

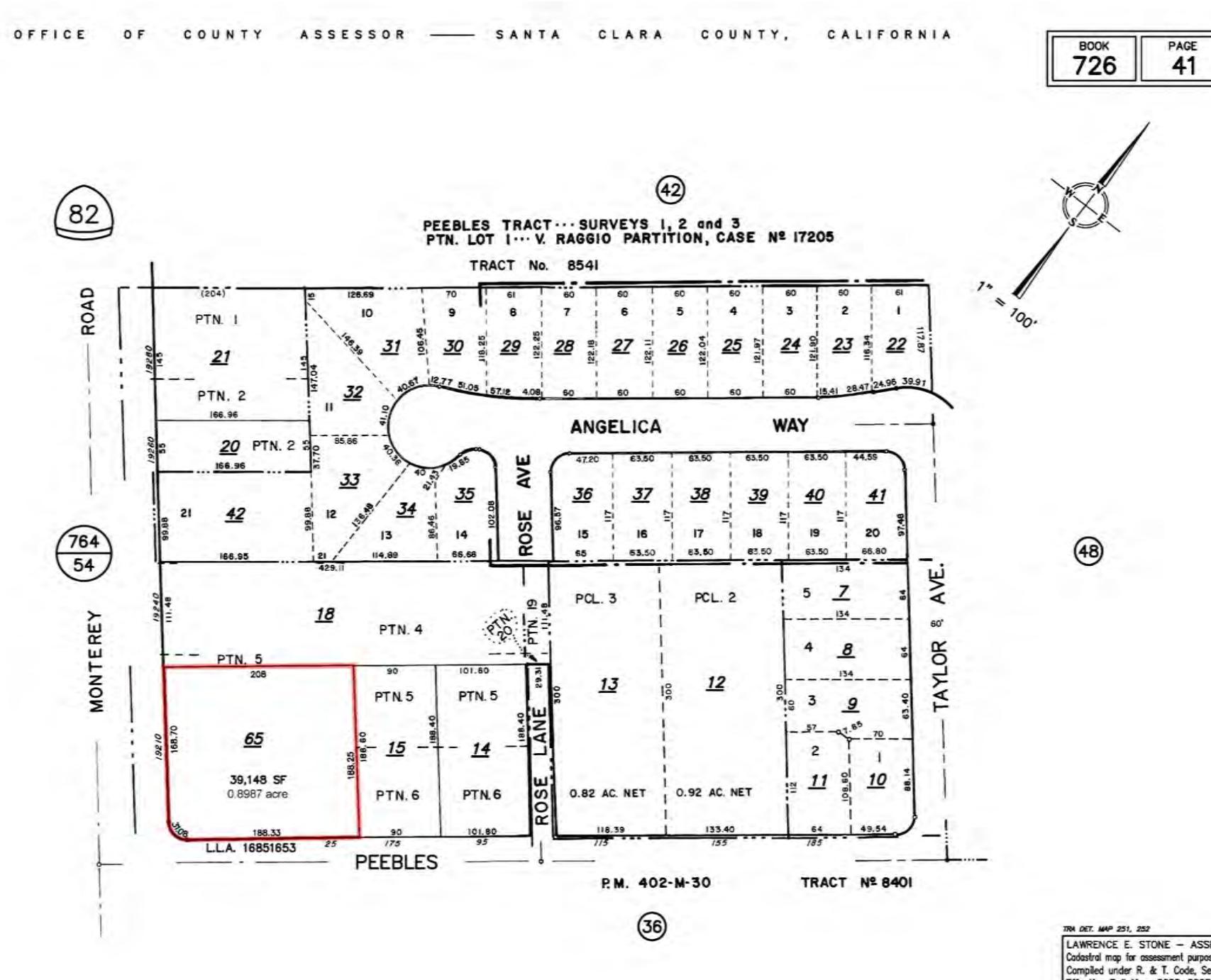
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# PEEBLES TOWNHOMES

## 25 PEEBLES AVENUE

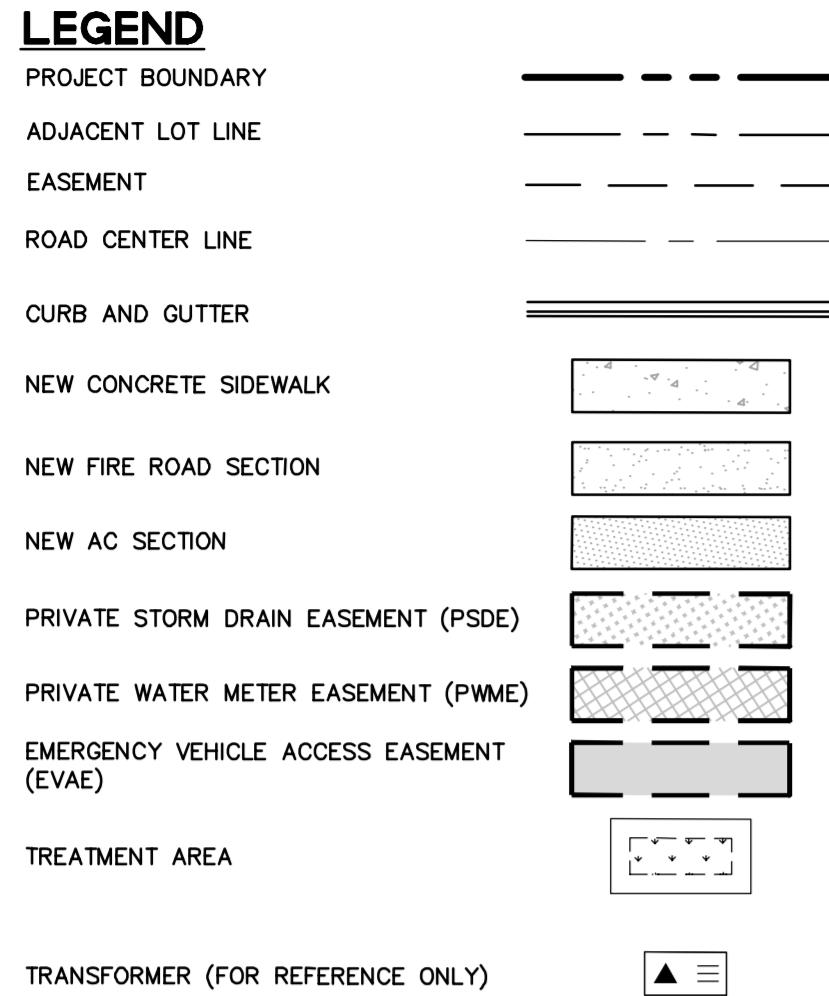
### MORGAN HILL, CA



# VESTING TENTATIVE MAP

## 25 PEEBLES AVENUE

### MORGAN HILL, SANTA CLARA COUNTY, CA



#### 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 TOWNHOMES
- GROSS AREA/NET AREA: ±0.90 ACRES
- NUMBER OF LOTS: 20 UNITS, 1 NON-DEVELOPABLE COMMON PARCEL
- UTILITIES:
 

A. WATER:	CITY OF MORGAN HILL
PUBLIC STREETS:	HOMEOWNERS ASSOCIATION
PRIVATE STREETS:	

  
 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
- TELEPHONE: AT&T/COMCAST
- CABLE TV: COMCAST
- BENCHMARK: USGS BRASS DISK STAMPED "A177" SET ON TOP OF STORMDRAIN CONCRETE HEADWALL ALONG UNITED PACIFIC RAILROAD TRACKS ELEVATION = 340.3
- 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.060850443H
- LOT SIZES:
 

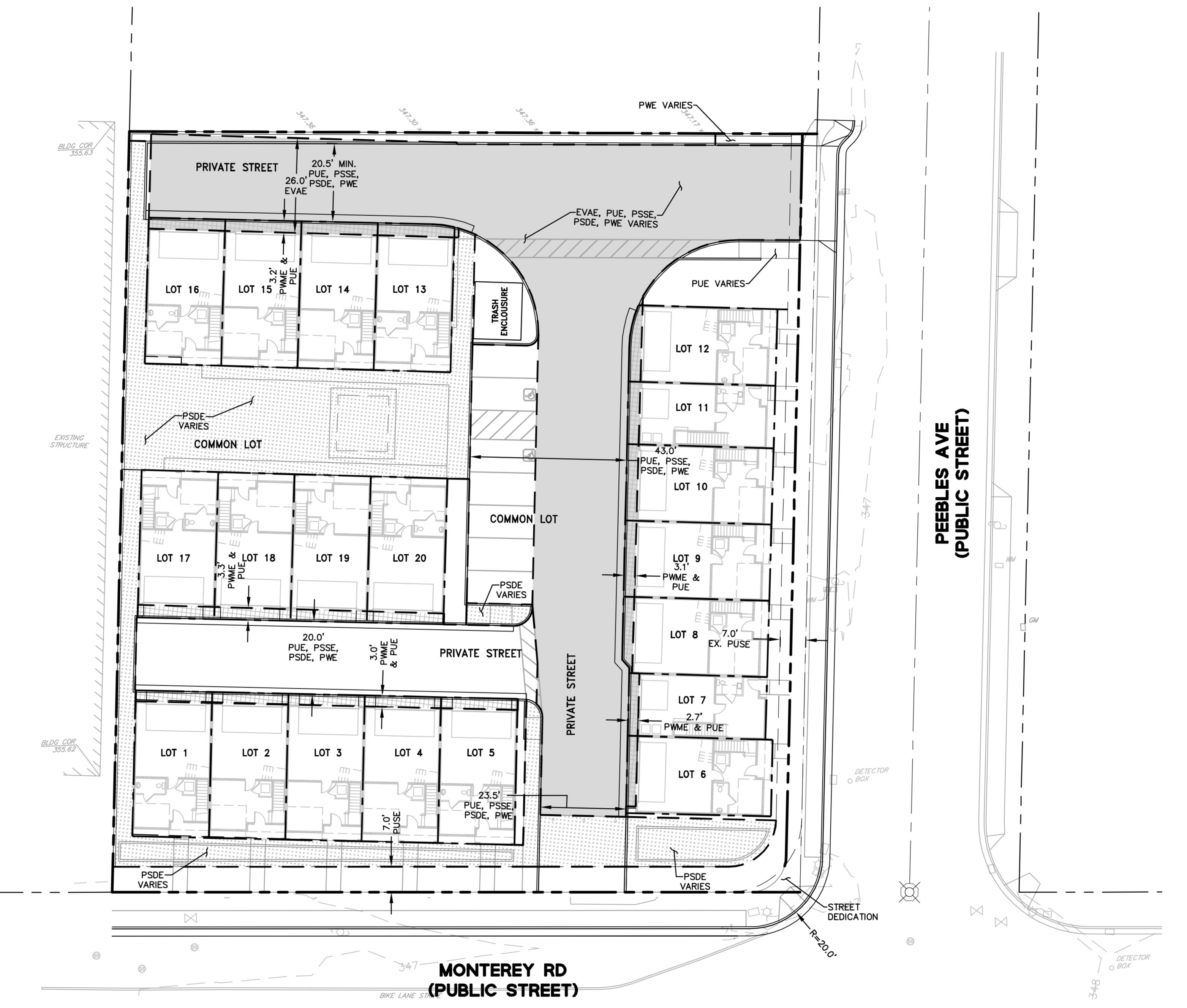
COMMON LOT	= 22,817 SF
UNITS 1-20	= 16,455 SF
TOTAL	= 39,272 SF

#### ABBREVIATIONS

EUCA	EXCLUSIVE USE COMMON AREA
EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX.	EXISTING
O.R.	OFFICIAL RECORD
PSDE	PRIVATE STORM DRAIN 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

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C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C7.0	VEHICULAR CIRCULATION PLAN



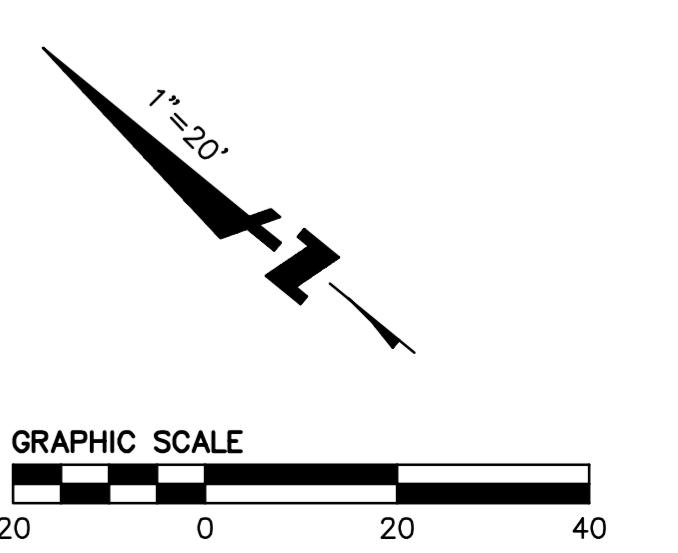
**VICINITY MAP**  
N.T.S.

#### VESTING TENTATIVE MAP PEEBLES TOWNHOMES 25 PEEBLES AVENUE SANTA CLARA COUNTY

MORGAN HILL

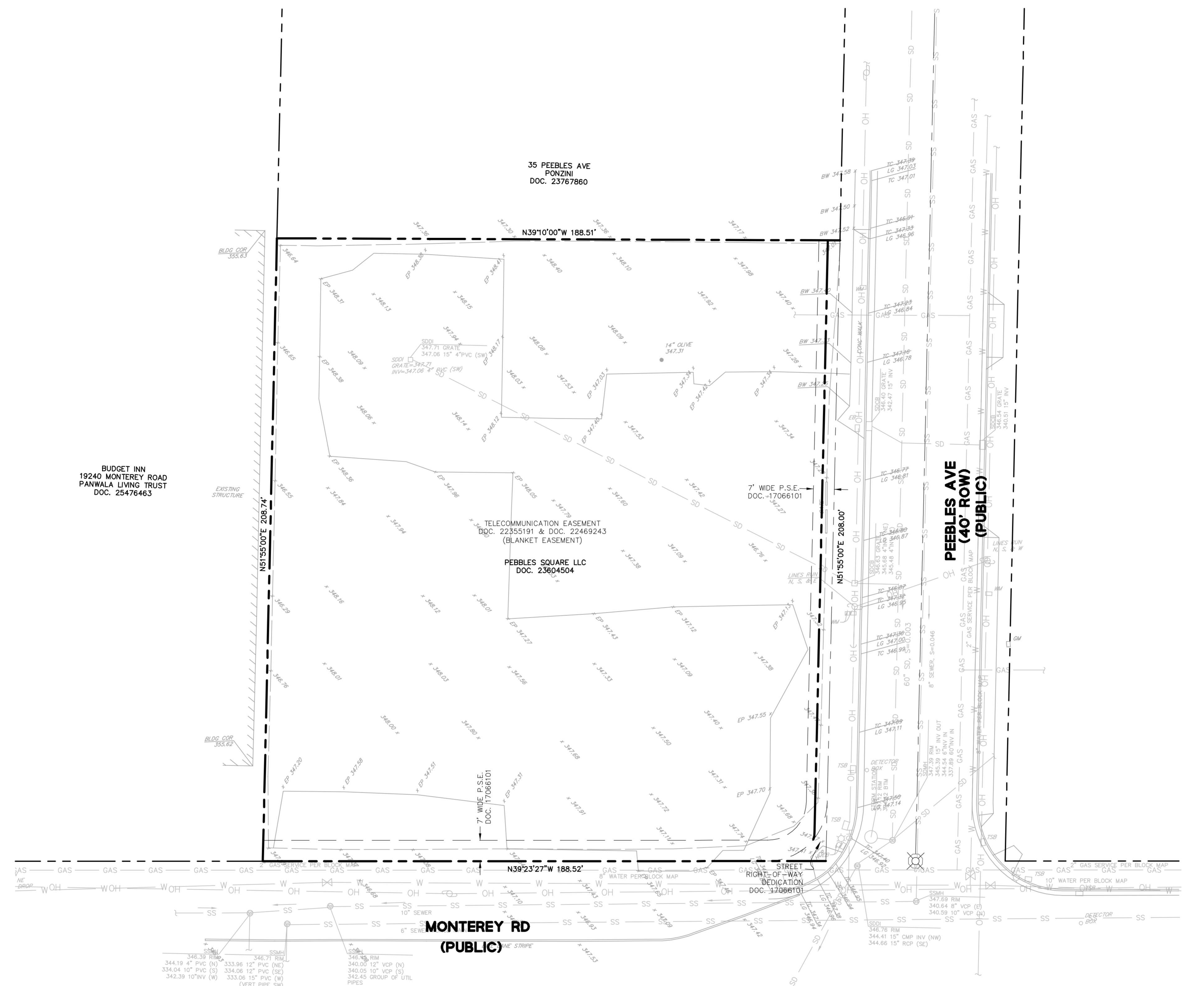
CALIFORNIA

1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com



Date: 11/20/2024	No.	Revisions
Scale: 1" = 20'		
Design: RM/SW		
Drawn: SW/KH		
Approved: K		
Job No.: 20232485-10		

1 OF 7

**LEGEND**

PROPERTY LINE	
ADJACENT LOT LINE	
EASEMENT LINE	
GAS MAIN	
WATER MAIN	
ELECTRICAL LINE	
SANITARY SEWER LINE	
STORM DRAIN LINE	
OVER HEAD WIRE	
CHAIN LINKED FENCE	



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com

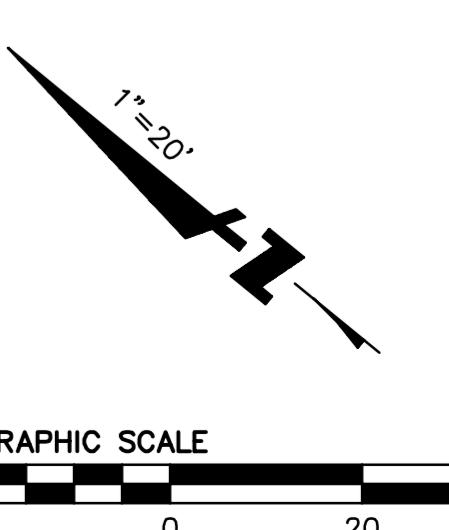
**EXISTING CONDITIONS**

**PEEBLES AVE  
25 PEEBLES AVENUE  
SANTA CLARA COUNTY**

**MORGAN HILL**

**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	VULT
WB	WATER BOX
WD	WOOD



Date: 11/20/2024 No.  Revisions   
Scale: 1" = 20' Design: RM/SW  
Drawn: SW/KH Approved: K  
Job No.: 20232485-10 Drawing Number: C2.0  
2 OF 7

**END**

& NEW ROW LINE (PL)	
INT LOT LINE	
W LINE	
ENT	
CENTER LINE	
AND GUTTER	
RIAN ACCESSIBLE F TRAVEL	
ONCRETE SIDEWALK	
RMEOABLE PAVER	
ENT AREA	
ORMER (FOR REFERENCE ONLY)	
R BOX	
A DRAIN	
OW DRAIN	
HOLE	
DRANT	
METER	
Y SEWER CLEANOUT	
O REMAIN	
MOTOR CONTROL	

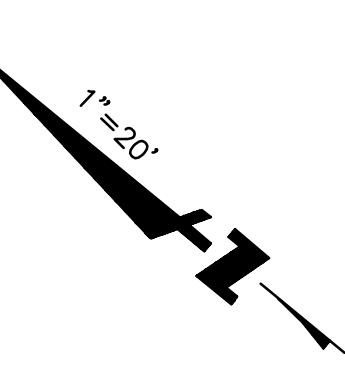
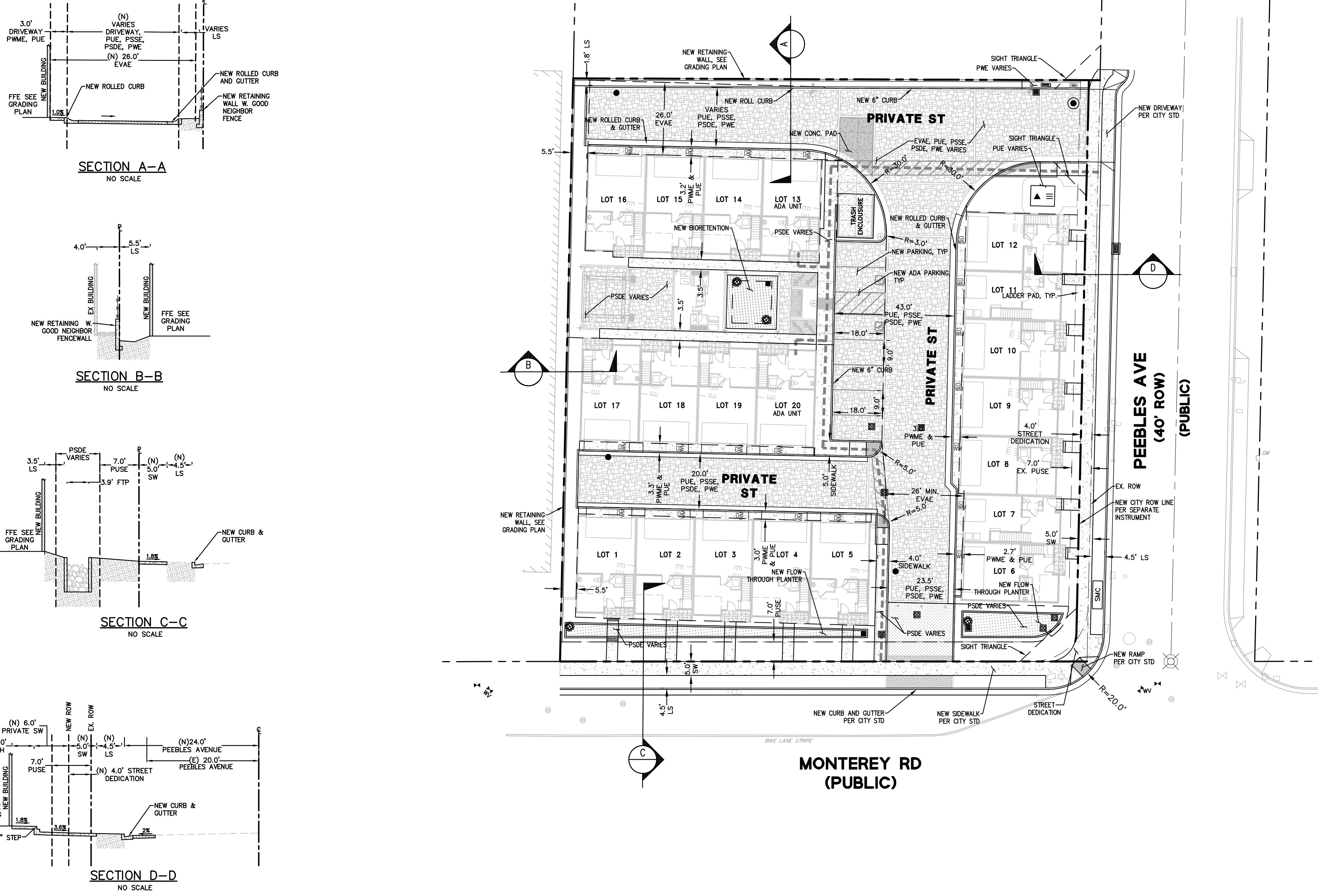
## ABBREVIATIONS

CA EXCLUSIVE USE COMMON AREA  
AE ELECTRICAL VAULT  
.  
R. EMERGENCY VEHICLE ACCESS EASEMENT  
EXISTING  
OFFICIAL RECORDS  
DE PRIVATE STORMDRAIN EASEMENT  
SE PRIVATE SANITARY SEWER EASEMENT  
E PUBLIC UTILITY EASEMENT  
SE PUBLIC SERVICE EASEMENT  
E PRIVATE WATER EASEMENT  
ME PRIVATE WATER METER EASEMENT  
W RIGHT OF WAY  
STREET  
SIDEWALK  
/ WATER METER EASEMENT  
IE

## OTES

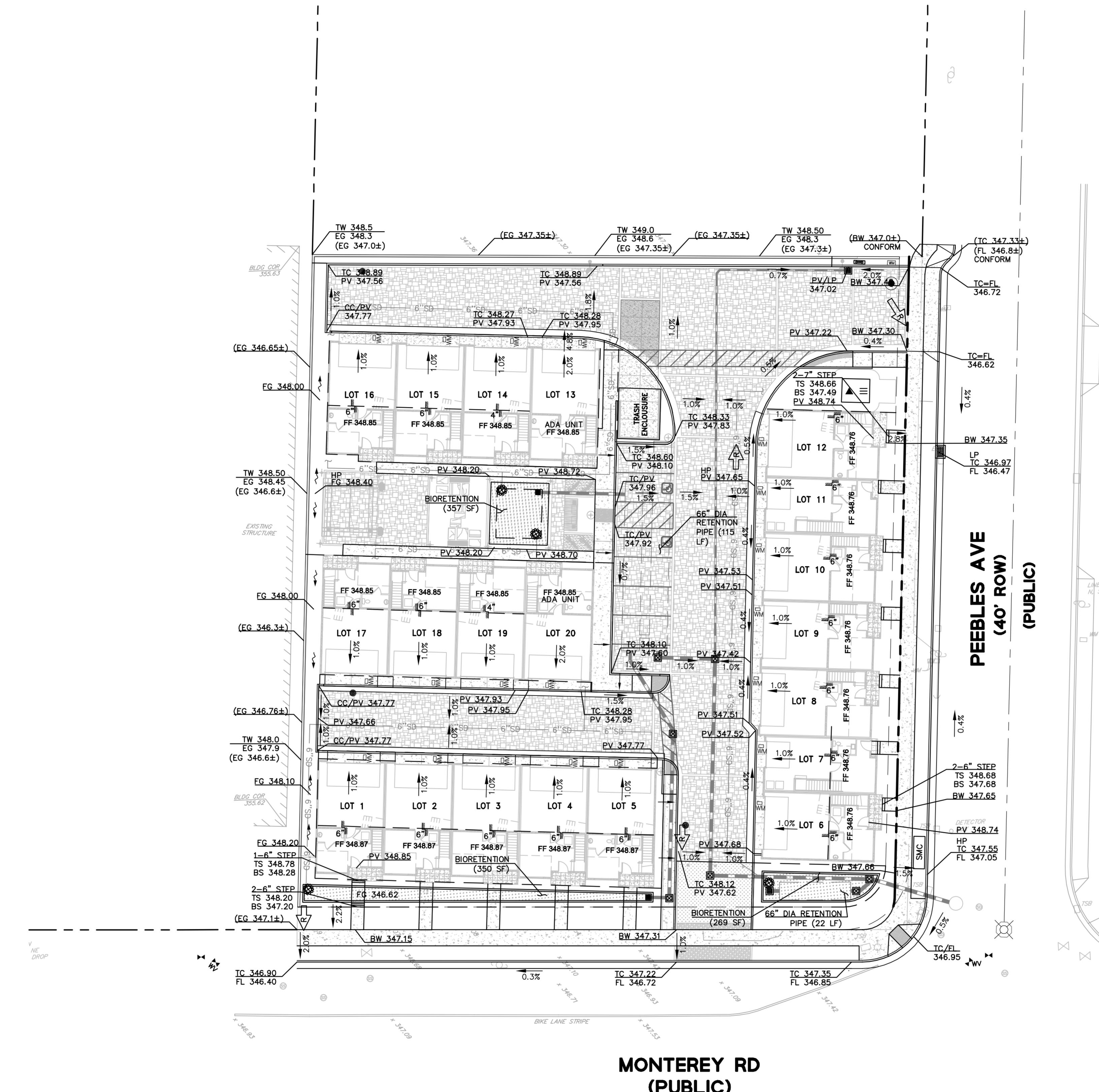
HAND DIG FOR EXCAVATION NEAR EXISTING TREES.  
CONTRACTOR SHALL USE COOL SURFACE MATERIAL  
ON THE DRIVEWAY.

DRAWING NAME: K:\Z023\Z32485\_Hreebles\_lownhouses\U3-L\Sheets\U3-Z5F1-SR.dwg  
PLOT DATE: 12-13-24 PLOTTED BY: wans

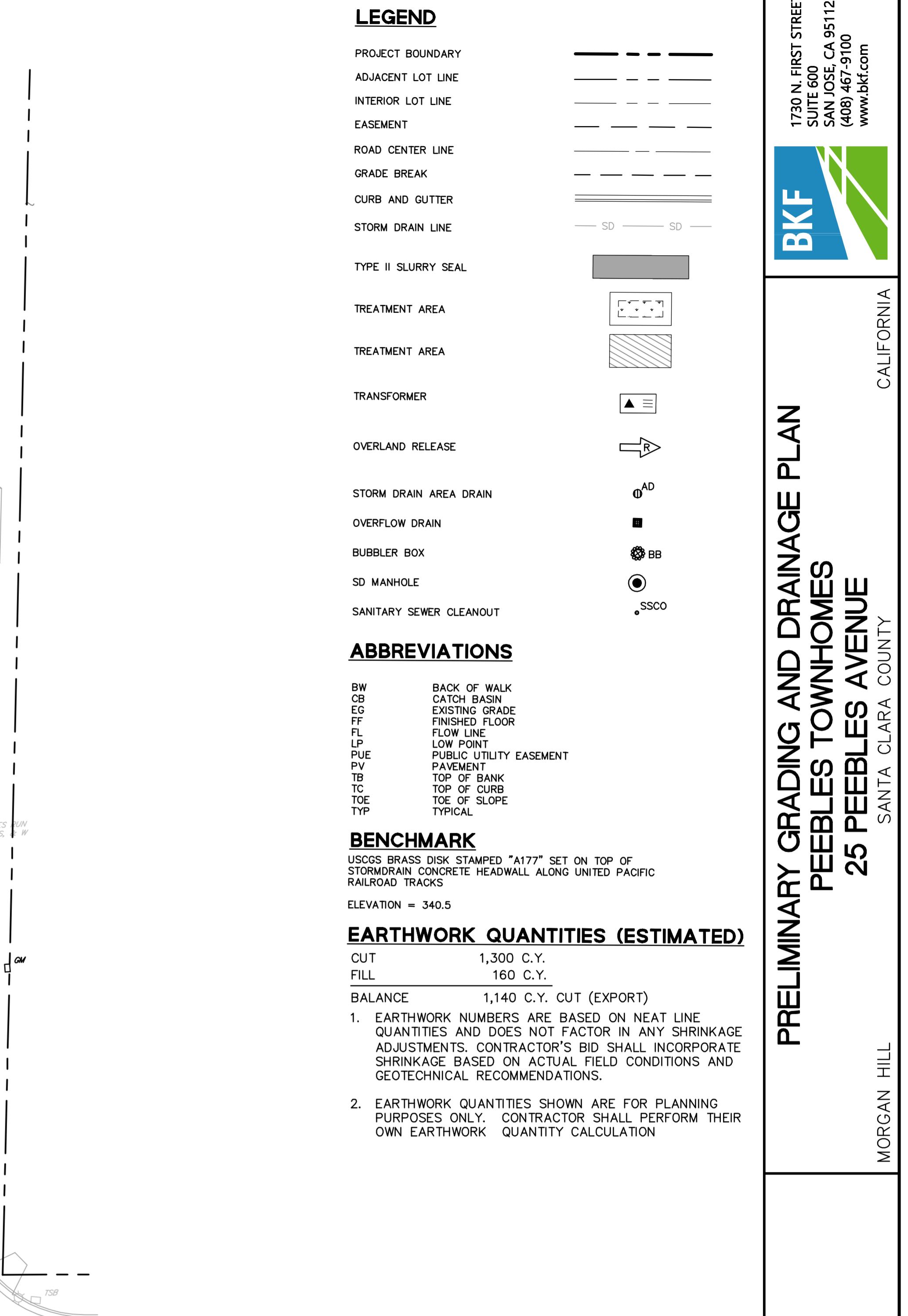


3 OF 7

1000



MONTEREY RD  
(PUBLIC)



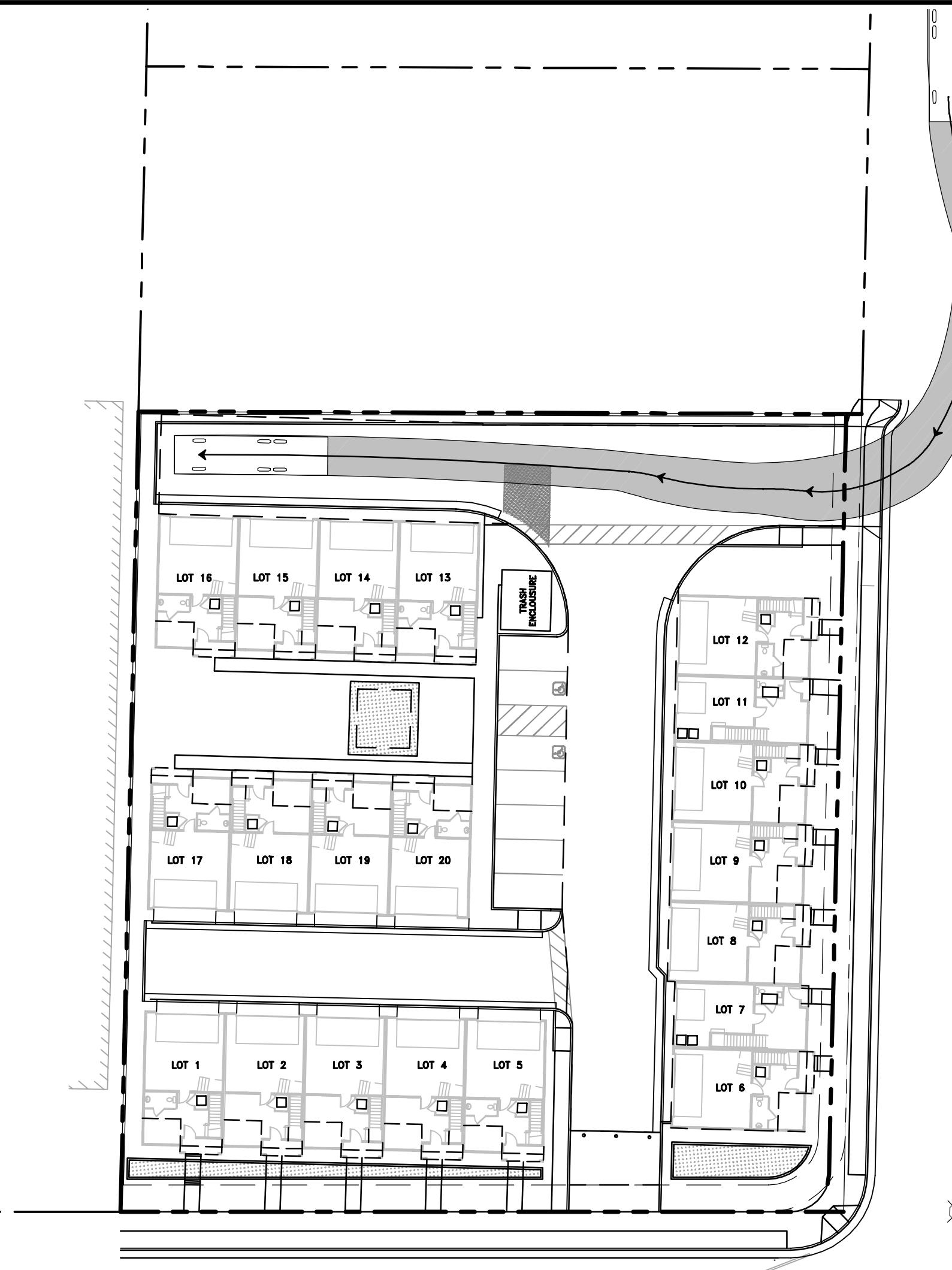
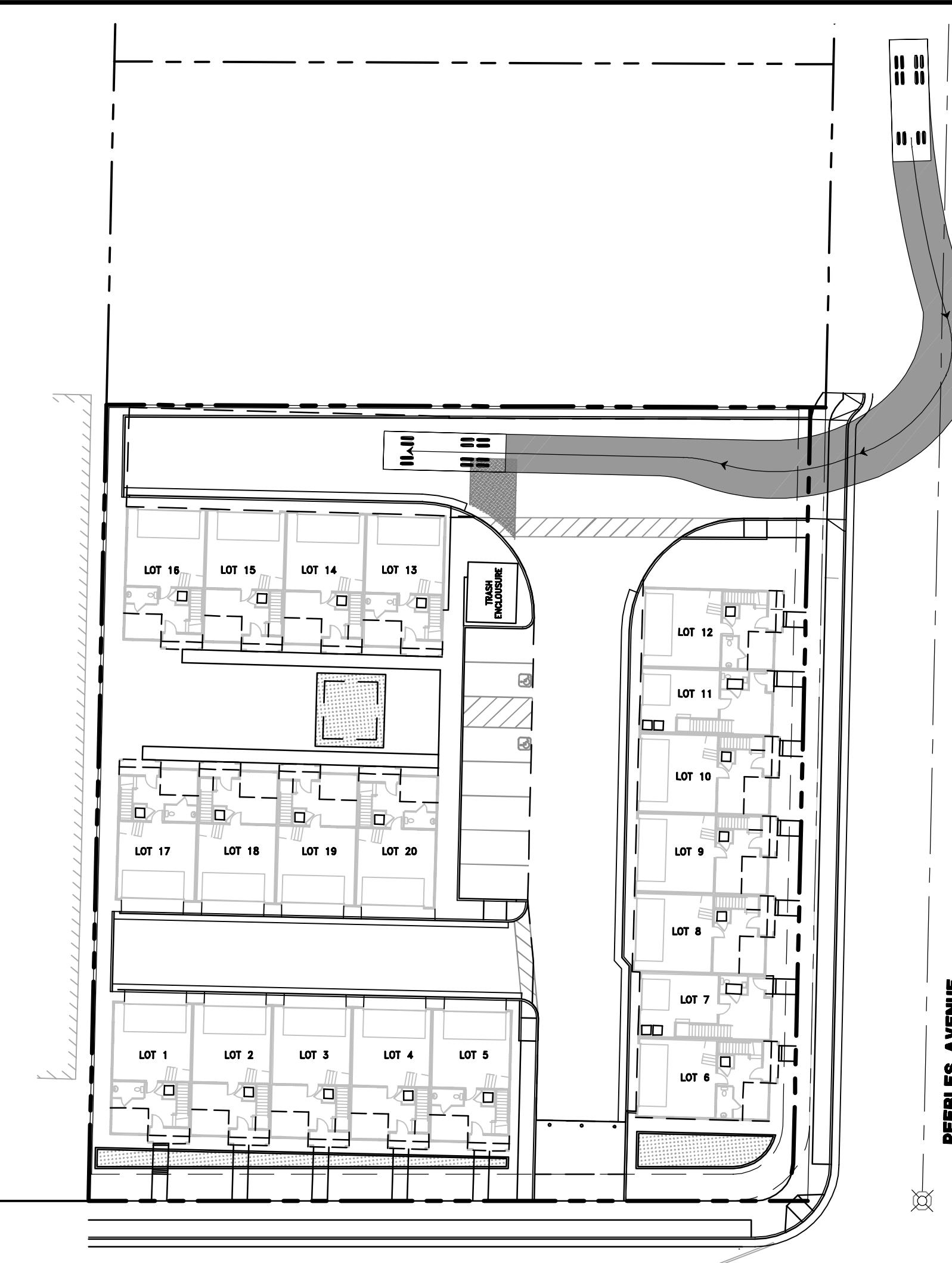
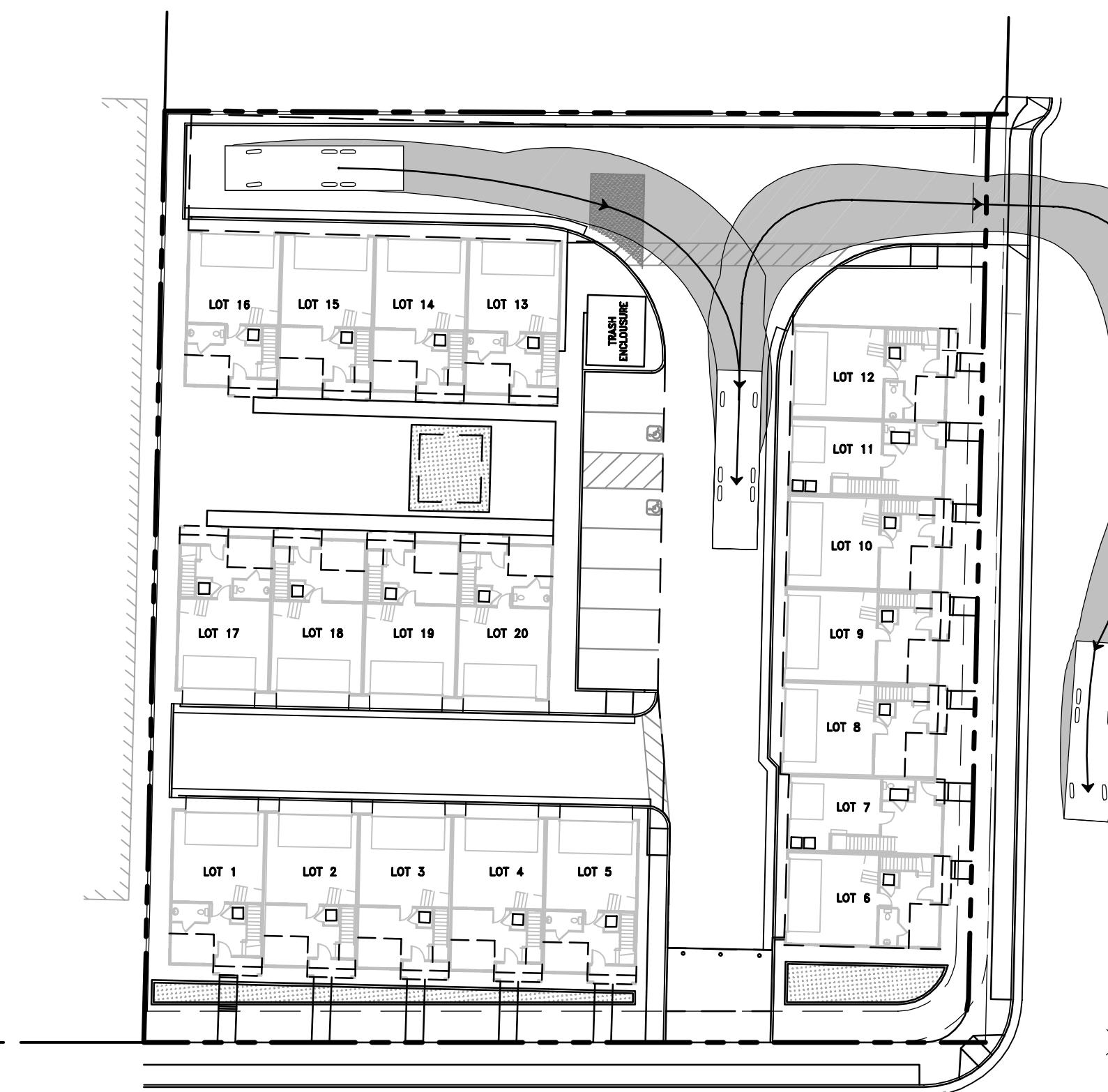
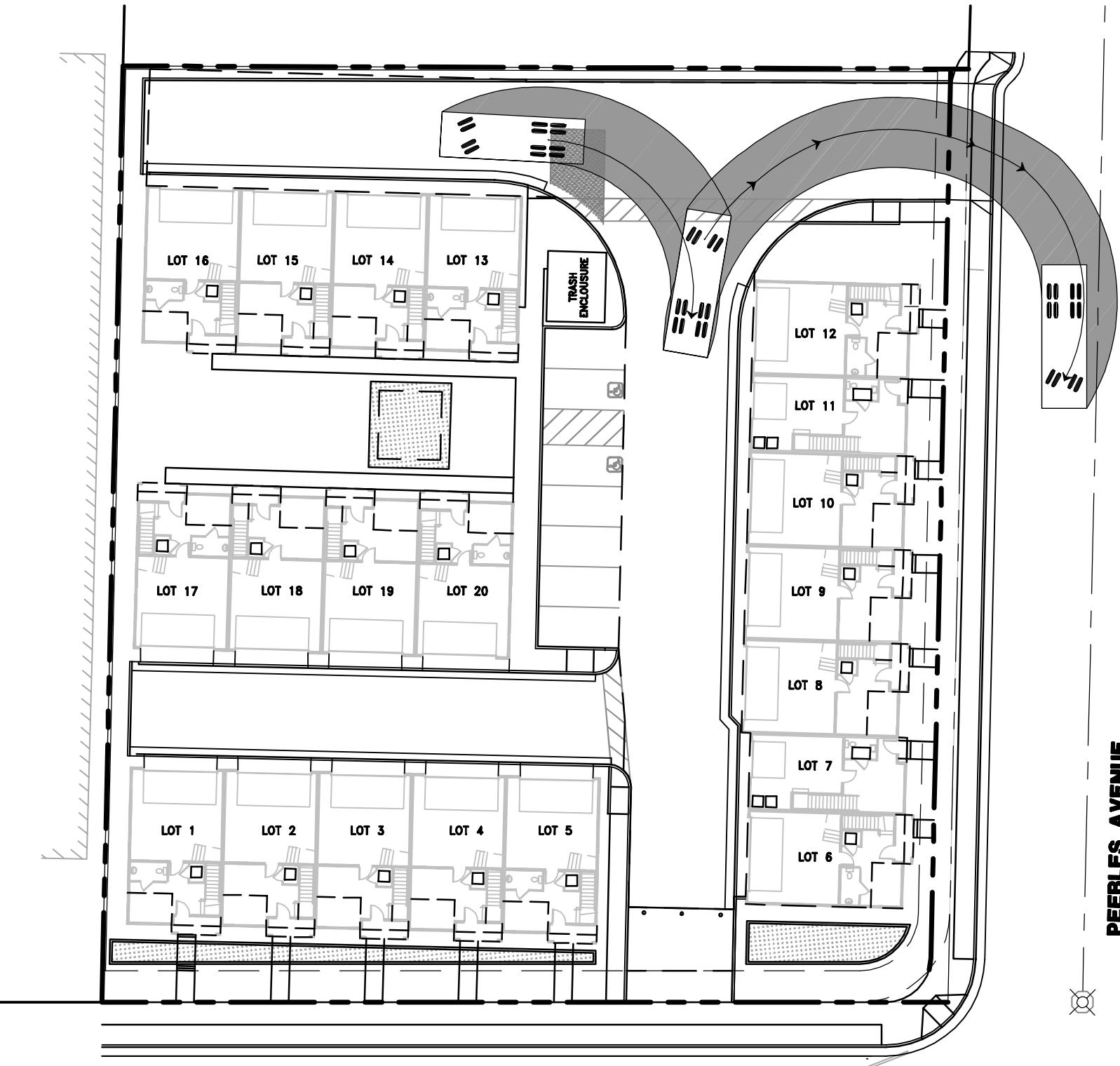
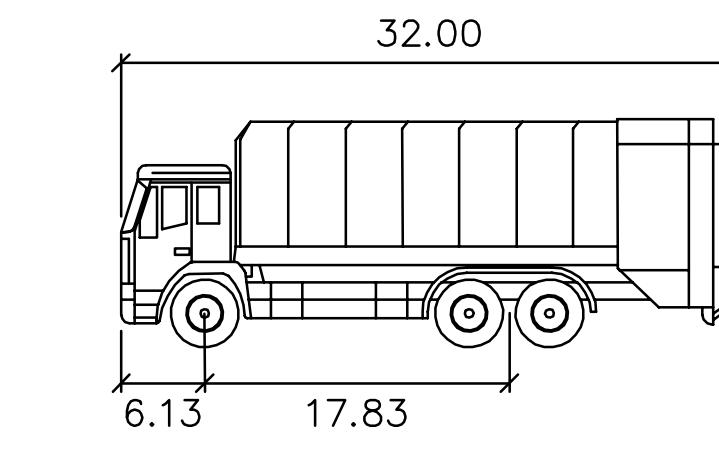




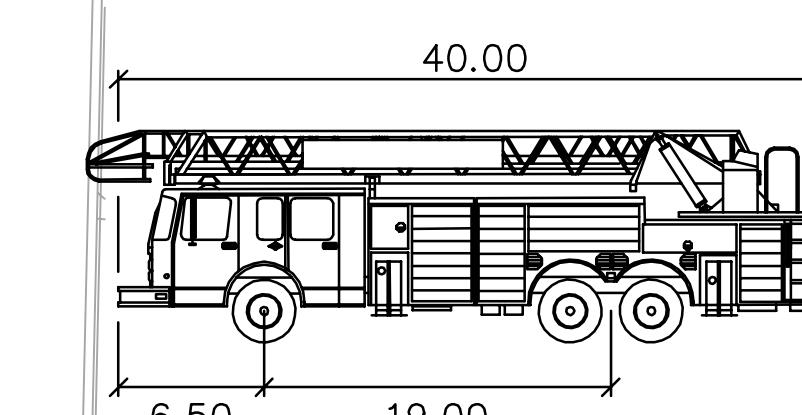
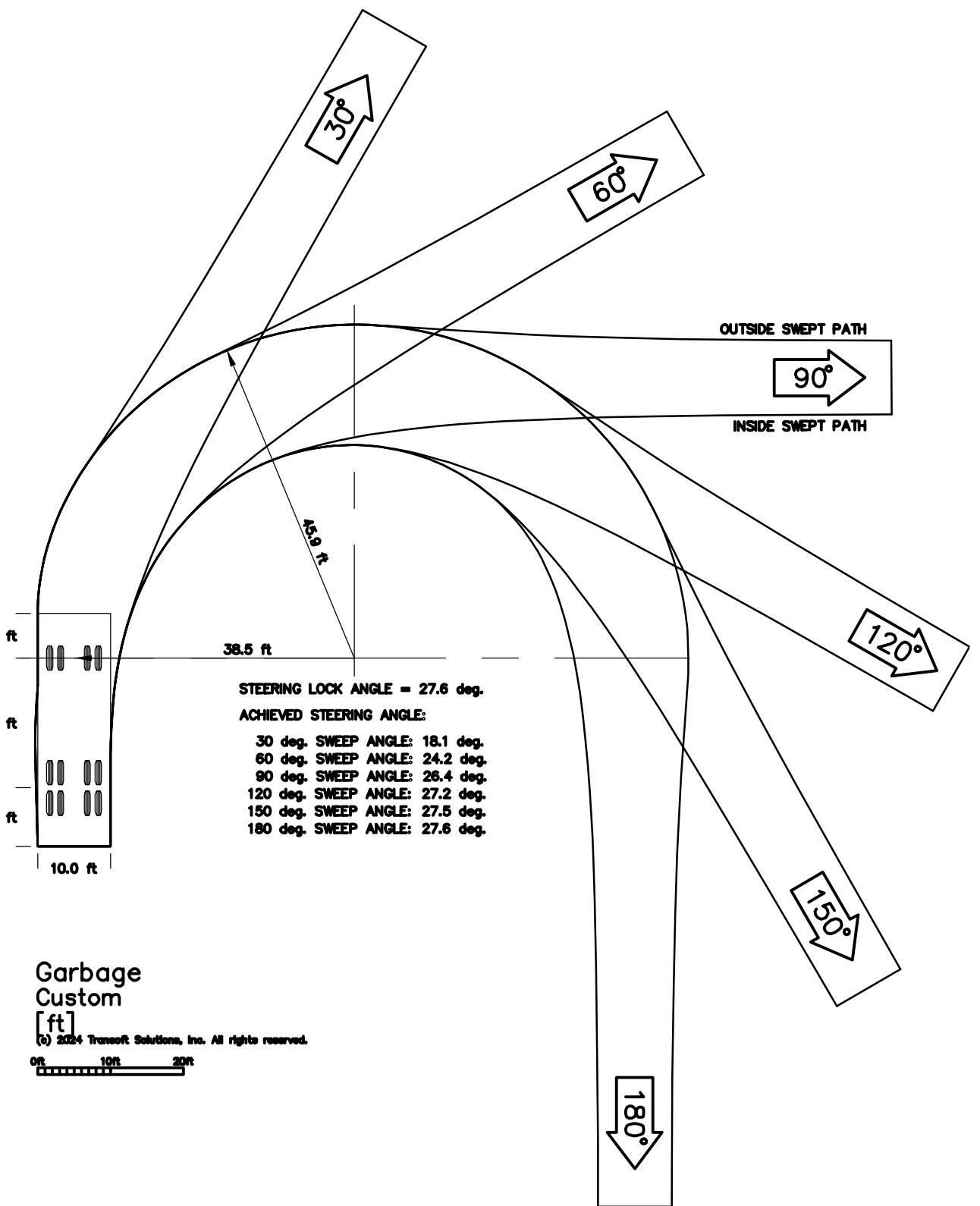

