

# ROSEWOOD AT LILLIAN COMMONS

MORGAN HILL, CALIFORNIA



## GENERAL NOTES

1. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
2. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA, THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
3. ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ERRORS, THE OCCUPATIONAL SAFETY AND HEALTH ACT AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
6. THE CONTRACTOR MUST PROVIDE FOR SAFE ACCESSIBLE INGRESS AND EGRESS FOR ADJACENT PROPERTY OWNERS AND EPA THROUGHOUT THE PERIOD OF CONSTRUCTION. TEMPORARY THROUGH ACCESS FOR THE GENERAL PUBLIC DUE TO CONSTRUCTION STAGING OR LIMITATIONS MUST BE FULLY REHEarsed AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. ALL ACCESS MUST BE SAFE, SECURED, FLAGGED, SIGNED, AND ACCESSIBLE PER THE APPROVED SITE ACCESS PLAN SUBMITTED BY THE CONTRACTOR AND REQUIRED BY THE OWNER.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMERGENCY VEHICLE ACCESS, PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, FENCING, BARRICADES, TRAFFIC CONTROLS, FLAGGERS, SHORINGS, BRACING AND GUYS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.
8. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
9. ALL EXISTING UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-227-2800. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
10. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION MUST BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER OR UTILITY AGENCY REPRESENTATIVE AT THE CONTRACTOR'S SOLE EXPENSE.
11. ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
12. THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY ENGINEER OR BY THE OWNER.
13. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
14. THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS, IS NEITHER SPECIFIED NOR RECOMMENDED. ANY PARTY INSTALLING OR USING ANY PARTY SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT.
15. THE CONTRACTOR MUST MEET AND IMPLEMENT ALL NPDES, SWPPP, AND EROSION CONTROL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
16. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT GATES & ASSOCIATES AT (925) 736-8176 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

## LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2. ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
4. ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
5. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
6. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
7. WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
8. SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
9. EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
10. BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
11. STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
12. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
13. SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
14. PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
15. ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
17. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
18. ANY AND ALL WORK WITHIN CITY RIGHT OF WAY SHALL CONFORM TO ALL CITY STANDARD DETAILS AND SPECIFICATIONS.
19. CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC.. IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
20. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
22. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
23. ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
24. THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-736-8176 FOR SPECIFICATIONS IF NOT RECEIVED.
25. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.

## SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0.1	COVER SHEET
L0.2	LAYOUT LEGEND
L0.3	PLANTING NOTES AND LEGEND
L1.1	LAYOUT PLAN
L1.2	LAYOUT PLAN
L1.3	LAYOUT PLAN
L1.4	PARK ENLARGEMENT
L1.5	RESIDENTIAL ENLARGEMENT
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION PLAN
L2.4	IRRIGATION NOTES AND LEGEND
L2.5	IRRIGATION DETAILS
L2.6	IRRIGATION DETAILS
L2.7	IRRIGATION DETAILS
L2.8	IRRIGATION DETAILS
L2.9	WATER CALCULATIONS
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L4.1	PLANTING DETAILS
L4.2	CONSTRUCTION DETAILS
L4.3	CONSTRUCTION DETAILS
L4.4	CONSTRUCTION DETAILS

**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING - URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176 [www.dgates.com](http://www.dgates.com)

ROSEWOOD AT  
LILLIAN COMMONS

MORGAN HILL  
CALIFORNIA



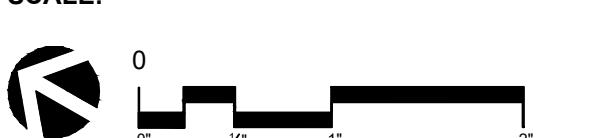
**Brookfield**  
Residential

ISSUE:	DESCRIPTION:	DATE:
1	RDGS 1ST SUBMITTAL	01/11/2022
2	RDGS 2ND SUBMITTAL	03/28/2022
-	-	-
-	-	-

NOT FOR  
CONSTRUCTION



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE:



COVER SHEET

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE  
WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT  
A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.  
BY:  DATE:   
LIC NO.: 6032

L0.1

## LAYOUT LEGEND



# GATES +ASSOCIATES

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1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
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## ROSEWOOD AT LILLIAN COMMONS

## ABBREVIATIONS

AC	ASPHALT CONCRETE	LSB	LIGHT SANDBLAST
A.F.G.	ABOVE FINISHED GRADE	MFR	MANUFACTURER
BOW	BACK OF WALK	MIN.	MINIMUM
BS	BOTTOM OF STAIR	MED	MEDIUM
BW	BOTTOM OF WALL	MSB	MEDIUM SANDBLAST
BW	BOTH WAYS	(N)	NEW
C	CONDUIT	NIC	NOT IN CONTRACT
C&G	CURB AND GUTTER	NTS	NOT TO SCALE
CB	CATCH BASIN (CIVIL)	O.C.	ON CENTER
CL	CENTER LINE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CMU	CONCRETE MASONRY UNIT	PA	PLANTING AREA
CO	CLEAN OUT (CIVIL)	PCC	PORTLAND CEMENT CONCRETE
CONC.	CONCRETE	PL	PROPERTY LINE
CP	CONTROL POINT	PR	PROPOSED
CTRL	CONTROL	PVC	POLY VINYL CHLORIDE
DIA	DIAMETER	(R)	RELOCATED
(E), EXIST	EXISTING	R	RADIUS
E	ELECTRICAL	S	SLOPE
E.W.	EACH WAY	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EA	EACH	S.C.D.	SEE CIVIL DRAWINGS
EJ	EXPANSION JOINTS	S.E.D.	SEE ELECTRICAL DRAWINGS
EL	ELEVATION	S.S.D.	SEE STRUCTURAL DRAWINGS
EQ	EQUAL	S.P.D.	SEE PLUMBING DRAWINGS
ES	EQUAL SPACES	SB	SANDBLAST
EX	EXISTING	SIM	SIMILAR
F.O.F.	FACE OF BUILDING	SP	SPACING
(F), FUT	FUTURE	SD	STORM DRAIN
FC	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLD
FH	FIRE HYDRANT	SL	STREET LIGHT
FL	FLOW LINE	SQ.	SQUARE
(G), GRD	GROUND	SS	STAINLESS STEEL
G	GAS	SS	SANITARY SEWER (CIVIL)
GB	GRADE BREAK	SSCO	SANITARY SEWER CLEANOUT
HC	HANDICAP FACILITY	SSMH	SANITARY SEWER MANHOLE
HDPE	HIGH DENSITY POLYETHYLENE	S/W	SIDEWALK
HH	HANDLEHOLE	TBD	TO BE DETERMINED
HSB	HEAVY SANDBLAST	TS	TOP OF STAIR
HT	HEIGHT	TW	TOP OF WALL
INV	INVERT	TYP.	TYPICAL
IC	IRRIGATION CONTROL	UNO	UNLESS OTHERWISE NOTED
IRR	IRRIGATION	W	WATER LINE (CIVIL)
JB	JUNCTION BOX	WP	WATERPROOF
LIP	LIP OF GUTTER	W.P.M.	WATERPROOF MEMBRANE
L.O.W.	LIMIT OF WORK		
POB	POINT OF BEGINNING		
ALIGN			

MORGAN HILL  
CALIFORNIA



## Brookfield Residential

ISSUE: 04/19/2022  
DESCRIPTION: RDGS 1ST SUBMITTAL  
DATE: 01/11/2022  
1 RDGS 1ST SUBMITTAL  
2 RDGS 2ND SUBMITTAL 03/28/2022  
- -  
- -  
- -  
- -

NOT FOR  
CONSTRUCTION



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: SCALE  
0 5X 1X 2X  
0' 1' 2' 3'

LAYOUT LEGEND

L0.2

## PLANTING NOTES

### GENERAL

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
- THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
- ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
- CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UPLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
- CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
  - FIRE HYDRANTS AND PIVS: 5' MINIMUM
  - LIGHT POLES: 10' MINIMUM
  - UTILITIES: 5' MINIMUM
  - BUILDING ROOF EDGE: 5' MINIMUM

- CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
- PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

### EXISTING PLANT MATERIAL

- ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
- ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
- CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

### SOILS

- THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
- ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
- ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPOINT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
- ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 8 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
- ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST, 50LBS GYPSUM, 20LBS SOIL SULFUR AND 160LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
- SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
- ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTION, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE. PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
- CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

## PLANTING NOTES (CONT)

### TREES

- ALL TREES SHALL BE STANDARDS UNLESS SPECIFICALLY NOTED.
- ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
- PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
- PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.

- TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.

- FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF FOOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND FOOTBALL AND ALLOW UNPIMPED FLOW OF WATER.

### SHRUBS, GROUNDCOVERS AND VINES

- GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
- SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
- THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

### ACCESSORIES

- ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
- ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
- ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE X18" LONG X 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
- ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 16X24". COLOR TO MATCH PAVING. (800) 279-2278.
- ALL SLOPES GREATER THAN 2:5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12", AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL AVAILABLE FROM REED & GRAHAM 888-381-0800.

### SUBMITTALS

- CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUNDCOVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
- ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
- SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.

### MUNICIPAL REQUIREMENTS

- ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY CITY REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE CITY CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
- DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

## WATER CONSERVATION STATEMENT

- THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
- THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
- A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

### PLANT SCHEDULE

STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
LAU	Laurus x 'SARATOGA'	SARATOGA HYBRID LAUREL	24" BOX	L	PER PLAN
QUE	Quercus virginiana	SOUTHERN LIVE OAK	24" BOX STANDARD	M	PER PLAN
RHA	Rhaphiolepis indica 'MAGNIFICENT'	MAGNIFICENT INDIAN HAWTHORN	24" BOX STANDARD	L	PER PLAN
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
ARB	Arbutus unedo 'COMPACTA'	COMPACT STRAWBERRY TREE	24" BOX MULTI	L	PER PLAN
CER	Cercis canadensis	EASTERN REDBUD MULTI-TRUNK	15 GAL	M	PER PLAN
LAG	Lagerstroemia indica x Faurei 'MUSKOGEE'	MUSKOGEE CRAPÉ MYRTLE	15 GAL	L	PER PLAN
MAG	Magnolia grandiflora 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL	M	PER PLAN
OLE	Olea europaea 'WILSONII'	WILSON OLIVE	24" BOX MULTI	VL	PER PLAN
PIS	Pistacia chinensis	CHINESE PISTACHE	15 GAL	L	PER PLAN
PLA	Platanus x acerifolia 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	15 GAL	M	PER PLAN
PRU	Prunus x yedoensis 'AKEBONO'	AKEBONO YOSHINO CHERRY	15 GAL	M	PER PLAN
ULM	Ulmus parvifolia	LACEBARK ELM	15 GAL	L	PER PLAN
ZEL	Zelkova serrata 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	15 GAL	M	PER PLAN
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
CK	Calamagrostis x acutiflora 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L	24" o.c.
CT	Chondropetalum tectorum 'DWARF'	DWARF CAPE RUSH	1 GAL	L	24" o.c.
DV	Dieteris grandiflora 'VARIEGATA'	STRIPED FORTNIGHT LILY	1 GAL	L	36" o.c.
EP	Euonymus fortunei 'MONCE'	GOLDEN PRINCE WINTERCREEPER	5 GAL	M	48" o.c.
FM	Festuca mairei	ATLAS FESCUE	1 GAL	L	24" o.c.
LP	Lantana montevidensis	PURPLE TRAILING LANTANA	1 GAL	L	72" o.c.
LC	Leymus condensatus 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	L	48" o.c.
LI	Loimandra longifolia 'BREEZE'	BREEZE MAT RUSH	1 GAL	L	36" o.c.
LS	Loimandra longifolia 'ROMA 13'	PLATINUM BEAUTY VARIEGATED MAT RUSH	1 GAL	L	36" o.c.
MC	Muhlenbergia capillaris	PINK MUHLY GRASS	5 GAL	L	48" o.c.
MD	Myrtus communis 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL	L	24" o.c.
NH	Nandina domestica 'HARBOUR DWARF'	HARBOUR DWARF HEAVENLY BAMBOO	1 GAL	L	30" o.c.
NF	Neopeta x faassenii	CATMINT	1 GAL	M	18" o.c.
RC	Rosa californica	CALIFORNIA WILD ROSE	5 GAL	L	72" o.c.
SH	Salvia microphylla 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L	36" o.c.
WS	Westringia fruticosa 'SMOKEY'	SMOKEY WESTRINGIA	5 GAL	L	48" o.c.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
AE	Arctostaphylos x 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	M	36" o.c.
BP	Baccharis pilularis 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	L	96" o.c.
JP	Juncus patens	CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.
MP	Myoporum parvifolium 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L	60" o.c.
TB	Turf Sod Bioblue	BIOGRASS	SODDED	H	
TU	Turf Sod Bolero Plus	FESCUE BLEND	SODDED	H	

### PLANTING LEGEND

XXX CITY	TREE NAME	SEE PLANT LIST FOR ADDTL. INFO.

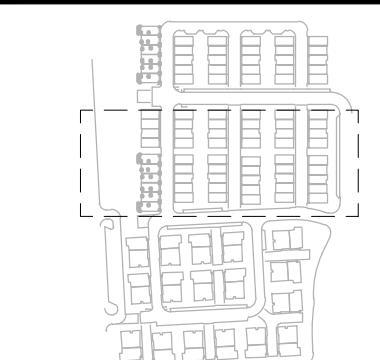




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## ROSEWOOD AT LILLIAN COMMONS

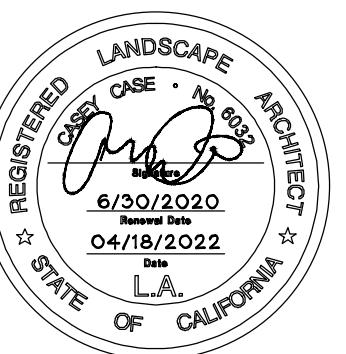
MORGAN HILL  
CALIFORNIA



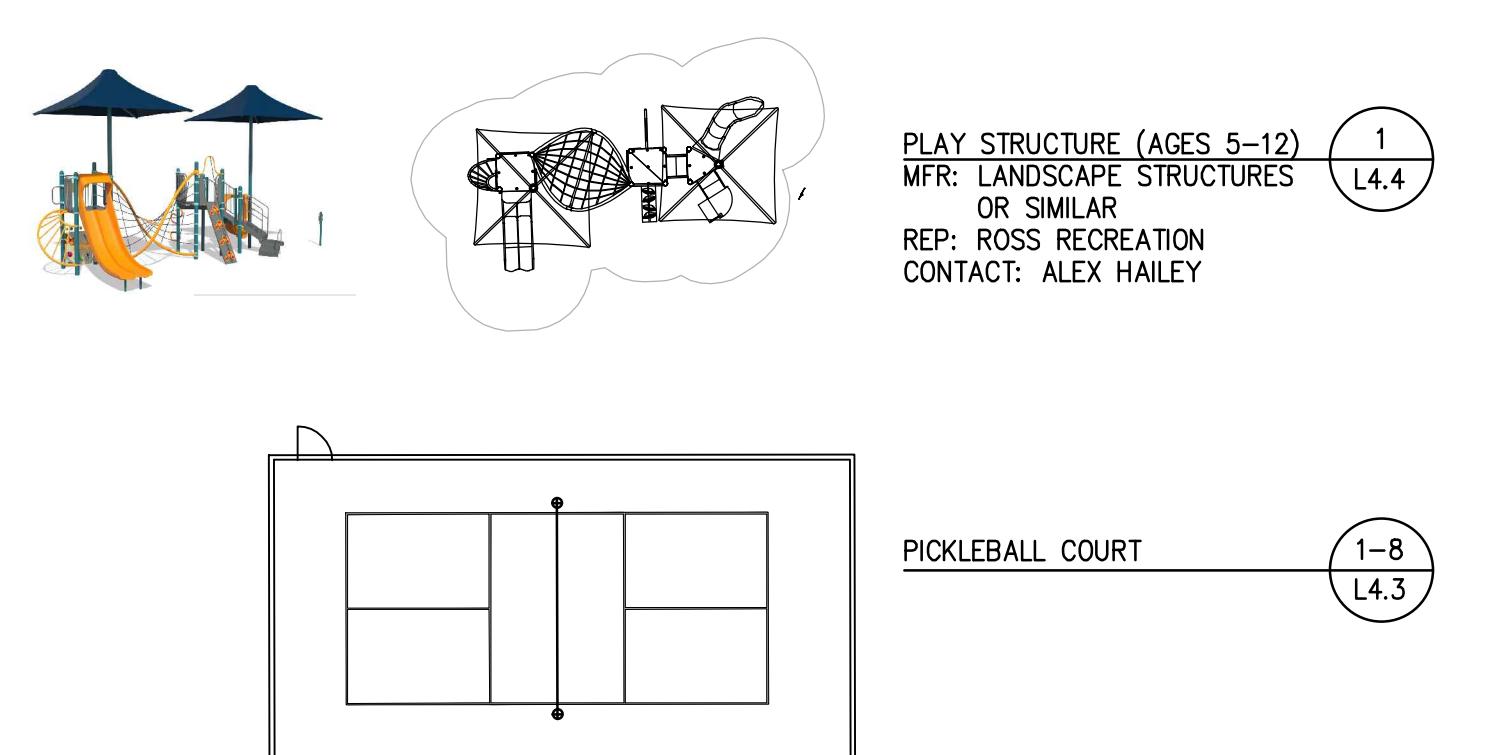
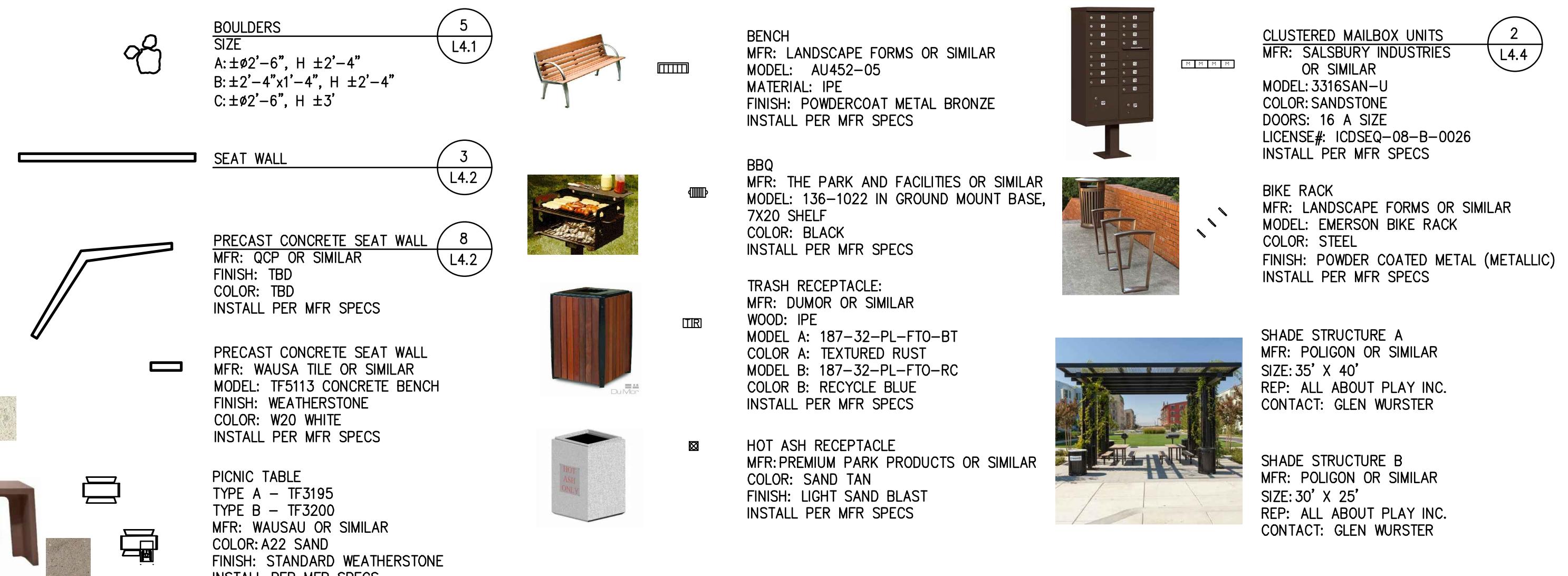
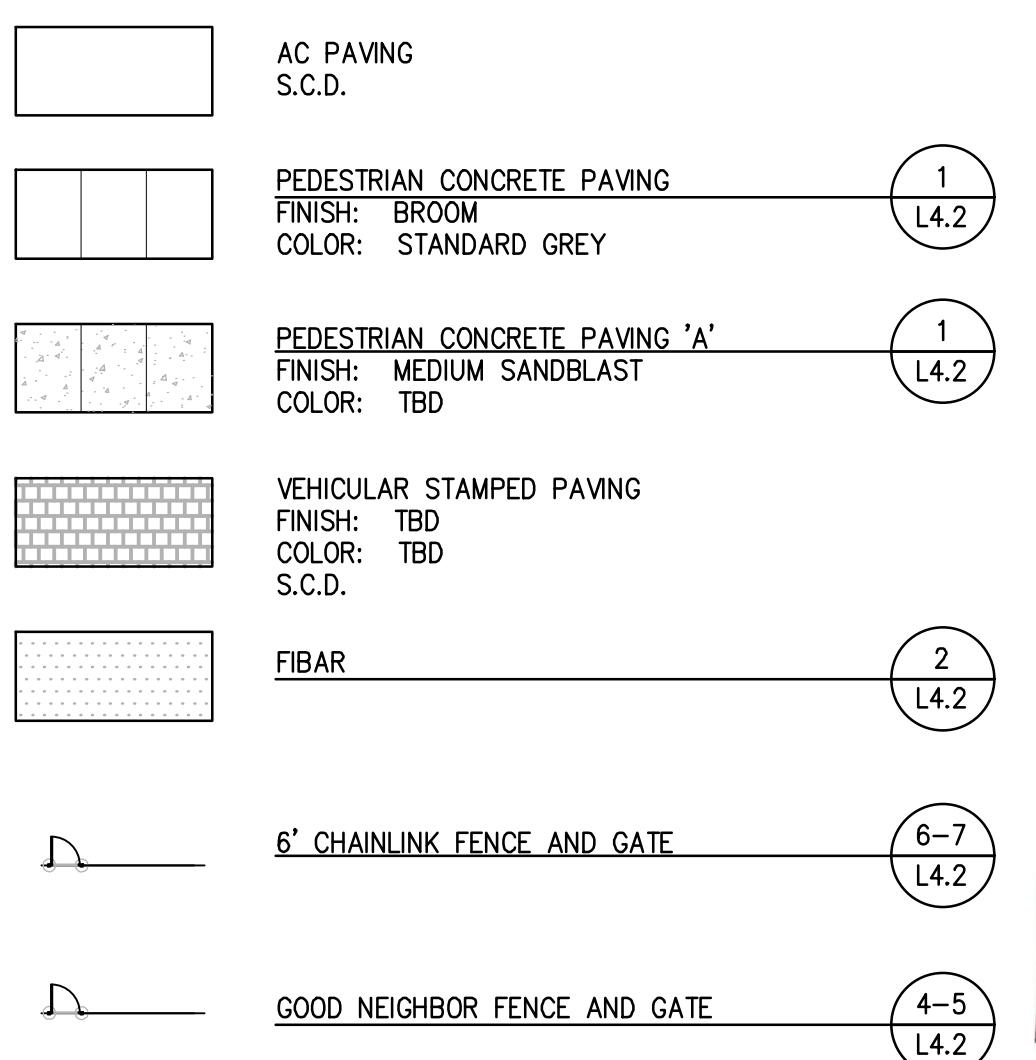
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ISSUE: 04/19/2022  
DESCRIPTION: RDGS 1ST SUBMITTAL  
DATE: 01/11/2022  
1 RDGS 2ND SUBMITTAL 03/28/2022  
2 -  
- -  
- -

**NOT FOR  
CONSTRUCTION**



### LAYOUT LEGEND



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: 1'-0" = 20'-0"

### LAYOUT PLAN

**L1.2**

A 3D surface plot of a smooth, rounded peak. The surface is colored with a gradient: dark green at the base, transitioning through medium green in the middle, and light yellow at the top. The peak is centered and has a slight shadow on its left side, suggesting a light source from the upper right. The background is a light gray.

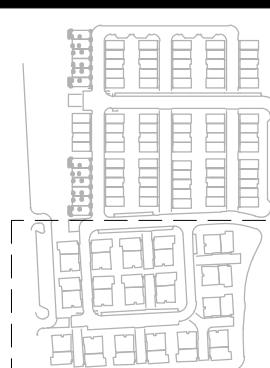
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# ROSEWOOD AT LILLIAN COMMONS

MORGAN HILL  
CALIFORNIA

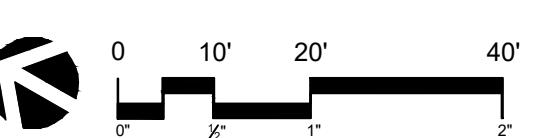


# Brookfield Residential

<b>ISSUE:</b>	<b>DESCRIPTION:</b>	<b>DATE:</b>
	RDCS 1ST SUBMITTAL	01/11/2022
	RDCS 2ND SUBMITTAL	03/28/2022
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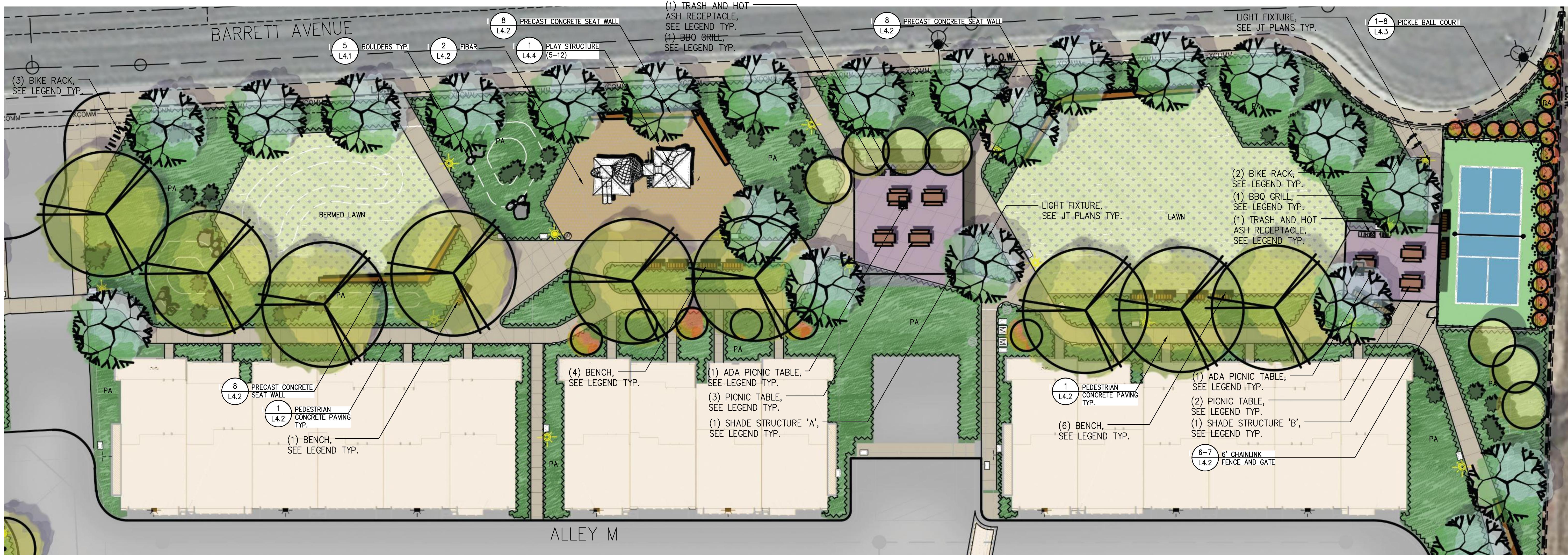


PROJECT NUMBER:	P5960
DRAWN:	JT, GM
CHECK:	MR
DATE:	04/18/2022



## LAYOUT PLAN

# L1.3



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	RDCS 2ND SUBMITTAL	03/28/2022
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LANDSCAPE  
CASEY CASE • No. 6032  
REGISTERED ARCHITECT  
6/30/2020  
Renewal Date  
04/18/2022  
Date  
L.A. OF CALIFORNIA

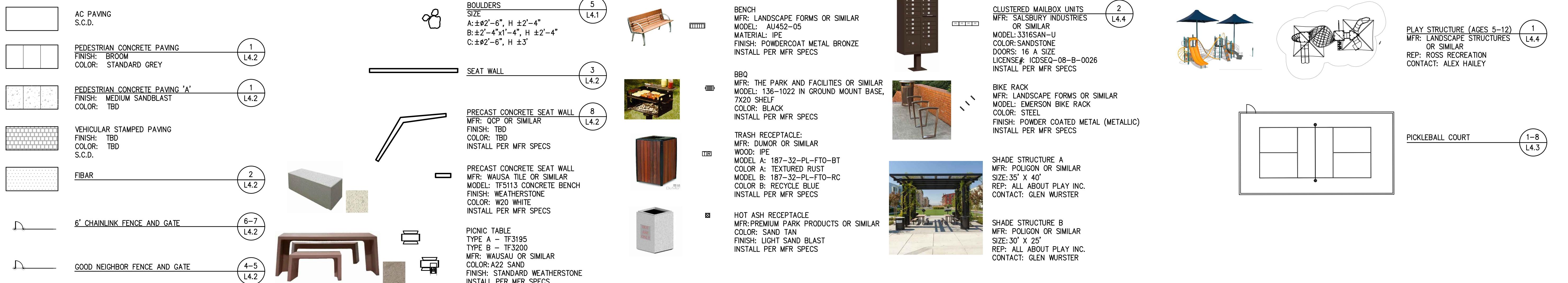
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DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: 1/16" = 1'-0"  

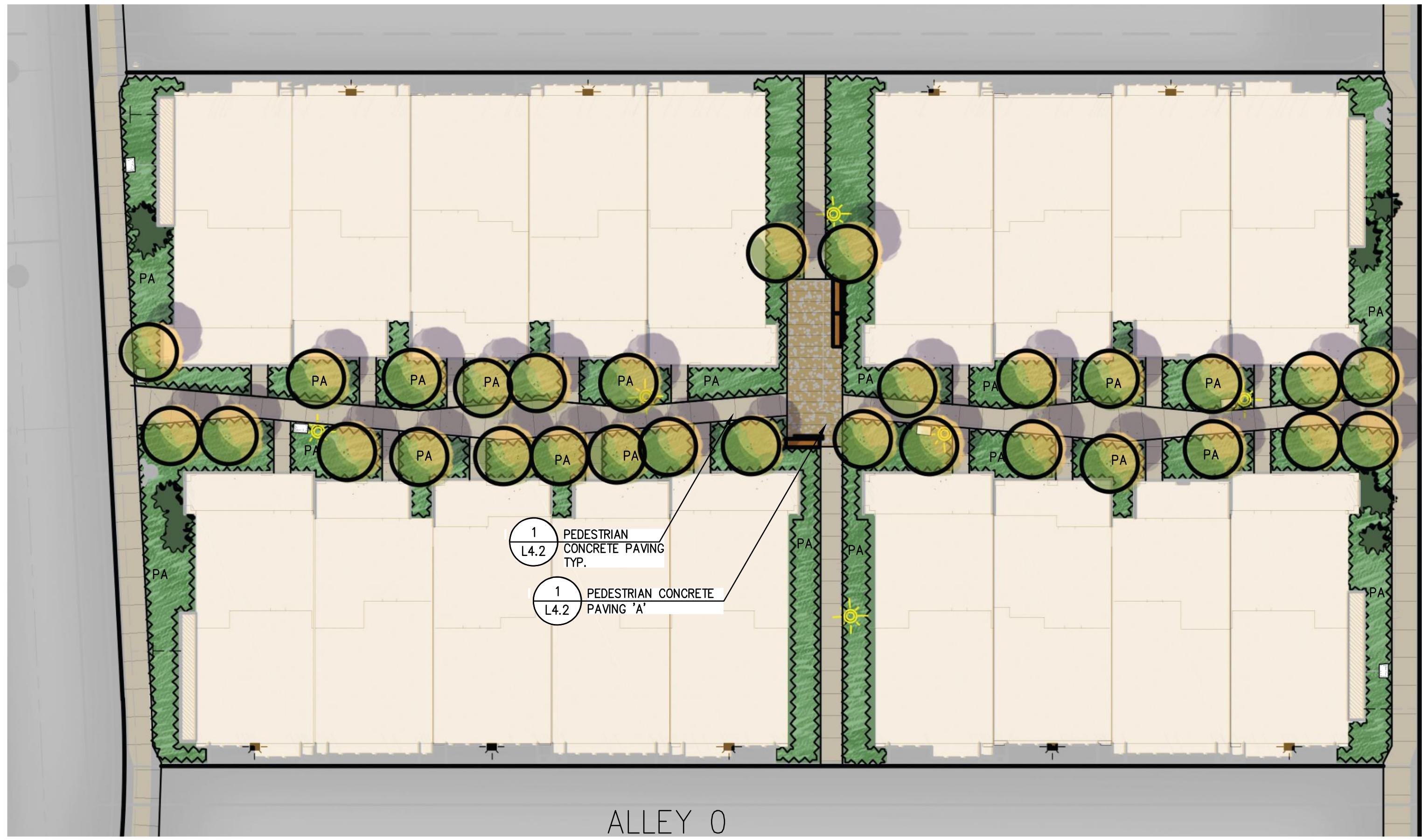

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## PARK ENLARGEMENT

# L1.4

## LAYOUT LEGEND

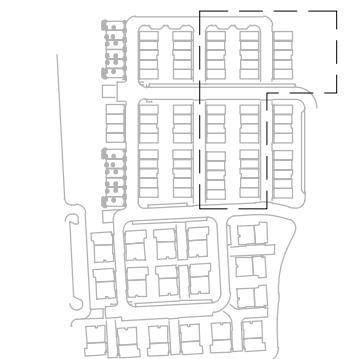




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2 RDGS 2ND SUBMITTAL 03/28/2022  
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PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: 1/16" = 1'-0"

