

IRRIGATION EQUIPMENT SCHEDULE

KEY	MFR.	DESCRIPTION	MODEL
E	HUNTER	IRRIGATION CONTROLLER	I-CORE, 12 STA. WALL MOUNT PLASTIC CABINET
B	HUNTER	ET SENSOR/RAIN SENSOR	WIRELESS SOLAR-SYNG WSS-SEN SEE DETAILS FOR MOUNTING
H	NETAFIM	HYDROMETER	1.5" NORMALLY CLOSED HYDROMETER - SEE MFR REQ'TS FOR ADDITIONAL EQUIPMENT REQUIRED FOR HUNTER CONTROLLER
W	WILKING	REDUCED PRESSURE BACKFLOW DEVICE	WILKING 375XL LEAD FREE - 1.5" WITH CAGE AND POLAR BLANKET
K	KBI	BALL VALVE	SCH 80 LO-TORQUE, FULL PORT, LINE SIZE
Q	HUNTER	1" QUICK COUPLER	HQ-5 ON SWING JOINT FURNISH ONE SET OF MATCHING KEY AND SWIVEL ELL TO OWNER
D	HUNTER	DRIP CONTROL ZONE KIT	ICZ-101
V	HUNTER	VALVE	1CV SERIES, SIZE PER PLAN
T	TORO	PVC TO SUBSURFACE DRIP	TORO FTF-16
F	TORO	SUB SURFACE FLUSH VALVE	TFCH-H-FIPT
A	TORO	SUB SURFACE AIR RELEASE VALVE (NOT SHOWN)	TYD-500-34 LOCATE AT HIGH POINT ON LINE ONE REQUIRED FOR EACH CIRCUIT
R	RAINBIRD	TREE BUBBLERS	PRESSURE COMPENSATING BUBBLERS - .25 GPM

MAINLINE	SCH. 40 PVC, BURY 18", 24" UNDER DRIVING SURFACE - SEE NOTE BELOW. MIN. SIZE SHOWN 1.5" UNLESS OTHERWISE NOTED ON PLAN.
LATERAL LINES	CL 200 PVC, BURY 12", 24" UNDER DRIVING SURFACE - SEE NOTE BELOW. MIN. SIZE SHOWN 1" UNLESS OTHERWISE NOTED ON PLAN. IN NO CASE MAY VELOCITY EXCEED 5 FPS.
SUBSURFACE DRIPLINE	TORO DL2000, 18" EMITTER SPACING 5/8" I.O. GPH. FITTINGS TO MATCH
DRIPLINE HEADER	CL 200 PVC, SEE DETAIL L3.0/1 & J
SLEEVING (NOT SHOWN)	SCH. 40 PVC, 2 TIMES LARGER THAN IRRIGATION LINE. BURY 24" UNDER DRIVING SURFACE. SEE SPEC/5/ DETAILS AND NOTE BELOW

X	VALVE NUMBER
XX	VALVE SIZE
XXX	APPROXIMATE GALLONS PER MINUTE

LATERAL PIPE SIZING	
0 - 12 GPM:	1"
12 - 28 GPM:	1.5"
28 - 45 GPM:	2"
45 - 70 GPM:	2.5"

NOTE: MINIMUM DEPTH FOR ALL PIPE UNDER PAVEMENT IS 24" BELOW PAVING COURSE. EXCEPT WHERE CROSSING UNDERDRAINS WHERE IRRIGATION PIPE MUST CROSS BELOW UNDERDRAINS. SEE DETAIL, SHEET C6

SEE LANDSCAPE IRRIGATION NOTES SHEET L4.0

Revision/Issued for:
6.15.17 ISSUED FOR BRAND REVIEW
8.9.17 ISSUED FOR PLAN CHECK



Gateway Hotel  
550 Gateway Blvd.  
South San Francisco, CA

A Project For:  
Sri Krishna Enterprise  
300 Gateway Boulevard  
South San Francisco, CA  
Vijay Patel, Project Manager

Sheet Title:  
IRRIGATION PLAN

SPI Job No: 16-032  
Project Manager: kh  
Drawn By: kd  
Date: 8-24-17  
Scale: 1" = 20'

Sheet:

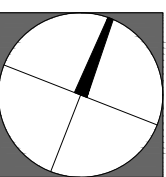
L1.0

of 4 Sheets

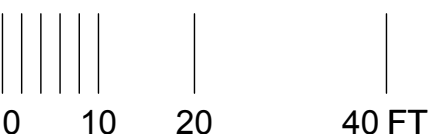
CALL BEFORE YOU DIG  
48 HOURS  
CALL "USA" TOLL FREE  
8-1-1



UNDERGROUND SERVICE ALERT



SCALE: 1"=20'-0"



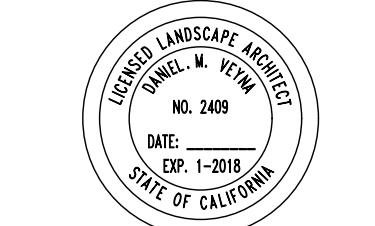


Revision/Issued for:

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Professional Seal:

Gateway  
Hotel550 Gateway Blvd.  
South San Francisco, CA

A Project For:

Sri Krishna Enterprise  
300 Gateway Boulevard  
South San Francisco, CAVijay Patel, Project  
Manager

Sheet Title:

