

I agree to comply with the requirements of the water-efficient landscape ordinance and submit a complete landscape document package

Rebekah Robertson on behalf of DRPApPLICANT NAME

Rebekah Robertson on behalf of DRPApPLICANT SIGNATURE DATE: 6/28/2023

After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule and maintenance schedule conducted by a certified irrigation auditor and submit it to the City for final project sign off

Rebekah Robertson on behalf of DRPApPLICANT NAME

Rebekah Robertson on behalf of DRPApPLICANT SIGNATURE DATE: 6/28/2023

SITE INFO

PROJECT ADDRESS:	270 WEST DUNNE CA 95070 LOTS 1-10
PROJECT TYPE:	10 NEW TOWNHOMES
WATER SUPPLY:	CITY OF MORGAN HILL WATER
MAX SITE SLOPES:	SITE DOES NOT EXCEED 10%
TOTAL LANDSCAPED AREA:	5,434 SF
WATER TYPE:	POTABLE

(THERE ARE NO SLOPES GREATER THAN 25%ON THIS PROPERTY)

GENERAL NOTES

- AFTER INSTALLATION OF LANDSCAPING ON PROPERTY, I AGREE TO HAVE AN IRRIGATION AUDIT, LANDSCAPE AUDIT, IRRIGATION SCHEDULE, AND MAINTENANCE SCHEDULE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND SUBMIT IT TO THE CITY FOR FINAL PROJECT SIGN OFF
- THE DEVELOPER WILL SUBMIT RECEIPTS AND/OR INVOICES FOR ALL COMPOST AND MULCH PURCHASES TO ENVIRONMENTAL SERVICES DIVISION AFTER FINAL CONSTRUCTION
- THE SOIL SURVEY WILL BE COMPLETED POST-CONSTRUCTION DUE TO MASS GRADING SUBMITTED AS PART OF THE CERTIFICATE OF COMPLETION
- MULCH COVER IS 3 INCHES THICK. MULCH THAT IS ORGANIC RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE. TYPES OF MULCH NOT ALLOWED INCLUDE: BARK, GORILLA HAIR, SHREDDED CEDAR, OR VIRGIN MATERIALS.
- COMPOST TO BE AT A MINIMUM RATE OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

SOIL PREPERATION NOTES NOTES

- PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLDS NEED MEET THIS REQUIREMENT
- SOIL AMENDMENT SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANT SELECTED
- FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 IN INTO THE SOIL. SO I WAS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- A MINIMUM 3 INCH LAYER OF MULCH SHE'LL BE APPLIED ON ALL EXPOSED SOIL SERVICES OF PLATINARIES EXCEPT IN TURF AREAS, CREEPING OR ROOTING OVER GROUND COVERS, OR DIRECT SEATING APPLICATIONS FOR MULCH IS CONTRAINDICATED
- STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MAY CURRENT ENGINEERING STANDARDS.
- THE MULCHING PORTION OF THE SEED\ MULCH SLURRY AND HYDRO-SEEDED APPLICATIONS SHALL MEET SUCH MULCHING REQUIREMENTS
- ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRESIDENTS OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR APPLICABLE LOCAL ORDINANCES.(THE USE OF BARK MULCH, GORILLA MULCH, SHREDDED CEDAR ARE STRONGLY DISCOURAGED AND SHOULD NOT BE USED IN ANY)

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan

Lesley Miles, Architect C 26,458

Lesley Miles, Architect C 26,458Signature DATE: 6/28/2023

SECTION 329000 - PLANTING: LANDSCAPE WORK

1.1 GENERAL

1.2 SUMMARY

- This Section includes all labor, materials, equipment, operations, or methods listed, mentioned, or scheduled on the plans and/or herein specified, including all incidentals necessary and required for completion of work under this Section.
- Provide and install all landscaping as shown on project Drawings and as specified herein, including all planting and maintenance under a ninety (90) calendar-day maintenance period (see part 3.8 of this Section).

1.3 RELATED SECTIONS

- Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Special Conditions and Section 01 of these Contract Documents.

1.4 GENERAL CONDITIONS

- The contractor shall maintain adequate protection of his work from damage and shall protect the County's and adjacent property and related appurtenances from injury or loss arising from this Contract. Damaged or disturbed items shall be replaced with equal by the Contractor at no cost to the County.
- The Contractor shall pay Federal, State, and Local Sales and/or Use Taxes to materials, processes, or devices purchased or used in connection with the work. Local, Municipal, and State Laws and Rules and Regulations governing or relating to any portion of this work are hereby incorporated into these Specifications.

1.5 PERMITS, LICENSES, AND INSPECTIONS

- Any permit, license and/or inspection required by the legal authorities or agencies having jurisdiction over the construction or installation of the work as shown on the Plans or specified herein, shall be paid and obtained by the Contractor at the proper time.

1.6 BONDS AND INSURANCES

- The Contractor shall furnish the appropriate bond(s) in the amount of the required per cent of his bid proposal and carry insurance as required by the District. The Contractor shall be informed of these requirements from the District prior to submitting his bid proposal.

1.7 EXISTING CONDITIONS

- The Contractor shall visit the subject site to review the various existing conditions. A condition found to deviate from the Plans and Specifications shall be reported to the District's Authorized Representative prior to submitting his bid proposal.

1.8 PURPOSE OF DOCUMENTS

- The intent of the documents is to include, unless otherwise stated, the labor, materials, equipment, appliances, and transportation for the proper execution of the work as required for complete construction as shown on the Plans and specified herein. The Contractor shall be responsible for complete layout of improvements as shown on the Plans and as specified herein. Written dimensions shall take precedence over scaled dimensions. Follow as closely as practical making no alterations unless prior review and appropriate action is taken by the District's Authorized Representative.
- Each plant shall be installed in locations as shown on the Plans. Plants improperly located shall be relocated at no additional cost to the County. Notwithstanding is the fact that these documents may be deficient in setting forth a complete detailed description of the work to be done.

1.9 RECORD DRAWINGS

- On one set of the Plans, the Contractor shall record accurately changes in the work which constitute departures from the original Contract Drawings. The Contractor shall dimension from two permanent points of reference (building corners, sidewalks, or road intersections, etc.) the location of the following items:
 - Connections to existing water lines
 - Routing of pressure supply lines
 - Sprinkler control valves
- Upon completion of each increment of work, the Contractor shall transfer information including the dimensions to a clean set of prints of the Plans and the changes. The dimensions and changes shall be recorded in a legible and workmanlike manner to the satisfaction of the District's Authorized Representative. Prior to stage acceptance, these Plans shall be presented to the District's Authorized Representative for review.

2.1 PRODUCTS

2.2 MATERIALS

- Plant Material:
 - Plants and planting material shall meet the specifications of Federal, State, and County laws requiring inspection for plant disease and insect control. Inspection certificates required by law shall accompany shipments, of which a copy of each inspection certificate shall be given to the District.
 - Plants shall be true to botanical name and one of each bundle or lot shall be tagged with the botanical name and container size of the plants in accordance with the standards of practice recommended by the American Association of Nurserymen.
 - Plants shall be healthy, vigorous stock, free of insects and disease, and not root-bound. Quality and size shall conform with the current edition of "Horticultural Standards" for number one grade nursery stock as adopted by the American Association of Nurserymen. Plants which are not true to botanical name shall be removed from the site and replaced with acceptable plants at no extra cost to the County. Botanical names shall take precedence over common names.
 - Due to ever changing availability of plant material, the Contractor may submit plant type substitution requests to the District's Authorized Representative for review, prior to ordering.

3.1 EXECUTION

3.2 PREPARATION

- Finish Grading:
 - Planting areas shall be graded to the elevations indicated on the site plan. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Minor adjustments of finish grades shall be made at the direction of the District's Authorized Representative, if required, at no additional cost to the District.

- Finish grade shall be smooth, even, and of a uniform plane with no abrupt changes of surface. Soil area adjacent to buildings shall slope away from the buildings to allow a natural runoff of water, and surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural runoff of water. Low spots and pockets shall be graded to drain properly.
- Shrub areas: The finish grade of shrubbery areas shall be 1-1/2 inches below the grade of adjacent pavement, walks, curbs, header, or walls. An exception to the above requirements shall be made wherever drainage conditions may require flush grade.

B. Soil Preparation:

- Prior to planting, Contractor shall obtain soils test from certified soil testing lab and send copy to Architect. Commercial fertilizer shall be as per recommendations of soils lab. It shall be delivered to the site in bags labeled with manufacturer's guaranteed analysis. If stored at the site, fertilizer shall be protected from the elements prior to use.
- Organic Soil Amendment (OSA): Shall be nitrogenized fine grained Redwood sawdust, or approved equal. The Contractor shall submit samples to the Architect for review prior to ordering of material. Particle size, mix proportions, Ph, and salinity content shall conform to manufacturer's literature.
- Backfill Mix for Shrubs and Trees: Shall consist of 70% native soil excavated from the planting holes (free of rock/debris 1 inch or greater in size), 30% nitrogenized redwood sawdust (OSA), and the following additional amendments:

Container Size	Soil Fertility
1. Shrubs (1, 5, & 15 gallon)	1. As per soils lab recommendation
2. Trees (5 & 15 gallon & 24" box)	2. As per soils lab recommendation

- Using a rotary-cultivator, thoroughly till three inches of OSA a minimum of two passes of all areas six inches deep in two directions 90 degrees to each other including all areas that include shrubs only. Rake entire area to remove clods and stones over one inc in diameter, and sticks, ect. Maintain adequate distance from mud sills in accordance with local codes.

C. Planter Preparation

- Excavate planter areas and tree wells in paved interior to a depth of 10" or below paving base rock, which ever is deeper.
- Dispose of all base rock from planter areas off site.
- Back fill planters with top soil. Submit source and sample to Architect prior to installation.
- Back fill into existing sub soil to a depth of 6" to create a transitional layer of soil.
- Water down and lightly compact topsoil to remove air pockets and achieve specified grade

3.3 SHRUB AND TREE PLANTING

- Excavation of planting holes shall be a minimum of twice the depth and diameter of the plant root ball.
- Sides and the bottom of the planting hole shall be thoroughly "broken up" and loosened so that no "auger slick" or compaction of soil exists.
- Planting trees: minimum 1" per hour drainage from planting pit. If not achieved, notify Architect.
- Fill holes with amended backfill mixture to the proper height to receive the plant and thoroughly tamp the mixture.
- Lightly loosen the outer edge of the root ball soil and set the plant in the center of the hole.
- Compact backfill mixture around root ball until 2/3 of the hole is filled, then water thoroughly.
- Place remaining backfill in hole so that crown of plant is 1-1/2" to 2" above surrounding grade.
- A four-inch-high water basin shall be constructed around each shrub and tree as per detail on the Plans (except when plant is located within turf area).
- Each plant basin shall be mulched by applying nitrogenized redwood sawdust to a depth of two inches, evenly spread over the entire basin area and soaked thoroughly. Then all planting areas will be mulched/top dressed.
- Trees to be planted in interior paved walkways as indicated on the drawings shall be planted with deep-root planters with perforated pipe and sock for aeration.