 VEHICULAR CIRCULATION PLAN  
 PEEBLES TOWNHOMES  
 25 PEEBLES AVENUE  
 SANTA CLARA COUNTY

MORGAN HILL

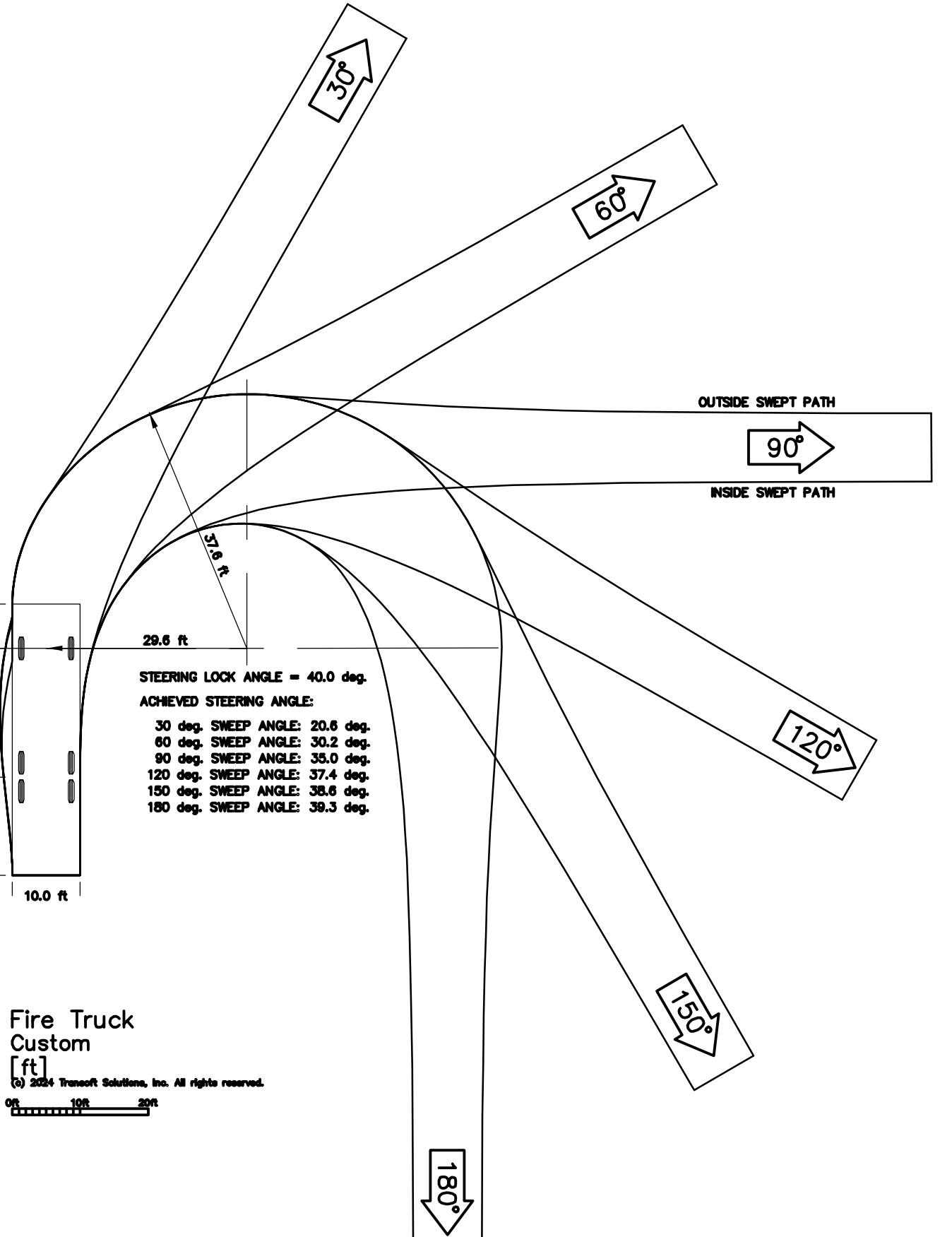
CALIFORNIA


**FIRE TRUCK - ENTER**  
 SCALE 1:30

**GARBAGE/DELIVERY TRUCK - ENTER**  
 SCALE 1:30

**FIRE TRUCK - EXIT**  
 SCALE 1:30

**GARBAGE/DELIVERY TRUCK - EXIT**  
 SCALE 1:30

 Garbage  
 feet  
 Width : 10.00  
 Track : 7.50  
 Lock to Lock Time : 6.0  
 Steering Angle : 27.6

Garbage Custom [ft]


 Fire Truck  
 feet  
 Width : 10.00  
 Track : 8.17  
 Lock to Lock Time : 6.0  
 Steering Angle : 40.0

Fire Truck Custom [ft]



Date:	11/20/2024	No.	Revisions
Scale:	1"=20'		
Design:	R/M/SW		
Draught:	SW/KH		
Approved:	IK		
Job No.:	20232485-10		
Drawing Number:	C7.0		



# PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

# PEEBLES TOWNHOMES

25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

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

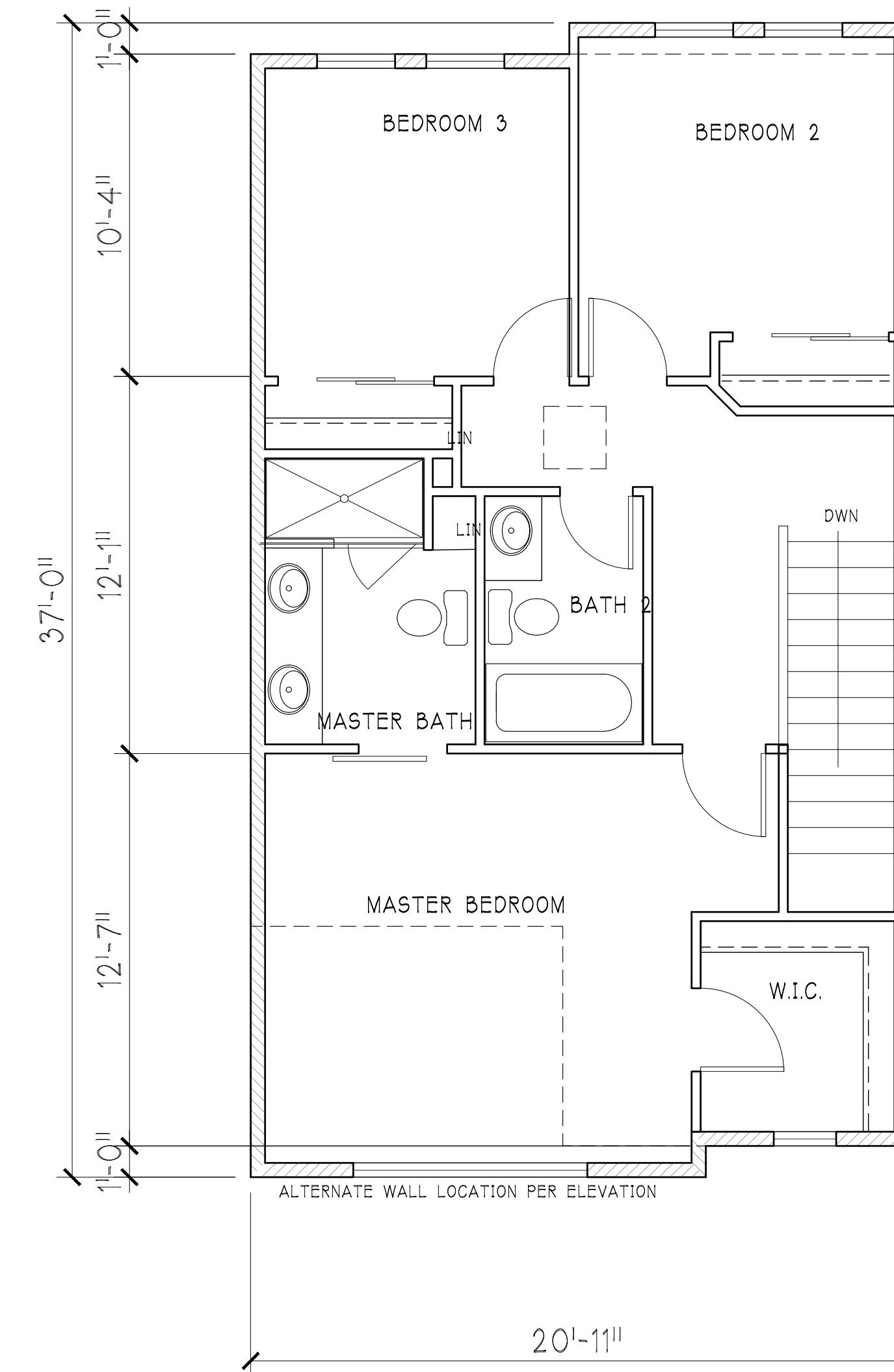
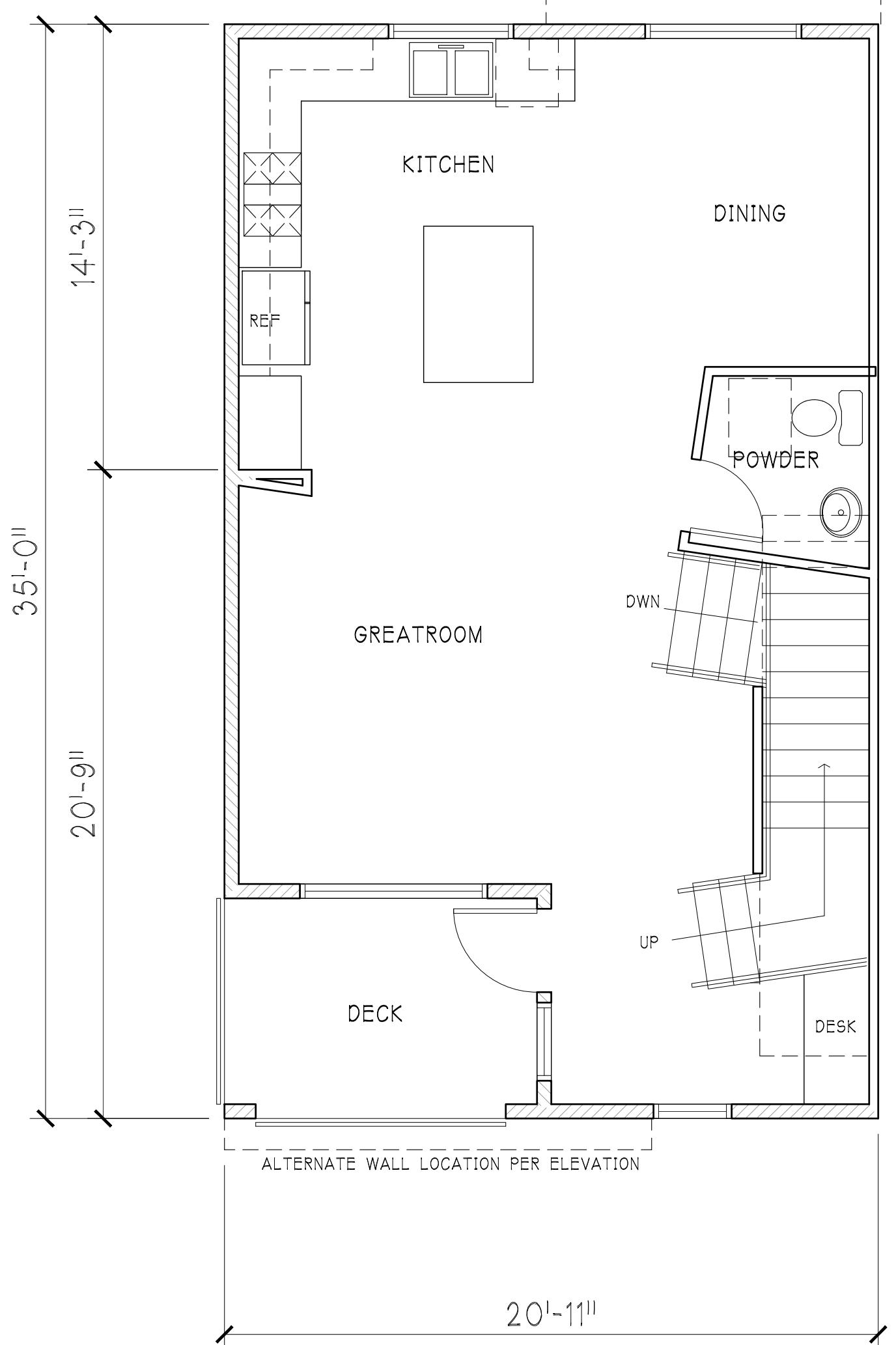
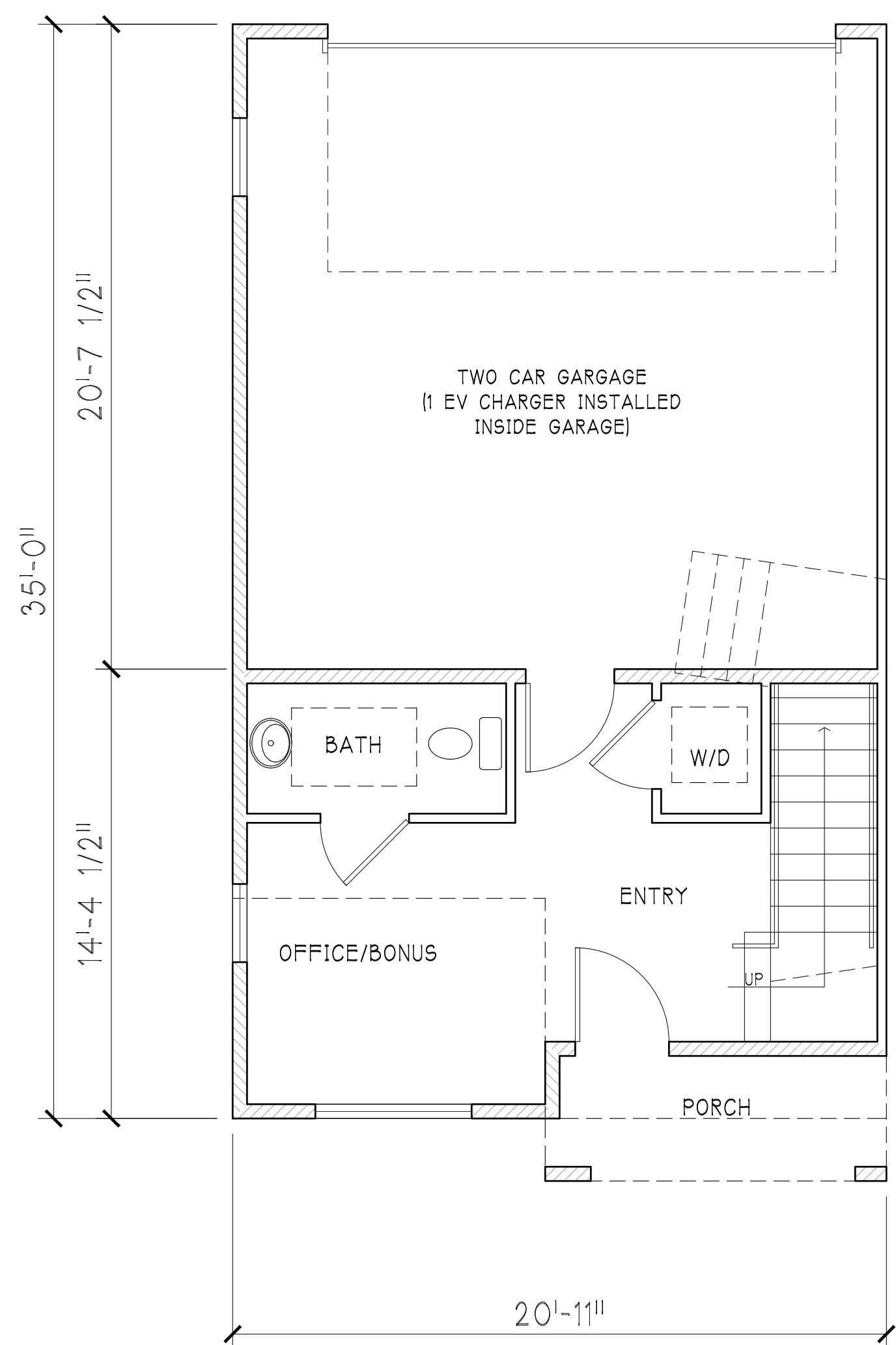
• Title:

# LPMD Architects

1.0

Sheets

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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

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

PEEBLES SQUARE, LLC

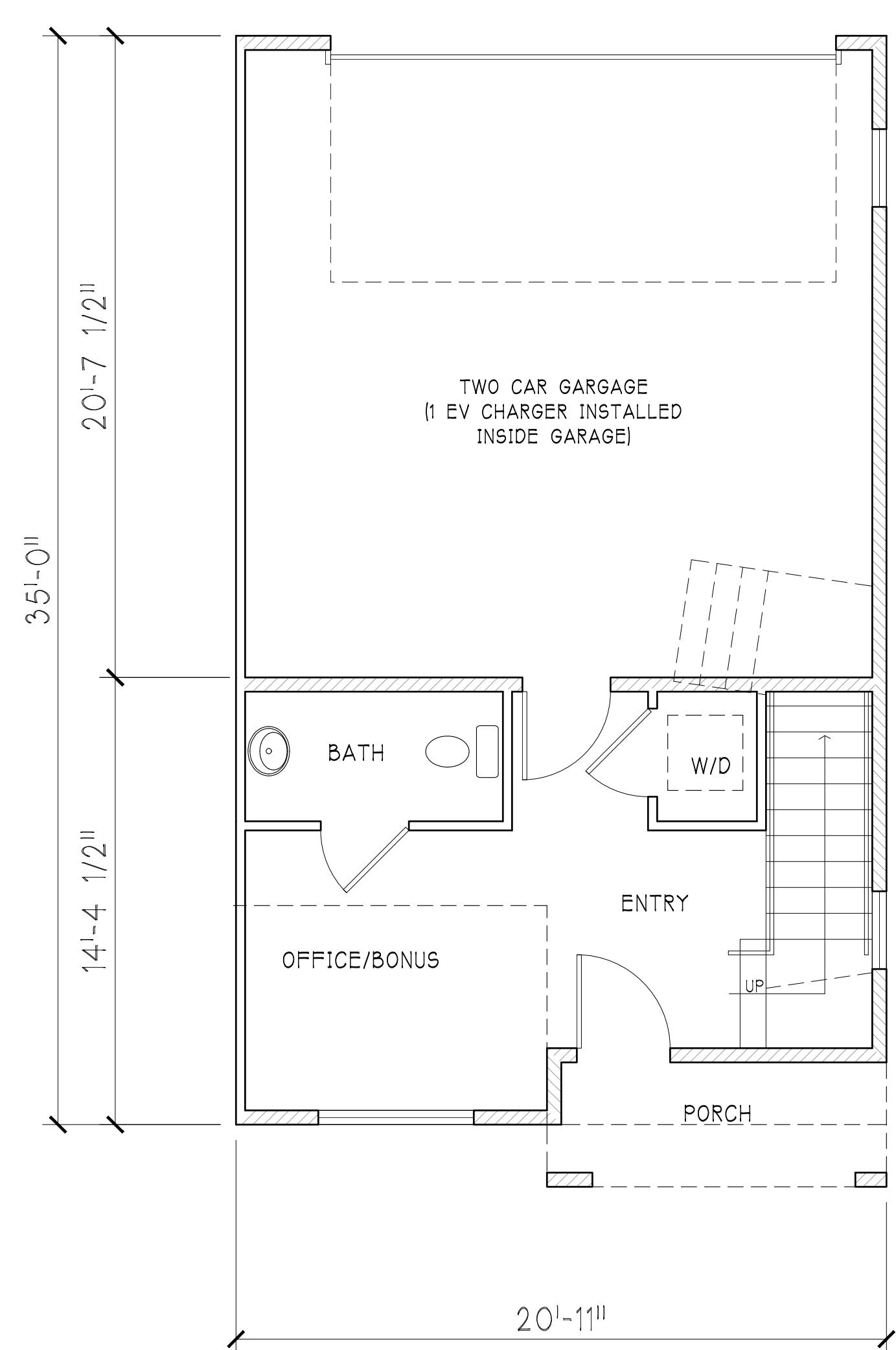
1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

Date: MARCH 2024 Drawing Title: PLAN-AL  
Scale: 1/4" = 1'-0" UNIT PLAN  
Revisions: Sheet No:  
2.0a  
1288 Kifer Road, Unit 206  
Sunnyvale, CA 94086  
Telephone: 408-992-0280  
Fax: 408-992-0281  
of Sheets

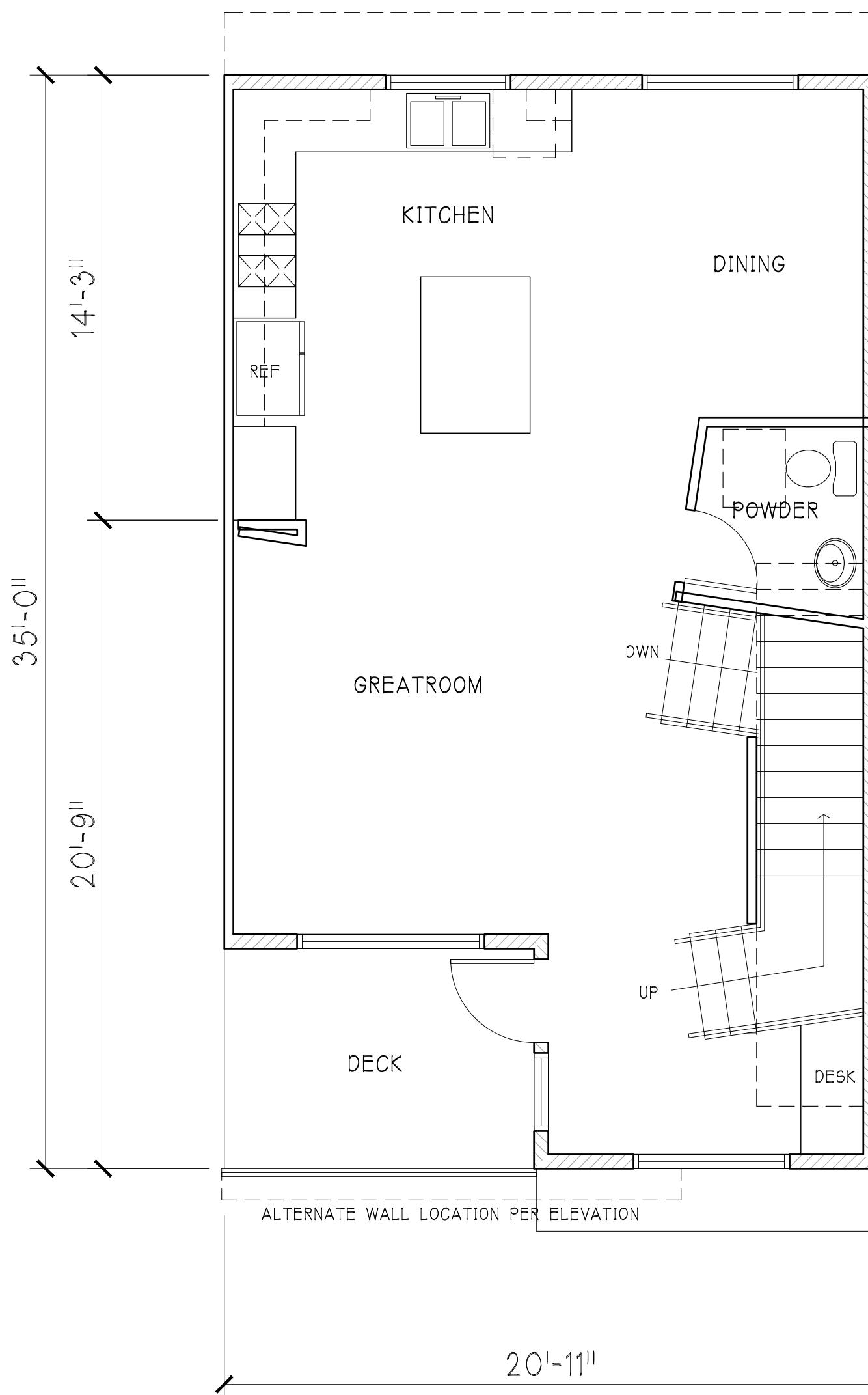
**LPMD**  
Architects



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

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

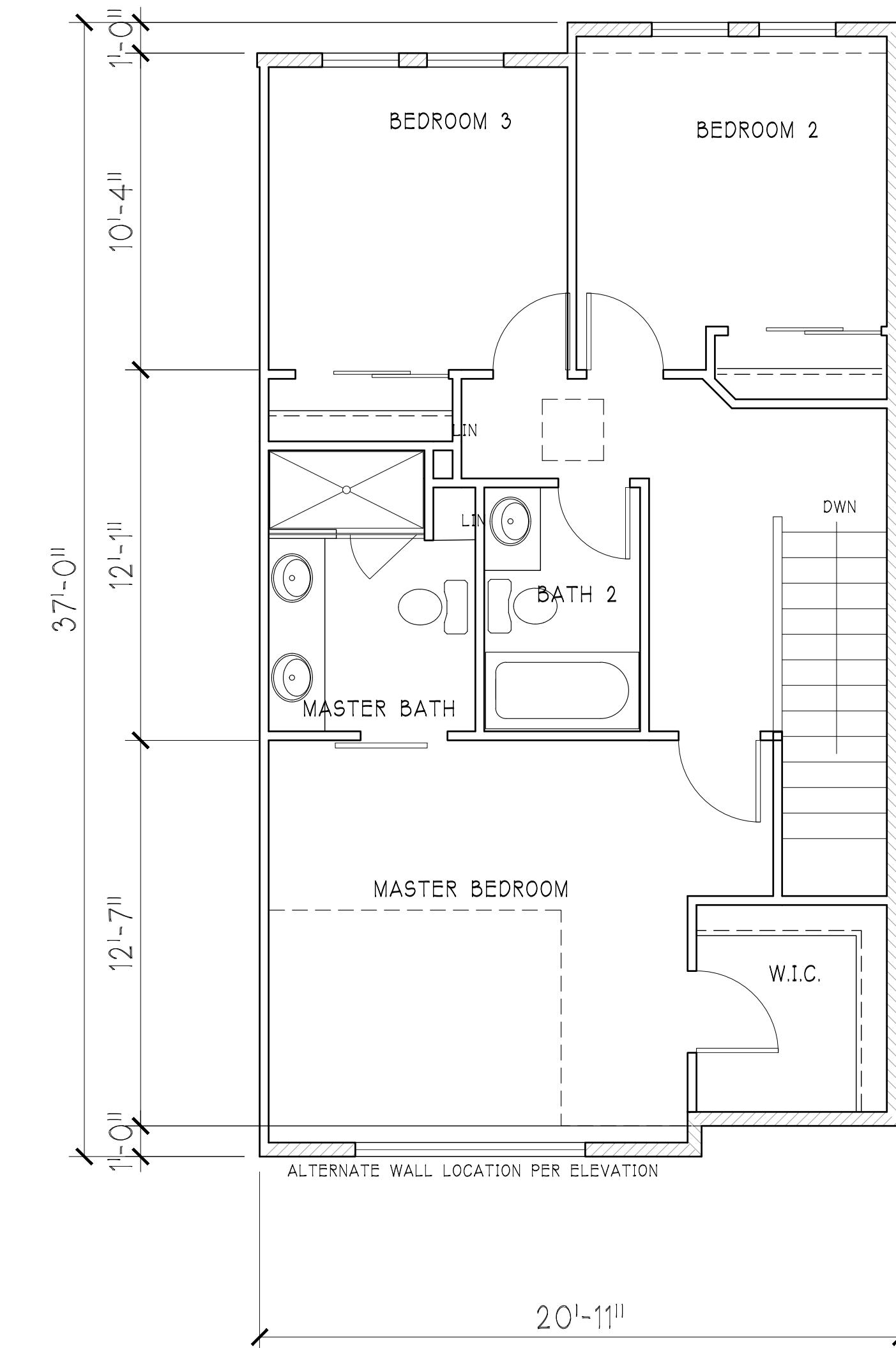
PLAN-AL @ LOT 1, 6, 16, 20  
PLAN-AR @ LOT 5, 12, 13, 17  
PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19  
PLAN-C @ LOT 7, 11



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.

PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

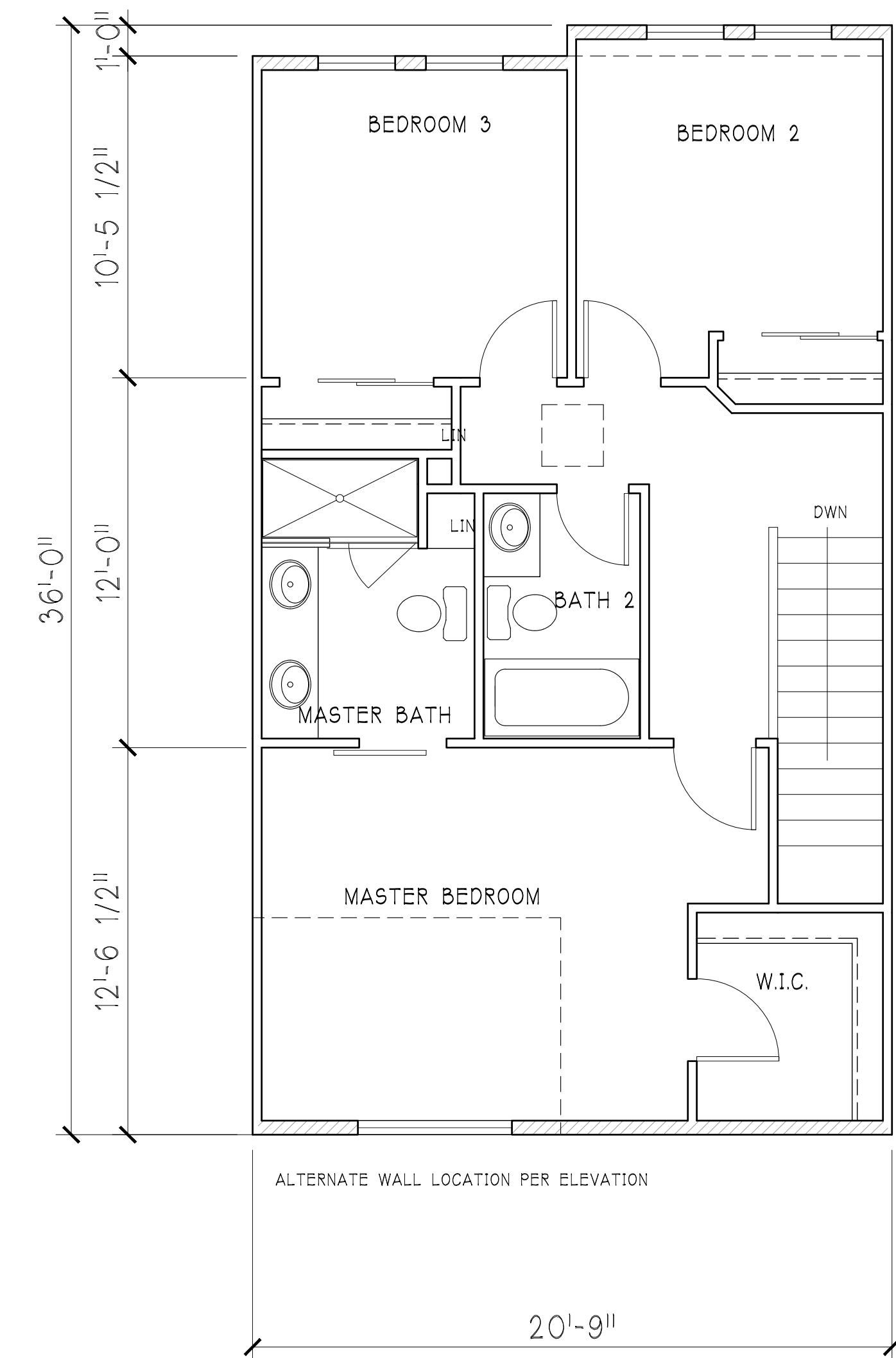
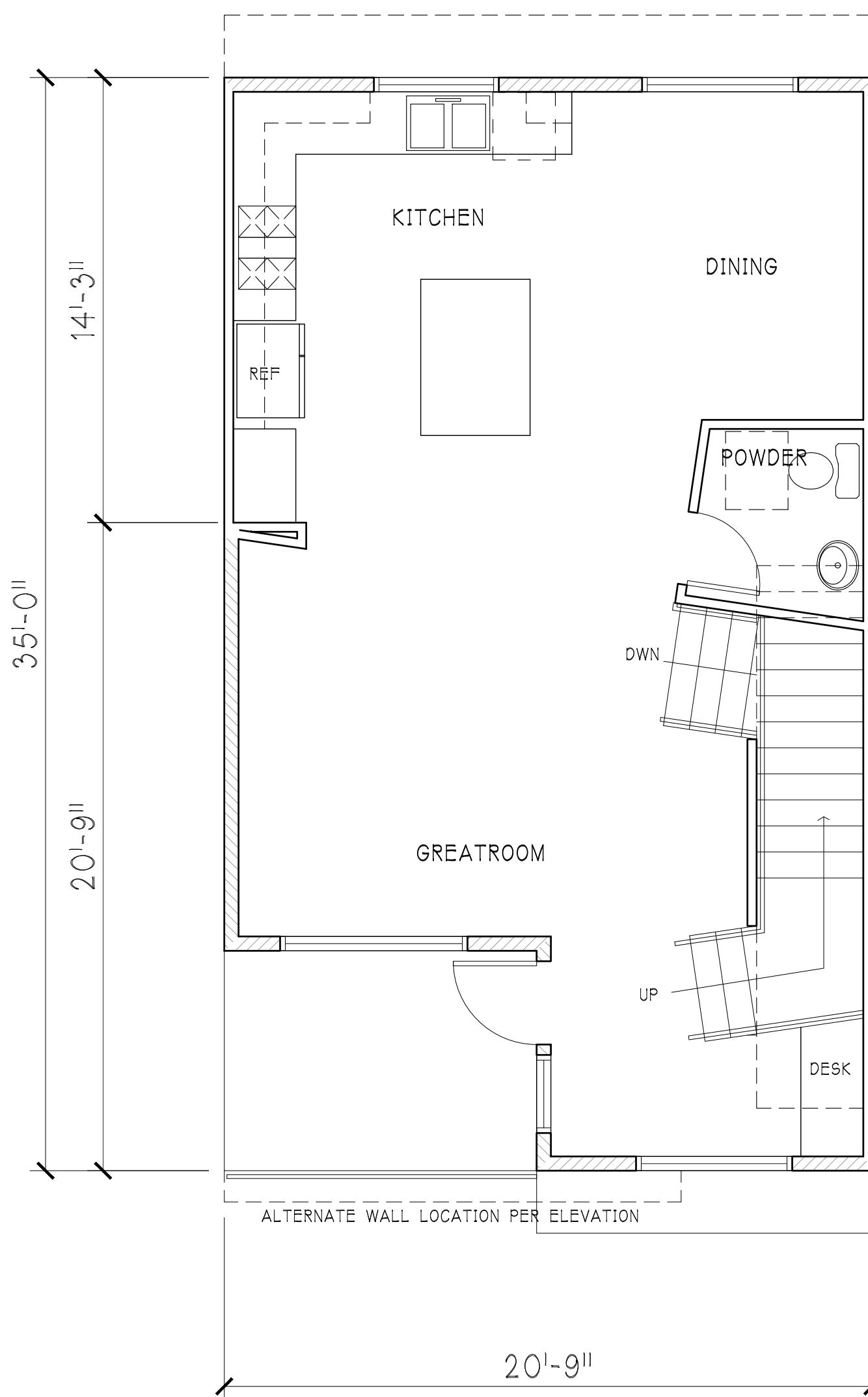
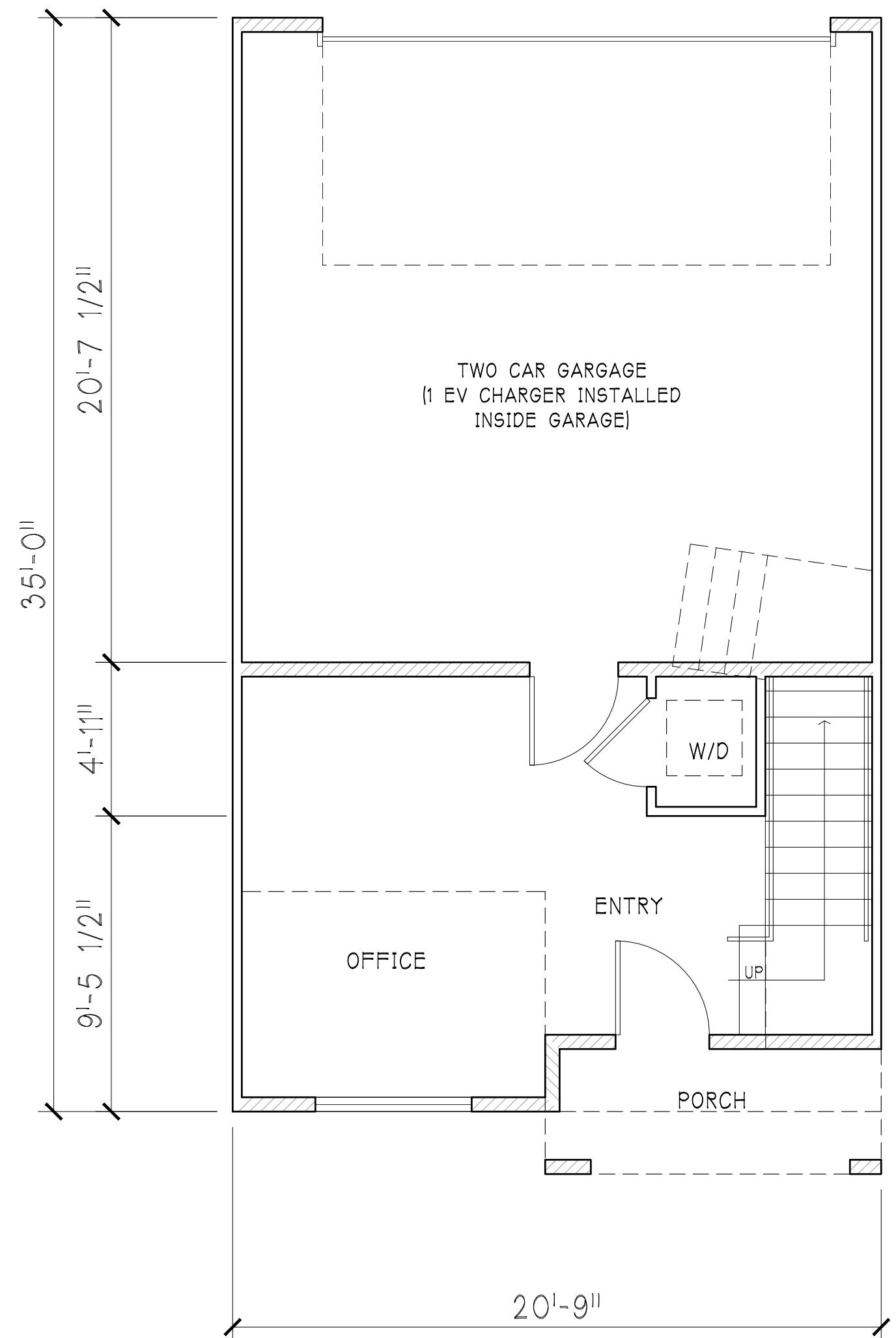
25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

Date: MARCH 2024  
Scale: 1/4" = 1'-0"  
Revisions: \_\_\_\_\_  
Sheet No: \_\_\_\_\_  
of \_\_\_\_\_ Sheets \_\_\_\_\_

PLAN-AR  
UNIT PLAN

2.0b

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



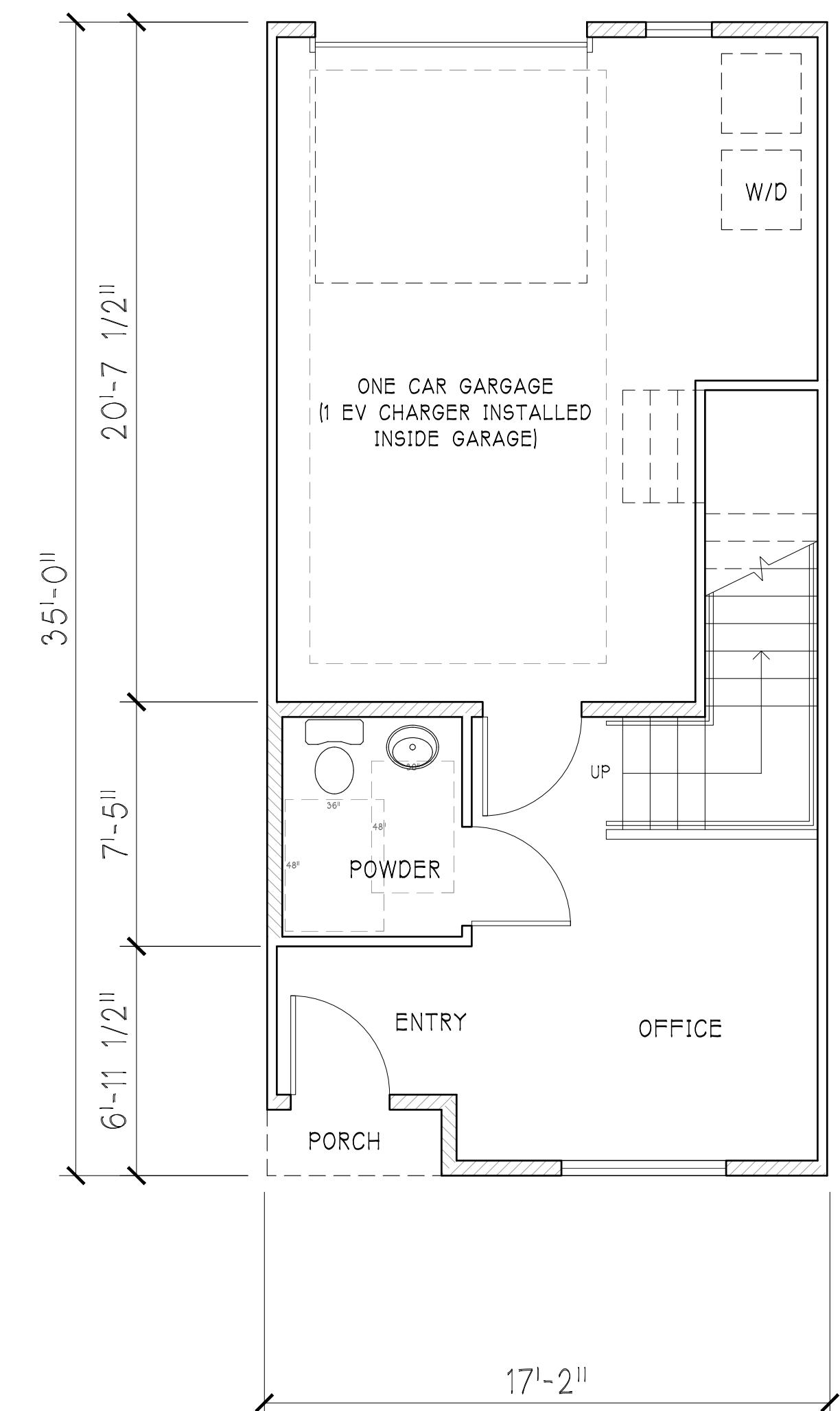
PLAN-AL @ LOT 1, 6, 16, 20  
 PLAN-AR @ LOT 5, 12, 13, 17  
 PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19  
 PLAN-C @ LOT 7, 11

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

PEEBLES TOWNHOMES  
 25 PEEBLES AVENUE  
 MORGAN HILL - CALIFORNIA

Date: MARCH 2024 Drawing Title: PLAN B  
 Scale: 1/4" = 1'-0"  
 Revisions: Sheet No:  
 2.0c  
 1288 Kifer Road, Unit 206  
 Sunnyvale, CA 94086  
 Telephone: 408-992-0280  
 Fax: 408-992-0281  
 Sheets:

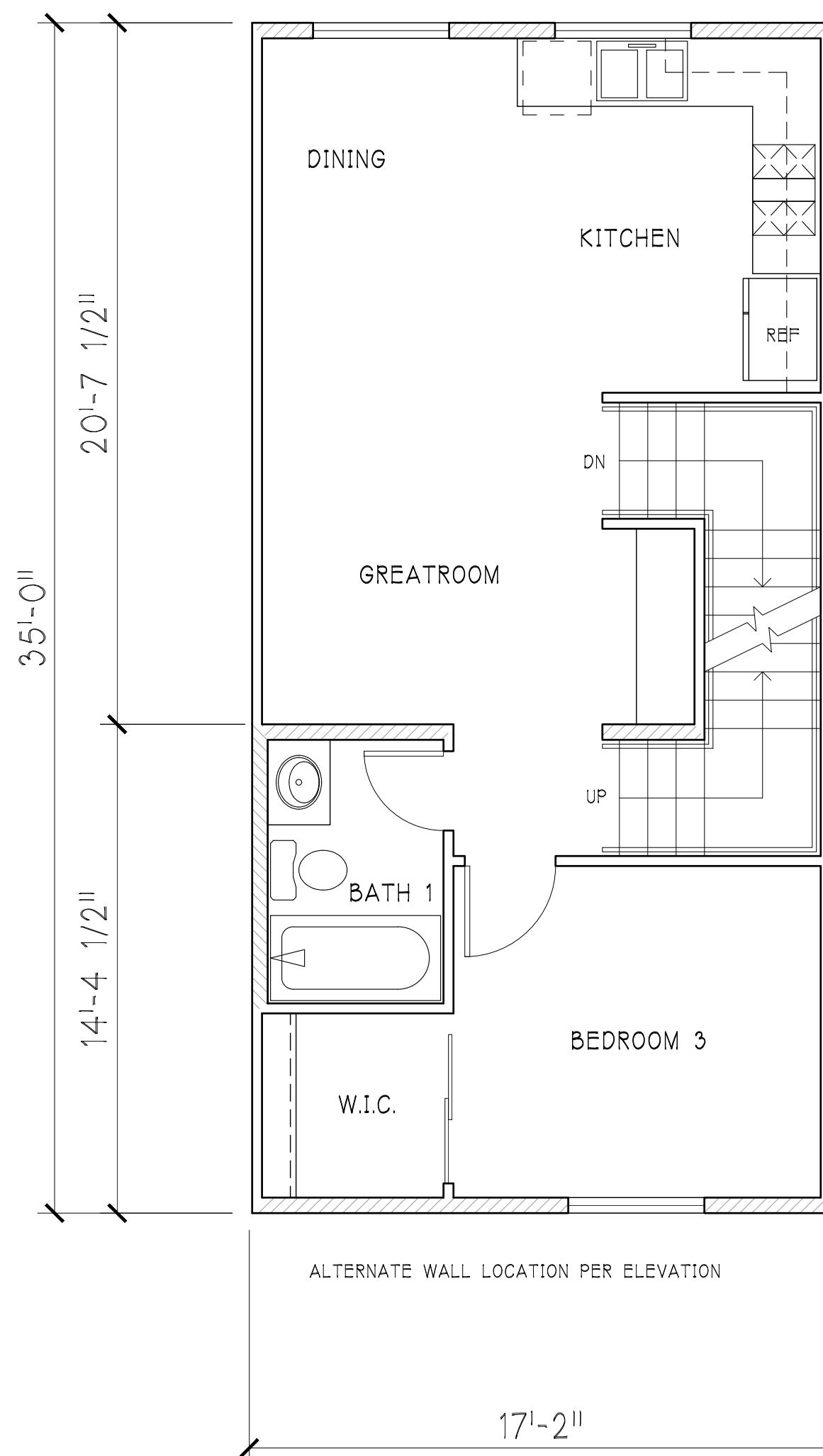
**LPMD**  
 Architects



1 PLAN-C 1ST FLOOR PLAN

1/4" = 1'-0"  
LIVING AREA 276 SQ. FT.  
GARAGE 314 SQ. FT.

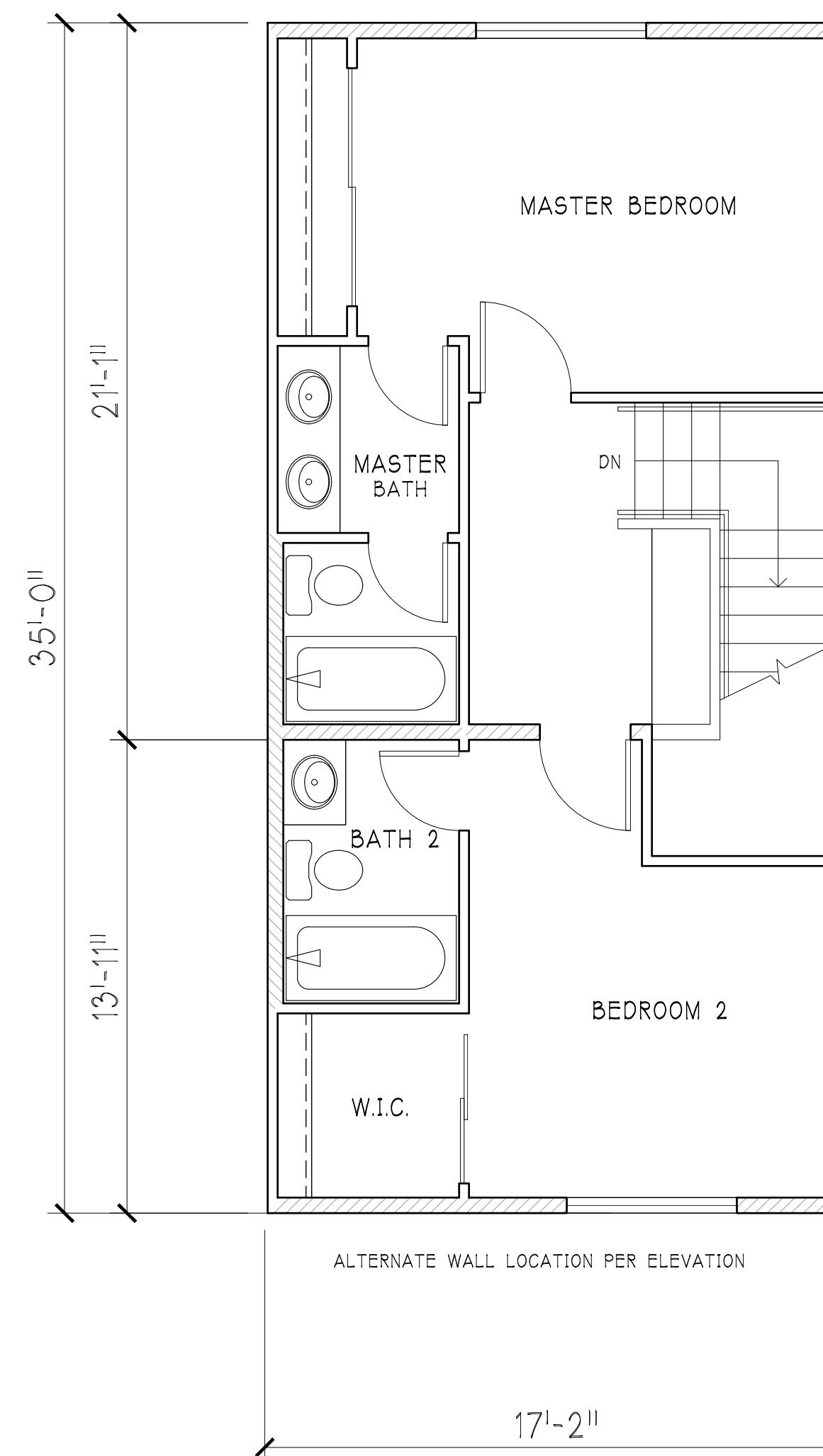
PLAN-AL @ LOT 1, 6, 16, 20  
PLAN-AR @ LOT 5, 12, 13, 17  
PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19  
PLAN-C @ LOT 7, 11



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.

PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

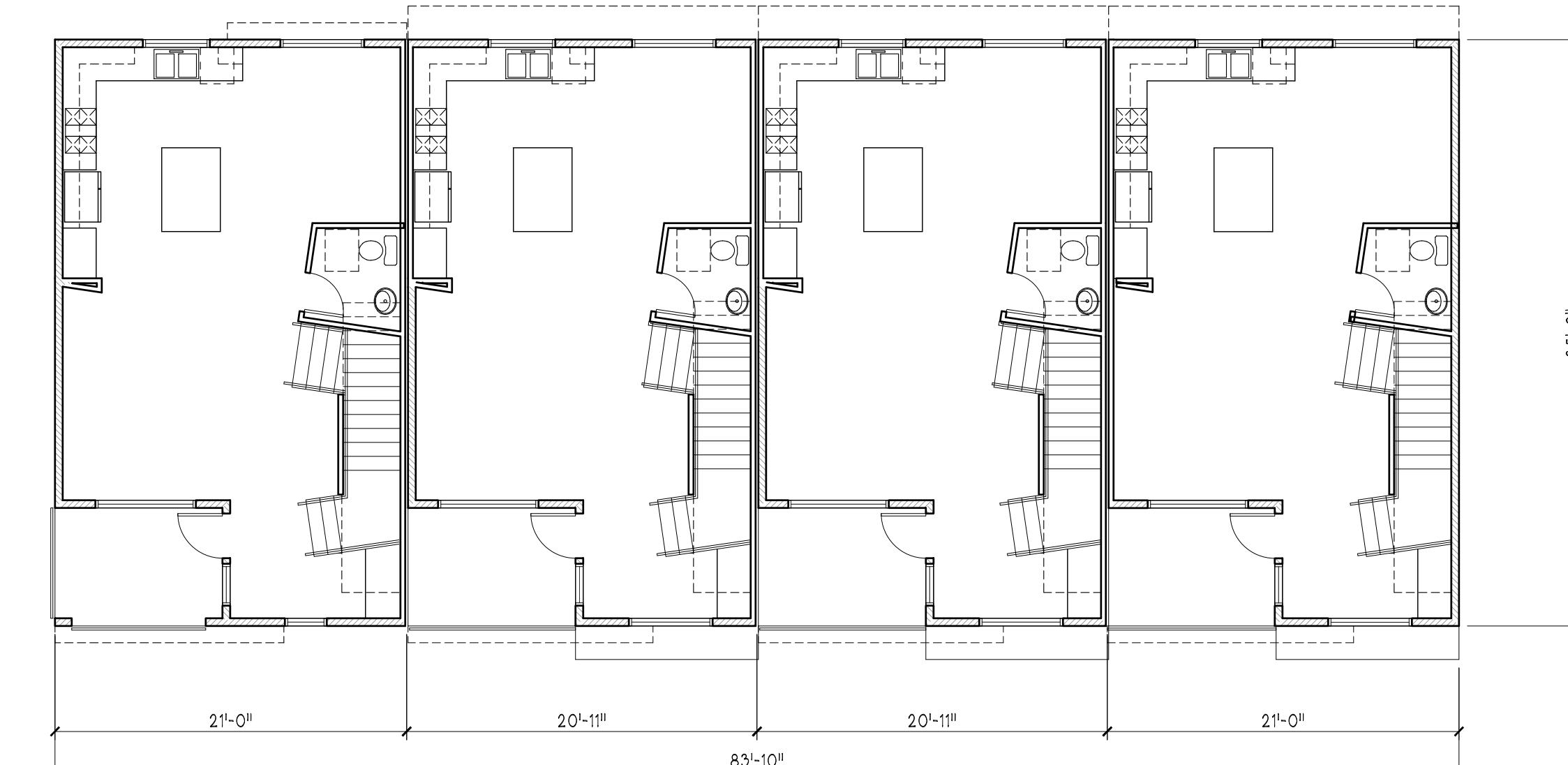
PEEBLES TOWNHOMES

25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

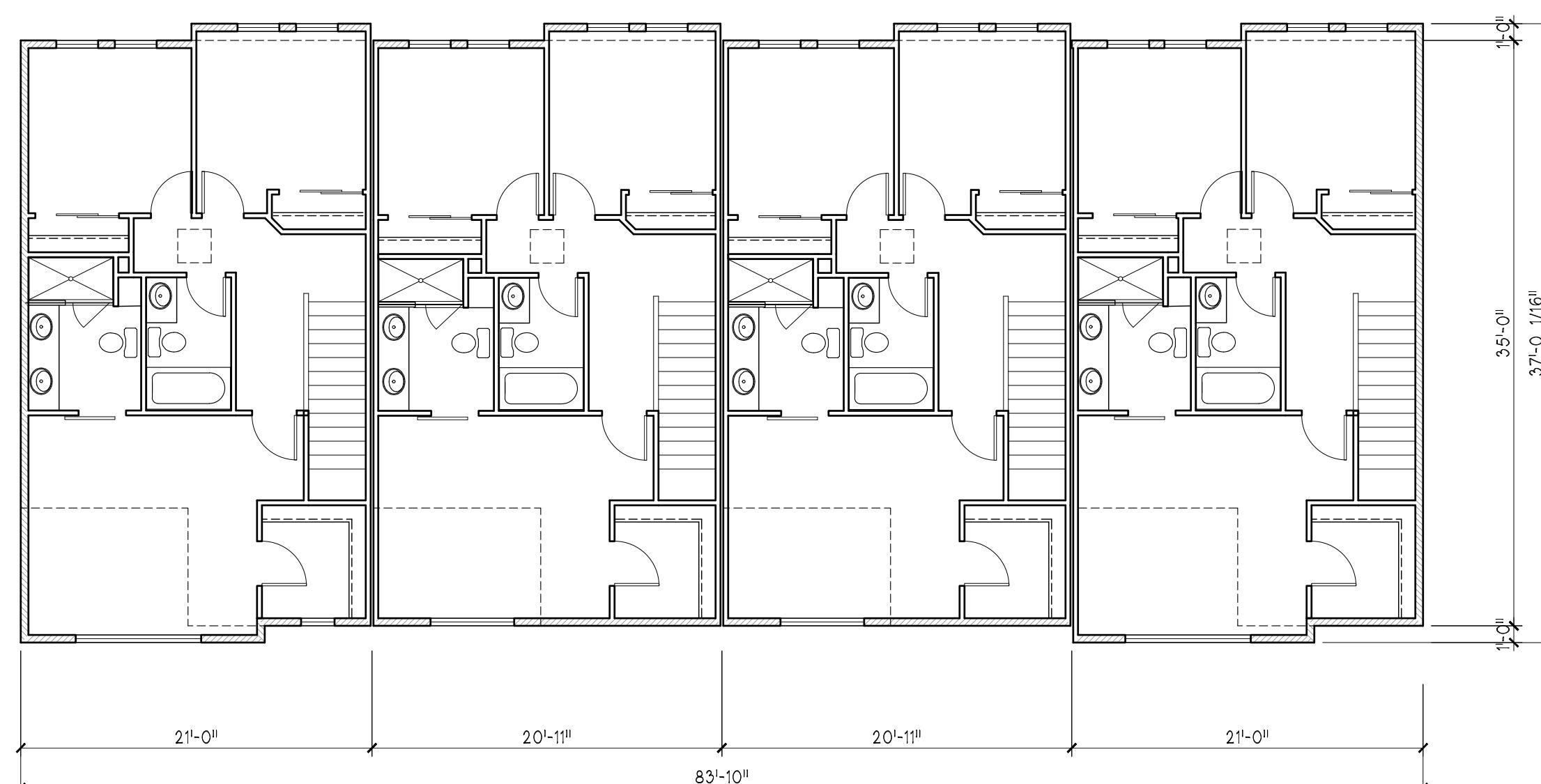
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Revisions: \_\_\_\_\_  
Sheet No: \_\_\_\_\_  
of \_\_\_\_\_ Sheets

2.0d

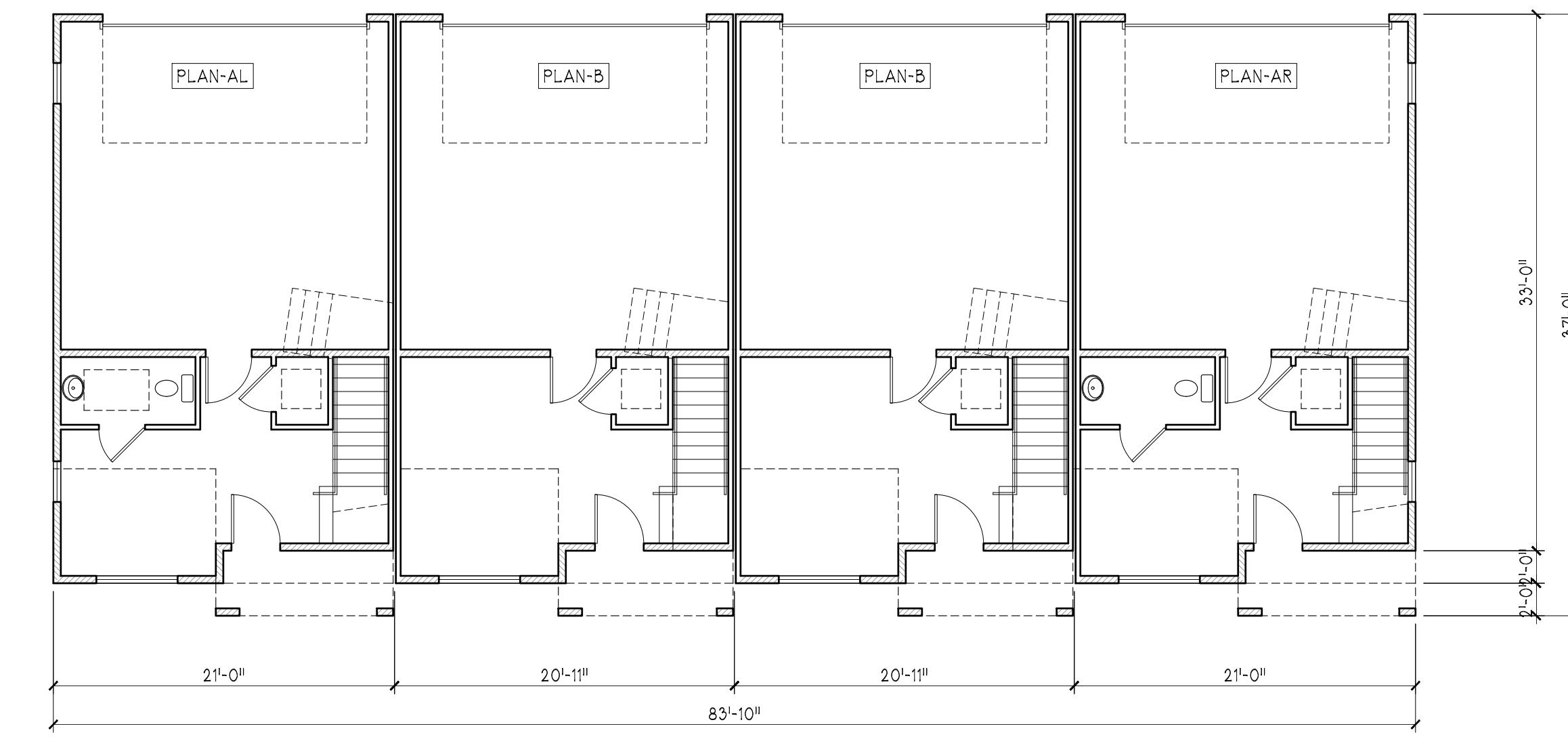
LPMD  
Architects  
1288 Kifer Road, Unit 206  
Sunnyvale, CA 94086  
Telephone: 408-992-0280  
Fax: 408-992-0281



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

PEEBLES SQUARE, LLC

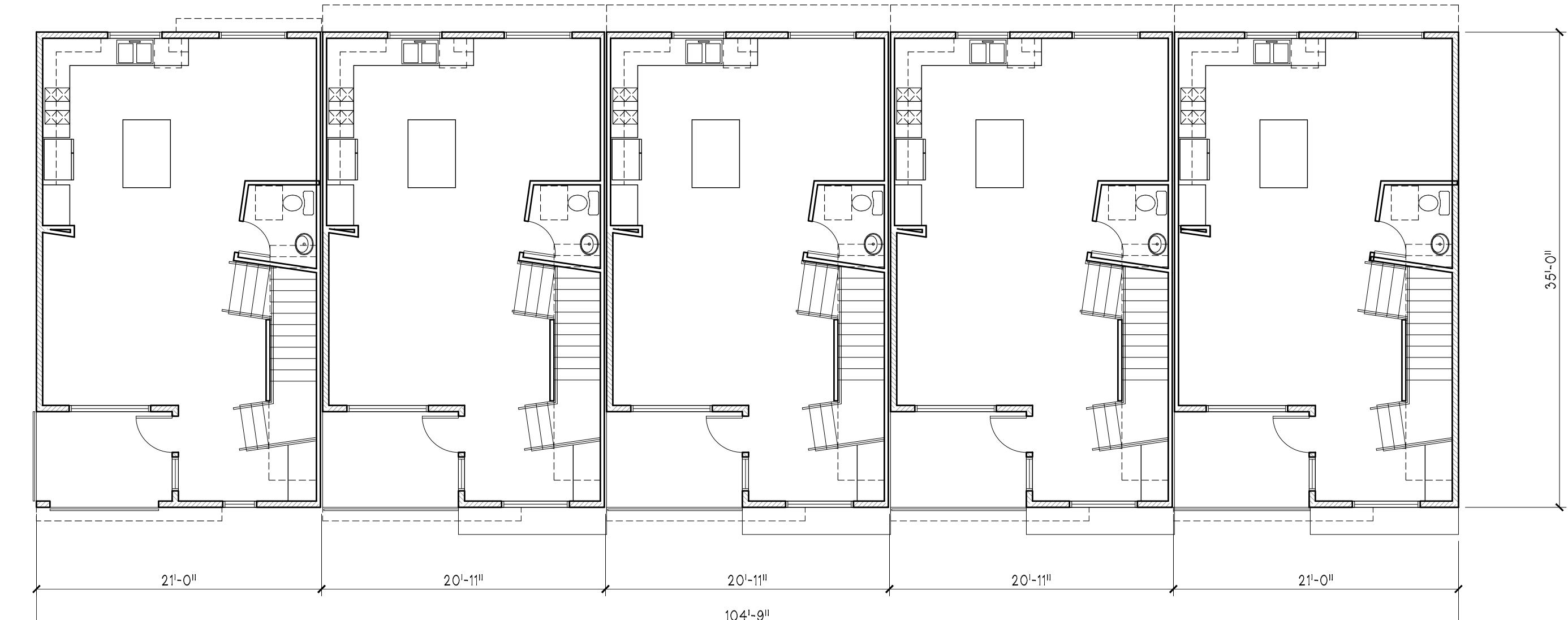
1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

## PEEBLES TOWNHOMES

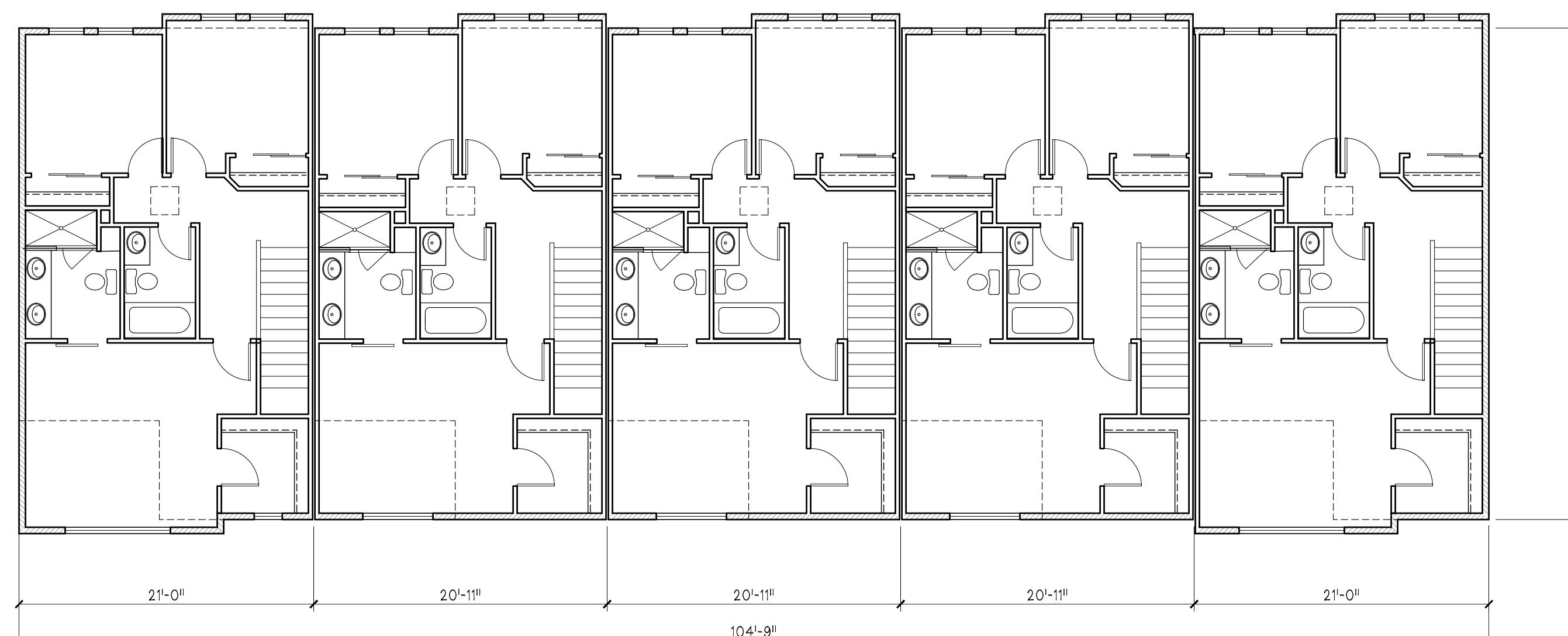
25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

Date: MARCH 2024 Drawing Title: 4-PLEX  
Scale: 1/8" = 1'-0" FLOOR PLANS  
Revisions: Sheet No:  
\_\_\_\_\_ of \_\_\_\_\_ Sheets  
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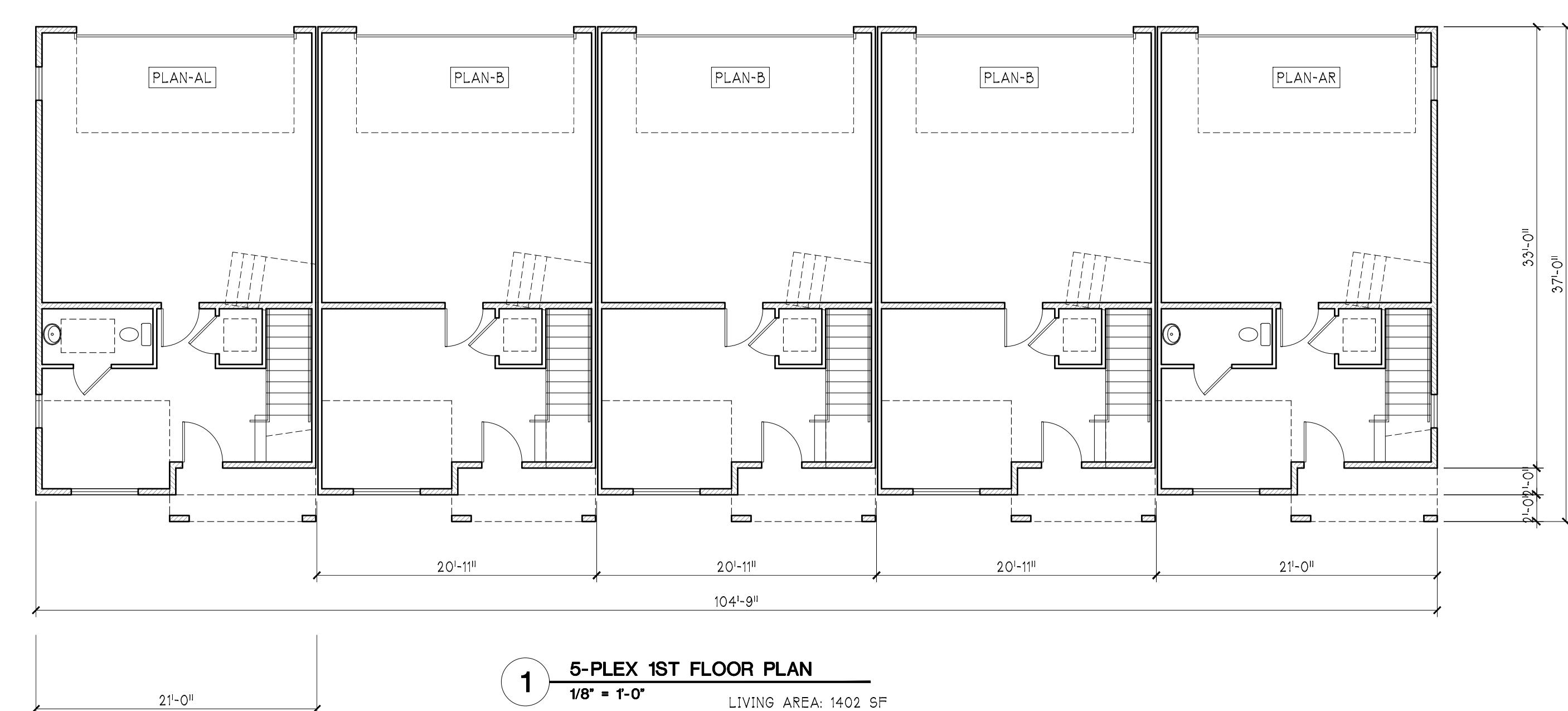
LPMD  
Architects  
1288 Kifer Road, Unit 206  
Sunnyvale, CA 94086  
Telephone: 408-992-0280  
Fax: 408-992-0281



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

PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

## PEEBLES TOWNHOMES

25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

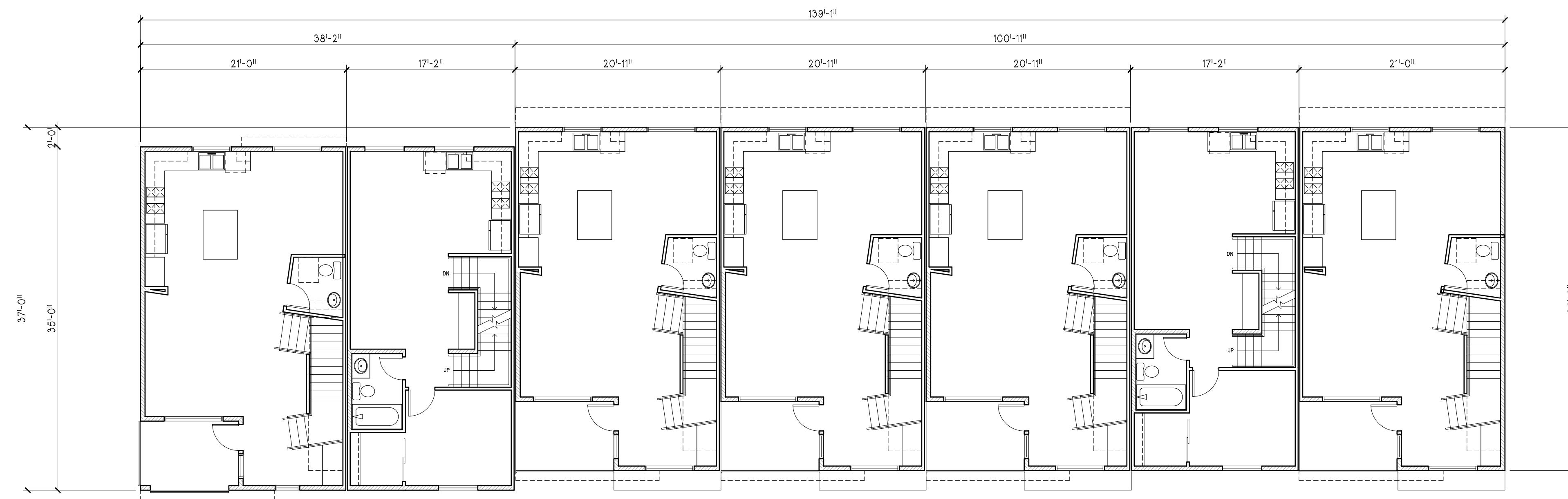
Date: MARCH 2024  
Scale: 1/8" = 1'-0"

Drawing Title:  
5-PLEX  
FLOOR PLANS

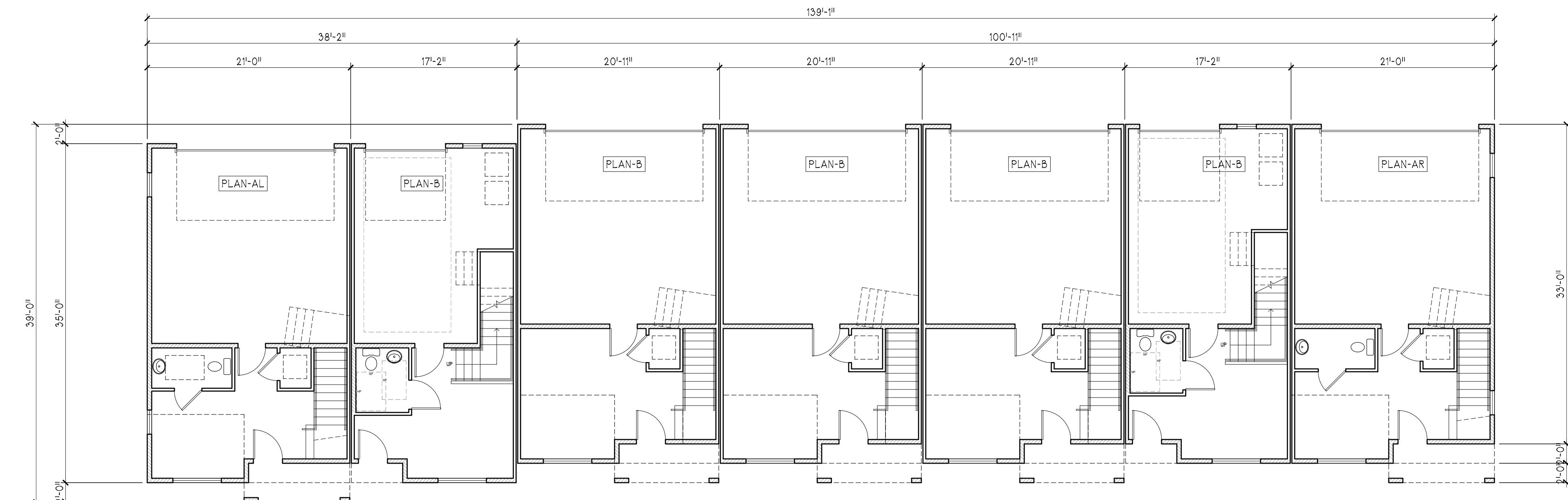
Revisions: \_\_\_\_\_  
Sheet No: \_\_\_\_\_

2.2

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



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

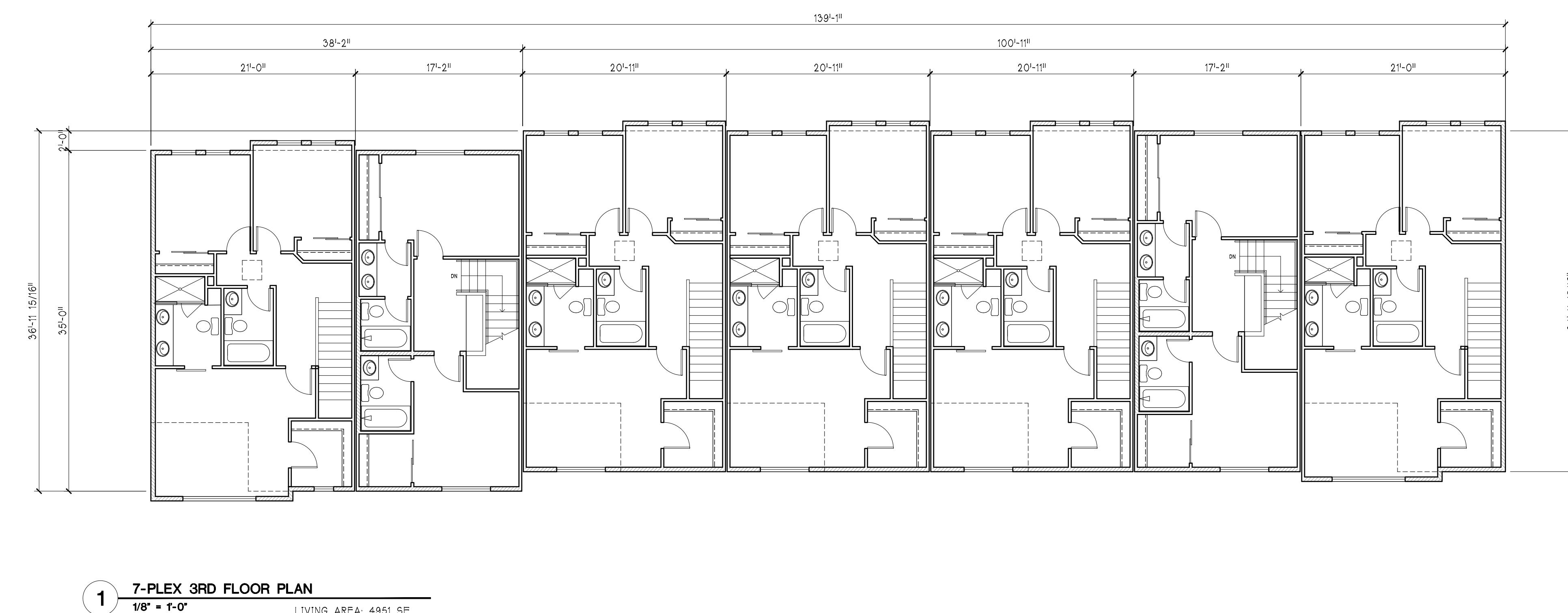
PEEBLES SQUARE, LLC  
1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

## PEEBLES TOWNHOMES

25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

Date: MARCH 2024  
Scale: 1/8" = 1'-0"  
Drawing Title: 7-PLEX  
FLOOR PLANS  
Revisions: \_\_\_\_\_  
Sheet No: \_\_\_\_\_  
of \_\_\_\_\_ Sheets

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



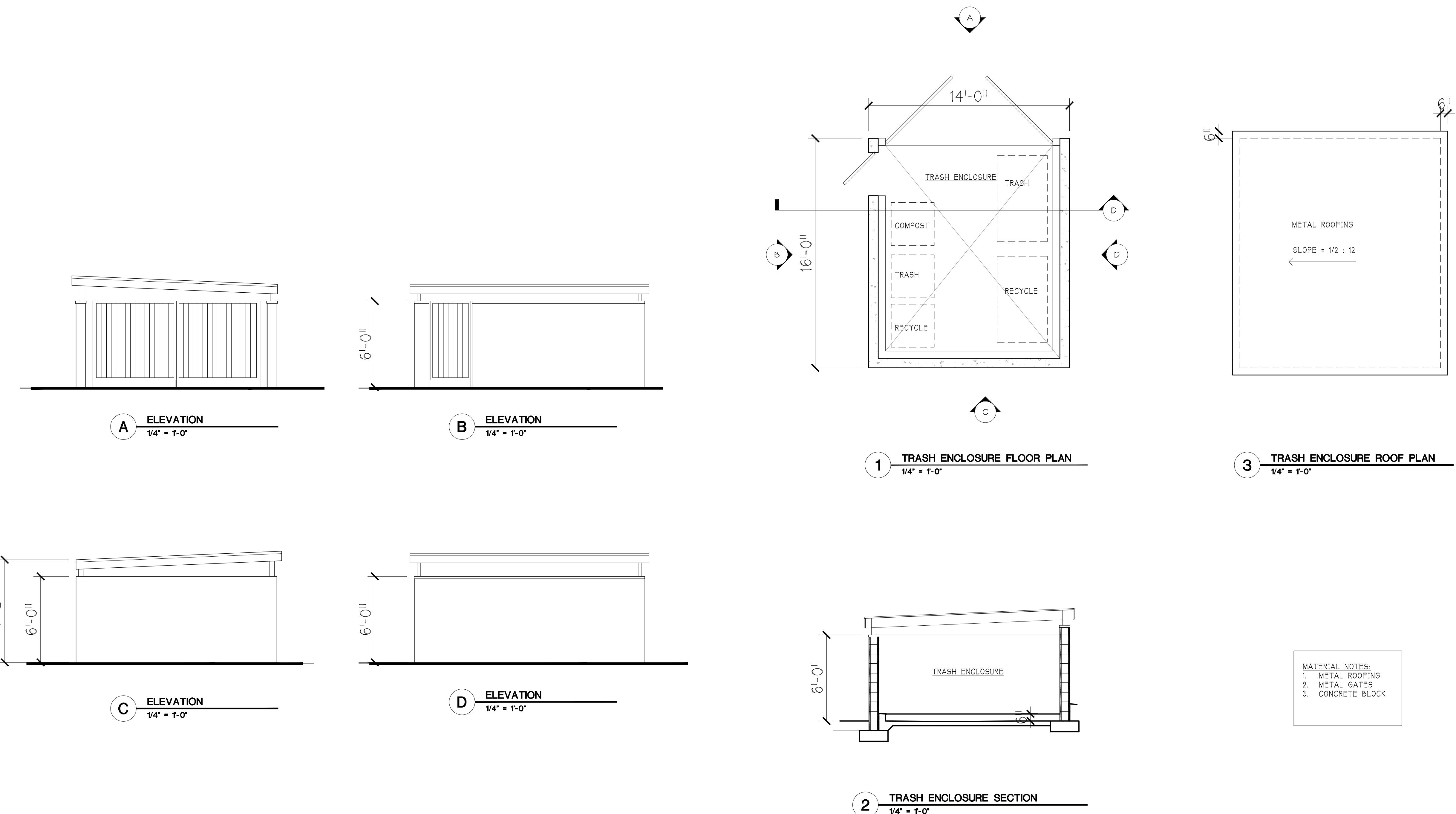
PEEBLES SQUARE, LLC  
1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

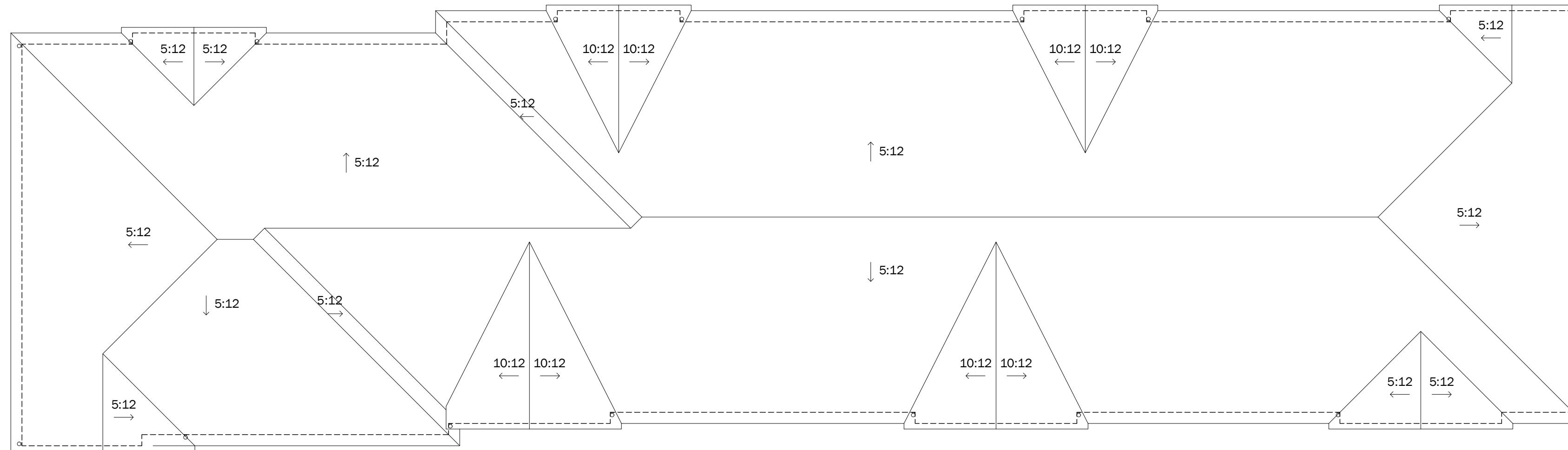
## PEEBLES TOWNHOMES

25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

Date: MARCH 2024 Drawing Title: 7-PLEX  
Scale: 1/8" = 1'-0" FLOOR PLANS  
Revisions: Sheet No: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ of Sheets \_\_\_\_\_  
2.4

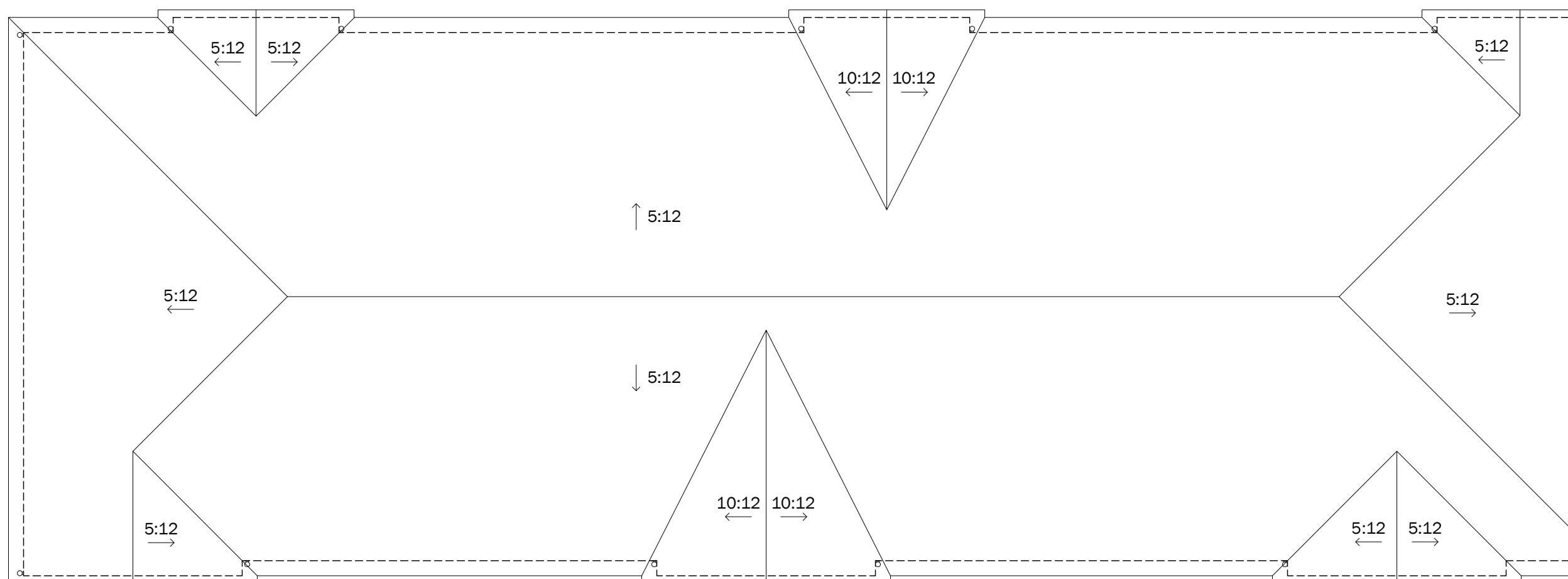
LPMD  
Architects  
1288 Kifer Road, Unit 206  
Sunnyvale, CA 94086  
Telephone: 408-992-0280  
Fax: 408-992-0281





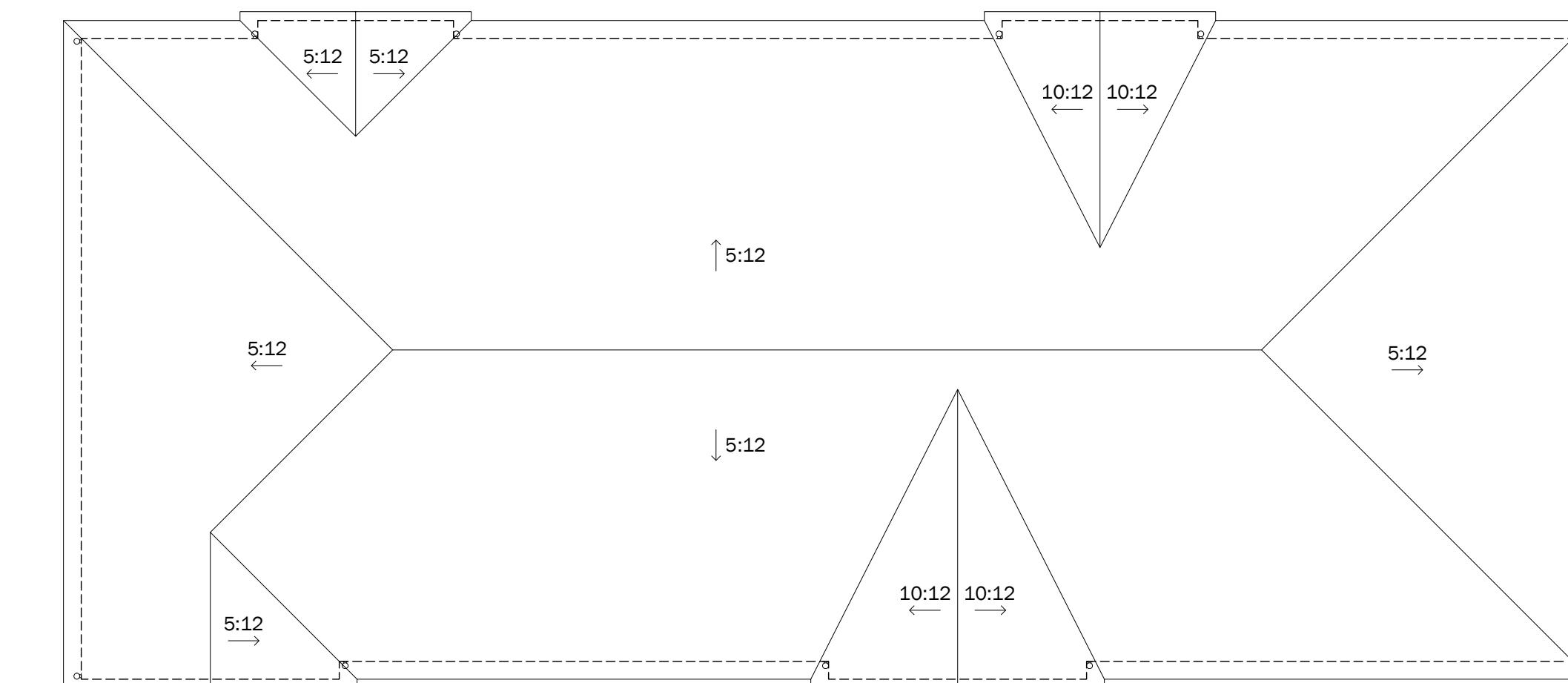
3 7-PLEX ROOF PLAN  
1/8" = 1'-0"

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.

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:  
CONCEPTUAL  
ROOF PLANS

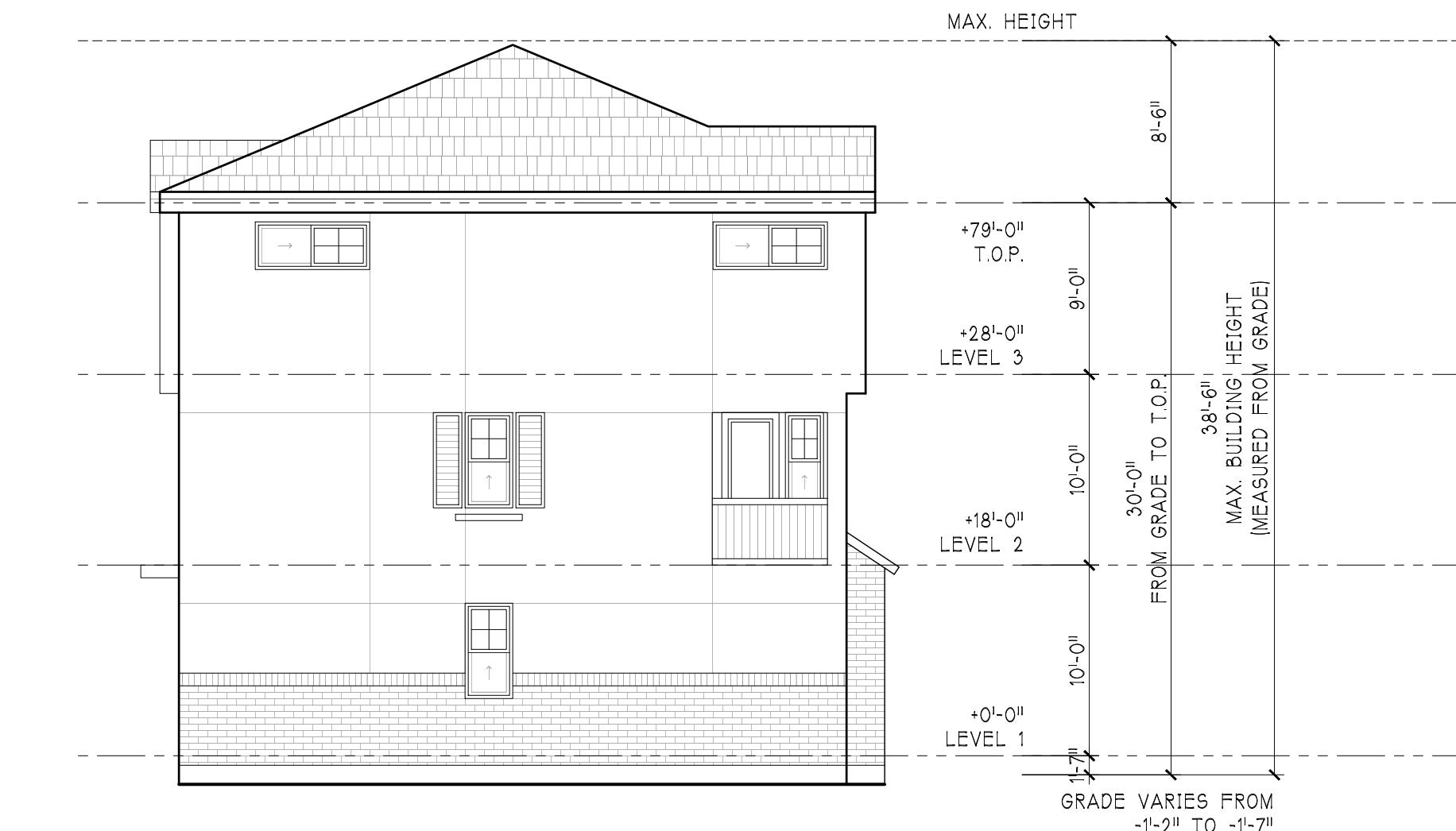
Revisions: \_\_\_\_\_  
Sheet No: \_\_\_\_\_

3.0

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



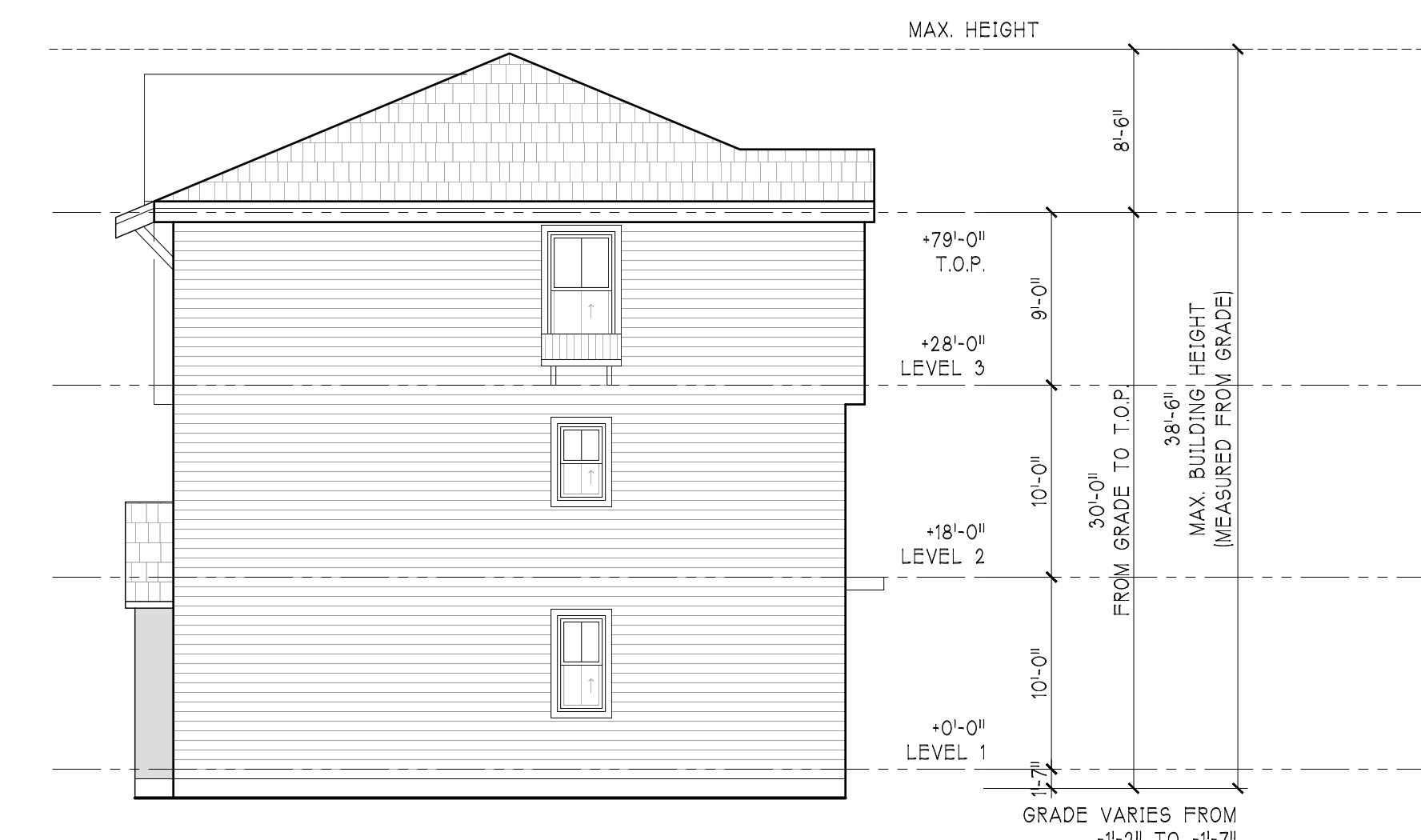
1 4-PLEX ELEVATION  
1/8" = 1'-0"



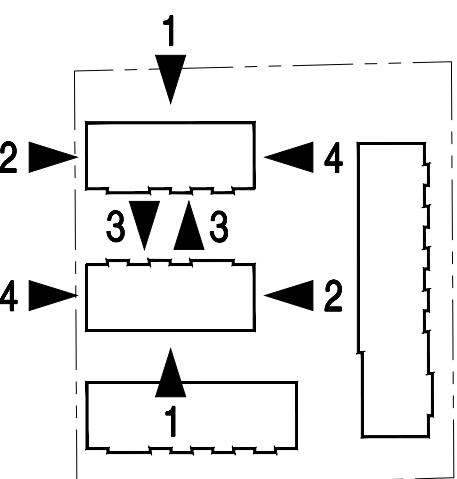
2 4-PLEX ELEVATION  
1/8" = 1'-0"



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



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



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"