PLANTING  
PLANSPL Job No: 16-032  
Project Manager: kh  
Drawn By: kd  
Date: 8-24-17  
Scale: 1" = 20'

Sheet:

L2.0

of 4 Sheets

## PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
ARB MAR	ARBUS U 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	L
CUP MAC	CUPRESSUS MACROCARP	MONTEREY CYPRESS	24" BOX	M
CUP TT	CUPRESSUS S. 'TINY TONERS'	TINY TONERS ITAL CYPRESS	24" BOX	L
GIN BIL	GINKGO BILBOBA	MAIDENHAIR TREE	24" BOX	M
LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M
MEL QUI	MELALEUCA QUINCLENARIA	CAJUPUT TREE	24" BOX	L
MET EXC	METROSIDEROS EXCELSA	N. Z. CHRISTMAS TREE	24" BOX	L
PHO DAC	PHOENIX DACTYLIFERA	DATE PALM	12" BROOK TRUNK	L
TRA HUM	TRACATYCARPUS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	L
TRI LAU	TRISTANIA LAURINA	WATER GUM	24" BOX	M

## SHRUBS

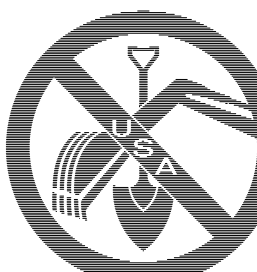
AGA AFR	ASAPANTHA AFRICANUS	LILY OF THE NILE	1 GAL	M
ARC SUN	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL	L
ARC W	ARCTOSTAPHYLOS UVA URSI	PT. REYES MANZANITA	5 GAL	L
AZ SI	AZALEA 'SOUTHERN INDICA'	SOUTHERN INDICA AZALEA	5 GAL	M
AZ TREE	AZALEA TREE	AZALEA TREE	5 GAL	M
BAC TP	BACCHARIS P. 'TWIN PEAKS'	COYOTE BUSH	5 GAL	L
BER THU	BERBERIS THUNDERBOLT	JAPANESE BARBERRY	5 GAL	M
CAR BAR	CAREX BARBARAE	BARBARAE CAREX	1 GAL	M
CAR MAC	CARISMA MACROCARPATONLINSON	TONKINSON NATAL PLUM	1 GAL	L
CEA JP	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER MT. LILAC	5 GAL	M
CLU MIN	CLIVIA MINIATA	ORANGE GLIVIA	1 GAL	M
CIS PUR	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
COP KIR	COPROSMA X KIRKII	CREeping COPROSMA	5 GAL	M
COR FG	CORDYLINE FESTIVAL GRASS	FESTIVAL CORDYLINE	5 GAL	M
COT LAG	COTONEASTER LAGETUS	COTONEASTER	5 GAL	L
ERI KAV	ERICA CANALICULATA	TWISTED HEATH	1 GAL	M
HEB PP	HEBE 'PATTY'S PURPLE'	PATTY'S PURPLE HEBE	5 GAL	M
HET ARB	HETEROMELES ARBUTIFOLIA	CHRISTMAS BERRY TOYON	5 GAL	L
JUN PAT	JUNCUS PATES	GREY BUSH	1 GAL	M
LAN WHT	LANTANA 'WHITE LIGHTENING'	WHITE LIGHTENING LANTANA	1 GAL	L
LIR MUS	LIRIOPE 'MUSCARI'	BIG BLUE LILYTURF	1 GAL	M
LOR CHI	LOROPETALUM CHINENSE	FRINGE FLOWER	1 GAL	L
MAH AQU	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	M
MAH REP	MAHONIA REPENS	CREeping OREGON GRAPE	5 GAL	L
MH RIG	MULDERBERGIA RIGENS	DEER GRASS	5 GAL	L
MH RM	MULDERBERGIA C. 'REGAL MIST'	REGAL MIST PINK MULHLY	5 GAL	L
OLE LO	OLEA E. 'LITTLE OLLIE'	DWF OLIVE TREE 'LITTLE OLLIE'	5 GAL	L
PHO MQ	PHORMIUM 'MAORI QUEEN'	MAORI QUEEN FLAX	5 GAL	L
PRU ZAB	PRUNUS ZABELIANA	ZABELIANA ENGLISH LAUREL	5 GAL	M
RHA CAL	RHAMNUS CALIFORNIA	COFFEEBERRY	5 GAL	L
RHA UMB	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO DWF INDIAN HANTHORN	5 GAL	L
RHU OVA	RHUS OVATA	SUGAR BUSH	5 GAL	L
ROS HB	ROSMARINUS 'HUNTINGTON BLUE'	HUNTINGTON BLUE ROSEMARY	1 GAL	L
SEN CIM	SENEGIO CINERARIA	DUSTY MILLER	1 GAL	L

ACHILLEA MILLEFOLIUM 'ISLAND PINK', 18" OC FROM 1 GAL CONTAINERS. WUCOLS 'L'

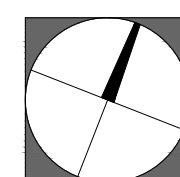
GREEN LEAF GAZANIA, 14" OC FROM PONY PACKS OR 1 GAL, WUCOLS 'M'