3.4 INSTALLATION OF TOP DRESSING

- Following all plant material planting, refined raking of finish grades, application and watering-in of weed control treatment, all shrubs, tree areas and/or ground cover areas shall be top dressed.
- All top dressing will be Earth Tones Mulch Pro Chip (50% Mahogany, 50% Dark Brown) or approved equal. Contractor shall submit samples to County's Authorized Representative for review and appropriate action. Maximum chip size shall be 1/2" diameter of uniform color and consistency.
- The Contractor shall spread the top dressing a minimum of 2 inches deep over all areas, and shall uniformly rake so as to create a smooth plane. Neat uniform appearance of all top dressing shall be maintained at all times and is solely the responsibility of the contractor.

3.5 GENERAL INSTALLATION

- Preparation:
 - Remove dead and decaying vegetation, sticks, stones and debris over 1/2" in diameter. Dispose of off site at the time of removal.

3.6 STAKING AND GUYING TREES

- Trees shall be staked as per details on the Drawings.
- Tree stakes shall be treated Lodge Pole Pine: two, 2 inch in diameter, 10 feet long for 15 G.C./24" box size trees; 3 inch in diameter, 12 foot poles for 36 inch box or larger.
- Trees shall be tied as per tree staking detail. Over-sized trees shall have 12' poles and two or more ties, as determined by the Architect.
- Staking poles shall not interfere with the lateral branching of trees.

3.7 WEED CONTROL

- Shrub and/or ground cover areas shall be weed-free with acceptable pre-emergent

- Prior to laying down of mulch/top dressing, a letter stating that the work has been completed shall be signed and verified by the Architect and delivered by the Contractor to the District.

3.8 CLEAN-UP

- After planting and irrigation operations have been completed, the Contractor shall remove trash, empty plant containers, and tools and equipment used in this work, or any other debris accumulated by the work, as specified herein, from the site of the work.
- Scars, ruts, or other marks in the area caused by this work shall be repaired at the Contractor's expense, and the ground left in a neat and orderly condition throughout the site or work at no additional cost to the District. All hardsurface paved areas shall be thoroughly cleaned.

3.9 FIELD OBSERVATIONS AND ACCEPTANCE

- The District's Authorized Representative shall perform at least two project field observations upon completion of each phase of the work. Field observations shall be arranged by the Contractor by notification to the District's Authorized Representative two days prior to field observation date.
 - The first field observation shall take place upon completion of the designated maintenance period. Discrepancies noted by the District's Authorized Representative must be corrected and written notice of completion of remedial work delivered to the District prior to the next field observation.
 - The second field observation will take place upon completion of all remedial work. If the job is satisfactory and to the best of the District's Authorized Representative's knowledge, information, and belief, that the work is carried out in general conformance with the Plans, Specifications, and Contract, and general design intent, a written notice of final review shall be prepared by the District's Authorized Representative and submitted for stage approval to the County, prior to termination of the maintenance period and stage acceptance. The District shall issue stage acceptance to the Contractor.
- If the job is **NOT** satisfactory, the Contractor shall continue the maintenance period at no cost to the District until stage acceptance by the District has been issued.
- Irrigation:
 - Field observation of final pressure rating of mainline testing and observation of pressurized lateral line tests.
 - Field observation of irrigation coverage test.
 - Field observation of overall irrigation system operation and compliance with the plans and installation procedures as specified herein.
- Planting:
 - Field observation of final finish grading to review drainage and general appearance before planting.
 - Field observation of plants in containers prior to planting.
 - Field observation of plant locations to review general conformance with the Plans and planting procedures as specified herein.

3.10 MAINTENANCE

- It shall be the sole responsibility of the Contractor to maintain grades, planting, and irrigation as specified herein through stage acceptance by the District and review by the District's Authorized Representative. Maintenance shall include responsibility for losses due to neglect or vandalism, and continue for a full 90 calendar days initiating after the job is fully completed and written notice of start of maintenance is received from the District.
- Finish grade shall be maintained to facilitate run-off with silt build-up at back of walk and headers removed.
- Irrigation system to be checked minimum once a week, heads lowered or raised as needed. Leaks, damage, and/or settling shall be repaired immediately.
- Plantings shall be weeded, fertilized, cultivated, sprayed, and pruned as necessary to produce a healthy plant specimen.
- Irrigation shall be checked, heads adjusted for coverage and over-spray, no water on buildings, walks, parking areas, etc. Controller shall be labeled to location of valves per Irrigation Plans.
- Guarantee of planting and irrigation for one calendar year shall commence at the time of stage acceptance by District or his Authorized Representative.

3.11 GUARANTEE PERIOD

The guarantee period will commence upon issuance of stage acceptance by the District to the Contractor at the termination of the maintenance period.

- Planting Guarantee
 - The Contractor will guarantee the planting (as specified herein) for a period of two (2) calendar years. The signing of the Contract for work is considered as the written guarantee to carry out this provision.
 - Plant material which is lost due to improper planting or plant diseases or pests which were present at the time of the start of the guarantee period shall be replaced by the Contractor at no cost to the District.
- Completion of Guarantee Period and Final Acceptance
 - A final field observation will take place upon completion of the designated guarantee period.
 - Discrepancies noted by the District's Authorized Representative, which are a direct cause of the Contractor's work as shown on the Plans and specified herein, shall be made correct and complete to the satisfaction of the District at no additional cost to the District.

END OF SECTION

The developer will submit receipts and/or invoices for all compost and mulch purchases to Environmental Services Division after final construction

Rebekah Robertson Signed on Behalf of DRP Builders, Inc.

Rebekah Robertson on behalf of DRPApPLICANT SIGNATURE 9/14/2023

REVISIONS

- 03/08/2023
RESUBMITTAL #1
- 7/3/2023
RESUBMITTAL #2
- 8/15/2023
RESUBMITTAL #3

LANDSCAPE NOTES

270 WEST DUNNE AVE TOWNHOMES

DRP BUILDERS, INC.
270 WEST DUNNE, MORGAN HILL, CA 95037

These drawings are instruments of service and are the property of WESTON MILES ARCHITECTS, INC. All designs and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of WESTON MILES ARCHITECTS, INC.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details shall be submitted to this office for approval before proceeding with fabrication.

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DATE: 03/07/2023

JOB NO: 21014

L1.0



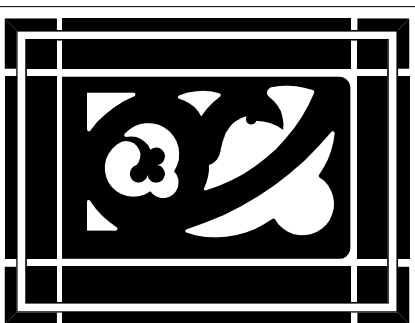
LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO COORDINATE FINAL LOCATION/LAYOUT OF ALL PLANTS W/LANDSCAPE ARCHITECT ONSITE PRIOR TO PLANTING
2. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL <E> UTILITIES PRIOR TO ANY EXCAVATION.
3. ALL SPOILS, DEBRIS, AND INCIDENTAL ITEMS TO BE REMOVED SHALL BE HAULED OFF SITE BY CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES.
4. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE IN ANY WAY, ANY <E>ELEMENTS NOT DESIGNATED FOR REMOVAL. SUCH DAMAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. SHUT OFF ALL WATER, GAS & ELECTRIC WILL NEED TO BE COORDINATED W/<E>SITE OPERATIONS
6. THIS DRAWING REFLECTS THE <E> SITE CONDITIONS TO THE BEST OF OUR KNOWLEDGE
7. THE SITE MUST BE CLEANED AT THE END OF EACH BUSINESS DAY.
8. CONTRACTOR TO MAINTAIN A SAFE, SECURE SITE.
9. PLANT 5 GALLON POPLAR TREES EVERY 4' ALL ALONG EAST DUNNE

PLANTING LEGEND

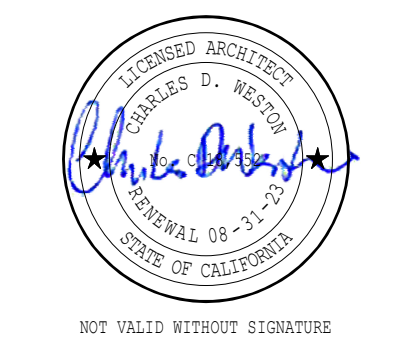
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
	BRACHYCHITON POPULNEUS	KURRAJONG	24" BOX	SEE DETAIL 9/L1.3
	PISTACHIA CHINENSIS	CHINESE PISTACH	15 GAL	SEE DETAIL 9/L1.3
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	SEE DETAIL 9/L1.3
	ARBUTUS MARINA	MARINA STRAWBERRY TREE	15 GAL	SEE DETAIL 9/L1.3
SHRUBS				
	SPHAERALCEA AMBIGUA	APPRICOT MALLOW	5 GAL	SEE DETAIL 1/L1.3
	CEANOTHUS CARMEL CREEPER	CARMEL CREEPER	5 GAL	SEE DETAIL 1/L1.3
	ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY	5 GAL	SEE DETAIL 1/L1.3
	SALVIA APIANA	WHITE SAGE	5 GAL	SEE DETAIL 1/L1.3
	MUHLENBERGIA CAPILLARIS	MULY GRASS	1 GAL	SEE DETAIL 1/L1.3
	LAVENDULA HIDCOTE	HIDCOTE LAVENDER	1 GAL	SEE DETAIL 1/L1.3
	FESTUCA GLUACA	BLUE FESTUCA	1 GAL	SEE DETAIL 1/L1.3
VINES				
	CAMPSIS RADICANS	TRUMPET VINE	15 GAL	SEE DETAIL 3/L1.3



