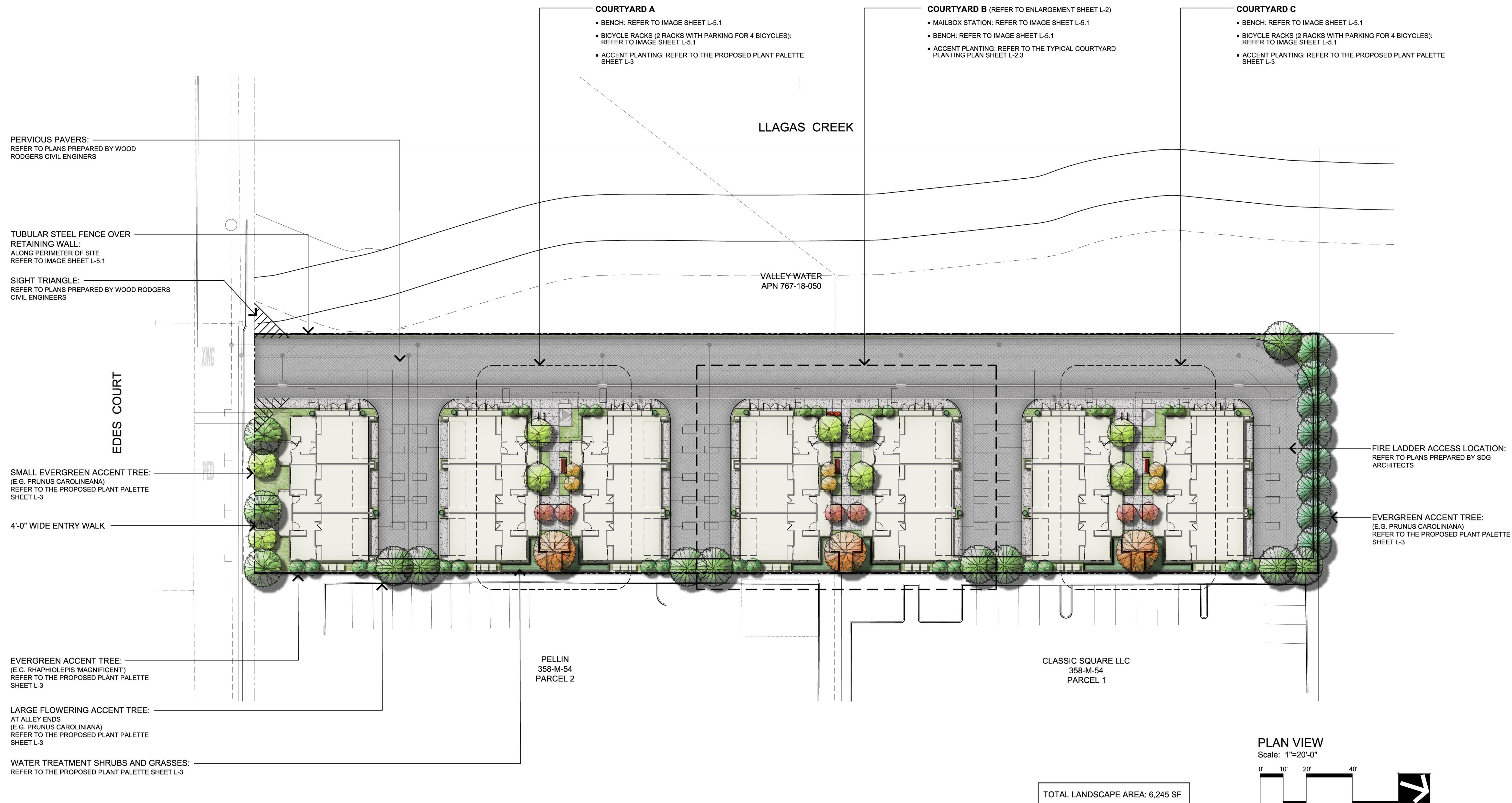




400-102 TTLC Edes Court
Morgan Hill, CA / APN 767-18-46
October 5, 2022



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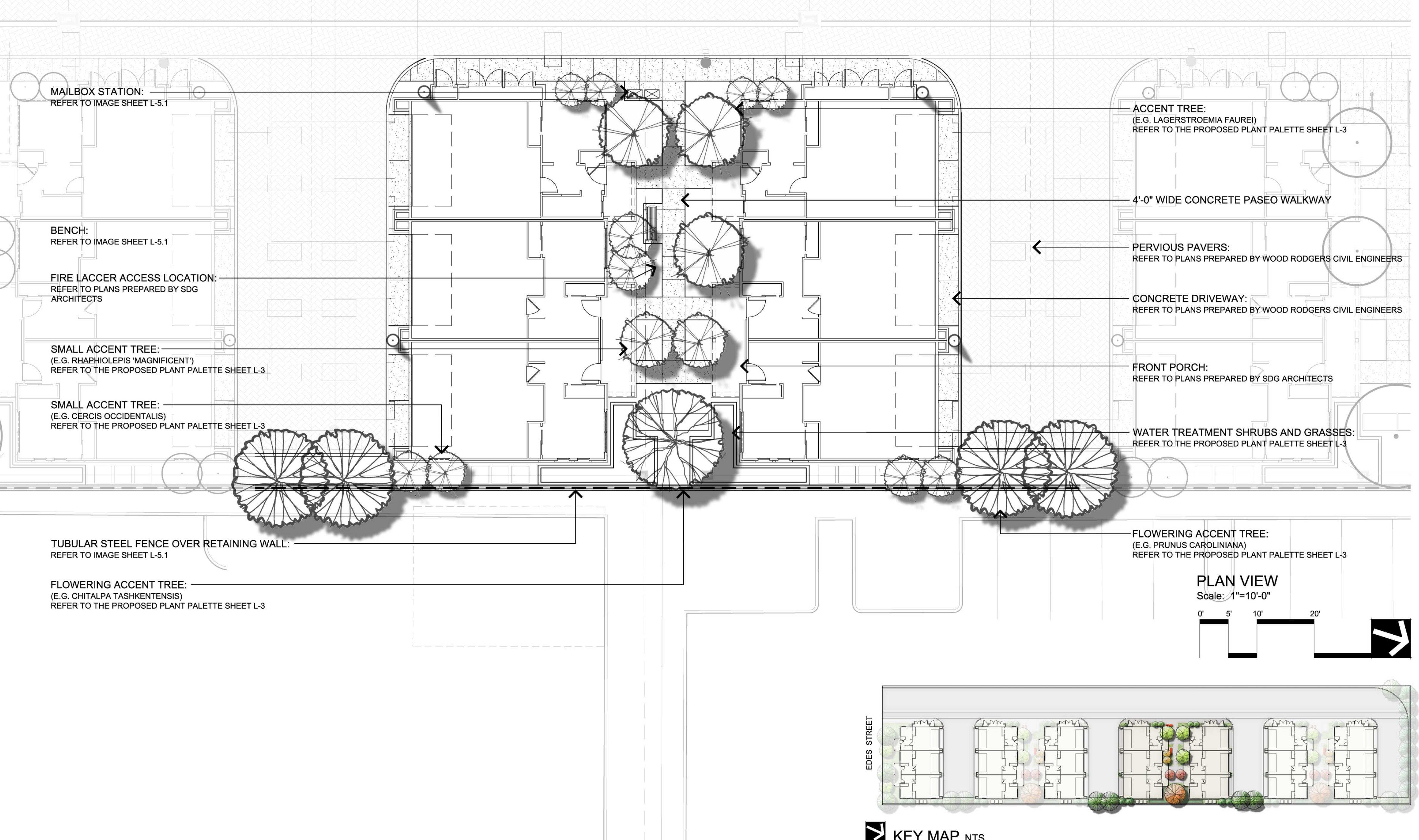
Preliminary Landscape Plan
L-1.2

PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
248 3rd street suite 202, oakland, ca 94607
phone: 510.452.4190 www.r3studios.com