GRASSCRETE PAVERS WITH KURAPIA (LIPPIA NODIFLORA) FROM PLUGS, 2 PLUGS/VOID.  
AVAILABLE FROM FLORASOURCE - 944-448-1131, APPROX 30 TRAYS OF 72 PLUGS. WUCOLS 'L'COBBLE - ROUND, 3/4" TO 2". 2" DEEP OVER COMPACTED NATIVE GRADE. WEED FABRIC  
PROHIBITED

\* QUANTITIES FOR CONVENIENCE ONLY, CONTRACTOR TO FURNISH ALL PLANTS SHOWN ON PLANS

VESPRO 24" ROOT GUIDE & BARRIER - EXTRUDED POLYETHYLENE PANELS  
ANTICIPATED REQUIRED LOCATIONS - CONTRACTOR SHALL BE RESPONSIBLE FOR  
ROOT BARRIERS AT ALL LOCATIONS REQUIRED BY DETAILS & SPECS.24" KEYSTONE 'COMPAG III' STRAIGHT SPLIT GRAVITY UNIT RETAINING WALL.  
INSTALL PER MFR INSTRUCTIONS AND DETAIL 513.0CALL BEFORE YOU DIG  
48 HOURS  
CALL "USA" TOLL FREE  
8-1-1

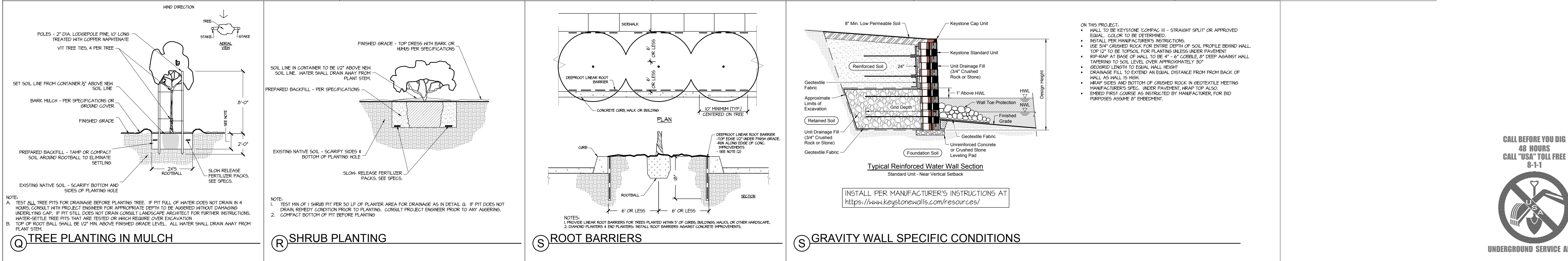
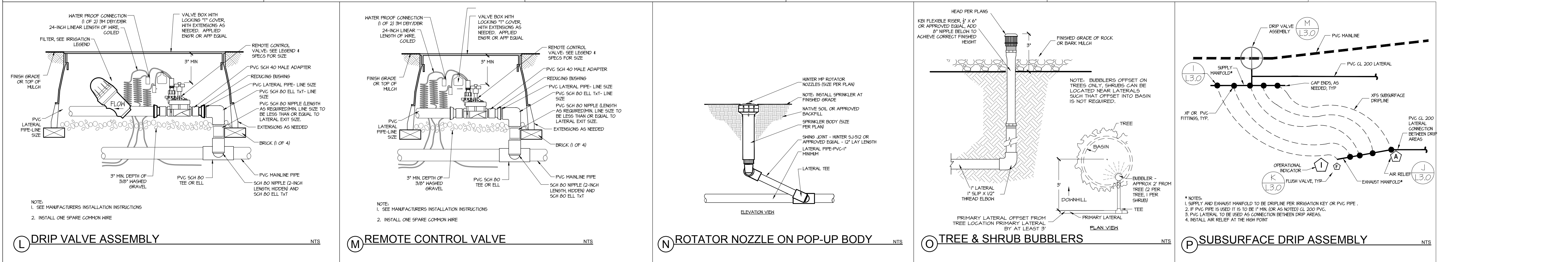
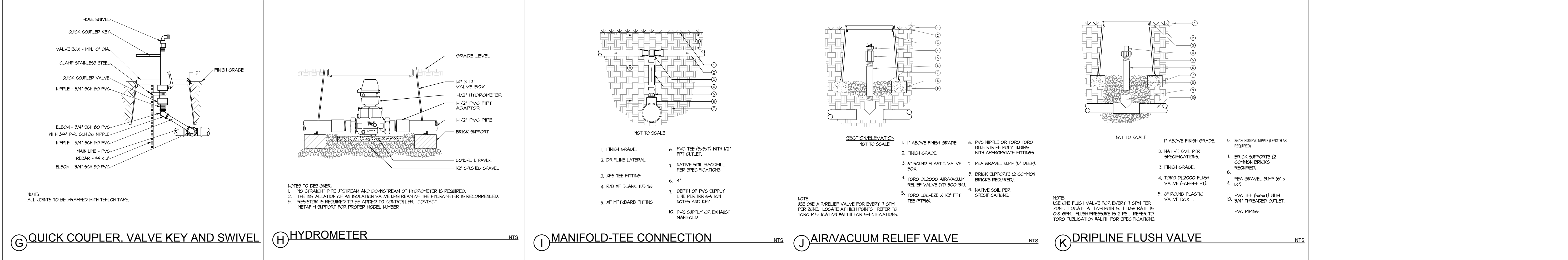
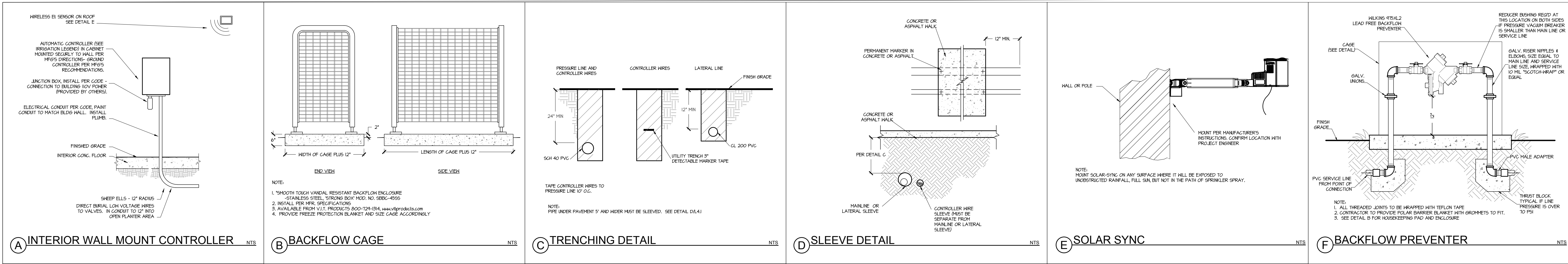
UNDERGROUND SERVICE ALERT



