




 City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Notice of Public Hearing

Dear Campbell Resident,

February 2, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday February 13, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 48 Civic Center Drive

Zoning | Area Plan: CB-MU | DDP

Neighborhood Association(s): DCNA

Council District: 3

File No.: PLN-2023-59

APN: 279-41-062

Applicant: Out of the Barrel, Inc. c/o Evan Jaques

Property Owner: Out of the Barrel, Inc

Application Type: Conditional Use Permit with Site and Architectural Review, and Tree Removal Permit

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Construction of an approximately 3,100 square-foot two-level commercial building with a rooftop deck including a prefab kitchen module, a ground-level patio bounded by a 6-foot fence, and the associated realignment of the Civic Center Drive curb-line (to accommodate refuse pickup and deliveries); and establishment of a "taproom" inclusive of on-site beer and wine beverage service with incidental off-site sales, ancillary food service, and live entertainment, with a 11:00 PM daily public closing time.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

****Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español**



FIELD TO BARREL TAPROOM CAMPBELL PLANNING PACKAGE

48 CIVIC CENTER DR,
CAMPBELL, CA 95008

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 2818 SF TWO-STORY BUILDING WITH OCCUPIABLE ROOF, INCLUDING A 320 SF PREFAB KITCHEN MODULE ON THE SECOND/ROOF LEVEL. THE CURRENT SITE IS UNDEVELOPED AND WILL BE COMPLETELY REWORKED TO ACCOMMODATE THE PROPOSED STRUCTURE ALONG WITH ACCESSIBLE PEDESTRIAN ACCESS AND AN ACCESSWAY SERVING AN INTERNAL TRASH ENCLOSURE.

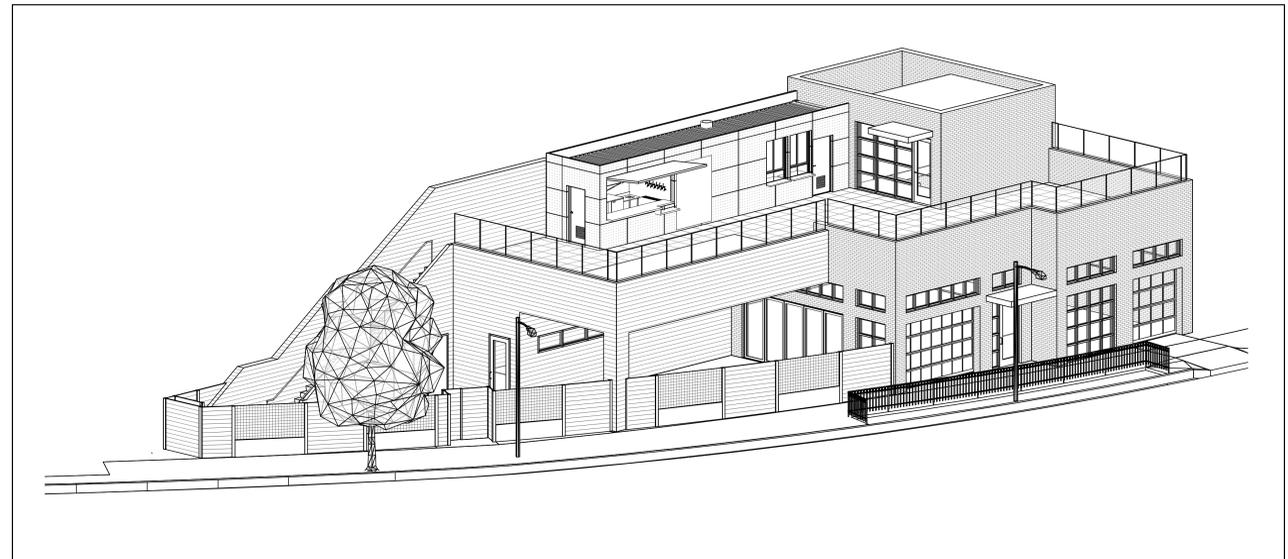
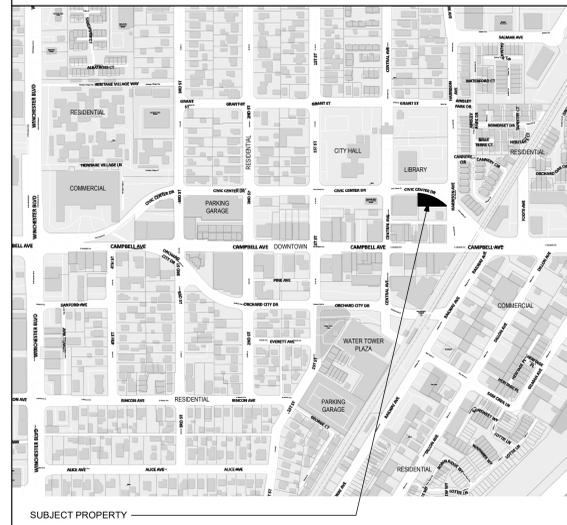
THE PROPOSED BUILD OUT WILL CONSIST OF A HIGH-END TAPROOM (SIMILAR TO A WINE TASTING BAR) WITH A SMALL FOOD PREPARATION COMPONENT, WITH INTERIOR AND EXTERIOR SEATING AREAS, A ROOFTOP PATIO, ACCESSIBLE RESTROOMS, AND ALL ATTENDANT BACK-OF-HOUSE COMPONENTS AND REQUIREMENTS.

NO UTILITIES CURRENTLY SERVICE THE SITE, AND FULL SERVICES INCLUDING WATER, SEWER, AND ELECTRICITY WILL NEED TO BE PROVIDED.

THE PROJECT PROPOSES NO ONSITE PARKING.

THE PROJECT SITS ON THE GATEWAY OF CAMPBELL'S DOWNTOWN AND WILL SUPPORT THE CITY'S INTENTIONS AND GOALS OF THE DOWNTOWN DEVELOPMENT PLAN.

VICINITY MAP



DEFERRED SUBMITTALS

1. A FIRE ALARM WILL BE INSTALLED IN THE PROJECT AS A DEFERRED SUBMITTAL.
2. A TWO-WAY COMMUNICATION SYSTEM WILL BE INSTALLED IN THE PROJECT AS A DEFERRED SUBMITTAL.
3. AN AFS SYSTEM WILL BE PROVIDED IN THE PROJECT AS A DEFERRED SUBMITTAL.

PROJECT DATA

EXISTING SITE AREA:	0.10 ACRES
REVISED SITE AREA:	4,480 SF
PROPOSED BUILDING AREA:	4,320 SF
FIRST FLOOR:	2,531 SF
ROOF/PENTHOUSE:	287 SF
PREFAB KITCHEN MODULE:	320 SF
TOTAL:	3,138 SF
PROPOSED CONSTRUCTION TYPE:	V-B
PROPOSED STORIES:	2
PROPOSED OCCUPANCY:	A-2
BUILDING CODE:	2022 CBC
FIRE CODE:	2022 CFC
MECHANICAL CODE:	2022 CMC
ELECTRICAL CODE:	2022 CEC
PLUMBING CODE:	2022 CPC
ENERGY CODE:	2022 CA ENERGY CODE
GREEN CODE:	2022 CAL GREEN BLDG CODE
SPRINKLERED:	FULLY
PARCEL NUMBER:	279-41-062
ZONING CLASSIFICATION:	C-3
PROPOSED SITE COVERAGE:	0.60
PROPOSED FAR:	0.73
PROPOSED SEATING:	
GROUND FLOOR INTERIOR SEATING AREA:	330 SF @ 15 SF/OCC = 22 MAX
GROUND FLOOR PATIO SEATING AREA:	1345 SF @ 15 SF/OCC = 90 MAX
ROOFTOP PATIO SEATING AREA:	1775 SF @ 15 SF/OCC = 118 MAX

PROJECT LOCATION



DRAWING INDEX

TITLE

PT.01 TITLE SHEET

ARCHITECTURAL

- PA0.0 EXISTING SITE PLAN
- PA0.1 PROPOSED SITE PLAN
- PA0.2 PROPOSED AREA AND ACCESS PLANS
- PA2.1 PROPOSED FLOOR PLANS
- PA2.2 PROPOSED FURNITURE PLANS
- PA3.0 PROPOSED SECTIONS
- PA3.1 PROPOSED EXTERIOR ELEVATIONS
- PA3.2 PROPOSED COLOR STREETSCAPE
- PA3.3 PROPOSED AXONOMETRIC
- PA3.4 PROPOSED RENDERINGS
- PA3.5 PROPOSED FINISHES
- PA4.0 REFERENCE SITE PHOTOS

CIVIL

- C0.0 COVER SHEET
- C1.0 SITE PLAN
- C2.0 GRADING PLAN
- C2.1 SITE SECTIONS AND ELEVATION PROFILE
- C3.0 DRAINAGE AND UTILITY PLAN
- C3.1 STORMWATER CONTROL PLAN
- C3.2 STORMWATER CONTROL PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 SITE DETAILS
- C5.1 UTILITY DETAILS
- C5.2 UTILITY DETAILS

LANDSCAPE

- L1.0 LANDSCAPE PLANTING PLAN
- L2.0 LANDSCAPE HYDROZONE PLAN

ELECTRICAL

- E1.0 PROPOSED PHOTOMETRIC STUDY

LOGISTICS

- GC1.0 SITE LOGISTICS PLAN

JURISDICTION APPROVAL STAMPS

2022_048

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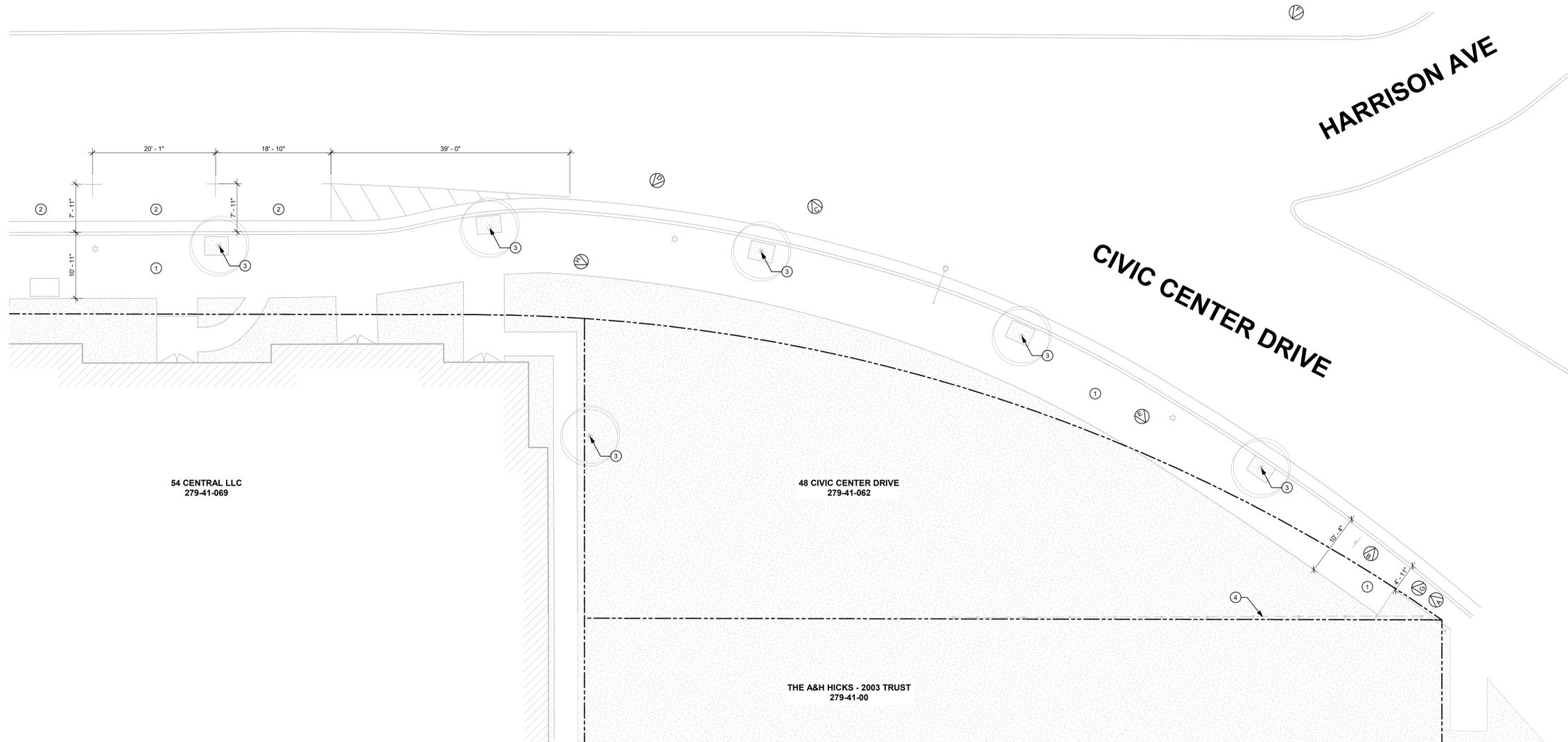
FIELD TO BARREL TAPROOM CAMPBELL

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revisions

03.24.2023 - ISSUED FOR PLANNING
09.18.2023 - PLAN CHECK RESPONSE

TITLE SHEET
PT.01



LEGEND	
DRAWING CONVENTIONS	
	CONSTRUCTION TO REMAIN (DASHED LINEWORK)
	NEW CONSTRUCTION (SOLID LINEWORK)
LEGEND	
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY TO BUILDING
	LANDSCAPE AREA
	VIEW DIRECTION
	EXTERIOR ELEVATION NUMBER
	SHEET WHERE OCCURS
	PHOTOGRAPH LOCATION (REFER TO SHEET PA0.0)

SITE PLAN REMARKS	
①	EXISTING SIDEWALK.
②	EXISTING PARKING.
③	EXISTING TREE.
④	EXISTING FENCE.

EXISTING SITE PLAN
1/8" = 1'-0"

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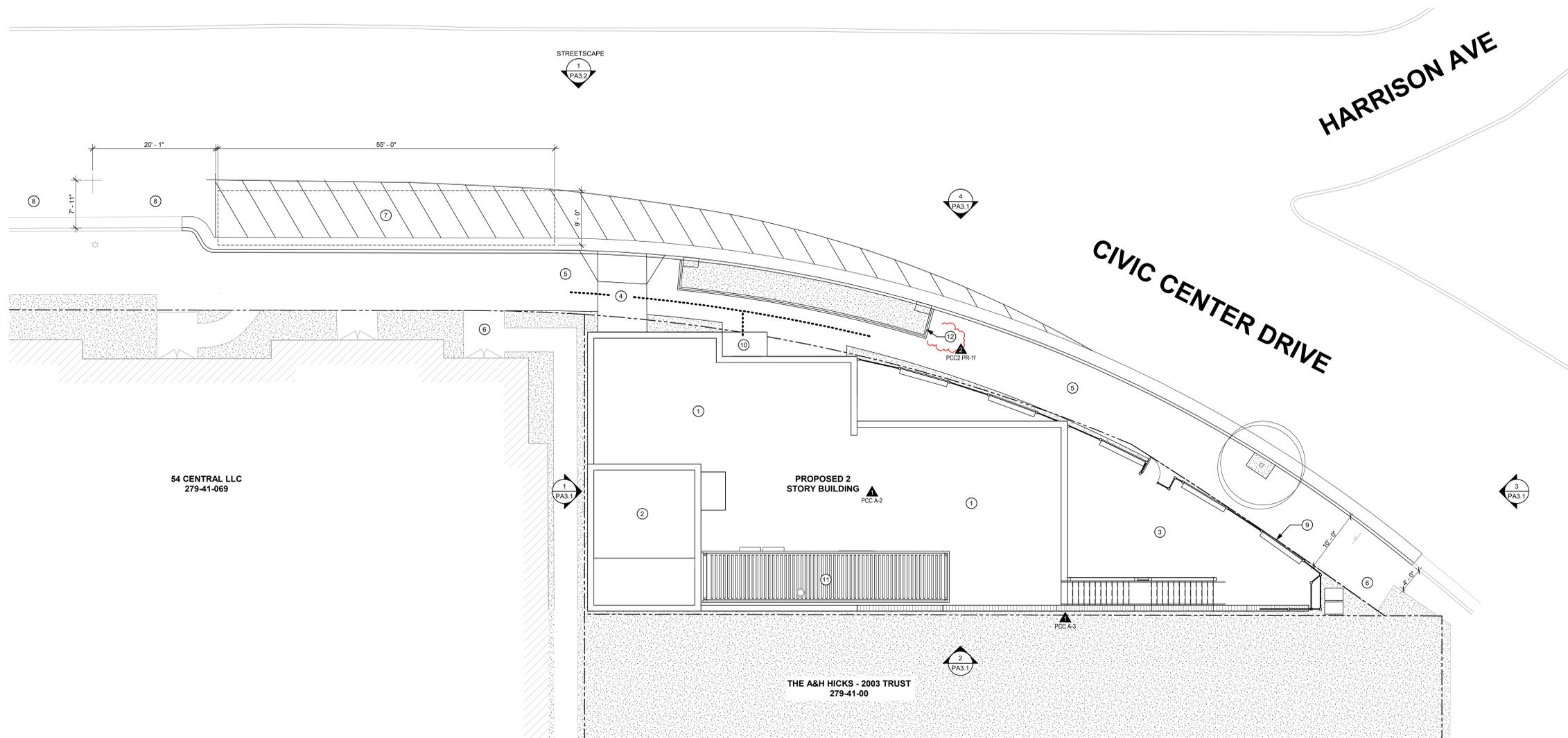
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EXISTING SITE PLAN
PA0.0



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	NEW CONSTRUCTION (SOLID LINEWORK)
LEGEND	
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY TO BUILDING
	LANDSCAPE AREA
	VIEW DIRECTION EXTERIOR ELEVATION NUMBER
	SHEET WHERE OCCURS
	PHOTOGRAPH LOCATION (REFER TO SHEET PA4.0)

SITE PLAN REMARKS	
1	ROOFTOP PATIO. REFER TO SHEET PA2.1
2	ELEVATOR AND STAIR CORE. REFER TO SHEET PA2.1
3	OPEN PATIO. REFER TO SHEET PA2.1
4	NON-VEHICULAR DELIVERY & REFUSE PATH.
5	REVISED SIDEWALK & CURBLINE.
6	EXISTING SIDEWALK.
7	NEW LOADING ZONE WITH REVISED CURBLINE.
8	EXISTING PARKING.
9	REVISED PROPERTY LINE FOLLOWING EXISTING SIDEWALK.
10	ENTRY CANOPY.
11	PREFAB KITCHEN AND TAP SERVERY
12	GUARDRAIL. REFER TO CIVIL DRAWINGS AND MATERIAL ON SHEET PA3.5

PROPOSED ROOF & SITE PLAN

1/8" = 1'-0"



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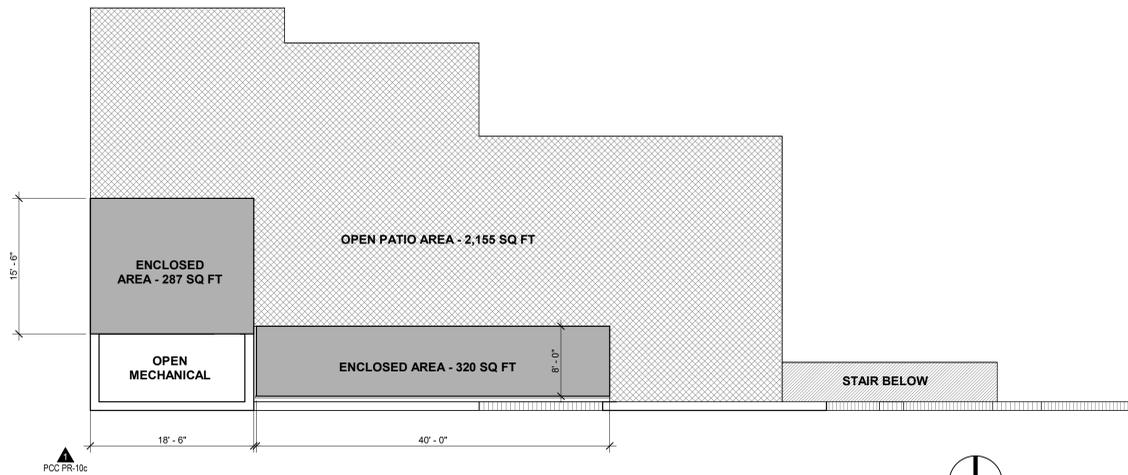
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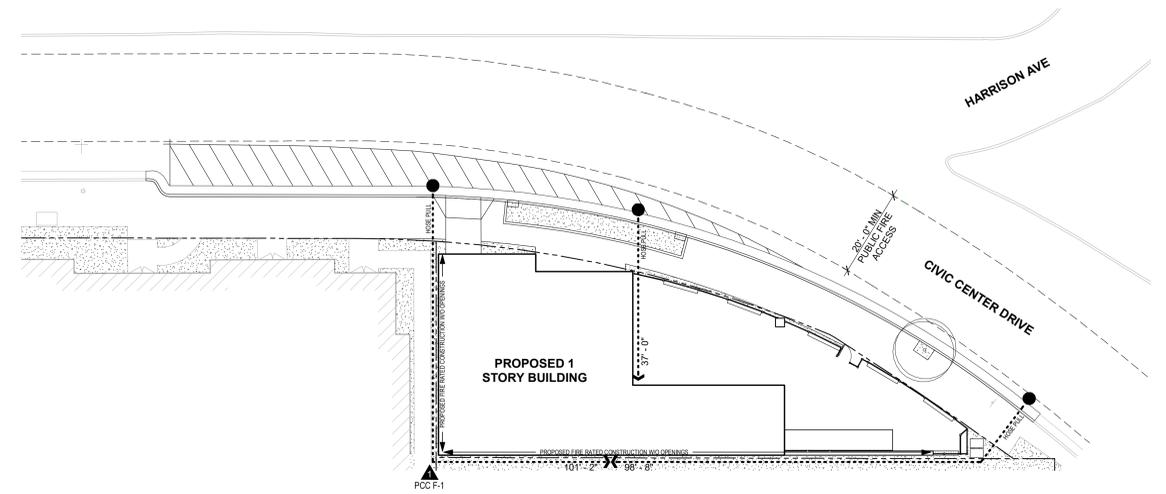
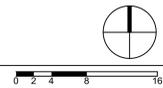
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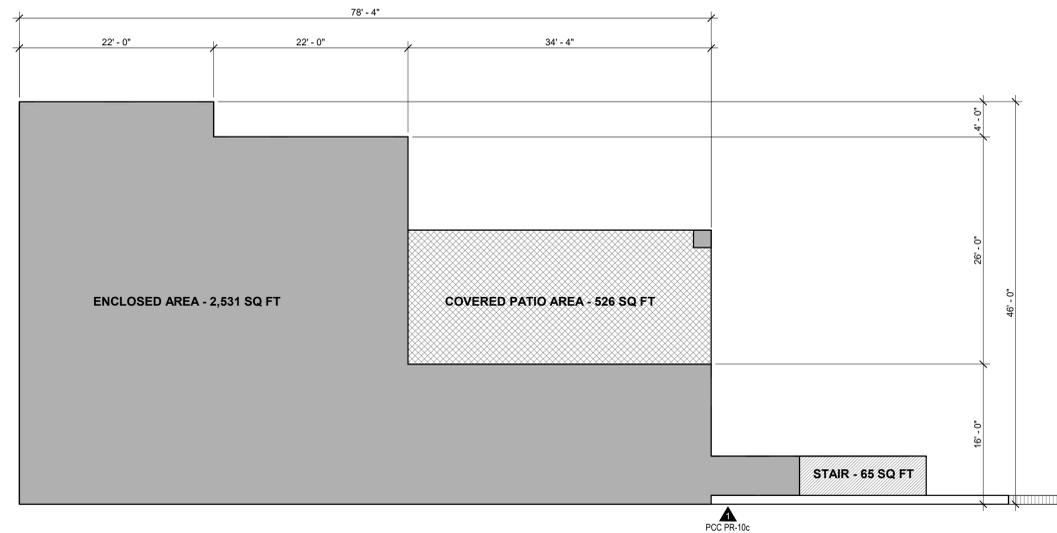
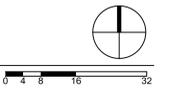
**PROPOSED SITE PLAN
 PA0.1**



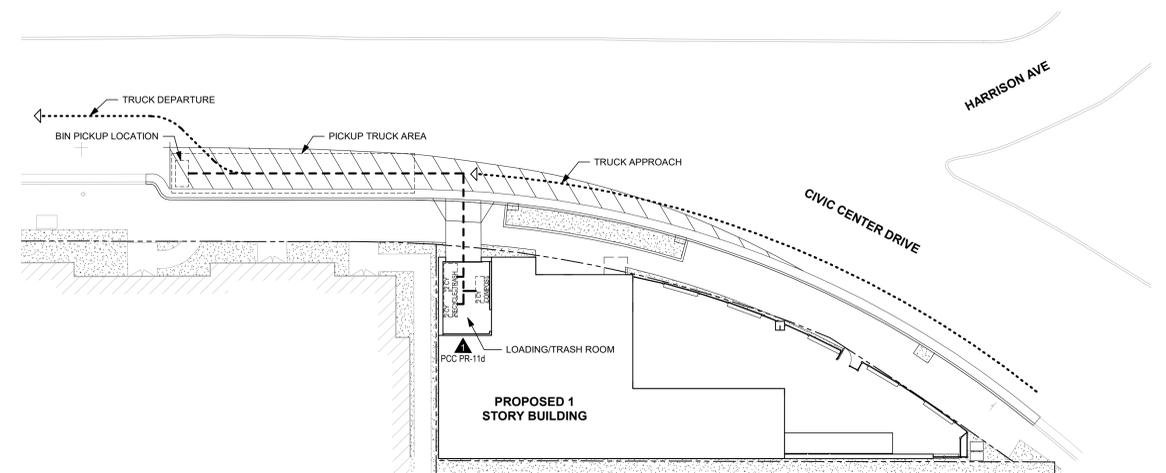
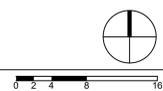
D SECOND FLOOR AREA DIAGRAM
 1/8" = 1'-0"



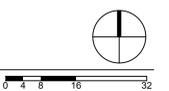
B EMERGENCY ACCESS PLAN
 1/16" = 1'-0"



C FIRST FLOOR AREA DIAGRAM
 1/8" = 1'-0"



A TRASH MANAGEMENT PLAN
 1/16" = 1'-0"



