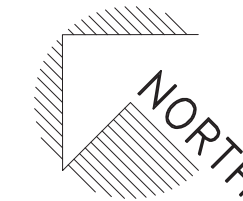


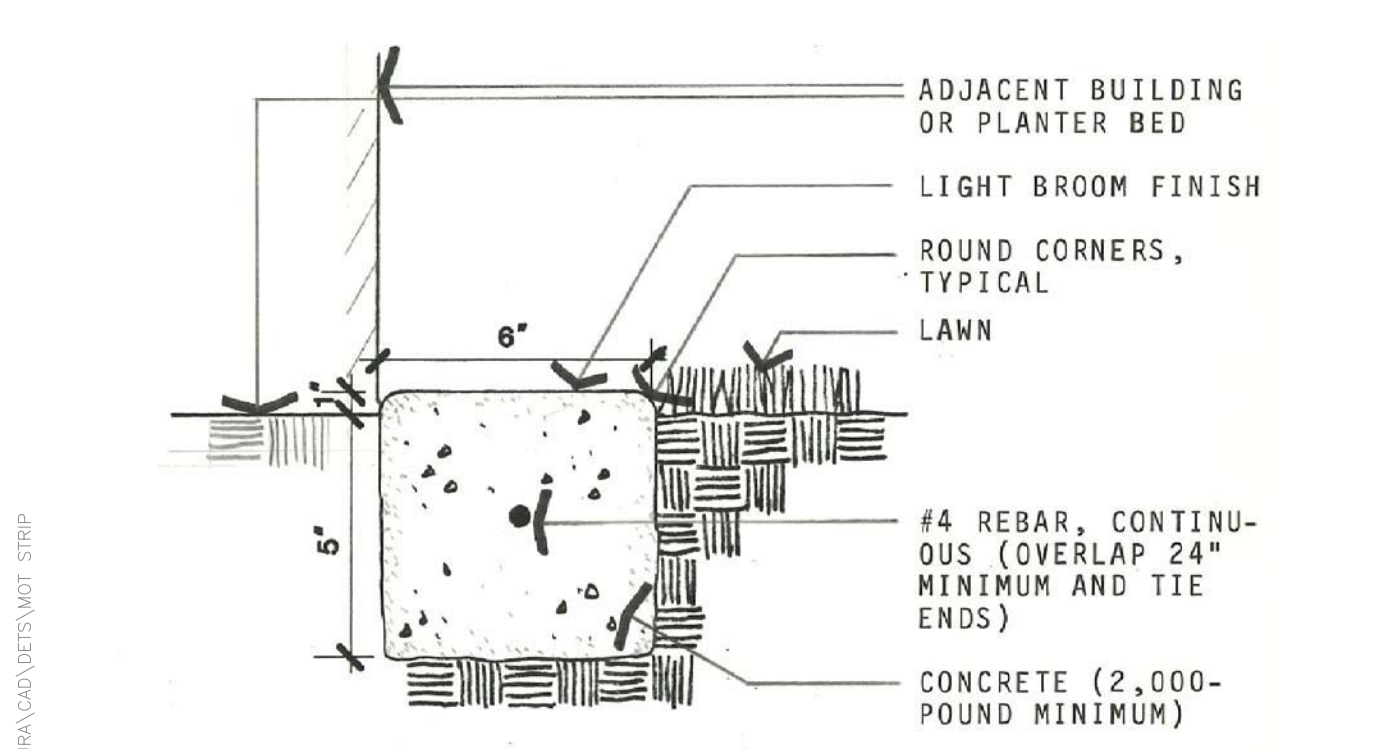
20 NEW LANDSCAPE PLANTING AND HARDSCAPE PLAN

3/16"=1'-0" 0 1' 2' 4' 8'

