

LANDSCAPE PLAN
 NOTE: SEE SHEET L-3 FOR PLANT MATERIALS LIST & NOTES, SHEET L-4 FOR INSTALLATION DETAILS.

DATE: 7/29/09	1
JOB NO:	
SCALE: 1"=30'	
DRAWN BY: JWS	
CHECKED:	
L-1	
OF SHEETS	

JAMES SWANSON - LANDSCAPE ARCHITECT
 10000 CALIFORNIA LICENSE NO. 10000
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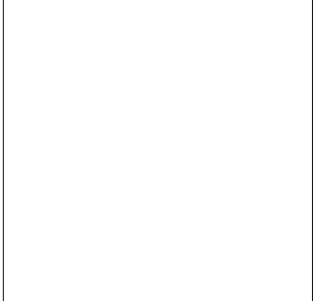
**LUCAS RANCH ESTATES
 TRACT #6569
 LAFAYETTE, CALIFORNIA**

APPROVED 9/11/13



REVISIONS	BY

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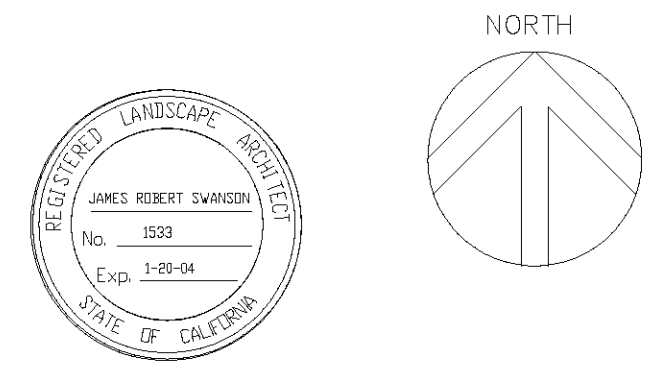
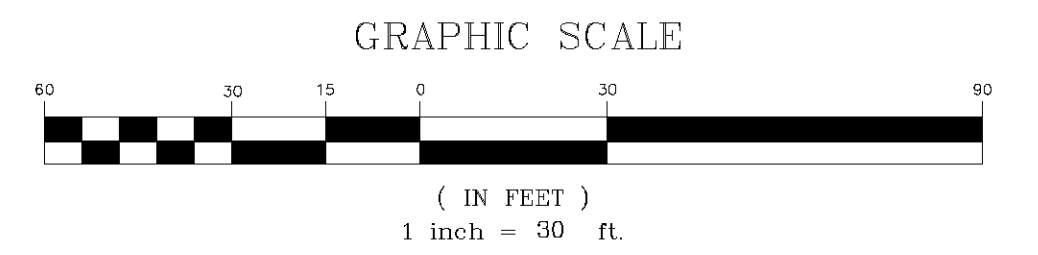


LUCAS RANCH ESTATES
 TRACT #65569
 LAFAYETTE, CALIFORNIA

LANDSCAPE PLAN

DATE: 8/25/08
 JOB NO:
 SCALE: 1"=30'
 DRAWN BY: JRS
 SHEET:

L-2
 OF SHEETS



LANDSCAPE PLAN

PLANT MATERIALS LIST

TREES (TO BE 15 GALLON SIZE, EXCEPT AS NOTED ON PLAN)		NUMBER	
T-1	QUERCUS AGRIFOLIA	COAST LIVE OAK	2-15 GALLON, 3-24" BOX, 3-36" BOX, 2-48" BOX
T-2	QUERCUS LOBATA	VALLEY OAK	1-15 GALLON

SHRUBS (TO BE 5 GALLON SIZE, EXCEPT WHERE NOTED ON PLAN)			
S-1	MUHLENBERGIA RIGENS	DEER GRASS	382-5 GALLON

CITY STANDARD OPEN SPACE WILDFLOWER MIX

HYDROSEEDED MIX SHALL CONSIST OF THE FOLLOWING:
 30% CALIFORNIA BROME
 30% MEADOW BARLEY
 20% ZORRO ANNUAL FESCUE
 10% PURPLE NEEDLE GRASS
 10% CALIFORNIA COVER NATIVE FLOWER MIX

HYDROSEED SLURRY SHALL CONTAIN 60 POUNDS OF SEED PER ACRE; 2000 POUNDS OF WOOD FIBER PER ACRE; 3000 POUNDS OF FERTILIZER (16-20-0) PER ACRE. STABILIZING EMULSION SHALL BE MBINDER OR EQUIVALENT. HYDROSEEDING SHALL BE COMPLETED NO EARLIER THAN OCTOBER 1 AND NO LATER THAN COTOBER 31.

MIX CAN BE SECURED THROUGH: PACIFIC COAST SEED, INC. LIVERMORE, CALIFORNIA
 CONTACT: DAVID GILPIN. PHONE: (925) 373-4417

PLANT MATERIAL NOTE

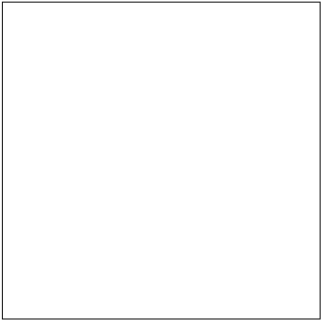
WHILE EVERY EFFORT HAS BEEN MADE TO SELECT PLANTS THAT DEER AVOID, DEER IF HUNGRY, WILL EAT ALMOST ANY PLANT. THEREFORE, THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS IF PLANTS ARE DESTROYED OR DAMAGED BY DEER. PLANTS SHALL BE PROTECTED AS REQUIRED WITH WIRE SCREEN FENCING OR OTHER APPROVED METHODS FROM DEER BROWSING.

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING HIS BID. IF OBSTRUCTIONS, LANDSCAPE AREAS, OR GRADING DIFFERENCES EXIST, HE SHALL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT AND NOT PROCEED. CONTRACTOR SHALL BE FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, OBSTRUCTIONS AND STRUCTURES AND SHALL TAKE RESPONSIBILITY IF THESE ARE DAMAGED BY HIM. PLANTING SHALL BE INSTALLED IN CONFORMANCE WITH ANY APPLICABLE CODES AND ORDINANCES.
- ALL SLOPES 3:1 OR GREATER SHALL HAVE JUTTE MESH EROSION CONTROL FABRIC .
- TREE, SHRUB AND GROUND COVER PLANTING TO BE ACCORDING TO DETAILS.
- CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR, SHRUBS FOR 6 MONTHS, AND GROUND COVER FOR 3 MONTHS, AND SHALL MAINTAIN INSTALLATION FOR A 90 DAY PERIOD AFTER FINAL APPROVAL. AT THE END OF THE MAINTENANCE PERIOD ALL MATERIAL SHALL BE IN A HEALTHY AND TRIVING CONDITION AND WEED FREE.

REVISIONS	BY

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LUCAS RANCH ESTATES
 TRACT #6569
 LAFAYETTE, CALIFORNIA

PLANT LIST NOTES

DATE: 3/30/09

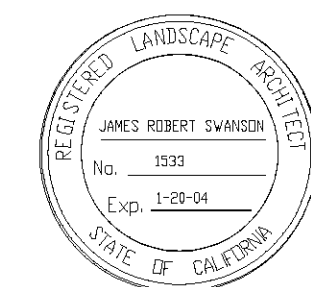
JOB NO:

SCALE: NTS

DRAWN BY: JRS

SHEET:

L-3
 OF SHEETS



PLANT MATERIALS LIST & NOTES

REVISIONS	BY

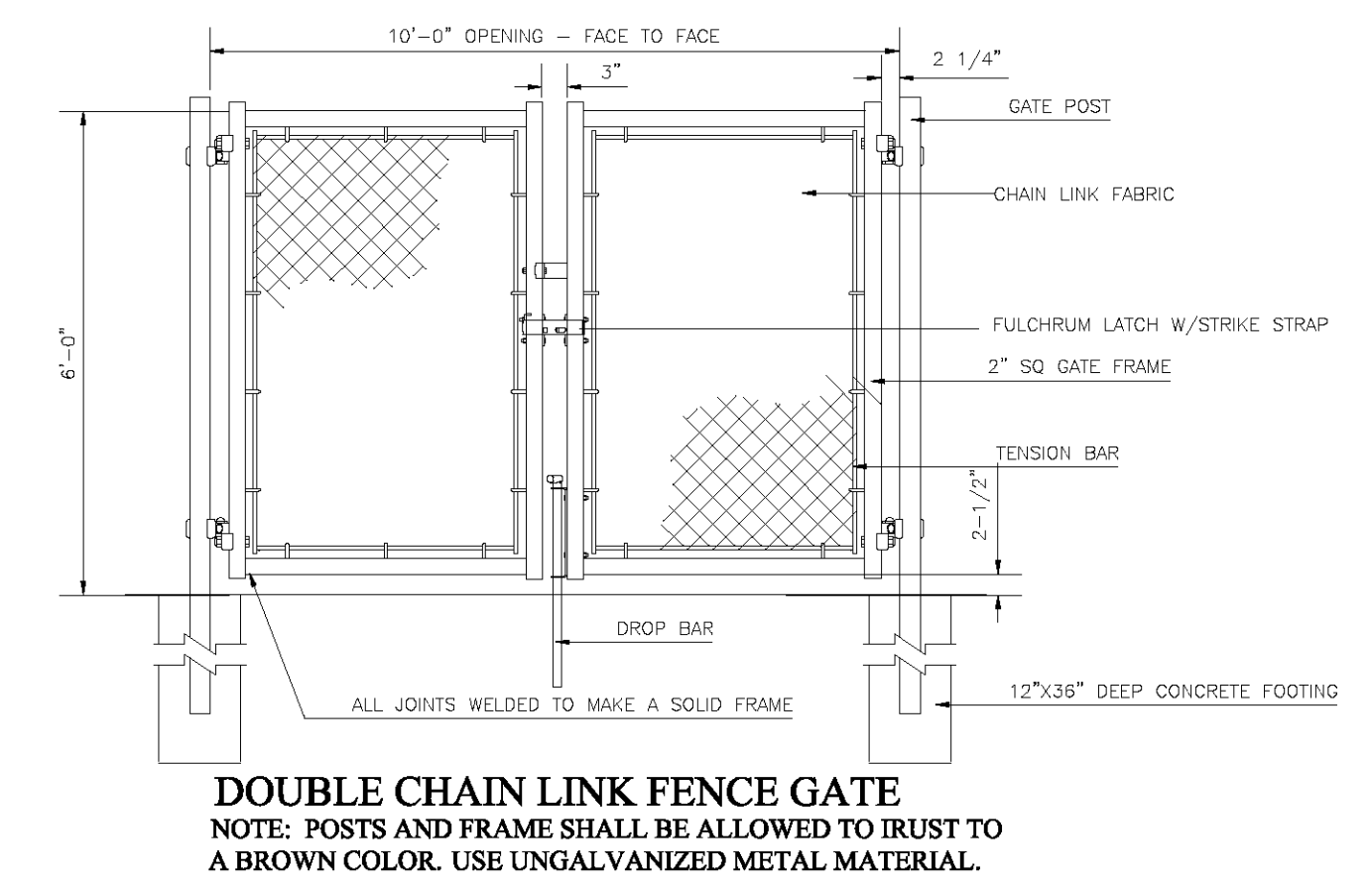
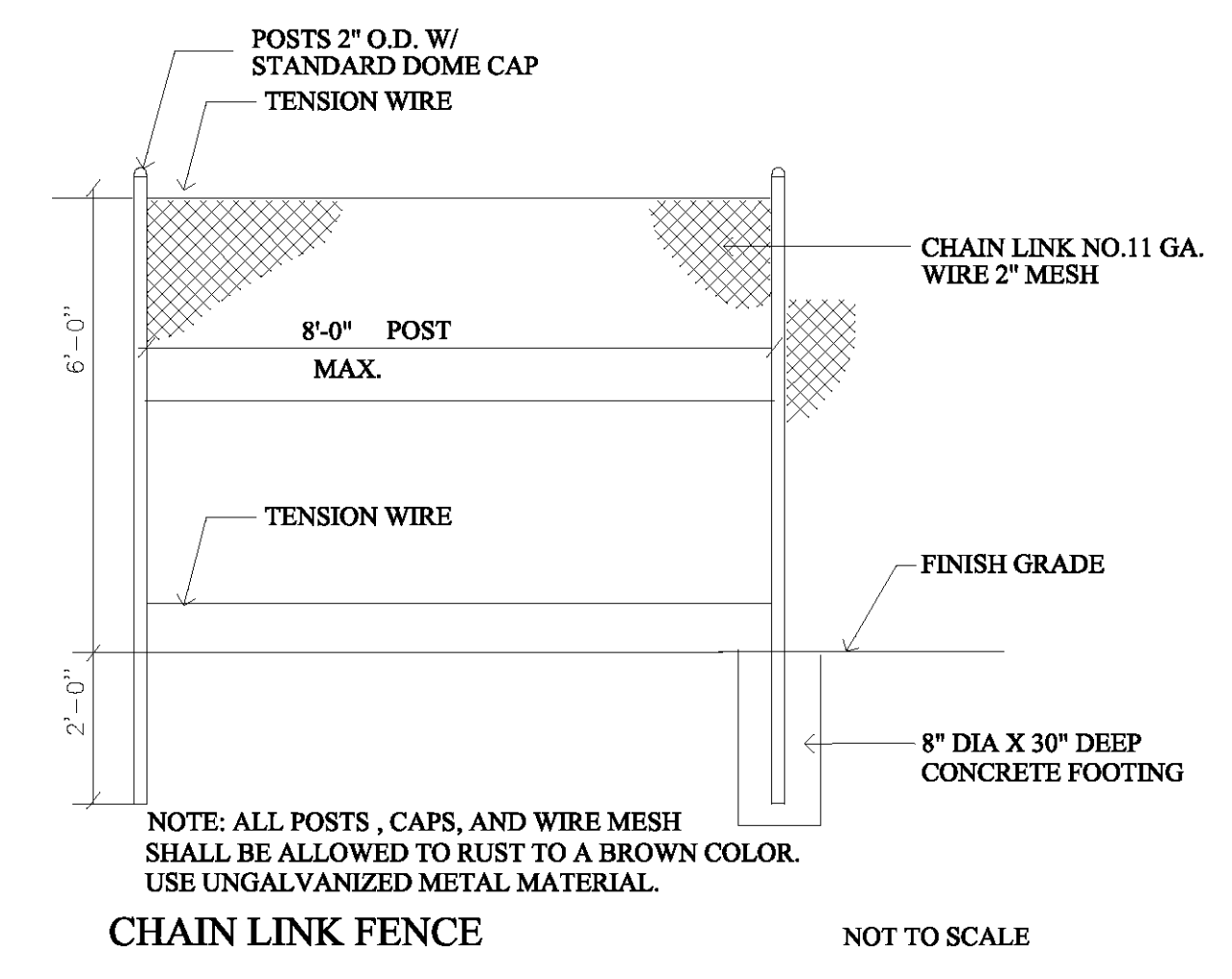
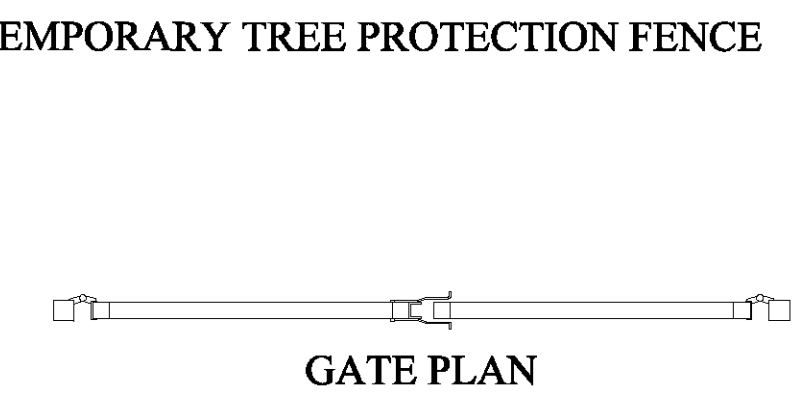
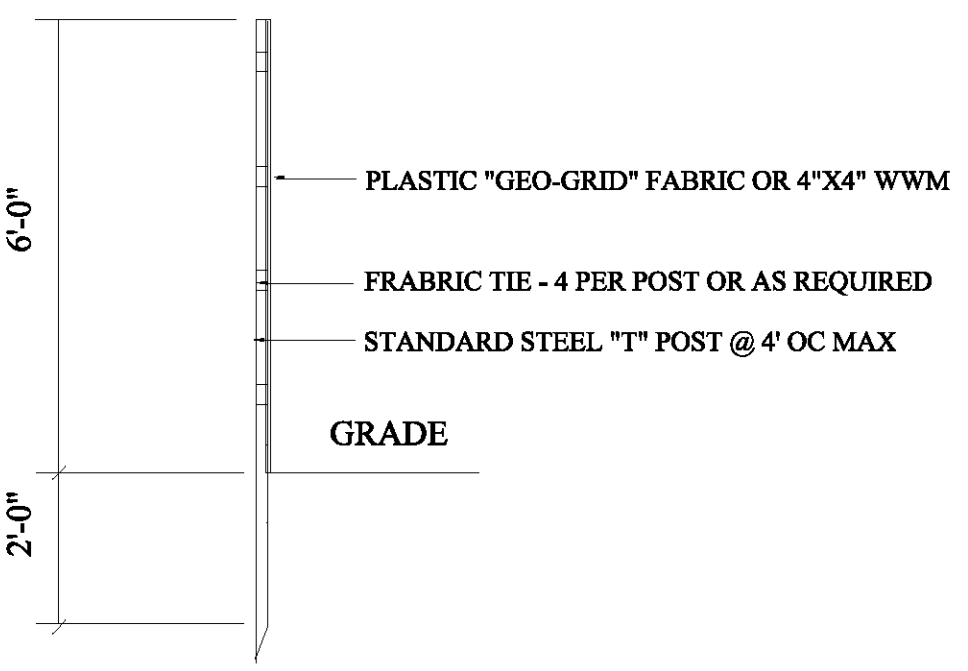
