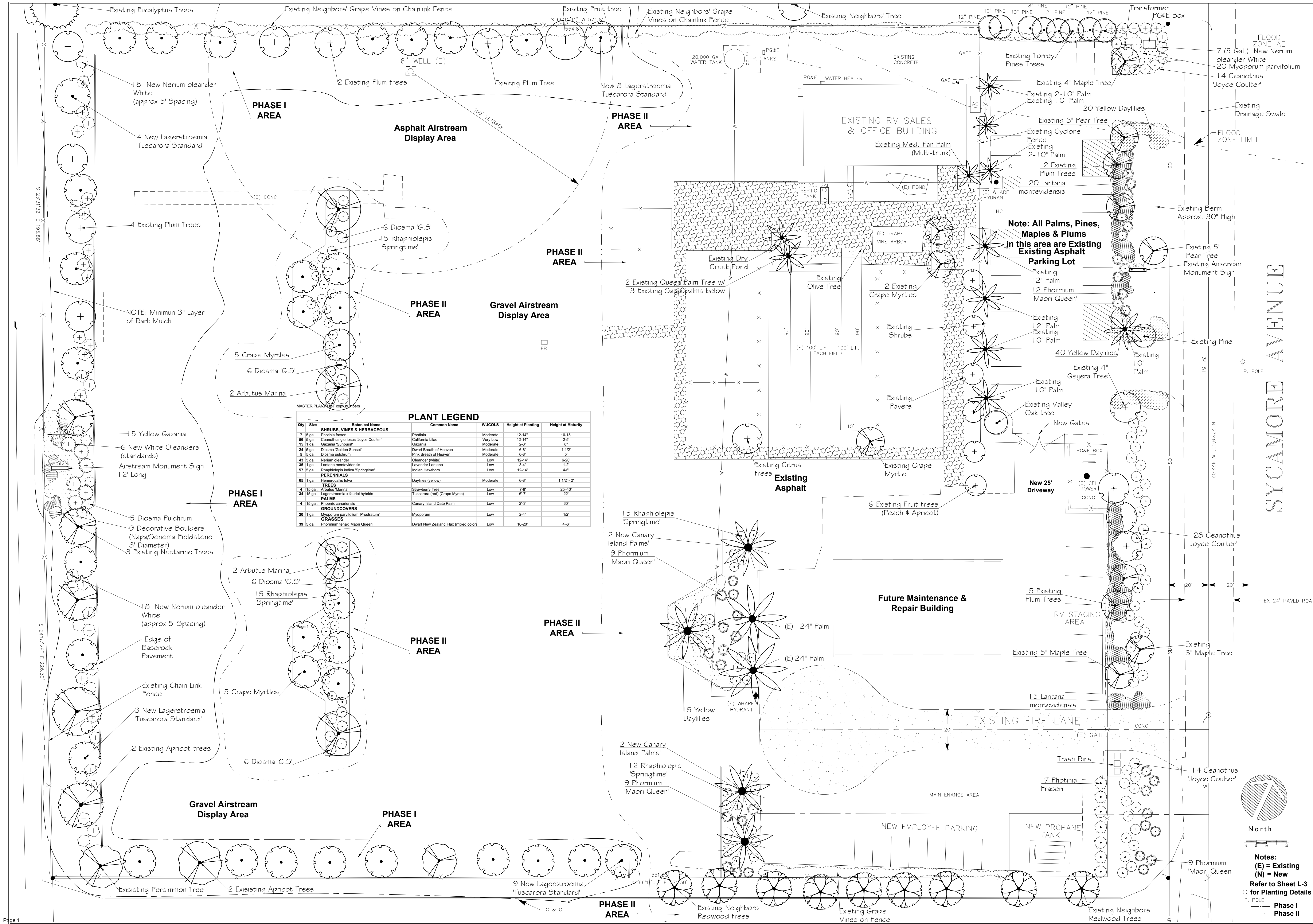




REVISIONS

BY

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy, CA 95020
Calif. Reg. #2239 (408) 842-0245
aitkenassociates@gmail.com

SOUTHBAY AIRSTREAM ADVENTURES
13635 SYCAMORE AVE. SAN MARTIN, CA.

LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-21
State of California

DATE 10-16-19
SCALE 1"=20'-0"
DRAWN IN
JOB AIRSTREAMS

L-1

Project Name:	Southbay Airstream Adventures
Project Location:	13635 Sycamore Ave., San Martin
Total Landscape Area:	16,723.0 sq. ft.
Date:	10-16-19

$$MAWA = (Eto)(.62)[(.055 \times LA) + (1 - ETAF \times SLA)]$$
[illegible]
$$\text{MAWA} = (\text{Eto}-\text{Eppt})(.62)[(.055 \times \text{LA}) + (1-\text{ETAF} \times \text{SLA})]$$

MAWA w/ EPPT =	263,790.8 33,929.2	gallons per year cubic feet per
ETWU CALCULATION		
ETWU = (Eto)(.62)/((PF)/(E)(LA)		

$$ETWU = (E_{to})(.62)[(PF/IE)(LA)]$$

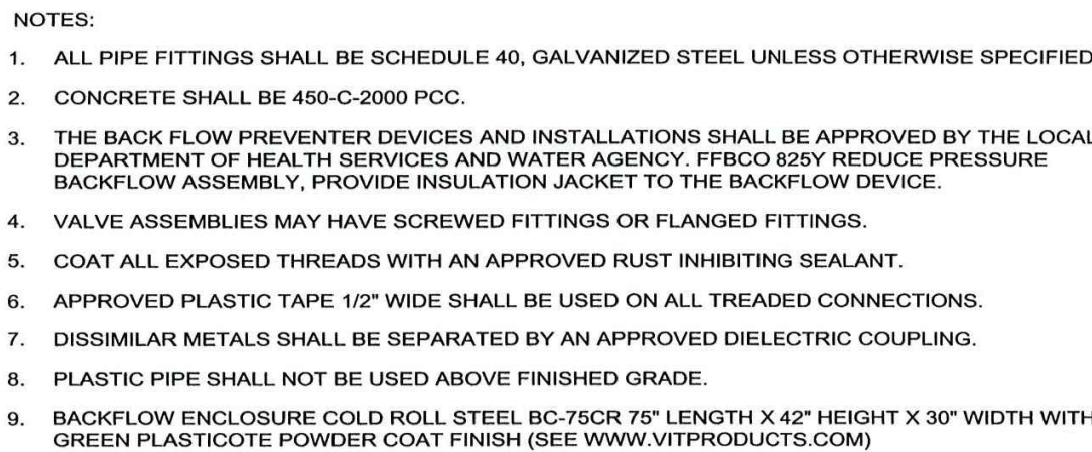
Reference Evapotranspiration (Eto)	49.5	San Martin, CA					
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[illegible]

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	198,571.9
						MAWA	282,275.9

[illegible]

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.



18-24" COILED WIRE

WATERPROOF CONNECTORS (2)

DRIP ZONE KIT

FINISH GRADE

JUMBO VALVE BOX

SCH 80 T.O.E. NIPPLE

MAIN LINE PIPE & FITTINGS

BRICK SUPPORTS (4)

3/4" MINUS WASHED GRAVEL

REGULATOR

PVC SLIP UNIONS (2)

A cross-sectional diagram of a shrub in a container, illustrating the required planting specifications. The diagram shows a shrub with a rootball being placed into a container. The container is labeled with dimensions: "1-1/2 x CONTAINER" for the height and "TWICE CONTAINER" for the width. The shrub's crown is positioned "1\" ABOVE FINISH GRADE". A layer of "4\" MULCH AS SPECIFIED" is shown above the rootball. A "4\" MIN. WATERING BASIN" is indicated around the rootball. The rootball itself is labeled "ROOTBALL". The edges of the hole in the container are labeled "SCARIFY EDGES OF HOLE". The bottom of the container is filled with "FOOT TAMP BACKFILL MATERIAL BELOW ROOTBALL TO PREVENT SETTLING OF SHRUB". A diagonal line on the left indicates the "NATURAL SLOPE".

- PLANT CROWN TO BE 1" ABOVE FINISH GRADE
- 4" MULCH AS SPECIFIED
- 4" MIN. WATERING BASIN
- ROOTBALL
- SCARIFY EDGES OF HOLE
- FOOT TAMP BACKFILL MATERIAL BELOW ROOTBALL TO PREVENT SETTLING OF SHRUB
- 1-1/2 x CONTAINER
- TWICE CONTAINER
- NATURAL SLOPE

PLANTING NOTES

-

1. VALVE BOX IS **100% CARSON BROOKS SUPER JUMBO (GREEN COLOR).**
2. AREA AROUND BOX MAY EITHER BE PLANTED, HARD SURFACE OR A COMBINATION.
3. TOP OF BOX:
 - ½" ABOVE GRADE FOR LAWN
 - 1" ABOVE GRADE FOR GROUND COVER OR SHRUBS.
4. CAGE WIRE MESH IS 1/4" X 1/4" X 10 GA. WITH 1"Ø DRAIN ROCK.

