

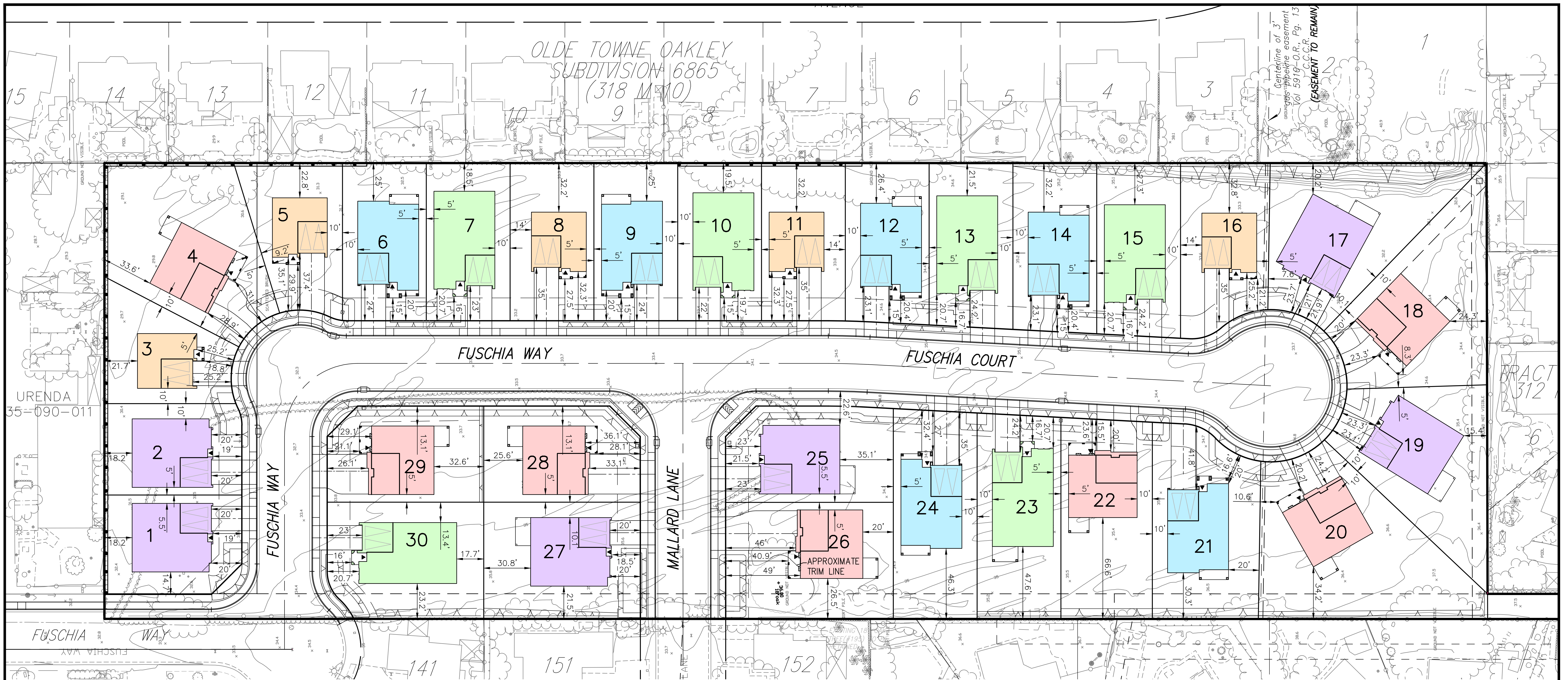
# CYPRESS ESTATES

OAKLEY, CA

Oakley Planning Division  
Received August 17, 2020



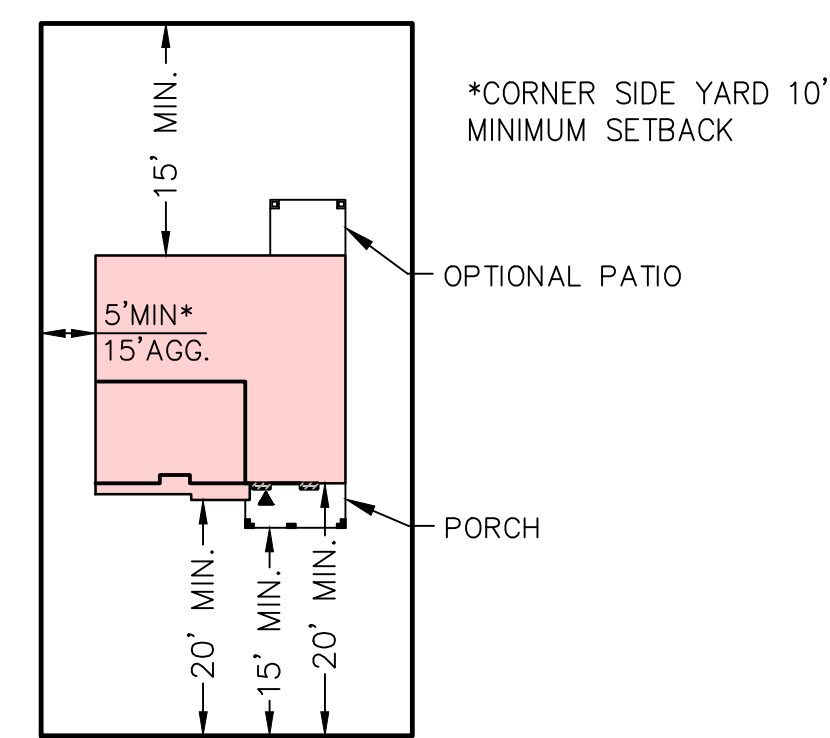
**Discovery Builders, Inc.**  
Date 08/14/2020



**DISTRIBUTION TABLE**

PLAN#	1	2	3	4	5
	SINGLE STORY	SINGLE STORY	TWO STORY	TWO STORY	TWO STORY
COUNT	6	6	5	6	7
PERCENT	20.0%	20.0%	16.7%	20.0%	23.3%

GRAND TOTAL HOMES: 30  
 TOTAL PERCENT: 100.0%



**TYPICAL MINIMUM LOT SETBACKS**  
 N.T.S.

**MASTER PLOTTING PLAN**  
**FORECAST LAND INVESTMENTS, LLC**  
**CYPRESS ESTATES**  
**OAKLEY, CA**

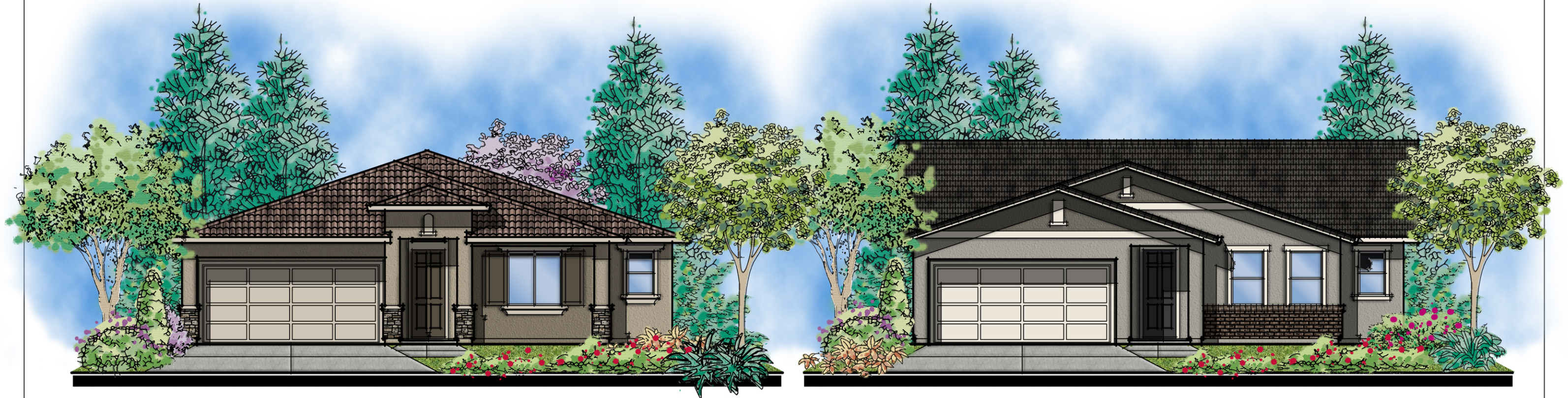


AUGUST 12, 2020

MALLARD DEVELOPMENT/PATCHER, BOOTH/DWYER/2020/01/06/MASTER PLOT PLAN/200000 - MPP 12/20/20

**MATERIAL LEGEND**

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| <b>A</b> CONCRETE VILLA TILE ROOFING | <b>B</b> FLAT CONCRETE TILE ROOFING |
| HIP ROOFS                            | GABLE ROOFS                         |
| STUCCO BODY                          | STUCCO BODY                         |
| STUCCO TRIM                          | STUCCO TRIM                         |
| SIMULATED STONE VENEER               | DECORATIVE FOAM ACCENT              |
| MOCK WOOD SHUTTERS                   | SIMULATED BRICK VENEER              |
| DECORATIVE FOAM ACCENT               | ROLL-UP GARAGE DOORS                |
| ROLL-UP GARAGE DOORS                 | W/ OPT. WINDOW LITES                |
| W/ OPT. WINDOW LITES                 |                                     |



**Elevation A**  
'Spanish' - Scheme #4

**Elevation B**  
'French' - Scheme #8

**Front Elevations  
Plan 1**

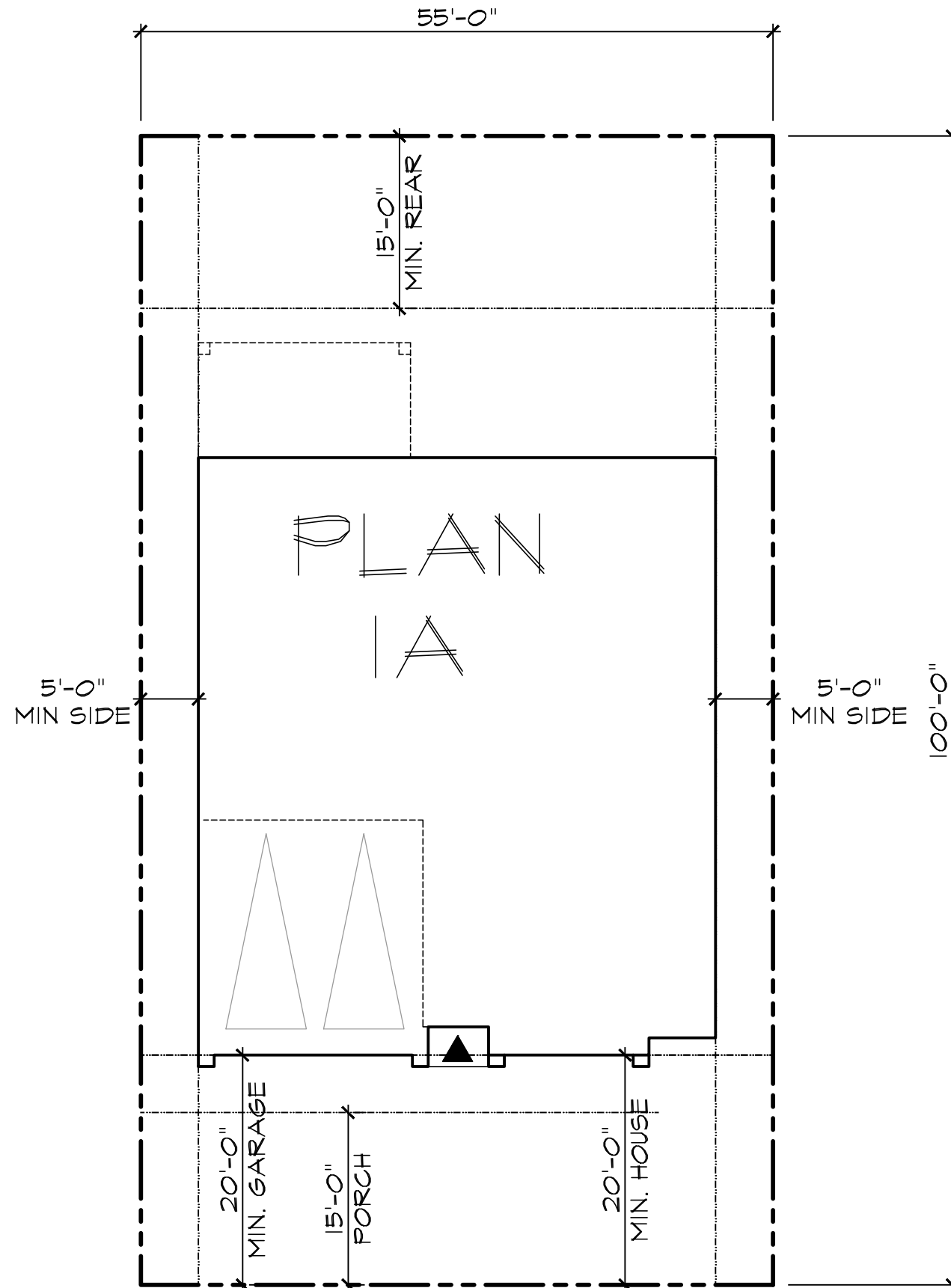
**CYPRESS ESTATES**

OAKLEY, CA



**Discovery Builders, Inc.**

**Date 08/14/2020**

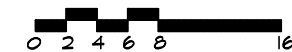


### City of Oakley R6 ZONING SETBACKS

SETBACK

FRONT YARD:	20'
PORCH:	15'
SIDE LOAD GARAGE:	15'
REAR YARD:	15'
SIDE YARD:	5'/10' AGGR.

### Plan 1 Site Plan



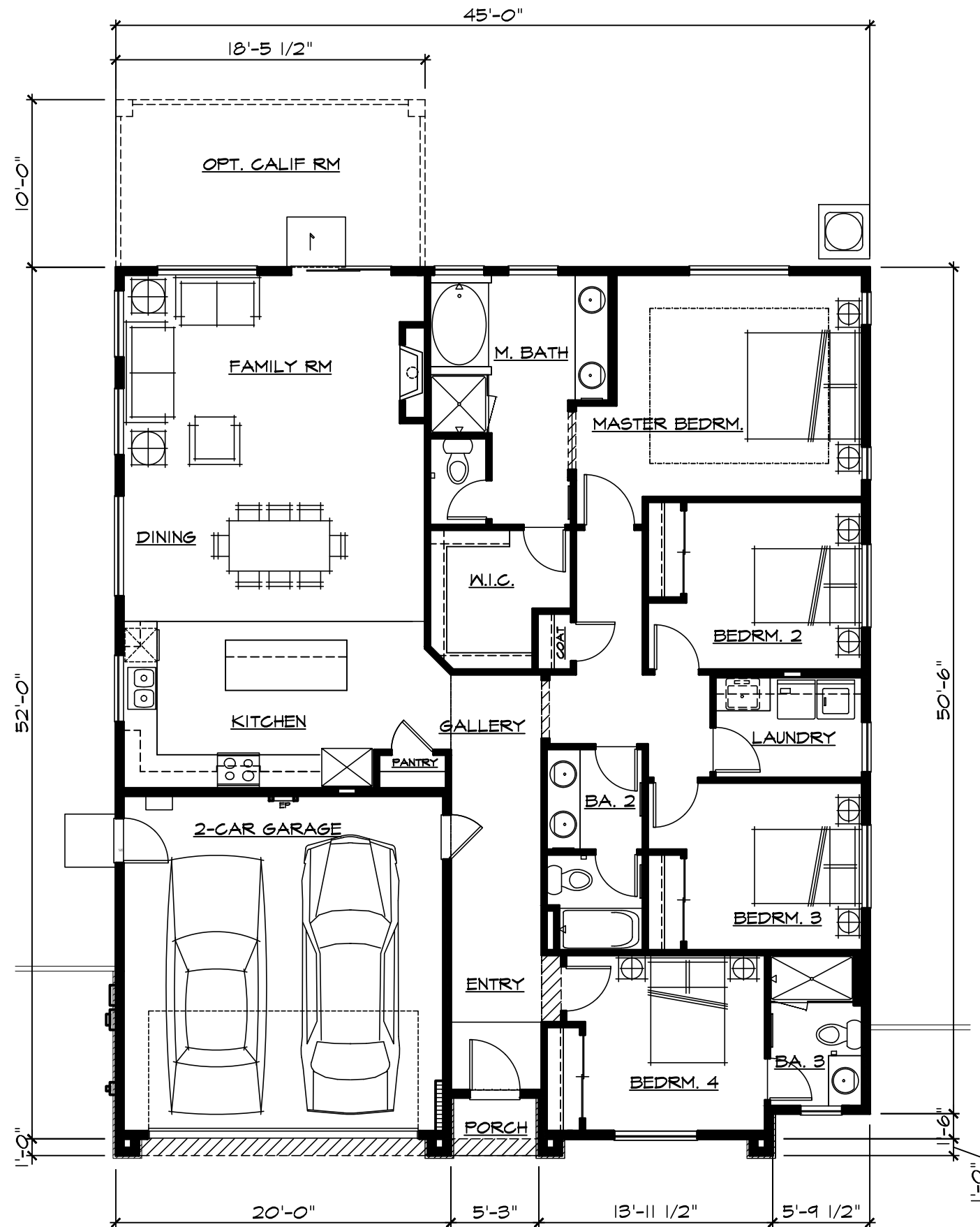
## CYPRESS ESTATES

OAKLEY, CA



Discovery Builders, Inc.

Date 08/14/2020



SQUARE FOOTAGE	
TOTAL LIVING AREA	1918 SF
PORCH	18 SF
GARAGE	401 SF
FOOTPRINT	2337 SF
OPT. CA ROOM	185 SF

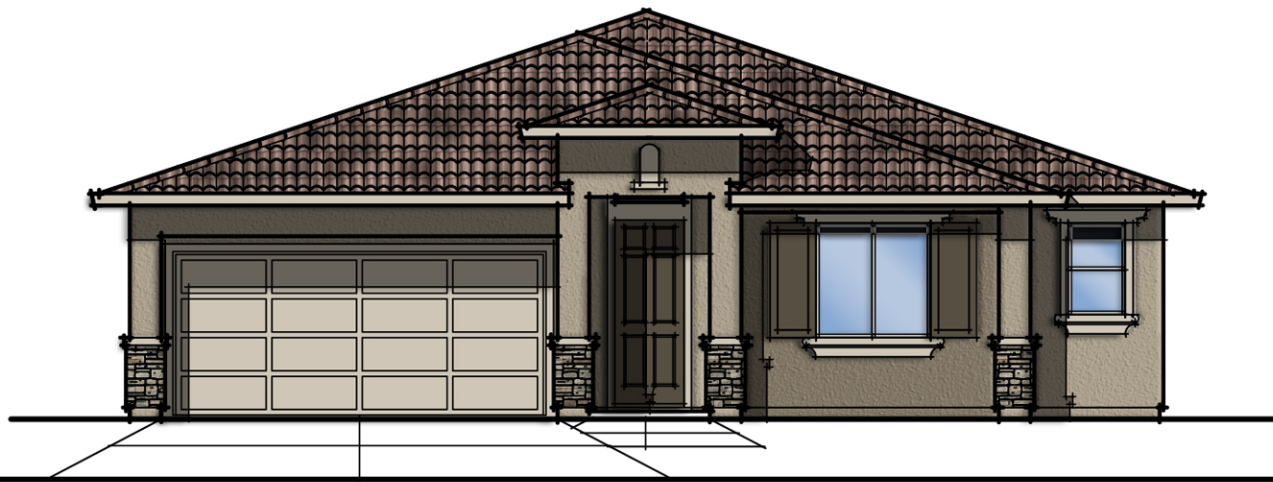


**Plan 1  
Floor Plan  
CYPRESS ESTATES**

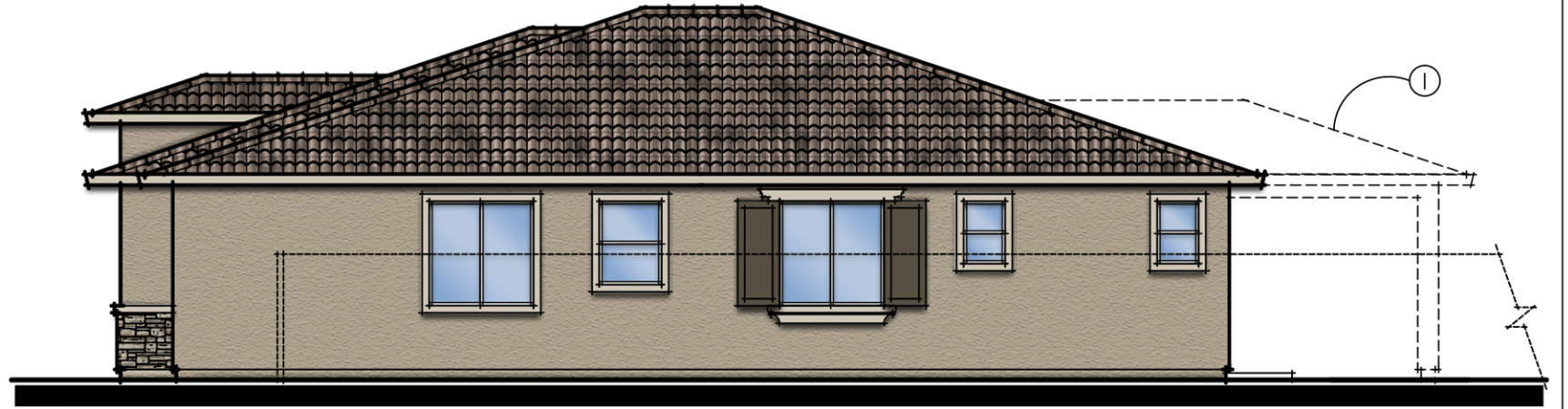
OAKLEY, CA



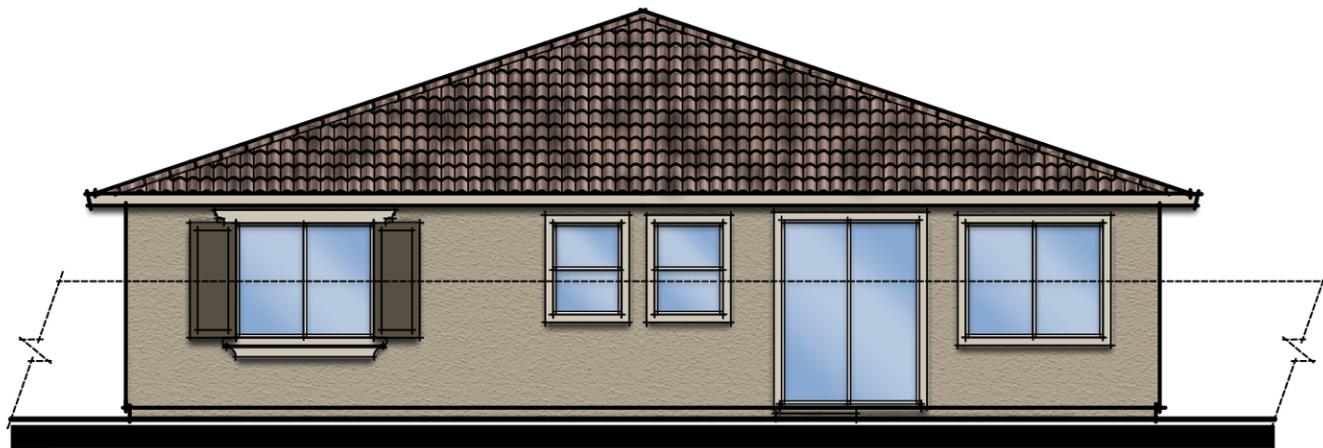
**Discovery Builders, Inc.**  
Date 08/14/2020



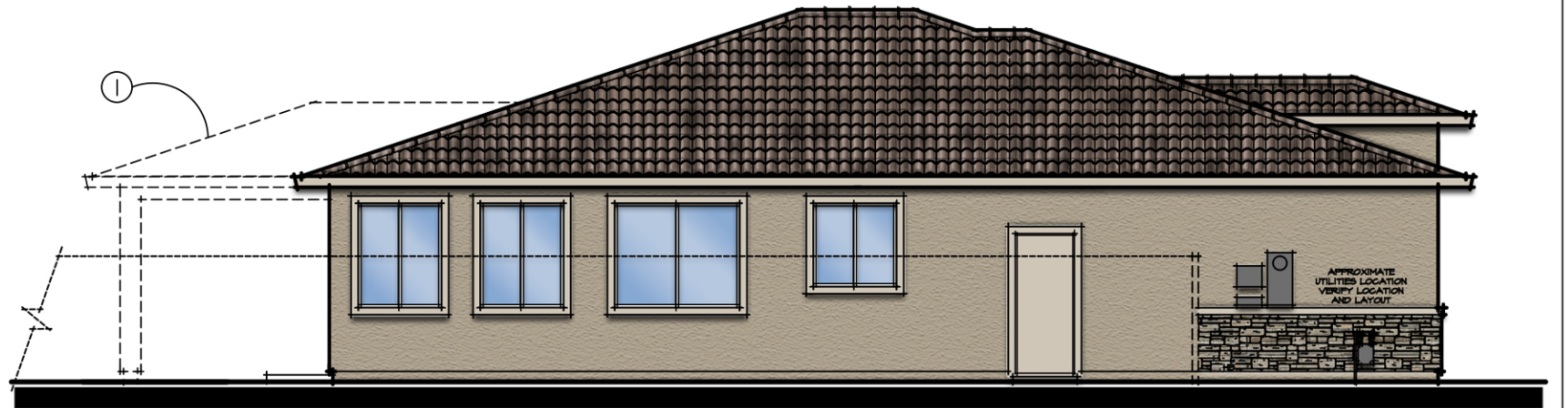
**Front**



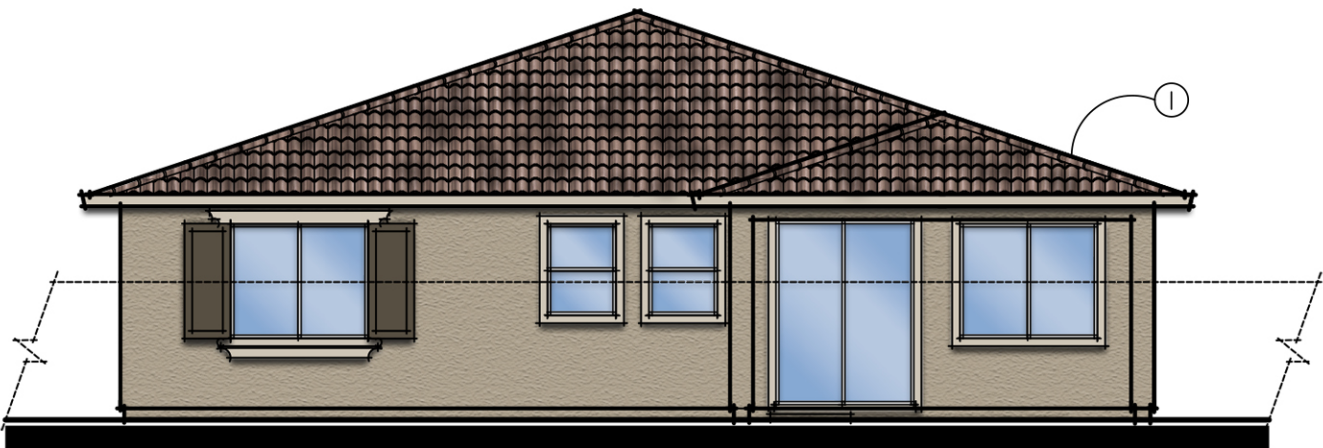
**Right**



**Rear**

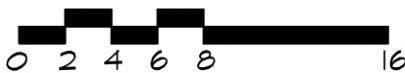


**Left**



**Rear w/ opt. patio**

**Plan 1  
Elevations 'A'**



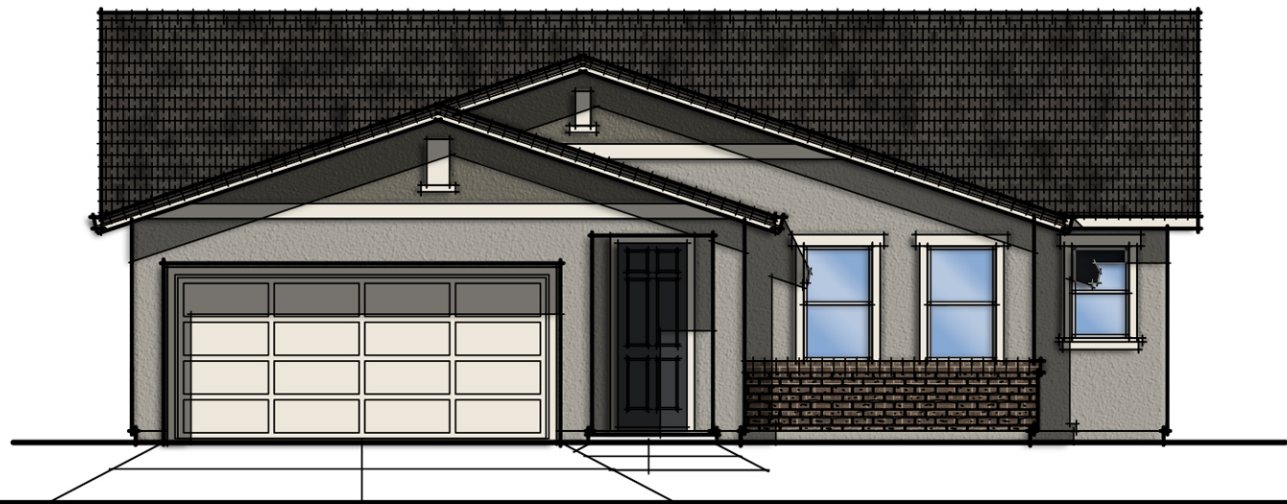
① OPTIONAL COVERED PATIO

NOTE: DECORATIVE MATERIAL TO TERMINATE AT FENCELINE.

