University of California
Water Use Classification of Landscape Species (WUCOLS IV)

Plant Search Database

City	San Jose
Region	North Central Coastal

Start Over | Search Again | Export List

Plants to export: 5

Type	Photo	Botanical Name	Common Name	Water Use	Export
T N A		Cercis occidentalis	western redbud	Very Low	☑
T	N/A	Schinus molle	California pepper tree	Very Low	☑
S N A		Arctostaphylos densiflora cvs.	manzanita cvs. e.g. Howard McMinn, Sentinel	Low	☑
S N A		Heteromeles arbutifolia	toyon	Low	☑
P	N/A	Helianthemum nummularium & cvs.	common sunrose	Low	☑

PLANT PALETTE

KEY	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS IV WATER RATING	NATIVE	MATURE SIZE HEIGHT X WIDTH
TREES								
P	2	EXISTING	SCHINUS MOLLE	CALIFORNIA PEPPER	SAVE	VERY LOW	YES	40'-0" X 40'-0"
C	3	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD		VERY LOW	YES	15' X 15'
H	2	24" BOX	HETEROMELES TOYON	TOYON		LOW	YES	20' X 20'
SHRUBS								
A	13	5 GALLON	ARCTOSTAPHYLOS DENSIFLORA	MANZANITA HOWARD MCMINN'		LOW	YES	6' X 7'
SN	33	1 GALLON	HELIANTHEMUM NUMMULARIUM	SUN ROSE THE BRIDE'		LOW	NO	1' X 3'

MWELO Calcs – Residential
495 Piercey Road
San Jose

Hydrozones

Zone number 1 | Plant factor Low .3 | Irrigation type Drip
Area in square feet (number only) 498

Continue

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU	Delete
1	.3	Drip	0.81	0.37	498 s.f.	184	5,180	×
TOTALS					498 s.f.		5,180 gal/yr	
TOTAL SPECIAL LANDSCAPE AREA					0 s.f.			

MAWA: 7,693 gal/yr	PASS!
ETWU: 5,180 gal/yr	

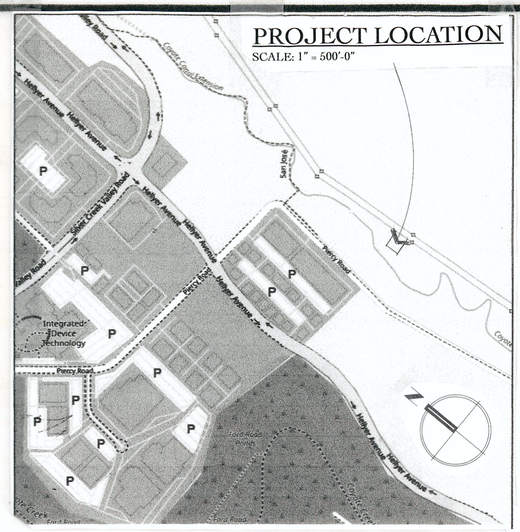
San Jose Annual ETo = 45.3 in.