SCALE: 1"=20'-0"

0 10 20 40 FT







IRRIGATION NOTES

VERIFICATION:  
THE SYSTEM IS BASED ON **50** P.S.I. AND **25** G.P.M.  
AVAILABLE AT THE DISCHARGE OUTLET OF THE METER OR  
OTHER POINT OF CONNECTION. THE CONTRACTOR SHALL  
VERIFY THE SAME AT THE AWARD OF THE CONTRACT. THE  
CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY  
IF THE DATA IS SIGNIFICANTLY DIFFERENT AND WOULD  
ADVERSELY AFFECT THE OPERATION OF THE SYSTEM. SUCH  
NOTICE SHALL BE IN WRITING AND SHALL OCCUR A MINIMUM  
OF TWO WEEKS PRIOR TO START OF INSTALLATION.

SCHEMATIC:  
THE SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR  
GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN  
COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING  
AREAS. VALVES AND MAIN LINES SHALL BE LOCATED IN  
PLANTER AREAS.

UTILITIES:  
NO UTILITY SURVEY HAS BEEN PERFORMED. CONTRACTOR  
SHALL BE RESPONSIBLE FOR CONTACTING UNDERGROUND  
SERVICE ALERT TWO (2) DAYS PRIOR TO THE START OF  
WORK. DURING TRENCHING OPERATIONS, CONTRACTOR  
SHALL PROTECT EXISTING UTILITIES IN PLACE. IN THE  
EVENT OF CONFLICT BETWEEN UTILITIES AND TRENCHING  
OPERATIONS, CONTRACTOR SHALL HAND DIG TRENCH TO  
AVOID DAMAGE TO EXISTING UTILITIES.

CODES:  
THE IRRIGATION SYSTEM AND ALL OTHER MECHANICAL,  
ELECTRICAL AND STRUCTURAL SYSTEMS SHALL BE  
INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE  
AND LOCAL CODES AND MANUFACTURER'S  
SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS.  
ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED. NOTIFY  
THE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO SIGNING  
A CONTRACT OWNER OF ANY CONFLICTS. CONFLICTS  
NOTED AFTER SIGNING OR AFTER THE COMMENCEMENT OF  
WORK SHALL BE THE SOLE RESPONSIBILITY OF THE  
CONTRACTOR.

MATERIALS:  
ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE  
WITH MANUFACTURER'S RECOMMENDATIONS. NOTIFY  
ARCHITECT PRIOR TO BIDDING IN THE EVENT OF CONFLICTS  
BETWEEN MANUFACTURER'S RECOMMENDATIONS, PLANS,  
DETAILS, NOTES, OR SITE FEATURES.

INSTALLATION:  
THE LANDSCAPE ARCHITECT SHALL NEITHER HAVE  
CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE  
FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES,  
SEQUENCES OR PROCEDURES, OR FOR SAFETY  
PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE  
WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S  
RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT  
DOCUMENTS.

EXAMINE AREAS AND CONDITIONS UNDER WHICH IRRIGATION  
WORK IS TO BE PERFORMED. DO NOT PROCEED WITH  
WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN  
CORRECTED.

NO PART OF THIS SYSTEM SHALL BE INSTALLED IN ANY  
LOCATION OR MANNER WHICH MAY ENDANGER THE HEALTH,  
SAFETY, OR WELFARE OF THE PUBLIC. OPEN EXCAVATIONS  
SHALL BE BARRICADED OR COVERED. PROVIDE AND  
MAINTAIN ALL LIGHTS, WARNING SIGNS, BARRICADES, ETC.  
AS MAY BE REQUIRED OR NECESSARY TO PROTECT THE  
PUBLIC. ALL ABOVE GROUND EQUIPMENT SHALL BE  
INSTALLED ADJACENT TO STRUCTURES, FENCES, OR WALLS,  
OR IT SHALL BE PERMANENTLY BARRICADED IN SUCH A  
WAY AS TO PREVENT TRIPPING OVER IT OR RUNNING INTO  
IT INADVERTENTLY.