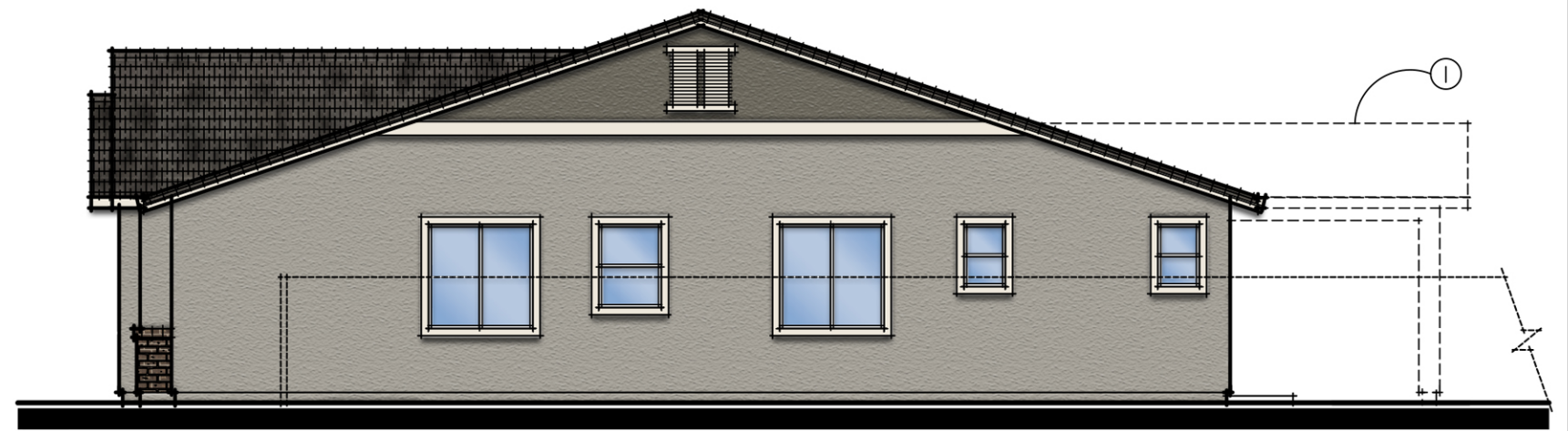
**CYPRESS ESTATES**  
OAKLEY, CA



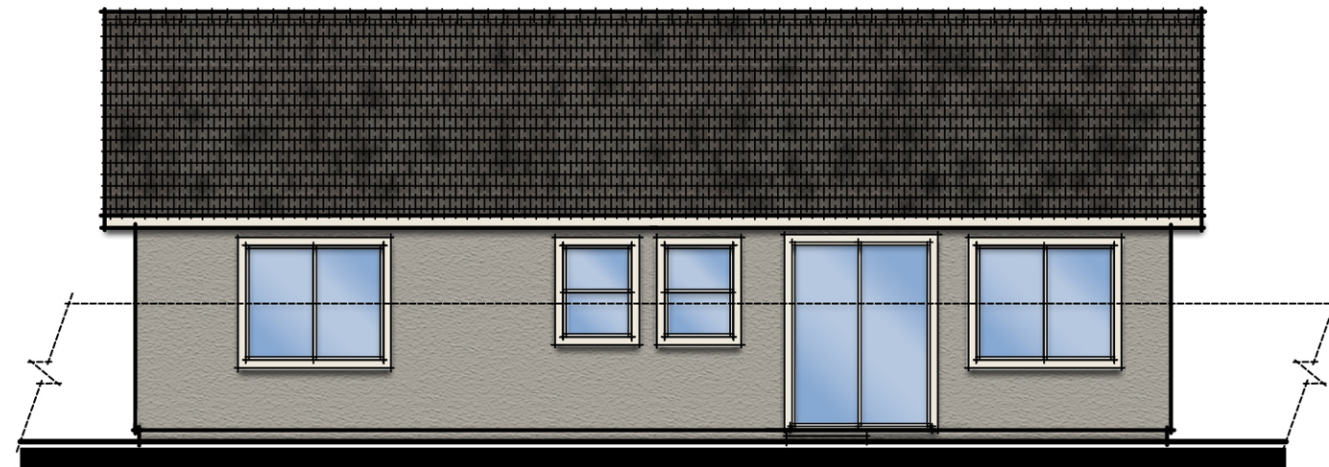
**Discovery Builders, Inc.**  
Date 08/14/2020



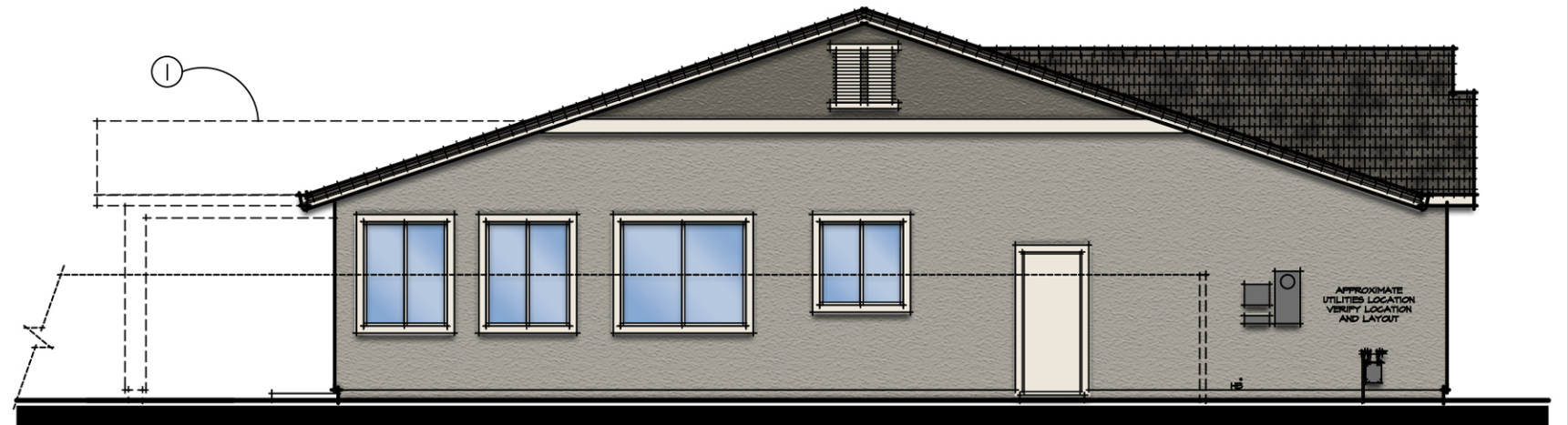
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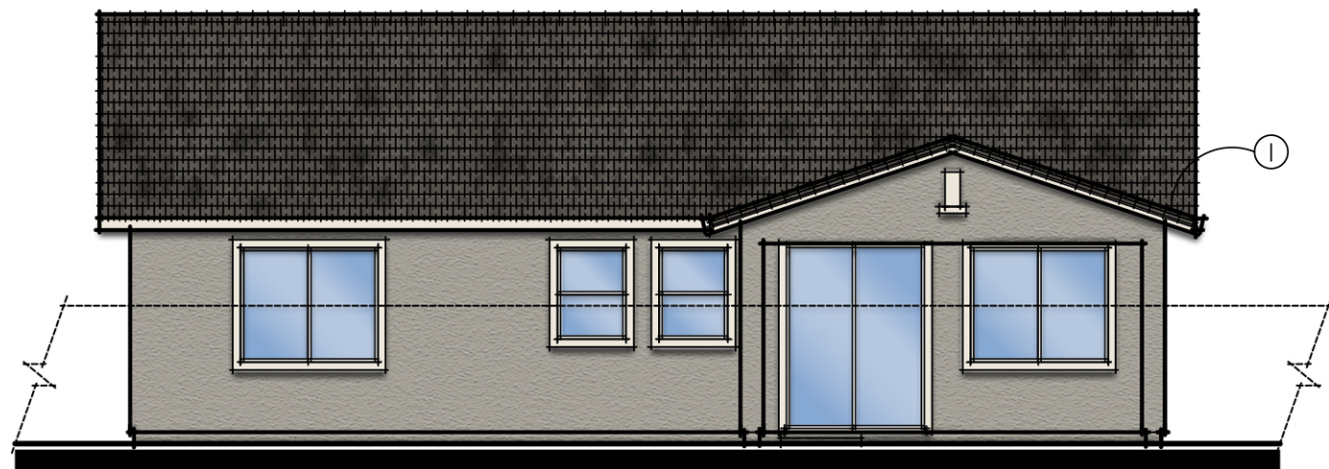
**Right**



**Rear**



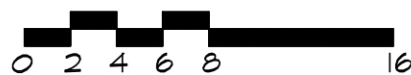
**Left**



**Rear w/ opt. patio**

① OPTIONAL COVERED PATIO

**Plan 1  
Elevations 'B'**



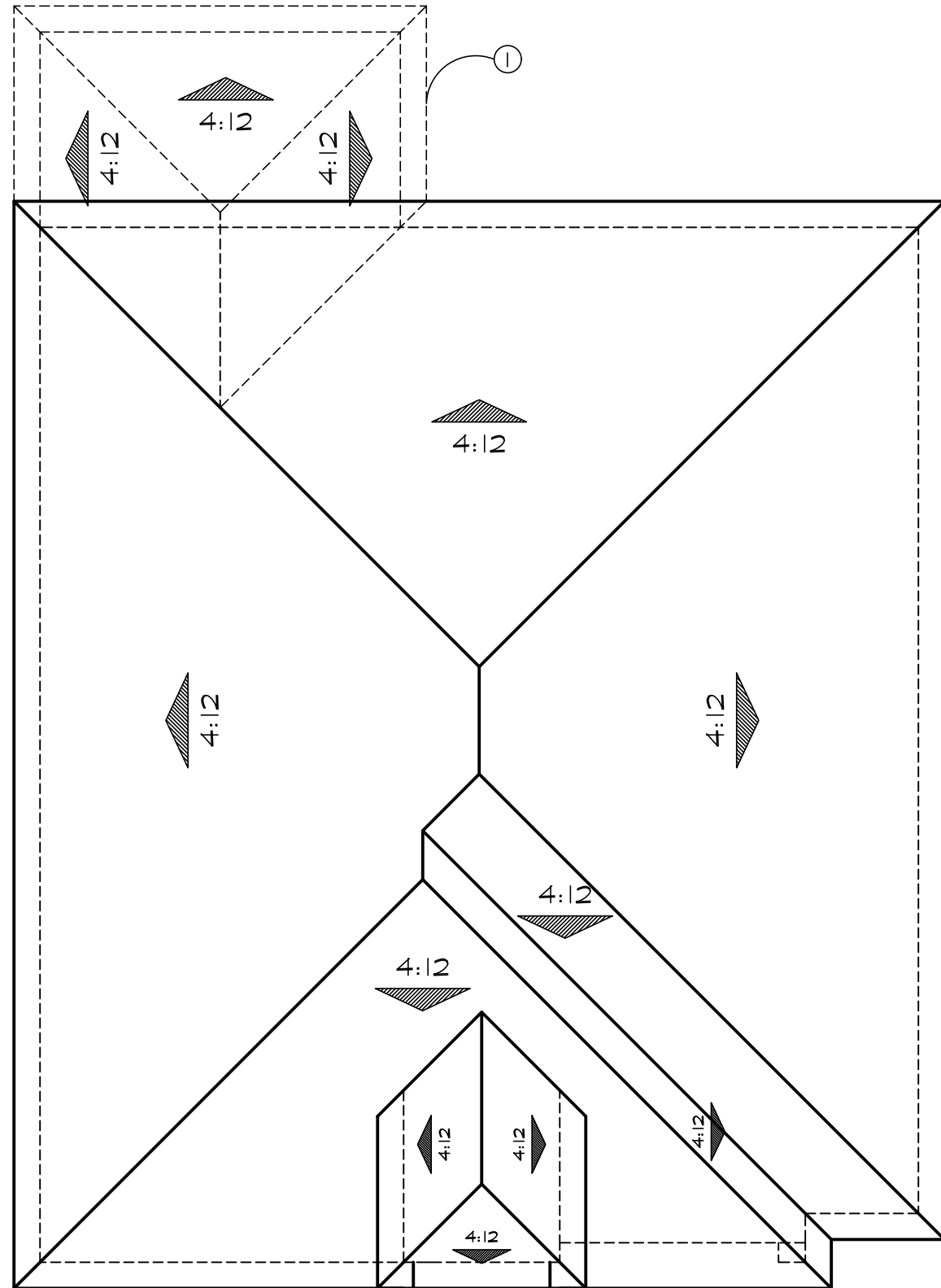
**CYPRESS ESTATES**

OAKLEY, CA

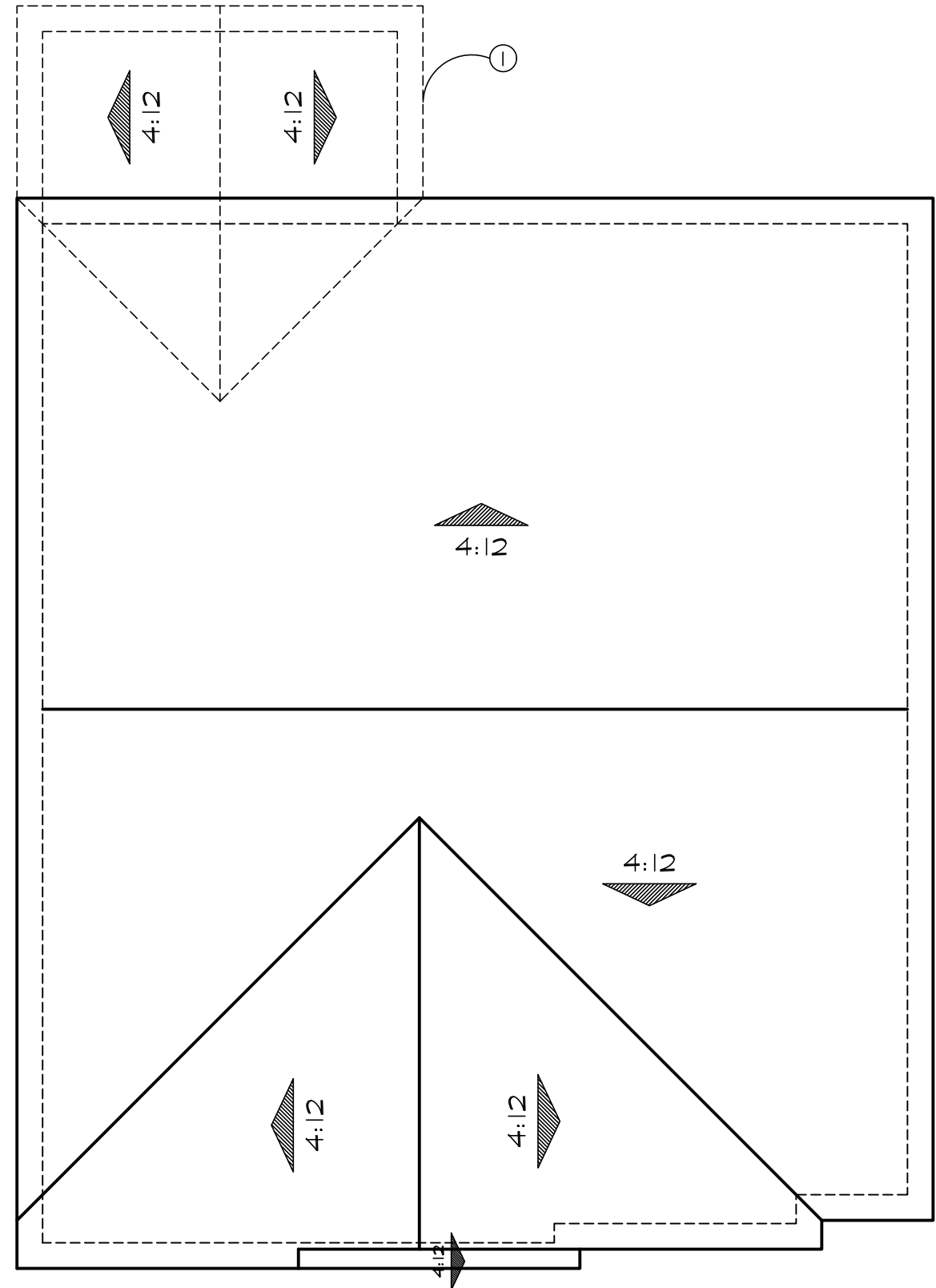


Discovery Builders, Inc.

Date 08/14/2020



**Roof Plan 'A'**



**Roof Plan 'B'**

**Plan 1  
Roof Plans**



① OPTIONAL COVERED PATIO

**CYPRESS ESTATES**

OAKLEY, CA



Discovery Builders, Inc.

Date 08/14/2020



**MATERIAL LEGEND**

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| <b>A</b> CONCRETE VILLA TILE ROOFING | <b>B</b> FLAT CONCRETE TILE ROOFING |
| HIP ROOFS                            | GABLE ROOFS                         |
| STUCCO BODY                          | STUCCO BODY                         |
| STUCCO TRIM                          | STUCCO TRIM                         |
| MOCK WOOD SHUTTERS                   | DECORATIVE FOAM ACCENT              |
| SIMULATED STONE VENEER               | SIMULATED BRICK VENEER              |
| DECORATIVE FOAM ACCENT               | ROLL-UP GARAGE DOORS                |
| ROLL-UP GARAGE DOORS                 | W/ OPT. WINDOW LITES                |
| W/ OPT. WINDOW LITES                 |                                     |



**Elevation A**  
**'Spanish' - Scheme #3**

**Elevation B**  
**'French' - Scheme #9**

**Front Elevations**  
**Plan 2**

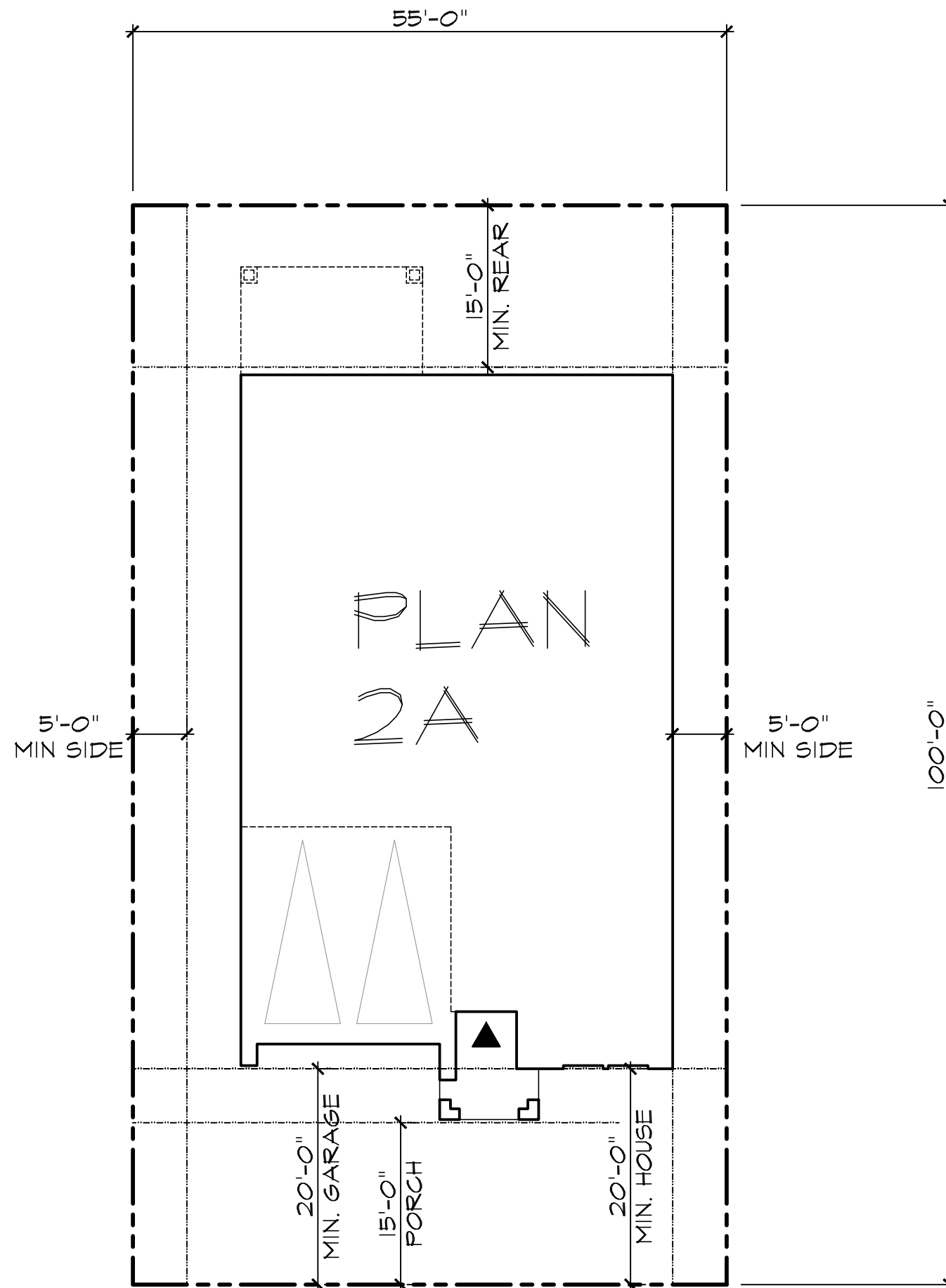
**CYPRESS ESTATES**

OAKLEY, CA



**Discovery Builders, Inc.**

**Date 08/14/2020**



**City of Oakley**  
**R6 ZONING SETBACKS**

SETBACK	
FRONT YARD:	20'
PORCH:	15'
SIDE LOAD GARAGE:	15'
REAR YARD:	15'
SIDE YARD:	5'/10' AGGR.

**Plan 2**



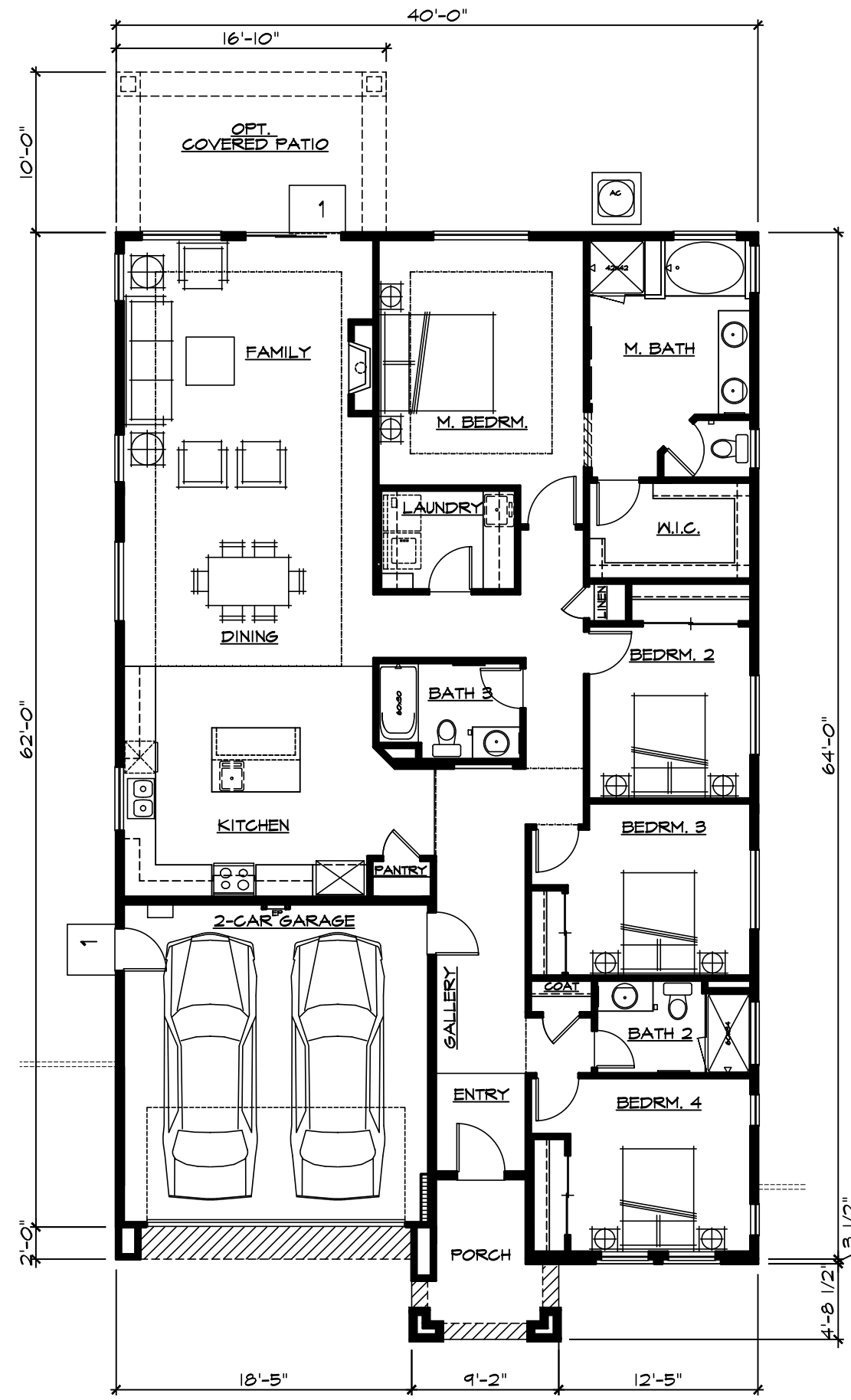
**CYPRESS ESTATES**

OAKLEY, CA



Discovery Builders, Inc.

Date 08/14/2020



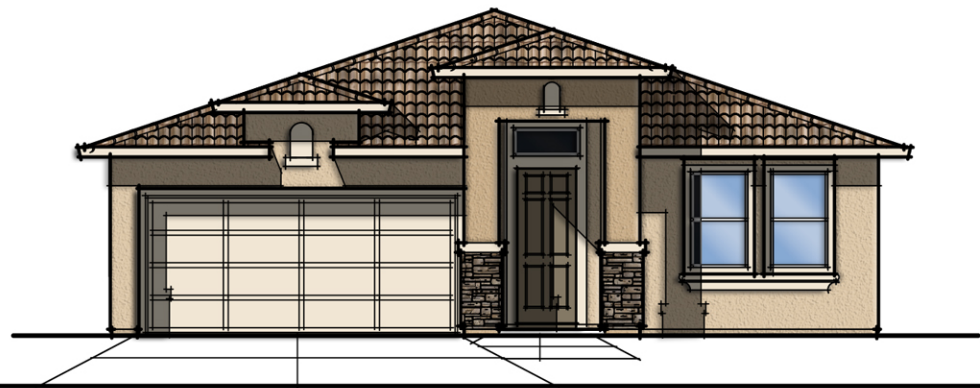
SQUARE FOOTAGE	
TOTAL LIVING AREA	2099 SF
GARAGE	393 SF
PORCH	77 SF
FOOTPRINT	2569 SF
OPT. PATIO	168 SF



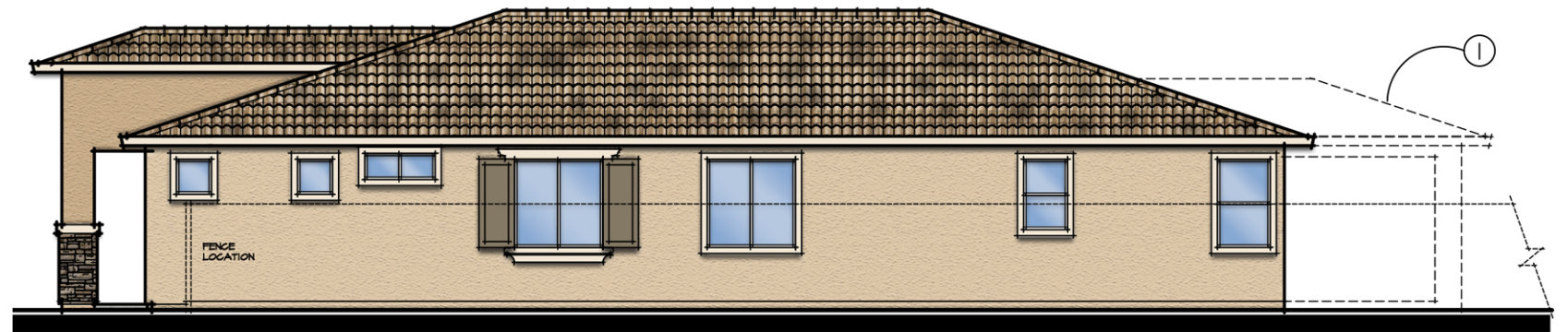
**Plan 2**  
**Floor Plan**  
**CYPRESS ESTATES**  
 OAKLEY, CA



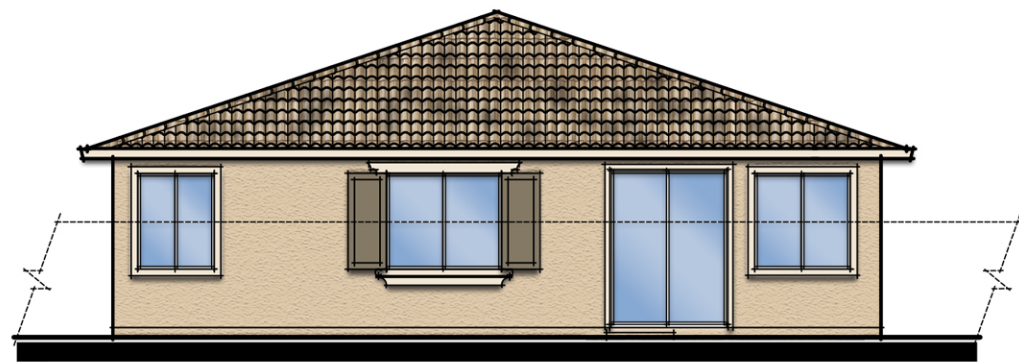
**Discovery Builders, Inc.**  
 Date 08/14/2020