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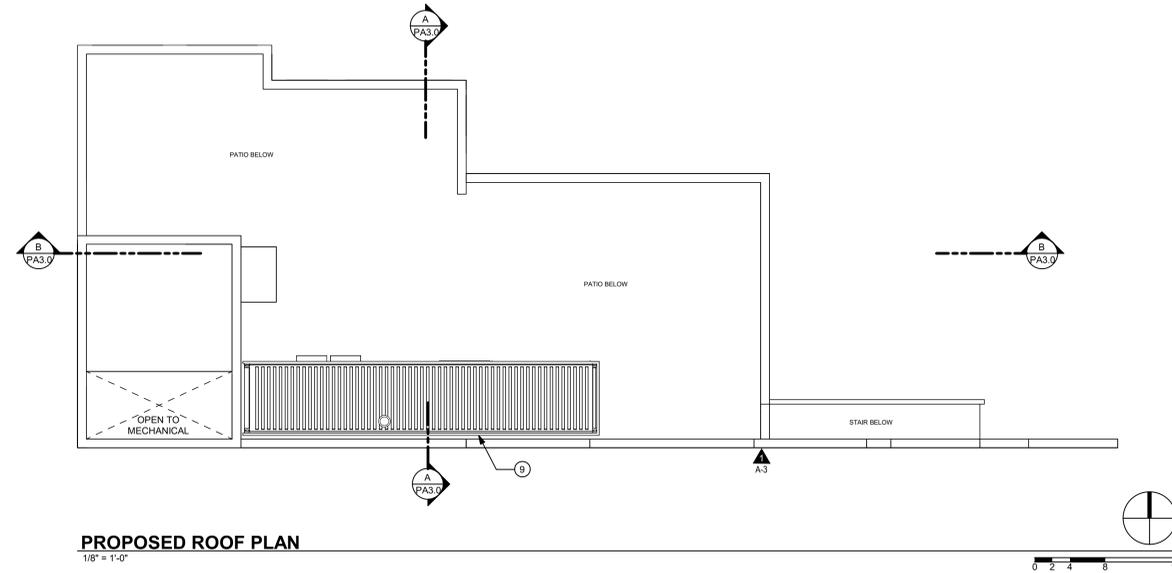
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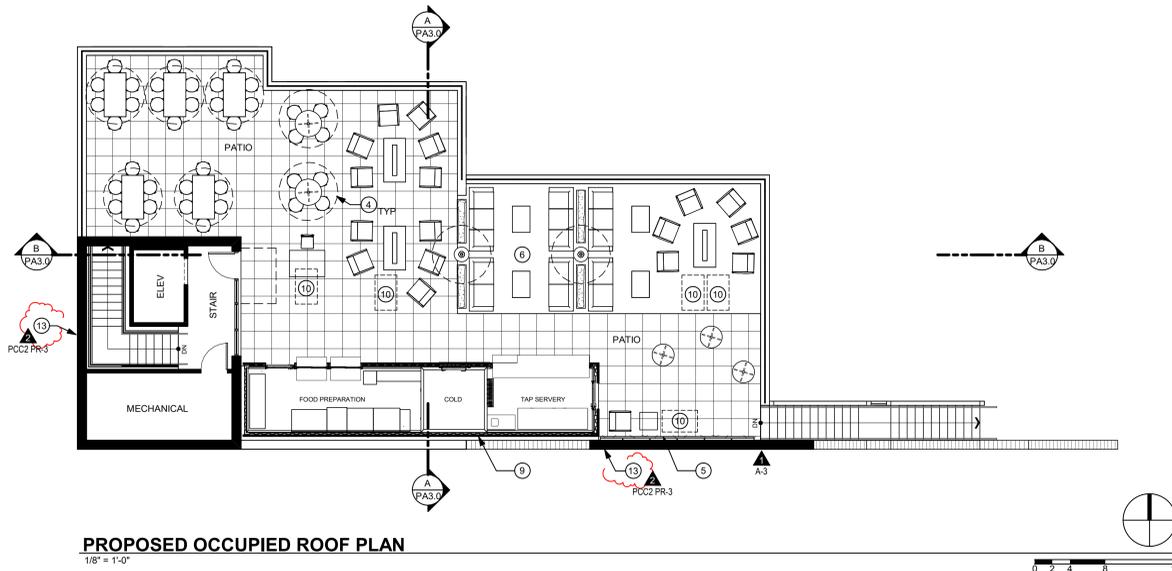
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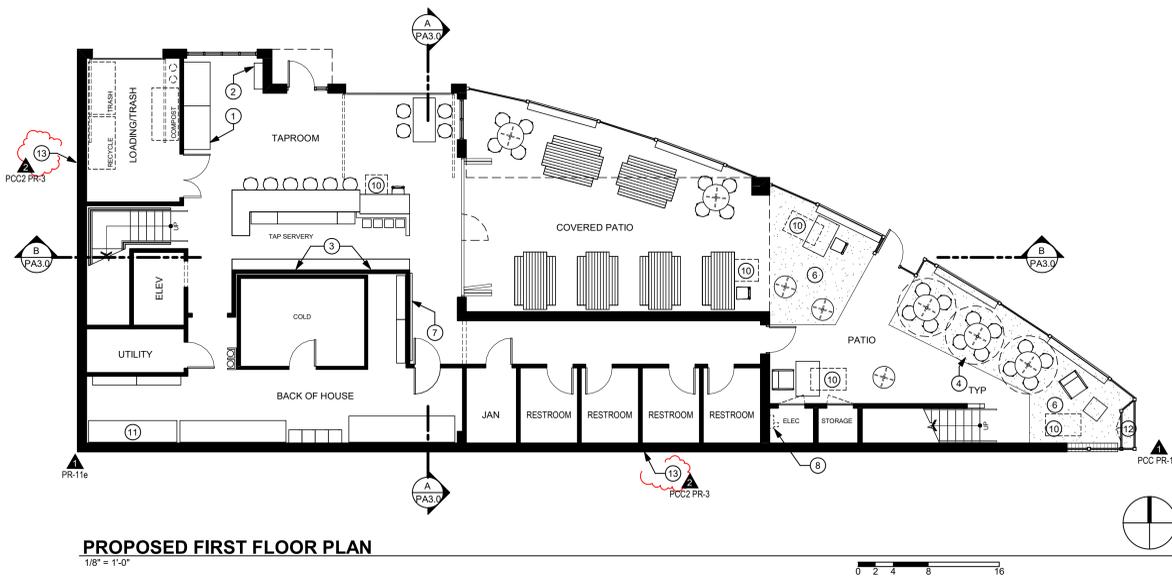
PROPOSED AREA AND ACCESS PLANS
PA0.2



PROPOSED ROOF PLAN
1/8" = 1'-0"



PROPOSED OCCUPIED ROOF PLAN
1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

LEGEND

DRAWING CONVENTIONS

- CONSTRUCTION TO REMAIN (DASHED LINEWORK)
- NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

- VIEW DIRECTION
- SECTION NUMBER
- SHEET WHERE OCCURS

ACCESSIBLE SEATING

GROUND FLOOR INTERIOR SEATING AREA:	22 (330 SF @ 15 SF/OCC)
MAXIMUM SEATS:	12
SEATS SHOWN:	1 (12 x .05)
ACCESSIBLE SEATS REQUIRED:	1
ACCESSIBLE SEATS SHOWN:	1
GROUND FLOOR PATIO SEATING AREA:	90 (1345 SF @ 15 SF/OCC)
MAXIMUM SEATS:	70
SEATS SHOWN:	4 (70 x .05)
ACCESSIBLE SEATS REQUIRED:	4
ACCESSIBLE SEATS SHOWN:	4
ROOFTOP PATIO SEATING AREA:	118 (1775 SF @ 15 SF/OCC)
MAXIMUM SEATS:	86
SEATS SHOWN:	5 (86 x .05)
ACCESSIBLE SEATS REQUIRED:	5
ACCESSIBLE SEATS SHOWN:	5

- FLOOR PLAN REMARKS**
- GRAB AND GO.
 - MERCHANDISE.
 - TAPS.
 - UMBRELLA.
 - PLANTED GREEN WALL ELEMENT W/ HOPS GRAPHIC.
 - ACCESSIBLE ARTIFICIAL TURF.
 - HOPS GRAPHIC ON WALL.
 - PG&E METER LOCATION.
 - PREFAB KITCHEN AND TAP SERVERY.
 - 30' x 48' AREA FOR ACCESSIBLE SEATING.
 - EMPTY KEG STORAGE.
 - PROPANE CYLINDER STORAGE.
 - 2-HOUR FIRE RATED CONSTRUCTION WITHOUT OPENINGS.

PLUMBING FIXTURE COUNT (PER 2023 CPC 422.1)

TO DETERMINE NUMBER OF WATER CLOSETS AND LAVATORIES PER GENDER, NUMBER OF OCCUPANTS SHOULD BE 50% MALE AND 50% FEMALE

TYPE OF OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS (AREA/OCC LOAD)		WATER CLOSETS	URINALS	LAVATORIES	BATHTUBS/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
			MALE	FEMALE						
BUSINESS AREAS	1,808 SF	150								
ASSEMBLY (UNCONCENTRATED)	330 SF	15								
KITCHENS, COMMERCIAL	463 SF	200								
STORAGE AND EQUIPMENT ROOMS	537 SF	300								
			40	40						
			MALE: 20	FEMALE: 20	MALE: 1	MALE: 1	FEMALE: 1		1	1
TOTAL PLUMBING FIXTURES REQUIRED			MALE: 1	FEMALE: 1	MALE: 1	MALE: 1	FEMALE: 1		1	1
TOTAL PLUMBING FIXTURES PROVIDED			MALE: 1	FEMALE: 1	MALE: 1	MALE: 1	FEMALE: 1	MALE: 0	**	1
			FEMALE: 1	FEMALE: 1	FEMALE: 1	FEMALE: 1	FEMALE: 0			
			ALL GENDER: 2	ALL GENDER: 2	ALL GDR: -	ALL GDR: -				
NOTES	ADJUSTED TO 50/50 RATIO MEN TO WOMEN USE HIGHEST SINGLE COUNT PER FACILITY									
-	PER 2022 CPC 415.2, DRINKING FOUNTAINS ARE NOT REQUIRED IF OCCUPANT LOAD IS LESS THAN 30.									
**	PER 2022 CPC 415.2 WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS. BOTTLE FILLING STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS UP TO 50% OF THE REQUIREMENTS FOR DRINKING FOUNTAINS. WATER AND BOTTLE FILLING STATIONS SHALL BE ACCESSIBLE AND COMPLY WITH 2022 CBC SECTION 119 - 309.1 - 119.309.4 (OPERABLE PARTS, CLEAR FLOOR SPACE, HEIGHT AND OPERATION)									
---	PER 2022 CPC SECTION 422.2 EXCEPTION (3), IN BUSINESS AND MERCHANDISE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.									

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PROPOSED FLOOR PLANS
PA2.1



PROPOSED OCCUPIED ROOF FURNITURE PLAN
1/8" = 1'-0"

LEGEND

DRAWING CONVENTIONS

--- CONSTRUCTION TO REMAIN (DASHED LINEWORK)

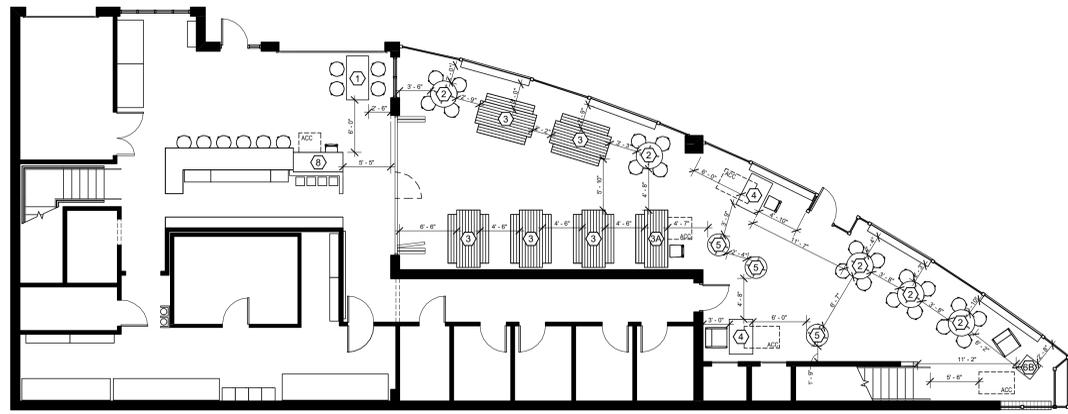
— NEW CONSTRUCTION (SOLID LINEWORK)

LEGEND

VIEW DIRECTION

SECTION NUMBER

AB1 SHEET WHERE OCCURS



PROPOSED FIRST FLOOR FURNITURE PLAN
1/8" = 1'-0"

PROPOSED FURNITURE LISTING

NOTE: ALL FURNITURE INDICATED IS DIAGRAMMATIC. FINAL FURNITURE TYPES, SIZING, AND LOCATION WILL BE FINALIZED FOR BUILDING PERMIT SUBMITTAL.

- ① 2'-6" x 5'-0" HIGH TOP TABLE.
- ② 3'-0" DIAMETER PATIO TABLE.
- ③ 2'-7" x 6'-7" PICNIC TABLE.
- ④ 2'-7" x 6'-7" ACCESSIBLE PICNIC TABLE.
- ⑤ 2'-0" DIAMETER STANDING TABLE.
- ⑥ 2'-0" x 3'-0" LOW TABLE, MIN HEIGHT 15".
- ⑦ 2'-0" x 2'-0" LOW TABLE, MIN HEIGHT 15".
- ⑧ 2'-6" x 5'-0" FIRE TABLE, MIN HEIGHT 15".
- ⑨ 2'-3" x 5'-7" ACCESSIBLE BAR SEATING.

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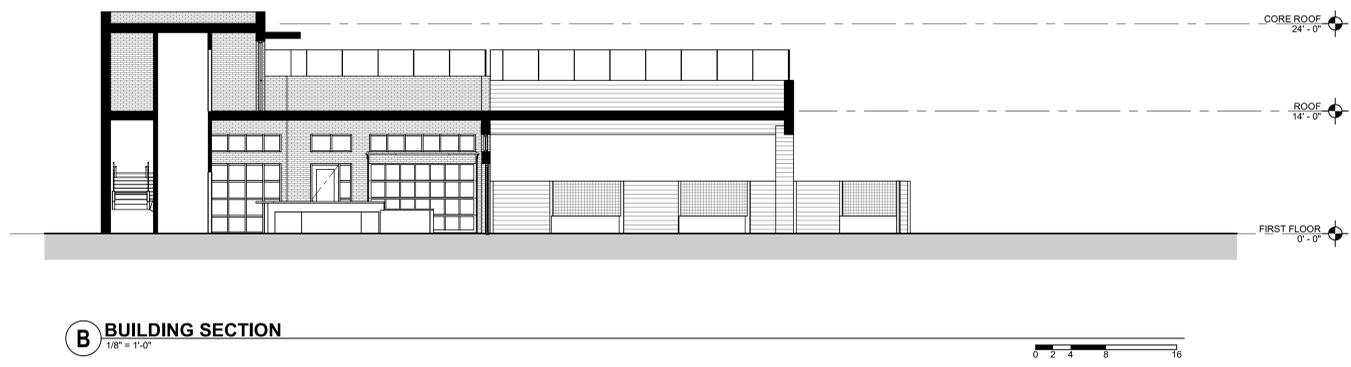
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PROPOSED FURNITURE PLANS

PA2.2

PCC-PR-11a



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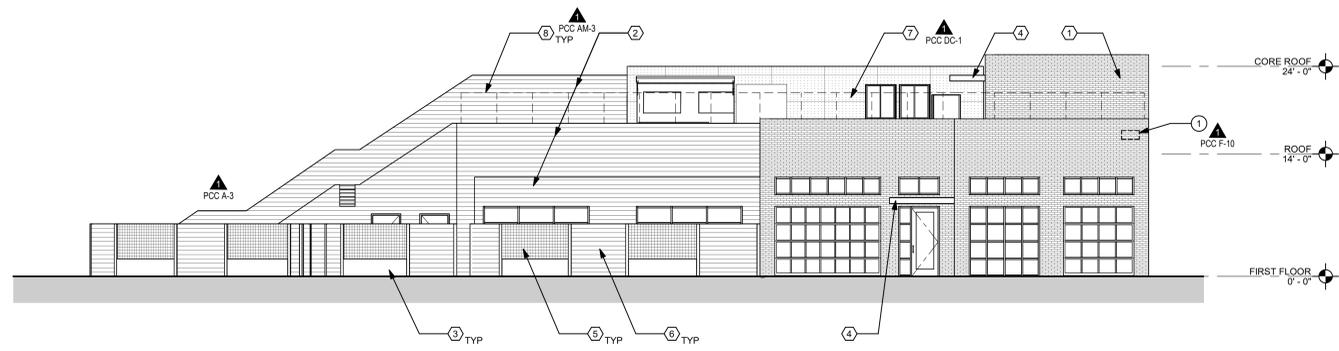
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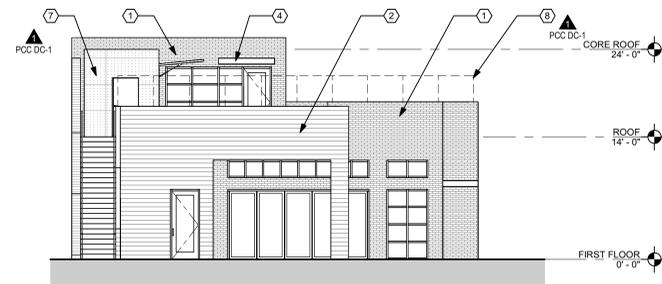
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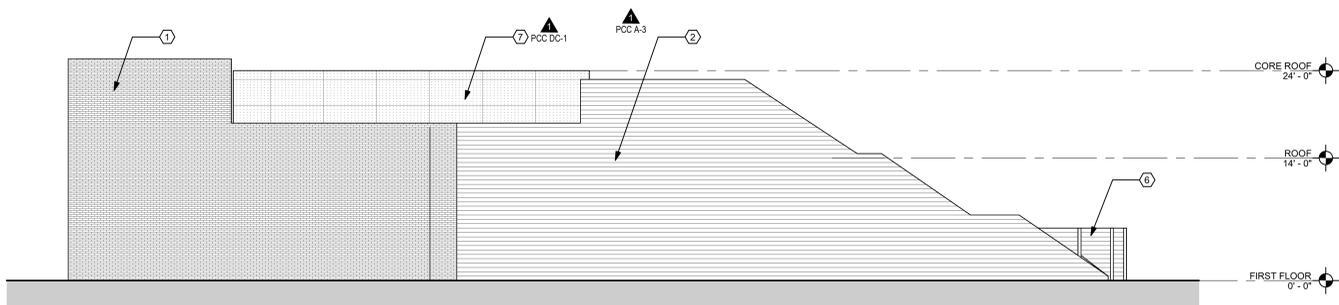
PROPOSED SECTIONS
PA3.0



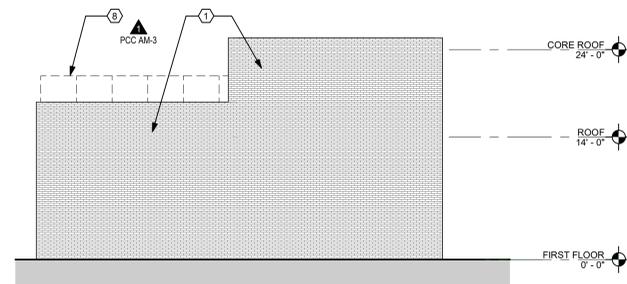
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

MATERIALS

- ① BRICK.
 - ② WOOD SIDING.
 - ③ METAL PLANTER.
 - ④ ALUMINUM COMPOSITE PANEL.
 - ⑤ GREENSCREEN.
 - ⑥ WOOD FENCE TO MATCH ②.
 - ⑦ PAINTED CEMENTITIOUS BOARD WITH FINE-GRAIN STUCCO FINISH.
 - ⑧ GLASS RAILING.
- ▲ PCC AM-3
▲ PCC DC-1
- (REFER TO MATERIAL BOARD ON SHEET PA3.4)

ELEVATION REMARKS

- ① PROPOSED LOCATION OF BUILDING ADDRESS IDENTIFICATION. ▲ PCC F-10

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CAMPBELL, CA 95008

revisions

03.24.2023 - ISSUED FOR PLANNING
09.18.2023 - PLAN CHECK RESPONSE

PROPOSED EXTERIOR ELEVATIONS
PA3.1



1 PROPOSED STREETScape - CIVIC CENTER DRIVE
1/8" = 1'-0"



2022_048

architect



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FIELD TO BARREL TAPROOM CAMPBELL

48 CIVIC CENTER DR,
CAMPBELL, CA 95008

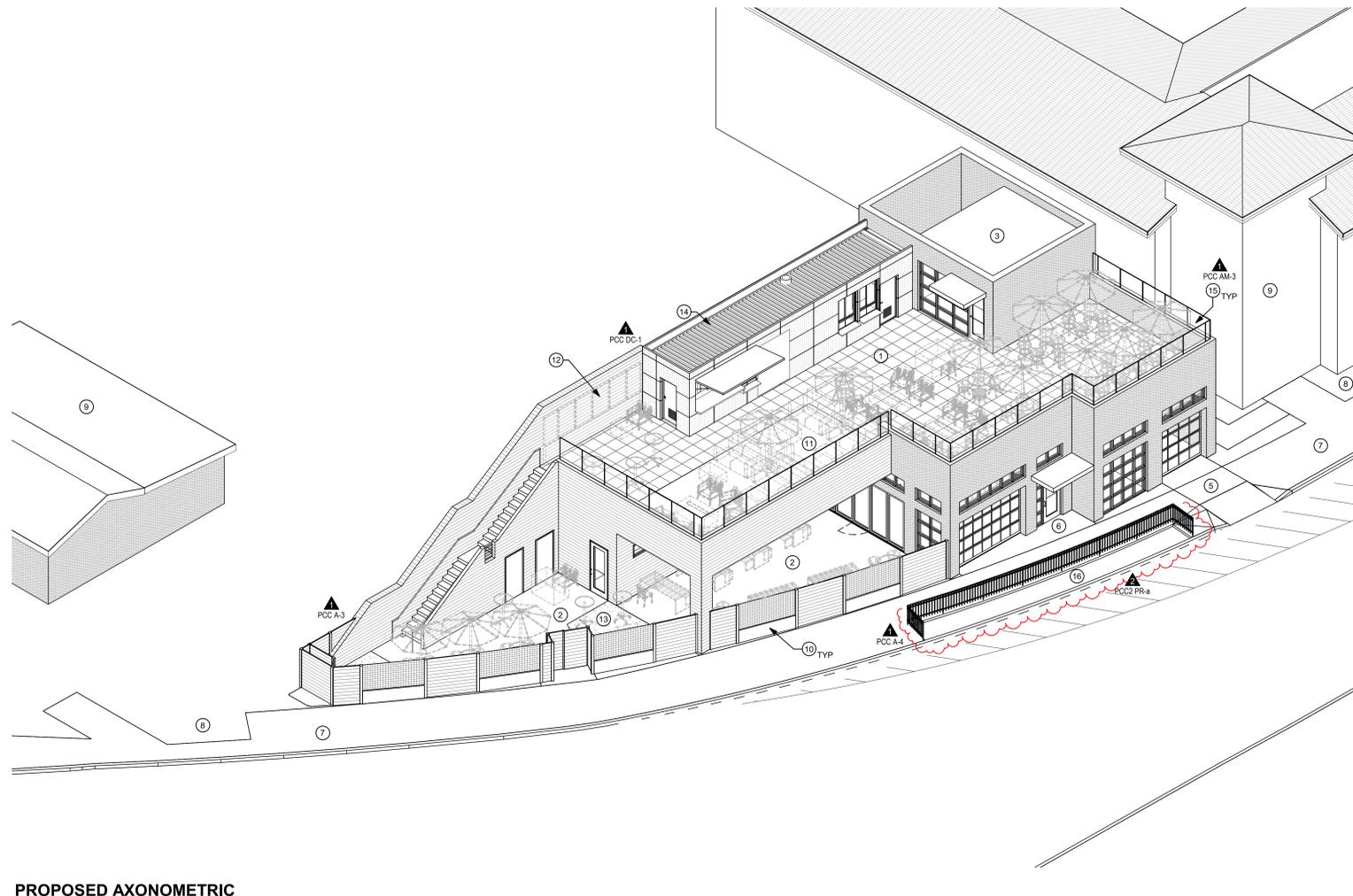
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PROPOSED COLOR STREETScape

PA3.2

PCC AM&A3.DC-1



PROPOSED AXONOMETRIC

AXONOMETRIC REMARKS

- ① ROOFTOP PATIO W/ PEDESTAL WOOD DECK TILES.
- ② CONCRETE PATIO. ▲ PCC PR-11g
- ③ ELEVATOR AND STAIR CORE.
- ④ NOT USED.
- ⑤ NON-VEHICULAR DELIVERY & REFUSE PATH. ▲ PCC A-4
- ⑥ PRIMARY BUILDING ENTRY.
- ⑦ EXISTING SIDEWALK.
- ⑧ LANDSCAPE & PLANTING.
- ⑨ EXISTING ADJACENT BUILDING.
- ⑩ PLANTERS.
- ⑪ ROOFTOP PATIO W/ PEDESTAL ARTIFICIAL TURF TILES. ▲ PCC PR-11g
- ⑫ PLANTED GREEN WALL ELEMENT W/ HOPS GRAPHIC. ▲ PCC PR-11g
- ⑬ PATIO W/ ARTIFICIAL TURF.
- ⑭ PREFAB KITCHEN & TAP SERVRY.
- ⑮ GLASS RAILING AND NOISE BARRIER. ▲ PCC AM-3
- ⑯ BIO-RETENTION BASIN. ▲ PCC PR-a

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PROPOSED AXONOMETRIC
PA3.3



VIEW ALONG CIVIC CENTER DRIVE SIDEWALK APPROACHING SITE



VIEW ALONG SIDEWALK TOWARDS HARRISON



VIEW DOWN CIVIC CENTER DRIVE AT HARRISON



VIEW FROM ACROSS CIVIC CENTER DRIVE

2022_048

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PROPOSED RENDERINGS

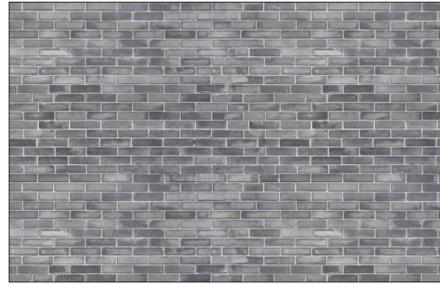
PA3.4

PCC2 PR# PCC AM&A-3.DC-1

MATERIAL BOARD



① BRICK



④ ALUMINUM COMPOSITE PANEL



② WOOD SIDING



⑥ WOOD FENCE (TO MATCH WOOD SIDING)