PROTECT BUILDINGS, WALKS, WALLS AND OTHER PROPERTY  
FROM DAMAGE. DAMAGE CAUSED TO ASPHALT,  
CONCRETE, OR OTHER BUILDING MATERIAL SURFACES  
SHALL BE REPAIRED OR REPLACED AT NO COST TO THE  
OWNER. RESTORE DISTURBED AREAS TO ORIGINAL  
CONDITIONS. EXPENSES DUE TO VANDALISM BEFORE FINAL  
ACCEPTANCE SHALL BE BORNE BY THE CONTRACTOR.

INSTALL ANY SLEEVING UNDER ASPHALT OF CONCRETE  
PAVING WIDER THAN 5' PRIOR TO PAVING OPERATIONS TO  
ACCOMMODATE PIPING. COMPACT BACKFILL AROUND  
SLEEVES TO 95 % MODIFIED PROCTOR DENSITY WITHIN 2 %  
OF OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH  
ASTM D1557 OR AS DIRECTED BY CIVIL ENGINEER. ANY  
SETTLING OF BACKFILLED TRENCHES WHICH A OCCUR  
DURING GUARANTEE PERIOD SHALL BE REPAIRED AT NO  
EXPENSE TO THE OWNER, INCLUDING COMPLETE  
RESTORATION OF DAMAGED PROPERTY.

TRENCH EXCAVATION SHALL FOLLOW, AS MUCH AS  
POSSIBLE, LAYOUT SHOWN ON DRAWINGS. DIG TRENCHES  
STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM  
OF TRENCH. TRENCH BOTTOM SHALL BE CLEAN AND  
SMOOTH WITH ALL ROCK AND DEBRIS REMOVED.  
TRENCHES FOR PIPING SMALLER THAN 3 INCHES SHALL  
HAVE A MINIMUM WIDTH OF 1 INCHES.

PROVIDE NOT LESS THAN 6 INCHES OF CLEARANCE  
BETWEEN EACH LINE, AND NOT LESS THAN 12 INCHES OF  
CLEARANCE BETWEEN LINES OF OTHER TRADES. ALL  
IRRIGATION LINES SHOULD BE A MINIMUM OF 18" BELOW  
BOTTOM OF BASE COURSE UNDER PAVING. SNAKE PIPE IN  
TRENCH AS MUCH AS POSSIBLE TO ALLOW FOR EXPANSION  
AND CONTRACTION. DO NOT INSTALL PIPE WITH AIR  
TEMPERATURE IS BELOW 40°F. WHEN PIPE LAYING IS NOT  
IN PROGRESS, OR AT END OF EACH DAY, CLOSE PIPE ENDS  
WITH TIGHT PLUG OF CAP. FLUSH EACH LINE COMPLETELY  
BEFORE INSERTING NOZZLES. PERFORM WORK IN  
ACCORDANCE WITH GOOD PRACTICE PREVAILING IN  
PIPING TRADES.

HEAD AND EQUIPMENT ALLOWANCE:  
THE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER  
WITH A COMPLETE PROJECT. HE/SHE SHALL INSTALL ANY  
ADDITIONAL HEADS, NOZZLE CHANGES, VALVES,  
IRRIGATION LINES, DRIP LINE, WIRE, ETC. AS NECESSARY TO  
ACCOMMODATE ANY NECESSARY FIELD CHANGES. THE  
CONTRACTOR SHALL MAKE ALL NEEDED CHANGES AS  
DIRECTED BY THE LANDSCAPE ARCHITECT AND PROVIDE  
THE OWNER WITH A COMPLETE PROJECT.

CHECK VALVES:  
INSTALL CHECK VALVES AT THE BASE OF ANY LINES OR  
HEADS THAT DISPLAY LOW END DRAINAGE. THESE SHALL  
BE INCLUDED IN THE CONTRACTORS PRICE AND SHALL BE  
ADDED AS DIRECTED BY THE ARCHITECT AND PROVIDE  
THE OWNER WITH A COMPLETE PROJECT WITH NO  
ADDITIONAL COST TO THE OWNER.

SLEEVING:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING  
ADEQUATELY SIZED SLEEVING FOR ALL IRRIGATION,  
LIGHTING AND OTHER LANDSCAPE COMPONENTS. THE  
DRAWINGS ARE INTENDED TO BE A GUIDE ONLY. SLEEVES  
SHALL BE CLEARLY MARKED DURING CONSTRUCTION AND  
SHALL OCCUR UNDER ALL PAVED AREAS WIDER THAN 5'  
AND SHALL EXTEND 1' MINIMUM BEYOND ALL PAVING.

ELECTRICAL SERVICE:  
ALL EXPOSED 110V WIRES SHALL BE PLACED IN RIGID  
METAL CONDUIT AND HARD WIRED DIRECTLY TO 110V  
SERVICE. ALL EXPOSED LOW VOLTAGE WIRE FOR  
IRRIGATION SHALL ALSO BE PLACED IN RIGID METAL  
CONDUIT.