WESTON MILES
ARCHITECTS

17500 Depot Street, Suite #200
Morgan Hill, CA 95037
1 • 408 • 779 • 6686

• Architecture • Landscape •



REVISIONS	
1	03/08/2023 RESUBMITTAL #1
2	7/3/2023 RESUBMITTAL #2
3	8/15/2023 RESUBMITTAL #3

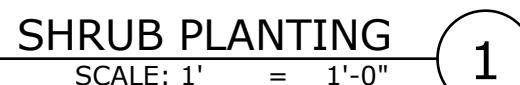
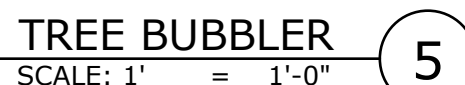
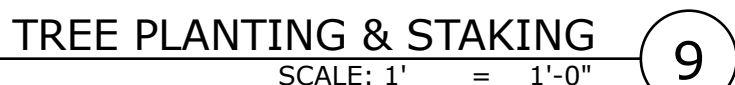
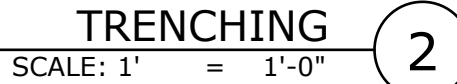
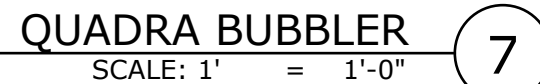
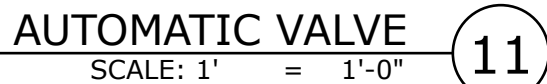
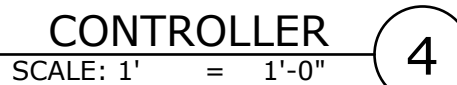
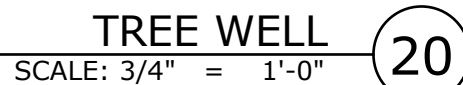
LANDSCAPE PLAN
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L1.2



LOT 1 - California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ET _c)		49.5	Project Type		Residential		0.55	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
A1, Tree Bubbler	0.3	Drip	0.81	0.37	200	74	2273	
A2, Shrub Bubbler	0.3	Drip	0.81	0.37	230	85	2614	
Totals					430	159	4888	
						ETWU Total	4888	
Maximum Allowed Water Allowance (MAWA) ^e							7258	
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area	159							
Total Area	430							
Average ETAF	0.37							

LOT 2 - California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ET _c)		49.5		Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
B1, Shrub Bubbler	0.4	Drip	0.81	0.49	155	77	2349	
B2, Shrub Bubbler	0.3	Drip	0.81	0.37	295	109	3353	
B3, Tree Bubbler	0.3	Drip	0.81	0.37	600	222	6820	
Totals					1050	408	12522	
						ETWU Total	12522	
Maximum Allowed Water Allowance (MAWA) ^e							17723	
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area	408							
Total Area	1050							
Average ETAF	0.39							


LOT 3 - California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ET _c)		49.5		Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
C1, Tree Bubbler	0.4	Drip	0.81	0.49	200	99	3031	
C2, Shrub Bubbler	0.3	Drip	0.81	0.37	312	116	3546	
				Totals	512	214	6578	
						ETWU Total	6578	
Maximum Allowed Water Allowance (MAWA) ^e							8642	
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area	214							
Total Area	512							
Average ETAF	0.42							

IRRIGATION DEMOLITION NOTES:

- CONTRACTOR SHALL EXECUTE IRRIGATION WORK EXPEDITIOUSLY TO MAINTAIN WATER SERVICE FOR EXISTING TO REMAIN IRRIGATION SYSTEMS LOCATED OUTSIDE OF PROJECT AREA AS REQUIRED TO MAINTAIN PLANT MATERIAL IN A HEALTHY CONDITION.
- CONTRACTOR SHALL SCHEDULE OR PHASE WORK AS APPROPRIATE WITH GENERAL CONTRACTOR'S OVER-ALL PROJECT SCHEDULING.
- IRRIGATION CONTRACTOR SHALL INCLUDE IN THEIR BID TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION AND GRADING AND MAKE TEMPORARY AND PERMANENT CONNECTIONS AND / OR REPAIRS AS NECESSARY TO MAINTAIN IRRIGATION WATER SERVICE TO IRRIGATION SYSTEMS LOCATED OUTSIDE OF PROJECT AREA AFFECTED BY CONSTRUCTION. CONTRACTOR TO MAINTAIN WATER SUPPLY TO PLANTS AND TURF AT ALL TIMES OR SUPPLY WATER MANUALLY TO MAINTAIN PLANTS AND TURF IN HEALTHY CONDITION THROUGHOUT CONSTRUCTION. DAMAGE TO TURF DUE TO INSUFFICIENT WATER SHALL BE REPAIRED BY INSTALLING NEW SOD.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH CAMPUS LANDSCAPE SUPERVISOR IN ADVANCE OF PLANNED DISRUPTIONS OF IRRIGATION WATER SERVICE.

IRRIGATION NOTES

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


ALISSA J. NOGUEZ, CALIFORNIA LANDSCAPE ARCHITECT #3676
- THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO BEGINNING WORK. CONTACT OWNER'S REPRESENTATIVE SHOULD ANY CONFLICTS ARISE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS. CONTRACTOR TO CONFORM TO THE REQUIREMENTS OF NFPA 24, SECTION 8.1, MINIMUM DEPTH-OF-COVER (36 INCHES) FOR PIPE TO INCLUDE FIRE LANE ROUTES OF ACCESS.
- THIS SYSTEM IS DESIGNED TO OPERATE AT 60 PSI AND 30 GPM FROM THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AND FLOW PRIOR TO BEGINNING OF WORK. CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
- THE IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. WHERE PIPING, VALVES, ETC. ARE SHOWN OUTSIDE OF PLANTING AREAS, THE INTENT IS FOR PIPING, VALVES, ETC. TO BE INSTALLED WITHIN PLANTING AREAS UNLESS OTHERWISE NOTED AND DETAILED.
- CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH OTHER TRADES. CONTRACTOR TO COORDINATE AND VERIFY ALL SLEEVEING, PIPING, ELECTRICAL SUPPLY, POINT OF CONNECTION, ETC.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETE AND UNIFORM COVERAGE OF PLANTING AND TURF AREAS. CONTRACTOR TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH CIRCUIT. ADJUST SPRAY HEADS AND NOZZLES FOR OPTIMUM COVERAGE WHILE PREVENTING OVERSPRAY ONTO WALKWAYS AND STRUCTURES. ADDITIONALLY, CONTRACTOR SHALL ADJUST ALL VALVES, NOZZLES, AND HEADS FOR OPTIMUM COVERAGE, AVOIDING MISTING, OVERSPRAY, OR UNDERSPRAY.
- LATERAL LINES TO BE SIZED PER PIPE SIZING CHART.
- CONTRACTOR TO MAINTAIN AS-BUILT DRAWING SET TO BE AVAILABLE ON SITE AT ALL TIMES AND AT TIME OF SUBSTANTIAL COMPLETION REVIEW. CONTRACTOR SHALL PREPARE REDUCED, COLOR-CODED PLANS, LAMINATE, AND PLACE (1) IN CONTROLLER ENCLOSURE AND DELIVER (1) TO OWNER'S REPRESENTATIVE AFTER APPROVAL OF RECORD DRAWING SUBMITTAL AND PRIOR TO FINAL COMPLETION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN TRENCHING AROUND EXISTING TREES AND SHRUBS. CONTRACTOR SHALL HAND TRENCH WHEN TRENCHING ACROSS ROOTS 2" AND LARGER TO PRESERVE ROOT SYSTEM. ROOTS SMALLER THAN 2" MAY BE TRIMMED. DO NOT TEAR ANY ROOTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION WATER AUDITOR TO PERFORM A LANDSCAPE IRRIGATION WATER AUDIT AND PREPARE AN IRRIGATION AUDIT REPORT COMPLIANT WITH MWEO 492.12 INCLUDING, BUT NOT LIMITED TO INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, CORRECTING OVER-SPRAY OR RUN-OFF AND CONFIGURING CONTROLLERS WITH APPLICATION RATE, SOIL TYPE, PLANT FACTORS, SLOPE, SUN EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE WATERING TIMES MUST BE AFTER 7 PM AND BEFORE 9 AM.
- REFER TO SPECIFICATIONS SECTION AND IRRIGATIONS DETAILS ON SHEET L.13.

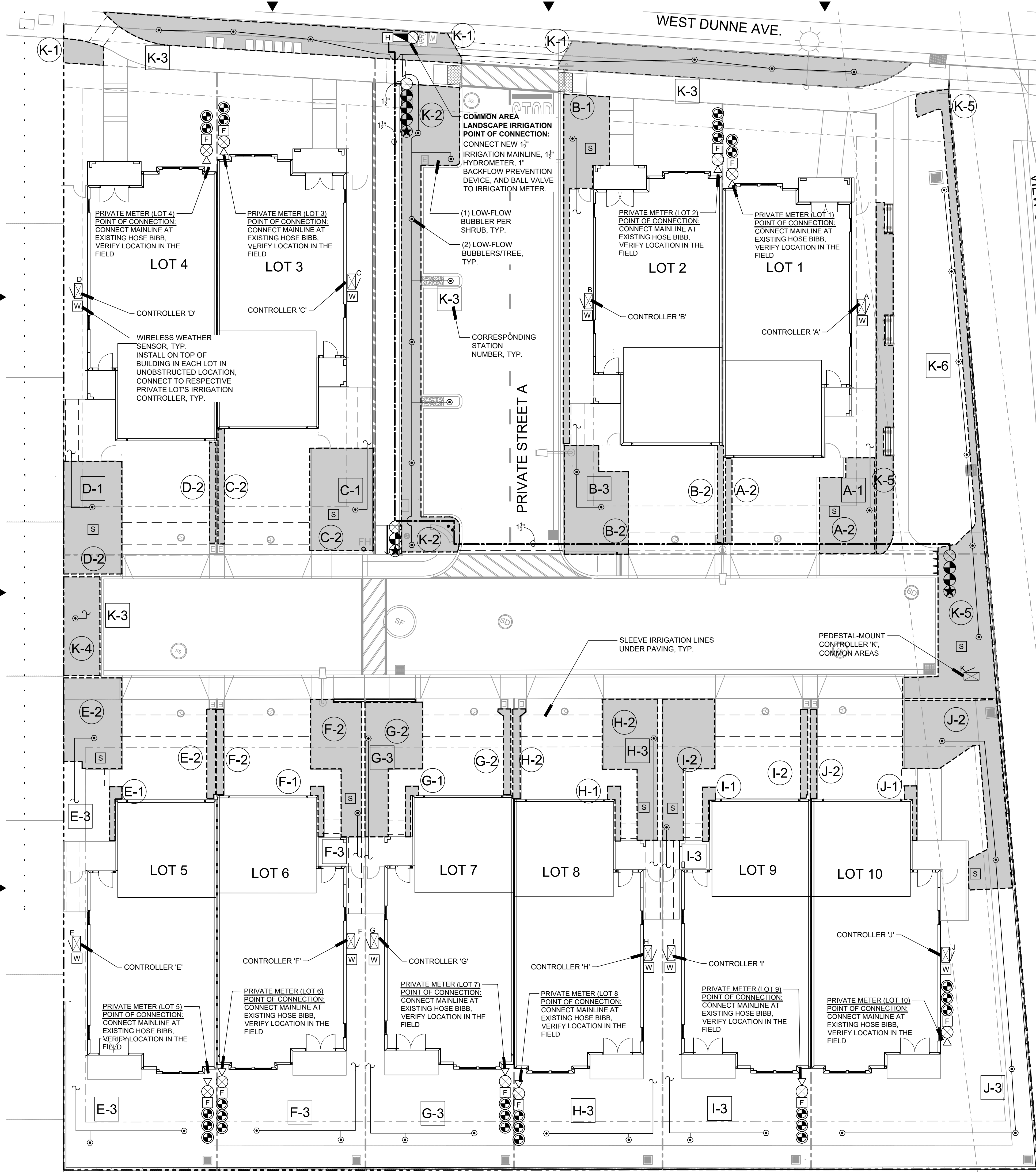
329100 TEMPORARY TREE AND PLANT PROTECTION
328400 PLANTING IRRIGATION

LOT 4 - California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ET _c)		49.5		Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
D1, Tree Bubbler	0.3	Drip	0.81	0.37	200	74	2273	
D2, Shrub Bubbler	0.3	Drip	0.81	0.37	309	114	3512	
0	0.3	Drip	0.81	0.37	0	0	0	
Totals					509	189	5786	
						ETWU Total	5786	
Maximum Allowed Water Allowance (MAWA) ^e							8592	
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area	189							
Total Area	509							
Average ETAF	0.37							