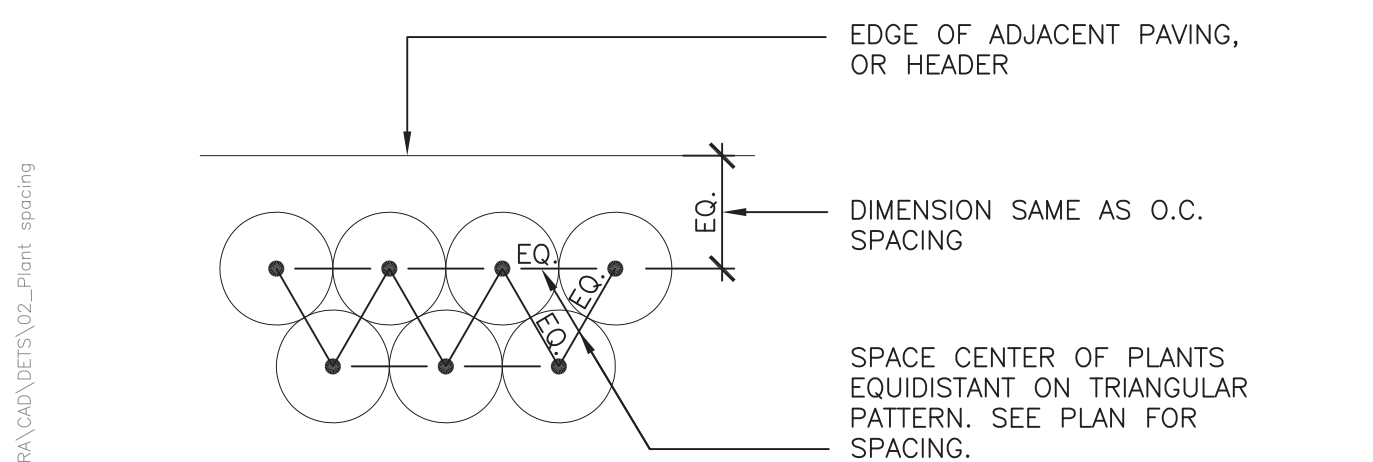


SPECIFIC NOTES

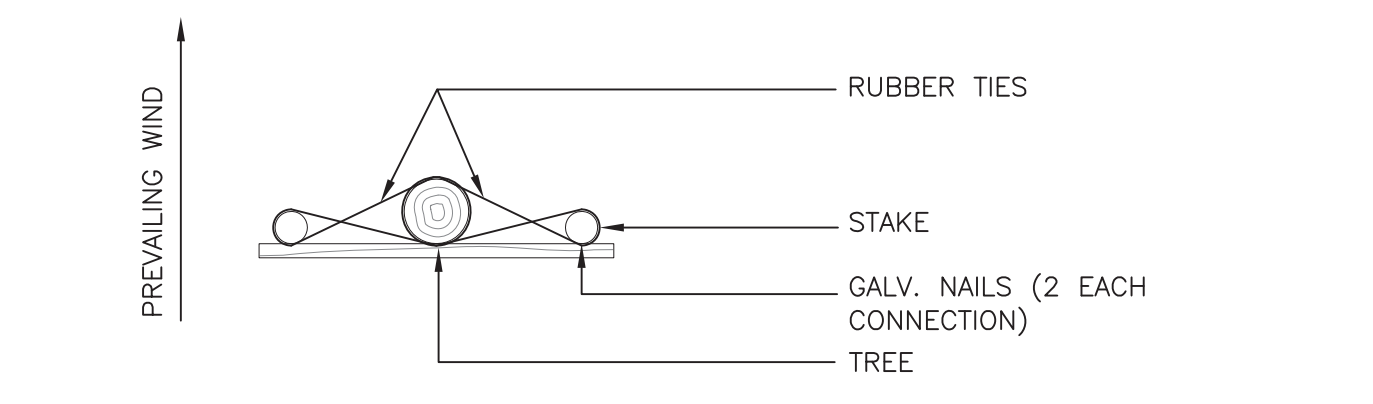
- (E) WALKWAY TO REMAIN
- (E) GRASS TO REMAIN, TYPICAL
- (E) TREE TO REMAIN, TYPICAL
- (E) BANDSTAND TO REMAIN
- NEW NON-POROUS PERMEABLE CONCRETE WITH COLORED AND TEXTURED OPTIONS. SEE SPECIFICATIONS FOR TYPE AND MANUFACTURER. MAXIMUM 2% SLOPE IN ANY DIRECTION, IF NOT PERMEABLE, SLOPE TO GRASS.
- NEW 6" RAISED CONCRETE CURB SEE DETAIL 6/LA2.0, TYPICAL.
- NEW CONTROL JOINTS, IF CONCRETE IS NOT PERMEABLE UNLESS FOR AESTHETIC REASONS.
- NEW 6" MOW STRIP SEE DETAIL 5/-, TYPICAL
- NEW JOINT TO SEPARATE OPTION OF COLOR AND/OR TEXTURED BETWEEN SURFACES
- (E) STAIR WITH HANDRAIL TO REMAIN, TYPICAL



5 CONCRETE MOW STRIP 3"=1'-0"



6 PLANT SPACING (GROUND COVER) N.T.S.



8 TREE PLANTING N.T.S.

PLANTING GENERAL NOTES

A. GENERAL PLANTING INFORMATION

- THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO, THE WRITTEN SPECIFICATIONS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK OF THE VARIOUS TRADES (I.E. IRRIGATION, CIVIL, ETC.)
- PRIOR TO PLANT MATERIAL INSTALLATION, LOCATIONS SHALL BE COORDINATED WITH LAYOUT OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO THE START OF WORK.
- REFER TO DETAILS THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE SITE IN A SAFE AND CLEAN CONDITION. AT THE END OF EACH DAY THE SITE SHALL BE CLEANED UP AND LEFT IN A CONDITION THAT IS SAFE.
- CONTRACTOR IS TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS RELATED TO LANDSCAPE PLANTING AND IRRIGATION WORK.
- SEE DETAIL 6/- FOR PLANT SPACING.
- SEE LANDSCAPE IRRIGATION PLAN LA2.0 FOR MORE INFORMATION.

B. SOIL PREPARATION

- IMPORTED TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE SOIL OF LOAMY CHARACTER, AND SHALL CONTAIN AN AMOUNT OF ORGANIC MATTER NORMAL TO THE REGION. IT SHALL BE OBTAINED FROM WELL-DRAINED ARABLE LAND AND SHALL BE REASONABLY FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN ONE INCH IN SIZE, COARSE SAND, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES. IMPORTED TOPSOIL SHALL BE CAPABLE OF SUSTAINING HEALTHY PLANT LIFE.
- THE CONTRACTOR IS TO FINE GRADE THE SITE TO ALLOW FOR GOOD SOIL DRAINAGE. IF THERE ARE PUDDLES OR WATER STANDING IN PLANTING PITS FOR MORE THAN 2 HOURS, NOTIFY OWNER'S REP. IMMEDIATELY.
- FINE GRADING AND IRRIGATION LAYOUT SHALL BE APPROVED BY OWNER'S REP. PRIOR TO PLANTING OPERATIONS.
- PLANTING AREAS SHALL RECEIVE A WEED CONTROL PRE-EMERGENT PRIOR TO PLANTING.