4-PLEX  
ELEVATIONS

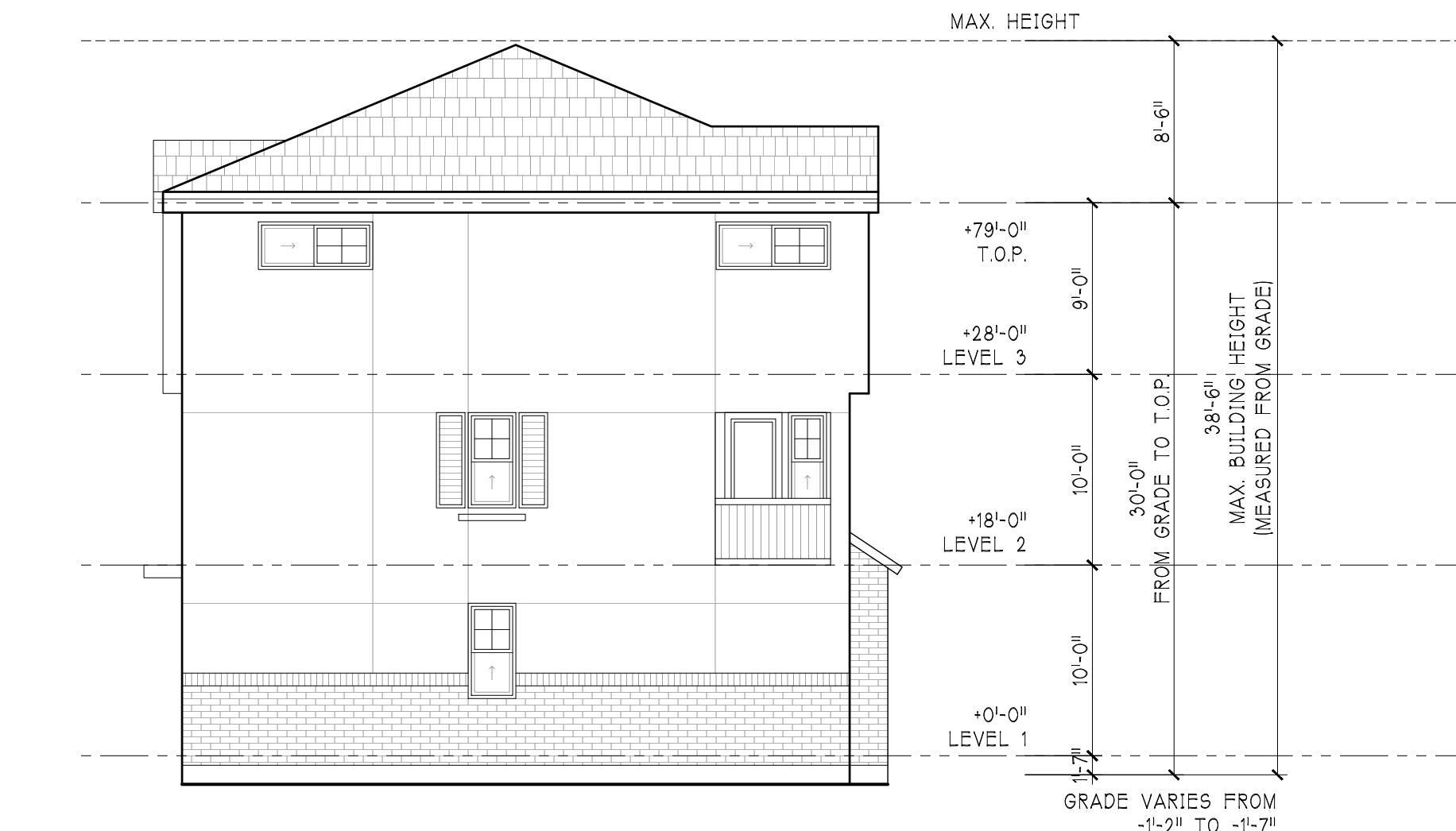
Revisions: \_\_\_\_\_ Sheet No: \_\_\_\_\_

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

3.1



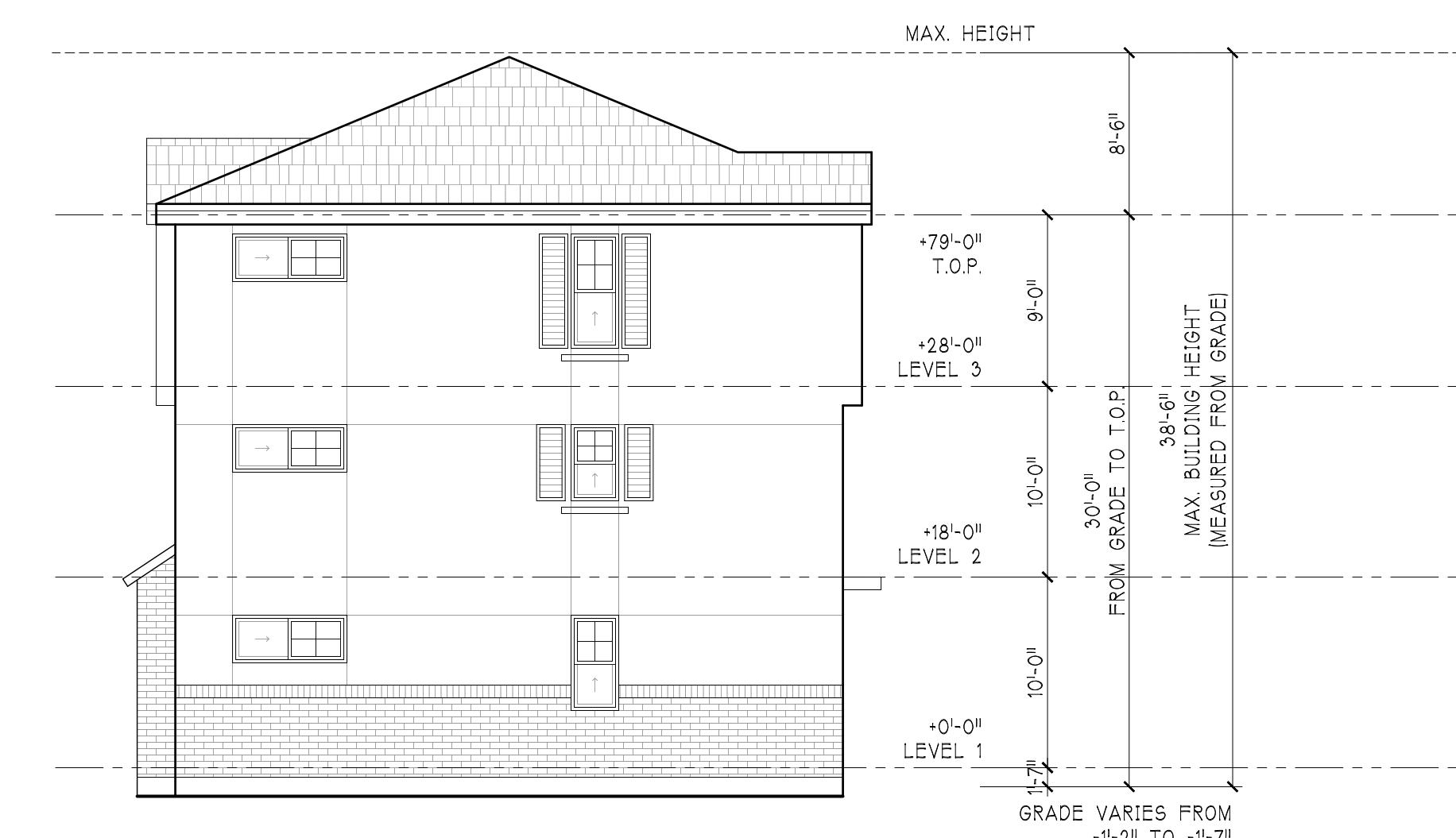
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1/8" = 1'-0"



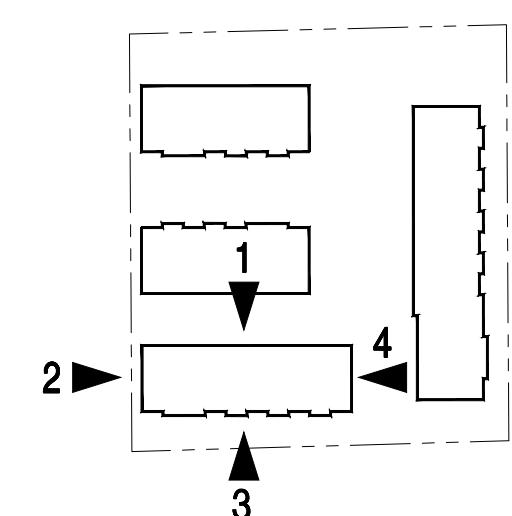
2 5-PLEX ELEVATION  
1/8" = 1'-0"



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

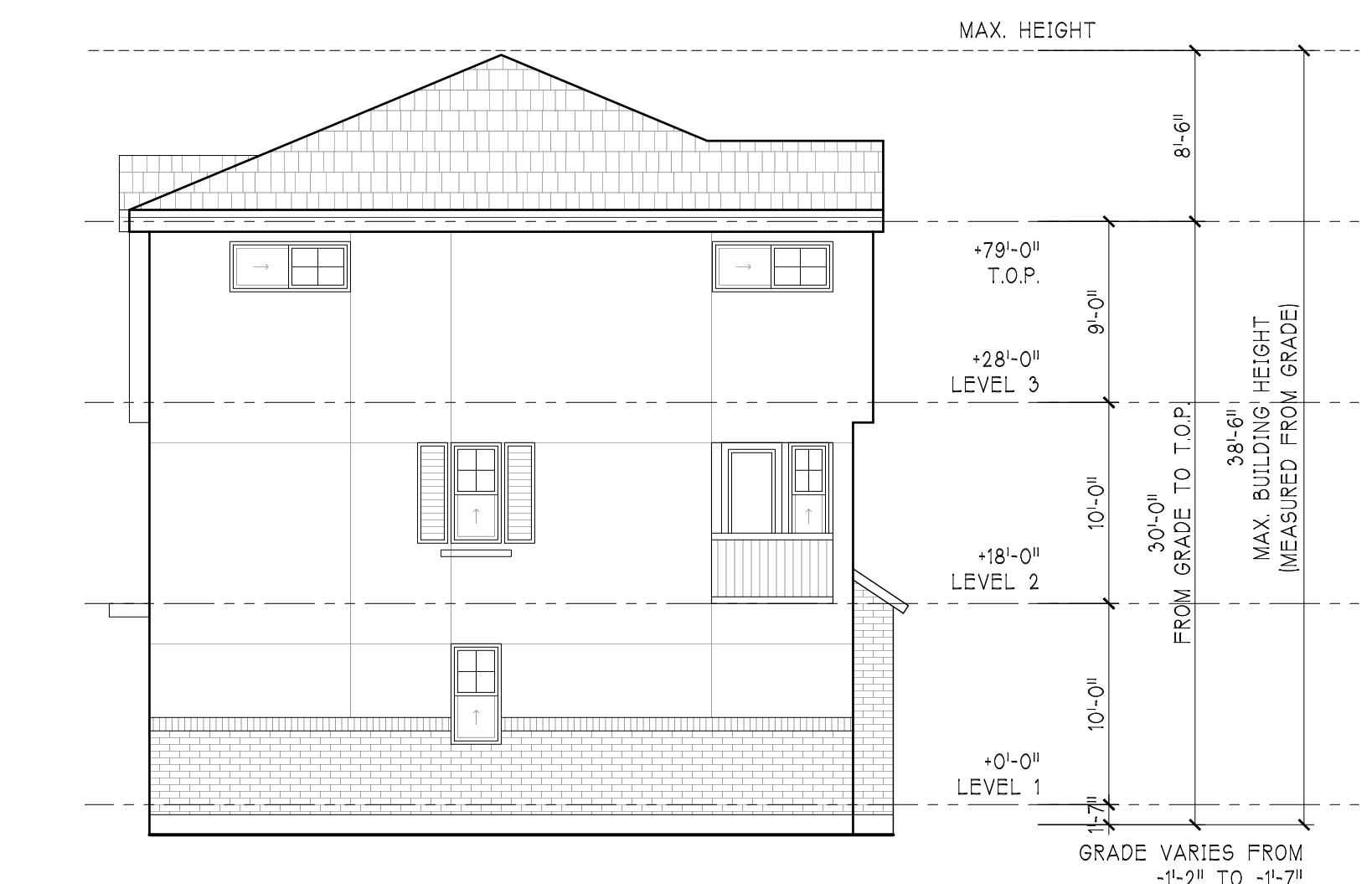
Revisions: Sheet No:

3.2

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



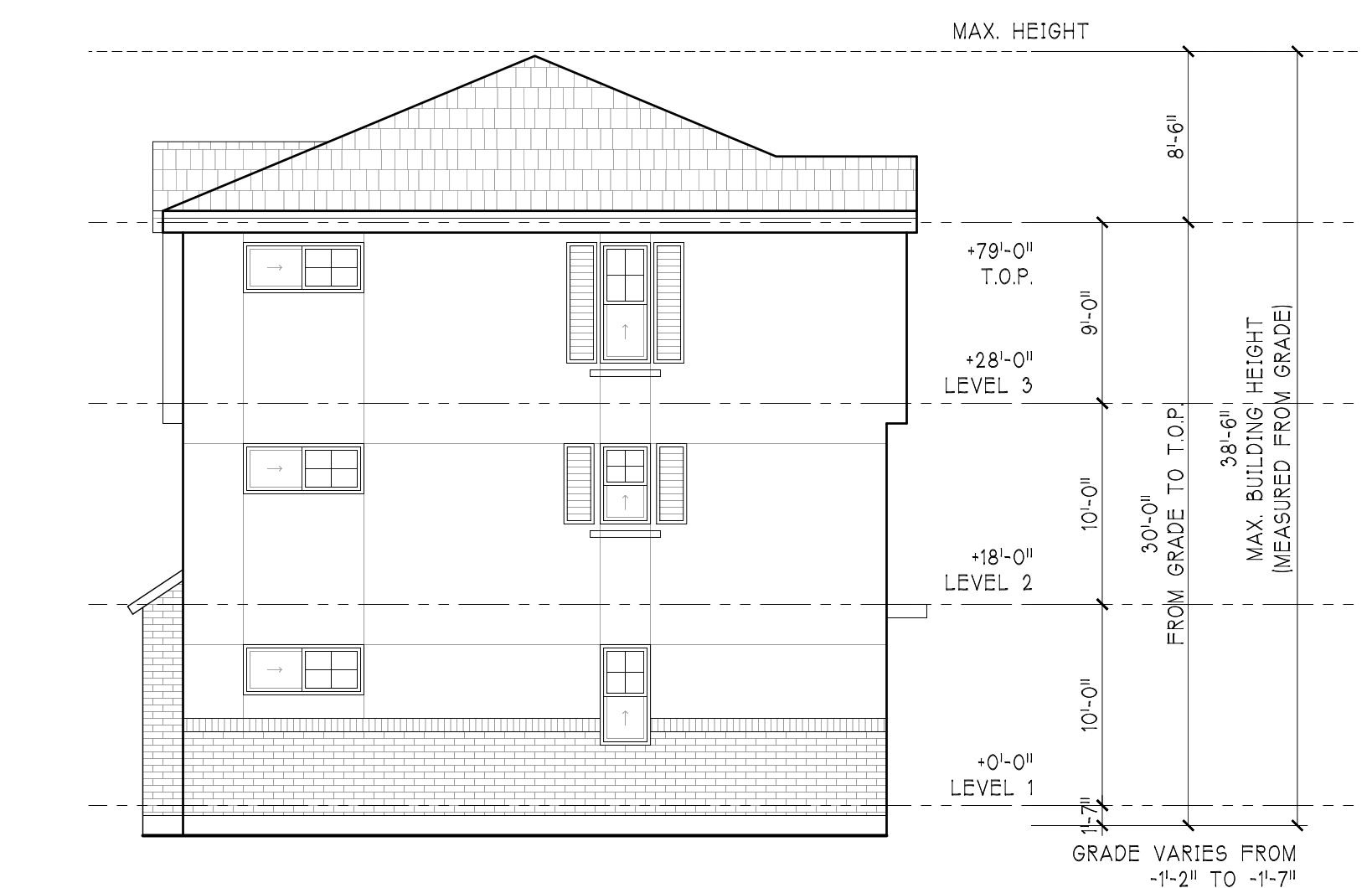
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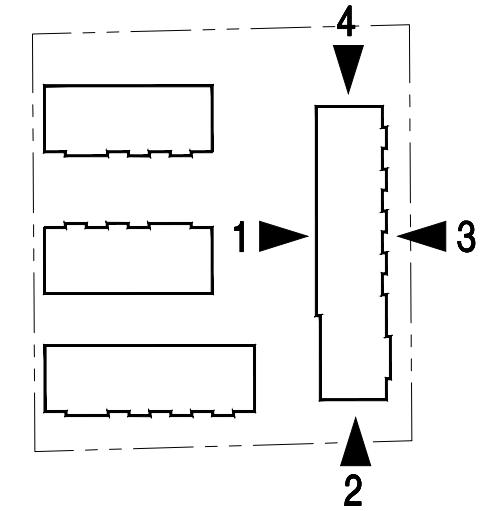
2 7-PLEX ELEVATION  
1/8" = 1'-0"



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 Drawing Title: 7-PLEX ELEVATIONS  
Scale: 1/8" = 1'-0" Revisions: Sheet No: \_\_\_\_\_  
1288 Kifer Road, Unit 206  
Sunnyvale, CA 94086  
Telephone: 408-992-0280  
Fax: 408-992-0281  
3.3 of \_\_\_\_\_ Sheets \_\_\_\_\_

**LPMD**  
Architects



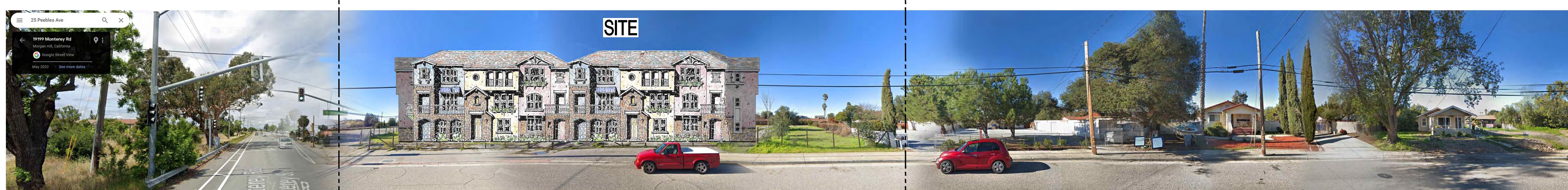
## VIEW-1 EXISTING



### VIEW-1 PROPOSED



## VIEW-2 EXISTING



## **VIEW-2 PROPOSED**



## LEGEND

# PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A21  
SAN JOSE, CA 95150

# PEEBLES TOWNHOMES

25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

Date: MARCH 2024 Drawing Title:

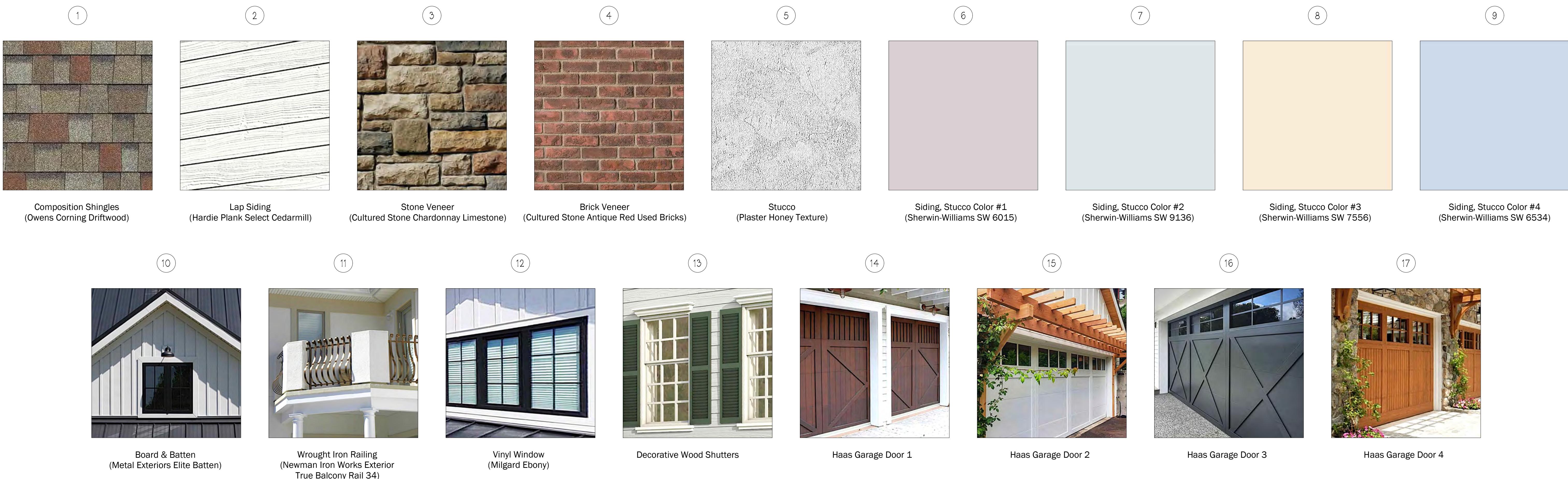
## Swing Title:

# STREETSCAPE ELEVATIONS

# LPMD Architects

3.4

84



PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215  
SAN JOSE, CA 95150

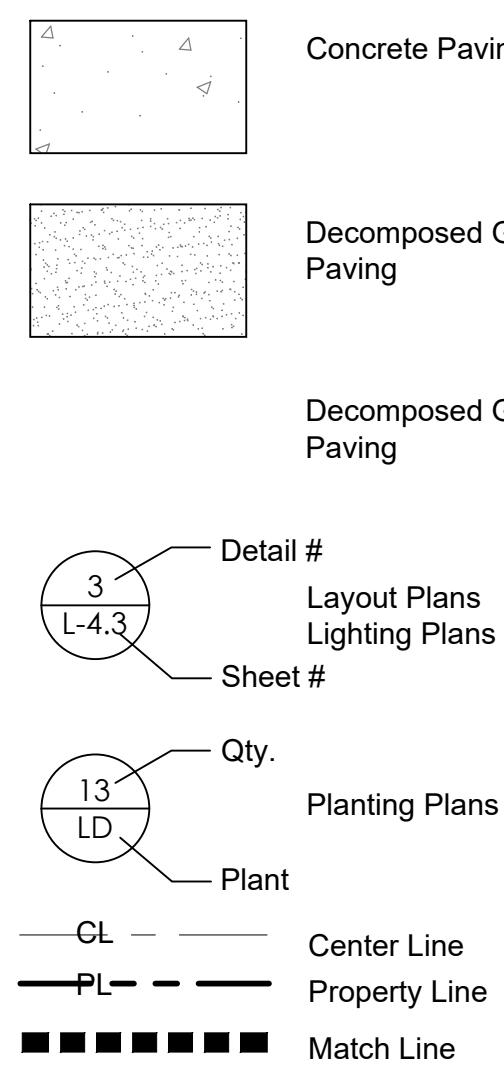
## PEEBLES TOWNHOMES

25 PEEBLES AVENUE  
MORGAN HILL - CALIFORNIA

Date: MARCH 2024	Drawing Title:
Scale: N.T.S.	
Revisions:	
Sheet No.:	
4.0	
of Sheets	

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

## LAYOUT LEGEND



## LANDSCAPE DESIGN INTENT

The landscape design complies with Water Efficient Landscape Ordinance and incorporates the principles of Bay-Friendly landscaping and integrated pest management practices.

The entire plant palette is a diverse group of low maintenance, reduced water-use, native and climate adapted species.

"Lawn" identified on the plan is a native, mow free, fescue sod mix. Though WUCOLS does not distinguish between various turf species, this turf will actually be a low water use plant once established.

Plants are grouped in hydrozones based on similar water needs and exposures. Invasive species listed by CALIPC are not used.

The following Bay-Friendly principles have been incorporated into the landscape plans.

1. Landscape Locally.
2. Less to the landfill.
3. Nurture the soil.
4. Conserve Water.
5. Conserve Energy.
6. Protect Water and Air Quality
7. Create Wildlife Habitat

## IRRIGATION DESIGN INTENT

The irrigation system is designed to comply with the Water Efficient Landscape Ordinance.

It is designed to reduce water use to the lowest practical amount. It is designed to prevent runoff, and low head drainage. Separate valves are used to irrigation each hydrozone. The system incorporates high quality, heavy duty, water conserving equipment. Backflow protection shall be provided at the point of connection. A smart controller provides evapotranspiration sensor data for scheduling.

Hydrozone to be broken out into valve stations based on flow during final design phase.

## SOIL MANAGEMENT REPORT

The contractor shall test soil and provide soil analysis report to the landscape architect and owner after construction is complete and before planting is installed.

Conduct sample in accordance with all laboratory protocols.

Submit soil test report by accredited soils testing laboratory. Take samples from a minimum of 3 locations (front, middle and back) of site. Follow recommended sampling procedures from the Lab.

The soils test shall include: soil texture, infiltration rates, PH, total soluble salts, sodium, percent organic matter and recommendations for organic amendments and compost.

Compost: PER WELO, a minimum of four cubic yards of compost per 1,000 sq. ft. of permeable area to a depth of six inches shall be applied for the purpose of reducing evaporation, weed suppression, soil temperature moderation and to prevent soil erosion.

Soil Preparation: Top dress planting areas with a minimum of six cubic yards of organic compost to the entire planting area. Do not till, tilling damages the soil structure and releases carbon into the atmosphere.

Moisture content: Do not work on or around the soil when the moisture content is so great that compaction will occur, nor when it is so dry that dust will form, or when soil clods will not break readily. Apply water if necessary to bring soil to optimum moisture content to complete specified work.

Mulch: Per WELO, a minimum 3 inch layer of organic mulch shall be applied on all exposed soil surfaces for the purpose of reducing evaporation, weed suppression, moderation of soil temperature and preventing soil erosion.

Contractor shall submit documentation verifying implementation of soil analysis recommendations to the local agency with certificate of completion.

## LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the builder and Landscape Architect for a decision before proceeding with the work.

2. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, face of curb, edge of walk, property line, or centerline of street or column unless otherwise noted on the drawings.

3. Walk scoring, expansion joints and headers shall be located as indicated on the Plans or as field adjusted under the direction of the Landscape Architect.

4. The contractor is to verify location of all on-site utilities before commencing with the work. The contractor shall also be responsible for the repair of any damaged utilities.

5. All work is to be in compliance with the City of Morgan Hill's Conditions of Approval, standard plans and specifications.

7. Design Team :

Architect:  
LMPD Architects  
1288 Kifer Road, Unit 206  
Sunnyvale, CA 94086  
(408) 992-0280

Civil Engineer:  
BKF Engineers  
1730 N. First Street, Suite 600  
San Jose, CA 95112  
(408) 467-9100

## PROJECT INFORMATION

PROJECT NAME: PEEBLES SQUARE  
PROJECT APPLICANT: PEEBLES SQUARE LLC  
PROJECT TYPE: NEW RESIDENTIAL HOUSING

PROJECT ADDRESS: 25 Peebles Ave,  
Morgan Hill California

APN: 726-41-065

TOTAL LANDSCAPE AREA: 7,916 SQ. FT. SQ. FT.

WATER PURVEYOR: CITY OF MORGAN HILL  
WATER TYPE: POTABLE

OWNER AND CONTACT: PEEBLES SQUARE LLC  
RICHARD CHEN  
C/O: STEVE SARAY  
1630 OAKLAND ROAD #A215  
SAN JOSE CA 95131

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 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."

*Kevin Levesque*  
KEVIN LEVESQUE



## SHEET SCHEDULE

L-1.0 NOTES AND LEGENDS

L-3.0 LAYOUT PLAN

L-4.0 DETAILS

L-4.1 DETAILS

L-4.2 DETAILS

L-4.3 DETAILS

L-5.0 IRRIGATION NOTES, LEGENDS,  
AND CALCULATIONS

L-5.1 HYDROZONE PLAN

L-5.2 IRRIGATION DETAILS

L-5.3 IRRIGATION DETAILS

L-6.0 PLANTING NOTES AND LEGENDS

L-6.1 PLANTING PLAN

L-6.2 PLANTING DETAILS

L-7.1 LIGHTING PLAN

L-7.2 LIGHTING CUT SHEETS

## LANDSCAPE PLANS

NOTES &  
LEGENDS

Scale:

Date: December 16, 2024

Scale:

Job: 23-289

Design: KTL

Drawn: KTL

Checked: KTL

North:

Sheet:



L-1.0  
of  
Sheets

## CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion  
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:

1. Project information sheet that contains:

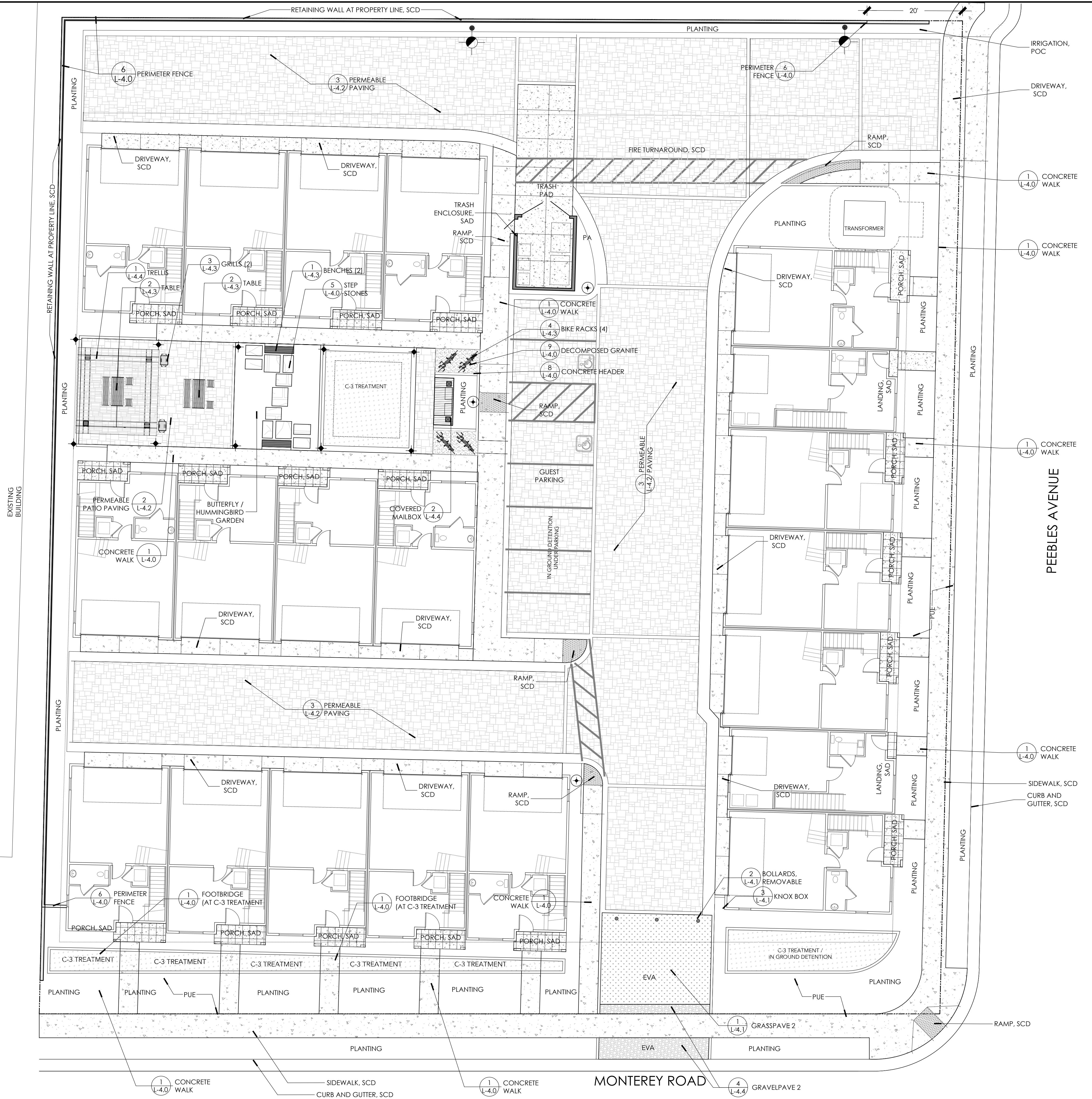
- Date,
- Project name,
- Project applicant name, telephone and mailing address,
- Project address and location,
- Property owner name, telephone, and mailing address.

2. Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.

- Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification.
- A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
- Irrigation scheduling parameters used to set the controller.
- Landscape and irrigation maintenance schedule.
- Irrigation audit report.
- Soils analysis report if not submitted with the Landscape Documentation package and documentation verifying implementation of the soil recommendations.

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

PROJECT APPLICANT



## RECREATIONAL AMENITIES

# TIER 1 PARK BENCHES RECREATIONAL GARDEN

**TIER 2  
SHADE TRELLIS  
TWO PICNIC/BARBEQUE AREAS**

# PEEBLES SQUARE

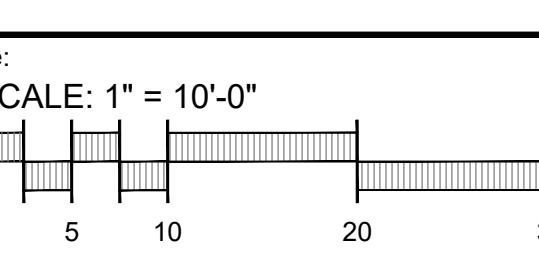
25 Peebles Avenue  
Morgan Hill, CA

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."

John H. Whaley



## LANDSCAPE PLANS



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



L-3.1

She

pared For:

# PEEBLES SQUARE

5 Peebles Avenue  
Morgan Hill, CA





## Draincore<sup>2</sup> Geocomposite Drainage Layer

Draincore<sup>2</sup> 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. Draincore<sup>2</sup> also offers design flexibility to green roofs, retaining walls and planters.

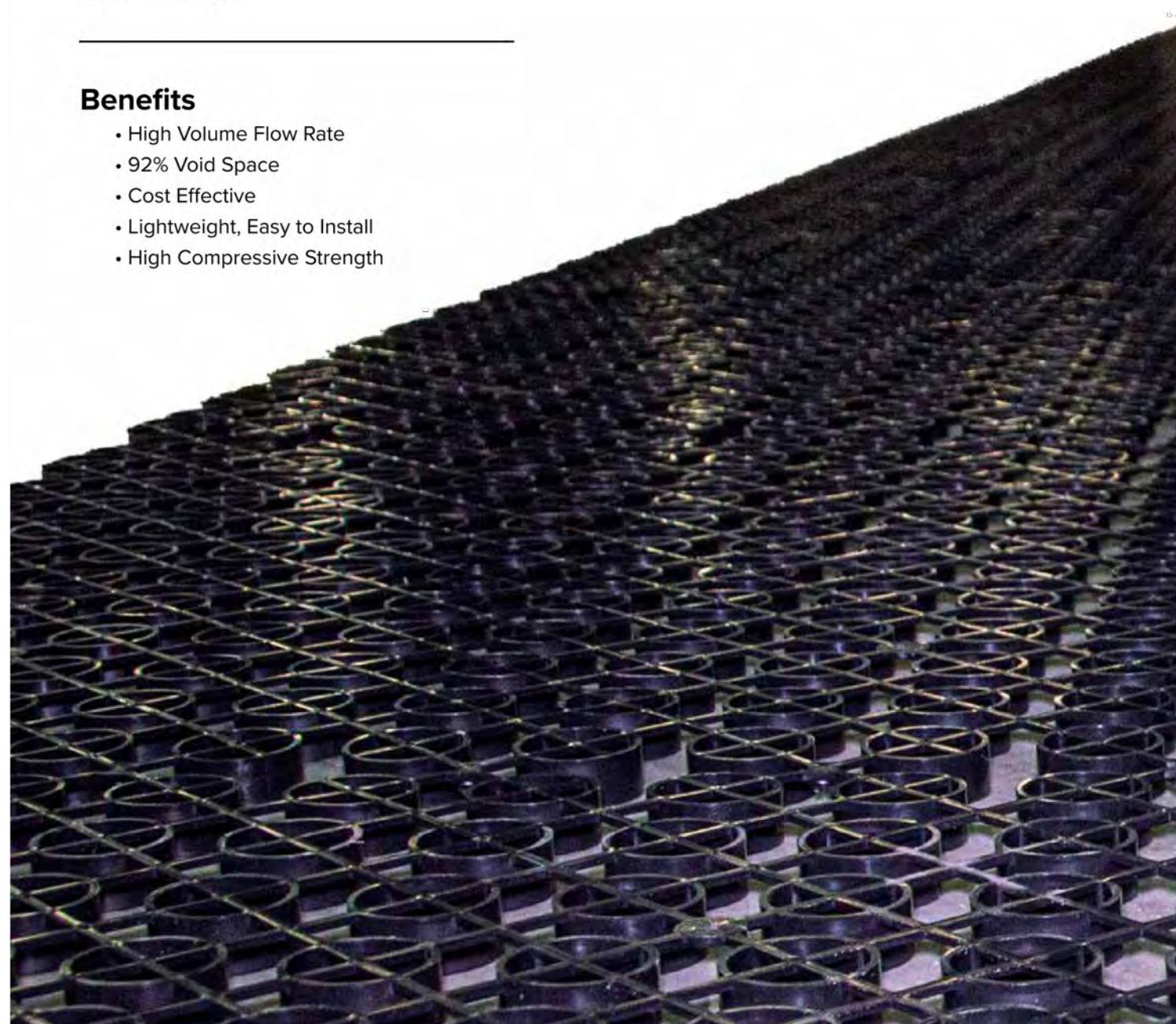
### Description

Draincore<sup>2</sup> 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 Draincore<sup>2</sup> 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



1 GRASS PAVE 2  
SCALE: NTS



## Grasspave<sup>2</sup> Porous Grass Paver

### Made From 100% Recycled Plastic

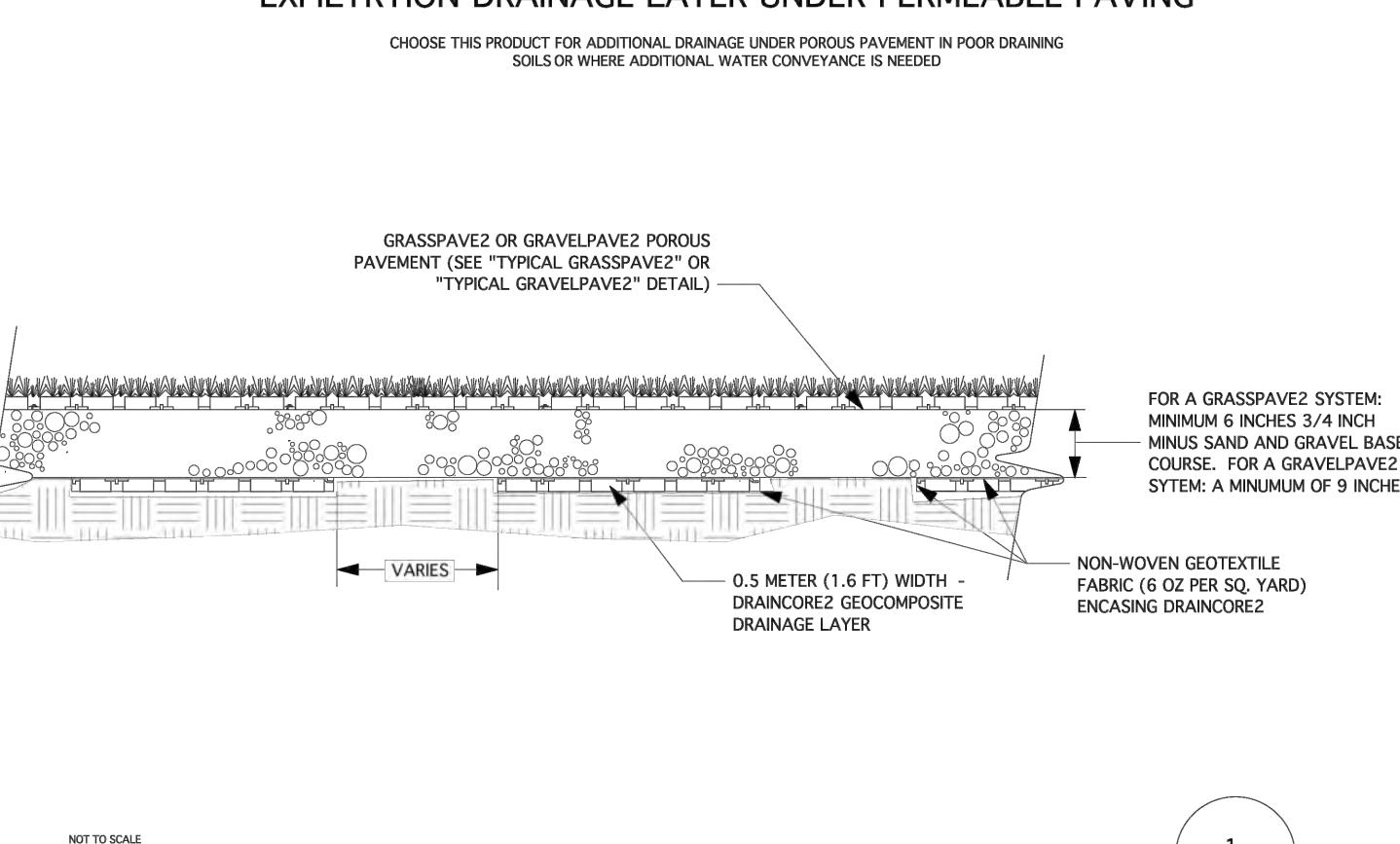
For a green porous paving solution built to last, trust Grasspave<sup>2</sup> – the industry's leader since 1982. Designed by a Landscape Architect, Grasspave<sup>2</sup> comes in easy-to-install rolls. It's flexible, lightweight, durable and provides design versatility to any project. Due to its incredible strength, Grasspave<sup>2</sup> offers limitless solutions to practical applications such as fire

lanes, parking lots and helicopter landing pads. With an expected lifespan of over 60 years, Grasspave<sup>2</sup> provides a long-term green paving alternative that can reduce CO<sub>2</sub> 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.

### Applications

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

### EXFILTRATION DRAINAGE LAYER UNDER PERMEABLE PAVING



NOTES

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

2 REMOVABLE BOLLARD  
SCALE: NTS

### Grass is Greener

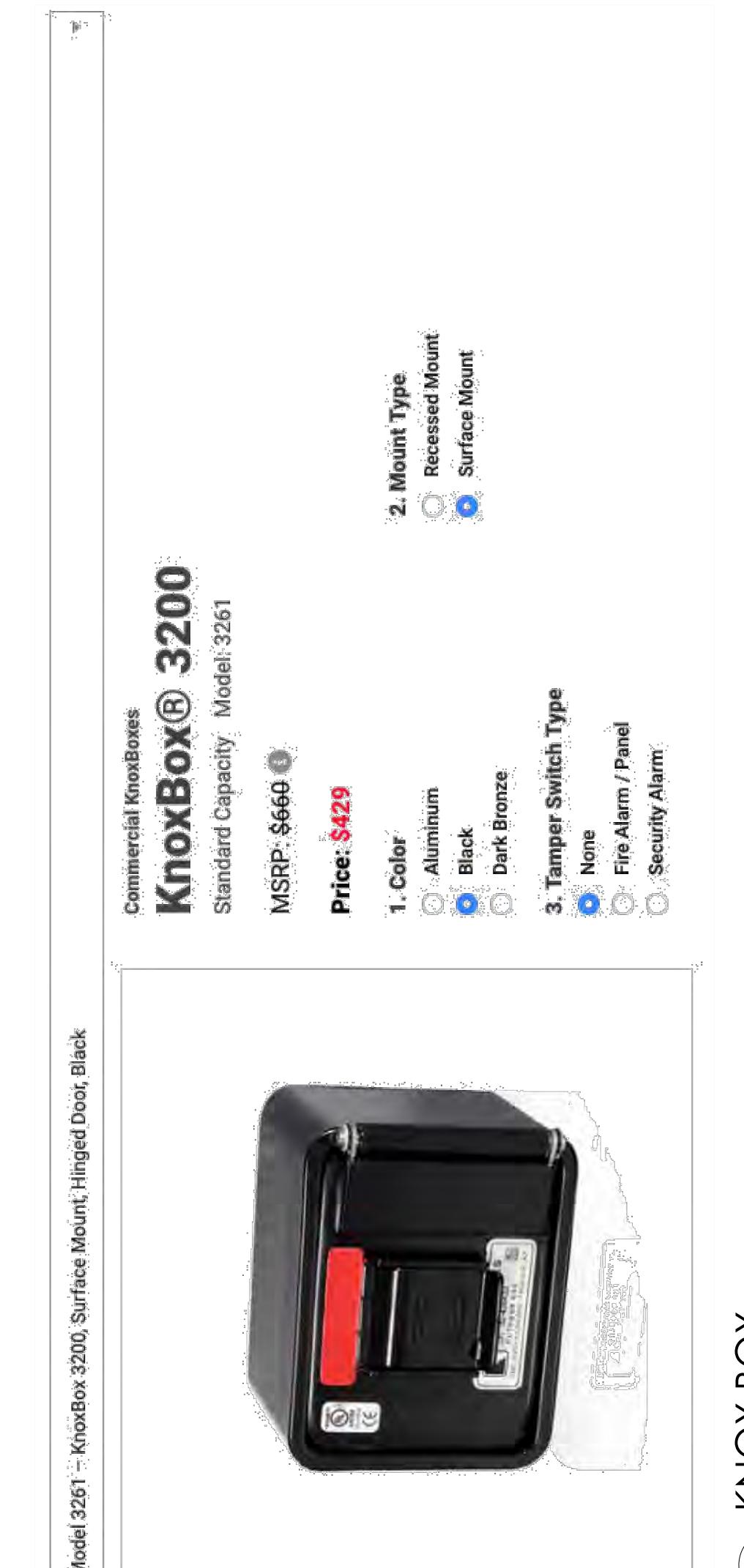
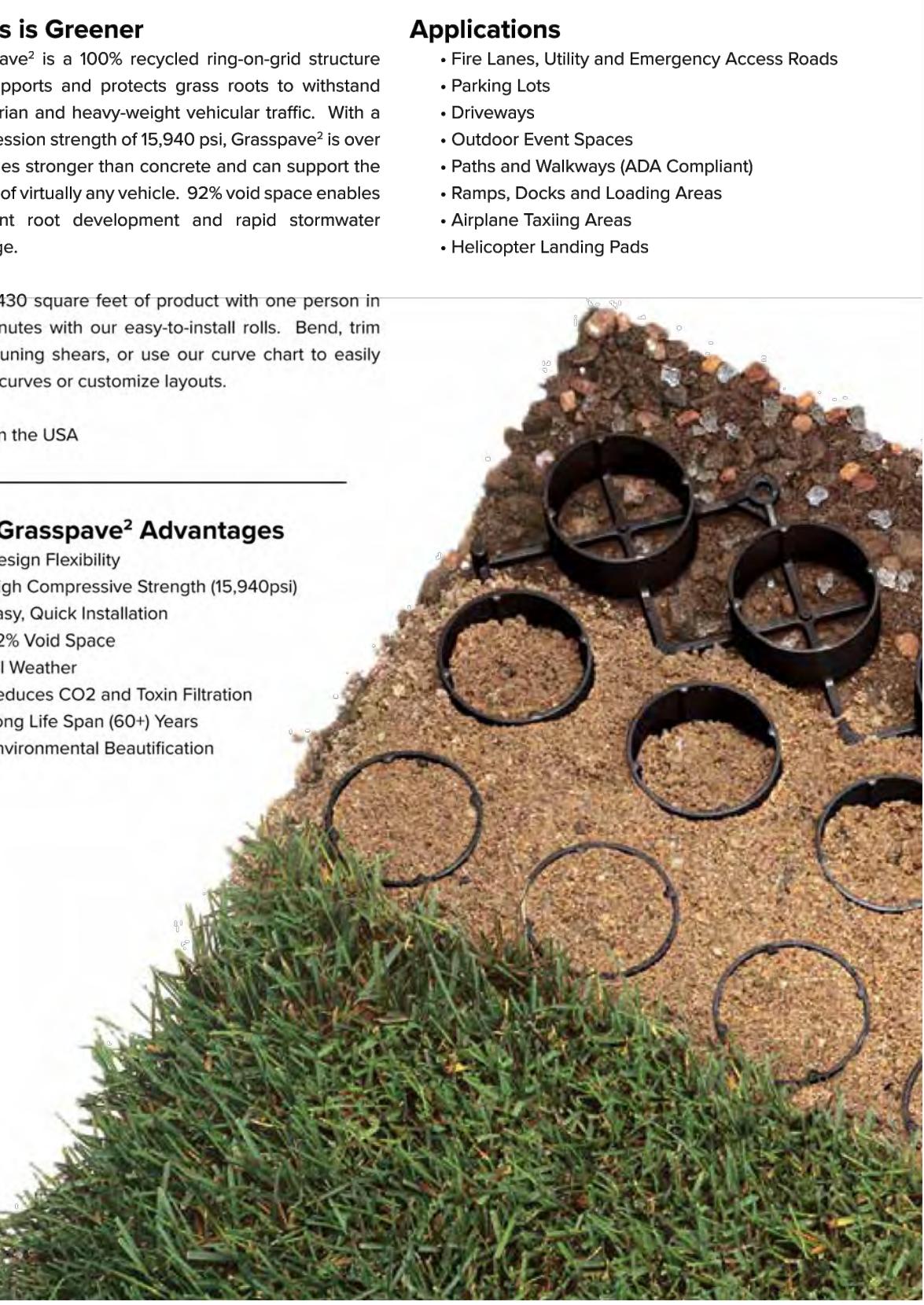
Grasspave<sup>2</sup> is a 100% recycled ring-on-grid structure that supports and protects grass roots to withstand pedestrian and heavy-weight vehicular traffic. With a compression strength of 15,940 psi, Grasspave<sup>2</sup> is over five times stronger than concrete and can support the weight of virtually 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 Grasspave<sup>2</sup> Advantages

- Design Flexibility
- High Compressive Strength (15,940psi)
- Easy, Quick Installation
- 92% Void Space
- All Weather
- Reduces CO<sub>2</sub> and Toxin Filtration
- Long Life Span (60+ Years)
- Environmental Beautification



Commercial Knock Boxes  
KnoxBox® 3200  
Standard Capacity, Model: 3261

MSRP: \$666

Price: \$429

1. Color:  
• Aluminum  
• Black  
• Dark Bronze

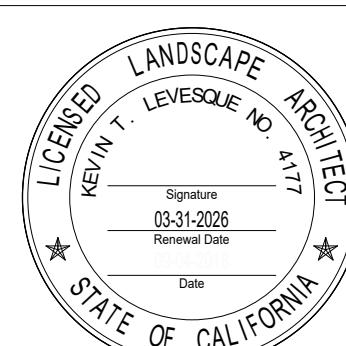
2. Mount Type:  
• Recessed Mount  
• Surface Mount

