

GENERAL NOTES

1. VERIFY EXISTING SITE INFORMATION, INCLUDING STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, AND NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
2. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
3. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE APPLIES TO FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
4. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF OTHER REGULATORY AGENCIES.
5. UNLESS OTHERWISE SPECIFIED, SPECIFIC REFERENCES TO CODES, REGULATIONS, STANDARDS, MANUFACTURERS' INSTRUCTIONS, OR REQUIREMENTS OF REGULATORY AGENCIES, WHEN USED TO SPECIFY REQUIREMENTS FOR MATERIALS OF DESIGN ELEMENTS SHALL MEAN THE LATEST EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BIDS, OR THE DATE OF THE CHANGE ORDER OR FIELD ORDERS, AS APPLICABLE.
6. THE INTENT OF THE DRAWINGS ARE TO CONSTRUCT THE WORK INDICATED ON THE LANDSCAPE DRAWINGS IN ACCORDANCE WITH CALIFORNIA COMMISSION ON DISABILITY ACCESS (CCDA) OF THE ARCHITECTURAL BARRIERS ACT, 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN AND DSA 2011 CALIFORNIA ACCESS COMPLIANCE REFERENCE MANUAL OFFICIAL COMMENTS.
7. REPORT DISCREPANCIES IN DRAWINGS TO THE LANDSCAPE ARCHITECT FOR CLARIFICATIONS AND ADJUSTMENTS BEFORE COMMENCING WORK. ANY DEVIATIONS OR CHANGES IN THESE DRAWINGS WITHOUT WRITTEN ACCEPTANCE OF THE LANDSCAPE ARCHITECT SHALL ABSOLVE THE LANDSCAPE ARCHITECT OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION AND CHANGE.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
9. REFER TO ARCHITECTURAL, CIVIL, PLUMBING AND ELECTRICAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
10. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN. THE EXACT LOCATION AND ELEVATION OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR.
11. OBTAIN ACCEPTANCE OF HORIZONTAL ALIGNMENT OF ELEMENTS IN THE FIELD FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
12. PROTECT EXISTING WATER, SEWER, DRAINAGE AND TELEPHONE MAINLINES AND SERVICES THAT ARE TO REMAIN IN PLACE FROM DAMAGE.
13. IF LIVE UTILITIES ARE ENCOUNTERED, NOT INDICATED PREVIOUSLY, PROTECT THE SAME FROM DAMAGE AND IMMEDIATELY NOTIFY THE OWNER AND THE AFFECTED UTILITY PROVIDER. DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE RECEIVED.
14. PLANTS, SOD AND WOOD CHIP MULCH ARE NOT SHOWN ON SOME DETAILS FOR PURPOSES OF CLARITY. SEE PLANTING PLAN FOR PLANT MATERIAL AREAS. SEE MATERIAL PLAN, TYPICAL PLANTING AREA DETAILS AND SPECIFICATIONS FOR LIMIT OF WOOD CHIP MULCH.

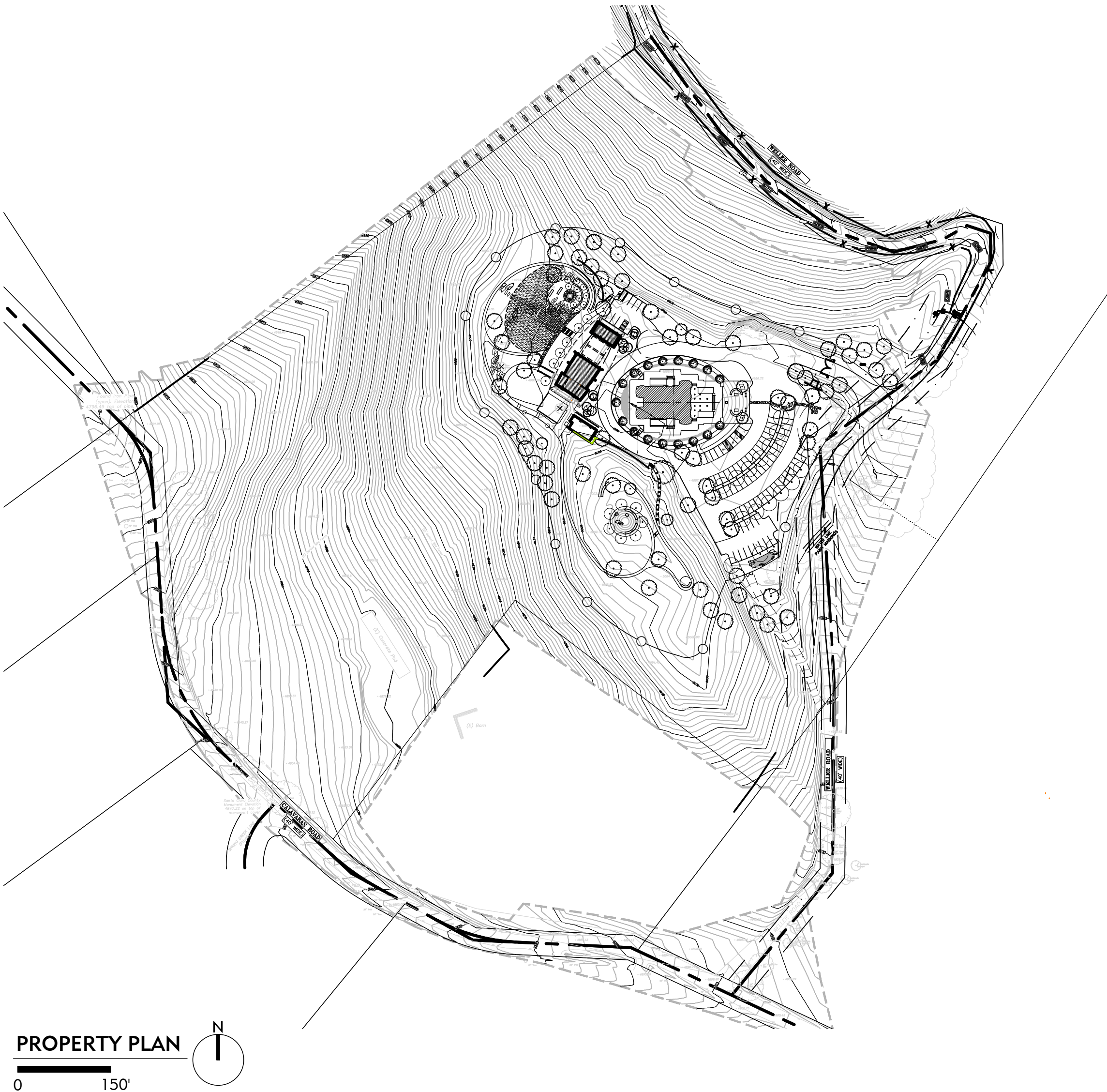
PROJECT DESCRIPTION

IN KEEPING WITH THE JAIN RELIGION, THE PROJECT PLACES A STRONG EMPHASIS ON NATURE AND THE LANDSCAPE. TRADITIONALLY, JAIN TEMPLES ARE OFTEN LOCATED IN RURAL AREAS, AND MEDITATION, A CENTRAL PRACTICE, IS OFTEN DONE OUTDOORS IN A NATURAL SETTING. MULTIPLE OUTDOOR OPPORTUNITIES HAVE BEEN DESIGNED FOR MEDITATION ON THE GROUNDS, INCLUDING MEANDERING PATHS AND GARDENS. DOWNHILL FROM THE TEMPLE AND MEDITATION CENTER, A MEDITATION GARDEN WITH CIRCULAR SEATING BUILT AROUND A SMALL WATER FEATURE OR SCULPTURE IS SHELTERED BY AN IDYLIC FRUIT ORCHARD. A SECOND OUTDOOR MEDITATION GARDEN INTEGRATED WITH A SMALL LABYRINTH, IS PERCHED ON TOP OF A GENTLE MOUND OVERLOOKS THE ROLLING HILLS AND VALLEYS BELOW.

OVERALL, THE PROJECT'S LANDSCAPE DESIGN HARMONIOUSLY MERGES WITH THE REGION'S NATIVE OAK HILL LANDSCAPE. PREDOMINANTLY COMPOSED OF NATIVE PLANTING, THE PLANTING DESIGN IS HIGHLY ADAPTABLE TO DROUGHT AND FIRE-PREVALENT CONDITIONS WITH AN ESTABLISHED 100-FOOT DEFENSIBLE SPACE THAT IS IRRIGATED PER THE LOCAL FIRE CODE. EXISTING NATIVE TREES, MOSTLY OAKS, WILL BE LARGELY RETAINED, WHILE NEW OAKS AND OTHER NATIVE TREE SPECIES WILL BE PLANTED FOR SHADE AND SCREENING ON THE PERIMETER OF THE CAMPUS. PERVIOUS SURFACING IS USED WHEREVER APPROPRIATE, BUT STORMWATER RUNOFF FROM HARDSCAPED AREAS AND THE BUILDING'S ROOFS ARE EITHER FED DIRECTLY INTO BIOSWALES AND RAIN GARDENS THAT FILTER WATER TO SERVE ADJACENT PLANTING AREAS OR INTO RAINWATER STORAGE TANKS FOR LATER USE. A DEDICATED EXISTING WELL CAN SUPPLY WATER FOR IRRIGATION, THOUGH MINIMAL USE OF WELL WATER IS ANTICIPATED ONCE THE DROUGHT-TOLERANT PLANTINGS ARE ESTABLISHED. THE TEMPLE AND MEDITATION CENTER ARE ACCENTUATED WITH A DYNAMIC PLANTING PALETTE OF CHANGING SEASONAL COLORS AND INTERESTS, INCLUDING A VARIETY OF ACCENT TREES AND DECORATIVE SPECIES WITH CULTURAL SIGNIFICANCE TO THE JAIN RELIGION. OTHER MATERIALS IN THE LANDSCAPE, SUCH AS STONE, CONCRETE AND GRAVEL FOR PAVING AND WALLS, BLEND WITH THE MATERIAL PALETTE OF THE TEMPLE AND MEDITATION CENTER.