R
3 STUDIOS



VALLEY WATER
APN 767-18-050



400-102 TTLC Edes Court
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October 5, 2022

Courtyard B Enlargement
L-2.1

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
■	DB-15-PC-CV	TORO BUBBLER, MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
●	P-220-2 SERIES	TORO REMOTE CONTROL VALVE			
■	DZK-700-MF	TORO DRIP ZONE KIT WITH IRRITROL 700 SERIES REMOTE CONTROL VALVE, PRESSURE REGULATOR (40 PSI) AND A 1" FILTER			
●●	T-YD-500-34	TORO DRIPLINE AIR RELIEF VALVE			
●+	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
□	570-DRIPT-IND	TORO POP-UP DRIPLINE INDICATOR WITH SIDE INLET.			
→	33-DRC	RAIN BIRD 3/4" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
◀	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)-2.5" AND SMALLER			
■	975XL2SEU-1.5"/VIT 58BC-22AL/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH VIT STRONGBOX ALUMINUM ENCLOSURE AND FREEZE BLANKET.			
■	ICV	HUNTER MASTER VALVE-(NORMALLY CLOSED) (LINE SIZE)			
■	HC-100-FLOW	HUNTER 1" FLOW METER (0.3-30 GPM)			
■	A2C-75D-SS/A2C-D75/CD-HP	HUNTER ACC2 150 STATION CONTROLLER IN A STAINLESS STEEL WALL MOUNT ENCLOSURE; INCLUDES 75 STATION EXPANSION MODULE, FLOW SCHEDULING AND MONITORING TECHNOLOGY, AND BUILT-IN SOLAR SYNC LOGIC. WITH WIRELESS PROGRAMMER COMPATIBLE.			
—	ICD-100	HUNTER SINGLE STATION DECODER (1 PER VALVE)			
—	ICD-200	HUNTER TWO STATION DECODER (USE WHEN MORE THAN 1 OR MORE VALVE IS CLUSTERED TOGETHER)			
—	ICD-400	HUNTER 4 STATION DECODER (USE WHEN 4 OR MORE VALVE IS CLUSTERED TOGETHER)			
—	DUAL-S	HUNTER SURGE ARRESTOR (1 EVERY 1000 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
—	ICD-SEN	HUNTER SENSOR DECODER WITH SURGE SUPPRESSION.			
—	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M A DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
■	WSS-SEN	WIRELESS SOLAR SYNC SENSOR			
—	CONTROLLER AND STATION NUMBER	CONTROLLER AND STATION NUMBER			
—	REMOTE CONTROL VALVE SIZE (IN INCHES)	REMOTE CONTROL VALVE SIZE (IN INCHES)			
—	FLOW (GPM)	FLOW (GPM)			
—	WATER USE CLASSIFICATION OF ZONE	WATER USE CLASSIFICATION OF ZONE			
—	APPLICATION RATE (IN/HR) OR DRIPLINE SPACING	APPLICATION RATE (IN/HR) OR DRIPLINE SPACING			
—	AREA (SQ. FT.)	AREA (SQ. FT.)			
—	ASSOCIATED REMOTE CONTROL VALVE	ASSOCIATED REMOTE CONTROL VALVE			
—	MAIN LINE: 1.5" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.	MAIN LINE: 1.5" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
—	LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.	LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
—	DRIPLINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.	DRIPLINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
—	LATERAL LINE: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.	LATERAL LINE: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
—	SLEEVING: DRIPLINE REMOTE CONTROL VALVE	SLEEVING: DRIPLINE REMOTE CONTROL VALVE			
—	PVC LATERAL:	PVC LATERAL:			
—	SUPPLY HEADER	SUPPLY HEADER			
—	EXHAUST HEADER	EXHAUST HEADER			
—	Drip Zone Extents	Drip Zone Extents			
—	PVC LATERAL:	PVC LATERAL:			
—	Drip Zone Extents	Drip Zone Extents			

WIRELESS WEATHER SENSOR AND RAIN SENSOR. MOUNT ON EYE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. REFER TO IRRIGATION LEGEND.

IRRIGATION CONTROLLER "C". MOUNT ON WALL AT THIS LOCATION AS DETAILED. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION. (COORDINATE WITH GENERAL CONTRACTOR FOR FINAL LOCATION)-(2-WIRE CONTROLLER). ELECTRICAL CONTRACTOR TO INSTALL 1" CONDUIT WITH PULL CORD FOR LOW VOLTAGE WIRES.

NOTES:

- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN Hardscape FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BEATH Hardscape SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVING. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF Hardscape AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM Hardscape SURFACE.
- UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
- SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
- SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT
- EACH DRIP ZONE SHALL RECEIVE A SET OF AIR VENT/VACUUM RELIEF VALVE AT THE HIGHS POINT AND FLUSH VALVES AT FARDEST ENDS OF EACH SYSTEM AND EACH PLANTER.
- CONTRACTOR TO INSTALL ALL IRRIGATION PIPING TO GO AROUND ALL UTILITY BOX, LIGHTS, SIGNS, ETC. (DRAWINGS ARE DIAGRAMMATIC).
- LOCATE REMOTE CONTROL VALVE BOXES AWAY FROM PROMINENT, HIGHLY VISIBLE LOCATIONS. CONTACT LANDSCAPE ARCHITECT FOR EXACT LOCATIONS.
- POINT OF CONNECTION TO POTABLE WATER METER IS LOCATED AT THE ENTRANCE OFF EDES CT.:

1" WATER METER WITH 1.5" SERVICE LINE FOR IRRIGATION SHALL BE PROVIDED BY OTHERS. INSTALLED AT THAT LOCATION SHALL INCLUDE BACKFLOW, MASTER VALVE AND FLOW SENSOR FOR IRRIGATION SYSTEM.

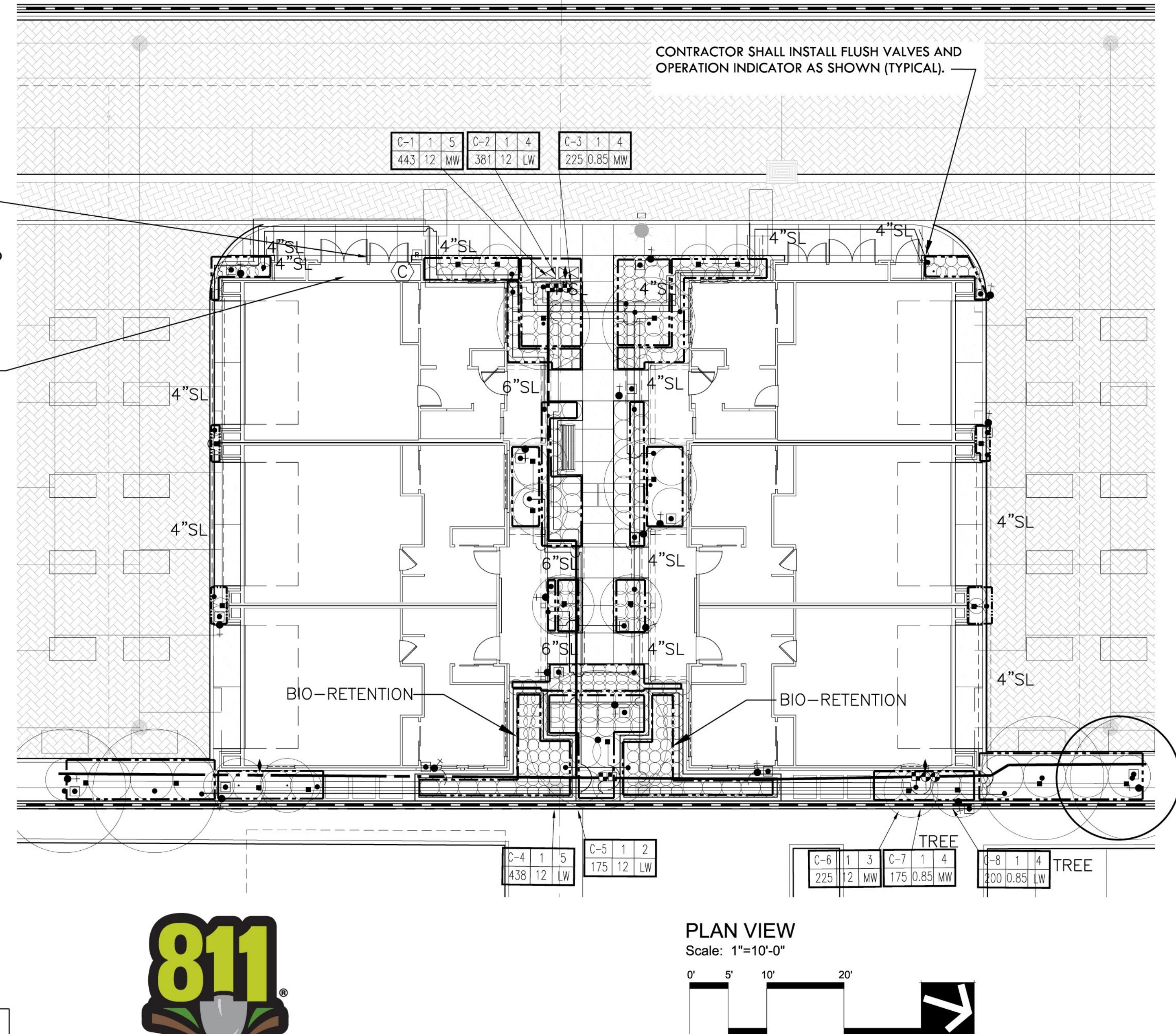
MAXIMUM IRRIGATION DEMAND: 13 GPM AT 65 PSI STATIC PRESSURE A WATER METER LOCATION. CONTRACTOR IS TO FIELD VERIFY WATER PRESSURE BEFORE ANY WORK IS STARTED.

