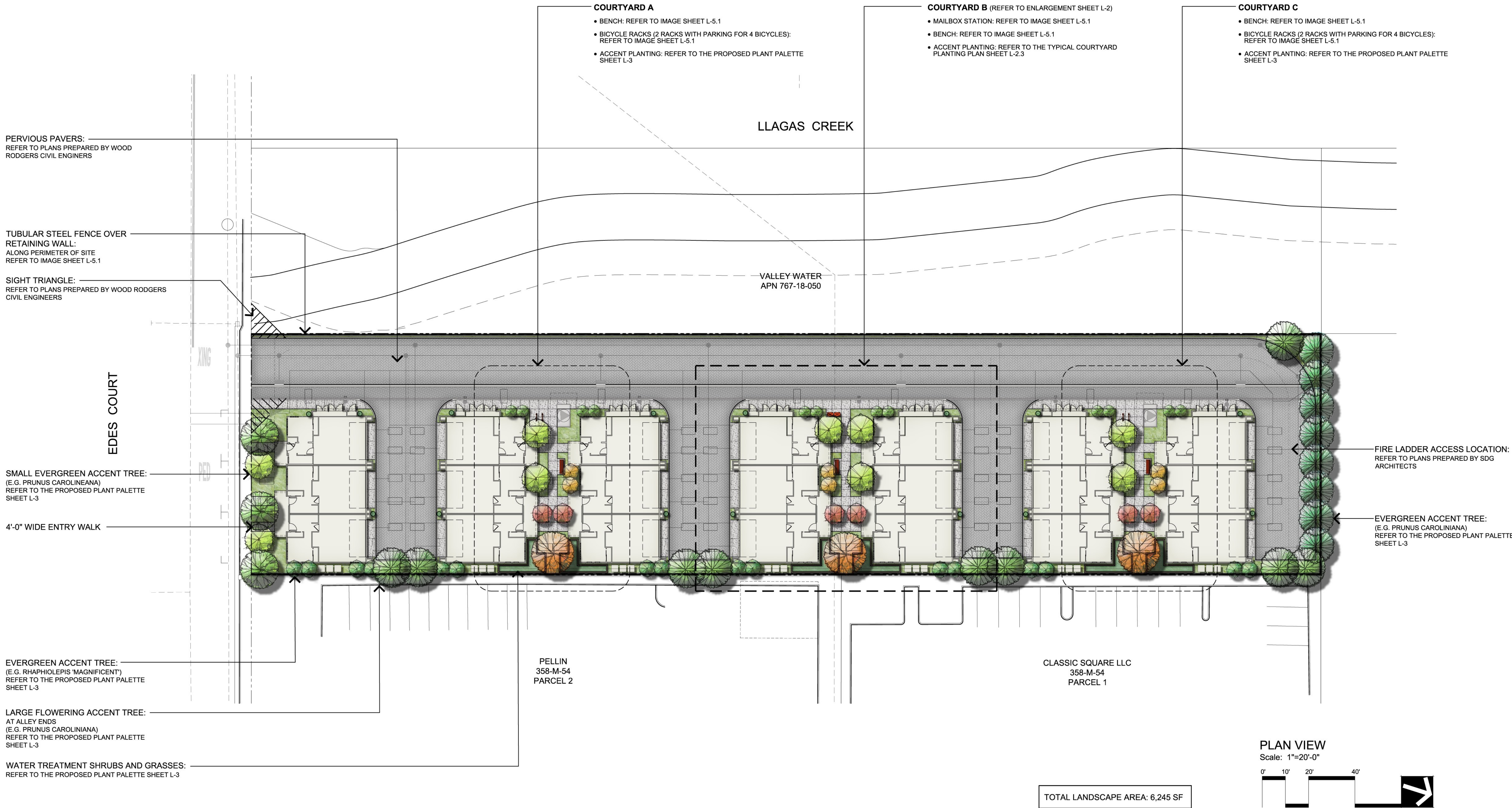




400-102 **TTLc Edes Court**
 Morgan Hill, CA / APN 767-18-46
 October 5, 2022

Illustrative Site Plan
L-1.1



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



TTLc Morgan Hill - Edes, LLC

12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

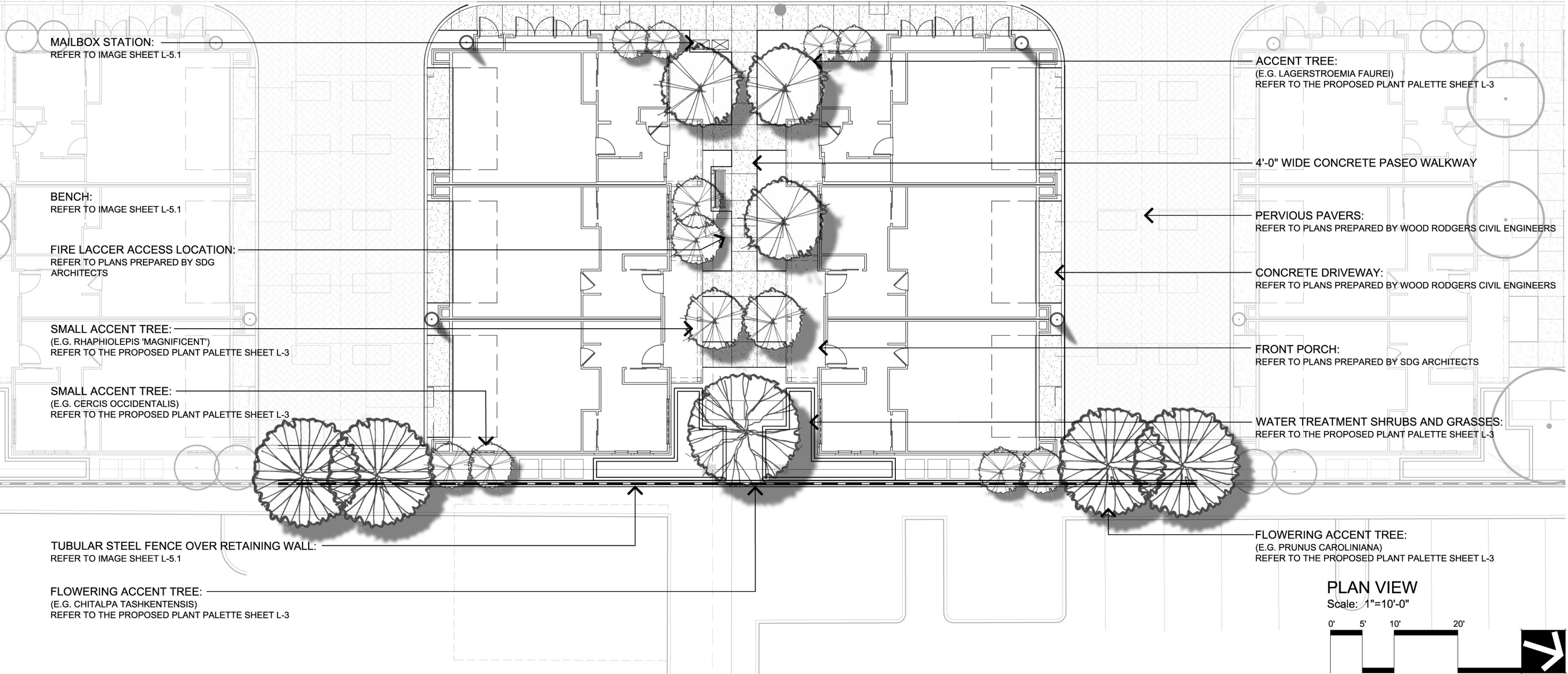
Preliminary Landscape Plan
L-1.2

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





VALLEY WATER
APN 767-18-050





































KEY MAP NTS

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

Courtyard B Enlargment
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-220-26 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-DRIP-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 SB8C-22AL/P8B-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/ICD-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 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			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		FLOW (GPM)			
		WATER USE CLASSIFICATION OF ZONE			
		APPLICATION RATE (IN/HR) or DRIPLINE SPACING			
		AREA (SQ. FT.)			
		ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE:	1.5" THROUGHOUT: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.		
		LATERAL LINE:	3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.		
		DRIPLINE LATERAL LINE:	3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.		
		SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.		
		DRIPLINE REMOTE CONTROL VALVE			
		DRIP ZONE:	HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.		
		DRIPLINE REMOTE CONTROL VALVE			
		APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.			

