PROJECT OPEN SPACE	SQUARE FOOTAGE
WEST PODIUM LANDSCAPE (ON STRUCTURE)	8,500 SQ. FT.
EAST PODIUM LANDSCAPE (ON STRUCTURE)	12,700 SQ. FT.
PODIUM LANDSCAPE COMBINED	21,200 SQ. FT.
PERIMETER LANDSCAPE (OFF STRUCTURE: EVA + BUILDING SKIRT)	33,700 SQ. FT.

HERCULES PARCELS Q & R | HERCULES, CA

LANDSCAPE SITE PLAN

BARS705 | 02.08.2018

0 16' 32' 64' 96'

LANDSCAPE
L0.00

[FILE NAME : Z:\17025 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[XREF FILE NAME : : HBEX_TMBNDY; : HBEXSITE; : HBEXTOPO; : HBEXUTIL; : HERCULES_MUIRPOINTE-LAYOUT; : JMPPRFLAN; : JMPPRUTIL; : UNIT 1A; : UNIT 1B; : UNIT 1E; : UNIT 1JR A; : UNIT 1JR B; : UNIT 2A; : UNIT 2B; : UNIT 2C; : UNIT 2C MOD1; : UNIT 2D; : UNIT 2F; : UNIT 2G; : UNIT 3A; : W3422PER; : W3422PERLOG]

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.

2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.

3. TAKE ALL DIMENSIONS FROM BACK OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).

4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.

5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.

6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.

7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.

8. REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.

9. DIMENSIONS TAKE PRESIDENCE OVER SCALES SHOWN ON DRAWINGS.

10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRESIDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

11. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.

12. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.

13. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE.
SEE JOINTING DETAILS.

14. LAYOUT OF ALL SITE ELEMENTS, WALLS, PATHS, ROADS ETC. ARE SUBJECT TO FIELD VERIFICATION OF IMPACTS TO ROOT ZONES OF EXISTING TREES BY LANDSCAPE ARCHITECT AND ARBORIST.

GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.

2. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.

3. HOLD FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS 1 1/2 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.

5. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR DRAINAGE STRUCTURES WITH MECHANICAL CONTRACTOR.

ABBREVIATIONS

BC	BOTTOM OF CURB
BF	BOTTOM OF FENCE
BIO	BIO-RENTENTION BASIN
BLDG	BUILDING
BOC	TOP OF BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CB	CATCH BASIN INVERT ELEVATION
CBC	CALIFORNIA BUILDING CODE
CJ	CONTROL JOINT
CL	CENTER LINE
CONC	CONCRETE
DIA	DIAMETER
(E)	(EXISTING)
EQ	EQUAL
EJ	EXPANSION JOINT
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HDR	HEADER
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
NIC	NOT IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PL	PROPERTY LINE
PA	PLANTING AREA
PGR	PER GEOTECHNICAL REPORT
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SIM	SIMILAR
SJ	SCORE JOINT
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
TBD	TO BE DETERMINED
TC	TOP OF CURB
TF	TOP OF FENCE
TOS	TOP OF SLAB
TR	TOP OF RAMP
TRE	TREE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

PL — BLOCK Q+R PROPERTY LINES

LIMIT OF WORK — LIMIT OF WORK BOUNDARY

EVA — EVA

MATERIAL SCHEDULE

SYMBOL	MATERIAL DESCRIPTION
P1	CAST IN PLACE CONCRETE PAVING, INTEGRAL COLOR SAND BLAST FINISH, SAW-CUT JOINTS
P2	CONCRETE PAVERS AT PODIUM COURTYARD
P3	PERMEABLE CONCRETE, DARK GREY
P4	VEHICULAR CONCRETE UNIT PAVERS, DARK GREY,
P5	WOOD DECKING PAVING; FSC CERTIFIED RED CEDAR, 2X8 BOARDS
P6	EXISTING CONCRETE
S1	CAST IN PLACE CONCRETE STAIR, TO MATCH PAVING TYPE 1
W1	CAST IN PLACE CONCRETE SEATWALL TO MATCH P1
W2	CAST IN PLACE CONCRETE RETAINING WALL
W3	WOOD SEATING ELEMENT, RETAINING WHERE NEEDED
F1	FENCING AT PODIUM PATIOS
	HANDRAIL
	WATER FEATURE
	STEEL HEADER
	TREE TRUCKS, SEE PLANTING PLANS
PA	PLANTING AREA

[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[Wednesday 2017 - 6:14pm] [October 18 - 34X22 BLDG SECTIONS + TITLE BLOCK] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [FILE NAME : Z:\17025-HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG]
[XREF FILE NAME : J:\BEX_TM\BNDY:; J:\BEXSITE:; J:\BEXTOPO:; J:\BEXUTIL:; J:\HERCULES_MUIRPOINTE-LAYOUT:; JMPPRPLAN:; JMPPRUTIL:; UNIT 1A:; UNIT 1B:; UNIT 1E:; UNIT 1JR A:; UNIT 1JR B:; UNIT 2A:; UNIT 2B:; UNIT 2C:; UNIT 2C MOD1:; UNIT 2D:; UNIT 2F:; UNIT 2G:; UNIT 3A:; W3422PER:; W3422PERLOG]

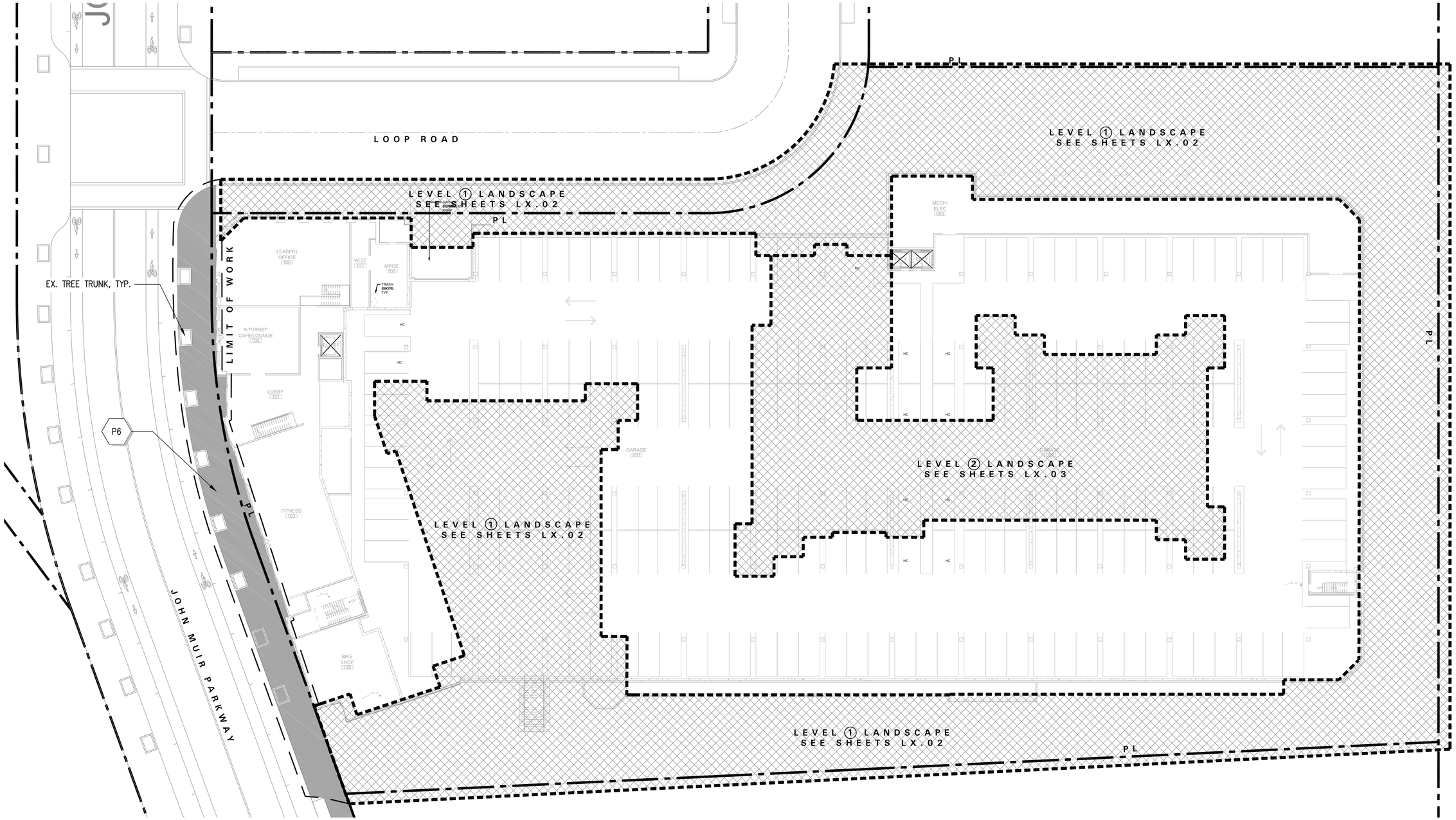
HERCULES PARCELS Q & R | HERCULES, CA

MATERIAL PLAN LEGEND AND NOTES

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L1.00



HERCULES PARCELS Q & R | HERCULES, CA

MATERIAL PLAN-STREET LEVEL

BARS705 | 02.08.2018

0 10' 20' 40' 80'

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[FILE NAME : : Z:\17025 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unkown]]
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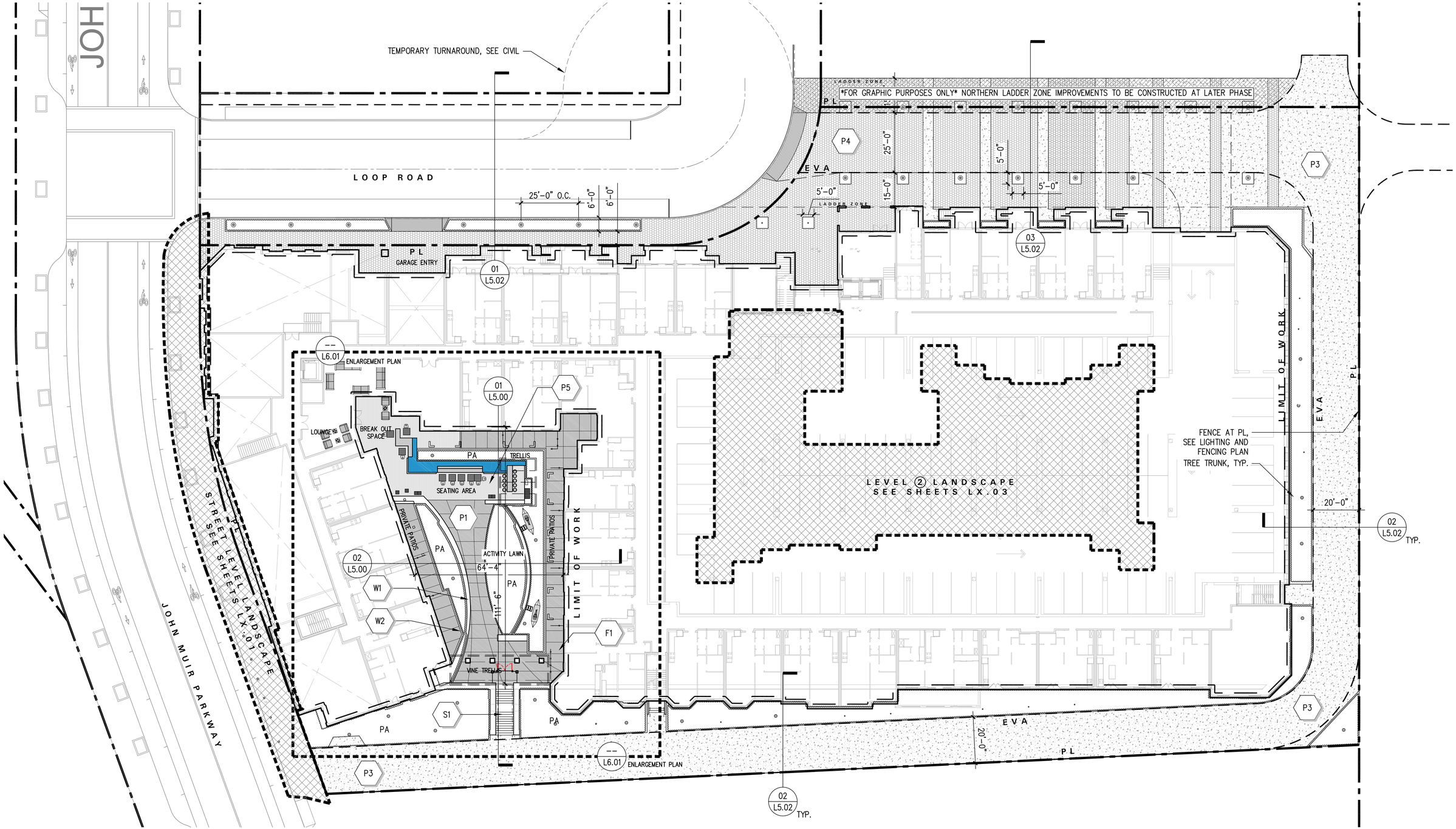