"A Landscape Irrigation Audit is required. This Audit must be completed by a Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

WATER CONSERVATION STATEMENT
RUSSELL D MITCHELL AND ASSOCIATES, INC. (RMA) HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

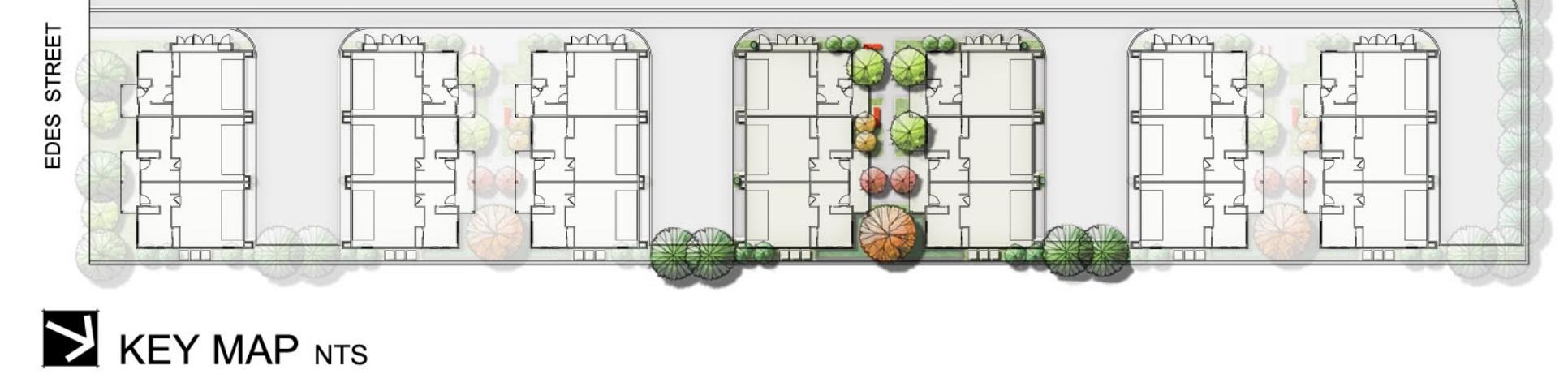
JOSE L. CRUZ
IRRIGATION CONSULTATION-PROJECT MANGER

VALLEY WATER
APN 767-18-050



CALL BEFORE YOU DIG UNDERGROUND
SERVICE ALERT

RMA
RUSSELL D. MITCHELL
& ASSOCIATES, INC.
Irrigation Consultant:
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