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

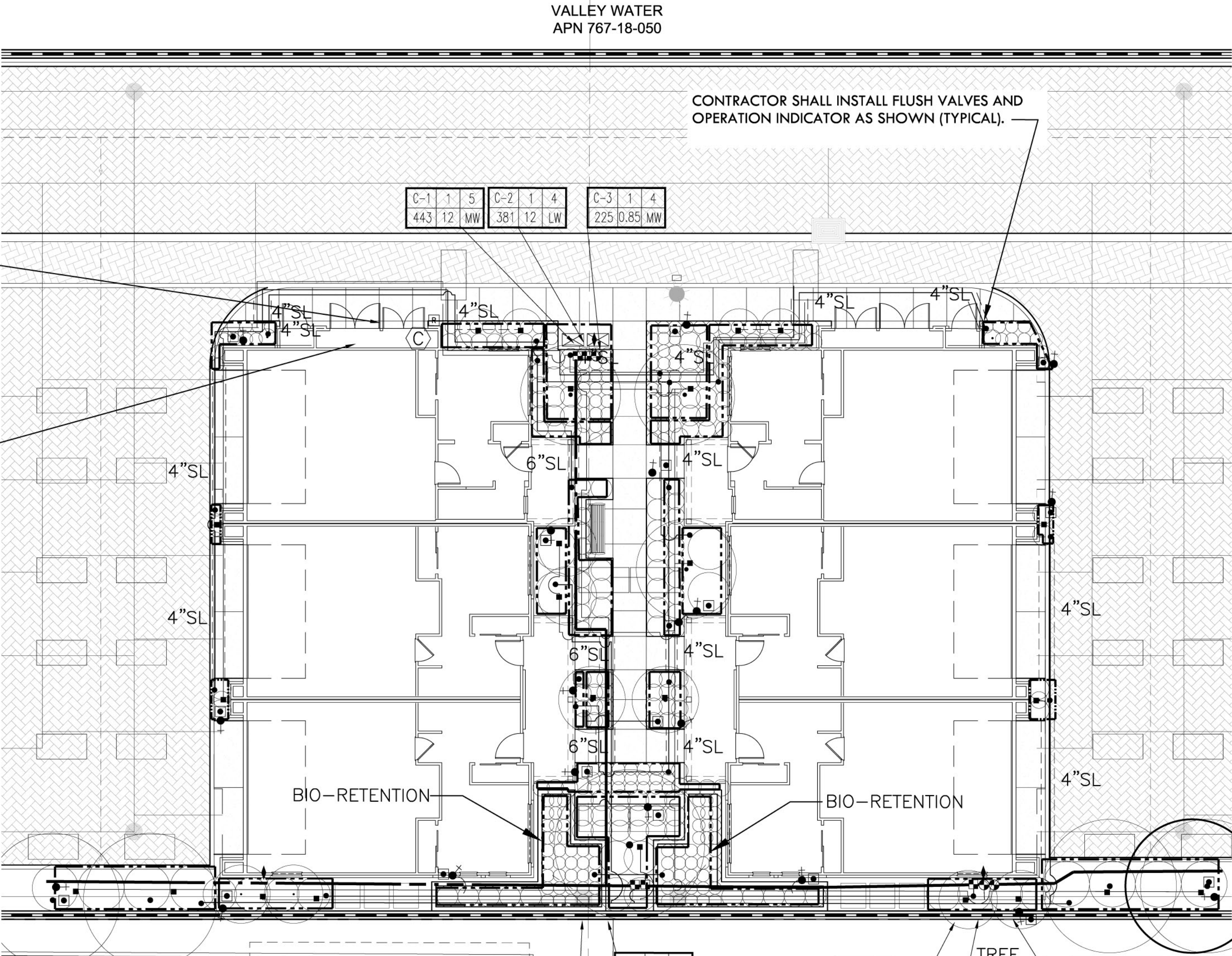
IRRIGATION CONTROLLER "C". MOUNT ON WALL AT THIS LOCATION AS DETAILED. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION. (COORDINATE WITH GENERAL CONTRACTOR FOR 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 BENEATH 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 SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIZE 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 EMITTERS) 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 FARTHEST 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 ENTRY OFF EDES CT.:
1" WATER METER WITH 1.5" SERVICE LINE FOR IRRIGATION SHALL BE PROVIDED BY OTHERS. INSTALLED AT THAT LOCATION SHALL INCLUDED 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

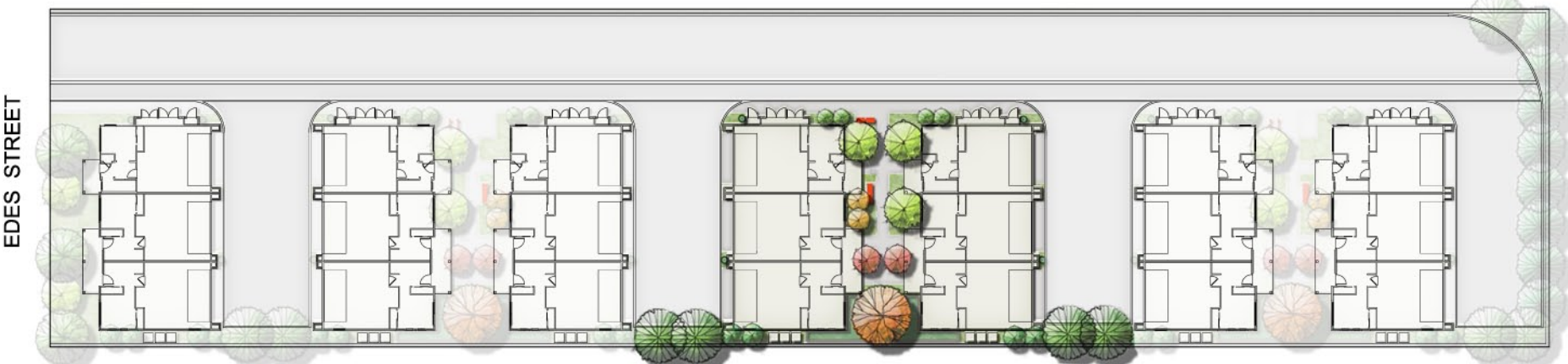
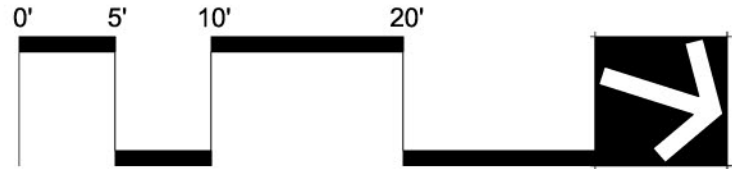


CALL BEFORE YOU DIG UNDERGROUND
SERVICE ALERT



Irrigation Consultant:
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

PLAN VIEW
Scale: 1"=10'-0"



KEY MAP NTS

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER SIZE</u>	<u>COMMENTS</u>	<u>WUCOLS</u>	<u>QTY.</u>
	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	GRAPE 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
RAH MAG	RHAPHIOLEPIS MAGNIFICENT	MAJESTIC BEAUTY	24" BOX	STANDARD	L	2

(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)	— CHONDROPETALUM 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

- 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.



DATE: 4/28/22



R 3 STUDIOS

PROPOSED PLANT PALETTE

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>MINIMUM CONTAINER SIZE</u>	<u>SPACING</u>	<u>WULCOLS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>MINIMUM CONTAINER SIZE</u>	<u>SPACING</u>	<u>PLANTING ZONE</u>	<u>WULCOLS</u>
<u>ACCENT TREES:</u>					<u>GROUND COVER:</u>					
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	N/A	L	CONVOLVULUS SABATIUS	GROUND MORNING GLORY	1 GALLON	3' O.C.		L
CHITALPA TASHKENTENSIS	NCN	24" BOX	N/A	L	COPROSMA KIRKII 'PROSTATUS'	NCN	1 GALLON	18" O.C.		L
CHITALPA TASHKENTENSIS 'PINK DAWN'	NCN	24" BOX	N/A	L	COPROSMA KIRKII 'VARIEGATA'	NCN	1 GALLON	18" O.C.		L
LAGERSTROEMIA FAUREI SPECIES	CRAPE MYRTLE	24" BOX	N/A	L	GREVILLEA LANIGERA 'COASTAL GEM'	GREVILLEA	1 GALLON	5'-0" O.C.		L
PRUNUS CAROLINIANA	NCN	24" BOX	N/A	L	TEUCRIUM SPECIES	GERMANDER	1 GALLON	2' O.C.		L
RHAPHIOLEPIS SPECIES	NCN	24" BOX	N/A	L	ZAUSCHNERIA CANUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GALLON	VARIES		L
<u>BACKGROUND/FOUNDATION SHRUB:</u>					<u>STORM WATER TREATMENT SHRUBS AND GRASSES:</u>					
CALLISTEMON 'BETTER JOHN'	DWARF BOTTLBRUSH	5 GALLON	3' O.C.	L	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MIX EVENLY	BASIN FLOOR	L
CISTUS SPECIES	CISTUS	5 GALLON	VARIES	L	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	MIX EVENLY	BASIN FLOOR	L
CORREA SPECIES	NCN	5 GALLON	5' O.C.	L	JUNCUS PATENS	RUSH	1 GALLON	MIX EVENLY	BASIN FLOOR	L
EURYOPS PECTINATUS 'MUNCHKIN'	NCN	5 GALLON	4' O.C.	L	LEYMUS CONDENSATUS	NCN	1 GALLON	MIX EVENLY	BASIN FLOOR	L
RHAPHIOLEPIS SPECIES	INDIAN HAWTHORNE	5 GALLON	3'-5' O.C.	L	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GALLON	MIX EVENLY	BASIN FLOOR	L
ROSMARINUS SPECIES	ROSEMARY	5 GALLON	3' O.C.	L						
TEUCRIUM FRUTICANS 'COMPACTUM'	NCN	5 GALLON	30" O.C.	L						
<u>INTERMEDIATE SHRUB:</u>										
DIETES SPECIES	FORTNIGHT LILY	1 GALLON	3' O.C.	L						
FESTUCA MAUREI	NCN	1 GALLON	3' O.C.	L						
GALVEZIA 'FIRECRACKER'	NCN	1 GALLON	3' O.C.	L						
GREVILLEA SPECIES	GREVILLEA	5 GALLON	5'-6" O.C.	L						
LAVANDULA SPECIES	LAVENDER	1 GALLON	3' O.C.	L						
MUHLENBERGIA SPECIES	DEER GRASS	1 GALLON	4' O.C.	L						
NANDINA SPECIES	HEAVENLY BAMBOO	1 GALLON	2' O.C.	L						
PHORMIUM SPECIES	FLAX	5 GALLON	4' O.C.	L						
SALVIA GREGGII SPECIES	SAGE	1 GALLON	3' O.C.	L						
<u>FOREGROUND SHRUB:</u>										
ANIGOZANTHOS SPECIES	KANGAROO PAW	1 GALLON	VARIES	L						
BULBINE FRUTESCENS	NCN	1 GALLON	2' O.C.	L						
CALLANDRINIA 'JAZZ TIME'	NCN	1 GALLON	30" O.C.	L						
LAVANDULA SPECIES	LAVENDER	1 GALLON	3' O.C.	L						
NANDINA SPECIES	HEAVENLY BAMBOO	1 GALLON	3' O.C.	L						
TEUCRIUM SPECIES	GERMANDER	1 GALLON	2' O.C.	L						
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	VARIES	L						

NOTES

WATER CONSERVATION STATEMENT:

PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

PROJECT TO COMPLY WITH THE MORGAN HILL MUNICIPAL CODE (MHMC) 18.148 - WATER CONSERVATION.

IRRIGATION NOTE:

A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE PROPOSED FOR THE PROJECT UTILIZING WATER CONSERVING METHODS. IRRIGATION SHALL BE INSTALLED THROUGHOUT THE BIO-RETENTION AREAS TO PROVIDE SUPPLEMENTAL IRRIGATION IN THE DRY MONTHS WITH REDUCED IRRIGATION DURING SEASONAL RAINFALL OR WET MONTHS.

MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 15' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
4. 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
6. ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES, SHALL INCLUDE A ROOT BARRIER.

LANDSCAPE NOTES:

PLANT PALETTE IS FOR REFERENCE ONLY, NOT ALL TREES, SHRUBS, GRASSES, AND GROUND COVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. ADDITIONAL PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY AND CONTAINER SIZE. PLANT MATERIAL SHALL BE SELECTED AT THE DESCRETION OF THE LANDSCAPE ARCHITECT.