HERCULES PARCELS Q & R | HERCULES, CA

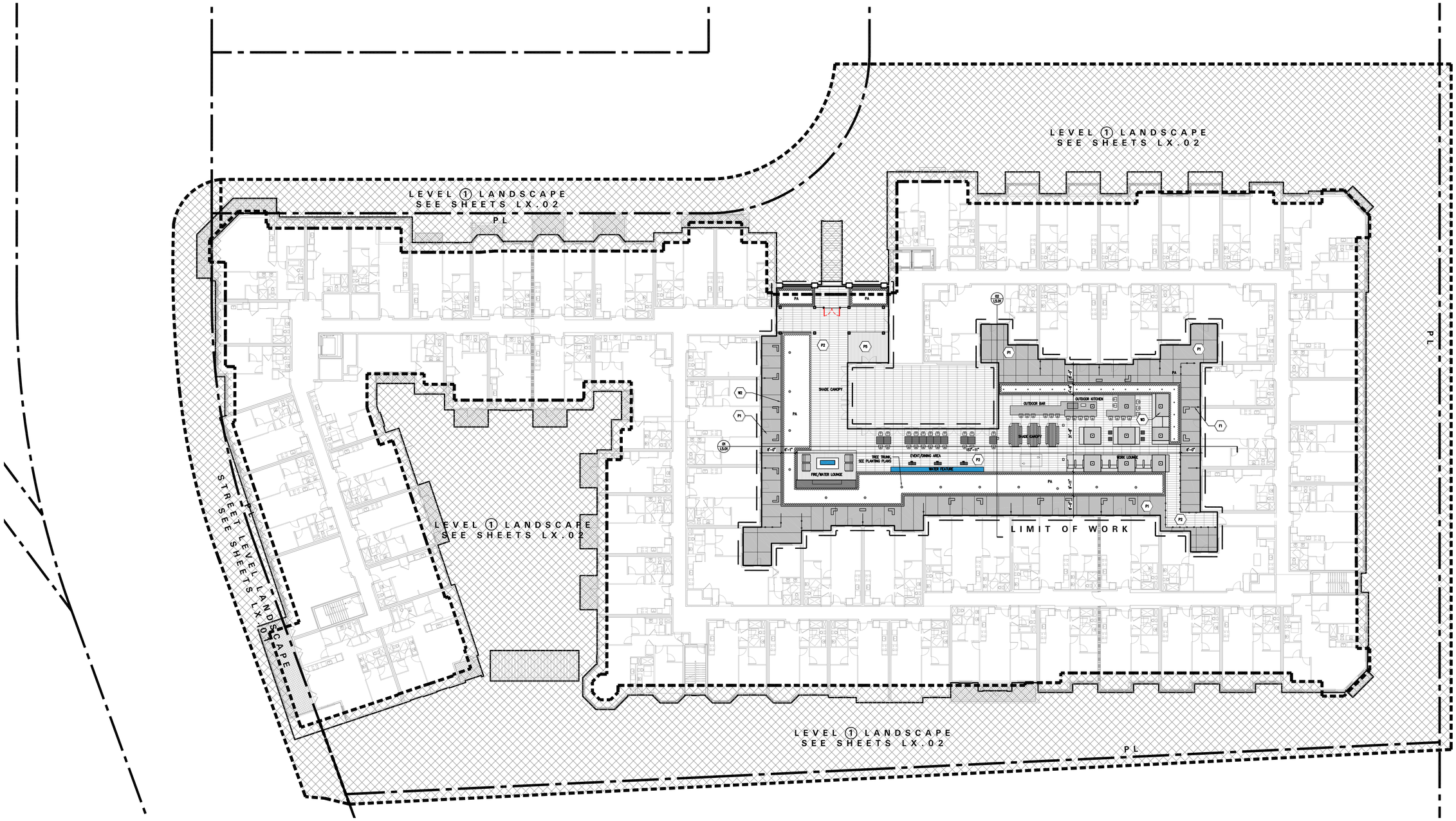
MATERIAL PLAN-LEVEL 1

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L1.02

[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[XREF FILE NAME : ;HBEX_TMBNDY; ;HBEXSITE; ;HBEXTOPO; ;HBEXUTIL; ;HERCULES_MUIRPOINTE-LAYOUT; ;JMPPRPLAN; ;JMPPRUTIL; ;UNIT 1A; ;UNIT 1B; ;UNIT 1E; ;UNIT 1JR A; ;UNIT 1JR B; ;UNIT 2A; ;UNIT 2B; ;UNIT 2C; ;UNIT 2C MOD1; ;UNIT 2D; ;UNIT 2F; ;UNIT 2G; ;UNIT 3A; ;W3422PER; ;W3422PERLOG]



HERCULES PARCELS Q & R | HERCULES, CA

MATERIAL PLAN-LEVEL 2

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L1.03

[FILE NAME : Z:\17025 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unkown]]
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[Plotted by : TNGUYEN] [Pen Setting : [Unkown]]
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PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.

2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY (TRIANGULARLY) AS SHOWN.

3. INSTALL ALL TREES A MINIMUM OF THREE (3) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.

4. FORM 3 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED PAVED AREAS. FILL BASIN WITH 2 INCH LAYER OF GRAVEL MULCH.

5. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

6. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

7. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT, IN ADDITION TO ALL HEADERS INDICATED ON DRAWINGS.

8. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR KEY AND CLASSIFICATION.

9. ALL PLANTING AREAS TO RECEIVE TWO (2) INCH THICK LAYER OF GRAVEL MULCH, SEE SPECIFICATIONS.

10. DO NOT PLANT GROUND COVERS, HEDGES, OR FLOWERING PLANTS WITHIN 3'-0" OF ANY EXISTING AND/OR PROPOSED HYDRANTS, PIV, FDC, DCDA, ETC.

11. DO NOT PLANT TREES WITHIN 5'-0" OF EXISTING AND/OR PROPOSED UTILITY ITEMS.

12. DO NOT PLANT TREES WITHIN 10'-0" OF ANY SANITARY SEWER LINES

PL	BLOCK Q+R PROPERTY LINES
LIMIT OF WORK	LIMIT OF WORK BOUNDARY
EVA	EVA

TREE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX
	JACARANDA MIMOSIFOLIA	JACARANDA TREE	36" BOX
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	36" BOX
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX
	LAURUS NOBILIS	BAY LAUREL	15 GAL
	LAGERSTROEMIA SPP.	CREPE MYRTLE	24" BOX
	OLEA EUROPAEA	FIELD GROWN OLIVE	

EXISTING STREET TREES ON JOHN MUIR PARKWAY — BRISBANE BOX TREE

UNDERSTORY PLANTING AREAS

SYMBOL	PLANT TYPES
PA-1	PERIMETER PLANTING AREAS: SEASONAL GRASSES AND NATIVE SHRUB PLANTINGS
PA-2	GARDEN COURTYARD PLANTINGS: PERENNIALS AND SHRUBS WITH SEASONAL COLOR
PA-3	LAWN AREAS: NO-MOW NATIVE GRASSES, DROUGHT TOLERANT