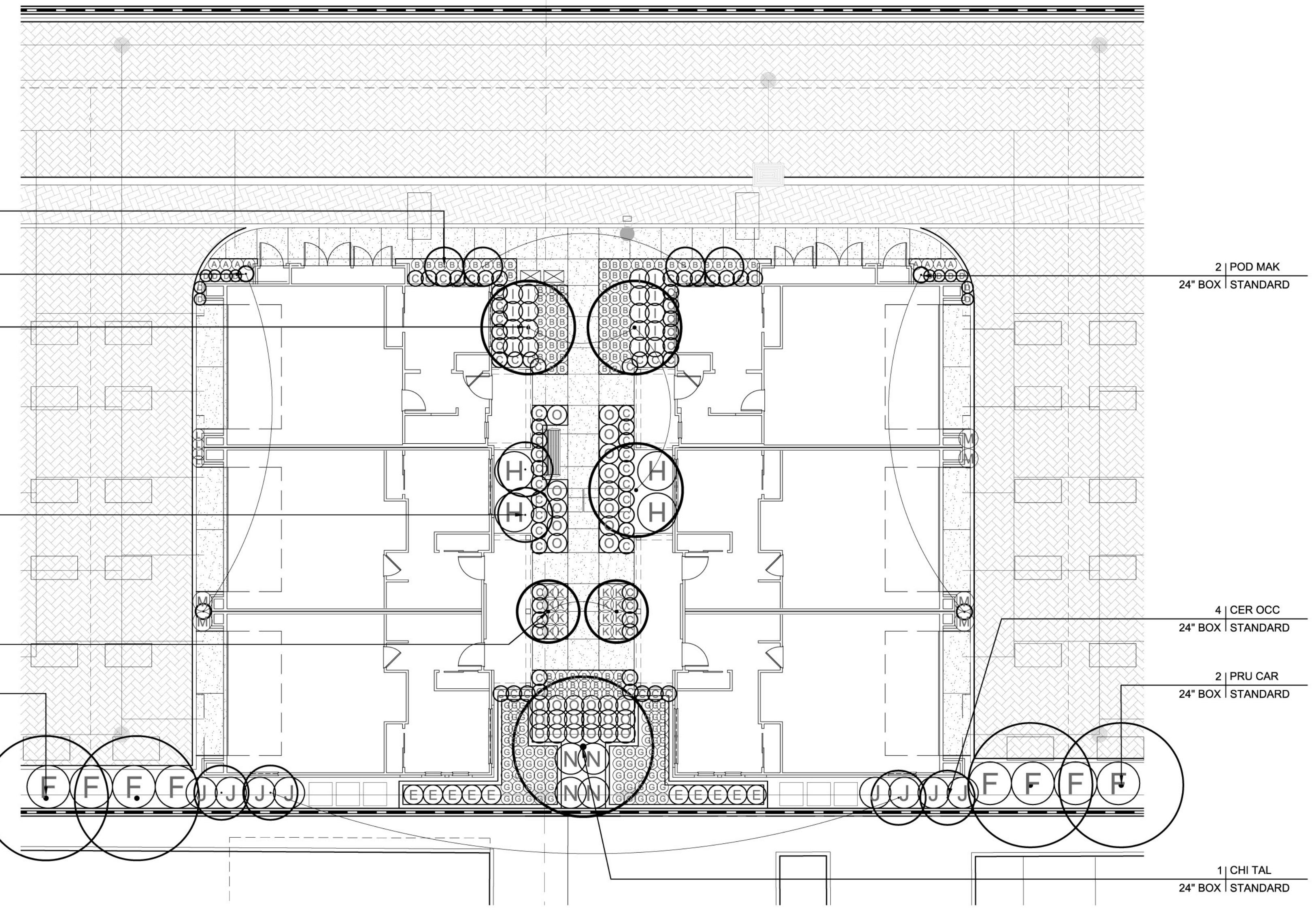


PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	COMMENTS	WUCOLS	QTY.
TREES:						
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	STANDARD	L	6
CHI TAL	CHITALPA TASHKENTENSIS	NCN	24" BOX	STANDARD	L	1
CHI PIN	CHITALPA TASHKENTENSIS 'PINK DAWN'	NCN	24" BOX	STANDARD	L	4
LAG FAU	LAGERSTROEMIA FAUREI	CRAPE MYRTLE	24" BOX	STANDARD	L	3
POD MAK	PODOCARPUS 'MAKI'	YEW PINE	24" BOX	STANDARD	L	4
PRU CAR	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	24" BOX	STANDARD	L	4
RHA MAG	RHAPHIOLEPIS MAGNIFICENT	MAJESTIC BEAUTY	24" BOX	STANDARD	L	2
SHRUBS:						
(A)	ANIGOZANTHOS 'BUSH RANGER'	DWARF KANGAROO PAW	1 GALLON		L	8
(B)	BULBINE FRUTESCENS	NCN	1 GALLON		L	94
(C)	CALLISTEMON 'BETTER JOHN'	DWARF BOTTLERUSH	5 GALLON		L	70
(D)	CISTUS 'SUNSET'	ROCK ROSE	5 GALLON		L	12
(E)	CHONDROPELALUM TECTORUM	CAPE REED	5 GALLON		L	10
(F)	GREVILLEA ROSMARINIFOLIA	GREVILLEA	5 GALLON		L	8
(G)	JUNCUS 'ELK BLUE'	RUSH	1 GALLON		L	74
(H)	CORREA SPECIES	NCN	5 GALLON		L	4
(I)	LAVANDULA ANGUSTIFOLIA	LAVENDER	5 GALLON		L	18
(J)	MUHLENBERGIA RIGENS	DEERGRASS	1 GALLON		L	8
(K)	NANDINA 'BLUSH PINK'	HEAVENLY BAMBOO	1 GALLON		L	16
(L)	NANDINA 'GULF STREAM'	HEAVENLY BAMBOO	5 GALLON		L	4
(M)	NANDINA 'NANA'	HEAVENLY BAMBOO	1 GALLON		L	6
(N)	PHORMIUM 'BRONZE BABY'	FLAX	5 GALLON		L	4
(O)	SALVIA GREGGII	AUTUMN SAGE	1 GALLON		L	31

NOTES:

- CONTRACTOR TO PROVIDE IMAGES OF ALL PLANT MATERIAL, TO CONFIRM PROPER SPECIES AND PLANT CONDITION, TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- PLANT QUANTITIES ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY PLANT MATERIAL AS SHOWN ON PLAN.
- CONTRACTOR SHALL REVIEW EXISTING CONDITIONS PRIOR TO INSTALLATION OF TREES AND MAKE ANY ADJUSTMENTS TO AVOID CONFLICTS WITH UTILITIES, FLATWORK, AND BUILDINGS AS NECESSARY.



PLAN VIEW

Scale: 1"=10'-0"

0' 5' 10' 20'



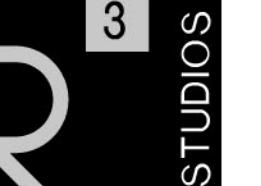
KEY MAP NTS

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Morgan Hill, CA / APN 767-18-46
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Typical Courtyard Planting Plan
L-2.3

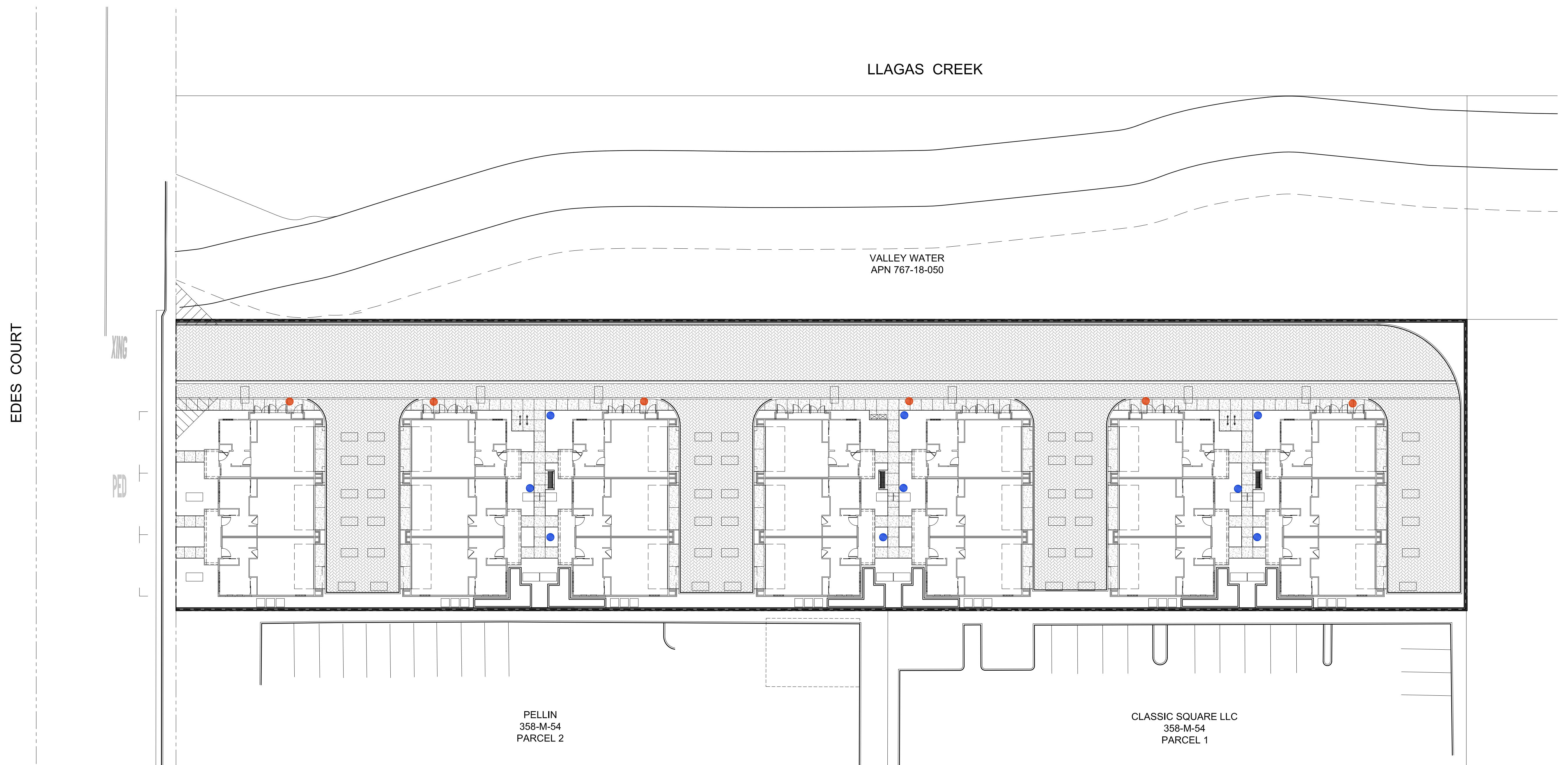
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PROPOSED PLANT PALETTE

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Morgan Hill, CA / APN 767-18-46
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Proposed Plant Palette



LIGHTING KEY (REPRESENTATIVE PLACEMENT)

- STREET LIGHTING - REFER TO IMAGE SHEET L-5.2
- PATHWAY/BOLLARD LIGHTING - REFER TO IMAGE SHEET L-5.2

NOTES:

- ALL LIGHTING IS STILL UNDER REVIEW. FINAL COUNT AND LOCATIONS TO BE DETERMINED. PHOTOMETRICS WILL BE PRODUCED ONCE MORE IS KNOWN ABOUT PREFERRED LIGHTING DENSITY.
- ALL LIGHTING WILL BE SCREENED FROM ADJACENT PROPERTY LINES.
- ALL SYMBOLS AND THEIR LOCATIONS ARE REPRESENTATIVE.
- ALL LIGHTING WILL MEET UBC EXITING AND PUBLIC SAFETY REQUIREMENTS.

