LEGEND:

SEE A4.1, A4.2, A7.1, A7.2 FOR PARTITION TYPES. REFER TO PARTITION TYPE AND SEE A4.1 FOR CONSTRUCTION.

ONE HOUR RATED SHAFT OR PARTITION WITH TWENTY MINUTE DOOR ASSEMBLIES AND INSULATION. REFER TO PARTITION TYPE AND SEE A4.1 FOR CONSTRUCTION.

TWO HOUR RATED PARTITION, TYP. AT SHAFTS AND STAIRS. 90 MINUTE RATED OPENINGS AND INSULATION. REFER TO PARTITION TYPES INDICATED ON ENLARGED PLANS AND SEE A4.1 FOR CONSTRUCTION.

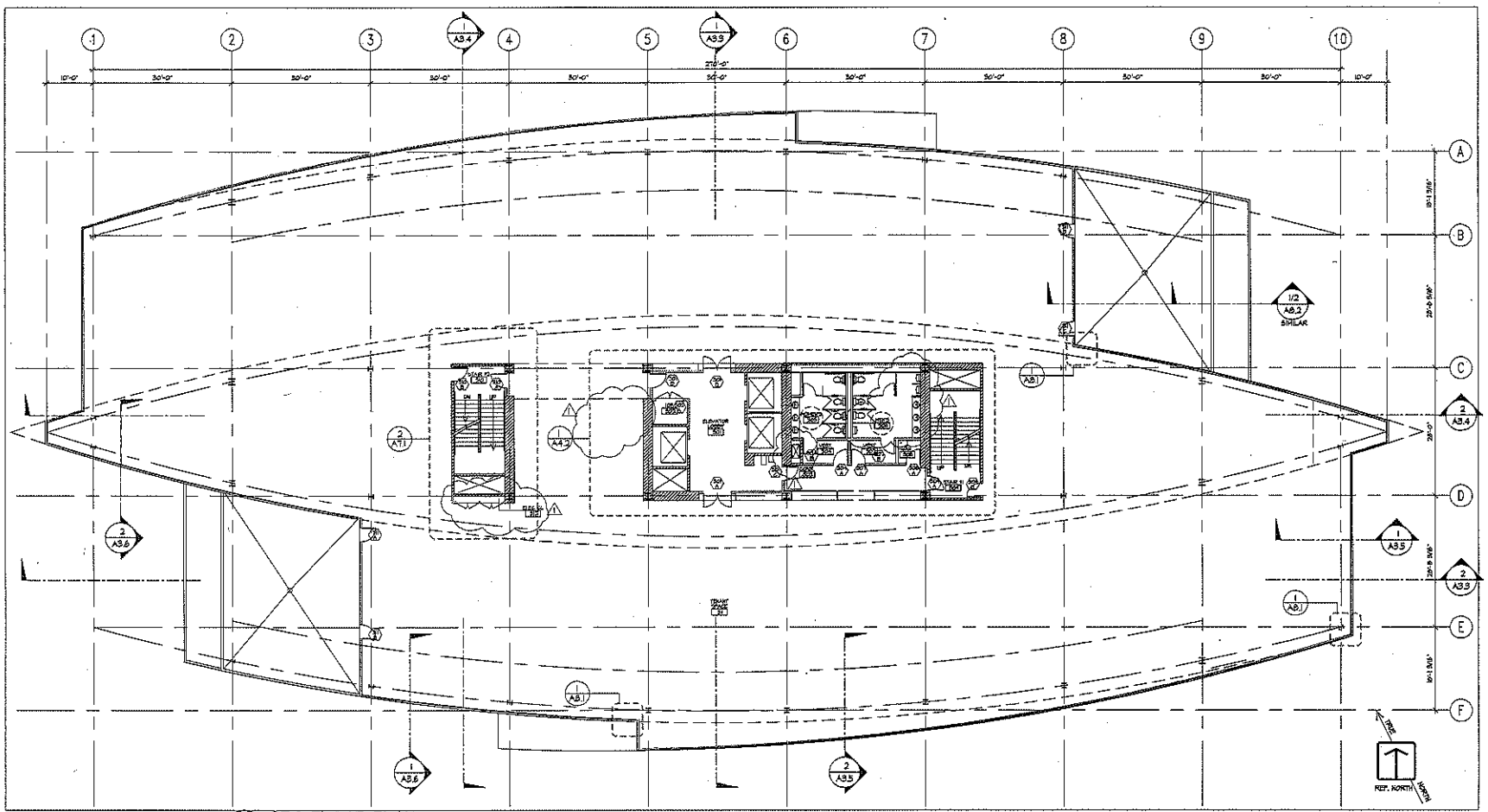
FIRE EXTINGUISHER SEE DETAIL 12 / A4.2 FOR SEMI-RECESSED, TYP. SURFACE MOUNTED AT PENTHOUSE AND MECHANICAL ROOMS.

NOTES:

1. SEE SHEET G0.1 FOR GENERAL NOTES
2. SEE SHEET A2.10 FOR FINISH SCHEDULES
3. SEE SHEET A9.1 FOR DOOR SCHEDULES
4. SEE DETAIL 1 / A4.1 FOR KEY TO PARTITION TYPES INDICATED BY THE SYMBOL (2A)
5. SEE DETAIL 3 / 5.0.3 FOR TYPICAL ACCESSIBLE INTERIOR DOOR CLEARANCE

ArchiRender Architect
322245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

ATTACHMENT D
Page 21 of 40



1 A2.3 3RD FLOOR PLAN
SCALE: 3/32"= 1'-0"

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12.2.11	PLANCHECK COMMENT 1	

THIRD FLOOR PLANS

Project Number:	2011A101
Date:	11/04/2011
Scale :	3/32"=1'-0"

A2.3

COPYRIGHT 2011

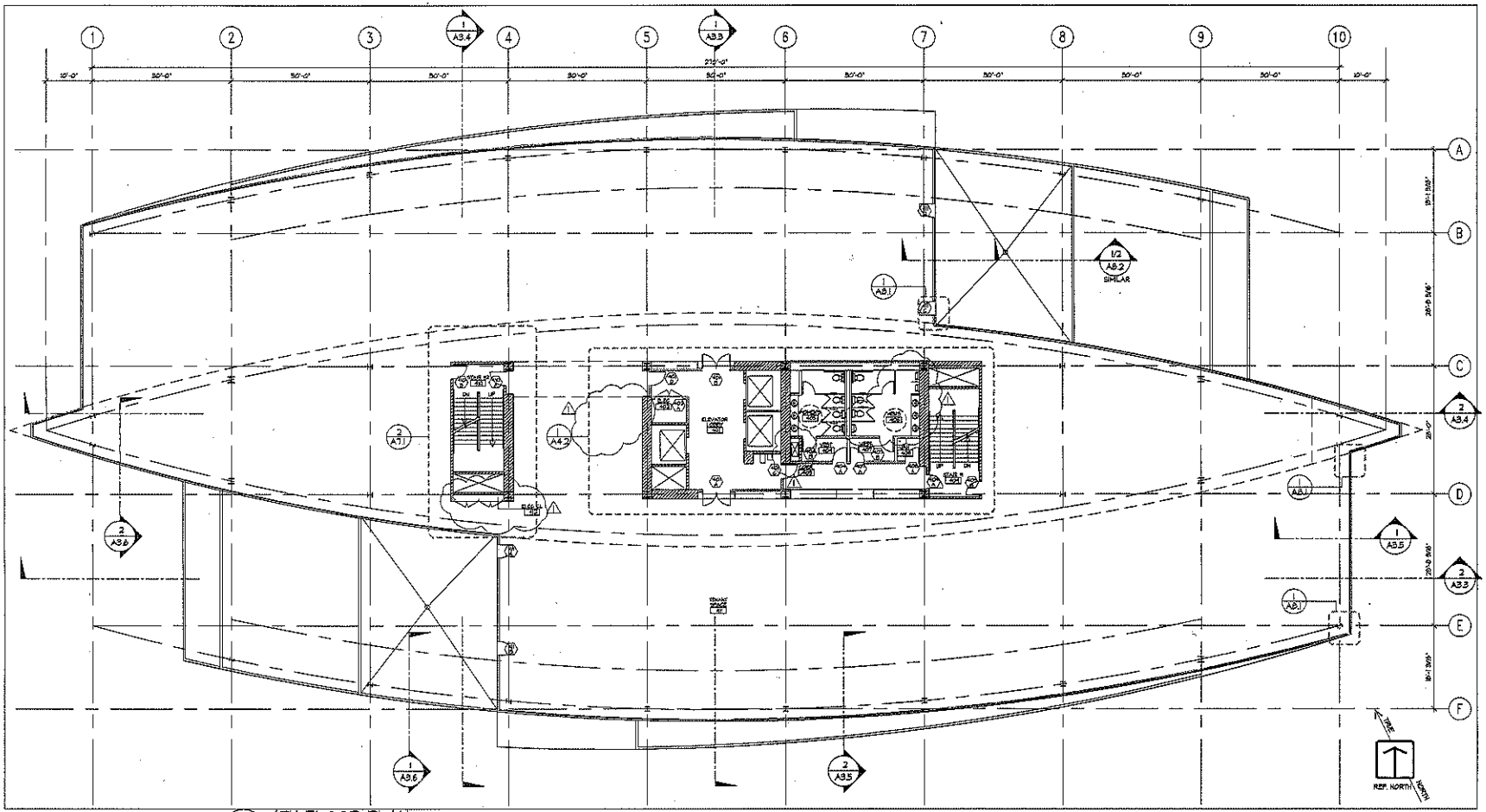
LEGEND:

- (2B) — SEE A4.1, A4.2, A7.1, & A7.2 FOR PARTITION TYPES. REFER TO PARTITION TYPE AND SEE A9.1 FOR CONSTRUCTION.
- ONE HOUR RATED SHAFT OR PARTITION WITH TWENTY MINUTE DOOR ASSEMBLIES AND INSULATION. REFER TO PARTITION TYPE AND SEE A9.1 FOR CONSTRUCTION.
- TWO HOUR RATED PARTITION, TYP. AT SHAFTS AND STAIRS. 90 MINUTE RATED OPENINGS AND INSULATION. REFER TO PARTITION TYPES INDICATED ON ENLARGED PLANS AND SEE A9.1 FOR CONSTRUCTION.
- FIRE EXTINGUISHER SEE DETAIL 12 / A9.2 FOR SEMI-RECESSED, TYP. SURFACE MOUNTED AT PENTHOUSE AND MECHANICAL ROOMS.

NOTES:

1. SEE SHEET G0.1 FOR GENERAL NOTES
2. SEE SHEET A2.10 FOR FINISH SCHEDULES
3. SEE SHEET A2.9 FOR DOOR SCHEDULES
4. SEE DETAIL 1 / A9.1 FOR KEY TO PARTITION TYPES INDICATED BY THE SYMBOL "(2A)"
5. SEE DETAIL 5 / G0.3 FOR TYPICAL ACCESSIBLE INTERIOR DOOR CLEARANCE

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445



1 A2.4 4TH FLOOR PLAN
SCALE 3/32"= 1'-0"

ATTACHMENT D
Page 22 of 46

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12.2.11	PLANCHECK COMMENT 1	

FOURTH FLOOR PLANS

Project Number:	2011A101
Date:	11/04/2011
Scale	3/32"=1'-0"

A2.4

COPYRIGHT 2011

LEGEND:

SEE A4.1, A4.2, A7.1, A7.2 FOR PARTITION TYPES. REFER TO PARTITION TYPE AND SEE A4.1 FOR CONSTRUCTION.

ONE HOUR RATED SHAFT OR PARTITION WITH TWENTY MINUTE DOOR ASSEMBLIES AND INSULATION. REFER TO PARTITION TYPE AND SEE A4.1 FOR CONSTRUCTION.

TWO HOUR RATED PARTITION TYP. AT SHAFTS AND STAIRS. 90 MINUTE RATED OPENINGS AND INSULATION. REFER TO PARTITION TYPES INDICATED ON ENLARGED PLANS AND SEE A4.1 FOR CONSTRUCTION.

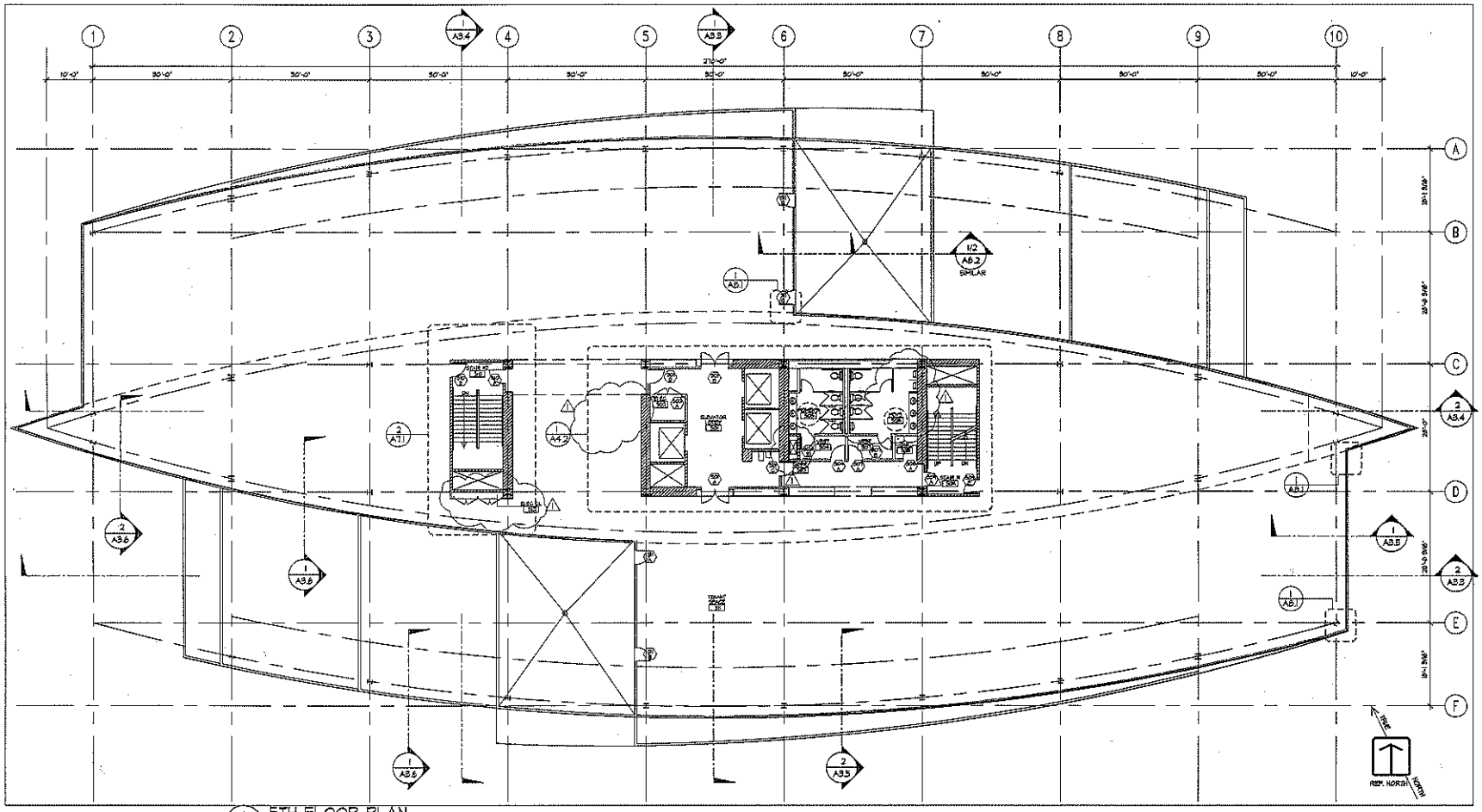
FIRE EXTINGUISHER SEE DETAIL 12 / A4.2 FOR SEMI-RECESSED, TYP. SURFACE MOUNTED AT PENTHOUSE AND MECHANICAL ROOMS.

