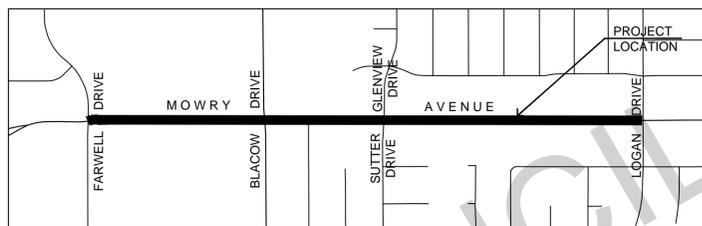
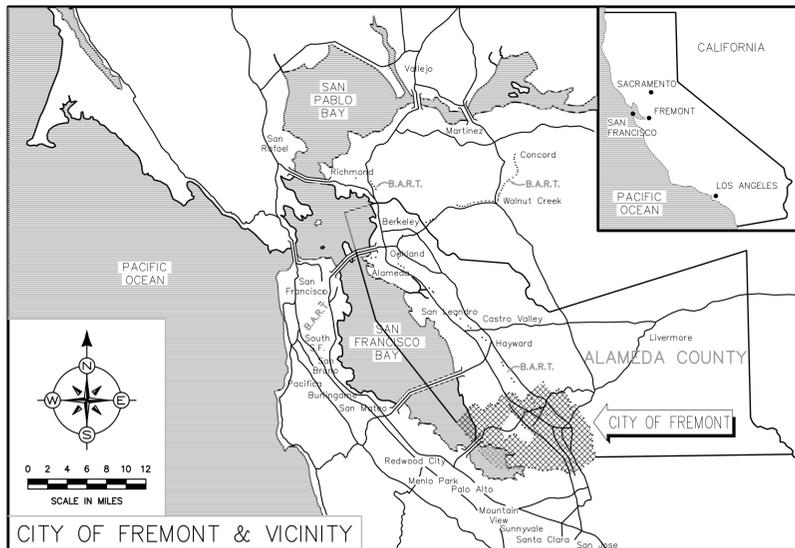
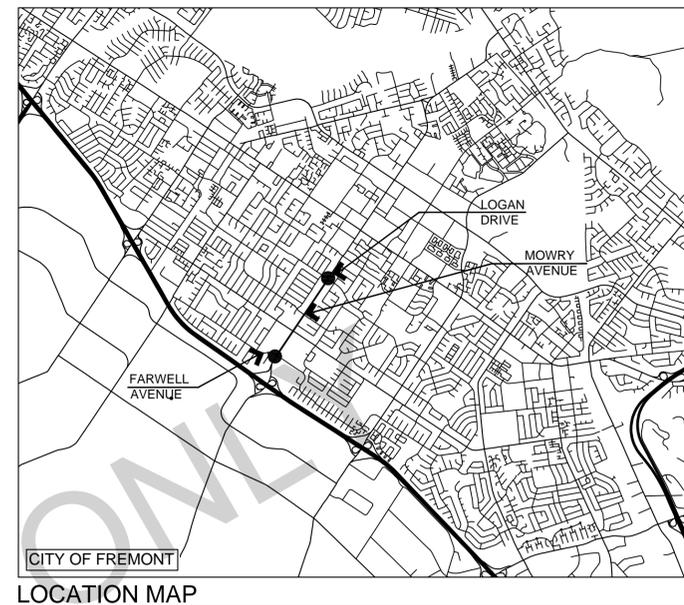


# WATER CONSERVATION & MEDIAN UPGRADES

CITY PROJECT 8889 (PWC)  
MOWRY AVENUE  
FARWELL AVENUE TO LOGAN DRIVE



## BASE BID SCOPE

BASE BID - (PWC 8889)

THE PROJECT GENERAL DESCRIPTION CONSIST OF:

DEMOLITION OF EXISTING MEDIAN LANDSCAPING ON MOWRY AVENUE,  
FROM FARWELL DRIVE TO LOGAN DRIVE

- A. DEMOLITION, REMOVAL AND DISPOSAL OF SPECIFICALLY IDENTIFIED EXISTING PAVING MATERIALS INSIDE THE CURB LINE.
- B. DEMOLITION AND DISPOSAL OF EXISTING TREES LOCATED WITHIN THE MEDIAN BOUNDARIES.
- C. CLEARING AND GRUBBING OF TURF AND SHRUB LANDSCAPING WITHIN THE CURB LINES.
- D. REMOVING AND DISPOSING OF EXISTING IRRIGATION SYSTEM (SPRINKLERS, SPRAYS, VALVES AND LATERAL AND MAINLINES)
- E. PROTECTION OF EXISTING WATER METERS, BACK FLOW DEVICES AND CONTROLLERS
- F. DETERMINE IF EXISTING BACK FLOW DEVICES AND CONTROLLERS ARE STILL SATISFACTORY FOR PROPOSED USAGE.
- G. INSTALLING NEW PERMEABLE PAVER MAINTENANCE BAND AT BACK OF CURB IN PLANTING AREAS.
- H. INSTALLING ORNAMENTAL BOULDERS, AS INDICATED ON PLANS, BY CITY STANDARD DETAIL.
- I. INSTALLING COBBLESTONE ROCK PAVING PER PLANS AND CITY STANDARDS
- J. INSTALLING A NEW DROUGHT TOLERANT LANDSCAPE (TREES, SHRUBS AND GRASSES) PER PLANTING PLAN
- K. INSTALLING NEW WATER EFFICIENT IRRIGATION SYSTEM THROUGHOUT NEW PLANTING AREAS
- L. INSTALLING NEW CALSENSE CONTROLLERS
- M. CONNECTING ALL CONTROL WIRES TO NEW OR EXISTING CONTROLLERS THROUGH EXISTING SLEEVES.

SCHEDULE OF DRAWINGS		
SHEET	DRAWING	DESCRIPTION
1	L0.0	TITLE SHEET
2	L0.1	NOTES, LEGENDS, & ABBREVIATIONS
3	L1.1	DEMOLITION PLAN - FARWELL DR. TO BLACOW DR.
4	L1.2	DEMOLITION PLAN - BLACOW DR. TO GLENWOOD ST.
5	L1.3	DEMOLITION PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 1
6	L1.4	DEMOLITION PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 2
7	L2.1	LAYOUT PLAN - FARWELL DR. TO BLACOW DR.
8	L2.2	LAYOUT PLAN - BLACOW DR. TO GLENWOOD ST.
9	L2.3	LAYOUT PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 1
10	L2.4	LAYOUT PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 2
11	L3.1	PLANTING PLAN - FARWELL DR. TO BLACOW DR.
12	L3.2	PLANTING PLAN - BLACOW DR. TO GLENWOOD ST.
13	L3.3	PLANTING PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 1
14	L3.4	PLANTING PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 2
15	L3.5	CONSTRUCTION & PLANTING DETAILS
16	L4.0	IRRIGATION NOTES & LEGEND
17	L4.1	IRRIGATION PLAN - FARWELL DR. TO BLACOW DR.
18	L4.2	IRRIGATION PLAN - BLACOW DR. TO GLENWOOD ST.
19	L4.3	IRRIGATION PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 1
20	L4.4	IRRIGATION PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 2
21	L4.5	IRRIGATION DETAILS
22	L4.6	IRRIGATION DETAILS

### PROJECT NOTES:

- ALL WORK SHALL BE IN CONFORMANCE WITH THE PROJECT PLANS AND THESE PROJECT SPECIAL PROVISIONS.
- WHERE SPECIFIED, WORK SHALL BE IN CONFORMANCE WITH CALIFORNIA BUILDING CODE STANDARDS. REFER TO THE BUILDING PERMIT AND PROJECT SPECIFICATIONS FOR CLARITY ON BUILDING CODE SECTIONS THAT GOVERN WORK.
- ALL OTHER WORK SHALL BE IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS, CURRENT EDITION, THESE PROJECT SPECIAL PROVISIONS AND THE CITY OF FREMONT STANDARD DETAILS AND SPECIFICATIONS.

### GENERAL NOTES:

- AT LEAST TWO WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT FOR UTILITY LOCATIONS. PHONE: 1-800-227-2600.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
- REFER TO OTHER SHEETS FOR ADDITIONAL NOTES AND LEGENDS PERTAINING TO SPECIFIC ITEMS OF WORK.
- THE CONTRACTOR IS ENCOURAGED TO USE RECLAIMED WATER GENERATED BY UNION SANITARY DISTRICT (USD) FOR CONSTRUCTION ACTIVITIES. FOR FURTHER INFORMATION, CONTACT USD AT (510) 477-7500.
- LOCATION OF EXISTING FACILITIES WERE TAKEN PARTIALLY FROM RECORDS AND MAY BE INCOMPLETE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR TRENCHING IN THEIR LOCALITY. THE UTILITY AGENCIES IN THE CITY OF FREMONT ARE:

**ALAMEDA COUNTY WATER DISTRICT**  
43885 SOUTH GRIMMER BOULEVARD  
FREMONT, CA 94537  
PHONE: (510) 659-1970

**TIME WARNER TELECOM**  
1340 TREAT BLVD, SUITE 100  
WALNUT CREEK, CA 94597 PHONE:  
(925) 953-7093

**UNION SANITARY DISTRICT (USD)**  
5072 BENSON ROAD  
UNION CITY, CA 94587-2508  
PHONE: (510) 477-7500

**A T & T**  
870 N. MCCARTHY ROAD, CUBE  
1.167  
MILPITAS, CA 95035  
PHONE: (408) 635-8831

**PACIFIC GAS & ELECTRIC CO.**  
41800 BOSCELL ROAD  
FREMONT, CA 94538  
PHONE: (510) 683-3025

**COMCAST**  
8470 PARDEE ROAD  
OAKLAND, CA 94621 PHONE:  
(510) 567-9213

**XO COMMUNICATIONS**  
855 MISSION COURT  
FREMONT, CA 94539 PHONE:  
(510) 580-6363

**ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT**  
399 ELMHURST STREET  
HAYWARD, CA 94545  
PHONE: (510) 670-5429 (PERMIT)



APPROVED --- KHANDAN BAHMANI, CITY ENGINEER DATE 04-05-2018

REVIEWED --- JUAN BARAJAS, PARKS SUPERINTENDENT DATE 04-05-2018

WATER CONSERVATION & MEDIAN UPGRADES

COVER SHEET

COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

RECOMMENDED - PROJECT MANAGER  
*Juan Barajas*

DATE 04/05/2018

REVIEWED: SENIOR LANDSCAPE ARCHITECT  
*M. M...*

DATE 04/05/2018

CITY PROJECT: PWC 8889  
FED PROJECT: ----  
DESIGNED BY: ABM  
DRAWN BY: ABM  
CHECKED BY: MAM  
DATE: 04/05/18

DRAWING:

**L0.0**

SHEET 1 OF 22

PLOT DATE: Apr 05, 2018 - 3:26pm FILE: T:\LANDARCH\PROJECT DIRECTORY\T\PC8889 Water Conservation & Median Upgrades\DWG\Plan Set\8889 - L0.0 L0.1 COVER.dwg

**ABBREVIATIONS**

(ADDITIONAL ABBREVIATIONS MAY BE LOCATED ON SPECIFIC SHEETS)

AB/ASB	AGGREGATE BASE/SUBBASE	FP	FENCE POST	R	RADIUS
AC	ASPHALT CONCRETE	FS	FINISHED SURFACE	RCP	REINFORCED CONCRETE PIPE
BC	BOTTOM OF CURB	FTF	FACE TO FACE	ROW	RIGHT OF WAY
BLDG	BUILDING	GB	GRADE BREAK	RT	RIGHT
BM	BENCH MARK	GR	GRATE	RW	RETAINING WALL
BMP	BEST MANAGEMENT PRACTICES	GV	GAS VALVE	SC	SAW CUT
BW	BOTTOM OF WALK	HVCAB	HIGH VOLTAGE CABINET	SG	SUBGRADE/TOP OF SUBGRADE
BPU	BACKFLOW PREVENTER UNIT	ICC	IRRIGATION CONTROL CABINET	SD	STORM DRAIN
CIP	CAST IN PLACE	INV	INVERT	SDE	STORM DRAIN EASEMENT
CJ	COLD JOINT	IRCV	IRRIGATION REMOTE CONTROL VALVE	SDMH	STORM DRAIN MANHOLE
CLF	CHAIN LINK			SHR	SHRUB
CL	CENTERLINE	IRR	IRRIGATION SPRINKLER HEADS	SL	SLEEVE
CLR	CLEAR	JB	JUNCTION BOX	SP	SPOT ELEVATIONS
CO	CLEANOUT	LOW	LIMIT OF WORK	SPP	SPECIES
COF	CITY OF FREMONT FIBER OPTICS	LV ELE	LOW VOLTAGE ELECTRICAL FOR REMOTE CONTROL VALVES	SS	SANITARY SEWER
CONC	CONCRETE			SSE	SANITARY SEWER EASEMENT
CONF	CONFORM	LT	LEFT	SSMH	SANITARY SEWER MANHOLE
COTG	CLEANOUT TO GRADE	MAX	MAXIMUM	SW	SIDEWALK
CP	CONCRETE PAD	MIN	MINIMUM	TB	TOP OF SLOPE
DG	DECOMPOSED GRANITE	MON	MONUMENT	TC	TOP OF CURB
DJ	DEEP JOINT	MOW	MOWSTRIP	TEMP	TEMPORARY
DI	DRAINAGE INLET	(N)	NEW ON CENTER	TG	TOP OF GRATE
DWY	DRIVEWAY	NTS	NOT TO SCALE	T	TREE
DWTC	DRIVEWAY TOP OF CURB	OC	ON CENTER	TRF	TRAFFIC
(E)	EXISTING	PA	PLANTING AREA	TS	TOE OF SLOPE
EP	EDGE OF PAVEMENT	PB/HH	PULLBOX / HAND HOLE	TVB	TELEVISION/CABLE BOX
EPB	ELECTRICAL PULL BOX	PCC	PORTLAND CEMENT CONCRETE	TW	TOP OF WALL
EQ	EQUAL	PLTR	PLANTER	TYP	TYPICAL
EX	EXISTING	PP	POWER POLE	VLT	VAULT
FCE	FENCE	PT	POINT	WM	WATER METER
FG	FINISHED GRADE	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
FL	FLOWLINE	QCV	QUICK COUPLER VALVE		