C. PLANTING OPERATIONS

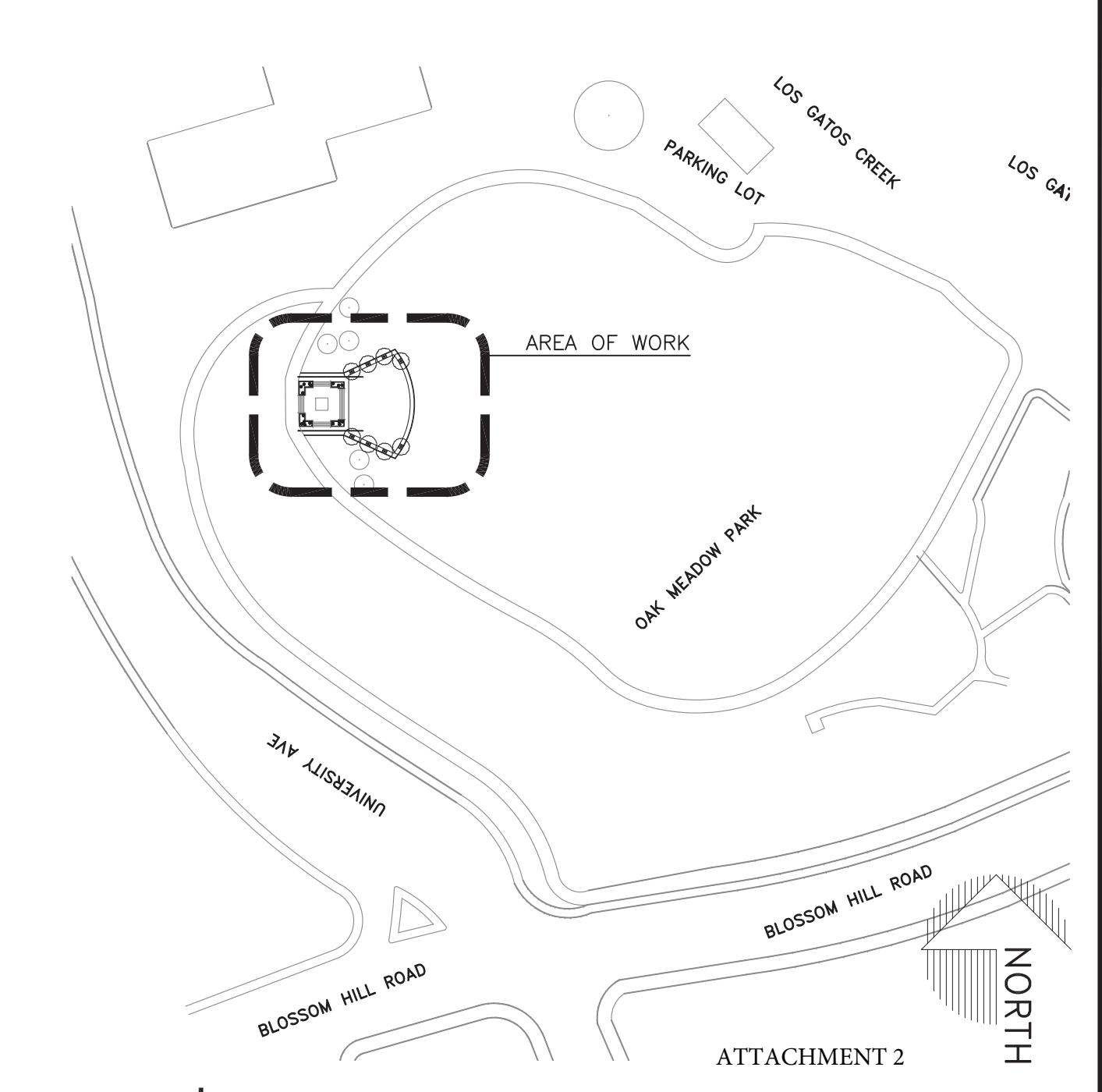
- PLANTING OPERATIONS SHALL BE COMPLETED IN STRICT ACCORDANCE WITH SPECIFICATIONS AND DETAILS.
- PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS AS SHOWN IN SYMBOLS AND CALLOUTS ON THIS PLAN.
- CONTRACTOR SHALL SUPPLY PLANTS OF THE SIZE SPECIFIED. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL, CONTACT THE OWNER'S REP. FOR INSTRUCTIONS.
- CONTRACTOR SHALL PLACE PLANT MATERIAL SO THEY DO NOT INTERFERE WITH ANY IRRIGATION SYSTEM. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS CONCEPTUAL INTENT IS NOT VIOLATED. IF A CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY OWNER'S REP. FOR APPROVAL OF ANY MAJOR MODIFICATIONS.
- PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REP. DIRECTION PRIOR TO INSTALLATION. CARE SHALL BE TAKEN TO SPOT PLANT MATERIALS EVENLY, TO PROVIDE OPTIMUM GROWTH CONDITIONS AND MAXIMUM AESTHETICS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR IMPROVEMENTS, LANDSCAPE DRAINAGE OR OBSTRUCT IRRIGATION SPRAY PATTERNS. NOTIFY THE OWNER'S REP. SHOULD CONFLICT OCCUR.
- TREES ARE TO BE PLANTED PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT FEATURES, STRUCTURES AND VIEW.
- PLANT MATERIAL PLACEMENT SHALL BE SUBJECT TO THE OWNER'S REP. APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL LAYOUT TREES AND SHRUBS WHILE IN THEIR CONTAINERS, AS SHOWN ON THE PLAN AND THEN OBTAIN APPROVAL FROM THE OWNER'S REP.
- A 2" LAYER OF DECORATIVE MULCH SHALL BE INSTALLED CONTINUOUS IN ALL PLANTING AREAS. (CONTRACTOR TO SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.)

THIS PROJECT HAS BEEN PREPARED BY CUSCHIERI HORTON ARCHITECTS AND PHOENIX DESIGN GROUP. THESE SERVICES FOLLOW THE CONDITIONS SET FORTH IN A FULLY EXECUTED AIA B106-2010 AGREEMENT, DATE FEBRUARY 21, 2018.

LEGEND

- ACCESSIBLE PATH OF TRAVEL, MAX 5% SLOPE IN DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPE.
- MAHONIA AQUIFOLIUM COMPACTA, DWARF OREGON GRAPE, 5 GALLON
- 1ST OPTION: PLATANUS ACERIFOLIA, THE LONDON PLANE, 24" BOX (MATCHED SPECIMENS)
- 2ND OPTION: GLEDITSIA TRIACANTHOS MORANIE
- 3RD OPTION: QUERCUS PALUSTRIS (NOT TO SCALE), SEE 8/- FOR PLANNING DETAILS
- BOULDER, TO BE DETERMINED. 3' TO 4'
- NEW SOD - DWARF FESCUE AS GROWN BY GRASS FARM, OR APPROVED EQUAL
- VINCA MINOR / DWARF PERIWINKLE, FROM FLATS, PLANT @ 12" O.C.

