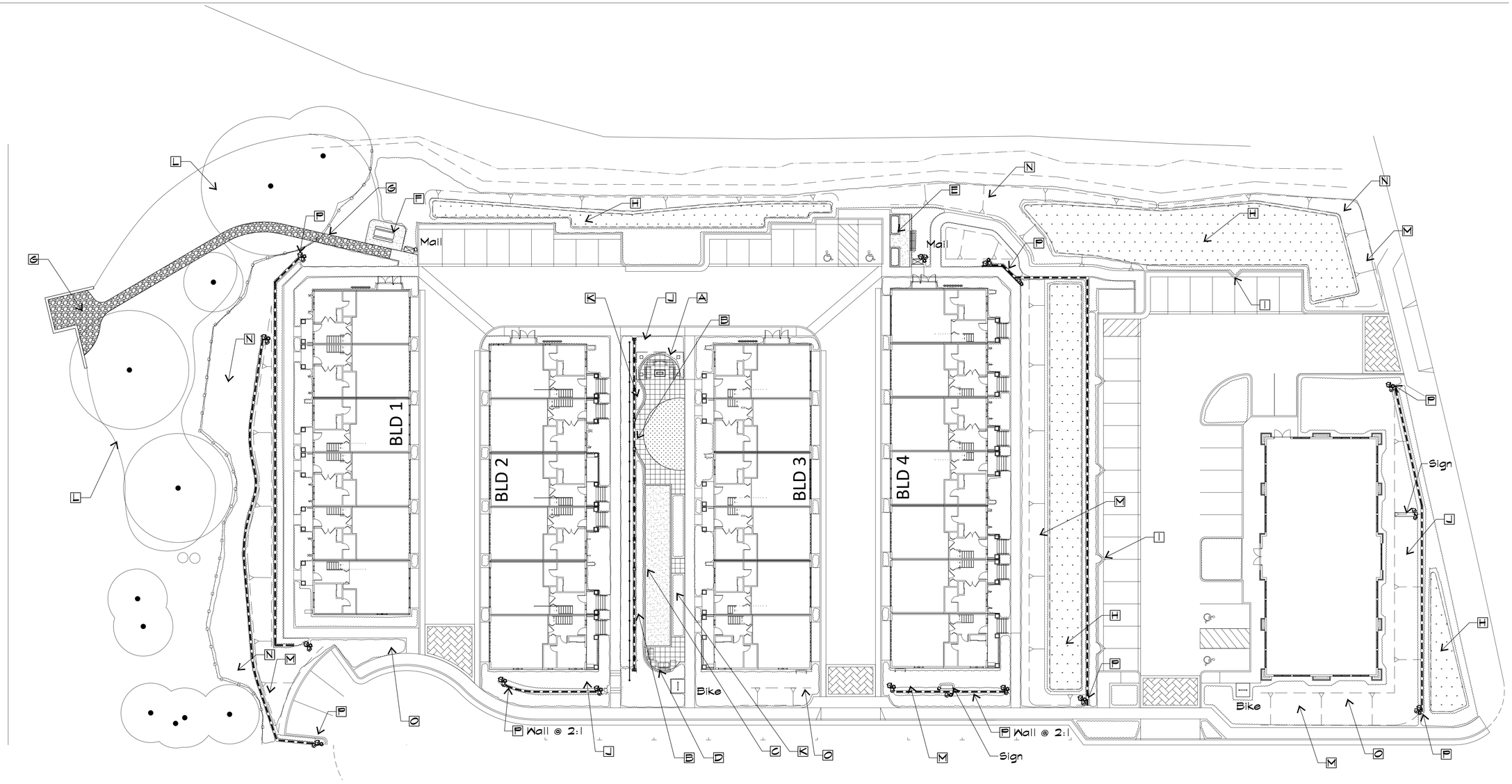

SCOPE OF WORK

HARDSCAPE AMENITIES

- A COMMUNITY PLAZA WITH PATIO SEATING, FIRE PIT & TRELLIS
- B RECREATIONAL AREA W/ STONE COLUMN WALL & TUBULAR STEEL RAIL
- C BOCCE BALL COURT 64.5' X 10' W/ CURB WALL SURROUND
- D PATIO SEATING AREA @ BOCCE BALL COURT
- E GARDEN PLANTERS (ACCESSIBLE) WITH BENCH ON DECOMPOSED GRANITE
- F PICNIC TABLE (NON-ACCESSIBLE) ON DECOMPOSED GRANITE PATIO
- G MEDITATION & YOGA GROVE (NON ACCESSIBLE) W/ MULCH WALK & LEVEL MEETING AREA @ OLD FOUNDATION WALLS UNDER OAKS.

PLANTING FEATURES

- H NATIVE GRASS BIORENTENTION AREA FOR STORMWATER FILTRATION
- I SHADE TREE POCKETS & PARKWAY @ BIORETENTION PARKING LOT EDGE
- J MEDITERRANEAN CLIMATE (LOW WATER USE) PLANT MATERIAL
- K ESPALIER FRUIT TREES @ COMMUNITY AREA EDGES & WALLS
- L EXISTING OAK & REDWOOD TREES W/ MOWED NATIVE UNDER STORY
- M MULTI TRUNK SCREEN PLANTING ON SLOPED BANKS
- N SLOPE TRANSITION AREA W/ PLANTING @ CREEK & OAKS
- O STREET TREE (DECIDUOUS) PLANTING FOR SOLAR ACCESS TO BUILDINGS
- P ROCK GARDEN PLANTING W/ LOW FIELD STONE WALLS & BOULDERS

0 10 20 40

1" = 20'

NORTH

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Scale	

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LANDSCAPE
SCOPE OF WORK

LS-1

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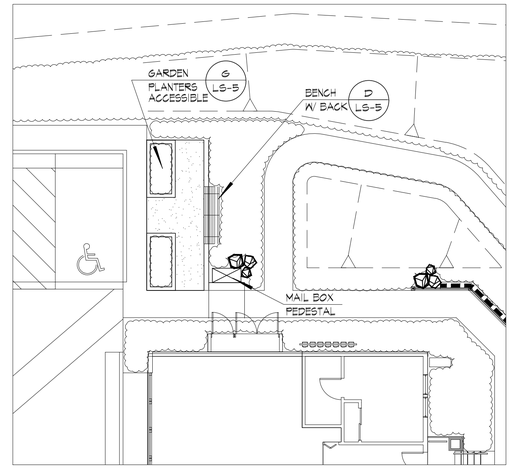
WALKWAY NOTES