**PROJECT NOTES**

- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID SUBMITTAL TO DETERMINE THE EXACT EXTENT AND DEPTH OF SITE DEMOLITION REQUIRED AND VERIFY COMPLIANCE WITH DRAWINGS. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE CITY REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 PRIOR TO ANY DEMOLITION OR EXCAVATION. UPON COMPLETION OF USA MARKING OPERATIONS, CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT. NOTIFY THE CITY REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE AND REDIRECT WORK TO AVOID DELAY.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND PROVIDE THE REQUIRED COORDINATION FOR THEIR TEMPORARY DISCONNECTION, PROTECTION, REMOVAL AND/OR STORAGE AS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE CITY TO DETERMINE WHETHER TEMPORARY SERVICES ARE NECESSARY.
- ALL EXISTING ITEMS ARE TO REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING, AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEM DAMAGED OR DESTROYED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES. THE DAMAGED ITEMS SHALL BE RESTORED TO AN "AS-WAS" OR BETTER CONDITION OR REPLACED PER THE DISCRETION OF THE CITY'S REPRESENTATIVE.
- ALL (E) TREES, LAWN AND OTHER PLANTINGS LOCATED OUTSIDE THE LIMIT OF WORK LINE SHALL BE PRESERVED TO REMAIN AND BE PROTECTED.
- THE CONTRACTOR IS TO PROTECT DRAINAGE SYSTEM FROM DEBRIS, INCLUDING SOIL, ROCK MATERIAL, AND TRASH FROM ENTERING THE PIPE DURING CONSTRUCTION. CONTRACTOR SHALL AVOID PLACING CONSTRUCTION VEHICLES OVER INSTALLED DRAINAGE TRENCHES TO PREVENT CRUSHING OF PIPE.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING IRRIGATION BEFORE COMMENCING WORK. THE LOCATIONS OF IRRIGATION SYSTEM SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE DIAGRAMATIC OR APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE CITY. THE CONTRACTOR SHALL RECORD THESE DISCREPANCIES ON THE RECORD DRAWINGS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IRRIGATION AND PROVIDE THE REQUIRED COORDINATION FOR THEIR TEMPORARY DISCONNECTION, PROTECTION, REMOVAL AND/OR STORAGE AS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE CITY AND PROVIDE TEMPORARY IRRIGATION TO ADJACENT PLANTING AREAS IMPACTED BY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL IRRIGATION CONTROL WIRING IMPACTED BY CONSTRUCTION. EXISTING AND PROPOSED IRRIGATION SHALL BE FULLY FUNCTIONAL PRIOR TO COMMENCEMENT OF PLANT ESTABLISHMENT PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION OF EXISTING PLANT MATERIAL DURING CONSTRUCTION.
- ALL DIMENSIONS SHALL BE VERIFIED IN FIELD AND CHALKED, STRING LINED OR FLAGGED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MINOR ADJUSTMENTS MADE TO ACHIEVE OVERALL DESIGN LAYOUT SHALL BE ACCEPTED BY THE CITY PRIOR TO CONSTRUCTION.
- THE INTERFACE OF ALL PROPOSED IMPROVEMENTS TO EXISTING SITE SHALL CONFORM AND BE SMOOTH AND UNIFORM.
- ALL REINFORCING AND FORMS SHALL BE SECURED IN PLACE AND ACCEPTED BY CITY REPRESENTATIVE PRIOR TO PLACING ANY CONCRETE.
- CONCRETE FINISHES SHALL BE AS NOTED PER DETAILS AND SPECIFICATIONS.
- ALL FENCES AND GATES SHOWN ON PLAN ARE GRAPHIC REPRESENTATIONS; REFER TO DETAILS AND SPECIFICATIONS FOR PRECISE LOCATION AND/OR PLACEMENT.
- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR AND SKILLED WITH IRRIGATION WORK UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- ALL EXISTING PLANT MATERIALS ARE TO BE PROTECTED DURING CONSTRUCTION. PLANTS DAMAGED BY CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- FOR ALL LANDSCAPE DETAILS, SEE CONSTRUCTION DETAILS.
- SYMBOL SHOWN FOR EXISTING TREES TO REMAIN OUTSIDE LIMITS OF WORK FOR REFERENCE ONLY. IT DOES NOT REFLECT TRUE CANOPY OR TRUNK SIZE.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM TIME OF DELIVERY TO TIME OF FINAL ACCEPTANCE. OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT OR SEVERE WEATHER.

**STAGING AND ACCESS NOTES**

- CONTRACTOR SHALL PROPOSE AND SUBMIT STAGING PLANS TO LANDSCAPE ARCHITECT FOR APPROVAL 10 WORKING DAYS PRIOR TO CONSTRUCTION. A SUGGESTED STAGING AREA IS SHOWN IN PLANS.
- STAGING AREA SHALL BE USED FOR STORAGE OF ALL CONTRACTOR EQUIPMENT, MATERIALS AND CITY-FURNISHED ITEMS.
- PRIOR TO VEHICULAR EQUIPMENT ACCESS INTO THE SITE, THE CONTRACTOR MAY NEED TO PROTECT THE EXISTING SURFACES FROM DAMAGE. PROTECTIVE SHEETING OR PLATING TO PROTECT SURFACES SHALL BE PAID FOR IN ALL THE VARIOUS BID ITEMS OR WORK.
- CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS AND CIRCULATION IN THE PARKING LOTS AT ALL TIME DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN MAIN PEDESTRIAN PATHWAY CIRCULATION AT ALL TIMES DURING CONSTRUCTION. ANY BLOCKAGES OR DETOURS SHALL BE REQUESTED IN WRITING OR PROPOSED ON PLAN.

**GENERAL DEMOLITION NOTES**

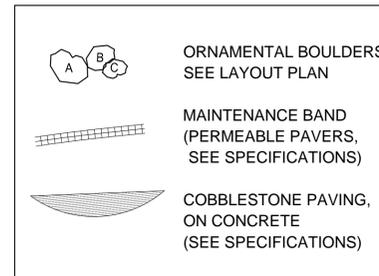
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AT STAGING AREA PRIOR TO BEGINNING OF WORK. EXISTING FENCE MAY BE UTILIZED WITH APPROVAL PROVIDING THAT THE SITE IS COMPLETELY SECURED.
- CONFIRM ANY AFFECTED EXISTING IRRIGATION SYSTEM IS IN WORKING ORDER PRIOR TO THE COMMENCEMENT OF DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE ENTIRE SYSTEM IMPACTED BY CONSTRUCTION AND MAKE THE NECESSARY ADJUSTMENTS PRIOR TO DEMOLITION WORK.
- UNLESS NOTED, ALL UTILITY BOXES, POLES AND FOOTINGS SHALL REMAIN AND BE PROTECTED. UTILITY BOXES AND DRAIN INLETS SHALL BE ADJUSTED AS NEEDED TO MEET NEW GRADES.
- VERIFY IN FIELD THE LOCATION AND FUNCTIONALITY OF EXISTING CATCH BASINS OR DRAIN INLETS. NOTIFY CITY'S LANDSCAPE ARCHITECT IF THE LOCATION IS NOT SHOWN ON DRAWINGS OR IF CATCH BASINS ARE IN POOR CONDITION.
- ALL EXISTING TURF, TREES, LANDSCAPE AND IRRIGATION TO BE PRESERVED IN PLACE, UNLESS OTHERWISE NOTED. ANY DAMAGE TO THE AFOREMENTIONED UTILITIES, OR OTHER CITY PROPERTY SHALL BE REPLACED IN KIND TO THE SATISFACTION OF THE CITY'S LANDSCAPE ARCHITECT.
- REFER TO ARTICLE 15, SECTION 01 50 50 "CONSTRUCTION AND DEMOLITION DEBRIS MANAGEMENT" FOR REQUIRED CONSTRUCTION WASTE MANAGEMENT PRACTICES.

**LAYOUT AND GRADING NOTES**

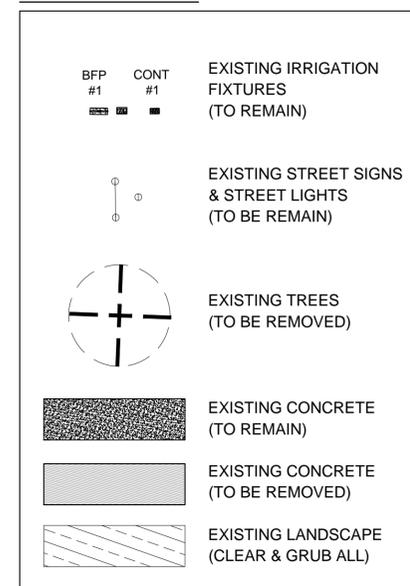
- COORDINATES AND DIMENSIONS PROVIDED FOR CONCRETE WORK ARE FOR INSIDE FACE OF CURB AND CENTER OF POST UNLESS OTHERWISE NOTED.
- COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK.
- PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVED SURFACES WITH A SMOOTH TRANSITION. LOW SPOTS WHICH HOLD STANDING WATER SHALL NOT BE PERMITTED AND WILL RESULT IN REMOVAL AND REPLACEMENT OF WORK (INCLUDING CONCRETE) TO ELIMINATE LOW SPOTS AT NO COST TO THE CITY.
- CONTRACTOR SHALL RELOCATE AND RECONNECT IRRIGATION LATERALS, MAINLINES, AND VALVES, AND OTHER UTILITIES ENCOUNTERED DURING EXCAVATION AND GRADING. CONTRACTOR SHALL LAY OUT PROPOSED ROUTES FOR REVIEW AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL REVISED IRRIGATION TO ACCOMMODATE PROJECT REQUIREMENTS SHALL PROVIDE HEAD-TO-HEAD COVERAGE EVEN IF EXISTING CONDITIONS DID NOT HAVE HEAD-TO-HEAD COVERAGE. ALL IRRIGATION MATERIALS AND INSTALLATION SHALL BE PER CITY OF FREMONT'S LANDSCAPE STANDARD DETAILS OR PARK STANDARD DETAILS FOUND ON THE CITY'S WEBSITE, WWW.FREMONT.GOV. TRENCHING THROUGH EXISTING TREE ROOTS NOT ALLOWED.

FOR CITY C

**PAVING P-LAN - LEGEND**



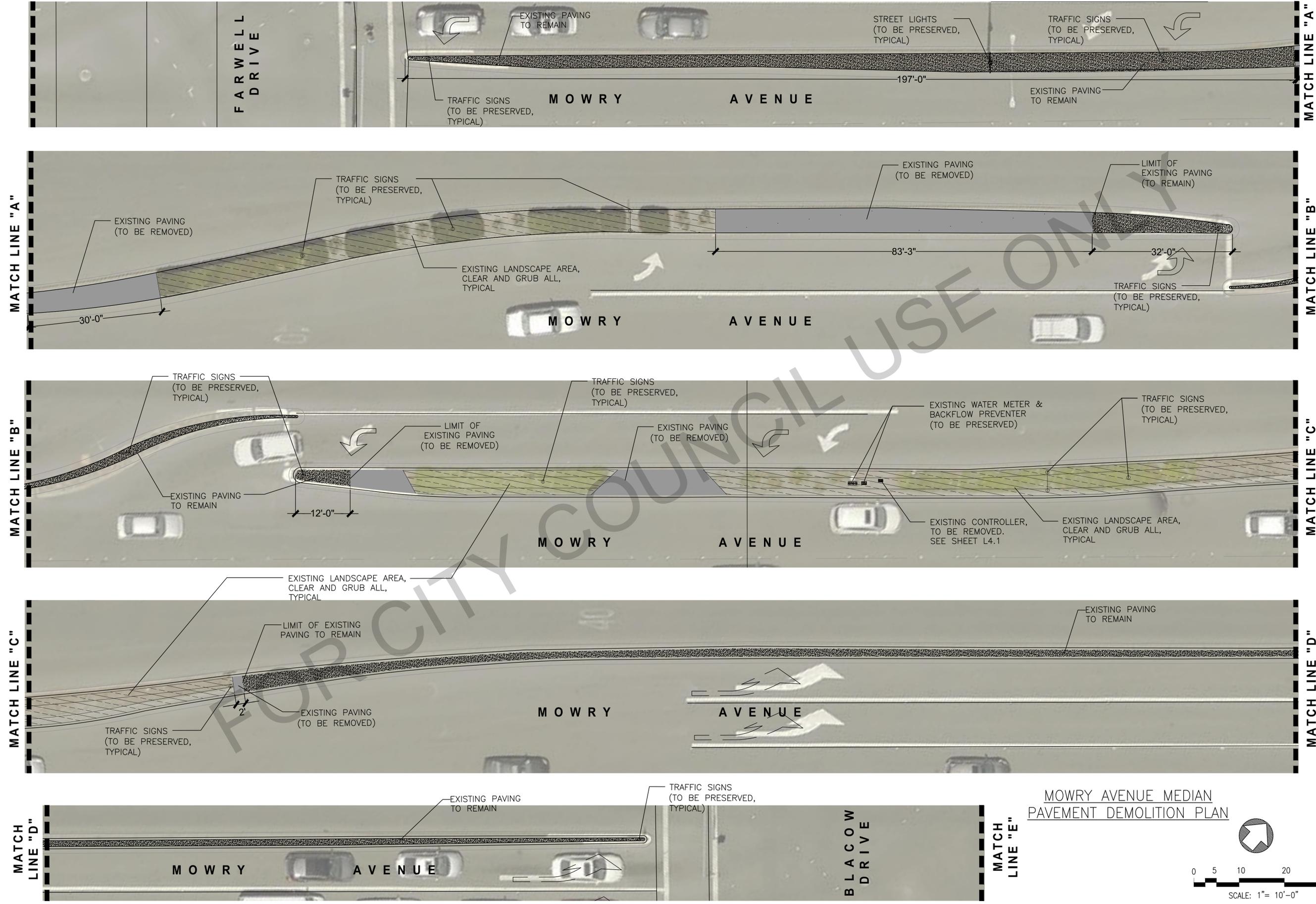
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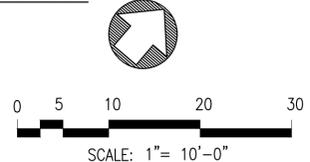
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SCALE:	CITY PROJECT: PVC 8889	FED PROJECT:	CHECKED BY: MAM	DATE: 04/05/18	DESIGNED BY: ABM	DRAWN BY: ABM	
				REVIEWED: SENIOR LANDSCAPE ARCHITECT <i>M. M. M.</i>		RECOMMENDED -- PROJECT MANAGER <i>Andrea B. Meyer</i>	
WATER CONSERVATION & MEDIAN UPGRADES				PROJECT_NOTES_&_ABBREVIATIONS		COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE DIVISION	
				DATE	DATE		
				04/05/2018	04/05/2018		
APPD BY: _____ REVISION: _____ DATE: _____							
No. 1 2 3 4							
<b>L0.1</b>							
						SHEET	2 OF 22

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**MOWRY AVENUE MEDIAN PAVEMENT DEMOLITION PLAN**



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**DEMOLITION PLAN - FARWELL DR. TO BLACOW DR.**

COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

REVIEWED: SENIOR LANDSCAPE ARCHITECT  
RECOMMENDED - PROJECT MANAGER

DATE: 04/05/18

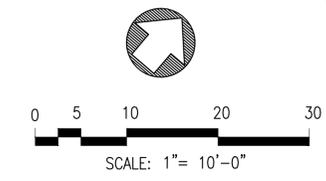
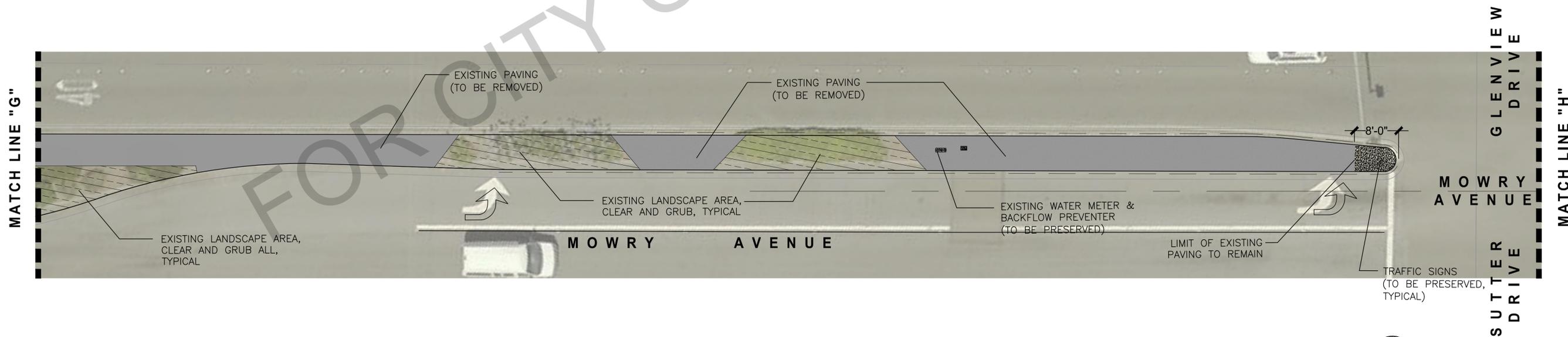
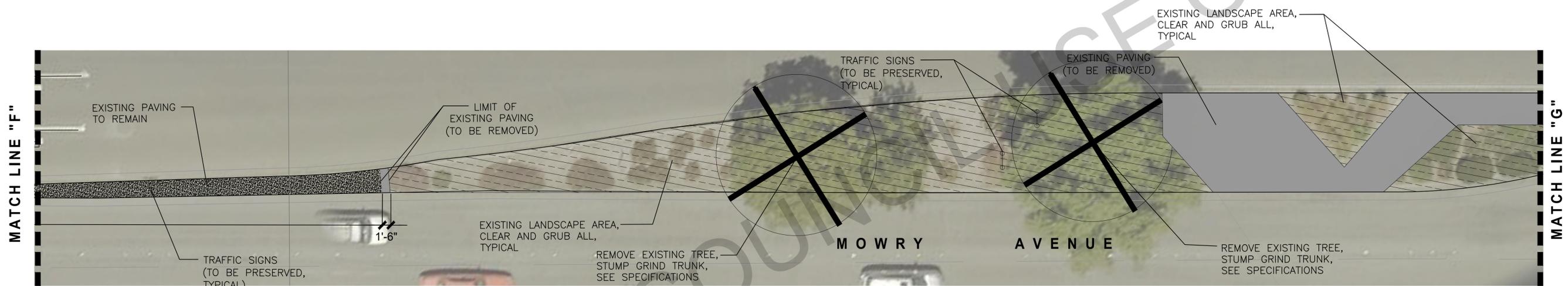
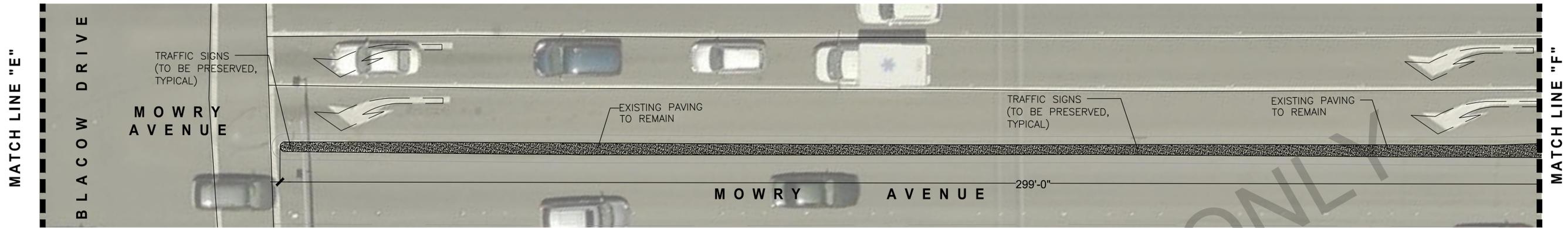
DATE: 04/05/18

SCALE: CITY PROJECT: FED PROJECT: DESIGNED BY: ABM CHECKED BY: MAM DRAWN BY: ABM DATE: 04/05/18

DRAWING: **L1.1**

SHEET 3 OF 22

MOWRY AVENUE MEDIAN  
PAVEMENT DEMOLITION PLAN

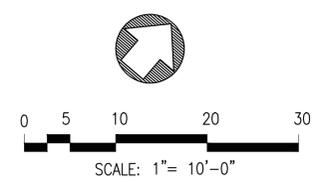
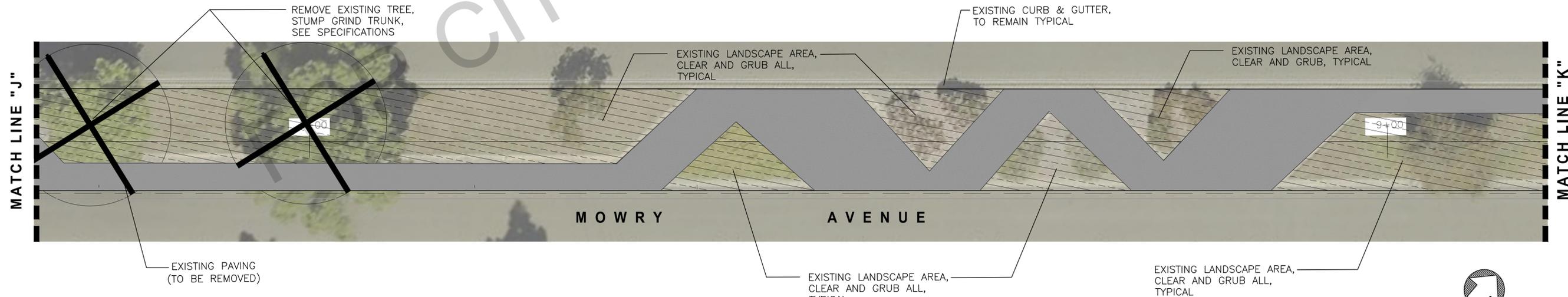
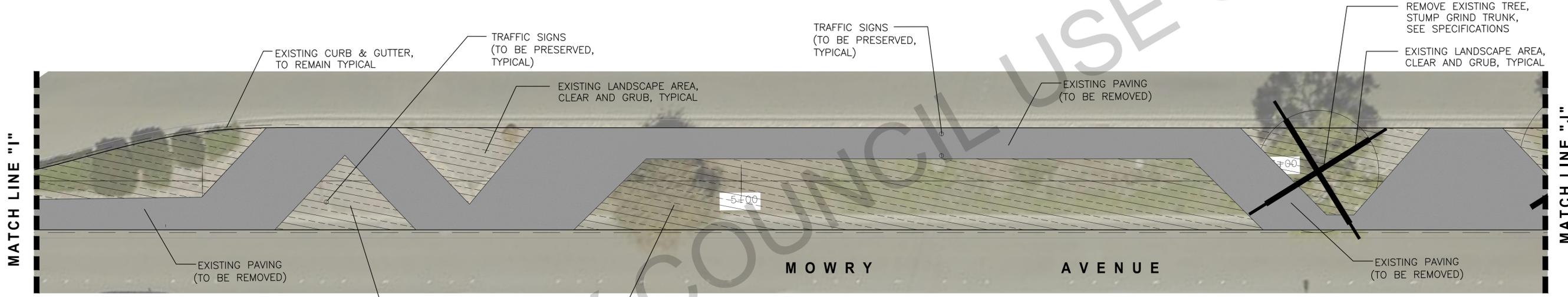
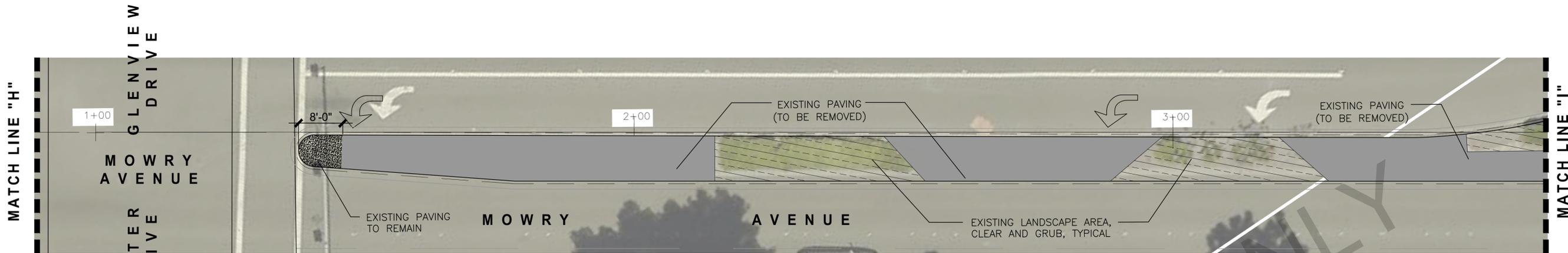


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	BY	REVISION	DATE	No.	APPD
				△	
<b>DEMOLITION PLAN - BLACOW DR. TO GLENWOOD ST.</b> COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE DIVISION			DATE		
			RECOMMENDED - PROJECT MANAGER	04/05/2018	
			REVIEWED: SENIOR LANDSCAPE ARCHITECT	DATE	
			MAM	04/05/2018	
			DESIGNED BY:		
			ABM		
			DRAWN BY:		
			ABM		
<b>L1.2</b>					
SHEET 4 OF 22					

MOWRY AVENUE MEDIAN  
PAVEMENT DEMOLITION PLAN

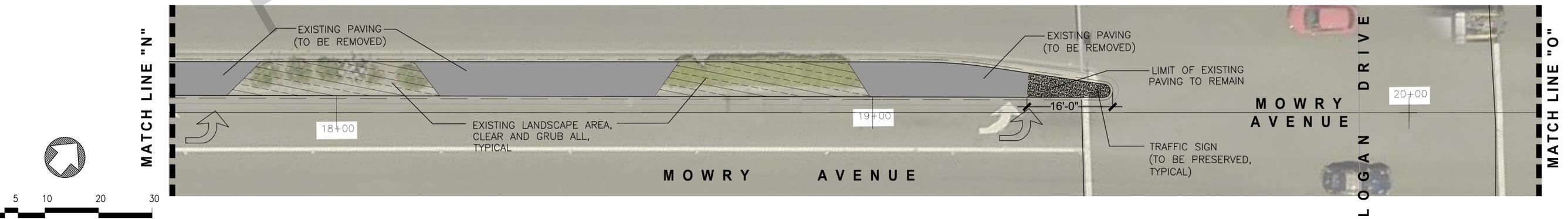
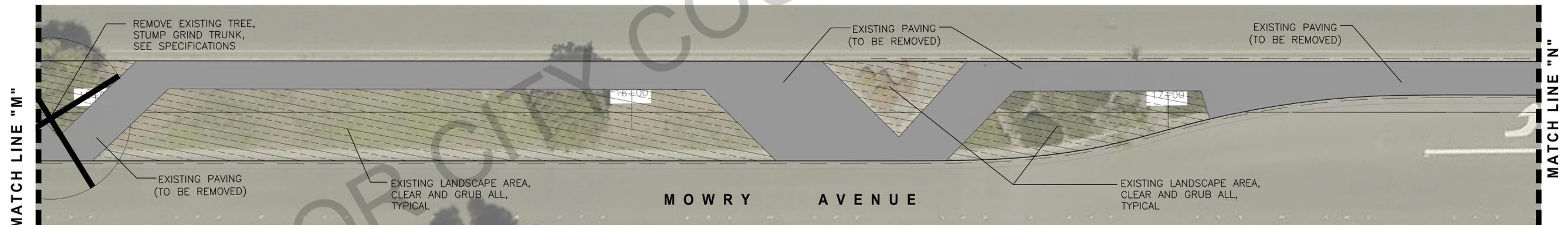
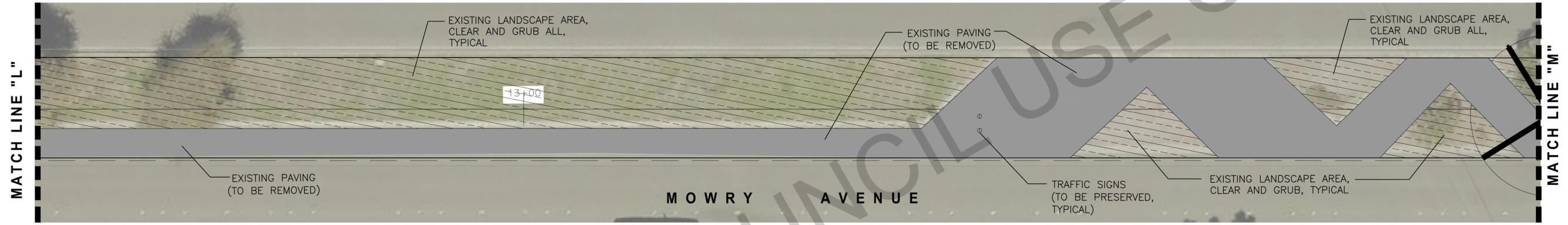
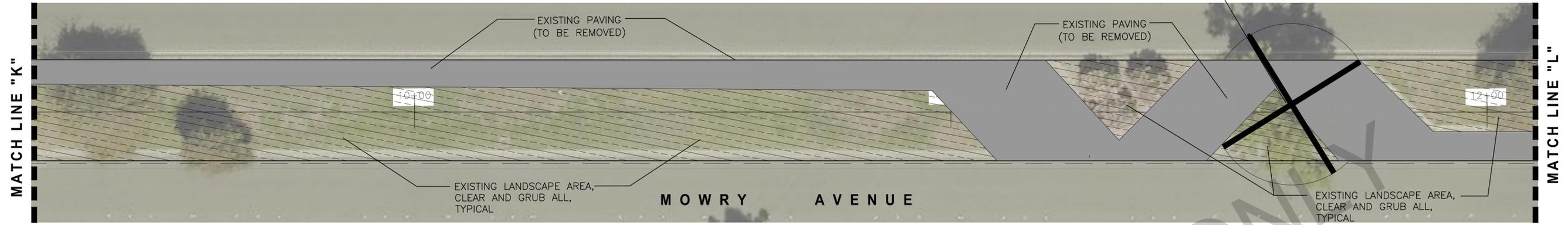


NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

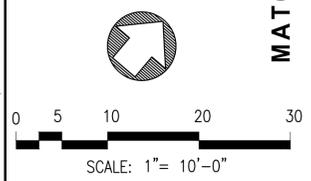
PLOT DATE: Apr 05, 2018 4:35pm FILE: T:\LANDARCH\PROJECT DIRECTORY\T\PC08889 Water Conservation & Median Upgrades\DWG\Plan Set\8889 - L1.1-L1.4 DEMO.dwg

<p><b>DEMOLITION PLAN - GLENWOOD ST. TO LOGAN DR - PART 1</b></p> <p>COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE DIVISION</p>	<p>RECOMMENDED - PROJECT MANAGER <i>Amber B. Mayes</i></p>
<p>SCALE:</p> <p>CITY PROJECT:</p> <p>FED PROJECT:</p> <p>DESIGNED BY: ABM</p> <p>DRAWN BY: ABM</p>	<p>DATE: 04/05/18</p> <p>REVIEWED: SENIOR LANDSCAPE ARCHITECT <i>Mark M...</i></p>
<p>DRAWING: <b>L1.3</b></p>	
<p>SHEET 5 OF 22</p>	

MOWRY AVENUE MEDIAN  
PAVEMENT DEMOLITION PLAN

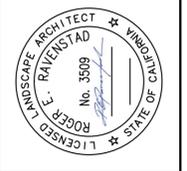


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NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