KEYPLAN



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Phoenix Design Group

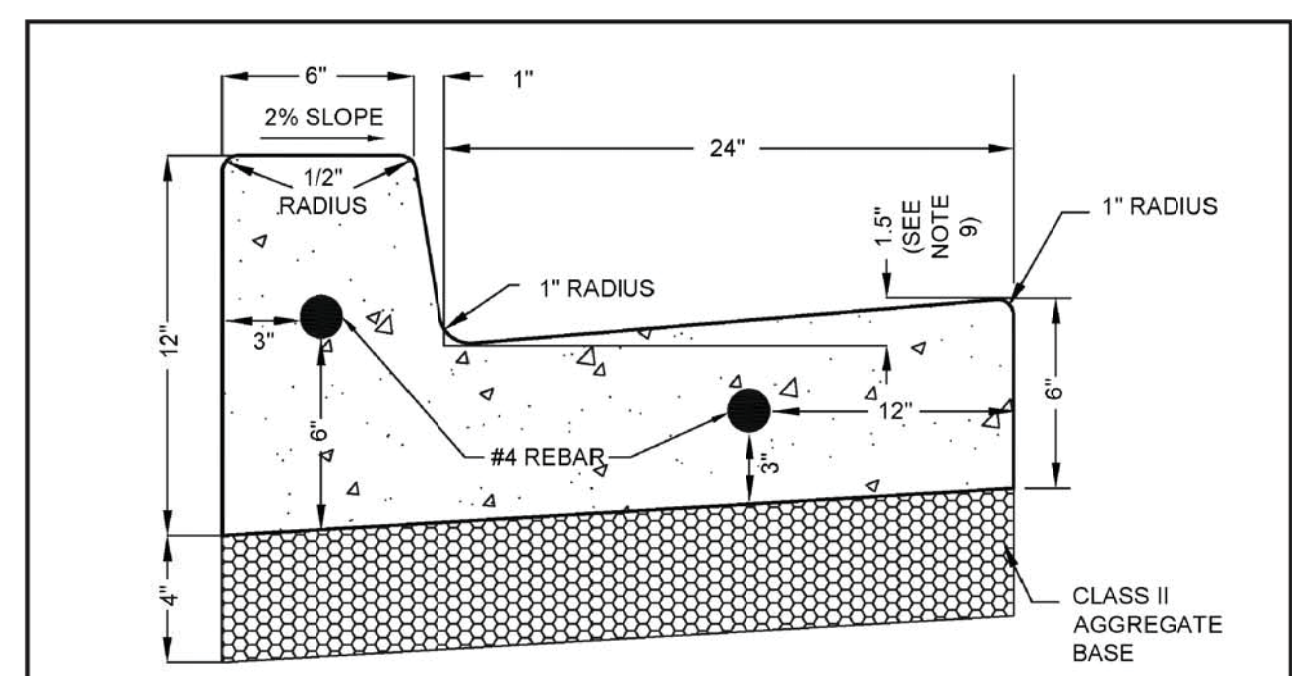
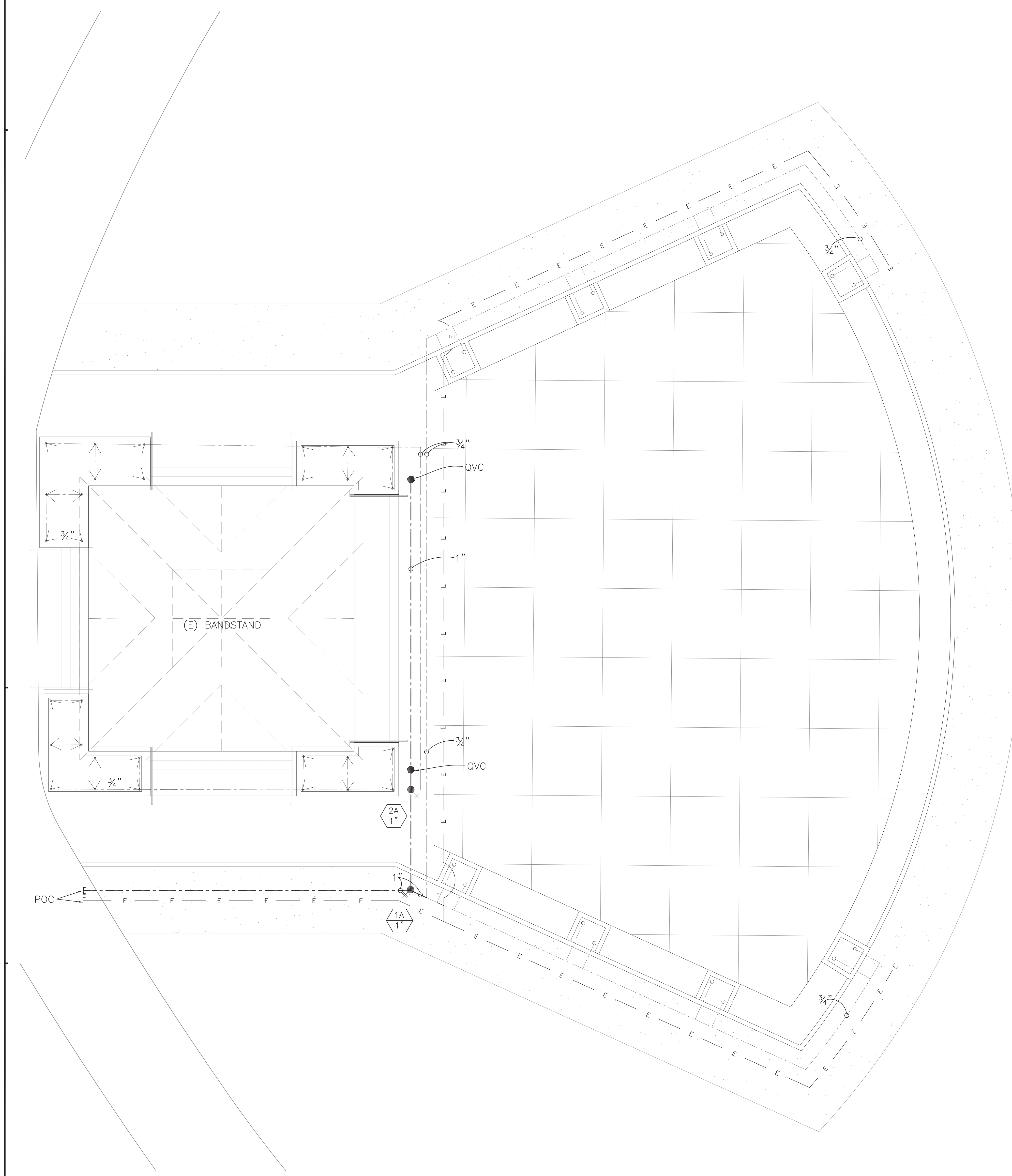
Landscape Architect
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NEW LANDSCAPE PLANTING AND HARDSCAPE PLAN
OAK MEADOW PARK BANDSTAND
233 BLOSSOM HILL RD,
LOS GATOS, CA 95032