⑤ GREEN SCREEN



③ METAL PLANTER



⑧ FRAMELESS GLASS
PCC AM-3



⑦ PAINTED CEMENTITIOUS BOARD WITH FINE-GRAIN STUCCO FINISH
PCC DC-1



⑨ ORNAMENTAL FENCE
PCC2 PR-11



H VIEW EAST FROM PROPERTY CORNER
12" = 1'-0"



G VIEW WEST FROM PROPERTY CORNER
12" = 1'-0"



F VIEW SOUTH FROM HARRISON
12" = 1'-0"



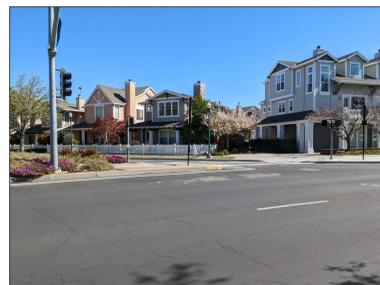
E VIEW OF ADJACENT PROPERTY
12" = 1'-0"



D VIEW OF ADJACENT PROPERTY
12" = 1'-0"



C VIEW OPPOSITE CIVIC CENTER
12" = 1'-0"



B VIEW OPPOSITE CIVIC CENTER
12" = 1'-0"



A VIEW DOWN CIVIC CENTER
12" = 1'-0"



1 AERIAL OF PROJECT SITE
12" = 1'-0"

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REFERENCE SITE PHOTOS
PA4.0

COUNTY OF SANTA CLARA
General Construction
Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY _____ AND DATED _____ THIS REPORT IS SUPPLEMENTED BY: 1) 2) 3), 4) THESE PLANS AND SPECIFICATIONS, 5) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 6) THE COUNTY OF SANTA CLARA STANDARD SPECS, 6) STATE OF CALIFORNIA STANDARD DETAILS, 7) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO OTHER WORK SHALL BE UNDERTAKEN UNTIL A BURIAL SITE HAS BEEN AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION 86-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MOMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
 - A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
 - B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2800 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTOR'S RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE BY THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE, UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IT SHALL BE STRIPPED OF ALL VEGETATION, TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 6:1, IT SHALL BE BENCHED AND THE FILL KEPT IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREAS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH (FT)
SITE	55		
STREET	6	1	1'
SIDEWALK	11	6	1'
GRADING TOTAL	72	8	

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
8. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.
 7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE WITH THE SOILS ENGINEER.
 8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
 9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM DENSITY OF 95%.
 10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
 11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR OCCUPANCY.
 12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
 13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
 14. TOTAL DISTURBED AREA FOR THE PROJECT IS 4,480 SF.
 15. WDD NO. N/A
 16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFERING WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIFLINE OF THE TREE OR GROVE OF TREES.
 - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
 - C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
 - D. SIGNAGE STATING "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov/> SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACE AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15' LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

1. PACIFIC GAS & ELECTRIC ELECTROLEZER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF TREADBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED OUT TO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR. CAPABLE OF WITHSTANDING THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER, WATERWAYS, ROADWAY INFRASTRUCTURE. B MPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. 15 MILES PER HOUR (MPH) SPEED LIMIT
 - B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
 - C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE OF 1-800-334-6367.
8. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDR.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. EROSION CONTROL STRUCTURES SHALL BE INSTALLED AT ALL DITCH OUTFALLS WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (B MPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER, WATERWAYS, ROADWAY INFRASTRUCTURE. B MPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
 - B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
 - C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT, MOST RECENT EDITION.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 600 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (____ WERE) (____ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (*). THERE (____ WERE) (____ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

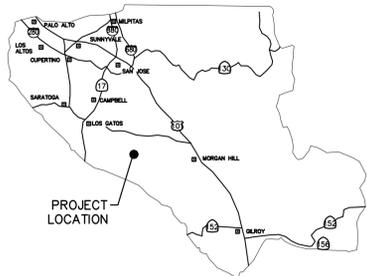
DATE _____ SIGNATURE _____

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

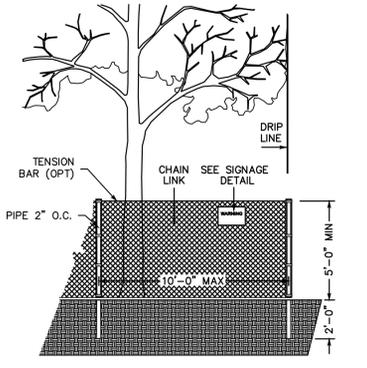
GEOTECHNICAL ENGINEER OBSERVATION

1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

DATE _____ SIGNATURE _____
 xxxxxx R.C.E. NO. _____ xx/xx/22 EXPIRATION DATE _____



COUNTY LOCATION MAP



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH / DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS
 ISSUED BY: _____ DATE: _____
 ENCROACHMENT PERMIT NO. _____

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED PLAN AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED: _____ FILE(S) NO. _____

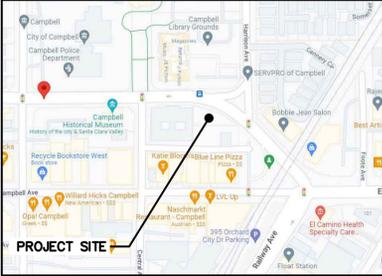
DATE _____ SIGNATURE _____ C85584 R.C.E. NO. _____

EXPIRATION DATE _____

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE _____ SIGNATURE _____
 xxxxxx R.C.E. NO. _____ xx/xx/22 EXPIRATION DATE _____



VICINITY MAP

LEGEND

	CATCH BASIN
	STORM DRAINAGE PIPE
	PERFORATED SUBDRAIN PIPE
	(E) CONTOUR (MAJOR)
	(E) CONTOUR (MINOR)
	CONTOUR (PROPOSED)
	FINISH GRADE ELEVATION
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	LEVEL SPREADER
	PROPERTY LINE
	SLOPE

SCOPE OF WORK

ALL WORK MENTIONED BELOW TO BE PERFORMED: 2,933 SF SINGLE-STORY + OCCUPIABLE ROOF BUILDING, WITH A 320 SF PREFAB KITCHEN MODULE ON THE ROOF LEVEL.

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. GRADE SITE, MOVE AND COMPACT SOILS TO THE GRADES SHOWN HEREON
3. INSTALL DRAINAGE INLETS, PIPES, AND BIORETENTION SYSTEM
4. HAUL OFF EXCESS MATERIAL FROM SITE
5. CONSTRUCT NEW SIDEWALK AND CURB/GUTTER
6. INSTALL EROSION CONTROL DEVICES AS REQUIRED.
7. PROVIDE NEW UTILITY CONNECTIONS FOR THE SITE, AS NEEDED.

SURVEY MONUMENT PRESERVATION

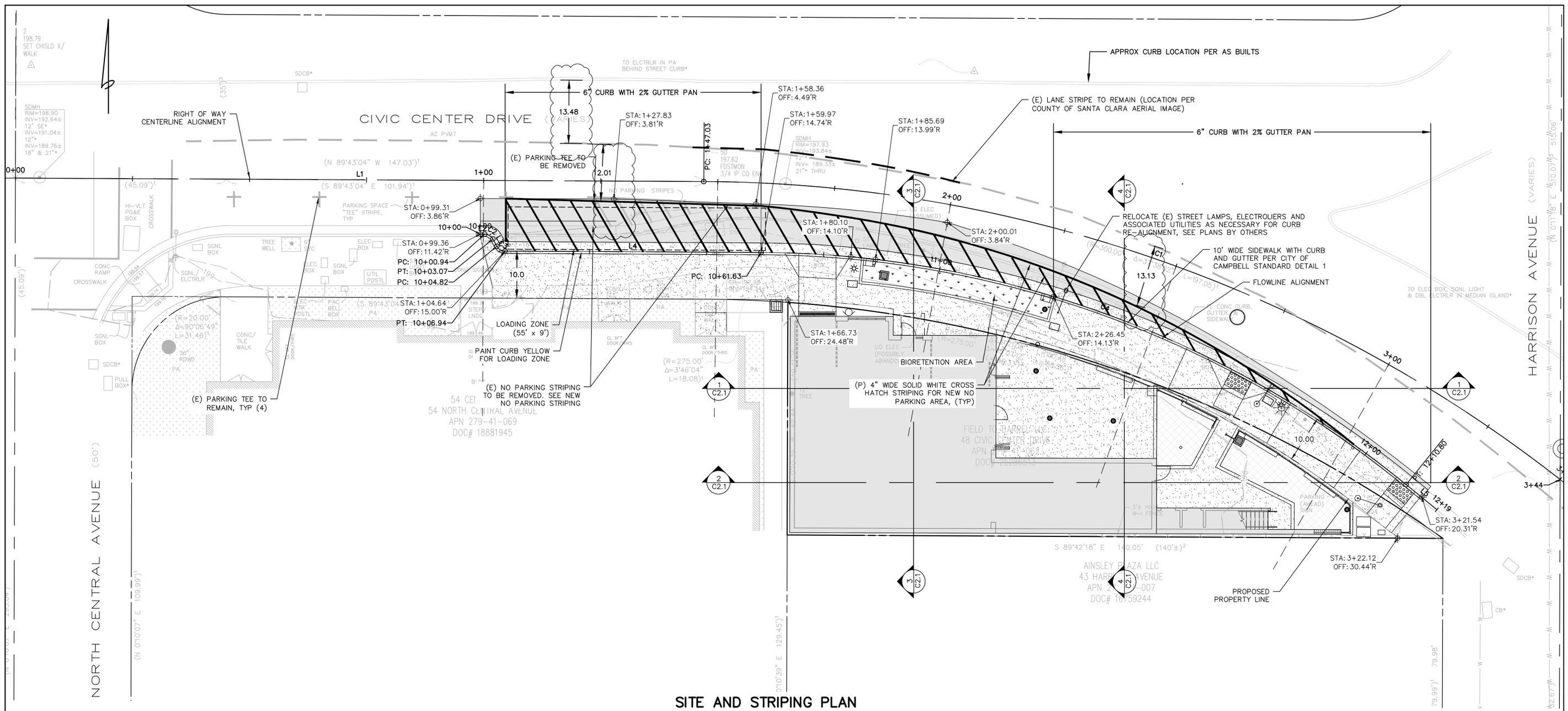
1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



FIELD TO BARREL LLC
48 CIVIC CENTER DRIVE
CAMPBELL, CALIFORNIA

ABBREVIATION

AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACG	AGGREGATE	MIN	MINIMUM
BC	BEGIN CURVE	MH	MANHOLE
BLDG	BUILDING	(N)	NEW
BVCE	BEGIN VERTICAL CURVE EL	N	NORTHING
BVCS	BEGIN VERTICAL CURVE STA	NPDES	NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
BW	BOTTOM OF WALL		NOT TO SCALE
CB	CATCH BASIN	N.T.S.	ON CENTER
CMP	CORRUGATED METAL PIPE	O.C.	ON CENTER
CO	CLEANOUT	P	PAVEMENT ELEVATION
CONST	CONSTRUCT	(P)	PROPOSED
DIAM	DIAMETER	PC	PERFORATED
DIM	DIMENSION	PERF	PERFORATED
DI	DRAINAGE INLET	PK	PK NAIL TYPE
DTL	DETAIL	PT	POINT OF TANGENCY
D/W	DRIVEWAY	PVI	POINT OF VERTICAL INFLECTION
E	EASTING	REQ'D	REQUIRED
(E), EX	EXISTING	RIM	RIM EL
EC	END CURVE	RWL	RAIN WATER LEADER
EG	EXISTING GRADE	SD	STORM DRAIN
EVCE	END VERTICAL CURVE EL	SDCO	STORM DRAIN CLEAN OUT
EVCS	END VERTICAL CURVE STA		
EL	ELEVATION	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
FD	FOUND	STA	STATION
FF	FINISH FLOOR	STDS.	STANDARDS
FG	FINISH GRADE	SQ.	SQUARE
FL	FLOWLINE	TB	TOP OF BANK
FT	FEET	TC	TOP OF CURB
FW	FACE OF WALL	TC/P	FLUSH CURB
GB	GRADE BREAK	TBM	TEMPORARY BENCHMARK
HP	HIGH POINT	TW	TOP OF WALL
HT	HEIGHT	TYP	TYPICAL
HYD	HYDRANT	W/	WITH



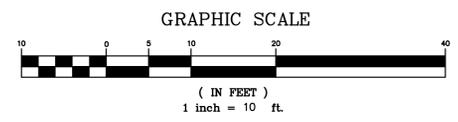
SITE AND STRIPING PLAN

SCALE: 1"=10'

CL				
NUMBER	STATION	BEARING / Δ (DELTA)	RADIUS	LENGTH
L1	0+00.00	S 89° 43' 04" E		147.03'
C1	1+47.03	Δ 37° 38' 02"	300.00'	197.05'

FL				
NUMBER	STATION	BEARING / Δ (DELTA)	RADIUS	LENGTH
L2	10+00.00	S 89° 43' 09" E		0.94'
C2	10+00.94	Δ 60° 48' 21"	2.00'	2.12'
L3	10+03.07	S 28° 54' 48" E		1.75'
C3	10+04.82	Δ 60° 48' 21"	2.00'	2.12'
L4	10+06.94	S 89° 43' 09" E		54.69'
C4	10+61.63	Δ 38° 50' 58"	220.00'	149.17'
L5	12+10.80	S 50° 52' 11" E		8.46'

- LEGEND**
- EXISTING PARKING STRIPE
 - EXISTING LANE STRIPE
 - EXISTING NO PARKING STRIPING
 - PROPOSED NO PARKING STRIPING



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REVISIONS	2 CITY COMMENTS 10/11/2023	BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560	SITE AND STRIPING PLAN FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513				
1	CITY COMMENTS 8/15/2023						
SCALE	1"=10'	DRAWN	KAB	JOB NO.	28970	SHEET	C1.0
DATE	FEBRUARY 17, 2023	CHECKED	SHV	INDEX	SANTA CLARA	OF	
DESIGN		DWG NAME	CIVIC CENTER	FILE NO.	28970		

GENERAL NOTES

- 1) THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. HE/SHE IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. HE/SHE IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
- 2) THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING BETWEEN THE DRAWINGS AND THE ON-SITE CONSTRUCTION THAT DOES NOT HAVE PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 3) ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
- 4) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST APPLICABLE EDITION, THE LATEST EDITION OF THE "COUNTY OF SANTA CLARA DESIGN CRITERIA", AND ALL OTHER FEDERAL AND STATE LAWS, WHICHEVER IS MOST STRINGENT.
- 5) NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF SANTA CLARA COUNTY OF PUBLIC WORKS AND THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 6) ALL PERMITS, CITY, COUNTY AND STATE, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- 7) THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 8) THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 4 WORKING DAYS PRIOR TO THE START OF GRADING CONSTRUCTION.
- 9) ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
- 10) THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
- 11) ALL FIELD ENGINEERING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LAND SURVEYOR OR CIVIL ENGINEER QUALIFIED TO PRACTICE CONSTRUCTION SURVEYING IN THE STATE OF CALIFORNIA.
- 12) CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
- 13) GRADING SHALL BE DONE UNDER THE OBSERVATION OF A LICENSED GEOTECHNICAL ENGINEER.
- 14) CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE SANTA CLARA COUNTY DESIGN MANUAL (DATED 2007).

EARTHWORK QUANTITIES

SITE	CUT (CU. YDS)	FILL (CU. YDS)	NET (CU. YDS)	MAX VERTICAL DEPTH
SIDEWALK	54	1	53 EXPORT	0.8'
STREET	11	5	6 EXPORT	0.8'
GRADING TOTAL	6	1	5 EXPORT	0.7'
	71	7	64 EXPORT	0.8'

EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES. EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREON. ACTUAL EARTHWORK VOLUMES MAY VARY. THE QUANTITIES SHOWN DO NOT TAKE IN ACCOUNT SITE SCARIFICATION OR THE SPOILS ASSOCIATED WITH SITE RETAINING WALLS OR FOUNDATIONS ELEMENTS NOT NOTED BELOW.

CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES PRIOR TO CONSTRUCTION.

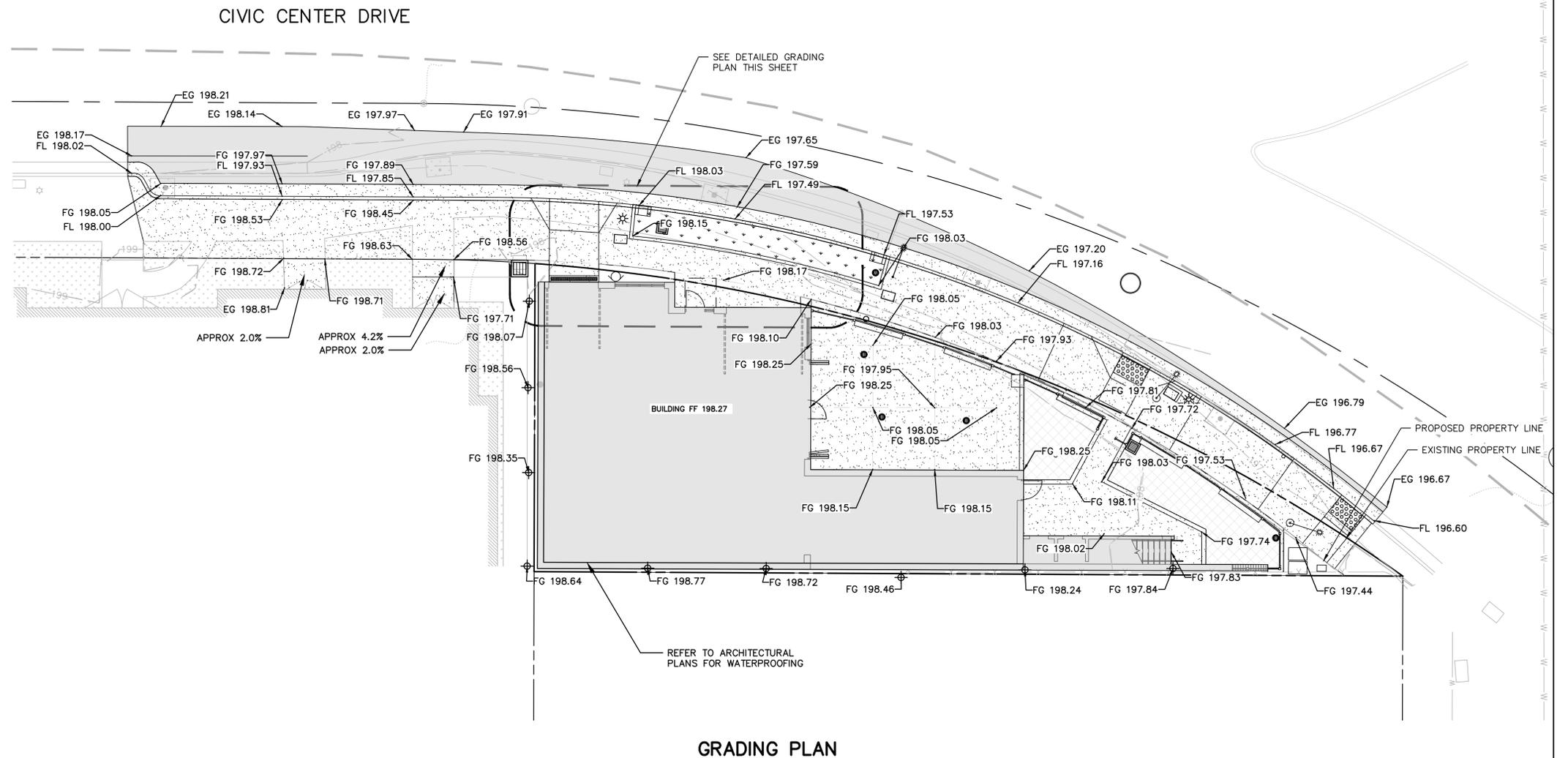
ALL EXCESS EXCAVATION (CUT) TO BE OFFHAULED FROM SITE AND DISPOSED AT COUNTY LANDFILL OR APPROVED SITE.

UNDERGROUND NOTES

- 1) ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY AND HAVE COME FROM VARIOUS SOURCES OF RELIABILITY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. CONTRACTOR IS ADVISED TO CONTACT A UNDERGROUND SERVICE LOCATOR FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK (U.S.A. (UNDERGROUND SERVICE ALERT) 800-642-2444), AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT. THE PROJECT INSPECTOR SHALL BE PRESENT WHILE THE UNDERGROUND SERVICE LOCATOR IS ONSITE.
- 2) CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWERS, AND WATER LINES BEFORE CONSTRUCTING NEW FACILITIES.
- 3) MATERIALS FOR PIPE, STORM WATER INLETS, AND CLEANOUTS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE UBC AND CPC SECTIONS, AND THESE PLANS AND DETAILS SHOWN HEREON. SANITARY SEWER PIPE DESIGNATED "SS" SHALL BE PVC OR SDR 26 BELL AND SPIGOT GASKET, SMOOTH INTERIOR PIPE OR APPROVED EQUAL. STORM DRAIN PIPE DESIGNATED "SD" SHALL BE PVC OR SDR 26 BELL AND SPIGOT GASKET, SMOOTH INTERIOR PIPE OR APPROVED EQUAL. RWL SHALL BE SCH 40 AND SHALL BE CONNECTED TO SD WITH WYE FITTINGS.
- 4) ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURERS RECOMMENDATIONS.
- 5) ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE:
 - 1) CHRISTY BRAND PRECAST CONCRETE V12 OR THE EQUIVALENT, OR;
 - 2) DURA DRAIN P-4 MANUFACTURED BY KRISTAR, OR;
 - 3) ADS NYOPLAST.
 ALL STRUCTURES SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATION.
- 6) STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO COUNTY OF SANTA CRUZ STANDARD SPECIFICATIONS SECTION AND THE DETAILS SHOWN HEREON. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
- 7) ALL WATER PIPING SHALL BE AWWA C900 OR APPROVED EQUAL. ALL VALVES, ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT OPC SPECIFICATIONS. ANY TRENCHING OR DIGGING UNDER TREE CANOPIES SHALL BE DONE BY HAND IN ORDER TO PREVENT DAMAGE TO ROOTS. ROOTS THAT REQUIRE REMOVAL SHALL BE CUT CLEANLY WITH HAND TOOLS, USE WHITE LATEX PAINT ON CUTS GREATER THAN 3" IN DIAMETER.

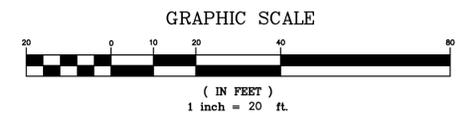
EARTHWORK AND GRADING NOTES

- 1) WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
- 2) ALL GRADING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION BY (TO BE PROVIDED)
- 3) THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
- 4) THE EXCESS SOIL FROM GRADING OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED AT THE LOCAL LANDFILL, OR TAKEN TO A SITE WITH AN ACTIVE GRADING PERMIT.
- 5) IF ARCHEOLOGICAL RESOURCES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED DURING THE CONSTRUCTION OF THE IMPROVEMENTS WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.