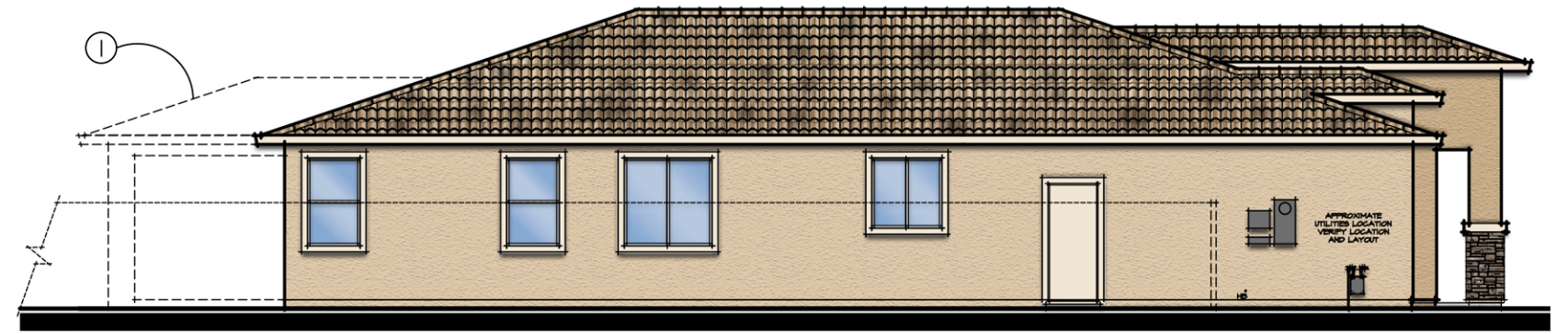
**Front**



**Right**



**Rear**



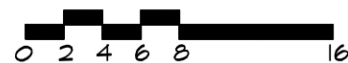
**Left**



**Rear w/ opt. patio**

① OPTIONAL COVERED PATIO

**Plan 2  
Elevations - 'A'**



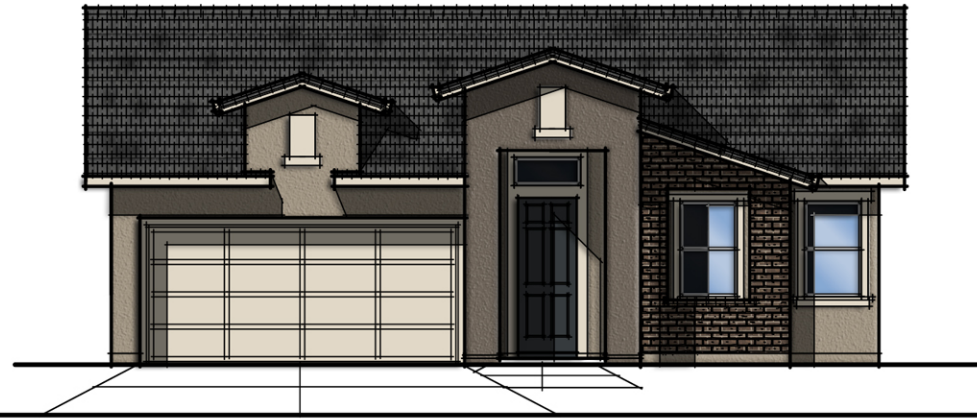
**CYPRESS ESTATES**

OAKLEY, CA

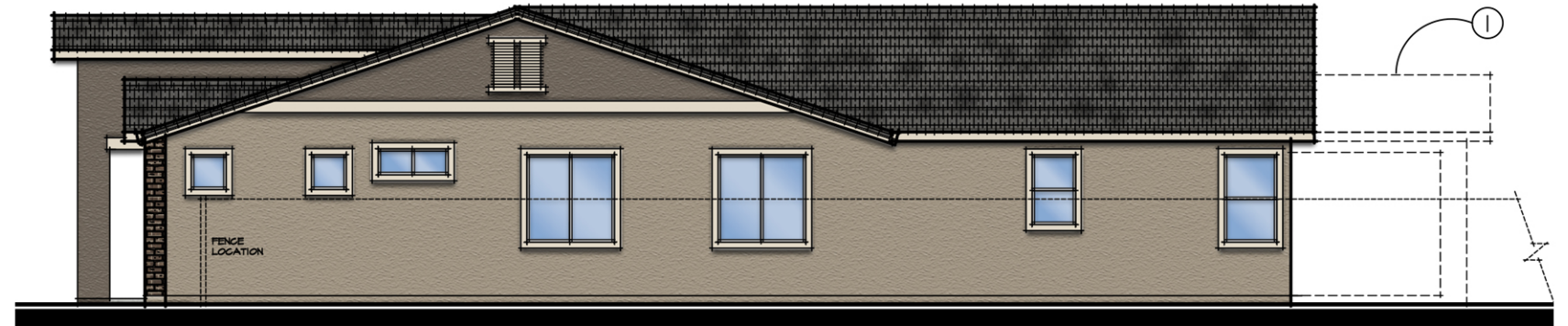


**Discovery Builders, Inc.**

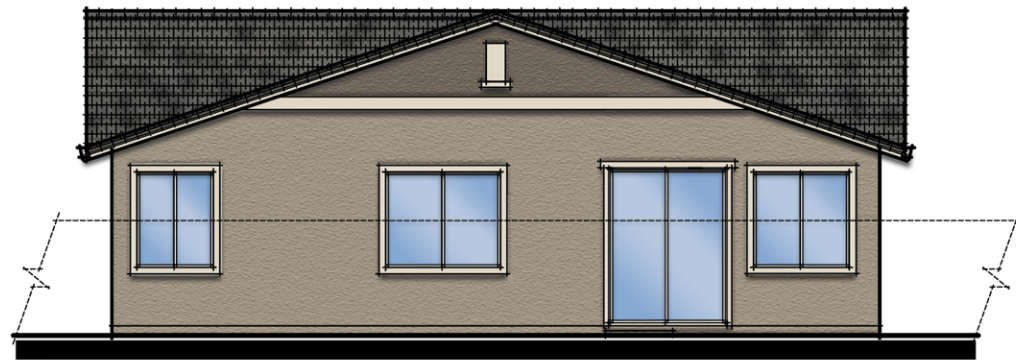
Date 08/14/2020



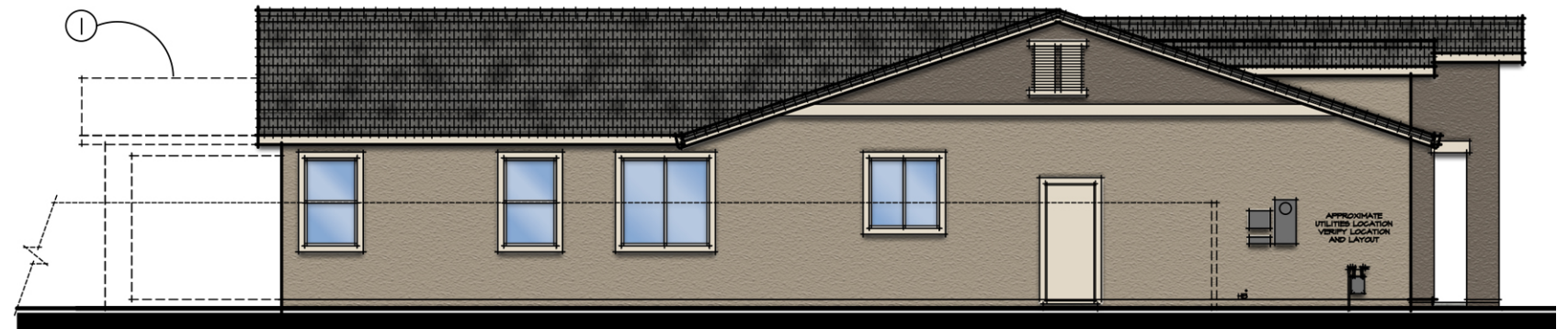
**Front**



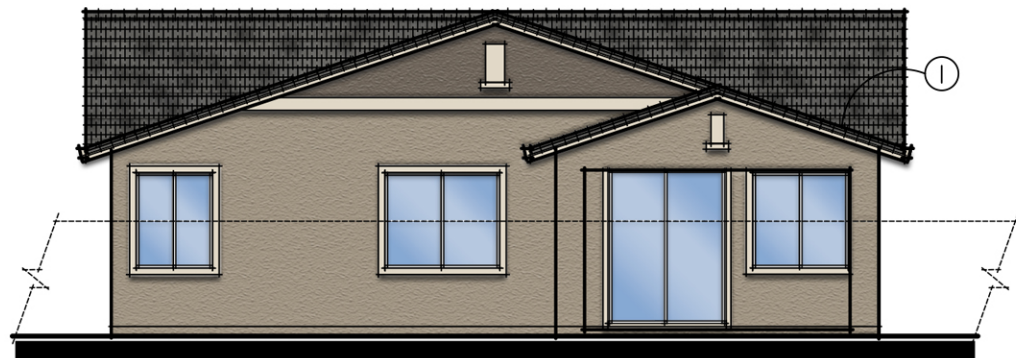
**Right**



**Rear**



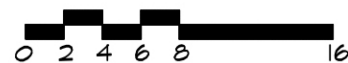
**Left**



**Rear w/ opt. patio**

① OPTIONAL COVERED PATIO

**Plan 2  
Elevations - 'B'**



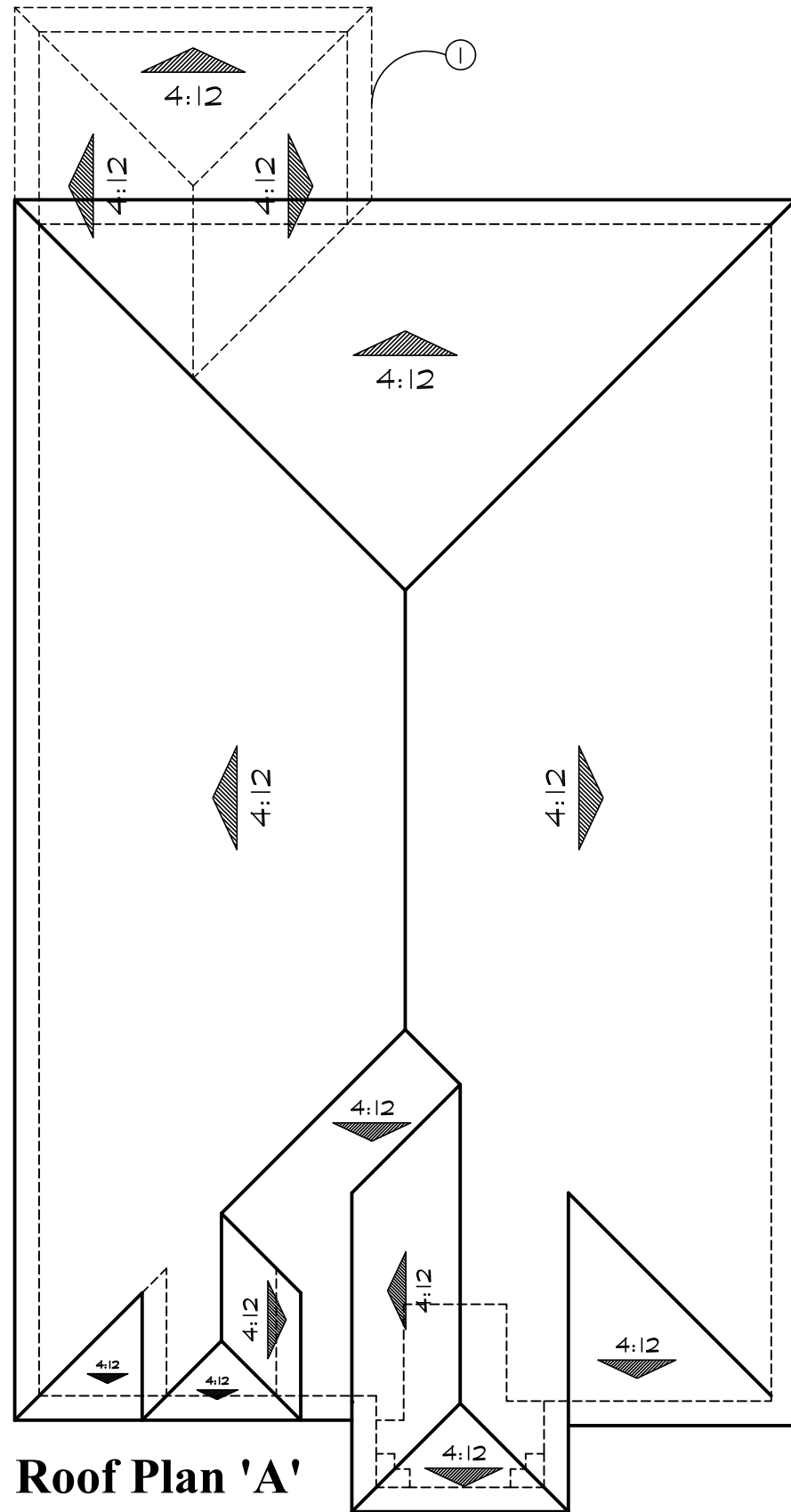
**CYPRESS ESTATES**

OAKLEY, CA

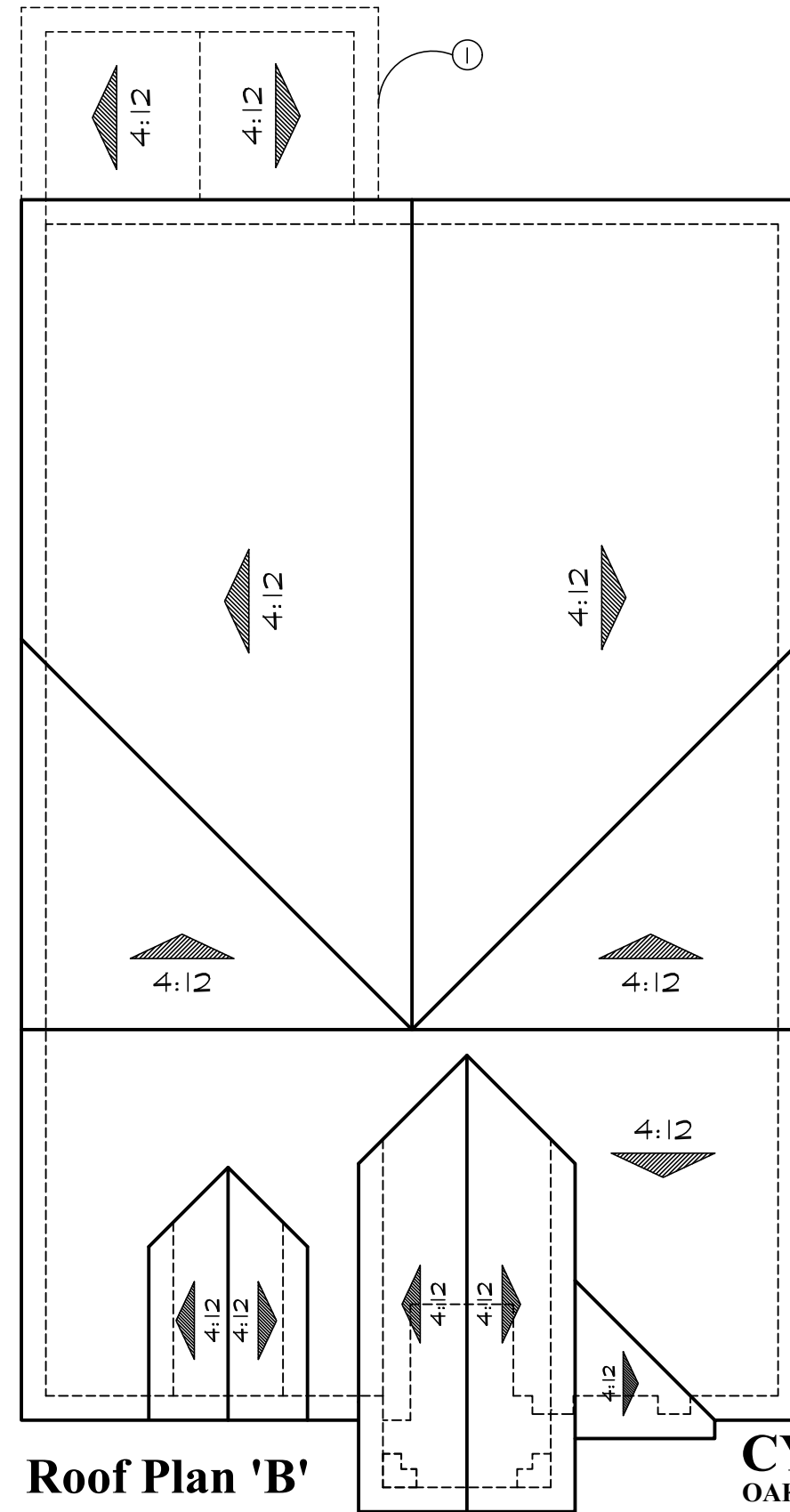


**Discovery Builders, Inc.**

Date 08/14/2020

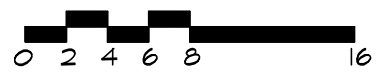


**Roof Plan 'A'**



**Roof Plan 'B'**

**Plan 2  
Roof Plans**



① OPTIONAL COVERED PATIO

**CYPRESS ESTATES**  
OAKLEY, CA



**Discovery Builders, Inc.**  
Date 08/14/2020

**MATERIAL LEGEND**

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| <b>A</b> CONCRETE VILLA TILE ROOFING | <b>B</b> FLAT CONCRETE TILE ROOFING |
| HIP ROOFS                            | GABLE ROOFS                         |
| STUCCO BODY                          | STUCCO BODY                         |
| STUCCO TRIM                          | STUCCO TRIM                         |
| MOCK WOOD SHUTTERS                   | DECORATIVE FOAM ACCENT              |
| SIMULATED STONE VENEER               | MOCK WOOD SHUTTERS                  |
| ROLL-UP GARAGE DOORS                 | SIMULATED BRICK VENEER              |
| W/ OPT. WINDOW LITES                 | ROLL-UP GARAGE DOORS                |
|                                      | W/ OPT. WINDOW LITES                |



**Elevation A**  
**'Spanish' - Scheme #2**



**Elevation B**  
**'French' - Scheme #7**

**Front Elevations**  
**Plan 3**

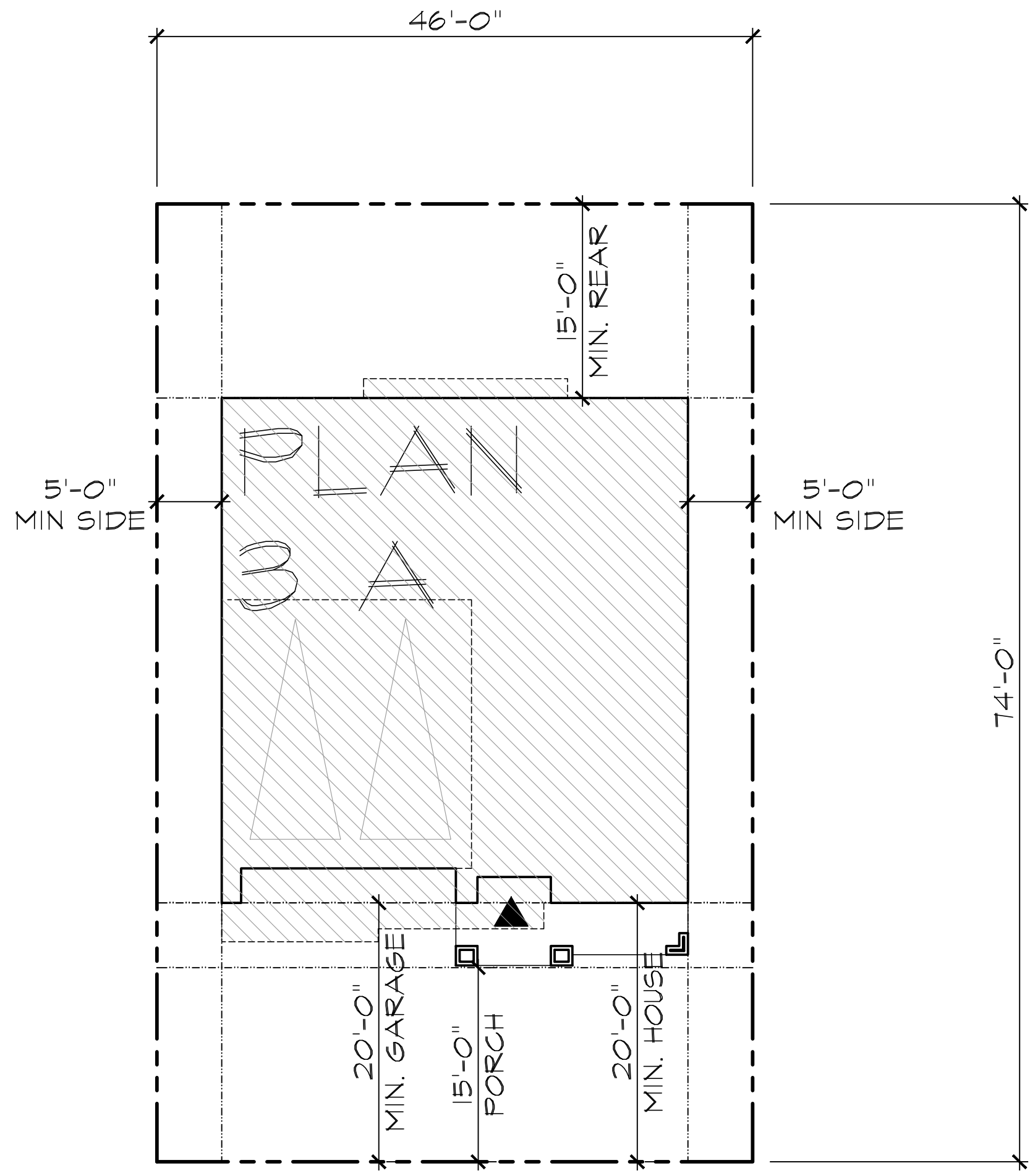
**CYPRESS ESTATES**

OAKLEY, CA



**Discovery Builders, Inc.**

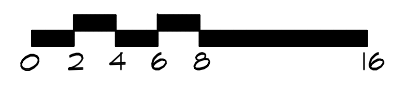
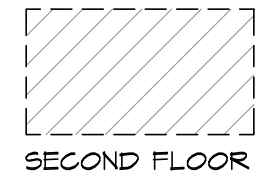
**Date 08/14/2020**



**City of Oakley**  
**R6 ZONING SETBACKS**

SETBACK	
FRONT YARD:	20'
PORCH:	15'
SIDE LOAD GARAGE:	15'
REAR YARD:	15'
SIDE YARD:	5'/10' AGGR.

**Plan 3**  
**Site Plan**

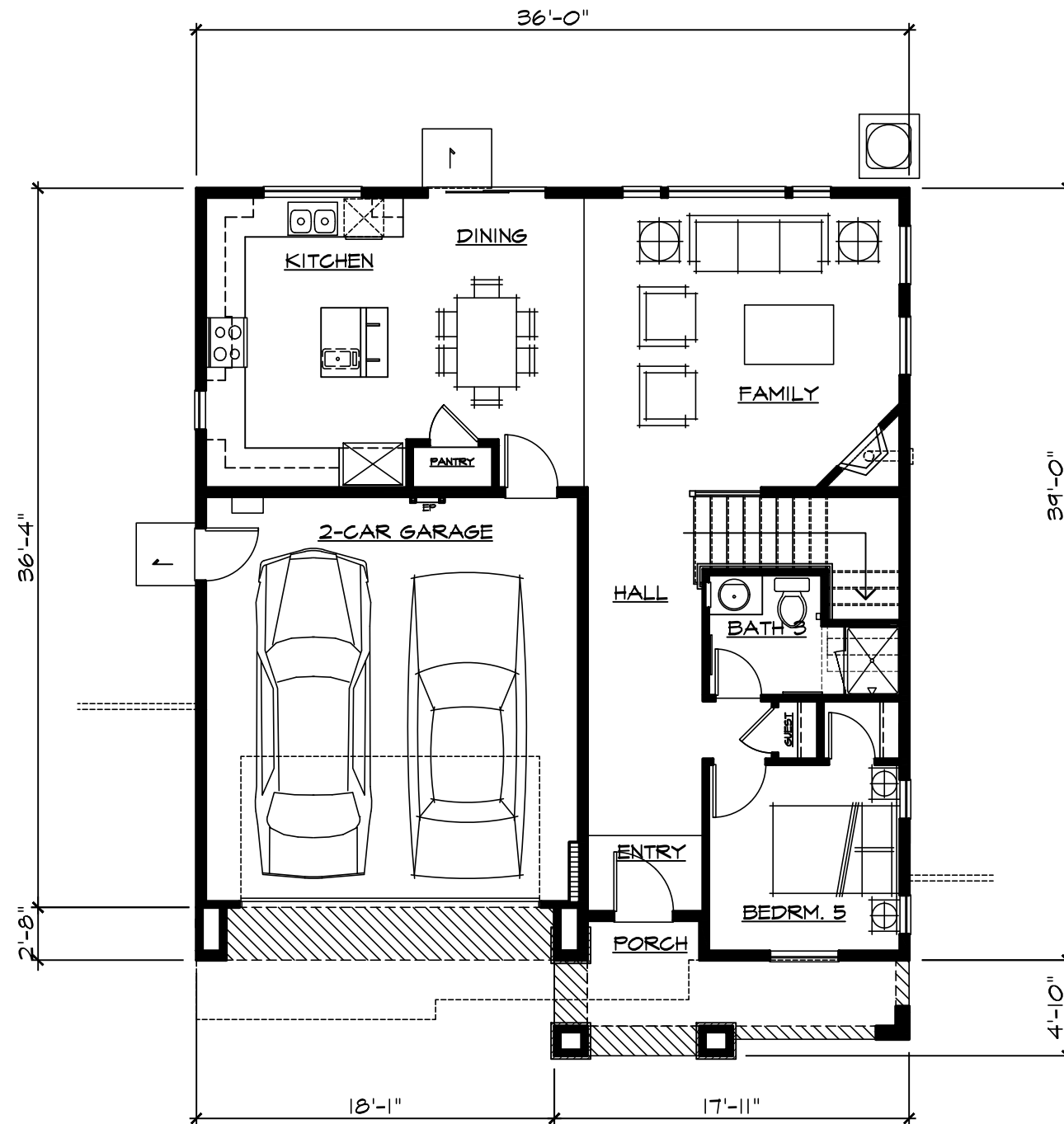


**CYPRESS ESTATES**  
OAKLEY, CA



**Discovery Builders, Inc.**  
Date 08/14/2020





SQUARE FOOTAGE	
FIRST FLOOR	940 SF
SECOND FLOOR	1446 SF
TOTAL LIVING AREA	2386 SF
<hr/>	
GARAGE	400 SF
PORCH	95 SF
FOOTPRINT	1435 SF

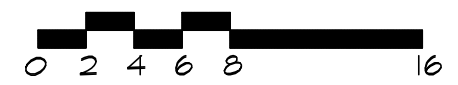
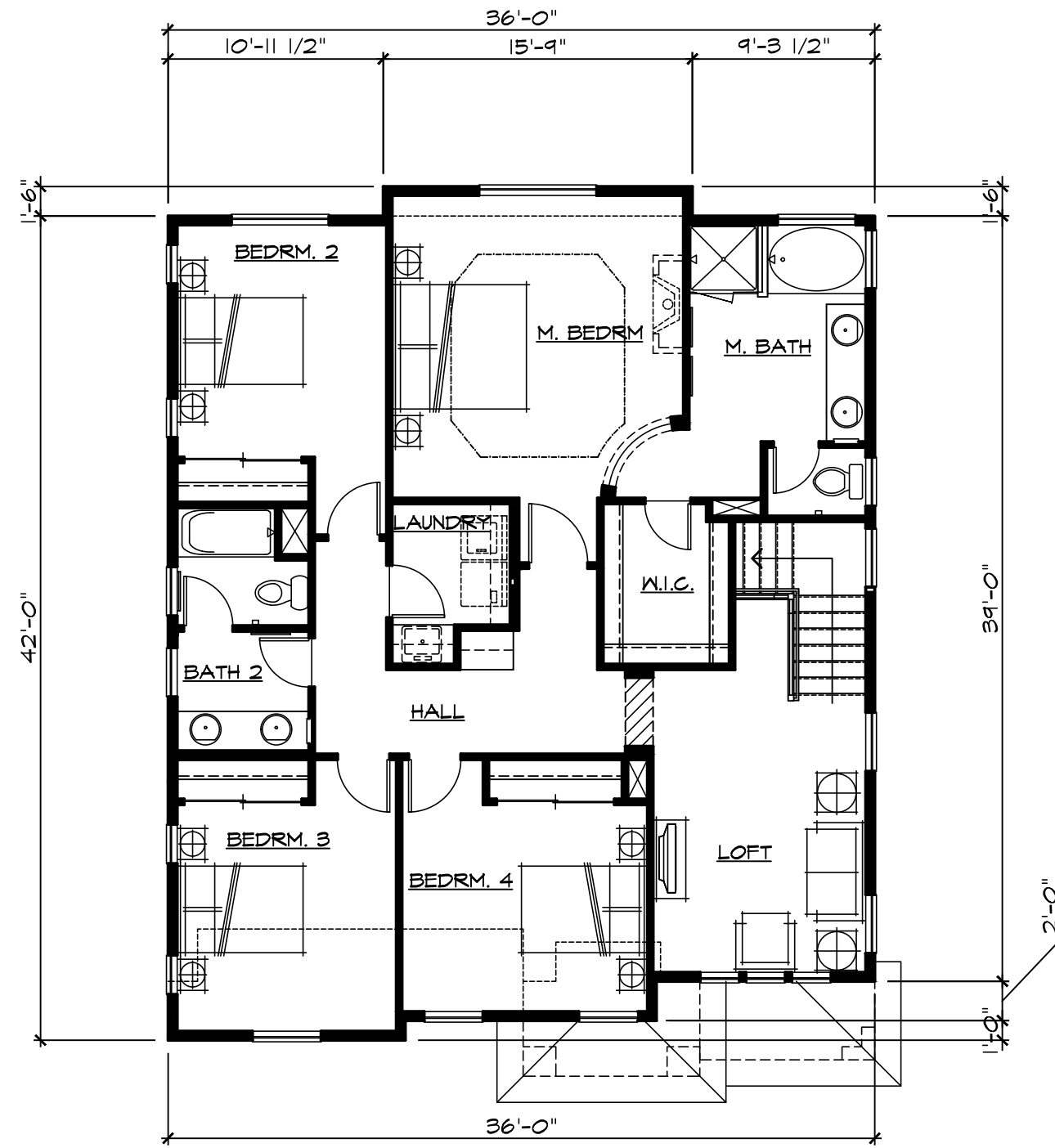


**Plan 3**  
**First Floor**  
**CYPRESS ESTATES**

OAKLEY, CA



**Discovery Builders, Inc.**  
 Date 08/14/2020



**Plan 3**  
**Second Floor**  
**CYPRESS ESTATES**

OAKLEY, CA



**Discovery Builders, Inc.**  
 Date 08/14/2020



**Front**



**Right**

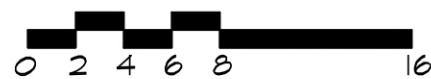


**Rear**



**Left**

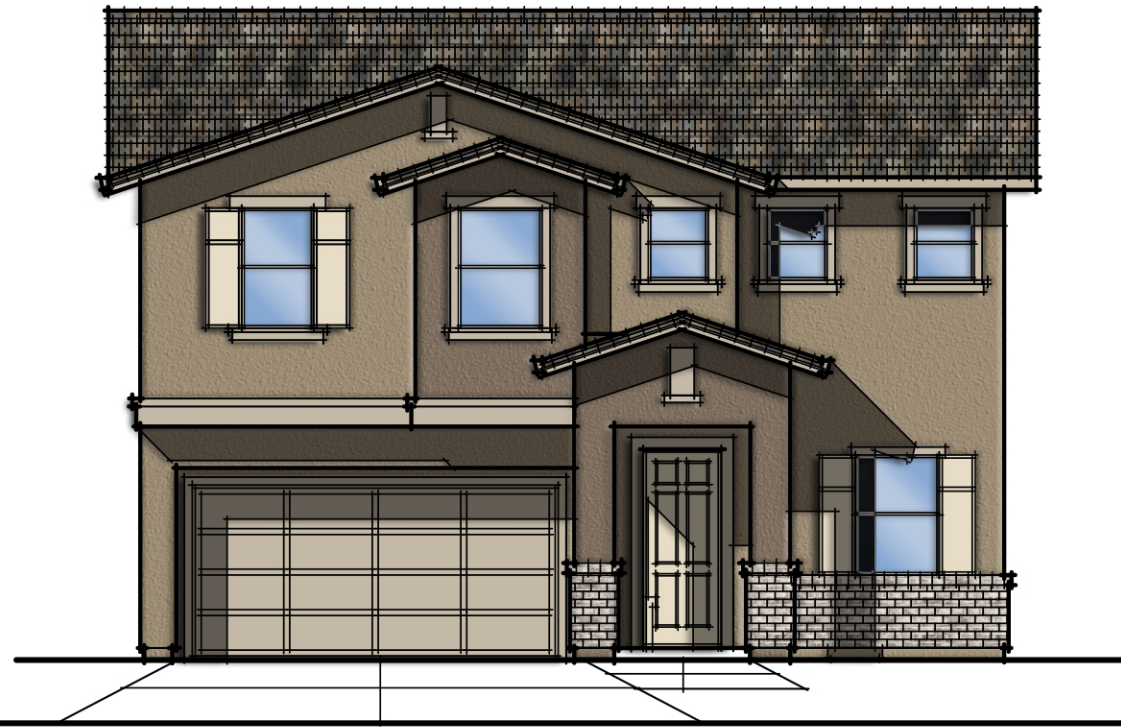
**Plan 3  
Elevations - 'A'**



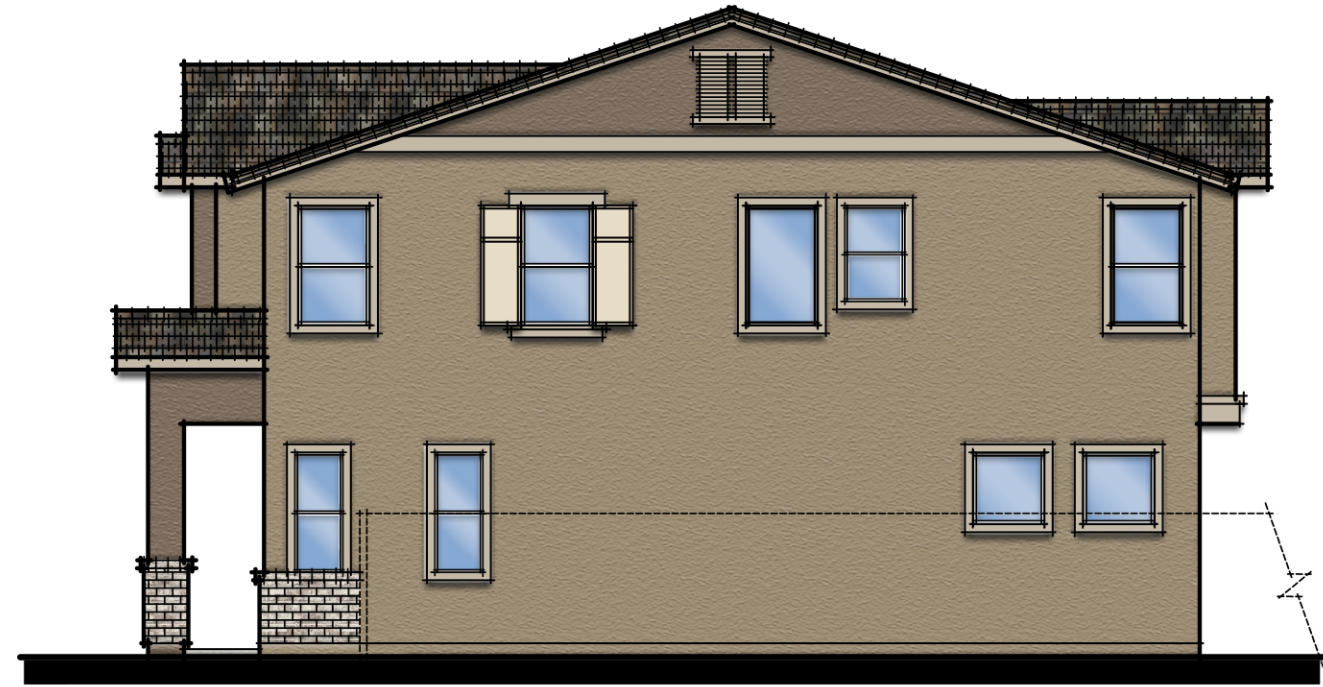
**CYPRESS ESTATES**  
OAKLEY, CA



Discovery Builders Inc.  
Date 08/14/2020



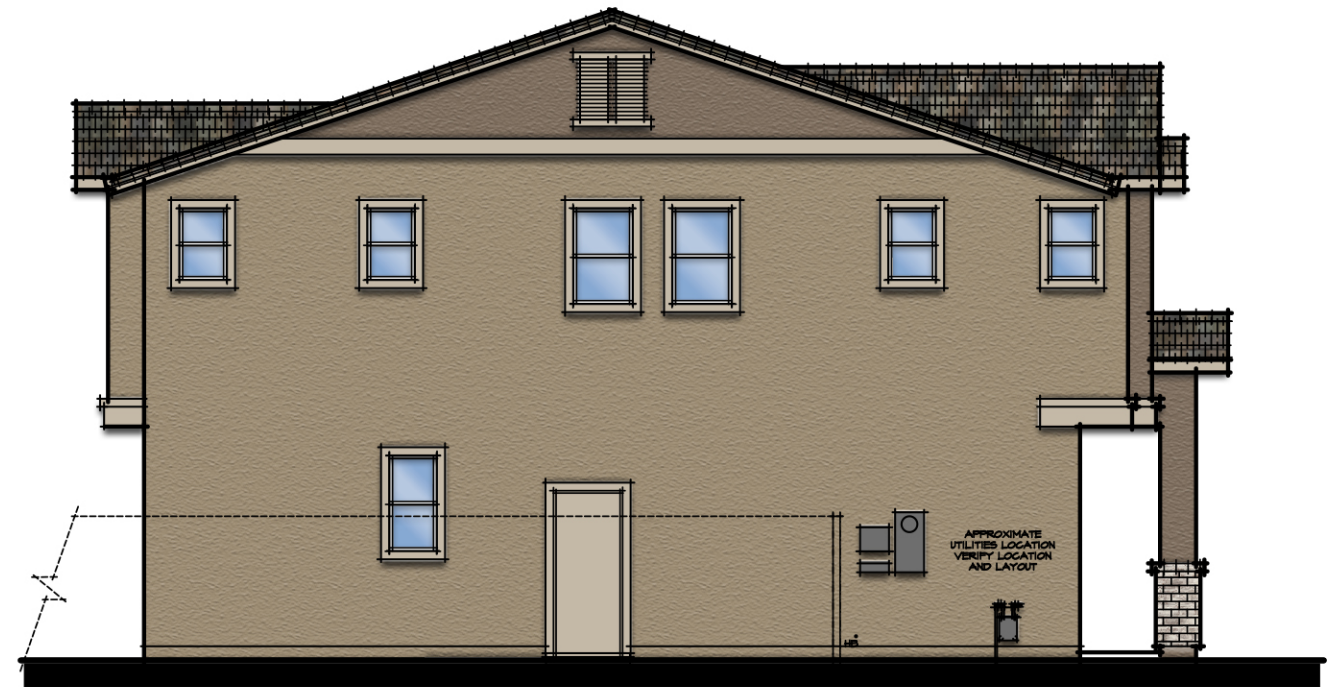
**Front**



**Right**

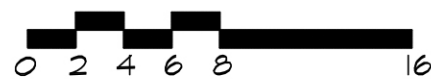


**Rear**



**Left**

**Plan 3  
Elevations - 'B'**

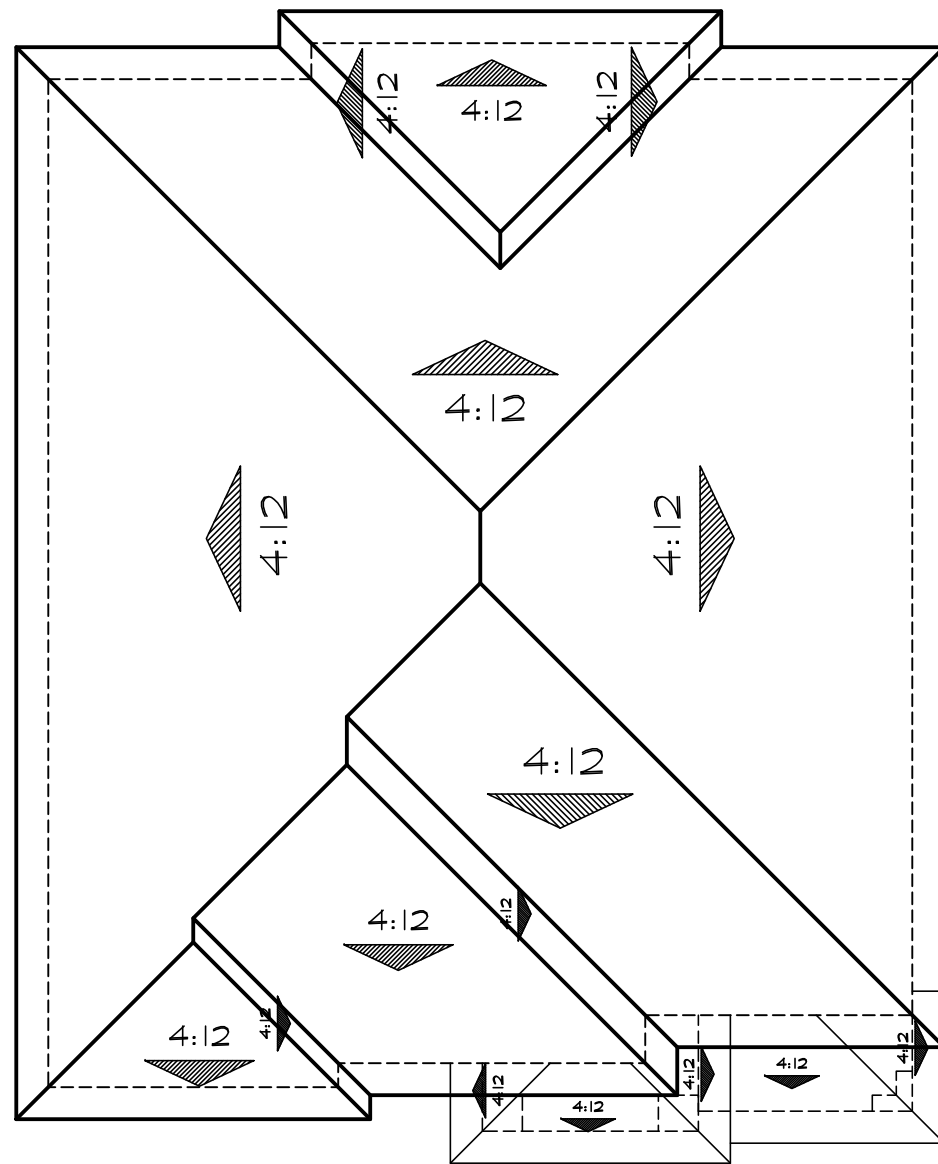


NOTE: DECORATIVE MATERIAL  
TO TERMINATE AT FENCELINE.