PLAN VIEW

Scale: 1"=20'-0"

0' 10' 20' 40'



400-102 TTLC Edes Court
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Lighting Location Plan
L-4



BENCH

FINISH TO BE BRONZE



BICYCLE RACK

FINISH TO BE BRONZE



MAILBOX STATION

FINISH TO BE BRONZE



CONCEPT

TUBULAR STEEL FENCE OVER RETAINING WALL

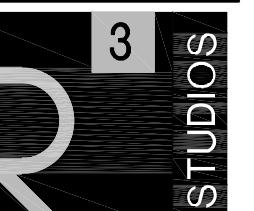
TUBULAR STEEL FENCE FINISH TO BE BLACK, BLOCK WALL FINISH TO BE STANDARD SMOOTH 389

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Site Furniture
L-5.1

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PATHWAY/BOLLARD LIGHTING

FINISH TO BE BRONZE



STREET LIGHTING

FINISH TO BE BRONZE

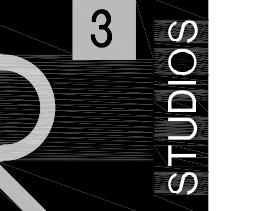


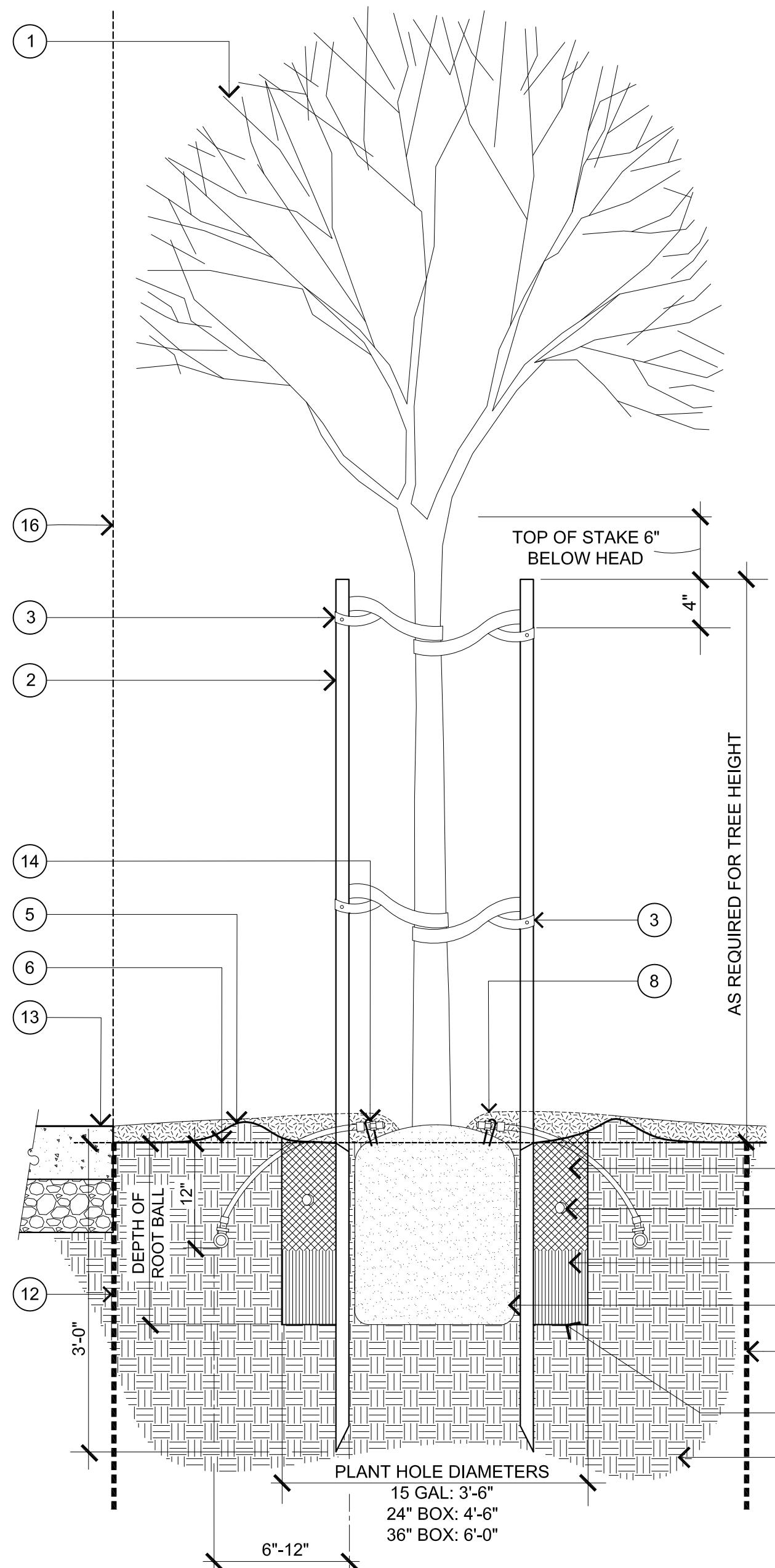
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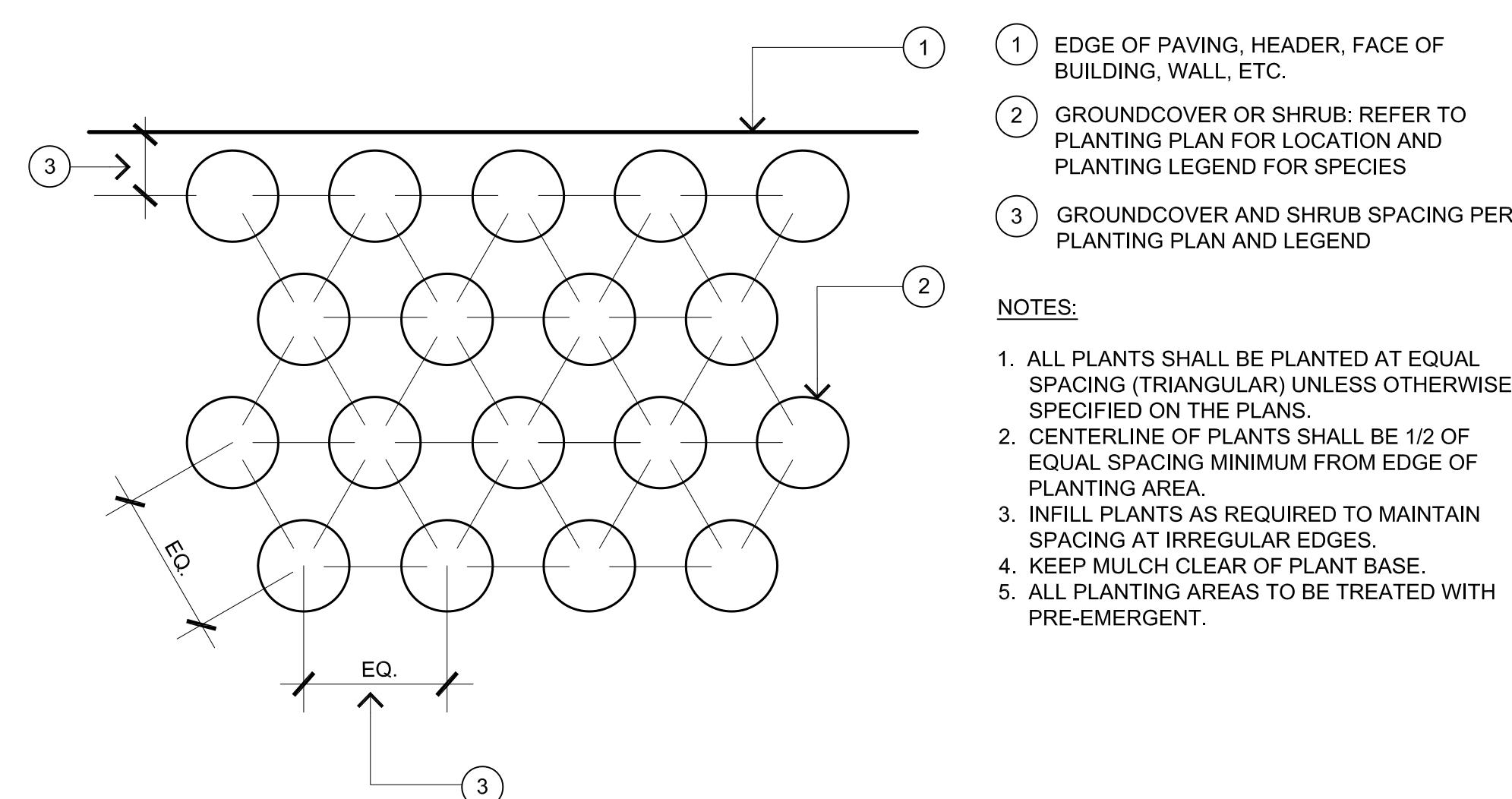
Site Furniture
L-5.2