3. Tamper Switch Type:  
• None  
• Fire Alarm / Panel  
• Security Alarm

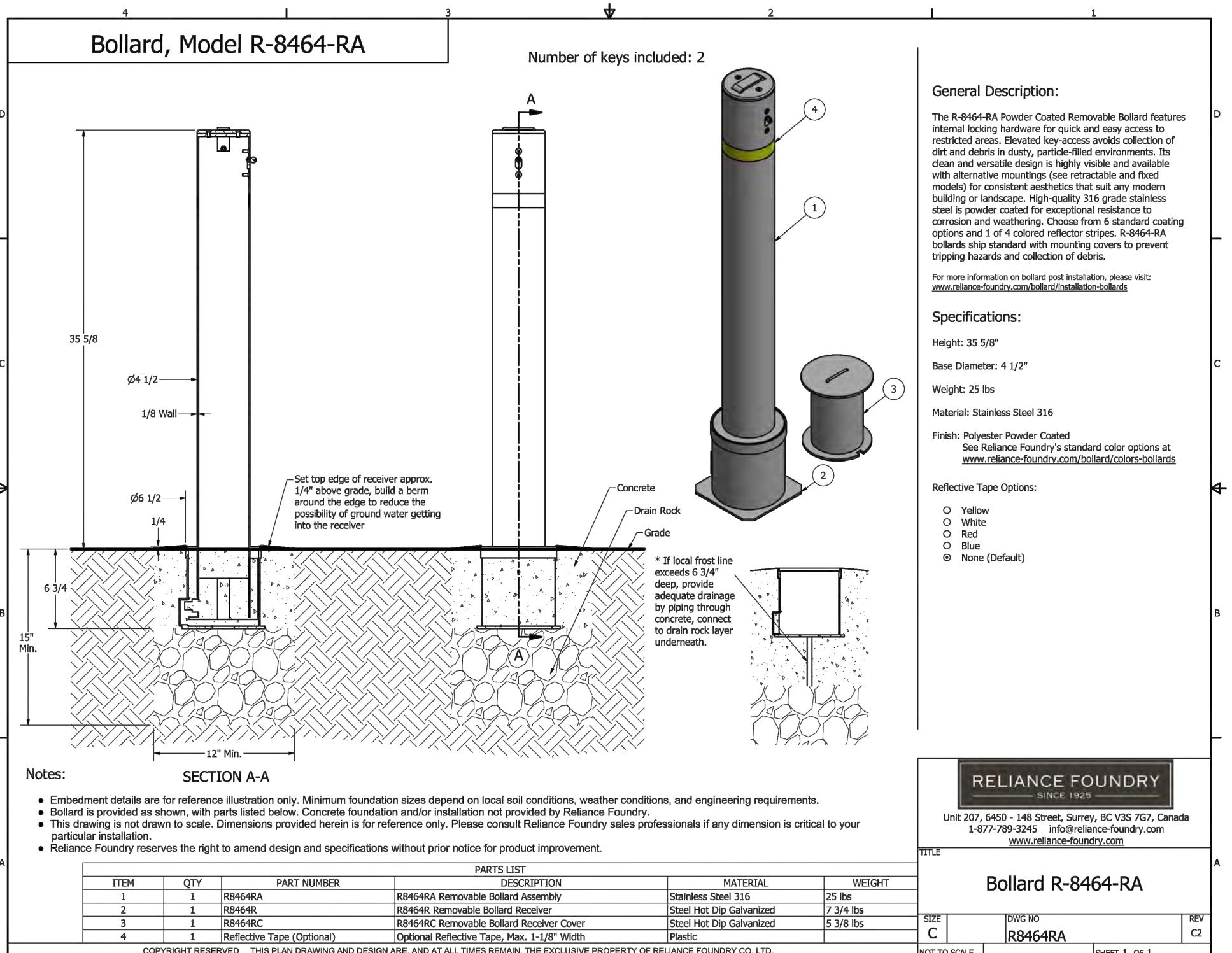
3 KNOX BOX  
SCALE: NTS

Per MWELLO 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  
LEVESQUE DESIGN



## LANDSCAPE PLANS



RELIANCE FOUNDRY  
SINCE 1926  
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada  
1-877-789-2245 | info@reliancefoundry.com  
www.reliancefoundry.com/bollard/color-bollards

Bollard R-8464-RA  
NOT TO SCALE  
REV C2  
R8464RA  
C2  
NOT TO SCALE  
SHEET 1 OF 1



## EVA DETAILS

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

L-4.1

of Sheets

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

LA 4177

KEVIN LEVESQUE  
LEVESQUE DESIGN



VICTORIAN (STOCKTON)



NO.	REVISIONS	BY	DATE

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

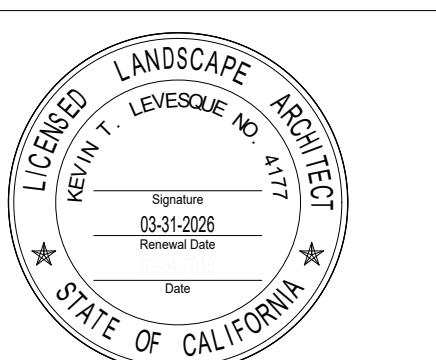
Prepared For:  
Peebles Square LLC  
1630 Oakland Road  
San Jose, CA 95150

# PEEBLES SQUARE

25 Peebles Avenue  
Morgan Hill, CA

Per MWELLO 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



## LANDSCAPE PLANS

## PERMEABLE PAVING DETAILS

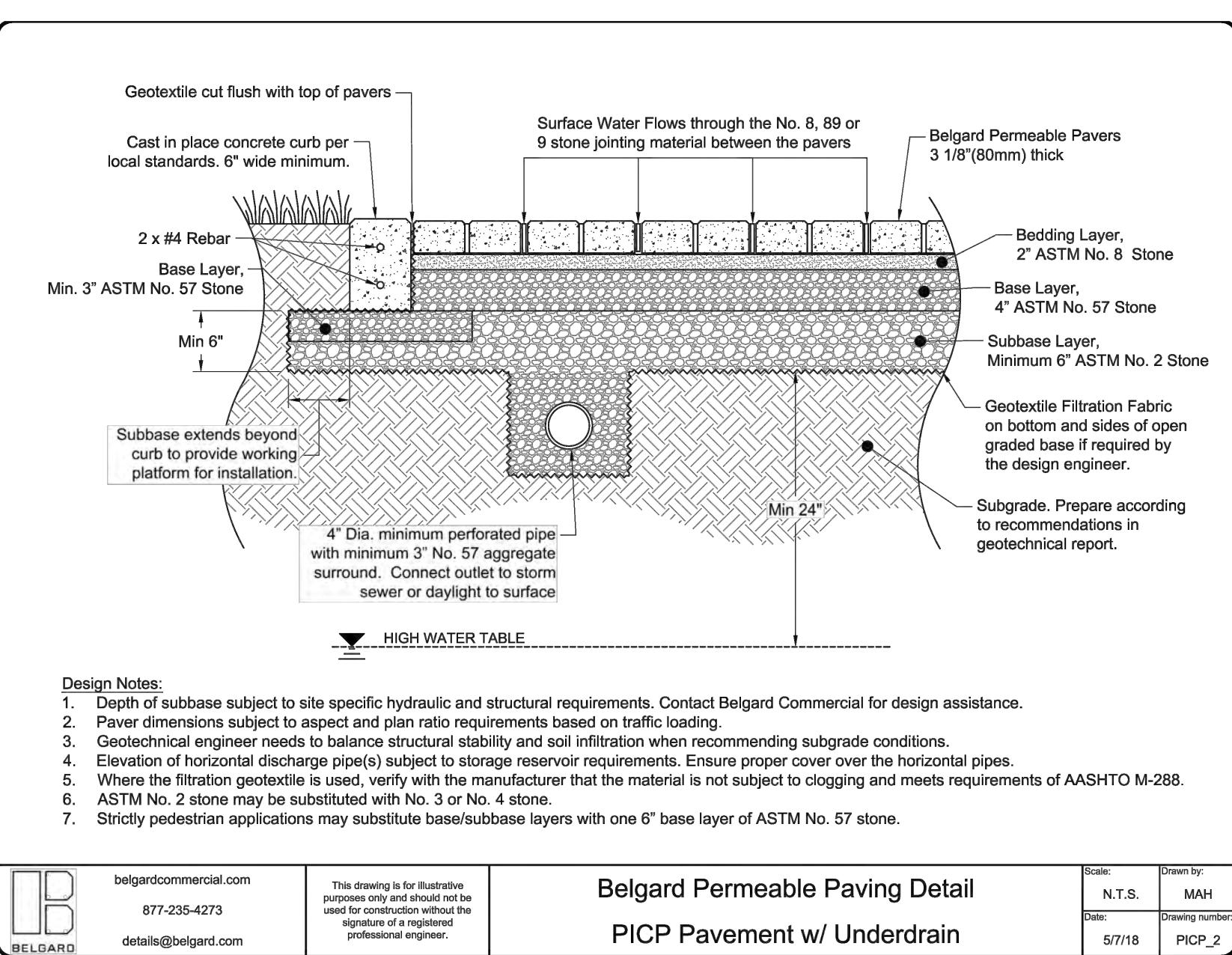
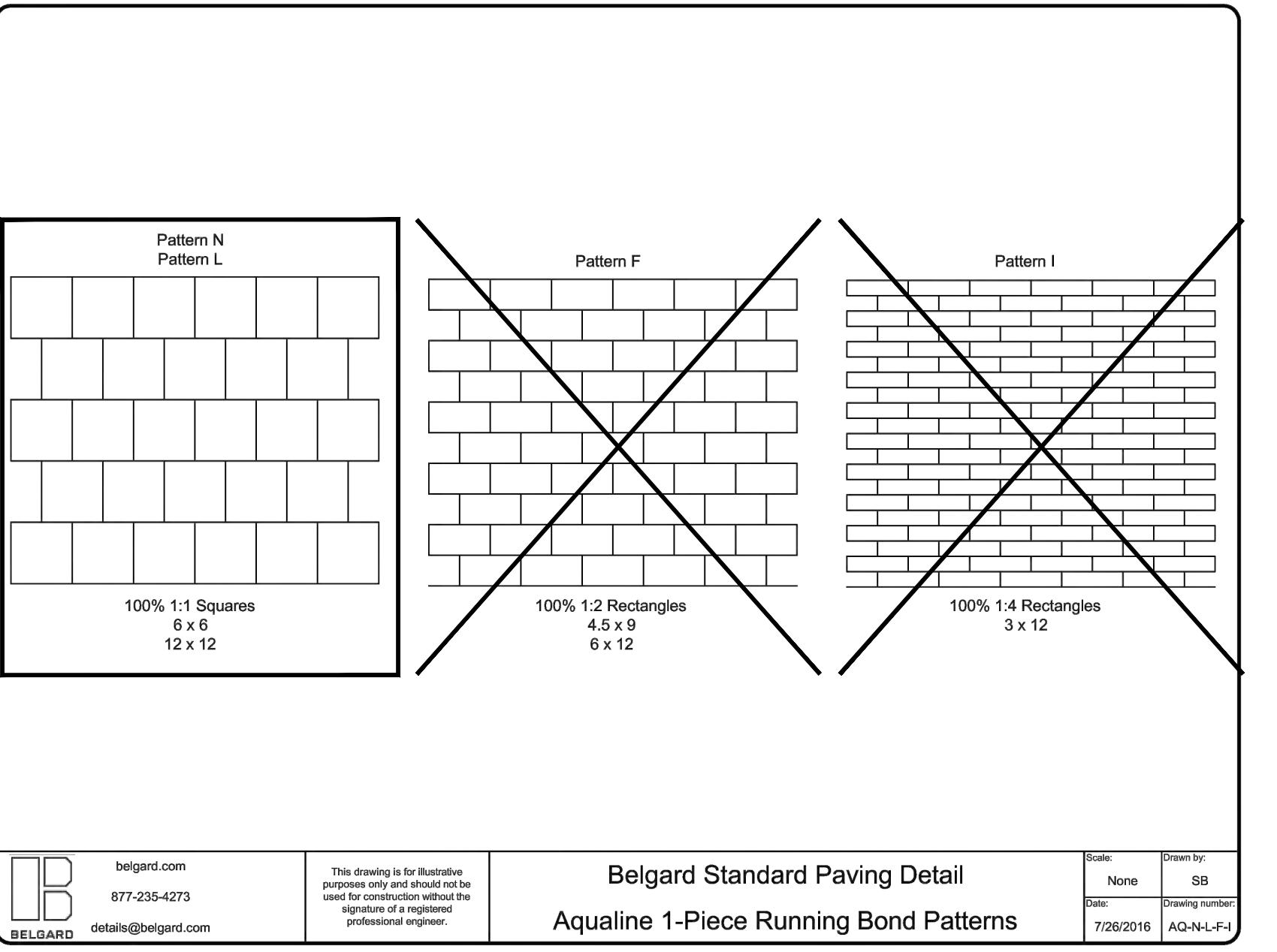
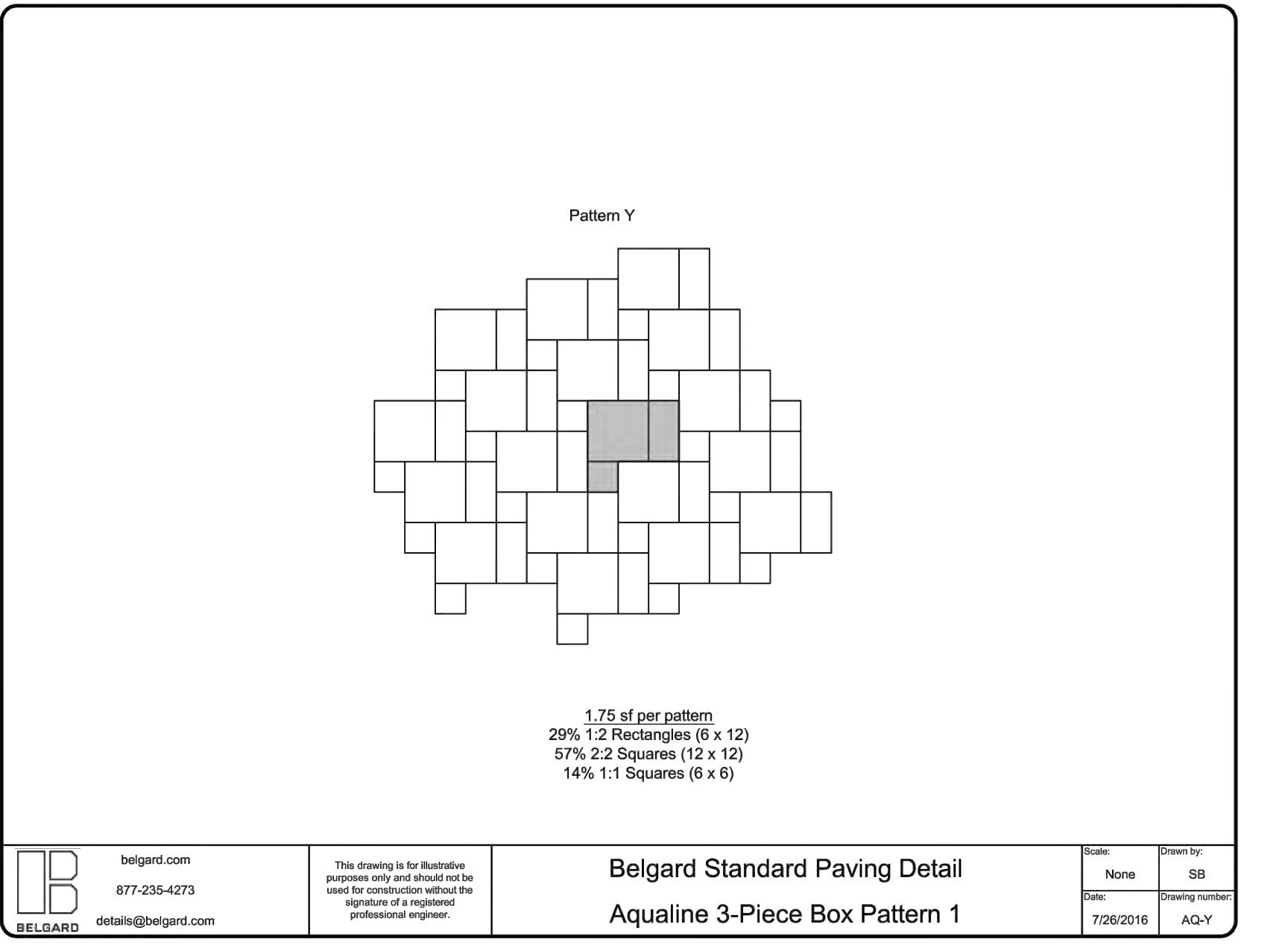
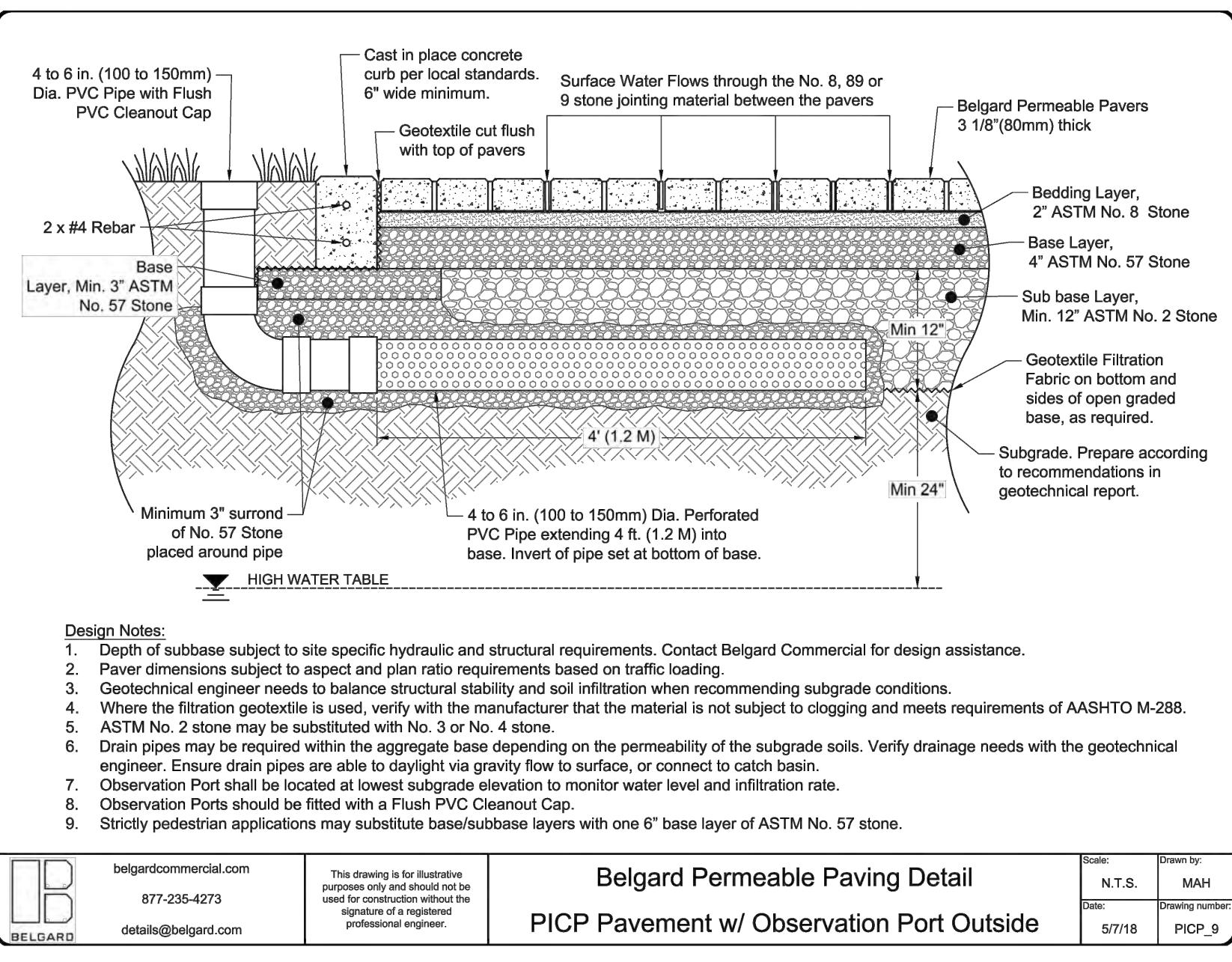
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Date:	December 16, 2024
Job:	23-289
Design:	KTL
Drawn:	KTL
Checked:	KTL
North:	Sheet:



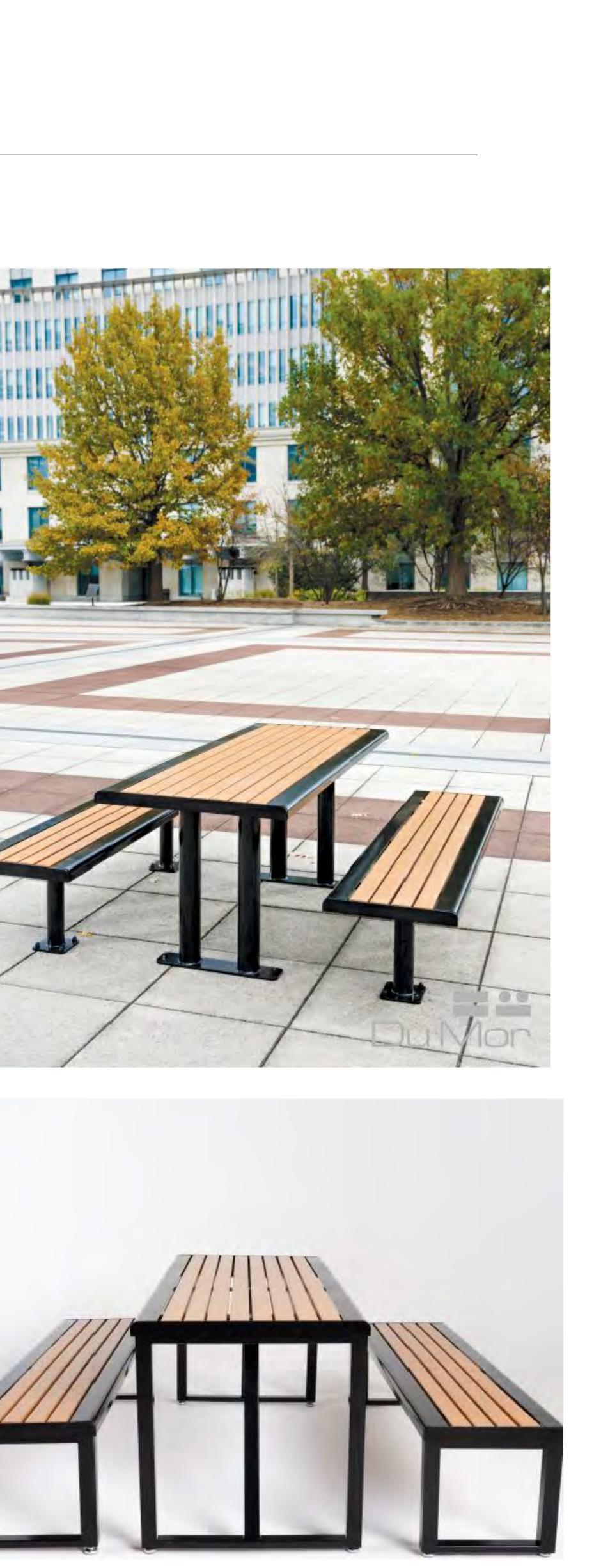
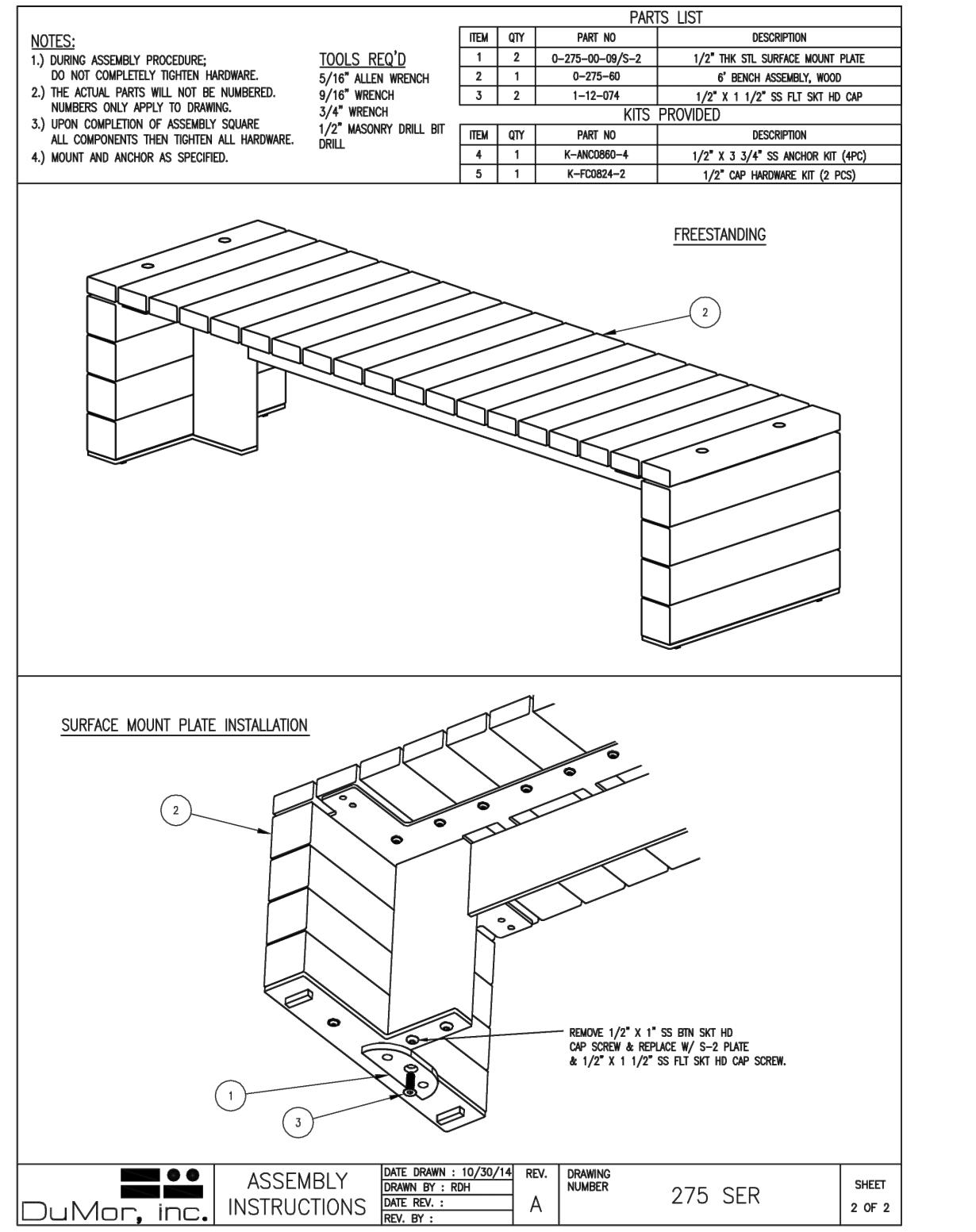
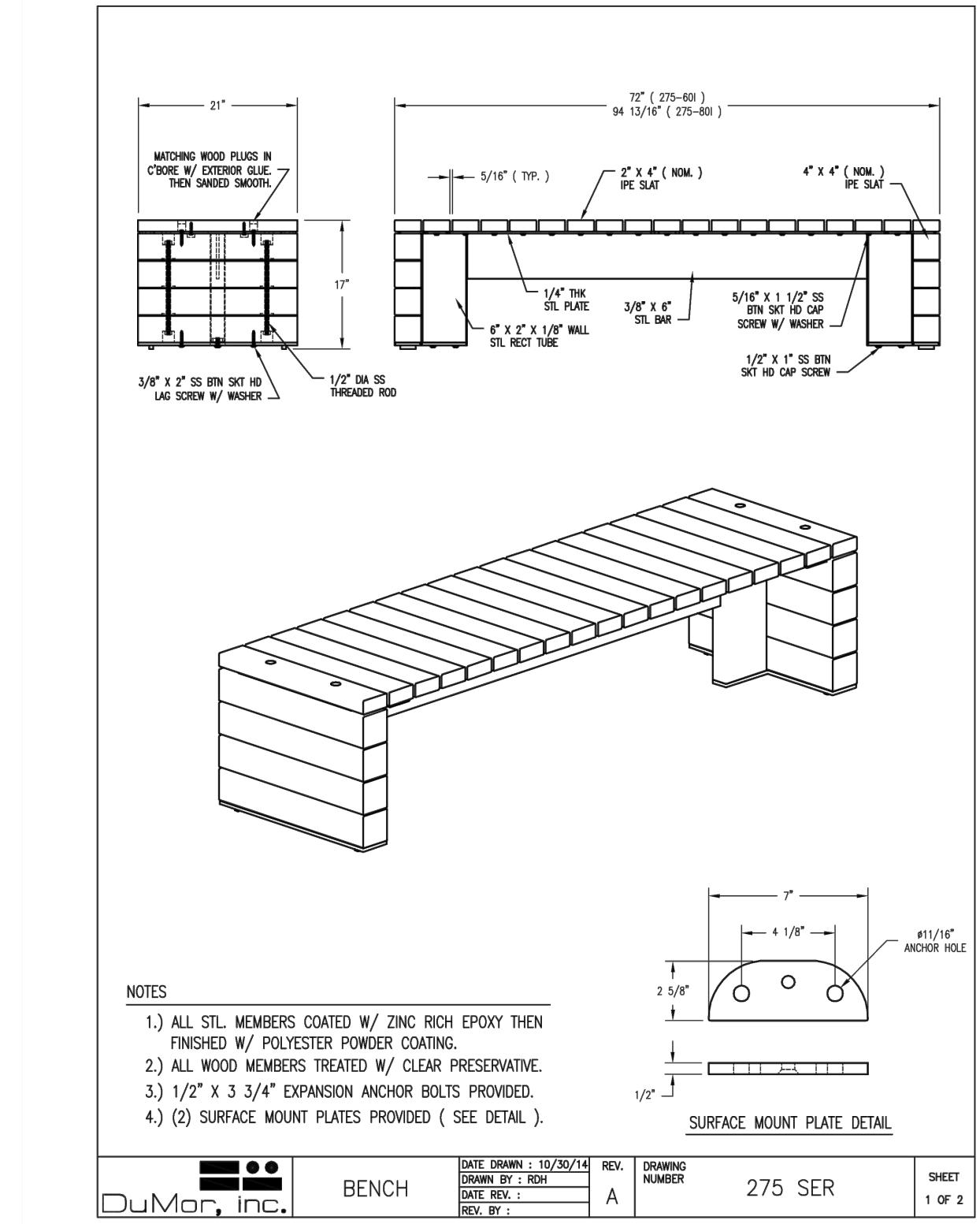
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of

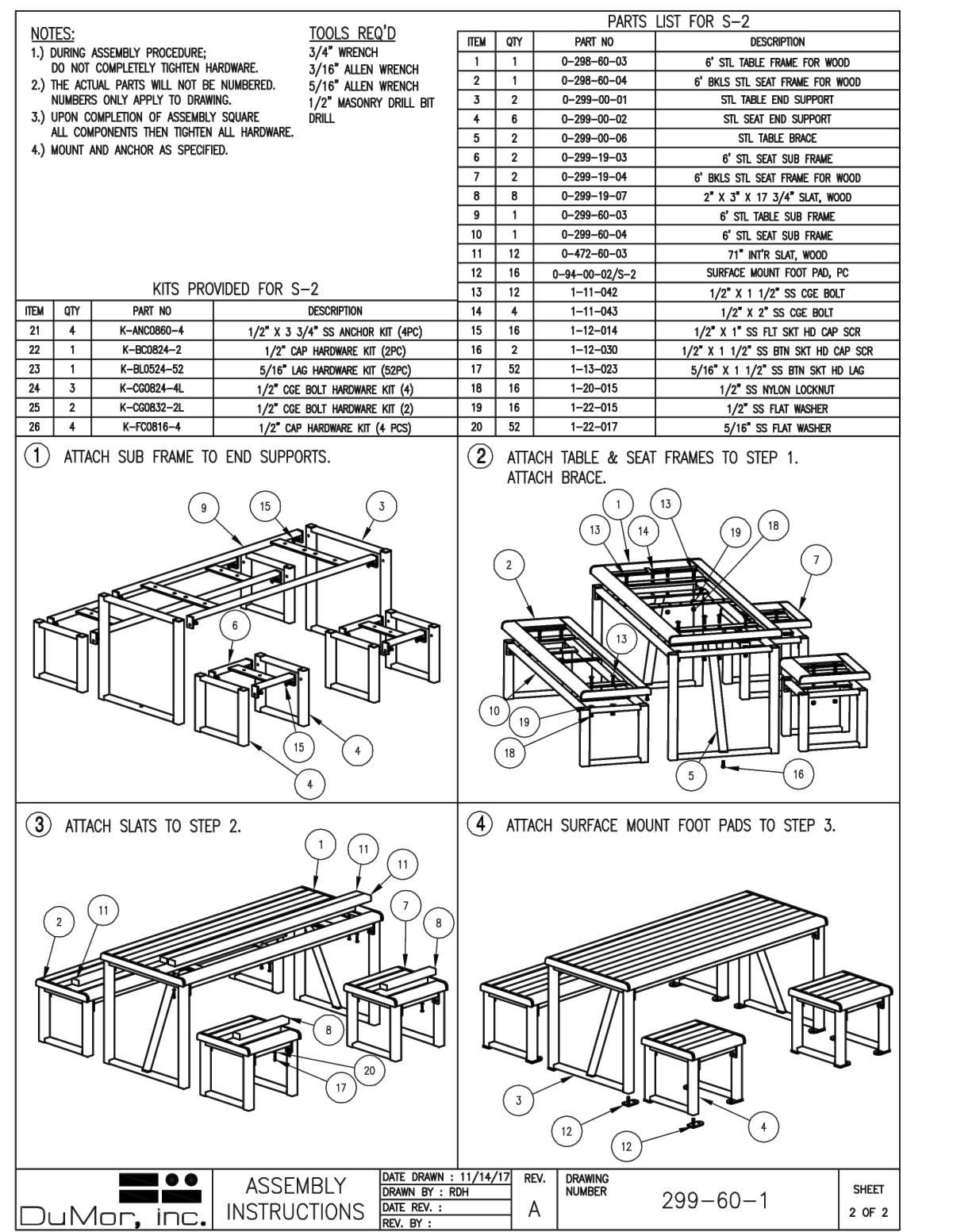
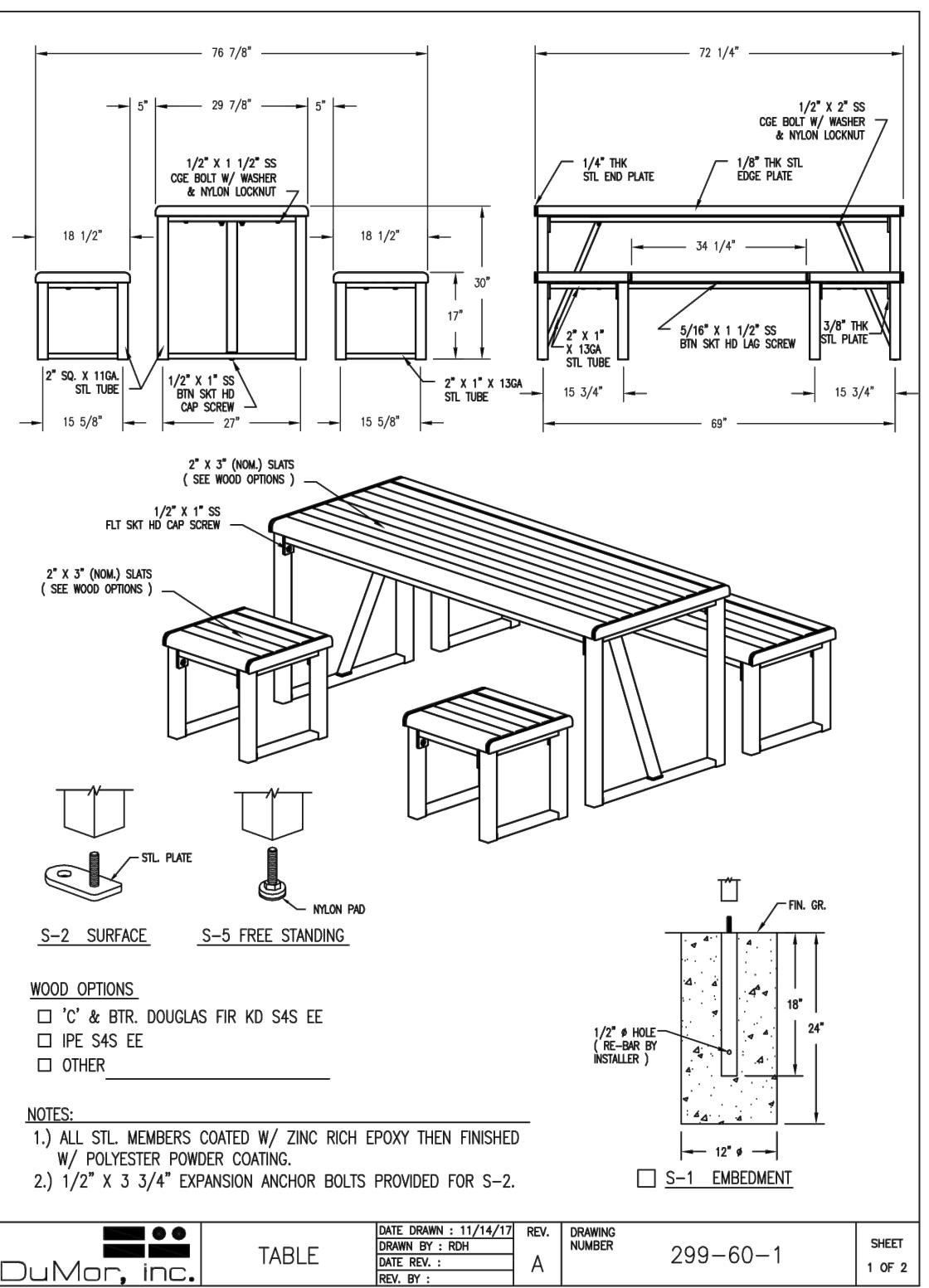
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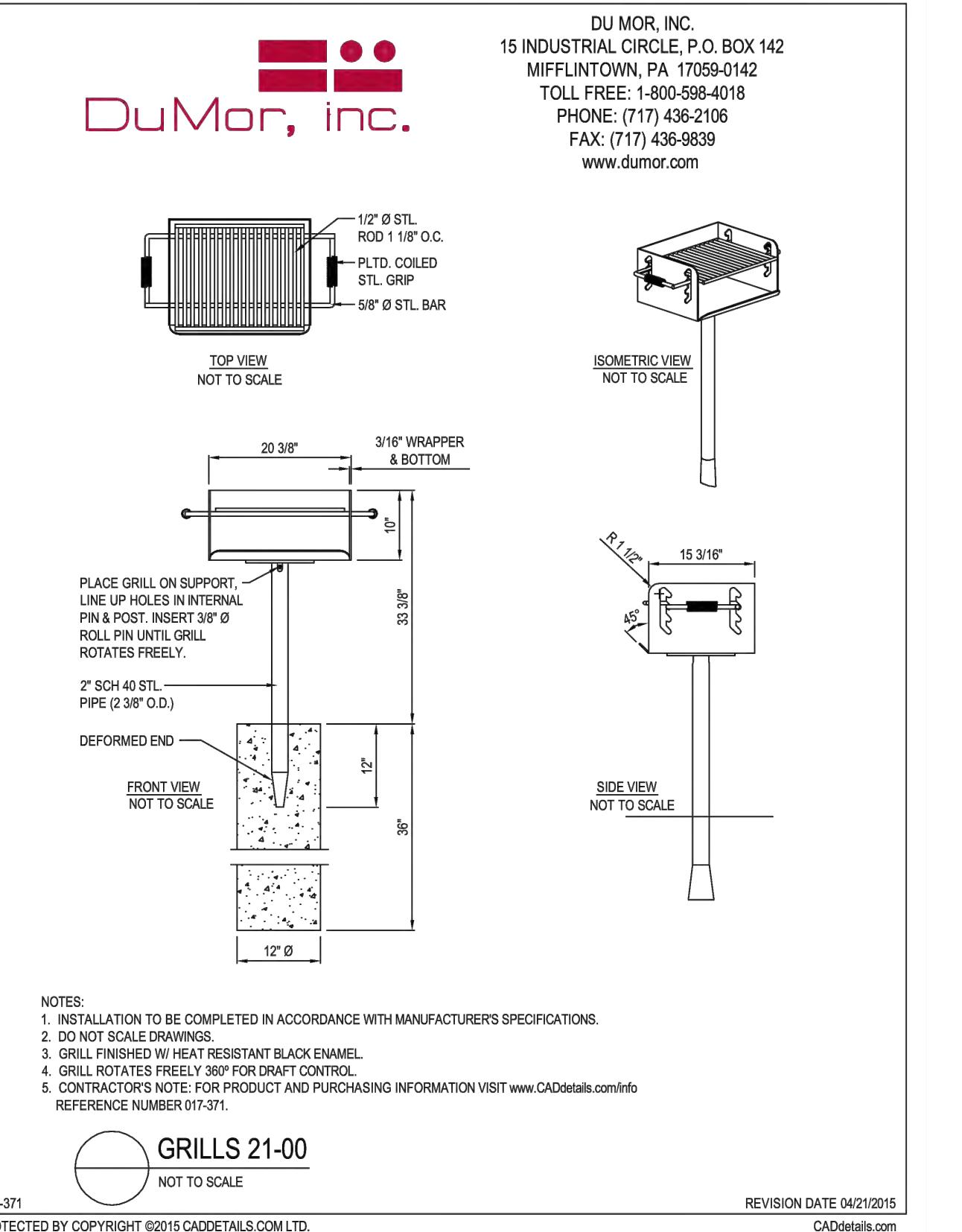
**1 PERMEABLE PAVING: PRIVATE STREET (101.6 MIL) AND PATIO (80 MIL)**  
SCALE: NTS



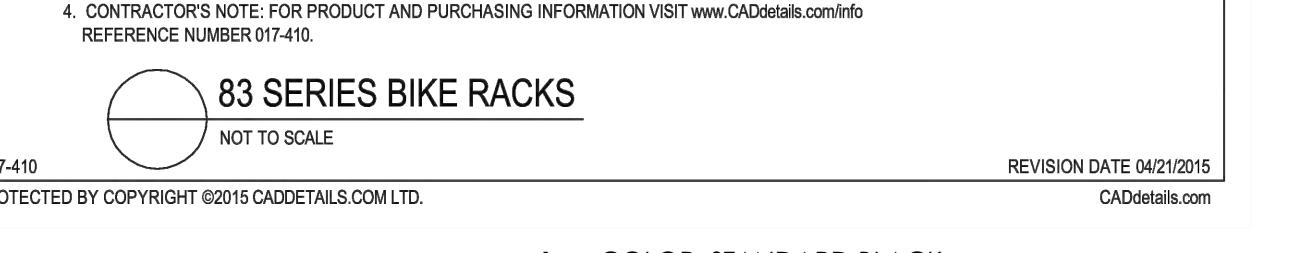
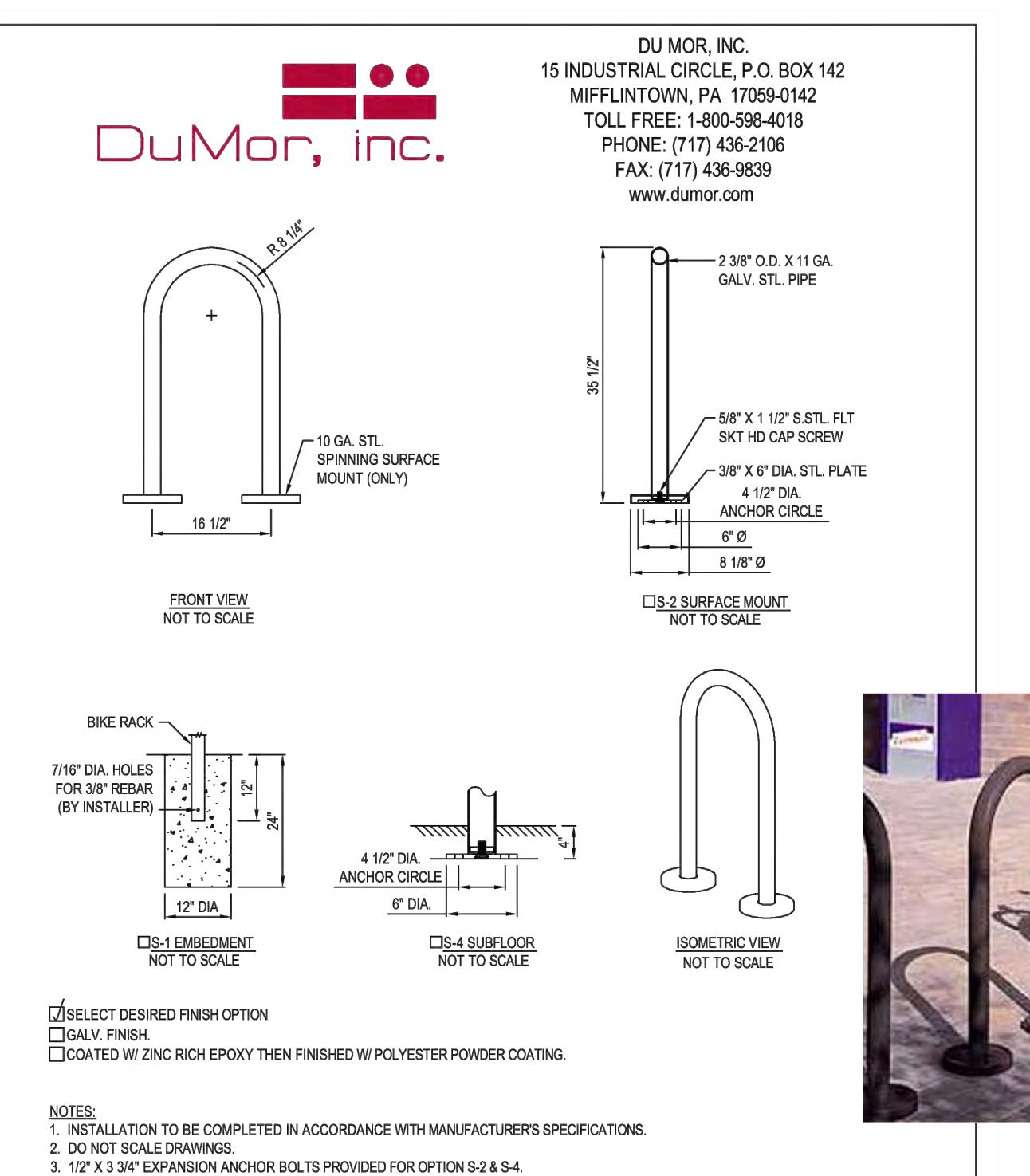
## 1 BENCH



## 2 TABLE



## 3 GRILL



## 4 BIKE RACK

SCALE: AS SHOWN

NO.	REVISIONS	BY	DATE

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

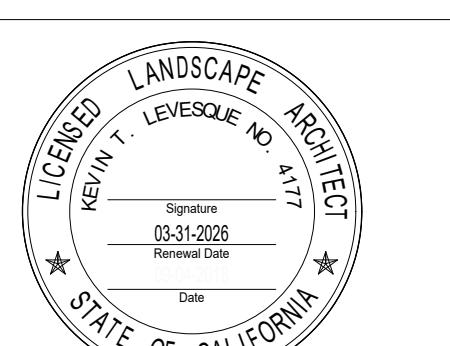
Prepared For: Peebles Square LLC  
 1630 Oakland Road  
 San Jose, CA 95150

# PEEBLES SQUARE

25 Peebles Avenue  
 Morgan Hill, CA

Per MWELLO 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  
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KEVIN LEVESQUE  
 LA 4177

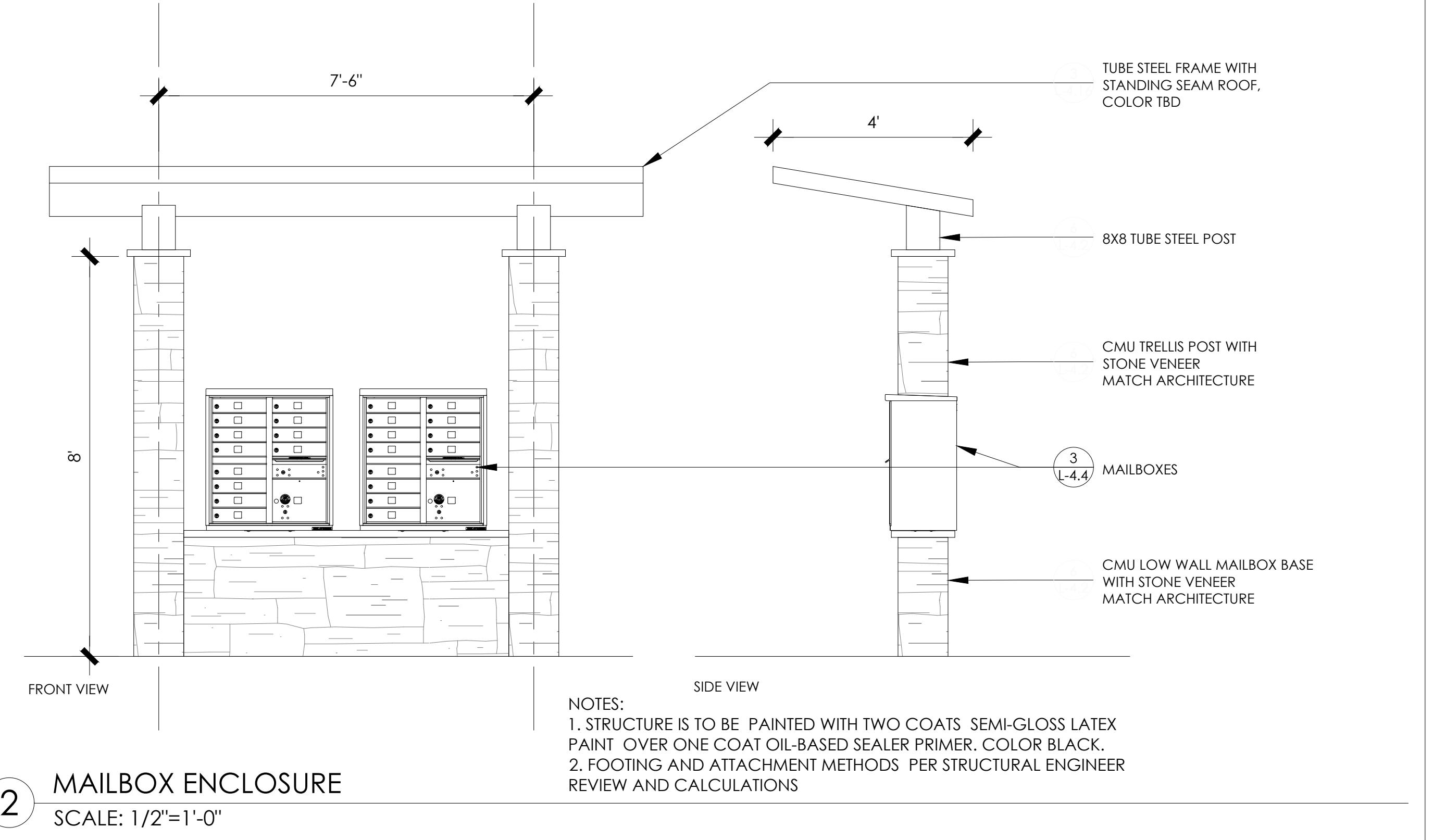
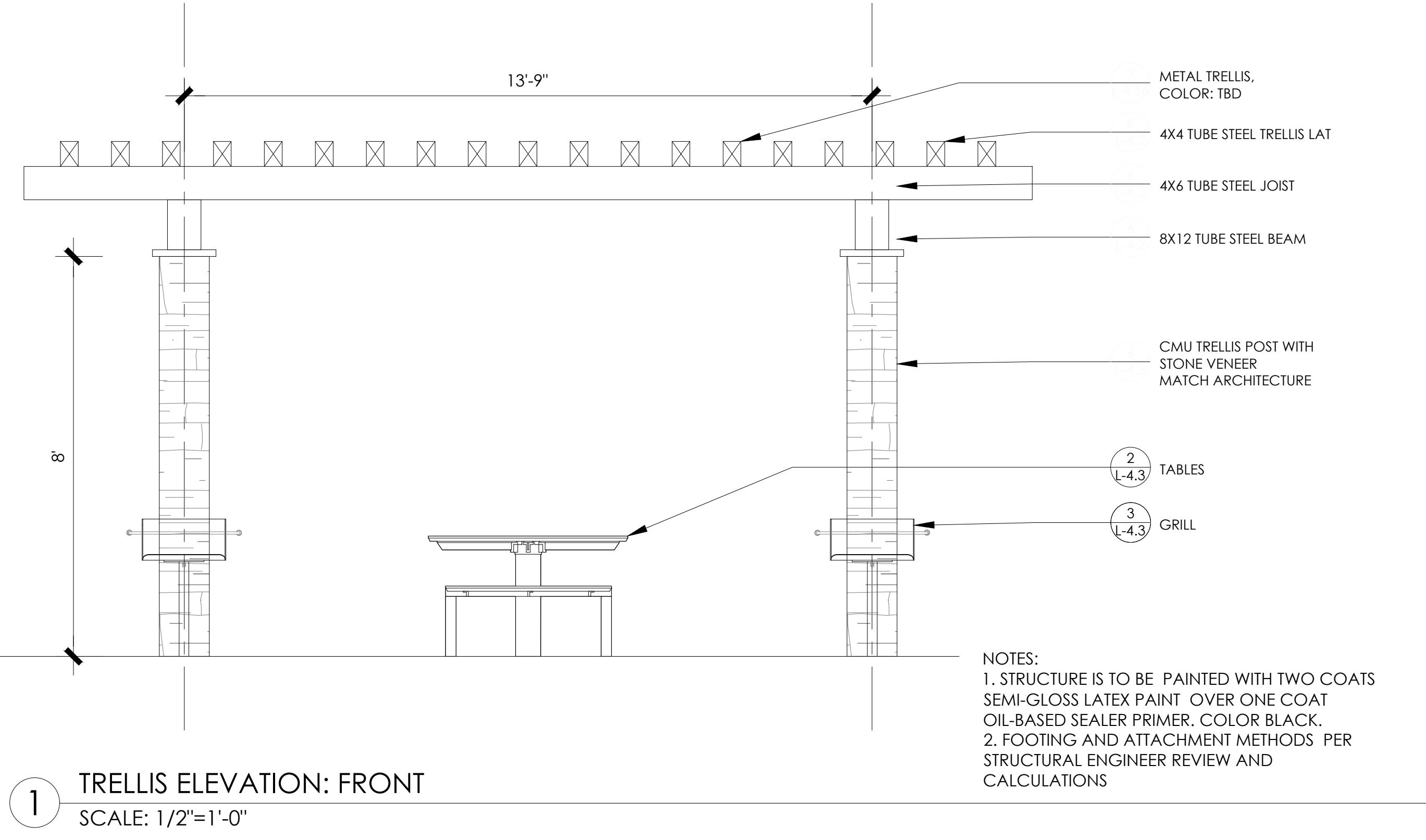


## LANDSCAPE PLANS

## SITE FURNITURE

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

L-4.3  
 of Sheets



Gravel Containment Porous Pavement

Gravelpave2 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 Gravelpave2, polluted runoff and vehicle drippings are consumed prior to reaching the water table.

