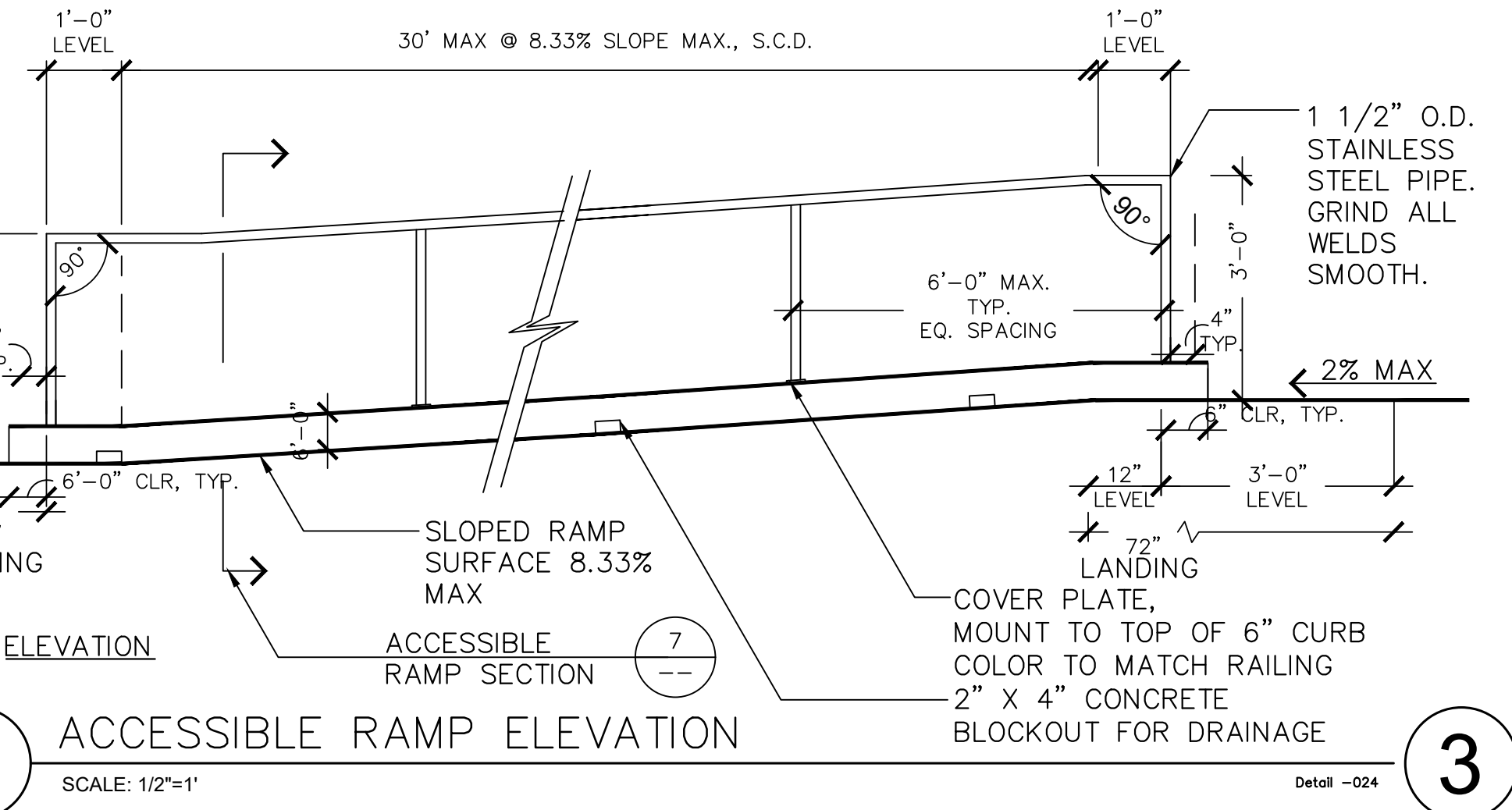


1 CONCRETE PAVING
SCALE: 1-1/2"=1'

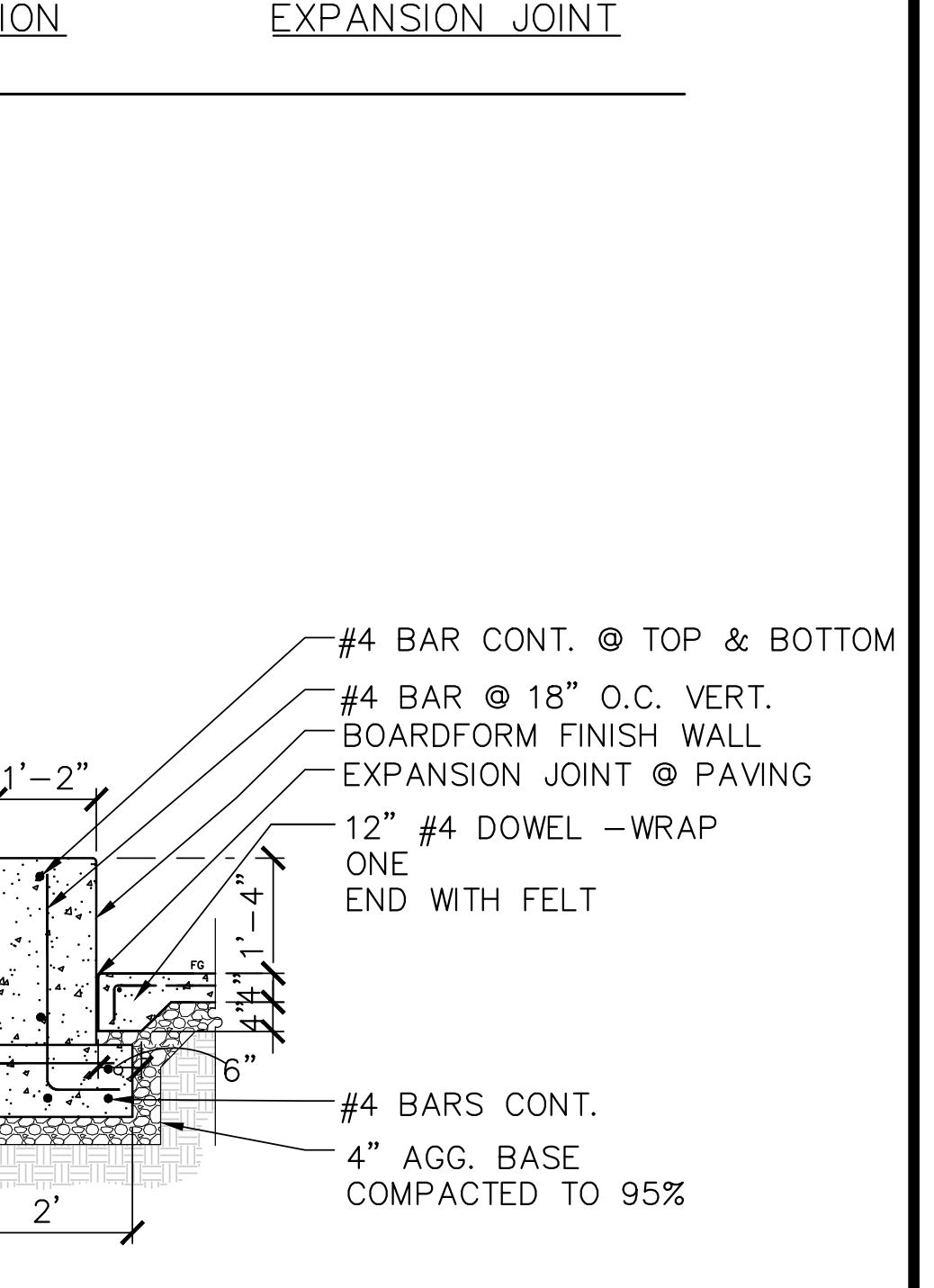


4 SANDBOX EDGE
SCALE 3/4"=1' ConcTgt1 -016

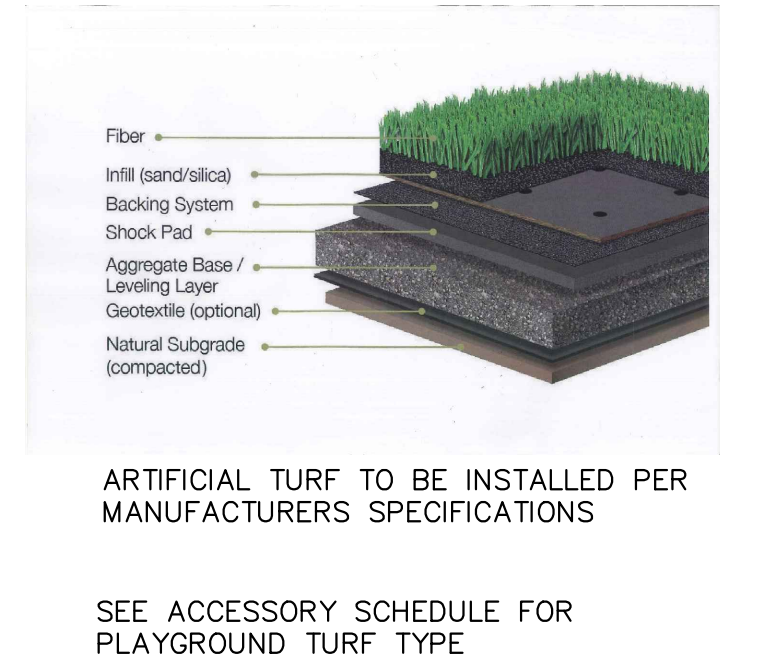
NOTES:
1. CONTRACTOR TO FIELD VERIFY DIMENSIONS & SUBMIT SHOP DRAWINGS TO PROJECT MANAGER FOR APPROVAL.
2. GRIND ALL WELDS SMOOTH. CAP ALL ENDS OF PIPE, TYPICAL.
3. HOT DIP GALVANIZED FINISH FOR ALL METAL SURFACES, TYPICAL.
4. SEE ARCHITECTURAL'S PLANS FOR TOP OF RAMP AND BOTTOM OF RAMP ELEVATIONS.
5. ALL HANDRAILS TO BE FABRICATED & WELDED OFFSITE PRIOR TO HOT DIP GALVANIZING. FIELD WELDING & GALVANIZED TOUCH UP IN THE FIELD SHALL NOT BE ACCEPTED.