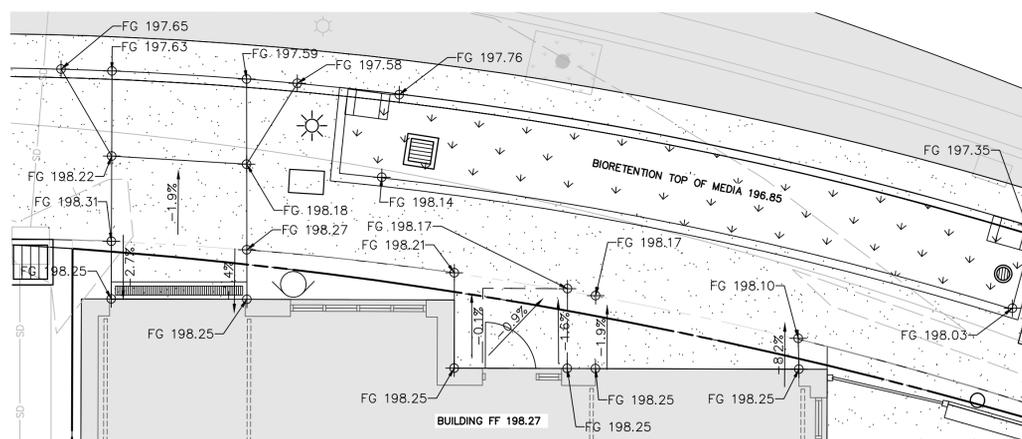
GRADING PLAN

SCALE: 1"=10'



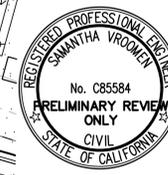
LEGEND

	PROPOSED CONCRETE/TILE
	PROPOSED BUILDING FOOTPRINT
	PERVIOUS SURFACE PER 3/C.3.0
	PROPERTY LINE
	EASEMENT OR SETBACK
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	TREE (EXISTING)
	FENCE (EXISTING)
	FENCE (EXISTING)
	FINISH GRADE ELEVATION
	SLOPE PERCENTAGE
	STORM DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN OR SEWER CLEAN OUT



DETAILED GRADING PLAN

SCALE: 1"=5'

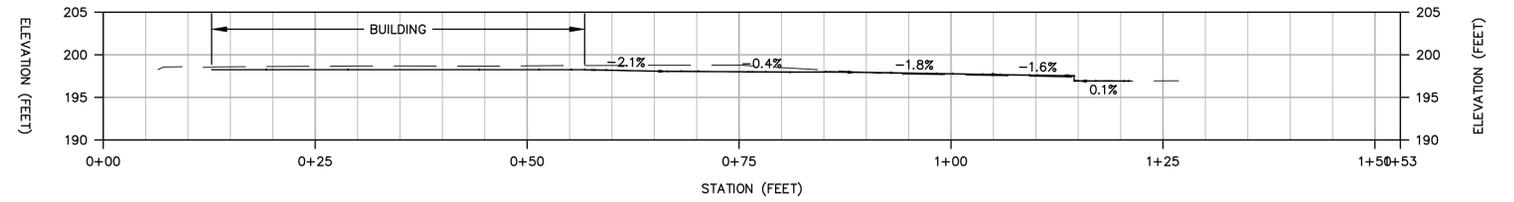


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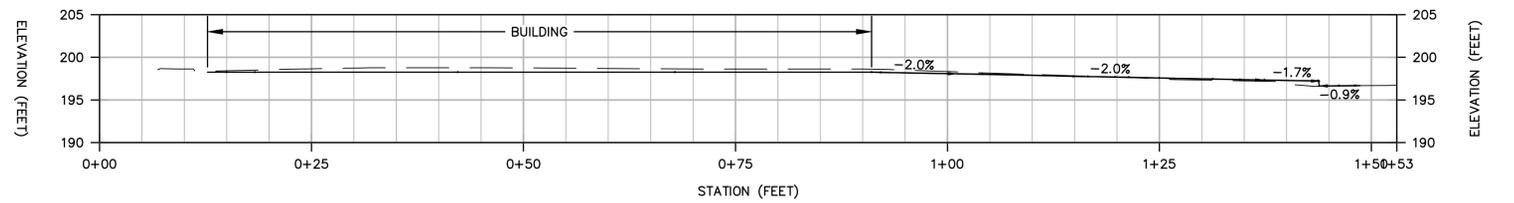
APN 279-41-062

REVISED	2	CITY COMMENTS	10/11/2023
	1	CITY COMMENTS	8/15/2023
BOWMAN & WILLIAMS		GRADING PLAN	
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513	
3949 RESEARCH PARK COURT, SUITE 100 SOUQUEL, CA 95073-2094 (831) 426-3560			
SCALE	DRAWN	KAB	JOB NO. 28970
DATE	FEBRUARY 17, 2023	CHECKED	SHV
DESIGN	DWG NAME CIVIC CENTER	INDEX	SANTA CLARA
		FILE NO.	28970
			SHEET
			C2.0
			OF 15



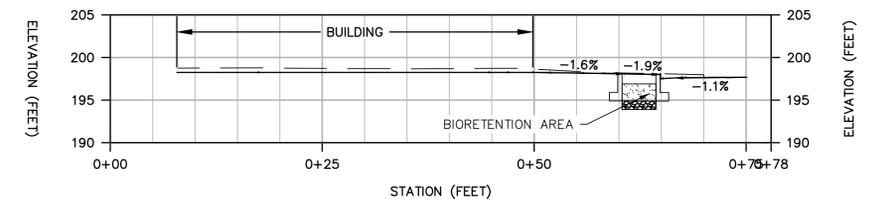
SITE SECTION 1/C2.1

SCALE: 1"=10'



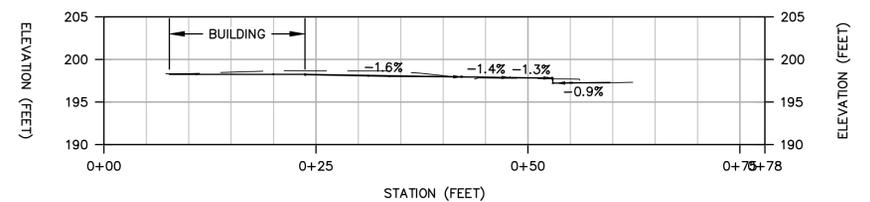
SITE SECTION 2/C2.1

SCALE: 1"=10'



SITE SECTION 3/C2.1

SCALE: 1"=10'



SITE SECTION 4/C2.1

SCALE: 1"=10'

DISCLAIMER

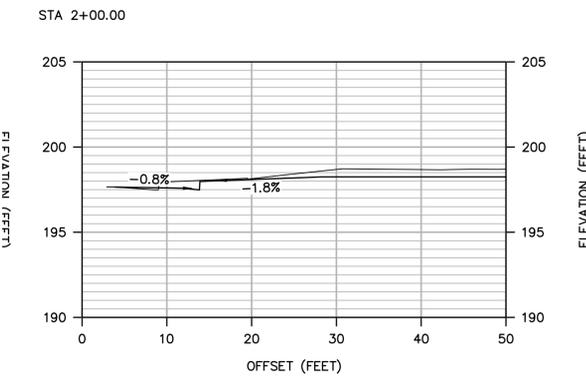
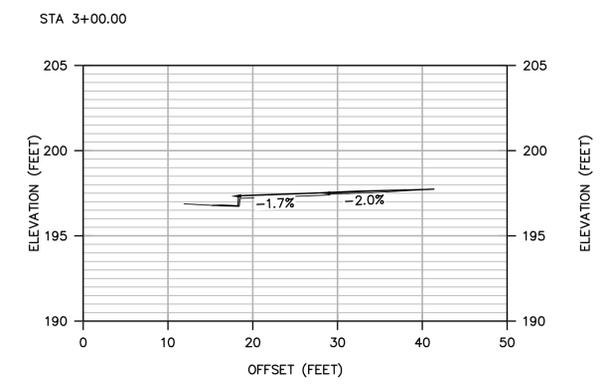
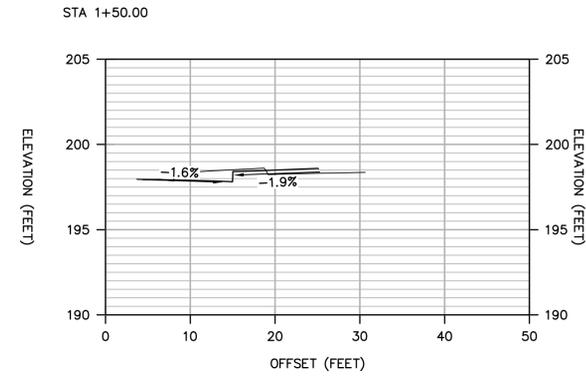
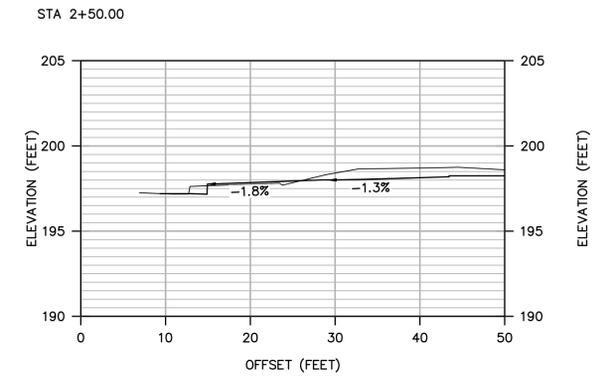
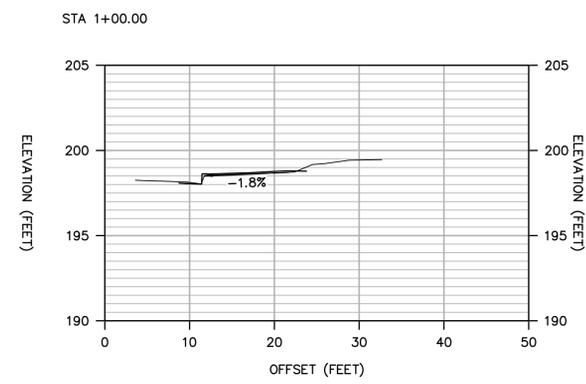
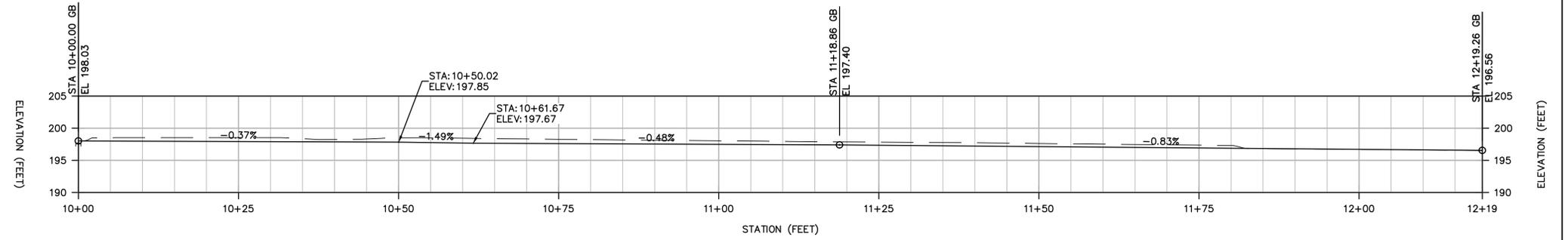
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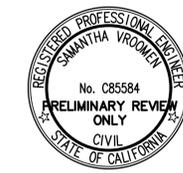
REVISION	2	CITY COMMENTS	10/11/2023
	1	CITY COMMENTS	8/15/2023
BOWMAN & WILLIAMS		SITE SECTIONS	
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513	
3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560			
SCALE	DRAWN	KAB	JOB NO. 28970
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		OF	15



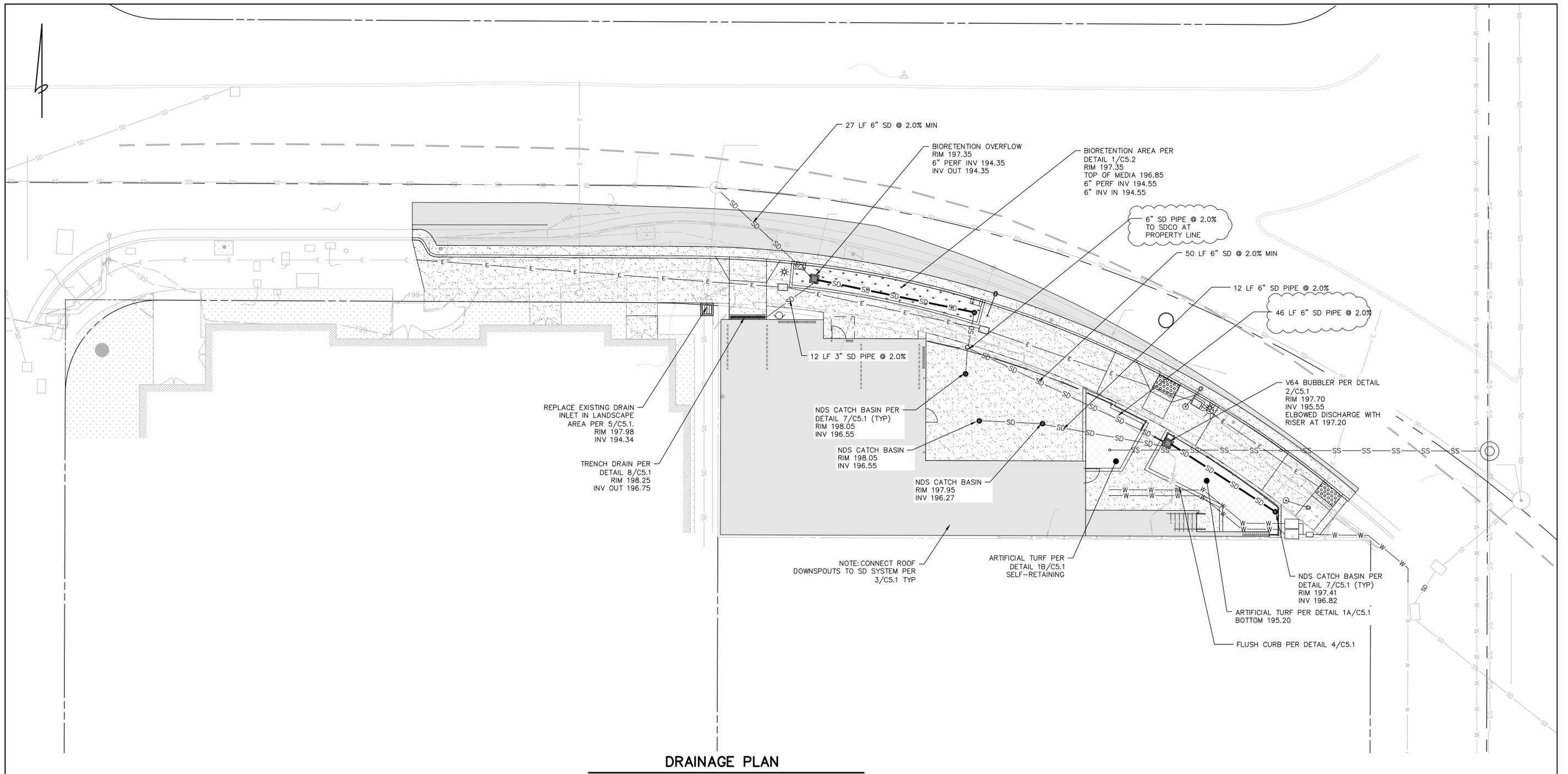
Know what's below.
Call before you dig.



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REVISIONS		SECTIONS AND FL PROFILE	
2	CITY COMMENTS	10/11/2023	
1	CITY COMMENTS	8/15/2023	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513	
SCALE	DRAWN	KAB	JOB NO. 28970
DATE	FEBRUARY 17, 2023	CHECKED	SHV
DESIGN	DWG NAME CIVIC CENTER	INDEX	SANTA CLARA
		FILE NO.	28970
		SHEET	C2.2
		OF	15



DRAINAGE PLAN

SCALE: 1"=10'

UNDERGROUND NOTES

- ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THEREON. CONTRACTOR IS ADVISED TO CONTACT UNDERGROUND SERVICE ALERT(U.S.A.) AT 800.642.2444 AND THE AFFECTED UTILITY COMPANY FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWERS, AND WATER LINES BEFORE CONSTRUCTING NEW FACILITIES.
- MATERIALS FOR PIPE, STORM WATER INLETS, AND CLEANOUTS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE UBC AND UPC SECTIONS, AND THESE PLANS AND DETAILS SHOWN HEREON.

STORM DRAIN PIPE DESIGNATED "SD" SHALL BE ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE, PVC SCH 40 OR SDR 26 BELL AND SPIGOT GASKET OR APPROVED EQUIVALENT. R/W SHALL BE SCH 40 PVC, OR SDR35 AND SHALL BE CONNECTED TO STORM DRAIN WITH WYE FITTINGS.

SANITARY SEWER PIPE SHALL BE PVC OR SDR 26 BELL AND SPIGOT GASKET, SMOOTH INTERIOR PIPE, OR APPROVED EQUAL.
- ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURERS RECOMMENDATIONS.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR THE EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. DECORATIVE GRATES MAY BE USED AT ARCHITECTS DIRECTION. NDS BOXES MAY BE USED IN LANDSCAPED AREAS ONLY.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- ALL WATER PIPING SHALL BE SCH 80 OR ANWA C900 FOR ALL ANGLES, VALVES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.

DRAINAGE NARRATIVE SUMMARY

IN THE POST DEVELOPMENT CONDITION, THE PROJECT HAS BEEN DESIGNED TO UTILIZE PERVIOUS SURFACES IN THE PATIO AREA (THATS NOT ADJACENT TO THE BUILDING) TO INFILTRATE THE STORM WATER. DOWNSPOUTS WILL DISCHARGE THROUGH RAIN LEADERS TO THE PERMEABLE SURFACE. OVERFLOW FROM THE PERMEABLE SURFACE WILL DISCHARGE TO THE CITY STORM DRAIN SYSTEM.

DUE TO FUTURE PLANNED CONSTRUCTION AT THE INTERSECTION OF HARRISON AVE A BIORETENTION AREA WAS NOT ABLE TO TREAT SOME OF THE REPLACED IMPERVIOUS AREA WITHIN THE RIGHT-OF-WAY. THE PROJECT IS SEEKING ALTERNATIVE COMPLIANCE BY PROVIDING LID TREATMENT FOR AN UPSTREAM AREA OF THE REPLACED IMPERVIOUS AREA WITHIN THE SAME WATERSHED AREA.

IT IS OUR OPINION THAT THE PROJECT MEETS THE COUNTY OF SANTA CLARA STORMWATER REQUIREMENTS AND THAT THE PROPOSED BMPs MINIMIZE AND MITIGATE POLLUTANT AND HYDROLOGIC IMPACTS.

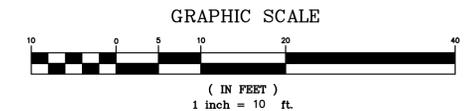
STORMWATER MAINTENANCE INFORMATION:

- THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE SITE DRAINAGE SYSTEM, WHICH INCLUDES DRAIN PIPES, INLETS, AND PERMEABLE SURFACES.
- AT THE PROJECT COMPLETION, THE CONTRACTOR SHALL ENSURE THAT ALL DRAIN INLETS RISERS, PAVEMENT SURFACES ARE CLEAN AND FREE OF DIRT AND DEBRIS.
- THE OWNER SHOULD PERFORM ANNUAL MAINTENANCE OF THE SURFACE DRAINAGE SYSTEMS:
 - INSPECT AND TEST ROOF GUTTERS AND DOWNSPOUTS TO MAKE SURE THAT THEY ARE IN GOOD WORKING ORDER AND DO NOT LEAK.
 - INSPECT AND FLUSH DRAIN INLETS TO MAKE SURE THEY ARE FREE OF DEBRIS AND IN GOOD WORKING ORDER.
 - INSPECT SURFACE DRAINAGE OUTFALL TO VERIFY THAT THE RUNOFF FLOWS FREELY THROUGH THE DISCHARGE PIPES AND THAT NO EXCESSIVE EROSION HAS OCCURRED.

STORMWATER CONFORMANCE NOTES:

- THIS STORMWATER CONTROL PLAN, C3.0, HAS BEEN PREPARED TO MEET THE COUNTY OF SANTA CLARA STORM WATER REQUIREMENTS FOR THE SAN FRANCISCO BAY WATERSHED.
- THE PROJECT CREATES AND REPLACES A TOTAL IMPERVIOUS AREA THAT IS GREATER THAN 5,000 SF AND THEREFORE IS REQUIRED TO OBTAIN A DRAINAGE PERMIT. THE IMPERVIOUS AREA IS LESS THAN AN ACRE SO THE PROJECT IS ONLY SUBJECTED TO THE SOURCE CONTROL, SITE DESIGN MEASURES, AND TREATMENT MEASURES REQUIRED OF PERFORMANCE TIER 2.
- TO MEET THE STORMWATER TREATMENT REQUIREMENTS, INFILTRATION, EVAPOTRANSPIRATION, AND BIOTREATMENT ARE UTILIZED IN THE DRAINAGE DESIGN. DUE TO THE HIGH INFILTRATION RATE OF THE SITE SOILS, INFILTRATION FACILITIES ARE UTILIZED IN CONJUNCTION WITH UNLINED BIORETENTION AREAS TO FACILITATE INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO DISCHARGE OF THE RUNOFF.

MAINTENANCE ACTIVITIES - PERMEABLE SURFACES	FREQUENCY
INSPECT PAVEMENT SURFACE FOR STANDING WATER, SEDIMENT, TRASH, AND DEBRIS.	SEMI-ANNUALLY
INSPECT DRAIN CONTROL INLETS AT PERVIOUS SURFACE ONCE DURING THE WINTER SEASON AFTER A LARGE STORM EVENT PRODUCING OVER 0.5-IN OF RAINFALL TO CONFIRM THE FACILITY DRAINS WITHIN 72 HOURS.	ANNUALLY
INSPECT PAVEMENT AND DRAINAGE CONTROL STRUCTURES FOR SIGNS OF DRAINAGE AND STRUCTURAL FAILURES.	ANNUALLY
VACUUM SWEEP	AS NEEDED
REPLENISH AGGREGATE ROCK AFTER VACUUMING.	AS NEEDED

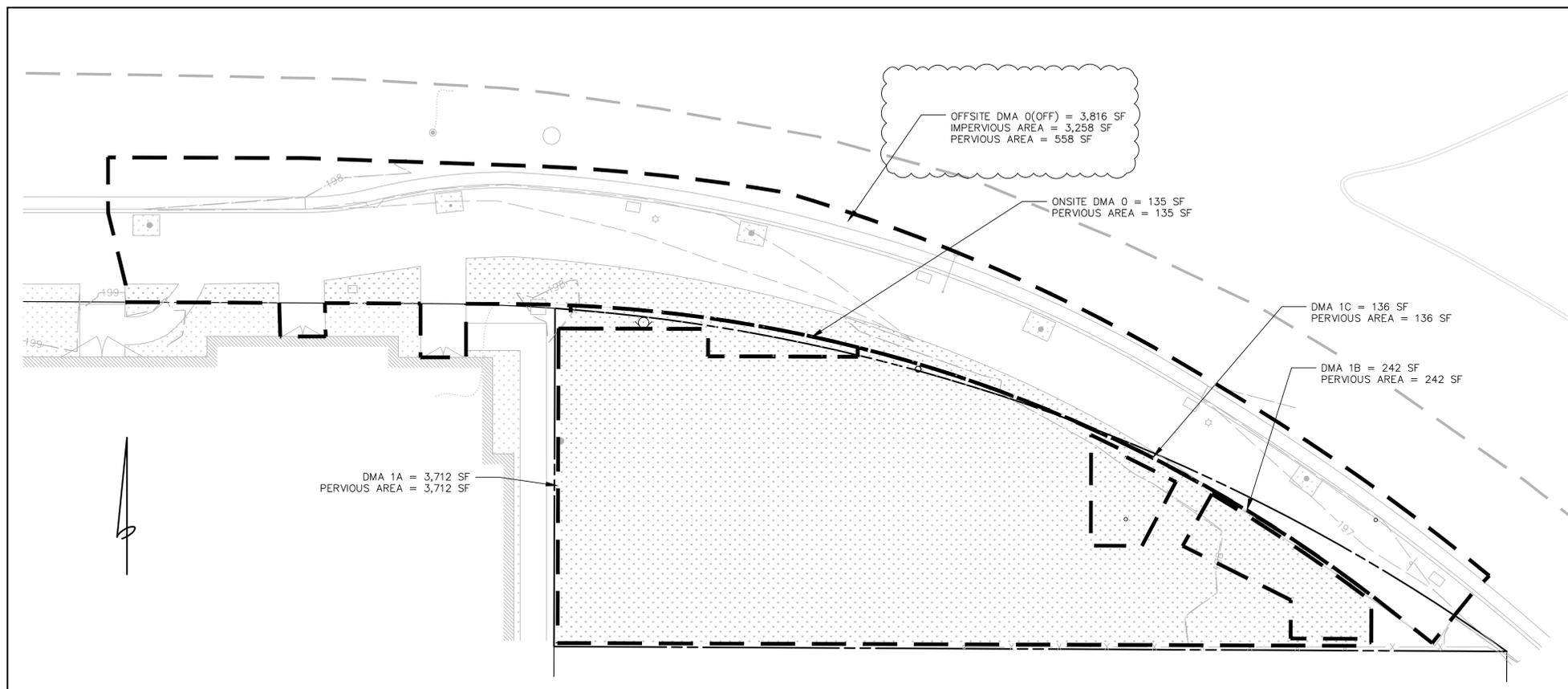


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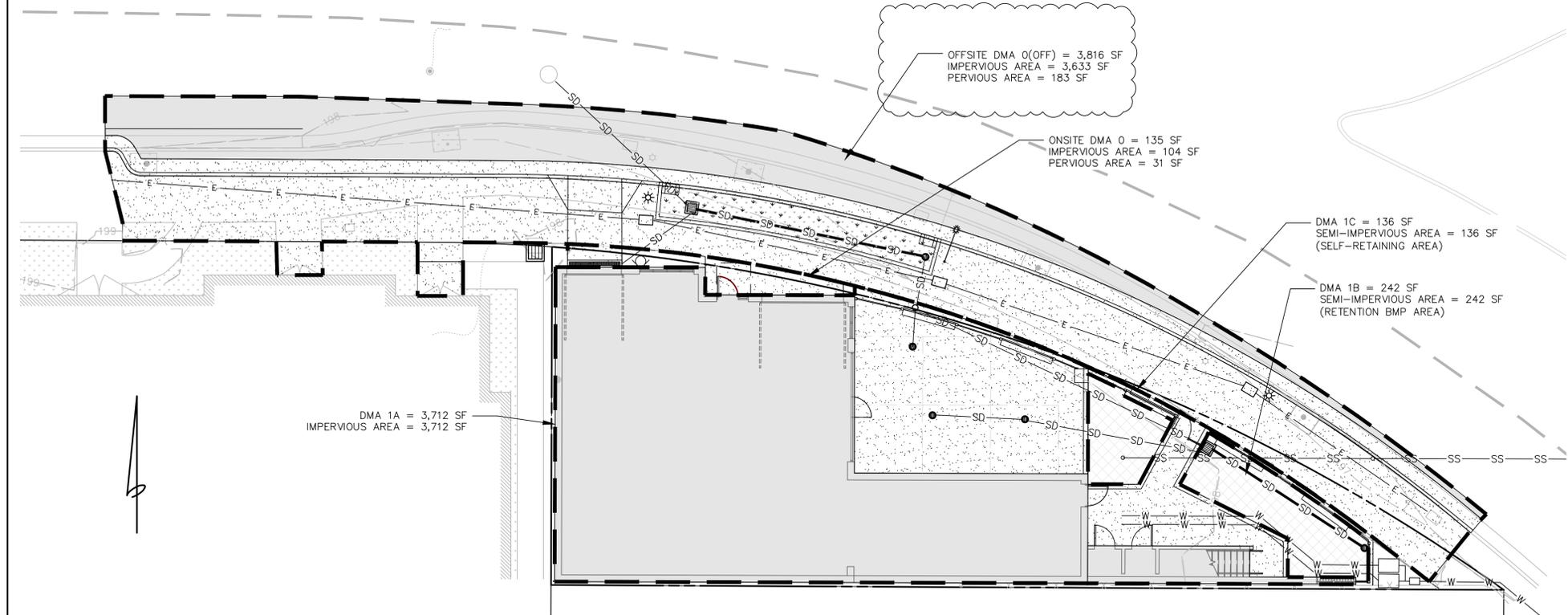


REVISIONS	2 CITY COMMENTS 10/11/2023	BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560	DRAINAGE AND UTILITY PLAN FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513
1	CITY COMMENTS 8/15/2023		
SCALE	DRAWN KAB	JOB NO. 28970	SHEET
DATE FEBRUARY 17, 2023	CHECKED SHV	INDEX SANTA CLARA	C3.0
DESIGN	DWG NAME CIVIC CENTER	FILE NO. 28970	OF 15



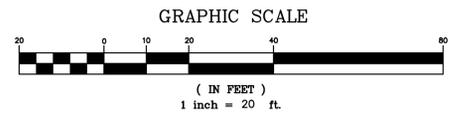
PRE-DEVELOPMENT PLAN

SCALE: 1"=10'



POST-DEVELOPMENT PLAN

SCALE: 1"=10'



SANTA CLARA COUNTY DRAINAGE MANUAL AND PROVISION C3. COMPLIANCE AND MAINTENANCE INFORMATION:

- THE PROPOSED STORM DRAINAGE SYSTEM AND MITIGATION COMPLY WITH THE REQUIREMENTS OF THE SANTA CLARA COUNTY DRAINAGE MANUAL, C3. OF THE 2009 MUNICIPAL REGIONAL NPDES PERMIT, THE SANTA CLARA COUNTY POST-CONSTRUCTION REQUIREMENTS, AND THE PROJECT GEOTECHNICAL INVESTIGATION BY ADDRESSING THE FOLLOWING ITEMS:
 - LIMIT DISTURBANCE OF NATURAL GRADING FEATURES, CLEARING, GRADING, AND SOIL COMPACTION
 - MINIMIZE RUNOFF BY DISPERSING RUNOFF TO LANDSCAPE
 - CONTROL AND DISPERSE RUNOFF AT SAFE LOCATIONS AWAY FROM SLOPES AND BUILDING.
- IN ORDER TO ENSURE THAT THE SYSTEM CONTINUES TO PROVIDE DRAINAGE CONTROL PER PLAN, THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE SITE DRAINAGE SYSTEM, WHICH INCLUDES DRAIN PIPES, INLETS, OUTLETS, DETENTION MANIFOLD, AND CONTROL STRUCTURE.
- AT THE PROJECT COMPLETION, THE CONTRACTOR SHALL ENSURE THAT ALL DRAIN INLETS AND AND CONTROL BOXES ARE CLEAN AND FREE OF DIRT AND DEBRIS.
- THE OWNER SHOULD PERFORM ANNUAL MAINTENANCE OF THE DRAINAGE SYSTEMS:
 - INSPECT AND TEST ROOF GUTTERS AND DOWNSPOUTS TO MAKE SURE THAT THEY ARE IN GOOD WORKING ORDER AND DO NOT LEAK.
 - INSPECT DRAIN INLETS TO MAKE SURE THEY ARE FREE OF DEBRIS AND IN GOOD WORKING ORDER.
 - INSPECT SURFACE DRAINAGE OUTFALL TO VERIFY THAT THE RUNOFF FLOWS FREELY THROUGH THE DISCHARGE PIPES AND THAT NO EXCESSIVE EROSION HAS OCCURED.
 - INSPECT AND REMOVE DEBRIS AT THE ORIFICE FLOW CONTROL STRUCTURE.