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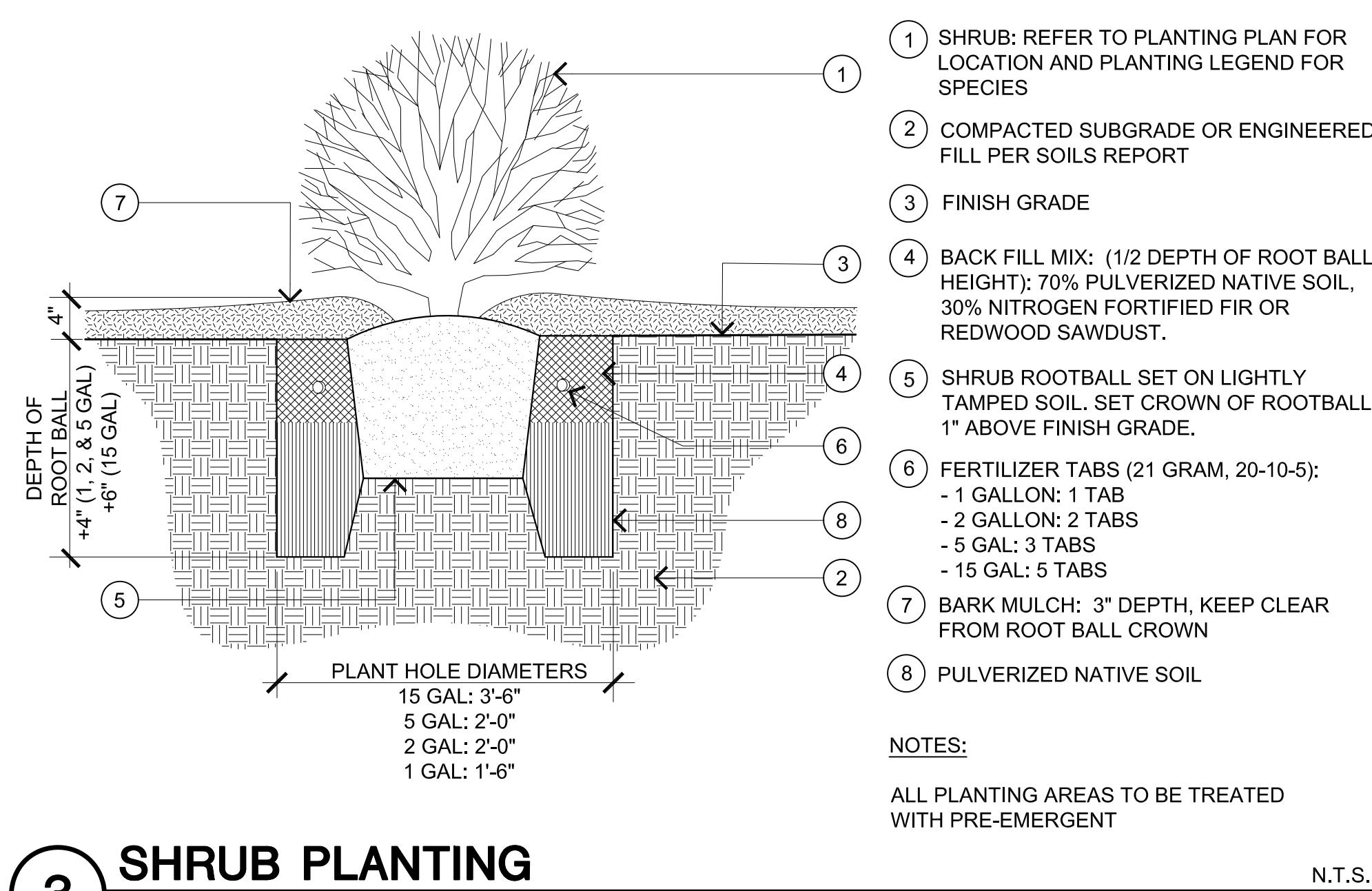