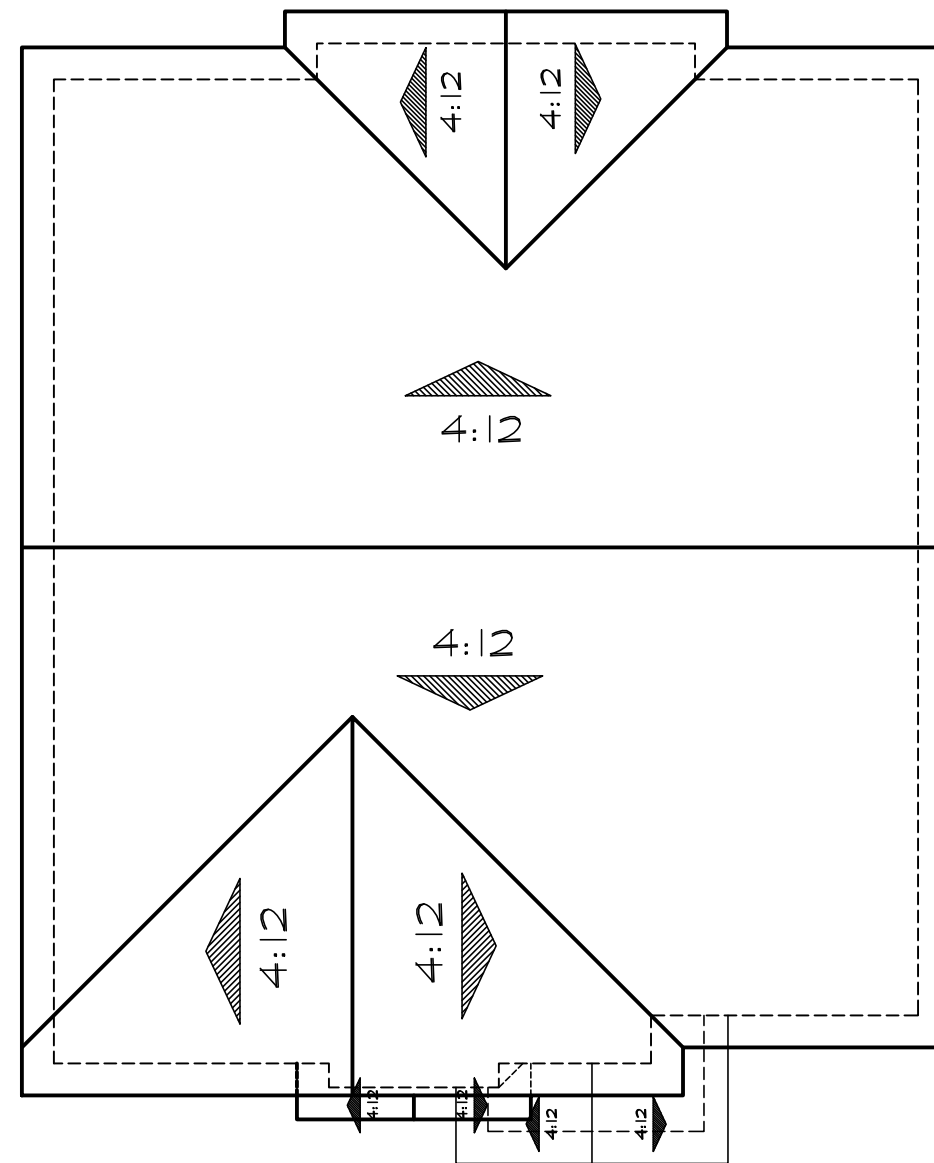
**CYPRESS ESTATES**  
OAKLEY, CA



**Discovery Builders Inc.**  
Date 08/14/2020



**Roof Plan 'A'**



**Roof Plan 'B'**

**Plan 3  
Roof Plans**



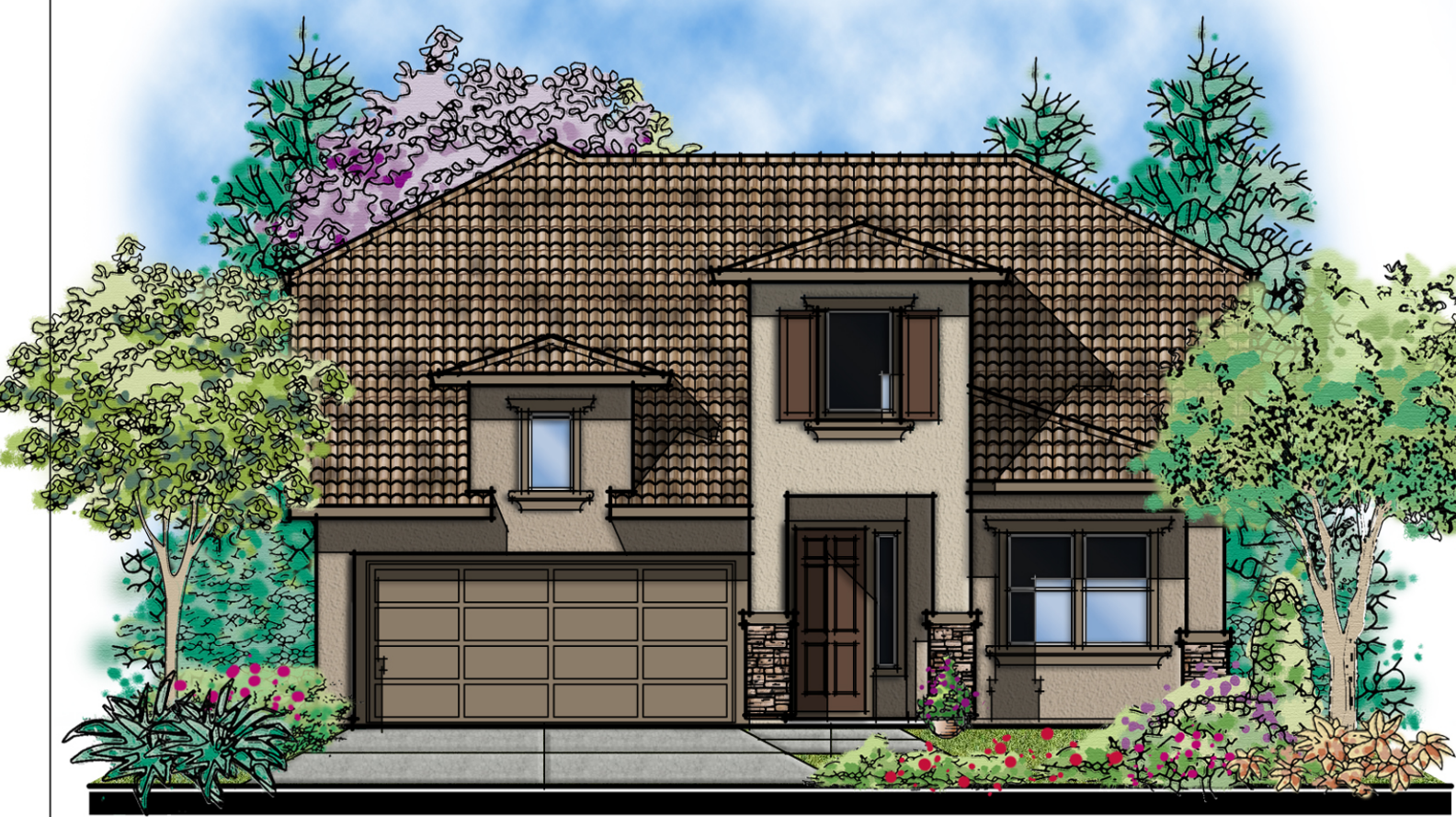
**CYPRESS ESTATES**  
OAKLEY, CA



**Discovery Builders Inc.**  
Date 08/14/2020

**MATERIAL LEGEND**

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| <b>A</b> CONCRETE VILLA TILE ROOFING | <b>B</b> FLAT CONCRETE TILE ROOFING |
| HIP ROOFS                            | GABLE ROOFS                         |
| STUCCO BODY                          | STUCCO BODY                         |
| STUCCO TRIM                          | STUCCO TRIM                         |
| MOCK WOOD SHUTTERS                   | DECORATIVE FOAM ACCENT              |
| SIMULATED STONE VENEER               | MOCK WOOD SHUTTERS                  |
| ROLL-UP GARAGE DOORS                 | WOOD RAILING                        |
| W/ OPT. WINDOW LITES                 | SIMULATED BRICK VENEER              |
|                                      | ROLL-UP GARAGE DOORS                |
|                                      | W/ OPT. WINDOW LITES                |



**Elevation A**  
**'Spanish' - Scheme #5**

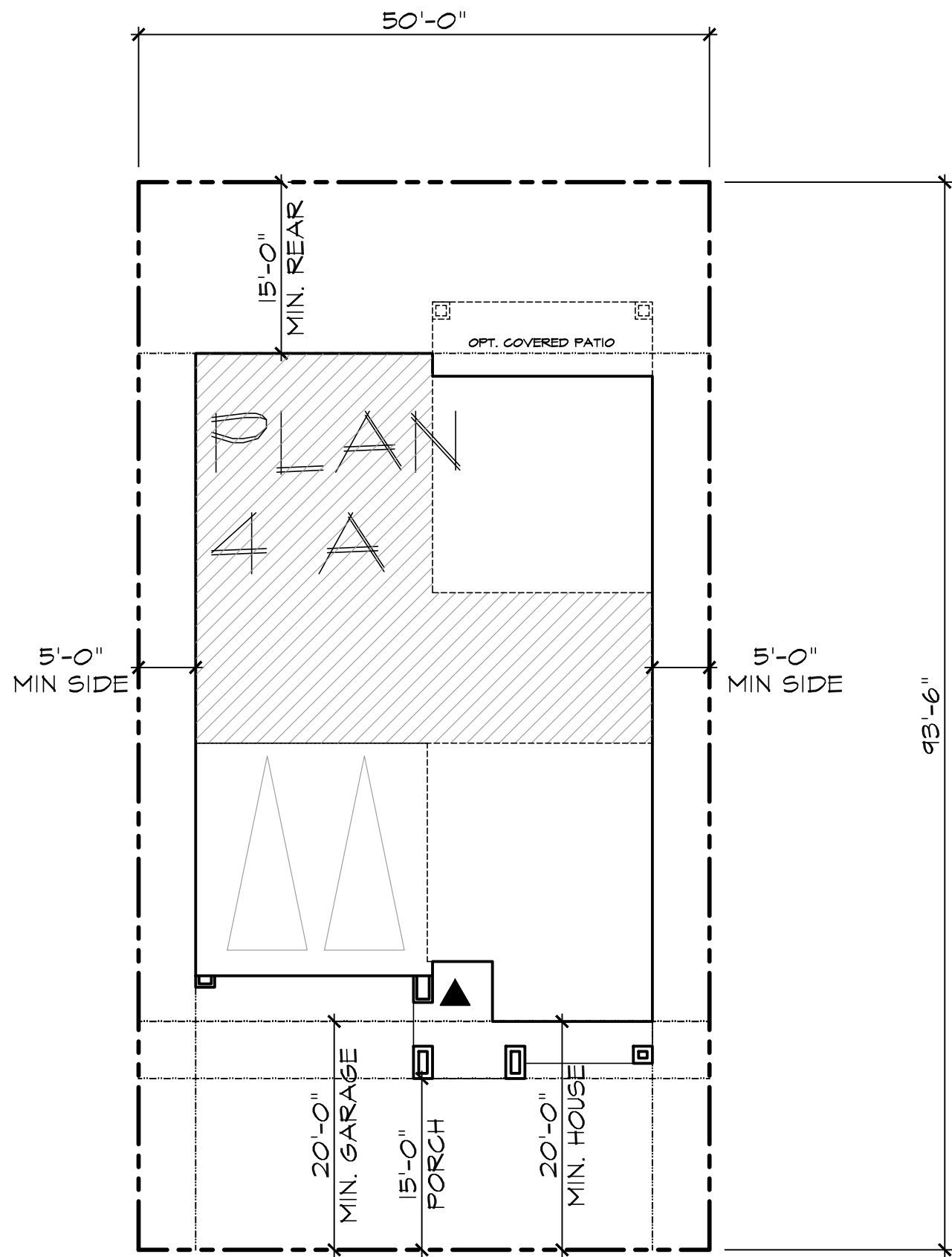


**Elevation B**  
**'French' - Scheme #11**

**Front Elevations**  
**Plan 4**  
**CYPRESS ESTATES**  
OAKLEY, CA



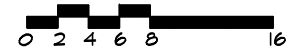
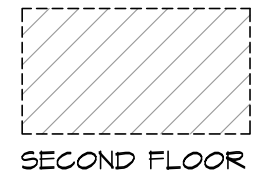
**Discovery Builders, Inc.**  
**Date 08/14/2020**



**City of Oakley**  
**R6 ZONING SETBACKS**

SETBACK	
FRONT YARD:	20'
PORCH:	15'
SIDE LOAD GARAGE:	15'
REAR YARD:	15'
SIDE YARD:	5'/10' AGGR.

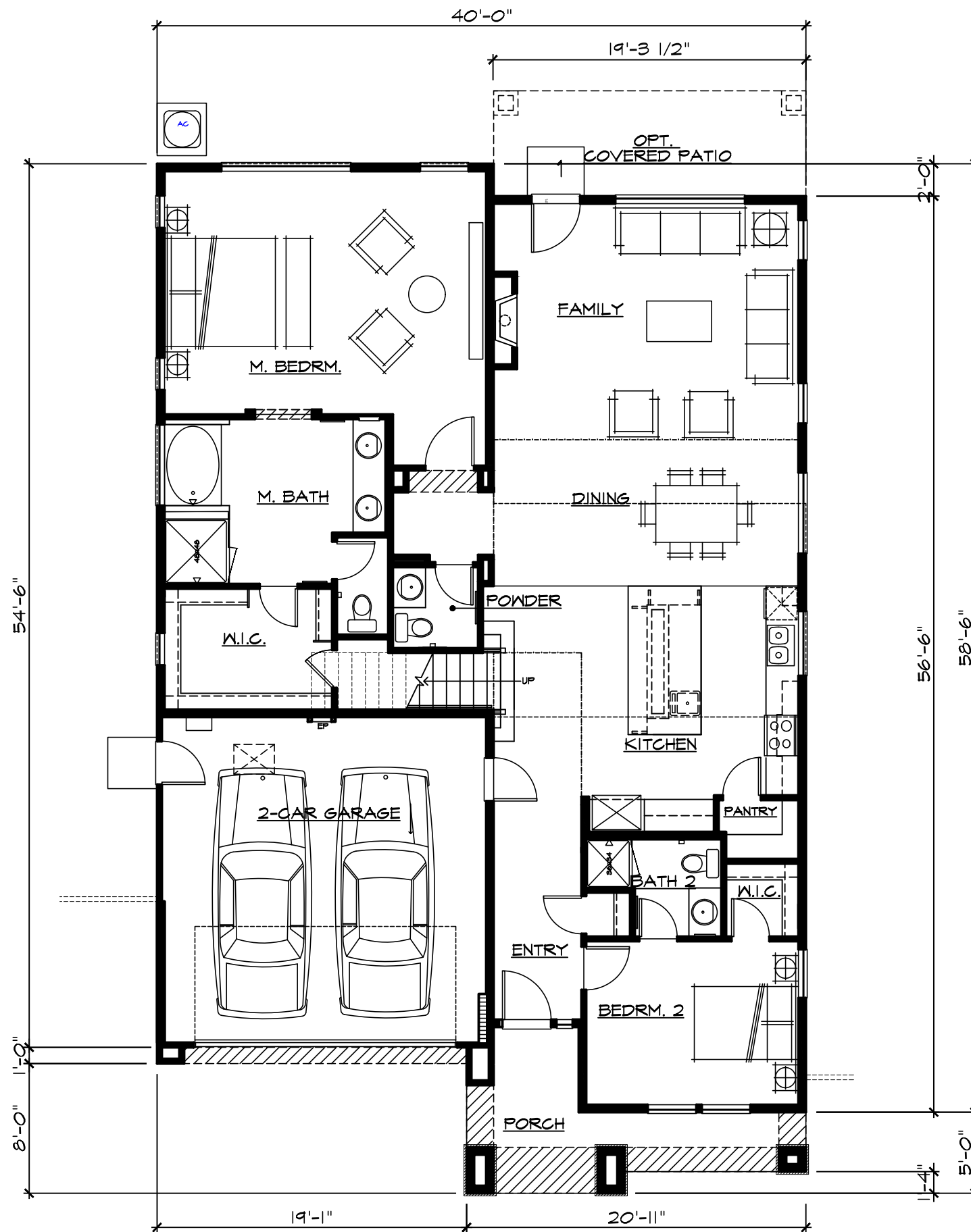
**Plan 4**  
**Site Plan**



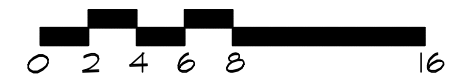
**CYPRESS ESTATES**  
OAKLEY, CA



Discovery Builders, Inc.  
Date 08/14/2020



SQUARE FOOTAGE	
FIRST FLOOR	1777 SF
SECOND FLOOR	915 SF
TOTAL LIVING AREA	2692 SF
<hr/>	
GARAGE	414 SF
PORCH	124 SF
FOOTPRINT	2315 SF
OPT. PATIO	125 SF



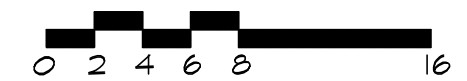
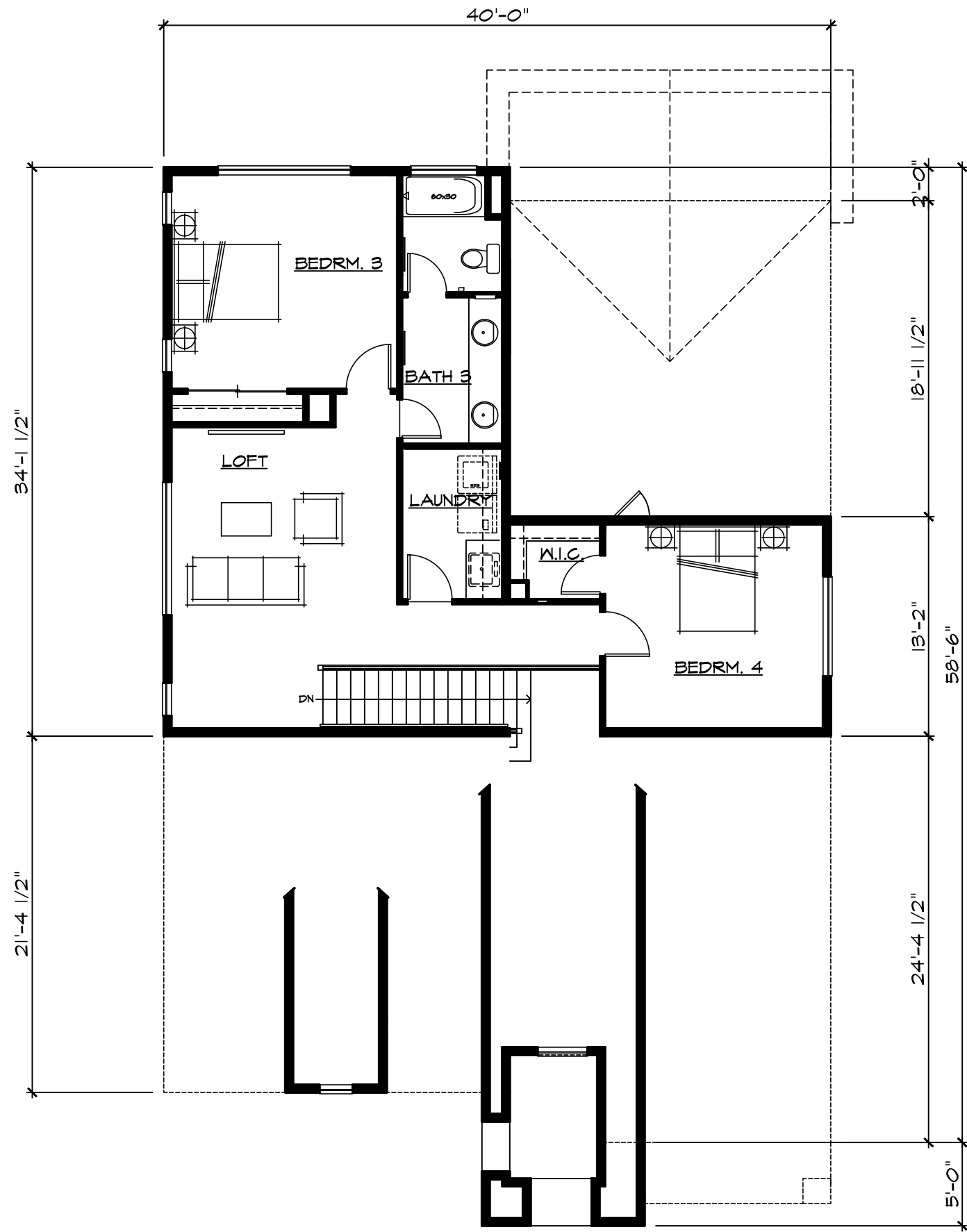
**Plan 4**  
**First Floor**  
**CYPRESS ESTATES**

OAKLEY, CA



**Discovery Builders, Inc.**  
 Date 08/14/2020



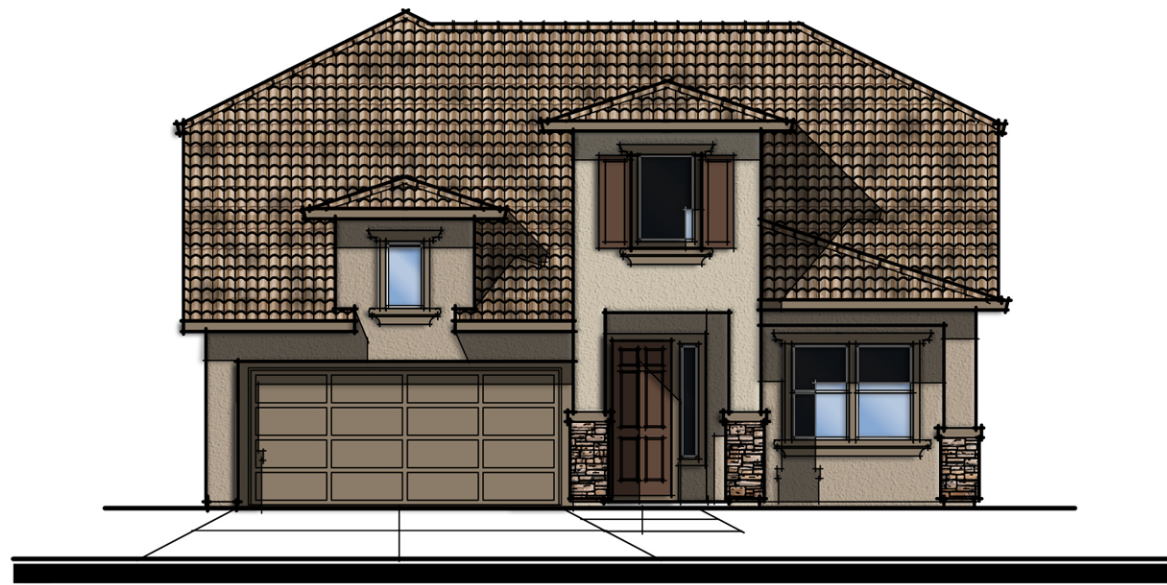


**Plan 4**  
**Second Floor**  
**CYPRESS ESTATES**

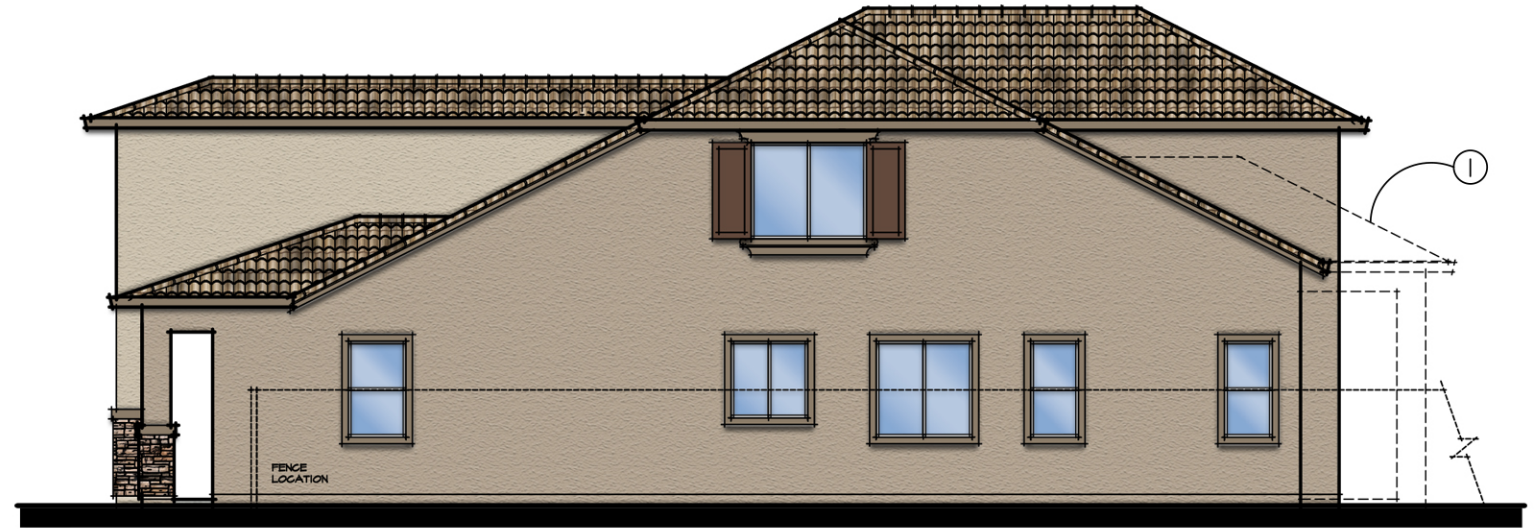
OAKLEY, CA



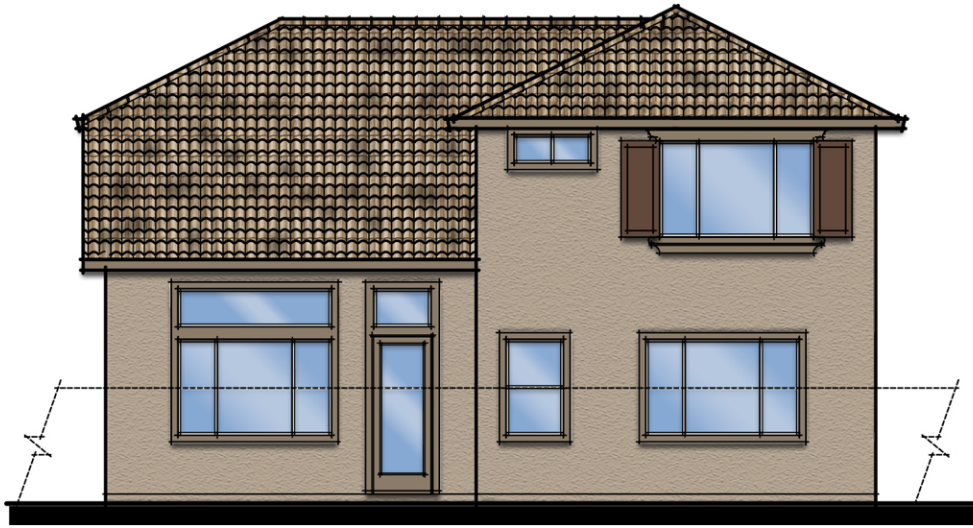
**Discovery Builders, Inc.**  
**Date 08/14/2020**



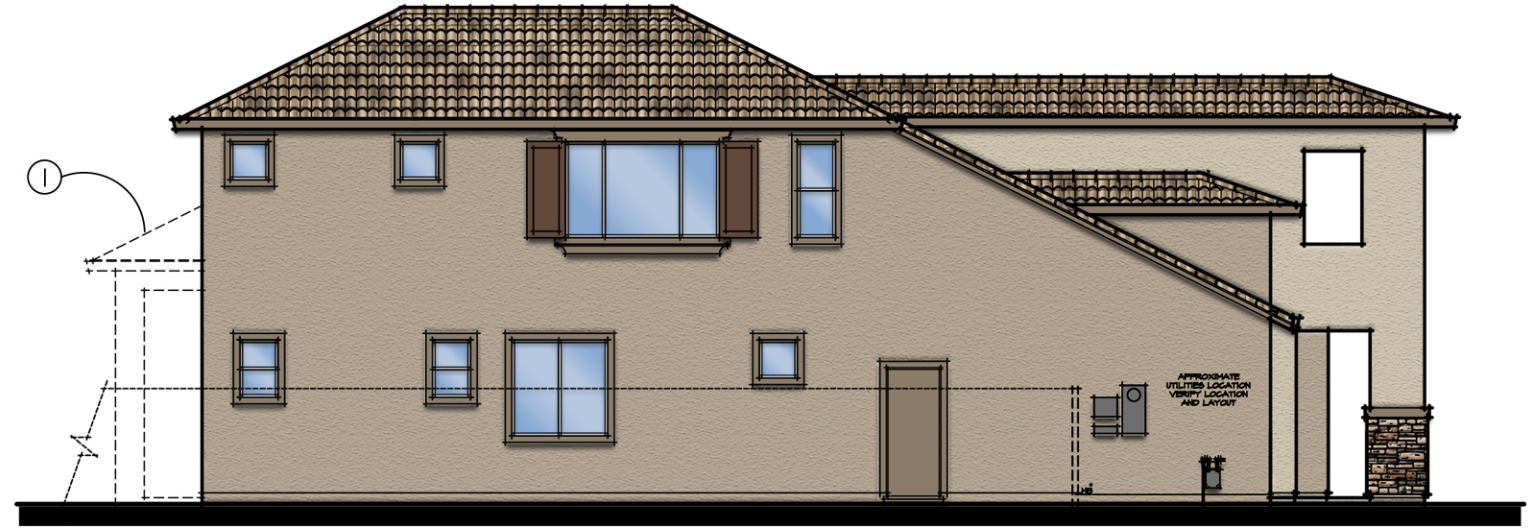
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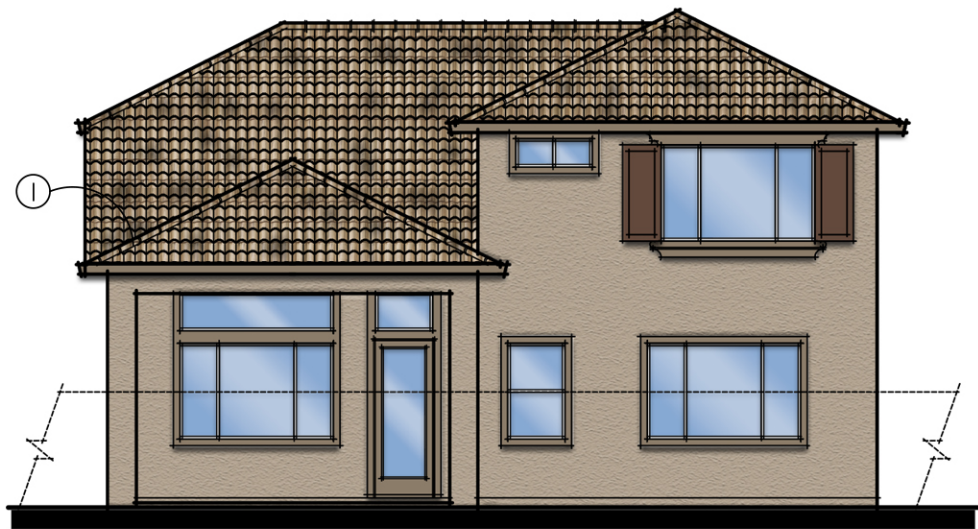
**Right**



