








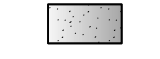




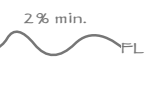




Plan Legend

-  (n) Irrigation POC
-  (n) Irrigation controller
-  (n) Water meter
-  (n) Hosebib
-  (n) Concrete paving
-  (e) Concrete paving
-  (e) Parking lot
-  (n) Large river cobbles
-  (n) Landscape Planting Area
-  (e) Lawn
-  (e) Tree to remain- protect
-  Proposed trees optional per Owner
-  (n) Sch. 40 PVC sleeves, size as noted
-  (n) Downspout
-  Direction of surface run-off (2% min. positive drainage)

- Plan Key**
-  Detail Reference Sheet Number
 -  Keynotes

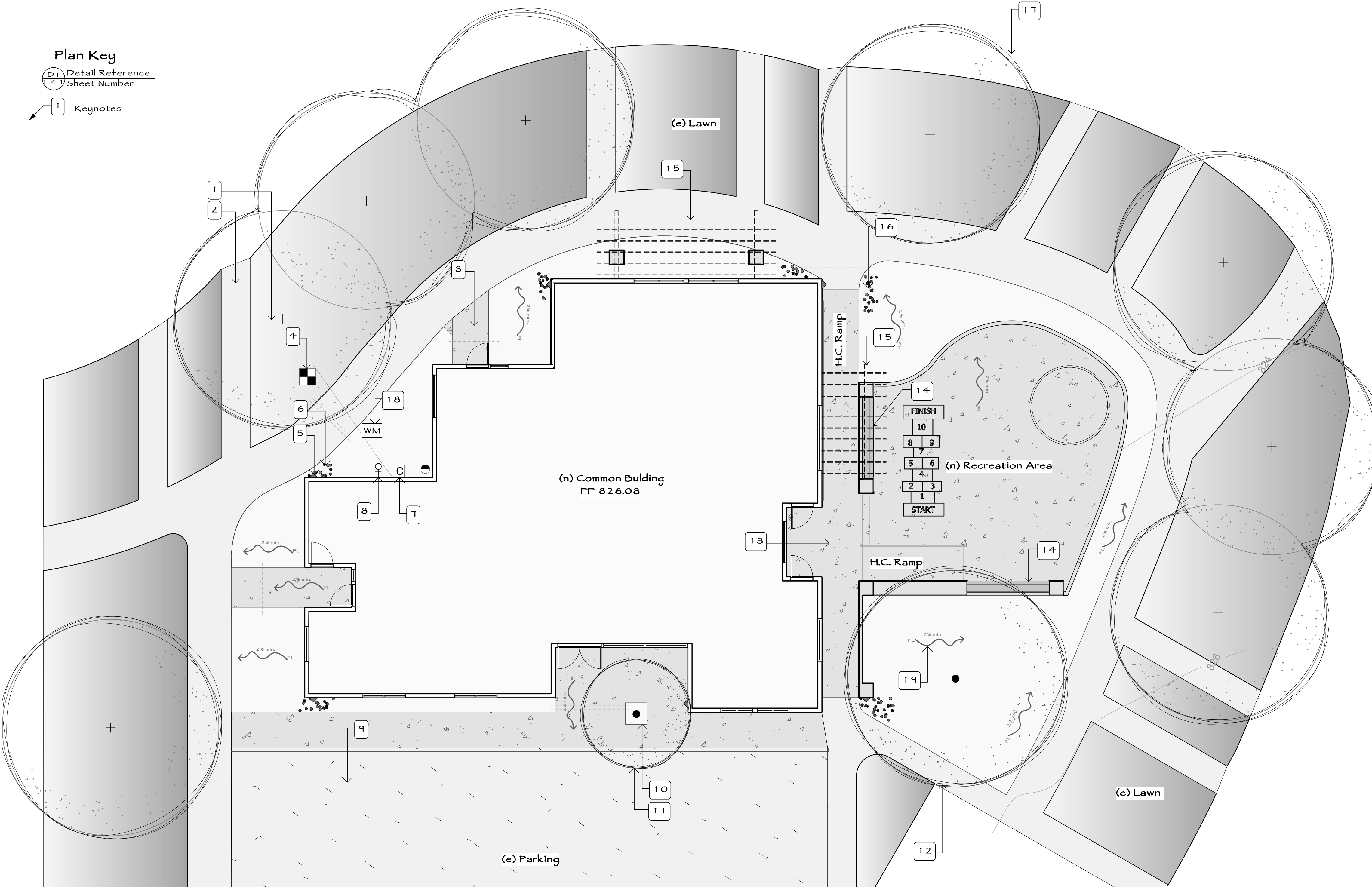
Key Notes

1. (e) Lawn area (continues)
2. (e) Concrete walk (continues) (sym. typ.)
3. (n) Concrete walk (sym. typ.)
4. (n) Irrigation point of connection. Connect to existing irrigation mainline, field verified. See Key Note 18
5. (n) Down spout (sym. typ.)
6. (n) River cobbles or splash block (sym. typ.) at down spout outlet
7. (n) Hosebib
8. (n) Irrigation controller
9. (e) Parking lot (continues)
10. (n) 3' x 3' Decorative tree grate flush with sidewalk
11. (e) Golden Rain Tree- protect during construction, see Notes
12. (e) Tree- protect during construction, see Notes
13. (n) Covered patio
14. (n) Wall mount bench
15. (n) Line of trellis rafters above
16. (n) River cobbles at under drain outlet
17. Proposed trees along walkways in (e) lawn area, optional per the Owner
18. (n) Water meter and alternate irrigation P.O.C. Verify with Architect
19. Direction of surface runoff (sym. typ.). See Architecture Site Plan

Irrigation Sleeve Schedule

Irrigation Sleeves: Install sch. 40 PVC irrigation sleeves under all concrete, through walls, buried to a depth of 24" (18" for non-bearing surfaces). Sleeves to be a minimum of twice the diameter of the supply line/pipe size, or as noted per irrigation Plan. (Sheet L.3)

Pipe diameter	Sleeve diameter
3/4"	1 1/2"
1"	2"
1 1/2"	3"
2"	4"



Groundwork Plan

Scale: 1/8"=1'-0"

Tree Protection Notes

- 1.0 **Tree Protection**
- 1.1 (e) trees shall be preserved and protected during construction per the Plan & Specifications.
- 1.2 Contractor/ applicant must verify that protection fencing is in place prior to the start of any earthwork, if required by the County. All required tree protection conditions shall be implemented before construction activities begin.
- 1.3 Trees/ shrubs within 20' of grading or trenching shall be protected by placement of protective fencing as indicated. This fencing must be placed at the drip line, unless otherwise indicated.
- 1.4 Protective fencing shall be four-foot high safety fence.