SHEET INDEX -LANDSCAPE SET ONLY

SHEET	DESCRIPTION
L0.0	COVER SHEET
L1.0	LAYOUT & MATERIALS PLAN - OVERALL
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SHADES OF GREEN
landscape architecture

LICENSED LANDSCAPE ARCHITECT
J. C. HUYER
1/12/23
EXPIRATION DATE
6/29/25
DATE
STATE OF CALIFORNIA

PROJECT:
JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

REVISIONS:

NO.	DATE	DESCRIPTION
2023.07.19	COUNTY REVIEW	

DRAWING TITLE:
COVER SHEET

PROJECT NO:
XXX

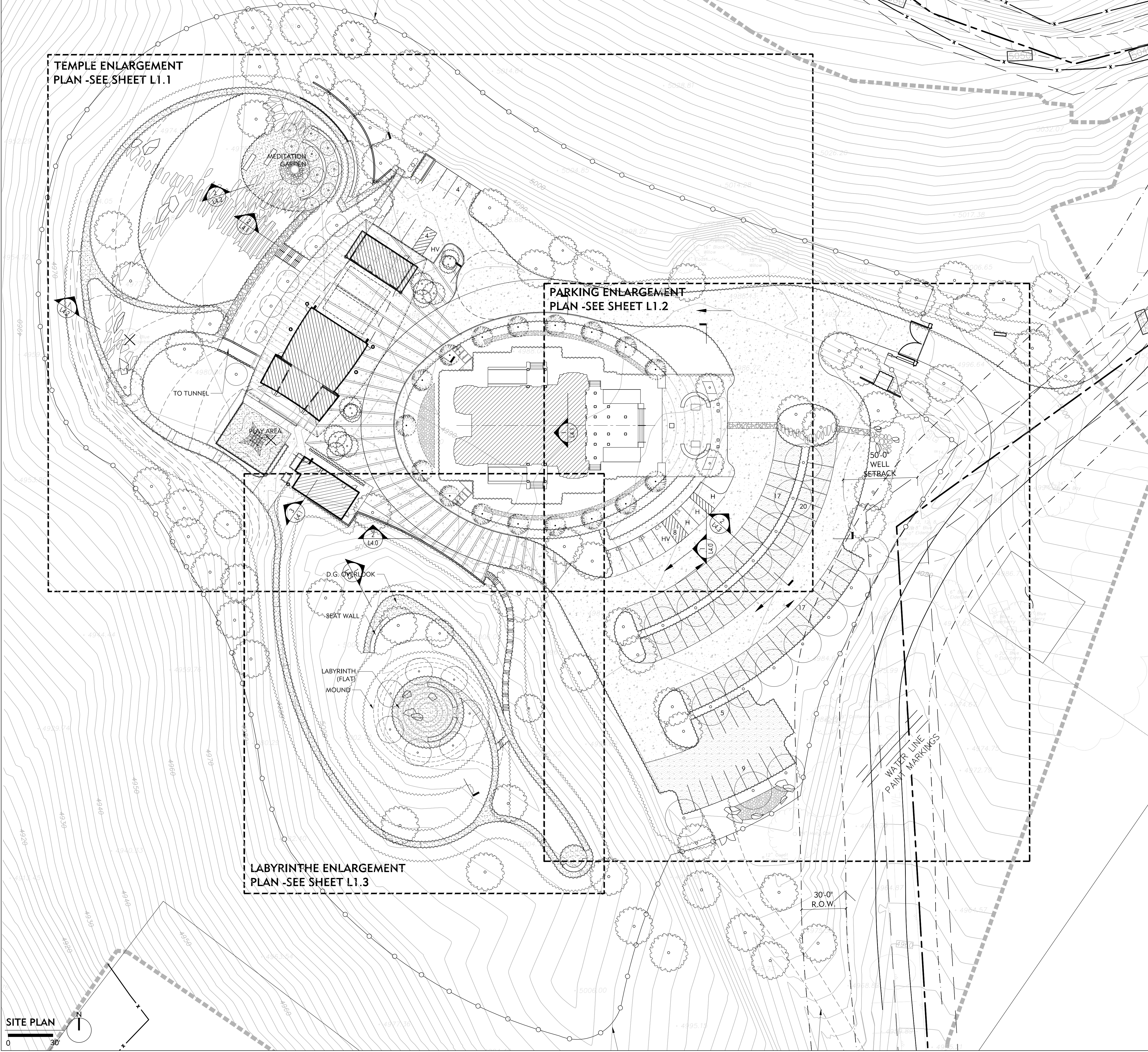
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GENERAL NOTES

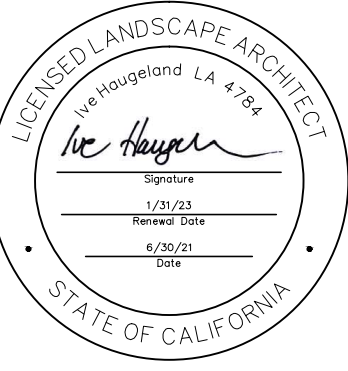
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2. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
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LAYOUT NOTES

1. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
3. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

MATERIAL NOTES

1. USE LOCAL AND REGIONAL MATERIALS, AND USE RECYCLED AND SALVAGED MATERIALS WHENEVER POSSIBLE. ALL MATERIALS TO COME FROM MAX. 500 MILES FROM SITE.
2. USE MATERIALS WITH A LONG LIFE SPAN.
3. ALL CONCRETE TO CONTAIN 30-50% FLYASH OR OTHER POST CONSUMER EQUIVALENT. ALL COLOR PIGMENTS TO BE NATURAL.
4. RECYCLE UNUSED CONSTRUCTION MATERIALS BY DROPPING AT LOCAL SALVAGE YARDS. AVOID LANDFILL DEPOSITS AS MUCH AS POSSIBLE. ASK LANDSCAPE ARCHITECT FOR LIST OF SALVAGE DROP PLACES.
5. GRIND ALL HEALTHY WOODY SHRUBS AND TREES THAT HAVE BEEN REMOVED FROM SITE; AND NON PRESSURE TREATED WOOD SCRAPS FOR PLANTING MULCH. GRIND ON SITE.
6. ALL PAINTS AND STAINS TO BE WATER BASED AND FREE OF HARMFUL CHEMICALS OR OFF GASES WHEN APPLIED. SUBMIT PRODUCT CUT SHEETS PRIOR TO INSTALLATION.



PROJECT:
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MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

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DRAWING TITLE:
OVERALL LAYOUT & MATERIALS PLAN

PROJECT NO:
XXX
SCALE:
XX
DRAWN BY:
XX
REVIEWED BY:
XX
ISSUE DATE:

DRAWING NO:
L1.0



MATERIAL SCHEDULE	
DETAIL	DESCRIPTION

CONCRETE PAVING
INTEGRAL COLOR WITH VERY LIGHT
BROOM FINISH ONE WAY
(PERPENDICULAR TO HOUSE)
COLOR: T.B.D.
www.daviscolors.com

STONE PAVING
MATERIAL, COLOR, FINISH, SIZE
-T.B.D.

PERVIOUS PAVING
GRANITECTRETE -T.B.D.

GRAVEL
T.B.D.

DECOMPOSED GRANITE
3/8" MINUS SUNSET GOLD -T.B.D.

METAL HEADER
3/8" BLACK PAINTED STEEL

CONCRETE WALL
BOARD FORMED FINISH -T.B.D.

STONE WALL
STONE -T.B.D.

PLAYGROUND SURFACE
-T.B.D.

PROJECT: JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

R E V I S I O N S :		
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DRAWING TITLE:
**LAYOUT & MATERIALS
PLAN -TEMPLE
ENLARGEMENT PLAN**

PROJECT NO:
XXX

SCALE:

