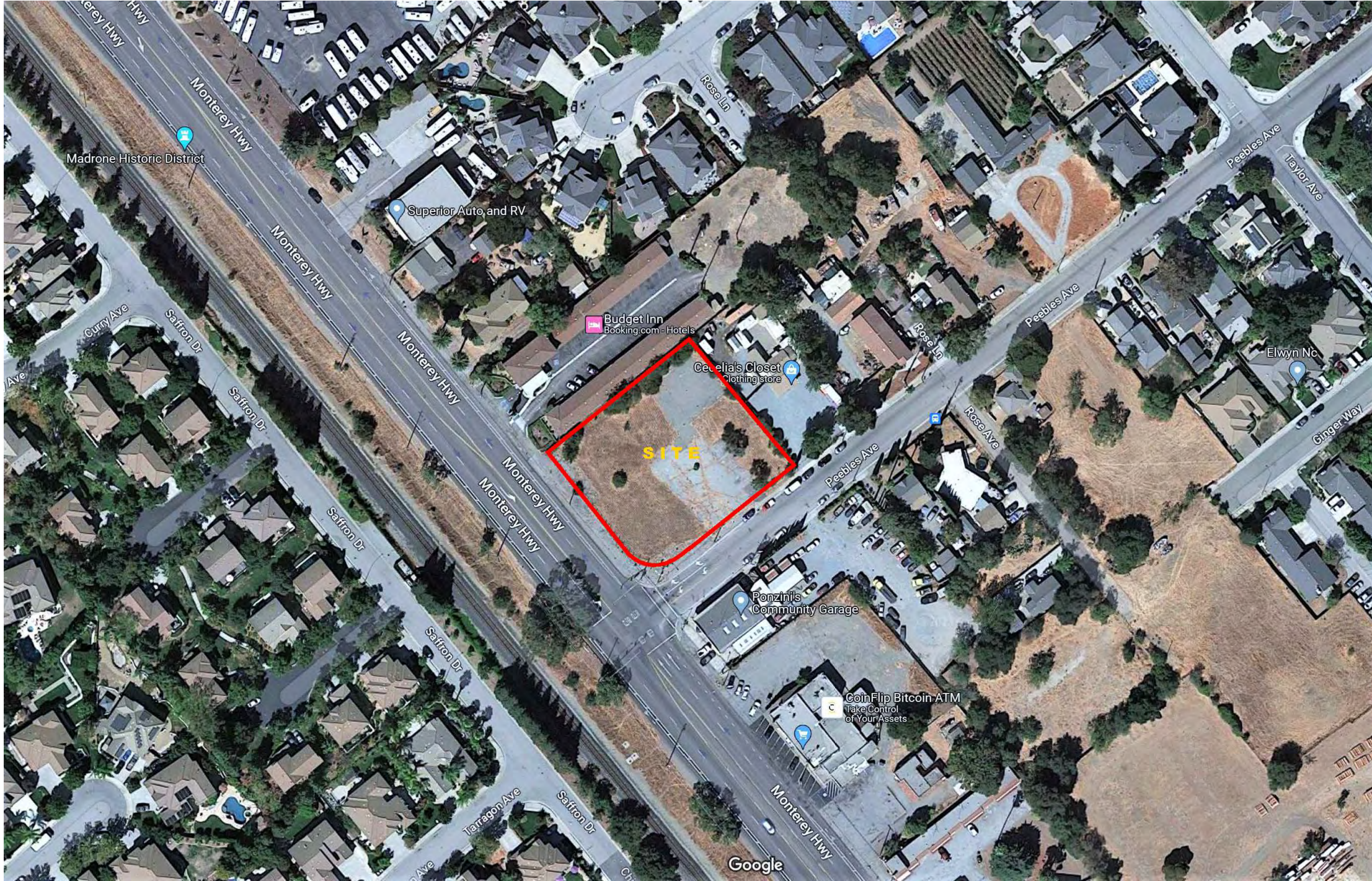
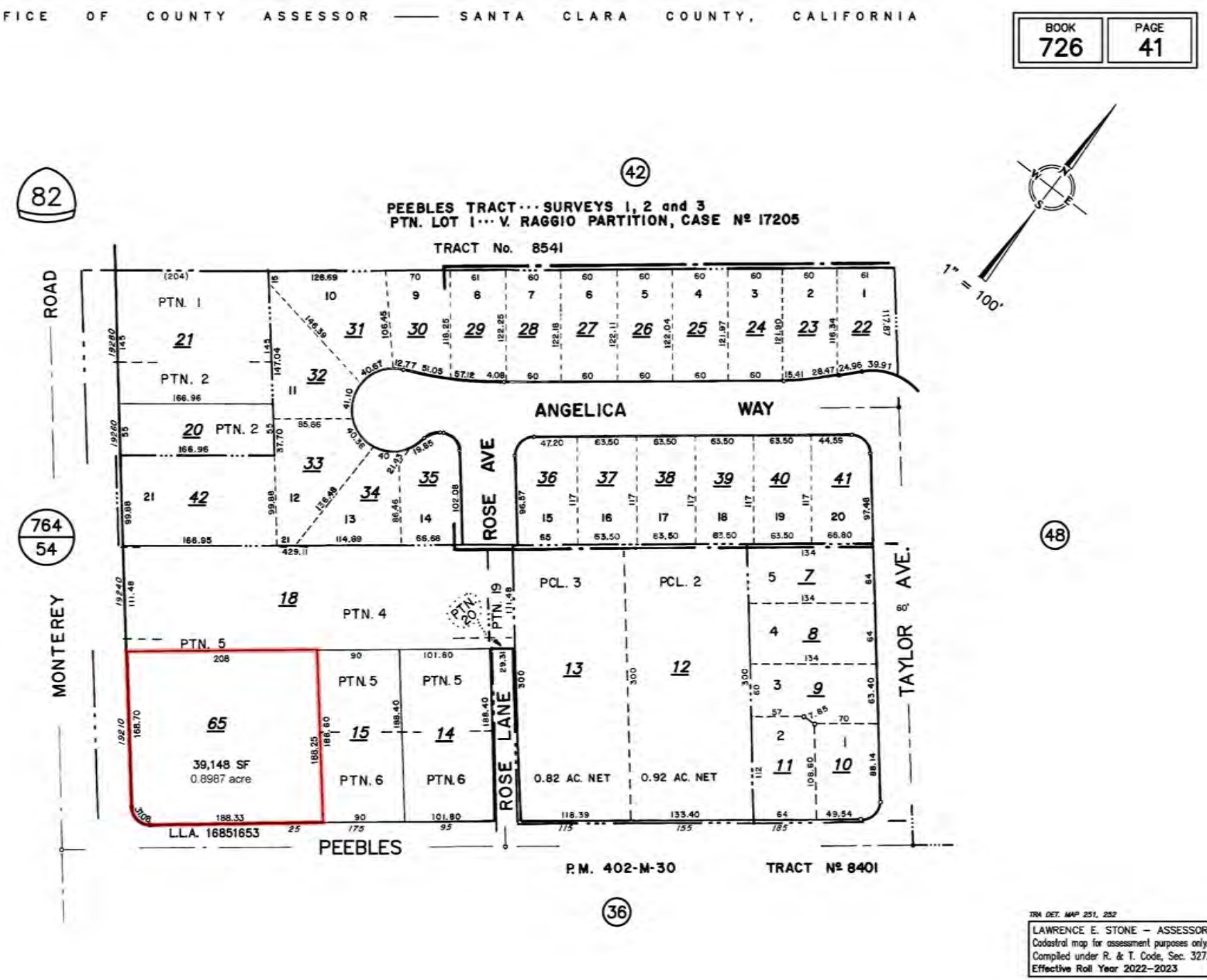


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C2.0	EXISTING CONDITIONS
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C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C7.0	VEHICLE CIRCULATION PLAN
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L-6.2	PLANTING DETAILS
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L-7.2	LIGHTING CUT SHEETS



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



OWNER

PEEBLES SQUARE, LLC.
1630 OAKLAND ROAD, STE. A215
SAN JOSE, CA. 95131

ARCHITECT

LPMD ARCHITECTS
1288 KIFER ROAD, UNIT 206
SUNNYVALE, CA. 94086
ANTHONY HO
Anthony@LPMD-Architects.com
408-859-2845

CIVIL ENGINEER

BKF
1730 N. FIRST STREET, STE. 600
SAN JOSE, CA. 95112
RUBEN MENDOZA
RMendoza@bkf.com
408-467-9127

LANDSCAPE ARCHITECT

LEVESQUE DESIGN
1414 BAY STREET, STE. 100
ALAMEDA, CA 94501
KEVIN LEVESQUE
kltiplanning@gmail.com
510-521-6700

PROJECT DATA

SITE ADDRESS: 25 PEEBLES AVENUE
APN: 726-41-065
SITE AREA: 39,272 SF (0.90 AC)
ZONING: MU-F

EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL TOWNHOUSES

NUMBER OF RESIDENTIAL UNITS PROPOSED: 20 THREE-BEDROOM UNITS
DENSITY PROPOSED: 22.2 U/A (MAXIMUM ALLOWED = 24 U/A)

UNIT SIZE:
1ST FLOOR GARAGE = 314 - 433 SF
1ST FLOOR LIVING = 276 - 281 SF
2ND FLOOR = 601 - 663 SF
3RD FLOOR = 601 - 764 SF

TOTAL AREA = 1792 - 2141 SF

BUILDING COVERAGE:
14,007 SF (35.7%)

FAR:
42,122 SF / SITE AREA = 1.07

HEIGHT: 3-STORY; MAX 35'

VEHICULAR PARKING PROVIDED:
RESIDENTS = 1 OR 2 STALLS PER UNIT IN THE ATTACHED GARAGE
EV CHARGER: 1 CHARGER PER UNIT INSTALLED INSIDE GARAGE
GUESTS = 7 STALLS (1 STALL PER 3 UNITS)
2 OF THEM ARE ACCESSIBLE
EV CHARGER: INSTALLED AT 1 STALL

BICYCLE PARKING PROVIDED:
(4) SHORT-TERM BIKE RACKS

PRIVATE OPEN SPACE PROPOSED: 60 SF/DU
COMMON OPEN SPACE PROPOSED: 100 SF/DU

CONSTRUCTION TYPE: VB

UNITS MIX		
UNIT TYPE	NOTE	UNIT COUNT
PLAN AL	3 BEDROOM 2 FULL + 1 HALF BATH	6
PLAN AR	3 BEDROOM 2 FULL + 1 HALF BATH	6
PLAN B	3 BEDROOM 2 FULL + 2 HALF BATH	6
PLAN C	3 BEDROOM 3 FULL + 1 HALF BATH	2
TOTAL =		20

PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale:

Revisions:

Drawing Title:

COVER
SHEET

Sheet No:

0

of Sheets

LPMD
Architects

1288 Kifer Road, Unit 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

DRAWING NAME: K:\2023\232485_Peebles Townhouses\ENG-L\Sheets\01_25PT-TS.dwg
PLOT DATE: 12-13-24 PLOTTED BY: wans

LEGEND

PROJECT BOUNDARY	---
ADJACENT LOT LINE	---
EASEMENT	---
ROAD CENTER LINE	---
CURB AND GUTTER	---
NEW CONCRETE SIDEWALK	---
NEW FIRE ROAD SECTION	---
NEW AC SECTION	---
PRIVATE STORM DRAIN EASEMENT (PSDE)	---
PRIVATE WATER METER EASEMENT (PWME)	---
EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)	---
TREATMENT AREA	---
TRANSFORMER (FOR REFERENCE ONLY)	---

GENERAL NOTES

- OWNER/APPLICANT: RICHARD CHEN
1630 OAKLAND ROAD, #A215
SAN JOSE, CA 95131
CONTACT: STEVE SARAY
(408)-680-3880
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. 1ST STREET SUITE #600
SAN JOSE, CA 95112
CONTACT(S): ISAAC KONTOROVSKY
PHONE: 408-467-9100
- PROPERTY: PARCEL 1 (APN: 726-41-065)
BEING ALL OF THE LANDS DESCRIBED AND DELINEATED IN THAT CERTAIN GRANT DEED
FILED FOR RECORD ON AUGUST 13, 1999, IN DOCUMENT NUMBER 14938891, AND ALL OF
THE LANDS DESCRIBED AND DELINEATED IN THAT CERTAIN TRUST TRANSFER DEED FILED
FOR RECORD ON APRIL 1, 1998, IN DOCUMENT NUMBER 14121307, AT THE OFFICE OF THE
RECORDER OF SANTA CLARA COUNTY.
- ASSESSORS PARCEL NO.: 726-41-065
- GENERAL PLAN (LAND USE): MIXED USE FLEX (7-24 DU/AC)
- EXISTING ZONING: CORRIDOR FORM-BASED (FB-C)
- PROPOSED ZONING: R3-PD
- EXISTING USE: VACANT
- PROPOSED USE: RESIDENTIAL TOWNHOUSES
- GROSS AREA/NET AREA: ±0.90 ACRES
- NUMBER OF LOTS: 20 UNITS, 1 NON-DEVELOPABLE COMMON PARCEL
- UTILITIES:
 - A. WATER:
 - PUBLIC STREETS: CITY OF MORGAN HILL
 - PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 - B. SANITARY SEWER:
 - PUBLIC STREETS: CITY OF MORGAN HILL
 - PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 - C. STORM DRAIN:
 - PUBLIC STREETS: CITY OF MORGAN HILL
 - PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T/COMCAST
 - F. CABLE TV: COMCAST
- BENCHMARK: USCGS BRASS DISK STAMPED "A177" SET ON TOP OF STORMDRAIN CONCRETE HEADWALL
ALONG UNITED PACIFIC RAILROAD TRACKS
ELEVATION = 340.5
- TOPOGRAPHY: INFORMATION SHOWN IS BASED ON GROUND SURVEY CONDUCTED BY BKF ENGINEERS
CONDUCTED APRIL 14, 2015
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X AS SHOWN IN FLOOD INSURANCE
RATE MAP COMMUNITY PANEL NO.06085C0443H
- LOT SIZES:
 - COMMON LOT = 22,817 SF
 - UNITS 1-20 = 16,455 SF
 - TOTAL = 35,272 SF

ABBREVIATIONS

EUCA	EXCLUSIVE USE COMMON AREA
EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
O.R.	OFFICIAL RECORDS
PSDE	PRIVATE STORMDRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUSE	PUBLIC SERVICE EASEMENT
PWE	PRIVATE WATER EASEMENT
PWME	PRIVATE WATER METER EASEMENT
ROW	RIGHT OF WAY
ST	STREET
SW	SIDEWALK
WME	WATER METER EASEMENT

SHEET INDEX

TM-1.0	VESTING TENTATIVE MAP
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C6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C7.0	VEHICULAR CIRCULATION PLAN

VESTING TENTATIVE MAP
25 PEEBLES AVENUE
MORGAN HILL, SANTA CLARA COUNTY, CA



VICINITY MAP
N.T.S.

VESTING TENTATIVE MAP
PEEBLES TOWNHOMES
25 PEEBLES AVENUE
SANTA CLARA COUNTY
MORGAN HILL

CALIFORNIA

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Revisions			
No.	Date	By	Rev

Drawing Number:

TM-1.0

**EXISTING CONDITIONS
PEEBLES TOWNHOMES
25 PEEBLES AVENUE**

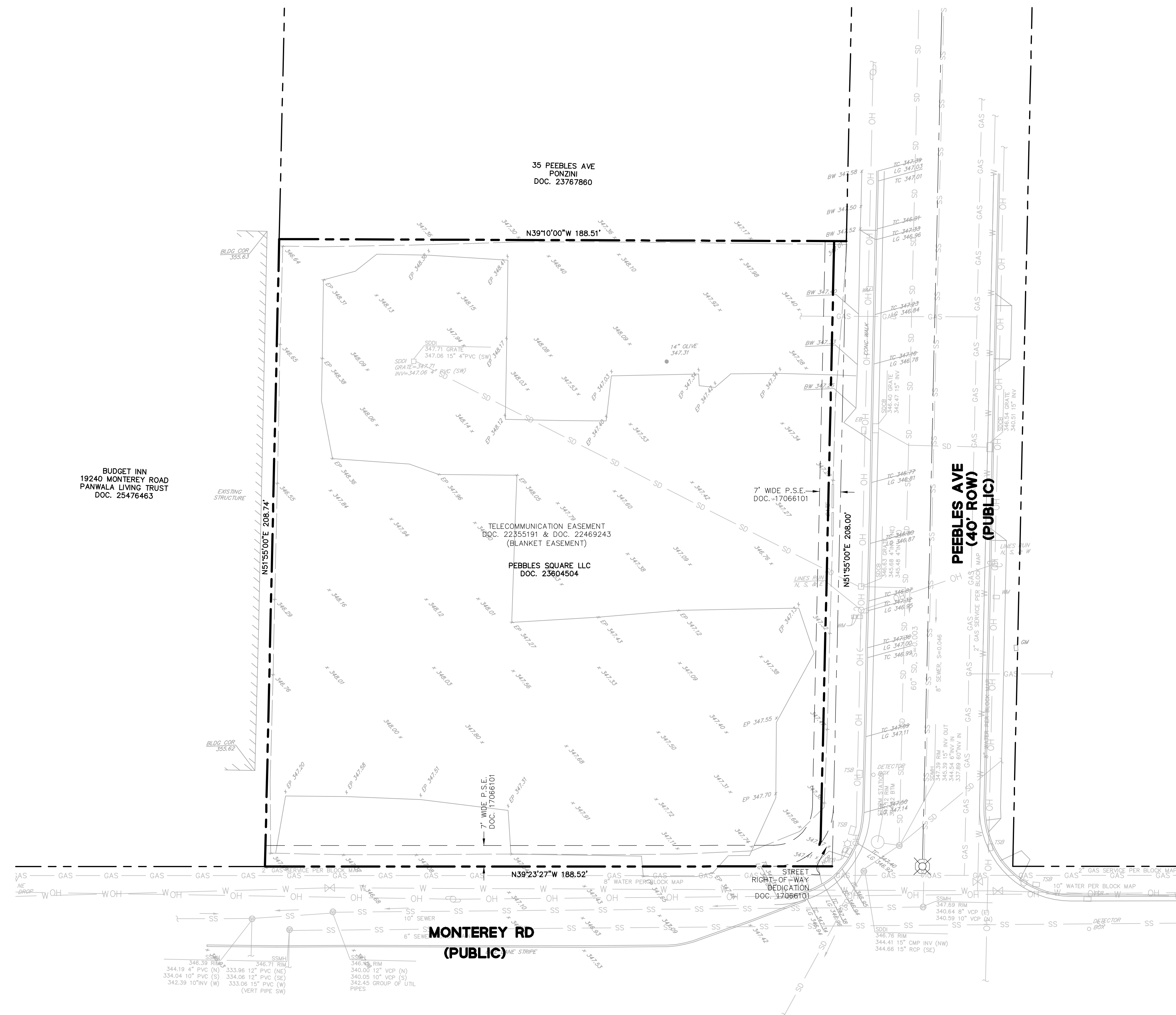
MORGAN HILL

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Drawn: SW/KH		
Approved: IK		
Job No: 20232485--10		

Drawing Number:

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2 OF 7

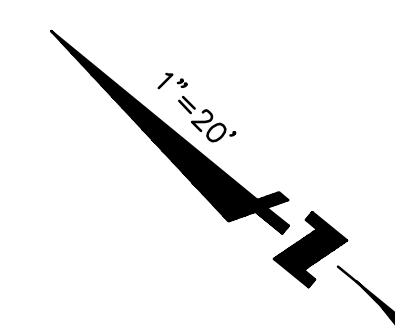


LEGEND

PROPERTY LINE ——— ——— ———
ADJACENT LOT LINE ——— ——— ———
EASEMENT LINE ——— ——— ———
GAS MAIN ——— G ———
WATER MAIN ——— W ——— W ———
ELECTRICAL LINE ——— E ———
SANITARY SEWER LINE ——— SS ——— SS ———
STORM DRAIN LINE ——— SD ——— SD ———
OVER HEAD WIRE ——— OH ——— OH ———
CHAIN LINKED FENCE X X X X X

ABBREVIATIONS

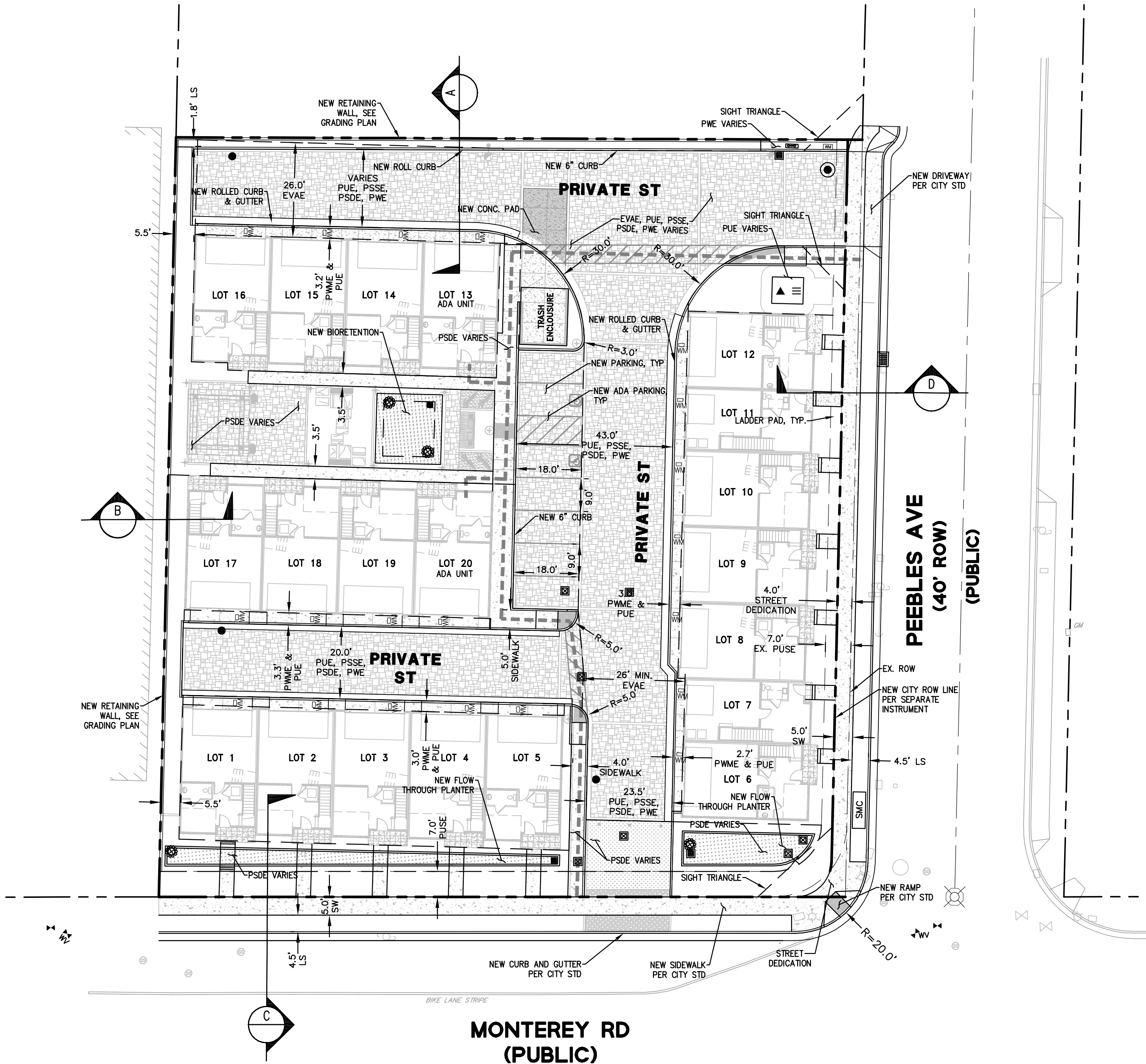
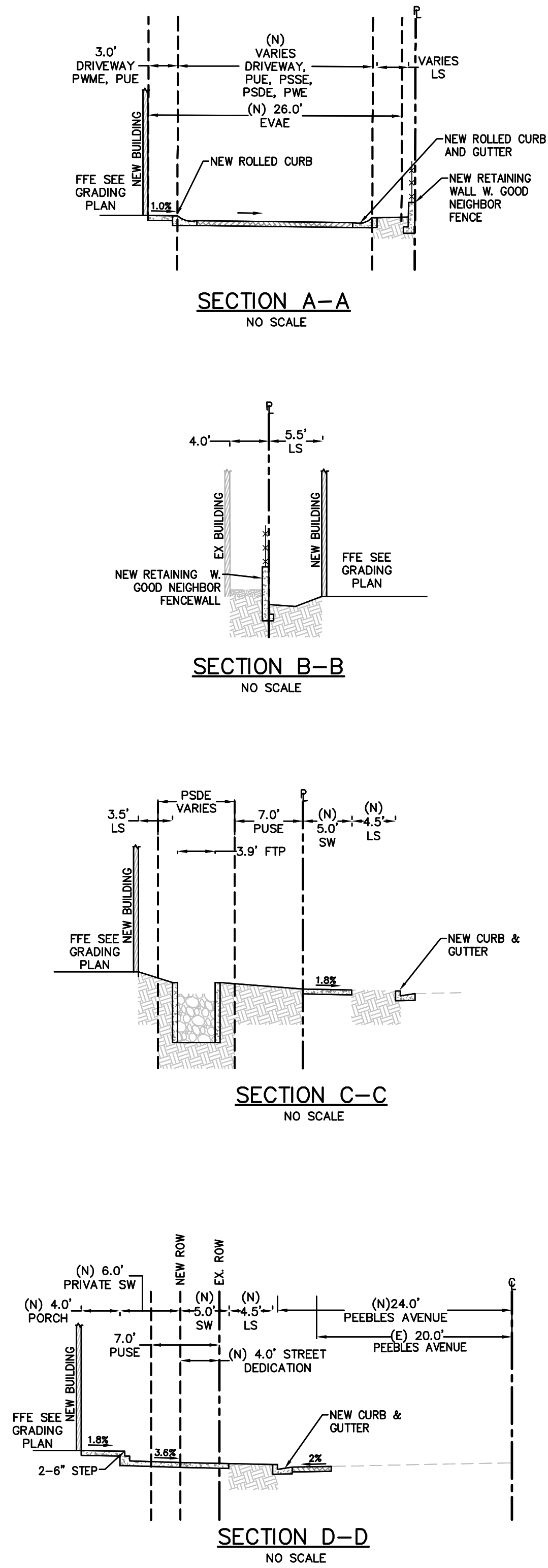
BLDG	BUILDING
CONC	CONCRETE
CTV	CABLE TELEVISION
DWY	DRIVEWAY
FL	FLOW LINE
FNC	FENCE
GRD	GROUND
GV	GAS VALVE
HCR	HANDICAP RAMP
LG	LIP OF GUTTER
LT	LIGHT
O/H	OVERHEAD ELECTRIC
SDCB	STORM DRAIN CATCH BASIN
SIG	SIGNAL
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TR	TREE
V	VAULT
WB	WATER BOX
WD	WOOD



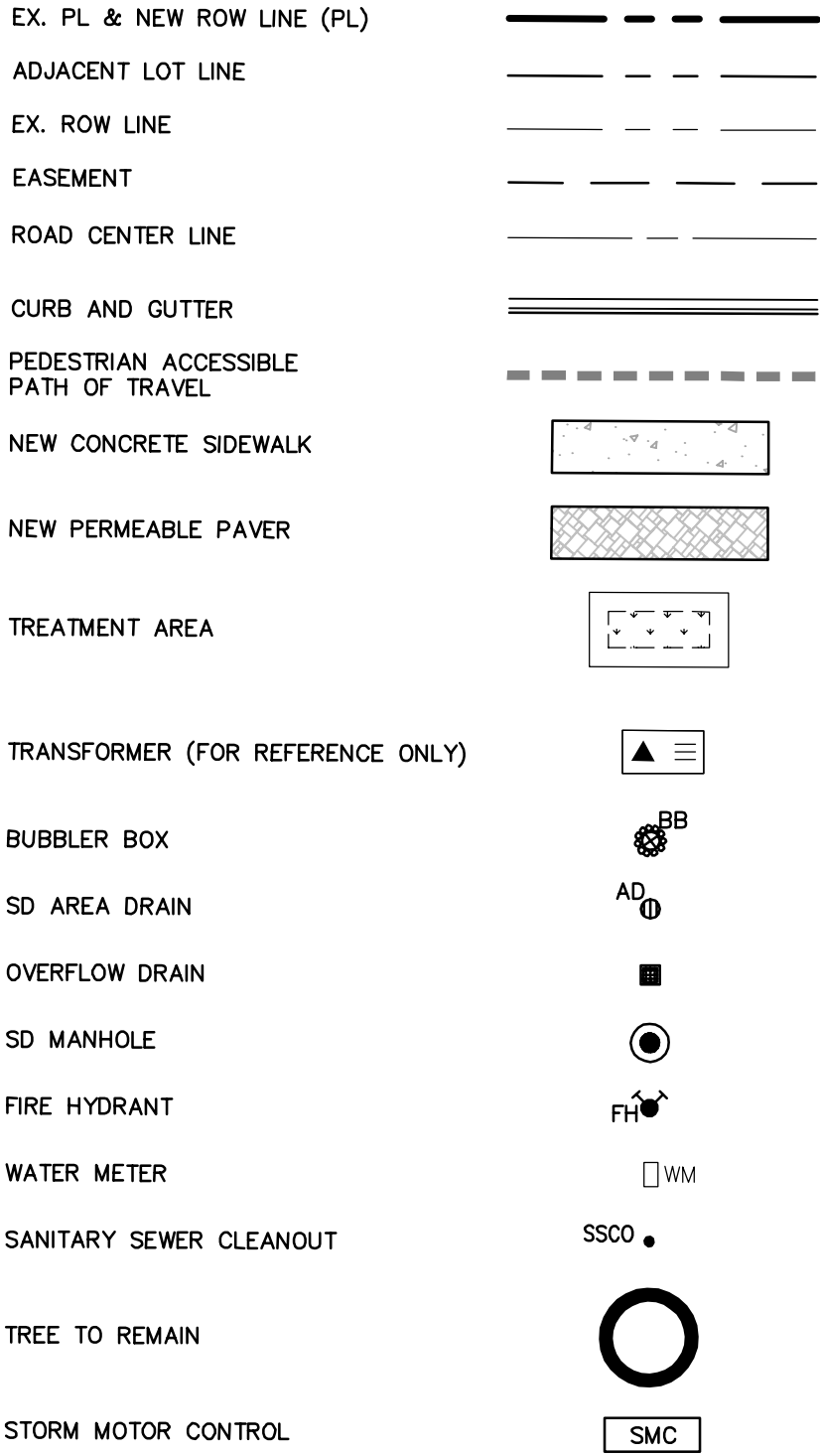
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LEGEND

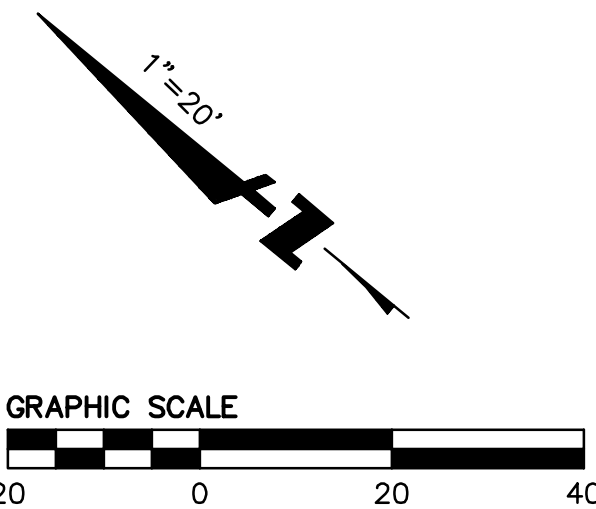


ABBREVIATIONS

EUCA	EXCLUSIVE USE COMMON AREA
EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX.	EXISTING
O.R.	OFFICIAL RECORDS
PSDE	PRIVATE STORMDRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUSE	PUBLIC SERVICE EASEMENT
PWE	PRIVATE WATER EASEMENT
PWME	PRIVATE WATER METER EASEMENT
ROW	RIGHT OF WAY
ST	STREET
SW	SIDEWALK
WME	WATER METER EASEMENT

NOTES

- HAND DIG FOR EXCAVATION NEAR EXISTING TREES.
- CONTRACTOR SHALL USE COOL SURFACE MATERIAL ON THE DRIVEWAY.



CALIFORNIA

PRELIMINARY SITE PLAN
PEEBLES TOWNHOMES
25 PEBBLES AVENUE

SANTA CLARA COUNTY

MORGAN HILL

Revisions	No.	Date

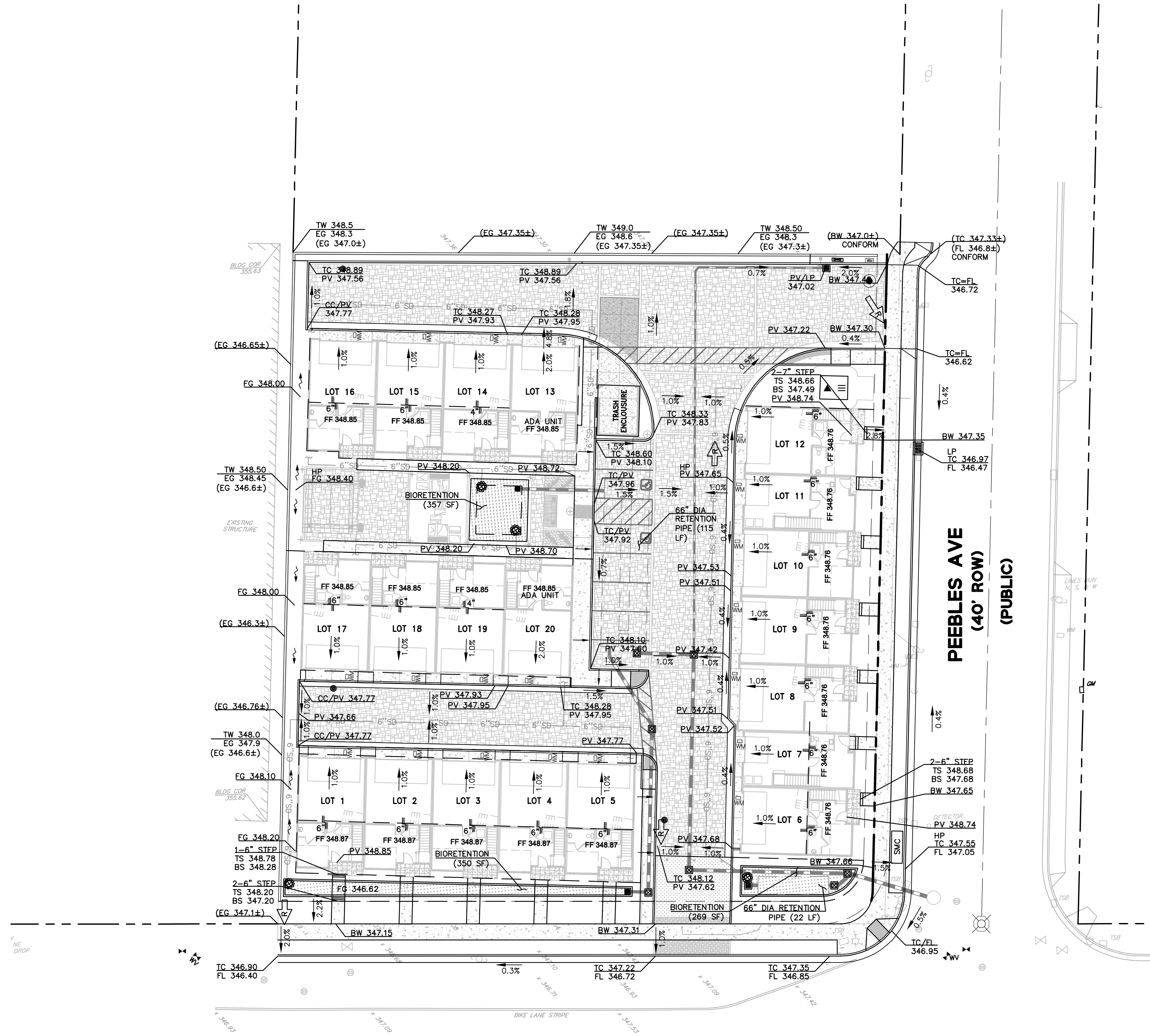
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Drawn: SW/KH
Approved: IK
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PLOT DATE: 12-13-24 PLOTTED BY: wans



LEGEND

- PROJECT BOUNDARY
ADJACENT LOT LINE
INTERIOR LOT LINE
EASEMENT
ROAD CENTER LINE
GRADE BREAK
CURB AND GUTTER
STORM DRAIN LINE
TYPE II SLURRY SEAL
TREATMENT AREA
TREATMENT AREA
TRANSFORMER
OVERLAND RELEASE
STORM DRAIN AREA DRAIN
OVERFLOW DRAIN
BUBBLER BOX
SD MANHOLE
SANITARY SEWER CLEANOUT

ABBREVIATIONS

- BW BACK OF WALK
CB CATCH BASIN
EG EXISTING GRADE
FF FINISHED FLOOR
FL FLOW LINE
LP LOW POINT
PUE PUBLIC UTILITY EASEMENT
PV PAVEMENT
TB TOP OF BANK
TC TOE OF SLOPE
TYP TYPICAL

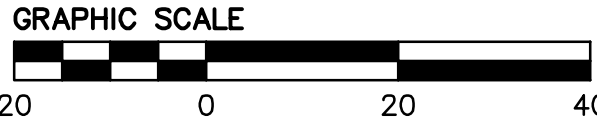
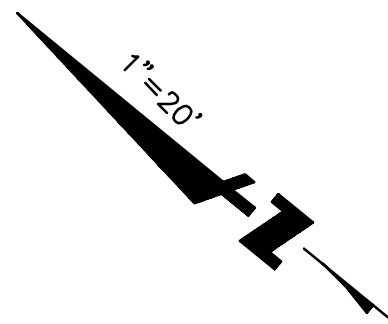
BENCHMARK

USCGS BRASS DISK STAMPED "A177" SET ON TOP OF STORMDRAIN CONCRETE HEADWALL ALONG UNITED PACIFIC RAILROAD TRACKS

ELEVATION = 340.5

EARTHWORK QUANTITIES (ESTIMATED)

- CUT 1,300 C.Y.
FILL 160 C.Y.
BALANCE 1,140 C.Y. CUT (EXPORT)
- EARTHWORK NUMBERS ARE BASED ON NEAT LINE QUANTITIES AND DOES NOT FACTOR IN ANY SHRINKAGE ADJUSTMENTS. CONTRACTOR'S BID SHALL INCORPORATE SHRINKAGE BASED ON ACTUAL FIELD CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS.
 - EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION



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PRELIMINARY GRADING AND DRAINAGE PLAN
PEEBLES TOWNHOMES
25 PEBBLES AVENUE
SANTA CLARA COUNTY
CALIFORNIA

MORGAN HILL

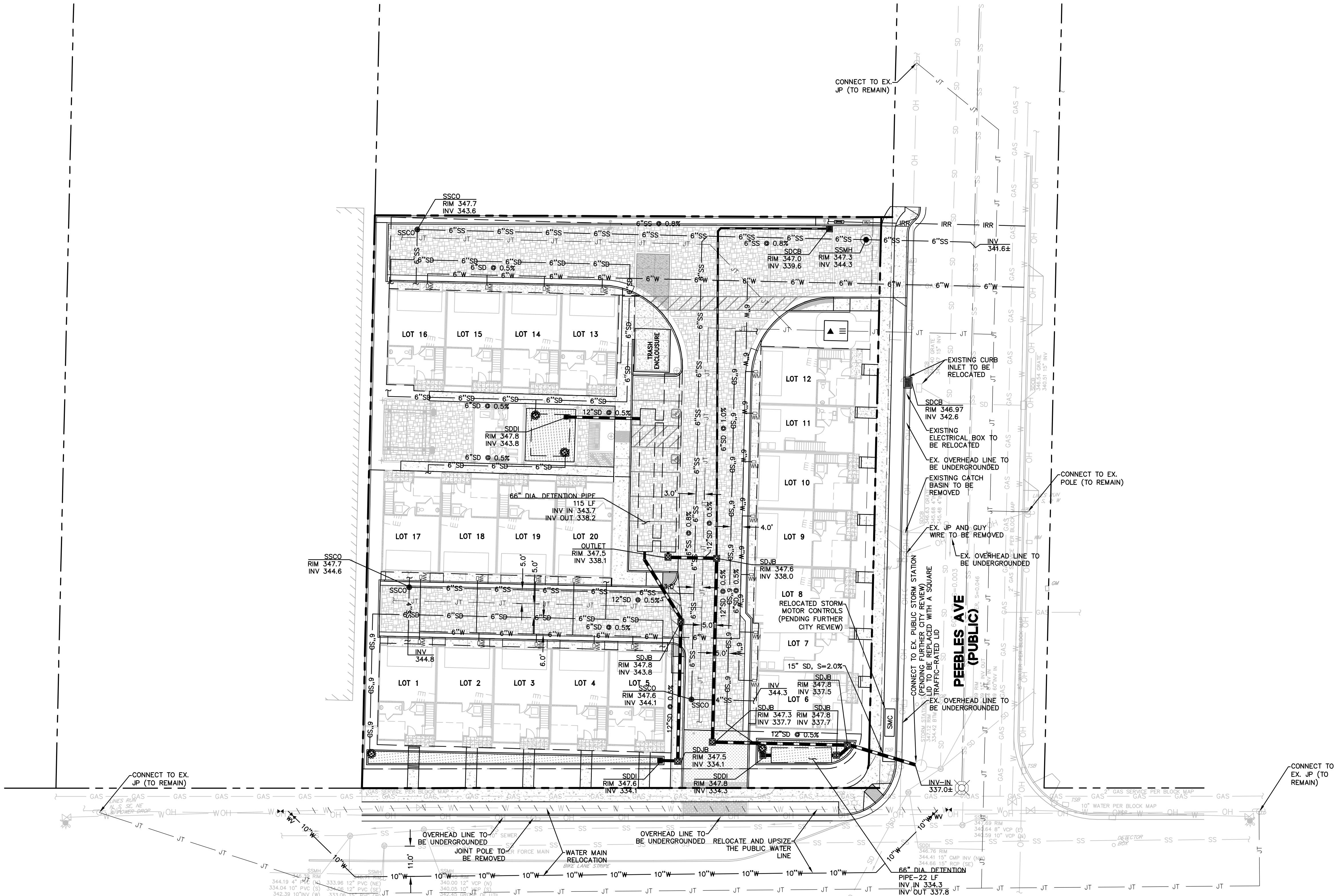
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Drawn: SW/KH
Approved: IK
Job No: 20232485-10

Drawing Number:

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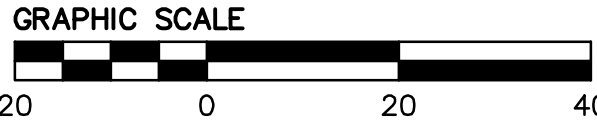
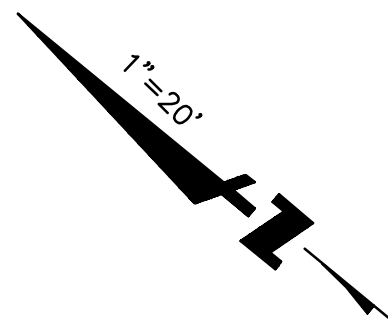


LEGEND

- PROJECT BOUNDARY
ADJACENT LOT LINE
INTERIOR LOT LINE
EASEMENT
ROAD CENTER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
DOMESTIC WATER
OVERHEAD LINE (FOR REFERENCE)
JOINT TRENCH LINE (SHOWN FOR REFERENCE)
CURB AND GUTTER
- TREATMENT AREA
- STRATA VAULT
- TRANSFORMER (FOR REFERENCE ONLY)
- STORM DRAIN AREA DRAIN
- OVERFLOW DRAIN
- BUBBLER BOX
- SD MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- JOINT POLE (FOR REFERENCE)
- TREE TO REMAIN
- REDUCED PRESSURE PRINCIPLE ASSEMBLY
- REDUCED PRESSURE DETECTOR ASSEMBLY
- STORM MOTOR CONTROL

UTILITY NOTES

1. ONSITE AND OFFSITE JOINT TRENCH INFRASTRUCTURE SHOWN FOR REFERENCE ONLY. TO BE PROVIDED BY OTHERS.



1730 N. FIRST STREET
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PRELIMINARY UTILITY PLAN
PEEBLES TOWNHOMES
25 PEEBLES AVENUE
SANTA CLARA COUNTY

CALIFORNIA

DATE: 11/20/2024
SCALE: 1"=20'
DESIGN: RM/SW
DRAWN: SW/KH
APPROVED: IK
JOB NO: 20232485-10

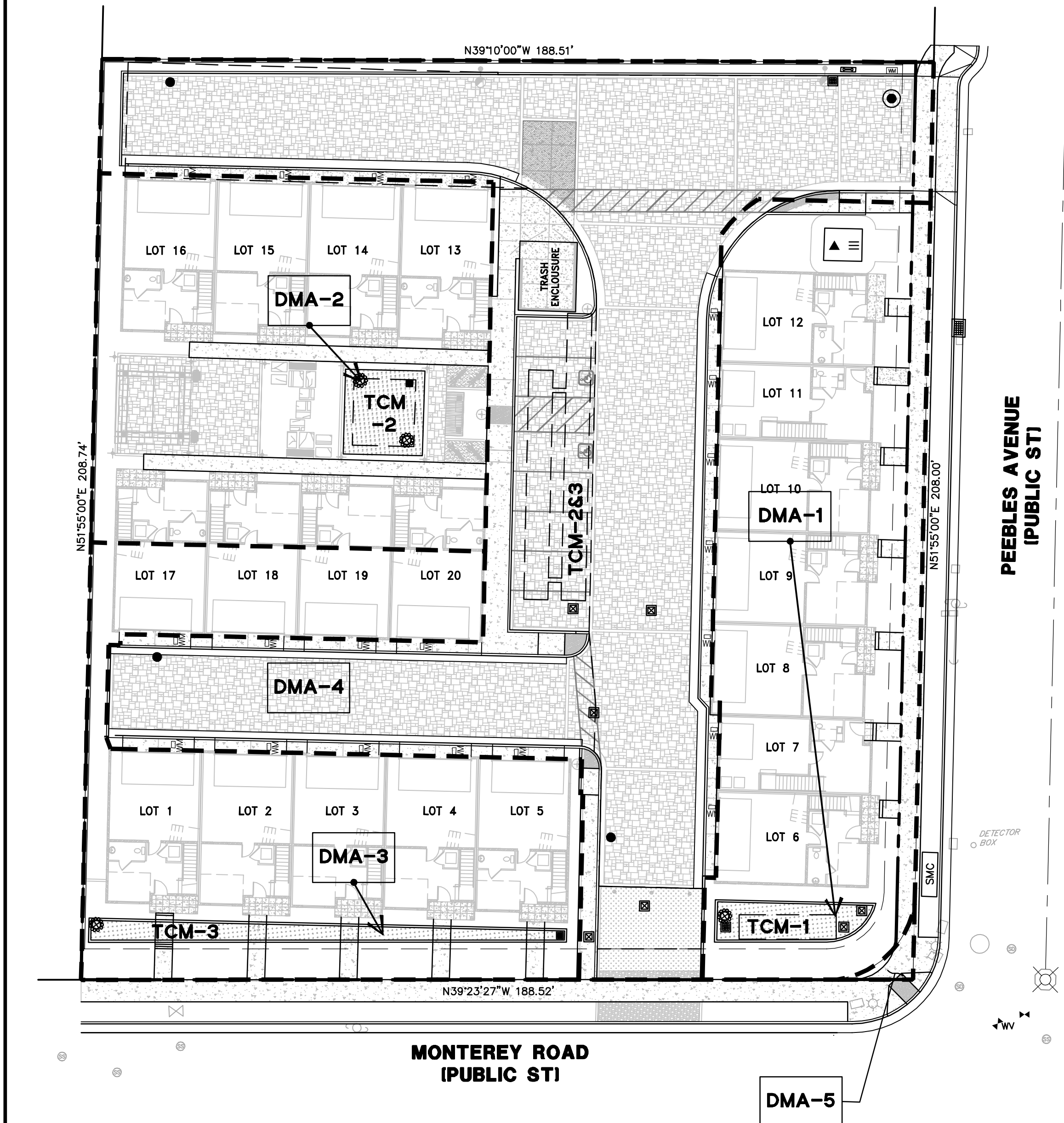
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LEGEND

PROJECT BOUNDARY

DRAINAGE AREA BOUNDARY

POINT OF TREATMENT OF DRAINAGE AREA

TREATMENT AREA

NOTES

CALCULATIONS AND DESIGN CRITERIA CONTAINED WITHIN THIS REPORT ARE BASED ON THE CITY OF MORGAN HILL STORMWATER POST CONSTRUCTION STORMWATER REQUIREMENTS. THE FOLLOWING SUMMARIZES THE BASIS OF THE PROPOSED DESIGN.

PR NO. 1 – SITE DESIGN AND RUNOFF REDUCTION

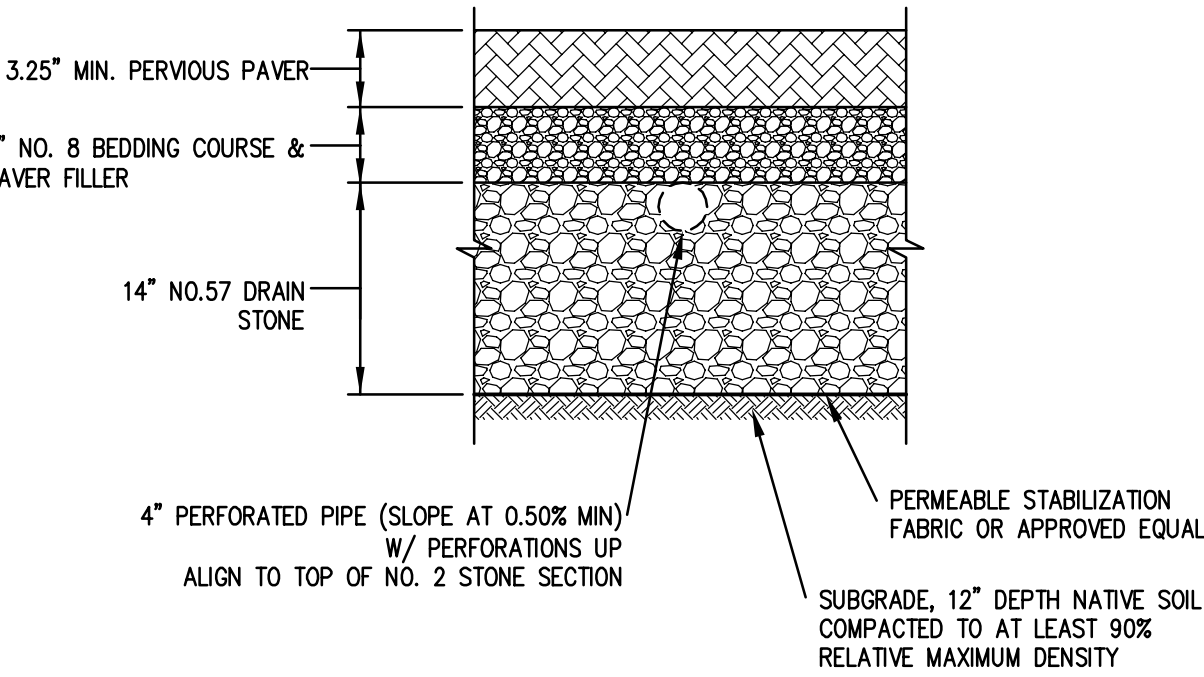
IN ORDER TO ACCOMMODATE LANDSCAPE/SURFACE-BASED STORMWATER TREATMENT SYSTEMS, THE SITE IS DESIGNED TO PROVIDE FOR OVERLAND FLOW TO BIORETENTION BASINS SITUATED WITHIN LANDSCAPED AREAS.