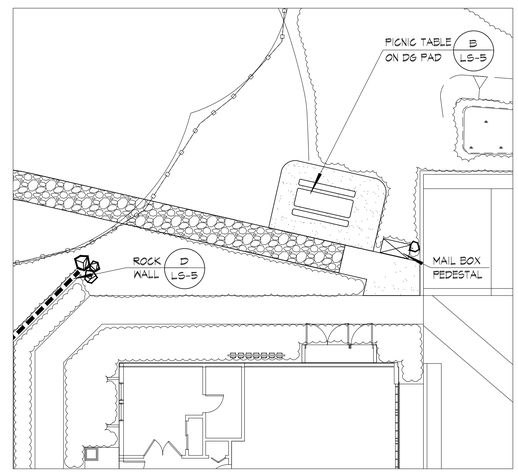
1. NEW COURTYARDS AND PLANTER AREAS WILL COMPLY W/ 2% MAX SLOPE IN DIRECTION OF TRAVEL & 2% MAX CROSS-SLOPES (CBC 1113A)
2. HAVE MAXIMUM 1/2" CHANGES IN PAVING ELEVATION.
3. WALKWAYS ARE MINIMUM 48" WIDTH W/ SLOPES PER NOTE 1.
4. NEW DETECTABLE WARNING PAVING TO COMPLY (CBC 1112A).
5. EXTERIOR RAMPS, LANDINGS & DOOR ENCROACHMENT @ PROPOSED BIDG. SHALL COMPLY (CBC SECTION 1114A).
7. MAXIMUM 2 - 1/4" CHANGES IN ELEVATION @ BUILDING THRESHOLD & LANDING

LAYOUT PLAN NOTES

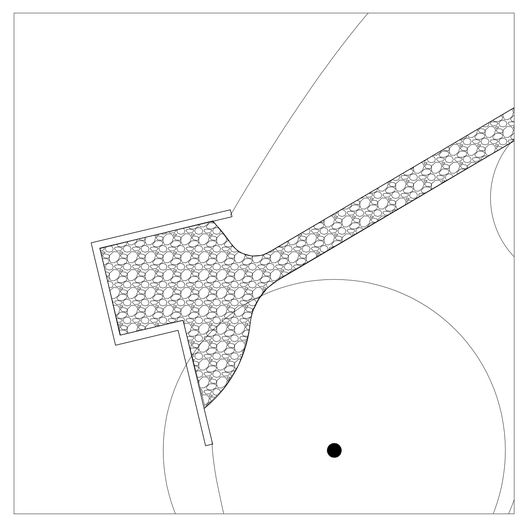
1. FIGURES SHOWN THUS: ALIGNMENT AND DIMENSIONS DENOTE COORDINATES POINTS AND INTERMEDIATE POINTS OF CONTROL TO BE USED FOR LAYOUT OF ALL IMPROVEMENTS SHOWN ON THESE PLANS. ALL TRANSITIONS OF P.C.C. WALKS, AND RAMPS SHALL BE CONSTRUCTED TO A STRAIGHT LINE. ALL ADJUSTMENTS OF THE "LAYOUT" SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEY AND LAYOUT WORK AND FOR RE-ESTABLISHING AND REPLACING POINTS LOST, DISTURBED OR DAMAGED DURING THE COURSE OF CONSTRUCTION OR OTHERWISE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT (PHONE: 800-227-2600).
4. ALL "LAYOUT" WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY EXCAVATIONOR SUB-SLAB PLACEMENT .
5. LAYOUT FOR P.C.C. WALKS, CURBWALLS AND CURBS ARE ON THE SIDE SHOWN ON THE PLAN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL CONCRETE WORK USING FORM LUMBER AND STAKES STRONG ENOUGH AND AT INTERVALS TO ASSURE A STRAIGHT LINE. ALL FORM WORK MUST BE APPROVED BY THE ENGINEER PRIOR TO POURING OF ANY CONCRETE.
7. THIS PLAN SHOWS THE SCORING AND EXPANSION JOINT LAYOUT OF ALL CONCRETE FLAT WORK FOR THIS PROJECT. SCORING PATTERNS ARE RADIAL TO THE CURVE, EXCEPT WHERE SHOWN OTHERWISE. ALL LAYOUT WORK MUST BE APPROVED BY THE ENGINEER.
8. EXPANSION JOINT MATERIALS FOR ALL P.C.C. PAVEMENT SHALL BE 5" WHERE SHOWN OTHERWISE. ALL EXPANSION JOINTS SHALL RECEIVE ASPHALT FELT JOINTS INSTALLED AT 24' MINIMUM INTERVALS, EXCEPT VOIDCAPS & CAULKING TO MATCH CONCRETE COLOR. ALL SCORE LINES SHALL BE STRUCK EVERY 6' UNLESS SHOWN OTHERWISE.
9. IN AREAS WHERE NEW CONCRETE IS JOINED WITH EXISTING CONCRETE, THE CONNECTION SHALL BE MADE AT THE NEAREST SCORE LINE OR EXPANSION JOINT.
10. CONCRETE SURFACES SHALL HAVE FINISHES TO MATCH EXISTING. SUBMIT SAMPLES TO ENGINEER FOR APPROVAL PRIOR TO FINISHING.
11. ALL EXISTING UTILITY BOXES, VAULTS, VALVE COVERS, AND MANHOLES WITHIN THE AREA TO BE IMPROVED SHALL BE ADJUSTED TO THE NEW FINISH GRADE.
12. ALL CONCRETE PAVING BATCH MIXES TO CONFORM W/ CITY OF SAN JOSE STANDARD SPEIFICATIONS FOR FLATWORK. 564 LBS. OF PORTLAND CEMENT PER CUBIC YARD OF CONCRETE.