NOTES:

1. SEE SHEET G0.1 FOR GENERAL NOTES
3. SEE SHEET A2.10 FOR FINISH SCHEDULES
5. SEE SHEET A2.4 FOR DOOR SCHEDULES
4. SEE DETAIL 1 / A4.1 FOR KEY TO PARTITION TYPES INDICATED BY THE SYMBOL "(XX)"
5. SEE DETAIL 5 / G0.5 FOR TYPICAL ACCESSIBLE INTERIOR DOOR CLEARANCE

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

ATTACHMENT D
Page 23 of 40



1 A2.5 5TH FLOOR PLAN
SCALE: 3/32"= 1'-0"

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12.21.11	PLANCHECK COMMENT 1	

FIFTH
FLOOR PLANS

Project Number:	2011A101
Date:	11/04/2011
Scale	3/32"= 1'-0"

A2.5

COPYRIGHT 2011

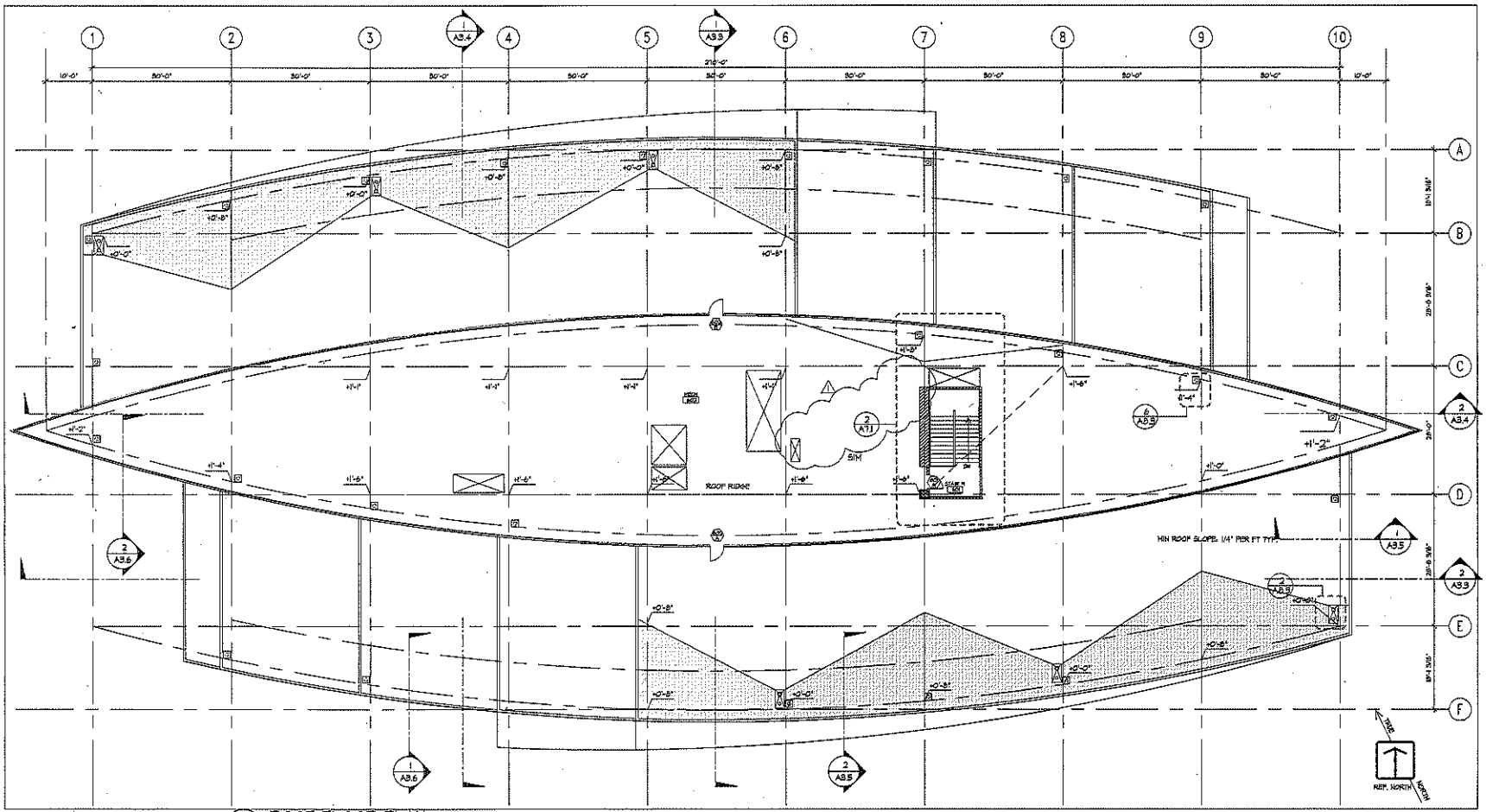
LEGEND

- DAVIT ANCHOR, SEE WINDOW WASHING DRAWINGS
- ROOF DRAIN AND OVERFLOW
- RIGID INSULATION CRICKETS
- TWO HOUR RATED PARTITION, TYP. AT SHAFTS AND STAIRS. 90 MINUTE RATED OPENINGS AND INSULATION. REFER TO PARTITION TYPES INDICATED ON ENLARGED PLANS AND SEE A4.1 FOR CONSTRUCTION.
- ±84'-4" ← TOP OF ROOF ELEVATION
- T.O.S. 84'-2 1/2" ← TOP OF STEEL ELEVATION

NOTES:

1. ELEVATIONS INDICATED ARE TOP OF ROOF. ELEVATIONS NOTED T.O.S. REFER TO TOP OF STRUCTURAL STEEL.
2. SEE MECHANICAL, PLUMBING, WINDOW WASHING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT AND ADDITIONAL INFORMATION.
3. MINIMUM ROOF SLOPE = ¼" PER FOOT
4. PROVIDE ONE FIRE EXTINGUISHER CABINET IN EACH ROOM ON THE ROOF. SEE DETAIL 13/A4.3 SIMILAR.
5. TOP OF ALL MECH. EQUIP. ROOF PADS AND OTHER ROOF PADS SHALL SLOPE 1/2" PER FOOT.
6. PROVIDE INSULATION CRICKET BETWEEN PARAPET AND DRAIN SUMP FOR POSITIVE DRAINAGE.

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445



1 A2.6 ROOF FLOOR PLAN
SCALE: 3/32"= 1'-0"

ATTACHMENT D
Page 24 of 40

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

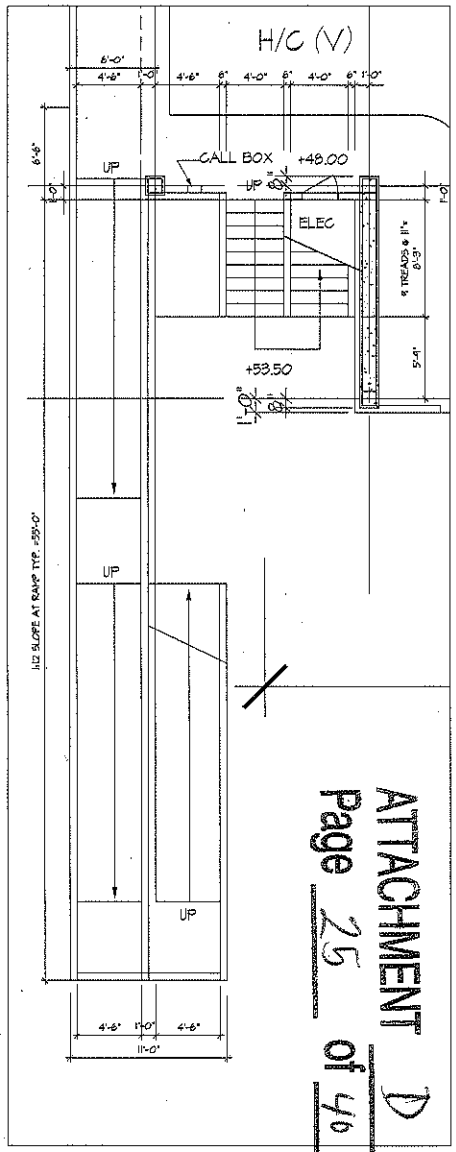
Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12.21.11	PLANCHECK COMMENT 1	

ROOF
FLOOR PLANS

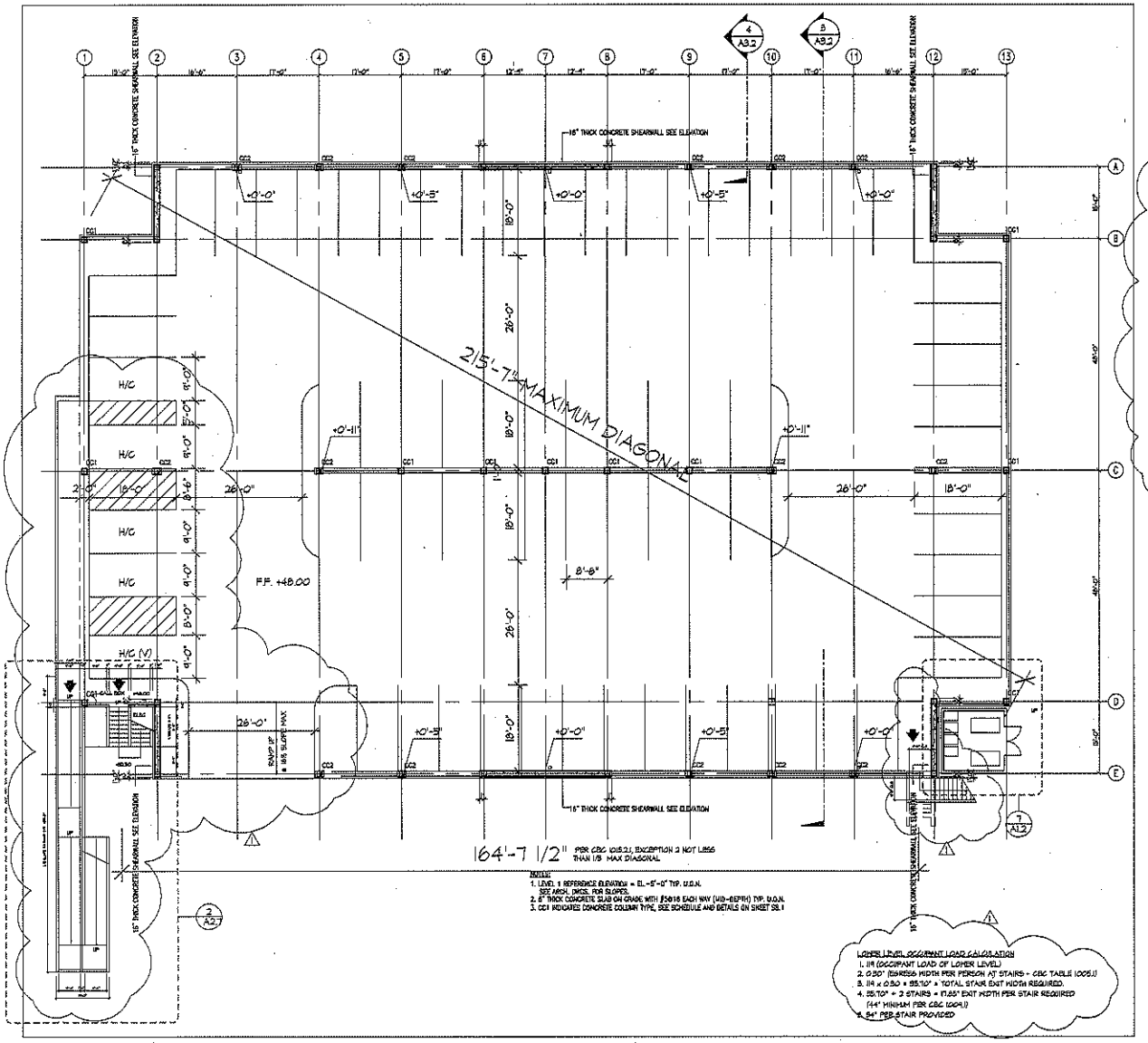
Project Number:	2011A101
Date:	11/04/2011
Scale	3/32"=1'-0"

A2.6

COPYRIGHT 2011



2 A2.7 ENLARGED RAMP PLAN
SCALE: 1/4"= 1'-0"



1 A2.7 LOWER LEVEL PLAN
SCALE: 3/32"= 1'-0"

ATTACHMENT D
page 25 of 46

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

EXITING PLAN NOTES

1. S-2 OCCUPANCY
2. TYPE I-B CONSTRUCTION, FIRE SPRINKLERED
3. 400' MAXIMUM TRAVEL DISTANCE PER 2010 CBC TABLE 1016.1

FLOOR AREA SUMMARY

FLOOR	CBC GROSS AREA PER CBC 502.1 & 1002.1 (NO VENT SHAFTS)	O.L.
LOWER LEVEL	23,650 S.F.	119
UPPER LEVEL	23,650 S.F.	119

LEGEND:

CBC GROSS (FLOOR AREA GROSS PER 2010 CBC 1002.1): THE TOTAL FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS, OR OTHER FEATURES.

EXIT

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

Issues and Revisions

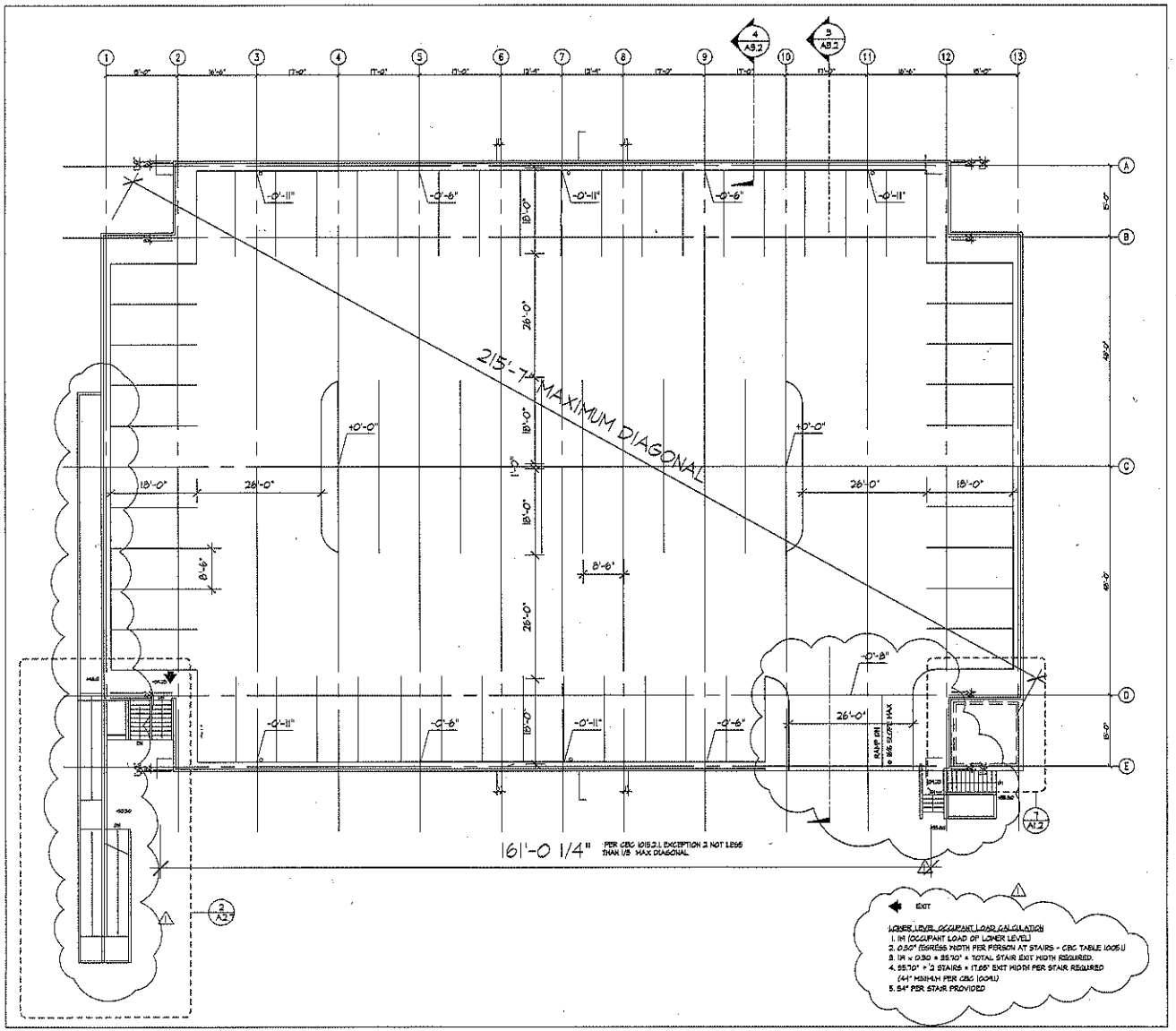
No.	Date	Issues and Revisions	By
1	12.2.11	PLANCHECK COMMENT 1	

PARKING STRUCTURE
LOWER LEVEL PLAN

Project Number:	2011A101
Date:	11/04/2011
Scale	3/32"=1'-0"

A2.7

COPYRIGHT 2011



1 A2.8 UPPER LEVEL PLAN
SCALE: 3/32"= 1'-0"

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

ATTACHMENT P
Page 26 of 40

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

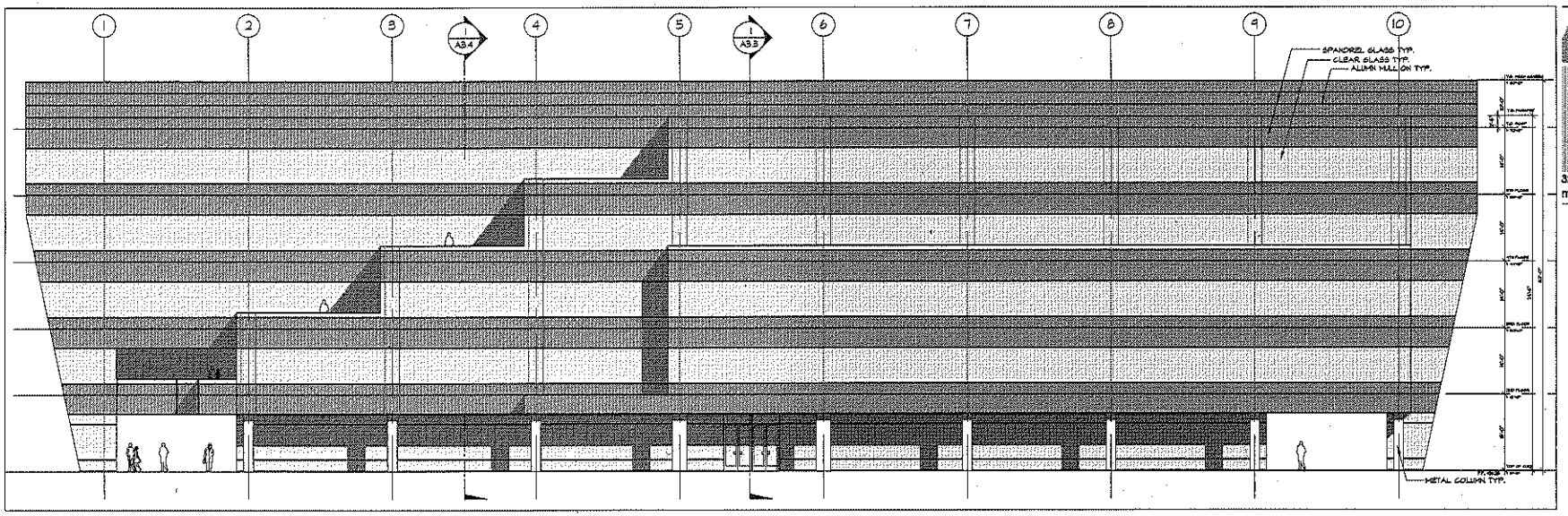
Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12.2.11	PLANCHECK COMMENT 1	

PARKING STRUCTURE
UPPER LEVEL PLAN

Project Number:	2011A101
Date:	11/04/2011
Scale	3/32"=1'-0"

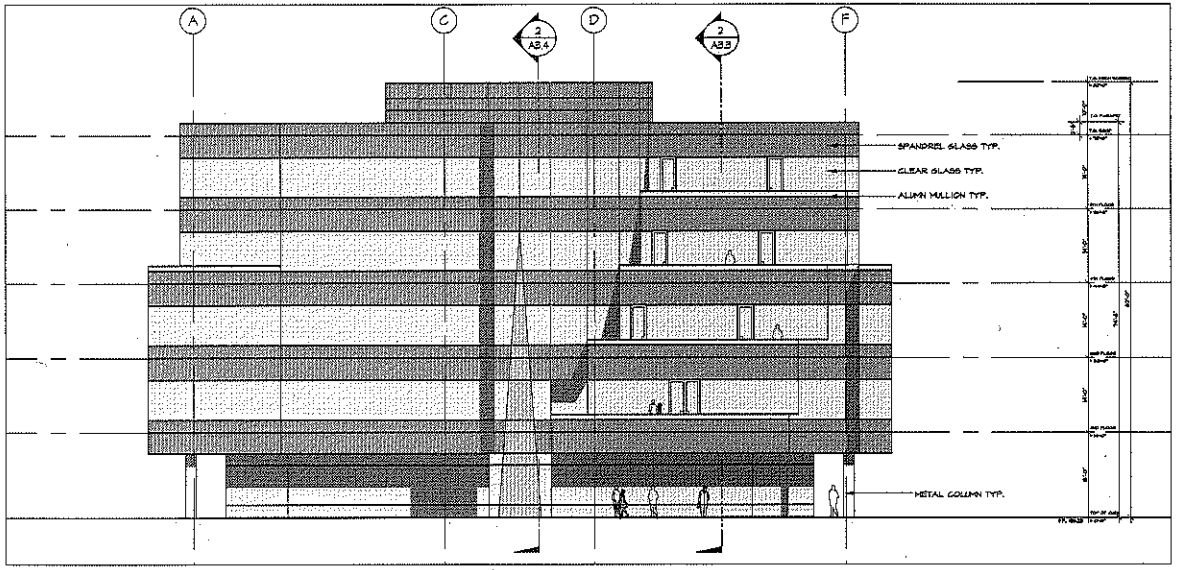
A2.8

COPYRIGHT 2011



2 / A3.1 SOUTH ELEVATION (NORTH SIM)