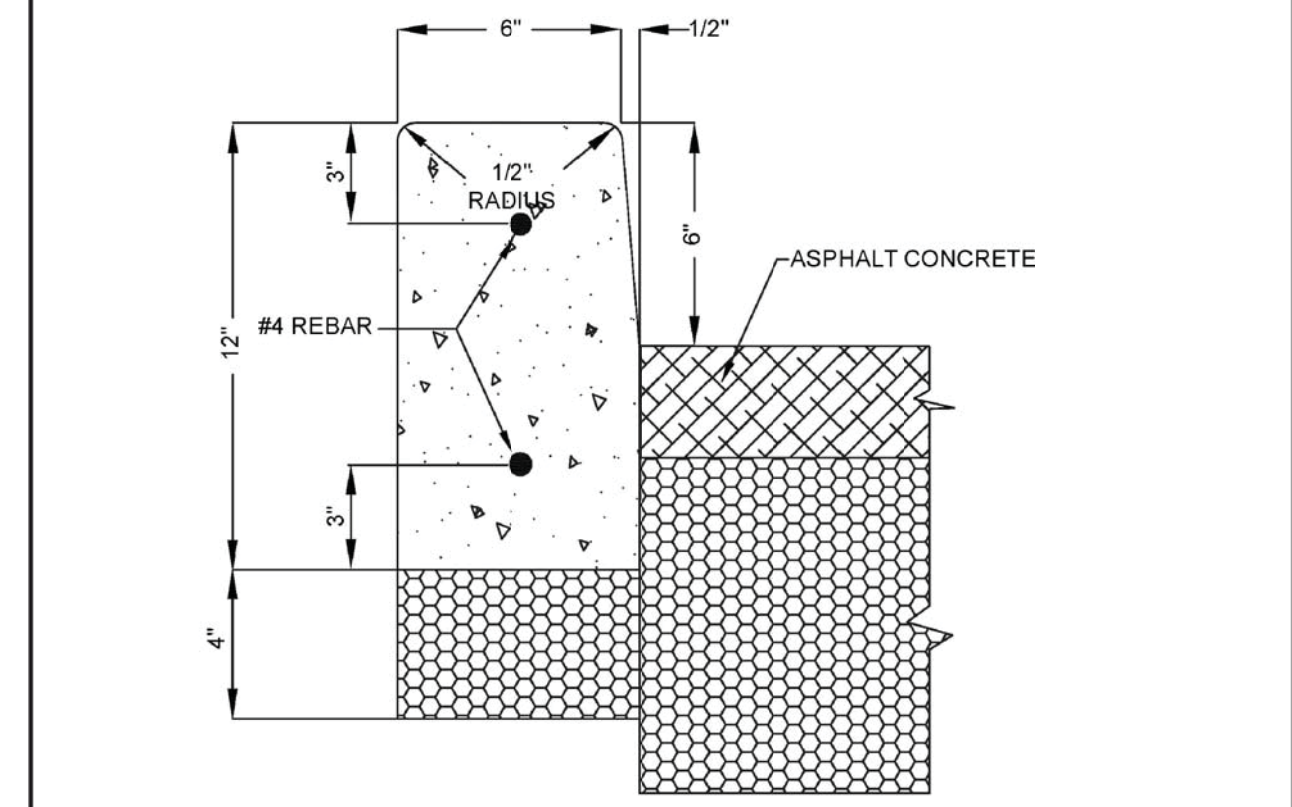
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- NOTES:**
- ALL RADI LESS THAN 100' SHALL USE FLEXIBLE WOOD OR METAL FORMS TO ELIMINATE ANGULAR POINTS AT 10' SECTION POINTS.
 - SAWCUT AND REMOVE 20 IN. (MIN) STREET SECTION FOR CURB AND GUTTER INSTALLATION ON EXISTING STREETS.
 - 3/4" EXPANSION JOINTS TO BE PLACED AT DRIVEWAY SECTIONS, CURB RETURNS, CURB RAMPS & GOLD JOINTS OR A MAX. OF 30' C/C. EXPANSION JOINTS SHALL PROTRUDE 1" BELOW THE BOTTOM OF GUTTER.
 - THRU JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS AT POINTS OF TANGENCY ON STREETS, AND AT ALLEY AND DRIVEWAY RETURNS. MAXIMUM SPACING SHALL BE 10' PRE-MOLDED JOINT FILLER, SHALL BE 12" WIDE AND CONFORM TO AASHTO DESIGN M213. DUMMY JOINTS SHALL BE PLACED EVERY 10'.
 - FINISHED WORK SHALL NOT VARY MORE THAN 1/8" IN GRADE AND 1/4" IN ALIGNMENT.
 - THE FINISHED CURB SHALL IMMEDIATELY BE SPRAYED WITH A TRANSPARENT CURING COMPOUND. CURB SHALL BE COVERED BY WATERPROOF PAPER OR PLASTIC MEMBRANE IN THE EVENT OF RAIN OR OTHER UNSUITABLE WEATHER. CURING TIME SHALL BE A MINIMUM OF 72 HOURS.
 - ALL CURB AND GUTTER SHALL BE PLACED ON A MIN. OF 4" AGGREGATE BASE CLASS II 95% MAX. COMPACTION ASTM D1557
 - #4 REBAR SHALL BE EXTENDED ALONG LENGTH OF THE CURB AND GUTTER
 - GUTTER PAN SLOPE SHALL NOT EXCEED 5% SLOPE AT PEDESTRIAN CURB RAMP ENTRY LOCATIONS. CONTRACTOR SHALL USE 1.2" (MAX) BETWEEN LIP OF GUTTER AND FLOWLINE AT THESE LOCATIONS.
 - ALL CONCRETE SHALL INCLUDE ONE (1) POUND OF LAMP BLACK PER CUBIC YARD OF CONCRETE.
 - ALL CURB AND GUTTER SHALL HAVE 2 #4 REBARS THE ENTIRE LENGTH AND EMBEDDED ON BOTH ENDS USING DOWELS (ONE DOWEL IN THE CENTER OF THE GUTTER, ONE DOWEL IN THE CENTER OF THE CURB).