- 1.5 Trenching & excavation within tree drip lines shall be done carefully to minimize root disturbance. During foundation or retaining wall construction any trenching within the root zone of an existing tree proposed for protection shall be hand dug, augured or bored. All major roots shall be avoided whenever possible and if not, all roots larger than one-inch diameter shall be "cut clean" (not ragged), then capped. Once trenching has exceeded the root zone, conventional equipment may be used.
- 1.6 Pruning lower limbs in the construction area shall occur prior to construction activities to minimize damage.

Groundwork Plan Sheet Notes

- A. The Landscape Contractor is responsible to fulfill the intent of this design. Consult the Landscape Designer for clarification.
- B. Elevations/Grades: The elevations shown on this Plan are based on topographical information provided by Others and may not accurately represent the as-built grading. Field verify proposed drainage and finish grades prior to bidding or performing work.
- C. No demolition or grubbing of site shall occur prior to approval by the Owner Representative
- D. Owner Selections: Verify with the Owner prior to bidding and performing work, the style, finish, and Owner options where indicated by the Plan.
- E. Drainage: Drain water to be discharged to a stabilized outflow area (splash blocks/ cobbles) or tied into existing or new drain line. Refer to the Architectural Site Plan.
- F. Utility Rough-In: The Building Contractor is responsible to coordinate with the Landscape Contractor for the power supply to the automatic controller and the irrigation point-of-connection.
- G. Irrigation Sleeves: The Installer/ Contractor is responsible to provide all irrigation sleeves beneath flatwork and walls to accommodate irrigation pipe. Coordinate with the Building Contractor. Provide Schedule 40 PVC irrigation sleeves under all concrete, through walls, buried to a depth of 24" (18" for non-bearing surfaces). Sleeves to be a minimum of twice the diameter of the supply line/pipe size. Refer to the Irrigation Plan. Contractor to provide detailed as-built information for placement of underground wire & pipe utilities for the Owners future reference.
- H. See the Landscape Notes and Specifications for further information.



Call USA TOLL FREE
1.800.642.2444
Before planting trees, trenching, digging fence posts, grading, excavating, etc., call Underground Service Alert for underground clearance and location of underground utilities

PROJECT
ROLLING HILLS APARTMENT

NEW COMMON BUILDING

LAS TABLAS ROAD
TEMPLETON

CLIENT JOB # ARCHITECT JOB #
0708B

ARCHITECT
FRASER SEIPLE ARCHITECTS

LANDSCAPE CONSULTANT
Landsystems & Associates
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PROJECT MANAGER BDF

DRAWN BY

DATES 05-27-10
06-04-10

SIGNED

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the architect for resolution prior to commencing work.

SHEET TITLE
GROUNDWORK PLAN

SHEET #
L.1