Project Name and City

Project name 495 Piercey Road

Choose city (for ETo data) San Jose

Continue



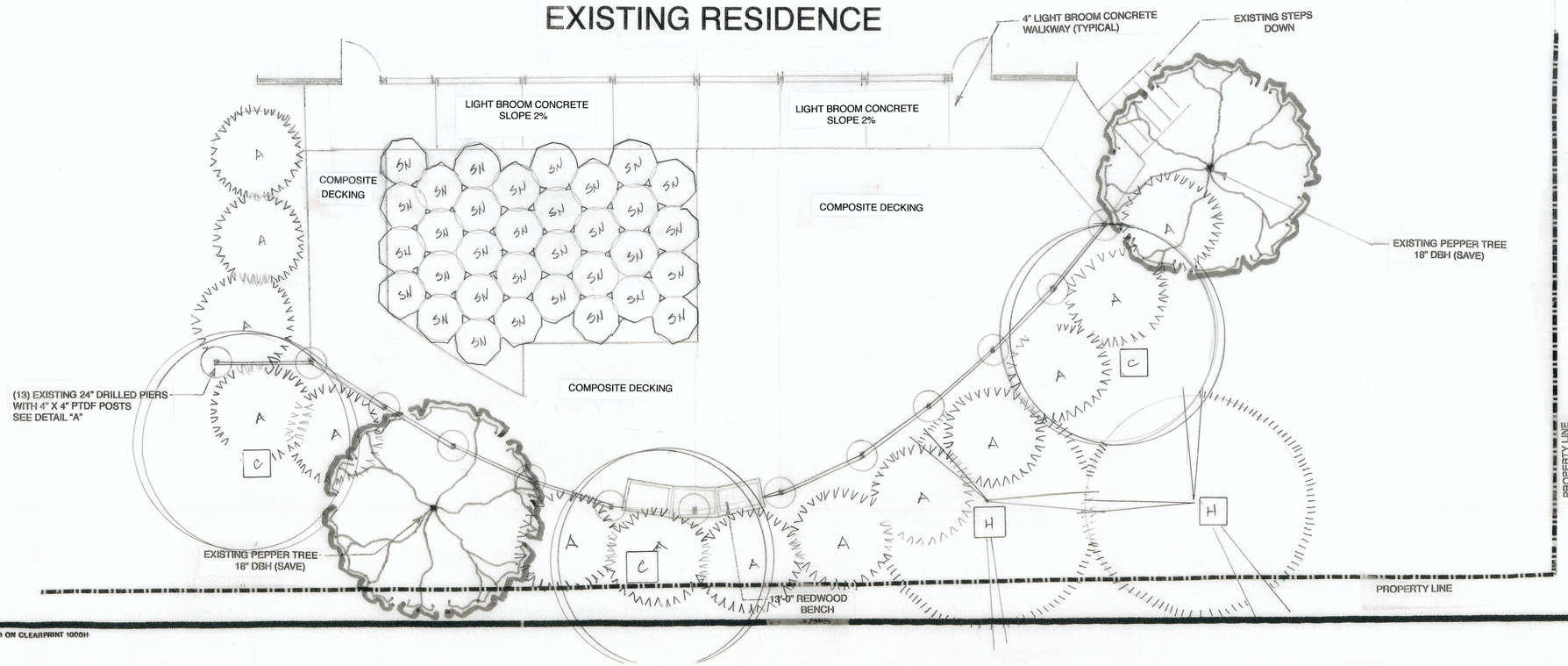
USA NORTH 811 Call 811 Before You Dig

800-227-2600

LANDSCAPE DOCUMENTATION PACKAGE:

- ❑ ALL LOW WATER USE PLANTINGS (0.03 OR LESS PER WUCOLS IV)
- ❑ INCORPORATE COMPOST AT THE RATE OF AT LEAST SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" INTO LANDSCAPE AREA
- ❑ A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS
- ❑ ALL IRRIGATION CONTROLLERS SHALL BE AUTOMATIC AND UTILIZE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR
- ❑ IRRIGATION CONTROLLERS PROGRAMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE
- ❑ THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT DRAINAGE FROM LOW ELEVATION SPRINKLER HEADS, RUNOFF AND OVERSPRAY
- ❑ RESIDENTIAL: INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA
- ❑ A COMPLETE PERFORMANCE LANDSCAPING PLANT LIST OR A COPY OF YOUR LANDSCAPE PLANTING PLAN SHALL BE SUBMITTED WITH THIS CHECKLIST.

EXISTING RESIDENCE



PRESCRIPTIVE LANDSCAPE OPTION:

WE HAVE COMPLIED WITH THE CRITERIA OF THE COUNTY OF SANTA CLARA APPENDIX 'D' BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

OCTOBER 29, 2019
JON NELSON, PRINCIPAL

WE AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

OCTOBER 29, 2019

NATIVE LOW WATER LANDSCAPE AREA	498 SQUARE FEET
COMPOSITE DECKING AREA	528 SQUARE FEET
LIGHT BROOM CONCRETE FLATWORK	212 SQUARE FEET

SITE PLAN

SCALE 1" = 4'-0"

0' 2' 4' 8'

REVISIONS	BY

I.R. NELSON & ASSOCIATES, INC.
23585 SUMMIT ROAD 95033
LOS GATOS, CALIFORNIA
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM

SITE IMPROVEMENTS FOR:
495 PIERCEY ROAD
SAN JOSE, CALIFORNIA
APN #678-13-016

LANDSCAPE PLAN

DRAWN	JRN
CHECKED	
DATE	10.20.2019
SCALE	1/8" = 1'-0"
JOB NO.	SAN JOSE
SHEET	L-1
OF	SHEETS

PRINTED ON CLEARPRINT 1000H

IRRIGATION LIST:

SYMBOL	SIZE	NAME/ NOTES
	1"	WATER METER, CITY OF HAYWARD MIN 15 GPM, 65 PSI
C		HUNTER X-CORE #XC-600i WALL MOUNT TO GARAGE INTERIOR WALL, 6 STATION CONTROLLER
RS		HUNTER SOLAR SYNC SENSOR MOUNT TO SIDE YARD FENCE, RUN WIRE TO GARAGE IRRIGATION CONTROLLER.
	1"	RAINBIRD VALVE #XACZ-100 PRF, ASVF WITH 1" PR #RBY FILTER INSTALL PER LOCAL CODES USING A 1" PVC BALL VALVE
x x		RAINBIRD DRIP EMITTER, RAINBIRD #XB-10PC (BLACK) (1.0 GPH). PRESSURE COMPENSATING MODULE CONSTRUCTION.
	1/2"	AIR VALVE, RAINBIRD #ARV050 AIR RELIEF VALVE INSTALL IN CARSON R-910 VALVE BOX.
	1/2"	FLUSH VALVE, NETAFIM #TLFV-1, INSTALL IN A CARSON R-910 VALVE BOX.
	3/4"	BLACK POLY PLASTIC DISTRIBUTION LINE, STAKE EVERY 5'-0" O.C. USING WIRE U-STAKES
	1"	MAINLINE SCH 40 PVC PIPE, 18" MIN DEPTH

