

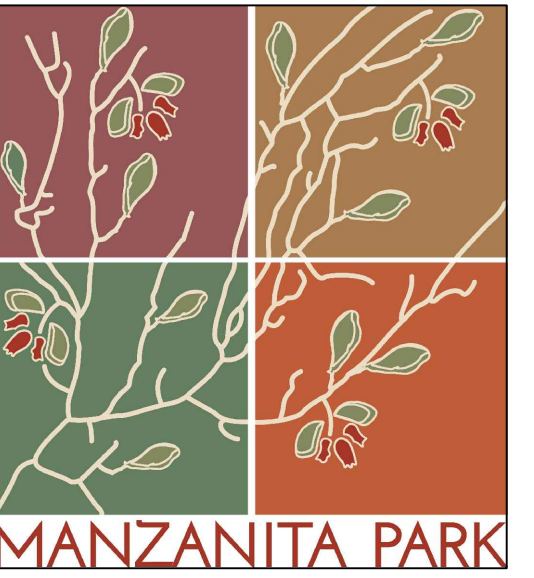
NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING

AMENITY LOCATION AND DESCRIPTION

- | | |
|--|---|
| 1. tot lot for 6-12 year olds with seating area | 10. community building with seating area and arbor (Tier 3) |
| 2. tot lot for 2 - 6 year olds with seating area | 11. shade structure (Tier 2) |
| 3. two BBQ Islands w/ drop in electric grill(s) (Tier 2) | 12. game table w/ shade structure (Tier 2) |
| 4. basketball half court w/ picnic table and bench (Tier 2) | 13. bench nodes @ paseo, trail and tot lots (Tier 1) |
| 5. outdoor movie screen/water element w/ seating area | 14. enhanced paving for crosswalks and access streets |
| 6. water element or electric fireplace with seating area | 15. meditation garden w/ water element (Tier 1) |
| 7. water element with seating area (Tier 1) | 16. easement for future public access to commercial use |
| 8. open play lawn | 17. not used |
| 9. hog wire fence (36" high) at bio retention basins (as needed) | 18. tot lot w/ play lawn |
| | 19. bike parking |

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY	manufacturer	color/finish	size	model #
	SITESCAPES TALL GRASS 6" BENCH w/ back	18	SITESCAPES	bronze powder coat	26" x 34" x 72"	TG1-1000
	SITESCAPES TALL GRASS 4" DIAMETER TABLE	11	SITESCAPES	bronze powder coat	4" DIAMETER	TG6-3120
	MEMPHIS GRILLS 28" DROP IN ELECTRIC GRILL	3	MEMPHIS GRILLS	stainless steel	28"	VGB0001S
	HAWS FOUNTAIN DRINKING FOUNTAIN	4	HAWS	bronze mist powder coat	n/a	3500
	SITESCAPES NEW YORK 8" PICNIC TABLE	4	SITESCAPES	bronze powder coat	8'	NY6-2500-ADA
	SITESCAPES CIRCLE BIKE RACK	15	SITESCAPES	stainless steel	40"	CR2-02-SM-SF
	SITESCAPES TALL GRASS RECEPTACLE	9	SITESCAPES	bronze powder coat finish	32 gallon	TG2-3001



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

RS, LLC
HILL, CA



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REVISIONS



LANDSCAPE AMENITIES BUILDINGS 1-4

JOB NO. 201836

SCALE 1" = 30' - 0"

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DATE 2.22.21

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Technical drawings of the 'Pencil' bench, including top, front, and right side views with dimensions and callouts.

Top View: Shows the bench's width as 25.16.

Front View: Shows the bench's length as 72, total height as 37.62, and seat height as 17.

Right Side View: Shows the bench's profile with callouts 1, 2, and 3.

Note: Pencil Bench Customer Approval

TOP VIEW

30 Gallon Rubber Plastic Line with Handles

1. Support Base - 1" x 3/4" Steel Flat Bar
 2. Lid - Ø 24" x .015" Wt Steel Lid
 3. Support Base - 1" x 3/4" Steel Flat Bar
 4. Lid - Ø 24" x .015" Wt Steel Lid
 5. Surface Mount Plates - 1/4" x 1/2" Stainless Steel Plates with 3/16" Mounting Hole
 6. Dome - Ø 16" x .105" Wt Steel Dome
 7. Mounted with Three Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supply)
 8. 30 Gallon Rubber Plastic Line with Handles Included

Ø 25"
 Ø 14"

35 1/4"
 44 1/2"

BOTTOM VIEW

12 1/8"

A photograph of a set of green metal outdoor furniture, including a round table and several chairs, arranged on a paved patio area next to a brick building. The furniture has a decorative, lattice-like design on the chair backs and seats. The table is round and the chairs are square. The set is arranged on a light-colored paved surface. In the background, there is a brick wall and a window.

MODEL 3500 SHOWN
(SEE SHEET 2 FOR MODEL 3500D)



A black metal park bench with a decorative, leaf-like pattern on the backrest and armrests, situated on a paved area in a park setting.

TOP VIEW

4
5
Ø 25"
Ø 16"

1
2
35 1/4"
44 1/2"

3
4
12 1/8"

BOTTOM VIEW

1. Support Base - 1 x 3/4" Steel Flat Bar
2. Lid - Ø 24" x .075" Wall Steel Lid
3. Attached to Bracket with Stainless Steel Aircraft Cal Dome - Ø 18" x .105" Wall Steel Dome
4. Surface Mount Plate - 1/4" x 1/2" Stainless Steel Plate with 9/16" Mounting Hole
5. Mounted with Three - Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer supplied)
6. 36 Gallon Rigid Plastic Liner with Handles Included

Technical drawing of a cooking island, showing side and front views with dimensions and material callouts.

Side View Dimensions:

- Overall height: 6'
- Counter top height: 4'
- Base width: 2'-10"

Front View Dimensions:

- Overall width: 14'-7"
- Overall height: 6'
- Counter top height: 4'
- Base width (excluding side planters): 3'-7"
- Side planter width: 1'-3"
- Distance between side planters: 1'

Material Callouts:

- ledger stone (style and color to be selected)
- concrete counter top (color to be selected)
- smooth finish concrete (color to be selected)
- drop-in gas grill
- stainless steel cabinet doors

Side View Label: side view

Front View Label: front view

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

Technical drawing of a movie screen and water feature, showing front and side views with dimensions and labels.

Front View Labels:

- concrete cap (color to be selected)
- smooth finish concrete (with accent color to be selected)
- smooth finish concrete (color to be selected)
- outdoor roll up movie screen
- front view
- water jet nozzle
- ledger stone (style and color to be selected)

Side View Labels:

- recessed space for screen
- side view

Dimensions:

- Overall width: 19'
- Top concrete cap width: 2'-4"
- Screen width: 2'
- Screen height: 8'-4"
- Screen depth: 4'-6"
- Screen base width: 6'-4"
- Screen base height: 1'-6"
- Screen base depth: 3'-6"
- Screen base width (including water feature): 11'-7"
- Screen base height (including water feature): 10"

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

U movie screen and water feature

Diagram illustrating the components and dimensions of a hog wire fence section:

- 2 x 4" redwood cap
- galvanized hog wire
- 4" grid spacing
- 4 x 4" redwood post in concrete footing
- 1" redwood framing both sides
- 3'-6"
- 6' o.c.
- 2 x 4" redwood bottom stringer

use 42" high along north property line
use 36" high along bio retention basins where needed

hog wire fence

scale 1/4" = 1' - 0"

The image contains three technical drawings of a raised garden bed structure:

- top view:** Shows the plan of the garden bed. Labels include:
 - 2 x 6" cap
 - 1 x 1" trim framing both sides
 - garden lattice panel grid
 - 2 x 4" cap
 - 4 x 4" post
 - 8" fence boards
 - 1 x 4" framing trim
 - 2 X 10" kick plate
 - concrete footing or attach to retaining wall where needed
- section:** Shows a cross-section of the garden bed. Labels include:
 - 24"
 - 12" dia.
 - 5'-10"
 - 7"
- elevation:** Shows the side view of the garden bed. Labels include:
 - overlapping 8" wide fence boards
 - 1 x 4" horizontal trim both sides
 - 2 x 4" cap
 - 2 x 6" cap
 - 4 x 4" post
 - use 4" solid panels where needed on plans
 - 7'-2" o.c.
 - 2 X 10" kick plate as needed
 - 24"
 - 7'-0"
 - 4"

9'

PRECAST CONCRETE CAP

LEDGER STONE (TBS) OVER CONCRETE

1'-6"

3"

8'-6"

3"

1'-6"

2'

4" LAYER OF $\frac{3}{4}$ " DRAIN ROCK

SUB GRADE SOIL

CONCRETE FOOTING
SEE STRUCTURAL PLANS FOR DETAILS

FILL WITH GARDEN BLEND TOPSOIL MIX

1'-6"

3"

The drawing illustrates the construction of a typical arbor. The side view (top left) shows a cross-section with a total width of 22'-0" and a height of 8'-0". It features a 6" x 6" Doug. Fir post and a 4 x 8" Doug. Fir beam. The base is a reinforced concrete footing (typ.) with a width of 24" and a depth of 30". The footing is filled with Simpson CB66 galv. column base @ ea. post (typ.). The footing is also reinforced with rebar. The side view also shows a 6" x 6" Doug. Fir post and a 4 x 8" Doug. Fir beam. The front view (bottom right) shows the arbor's elevation with a total width of 22'-0" and a height of 8'-0". It features a 6" x 6" Doug. Fir post and a 4 x 8" Doug. Fir beam. The base is a reinforced concrete footing (typ.) with a width of 24" and a depth of 30". The footing is filled with Simpson CB66 galv. column base @ ea. post (typ.). The footing is also reinforced with rebar. The front view also shows a 6" x 6" Doug. Fir post and a 4 x 8" Doug. Fir beam. The drawing includes a scale of 1/4" = 1' - 0" and a north arrow pointing towards the top right.

typical arbor elevation

scale 1/4" = 1' - 0"

5' o.c.

5'

2 x 6" top stringer

2 x 4" wire frame

6" grid galvanized hog wire

4" x 4" post

2 x 6" bottom stringer

north end screen elevation

scale 1/4" = 1' - 0"

The left diagram shows a cross-section of a fountain. It has a base made of stacked stones, a concrete cap, and a smooth finish concrete top. The top is 4'-8" wide and 4'-6" high. The base is 4'-8" wide and 4'-6" high. The top has three circular openings, each 2'-6" apart. The right diagram shows a cross-section of a fountain with a stone base, a concrete cap, and a smooth finish concrete top. The top is 4'-8" wide and 4'-6" high. The base is 4'-8" wide and 4'-6" high. The top has a fountain spout on the side. The base is 4'-8" wide and 4'-6" high. The top has a fountain spout on the side. The base is 4'-8" wide and 4'-6" high. The top has a fountain spout on the side.

MANZANITA PARK



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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REVISIONS

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SITE FURNISHINGS

JOB NO. 201836

SCALE as noted

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DATE 2.22.21

SHEET

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SHEET 2 OF 15



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REVISIONS



PLANTING PLAN
BUILDINGS 1-4

JOB NO. 201836

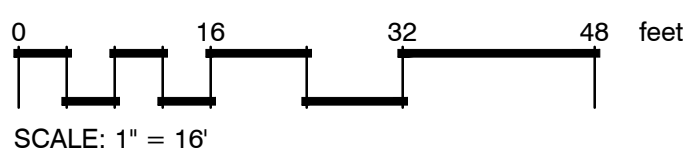
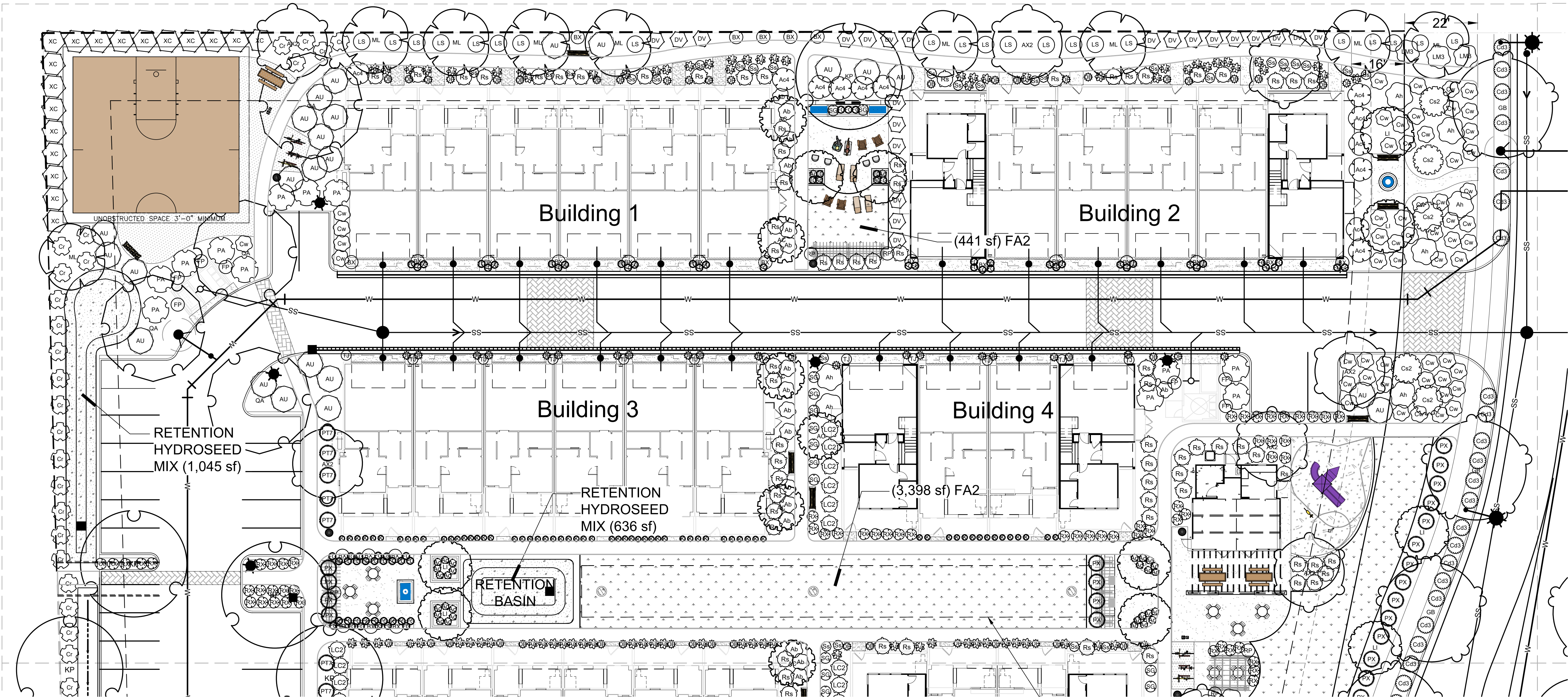
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DATE 2.22.21 L-2.0