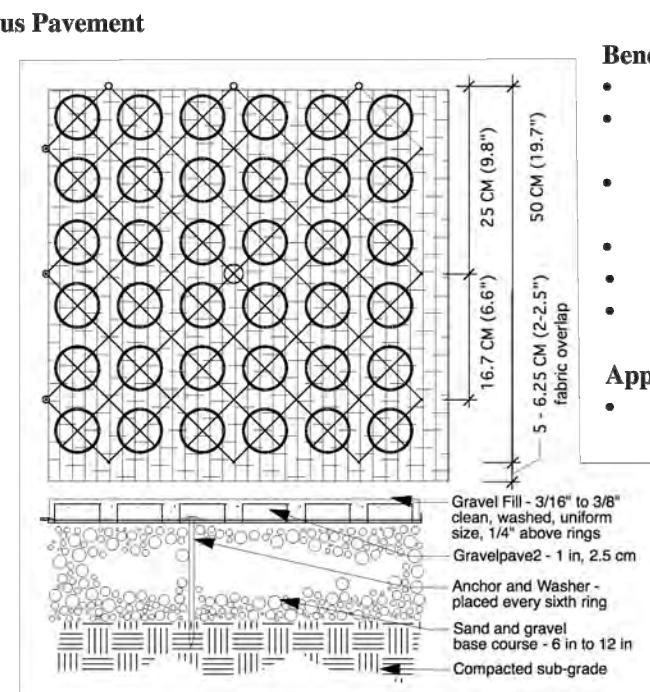
**CSI 32 12 43**  
Gravelpave2 is listed in the Construction Specifiers Master Spec Format in Section 32 12 43. You may also place it in the 1995 Master Format Version in section 02795.

**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.



Benefits

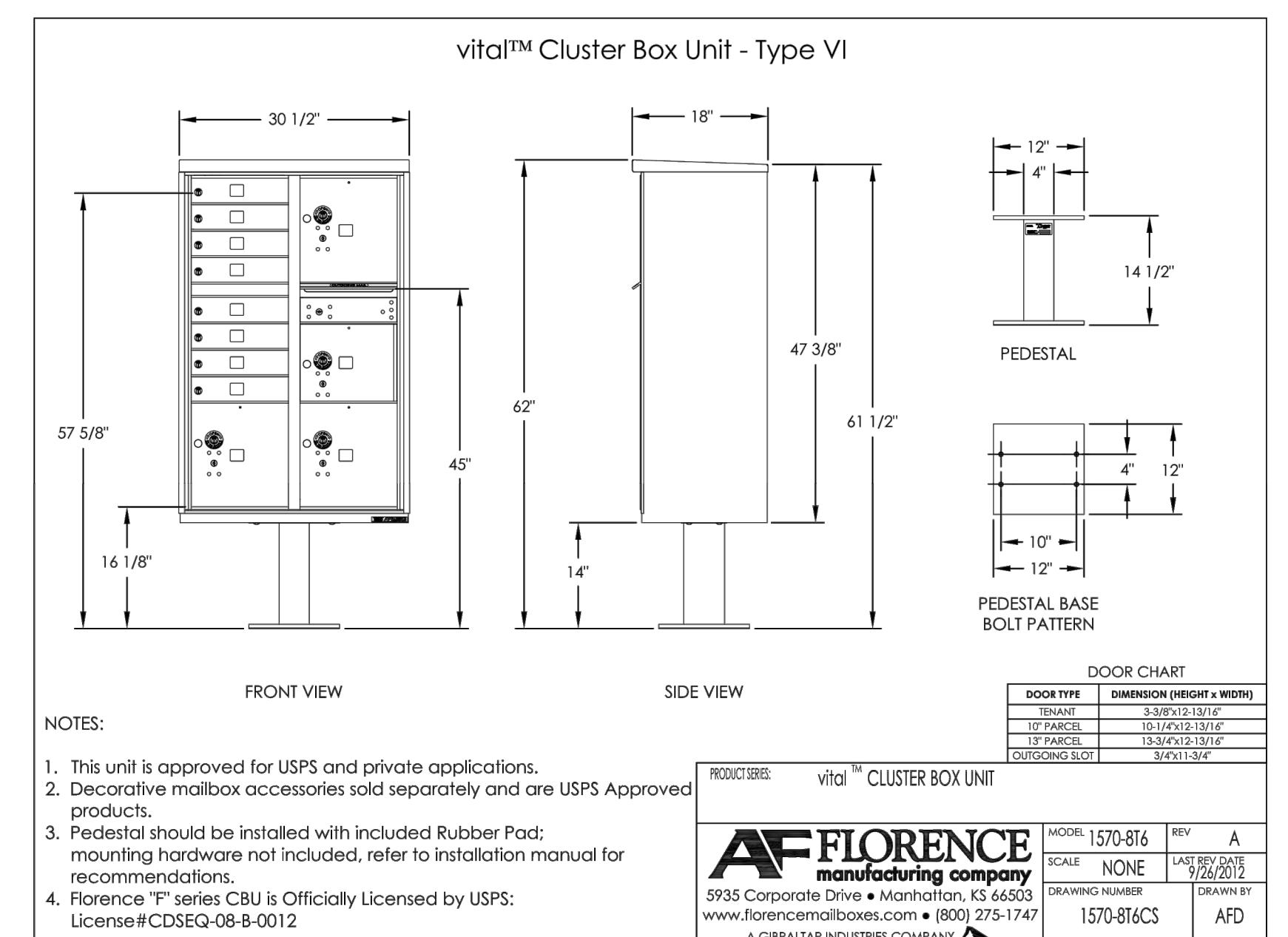
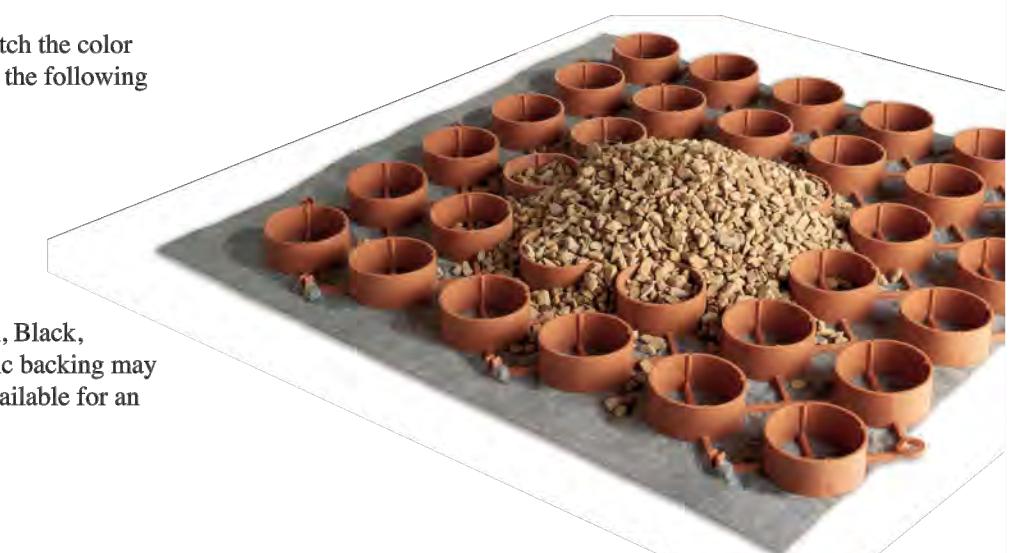
- Pervious Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Heat Energy Reflection Reduction, "Cool" Surface
- Tree Growth Within Parking Areas
- 5,721 psi Compressive Strength
- Large Rolls for Easy Installation

Applications

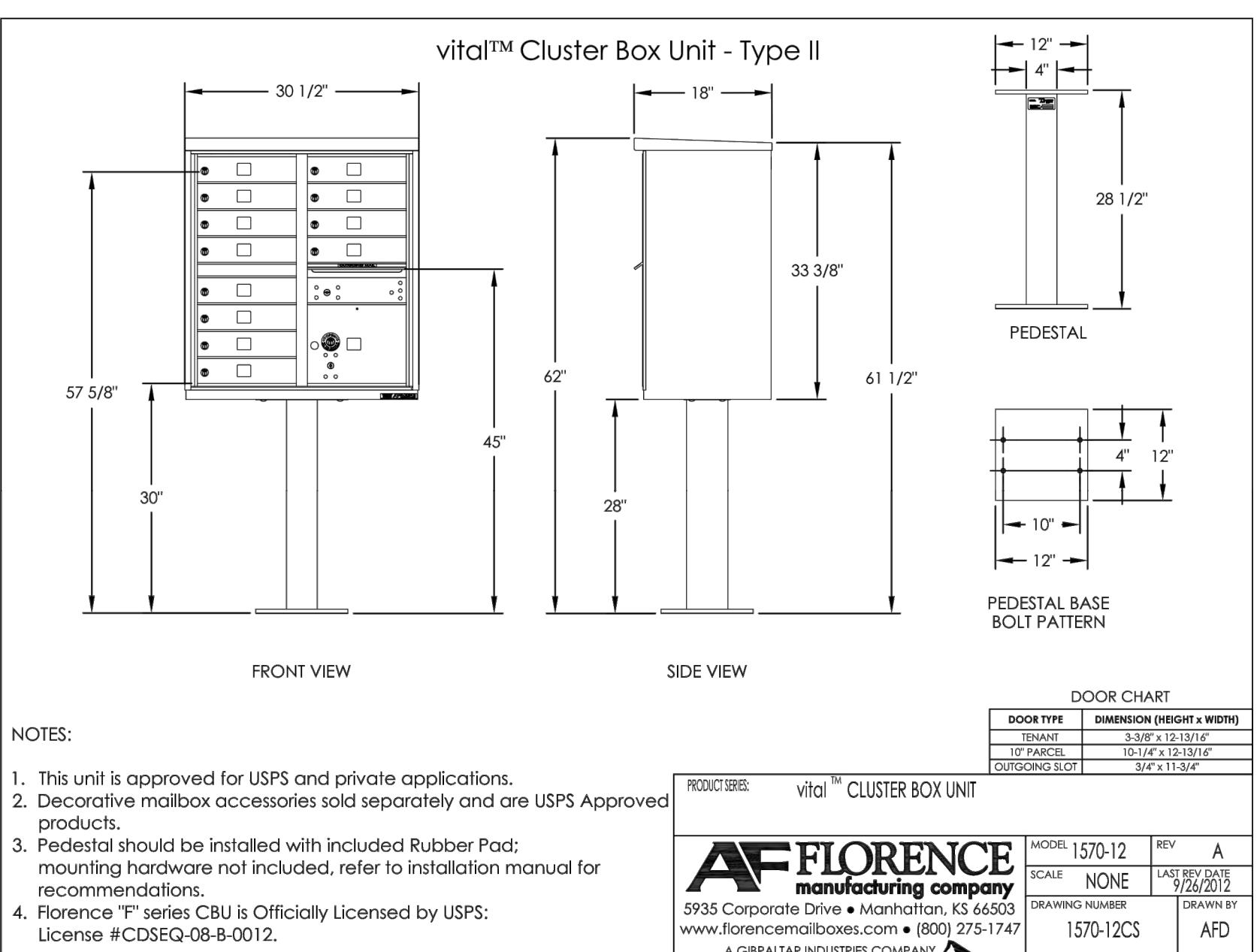
- All Parking Aisles and Bays
  - Handicap Parking Spaces
  - Automobile and Truck Storage Yards
  - All Service and Access Drives
  - Loading Dock Areas
  - Trails for Multiple Uses
  - Boat Ramps
  - Outdoor Bulk Storage Areas
  - Infiltration Basins
  - High-Use Pedestrian Areas

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 lbf/in  
Color - Black  
Resin - 100% recycled HDPE  
Shipped in Rolls (431 sq ft standard, other roll sizes available)



3 MAILBOX



3 MAILBOX

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			
<h1>PEEBLES SQUARE</h1> <h2>25 Peebles Avenue</h2> <h3>Morgan Hill, CA</h3>			

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*Kevin Levesque*  
KEVIN LEVESQUE



LANDSCAPE PLANS

SITE STRUCTURES

Scale:	December 16, 2024	Scale:					
Job:	23-289	Design:	KTL	Drawn:	KTL	Checked:	KTL
North:	Sheet: L-4.4						



4 GRAVELPAVE 2

## 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 <sub>0</sub> ) 49.5								
Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	
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	
					(A)	(B)		
					Totals	7,916	3,325 102,042	
Special Landscape Areas								
					(C)	(D)		
					Totals	0 0 0		
							ETWU Total 102,042	
Maximum Allowed Water Allowance (MAWA) <sup>e</sup>							133,618	
a Hydrozone #/Planting Description		b Irrigation Method		c Irrigation Efficiency				
E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use plantings		overhead spray or drip		0.75 for spray head 0.81 for drip				
d ETWU (Annual Gallons Required) = ET <sub>0</sub> 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) = (ET <sub>0</sub> ) (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.
- 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.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE 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.
- 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.
- 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.
- 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.
- 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 STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- CONTROLLER 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.
- IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
- 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.
- CONTROLLER PROGRAMMING:
  - 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.
  - 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.
  - 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.
- 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 PACKS.
- CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER HUNTER SPECIFICATIONS.
- SPlicing 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.
- 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.
- 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.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
- 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.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.
- LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.
- 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.
- 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 SHDED WITH BURLAP OR CANVAS.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
  - NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
  - PERFORM TESTING AT HIS OWN EXPENSE.
  - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
  - APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
    - 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.
    - TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T-2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.
- 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.
- STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEVED 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.
- RECORD DRAWINGS:
  - 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 STUB-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.
  - CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.
  - ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
  - UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.
- 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.
- WARRANTY:
  - 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.
  - 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.
- 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.
- 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 SPRINKLER WITH FLOGUARD AND MF 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 (SLIP X SLIP) (LINE SIZE)
☒	ARVO50	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 / PR40H5F5V / 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 / GTF-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 ENCLOSURE. HUNTER SOLAR PANEL SENSOR ASSEMBLY. HUNTER LINE PRIMARY PROTECTION CTS 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 PROFESSIONAL IRRIGATION METERS (P7354D) 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 USING 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 DRIP LINE (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. CONNECT TO EXISTING AREA 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

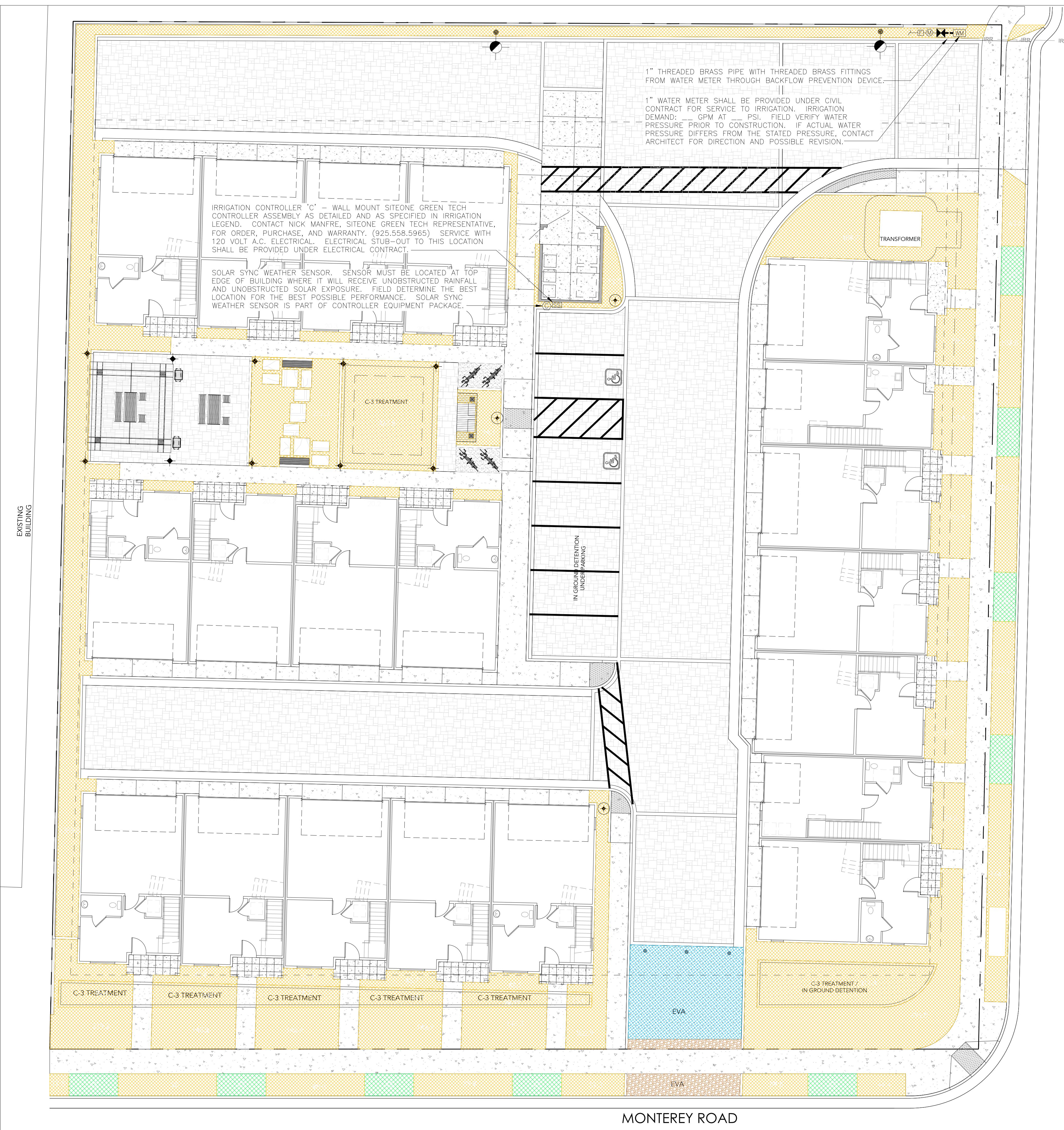
Marty Dickson, ASIC-PIC

Date

L-5.0  
of Sheets  
25. Peebles/A/108/24-602 / L-IRR / L-5.0 / SYMBOL SIZE: NTS / 05-22-2024 / LA 4177  
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DICKSON & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
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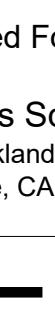
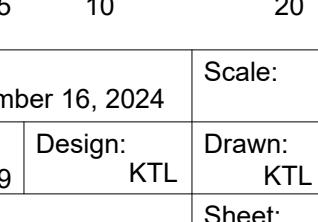
Prepared By: LEVESQUE DESIGN
1414 BAY STREET, SUITE 100 ALAMEDA, CALIFORNIA 94501 (510) 521 6700
Prepared For: Peebles Square LLC 1630 Oakland Road San Jose, CA 95150

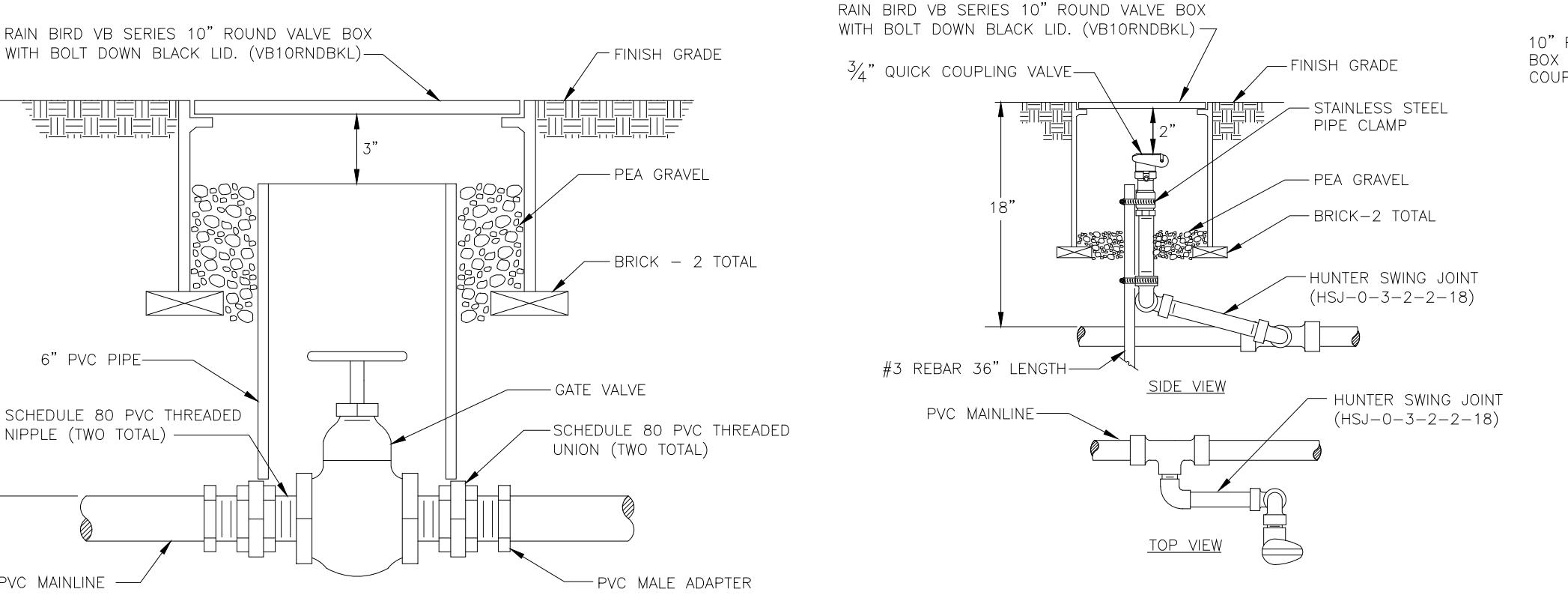
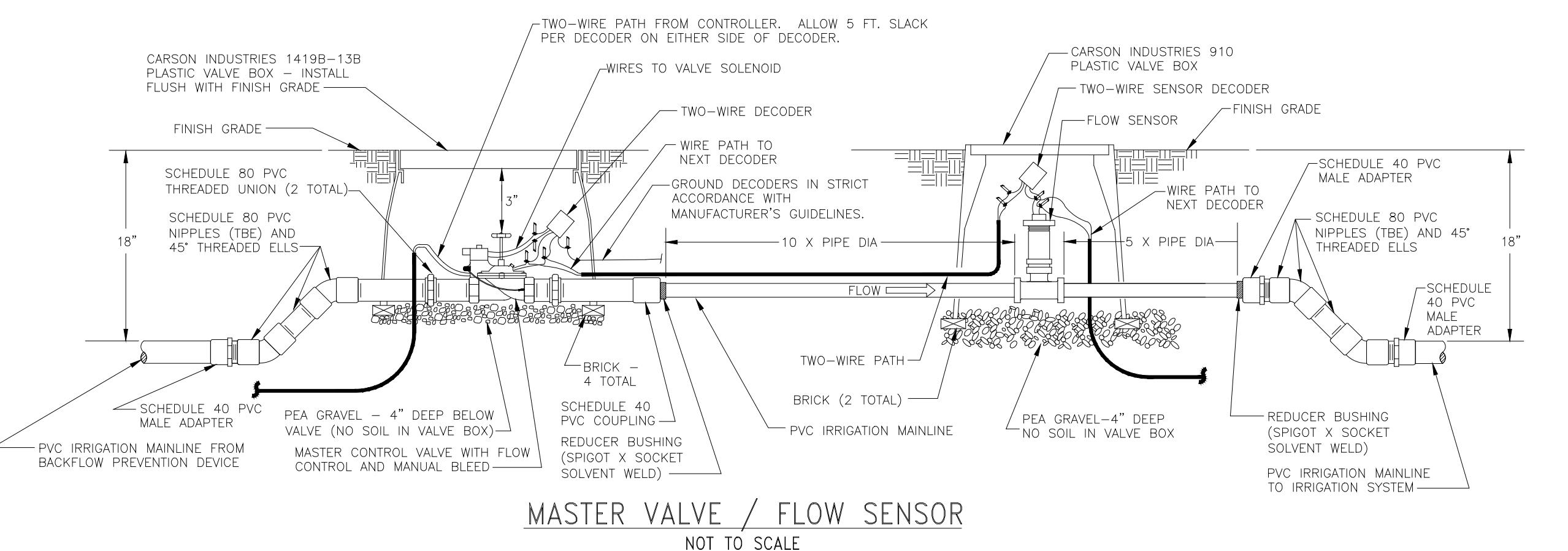
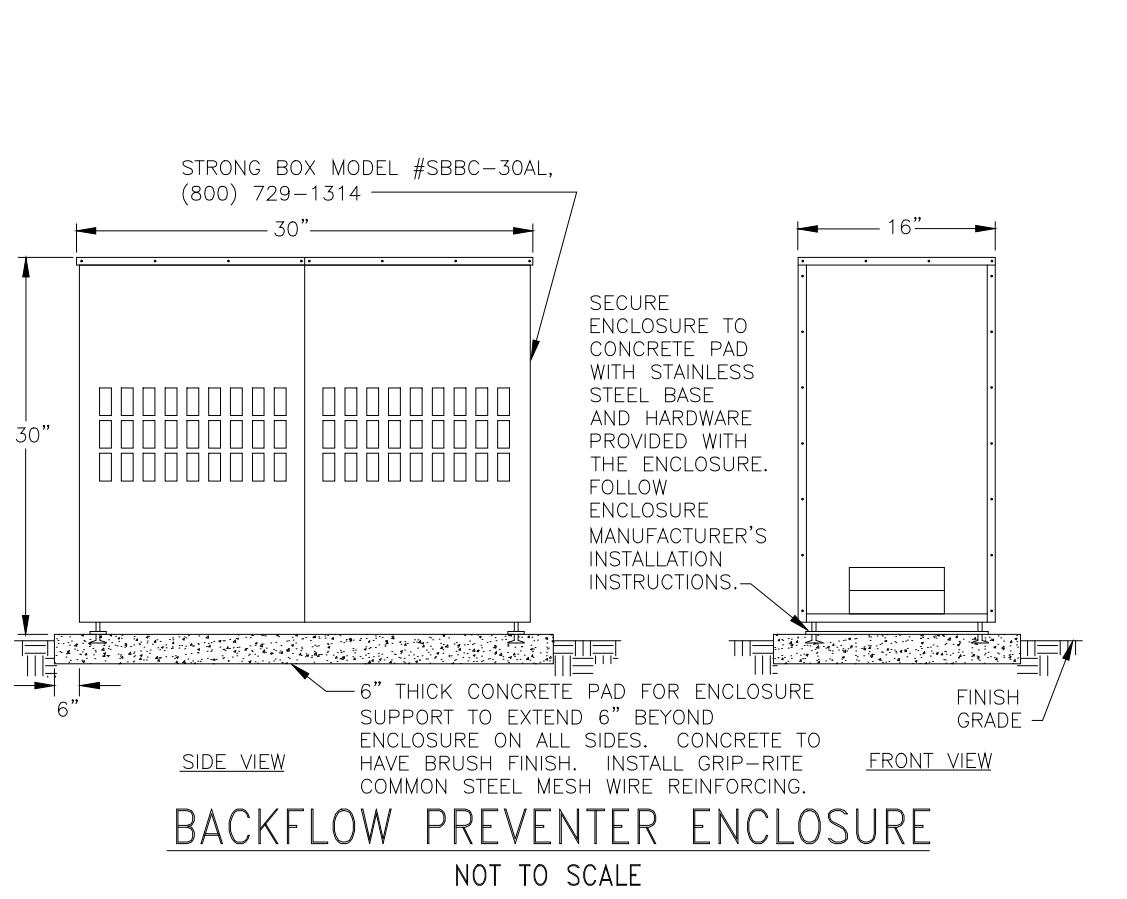
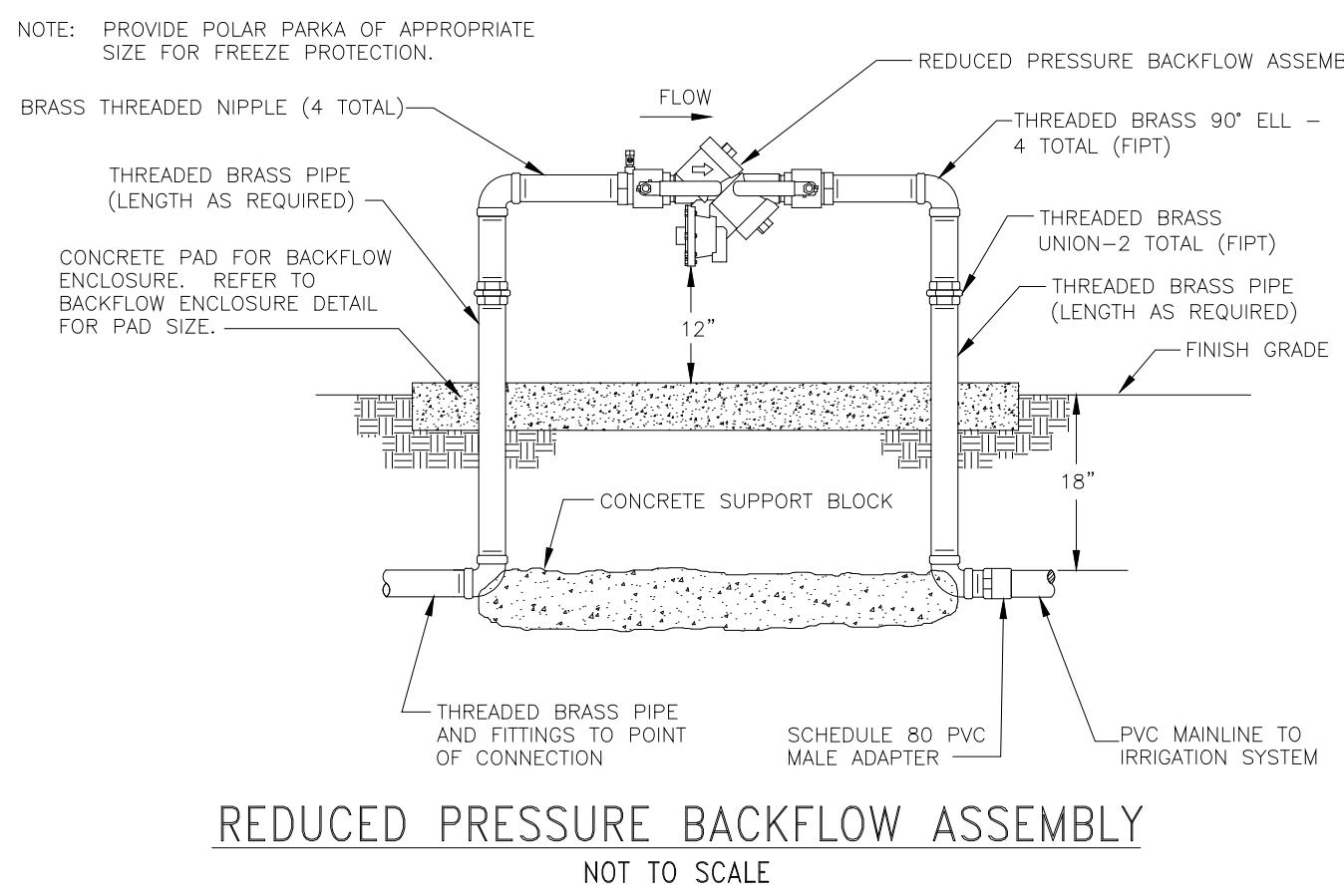
PEEBLES  
SQUARE  
25 Peebles Avenue  
Morgan Hill, CA  
Per MWELO 492.6 Landscape Design Plans (b)(13)  
contain the following



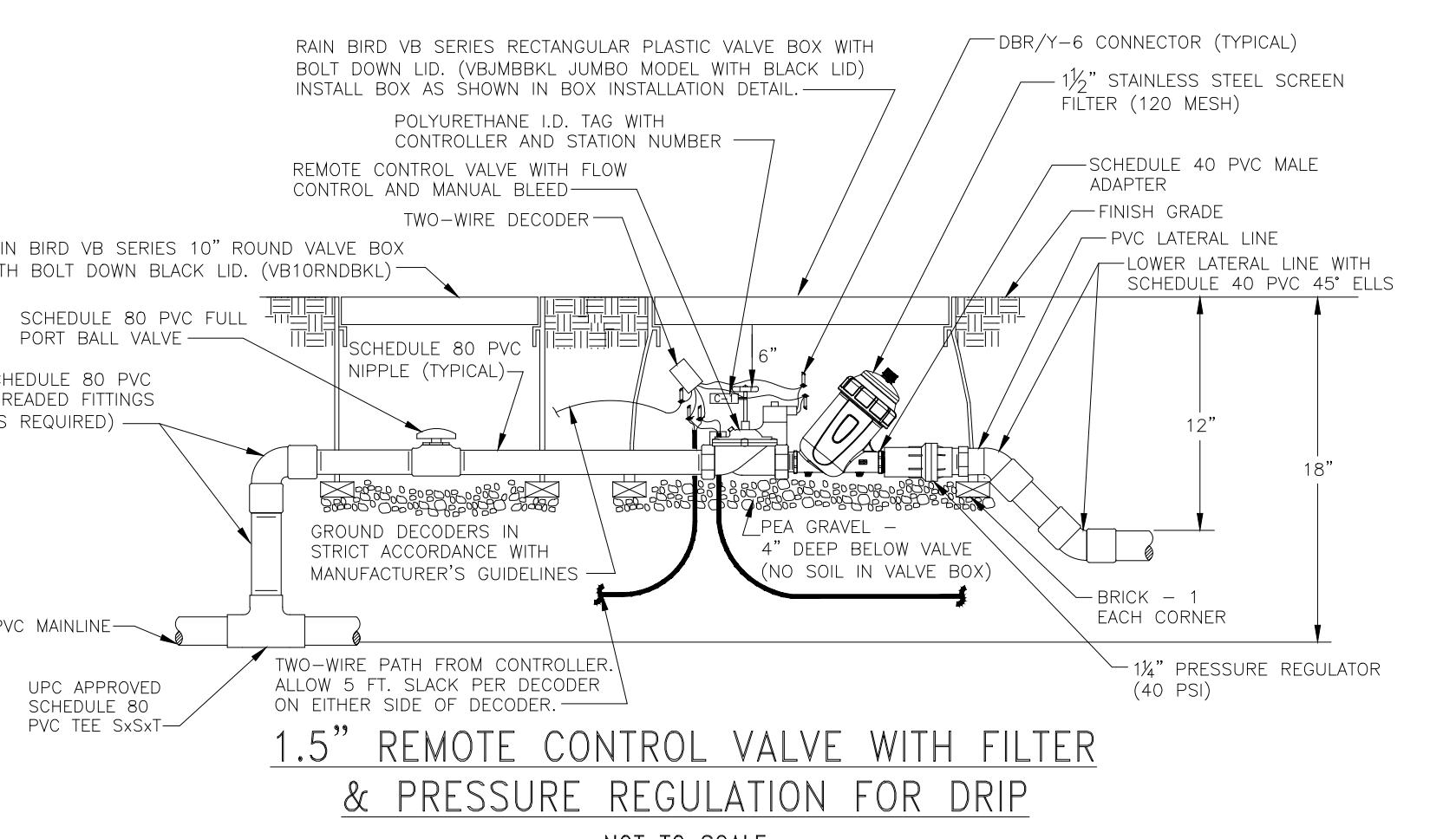
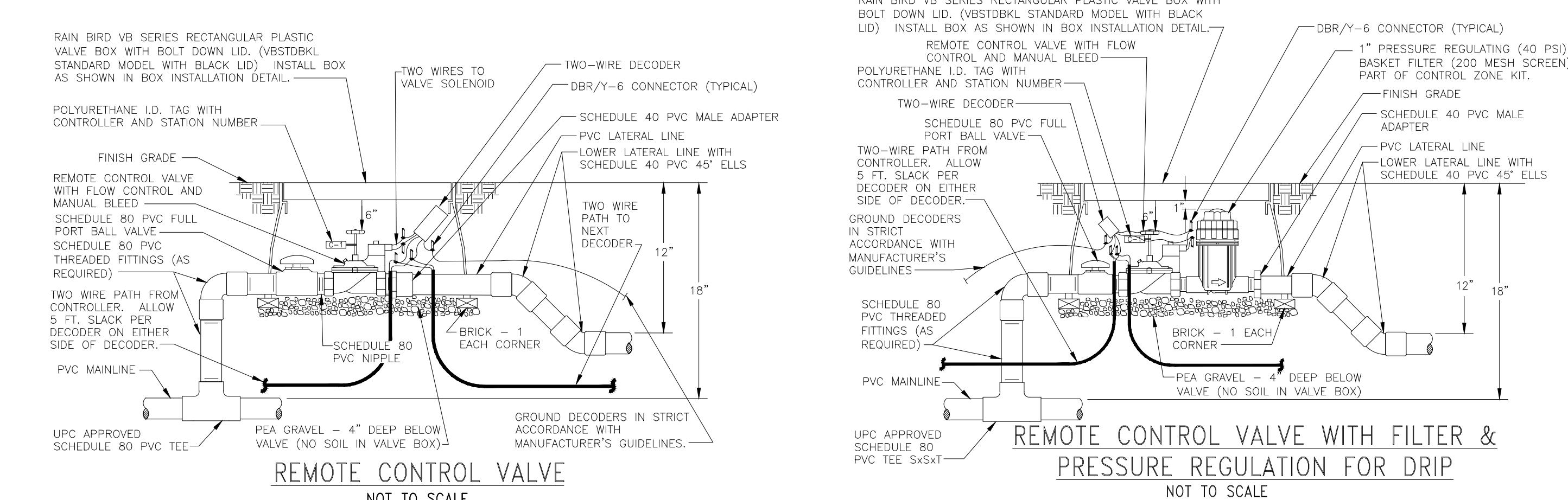
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LANDSCAPE IRRIGATION  
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PALO CEDRO, CALIFORNIA 96073

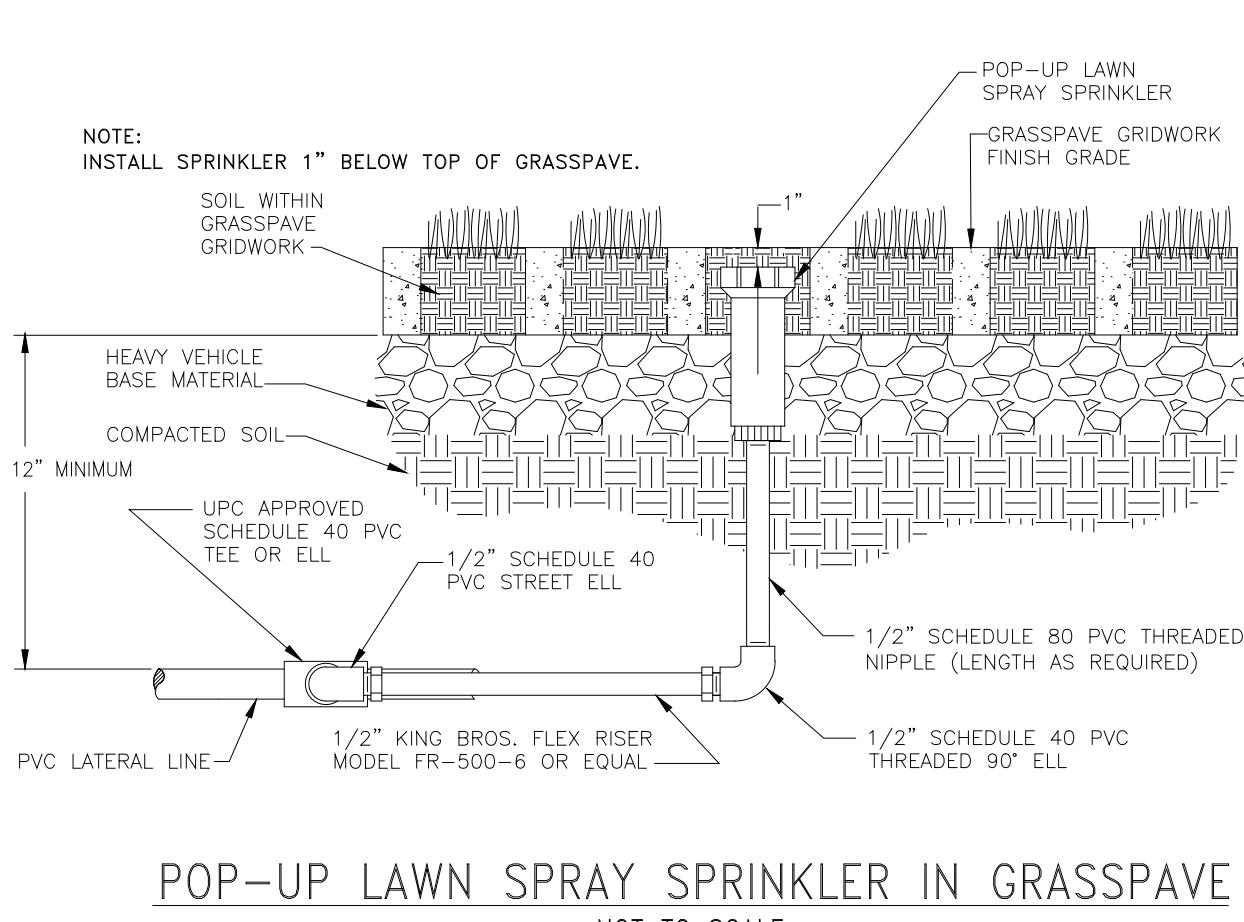
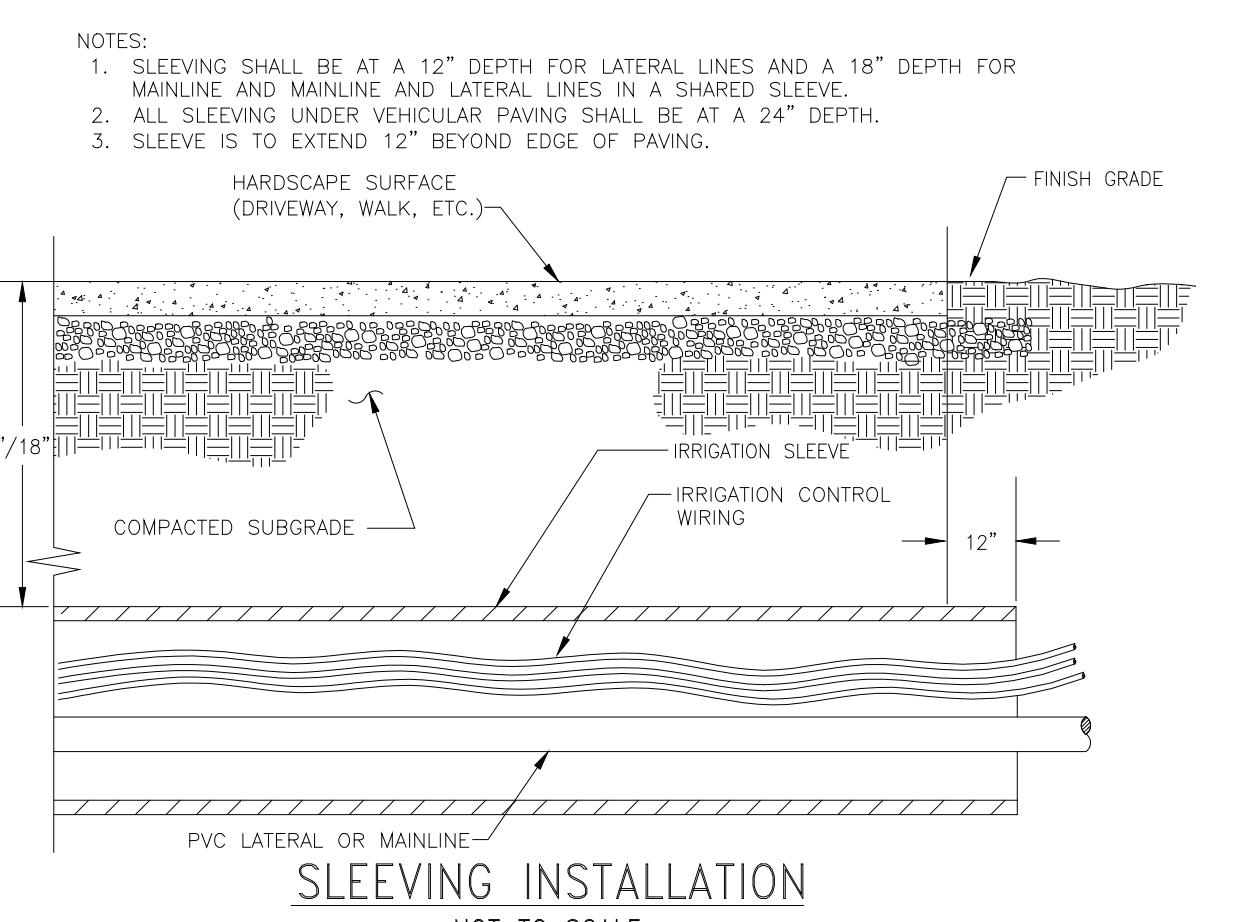
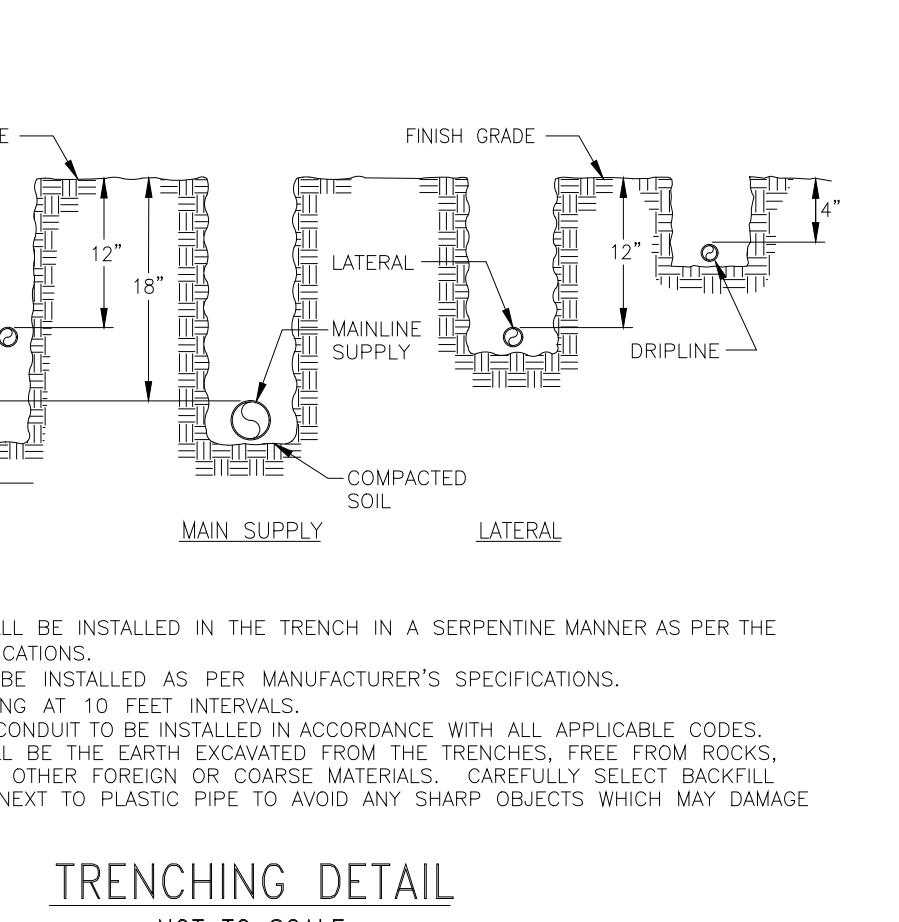
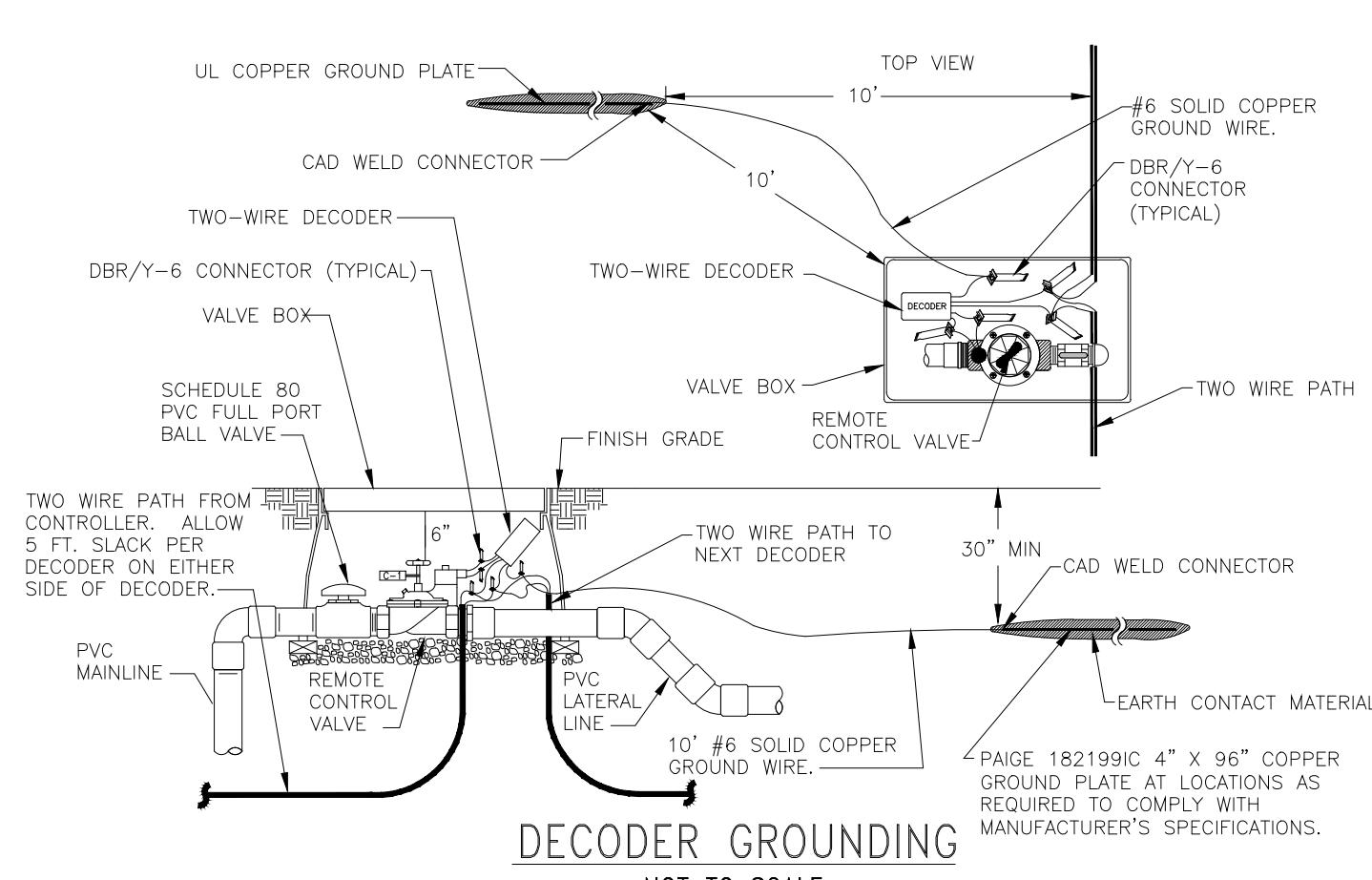
REVISIONS	BY	DATE
 <p>Prepared By: LEVESQUE DESIGN</p> <p>1414 BAY STREET, SUITE 100 ALAMEDA, CALIFORNIA 94501 (510) 521 6700</p> <p>Prepared For: Peebles Square LLC 50 Oakland Road Morgan Hill, CA 95150</p> <h1>PEEBLES SQUARE</h1> <p>5 Peebles Avenue Morgan Hill, CA</p> <p>Per MWELO 492.6 Landscape 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."</p> <p> KEVIN T. LEVESQUE LA 4177</p> <p></p> <p>LANDSCAPE PLANS</p> <h2>HYDROZONE PLAN</h2> <p>SCALE: 1" = 10'-0"</p> <p>5 10 20 30</p> <p>December 16, 2024 Design: KTL Drawn: KTL Sheet: 13 Scale: 1" = 10'-0"</p> <p>Checked: KTL</p> <p>L-5.1</p>		