PLACE 3" OF COMPOSTED NON-FLOATABLE MULCH IN AREAS BETWEEN STORM WATER PLANTINGS AND SIDE SLOPES.

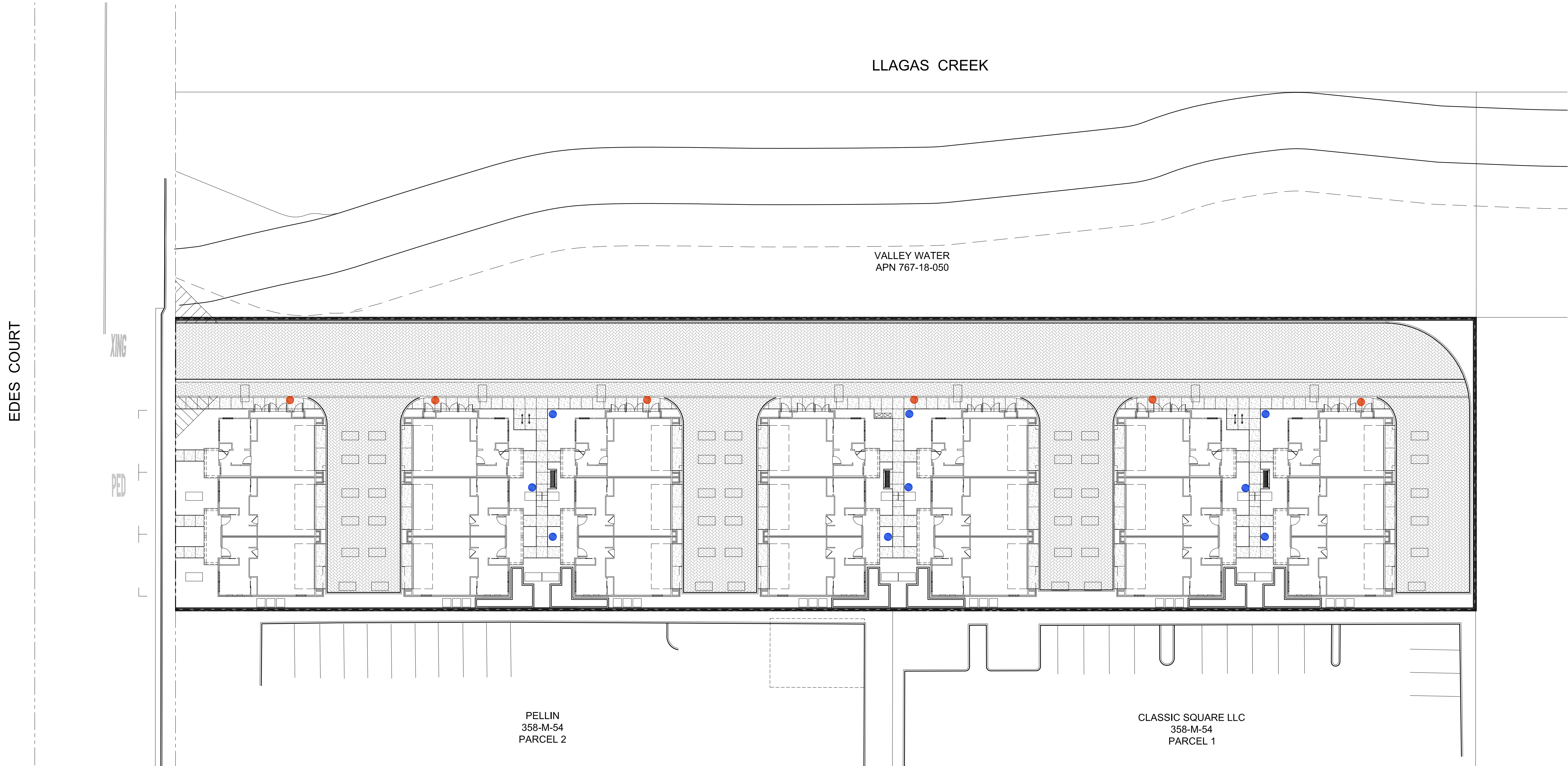
LANDSCAPING SHALL BE OF THE TYPE AND SITUATED IN LOCATIONS TO MAXIMIZE OBSERVATION WHILE PROVIDING THE DESIRED DEGREE OF AESTHETICS. LANDSCAPING SHOULD BE TRIMMED SO AS NOT TO PROVIDE CONCEALMENT OPPORTUNITIES OR MEANS TO ACCESS ROOF. SECURITY PLANTING MATERIALS ARE ENCOURAGED ALONG PROPERTY LINE AND UNDER VULNERABLE WINDOWS.

ALL TRANSFORMERS AND UTILITY BOXES TO BE SCREENED WITH EVERGREEN SHRUBS.

LANDSCAPE AND IRRIGATION PLANS TO COMPLY WITH ALL APPLICABLE PARTS OF THE MORGAN HILL MUNICIPAL CODE SECTIONS 18.148.090 AND 18.148.100.

I HAVE COMPLIED WITH THE CRITERIA OF WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.


JASON S. UMEMOTO
CALIFORNIA LANDSAPE ARCH. #3652

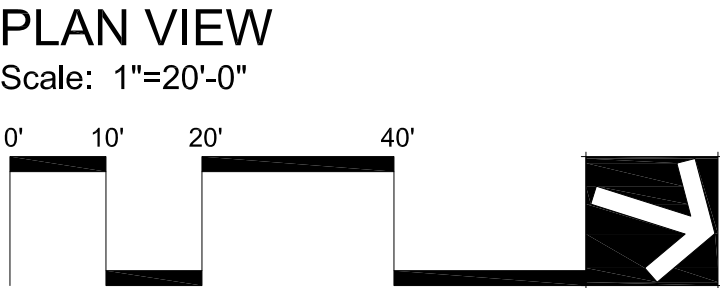


LIGHTING KEY (REPRESENTATIVE PLACEMENT)

- 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 SYBOLS AND THEIR LOCATIONS ARE REPRESENTATIVE.
- ALL LIGHTING WILL MEET UBC EXITING AND PUBLIC SAFETY REQUIREMENTS.



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

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

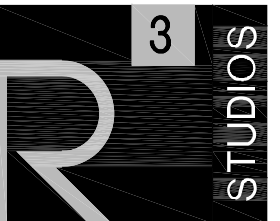


400-102 TTLC Edes Court
Morgan Hill, CA / APN 767-18-46
October 5, 2022

THE TRUE LIFE COMPANIES
TTLC Morgan Hill - Edes, LLC
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

Site Furniture
L-5.1

PLANNING URBAN DESIGN
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phone: 510.452.4190 www.r3studios.com