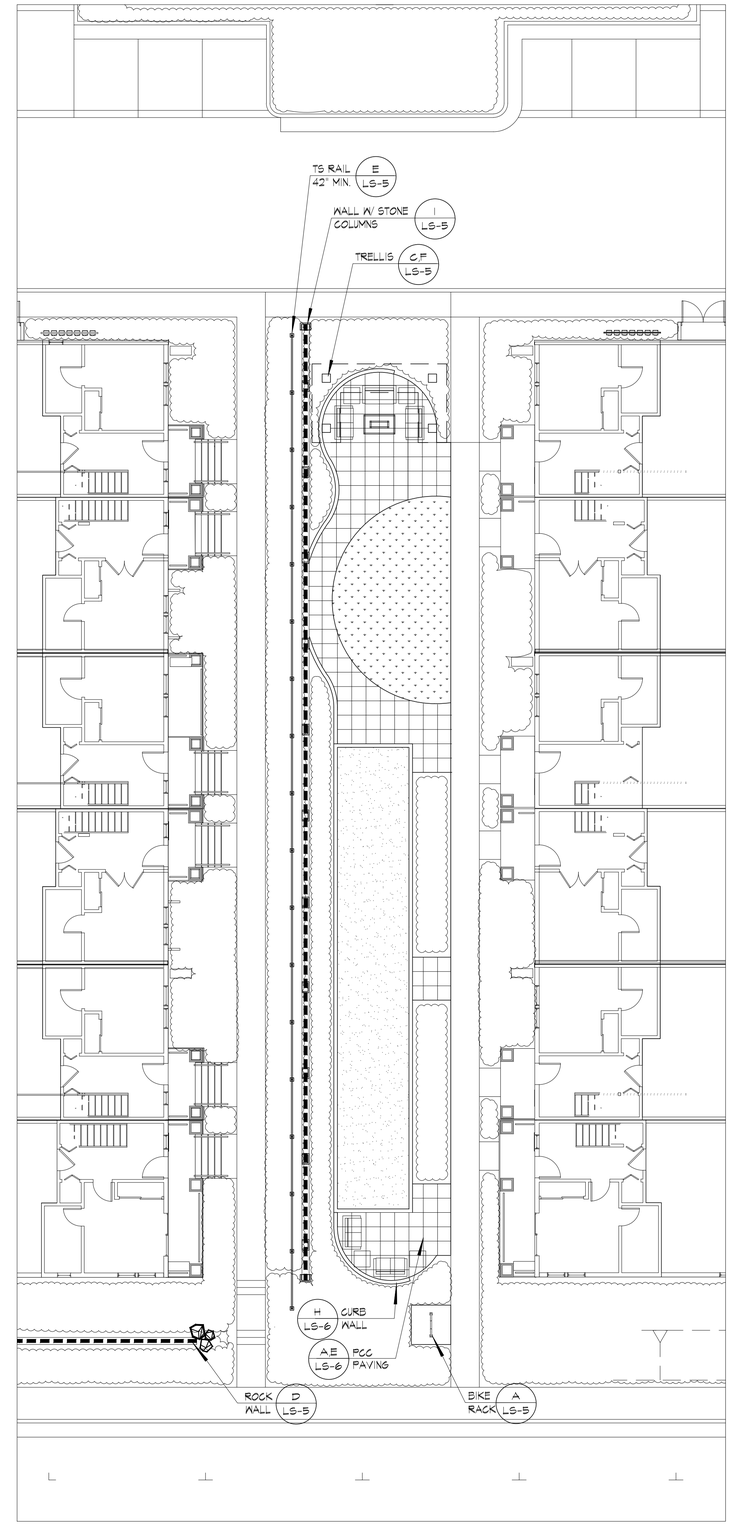
COMMUNITY GARDEN



COMMUNITY OPEN SPACE



YOGA MEDITATION AREA



COMMUNITY COURTYARD

0 5 10 20

1" = 10'

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LANDSCAPE LAYOUT

LS-2

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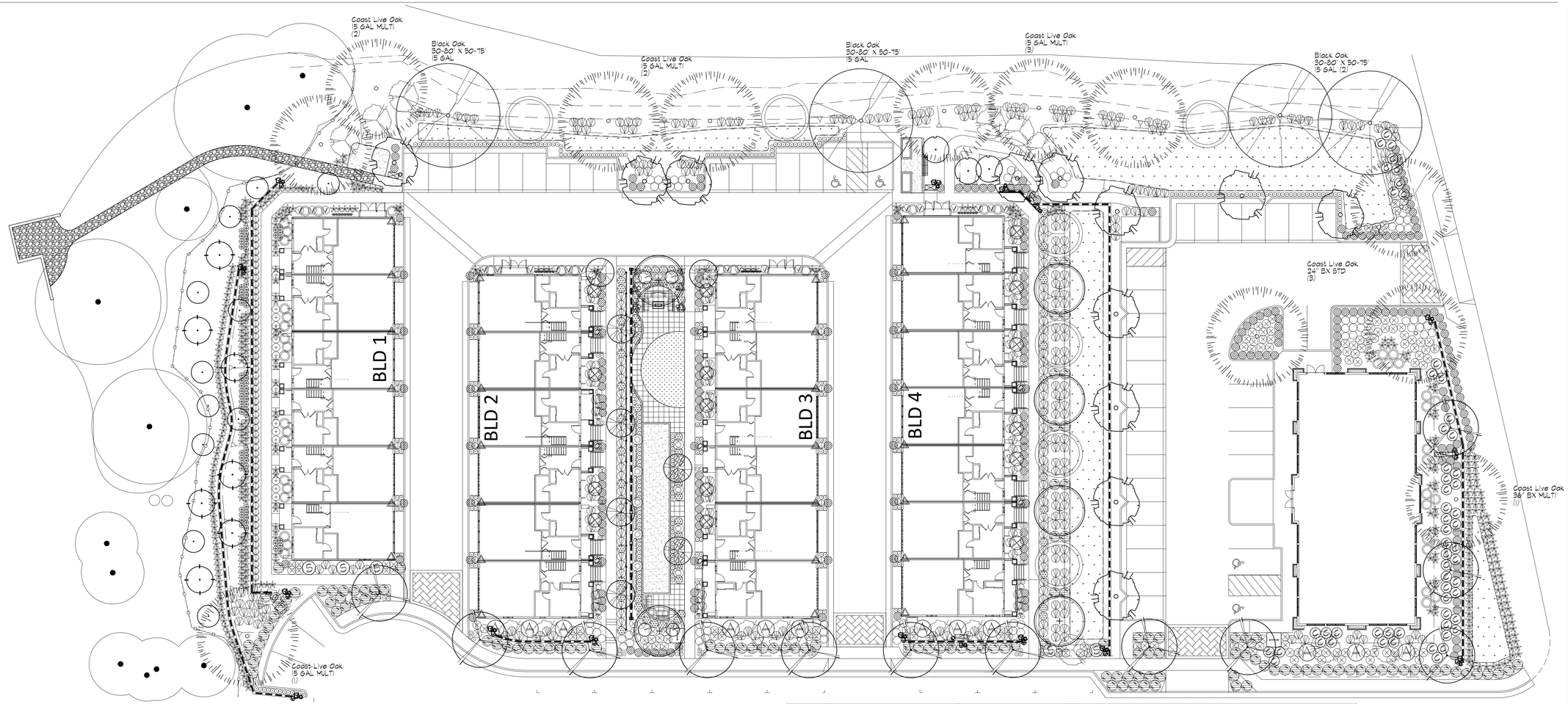