QUICK COUPLING VALVE  
NOT TO SCALE



VALVE BOX INSTALLATION  
NOT TO SCALE



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Prepared By:  
LEVESQUE DESIGN  
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(510) 521 6700

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

<b>PEEBLES SQUARE</b> 25 Peebles Avenue Morgan Hill, CA
---

Per MWELLO 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



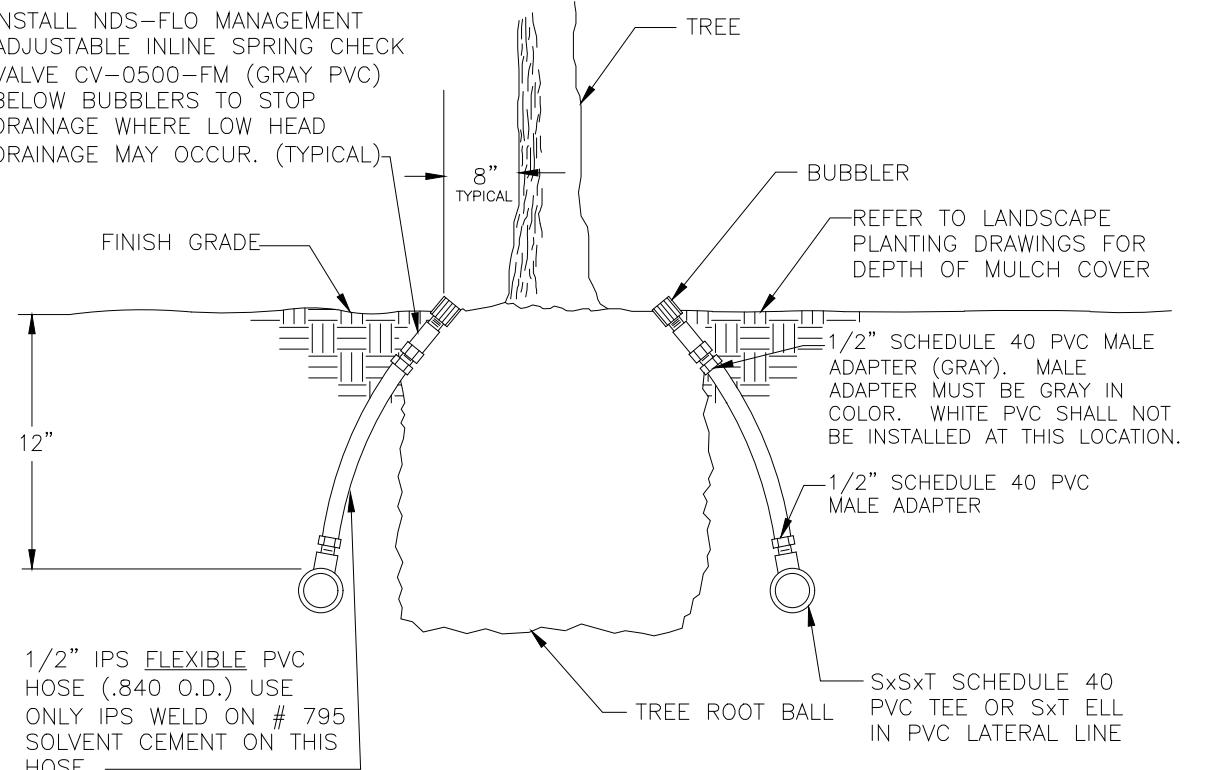
## LANDSCAPE PLANS

## IRRIGATION DETAILS

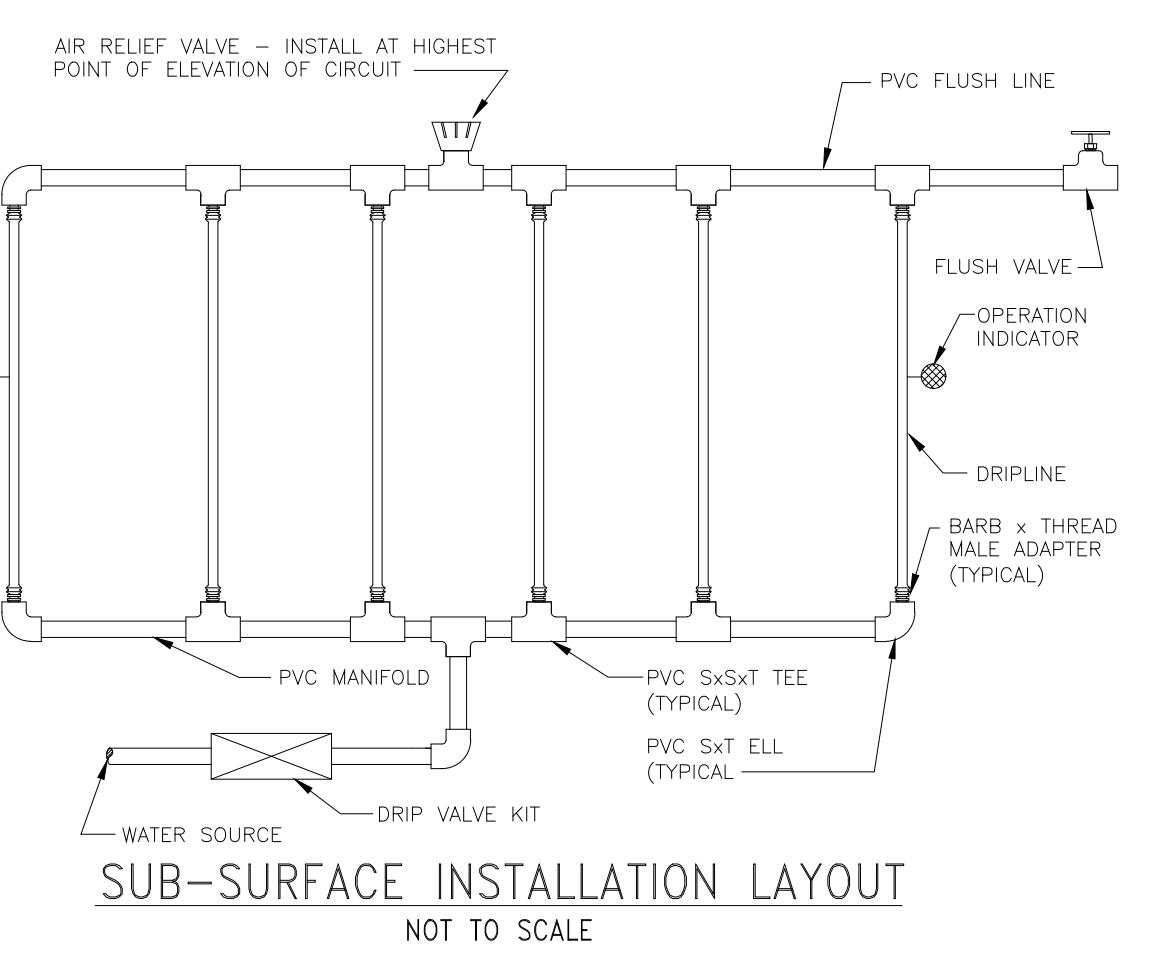
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Date:	December 16, 2024
Job:	23-289
Design:	KTL
Drawn:	KTL
Checked:	KTL
North:	Sheet:

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of Sheets

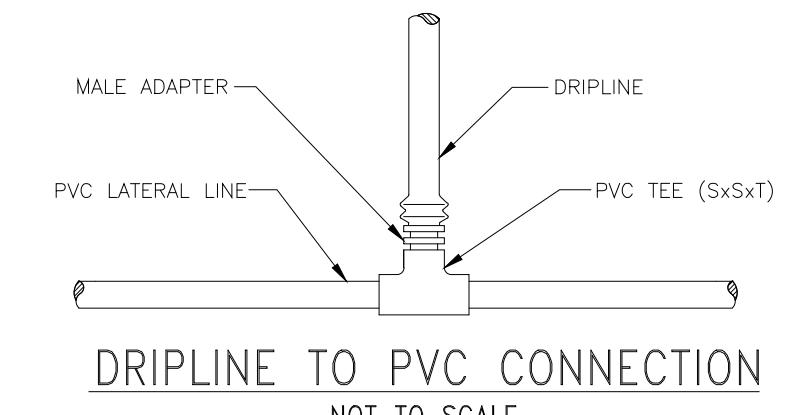
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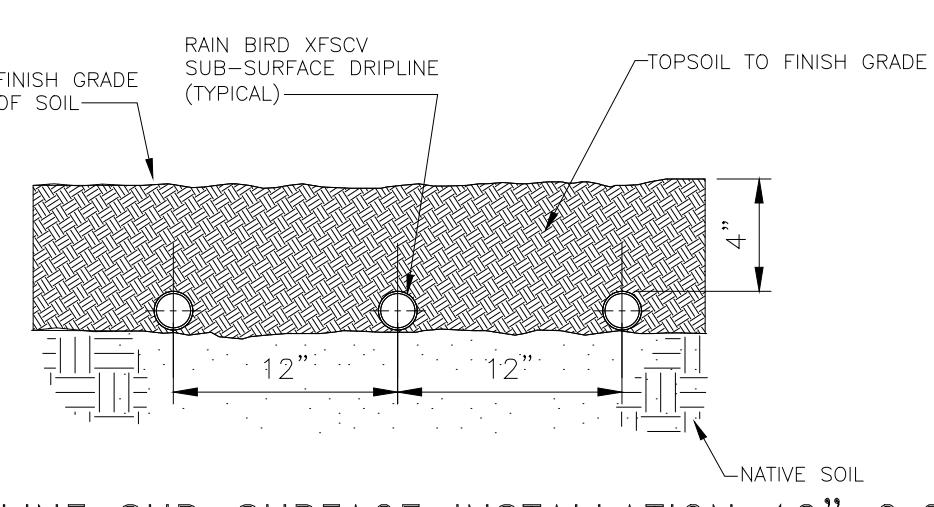
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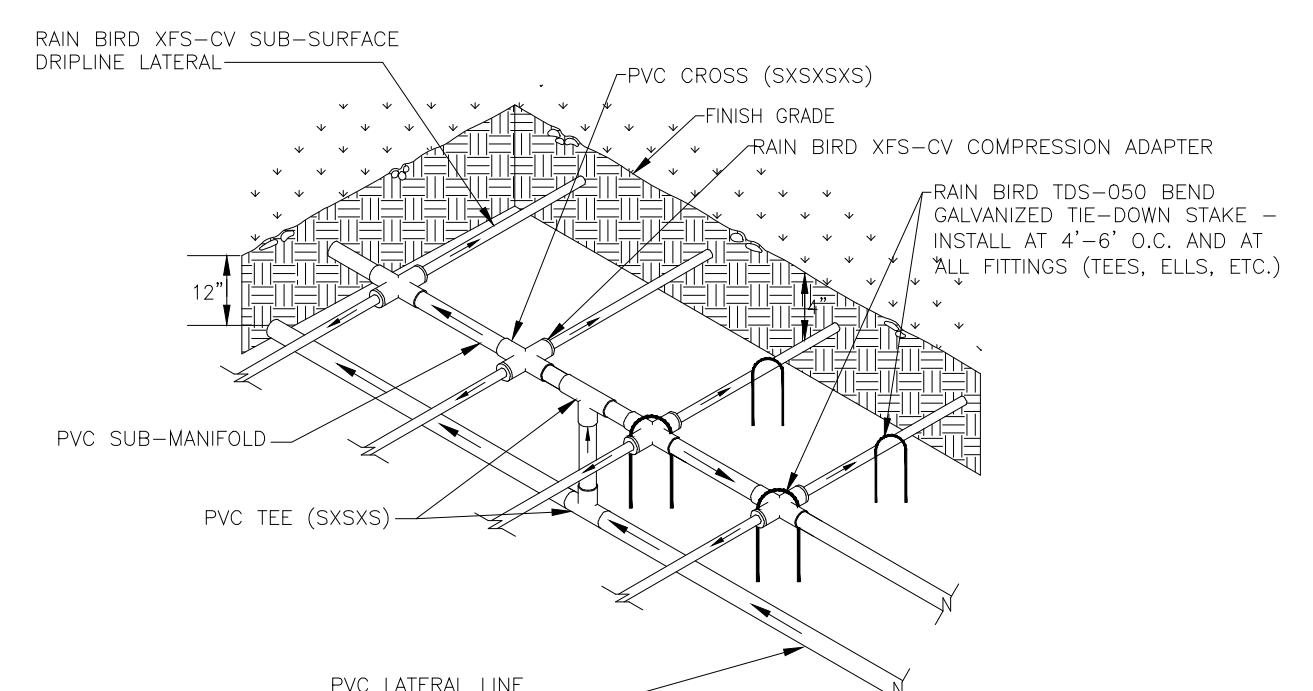
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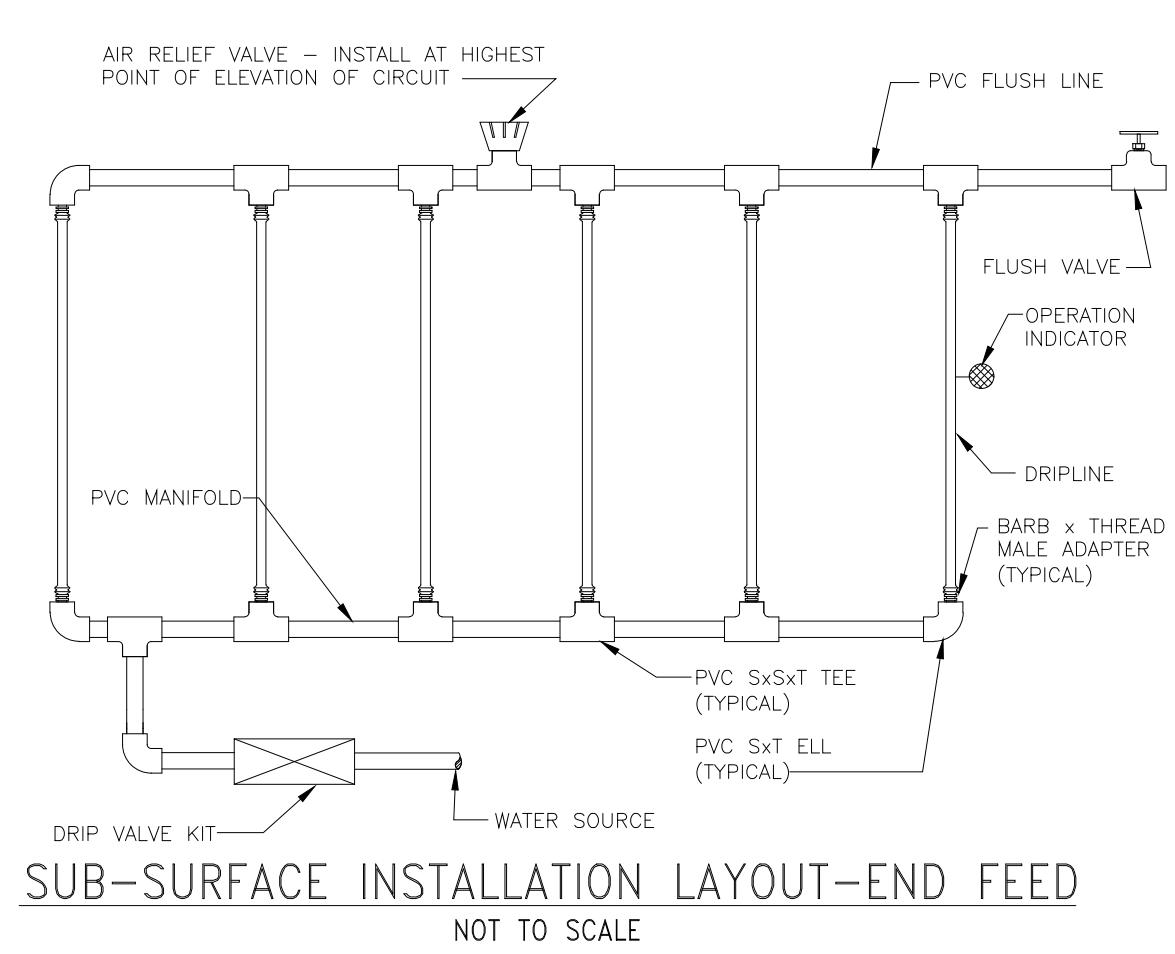
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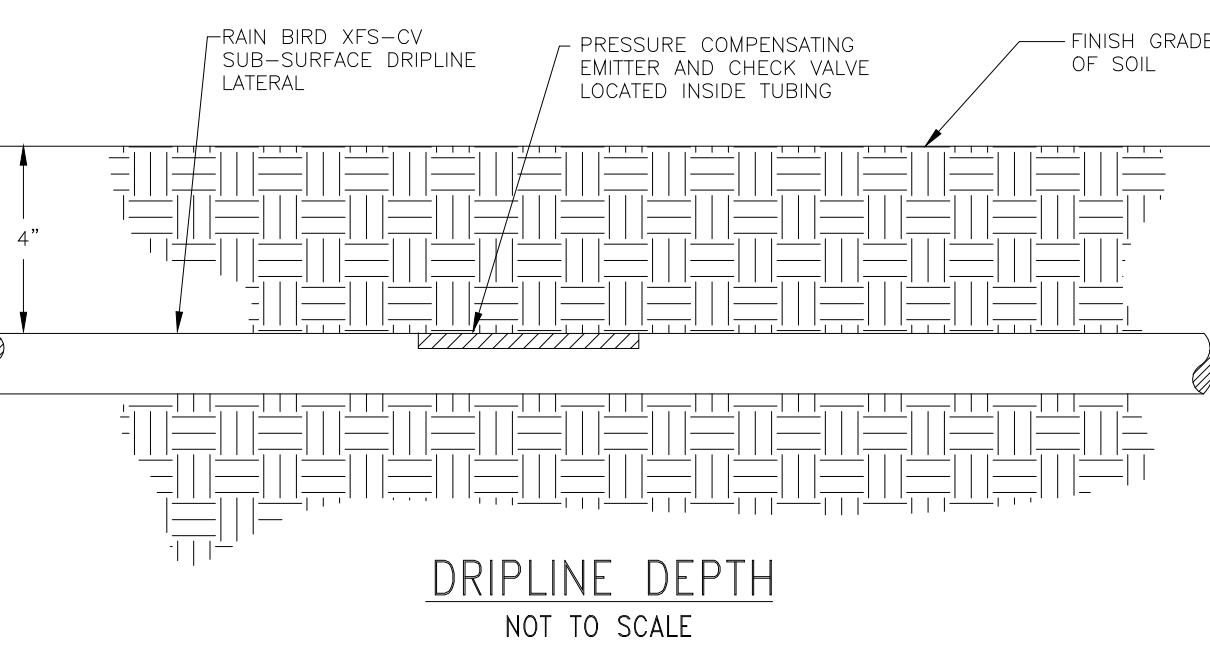
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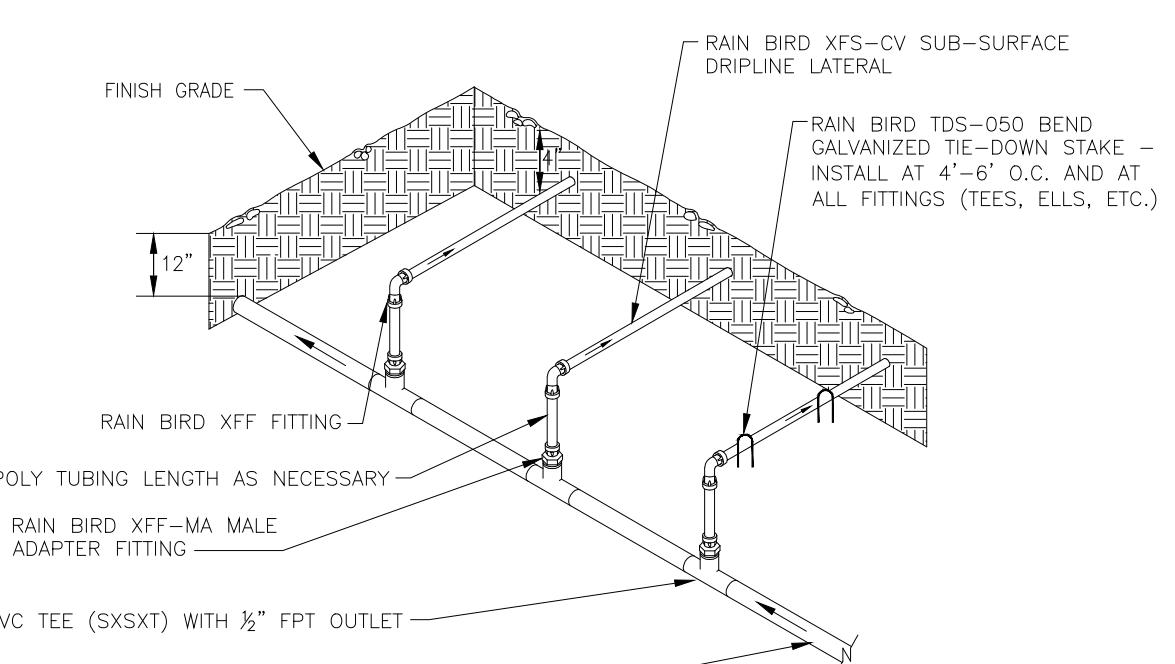
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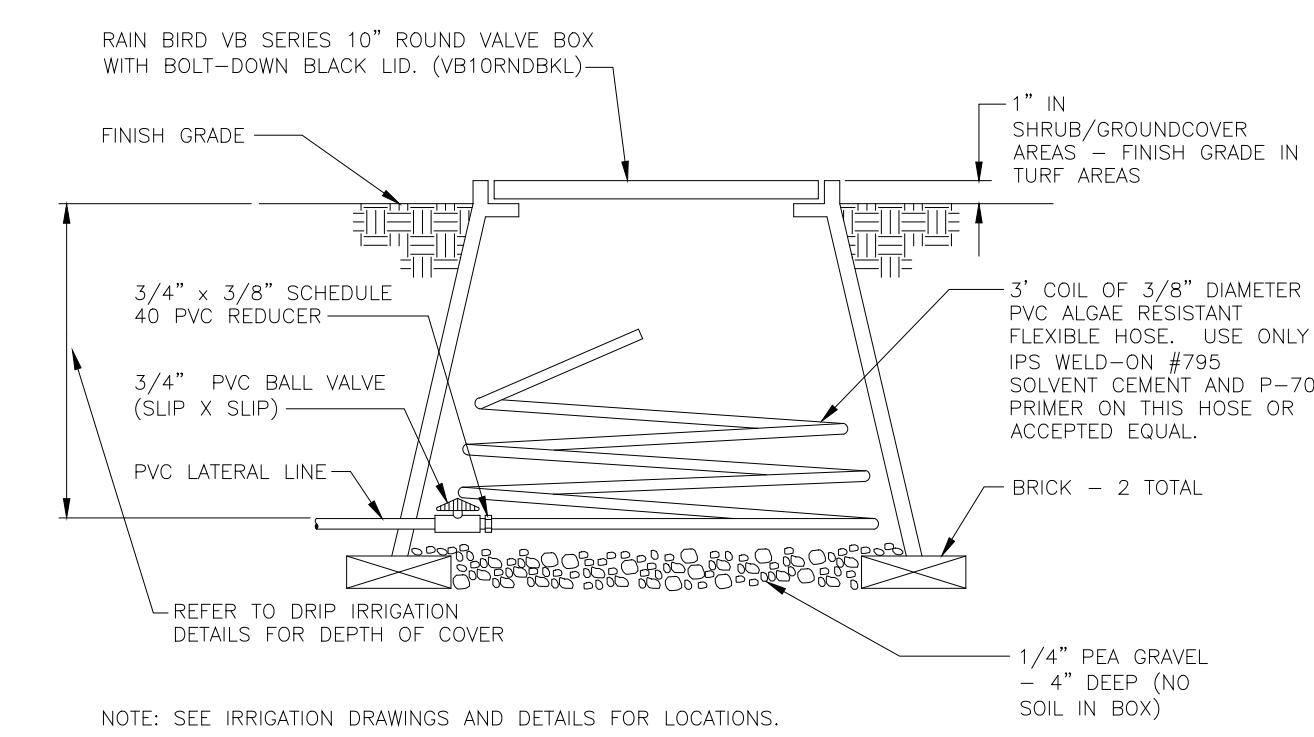
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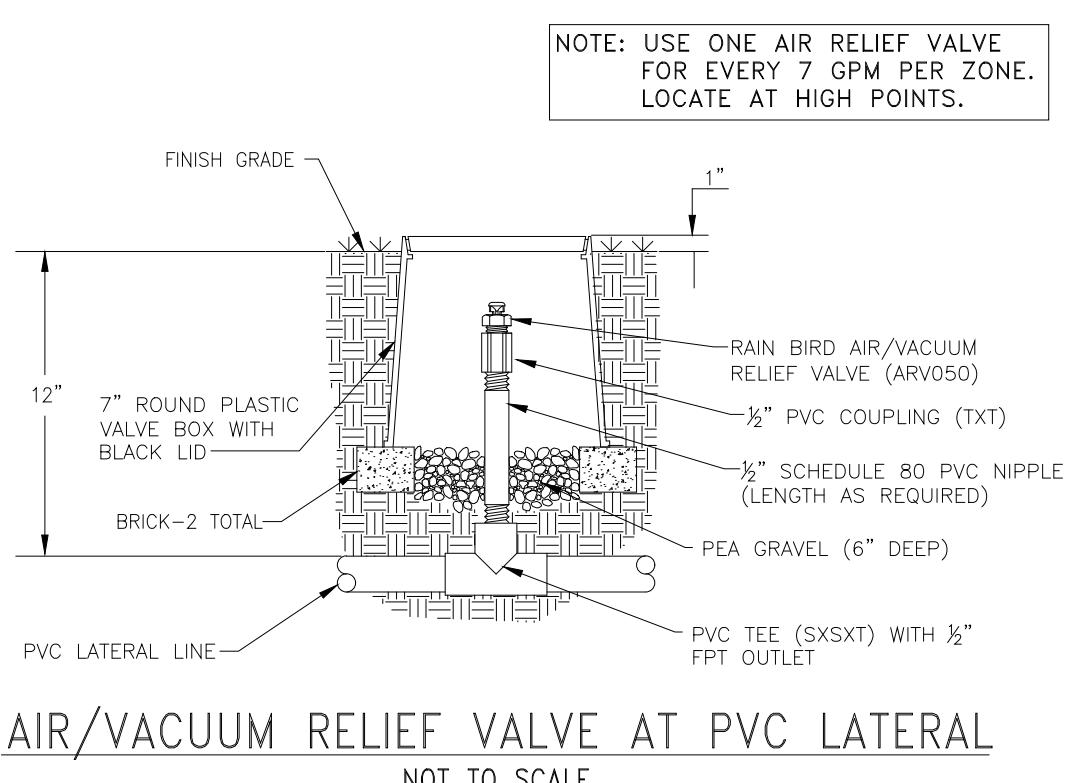
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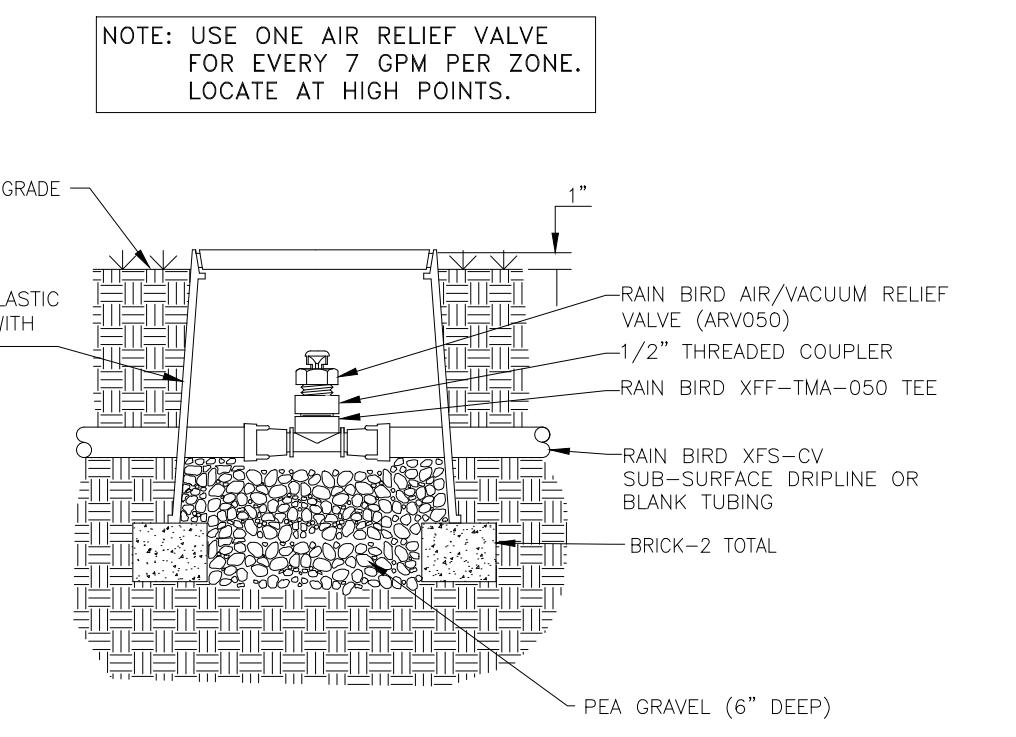
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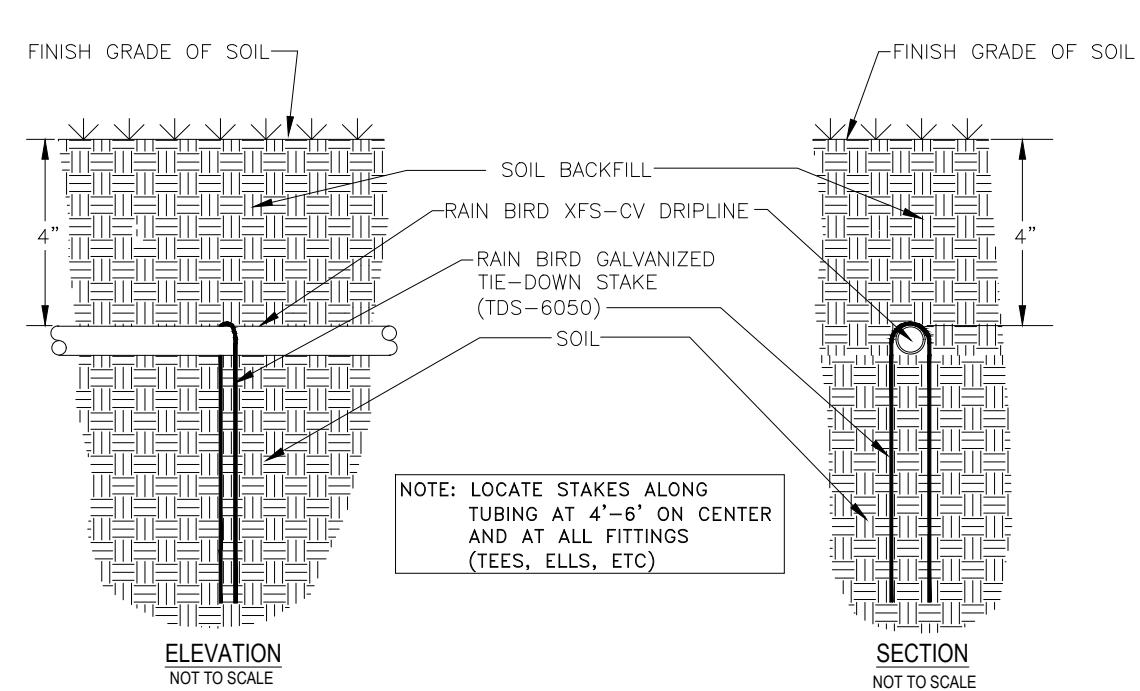
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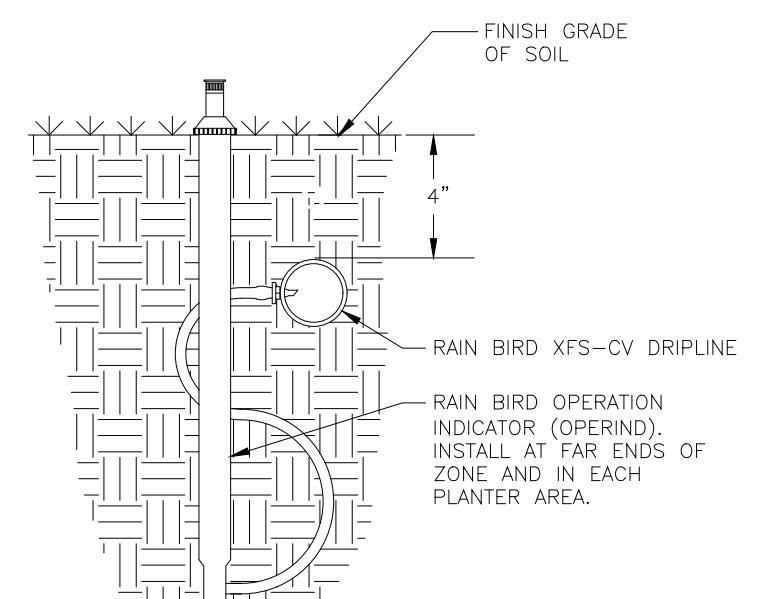
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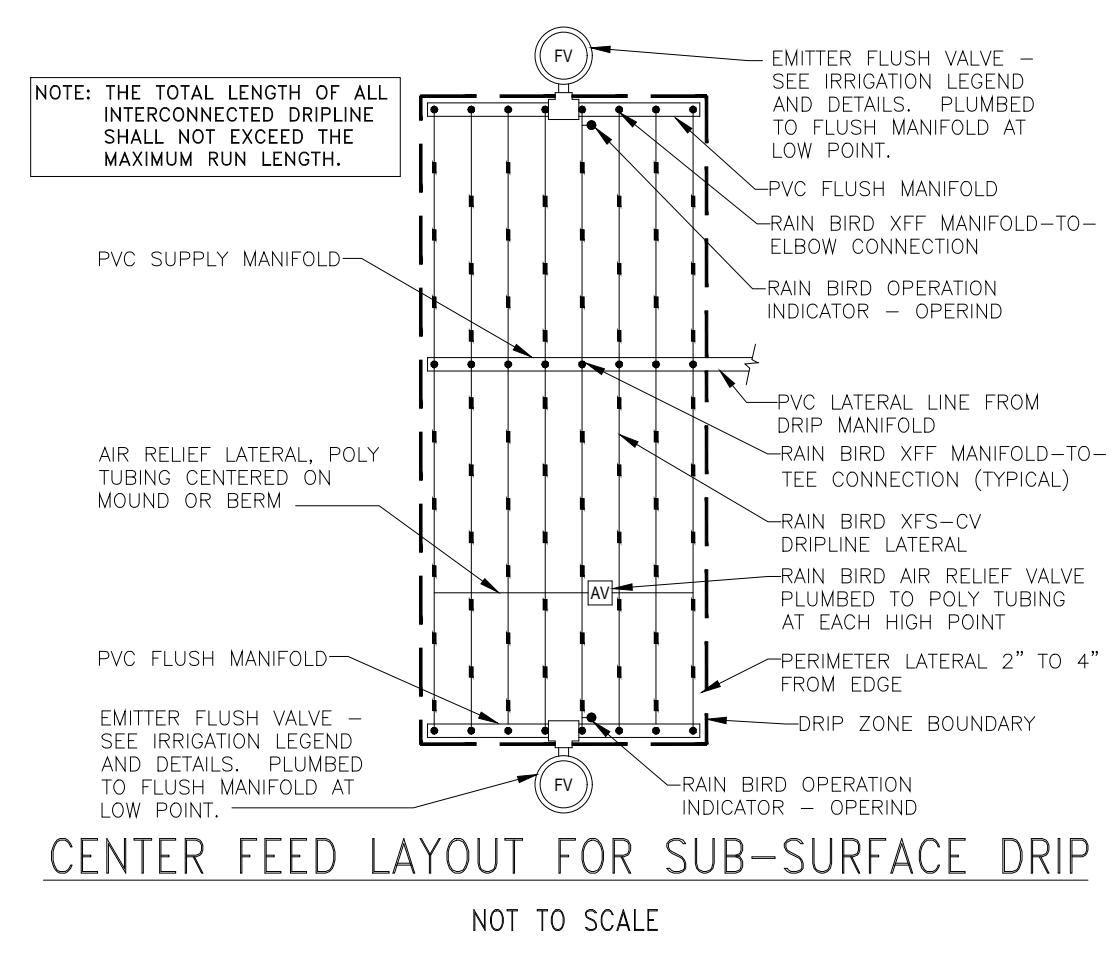
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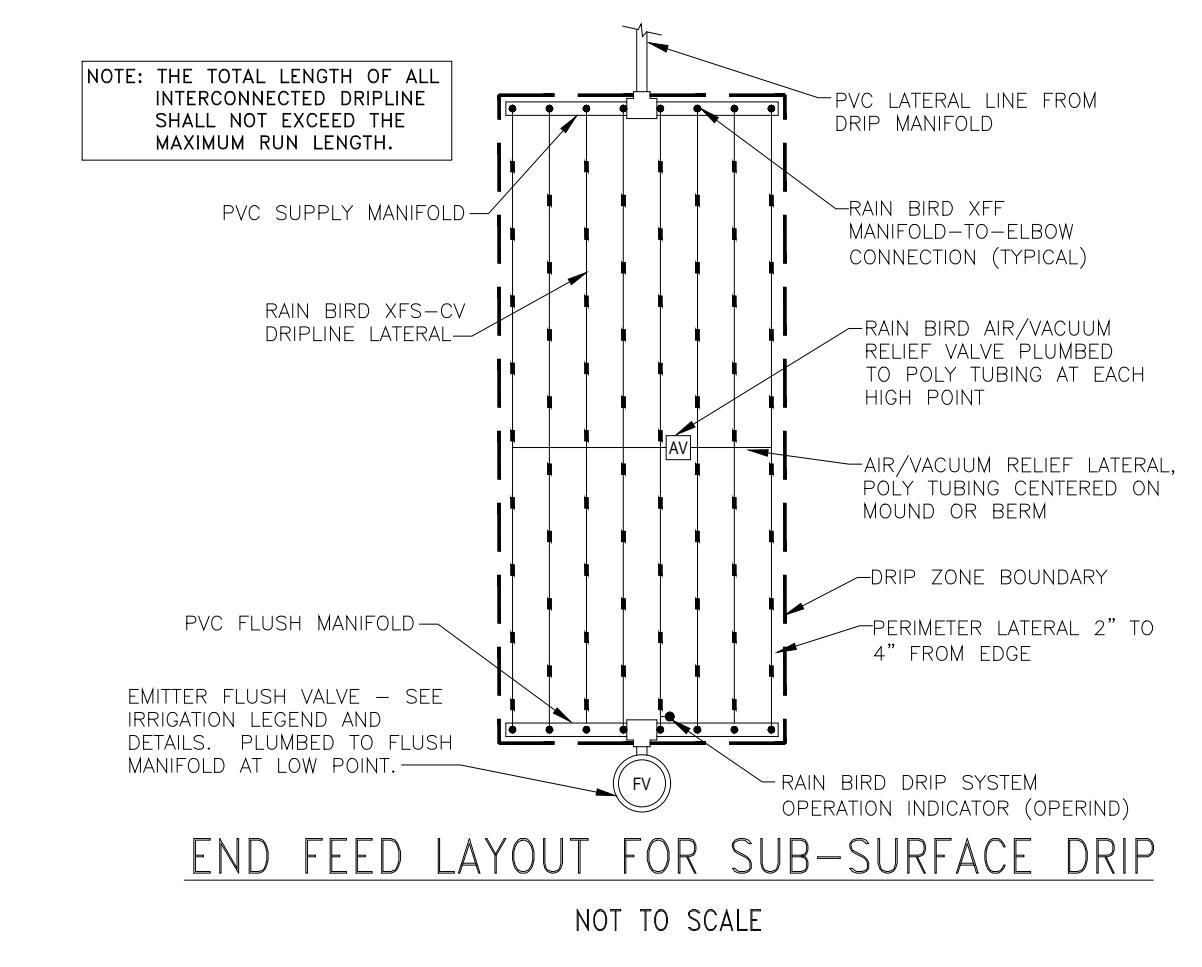
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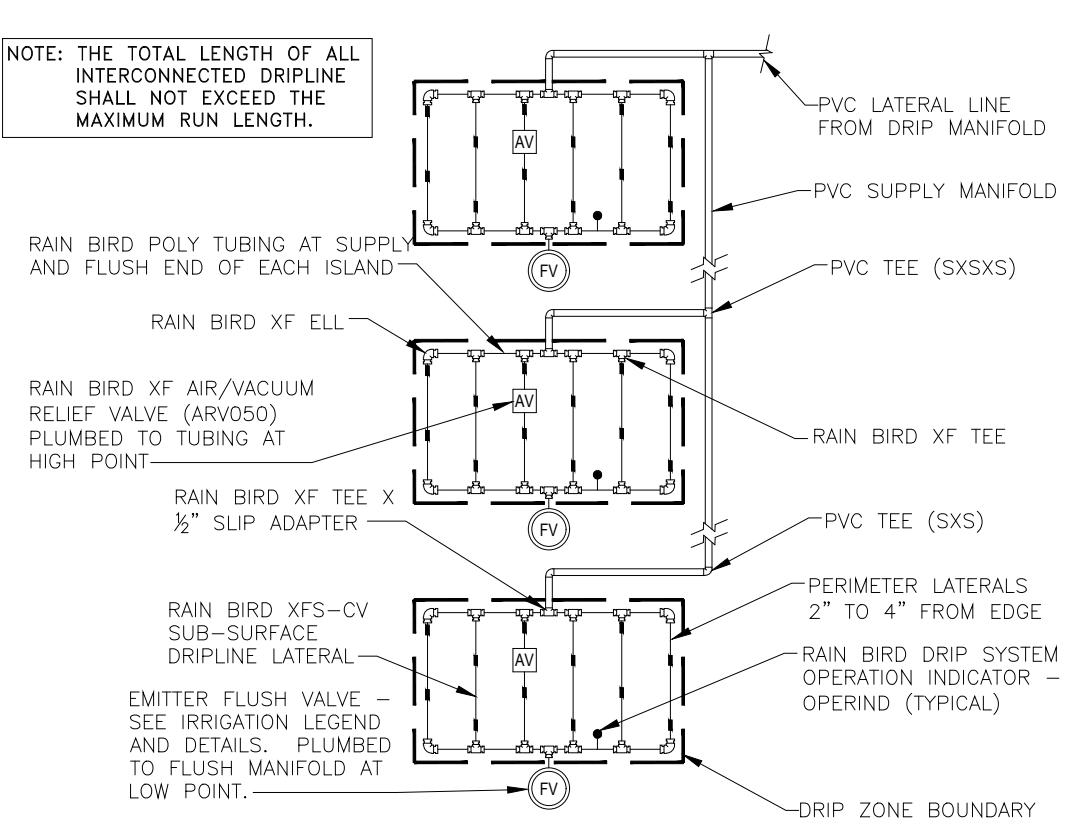
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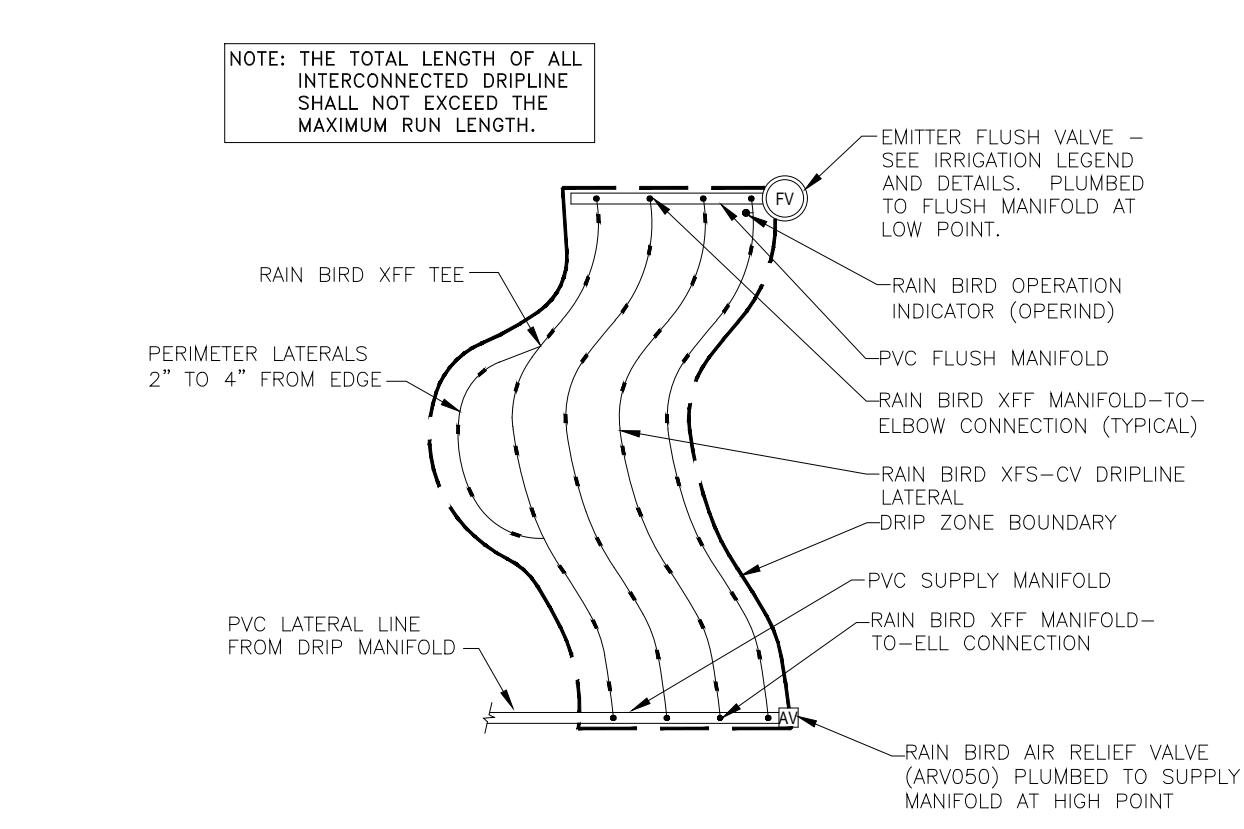
**CENTER FEED LAYOUT FOR SUB-SURFACE DRIP**  
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**END FEED LAYOUT FOR SUB-SURFACE DRIP**  
NOT TO SCALE



**ISLAND LAYOUT FOR SUB-SURFACE DRIP**  
NOT TO SCALE



**ODD CURVES LAYOUT FOR SUB-SURFACE DRIP**  
NOT TO SCALE

Per MWELLO 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

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



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**L-5.3**

of

Sheets

25 Peebles/A/Job/24-602 / L-IRR / L-5.3 / SYMBOL SIZE: NTS / 03-22-2024 LMD

## PLANTING NOTES

- The scope of the planting work includes, but is not limited to the following:
  - Ordering and delivery of the plant materials to site.
  - Soil preparation and conditioning.
  - 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.
  - Coordination of additional drainage work as shown on the drawings.
  - Soil Testing by Landscape Contractor.
  - Installation of plant materials.
  - Ninety (90) day maintenance period.
  - Replacement of all unsatisfactory plant materials.
  - Final Approval
  - J. Warranty
- 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.
- All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
- 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.
- The Landscape Contractor shall arrange and pay provide for (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:
  - 6 cubic yards of Composted Greenwaste/Thousand Sq. Ft.
  - 10 pounds of Soil Sulfur /Thousand Sq. Ft.
- 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.
- 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.
- Plant locations are diagrammatic and are to be adjusted in the field as necessary to screen utilities but not impede access.
- 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.
- 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.
- 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.
- 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.
- 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)

- 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.
  - Plant material shall conform with American Association of Nurseryman Standards, ANSI Z60.1, in all ways.
  - Nomenclature: 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.
  - 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.
  - No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.
  - 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.
  - Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect.
- Fine Grading and Soil Preparation:
  - The current site is at final grade. The contractor shall maintain existing grading and ensure positive drainage away from the building foundation.
  - All planting areas shall provide positive runoff at a minimum 2 percent slope without pockets or low points.
  - 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.
  - 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.
  - 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.
- Planting Procedures:
  - 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. Screening shall not block required maintenance access to transformers and meters.
  - 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.
  - 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.
  - 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 Architect.
  - Excavate square shaped and vertical sided holes to the sizes and depths indicated on the Drawings. Scarify the sides and bottom of all holes.
  - Remove containers, including boxes, prior to backfilling.
  - Verify that plants are not root bound or girdled, and that the primary leader is intact.
  - 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.
  - Backfill the planting holes with the special backfill mix herein specified, see Planting Note 11.
  - Water-settle backfill areas thoroughly or compact by other approved method after planting so plants do not settle.
  - 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
- Inspections
 

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

  - Commencement of Establishment and Maintenance work.
  - At thirty (30) day intervals through the maintenance period.
  - Completion of the Establishment and Maintenance work - Final walk-through, ten (10) days before the end of the maintenance period

## PLANTING NOTES (CONTINUED)

- Establishing Maintenance Period:
  - 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 the Owner's Authorized Representative.
  - 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 the Contractor to start the Establishment Maintenance period, noting the effective beginning and ending date of completion.
- Plant Establishment & Maintenance:
  - 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.
  - 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.
  - 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.
  - Fertilizing:
    - Fertilize all planting with the 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 fertilizer 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.
    - After application, water fertilizer thoroughly into the soil.
    - Avoid applying fertilizer to the rootball or base of main stems; rather, spread evenly under the plant drip line.
  - 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.
  - Tree and Shrub Care
    - Maintain large enough basin around plants so that 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.
    - 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.
    - Trees shall not be topped and shall be allowed to grow to the full genetic height and habit. Under no circumstance will stripping 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 the 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.
    - 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.
    - 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 the trunk. "Stubbing" will not be permitted.
    - 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.
  - Irrigation System:
    - 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.
    - 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.
    - Check system weekly for proper operation and coverage. Lateral lines shall be flushed out after removing the bubbler or two at the end of the lateral.
    - Repair damages to irrigation system at Contractor's expense. Make repairs within one watering period.
  - Drainage System
    - 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.
    - Drain lines shall be periodically flushed with clean water to avoid build up of silt and debris.
    - Ensure that at the end of Maintenance period, drainage system is clean and free of debris and silt build up.
  - Debris Removal
    - Remove trash in the landscape areas and debris generated by landscape maintenance operations and legally dispose of offsite.