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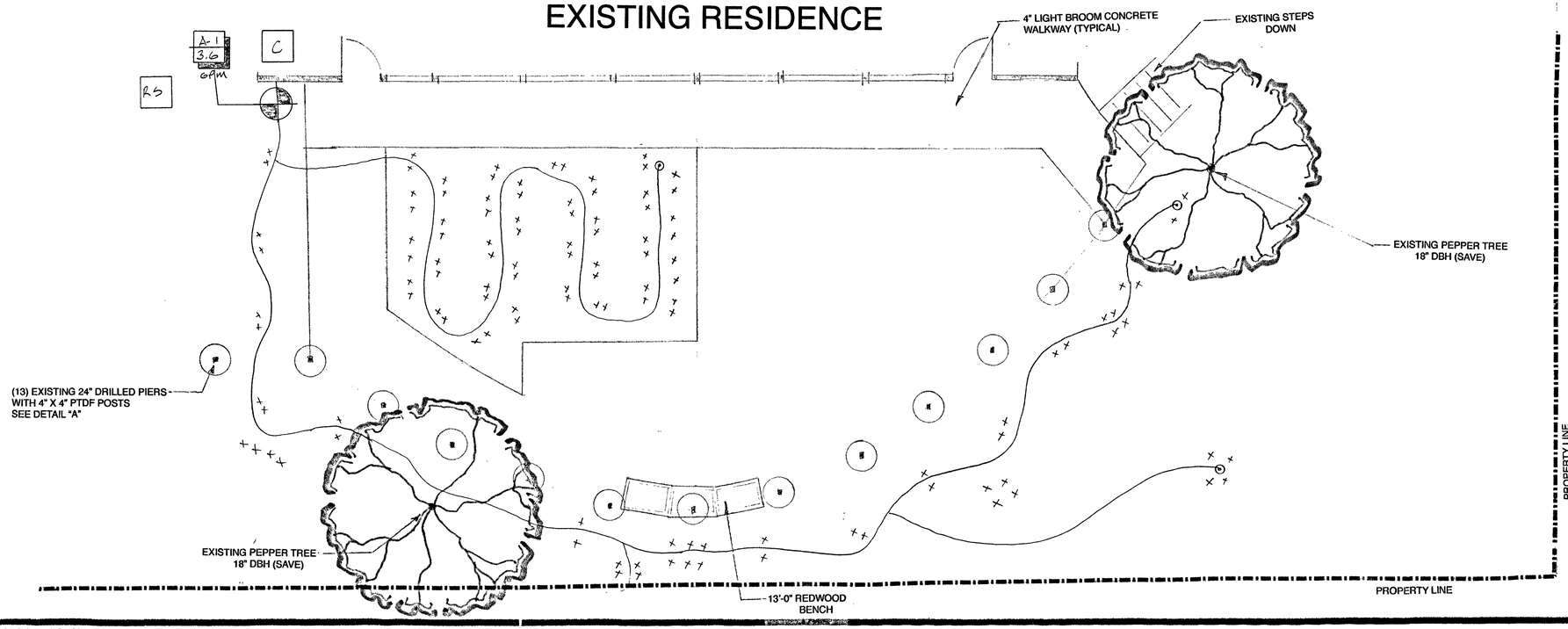

VALVE DEMAND:

A-1	1"	2.8 GPM
A-2	1"	3.2 GPM

PIPE FLOW:

1/2"	CLASS #315	4.5 GPM
3/4"	CLASS #200	9.0 GPM
1"	CLASS #200	15.0 GPM

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JON NELSON, PRINCIPAL — OCTOBER 29, 2019

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SITE IMPROVEMENTS FOR:
495 PIERCY ROAD
SAN JOSE, CALIFORNIA
APN #678-13-016

IRRIGATION PLAN

DRAWN	JRN
CHECKED	
DATE	10.20.2019
SCALE	1/4" = 1'-0"
JOB NO.	SAN JOSE
SHEET	L-2
OF	SHEETS

PLANTING NOTES

THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

PRIOR TO BIDDING AND QUOTING COSTS FOR THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONTROLS, PIPING, WIRING AND ANY NEEDED IMPROVEMENTS THAT ARE REQUIRED TO COMPLETE BOTH THE AUTOMATIC IRRIGATION AND LANDSCAPING SHOWN ON THIS PLANSET. SEVERAL TREES AND SHRUBS WILL BE REMOVED, OTHERS WILL BE SAVED IF AT ALL POSSIBLE. PLEASE REVIEW THIS PLAN THROUGHLY BEFORE BIDDING AND START OF IRRIGATION AD PLANTING OPERATIONS.

ALL WORK TO BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

ALL WORK PERFORMED NEAR SIDEWALKS, DRIVEWAYS, ROADS, OR TEMPORARY WALKWAYS SHALL BE FENCED OFF TO PREVENT ANY ACCESS OTHER THAN LANDSCAPE CONTRACTORS PERSONAL. ALL WALKWAYS SHALL BE SWEPT DOWN WHEN NEEDED TO PROMOTE A SAFE WORKPLACE.

ALL LANDSCAPED AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL WATER 100% OF PLANTED AREAS WITH A MINIMUM OF RUNOFF TO STREETS AND SIDEWALKS. IRRIGATION WILL ADJUSTED TO ELIMINATE OVER AND UNDER SPRAY ON ALL BUILDINGS, FENCES AND CARS. THIS SYSTEM SHALL BE SET TO WATER LANDSCAPED AREAS DURING THE NIGHT TIME OR AS EARLY IN THE MORNING AS POSSIBLE TO REDUCE WATER LOST TO EVAPORATION (10 PM UNTIL 6:00 AM ONLY) IRRIGATION CONTROLLER SHALL ALSO HAVE A RAIN SENSOR INSTALLED TO OVERRIDE THE AUTOMATIC SYSTEM.