APPD	BY	REVISION	DATE



**DEMOLITION PLAN - GLENWOOD ST. TO LOGAN DR - PART 2**

CITY OF **Fremont**

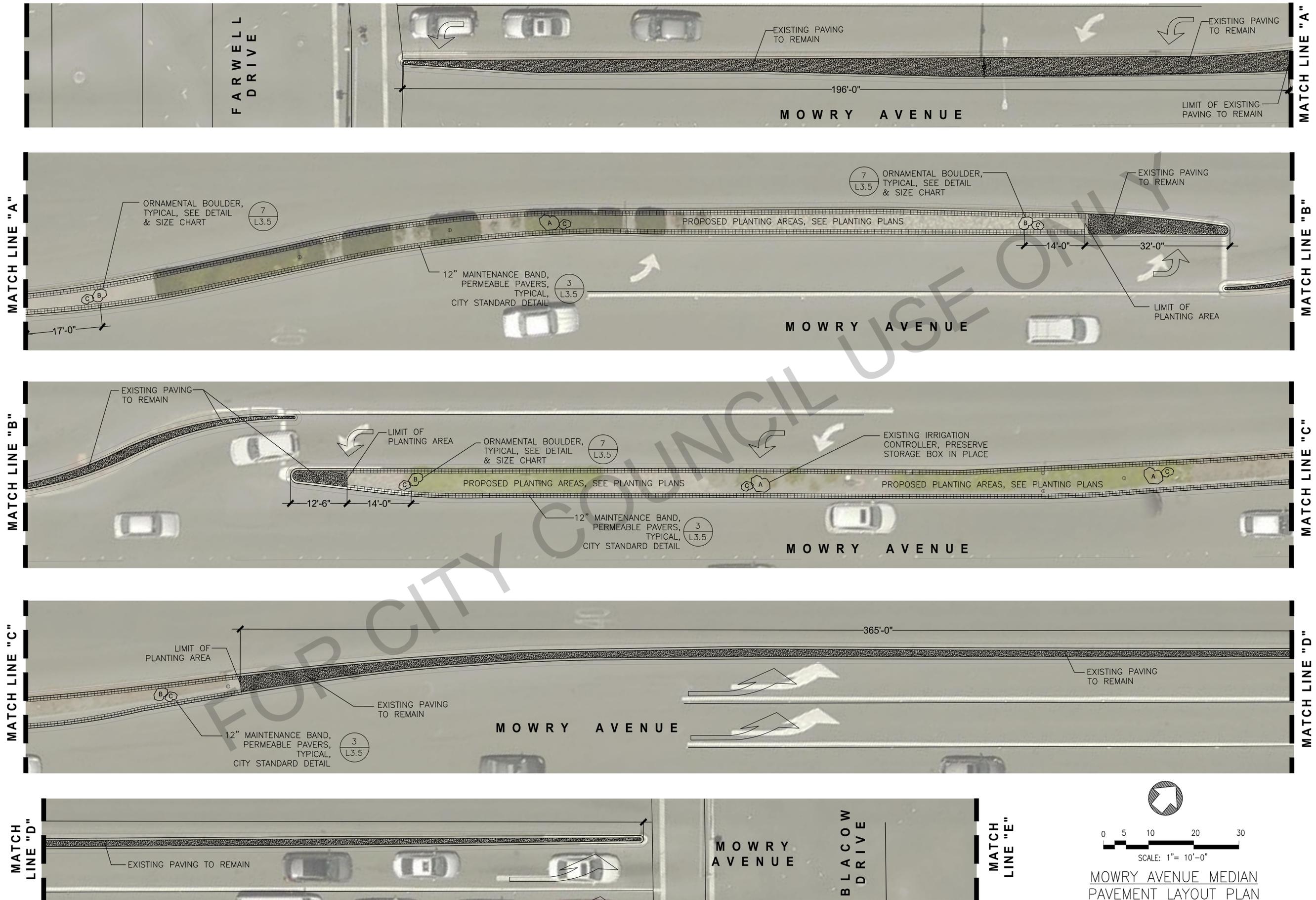
COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

REVIEWED: SENIOR LANDSCAPE ARCHITECT *Michael M...* DATE: *04/05/18*

RECOMMENDED - PROJECT MANAGER *Andrew B. Mayes* DATE: *04/05/18*

SCALE:	CITY PROJECT:
FED PROJECT:	CHECKED BY: MAM
DESIGNED BY: ABM	DATE: 04/05/18
DRAWN BY: ABM	

PLOT DATE: Apr 05, 2018 - 5:06pm FILE: T:\LANDARCH\PROJECT DIRECTORY\T\WC8889 Water Conservation & Median Upgrades\DWG\Plan\_Set\8889-L2.1-L2.4 LYOT.dwg



SCALE:	CITY PROJECT:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:
		ABM	ABM	MAM	04/05/18
DRAWING:					
<b>L2.1</b>					
SHEET 7 OF 22					
<p>NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.</p>					

DATE	REVISION	BY	APPD

**LAYOUT PLAN - FARWELL DR. TO BLACOW DR.**  
 COMMUNITY SERVICES DEPARTMENT  
 LANDSCAPE ARCHITECTURE DIVISION  
 RECOMMENDED -- PROJECT MANAGER  
*Michael M. Meyer*

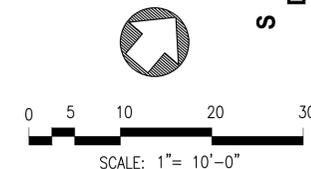
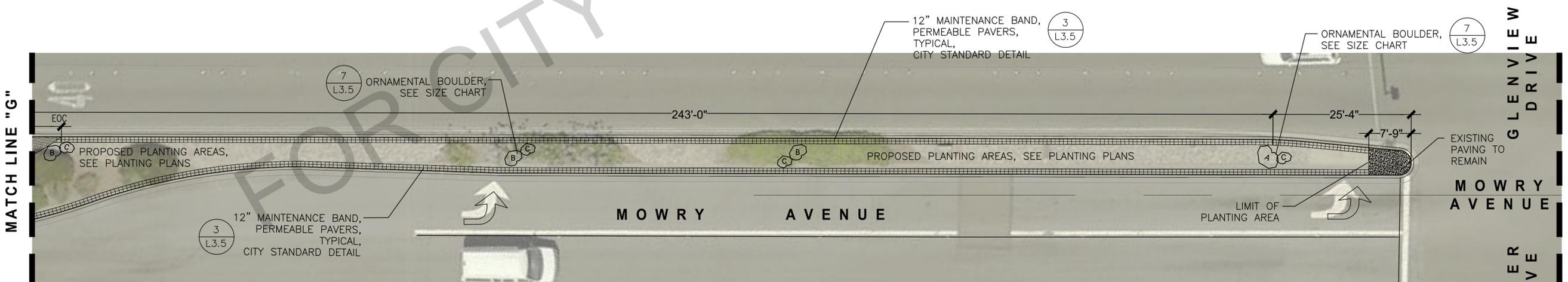
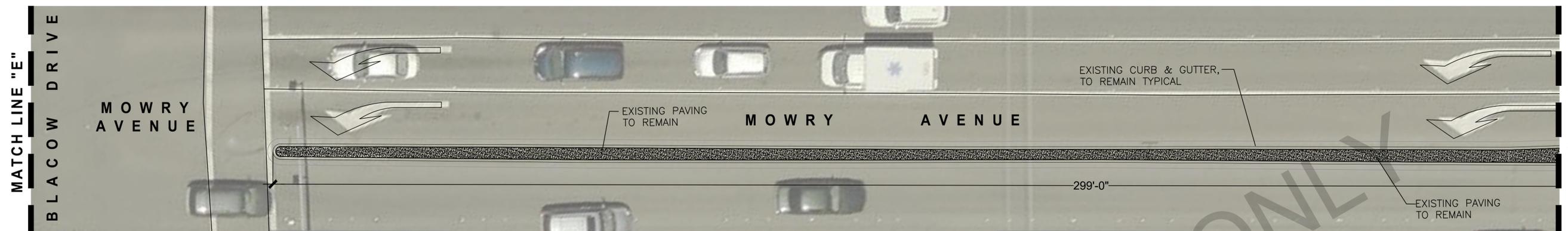
  

**Fremont**  
 CITY OF  
 REVIEWED: SENIOR LANDSCAPE ARCHITECT  
*Michael M. Meyer*

LICENSED LANDSCAPE ARCHITECT \* VIBRANT \*  
 ROGER L. RAUENSTAD  
 No. 3509  
 STATE OF CALIFORNIA

MOWRY AVENUE MEDIAN  
PAVEMENT LAYOUT PLAN



NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

PLOT DATE: Apr 05, 2018 - 5:09pm FILE: T:\LANDARCH\PROJECT DIRECTORY\T\PCW8889 Water Conservation & Median Upgrades\DWG\Plan Set\8889-L2.1-L2.4 LYOT.dwg

NO.	DATE	REVISION	BY	APPD

LAYOUT PLAN - BLACOW DR. TO GLENWOOD ST.  
COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

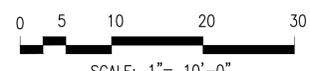
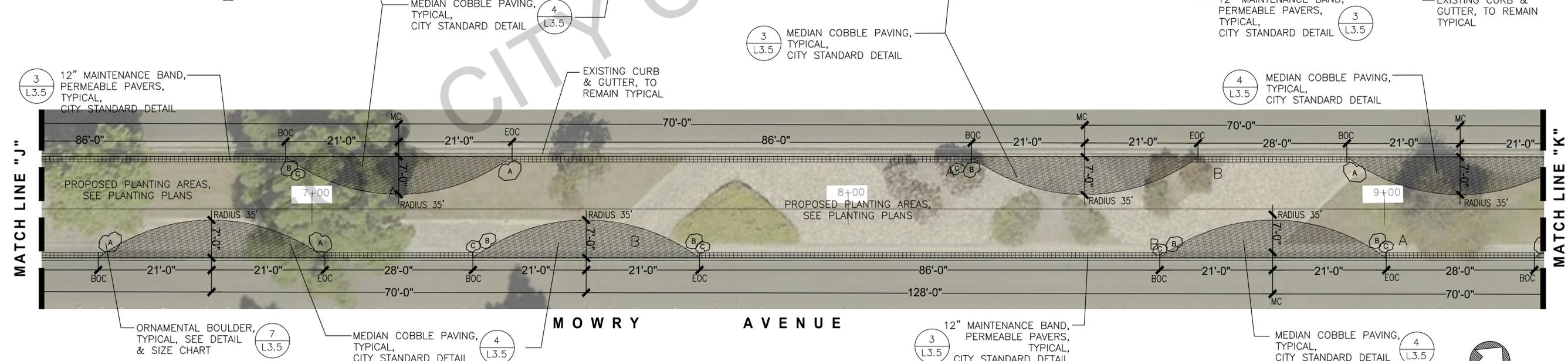
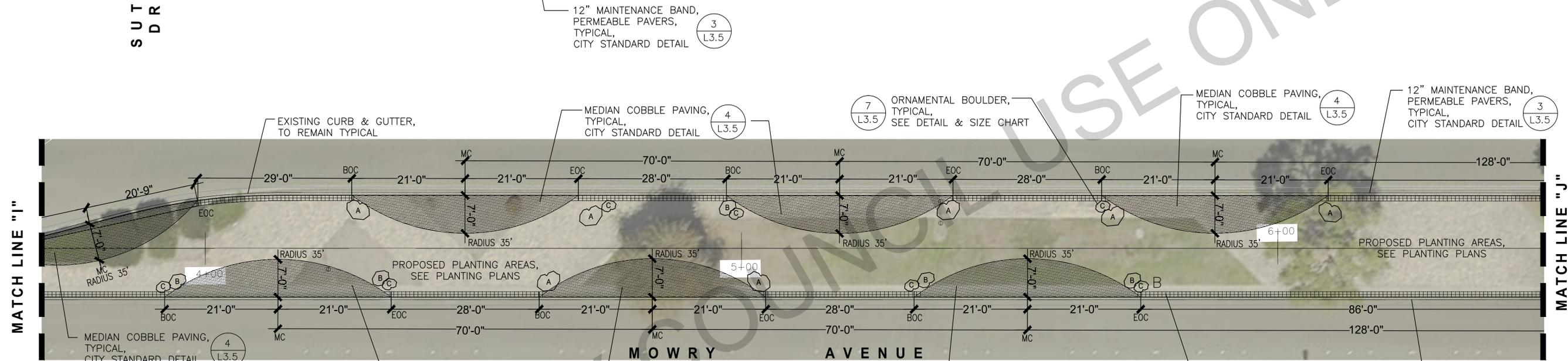
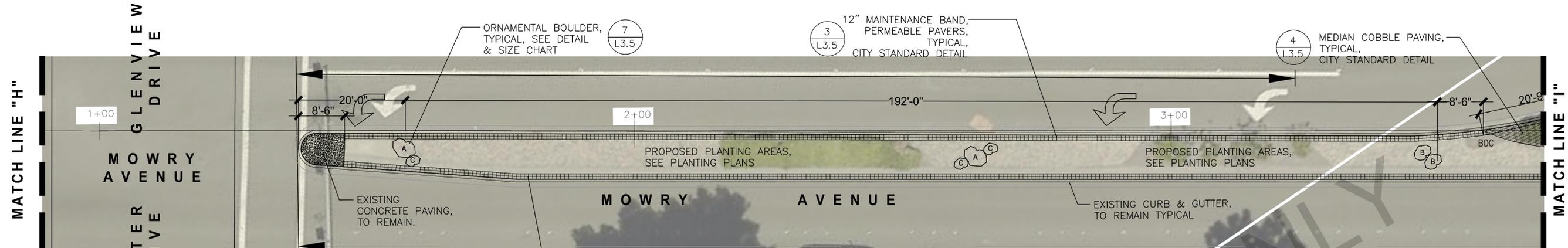
RECOMMENDED PROJECT MANAGER  
*Abraham S. Mayra*

**Fremont**  
CITY OF

REVIEWED: SENIOR LANDSCAPE ARCHITECT  
*Michael M...*

CITY PROJECT:	SCALE:
FED PROJECT:	
DESIGNED BY: ABM	CHECKED BY: MAM
DRAWN BY: ABM	DATE: 04/05/18

MOWRY AVENUE MEDIAN PAVEMENT LAYOUT PLAN



NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

PLOT DATE: Apr 05, 2018 5:15pm FILE: T:\LANDARCH\PROJECT\_DIRECTORY\TPWC8889 Water Conservation & Median Upgrades (DWG) Plan Set\8889-L2.1-L2.4 L\01.dwg

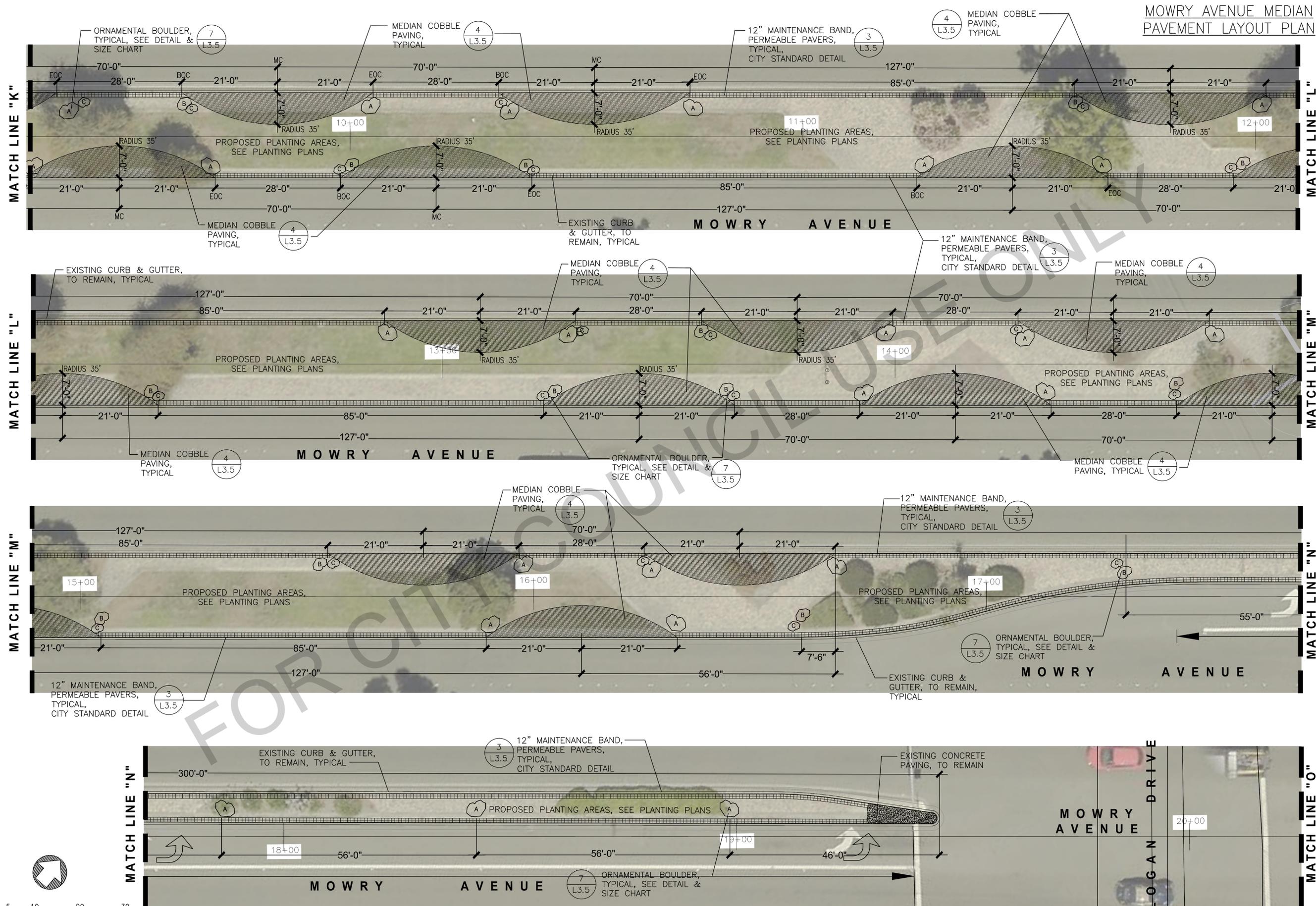
APPD	
BY	
REVISION	
DATE	
No.	◁ ◁ ◁ ◁



LAYOUT PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 1  
 COMMUNITY SERVICES DEPARTMENT  
 LANDSCAPE ARCHITECTURE DIVISION  
 REVIEWED: SENIOR LANDSCAPE ARCHITECT  
 RECOMMENDED - PROJECT MANAGER  
 DATE