LOT 5 - California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET _c)		49.5		Project Type		Residential		0.55	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas									
E1, Shrub Bubbler	0.4	Drip	0.81	0.49	16	8	242		
E2, Shrub Bubbler	0.3	Drip	0.81	0.37	270	100	3069		
E3, Tree Bubbler	0.3	Drip	0.81	0.37	600	222	6820		
					Totals	886	330	10131	
							ETWU Total	10131	
							Maximum Allowed Water Allowance (MAWA) ^e	14955	
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area	330								
Total Area	886								
Average ETAF	0.37								

LOT 6 - California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ET _c)		49.5		Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
F1, Shrub Bubbler	0.4	Drip		0.81	0.49	16	8	242
F2, Shrub Bubbler	0.3	Drip		0.81	0.37	247	91	2808
F3, Tree Bubbler	0.3	Drip		0.81	0.37	600	222	6820
					Totals	863	322	9870
						ETWU Total		9870
						Maximum Allowed Water Allowance (MAWA) ^e		14567
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area	322							
Total Area	863							
Average ETAF	0.37							

LOT 7 - California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET _c)		49.5		Project Type		Residential		0.55	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas									
G1, Shrub Bubbler	0.4	Drip		0.81	0.49	15	7	227	
G2, Shrub Bubbler	0.3	Drip		0.81	0.37	249	92	2830	
G3, Tree Bubbler	0.3	Drip		0.81	0.37	600	222	6820	
				Totals		864	322		9878
							ETWU Total		9878
							Maximum Allowed Water Allowance (MAWA) ^e		14584
<u>ETAF Calculations:</u>									
Regular Landscape Areas									
Total ETAF x Area	322								
Total Area	864								
Average ETAF	0.37								



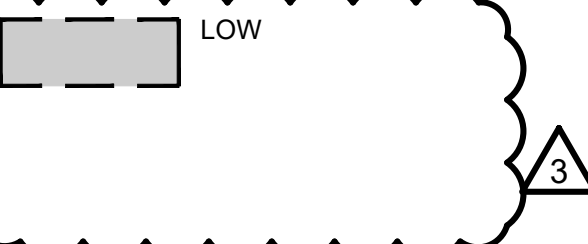
IRRIGATION LEGEND

SYM	MODEL	MANUF.	DESCRIPTION	GPM	PSI	RAD
BUBBLER						
⊙	1401	RAINBIRD	FLOOD BUBBLER IN DRAIN TUBE, TWO PER NEW TREE, NUMBER PER EXISTING TREE PER PLAN	0.25	30	-
•	1401	RAINBIRD	FLOOD BUBBLER, ONE PER SHRUB OR VINE	0.25	30	-
VALVES						
▣	825Y	FEBCO	1" BACKFLOW PREVENTER, INSTALL IN CAGE PER DETAIL			
⊗	4660-T	NIBCO	PLASTIC BALL VALVE, LINE SIZE			
⊙	PESB-PRS-D w/ PRF075RBY	RAINBIRD	PRESSURE REGULATED REMOTE CONTROL VALVE, SIZE PER PLAN, INSTALL REGULATOR/STRAINER UPSTREAM OF VALVES WITH FLOWS LESS THAN 5 GPM			
⊙	075-ASVF w/ PRF075RBY	RAINBIRD	PRESSURE REGULATED ANTI-SIPHON REMOTE CONTROL VALVE, INSTALL REGULATOR/STRAINER UPSTREAM OF VALVES WITH FLOWS LESS THAN 5 GPM.			
★	44LRC	RAINBIRD	1" QUICK COUPLING VALVE WITH RUBBER CAP, PROVIDE MATCHED QUICK COUPLING KEY (1 PER 5 VALVES)			
△			EXISTING HOSE BIBB -VERIFY LOCATION IN THE FIELD			
CONTROLLER/SENSOR						
A-1	ESP4ME3	RAINBIRD	PRIVATE LOT, EXTERIOR WALL MOUNT CONTROLLER A,B,C,D,E,F,G,H,I,J, COORDINATE POWER SUPPLY WITH ELECTRICAL TRADE			
K	ESP12LXMEF LXMSSPED	RAINBIRD	CONTROLLER K - COMMON AREAS - 12 STATION EXTERIOR STAINLESS STEEL PEDESTAL MOUNT IRRIGATION CONTROLLER, COORDINATE POWER SUPPLY WITH ELECTRICAL TRADE			
H	6HM15ER11EEMEL	NETAFIM	1-1/2" PRESSURE REDUCING MANUAL ELECTRIC HYDROMETER, CONNECT TO NEW CONTROLLER 'A'			
F	MJ100B	RAINBIRD	1" FLOW METER, CONNECT TO RESPECTIVE LOT'S CONTROLLER			
W	WR2	RAINBIRD	WIRELESS WEATHER SENSOR WITH AUTOMATIC RAIN SENSING OVERRIDE, MOUNT TO BUILDING			
S	SMRT-Y	RAINBIRD	SOIL MOISURE SENSOR			
PIPING						
—	SCH 40 PVC NON-PRESSURIZED LATERAL LINE, 12" DEPTH, NSF APPROVED, SIZE PER LATERAL SIZING CHART THIS SHEET, PURPLE COLOR					
—	SCH 40 (UP TO 2 1/2") CLASS 315 (3" AND LARGER) PVC PRESSURIZED MAINLINE, NSF APPROVED SIZE PER PLAN, 18" DEPTH, 36" DEPTH UNDER FIRE LANE, PURPLE COLOR					
---	SCH 40 PVC SLEEVES, 2 IN EACH LOCATION, 3" MIN. IN SIZE, 36" DEPTH					

LATERAL PIPE SIZE CHART, SCH 40 PVC

GALLONS PER MINUTE	PIPE SIZE
0 - 7 GPM	3/4"
8 - 12 GPM	1"
13 - 22 GPM	1-1/4"
23 - 30 GPM	1-1/2"
31 - 50 GPM	2"
51 - 70 GPM	2-1/2"
71 - 110 GPM	3"

HYDROZONE AREAS:

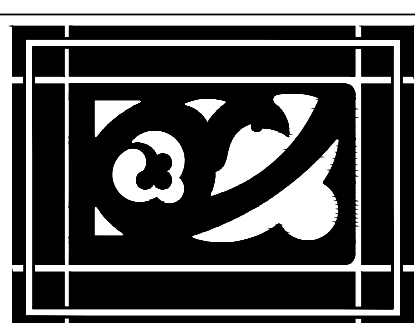


SHRUB HYDROZONES: A-2 A = CONTROLLER DESIGNATION 2 = VALVE NUMBER

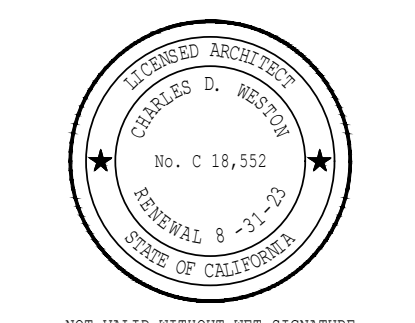
TREE HYDROZONES: D-1 D = CONTROLLER DESIGNATION 1 = VALVE NUMBER

NOTES:

- HYDROZONES BASED ON PLANT SPECIES WATER USE FOR ZONE 1 PER WUCOLS IV, 2014.
- HYDROZONE NUMBERS CORRESPOND TO VALVE NUMBERS.
- TREE HYDROZONE AREAS ESTIMATED FROM MATURE CANOPY SIZE BY SPECIES.
- SEE SHEET L2.1 FOR ESTIMATED TOTAL WATER USE.
- THE WATER SUPPLY TYPE FOR THIS SITE IS POTABLE.
- THE LOCAL WATER PURVEYOR FOR THIS SITE IS: CITY OF MORGAN HILL.
- PROJECT APPLICANT CONTACT INFORMATION:
DAVE ROBERTSON
DRP BUILDERS, INC.
PO BOX 664
GENOA, NV 89411