ALL PLANTING AREAS AND TREE/ SHRUB PLANTING HOLES SHALL BE FREE FROM ROCKS AND CONSTRUCTION DEBRIS LARGER THAN 2" IN DIAMETER.

ALL LANDSCAPED AREAS SHALL HAVE NITRIFIED REDWOOD SAWDUST ROTOTILLED INTO THE TOP 6" OF SOIL. THE APPLICATION RATE WILL BE 6 CUBIC YARDS OF NITRIFIED SAWDUST PER 1000 SQUARE FEET OF AREA. THIS AMOUNTS TO A 2" LAYER OF SAWDUST INCORPORATED AS SOIL AMENDMENT INTO THE EXISTING SOIL.

FINISH SOIL GRADE SHALL BE 1" BELOW TOP OF PAVING, CURBS OR SIDEWALKS. LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING FOUNDATIONS IN All AREAS..

THE PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE PLANNER. LAYOUT PLANTS ACCORDING TO THE PLAN SO THAT PLANTS ARE PROPERLY SPACED FOR FUTURE GROWTH. MINOR ADJUSTMENTS MAY BE NECESSARY DUE TO VARIATIONS IN SITE CONDITIONS (EX: MAILBOXES, UTILITIES, LIGHT FIXTURES, DRAINAGE STRUCTURES).

ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS OF NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

ALL TREES AND SHRUBS SHALL HAVE AGRIFORM 21 GRAM FERTILIZER TABLETS INSTALLED INTHE BACKFILL AND ROOT ZONE OF PLANTS. TABLET APPLICATION RATE SHALL BE 15 GALLON MATERIAL WILL GET 3 TABLETS, 5 GALLON MATERIAL 2 TABLETS, AND ALL 1 GALLON STOCK WILL GET 1 TABLET.

THE PLANT COUNT IS FOR THE CONTRACTORS CONVENIENCE, IN CASE OF DISCREPANCY , THE PLAN SHALL GOVERN.

ALL GROUNDCOVER AND LANDSCAPED BEDS SHALL RECEIVE A 3" DEPTH OF SMALL SIZE WOOD MULCH CONSISTING OF FIRBARK OR DYED RECYCLED WOOD FIBER. IF RECYCLED WOOD CHIP IS USED ALL MATERIAL SHALL BE CERTIFIED FROM THE SUPPLIER TO CONTAIN NO CHEMICAL, PAINT, LEAD OR OTHER HAZARDOUS MATERIAL PIOR TO SHIPPING ON SITE.

THE EXCEPTION TO THIS NOTE CONCERNING THE MULCH IS AREAS THAT WILL BE GETTING KURAPIA GROUNDCOVER FROM SOD. THIS AREA WILL NOT BE MULCHED, WILL ONLY GET SOIL ADMENDMENT, AND FINISH GRADING PRIOR TO FERTILIZER APPLICATION AND GROUNDCOVER INSTALLATION.

ALL TREES TO BE STAKED AS NOTED,STREET TREE INSTALLATION SHALL HAVE VESPRO 18" TREE ROOT CONTROL INSTALLED. VINES SHALL TO TYED BACK TO SUPPORT THE LONG RANGE GROWTH OF THE PLANT.

CONTRACTOR SHALL APPLY ONE APPLICATION OF "RONSTAR" PRE-EMERGENT WEED CONTROL TO ALL PLANTED AREAS. THE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED USING THE MANUFACTURES RECOMMENDED RATE OF APPLICATION.

CONTRACTOR SHALL PERFORM A 30 DAY LANDSCAPE MAINTENANCE PERIOD BEGINNING FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION OF WEED CONTROL AND FINAL PROJECT CLEANUP.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANTING FOR A PERIOD OF 6 MONTHS FROM THE THE DATE OF FINAL PLANT INSTALLATION, APPLICATION AND LANDSCAPE MAINTENANCE PERIOD.

FOR ADDITIONAL INFORMATION SEE PLANTING, IRRIGATION, HARDSCAPE, GRADING, SITE IMPROVEMENT AND CONSTRUCTION DETAIL PLANS.

The Water Calculator

San Jose Water Company

Results

Note: Schedules are based upon at most 3 separate days per week to comply with San Jose Water Company's current watering restnctions. For more information about the restnctions please click here (http://www.sjwater.com/news/topic/water_conservation_rules_in_effect/).

495 PIERCEY ROAD, SAN JOSE

Settings: Low Water Plants, Loam, Dnp-Emitter Lne, Sloped Area

Controller Settings

Month	Jan	Feb	Mar	Apr	May	Jun	Jul*	Aug	Sep	Oct	Nov	Dec
	1	1	1	2	2	2	2	3	2	1	2	1
	6	9	19	13	17	19	20	12	14	19	5	5
	1	1	1	1	1	1	1	1	1	1	1	1
	99 - 150	150 - 224	316 - 474	433 - 649	566 - 849	633 - 949	666 - 999	600 - 899	466 - 699	316 - 474	166 - 249	83 - 124

* If your irrigation controller has a **"Seasonal Adjust % Feature"** we suggest that you program your controller to the July recommendations and then adjust as suggested below:

San Jose - Seasonal / Budget Adjustments

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
20%	20%	50%	60%	80%	90%	100%	90%	70%	50%	20%	10%

Seasonal / Budget Adjust % Feature is used to make global run time changes without reprogramming the entire

WATER AND LANDSCAPE EFFICIENCY CHECKLIST

IRRIGATION POINTS:

1. MANUAL SHUTOFF OF ENTIRE IRRIGATION SYSTEM WITHIN 10'-0" OF POINT OF CONNECTION.. EXISTING POC IS A 1" AND 1" SIZE, SYSTEM DESIGNED FOR A MINIMUM OF STATIC PRESSURE OF 65 PSI, PRODUCING 17 GPM AT WATER METER.