PR NO. 2 – WATER QUALITY TREATMENT

A STORMWATER QUALITY PLAN WAS DEVELOPED AND INTEGRATED INTO THE GRADING DESIGN OF THE SITE. THE STORMWATER QUALITY PLAN SHEET TABULATES THE PROPOSED PERVIOUS AND IMPERVIOUS SURFACES AREAS FOR EACH DRAINAGE MANAGEMENT AREA (DMA). EACH DMA IS FITTED WITH A STORMWATER CONTROL MEASURE (SCM) THAT WAS SIZED USING THE SIMPLIFIED 4% METHOD FOR BIORETENTION FACILITIES.

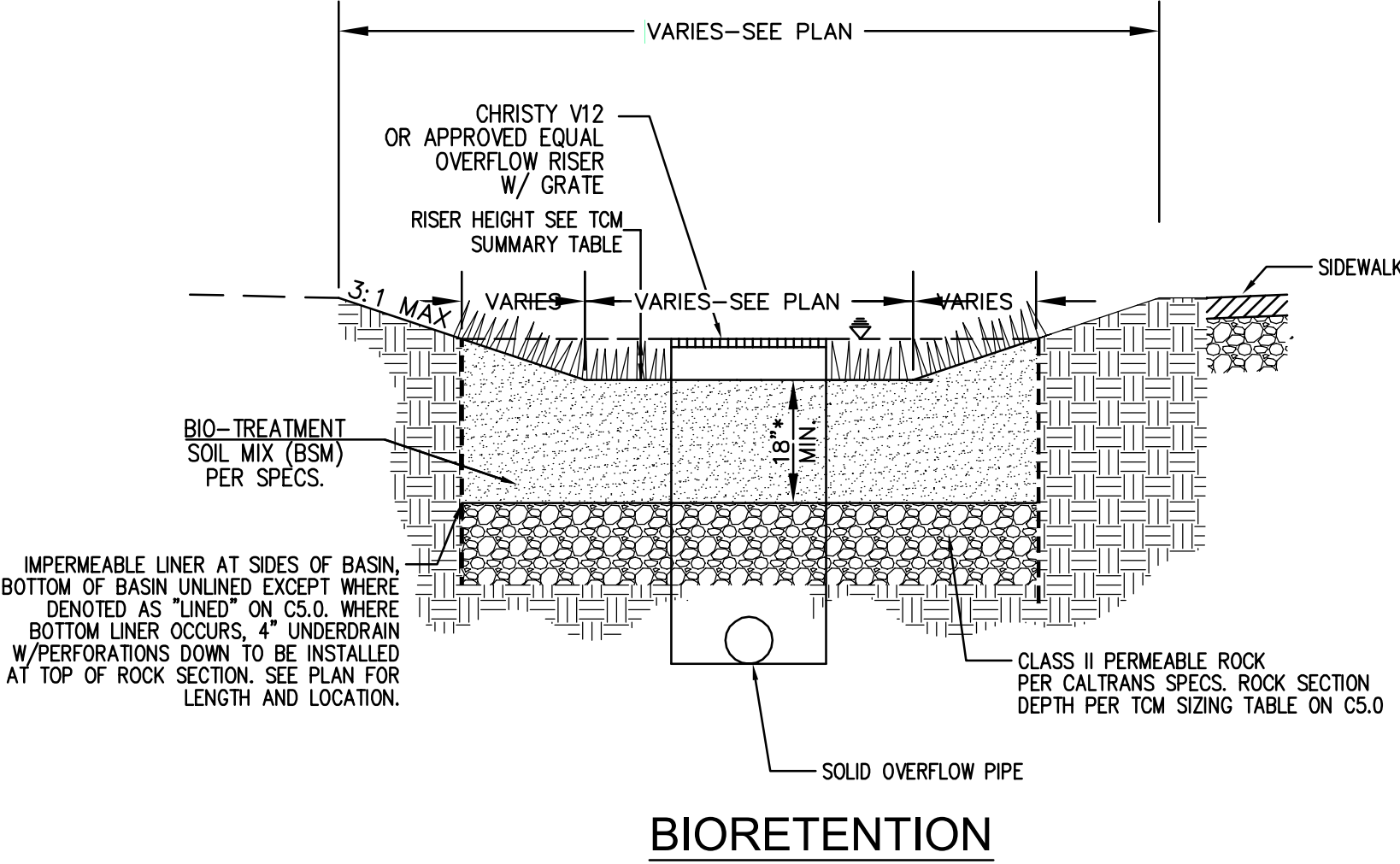
PR NO. 3 – RUNOFF RETENTION

FOR THE PURPOSES OF PR 3, THE SITE IS TAKEN TO BE WITHIN WMZ 1 (WATERSHED MANAGEMENT ZONE 1) WITH A REQUIREMENT FOR OPTIMIZED INFILTRATION, PREVENTING RUNOFF FROM STORM EVENTS UP TO THE 95TH PERCENTILE 24-HOUR RAINFALL EVENT. AS WITH PR NO. 2, THE WATER QUALITY STORAGE VOLUME REQUIREMENT WAS CALCULATED USING THE SIMPLE METHOD PER CITY OF MORGAN HILL STORMWATER POST CONSTRUCTION STORMWATER REQUIREMENTS. THE PROJECTS 95TH PERCENTILE 24-HOUR RAINFALL EVENT IS 1.9 INCHES.

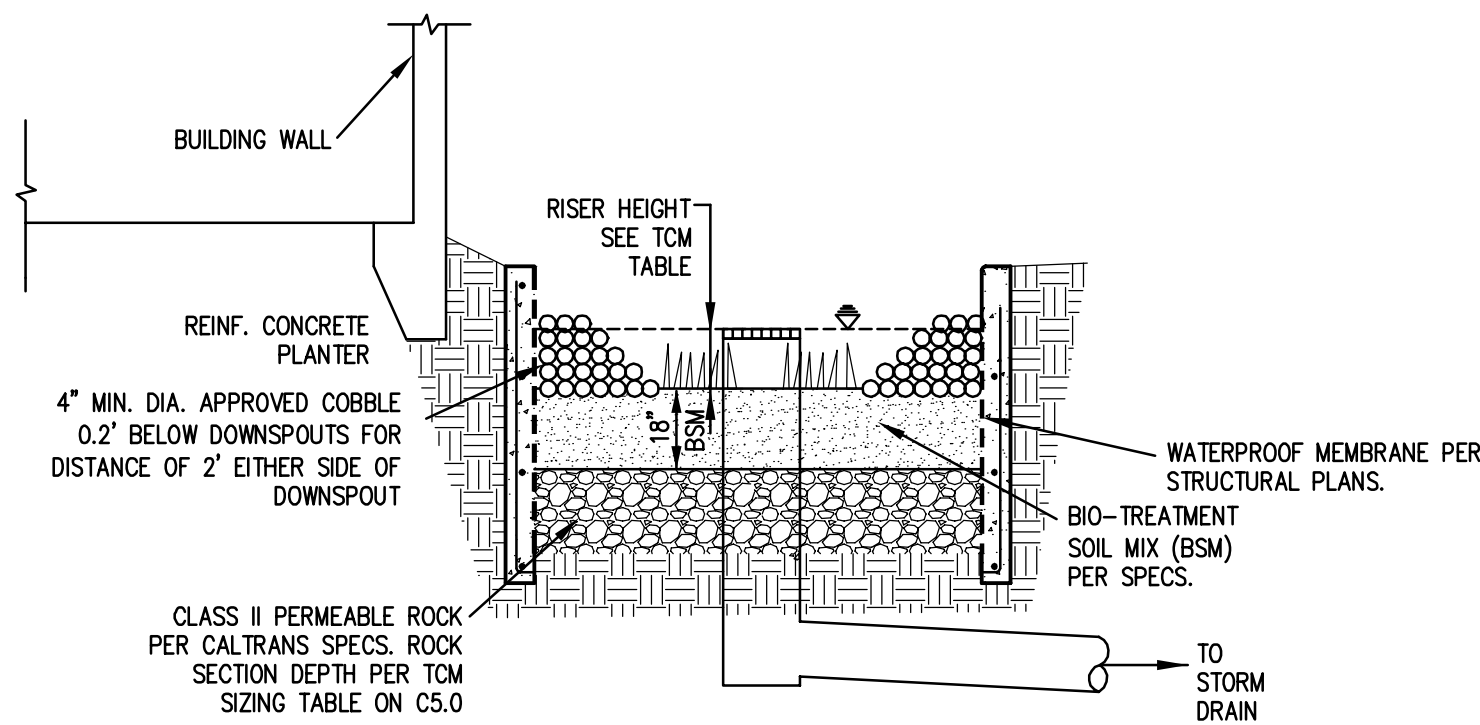


NOTE:
1. PLACE IMPERMEABLE LINER AT SIDES OF RESERVOIR, PLACE PERMEABLE STABILIZATION FABRIC OR APPROVED EQUAL BOTTOM WITH
2. PAVEMENT SECTION SHALL MEET THE REQUIREMENT AS SPECIFIED IN THE GEOTECHNICAL REPORT.

PERMEABLE PAVER



BIORETENTION



FLOW THROUGH PLANTER

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

PERVIOUS PAVEMENT REQUIREMENTS:

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVEMENT MANUFACTURER THAT THE PAVEMENT MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVEMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVEMENT AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING PERVIOUS CONCRETE INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVEMENT FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
25 PEEBLES AVE
MORGAN HILL, CA 95037

I.B. PROPERTY OWNER:
PEEBLES SQUARE LLC

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
RICHARD CHEN

II.B. PHONE NUMBER OF CONTACT:
(408) 680-3880

II.C. EMAIL:
JHRCHEN@GMAIL.COM

II.D. ADDRESS:
1630 OAKLAND ROAD, #A215
SAN JOSE, CA 95131

PROJECT SITE INFORMATION:

- SOILS TYPE: C
- GROUND WATER DEPTH: MORE THAN 30"
- NAME OF RECEIVING BODY: FISHER CREEK
- FLOOD ZONE: ZONE X
- FLOOD ELEVATION (IF APPLICABLE):

SOURCE CONTROL MEASURES:

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - COVERED TRASH/ RECYCLING ENCLOSURES.
 - SWIMMING POOLS.
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.

SITE DESIGN MEASURES:

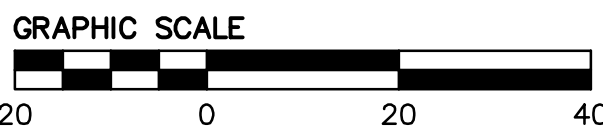
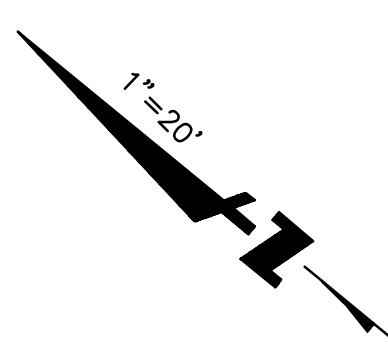
- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
- LANDSCAPING
 - WALKWAYS AND PATIOS.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- CLUSTER STRUCTURES/PAVEMENT.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2" DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

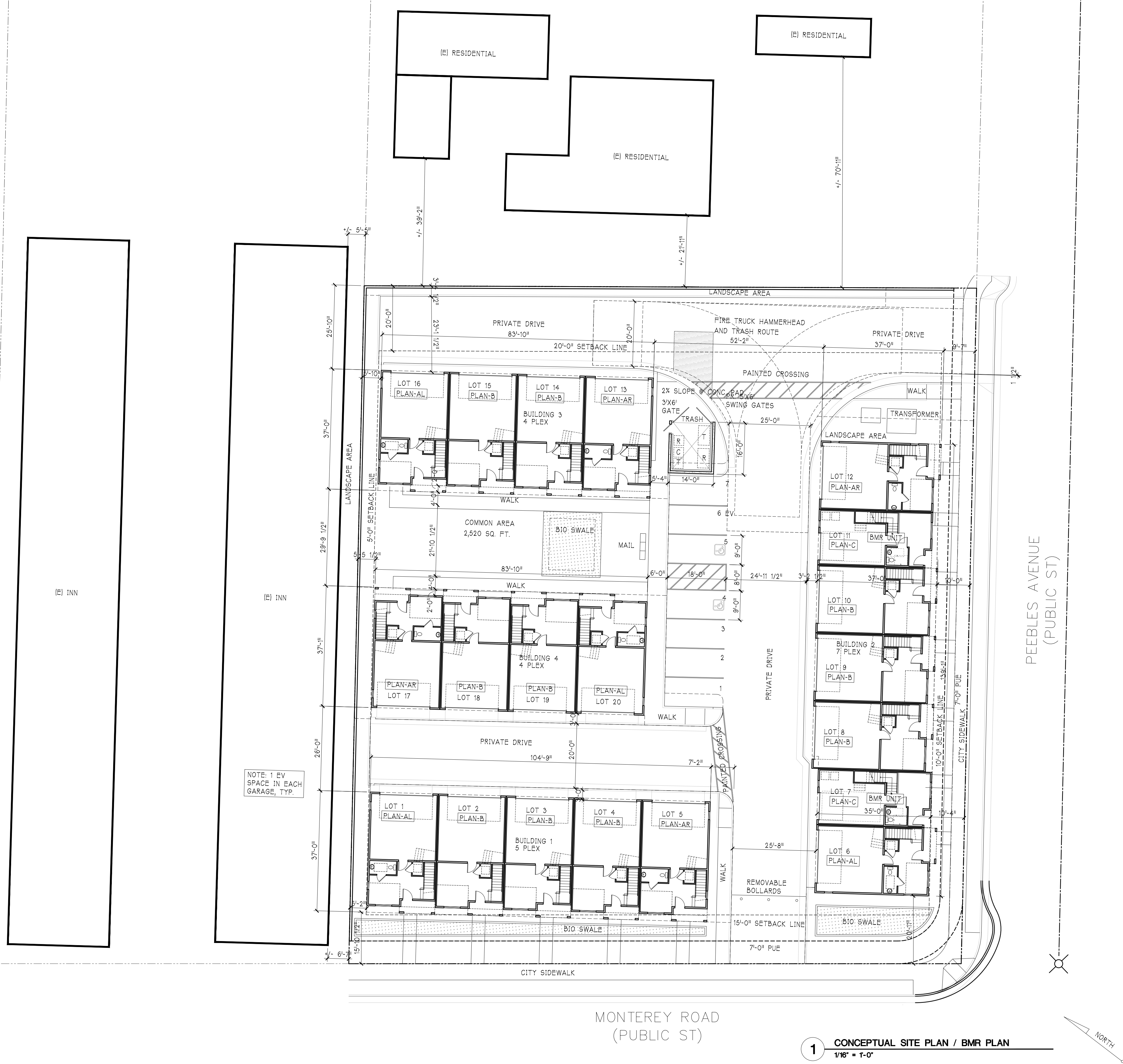
BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : [HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF](https://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.



TREATMENT CONTROL MEASURE RETENTION VOLUME SIZING TABLE															
DMA #	TCM #	Location	Treatment Type	TCM Top Surface Area (SF)	TCM Bottom Surface Area (SF)	TCM above ground volume (CF)	Ponding depth (in)	Bio soil media depth (in) ¹	Drain rock depth (in) ²	TCM below ground volume (CF)	Detention Pipe Dia (in)	Detention Pipe Length (ft)	Detention Pipe Volume (CF)	TCM total volume (CF)	Volume Check ³
1	1	Onsite	Bioretention unlined w/o underdrain	269	269	269	12	18	12	208	66	22	523	1,000	OK
2	2	Onsite	Bioretention unlined w/o underdrain	357	221	289	12	18	18	348	66	55	1,307	1,944	OK
3	3	Onsite	Bioretention unlined w/o underdrain	350	350	350	12	18	0	0	66	60	1,425	1,775	OK
4	4	Onsite	Pervious pavement w/ underdrain	13,585	13,585	0	0	0	8	3,623	-	-	-	3,623	OK

TREATMENT CONTROL MEASURE SUMMARY TABLE																	
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (SF)	Impervious Area (Replaced + New) (SF)	Replaced Impervious Area (SF)	New Impervious Area (SF)	Pervious Area (Permeable Pavement) (SF)	Pervious Area (Other) (SF)	Runoff Coeff. "C" [†]	Bioretention		100-Year w 25% Freeboard (6.5" Rain) Volume(CF) ^{††}	Impervious Area Type	Comments
													Bioretention Area Required (4%)(SF)	Bioretention Area Provided (SF)			
1	1	Onsite	Bioretention unlined w/o underdrain	LID	2C. Flow: 4% Method **	8,151	5,557	5,176	381	0	2,594	0.477	233	269	959	Roof	At Grade Bioretention Area
2	2	Onsite	Bioretention unlined w/o underdrain	LID	2C. Flow: 4% Method **	7,477	6,025	3,469	2,556	0	1,452	0.606	247	357	1,761	Roof, Sidewalk	At Grade Bioretention Area
3	3	Onsite	Bioretention unlined w/o underdrain	LID	2C. Flow: 4% Method **	7,744	5,790	1,957	3,833	0	1,954	0.541	239	350	1,763	Roof	At Grade Bioretention Area
4	4	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	15,819	2,234	2,234	0	13,585	0	0.136	-	-	103	Driveway, Sidewalk	Self-Retaining Area, <2:1 Impervious:Pervious
5	NA	Offsite	Untreated ****	N/A	N/A	81	81			0	0	0.892	-	-	-	Sidewalk	Street Dedication
Footnotes:						Totals:	39,272	19,687		13,585	6,000	N/A	719	976	4,586		
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.																	
** Sizing for Bioretention Area Required calculated using the 4% Method ([Impervious Area + 0.1 x Pervious Area] x 0.04)																	
*** Newly created impervious area is limited to sidewalk bordering existing bioswales and drainage ditches.																	
† C=0.858i ³ -0.78i ² +0.774i+0.04, where "i" is the fraction of the tributary area that is impervious																	
†† Utilize "Simple Method" where TCM required storage volume equals full 95th% runoff with no native soil infiltration																	



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PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

1 CONCEPTUAL SITE PLAN / BMR PLAN
1/16" = 1'-0"

Date: MARCH 2024
Scale: 1/16" = 1'-0"

Drawing Title:
CONCEPTUAL SITE
PLAN / BMR PLAN

Revisions:

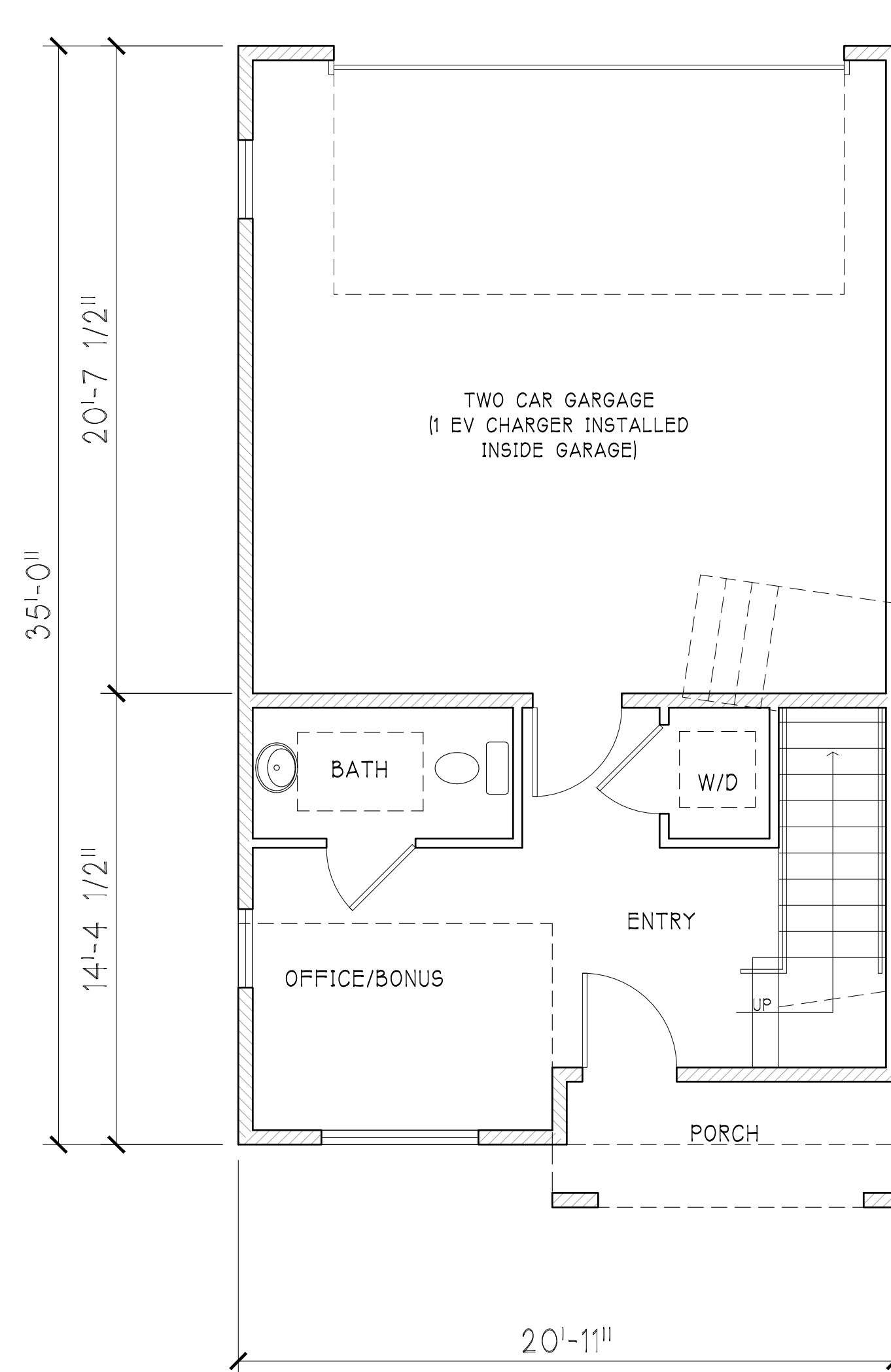
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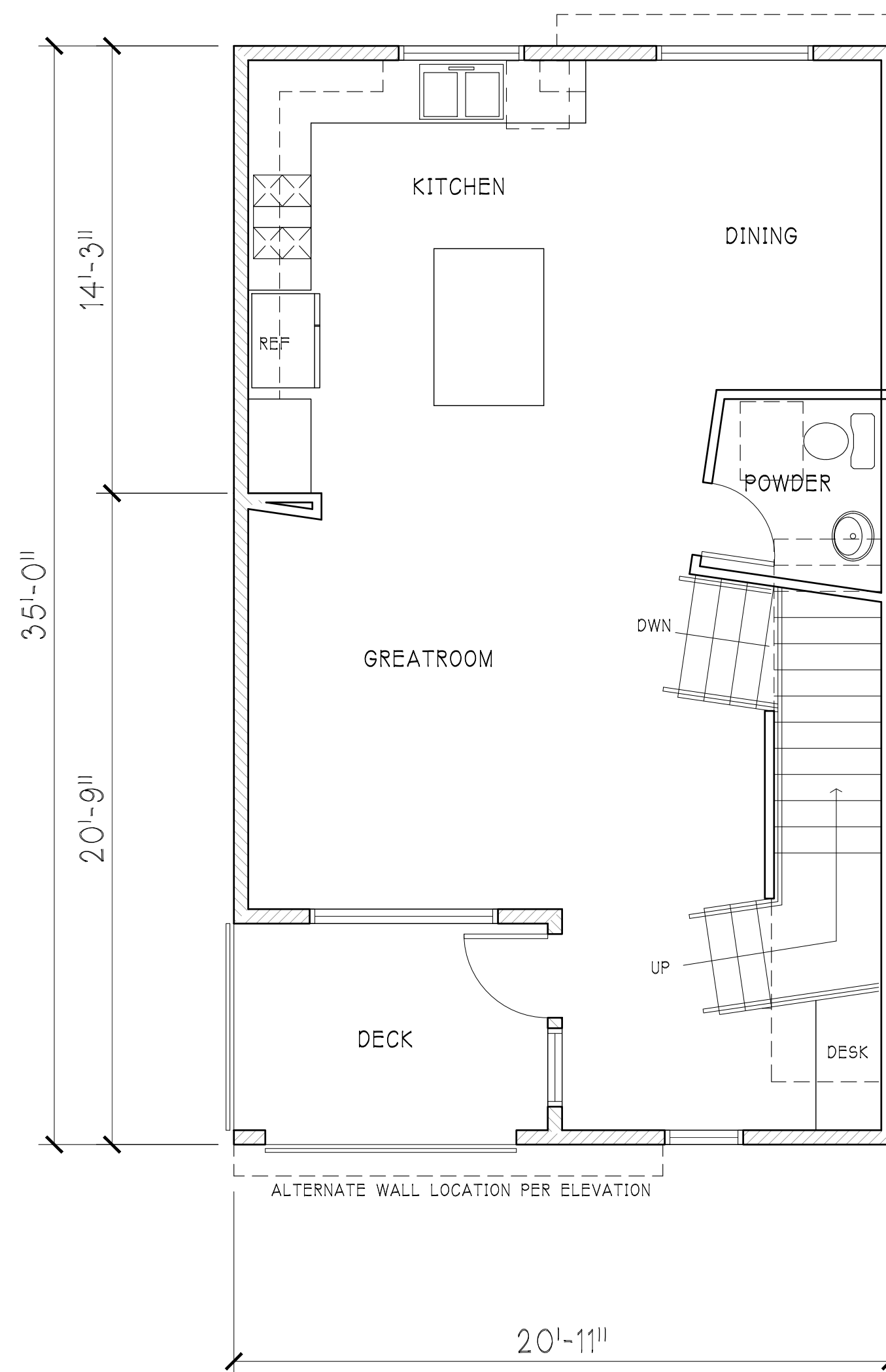
1288 Kifer Road, Unit 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



1 PLAN-AL 1ST FLOOR PLAN
 1/4" = 1'-0"

LIVING AREA	281 SQ. FT.
GARAGE	433 SQ. FT.

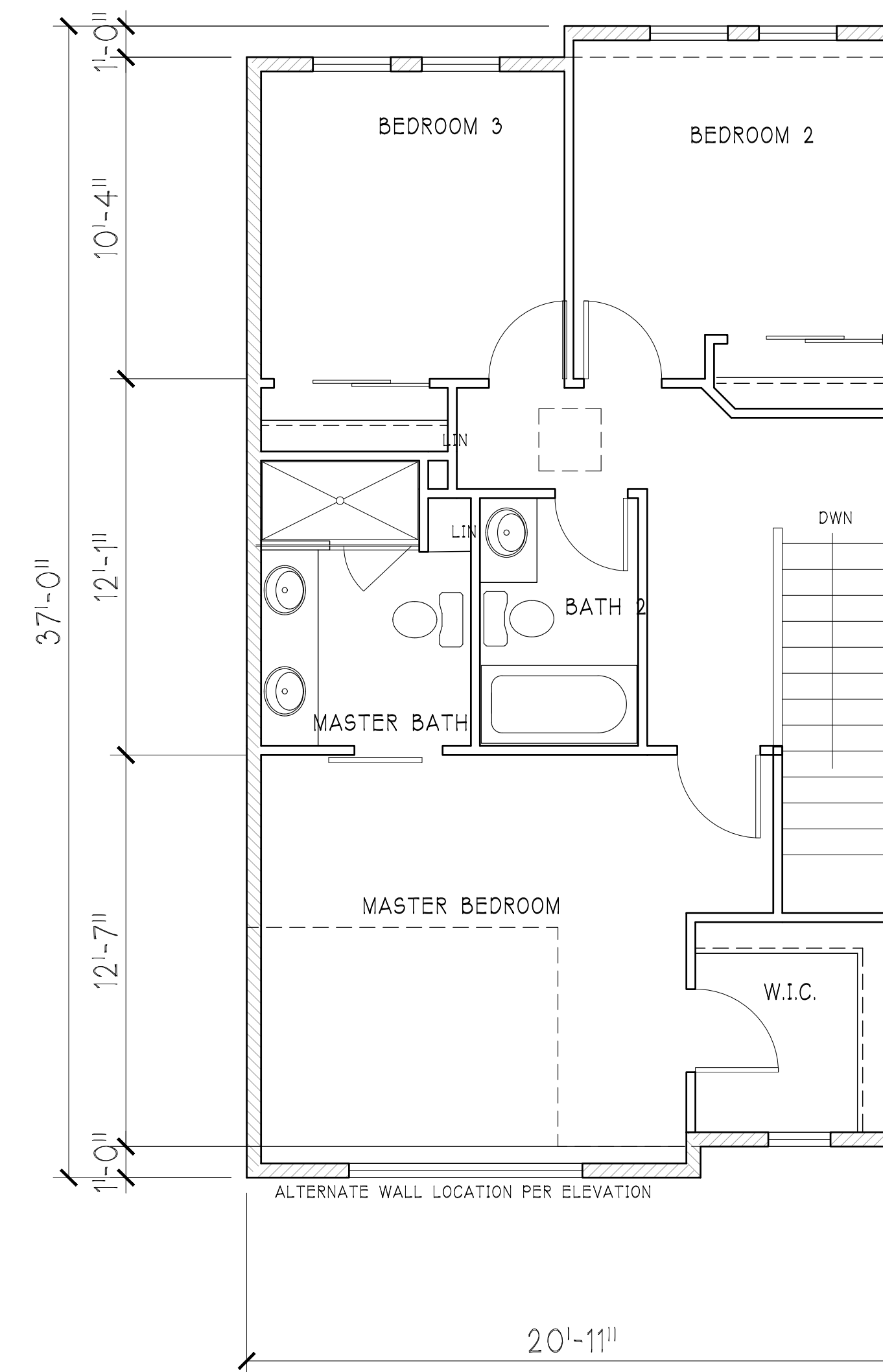
PLAN-AL @ LOT 1, 6, 16, 20
 PLAN-AR @ LOT 5, 12, 13, 17
 PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19
 PLAN-C @ LOT 7, 11



2 PLAN-AL 2ND FLOOR PLAN
 1/4" = 1'-0"

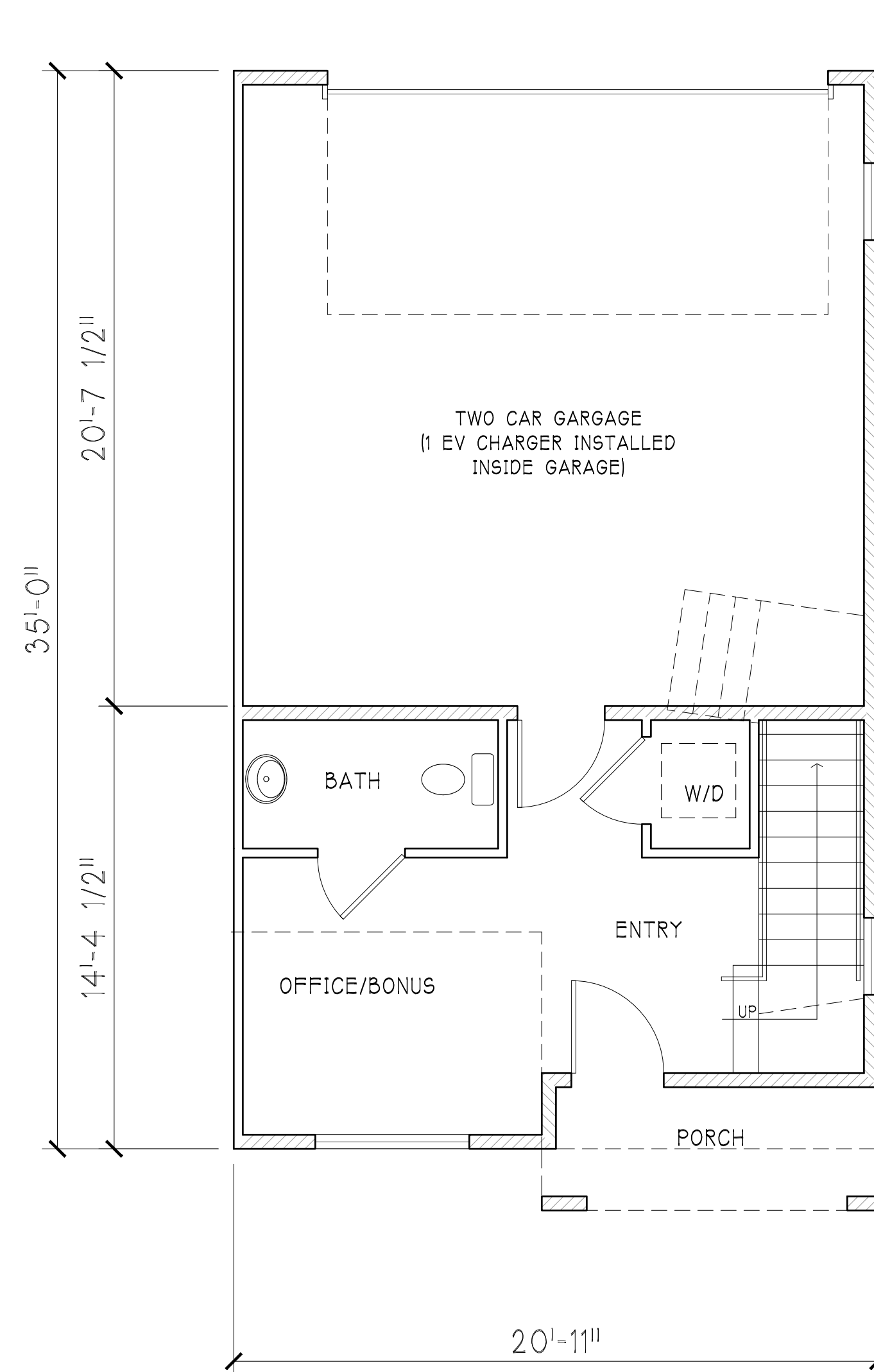
LIVING AREA	663 SQ. FT.
DECK AREA	67 SQ. FT.

TOTAL LIVING AREA 1708 SQ. FT.
 DECK AREA 67 SQ. FT.
 GARAGE 433 SQ. FT.



3 PLAN-AL 3RD FLOOR PLAN
 1/4" = 1'-0"

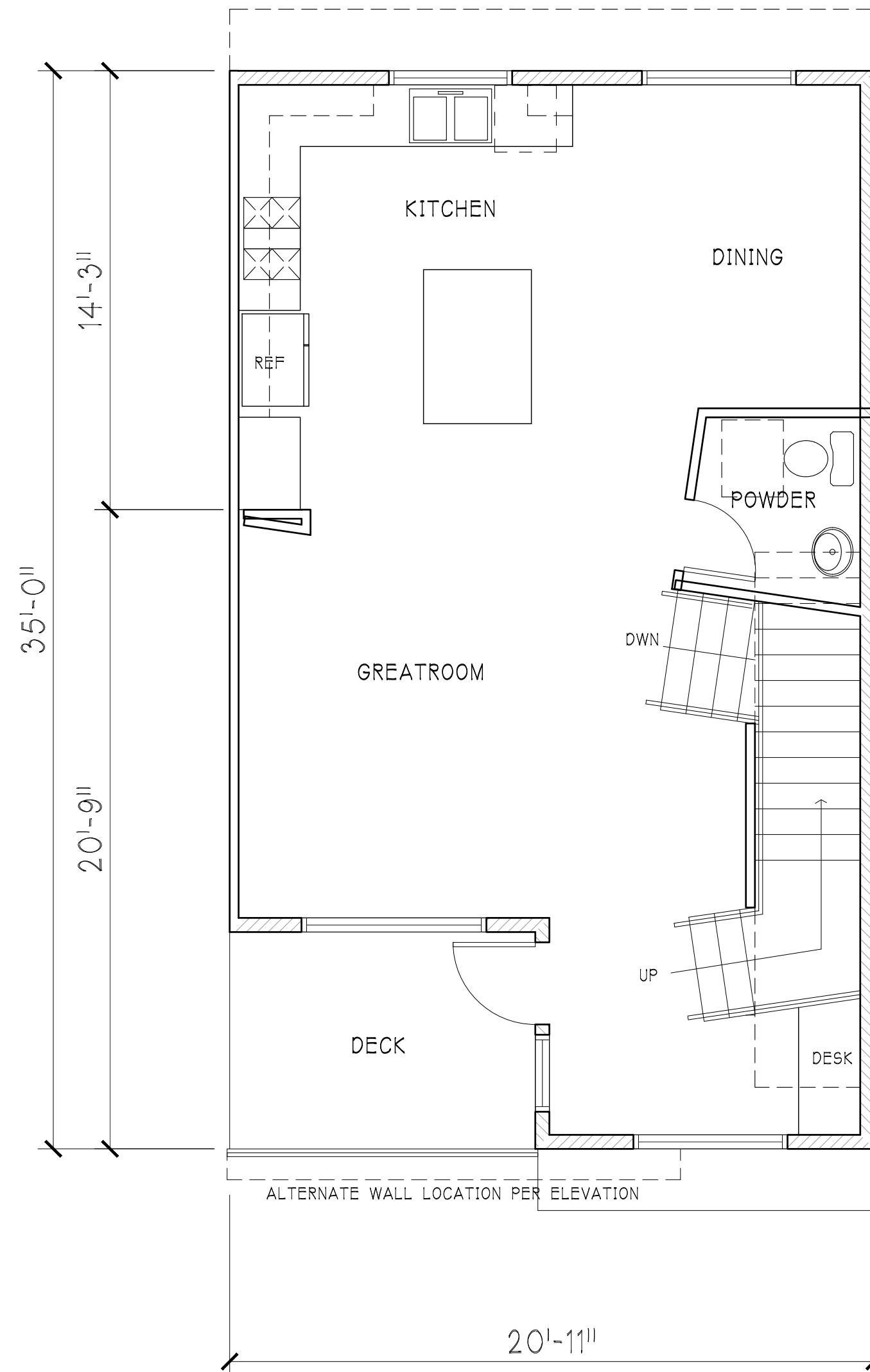
LIVING AREA	764 SQ. FT.
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1 PLAN-AR 1ST FLOOR PLAN
 1/4" = 1'-0"

LIVING AREA	281 SQ. FT.
GARAGE	433 SQ. FT.

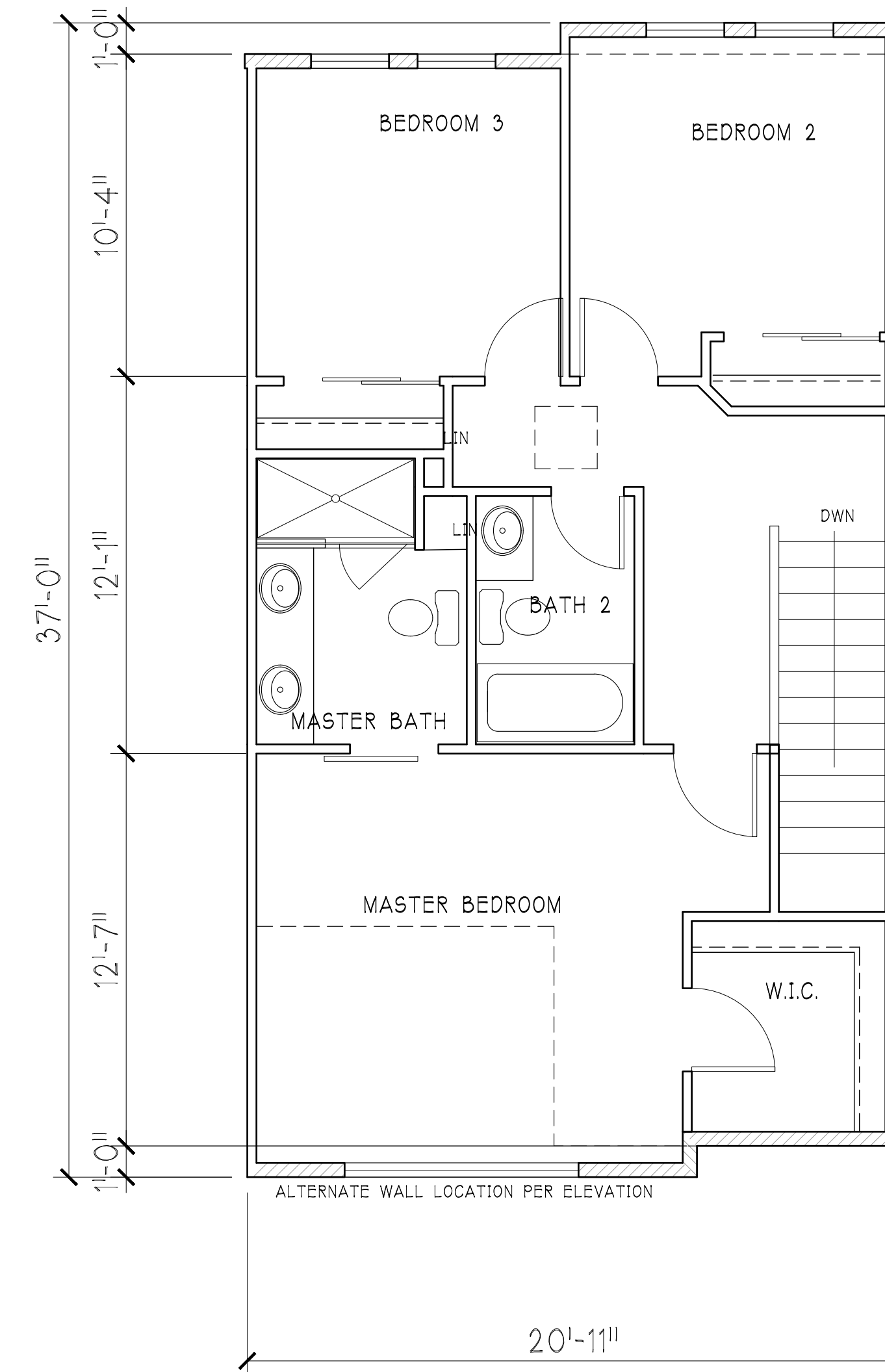
PLAN-AL @ LOT 1, 6, 16, 20
 PLAN-AR @ LOT 5, 12, 13, 17
 PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19
 PLAN-C @ LOT 7, 11



2 PLAN-AR 2ND FLOOR PLAN
 1/4" = 1'-0"

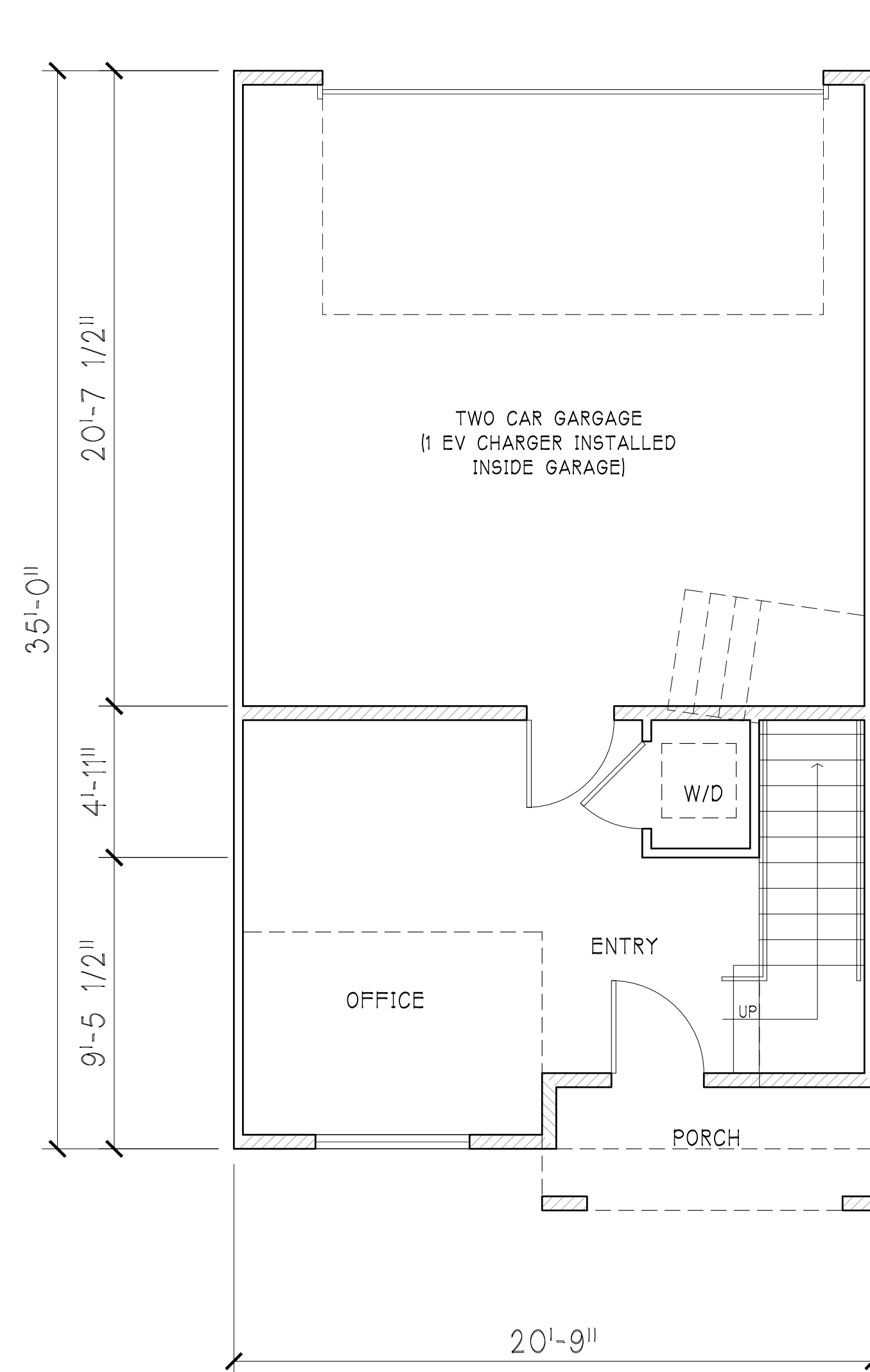
LIVING AREA	663 SQ. FT.
DECK AREA	67 SQ. FT.

TOTAL LIVING AREA 1708 SQ. FT.
 DECK AREA 67 SQ. FT.
 GARAGE 433 SQ. FT.



3 PLAN-AR 3RD FLOOR PLAN
 1/4" = 1'-0"

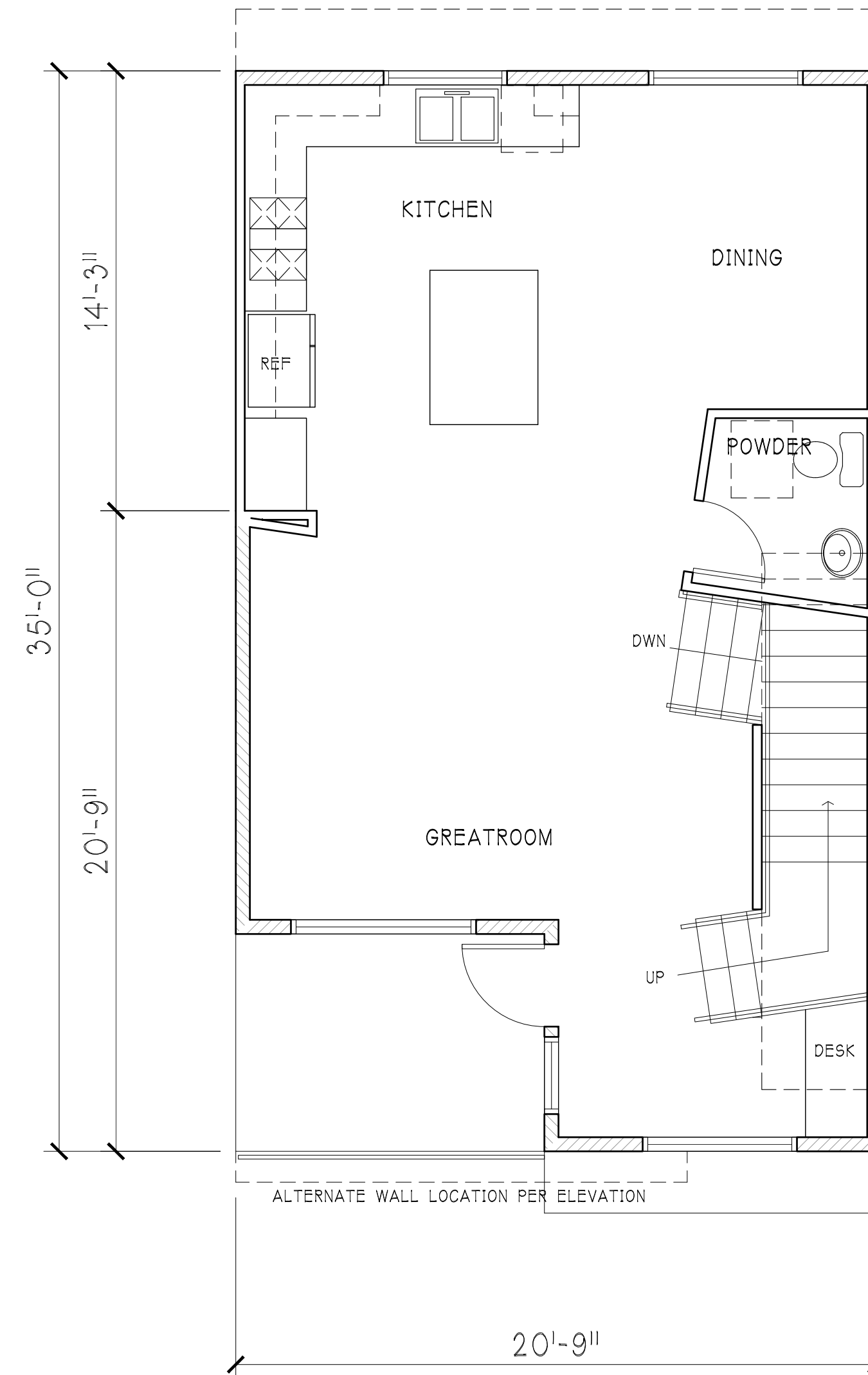
LIVING AREA	764 SQ. FT.
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1 PLAN-B 1ST FLOOR PLAN
 1/4" = 1'-0"

LIVING AREA	281 SQ. FT.
GARAGE	433 SQ. FT.