1 TREE STAKING



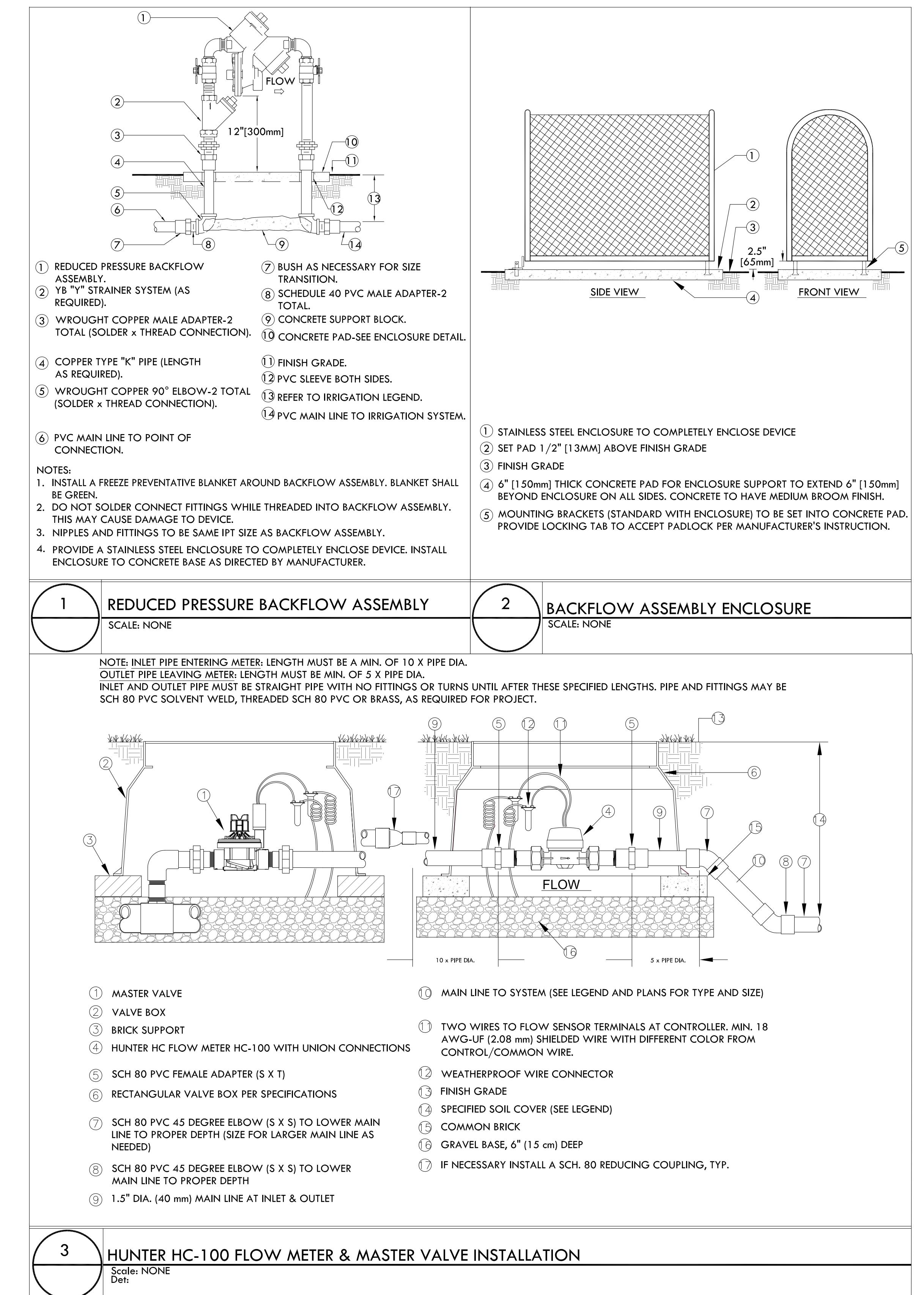
2 GROUNDCOVER PLANTING

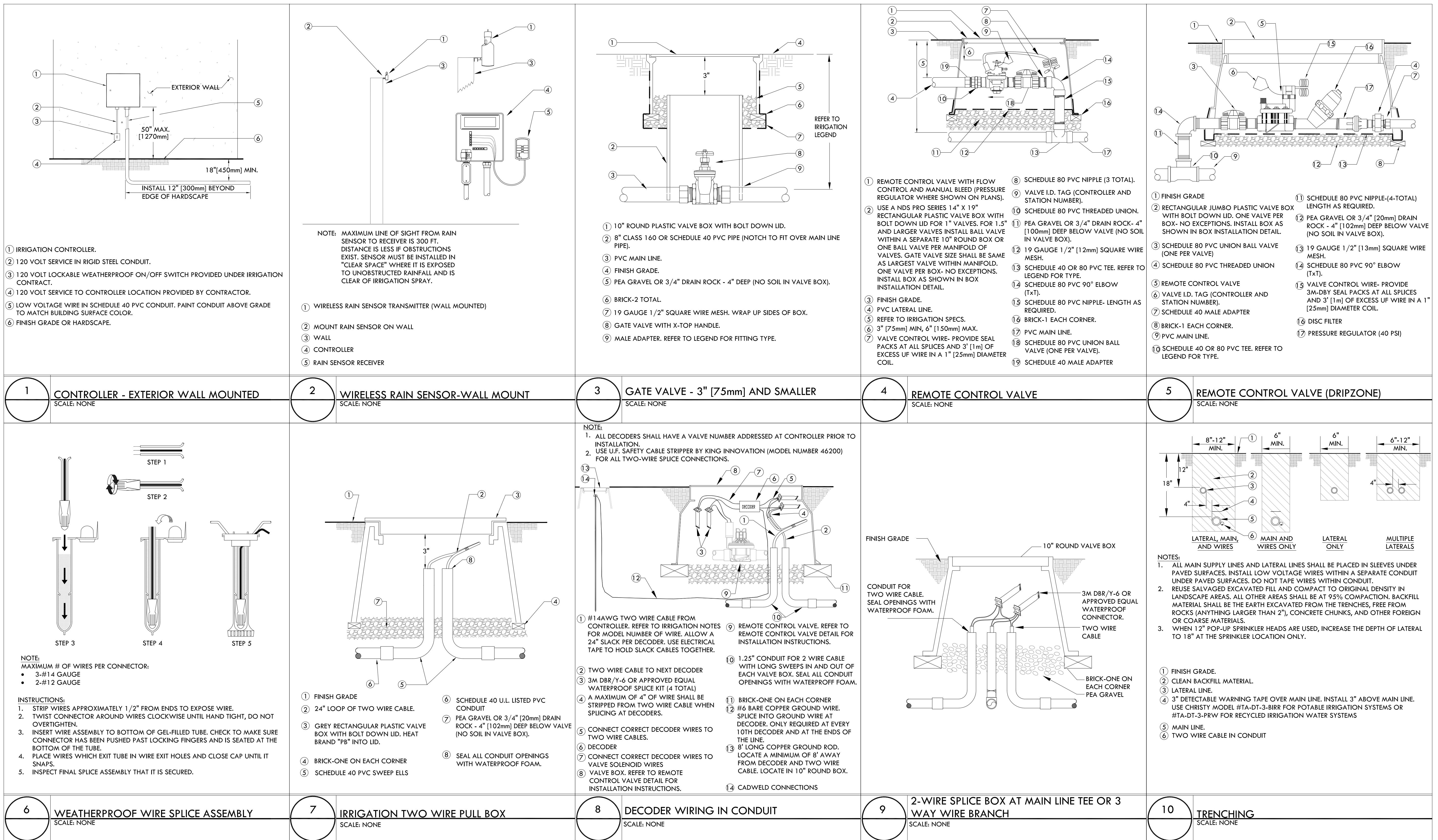


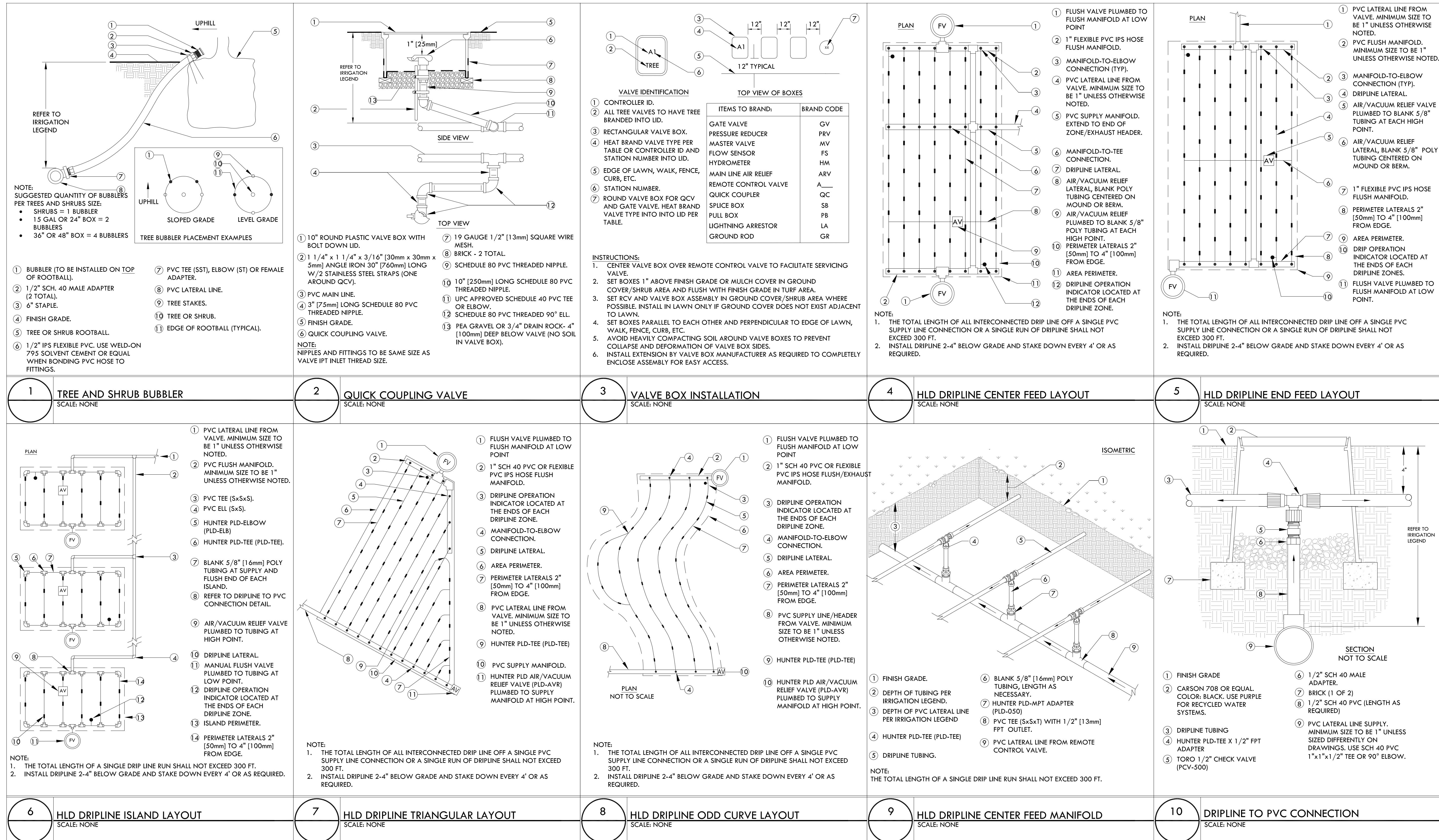
3 SHRUB PLANTING

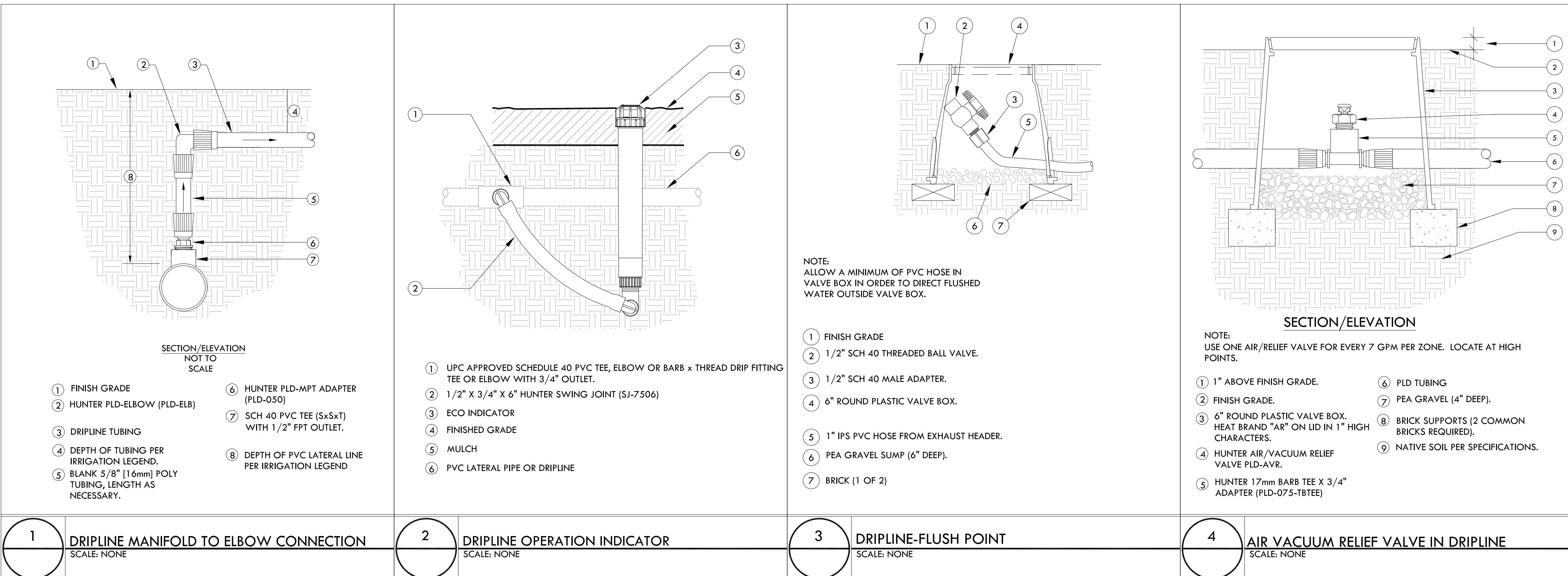
IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.
- INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS.
- INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
- INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.
- INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLIC TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS TW-CAB-14 (RAIN MASTER EAGLE) THE PAIGE IRRIGATION WIRE, SPEC P7389D (WEATHERTRAK) SPEC P7350D (TORO,BASELINE) P7354D (HUNTER) P7072D (RAIN BIRD) P7296D (TUCOR) P7354D (CALSENSE). ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 OR 3M SCOTCHCAST 3570G (CALSENSE) WATERPROOF SPLICE KIT.
- DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
- SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICING AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
- VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.









WATER USE ESTIMATION & IRRIGATION SCHEDULE - EDES COURT, MORGAN HILL CA																									
STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MED, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/APPLICATION RATE (in/hr)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK	MONTHLY ETO													
												JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC		
												1.5	1.8	3.4	4.2	6.3	7.0	7.1	6.0	5.1	3.7	1.9	1.4		
C-1	5	412	MW	SHRUB GC MW	DRIP LINE 12"	0.4	0.81	0.9	0.5	2	3	0.0	0.0	0.0	11.0	16.0	18.0	15.0	13.0	10.0	5.0	0.0	6,700	20%	
C-2	4	231	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	2	3	0.0	0.0	10.0	12.0	18.0	20.0	20.0	17.0	11.0	6.0	0.0	4,323	17%	
C-3	4	215	MW	TREE MW	BUBBLER (TREE) 0.25 GPM	0.4	0.81	0.43	0.5	2	3	0.0	0.0	18.0	22.0	33.0	37.0	37.0	32.0	27.0	20.0	10.0	0.0	3,403	10%