2. ALL DRIP EMITTERS ARE DESIGNED FOR MATCHED PRECIPITATION RATES THROUGHOUT ALL VALVES AND SYSTEMS.

3. IRRIGATION WATER AUDIT SHALL BE PERFORMED UPON PROJECT COMPLETION.

4. SITE IS PRIMARILY FLAT, NOT SLOPED, REDUCING ANY RUNOFF CONDITIONS.

5. DRIP EMITTERS AND BUBBLERS ARE ALL DESIGNED TO CURRENT ANSI STANDARDS FOR THE MOST EFFICIENT IRRIGATION.

6. AUTOMATIC IRRIGATION CONTROLLER IS DESIGNED USING REDUCING CARBON IMPACT, DESIGNED WITH NON-VOLATILE MEMORY ALLOWING FOR FULL MEMORY IF SYSTEM IS SHUT-OFF FOR ANY REASON.

7. AUTOMATIC IRRIGATION IS CONTROLLED BY A SOLAR SYNC SENSOR PROVIDING POSITIVE CLOCK SHUT-OFF IN A RAIN EVENT.

8. EACH AUTOMATIC IRRIGATION VALVE HAS ITS OWN INDIVIDUAL BALL VALVE SHUT-OFF LOCATED A EACH VALVE BOX LOCATION, THIS ALLOWS FOR QUICK POSITIVE CONTROL OF EACH CONTROL VALVE.

9. ALL DRIP VALVES HAVE ACCU-SYNC #40 PRESSURE REDUCING VALVES ATTACHED TO ELIMINATE ANY MISTING OR BLOWOUTS OF DRIP EMITTERS. AND MAINTAIN A CONSTANT PRESSURE OF 40 PSI OR LESS.

10. SYSTEM DESIGNED USING DRIP EMITTER IRRIGATION. POPUP SPRAY HEADS ARE USED IN ONLY A VERY LIMITED WAY ON THIS PROJECT. THIS PROMOTES HEALTHY PLANT GROWTH, AND REDUCES OVERALL WATER USE.

11. A MASTER VALVE IS INSTALLED BETWEEN THE BACKFLOW PREVENTION VALVE AND THE FIRST AUTOMATIC VALVE TO REDUCE WATER LOSS DUE TO MAINLINE PIPE DAMAGE.

12. BACKFLOW PREVENTION UNIT IS TO BE INSTALLED PER LOCAL CODES, UPON INSTALLATION UNIT SHALL HAVE BACKFLOW TEST GIVEN TO ASSURE COMPLIANCE.

PLANTING ITEMS

13. PROJECT IS NOT DESIGNED WITH ANY FORM OF NOXIOUS OR INVASIVE TREES, SHRUBS OR GROUNDCOVER.

14. HEAVY AMOUNTS OF WOOD MULCH CHIPS IN LANDSCAPE AREAS, 3" DEPTH IN GENERAL PLANTING BEDS . THIS DEPTH OF MULCH WILL REDUCE WEED GROWTH AND IRRIGATION WATER EVAPORATION AT EMITTER SITE.

15. HEAVY USE OF SOIL ADMENDMENTS IN PLANTING AREAS ALLOWS FOR BETTER PLANT GROWTH AND REDUCED AMOUNTS OF IRRIGATION WATER. THE MIX SHOWN ON PLAN IS DOUBLE THE AMOUNT OF ORGANIC MATERIAL REQUIRED BY THE CURRENT STATE STANDARD.

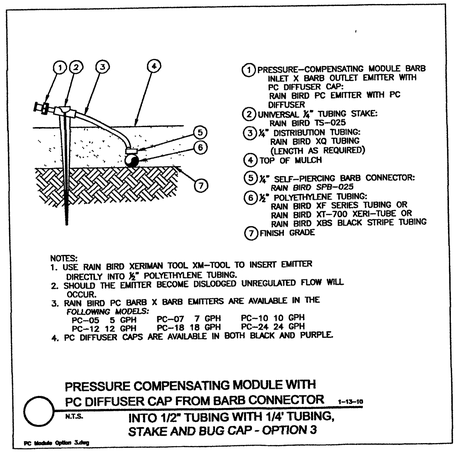
SOIL ADMENDMENT WILL BE: 6 CUBIC YARDS OF NITROFIED REDWOOD COMPOST PER 1,000 SQUARE FEET OF LANDSCAPED AREA. THIS WILL BE ROTOTILLED INTO THE TOP 6 " OF TOPSOIL. ADDITIONAL SOIL ADMENDMENT NOTES ARE SHOWN ON SHEET L-6

16. ALL PLANTING IS DERIVED FROM THE MOST CURRENT WULCOS IV SOFTWARE AND FROM THE LATEST EAST BAY MUNICIPAL UTILITY DISTRICT PLANTING RECOMMENDATIONS TITLED "LOW WATER USE PLANTINGS".