**Rear**



**Left**



**Rear w/ opt. patio**

① OPTIONAL COVERED PATIO

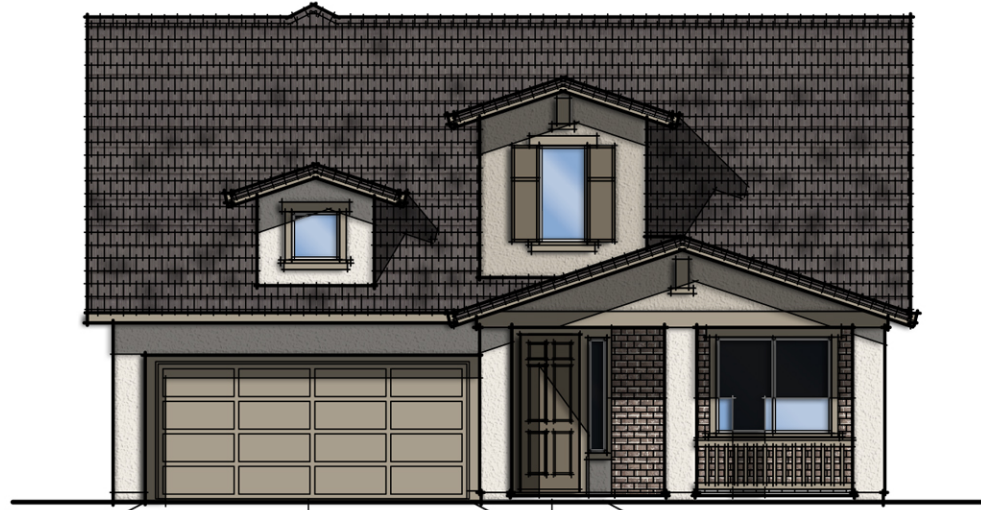
**Plan 4  
Elevations - 'A'**



**CYPRESS ESTATES**  
OAKLEY, CA



**Discovery Builders, Inc.**  
Date 08/14/2020



**Front**



**Right**



**Rear**



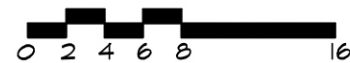
**Left**



**Rear w/ opt. patio**

① OPTIONAL COVERED PATIO

**Plan 4  
Elevations - 'B'**



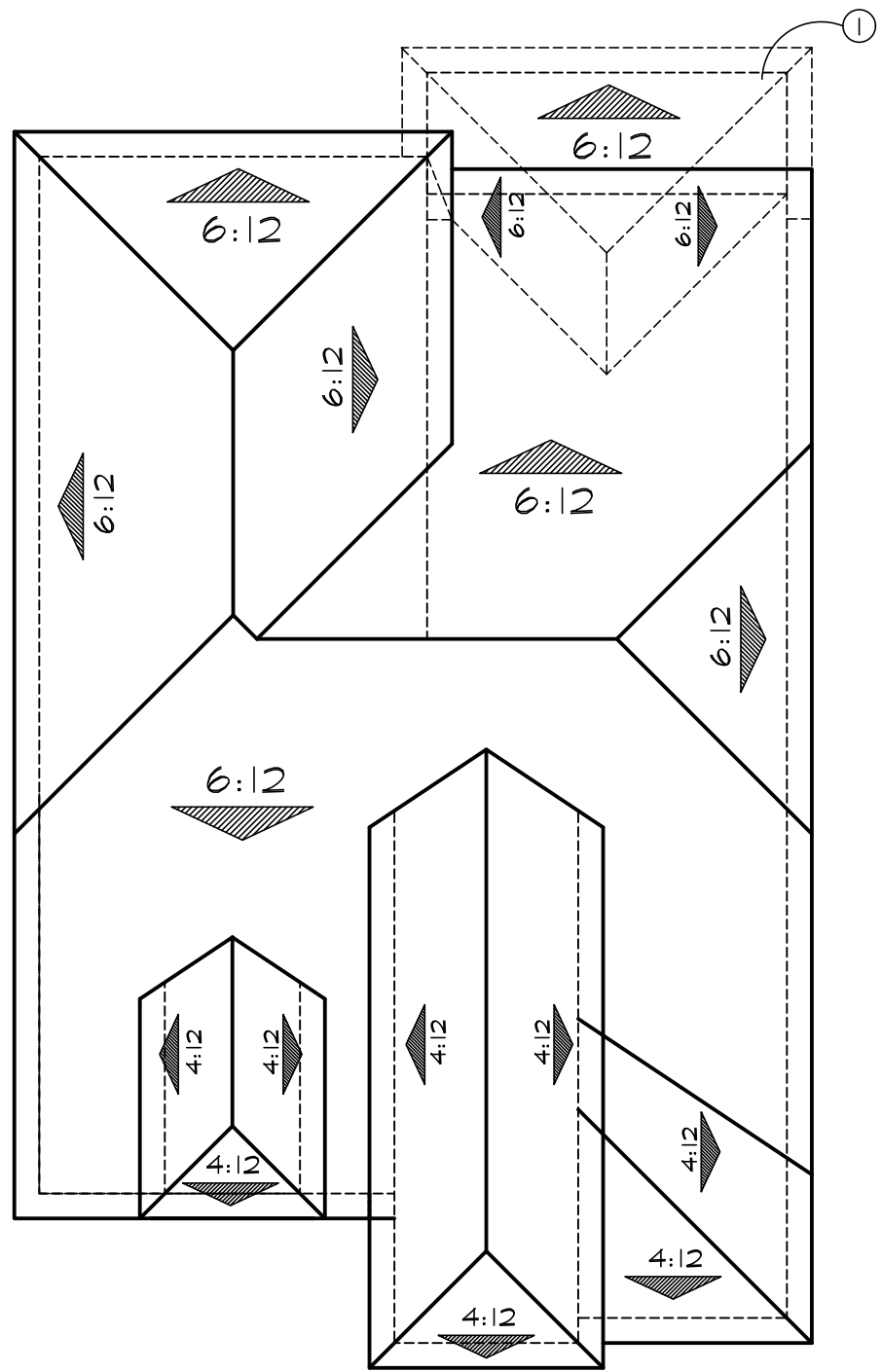
**CYPRESS ESTATES**

OAKLEY, CA

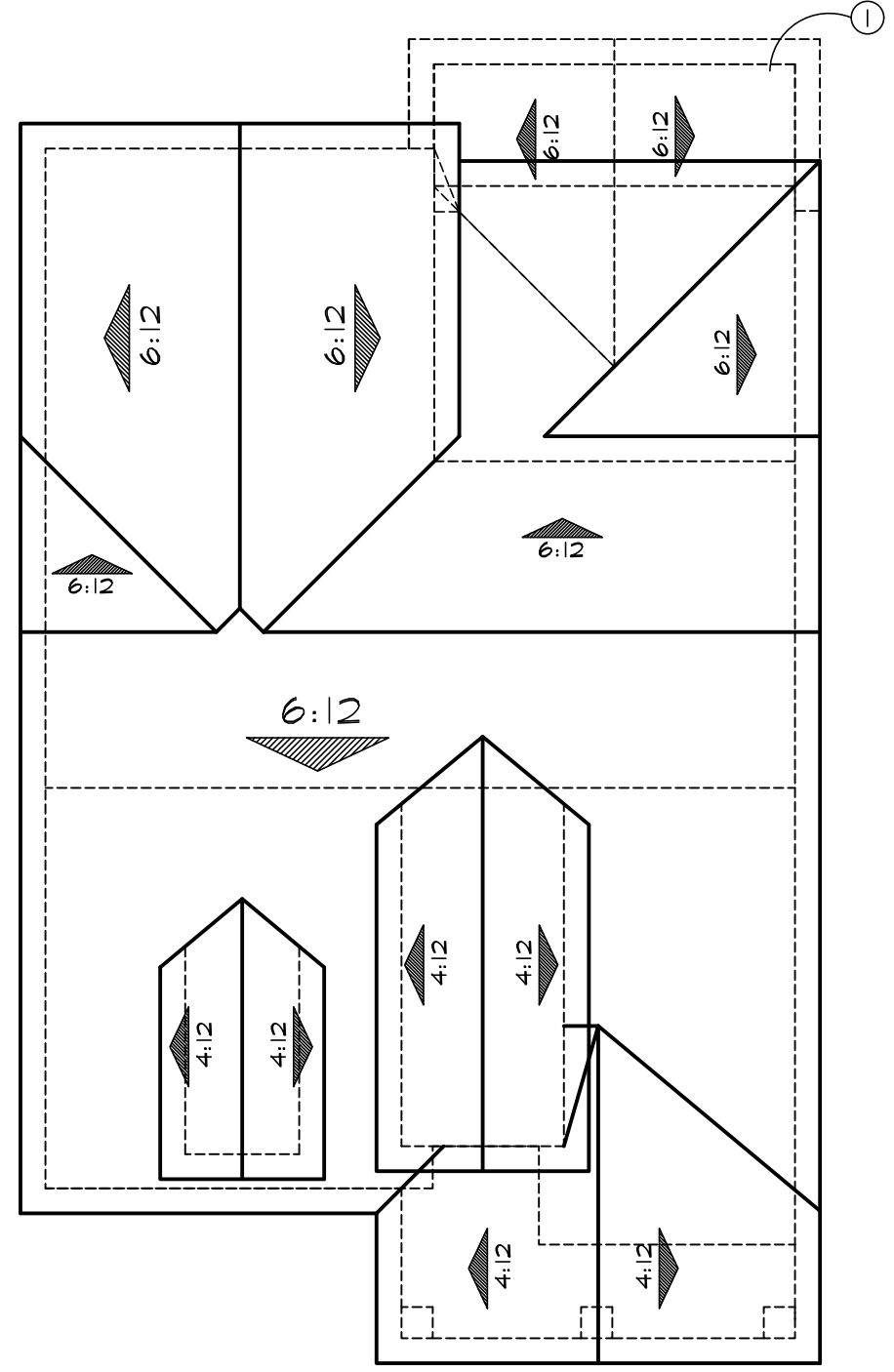


Discovery Builders, Inc.

Date 08/14/2020



**Roof Plan 'A'**



**Roof Plan 'B'**

**Plan 4  
Roof Plans**



① OPTIONAL COVERED PATIO

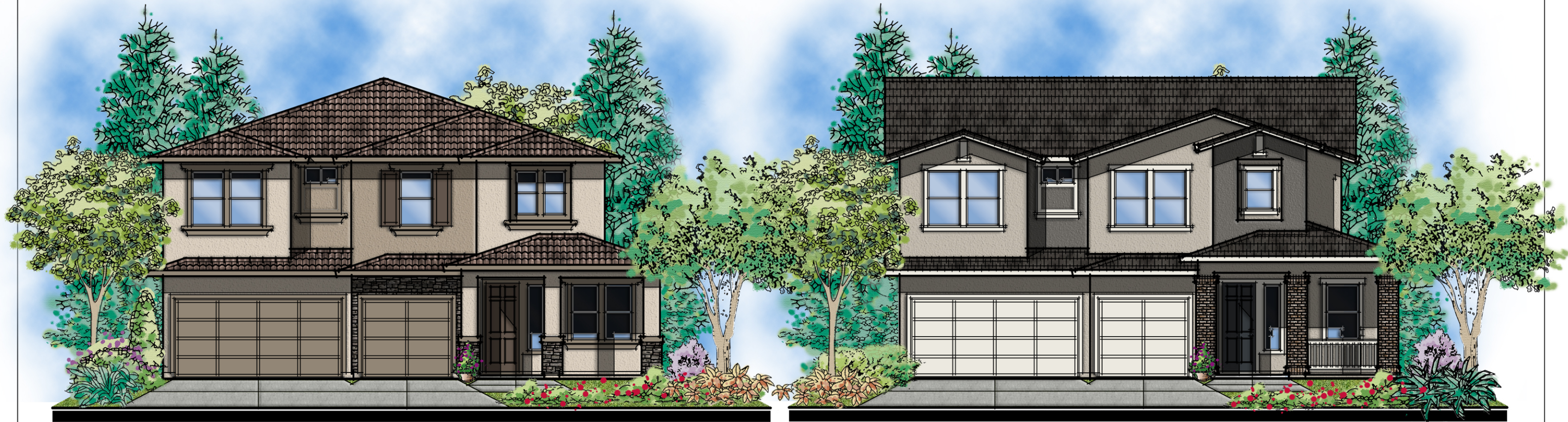
**CYPRESS ESTATES**  
OAKLEY, CA



**Discovery Builders, Inc.**  
Date 08/14/2020

**MATERIAL LEGEND**

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| <b>A</b> CONCRETE VILLA TILE ROOFING | <b>B</b> FLAT CONCRETE TILE ROOFING |
| HIP ROOFS                            | GABLE ROOFS                         |
| STUCCO BODY                          | STUCCO BODY                         |
| STUCCO TRIM                          | STUCCO TRIM                         |
| MOCK WOOD SHUTTERS                   | DECORATIVE FOAM ACCENT              |
| SIMULATED STONE VENEER               | WOOD RAILING                        |
| ROLL-UP GARAGE DOORS                 | SIMULATED BRICK VENEER              |
| W/ OPT. WINDOW LITES                 | ROLL-UP GARAGE DOORS                |
|                                      | W/ OPT. WINDOW LITES                |



**Elevation A**  
**'Spanish' - Scheme #1**

**Elevation B**  
**'French' - Scheme #12**

**Front Elevations**  
**Plan 5**

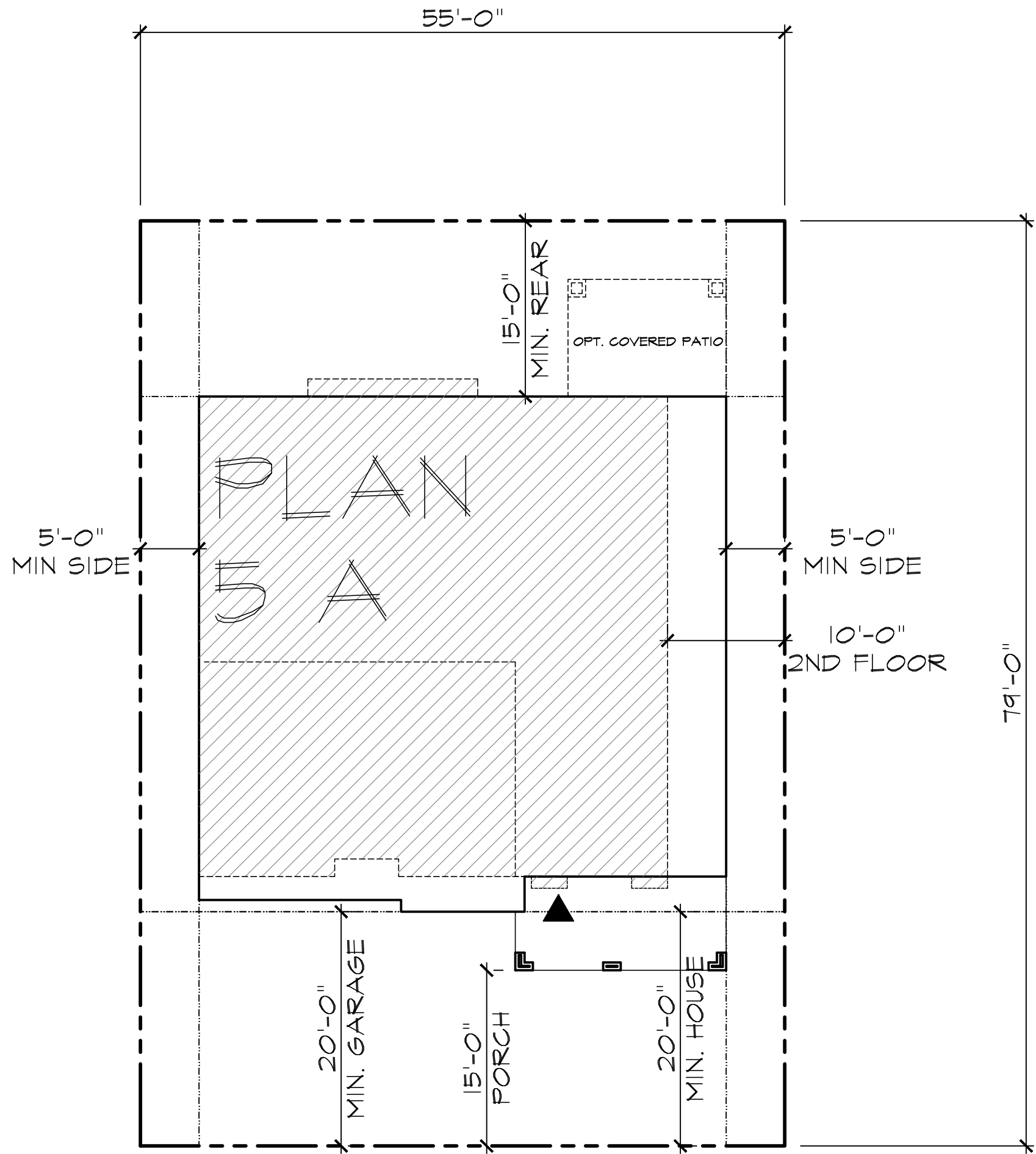
**CYPRESS ESTATES**

OAKLEY, CA



**Discovery Builders, Inc.**

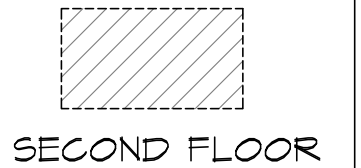
Date 08/14/2020



**City of Oakley**  
**R6 ZONING SETBACKS**

SETBACK	
FRONT YARD:	20'
PORCH:	15'
SIDE LOAD GARAGE:	15'
REAR YARD:	15'
SIDE YARD:	5'/10' AGGR.

**Plan 5**  
**Site Plan**



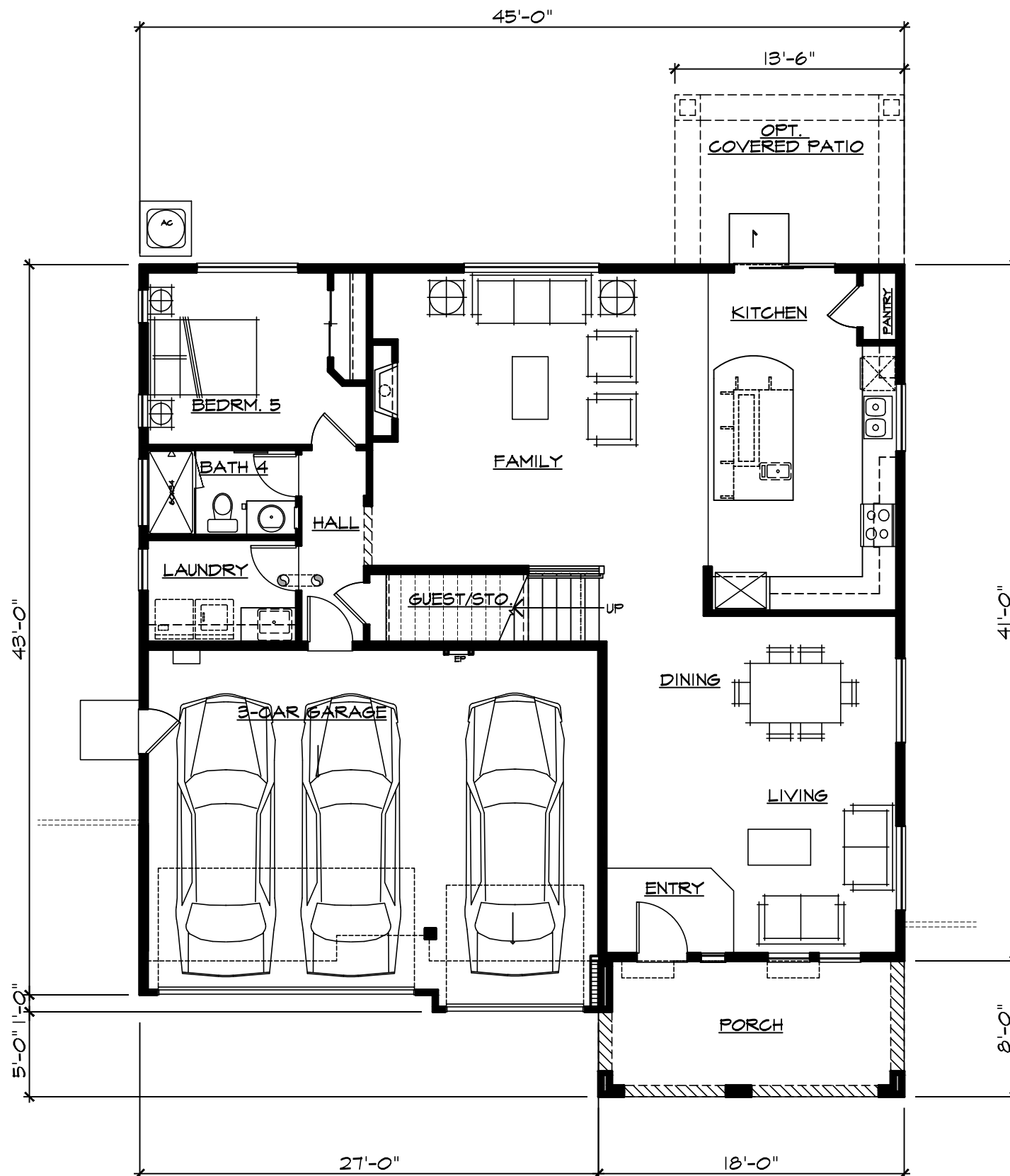
**CYPRESS ESTATES**

OAKLEY, CA

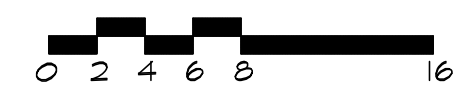


Discovery Builders, Inc.

Date 08/14/2020



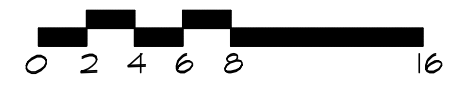
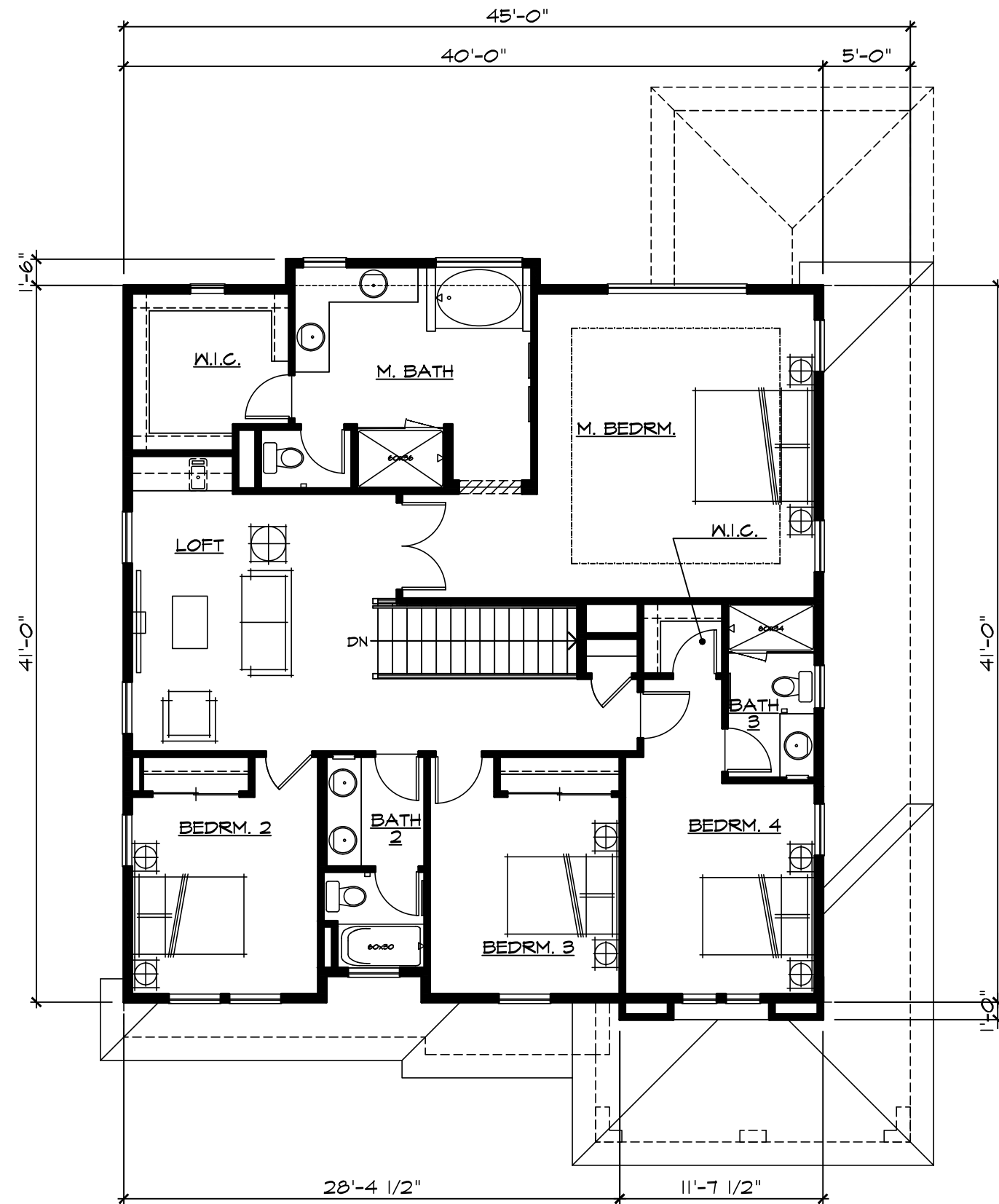
SQUARE FOOTAGE	
FIRST FLOOR	1350 SF
SECOND FLOOR	1630 SF
TOTAL LIVING AREA	2980 SF
GARAGE	559 SF
PORCH	144 SF
FOOTPRINT	2053 SF
OPT. PATIO	135 SF



**Plan 5**  
**First Floor**  
**CYPRESS ESTATES**  
 OAKLEY, CA



**Discovery Builders, Inc.**  
 Date 08/14/2020



**Plan 5**  
**Second Floor**  
**CYPRESS ESTATES**

OAKLEY, CA



**Discovery Builders, Inc.**  
 Date 08/14/2020





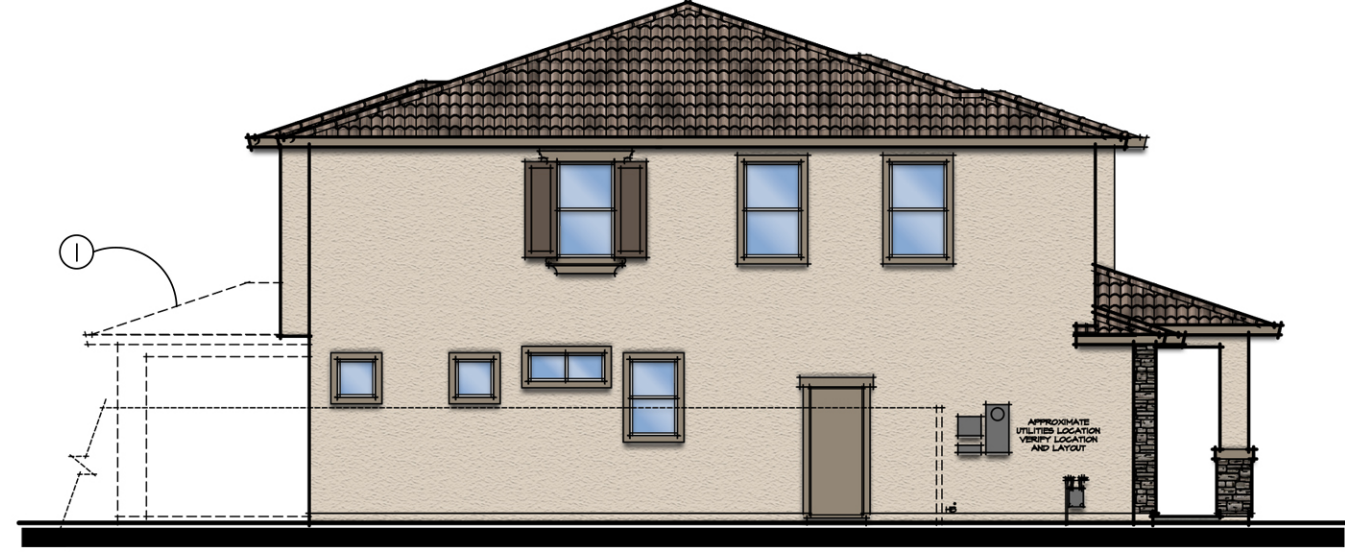
**Front**



**Right**



**Rear**



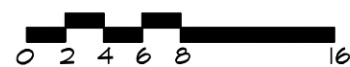
**Left**



**Rear w/ opt. patio**

① OPTIONAL COVERED PATIO

**Plan 5  
Elevations - 'A'**



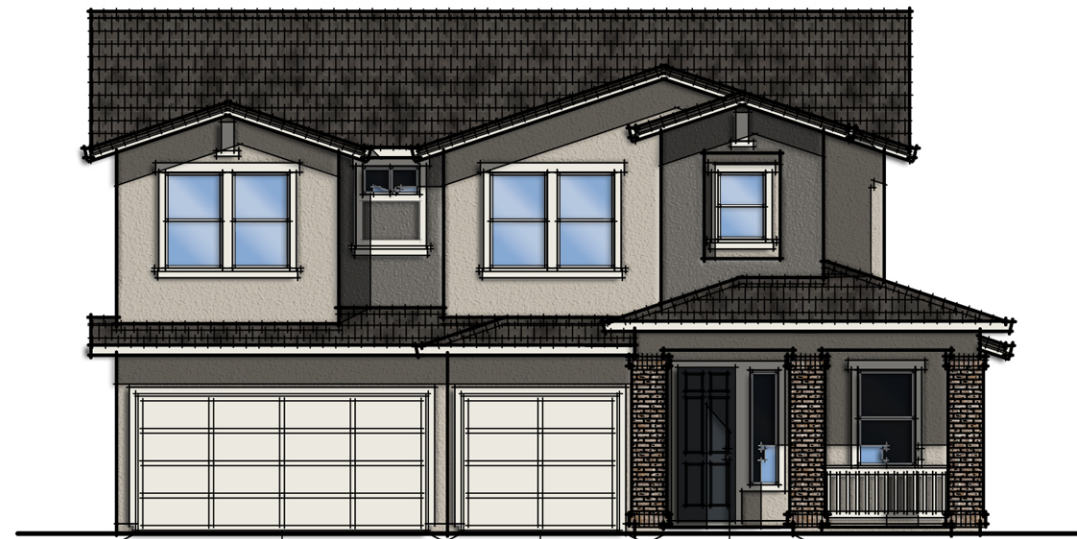
**CYPRESS ESTATES**

OAKLEY, CA



Discovery Builders, Inc.

Date 08/14/2020



**Front**



**Right**



**Rear**



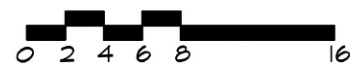
**Left**



**Rear w/ opt. patio**

① OPTIONAL COVERED PATIO

**Plan 5  
Elevations - 'B'**



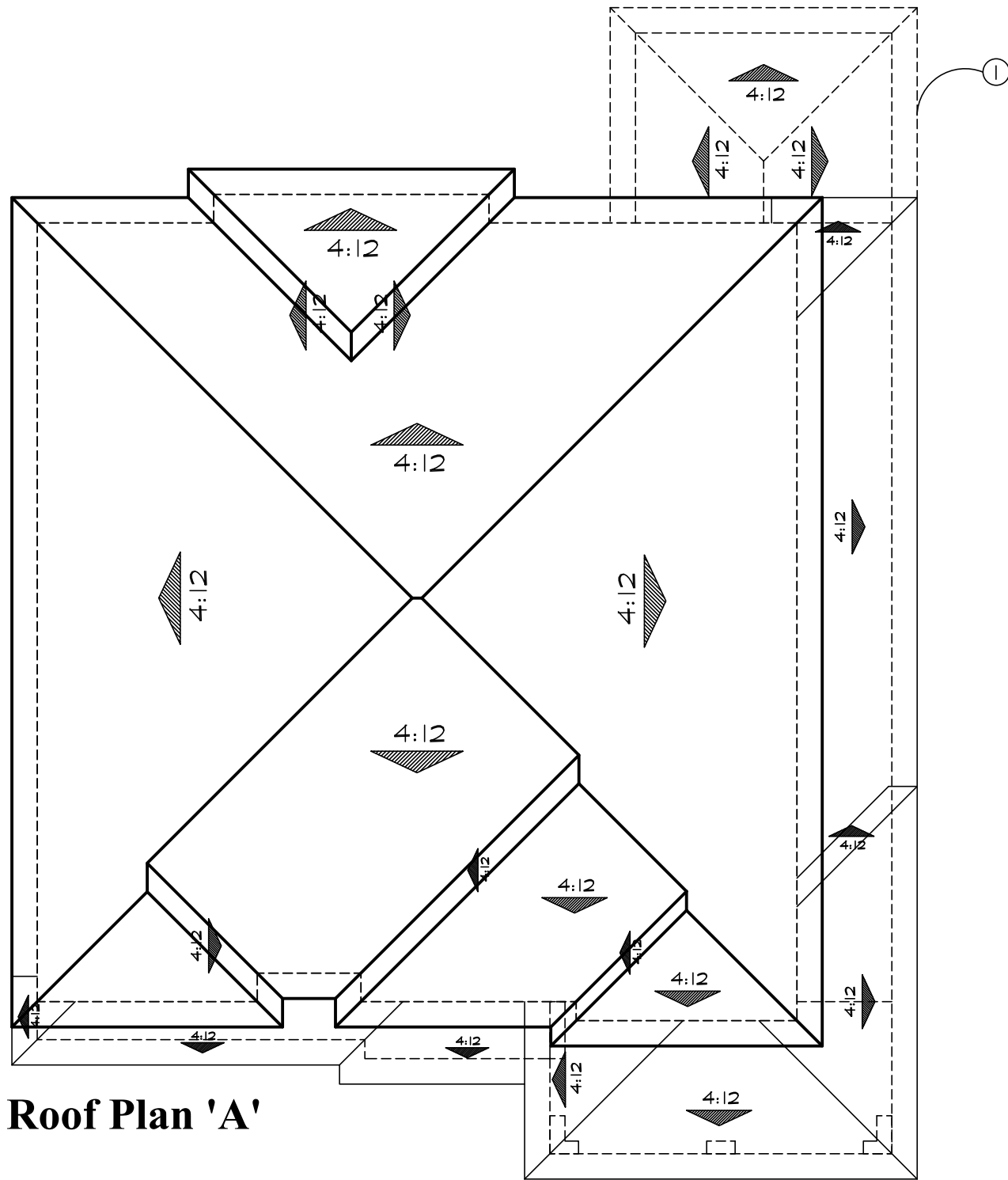
**CYPRESS ESTATES**

OAKLEY, CA

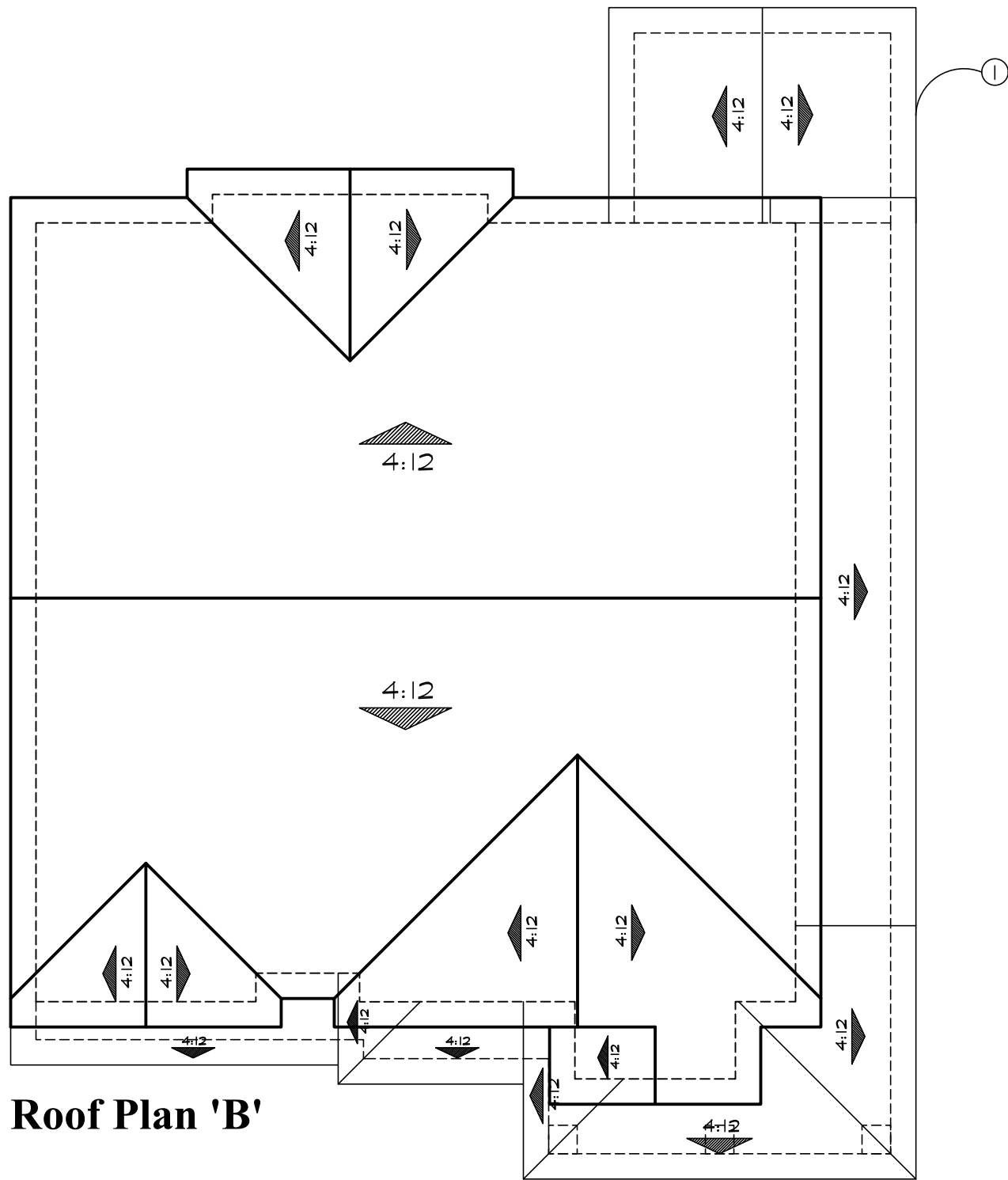


Discovery Builders, Inc.