0 8' 16' 32'  
8' 1' 2'

RESIDENTIAL  
ENLARGEMENT

L1.5



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# ROSEWOOD AT ILLIAN COMMONS

# MORGAN HILL CALIFORNIA

# Brookfield Residential

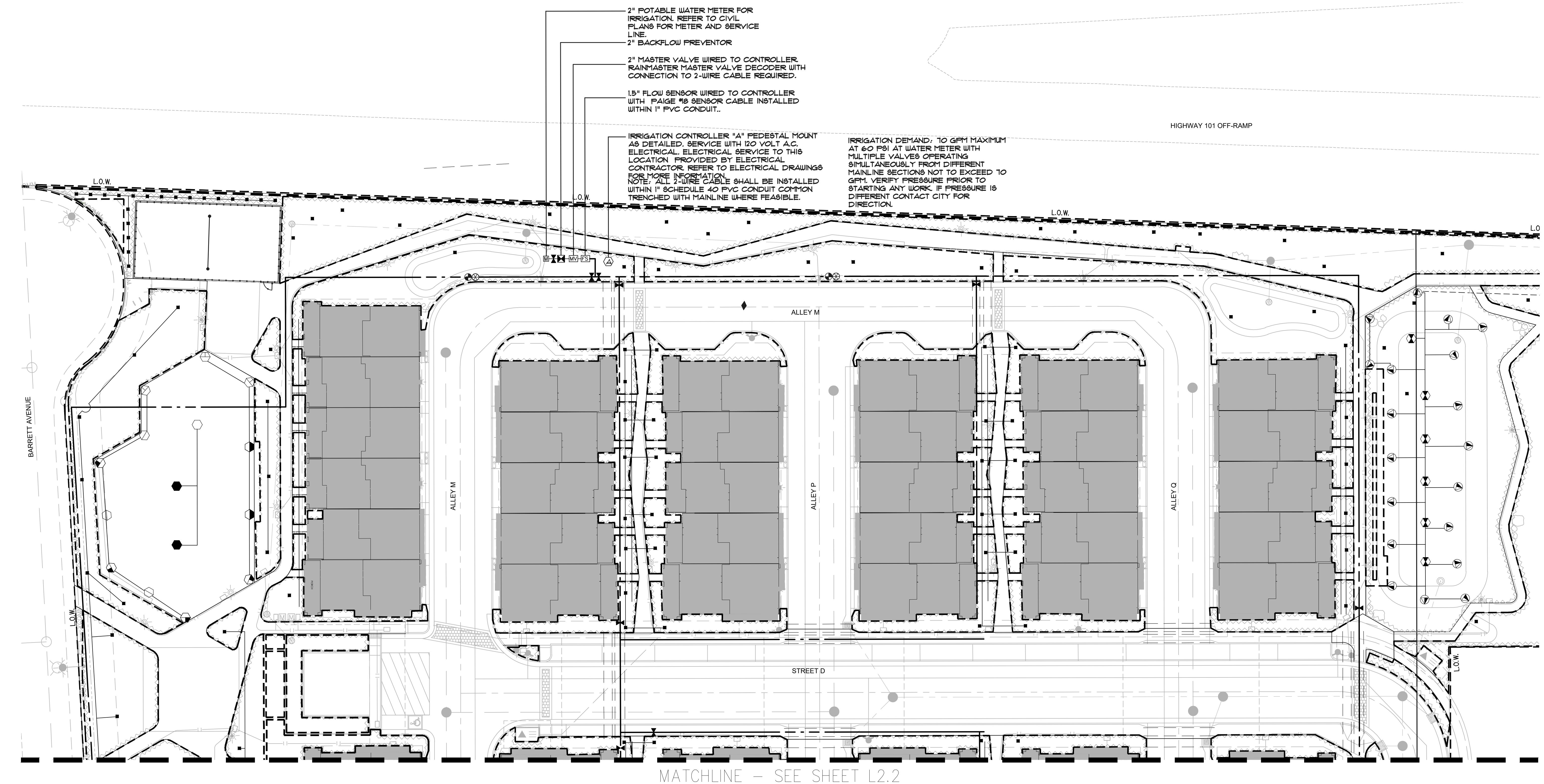
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	RDCS 1ST SUBMITTAL	01/11/2022
	RDCS 2ND SUBMITTAL	03/28/2022
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PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: 11'0" - 20'0"

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## IRRIGATION PLAN

# L2.1



MATCHLINE - SEE SHEET L2.2

PATH: P:\MORGAN HILL\ROSEWOOD AT LILLIAN COMMONS\ACAD\SHEETS\\_DG\IRR-ROSEWOOD.DWG  
PLT-DATE: 1/18/2022 8:26 AM



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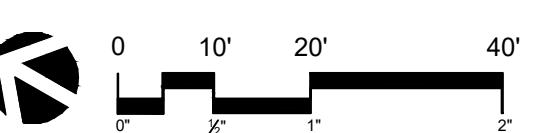
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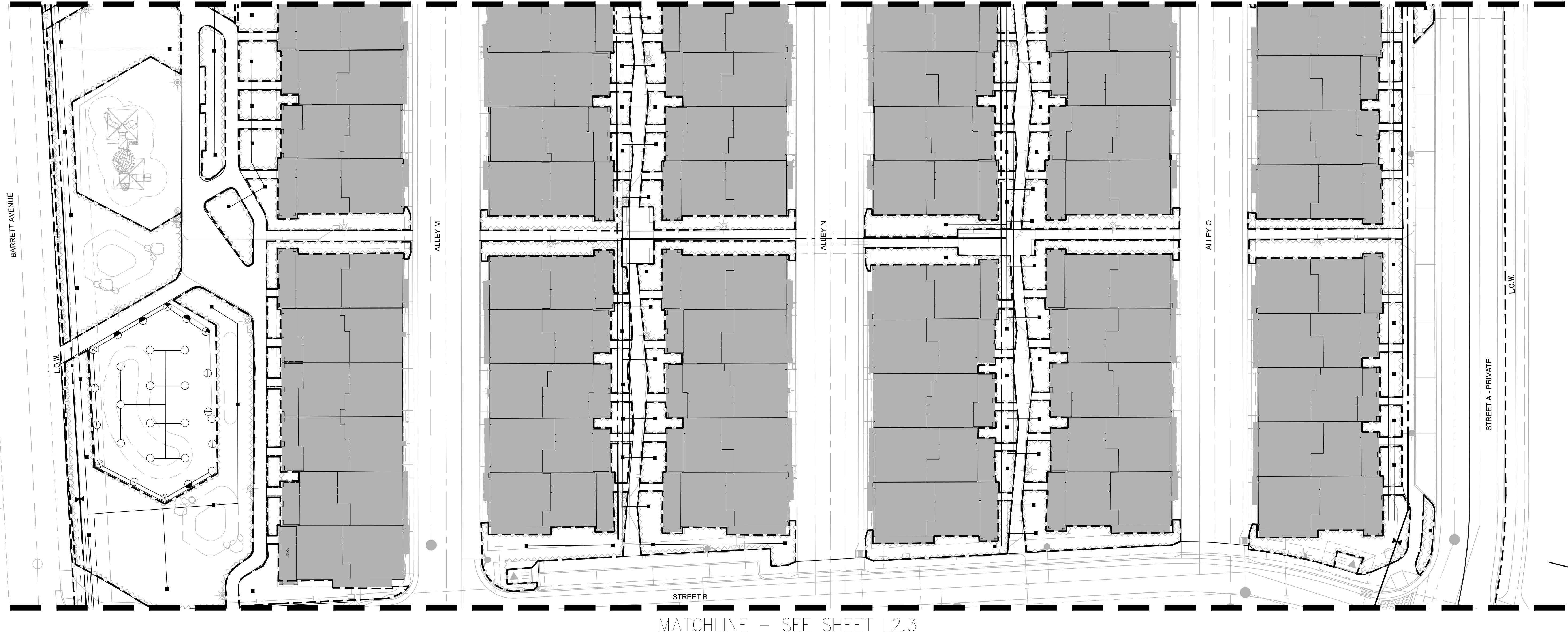
PROJECT NUMBER: P5960  
DRAWN: JT, GM  
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SCALE: 1'-0" = 20'-0"



**IRRIGATION PLAN**

**L2.2**

MATCHLINE – SEE SHEET L1.1



MATCHLINE – SEE SHEET L2.3



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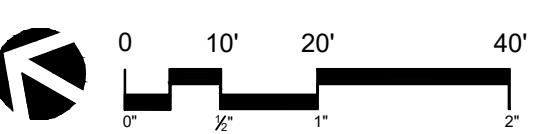
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CONSTRUCTION



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
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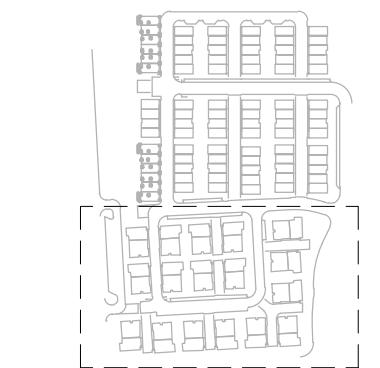


IRRIGATION PLAN

L2.3

MATCHLINE - SEE SHEET L2.2





ISSUE:	DESCRIPTION:	DATE:
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2	RDCS 2ND SUBMITTAL	03/28/2022
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CONSTRUCTION**



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: NTS



**IRRIGATION NOTES AND  
LEGEND**

**L2.4**

**SUPPLEMENTAL 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 WHERE FEASIBLE. WHEN INSTALLED WITHIN PAVING AREAS, VALVES, SPLICE BOXES, ETC. SHALL BE INSTALLED WITHIN A PRECAST CONCRETE BOX. THE SCALE OF THE DRAWINGS, WHICH IS NOT POSSIBLE TO INDICATE, IS THAT OF THE CONTRACTOR'S CONTRACT DOCUMENTS. CONDUIT AND OTHER ITEMS WHICH CAN BE SHOWN, INDICATE 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 CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK.
- UNDERGROUND SERVICE ALERT (USA): FOR EXISTING UTILITY LOCATIONS, CONTRACTOR SHALL NOTIFY USA, 811 OR 800.227.2600 AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO ALL PLANNED WORK OPERATIONS. THE U.S.A. AUTHORIZATION NUMBER SHALL BE KEPT AT THE SITE.
- EXISTING UTILITIES, UNDERGROUND FACILITIES & SITE IMPROVEMENTS: LOCATIONS & ELEVATIONS OF ALL EXISTING UTILITIES (UNDERGROUND & OVERHEAD) & SITE IMPROVEMENTS, IF SHOWN ON THE PLANS, ARE APPROXIMATE ONLY. FIELD VERIFY LOCATION, PROTECT EXISTING UTILITIES & SITE IMPROVEMENTS FROM DAMAGE. CONTRACTOR TO TAKE SPECIAL PRECAUTIONS WHEN WORKING NEAR HIGH RISK UTILITIES.
- CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY TO OBTAIN INFORMATION REGARDING THE EXACT DEPTH OF BURIAL & HORIZONTAL LOCATION OF UTILITY LINES AS NECESSARY. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS & ADJUSTMENTS WITH THE APPROPRIATE UTILITY COMPANIES.
- PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY PROBES TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH PROPOSED CONSTRUCTION AS CONTRACTOR SHALL EXCAVATE TO DETERMINE TYPES, EXTENT, SIZE, AND DEPTHS OF UNDERGROUND UTILITIES. COORDINATE WORK TO AVOID CONFLICTS BETWEEN PROPOSED IMPROVEMENTS & EXISTING UNDERGROUND FACILITIES, SEWER LATERALS, STORM DRAINS & WATER
- FIELD CHANGES: CONTRACTOR SHALL NOTIFY CITY'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF ANY POTENTIAL FIELD CHANGES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY.
- SITE RESTORATION: CONTRACTOR SHALL REPLACE OR RESTORE TO PRECONSTRUCTION CONDITION ALL PAVING, UTILITIES, SERVICES, IRRIGATION, LANDSCAPE MATERIALS, PAVEMENT DELINEATION & OTHER IMPROVEMENTS, THAT ARE NOT TO BE REMOVED BUT ARE DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND CONDUITS.
- IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE AS-BUILT DRAWINGS SHALL BE DELINEATED ON REPRODUCIBLE MATERIALS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT.
- INSTALL REMOTE CONTROL VALVE BOXES 12' FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12' APART. SHORT SIDE OF RECTANGULAR BOX SHALL BE PARALLEL TO WALK, CURB, ETC. DO NOT LOCATE BOXES WITHIN BIORETENTION AREAS.
- FOR PLANTS ON A SLOPE, LOCATE SHRUB BUBBLER ON UP-SLOPE OF PLANT.
- INSTALL A VACON 5000 SERIES SPRING-LOADED CHECK VALVE BELOW THOSE SHRUB BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER. USE RWS-M-B-C FOR TREE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL BUBBLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT RUNOFF ONTO WALKS OR ROADWAYS AS MUCH AS POSSIBLE. THROTTLE THE FLOW CONTROL OR ADJUST THE PRESSURE REGULATION MODULE AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF BUBBLERS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES. VALVE BOX LIDS SHALL BE HEAT STAMPED OR ENGRAVED IN 1-1/2" LETTERS THE CONTENTS OF THE BOX. (REMOTE CONTROL VALVE NUMBERS (C-5), QUICK COUPLING VALVE (QC), GATE VALVE (GV), MASTER VALVE (MV), FLOW SENSOR (FS), WIRE SPLICE (WS), ETC.)

**LATERAL LINE SIZING CHART**

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
SHRUB BUBBLERS 0.15 GPM	1-5 5.25-10 10.25-20 20.1-25	3/4" 1" 1 1/4" 1 1/2"	1-33 34-66 67-133 134-166
TREE BUBBLERS 0.50 GPM	1-5 5.25-10 10.25-20	3/4" 1" 1 1/4"	1-10 11-20 21-40
DRIPLINE VARIABLES	1-5 5.25-10	3/4" 1"	N/A
SPRAY HEADS	1-8 9-15	3/4" 1"	

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.

**IRRIGATION LEGEND**

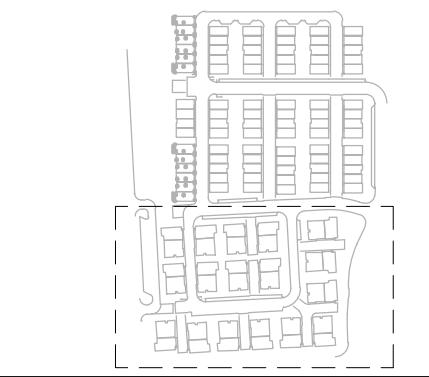
SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
○	TSP-RS-LN-1.5 (360°)	TORO T5 SERIES 5" POP-UP TURF ROTOR	45	1.5	30'-35'
○	TSP-RS-LN-1.5 (180°)	TORO T5 SERIES 5" POP-UP TURF ROTOR	45	1.5	30'-35'
○	TSP-RS-LN-1.5 (90°)	TORO T5 SERIES 5" POP-UP TURF ROTOR	45	1.5	30'-35'
○	TSP-RS-LN-3.0 (360°)	TORO T5 SERIES 5" POP-UP TURF ROTOR	45	3.0	35'-40'
○	TSP-RS-LN-3.0 (180°)	TORO T5 SERIES 5" POP-UP TURF ROTOR	45	3.0	35'-40'
○	TSP-RS-LN-3.0 (90°)	TORO T5 SERIES 5" POP-UP TURF ROTOR	45	3.0	35'-40'
○	570Z-12P-COM-TF	TORO 12" POP-UP SPRAY HEAD WITH CHECK VALVE, AND PRECISION ROTATING SERIES NOZZLES	40	2.56	18'-20'
○	570Z-12P-COM-TA	TORO 12" POP-UP SPRAY HEAD WITH CHECK VALVE, AND PRECISION ROTATING SERIES NOZZLES	40	1.46	18'-20'
○	570Z-12P-PRX COM-OT-15 F,H,Q	TORO 12" POP-UP SPRAY HEAD WITH CHECK VALVE, PRESSURE REGULATING STEM AND PRECISION SERIES NOZZLES	30	3.6,1.8,90	15'
○	570Z-12P-PRX COM-OT-12 F,H,Q	TORO 12" POP-UP SPRAY HEAD WITH CHECK VALVE, PRESSURE REGULATING STEM AND PRECISION SERIES NOZZLES	30	2.6,1.3,65	12'
●	DB-09-PC	TORO LOW FLOW DRIP BUBBLER ON IPS FLEXIBLE PVC RISER FOR SHRUBS	30	0.15	1.5"
■	RWS-B-C-1402	RAIN BIRD ROOT WATERING TUBE WITH BUBBLER FOR TREES - INSTALL 2 BUBBLERS PER TREE	30	.50/.50	3"
○	P-220 / T-ALFS10150-S / T-PMR40	TORO 1" P-220 VALVE, TORO 1" SMALL BODY SCREEN FILTER WITH 150 MESH SCREEN, TORO INLINE 40 PSI REGULATOR AND SCHEDULE 40 PVC BALL VALVE 1-25 GPM FLOW RANGE. INSTALL PER STANDARD CITY DETAIL 124			
○	P-220 SERIES	TORO REMOTE CONTROL VALVE			
■	T-113-IRR	NIBCO GATE VALVE WITH CROSS HANDLE IN 10" ROUND BOLT DOWN BOX			
◆	44LRC	RAINBIRD 1" QUICK COUPLING VALVE			
■	LF825Y-BV-2"	FEBCO 2" LEAD FREE BACKFLOW PREVENTOR WITH GUARDSHACK HINGED BACKFLOW ENCLOSURE WITH FROSTGUARD PROTECTION COVER			
FS MV	GTFSCV-150P	DATA INDUSTRIAL FLOW SENSOR AND SUPERIOR NORMALLY OPEN MASTER VALVE COMBINATION PROVIDED BY GREEN TECH SITE ONE FOR RAINMASTER EAGLE CONTROLLER C. INCLUDE TW-D-1 DECODER FOR MASTER VALVE			
○	SA6-RM2-TW/RM-ICSV-5/PMR-CAC/GTFSCV-150P/FAN-16/TW-D-1(2&4)/TW-LA-1/TW-CAB-14	RAINMASTER EAGLE PLUS TWO-WIRE PEDESTAL MOUNT CONTROLLER ASSEMBLY PROVIDED BY SITE ONE. GREEN TECH FOR HOA MAINTAINED PARKWAY STRIP LANDSCAPE - INSTALL AS INDICATED ON PLANS. INCLUDE WIRED RAIN SWITCH WITH SS ENCLOSURE MOUNTED TO SIDE OF CONTROLLER PEDESTAL. REFER TO INSTALLATION DETAILS			
○	570-DRIP-IND	TORO POP UP DL2000 DRIP INDICATOR INSTALLED AT EACH CONTROL VALVE AND ENDS OF EACH PLANTER AS DETAILED			
○	YD-500-34	TORO DL2000 AIR VACUUM RELIEF VALVE #YD-500-34 INSTALLED AT HIGH POINT AS DETAILED. (NOT SHOWN ON PLANS - REFER TO DETAILS FOR INSTALLATION.)			
○	FCH-H-FHT	TORO DL2000 FLUSH VALVE #FCH-H-FHT INSTALLED AT ENDS OF EACH DRIP SYSTEM AS DETAILED			
STATION NUMBER					
GALLONS PER MINUTE					
VALVE SIZE					
MAINLINE: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS: AT CHANGES IN DIRECTION OR BRANCH MAINS, CONNECTIONS BETWEEN MAINLINE AND REMOTE CONTROL VALVES SHALL BE MADE WITH SCHEDULE 80 PVC FITTINGS. PROVIDE FOR A MINIMUM COVERAGE OF 18-INCHES.					
LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. PROVIDE FOR A MINIMUM COVERAGE OF 12-INCHES.					
SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. PROVIDE FOR A MINIMUM COVERAGE OF 24-INCHES UNDER CONCRETE PEDESTRIAN PAVING. PROVIDE FOR A MINIMUM COVERAGE OF 36-INCHES FROM FINISHED GRADE OR 12-INCHES BELOW SUBGRADE, WHICHEVER IS DEEPER, OVER SLEEVING AND CONDUIT INSTALLED UNDER ASPHALT VEHICULAR PAVING.					



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PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: NTS

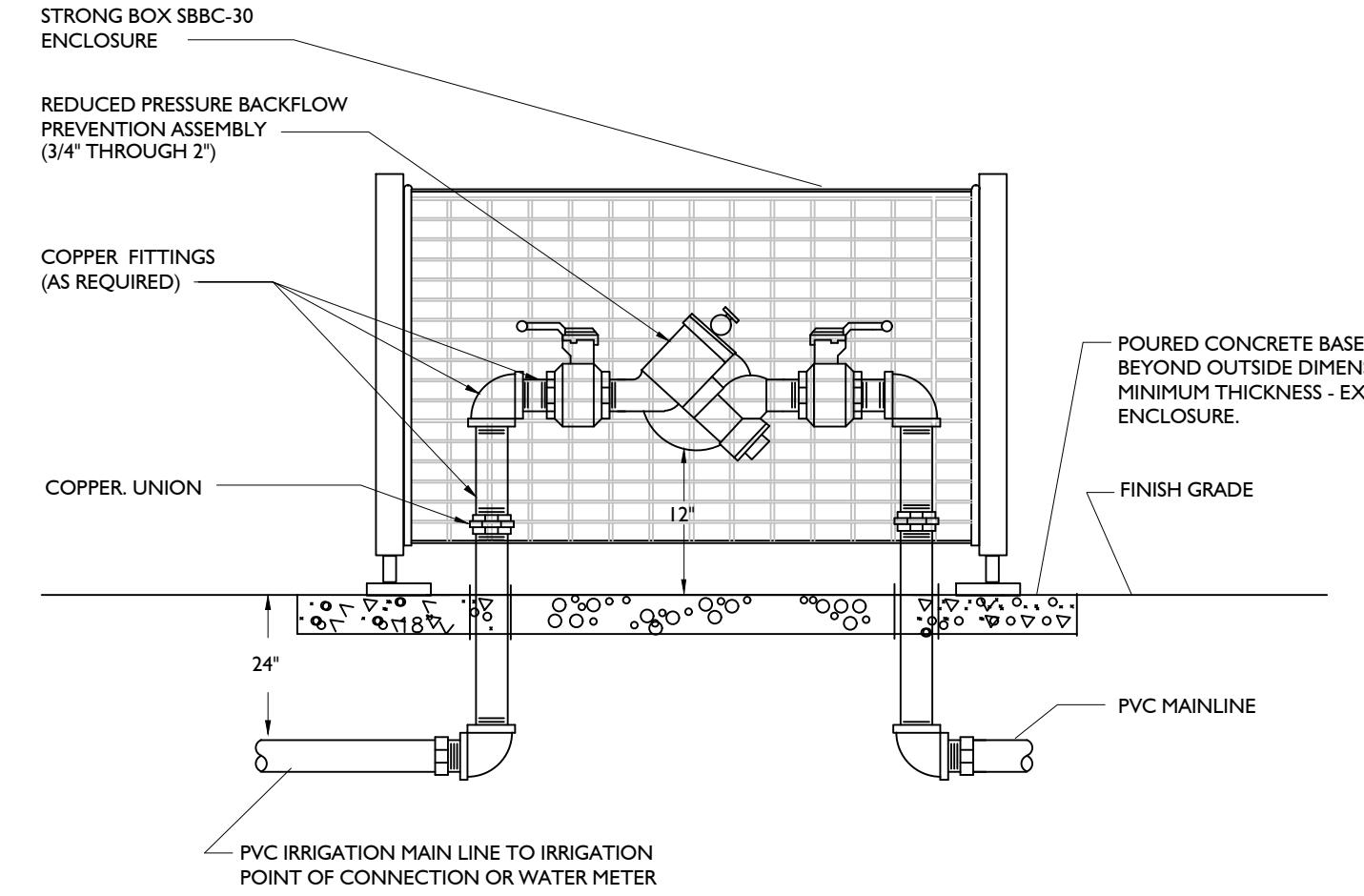


IRRIGATION DETAILS

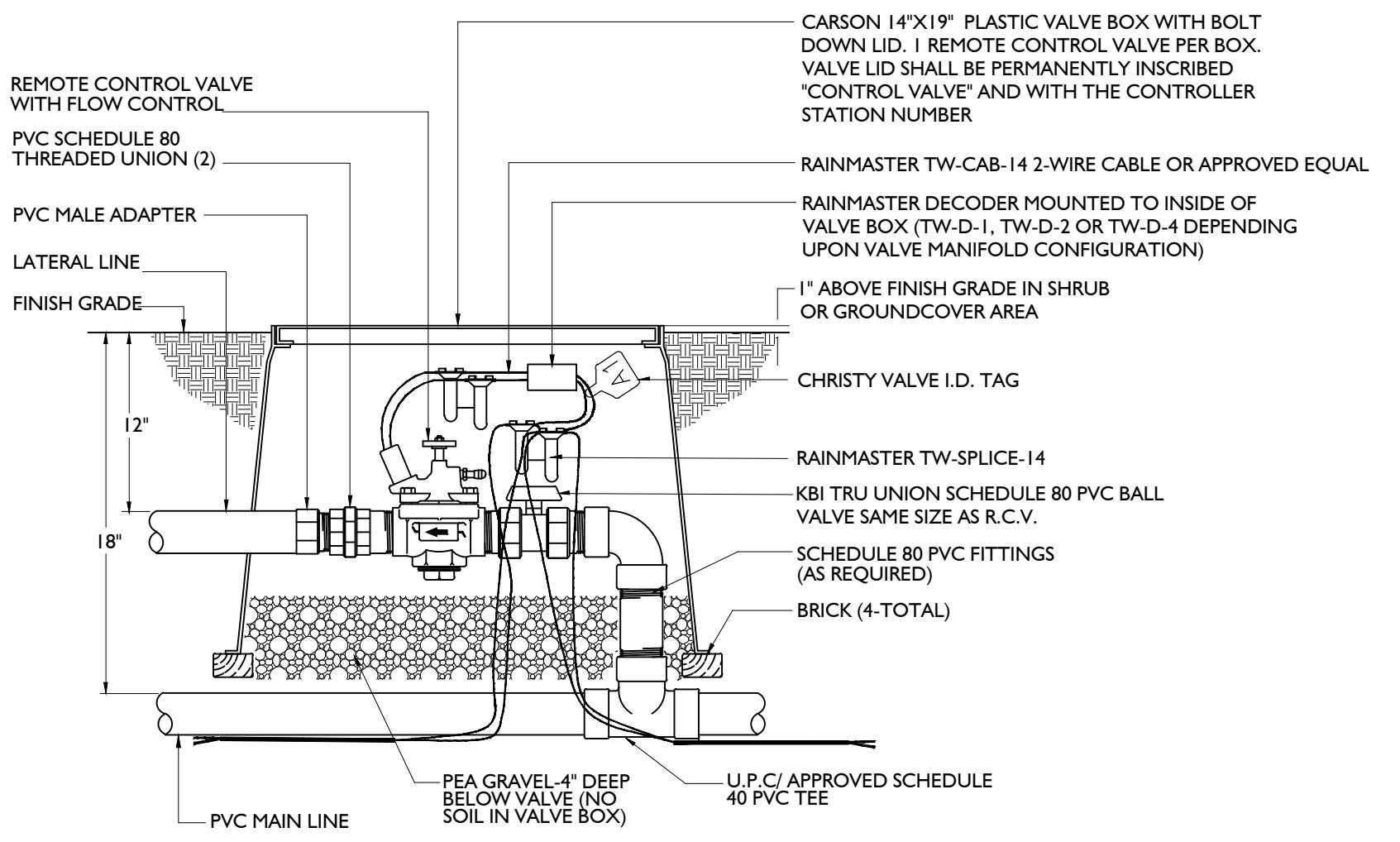
L2.5

NOTES  
1. LOCATE BACKFLOW PREVENTOR WITHIN 12' OF WATER METER PER DSRD DETAIL W-21. CONTACT DSRD FOR APPROVAL TO LOCATE BACKFLOW PREVENTION DEVICE OVER 12' FROM WATER METER.

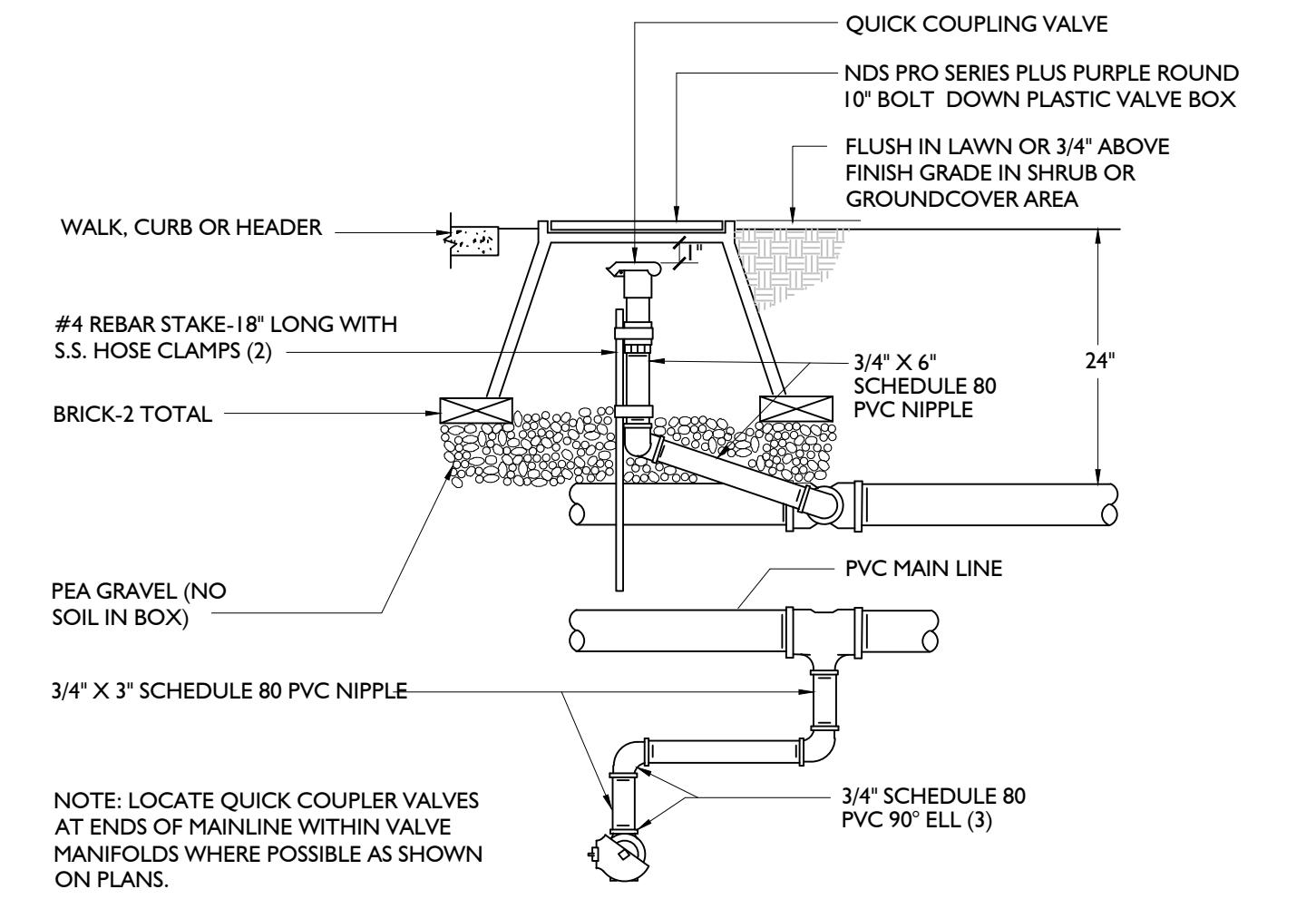
2. PROVIDE POLAR BLANKET



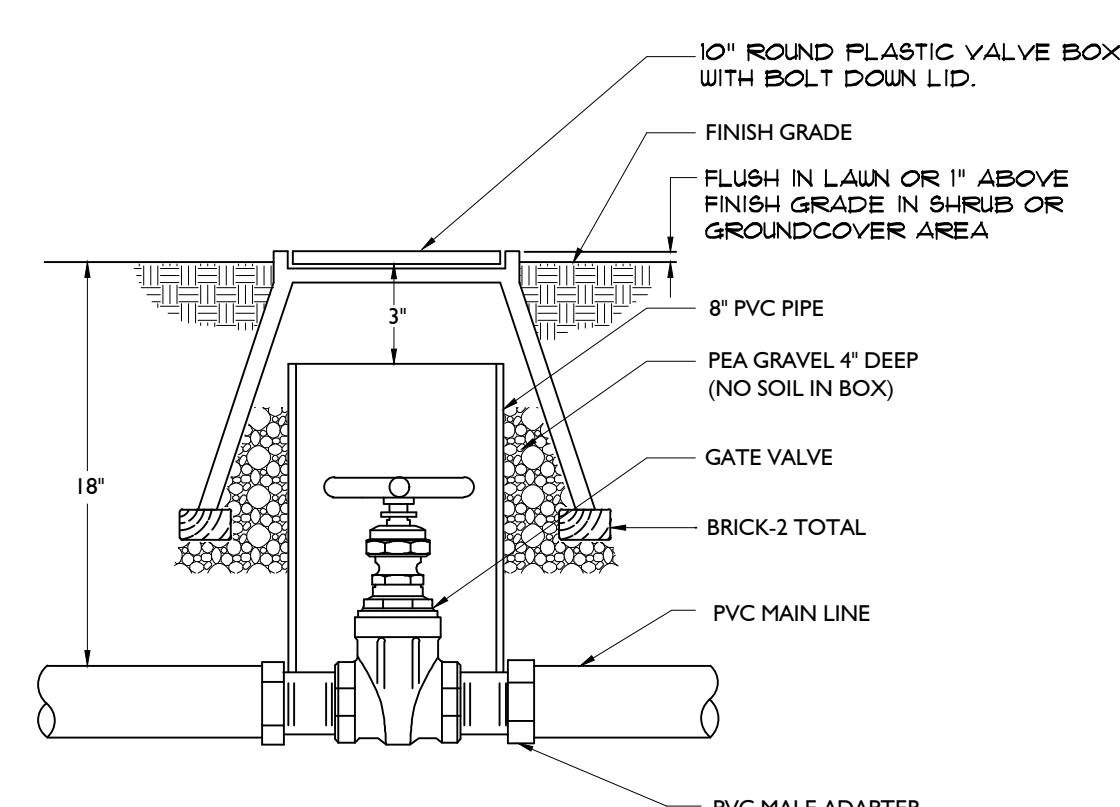
1 BACKFLOW ASSEMBLY  
NTS



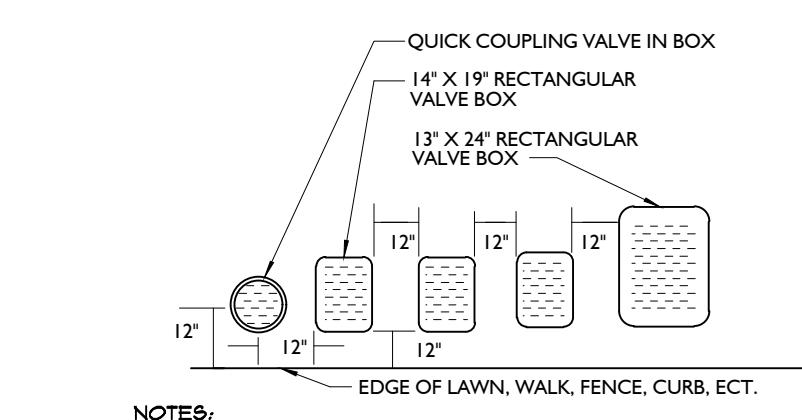
2 REMOTE CONTROL VALVE INSTALLATION  
NTS