6. PROVIDE 2 COATS OF EXTERIOR PRIMER & 2 FINISH COATS OF EXTERIOR ENAMEL PAINT TO MATCH ARCHITECTURAL HANDRAILS.



5 ACCESSIBLE RAMP ELEVATION
SCALE: 1/2"=1' Detail -024



2 CONCRETE SEATWALL
SCALE 1/2"=1' ConcWall2 -024



3 PLAYGROUND SYNTHETIC TURF
NOT TO SCALE



Hand pump Install Instructions

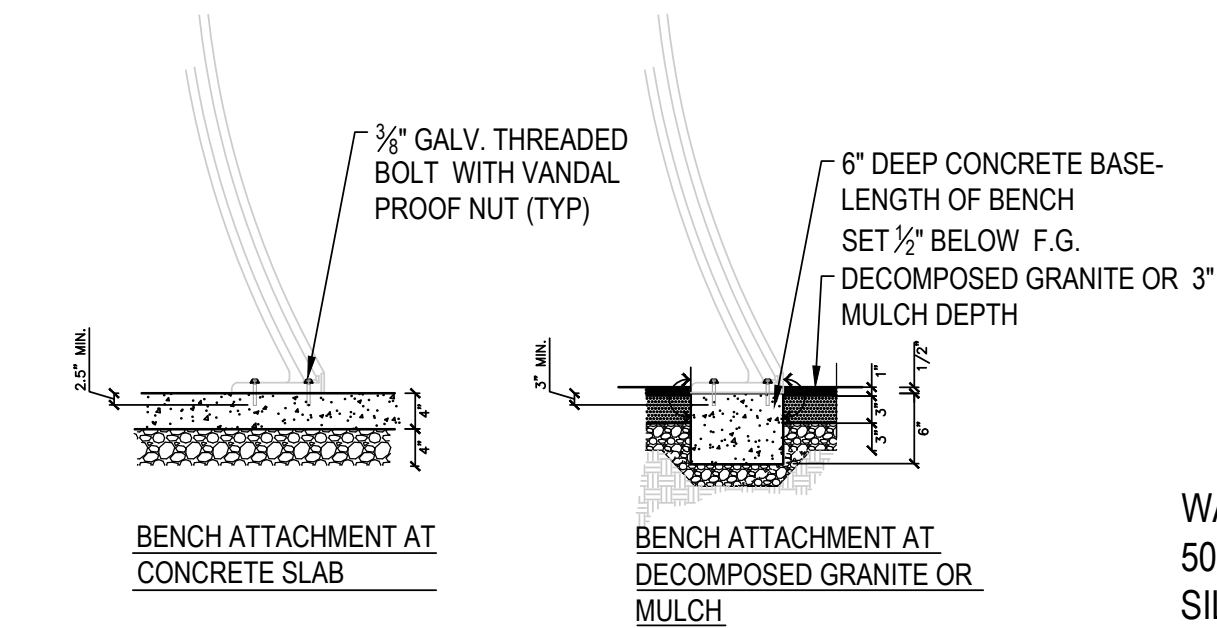
NOTES: Please check for any damage caused by the shipping company and take appropriate steps to file a claim, if needed.
*Please call **Digsafe** and check for any underground utilities before digging anywhere.

Materials needed
Plumbers Putty w/teflon or Teflon tape (for threaded connections), Purple Primer, PVC Glue, Enough 1-1/2" PVC to reach from foot valve (we have shipped a 2' only if you need more than that).