PLANT MATERIAL

See Sheet Lx for Planting Details

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	ANGUS ZONE	IRR. METHOD (Bubbler or Drip)	NATIVE PLANT	DROUGHT TOLERANT	INVASIVE SPECIES	NOTES
TREES										
ARB MAR	ARBUTUS x 'Marina'	STRAWBERRY TREE	15 GAL MULTI	7	L		Y	Y	N	SUN 20' X 20', EVERGREEN
CER OCC	CERCIS occidentalis multi	WESTERN REDBUD	15 GAL MULTI	16	VL		Y	Y	N	SUN TO PT SUN, SPRING BLOOM 15' X 10', DECIDUOUS
CIT MEY	CITRUS meyeri 'Improved Meyer'	MEYER LEMON TREE	15 GAL MULTI	3	M		N	N	N	SUN, BEARS FRUIT 8-10' x 12', EVERGREEN
COR COR	CORYLUS cornuta var. californica	CALIFORNIA HAZELNUT	15 GAL MULTI	7	L		Y	Y	N	PART SUN 8' X 8', DECIDUOUS
LAG PUR	LAGERSTROEMIA ind. 'Purple Tower'	PURPLE TOWER CRAPE MYRTLE	15 GAL STD	8	L		N	Y	N	SUN, FALL COLOR, SUMMER BLOOM 25' X 10', DECIDUOUS
MAL FLO	MALUS floribunda	FLOWERING CRABAPPLE	15 GAL MULTI	12	M		N	Y	N	SUN, SPRING BLOOM 15' X 18', DECIDUOUS
OLE EUR	OLEA europaea 'Monhar' multi	MAJESTIC BEAUTY OLIVE	24" BX MULTI	6	VL		N	Y	N	SUN, WIND RESISTANT 25-30' X 25', EVERGREEN, FRUITLESS
PIS CHI	PISTACIA chinensis ' Keith Davey'	CHINESE PISTACHE	24" BX STD	12	L		N	Y	N	SUN, FALL COLOR 25-30' X 25', DECIDUOUS
QUE AGR	QUERCUS agrifolia	COAST LIVE OAK	15 GAL 24" BX 36" BX	8 multi 3 std 1 multi	VL		Y	Y	N	SUN, WIND RESISTANT 50' X 60', EVERGREEN
QUE KEL	QUERCUS kelloggii	CALIFORNIA BLACK OAK	15 GAL MULTI	4	VL		Y	Y	N	SUN 50' X 40', DECIDUOUS
SHRUBS, PERENNIALS, GRASS										
ARC DEN	ARCTOSTAPHYLOS den. 'Howard McMinn'	MCMINN MANZANITA	15 GAL	12	L		Y	Y	N	SUN, SCREEN 7'-10' X 7'-10', EVERGREEN
ARC SEN	ARCTOSTAPHYLOS den. 'Sentinel'	VINE HILL MANZANITA	15 GAL	5	L		Y	Y	N	SUN 8' X 6', EVERGREEN
CAL NUT	CALAMAGROSTIS nutkaensis	PACIFIC REED GRASS	5 GAL	56	L		Y	Y	N	SUN TO PT SHADE 3'-4' X 3'-4', EVERGREEN
CIT LEM	CITRUS lemon 'Meyer Improved'	DWARF MEYER IMPROVED LEMON	15 GAL	10	M		N	N	N	FULL SUN 4' X 3', EVERGREEN
HET ARB	HETEROMELES arbutifolia	TOYON	15 GAL	11	VL		Y	Y	N	SUN/PT SHADE, SCREEN 15' X 10', EVERGREEN
LAG PET	LAGERSTROEMIA indica 'Monkie'	PETITE PINK CRAPE MYRTLE	15 GAL	15	L		N	Y	N	SUN, FALL COLOR, SUMMER BLOOM 5' X 4', DECIDUOUS, VASE FORM
LAG PET	LAGERSTROEMIA indica 'Monow'	PETITE SNOW CRAPE MYRTLE	15 GAL	4	L		N	Y	N	SUN, FALL COLOR, SUMMER BLOOM 5' X 4', DECIDUOUS, VASE FORM
LAU MON	LAURUS nobilis 'MonRik'	LITTLE RAGU SWEET BAY	15 GAL	0	L		N	Y	N	SUN TO PT SUN 6' X 5', EVERGREEN, COMPACT
LAV ANG	LAVANDULA angustifolia 'Hidcote Blue'	ENGLISH LAVENDER	5 GAL	12	L		N	Y	N	SUN 2-3' X 2-3', EVERGREEN
MUH RIG	MUHLENBERGIA rigens	DEER GRASS	5 GAL	327	L		Y	Y	N	FULL TO PT SUN 3 1/2' X 3', EVERGREEN
NAN DOM	NANDINA domestica 'Gulf Stream'	DWARF HEAVENLY BAMBOO	5 GAL	78	L		N	Y	N	PT SUN 3 1/2' X 3', EVERGREEN
OLE MON	OLEA europaea 'Montra' topiary	LITTLE OLLIE DWARF OLIVE	15 GAL TOP	8	VL		N	Y	N	SUN /WIND RESISTANT, FRUITLESS 5' X 3', EVERGREEN, TOPIARY FORM
PEN HET	PENSTEMON heterophylus	BLUE FOOTHILL PENSTEMON	5 GAL	48	L		N	Y	N	SUN, ACCENT 1-2' X 2-3'
RIB SAN	RIBES sanguineum glutinosum	PINK FLOWERING CURRANT	5 GAL	25	L		Y	Y	N	PT SUN TO SHADE 5' X 4', DECIDUOUS
RIB WHT	RIBES sanguineum 'White Icicle'	WHITE FLOWERING CURRANT	5 GAL	25	L		Y	Y	N	PT SUN TO SHADE 5' X 4', DECIDUOUS
GROUNDCOVER, VINES, & BIORETENTION										
ACH MIL	ACHILLEA millefolium 'Summer Wine'	SUMMER WINE YARROW	1 GAL	18	L		N	Y	N	SUN 2' x 3', EVERGREEN
BOU GRA	BOUTELOUA gracilis 'Blonde Ambition'	BLUE GRAMA GRASS	1 GAL	140	L		N	Y	N	SUN TO PT SUN 3' x 3', SEMI-EVERGREEN
ERI KAR	ERIGERON karvinskianus	SANTA BARBARA DAISY	1 GAL	193	L		Y	Y	N	SUN 1-2' X 3-5', EVERGREEN
FES GLA	FESTUCA glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	1 GAL	446	L		N	Y	N	SUN TO PT SHADE 10' X 10', EVERGREEN
FES IDA	FESTUCA idahoensis 'Siskiyou Blue'	SISKIYOU BLUE FESCUE	1 GAL	405	L		N	Y	N	SUN TO PT SHADE 1-2' x 1-2', EVERGREEN
HAR VIO	HARDENBERGIA violacea 'Happy Wander'	LILAC VINE	5 GAL	33	M		N	N	N	SUN TO PT SHADE 10', EVERGREEN
IRI DOU	IRIS douglasiana	DOUGLAS IRIS	1 GAL	63	L		Y	Y	N	SUN TO PT SHADE 18" X 18"
MAL ESP	MALUS espalier	APPLE ESPALIER	5 GAL	6	M		N	N	N	SUN 10', DECIDUOUS
NEP PPI	NEPETA x 'Pike'	LITTLE TRUDY CATMINT	1 GAL	44	L		N	Y	N	SUN TO PT SHADE 5' X 12', EVERGREEN
RIB VIB	RIBES viburnifolium	EVERGREEN CURRANT	1 GAL	20	L		Y	Y	N	PT SUN TO SHADE 3' X 4', DECIDUOUS
ROS NOA	ROSA x 'Noaschnee'	WHITE GROUNDCOVER ROSE	1 GAL	63	M		N	N	N	SUN 2' X 3', EVERGREEN
ROS OFF	ROSEMARINUS off. 'Huntington Carpet'	HUNTINGTON CARPET ROSEMARY	1 GAL	130	L		N	Y	N	SUN 1 1/2' X 5', EVERGREEN
SEM TEC	SEMPERVIVUM 'Hardy Mix'	HARDY MIX HENS & CHICKS	FLAT	0	L		N	Y	N	SUN TO PT SHADE 2'-5', EVERGREEN
	BIORETENTION PLANTING IRIS douglasiana JUNCUS patens 'Elk Blue' BOUTELOUA gracilis DESCHAMPSIA cespitosa MUHLENBERGIA rigens MIMULUS aurantiacus MIMULUS cardinalis PENSTEMON spp.	DOUGLAS IRIS ELK BLUE CALIFORNIA RUSH BLUE GRAMA GRASS TUFTED HAIR GRASS DEERGRASS COMMON MONKEYFLOWER SCARLET MONKEYFLOWER BEARDED TONGUE	4" POT MIN.		L		Y	Y	N	NO MULCH TO BE PLACED IN BIORETENTION AREA
MULCH	MULCH (IN ALL PLANTERS EXCEPT BIORETENTION AREA)	PREMIUM MULCH - DARK BROWN JUTE MESH UNDER MULCH @ > 4:1	3" DEPTH							PREMIUM RECYCLED WOOD CHIPS VISION RECYCLING (831) 474-7851

NOTE: ALL 3' O.C. GROUND COVER ROOT BALLS TO BE 2' MINIMUM FROM CONCRETE PAVING, TYP.