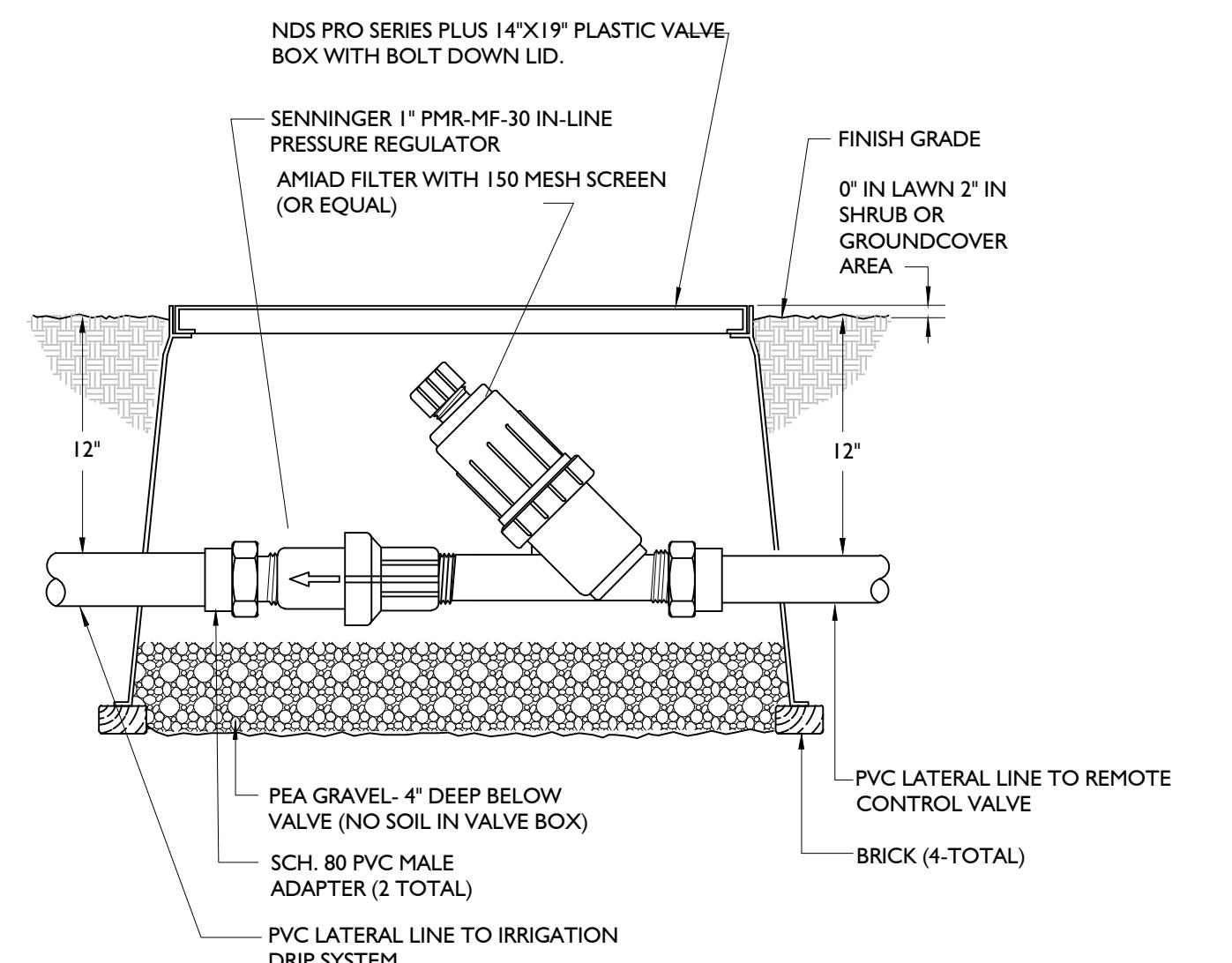
3 3/4" QUICK COUPLER IN BOX  
NTS



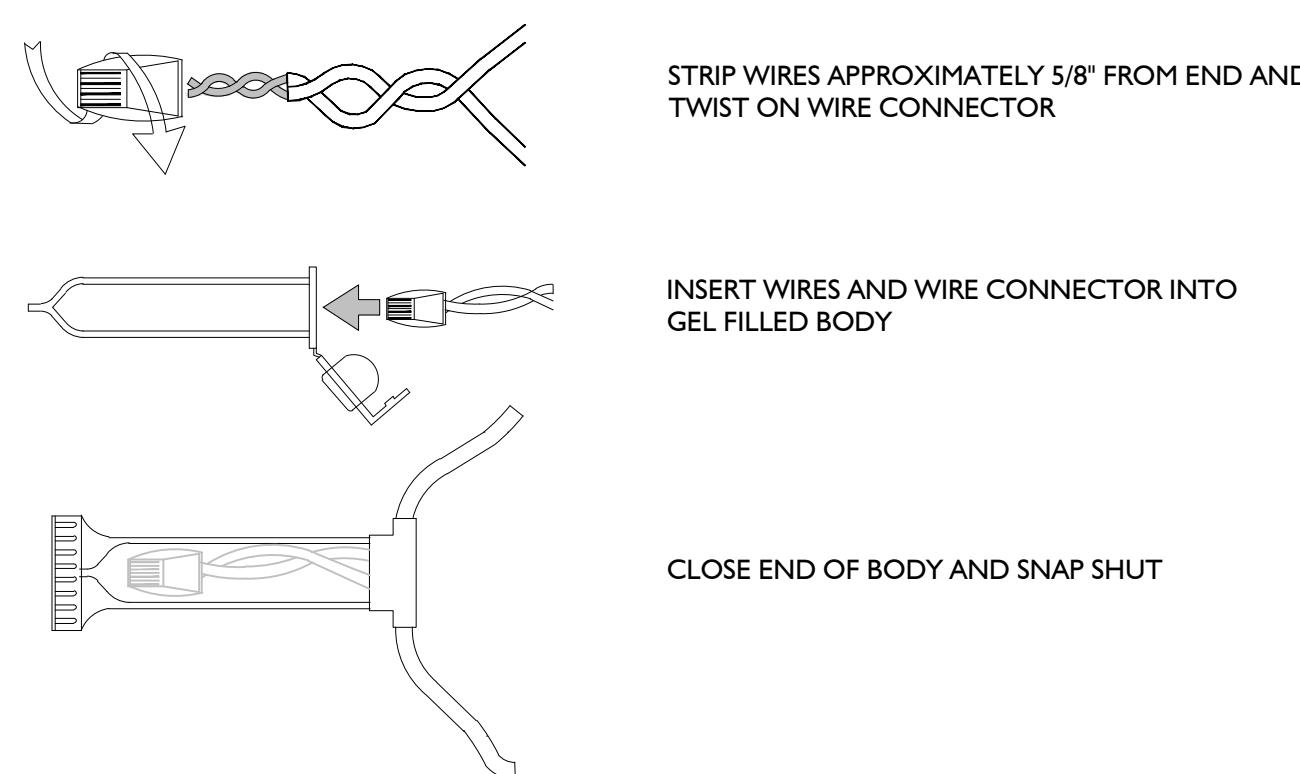
4 GATE VALVE INSTALLATION  
NTS



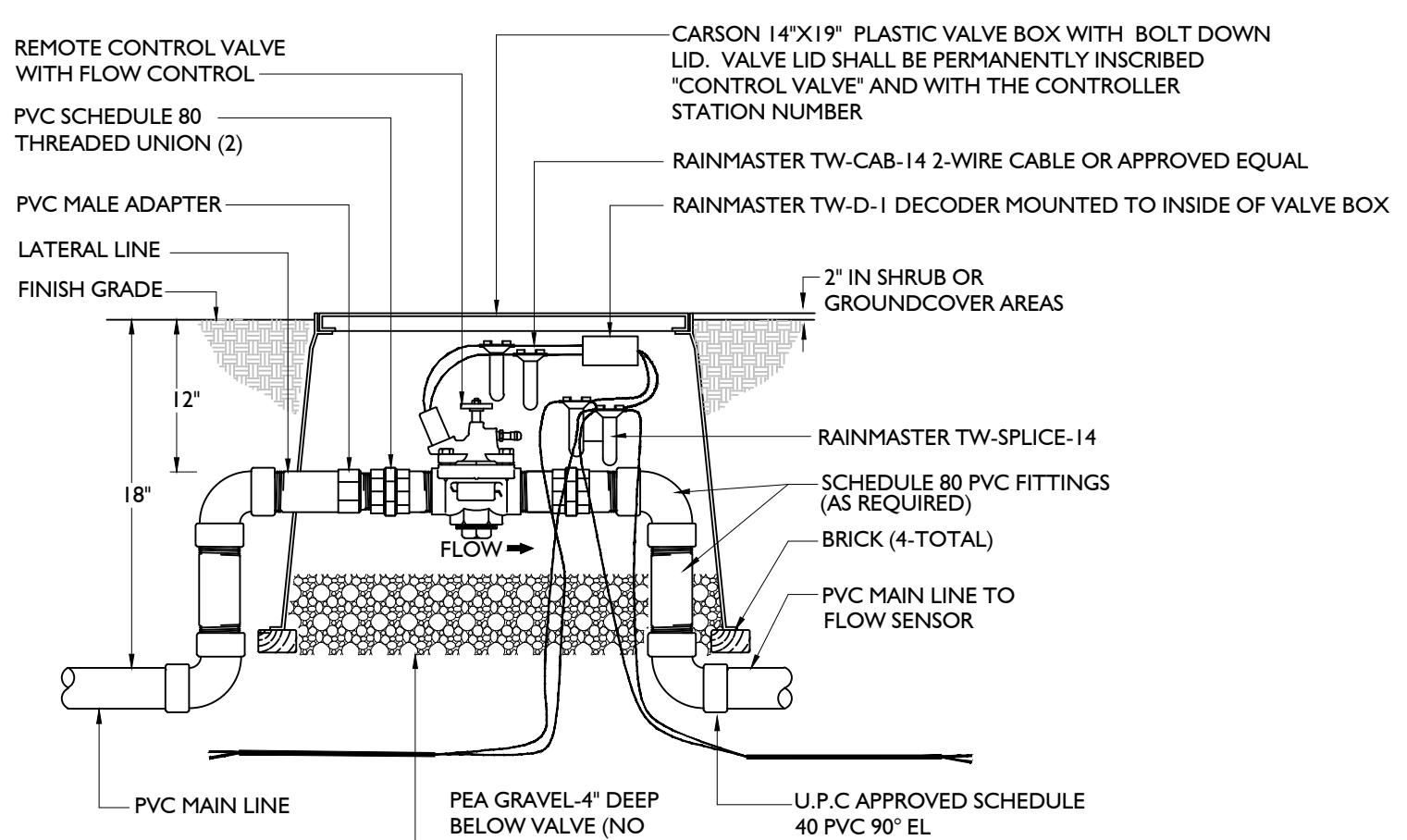
5 VALVE BOX INSTALLATION  
NTS



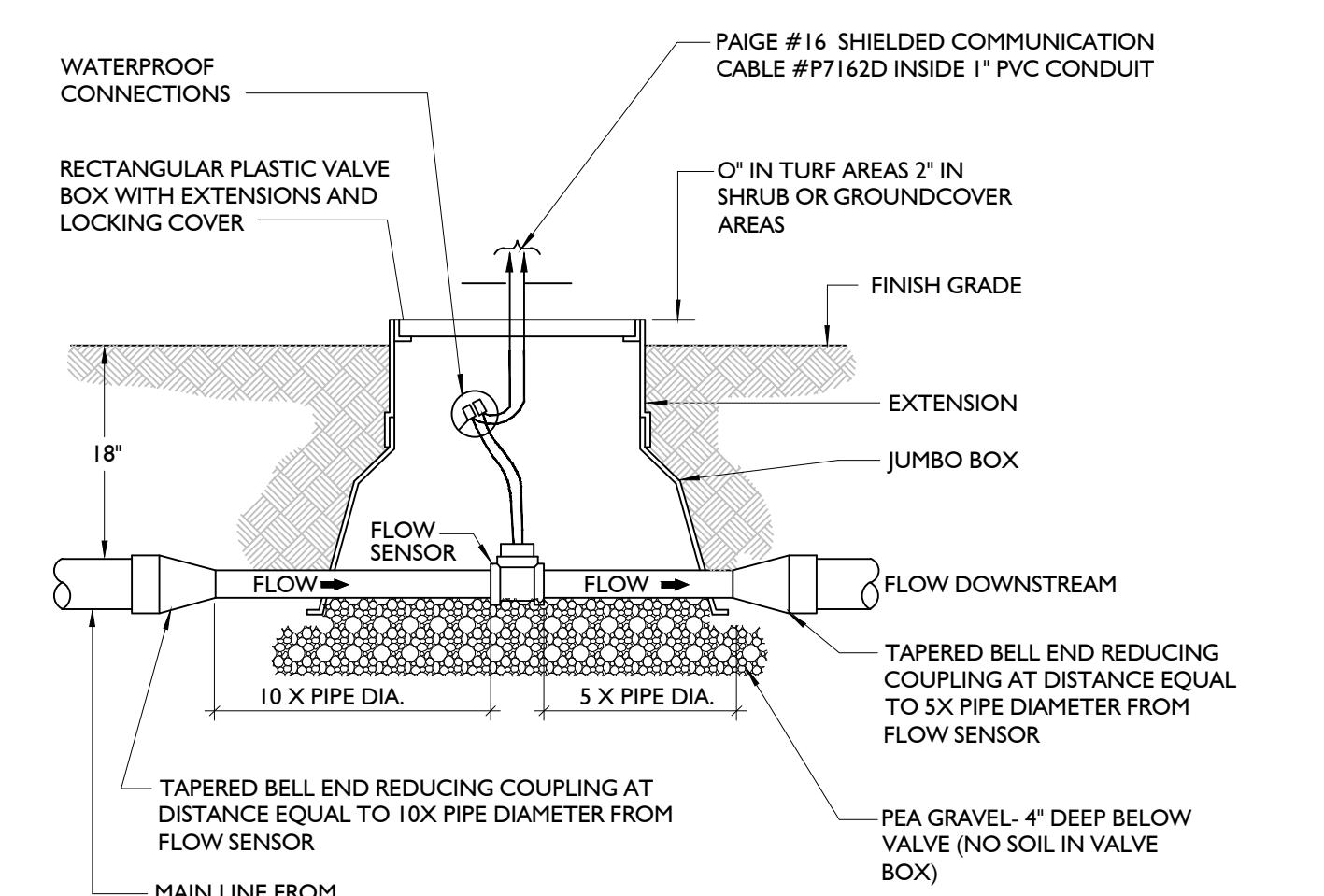
6 FILTER INSTALLATION DETAIL  
NTS



7 RAINMASTER WIRE CONNECTION  
NTS



8 MASTER CONTROL VALVE INSTALLATION  
NTS



9 FLOW SENSOR INSTALLATION  
NTS



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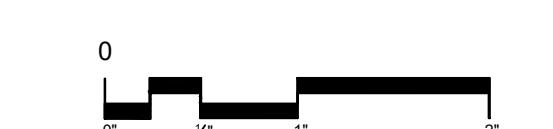
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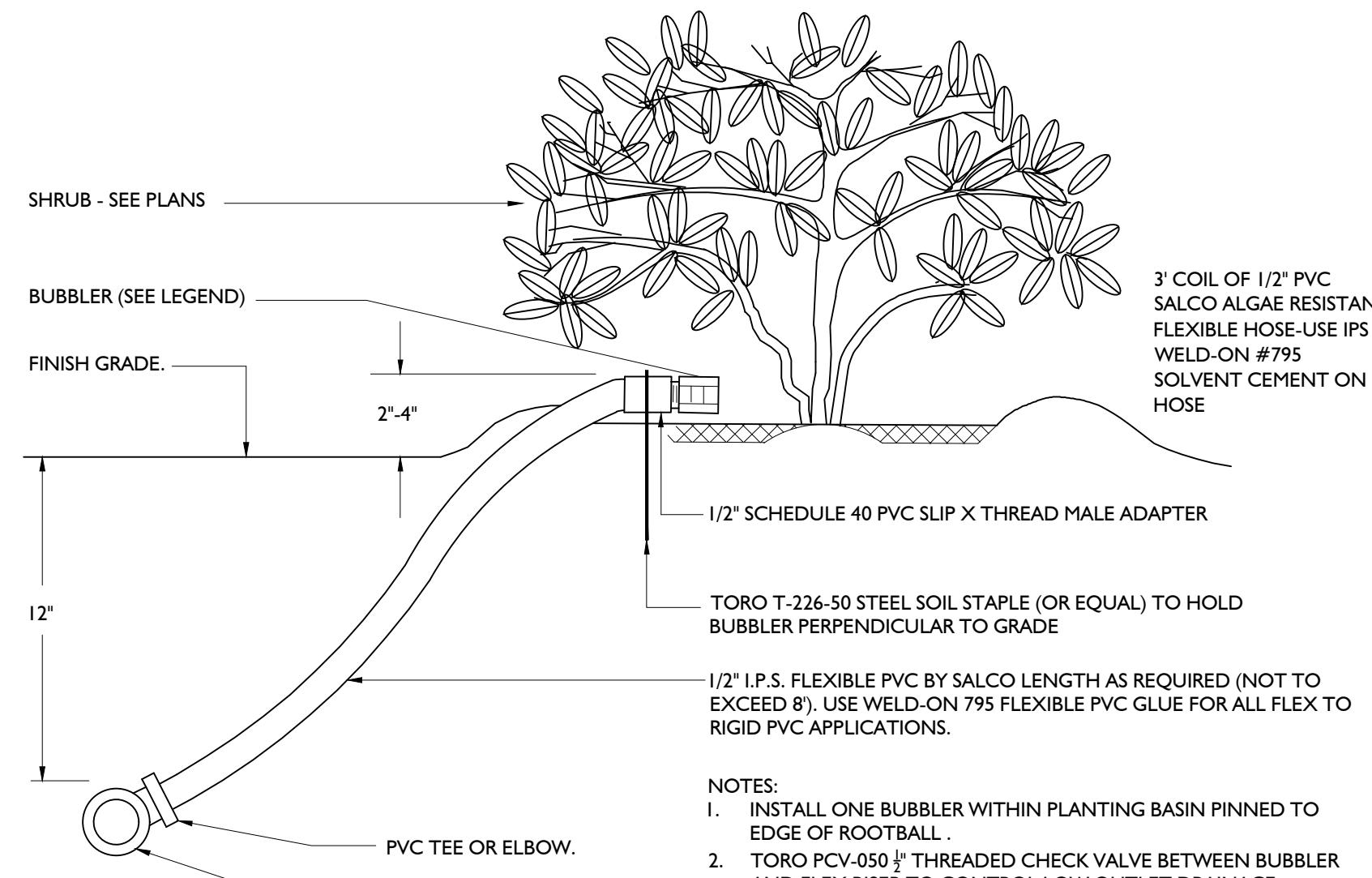


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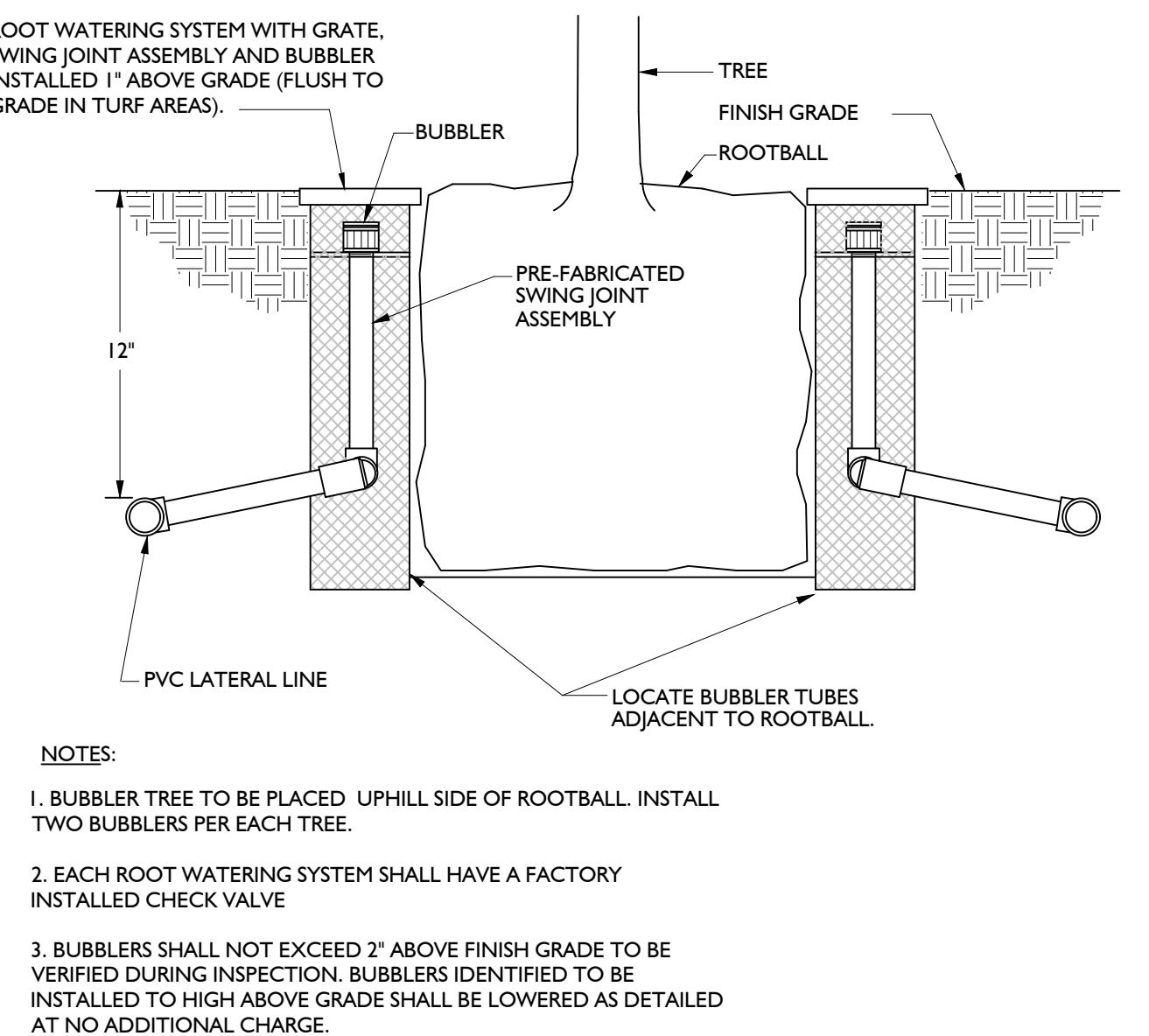