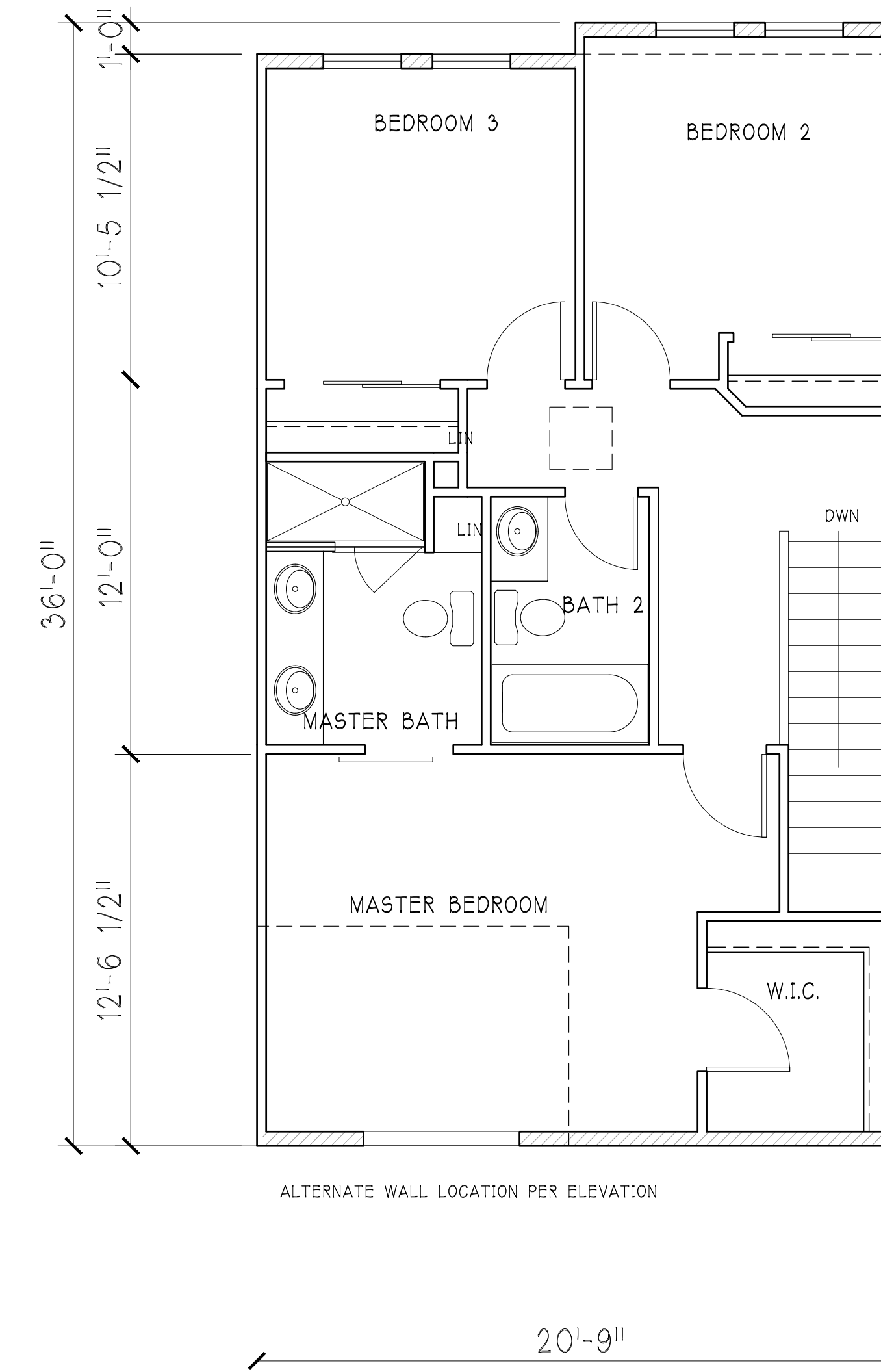
PLAN-AL @ LOT 1, 6, 16, 20
 PLAN-AR @ LOT 5, 12, 13, 17
 PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19
 PLAN-C @ LOT 7, 11



2 PLAN-B 2ND FLOOR PLAN
 1/4" = 1'-0"

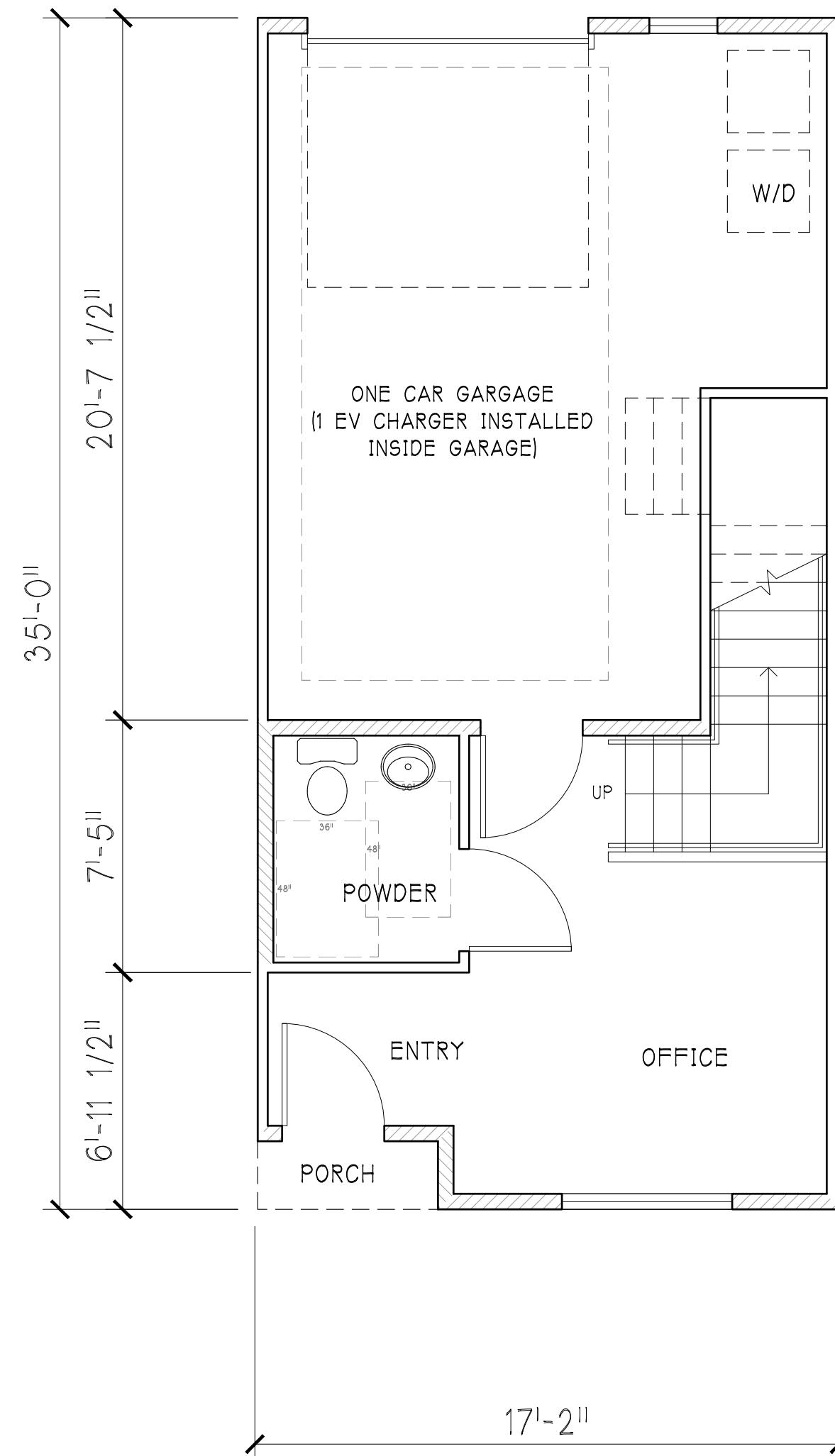
LIVING AREA	663 SQ. FT.
DECK AREA	67 SQ. FT.

TOTAL LIVING AREA 1708 SQ. FT.
 GARAGE 433 SQ. FT.



3 PLAN-B 3RD FLOOR PLAN
 1/4" = 1'-0"

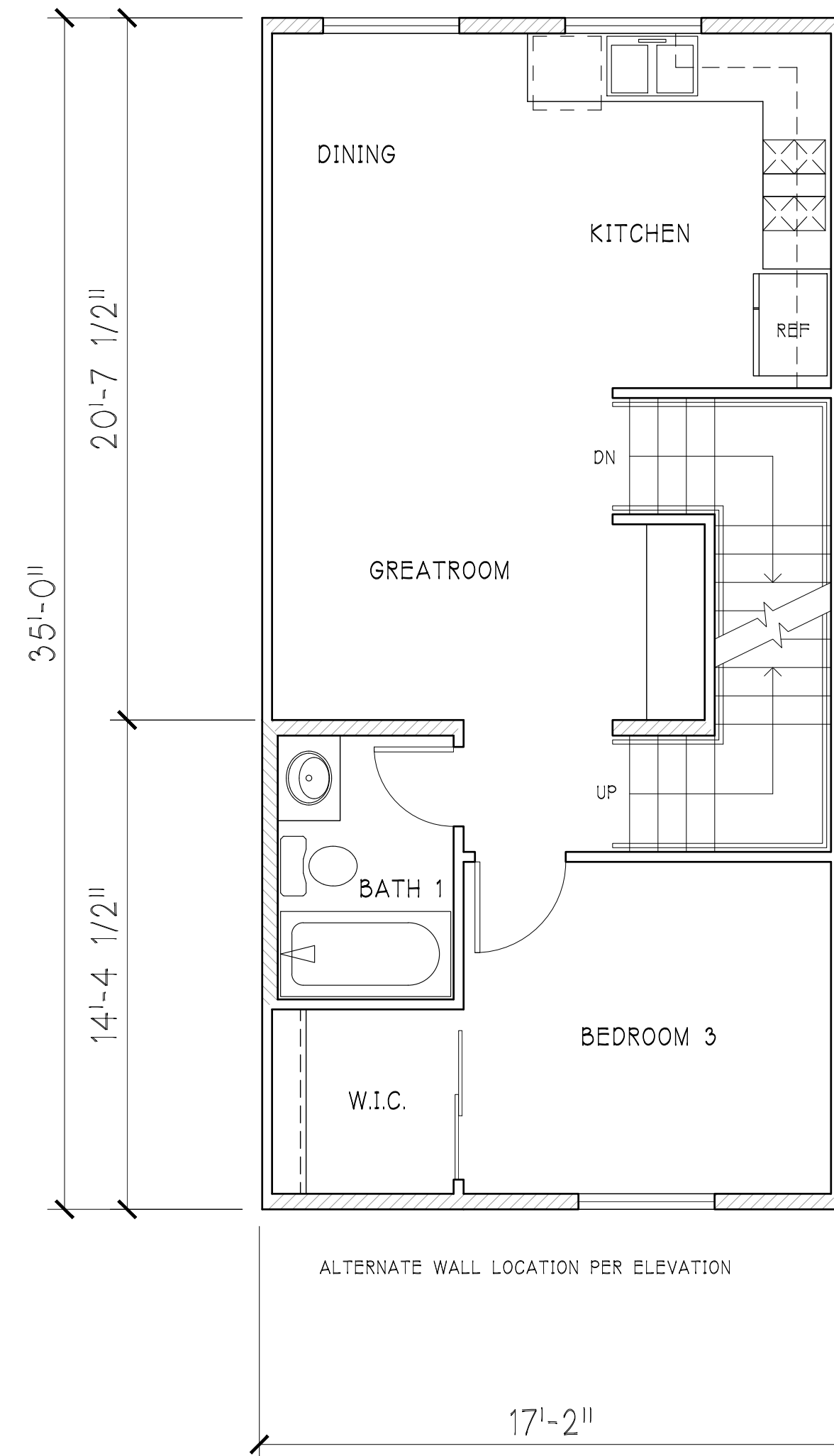
LIVING AREA	764 SQ. FT.
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1 PLAN-C 1ST FLOOR PLAN
1/4" = 1'-0"

LIVING AREA	276 SQ. FT.
GARAGE	314 SQ. FT.

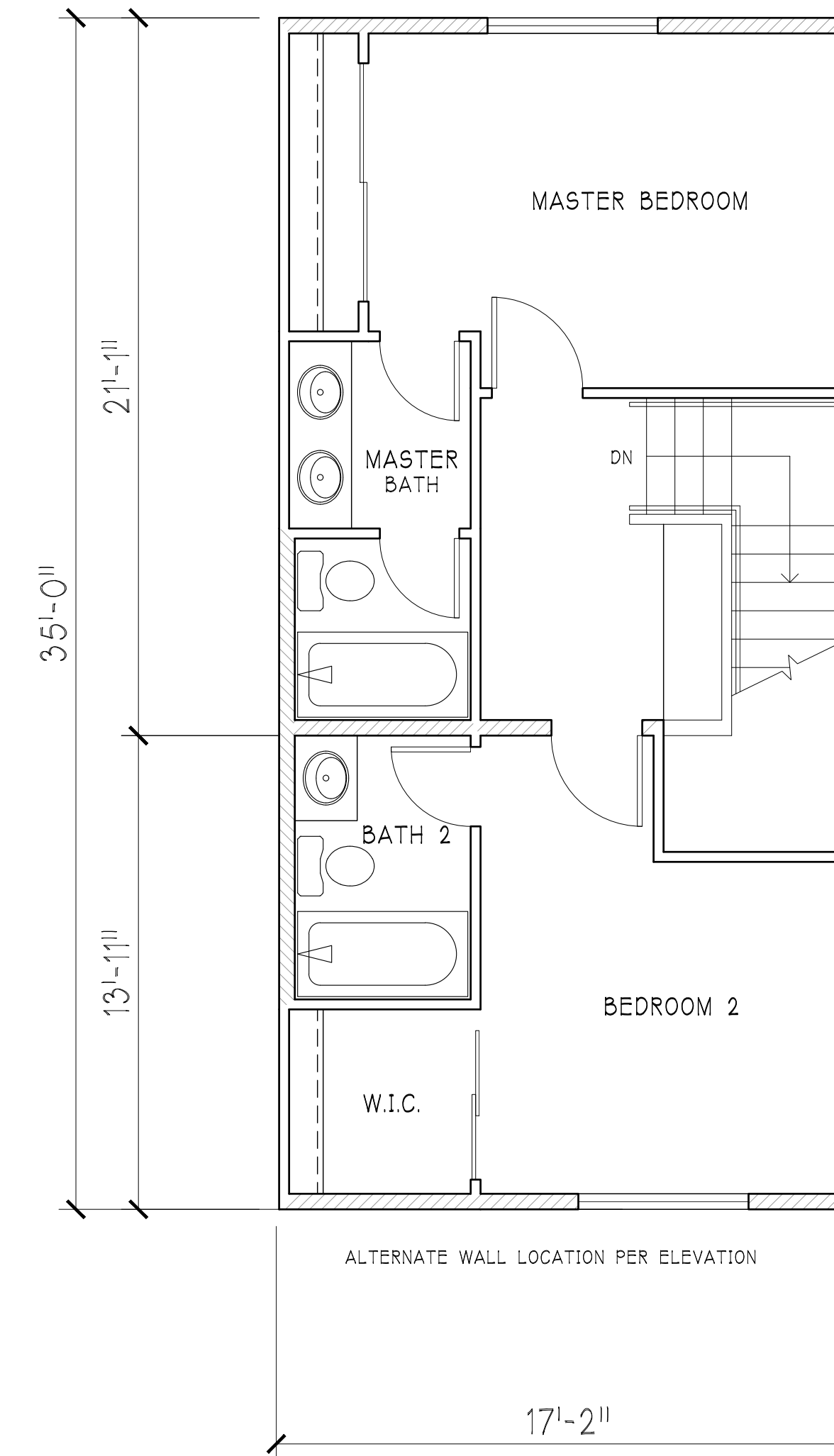
PLAN-AL @ LOT 1, 6, 16, 20
PLAN-AR @ LOT 5, 12, 13, 17
PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19
PLAN-C @ LOT 7, 11



2 PLAN-C 2ND FLOOR PLAN
1/4" = 1'-0"

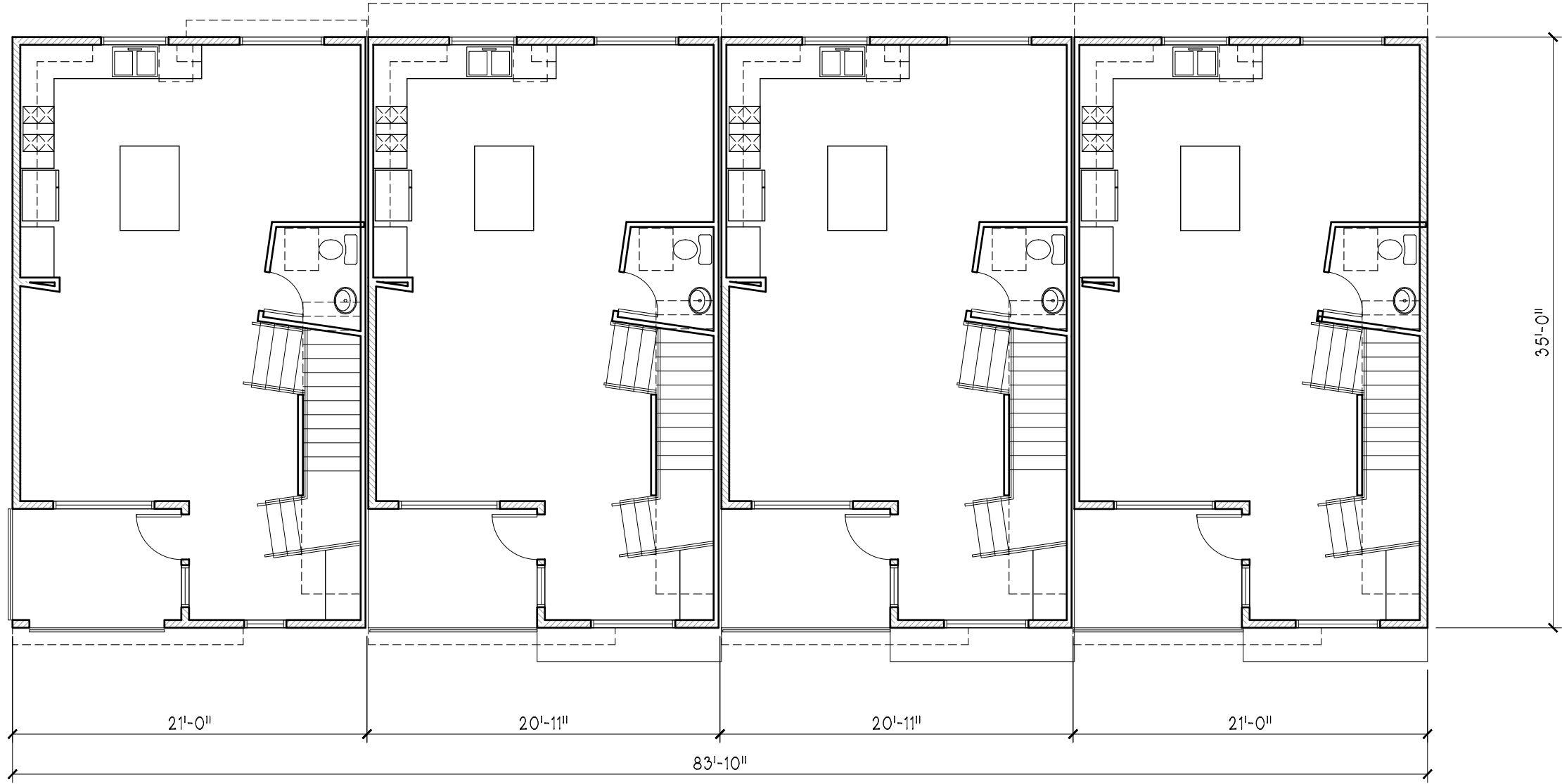
LIVING AREA 601 SQ. FT.

TOTAL LIVING AREA 1478 SQ. FT.
GARAGE 314 SQ. FT.

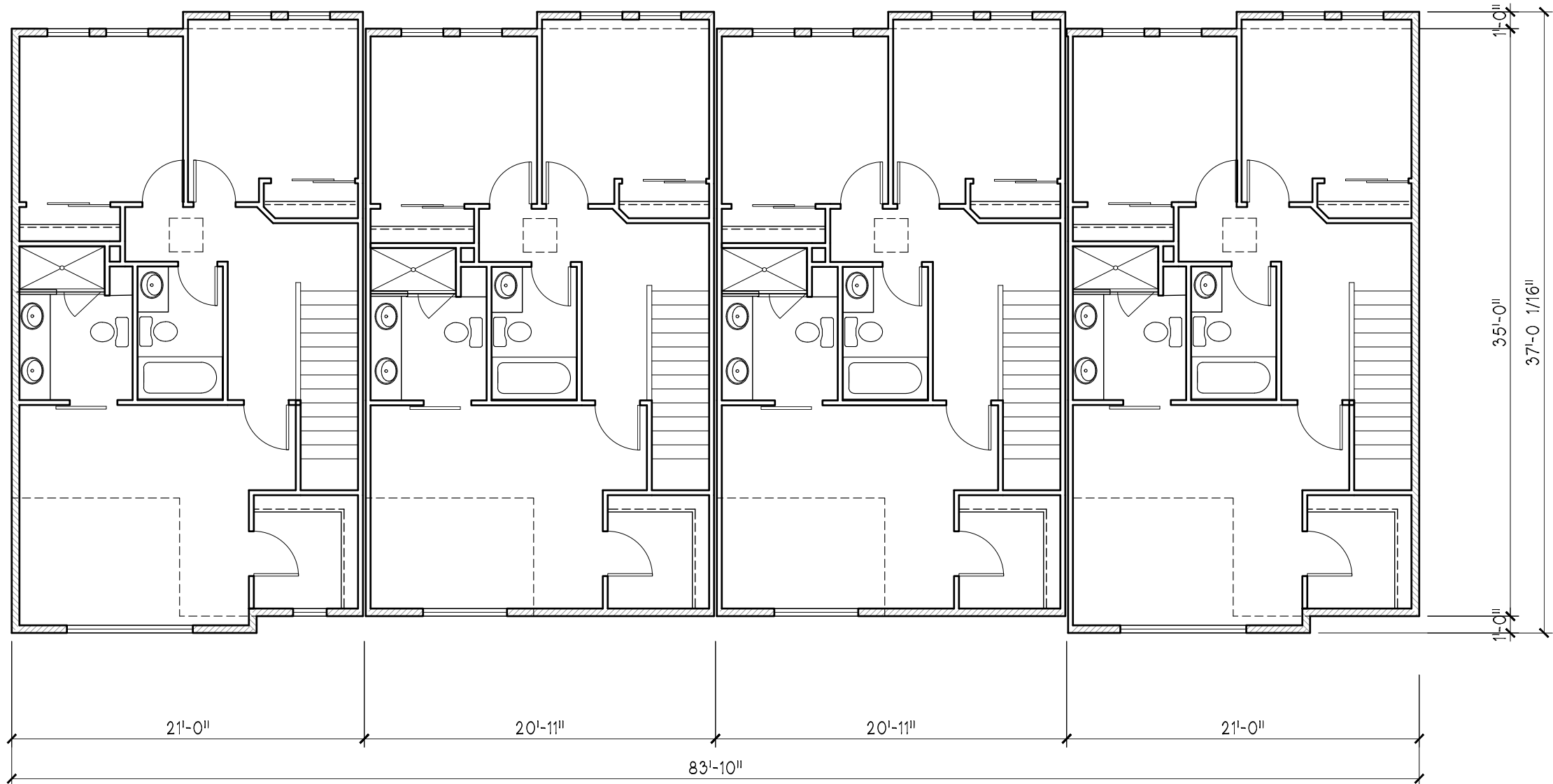


3 PLAN-C 3RD FLOOR PLAN
1/4" = 1'-0"

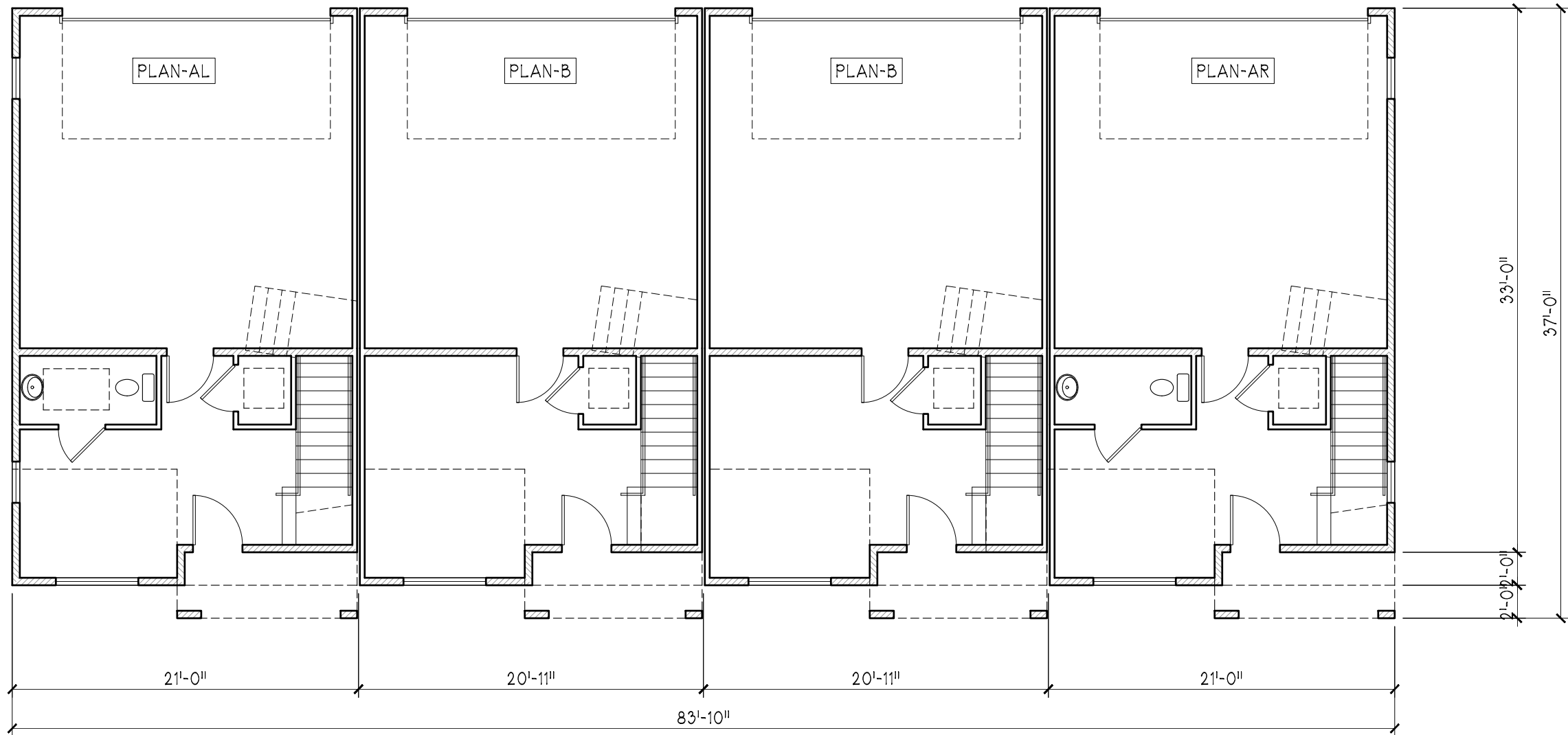
LIVING AREA 601 SQ. FT.



2 4-PLEX 2ND FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 2652 SF
DECK AREA: 282 SF



3 4-PLEX 3RD FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 3006 SF



1 4-PLEX 1ST FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 1122 SF
GARAGE AREA: 1729 SF

TOTAL LIVING AREA: 6780 SF
TOTAL GARAGE AREA: 1729 SF
TOTAL DECK AREA: 282 SF

NOTE:
REFER TO SHEET 2.0-X TYPICAL UNIT PLAN, FOR ROOM
LABELING & INDIVIDUAL UNIT SQUARE FOOTAGES

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PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/8" = 1'-0"

Revisions:

of

Drawing Title:
**4-PLEX
FLOOR PLANS**

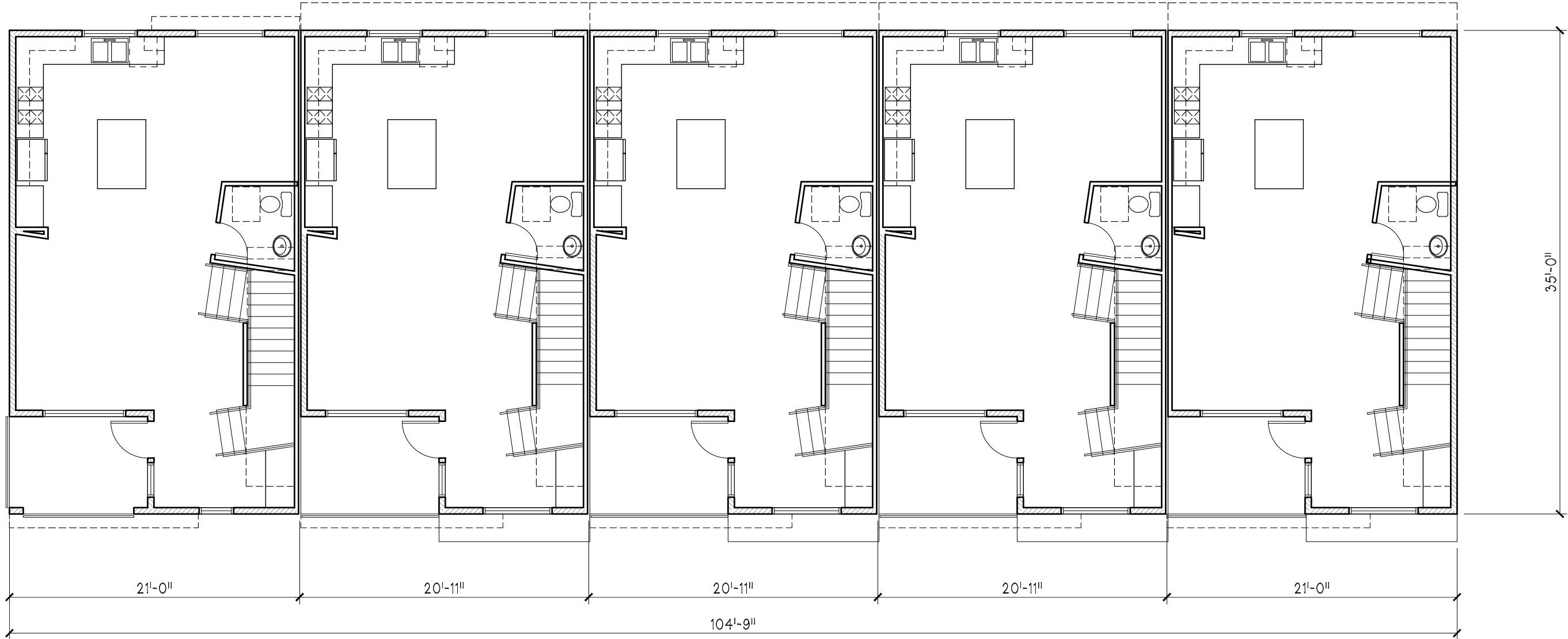
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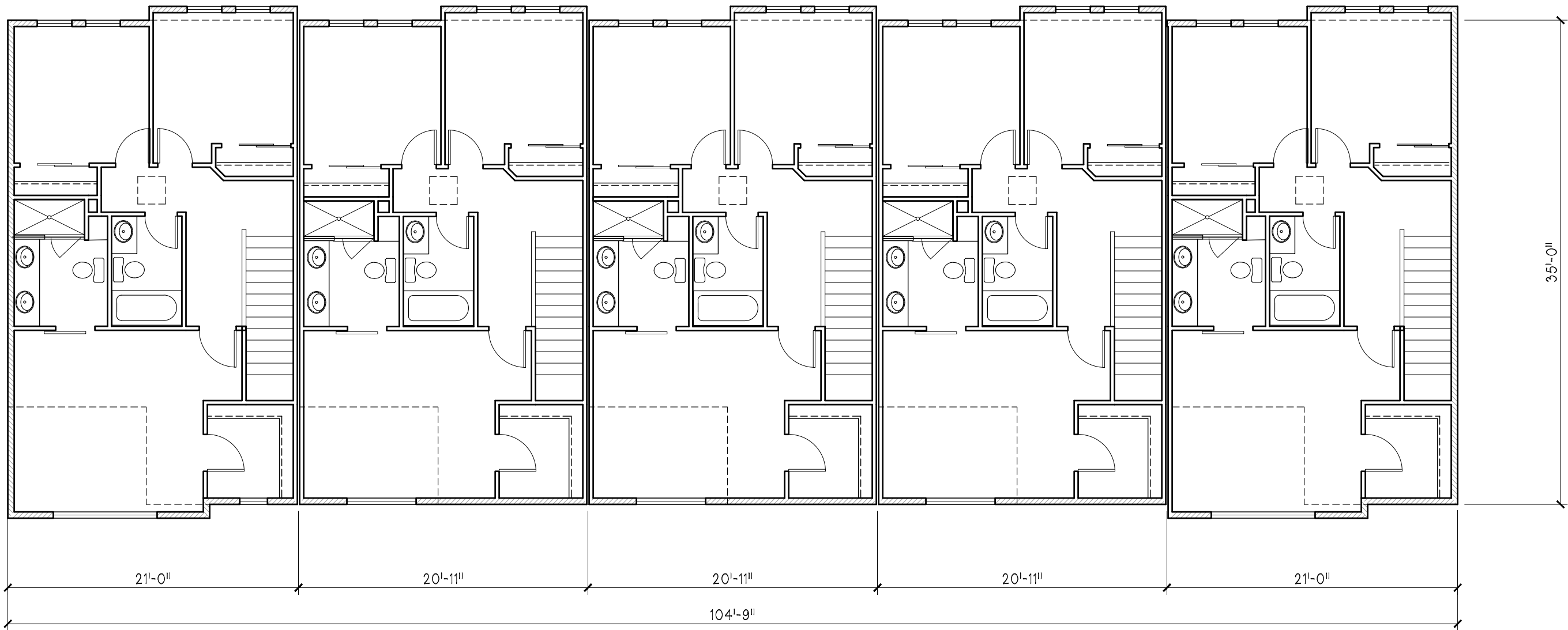
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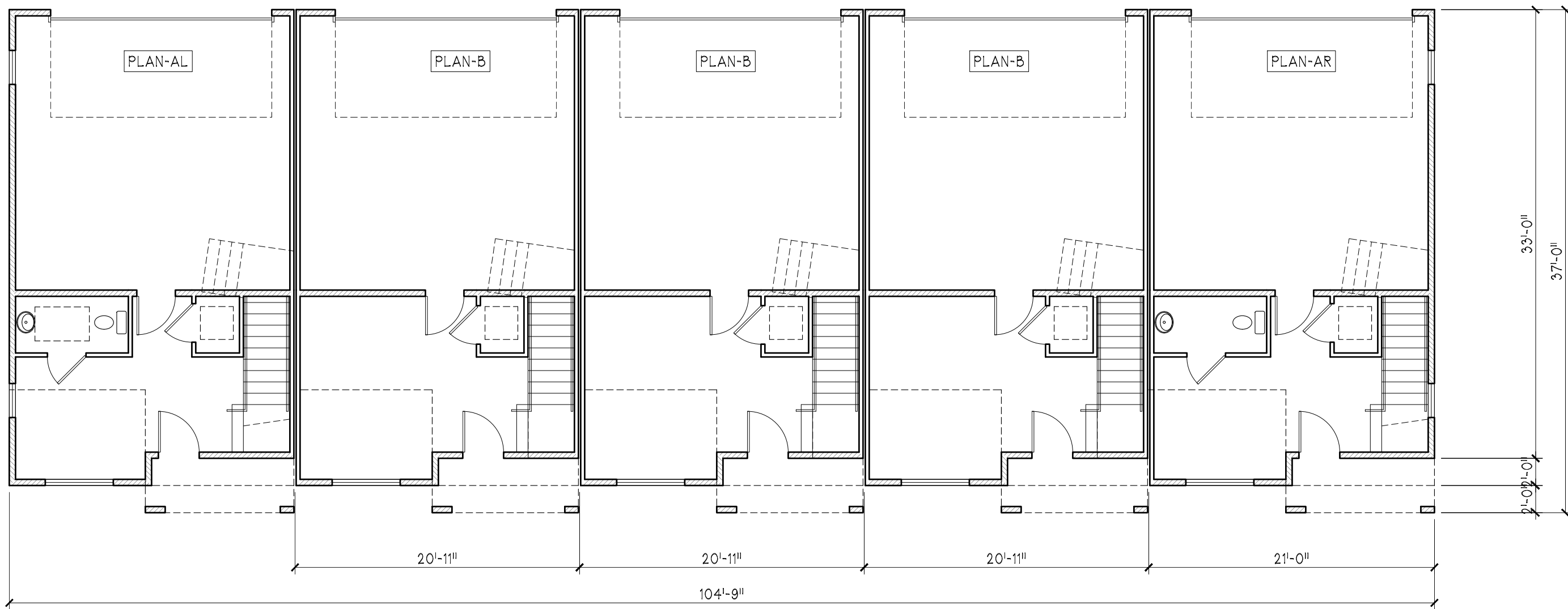
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2 5-PLEX 2ND FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 3314 SF
DECK AREA: 352 SF



3 5-PLEX 3RD FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 3749 SF



1 5-PLEX 1ST FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 1402 SF
GARAGE AREA: 2160 SF

TOTAL LIVING AREA: 8465 SF
TOTAL GARAGE AREA: 2160 SF
TOTAL DECK AREA: 352 SF

NOTE:
REFER TO SHEET 2.0-X TYPICAL UNIT PLAN, FOR ROOM
LABELING & INDIVIDUAL UNIT SQUARE FOOTAGES

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PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/8" = 1'-0"

Revisions:

Drawing Title:

**5-PLEX
FLOOR PLANS**

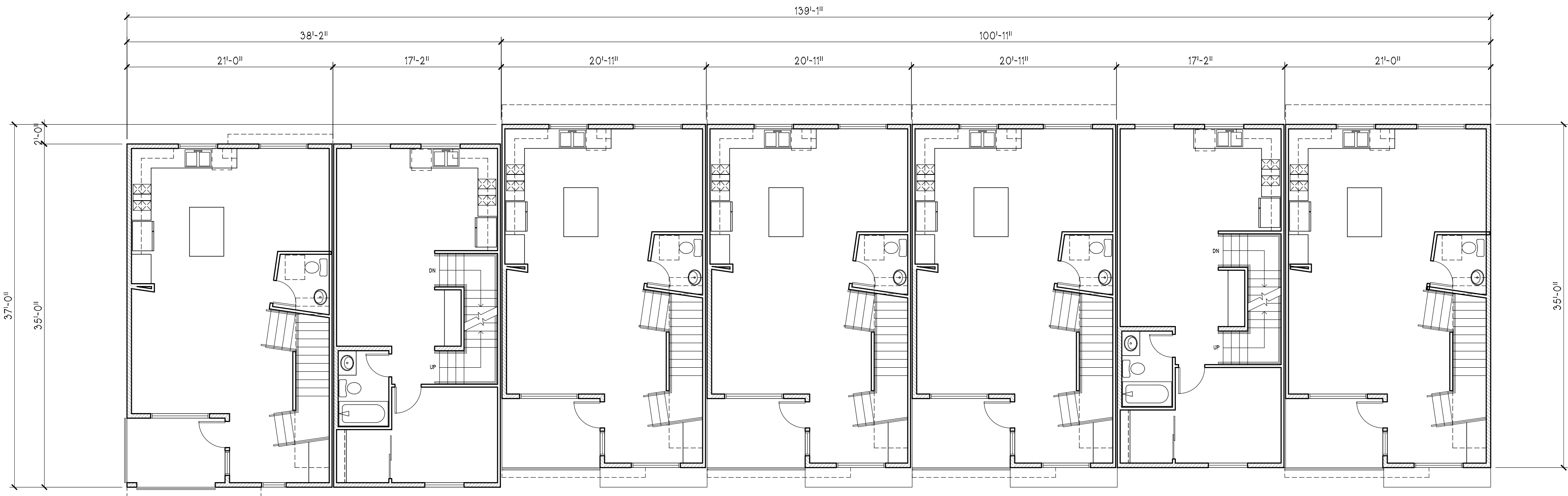
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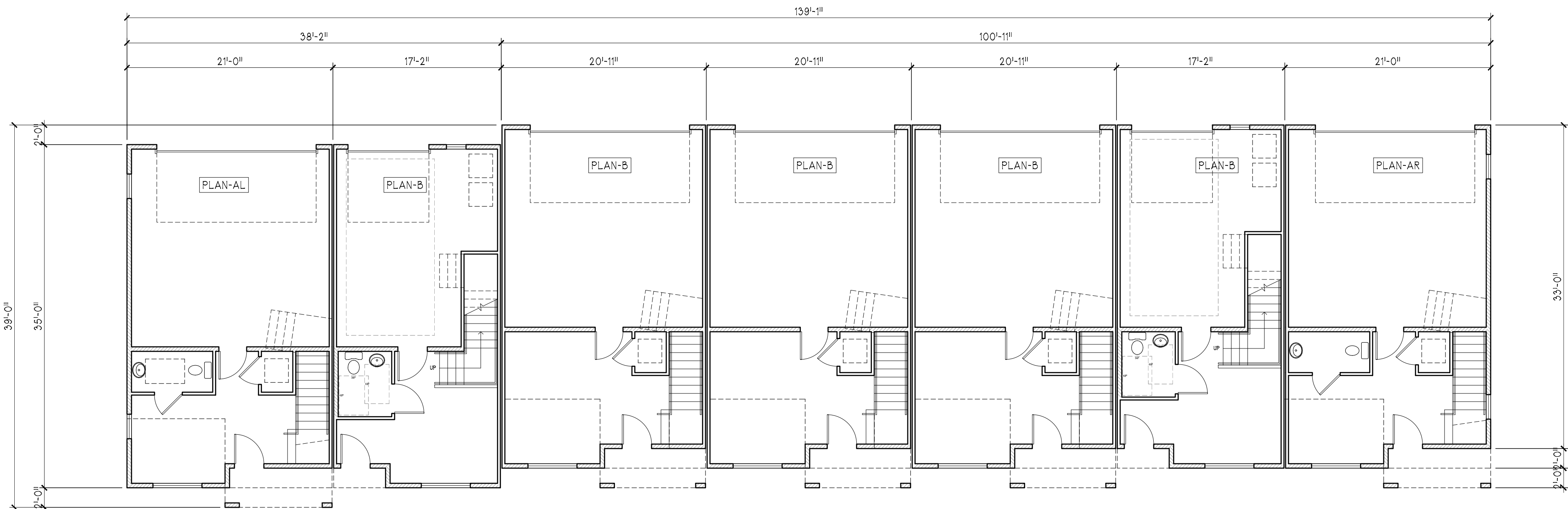
of Sheets

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2 7-PLEX 2ND FLOOR PLAN
 1/8" = 1'-0"
 LIVING AREA: 4517 SF
 DECK AREA: 352 SF



1 7-PLEX 1ST FLOOR PLAN
 1/8" = 1'-0"
 LIVING AREA: 1874 SF
 GARAGE AREA: 2869 SF

TOTAL LIVING AREA: 11,342 SF
 TOTAL GARAGE AREA: 2869 SF
 TOTAL DECK AREA: 352 SF

NOTE:
 REFER TO SHEET 2.0-X TYPICAL UNIT PLAN, FOR ROOM
 LABELING & INDIVIDUAL UNIT SQUARE FOOTAGES

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 Scale: 1/8" = 1'-0"

Revisions:

Drawing Title:
**7-PLEX
 FLOOR PLANS**

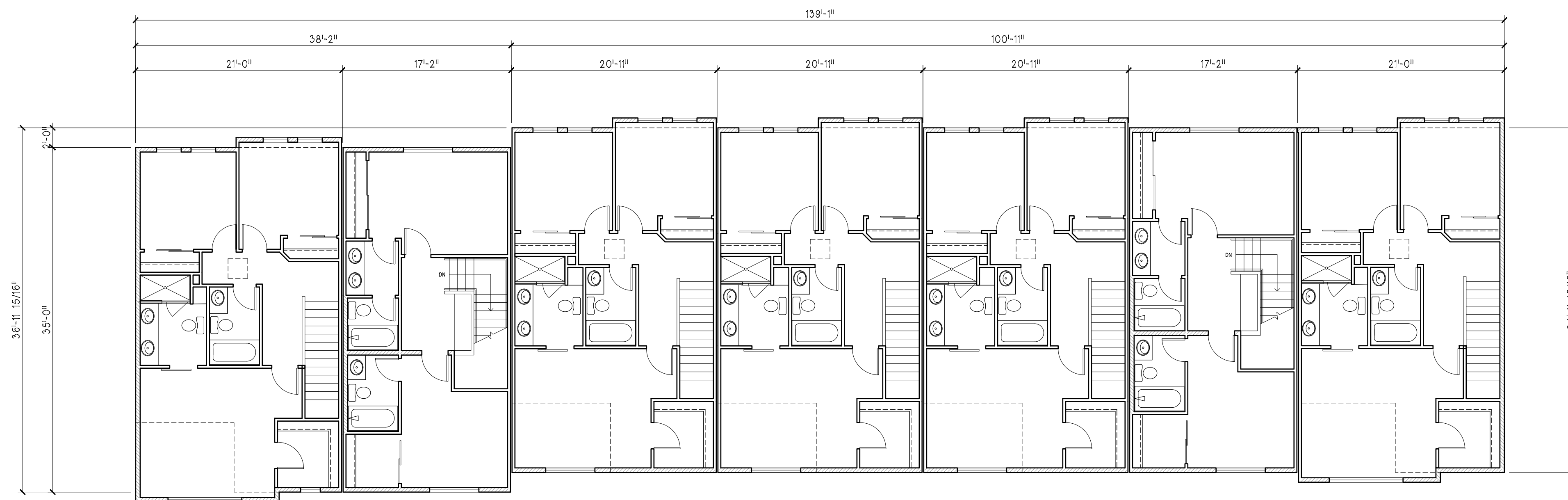
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1 7-PLEX 3RD FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 4951 SF

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MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale: 1/8" = 1'-0"

Revisions:

Drawing Title:

7-PLEX
FLOOR PLANS

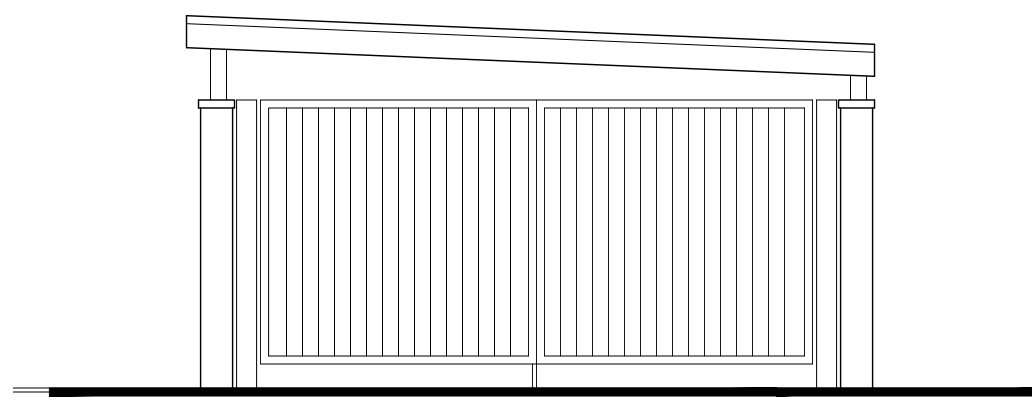
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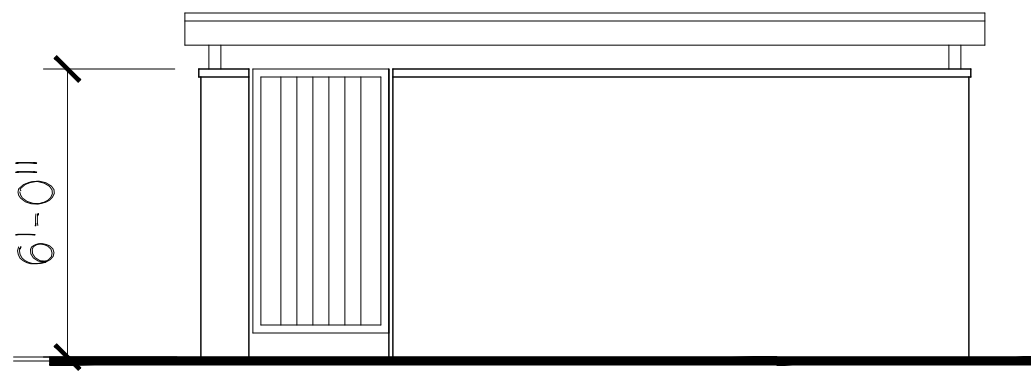
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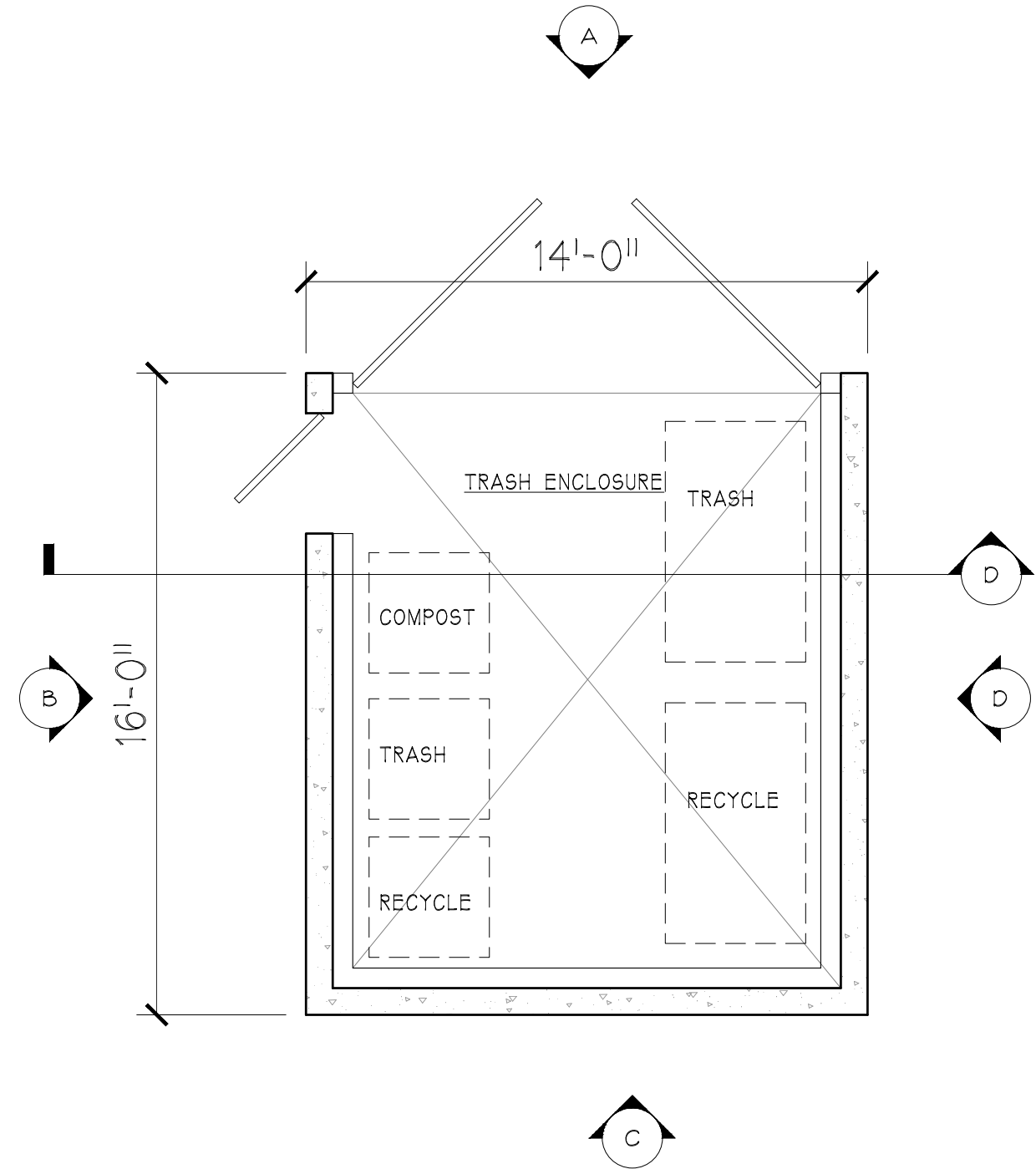
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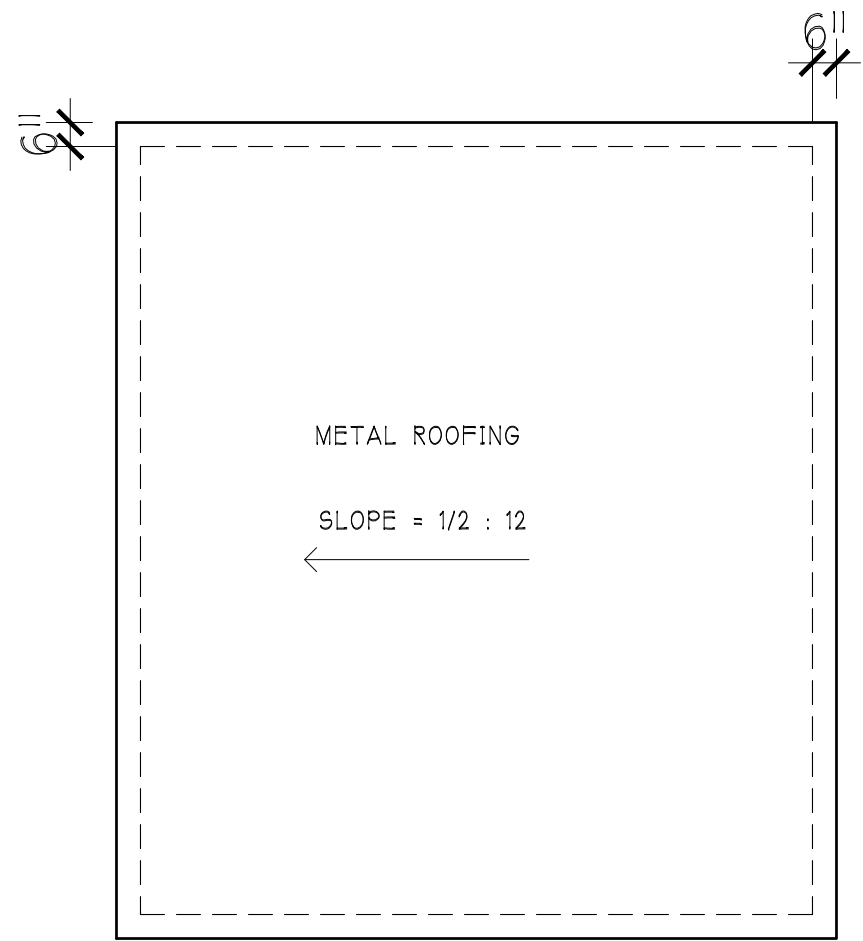
A ELEVATION
1/4" = 1'-0"