Instructions

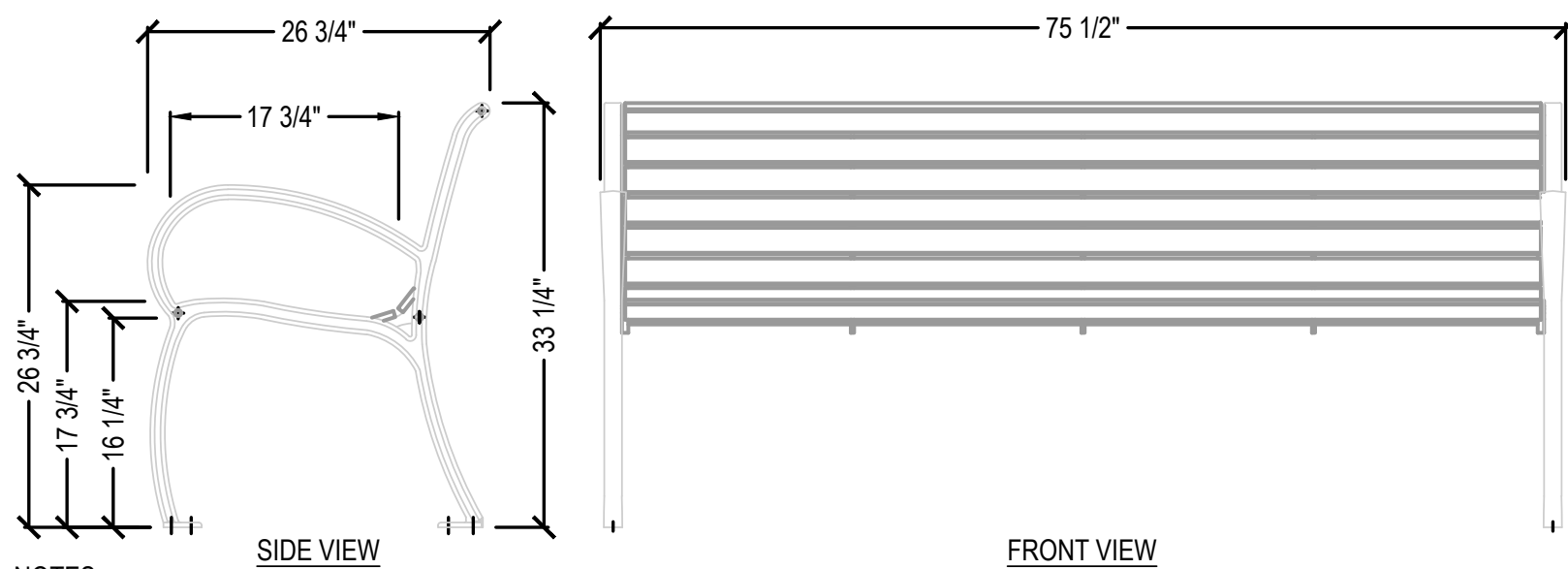
1. Remove items from box. You will find 1 @ Pump 1 @ 1-1/2"slip x 1-1/4"male PVC Reducer and 1 @ 1-1/2" x 24" PVC pipe.
2. Drill 2-5/8" hole in a sturdy mounting surface at desired pump location.
3. Using PVC primer and PVC glue (following instructions on can) attach the 1-1/2" x 1-1/4" PVC reducer to the 1-1/2" PVC pipe.
4. Insert 1-1/2" PVC pipe bottom of water supply. Mark pipe for length. Cut pipe to length.
5. Thread the 1-1/4" male end with teflon tape to bottom of pump. Leaving pump facing the proper direction the pump can be secured the desired surface using the 4 stainless steel lag bolt provided. Ensure it is level and sturdy enough to withstand the constant pulling and pushing of excited children.
6. Add a small amount of water for initial prime and pump handle until all air is eliminated.
7. In freezing weather the plunger and the internal check valve may freeze to the pump body. If the pumps used it may tear the seals on these components. If you suspect that your pump is frozen unbolt it and bring inside to thaw.
8. It is recommended that you winterize your pump by removing all the water in the system using the pump then removing the pump until spring.
9. To remove pump simply remove the 4 SS lag bolts and turn pump to unscrew from PVC fitting and install the provided 1-1/4" PVC cap over the pipe to prevent debris from entering the system.