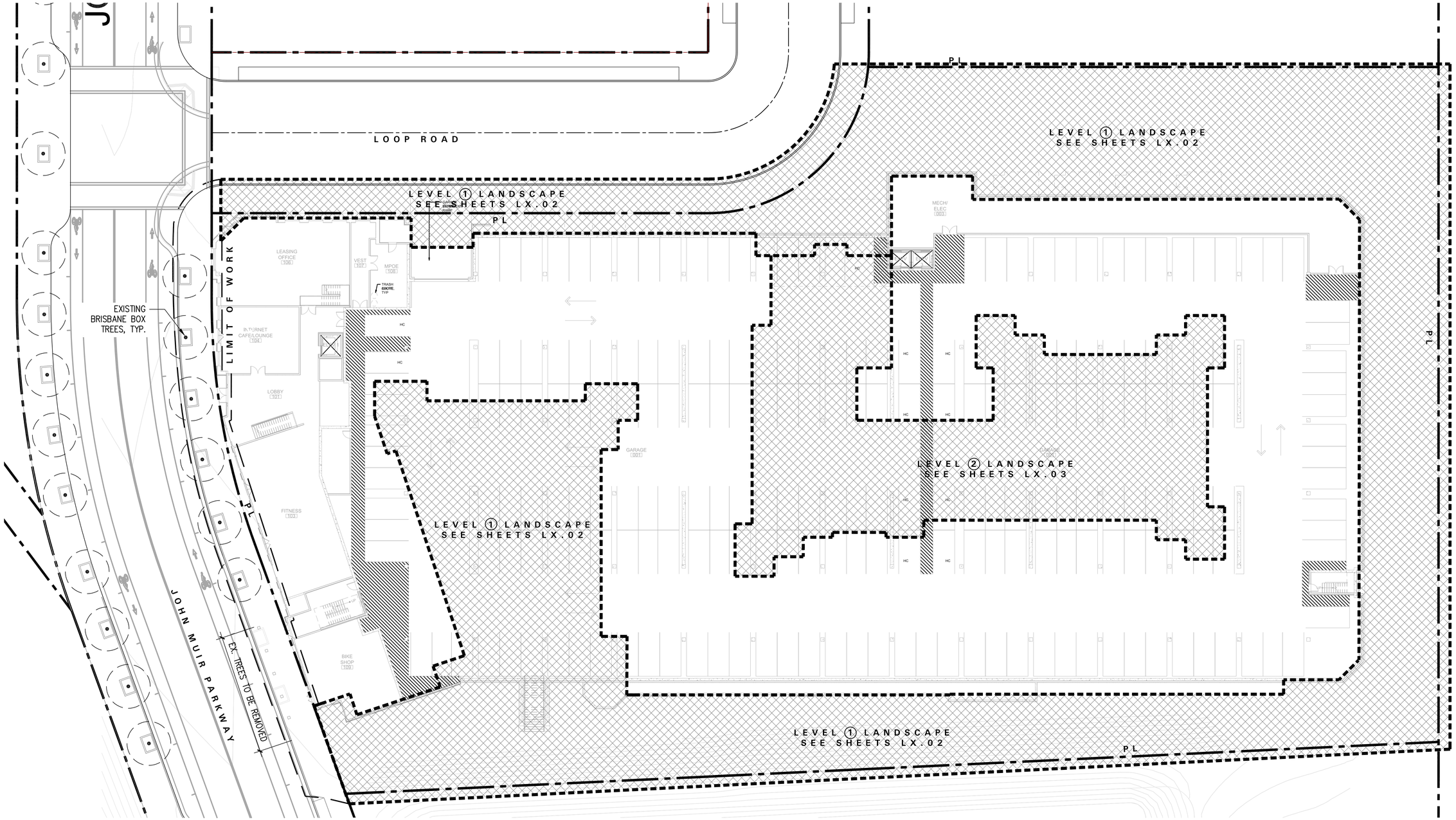
HERCULES PARCELS Q & R | HERCULES, CA

PLANTING LEGEND AND NOTES

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L2.00



HERCULES PARCELS Q & R | HERCULES, CA

PLANTING PLAN-STREET LEVEL

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L2.01

[FILE NAME : Z:\17026 HERCULES PARCELS Q+R\6.40 CAD\1-SITE\17082&_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
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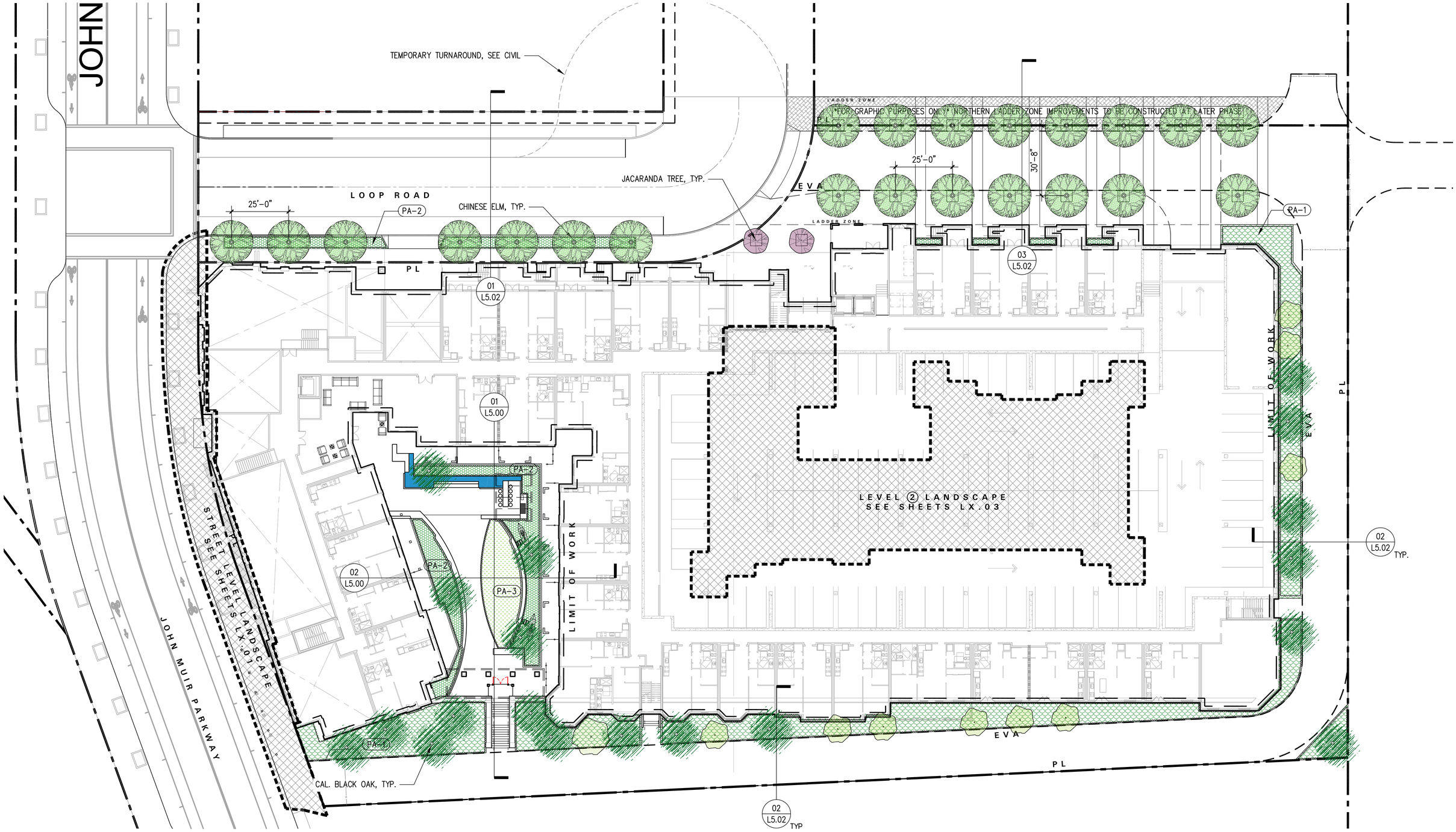

HERCULES PARCELS Q & R | HERCULES, CA

PLANTING PLAN LEVEL 1

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L2.02

[FILE NAME : ; Z:\17025-HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
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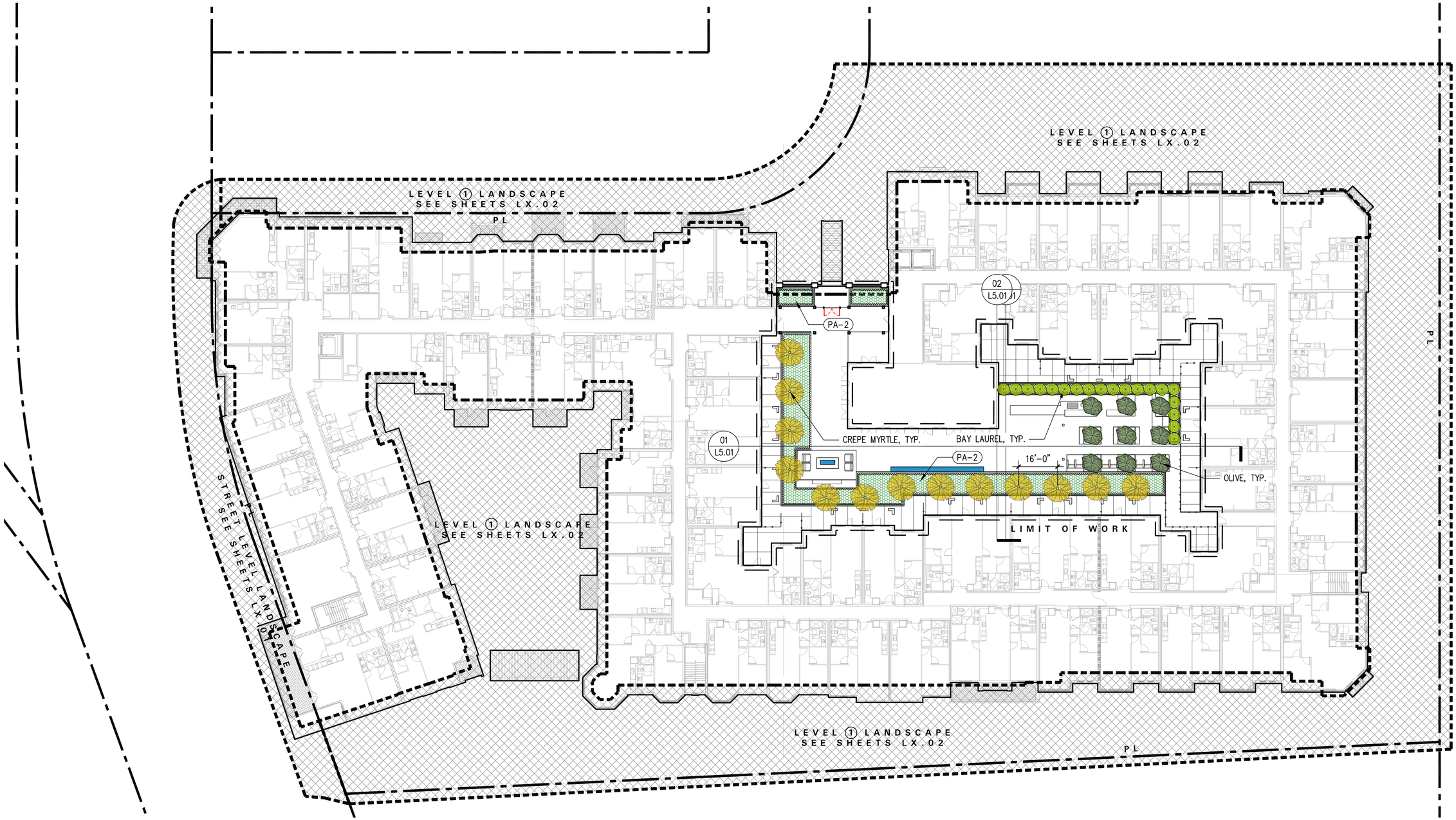

HERCULES PARCELS Q & R | HERCULES, CA

PLANTING PLAN LEVEL 2

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L2.03

[FILE NAME : Z:\17029 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170924_BLOCK Q+R_TN.DWG] [TAB : 3A\22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
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IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THESE DRAWINGS DESCRIBE A IRRIGATION INTENT. FINAL IRRIGATION PLANS AND DETAILS TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW.

2. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

3. IRRIGATION DESIGN TO COMPLY WITH LOCAL BUILDING DEPARTMENT AND SFPUC REQUIREMENTS.

4. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS DRAWING ARE DIAGRAMMATIC, PROVIDING AN IRRIGATION APPROACH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.

8. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

9. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

10. 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.

11. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

12. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

13. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

14. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (NOT IN LAWN AREA).

15. INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.

16. FOR 2 1/2" AND LARGER MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. DO NOT INSTALL GASKETED COUPLINGS INSIDE SLEEVES

17. SPRAY NOZZLES LISTED ON PLANS AND LEGEND MAY NOT INDICATE ALL THE NOZZLES THAT MAY BE NECESSARY TO PROVIDE THE BEST UNIFORMITY AND THE LEAST AMOUNT OF OVERSPRAY. CONTRACTOR TO MAKE FIELD ADJUSTMENTS BASED ON SITE CONDITIONS AND CHOOSE THE BEST ARC TORO PRECISION NOZZLE (60°, 90°, 120°, 150°, 180°, 210°, 240°, 270°, 360°) TO MEET THOSE CONDITIONS.

18. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

19. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

20. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

21. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

22. THE SPRINKLER SYSTEM DESIGN SHOW BE BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

23. IRRIGATION CONVERATE: REFER TO PLANS.

24. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

25. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

26. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

PL — BLOCK Q+R PROPERTY LINES

LIMIT OF WORK — LIMIT OF WORK BOUNDARY

EVA — EVA

IRRIGATION LEGEND

GRAPHIC	DESCRIPTION	DETAIL
	SPRAY ZONE LOW WATER USE	
	DRIP ZONE LOW WATER USE	
	MAIN LINE	
	HDPE SLEEVE	
POC	SYSTEM POINT OF CONNECTION BACKFLOW ASSEMBLY AND 2" HYDROMETER	
C	IRRIGATION CONTROLLER BASELINE 200 STATION TWO-WIRE CONTROLLER IN WALL-MOUNTED METAL ENCLOSURE W/ INTERNET.	

*TEMPORARY IRRIGATION ZONES ARE DEFINED IN THE CONTEXT OF THIS PROJECT AS IRRIGATION FOR PLANT ESTABLISHMENT AND INSTANCES OF EXTREME NEED ONLY.
**EXTREME NEED IN THE CONTEXT OF THIS PROJECT IS DEFINED AS INSTANCES OF IRRIGATION FOR PURPOSES OF FIRE SUPPRESSION AND EXTREME DROUGHT ONLY.

HERCULES PARCELS Q & R | HERCULES, CA

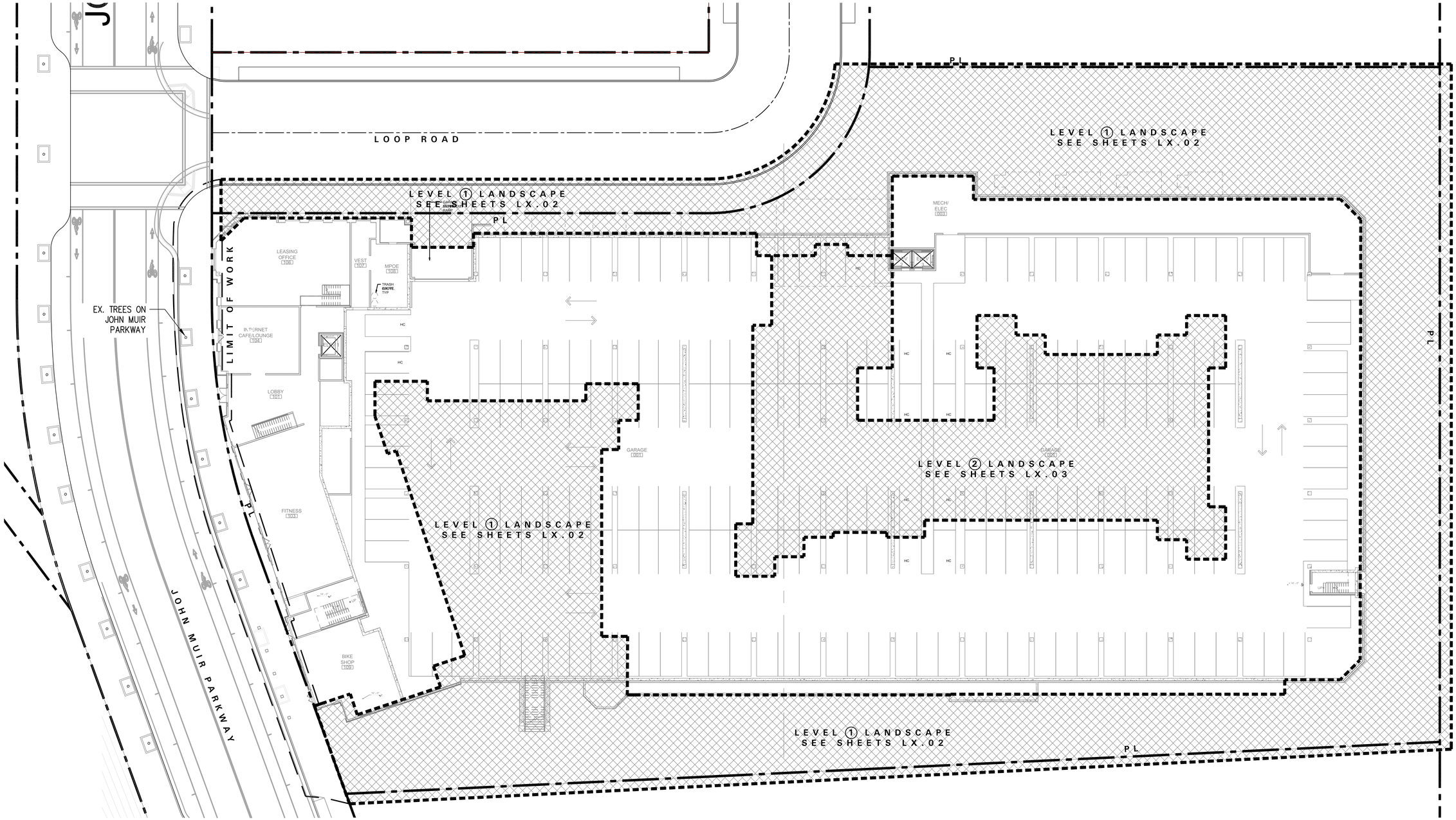
IRRIGATION LEGEND AND NOTES

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L2.04

[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[FILE NAME : : 2:\17029-HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm]
[XREF FILE NAME : : HBEX_TMBNDY; :HBEXSITE; :HBEXTOPO; :HBEXUTIL; :HERCULES_MUIRPOINTE-LAYOUT; :JMPPRPLAN; :JMPPRUTIL; :UNIT 1A; :UNIT 1B; :UNIT 1E; :UNIT 1J-R A; :UNIT 1J-R B; :UNIT 2A; :UNIT 2B; :UNIT 2C; :UNIT 2C MOD1; :UNIT 2D; :UNIT 2F; :UNIT 2G; :UNIT 3A; :W3422PER; :W3422PERLOG]