**IRRIGATION DETAILS**

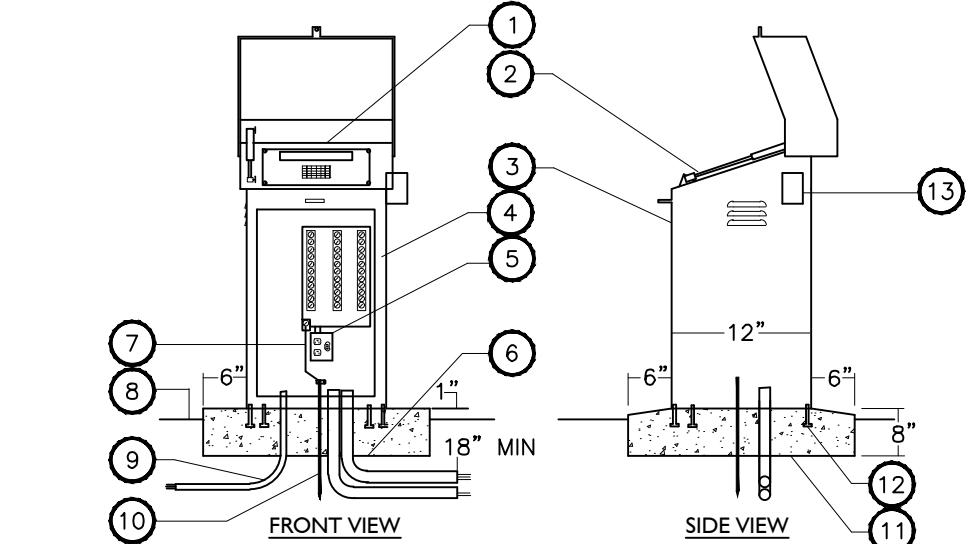
**L2.6**



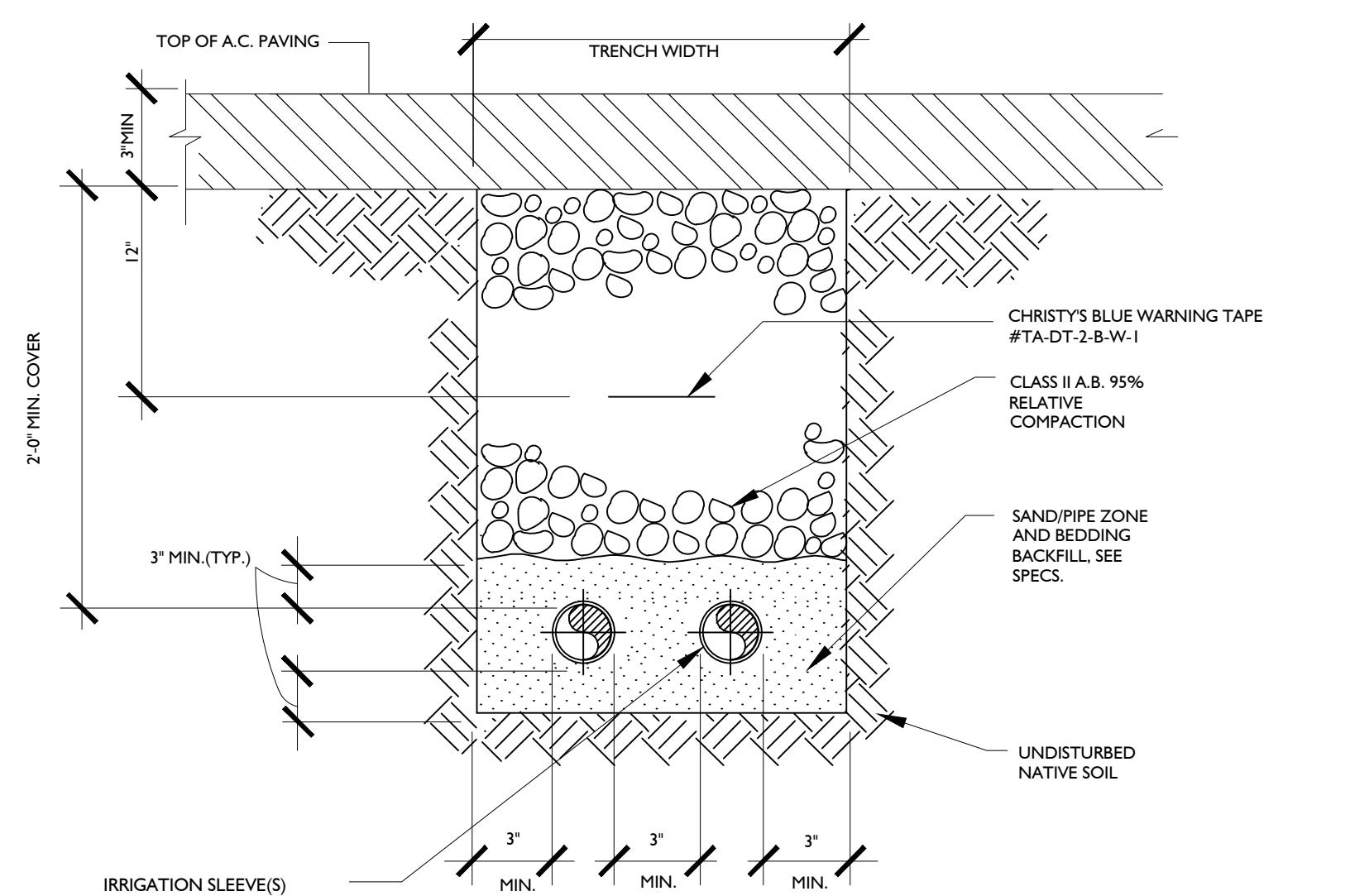
**10 SHRUB BUBBLER INSTALLATION**



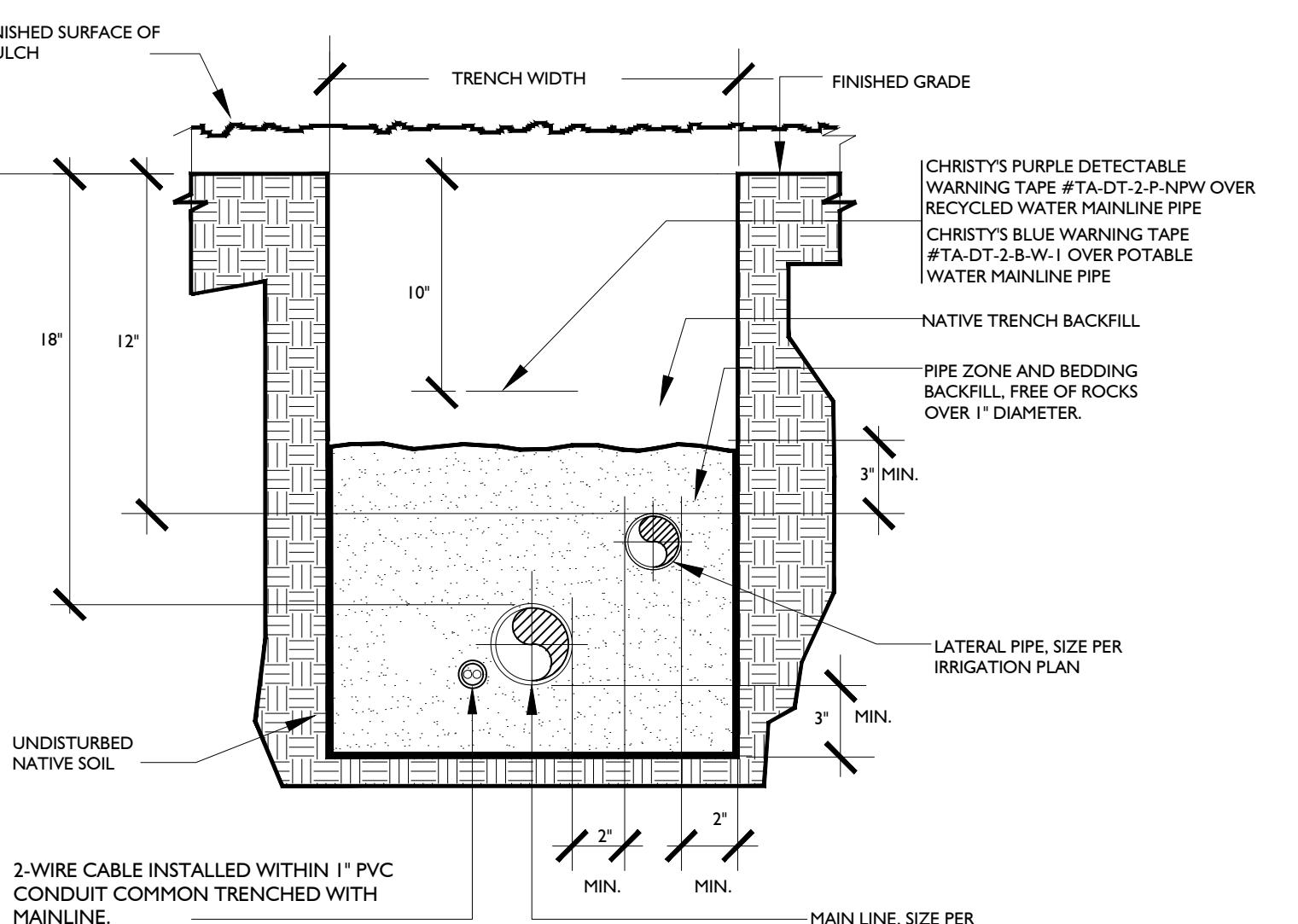
**11 TREE BUBBLER INSTALLATION**



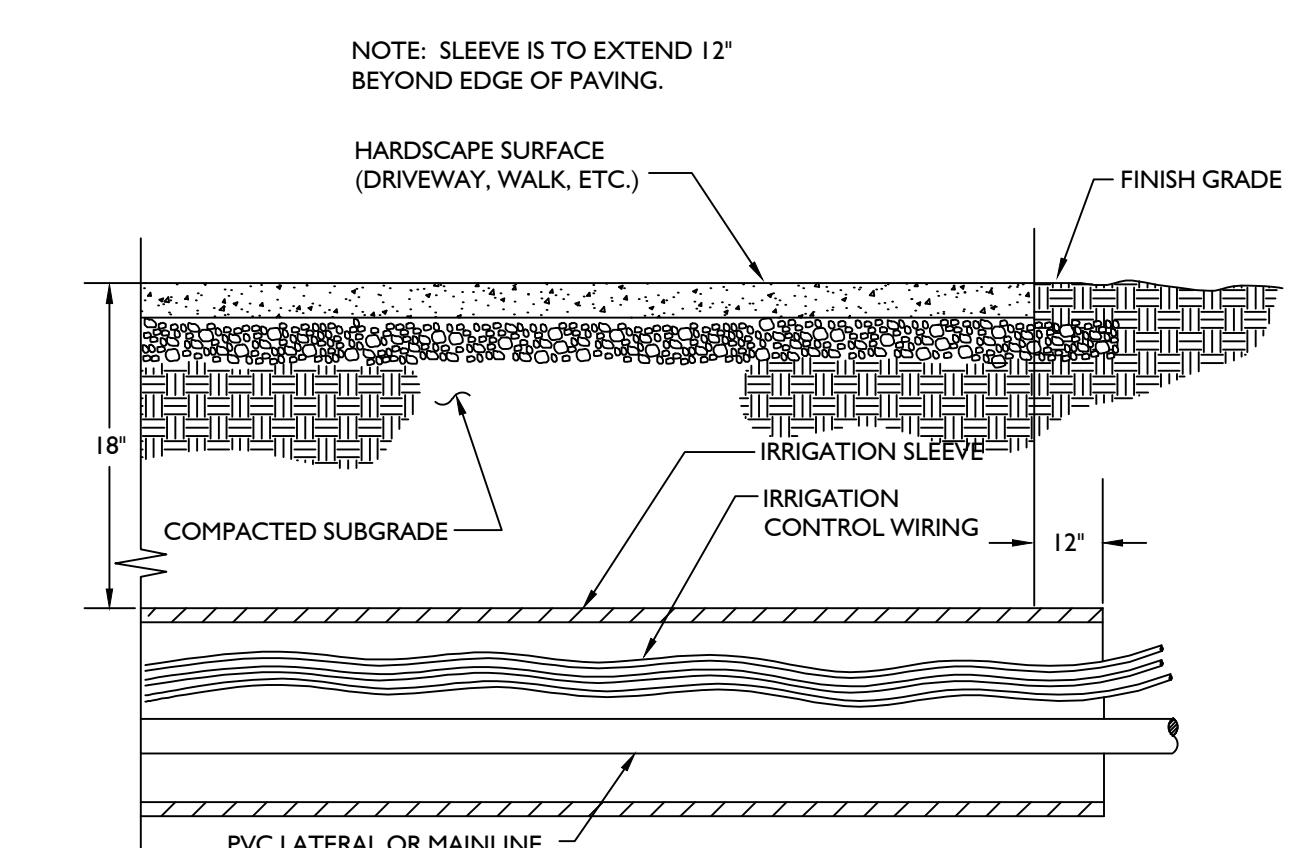
**12 PEDESTAL MOUNT CONTROLLER**



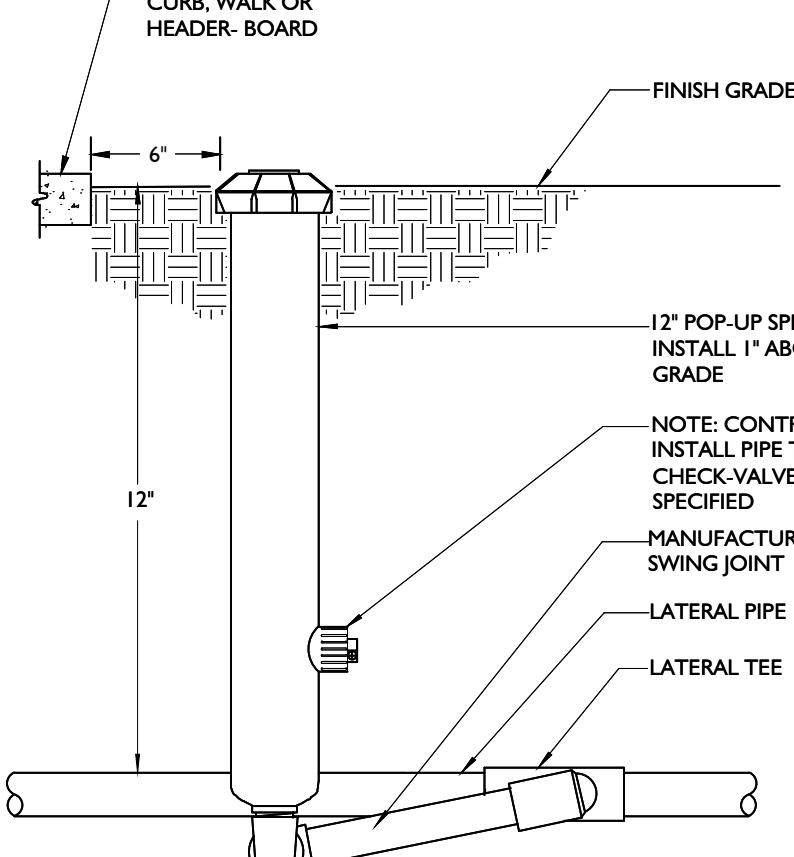
**13 SLEEVE TRENCH UNDER VEHICULAR ROADWAY PAVING**



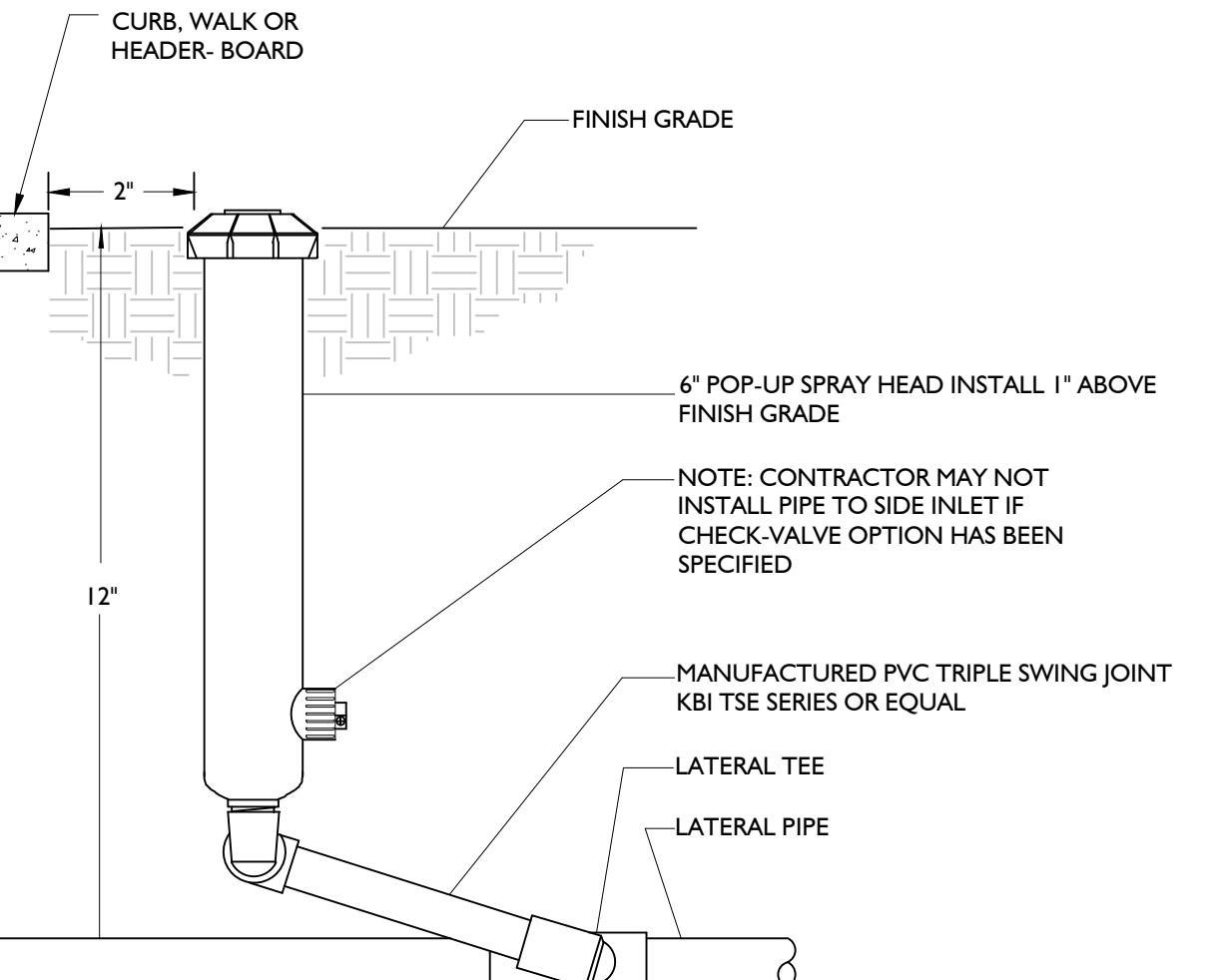
**14 TYPICAL COMBINATION TRENCH WITHIN LANDSCAPE**



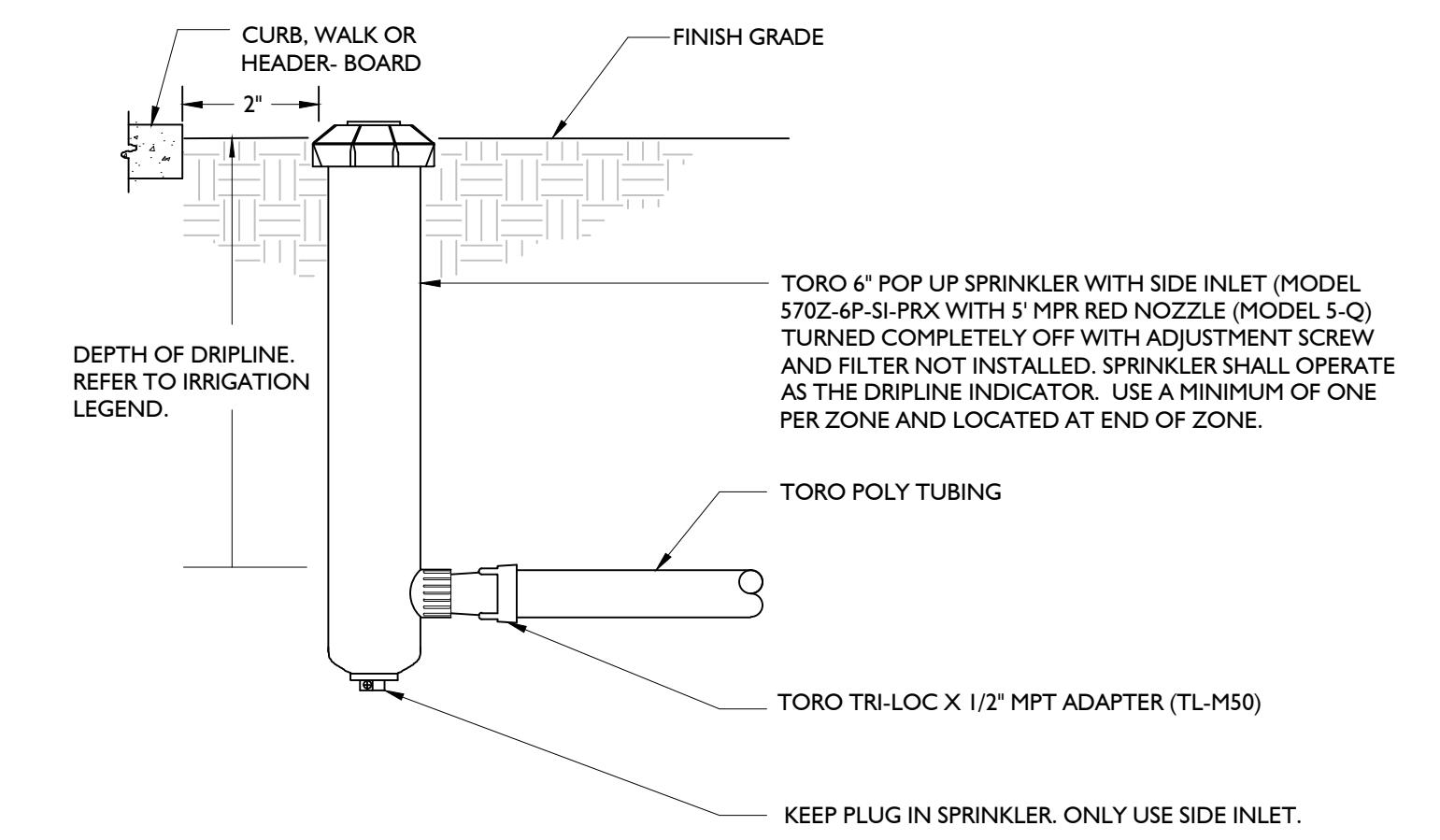
**15 SLEEVE TRENCH UNDER CONCRETE PEDESTRIAN PAVING**



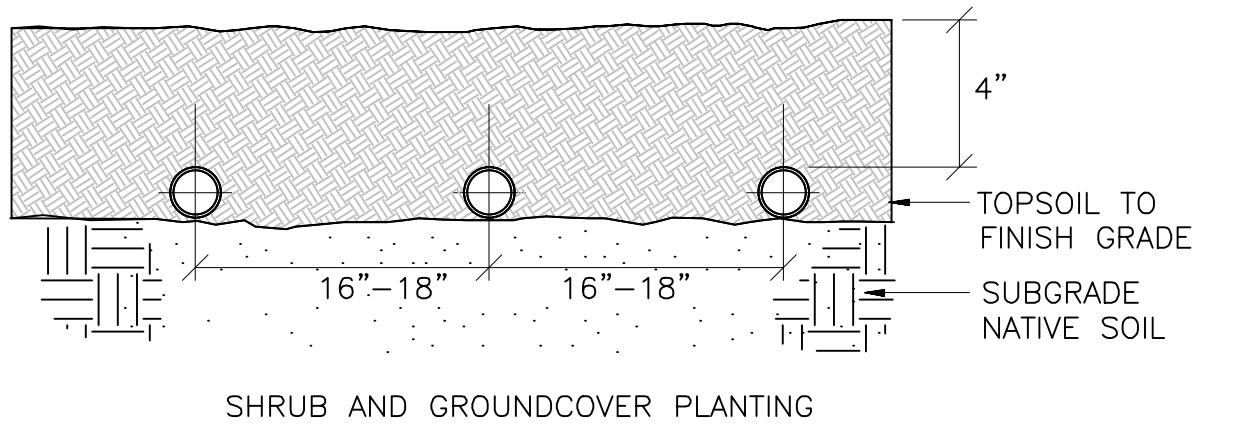
**16 POP-UP 12" SPRAY HEAD INSTALLATION**



**17 POP-UP 6" SPRAY HEAD INSTALLATION**

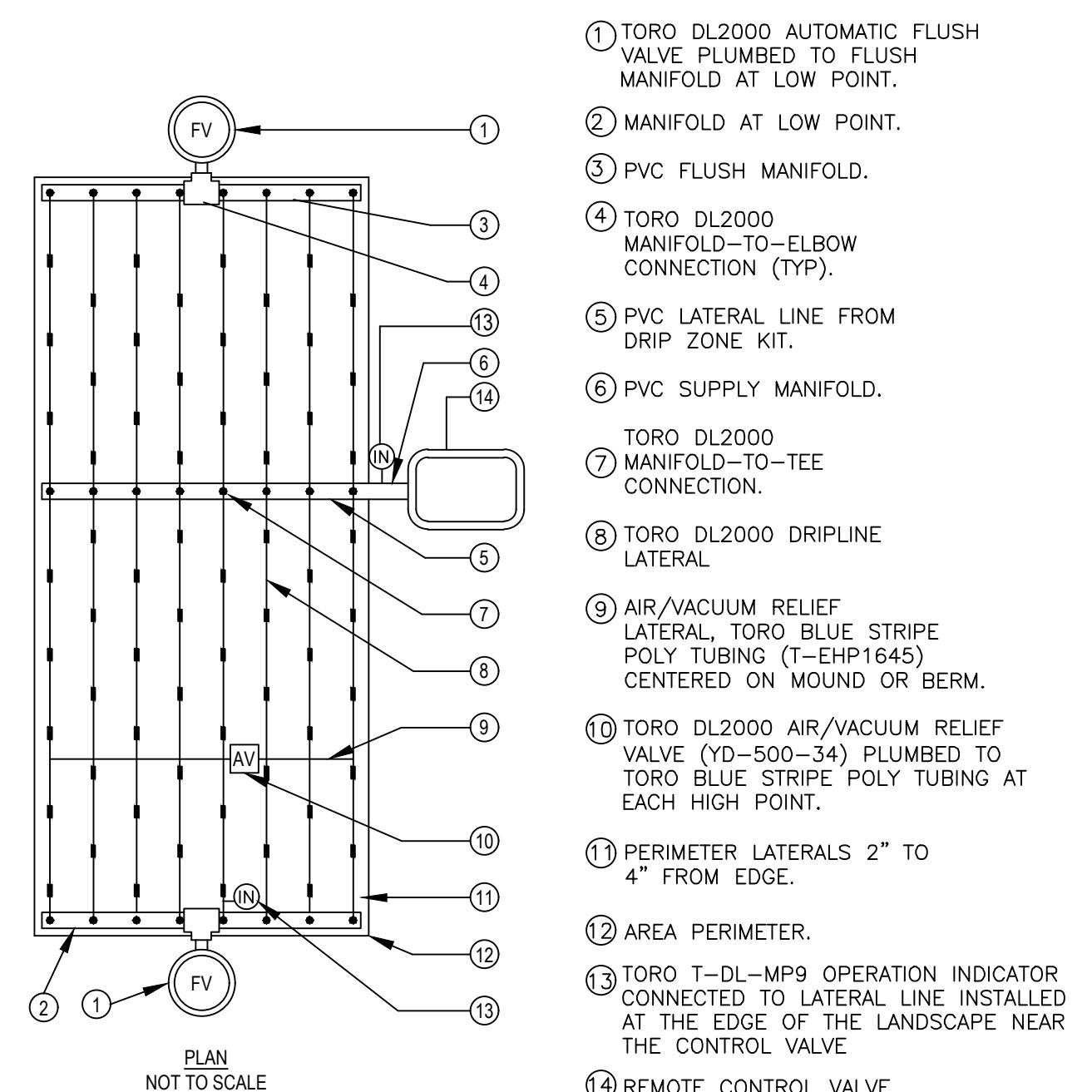


**18 DRIPLINE OPERATION INDICATOR INSTALLATION**



SHRUB AND GROUNDCOVER PLANTING

**(21) TYPICAL DRIPLINE SUBGRADE INSTALLATION**  
NTS



**(23) TYPICAL CENTER FEED DRIPLINE SYSTEM LAYOUT**  
NTS

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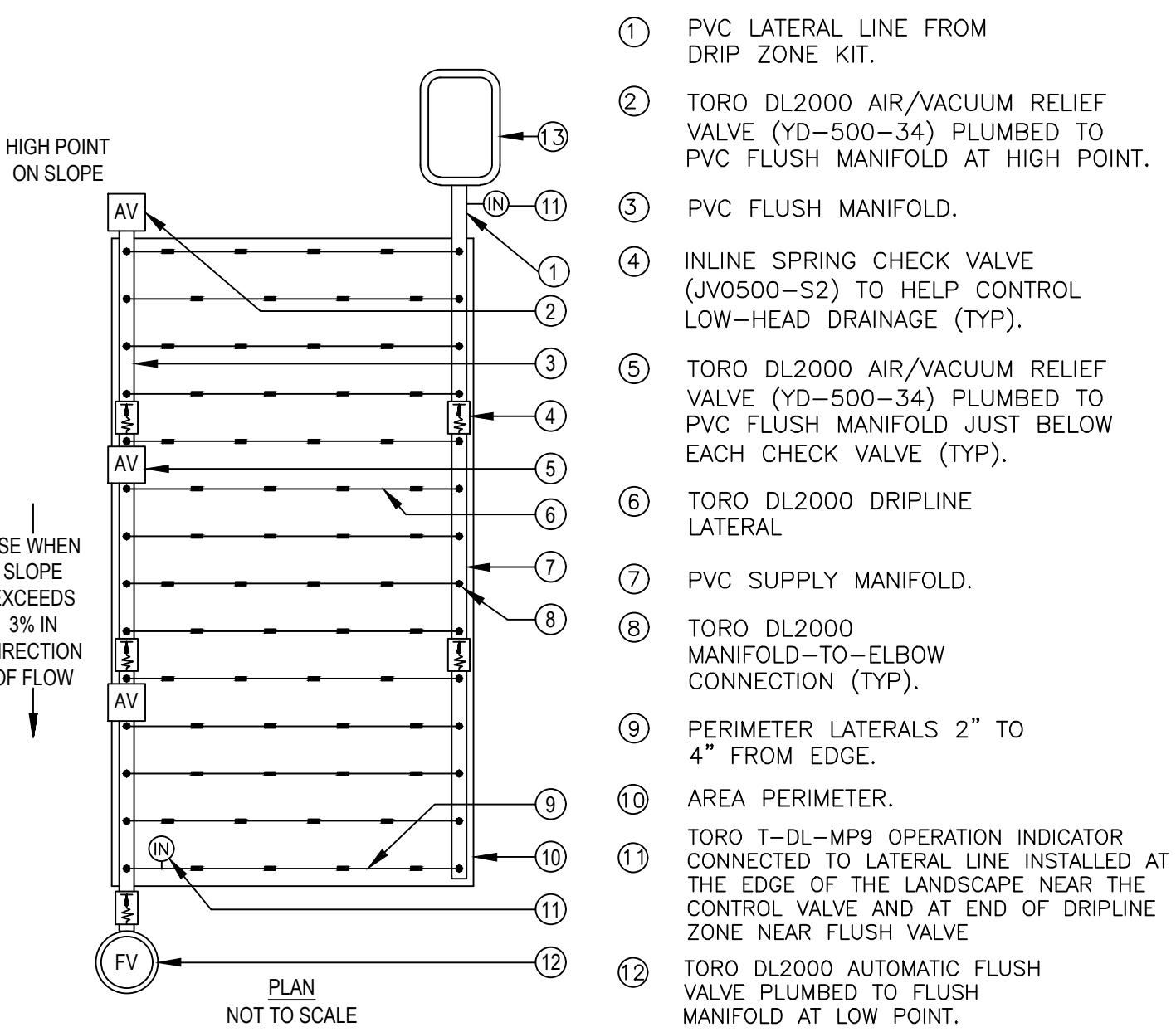
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1' 0"  
2' 0"  
3' 0"

**IRRIGATION DETAILS**

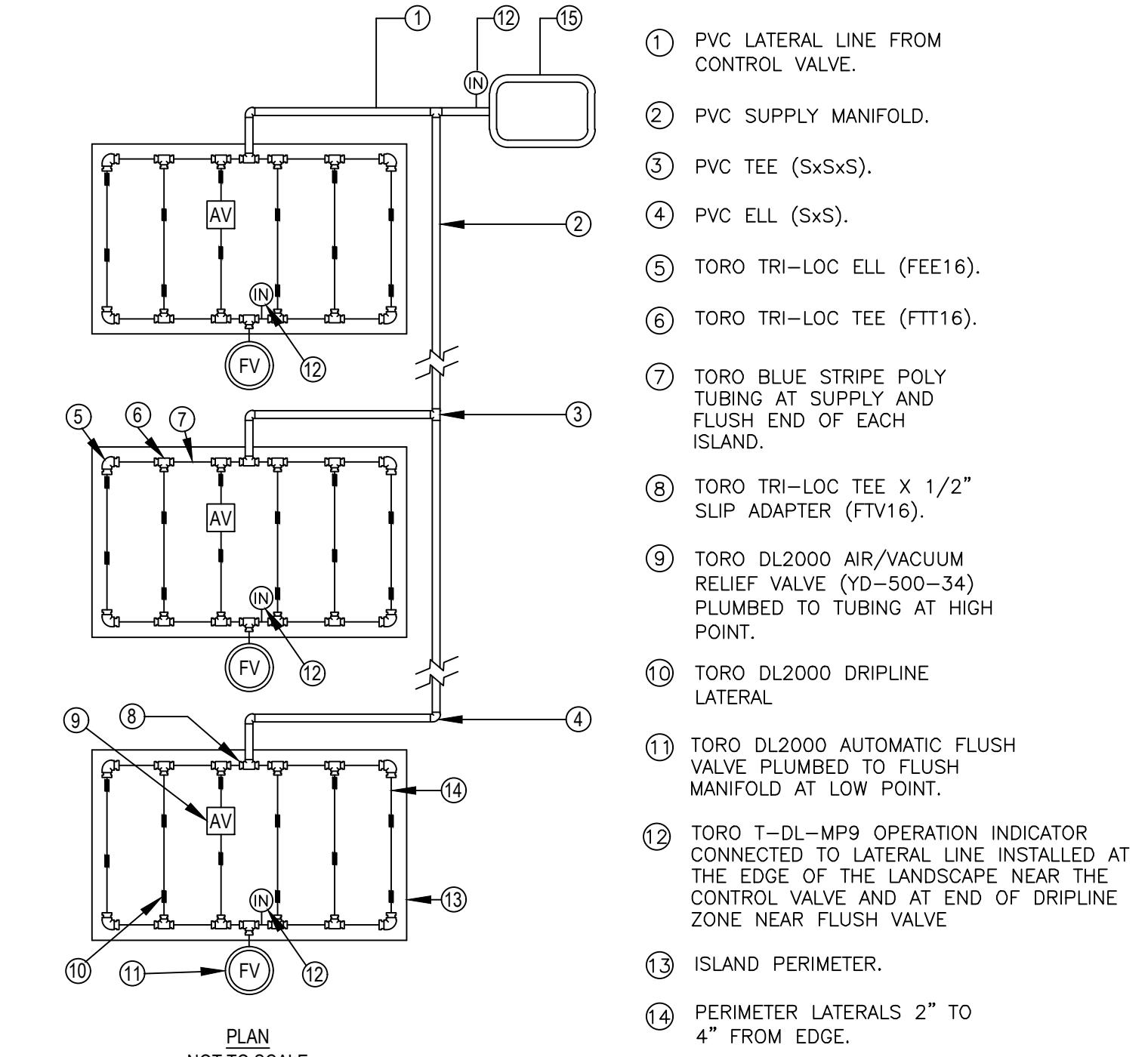
**L2.7**

1. ASSEMBLE AND INSTALL FILTER, REMOTES CONTROL VALVE AND PRESSURE REGULATING VALVE ASSEMBLIES ACCORDING TO DETAILS.
2. ASSEMBLE AND INSTALL SUPPLY HEADERS ACCORDING TO DETAIL. TAPE OR PLUG OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
3. ASSEMBLE AND INSTALL EXHAUST HEADERS IN ACCORDANCE WITH DETAILS. TAPE OR PLUG ALL OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
4. INSTALL DRIPLINE LATERALS. TAPE OR PLUG OPEN ENDS WHILE INSTALLING TO PREVENT DEBRIS CONTAMINATION.
5. INSTALL AIR VACUUM RELIEF VALVES AT HIGHEST POINTS OF THE IRRIGATION ZONES IN ACCORDANCE WITH DETAILS.
6. THOROUGHLY FLUSH DRIPLINE LATERALS AND CONNECT TO EXHAUST HEADERS OR INTERCONNECTING LATERALS WHILE FLUSHING.
7. THOROUGH FLUSHING OF EACH INSTALLATION SEGMENT IS NECESSARY TO ENSURE THAT NO DEBRIS CONTAMINATION OCCURS.
8. LOCATE AND INSTALL CHECK VALVE(S) AS NEEDED AND AS SHOWN IN INSTALLATION DETAILS.
9. SEE IRRIGATION NOTES, LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
10. ALL TREES TO BE PLANTED WITHIN CENTER OF DRIPLINE RUNS
11. BURY DRIPLINE 4" BELOW GRADE AND STAKE EACH 36" O.C. LOCATED AT Emitter AND AS NECESSARY TO INSURE SECURITY.
12. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATION. COMPRESSION FITTINGS OR APPROVED EQUAL.
13. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE
14. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE

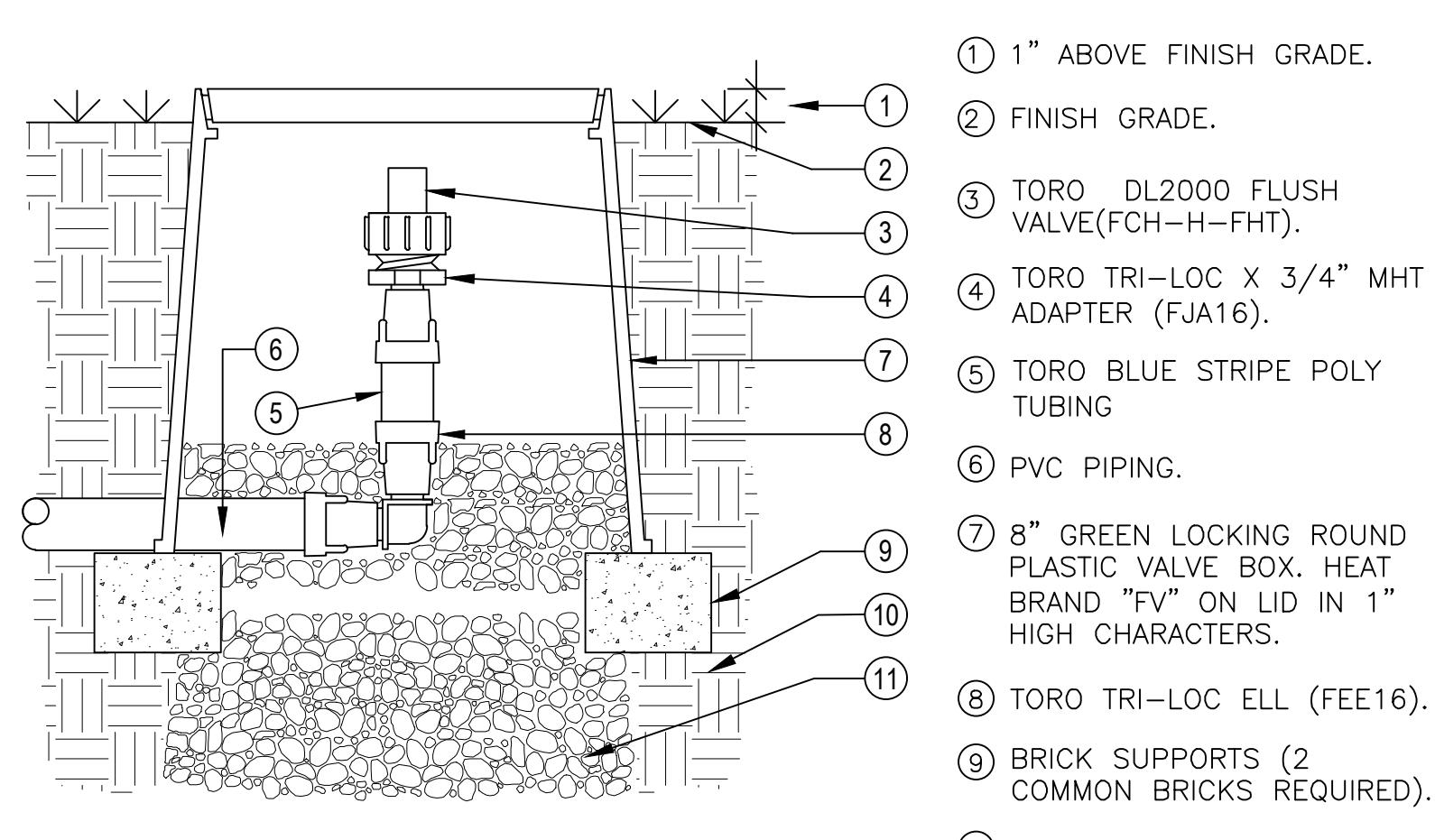
**(27) SUBSURFACE DRIPLINE INSTALLATION NOTES**  
NTS