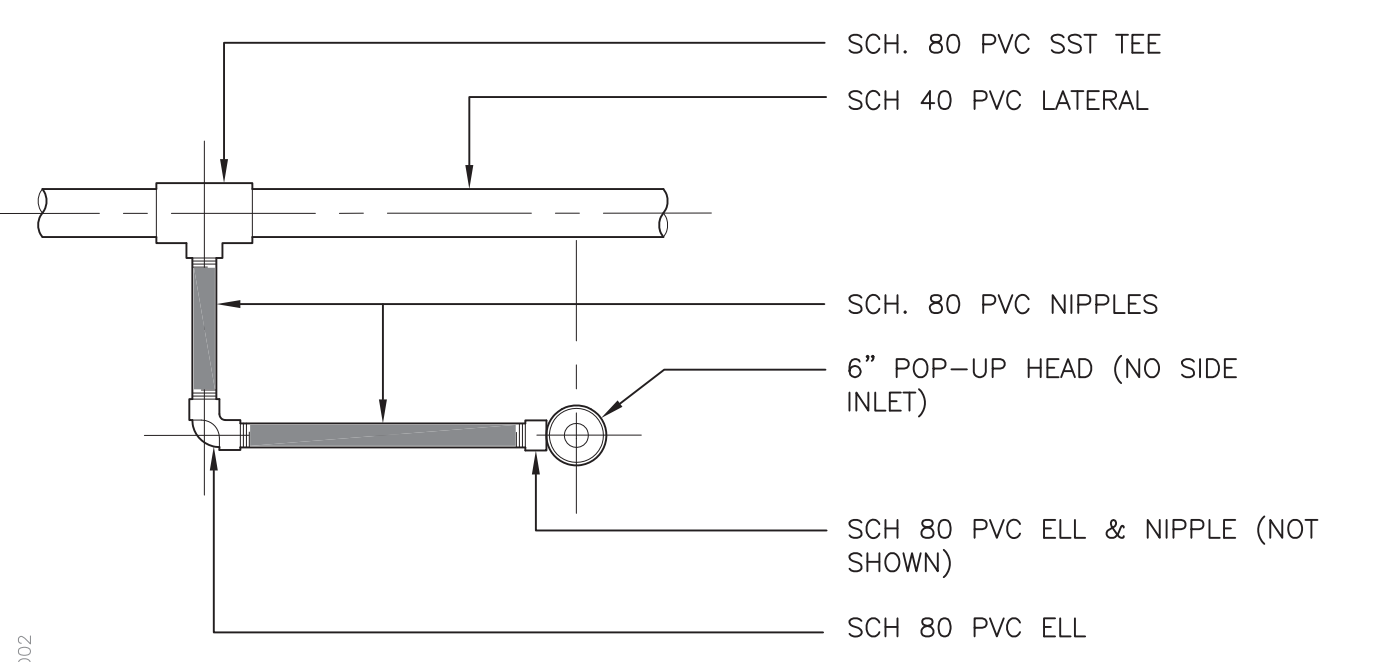
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<i>[Signature]</i>	NOVEMBER 2010	CONCRETE CURB AND GUTTER	ST-210
TOWN ENGINEER			



- NOTES:**
- THE CONSTRUCTION NOTES OF STD. PLAN 210 APPLY TO CONCRETE VERTICAL CURB.