SCALE: 3/32"= 1'-0"



1 / A3.1 WEST ELEVATION (EAST SIM)

SCALE: 3/32"= 1'-0"

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

ATTACHMENT D
Page 27 of 40

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

Issues and Revisions

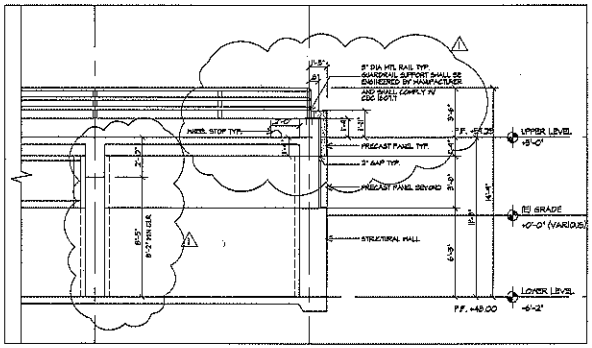
No.	Date	Issues and Revisions	By

ELEVATIONS

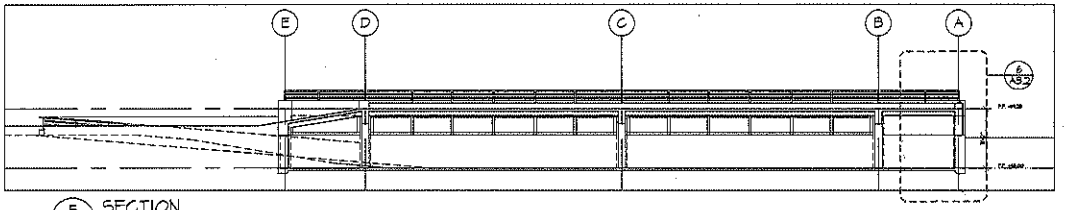
Project Number:	2011A101
Date:	11/04/2011
Scale	3/32"=1'-0"

A3.1

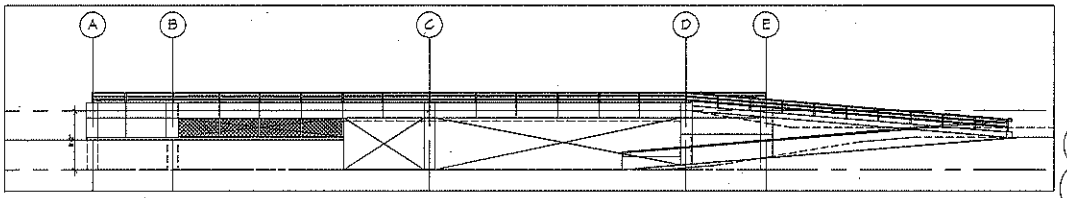
COPYRIGHT 2011



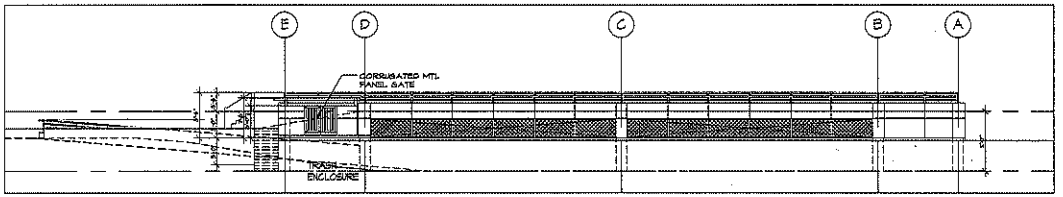
6 A3.2 TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"



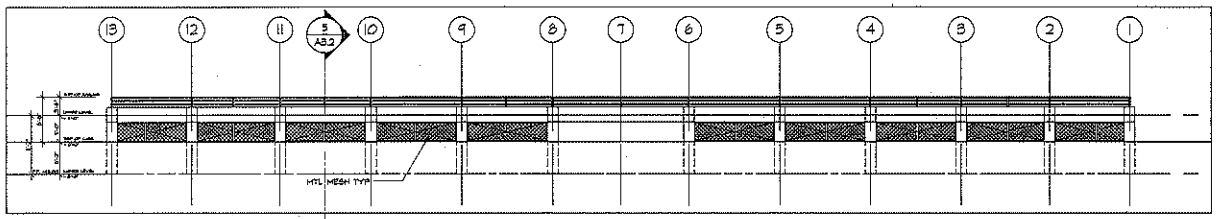
5 A3.2 SECTION
SCALE: 3/32" = 1'-0"



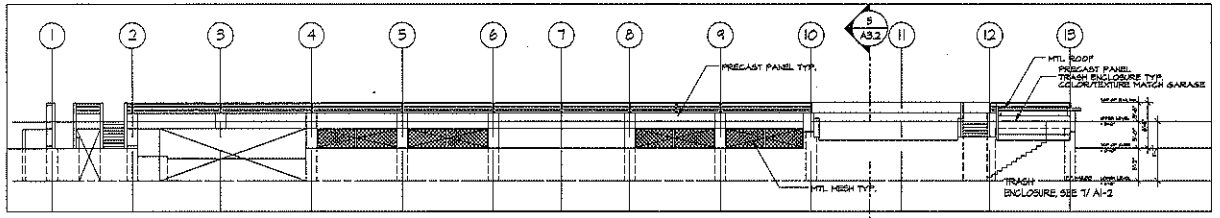
4 A3.2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 A3.2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 A3.2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 A3.2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

GARAGE OPENING
PER CBC 406.5.3.1 + EXCEPTION (FOUR SIDES OPENINGS)

TOTAL PERIMETER WALL AREA		6,280 S.F.
LENGTH	628 FT	
HEIGHT	X 10 FT	
		6,280 S.F.

OPENING AREA

SOUTH ELEV.	510 S.F.
NORTH ELEV.	500 S.F.
EAST ELEV.	320 S.F.
WEST ELEV.	710 S.F.
TOTAL	2,040 S.F.

2,040 / 6,280 = 32.5% > 20% MIN REQ'D O.K.

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

Issues and Revisions

No.	Date	Issues and Revisions	By
1	12.21.11	PLANCHECK COMMENT 1	

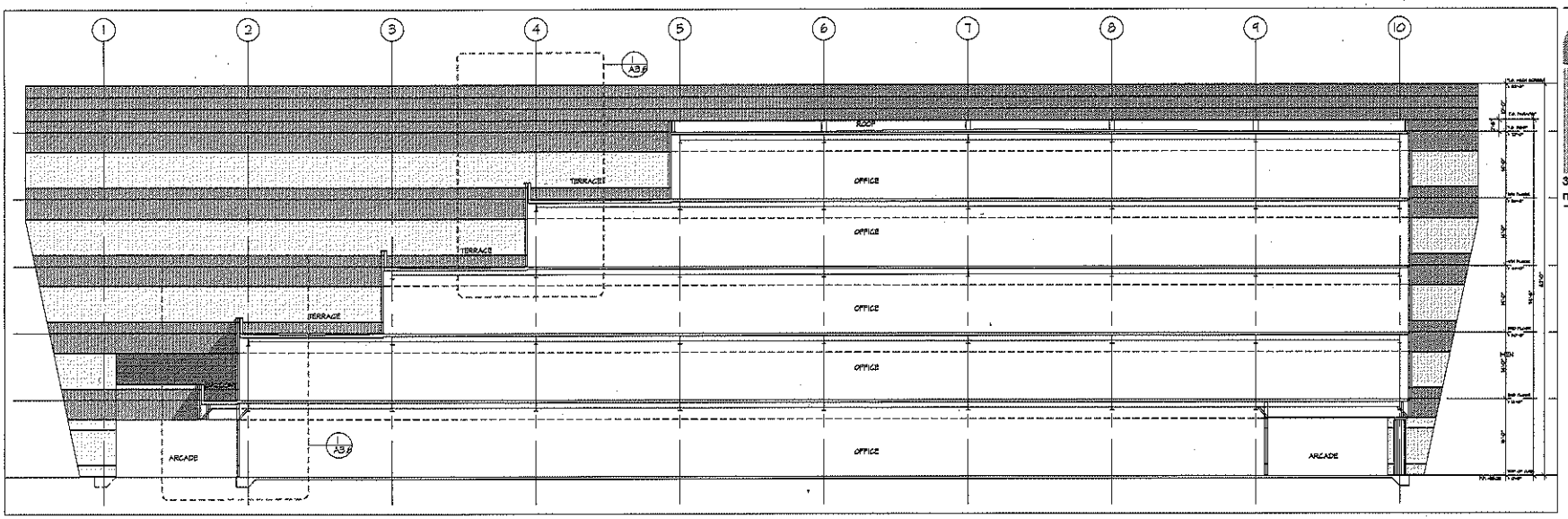
PARKING STRUCTURE
ELEVATIONS
DETAILS

Project Number	2011A101
Date:	11/04/2011
Scale	AS NOTED

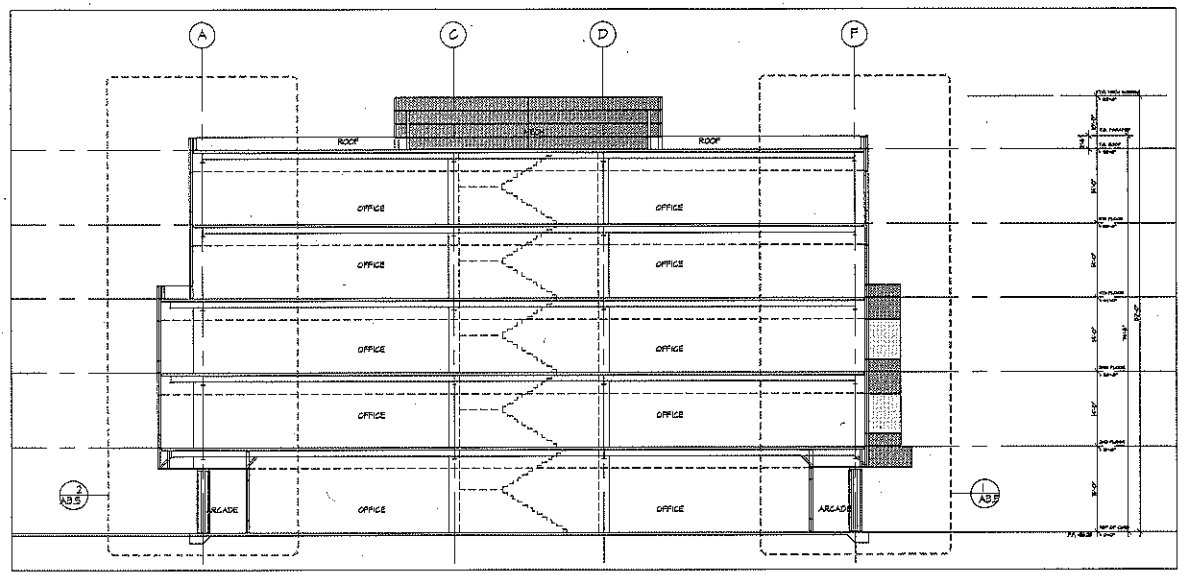
A3.2

COPYRIGHT 2011

ATTACHMENT D
Page 28 of 40



2 A3.3 SECTION BB
SCALE: 3/32"= 1'-0"



1 A3.3 SECTION AA
SCALE: 3/32"= 1'-0"

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

ATTACHMENT D
Page 29 of 40

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

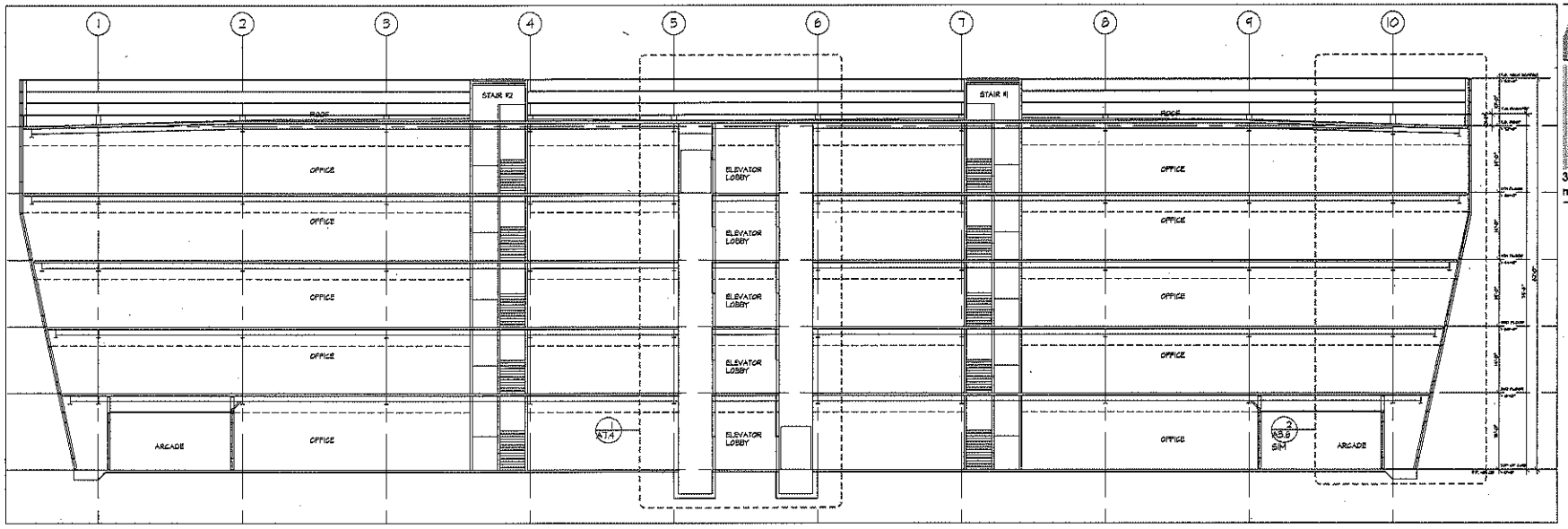
Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12.21.11	PLANCHECK COMMENT	

BUILDING SECTION

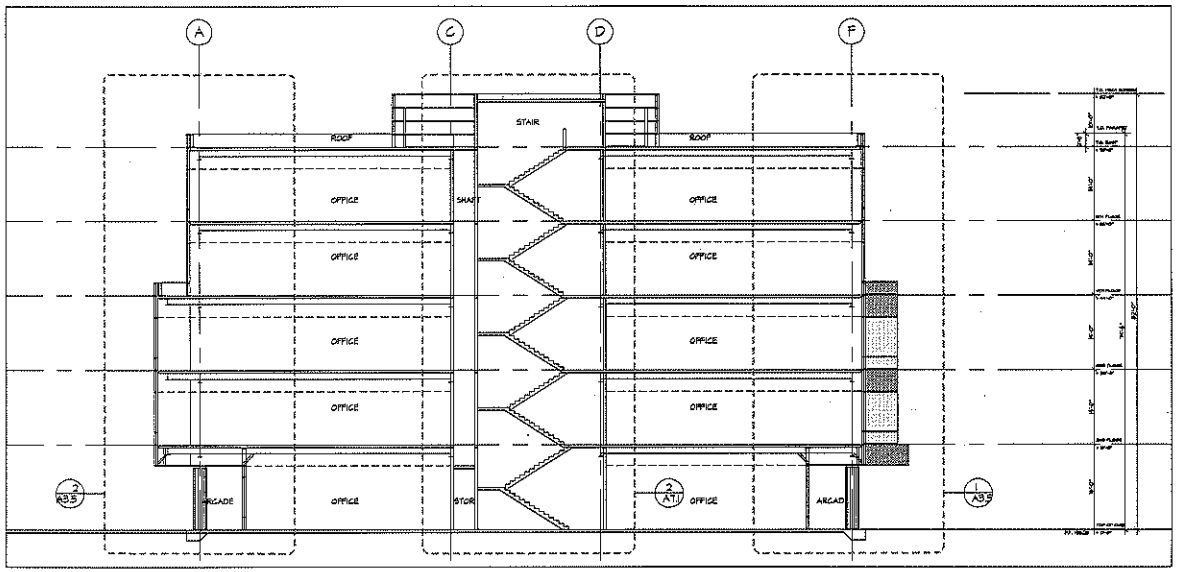
Project Number:	2011A101
Date:	11/04/2011
Scale	3/32"=1'-0"

A3.3

COPYRIGHT 2011



2 / A3.4 SECTION DD
SCALE: 3/32"= 1'-0"



1 / A3.4 SECTION CC
SCALE: 3/32"= 1'-0"