HERCULES PARCELS Q & R | HERCULES, CA

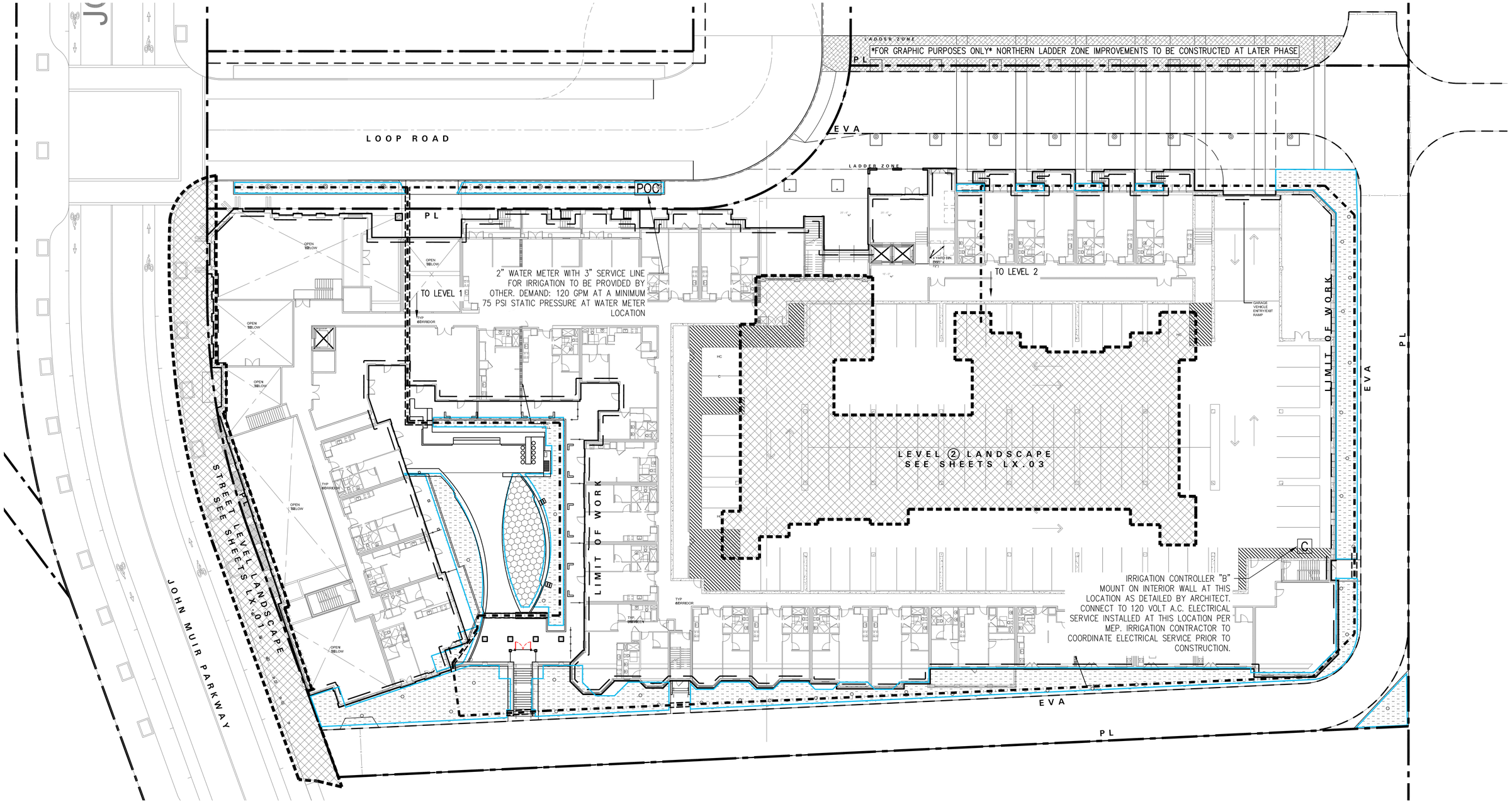
IRRIGATION PLAN-STREET LEVEL

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L2.05

[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[XREF FILE NAME : ;HBEX_TMBNDY; ;HBEXSITE; ;HBEXTOPO; ;HBEXUTIL; ;HERCULES_MURPOINTE-LAYOUT; ;JMPPRPLAN; ;JMPPRUTIL; ;UNIT 1A; ;UNIT 1B; ;UNIT 1E; ;UNIT 1JR A; ;UNIT 1JR B; ;UNIT 2A; ;UNIT 2B; ;UNIT 2C; ;UNIT 2C MOD1; ;UNIT 2D; ;UNIT 2F; ;UNIT 2G; ;UNIT 3A; ;W3422PER; ;W3422PERLOG]



HERCULES PARCELS Q & R | HERCULES, CA

IRRIGATION PLAN LEVEL 1

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L2.06

[FILE NAME : ; Z:\17026-HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
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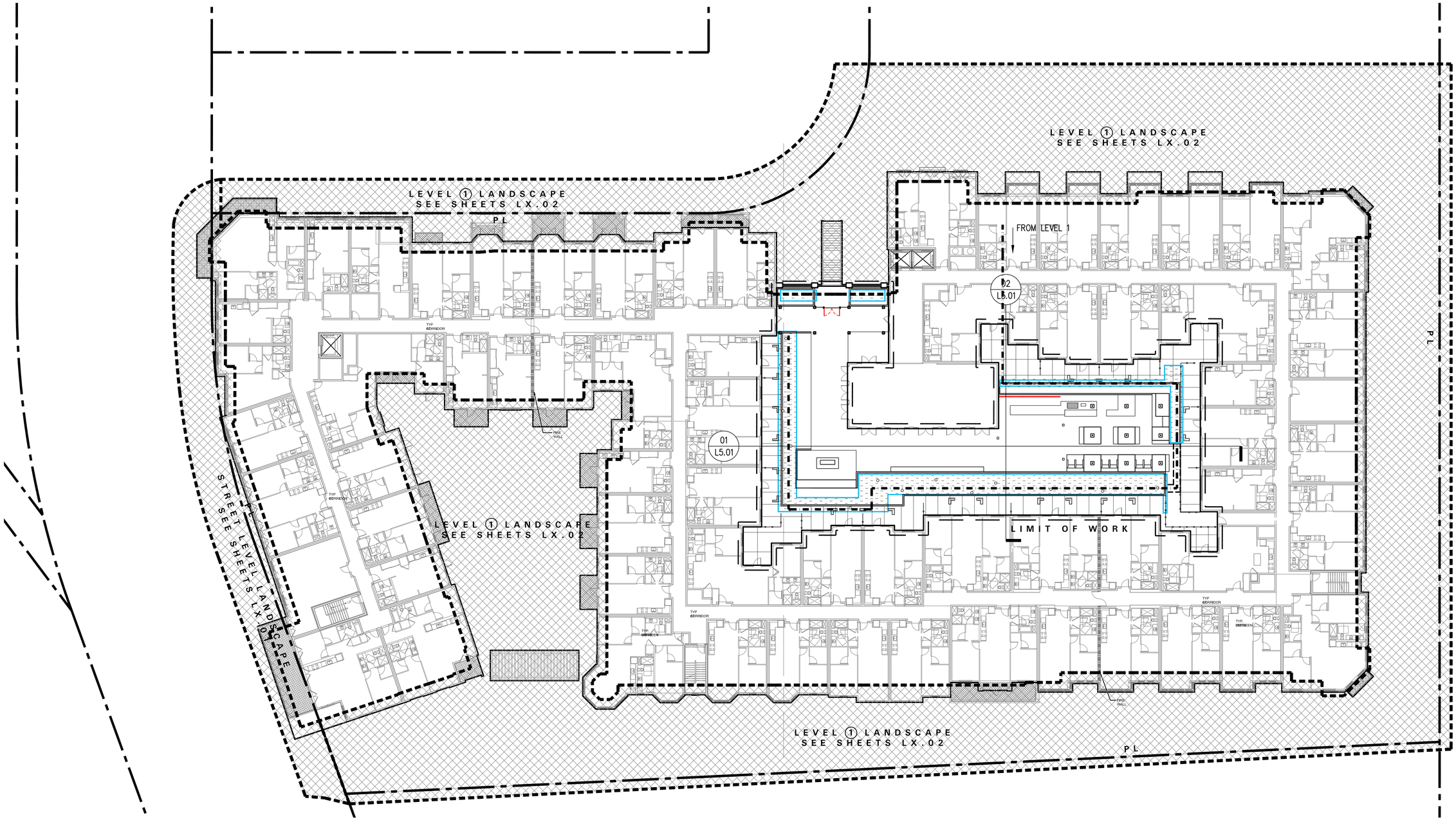

HERCULES PARCELS Q & R | HERCULES, CA

IRRIGATION PLAN LEVEL 2

BARS705

02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L2.07

[FILE NAME : Z:\17029 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170924_BLOCK Q+R_TN.DWG] [TAB : 3AX22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
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[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
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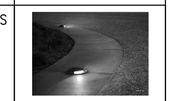
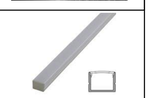
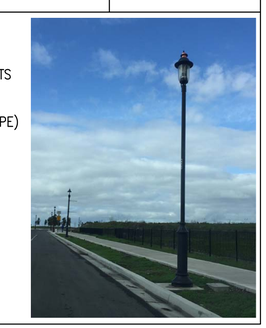
FENCE SCHEDULE

SYMBOL	DESCRIPTION
F2	PERIMETER FENCING, TO MATCH ADJACENT PROPERTY AT NORTH CHANNEL. BLACK TUBE STEEL.

SYMBOL	DESCRIPTION
F3	FENCE AND GATES AT PODIUM COURTYARDS. TUBE STEEL.