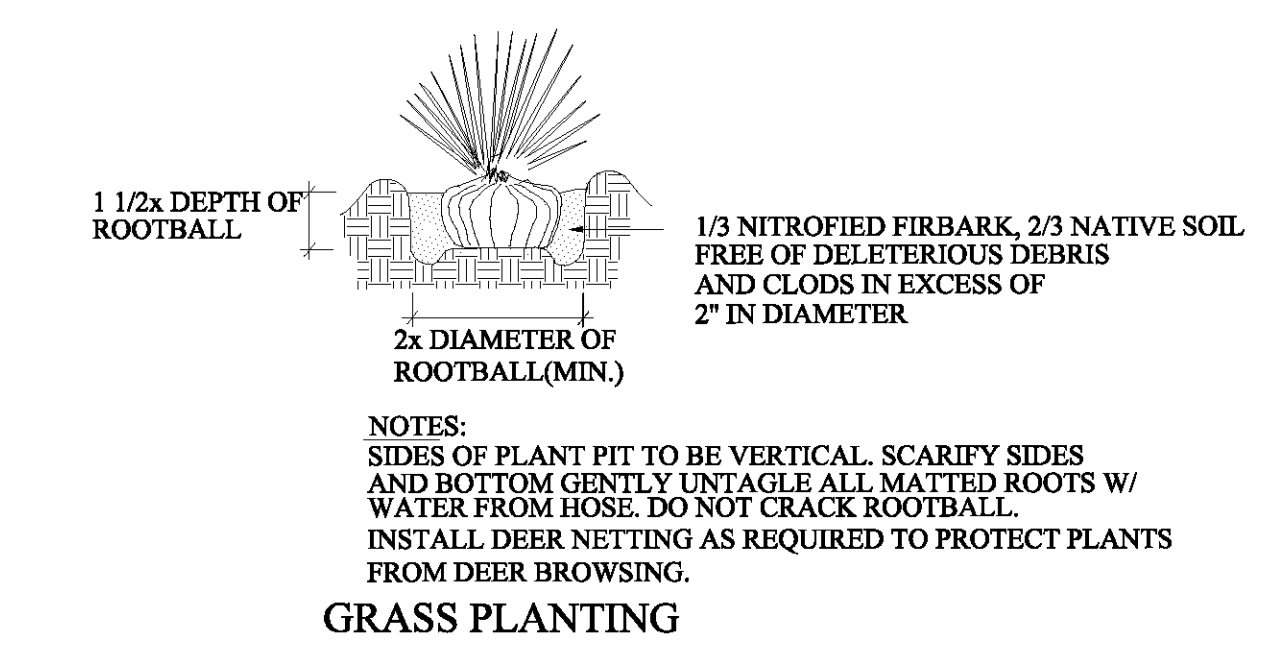
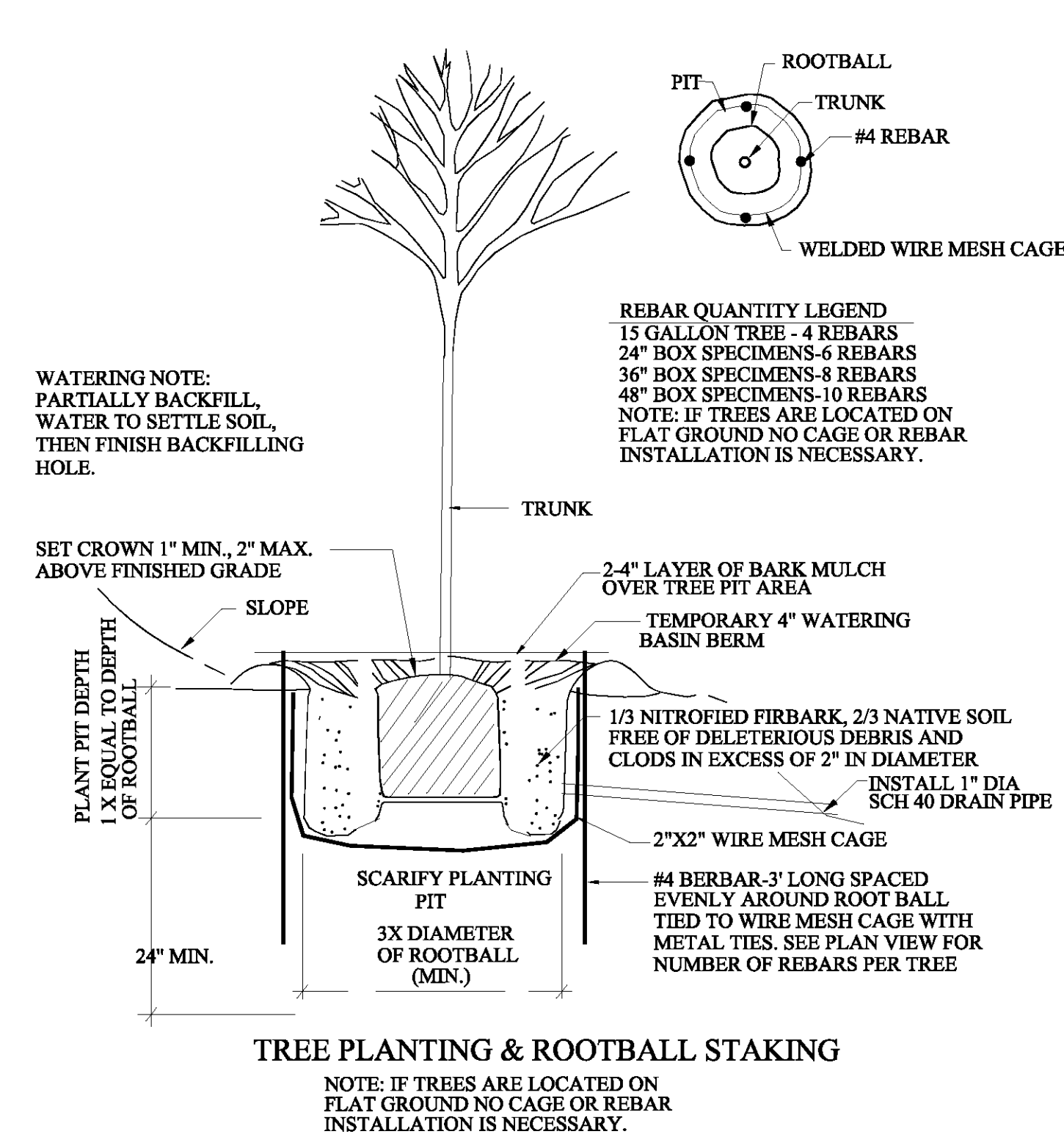
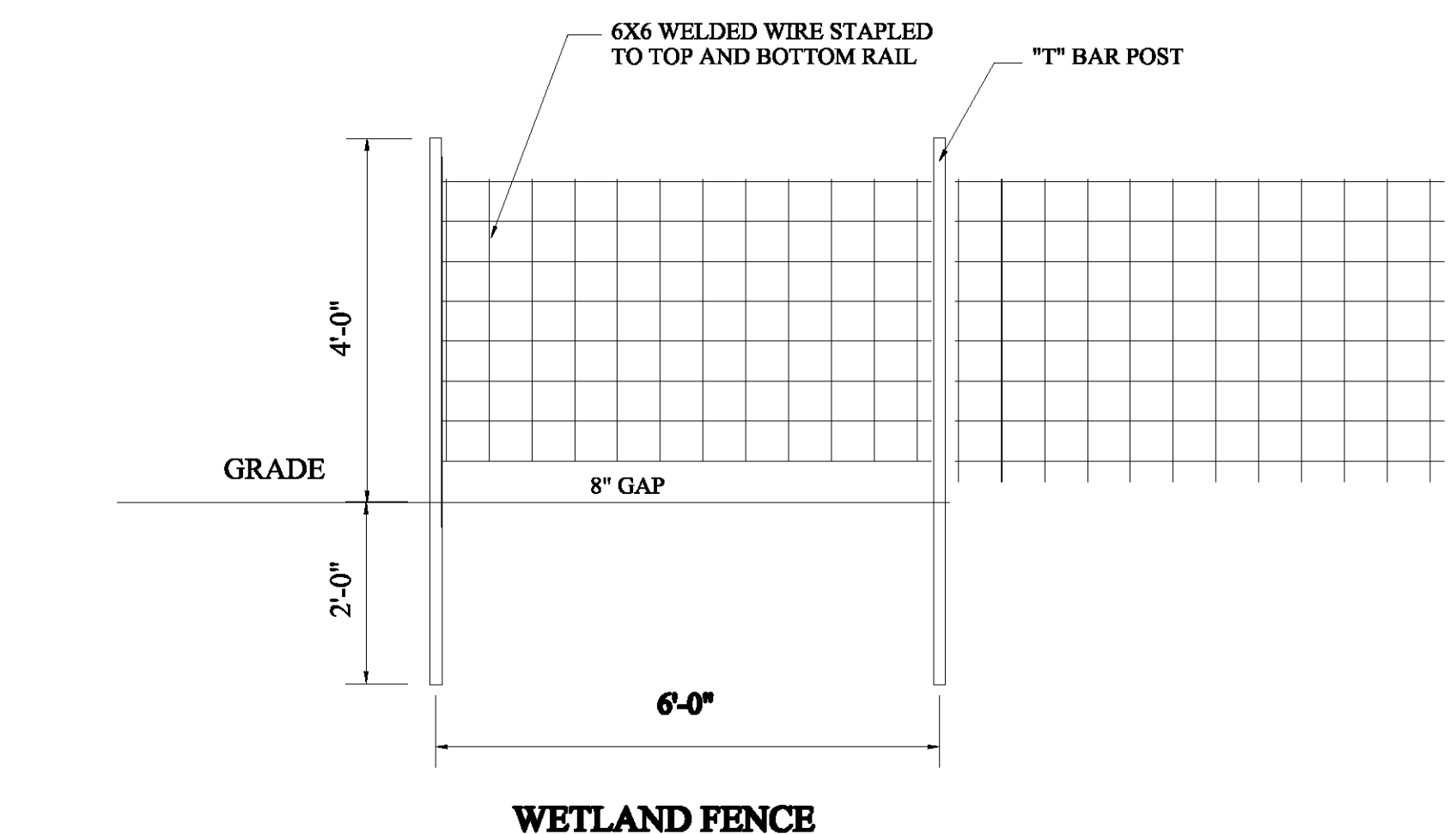
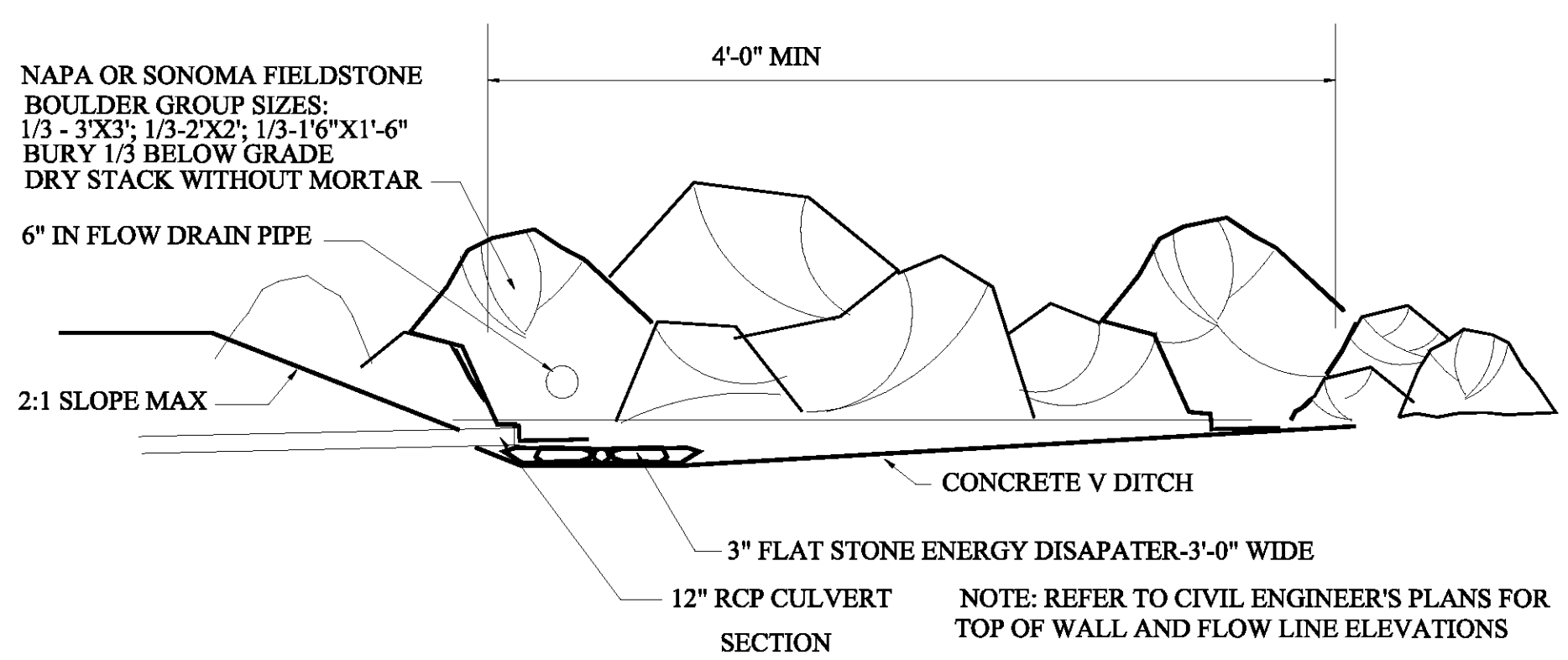
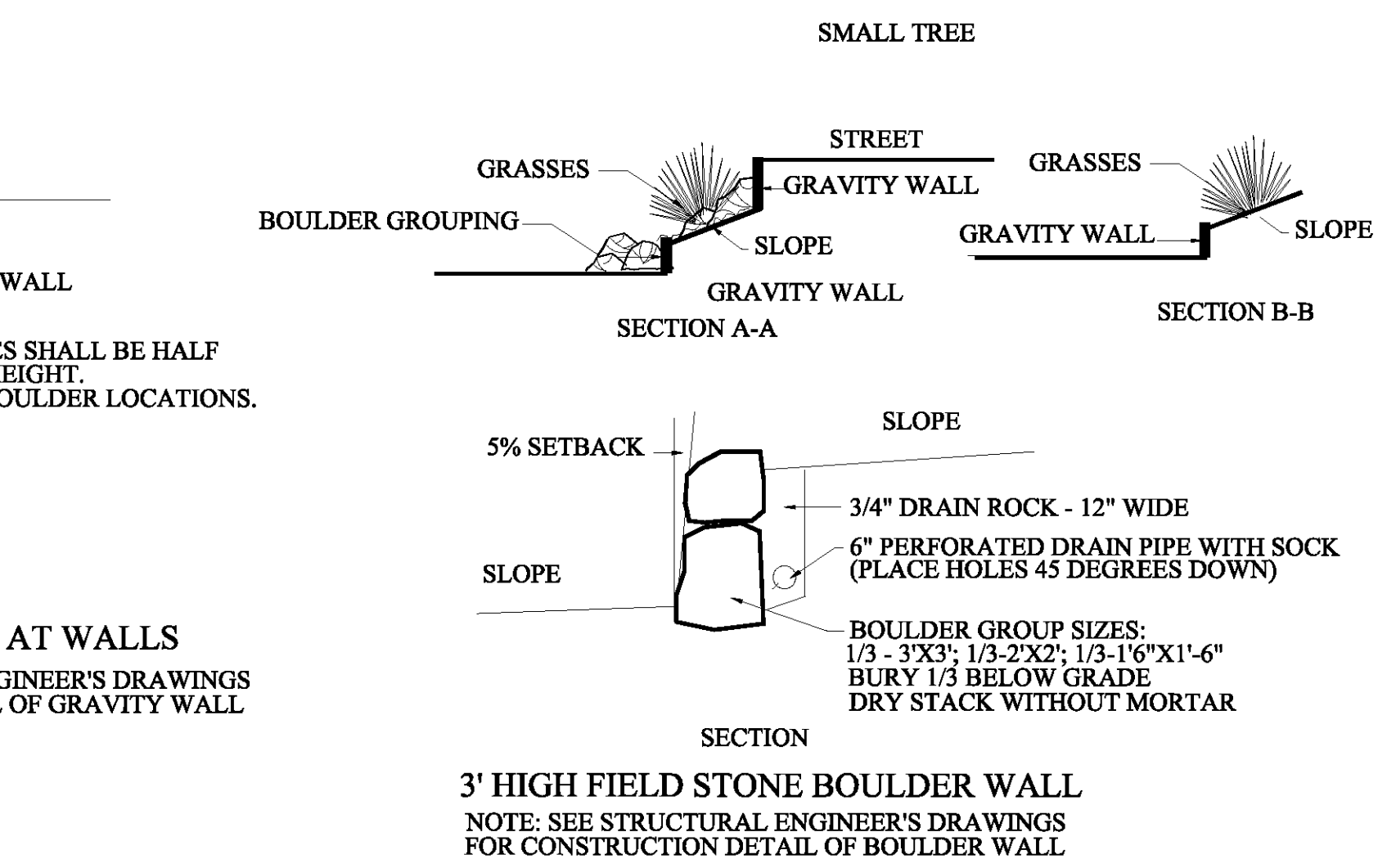
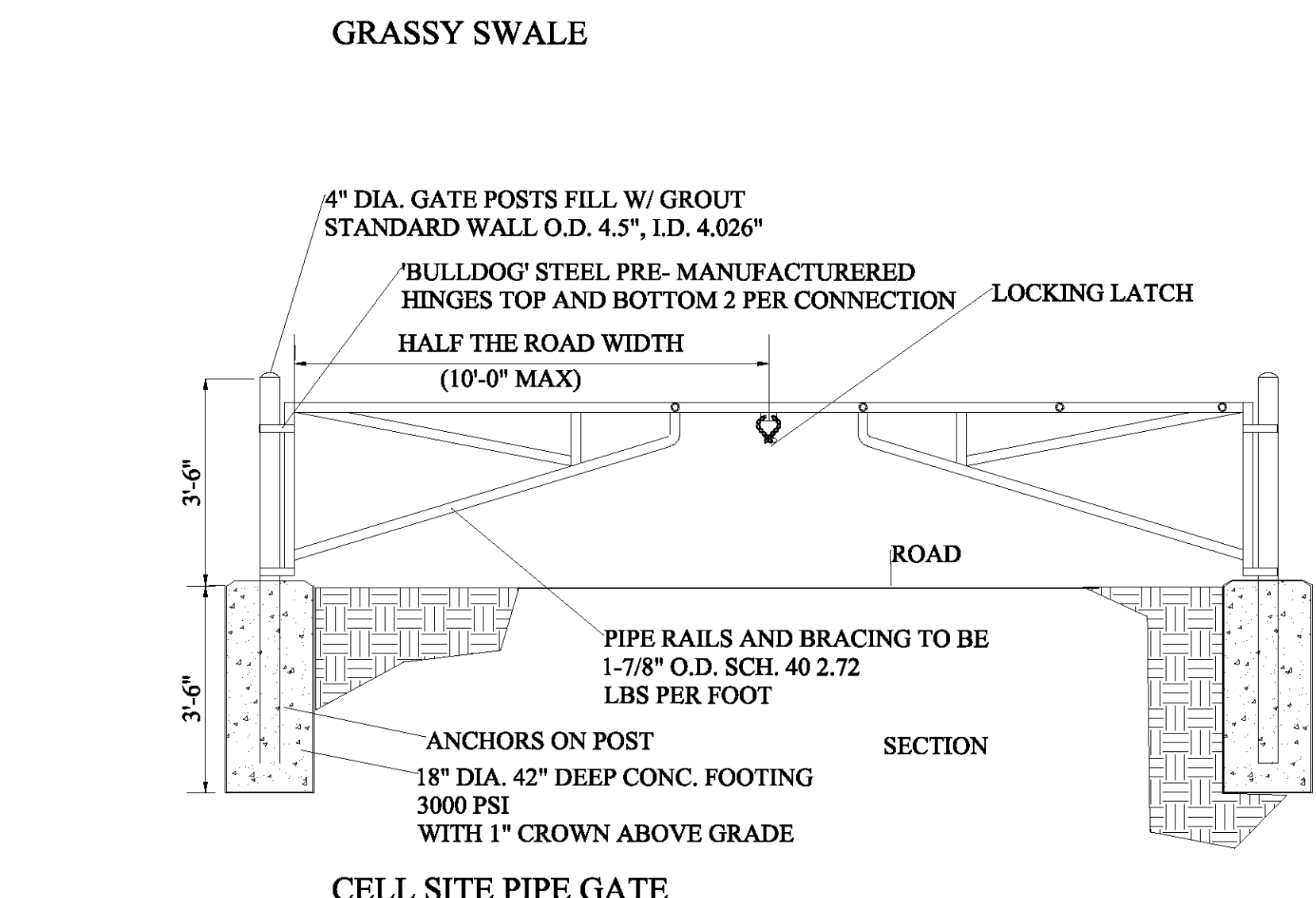
