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CANOPY STRUCTURES

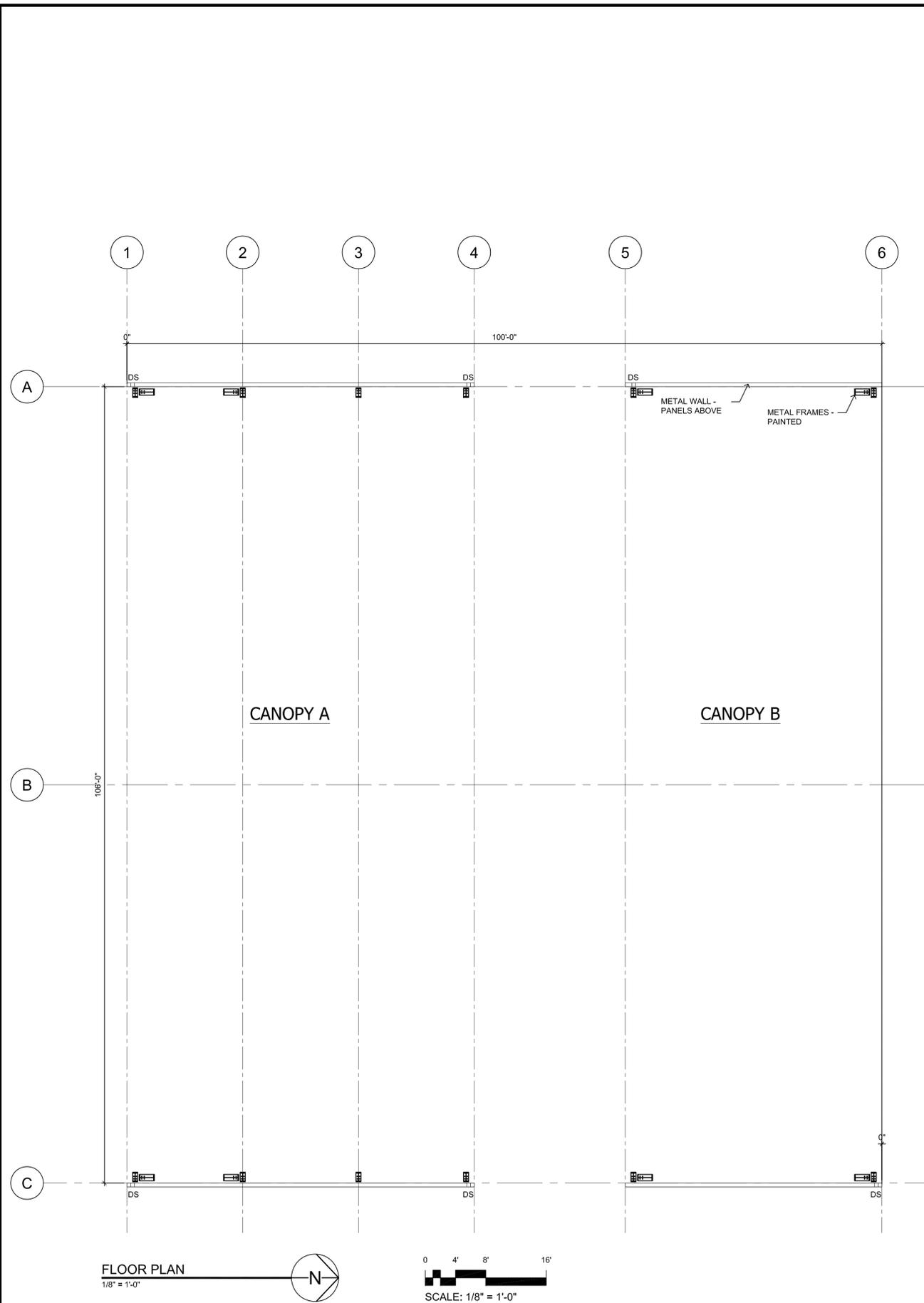
Pietra Fina

23190 Connecticut St.  
Hayward, CA

FLOOR PLAN AND ELEVATIONS

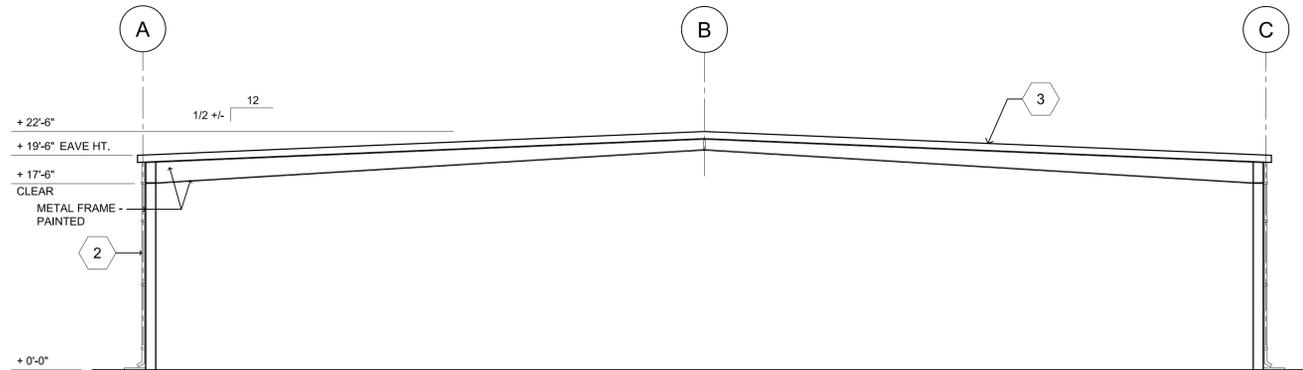
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Date	08.12.15
Project	1513
Revisions	
	12.11.15

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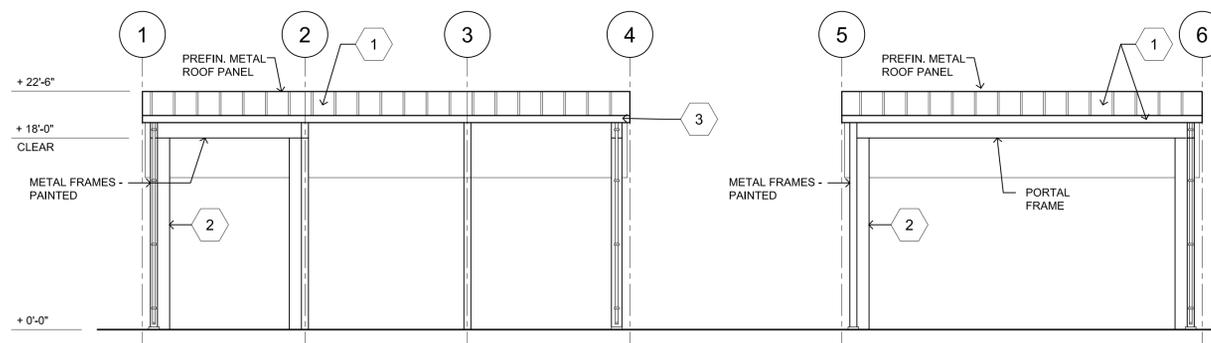


LEGEND

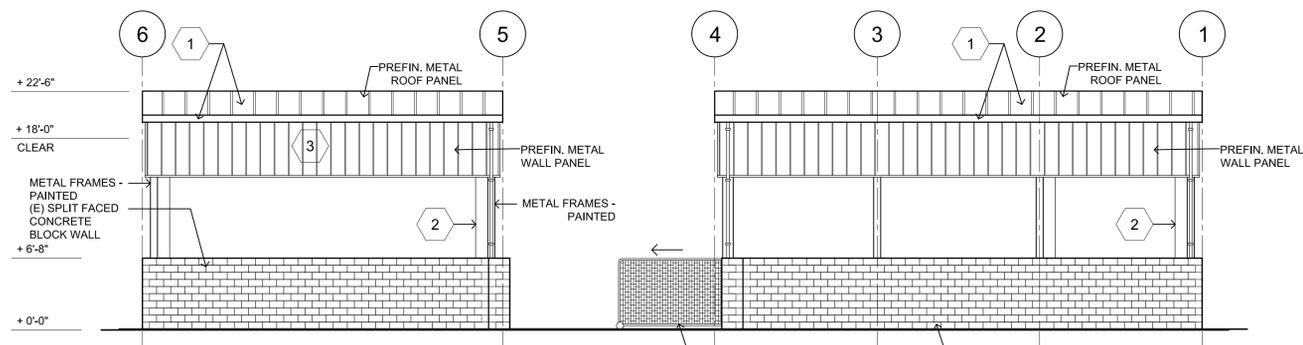
- 1 PREFINISHED METAL ROOF PANELS
- 2 METAL BUILDING FRAME - PAINTED
- 3 PREFINISHED METAL WALL PANELS AND TRIM



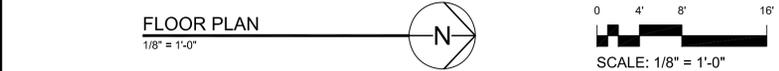
NORTH AND SOUTH ELEVATION  
1/8" = 1'-0"



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



WEST ELEVATION (STREET ELEVATION)  
1/8" = 1'-0"





**PLANTING NOTES:**

**GENERAL NOTES:** The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. Such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

**LANDSCAPE CONSTRUCTION WASTE:** 50% of landscape construction waste shall be diverted and recycled including planting containers, forming, etc.