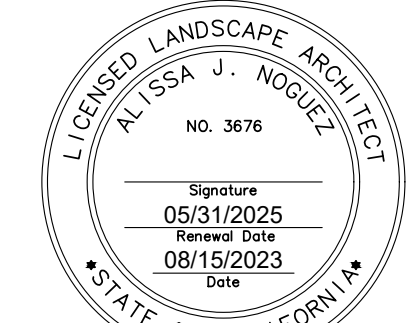


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CONSULTANT JOB NO. 2231



REVISIONS

1	
2	06.27.2023
3	08.15.2023

IRRIGATION PLAN
270 WEST DUNNE AVE TOWNHOMES
DRP BUILDERS, INC.
270 WEST DUNNE, MORGAN HILL, CA 95037

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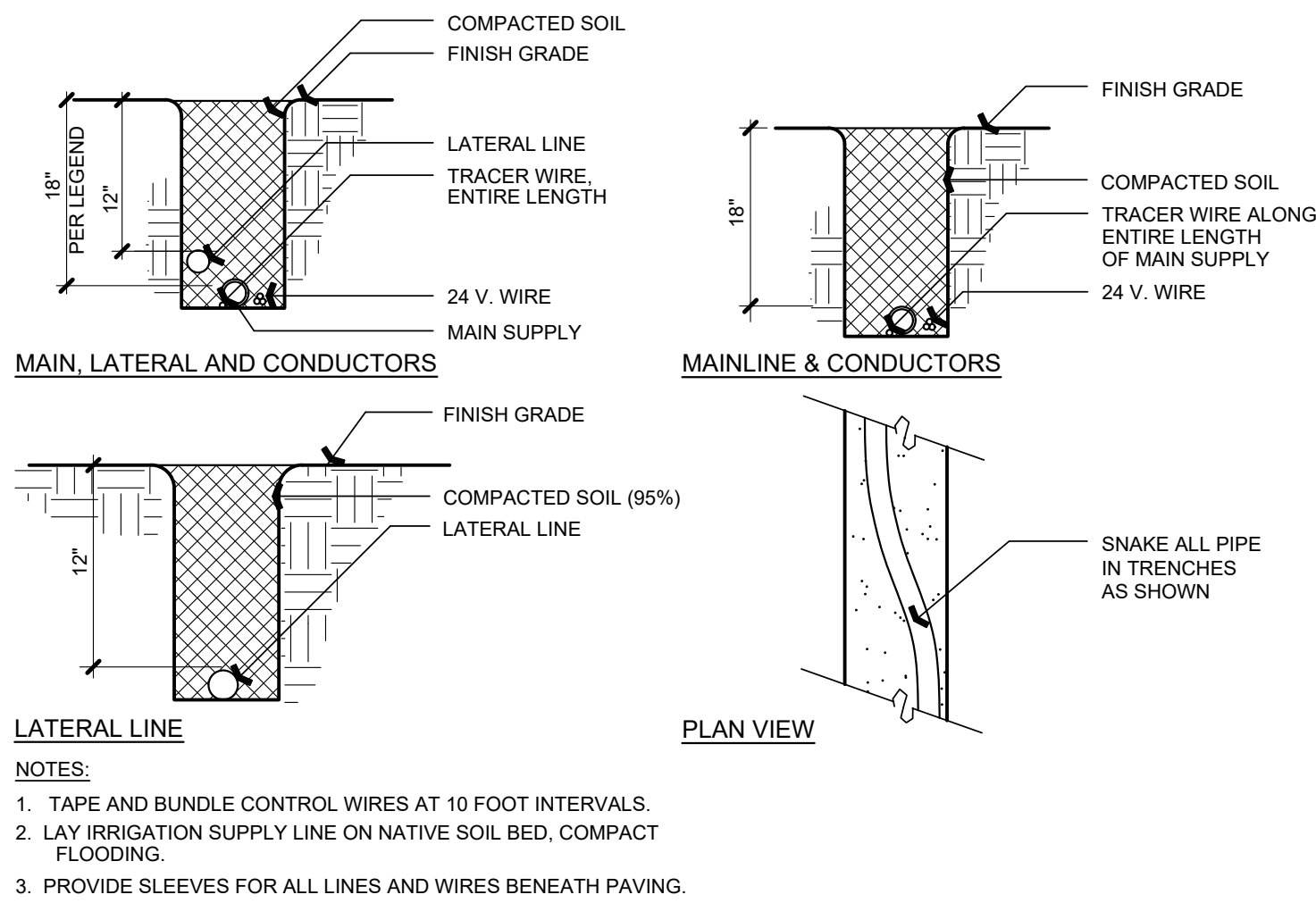
JOB NO: 21014

L2.2

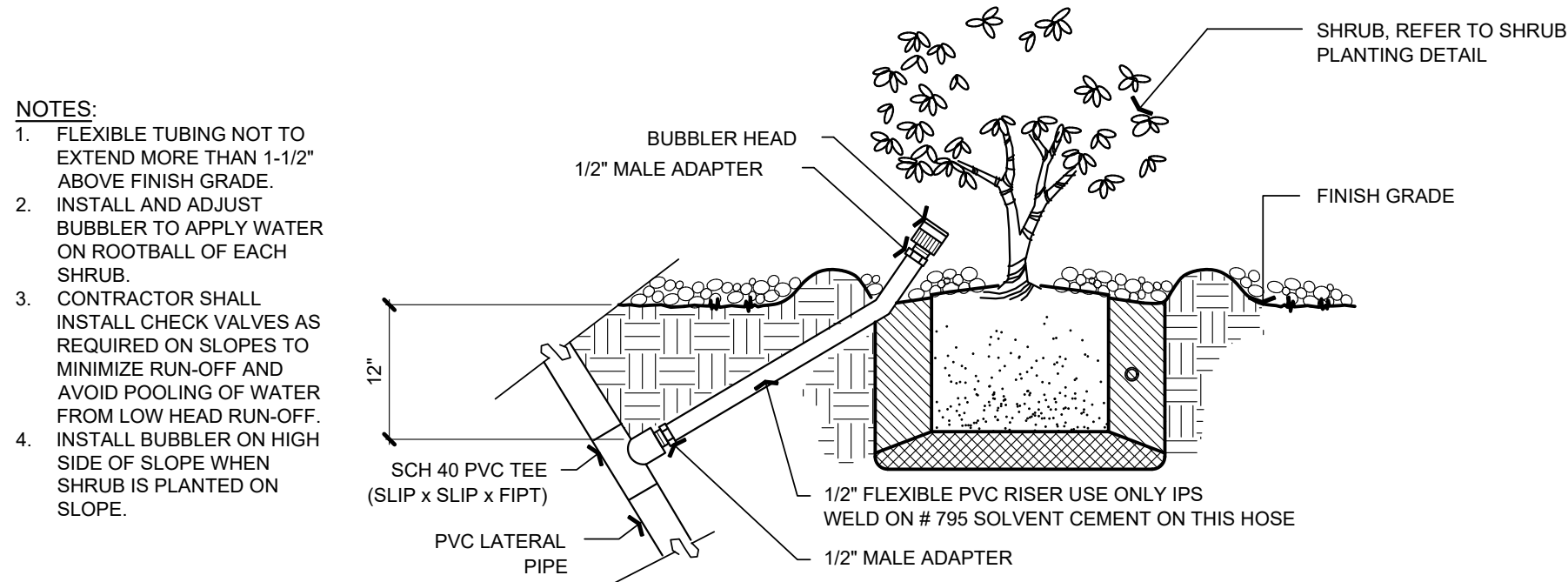


SCALE: 3/32" = 1'-0"