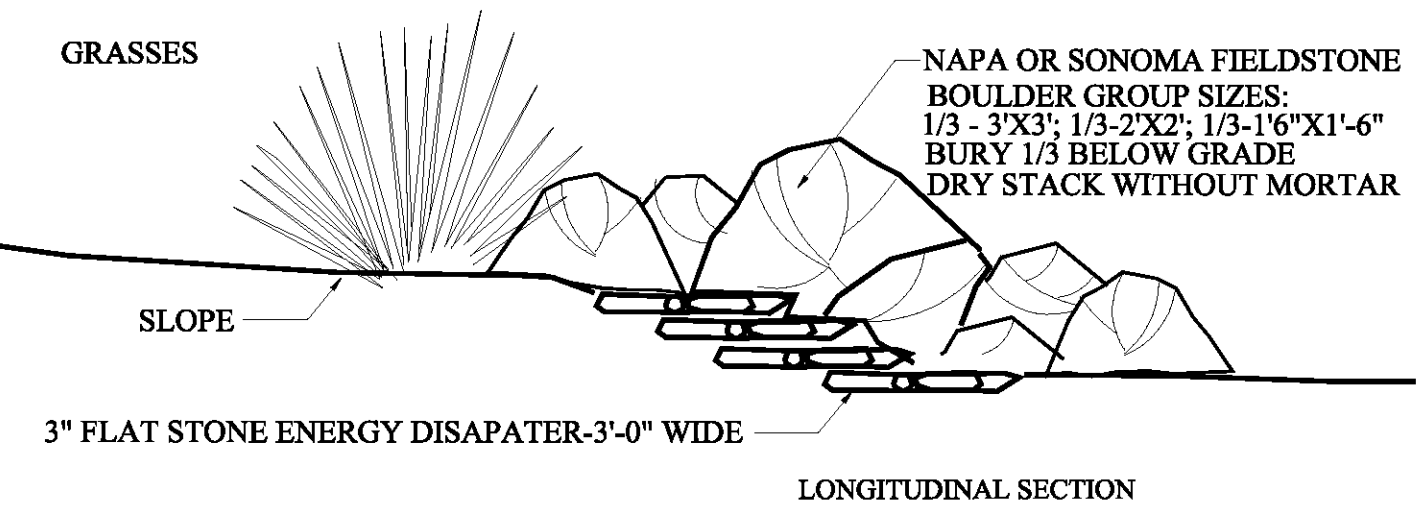
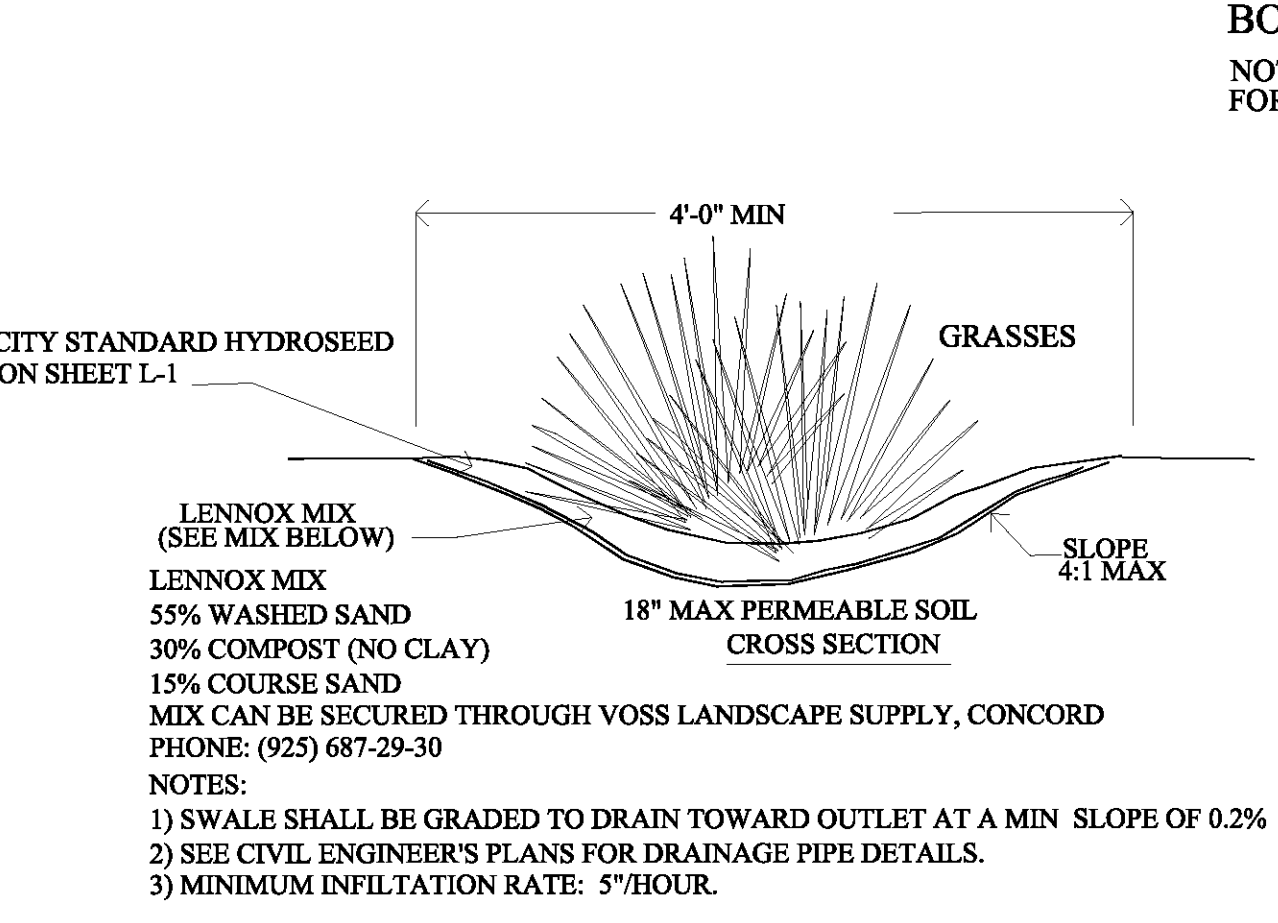
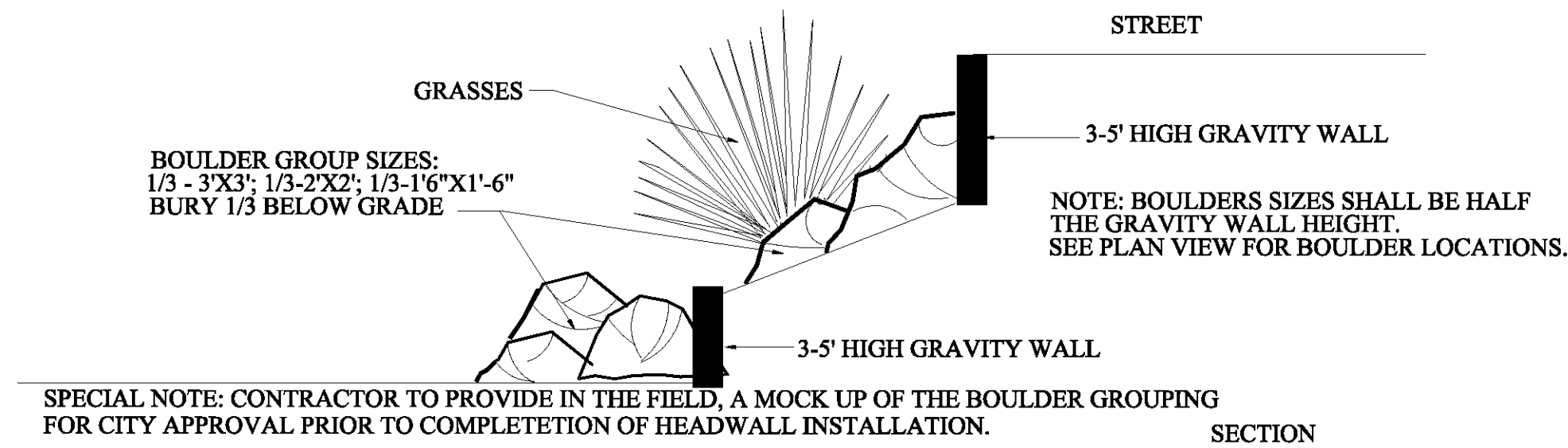
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LUCAS RANCH ESTATES
 TRACT #6569
 LAFAYETTE, CALIFORNIA