NORTH

0 10 20 40

1" = 20'

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PLANTING PLAN

LS-3

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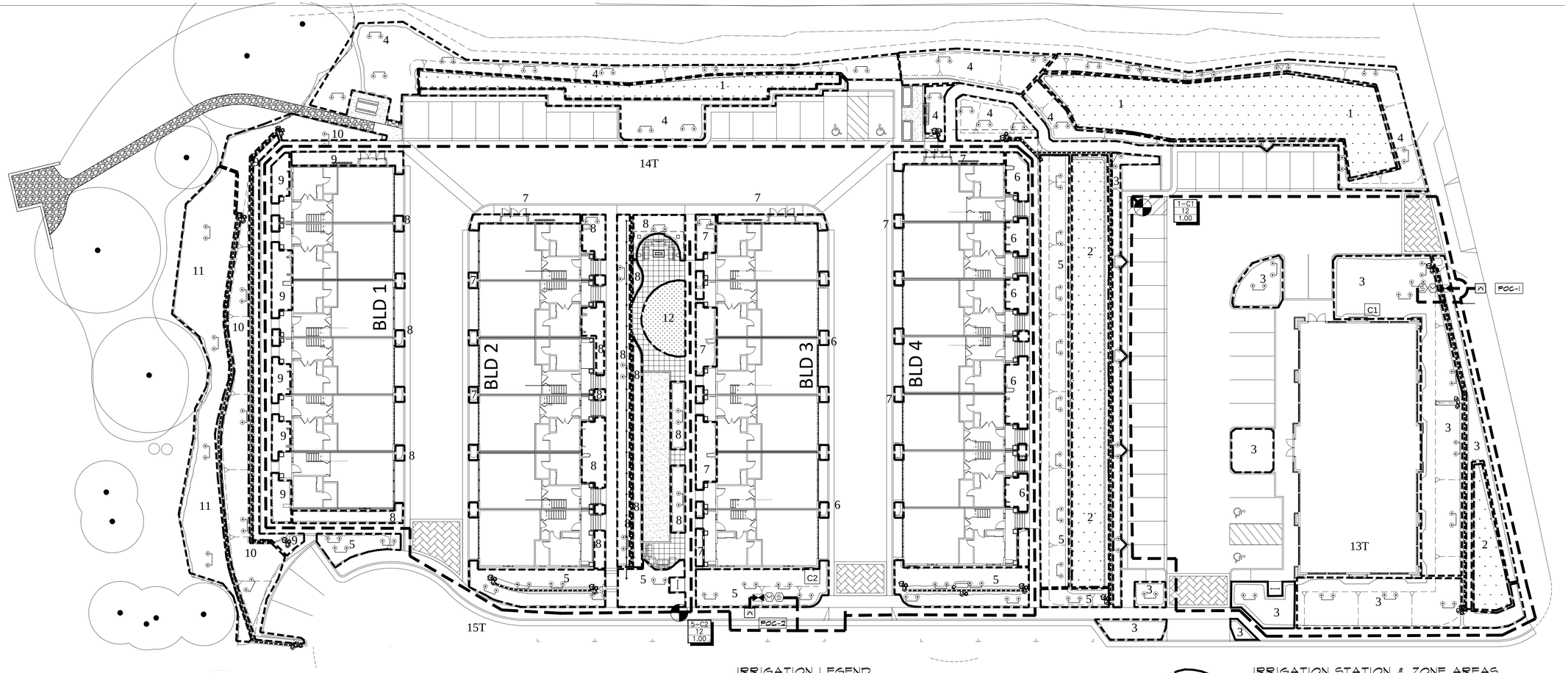

Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

Maximum Applied Water Allowance (MAWA)

1.) MAWA = (ETo) (0.62)[(0.6x LA) + (0.3 x SLA)]

Where: Water District, Scotts Valley

sLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.6 = ET Adjustment Factor
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45)

A.) Net Evapotranspiration Calculation

40.80 (Annual ETo)				
0.00 N/A @ 39.00 (Annual Rainfall)	x	.25	=	0.00 N/A (Effective Rainfall)

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = **40.80**

B.) Adjusted Landscape Area Calculation

33578 (Landscaped Area)	x 0.55 Adjustment Factor	=	18467.9
388 (Special Landscaped Area)	x 0.45 ?	=	174.6
	Sum of Adjusted Landscape Area	=	18642.5

MAWA = 40.80 x 0.62 x 18642.5 = 471581 gallons

Estimated Total Water Use (ETWU)

2.) A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual ETo - N/A, Effective Rainfall = 40.80

B.) Adjusted Landscape Area Calculation

26510 (Low water use plant sqft)	x 0.2	=	5302
6680 (Moderate water use plant sqft)	x 0.5	=	3340
388 (High water use plant sqft)	x 1.0	=	388
	Sum of Adjusted Landscape Area	=	9,030

ETWU = 40.80 x 0.62 x 9,030 / 0.85 = 268733 gallons

Irrigation Efficiency Factor

Percent of total landscape Irrigated with Drip	
0-25%	0.71
26-50%	0.75
51-75%	0.80
76-100%	0.85

ETWU = 36.60 x 0.62 x 9,030 0.71 = 288604 gallons
Sum with 0% Drip Efficiency Factor