SHEET 3 OF 15



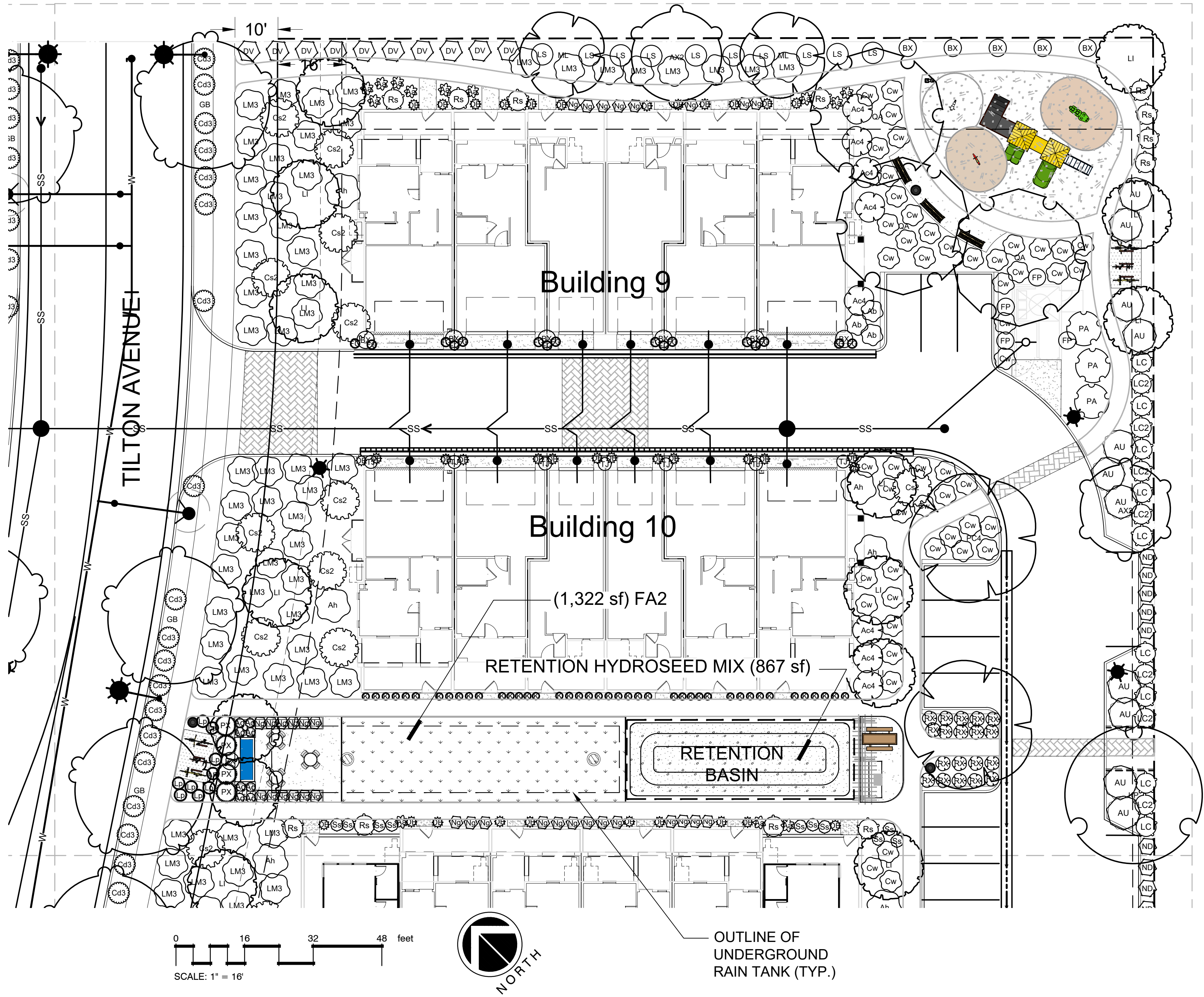
NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acer circinatum / Vine Maple	24" box	11
AX2	Arbutus x 'Marina' / Arbutus Standard	24" box	10
CS	Celtis sinensis / Chinese Hackberry	24" box	15
GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	24" box	12
KP	Koeleruteria paniculata / Golden Rain Tree	24" box	10
LI	Lagerstroemia indica / Crape Myrtle	24" box	30
ML	Melaleuca linariifolia / Flaxleaf Paperbark	24" box	14
PC4	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	24" box	3
QA	Quercus agrifolia / Coast Live Oak	24" box	15
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
Ab	Abelia x grandiflora 'Confetti' / Variegated Abelia	5 gal	46
Ag	Achillea x 'Sassy Summer Sangria' / Sassy Summer Sangria Yarrow	1 GAL	65
Ac4	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	5 gal	26
Ah	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	33
AE	Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Manzanita	5 gal	105
AU	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	84
Aa	Asparagus densiflorus 'Sprenger' / Sprenger Asparagus	5 gal	89
Cd3	Ceanothus maritimus 'Frosty Dawn' / Maritime Ceanothus	5 gal	68
Cs2	Ceanothus x 'Sierra Blue' / Sierra Blue Ceanothus	5 gal	36
Cr	Cistus ladanifer 'Blanche' / Crimson-Spot Rockrose	5 gal	54
Cw	Cistus x hybridus / White Rockrose	5 gal	166
DB	Dietes bicolor / Fortnight Lily	1 gal	138
DV	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal	32
LM3	Lantana montevidensis 'Yellow' / Trailing Lantana	5 gal	123
LS	Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree	5 gal	79
LC	Loropetalum chinense / Green Loropetalum	5 gal	19
LC2	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	50

OUTLINE OF
UNDERGROUND
RAIN TANK (TYP.)

ND	Nandina domestica / Heavenly Bamboo	5 gal	14	
Ng	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	5 gal	33	
PA	Plumbago auriculata / Blue Plumbago	5 gal	25	
Rs	Rhaphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 gal	105	
RX	Rosa x 'Flower Carpet White' / Rose	1 gal	132	
SG	Salvia greggii 'Hot Lips' / Autumn Sage	5 gal	34	
Ss	Salvia spathacea / Hummingbird Sage	1 gal	39	
XC	Xylosma congestum / Shiny Xylosma	5 gal	26	
<u>GRASSES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
FG	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal	146	
K	Koeleria glauca / Large Blue Hair Grass	1 gal	124	
Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	43	
PT7	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	23	
PX	Phormium x 'Sunset' / New Zealand Flax	5 gal	30	
<u>VINES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
BX	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	56	
FP	Ficus pumila / Creeping Fig	5 gal	19	
RP	Rosa polyantha 'Cecile Brunner' / Cecile Brunner Rose	15 gal	5	
TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38	
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
FA2	Festuca arundinacea 'Medallion' / Tall Fescue	sod		7,584 sf
	<u>RETENTION HYDROSEED MIX</u>			10,872 sf
	Mix of sedges and rushes			2,718 sf
	Carex barberae / Santa Barbara Sedge			2,718 sf
	Carex divisa / Berkeley Sedge			2,718 sf
	Juncus occidentalis / Western Rush			2,718 sf
	Juncus patens / California Gray Rush			2,718 sf



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REVISIONS



PLANTING PLAN BUILDINGS 9 & 10

JOB NO. 201836

SCALE 1/16" = 1' - 0"

DRAWN MA

SHEET

CHECK JC/MA

DATE 2.22.21

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SHEET 4 OF 15



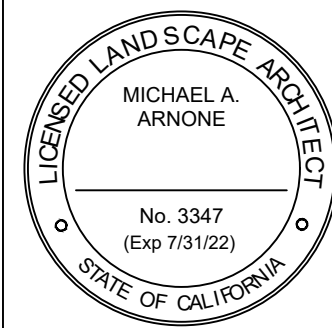
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REVISIONS



PLANTING PLAN BUILDINGS 5 - 8

JOB NO. 201836

SCALE 1/16" = 1' - 0"

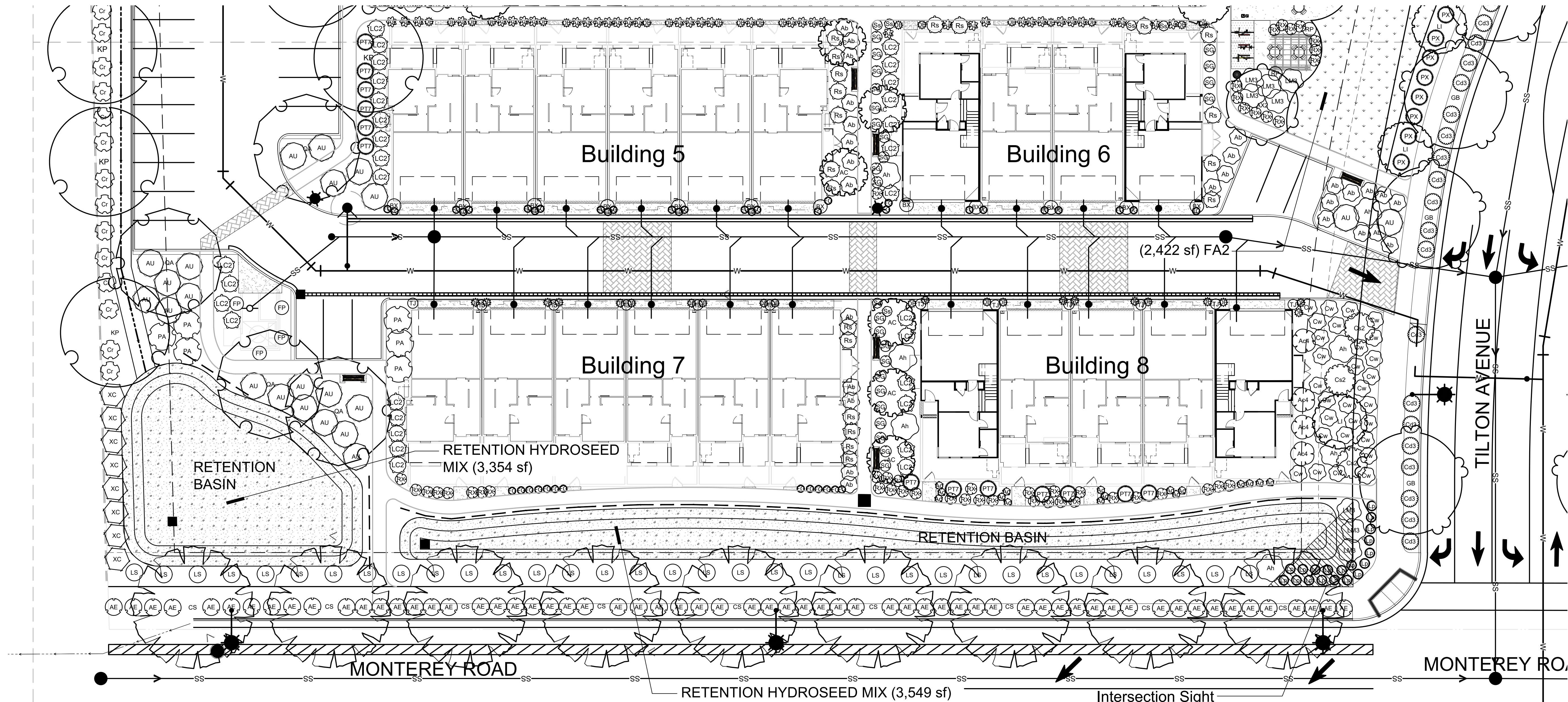
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DATE 2.22.21

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SHEET 5 OF 15



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acer circinatum / Vine Maple	24" box	11
AX2	Arbutus x 'Marina' / Arbutus Standard	24" box	10
CS	Celtis sinensis / Chinese Hackberry	24" box	15
GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	24" box	12
KP	Koelreuteria paniculata / Golden Rain Tree	24" box	10
LI	Lagerstroemia indica / Crape Myrtle	24" box	30
ML	Melaleuca linarifolia / Flaxleaf Paperbark	24" box	14
PC4	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	24" box	3
QA	Quercus agrifolia / Coast Live Oak	24" box	15
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
Ab	Abelia x grandiflora 'Confetti' / Variegated Abelia	5 gal	46
Ag	Achillea x 'Sassy Summer Sangria' / Sassy Summer Sangria Yarrow	1 GAL	65
Ac4	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	5 gal	26
Ah	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	33
AE	Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Manzanita	5 gal	105
AU	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	84
Aa	Asparagus densiflorus 'Sprengeri' / Sprenger Asparagus	5 gal	89
Cd3	Ceanothus maritimus 'Frosty Dawn' / Maritime Ceanothus	5 gal	68
Cs2	Ceanothus x 'Sierra Blue' / Sierra Blue Ceanothus	5 gal	36
Cr	Cistus ladanifer 'Blanche' / Crimson-Spot Rockrose	5 gal	54
Cw	Cistus x hybridus / White Rockrose	5 gal	166
DB	Diets bicolor / Fortnight Lily	1 gal	138
DV	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal	32
LM3	Lantana montevidensis 'Yellow' / Trailing Lantana	5 gal	123
LS	Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree	5 gal	79

LC	Loropetalum chinense / Green Loropetalum	5 gal	19	
LC2	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	50	
ND	Nandina domestica / Heavenly Bamboo	5 gal	14	
Ng	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	5 gal	33	
PA	Plumbago auriculata / Blue Plumbago	5 gal	25	
Rs	Rhaphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 gal	105	
RX	Rosa x 'Flower Carpet White' / Rose	1 gal	132	
SG	Salvia greggii 'Hot Lips' / Autumn Sage	5 gal	34	
Ss	Salvia spathacea / Hummingbird Sage	1 gal	39	
XC	Xylosma congestum / Shiny Xylosma	5 gal	26	
<u>GRASSES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
FG	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal	146	
K	Koeleria glauca / Large Blue Hair Grass	1 gal	124	
Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	43	
PT7	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	23	
PX	Phormium x 'Sunset' / New Zealand Flax	5 gal	30	
<u>VINES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
BX	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	56	
FP	Ficus pumila / Creeping Fig	5 gal	19	
RP	Rosa polyantha 'Cecile Brunner' / Cecile Brunner Rose	15 gal	5	
TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38	
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
FA2	Festuca arundinacea 'Medallion' / Tall Fescue	sod		7,584 sf
	RETENTION HYDROSEED MIX			10,872 sf
	Mix of sedges and rushes			
	Carex barberae / Santa Barbara Sedge			2,718 sf
	Carex divisa / Berkeley Sedge			2,718 sf
	Juncus occidentalis / Western Rush			2,718 sf
	Juncus patens / California Gray Rush			2,718 sf





MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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REVISIONS