## PLANTING NOTES (CONTINUED)

- 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.
- 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.

- 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.

- Warranty
  - 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.
  - 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.
  - 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.
  - 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.

- 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.

- Water Efficient Ordinance / AB 1881 Requirements
  - This project requires compliance with AB 1881, Model Water Efficient Landscape Ordinance, the Maintenance contractor shall provide the following:
    - Irrigation schedule based on ET weather-based data and information on the drawings;
    - A regular landscape maintenance schedule;
    - An irrigation audit report of the newly installed irrigation system;
    - Copy of the horticultural soils report per the Planting Note 5, this sheet.
  - 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.
  - See the Irrigation Notes on sheet L-5.0

- Irrigation System:
  - 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.
  - 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.
  - Check system weekly for proper operation and coverage. Lateral lines shall be flushed out after removing the bubbler or two at the end of the lateral.
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  - Drain lines shall be periodically flushed with clean water to avoid build up of silt and debris.
  - Ensure that at the end of Maintenance period, drainage system is clean and free of debris and silt build up.

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

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 MWELLO 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



LANDSCAPE PLANS  
PLANTING NOTES

Scale:

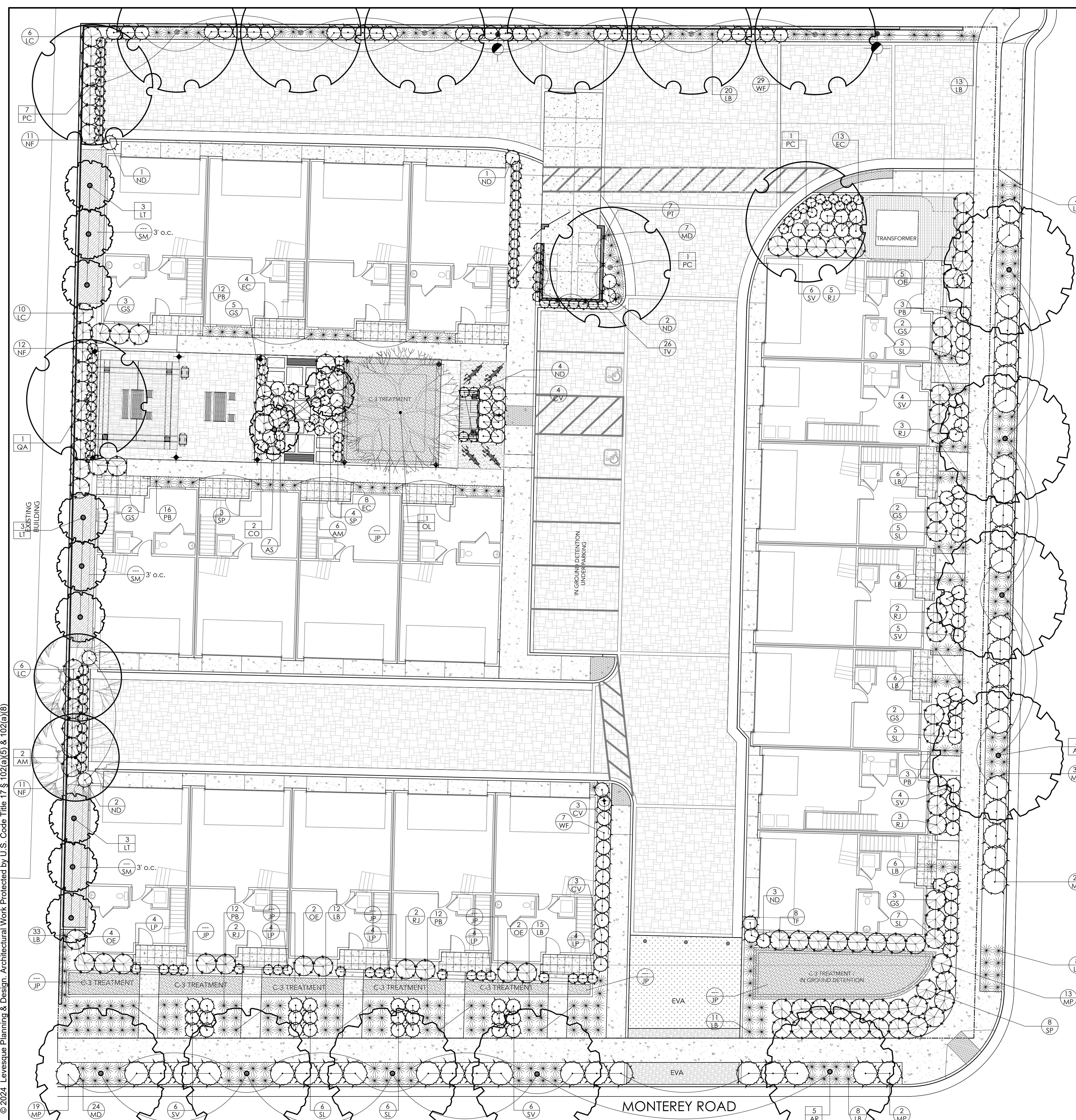
Date: December 16, 2024 Scale:

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

North: Sheet: Sheet:

CALL 811  
BEFORE YOU DIG\*

L-6.0 Sheets



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#### PLANT LIST:

SYM.	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME	NOTES
Trees:					
AR	24" box	Mod	Acer rubrum 'Columnare'	Column Red Maple	Zone 1, Master Street Tree List
AM	24" box	Low	Arbutus 'Marina'	Strawberry tree	
CO	24" Box	Low	Cercis occidentalis	Western Redbud	
LT	24" box	Low	Lagerstroemia i.x.f. 'Tuscarora'	Red-Pink Crepe Myrtle	
PC	24" box	Low	Pistacia c. 'Keith Davey'	Standard Fruitless Chinese Pistache	
QA	24" box	Low	Quercus agrifolia	Live Oak	Single Trunk
Shrubs and Grasses:					
AM	1 gal.	Low	Achillea millefolium 'Pink'	Pink Yarrow	
AS	1 gal.	Low	Achillea m. 'Sonoma Coast'	Sonoma Coast Yarrow	
CV	5 gal.	Low	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	
EC	1 gal.	Low	Epilobium c. 'Everett's Choice'	Everett's California Fuchsia	
EG	1 gal.	Low	Eriogonum grande rubescens	San Miguel Island Buckwheat	
GS	5 gal.	Low	Galvezia speciosa	Island Snapdragon	
LP	5 gal.	Low	Lavandula intermedia 'Provence'	Hedge Lavender	
LC	5 gal.	Low	Loropetalum c. 'Sizzling Pink'	Sizzling Pink Fringe Flower	
LB	5 gal.	Low	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	
MD	5 gal.	Low	Muhlenbergia dubia	Pine Muhy	
MB	1 GAL.	Low	Penstemon h. 'Margarita Bop'	Blue Bedder Penstemon	
MP	1 gal.	Low	Myoporum p. 'Putah Creek'	Creeping Myoporum	
ND	5 gal.	Low	Nandina d. 'Plum Passion'	Heavenly Bamboo	
NF	1 gal.	Low	Neptea x faassenii 'Novanepjun'	Junior Walker Cat Mint	
OE	5 gal.	Low	Olea europaea 'Petite Olive'	Dwarf Olive	
PD	1 gal.	Low	Phormium 'Duet'	Duet New Zealand Flax	
PB	1 gal.	Low	Phormium 'Platt's Black'	New Zealand Flax	
RJ	5 gal.	Low	Rhaphiolepis i. 'Jack Evans'	Indian Hawthorn	
SL	5 gal.	Low	Salvia greggii 'Lipstick'	Lipstick Autumn Sage	
SV	5 GAL.	Low	Salvia greggii x 'Ultra Violet'	Ultra Violet Autumn Sage	
SP	5 gal.	Low	Salvia x 'Pozo Blue'	Pozo Blue Sage	
TF	5 gal.	Low	Teucrium fruticans	Bush Germander	
TV	1 gal.	Low	Tulbaghia violacea 'Silver Lace'	Variegated Garlic	
WF	5 gal.	Low	Westringia f. 'Morning Light'	Variegated Coast Rosemary	
Vines:					
PT	5 gal.	Low	Parthenocissus tricuspidata	Boston Ivy	
Groundcovers:					
DM	4" pots	Low	Dymondia margaretae	Silver Carpet	12" o.c.
SM	5 gal.	Low	Symporicarpus mollis	Creeping Snowberry	3" o.c.
TURF	SOD	High	Medallion Dwarf with Bonsai	Dtl. 6, Sht L-6.2	
Stormwater Treatment Area (per SCVWD Appendix D):					
GT	24" box	Low	Gleditsia t. i. 'Shademaster' ®	Honeylocust	
QL	48" Box	Low	Quercus lobata	Valley Oak	Specimen
JP	1 gal.	Low	Juncus patens 'Elk Blue'	California Gray Rush	

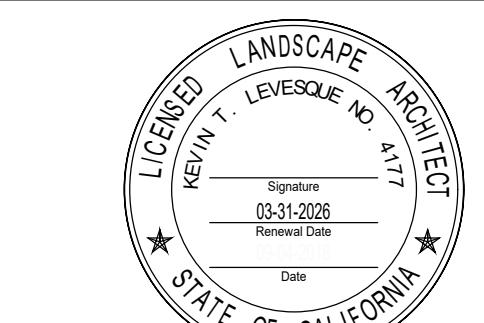
#### PEEBLES AVENUE

#### Groundcovers

DM	4" pots	Low	Dymondia margaretae	Silver Carpet	12" o.c.
SM	5 gal.	Low	Symporicarpus mollis	Creeping Snowberry	3" o.c.
TURF	SOD	High	Medallion Dwarf with Bonsai	Dtl. 6, Sht L-6.2	
JP	1 gal.	Low	Juncus patens 'Elk Blue'	California Gray Rush	

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."

KEVIN LEVESQUE  
LA 4177



#### LANDSCAPE PLANS

#### PLANTING PLAN

Scale:	SCALE: 1" = 10'-0"	Sheet:
	0 5 10 20 30	
Date:	December 16, 2024	Scale:
Job:	23-289	Design: KTL
		Drawn: KTL
		Checked: KTL
North:		Sheet:
Underground Service Alert Call 811	of	L-6.1

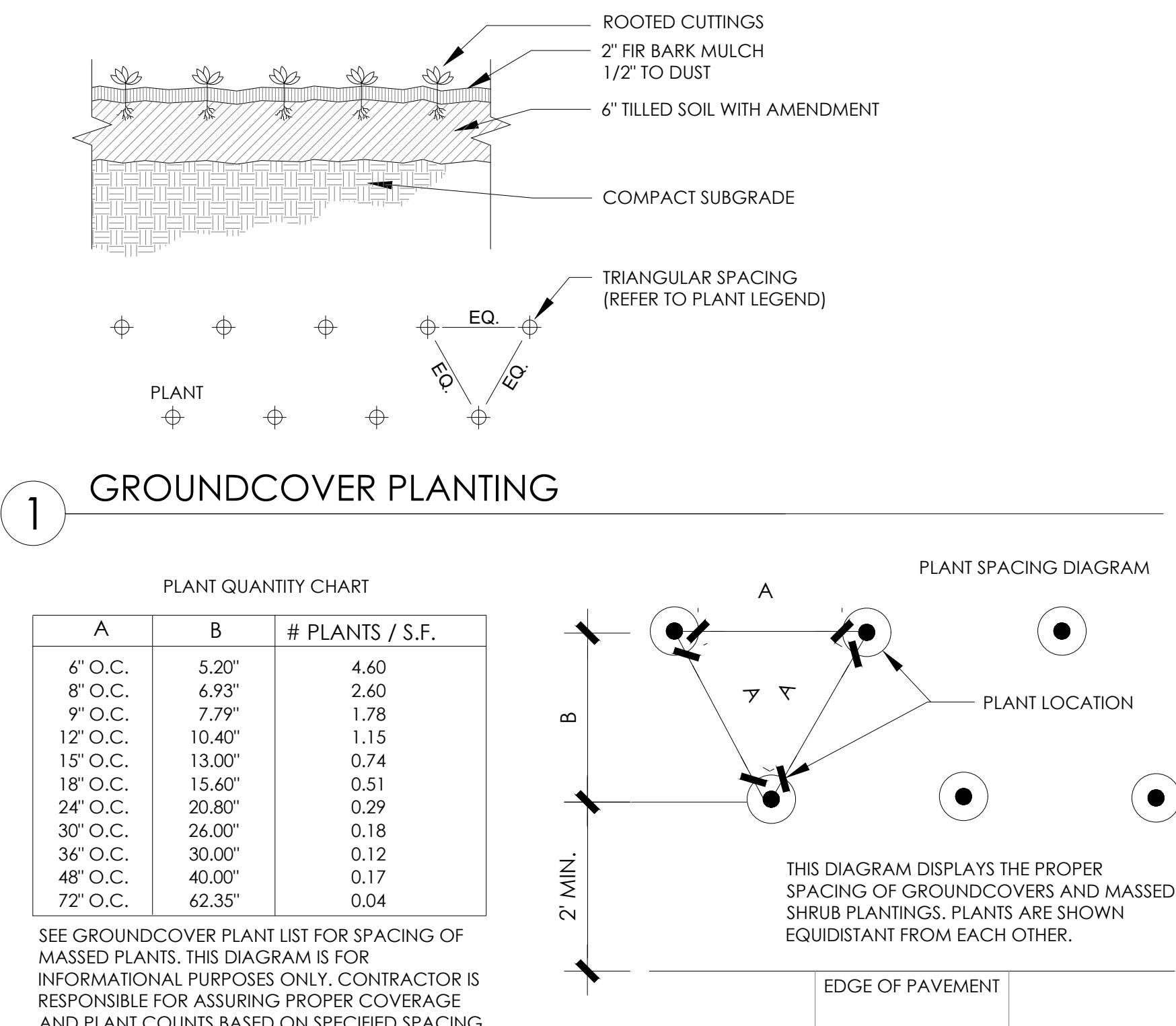


NO.	REVISIONS	BY	DATE

Prepared By:  
LEVESQUE DESIGN  
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1630 Oakland Road  
San Jose, CA 95150

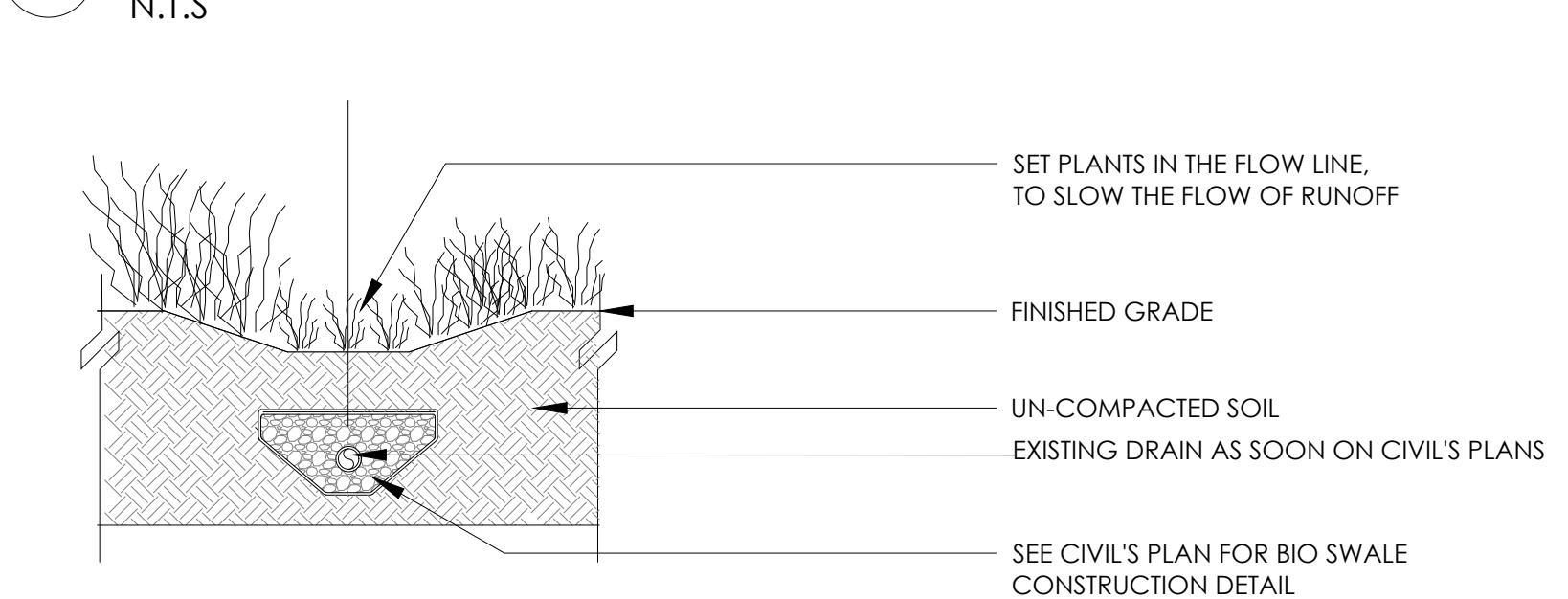
**PEEBLES  
SQUARE**  
25 Peebles Avenue  
Morgan Hill, CA



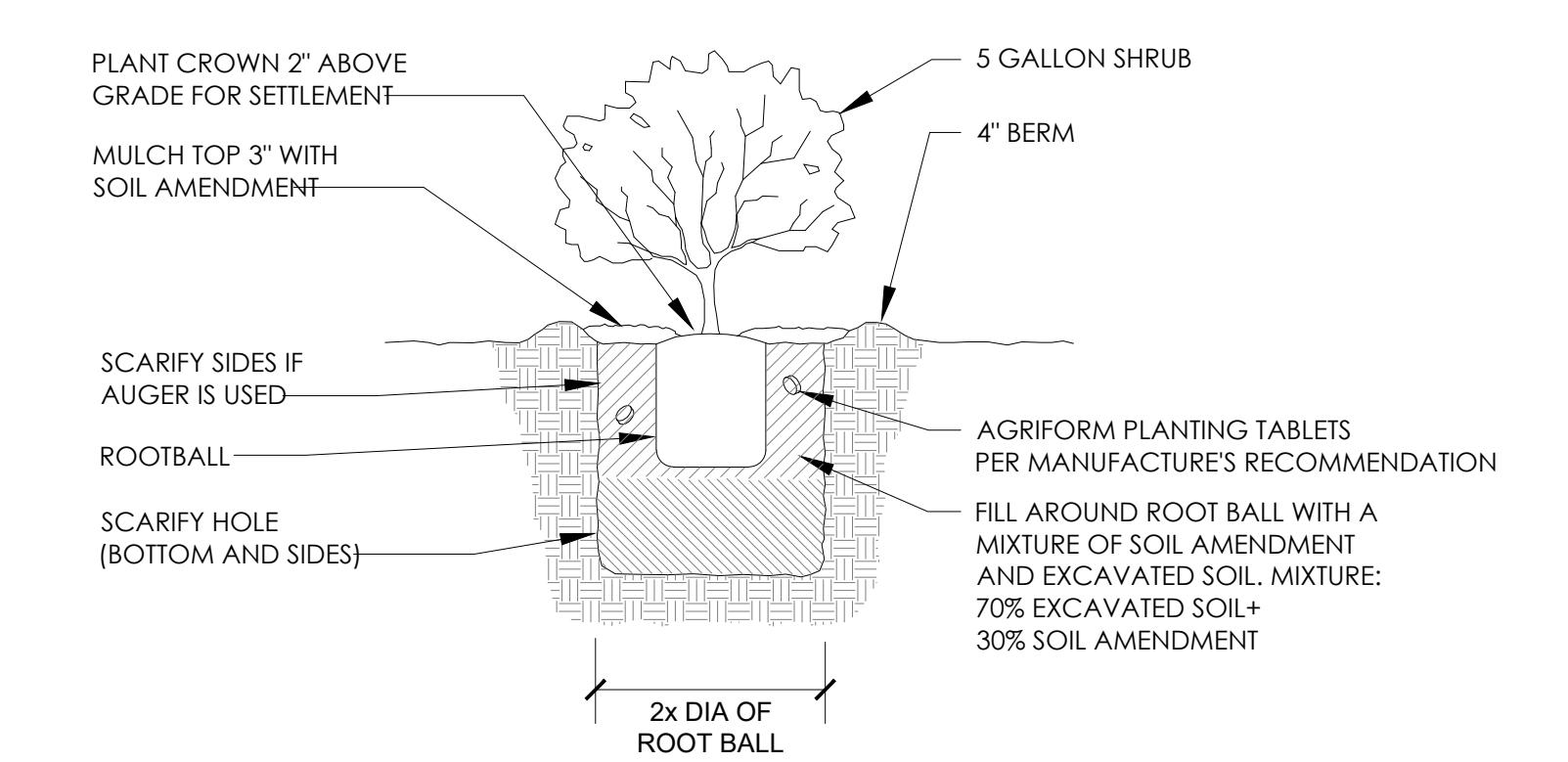
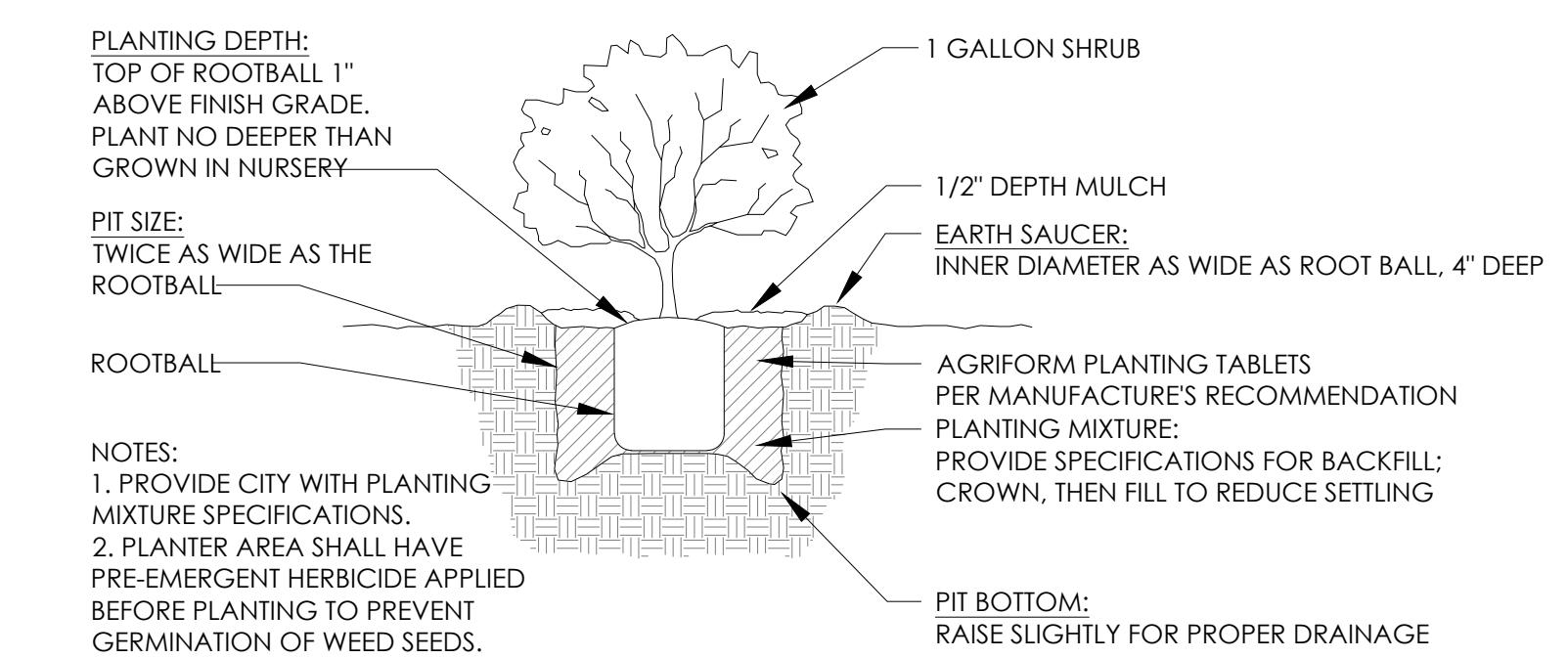
## 1 GROUNDCOVER PLANTING

SEE GROUNDCOVER PLANT LIST FOR SPACING OF MASSED PLANTS. THIS DIAGRAM IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ASSURING PROPER COVERAGE AND PLANT COUNTS BASED ON SPECIFIED SPACING.

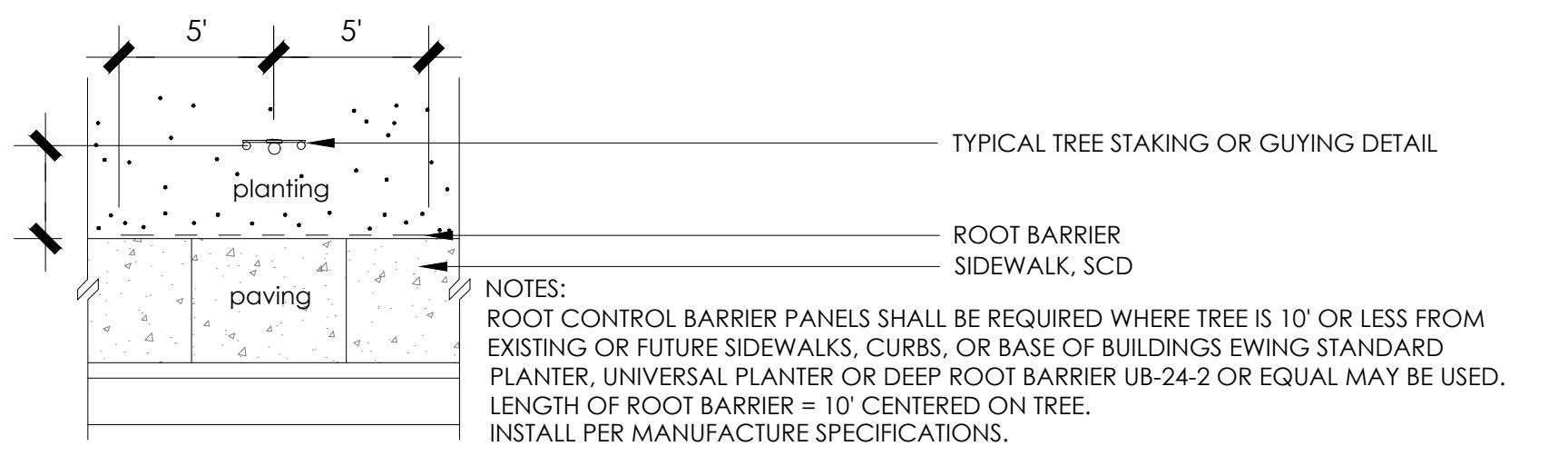
## 2 PLANT SPACING



## 3 SWALE PLANTING DETAIL

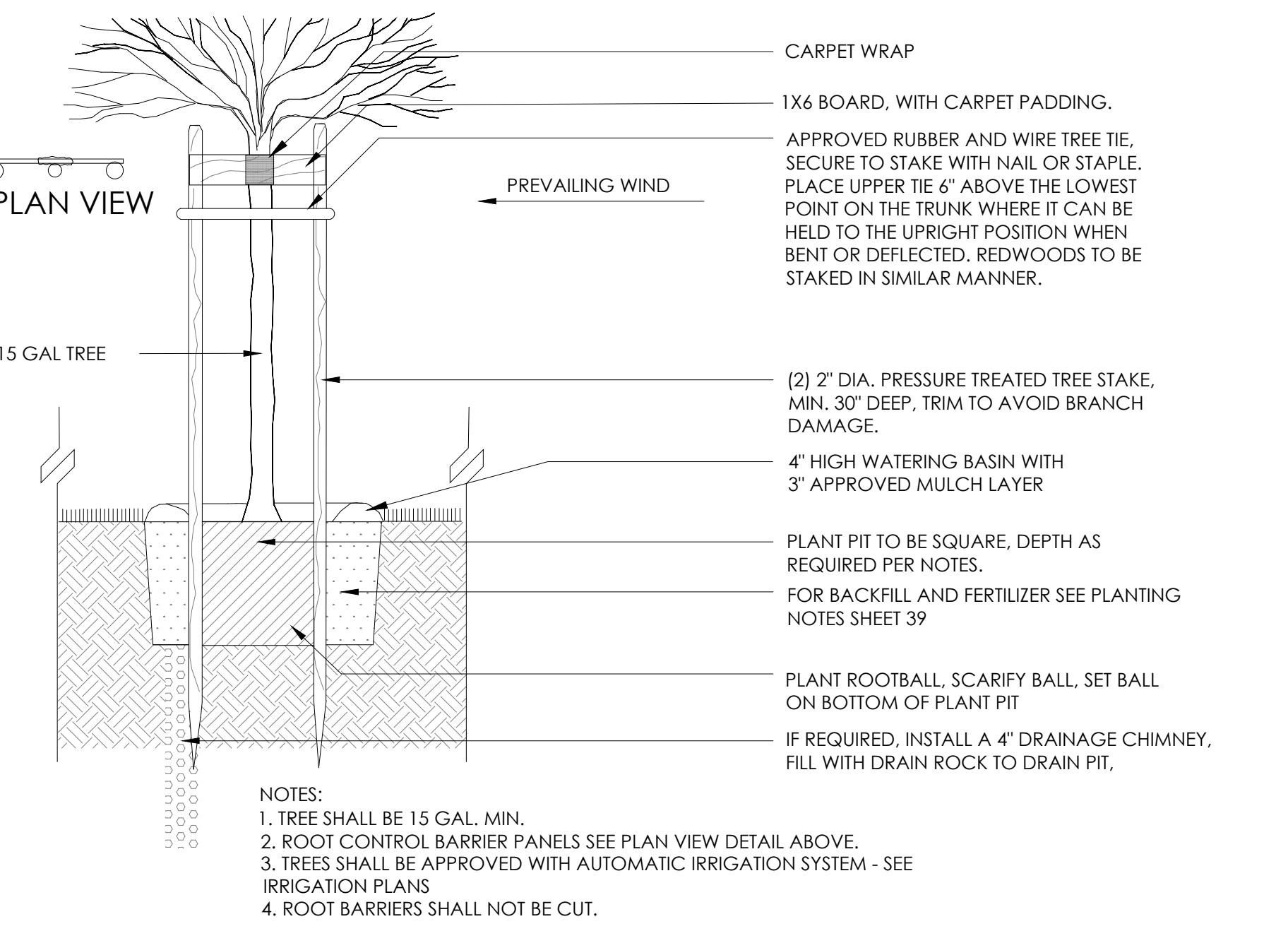


## 4 SHRUB PLANTING DETAILS



## 5 TYPICAL TREE ROOT BARRIER

SCALE: N.T.S.



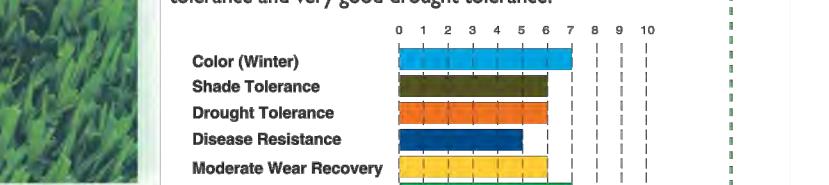
## 6 TREE STAKING DETAIL

N.T.S.



## 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.



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.

SHADE 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 very dense, fine textured turf that is closer in appearance to PennBlue. Lawns planted with Medallion Dwarf with Bonsai are more durable, darker green and require less water, fertilizer and mowing than PennBlue.

COMPOSITION: Medallion Dwarf with Bonsai is a blend of 100% dwarf fescues that contains Bonsai and Medallion Dwarf. Bonsai is an extremely dwarf tall fescue that is very slow growing and has a very high endophyte content. It is a great choice for lawns in areas that receive frequent heavy frosts.

MEASUREMENTS: Medallion Dwarf with Bonsai is harvested by machine to a uniform thickness of 5/8 of an 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 four square foot 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.

SHADING STANDARDS: Prior to harvesting, Medallion Dwarf with Bonsai is mowed uniformly to a height of between 1 1/2 to 2 inches for alignment. It is rolled/rolled 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. Bonsai is shipped sufficiently dry for transportation and handling, yet moist enough to facilitate installation. It should be stored immediately after delivery. Shipping pallets are the property of Pacific Sod. Should pallet pickup be required, please make arrangements with the office from which

it was shipped.

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

WEAR RESISTANCE: Medallion Dwarf with Bonsai is more wear tolerant than PennBlue. Due to its slower growth habit, Medallion Dwarf with Bonsai will recover more slowly from wear and tear than PennBlue. It is ideal for light traffic and residential situations and areas that receive high foot traffic.

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 PennBlue.

WEED, INSECT AND DISEASE CONTROL: Medallion Dwarf with Bonsai is virtually free of weeds, damaging insects and disease when it is delivered. However, in certain lawn situations, weed and insect problems can occur from close proximity to other lawns. In these situations, standard 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: N.T.S.



## 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 to proper planting depth is achieved.
- Place plant in the hole and backfill to halfway point.
- Do not place plant 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:

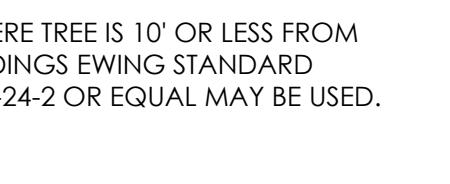
- Make one hole per tablet 2-3 inches from edge of container 4-6 inches deep.
- Insert tablets and close holes.

## 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



## TYPICAL TREE ROOT BARRIER

SCALE: N.T.S.

NOTES:

ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREE IS 10' OR LESS FROM EXISTING OR FUTURE SIDEWALKS, CURBS, OR BASE OF BUILDINGS EWIN STANDARD PLANTER, UNIVERSAL PLANTER OR DEEP ROOT BARRIER UB-24-2 OR EQUAL MAY BE USED. LENGTH OF ROOT BARRIER = 10' CENTERED ON TREE. INSTALL PER MANUFACTURE SPECIFICATIONS.

3' MIN.

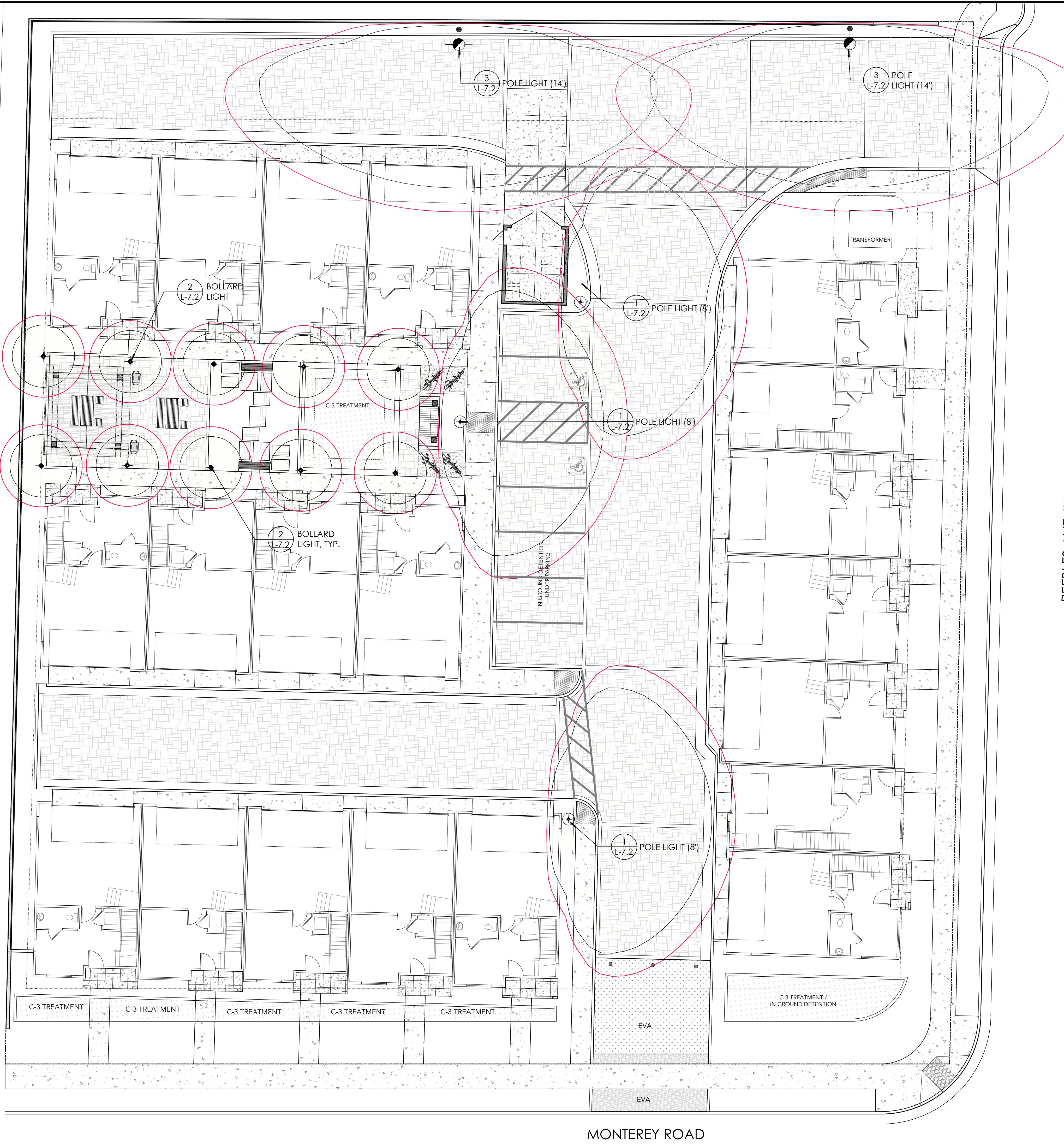
5' 5'

planting

paving

3' 3'

EQ



PEEBLES AVENUE

MONTEREY ROAD

NO.	REVISIONS	BY	DATE

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

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

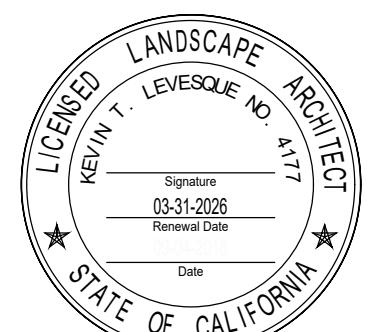
# PEEBLES SQUARE

25 Peebles Avenue  
Morgan Hill, CA

Per MWELO 492.6 Landscape Design Plans (b)(13)  
contain the following statement. "I have complied with  
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efficient use of water in the landscape design plan."

*Kevin Levesque*  
KEVIN LEVESQUE

LA 4177

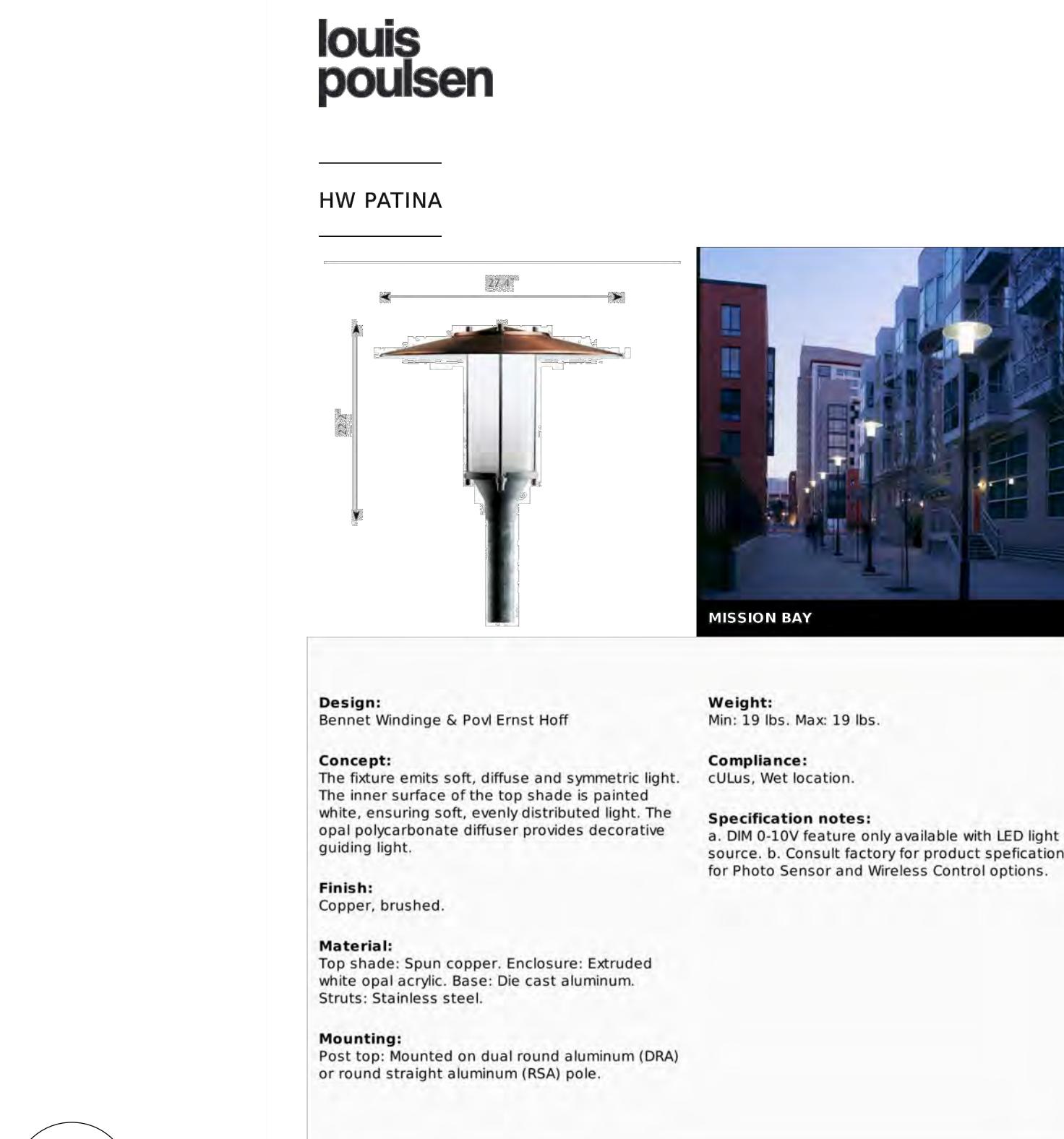


## LANDSCAPE PLANS

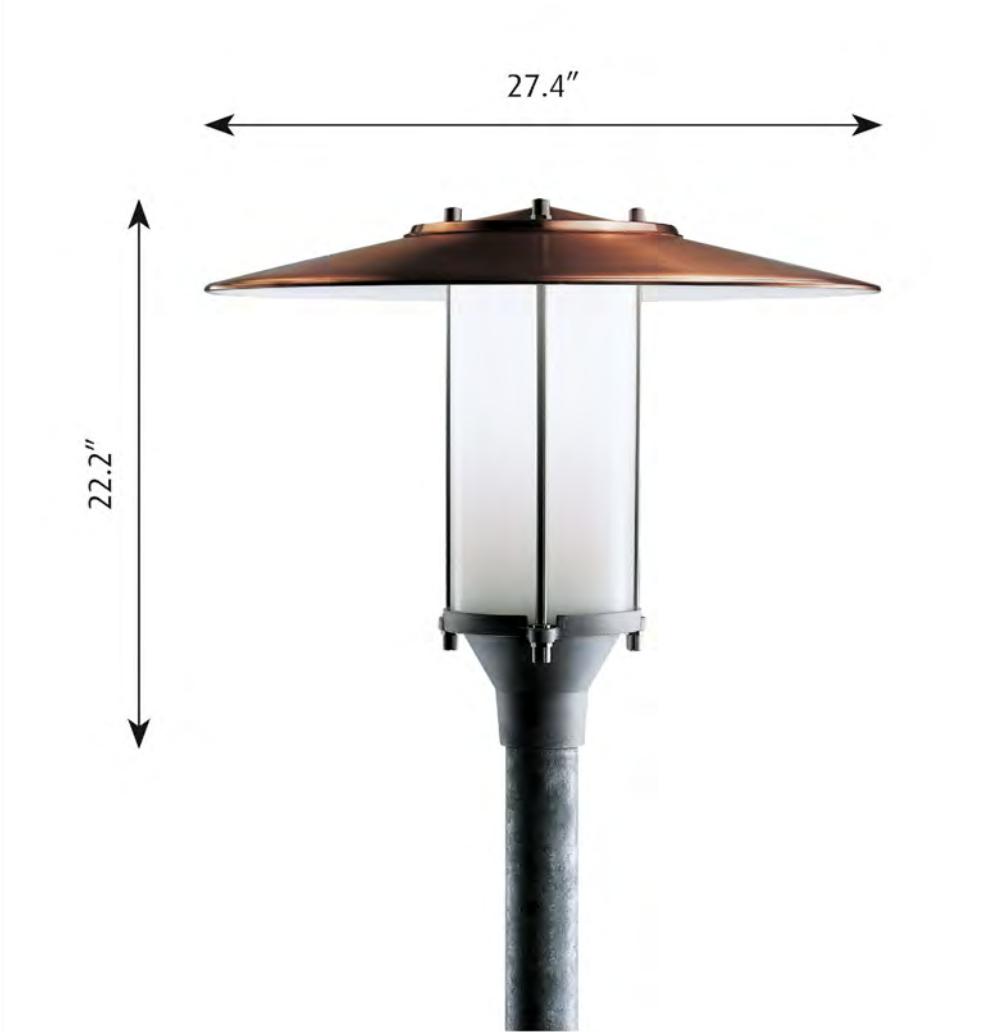
## LIGHTING PLAN

Scale: SCALE: 1" = 10'-0"	Scale: 0 5 10 20 30
Date: December 16, 2024	Scale: Drawn: KTL Checked: KTL
Job: 23-289	Design: KTL
North: 	Sheet: L-7.1 of Sheets

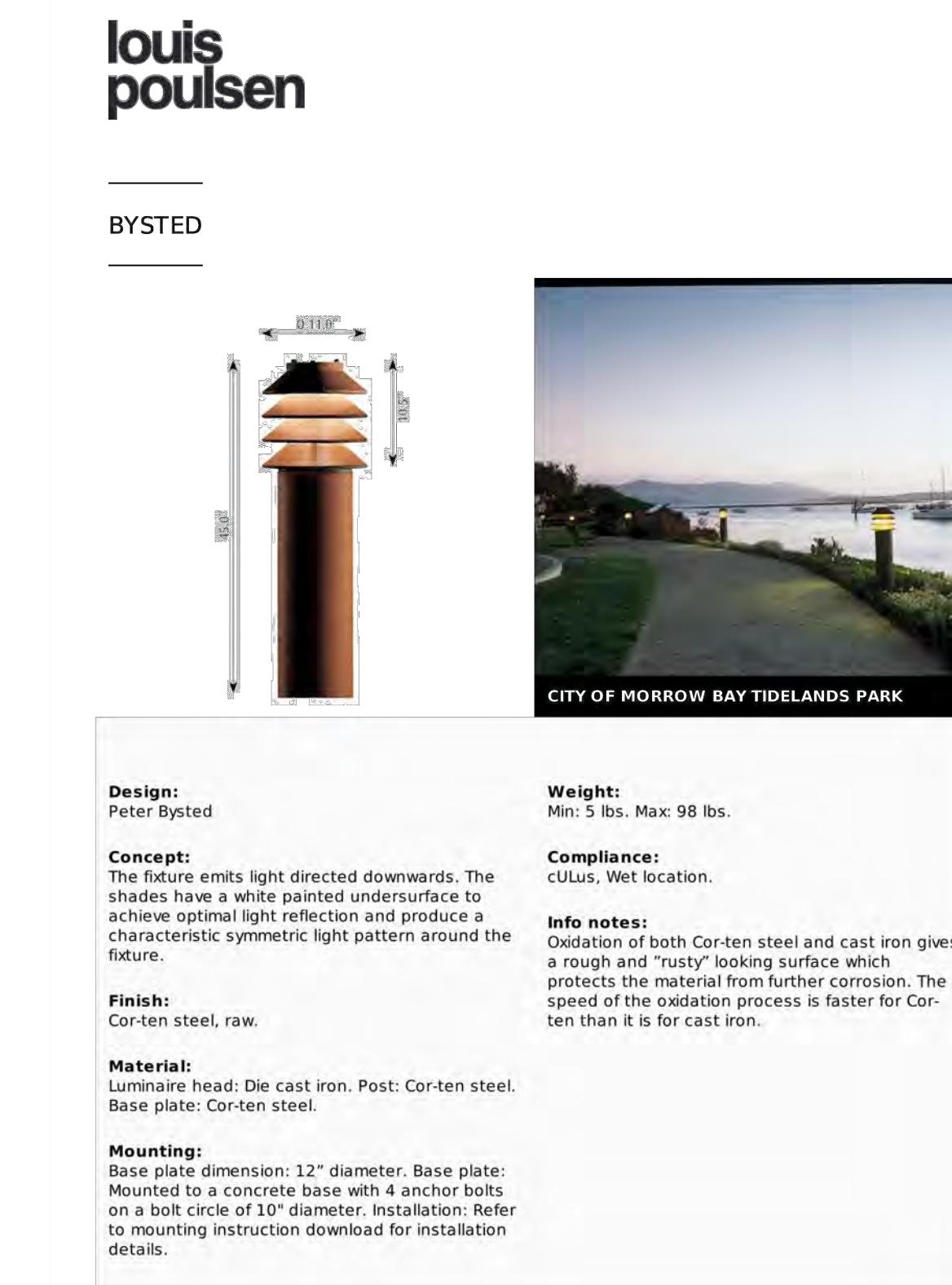




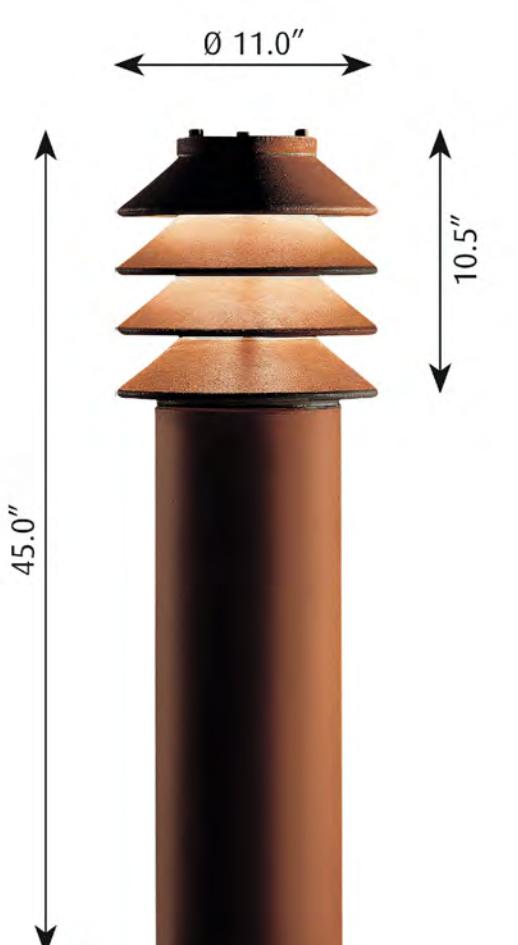
1 POLE LIGHT (8' HEIGHT)



3 POLE LIGHT (14' POLE HEIGHT)



2 BOLLARD LIGHT



NO.	REVISIONS	BY	DATE

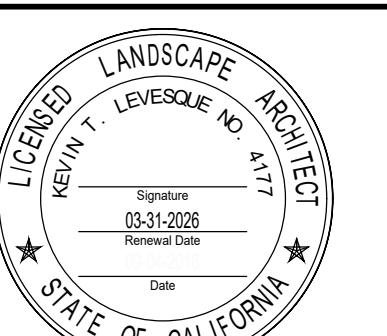
Prepared By:  
LEVESQUE DESIGN  
1414 BAY STREET, SUITE 100  
ALAMEDA, CALIFORNIA 94501  
(510) 521 6700

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

**PEEBLES  
SQUARE**  
25 Peebles Avenue  
Morgan Hill, CA

Per 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."

*Kevin Levesque* LA 4177



**LANDSCAPE PLANS**

**LIGHTING  
CUT SHEETS**

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



**L-7.2**

of

Sheets