Learning Opportunities



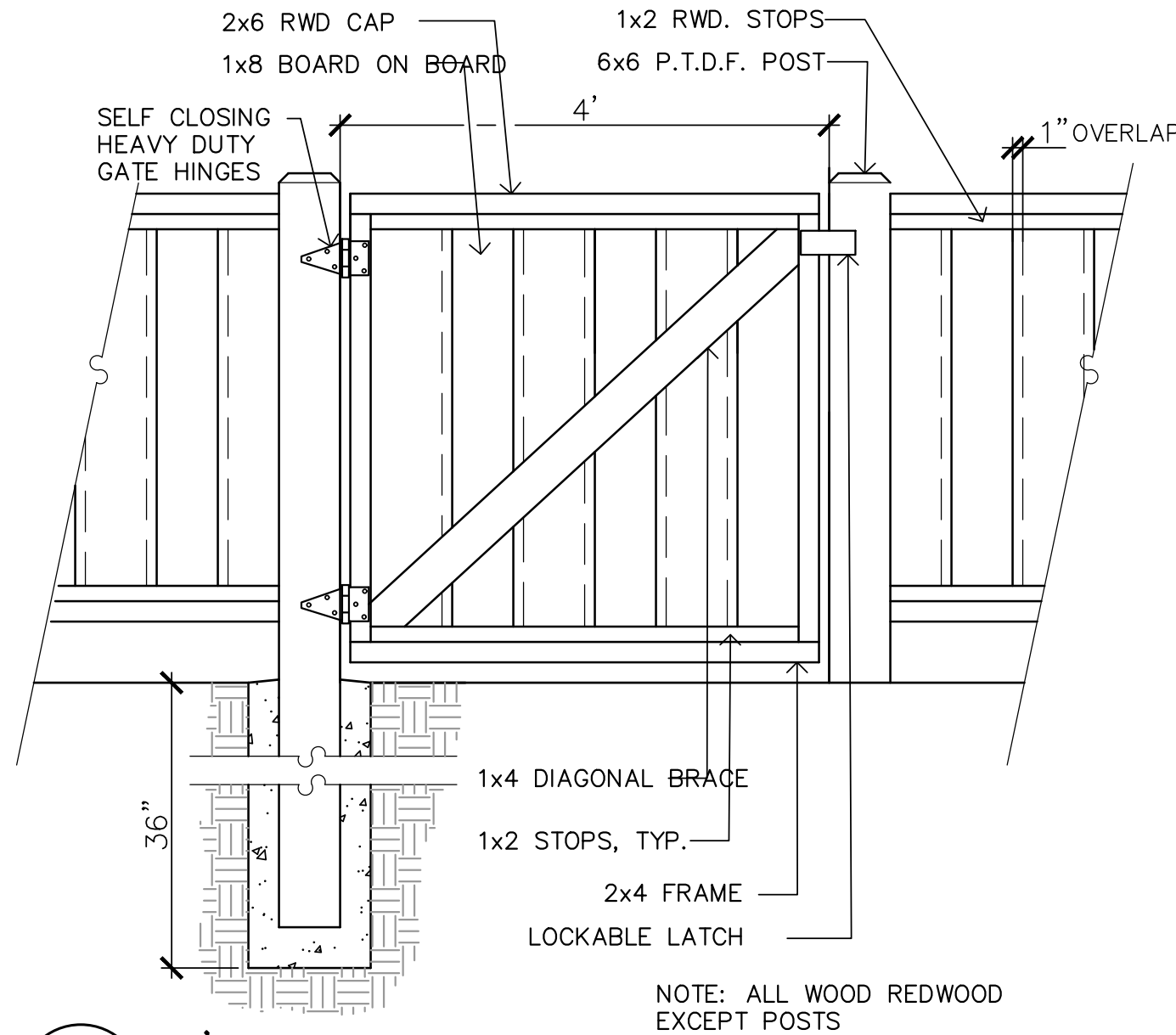
URBANSCAPE POWDER COATED BENCH (WITH BACK)- COLOR BLACK

- SQUARE PERFORATION PATTERN
- TEXTURED BLACK BENCH
- TEXTURED BLACK LEGS
- PAINT BOLT AND NUT BLACK TO MATCH BENCH



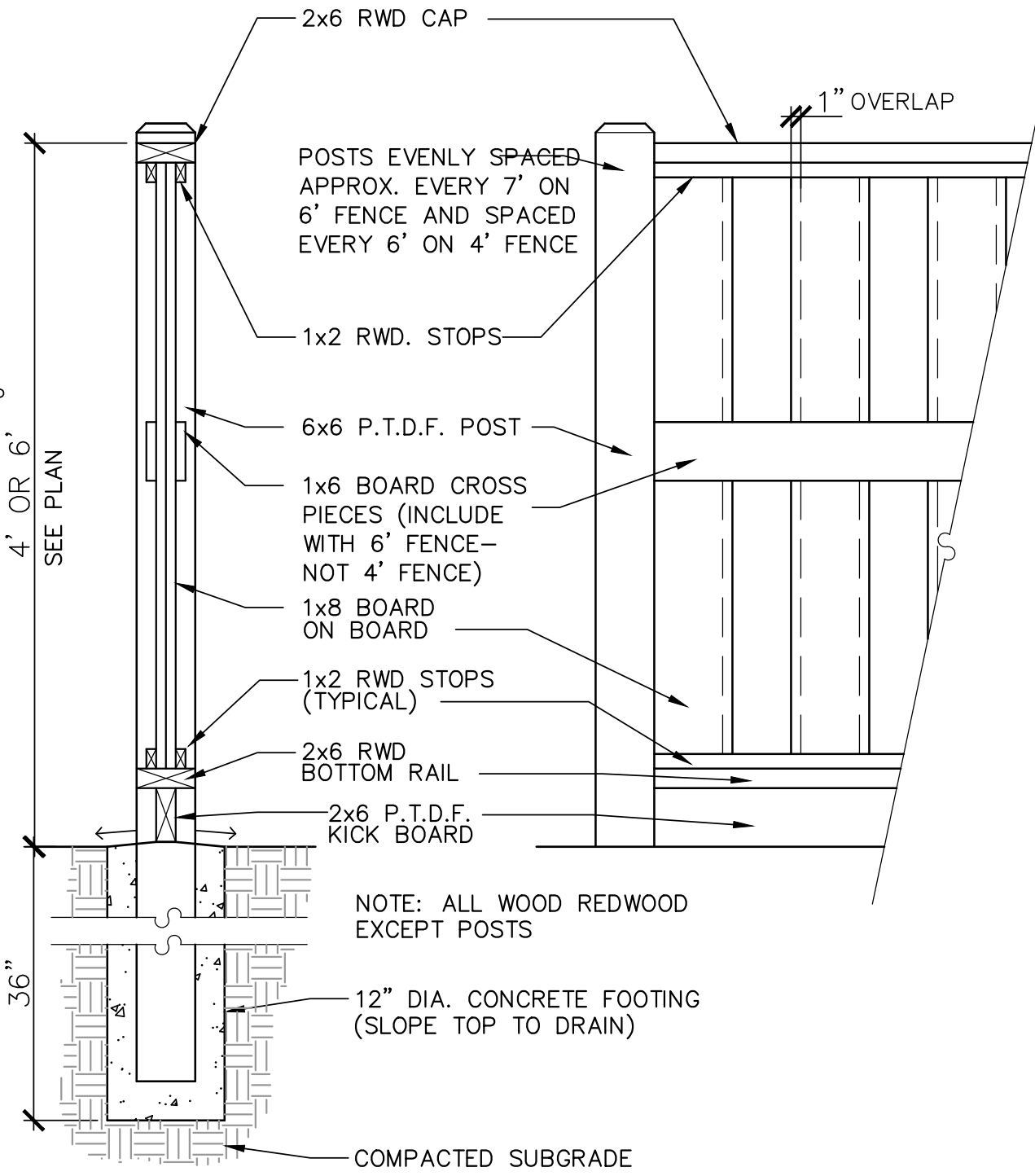
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5060-032.

WABASH VALLEY
505 EAST MAIN ST
SILVER LAKE, IN 46982
TOLL FREE: 1-800-253-8619
PHONE: (260) 352-2102
www.wabashvalley.com



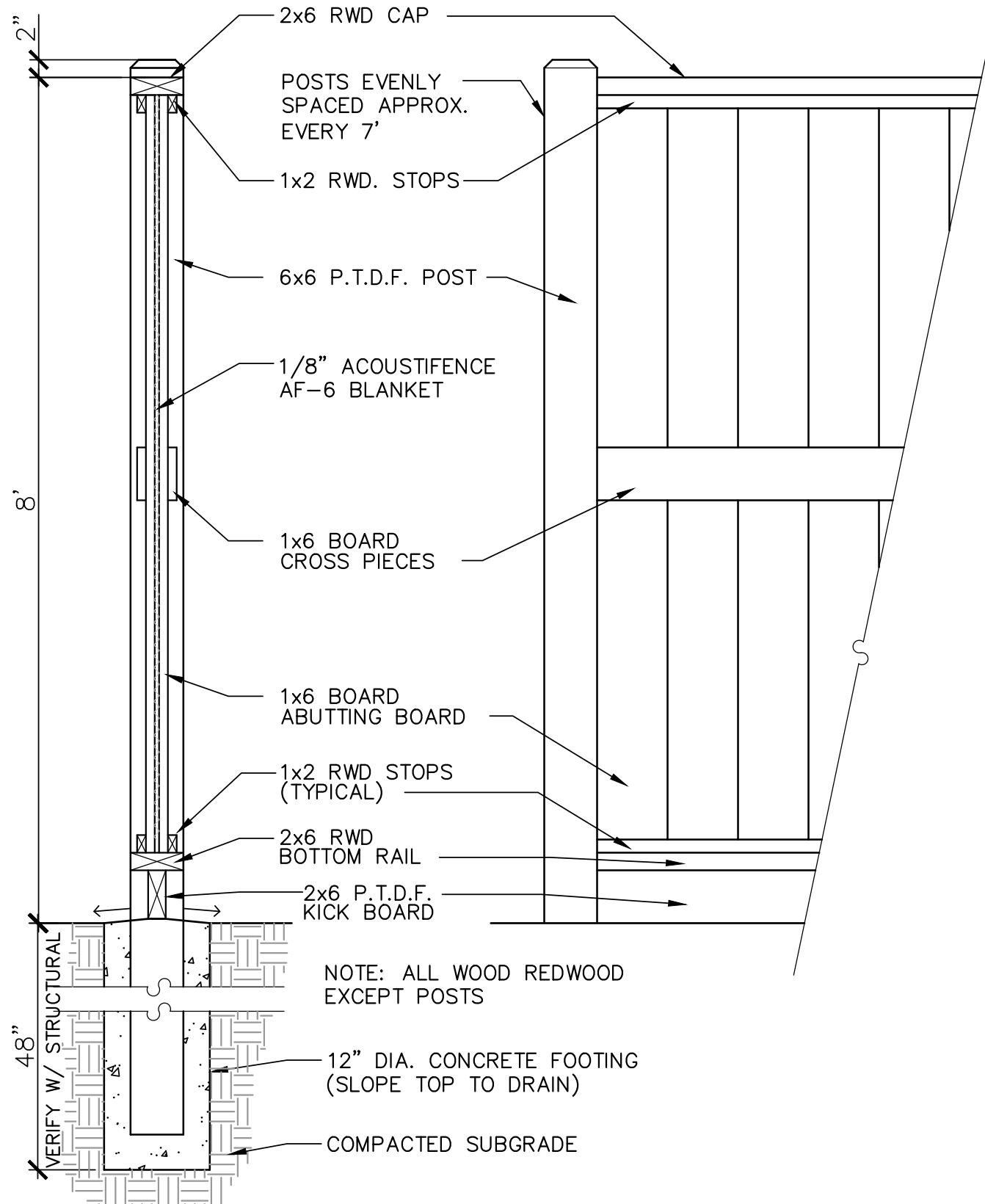
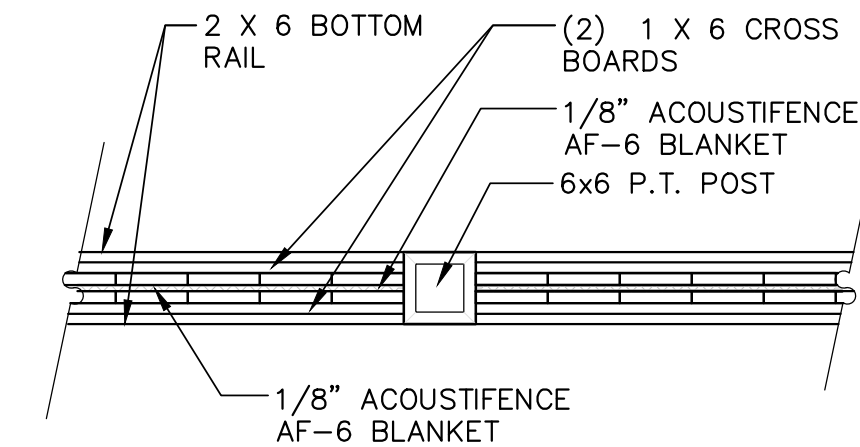
3 4' WOOD GATE