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

ATTACHMENT P
Page 30 of 40

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

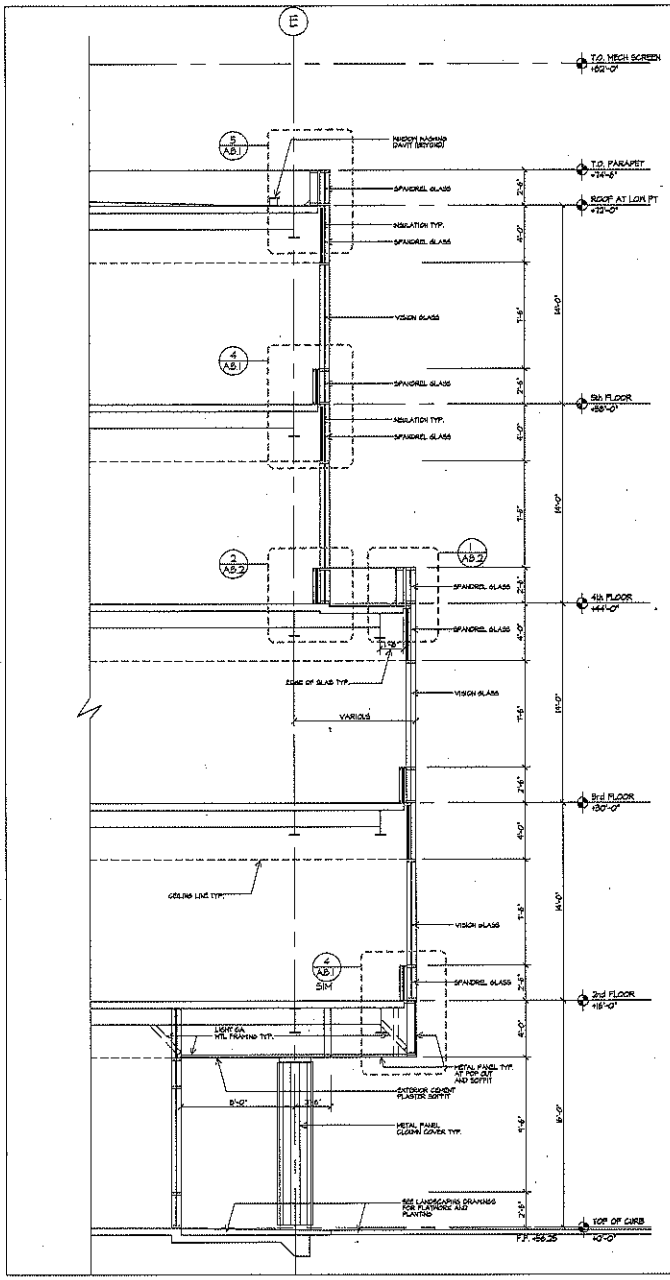
Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12.2011	PLANCHECK COMMENT 1	

BUILDING SECTION

Project Number	2011A101
Date:	11/04/2011
Scale	3/32"=1'-0"

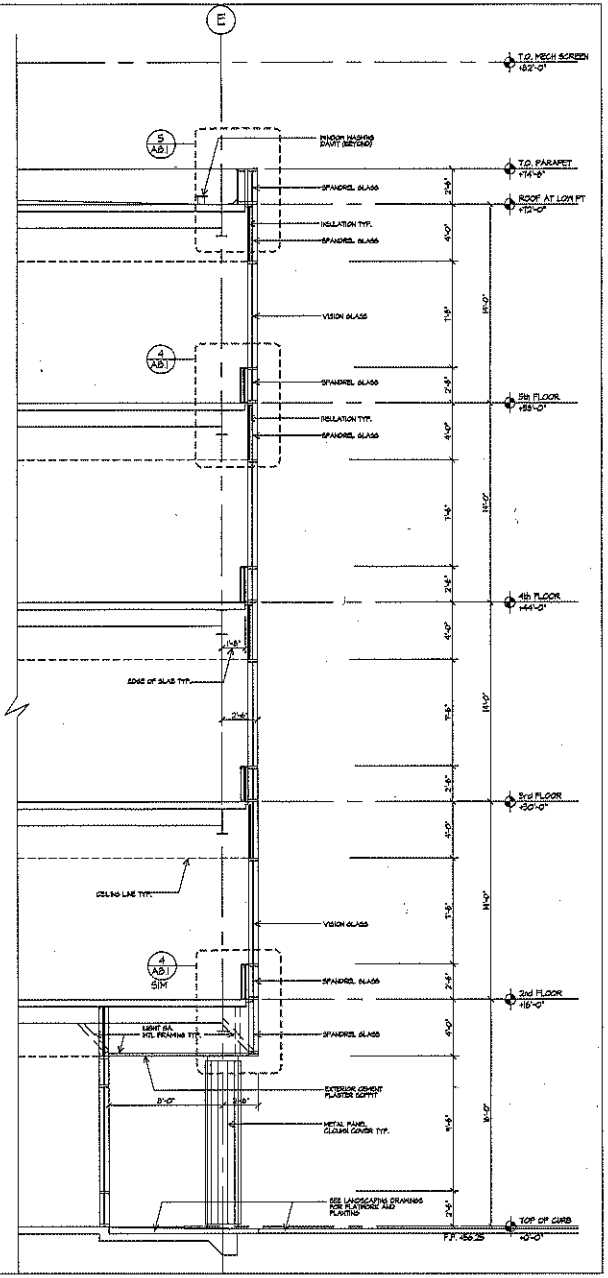
A3.4

COPYRIGHT 2011



2 A3.5 WALL SECTION at ENTRY POP-OUT

SCALE: 1/4"= 1'-0"



1 A3.5 WALL SECTION at TYPICAL CURTAINWALL

SCALE: 1/4"= 1'-0"

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

ATTACHMENT D
Page 31 of 40

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

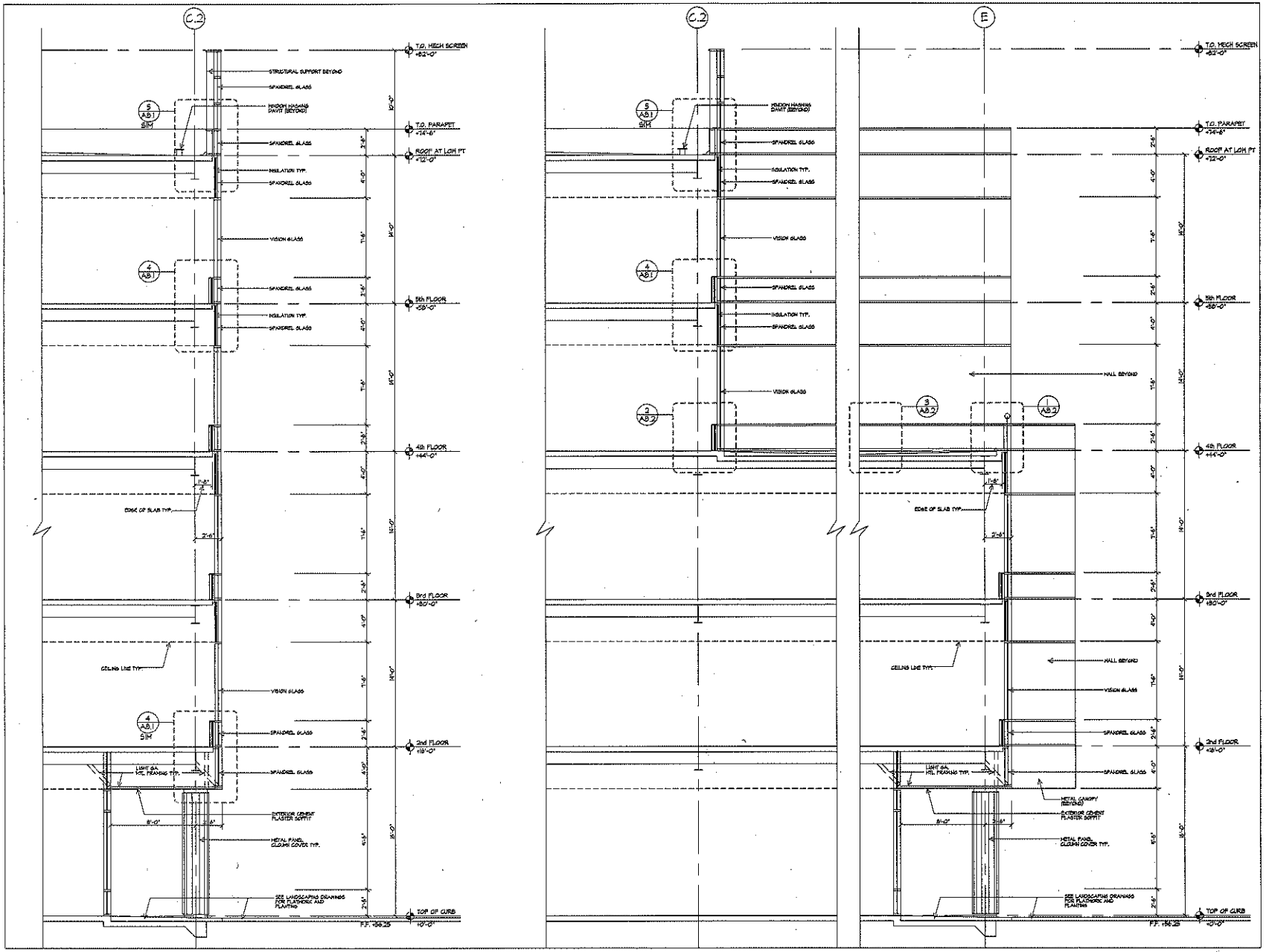
Issues and Revisions			
No.	Date	Issues and Revisions	By

WALL SECTIONS

Project Number:	2011A101
Date:	11/04/2011
Scale	1/4"=1'-0"

A3.5

COPYRIGHT 2011



2 A3.6 WALL SECTION at SCREEN CURTAINWALL
SCALE: 1/4"= 1'-0"

1 A3.6 WALL SECTION at TERRACE
SCALE: 1/4"= 1'-0"

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

ATTACHMENT D
Page 32 of 40

580 N. MARY AVE.
OFFICE BUILDING

SUNNYVALE, CA

Issues and Revisions

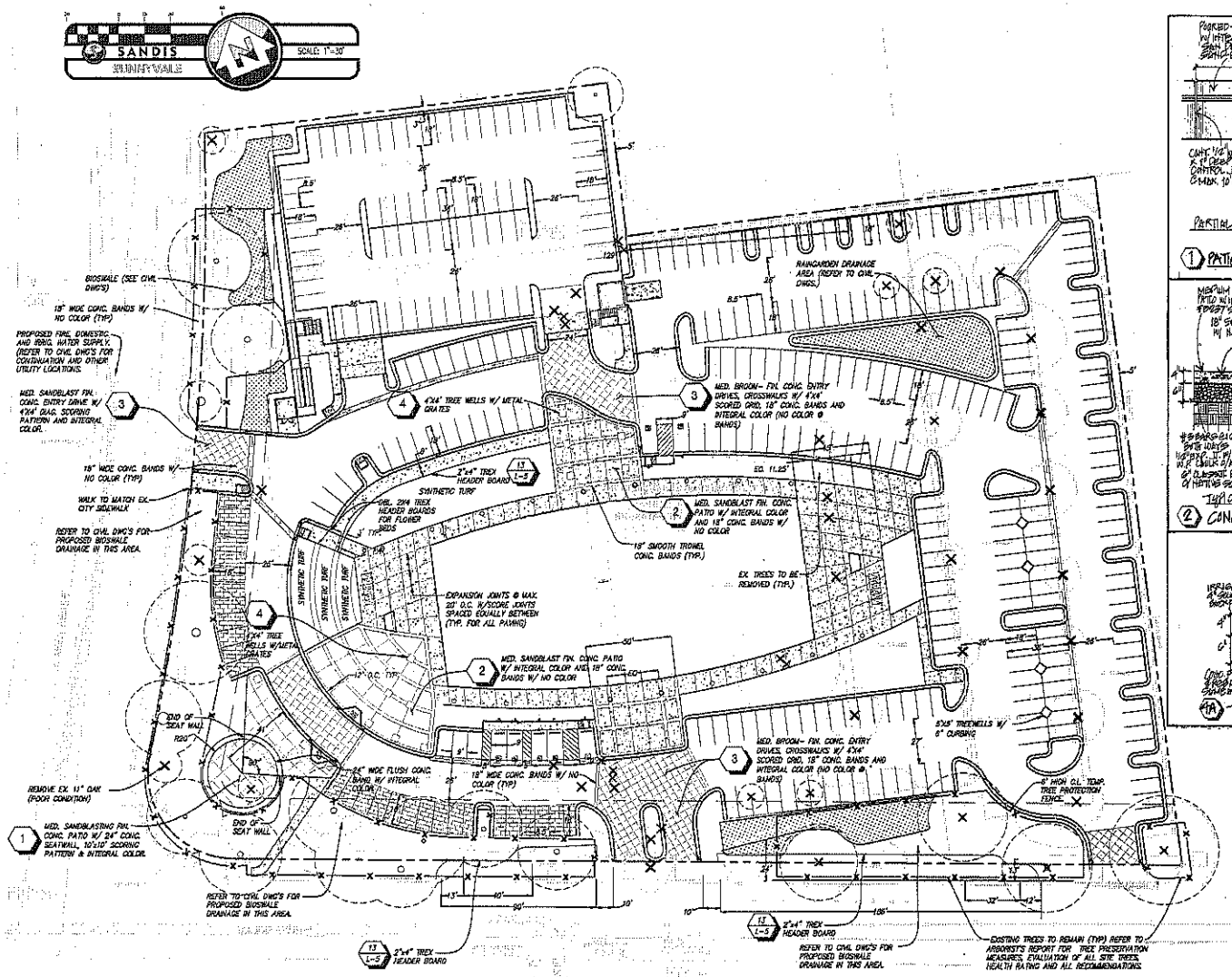
No.	Date	Issues and Revisions	By

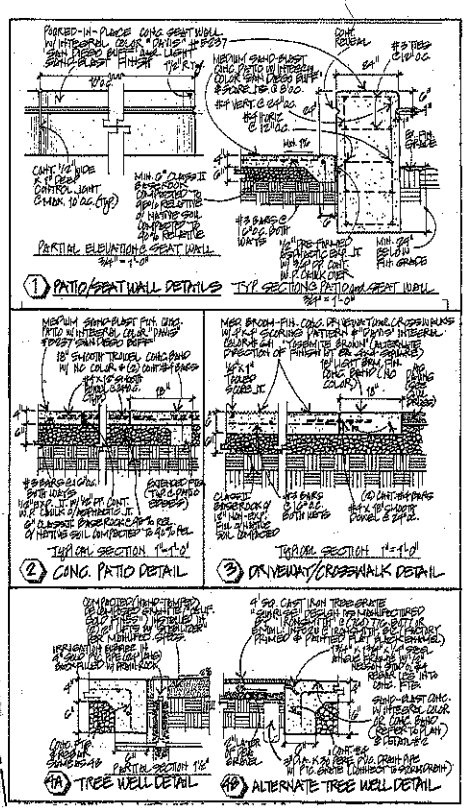
WALL SECTIONS

Project Number:	2011A101
Date:	11/04/2011
Scale	1/4"=1'-0"

A3.6

COPYRIGHT 2011





GENERAL CONSTRUCTION AND GRADING NOTES

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL GRADES AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT FOR RESOLUTION.
2. REFER TO LANDSCAPE SPECIFICATIONS AND INSTALLATION DETAILS ON THE LANDSCAPE DRAWINGS FOR ALL MATERIAL AND WORKMANSHIP REQUIREMENTS.
3. SITE UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION. ANY UTILITIES, STRUCTURE, OR OTHER FEATURES THAT ARE DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
4. THE WORK IN THIS CONTRACT MAY RUN CONCURRENTLY WITH OTHER TRADES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OTHER CONTRACTORS.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PLANTING AREAS TO FINISH GRADE, WHICH IS 2" BELOW FINISH SURFACE OF ALL PAVING, CURBING, HEADERS AND FINISH FLOOR OF BUILDING (UNLESS SPECIFIED OTHERWISE). ALL PLANTING AREAS SHALL DRAIN AWAY FROM THE BUILDING AT A MINIMUM 2% GRADIENT (1/4" PER FOOT) TOWARD PROPOSED AREA DRAINS. ALL PAVED AREAS SHALL DRAIN AWAY FROM THE BUILDING AT A MINIMUM 1% (1/8" PER FOOT) TOWARD PROPOSED DECK DRAINS (UNLESS SPECIFIED OTHERWISE).
6. THE CONTRACTOR SHALL REFER TO EXISTING CIVIL ENGINEER'S GRADING, DRAINAGE AND UTILITY PLANS (PREPARED BY SANDIS, CIVIL ENG.) FOR PROPOSED UTILITIES AND ELEVATIONS.
7. ALL REFERENCE DIMENSIONS MEASURING AWAY FROM THE BUILDING SHALL BE TAKEN FROM THE OUTSIDE FACE OF THE BUILDING.
8. ALL PROPOSED CONCRETE WORK SHALL BE POURED-IN-PLACE WITH THE FOLLOWING DESIGN MIX: 5 SACK MIX, MAXIMUM 4" SLUMP, MAXIMUM ¾" AGGREGATE SIZE, AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AFTER 28 DAYS. ALL FINISH SURFACE TREATMENTS, REBAR AND FOOTINGS SHALL BE PER LANDSCAPE CONSTRUCTION DETAILS.
9. ELECTRICAL: THE CONTRACTOR SHALL FURNISH, CONNECT AND INSTALL ELECTRICAL WORK COMPLETE AS INDICATED ON THE DRAWINGS AND IN COMPLIANCE WITH THE COUNTY OF SANTA CLARA, ELEC. CODE, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, AND ALL OTHER APPLICABLE LEGAL REQUIREMENTS. THE CONTRACTOR SHALL ARRANGE, OBTAIN AND PAY FOR ALL PERMITS, LICENSES, REQUIRED TESTS, AND INSPECTIONS REQUIRED FOR THE EXECUTION OF HIS WORK, AND SHALL GIVE ALL NOTICES REQUIRED BY ANY AND ALL LAWS, RULES, REGULATIONS AND ORDINANCES WHICH PERTAIN TO HIS WORK. ALL UNDERGROUND CABLE AND CONDUIT SHALL BE PLACED NOT LESS THAN 24" BELOW FINISH GRADE. THE CONTRACTOR SHALL GUARANTEE THE ENTIRE ELECTRICAL WORK AGAINST DEFECTIVE MATERIALS AND IMPROPER WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR.
10. ALL EXPANSION JOINTS, AS INDICATED ON THE LANDSCAPE CONSTRUCTION DOCUMENTS, SHALL BE ½" THICK FULL-DEPTH, PRE-MOLDED ASPHALTIC JOINTS WITH A ½" X ½" CONTINUOUS WATERPROOF CAULKING OVER ("SIKAFLEX" "PECORA" OR APPROVED EQUAL). SPACING SHALL BE PER LANDSCAPE CONSTRUCTION PLAN AND DETAILS

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LAUDERBAUGH & ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 691-9711 (650) 691-9713