BASIS OF DESIGN PER COUNTY OF SANTA CLARA DRAINAGE MANUAL

- THE PROJECT SITE SOIL IS DESCRIBED AS SILTY SAND AND HEREIN DESIGNATED AS TYPE-C SOIL.
- PERMEABLE SURFACES SHALL BE DESIGNED TO MEET THE LID REQUIREMENTS USING THE URBAN RUNOFF QUALITY MANAGEMENT APPROACH (URQM)
- THE SITE AND ASSOCIATED RIGHT OF WAY IMPROVEMENTS HAVE A NEW AND REPLACED IMPERVIOUS AREA OF 7,245 SF, AND SEMI IMPERVIOUS AREA OF 511 SF. THE SITE IS REQUIRED TO MEET THE SANTA CLARA COUNTY SITE DESIGN AND TREATMENT REQUIREMENTS.
- SITE DESIGN MEASURES IN PLACE:
 - PERMEABLE SURFACES
 - DISCHARGE OF STORMWATER TO LANDSCAPE
- TREATMENT MEASURES IN PLACE:
 - DMA 0 - BIORETENTION (FOR DMA 0(OFF) AND 0)
 - DMA 1 - RETENTION WITHIN THE ARTIFICIAL TURF

LEGEND

- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT OR AC PAVEMENT
- PROPOSED ARTIFICIAL TURF
- LANDSCAPING

Post Development Surfaces

DMA 0		
Area Description	Area (ft ²)	Treatment Method
Impervious	3,737	Alternative Compliance: Bioretention for Area greater than that being created and replaced
Pervious	214	
Total:	3951.00	

DMA 1

Area Description	Area (ft ²)	Treatment Method	Treatment Volume Required (cf)	Treatment Volume Provided (cf)
Proposed Impervious	3,652	Retention	192.05	193.60
Semi-impervious	429			
Total:	4081.00			

Alternative Compliance Area to be treated

Bioretention Upstream Area				
Description	Area (ft ²)	Treatment Method	Treatment Area Required (sf)	Treatment Area Provided (sf)
Impervious	5,913	Bioretention	179.95	183.00
Pervious	852			
Total:	6765.00			

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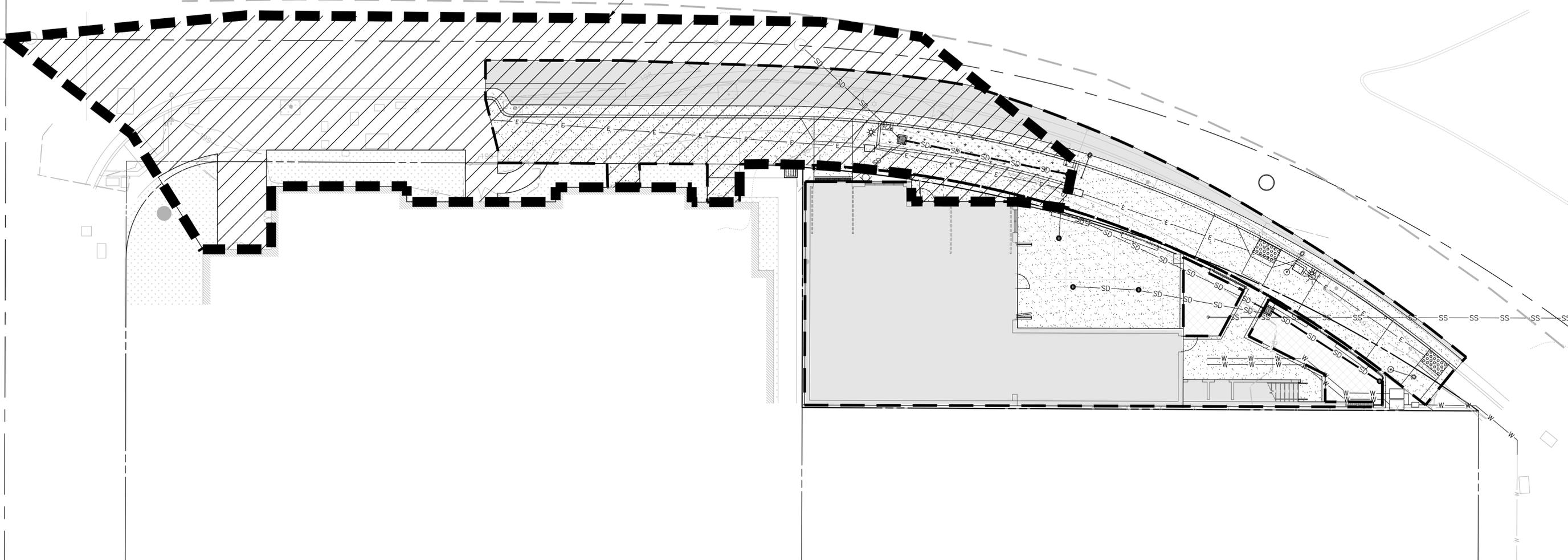
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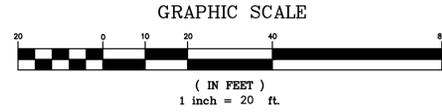
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		STORMWATER CONTROL PLAN FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513	
SCALE	DRAWN KAB	JOB NO. 28970	SHEET
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APPROXIMATE BIORETENTION UPSTREAM
 AREA = 6,765 SF
 IMPERVIOUS AREA = 5,913 SF
 PERVIOUS AREA = 852 SF



UPSTREAM POST-DEVELOPMENT PLAN

SCALE: 1"=10'



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REVISION	2	CITY COMMENTS	10/11/2023
	1	CITY COMMENTS	8/15/2023
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		STORMWATER CONTROL PLAN FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513	
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DESIGN	DWG NAME	CIVIC CENTER	FILE NO. 28970
			SHEET
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INSPECTION & MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL PERFORM AND MAKE WRITTEN RECORD OF ALL SITE INSPECTIONS TO ENSURE ADEQUATE DEPLOYMENT OF BEST MANAGEMENT PRACTICES (BMP'S).
2. DURING INSPECTIONS IDENTIFY AND RECORD BMP'S THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR THAT COULD FAIL TO OPERATE AS INTENDED.
3. REPAIR TO BMP'S SHALL BEGIN WITHIN 72 HOURS OF IDENTIFICATION AND THE CHANGES COMPLETED AS SOON AS POSSIBLE.
4. 48 HOURS PRIOR TO A PREDICTED RAIN EVENT, IN ADDITION TO THE INSTALLED BMP'S, THE CONTRACTOR SHALL COVER ANY DISTURBED BARE SOILS WITH MULCH, EROSION CONTROL BLANKETS OR APPROVED EQUAL METHOD. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BMP'S AS NECESSARY TO MINIMIZE CONSTRUCTION SITE RUNOFF ONTO NEIGHBORING PROPERTIES.

GENERAL

1. THE DEVELOPER/CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN, EROSION AND THE COUNTY OF SANTA CLARA BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAIL SHEETS BMP-1 AND BMP-2.
2. EROSION CONTROL MEASURES ARE REQUIRED ONSITE YEAR ROUND. ALL PLANNED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, WHERE APPLICABLE, BY THE TIME OF THE INITIAL "GRADE STAKE" INSPECTION.
3. GRADING WORK PERFORMED BETWEEN OCTOBER 15 & APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
5. ALL EMPLOYEES AND CONTRACTORS SHALL BE INFORMED ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.
6. THE OWNER, CONTRACTOR, AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD ROW THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS INTO THE SANTA CLARA COUNTY ROADROW, STORM SEWER WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - B. PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY, AND
 - C. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
7. THE OWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC., ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD ROW.

EROSION CONTROL CONTROL

1. PROTECT AND PRESERVE EXISTING AREAS TO REMAIN AS SHOWN ON THE PLAN.
2. MINIMIZE LAND DISTURBANCE WITHIN THE LIMITS OF WORK. USE CONSTRUCTION FENCING AS NECESSARY.
3. ON ALL GRADED SLOPES, ON AND OFF SITE, EXPOSED DURING CONSTRUCTION, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE COVERED WITH 2" THICK OF STRAW MULCH OR APPROVED EQUAL. SLOPES GREATER THAN 10% SLOPE SHALL BE COVERED WITH EROSION CONTROL BLANKET.
4. PROPERLY INSTALL AND MAINTAIN ALL ON-SITE EROSION CONTROL MEASURES AND STRUCTURES DEVICES, BUT TEMPORARY AND PERMANENT.
5. A QUALIFIED PERSON SHOULD MONITOR AND CONDUCT INSPECTIONS OF ALL ON-SITE BMP'S DURING RAINSTORM EVENTS.

SEDIMENT CONTROL

1. USE SILT FENCES AND/OR STRAW WATTLES TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE.
2. PROJECT STORM DRAIN INLETS IN THE VICINITY OF THE PROJECT SITE. EFFECTIVE METHODS TO PROTECT THE INLETS INCLUDE SAND BAGS BARRIER AND CATCH BASIN FILTER INSERT.
3. PROVIDE STABILIZED CONSTRUCTIONS ACCESS WITH 3"-6" AGGREGATE ROCK OR APPROVED EQUAL METHOD.
4. ON DISTURBED SLOPES, CONSTRUCT STRAW WATTLES AT 20 FT MAX INTERVAL TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS.
5. THE PROJECT SHALL BE LANDSCAPED PER THE PROJECT'S LANDSCAPING PLAN FOR LONG-TERM EROSION AND SEDIMENT CONTROL.

SITE HOUSEKEEPING REQUIREMENTS

EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING

1. INSPECT EQUIPMENT AND VEHICLES DAILY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS, AND DRIPS OF HAZARDOUS MATERIALS AND CHEMICALS WITH DRY METHODS.
2. STAGE ALL EQUIPMENTS AND VEHICLES ON 20 MIL VISQUEEN PLASTIC SHEETING.
3. FUELING AND REPAIR OF VEHICLES AND EQUIPMENT MUST BE DONE OFF-SITE.. WASHING OF EQUIPMENT AND VEHICLES SHALL BE DONE OFF-SITE.

MATERIAL STORAGE AND SOIL STOCKPILES

4. PROTECT ALL CONSTRUCTION MATERIALS AND STOCKPILES WITH TARPS AND PERIMETER SEDIMENT CONTROL.
5. STORE OPEN BAGS OF PARTICULATE, GRANULAR, POWDER MATERIALS, AND CHEMICALS INDOORS.

WASTE MANAGEMENT (BUILDING MATERIALS, DEMOLITION WASTE, VEGETATION)

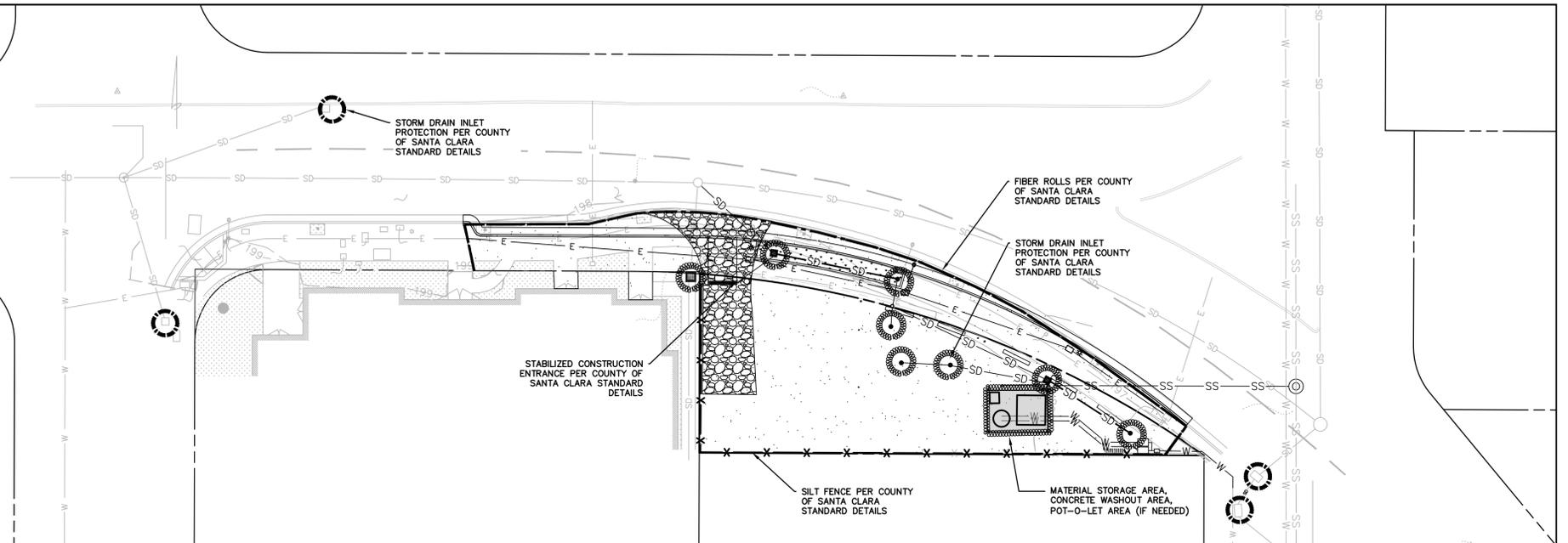
6. STORE WASTES IN CONTAINERS OR A DUMPSTER WHENEVER POSSIBLE. COVER PILES OF UNCONTAINED WASTES AND WASTES STORED IN OPEN CONTAINERS DURING WINDY CONDITIONS AND PRIOR TO SIGNIFICANT FORECASTED RAIN (0.25 INCHES IN A 24-HOUR PERIOD). DO NOT HOSE DUMPSTERS OUT ON THE CONSTRUCTION SITE.

PORTABLE TOILET-FACILITIES

7. IF PORTABLE TOILETS ARE USED, ENSURE THAT THE LEASING COMPANY PROPERLY MAINTAINS THE TOILETS AND PROMPTLY MAKES REPAIRS AS NEEDED. CONDUCT VISUAL INSPECTIONS FOR LEAKS.
8. PROVIDE SECONDARY CONTAINMENT FOR PORTABLE TOILETS LOCATED WITHIN 20 FEET OF A STREAM, STORM DRAIN, OR STREET.
9. DURING PUMP-OUT, TAKE APPROPRIATE MEASURES TO AVOID SPILLAGE. IF SPILLAGE OCCURS IT SHALL BE CLEANED UP IMMEDIATELY.

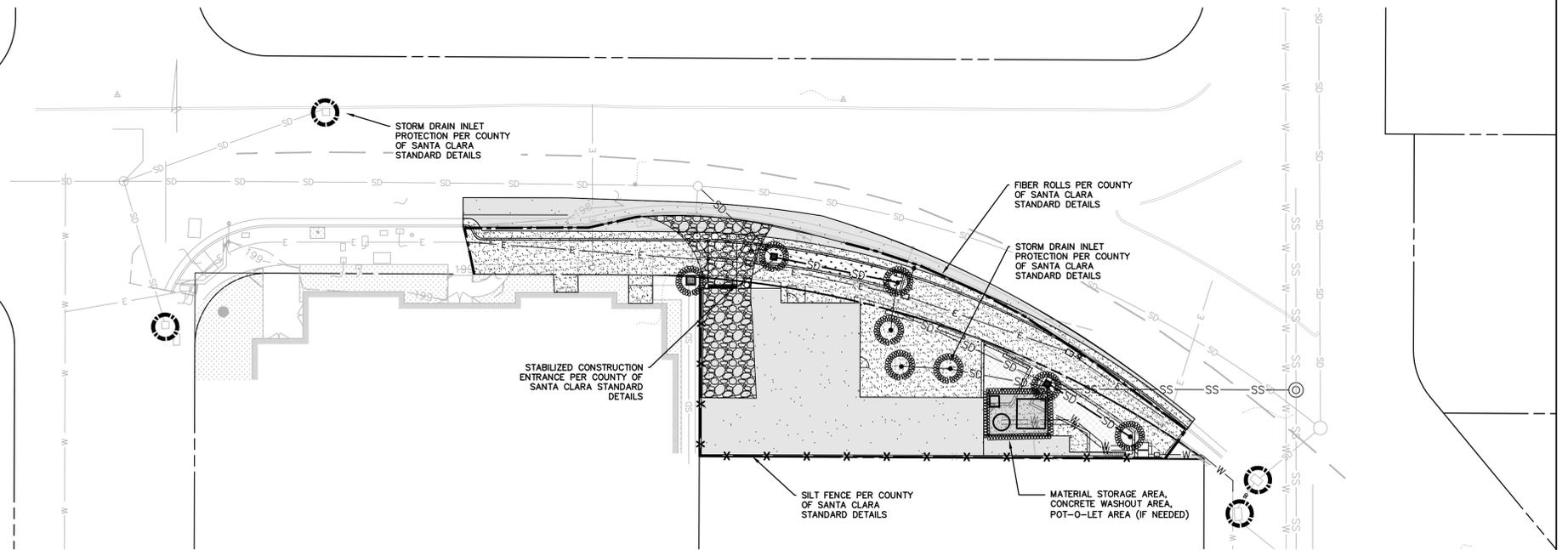
SITE CLEANUP

10. WHEN CLEANING UP, SWEEP WHENEVER POSSIBLE. LITTER AND DEBRIS MUST BE PICKED UP AND DISPOSED OF PROPERLY.
11. IN THE ROADWAY OR ON THE SIDEWALK, MATERIAL STOCKPILES MUST BE REMOVED AND CLEANED UP BY THE END OF EACH DAY.
12. SWEEP UP SOIL AND OTHER LANDSCAPE PRODUCTS THAT REMAIN ON PAVEMENT, SUCH AS THE SIDEWALK, DRIVEWAY, OR STREET BY THE END OF EACH DAY.
13. SWEEP AND REMOVE ANY SOLID WASTE THAT ACCUMULATES AT EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS POSSIBLE.



ROUGH GRADING AND UTILITY EROSION CONTROL PLAN

SCALE: 1"=20'



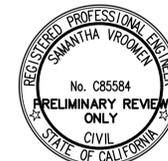
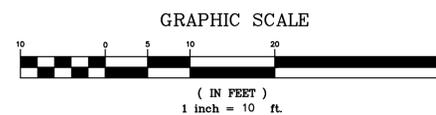
FINALIZATION EROSION CONTROL PLAN

SCALE: 1"=20'

LEGEND

- FIBER ROLLS / STRAW WATTLE
- SILT FENCE
- FIBER ROLL INLET PROTECTION
- GRAVEL BAG BARRIER

NOTE: TOTAL DISTURBED AREA IS APPROXIMATELY 8,200 SF

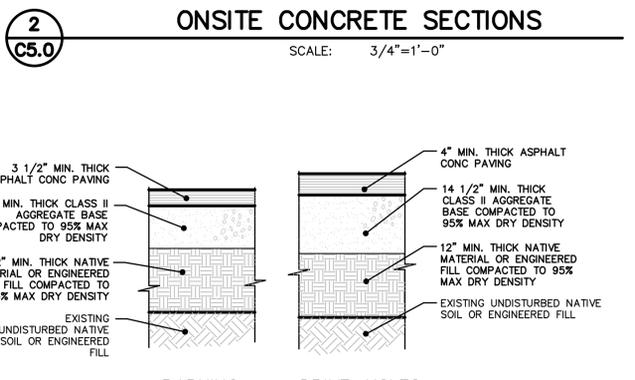
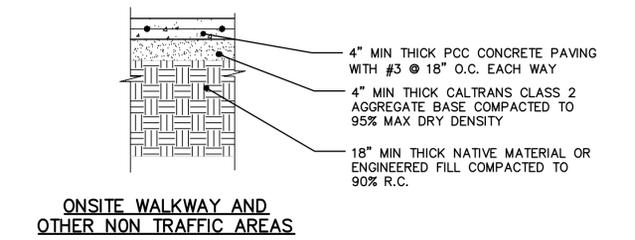
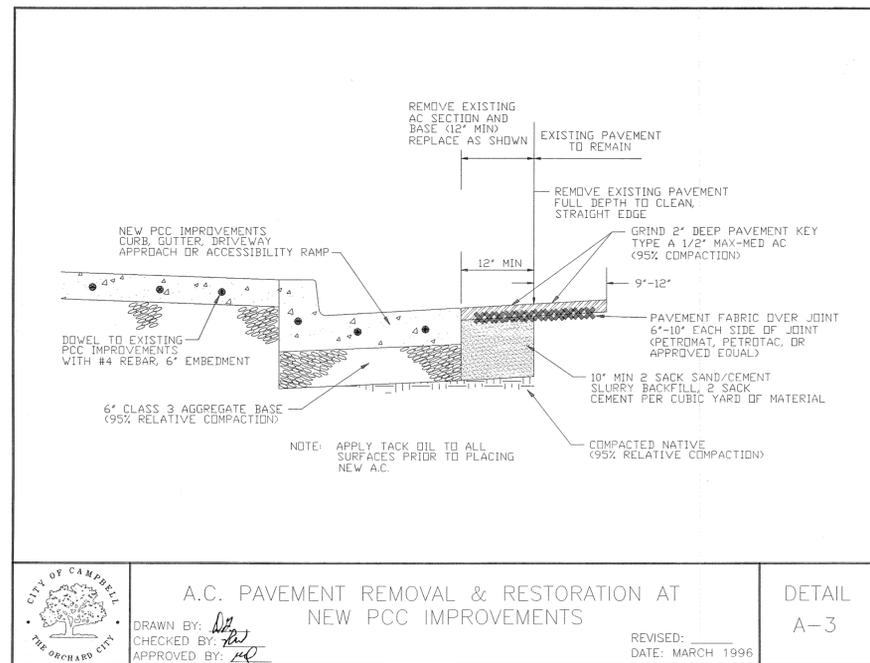
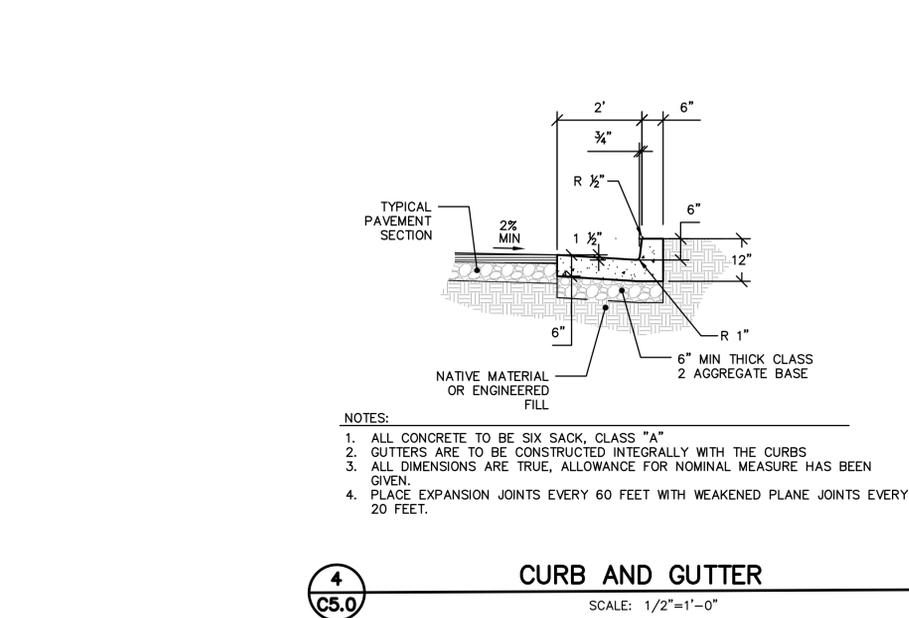
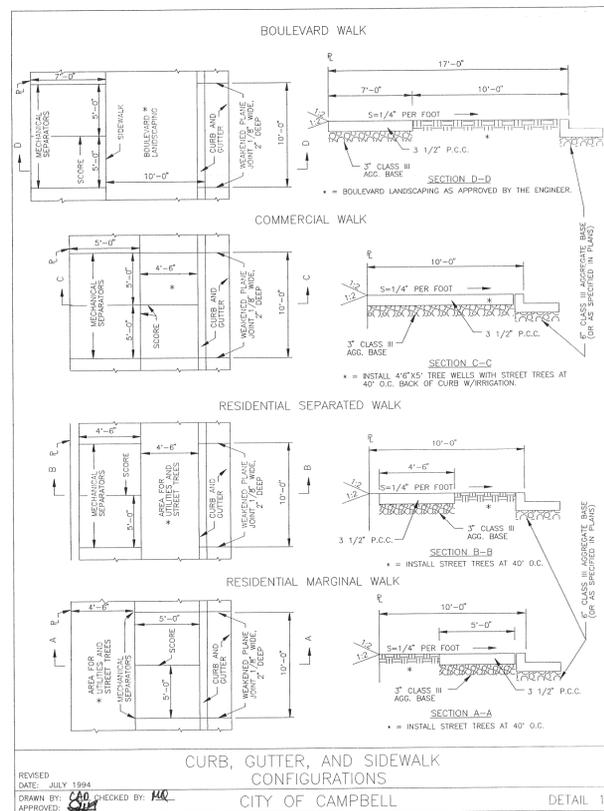
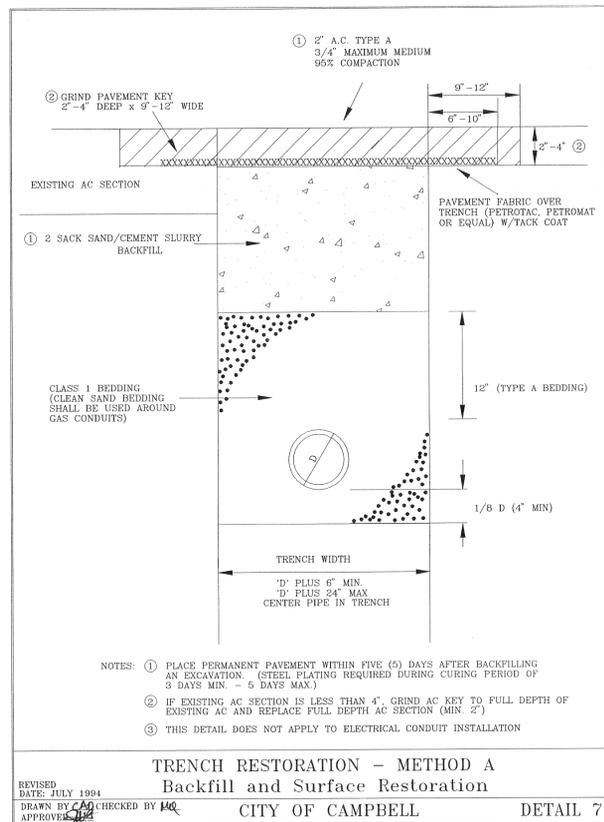