INSTALLATION DETAILS

DATE: 1/9/09
 JOB NO:
 SCALE: NTS
 DRAWN BY: JRS
 SHEET:

OF SHEETS

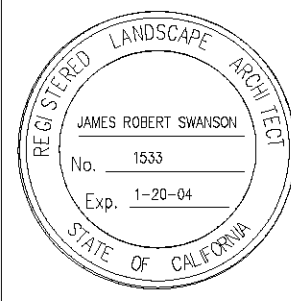


DOUBLE LEAF GATES		
OPENING	GATE POSTS	HINGE SPACE (S)
FACE TO FACE	SQ & RND SIZES	POST TO UPRIGHT
8'-0" [2438MM]	2 1/2" [63.5MM] SQ OR	FOR SQUARE & ROUND GATE POSTS:
THROUGH	2.875" [73MM] OD	2 1/4" [57MM]
12'-0" [3658MM]		

INSTALLATION DETAILS L-4

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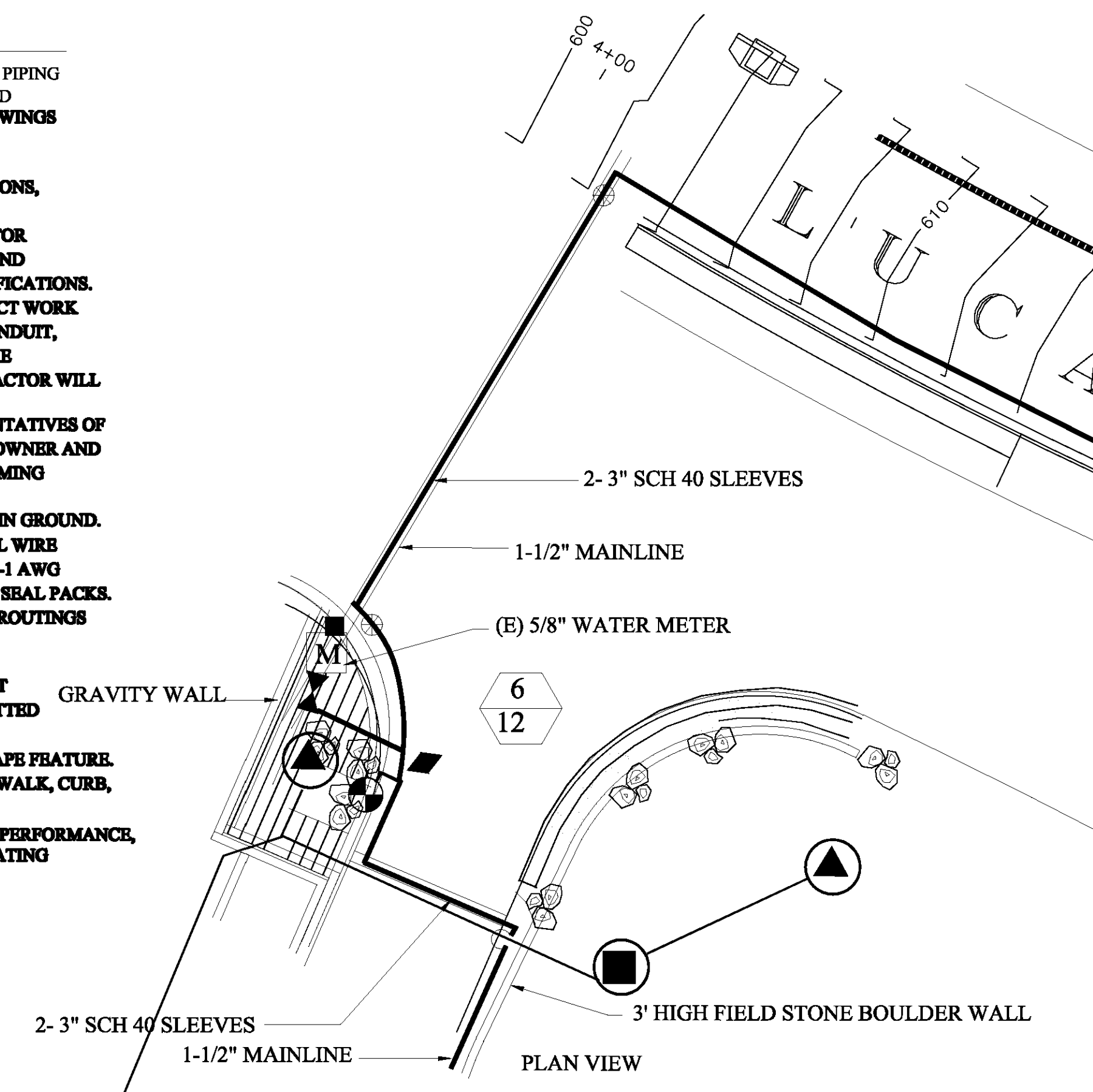
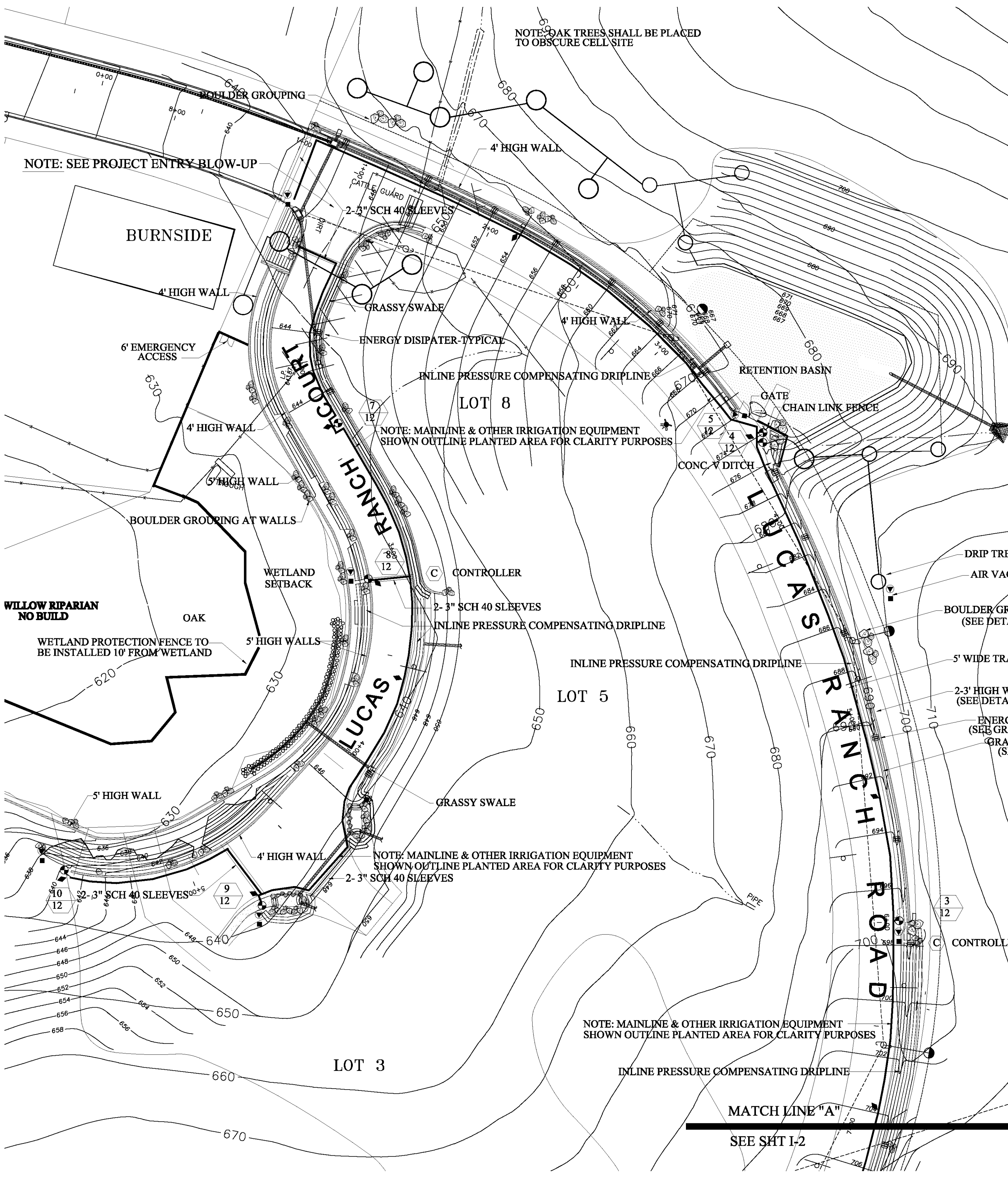


LUCAS RANCH ESTATES
TRACT #6569
LAFAYETTE, CALIFORNIA

IRRIGATION PLAN
DATE: 9/9/09
JOB NO:
SCALE: 1" = 30'
DRAWN BY: JRS
SHEET:
I-1
OF SHEETS

IRRIGATION NOTES

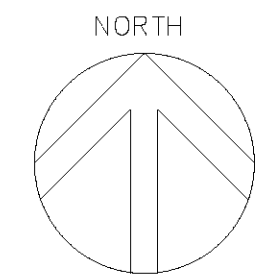
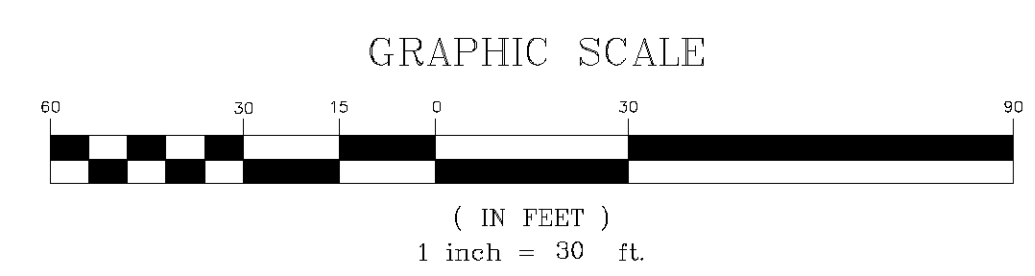
- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE INSTALLED. ALL PIPING VALVES, ETC. SHOWN WITHIN PAVED AREAS IS SHOWN FOR CLARITY PURPOSES ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO SCALE OF DRAWINGS IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, 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 OWNERS REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTACTORS 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.
- 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 #12-1 AWG WITH WHITE INSULATING JACKET. CONTROL WIRE SHALL BE #14-1 AWG WITH RED INSULATING JACKET. SPARE CONTROL WIRE SHALL BE #12-1 AWG WITH ORANGE INSULATING JACKET. SPLICES SHALL BE MADE WITH 3M #370 SCOTCHLOK SEAL PACKS. CONTRACTOR SHALL PROVIDE AN EXPANSION LOOP AT CHANGES IN DIRECTION OF WIRE ROUTINGS GREATER THAN 30 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.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL DRIPLINES FOR OPTIMUM PERFORMANCE, AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.