IRRIGATION LEGEND

SYM.	MANUFAC.	MODEL NO.	DESCRIPTION	PSI	RAD./SPAC	GPM
	RAINBIRD	1400 SERIES	PCB (OPTIONAL 1 OR 2 - 1.0) BUBBLERS 1/2" THREAD IN VENT TUBES SIZE AND ADJUST AS NEEDED, SEE PLANTG PLAN FOR PLANT SIZE INSTALL RAINBIRD ROOT WATERING SYSTEM W/ RAINBIRD BUBBLERS 24"BX-2 @ 1.0		15GAL-1 @	.25 15GAL-1 @ 1.0
	TORO	DRIP BUBBLER w/ check valve @ all bubblers	4 GPH PRESSURE COMP. BUBBLERS 1/2" FIPT THREAD ON @ PLANT BASINS SIZE AND ADJUST AS NEEDED @ 40 PSI TYP.		1 GAL - 1@	0.066
	HUNTER - SR	MP 1000 ADJ/FULL W/ MPR40-12" POPUPS	ROTATOR PRO ADJ. NOZZLES PROS-12-MPR40-CV-MP1000 W/STREAM SPRAY NOZZLES	40	F H G 8' - 15' .53 IN/HR	0.75/0.35/0.19
	RAINBIRD SDI 6" UNDER SOIL & MULCH,	XFS-06-12 w/ check valves @ 1' vert in lateral	DRIPPER TUBING W/ 12" OC @ 0.6 GPH & 18" ROW SPACING INSTALL PER MANUFACTURERS SPECIFICATIONS, SEE TYP DETAILS. CONTRACTOR TO DESIGN BUILD SDI-LINE, VALVE & LATERAL SYSTEM W/ MANFR REP.	20 psi	@ 0.6 gph	
	RAINBIRD	XCZ-075-PRF 3/4" 100-PESB 1"	REMOTE CONTROL VALVE -SIZE AS NOTED @ SDI VALVES USE HIGH FLOW XCZ-150-FRB-COM W/ 2 PR QUICK-CHECK BASKET FILTERS & POP-UP SDI OPERATION INDICATORS - XFS			
	NIBCO		LINE SIZED GATE VALVE			
	WILKINS	(E)-11/2" SIZE	PRESSURE BACKFLOW PREVENTER W/ PRESSURE REG. & FROST BLANKET SEE PLUMBING DRAWINGS FOR LOCATION ON WALL INSTALLATION			
	RAINBIRD	33DNP	3/4" QUICK COUPLER VALVES FOR MAINTENANCE			
	PVC	LATERAL LINE	LATERAL LINE - 3/4" MIN. SIZE SCH 40 PVC TYPICAL			
	PVC	(E) MAIN	SCH 40 AS NEEDED IN BUILDING & @ GRADE, SPD			
	HUNTER SYNC WIRE	FLOW SENSOR & MASTER VALVE	RUN WIRE FOR C1 UNDER WALKS & IN PLANTERS IN SCH 80 CONDUIT VERIFY GREY WATER SYSTEM CONTROL WIRES IN SAME TRENCH.			
	PW PIPE OR =	-	CLASS 315 PVC SLEEVE -2" LARGER THAN PIPE RUNNING THROUGH IT			
C1 C2	HUNTER, I-CORE 6 & 12 STATION	IC-600-SS IC-600-SS, ICM600	INSTALL HUNTER SOLAR SYNC & FLOW CLIKS @ MASTER VALVES RUN WIRE TO FLOW SENSOR W/ (E) WIRELESS FOR (E) SOLAR SYNC			
	WATER METER	1" SIZE TYP.	SEE CIVIL PLAN & BACKFLOW DEVICE FOR LOCATION OF WATER METER			
S	HUNTER FLOW SYNC	HFS W/ FCT 100	1" FLOW SENSOR W/ MASTER VALVE, CLOSED 2 GPM SENSOR MINIMUM MAY REQUIRE 2 STATIONS COMBINATION			
M	SUPERIOR	MODEL 3000 - 1"	MASTER VALVE, CLOSED			
POC	CONNECTION	WATER METER	SEE BACKFLOW DEVICE FOR PRESSURE REGULATOR			

SIZING FOR LATERAL LINES

1-4 GPM	1/2"	SCH 40	PVC
4-8 GPM	3/4"	SCH 40	PVC
9-15 GPM	1"	SCH 40	PVC
15-23 GPM	1-1/4"	SCH 40	PVC

6
18
1.00

VALVE NUMBER BY CONTRACTOR
GPM
VALVE SIZE

IRRIGATION STATION & ZONE AREAS

9

VALVE NUMBERS - CONTROLLER 1

IRRIGATION STATIONS

STA. C1 C2	ZONE	DESCRIPTION	VALVE / GPM	RATE/25 PSI	
1-C1	M	SDI - W/ FIBER			3896
2-C1	M	SDI - W/ FIBER			2784
3-C1	L	SDI			6016
4-C1	L	SDI			5524
5-C2	L	SDI			4896
6-C2	L	SDI			606
7-C2	L	SDI			1306
8-C2	L	SDI			2060
9-C2	L	SDI			1228
10-C2	L	SDI			2584
11-C2	L	SDI			2238
12-C2	H	SDI			440
13-C1	L	BUBBLER TR			0
14-C2	L	BUBBLER TR			0
15-C2	L	BUBBLER TR			0
16	OPEN				
17	OPEN			TOTAL	33578
18	OPEN				

IRRIGATION ZONING LEGEND

SYMBOL	DESCRIPTION
L	LOW WATER USE
M	MEDIUM WATER USE
H	HIGH WATER USE

0 10 20 40

1" = 20'

NOTE: ALL AREAS ARE TO BE AUTOMATICALLY IRRIGATED. SEE PLANTING NOTES SOURCE OF ZONING OF PLANTS IS FROM WUCOLS PROJECT (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) BY WATER CONSERVATION OFFICE OF THE CA. DEPART. OF WATER RESOURCES

NORTH

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GREEN BUILDING CLN 1910

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REGISTERED LANDSCAPE ARCHITECT
MICHAEL B. DILLON
1910
SIGNATURE
EXPIRES 04/30/16
STATE OF CALIFORNIA

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IRRIGATION PLAN

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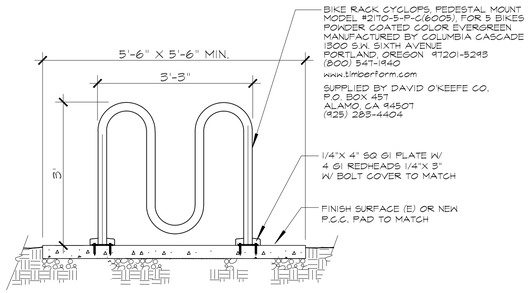
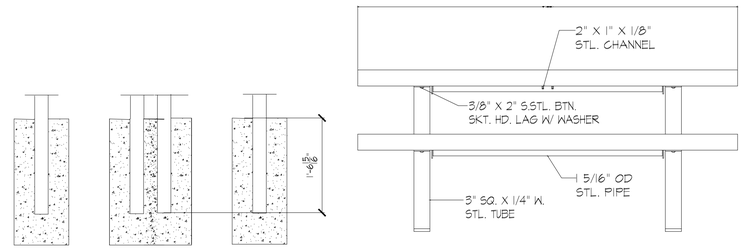


A | BIKE RACK (5)



☐ S-1 EMBEDMENT

NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

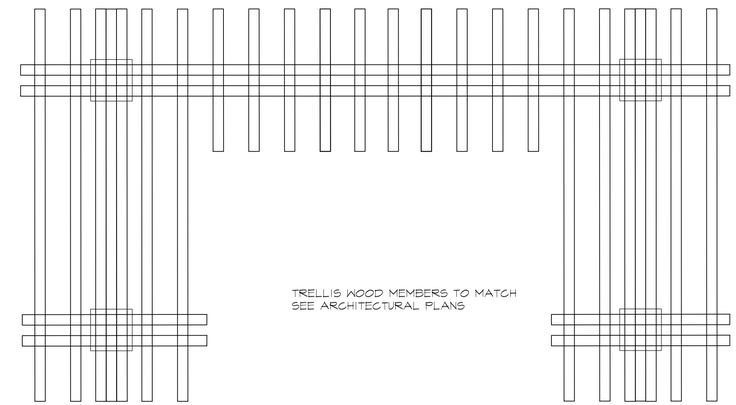
2.) 1/2" X 3 3/4" PLTD. EXPANSION ANCHOR BOLTS PROVIDED. FOR OPTIONS S-2 & S-4.