DRAWN BY:
XX

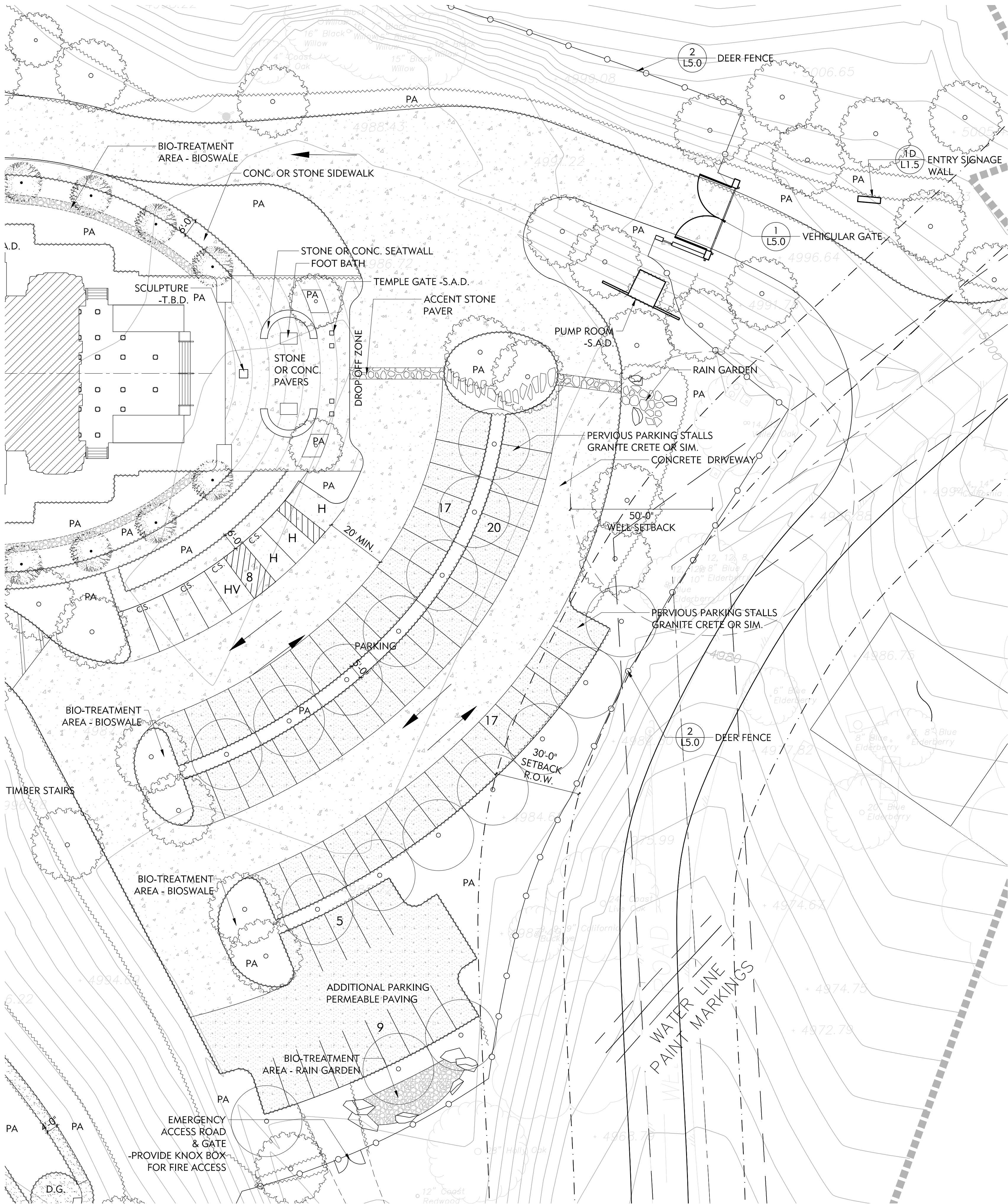
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GENERAL LAYOUT LEGEND	
SYMBOL	DESCRIPTION
	PROPERTY LINE
(E)	EXISTING
	PA
	EXISTING TREES
	PROPOSED TREES
	BOULDERS
	DECOMPOSED GRANITE

MATERIAL SCHEDULE

DETAIL	DESCRIPTION
CONCRETE PAVING	INTEGRAL COLOR WITH VERY LIGHT BROOM FINISH ONE WAY (PERPENDICULAR TO HOUSE) COLOR: T.B.D. www.daviscolors.com
STONE PAVING	MATERIAL, COLOR, FINISH, SIZE -T.B.D.
PERVIOUS PAVING	GRANITECRETE -T.B.D.
GRAVEL	T.B.D.
DECOMPOSED GRANITE	3/8" MINUS SUNSET GOLD -T.B.D.
METAL HEADER	3/8" BLACK PAINTED STEEL
CONCRETE WALL	BOARD FORMED FINISH -T.B.D.
STONE WALL	STONE -T.B.D.
PLAYGROUND SURFACE	-T.B.D.

SHADES OF GREEN
landscape architecture

PROJECT:

JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
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MILPITAS, CALIFORNIA 95035
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REVISIONS:		
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DRAWING TITLE:

LAYOUT & MATERIALS
PLAN - ENTRY PARKING
ENLARGEMENT

PROJECT NO:

XXX

SCALE:

XX

DRAWN BY:

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REVIEWED BY:

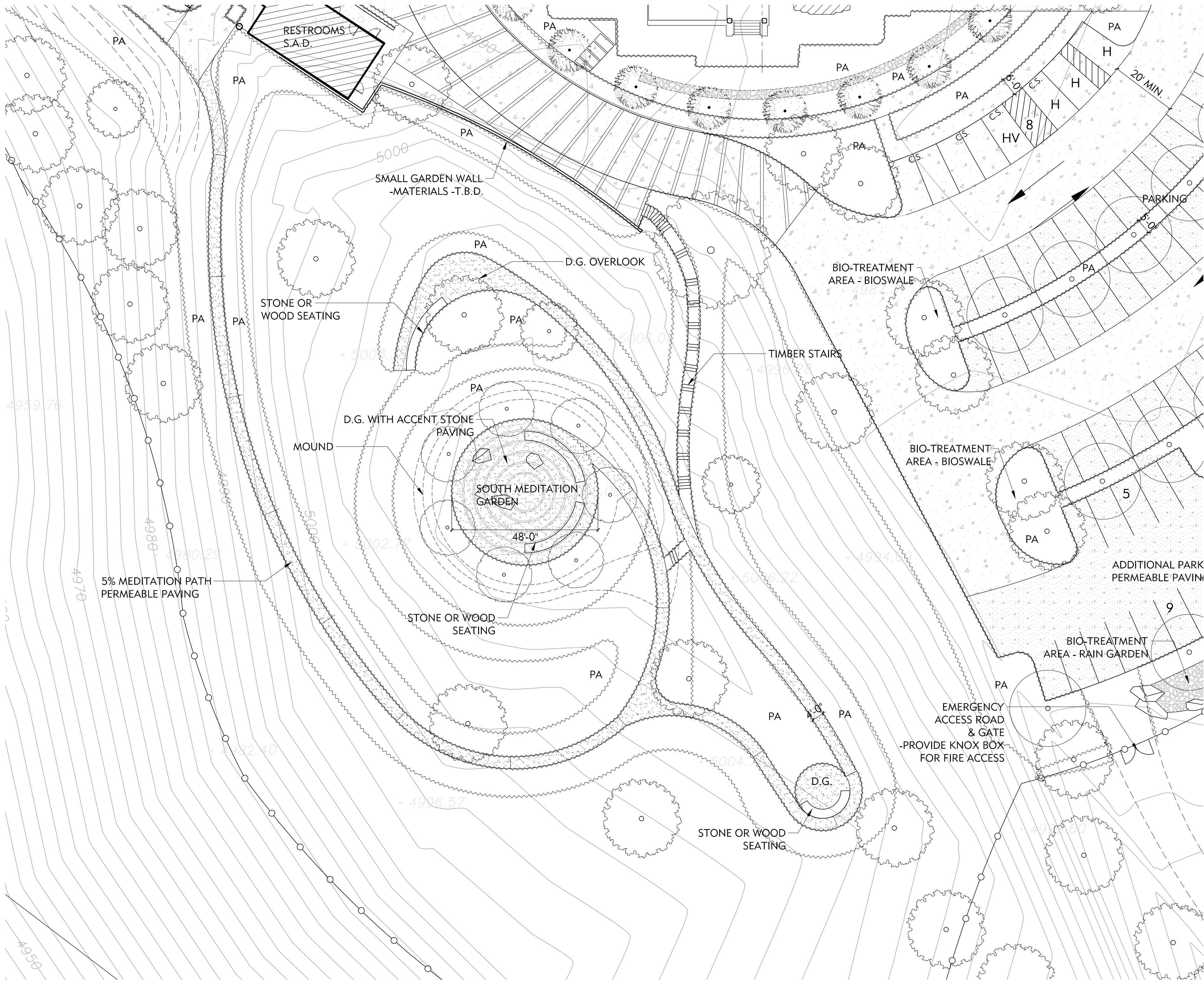
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ISSUE DATE:

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L1.2

1 ENLARGED ENTRY PARKING PLAN
1"=20'-0"



GENERAL LAYOUT LEGEND

SYMBOL	DESCRIPTION
—	PROPERTY LINE
(E)	EXISTING
PA	PLANTING AREA
○	EXISTING TREES
○	PROPOSED TREES
○	BOULDERS
■	DECOMPOSED GRANITE

MATERIAL SCHEDULE

DETAIL	DESCRIPTION
	CONCRETE PAVING INTEGRAL COLOR WITH VERY LIGHT BROOM FINISH ONE WAY (PERPENDICULAR TO HOUSE) COLOR: T.B.D. www.daviscolors.com
	STONE PAVING MATERIAL, COLOR, FINISH, SIZE -T.B.D.
	PERVIOUS PAVING GRANITECRETE -T.B.D.
	GRAVEL T.B.D.
	DECOMPOSED GRANITE 3/8" MINUS SUNSET GOLD -T.B.D.
	METAL HEADER 3/8" BLACK PAINTED STEEL
	CONCRETE WALL BOARD FORMED FINISH -T,B,D.
	STONE WALL STONE -T.B.D.
	PLAYGROUND SURFACE -T.B.D.

SHADES OF GREEN

landscape architecture

LICENSED LANDSCAPE ARCHITECT

San Francisco CA #142

Signature

1/2/23

Expiry Date

6/29/25

Date

STATE OF CALIFORNIA

PROJECT:

JAIN TEMPLE AND MEDITATION CENTER

DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA

1008 WELLER ROAD

MILPITAS, CALIFORNIA 95035

APN#: 042-04-028 & 029

REVISIONS:

NO.	DATE	DESCRIPTION
	2023.07.19	COUNTY REVIEW

DRAWING TITLE:

LAYOUT & MATERIALS

PLAN - SOUTH

MEDITATION GARDEN

ENLARGEMENT

PROJECT NO:

xxx

SCALE:

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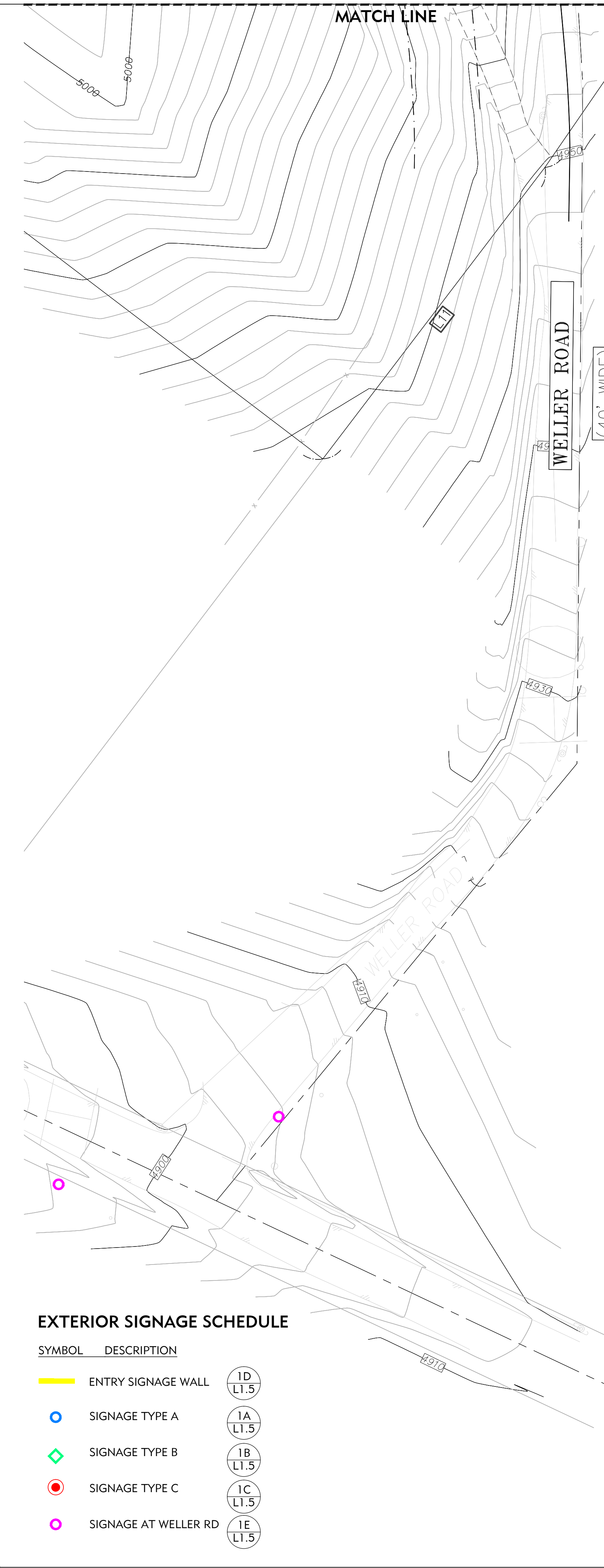
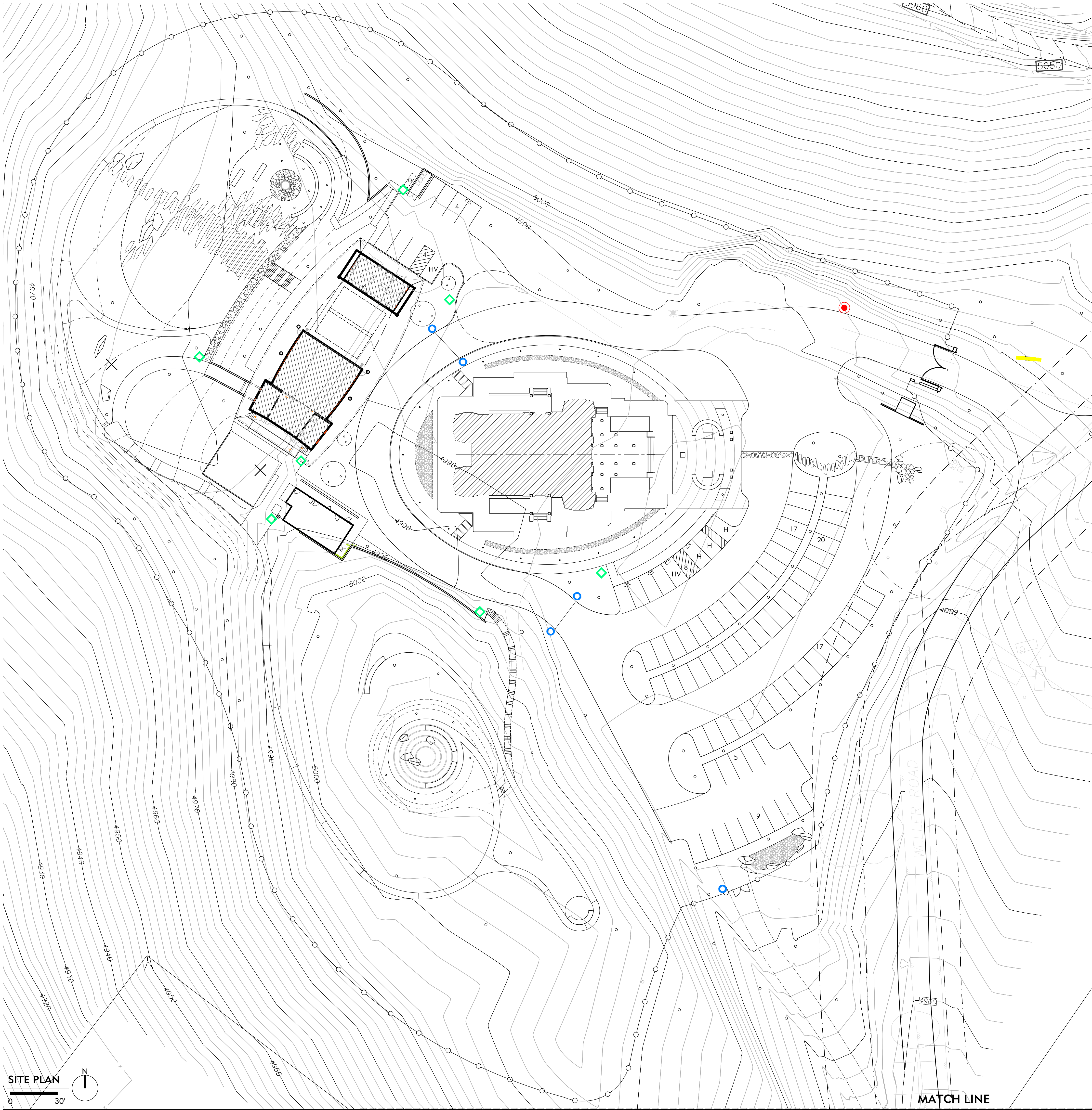
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1

ENLARGED SOUTH MEDITATION GARDEN PLAN

1"=20'-0"





EXTERIOR SIGNAGE SCHEDULE

SYMBOL	DESCRIPTION	
	ENTRY SIGNAGE WALL	1D L1.5
	SIGNAGE TYPE A	1A L1.5
	SIGNAGE TYPE B	1B L1.5
	SIGNAGE TYPE C	1C L1.5
	SIGNAGE AT WELLER RD	1E L1.5

SITE PLAN

0 30'

N

SHADES
OF GREEN

landscape
architecture

LICENSED LANDSCAPE ARCHITECT

1/25/23
EXPIRATION DATE
8/25/25
DATE

STATE OF CALIFORNIA

PROJECT:

JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
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DRAWING TITLE:

EXTERIOR SIGNAGE
PLAN

PROJECT NO:

XXX

SCALE:

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DRAWING NO:

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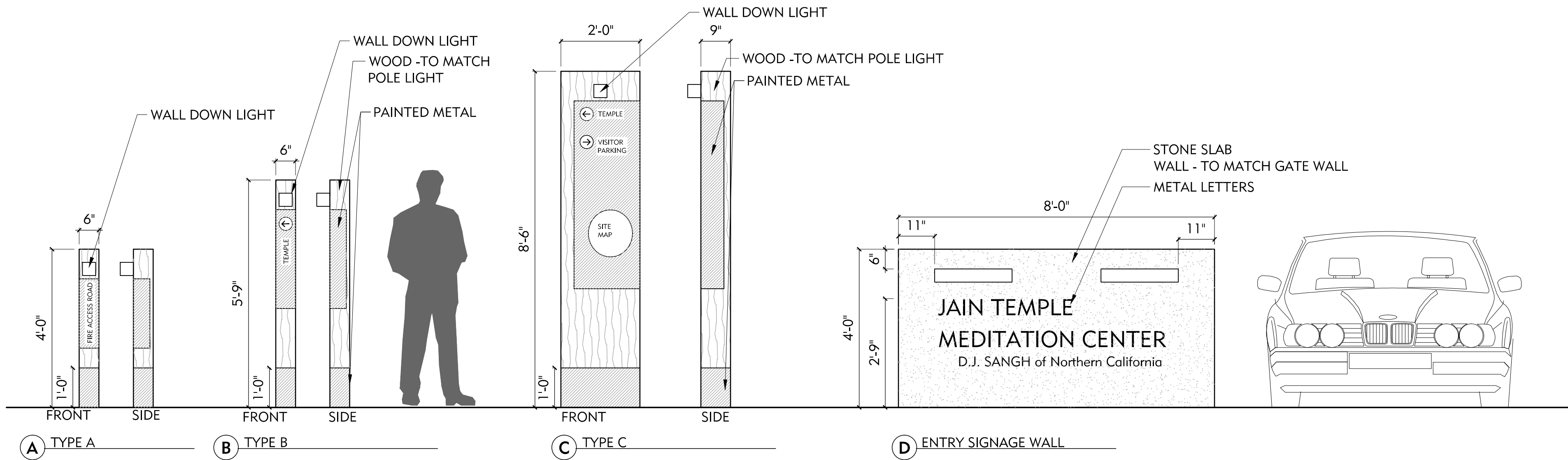
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	2023.07.19	COUNTY REVIEW