PROJECT ENTRY IRRIGATION scale: 1" = 20'
 POINT OF CONNECTION AND WATER SUPPLY: 5/8" WATER METER
 PROVIDE CONNECTION TO WATER SERVICE BELOW GRADE WITH COMPRESSION T ADAPT TO PVC MAINLINE. INSTALL ISOLATION VALVE IMMEDIATELY DOWN STREET POINT OF CONNECTION. VERIFY EXACT LOCATION IN FIELD; VERIFY A MINIMUM PRESSURE OF 60 PSI AND A MAXIMUM FLOW OF 20 GPM.

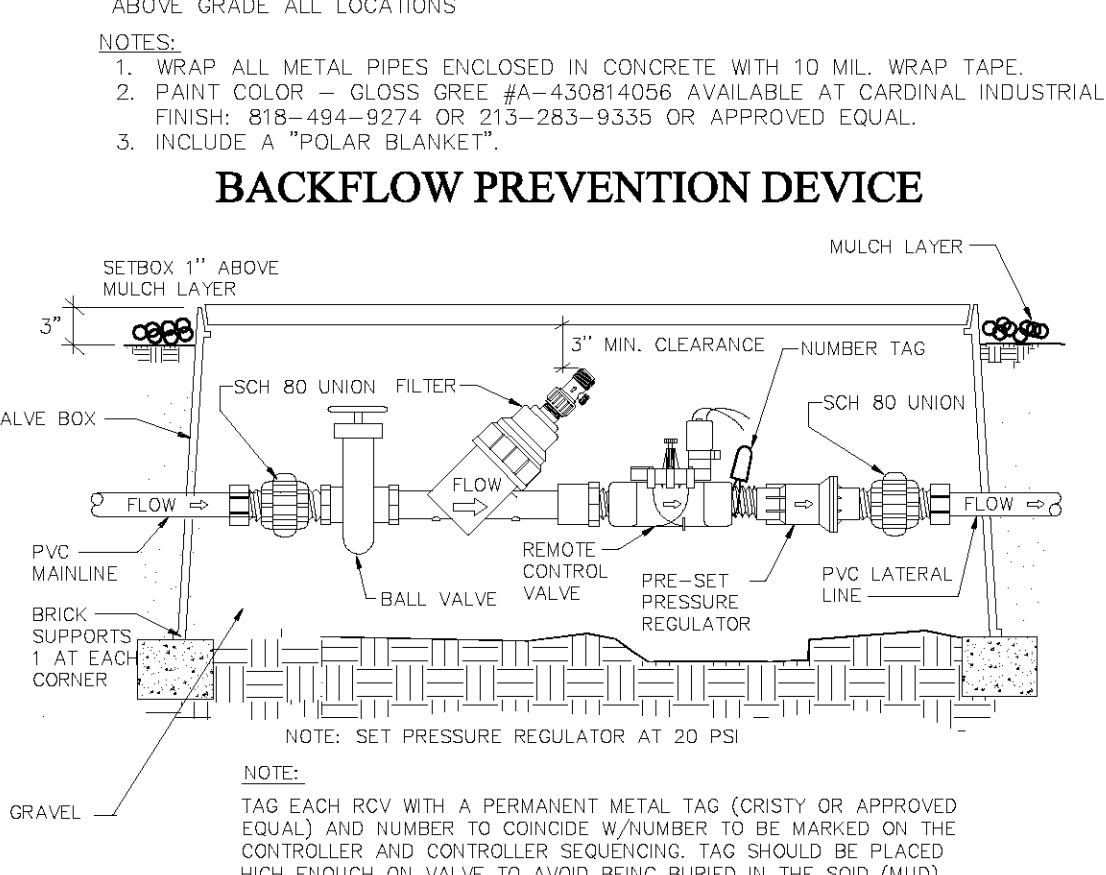
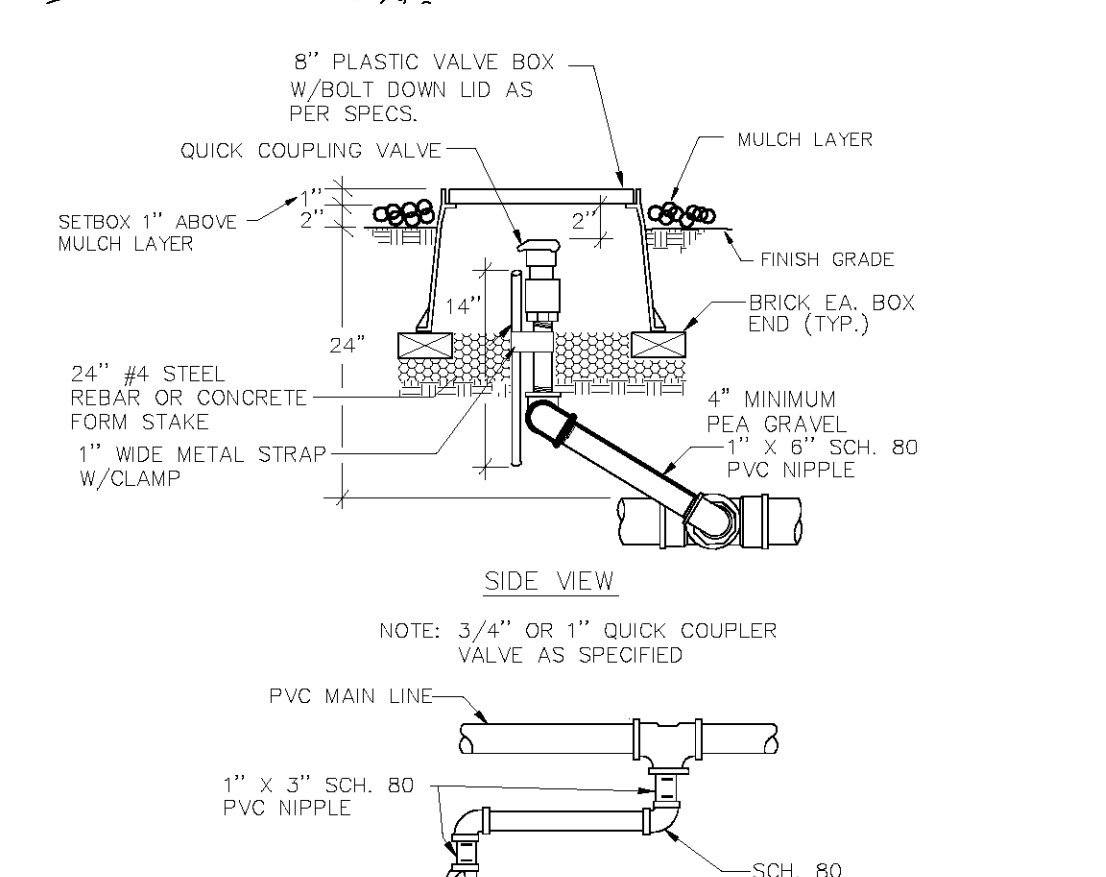
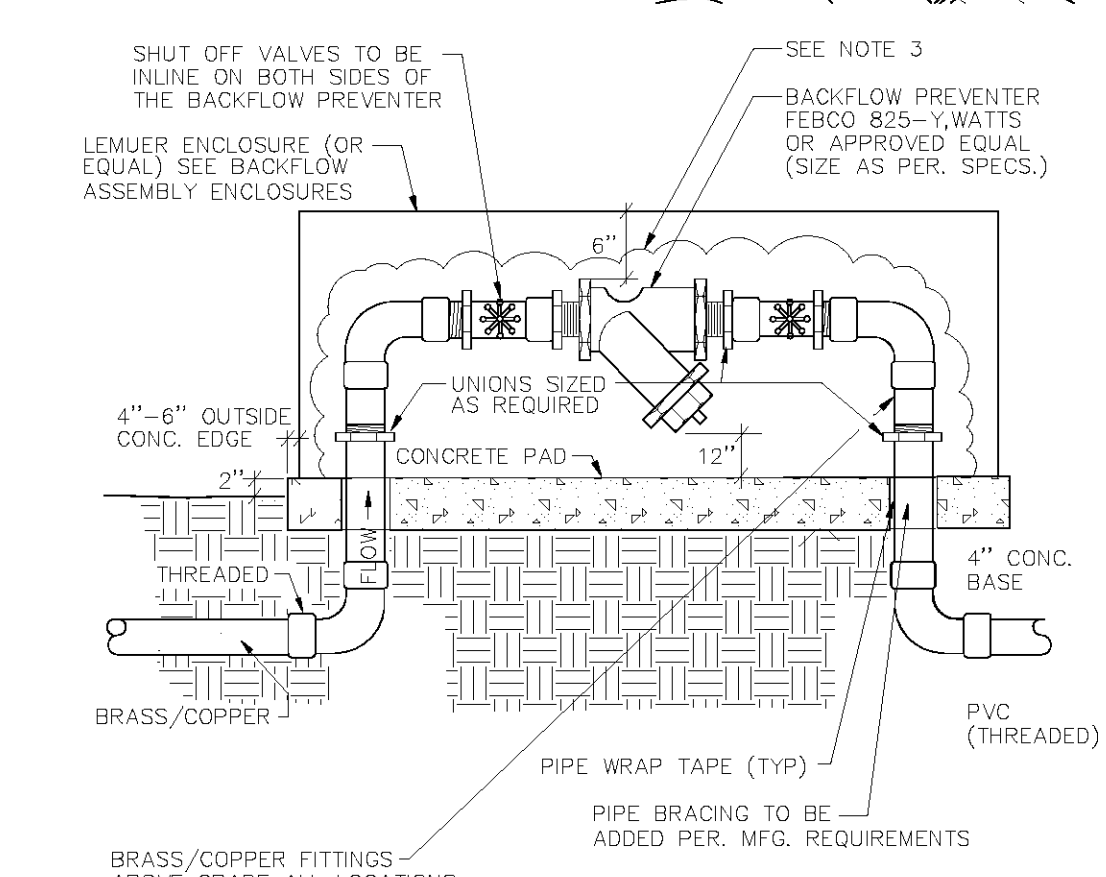
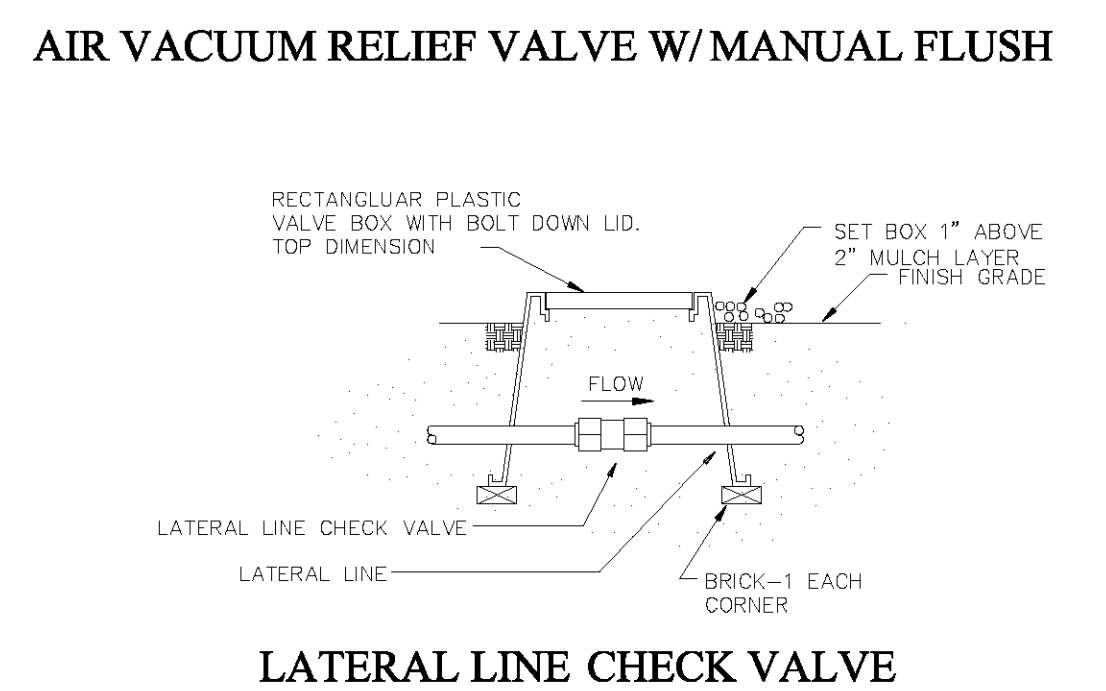
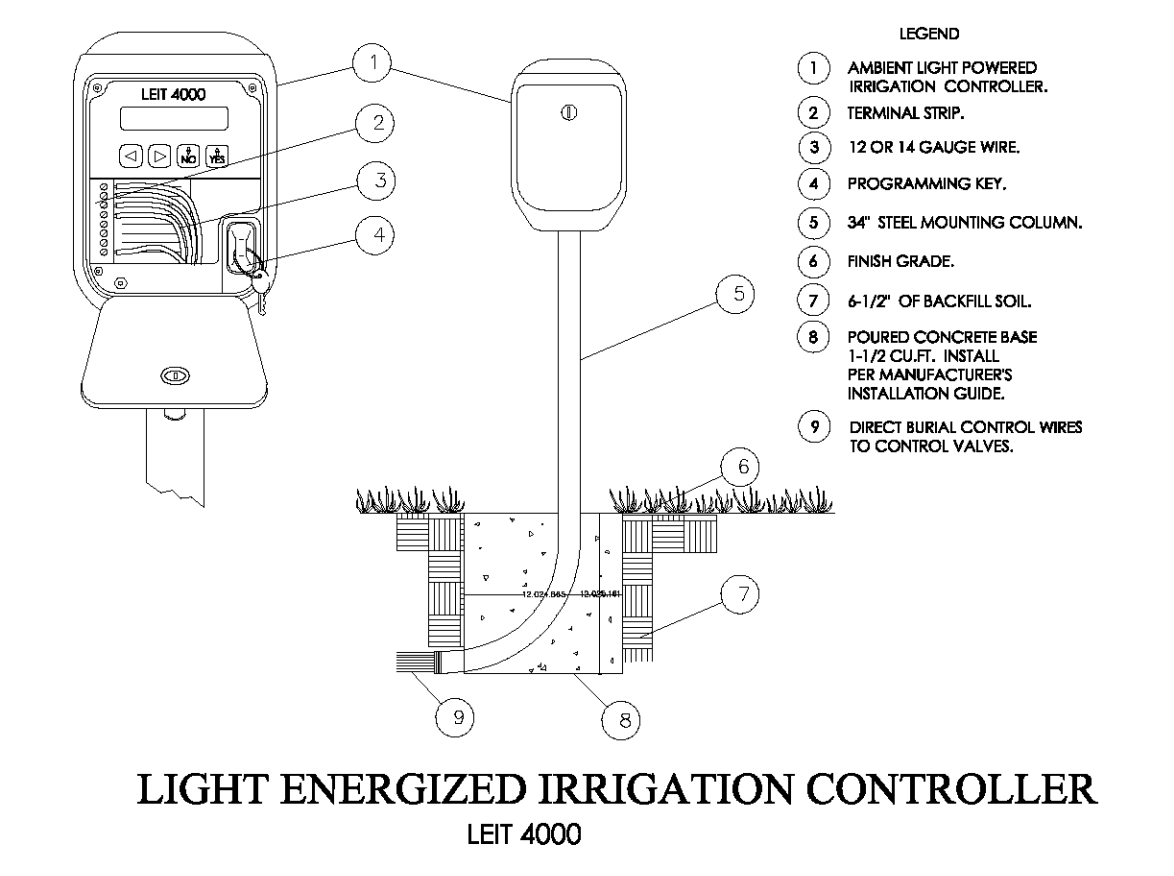
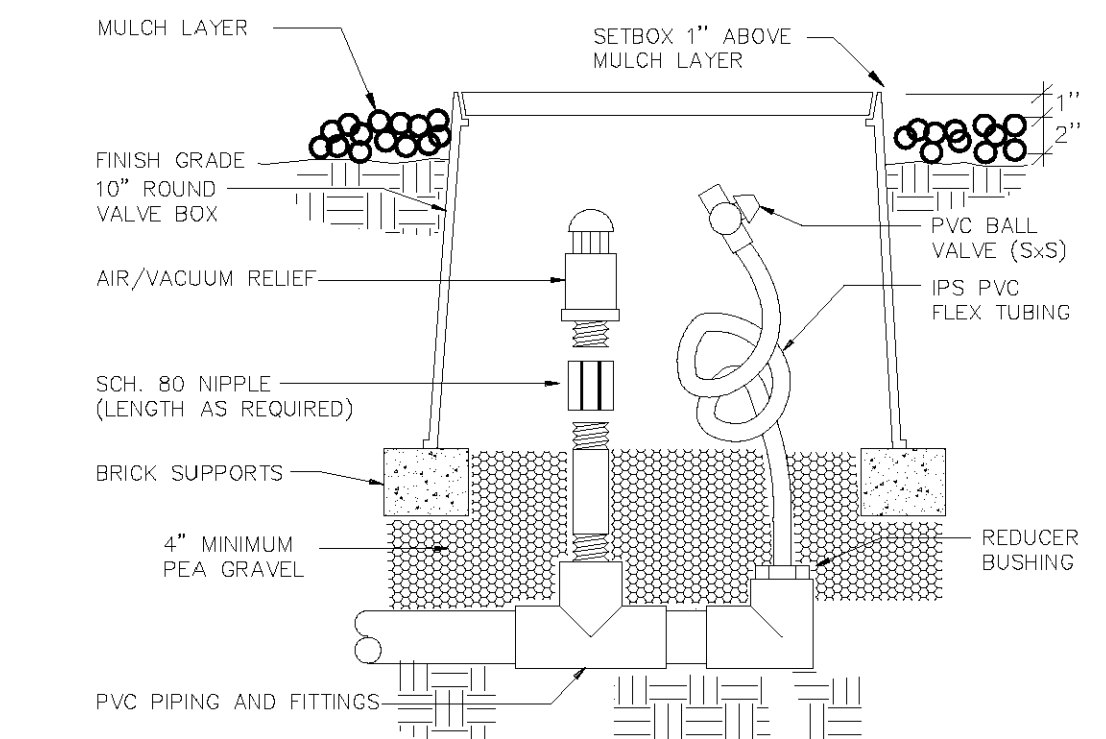
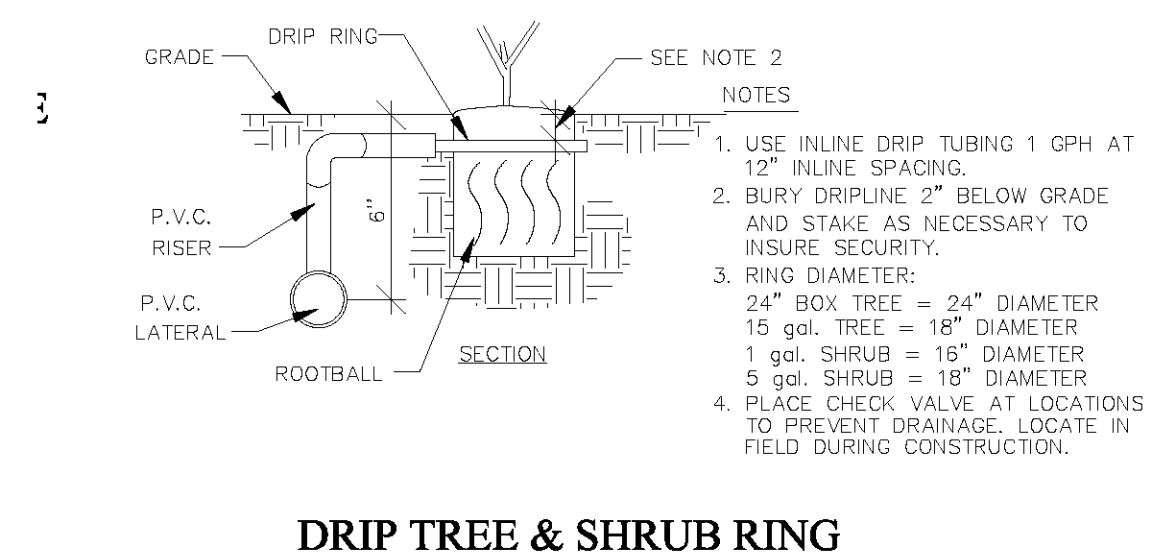