PLANTING PLAN
BUILDINGS 11 & 12

JOB NO. 201836

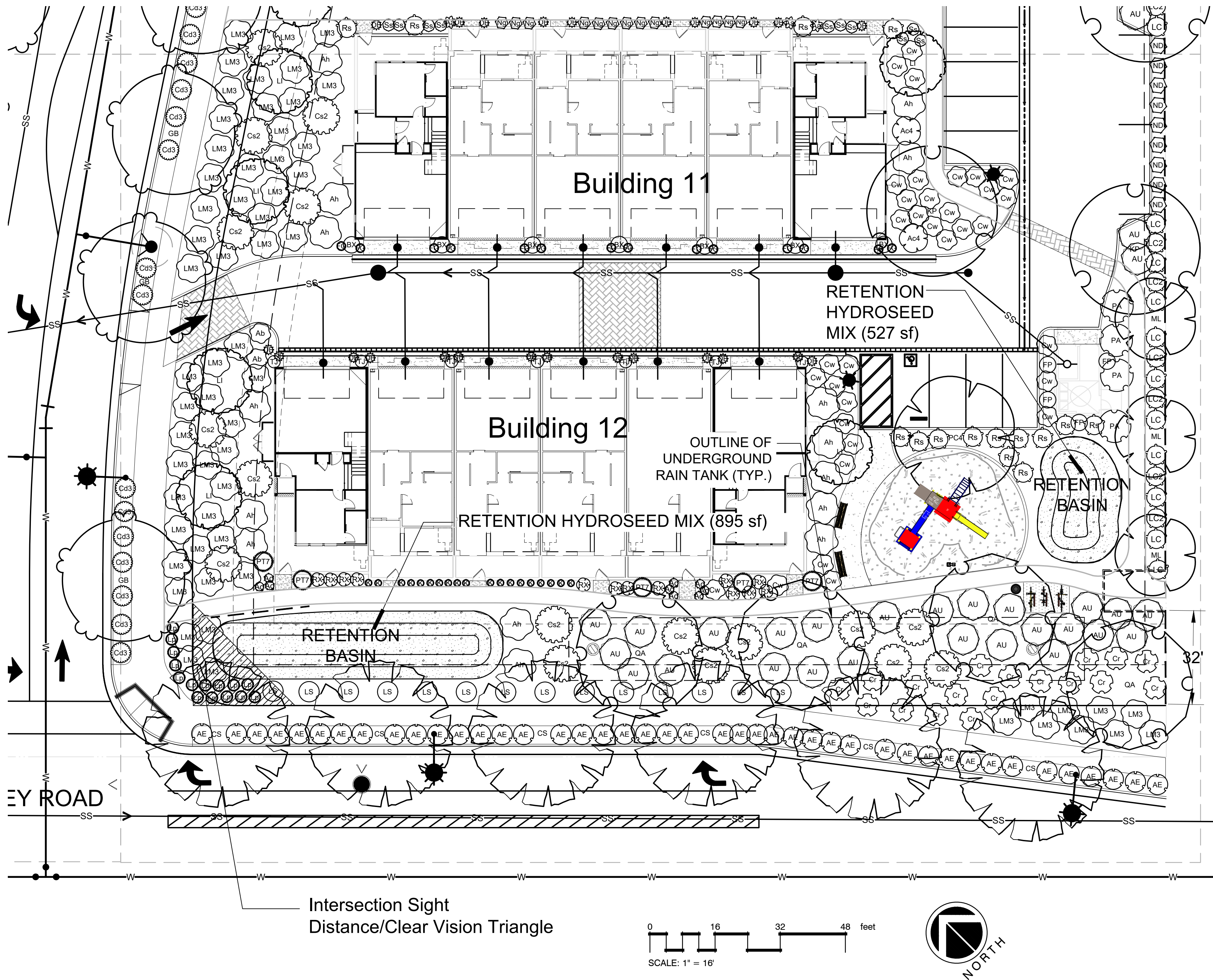
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SHEET 6 OF 15



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	
AC	Acer circinatum / Vine Maple	24" box	11	
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Juncus occidentalis / Western Rush	2,718 sf
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Acer circinatum / Vine Maple

TREE SCHEDULE

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Arbutus x `Marina` / Arbutus Standard



Celtis sinensis / Chinese Hackberry



Ginkgo biloba `Autumn Gold` TM
Autumn Gold Maidenhair Tree



Koelreuteria paniculata / Golden Rain Tree



Lagerstroemia indica / Crape Myrtle



Laurus nobilis `Saratoga` / Sweet Bay



Pistacia chinensis 'Red Push' / Red Push Chinese Pistache



Quercus agrifolia / Coast Live Oak



MANZANITA PARK
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REVISIONS



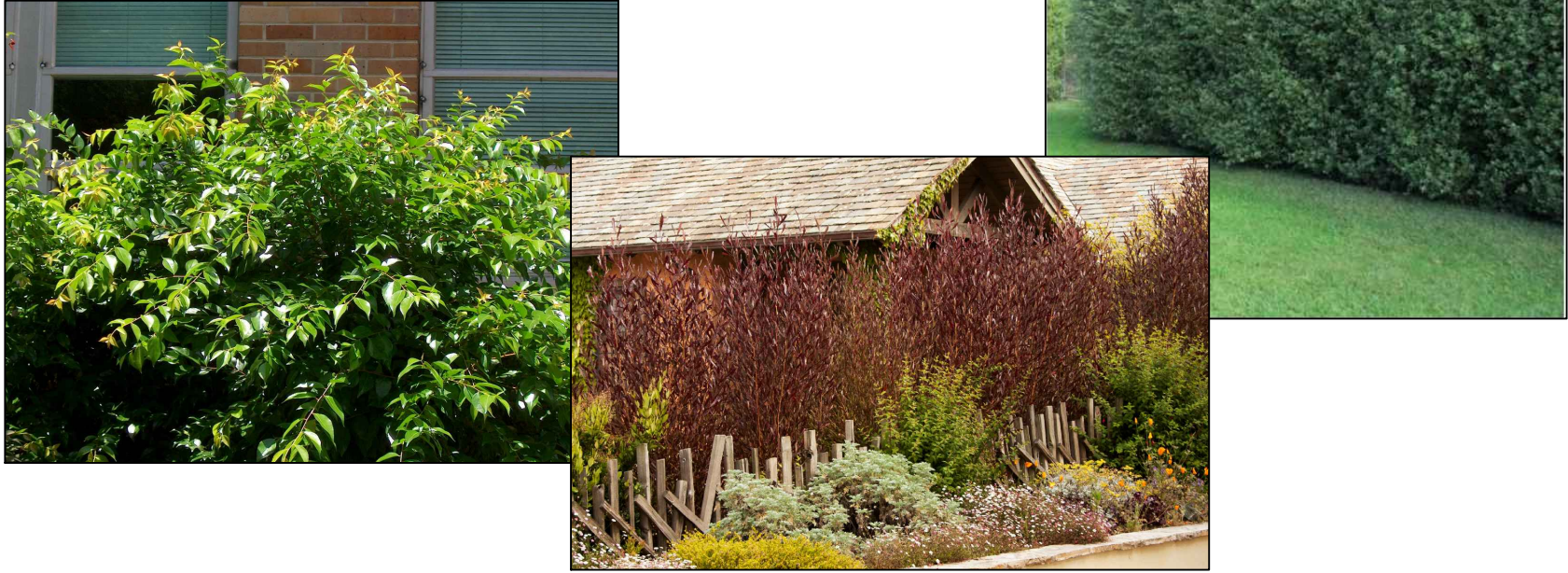
TREE IMAGES

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PRIVACY HEDGE



MEDIUM SHRUBS



LARGE ORNAMENTAL GRASSES



UTILITY SCREENING SHRUBS



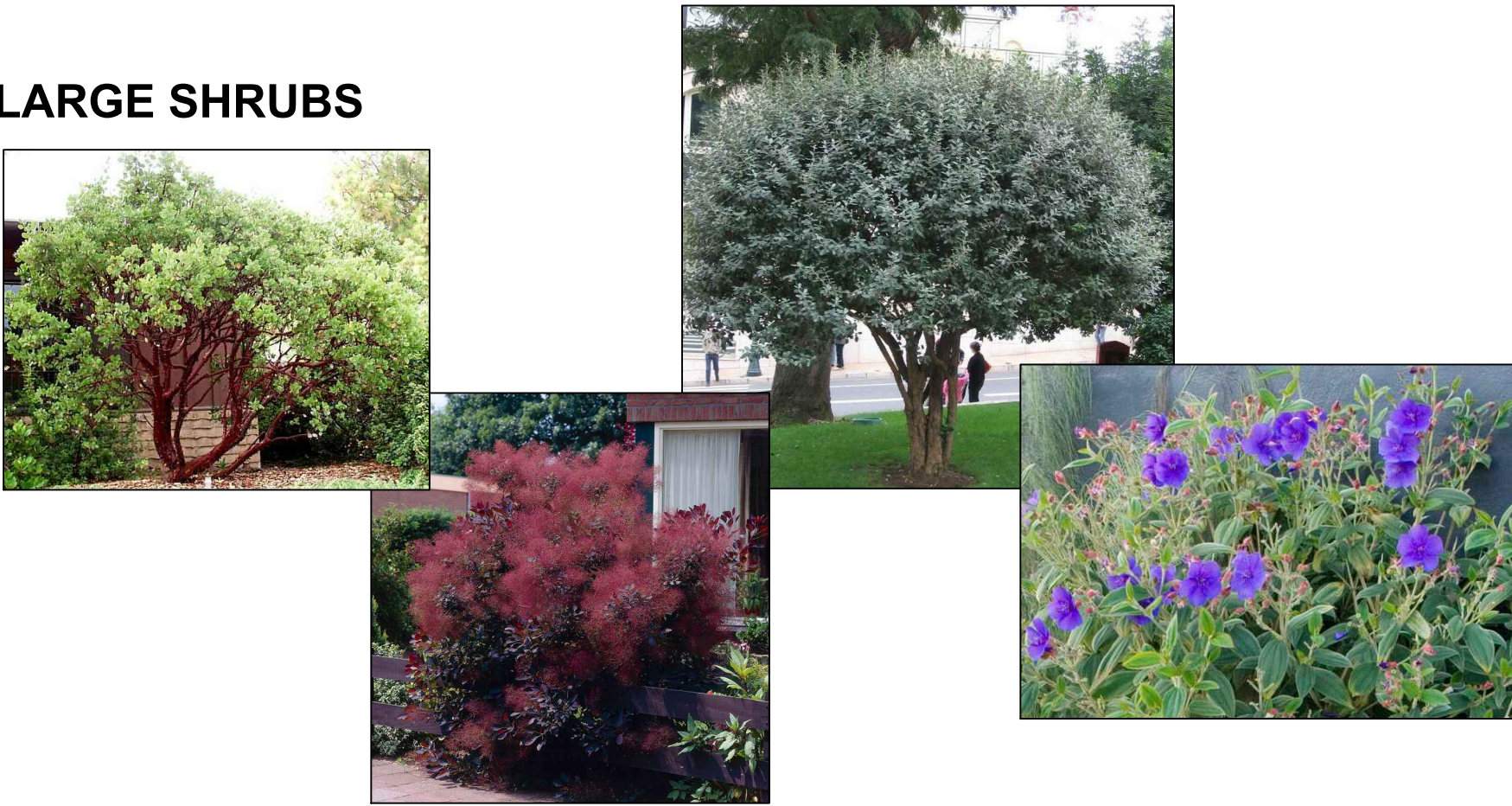
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RP	Rosa polyantha 'Cecile Brunner' / Cecile Brunner Rose
TJ	Trachelospermum jasminoides / Star Jasmine Trellis
GROUND COVERS	BOTANICAL / COMMON NAME
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	RETENTION HYDROSEED MIX Mix of sedges and rushes Carex barbinervis / Santa Barbara Sedge Carex divulsa / Berkeley Sedge Juncus occidentalis / Western Rush Juncus patens / California Gray Rush