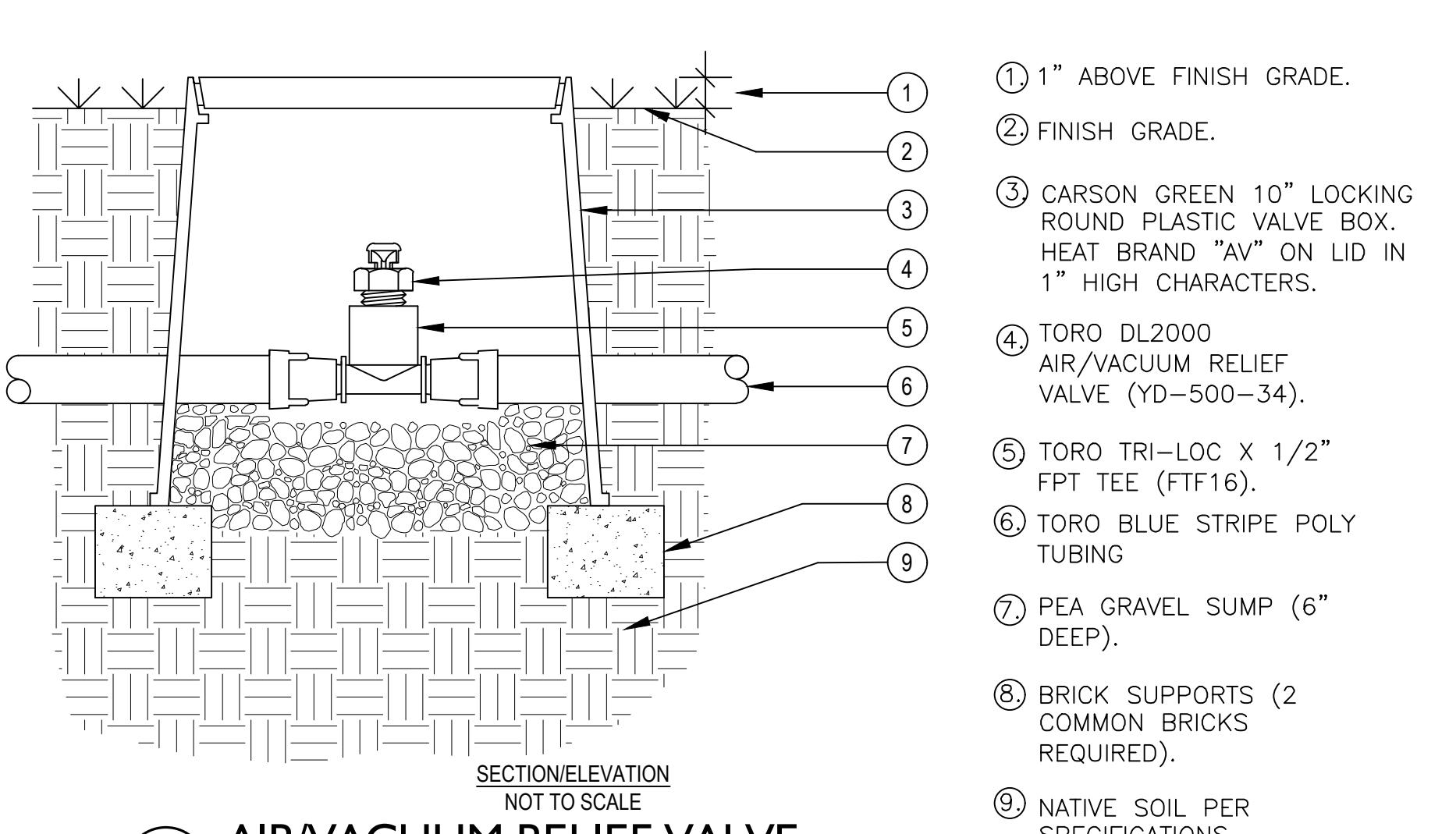
**(22) TYPICAL DRIPLINE LAYOUT ON SLOPES**  
NTS



**(23) TYPICAL ISLAND MANIFOLD**  
NTS



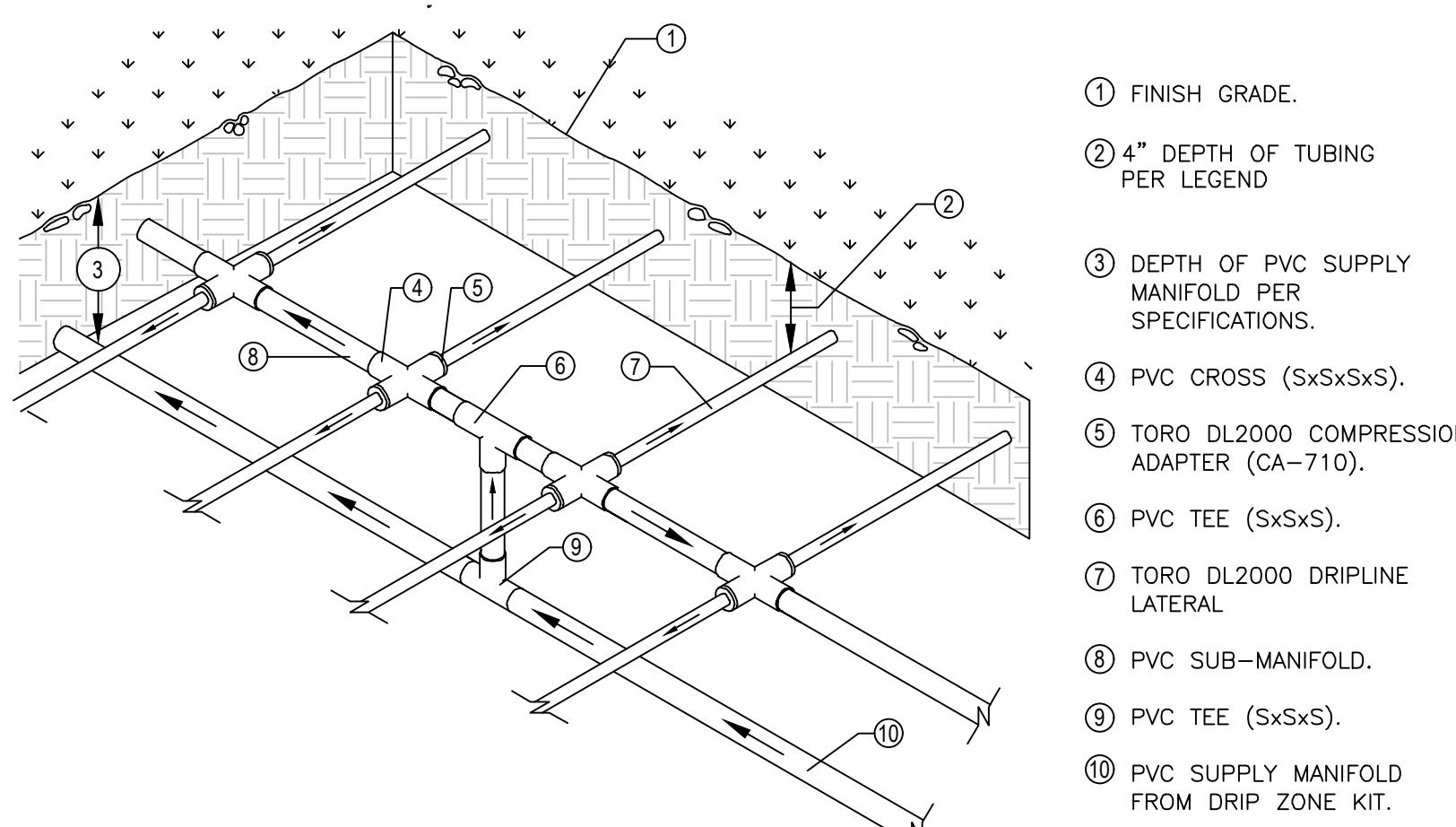
**(25) FLUSH VALVE INSTALLATION**  
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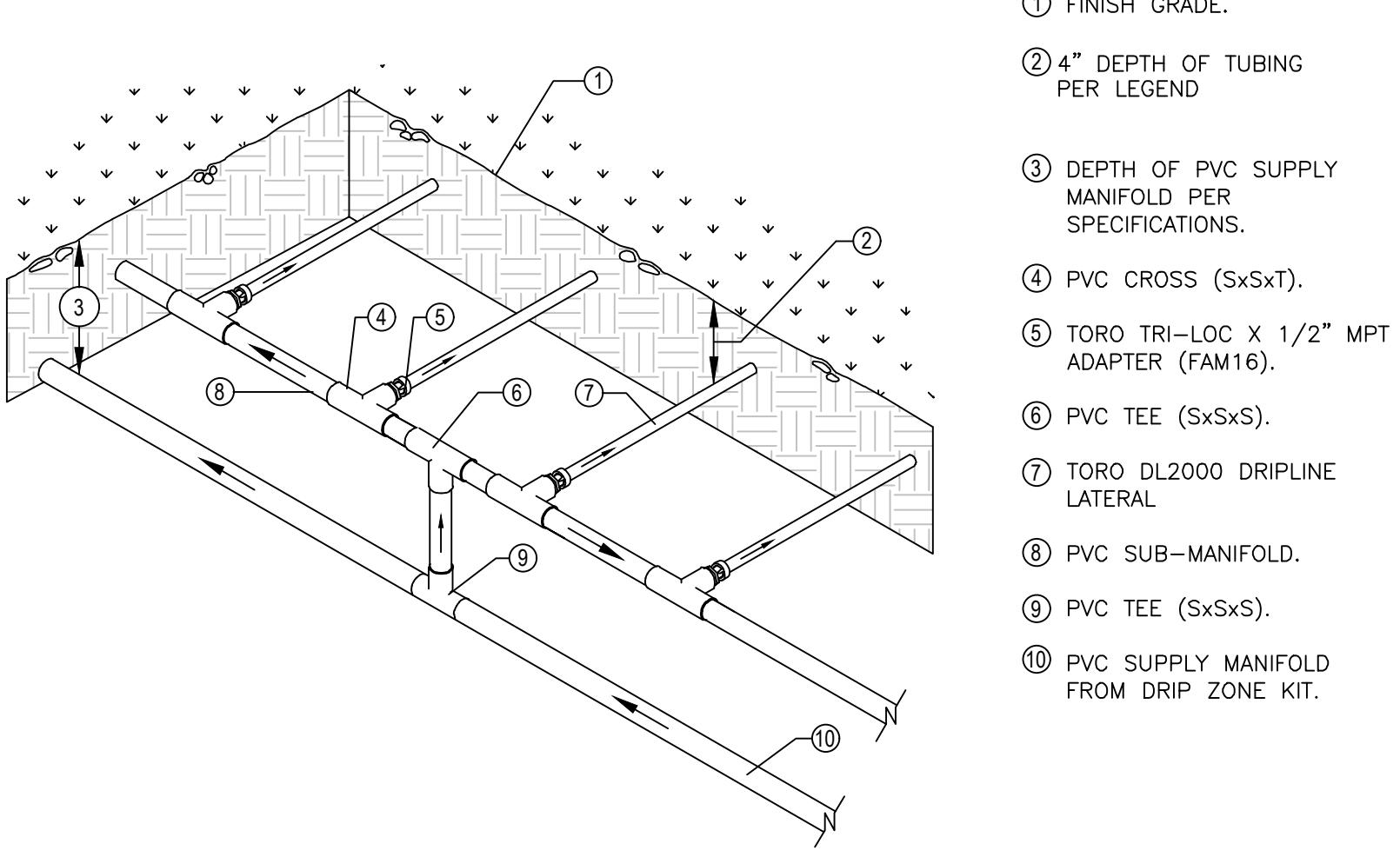
**(26) AIR/VACUUM RELIEF VALVE**  
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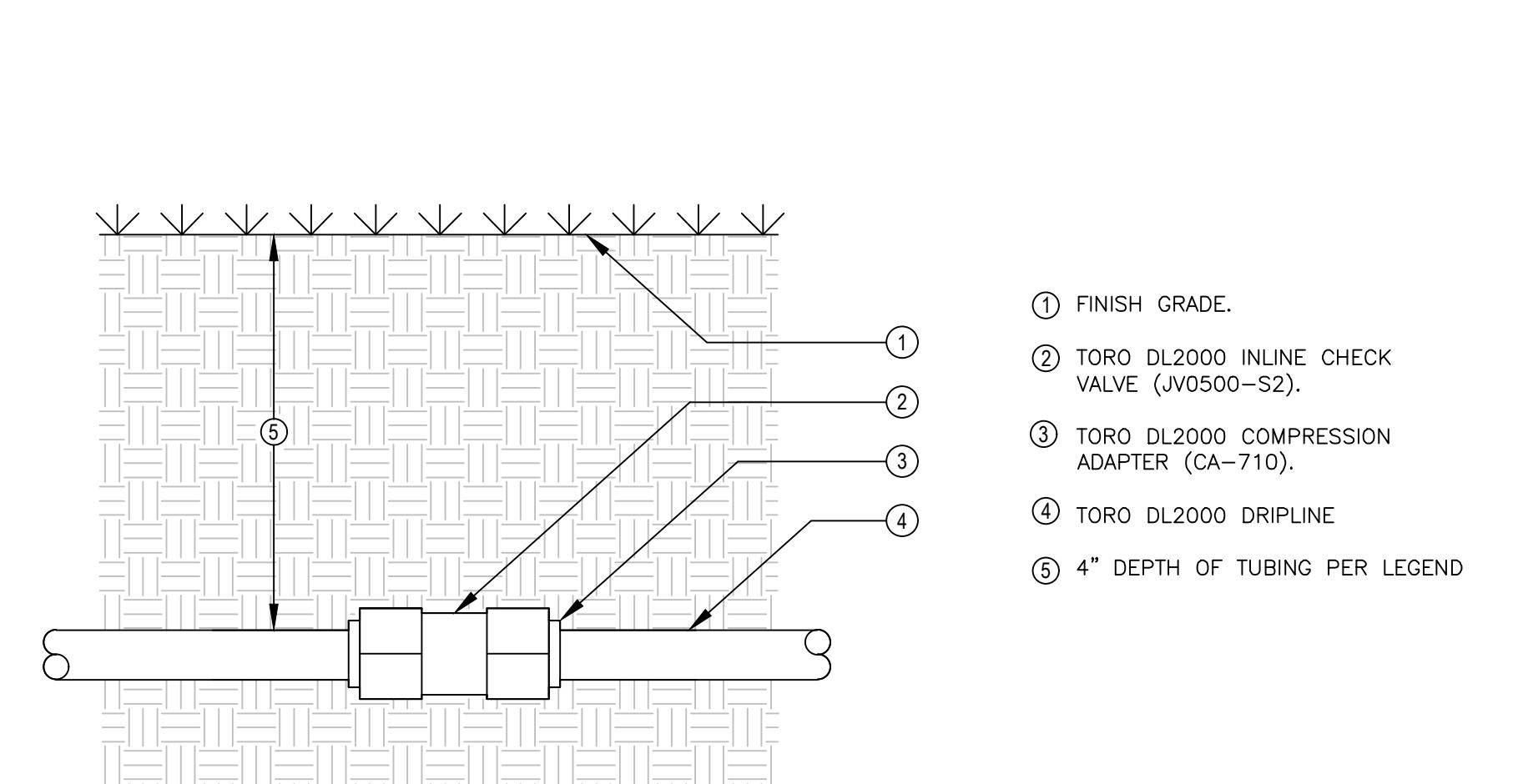
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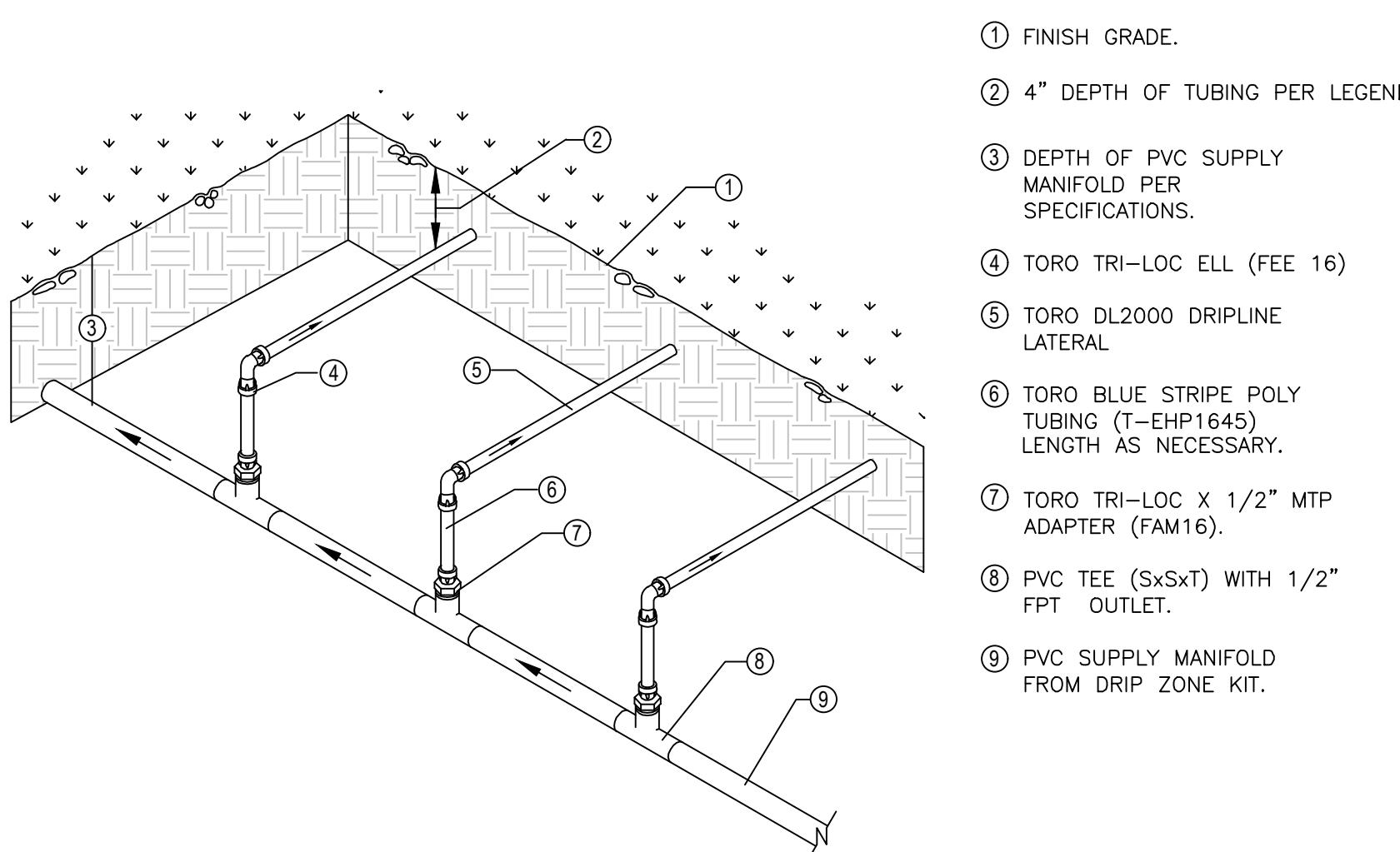
28 DRILINE TO PVC INSTALLATION  
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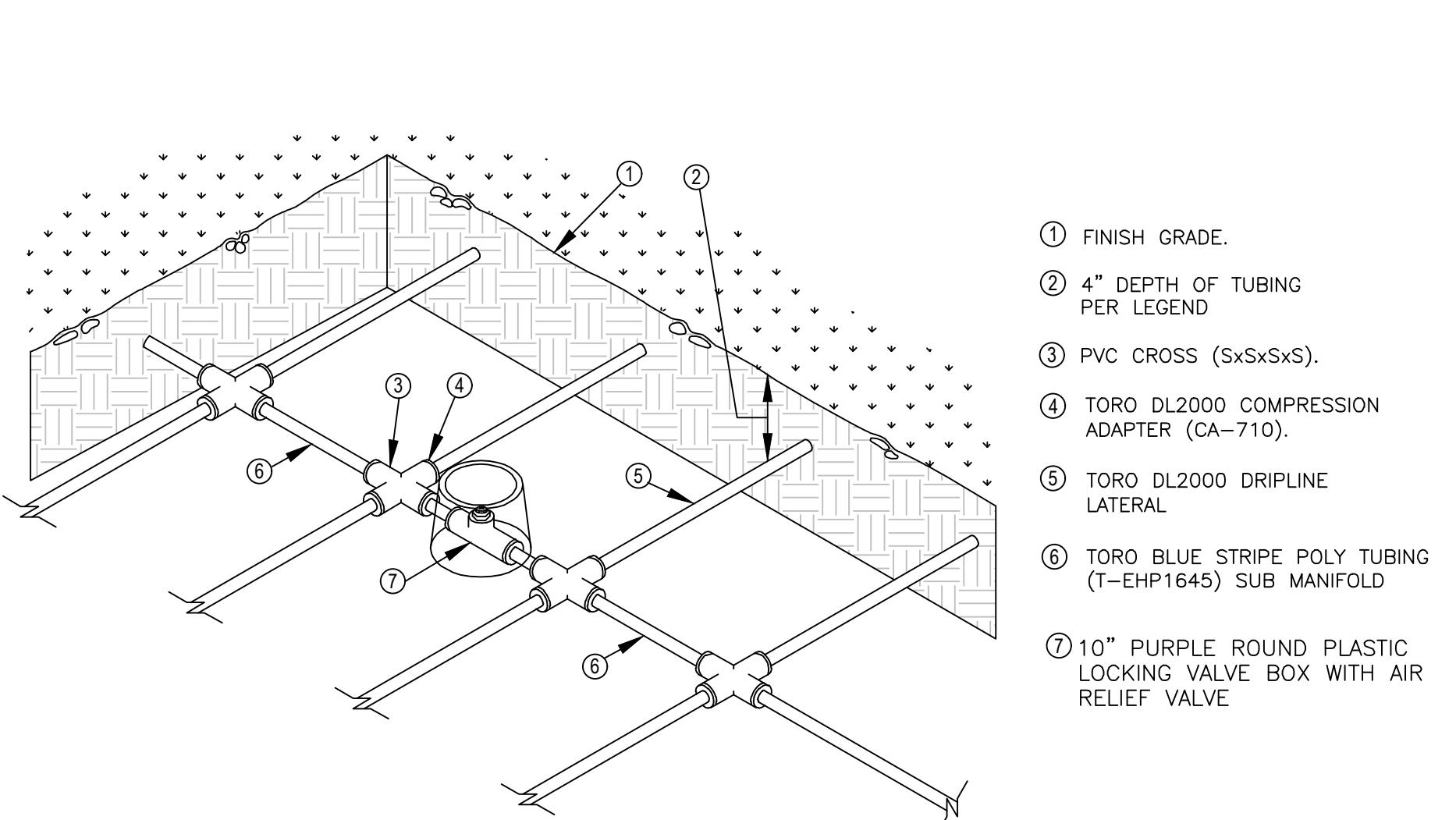
29 DRILINE TO PVC INSTALLATION  
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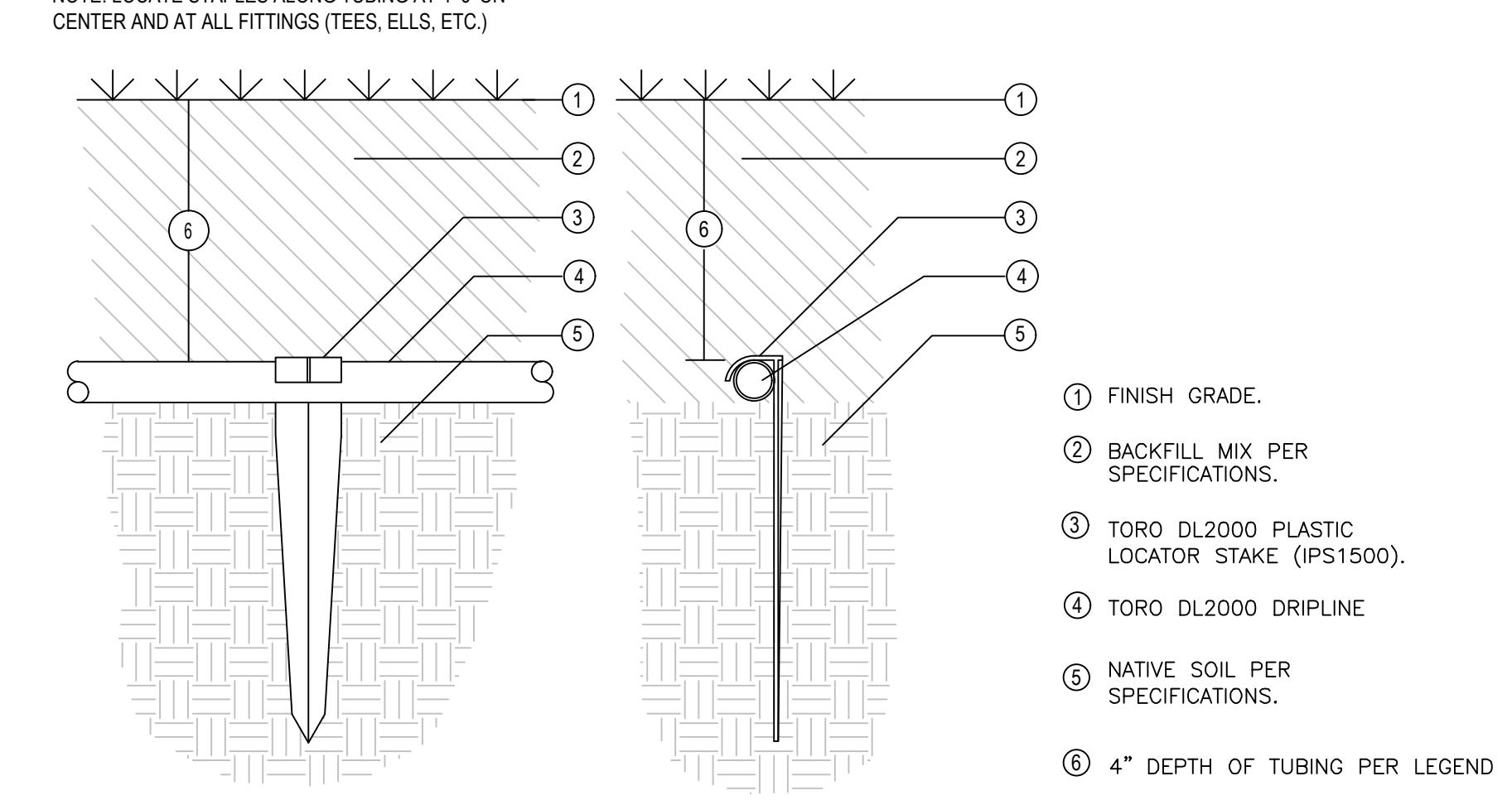
30 DRILINE TO INLINE CHECK VALVE DETAIL  
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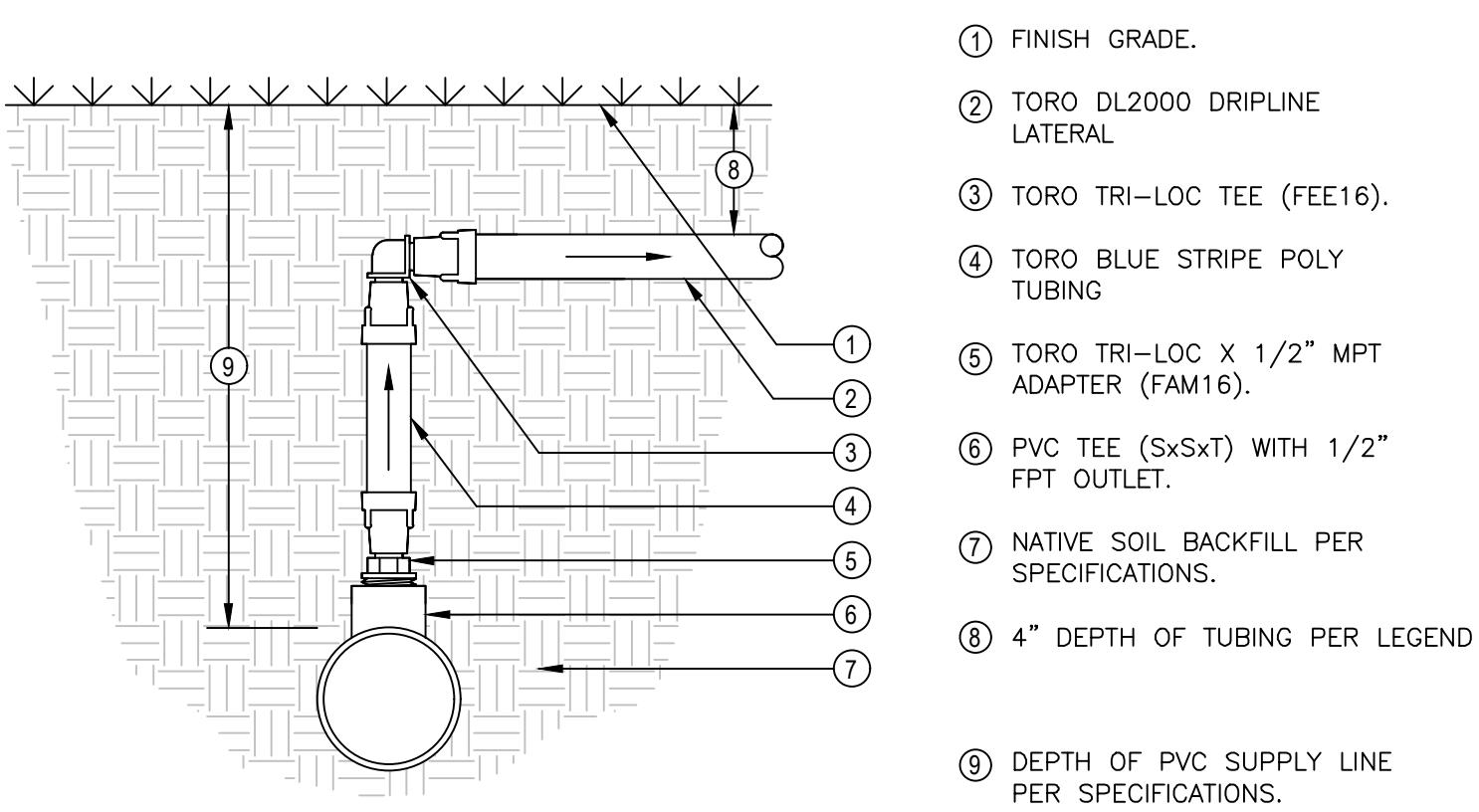
31 DRILINE TO PVC HEADER INSTALLATION  
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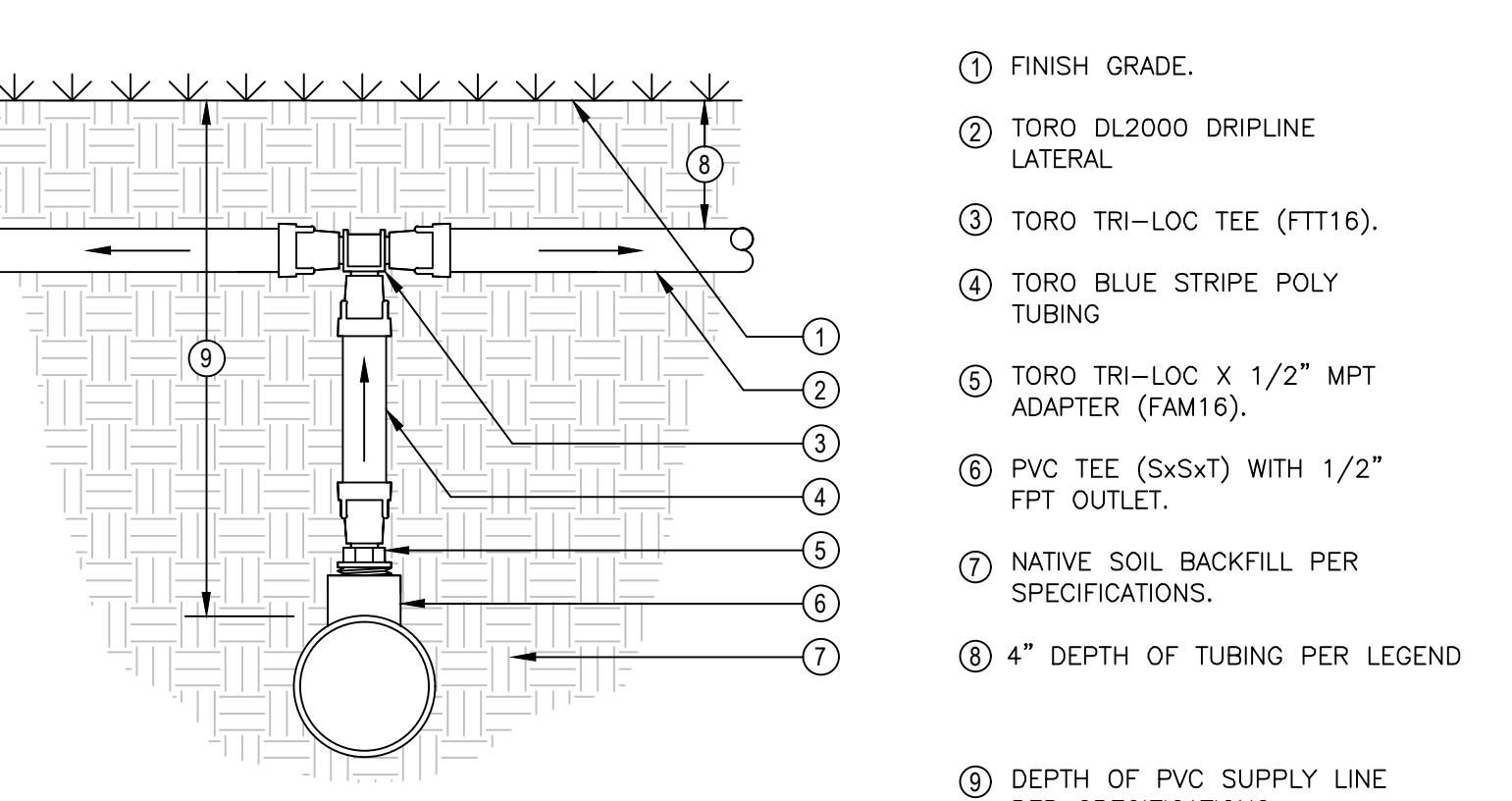
32 AIR VACUUM RELIEF VALVE LOCATION  
NTS