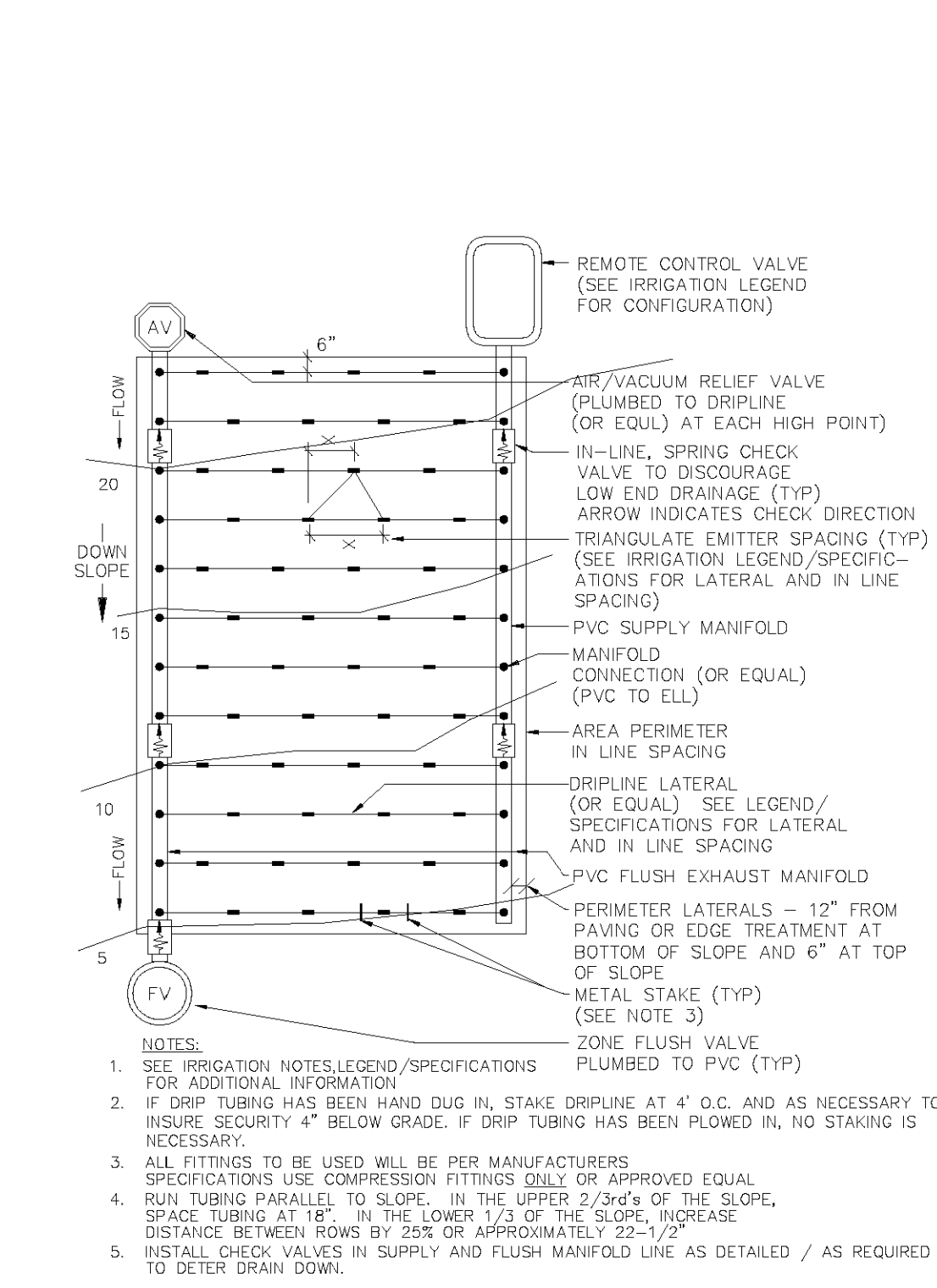
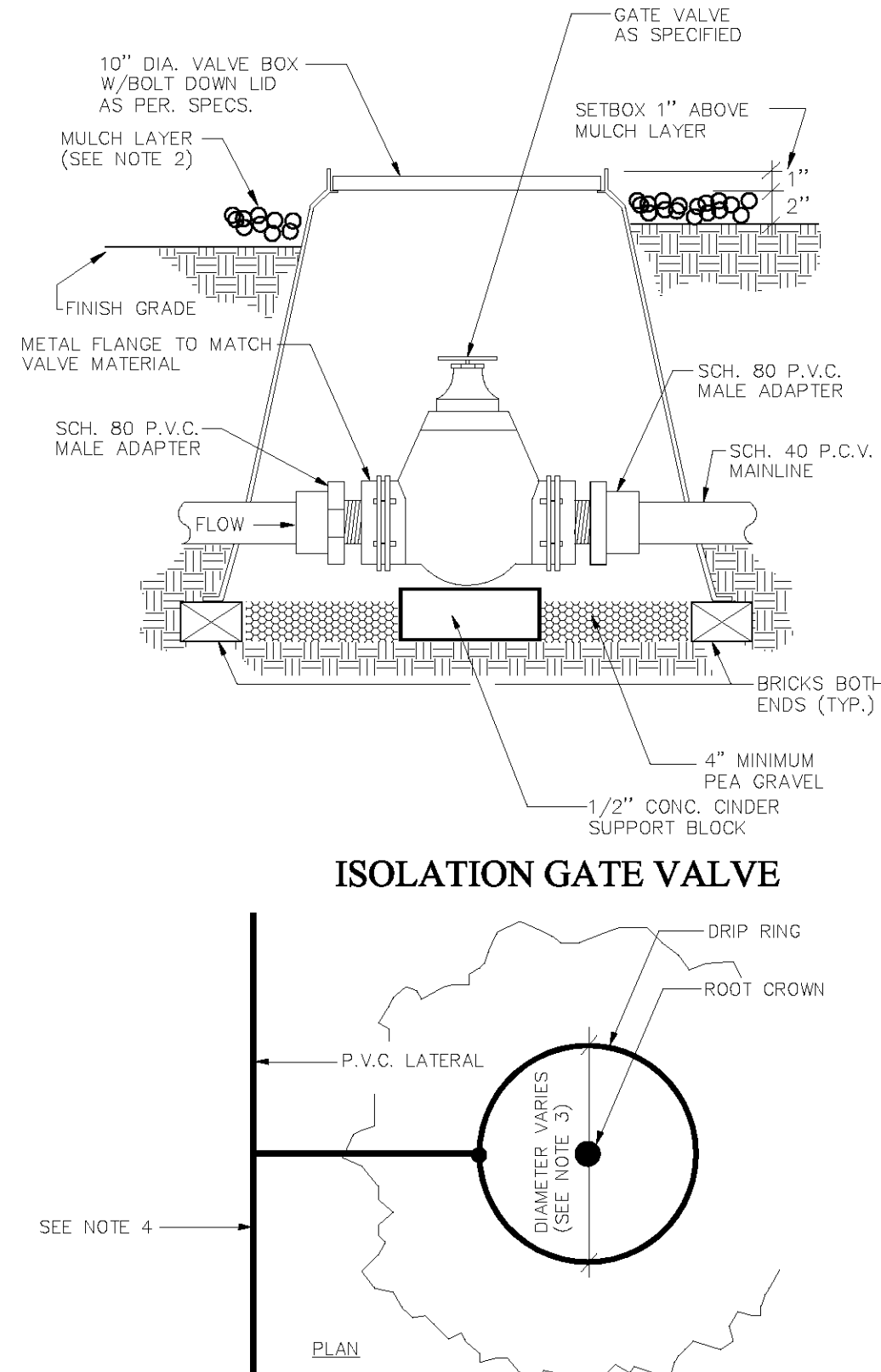
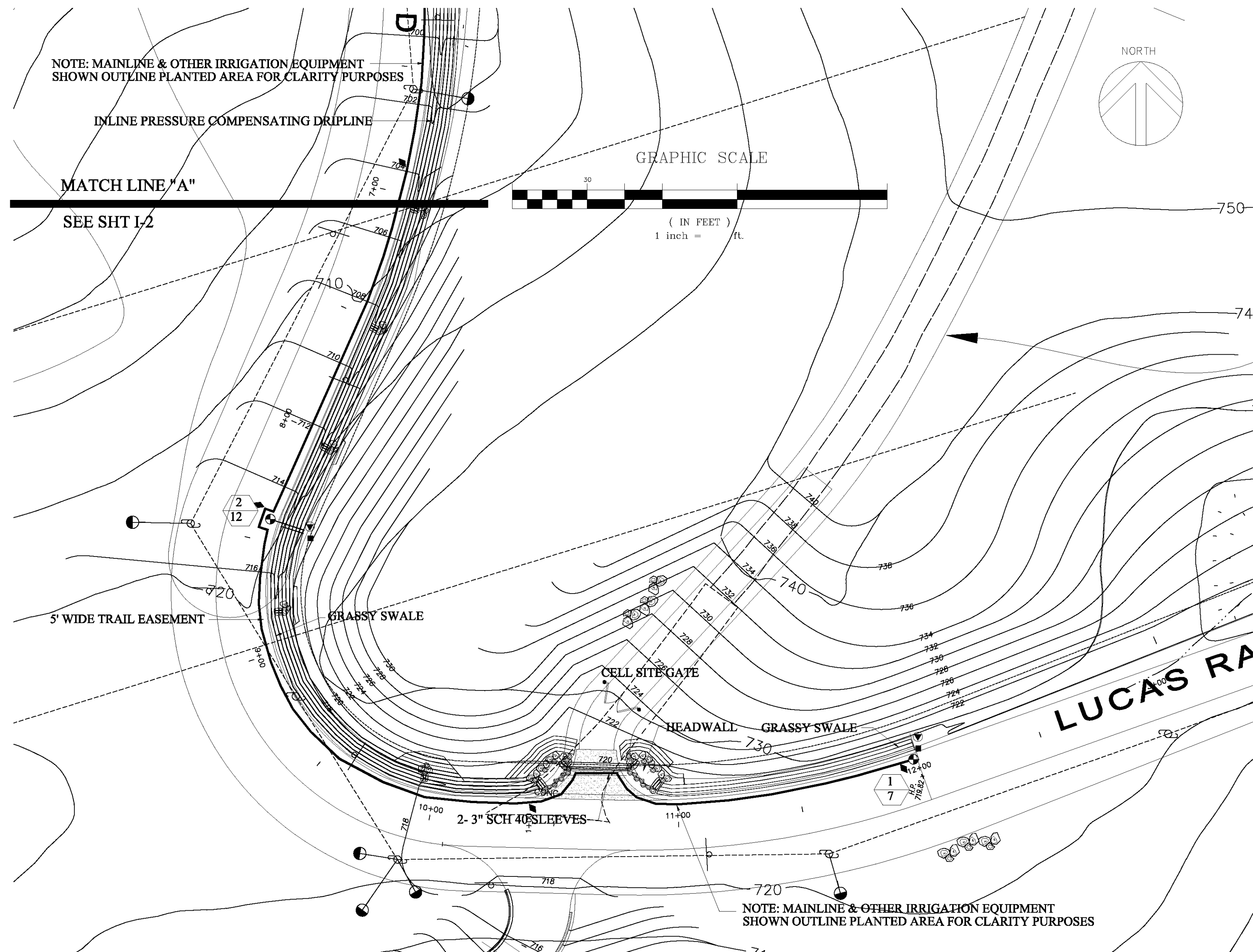
IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION
	DL-2000 RPG 4 18	TORO INLINE DRIPLINE WITH 18" EMITTER SPACING FOR GROUND COVERS @ 1.02 GAL/HR
	DL-2000 RGP 4 12	TORO INLINE DRIPLINE WITH 12" EMITTER SPACING FOR TREES @ 1.02 GAL/HR
	SCH 40-3/4"	LASCO PVC LATERAL LINE PIPE FOR DRIP SYSTEM
	TLO 50 MPV-1	NETA-FIM AUTOMATIC FLUSH VALVE
	TLAVRV	TORO AIR VENT/ VACUUM RELIEF VALVE WITH MANUAL FLUSH
	XCZ-100-BFF	RAINBIRD AUTOMATIC CONTROL VALVE, WITH FILTER, AND INLINE PRESSURE REGULATOR