PATHWAY/BOLLARD LIGHTING

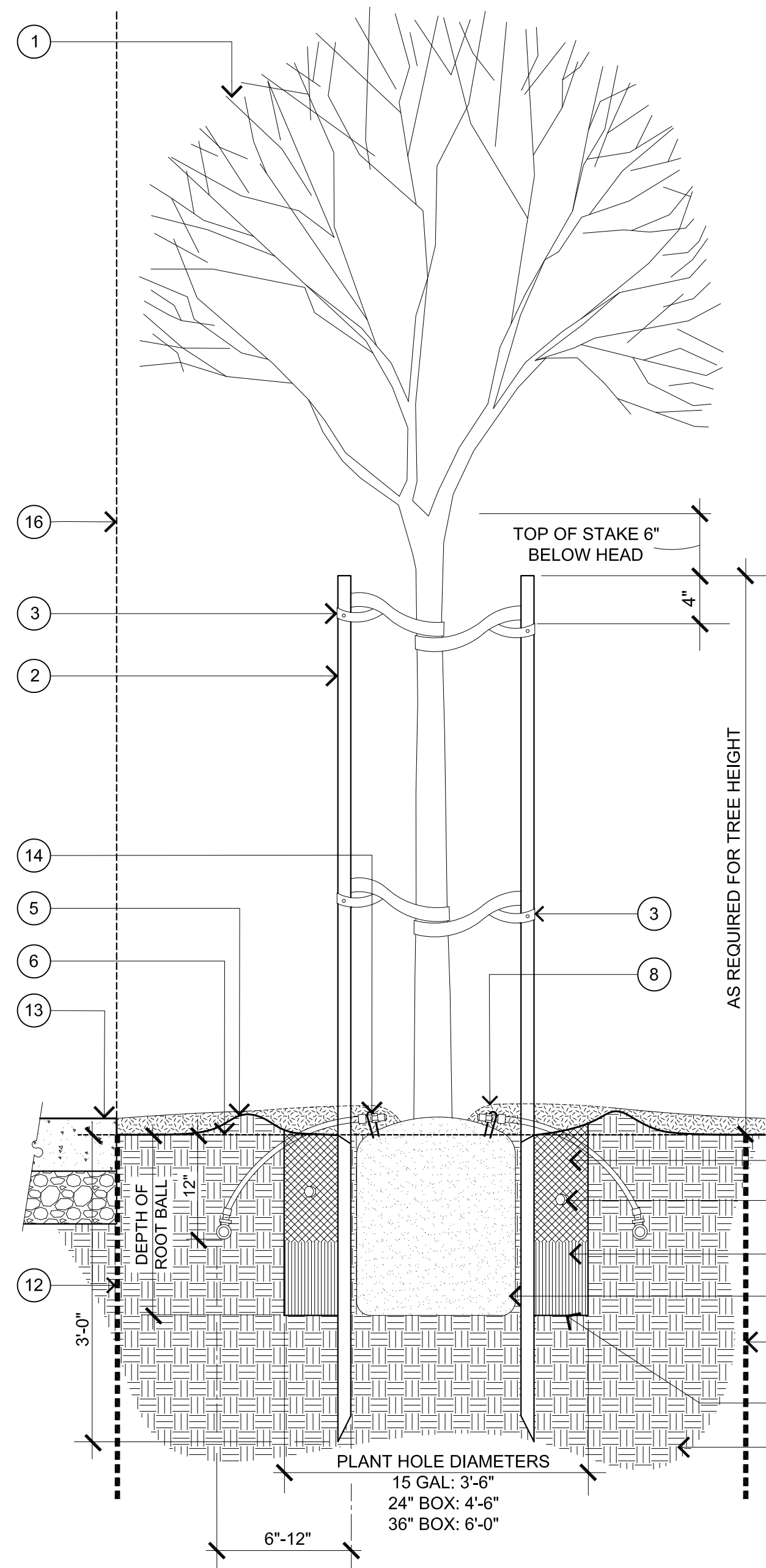
FINISH TO BE BRONZE



STREET LIGHTING

FINISH TO BE BRONZE

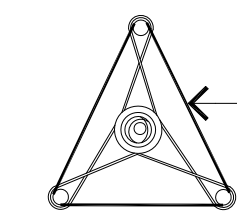




- 1 TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 LODGE POLE PINE TREE STAKES: 3"X10' LONG TREE STAKES FOR WINDY CONDITIONS AND 36" BOX AND LARGER TREES
- 3 TREE TIE: WONDER TREE-TIE(800-910-2810) MODEL# W14-46, W24-84 OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3" OF MOVEMENT OF TREE IN ALL DIRECTIONS.
- 4 TREE ROOTBALL SET ON 12" LAYER UNDISTURBED NATIVE SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES. TAMP SOIL TO 85% RELATIVE COMPACTION. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
- 5 3" EARTH BERM FOR WATER BASIN
- 6 FINISH GRADE. SET 1" BELOW AT TURF AREAS AND 2" AT SHRUB AND GROUNDCOVER AREAS
- 7 BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 8 BARK MULCH: 3" DEPTH, KEEP CLEAR FROM TRUNK OF TREE
- 9 PULVERIZED NATIVE SOIL
- 10 FERTILIZER TABS (21 GRAM, 20-10-5):
- 15 GAL: 7 TABS
- 24" BOX: 15 TABS
- 36" BOX: 24 TABS
- 11 PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12" FROM FINISHED GRADE; SCARIFY WALLS
- 12 ROOT BARRIER(AS NEEDED): REFER TO PLANTING NOTES AND SPECIFICATIONS
- 13 PAVING: REFER TO PLAN
- 14 1/4 GPM IRRIGATION BUBBLER, OFFSET FROM TREE TUCKED TO ROOTBALL
- 15 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 16 BUILDING OR WALL

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.



NAIL 1X4 BOARDS TO STAKES FOR STABILITY, TYP.

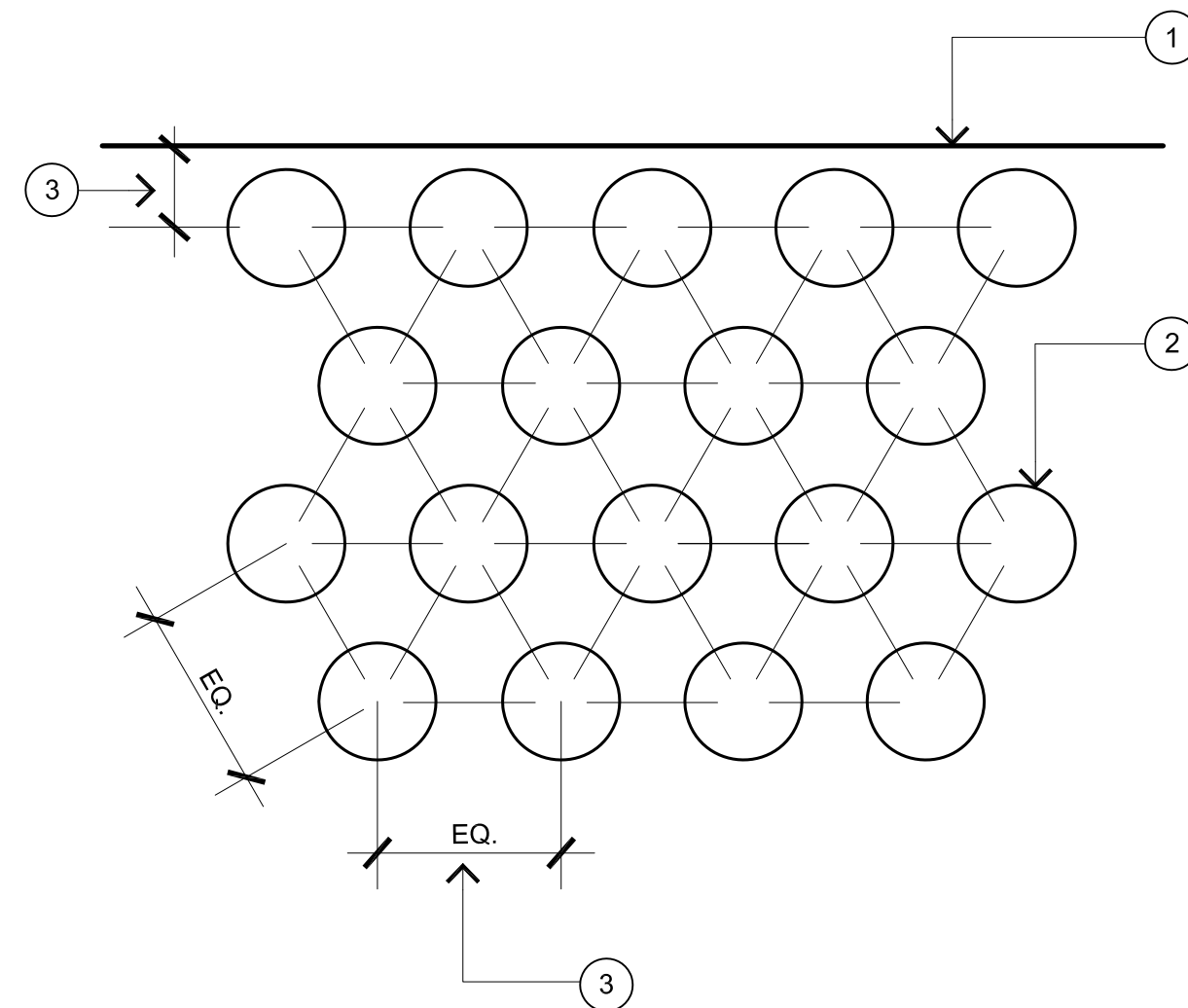
PREVAILING WIND

TREE STAKE, NAIL TREE TIE TO BACK OF STAKE

TREE

1 TREE STAKING

N.T.S.



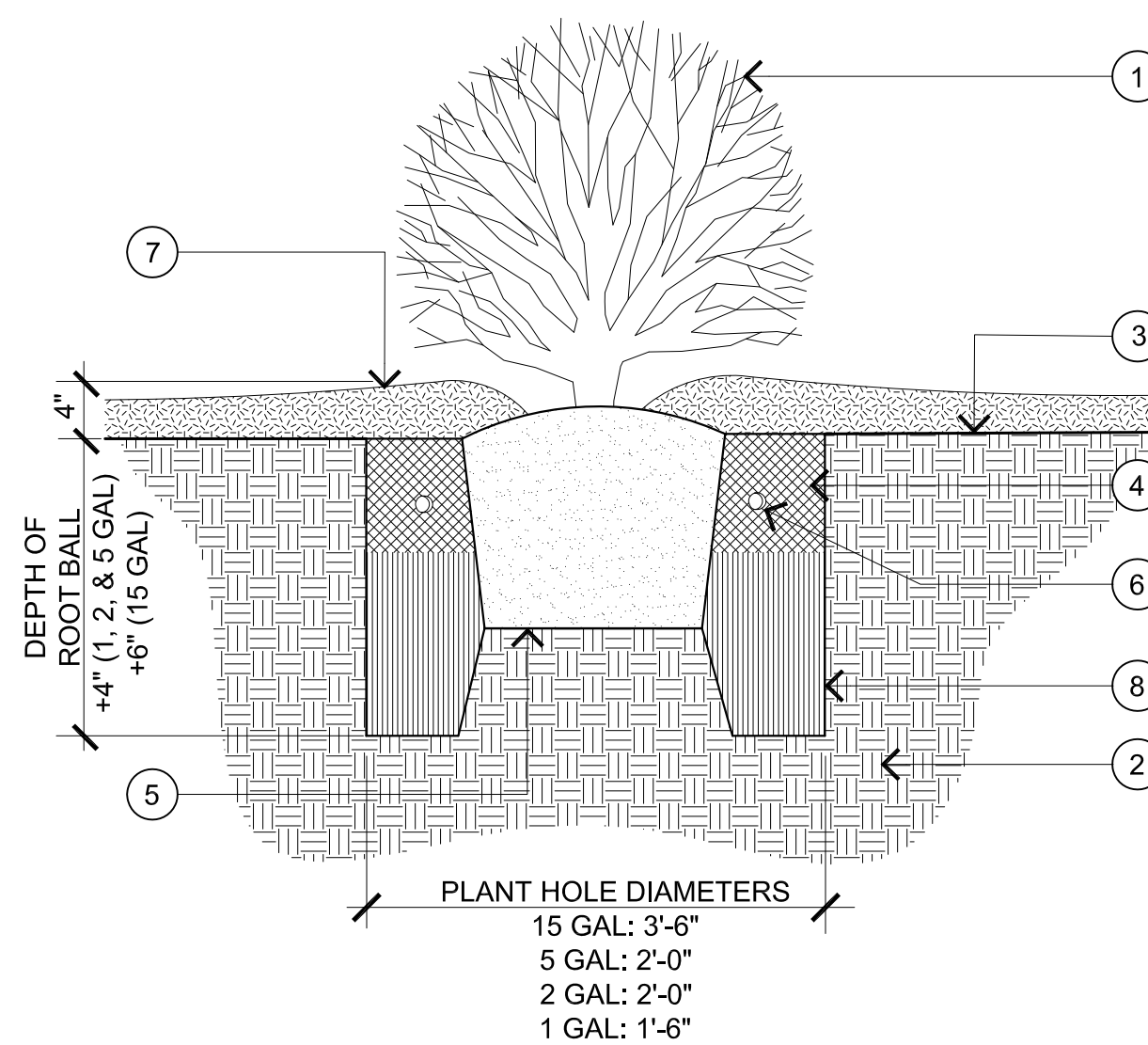
- 1 EDGE OF PAVING, HEADER, FACE OF BUILDING, WALL, ETC.
- 2 GROUNDCOVER OR SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 3 GROUNDCOVER AND SHRUB SPACING PER PLANTING PLAN AND LEGEND

NOTES:

1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. KEEP MULCH CLEAR OF PLANT BASE.
5. ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

2 GROUNDCOVER PLANTING

N.T.S.