**EROSION CONTROL :** Erosion control jute netting shall be provided on all slopes equal or exceeding 3:1

**SOILS FERTILITY REPORT:** A soils fertility report shall be performed on site after mass grading is complete. Report and verification of recommendations to be submitted as part of the final acceptance documents prior to requesting a final inspection by the City.

**SOIL PREPARATION:** The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed. Do not perform soil prep within bio-infiltration basins. See Engineer's plans for soil media specifications for basins.

**SOIL PREPARATION AMENDMENTS AND BACKFILL MIX:** The Landscape Contractor shall amend existing soil, by rototilling 6 cu. yds. BFI 'Super Humus' compost and 15 lbs. organic balanced fertilizer 'Phyta-Boost' (7-1-2) per 1,000 sq. ft. available from California Organics or equal into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above. Do not amend backfill for plants in bio-infiltration basins. Refer to soils fertility report for additional methods and amendments.

**TREE PLANTING:** The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta boost' 7-1-2 avail. from California Fertilizer Company Inc.(or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

**ROOT BARRIERS:** All trees planted within 7' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See detail)

**SHRUB PLANTING:** The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost' 7-1-2 organic fertilizer avail from California Fertilizer Company Inc.(or equal) at the following rates: For 5 gallon shrubs:1/2 cup for, 1 gallon shrubs:1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 20" of any building wall.

**MULCHING:** Mulch all planting areas having a slope less than 2:1 with a 3 inch minimum depth of recycled wood 1"-3" size, UV stabilized, dyed-colorfast dark brown with a PH of no higher than 5.0 and free of noxious weeds and foreign materials. #130 'Mocha Mulch' from 'Re-User Inc.' [www.reuseinc.com](http://www.reuseinc.com) or approved equal. Mulch shall be applied to all bio-retention areas where individual plants are planted. Only exception shall be hydroseeded areas.

**MAINTENANCE:** The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented. Refer to soils fertility report for additional fertilizing and soil maintenance techniques.

**PRUNING AND HEDGING:** No pruning of trees except of broken limbs or hedging/shearing of shrubs shall be performed on any trees or shrubs on this project. If any pruning must be done, plant material debris shall be recycled through the green waste program in the City of Hayward.

**SUBSTITUTIONS:** Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

**GUARANTEE:** All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

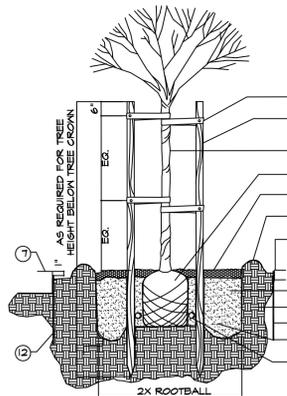
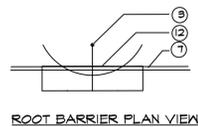
**CLEAN UP:** At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove detachments and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

**RECYCLE:** Recycle at least 50% of debris from landscape construction including planter pots, irrigation piping, wood and green trimmings produced during installation of landscape

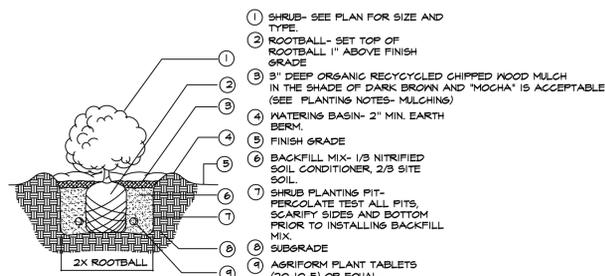
**FERTILIZERS:** Available California Fertilizers Company Inc. 1-800-289-5690 [www.organicag.com](http://www.organicag.com) [www.californiaorganicfertilizers.com](http://www.californiaorganicfertilizers.com). Compost available from BFI 408-888-7632 [www.bfi.com](http://www.bfi.com)

**COBBLES:** Provide a minimum of 18" wide band of 'Noyo' cobbles around all sides of catch basins in bio-infiltration basins. Also provide a 24" square of cobbles at each curb notch with flow into the bio-infiltration basins. Installation shall be (2) cobbles thick of 4"-7" diameter stones placed on top of basin soil mix. At curb notches, stones shall be placed to the flush with bottom of notch.