CITY OF Fremont  
 CHECKED BY: MAM  
 DESIGNED BY: ABM  
 DRAWN BY: ABM  
 DATE: 04/05/18

PLOT DATE: Apr 05, 2018 -- 5:34pm FILE: T:\LANDARCH\PROJECT DIRECTORY\T.PWC8583 Water Conservation & Median Upgrades\DWG\Plan Set\8689 - L2.1-L2.4 LYOT.dwg



NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH. 0 1" 1'

APPD	BY	REVISION	DATE	No.
				1
				2
				3
				4

<b>LAYOUT PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 2</b>	
COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE DIVISION	
REVIEWED: SENIOR LANDSCAPE ARCHITECT	DATE
RECOMMENDED - PROJECT MANAGER	DATE
<i>Michael B. Meyer</i>	

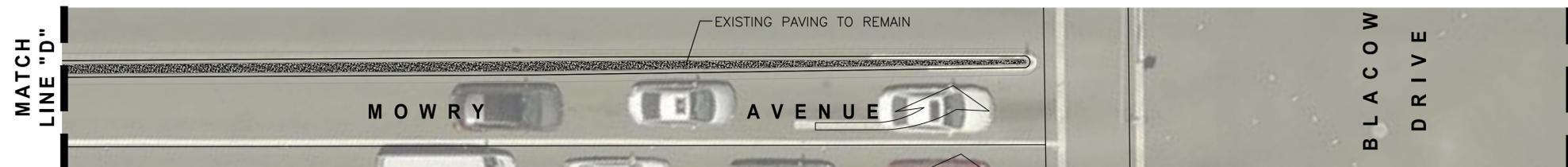
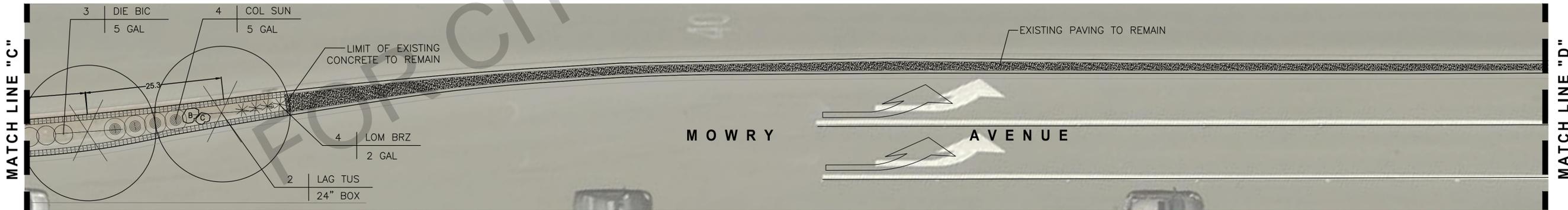
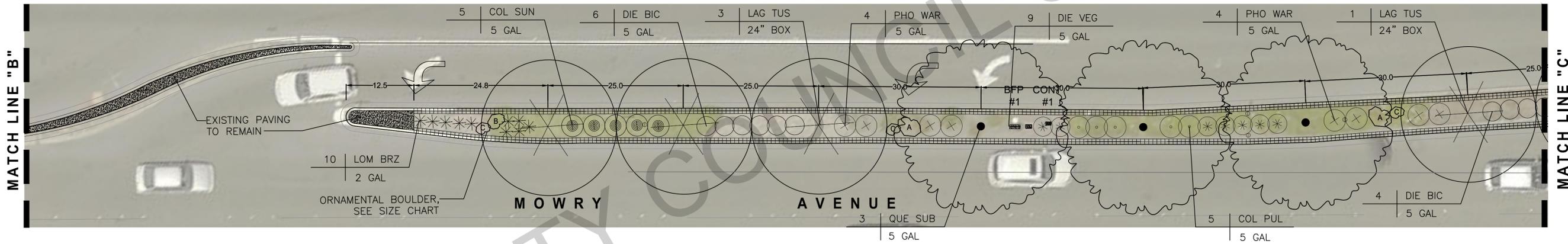
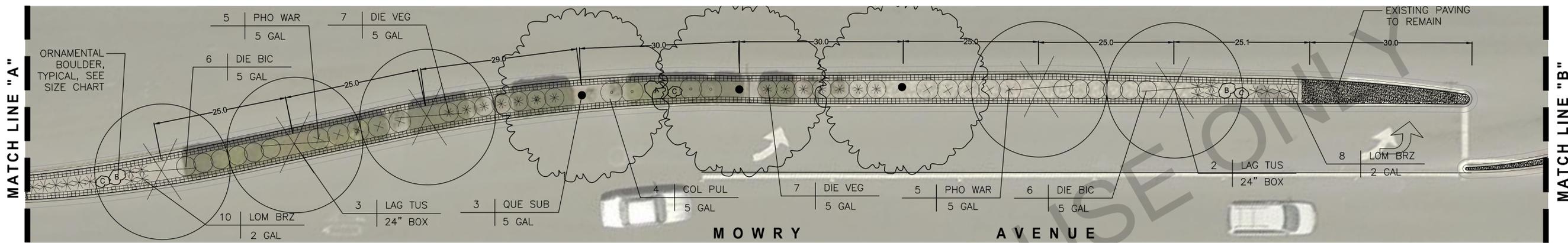
  

SCALE:	CITY PROJECT:
FED PROJECT:	CHECKED BY: MAM
DESIGNED BY: ABM	DATE: 04/05/2018
DRAWN BY: ABM	

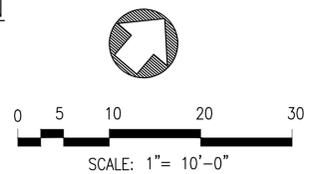
  

DRAWING:	
<b>L2.4</b>	
SHEET 10 OF 22	

PLOT DATE: Apr 04, 2018 - 6:10pm FILE: T:\LANDARCH\PROJECT DIRECTORY\PCW8889 Water Conservation & Median Upgrades\DWG\Plan\_Set\8889-L3.1-L3.4 PLANT.dwg



MOWRY AVENUE MEDIAN PLANTING PLAN



NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH. 0 1 1"

NO.	DATE	REVISION	BY	APPD



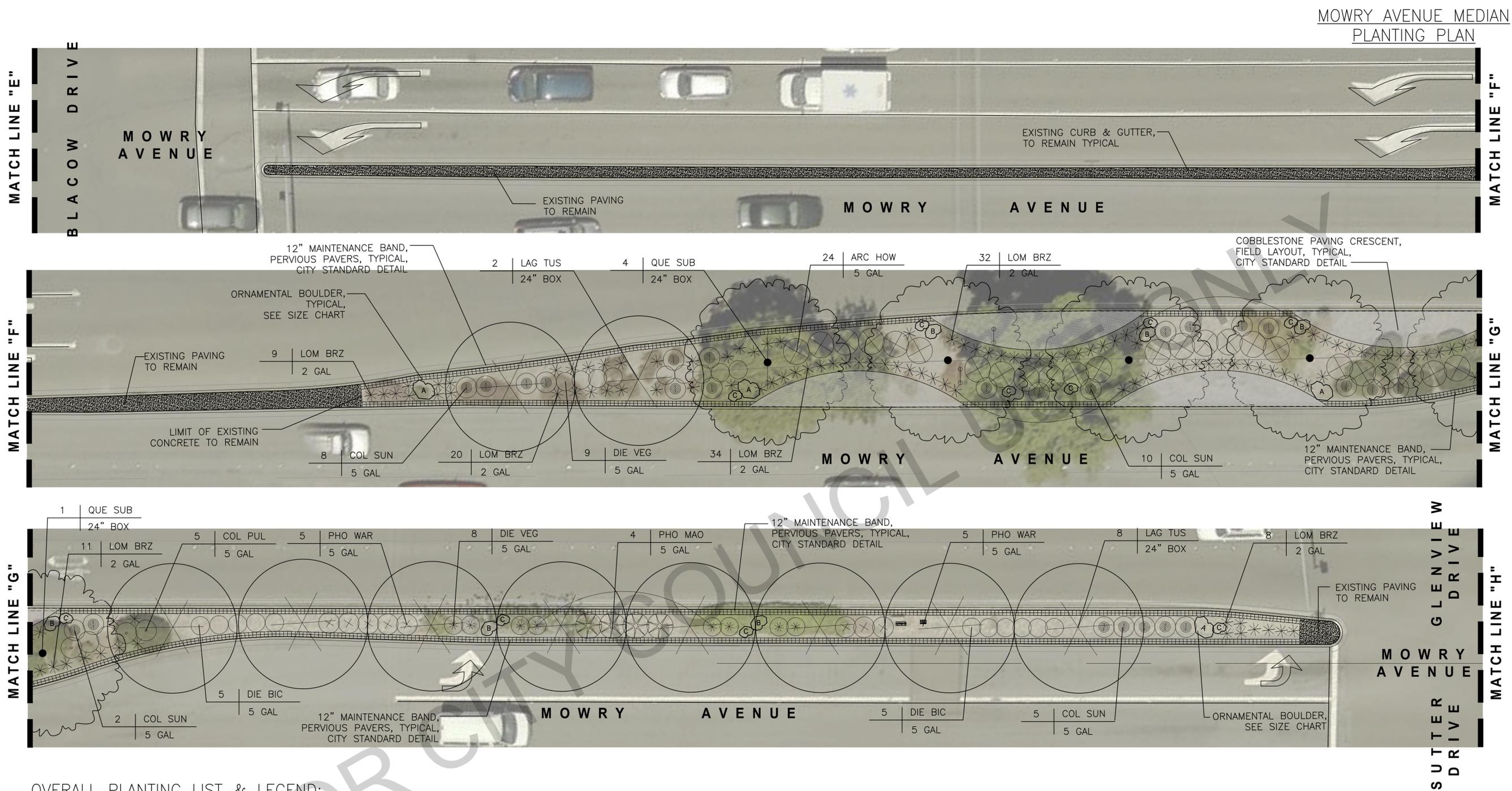
PLANTING PLAN - FARWELL DR. TO BLACOW DR.  
 COMMUNITY SERVICES DEPARTMENT  
 LANDSCAPE ARCHITECTURE DIVISION  
 REVIEWED: PROJECT MANAGER  
 DATE



CITY PROJECT:  
 FED PROJECT:  
 DESIGNED BY: ABM  
 DRAWN BY: ABM  
 CHECKED BY: MAM  
 DATE: 04/05/18

DRAWING:  
**L3.1**  
 SHEET 11 OF 22

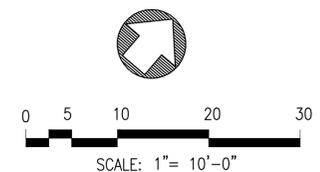
PLOT DATE: Apr 04, 2018 - 6:12pm FILE: T:\LANDARCH\PROJECT DIRECTORY\Water Conservation & Median Upgrades\DWG\Plan\_Sets\8889-L3.1-L3.4\_PLANT.dwg



**OVERALL PLANTING LIST & LEGEND:**

	SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
TREES		LAG TUS	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	46	24" BOX	SEE PLAN
		QUE SUB	QUERCUS SUBER	CORK OAK	34	24" BOX	SEE PLAN
SHRUBS		ARC HOW	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	177	5 GAL	SEE PLAN
		COL PUL	COLEONEMA PULCHRUM 'COMPACT FORM'	COMPACT DIOSMA	209	5 GAL	SEE PLAN
		COL SUN	COLEONEMA PULCHRUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	205	5 GAL	SEE PLAN

	SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
GRASSES		DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	63	5 GAL	SEE PLAN
		DIE VEG	DIETES VEGETA	AFRICAN IRIS	88	5 GAL	SEE PLAN
		LOM BRZ	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	681	2 GAL	SEE PLAN
		PHO MAO	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	9	5 GAL	SEE PLAN
		PHO WAR	PHORMIUM 'RAINBOW WARRIOR'	RAINBOW WARRIOR NEW ZEALAND FLAX	45	5 GAL	SEE PLAN



NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH. 0 |-----| 1"