33 DRILINE STAKE BELOW GRADE DETAIL  
NTS



34 DRILINE TO PVC INSTALLATION  
NTS



35 DRILINE TO PVC INSTALLATION  
NTS

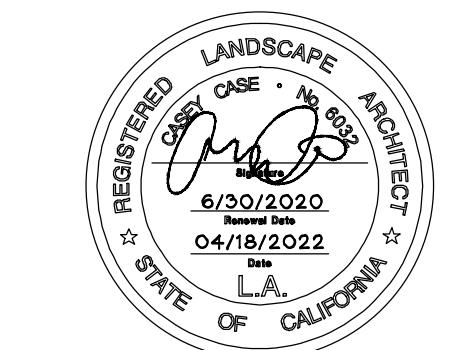
MORGAN HILL  
CALIFORNIA



**Brookfield  
Residential**

ISSUE: 1 RDGS 1ST SUBMITTAL 01/11/2022  
2 RDGS 2ND SUBMITTAL 03/28/2022  
- - - - -

NOT FOR  
CONSTRUCTION



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: NTS

0  
1  
2

IRRIGATION DETAILS

L2.8



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CONSTRUCTION



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: NTS



WATER CALCULATIONS

L2.9

**WATER USE ESTIMATION**

WATER TYPE	POTABLE												
SITE ETO=	49.5												
<b>Controller A</b>													
<b>REGULAR LANDSCAPE AREAS</b>													
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	PERCENTAGE OF LANDSCAPE		
1	Medium Trees	MOD	0.5	Bubbler	0.81	0.62	7,100	4,383	134,506	0.41	179.82		
2	Lawn	HIGH	1	ROTORS	0.75	0.62	13,197	8,182	251,110	0.77	335.71		
3	Shrubs	LOW	0.3	DRIP	0.81	0.62	76,887	47,670	1,462,990	4.49	1,955.87		
							<b>TOTALS</b>	<b>97,184</b>	<b>60,235</b>	<b>1,848,606</b>	<b>5.67</b>		
											100%		
<b>SPECIAL LANDSCAPE AREAS</b>													
HYDROZONE #	HYDROZONE NAME						1	0			0%		
								<b>TOTALS</b>	<b>0</b>		<b>0%</b>		
MAWA	GALLONS/YR		1,342,160										
	ACRE FEET/YR		4.12										
	HCF/YR		1,794.33										
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR													
MAWA = (ETO)(0.62)[(LA x 0.45) + (0.55 x SLA)]													
ETWU = ((ETO)(.62)(ETAF x LA))													
ETWU	GALLONS/YR		1,848,606										
	ACRE FEET/YR		5.67										
	HCF/YR		2,471.40										
ETo = REFERENCE EVAPOTRANSPIRATION													
0.45= ET ADJUSTMENT FACTOR													
LA=LANDSCAPED AREA (SQUARE FEET)													
HA = HYDROZONE AREA (SQ.FT)													
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)													
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)													
SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	<b>MAWA COMPLIANT</b>											
78.0%	0.20	YES											
IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP													
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY													
ETAF Calculations													
REGULAR LANDSCAPE AREAS													
TOTAL ETAF x AREA	60,235												
TOTAL AREA	97,184												
Avg. ETAF	61.98%												

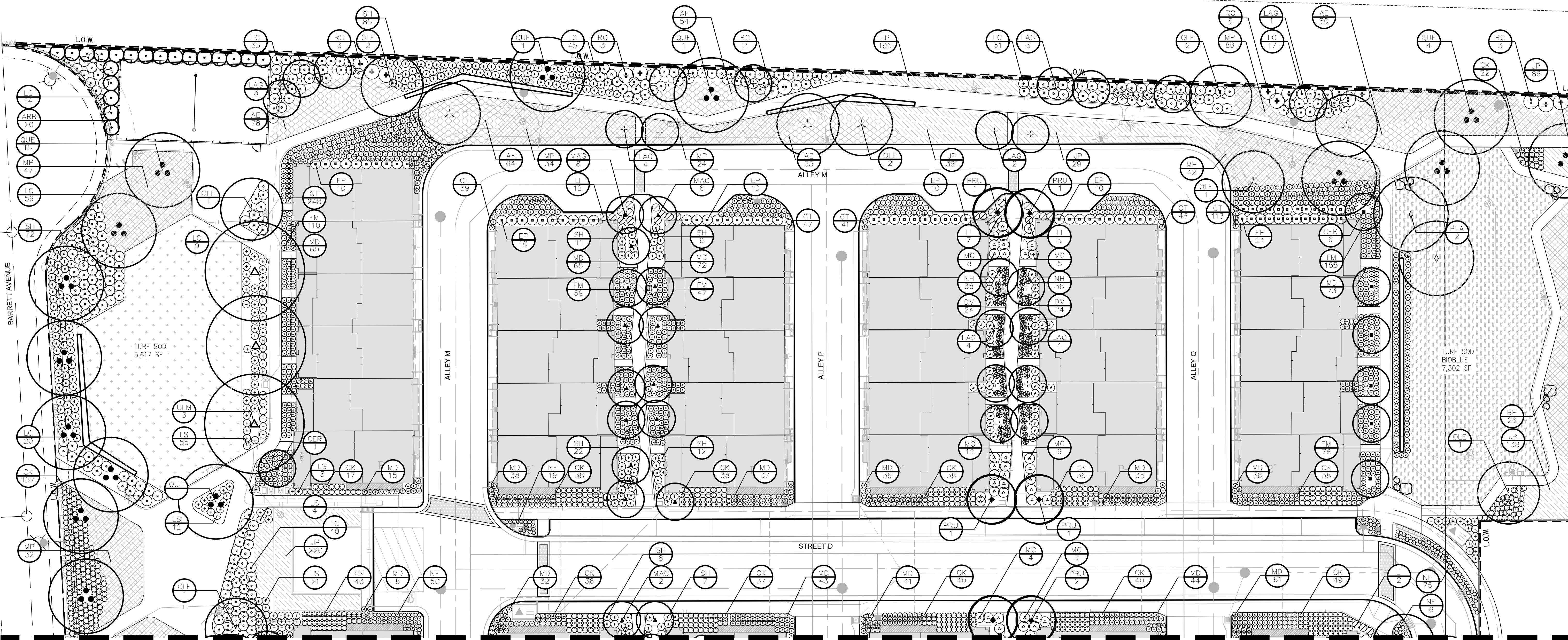


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### PLANT SCHEDULE

STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
LAU	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24" BOX	L	PER PLAN
QUE	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX STANDARD	M	PER PLAN
RHA	RHAPHIOLEPIS INDICA 'MAGNIFICENT'	MAGNIFICENT INDIAN HAWTHORN	24" BOX STANDARD	L	PER PLAN

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
ARB	ARBUSTRUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24" BOX MULTI	L	PER PLAN
CER	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	15 GAL	M	PER PLAN
LAG	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPÉ MYRTLE	15 GAL	L	PER PLAN
MAG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL	M	PER PLAN
OLE	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	24" BOX MULTI	VL	PER PLAN
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	L	PER PLAN
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	15 GAL	M	PER PLAN
PRU	PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	15 GAL	M	PER PLAN
ULM	ULMUS PARVIFOLIA	LACEBARK ELM	15 GAL	L	PER PLAN
ZEL	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	15 GAL	M	PER PLAN

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L	24" o.c.
CT	CHONDROPETALUM TECTORUM 'DWARF'	DWARF CAPE RUSH	1 GAL	L	24" o.c.
DV	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	1 GAL	L	36" o.c.
EP	EUONYMUS FORTUNEI 'MONCE'	GOLDEN PRINCE WINTERCREEPER	5 GAL	M	48" o.c.
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	24" o.c.
LP	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	L	72" o.c.
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	L	48" o.c.
LI	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE MAT RUSH	1 GAL	L	36" o.c.
LS	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY VARIEGATED MAT RUSH	1 GAL	L	36" o.c.
MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	L	48" o.c.
MD	MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL	L	24" o.c.
NH	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF HEAVENLY BAMBOO	1 GAL	L	30" o.c.
NF	NEPETA X FAASSENI	CATMINT	1 GAL	M	18" o.c.
RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	L	72" o.c.
SH	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L	36" o.c.
WS	WESTRINGIA FRUTICOSA 'SMOKEY'	SMOKEY WESTRINGIA	5 GAL	L	48" o.c.

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
AE	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	M	36" o.c.
BP	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	L	96" o.c.
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L	60" o.c.
TB	TURF SOD BIOBLUE	BIOGRASS	SODDED	H	
TU	TURF SOD BOLERO PLUS	FESCUE BLEND	SODDED	H	

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CONSTRUCTION**



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: 1'-0" = 20'-0"  
0 10' 20' 40'  
10' 20' 40'  
0 1' 2' 4'

PLANTING PLAN

**L3.1**



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PLANT SCHEDULE

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QUE	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX STANDARD	M	PER PLAN
RHA	RHAPHIOLEPIS INDICA 'MAGNIFICENT'	MAGNIFICENT INDIAN HAWTHORN	24" BOX STANDARD	L	PER PLAN
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
ARB	ARBITUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24" BOX MULTI	L	PER PLAN
CER	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	15 GAL	M	PER PLAN
LAG	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPemyrtle	15 GAL	L	PER PLAN
MAG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL	M	PER PLAN
OLE	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	24" BOX MULTI	VL	PER PLAN
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	L	PER PLAN
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	15 GAL	M	PER PLAN
PRU	PRUNUS X YODENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	15 GAL	M	PER PLAN
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ZEL	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	15 GAL	M	PER PLAN
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
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CT	CHONDROPETALUM TECTORUM 'DWARF'	DWARF CAPE RUSH	1 GAL	L	24" o.c.
DV	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	1 GAL	L	36" o.c.
EP	EUONYMUS FORTUNEI 'MONCE' TM	GOLDEN PRINCE WINTERCREEPER	5 GAL	M	48" o.c.
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	24" o.c.
LP	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	L	72" o.c.
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	L	48" o.c.
LI	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL	L	36" o.c.
LS	LOMANDRA LONGIFOLIA 'ROMA 13' TM	PLATINUM BEAUTY VARIEGATED MAT RUSH	1 GAL	L	36" o.c.
MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	L	48" o.c.
MD	MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL	L	24" o.c.
NH	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF HEAVENLY BAMBOO	1 GAL	L	30" o.c.
NF	NEPETA X FAASENII	CATMINT	1 GAL	M	18" o.c.
RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	L	72" o.c.
SH	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L	36" o.c.
WS	WESTRINGIA FRUTICOSA 'SMOKEY'	SMOKEY WESTRINGIA	5 GAL	L	48" o.c.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
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BP	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	L	96" o.c.
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L	60" o.c.
TB	TURF SOD BIOLINE	BIOGRASS	SODDED	H	
TU	TURF SOD BOLERO PLUS	FESCUE BLEND	SODDED	H	

MATCHLINE – SEE SHEET L1.1

MATCHLINE – SEE SHEET L1.3

ISSUE:	DESCRIPTION:	DATE:
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-	-	-
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CONSTRUCTION

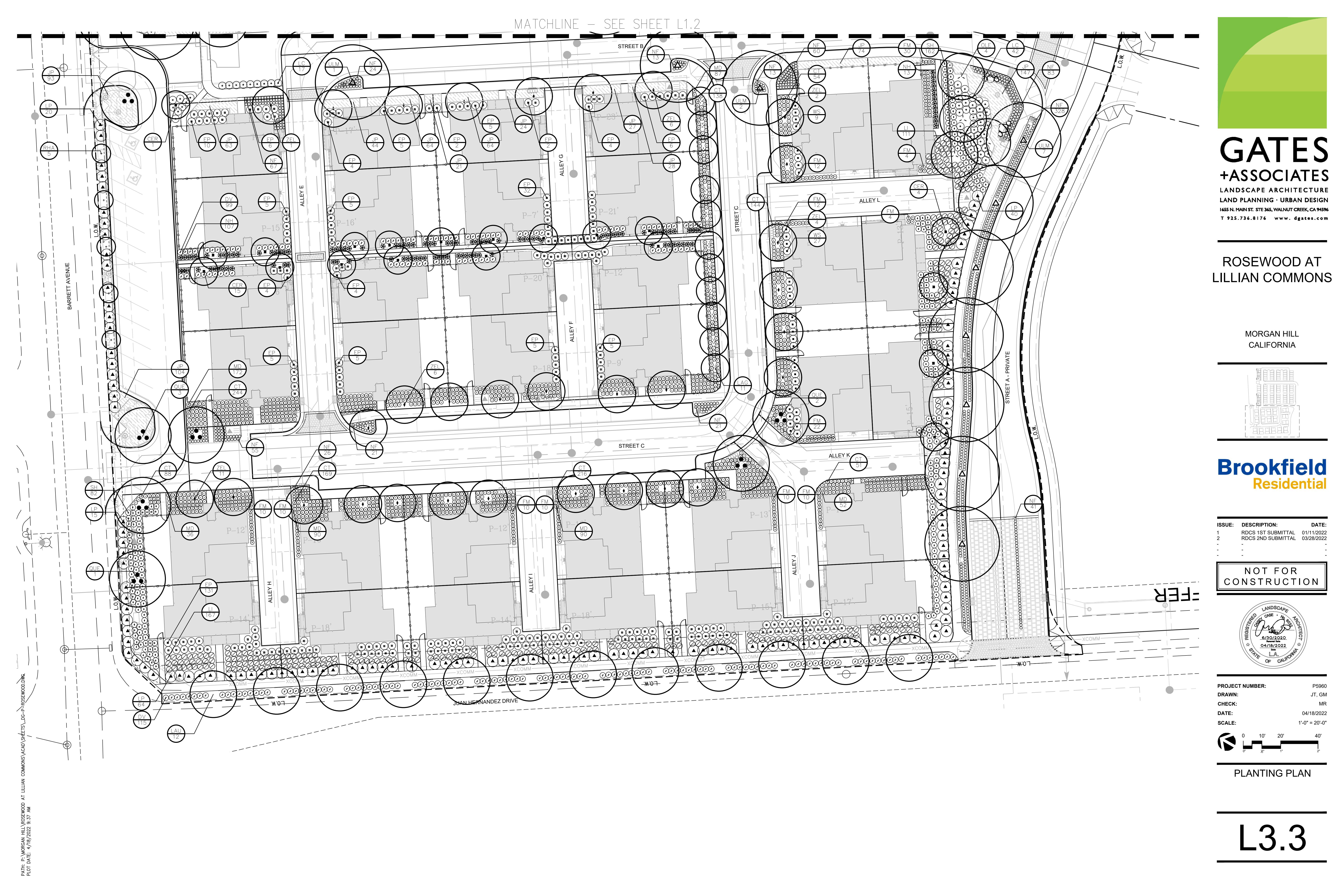


PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: 1'-0" = 20'-0"



PLANTING PLAN

L3.2





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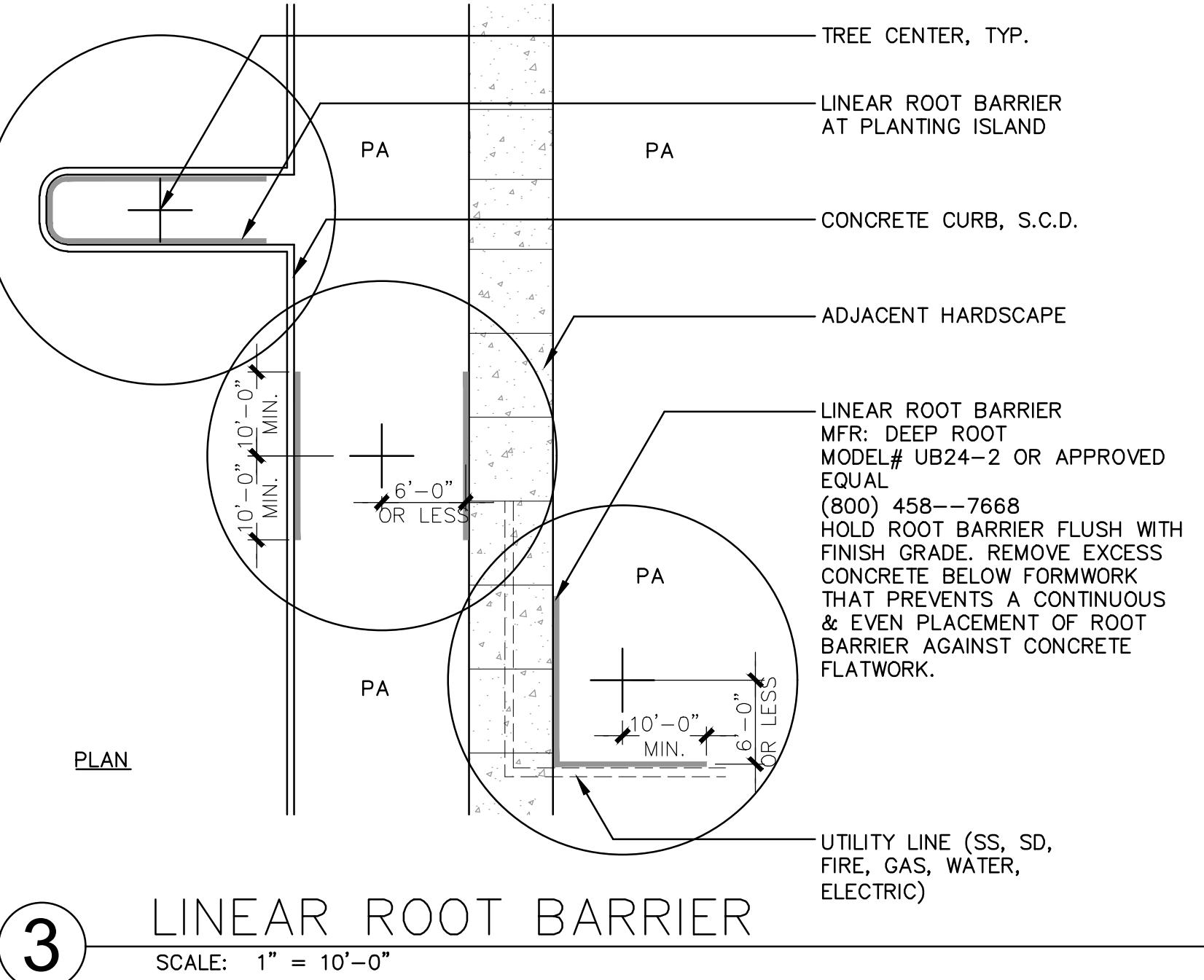


PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE:

0 5X 1X 2X  
S 1/2" MIN. 1/2" MAX.

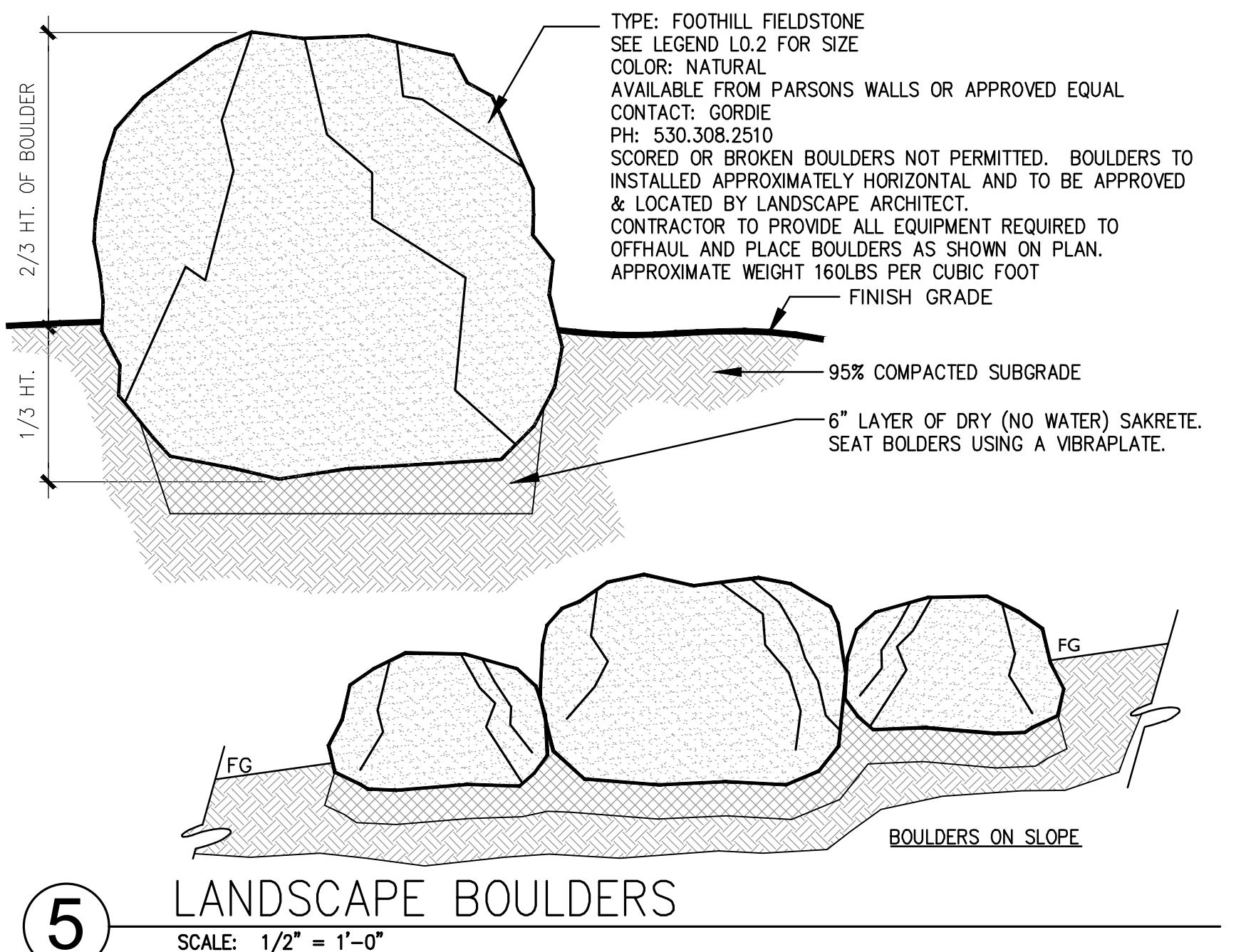
PLANTING DETAILS

L4.1



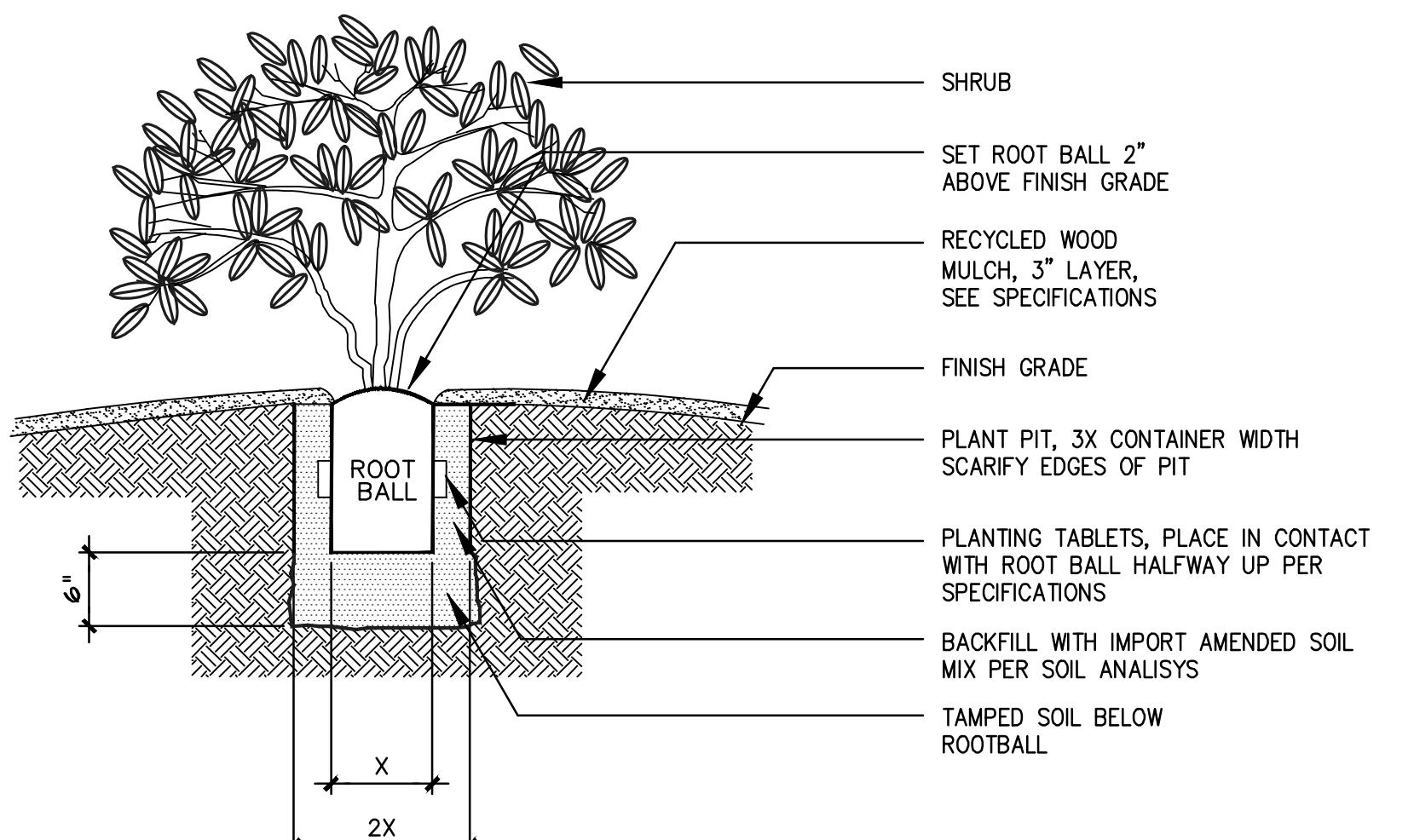
③ LINEAR ROOT BARRIER

SCALE: 1" = 10'-0"



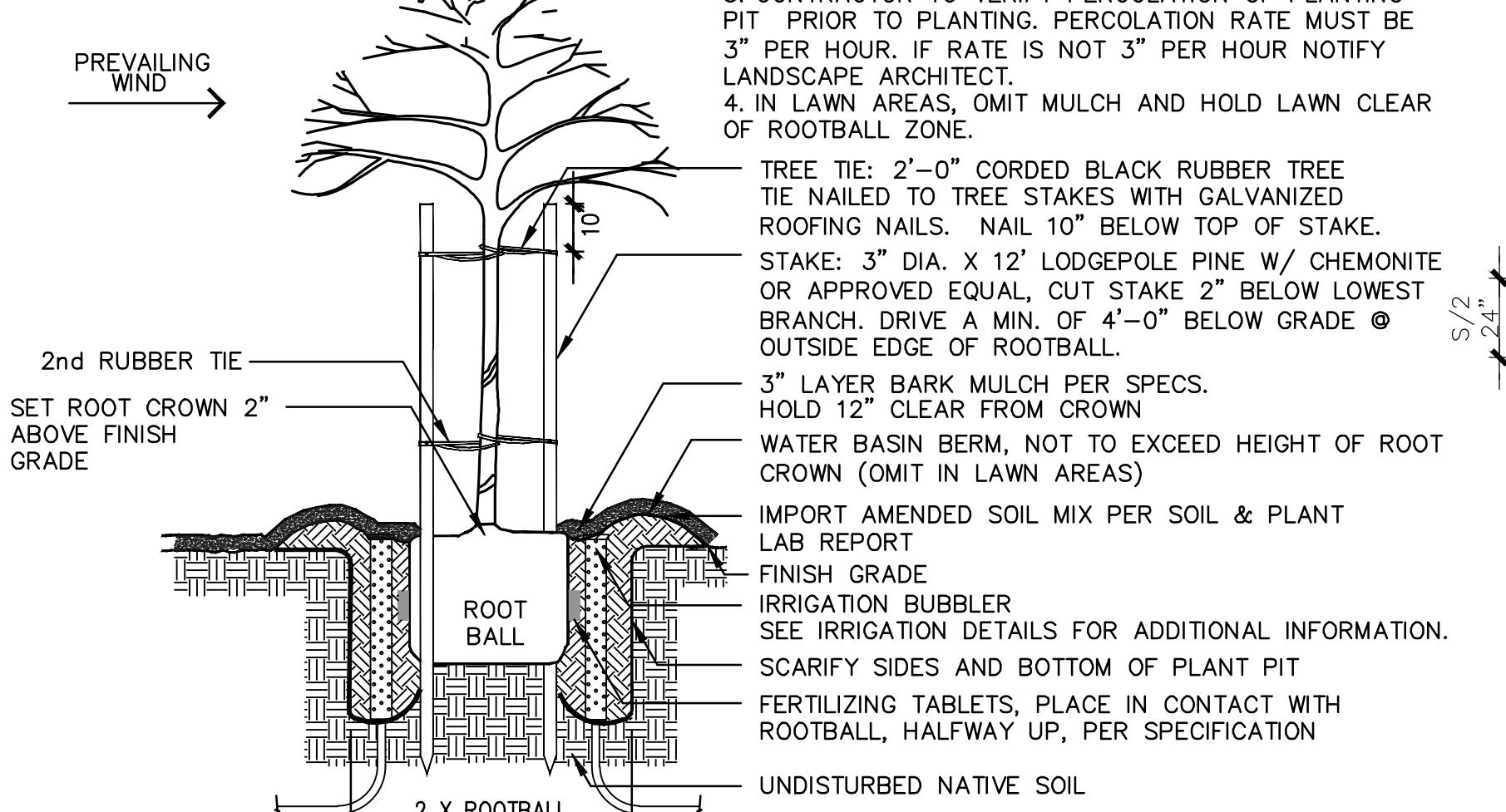
⑤ LANDSCAPE BOULDERS

SCALE: 1/2" = 1'-0"



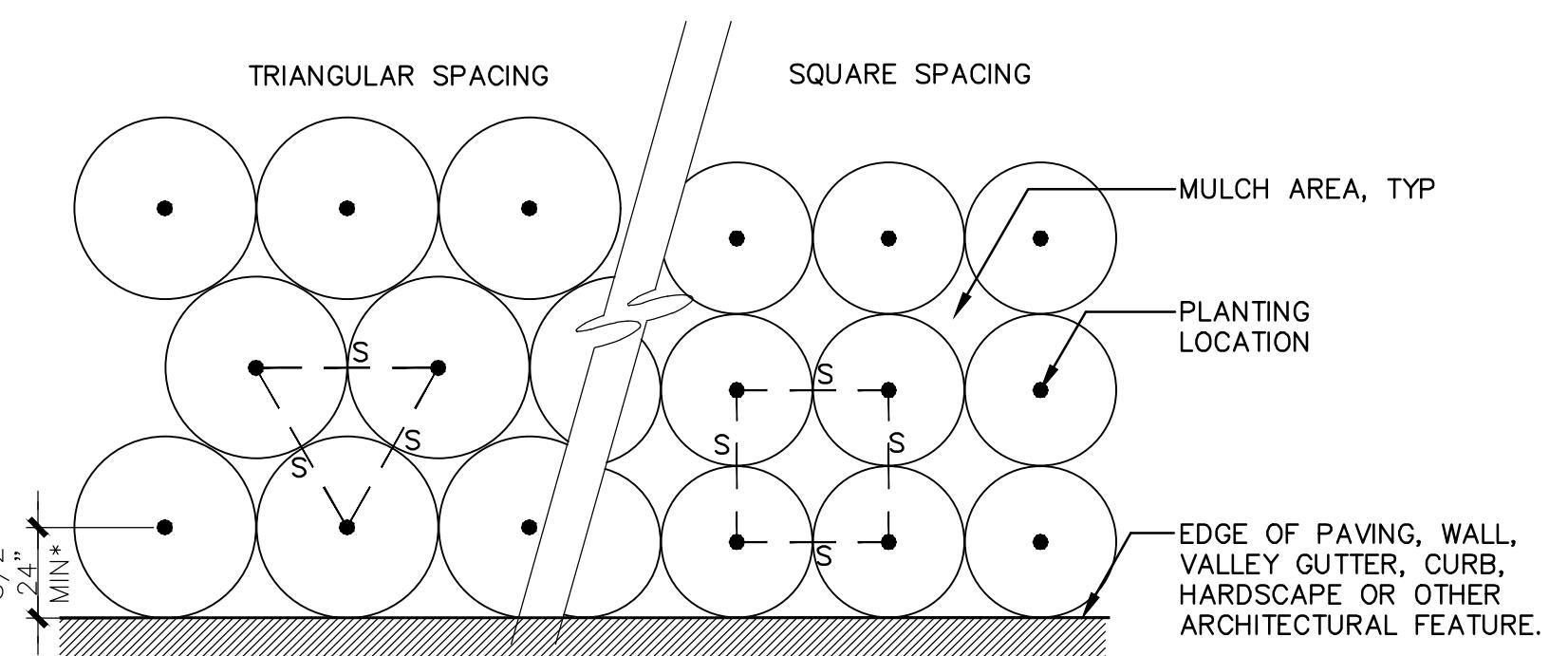
② SHRUB PLANTING

SCALE: N.T.S.



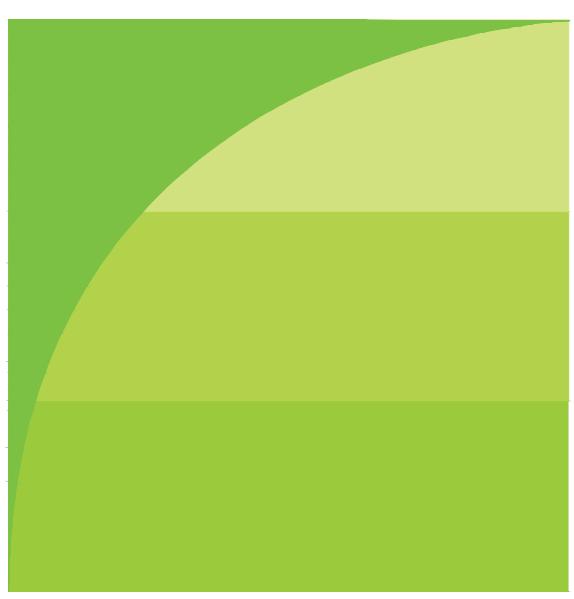
④ TREE STAKING DETAIL

SCALE: 3/8" = 1'-0"



① PLANT SPACING

SCALE: N.T.S.