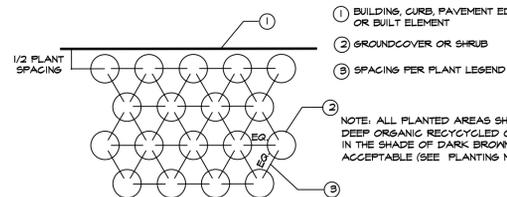
**PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, ALL LANDSCAPE AND IRRIGATION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN. COMPLETED LANDSCAPE IMPROVEMENTS SHALL BE INSPECTED AND ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO SUBMITTING APPENDIX C. CERTIFICATE OF COMPLETION, IN THE CITY'S BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE, TO THE CITY LANDSCAPE ARCHITECT. THE FINAL ACCEPTANCE FORM SHALL BE RETURNED PRIOR TO REQUESTING AN INSPECTION TO THE CITY LANDSCAPE ARCHITECT. AN IRRIGATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE FINAL INSPECTION AND ACCEPTANCE OF IMPROVEMENTS.**



SECTION  
TREE PLANTING



SHRUB PLANTING



GROUND COVER PLANTING

- 1 24" CORDED RUBBER TIE-ATTACH TO STAKE 1/2 GALVANIZED SCREWS.
- 2 3" DIA. PRESSURE TREATED LOOSE POLE PINE STAKE-INSTALL NO CLOSER THAN 4" NOR FARTHER THAN 16" FROM TREE TRUNK, 2 REQUIRED.
- 3 TREE- SEE PLAN FOR SIZE AND TYPE.
- 4 ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
- 5 3" DEEP ORGANIC RECYCLED CHIPPED WOOD MULCH IN THE SHADE OF DARK BROWN AND 'MOCHA' IS ACCEPTABLE (SEE PLANTING NOTES- MULCHING)
- 6 WATERING BASIN (4" MIN. HT)-EXCEPT IN LAWN AREAS
- 7 SIDEWALK, CURB OR WALL
- 8 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
- 9 SUBGRADE
- 10 TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
- 11 AGRIFORM PLANT TABLETS (20-10-5) 3 PER 5 GAL. 5 PER 15 GAL. 6 PER 24" BOX.
- 12 ROOT BARRIER-LOCATE AT ALL LOCATIONS WHERE TREE IS PLANTED WITHIN 5' FROM CURBS, SIDEWALKS OR WALLS. LINEAR, MIN. 6' LONG FROM CENTER (12" TOTAL). MANUF.: DEEP ROOT BARRIER I (200) 450-7660 MODEL. UB 24-2

- 1 SHRUB- SEE PLAN FOR SIZE AND TYPE.
- 2 ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
- 3 3" DEEP ORGANIC RECYCLED CHIPPED WOOD MULCH IN THE SHADE OF DARK BROWN AND 'MOCHA' IS ACCEPTABLE (SEE PLANTING NOTES- MULCHING)
- 4 WATERING BASIN- 2" MIN. EARTH BERM.
- 5 FINISH GRADE
- 6 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
- 7 SHRUB PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
- 8 SUBGRADE
- 9 AGRIFORM PLANT TABLETS (20-10-5) OR EQUAL. 2 PER 1 GAL. 3 PER 5 GAL.

- 1 BUILDING CURB, PAVEMENT EDGE OR BUILT ELEMENT
- 2 GROUND COVER OR SHRUB
- 3 SPACING PER PLANT LEGEND

NOTE: ALL PLANTED AREAS SHALL RECEIVE 3" DEEP ORGANIC RECYCLED CHIPPED WOOD MULCH IN THE SHADE OF DARK BROWN AND 'MOCHA' IS ACCEPTABLE (SEE PLANTING NOTES- MULCHING)

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**CANOPY STRUCTURE**

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Fina

23190  
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**PLANTING DETAILS AND NOTES**