DRAWING TITLE:
EXTERIOR SIGNAGE
ELEVATIONS

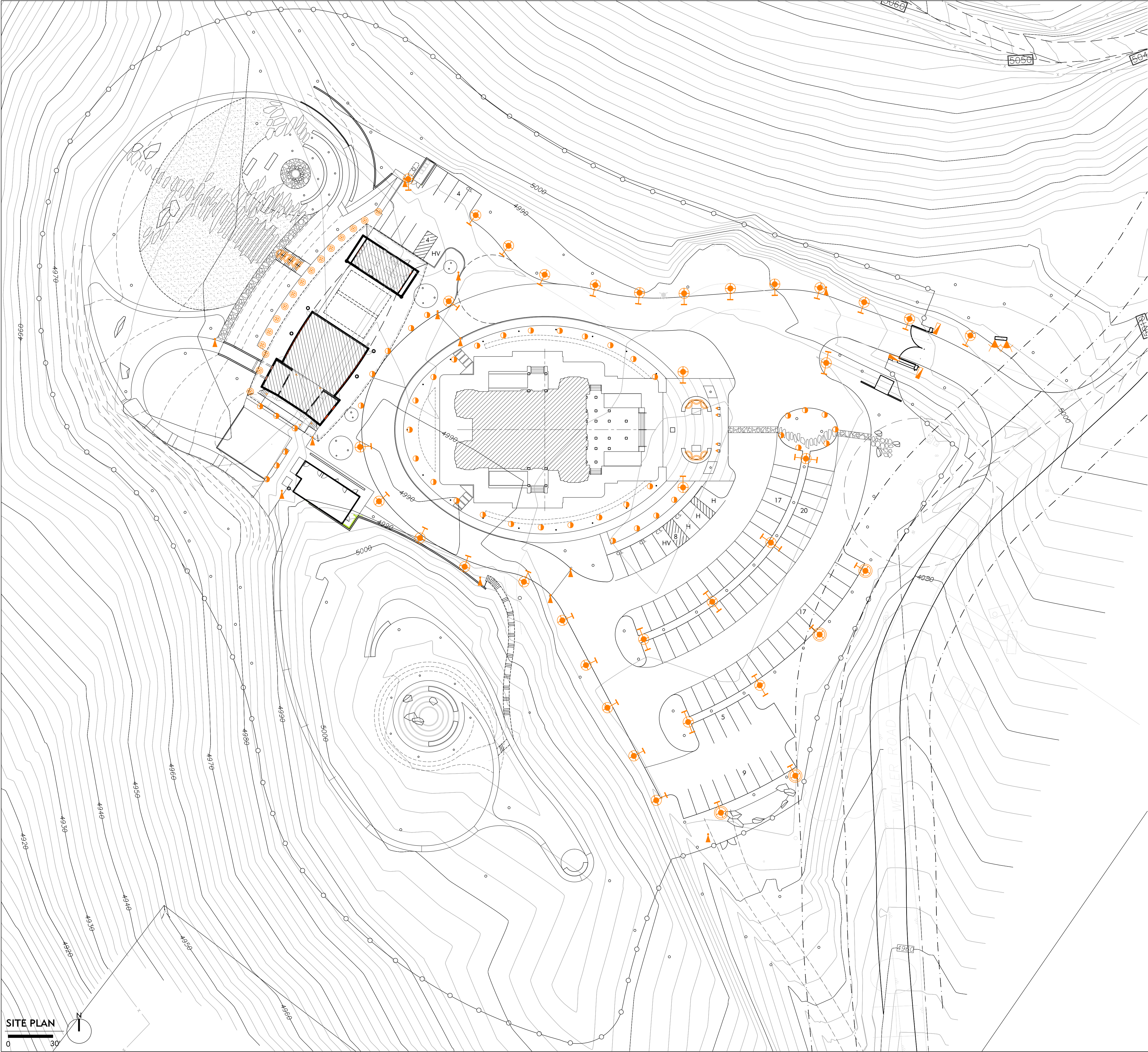
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L1.5



1 SIGNAGE ELEVATIONS
1/2"=1'-0"

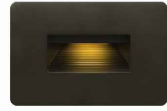


LIGHTING LAYOUT NOTES

1. OWNER TO VERIFY AND CONFIRM ALL FIXTURE SELECTIONS, QUANTITIES, AND LOCATIONS PRIOR TO PURCHASE AND INSTALLATION.
2. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
3. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
4. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
5. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
6. ALL FIXTURES TO BE INSTALLED PARALLEL TO CORRESPONDING SITE ELEMENTS; TO BE ALIGNED TO ONE ANOTHER; AND TO BE INSTALLED PLUMB AND TRUE TO FINISH GRADES.
7. CONTRACTOR TO VERIFY AND CONFIRM WITH LANDSCAPE ARCHITECT ALL FIXTURE SPECIFICATIONS PRIOR TO PURCHASE.
8. CONTRACTOR TO VERIFY TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. CONTRACTOR TO VERIFY AND CONFIRM SWITCHING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

LIGHTING SCHEDULE

SYMBOL DESCRIPTION



STEP/WALL LIGHTS - LUNA LED STEP 12V, BY HINKLEY
MODEL# 15508BZ, BRONZE FINISH
(QTY: xx TOTAL LIGHTS) www.hinkley.com



WALL LIGHTS - BEGA LED DIRECTIONAL WALL LIGHT
5"W X 7.5"H X5" D FINISH: GRAPHITE
(QTY: xx TOTAL LIGHTS) BEGAUSA.COM



INGROUND LIGHT- 2" ROUND HONEYCOMB LOUVER,
BY WAC LIGHTING
MODEL# 2022, STAINLESS STEEL FINISH
(QTY: xx TOTAL LIGHTS) www.waclighting.com



BOLLARD LIGHT- LINEAL BOLLARD BY STRUCTURA
MODEL# LBL-S-36 , ALUMINUM FINISH
SINGLE MODULE
(QTY: xx TOTAL LIGHTS) www.structura.com

BOLLARD LIGHT- LINEAL BOLLARD BY STRUCTURA
MODEL# LBL-D-36 , ALUMINUM FINISH
DOUBLE MODULE
XX TOTAL LIGHTS) WWW.STRUCTURA.COM



PARKING POLE LIGHT, SPAR BY STRUCTURA
MODEL# SPAR-S-22 , GLULAM WOOD AND ALUMINUM FINISH
20' H SINGLE POLE TOP
(QTY: xx TOTAL LIGHTS) www.structura.com



PARKING POLE LIGHT, SPAR BY STRUCTURA
MODEL# SPAR-S-22 , GLULAM WOOD AND ALUMINUM FINISH
20' H DOUBLE POLE TOP
(QTY: XX TOTAL LIGHTS) WWW.STRUCTURA.COM



PEDESTRIAN POLE LIGHT, SPAR BY STRUCTURA
MODEL# SPAR-S-22 , GLULAM WOOD AND ALUMINUM FINISH
15' H SINGLE POLE TOP
(QTY: XX TOTAL LIGHTS) WWW.STRUCTURA.COM



POST TOP TYPE B- BY LUMCA
(QTZ: MODEL# OLE30 , DARK GRAY POWDER COATING
(QUA: XX TOTAL LIGHTS) WWW.LUMCA.COM



DOWNLIGHT AT TEMPLE GATE
NP LED UPLIGHT BY FX LUMINAIRE
DIM: 2.5" X 8"
FINISH: SEDONA BROWN



FINISI:WALL MOUNTED DOWNLIGHT AT ENTRY SIGN
FINISJ: QUASAR 60 TEC BY PERFORMANCE LIGHTING
FINISK: 23.5"X4"
FINISH: IRON GRAY



WALL MOUNTED DOWNLIGHT AT SIGNAGE POLE
FINISI:QUASAR 10 1WB BY PERFORMANCE LIGHTING
FINISJ: 4"X4"
FINISH: IRON GRAY

SITE PLAN

0 30

SHADES OF GREEN
landscape architecture

LICENSURE LANDSCAPE ARCHITECT
J. C. HUYER
1/25/23
6/25/25
STATE OF CALIFORNIA

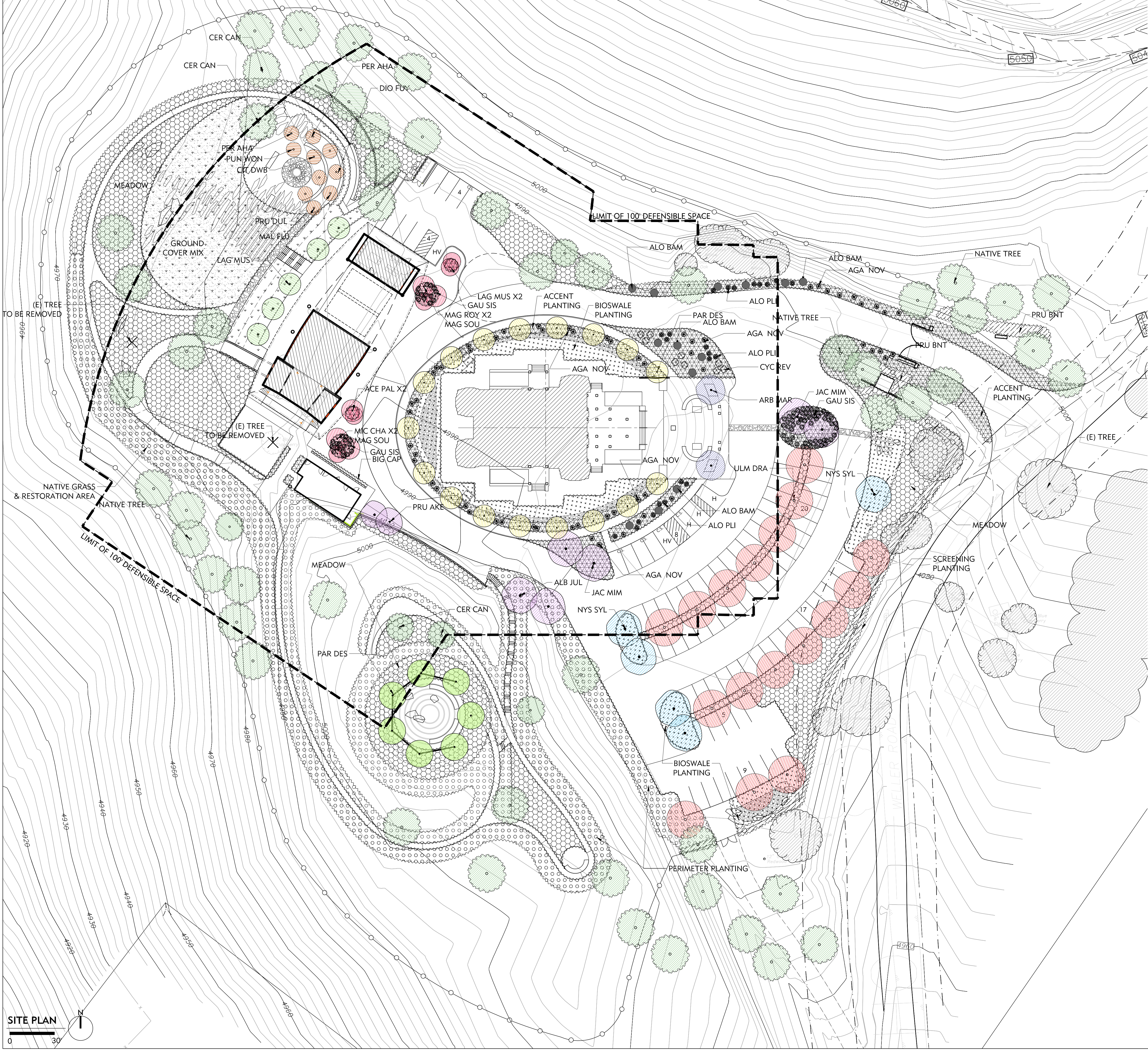
PROJECT:
JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