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	IMAGE
L2	IN-GRADE TREE UPLIGHTS	
L4	IN-GRADE PATH LIGHTS	
L5	LINEAR LED ACCENT LIGHTING	
L6	STREET LIGHTS TO MATCH EXISTING (NOT IN SCOPE)	
	EXISTING LIGHTS	

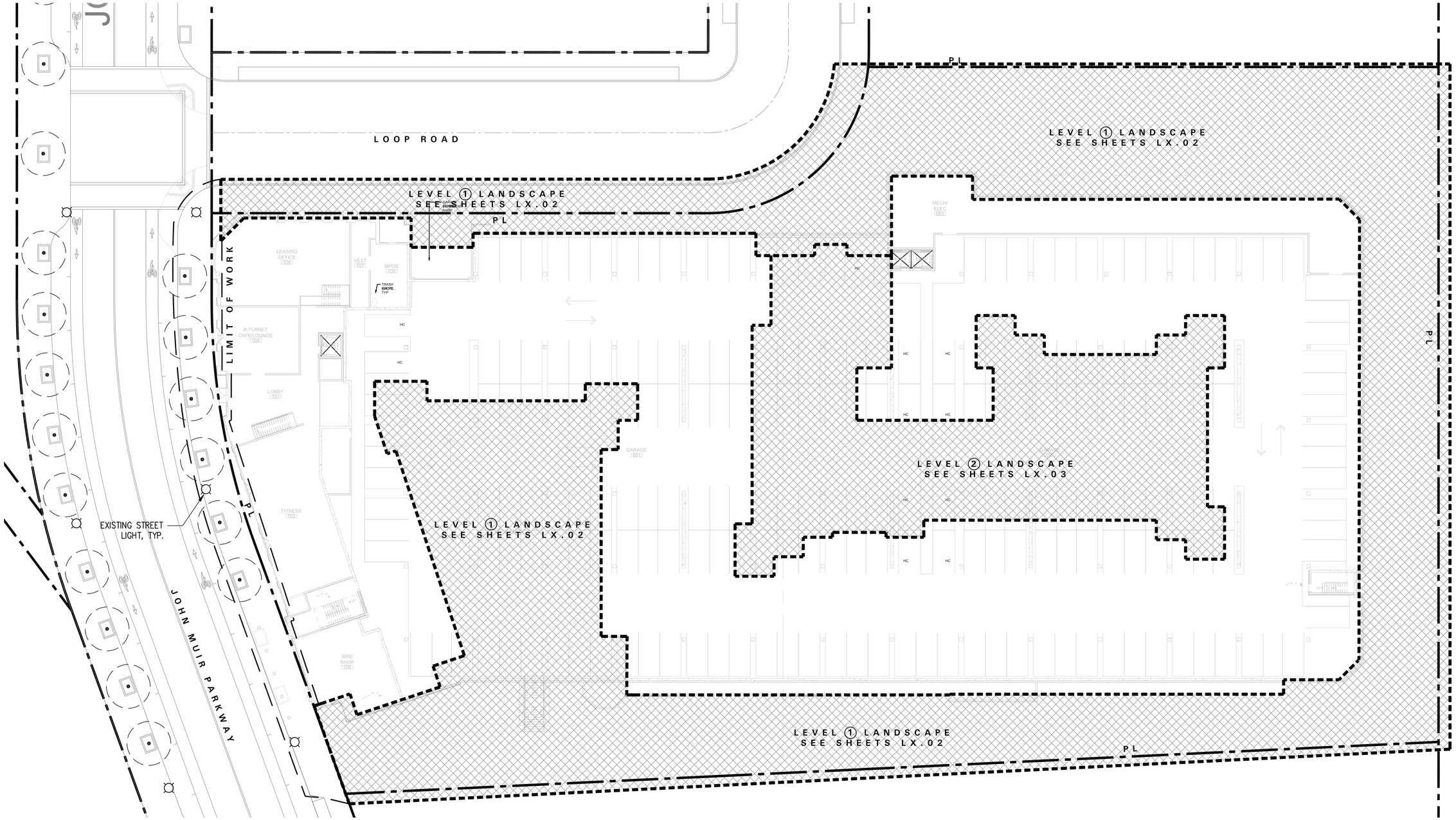
HERCULES PARCELS Q & R | HERCULES, CA

LIGHTING AND FENCING LEGEND

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L3.00



HERCULES PARCELS Q & R | HERCULES, CA

LIGHTING PLAN-STREET LEVEL

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L3.01

[FILE NAME : Z:\17025 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\17082&_BLOCK Q+R_TN.DWG] [TAB : 3&X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[XREF FILE NAME :: HBEX_TMBNDY; HBEXSITE; HBEXTOPO; HBEXUTIL; HERCULES_MURPOINTE-LAYOUT; JMPPRPLAN; JMPPRUTIL; UNIT 1A; UNIT 1B; UNIT 1E; UNIT 1JR A; UNIT 1JR B; UNIT 2A; UNIT 2B; UNIT 2C; UNIT 2C MOD1; UNIT 2D; UNIT 2F; UNIT 2G; UNIT 3A; W3422PER; W3422PERLOG]

LADDER ZONE

FOR GRAPHIC PURPOSES ONLY NORTHERN LADDER ZONE IMPROVEMENTS TO BE CONSTRUCTED AT LATER PHASE

PL

SWINGING VEHICULAR GATE WITH PEDESTRIAN OPENING

SLIDING VEHICULAR GATE

LOOP ROAD

EVA

LADDER ZONE

F2

PL

SWINGING VEHICULAR GATE WITH PEDESTRIAN OPENING

F3

LIMIT OF WORK

EVA

PL

PA

LEVEL 2 LANDSCAPE
SEE SHEETS LX.03

LIMIT OF WORK

LIMIT OF WORK

PA

STREET LEVEL LANDSCAPE
SEE SHEETS LX.01

F3

JOHN MUIR PARKWAY

PA

EVA

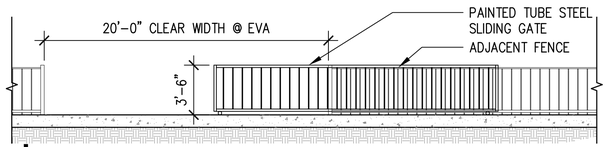
F2

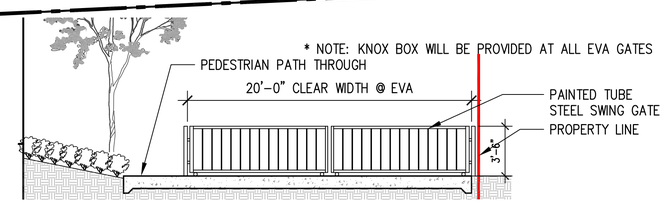
PL

SWINGING VEHICULAR GATE WITH PEDESTRIAN OPENING

F2

EXISTING FENCING AT NORTH CHANNEL





FENCE SCHEDULE

SYMBOL	DESCRIPTION
F2	PERIMETER FENCING, TO MATCH ADJACENT PROPERTY AT NORTH CHANNEL. BLACK TUBE STEEL.

F3	FENCE AND GATES AT PODIUM COURTYARDS. TUBE STEEL.

HERCULES PARCELS Q & R

HERCULES, CA

GATE AND FENCING PLAN

BARS705

02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L3.02

[Plotted by : TNGUYEN] [Pen Setting : [Unkown]]
[FILE NAME : Z:\17026 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG] [TAB : 3A422 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [ ]
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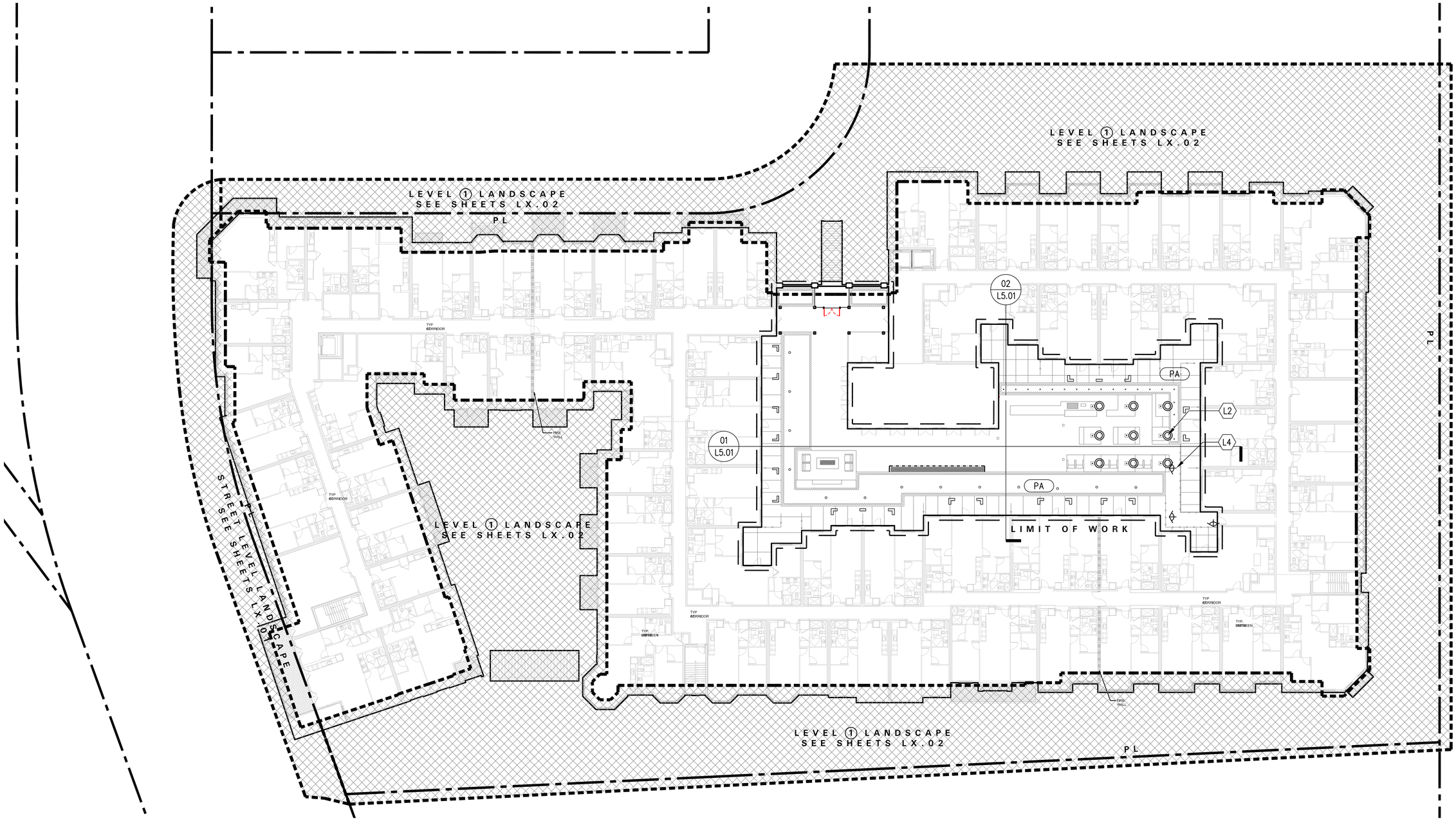

HERCULES PARCELS Q & R | HERCULES, CA

LIGHTING PLAN LEVEL 2

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L3.03

[FILE NAME : Z:\17026 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\17026_BLOCK Q+R_TN.DWG] | TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] | October 18 - Wednesday 2017 - 6:14pm] | Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
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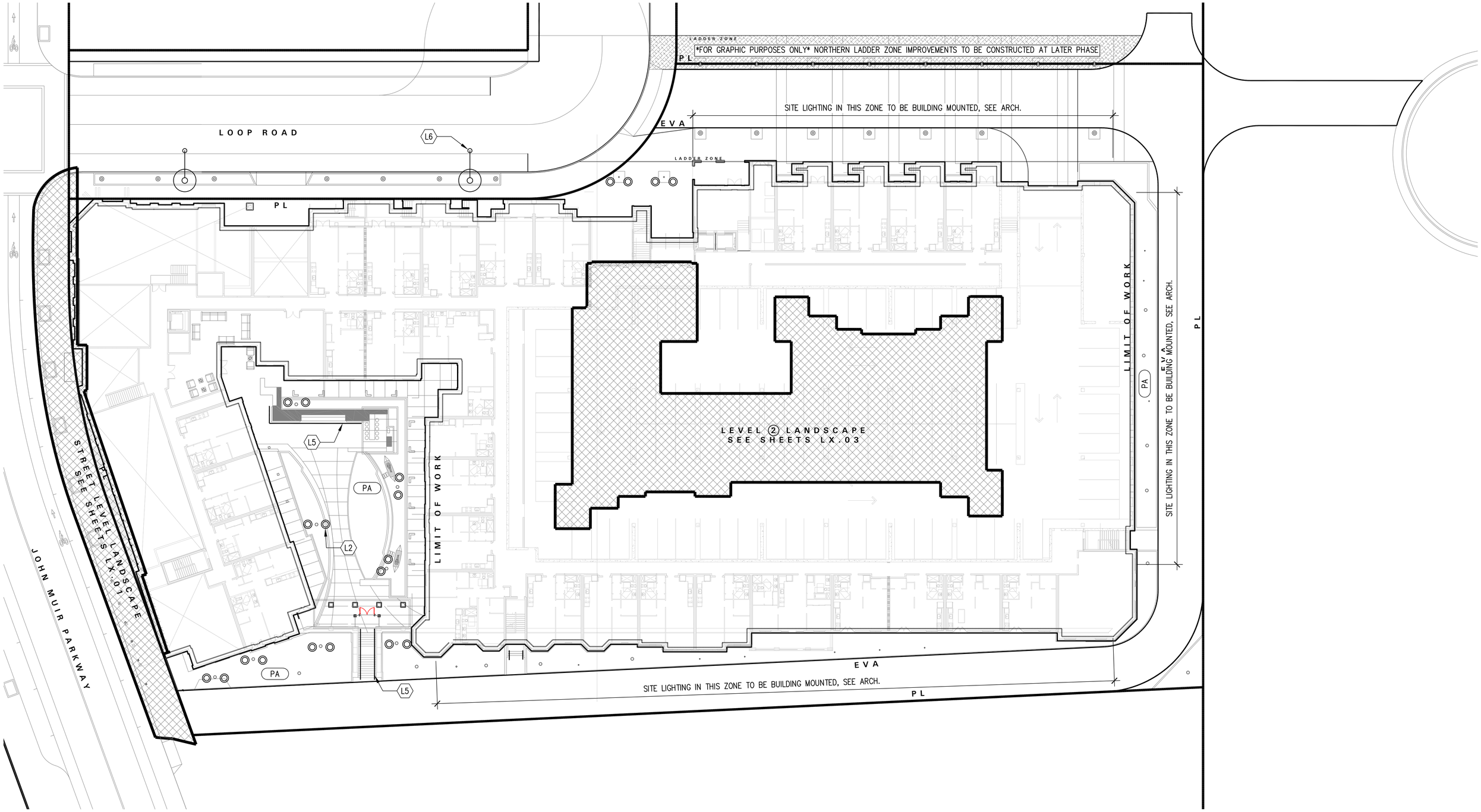