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IRRIGATION LEGEND

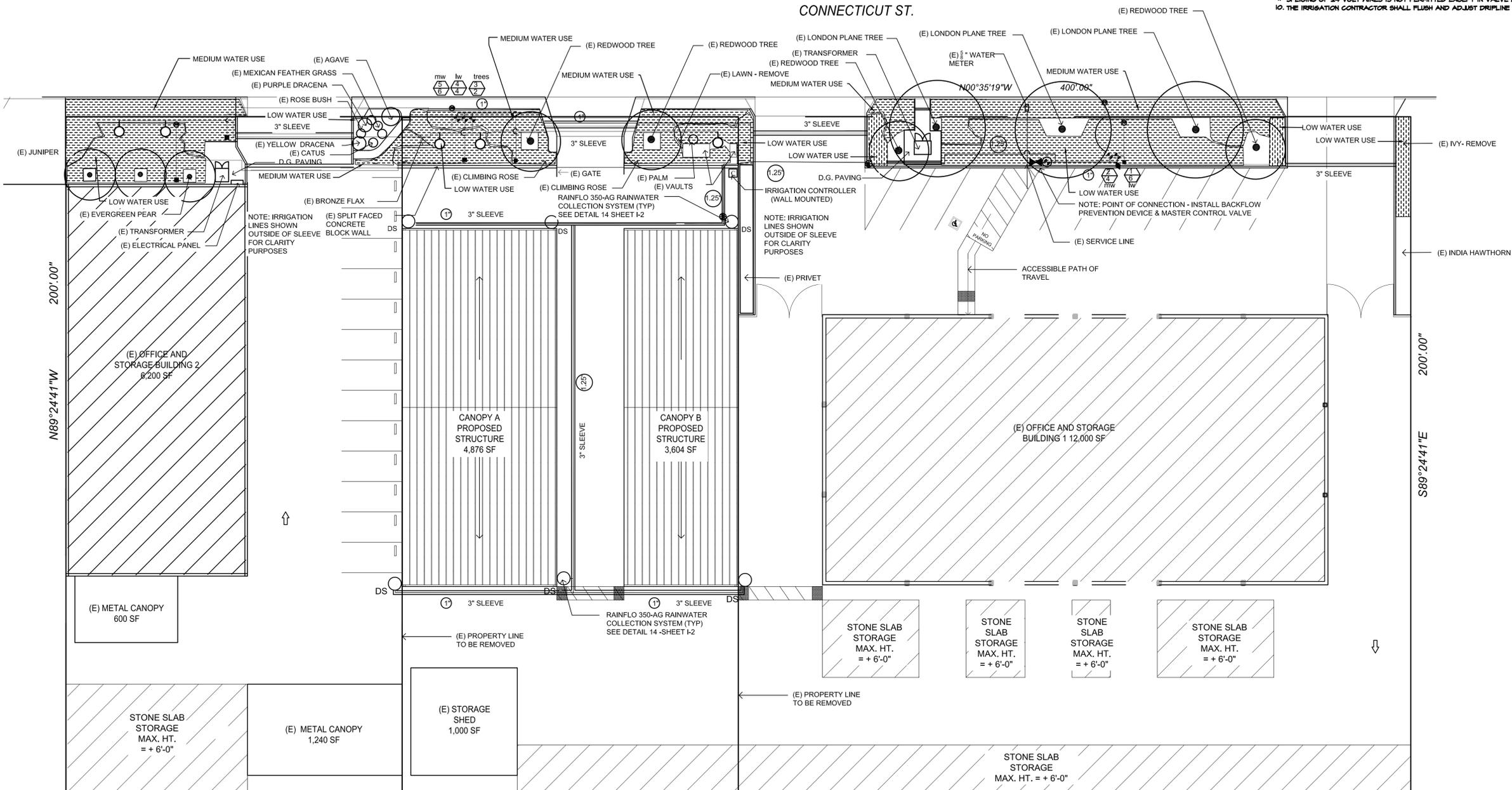
SYMBOL	NUMBER	DESCRIPTION
	XFD-09-18-100	RAINBIRD SURFACE TREE DRIP RING
	XFCV-09-12-500	RAINBIRD SURFACE DRIPLINE
	SCH 40-(1120, 1220) 3/4"	PVC LATERAL LINE PIPE FOR DRIP SYSTEM
	ARV050-1/2"	RAINBIRD AIR/VACUUM RELIEF VALVE KIT
		RAINBIRD FLUSH POINT
	XCZ-PRB-075-COM	RAINBIRD 3/4" AUTOMATIC CONTROL VALVE, WITH FILTER, INLINE PRESSURE REGULATOR, BALL VALVE
	44 DRC	RAINBIRD 1" QUICK COUPLER VALVE
	SCH 40-(1120, 1220)	MAINLINE PIPE WITH 18" COVER - SEE PLAN VIEW FOR PIPE SIZE
	ESP-SMTE4	RAINBIRD 4 STATION SMART WEATHER MARK CONTROLLER W/ 8-STATION EXPANSION MODULE
	PEB-100	RAINBIRD MASTER CONTROL VALVE, WITH RAINBIRD FS-100P FLOW SENSOR
	SCH 40	3" PVC SLEEVE WITH 24" OF COVER
	825Y-BV-3/4"	FEBCO REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (TO BE APPROVED BY EBMUD)
	LINE SIZE	NIBCO OR EQUAL ISOLATION GATE VALVE
	5/8"	WATER METER N.I.C. (SEE ENGINEER'S PLANS)
	VALVE DESIGNATION	
	GPM	

STORM-WATER RETENTION SYSTEM

THE RAIN BARREL SYSTEM WILL BE A SEPARATE IRRIGATION SYSTEM THAT WILL BE SUPPLEMENTAL TO THE CITY WATER IRRIGATION SYSTEM. IT WILL HAVE A MANUAL VALVE THAT IS NORMALLY CLOSED TO ISOLATE IT FROM THE IRRIGATION SYSTEM. WHEN THE RAIN BARREL SYSTEM IS MANUALLY TURN ON, A SEPARATE DEVICE WILL AUTOMATICALLY TURN OFF THE CITY WATER SYSTEM. SEPARATE STATIONS ON THE IRRIGATION CONTROLLER WILL CONTROL AND DISTRIBUTE THE RAIN BARREL IRRIGATION WATER. THERE WILL BE PUMPS SERVING EACH GROUP OF RAIN BARRELS, ACTIVATED BY THE IRRIGATION CONTROLLER, WHICH WILL BRING THE WATER PRESSURE UP TO 25 - 30 LBS. OF PRESSURE, WITH AN AUTOMATIC SHUT OFF WHEN THERE IS NO WATER IN THE SYSTEM.