REVISIONS:
NO. DATE DESCRIPTION
2023.07.13 COUNTY REVIEW

DRAWING TITLE:
PRELIMINARY LIGHTING PLAN

PROJECT NO:
XXX
SCALE:
XX
DRAWN BY:
XX
REVIEWED BY:
XX
ISSUE DATE:

DRAWING NO:
L2.0



PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---------------------------------------|
| | EXISTING TREES TO REMAIN |
| | NATIVE & ACCLIMATED TREE |
| | SPECIMEN TREE TYPE 1 |
| | SPECIMEN TYPE 2 |
| | ACCENT TREE TYPE 1 |
| | ACCENT TREE TYPE 2 |
| | ACCENT TREE TYPE 3 |
| | ACCENT TREE TYPE 4 |
| | PARKING TREE |
| | BIOSWALE TREE |
| | FRUIT TREE |
| | (E) TREE TO BE REMOVED |
| | NATIVE GRASS AND RESTORATION PLANTING |
| | ENTRY ACCENT PLANTING |
| | MEADOW PLANTING |
| | GROUND COVER/ NO MOW GRASS |
| | SCREENING PLANTING |
| | BIOSWALE AND RAIN GARDEN PLANTING |
| | VINE FOR GREEN SCREEN AS NOTED |

PLANTING SCHEDULE

SEE SHEET L3.1

SHADES OF GREEN
landscape architecture

PROJECT:
JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
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DRAWING TITLE:
PRELIMINARY
PLANTING PLAN

PROJECT NO:
XXX
SCALE:
XX
DRAWN BY:
XX
REVIEWED BY:
XX
ISSUE DATE:

DRAWING NO:
L3.0

PLANTING SCHEDULE

PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	QUANTITY	WUCOL
Native & Acclimated Tree								
AES CAL	Aesculus californica	California Buckeye	15 G	See Plan	15-20 ft	15-20 ft	20% See plan 10% 40% 30%	Very Low
CER CAN	Cercis canadensis	Eastern Redbud	24" Box	See Plan	20-25 ft	15-20 ft		Moderate
PIS CHI	Pistacia chinensis 'Keith Davey'	Chinese Pistache	36" Box	See Plan	50-60 ft	15-20 ft		Low
QUE AGR	Quercus agrifolia	Coast Live Oak	24" Box	See Plan	70 ft	80 ft		Very Low
QUE LOB	Quercus lobata	Valley Oak	15 G	See Plan	70 ft	80 ft		Low
Specimen Tree Type 1								
ALB JUL	Albizia julibrissin	Silk Tree	24" Box	See Plan	20-35 ft	20ft		Low
JAC MIM	Jacaranda mimosifolia	Jacaranda	24" Box	See Plan	30-40 ft	20-25 ft		Moderate
PRU AKE	Prunus yedoensis 'Akebono'	'Daybreak' Flowering Cherry	15 G	See Plan	20-25 ft	20-25 ft		Moderate
Specimen Tree Type 2								
ARB MAR	Arbutus 'Marina'	Arbutus Marina	24" Box	See Plan	35 ft	15-20 ft	2	Low
ACE PAL	Alt: Acer palmatum	Japanese Maple	24" Box	See Plan	20-25 ft	15-20 ft		Moderate
Accent Tree Type 1								
PAR DES	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	See Plan	20-25 ft	20-25 ft	17	Low
OLE SWH	Alt: Olea europaea 'Swan Hill'	Fruitless Olive	36" Box	See Plan	25-30 ft	20-25 ft		Very Low
Accent Tree Type 2								
PAR DES	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	See Plan	20-25 ft	20-25 ft	7	Low
RHU LAN	Alt: Rhus lancea	African Sumac	24" Box	See Plan	20-25 ft	20-25 ft		Low
LAG PAT	Alt: Lagunaria patersonii	Primrose Tree	24" Box	See Plan	25-30 ft	15-20 ft		Low
Accent Tree Type 3								
ACE PAL	Acer palmatum	Japanese Maple	24" Box	See Plan	20-25 ft	15-20 ft	2	Moderate
LAG MUS	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Grape Myrtle	24" Box	See Plan	20-25 ft	20-25 ft	2	Low
MAG SOU	Magnolia x soulangeana 'Alexandrina'	Alexandrina Saucer Magnolia	15 G	See Plan	20-25 ft	25-30 ft	2	Moderate
MAG ROY	Magnolia stellata 'Royal Star'	Royal Star Magnolia	36" Box	See Plan	10-15ft	10-12 ft	2	Moderate
MIC CHA	Michelia champaca	Fragrant Champaca	24" Box	See Plan	25-30 ft	25-30 ft	2	Moderate
Accent Tree Type 4								
LAG MUS	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Grape Myrtle	24" Box	See Plan	20-25 ft	20-25 ft	5	Low
JAC MIM	Alt: Jacaranda mimosifolia	Jacaranda	24" Box	See Plan	30-40 ft	20-25 ft		Moderate
Parking Tree								
ULM DRA	Ulmus parvifolia 'Drake'	Drake Chinese Elm	24" Box	See Plan	35-45	35-50 ft	17	Low
CIN CAM	Alt: Cinnamomum camphora	Camphor Tree	24" Box	See Plan	50-60 ft	50-60 ft		Low
Bioswale Tree								
NYS SYL	Nyssa sylvatica	Black Gum Sour Gum	24" Box	See Plan	30-50 ft	20-30 ft	5	Moderate
Fruit Tree								
CIT LDE	Citrus limon 'Dwarf Eureka'	Dwarf Eureka Lemon	24" Box	See Plan	8-10 ft	6-8 ft	1	Moderate
CIT MEY	Citrus 'Improved Meyer'	Improved Dwarf Meyer Lemon	15 G	See Plan	8-10 ft	6-10 ft	1	Moderate
CIT DWB	Citrus aurantifolia 'Dwarf Bearss Seedless'	Dwarf Bearss Seedless Lime	15 G	See Plan	6-8 ft	6-8 ft	1	Low
CIT CLE	Citrus Reticulata 'Clementine'	Clementine Mandarin Ornage	15 G	See Plan	10-12 ft	15 ft	1	Low
DIO FUY	Diospyros kaki 'Fuyu'	Fuyu Persimmon	15 G	See Plan	30 ft	30 ft	1	Low
MAL FUJ	Malus 'Fuji'	Fuji Apple	15 G	See Plan	20 ft	20-25 ft	1	Moderate
PER AHA	Persea americana 'Hass'	Hass Avocado	15 G	See Plan	30-40 ft	>30-40 ft	2	Moderate
PUN WON	Punica granatum 'Wonderful'	Fruiting Pomegranate	15 G	See Plan	10 ft	10-15 ft	1	Low
PRU DUL	Prunus dulcis	Almond	15 G	See Plan	10-15 ft	10-15 ft	1	Moderate
Native Grass & Restoration Planting Mix								
ACH MIL	Achillea millefolium 'Pink Island'	Pink Yarrow	1 G	24 in	22 ft	2-3 ft	2%	Very Low
ACH SON	Achillea millefolium 'Sonoma Coast'	Sonoma White Yarrow	1 G	24 in	3 ft	2 ft	3%	Low
ARI PUR	Aristida purpurea	Purple Three Awn	1 G	24 in	2 ft	1-2 ft	15%	Very Low
EPI SEL	Epilobium canum	California Fuchsia	4"	36 in	1-2 ft	2-3 ft	3%	Low
ESC CAL	Eschscholzia californica	California Poppy	seed	See Plan	< 12 in	1 ft	5%	Very Low
FES CAL	Festuca californica	California Fescue	plug	24 in	1-2 ft	1-2 ft	10%	Low
FES SIS	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	plug	24 in	2 ft	2 ft	5%	Low
FRE PAC	Fremontodendron 'Pacific Sunset'	Pacific Sunset Flannel Bush	15 G	72 in	10-15 ft	10-15 ft	5%	Low
LUP ALB	Lupinus albilfrons	Silver Bush Lupine	1 G	48 in	4 ft	4 ft	2%	Very Low
MUH RIG	Muhlenbergia rigens	Deer Grass	1 G	36 in	3 ft	3 ft	25%	Low
MIM AUR	Mimulus aurantiacus	Sticky Monkeyflower	1 G	36 in	3 ft	3 ft	5%	Low
ROM COU	Romneya coulteri	Matilija Poppy	1 G	See Plan	4-6 ft	6-8 ft	5%	Very Low
SAL BEE	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 G	18 in	2 ft	6-10 ft	10%	Low
SAL SPA	Salvia spathacea	Hummingbird Sage	1 G	18 in	1-2 ft	4-5 ft	5%	Low
Entry Accent Planting Mix								
AGA NOV	Agave attenuata 'Nova'	Blue Fox Tail Agave	15 G	36 in	3-4 ft	3-4 ft	See Plan	Low
ALO BAM	Aloe barberae 'Medusa'	Mozambique Tree Aloe	15 G	60 in	6-10 ft	4-6 ft	See Plan	Low
ALO PLI	Aloe plicatilis	Fan Aloe	15 G	36 in	4-6 ft	4-6 ft	See Plan	Low
ANI RED	Anigozanthos 'Big Red'	Big Red Kangaroo Paw	5 G	30 in	4 ft	2-3 ft	2%	Low
BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Gramma	1 G	30 in	2-3 ft	2-3 ft	20%	Low
CYC REV	Cycas revoluta	Sago Palm	24" Box	60 in	3-4 ft	3-4 ft	See Plan	Moderate
FES CAL	Festuca californica	California Fescue	plug	24 in	1-2 ft	1-2 ft	15%	Low
CHO ELE	Chondropetalum elephantinum	Large Cape Rush	5 G	36 in	4 ft	3-4 ft	15%	Low
GAU SIS	Gaura lindheimeri 'Siskiyou Pink'	Siskiyou Pink Gaura	5 G	36 in	2-3 ft	2-3'	See Plan	Moderate
HES PAR	Hesperaloe parviflora	Red Yucca	5 G	36 in	3 ft	3-4 ft	2%	Low
LEY CAN	Leymus condon. 'Canyon Prince'	Canyon Prince Wild Rye	1 G	30 in	2-3 ft	2-3 ft	10%	Low
LIB PER	Libertia peregrinans	Sand Iris	1 G	12 in	1 ft	1 ft	3%	Low
NER ODW	Nerium oleander 'Dwarf White'	Dwarf White Oleander	5 G	30"	3-4 ft	3-4 ft	10%	Low
NER OLR	Nerium oleander 'Little Red'	Dwarf Red Oleander	5 G	30"	3-4 ft	3-4 ft	10%	Low
OLE MON	Olea europaea 'Montra'	Little Olive 'Lil Ollie'	15 G	36 in	4-6 ft	4-6 ft	7%	Very Low
PER BLU	Perovskia 'Blue Spire'	Russian Sage	1 G	36 in	2-4 ft	2-3 ft	5%	Low
Meadow Planting Mix								
BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Gramma	1 G	30 in	2-3 ft	2-3 ft	30%	Low
ESC CAL	Eschscholzia californica	California Poppy	seed	See Plan	< 12 in	1 ft	5%	Very Low
MUH RIG	Muhlenbergia rigens	Deer Grass	1 G	36 in	3 ft	3 ft	35%	Low
NAS PUL	Nassella pulchra	Purple Needle Grass	4" Pot	24 in	1 ft	1 ft	25%	Very Low
SIS BEL	Sisyrinchium bellum 'Wayne's Dwarf'	Blue Eyed Grass	flats	6 in	<12 in	< 12 in	5%	Very Low
Ground Cover and Now Mow Mix								
AGR PAL	Agrostis pallens	San Diego Bent Grass	Sod	See Plan	1 ft		40%	Low
CAR TUM	Carex divulsa (tumulicola)	Berkeley SedgeFoothill Sedge	1 G	24 in	1-2 ft	1-2 ft	30%	Low
DYM MAR	Dymondia margareta	Silver Carpet	flats	12 in	1-3 in	2-3 ft	30%	Very Low