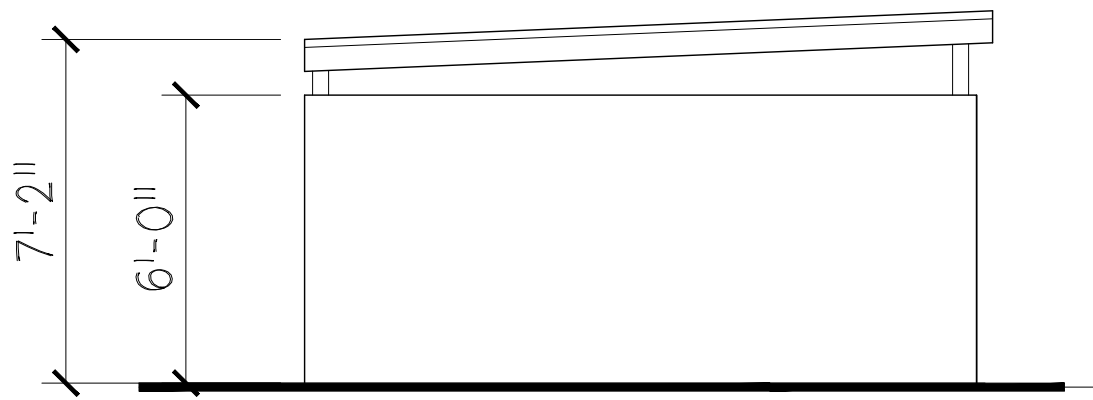
B ELEVATION
1/4" = 1'-0"



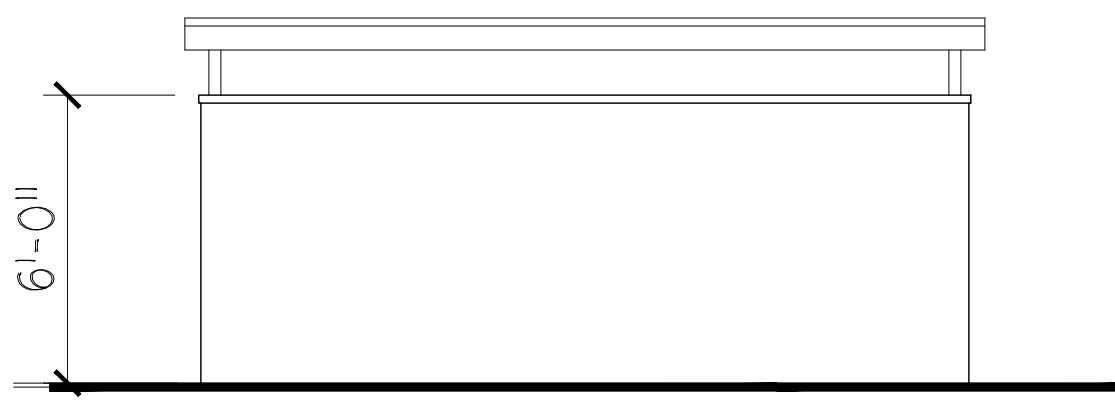
1 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



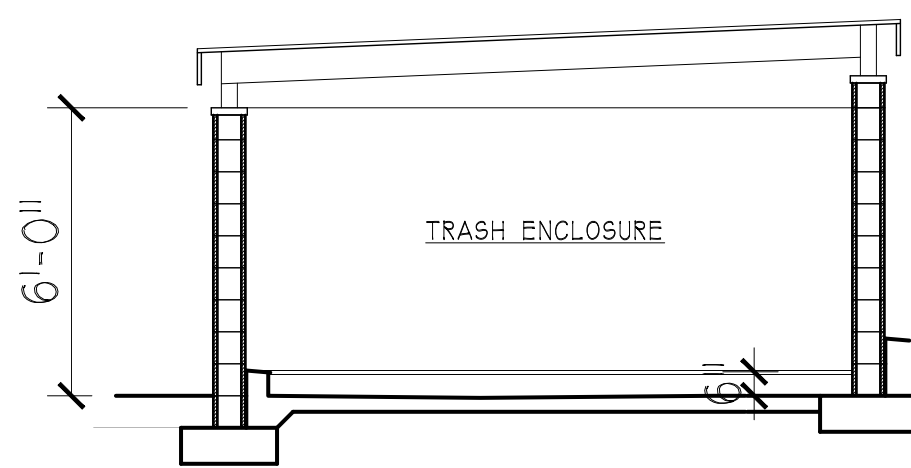
3 TRASH ENCLOSURE ROOF PLAN
1/4" = 1'-0"



C ELEVATION
1/4" = 1'-0"



D ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE SECTION
1/4" = 1'-0"

MATERIAL NOTES:
1. METAL ROOFING
2. METAL GATES
3. CONCRETE BLOCK

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Date: MARCH 2024
Scale: 1/4" = 1'-0"

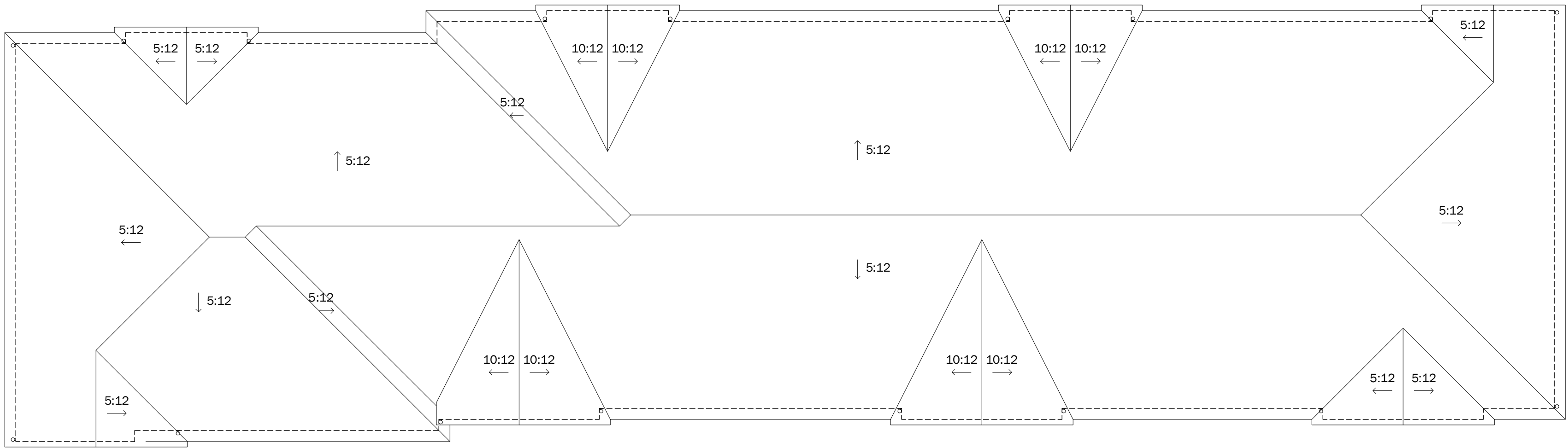
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**TRASH ENCLOSURE
FLOOR PLAN**

Revisions:

Sheet No.:
2.5
of _____ Sheets

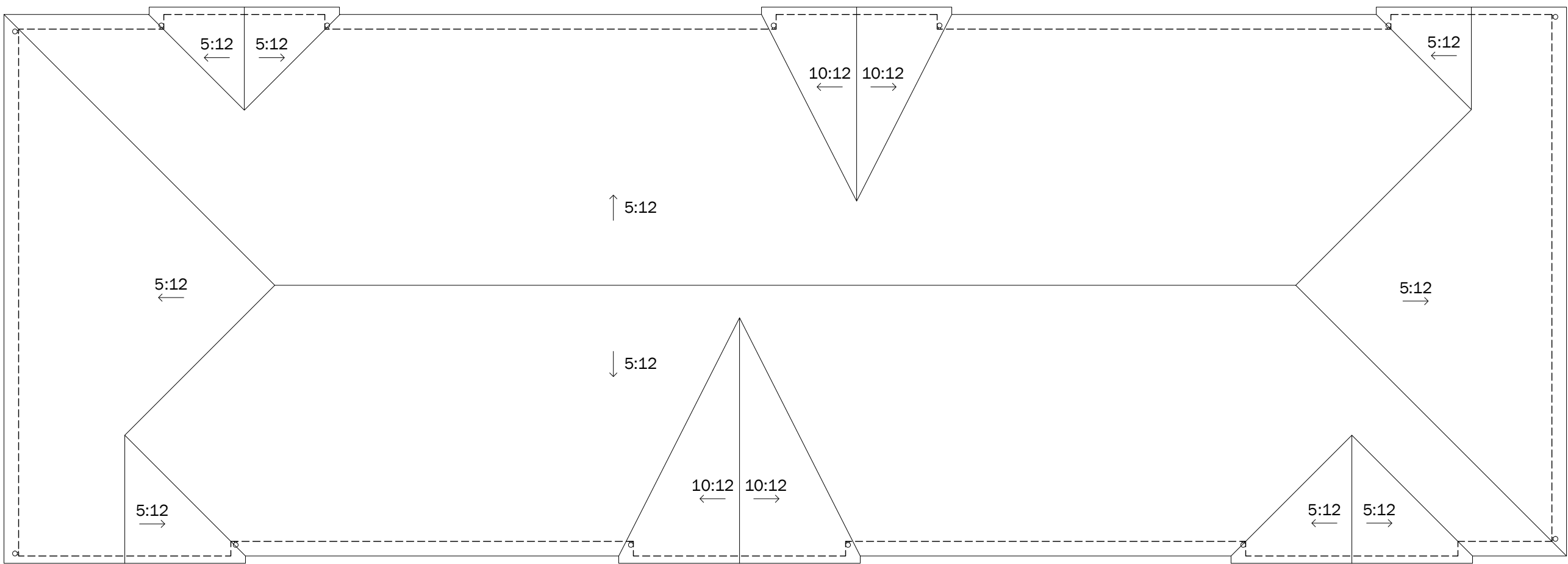
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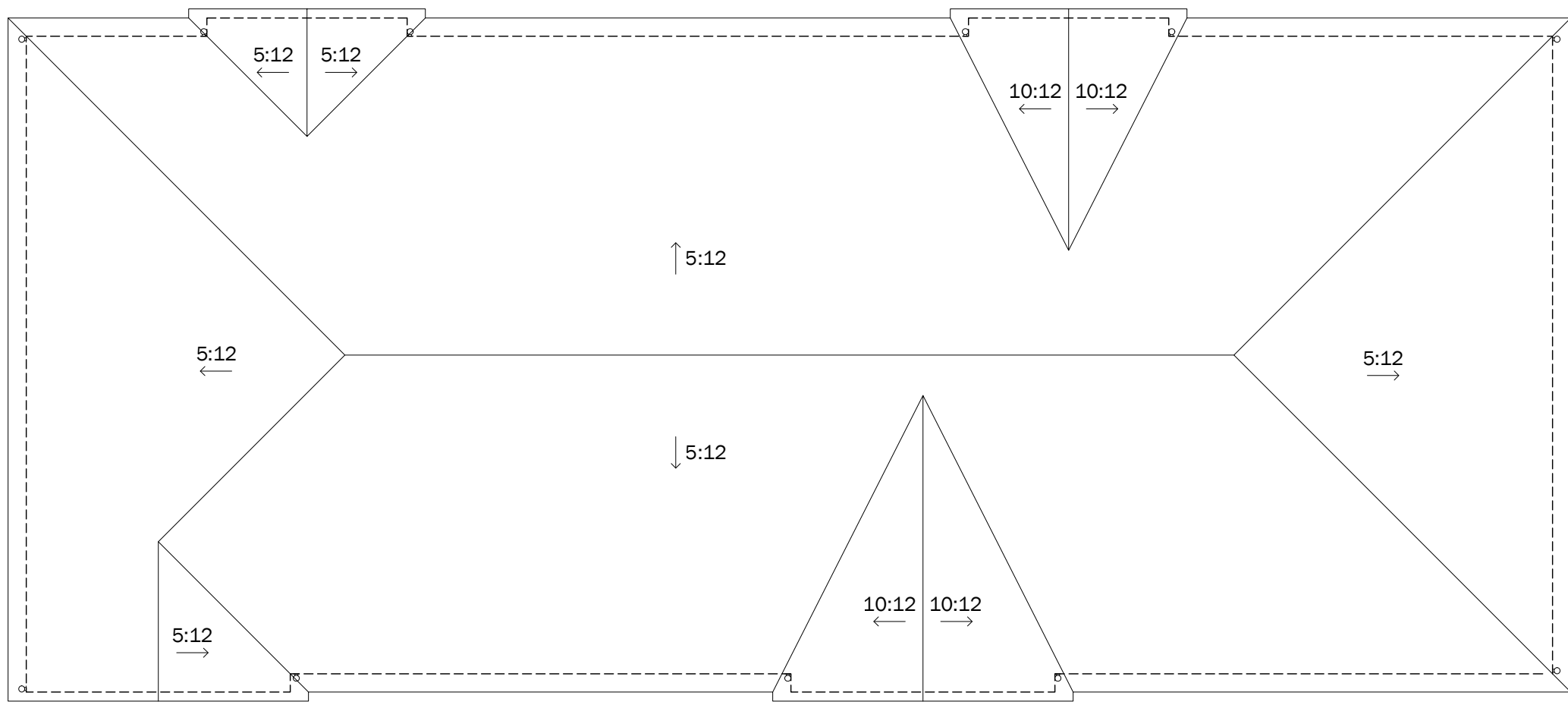
3 7-PLEX ROOF PLAN
1/8" = 1'-0"

24 GA. G.S.M.
FASCIA GUTTER W/
4" DOWNSPOUTS TO
GRADE, TYP.



2 5-PLEX ROOF PLAN
1/8" = 1'-0"

24 GA. G.S.M.
FASCIA GUTTER W/
4" DOWNSPOUTS TO
GRADE, TYP.



1 4-PLEX ROOF PLAN
1/8" = 1'-0"

24 GA. G.S.M.
FASCIA GUTTER W/
4" DOWNSPOUTS TO
GRADE, TYP.

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Date: MARCH 2024
Scale: 1/8" = 1'-0"

Revisions:

Drawing Title:
**CONCEPTUAL
ROOF PLANS**
Sheet No.:

3.0

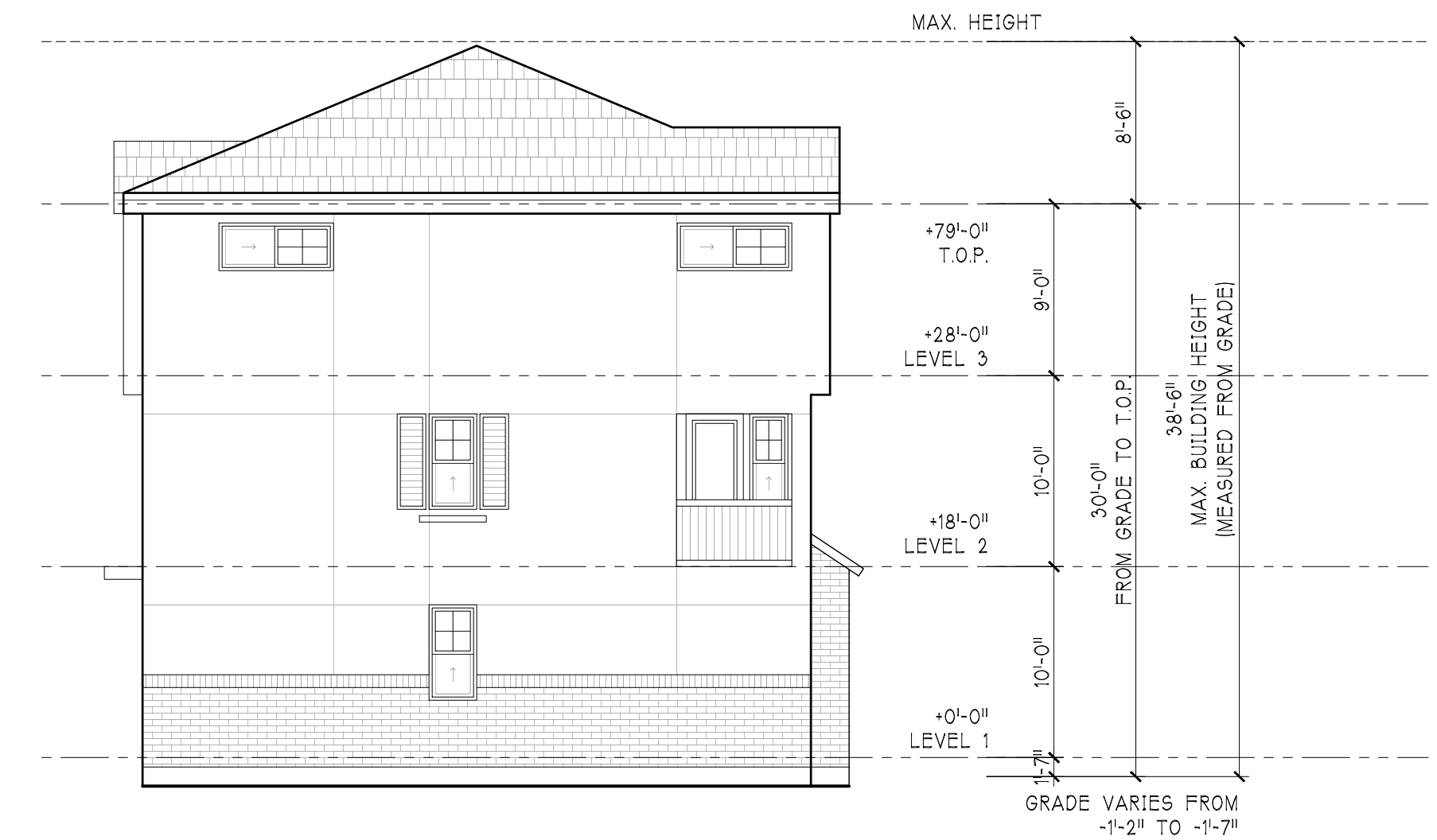
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1 4-PLEX ELEVATION
1/8" = 1'-0"



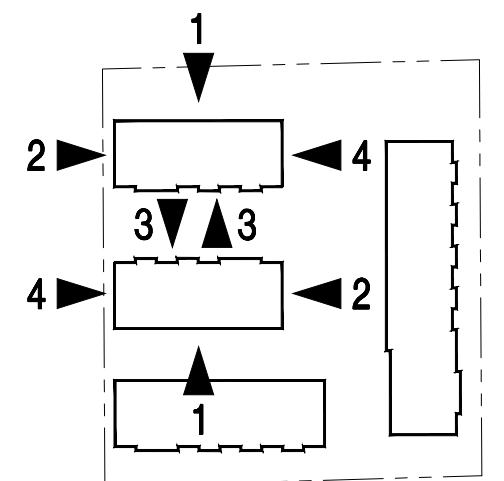
2 4-PLEX ELEVATION
1/8" = 1'-0"



3 4-PLEX ELEVATION
1/8" = 1'-0"

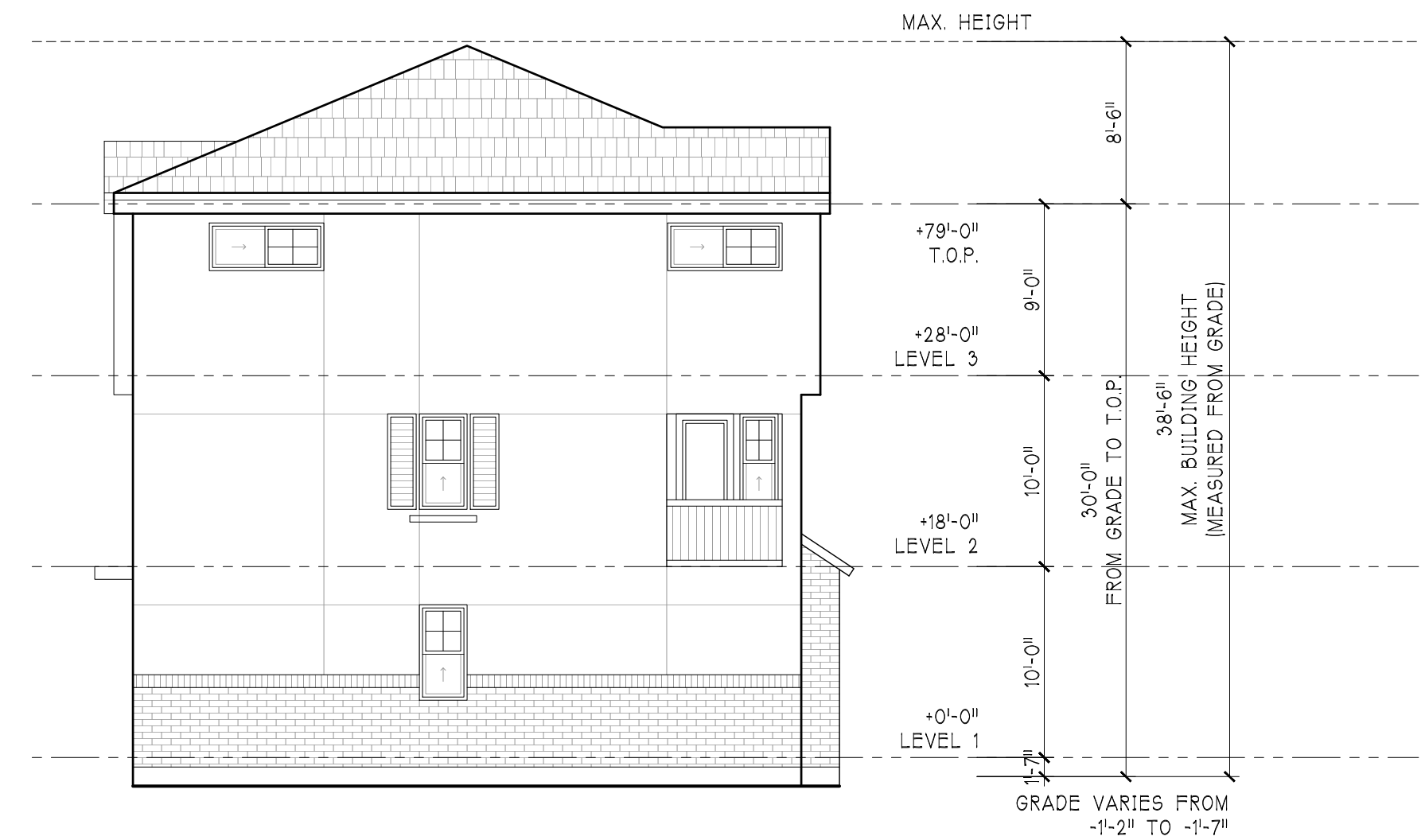


4 4-PLEX ELEVATION
1/8" = 1'-0"





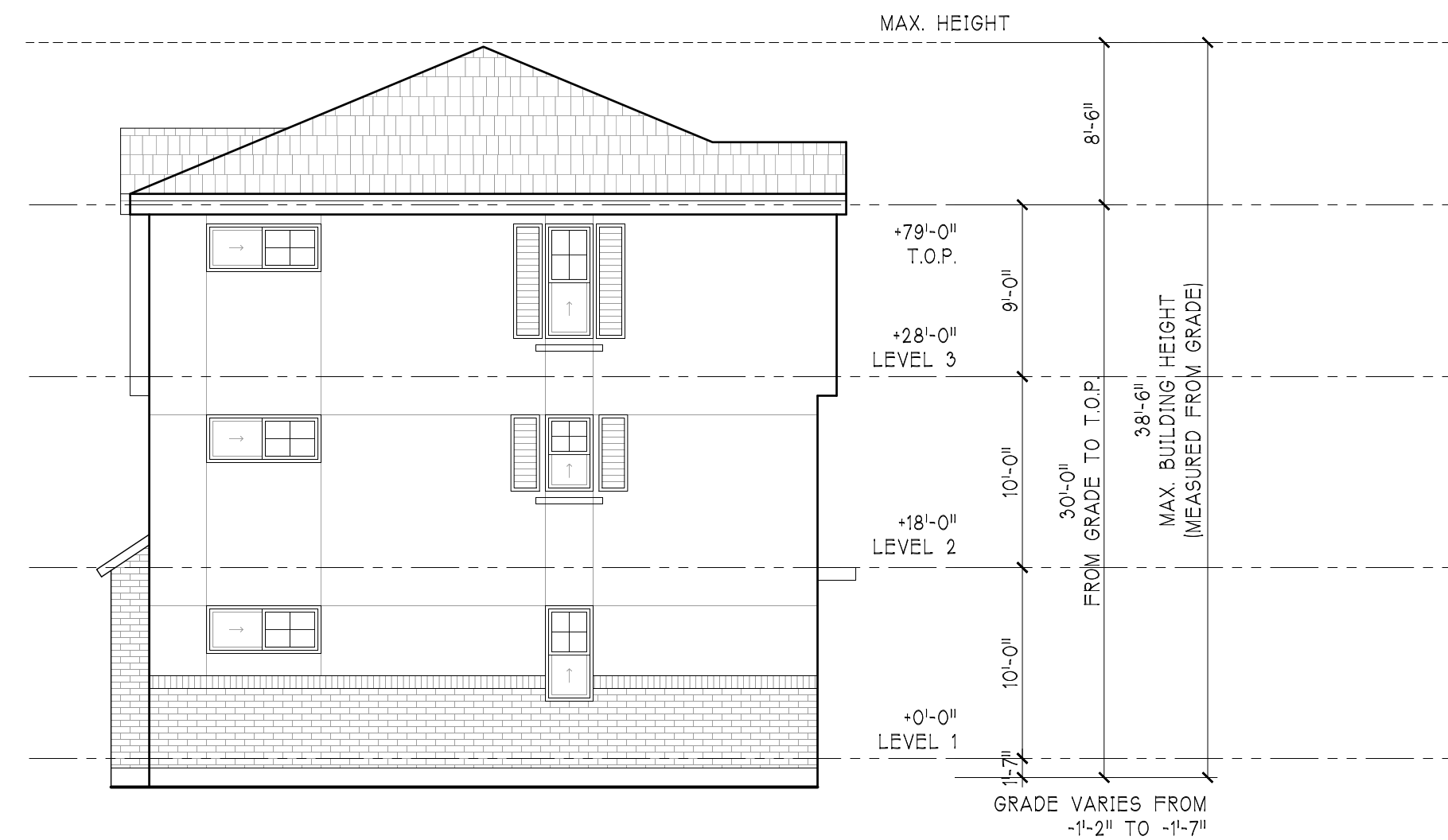
1 5-PLEX ELEVATION
1/8" = 1'-0"



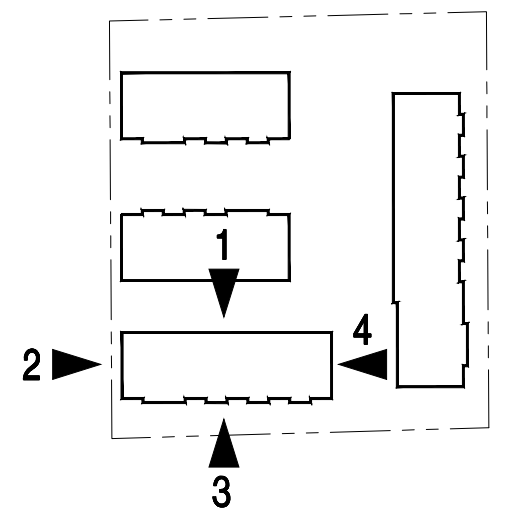
2 5-PLEX ELEVATION
1/8" = 1'-0"



3 5-PLEX ELEVATION
1/8" = 1'-0"



4 5-PLEX ELEVATION
1/8" = 1'-0"



PEEBLES SQUARE, LLC
1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/8" = 1'-0"

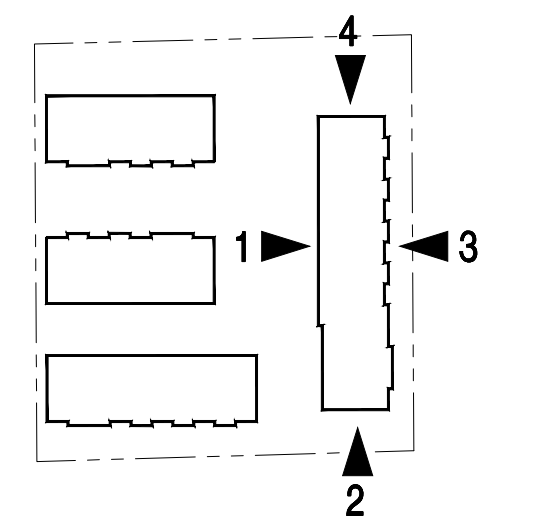
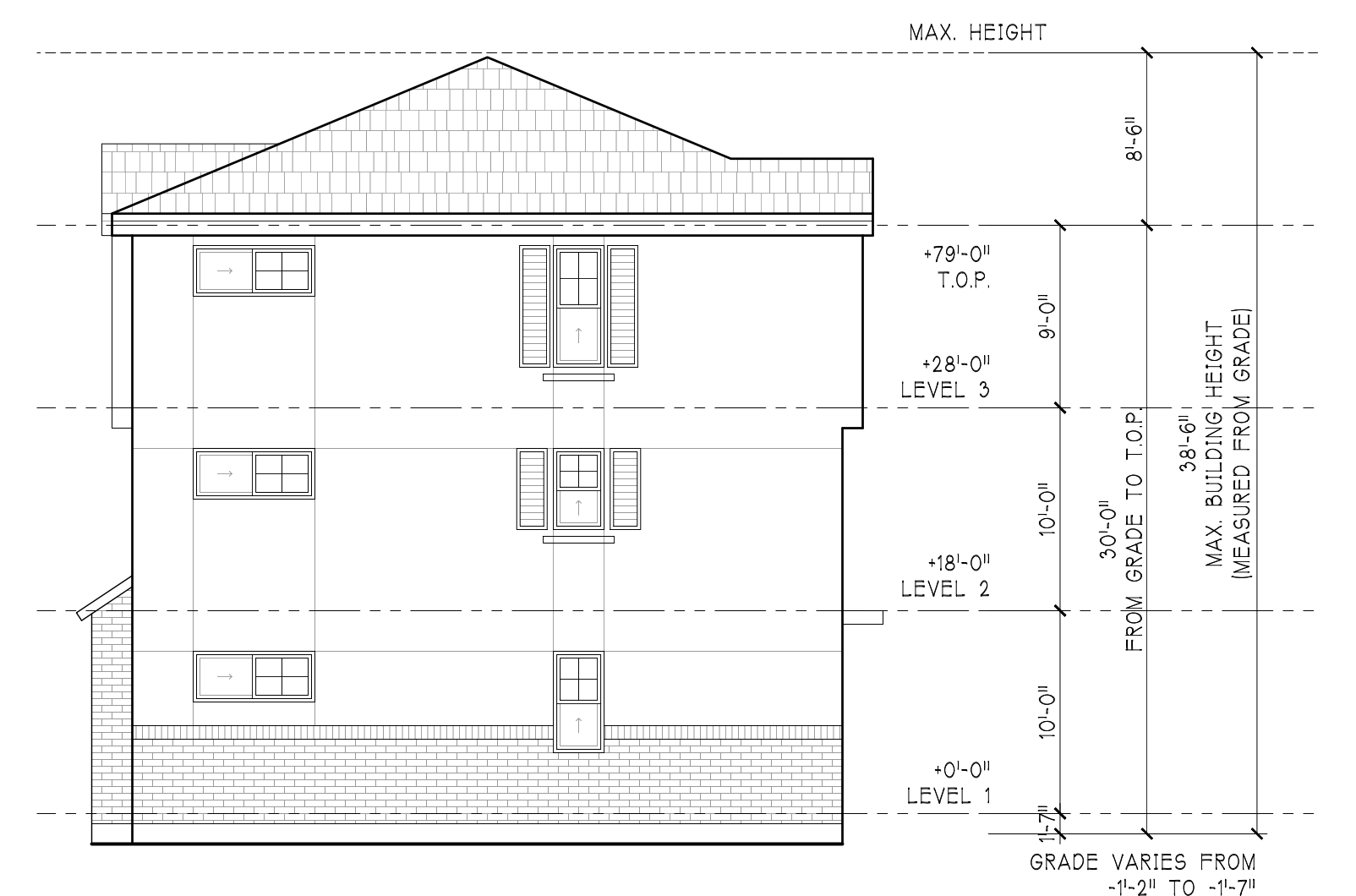
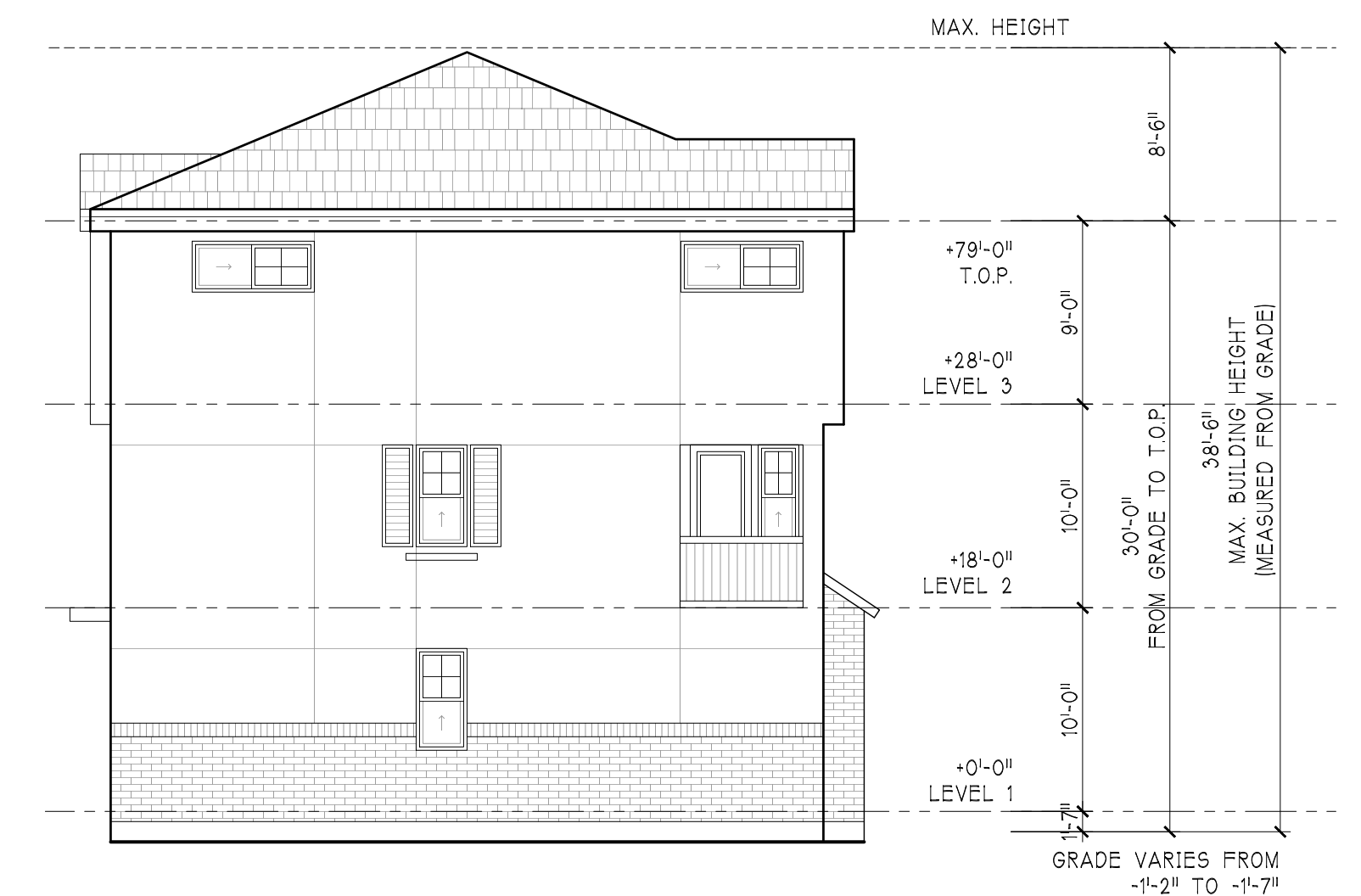
Drawing Title:
5-PLEX ELEVATIONS

Revisions:

of _____

Sheet No.:
3.2
of _____ Sheets

LPMD
Architects
1288 Kifer Road, Unit 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale: 1/8" = 1'-0"

Revisions:

Drawing Title:

7-PLEX ELEVATIONS

Sheet No:

3.3

of Sheets

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Architects

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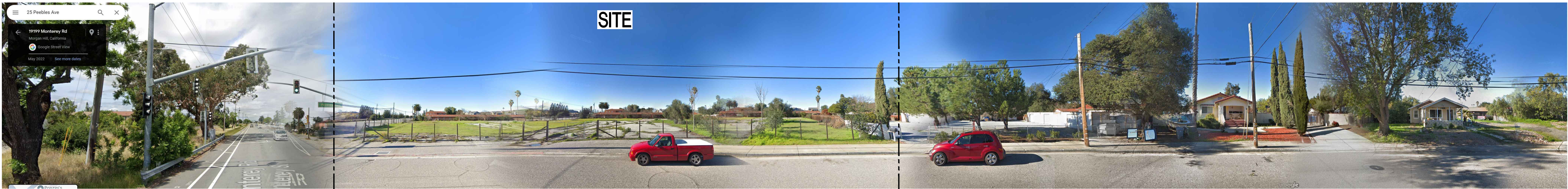
SITE

VIEW-1 EXISTING



SITE

VIEW-1 PROPOSED



SITE

VIEW-2 EXISTING



SITE

VIEW-2 PROPOSED



LEGEND

PEEBLES SQUARE, LLC
1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES
25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024	Drawing Title:
Scale:	STREETSCAPE ELEVATIONS
Revisions:	Sheet No:
	3.4
	of Sheets

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Sunnyvale, CA 94086
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Fax : 408-992-0281



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PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale: N.T.S.

Revisions:

Drawing Title:

MATERIAL & COLOR BOARD

Sheet No:

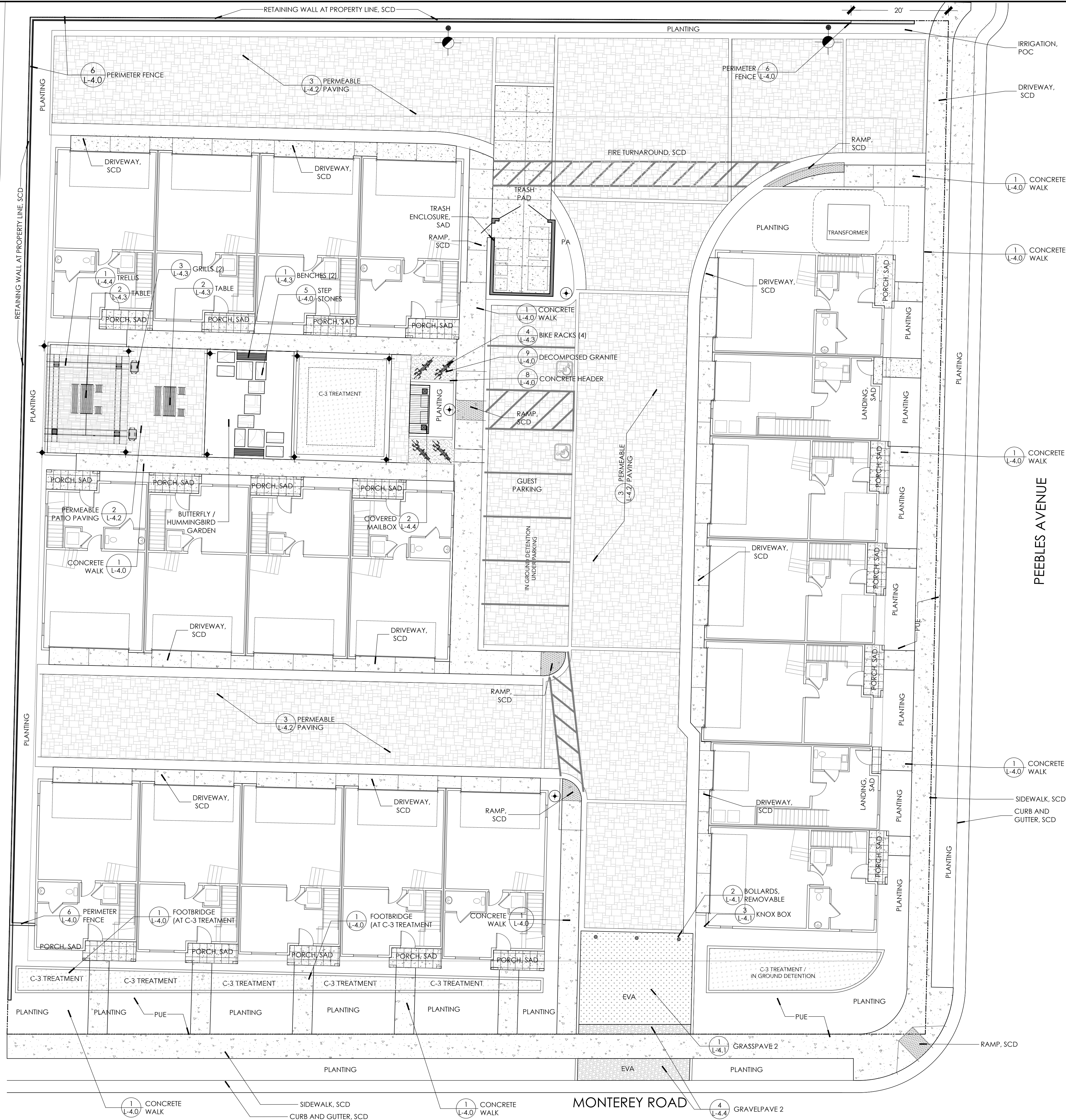
4.0

of

Sheets

LPMD Architects

1288 Kifer Road, Unit 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281




RECREATIONAL AMENITIES

TIER 1
PARK BENCHES
RECREATIONAL GARDEN

TIER 2
SHADE TRELLIS
TWO PICNIC/BARBEQUE AREAS



NO.	REVISIONS	BY	DATE



Prepared By:
LEVESQUE DESIGN

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(510) 521 6700

Prepared For:


Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEL 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

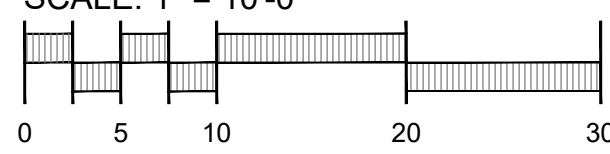
Kevin Levesque
KEVIN LEVESQUE LA 4177



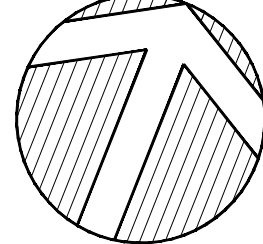
LANDSCAPE PLANS

LAYOUT PLAN

Scale:
SCALE: 1" = 10'-0"

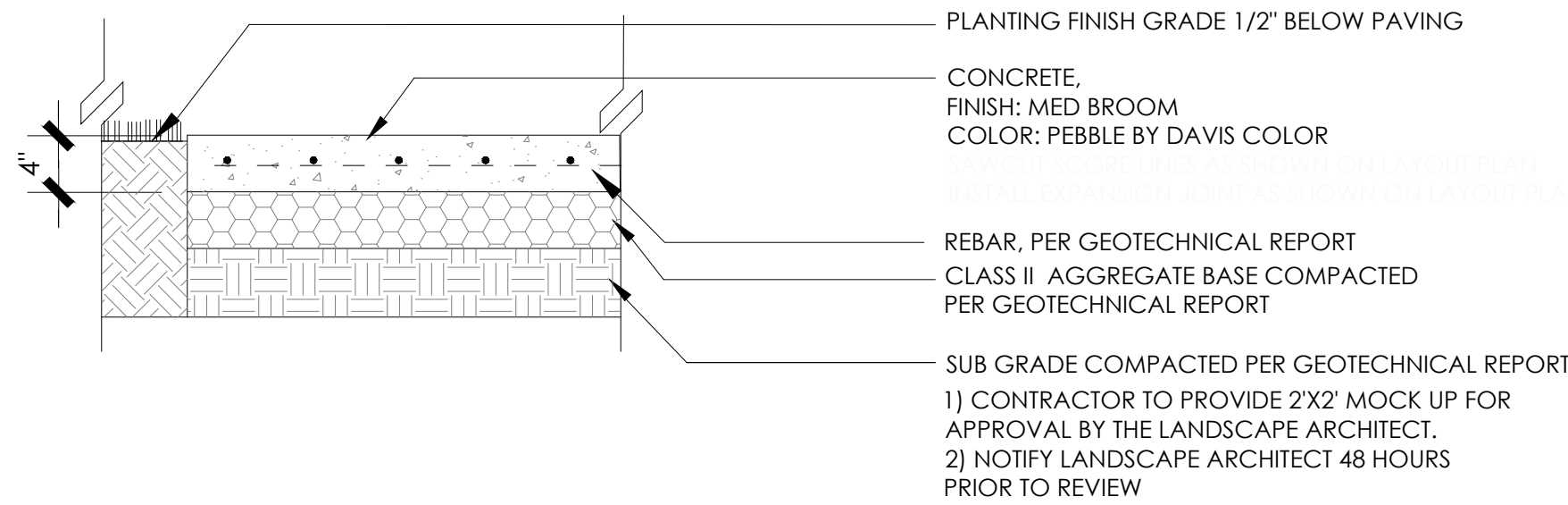


Date: December 16, 2024	Scale:
Job: 23-289	Design: KTL
Drawn: KTL	Checked: KTL
North:	Sheet:

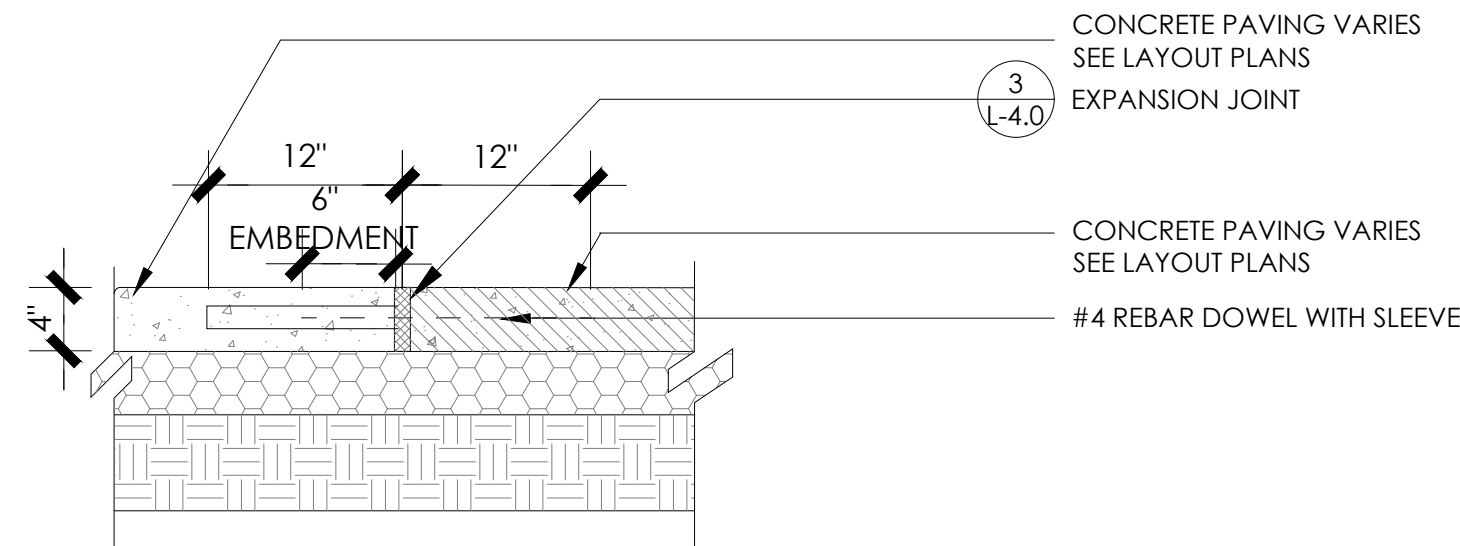


L-3.1
of
Sheets

Pebble
641



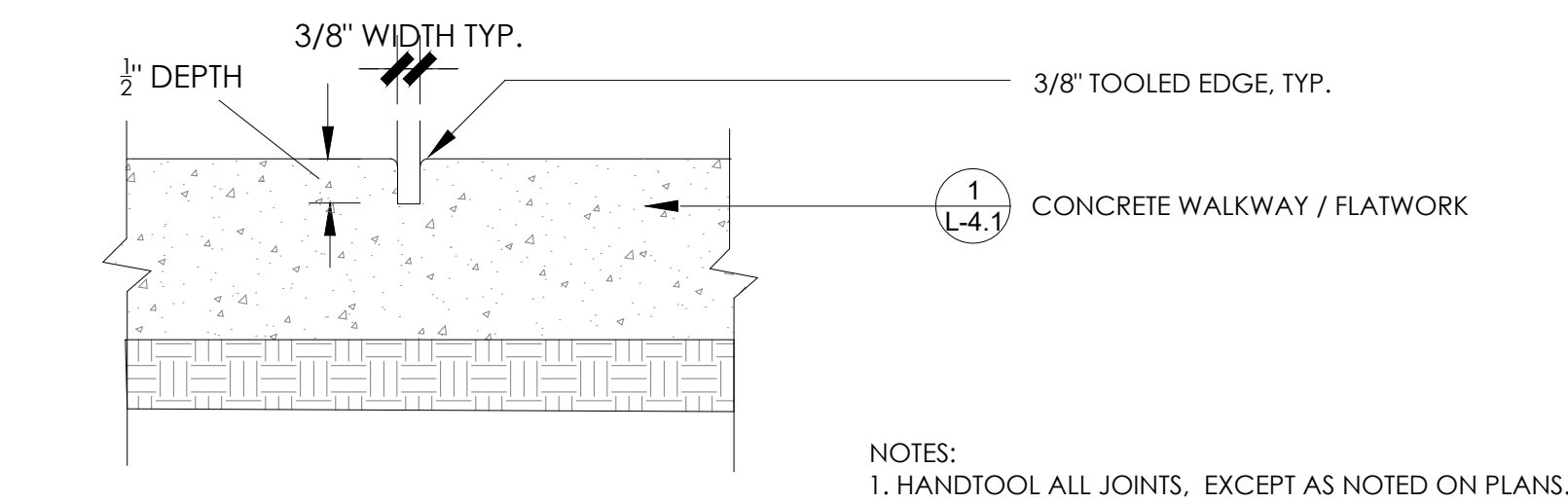
1 CONCRETE WALK
SCALE: 1"=1'-0"