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APN 279-41-062

REVISION	2	CITY COMMENTS	10/11/2023
	1	CITY COMMENTS	8/15/2023
BOWMAN & WILLIAMS		EROSION CONTROL PLAN	
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		FIELD TO BARREL LLC	
3949 RESEARCH PARK COURT, SUITE 100		48 CIVIC CENTER DRIVE	
SOQUEL, CA 95073-2094		CAMPBELL, CALIFORNIA	
(831) 426-3560		DOC# 25286513	
SCALE	DRAWN	KAB	JOB NO. 28970
DATE	FEBRUARY 17, 2023	CHECKED	SHV
DESIGN	DWG NAME CIVIC CENTER	INDEX	SANTA CLARA
		FILE NO.	28970
			SHEET
			C4.0
			OF 15



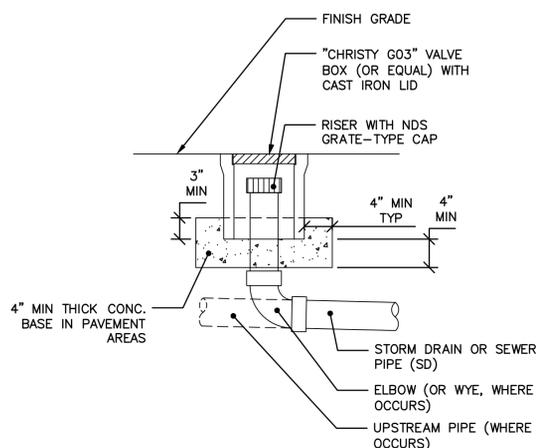
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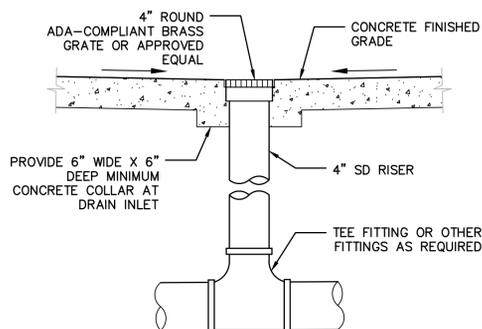
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	1	CITY COMMENTS	8/15/2023
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		SITE DETAILS	
3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513	
SCALE AS SHOWN	DRAWN KAB	JOB NO. 28970	SHEET
DATE FEBRUARY 17, 2023	CHECKED SHV	INDEX SANTA CLARA	C5.0
DESIGN	DWG NAME CIVIC CENTER	FILE NO. 28970	OF 15



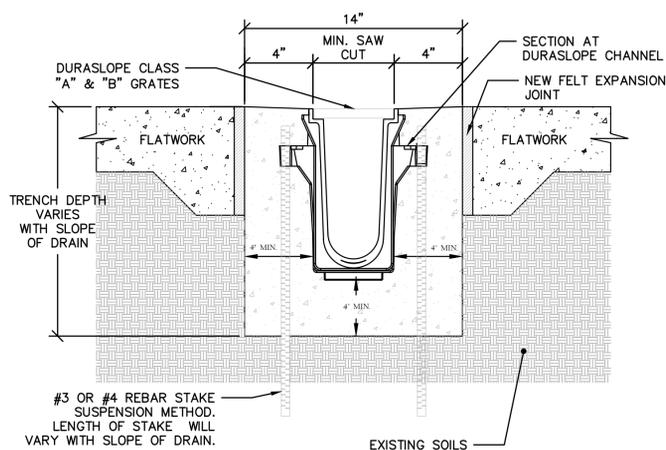
Know what's below.
Call before you dig.



6
C5.1 **STORM DRAIN CLEANOUT**
SCALE: N.T.S.

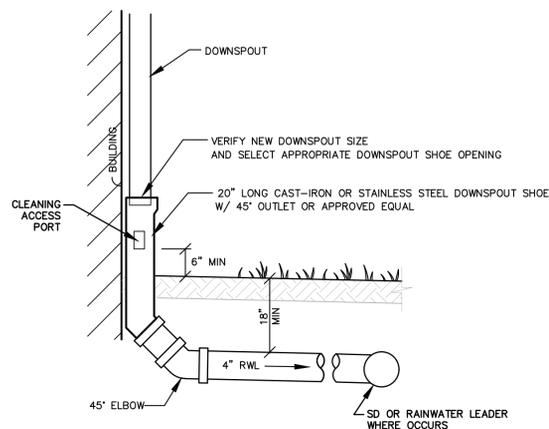


7
C5.1 **NDS AREA DRAIN**
SCALE: N.T.S.

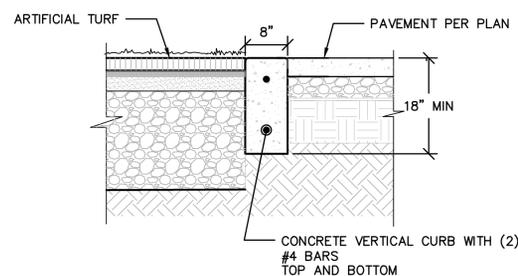


NOTE:
CHANNELS TO BE INSTALLED WITH BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE). SET TRENCH DRAIN IN CHANNEL SURROUNDED BY 4\"/>

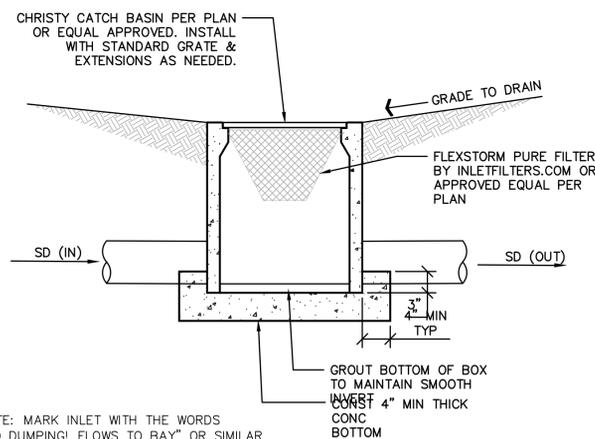
8
C5.1 **NDS DURASLOPE DETAIL**
SCALE: N.T.S.



3
C5.1 **DOWNSPOUT CONNECTION TO STORM DRAIN**
SCALE: N.T.S.

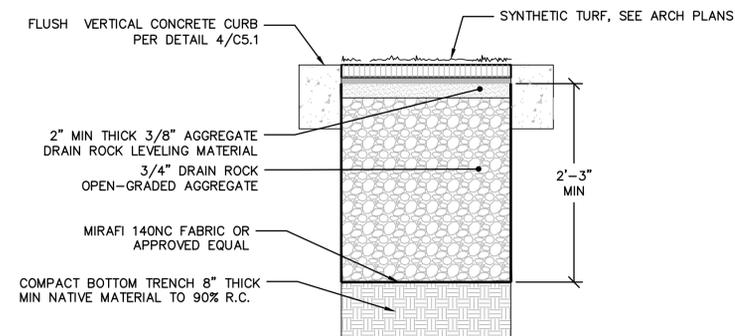


4
C5.1 **FLUSH VERTICAL CONCRETE CURB**
SCALE: -



NOTE: MARK INLET WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR SIMILAR

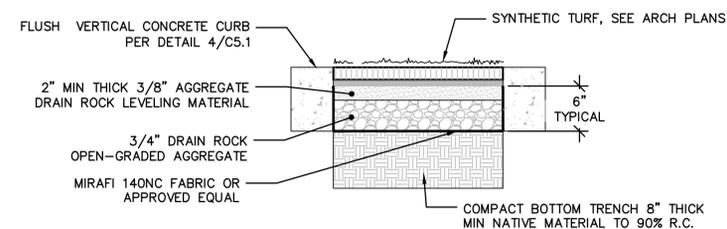
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C5.1 **TYPICAL CATCH BASIN**
SCALE: N.T.S.



NOTES:

- 3/4\"/>

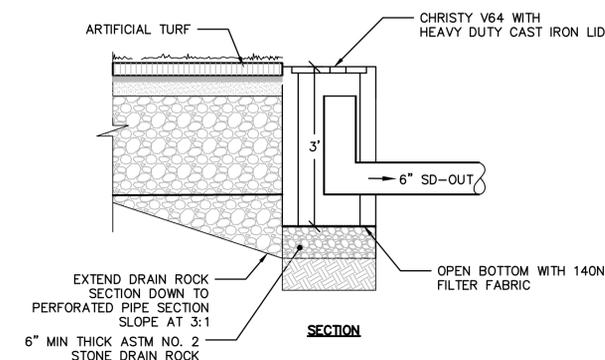
1A
C5.1 **SYNTHETIC TURF RETENTION AREA DETAIL**
SCALE: N.T.S.



NOTES:

- 3/4\"/>

1B
C5.1 **SYNTHETIC TURF SELF-RETAINING AREA DETAIL**
SCALE: N.T.S.

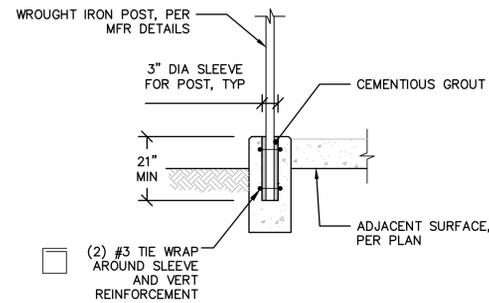


2
C5.1 **V64 BUBBLER DETAIL**
SCALE: N.T.S.

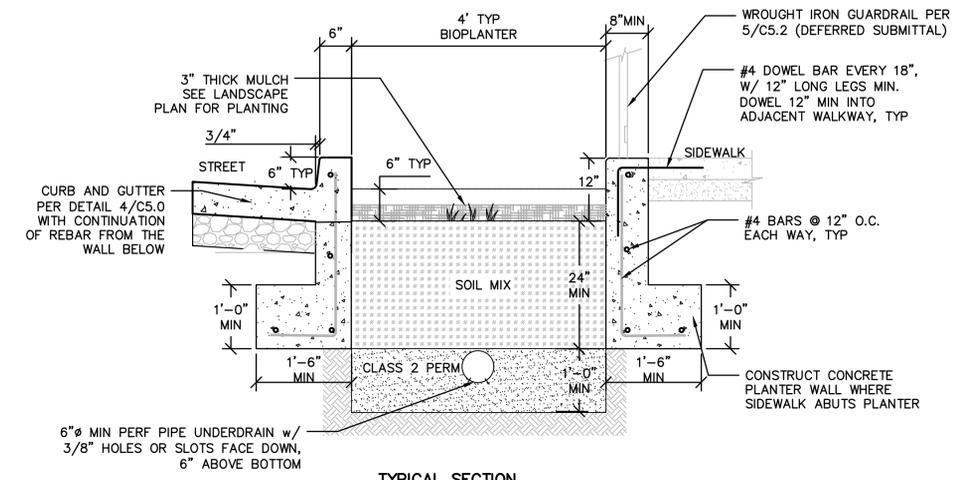
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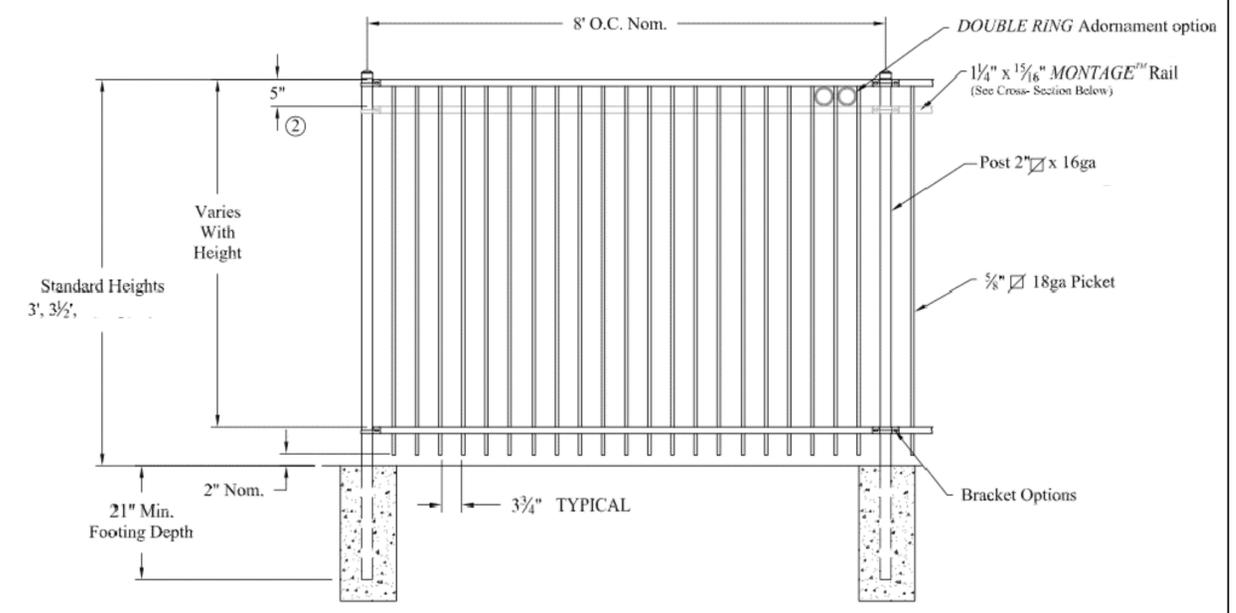
REVISIONS		CITY COMMENTS 10/11/2023	
1		CITY COMMENTS 8/15/2023	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		UTILITY DETAILS FIELD TO BARREL LLC 48 CIVIC CENTER DRIVE CAMPBELL, CALIFORNIA DOC# 25286513	
SCALE AS SHOWN	DRAWN KAB	JOB NO. 28970	SHEET
DATE FEBRUARY 17, 2023	CHECKED SHV	INDEX SANTA CLARA	C5.1
DESIGN	DWG NAME CIVIC CENTER	FILE NO. 28970	OF 15



3
C5.2 **HANDRAIL & GUARDRAIL POST POCKET**
SCALE: 3/4" = 1'-0"



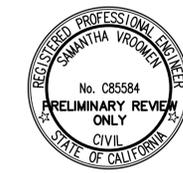
1
C5.2 **BIOPLANTER: IN SIDEWALK**
SCALE: 3/4" = 1'-0"



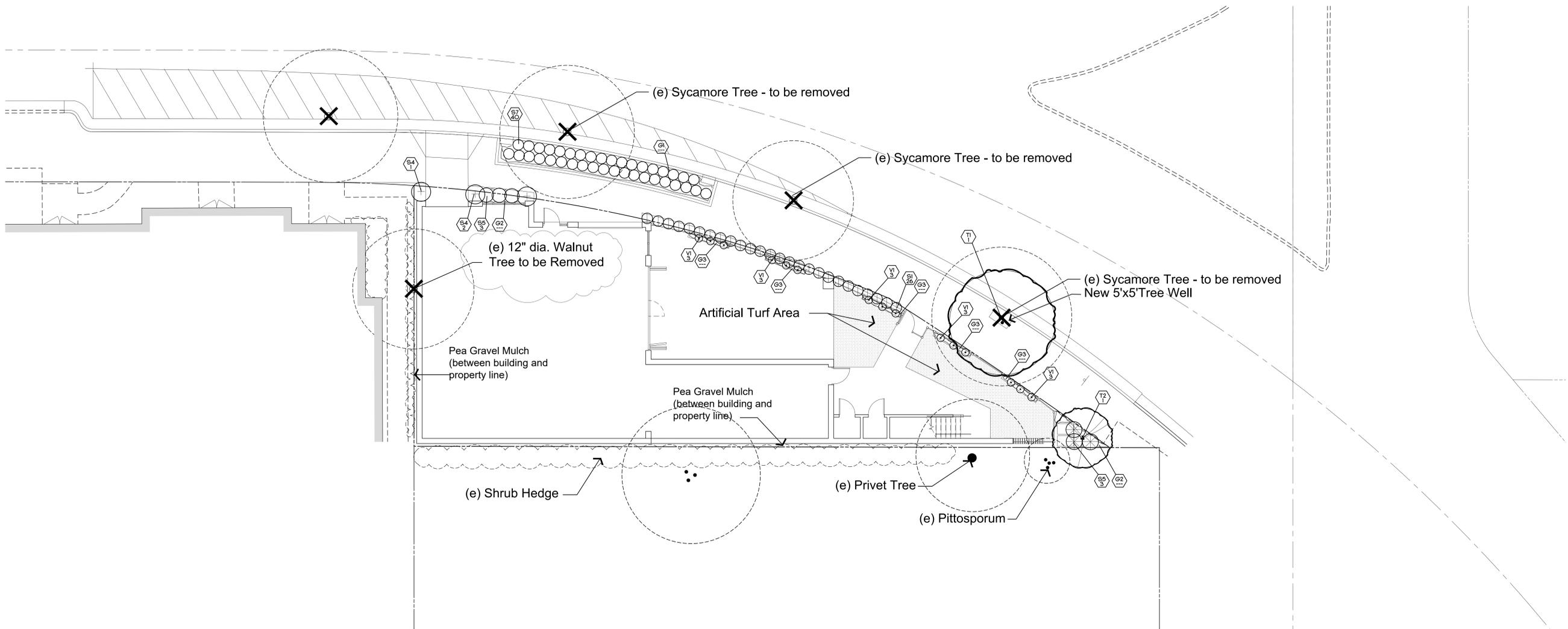
- NOTES:**
1. SEE MANUFACTURER DETAILS FOR SPECIFIC INSTALLATION OF PRODUCT. POST SIZES DEPEND ON HEIGHT, WEIGHT, AND WIND LOADS AS PROVIDED BY MANUFACTURER.
 2. THIRD RAIL AT TOP REQUIRED FOR DOUBLE RING ORNAMENTAL STYLE FENCE.
 3. ALL FIELD WELDS AS REQUIRED SHALL BE GROUND SMOOTH. COATING SHALL BE REPAIRED AFTER FIELD WELDING.
 4. FENCE TO WITHSTAND GUARDRAIL LOADS PER CBC (200 LB CENTERED POINT LOAD OF 50 PLF ALONG TOP RAIL).
 5. STYLE ABOVE PROVIDED BY AMERISTAR, MONTAGE MAJESTIC BRAND WROUGHT IRON RAILING. PROVIDE SIMILAR, AS DEFERRED SUBMITTAL, DURING CONSTRUCTION.

2
C5.2 **TYPICAL GUARDRAIL DETAIL**
SCALE: 3/4" = 1'-0"

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SCALE AS SHOWN	DRAWN KAB	JOB NO. 28970	SHEET
DATE FEBRUARY 17, 2023	CHECKED SHV	INDEX SANTA CLARA	C5.2
DESIGN	DWG NAME CIVIC CENTER	FILE NO. 28970	OF 15



PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	---	24" BOX	STANDARD	MEDIUM
T2	LAGERSTROEMIA I. 'NATCHEZ'	CREPE MYRTLE	---	24" BOX	NATURAL	LOW
SHRUBS						
S1	NANDINA D. 'FIRE POWER'	DWARF HEAVENLY BAMBOO	---	5 GAL		LOW
S2	TULBAGHIA V. 'TRICOLOR'	VARIEGATED SOCIETY GARLIC	---	1 GAL		LOW
S3	NANDINA D. 'GULF STREAM'	HEAVENLY BAMBOO	---	5 GAL		LOW
S4	ARBITUS U. 'OKTOBERFEST'	STRAUBERRY TREE	---	15 GAL		LOW
S5	LOROPETALUM C. 'PURPLE DAYDREAM'	CHINESE FRINGE FLOWER	---	5 GAL		LOW
S6	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	---	5 GAL		LOW
S7	JUNCUS PATENS	CALIFORNIA GREY RUSH	---	5 GAL		LOW
GROUND COVERS						
G1	ERIOGONUM G. V. RUBESCENS	IVY GERANIUM	---	1 GAL	18" O.C.	LOW
G2	CAMPANULA FORTENSCHLAGIANA	DALMATIAN BELLFLOWER	---	1 GAL	18" O.C.	LOW
G3	FELARGONIUM P. 'FINK'	DALMATIAN BELLFLOWER	---	1 GAL	18" O.C.	LOW
VINES						
V1	TRACELOPPERMUM JASMINOIDES	STAR JASMINE	---	5 GAL	TRAIN ON FENCE	MEDIUM

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT 1-800-227-2600.
- A MINIMUM OF 3" DEPTH LAYER OF MULCH IS REQUIRED ON ALL EXPOSED PLANTING SURFACES.
- EXISTING TREES SHALL NOT BE PRUNED/ROOT CUTS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR AGRICULTURIST.

LANDSCAPE SOILS REPORT

- CONTRACTOR TO PROVIDE LANDSCAPE PLANTING SOILS TEST REPORT PRIOR TO CONSTRUCTION.
- SOIL SAMPLE TEST TO BE AT 15 INCH ROOT BALL DEPTH.
- CONTRACTOR TO INSTALL AMENDMENTS AS PER SOILS REPORT PRIOR TO PLANTING INSTALLATION.
- CONTRACTOR TO PROVIDE ANOTHER SOIL TEST REPORT AFTER AMENDMENTS HAVE BEEN INCORPORATED INTO LANDSCAPE ARE AS TO VERIFY AMENDMENTS INSTALLED ARE SATISFACTORY PRIOR TO PLANTING.
- IF SOILS HAVE BEEN LIKED DURING GRADING, THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE LANDSCAPE ARCHITECT, PRIOR TO STARTING ANY WORK, FOR PLANT SUBSTITUTIONS AND SOILS PREP/TEST PROTOCOLS.

PLANT SYMBOLS

- 6x0x INDICATES PLANT KEY
- 6x0x INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED

STORM WATER TREATMENT AREA NOTE

- ALL PLANTINGS LOCATED IN STORM WATER TREATMENT AREAS NOT TO EXCEED 3'-0" IN HEIGHT.
- ALL PLANTINGS DESIGNATED FOR STORM WATER TREATMENT AREAS ARE TO BE CONSISTENT WITH 'APPENDIX D' OF THE C3' STORM WATER HANDBOOK PUBLISHED BY SANTA CLARA VALLEY URBAN POLLUTION PREVENTION PROGRAM.

2022_048

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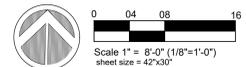
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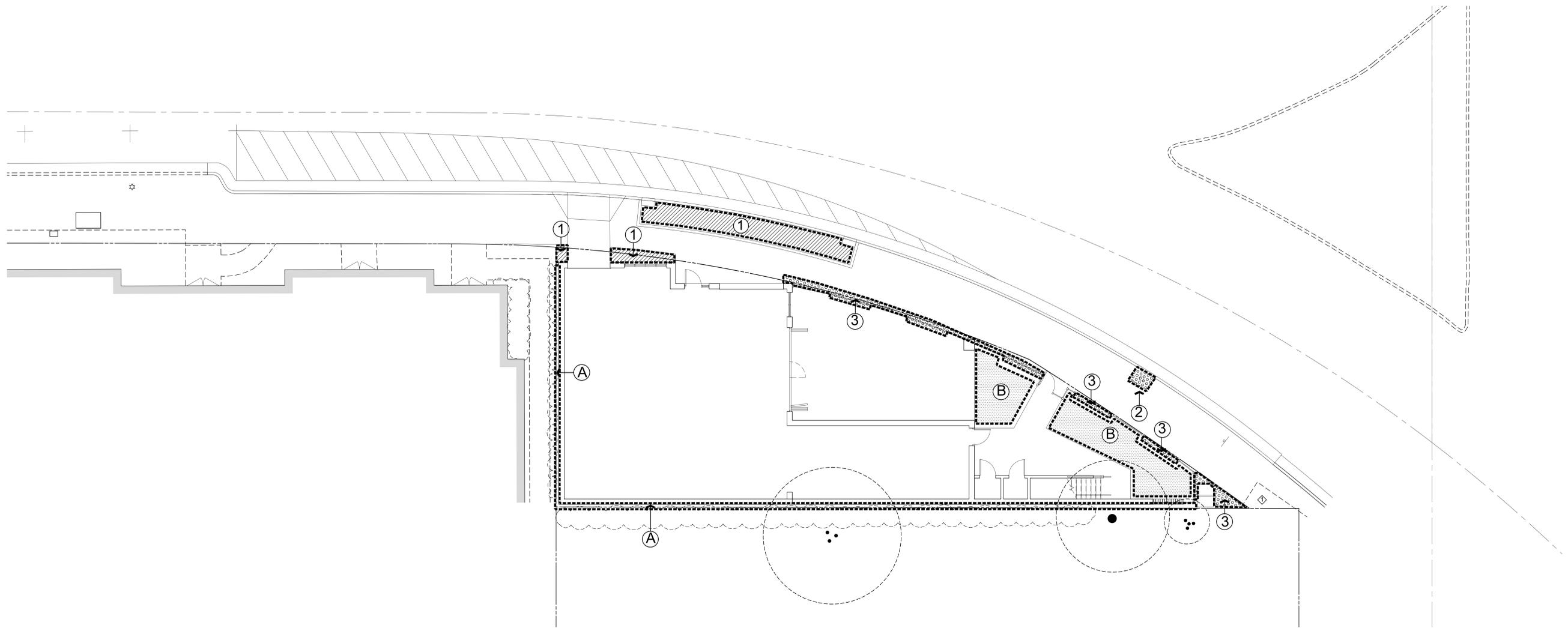
FIELD TO BARREL TAPROOM CAMPBELL

48 CIVIC CENTER DR,
 CAMPBELL, CA 95008



revisions

6.27.2023



Water Efficient Landscape Budget Calculations

Reference Evapotranspiration (ETo) 45.3

MAWA - Regular Landscape Areas

$MAWA = (ETo) \times (0.62) \times ((ETAF \times LA) + (1-ETAF \times SLA))$

landscape area	298	s.f.
SLA	0	s.f.
ETAF	0.45	average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.
total area with SLA	298	
MAWA total	3,766	gallons per year

ETWU - Regular Landscape Areas

$ETWU = (ETo) \times (0.62) \times ((ETAF \times LA) + SLA)$

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.81	0.247	181	44.7	1,255
2	low	0.2	drip	0.81	0.247	12	3.0	83
3	medium	0.5	drip	0.81	0.617	105	64.8	1,820
SLA	---	1.0	---	1.00	1.000	0	0	0
A	rock mulch	0.0	---	---	---	177	---	---
B	artificial turf	0.0	---	---	---	285	---	---

ETWU totals 298 112.5 3,159
Total area with all zones and SLA 475

ETAF calculations

total ETAF x area	112.5	s.f.
total area	298	
average ETAF	0.377	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU calculations

$ETWU = (ETo) \times (0.62) \times ((PF \times HA) / IE) + SLA$

ETWU=	EtO	conv. factor	PF x Area/IE	SLA
3,159	45.30	.62	112.5	0
ETWU (gallon per year)=				
3,159				

TOTALS

MAWA total	3,766	gallons per year
ETWU total	3,159	gallons per year

16.1 Percentage reduction of Potable Irrigation Water

Note: Zone 'A' and 'B' are not included in water calculations

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS. HYDRO-ZONE DESIGNATION IS DETERMINED BY HIGHEST WATER REQUIREMENT PLANTING IN ZONE.