UV RESISTANT VINYL STRAP—
FOLD AND SECURE AS SHOWN

THE READY-STAKE POLE
(OR APPROVED EQUAL)

TREE TRUNK

ZP TIE (2)

SECTION A-A

PREVAILING WIND

15 GALLON SIZE TREE

3"Ø READY-STAKE SYSTEM SIZE
AND INSTALLATION PER
SPECIFICATIONS (OR EQUAL) TREE
STAKE TO BE LOCATED ON
PREVAILING WIND SIDE

T-BAR ROD HEIGHT AS
REQUIRED SEE
SPECIFICATION

2-8"Ø X 24" DEEP PERFORATED
PIPE WITH 3/4" DRAIN ROCK

CURB AND GUTTER

TAP AND INSTALL ANTI-ROTATION PIN INSTALL
TAB 2-4" BELOW GRADE SEE NOTE 1 & 2

SIDEWALK

PLANT HOLE

AGGREGATE BASE ROCK

36" X 24" DEEP
ROOT BARRIER

6" MIN.

LENGTH OF STAKES	
TREE SIZE	LENGTH
15 GAL.	10"
24" BOX	12"
30" BOX	12"
36" - 48" BOX	SEE NOTE 4

*USE 12" WITH CASE 2. SEE STD. PLAN Q-14

- NOTES:
1. STAKE SHALL BE EITHER 3" DIAMETER LODGE POLE PINE, TREATED WITH COPPER NAPHTHATHENE OR PRESSURE TREATED WITH CHROMIUM COPPER ARSENATE, OR GALVANIZED STEEL PIPE RFI SUBSECTION 300-4.6. (METHOD A) OF THE GREENBOOK.
 2. PLACE STAKES 18" APART FOR 15 GAL. TREE, PLACE STAKE AT OUTER EDGE ROOT BALL FOR LARGER TREE. SEE TREE.
 3. HEIGHT OF STAKES SHALL NOT BE HIGHER THAN THE TOP OF THE TREE.
 4. FOR 35" OR LARGER BOX TREES-STAKE OR GUY AT THE DIRECTION OF CITY ENGINEER.
 5. TREE SUPPORTS PER SUBSECTION 300-4.6.1 OF THE GREENBOOK.
 6. FOR 15 GAL. TREE, 3" DIA. X 8" SHALL BE USED FOR 15 GAL. ROOT BALL OR LESS. USE WOODEN STAKE FOR ROOT BALL LARGER THAN 15 GAL. USE WOODEN STAKE 3" DIA. X 8" OR AS STATED IN WD. NO. 1.

Symbol	Model
	POC Point of Connection
	PRESSURE MAINLINE: PVC Schedule 40 (UP TO 1-1/2") CL3 1/5 PVC (2" and larger)
	NON-PRESSURE LATERAL: 5ch 40 PVC
	SLEEVES: 5ch 40 PVC, Size 2", Bury 18". Extend ends into planter areas 6" max. Tape ends closed and mark pipe location. MAIN LINE SLEEVES SHALL BE 4" SCH. 40 Bury 18" min Verify location of existing sleeves and utilize them if possible.
	METER, EXISTING METER AT STREET
	Rainbird: ESP-Me Senes Smart Modular 4-22 stations. To be placed in garage. Rain Sensor: Rain bird RSD
	BACKFLOW DEVICE, FBBCO 025Y
	DRIP VALVE, RAINBIRD XGZ-100-PRF LOW CONTROL ZONE KITS W/ 1" LOW FLOW VALVE AND 3/4" PR RBY FILTER/
	MASTER SHUT OFF VALVE: MUELLER B-2020Q, QUARTER TURN WITH LOCK RING.
	DRIP LINE, DRIP RINGS (SHRUBS & TREES): Rainbird XPD ON-SURFACE DRILINE w/ 18" Emitter Spacing.