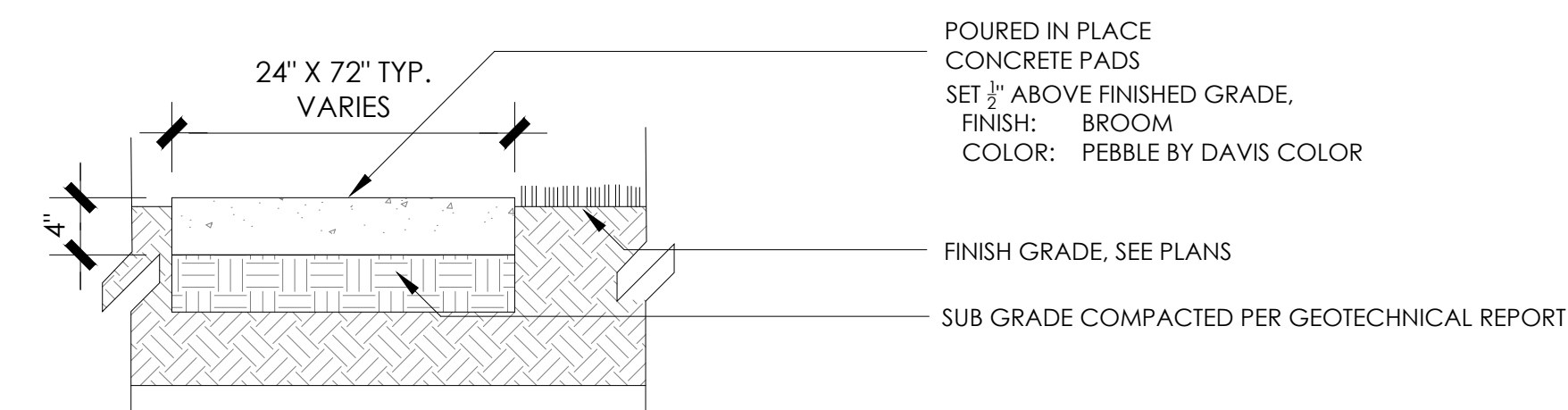
2 DOWEL DETAIL
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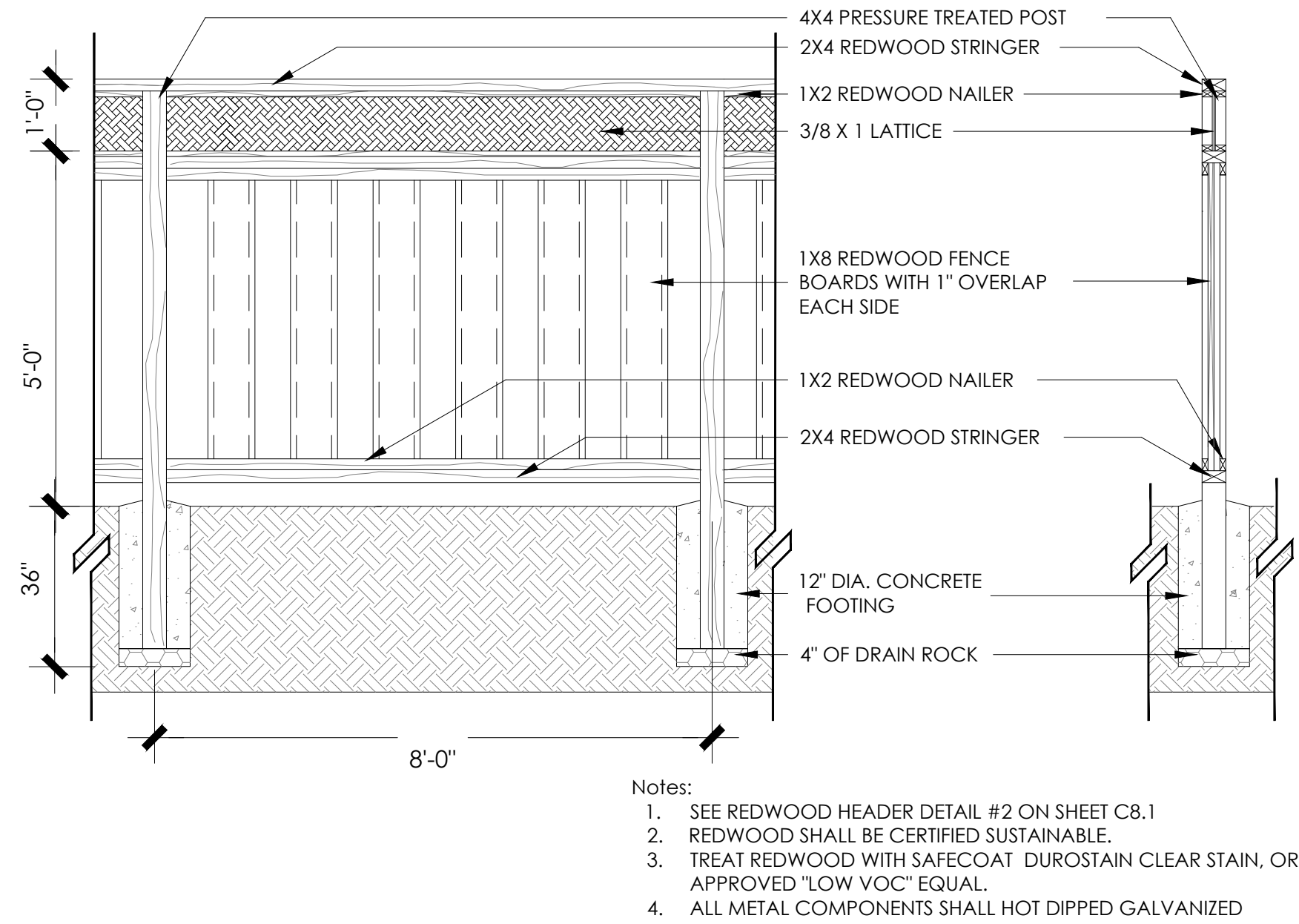
3 EXPANSION JOINT
3" = 1'-0"



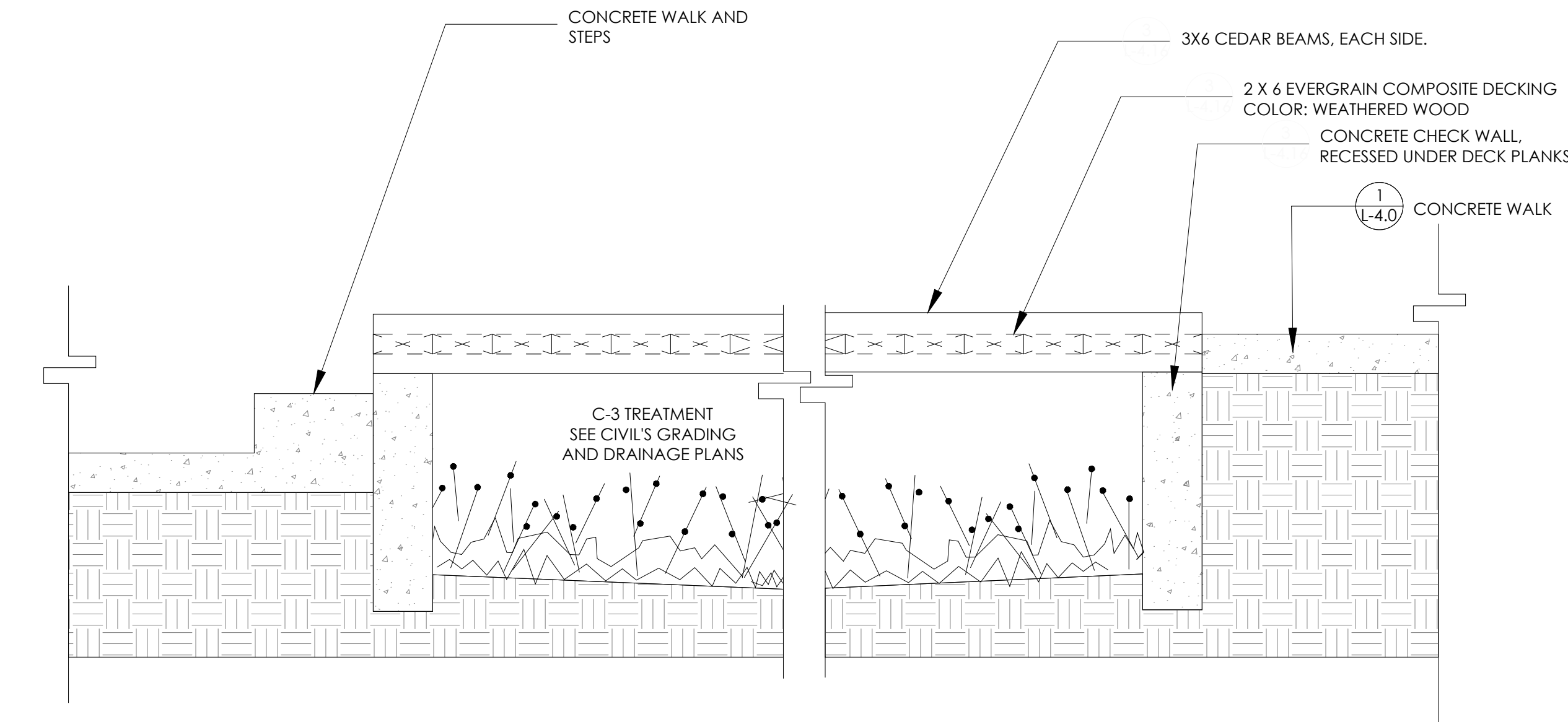
4 CONTROL JOINT
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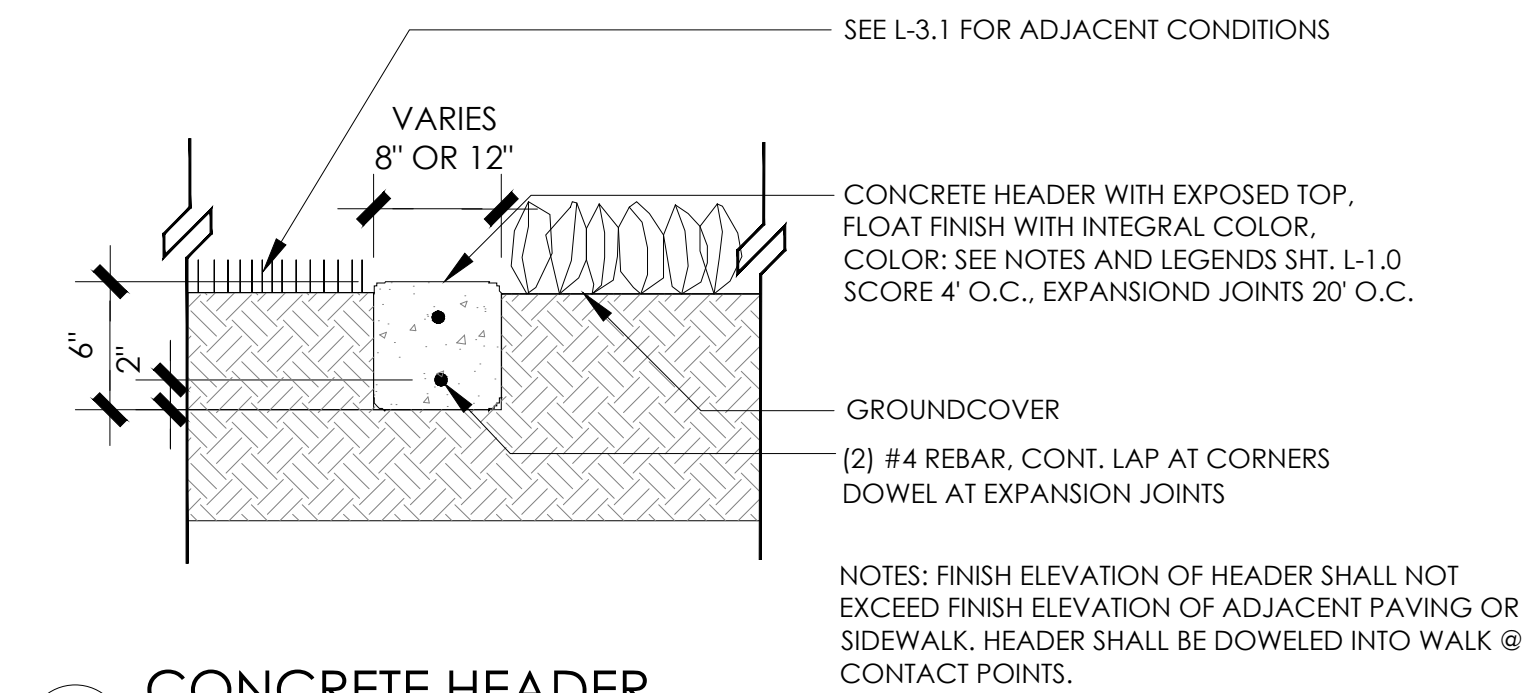
5 STEP PADS
SCALE: 1"=1'-0"



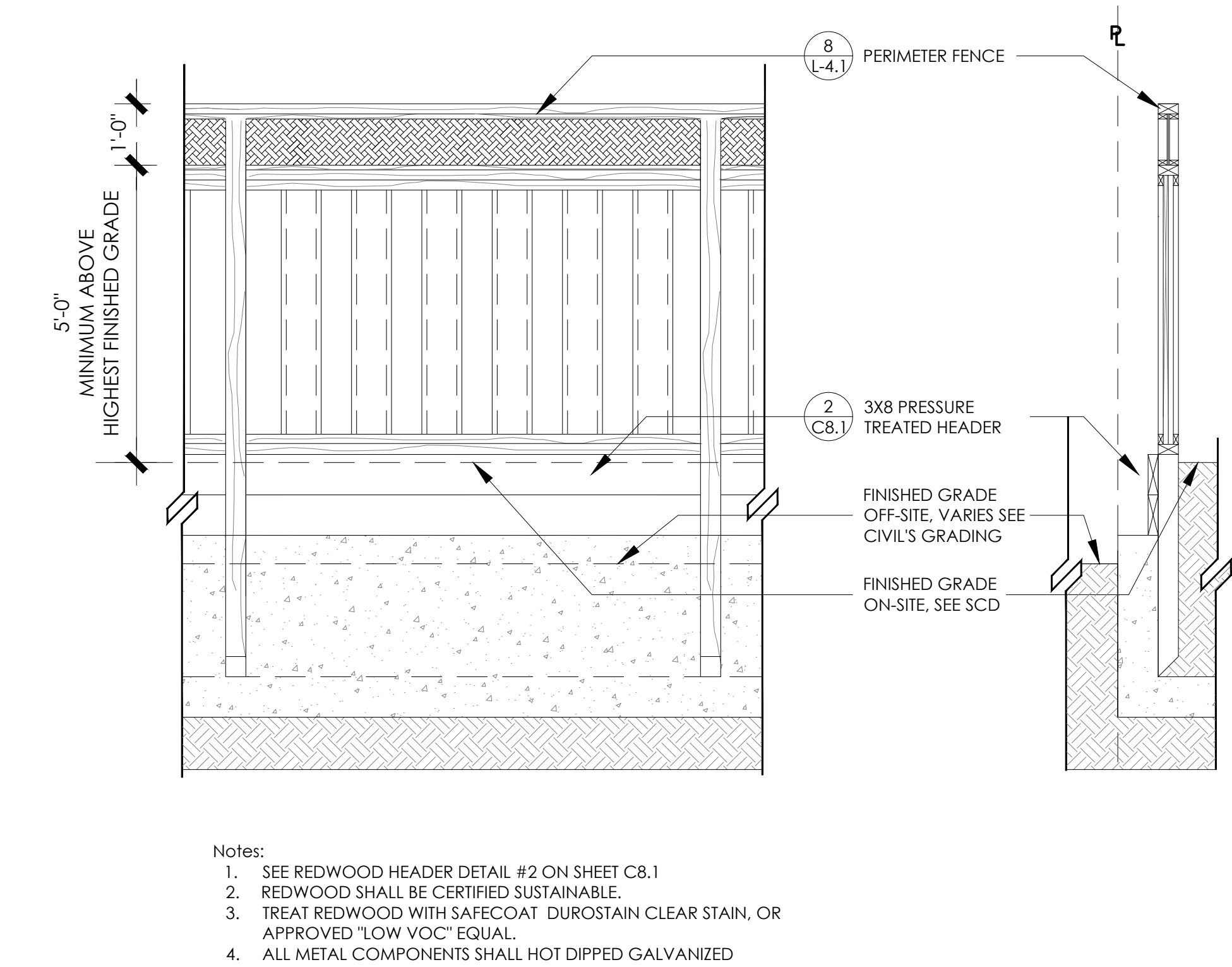
6 PERIMETER FENCE
SCALE: 1/2"=1'-0"



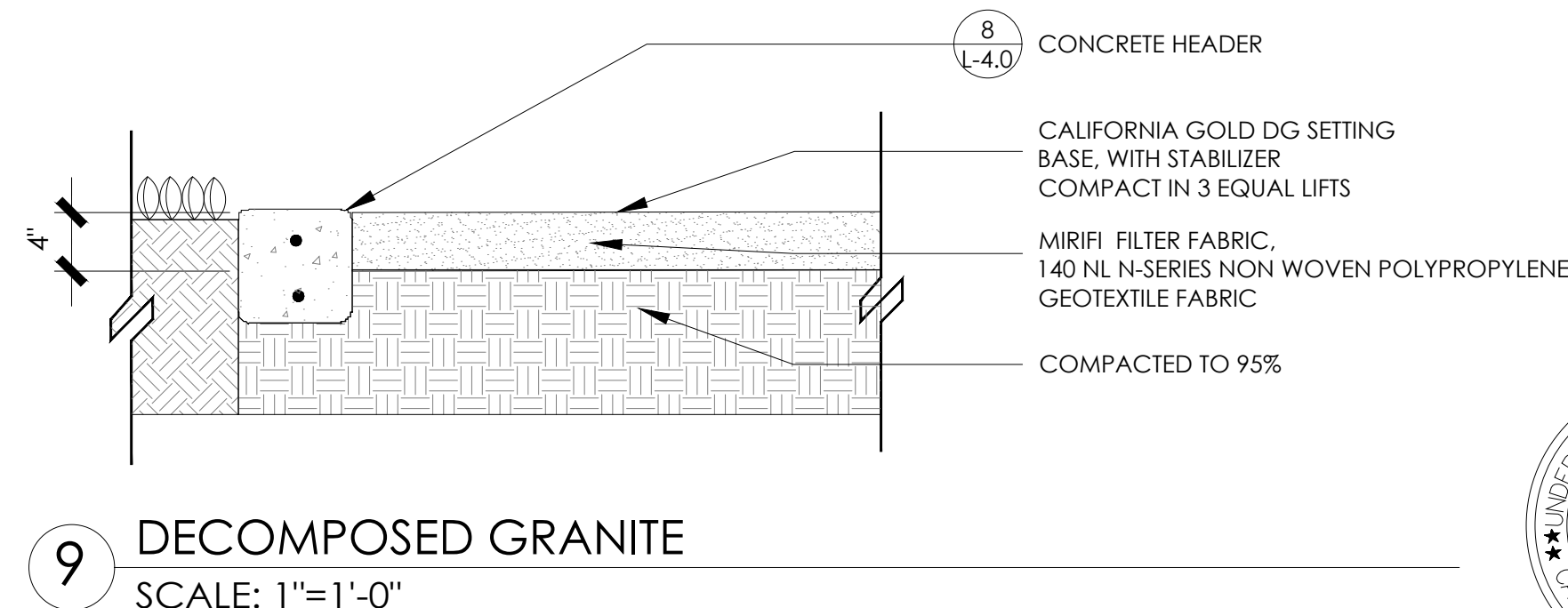
7 FOOT BRIDGE: SIDE ELEVATION
SCALE: 1"=1'-0"



8 CONCRETE HEADER
SCALE: 1"=1'-0"



PERIMETER FENCE @ RETAINING WALL
SCALE: 1/2"=1'-0"



9 DECOMPOSED GRANITE
SCALE: 1"=1'-0"



NO.	REVISIONS	BY	DATE

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ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:
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1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEL0 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Kevin Levesque
KEVIN LEVESQUE LA 4177

LANDSCAPE PLANS

DETAILS

Scale:

Date: December 16, 2024	Scale:
Job: 23-289	Design: KTL
Drawn: KTL	Checked: KTL
North:	Sheet:

L-4.0

of Sheets



Draincore² Geocomposite Drainage Layer

Draincore² was designed by a Landscape Architect to address drainage in areas where shallow and rapid drainage is required. A 92% void space allows drainage at the rate of 42 gallons per minute (per square foot) so even the heaviest rains won't leave standing water

on the surface. Its high compressive strength can support any vehicle making it an ideal solution for outdoor sports fields and golf courses. Draincore² also offers design flexibility to green roofs, retaining walls and planters.

Description

Draincore² is a 100% recycled plastic ring-on-grid system that allows for rapid, high volume drainage. Temporary or permanent installations offer solutions for places where stormwater typically collects and pools. With either vertical or horizontal configurations, water can enter from any direction making Draincore² a more versatile alternative to antiquated drainage systems. Shipped in large, easy-to-install, light-weight rolls, it can also be trimmed with pruning shears or bent to create slight curves. Install 430 square feet in five minutes with one person.

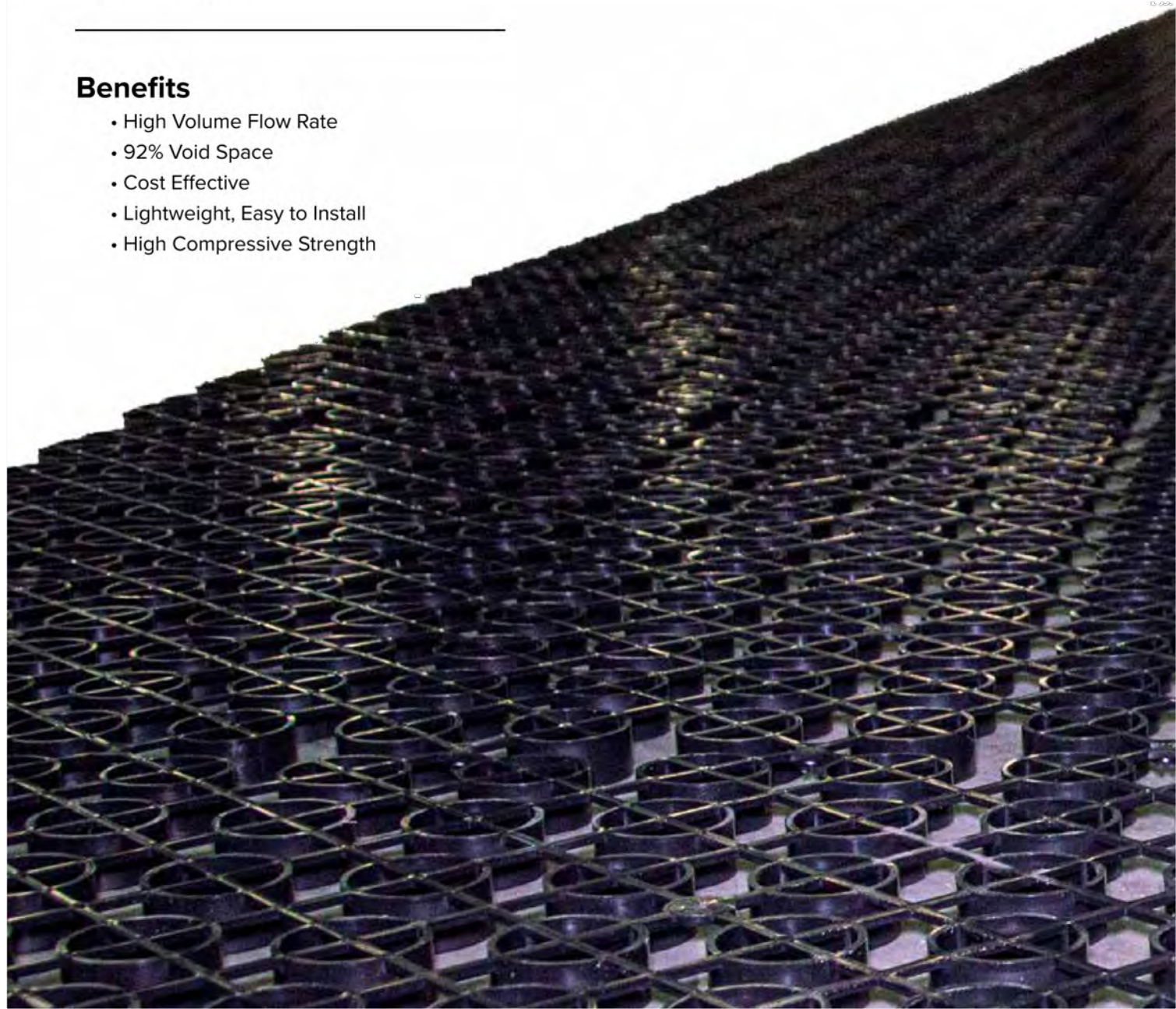
Made in the USA

Benefits

- High Volume Flow Rate
- 92% Void Space
- Cost Effective
- Lightweight, Easy to Install
- High Compressive Strength

Applications

- Sports Fields
- Golf Courses
- Green Roofs
- Retaining Walls
- Planter Drainage
- Fountains



1 GRASS PAVE 2
SCALE: NTS



Grasspave² Porous Grass Paver

Made From 100% Recycled Plastic

For a green porous paving solution built to last, trust Grasspave2 – the industry's leader since 1982. Designed by a Landscape Architect, Grasspave² comes in easy-to-install rolls. It's flexible, lightweight, durable and provides design versatility to any project. Due to its incredible strength, Grasspave² offers limitless solutions to practical applications such as fire

lanes, parking lots and helicopter landing pads. With an expected lifespan of over 60 years, Grasspave² provides a long-term green paving alternative that can reduce CO2 emissions and filter out environmental toxins through bioremediation. In fact, an acre of grass makes a better "carbon sink" than an acre of trees and produces roughly four times the oxygen.

Grass is Greener

Grasspave² is a 100% recycled ring-on-grid structure that supports and protects grass roots to withstand pedestrian and heavy-weight vehicular traffic. With a compression strength of 15,940 psi, Grasspave² is over five times stronger than concrete and can support the weight of virtually any vehicle. 92% void space enables excellent root development and rapid stormwater drainage.

Install 430 square feet of product with one person in five minutes with our easy-to-install rolls. Bend, trim with pruning shears, or use our curve chart to easily create curves or customize layouts.

Made in the USA

The Grasspave² Advantages

- Design Flexibility
- High Compressive Strength (15,940psi)
- Easy, Quick Installation
- 92% Void Space
- All Weather
- Reduces CO2 and Toxin Filtration
- Long Life Span (60+) Years
- Environmental Beautification



Applications

- Fire Lanes, Utility and Emergency Access Roads
- Parking Lots
- Driveways
- Outdoor Event Spaces
- Paths and Walkways (ADA Compliant)
- Ramps, Docks and Loading Areas
- Airplane Taxiing Areas
- Helicopter Landing Pads

Commercial KnoxBoxes
KnoxBox® 3200
Standard Capacity Model 3261
MSRP: \$660
Price: **\$429**

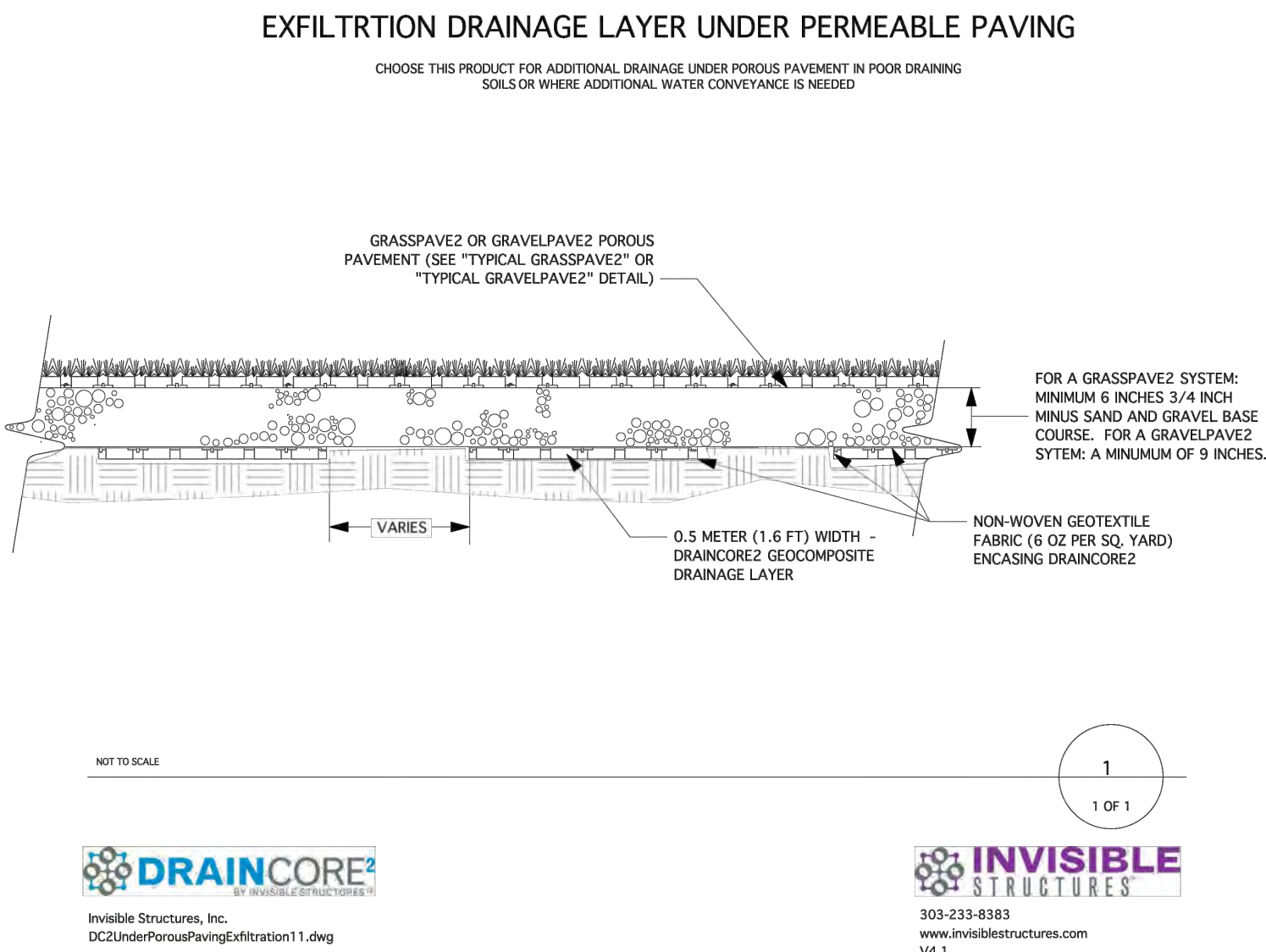
1. Color
☒ Aluminum
☐ Black
☐ Dark Bronze

2. Mount Type
☐ Recessed Mount
☒ Surface Mount

3. Tamper Switch Type
☒ None
☐ Fire Alarm / Panel
☐ Security Alarm

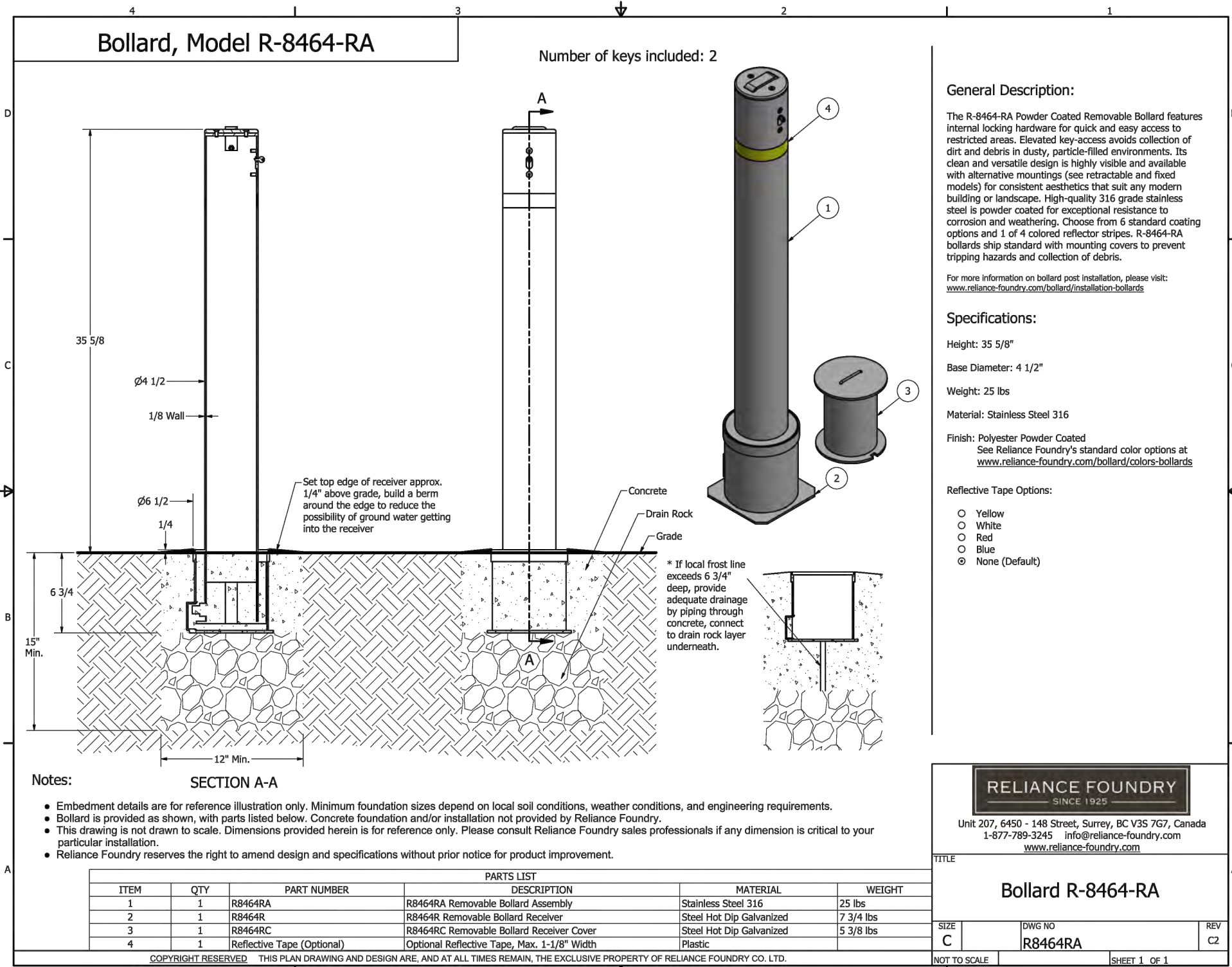
Model 3261 — KnoxBox 3200, Surface Mount, Hinged Door, Black

3 KNOX BOX
SCALE: NTS



NOTES

1. FINAL SECTION BY STRUCTURAL AND CIVIL ENGINEER
2. SEE DETAIL 7, SHEET L-6.2 FOR TURF GRASS INFORMATION



NOTES

1. COLOR SHALL BE BENGAL SILVER WITH YELLOW REFLECTIVE TAPE.
2. PROVIDE KNOX BOX SEE DETAIL 3 ABOVE.

2 REMOVABLE BOLLARD
SCALE: NTS

NO.

REVISIONS

BY

DATE

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LEVESQUE DESIGN
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ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEO 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

LA 4177

KEVIN LEVESQUE

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
03-31-2025
Signature
Date
State of California

LANDSCAPE PLANS

EVA DETAILS

Scale:

Date: December 16, 2024

Job: 23-289

Design: KTL

Drawn: KTL

Checked: KTL

North:

Sheet:

Date:

Scale:

Job:

Design:

Drawn:

Checked:

North:

Sheet:

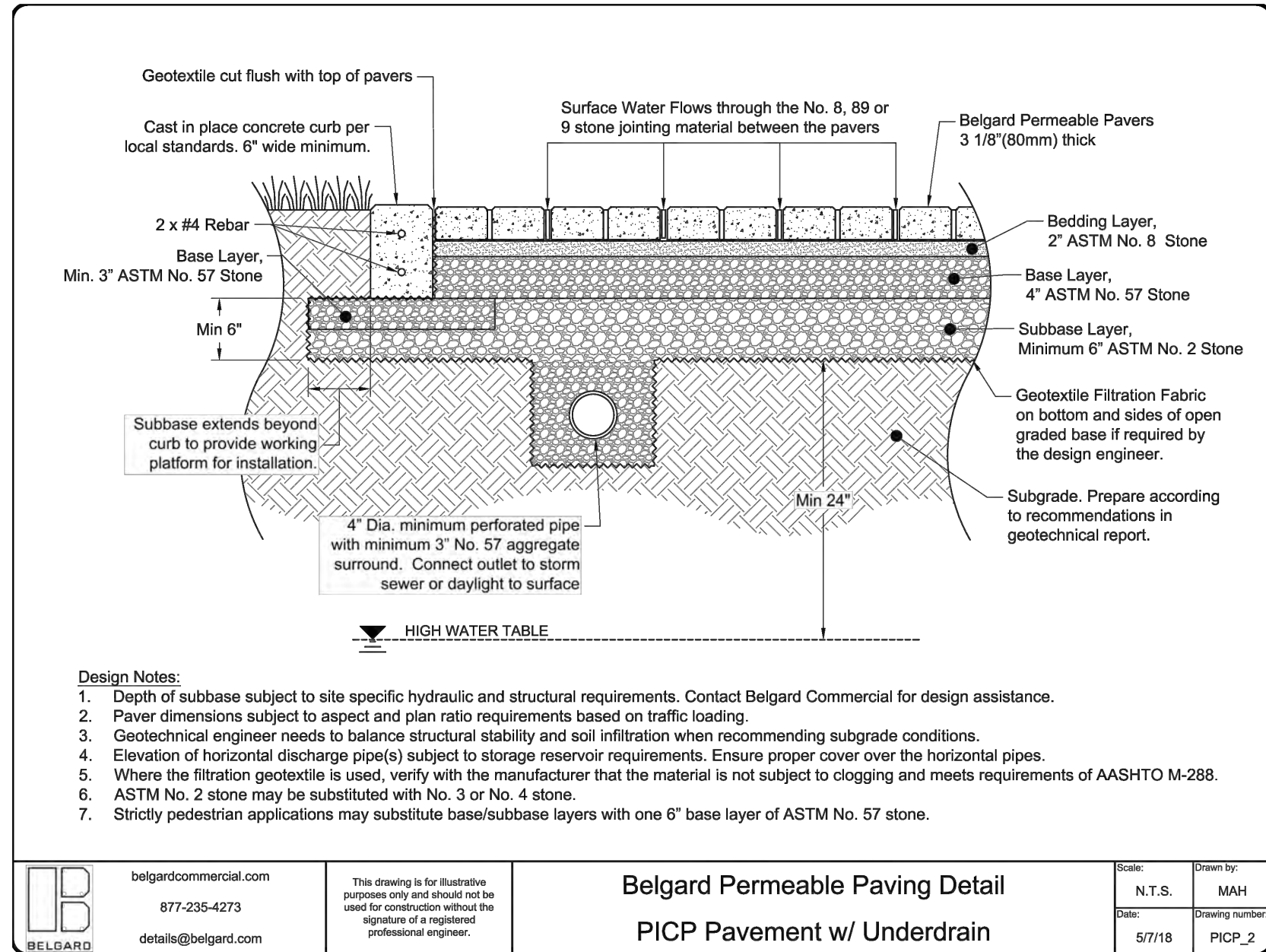
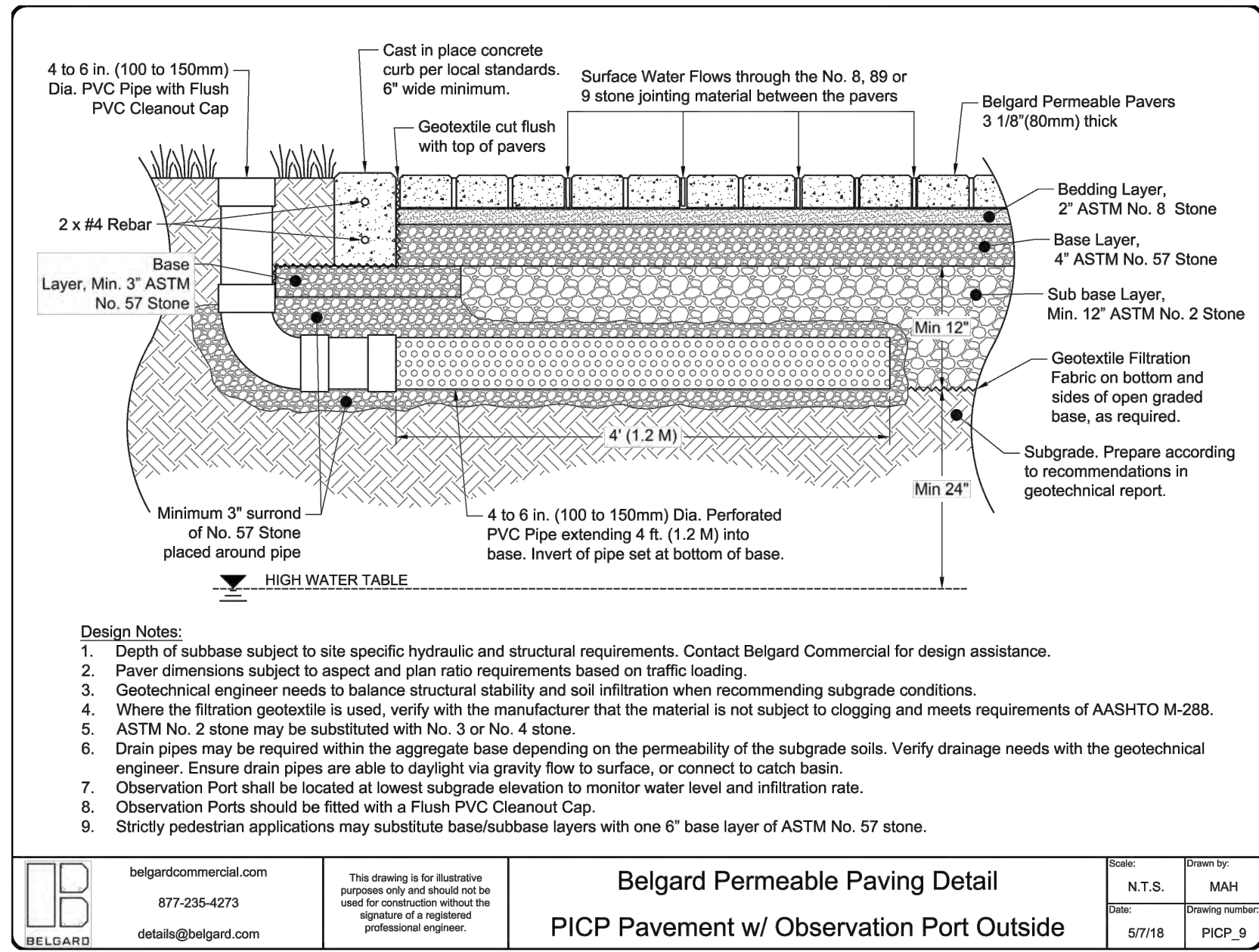
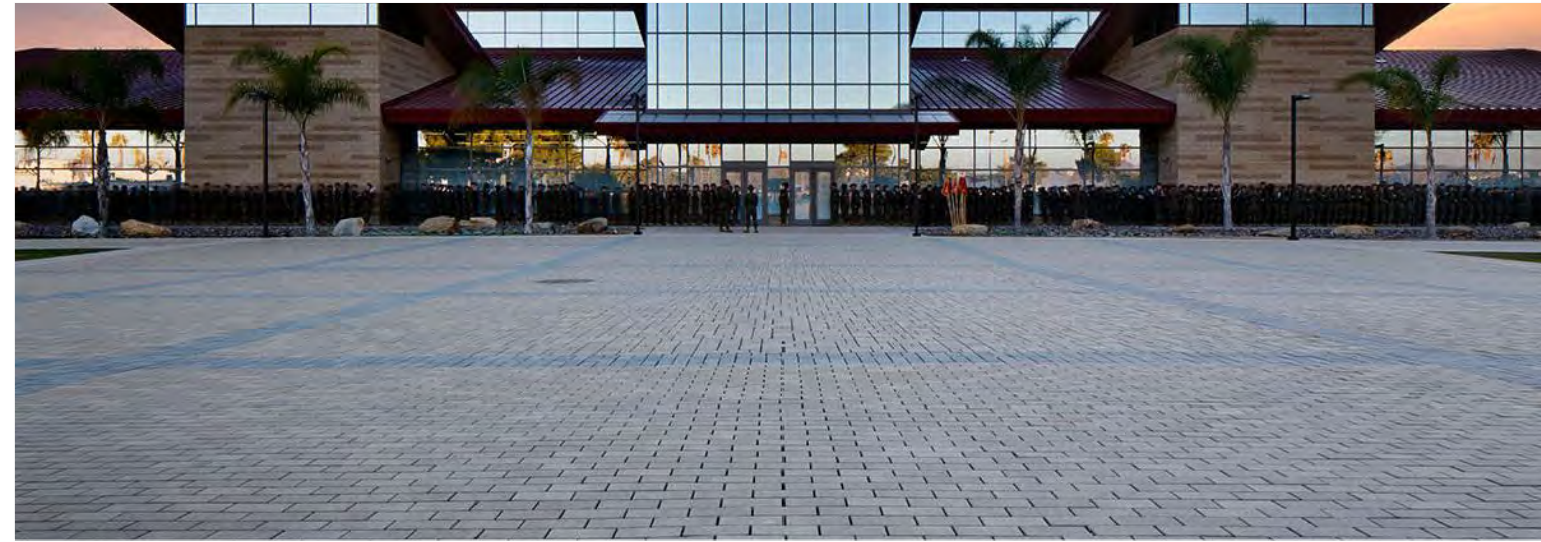
L-4.1

of

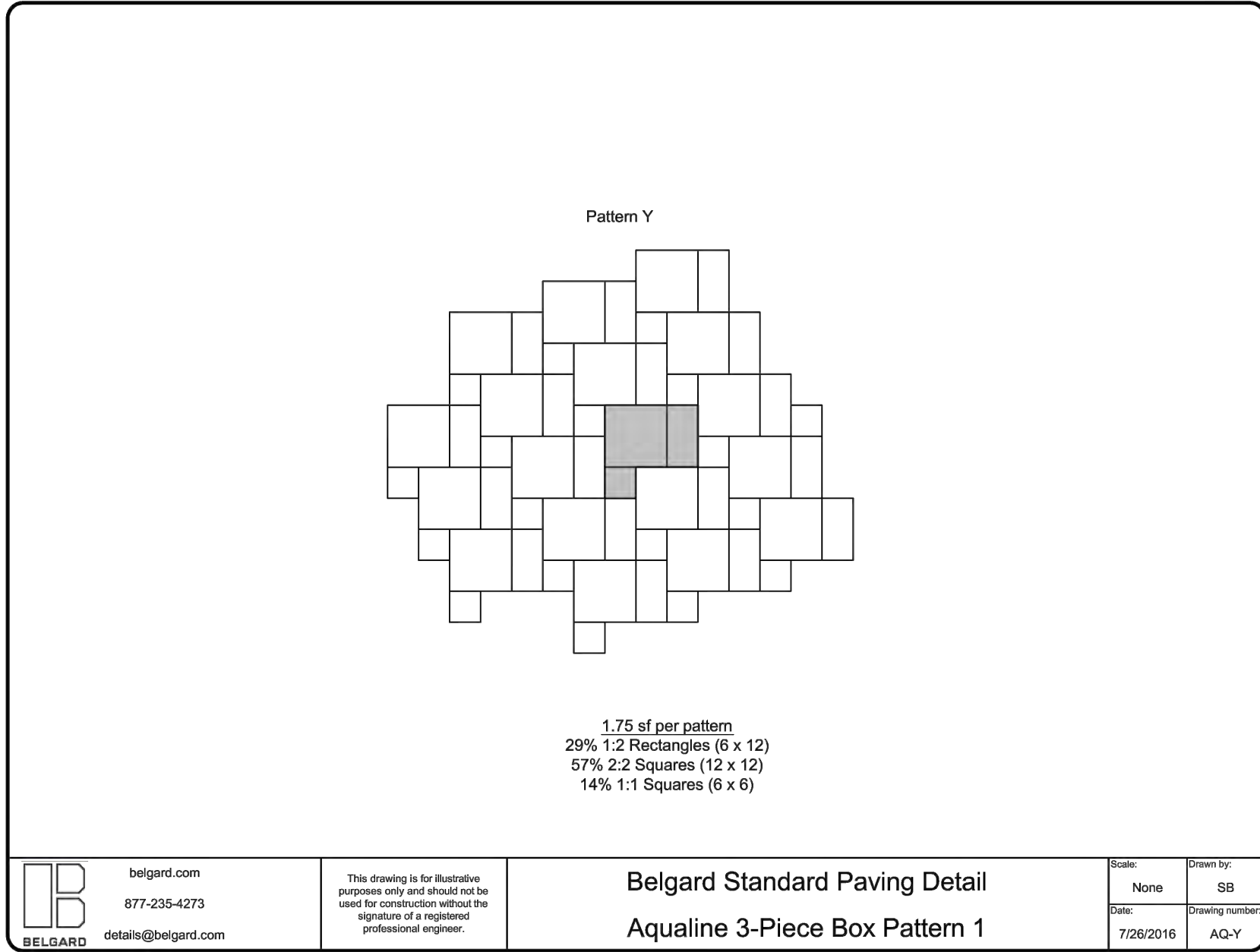
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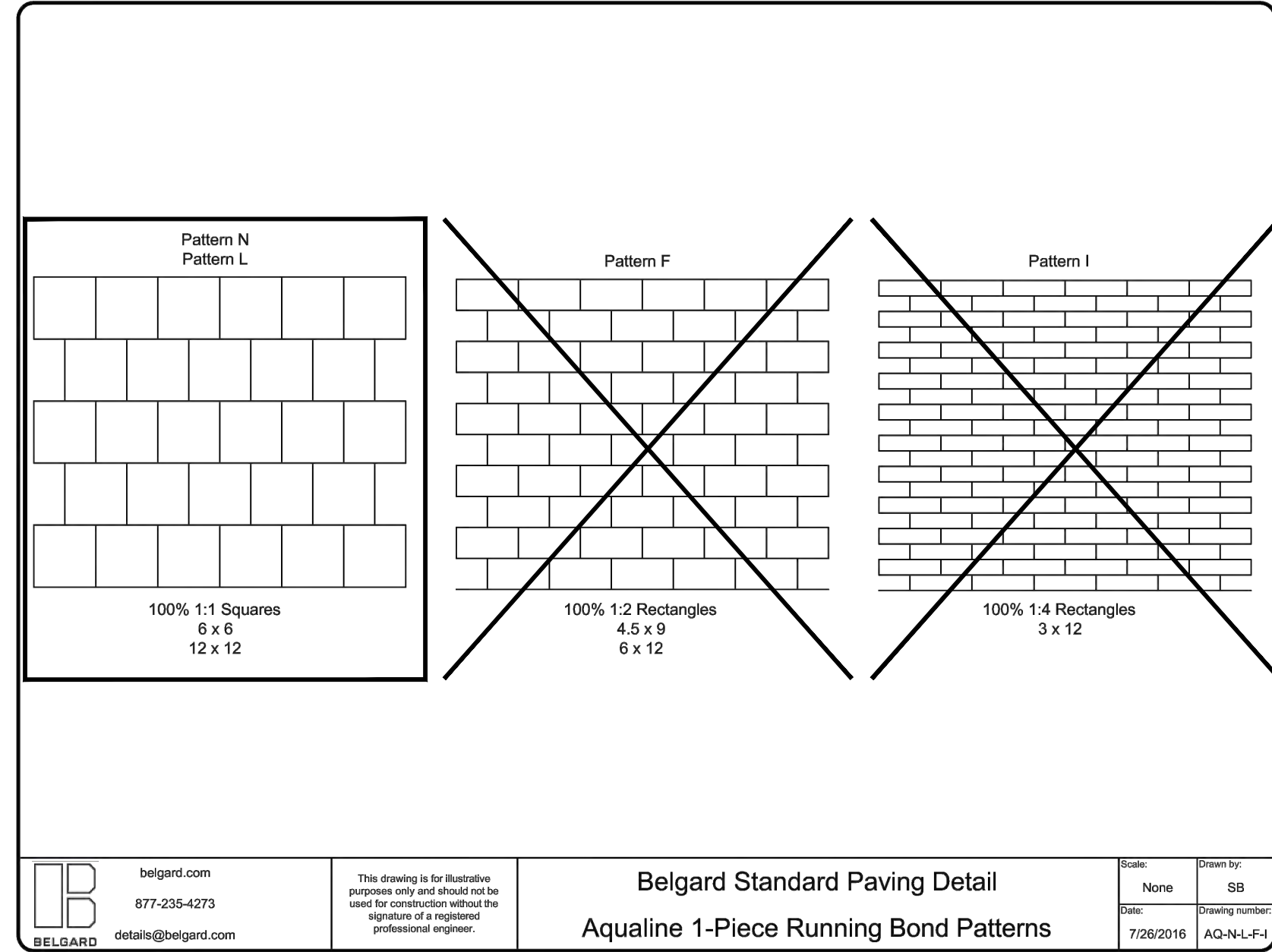
VICTORIAN (STOCKTON)