- MEDIUM WATER REQUIREMENT
- LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)
- ROCK MULCH AREA - NOT TO BE INCLUDED IN WATER BUDGET
- ARTIFICIAL TURF AREA - NOT TO BE INCLUDED IN WATER BUDGET
- EXISTING TREE WELL AREA TO REMAIN (AREA NOT TO BE INCLUDED IN WATER BUDGET CALCULATIONS)



2022_048

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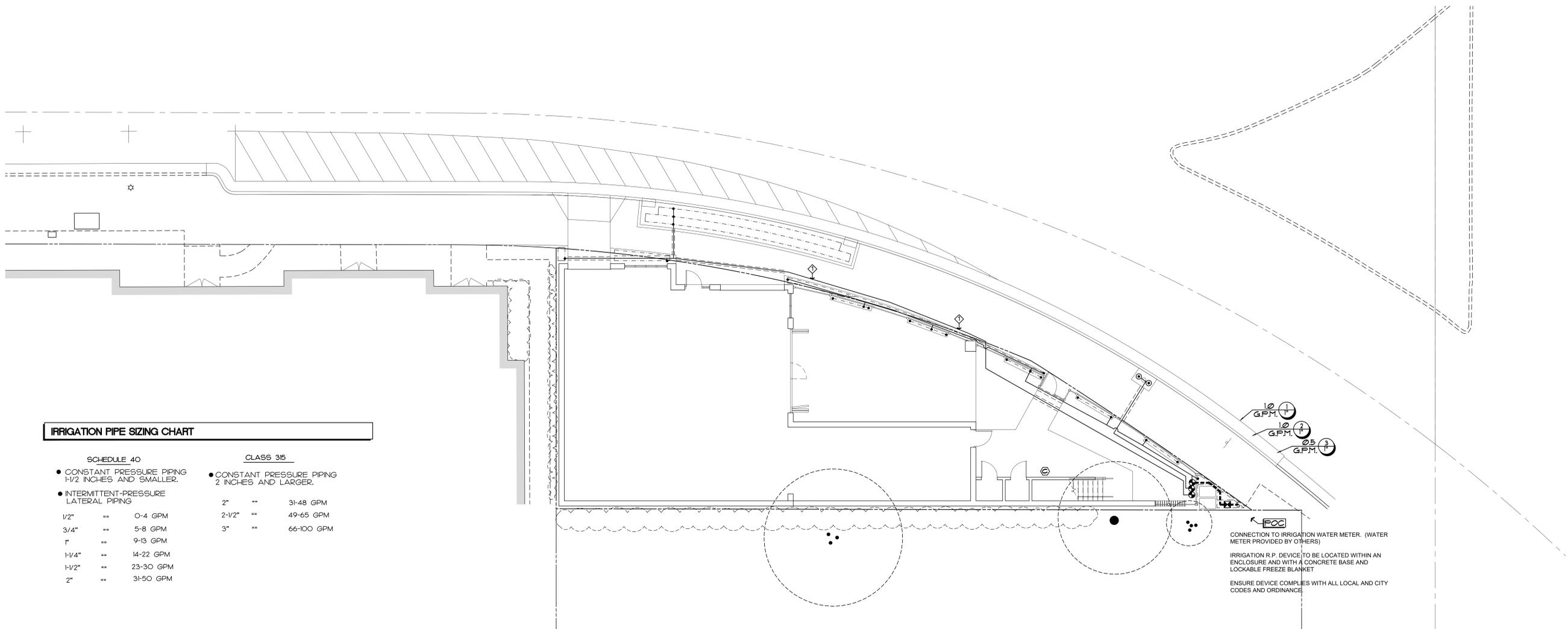
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CAMPBELL, CA 95008

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Landscape Hydrozone Plan

L2.0



IRRIGATION PIPE SIZING CHART

SCHEDULE 40			CLASS 315		
● CONSTANT PRESSURE PIPING 1/2 INCHES AND SMALLER.			● CONSTANT PRESSURE PIPING 2 INCHES AND LARGER.		
● INTERMITTENT-PRESSURE LATERAL PIPING					
1/2"	==	0-4 GPM	2"	==	31-48 GPM
3/4"	==	5-8 GPM	2-1/2"	==	49-65 GPM
1"	==	9-13 GPM	3"	==	66-100 GPM
1-1/4"	==	14-22 GPM			
1-1/2"	==	23-30 GPM			
2"	==	31-50 GPM			

DRIP IRRIGATION NOTES

- REFER TO DRIP IRRIGATION DETAILS FOR THE LAYOUT AND EXACT DIMENSIONS FOR THE DRIP LINE. THE DRIP LINE SHALL BE A MAXIMUM OF 18" APART AND SHALL BE A MAXIMUM OF 4" FROM ALL WALKS, CURBS AND WALLS. THE NUMBER OF DRIP LINES SHOWN ON PLANS MAY NOT REFLECT THE ACTUAL NUMBER REQUIRED. THE SPACING GUIDE SHALL TAKE PRECEDENCE. DRIP EMITTER LINES SHALL BE ALIGNED TO HAVE A STAGGERED TRIANGULAR EMITTER LAYOUT PATTERN.
- THE SUPPLY HEADER AND EXHAUST HEADER, WHEN PVC, SHALL BE BURED AT A MINIMUM OF 12" BELOW GRADE.
- INSTALL THE AUTOMATIC AIR RELIEF VALVE AT THE HIGHEST POINT ON EACH CIRCUIT OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- OPERATING PRESSURE FOR DRIP EMITTER LINE - 20 PSI (MIN.) TO 60 PSI (MAX). 20 PSI TO BE PROVIDED AT THE FARTHEST EMITTER FROM THE P.O.C. VERIFY PRIOR TO CONSTRUCTION.

IRRIGATION NOTES LEGEND

- EXISTING TREE TO REMAIN
- LOCATE IRRIGATION MAINLINE AND IRRIGATION VALVES IN LANDSCAPE AREAS. ALL IRRIGATION VALVES TO BE LOCATED IN SPECIFIED VALVE BOX IN SHED PLANTING AREAS ONLY.

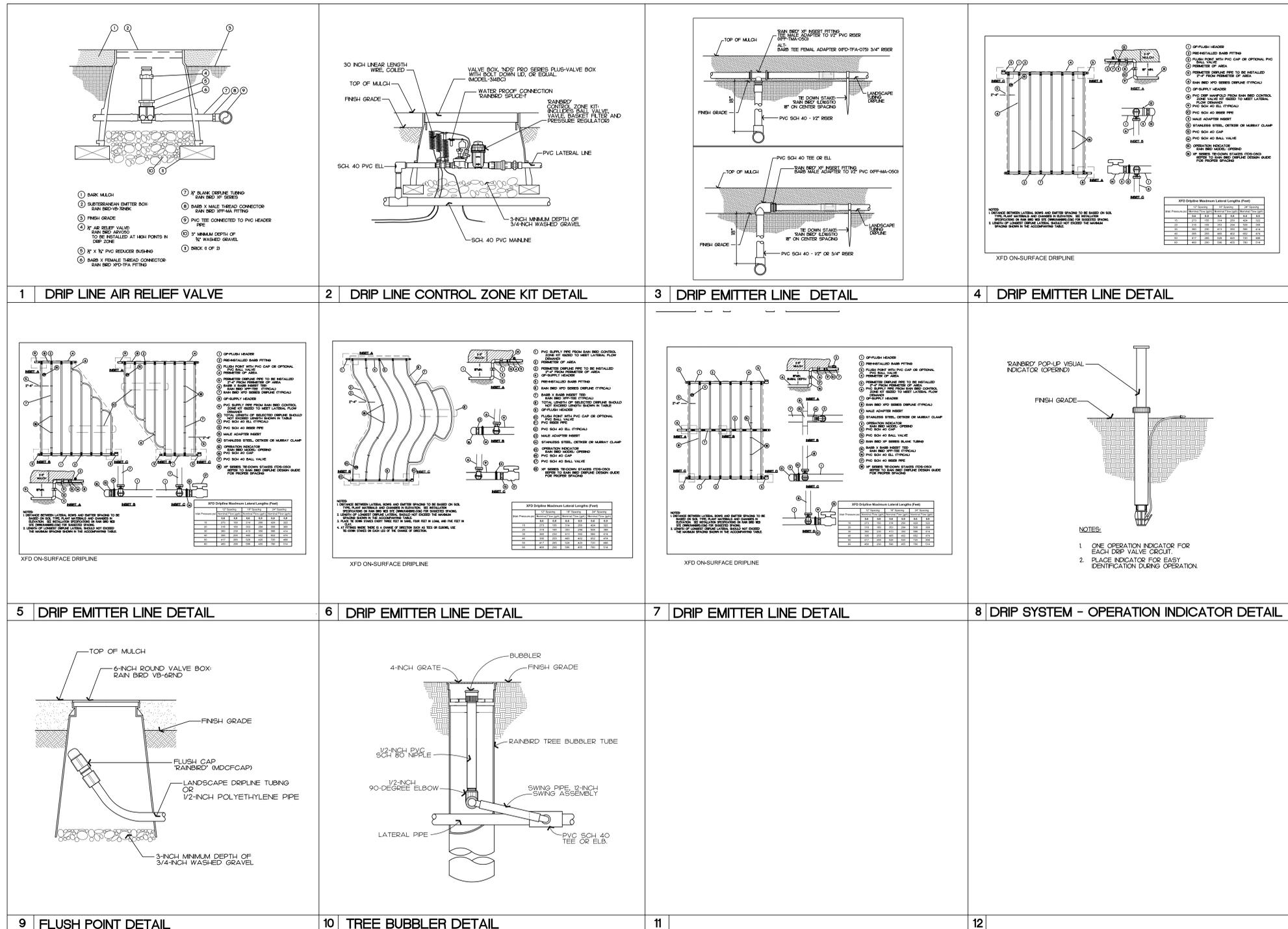
IRRIGATION NOTES

- SEE SPECIFICATION AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE ACTUAL SITE CONDITIONS AND THIS PLAN.
- THIS SYSTEM IS DESIGNED TO OPERATE WITH A STATIC WATER PRESSURE OF 70 PSI. VERIFY WATER PRESSURE PRIOR TO THE START OF CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND DOES NOT NECESSARILY INDICATE ALL OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM.
- LOCATE ALL PIPING IN PLANTING AREAS WHERE EVER POSSIBLE.
- ADJUST ALL IRRIGATION HEADS TO INSURE PROPER COVERAGE AND AVOID EXCESSIVE OVER-SPRAY.
- COORDINATE AUTOMATIC CONTROLLER ELECTRICAL HOOK-UP WITH PROJECT ELECTRICIAN.
- VERIFY TYPE AND LOCATION OF BACK-FLOW PREVENTION ASSEMBLY WITH ALL LOCAL JURISDICTIONS, PRIOR TO INSTALLATION.
- INSTALL CHECK VALVES AS REQUIRED TO PREVENT LOW-HEAD DRAINAGE.
- DETECTOR TAPE SHOULD BE INSTALLED WITH ANY PRESSURE LINES NOT BURIED IN THE SAME TRENCH WITH CONTROL WIRES AND WITH ANY LINES OF ANY KIND UNDER PAVING NOT IN A TRENCH WITH CONTROL WIRES.
- INSTALL TWO SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36 INCH EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- SUPPLEMENTAL "HAND" WATERING OF SWALE AREAS PLANTED WITH SOD MAY BE NECESSARY IN WARM WEATHER TO ESTABLISH BIO-SWALE SOD. THE LANDSCAPE CONTRACTOR MUST INCLUDE THIS IN THEIR BID AND IN THE SCOPE OF WORK. DRY SOD WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL VALVE BOXES SHALL BE NO MORE THAN 2 INCHES ABOVE FINISH GRADE.
- EXISTING TREES ROOTS SHALL NOT BE CUT WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.

IRRIGATION LEGEND

KEY	DESCRIPTION
	POINT OF CONNECTION (CONNECT TO IRRIGATION WATER METER)
	IRRIGATION WATER METER - TO BE PROVIDED BY OTHERS
	IF STATIC PRESSURE AT WATER METER EXCEEDS 120 PSI - USE SCH 40 STEEL PIPE FROM IRRIGATION METER TO IRRIGATION R.P. ASSEMBLY (SIZE AS NOTED ON PLANS)
	SCHEDULE 40 - OR - CLASS 315 PVC PRESSURE MAINLINE (SIZE AS NOTED)
	SCHEDULE 40 PVC NON-PRESSURE SLEEVE UNDER PAVEMENT (2X SIZE(SIDE PIPE))
	SCHEDULE 40 PVC NON-PRESSURE LATERAL LINE (SIZE AS NOTED)
	INDICATES CONTROLLER STATION NO.
	INDICATES VALVE SIZE
	"HYDROPOINT" (WeatherTRAK LC) CLOUD BASED IRRIGATION CONTROLLER INCLUDES 1 YEAR WEATHERTRAK CENTRAL (WTL-C-12 - FL 7) PLASTIC ENCLOSURE
	RAINBIRD - QUICK COUPLER VALVE (44-LRC)- 1" NPT LOCKING RUBBER COVER
	"IRRITROL" 100 SERIES "ULTRA-FLOW" - ELECTRIC VALVE - (SIZE AS NOTED). (SEE DRIP IRRIGATION DETAILS FOR CONTROL VALVES ON DRIP LINE CIRCUITS)
	"IRRITROL" 100 SERIES "ULTRA-FLOW" - ELECTRIC VALVE - (SIZE AS NOTED). THESE BUBBLERS ONLY (SEE DRIP IRRIGATION DETAILS FOR CONTROL VALVES ON DRIP LINE CIRCUITS)
	FERTEC LB151A REDUCED PRESSURE ZONE ASSEMBLY DEVICE 3/4" SIZE (LEAD FREE) WATTS - SERIES DRUBB - LEAD FREE WATER PRESSURE REDUCING VALVE-SIZE AS MAINLINE.
	RAINBIRD - RUS-B-C-1401
	ROOT WATERING SYSTEM - 36" DEPTH
	RAINBIRD - XCV-05-B-5000 (SURFACE DRIP CHECK VALVE) @ 3 GPM DRIFLINE AT 18" SPACING (20-60psi) XZZ-100-FIBS-CORT (8psi min-3 gpm min) CONTROL ZONE FILTER KIT - 1" (MAX FLOW OF 10 GPM) XCF-10-10-100 OF DRIFLINE HEADER 1" DIA AT 18" SPACING OPERIND INSTALL ONE OPERATION INDICATOR FOR EACH CIRCUIT (SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION INSTALL PER MANUFACTURER'S SPECIFICATIONS)

	<p>SEE 'DRIP LINE CONTROL ZONE KIT' DETAIL FOR CONTROL VALVES FOR DRIP IRRIGATION</p>		<p>NOTES: 1. ASSEMBLY TO BE 3'-0" MINUS FROM PAVED AREAS. 2. SEAL ALL THREADED CONNECTIONS WITH 'RESIMATEX' 5/41 PIPE JOINT COMPOUND OR EQUAL. 3. USE BACKFLOW PREVENTER ENCLOSURE - 'GUARD-SHAKE' - SIZE ENCLOSURE AS REQUIRED - 6-3701, P.C. 6022 788-541. 4. INSTALL FREEZE PROTECTION BLANKET.</p>
<p>1 IRRIGATION HEAD DETAIL</p>		<p>NOTES: 1. INSTALL 'DEEPROOT' BARRIER (OR EQUAL) WHERE EDGE OF TREE IS LOCATED WITHIN 5'-0\"/> </p>	<p>GENERAL NOTES: 1. THIS PLANTING DETAIL DOES NOT PERTAIN TO SWALES OR RESTRICTION AREAS. 2. ALL PLANTING LOCATED INSIDE RESTRICTION OR SWALE AREAS SHALL BE DETENTION AREAS, NOT TO HAVE TOPSOIL BERMING/SALICER.</p>
<p>LEGEND: 1. BUILDING, PAVEMENT EDGE OR LAWN HEADER 2. GROUND COVER OR SHRUB PLANTING 3. E.O. = EQUAL DISTANCE. SEE PLANT LIST FOR DIMENSION 4. SHRUB/TREE PLANTING 5. ALL PLANTED AREAS, EXCEPT TURF, SHALL RECEIVE A TOP DRESSING OF MULCH CONSISTING OF RECYCLED, NON-TREATED WOOD CHIPS OR FIR CHIPS WITH A MEDIAN GRIND 3/8\"/> <p>GENERAL NOTES: 1. GROUND COVER TO BE PLANTED IN ALL SHRUB/TREE PLANTING AREAS UNLESS NOTED ON PLANTING PLAN.</p> </p>	<p>NOTES: 1. TARE AND SCALE WIND AT 20' FOOT INTERVALS. 2. CONDUCTOR TRENCH TO BE 18\"/> </p>	<p>7 TREE ROOT BARRIER DETAIL</p>	<p>8 SHRUB PLANTING DETAIL</p>
<p>9 GROUND COVER SPACING</p>	<p>10 IRRIGATION TRENCH DETAIL</p>	<p>11</p>	<p>12</p>