DUMOR, INC. PICNIC TABLE (8')
MODEL#75
WOOD SLATS (IPE)
POSTS/SUPPORTS (BRONZE COLOR)

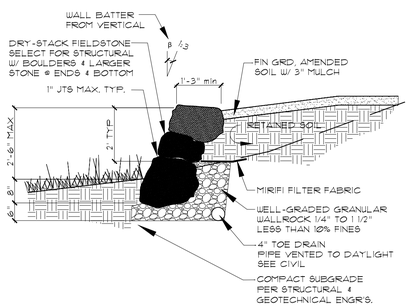
MANUFACTURER'S ADDRESS:
DUMOR, INC.
P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
(800) 598-4018

DISTRIBUTED BY ROSS RECREATION EQUIPMENT
100 BRUSH CREEK ROAD SUITE 101
SANTA ROSA, CA 95404
TELEPHONE (707) 538-3800

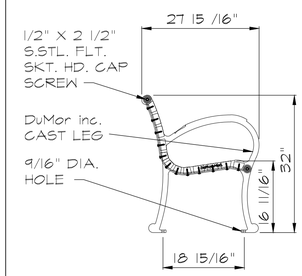
B | PICNIC TABLE



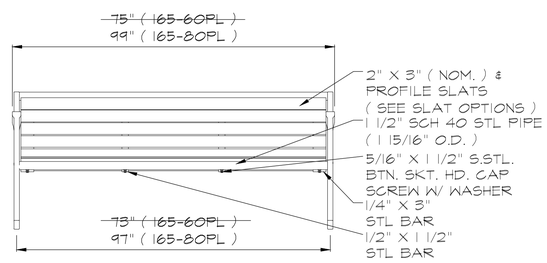
C | TRELLIS PLAN



D | DRY STACK FIELDSTONE WALL



SIDE VIEW
NOT TO SCALE



FRONT VIEW
NOT TO SCALE

DUMOR, INC. BENCH WITH BACK
MODEL #165 (8')
WOOD SLATS (IPE)
POSTS/SUPPORTS (BRONZE COLOR)

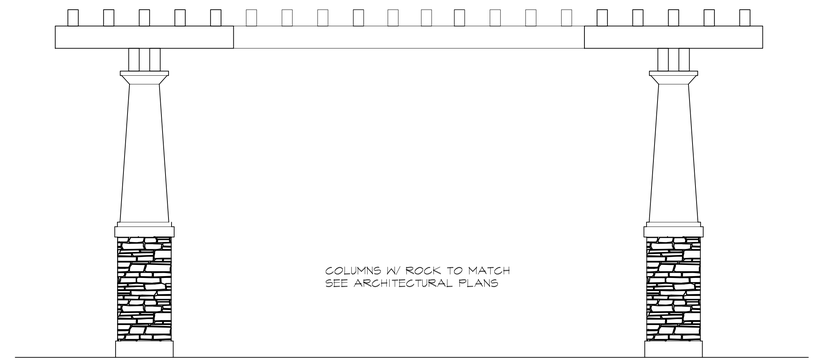
MANUFACTURED BY DUMOR, INC.
P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
(800) 598-4018

DISTRIBUTED BY ROSS RECREATION EQUIPMENT
100 BRUSH CREEK ROAD SUITE 101
SANTA ROSA, CA 95404
TELEPHONE (707) 538-3800

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER COATING.

E | BENCH W/ BACK

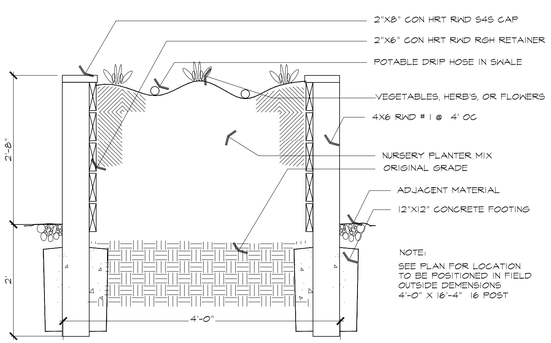


PLAN VIEW

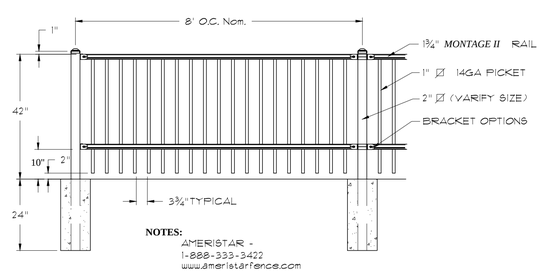
NOTES:

1. ALL WESTERN RED CEDAR LUMBER SHALL BE AIR-DRY EXSPOSED SELECT GRADE STRAIGHTNESS AND FREE OF LOOSE KNOTS. LUMBER SHALL BE SIZED, TEXTURED AND SPACED AS SHOWN ON PLANS.

F | TRELLIS ELEVATION



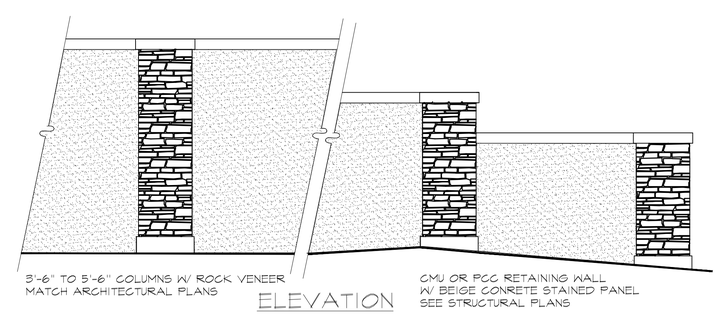
G | ACCESSIBLE GARDEN PLANTER



NOTES:
AMERISTAR -
1-888-333-3422
www.ameristarfence.com

MONTAGE II MAJESTIC 2-RAIL

H | TUBULAR STEEL RAIL @ WALLS



ELEVATION

NOTES:

1. SEE CIVI ENGINEER'S PLANS FOR FOUNDATION, TOP OF WALL, SOIL FINISH & DRAIN RIM / INVERT GRADES

I | WALL W/ STONE COLUMNS TO MATCH

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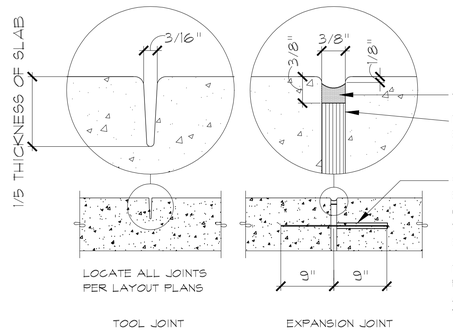
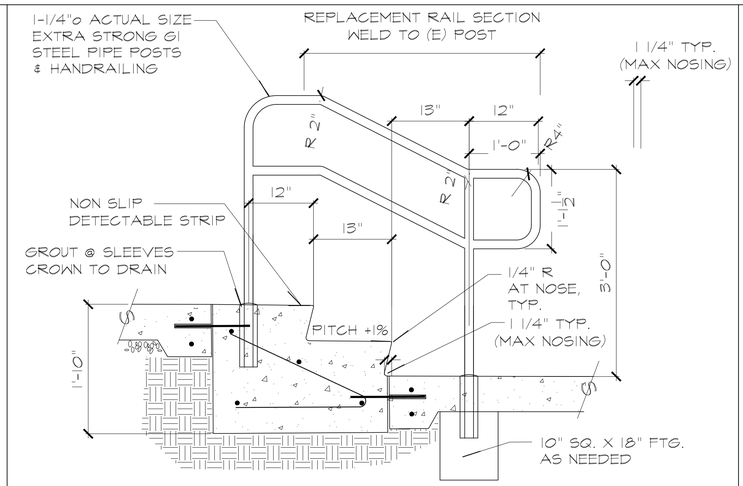
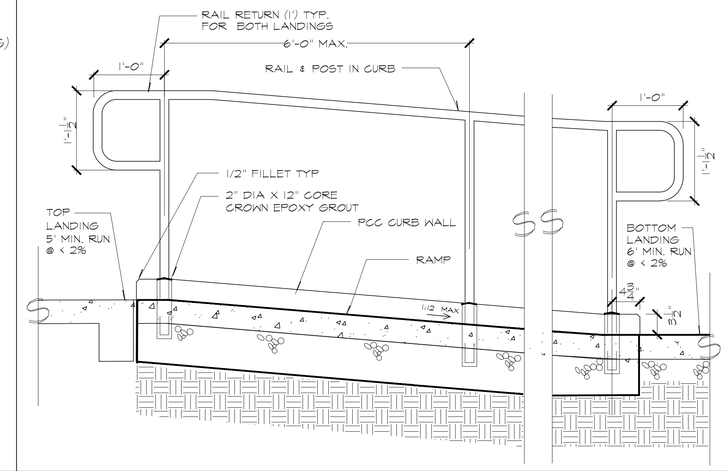