TEST:  
WHILE TRENCHES ARE OPEN, PLACE ALL LINES UNDER  
WORKING PRESSURE FOR 2 HOURS UNDER OBSERVATION OF  
OWNER'S REPRESENTATIVE. REPAIR OR REPLACE ANY  
DEFECTIVE ELEMENTS AND REPEAT TEST UNTIL ALL  
VISIBLE LEAKS STOP.

FINAL ACCEPTANCE:  
OPERATE EACH IRRIGATION ZONE FOR THE LANDSCAPE  
ARCHITECT. ITEMS DEEMED NOT ACCEPTABLE SHALL BE  
REPAIRED OR REPLACED TO SATISFACTION.

WARRANTY/GUARANTEE:  
MANUFACTURERS SHALL WARRANTY MATERIALS AGAINST  
DEFECTS FOR A MINIMUM PERIOD OF ONE YEAR FROM  
DATE OF FINAL ACCEPTANCE. INSTALLER SHALL  
GUARANTEE WORKMANSHIP FOR THE SAME PERIOD.

PLANTING NOTES

VERIFICATION:  
THE CONTRACTOR SHALL CONFIRM AVAILABILITY OF  
PLANT MATERIALS IMMEDIATELY AFTER THE SIGNING OF  
THE CONTRACT WITH THE OWNER. SUBSTITUTIONS WITHOUT  
PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE  
ARCHITECT ARE NOT ALLOWED.

SCHEMATIC:  
THE FEATURES ARE SHOWN SCHEMATICALLY FOR  
GRAPHIC CLARITY. NO UTILITY SURVEY HAS BEEN  
CONDUCTED. PRIOR TO PLANTING, VERIFY EXACT  
LOCATIONS WITH THE PROJECT ENGINEER AND OWNER.  
TREES LOCATIONS SHALL RESPECT THE FOLLOWING  
OFFSETS FROM UTILITIES:

- 30' FROM STREET CORNERS FOR VISIBILITY & 15'  
FROM DRIVEWAY, STOP SIGNS, ALLEYS, LIGHT  
POLES AND POWER POLES
- 10' FROM FIRE HYDRANTS & 6' FROM SEWER LINES
- 5' FROM BUILDINGS OVERHANGS AND 2' FROM  
ADJACENT CONCRETE AND ADJOINING PROPERTY  
LINES
- 3' FROM GAS, ELECTRICAL, AND WATER LINES, AND  
ROOF DRAIN

IF CONFLICTS ARISE BETWEEN PLANS AND FIELD  
CONDITIONS NOTIFY PROJECT ENGINEER AND  
LANDSCAPE ARCHITECT.

CODES:  
ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE  
WITH ALL FEDERAL, STATE AND LOCAL CODES AND  
NURSERY AND MANUFACTURER'S SPECIFICATIONS,  
RECOMMENDATIONS AND REQUIREMENTS. NOTIFY THE  
LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING PRIOR  
TO SIGNING OF A CONTRACT WITH THE OWNER OF ANY  
CONFLICTS. CONFLICTS NOTED AFTER CONTRACT  
SIGNING OR AFTER THE COMMENCEMENT OF WORK  
SHALL BE THE SOLE RESPONSIBILITY OF THE  
CONTRACTOR.

FINISH GRADE:  
LANDSCAPE CONTRACTOR SHALL NOT FINE GRADE,  
AMEND SOIL OR DO ANY PLANTING OR IRRIGATION  
WORK UNTIL FINAL GRADES ARE ESTABLISHED WITHIN  
0.1' BY GENERAL CONTRACTOR.

FINISH GRADES IN PLANTING AREAS:  
FINISH GRADES SHALL CONFORM TO GRADING PLAN.  
FINISH GRADES SHALL BE 1" BELOW ADJACENT  
HARDSCAPE IN TURF AREAS AND 2" BELOW ADJACENT  
HARDSCAPE IN SHRUB AREAS. POSITIVE DRAINAGE  
AWAY FROM BUILDINGS AND WALKWAYS SHALL BE  
MAINTAINED.

PLANT ALLOWANCE:  
THE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER  
WITH A COMPLETE PROJECT. HE/SHE SHALL INSTALL ANY  
AND ALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS  
AND LEGENDS, SHOULD A DISCREPANCY OCCUR  
BETWEEN THE PLANS, NOTES OR LEGENDS THE ONE THAT  
REQUIRES THE GREATER NUMBER OF PLANTS SHALL  
PREVAIL. THE CONTRACTOR SHALL MAKE ALL NEEDED  
CHANGES AS DIRECTED BY THE LANDSCAPE ARCHITECT  
AND PROVIDE THE OWNER WITH A COMPLETE PROJECT.

TREE PLANTING:  
THE CONTRACTOR SHALL BE RESPONSIBLE TO  
ADEQUATELY PLAN FOR TREE PLANTING WHILE

INSTALLING THE IRRIGATION SYSTEM. NO TREES OR  
SHRUBS SHALL BE PLANTED DIRECTLY ON TOP OF  
IRRIGATION LINES.

ROOT BARRIERS:  
REQUIRED WHERE TREES ARE WITHIN 6' FROM CURBS,  
WALLS, PAVEMENT OR OTHER HARDSCAPE, WHETHER  
ILLUSTRATED ON THE PLANS OR NOT. SEE DETAILS  
REGARDING ADDITIONAL ROOT BARRIER REQUIREMENTS.