SCALE 3/4"=1'



1 4' OR 6' WOOD FENCE

SCALE 3/4"=1'



2 8' WOOD SOUNDFENCE

SCALE 3/4"=1'

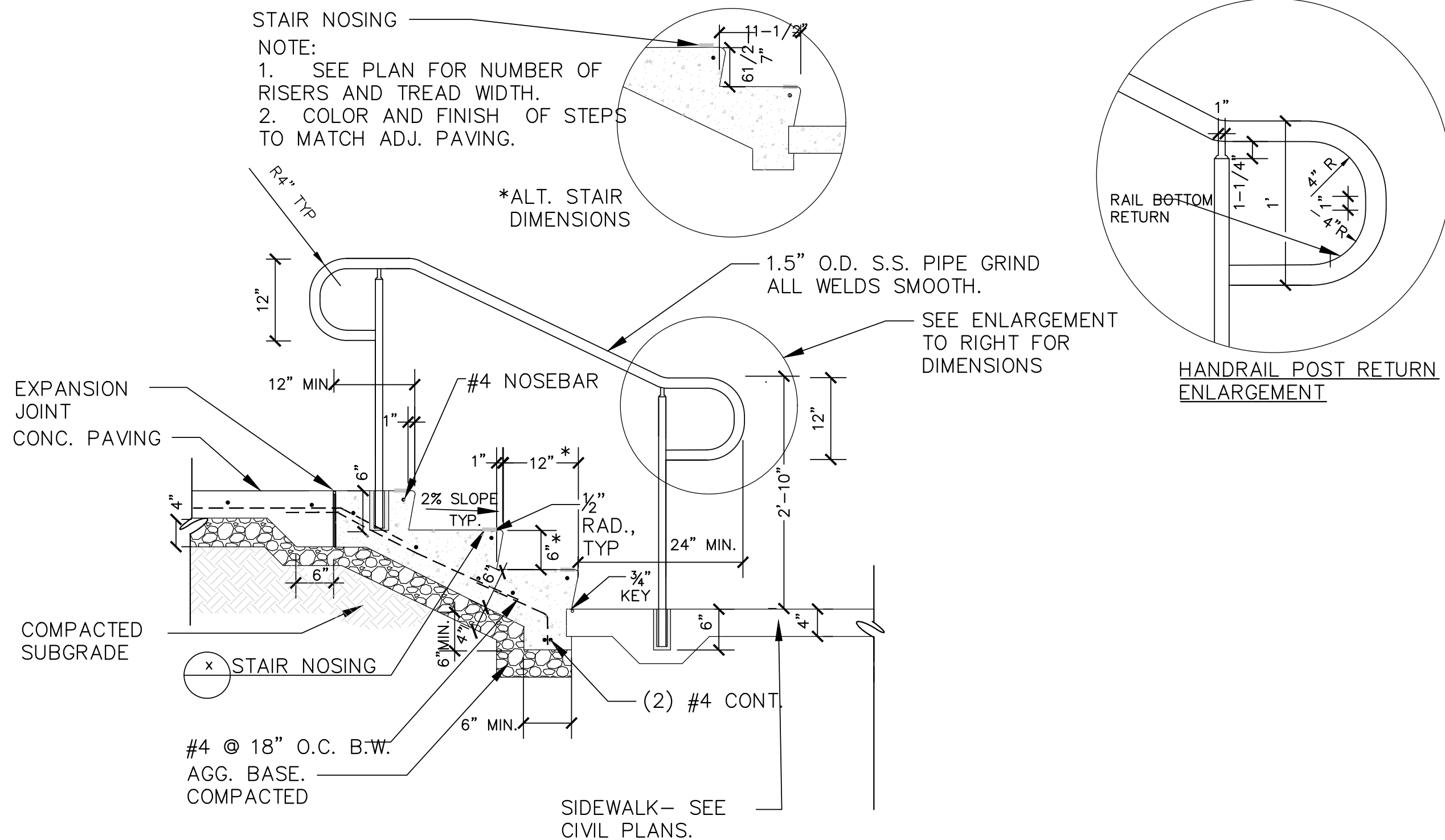
5 BENCH

SCALE -NOT TO SCALE

Detail -024

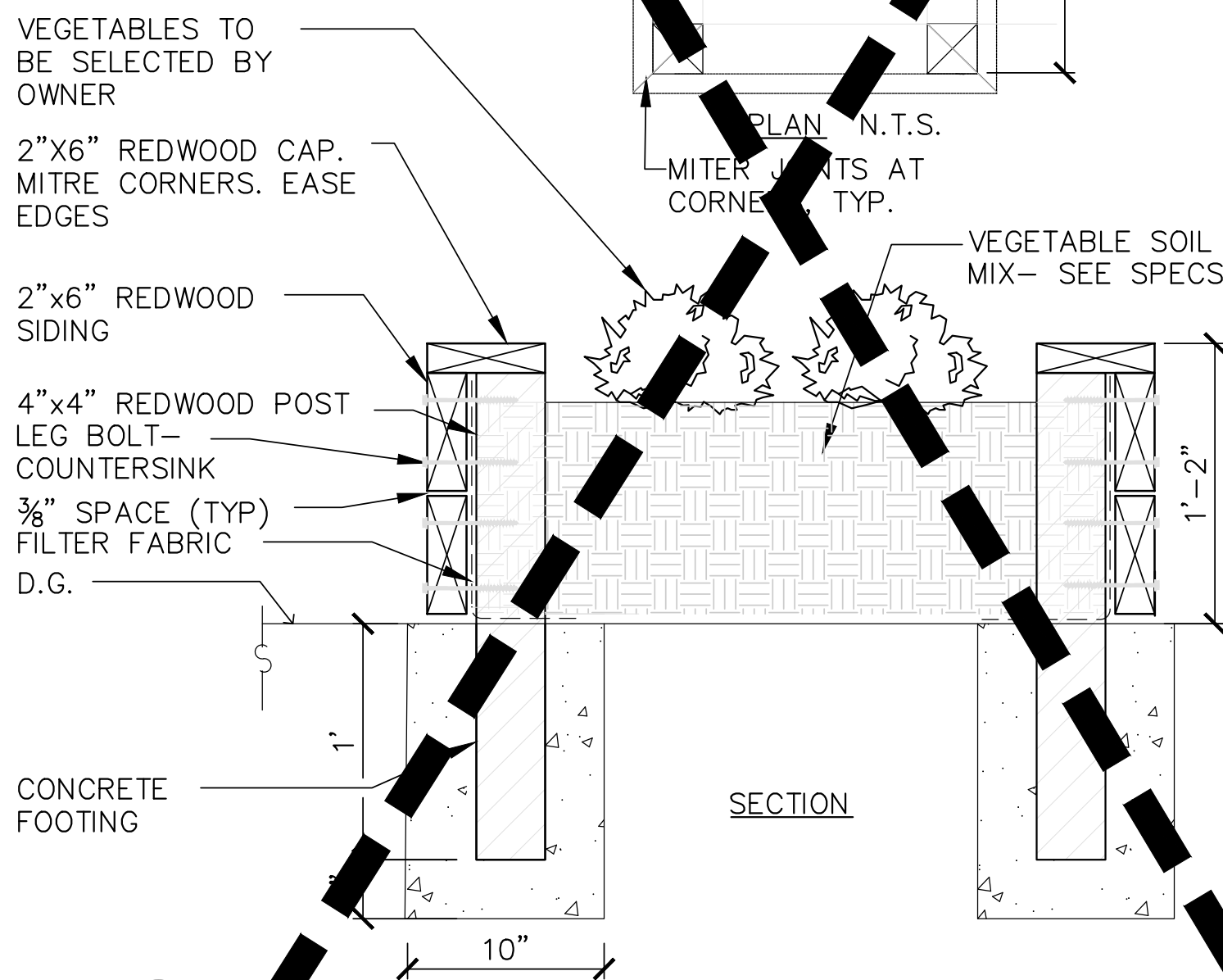
6 HAND PUMP

SCALE: NTS



7 STAIRS AND HANDRAIL

SCALE: 3/4"=1'-0"



4 RAISED VEGGIE BED

SCALE: 1-1/2"=1' (SECTION ONLY)

2520 CAMINO DIABLO
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EMAIL: tc@campandcamp.com

TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA

CONSTRUCTION DETAILS



- REVISIONS:
- 12/04/20 Revised Playground
 - 02/11/21 City Resubmittal
 -
 -
 -

DATE: 01/23/2019

SCALE: 1" = 20'-0"

JOB: 16-044

SHEET

L-4.1

PLANTING

PART 1 GENERAL

- 1.01 SUMMARY: Section includes providing planting complete, including maintenance through Final Acceptance and warranty replacement.
- 1.02 DEFINITIONS: Finish Grade is top of soil surface after settling.
- 1.03 SUBMITTALS – Submit 5 copies to Owner’s Representative.
- A. Product data: Submit complete materials list of items to be provided under this Section, including source, size and quantity. Include manufacturer’s literature.
- B. Samples: 1/2 cubic foot of wood bark mulch.
- C. Test reports: Submit results of the following tests. Test reports shall be test number specified, as provided by soil and plant Laboratory, or accepted equal.
- Existing site soil: Provide Test A05 for agricultural suitability, fertility, particle size analysis; including recommendations for soil amendment and backfilling, and Fertilization during Maintenance Period. Number of samples to be as recommended by testing laboratory, minimum 4 samples.
 - Import soil: Submit test reports of representative sample prior to delivery and for every 100 yards delivered to the site. Test A05, for agricultural suitability, fertility, particle size analysis; including recommendations for soil amendments and fertilization during Maintenance Period.
 - All other fertilizers and amendments: For standard products, submit manufacturer’s analysis. For all other products, submit analysis by testing laboratory.
 - Submit test results for site soil , import soil and organic amendment together, as a package.
- D. Herbicides: Submit Manufacturer’s analysis. Schedule for application of herbicides shall be accepted by Owner’s Representative.
- E. Record Drawings: Prepare record plans indicating plant type, quantity, size and location. Submit to Owner’s Representative within 10 working days of start of Maintenance Period.

1.04 QUALITY ASSURANCE

- A. Testing laboratory: Recognized laboratory for soil and plant disease analysis for ornamental horticulture, approved by Owner’s Representative. Acceptable laboratory: Soil and Plant Laboratory, Santa Clara, CA (408) 727–0330.
- B. Reference Standards: Comply with applicable provisions of the following:
- Nomenclature: ‘Western Garden Book’, 1988 edition or later; Sunset Publishing Co., Menlo Park, CA.
 - Plant material standards: ‘American Standard for Nursery Stock’, 1990 edition; American Association of Nurserymen.
 - Staking and guying procedures: ‘Staking Landscape Trees’, University of California Extension, Publication #2576.
 - Pruning procedures: ‘Tree Pruning Guidelines’, 1995 edition; International Society of Arboriculture, Savoy, IL.