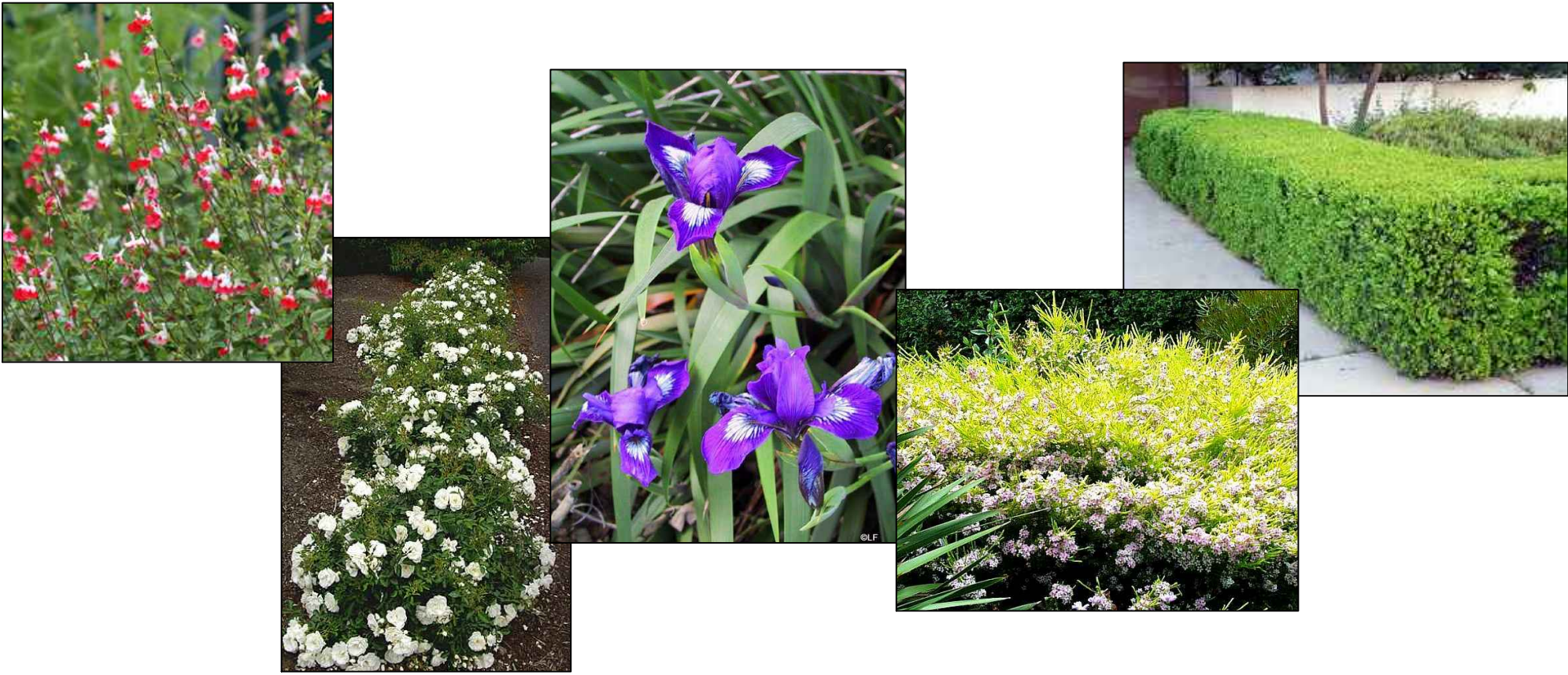
LOW SPREADING SHRUBS



LARGE SHRUBS



SMALL SHRUBS



SMALL ORNAMENTAL GRASSES



VINES



RETENTION BASIN



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REVISIONS



MASTER PLANT LIST & IMAGES

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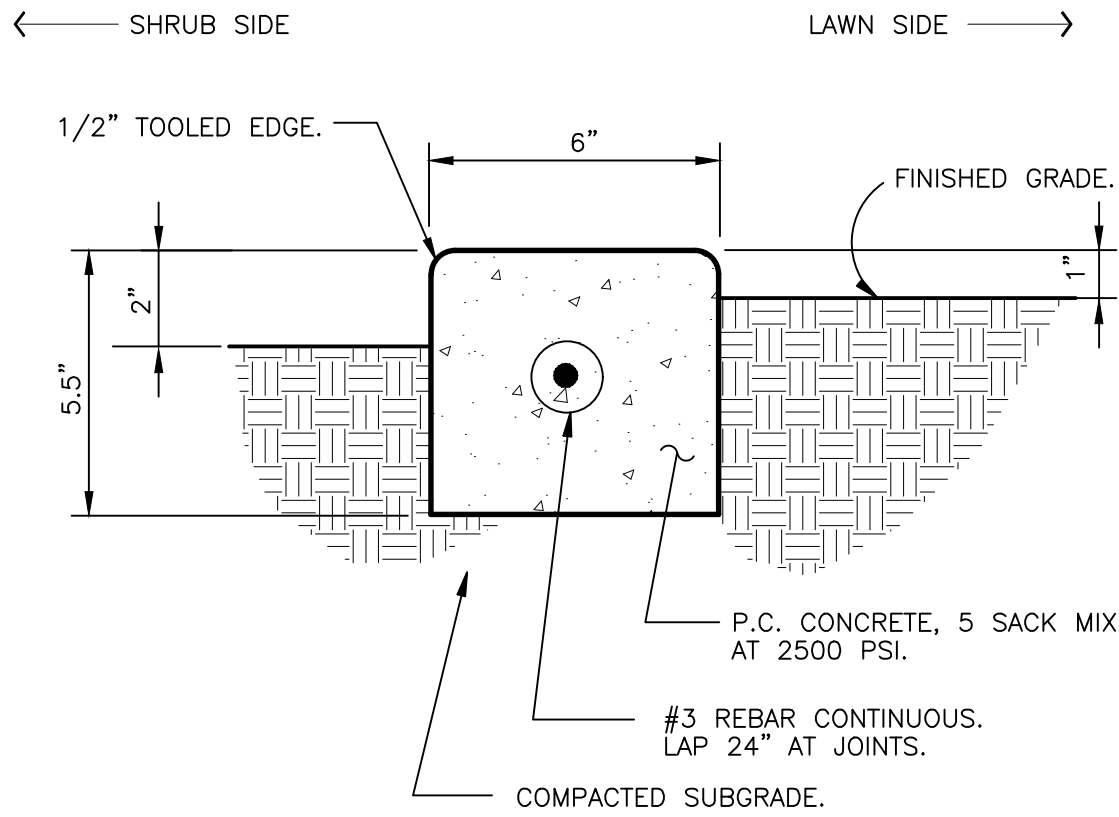
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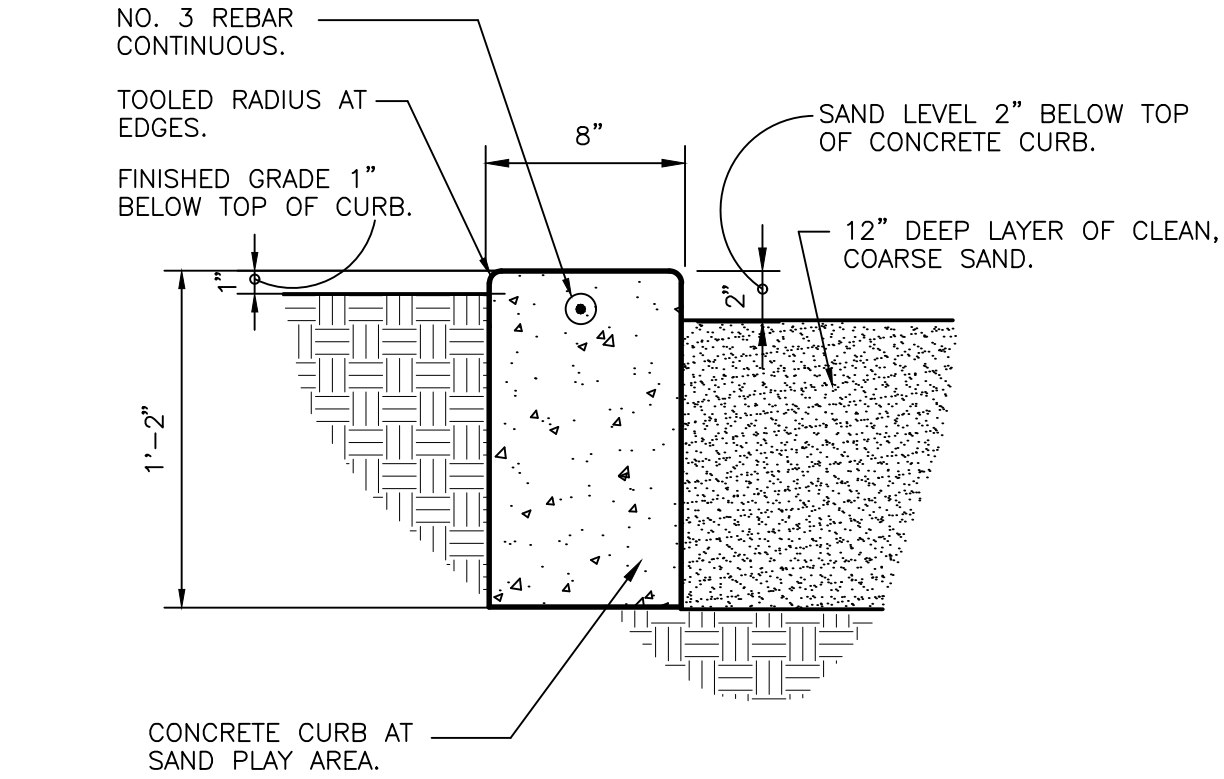
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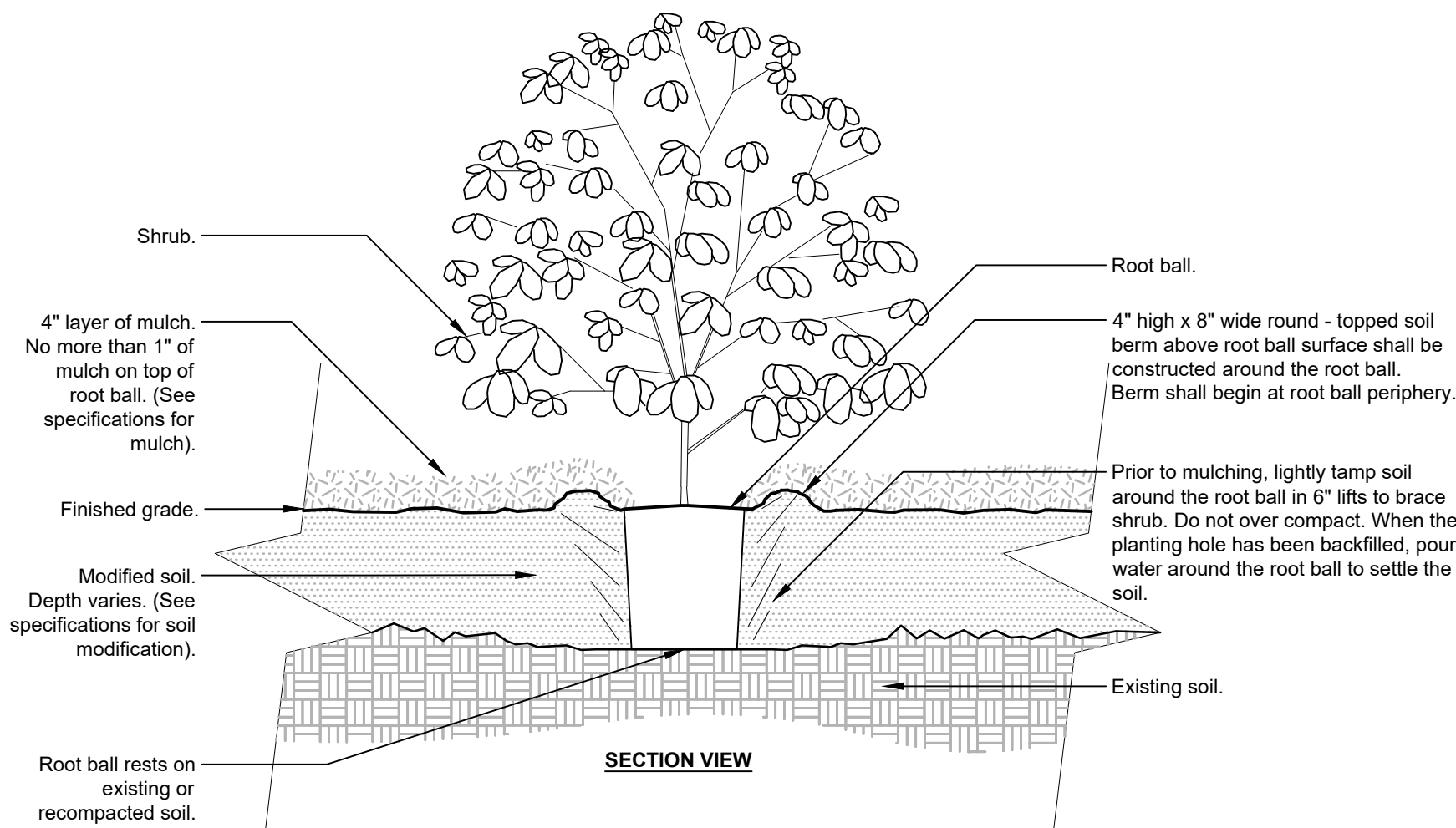
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1 6" CONCRETE MOW STRIP
3" = 1'-0" FX-PL-FX-EDG-05

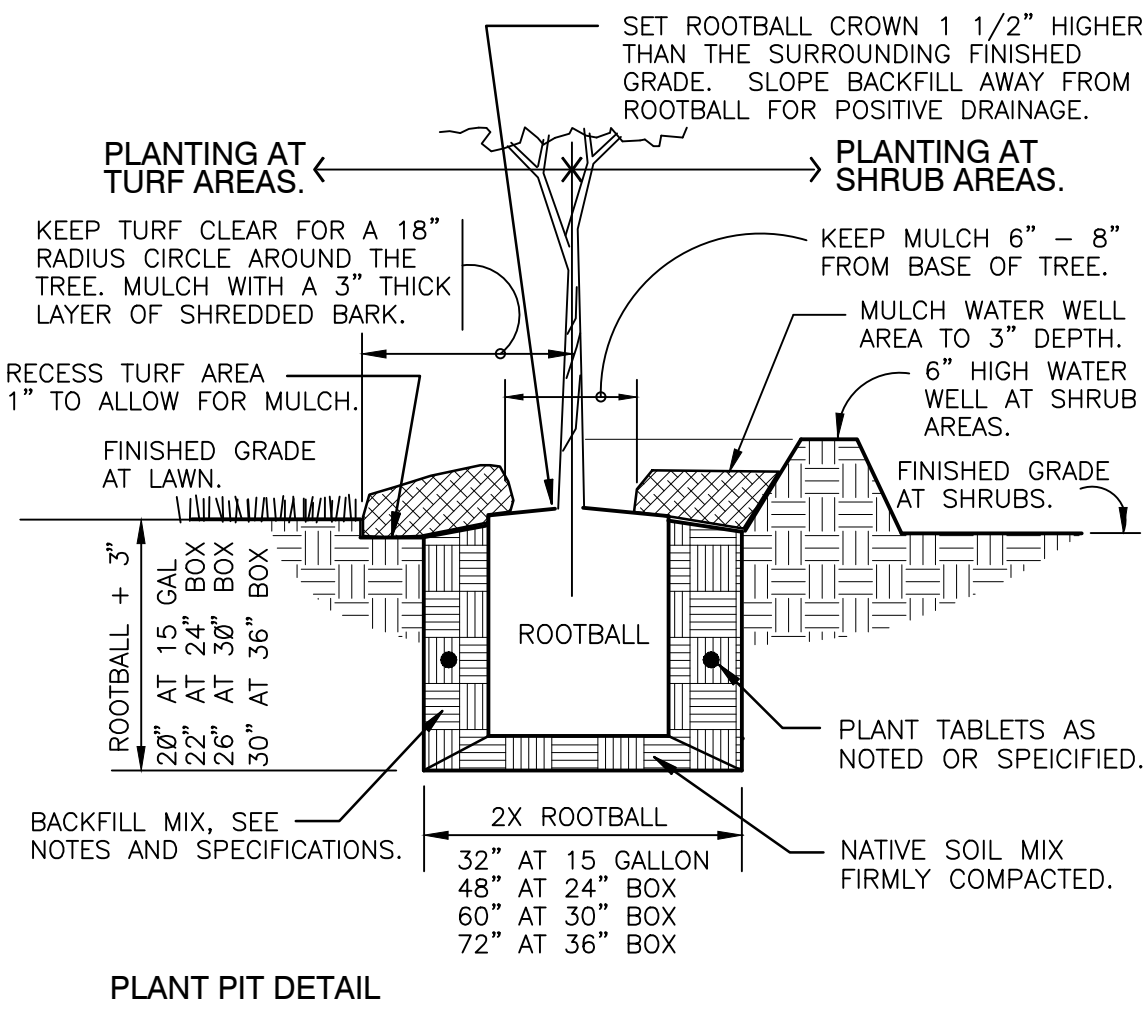
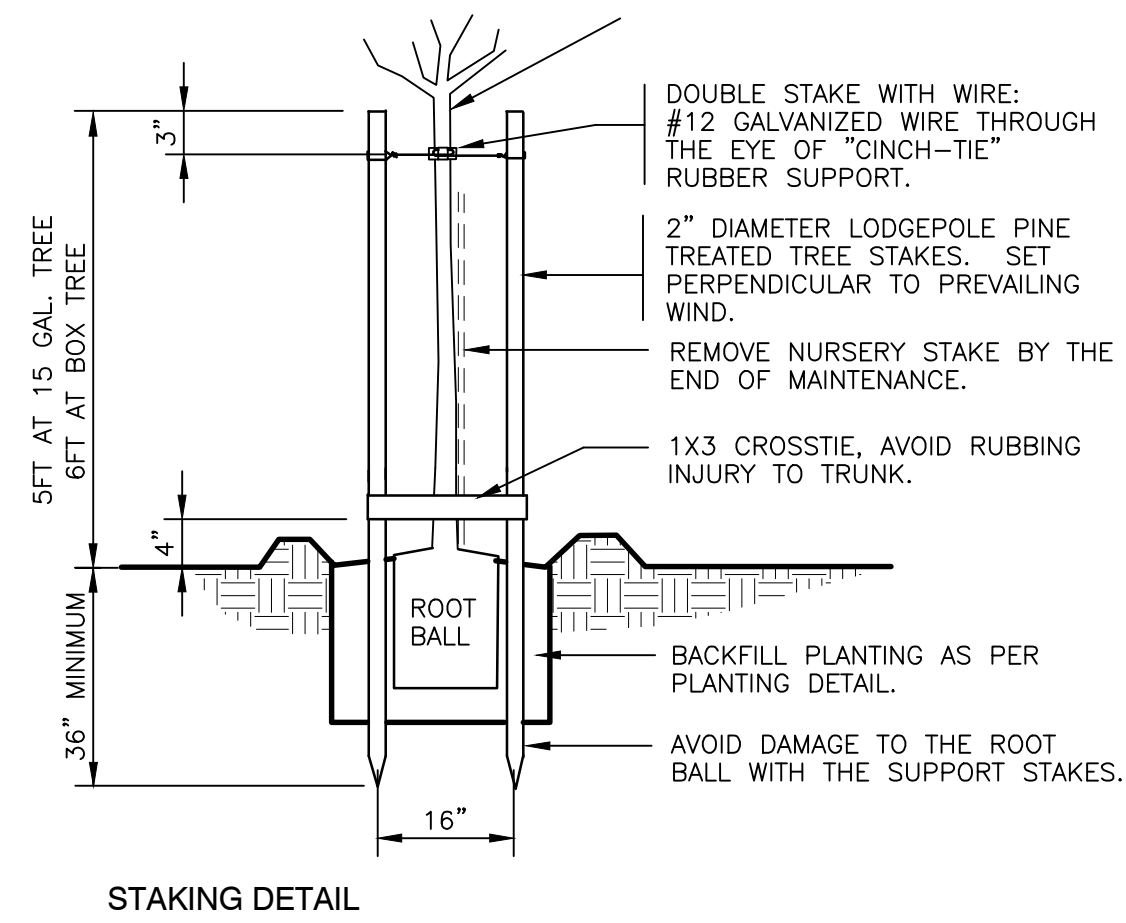