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC OF THE UNINSTALLED, ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS SHOWN FOR CLARITY PURPOSES ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE DUE TO SCALE OF DRAWINGS IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS THAT MAY AFFECT THE CONTRACT WORK TO INCLUDE OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BEFORE NOTIFICATION AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT, OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURES, ETC. BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
- 102 VOLT A.C. (80.0 AMP. DEMAND FOR CONTROLLER) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATIONS TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB OUT TO CONTROLLERS AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- IRRIGATION CONTROLLER SHALL HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
- INSTALL NEW BATTERIES IN IRRIGATION CONTROLLER TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER, AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROL WIRES SHALL BE COPPER WITH UL APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE SHALL BE #14 AWG WITH WHITE INSULATING JACKET. CONTROL WIRE SHALL BE #14 AWG WITH RED INSULATING JACKET. SPARE CONTROL WIRE SHALL BE #12 AWG WITH ORANGE INSULATING JACKET. SPLICES SHALL BE MADE WITH 5M 88510 SCOTCHLOK SEAL PACKS. CONTRACTOR SHALL PROVIDE AN EXPANSION LOOP AT CHANGES IN DIRECTION OF WIRE ROUTINGS GREATER THAN 90 DEGREES AS DETAILED.
- INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT PERMITTED INSIDE SLEEVES.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND PARALLEL TO WALK, CURB, ETC.
- SPLICES OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST DRIPLINE FOR OPTIMUM PERFORMANCE.

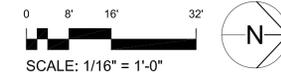


IRRIGATION PLAN  
SCALE: 1/16"=1'-0"

S00°35'19"W 400'.00"

JAMES SWANSON - LANDSCAPE ARCHITECT

5545 MERRITT DRIVE - CONCORD, CALIFORNIA 94521  
PHONE: (925) 673-9040 FAX: (925) 673-9047



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

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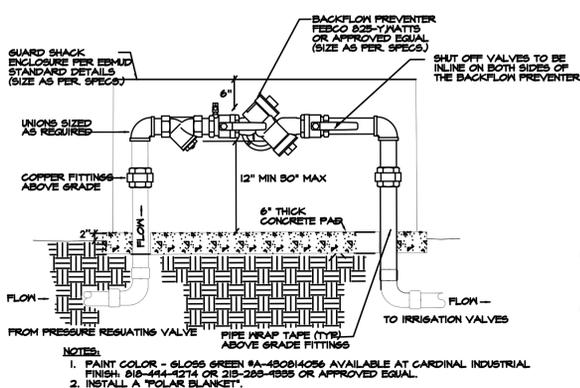
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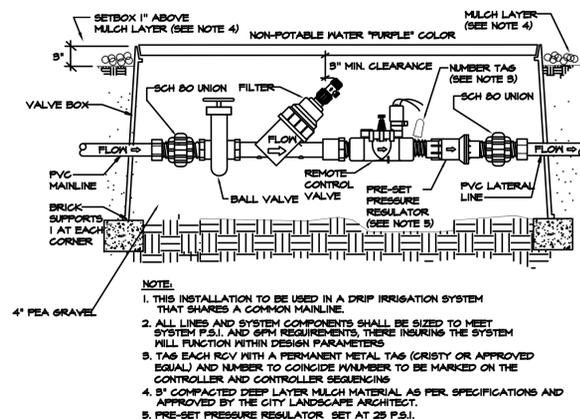
IRRIGATION DETAILS

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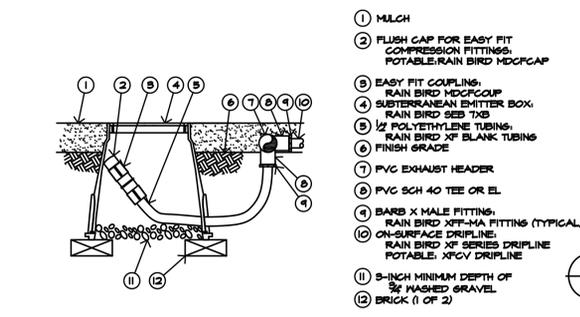
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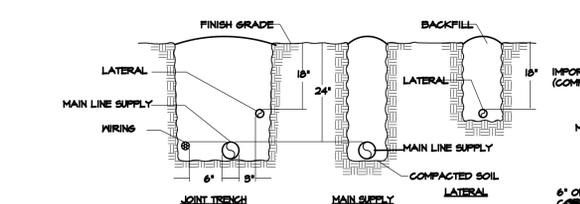
1 BACKFLOW PREVENTION DEVICE  
1-2