 - California Department of Transportation (Cal Trans), Standard Specifications, 1992 Edition. Where referenced therein.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Fertilizers, amendments and other materials: Store protected from damage. Protect site surfaces.
- B. Plants: Maintain plant material in healthy growing condition at all times. Protect plants from sun and drying winds. Plants that cannot be planted immediately upon delivery shall be kept in the shade, watered and protected. Owner’s Representative reserves the right to reject plants which decline in quality after delivery to site.

1.06 WARRANTY

- A. Provide 18 month guarantee for planting work, on Contractor’s letterhead:
- Plant material: Warrant that all plant material under this contract will be vigorous, healthy, free from dead or dying branches and branch tips, bearing foliage of normal density and color, and will otherwise comply with these Specifications for a period of 18 months from date of Substantial Completion.
 - Replacements: Without cost to Owner, in a timely manner and as directed by the Owner’s Representative, will replace all plants not meeting the requirements above during and at the end of the Warranty Period. Replace plants which are identified, within 3 years, as not being true to name as specified, with the specified plant. Replacements shall closely match adjacent specimens of the same species in size at the time of replacement, and shall comply with all requirements of this specification.

PART 2 PRODUCTS

2.01 PLANTS

- A. General: Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of project for at least one year unless otherwise accepted by Owner’s Representative. Do not prune plants before delivery.
- B. Plants shall be compact and symmetrical, sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae, and free from physical damage or adverse conditions that would prevent thriving growth. Plants shall be labeled at the supplying nursery with genus, species and variety.
- C. Rootball:
- Do not supply bare root ball or burlap stock unless accepted by Owner’s Representative.
 - Sizes: As shown on Drawings.
 - Root systems shall be healthy and free from twisting or girdling.
 - Containers: All plant material shall have been grown in the containers in which delivered for at least six months, but not over two years.

2.02 SOIL

- A. General: Soil in all planting areas shall be free of rocks over one inch in diameter, sub–soil, refuse, plants or roots, clods, weed, viable weed seeds, sticks, solvents, petroleum products, concrete,base rock or other harmful substances.
- B. Imported topsoil: Form 430–C as determined by Testing Laboratory.
- Physical properties: USDA sandy loam.
- | Particle Size Range | Percent |
|----------------------|-----------------|
| Coarse sand .5–2.0mm | 0–15% |
| Silt plus clay | 25–50% |
| Silt 0.002–0.05mm | 10–30% |
| Clay 0–0.002mm | 10–25% |
| Gravel 2–13mm | 0–15% |
| Rock 1/2–<1 inch | 0–10% by volume |
| Organic matter | 0–15% |
- Chemistry:
- | |
|----------------------------------|
| Salinity: less than 3.0 mmhos |
| Sodium absorption: less than 6.0 |
| Boron: Less than 1.0 ppm |
| pH of saturated paste: 5.5 – 7.5 |
- Qualitative lime level shall be low in opinion of Testing Laboratory.
 - Fertility characteristics shall be modified by the incorporation of conventional fertilizers to provide fertility levels to sustain normal growth.