	44 DRC	RAINBIRD 1" QUICK COUPLER VALVE
	SCH 40 1-1/2"	LASCO PVC MAINLINE PIPE
	4008	LEIT 8 STATION SOLAR CONTROLLER
	SCH 40	6" PVC SLEEVE WITH 24" OF COVER
	825Y-BV-1"	FEBCO REDUCED PRESSURE BACKFLOW PREVENTION DEVICE W/ LEMUR ENCLOSURE & POLAR BLANKET
	KC SERIES AT LINE SIZE	KBI OR EQUAL SPRING CHECK VALVE
	LINE SIZE	NIBCO OR EQUAL ISOLATION BALL VALVE
	M	EXISTING 5/8" WATER METER
	VALVE DESIGNATION	
	GPM	



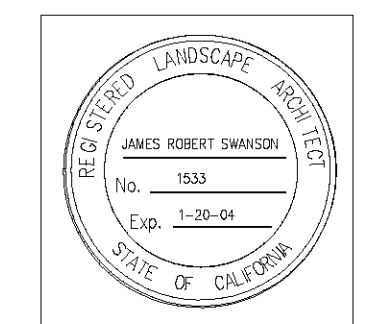
NOTE: SEE SHEET I-2 FOR INSTALLATION DETAILS

IRRIGATION PLAN
 NOTE: SEE SHEET L-4 FOR DEATILS



REVISIONS	BY

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IRRIGATION PLAN