1 PERMEABLE PAVING: PRIVATE STREET (101.6 MIL) AND PATIO (80 MIL)
SCALE: NTS



2 PERMEABLE PAVING PATTERN: PATIO (80 MIL)
SCALE: NTS



3 PERMEABLE PAVING PATTERN: PRIVATE STREETS (101.6 MIL)
SCALE: NTS

NO.	REVISIONS	BY	DATE

Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

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Kevin Levesque
KEVIN LEVESQUE LA 4177



LANDSCAPE PLANS

PERMEABLE
PAVING DETAILS

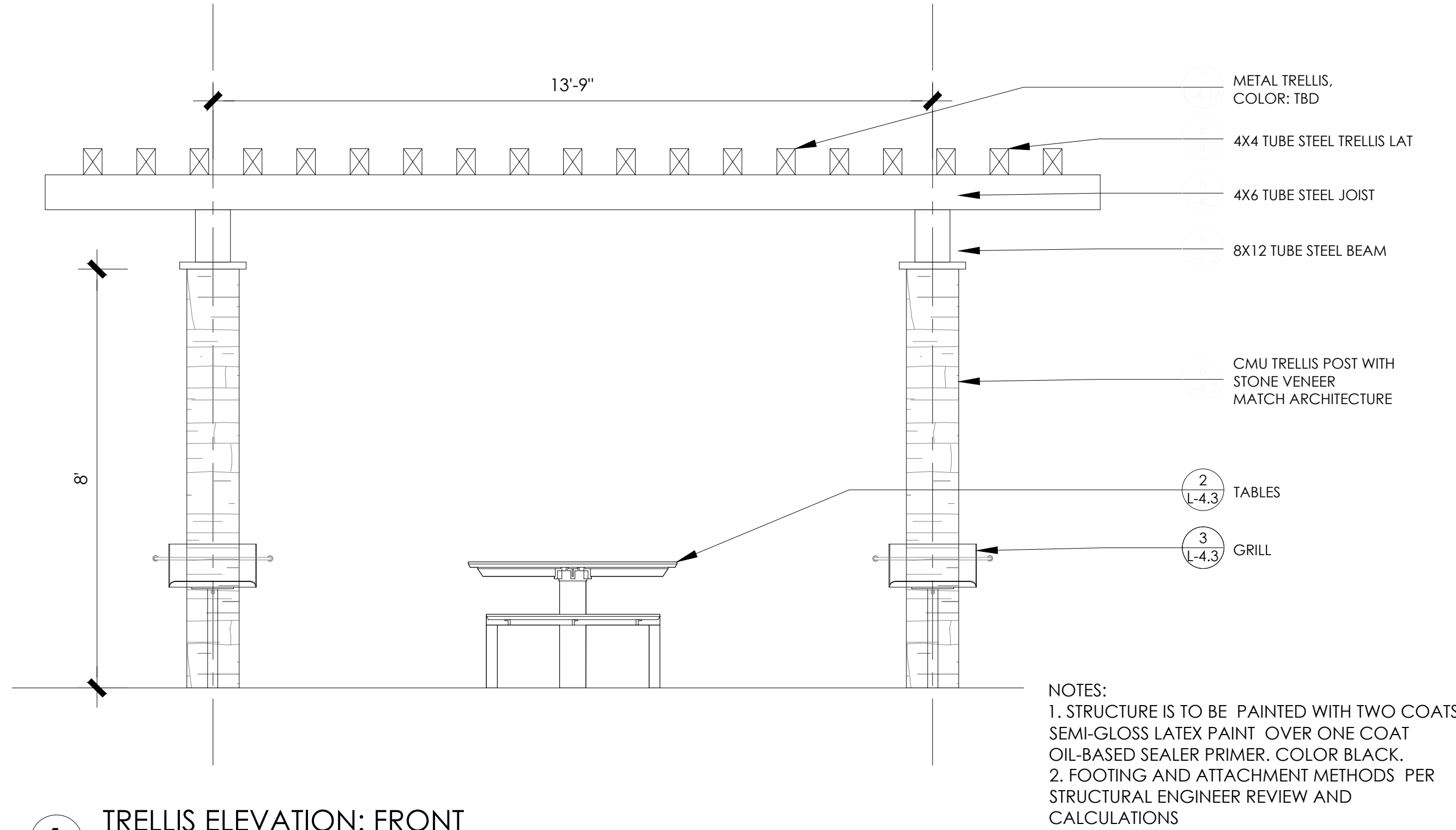
Scale:

Date:	December 16, 2024	Scale:	
Job:	23-289	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

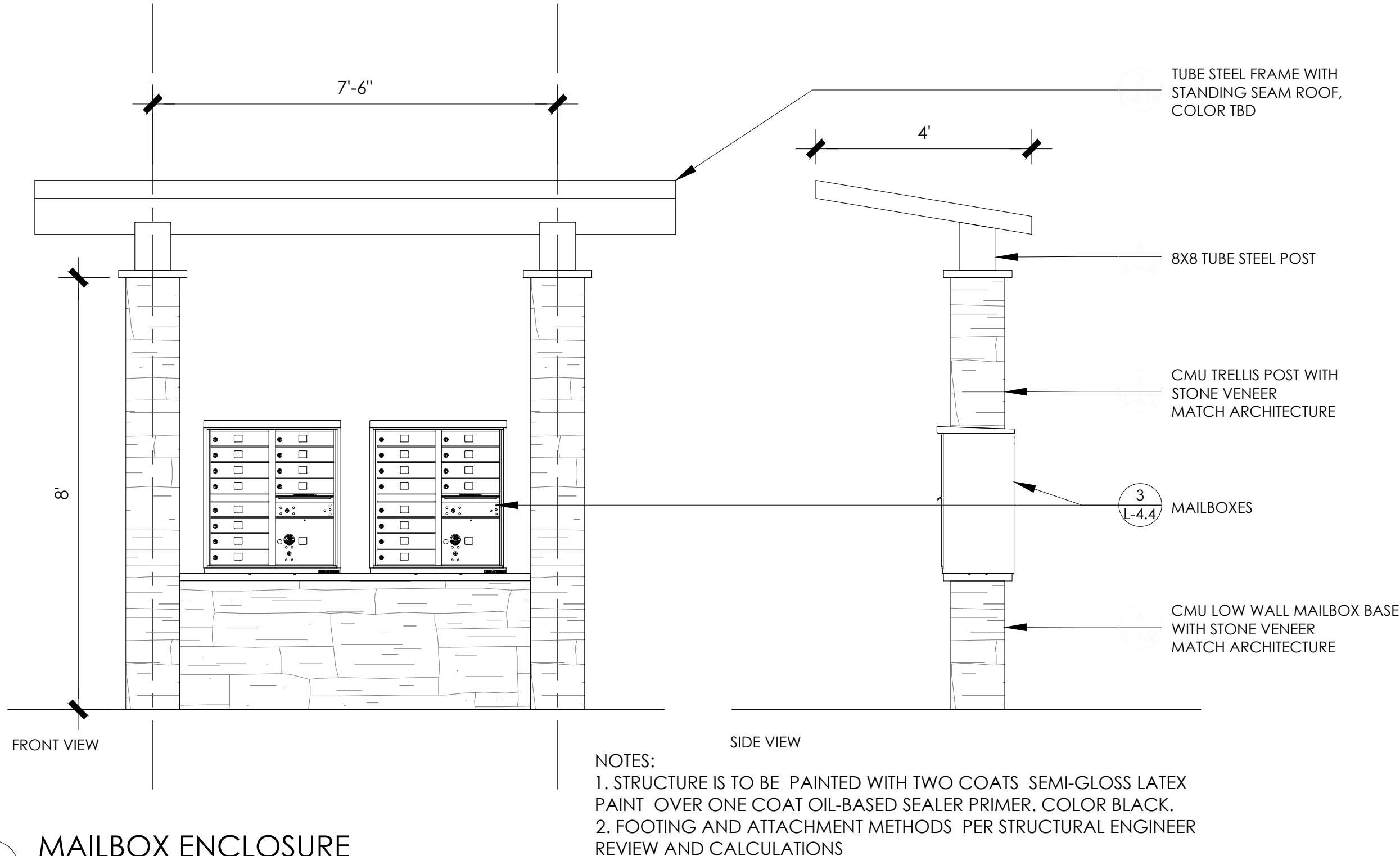
L-4.2

of 2 Sheets





1 TRELLIS ELEVATION: FRONT
SCALE: 1/2"=1'-0"



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

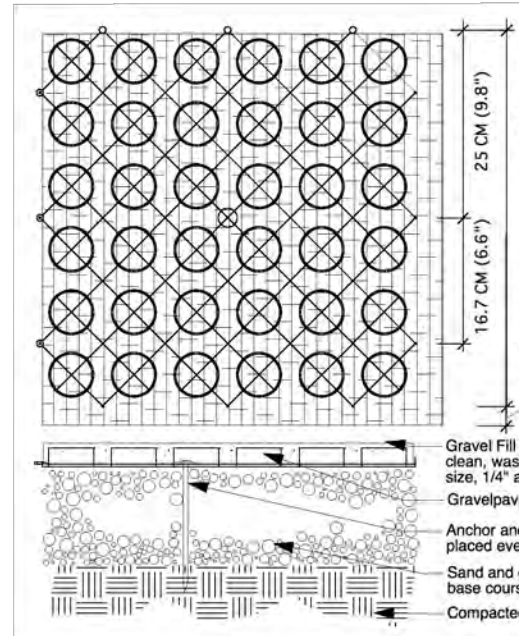


Gravel Containment Porous Pavement

Grasspave² Flexible Plastic Porous Pavement

Gravelpave² porous pavement allows you to park, drive, walk, or ride on a beautiful decorative gravel surface. Gravelpave² consists of a geotextile fabric injection molded to the ring and grid structure. Gravelpave² comes in 4 standard colors to match your aggregate fill. Gravelpave² also requires a base course.

Gravelpave² is a structure to provide heavy load bearing support and true containment of gravel to create a porous surface with unlimited traffic volume and/or duration time for parking. The system can be used for storage and filtration of rainwater. For example, a cross-section with an 12" deep base course (at 20% void space) and the one inch of Gravelpave² (at 35%) would store 2.75" of rain. Although bacteria concentrations are lower than with Grasspave², polluted runoff and vehicle drippings are consumed prior to reaching the water table.



Benefits

- Pervious Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Heat Energy Reflection Reduction, "Cool" Surface
- Tree Growth within Parking Areas
- 5,721 psi Compressive Strength
- Large Rolls for Easy Installation

Applications

- All Parking Aisles and Bays
 - Handicap Parking Spaces
 - Automobile and Truck Storage Yards
 - All Service and Access Drives
 - Loading Dock Areas
 - Trails for Multiple Uses
 - Boat Ramps
 - Outdoor Bulk Storage Areas
 - Infiltration Basins
 - High-Use Pedestrian Areas

Specifications

Unit Size – 20"x 20"x 1" (50 x 50 x 2.5cm)
Unit Weight – 18oz (510 grams)
Strength – 15,940 psi (109,906 kPa)
Connector Pull Apart Strength (Tensile) - 458 lb/in
Color – Black
Resin – 100% recycled HDPE
Shipped in Rolls (431 sq ft standard, other roll sizes available)

CSI 32 12 43

Gravelpave² is listed in the Construction Specifiers Master Spec Format in Section 32 12 43. You may also place it in the 1995 Master Format Version in section 02795.

Base Course

Base thickness is determined by matching bearing capacity of existing soils with design loads. For instance, a golf cart path on sand soils may not need base course, while a fire lane over silt or expansive clay may need 12" of gravel over geogrid. Base must be determined by Engineer, or by site testing.

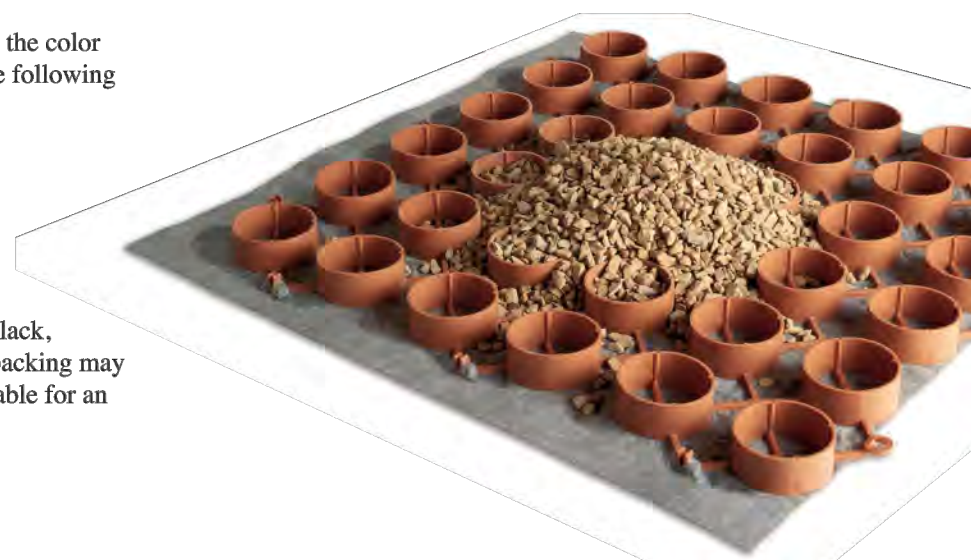
Fill Material

Choose your gravel fill, from local sources, to match the color of the Gravelpave² mats, availability, and to meet the following criteria:

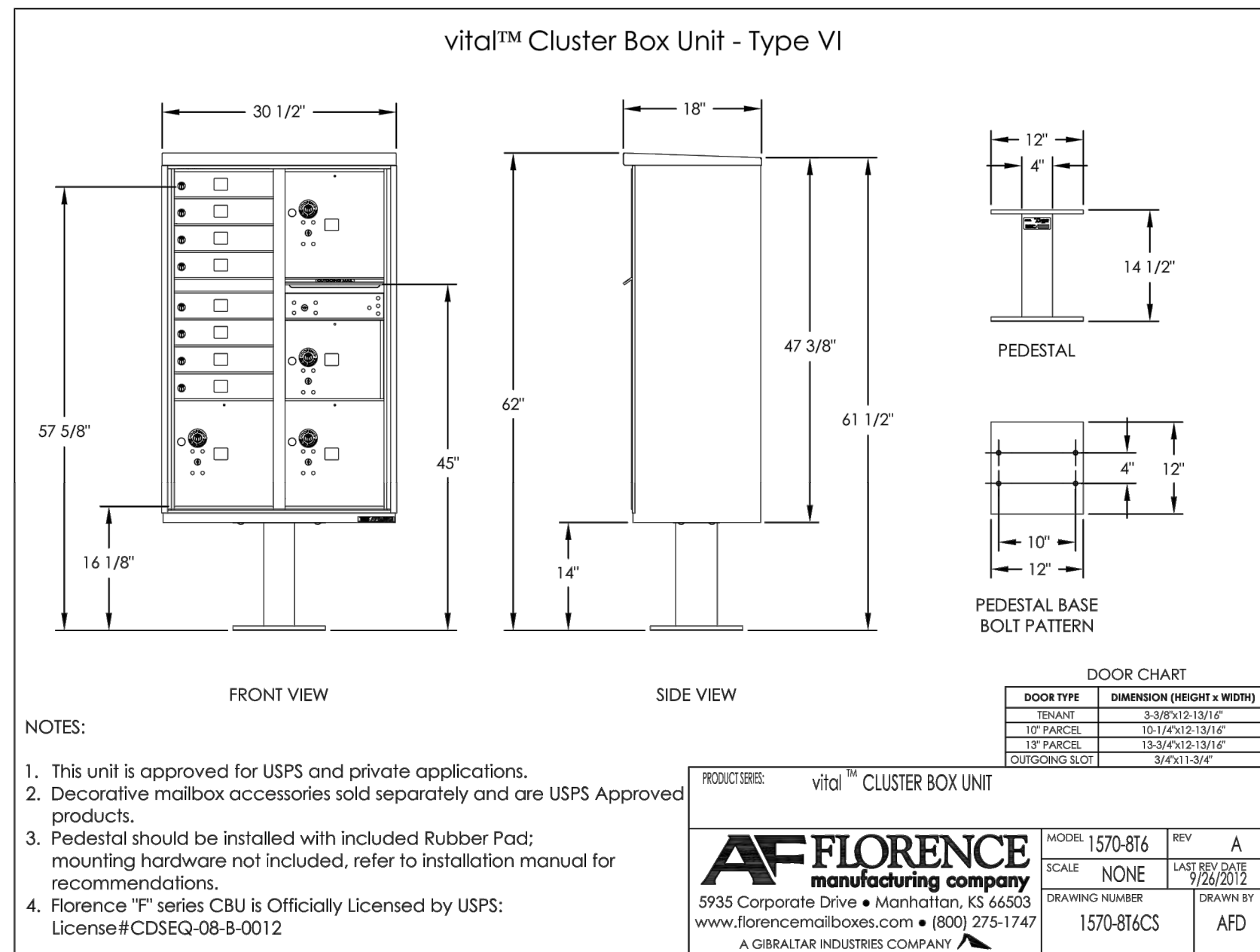
- Clean/Washed
- Sharp, hard and angular
- 3/16" to 3/8" uniform

Colors

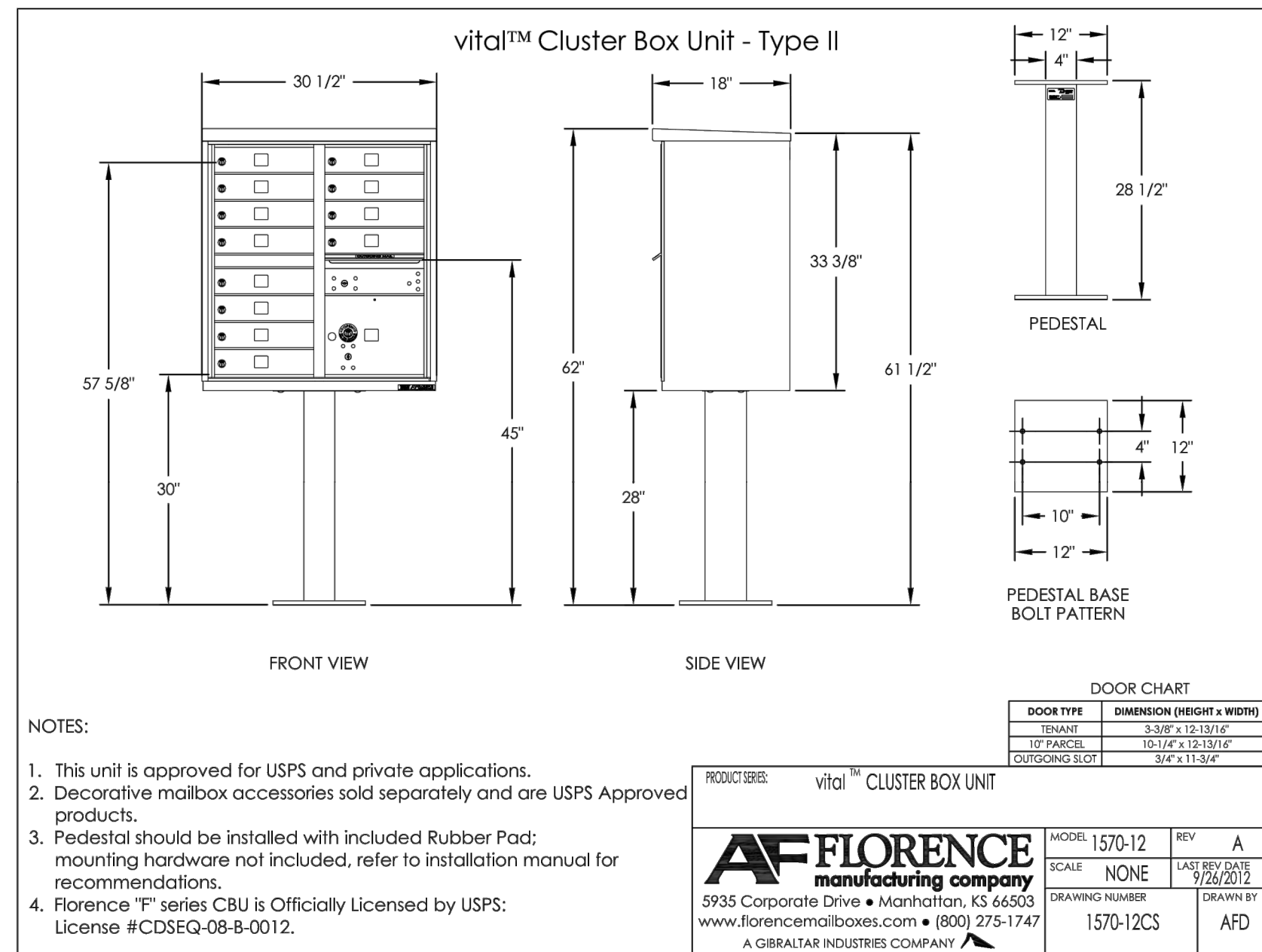
Gravelpave² is available in 4 standard colors: Tan, Black, Gray, and Terra Cotta Non-woven geotextile fabric backing may vary depending on the supplier. Custom colors available for an additional price.



4 GRAVELPAVE 2



3 MAILBOX



NO.	REVISIONS	BY	DATE

Prepared By:
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1414 BAY STREET, SUITE 100
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(510) 521 6700

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Kevin Levesque
KEVIN LEVESQUE
LA 4177

LANDSCAPE PLANS

SITE STRUCTURES

Scale:

Date:	Scale:
December 16, 2024	

Job:	Design:	Drawn:	Checked:
23-289	KTL	KTL	KTL

North:	Sheet:

L-4.4

of Sheets

WATER EFFICIENT LANDSCAPE WORKSHEET-WELO

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (ET_o)		49.5					
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	7,061	2,613	80,180
Moderate Water-Use Plants	0.50	Drip	0.81	0.62	450	279	8,563
High Water-Use Lawn (EVA)	0.80	Spray	0.75	1.07	405	433	13,300
				Totals	(A) 7,916	(B) 3,325	102,042
Special Landscape Areas							
				Totals	(C) 0	(D) 0	0
						ETWU Total	102,042
							133,618
Maximum Allowed Water Allowance (MAWA):							
a Hydrozone #/Planting Description <i>E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting</i>		b Irrigation Method <i>overhead spray or drip</i>		c Irrigation Efficiency <i>0.75 for spray head 0.81 for drip</i>			
d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.							
e MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.							
ETAF Calculations				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Regular Landscape Areas							
Total ETAF x Area (B)	3,325						
Total Area (A)	7,916						
Average ETAF	0.42						
All Landscape Areas							
Total ETAF x Area (B+D)	3,325						
Total Area (A+C)	7,916						
Sitewide ETAF (B+D) ÷ (A+C)	0.42						

PRELIMINARY
NOT FOR CONSTRUCTION

IRRIGATION NOTES


- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER 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 AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
6. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL 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.
7. IRRIGATION DEMAND: ___ GPM AT ___ PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.
8. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL SUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
9. CONTRACTOR SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE 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. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.
10. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
11. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTRACTOR SHALL CONTACT HUNTER REPRESENTATIVE (CHRIS MCNAIRY 707.695.3890) FOR ON-SITE TUTORIAL ON INSTALLATION PROCEDURES FOR CONTROLLER, DECODERS, TWO-WIRE CABLE, WIRE SPLICES, GROUNDING, INTERFACE WITH FLOW SENSOR AND MASTER VALVE, AS WELL AS PROGRAMMING OF CONTROLLER.
12. CONTROLLER PROGRAMMING:
A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.
C. CONTRACTOR SHALL PROGRAM CONTROLLER TO OPERATE REMOTE CONTROL VALVES WITH A COLLECTIVE FLOW RATE OF XXX GALLONS PER MINUTE OR LESS. THE FLOW MANAGEMENT FEATURES OF THE CONTROLLER SHALL BE PROGRAMMED TO LIMIT THE MAXIMUM FLOW RATE.
13. IRRIGATION CONTROL WIRES SHALL BE HUNTER JACKETED DECODER CABLES (PAIGE ELECTRIC P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PAKS.
14. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER HUNTER SPECIFICATIONS.
15. SPLING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG COIL OF EXCESS CABLE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE DECODER CABLES TOGETHER EVERY TEN FEET. TAPING IS NOT REQUIRED INSIDE SLEEVES.
16. PLASTIC VALVE BOXES AND LIDS ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.
17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
19. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
20. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
21. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.
22. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.
23. INSTALL A NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
24. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
25. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
26. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
B. PERFORM TESTING AT HIS OWN EXPENSE.
C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINES HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINES WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.
28. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.
29. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.
30. RECORD DRAWINGS:
A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND SUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
B. CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.
C. ALL UNDERGROUND SUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
D. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.
31. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.
32. WARRANTY:
A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.
32. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.
33. PRODUCT AVAILABILITY: SUPPLY CHAIN VOLATILITY CAN IMPACT CONSTRUCTION. CONTRACTOR SHALL ORDER MATERIALS IN ADVANCE OF SCHEDULED NEED TO ALLOW FOR DELIVERY OF IRRIGATION MATERIALS. IF IRRIGATION MATERIALS ARE NOT OBTAINABLE WITHIN THE CONSTRUCTION SCHEDULE, CONTACT DESIGNER VIA RFI FOR DIRECTION AND APPROVED SUBSTITUTE PRODUCT.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	PROS-06-PRS40-CV-F-MP300090 ADJUSTABLE	HUNTER 6" POP-UP SPRAY SPRINKLER WITH FLOUGARD AND MP ROTATOR NOZZLE (90°-120°) (EVA GRASSPAVE)
	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SUP X SLIP) (LINE SIZE)
	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
	3200100-1"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
	FSI-T10-001-1" / ICD-SEN (PART OF CONTROLLER EQUIPMENT PKG)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH HUNTER SENSOR DECODER (SEE CONTROLLER DESCRIPTION)
	PESB-SERIES / LT-T (POP-UP SPRAY & BUBBLERS)	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
	XCZ-100-PRB-COM (1 GPM TO 15 GPM)	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
	150-PESB / LCRBY150S / PR40HF5F5FV / LT-T (16 GPM TO 32 GPM)	RAIN BIRD REMOTE CONTROL VALVE / RAIN BIRD 1½" SCREEN FILTER (120 MESH) / SENNINGER 1¼" PRESSURE REGULATOR (40 PSI) / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
	33DRC	RAIN BIRD QUICK COUPLING VALVE
	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
	975XL2-x"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
	182199IC	GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS
	270DCFD	PAIGE ELECTRIC DECODER CABLE FUSE DEVICE
	CA16-HU4-75 / HSSE / LPP / GTF5-100P / ICD-SEN / ICD-100 / P7354D / FAN	SITE ONE GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER ACC2 TWO-WIRE CONTROLLER IN A WALL MOUNT STAINLESS STEEL STRONG BOX ENCLOSURE WITH HUNTER SOLAR SYNC SENSOR ASSEMBLY (HSSE), LINE PRIMARY PROTECTION, CST FLOW SENSOR, HUNTER SENSOR DECODER (ICD-SEN), HUNTER SINGLE STATION TWO-WIRE DECODERS (ICD-100), HUNTER JACKETED DECODER CABLE (P7354D), ENCLOSURE FAN AND ALL EARTH GROUNDING EQUIPMENT. CONTACT NICK MANFRE, SITEONE GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE, WARRANTY, AND PRE-CONSTRUCTION MEETING. (925.658.5965) PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT CHRIS McNAIRY, HUNTER INDUSTRIES, (707.695.3890) WITH QUESTIONS REGARDING TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER.
	ICD-HP	HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER UP TO PROGRAM SYSTEM DECODERS.
		PRECIPITATION RATE
		CONTROLLER & STATION NUMBER
		APPROXIMATE FLOW (GPM)
		REMOTE CONTROL VALVE SIZE
		HYDROZONE - PLANT TYPE / WATER REQUIREMENT LH = LAWN (EVA) / HIGH WATER-USE SM = SHRUB & GROUNDCOVER / MODERATE WATER-USE SL = SHRUB & GROUNDCOVER / LOW WATER-USE TM = TREE / MODERATE WATER-USE TL = TREE / LOW WATER-USE
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.
		SUB-SURFACE RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" SOIL COVER.
		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.



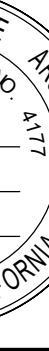
VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.

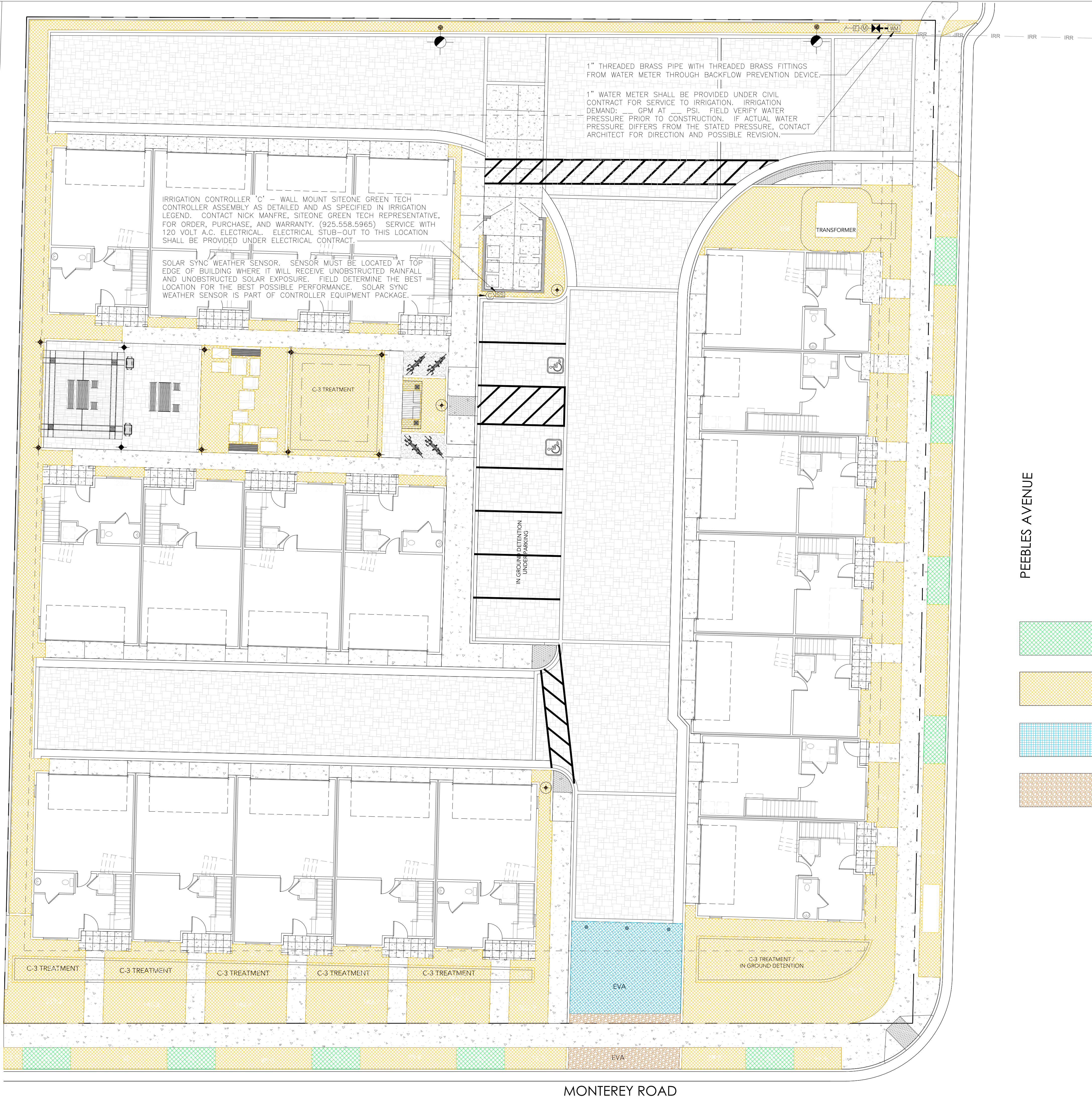
I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Irrigation Design Plan.

	12/16/2024
Marty Dickson, ASIC-PIC	Date

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073
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NO.	REVISIONS	BY	DATE
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Prepared For:			
Peebles Square LLC 1630 Oakland Road San Jose, CA 95150			
<div>PEEBLES SQUARE 25 Peebles Avenue Morgan Hill, CA</div>			
Per MWELO 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."		 LA 4177 KEVIN LEVESQUE	
			
LANDSCAPE PLANS			
IRRIGATION NOTES, LEGEND AND CALCULATIONS			
Scale:			
Date: December 16, 2024		Scale:	
Job: 23-289	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet:	
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of Sheet			



1" THREADED BRASS PIPE WITH THREADED BRASS FITTINGS FROM WATER METER THROUGH BACKFLOW PREVENTION DEVICE.

1" WATER METER SHALL BE PROVIDED UNDER CIVIL CONTRACT FOR SERVICE TO IRRIGATION. IRRIGATION DEMAND: GPM AT PSI. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE, CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

IRRIGATION CONTROLLER "C" - WALL MOUNT SITEONE GREEN TECH CONTROLLER ASSEMBLY AS DETAILED AND AS SPECIFIED IN IRRIGATION LEGEND. CONTACT NICK MANFRE, SITEONE GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE, AND WARRANTY. (925.558.5965) SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL STUB-OUT TO THIS LOCATION SHALL BE PROVIDED UNDER ELECTRICAL CONTRACT.

SOLAR SYNC WEATHER SENSOR. SENSOR MUST BE LOCATED AT TOP EDGE OF BUILDING WHERE IT WILL RECEIVE UNOBSTRUCTED RAINFALL AND UNOBSTRUCTED SOLAR EXPOSURE. FIELD DETERMINE THE BEST LOCATION FOR THE BEST POSSIBLE PERFORMANCE. SOLAR SYNC WEATHER SENSOR IS PART OF CONTROLLER EQUIPMENT PACKAGE.

C-3 TREATMENT

IN GROUND DETENTION UNDER PARKING

TRANSFORMER

C-3 TREATMENT C-3 TREATMENT C-3 TREATMENT C-3 TREATMENT C-3 TREATMENT

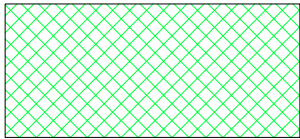
EVA

C-3 TREATMENT / IN GROUND DETENTION

EVA

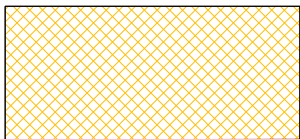
PEEBLES AVENUE

HYDROZONE LEGEND



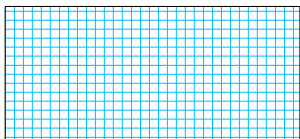
MODERATE WATER USE
450 SQ. FT.

5.6%



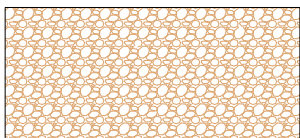
LOW WATER USE
7061 SQ. FT.

87.5%



HIGH WATER USE (EVA LAWN)
405 SQ. FT.

5.0%



GRAVEL PAVE II (EVA - NO IRRIGATION)
150 SQ. FT.

1.9%

TOTAL IRRIGTED LANDSCAPE AREA
7,916 SQ. FT.

100.0%


TOTAL LANDSCAPE AREA
8,066 SQ. FT.

PRELIMINARY
NOT FOR CONSTRUCTION

DICKSON & ASSOCIATES, INC.
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© Dickson & Associates, Inc.



NO.	REVISIONS	BY	DATE



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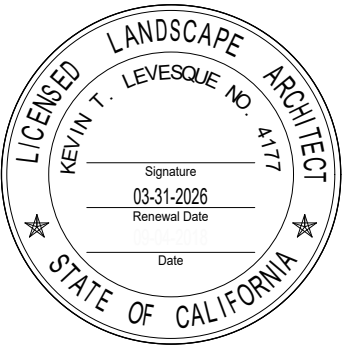
Prepared For:
Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEL 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."


Kevin Levesque
KEVIN LEVESQUE LA 4177



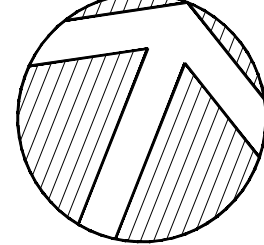
LANDSCAPE PLANS

HYDROZONE PLAN

Scale:
SCALE: 1" = 10'-0"