17. LANDSCAPE PLANTINGS FEATURE NO LAWN SOD OR ANNUAL FLOWER COLOR, DECORATIVE WATER FEATURES OR VEGETABLE GARDENS.

18. ALL FERTILIZER REQUIRED WILL BE ORGANIC, SLOW RELEASE VARIETY. THIS WILL REDUCE THE NITROGEN SPIKE AND SUBSEQUENT INCREASED IRRIGATION TO WATER RAPIDLY GROWING PLANTINGS.

19. ALL PLANTINGS USED ARE RELATIVELY LOW WATER USE MATERIAL. PLANT *PALETTE WATER RATIO IS 100% LOW WATER USE PLANTINGS NO HIGH USE* NURSERY MATERIAL INCLUDED SUCH AS FLOWER/ GARDEN OR WATER FEATURE USE INCORPORATED IN DESIGN OF THIS PROJECT.



PRESSURE COMPENSATING MODULE WITH PC DIFFUSER CAP FROM BARB CONNECTOR 1-13-10
N.T.S.
INTO 1/2" TUBING WITH 1/4' TUBING, STAKE AND BUG CAP - OPTION 3

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

SHRUB AND GROUNDCOVER AREAS:

- All weeds shall be removed as they appear. Additional weed control shall be initiated as necessary to maintain a weed free condition.
- Shrub and ground cover shall be fertilized as little as possible while still keeping them healthy. It might be necessary to fertilize 1 to 2 times a year after the danger of frost has passed in the Spring and possibly again in the Fall. Application to be 1 pound of actual nitrogen per 1,000 square feet using a 16-16-16 slow release formula material. Where possible use organic fertilizers whenever possible. Native ground cover such as Manzanita doesn't want much fertilizer if any. DO NOT USE OR APPLY ANY FORM OF FERTILIZER IN THE EXISTING OAK TREE DRIPLINE.
- Trim and edge as necessary to restrict growth from encroaching on sidewalks, irrigation components, or other adjacent areas.
- Thin, shape and head back all shrubs only as needed, but check them at least annually.
- All shrubs with a leaf size exceeding 2 inches shall be selectively pruned with hand clippers.
- Maximize plant size. Encourage shrubs to completely fill in planting beds. Shrubs shall have a natural branching habit and form at all times.
- Maintain shrubs at driveways and entrances to a height that will ensure safe vehicular access and view.
- Prune at the proper time of year for each species to promote new growth and flowering.
- Irrigate as necessary to maintain adequate growth and reasonable appearance.
- Spot check soil moisture with a soil sampling probe weekly.
- Control pests, including rodents and snails, to provide a healthy environment for plants and public.

TREES:

All trimming of trees on the property is to be discussed with the Owner prior to commencement of work and may require guidance and/ or skills of a certified arborist.

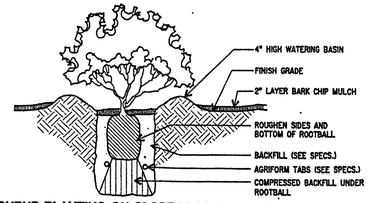
- Trim, shape and selectively prune to maintain a safe, reasonable appearance. Trees shall be allowed to *grow to the full genetic height* and habit (trees shall not be topped). Trees shall shall be maintained standard arboriculture practices.
- Control pest and diseases as needed. Report occurrences to the Owner.
- Tag and report any trees that show stress or weakness or trees that are in danger of uprooting patios or endangering building to the Owner assign as they are detected.
- Remove all dead, diseased or damaged branches back to a side branch.
- Stake and support trees when necessary. Check all trees and remove unnecessary tree guy wires at least annually.
- All guys and ties shall be checked frequently to avoid girdling
- Maintain watering basins on young trees through the second year of establishment if they have drip irrigation.
- Fertilized ornamental trees each April with deep root feeding and a 3 to 4 month, water soluble , 10-15-15 slow release fertilizer at recommended rates for the individual planting. DON'T FERTILIZE MATURE OAK TREES.
- Irrigate as required as required to maintain adequate growth and appearance

Irrigation System Maintenance:

It is the responsibility of the landscape maintenance crew or the homeowner if there is no maintenance company to maintain the complete sprinkler and irrigation *system* in an operable condition at all times. This includes, but is not limited to , pressure regulators, basket strainers, back flow devices, pump systems, main pressure lines, lateral lines, clocks, valves, drip emitters, and sprinkler heads.