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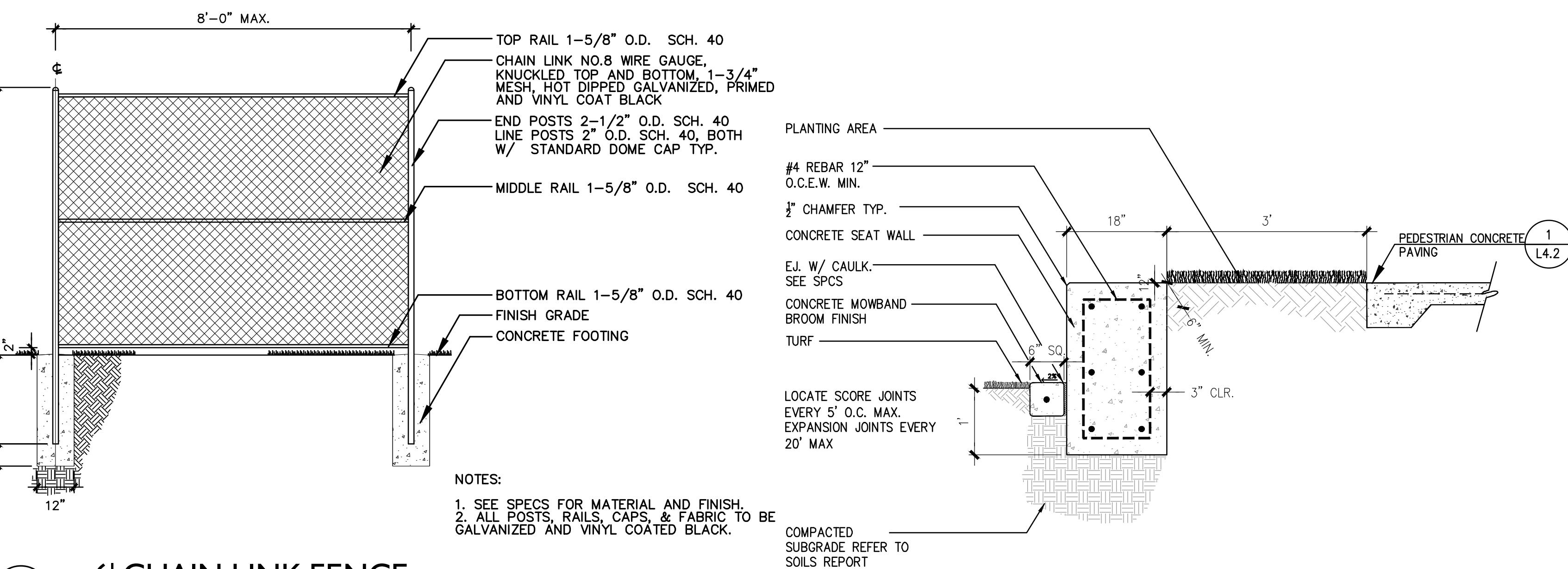
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CONSTRUCTION



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DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE:  
0 5X 1X 2X  
0' 1' 2'

CONSTRUCTION  
DETAILS

**L4.2**

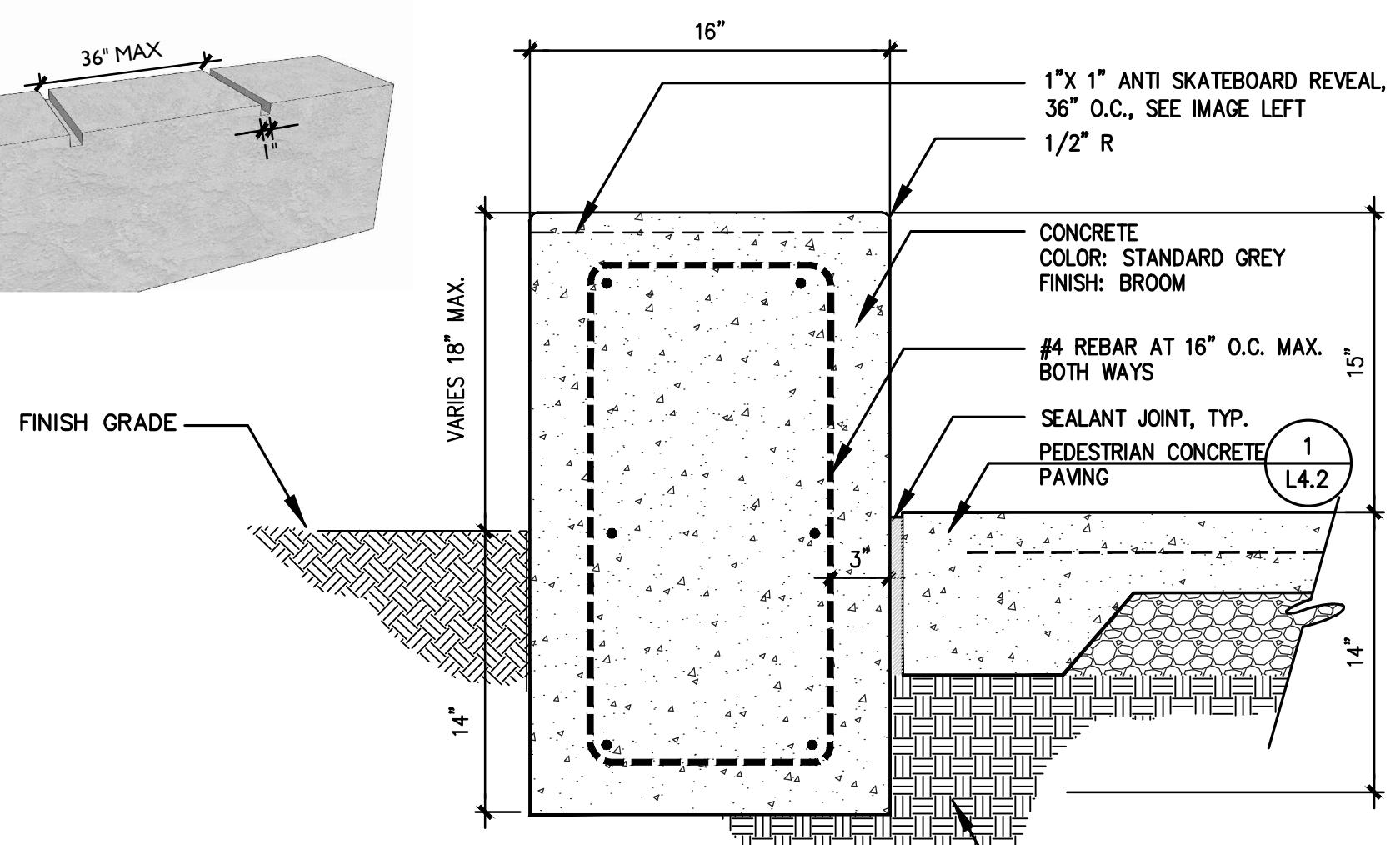


**6' CHAIN LINK FENCE**

SCALE: 1/2" = 1'-0"

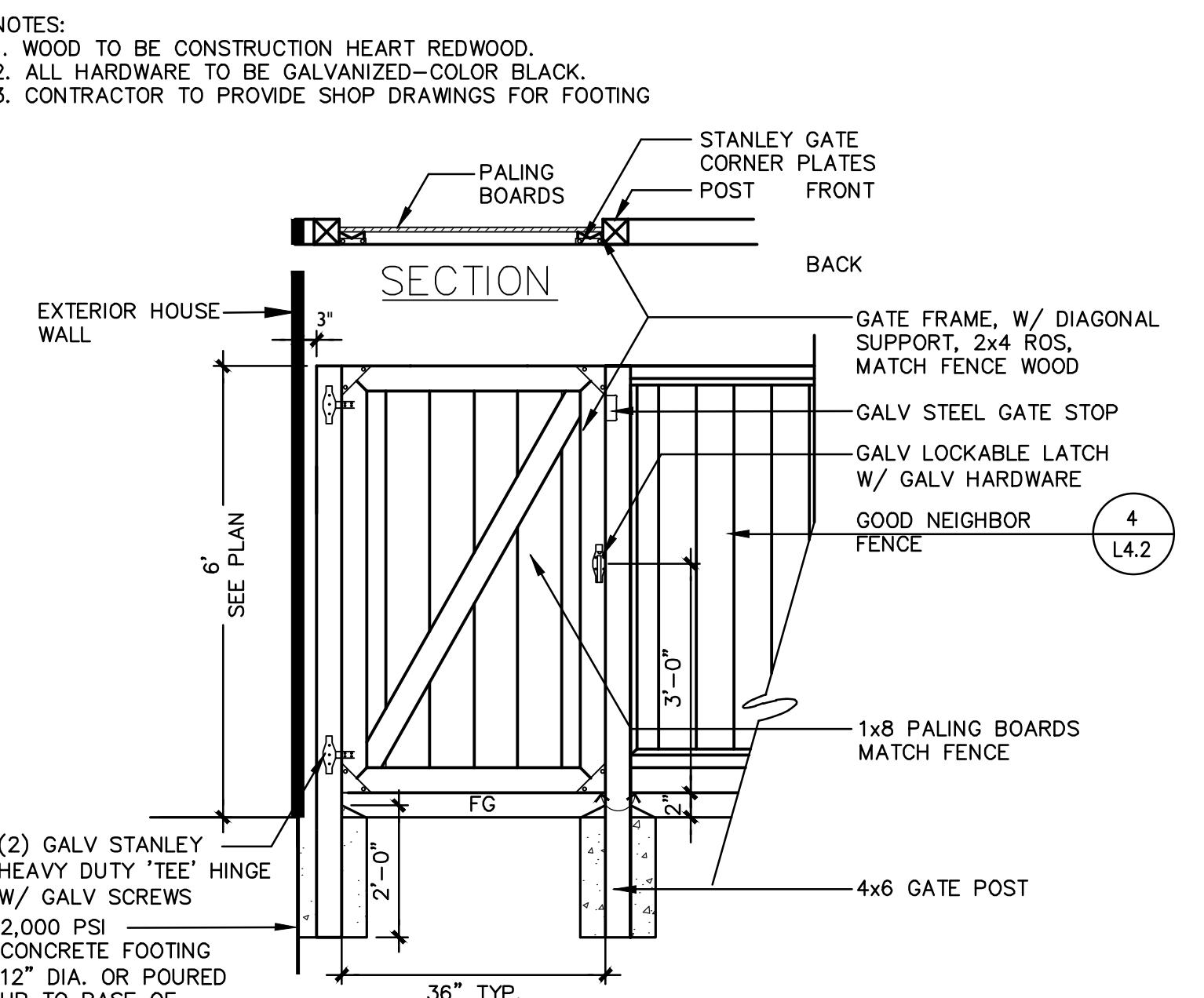
NOTES:  
1. SEE SPECS FOR MATERIAL AND FINISH.  
2. ALL POSTS, RAILS, CAPS, & FABRIC TO BE  
GALVANIZED AND VINYL COATED BLACK.

COMPACTED  
SUBGRADE REFER TO  
SOILS REPORT



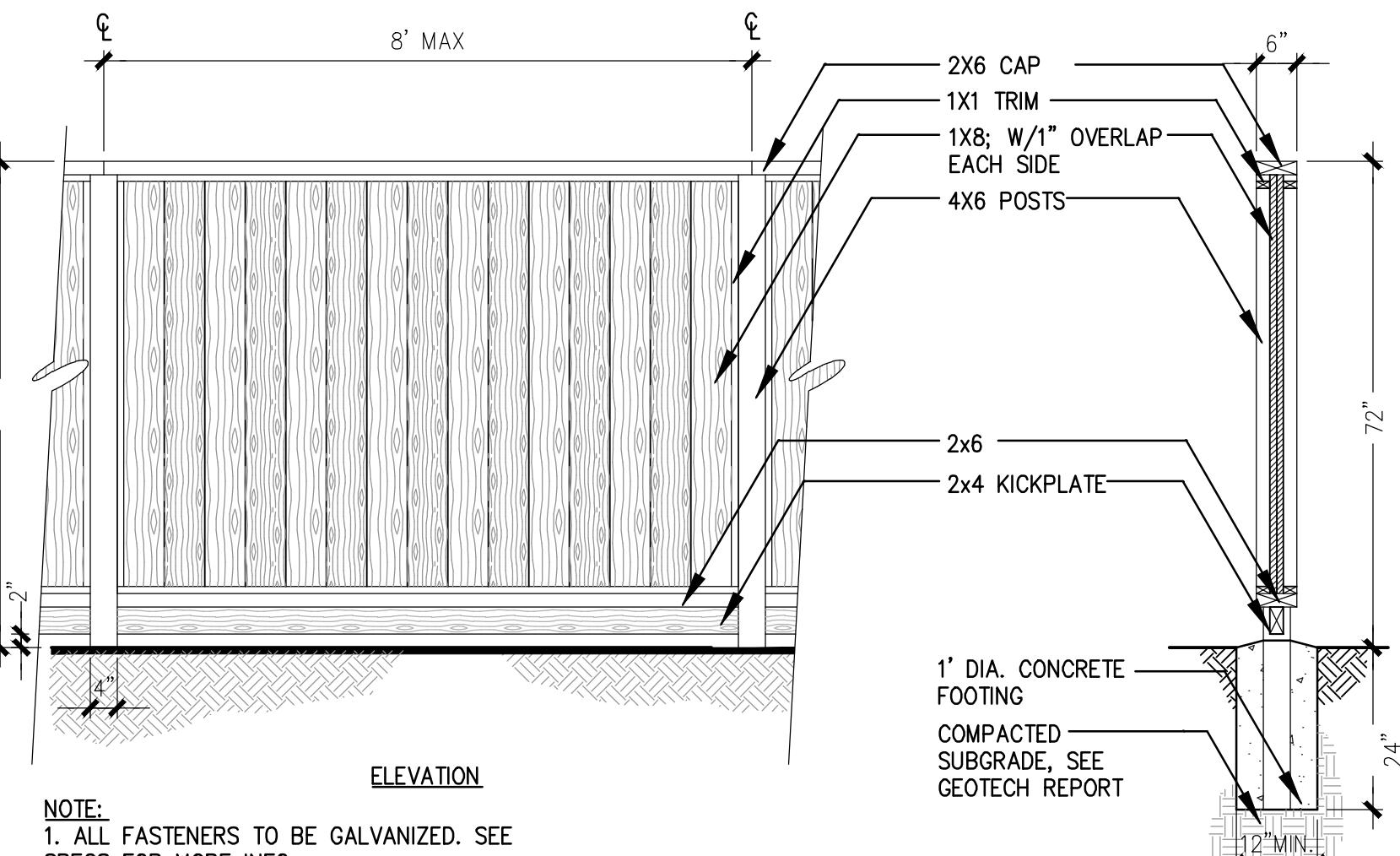
**8 CONCRETE SEAT WALL**

SCALE: 1 1/2" = 1'-0"



**5 INSIDE VIEW ELEVATION  
SOLID WOOD GATE**

NTS

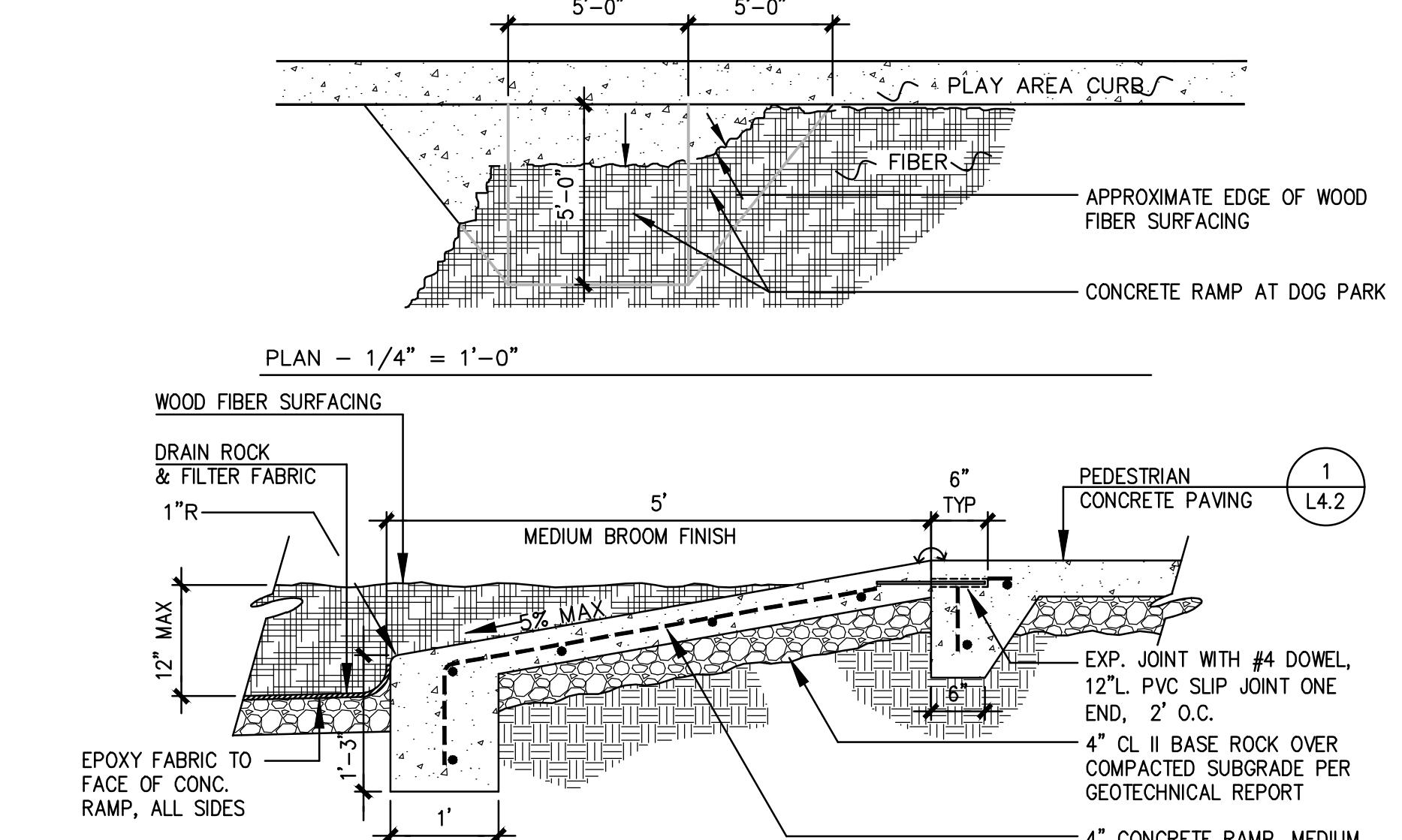


**4 6'H GOOD NEIGHBOR FENCE**

SCALE: 1/2" = 1'-0"

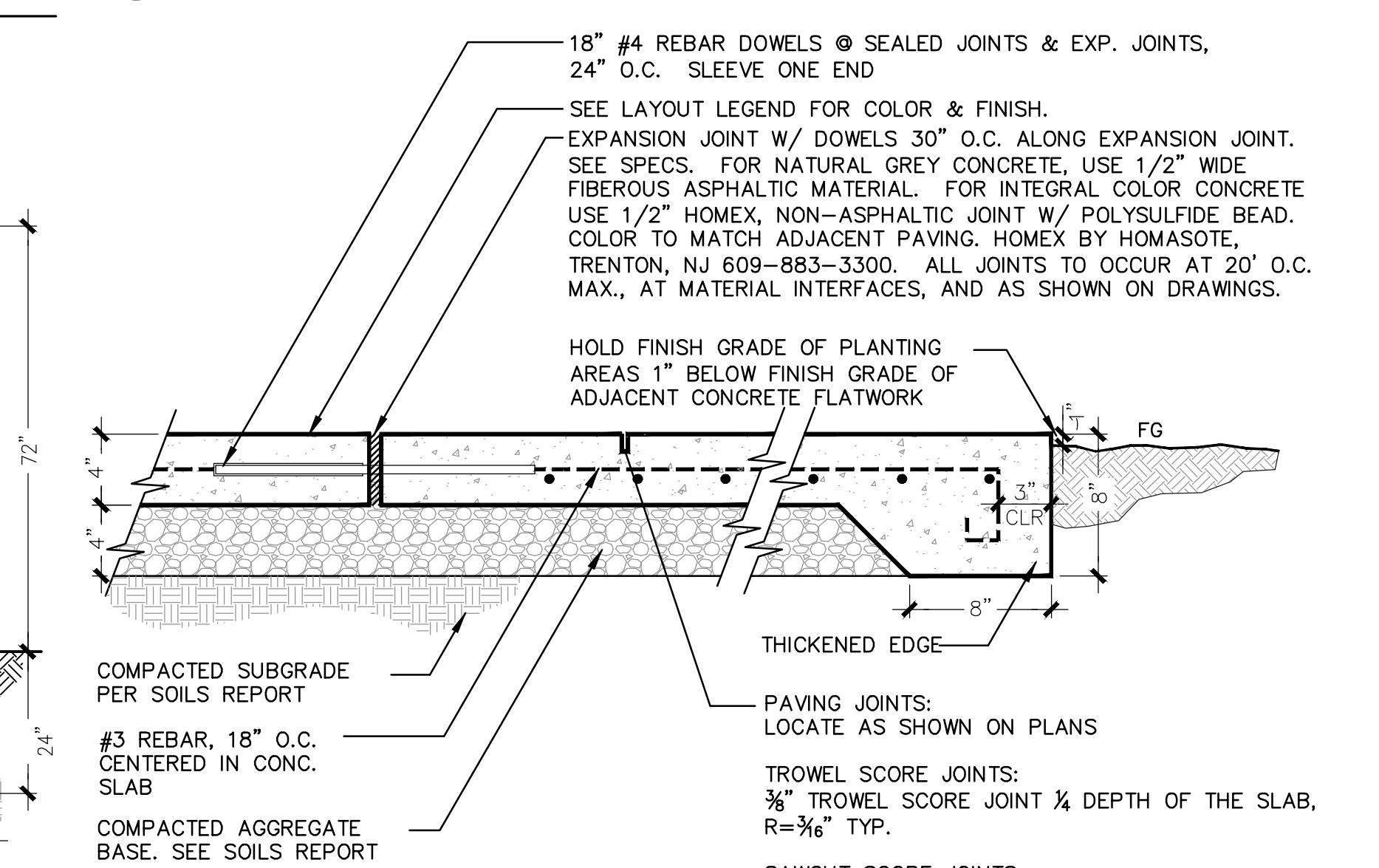
**3 SEAT WALL**

SCALE: 3/4" = 1'-0"



**2 WOOD FIBER SURFACING AND RAMP**

SCALE: 3/4" = 1'-0"



**1 PEDESTRIAN CONCRETE PAVING ON GRADE**

SCALE: 1-1/2" = 1'-0"

**7 6' CHAIN LINK GATE (PUSH SIDE ELEVATION)**

SCALE: 1/2" = 1'-0"



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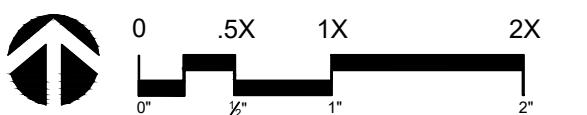
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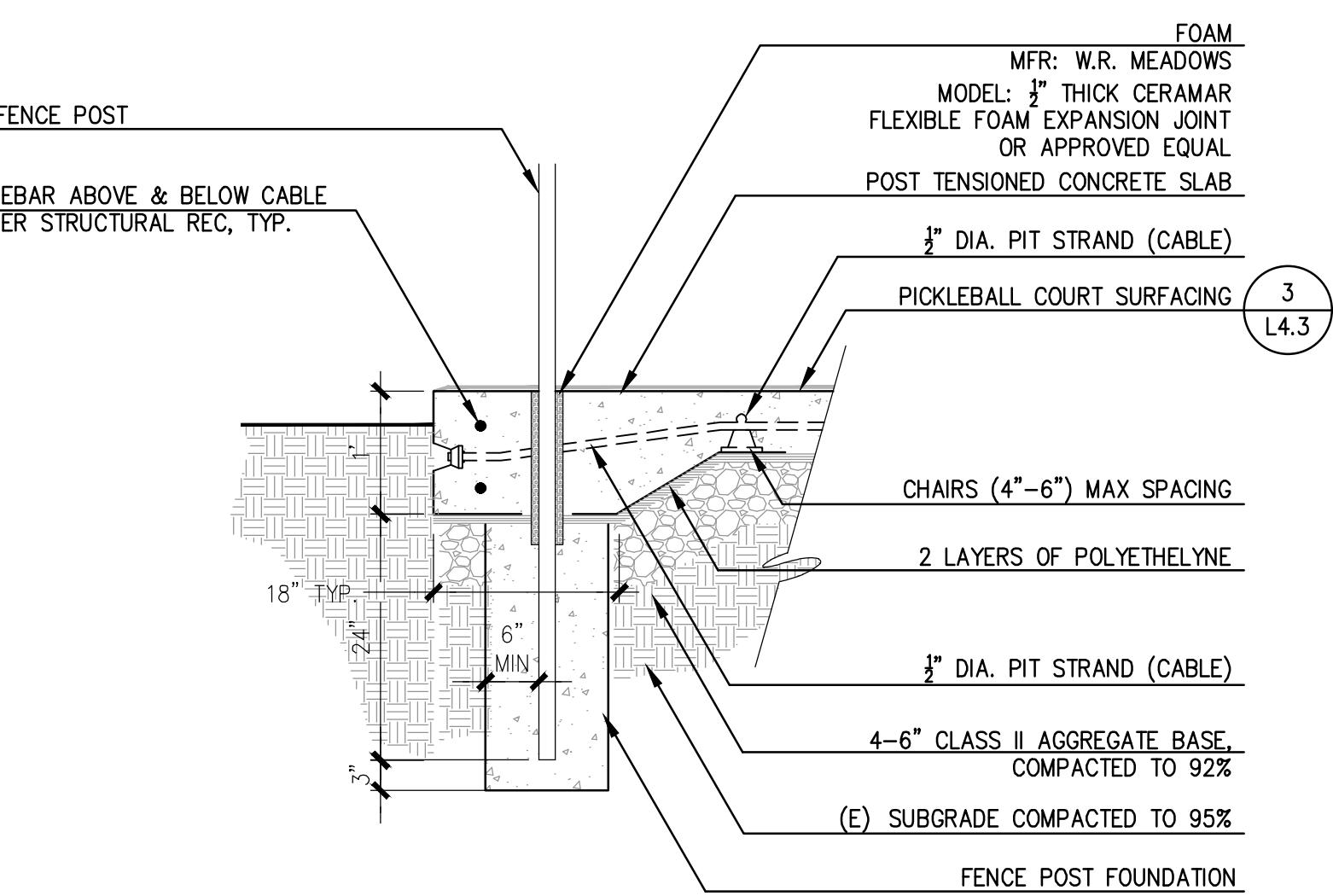
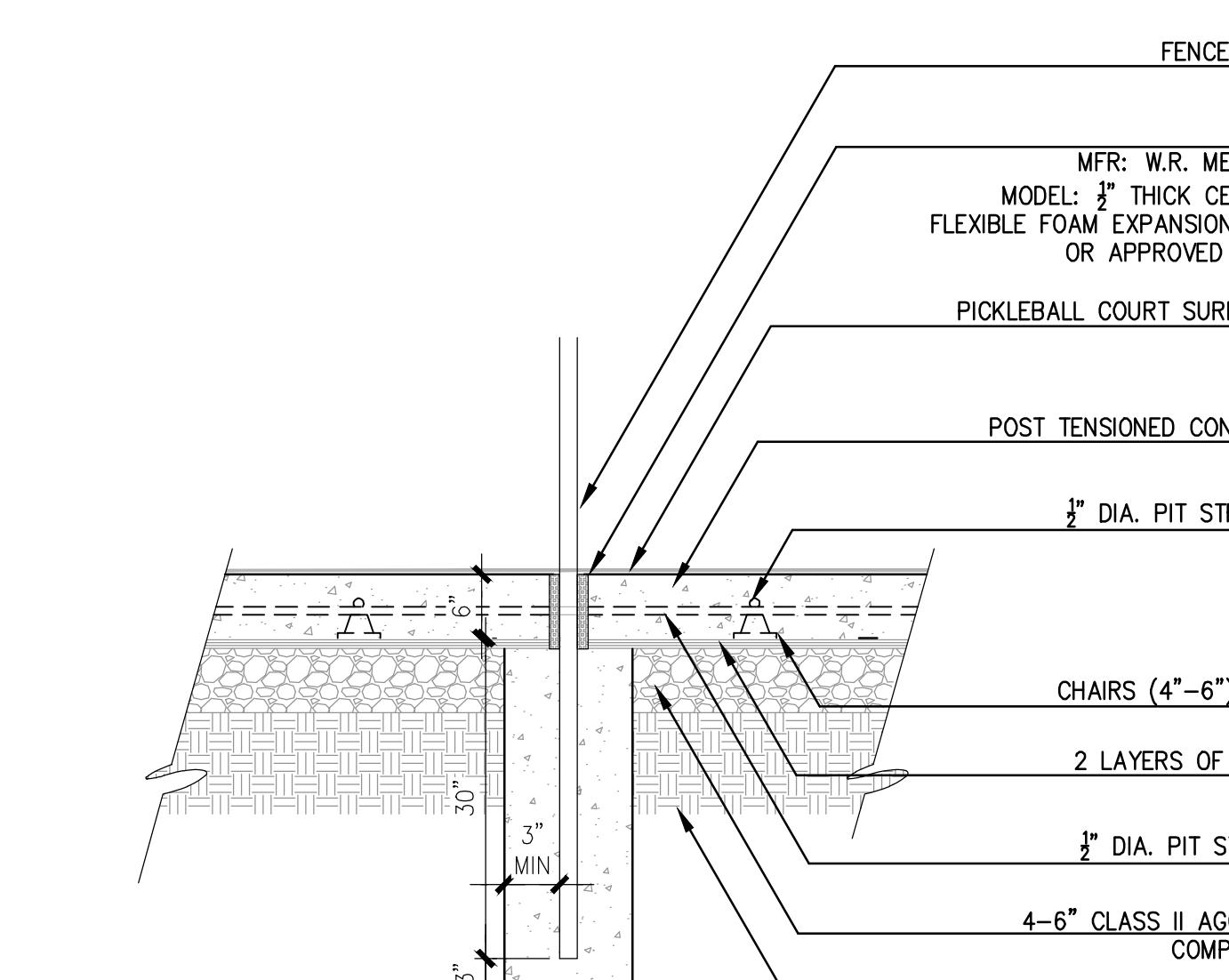
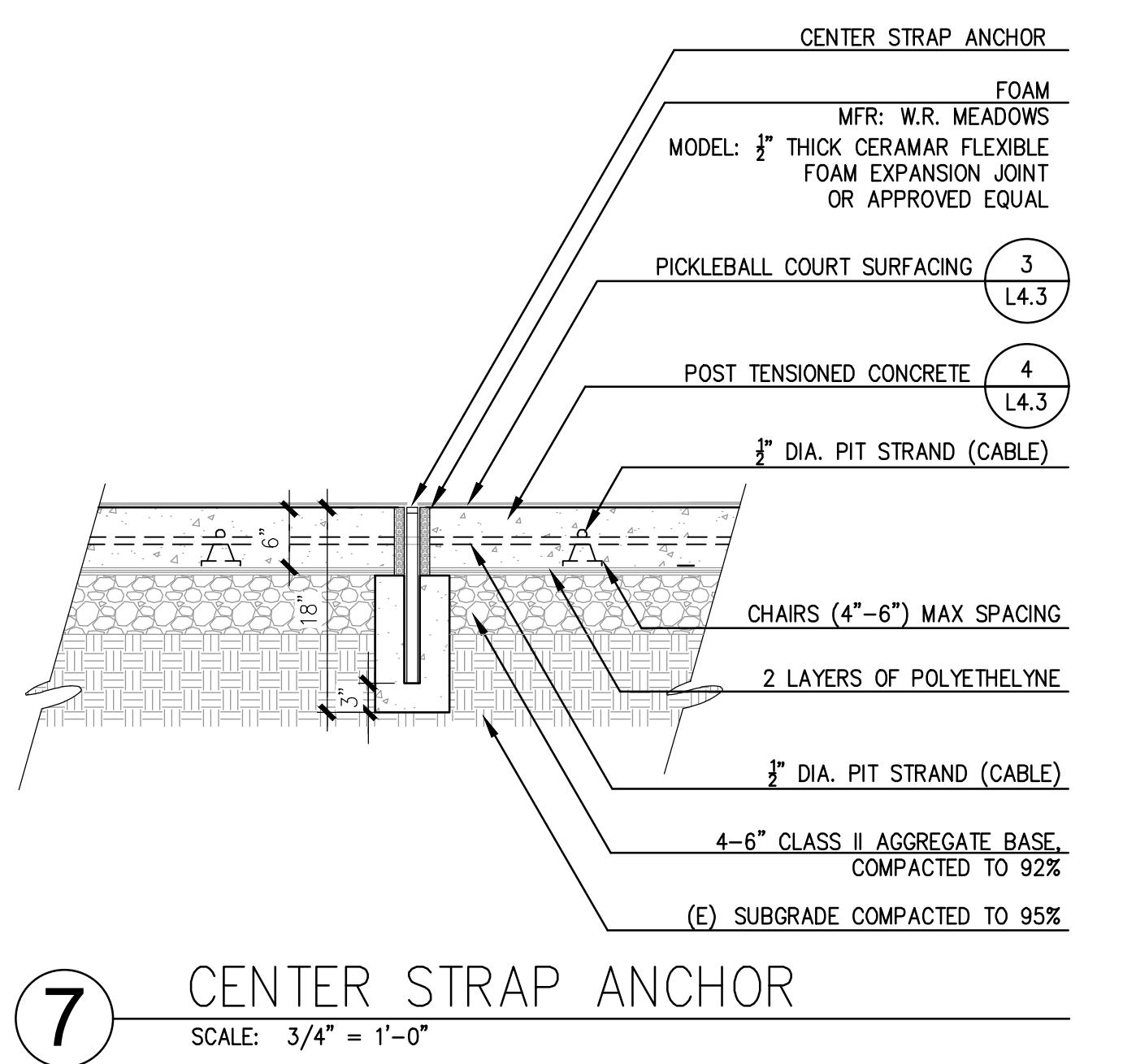
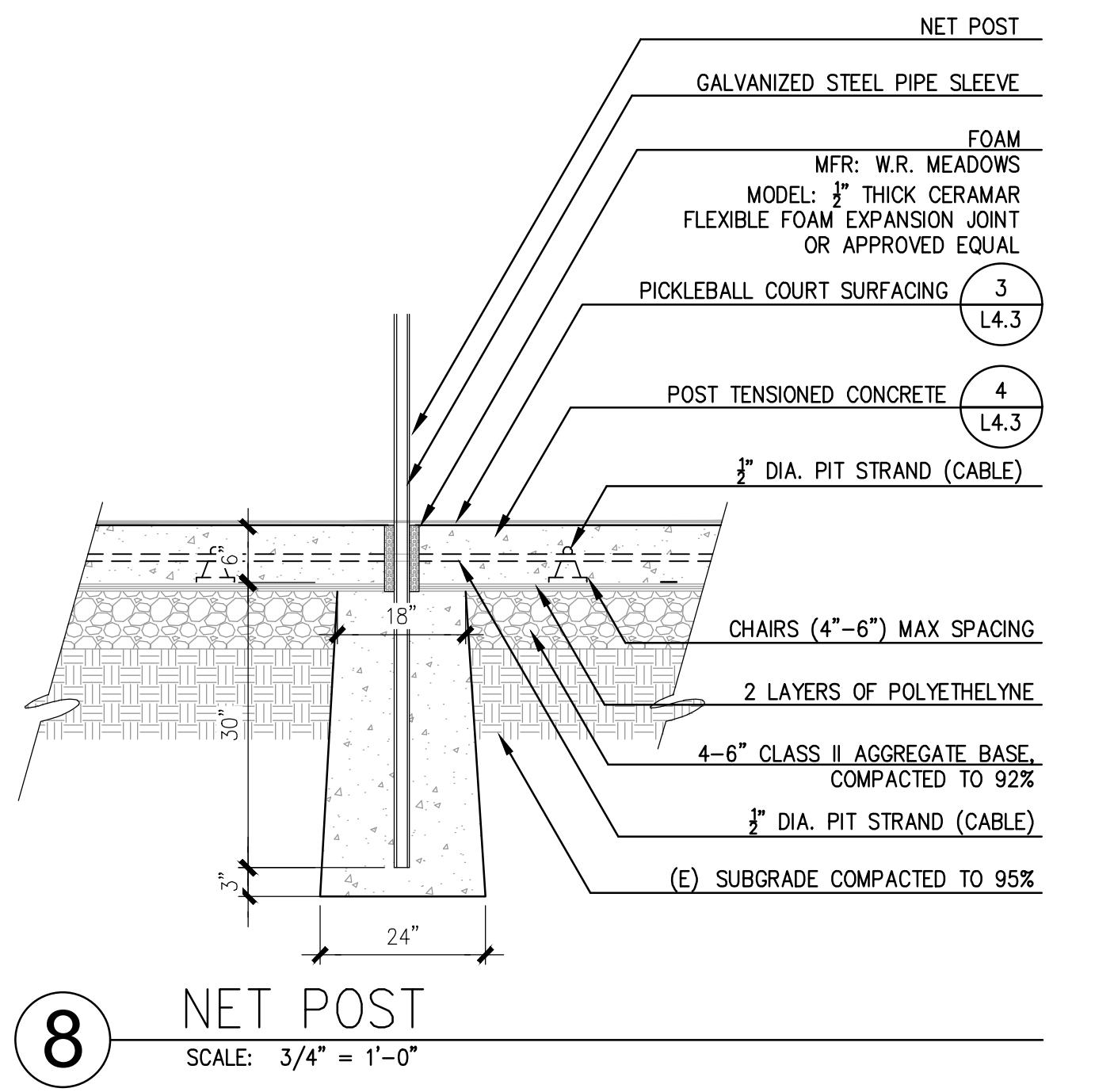


PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE:



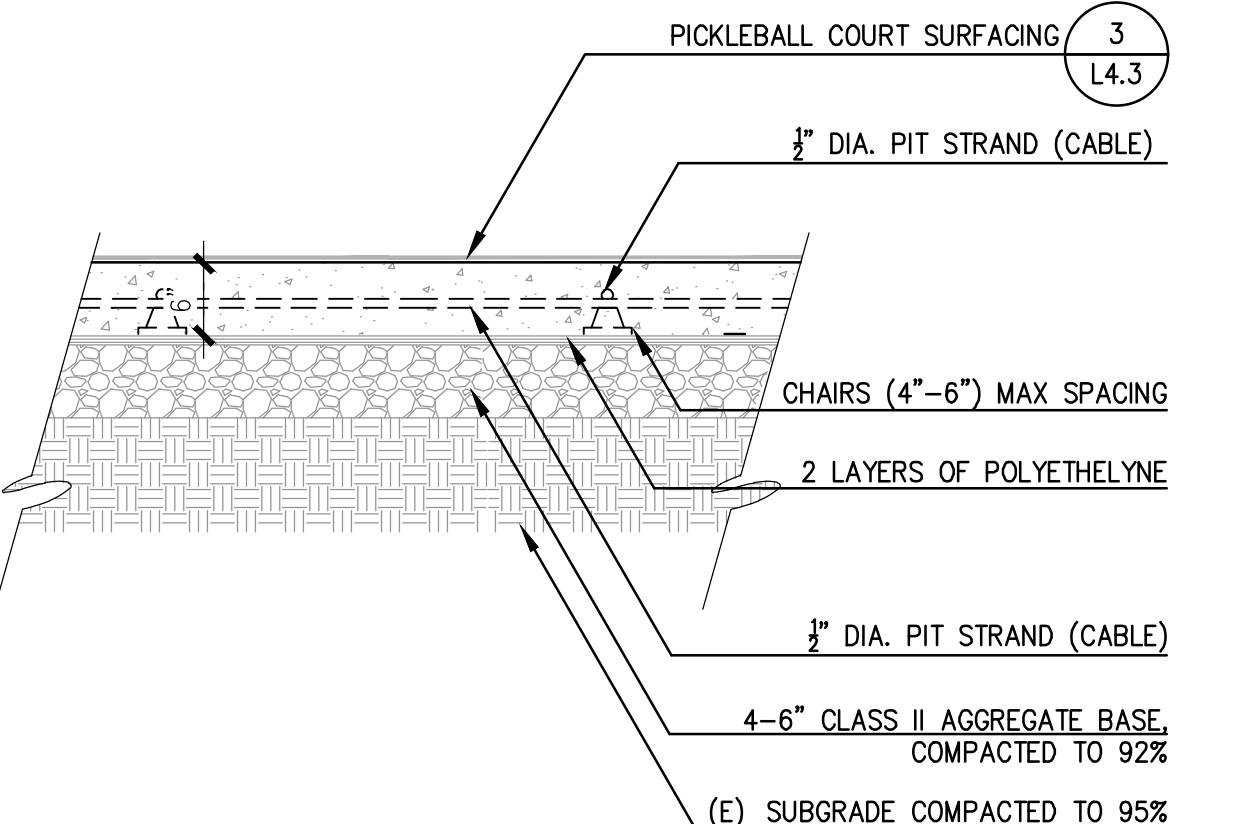
**CONSTRUCTION  
DETAILS**

**L4.3**



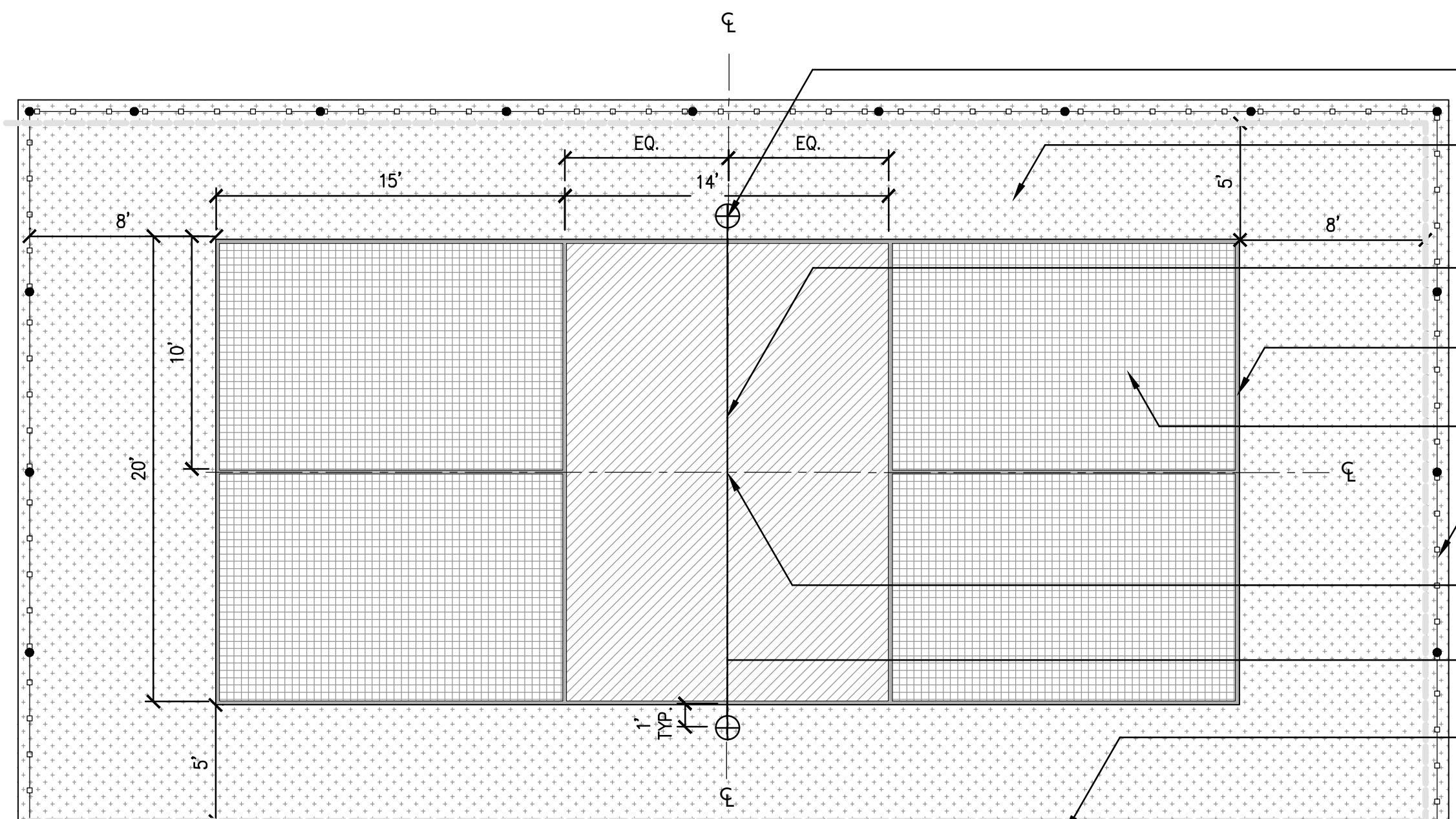
**5 POST TENSION SLAB EDGE**

SCALE: 3/4" = 1'-0"

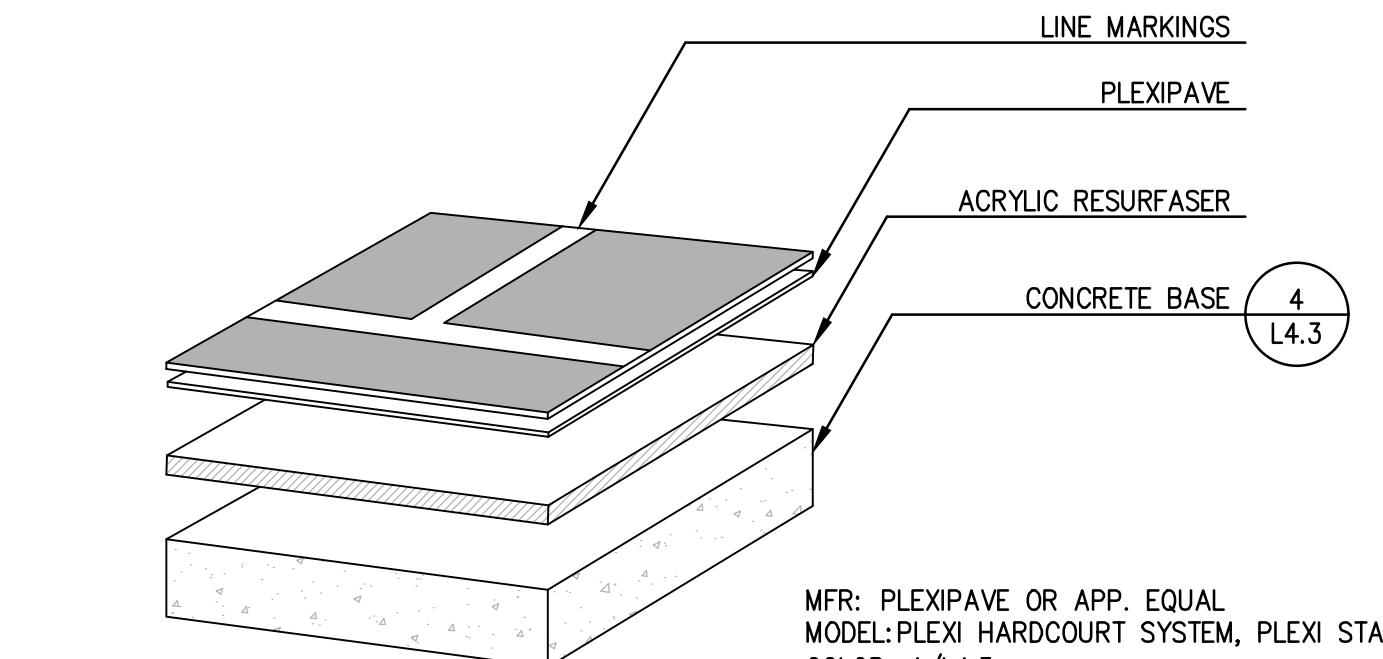


**4 POST TENSION CONCRETE**

SCALE: 3/4" = 1'-0"

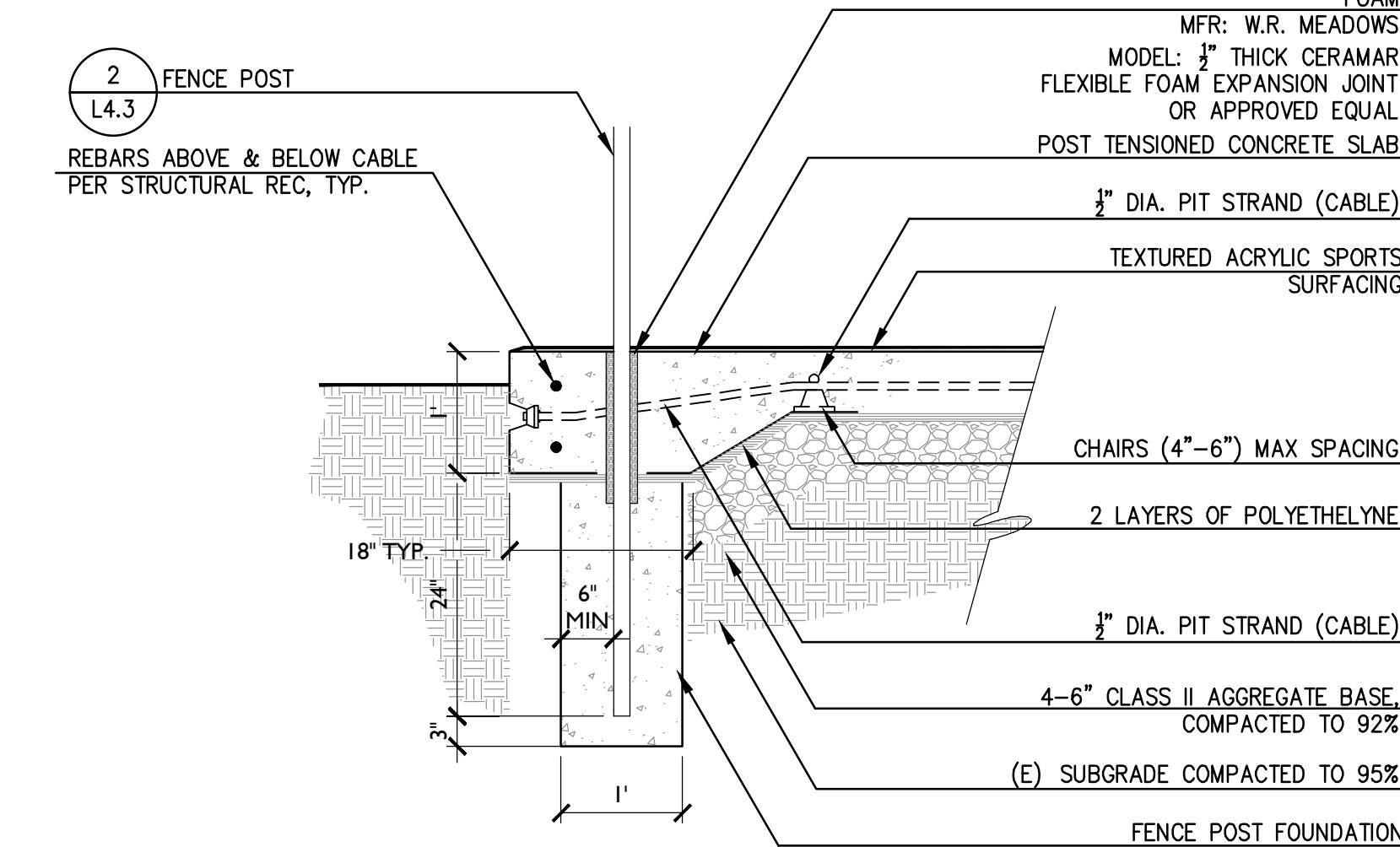


POST: WILSON HEAVY DUTY MODEL 3441W, COLOR - BLACK  
NET: WILSON PICKLEBALL NET #501-727W  
BALLS: TOP OUTDOOR PICKLEBALL, COLOR - MIXED, QTY - (10) DOZEN  
PADDLE: ACE 2 WOOD PADDLE, QTY - (8) PADDLES  
BALL HOLDER: TENNIS NET BALL HOLDER



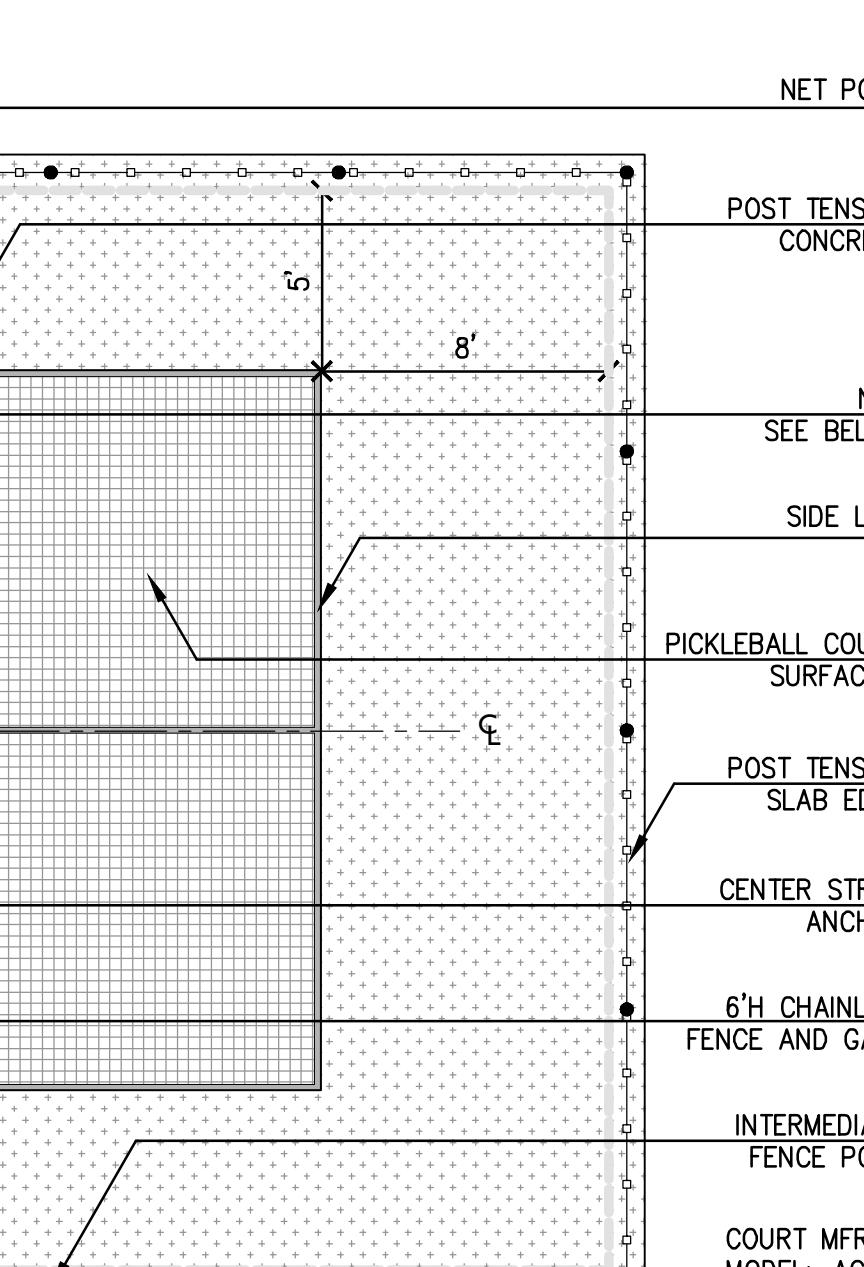
**3 PICKLEBALL COURT SURFACING**

SCALE: 1-1/2" = 1'-0"



**2 PICKLEBALL COURT PAVING**

SCALE: 3/4" = 1'-0"



NOTES: 1. DESIGN & LAYOUTS FOR DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS WITH APPROVED STAMPED STRUCTURAL DRAWINGS FOR REVIEW AND APPROVAL.

2. BALLS, PADDLE, AND BALL HOLDER PRODUCTS ARE NOT IN SCOPE AND FOR REFERENCE ONLY.

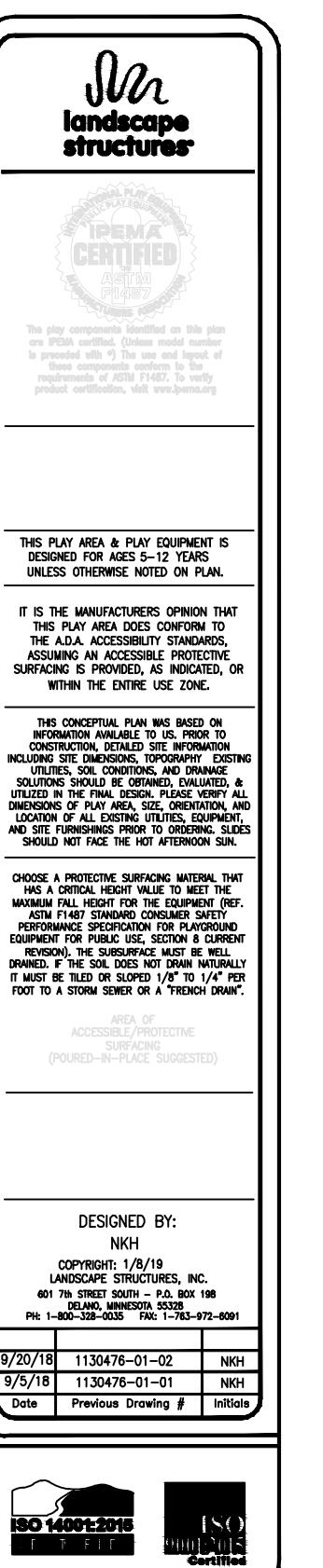
COLOR SCHEDULE:  
LIGHT GREEN  
PACIFIC BLUE  
CAPE GRAY

## ROSEWOOD AT LILLIAN COMMONS

MORGAN HILL  
CALIFORNIA



## Brookfield Residential



ISSUE: DESCRIPTION: DATE:  
1 RDGS 1ST SUBMITTAL 01/11/2022  
2 RDGS 2ND SUBMITTAL 03/28/2022  
- - -  
- - -  
- - -

NOT FOR  
CONSTRUCTION



PROJECT NUMBER: P5960  
DRAWN: JT, GM  
CHECK: MR  
DATE: 04/18/2022  
SCALE: 1:100  
0 5X 1X 2X  
0' 1' 2'

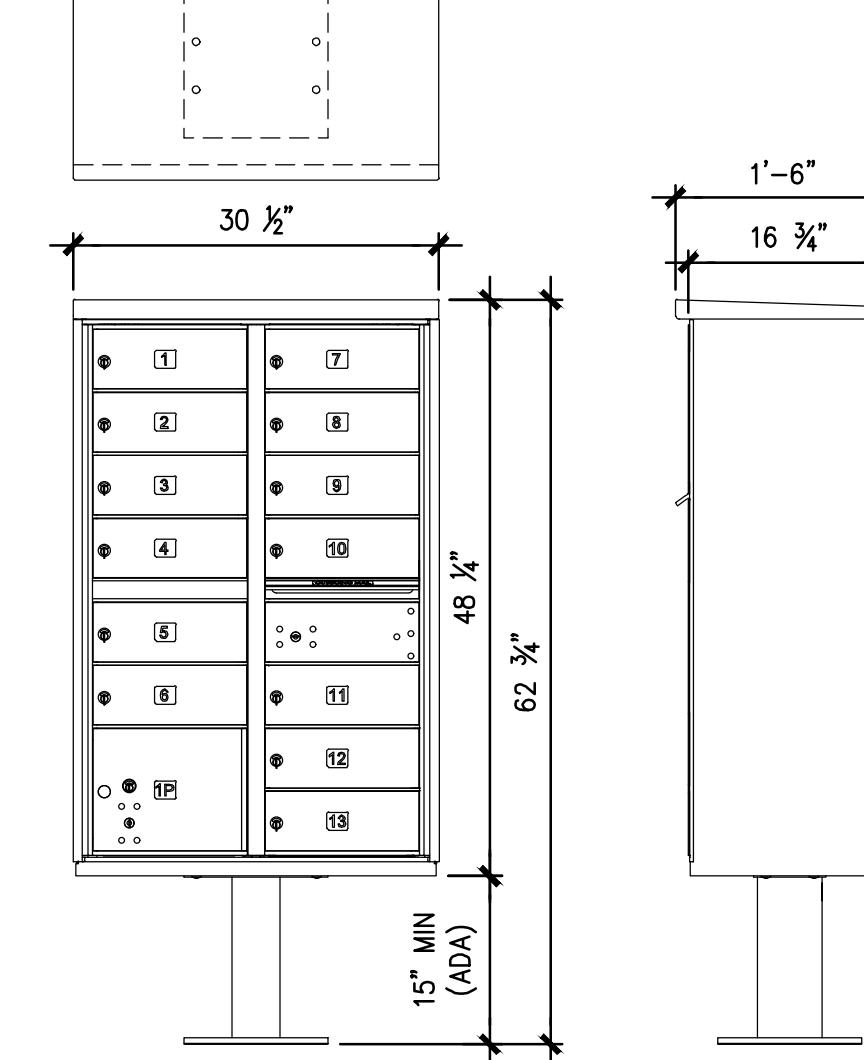
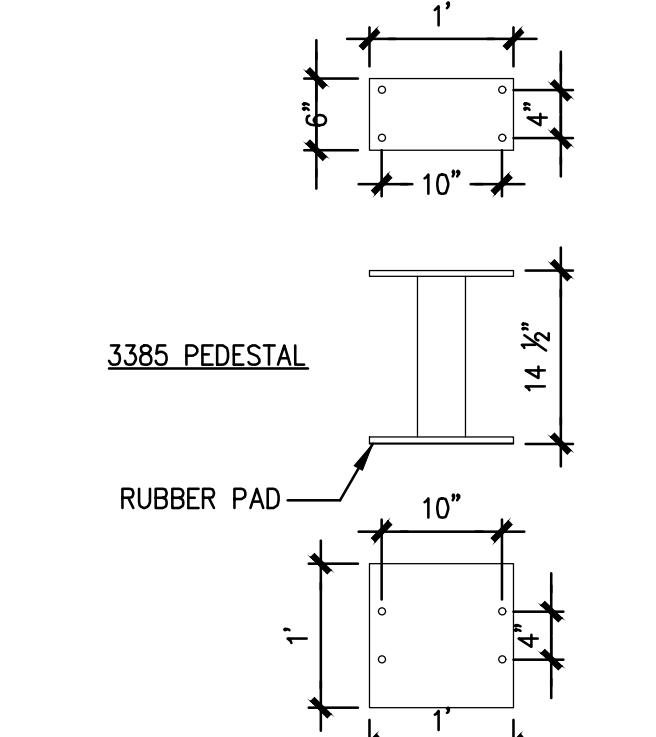
## CONSTRUCTION DETAILS

L4.4

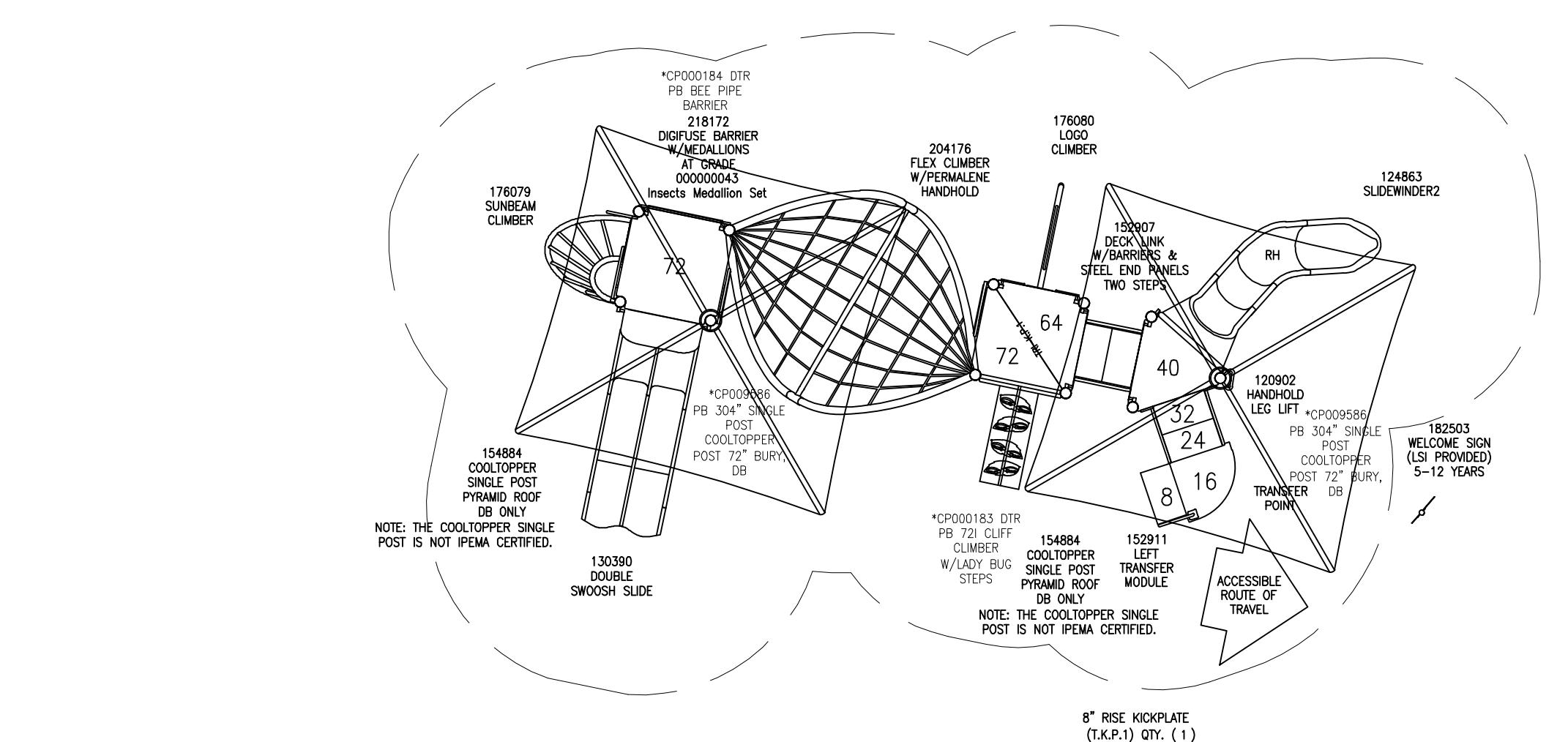
NOTES:  
CLUSTER BOX UNIT FROM SALSBURY INDUSTRIES,  
1010 E. 62ND STREET, LOS ANGELES, CA.  
800-624-5269. COLOR TO BE GRAY. CONTRACTOR  
TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PROVIDE 10 INTEGRATED PARCEL BOXES

MODEL #3308 (F SERIES) - 8 DOORS  
MODEL #3312 (F SERIES) - 12 DOORS  
MODEL #3313 (F SERIES) - 13 DOORS  
MODEL #3316 (F SERIES) - 16 DOORS



② CLUSTERED MAILBOX UNIT  
SCALE: 3/4" = 1'-0"



PlayBooster®  
(5-12 years)  
Estimated manufacturing time:  
6 weeks from the time of  
LDS order acceptance, or receipt of  
Styleform if applicable.  
Max Fall Height: 99 inches

TOTAL ELEVATED PLAY COMPONENTS	6	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	6	REQUIRED	3
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS	2	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	2	REQUIRED	2

① PLAY STRUCTURE (5-12 YEARS) OR SIMILAR  
SCALE: 3/16" = 1'-0"

Ross Recreation  
Equipment Company, Inc.  
Alex Hailey

SYSTEM TYPE:  
PlayBooster  
DRAWING #: 1130476-03-01