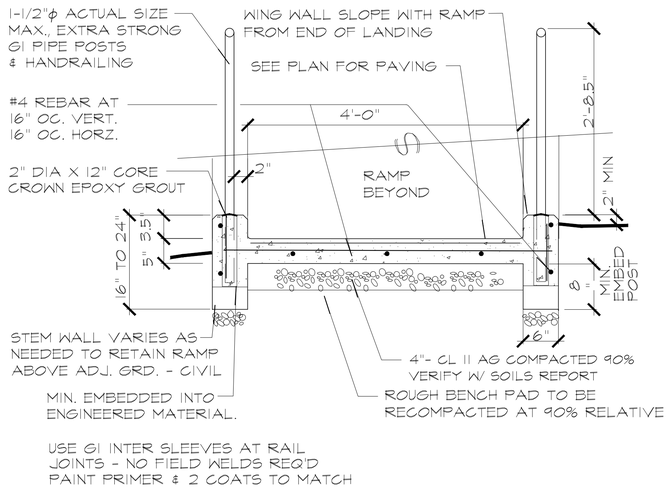
A | SCORE & EXPANSION JOINTS



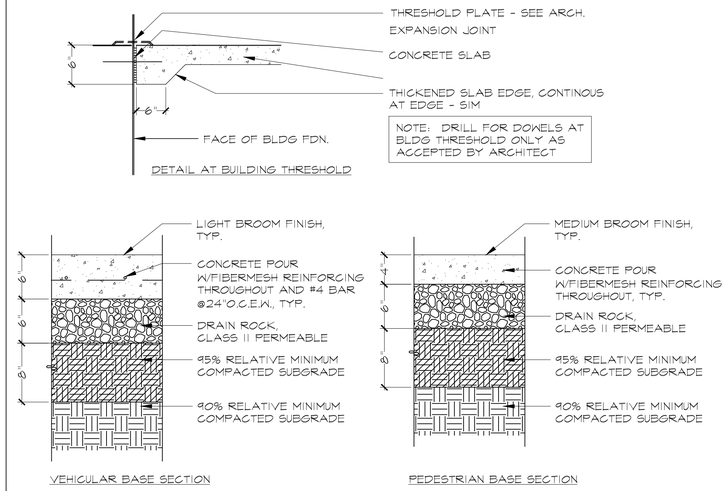
B | STAIRS WITH RAILS



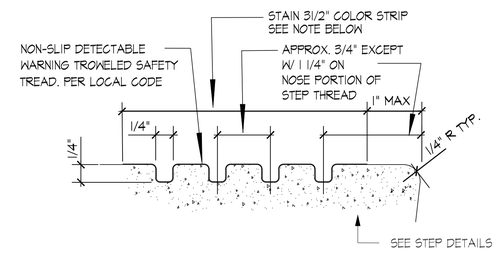
C | RAMP PROFILE SECTION



D | RAMP SECTION

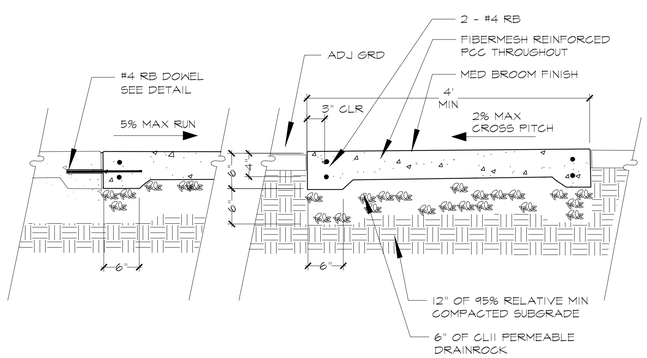


E | PCC PAVING FOR VEHICLE & PEDESTRIAN

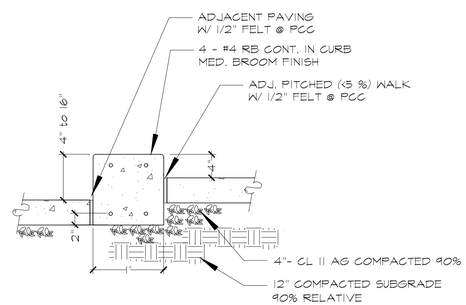


NOTE: "ALL STEP THREADS SHALL HAVE A GROOVED BORDER THE WIDTH OF THE OF THE TRAVELED SECTION"
" TOP TO BOTTOM STEPS (UPPER APPROACH & ALL LOWER TREADS) TO BE STAINED W/ SCOFIELD "TERRA COTTA" COLOR 3-1/2" WIDE. SUBMIT SAMPLE PRIOR. CENTER ON GROOVES BOTH DIRECTIONS". PER CBC 1133B.4.4.

F | GROOVED TREAD @ STEP



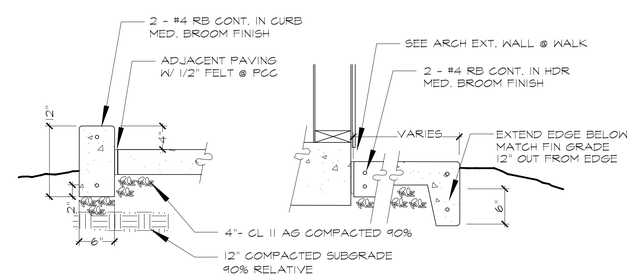
G | PCC PAVING @ WALK



WALK EDGE W/ CURB WALL

NOTE:
1. REINFORCEMENT OF CONCRETE, SCOREJOINT & EXPANSION JOINT TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PLACING
2. VERIFY SUBGRADE COMPACTION W/ ENGINEER PRIOR TO PLACING

H | CURB WALL @ COURTYARD & WALK



WALK EDGE W/ CURB
OR CURB WALL SEE PLN

PCC @ BUILDING & EDGES
TYP. SEE PLAN

NOTE:
1. REINFORCEMENT OF CONCRETE, SCOREJOINT & EXPANSION JOINT TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PLACING
2. VERIFY SUBGRADE COMPACTION W/ ENGINEER PRIOR TO PLACING

I | PCC PAVING CURB & FOOTING @ SLOPING EDGE

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