Screening Planting Mix

CEA RAY	Ceanothus griseus 'Ray Hartman'	Ray Hartman Wild Lilac	15 G	72 in	15 ft	10-15 ft	30%	Low
HET DAV	Heteromeles arbutifolia 'Davis Gold'	'Davis Gold' Toyon	15 G	60 in	10-15 ft	10-15 ft	20%	Very Low
PRU BNT	Prunus caroliniana 'Monus'	Bright 'N Tight'" Carolina Laurel	15 G	60 in	8-10 ft	6-8 ft	30%	Low
RHA CLE	Rhamnus californica 'Leatherleaf'	Leatherleaf Coffeeberry	15 G	48 in	6-8 ft	6-8 ft	20%	Low

Bioswale & Rain Garden Planting Mix

IRI DOU	Iris douglasiana 'Canyon Snow'	Canyon Snow Pacific Coast Hybrid	1 G	18 in	< 12 in	1 ft	10%	Low
CAR TUM	Carex divulsa (tumulicola)	Berkeley SedgeFoothill Sedge	1 G	24 in	1-2 ft	1-2 ft	20%	Low
CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 G	36 in	2-3 ft	3-4 ft	30%	Low
JUN ELK	Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	1 G	18 in	1-2 ft	1-2 ft	20%	Low
LEY CAN	Leymus conden. 'Canyon Prince'	Canyon Prince Wild Rye	1 G	30 in	2-3 ft	2-3 ft	20%	Low

Vine

BIG CAP	Bignonia capreolata 'Tangerine Beauty'	Cross Vine	5 G	36 in	20-30ft	10-20ft		Moderate
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PLANTING NOTES

- ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
- ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.
- PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
- PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDAMAGED AND HAVE PROPER BRANCH STRUCTURE.
- ALL NEW PLANTING BEDS TO RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. RIP SUBSOIL TO 8 INCH DEPTH PRIOR TO PLACING TOPSOIL. PLACE TOPSOIL IN 3 INCH MAXIMUM LIFTS AND ROTOTILL INTO UNDERLYING MATERIAL TO ELIMINATE INTERFACE.
- ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD "PRE-PLANT PLUS 7-5-7" FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.
- EXCAVATE PLANTING PITS AS FOLLOWS:
TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH +12 INCHES, 6 INCH GROUNDCOVER BEDS: AS REQUIRED

- LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL +3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE "PRE-PLANT PLUS 7-5-7" FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
- FOR PLANTING, PLACE "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE;15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY 2/3 FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.

- ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP SOIL TO KEEP ROOTS FROM DRYING OUT.

- FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.

- ALL TREES TO BE GUYED AND STAKED AS REQUIRED.

- AFTER PLANTING, APPLY "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.

- ALL PLANTING AREAS WITH GROUNDCOVER AND SHRUBS SHALL RECEIVE A 3 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.

SHADES OF GREEN

landscape architecture



PROJECT:
JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

REVISIONS:

NO.	DATE	DESCRIPTION
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2021.07.19	COUNTY REVIEW	
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DRAWING TITLE:
PRELIMINARY PLANTING SCHEDULE & NOTES

PROJECT NO:

xxx

SCALE:

DRAWN BY:

xx

REVIEWED BY:

xx

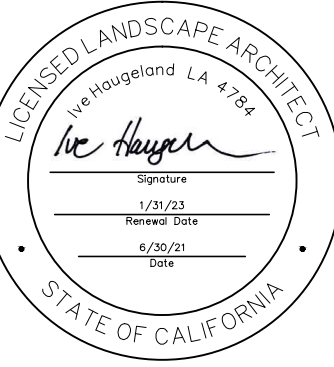
ISSUE DATE:

DRAWING NO:

L3.1



IRRIGATION PERFORMANCE NOTES
SEE IRRIGATION PLANS



PROJECT:
JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

REVISIONS:		
NO.	DATE	DESCRIPTION
1	2021.07.13	COUNTY REVIEW

DRAWING TITLE:
**PRELIMINARY
HYDROZONE PLAN**

PROJECT NO:
XXX
SCALE:
XX
DRAWN BY:
XX
REVIEWED BY:
XX
ISSUE DATE:

DRAWING NO:












L3.2

HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	HYDROZONE 1 LOW WATER USE
	HYDROZONE 2 MODERATE WATER USE
	HYDROZONE 3 SPECIAL LANDSCAPE AREA
	HYDROZONE 4 POTENTIAL WATER FEATURE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