- 1 SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 3 FINISH GRADE
- 4 BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 5 SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE.
- 6 FERTILIZER TABS (21 GRAM, 20-10-5):
- 1 GALLON: 1 TAB
- 2 GALLON: 2 TABS
- 5 GAL: 3 TABS
- 15 GAL: 5 TABS
- 7 BARK MULCH: 3" DEPTH, KEEP CLEAR FROM ROOT BALL CROWN
- 8 PULVERIZED NATIVE SOIL

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

3 SHRUB PLANTING

N.T.S.

IRRIGATION NOTES

1. 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.
2. 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.
3. 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.
4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS.
11. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
12. 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.
13. INSTALL A 14"x19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.
14. 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.
15. 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.
16. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.
17. 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.
15. 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.
16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER /SHRUB AREAS.
17. 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.

18. 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.
19. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
20. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
21. 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.
22. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
23. 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.
24. IRRIGATION DEMAND; REFER TO PLANS.
25. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

26. 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.
27. 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.
28. 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.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
30. 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.

RMA
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1 REDUCED PRESSURE BACKFLOW ASSEMBLY. Y8 "Y" STRAINER SYSTEM (AS REQUIRED).

2 WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).

3 COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).

4 WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).

5 PVC MAIN LINE TO POINT OF CONNECTION.

6 BUSH AS NECESSARY FOR SIZE TRANSITION.

7 SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.

8 CONCRETE SUPPORT BLOCK.

9 CONCRETE PAD-SEE ENCLOSURE DETAIL.

10 FINISH GRADE.

11 PVC SLEEVE BOTH SIDES.

12 REFER TO IRRIGATION LEGEND.

13 PVC MAIN LINE TO IRRIGATION SYSTEM.

1 STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE

2 SET PAD 1/2" [1.3MM] ABOVE FINISH GRADE

3 FINISH GRADE

4 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.

5 MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

1

REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE

2

BACKFLOW ASSEMBLY ENCLOSURE
SCALE: NONE

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

1 MASTER VALVE

2 VALVE BOX

3 BRICK SUPPORT

4 HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS

5 SCH 80 PVC FEMALE ADAPTER (S X T)

6 RECTANGULAR VALVE BOX PER SPECIFICATIONS

7 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)

8 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH

9 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET

10 MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)

11 TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.

12 WEATHERPROOF WIRE CONNECTOR

13 FINISH GRADE

14 SPECIFIED SOIL COVER (SEE LEGEND)

15 COMMON BRICK

16 GRAVEL BASE, 6" (15 cm) DEEP

17 IF NECESSARY INSTALL A SCH. 80 REDUCING COUPLING, TYP.

3

HUNTER HC-100 FLOW METER & MASTER VALVE INSTALLATION
Scale: NONE
Det:

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

THE TRUE LIFE COMPANIES

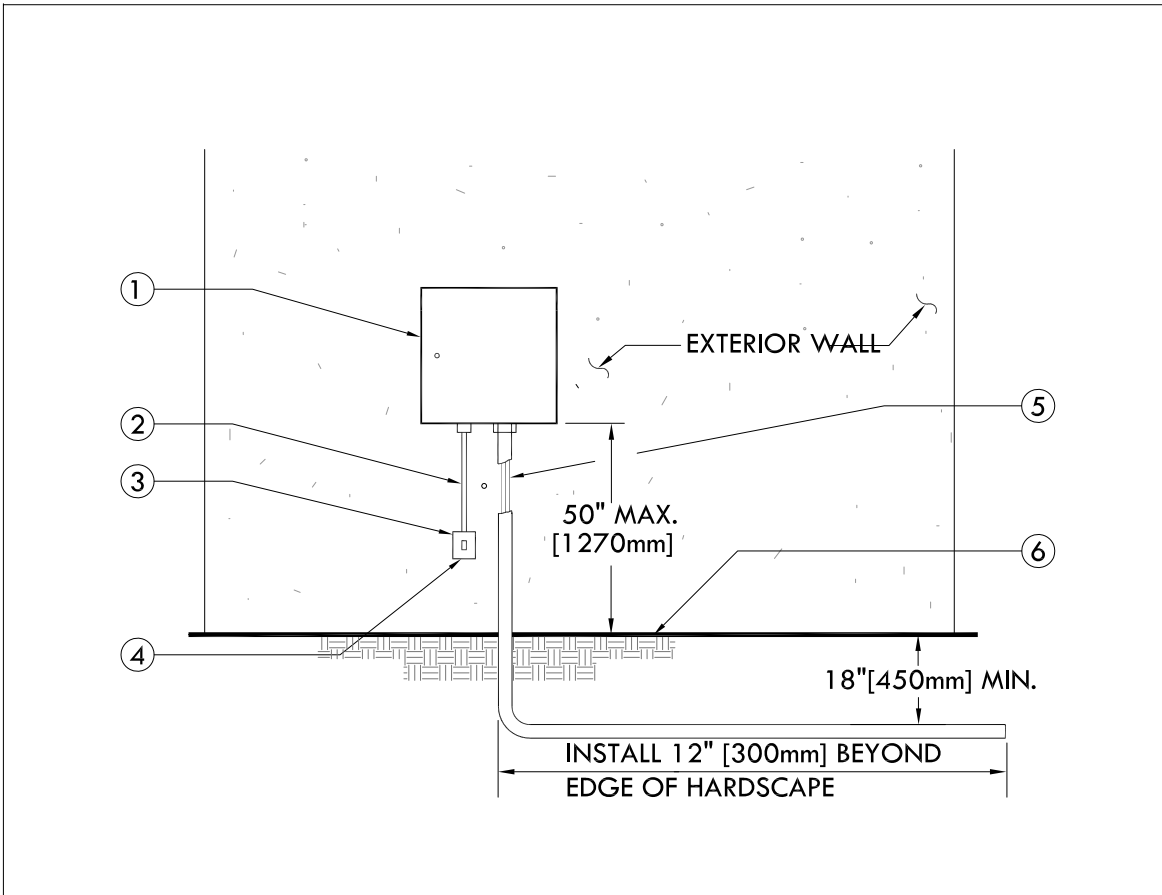
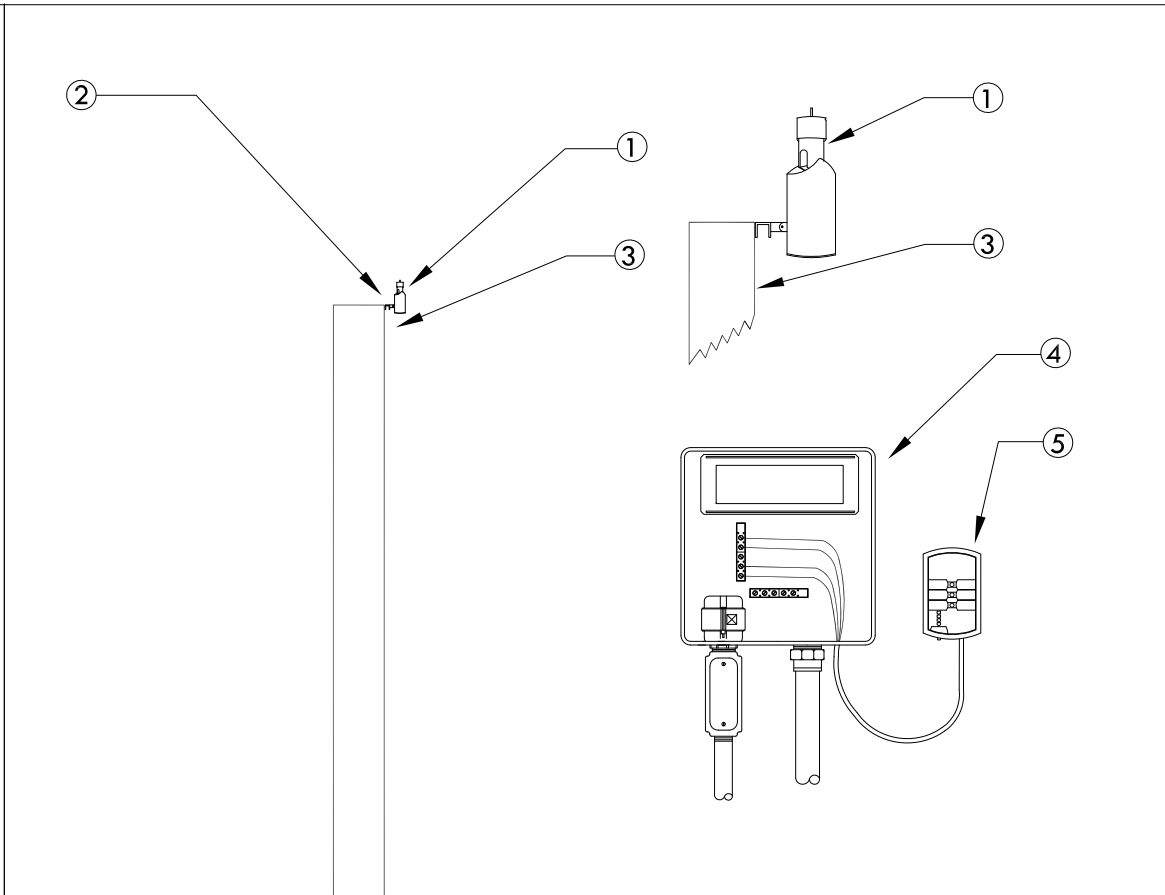
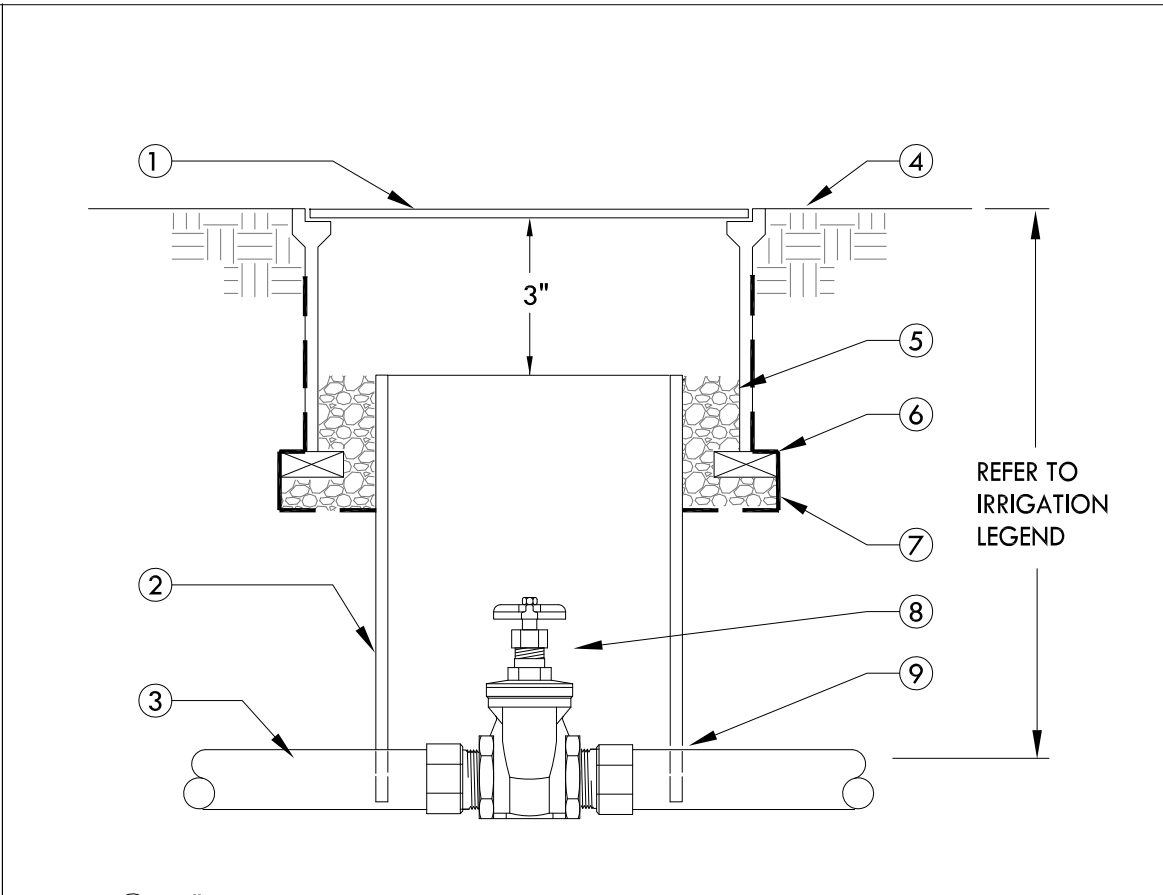
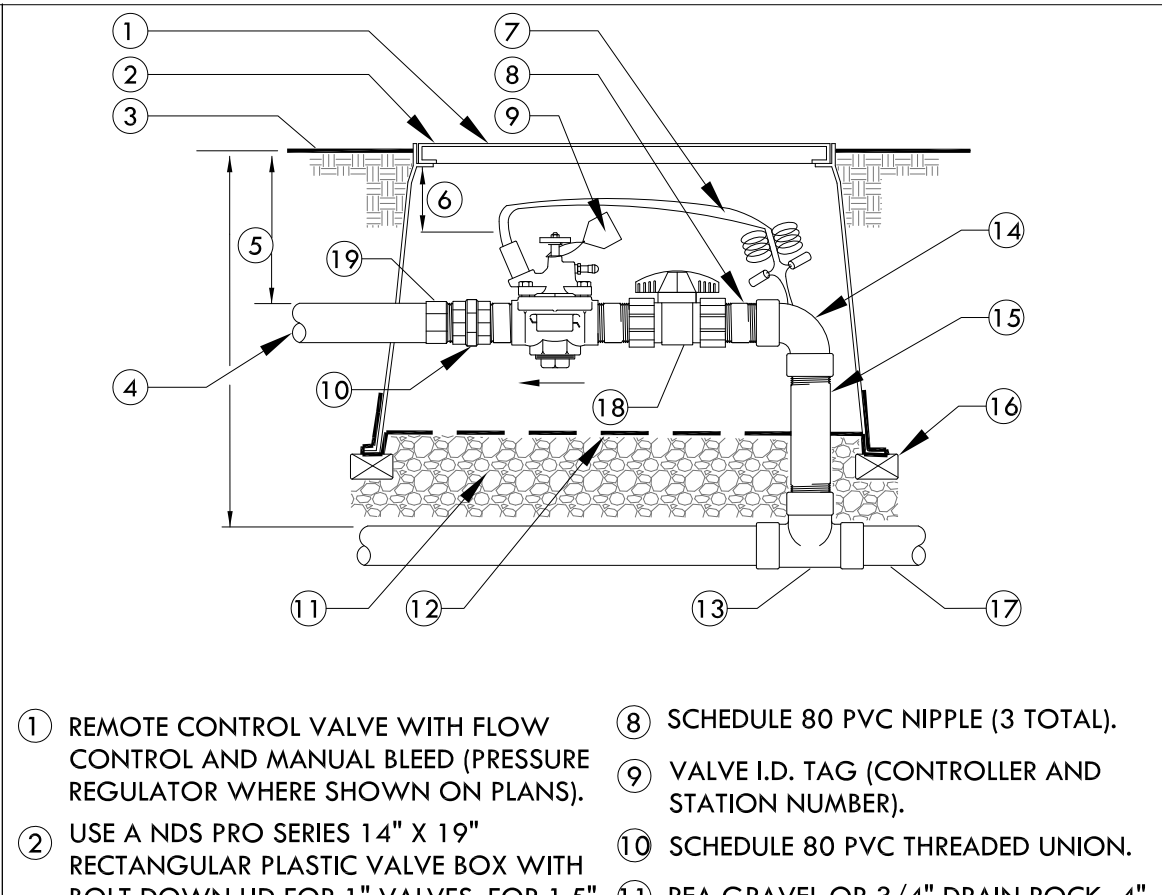
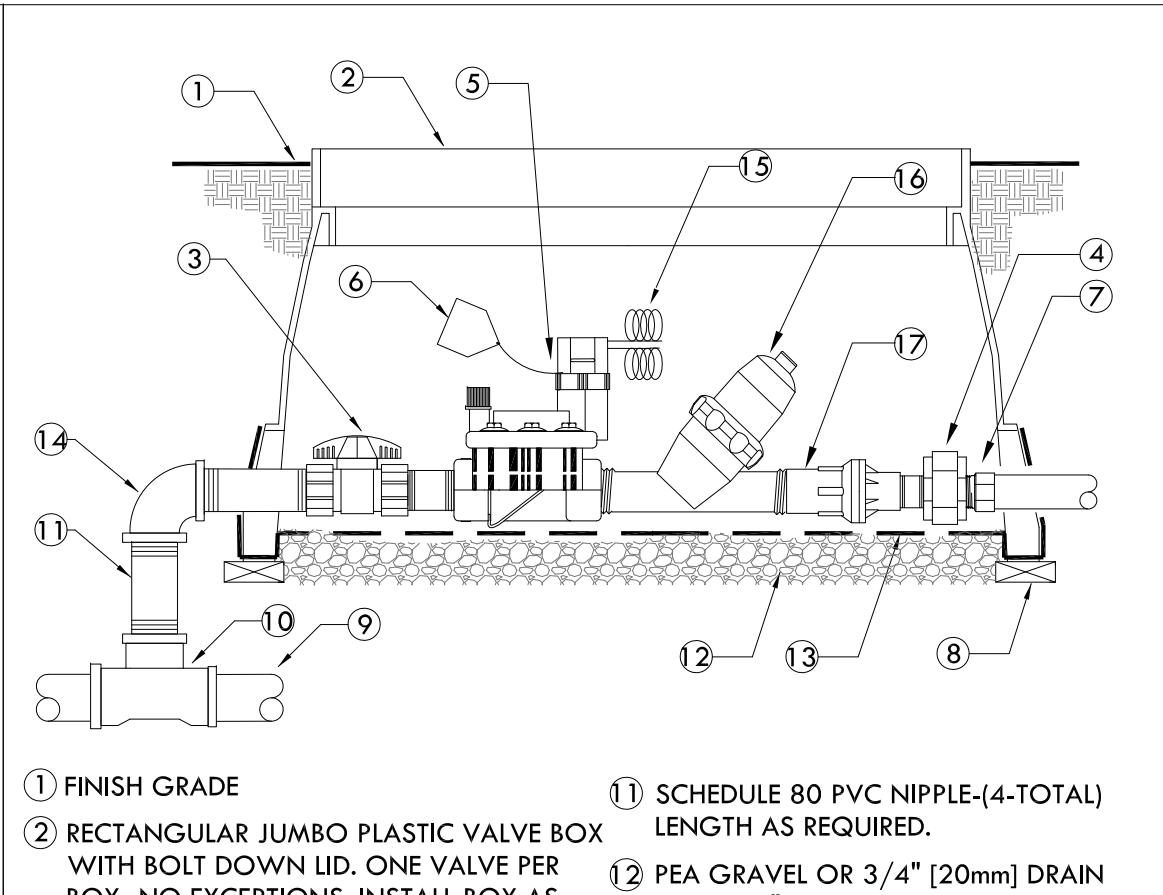