HERCULES PARCELS Q & R | HERCULES, CA

LIGHTING PLAN LEVEL 1

BARS705

02.08.2018

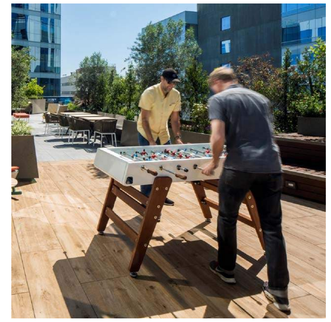
0 10' 20' 40' 80'

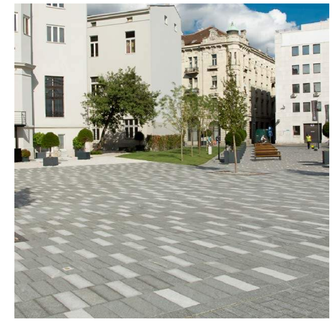
LANDSCAPE
L3.04

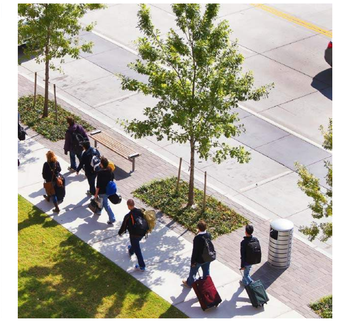
[Plotted by : TNGUYEN] [Pen Setting : [Unkown]]
[FILE NAME : Z:\17025-HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unkown]]
[XREF FILE NAME : J-HBEX_TMBNDY; J-HBEXSITE; J-HBEXTOPO; J-HBEXUTIL; J-HERCULES_MUIRPOINTE-LAYOUT; JMPPRPLAN; JMPPRUTIL: UNIT 1A: UNIT 1B; UNIT 1E; UNIT 1JR A; UNIT 1JR B; UNIT 2A; UNIT 2B; UNIT 2C; UNIT 2C MOD1; UNIT 2D; UNIT 2F; UNIT 2G; UNIT 3A; W3422PER; W3422PERLOG]

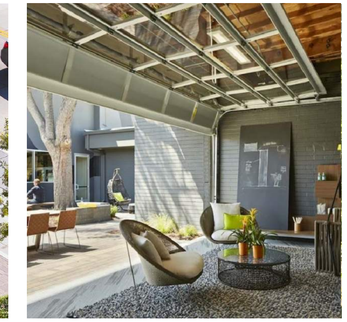
G. LOUNGE SEATING

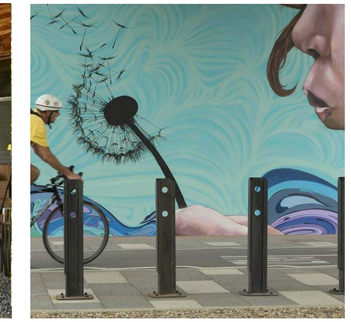
H. FIREPIT


H. OUTDOOR GAME AREA


I. PEDESTRIAN STREET


J. STREETSCAPE

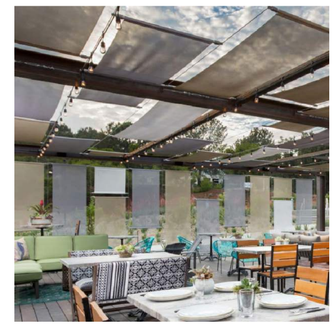

K. INDOOR/OUTDOOR LIVING SPACE


L. PUBLIC ART

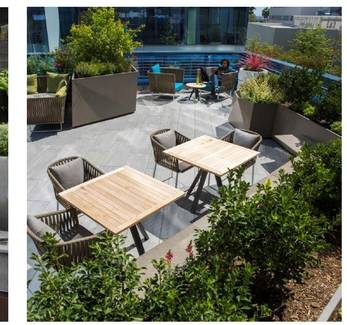
A. CONCRETE SEATWALLS

B. RELAXATION AREA

C. WATER FEATURES

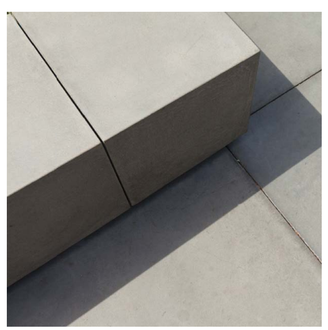

D. SHADE STRUCTURE

E. OUTDOOR KITCHEN/BBQ


E. SEATING

F. WOOD CLAD SEATWALLS

02 LANDSCAPE AMENITIES


A. CAST IN PLACE CONCRETE PAVING

B. CONCRETE PAVERS AT COURTYARD

C. GRAVEL PAVE CELLULAR PAVING AT EVA

D. WOOD DECKING

E. CONCRETE PAVERS AT STREETSCAPE

E. OYSTER SHELL PAVING

F. ASPHALT TRAIL

01 HARDSCAPE MATERIALS

HERCULES PARCELS Q & R | HERCULES, CA

SITE FURNISHINGS

BARS705 | 02.08.2018

0 10' 20' 40' 80'

LANDSCAPE
L4.00

[FILE NAME : Z:\17026 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\17026_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
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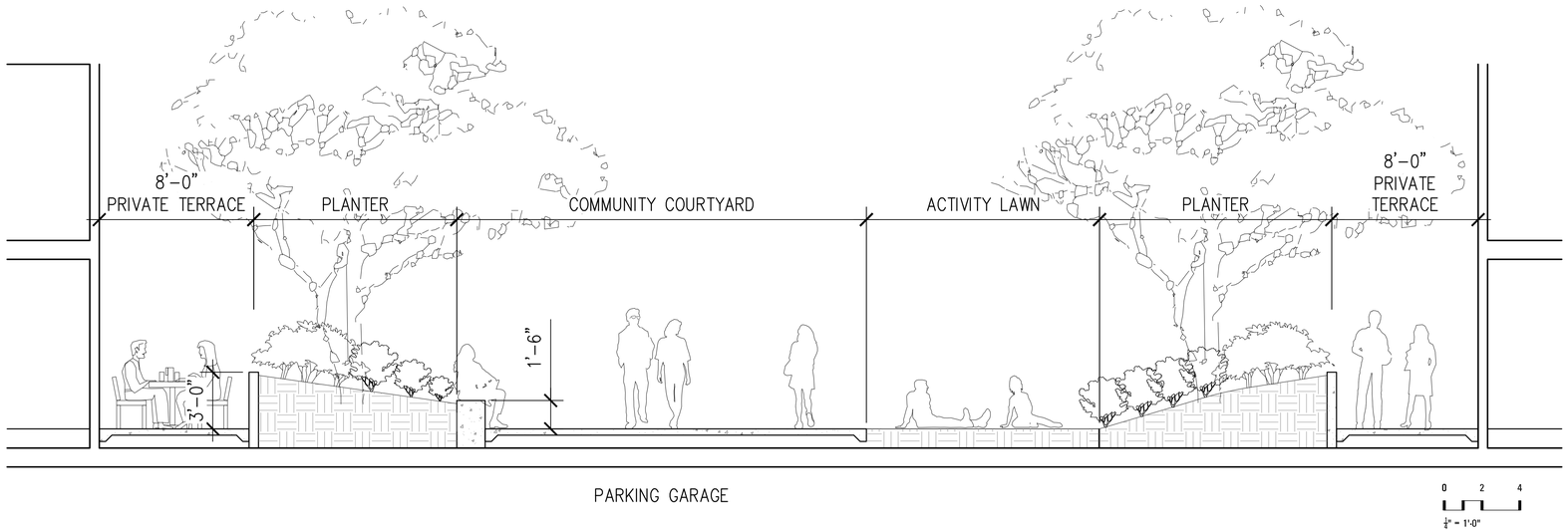
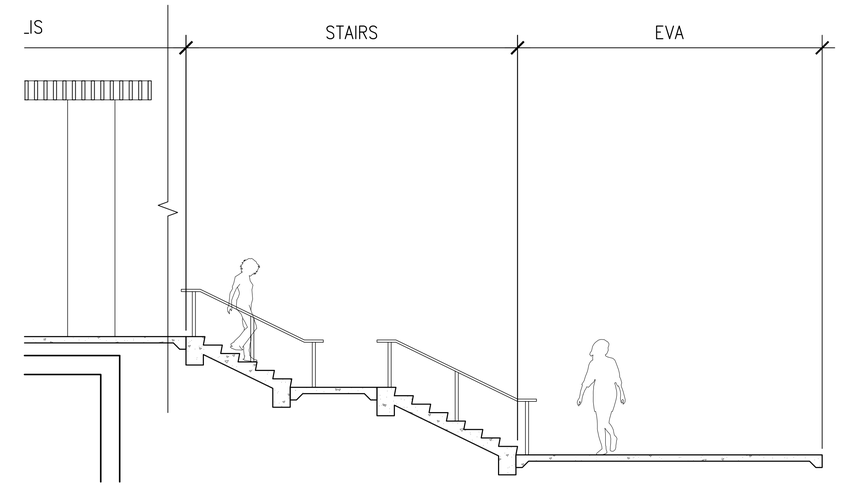
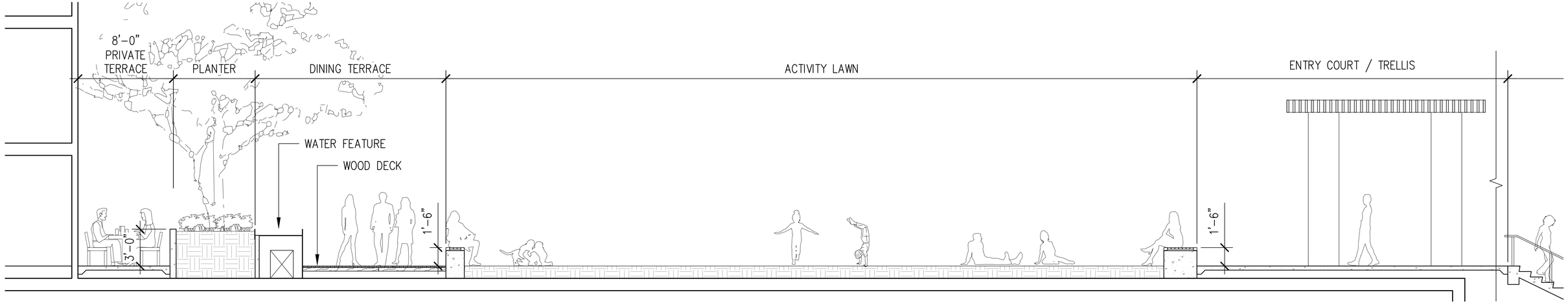