3. THIS IRRIGATION SYSTEM IS DESIGNED TO OPERATE ON A STATIC PRESSURE OF GO PSI PROVIDED BY THE CITY. IF A DISCREPANCY EXISTS PLEASE NOTIFY THE LANDSCAPE ARCHITECT.
2. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
3. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
4. CONTRACTOR SHALL REVIEW ALL PLANS AND DOCUMENTS PERTAINING TO THE PROJECT PRIOR TO THE START OF WORK TO COORDINATE WORK WITH OTHER TRADES.
5. CONTRACTOR IS TO INSPECT EXISTING IRRIGATION SYSTEM TO ENSURE THAT THE MAINLINE CAN BE REUSED FOR NEW IRRIGATION LAYOUT.
6. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY.
7. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS.
8. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
9. DECODER TO BE LOCATED WITHIN VALVE BOX NEXT TO VALVE AS DEPICTED IN STANDARD HUNTER SPECIFICATIONS. GROUNDING WILL BE EVERY 1000' OR 12TH DEVICE, WHICHEVER COMES FIRST. PLEASE REFER TO MANUFACTURER DOCUMENTATION FOR CORRECT GROUNDING PROCEDURE.
10. POINT OF CONNECTION IS LOCATED ON PHASES 1 AND 2. REFER TO BOTH SETS FOR LOCATION OF POINT OF CONNECTION. CONTRACTOR SHALL INSTALL BACKFLOW DEVICE, CONTROLLER, METERS, AND MASTER SHUT OFF VALVE.
11. CONTROLLER SHALL BE A PEDESTAL MOUNT AND LOCATED AT THE POWER SOURCE PROVIDED AS SHOWN ON PHASE 1 AND 2. PROGRAMMING OF THE CONTROLLERS SHALL BE THE OF RESPONSIBILITY THE CONTRACTOR.
12. ALL ELECTRICAL CONNECTIONS FOR THE CONTROLLER SHALL BE INTALL BY A LICENSED ELECTRICAL CONTRACTOR. ALL WORK SHALL COMPLY WITH THE MOST CURRENT STANDARDS AND CODES AT THE TIME OF INSTALLATION. CONTRACTOR SHALL HARD WIRE NEW CLOCKS AT CLOSEST, SAFEST, LOCATION.
13. LANDSCAPE ARCHITECT HAS DETERMINED THE NUMBER OF EMITTERS BASED ON THE PALNT COUNTS AND PLANT SIZES IN THE FIELD. REFER TO EMITTER SCHEDULE LOCATED ON SHEET L-9 OF PACKAGE SET.
14. TUBING SHOULD BE SPACED AT 18" O.C. BUT CONTRACTOR SHALL ADJUST ALL DRIP DISTRIBUTION TUBING TO EFFECTIVELY IRRIGATE ALL PLANT MATERIAL.

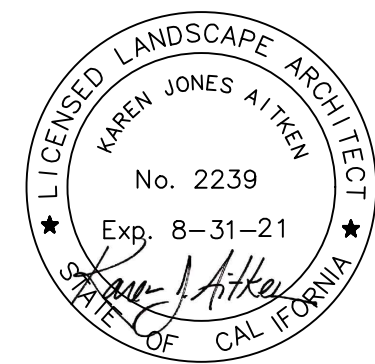
1. IRRIGATION TO BE SCHEDULED TO OCCUR BETWEEN 8PM AND 10AM.
2. IRRIGATION SCHEDULE SHALL BE REDUCED (FREQUENCY AND DURATION) AFTER PLANTS ARE ESTABLISHED (1 YEAR).
3. IRRIGATION SCHEDULE SHALL BE ADJUSTED SEASONALLY BASED ON PLANT NEEDS.
4. IRRIGATION SCHEDULE SHALL BE PROVIDED TO APPROPRIATE PERSONNEL AND POSTED NEAR IRRIGATION CONTROLLER.
5. IRRIGATION SYSTEM TO BE INSEPECTED REGULARLY AND MAINTAINED IN GOOD WORKING CONDITION.
6. REPAIRS TO BE MADE USING IDENTICAL OR IMPROVED PARTS.
7. LANDSCAPE MAINTENANCE SCHEDULE TO BE FOLLOWED.

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IRRIGATION SPECIFICATIONS & DETAILS



DATE 10-16-19

SCALE

DRAWN IN

JOB AIRSTREAMS

L-3