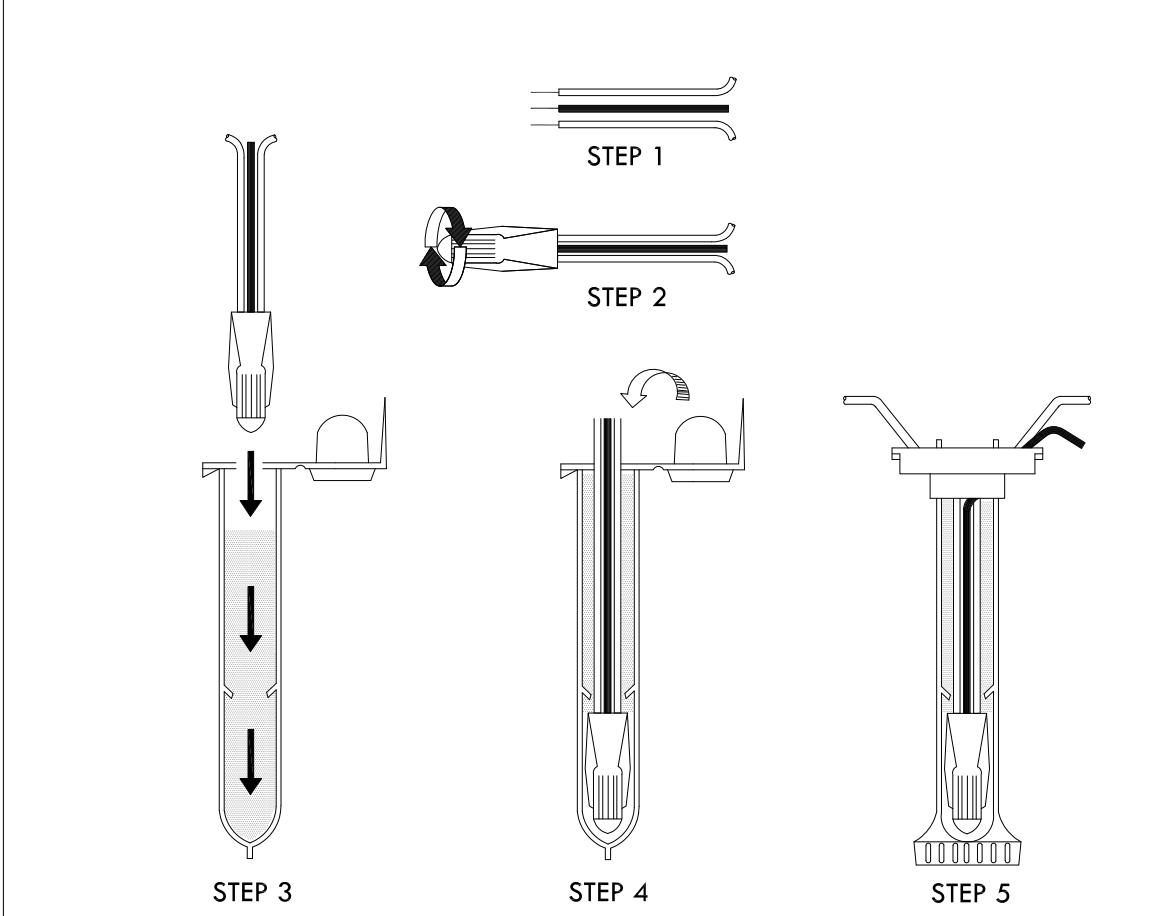
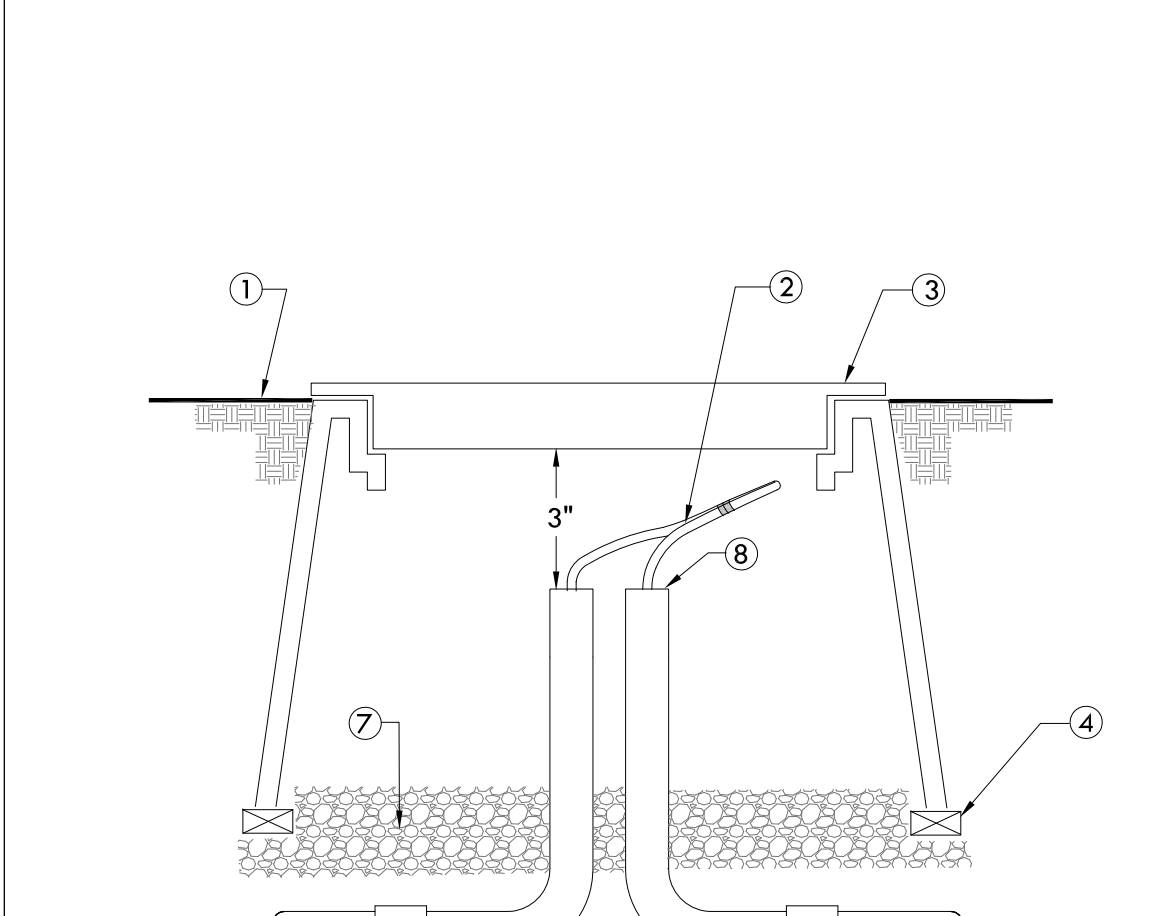
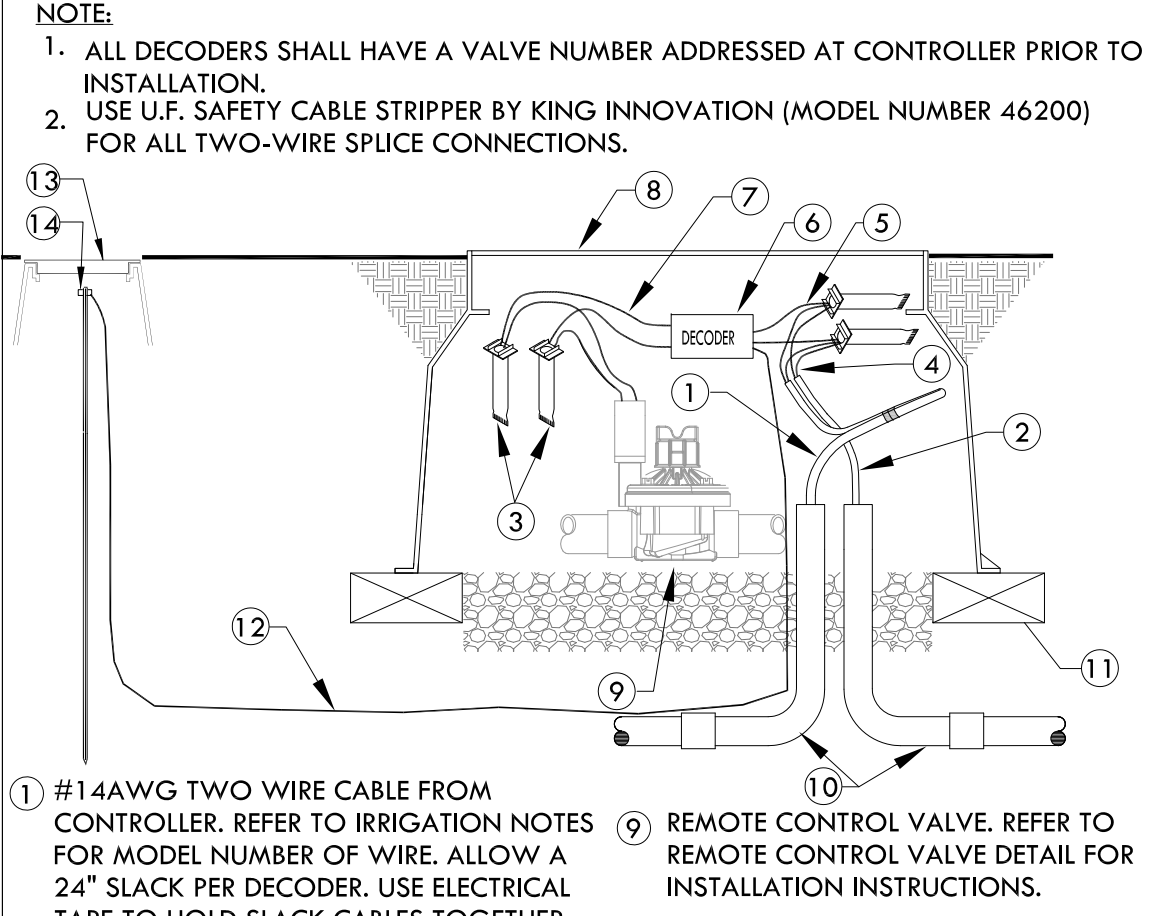
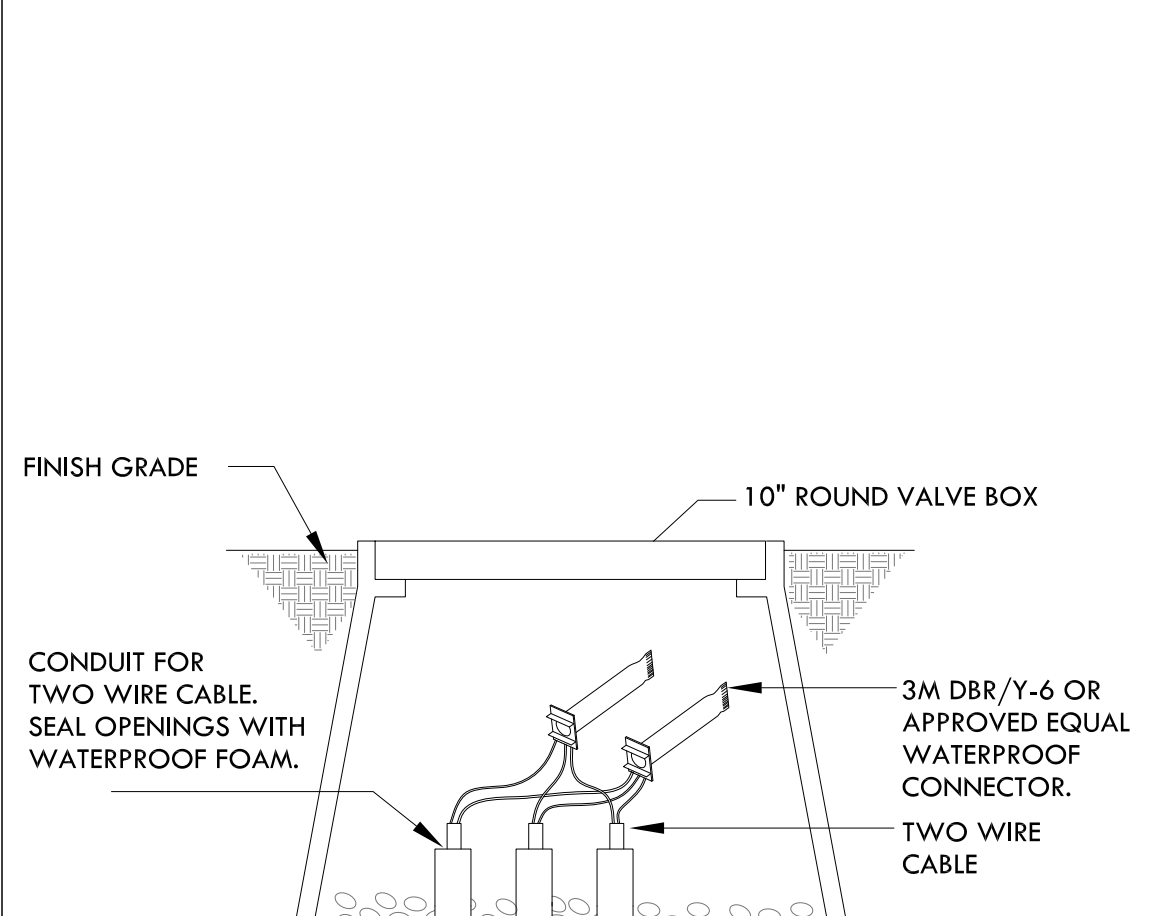
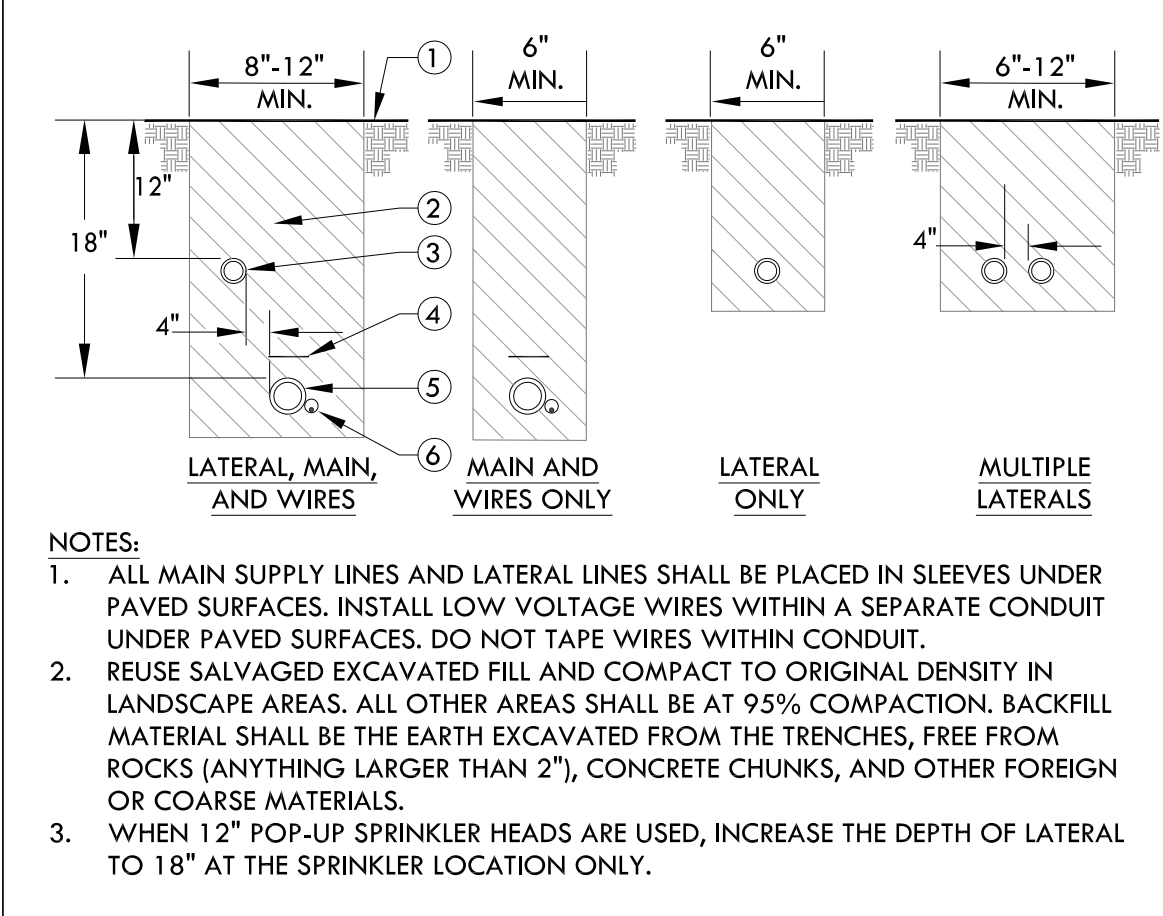
TTLc Morgan Hill - Edes, LLC
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Irrigation Notes and Details
L-7.1

PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
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3

R STUDIOS

 <p>1 IRRIGATION CONTROLLER. 2 120 VOLT SERVICE IN RIGID STEEL CONDUIT. 3 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT. 4 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR. 5 LOW VOLTAGE WIRE IN SCHEDULE 40 PVC CONDUIT. PAINT CONDUIT ABOVE GRADE TO MATCH BUILDING SURFACE COLOR. 6 FINISH GRADE OR HARDSCAPE.</p>	 <p>NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.</p> <p>1 WIRELESS RAIN SENSOR TRANSMITTER (WALL MOUNTED) 2 MOUNT RAIN SENSOR ON WALL 3 WALL 4 CONTROLLER 5 RAIN SENSOR RECEIVER</p>	 <p>1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. 2 8" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE). 3 PVC MAIN LINE. 4 FINISH GRADE. 5 PEA GRAVEL OR 3/4" DRAIN ROCK - 4" DEEP (NO SOIL IN VALVE BOX). 6 BRICK-2 TOTAL. 7 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP SIDES OF BOX. 8 GATE VALVE WITH X-TOP HANDLE. 9 MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.</p>	 <p>1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS). 2 USE A NDS PRO SERIES 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. 3 FINISH GRADE. 4 PVC LATERAL LINE. 5 REFER TO IRRIGATION SPECS. 6 3" [75mm] MIN, 6" [150mm] MAX. 7 VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL. 8 SCHEDULE 80 PVC NIPPLE (3 TOTAL). 9 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER). 10 SCHEDULE 80 PVC THREADED UNION. 11 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX). 12 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH. 13 SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE. 14 SCHEDULE 80 PVC 90° ELBOW (TxT). 15 SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED. 16 BRICK-1 EACH CORNER. 17 PVC MAIN LINE. 18 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE). 19 SCHEDULE 40 MALE ADAPTER</p>	 <p>1 FINISH GRADE 2 RECTANGULAR JUMBO PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. 3 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE) 4 SCHEDULE 80 PVC THREADED UNION 5 REMOTE CONTROL VALVE 6 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER). 7 SCHEDULE 40 MALE ADAPTER 8 BRICK-1 EACH CORNER. 9 PVC MAIN LINE. 10 SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE. 11 SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED. 12 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX). 13 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH. 14 SCHEDULE 80 PVC 90° ELBOW (TxT). 15 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL. 16 DISC FILTER 17 PRESSURE REGULATOR (40 PSI)</p>
<p>1</p> <p>CONTROLLER - EXTERIOR WALL MOUNTED</p> <p>SCALE: NONE</p>	<p>2</p> <p>WIRELESS RAIN SENSOR-WALL MOUNT</p> <p>SCALE: NONE</p>	<p>3</p> <p>GATE VALVE - 3" [75mm] AND SMALLER</p> <p>SCALE: NONE</p>	<p>4</p> <p>REMOTE CONTROL VALVE</p> <p>SCALE: NONE</p>	<p>5</p> <p>REMOTE CONTROL VALVE (DRIPZONE)</p> <p>SCALE: NONE</p>
 <p>NOTE: MAXIMUM # OF WIRES PER CONNECTOR: • 3-#14 GAUGE • 2-#12 GAUGE</p> <p>INSTRUCTIONS: 1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE. 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN. 3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE. 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS. 5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.</p>	 <p>1 FINISH GRADE 2 24" LOOP OF TWO WIRE CABLE. 3 GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID. 4 BRICK-ONE ON EACH CORNER 5 SCHEDULE 40 PVC SWEEP ELLS 6 SCHEDULE 40 U.L. LISTED PVC CONDUIT 7 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX). 8 SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.</p>	<p>NOTE: 1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION. 2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO-WIRE SPLICE CONNECTIONS.</p>  <p>1 #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER. 2 TWO WIRE CABLE TO NEXT DECODER 3 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL) 4 A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS. 5 CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES. 6 DECODER 7 CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES 8 VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS. 9 REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS. 10 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM. 11 BRICK-ONE ON EACH CORNER 12 #6 BARE COPPER GROUND WIRE. SPLICE INTO GROUND WIRE AT DECODER. ONLY REQUIRED AT EVERY 10TH DECODER AND AT THE ENDS OF THE LINE. 13 8' LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 8' AWAY FROM DECODER AND TWO WIRE CABLE. LOCATE IN 10" ROUND BOX. 14 CADWELD CONNECTIONS</p>	 <p>FINISH GRADE CONDUIT FOR TWO WIRE CABLE. SEAL OPENINGS WITH WATERPROOF FOAM. 10" ROUND VALVE BOX 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF CONNECTOR. TWO WIRE CABLE BRICK-ONE ON EACH CORNER PEA GRAVEL</p>	 <p>NOTES: 1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT. 2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. 3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.</p> <p>1 FINISH GRADE. 2 CLEAN BACKFILL MATERIAL. 3 LATERAL LINE. 4 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS 5 MAIN LINE. 6 TWO WIRE CABLE IN CONDUIT</p>
<p>6</p> <p>WEATHERPROOF WIRE SPLICE ASSEMBLY</p> <p>SCALE: NONE</p>	<p>7</p> <p>IRRIGATION TWO WIRE PULL BOX</p> <p>SCALE: NONE</p>	<p>8</p> <p>DECODER WIRING IN CONDUIT</p> <p>SCALE: NONE</p>	<p>9</p> <p>2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH</p> <p>SCALE: NONE</p>	<p>10</p> <p>TRENCHING</p> <p>SCALE: NONE</p>