Date 08/14/2020



**Roof Plan 'A'**



**Roof Plan 'B'**

**Plan 5  
Roof Plans**





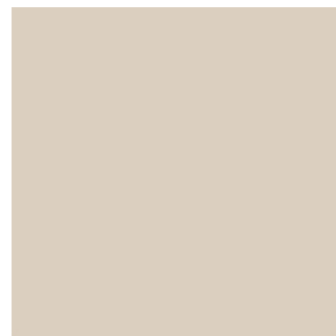






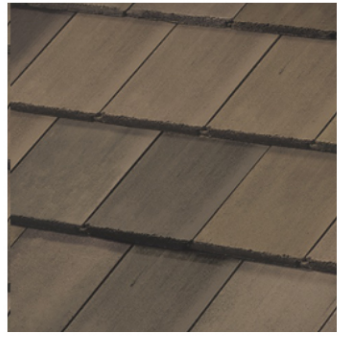
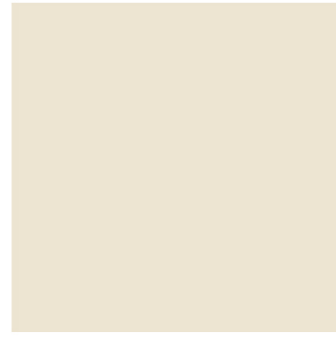






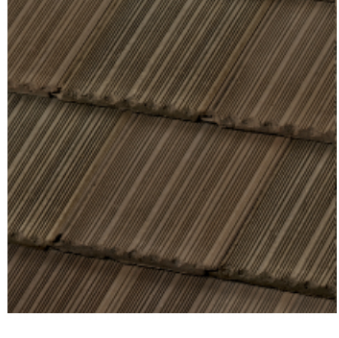






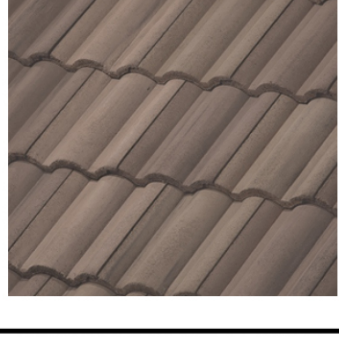
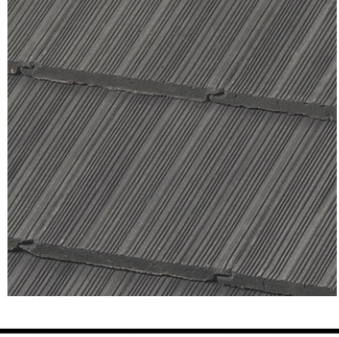


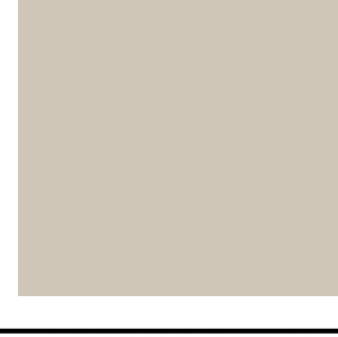

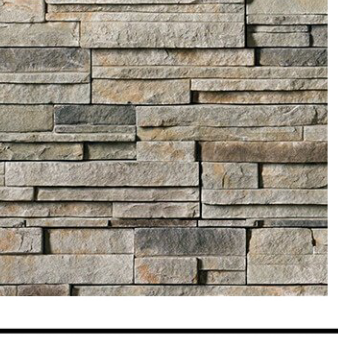
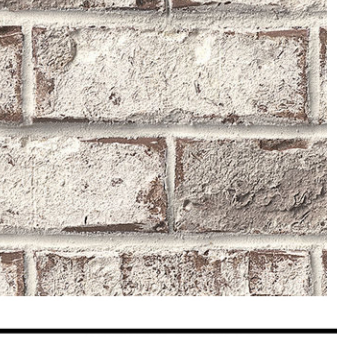

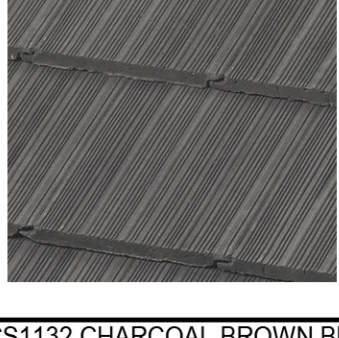

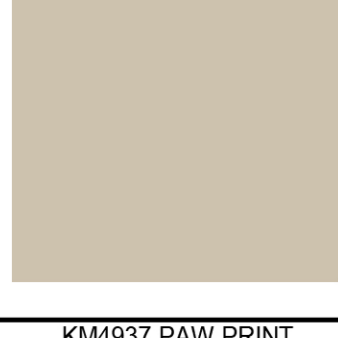








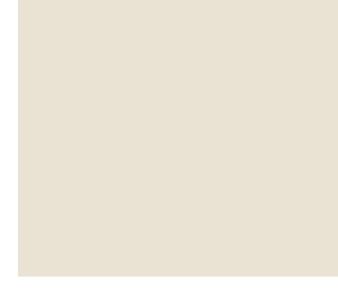


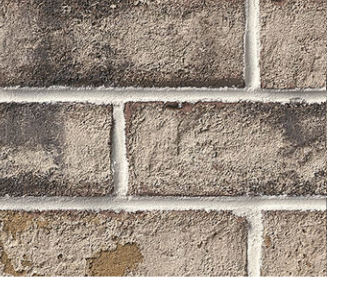
**CYPRESS ESTATES**  
OAKLEY, CA



**Discovery Builders, Inc.**  
Date 08/14/2020

# SUBDIVISION: CYPRESS ESTATES

OAKLEY, CA

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	STONE	BRICK
SCHEME 1	1VICS3233 BROWN BLEND 	1FACS1132 CHARCOAL BROWN BLEND 	KMW28-1 CLAM 	KM5784-3 CREEK BAY 	KM5792-3 STACKED STONE 	KM4582 BEAVER BELT 	BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE 	MARSH POINTE 
SCHEME 2	1VICS7330 VERONA CLAY 	1FACS1132 CHARCOAL BROWN BLEND 	KMW10-1 POGO SANDS 	KM5785-3 COUNTRY CLUB 	KM5777 CANERY PARK 	KM4897-5 YIN MIST 	GRAND MESA COUNTRY LEDGESTONE 	TOBACCO ROAD 
SCHEME 3	1VICS0024 DESERT SAGE 	1FBCF1132 CHARCOAL BROWN BLEND 	KM4633-1 CZECH BAKERY 	KM4657-3 CAPPUCCHINO FROTH 	KMW6-1 LILY WHITE 	KM5764-3 MENDOCINO HILLS 	HUDSON BAY COUNTRY LEDGESTONE 	SANDY CREEK 
SCHEME 4	1VICS3233 BROWN BLEND 	1FBCF1430 CHARCOAL BLEND 	KM4601-2 DRIED GRASS 	KM4574-3 DRY DOCK 	KM4571-1 COBBLESTONE STREET 	KM4812-5 JUNGLE COVER 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 	OLD EDISTO 
SCHEME 5	1VICS0024 DESERT SAGE 	1FBCF1430 CHARCOAL BLEND 	KM4594-2 BAY AREA 	KM4711-1 BAUHAUS TAN 	KM4595-3 CLAY BATH 	KMA76-5 LOG CABIN 	ASPEN COUNTRY LEDGESTONE 	SANDY CREEK 
SCHEME 6	1VICS3233 BROWN BLEND 	1FACS1132 CHARCOAL BROWN BLEND 	KM5766-1 WHISPER RIDGE 	KM4937 PAW PRINT 	KMW24-1 BUD'S SAILS 	KM4932-5 RUB ELBOWS 	SUMMIT PEAK PRO-FIT ALPINE LEDGESTONE 	COASTAL BLUFF 




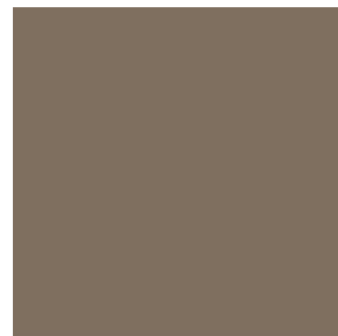




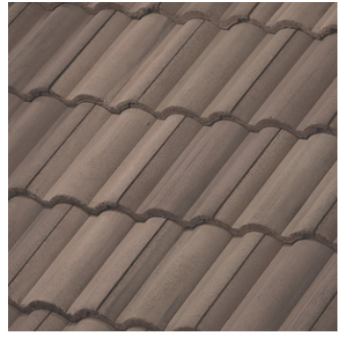
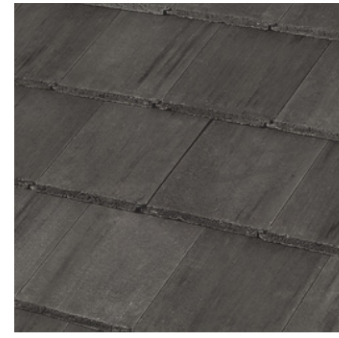


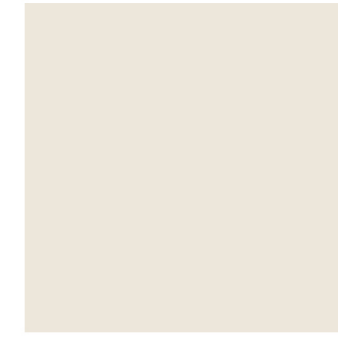

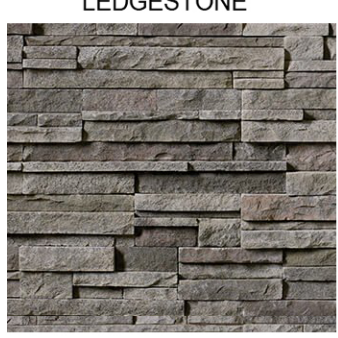














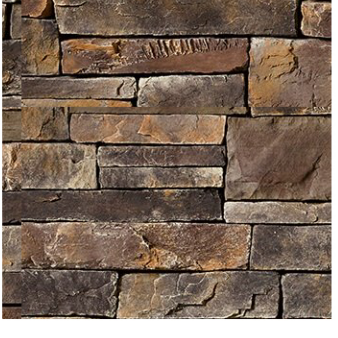
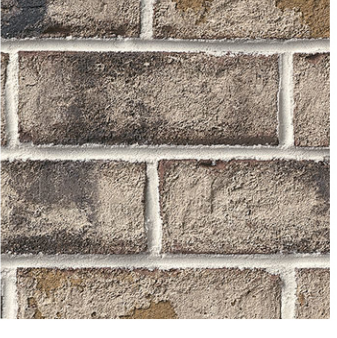


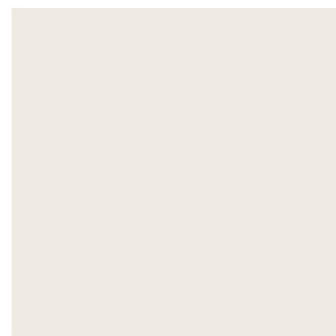


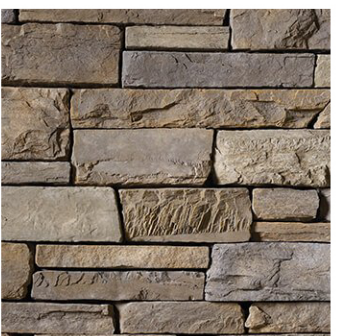



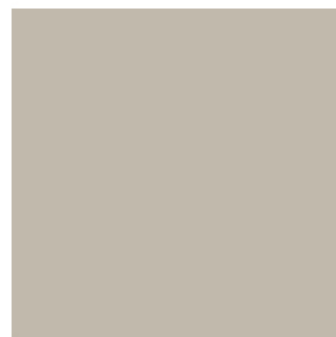

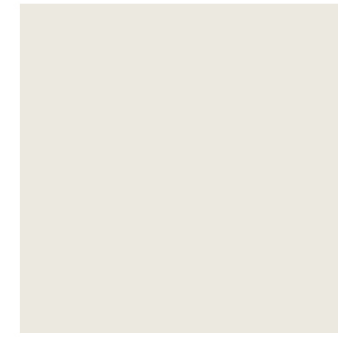

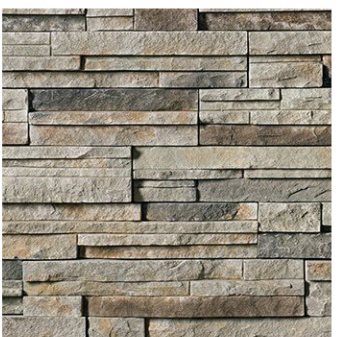

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT  
 STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT  
 PAINT: KELLY MOORE OR EQUIVALENT

NOTE: STONE IS ONLY ON ELEVATION A - SPANISH  
 NOTE: BRICK IS ONLY ON ELEVATION B - FRENCH

REVISED: 08/04/2020

# SUBDIVISION: CYPRESS ESTATES

OAKLEY, CA

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	STONE	BRICK
SCHEME 7	1VICS3233 BROWN BLEND 	1FACS0330 APPALACHIAN BLEND 	KM4706-3 RUSTIC HACIENDA 	KM5786-5 RIVER BANK 	KM4704-2 DUSTY TRAIL RIDER 	HLS4201 ADOBE WHITE 	GRAY SOUTHERN LEDGESTONE 	OLD EDISTO 
SCHEME 8	1VICS3233 BROWN BLEND 	1FACS1430 CHARCOAL BLEND 	KM4942-2 TIN MAN 	KM4945-6 SECRET PASSAGEWAY 	KM4786-1 FRESH LINEN 	KM407 CARBON 	BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE 	TOBACCO ROAD 
SCHEME 9	1VICS0024 DESERT SAGE 	1FBCF1430 CHARCOAL BLEND 	305 IRONWOOD 	KM4938 GROUCHY BADGER 	27 BONE 	KM4862-5 OLD SCHOOL 	SUMMIT PEAK PRO-FIT ALPINE LEDGESTONE 	TOBACCO ROAD 
SCHEME 10	1VICS7330 VERONA CLAY 	1FACS1132 CHARCOAL BROWN BLEND 	KM4663-2 GOLD WASH 	KM5779-3 EAGLE'S MEADOW 	KMW14-1 GARLIC CLOVE 	KM4519-5 TURKISH COFFEE 	WOLF CREEK COUNTRY LEDGESTONE 	COASTAL BLUFF 
SCHEME 11	1VICS3233 BROWN BLEND 	1FBCF1430 CHARCOAL BLEND 	46 ACOUSTIC WHITE 	KM5766-1 WHISPER RIDGE 	KM5771-2 APPLE HILL 	KM5772 PALM LANE 	HUDSON BAY COUNTRY LEDGESTONE 	MARSH POINTE 
SCHEME 12	1VICS0024 DESERT SAGE 	1FACS1430 CHARCOAL BLEND 	KM4941 CITY DWELLER 	KM5826-3 VOLCANIC ROCK 	KMW49 GREAT WHITE 	KMA90-5 BLACKJACK 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 	COASTAL BLUFF 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT

STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT

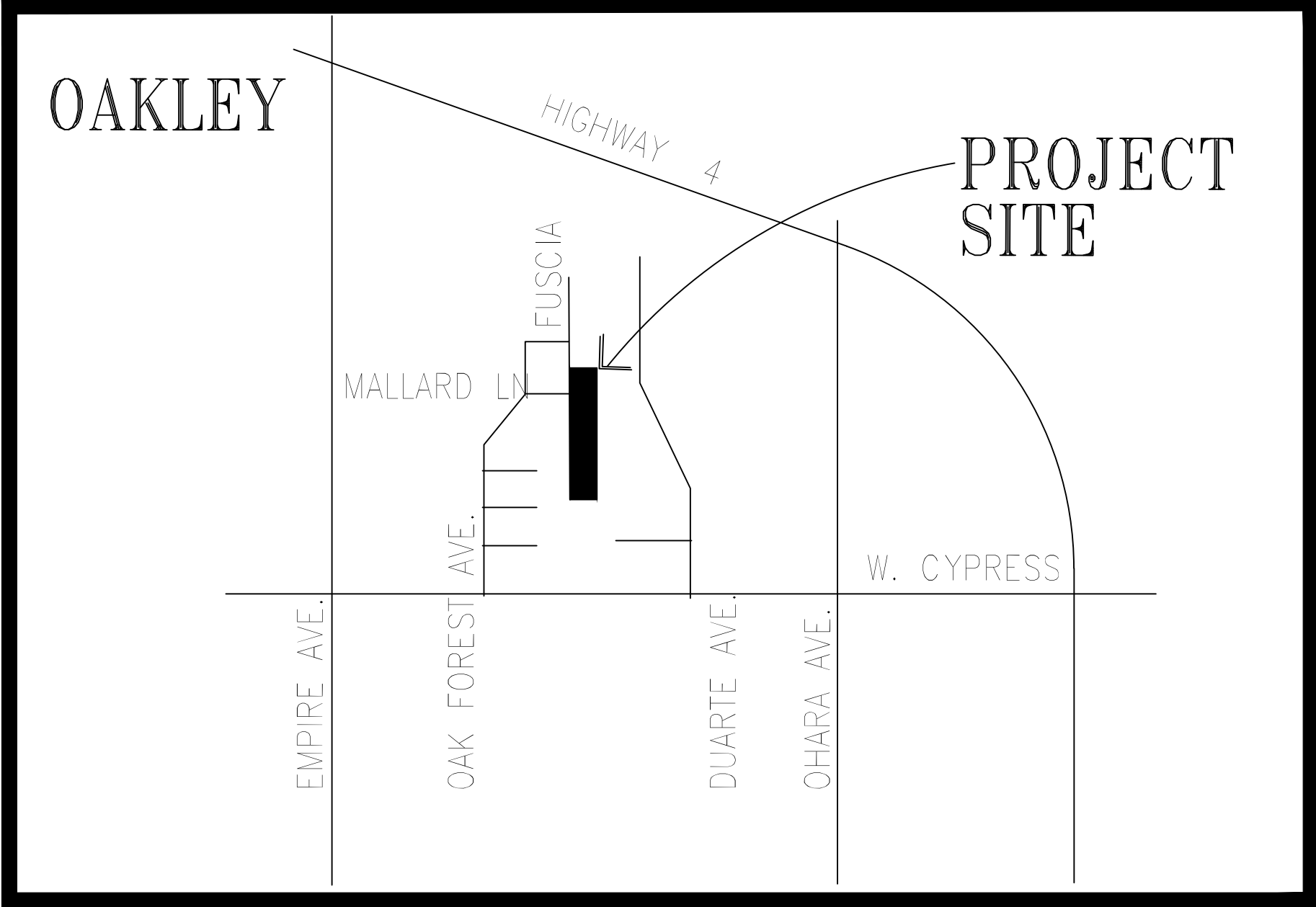
PAINT: KELLY MOORE OR EQUIVALENT

**NOTE: STONE IS ONLY ON ELEVATION A - SPANISH**  
**NOTE: BRICK IS ONLY ON ELEVATION B - FRENCH**

REVISED: 08/04/2020

# SUBDIVISION # 8728 CYPRESS ESTATES OAKLEY, CALIFORNIA

## CONSTRUCTION DOCUMENTS



### VICINITY MAP

NOT TO SCALE

**LANDSCAPE CONCEPT STATEMENT:**

THE LANDSCAPE CONCEPT FOR THE BIORETENTION BASINS IS TO PROVIDE A CLEAN, SUSTAINABLE LANDSCAPE WITH PLANT MATERIALS PREVALENT IN THE SURROUNDING AREA. THE PLANT MATERIAL IN THE BIORETENTION BASINS IS SELECTED FROM PLANT RECOMMENDATION LIST PROVIDED IN THE CONTRA COSTA COUNTY STORMWATER C3 GUIDEBOOK.

**CERTIFICATION NOTE:**

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION IN COMPLIANCE WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

**SHEET INDEX:**

- L-0 COVER SHEET
- L-1 IRRIGATION PLAN
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION NOTES AND DETAILS
- L-4 PLANTING PLAN
- L-5 PLANTING PLAN
- L-6 PLANTING NOTES AND DETAILS

**APPROVALS:**

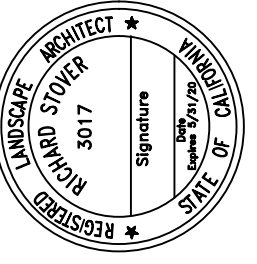
REVIEWED FOR CONFORMANCE WITH CITY OF OAKLEY STANDARDS AND REQUIREMENTS. APPROVAL FOR CONSTRUCTION IS SUBJECT TO THE INFORMATION SHOWN HEREIN. THE CITY OF OAKLEY AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY EXIST ON THESE PLANS.

KEVIN ROHANI: CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

JESSE DELA CRUZ: PARKS & LANDSCAPE SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS


RW Stover & Associates, Inc.  
Landscape Architecture  
1600 South Main Street, Suite 4  
Walnut Creek, CA 94596  
PH: 925.937.2583



CYPRESS ESTATES  
SUBDIVISION 8728  
OAKLEY, CALIFORNIA

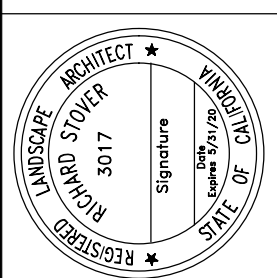
COVER SHEET

DESIGNED: RS	DRAWN: KD
CHECKED: RS	JOB NO:
DATE 5-11-20	
SCALE NOTED	

SHEET  
L-0  
OF SHEETS

NO.	REVISIONS

RW Stover & Associates, Inc.  
 Landscape Architecture  
 1620 North Main Street, Suite 4  
 Walnut Creek, CA 94596  
 PH: 925.933.2383



**CYPRESS ESTATES  
 SUBDIVISION 8728**  
 OAKLEY, CALIFORNIA

**IRRIGATION PLAN  
 AND LEGEND**

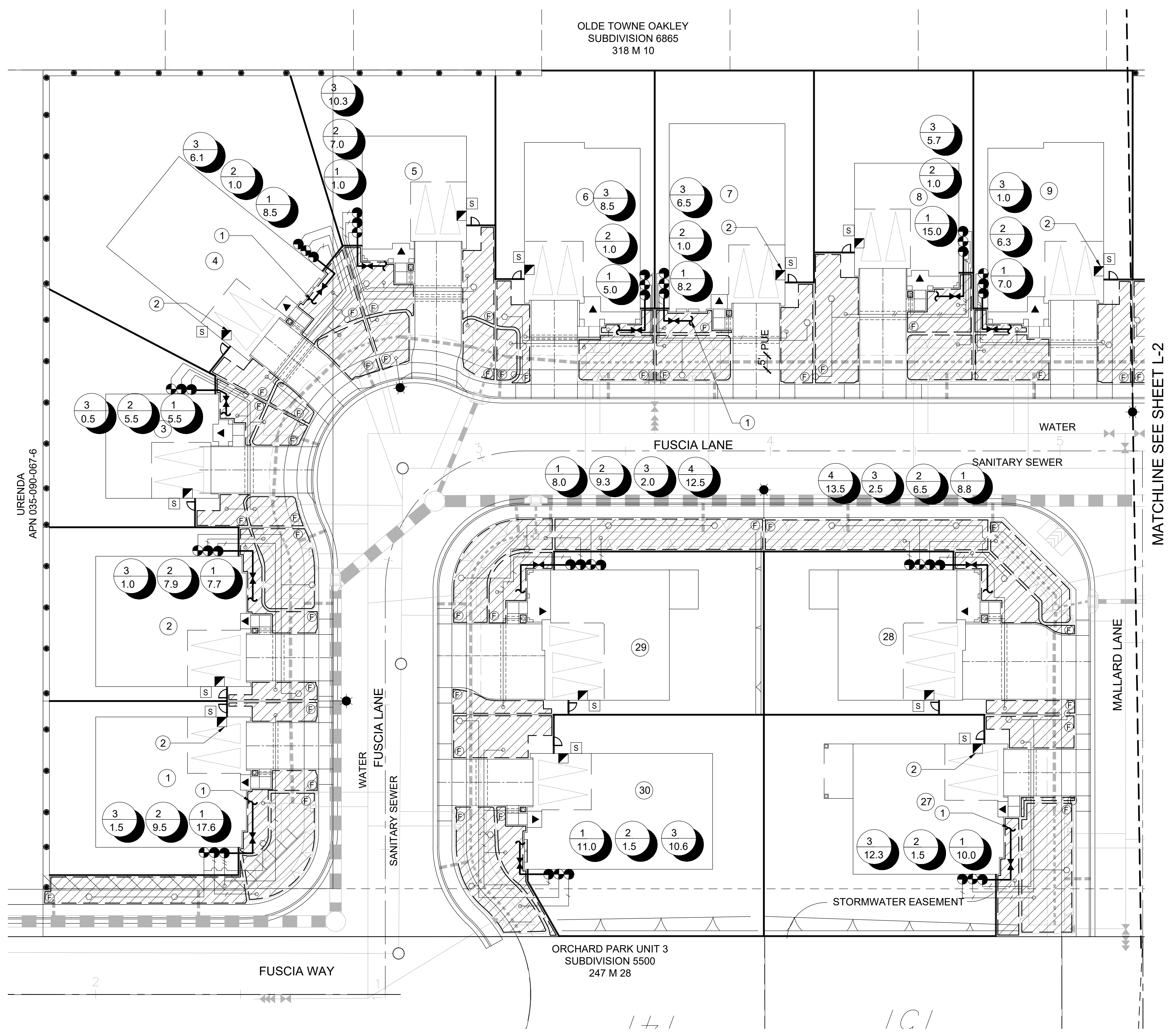
DESIGNED: RS	DRAWN: KD
CHECKED: RS	JOB NO.:
DATE 5-11-20	
SCALE NOTED	

SHEET  
**L-1**  
 OF SHEETS

- IRRIGATION LEGEND:**
- 'HUNTER' XC-600i 6 STATION INTERIOR WALL-MOUNT CONTROLLER #WSS-SEN SOLAR-SYNC RECEIVER WIRED TO CONTROLLER
  - Ⓢ 'HUNTER' #WSS-SEN 'SOLAR-SYNC' ET WEATHER SENSOR MOUNTED ON BLDG. EAVELINE FREE OF ANY OVERHEAD OBSTRUCTION
  - ▶ 'KING BROS' SCHEDULE 80 PVC BALL VALVE; LINE SIZE
  - 'RAINBIRD' #100-ASVF 1" ANTI-SIPHON REMOTE CONTROL VALVE
  - 'RAINBIRD' #100-ASVF 1" ANTI-SIPHON REMOTE CONTROL VALVE AND 'AMIAD' FILTER WITH #150 MESH SCREEN
  - MAIN LINE: 1" SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; ALL CUTS TO BE SQUARE, PRIMER TO BE USED. PROVIDE 18" (MIN.) COVER
  - LATERAL LINE: CLASS 200 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD 3/4" FITTINGS; SEE PLAN FOR LINE SIZE. ALL CUTS TO BE SQUARE, PRIMER 1" TO BE USED. PROVIDE 12" (MIN.) COVER
  - 4" SCHEDULE 40 PVC PIPE SLEEVES UNDER PAVING (6" FOR SHARED PIPES GROUPED IN SLEEVES); PROVIDE 24" (MIN.) COVER BELOW FINISH BASE ROCK GRADE
  - XX 0.00 CONTROLLER STATION NUMBER GALLONS PER MINUTE
  - Ⓢ 'RAINBIRD' FLUSH VALVE; #MDFCAP REMOVABLE FLUSH CAP WITH #MDFCOUP COUPLING
  - ▨ 'RAINBIRD' XFD SERIES SUB-SURFACE DRIPLINE #XFS-09-12-500 PIPE WITH #LD16STK PLASTIC STAKES (OR EQUAL) AT 36" O.C. AND EASY FIT COMPRESSION FITTINGS, 4" COVER. INSTALL DRIPLINE AT 12" O.C. PER INSTALLATION DETAILS.
  - ① POINT-OF-CONNECTION TO WATER SUPPLY: PROVIDE CONNECTION TO DOMESTIC WATER SERVICE WITH COMPRESSION 'TEE' AND ADAPT TO NEW 1" PVC MAIN LINE. VERIFY LOCATION WITH PROJECT SUPERINTENDENT IN FIELD. VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 65 PSI; IF EXCEEDS 85 PSI INSTALL 'WILKINS' #600 PRESSURE REGULATOR IN 10" ROUND VALVE BOX. VERIFY A MINIMUM AVAILABLE FLOW OF 17.6 GPM.
  - ② INTERIOR WALL-MOUNT CONTROLLER: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION ON WALL TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO GARAGE WALL.

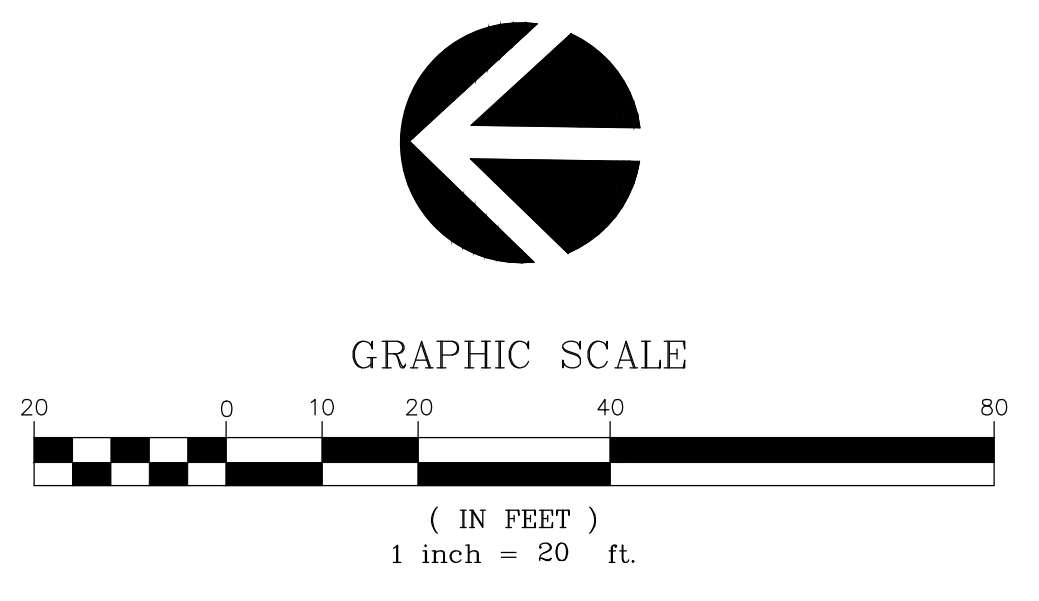
**LANDSCAPE IRRIGATION AUDITS:**

WATER AUDITS FOR THE LANDSCAPE IRRIGATION SYSTEM SHALL BE CONDUCTED ONCE EVERY FIVE YEARS (60 MONTHS) AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPE INSTALLATION. THE AUDITS SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IN ACCORDANCE WITH THE CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK.



**GRAPHIC NOTE:**

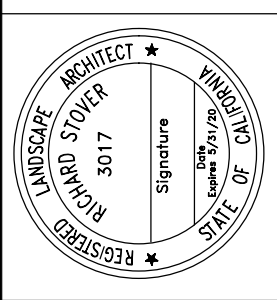
IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.