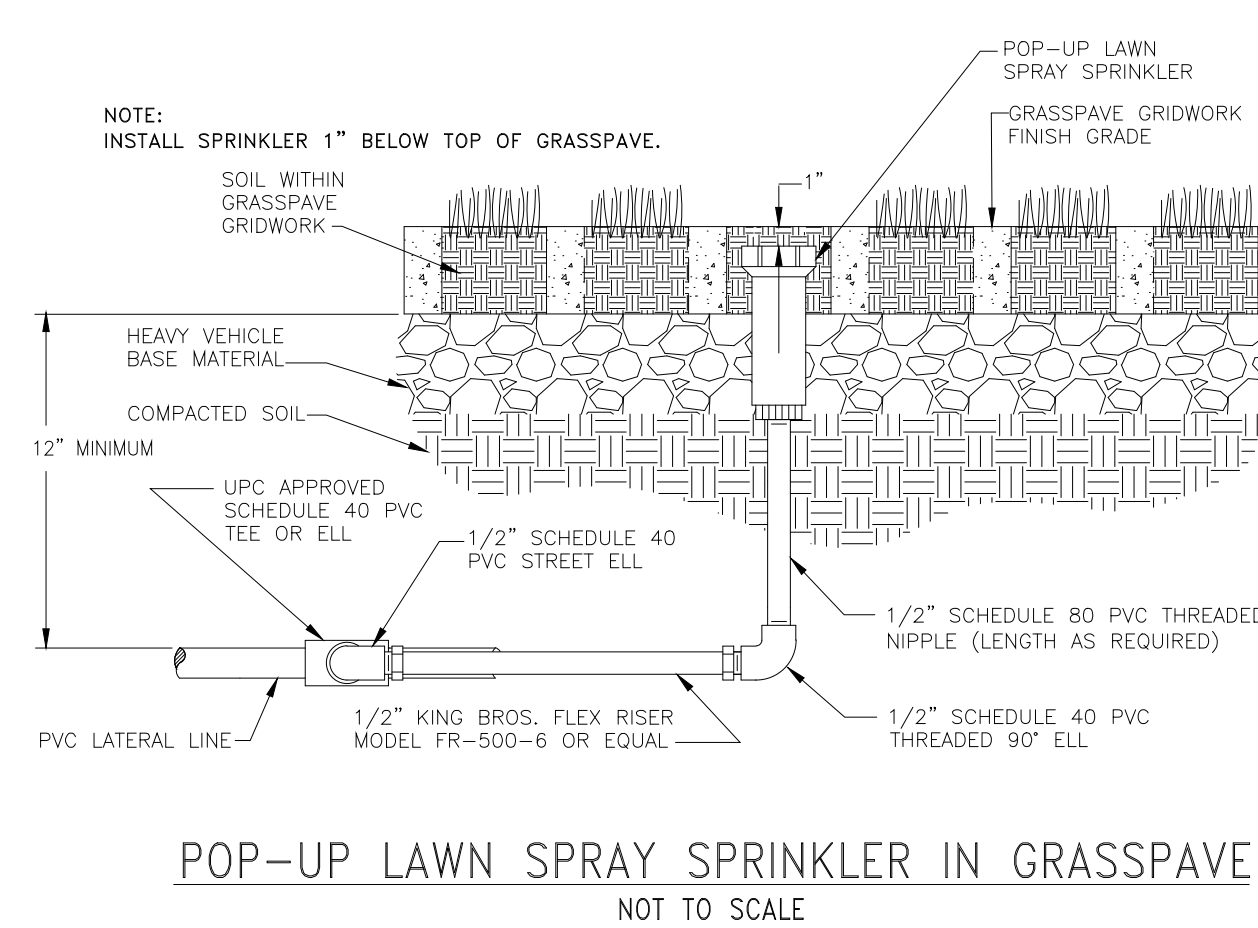
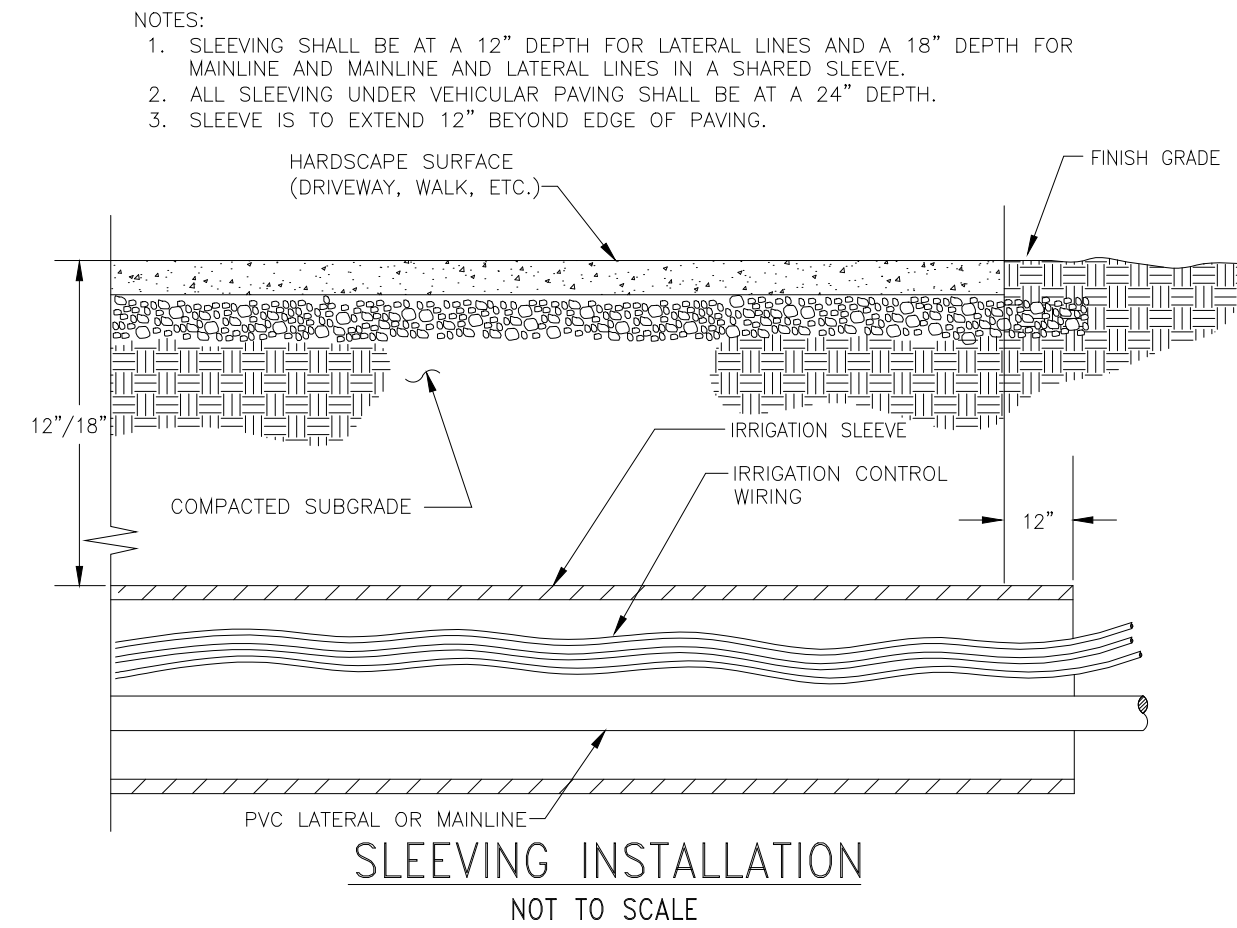
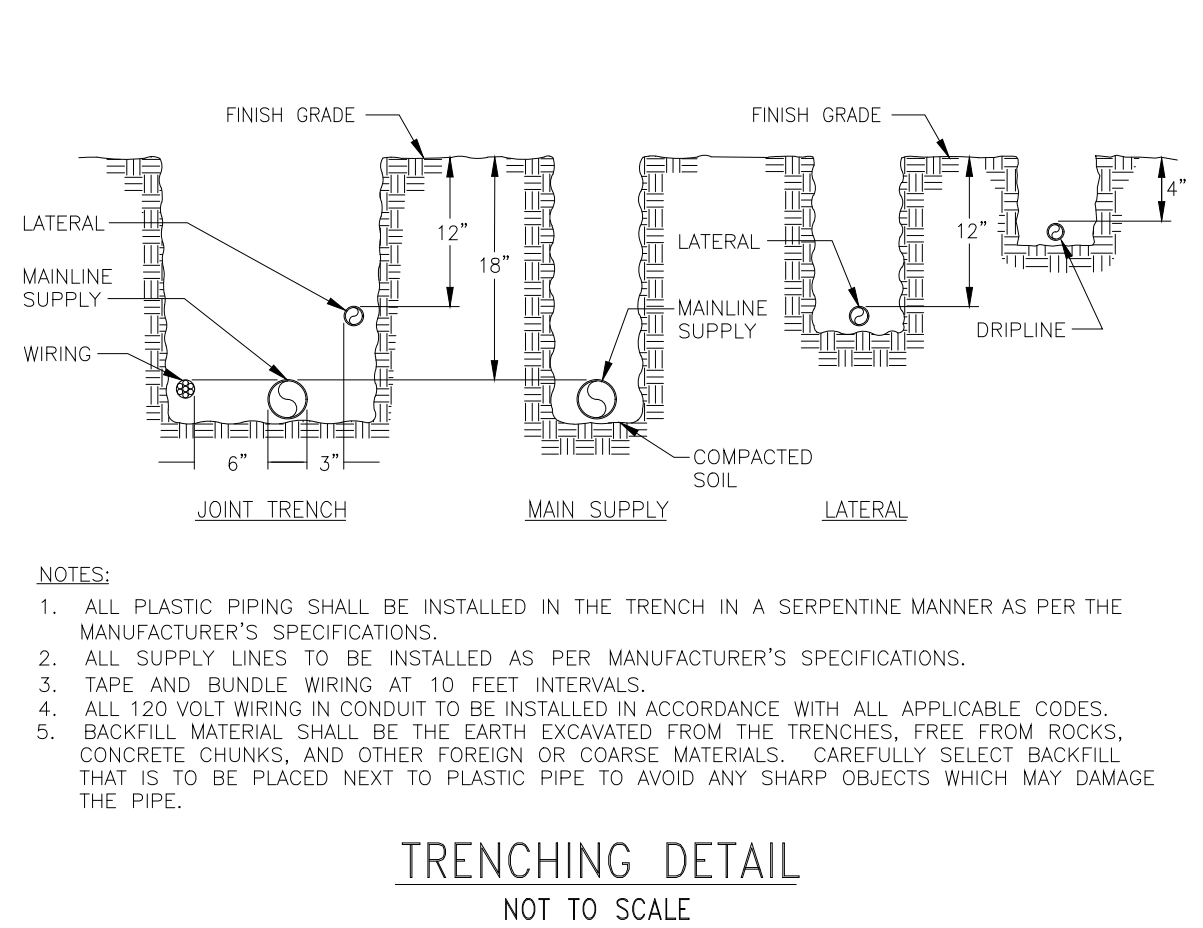
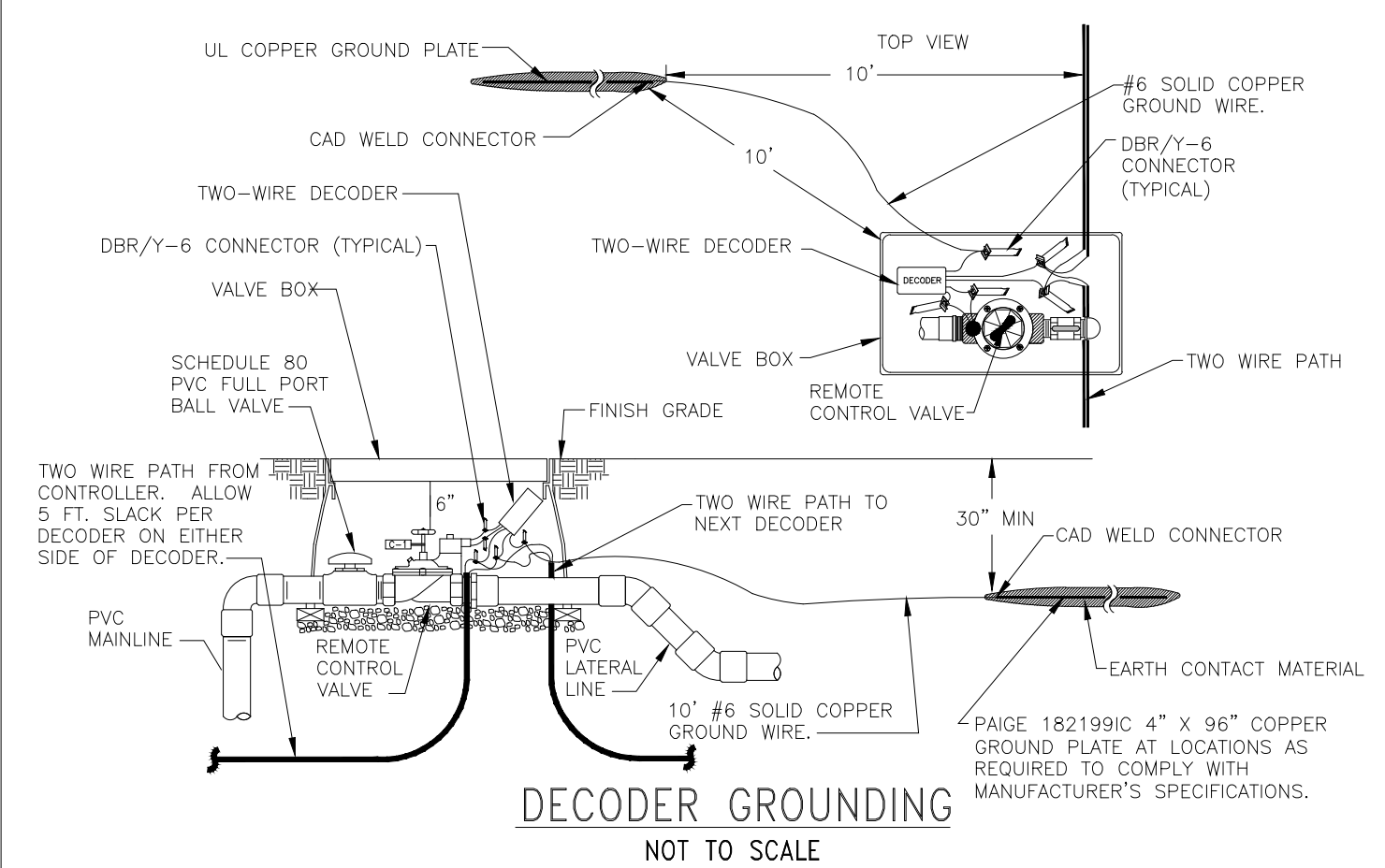
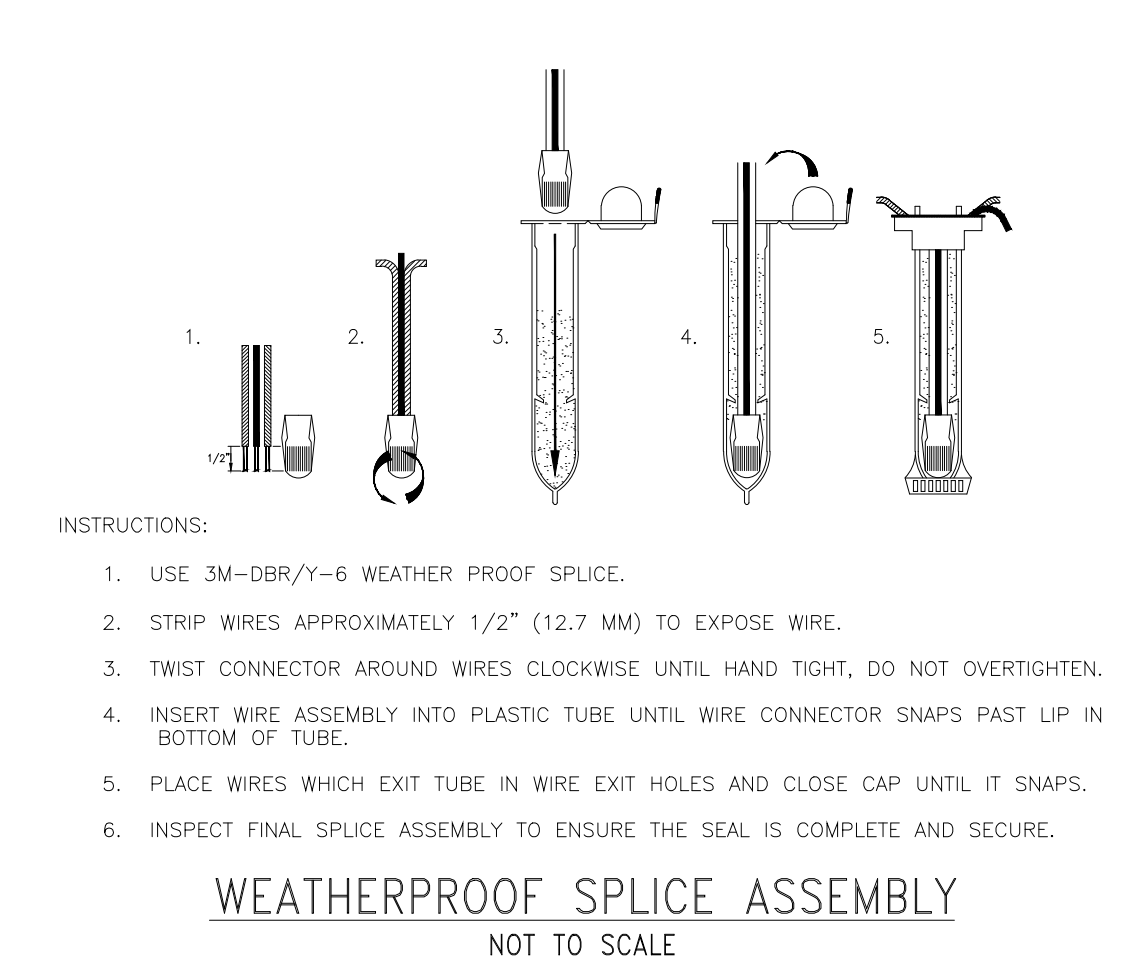
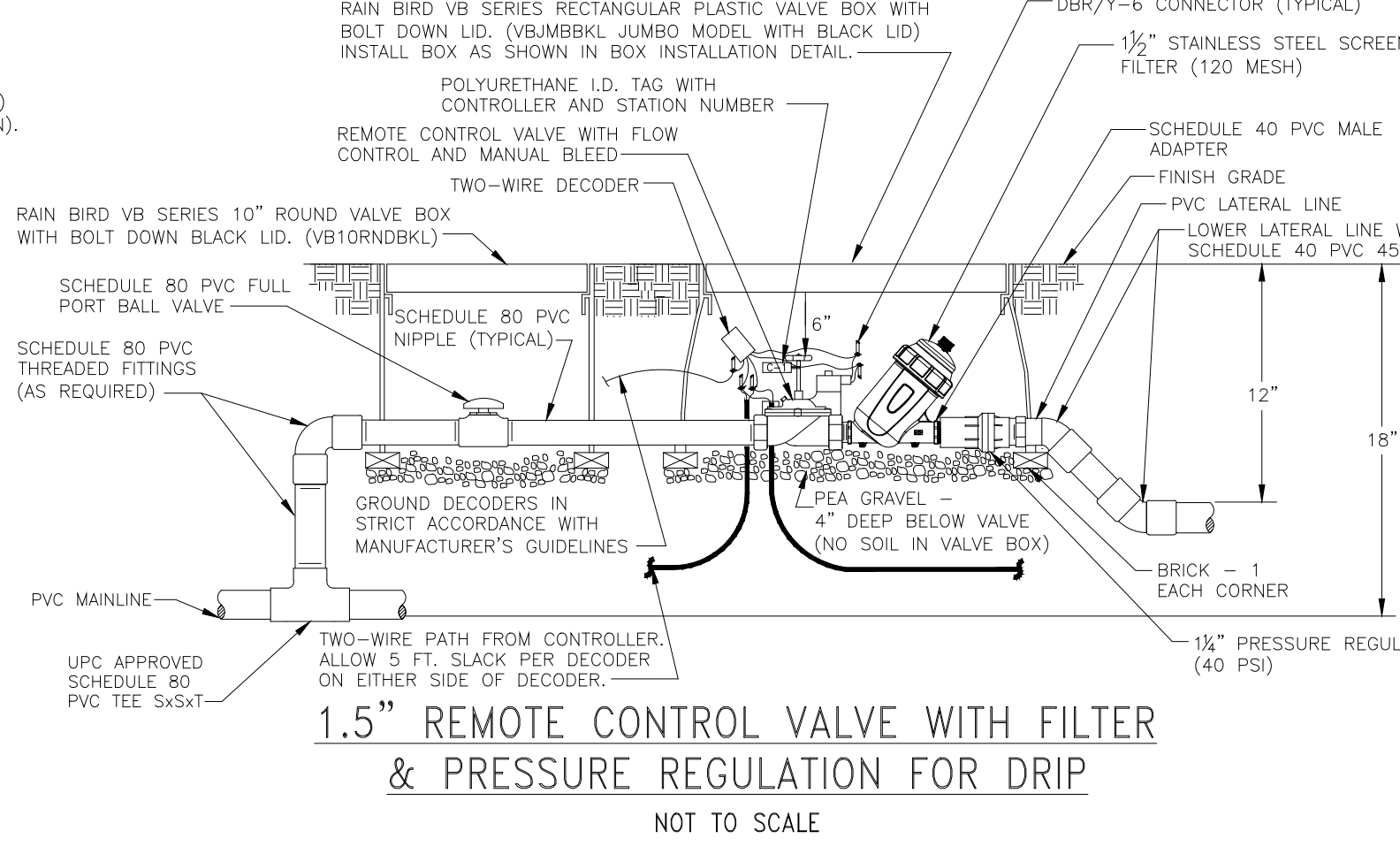
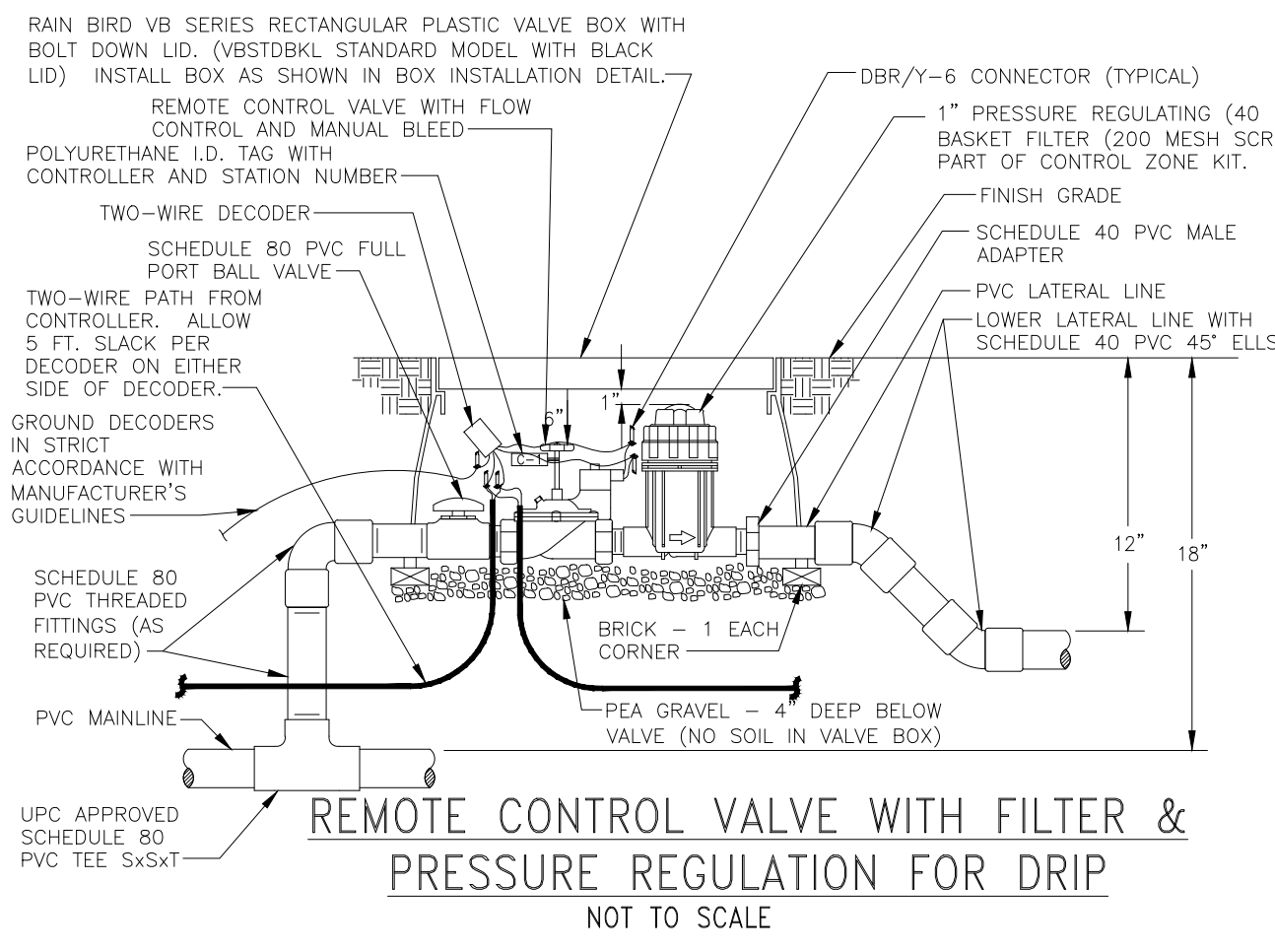
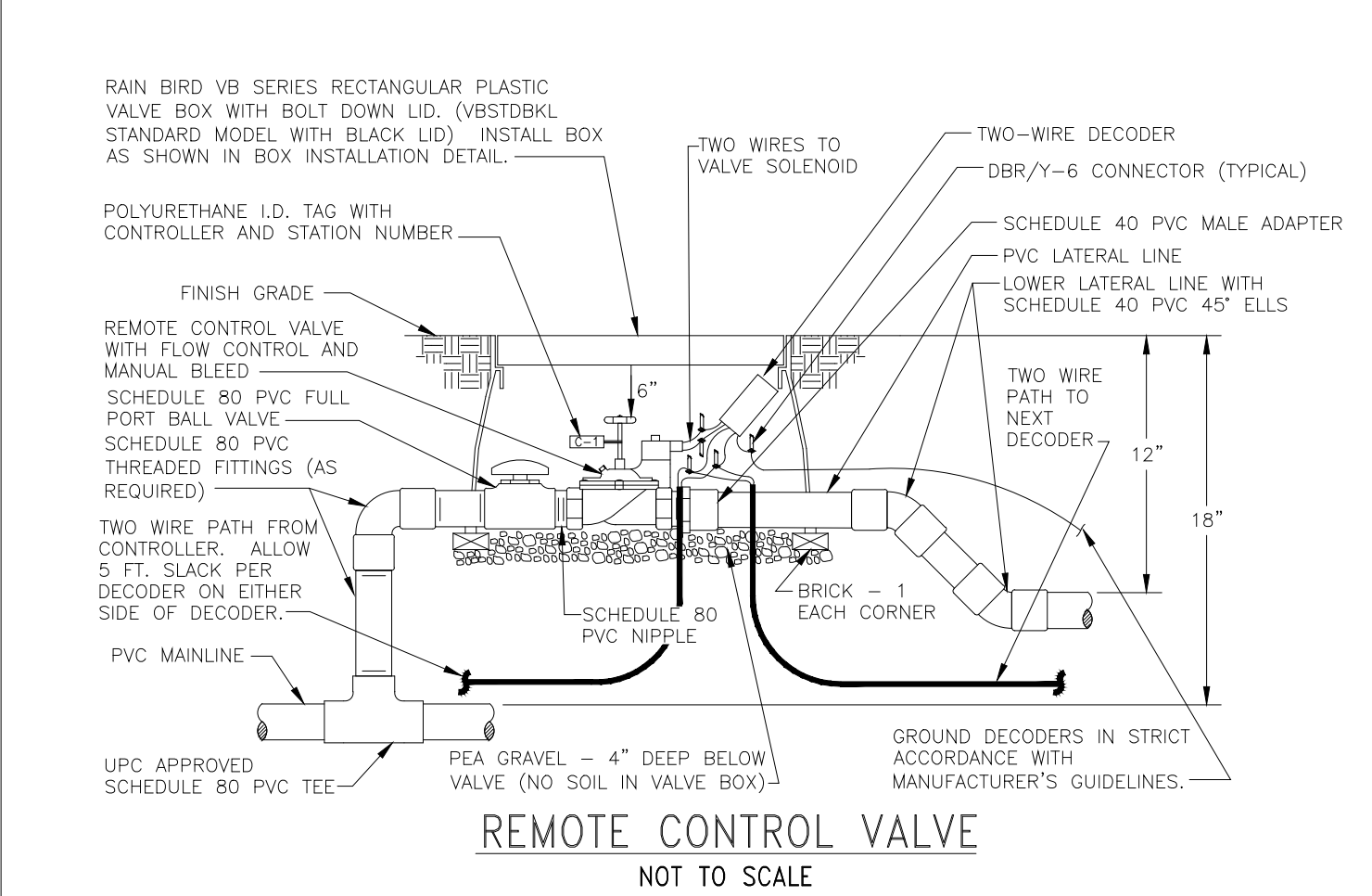
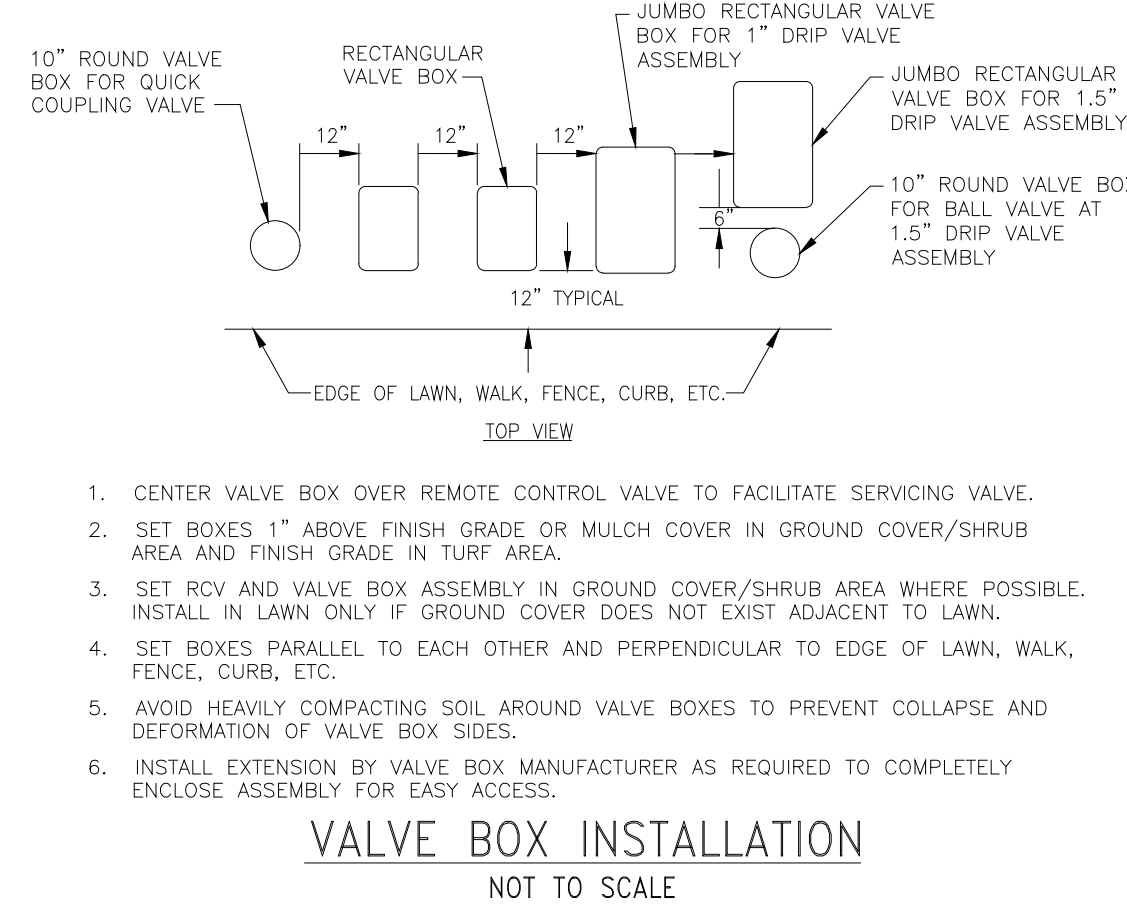
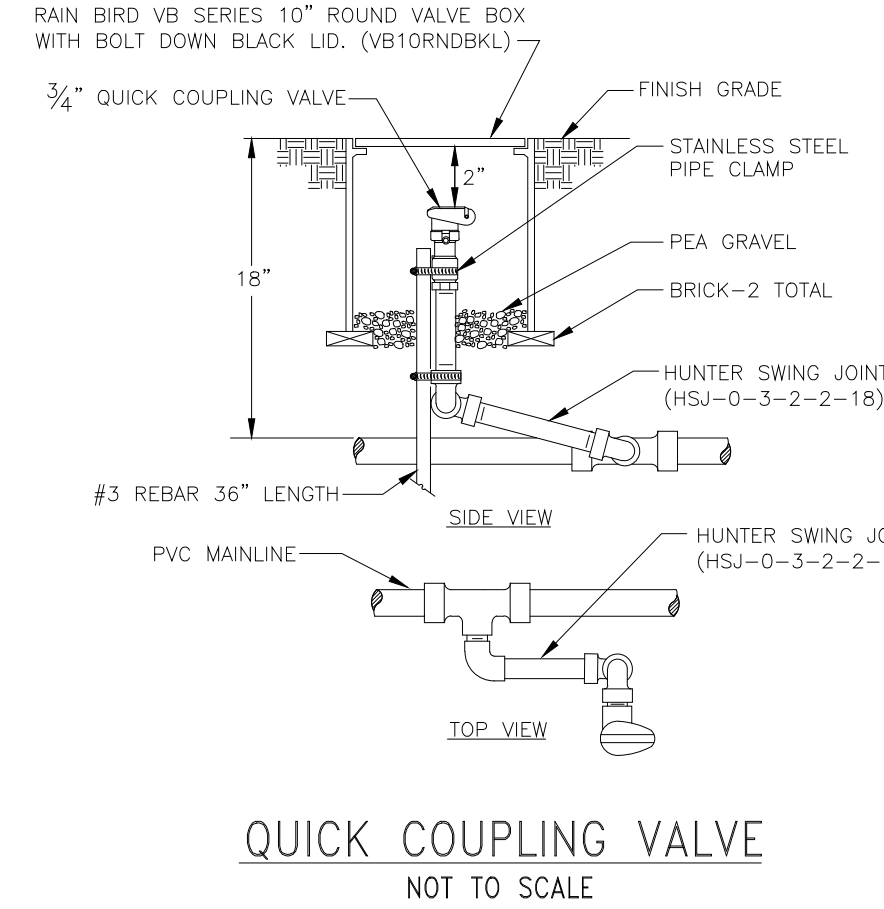
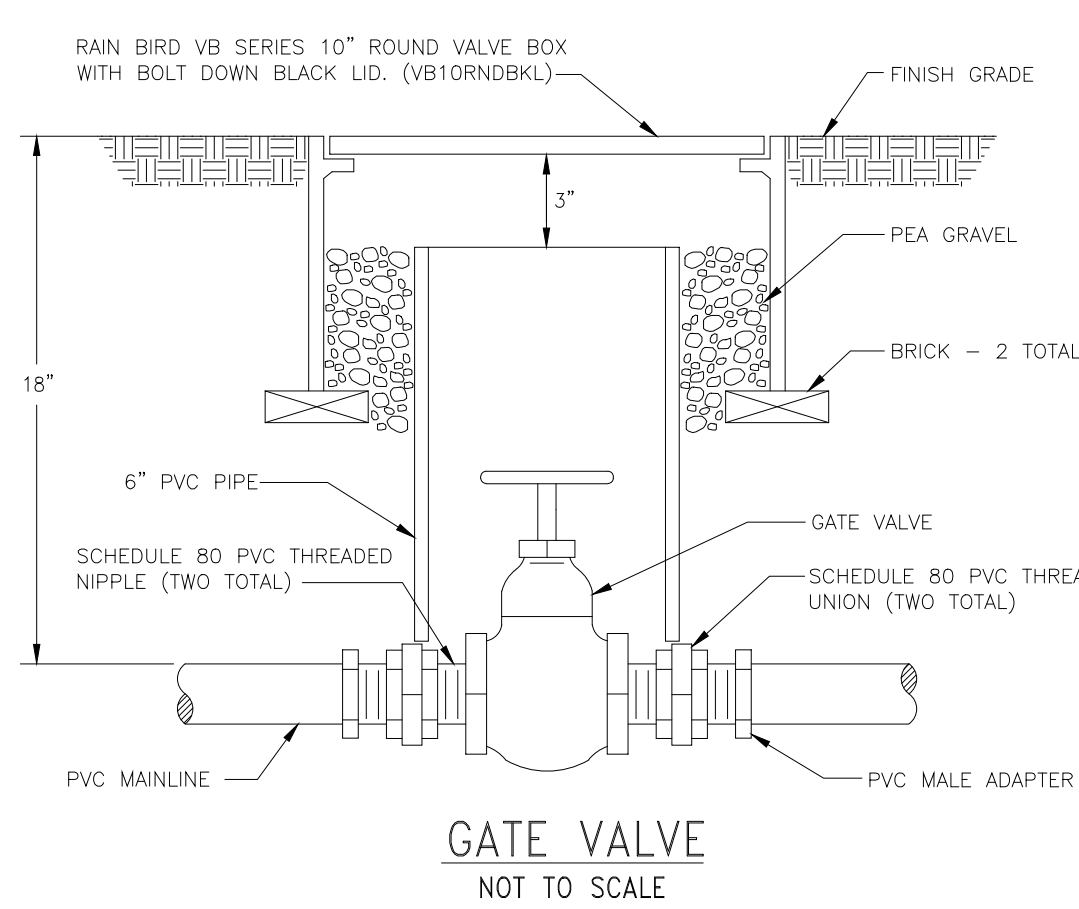
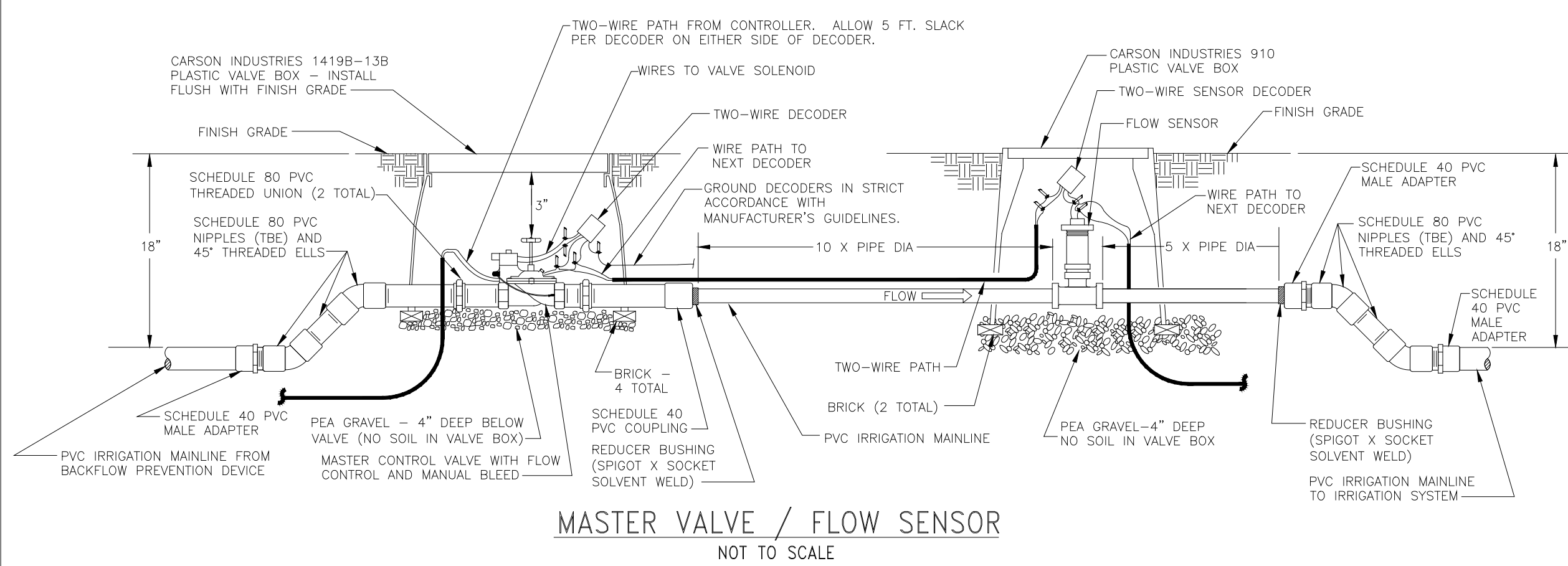
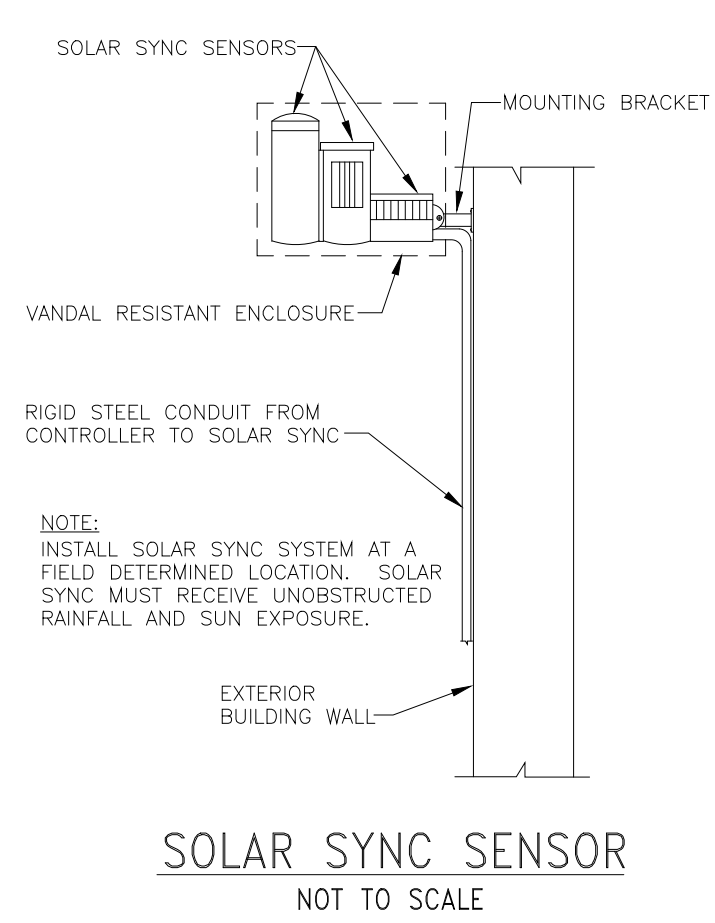
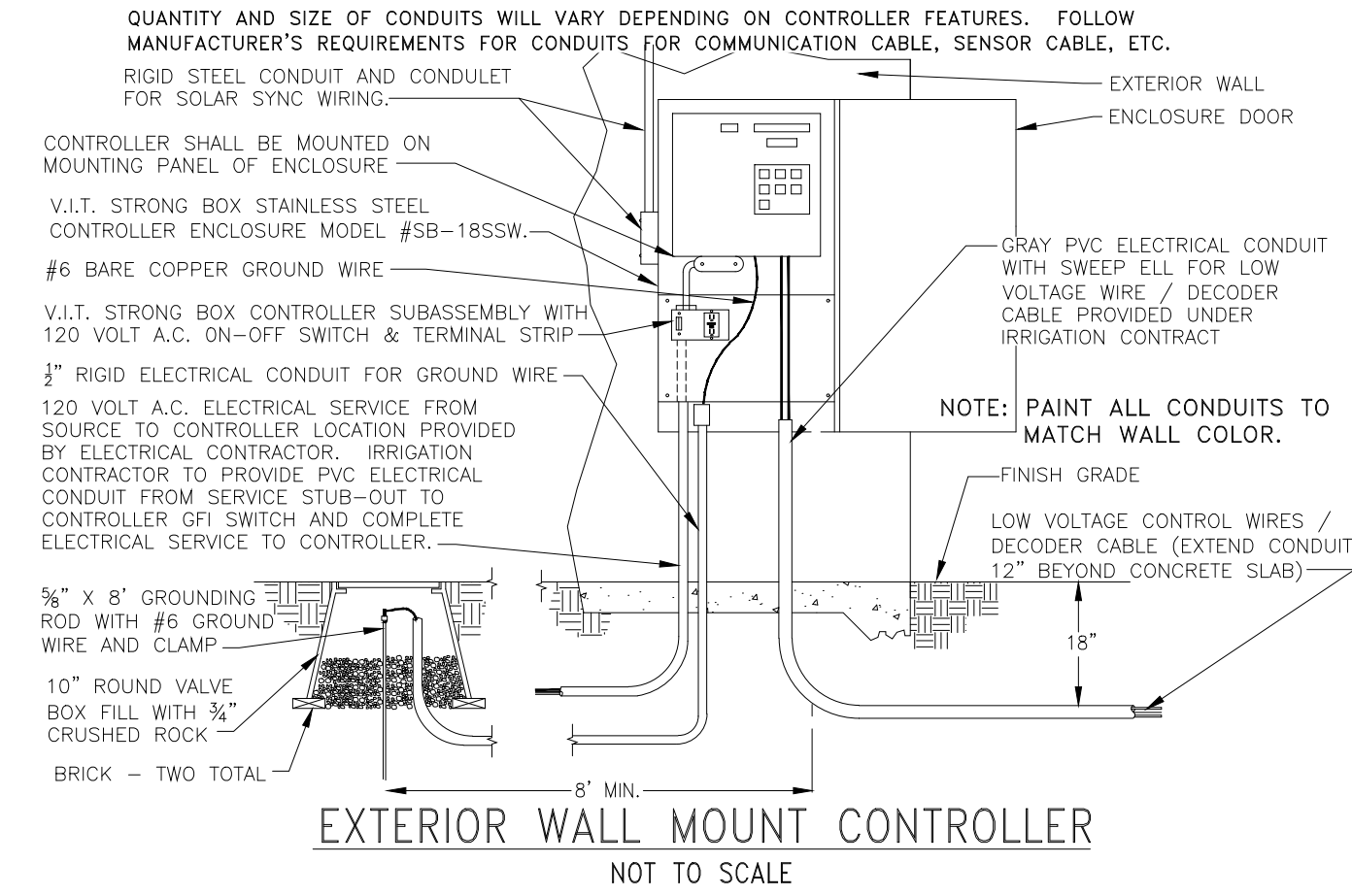
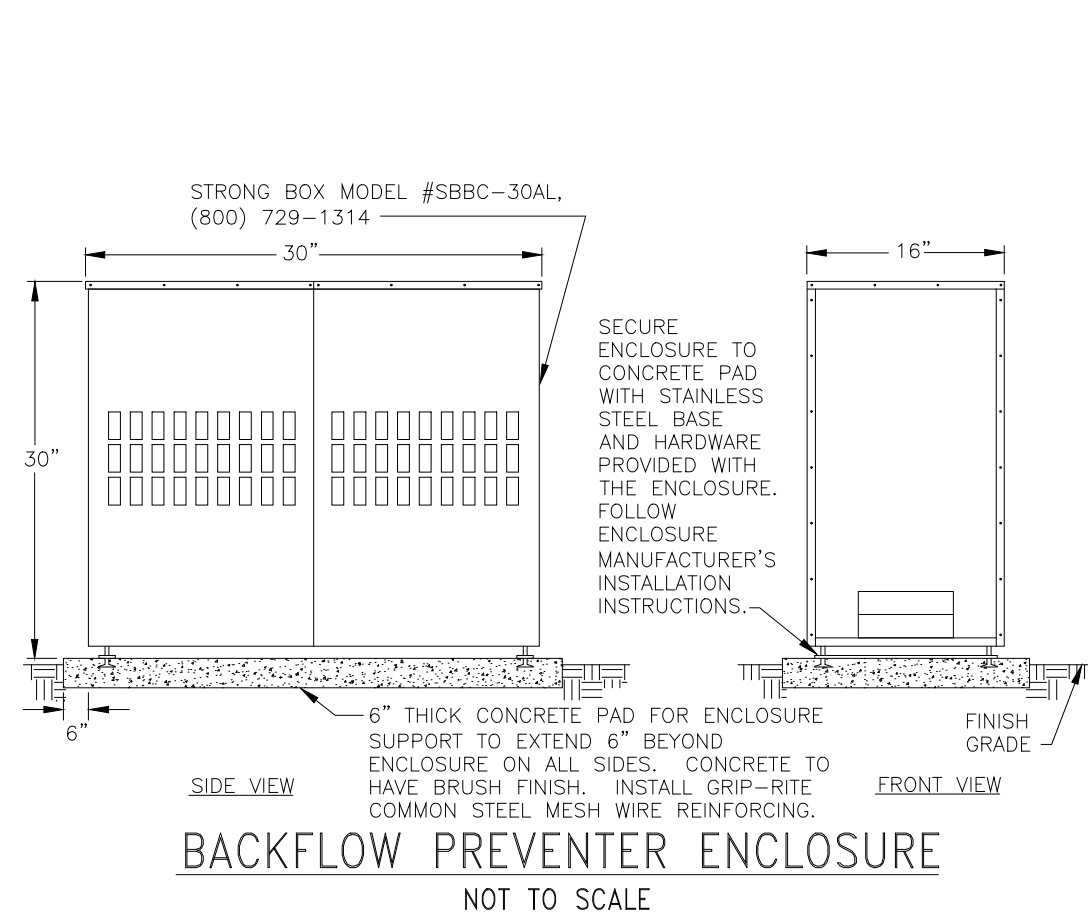
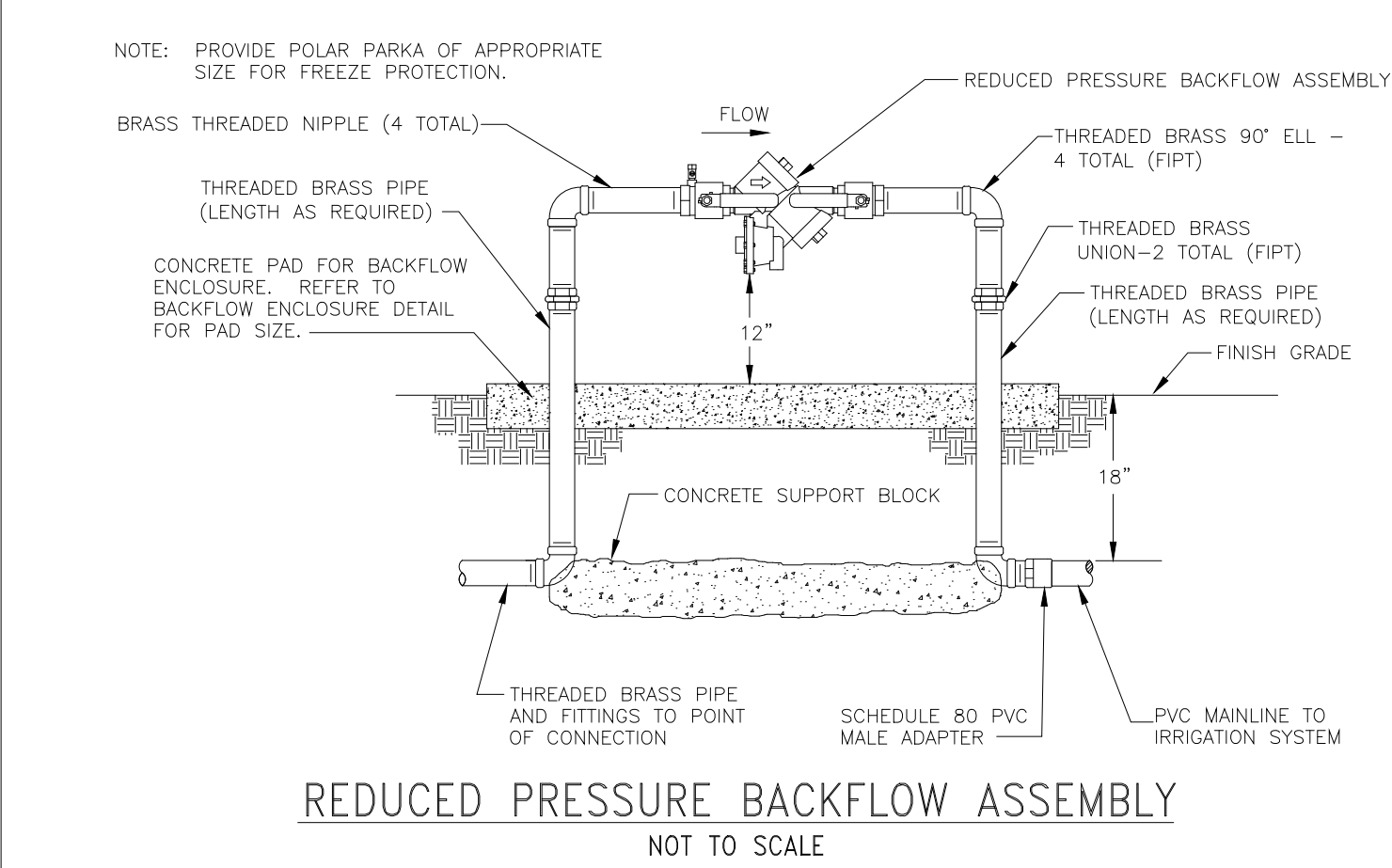


Date:	December 16, 2024	Scale:	
Job:	23-289	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	



L-5.1

of Sheets



PRELIMINARY
NOT FOR CONSTRUCTION

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073
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NO.	REVISIONS	BY	DATE

Prepared By:
LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEO 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

LA 4177
KEVIN LEVESQUE

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
03-2008
Signature
Expiry Date
State of California

LANDSCAPE PLANS


IRRIGATION DETAILS

Scale:

Date:	December 16, 2024	Scale:					
Job:	23-289	Design:	KTL	Drawn:	KTL	Checked:	KTL
North:		Sheet:					

L-5.2

of Sheets



Prepared By:
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of 12 Sheets



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PLANTING NOTES

1. The scope of the planting work includes, but is not limited to the following:

A. Ordering and delivery of the plant materials to site.

B. Soil preparation and conditioning.

C. Fine grading of all landscape areas, including supplying and installing amendments or imported topsoil as described on the drawings and as required by the recommendations of the soils testing report.

D. Coordination of additional drainage work as shown on the drawings.

E. Soil Testing by Landscape Contractor.

F. Installation of plant materials.

G. Ninety (90) day maintenance period.

H. Replacement of all unsatisfactory plant materials.

I. Final Approval

J. Warranty
2. The Landscape Contractor shall notify the site contractor and Landscape Architect of any discrepancy between the Drawings and/or Specifications and actual conditions. Specifications shall take precedence. No work shall be done in any area where there is such a discrepancy until the discrepancy has been clarified and a written response has been given by the Landscape Architect.
3. All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
4. Within 30 days after award of contract the Landscape Contractor shall arrange with a nursery to obtain all plant materials noted on the plans and have them available for inspection by the Owner and the Landscape Architect. Upon approval of the plant material, the contractor shall purchase the material and have it segregated and grown for the job. The deposit necessary for such contract growing (if required) is to be born by the Landscape Contractor. If travel is required by the L.A. to inspect plant material, cost of travel shall be at the contractor's expense.
5. The Landscape Contractor shall arrange and pay provide for4 (four) sustainable agricultural suitability and soil fertility tests to be performed on the rough graded soil. Two test shall include soil samples taken at a depth of 18". Two test shall include samples of soil taken at between 6" and 12". The Landscape Architect shall approve of the soil testing lab in advance. The soil lab shall make recommendations for use of organic and locally available amendments. Locations for soil samples shall be determined by the Landscape Architect. Soil amendments shall be thoroughly and evenly incorporated into the top 12" of all planter and lawn areas. After amendment, the soil shall have an organic content of 5.0% min. The results of these tests shall be reviewed by the Owner, General Contractor and the Landscape Architect for a decision prior to amending the soil. This analysis shall be conducted and paid for by the Landscape Contractor. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. For bid purposes include:

A. 6 cubic yards of Composted Greenwaste/Thousand Sq. Ft.

B. 10 pounds of Soil Sulfur /Thousand Sq. Ft.
6. All trees are to be staked or guyed as shown in the staking/guying diagrams (see Planting Plan sheets). Contractor shall establish one in place example of each for approval by the Landscape Architect. Cut stake height as directed by the Landscape Architect.
7. The Landscape Contractor shall be responsible for providing all plant material indicated on the plans, unless otherwise directed in writing. Contractor to submit unit quantities and unit costs as a part of his bid. Cost for additional plants requested and approved by Owner and/or Landscape Architect will be based on this bid unit price.
8. Plant locations are diagrammatic and are to be adjusted in the field as necessary to screen utilities but not impede access.
9. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as he feels necessary while work is in progress. Such changes, with written authorization, are to be accompanied by equitable adjustments in the contract price if and when necessary.
10. All ground cover planting areas and plant pits shall be top-dressed with 3" layer of "Walk-On" mulch, a shredded fir bark product or shredded cedar bark mulch. Submit sample to Landscape Architect for approval prior to ordering. Material shall not be a redwood product.
11. The planting backfill mix shall consist of 75% (by volume) native topsoil (with no rocks larger than 2" diameter) mixed with 25% approved soil amendment.
12. Materials Delivery and Storage: Manufactured materials shall be delivered in original containers with brand and maker's name marked thereon. Materials in broken containers or showing evidence of damage will be rejected and must be immediately removed from the site. Odorous materials shall not be brought to the site until they are to be used.
13. Contractor shall provide dust alleviation and control measures during the course of the work to the Owner's satisfaction at no additional costs to the contract.

PLANTING NOTES (CONTINUED)

12. Plant Material Specifications and Quantities: Plant materials shall be furnished in quantities required to complete the work as indicated on the drawings and shall be of species, kinds, sizes, spacing, etc., specified in the drawings herein.

A. Plant material shall conform with American Association of Nurseryman Standards, ANSI Z60.1, in all ways.

B. Nomenclatures: Plant Names listed on drawings conform to Standardized Plant Names established by American Joint Committee on Horticultural Nomenclature, except that for names not covered therein, the established custom of naming plants by the nursery trade shall be followed.

C. Right of inspection for approval or rejection is reserved at the place of growth or on the project site at any time upon delivery or during the work. Plants shall be inspected for size, variety, condition, defects, or injury. Notify the Landscape Architect as to place of growth for inspection of plants within one month of award of contract.

D. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.

E. Dimensions: If applicable, height and spread of specimen plant materials are specified on the drawings. Measurements shall be made with materials in normal position without support of branches. Plants specified by container size shall be equal in size to similar plants in local retail nurseries.

F. Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect.
15. Fine Grading and Soil Preparation:

A. The current site is at final grade. The contractor shall maintain existing grading and ensure positive drainage away from the building foundation.

B. All planting areas shall provide positive runoff at a minimum 2 percent slope without pockets or low points.

C. All planting areas shall be cleaned of weeds and debris prior to any soil preparation or grading work. Noxious weeds and grasses shall be removed by the roots wherever they are found at any stage of the work. Weeds and debris shall be disposed of off the site. Contractor shall meet with Landscape Architect before removing any existing shrubs and groundcover.

D. Soil contaminants by cement, paint, plaster, herbicides, or other construction debris shall be removed from the site and replaced with soil at no extra cost to the Owner. Replacement soil shall be reviewed by the Landscape Architect prior to placement.

E. Moisture Content: Soil shall not be worked when moisture content is so great that excessive compaction will occur nor when it is so dry that there will be dust in the air or that clods will not readily break. Water shall be applied, if necessary, to bring soil to an ideal moisture content for planting.
16. Planting Procedures:

A. The final installed locations and sizes of the proposed utilities may vary. The landscape architect shall be on-site for final plant placement to maximum screening of utilities, including backflow devices, gas meters, and above ground boxes. Screen planting shall not block required maintenance access to transformers and meters.

B. Do not install plant materials until all exterior construction work has been completed and sprinkler systems have been installed and tested. Planting areas shall have been graded and prepared as specified and shall be approved by the Landscape Architect.

C. Install drainage well in tree pits which do not drain. Fill tree pits with 18" of water and let settle for 24 hours. Pits with 12" or more of standing water shall have an 8" diameter by 36" deep well filled with drain rock (below bottom of plant pit). Cover top of well with a 24" square piece of filter fabric. Install per written authorization by the Owner. Provide a unit price quote per tree in the bid.

D. Before excavation, plants in containers shall be placed as indicated on the planting plan bringing any conflict with underground utility lines to the attention of the Landscape

E. Excavate square shaped and vertical sided holes to the sizes and depths indicated on the Drawings. Scarify the sides and bottom of all holes.

F. Remove containers, including boxes, prior to backfilling.

G. Verify that plants are not root bound or girdled, and that the primary leader is intact.

H. Remove any solid rock encountered to a depth of not less than 2 feet below the bottom of plant container. If existing conditions prevent this, bring the condition to the attention of the Landscape Architect for a solution.

I. Backfill the planting holes with the special backfill mix herein specified, see Planting Note 11.

J. Water-settle backfill areas thoroughly or compact by other approved method after planting so plants do not settle.

K. Place "Best" products fertilizer tablets or Agriform Plant Tablets in holes, per manufacturer's written recommendations, at the following rates:

1-Gallon Containers: 2 tablets @ 21 grams.

5-Gallon Containers: 4 tablets @ 21 grams.

Larger sized plants per manufacturer's recommendations
17. Inspections

Notify Owner's Authorized Representative at least seven (7) days in advance of an anticipated inspection. Inspections are as follows.

A. Commencement of Establishment and Maintenance work.

B. At thirty (30) day intervals through the maintenance period.

C. Completion of the Establishment and Maintenance work - Final walk-through, ten (10) days before the end of the maintenance period

PLANTING NOTES (CONTINUED)

18. Establishing Maintenance Period:

A. Start of Maintenance - Establishment and Maintenance period shall not start until all elements of the landscape construction, including planting and irrigation for the entire project are complete. Project will not be segmented into maintenance phases, unless specifically authorized in writing by he Owner's Authorized Representative.

B. Request an inspection to begin the Establishment and Maintenance period after planting and related work has been completed in accordance with the Contract Documents. All planting shall be complete at the time of inspection. If such criterion is met to the satisfaction of the Owner's Authorized Representative and the Landscape Architect, written notification shall be issued to he Contractor to start the Establishment Maintenance period, noting the effective beginning and ending date of completion.
19. Plant Establishment & Maintenance:

A. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any area damage by the maintenance contractor, including paved areas, shall be repaired at no additional expense to the Owner.