ATTACHMENT D
Page 33 of 40

580 N. MARY AVE
OFFICE BUILDING

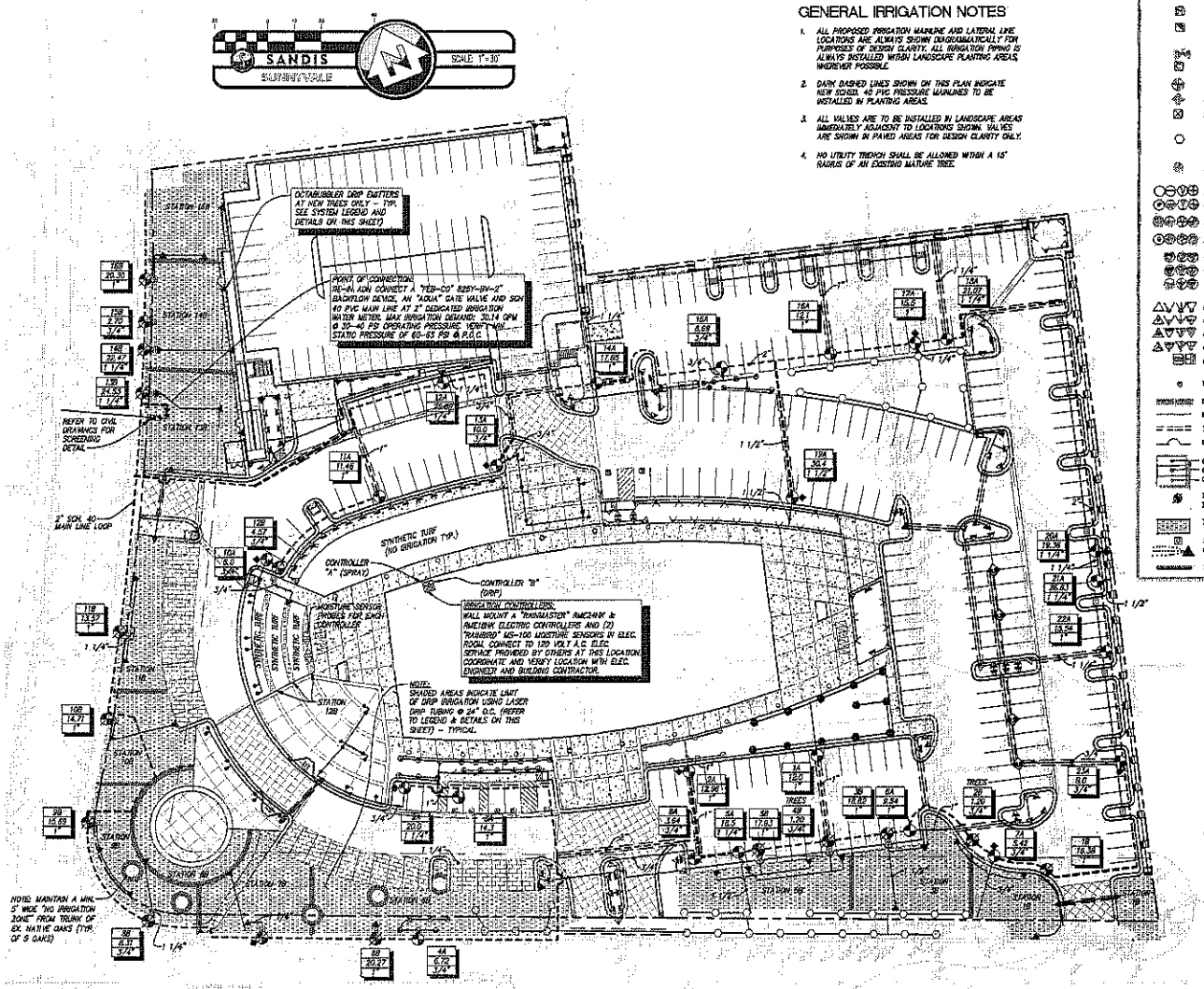
SUNNYVALE, CA

LANDSCAPE CONSTRUCTION PLAN AND DETAILS

Project Number:	211141
Date:	11/4/2011
Scale	1"=30'

L-1

COPYRIGHT 2011

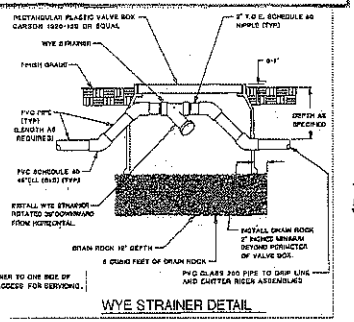


GENERAL IRRIGATION NOTES

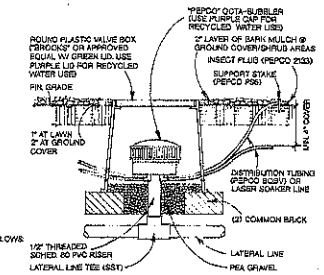
1. ALL PROPOSED IRRIGATION MAINLINE AND LATERAL LINE LOCATIONS ARE ALWAYS SHOWN DIAGRAMMATICALLY FOR PURPOSES OF DESIGN CLARITY. ALL IRRIGATION PIPING IS ALWAYS INSTALLED WITHIN LANDSCAPE PLANTING AREAS, WHEREVER POSSIBLE.
2. DARK DASHED LINES SHOWN ON THIS PLAN INDICATE NEW SCH40, 40 PVC PRESSURE MAINLINES TO BE INSTALLED IN PLANTING AREAS.
3. ALL VALVES ARE TO BE INSTALLED IN LANDSCAPE AREAS IMMEDIATELY ADJACENT TO LOCATIONS SHOWN. VALVES ARE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY.
4. NO UTILITY TRENCH SHALL BE ALLOWED WITHIN A 15' RADIUS OF AN EXISTING MATURE TREE.

IRRIGATION SYSTEM LEGEND

DEDICATED IRRIG. WATER METER-2"	-PROVIDED BY OTHERS (REFER TO CIVIL DWGS.)
IRRIGATION BACKFLOW DEVICE	-FEBCO-825Y-BV-2" W/ BALL VALVES (WRAP WITH "NEOPRENEGARD" NG2 PROTECTIVE JACKET)
GATE VALVE	-AQUA-2" OR EQUAL
ELECTRIC CONTROLLER	-RAINMASTER- RME2-WX-WALLMOUNT AMERICAN & AMERICAN -WALLMOUNT
REMOTE CONTROL VALVE	(SEE DETAIL #5, SHEET L-6)
QUICK COUPLING VALVE	-GRISWOLD-DW SERIES
MOISTURE SENSOR	-RAINBIRD-RS-100 W/ CARBON RSO PROBES (<D>)-TYP.OF2
12" POP-UP NO-NON TURF SPRAYS	-HUNTER-PGP-12-A-Y-10',21',24' (INSERT APPROPRIATE COLOR-CODED NOZZLE TO ACHIEVE ARC & RADIUS)
4" POP-UP LAWN SPRAYS	-HUNTER-PGM-04-A-Y-(8',21',24' (SEE NOTE ABOVE)
4" POP-UP LAWN SPRAYS	-RAINBIRD-1804-SAM-PRS-15F,H,T,Q
4" POP-UP LAWN SPRAYS	-RAINBIRD-1804-SAM-PRS-12F,H,T,Q
4" POP-UP LAWN SPRAYS	-RAINBIRD-1804-SAM-PRS-8F,H,T,Q
4" POP-UP LAWN SPRAYS	-RAINBIRD-1804-SAM-PRS-8F,H,T,Q
12" POP-UP NO-NON TURF SPRAYS	-RAINBIRD-1812-SAM-PRS-10H,T,Q
12" POP-UP NO-NON TURF SPRAYS	-RAINBIRD-1812-SAM-PRS-8H,T,Q
12" POP-UP NO-NON TURF SPRAYS	-RAINBIRD-1812-SAM-PRS-12H,T,Q
6" POP-UP SHRUB SPRAYS	-RAINBIRD-1806-SAM-PRS-15F,H,T,Q
6" POP-UP SHRUB SPRAYS	-RAINBIRD-1806-SAM-PRS-12F,H,T,Q
6" POP-UP SHRUB SPRAYS	-RAINBIRD-1806-SAM-PRS-10F,H,T,Q
6" POP-UP SHRUB SPRAYS	-RAINBIRD-1806-SAM-PRS-8F,H,T,Q
6" POP-UP SHRUB SPRAYS (4STRIPS)	-RAINBIRD-1806-SAM-PRS-15CST, RST
BUBBLERS-FLOODING (ADJUSTABLE)	-RAINBIRD-1406A-6"
NEW IRRIGATION MAINLINE	-1120/SCHEDULE 40 PVC PIPE-18" COVE
NEW IRRIGATION LATERAL LINE	-1120/CLASS 200 PVC PIPE-12" COVER
IRRIGATION SLEEVING	-1120/CLASS 200 PVC PEPE-24" COVER
PEPE CROSS-OVER (NO CONNECTION)	
CONTROLLER STATION NUMBER GALLONS PER MINUTE TIMD VALVE CONTROL VALVE SIZE#	
PRESSURE-REGULATING REMOTE CONTROL VALVE	-GRISWOLD-DW-PRV SERIES (SET @ 10 PSI)
LASER DRIP TUBING	-PEPCO-LDP-12" (10 PSI,1 GPH PER OUTLET, MAX. 100' LENGTH=1.65 GPM)
FILTER ASSEMBLY	-PEPCO-WYE STRAINER
OCTABUBBLER	-PEPCO-8 OUTLET W/ PEPCO POS #5633 -PLAIN OCTABUBBLER TUBING @ 6 GPH: (NO DRILLED HOLES)
STATION DILINEATOR	



WYE STRAINER DETAIL



OCTA-BUBBLER DETAIL

GENERAL NOTES:
1. INSTALL A PORT PLUG (PEPCO 2132) ON UNUSED PORTS
2. PLACE DISTRIBUTION TUBING TO WATER DIRECTLY ON ROOTBALL OF PLANT.
3. PLACE DISTRIBUTION TUBING TO SHRUB OR TREE AS FOLLOWS:

1 GAL. SIZE= 1 TUBE	24" BOX= 4 TUBES
5 GAL. SIZE= 2 TUBES	36" BOX= 6 TUBES
15 GAL. SIZE= 3 TUBES	48" BOX= 8 TUBES

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LAUDERBAUGH ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 691-9711 (650) 691-9731

ATTACHMENT 1 Page 34 of 40

580 N. MARY AVE
OFFICE BUILDING

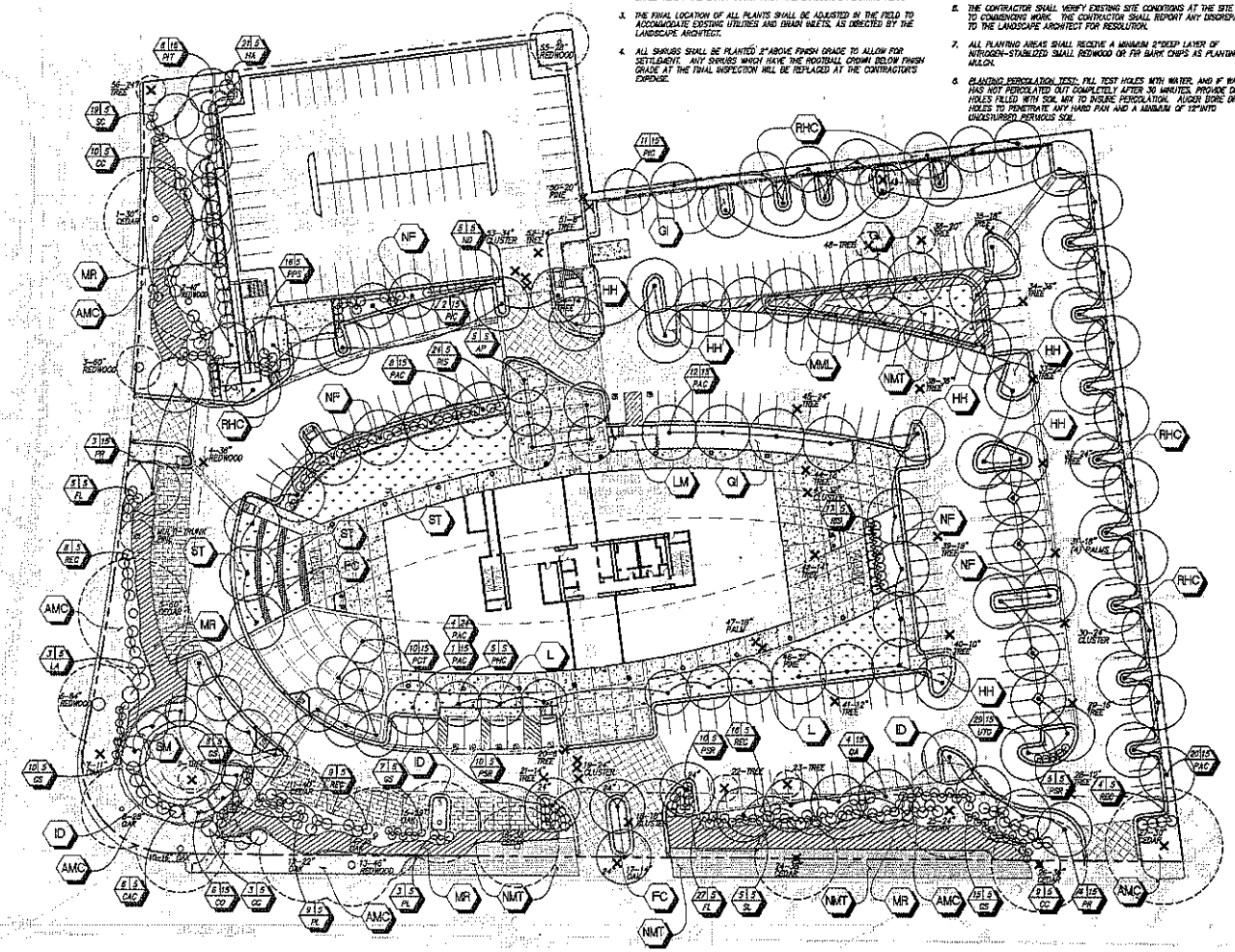
SUNNYVALE, CA

LANDSCAPE
IRRIGATION PLAN

Project Number: 211141
Date: 11/4/2011
Scale 1"=30'

L-2

COPYRIGHT 2011



GENERAL LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITY LINES AND NOTIFYING THE OWNER OR LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN SUCH LINES AND CONSTRUCTION, GRADING, IRRIGATION AND PLANTING OPERATIONS. FAILING TO FOLLOW THIS PROCEDURE THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ALL DAMAGE RESULTING FROM HIS WORK.
2. PLANT QUANTITIES ARE INDICATED FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT COUNT FROM THE LANDSCAPE PLANTING PLAN.
3. THE FINAL LOCATION OF ALL PLANTS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES AND DRAIN INLETS, AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. ALL SHRUBS SHALL BE PLANTED 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT. ANY SHRUBS WHICH HAVE THE ROOTBALL CROWN BELOW FINISH GRADE AT THE FINAL INSPECTION WILL BE REPLACED BY THE CONTRACTOR'S EXPENSE.
5. TWO WEEKS PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE SPRAYED WITH "ROUND-UP" HERBICIDE OR CITY APPROVED EQUAL TO REMOVE ALL OBNOXIOUS AND INVASIVE WEED GROWTH. AFTER COMPLETION OF ALL PLANTING AND INITIAL WATERING, THE AREAS SHALL BE SPRAYED WITH DIPHENAMID (ENIDE OR EQUAL) AT THE RATE OF 8 LBS. OF ACTIVE INGREDIENT PER ACRE. MATERIALS SHALL BE APPLIED AS SPRAY WITH THE MINIMUM AMOUNT OF WATER REQUIRED TO ATTAIN COVERAGE. WITHIN 48 HOURS APPLY A TOTAL OF 1" OF WATER.
6. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AT THE SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
7. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM 2" DEEP LAYER OF NITROGEN-STABILIZED SMALL REDWOOD OR FIR BARK CHIPS AS PLANTING MULCH.
8. PLANTING PERCOLATION TEST: FILL TEST HOLES WITH WATER, AND IF WATER HAS NOT PERCOLATED OUT COMPLETELY AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX TO INSURE PERCOLATION. AUGER BORE DRAIN HOLES TO PENETRATE ANY HARD PAN AND A MINIMUM OF 12" INTO UNDISTURBED, PERVIOUS SOIL.
9. REFER TO LANDSCAPE PLANTING SPECIFICATIONS ON SHEET L-6 FOR GENERAL WORKMANSHIP REQUIREMENTS, SOIL CONDITIONING AND BACKFILL, PLANTING METHODS, MAINTENANCE AND GUARANTEES, AS THEY APPLY TO THIS PROJECT. NOT ALL SECTIONS OF THESE SPECIFICATIONS MAY BE PERTINENT TO THIS PROJECT.
10. ALL PLANT MATERIAL AND PLACEMENT WILL BE REVIEWED AND APPROVED ON-SITE BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
11. THE CONTRACTOR SHALL PROVIDE A SOILS TEST PRIOR TO START OF WORK, CONDUCTED BY A SOIL TESTING COMPANY, WHICH SHALL PROVIDE INFORMATION ON THE SOIL TYPE INCLUDING HORTICULTURAL SUITABILITY OF THE SOIL, THE PERCENTAGE OF ORGANIC MATTER, A MEASURE OF PH, A MEASURE OF TOTAL SOLUBLE SALTS AND SOIL INFILTRATION RATE. THE SOILS TEST SHALL INCLUDE RECOMMENDATIONS FOR AMENDING AND PREPARING THE SOIL FOR PLANTING.
12. ALL LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED PRIVATELY. E.G. IRRIGATION WATER TO BE PROVIDED AND PAID FOR BY OWNER.