2.03 SOIL AMENDMENTS

- A. Wood residual soil amendment: Nitrogen and Iron stabilized redwood, fir or cedar sawdust, 0 x 1/4 inch, Form 404–A–SC.
- Particle Size (Dry Weight Basis):
- | Sieve Size | Percent |
|-----------------------------|---------|
| 9.51 mm (3/8 inch) | 100 |
| 6.35 mm (1/4 inch) | 95–100 |
| 4.76 mm (No.4) | 80–100 |
| 2.38 mm (No.8,8 mesh) | 50–80 |
| 1.00 mm (No.18) | 20–70 |
| 500 micron (No.35, 32 mesh) | 0–30 |
- Nitrogen: Minimum 0.4% nitrogen based on dry weight.
 - Salinity: Maximum saturation extract conductivity 4.0 millimhos per cm at 25 degrees centigrade.
 - Iron: Minimum 0.08% dilute acid soluble Fe based on dry weight
 - Organic matter: 220 pounds per cubic yard.

2.04 FERTILIZER

- A. Fertilizer tablets: 10 gram tablets in the nutrient formulation 12–10–5 plus 1 percent sulfonated monodimethyl naphthalene as wildlife repellent; Gro–Power 12–10–5 ADS Tablets, Gro–Power, Inc., Chino, CA, or accepted equal.
- B. Commercial Grade Fertilizer:
- Complete fertilizer: Homogenous pellet, containig major nutrients specified plus iron, sulfur and zinc. Best’s Fertilizer, J. R. Simplot Co., Lathrop CA or accepted equal.
 - Wildlife repellent fertilizer: Homogenous granule in the nutrient formulation 14–14–14 plus iron, sulfur and zinc; plus 1 percent sulfonated monodimethyl naphthalene as wildlife repellent. Gro–Power ADS Granular, Gro–power Inc., Chino, CA or accepted equal.
- C. Potassium sulfate: 0–0–52; manufactured for horticultural use.
- D. Iron sulfate: Ferric sulfate, containing minimum 20% iron expressed as elemental.Caution: Iron sulfate will stain concrete, granite, stucco and tile surfaces. Avoid contact between site surfaces and soil surfaces and soil containing iron sulfate. After iron sulfate application, broom or air blow surfaces free of material before any water application, including impending rains.
- E. Soil sulfur: manufactured for horticultural use.
- F. Agricultural gypsum: manufactured for horticultural use.

2.05 OTHER MATERIALS

- A. General: All materials supplied shall be free of harmful substances.
- B. Wood bark mulch: Fir, cedar or redwood bark. ‘Walk–on’ bark mulch 1”–3” American Soil Products, San Rafael, CA, or accepted equal. ‘Gorrilla hair’ mulch is not acceptable.
- C. Staking materials:
- Wooden stakes: Lodge pole pine, 10–foot length at 3–inch diameter and treated with wood preservative to heartwood; green color; as available from C and E Lumber Co., Pomona, CA; California Cascade, San Jose, CA; or accepted equal.
 - Ties: Black rubber ‘Gro–Strait’, Gro–Strait, Walnut Creek,CA; or equal. Provide ties without wires. Length of tie as required to adequately support tree while secured directly to stakes with 1 1/2” roofing nails.
- D. Water: Potable.
- E. Herbicide: California State licensed Pest Control Operator shall identify weeds and propose product, method and rate of application for review and approval by owner. Provide manufacturer’s literature.
- F. Anti–dessicant: Furnish evidence that material can be used safely on plant materials specified.
- G. Tree Root Barriers: Polypropylene, 0.08 inch minimum thickness, ribbed interlocking panels. 24 inch Universal Barriers (UB24–2) as manufactured by Deep Root Corporation, Westminster, CA or accepted equal.

PART 3

3.01 FIELD QUALITY CONTROL

- A. Progress observations: In addition to installation observations specified below, periodic progress observations may be made by the Owner’s Representative.
- B. Installation Observations: Request at least 3 days in advance:
- Observation of plant material upon delivery to site.
- C. Maintenance Observations: For the purpose of establishing the start of Maintenance period and observing completion of Work of this section through Final Acceptance. Request at least 7 days in advance:
- Observation for Maintenance commencement.
 - Observation for Final Acceptance.

3.02 ORDERING, REVIEW AND ACCEPTANCE OF PLANT MATERIAL

- A. Ordering: 90 days before the start of planting work, submit written certification to Owner’s Representative of the quantity, species, and source of plant material ordered. Owner’s Representative reserves the right to review plant material before shipment.
- B. Owner’s Representative will review plant material at project site upon delivery. Arrange material so that canopies or branch tips are not touching. Do not install material which has not been reviewed and accepted by the Owner’s Representative.
- C. Arrange and pay for permits and inspections required for delivery of plant material.

3.03 SITE PREPARATION

- A. Herbicides (if accepted):
- Apply site preparation herbicide in accordance with manufacturer’s instructions to all areas with weed cover, both subsoil and import soil.
 - After 10 days, mow weeds and remove clippings from site.
- B. Review planting areas for presence of rock, chemicals or other harmful substances. Obtain Owner’s Representative’s instructions before proceeding with work.
- C. Owner’s Representative may require removal of site soil and replacement with import topsoil if site soil is not acceptable for use.
- D. Thoroughly scarify all planting areas by cross–ripping or other approved means to a depth of 8 inches. Do not scarify within drip line of existing trees.

3.04 IMPORT TOPSOIL

- A. Provide import topsoil where shown, where site topsoil is not accepted for use, or where additional soil is required to achieve finish grades shown.
- B. After scarification of subsoil, place 3 inch layer of approved import soil and thoroughly rototill into the top 3 inches of subsoil.
- C. Place remaining soil to depth required, in maximum 8 inch lifts.
- D. Thoroughly settle each lift of soil by watering, rolling or other means as determined by Contractor.

3.05 SOIL AMENDMENTS

- A. Rototill planting areas to 6 inch depth before spreading amendments. Loosen soil and incorporate amendments by hand within dripline of existing trees.
- B. Spread evenly and thoroughly rototill to 6 inch depth the following amendments per 1,000 square feet:
- | | |
|---------------|--|
| 6 cubic yards | Wood residual soil amendment as specified. |
| 25 pounds | 6–20–20 commercial fertilizer |
| 5 pounds | Potassium sulfate |
| 10 pounds | Soil sulfur |
- C. A bulletin may be issued upon receipt of test results if change in amendment program is recommended by testing laboratory.
- 3.06 FINISH GRADING

- A. Provide positive surface drainage of all planted areas. Notify Owner’s Representative of obstructions, discrepancies or other conditions which prevent positive surface drainage before preceding with work.
- B. After amendment and settlement of soil, grade planting areas to required finish grades. Surfaces shall be smooth and free of depressions or abrupt transitions. Owner’s Representative reserves the right to make minor adjustments in finish grades as work progresses.

- C. Finish grades after settling shall be 1–1/2” below adjacent walls and walks, unless otherwise shown. Owner’s Representative will review finish grades before planting begins.

3.07 HANDLING OF PLANTS

- A. General: Prevent damage to plant material. Lift and handle plants only from bottom of rootball.
- B. Access: Inspect project site and become familiar with the accessing requirements and restrictions. At time of submitting bid, provide written notice of any conditions which would prevent installation of the specified plant material.

3.08 LAYOUT

- A. General: Owner’s Representative will review, for conformance to design intent, locations of all plants in field prior to planting. Notify Owner’s Representative and schedule layout review sufficiently in advance of planting to allow for review and adjustment without disrupting construction schedule. Owner’s Representative reserves the right to make minor adjustments in the layout of all plant material; adjust irrigation as necessary.
- B. Trees: Stake layout of trees in field before installing irrigation. Adjust as directed by Owner’s Representative.