NO.	DATE	REVISION	BY	APPD



**PLANTING PLAN - BLACOW DR. TO GLENWOOD ST.**

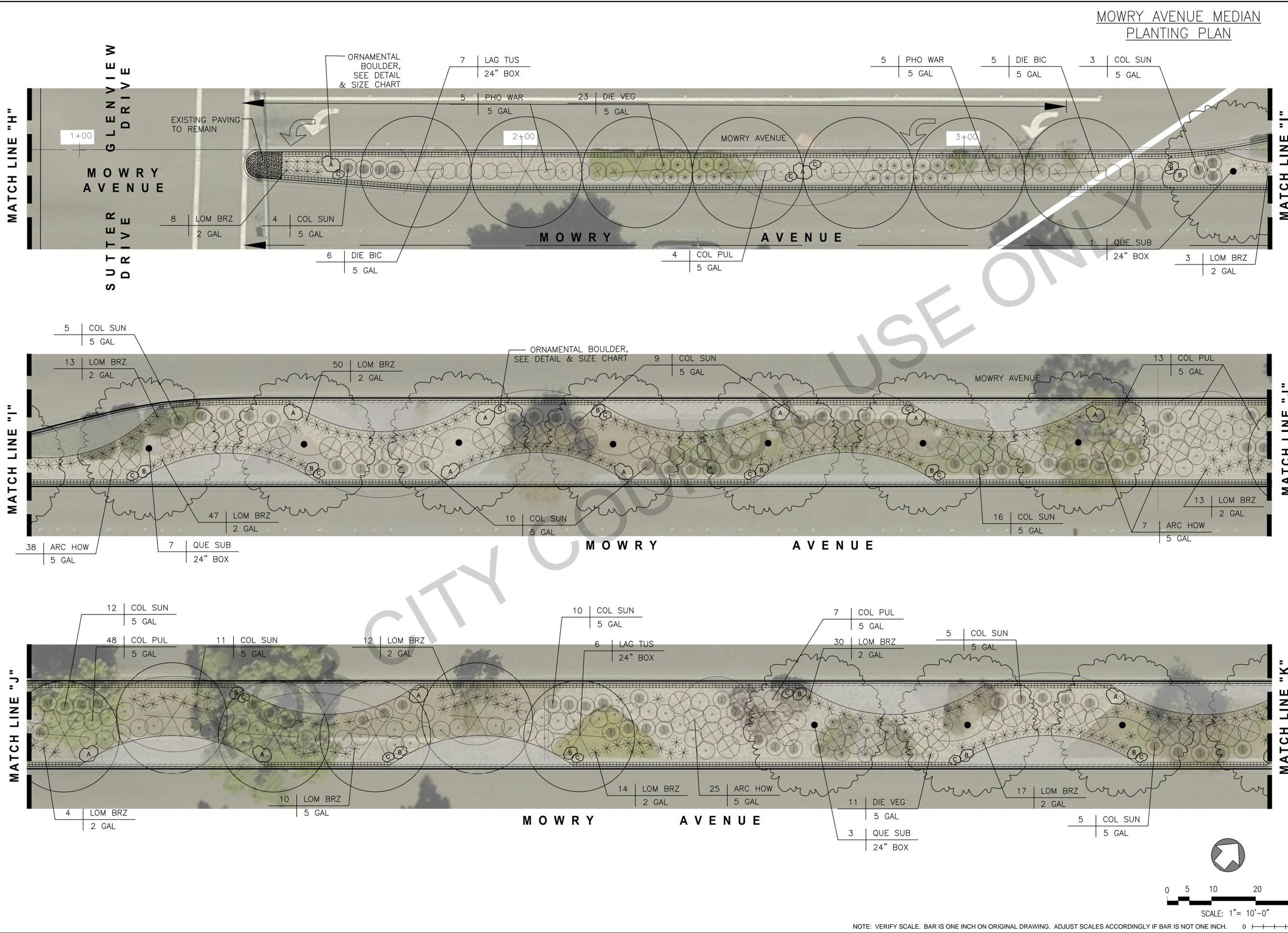
COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

REVIEWED: *Michael M...* PROJECT MANAGER  
DATE: \_\_\_\_\_

REVIEWED: *Michael M...* ARCHITECT  
DATE: \_\_\_\_\_

CITY PROJECT:	
FED PROJECT:	
DESIGNED BY:	ABM
CHECKED BY:	MAM
DRAWN BY:	ABM
DATE:	04/05/18

FILE: T:\LANDARCH\PROJECT DIRECTORY\T\WC8889 Water Conservation & Median Upgrades\DWG\Plan\_Sets\L3.1-L3.4 PLANT.dwg  
 PLOT DATE: Apr 04, 2018 - 6:14pm



MOWRY AVENUE MEDIAN  
PLANTING PLAN

APPD	
BY	
REVISION	
DATE	
No.	△

LANDSCAPE ARCHITECT  
 RAVENSTAD  
 No. 3509  
 LICENSED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

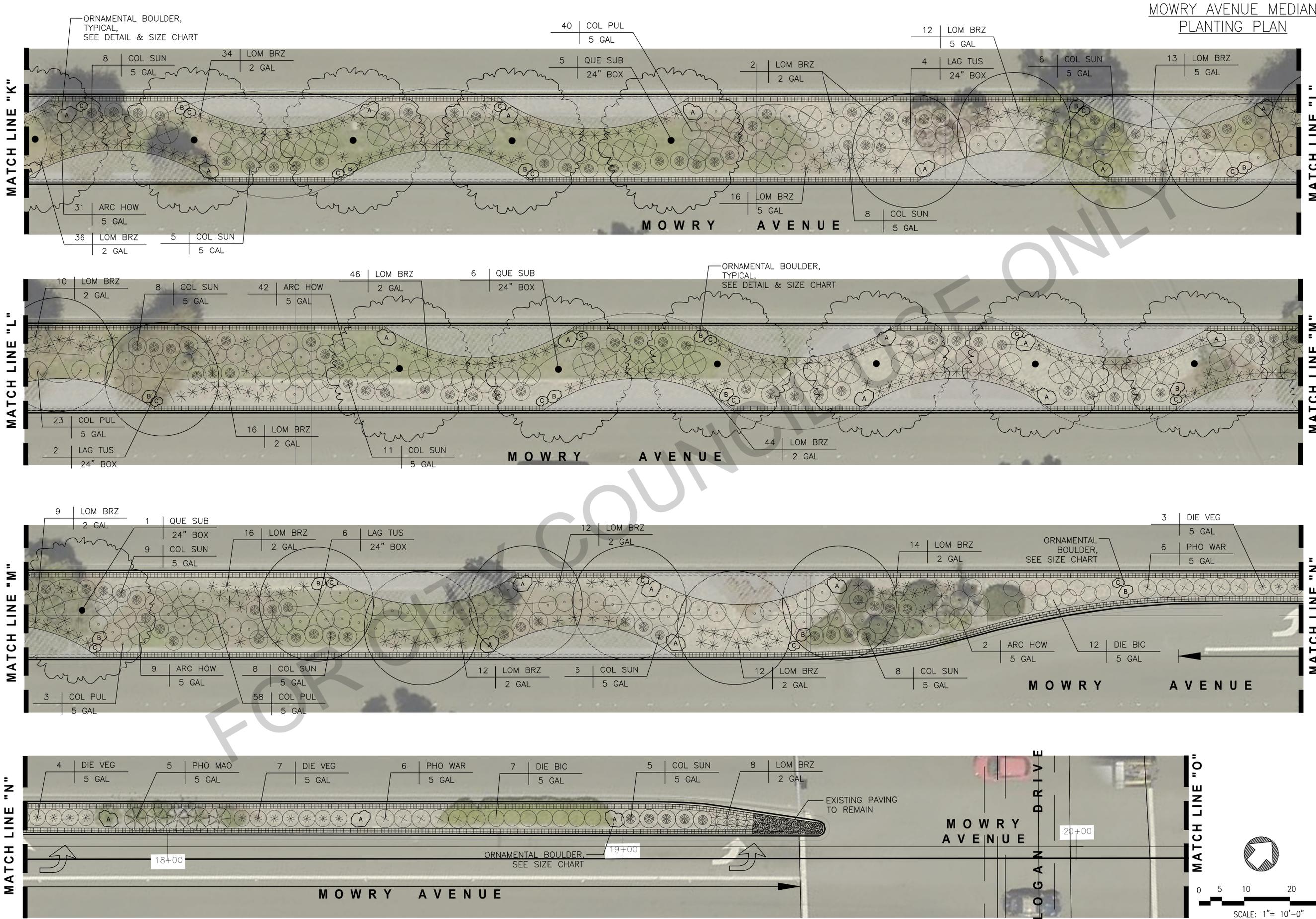
PLANTING PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 1  
 COMMUNITY SERVICES DEPARTMENT  
 LANDSCAPE ARCHITECTURE DIVISION  
 RECOMMENDED -- PROJECT MANAGER  
 DATE

CITY PROJECT:	
FED PROJECT:	
DESIGNED BY:	ABM
CHECKED BY:	MAM
DRAWN BY:	ABM
DATE:	05/05/18

DRAWING:  
**L3.3**  
 SHEET 13 OF 22

NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

PLOT DATE: Apr 04, 2018 - 6:16pm FILE: T:\LANDARCH\PROJECT DIRECTORY\PROJECT\WATER Conservation & Median Upgrades\DWG\Plan\_Set\8889- L3.1-L3.4 PLANT.dwg



APPD				
BY				
REVISION				
DATE				
No.	△	△	△	△

**PLANTING PLAN - GLENWOOD ST. TO LOGAN DRIVE - PART 2**

COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

RECOMMENDED - PROJECT MANAGER: *Chelsea S. Meyer*

DATE: \_\_\_\_\_

REVIEWED: SENIOR LANDSCAPE ARCHITECT: *M. M. M.*

DATE: \_\_\_\_\_

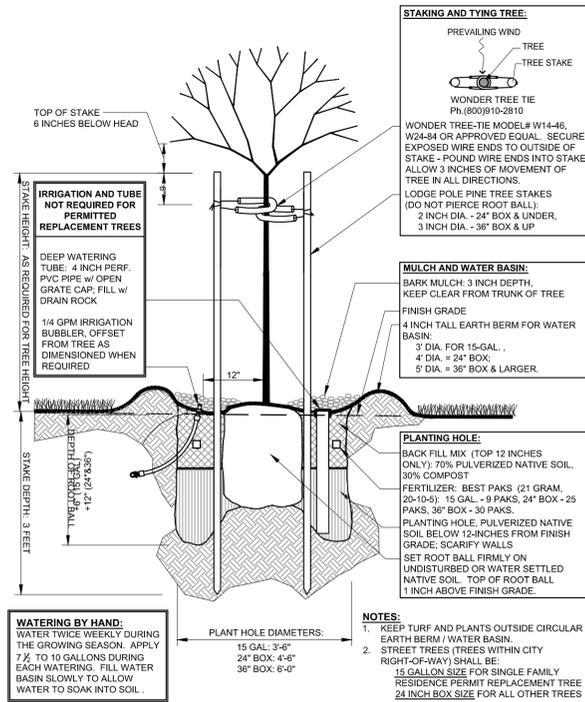
CITY OF **Fremont**

CITY PROJECT: \_\_\_\_\_  
FED PROJECT: \_\_\_\_\_  
DESIGNED BY: ABM  
DRAWN BY: ABM  
CHECKED BY: MAM  
DATE: 04/05/18

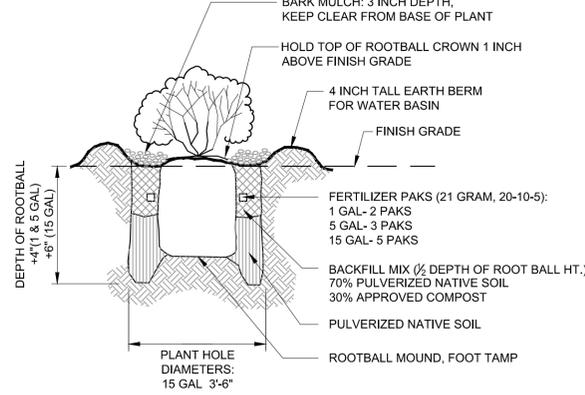
DRAWING: **L3.4**

SHEET 14 OF 22

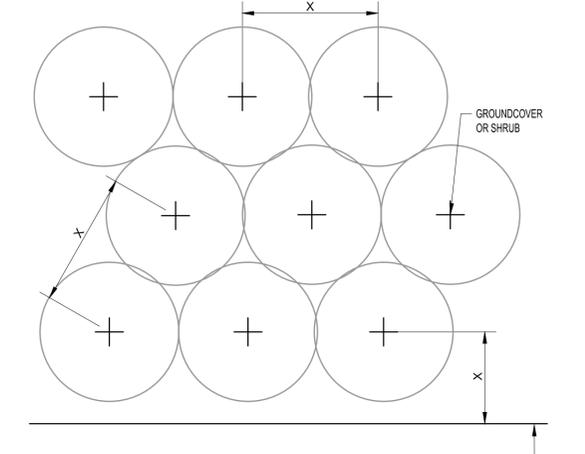
NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH. 0 1" 1"



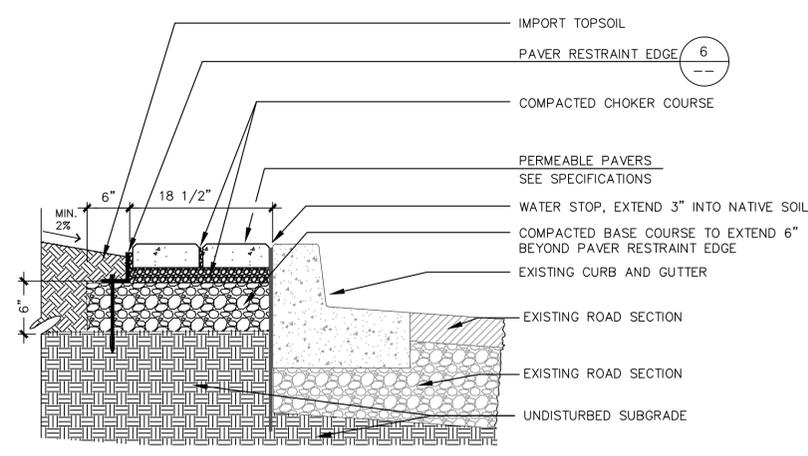
**1 STANDARD TREE PLANTING**  
SECTION NTS



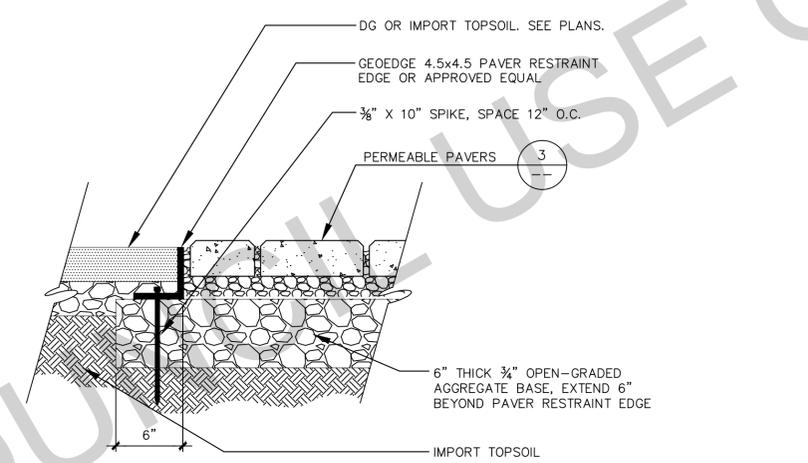
**2 SHRUB PLANTING**  
SECTION NTS



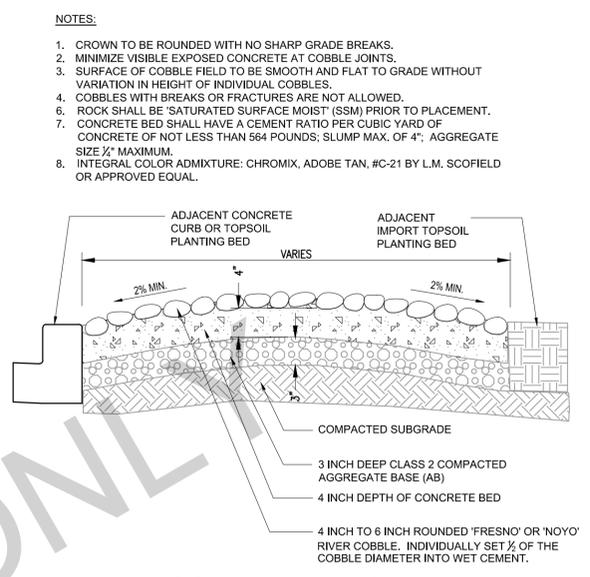
**5 SHRUB & GROUNDCOVER LAYOUT**  
SECTION NTS



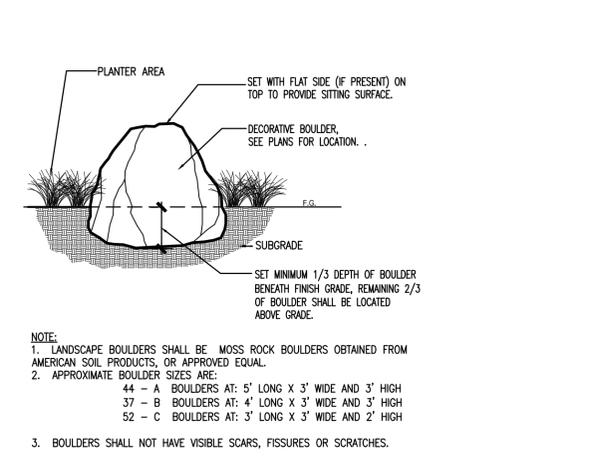
**3 12\"/>**



**6 PAVER RESTRAINT EDGE**  
SECTION NTS



**4 MEDIAN COBBLE PAVING**  
SECTION NTS



**7 ORNAMENTAL BOULDERS**  
SECTION NTS

APPD	BY	REVISION	DATE	No.