REFER TO SHEET L-3 FOR IRRIGATION NOTES AND DETAILS

REVISIONS	

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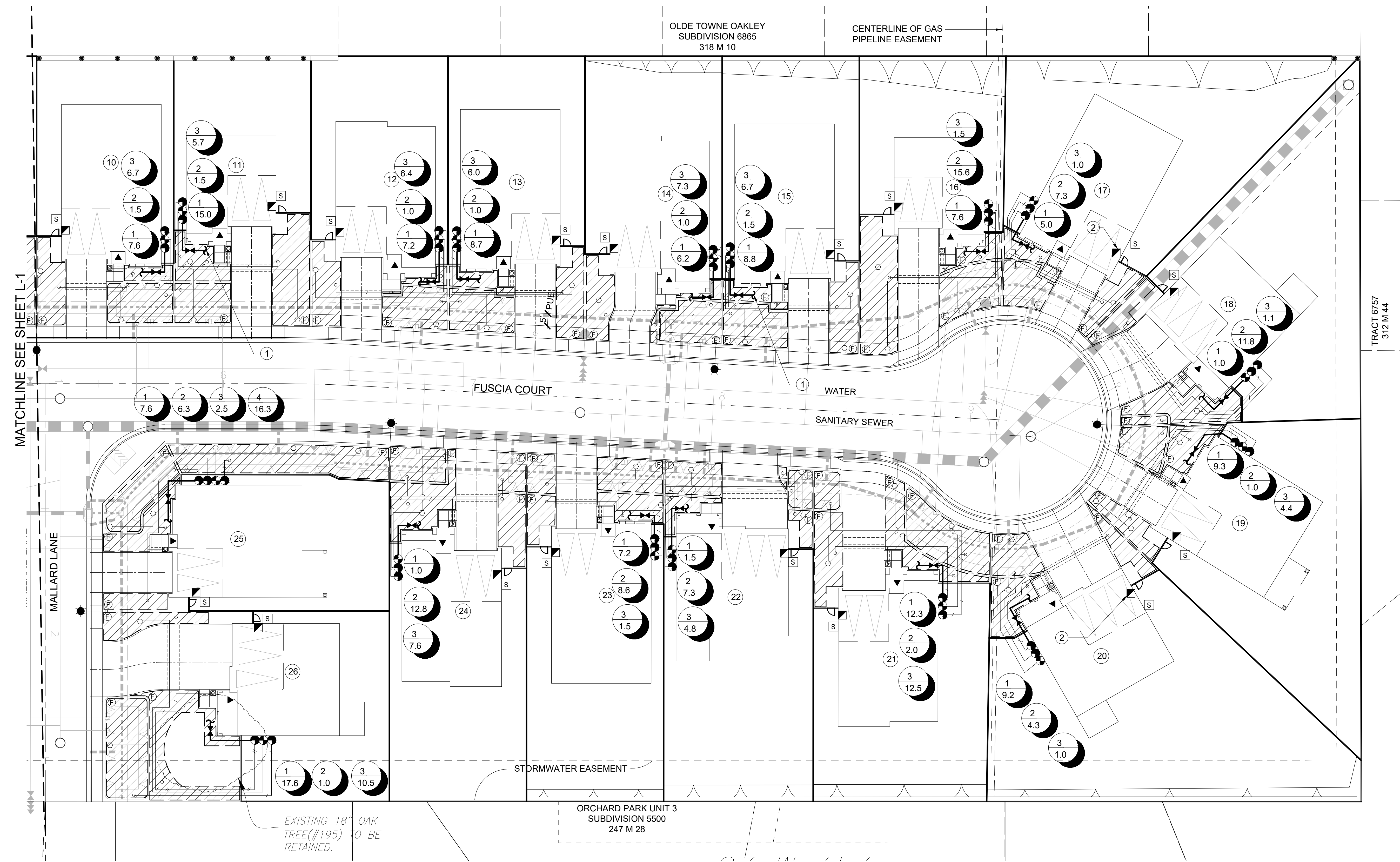


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 OAKLEY, CALIFORNIA

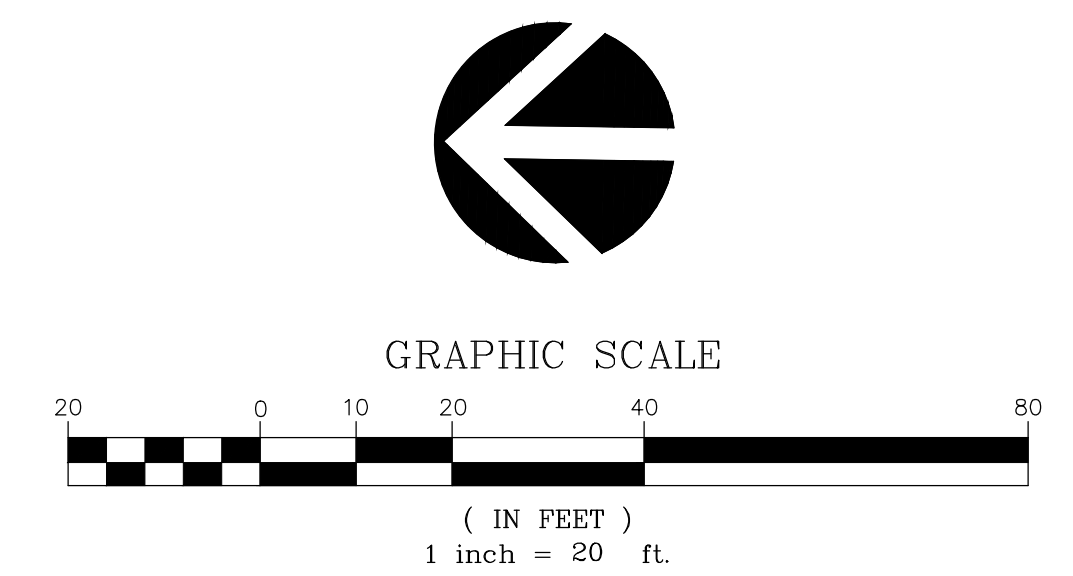
**IRRIGATION PLAN**

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CHECKED: RS	JOB NO: 
	DATE 5-11-20
	SCALE NOTED

SHEET  
**L-2**  
 OF SHEETS

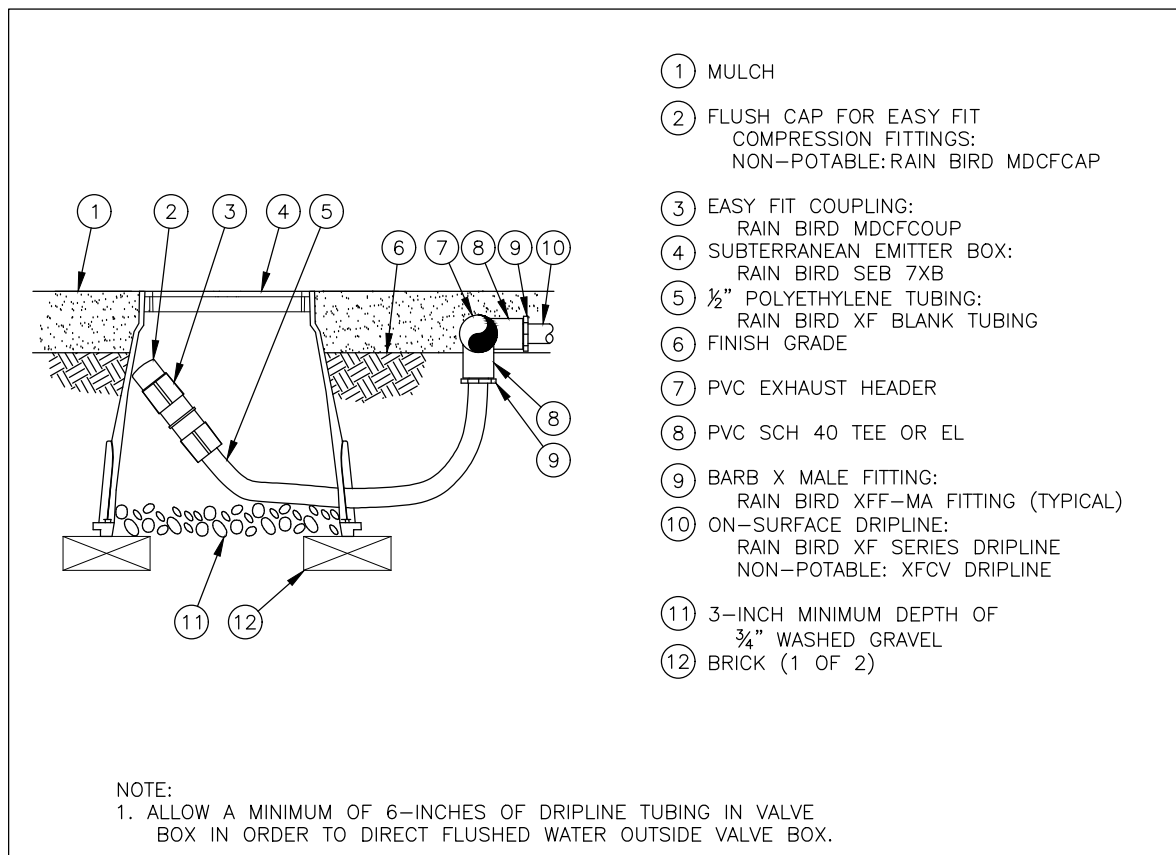


**GRAPHIC NOTE:**  
 IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.



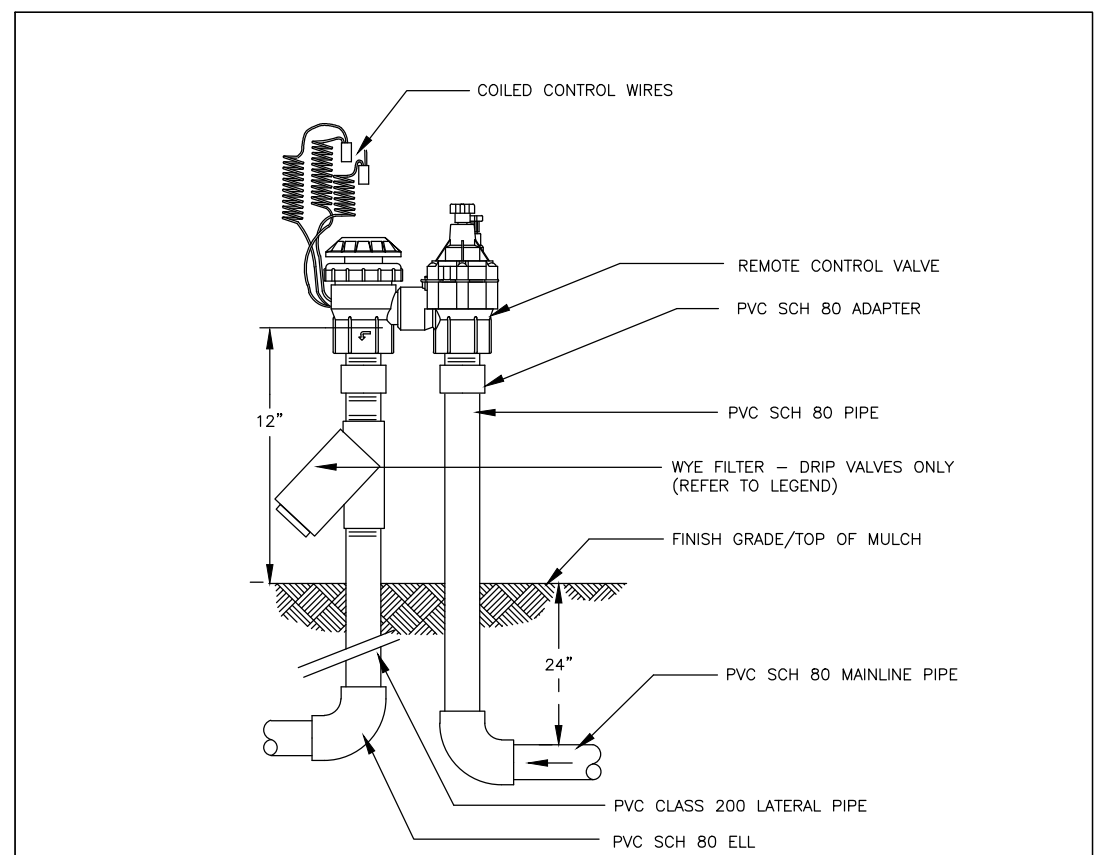
REFER TO SHEET L-1 FOR IRRIGATION LEGEND  
 AND SHEET L-3 FOR IRRIGATION NOTES AND DETAILS



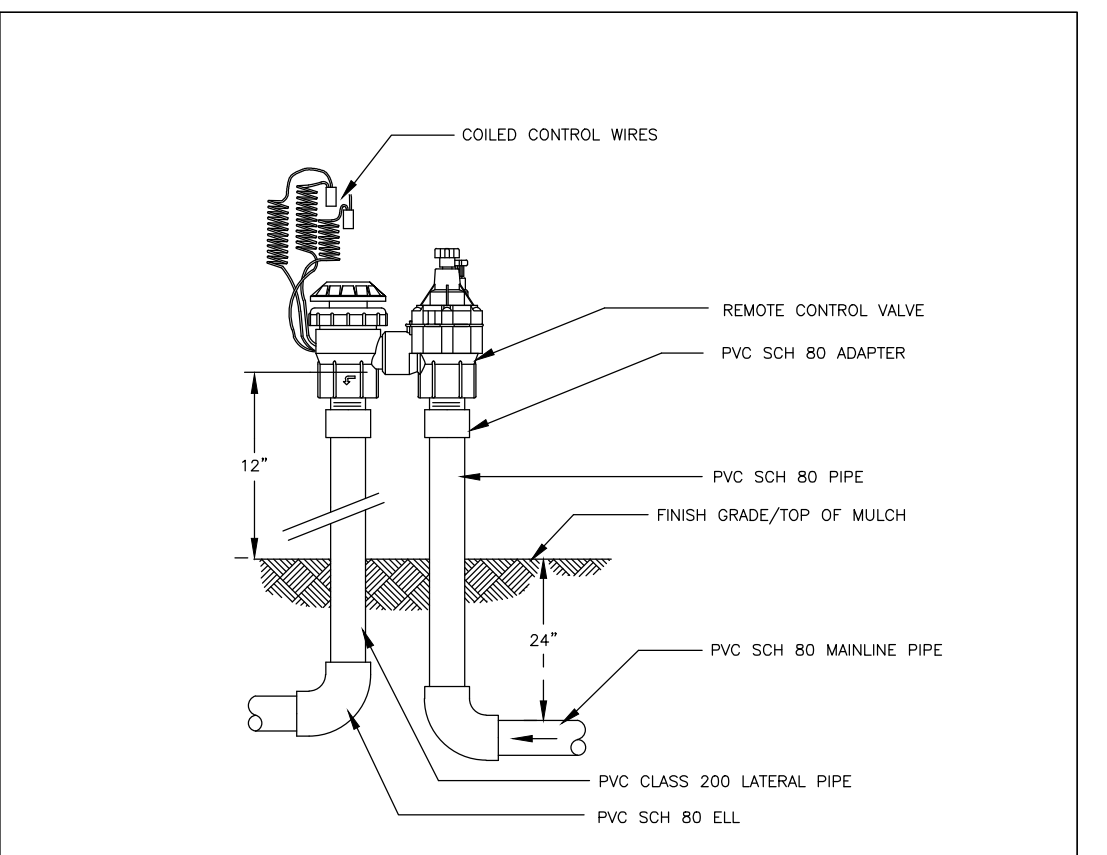


NOTE:  
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

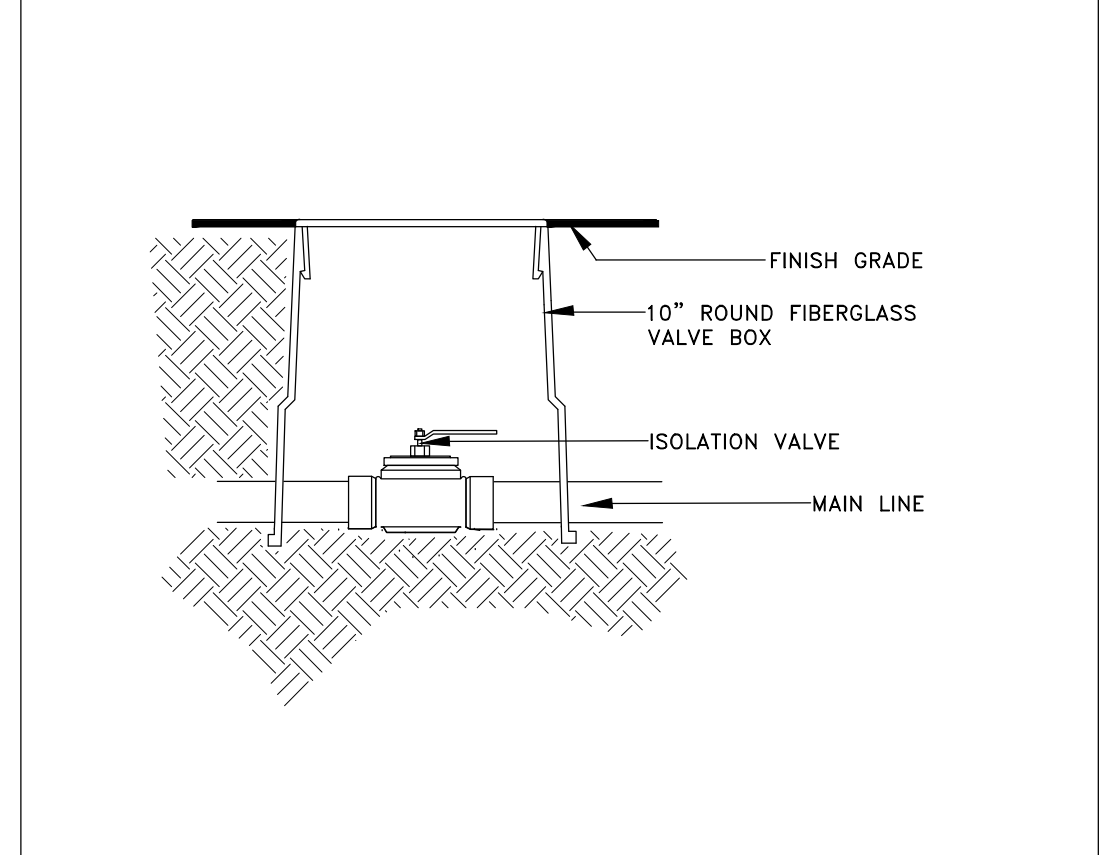
**XFD ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS**  
N.T.S.



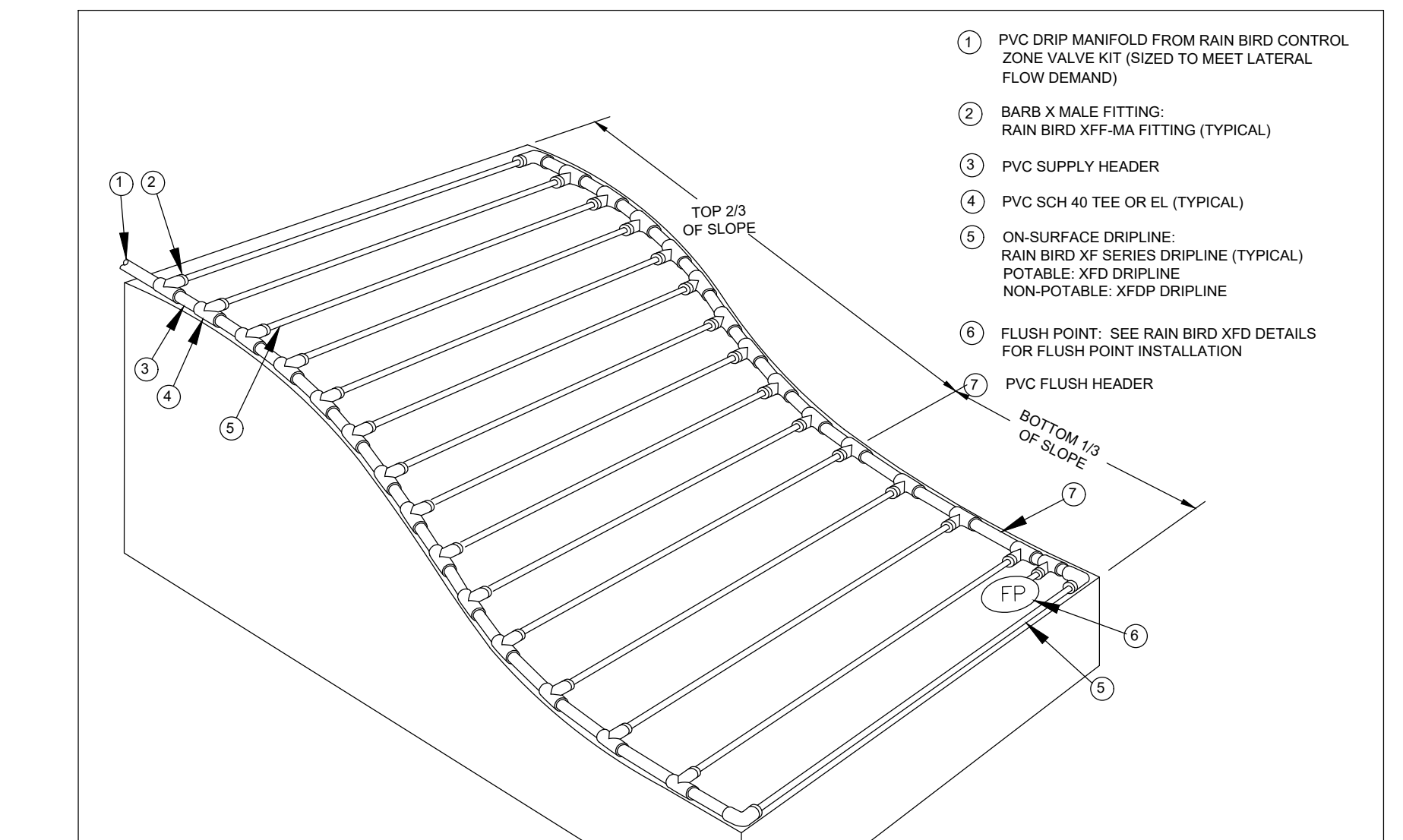
**ANTI-SIPHON CONTROL VALVE (DRIP)**



**ANTI-SIPHON CONTROL VALVE**

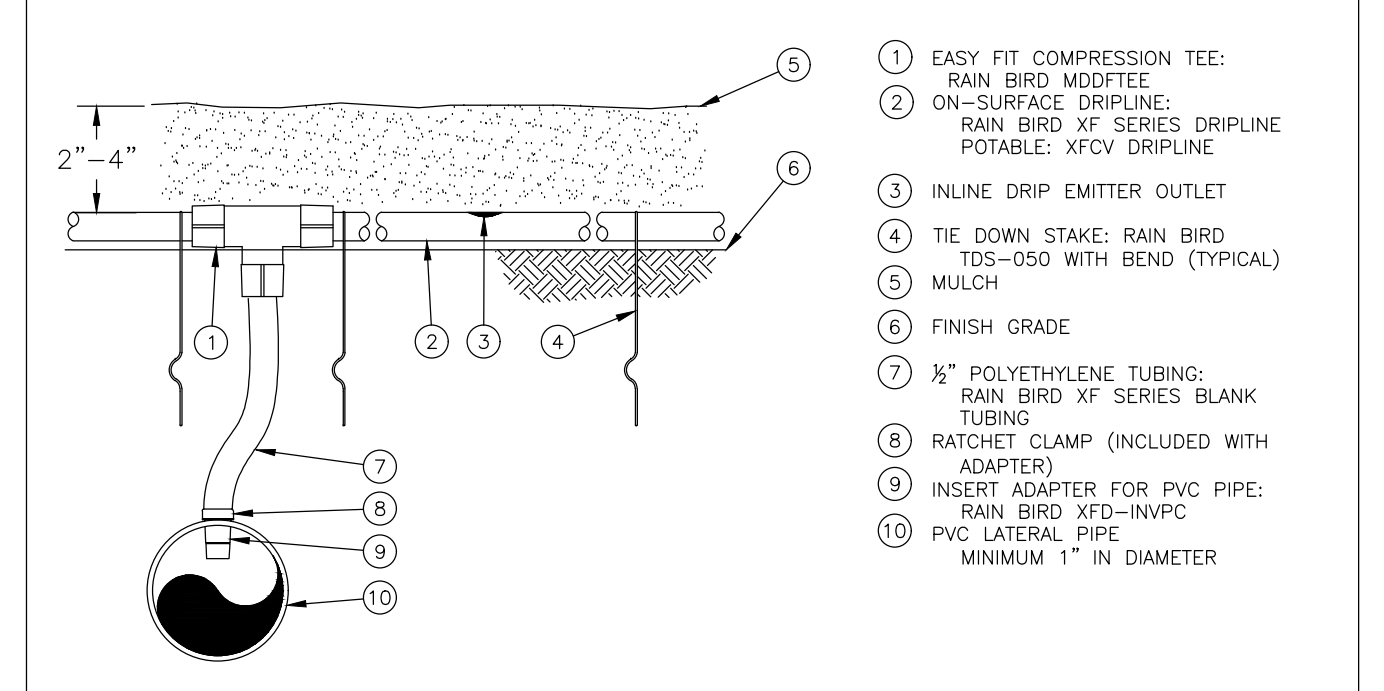


**ISOLATION/ BALL VALVE**



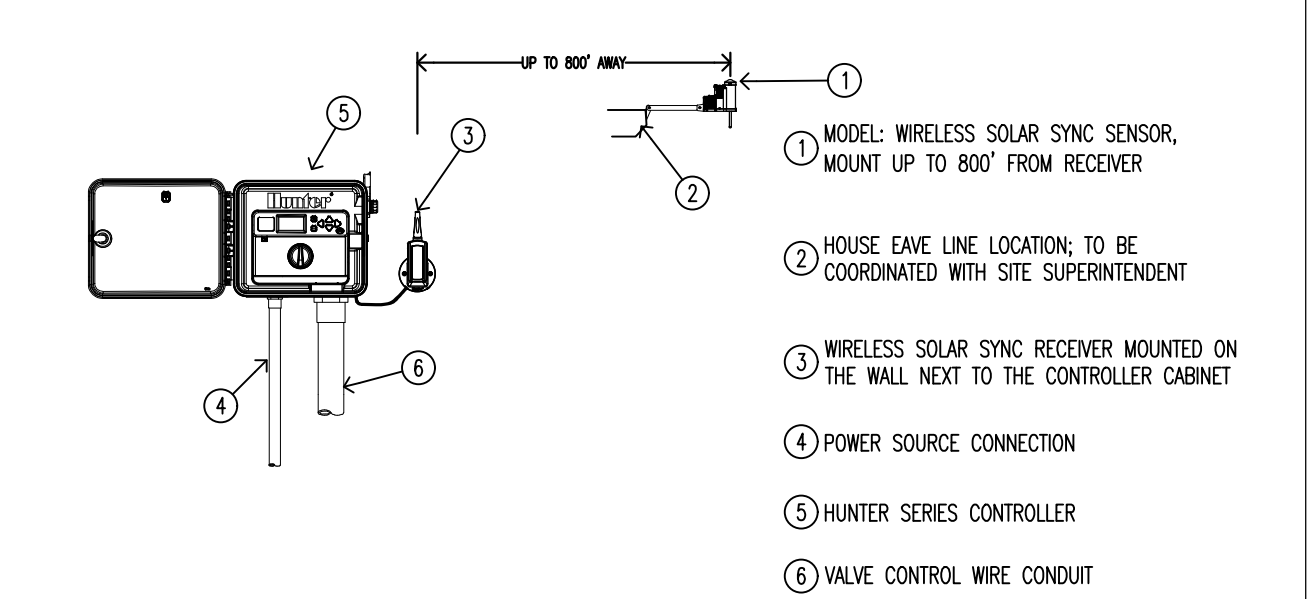
NOTES:  
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.  
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED 200 FEET.  
3. WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.  
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

**XFC ON-SURFACE DRIPLINE - SLOPED LAYOUT**

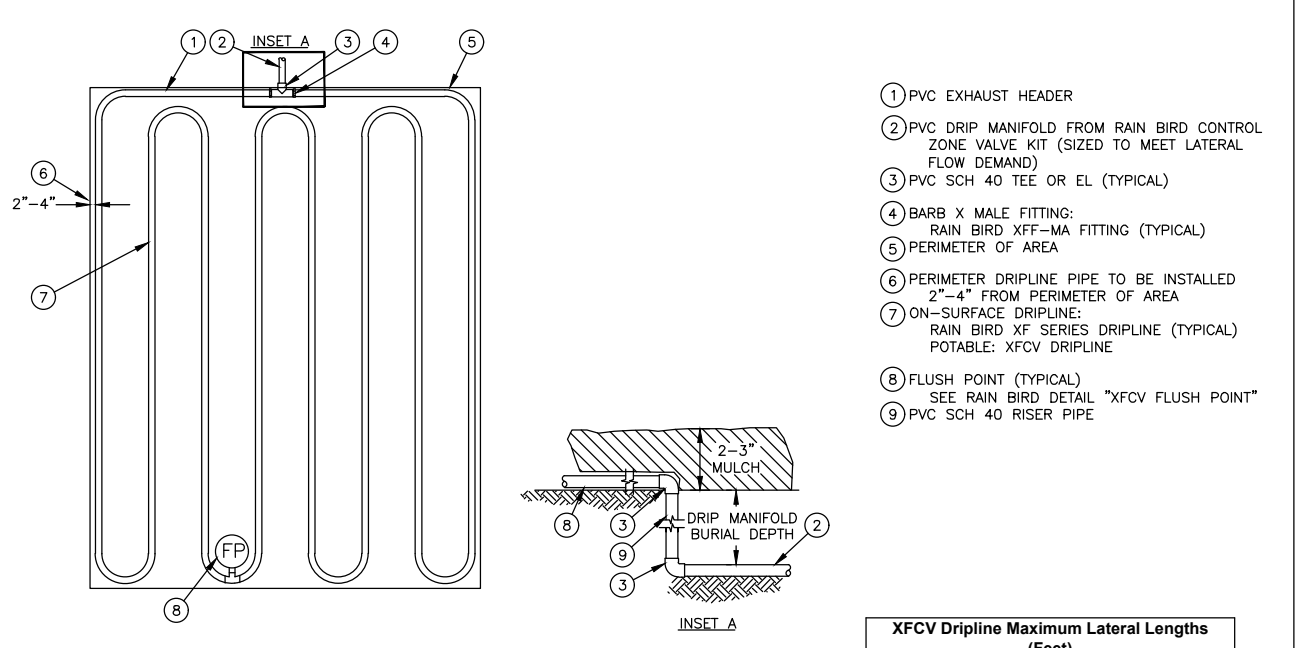


NOTES:  
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

**XFD ON-SURFACE DRIPLINE INSERT ADAPTER FOR 1" OR LARGER PVC**  
N.T.S.



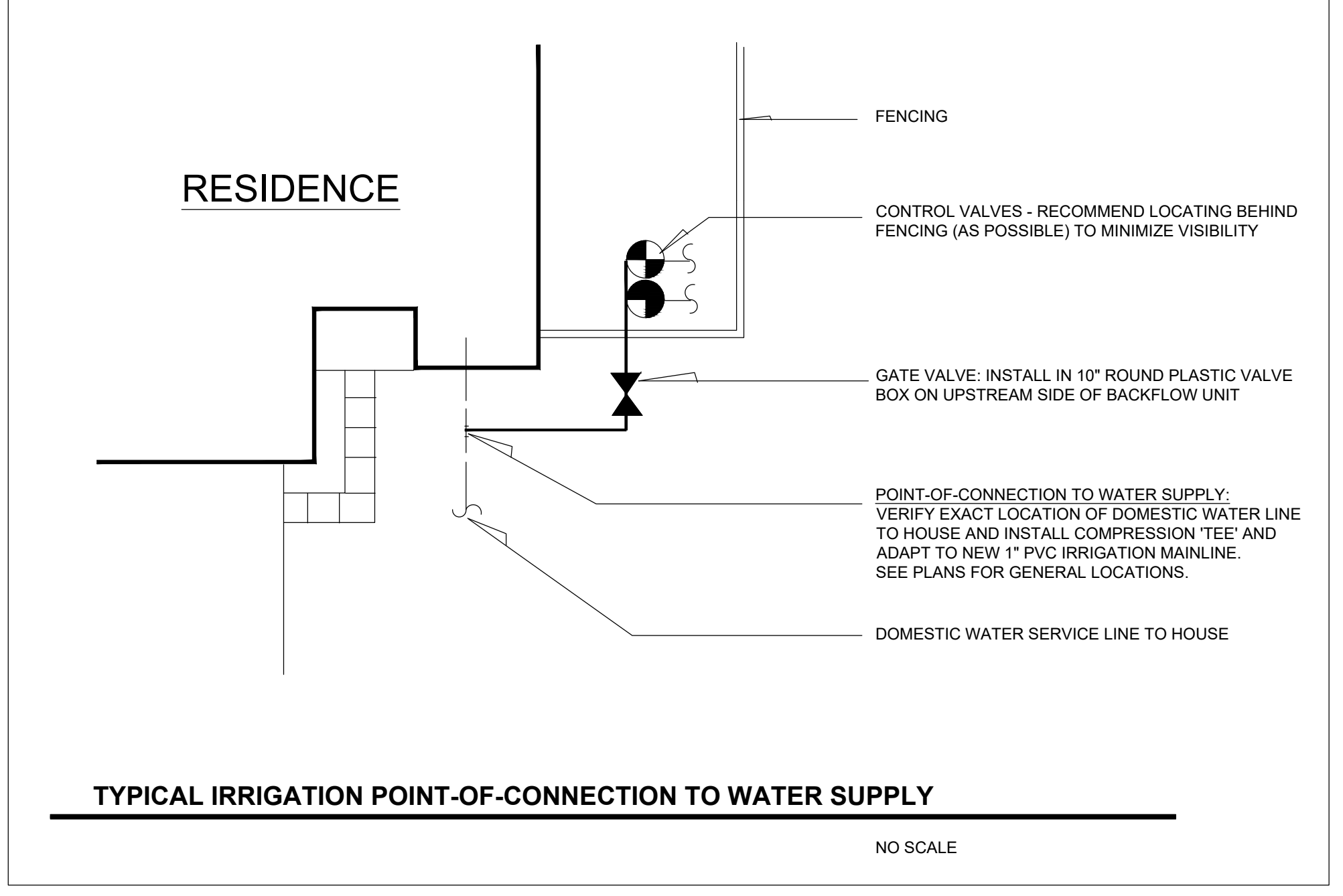
**WIRELESS SOLAR SYNC SYSTEM**  
Irrigation DETAIL



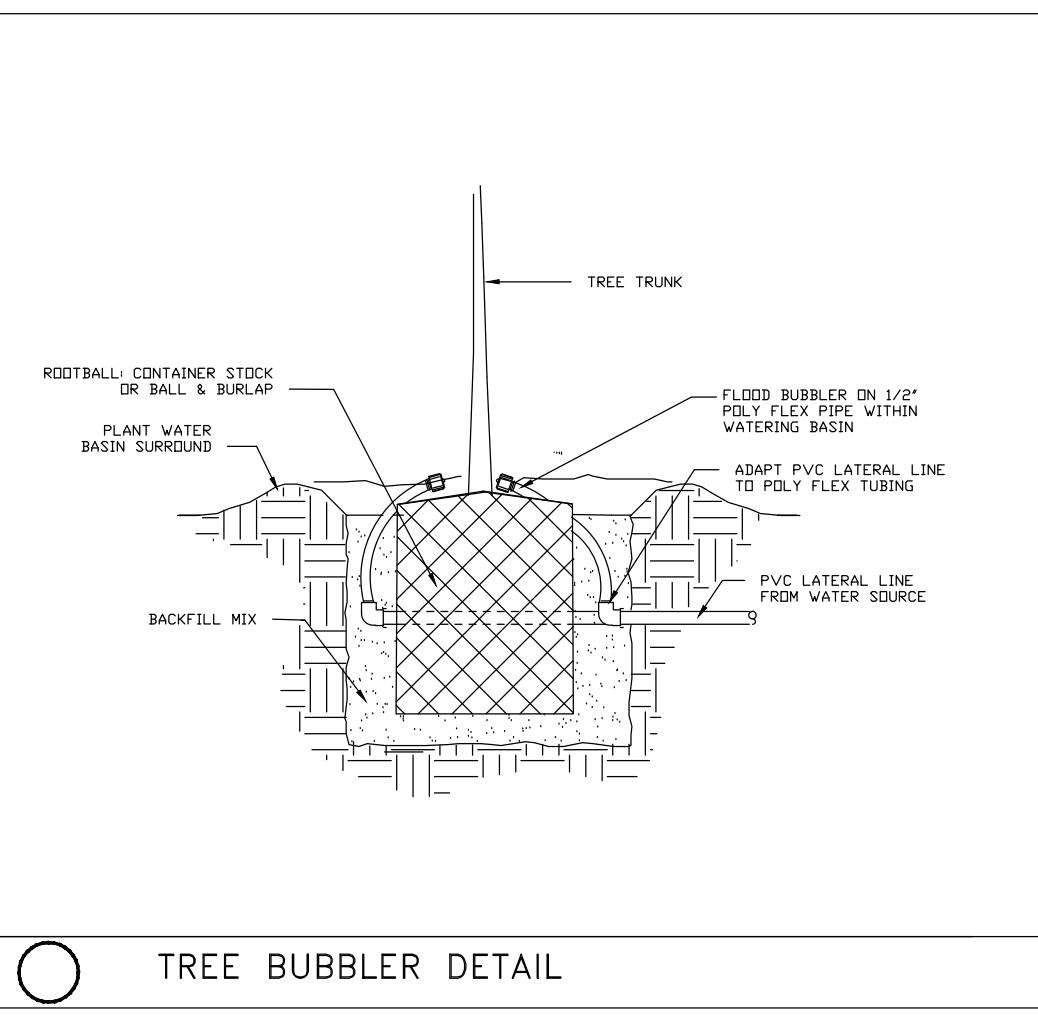
NOTES:  
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.  
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.  
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

**XFC ON-SURFACE DRIPLINE QUICK LAYOUT**  
N.T.S.

Inlet Pressure (psi)	12" Spacing (Feet)		18" Spacing (Feet)	
	Max. Lateral Length (Feet)	Max. Lateral Length (Feet)	Max. Lateral Length (Feet)	Max. Lateral Length (Feet)
20	192	136	254	215
30	288	200	403	337
40	300	248	498	416
50	397	281	573	477
60	438	300	637	529



**TYPICAL IRRIGATION POINT-OF-CONNECTION TO WATER SUPPLY**  
NO SCALE



**TREE BUBBLER DETAIL**

**IRRIGATION NOTES:**

**GENERAL NOTES:** DO NOT FULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS. CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

**DRAWINGS:** DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK. PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

**CONTROLLER:** IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY. TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

**VALVES:** BACKFLOW DEVICE, ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND/COVER/ SHRUB AREAS AND AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX IN LINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES AND/OR HOSE BIBS 2 INCHES FROM HARDSCAPE AREA.