3.09 EXCAVATION OF PLANT PITS

- A. Excavate plant pits to three times rootball width for trees and 2 times rootball width for shrubs. Scarify sides and bottom of pit to eliminate glazed surfaces.
- B. Obstructions: If rocks, underground construction work, tree roots or other unknown obstructions are encountered in the excavation of plant holes, alternate locations may be selected by the Owner’s Representative. Report all such conditions in writing to the Owner’s Representative. Where locations cannot be changed, submit a written proposal and cost estimate for removing obstructions to a depth of not less than 6 inches below the required hole depth. Obtain Owner’s Representative’s instructions prior to proceeding with the work affected.

3.10 DETRIMENTAL SOILS AND DRAINAGE

- A. Prior to planting, test drain all planting areas as follows:
- Plants pits: Fill with 12 inches of water. Water shall drain completely in 48 hours.
 - Plant beds: Irrigate until soil is saturated. Saturated condition shall not remain after 24 hours.
- B. Failure of drainage test: Report in writing to Owner’s Representative all areas not passing these tests, and all soil conditions that Contractor considers detrimental to growth of plant material. State condition, and proposal and cost estimate for correcting the condition. Obtain Owner’s Representative’s instructions prior to proceeding with work affected. Repeat drainage testing and correction of conditions until tests are passed. Failure to perform drainage tests, or to notify Owner’s Representative in writing of conditions specified above, renders Contractor responsible for all plant failure that occurs as a result of inadequate drainage or detrimental soil conditions, as determined by Owner’s Representative.

3.11 PLANTING

- A. General: Do not plant material that has not been reviewed by Owner’s Representative upon delivery to the project site, or that has been rejected for any reason. Do not plant under unfavorable weather conditions.
- B. Rootballs: Do not install plants with damaged rootballs. Shrubs and groundcovers: If rootbound, score with sharp knife, making 4 cuts, and gently spread lower 1/3 of rootball. Trees: If rootbound, gently roughen sides of rootball to a depth of 1 to 2 inches to loosen and spread encircling roots. Cut roots which are too stiff to untangle.
- C. Backfilling: (per cubic yard)
- In top 12 inches of plant pits, use backfill mix as follows, thoroughly blended.
- | | |
|--|---|
| 1/3 cubic yard | nitrogen and iron fortified organic amendment |
| 2/3 cubic yard | native soil |
| 8 pounds | 14–14–14 wildlife repellent granular fertilizer |
| 11/2 pounds | iron sulfate |
| 1/2 pound | potassium sulfate (0–0–52) |
| a. Below 12 inch depth, omit organic soil amendment. | |
- Owner’s Representative may require substitution of import topsoil for site soil where site topsoil is not accepted for use, and changes in backfill mix as recommended by Testing Agency.
- D. Fertilizer Tablets: Place wildlife repellent fertilizer tablets evenly distributed in plant pit when backfilled 2/3, according to the following schedule:
- | | |
|-----------|---------------------|
| 1 gallon | (2) 10 gram tablet |
| 5 gallon | (6) 10 gram tablet |
| 15 gallon | (10) 10 gram tablet |
| 24” Box | (14) 10 gram tablet |
| 36” Box | (20) 10 gram tablet |

- E. Settlement: Reset plants which shift or settle before end of maintenance period. Crowns of trees shall be at the following minimum 2” above the surrounding finish grade at end of maintenance period:
- F. Mulch all planting areas with 3 inch deep layer of wood bark mulch except for groundcover areas where 2” bark mulch shall be applied. Do not pile mulch around crown of plants.
- G. Form a watering basin for each plant. Thoroughly water all plants immediately after planting, eliminating air pockets. Prevent erosion.
- H. Root barriers: Install as shown and as recommended by manufacturer on all trees within 6 feet of paving, curb, or wall, and continuous at perimeter of street tree wells.

3.12 STAKING

- A. General: Stake trees immediately after planting. Make modifications to staking procedures as required to accommodate field conditions, at no additional cost to Owner.
- B. Staking: Stake trees with two stakes as shown in detail. Fasten with rubber ties secured directly to the stakes with 1 1/2” roofing nails. Do not use wire to secure ties to stakes. Allow 1 to 3 inches sway in trunk or branches. Do not pull tight.

3.13 PRUNING

- A. Prune only as directed, according to reference standards.
- B. Prune trees which overhang paving to maintain minimum clearance of 80 inches between lower branches and pedestrian traffic way.

3.14 GROUNDCOVER PLANTING

- A. Place and amend soil and do all work to provide finish grades as shown. Provide pre–emergent weed control per manufacturer’s recommendations. Install 2” layer wood bark mulch.
- B. Plant groundcover plants through wood bark mulch at the specified triangular spacing.

3.17 MAINTENANCE

- A. General: Maintain all plants and planting areas from time of delivery, through installation and Maintenance period, until Final Acceptance.
- B. Schedule: Submit proposed maintenance work to Owner’s Representative in writing for review at least 30 days prior to commencement of maintenance work. Maintenance work shall be done at times accepted by the Owner.
- C. Maintenance Procedures:
- General: Maintenance of new planting includes, but is not limited to: Watering, cultivating, fertilizing, weeding, mowing, mulching, re–staking, resetting plants to proper grades or upright positions; restoring watering basins, removal of dead flowers and broken twigs; pest, disease and weed control; erosion control; restoring finish grades and accepted and tested imported topsoil; taking precautions as necessary to prevent sunscald damage. Remove nursery tags and repair mulch 10 days before Final Observation.
 - Protection: Protect planting areas and plants against damage until Final Acceptance. Maintenance also includes temporary fences, barriers and signs as required for protection. Treat or replace damaged plants as directed by Owner’s Representative at no additional cost to Owner.
 - Fertilization: Apply potassium sulfate and 16–6–8 fertilizer at the rate of 6 pounds each per 1000 square feet, 30 days after installation, and one (min.) application at end of maintenance period.
 - Weed control:
 - Keep site free of weeds during maintenance period.
 - Identify weeds and apply accepted control methods.
 - Herbicides, if used, shall be applied by licensed Pest Control Operator according to manufacturer’s recommendations.

- D. Observation of maintenance period commencement: Request after irrigation and Planting is substantially complete. Maintenance Period shall begin upon written notice of acceptance by Owner’s Representative and after final inspection on all areas and shall continue for a minimum of 90 days until Final Acceptance. A weekly maintenance schedule submittal is required prior to start of the 90 day period.

3.18 FINAL ACCEPTANCE

- A. General: Work of this section will be accepted when all work has been completed, including maintenance period but not including replacement of plants under guarantee. Before requesting observation for Final Acceptance, submit the following:
- Record planting plan
 - Supplier invoices and delivery slips for all materials installed.
 - Maintenance schedule.
 - Notify Owner’s Representative before Final Acceptance observation of conditions which impede plant establishment and growth.
- B. Deficiencies noted during maintenance period observation which have not been corrected will terminate the Final Acceptance observation and extend the maintenance period by 90 days. Costs associated with additional observations required as a result of Contractor’s failure to correct deficiencies shall be borne by Contractor.

END OF SECTION



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TRI VALLEY JEWISH
COMMUNITY CENTER
3370 HOPYARD ROAD
PLEASANTON, CA

PLANTING
SPECIFICATIONS



REVISIONS:

- 12/04/20 Revised Playground
- 02/11/21 City Resubmittal
-
-
-
-
-

DATE: 01/23/2019

SCALE:

JOB: 16-044

SHEET

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