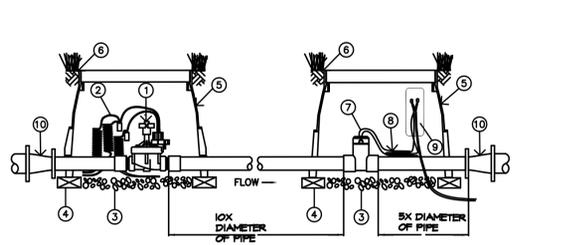
6 DRIFT SYSTEM REMOTE CONTROL VALVE WITH GATE VALVE, FILTER, & PRESSURE REGULATOR  
1-2



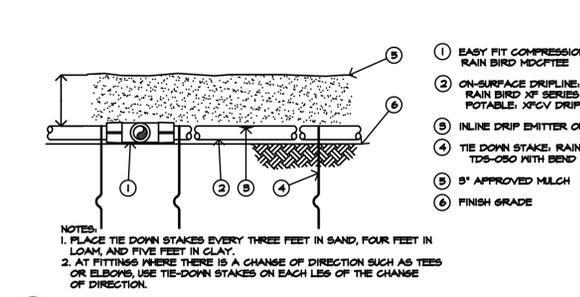
10 XFCV ON-SURFACE DRIP LINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS  
1-2



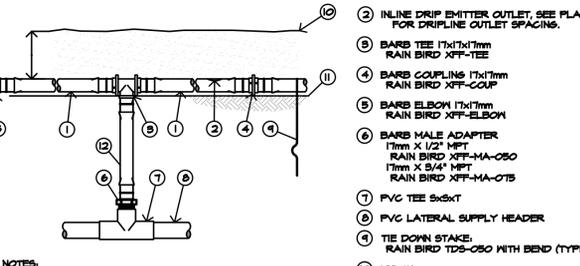
12 TRENCHING DETAIL  
1-2



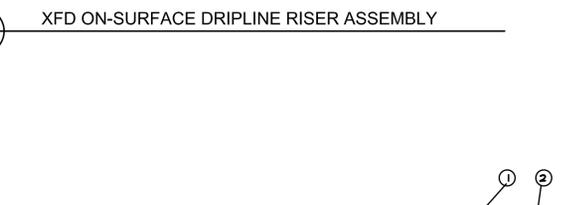
2 MASTER CONTROL VALVE WITH FLOW SENSOR NORMALLY CLOSED  
1-2



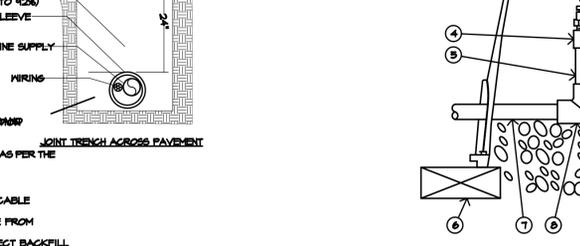
7 XFCV ON-SURFACE DRIP LINE AT GRADE  
1-2



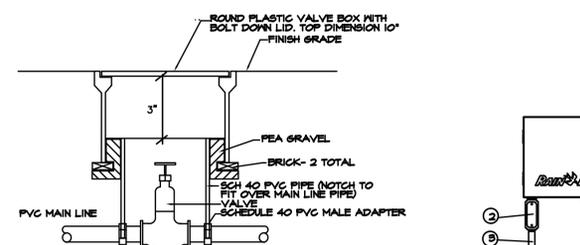
11 XFD ON-SURFACE DRIPLINE RISER ASSEMBLY  
1-2



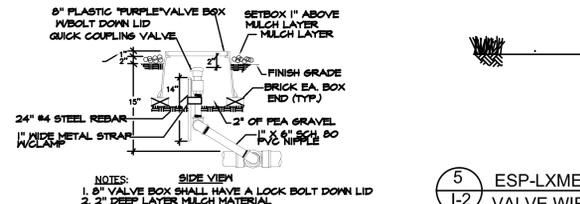
8 XFCV ON-SURFACE DRIP LINE AT GRADE - QUICK LAYOUT  
1-2