<b>PLANTING DETAILS</b> COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE DIVISION	
REVIEWED: SENIOR LANDSCAPE ARCHITECT 	RECOMMENDED - PROJECT MANAGER 
CITY PROJECT: FED PROJECT: DESIGNED BY: DRAWN BY:	CHECKED BY: DATE:
SCALE:	DATE: 04/05/18

<b>Fremont</b> CITY OF	
DRAWING:	
<b>L3.5</b>	
SHEET 15 OF 22	

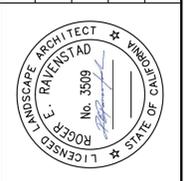
**IRRIGATION NOTES**

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR, IN COORDINATION WITH THE OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO VERIFY OR PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH SCOTCHLOCK Y-SPRING CONNECTOR.
- INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL GREEN PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE CARSON.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.
- THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:  
A. BUBBLERS= 30 PSI
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE BUBBLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: 25 GPM
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

**IRRIGATION LEGEND**

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	570S/FB-25-PC	TORO BUBBLER	0.25	30	TRICKLE
	570S/FB-50-PC	TORO BUBBLER (2 PER TREE)	0.5	30	TRICKLE
	2000 SERIES	GRISWOLD REMOTE CONTROL VALVE			
	HQ-44-LRC-AW	HUNTER QUICK COUPLING VALVE			
	2160-1"	GRISWOLD MASTER CONTROL VALVE W/PRESSURE REGULATOR (NORMALLY OPEN)			
	FM-1B	CALSENSE FLOW SENSOR (5 GPM MINIMUM, 81 GPM MAXIMUM)			
	T-113-K SERIES	NIBCO GATE VALVE			
	825-Y-1.5"	FEBCO REDUCED PRESSURE BACKFLOW ASSEMBLY (CONTROLLER A)			
	825-Y-1"	FEBCO REDUCED PRESSURE BACKFLOW ASSEMBLY (CONTROLLER B)			
	ET3000e-8-LR-RRe-SSE-R	CALSENSE CONTROLLER (ET3000e CONTROLLER) WITH LOCAL RADIO COMMUNICATION, INTEGRATED RADIO REMOTE RECEIVER BOARD, TRANSIENT PROTECTION BOARD, A.C. LINE PROTECTION, AND DOME ANTENNA IN A CALSENSE STAINLESS STEEL ENCLOSURE.			
	ET3000e-24-LR-RRe-SSE-R	CALSENSE CONTROLLER (ET3000e CONTROLLER) WITH LOCAL RADIO COMMUNICATION, INTEGRATED RADIO REMOTE RECEIVER BOARD, TRANSIENT PROTECTION BOARD, A.C. LINE PROTECTION, AND DOME ANTENNA IN A CALSENSE STAINLESS STEEL ENCLOSURE.			
		CONTROLLER AND STATION NUMBER			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE:	2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 24" COVER.		
		LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER.		
		SLEEVING:	CLASS 315 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS. SIZE AS SHOWN.		

APPD	
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REVISION	
DATE	
No.	◀ ▶ ◀ ▶



**IRRIGATION NOTES & LEGEND**  
 COMMUNITY SERVICES DEPARTMENT  
 LANDSCAPE ARCHITECTURE DIVISION  
 RECOMMENDED - PROJECT MANAGER  
*Andrew R. Meyer*

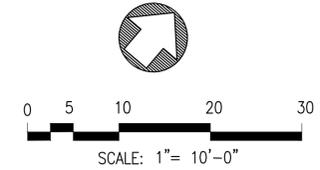
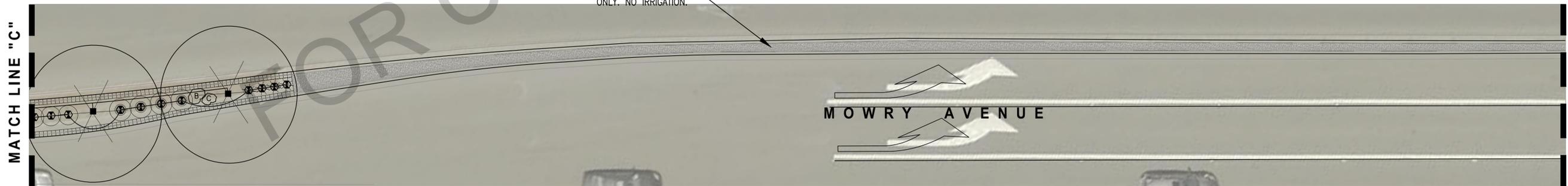
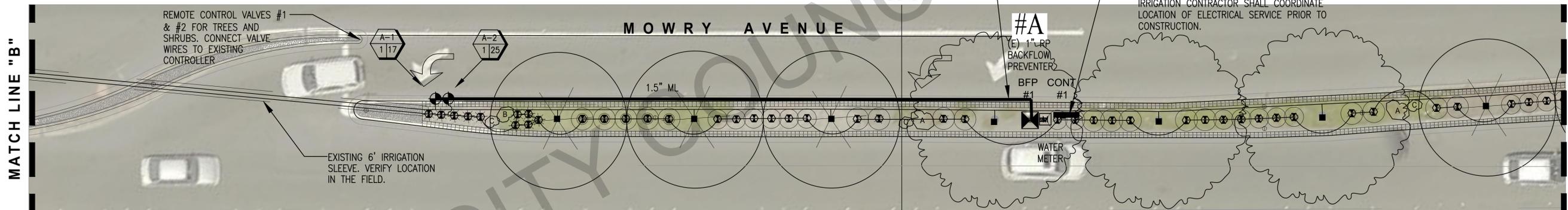
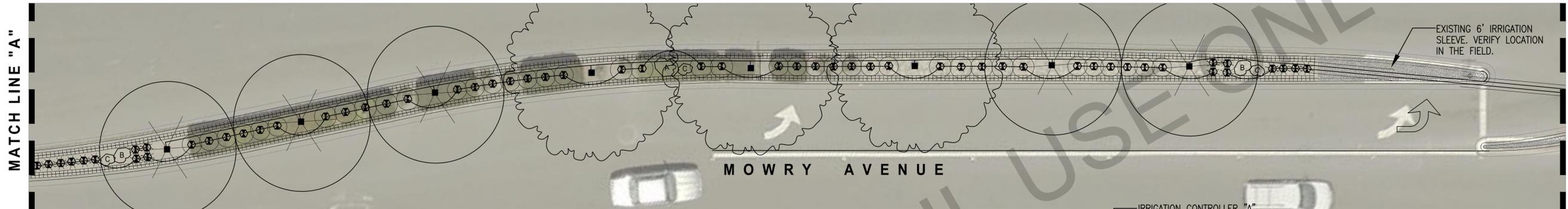
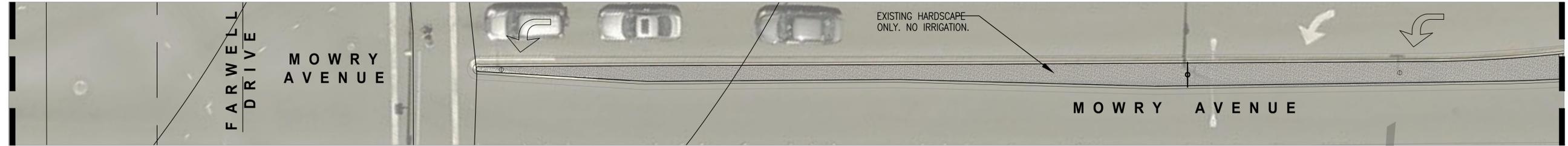
**Fremont**  
 CITY OF  
 REVIEWED: SENIOR LANDSCAPE ARCHITECT  
*Mark M...*

SCALE:  
 CITY PROJECT:  
 FED PROJECT:  
 DESIGNED BY: ABM  
 DRAWN BY: ABM  
 CHECKED BY: MAM  
 DATE: 04/05/18

DRAWING:  
**L4.0**  
 SHEET 16 OF 22

PLOT DATE: Apr 04, 2018 - 6:28pm FILE: T:\LANDARCH\PROJECT DIRECTORY\T\PC8889 Water Conservation & Median Upgrades\DWG\Plan Set\8889 - L4.5-4.6 IRRIG.DWG

MOWRY AVENUE MEDIAN  
IRRIGATION PLAN



NO.	DATE	REVISION	BY	APPD



**IRRIGATION PLAN\_FARWELL\_TO\_BLAOW**

COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

**CITY OF Fremont**

REVIEWED: SENIOR LANDSCAPE ARCHITECT DATE: 04/05/18  
RECOMMENDED - PROJECT MANAGER

CITY PROJECT:	CHECKED BY:	DATE:
FED PROJECT:	MAM	04/05/18
DESIGNED BY:	ABM	
DRAWN BY:	ABM	

L4.1

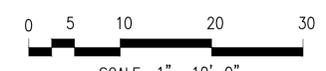
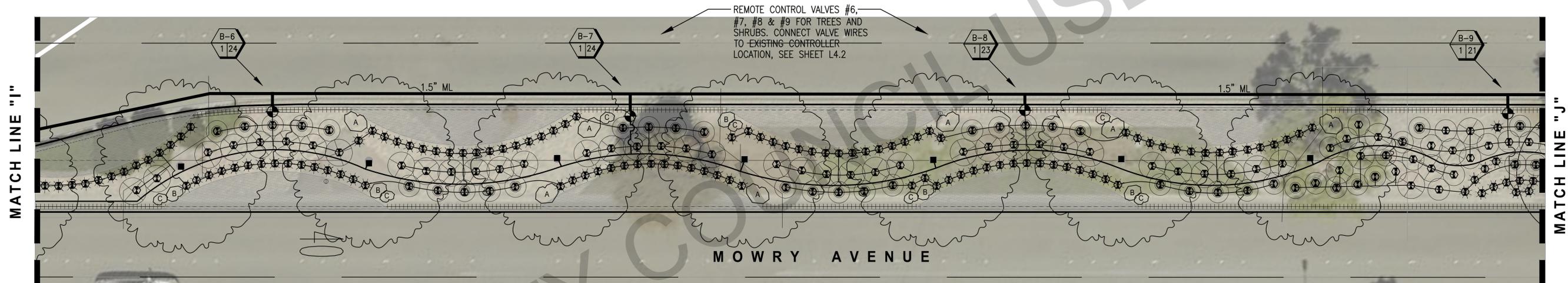
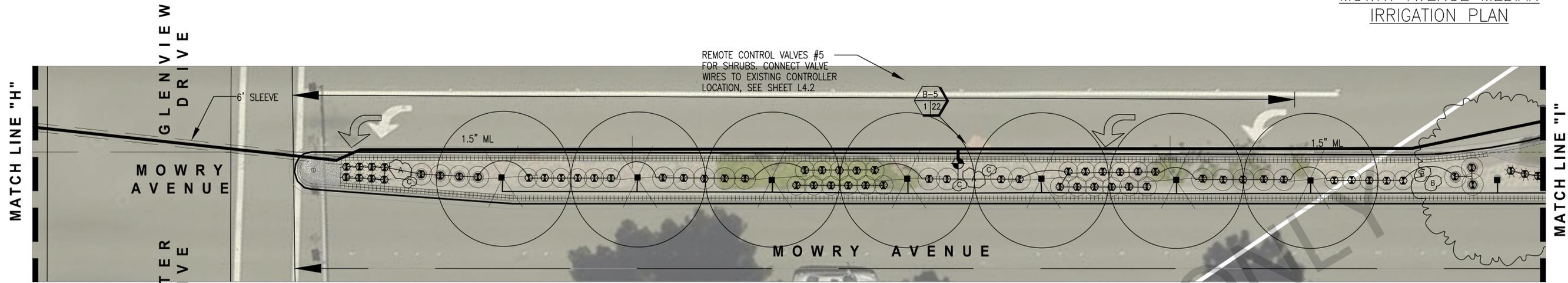
SHEET 17 OF 22

PLOT DATE: Apr 04, 2018 - 6:25pm FILE: T:\LANDARCH\PROJECT DIRECTORY\T\WC8889 Water Conservation & Median Upgrades\DWG\Plan\_Set\8889-L4.1-4.4 IRRG.dwg

NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH. 0 1"



MOWRY AVENUE MEDIAN  
IRRIGATION PLAN



NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

APPD	BY	REVISION	DATE	No.
				△
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IRRIGATION\_PLAN\_GLENVIEW\_TO\_MIDBLOCK  
COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

RECOMMENDED - PROJECT MANAGER  
*Michael S. Meyer*

CITY OF  
**Fremont**

REVIEWED: SENIOR LANDSCAPE ARCHITECT  
*Madeline*

SCALE:  
CITY PROJECT:  
FED PROJECT:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
DATE:

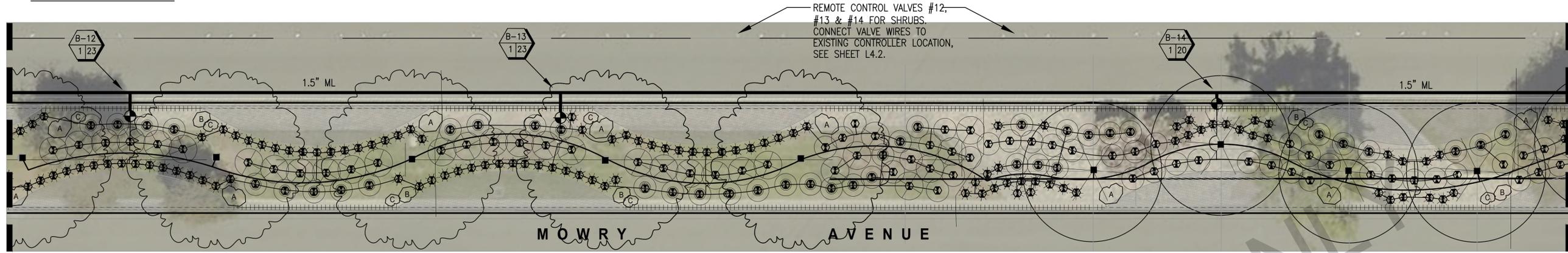
ABM  
MAM  
04/05/18

DRAWING:  
**L4.3**  
SHEET 19 OF 22

FILE: T:\LANDARCH\PROJECT DIRECTORY\T\TWC8889 Water Conservation & Median Upgrades\DWG\Plan Set\8889-L4.1-4.4 IRRG.dwg  
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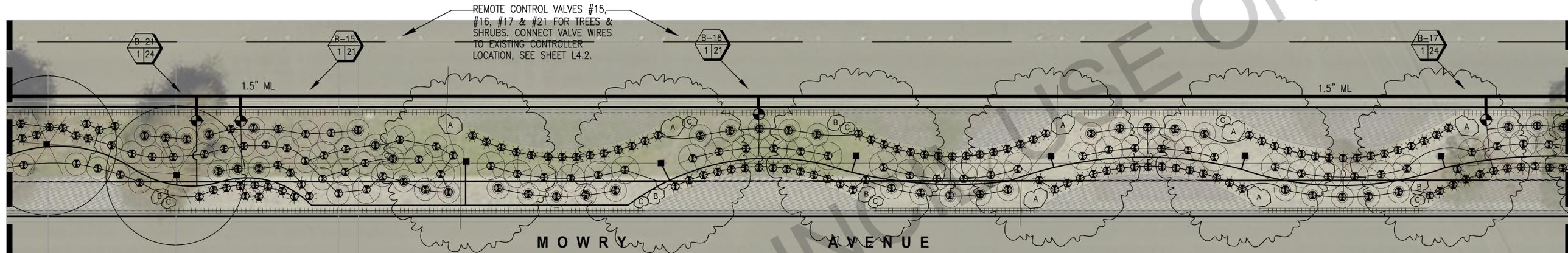
MOWRY AVENUE MEDIAN  
IRRIGATION PLAN