2 CONCRETE CURB AT SAND PLAY
1 1/2" = 1'-0" FX-SI-CUR-08

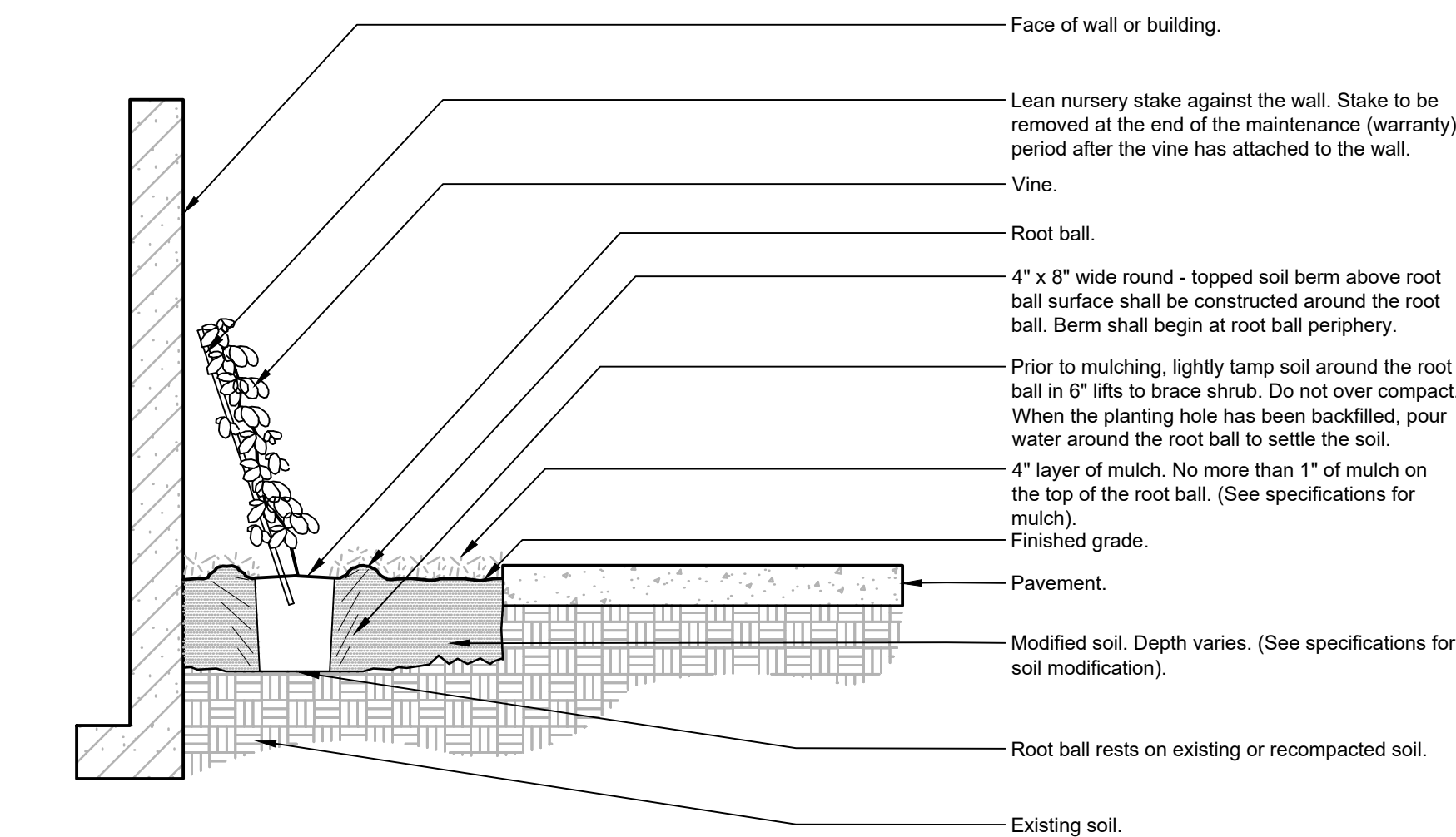


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

4 SHRUB - MODIFIED SOIL
3/4" = 1'-0" FX-PL-FX-SHRB-03



5 VINE - MODIFIED SOIL
1/2" = 1'-0" FX-PL-FX-TREE-10



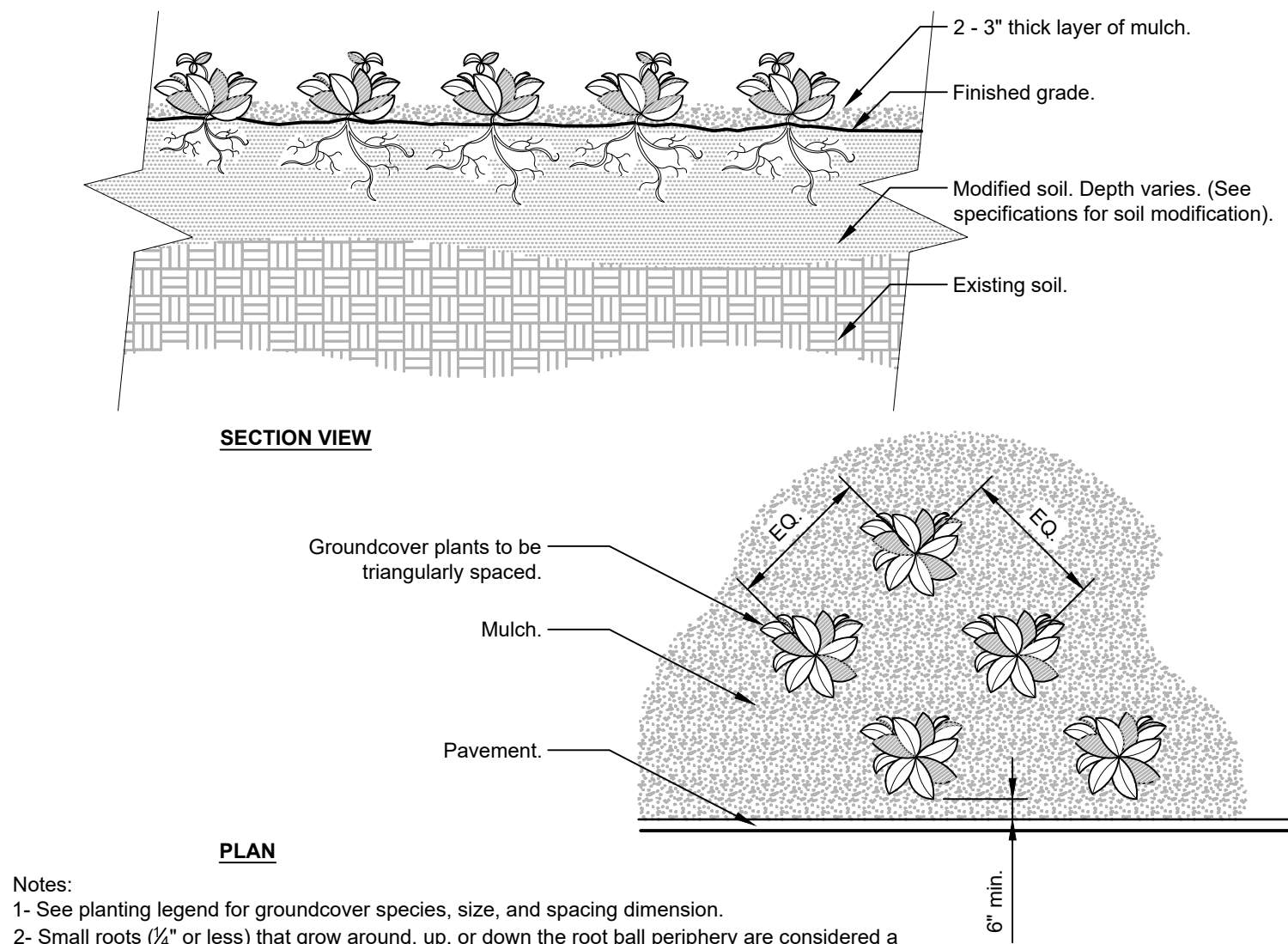
Notes:
1- Vines shall be of quality as prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

5 VINE - MODIFIED SOIL
1/2" = 1'-0" FX-PL-FX-SHRB-06

PLANTING NOTES

- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
- Pre-planting should consist of adding the following fertilizer materials per 1000 sq ft of bed area:
 - Low salinity compost 6 cubic yards
 - Gypsum 75.0 lbs
 - Feather meal (12-0-0) 15.0 lbs
 - Bone Meal (3-15-0) 30.0 lbs
 - Potassium sulfate (0-0-50) 5.0 lbs

- The above amendments should be thoroughly incorporated into the upper 6-8" of the soil profile.
- After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
 - Quantities are for aiding in bidding only. Contractor shall verify all quantities.
 - Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
 - No plants shall be planted with root balls or new pits in a dry condition.
 - Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
 - All newly planted material shall be watered by deep soaking within 3 hours of planting.
 - All planting areas shall receive 3 inches of chipped wood bark top dressing (mulch).
 - Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
 - Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.
 - Trees planted within 4' of paving shall have a root barrier installed as per manufacturer's specifications.



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

6 GROUNDCOVER
3/4" = 1'-0" FX-PL-FX-GROU-01



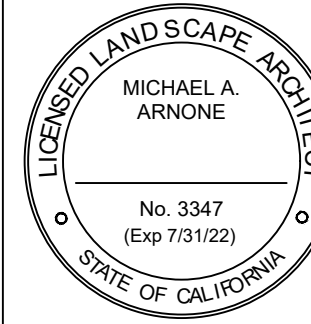
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REVISIONS



PLANTING DETAILS & NOTES

JOB NO. 201836

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DATE 2.22.21

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SHEET 9 OF 15



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REVISIONS



IRRIGATION PLAN BUILDINGS 1-4

JOB NO. 201836

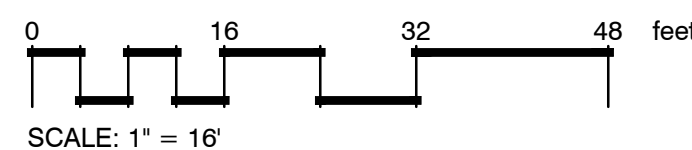
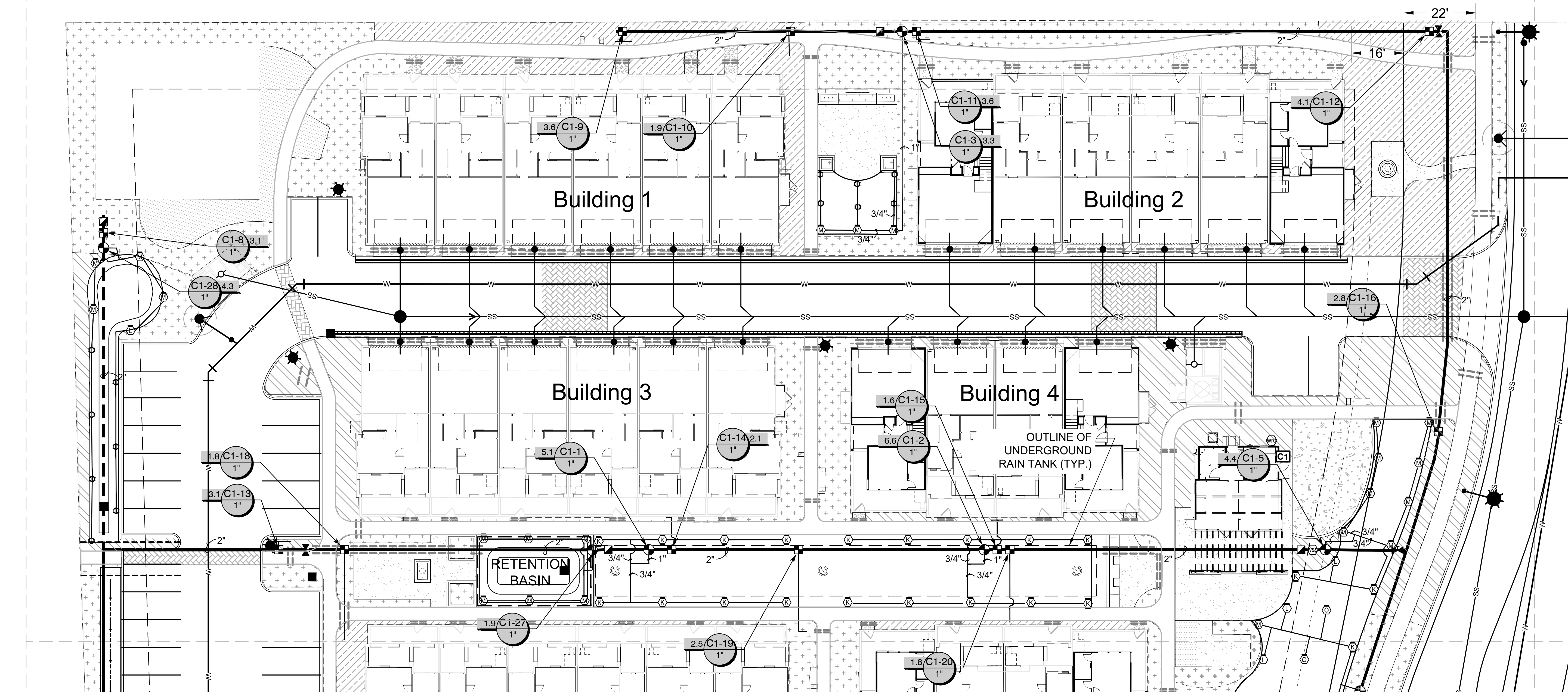
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CHECK JC/MA

DATE 2.22.21 L-3.0

SHEET 10 OF 15



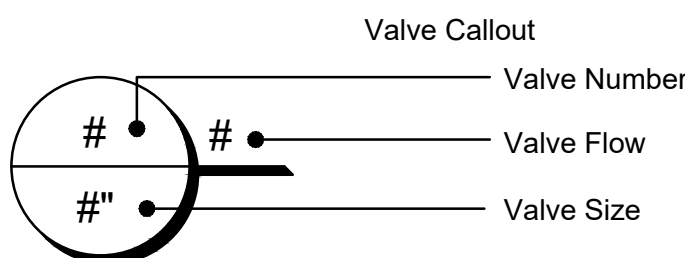
NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	76	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	33	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	6	40
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	15	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	30
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	56,238 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	13
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	8
	HIT (Rain-Pro) BVS PVC Ball Valve, Slip Socket Connection, 1/2" (1.27cm) - 4" (10.16cm), same size as pipe.	5
	Febco 825Y 2" Reduced Pressure Backflow Preventer	2
	Hunter HCC-1600-SS 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Hunter HCC-3200-SS 32 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	2
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2
	meter	1
	meter	1
	Irrigation Lateral Line: PVC Class 315 SDR	3,000 l.f.
	Irrigation Mainline: PVC Schedule 40	2,640 l.f.
	Pipe Sleeve: CPVC Schedule 80	2,000 l.f.