02 LOWER PODIUM – SECTION 2
1/4" = 1'-0"



01 LOWER PODIUM – SECTION 1 B
1/4" = 1'-0"



01 LOWER PODIUM – SECTION 1 A
1/4" = 1'-0"

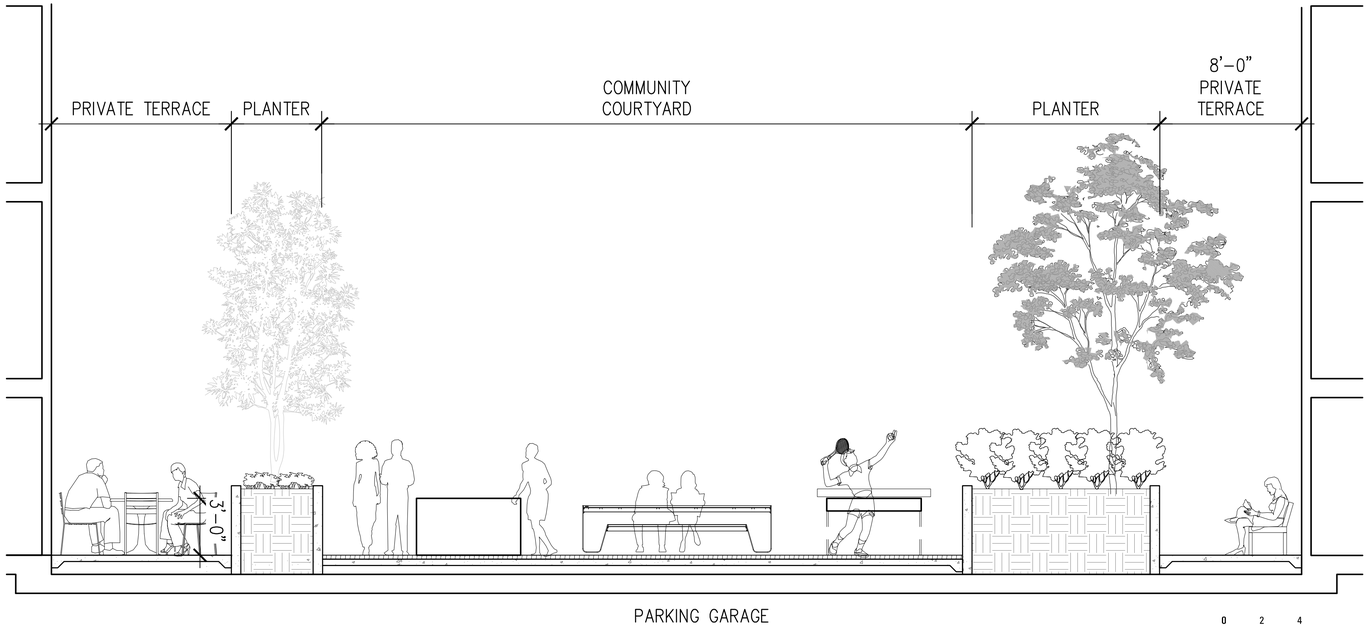
HERCULES PARCELS Q & R | HERCULES, CA

LOWER PODIUM SECTIONS

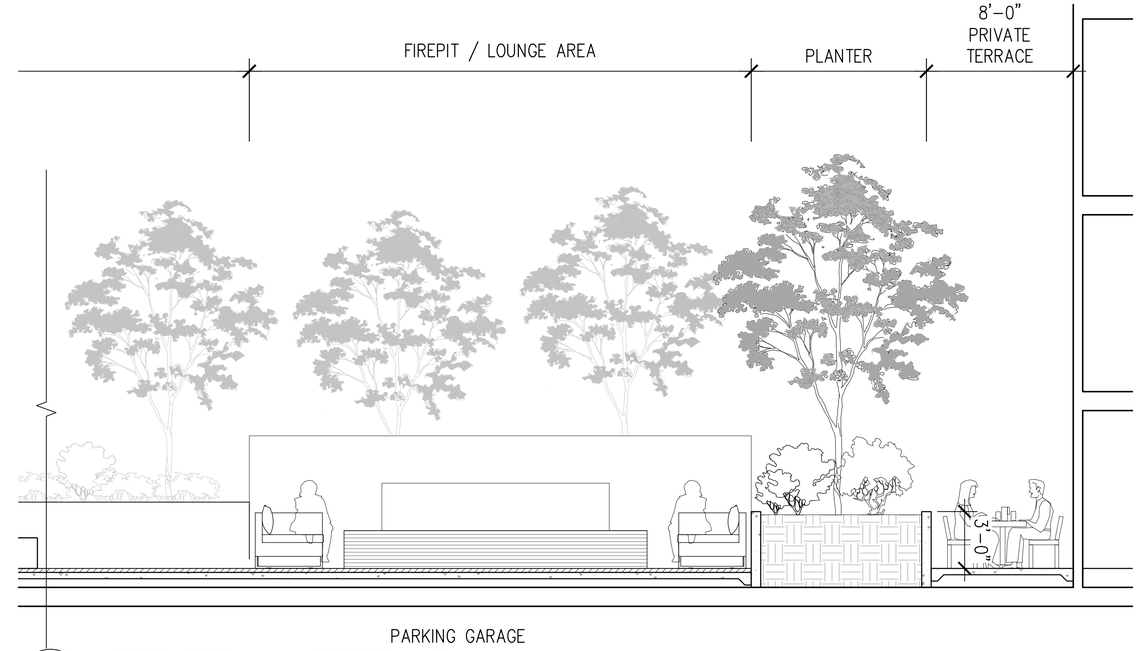
BARS705 | 02.08.2018

LANDSCAPE
L5.00

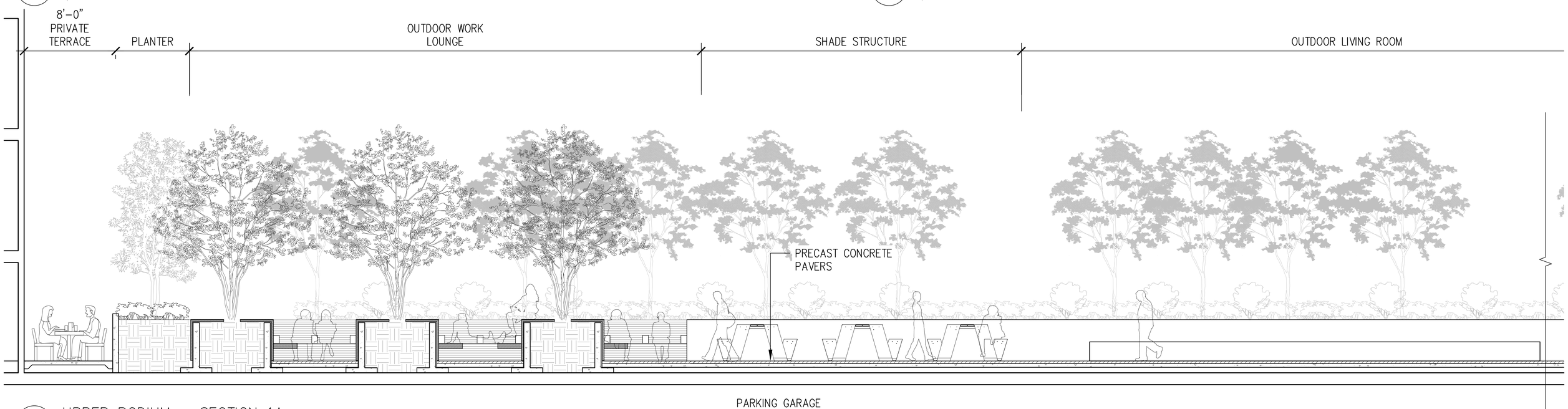
[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[FILE NAME : Z:\17025 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\170924_BLOCK Q+R_TN.DWG] [TAB : 3A\22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [XREF FILE NAME : : HBEX_TMBNDY; :HBEXSITE; :HBEXTOPO; :HBEXUTIL; :HERCULES_MUIRPOINTE-LAYOUT; :JMPPRPLAN; :JMPPRUTIL; :UNIT 1A; :UNIT 1B; :UNIT 1E; :UNIT 1JR A; :UNIT 1JR B; :UNIT 2A; :UNIT 2B; :UNIT 2C; :UNIT 2C MOD1; :UNIT 2D; :UNIT 2F; :UNIT 2G; :UNIT 3A; :W3422PER; :W3422PERLOG]



02 UPPER PODIUM – SECTION 2
1/4" = 1'-0"



01 UPPER PODIUM – SECTION 1B
1/4" = 1'-0"



01 UPPER PODIUM – SECTION 1A
1/4" = 1'-0"

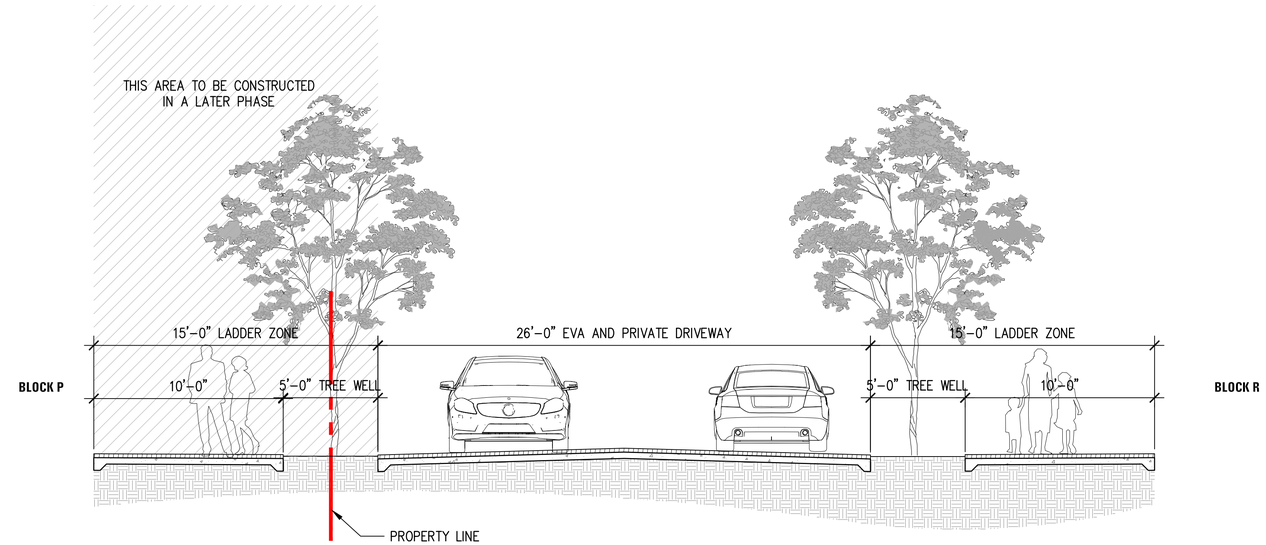
HERCULES PARCELS Q & R | HERCULES, CA

UPPER PODIUM SECTIONS

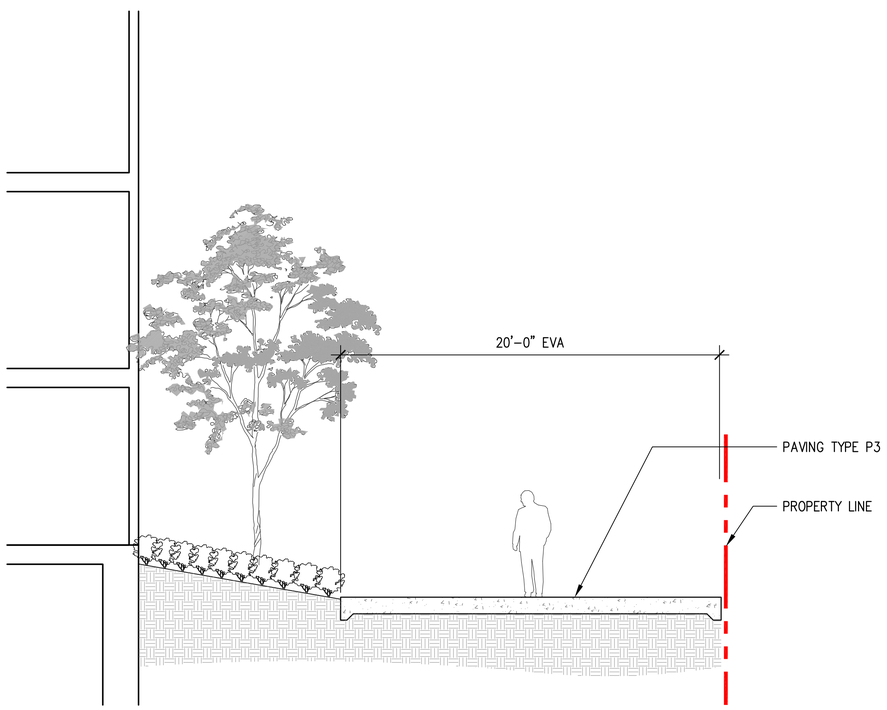
BARS705 | 02.08.2018

LANDSCAPE
L5.01

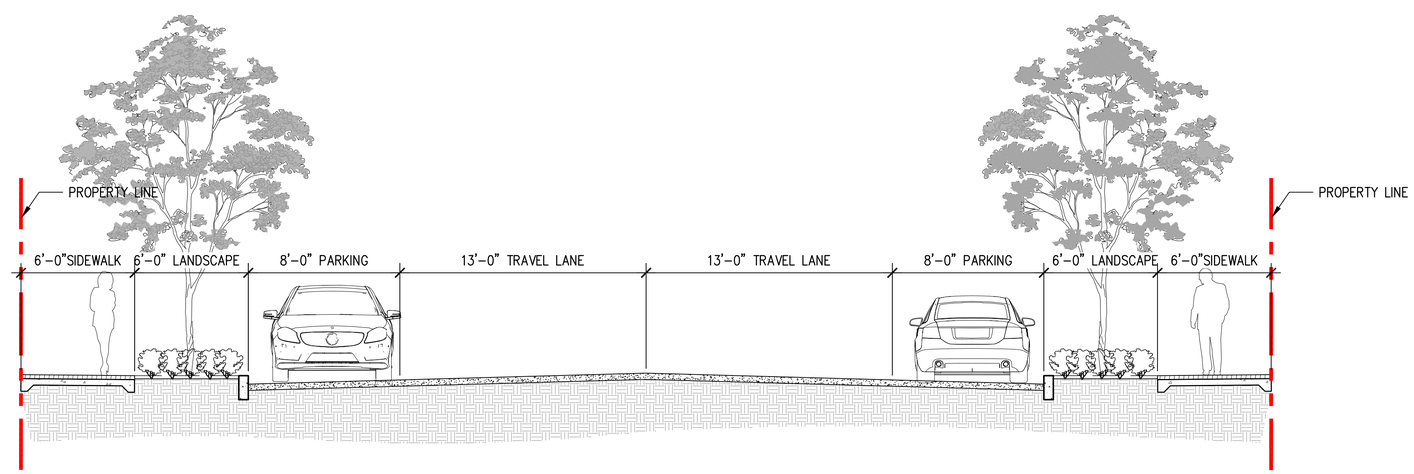
[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[XREF FILE NAME : J:HBEX_TMBNDY; J:HBEXSITE; J:HBEXTOPO; J:HBEXUTIL; J:HERCULES_MUIRPOINTE-LAYOUT; J:MPPRPLAN; J:MPPRUTIL; J:UNIT 1A; J:UNIT 1B; J:UNIT 1E; J:UNIT 1JR A; J:UNIT 1JR B; J:UNIT 2A; J:UNIT 2B; J:UNIT 2C; J:UNIT 2C MOD1; J:UNIT 2D; J:UNIT 2F; J:UNIT 2G; J:UNIT 3A; W3422PER; W3422PERLOG]