PLANTING DEPTH:  
THE CONTRACTOR SHALL PLANT ALL PLANTS AS SHOWN  
ON THE DETAILS. SHOULD THE CONTRACTOR OVERDIG  
PLANTING HOLES, AND THE PLANT OR PLANTS SETTLE,  
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLANT  
THESE PLANTS CORRECTLY. SHOULD REPLANTING  
WEAKEN THE PLANT, THE CONTRACTOR SHALL REPLACE  
THE PLANT IMMEDIATELY. SHOULD ANY PLANTS SETTLE  
DURING THE ONE YEAR WARRANTY PERIOD, THEY SHALL  
BE REPLACED BY THE CONTRACTOR. ALL REPLANTING  
AND REPLACEMENT SHALL BE DONE BY THE  
CONTRACTOR WITHIN TWO WEEKS OF NOTIFICATION AT  
NO ADDITIONAL COST TO THE OWNER. ALL  
REPLACEMENT PLANTING SHALL BE PROVIDED BY THE  
CONTRACTOR TO MATCH THE SAME SIZE OF THE  
SURROUNDING PLANTING. THE LANDSCAPE ARCHITECT  
SHALL HAVE THE FINAL DETERMINATION AS TO WHICH  
PLANTS ARE PLANTED TOO DEEP AND IF ANY PLANTS  
HAVE BEEN WEAKENED BY REPLANTING AND REQUIRE  
REPLACEMENT.

DRAINAGE:  
ALL TREE PITS SHALL BE TESTED FOR ADEQUATE  
DRAINAGE BY FILLING PLANT PIT WITH WATER. SEE  
DETAILS FOR REQUIREMENTS.

BACKFILL:  
BACKFILL FOR PLANTING WITH 50% CLEAN NATIVE SOIL  
AND 50% NITROLIZED FOREST HUMUS OR NITROLIZED  
SAND/UST. PLANT TREES AND SHRUBS WITH TOP OF  
ROOTBALL SLIGHTLY ABOVE GROUND LEVEL. SET  
PLANT ON NATIVE GRADE. SET PLANT, BACKFILL  
HALFWAY, TAMP SOIL, ADD FERTILIZER TABLETS THEN  
COMPLETE BACKFILL. SEE DETAIL. SLOW RELEASE  
FERTILIZER PACKS SHALL BE ADDED WHEN PLANTING  
AS FOLLOWS: 1 PER 1 GALLON, 3 PER 5 GALLON, 6 PER  
15 GALLON, 12 PER 24" BOX. PROVIDE WATERING BASIN  
AROUND EACH PLANT. WATER IMMEDIATELY.

SOIL PREPARATION:  
REMOVE STONES, ROOTS AND OTHER DEBRIS FROM THE  
PLANTING AREA. COMPACTED SOIL SHALL BE  
RETURNED TO A FRIABLE CONDITION. APPLY WATER AS  
NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT FOR  
SOIL PREPARATION AND PLANTING.

FERTILIZER AND AMENDMENTS:  
CONTRACTOR TO GET SOIL ANALYSIS FOR THE PLANTER  
AREAS AFTER ROUGH GRADING. FERTILIZERS AND  
AMENDMENTS SHALL BE REVISED TO MATCH  
RECOMMENDATIONS BASED ON SOIL ANALYSIS. FOR  
BID PURPOSES ASSUME APPLICATION OF 20#  
GYPSUM/1000 SF OF PLANTER, MIXED WELL INTO TOP 6"  
OF SOIL. ADD 8# 16-16-16 AND 4# HYDRA-HUME DG  
(AVAILABLE FROM HELENA CHEMICALS) PER 1000 SF.  
BEFORE PLANTING. PROVIDE 4 CY/1000 SF MATURE  
COMPOST AND TILL INTO TOP 6" OF SOIL. PROVIDE

HEIGHT TAGS OR BAG RECEIPTS TO PROJECT  
ARCHITECT WITH WORK INVOICES.

BIORETENTION BASINS:  
UNLESS OTHERWISE INDICATED IN CIVIL PLANS,  
BIORETENTION AREA BACKFILL AND DRAINLINES BY  
SITE GRADING CONTRACTOR.

HERBICIDES:  
CONTRACTOR WILL APPLY RONSTAR OR APPROVED  
EQUAL PER MANUFACTURER'S REQUIREMENTS AFTER  
PLANTING. CONFORM TO ALL NATIONAL, STATE AND  
LOCAL REPORTING REQUIREMENTS. CONTRACTOR WILL  
MAINTAIN THE PROJECT IN A WEED-FREE CONDITION  
UNTIL END OF MAINTENANCE PERIOD.

TREES:  
ALL TREES SHALL MEET THE REQUIREMENTS OF THE  
AMERICAN ASSN. OF NURSERYMEN 'AMERICAN  
STANDARD FOR NURSERY STOCK'. TREES SHALL BE OF  
EXCELLENT HEALTH WITHOUT DAMAGED OR CIRCLING  
ROOTS OR FOLIAR DAMAGE FROM FUNGUS, INSECT, SUN  
OR WIND EXPOSURE OR OTHER BIOLOGICAL OR  
CLIMATIC CAUSE. THE LANDSCAPE ARCHITECT OR  
OWNER RESERVE THE RIGHT TO REJECT UNSUITABLE  
TREES EVEN AFTER PLANTING. CONTRACTOR SHALL  
REQUEST EVALUATION FROM LANDSCAPE ARCHITECT  
PRIOR TO PLANTING IF HE/SHE HAS QUESTIONS  
REGARDING SUITABILITY. IF EVALUATION REQUIRES A  
SITE VISIT NOT PREVIOUSLY SCHEDULED, THE COST OF  
THE EVALUATION SHALL BE BORNE BY THE  
CONTRACTOR. TREES SHALL BE STAKED PER DETAIL.