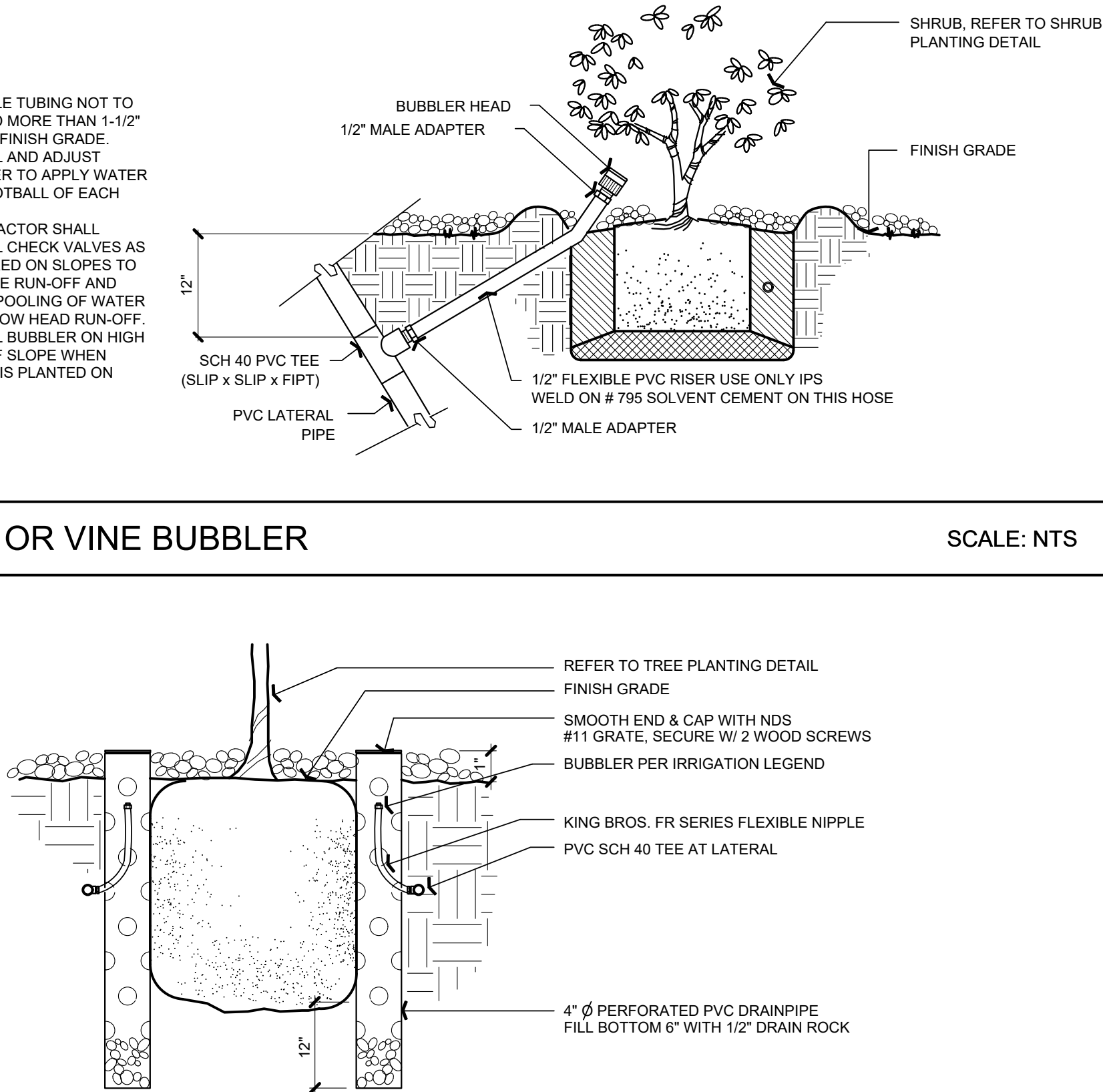
K TRENCHING SCALE: NTS



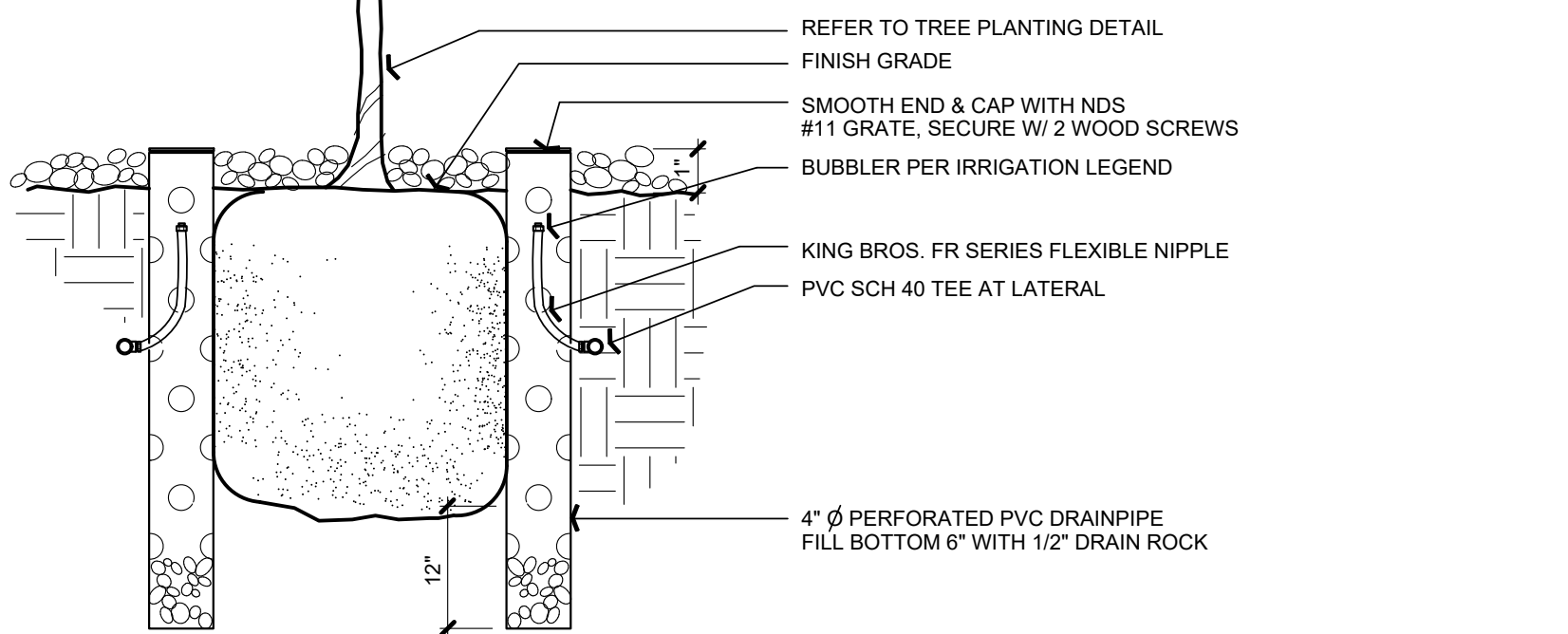
J WIRE CONNECTIONS SCALE: NTS



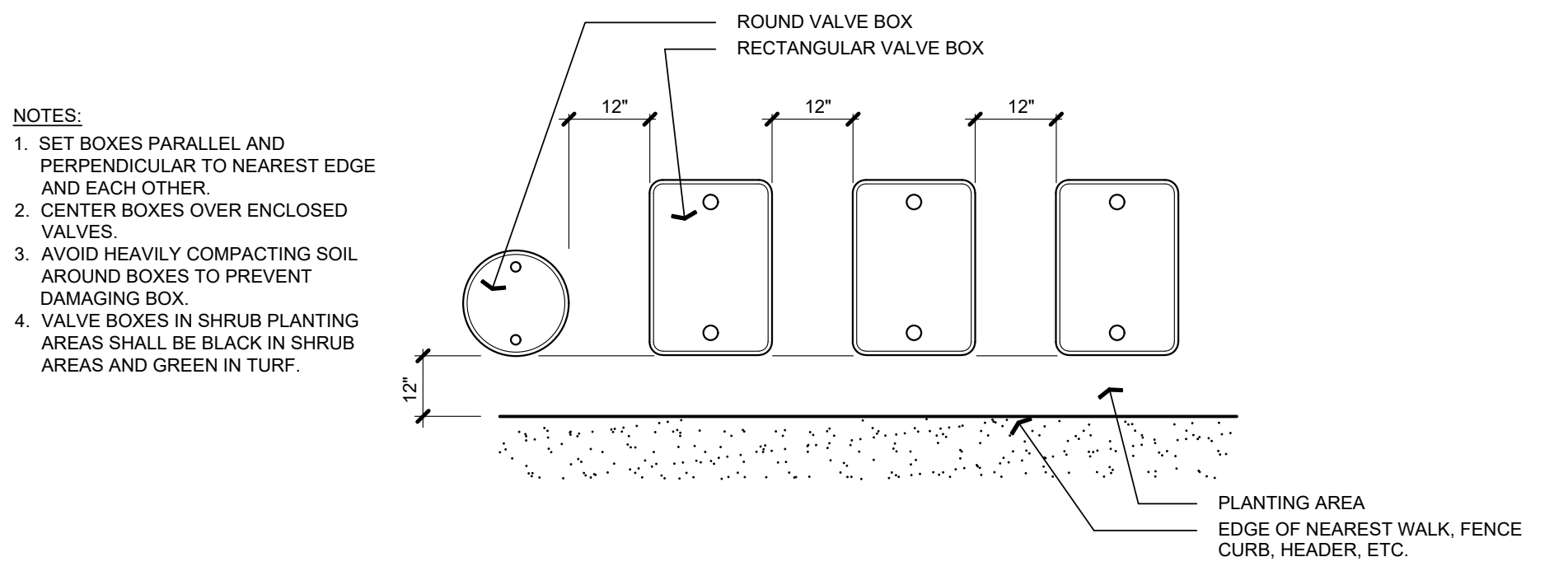
I SHRUB OR VINE BUBBLER SCALE: NTS



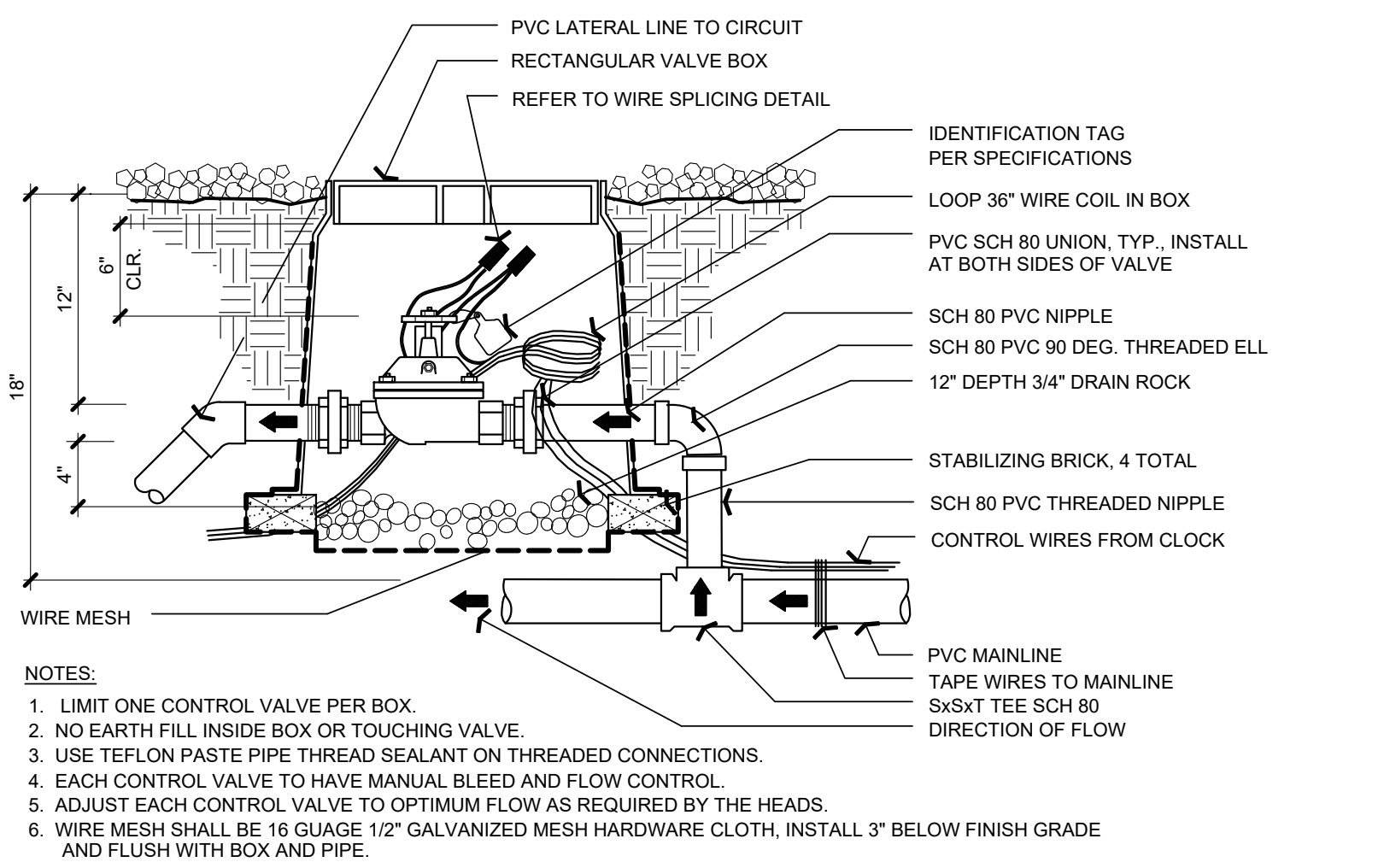