LANDSCAPE PLANT LIST AND LEGEND

TREES:

ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
AP	ACER PALMATUM	GREEN JAPANESE MAPLE	SPECIMEN (SAB) 15 GALLON
*CD	CEDRUS OCCIDENTALIS	WESTERN REDBUD	15 GALLON
PAC	PLATANUS ACERIFOLIA "COLUMBIA"	COLUMBIA SYCAMORE	15 GALLON (STANDARD) 24" BOX (STANDARD
PCT	PYRUS CALLERYANA "TRINITY"	TRINITY FLOWERING PEAR	15 GALLON (STANDARD)
PHC	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	FIELD GROWN SPECIMENS
PIC	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GALLON
*PT	PINUS TORREYANA	TORREY PINE	15 GALLON
*PR	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON
*QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON
UTG	ULMUS PARVIFOLIA "SAGE GREEN"	CHINESE ELM	15 GALLON (STANDARD)

* = NATIVE PLANT SPECIE

SHRUBS, PERENNIALS AND GRASSES:

ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
*CAC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GALLON
*CC	CEANOTHUS "CONCHA"	WILD LILAC	5 GALLON
GR	GREVILLEA ROSMARINIFOLIA	ROSEMARY GREVILLEA	5 GALLON
*JS	JUNCUS SPECIOSA	ISLAND RUSH SNAKEMAKER	5 GALLON
*HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON
*LA	LAVATERA ASSURGENTIFLORA	TREE MALLOW	5 GALLON
NO	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON
*PL	PHILADELPHUS LEWISII	WILD MOCK ORANGE	5 GALLON
PPS	PHORMIUM TENAX "PINK STRIPES"	NEW ZEALAND FLAX (GRAY-GREEN W/PINK)	5 GALLON
PSR	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GALLON
*REC	RHAMNUS CALIFORNICA "EVE CASE"	EVE CASE COFFEEBERRY	5 GALLON
RIS	RHAPHIOLEPIS INDICA "SPRINGTIME"	PINK INDIA HAWTHORNE	5 GALLON
*SD	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON
*SL	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GALLON

* = NATIVE PLANT SPECIE

GROUND COVERS, FLOWERING COLOR & GRASSES:

ABBREVIATION			
*AMC	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET' (MONTEREY CARPET MANZANITA		1 GALLON @ 48" O.C.
FC	FLOWERING	SEASONAL COLOR	FROM 4" POTS @ 8" O.C. (MIN. 3 VARIETIES)
GI	GERANIUM INCANUM (CANESCENS, SERANUM)		FROM FLATS @ 12" O.C.
HH	HEMEROCALLIS HYBRIDS (DAYLILY)	MIXED COLORS	1 GALLON @ 24" O.C.
*ID	IRIS DOUGLASIANA (PACIFIC COAST IRIS)		1 GALLON @ 36" O.C.
L	SOD LAWN ("DESALLION" DWARF FESCUE BY "PACIFIC SOD" OR APPROVED EQ.)		
MML	MISCANTHUS SINENSIS 'MORNING LIGHT' (JAPANESE SILVER GRASS)		1 GALLON @ 30" O.C.
MR	MUHLENBERGIA RIGENS (DEER GRASS)		1 GALLON @ 30" O.C.
NF	NEPETA FAASSENII (CATMINT)		1 GALLON @ 24" O.C.
NMT	NO MOW TURF ("NOMO" FESCUE SOD MIX BY "PACIFIC SOD" OR APPROVED EQ.)		
RHC	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'		1 GALLON @ 36" O.C.
*SM	SCALICEA MALVIFLORA (CHECKERBLOOM)		1 GALLON @ 30" O.C.
ST	SYNTHETIC TURF AT PROPOSED EMPLOYEE RECREATION AREA		

* = NATIVE PLANT SPECIE

PLANTING KEY

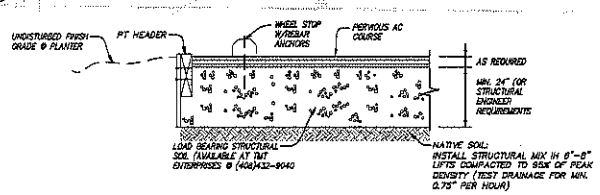
QUANTITY / CONTAINER SIZE — PLANT ABBREVIATION

PERVIOUS ASPHALT W/STRUCTURAL SOIL BASE

TREE — TREE TRUNK SIZE — ARBORIST TREE NUMBER

EXISTING TREE

EXISTING TREES TO BE REMOVED



STRUCTURAL SOIL DETAIL 1

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LAUDERBAUGH ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 691-9711 (650) 691-9713

REGISTERED LANDSCAPE ARCHITECT JAMES R. LAUDERBAUGH No. 3415 STATE OF CALIFORNIA

ATTACHMENT D
Page 35 of 40

580 N. MARY AVE
OFFICE BUILDING

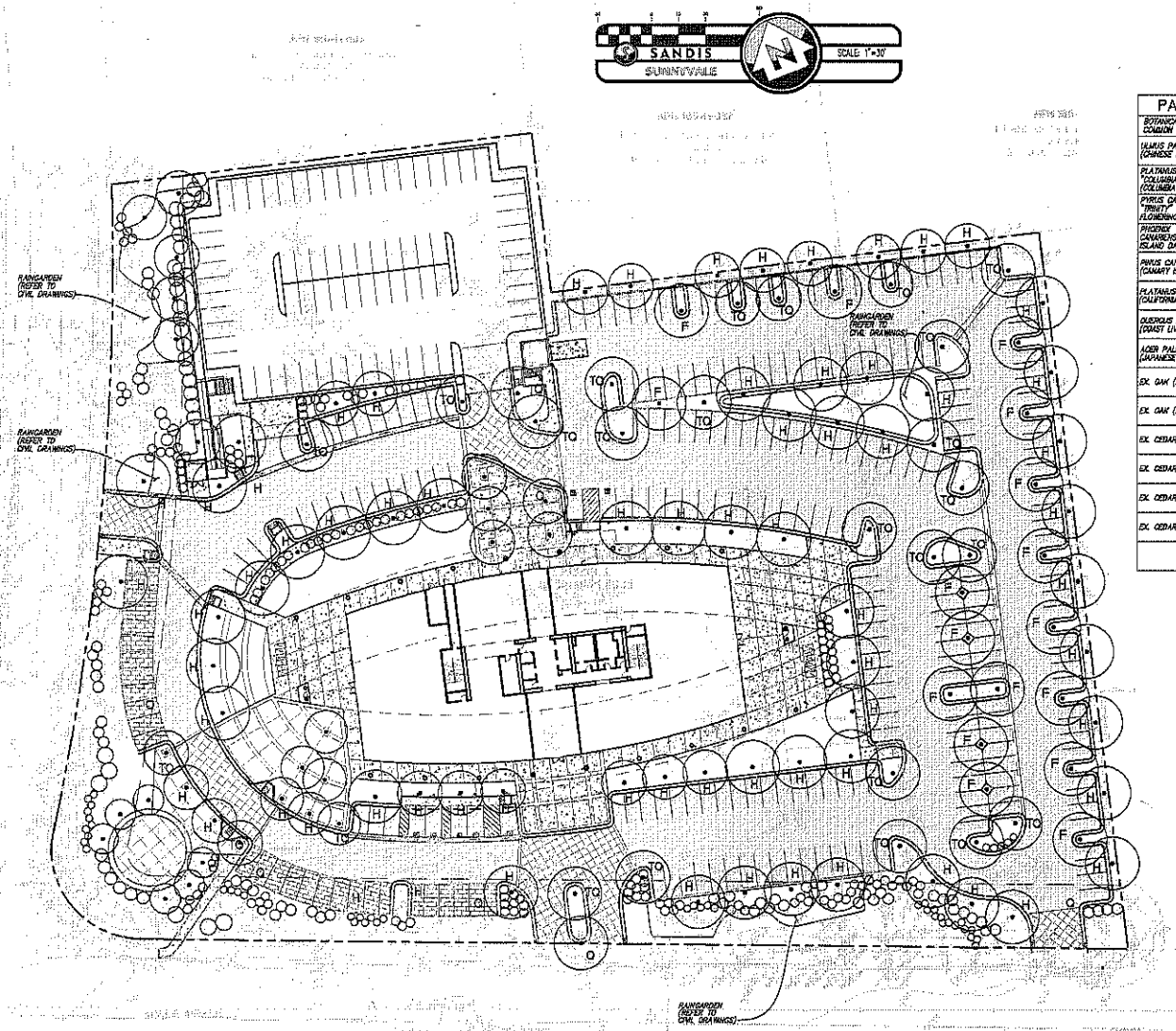
SUNNYVALE, CA

LANDSCAPE PLANTING PLAN

Project Number: 211141
Date: 11/4/2011
Scale: 1"=30'

L-3

COPYRIGHT 2011



PARKING LOT SHADING CALCULATIONS

BOTANICAL NAME / COMMON NAME	F SQ. FT.	TO SQ. FT.	N SQ. FT.	O SQ. FT.	TOTAL SQ. FT.
ULMUS PARVIFOLIA (CHINESE ELM)	7 @ 707 (4949)	15 @ 530 (7950)	8 @ 354 (2832)	0	15,731
PLATANUS ACERIFOLIA "COLUMBIA" (COLUMBIA SYCAMORE)	10 @ 707 (7070)	4 @ 530 (2120)	28 @ 354 (9912)	1 @ 177 (177)	19,279
PYRUS CALLERYANA "TRINITY" (TRINITY FLOWERING PEAR)	0	3 @ 368 (1104)	4 @ 246 (984)	0	2,088
PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM)	0	0	6 @ 246 (1476)	0	1,476
PINUS CANARIENSIS (CANARY ISLAND PINE)	0	3 @ 368 (1104)	10 @ 246 (2460)	0	3,564
PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)	0	1 @ 530 (530)	6 @ 354 (2124)	0	2,654
QUERCUS AGRIFOLIA (COAST LIVE OAK)	0		4 @ 245.5 (982)	0	982
ACER PALMATUM (JAPANESE MAPLE)	0	0	0	1 @ 123 (123)	123
EX. OAK (26" DIA.)	0	0	1 @ 1061 (1061)	0	1,061
EX. OAK (29" DIA.)	0	0	1 @ 795 (795)	0	795
EX. CEDAR (38" DIA.)	0	0	0	1 @ 397 (397)	397
EX. CEDAR (30" DIA.)	0	0	0	1 @ 804 (804)	804
EX. CEDAR (60" DIA.)	0	0	0	1 @ 707 (707)	707
EX. CEDAR (40" DIA.)	0	0	0	1 @ 531 (531)	531
			TOTAL TREE SHADE:		50,192
			TOTAL PAVED AREA:		98,676
			PERCENT SHADED:		51.92%

NOTE: REFER TO SHEET L-4, LANDSCAPE PLANTING PLAN, FOR TREE ABBREVIATIONS SHOWN ON THIS PLAN.

ATTACHMENT D
Page 36 of 40

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LAUDERBAUGH ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 691-9711 (650) 691-9731

580 N. MARY AVE
OFFICE BUILDING

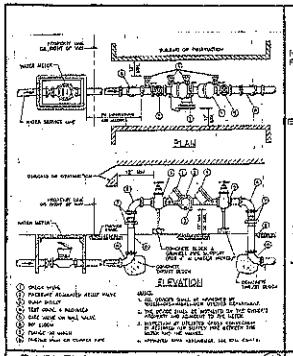
SUNNYVALE, CA

PARKING LOT SHADING PLAN

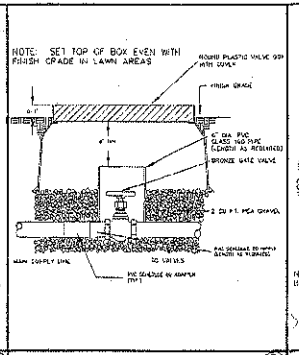
Project Number: 211141
Date: 11/4/2011
Scale 1"=30'

L-4

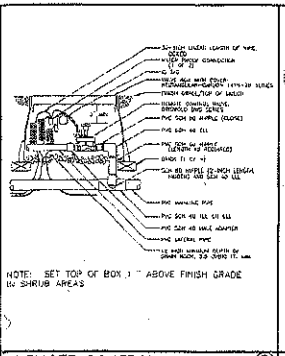
COPYRIGHT 2011



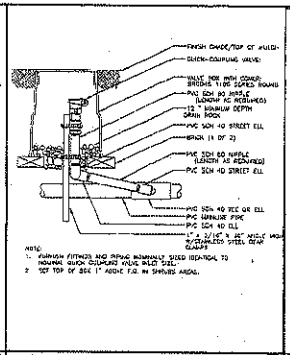
BACKFLOW PREVENTOR (1)



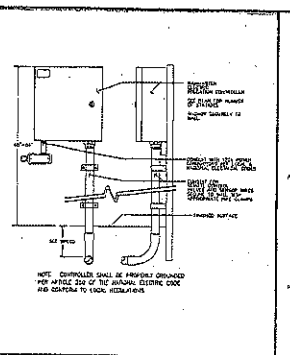
GATE VALVE (2)



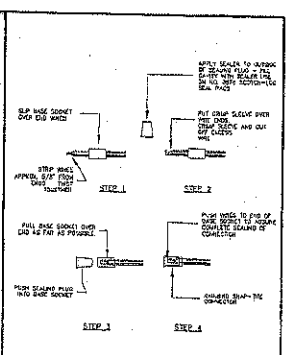
REMOTE CONTROL VALVE (3)



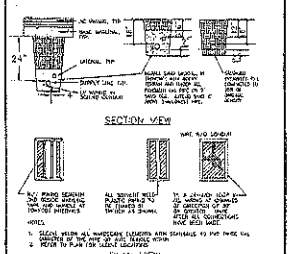
QUICK COUPLER (4)



CONTROLLER (5)

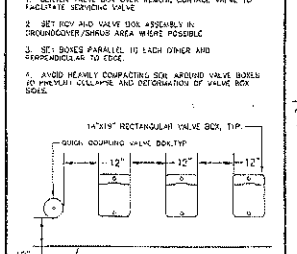


WIRE CONNECTION (6)

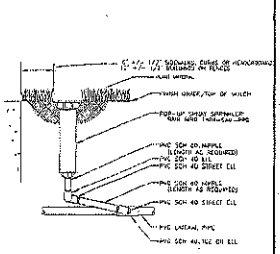


TRENCHING (7)

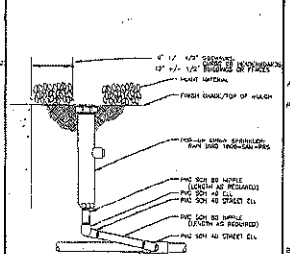
NOTES:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE
2. SET ROV AND VALVE BOX ASSEMBLY IN GROUNDCOVER/SHRUB AREA WHERE POSSIBLE
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.



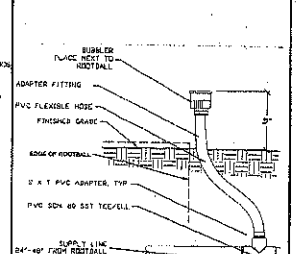
VALVE BOX LAYOUT (8)



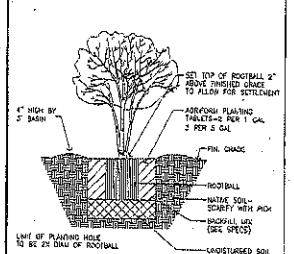
4" POP-UP (9)



6" POP-UP (10)



BUBBLER (11)



SHRUB PLANTING (12)

IRRIGATION SYSTEM NOTES

1. SPRINKLER SYSTEM IS DESIGNED FOR A MAXIMUM OF ____ PSI AT 25 PSI OPERATING PRESSURE. IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE OF 60 PSI AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM

2. NOTIFY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND TO FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE GROUNDING. NO BACKFILLING WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

3. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURER'S INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF ANY AREA OF GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.

4. PRIOR TO CUTTING INTO SOIL, LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE CONSTANTLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE OR MOVE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER AT NO EXPENSE TO THE CITY.

5. INSTALL WALL MOUNT CONTROLLER(S) WHERE INDICATED (MAKE LONG RUN OF WALL MOUNT CONTROLLER TO BE DETERMINED AT JOB SITE BY ARCHITECT) 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR BY OWNER/GENERAL CONTRACTOR AS PART OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION.

6. USE APPROPRIATE SOLVENT AND APPLICATION, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATION. APPLY PER MANUFACTURERS RECOMMENDATIONS.

7. INSTALL REMOTE CONTROL VALVES, PRESSURE REGULATOR AND QUICK COUPLER VALVES AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY IDENTITY, CAT. #1-AGMD, SIZE: 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER

8. ALL SPRINKLER HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL SWING VALVES AS SHOWN ON RUBBER AND MOTOR RISER ASSEMBLY DETAILS WHERE LOW HEAD DRAINAGE OCCURS. NOTE SPECIFICALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER PARTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. ALL HIGH POP-UPS ADJACENT TO CURBS SHALL BE INSTALLED AT PAINTED PARKING STALL LINES WHERE INDICATED. INSTALL FLOODING RUBBERS ON UP HILL SIDE OF S-RUBS AND TREES.

9. ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON BUILDINGS, ASPHALT, SIDEWALKS, ROADWAYS, ETC. AND THROTTLE FLOW CONTROL AT VALVES FOR OPTIMUM OPERATION. TEAM SPRINKLERS AT LANDSCAPE BERMS/MOUNDS AND SLOPES FOR OPTIMUM COVERAGE.

10. ALL PIPE AND WIRING UNDER ASPHALT PAVEMENT SHALL BE INSTALLED AT TWENTY FOUR INCH (24") DEPTH BELOW GRADE. ALL PIPE AND WIRING UNDER ASPHALT PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVING AND ELECTRICAL CONDUIT

11. ALL VALVE CONTROL WIRE SHALL BE SIZED PER CONTROLLER AND VALVE MANUFACTURER'S RECOMMENDATIONS, BUT NOT TO BE LESS THAN NO. 14 AWG COPPER U.L. APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURERS SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM EACH CONTROLLER. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').

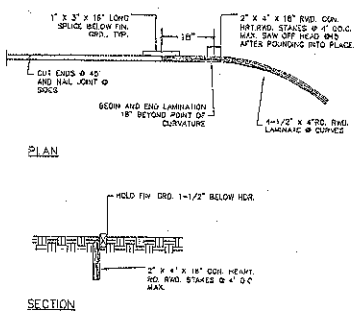
12. ALL PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. EDITOR (GLUE PIPING ONLY DO NOT COVER FITTINGS) TO PREVENT WASHING OF SLIPPING UNDER PRESSURE.

13. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.

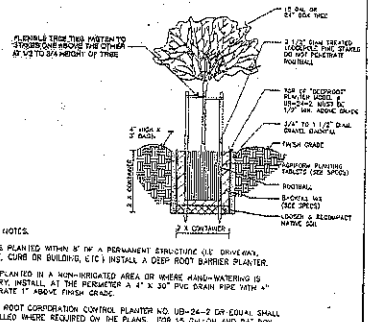
14. AT JOB COMPLETION, SUPPLY OWNER WITH (W) (2) SETS OF MATCHING QUICK KEYS AND HOSE SWIVELS, AND TWO (2) KEYS FOR EACH CONTROLLER.

15. OBTAIN MYLAR SEPIA OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY SHOW ALL CHANGES MADE DURING CONSTRUCTION. AS DRAFTING IS DONE BY A CONVENIENT DRAFTSMAN. SUBMIT TO LANDSCAPE ARCHITECT FOR ACCEPTANCE

16. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE



HEADERBOARD (13)



GENERAL NOTES:

1. TREES PLANTED WITHIN 8' OF A PERMANENT STRUCTURE (IE: DRIVEWAY, SIDEWALK, CURB OR BUILDING, ETC.) INSTALL A DEEP ROOT BARRIER PLANTER.