TREE CALIPER:  
TREES WILL HAVE THE FOLLOWING CALIPER AT 6"  
ABOVE GRADE:

5 GAL.	5"-.75"
15 GAL.	.75"-1.5"
24" BOX	1.5"-2.5"

WARRANTY PERIOD, MAINTENANCE PERIOD:  
CONTRACTOR SHALL WARRANT PLANTING AND ALL OF  
ITS COMPONENTS FOR 12 MONTHS AFTER FINAL  
ACCEPTANCE OF PROJECT. CONTRACTOR SHALL BE  
RESPONSIBLE FOR ALL MATERIALS AND LABOR  
ASSOCIATED WITH THE GUARANTEE, INCLUDING BUT NOT  
LIMITED TO THE LOSS OF PLANT MATERIAL OR DAMAGE  
TO STRUCTURES. CONTRACTOR SHALL PROVIDE  
MAINTENANCE OF THE PROJECT FOR 90 DAYS  
BEGINNING AT SUBSTANTIAL COMPLETION OF THE  
PROJECT.

MULCH:  
THE CONTRACTOR SHALL INSTALL 3" OF WOOD CHIPS  
OR BARK ON ALL NON-TURF PLANTING AREAS, EXCEPT  
IN BIORETENTION BASINS.

A IRRIGATION NOTES

Project Name: Gateway Hotel										Date: 6.15.2017	
Reference Evapotranspiration: 42.8										South San Francisco	
MAWA Allowance: 0.45											
( .45 for Commercial, .55 for Residential, .65 DSA)											
Hydrozone # and Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency*	ETAF (PF/IE)	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use (ETWU)				
REGULAR LANDSCAPE AREAS											
HZ #1 Med WU Plants	0.5	Drip		0.81	0.62	4688	2893.83	76790.60			
HZ #2 Low WU Plants	0.2	Drip		0.81	0.25	8263	2040.25	54139.99			
HZ #3 Med WU-Basin	0.5	NP Rotators		0.75	0.67	2565	1710.00	45376.56			
HZ #4 Tree Bubblers	0.4	Bubblers		0.81	0.49	1000	493.83	13104.20			
			1	0.00			0.00	0.00			
			1	0.00			0.00	0.00			
			1 Totals			16516		7137.90			
SPECIAL LANDSCAPE AREAS											
				1			0.00	0			
				1			0.00	0			
				1			0.00	0			
				1			0.00	0			
				Totals		0		0			
						ETWU Total	189411.35				
						Maximum Allowed Water Allowance (MAWA)	197220.86				

REGULAR LANDSCAPE AREA		ETAF Calculations		*IE	
Total ETAF x Area	7137.90	ALL LANDSCAPE AREAS	Total ETAF x Area	7137.90	drip = .81
Total Area	16516	Total Area	16516		spray = .75
Average ETAF	0.43	Sitewide ETAF	0.43		

Project Information	
Project: South San Francisco Hotel	Total Landscape Area:
Location: 550 Gateway Blvd., South San Francisco	Project Type: Commercial
Applicant: Sri Krishna Enterprise	Water Source: City of South San Francisco
300 Gateway Blvd.	Checklist of Provided Documents:
South San Francisco, CA	✓ Water Efficient Worksheet and Budget
	✓ Soil Analysis – to be provided prior to Certificate of Completion
	✓ Planting and Irrigation Plans
	✓ Grading Plans – by Civil

C WATER BUDGET

D REQUIRED CERTIFICATIONS

B PLANTING NOTES

WATER EFFICIENT LANDSCAPE ORDINANCE CERTIFICATIONS

- BY APPLICANT:  
"I/We agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package:  
  
For the Applicant: \_\_\_\_\_ Date \_\_\_\_\_  
  
BY LANDSCAPE ARCHITECT:  
"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation plans"  
  
\_\_\_\_\_ 8.3.2017  
K. S. Hummacher, ASLA, RLA #2455 Date \_\_\_\_\_  
  
BY THE CIVIL ENGINEER  
"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan"  
  
\_\_\_\_\_  
  
For the Civil Engineer \_\_\_\_\_ Date \_\_\_\_\_ License No. \_\_\_\_\_
- The LANDSCAPE CONTRACTOR will be required to certify that the project has been installed per plan on the City's Certificate of Completion, available from the City. At this time, Contractor will be also be required to deliver the project Irrigation Schedule, Maintenance Schedule and Irrigation Audit to the Owner, with copies to the City. Include these services in Bid Price.
- The Certificate of Completion will also require the Owner to certify that the Landscape Documentation materials have been received and that the Owner will maintain the project in accordance with the irrigation and maintenance schedules.



Revision/Issued for:
6.15.17 ISSUED FOR BRAND REVIEW
8.3.17 ISSUED FOR PLAN CHECK