H TREE BUBBLER SCALE: NTS



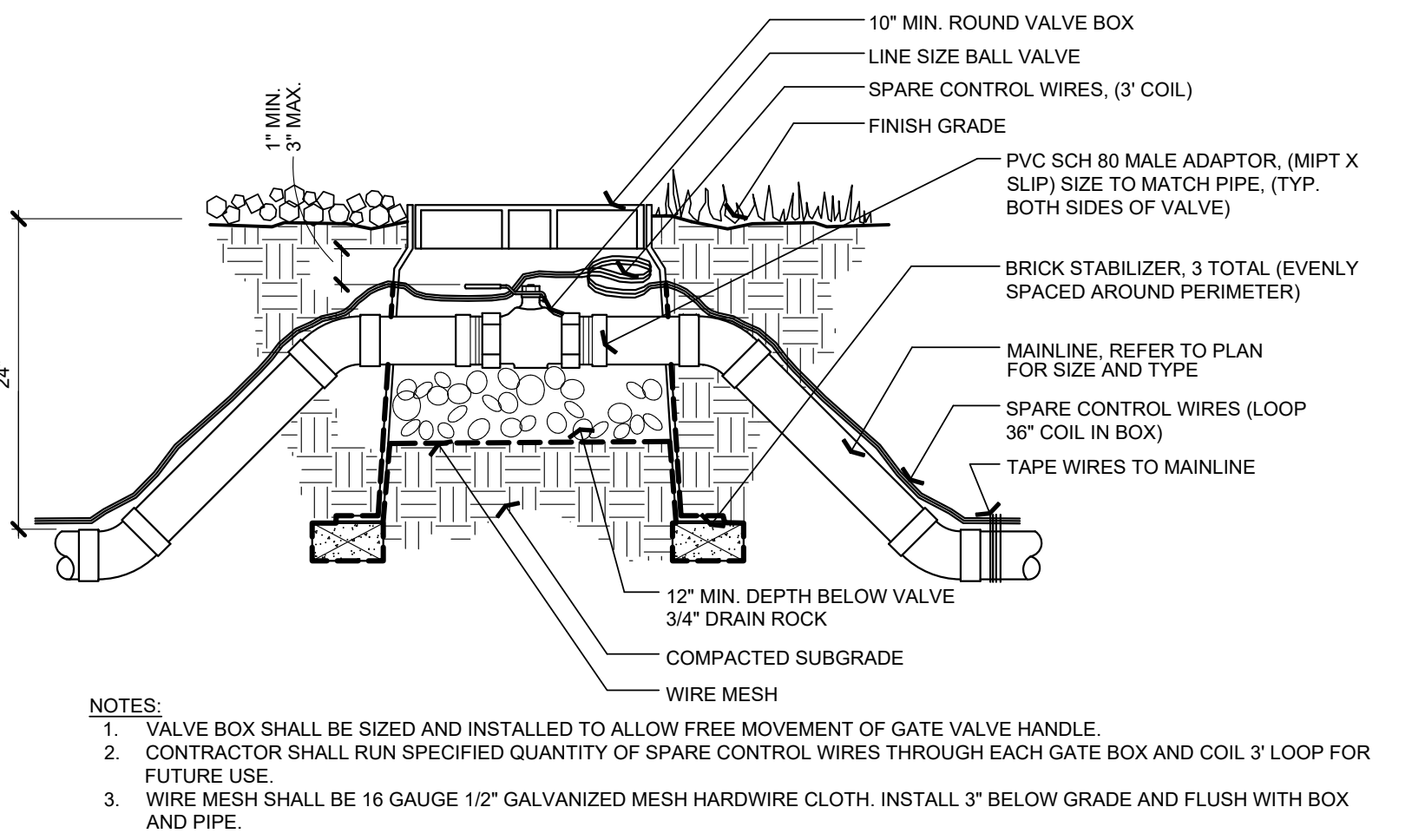
G VALVE BOX ALIGNMENT SCALE: NTS



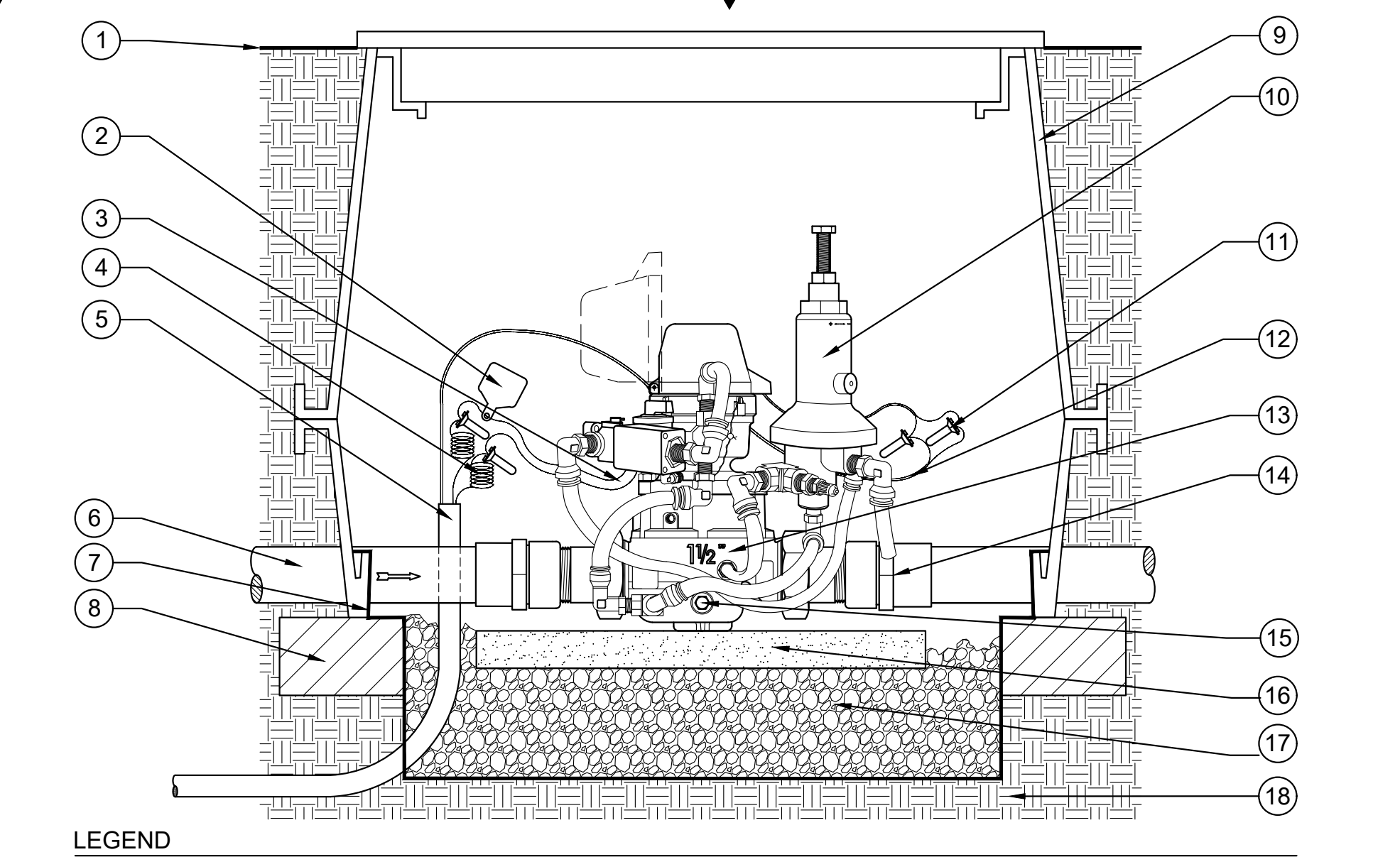
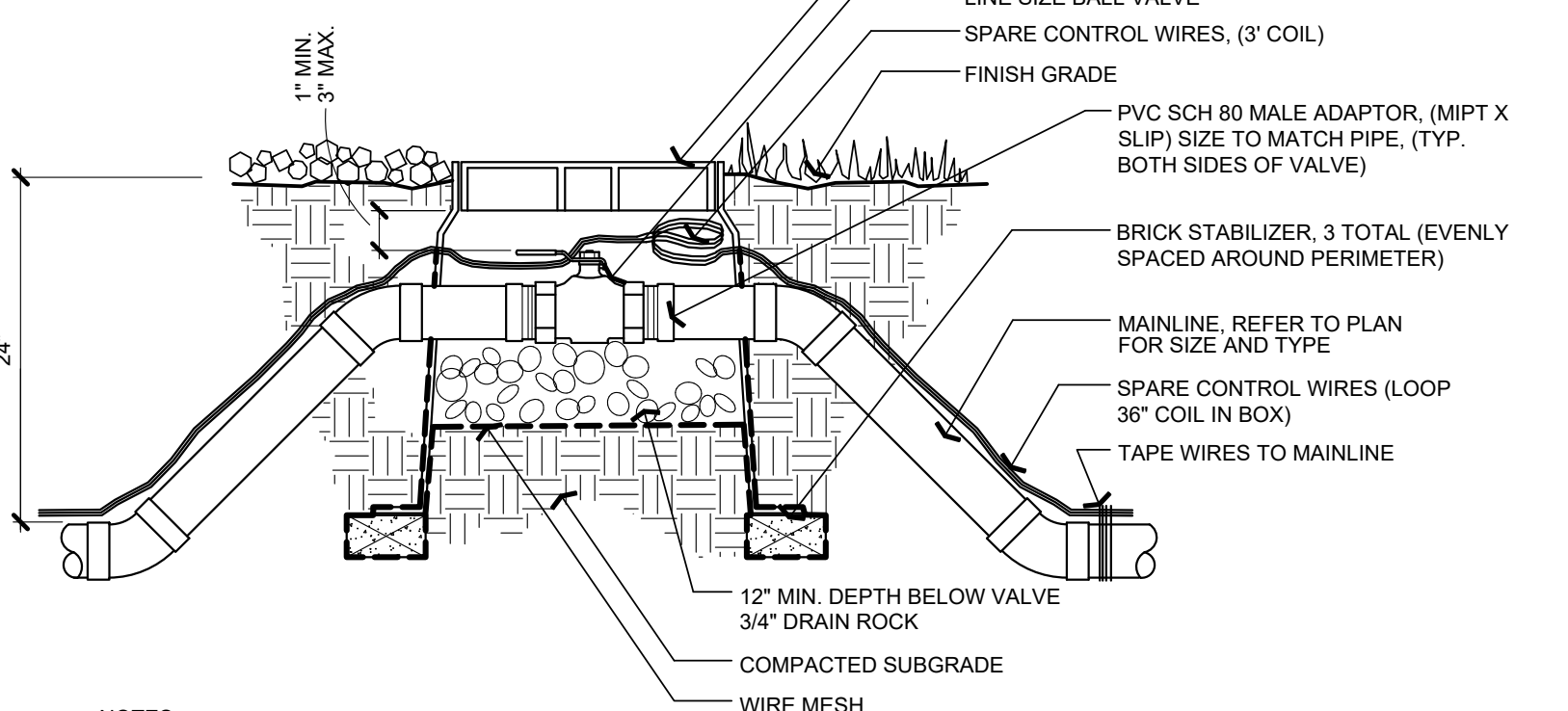
F QUICK COUPLING VALVE SCALE: NTS