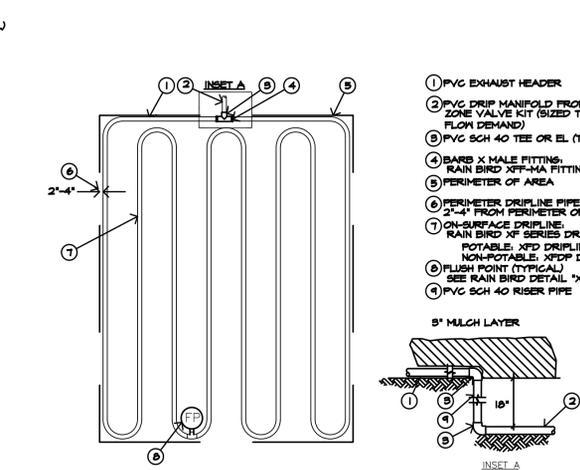
13 XFCV ON-SURFACE DRIP LINE 1/2" AIR RELIEF VALVE IN PVC HEADER  
1-2



3 ISOLATION VALVE  
1-2



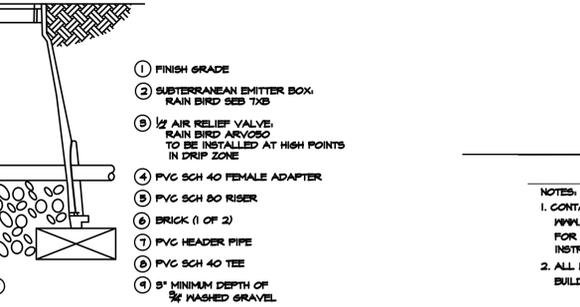
4 QUICK COUPLER VALVE  
1-2



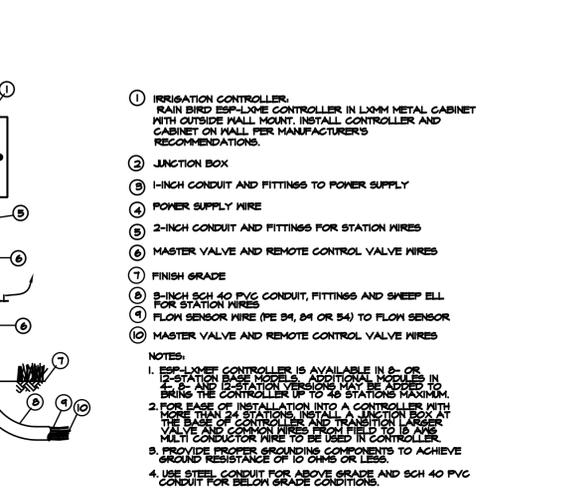
9 XFCV ON-SURFACE DRIP LINE AROUND TREE  
1-2

XFD Dripline Maximum Lateral Lengths (Feet)

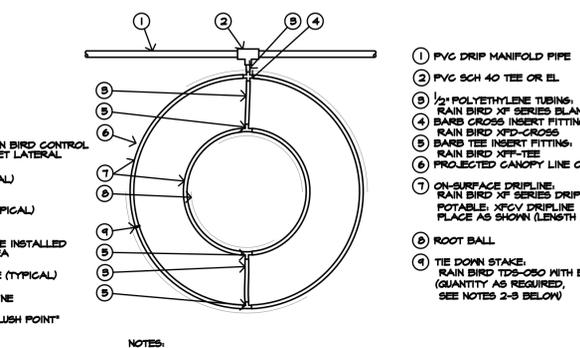
Inlet Pressure (psi)	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)					
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	239	413	358	585	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514



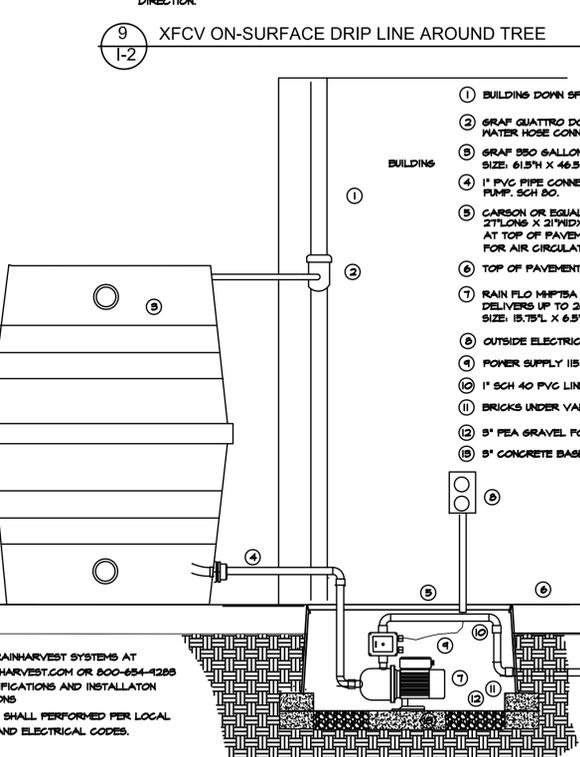
14 RAINFLO 350-AG RAINWATER COLLECTION SYSTEM  
1-2



5 ESP-LXME CONTROLLER WITH FLOW SENSOR & MASTER CONTROL VALVE WIRING IN EXTERIOR WALL METAL CABINET  
1-2



9 XFCV ON-SURFACE DRIP LINE AROUND TREE  
1-2



14 RAINFLO 350-AG RAINWATER COLLECTION SYSTEM  
1-2