**WIRING:** CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1 COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. INSTALL RAINBIRD #LSP-1 LINE SURGE PROTECTOR EVERY 500 FT. OF 2-WIRE WIRE PATH.

**ON-GRADE DRIP LINE SYSTEM:** ALL DRIP LINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.90 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINEAR FEET OF DRIP LINE). DESIGN LIMITS RECOMMENDED NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XFD DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIP LINE LENGTH FOR EASY FLUSHING OF SYSTEM.

**PIPING/TRENCHING:** INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T-2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

**SLEEVES:** THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

**IRRIGATION SYSTEM:** THE IRRIGATION SYSTEM IN CURRENTLY POTABLE. SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN. THE IRRIGATION CONTRACTOR SHALL 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 LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

**GUARANTEE:** ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEM(S) ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLIGENCE BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

**DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.**

REVISIONS


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PH: 925.933.2383

LANDSCAPE ARCHITECT  
3017  
Signature  
DATE

**CYPRESS ESTATES  
SUBDIVISION 8728  
OAKLEY, CALIFORNIA**

**IRRIGATION NOTES  
AND DETAILS**

DESIGNED: RS DRAWN: KD  
CHECKED: RS JOB NO:  
DATE  
5-11-20  
SCALE  
NOTED

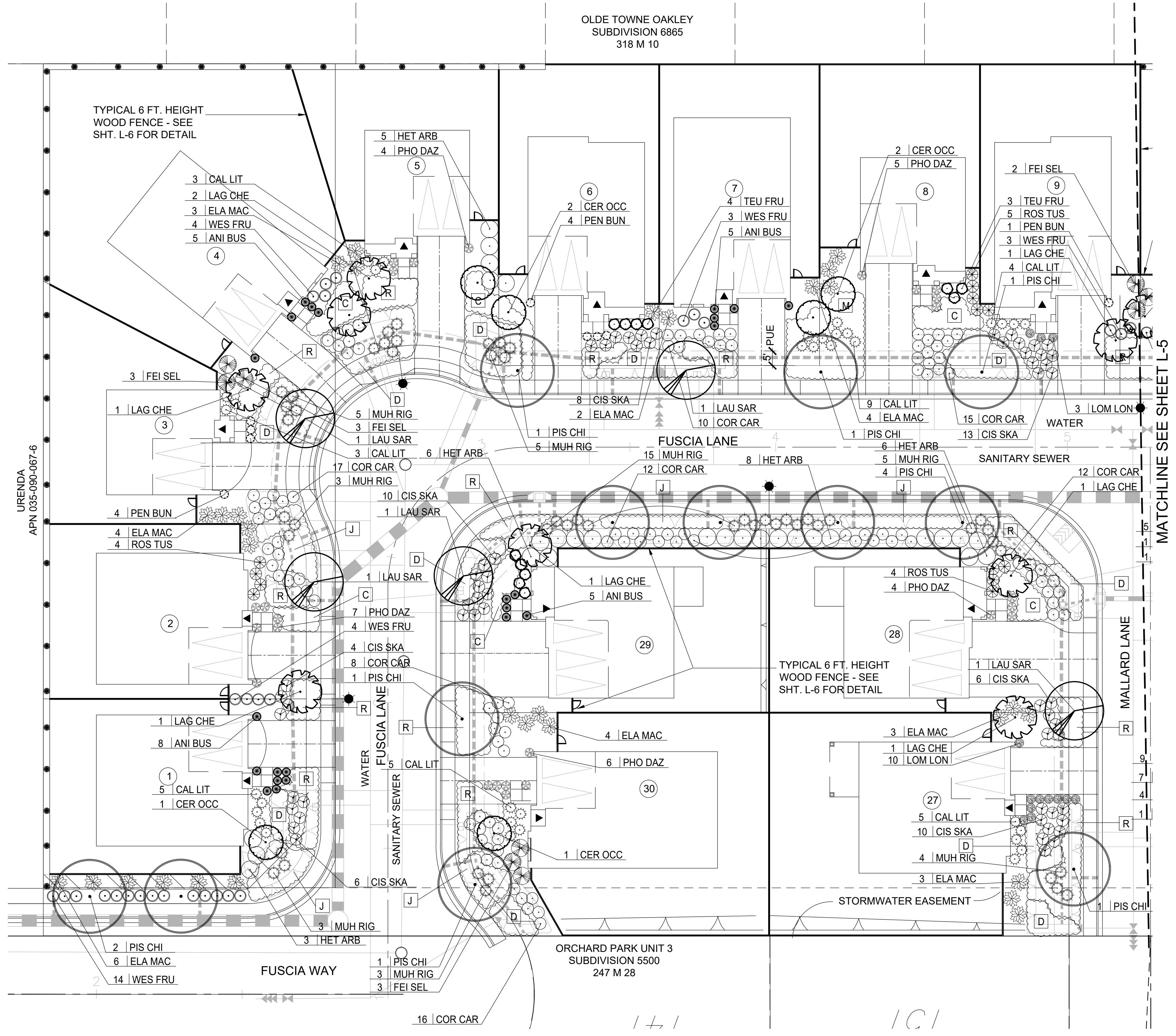
SHEET  
**L-3**  
OF SHEETS

**PLANT MATERIALS LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
<b>TREES:</b>				
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GA	LOW
LAG CHE	LAGER. 'CHEROKEE' (STANDARD)	CRAPE MYRTLE	15 GA	LOW
LAU SAR	LAURUS 'SARATOGA'	GRECIAN LAUREL	15 GA	LOW
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GA	LOW

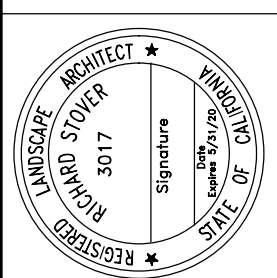
<b>SHRUBS:</b>				
ANI BUS	ANIGOZANTHOS 'BUSH BABY'	KANGAROO PAW	1 GA	LOW
CAL LIT	CALLISTEMON VIMIN. 'LITTLE JOHNSON'	DWARF BOTTLEBRUSH	5 GA	LOW
CIS SKA	CISTUS x SKANBERGII	PINK ROCKROSE	5 GA	LOW
COR CAR	CORREA 'CARMIN BELLS'	AUSTRALIAN FUCHSIA	1 GA	LOW
ELA MAC	ELAEAGNUS PUN. 'MACULATA'	GOLDEN ELEGNUS	5 GA	LOW
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GA	LOW
HET ARB	HETROMELES ARBUTIFOLIA	TOYON	5 GA	LOW
LOM LON	LOMANDRA LONGIFOLIA 'SEA BREEZE'	MAT RUSH	5 GA	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GA	LOW
PEN BUN	PENNISSETUM 'BUNNY TAILS'	BUNNY TAILS	5 GA	LOW
PHO DAZ	PHORMIUM 'DAZZLER'	DWARF FLAX	5 GA	LOW
ROS TUS	ROSEMARINUS 'TUSCAN BLUE'	TUSCAN ROSEMARY	5 GA	LOW
TEU FRU	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	5 GA	LOW
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GA	LOW

<b>GROUND COVERS:</b>				
C	COPROSMA 'KIRKII'	CREeping COPROSMA	1 GA@ 48" O.C.	LOW
D	DESCHAMIA CESPITOSA	TUFTED HAIR GRASS	1 GA@ 48" O.C.	LOW
J	JUNCAS PATENS	GRAY RUSH	1 GA@ 36" O.C.	LOW
M	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GA@ 48" O.C.	LOW
R	ROSMARINUS 'HUNTINGTON BLUE'	PROSTRATE ROSEMARY	1 GA@ 48" O.C.	LOW



REVISIONS	

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 Ph: 925.933.2383



**CYPRESS ESTATES  
 SUBDIVISION 8728**  
 OAKLEY, CALIFORNIA

**PLANTING PLAN**

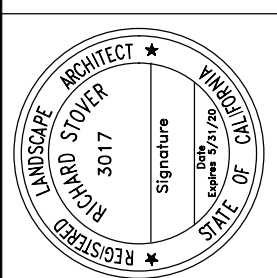
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CHECKED: RS	JOB NO:
DATE: X-XX-XX	
SCALE: NOTED	

SHEET  
**L-4**  
 OF SHEETS

REFER TO SHEET L-6 FOR PLANTING NOTES AND DETAILS

REVISIONS	

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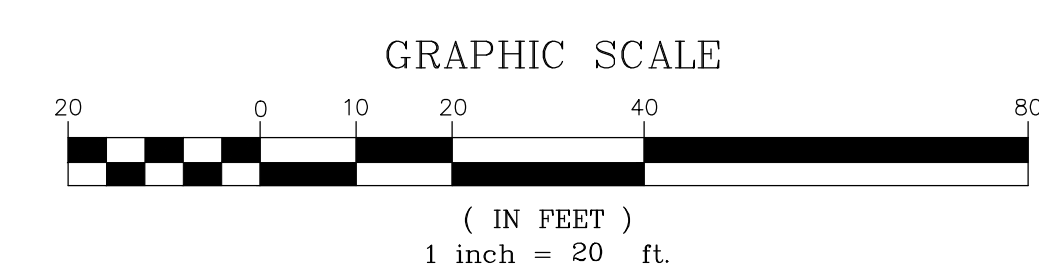
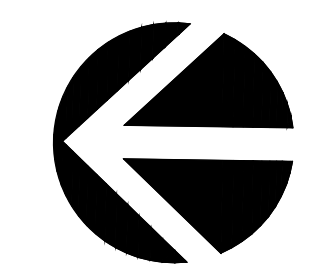
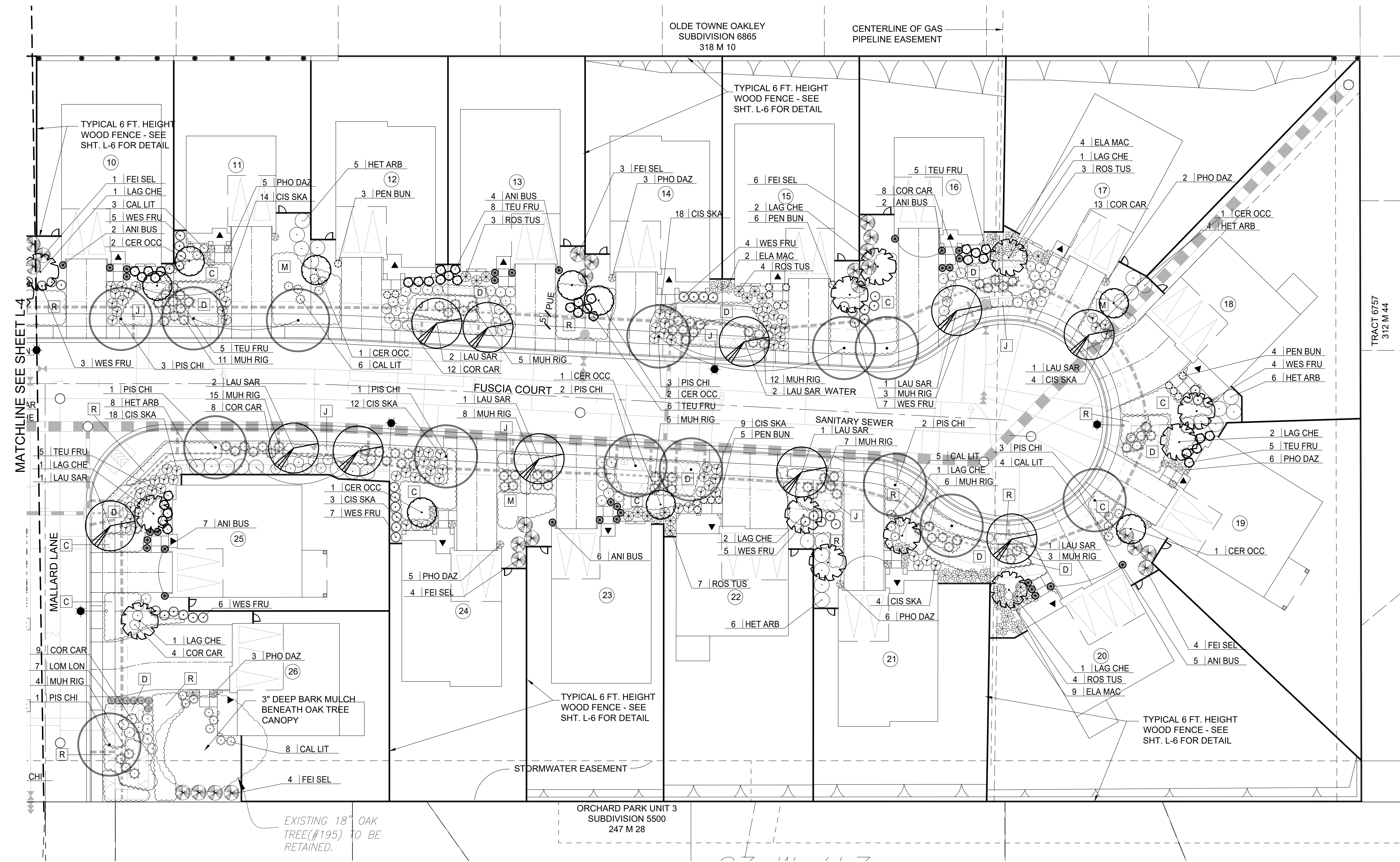


**CYPRESS ESTATES  
 SUBDIVISION 8728**  
 OAKLEY, CALIFORNIA

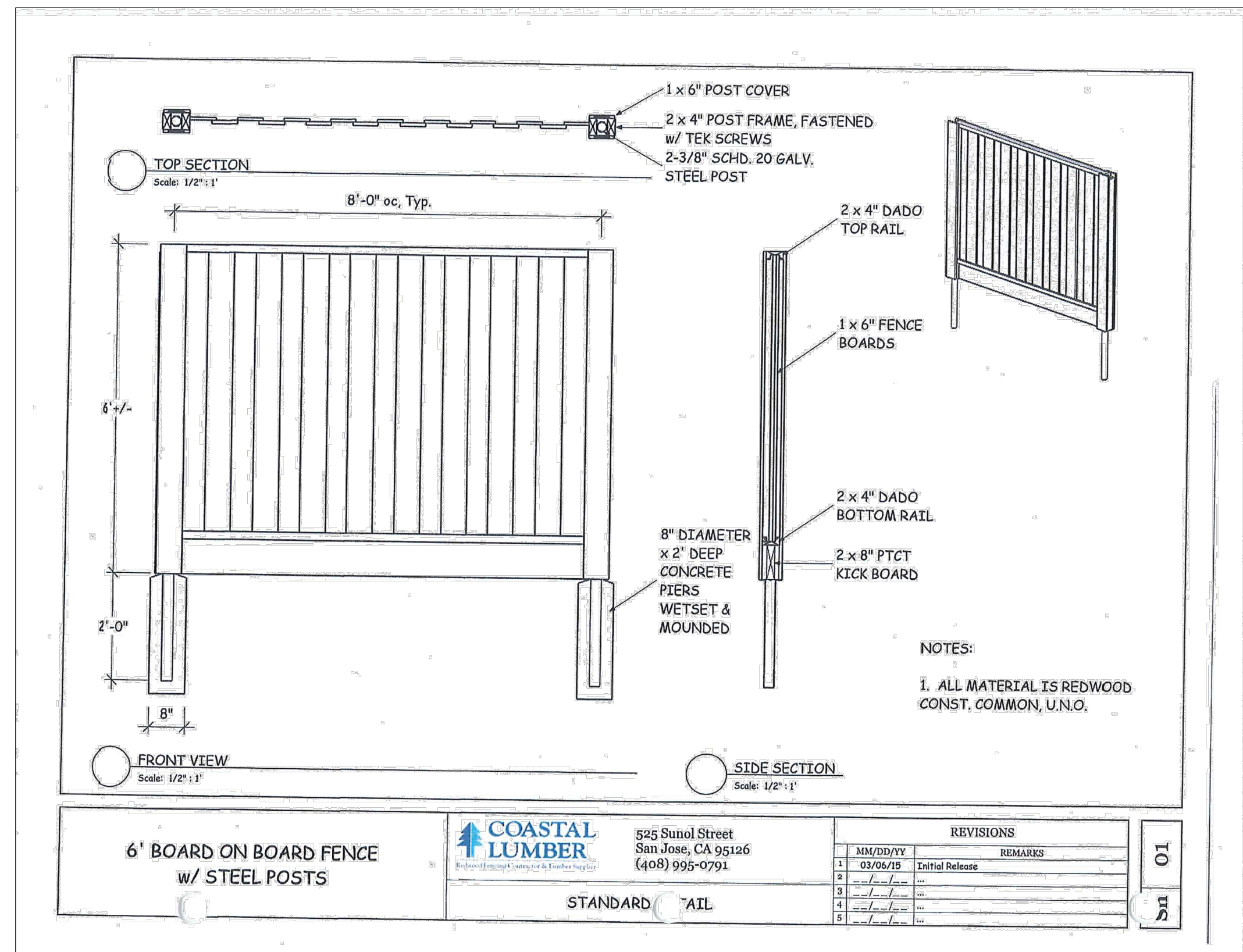
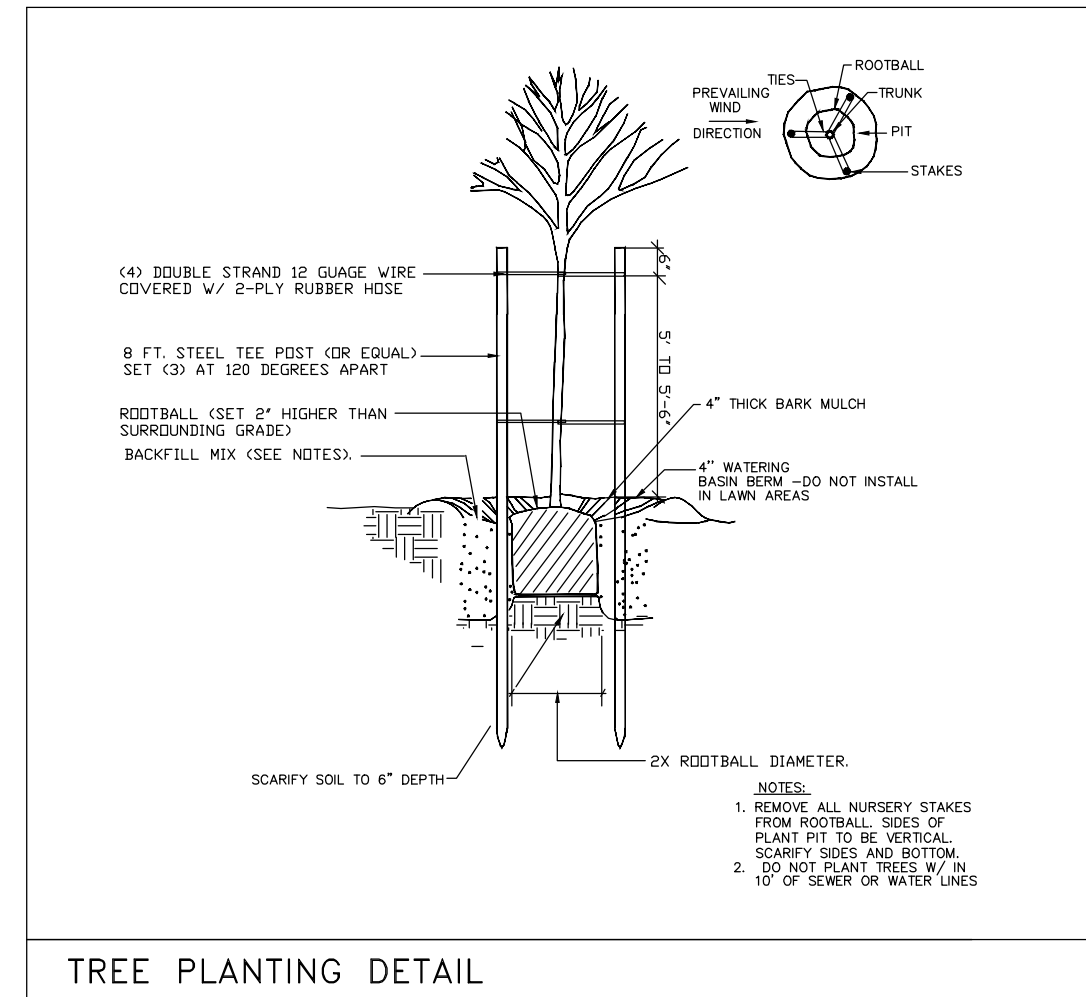
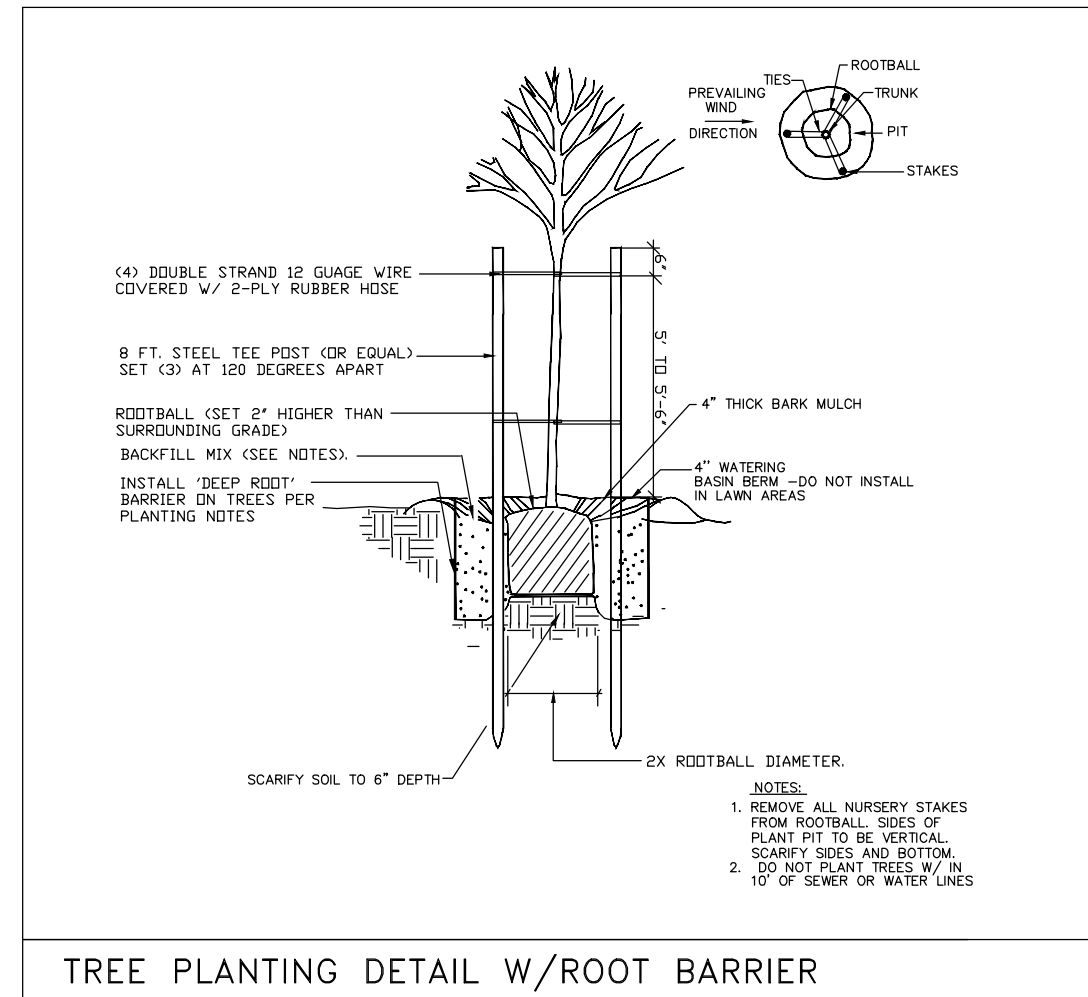
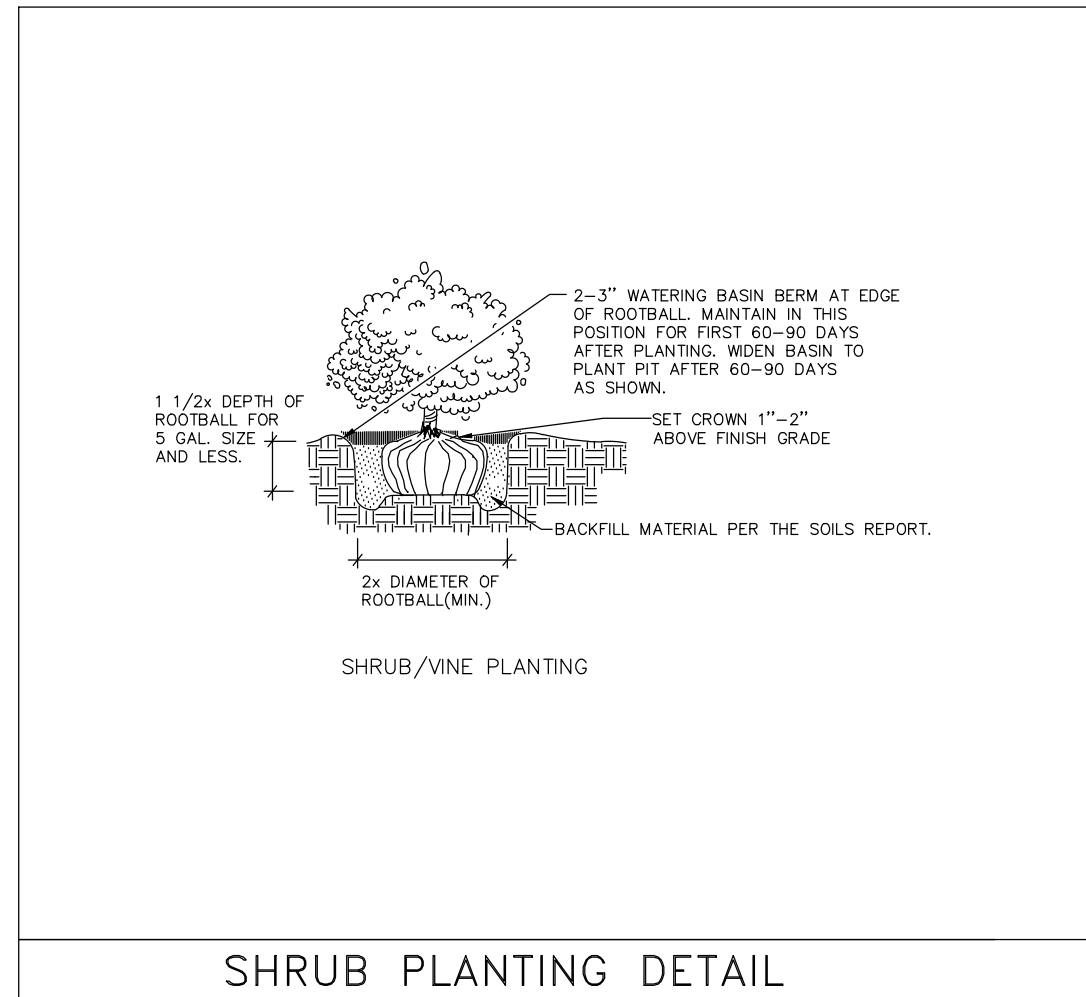
**PLANTING PLAN**

DESIGNED: RS	DRAWN: KD
CHECKED: RS	JOB NO.:
DATE X-XX-XX	
SCALE NOTED	

SHEET  
**L-5**  
 OF SHEETS



REFER TO SHEET L-6 FOR PLANTING NOTES AND DETAILS



**PLANTING NOTES**

**GENERAL NOTES:** The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

**SOIL MANAGEMENT REPORT:**

- A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.
- 1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
- 2. Soil analysis may include:
  - a. Soil texture
  - b. Infiltration rate determined by laboratory test or soil infiltration rate table
  - c. pH
  - d. Total soluble salts
  - e. Sodium
  - f. Percent organic matter
  - g. Recommendations
- B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.
- C. The soil analysis report shall be made available, in a timely manner, to teh professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
- D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion. [Ord. 3-2010 3 (Exh. A), eff. 3-12-2010]

**SOIL PREPARATION AMENDMENTS AND BACKFILL MIX:** (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. BFI 'Super Humus' compost and 15 lbs. organic balanced fertilizer 'Phyta-Boost' (7-1-2) per 1,000 sq. ft. available from California Organics or equal into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above.

**TREE PLANTING:** (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta boost' 7-1-2 avail. from California Fertilizer Company Inc.(or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

**ROOT BARRIERS:** All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long along adjacent paving edges, centered on the tree trunk. (See detail)

**SHRUB PLANTING:** (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost' 7-1-2 organic fertilizer avail from California Fertilizer Company Inc.(or equal) at the following rates: For 5 gallon shrubs:1/2 cup for, 1 gallon shrubs:1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 20" of any building wall.

**MULCHING:** Mulch all planting areas, excluding lawn and storm water bioswale areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized,dyed-colorfast black with a PH of no higher than 5.0. and free of noxious weeds and foreign materials. #135 Black Chip from 'Re-User Inc.' or approved equal.

**STORMWATER PLANTER COVER:** Provide a 2" deep layer of 3/8" river-washed pebbles (no fines) continuous across stormwater planter surfaces; keep pebbles 2" away from plant stem.

**MAINTENANCE:** The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

**SUBSTITUTIONS:** Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

**GUARANTEE:** All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

**CLEAN UP:** At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

**FERTILIZERS:** Available California Fertilizers Company Inc. 1-800-269-5690 www.organicag.com www.californiaorganicfertilizers.com. Compost available from BFI 408-888-7632 www.bfi.com

REVISIONS


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Ph: 925.933.2383

LANDSCAPE ARCHITECT  
RW STOVER  
2017  
Signature  
Date

CYPRESS ESTATES  
SUBDIVISION 8728  
OAKLEY, CALIFORNIA

PLANTING NOTES  
AND DETAILS

DESIGNED: RS DRAWN: KD  
CHECKED: RS JOB NO:  
DATE  
X-XX-XX  
SCALE  
NOTED

SHEET  
L-6  
OF SHEETS