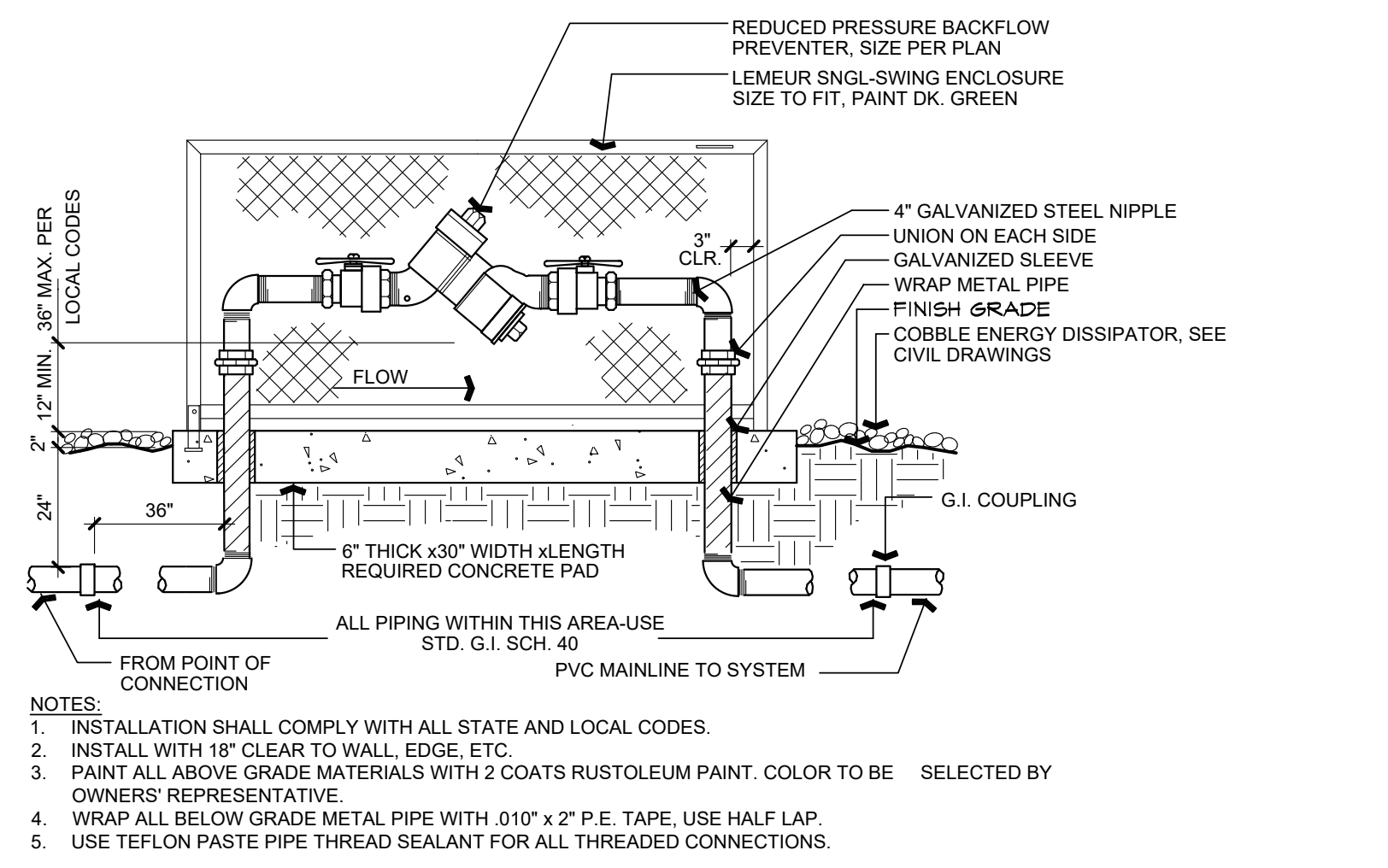
E REMOTE CONTROL VALVE SCALE: NTS



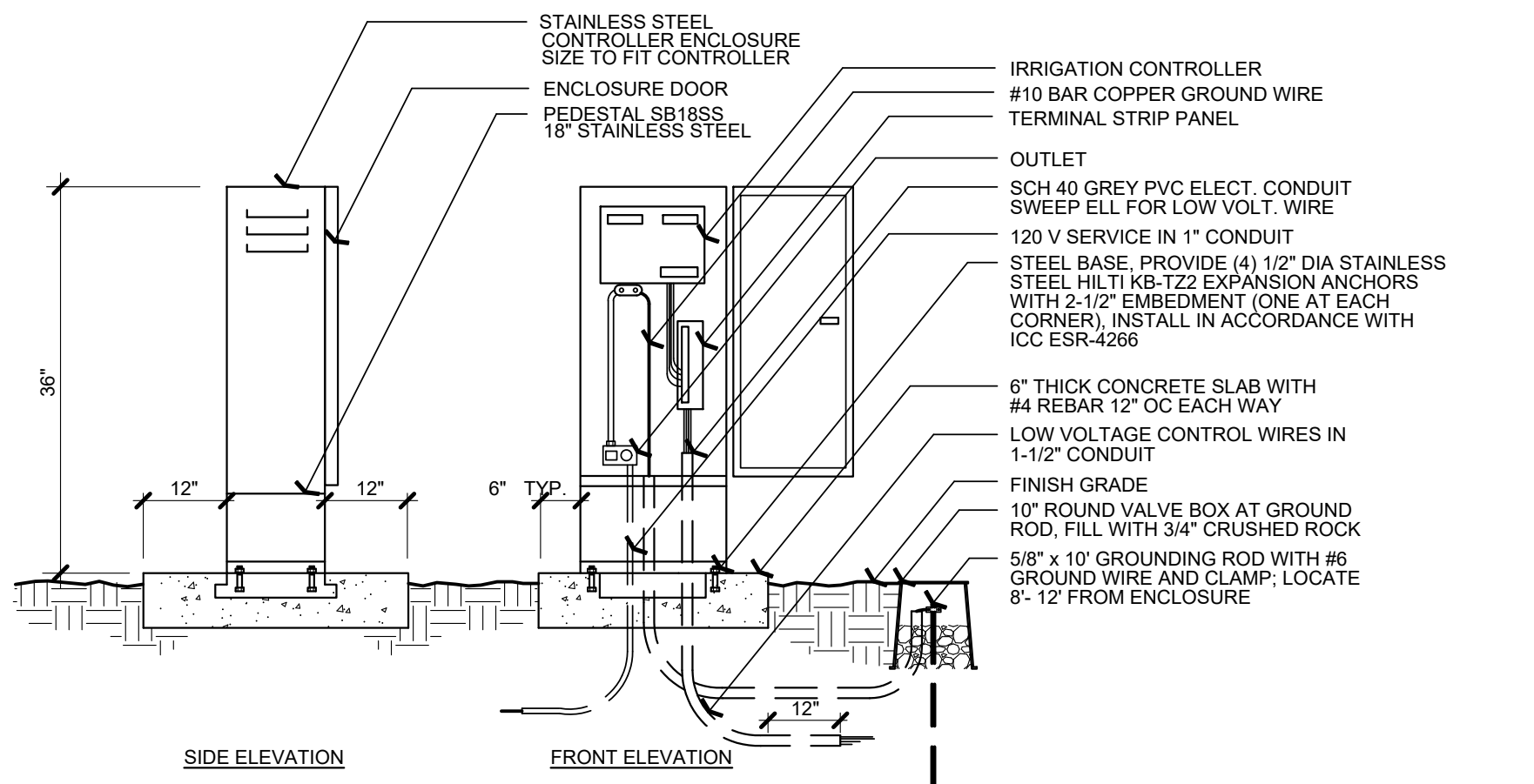
B BALL VALVE SCALE: NTS



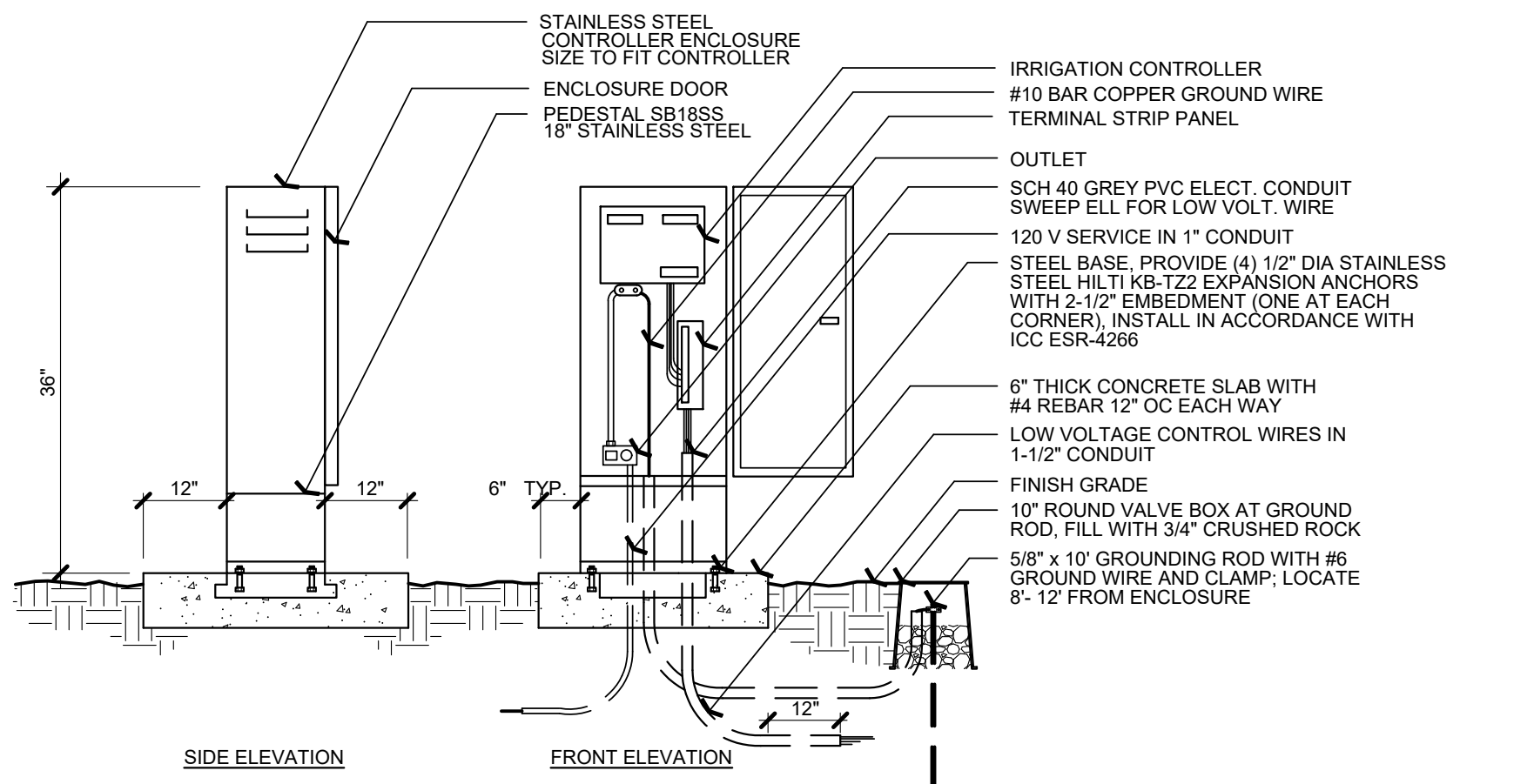
C HYDROMETER SCALE: NTS



B BACKFLOW PREVENTION DEVICE SCALE: NTS



A CONTROLLER 'A', PEDESTAL MOUNT SCALE: NTS



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05/31/2025
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REVISIONS

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2	06.27.2023
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IRRIGATION DETAILS
270 WEST DUNNE AVE TOWNHOMES
DRP BUILDERS, INC.
270 WEST DUNNE, MORGAN HILL, CA 95037

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L2.3