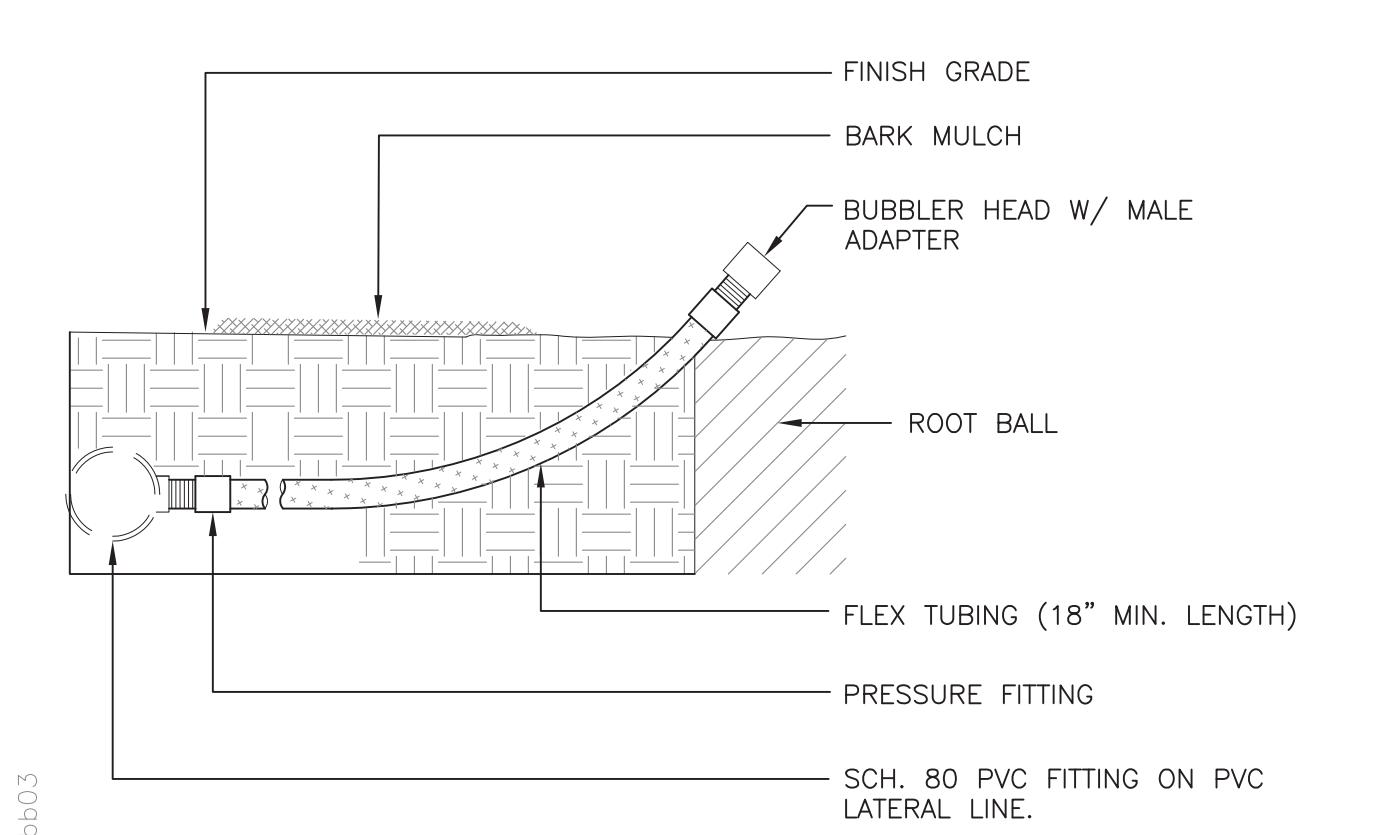
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<i>[Signature]</i>	NOVEMBER 2010	CONCRETE VERTICAL CURB	ST-211
TOWN ENGINEER			

6 CONCRETE CURB DETAILS N.T.S.



- NOTES:**
- ALL ELEMENTS OF RISER ASSEMBLY SHALL BE THE SAME DIAMETER AS THE CONNECTION POINT OF THE POP-UP BODY.
 - USE TEFLON PASTE THREAD SEALANT ON THREAD CONNECTIONS.
 - DO NOT TIGHTEN FITTINGS BEYOND THEIR ABILITY TO MOVE.