03 PRIVATE DRIVEWAY AND EVA SECTION
1/4" = 1'-0"



02 TYPICAL EVA SECTION
1/4" = 1'-0"



01 LOOP ROAD SECTION
1/4" = 1'-0"

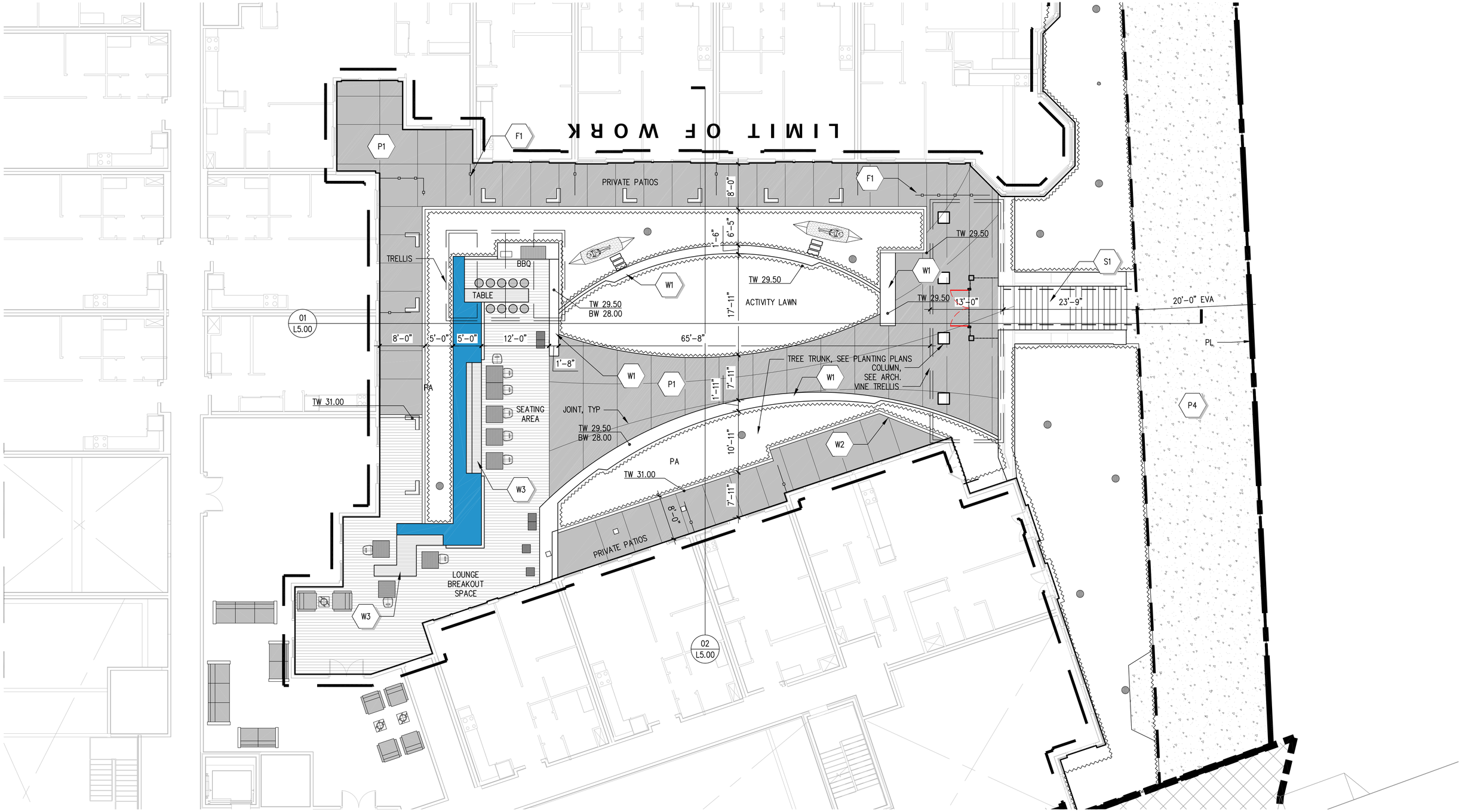
HERCULES PARCELS Q & R | HERCULES, CA

STREET SECTIONS

BARS705 | 02.08.2018

LANDSCAPE
L5.02

[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[Wednesday 2017 - 6:14pm] [October 18 - 34X22 BLDG SECTIONS + TITLE BLOCK] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [CAD1-SITE\170824_BLOCK Q-R_TN.DWG] [FILE NAME : Z:\17025-HERCULES PARCELS Q-R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK Q-R_TN.DWG]
[XREF FILE NAME : J-HBEX_TMBNDY; J-HBEXSITE; J-HBEXTOPO; J-HBEXUTIL; J-HERCULES_MUIRPOINTE-LAYOUT; J-MPPRPLAN; J-MPPRUTIL: J-UNIT 1A; J-UNIT 1B; J-UNIT 1E; J-UNIT 1J-R A; J-UNIT 1J-R B; J-UNIT 2A; J-UNIT 2B; J-UNIT 2C; J-UNIT 2C MOD1; J-UNIT 2D; J-UNIT 2F; J-UNIT 2G; J-UNIT 3A; W3422PER; W3422PERLOG]



HERCULES PARCELS Q & R | HERCULES, CA

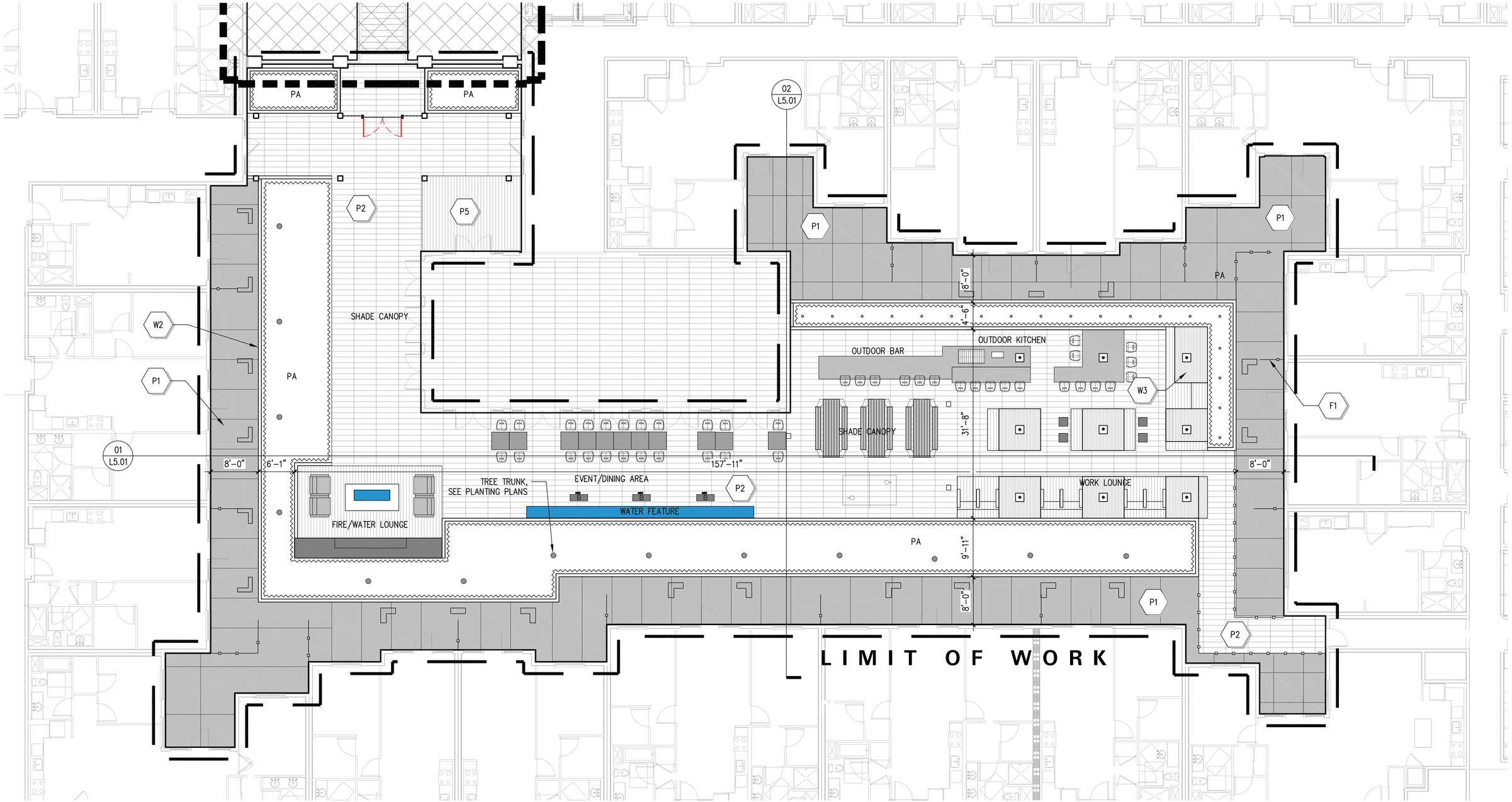
ENLARGEMENT PLAN-LOWER PODIUM

BARS705 | 02.08.2018

0 4' 8' 16' 32'

LANDSCAPE
L6.01

[FILE NAME : Z:\17025 HERCULES PARCELS Q+R\6 DRAWING\6.40 CAD\1-SITE\17082A_BLOCK Q+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unkown]]
[XREF FILE NAME : ;HBEX_TMBNDY; ;HBEXSITE; ;HBEXTOPO; ;HBEXUTIL; ;HERCULES_MURPOINTE-LAYOUT; ;JMPPRPLAN; ;JMPPRUTIL; ;UNIT 1A; ;UNIT 1B; ;UNIT 1E; ;UNIT 1JR A; ;UNIT 1JR B; ;UNIT 2A; ;UNIT 2B; ;UNIT 2C; ;UNIT 2C MOD1; ;UNIT 2D; ;UNIT 2F; ;UNIT 2G; ;UNIT 3A; ;W3422PER; ;W3422PERLOG]



HERCULES PARCELS Q & R | HERCULES, CA

ENLARGEMENT PLAN-UPPER PODIUM

BARS705 | 02.08.2018

0 4' 8' 16' 32'

LANDSCAPE
L6.02

[Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[Wednesday 2017 - 6:14pm] [October 18 - SECTIONS + TITLE BLOCK] [TAB : 34X22 BLDG
[FILE NAME : ..\2017\25 HERCULES PARCELS O+R\6 DRAWING\6.40 CAD\1-SITE\170824_BLOCK O+R_TN.DWG] [TAB : 34X22 BLDG SECTIONS + TITLE BLOCK] [October 18 - Wednesday 2017 - 6:14pm] [Plotted by : TNGUYEN] [Pen Setting : [Unknown]]
[XREF FILE NAME : ..\HBEX_TMBNDY; ..\HBEXSITE; ..\HBEXTOPO; ..\HBEXUTIL; ..\HERCULES_MUIRPOINTE-LAYOUT; ..\MPPRPLAN; ..\MPPRUTIL; UNIT 1A; UNIT 1B; UNIT 1E; UNIT 1JR A; UNIT 1JR B; UNIT 2A; UNIT 2B; UNIT 2C; UNIT 2C MOD1; UNIT 2D; UNIT 2F; UNIT 2G; UNIT 3A; W3422PER; W3422PERLOG]