MATCH LINE "K"



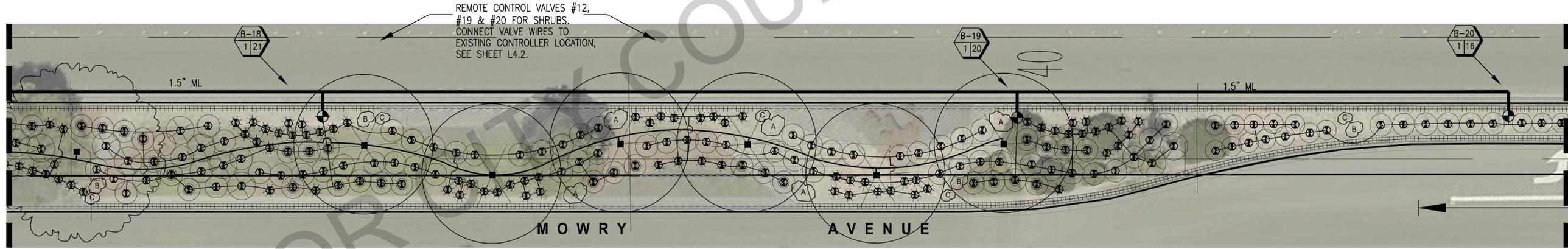
MATCH LINE "L"

MATCH LINE "L"



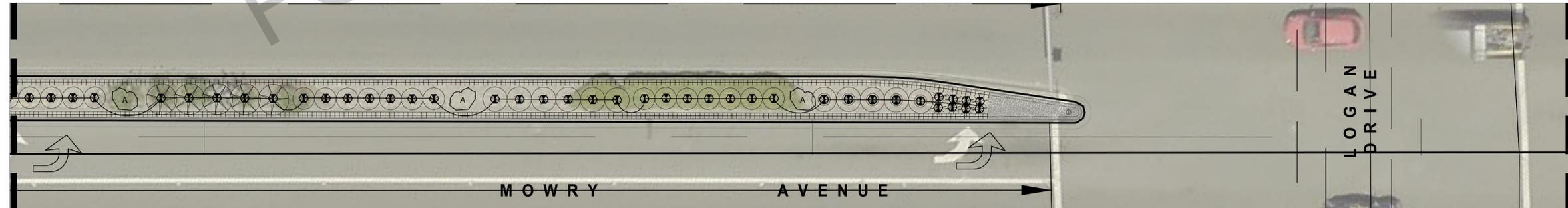
MATCH LINE "M"

MATCH LINE "M"

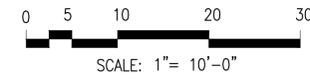


MATCH LINE "N"

MATCH LINE "N"



MATCH LINE "O"



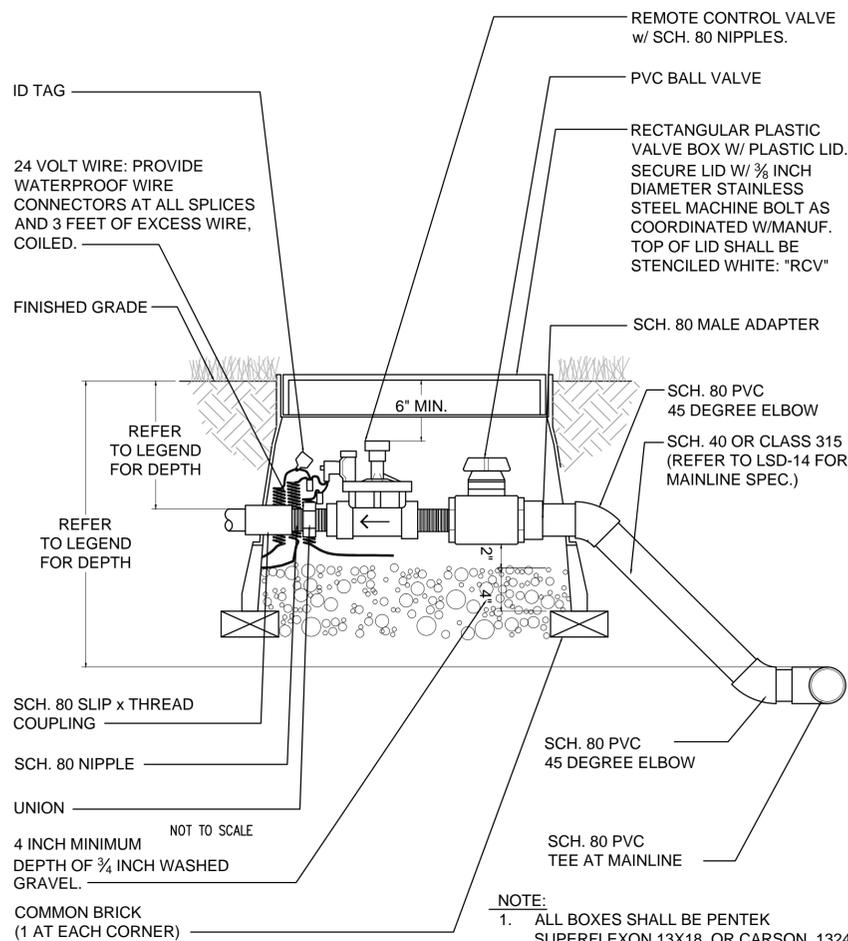
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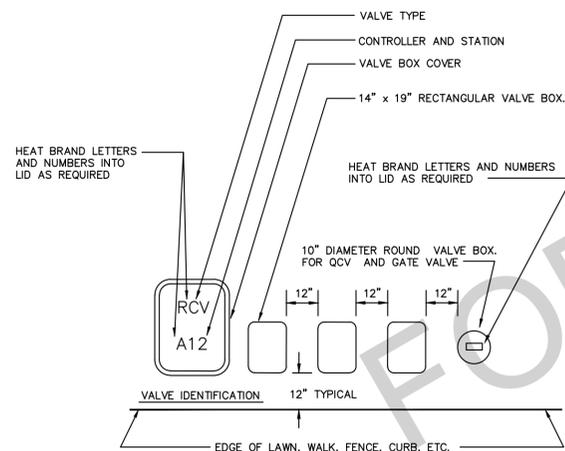
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		ABM	ABM	XX	04/05/18
DRAWING: <b>L4.4</b>					
SHEET 20 OF 22					
<p>IRRIATION_PLAN_MID-BLOCK_TO_LOGAN</p> <p>COMMUNITY SERVICES DEPARTMENT</p> <p>LANDSCAPE ARCHITECTURE DIVISION</p> <p>RECOMMENDED - PROJECT MANAGER</p> <p>DATE</p>					
<p>CITY OF <b>Fremont</b></p> <p>REVIEWED: SENIOR LANDSCAPE ARCHITECT</p> <p>DATE</p>					
<p>LANDSCAPE ARCHITECT * VINNITUS</p> <p>ROGER E. RAVENSTAD</p> <p>No. 3599</p> <p>LICENSED LANDSCAPE ARCHITECT</p>					
BY	APPD	REVISION	DATE	No.	
				△	



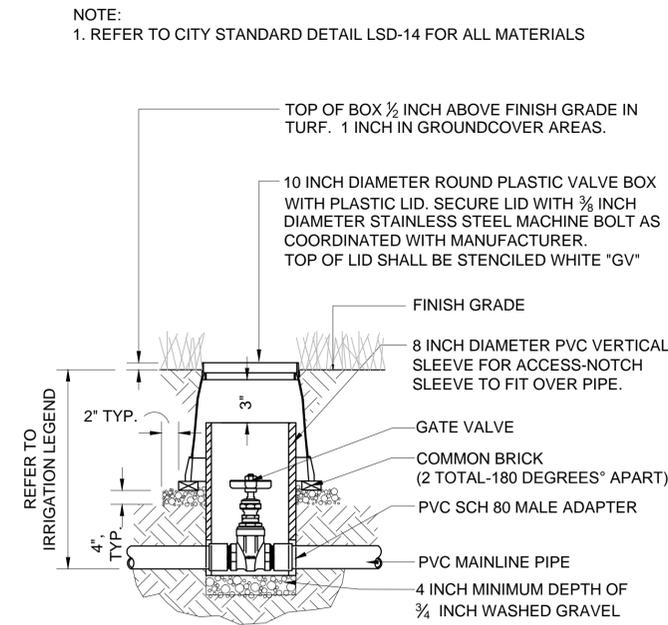
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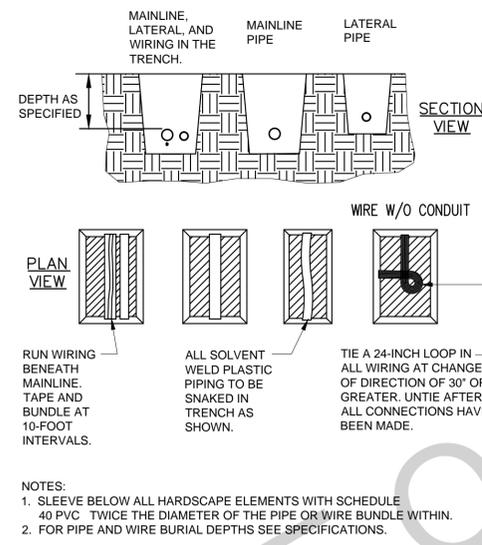
**F REMOTE CONTROL VALVE W/ BALL VALVE**



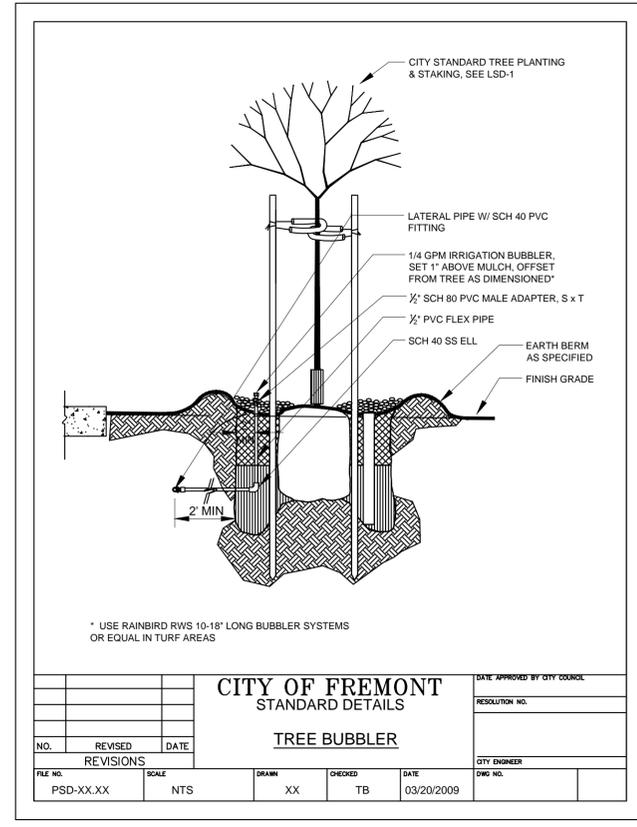
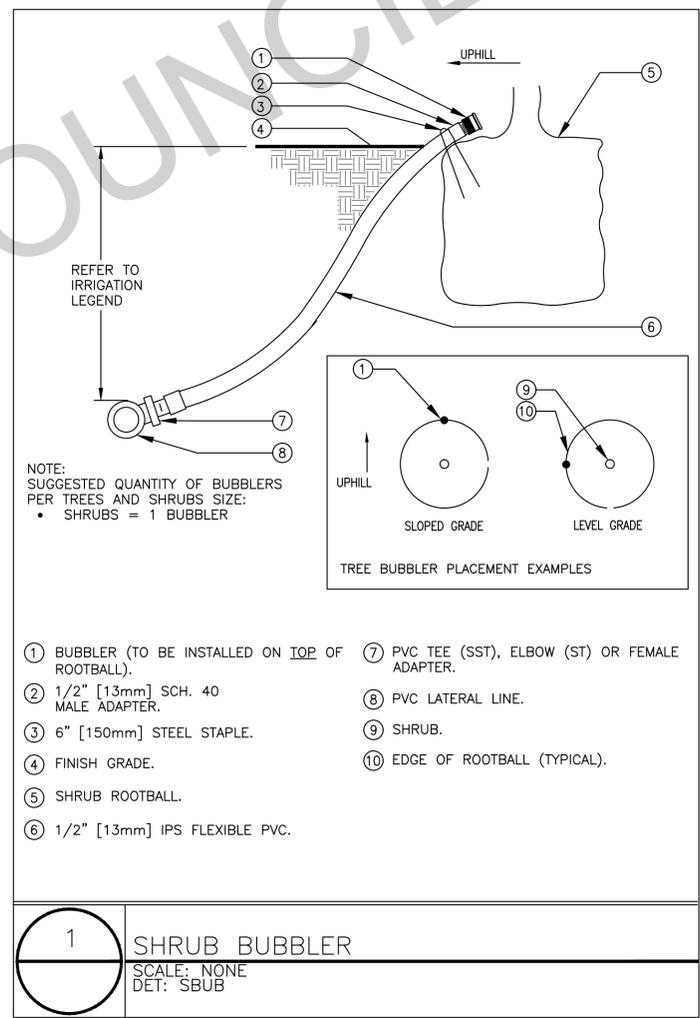
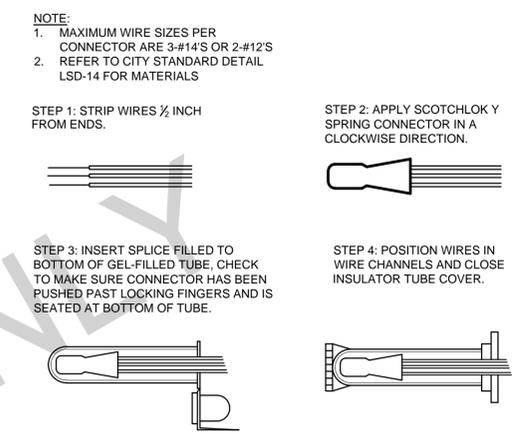
- INSTRUCTIONS:**
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
  - SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
  - SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
  - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
  - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
  - INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.



**H TRENCH**  
NOT TO SCALE



**I WIRE SPLICE**  
NOT TO SCALE



APPD				
BY				
REVISION				
DATE				
No.	1	2	3	4

**IRRIGATION DETAILS**

COMMUNITY SERVICES DEPARTMENT  
LANDSCAPE ARCHITECTURE DIVISION

RECOMMENDED - PROJECT MANAGER  
*Andrew R. Meyer*

**CITY OF Fremont**

REVIEWED: SENIOR LANDSCAPE ARCHITECT  
*M. M. M.*

CITY PROJECT:		DATE:	
FED PROJECT:		DATE:	
DESIGNED BY:	ABM	DATE:	04/05/18
CHECKED BY:	MAM		
DRAWN BY:	ABM		

**DRAWING: L4.6**

SHEET 22 OF 22