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MONTEREY ROAD MORGAN HILL, CA

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REVISIONS



IRRIGATION PLAN BUILDINGS 9 & 10

JOB NO. 201836

SCALE 1/16" = 1' - 0"

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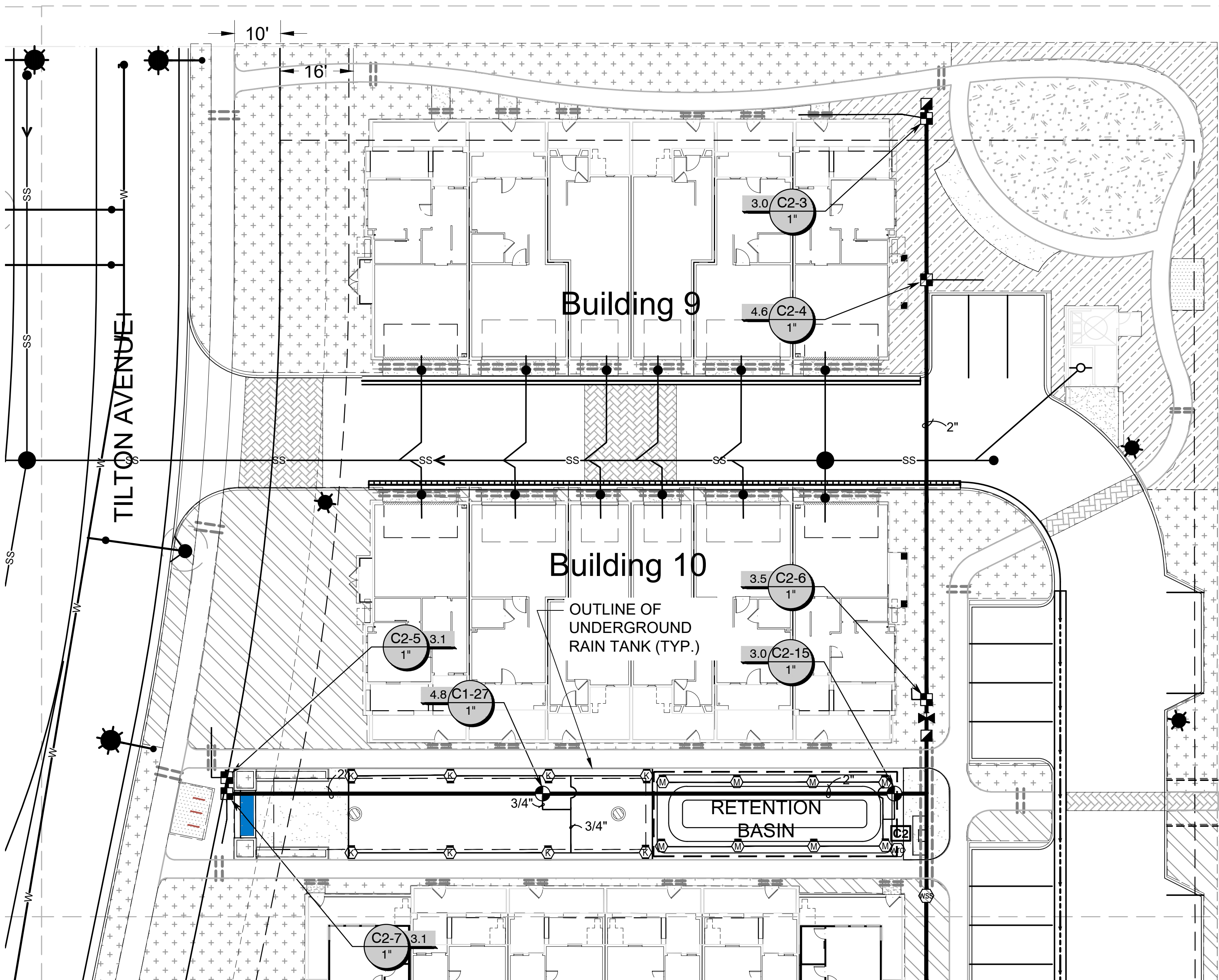
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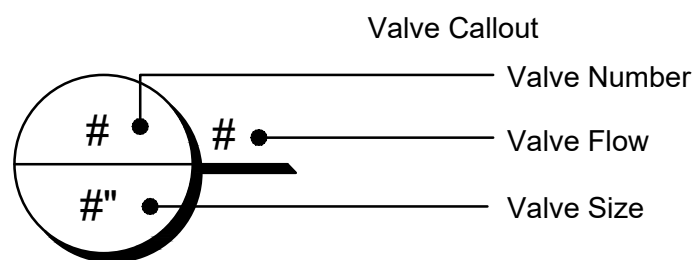
DATE 2.22.21

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SHEET 11 OF 15



NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING



IRRIGATION NOTES

- Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
- Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades. Contractor shall install irrigation system in accordance with all local codes and ordinances.
- Water service for irrigation will be taken from the new landscape irrigation meter. Verify location of meter in field prior to start of work. Contractor shall tee off the service line and install the mainline, remote control valves, drip valve assemblies, quick coupler valves, and drip tubing as shown.
- Contractor shall install a manual shutoff valve at location shown for maintenance and repair.
- Overhead spray valves have been designed to operate at a maximum of 10 gallons per minute at 40 p. s. i.. Drip valves have been designed to operate at a maximum of 5 gallons per minute at 20 p. s. i.. Irrigation contractor shall verify a static pressure of at least 75 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate either system, contractor shall notify landscape architect and request review of design. Extra stations are available on both of the controllers if needed.
- Contractor shall install two wall mount controllers to be located at a power source to be provide. Controller 1 is in the garage or each home as shown. Contractor shall verify location of power and coordinate the controller located on the side of the community building. Controller 2 is located on the arbor near building 11.
- All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation.
- The Wireless solar sync rain sensors should be mounted as per manufacturer's instructions in an open area. The soil moisture sensors shall be installed as per manufacturer's instructions in a planting area adjacent to the irrigation mainline.
- Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
- Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
- Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
- Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
- Contractor shall determine the number and location of emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
- Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system.
- All mainline shall be 2" Sch. 40 PVC. All laterals shall be 3/4" Class 315 PVC unless noted as 1".



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REVISIONS



IRRIGATION PLAN BUILDINGS 5 - 8

JOB NO. 201836

SCALE 1/16" = 1' - 0"

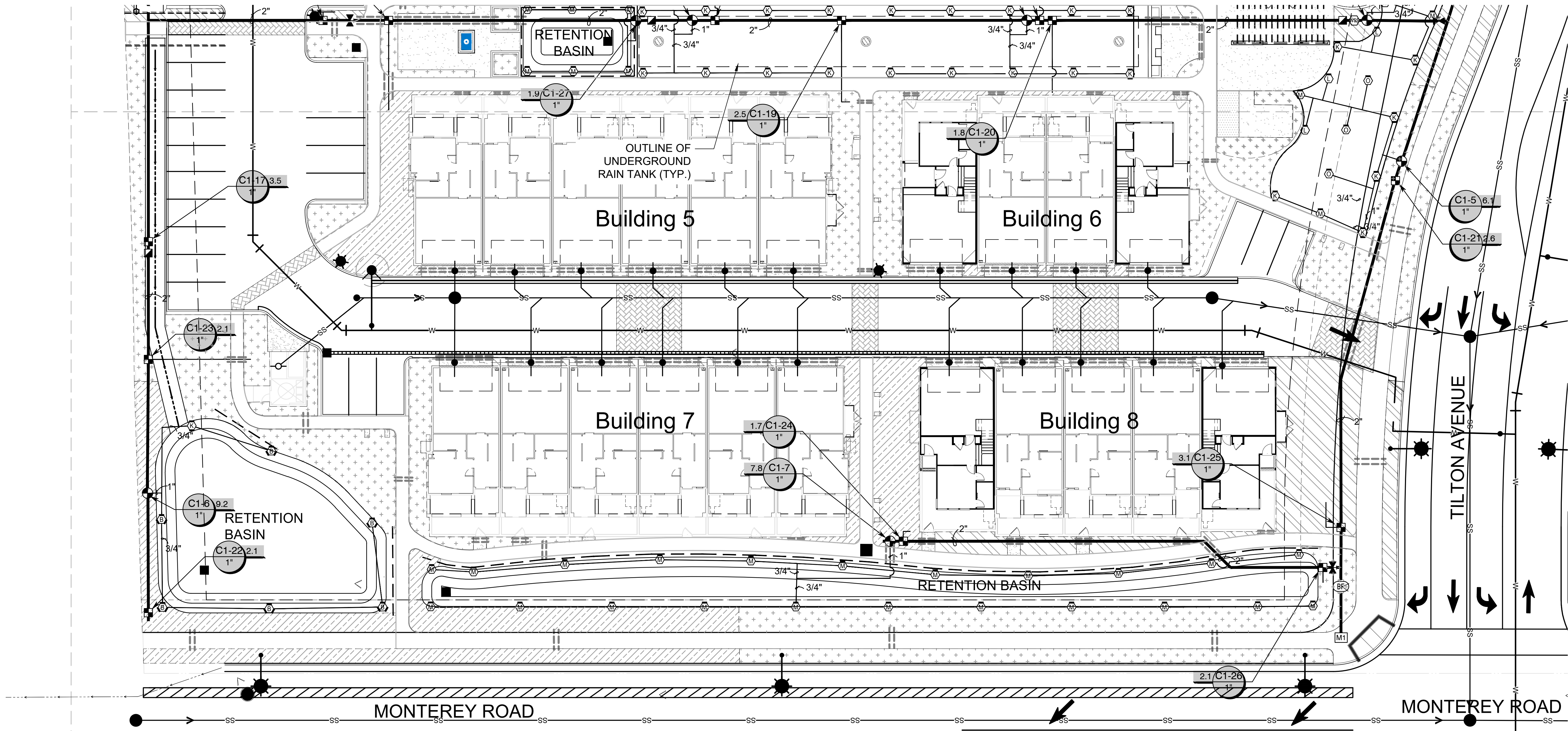
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DATE 2.22.21

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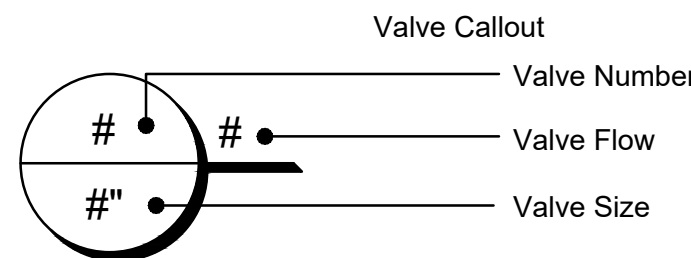
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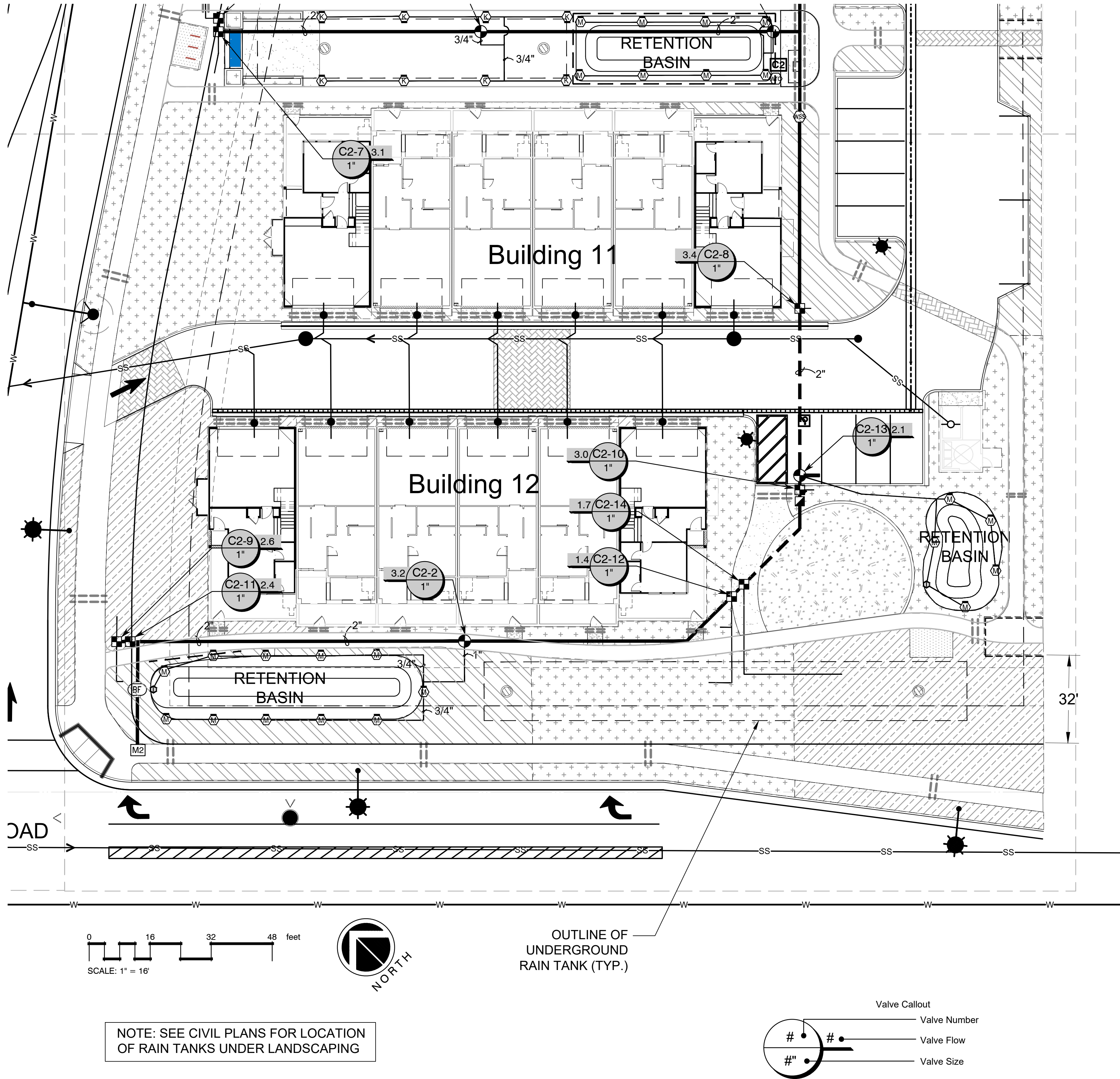


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	76	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	33	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	6	40
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	15	40
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 40 GPM. 150 mesh stainless steel screen.	30	
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	56,238 s.f.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	8
	HIT (Rain-Pro) BVS PVC Ball Valve, Slip Socket Connection, 1/2" (1.27cm) - 4" (10.16cm), same size as pipe.	5
	Febco 825Y 2" Reduced Pressure Backflow Preventer	2
	Hunter HCC-1600-SS 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Hunter HCC-3200-SS 32 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	2
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2
	meter	1
	meter	1
	Irrigation Lateral Line: PVC Class 315 SDR	3,000 l.f.
	Irrigation Mainline: PVC Schedule 40	2,640 l.f.
	Pipe Sleeve: CPVC Schedule 80	2,000 l.f.





IRRIGATION SCHEDULE

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	meter	1	
	meter	1	
	Irrigation Lateral Line: PVC Class 315 SDR	3,000 l.f.	
	Irrigation Mainline: PVC Schedule 40	2,640 l.f.	
	Pipe Sleeve: CPVC Schedule 80	2,000 l.f.	