B. Continuously maintain all plantings in areas included in the Contract from the beginning of the Contract work, during the progress of work, and for a period of 90 days after certified completion of all work until final acceptance of all contract work. Maintenance shall be performed at intervals of not more than ten (10) days.

C. Scope: Continuous maintenance and operations of the irrigation system, cultivating, weeding, trimming, pruning, adjustment of planting depth, fertilizing, spraying, and debris removal and clean-up, insect, pest, fungus, and rodent control, and any other operations are to be included in this scope of work to assure healthy, normal growth.

D. Fertilizing:

1.Fertilize all planting with he following or as noted in the required Horticulture Soils Report. At the end of the first 30 day and at 30 day intervals, apply top dress fertilizer. The fertilize shall be 16% nitrogen, 6% phosphoric acid, 8% potash unless otherwise specified in the soils report. Fertilizer shall be mixed by a commercial fertilizer supplier.

2. After application, water fertilizer thoroughly into the soil.

3. Avoid applying fertilizer to the rootball or base of main stems; rather, spread evenly under the plant drip line.

E. Weed Control

Weeding, Cultivating, and Cleanup: Planting areas shall be kept neat and free from weeds and debris at all times and shall be manually weeded at not more than 10-day intervals. Said areas shall be weed free at the end of the Maintenance Period. Apply pre-emergent weed control per city standards, verify compatibility of herbicide with the plant material. Do not use material which inhibits specified plant material's growth.

F.Tree and Shrub Care

1. Maintain large enough basin around plants so hat enough water can be applied to establish moisture throughout the major root zone. When hand water, use a water wand to break the force. maintain mulch at a depth of 2" minimum depth to reduce evaporation and frequency of watering.

2. Pruning Trees: Prune trees to develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached; which have vertical spacing from 18" to 48" and radial orientation so as not to overlay one another, to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns to maintain growth within space limitation; to maintain a natural appearance; to balance crown with roots.

3. Trees shall not be topped and shall be allowed to grow to the full genetic height and habit. Under no circumstance will striping of lower branches(raising-up) of young trees be permitted. lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth(tapered trunk). Lower branches can be cut flush with he trunk only after the tree is able to stand erect without staking or other support. Remove sucker growth if deemed appropriate by the Owner's authorized representative.

4.Thin out evergreen trees and shape when necessary to prevent wind storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Prune damaged trees or those that constitute health or safety hazards at anytime of the year as required to eliminate unsafe conditions.

5.Trimming Shrubs: The objective of shrub pruning is the same as for trees. Do not clip shrubs into balled or boxed forms unless such is required by the design and directed by the landscape architect. Make pruning cuts at lateral branches or buds or flush with he trunk. "Stubbing" will not be permitted.

6.Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Periodically inspect stakes to prevent girdling or rubbing that causes bark wounds. Replace broken stakes and ties with specified materials. All stakes shall be removed at one year after completed installation, if not sooner.

PLANTING NOTES (CONTINUED)

- G. Replacements: The contractor shall replace any plant materials that die or are damaged. Replacement shall occur within seven (7) days of plant death or damage. Replacements shall be made to the same Specifications as required for original plantings.
- H. At the termination of the Maintenance Period, all plant materials shall be alive, healthy, undamaged, free from infestations, and in flourishing condition. Plantings that do not conform to Specifications shall be replaced and brought to a satisfactory condition before final acceptance of the work can be made.

20. Following the 90 day Maintenance Period, there will be a final inspection by the Owner, Landscape Architect, and the City Representative. Items noted during the final inspection as not in accordance with the maintenance requirements shall be corrected by the Contractor prior to Final Acceptance of the landscape work.The 1 year warranty period shall begin with the Final Acceptance and the Owner's acceptance of the project. A letter documenting Final Acceptance, signed by the Owner's Authorized Representative, the Contractor and the Landscape Architect shall be issued, with the starting date and the completion date of the warranty period.

21. Warranty

A.Trees, shrubs, groundcovers and other plant materials shall be guaranteed to take root, grow and thrive for a period of one year after acceptance of the Work by the Owner. Plant materials which do not thrive as the direct result of the installation procedure or maintenance practices during the maintenance period of the installing contractor shall be replaced by the installing contractor. This shall be as determined by the Owner.

B. Plant materials which fail as the result of poor maintenance practices after acceptance of the landscape by the Owner (at the end of the maintenance period) shall be the responsibility of the Owner's maintenance contractor.

C. Trees or other plant materials that die back and lose the form and size originally specified shall be replaced, even though they have taken root and are growing after the die-back.

D. Within fifteen days of written notification by the Owner, remove and replace warranted plant materials which, for any reason, fail to meet requirements of Warranty. Replacements shall be made to the same Specifications required for original materials and shall carry the same Warranty from the time they are replaced.

22. The intent of the layout design and planting is to establish a high quality landscape installation. Future plant growth should require minimum trimming, thinning and pruning of the plant materials. Plant spacing is designed to allow for natural full growth and should not need the removal of some plant materials if over crowding occurs. The planting installations will require maintenance and management, by knowledgeable and trained personnel, to assure a quality project.

23. Water Efficient Ordinance / AB 1881 Requirements

A. This project requires compliance with AB 1881, Model Water Efficient Landscape Ordinance, the Maintenance contractor shall provide the following:

1. Irrigation schedule based on ET weather -based data and information on the drawings;

2.A regular landscape maintenance schedule;

3.An irrigation audit report of he newly installed irrigation system;

4.Copy of the horticultural soils report per the Planting Note 5, this sheet.

B. Penalties by a governing agency for non-compliance and over-water use during the landscape maintenance period shall be the responsibility of the maintenance contractor.

C. See the Irrigation Notes on sheet L-5.0

20. Irrigation System:

A. The Landscape Contractor shall arrange a meeting with the manufacturer's representative of the irrigation controller to train the maintenance personnel on the controller's proper use. Controller charts and as-builts of the planting and irrigation plans shall be given to the Owner at the end of the maintenance period.

B. Set and program automatic controllers per irrigation schedule. Give the Owner's authorized representative, keys to each controller and written instructions on how to turn the system off in case of emergency.

C. Check system weekly fir proper operation and coverage.Lateral lines shall be flushed out after removing the bubbler or two at the end of the lateral.

D. Repair damages to irrigation system at Contractor's expense. Make repairs within one watering period.

25. Drainage System

G. All drains in landscaped areas, subsurface drain lines and grates shall be kept free and clear of leaves, litter and debris to ensure proper and free flow of water.


H. Drain lines shall be periodically flushed with clean water to avoid build up of silt and debris.

C. Ensure that at the end of Maintenance period, drainage system is clean and free of debris and silt build up.

26. Debris Removal

A. Remove trash in the landscape areas and debris generated by landscape maintenance operations and legally dispose of offsite.

NO.	REVISIONS	BY	DATE



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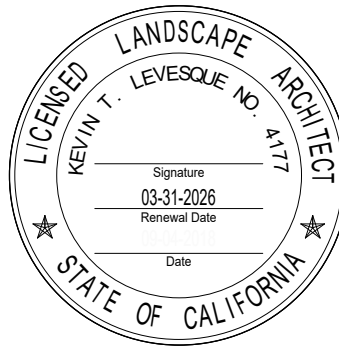
PEEBLES SQUARE

25 Peebles Avenue

Morgan Hill, CA

Per MWEL0 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."


KEVIN LEVESQUE
LA 4177



LANDSCAPE PLANS

PLANTING NOTES

Scale:

Date: December 16, 2024

Job: 23-289

North:

Scale:

Design: KTL

Sheet:


Drawn: KTL

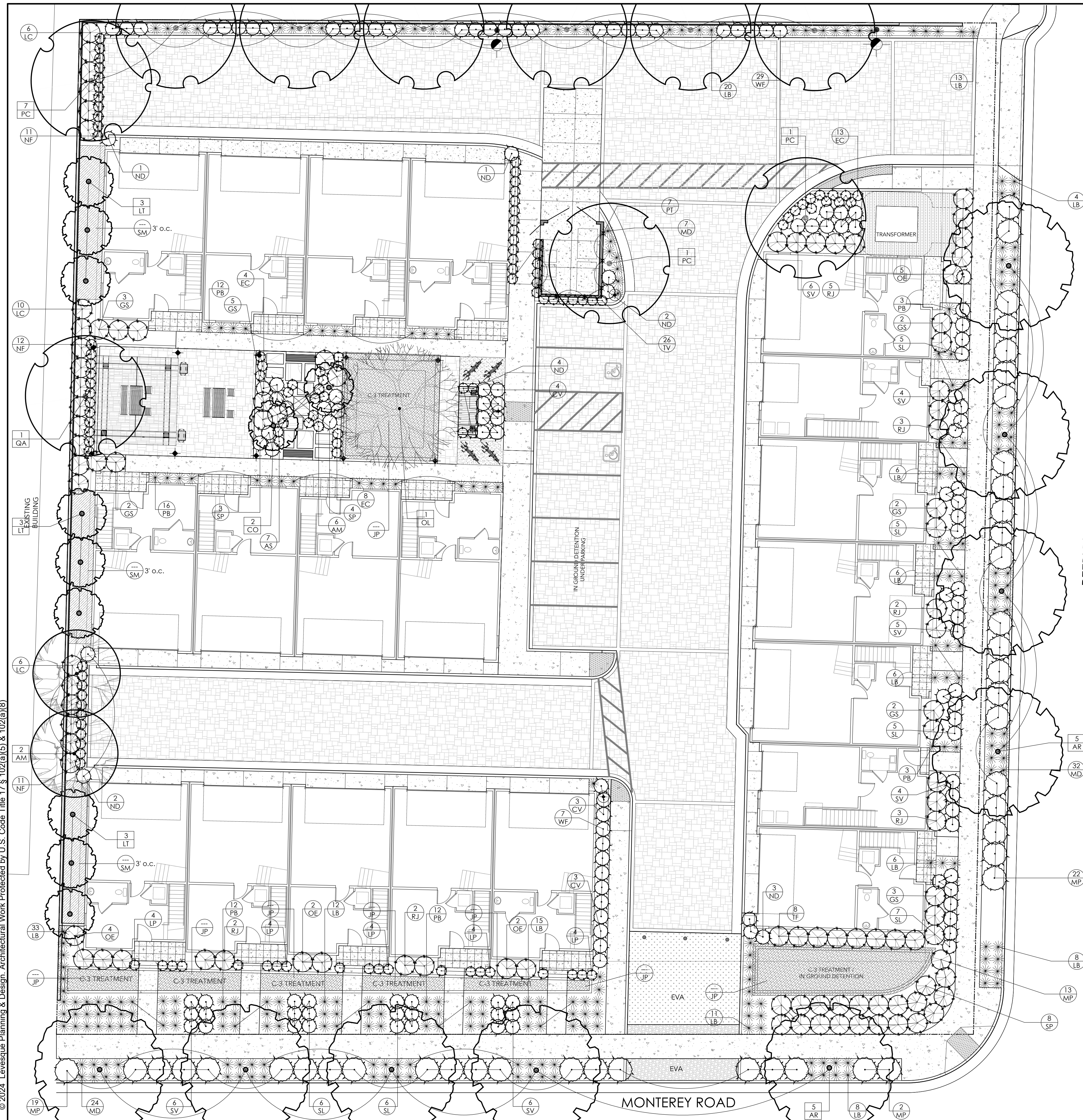
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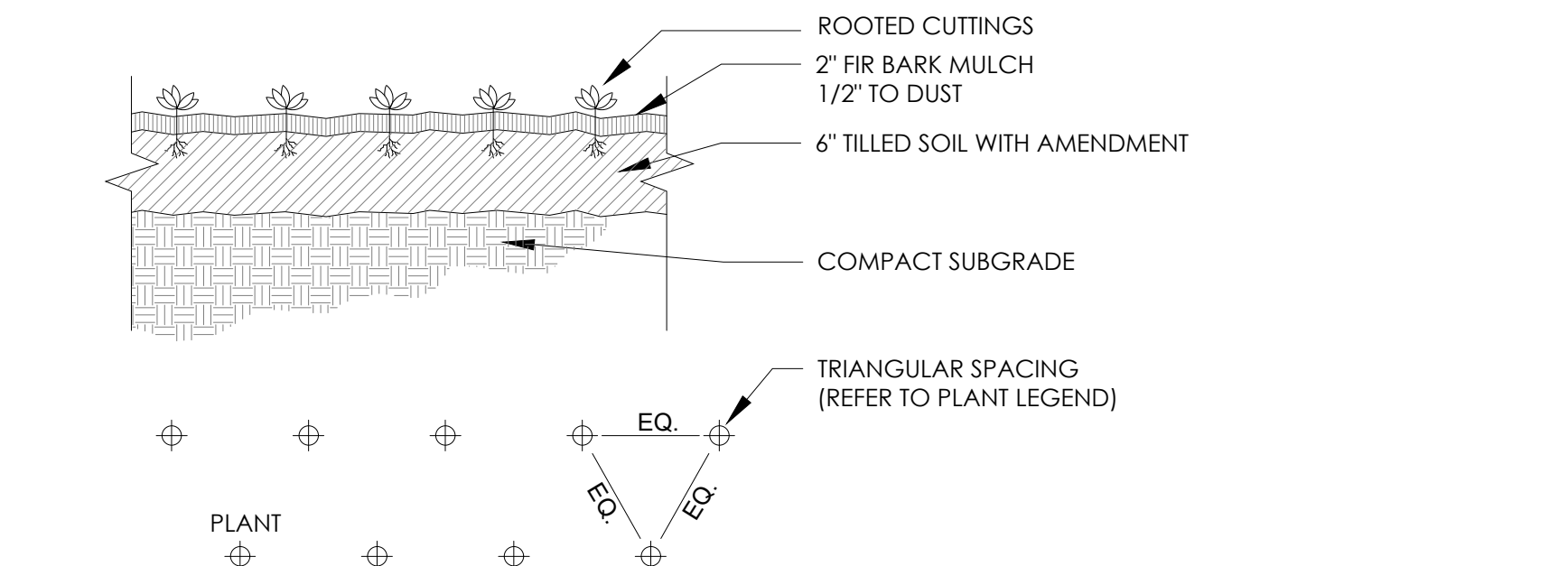
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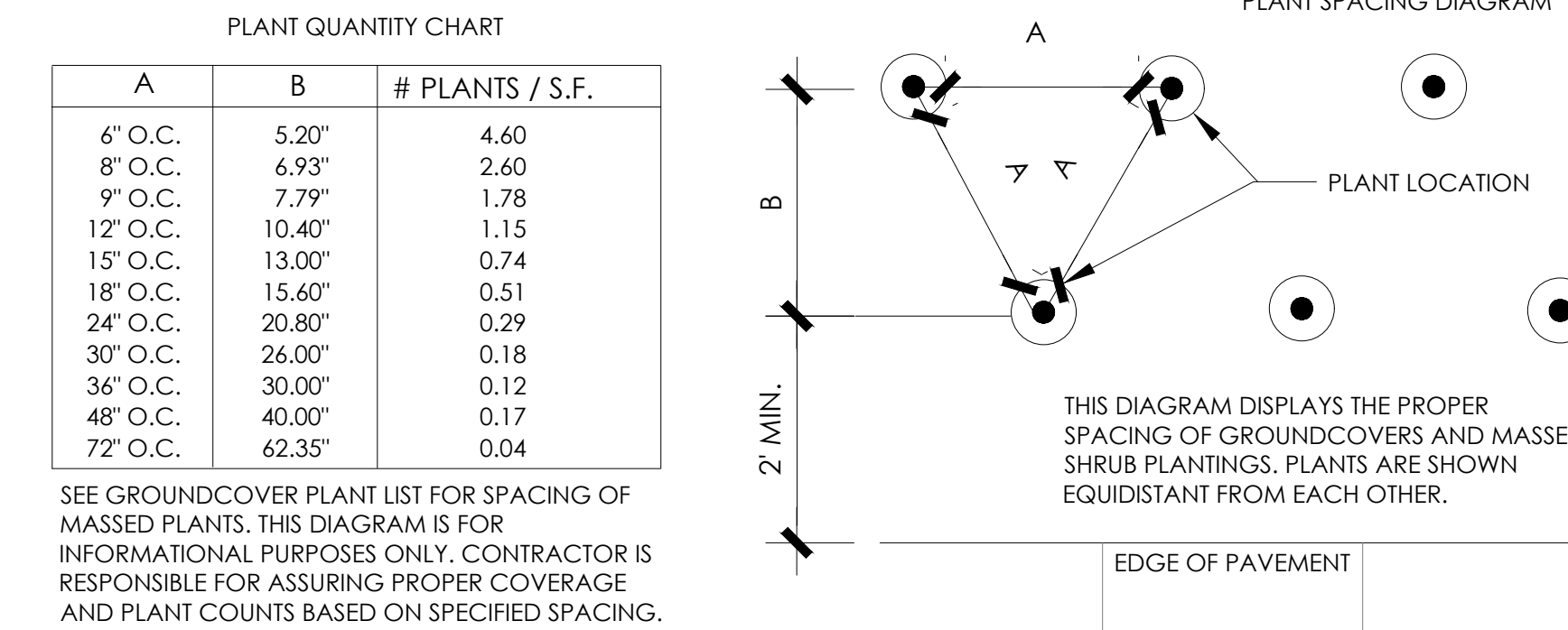
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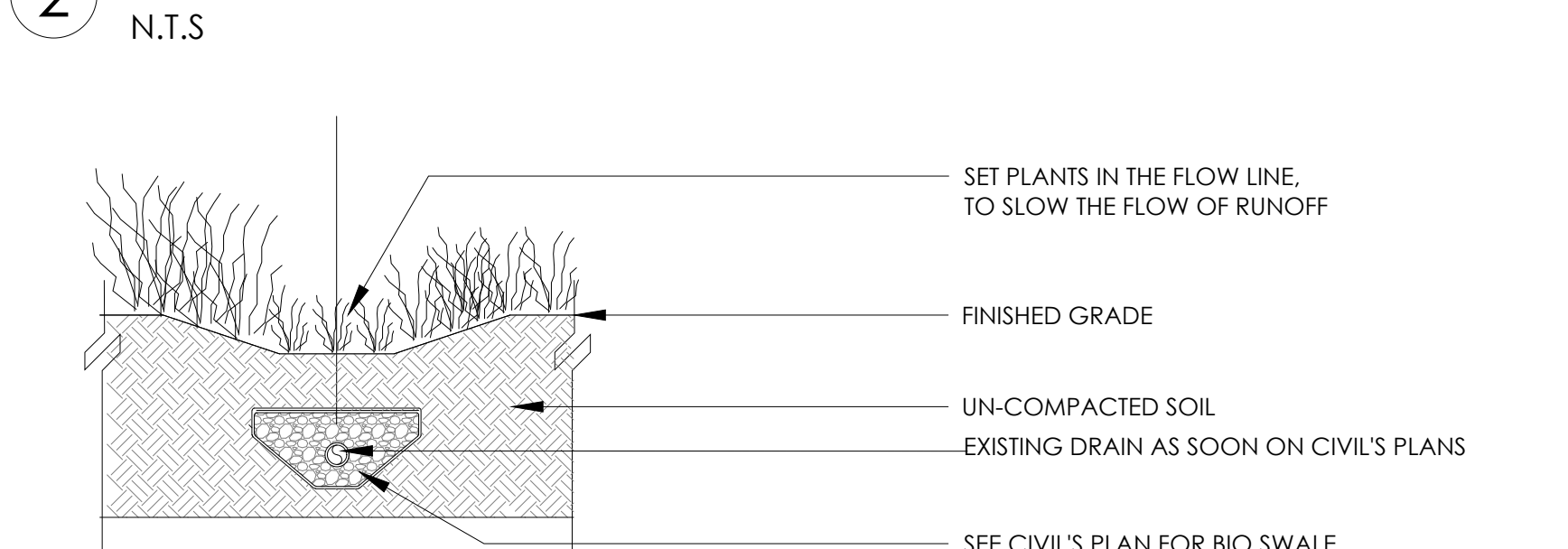




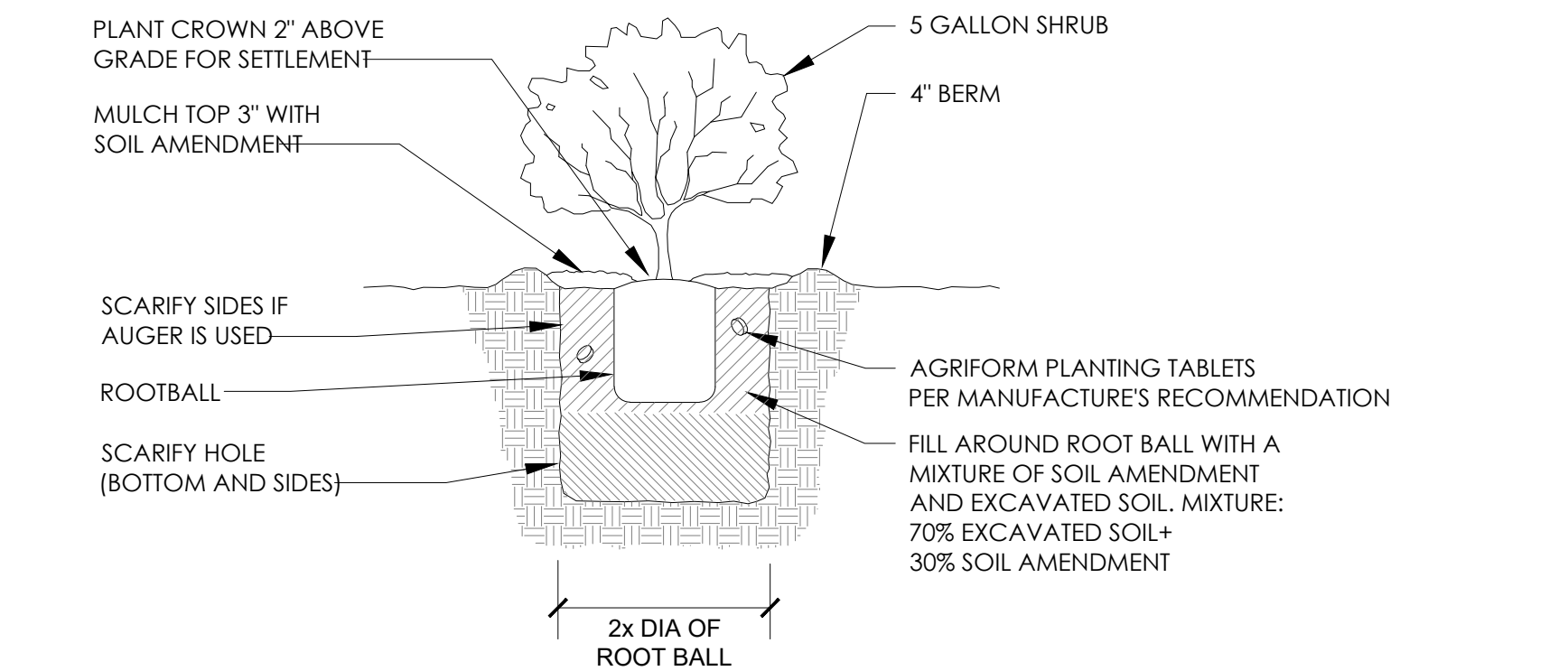
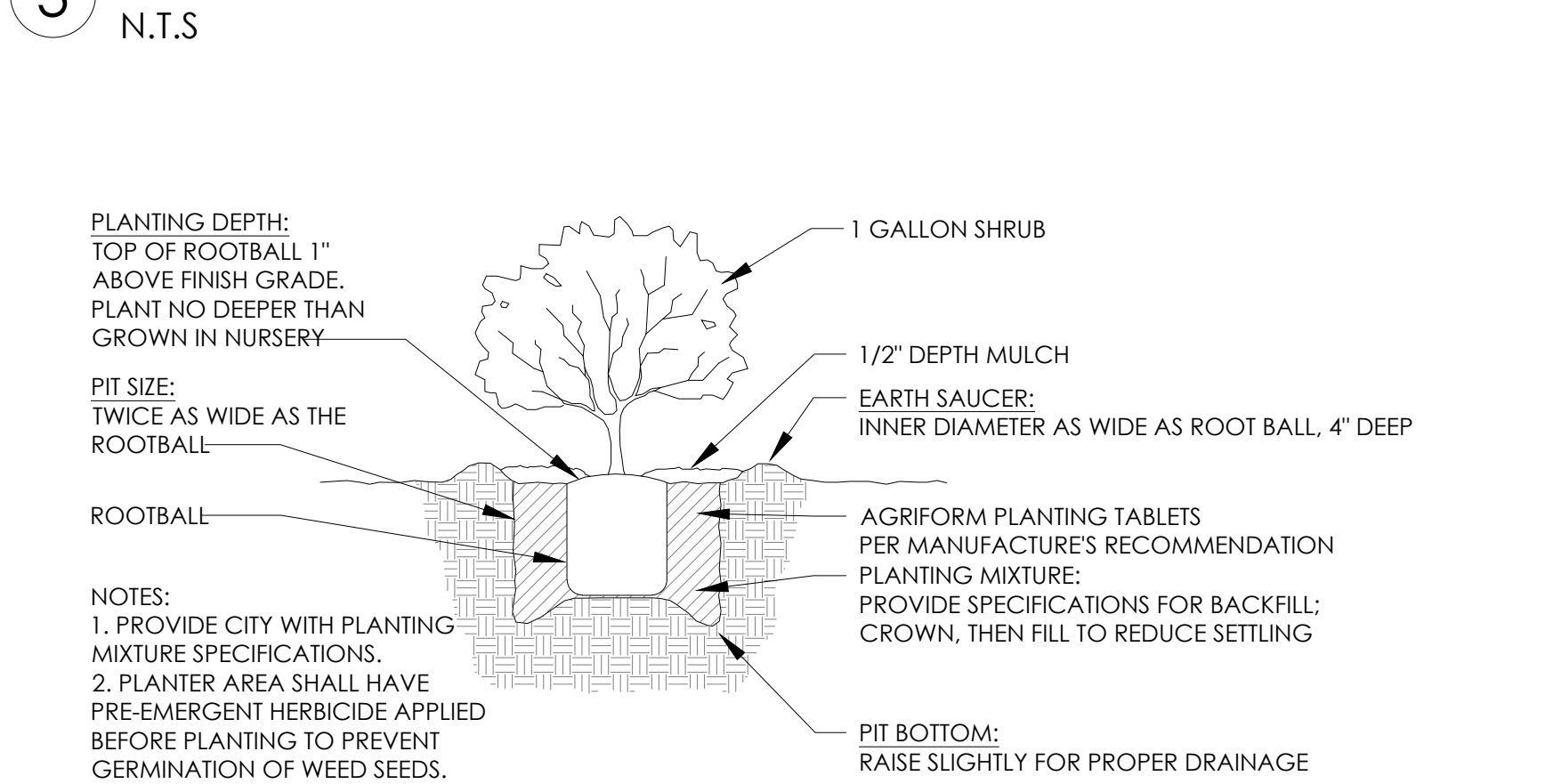
1 GROUNDCOVER PLANTING



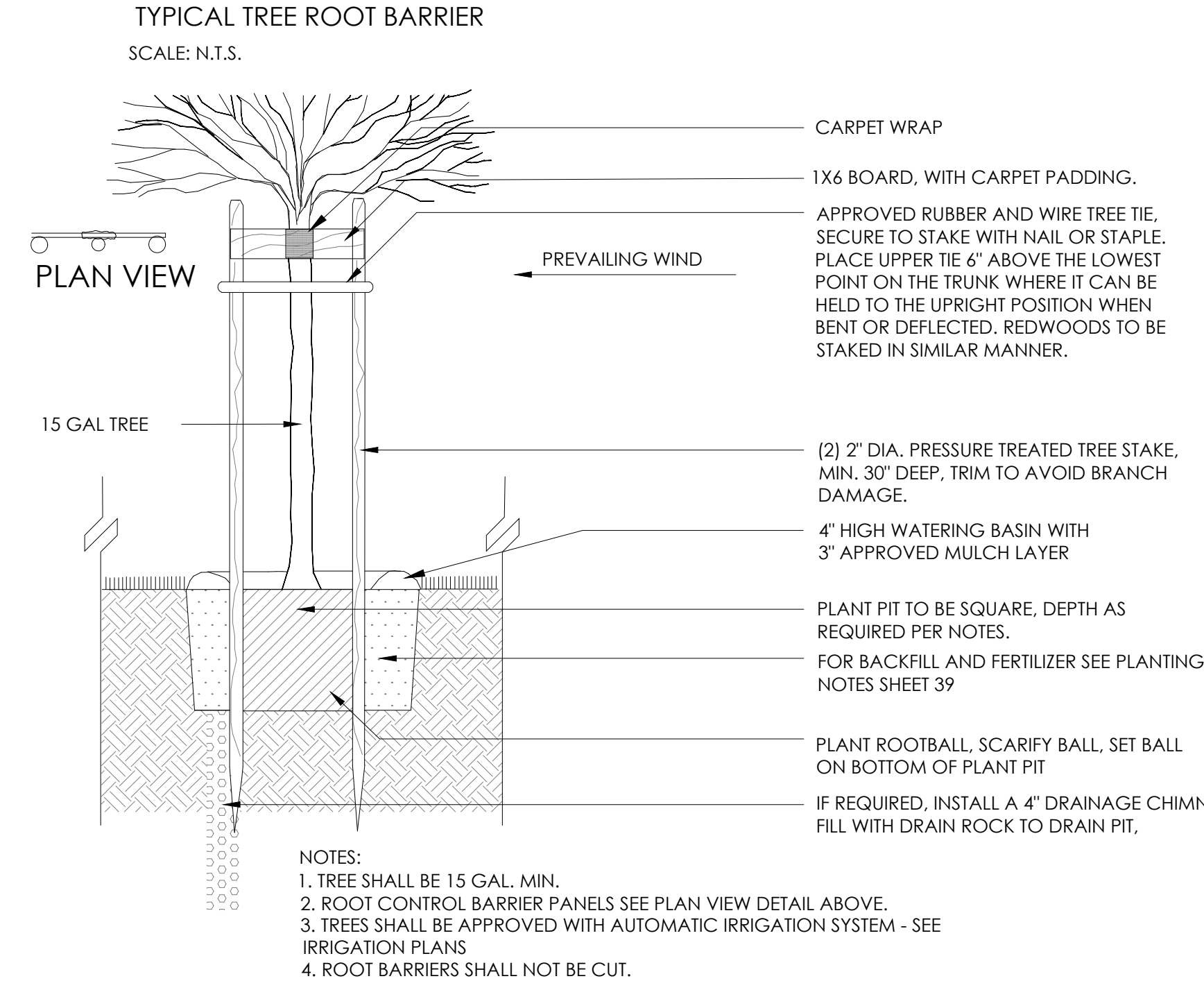
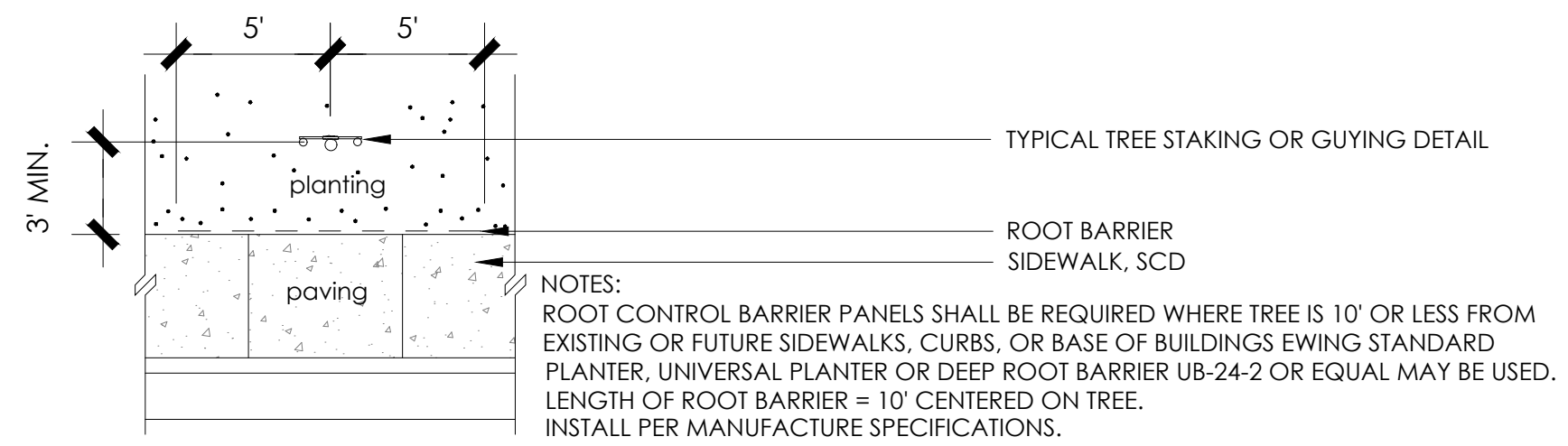
2 PLANT SPACING



3 SWALE PLANTING DETAIL



4 SHRUB PLANTING DETAILS



5 TREE STAKING DETAIL

N.T.S.

Scotts

Agriform Planting Tablets

Agriform® 20-10-5 Planting Tablets Plus Minors

Two-Year Planting Tablets for Root Zone Feeding of Trees, Shrubs and Ground Covers

NEW LANDSCAPE PLANTING DIRECTIONS:

- Dig planting hole deeper and wider than the soil ball of the plant.
- Backfill hole so that proper planting depth is achieved.
- Place plant in the hole and backfill to halfway point.
- Do not place tablets in the bottom of the planting hole.
- Place Agriform Tablets in the hole about 1-2 inches away from root tips.
- Finish filling the hole around the plant to grade level.

INDOOR/OUTDOOR CONTAINERS:

- Make one hole per tablet 2-3 inches in from edge of container 4-6 inches deep.
- Insert tablets and close holes.

ESTABLISHED LANDSCAPE TREES AND SHRUBS:

- Drill or punch holes 6-8 inches deep around drip line and between drip line and trunk.
- Insert tablets and close holes.

6 FERTILIZER

Medallion Dwarf with Bonsai

A unique variety of dwarf fescue, Bonsai provides slower, lower growing and darker green turf that surpasses virtually all other tall fescues available today. An outstanding, fine textured turf for both home and commercial landscapes, Medallion Dwarf with Bonsai exhibits good disease tolerance, and shade tolerance and very good drought tolerance.

Temperature Tolerance Fahrenheit

Color (Winter) Shade Tolerance Drought Tolerance Disease Resistance Moderate Wear Recovery Ease of Maintenance Fertilizer Savings

SOD SPECIFICATIONS:

MEDALLION DWARF with BONSAI

GENERAL DESCRIPTION: Medallion Dwarf with Bonsai is similar to Medallion in its overall turf performance characteristics. But with superior dark green color and density, a finer textured leaf blade, a reduced growth habit that produces fewer clippings, and a high endophyte content, Medallion Dwarf with Bonsai is a dramatic improvement over standard tall fescue blends. Lawns planted with Medallion Dwarf with Bonsai are more durable, darker green and require less water, fertilizer and mowing than PenBlue.

Recommended Uses: Medallion Dwarf with Bonsai is recommended for a wide variety of uses including residential, commercial and industrial landscapes.

COMPOSITION: Medallion Dwarf with Bonsai is a blend of 100% dwarf fescues that contains Bonsai Double Dwarf Fescue. Bonsai is an extremely dwarf tall fescue that exhibits a dark green color and fine leaf blade. The result of over 10 years of turfgrass research and breeding, Bonsai produces one third fewer clippings. It is widely adaptable to California and Nevada's varied conditions.

MEASUREMENTS: Medallion Dwarf with Bonsai is harvested by machine to a uniform thickness of 1/2 inch, plus or minus 1/4 of an inch, plus top growth. In Southern California and Nevada, Medallion Dwarf with Bonsai is harvested in folded five square foot sod pieces that are 15 inches wide by 48 inches long. In Northern California, it is harvested in nine square foot rolls that are 18 inches wide by 72 inches long.

SHIPPING STANDARDS: Prior to harvesting, Medallion Dwarf with Bonsai is moved uniformly to a height of between 1.5 to 2 inches for alignment. It is rolled/folded with the soil facing out to protect the grass from damage, and the sod is stacked on pallets. Each pallet contains approximately 500 square feet of sod. Medallion Dwarf with Bonsai is shipped sufficiently dry for transportation and handling, yet moist enough to facilitate installation. It should be installed immediately after delivery. Shipping pallets are the property of Pacific Sod. Should pallet pick-up be required, please make arrangements with the office from which the sod was ordered.

TEMPERATURE TOLERANCE: Medallion Dwarf with Bonsai is comparable to Medallion with a higher temperature tolerance than PenBlue. With its deep, extensive root system, Medallion Dwarf with Bonsai grows well in a wide range of temperatures, from hot to cool, with very little problem.

SHADE TOLERANCE: Medallion Dwarf with Bonsai is more wear tolerant than PenBlue. Due to its slower growth habit, Medallion Dwarf with Bonsai will recover more slowly from traffic damage than Medallion. It is suitable for light traffic and recreational situations and exhibits fair wear recovery.

WEAR RESISTANCE: Medallion Dwarf with Bonsai is more wear tolerant than PenBlue. Due to its slower growth habit, Medallion Dwarf with Bonsai will recover more slowly from traffic damage than Medallion. It is suitable for light traffic and recreational situations and exhibits fair wear recovery.

SHADE TOLERANCE: Medallion Dwarf with Bonsai prefers a full sun location, but will perform well in light shade situations receiving 4 to 5 hours of sunlight per day. Medallion Dwarf with Bonsai is more shade tolerant than PenBlue.

COLOR: Medallion Dwarf with Bonsai is one of the darkest green dwarf fescue blends available, and the color remains consistent through most of the year. However, during the winter months in areas receiving frequent heavy frosts, Medallion Dwarf with Bonsai will lose much of its color.

INSECT TOLERANCE: Medallion Dwarf with Bonsai has a very high endophyte content that dramatically improves its resistance to most turf-damaging insects, including billbug, chinch bug, sod webworms and cut worms.

Texture/Density: Established Medallion Dwarf with Bonsai exhibits a very dense, finer textured turf that is close in appearance to PenBlue. Medallion Dwarf with Bonsai has much greater density than standard turf-type tall fescues.

SALT TOLERANCE: Medallion Dwarf with Bonsai has fair tolerance to saline soil conditions and should suffer no ill effects if the soil has good drainage and was properly amended before the sod was installed.

ESTABLISHMENT AND MAINTENANCE

WATERING: Newly planted Medallion Dwarf with Bonsai should be watered at least daily to avoid drying out and to enable the root system to penetrate its new soil environment. Once the new sod has started to root in, watering frequency should be reduced. Due to varying soil and climate conditions, it is difficult to recommend a specific watering schedule. However, because of its deep and extensive root system, a twice-a-week deep watering is generally considered adequate for most summer weather situations. Extremely hot desert locations may require more water during the summer months.

MOWING: Medallion Dwarf with Bonsai should be mowed regularly with either a reel or rotary mower. It should be mowed no lower than 2 inches, depending upon the season, location or individual preference. Avoid removing more than one third of the top growth at any one mowing.

FERTILIZATION: Due to its inherently dark green color, Medallion Dwarf with Bonsai will require less nitrogen than most other tall rescue lawns. During the spring, summer and fall, fertilizer should be applied every 6 to 8 weeks using 1/2 to 1 pound of nitrogen for each 1,000 square feet of lawn. A complete fertilizer containing phosphorous and potassium should be applied at least once during both the spring and fall. During the hot summer months, fertilizer rates should be reduced.

WEED, INSECT AND DISEASE CONTROL: Medallion Dwarf with Bonsai is virtually free of weeds, damaging insects and diseases when it is delivered. However, in some lawn installations, weed and insect infestations may occur from close proximity to neighboring lawns which have these problems. Various maintenance practices may be used to reduce these problems. If chemical controls are required, they should be used in accordance with the written instructions provided by the manufacturer.

7 SOD: EVA

SCALE: NTS

NO.	REVISIONS	BY	DATE

Prepared By:
LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEO 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

LA 4177

KEVIN LEVESQUE

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
03-31-2006
Signature
Date
STATE OF CALIFORNIA

LANDSCAPE PLANS

PLANTING DETAILS

Scale:

Date: December 16, 2024

Job: 23-289

North:

Scale:

Design: KTL

Drawn: KTL

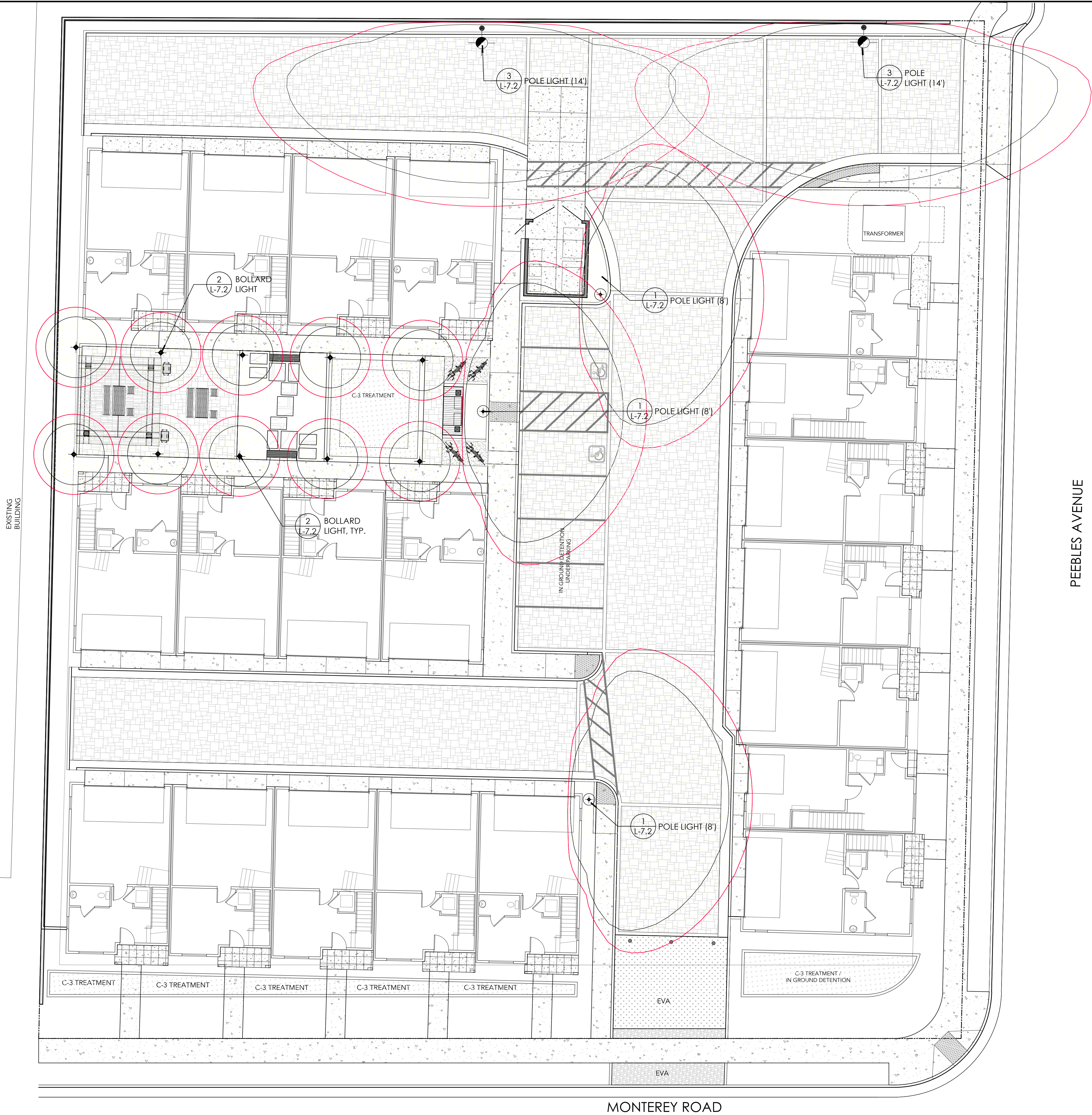
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Sheet:


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of Sheets

UNDERGROUND SERVICE ALERT
CALL 811
CALL BEFORE YOU DIG



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Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:
Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

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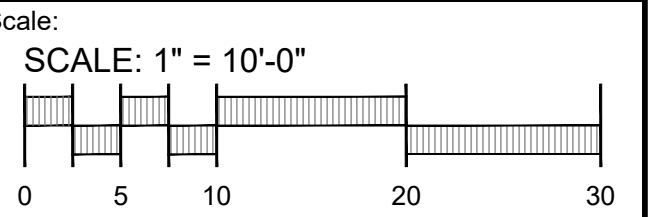
Per MWEL 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Kevin Levesque
KEVIN LEVESQUE
LA 4177

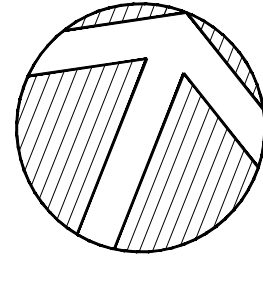


LANDSCAPE PLANS

LIGHTING PLAN



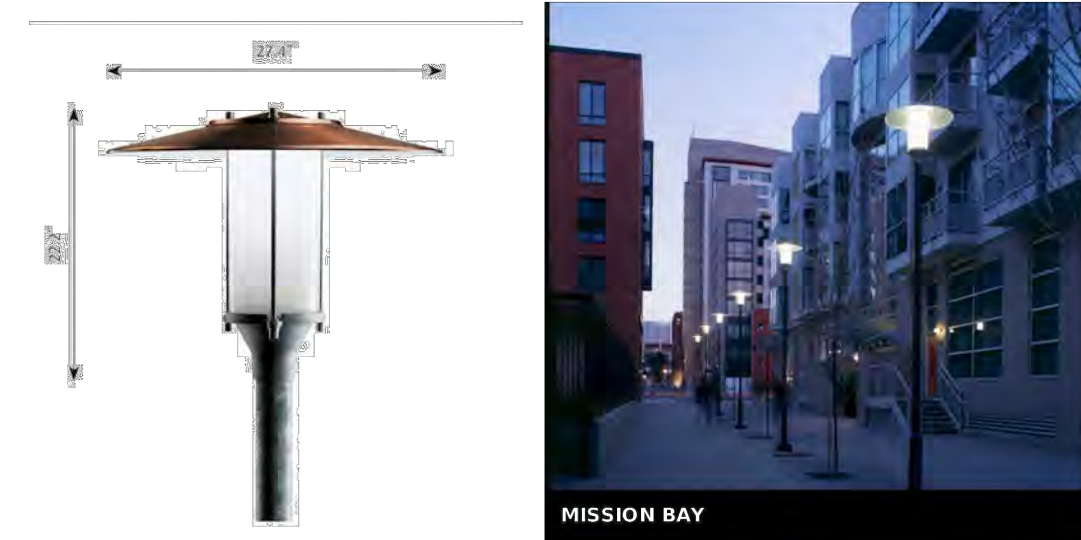
Date: December 16, 2024	Scale:	Drawn: KTL	Checked: KTL
Job: 23-289	Design: KTL	Sheet:	



L-7.1
of Sheets

**louis
poulsen**

HW PATINA



Design:
Bernet Windinge & Povl Ernst Hoff

Concept:
The fixture emits soft, diffuse and symmetric light. The inner surface of the top shade is painted white, ensuring soft, evenly distributed light. The opal polycarbonate diffuser provides decorative guiding light.

Finish:
Copper, brushed.

Material:
Top shade: Spun copper. Enclosure: Extruded white opal acrylic. Base: Die cast aluminum. Struts: Stainless steel.

Mounting:
Post top: Mounted on dual round aluminum (DRA) or round straight aluminum (RSA) pole.

Weight:
Min: 19 lbs. Max: 19 lbs.

Compliance:
cULus, Wet location.

Specification notes:
a. DIM 0-10V feature only available with LED light source. b. Consult factory for product specifications for Photo Sensor and Wireless Control options.



WARP9° LED with PicoPrism™ Optics



FLAIR, WITH NO GLARE

Originally introduced in 2007, the Kim WARP9 luminaire set the standard for slim, sleek, low-profile site lighting, blending seamlessly into countless outdoor projects. Where typical site lighting might attempt to call attention to itself, WARP9 was designed to disappear from the site, to avoid detection and allow the natural beauty of the architecture to shine through.



WARP9 LED
PicoPrism Module



POLE LIGHT (14' POLE HEIGHT)

**louis
poulsen**

BYSTED



Design:
Peter Bysted

Concept:
The fixture emits light directed downwards. The shades have a white painted undersurface to achieve optimal light reflection and produce a characteristic symmetric light pattern around the fixture.

Finish:
Cor-ten steel, raw.

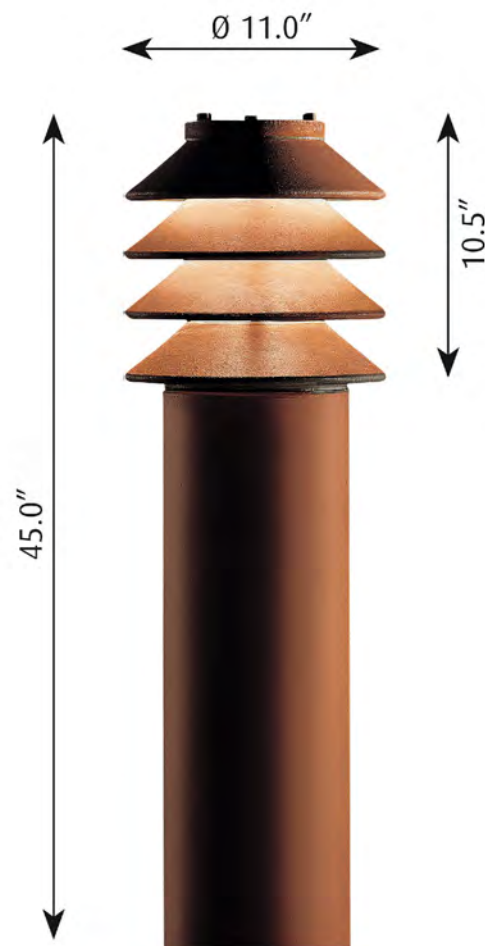
Material:
Luminaire head: Die cast iron. Post: Cor-ten steel. Base plate: Cor-ten steel.

Mounting:
Base plate dimension: 12" diameter. Base plate: Mounted to a concrete base with 4 anchor bolts on a bolt circle of 10" diameter. Installation: Refer to mounting instruction download for installation details.

Weight:
Min: 5 lbs. Max: 98 lbs.

Compliance:
cULus, Wet location.

Info notes:
Oxidation of both Cor-ten steel and cast iron gives a rough and "rusty" looking surface which protects the material from further corrosion. The speed of the oxidation process is faster for Cor-ten than it is for cast iron.



BOLLARD LIGHT



NO.	REVISIONS	BY	DATE
Prepared By: LEVESQUE DESIGN 1414 BAY STREET, SUITE 100 ALAMEDA, CALIFORNIA 94501 (510) 521 6700			
Prepared For: Peebles Square LLC 1630 Oakland Road San Jose, CA 95150			
PEEBLES SQUARE 25 Peebles Avenue Morgan Hill, CA			
Per MWEL0 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."			
LA 4177 KEVIN LEVESQUE			
LICENSED LANDSCAPE ARCHITECT KEVIN T. LEVESQUE NO. 4177 03-31-2024 Signature Date STATE OF CALIFORNIA			
LANDSCAPE PLANS			
LIGHTING CUT SHEETS			
Scale:			
Date: December 16, 2024		Scale:	
Job: 23-289	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet:	
		L-7.2	
		of Sheets	