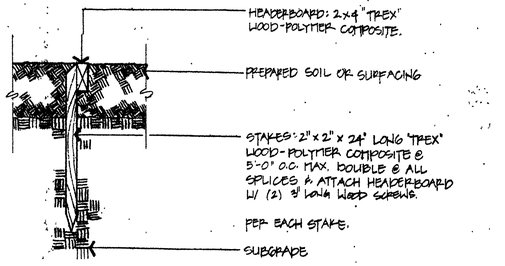
- Annually, during the month of February, a detailed Irrigation System Check shall be performed. A report on all necessary and suggested repairs shall be submitted to the homeowner or property owner by March 1st.
- All systems are to be operationally checked monthly by running each zone a minimum of two minutes.
- Keep valves in adjustment to prevent excessive flow velocity, slow or rap closure, excessive preside, and water hammer.
- Check and record the water supply static pressure annually. Differences in the sprinkler systems design operating pressure and actual available water pressure can affect operation and efficiency.
- Annual backflow device certification tests for all devices shall be completed once a year when notified and as required by the water department or supplier, and the results submitted to the owner and the water department supplier. Monthly, the devices shall be visually checked for failure.Water meter readings are to be taken monthly and recorded in a water usage log to help determine if there are any leaks.
- Check all irrigation control clocks once a month to ensure that timers are still programmed correctly and are receiving ET data. Adjust water application settings of timers only if automatic ET irrigation controller shows error. Verify appropriate operation duration and frequency and start time. Irrigate only at night between 10:00 PM and 8 AM. Reprogram the ET based automatic controllers two months after the establishment period and of any new planting installations.
- At the beginning of the rainy season and monthly during the rainy season, make sure a rain *sensor is still properly installed, set at one forth of an inch or less, and not sheltered by walls, shrubs* or other plants. All irrigation systems must be turned off during periods of rain.
- Repair and adjust all sprinkler heads to maintain proper coverage on an as needed and ongoing basis. Adjust irrigation system components whenever irrigation water falls or runs onto hard surfaces such as sidewalks, streets or driveways. (There are no sprinkler heads on this job because there is only drip irrigation).
- General plant health, due to under or over watering and vandalism to irrigation materials shall be reported monthly.
- Verify that sprinkler coverage is properly adjusted. Check the nozzle, arc, radius level and attitude with respect to slope. Make sure all heads pop-up completely and fully retract when the water is turned off. Check for sprinklers blocked by grass, plants or other obstacles. If the spray is blocked, remove the obstacle or move the sprinkler head. Make sure sprinklers are vertical and flush with the soil grade. (There are no sprinkler heads on this job because there is drip irrigation).
- Check drip zone emitters for debris and assure proper operation.
- Clean out Y-filters of drip valve assemblies and flush drip lines, if excessive dirt or mineral deposits are noticed.
- Identify pipeline and valve leaks, and low head drainage problems. Make repairs immediately. Signs of leakage include green and soggy areas, often around spray heads and hose bibs.
- Repair or replace broken hardware and pipes with matching, original equipment. Refer to pipe size in irrigation plan, to maintain correct design pressure after repairs. Test all repairs.
- Winterize sprinkler sprinkler systems if freezing is to be expected by removing all the water from the irrigation system in order to prevent cracked pipes, broken heads and other problems.

Identify your priorities during water limited situations such as various stages of drought. These priorities shall be summarized and reported to the home or property owner annually.



SHRUB PLANTING ON SLOPE LESS THAN 3:1

B **TYPICAL SHRUB PIT** SCALE : N.T.S.



C **HEADERBOARD DETAIL** NTS

REVISIONS	BY

I.R. NELSON & ASSOCIATES; INC.
23585 SUMMIT ROAD 95033
LOS GATOS, CALIFORNIA
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM

SITE IMPROVEMENTS FOR:
495 PIERCY ROAD
SAN JOSE, CALIFORNIA

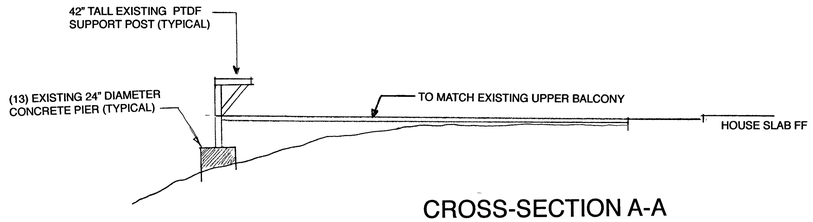
PLANTING NOTES, WATER, AND MAINTENANCE

DRAWN	JRN
CHECKED	
DATE	10.20.2019
SCALE	AS NOTED
JOB NO.	SAN JOSE
SHEET	L-3
OF	SHEETS

PRINTED ON CLEARPRINT 1000H

HARDSCAPE DECK NOTES:

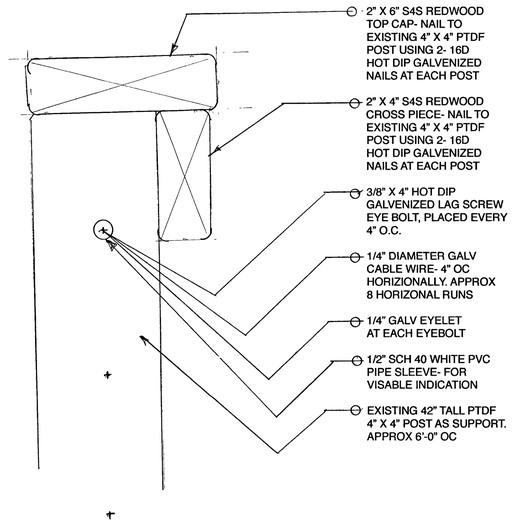
1. HEIGHT OF NEW DECK SHALL BE LESS THAN 36" ABOVE TOP OF EXISTING TOP OF CONCRETE PIERS.
2. NEW 2" X 6" COMPOSITE DECKING SHALL MATCH EXISTING DECKING FOUND ON UPPER BALCONY. CONTRACTOR TO FOLLOW COMPOSITE DECKING MANUFACTURES WRITTEN INSTALLATION, DETAILS & INSTRUCTIONS.
3. COMPOSITE DECKING TO SLOPE DIRECTION OF ARROWS AT 2%.
4. ALL WOOD SUPPORT STRUCTURE AND SUPPORTS TO BE PTDF MATERIAL.
5. ALL DECK SUPPORT HARDWARE TO BE HOT DIP GALVANIZED MATERIAL
6. CONTRACTOR TO SUPPLY PROPERTY OWNER WITH CONSTRUCTION PLANS FOR DECK, SUPPORTING WOODWORK, BENCHWORK, AND HANDRAIL BARRIER FENCE.
7. CONTRACTOR TO VERIFY ALL EXISTING CONTROLS, DIMENSIONS AND MEASUREMENTS.