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REVISIONS



IRRIGATION PLAN
BUILDINGS 11 & 12

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA SHEET
CHECK JC/MA
DATE 2.22.21 L-3.3



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK

NORTH CORRIDOR INVESTORS, LLC

MONTEREY ROAD MORGAN HILL, CA

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REVISIONS



IRRIGATION DETAILS

JOB NO. 201836

SCALE AS NOTED

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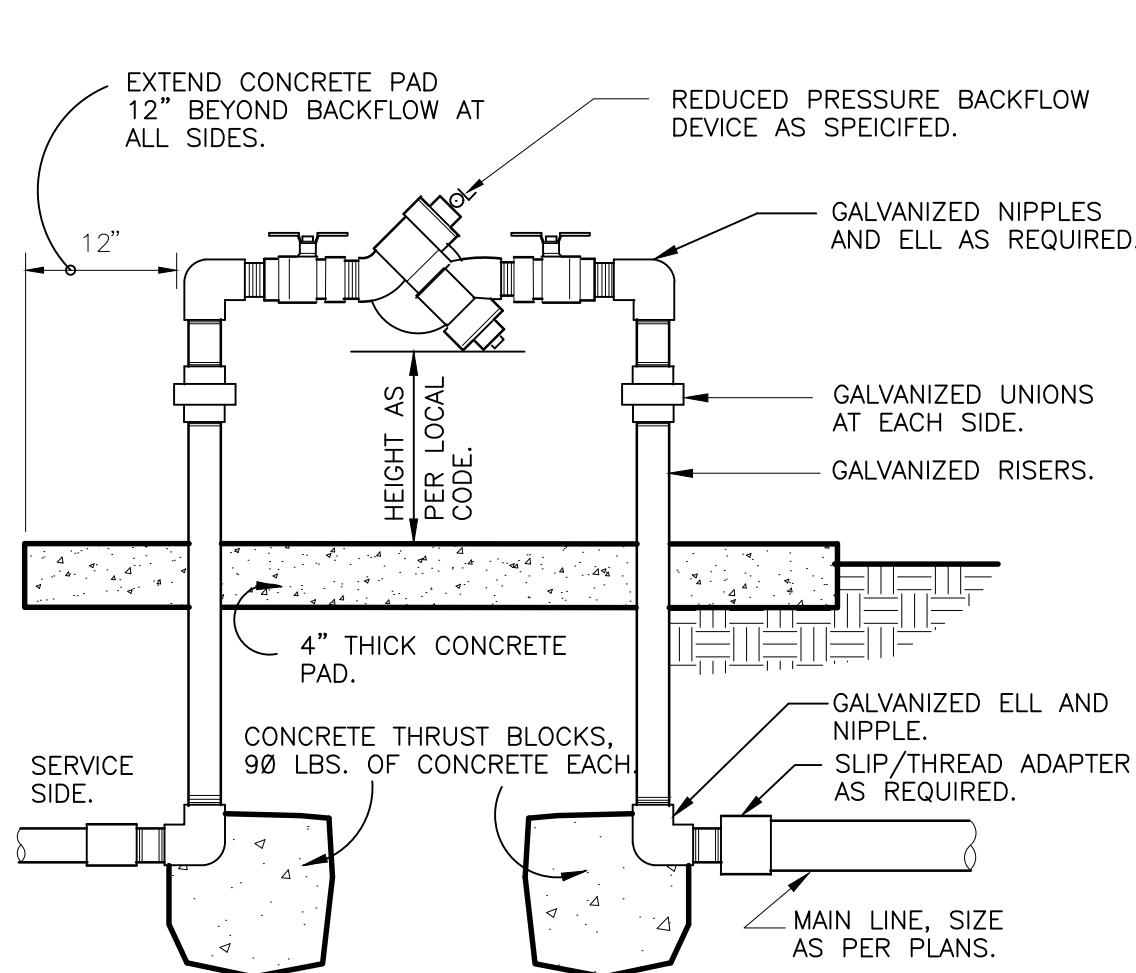
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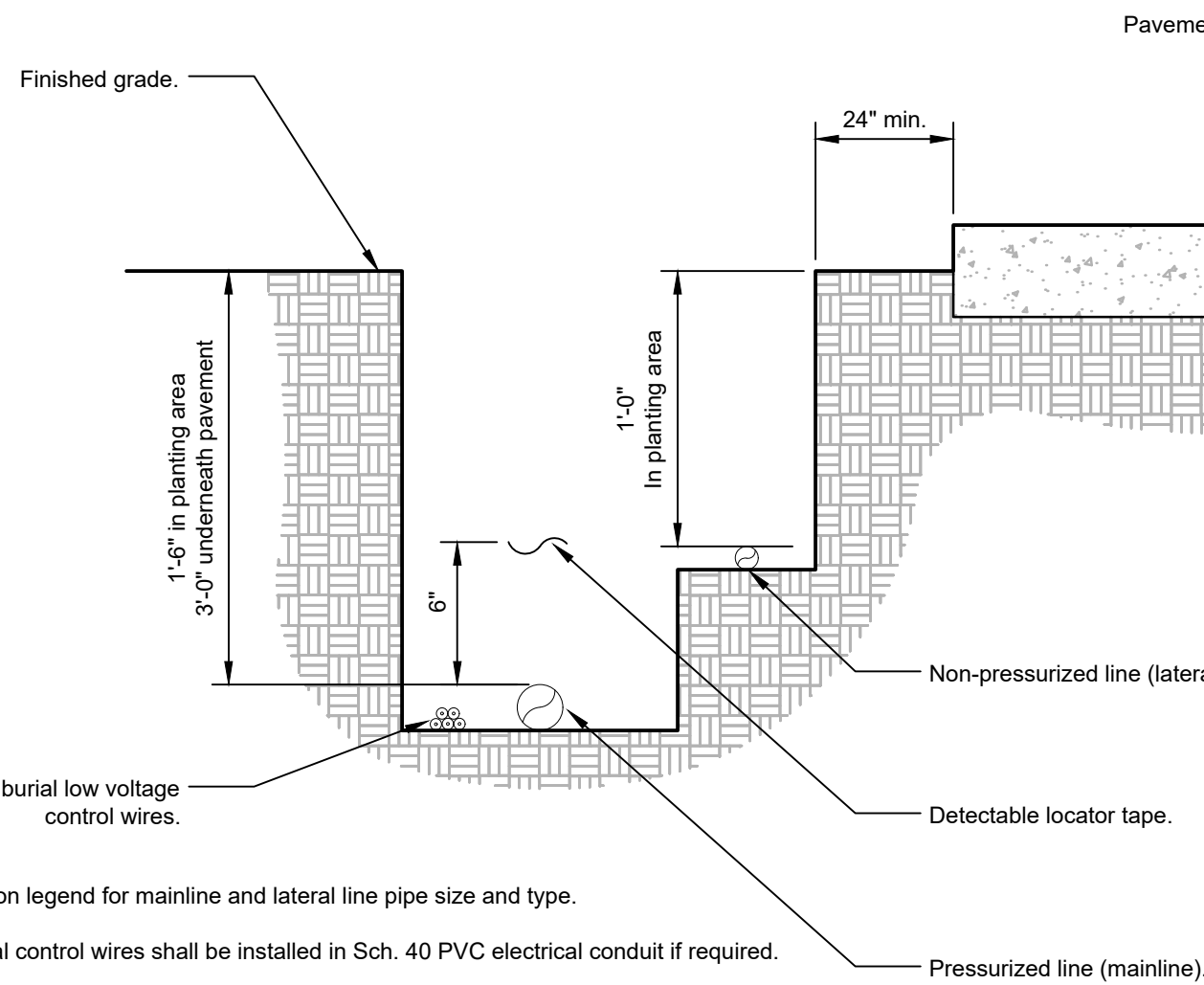
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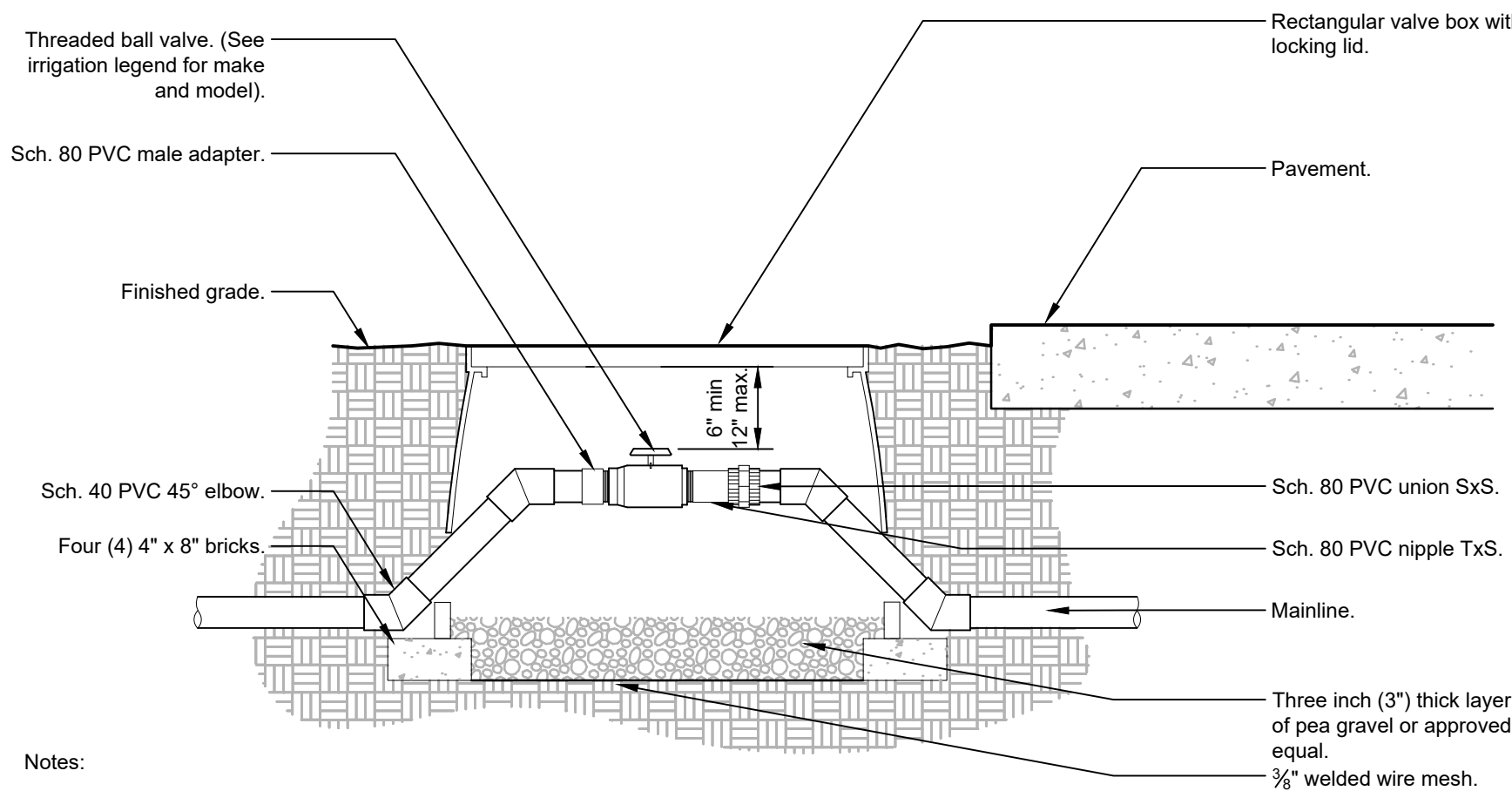
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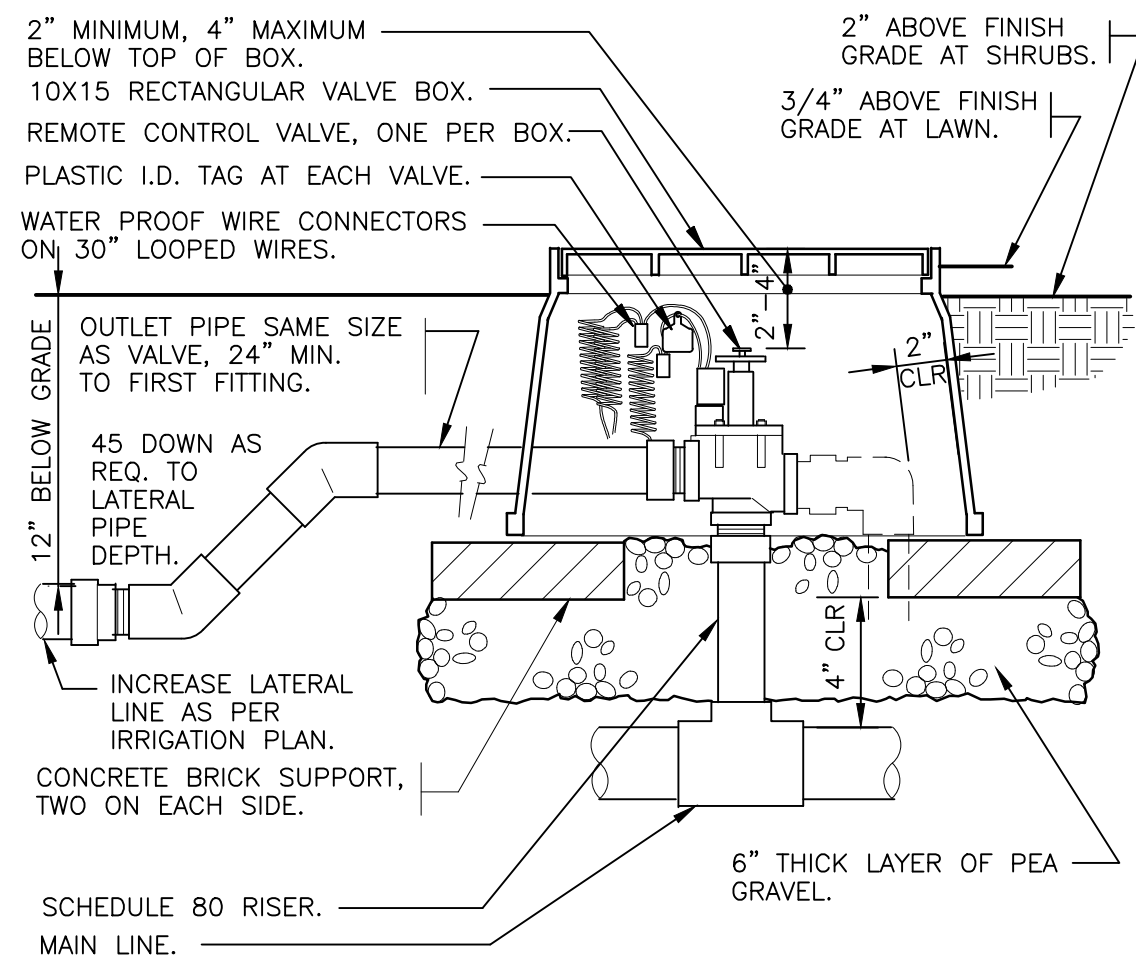
1 1/2" = 1'-0"



3 BALL VALVE - 3" AND SMALLER

1 1/2" = 1'-0"