7 POP-UP SWING JOINT RISER DETAIL N.T.S.



8 BUBBLER HEAD DETAIL N.T.S.

IRRIGATION GENERAL NOTES

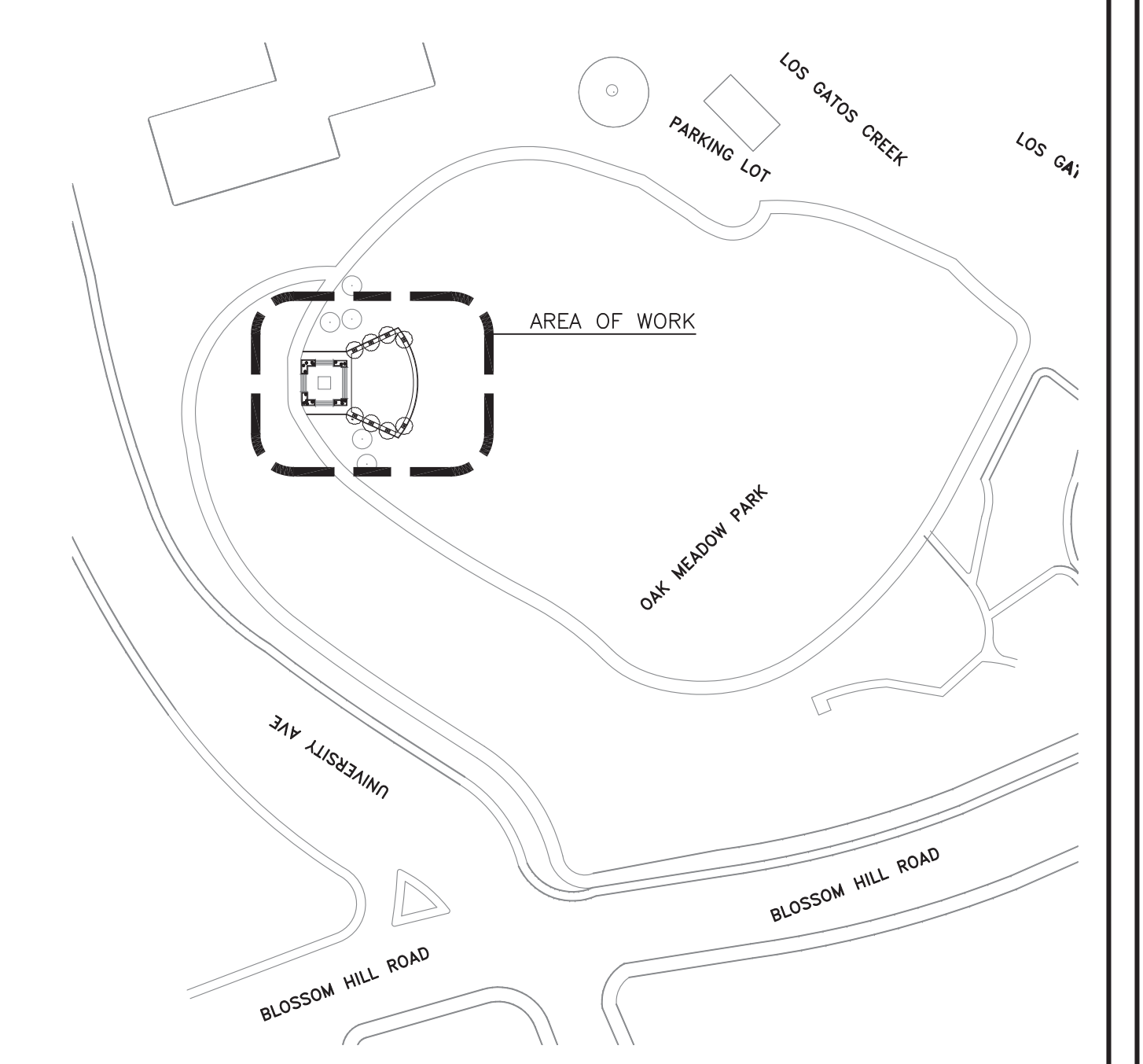
- CONTRACTOR TO CONFIRM IF (E) CONTROLLER HAS CAPACITY FOR ADDITIONAL (N) VALVES. OTHERWISE CONTRACTOR TO COORDINATE WITH DEPT OF PUBLIC WORKS TO UPGRADE/REPLACE CONTROLLER TO ACCOMMODATE NEW WORK.
- CONTRACTOR TO INSTALL LOW VOLTAGE WIRES FROM (E) CONTROLLER (NOTE 1) TO (N) REMOTE CONTROL VALVE. INSTALL LOW VOLTAGE WIRING @ A MIN. OF 18" BELOW GRADE W/ STANDARD SOIL COMPACTION
- THIS IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED TO AVOID CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES DUE TO SCALE OF DRAWINGS. IT IS NOT POSSIBLE TO INDICATE SLEEVES, ETC., WHICH MAY BE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY. FURNISH SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCE OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S DESIGNATED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE NECESSARY REVISIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF CURBS, UTILITY BOXES, ETC. HE SHALL COORDINATE HIS WORK FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE). ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF THREE FEET (3') INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE IN BUNDLES 10' ON CENTER. TO TAPING PERMITTED INSIDE SLEEVES.
- SPLICES IN THE FIELD SHALL BE MADE EXCLUSIVELY WITH RAIN BIRD "SNAP-TITE" CONNECTORS, GLOBAL SPAN PRODUCTS INC. "SP-LICE-KOTE", OR APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FITTINGS.
- THE SPRINKLER SYSTEM DESIGN IS BASED UPON A MINIMUM 30 PSI OPERATING PRESSURE. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AND ALL EXISTING CONDITIONS. NOTIFY THE OWNER'S DESIGNATED REPRESENTATIVE IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.
- INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES.
- ALL IRRIGATION WORK SHALL CONFORM TO THE DETAILS SHOWN ON THESE PLANS.
- ALL MAINS, LATERALS AND IRRIGATION CONTROLLER WIRES SHALL BE INSTALLED IN CLASS 315 P.V.C. SLEEVES UNDER ALL A.C. AND P.C.C. PAVEMENT.
- POC FOR WATER AND ELECTRICAL LINES IS TO BE PROVIDED BY THE OWNER (VERIFY)
- SEE LANDSCAPE PLANTING AND HARDSCAPE PLAN LA1.0 FOR MORE INFO.

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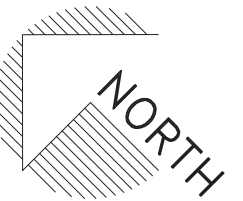
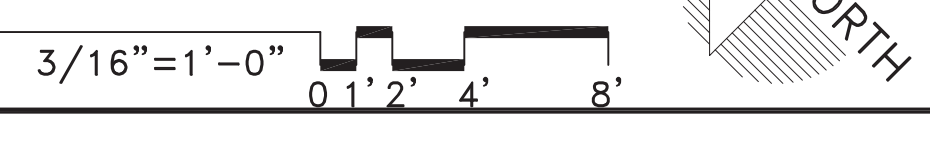
LEGEND

- POINT OF CONNECTION (FOR WATER AND FUTURE ELECTRICAL)
- PVC MAIN LINE. 5CH.40 (1")
- PVC LATERAL LINE. 5CH.40 (3/4")
- ELECTRICAL SLEEVE, BRING SLEEVE TO INSIDE OF PLANTER BOX PER FUTURE ACCESS/LIGHTS.
- TWO PRECISION SPRAY HEADS 5H (0.106PM @ 30 PSI)
- TORO 500 SERIES BUBBLER (0.50 GPM @ 30 PSI)
- REMOTE CONTROL VALVE (TORO P-220 SERIES 1") IN VALVE BOX (SEE GENERAL IRRIGATION NOTE A + B)
- QUICK COUPLER VALVE (TORO 075-SLSC SERIES 3/4") IN VALVE BOX
- VALVE NUMBER
- VALVE SIZE

KEYPLAN



20 NEW LANDSCAPE IRRIGATION PLAN



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NEW LANDSCAPE IRRIGATION PLAN
OAK MEADOW PARK BANDSTAND
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CHECKED BY: DC, RG
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