C-4	5	418	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	2	2	0.0	0.0	10.0	12.0	18.0	20.0	20.0	17.0	15.0	11.0	6.0	0.0	4,969	19%
C-5	2	175	LW	BIOSWALE LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	2	2	0.0	0.0	10.0	12.0	18.0	20.0	20.0	17.0	15.0	11.0	6.0	0.0	1,985	8%
C-6	3	215	MW	SHRUB GC MW	DRIP LINE 12"	0.4	0.81	0.9	0.5	2	3	0.0	0.0	9.0	11.0	16.0	18.0	18.0	15.0	13.0	10.0	5.0	0.0	3,403	10%
C-7	4	175	MW	TREE MW	BUBBLER (TREE) 0.25 GPM	0.4	0.81	0.43	0.5	2	3	0.0	0.0	18.0	22.0	33.0	37.0	37.0	32.0	27.0	20.0	10.0	0.0	2,647	8%
C-8	4	200	LW	TREE LW	BUBBLER (TREE) 0.25 GPM	0.3	0.81	0.43	0.4	2	2	0.0	0.0	20.0	25.0	37.0	41.0	42.0	36.0	30.0	22.0	12.0	0.0	2,269	9%
TOTAL																							TOTAL	29,698	100%

SPECIAL LANDSCAPE AREAS		
HYDROZONE #	HYDROZONE NAME	AREA (sq.ft) (HA)
		0%

MAWA	GALLONS/YR	31,176
	ACRE FEET/YR	0.10
	HCF/YR	41.68

ETWU	GALLONS/YR	29,698
	ACRE FEET/YR	0.09
	HCF/YR	39.70

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.35	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	970
TOTAL AREA	2,262
AVG. ETAF	42.87%

THE IRRIGATION VALVE SCHEDULE SHOWN ABOVE IS INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATES THE APPROXIMATE RUN TIMES IN MINUTES FOR EACH VALVE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE TIMES SHOWN ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL AND CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECT THE WATER REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND THE APPROXIMATE PRECIPITATION OR APPLICATION RATES OF THE IRRIGATION SYSTEM TYPE. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, OVERALL PRECIPITATION RATE OF ZONE, ETC.

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	

$$MAWA = (ET_{\text{To}})(0.62)[(LA \times 0.45) + (0.55 \times SLA)]$$

ET_{To} = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	

$$ETWU = ((ET_{\text{To}})(0.62)(ETAF \times LA))$$

ET_{To} = REFERENCE EVAPOTRANSPIRATION

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

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