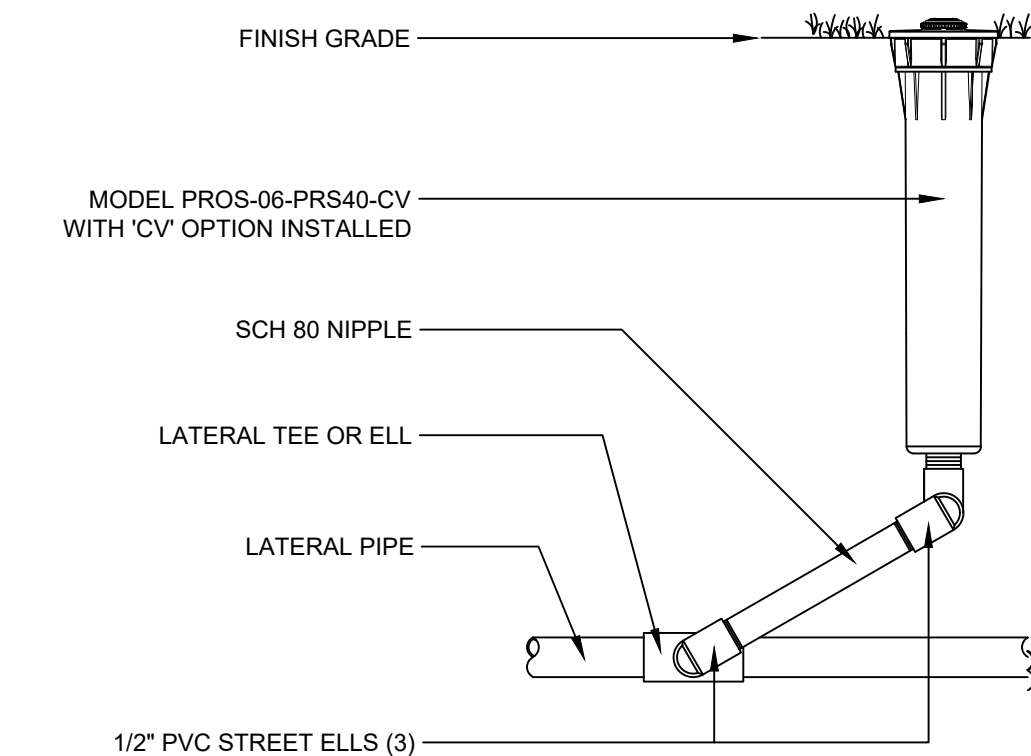
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4 ELECTRIC REMOTE CONTROL VALVE

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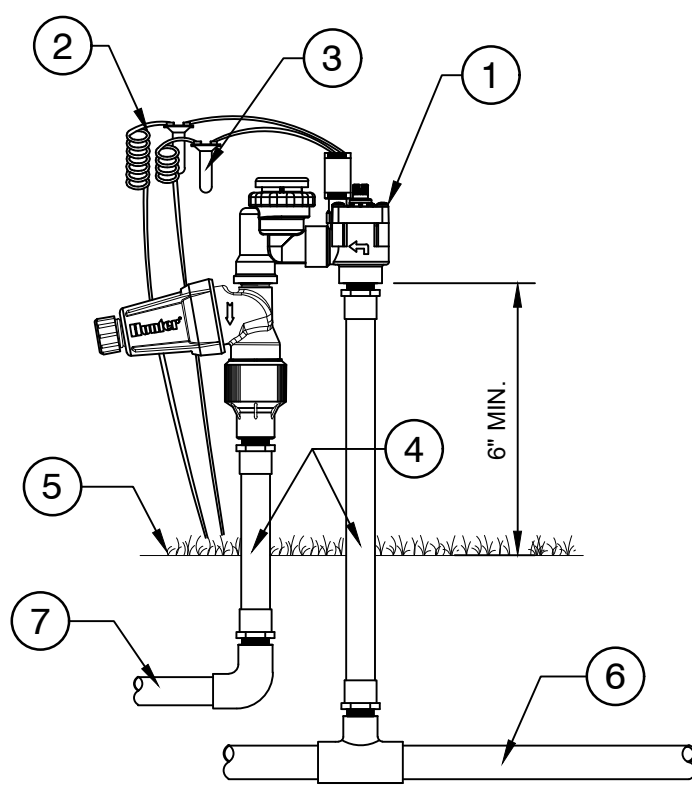
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5 PROS-06-PRS40-CV MP ROTATOR SPRINKLER (1)

3" = 1'-0"

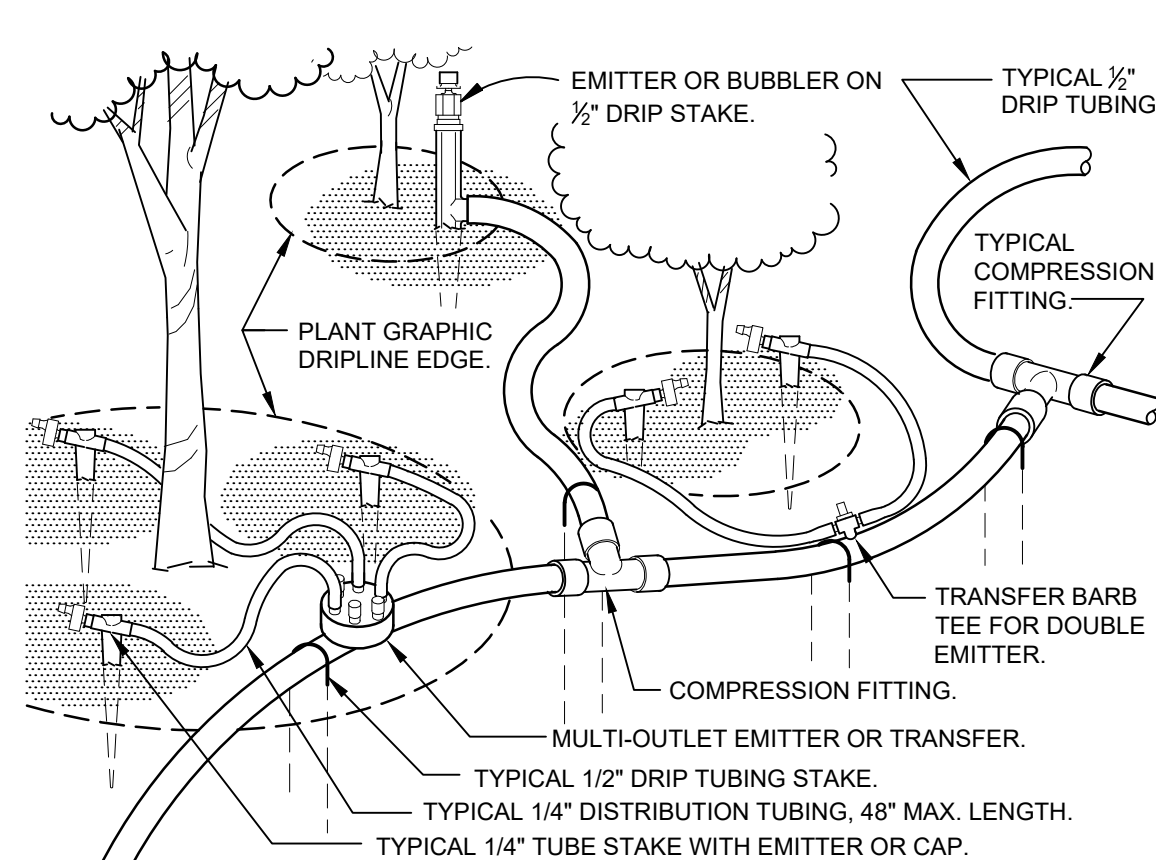
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6 ACZ-075-3 DRIP ZONE KIT

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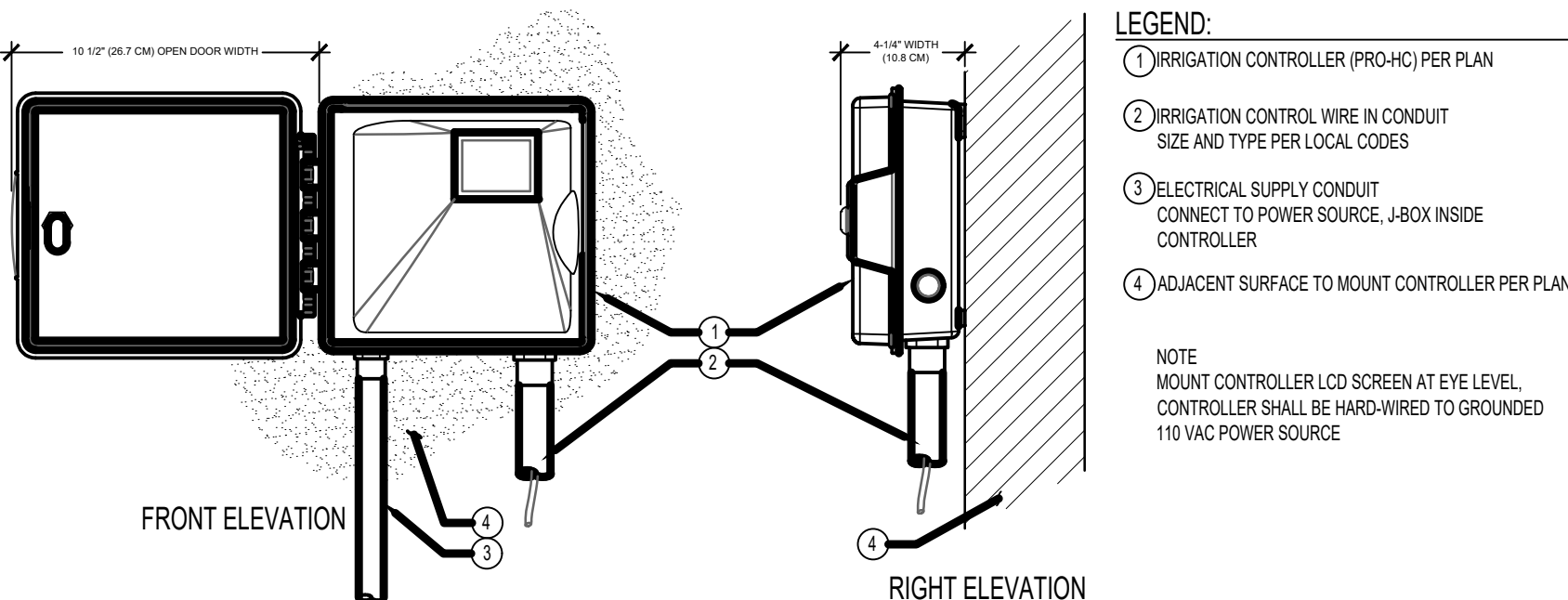
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7 TYPICAL DRIP TUBING

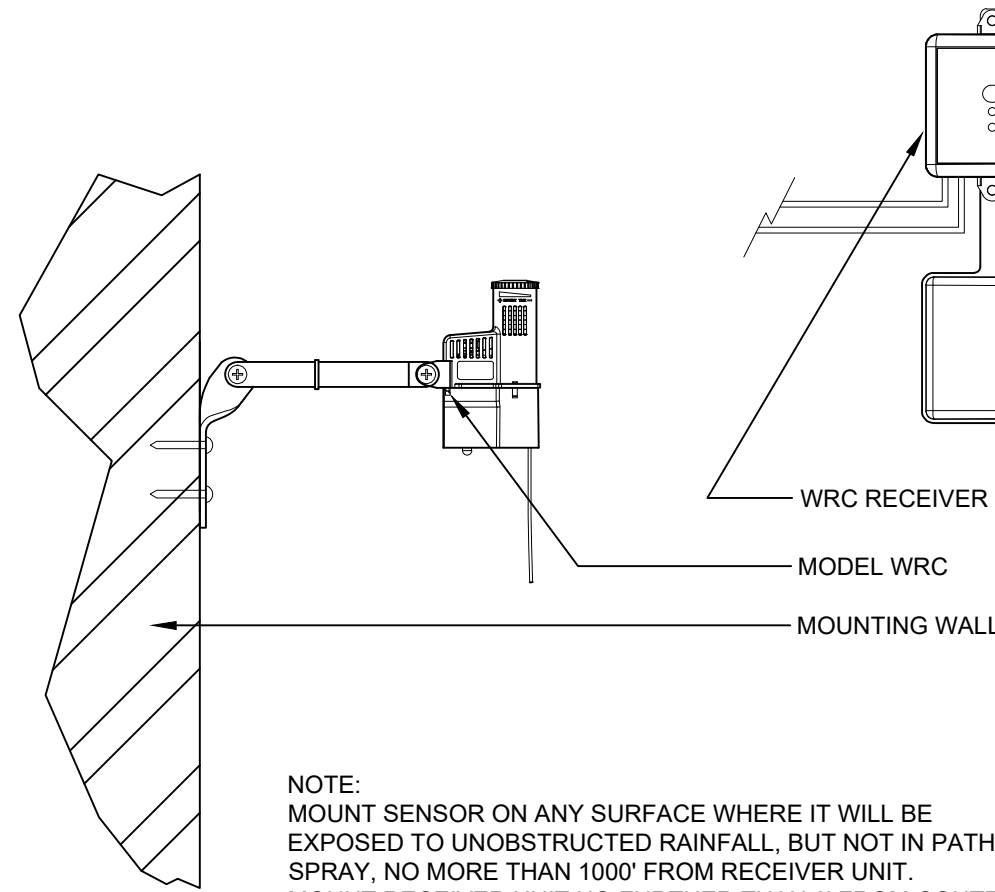
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FX-IR-FX-DRIP-01



8 IRRIGATION CONTROLLER (PRO-HC)

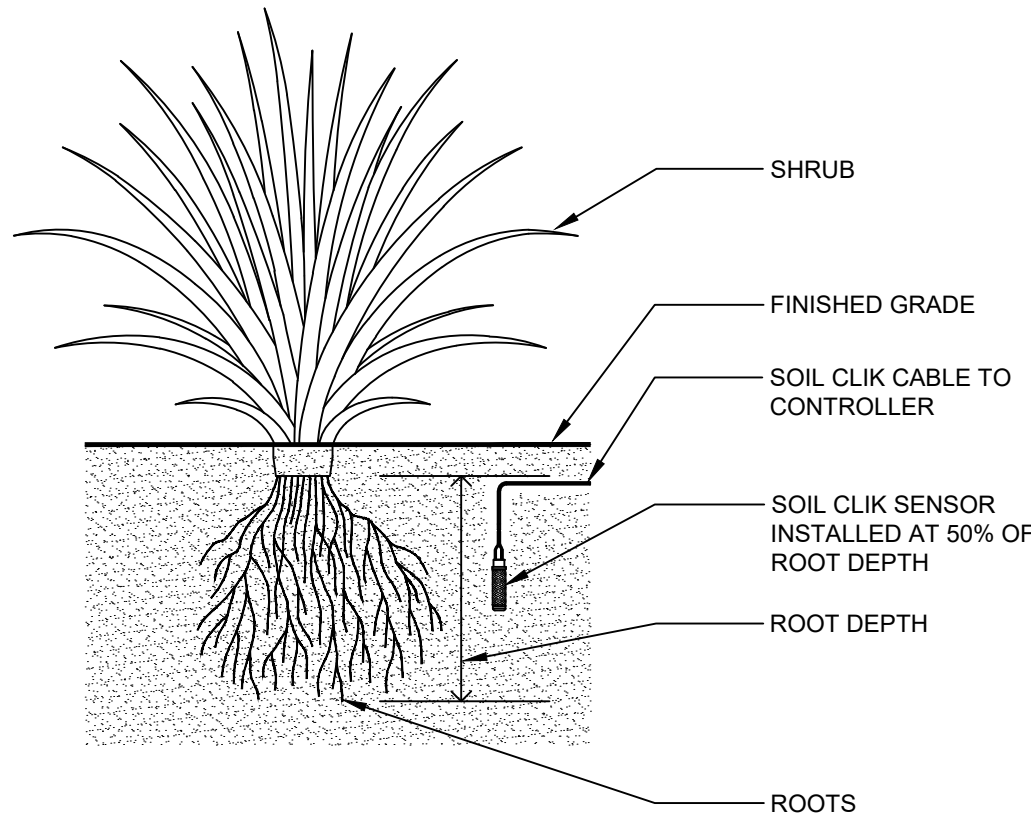
NOT TO SCALE



9 WIRELESS RAIN-CLICK

3" = 1'-0"

FX-IR-HUNT-SENS-17



10 SOIL CLICK SENSOR INSTALLED IN SHRUB AREA

NOT TO SCALE

FX-IR-HUNT-SENS-09