<p>LANDSCAPE SPECIFICATIONS IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING</p> <p>1.0 GENERAL</p> <p>A. THE WORK INCLUDES LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS.</p> <p>1. PERFORM WORK IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES, AND UNDER CONTINUOUS SUPERVISION OF A COMPONENT FOREMAN CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.</p> <p>B. PRIOR TO CONSTRUCTION, VERIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS, INCLUDING PLAN CHECK REQUIREMENTS.</p> <p>C. CONSTRUCT IRRIGATION SYSTEM USING MATERIAL AND METHODS CONFORMING TO APPLICABLE PROVISIONS OF UNIFORM PLUMBING CODE, PUBLISHED BY WESTERN PLUMBING OFFICIALS ASSOCIATION, NATIONAL ELECTRICAL CODE, AND OTHER CODES PROPERLY GOVERNING THESE ACTIVITIES AT THE LOCATION OF THE WORK.</p> <p>1. VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS. ASSUME RESPONSIBILITY FOR THEIR PROTECTION.</p> <p>D. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO CONFLICT WITH REQUIREMENTS OF GOVERNING ORDINANCES. WHEN DRAWINGS AND SPECIFICATIONS DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF BETTER QUALITY, HIGHER STANDARD, PROVISIONS OF DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE.</p> <p>E. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.</p> <p>F. BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND QUANTITIES. IMMEDIATELY INFORM LANDSCAPE ARCHITECT OF DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS, AND ACTUAL CONDITIONS. COMMENCE WORK IN AREAS OF DISCREPANCY ONLY AFTER RECEIVING INSTRUCTIONS FROM LANDSCAPE ARCHITECT.</p> <p>G. DIMENSIONS INDICATED IN DRAWINGS ARE APPROXIMATE. BRONDS, OFFSETS, FITTINGS, SLEEVES, ETC. REQUIRED TO COMPLETE THE PROJECT. PERFORM SIMILAR OPERATIONS FOR LIKE CONDITIONS WITHOUT ADDITIONAL COST TO OWNER.</p> <p>1.1 SUBSTITUTIONS</p> <p>A. FURNISH MATERIALS IN QUANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.</p> <p>B. FOR A PERIOD OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER FORMAL REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THESE CONDITIONS.</p> <p>1. WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTOR.</p> <p>2. WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE TO OWNER'S BEST INTERESTS IN TERMS OF TIME, COST, OR OTHER CONSIDERATIONS.</p> <p>C. SUBMIT A SEPARATE REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION, INCLUDING PRODUCT IDENTIFICATION, MANUFACTURER'S NAME AND ADDRESS, MANUFACTURER'S LITERATURE, AND SAMPLES AS APPLICABLE.</p> <p>D. MANUFACTURER'S WARRANTIES WILL NOT RELIEVE SUB-CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE, ONLY SUPPLEMENT THE GUARANTEE.</p> <p>1.2 RECORD DRAWINGS</p> <p>A. FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF IRRIGATION SPRINKLER SYSTEM AT CONCLUSION OF THE INSTALLATION.</p> <p>1. OBTAIN VELLUMS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25 PERCENT.</p> <p>B. INDICATE IN RECORD DRAWINGS ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN.</p> <p>1.3 EXTRA MATERIALS</p> <p>A. FURNISH OWNER WITH EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SITE:</p> <ol style="list-style-type: none"> VALVE KEYS. SERVICE WRENCHES. COUPLER VALVE KEYS. HOSE SWIVELS COMPATIBLE WITH QUICK COUPLER VALVES. KEYS TO OPEN AUTOMATIC CONTROL CABINET. 	<p>1.4 WARRANTY</p> <p>A. FURNISH OWNER WITH GUARANTEE THAT IRRIGATION SPRINKLER SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE, OR NEGLECT ACCEPTED.</p> <p>B. PROVIDE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIAL OR WORKMANSHIP, SETTLING OF BACKFILLED TRENCHES, AND TO REPAIR OR REPLACE DAMAGE RESULTING FROM THE REPAIRS OR REPLACEMENTS OF DEFECTS WITHOUT ADDITIONAL COST TO OWNER.</p> <p>C. MAKE REPAIRS OR REPLACEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING PATTERNS OR OTHER IMPROVEMENTS OF ANY KIND, WITHIN A REASONABLE TIME AS DETERMINED BY OWNER, AFTER RECEIPT OF WRITTEN NOTICE.</p> <p>D. IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN A TEN DAY PERIOD AFTER RECEIPT OF WRITTEN NOTICE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUB-CONTRACTOR.</p> <p>E. WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE BY OWNER.</p> <p>1.5 LANDSCAPE MAINTENANCE AND GUARANTEE</p> <p>A. PROVIDE MAINTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.</p> <p>1. WORK INCLUDES, BUT IS NOT LIMITED TO, WATERING, WEEDING, MOWING, FERTILIZING, CULTIVATING, SPRAYING, CUTTING, AND PRUNING NECESSARY TO KEEP PLANTS IN A HEALTHY GROWING CONDITION, AND TO KEEP PLANTED AREAS NEAT AND ATTRACTIVE IN APPEARANCE THROUGHOUT MAINTENANCE PERIOD.</p> <p>2. IMMEDIATELY REPLACE DAMAGED, UNHEALTHY, OR DEAD TREES, SHRUBS, AND GROUND COVERS WITH SIZE AND KIND INDICATED IN DRAWINGS.</p> <p>3. PRIOR TO END OF MAINTENANCE PERIOD, APPLY FERTILIZED 10" (15-2-6) AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET UNIFORMLY OVER ALL PLANTING AREAS.</p> <p>4. UPON COMPLETION OF INITIAL 60 DAY MAINTENANCE PERIOD, NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DATE OF INITIAL INSPECTION.</p> <p>B. GUARANTEE THAT PLANTS AND PLANTING AREAS ARE IN HEALTHY, THRIVING CONDITION FOR AN ADDITIONAL 60 DAYS AFTER INITIAL ACCEPTANCE OF PROJECT BY LANDSCAPE ARCHITECT.</p> <p>1. FINAL ACCEPTANCE MAY BE GRANTED AT THIS TIME AS DETERMINED BY LANDSCAPE ARCHITECT.</p> <p>2.0 PRODUCTS</p> <p>2.1 IRRIGATION SPRINKLER MATERIALS</p> <p>A. PVC PLASTIC PIPE AND FITTINGS</p> <p>1. MAIN LINE (PRESSURE) PIPING, TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.</p> <p>A. MAIN LINE PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.</p> <p>2. LATERAL (NON-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.</p> <p>A. LATERAL PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.</p> <p>3. SOLVENT TYPED APPROVED BY MANUFACTURER OF PIPE AND FITTINGS. USE SCHEDULE 80 PVC THREADED NIPPLES IN RISER ASSEMBLIES.</p> <p>4. USE ONLY PVC PLASTIC PIPE FREE FROM BLISTERS, INTERNAL STRIATIONS, DENTS, WRINKLES, CRACKS, HOLES, FOREIGN MATERIALS, SMOOTH INTERIOR WALL WITH A GLASS-LIKE APPEARANCE.</p> <p>A. CONTINUOUSLY AND PERMANENTLY MARK EACH PIPE WITH MANUFACTURER'S NAME, KIND OF PIPE, MATERIAL, SIZE SCHEDULE OR TYPE, AND MANUFACTURER'S QUALITY CONTROL IDENTIFICATION.</p> <p>B. GALVANIZED PIPE AND FITTINGS</p> <p>1. WHERE INDICATED IN DRAWINGS, USE ASA SCHEDULE 40 MILD STEEL SCREWED PIPE, GALVANIZED, WITH MEDIUM GALVANIZED SCREWED BLEND MALLEABLE IRON FITTINGS.</p> <p>A. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.</p> <p>C. CUT PIPE CUT STRAIGHT AND TRUE.</p> <p>D. AFTER CUTTING, REAM OUT ENDS TO THE FULL INSIDE DIAMETER OF THE PIPE.</p> <p>E. IN CHANGING PIPE DEPTHS, USE 45° ELBOWS.</p> <p>F. SPRINKLER HEADS</p> <p>1. INSTALL TURF HEADS, WHERE ADJACENT TO FIXED OBJECTS SUCH AS HEADERBOARDS, CURBS, OR MOWING STRIPS, SO POWERED EDGING TOOLS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT DIFFICULTY.</p> <p>2. LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRADE ON A RISER.</p> <p>G. CONTROL VALVES</p> <p>1. INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN DRAWINGS AND AS SPECIFIED BY MANUFACTURER.</p> <p>2. SET VALVES IN VERTICAL POSITION, HOUSED IN AMETEK OR EQUAL VALVE BOX WITH REMOVABLE COVER, FLUSH WITH FINISHED GRADE. WHEREVER POSSIBLE, INSTALL IN A SHRUB AREA.</p> <p>H. ELECTRICAL WORK</p> <p>1. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.</p> <p>2. ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.</p> <p>I. FIELD QUALITY CONTROL</p> <p>1. FLUSH PIPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.</p> <p>A. DIVERT FLUSHING WATER TO PREVENT PONDING OR SOIL EROSION.</p> <p>2. TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS.</p> <p>3. INSPECT PIPE FOR LEAKS.</p> <p>A. CORRECT ANY LEAKAGE DISCOVERED DURING TESTS.</p> <p>4. REPEAT TESTS UNTIL SATISFACTORY.</p> <p>5. TEST SPRINKLER HEADS:</p> <p>A. TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND</p> <p>B. TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVERAGE.</p> <p>6. ALLOW OR CAUSE WORK TO BE COVERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY LANDSCAPE ARCHITECT.</p> <p>A. SHOULD ANY WORK BE CLOSED OR COVERED UP BEFORE INSPECTION AND TESTS ARE SATISFACTORYLY COMPLETED, UNCOVER THE WORK, AND AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, MAKE ALL REPAIRS WITH MATERIALS AS MAY BE NECESSARY TO RESTORE DISTURBED WORK TO ITS ORIGINAL AND PROPER CONDITION WITHOUT ADDITIONAL COST TO OWNER.</p> <p>3.2 LANDSCAPE PLANTING PROCEDURES</p> <p>A. CLEARING & GRUBBING</p> <p>1. PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.</p> <p>2. ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS.</p> <p>3. CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.</p> <p>A. FINAL LOCATION OF MOUNDS SHALL NOT CONFLICT WITH EXISTING UTILITIES, UTILITY BOXES, VALVE BOXES, ETC.</p> <p>4. NO COMPACTION WILL BE ALLOWED, EXCEPT FOR NORMAL GRADING AND SHAPING OPERATIONS.</p> <p>5. UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT.</p>	<p>C. CONTROL WIRE</p> <p>1. DIRECT BURIAL REMOTE CONTROL WRES, U.L. APPROVED TYPE U.F. MINIMUM OF 4/64 INCH VINYL INSULATION. CONSULT VALVE MANUFACTURER'S CURRENT WIRE SIZING CHART FOR REQUIRED WIRE SIZES.</p> <p>2. COMMON RETURN WIRE = WHITE, PILOT WIRE = RED, ORANGE, OR BLACK.</p> <p>3. MAKE SLEEVES WITH "SOOTH LOK" NO. 3577 CONNECTOR SEALING PACKS, OR APPROVED EQUAL.</p> <p>D. SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, QUICK COUPLER</p> <p>1. TYPE, SIZE, AND LOCATION INDICATED IN DRAWINGS.</p> <p>2. LOCATE REMOTE CONTROL VALVES AND QUICK COUPLERS A MAXIMUM OF 12 INCHES FROM CURB, WALK, OR HEADERBOARD.</p> <p>E. BACKFLOW PREVENTION</p> <p>1. BACKFLOW PREVENTERS AS INDICATED IN DRAWINGS OR AS APPROVED BY LOCAL GOVERNING BODY.</p> <p>2. DO NOT LOCATE IN LAWN AREAS.</p> <p>3. SCREEN UNIT WITH PLANT MATERIAL SHOWN ON PLANTING PLAN IN LOCATION OF BACKFLOW PREVENTER OR ELSEWHERE ON SITE WHEN DIRECTED BY LANDSCAPE ARCHITECT.</p> <p>4. AVOID USING PVC PIPING IN BACKFLOW PREVENTER ASSEMBLIES.</p> <p>F. VALVE BOXES</p> <p>1. CONTROL VALVE BOXES: AMETEK NO. 10-70-00 WITH GREEN COVER LID NO. 10-173-004, OR EQUAL. PROVIDE EXTENSIONS IF REQUIRED.</p> <p>2.2 LANDSCAPE PLANTING MATERIALS</p> <p>A. SOIL</p> <p>1. EXISTING SURFACE SOIL, UNLESS OTHERWISE INDICATED IN DRAWINGS, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELETERIOUS MATERIALS.</p> <p>2. NATIVE SOIL, MATERIAL EXCAVATED FROM PLANTING HOLES, FREE FROM ROCK OVER 1/2 INCH IN DIAMETER.</p> <p>3. IMPORTED SOIL, IF REQUIRED, SANDY LOAM TEXTURE.</p> <p>A. SUBMIT SOIL SAMPLES AND ANALYSIS OF IMPORTED SOIL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO PROJECT SITE.</p> <p>B. SHOULD LANDSCAPE ARCHITECT REJECT ANY PORTION OF DELIVERED SOIL, FOR ANY REASON, SELECT SOIL MATERIAL FROM A DIFFERENT SOURCE AND RESUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL WITHOUT ADDITIONAL COST TO OWNER.</p> <p>B. ORGANIC FERTILIZERS AND SOIL AMENDMENTS</p> <p>1. COMMERCIAL GRADE ORGANIC FERTILIZERS AND SOIL AMENDMENTS, UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING, DELIVERED TO SITE IN ORIGINAL, UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.</p> <p>2. MATERIAL WHICH BECOMES CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL BE REJECTED.</p> <p>A. FERTILIZER 'A': ORGANIC FERTILIZER FOR GENERAL SOIL FERTILITY IMPROVEMENT IN ALL TURF AND PLANTING AREAS. SHALL BE GRANULATED/PELLETTIZED TYPE HAVING A N6-P20-K20 FORMULA.</p> <p>B. FERTILIZER 'B': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS PRIOR TO SEEDING OR SOODING. SHALL BE GRANULATED/PELLETTIZED TYPE HAVING N6-P20-K0 (WITH 1% IRON).</p> <p>C. FERTILIZER 'C': ORGANIC FERTILIZER TO BE INCORPORATED IN EACH PLANT PIT SHALL BE A PLANT TAB WITH FORMULA N20-P10-K5, SUCH AS GRO-POWER.</p> <p>D. FERTILIZER 'D': ORGANIC FERTILIZER TO BE APPLIED TO LAWN AREAS AFTER TURF IS ESTABLISHED AND AROUND INSTALLED CONTAINER PLANTS DURING THE MAINTENANCE PERIOD. SHALL BE PELLETTIZED TYPE COMBINATION CHEMICAL ORGANIC FORMULA N15-P20-K6.</p> <p>E. SOIL AMENDMENT: IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MIN. OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST.</p> <p>"OPTION 1" - REQUIRE IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MIN. OF 3.5% BY DRY WEIGHT.</p> <p>"OPTION 2" - SUBMIT SOILS REPORT THAT IDENTIFIES EXISTING TOPSOIL MEETS ORGANIC MATTER OF CONTENT OF 3.5% BY DRY WEIGHT OR GREATER.</p> <p>RECYCLED COMPOST MATERIAL FROM A PROCESSOR THAT PARTICIPATES IN THE U.S. COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE PROGRAM</p>	<p>F. IRON SULFATE: STANDARD COMMERCIAL BRAND.</p> <p>C. WOOD CHIP MULCH</p> <p>1. ALL PLANTED AREAS, EXCEPT TURF, SHALL RECEIVE A TOP DRESSING OF MULCH CONSISTING OF RECYCLED, NON-DYED WOOD CHIPS OR FIR CHIPS, MEDIAN GRIND 3/8 TO 3/4" DIAMETER. SHREDED BARK IS UNACCEPTABLE.</p> <p>D. PLANT MATERIAL</p> <p>1. CONFORM PLANT MATERIAL, INDICATED IN DRAWINGS BY THE LISTED NAMES, TO "STANDARD PLANT NAMES", SECOND EDITION, EXCEPT FOR NAMES NOT INCLUDED, FOLLOW THE ESTABLISHED CUSTOMS OF THE NURSERY TRADE.</p> <p>2. ALL PLANTS SHALL BE TRUE TO NAME, TAG ONE OF EACH BUNDLE OR LOT WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERYMEN.</p> <p>3. ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF FEDERAL, STATE, AND COUNTY LAWS, REQUIRING INSPECTION FOR PLANT DISEASES AND INSECT INFESTATIONS.</p> <p>4. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES, INSECT PESTS, OR OTHER EGGS, WITH HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.</p> <p>5. USE ONLY PLANT MATERIALS THAT ARE FIRST CLASS REPRESENTATIVE OF THE SPECIES AND CULTIVARS SPECIFIED AND THAT CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE SALE, TRANSPORTATION, AND INSPECTION OF PLANT MATERIALS.</p> <p>6. PROVIDE ONLY PLANTS WITH STRAIGHT, SINGLE TRUNKS, UNLESS OTHERWISE INDICATED IN DRAWINGS.</p> <p>7. THOSE SPECIFIED TO BE MULTI-TRUNK SHALL HAVE AT LEAST THREE MAIN LEADERS FROM THE BASE.</p> <p>8. PLANTS THAT HAVE ENCRUING ROOTS, NOT ROOT BOUND, SHALL HAVE ROOTBALLS LIGHTLY SLASHED ON A MINIMUM OF 3 SIDES TO STOP ENCRUING ROOT GROWTH.</p> <p>9. THE HEIGHT AND SPREAD OF PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. MEASURE SIZES OF PLANTS ON THE PLANT LIST.</p> <p>A. 5 AND 15 GALLON CAN CONTAINER STOCK SHALL HAVE BEEN GROWN IN THAT CONTAINER NOT LESS THAN SIX (6) MONTHS, BUT SHALL NOT HAVE BEEN OVERGROWN IN THE CONTAINERS SO AS TO HAVE BECOME ROOT BOUND.</p> <p>B. 15 GALLON CAN CONTAINER STOCK SHALL HAVE A PLANTED HEIGHT OF 6 FEET WITH 1 INCH CALIPER TRUNK.</p> <p>2.3 SOURCE QUALITY CONTROL</p> <p>A. PERFORM INSPECTIONS OF CONSTRUCTION FOR THE FOLLOWING PARTS OF THE WORK:</p> <ol style="list-style-type: none"> INSPECTION UPON COMPLETION OF PRELIMINARY FINISH GRADING AND IRRIGATION SPRINKLER SYSTEM. INSPECTION OF PLANTS PRIOR TO LAYOUT. LAYOUT INSPECTION OF SPOTTED PLANTS. INITIAL INSPECTION UPON COMPLETION OF PLANTING AND TREE STAKING, PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD. FINAL INSPECTION AT CONCLUSION OF ADDITIONAL 60 DAY LANDSCAPE MAINTENANCE PERIOD. <p>B. LISTED INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE.</p> <p>1. REQUEST INSPECTION BY LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF TIME INSPECTION IS REQUIRED.</p> <p>3.0 EXECUTION</p> <p>3.1 IRRIGATION SPRINKLER SYSTEM</p> <p>A. PREPARATION</p> <p>1. COORDINATE INSTALLATION OF SPRINKLER MATERIALS, INCLUDING PIPE, TO ELIMINATE INTERFERENCE WITH OR DIFFICULTY IN PLANTING SHRUBS, TREES, GROUND COVER, EXISTING OR PROPOSED UTILITIES, AND OTHER CONSTRUCTION. RESTORE TO ORIGINAL CONTOURS AND ESTABLISHED GRADES CHANGED DURING COURSE OF THE WORK.</p> <p>E. WEED CONTROL, PEST CONTROL, & MULCHING</p> <p>1. WEED CONTROL MATERIAL SHALL BE A PRE-EMERGENT HERBICIDE, TRIFLURLOLIN (TREFLAN) OR DIPHENAMID (DYMID OR ENDO) OR APPROVED EQUAL, APPLIED ON PLANTED AREAS. DON'T APPLY TO TURF DEVELOPED AREAS.</p> <p>NOTE: IN CITIES AND FOR PROJECTS THAT DO NOT ALLOW FOR SYNTHETIC PRE-EMERGENTS USE A CORN GLUTEN MEAL PRODUCT.</p> <p>2. CONSIDER IT PART OF CONTRACTOR'S WORK TO CONTROL ON-SITE OR NEARBY PESTS THAT ARE DISTURBING THE CONDITION OF LANDSCAPE IMPROVEMENTS.</p> <p>3. CONTROL OF PESTS INCLUDES, BUT IS NOT LIMITED TO RODENTS, RABBITS, INSECTS, DEER, ETC.</p> <p>4. REPAIR DAMAGE THAT OCCURS TO THE ORIGINAL CONDITION OF IMPROVEMENTS, INCLUDING REPLACEMENT OF PLANT MATERIAL WHEN REQUIRED, WITHOUT ADDITIONAL COST TO OWNER.</p> <p>5. SPREAD BARK CHIP MULCH EVENLY OVER ENTIRE PLANTED AREA, EXCEPT TURF DEVELOPED AREAS, TO A MINIMUM DEPTH OF 3".</p> <p>F. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE</p> <p>1. UPON COMPLETION OF PLANTING WORK, NOTIFY LANDSCAPE ARCHITECT THAT PROJECT IS READY FOR INSPECTION.</p> <p>2. UPON INSPECTION, IF LANDSCAPE ARCHITECT FINDS ENTIRE PROJECT COMPLETE AND IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, STAGE ACCEPTANCE WILL BE GRANTED.</p> <p>3. IF ASPECTS OF PROJECT ARE INCOMPLETE OR IMPROPERLY INSTALLED, CONTRACTOR WILL BE NOTIFIED AND HAVE 5 WORKING DAYS IN WHICH TO CORRECT OR COMPLETE THE WORK.</p> <p>4. STAGE ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL WORK IS CORRECT AND COMPLETE.</p> <p>5. THE STAGE ACCEPTANCE BY LANDSCAPE ARCHITECT OF LANDSCAPE PROJECT WILL ESTABLISH THE BEGINNING OF PLANT MAINTENANCE PERIOD.</p> <p>3.3 CLEANING</p> <p>A. UPON COMPLETION OF WORK, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, AND SUB-CONTRACTOR'S CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES.</p> <p>B. FINAL INSPECTION OF THE WORK WILL BE MADE BY LANDSCAPE ARCHITECT IN THE PRESENCE OF THE SUB-CONTRACTOR WHEN WORK IS COMPLETED. NOTIFICATION SHALL BE MADE BY THE CONTRACTOR 48 HOURS IN ADVANCE OF SUCH INSPECTION.</p>
<p>1</p>	<p>2</p>	<p>3</p>	<p>4</p>
<p>B. INSTALLATION</p> <p>1. PRIOR TO INSTALLATION, LAYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND LOCATION OF SPRINKLER HEADS. OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.</p> <p>A. IF EQUIPMENT IS INCORRECTLY LOCATED WITHOUT APPROVAL, RELOCATE PER DIRECTIONS OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER.</p> <p>2. CONNECT SPRINKLER IRRIGATION SYSTEM TO POINT OF CONNECTION (P.O.C.) INDICATED IN DRAWINGS.</p> <p>A. MAKE CONNECTIONS AT APPROXIMATE LOCATIONS SHOWN IN DRAWINGS.</p> <p>B. ASSUME RESPONSIBILITY FOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.</p> <p>C. TRENCHING & BACKFILLING</p> <p>1. EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.</p> <p>2. REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING OPERATIONS.</p> <p>3. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH.</p> <p>A. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.</p> <p>4. COVERAGES</p> <p>A. PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES.</p> <p>B. PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL NON-PRESSURE LINES INDICATED IN DRAWINGS.</p> <p>C. PROVIDE MINIMUM COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.</p> <p>D. PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRING.</p> <p>E. PROVIDE 3 INCH SAND BACKFILL, ALL SIDES OF PVC PIPE, WHERE SOILS CONTAIN GREATER THAN 50% ROCKS OR OTHER MATERIAL 1/2 INCH OR LARGER IN DIAMETER WITHIN NATIVE BACKFILL MATERIAL.</p> <p>D. COMPACTION</p> <p>1. COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO SOIL IN PAVED AREAS.</p> <p>2. CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.</p> <p>3. PLACE INITIAL BACKFILL ON ALL LINES OF A FINE GRANULAR MATERIAL.</p> <p>4. FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.</p> <p>5. IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING, OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO OWNER.</p> <p>E. HANDLING OF PIPE</p> <p>1. INSTALL PVC PIPE ALLOWING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION OR EXPANSION OF THE PIPE.</p> <p>A. ACCOMPLISH EXCESS LENGTH BY "SNAKING" THE LINE IN THE TRENCH DURING TIME OF INSTALLATION.</p> <p>2. HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSORIES BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.</p> <p>A. KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES. CLOSE OPENINGS IN PIPING RUNS AT THE END OF WORK EACH DAY TO PREVENT ENTRY OF FOREIGN MATERIALS.</p> <p>B. BENDING OF GALVANIZED STEEL PIPE WILL NOT BE PERMITTED.</p> <p>3. PERFORM JOINTING BY COMPETENT TRADESMEN SPECIALLY TRAINED IN THE TYPE OF WORK REQUIRED, USING TOOLS AND EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE PIPE, FITTINGS, OR EQUIPMENT.</p> <p>A. TAKE EVERY PRECAUTION TO SECURE A PERMANENT, WATER-TIGHT JOINT BETWEEN EACH LENGTH OF PIPE.</p> <p>B. JOINTING PROCEDURES AND METHODS ADOPTED BY CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH RECOMMENDATIONS OF MANUFACTURER OF JOINTING MATERIAL USED.</p>	<p>5</p> <p>6</p> <p>F. SPRINKLER HEADS</p> <p>1. INSTALL TURF HEADS, WHERE ADJACENT TO FIXED OBJECTS SUCH AS HEADERBOARDS, CURBS, OR MOWING STRIPS, SO POWERED EDGING TOOLS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT DIFFICULTY.</p> <p>2. LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRADE ON A RISER.</p> <p>G. CONTROL VALVES</p> <p>1. INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN DRAWINGS AND AS SPECIFIED BY MANUFACTURER.</p> <p>2. SET VALVES IN VERTICAL POSITION, HOUSED IN AMETEK OR EQUAL VALVE BOX WITH REMOVABLE COVER, FLUSH WITH FINISHED GRADE. WHEREVER POSSIBLE, INSTALL IN A SHRUB AREA.</p> <p>H. ELECTRICAL WORK</p> <p>1. PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.</p> <p>2. ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.</p> <p>I. FIELD QUALITY CONTROL</p> <p>1. FLUSH PIPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.</p> <p>A. DIVERT FLUSHING WATER TO PREVENT PONDING OR SOIL EROSION.</p> <p>2. TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS.</p> <p>3. INSPECT PIPE FOR LEAKS.</p> <p>A. CORRECT ANY LEAKAGE DISCOVERED DURING TESTS.</p> <p>4. REPEAT TESTS UNTIL SATISFACTORY.</p> <p>5. TEST SPRINKLER HEADS:</p> <p>A. TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND</p> <p>B. TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVERAGE.</p> <p>6. ALLOW OR CAUSE WORK TO BE COVERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY LANDSCAPE ARCHITECT.</p> <p>A. SHOULD ANY WORK BE CLOSED OR COVERED UP BEFORE INSPECTION AND TESTS ARE SATISFACTORYLY COMPLETED, UNCOVER THE WORK, AND AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, MAKE ALL REPAIRS WITH MATERIALS AS MAY BE NECESSARY TO RESTORE DISTURBED WORK TO ITS ORIGINAL AND PROPER CONDITION WITHOUT ADDITIONAL COST TO OWNER.</p> <p>3.2 LANDSCAPE PLANTING PROCEDURES</p> <p>A. CLEARING & GRUBBING</p> <p>1. PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.</p> <p>2. ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS.</p> <p>3. CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.</p> <p>A. FINAL LOCATION OF MOUNDS SHALL NOT CONFLICT WITH EXISTING UTILITIES, UTILITY BOXES, VALVE BOXES, ETC.</p> <p>4. NO COMPACTION WILL BE ALLOWED, EXCEPT FOR NORMAL GRADING AND SHAPING OPERATIONS.</p> <p>5. UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT.</p>	<p>7</p> <p>B. SOIL CONDITIONS</p> <p>1. CULTIVATE PLANTED AREAS TO A LIGHT AND FRIBLE CONSISTENCY. UNIFORMLY TILL THE FOLLOWING MATERIAL, PER 1,000 SQUARE FEET, INTO THE TOP 6 INCHES OF SOIL, USING A ROTOTILLER OR SIMILAR MACHINE, THEN THOROUGHLY WATER.</p> <p>6 CU. YDS. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)</p> <p>25 LBS. - ORGANIC FERTILIZER 'A'</p> <p>15 LBS. - SOIL SULPHUR</p> <p>2. CULTIVATE EXISTING PLANTING AREAS WITH HAND TOOLS.</p> <p>3. PREPARED SOIL MIX FOR BACKFILL IN PITS FOR TREES, VINES, AND SHRUBS, CONSISTING OF THE FOLLOWING:</p> <p>1/3 YD. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)</p> <p>2/3 YD. - NATIVE SOIL</p> <p>1 LB. - IRON SULPHATE</p> <p>AND ORGANIC FERTILIZER 'C' AS FOLLOWS (GRO-POWER TABS OR EQUAL)</p> <p>1 GAL: 1-TAB</p> <p>5 GAL: 2-TABS</p> <p>15 GAL: 4-TABS</p> <p>6-8 TABS FOR BOXED MATERIAL</p> <p>4. CONDUCT SOIL PREPARATION AND PLANTING OPERATIONS ONLY UNDER FAVORABLE WEATHER CONDITIONS. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET.</p> <p>A. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO STOP WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.</p> <p>C. PLANTING TREES, SHRUBS, & VINES</p> <p>1. DIG PITS FOR PLANTS SQUARE PER DETAIL IN DRAWINGS.</p> <p>A. LEVEL SIZE OF PITS SHALL BE 2 TIMES DIAMETER OF ROOT BALL, AND ONE-HALF AGAIN AS DEEP AS THE DEPTH OF ROOT BALL.</p> <p>B. SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENEED BY SCARIFYING TO ENSURE ROOT PENETRATION. AVOID SMOOTH CIRCULAR SIDES.</p> <p>2. BACKFILL PITS WITH "PREPARED SOIL" TO THE BOTTOM OF THE ROOT BALL. THEN SET THE PLANT IN AN UPRIGHT POSITION IN CENTER OF HOLE. BACKFILL SPACE AROUND IT WITH PLANTING MIX.</p> <p>A. WHEN THE BACKFILL AROUND THE PLANT IS APPROXIMATELY TWO-THIRDS COMPLETED, THOROUGHLY WATER. BACKFILL COMPLETE TO THE GRADE OF THE SURROUNDING AREA.</p> <p>B. THE CROWN OF THE PLANT SHALL BE 1-1/2 INCHES ABOVE (MINIMUM) FINISHED GRADE.</p> <p>3. PREPARE A SOIL RING AT LEAST 3 INCHES HIGH AND AS WIDE AS ROOT BALL AROUND EACH PLANT (NOT IN A TURF AREA) TO RETAIN WATER.</p> <p>A. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.</p> <p>B. REMOVE TURF IN A 24 INCH DIAMETER RING AROUND EACH TREE BASE IN TURF AREAS.</p> <p>D. PLANTING GROUND COVERS</p> <p>1. PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED MOIST AND FRIBLE SOIL, NEVER DRY OR WET AND SOGGY.</p> <p>A. THE MOIST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION.</p> <p>2. SPACE GROUND COVER PLANTS AS INDICATED IN DRAWINGS AND IN THE PLANT LIST.</p> <p>3. PLANT IN EVENLY SPACED ROWS WITH STAGGERED TRIANGULAR SPACING AND AROUND SHRUBS AND TREES TO WITHIN ONE FOOT.</p> <p>4. NO GROUND COVER SHALL BE PLANTED LESS THAN ONE-HALF OF THE SPECIFIED SPACING FROM ANY CURB OR WALKWAY.</p>	<p>8</p> <p>E. WEED CONTROL, PEST CONTROL, & MULCHING</p> <p>1. WEED CONTROL MATERIAL SHALL BE A PRE-EMERGENT HERBICIDE, TRIFLURLOLIN (TREFLAN) OR DIPHENAMID (DYMID OR ENDO) OR APPROVED EQUAL, APPLIED ON PLANTED AREAS. DON'T APPLY TO TURF DEVELOPED AREAS.</p> <p>NOTE: IN CITIES AND FOR PROJECTS THAT DO NOT ALLOW FOR SYNTHETIC PRE-EMERGENTS USE A CORN GLUTEN MEAL PRODUCT.</p> <p>2. CONSIDER IT PART OF CONTRACTOR'S WORK TO CONTROL ON-SITE OR NEARBY PESTS THAT ARE DISTURBING THE CONDITION OF LANDSCAPE IMPROVEMENTS.</p> <p>3. CONTROL OF PESTS INCLUDES, BUT IS NOT LIMITED TO RODENTS, RABBITS, INSECTS, DEER, ETC.</p> <p>4. REPAIR DAMAGE THAT OCCURS TO THE ORIGINAL CONDITION OF IMPROVEMENTS, INCLUDING REPLACEMENT OF PLANT MATERIAL WHEN REQUIRED, WITHOUT ADDITIONAL COST TO OWNER.</p> <p>5. SPREAD BARK CHIP MULCH EVENLY OVER ENTIRE PLANTED AREA, EXCEPT TURF DEVELOPED AREAS, TO A MINIMUM DEPTH OF 3".</p> <p>F. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE</p> <p>1. UPON COMPLETION OF PLANTING WORK, NOTIFY LANDSCAPE ARCHITECT THAT PROJECT IS READY FOR INSPECTION.</p> <p>2. UPON INSPECTION, IF LANDSCAPE ARCHITECT FINDS ENTIRE PROJECT COMPLETE AND IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, STAGE ACCEPTANCE WILL BE GRANTED.</p> <p>3. IF ASPECTS OF PROJECT ARE INCOMPLETE OR IMPROPERLY INSTALLED, CONTRACTOR WILL BE NOTIFIED AND HAVE 5 WORKING DAYS IN WHICH TO CORRECT OR COMPLETE THE WORK.</p> <p>4. STAGE ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL WORK IS CORRECT AND COMPLETE.</p> <p>5. THE STAGE ACCEPTANCE BY LANDSCAPE ARCHITECT OF LANDSCAPE PROJECT WILL ESTABLISH THE BEGINNING OF PLANT MAINTENANCE PERIOD.</p> <p>3.3 CLEANING</p> <p>A. UPON COMPLETION OF WORK, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, AND SUB-CONTRACTOR'S CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES.</p> <p>B. FINAL INSPECTION OF THE WORK WILL BE MADE BY LANDSCAPE ARCHITECT IN THE PRESENCE OF THE SUB-CONTRACTOR WHEN WORK IS COMPLETED. NOTIFICATION SHALL BE MADE BY THE CONTRACTOR 48 HOURS IN ADVANCE OF SUCH INSPECTION.</p>