2. FOR PLANTED IN A NON-IRRIGATED AREA OR WHERE HAND-WATERING IS NECESSARY, INSTALL AT THE PERIMETER A 4" X 30" PVC DRAIN PIPE WITH 4" SLOAN GRATE 1" ABOVE FINISH GRADE

3. DEEP ROOT CORPORATION CONTROL PLANTER NO. UB-24-2 OR EQUAL SHALL BE INSTALLED WHERE REQUIRED ON THE PLANS. FOR 15 GALLON AND 24" BOX TREE SIZE USE 3 PANELS MIN PER TREE. FOR 36" BOX TREE SIZE USE 7 PANELS MIN. PER TREE.

TREE PLANTING (14)

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-586-6445

LALDERBAUGH ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 691-9711 (650) 691-9713

ATTACHMENT D
Page 37 of 40

580 N. MARY AVE
OFFICE BUILDING

SUNNYVALE, CA

LANDSCAPE IRRIGATION AND PLANTING DETAILS

Project Number: 211141
Date: 1/4/2011
Scale: NONE

L-5

COPYRIGHT 2011

SPECIFICATIONS

1. SCOPE

THE WORK OF THIS SECTION INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED ON THE DRAWINGS. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE VARIOUS TRADES AND UNDER THE CONTINUOUS SUPERVISION OF A COMPETENT FOREMAN, CAPABLE OF INTERPRETING THE DRAWINGS AND THESE SPECIFICATIONS.

A SCHEDULE OF WORK PROCEDURES INCLUDED IN THIS SECTION ARE LISTED AS FOLLOWS:

A. SOIL PREPARATION
B. CLEARING AND GRUBBING
C. COIL CONDITIONING
D. FINISH GRADING
E. METHOD OF PLANTING
F. PLANTING OF TREES
G. PLANTING OF SHRUBS, VINES AND GROUND COVERS
H. WATERING BASINS
I. LAWNS
J. WATERING
K. TREE STAKING
L. ESPALIERING OF VINES
M. CULTIVATION AND WEED REMOVAL

2. VERIFICATION PRIOR TO CONSTRUCTION

A. ALL SPRINKLER WORK SHALL BE INSPECTED AND APPROVED BEFORE START OF ANY WORK OF THIS SECTION.

B. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR THE SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY, UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE.

C. PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED FOR EACH LOCATION, AND SHALL BE OF THE SPECIES, KINDS, SIZES, ETC., AS SYMBOLED, AND/OR DESCRIBED IN THE "LIST OF PLANT MATERIALS", ALL AS INCLUDED HEREIN. THE LANDSCAPE ARCHITECT HAS PREPARED THIS LIST ONLY AS A CONVENIENCE TO THE CONTRACTOR AND ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE DRAWINGS TAKE PRECEDENCE OVER THE PLANT LIST.

D. ALL SCALED DIMENSIONS ARE APPROXIMATE.

E. PRIOR TO EXCAVATION FOR PLANTING OR PLACING OF STAKES, LOCATE ALL ELECTRIC CABLES, CONDUITS, SPRINKLER VALVE CONTROL WIRES AND ALL UTILITY LINES SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS. IN THE EVENT OF A CONFLICT BETWEEN SUCH LINES AND PLANT LOCATIONS, PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT WHO SHALL ARRANGE FOR RELOCATION FOR ONE OR THE OTHER. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM WORK HEREUNDER.

3. INSPECTION

A. ALL INSPECTIONS HEREIN SPECIFIED SHALL BE MADE BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST INSPECTION, AS LEAST TWO DAYS IN ADVANCE OF THE TIME INSPECTION IS REQUIRED.

B. INSPECTION WILL BE REQUIRED FOR THE FOLLOWING PARTS OF THE WORK:

(1) INSPECTION UPON COMPLETION OF PRELIMINARY FINISHED GRADING.
(2) INSPECTION UPON COMPLETION OF SOIL PREPARATION PRIOR TO FINAL GRADING.
(3) INSPECTION OF PLANTS PRIOR TO LAYOUT.
(4) LAYOUT INSPECTION OF SPOTTED PLANTS.
(5) INSPECTION OF HOLES PRIOR TO PLANTING.
(6) INSPECTION DURING SEEDING AND GROUND COVER PLANTING OPERATION.
(7) FINAL INSPECTION UPON COMPLETION OF ALL PLANTING, TREE STAKING AND ESPALIERING PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD.
(8) INSPECTION AT END OF MAINTENANCE PERIOD.

4. CERTIFICATION

PRIOR TO JOB ACCEPTANCE, WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT, FOR THE FOLLOWING:

A. QUANTITY OF ALL SOIL AMENDMENTS CALLED FOR BY PLANS OR SPECIFICATIONS.

B. QUANTITY OF COMMERCIAL FERTILIZER AND ORGANIC FERTILIZER AS CALLED FOR BY PLANS OR SPECIFICATIONS.

C. QUANTITY OF PLANT MATERIALS CALLED FOR BY PLANS.

5. MATERIALS

A. PLANT MATERIAL

THE PLANT MATERIAL INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED, SHALL CONFIRM TO THE FOLLOWING:

(1) NOMENCLATURE: PLANT NAMES INDICATED OR LISTED IN THE "LIST OF PLANT MATERIALS" ON THE DRAWINGS, CONFORM TO "STANDARD PLANT NAMES" SECOND EDITION. EXCEPT FOR NAMES NOT COVERED HEREIN, THE ESTABLISHED CUSTOMS OF THE NURSERY AS FOLLOWED.

(2) CONDITION: PLANTS SHALL BE SYMMETRICAL TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECTS PESTS, OR OTHER EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY, EXCEPT AS AUTHORIZED BY THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE. IN NO CASE SHALL TREES BE TOPPED BEFORE DELIVERY.

(3) DIMENSIONS: THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. THE CALIPER OF ALL TREES SHALL BE MEASURED 4'-0" ABOVE THE SURFACE OF THE GROUND. WHERE CALIPER OR OTHER DIMENSIONS OF ANY PLANT MATERIALS ARE OMITTED FROM THE LIST OF PLANT MATERIALS, IT SHALL BE UNDERSTOOD THAT THESE PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.

(4) INSPECTION: ALL PLANT MATERIALS MUST HAVE BEEN PREVIOUSLY INSPECTED AT THE NURSERY BY APPROPRIATE GOVERNMENTAL AGENCY AS REQUIRED BY STATE OR LOCAL CODE, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE, BEFORE PLANTING.

(5) PLANT LIST: AS INCLUDED ON THE PLANTING PLAN.

(6) SIZES OF PLANTS: SHALL BE STATED ON THE PLANT LIST. CONTAINER STOCK (1 GAL., 5 GAL., AND 15 GAL.) SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR AT LEAST ONE (1) YEAR, BUT NOT OVER TWO (2) YEARS.

(7) SUBSTITUTIONS: FOR THE INDICATED PLANT MATERIALS WILL BE PERMITTED PROVIDED THE SUBSTITUTE MATERIALS ARE APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT, AND THE SUBSTITUTIONS ARE MADE AT NO ADDITIONAL COST TO THE OWNER. EXCEPT FOR THE VARIATIONS TO AUTHORIZED, ALL SUBSTITUTE PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THESE SPECIFICATIONS. IF ACCEPTED SUBSTITUTE MATERIALS ARE OF LESS VALUE THAN THOSE INDICATED OR SPECIFIED, THE CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT.

(8) PLANTS NOT APPROVED: TO BE REMOVED FROM SITE IMMEDIATELY AND REPLACED WITH SUITABLE PLANTS. THE LANDSCAPE ARCHITECT MAY REJECT ENTIRE LOT OF PLANTS REPRESENTED BY DEFECTIVE SAMPLES.

B. FERTILIZER AND SOILS CONDITIONERS

APPLICABLE SAMPLES OF FERTILIZERS AND SOILS CONDITIONERS SHALL BE SUBMITTED FOR INSPECTION AND STORED ON THE SITE UNTIL FURNISHING OF MATERIALS IS COMPLETED. DELIVERY MAY BEGIN UPON APPROVAL OF SAMPLES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL MATERIALS LISTED BELOW MAY OR MAY NOT BE REQUIRED FOR THIS WORK. CHECK APPROPRIATE SPECIFICATION SECTION BELOW FOR JOB REQUIREMENTS.

(1) ORGANIC FERTILIZER: PROCESSED SEWAGE SLUDGE FREE FROM DELETERIOUS MATER DELIVERED IN BALE OR BULK CONTAINING NOT LESS THAN 1% NITROGEN. METHOD OF PROCESSING SHALL NOT DESTROY NORMAL BACTERIAL CONTENT.

(2) COMMERCIAL FERTILIZER: SHALL BE AN APPROVED STANDARD BRAND AND SHALL CONFORM TO THE APPLICABLE STATE FERTILIZER LAWS. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL OPENED CONTAINERS EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. ANY FERTILIZER WHICH BECOMES CAKED OR OTHERWISE DAMAGED MAKING IT UNSUITABLE, SHALL NOT BE USED. IT MUST CONTAIN THE FOLLOWING PERCENTAGE BY WEIGHT:
5% NITROGEN
20% PHOSPHORIC ACID
20% WATER SOLUBLE POTASH

(3) NITROLIZED FIR OR REDWOOD: SHALL BE BULK, TREATED WITH A REACTIVE FORM OF NITROGEN (NH3) AND SHALL BE AS MANUFACTURED BY LBR CORPORATION, FREMONT, CALIFORNIA (408) 489-2900 OR OTHER APPROVED MANUFACTURER.

(4) IRON SULFATE: STANDARD COMMERCIAL BRAND, DELIVERED TO THE JOBSITE IN UNOPENED CONTAINERS.

(5) BONE MEAL: STANDARD COMMERCIAL BRAND DELIVERED TO THE SITE IN UNOPENED CONTAINERS (REFER TO "SHRUB PLANTING DETAIL" FOR QUANTITY USED PER SHRUB).

(6) HOOF AND HORN: STANDARD COMMERCIAL BRAND DELIVERED TO THE SITE IN UNOPENED CONTAINERS (REFER TO "SHRUB PLANTING DETAIL" FOR QUANTITY USED PER SHRUB).

(7) SOIL SULFUR (NON BURNING): STANDARD COMMERCIAL BRAND DELIVERED TO THE JOBSITE IN UNOPENED CONTAINERS.

(8) GYPSUM: COMMERCIALLY PROCESSED AND PACKAGED CA SO4 2H2O WITH A MINIMUM 80 PERCENT GRADE CONTAINING 14 PERCENT COMBINED SULFUR.

C. STAKING AND GUYING MATERIALS.

(1) STAKES FOR TREES SHALL BE 2" OR 3" DIAMETER (REFER TO DETAILS) LODGEPOLE PINE STAKES, LENGTH PER DETAIL, POINTED AT ONE END AND TREATED WITH COPPER NAPTHENATE PRESERVATIVE.

(2) GUY WIRES AND PLANT TIES OF PLIABLE, ZINC COATED IRON, GAUGE 25 REQUIRED ON DETAILS.

(3) GUY ANCHORS FOR HOLDING GUY WIRES SHALL BE MANUFACTURED BY MAXWELL STEEL CO., SIZE AS NOTED ON DETAILS.

(4) HOSE FOR COVERING GUY WIRES TO BE EITHER NEW OR USED GARDEN HOSE AT LEAST ½" IN DIAMETER.

D. REDWOOD OR FIR BARK MULCH

(1) REDWOOD OR FIR BARK MULCH SHALL NOT EXCEED ½" IN DIAMETER AND BE AS MANUFACTURED BY THE LBR CORPORATION, FREMONT, CALIFORNIA (415) 489-2900, OR APPROVED EQUAL. REJECTED MATERIAL WILL BE REMOVED FROM THE JOBSITE AT THE CONTRACTOR'S EXPENSE.

6. WORK PROCEDURES

A. SOIL PREPARATION

(1) MOISTURE CONTENT: THE SOIL SHALL NOT BE WORKED WHEN THE MOISTURE CONTENT IS SO GREAT THE EXCESSIVE COMPACTION WILL OCCUR, NOT WHEN IT IS SO DRY THAT A DUST WILL FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. WATER SHALL BE APPLIED, IF NECESSARY, TO PROVIDE IDEAL MOISTURE CONTENT FOR AILING AND FOR PLANTING HEREIN SPECIFIED.

(2) PRELIMINARY GRADING SHALL BE DONE IN SUCH A MANNER AS TO ANTICIPATE THE FINISHED GRADE. EXCESS SOIL SHALL BE REMOVED OR REDISTRIBUTED BEFORE APPLICATION OF FERTILIZER OR MULCH. WHERE SOIL IS TO BE REPLACED BY PLANTS AND MULCH, ALLOWANCE SHALL BE MADE SO THAT WHEN FINISH GRADING HAS BEGUN, THERE SHALL BE DEFICIENCY IN THE SPECIFIED DEPTH OF MULCHED PLANTED BEDS.

(3) SITE CLEARANCE PRIOR TO THE INSTALLATION OF ALL PLANTING AREAS: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING BRUSH, DEAD TREES, AND WEEDS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIAL TO BE PRESERVED FROM DAMAGE AND DESTRUCTION DURING THE ABOVE WORK PROCEDURE.

(4) WEEDING: BEFORE AND DURING PRELIMINARY FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF OFF THE SITE, EXCEPT THOSE WEEDS AND GRASSES THAT ARE NOT THE PERENNIAL TYPE, ARE LESS THAN 2-1/2" HIGH, AND ARE NOT BEARING SEEDS, IN WHICH CASE MAY BE TURNED UNDER.

(5) TRENCHES: IF ANY PORTION OF THE SPRINKLER SYSTEM IS INSTALLED AFTER GRADING AND FERTILIZING IS COMPLETED, THE UPPER PORTION OF THE BACKFILL SHALL BE RETILED AND FERTILIZED TO THE DEPTH SPECIFIED FOR THE AREAS AS REQUIRED, TO CONFORM TO THE SPECIFICATIONS.

(6) FINISH GRADES: LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR BRINGING ALL PLANTED AREAS TO FINISH GRADE, WHICH SHALL BE 1-1/2" BELOW PAVING, CURBS, AND HEADERS, OR AS NOTED BY SPOT ELEVATIONS. THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE GRADED BY OTHERS TO WITHIN +1" (1/10 OF ONE FOOT).

(7) SCARIFY SUBGRADE IN PLANTING AND LAWN AREAS TO A DEPTH OF 12 INCHES BY RIPPER TEETH EQUIPMENT IN TWO PASSES, THE SECOND PASS PERPENDICULAR TO THE FIRST PASS.

(8) THE FINISH GRADING SHALL CONFORM TO THE PROPOSED CONTOURS AND SET GRADES AS SHOWN ON THE PLANS AND AS MODIFIED HEREIN:

(a) EXISTING FINISH GRADE SHALL BE TO A TOLERANCE OF PLUS OR MINUS 1/10 OF ONE FOOT (0.1') FOR THE LANDSCAPE AREAS.

(b) IN THE LAWN AREAS THE FINISH GRADE SHALL BE 1-1/2" BELOW ADJOINING FLATWORK, EXCEPT ALONG EDGES WHERE WATER MAY BE TRAPPED, THE FINISH GRADE SHALL BE BROUGHT FLUSH.

B. CLEARING AND GRUBBING

ALL EXISTING TREES SHALL BE "SAVED" (EXCEPT THOSE WHICH FALL WITHIN THE UNIT OR PROPOSED R/W OR DESIGNATED "TO BE REMOVED"). THOSE TO BE REMOVED SHALL HAVE ALL ROOTS AND FOREIGN MATTER REMOVED TO A DEPTH OF TWO (2) FEET BELOW SUB-GRADE AND DISPOSED OF.

REMOVE ALL DEAD WOOD AND BROKEN OR BRUISED BRANCHES. USE ONLY CLEAN SHARP TOOLS. PAINT CUTS OVER 3/4" DIAMETER WITH AN APPROVED TREE PAINT, COVERING ALL LIVING, EXPOSED TISSUE. PAINT SHALL BE WATER-PROOF, ADHESIVE AND ELASTIC, ANTISEPTIC FREE FROM KEROSENE, COAL TAR, CREOSOTE OR ANY OTHER MATERIAL INJURIOUS TO THE TREES.

(1) PRESERVATION: ALL EXISTING TREES ON THE SITE SHALL BE PROTECTED FROM ALL DAMAGE DURING THE PROGRESS OF THE JOB. NO DEBRIS OR MATERIAL SHALL BE STOCKPILED AROUND THE BASE OF THE TREES, NO SIGNS, LUMBER OR WIRES SHALL BE ATTACHED IN ANY WAY TO THE TREES. TRADESMAN SHALL NOT DUMP DEBRIS OF FLUIDS WITHIN THE DRIP LINE OF ANY TREE (PLASTER, PAINT, THINNER, ETC.). WHERE POSSIBLE, TREES SHALL BE FENCED BY THE GENERAL CONTRACTOR TO AVOID COMPACTION OF THE TREE'S ROOT SYSTEM AND DAMAGE TO THE BARK. VEHICULAR TRAFFIC SHALL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY TO ACCOMPLISH THE JOB.

C. ON SITE SOIL CONDITIONING

(1) ALL ON SITE SOIL SHALL; BE CULTIVATED TO A LIGHT AND FRIABLE CONSISTENCY, WHERE-UPON THE FOLLOWING MATERIAL PER 1000 SQ. FT. SHALL BE UNIFORMLY TILLED INTO THE TOP 6" OF SOIL, USING A ROTOTILLER OR SIMILAR MACHINE, AND THEN THOROUGHLY WATERED DOWN.

CONTRACTOR SHALL OBTAIN SOILS TEST FOR SOIL AMENDMENT REQUIREMENTS.

(1) PREPARED SOIL MIX FOR BACKFILL PITS FOR TREES, VINES AND SHRUBS, SHALL CONSIST OF THE FOLLOWING:

CONTRACTOR SHALL OBTAIN SOILS TEST FOR BACKFILL REQUIREMENTS.

(1) IN ADDITION TO ABOVE AMENDMENTS, EACH SHRUB AND TREE SHALL RECEIVE PLANTING TABLETS IN THE PLANTING HOLES AS FOLLOWS:
2 tablets per 1 gallon size.
4 tablets per 5 gallon size.
8 TABLETS PER 15 GALLON SIZE.

SPECIMEN MATERIAL SHALL RECEIVE 2 TABLETS PER INCH 1/2" OF TRUNK DIAMETER MEASURE 6" ABOVE GRADE. PLANTING TABLETS SHALL BE PLACED ON BOTTOM OF PLANTING HOLE, AT OUTER EDGE AND COVERED WITH 1" OF BACKFILL MIX BEFORE PLACING PLANT. DUST BOTTOM OF HOLE WITH SOIL SULFUR.