CROSS-SECTION A-A
(NTS)

USA NORTH 811
Call 811 Before You Dig

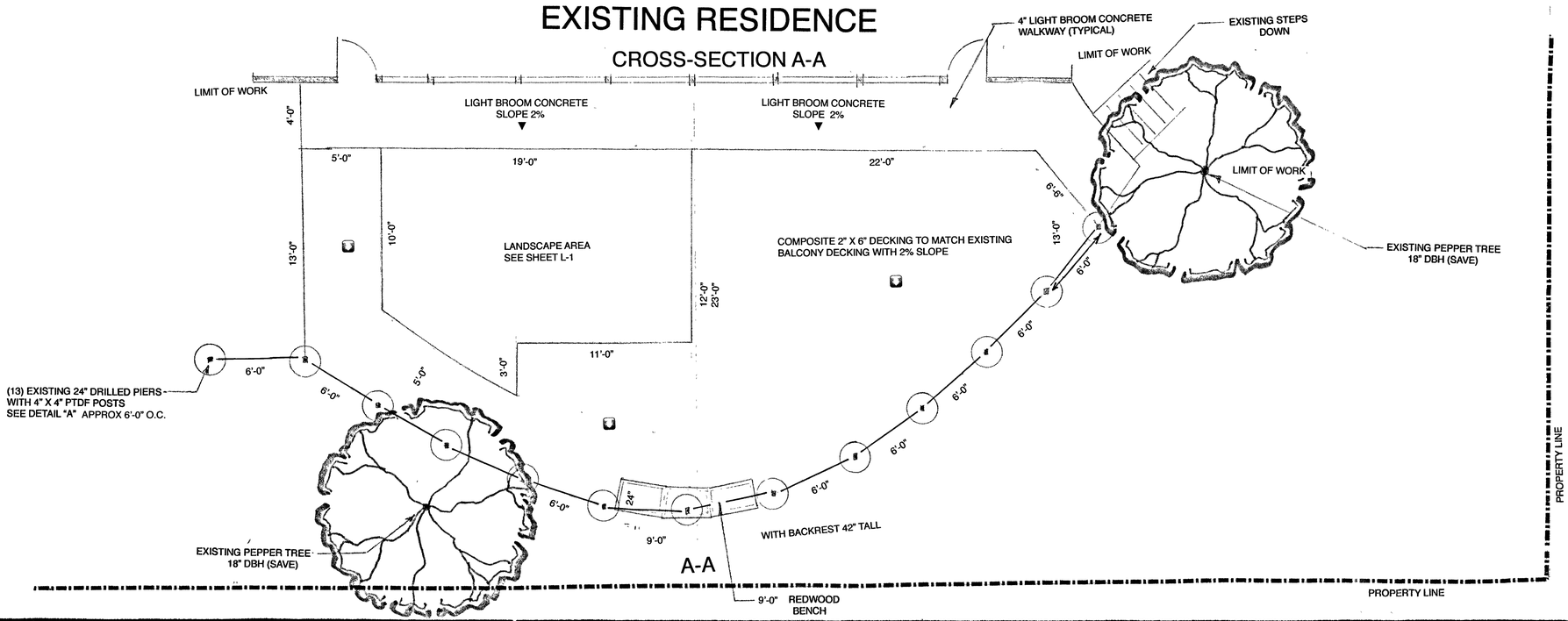
800-227-2600



BARRIER FENCE (DETAIL 'A') (NTS)

EXISTING RESIDENCE

CROSS-SECTION A-A



PRESCRIPTIVE LANDSCAPE OPTION:

WE HAVE COMPLIED WITH THE CRITERIA OF THE COUNTY OF SANTA CLARA APPENDIX 'D' BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN MANUAL.

OCTOBER 29, 2019
JON NELSON, PRINCIPAL

WE AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

OCTOBER 29, 2019

NATIVE LOW WATER LANDSCAPE AREA	498 SQUARE FEET
COMPOSITE DECKING AREA	528 SQUARE FEET
LIGHT BROOM CONCRETE FLATWORK	212 SQUARE FEET

SITE PLAN

SCALE 1" = 4'-0"

0' 2' 4' 8'

REVISIONS	BY

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SITE IMPROVEMENTS FOR:
495 PIERCY ROAD
SAN JOSE, CALIFORNIA
APN #678-13-016

HARDSCAPE PLAN

DRAWN	JRN
CHECKED	
DATE	10.20.2019
SCALE	1/4" = 1'-0"
JOB NO.	SAN JOSE
SHEET	L-4
OF	SHEETS