(2) THE PREPARED SOIL SHALL BE MIXED IN AN AREA ADJACENT TO THE PLANTING WORK AND SHALL BE ACCURATELY PROPORTIONED USING A SUITABLE MEASURING CONTAINER. UN-USED EXCAVATED SOIL SHALL BE CLEANED UP AND DISPOSED OF OFF THE SITE. PROTECT THE MIX FROM THE WATER UNTIL IT HAS BEEN PLACED IN BACKFILL AROUND PLANTS

D. FINISH GRADING

UPON COMPLETION OF ROUGH GRADING, WEEDING AND SOIL CONDITIONING, ANY IRREGULARITIES LEFT DUE TO CONSTRUCTION SHALL BE FINISH GRADED TO THE ELEVATIONS SHOWN ON DRAWINGS AFTER THE SOIL HAS BEEN DRIED SUFFICIENTLY TO BE READILY WORKED. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. MINOR ADJUSTMENTS OF FINISH GRADE SHALL BE MADE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, IF REQUIRED. FINISH GRADE SHALL SMOOTH, EVEN, AND UNIFORM IN PLANE WITH NON-ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING TO ALLOW A NATURAL RUN-OFF OF WATER, AND SURFACE DAMAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY REMODELING SURFACES TO FACILITATE THE NATURAL RUN-OFF OF WATER. LOW SPOTS AND POCKETS SHALL BE ADJUSTED WHEN SOIL IS AT OPTIMUM MOISTURE CONTENT FOR WORKING. REFER TO LANDSCAPE CONSTRUCTION AND GRADING PLAN (SHEETS L-1) FOR ADDITIONAL GRADING REQUIREMENTS

E. METHOD OF PLANTING:

(1) NO PLANTING SHALL BE DONE UNTIL ALL OPERATION IN CONJUNCTION WITH THE INSTALLATION OF THE SPRINKLER SYSTEM HAVE BEEN COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, THE PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AS HEREIN SPECIFIED, AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE.

(2) RELATIVE POSITION OF ALL TREES AND PLANTS IS SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE AND THEY SHALL (IF NECESSARY) BE RELOCATED AS DIRECTED AS PART OF THE CONTRACT.

(3) ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED. EACH PLAN SHALL BE PLACED IN THE CENTER OF THE PIT AND BACKFILLED UNLESS OTHERWISE SPECIFIED, WITH THE PREPARED SOIL. NO SOIL IN MUDDY CONDITION SHALL BE USED FOR BACKFILLING. NO FILING WILL BE PERMITTED ABOVE CROWN. ALL BROKEN OR FRAYED ROOTS SHALL BE PROPERLY CUT OFF. TAMP AND WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

(4) IN THE EVENT THAT UNDERGROUND AND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN THE PLANTING OPERATION, ALTERNATE LOCATIONS WILL BE SELECTED BY THE LANDSCAPE ARCHITECT AFTER NOTIFICATION OF SUCH OBSTACLES BY THE CONTRACTOR OPERATION WILL BE DONE AT NO EXTRA COST TO THE OWNER.

F. PLANTING OF TREES

(1) POSITION PLANTS OR LOCATOR STAKES IN PLANT LOCATIONS INDICATED ON DRAWINGS AND SECURE APPROVAL BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS INDICATED BY THE LANDSCAPE ARCHITECT.

(2) ALL PITS FOR TREES SHALL BE DUG SQUARE WITH BOTTOMS, LEVEL SIDES OF HOLE SHALL BE TWO TIMES DIAMETER OF ROOT BALL AND MINIMUM 9" BELOW BOTTOM OF ROOT BALL OR AS DETAILED ON L-4. SOIL AT SIDES AND BOTTOM SHALL BE LOOSENED BY SCARIFYING OR OTHER APPROVED METHOD. DRYWELLS FOR EACH TREE SHALL BE AUGURED TO THE DEPTH AND DIAMETER CALL FOR IN THE "TREE PLANTING AND STAKING DETAIL", SHEET L-4. PITS SHALL BE BACKFILLED WITH COMPACTED "AMENDED TOPSOIL" TO THE BOTTOM, THE TREE CROWN SET TO THE REQUIRED GRADE, AND THE BALANCE OF THE PIT FILED WITH "AMENDED TOPSOIL" THOROUGHLY SETTLED BY TAMPING.

(3) SET TREES IN CENTER OF PIT, IN VERTICAL POSITION, SO THAT CROWN OF TREE WILL BE SLIGHTLY HIGHER THAN FINISH GRADE AFTER ALLOWING FOR WATERING AND SEEDING AND SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH.

(4) PREPARED RAISED EARTH BASIN AS WIDE AS PLANT BOR OR BALL AT EACH PLANT EXCEPT IN LAWN AREAS. WATER THOROUGHLY, BACKFILLING ANY VOIDS WITH ADDITIONAL PREPARED PLANTING MIX, AND TAMP.

G. PLANTING OF SHRUBS, VINES AND GROUND COVERS

(1) SHRUBS AND VINES SHALL BE PLANTED IN PITS OF AT LEAST TWICE THE DIAMETER OF THEIR BALL OF EARTH COMPACTED SOIL AT THE BOTTOM OF PIT SHALL BE LOOSENED AND PIT FILLED WITH "AMENDED TOPSOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE AND "AMENDED TOPSOIL", AND THOROUGHLY SETTLED BY TAMPING AND WATERING. ALL VINES SHALL BE REMOVED FROM STAKES, UNTIED AND SECURELY FASTENED IN AN APPROVED MANNER TO WALL, FENCE, OR OTHER SURFACE NEXT TO WHICH THEY ARE PLANTED AND/OR AS OTHERWISE DETAILED.

(2) PITS FOR FLAT-SIZED PLANTS TO BE AT LEAST 4" X 4" X 4". GROUND COVER AREAS TO BE MOISTENED PRIOR TO PLANTING. NO FLAT PLANTS TO BE PLANTED IN DRY SOIL. SET PLANTS TO CENTER IF PITS SO THAT CROWN OF PLANTS WILL BE LEVEL WITH FINISHED GRADE AFTER SETTLING OF SOIL, THEN BACKFILL, FIRMLY PRESSING SOIL AROUND EACH PLANT, AND WATER.

(3) TREES AND SHRUBS, OCCURRING IN SODDED OR GROUND COVER AREAS, SHALL BE PLANTED BEFORE FINAL PREPARATION OF THOSE AREAS.

(4) PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. KEEP EXPOSED ROOTS MOIST BY MEANS OF WET SAWDUST, PEAT MOSS, OR BURLAP AT ALL TIMES DURING PLANTING OPERATIONS. DO NOT EXPOSE TO AIR EXCEPT WHILE BEING PLACED IN THE GROUND. WILTED PLANTS, WHETHER IN PLACE OR NOT, WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

I. WATERING BASINS

CONSTRUCT A MOUND OF TOPSOIL AROUND EACH TREE AND PLANT TO FORM A WATERING BASIN, EXCEPT IN GRASS AREAS, PLACE AT THE EDGE AND FOLLOWING THE SHAPE OF THE PLANTING PIT AREA, FIRMLY COMPACTED. MOUNDS FOR TREES AND FOR SHRUBS AND VINES FROM FIVE GALLON OR LARGER CONTAINERS, SHALL BE AT LEAST 4" HIGH. MOUNDS FOR ALL OTHER SHRUBS, VINES OR PLANTS NOT OTHERWISE SPECIFIED SHALL BE AT LEAST 2" HIGH. EXCAVATED EARTH, IF CAPABLE OF RETAINING WATER, MAY BE USED. AFTER WATERING, ANY SETTLEMENT WITHIN THE BASINS SHALL BE REFILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND ADDITIONAL MULCH WORKED INTO THE SURFACE AS REQUIRED TO RESTORE THE MULCHED CONDITIONS.

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LAUDERBAUGH ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 691-9711 | (650) 691-9713

REGISTERED LANDSCAPE ARCHITECT JAMES W. LAUDERBAUGH No. 2415 STATE OF CALIFORNIA

ATTACHMENT D
Page 38 of 46

580 N. MARY AVE
OFFICE BUILDING

SUNNYVALE, CA

LANDSCAPE SPECIFICATIONS

Project Number:	211141
Date:	11/4/2011
Scale	NONE

L-6

COPYRIGHT 2011

J. LAWNS:

(1) SEEDED LAWNS:

(a) SOIL PREPARATION AND FINE GRADING SHALL BE PREVIOUSLY SPECIFIED AND SHALL BE RAKED AND ROLLED UNTIL A SMOOTH, FIRM SURFACE WITH UNIFORM GRADE HAD BEEN PRODUCED. THE LAWN BED SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SEEDING.

(b) SEED SHALL BE SOWN IN TWO DIRECTIONS AND SHALL B SOWN AT THE RATE OF EIGHT LBS. PER 1000 SQ. FT.

(c) CONTRACTOR MADE SEED BY MECHANICAL MEANS AND MAY ELECT TO USE HYDRO-SEED METHOD. IF HYDRO-SEED METHOD IS TO BE USED, THE CONTRACTOR SHALL SUBMIT SPECIFICATIONS FOR APPROVAL.

(d) AFTER SEEDING OPERATION IS COMPLETE, MULCH ENTIRE SEED BED AREA USING ONE (1) CUBIC YARD OF ORGANIC FERTILIZER FOR 1000 SQ. FT.

(e) ALL LAWN AREAS SHALL BE THOROUGHLY WATERED. LAWNS ARE TO BE KEPT CONTINUOUSLY MOIST BY WATERING AS DEEMED NECESSARY TO MAINTAIN HEALTHY GROWTH.

(f) ANY LAWN AREAS THAT DO NOT SHOW A PROMPT CATCH OF GRASS SHALL BE RE-SEEDED AT TEN (10) DAY INTERVALS UNTIL AN ACCEPTABLE STAND OF GRASS IS ASSURED.

(g) SEED SHALL BE WELL ESTABLISHED, WEED AND DISEASE FREE, AND IN A HEALTHY AND VIGOROUS 100% DWARF FESCUE FROM PACIFIC COAST SEED (510) 463-1188, OR EQUAL, CONSISTING OF 100% BONSAI DWARF FESCUE.

(2) SODDED LAWNS

(a) SOIL PREPARATION AND FINE GRADING SHALL BE PREVIOUSLY SPECIFIED AND SHALL BE RAKED AND ROLLED UNTIL A SMOOTH, FIRM SURFACE WITH UNIFORM GRADE HAS BEEN PRODUCED. THE LAWN BED SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SODDING.

(b) BEGIN SODDING AT BOTTOM OF SLOPES.

F. LAY FIRST ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS.

(d) BUTT SIDE AND END JOINTS.

(e) STAGGER END JOINTS IN ADJACENT ROWS.

(f) DO NOT STRETCH OR OVERLAP SOD.

(g) SPRINKLE SOD IMMEDIATELY AFTER TRANSPLANTING.

(h) ROLL SOD WITH ROLLER WEIGHING NOT MORE THAN 150 LBS PER FOOT OF ROLLER WIDTH.

(i) WATER SOD AND SOIL TO DEPTH OF FOUR INCHES (4") WITHIN FOUR (4) HOURS AFTER ROLLING.

K. WATERING

(1) IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE, SHRUB, AND VINE BY MEANS OF HOSE. THE WATER SHALL BE APPLIED IN MODERATE STREAM IN THE PLANTING HOLES AND UNTIL THE MATERIAL ABOUT THE ROOTS IS COMPLETELY SATURATED FROM THE BOTTOM OF THE HOLE TO THE TOP OF THE GROUND TO ALLOW SOIL TO FULLY SETTLE AND ELIMINATE AIR POCKETS.

(2) FOLLOWING THE PLANTING OF GROUND COVER PLANTS, FURNISHED IN FLATS, EACH PLANT SHALL BE IMMEDIATELY AND THOROUGHLY WATERED BY MEANS OF A HOSE USING A SLOW, RUNNING STREAM OF WATER. ALL SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER INSTALLATION. LAWNS ARE TO BE KEPT CONTINUOUSLY MOIST BE WATERING AS OFTEN AS REQUIRED TO MAINTAIN VIGOROUS GROWTH.

(3) PLANTS WHICH CANNOT BE WATERED EFFICIENTLY WITH THE EXISTING WATER SYSTEM, SHALL BE WATERED BY MEANS OF A HOSE.

(4) APPLY WATER IN SUFFICIENT QUANTITIES, AND AS OFTEN AS SEASONAL CONDITIONS REQUIRED, TO KEEP THE GROUND WET AT ALL TIMES, WELL BELOW THE ROOT SYSTEM OF GRASS AND PLANTING.

L. TREE STAKING:

STAKE ALL TREES, NOT TO BE GUYED, AT TIME OF PLANTING, BY PLACING STAKED IN THE PREPARED HOLE AND DRIVING STAKE TWO FEET INTO SOLID GROUND. PLANT THE TREE BETWEEN STAKES AS TIGHT AS POSSIBLE WITHOUT CROWDING THE ROOTS. FASTEN THE TREE PER "TREE STAKING AND PLANTING DETAILS" SHOWN ON THE LANDSCAPE DRAWINGS.

M. ESPALIERING OF VINES:

ALL VINES SHALL BE FASTENED AND TRAINED AGAINST FENCES OR WALLS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

N. CULTIVATION AND WEED REMOVAL

(1) PRE-EMERGENCE WEED CONTROL: IMMEDIATELY UPON COMPLETION OF ALL SHRUB AND TREE PLANTING, AND INITIAL WATERING, ALL SHRUB AND GROUND COVER AREAS SHALL BE TREATED WITH "SURFLAN" AT LABEL RATES.

(2) IF WEED GROWTH HAS OCCURRED, CULTIVATE TO 6" MINIMUM DEPTH AND BRING TO SMOOTH EVEN GRADE.

O. REDWOOD HEADERBOARD:

HEADERBOARD MATERIAL SHALL BE SUPPLIED AND INSTALLED AS SHOWN IN LANDSCAPE DRAWINGS AND DETAILS (SHEET L-1).

7. CERTIFICATES

IN ADDITION TO ANY OTHER CERTIFICATES SPECIFIED, THE CONTRACTOR SHALL FURNISH A CERTIFICATE WITH EACH DELIVERY OF BULK MATERIAL, STATING THE SOURCE, QUANTITY, AND TYPE OF MATERIAL AND THAT MATERIAL CONFORMS TO THE SPECIFICATION REQUIREMENTS. FOR BULK DELIVERED ORGANIC FERTILIZER, THE CERTIFICATES SHALL ALSO STATE THE VOLUME, NET WEIGHT, PERCENT OF NITROGEN, PERCENT OF PHOSPHORIC ACID AND THAT SLUDGE IS PROPERLY PROCESSED AND WILL NOT BURN OR OTHERWISE DAMAGE PLANTS, OR PLANT ROOTS. FOR OTHER FERTILIZERS AND SOIL CONDITIONERS IN CONTAINERS, A SIMILAR CERTIFICATE OR INVOICES SHALL BE FURNISHED STATING TOTAL QUANTITIES BY WEIGHT AND VOLUME FOR EACH MATERIAL. THESE CERTIFICATES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF MAINTENANCE PERIOD.

8. PROTECTION

THE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING PLANT MATERIALS, FENCES, SUPPORTS, ETC., UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT.

9. MAINTENANCE

PLANT MAINTENANCE WORK SHALL CONSISTS APPLYING WATER (EXCEPT INITIAL WATERING OF PLANTS), WEEDING, CARING FOR PLANTS, EDGING AND MOWING OF LAWNS AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHED WORK:

A. THE ENTIRE PROJECT TO BE MAINTAINED FOR A PERIOD OF CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

B. IN ORDER TO EXPEDITE THE PLANT ESTABLISHMENT WORK, THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF MEN AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED, AND FROM THE TIME ANY PLANTING IS DONE, UNTIL THE END OF THE FINAL CALENDAR DAY PERIOD.

C. WATER LAWN UNTIL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL MAINTAIN THE LAWN AREAS FOR AT LEAST DAYS. IF THE ABOVE AND FOLLOWING CONDITIONS ARE NOT COMPLIED WITH, THE CONTRACTOR WILL MAINTAIN THE LAWN UNTIL ACCEPTABLE TO THE LANDSCAPE ARCHITECT.

D. DURING THE FINAL CALENDAR DAY PERIOD, ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL WATERED AND WEED-FREE AT ALL TIMES. WEEDS, DALLAS AND JOHNSON GRASS AND BERMUDA GRASS SHALL BE REMOVED. GRASS TO BE MOWED BEFORE IT EXCEEDS 2" IN HEIGHT. COLLECT GRASS CLIPPINGS DURING MOWING OPERATIONS AND REMOVE FROM SITE. THE ENTIRE PROJECT SHALL BE CARED FOR, THAT A NEAT AND CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

E. AFTER INITIAL MOWING, MOW LAWN A MINIMUM OF ONCE EVERY SEVEN DAYS AND A FINAL MOWING ONE

ATTACHMENT D
Page 34 of 40

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LALDERBAUGH ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 691-9775 (650) 691-9776

JAMES W. LALDERBAUGH No. 2435 REGISTERED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

580 N. MARY AVE
OFFICE BUILDING

SUNNYVALE, CA

LANDSCAPE SPECIFICATIONS

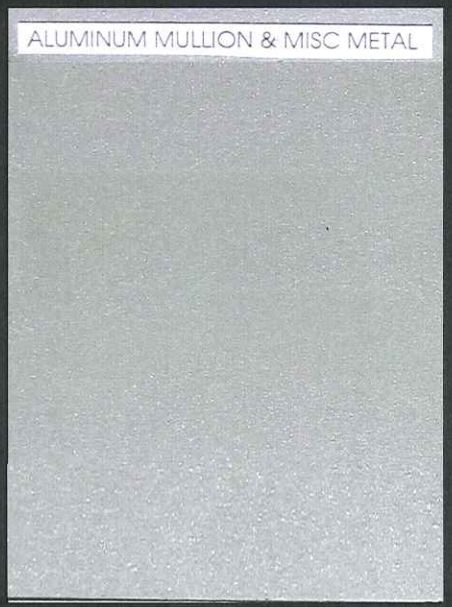
Project Number:	211141
Date:	11/4/2011
Scale	NONE

L-7

COPYRIGHT 2011

SPANDREL GLASS

ALUMINUM MULLION & MISC METAL



CLEAR GLASS

COLUMN COVER

ATTACHMENT D
Page 40 of 40

580 N. MARY AVE

EXTERIOR COLORS & MATERIALS