DJ SANGH TEMPLE
PLANT LIST
JUNE 25, 2021

Tree: Street Evergreen 55-60 ft Sun/Partial		CIN CAM Cinnamomum camphora Camphor Tree	This large evergreen tree is prized for its beautiful foliage, lovely scent and fabulous shade distribution. Particularly well suited to towns and large spaces, these specimens can top 50 feet in height and 60 feet in width. The pronounced structure with substantial trunk and a natural umbrella shape is stunning in maturity.
Tree: Street Deciduous 30-40 ft Sun		JAC MIM Jacaranda mimosifolia Jacaranda Summer	Interesting tree with an open-branched rounded crown holding large clusters of showy lavender-blue flowers backed by large female foliage. Makes a fine landscape accent. Semi-evergreen.
Tree: Street Evergreen 20-25 ft Sun/Partial		RHU DAN Rhus lancea African Sumac Spring	Open, spreading habit; graceful, weeping under branches. Dark green leaves are divided into willow-like leaflets. Single trunk or maintained as a multi-trunked tree somewhat resembling olive. Makes a good specimen, background plant, screen.
Tree: Street Deciduous 35-45 Sun/Partial		ULM DBA Ulmus parvifolia 'Drake' Drake Chinese Elm Summer	This is a fine shade tree for lawn or garden. Its weeping form and the shredding bark of older trees make it an interesting addition to the garden. Use it as a focal point.
Tree: Accent Deciduous 20-25 ft Shade		ACE PALM Acer palmatum Japanese Maple Summer	An upright tree reaching 25' tall. Seedling grown Japanese Maples are more vigorous, faster growing and more variable in form than named varieties. Leaves are green, with variable fall color. Seeding from.
Tree: Accent Deciduous 15-20 ft Sun/Partial		AES CAL Aesculus californica California Buckeye	This local tree is one of the earliest plants to leaf out in winter. Its bright green leaves and light grey branches sharply contrast with the tons and tons of green in the bay area. Canopies of fragrant white to pinkish flowers appear in late spring. In late summer it drops its leaves exposing an intricate branchwork habit.
Tree: Accent Deciduous 20-35 ft Sun/Partial		ALV JUL Albizia julibrissin Silk Tree Summer	This is a fast-growing shade tree tolerant of a variety of conditions that tends to be messy because of the dried legumes and spent flowers. It has a broad, dome-shaped crown, feathery, finely textured leaves, and pink, puffball flowers.
Tree: Accent Evergreen 35 ft Sun/Partial		ARB MAR Arbutus Marina/ Arbutus Marina Fall	Offers bark and habit similar to CA native Madrone (A. menziesii), but much easier to cultivate. Leaves are smaller, not as glossy, and flowers are pink, borne in pendulous clusters in summer. Fruit is large, red, quite ornamental. Wonderful, smooth red brown bark that peels off to reveal the green to tan new bark beneath.
Tree: Accent Deciduous 20-25 ft Sun/Partial		CER CAN Cercis canadensis Eastern Redbud Spring	Cercis canadensis, commonly called eastern redbud, is a deciduous, often multi-trunked understory tree with a rounded crown that typically matures to 20-30' tall with a slightly larger spread. It is particularly noted for its stunning pee-like rose-purple flowers which bloom profusely on bare branches in early spring (March-April).
Tree: Accent Evergreen 8-10 ft Sun		CIT EUR Citrus limon 'Dwarf Eureka' Dwarf Eureka Lemon Spring/Fall	True lemon with bright yellow rind. Juicy, acidic flesh has few to no seeds. Nearly thornless. The leading commercial variety. Lemons require the least heat to ripen, making them excellent choices for cool-summer areas.
Tree: Accent Deciduous 20-25 ft Sun		LAG MUS Lagerstroemia indica x faurei Muskogee Crape Myrtle Summer	The Muskogee Crape Myrtle is a hybrid between the Japanese Crape Myrtle (Lagerstroemia faurei) and the common Crape Myrtle (Lagerstroemia indica), which was developed by the US National Arboretum in 1978. The Muskogee Crape Myrtle produces long lasting clusters of light lavender flowers. Each cluster within the Muskogee
Tree: Accent Evergreen 25-30 ft Sun		LAG PAT Lagerstroemia patersonii Primrose Tree Summer-Fall	This is an evergreen tree that grows 30 feet tall and 20 feet wide. The oval leaves are olive green above and grey beneath. Flowers are pink fading to white and bloom in the summer to fall. Following bloom, fuzzy brown capsules form and hang on the tree for a long time. Best in full sun, little watering needed. It is adaptable to
Tree: Accent Deciduous 10-15 ft Sun		MAG ROY Magnolia stellata 'Royal Star' Royal Star Magnolia Spring	Early bloomer with large, fragrant, double white flowers appearing before the foliage. Open-branched, multi-trunked large shrub or small tree.
Tree: Accent Deciduous 20-25 ft Sun/Partial		MAG SOU Magnolia x soulangeana Alexandrina Saucer Magnolia Spring	Popular and considered one of the finest, this selection is covered in spring by flowers that are colored rose-purple outside and white inside. The flowers may measure 10" wide on this upright, rounded tree. Flowers beginning 3 years. Soil spray tolerance good in mild zone. Salt tolerance is questionable. (USDA)
Tree: Accent Evergreen 25-30 ft Sun		MIC CHA Michelia champaca Fragrant Champaca Winter-Spring	Popular and considered one of the finest, this selection is covered in spring by flowers that are colored rose-purple outside and white inside. The flowers may measure 10" wide on this upright, rounded tree. Flowers beginning 3 years. Soil spray tolerance good in mild zone. Salt tolerance is questionable. (USDA)

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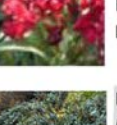





DJ SANGH TEMPLE
PLANT LIST
JUNE 25, 2021

Tree: Accent Deciduous 30-50 ft Sun/Partial		NYS SYL Nyssa sylvatica Black Gum Sour Gum Fall	Easily grown in average, medium to wet soils in full sun to part shade. Prefers moist, acidic soils. Tolerates poorly drained soils and can grow in standing water. On the other end of the spectrum, tolerates some drought and adapts to some dryish soils, at least in the wild.
Tree: Accent Evergreen 4-6 ft Sun		OLE MON Olea europaea 'Monte' Little Olive 'Li Olite' Fall	Bushy multi-stemmed, sterile dwarf olive with dark green leaves, growing to a maximum height of 6-8 feet tall and about as wide - can be kept much smaller. It needs good drainage. Plant in full sun. Olive trees have a better appearance if planted in deep, rich soil. It is heat and drought tolerant once established. Non-flowering variety.
Tree: Accent Evergreen 25-30 ft Sun/Partial		OLE SWH Olea europaea 'Swan Hill' Fruitless Olive Spring	Evergreen tree with narrow grey foliage, grows to 25 feet tall by its wide. This is a fruitless selection, produces rosette fruit. Plant in full sun. Olive trees have a better appearance if planted in deep, rich soil. Heat and drought tolerant once established.
Tree: Accent Evergreen 20-25 ft Sun		PAR DES Parkinsonia x 'Desert Museum' Desert Museum Palo Verde Spring	Yellow flowers. Cross between Parkinsonia microphylla, Parkinsonia florida, and Parkinsonia aculeata. This fast-growing, thornless clone has an upright growth habit and is very fast growing. Can take reflective heat/sun light.
Tree: Accent Deciduous 50-60 ft Sun/Partial		PIS CHI Pistacia chinensis 'Keith Davy' Chinese Pistache Spring	Grafted strain selected for reliable, but fluorescent orange red fall color across a range of climates. Highly sought after and hard to produce. Needs at least half a day of direct sun, good drainage, and moderate to no summer watering when established depending on climate and site.
Tree: Accent Deciduous 20-25 ft Sun/Partial		PRU AKE Prunus yedoensis 'Akabono' Daybreak Flowering Cherry Early Spring	This is a selection of the species with light pink blooms that fade to white on a tree which grows to 25' tall and wide. 'Afterglow' is a seedling selection of 'Akabono' with clustered pink blooms, upright spreading habit and yellow fall color. Fragrant, early spring bloom. Soil salt tolerance poor.
Tree: Accent Evergreen 70 ft Sun/Partial		QUK AGR Quercus agrifolia Coast Live Oak Spring	Domed top and cracked bark. Dense foliage. Ok soil tolerance for reclaimed water irrigation.
Tree: Accent Deciduous 70 ft Sun/Partial		QUE LDB Quercus lobata Valley Oak Fall	The Valley Oak grows into the largest of North American oaks. It ranges over the hot interior valleys of California where there is a water table within reach of the roots. Valley Oaks grow quickly, reaching 20 feet in 5 years. The branches have an irregular, spreading and arching appearance that produce a profound leafless silhouette in late fall.
Tree: Fruit Evergreen 8-10 ft Sun		CIT MEY Citrus 'Improved Meyer' Improved Dwarf Meyer Lemon Spring	Excellent foliage is displayed on this medium to large shrub or small tree. Fragrant flowers produce thin skinned, juicy lemons year round. Protected from frost. Attractive accent. Moderate-growing to 8 to 10 feet high, 12 feet wide. Smaller in containers. Cutting grown and grafted on Citrus Chaney rootstock.
Tree: Fruit Evergreen 6-8 ft Sun		CIT DWB Citrus aurantifolia 'Dwarf Bears' Dwarf Bears Seedless Lime Spring	Heavy boner of juicy, lemon-sized fruit in winter to early spring. Grows into a rounded, densely branched, dwarf form. Excellent container plant for patio or indoors in cold areas. Evergreen. Full to partial sun. Moderate-growing to 6 to 8 feet tall and wide.
Tree: Fruit Evergreen 10-12 ft Sun		CIT CLE Citrus reticulata 'Clementine' Clementine Mandarin Orange Spring	An early season mandarin producing sweet and juicy fruit that will hold on the tree for months. Early peeled, highly ornamental fruit are held to the outside of the willow branched tree. Evergreen. Full sun. Moderate grower to 10 to 12 feet tall, 15 feet wide.
Tree: Fruit Deciduous 30 ft Sun		DIO FUY Disporops kaki 'Fuyu' Fuyu Persimmon Spring	Fuyu will set a reasonable crop in most years without a pollinator. Fruit matures in early to mid-April. If you have room for more than one tree and want a more consistent crop, plant Gaiety as a pollinator.
Tree: Fruit Deciduous 20 ft Sun		MAL FUJ Malus 'Fuji' Fuji Apple Spring	Medium to large, late season fruits. Firm flesh, very sweet. Fruit stores well.
Tree: Fruit Deciduous 30-40 ft Sun		PER AHA Persea americana 'Hass' Hass Avocado Spring	Not recommended for Palo Alto (Sunset) Needs good drainage. Regular water (deep soil moist but not wet) Tends to bear fruit in alternate years.
Tree: Fruit Deciduous 10-15 ft Sun		PRU DUL Prunus dulcis Almond Spring	Best flowering and fruiting is in full sun. Grows well in sandy soils. Avoid heavy clay. This tree grows best in areas such as the State of California where it can be dried in hot, dry climates with low humidity such as the interior valleys and can enjoy a long growing season.

printed 6/24/2021

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DJ SANGH TEMPLE
PLANT LIST
JUNE 25, 2021

Tree: Fruit Deciduous 10 ft Sun		PUN WON Punica granatum 'Wonderful' Fruiting Pomegranate Spring	Beautiful landscape specimen that bears delicious fruit! Fountain-like, upright branches display large orange-red blooms, then large berried red fruit; needs heat to produce. Great shrub, small tree or espalier. Deciduous. Full sun. Moderate grower.
Tree: Evergreen 3-4 ft Sun/Partial		CYC REV Cycas revoluta Sago Palm Spring	One of the hardest cycads and is fast hardly enough to be used throughout California except the Sierras and points east and the Northwestern high desert plateau. Its fine textured, glossy green leaves are hard, durable, and mostly free from pests. With age the crown will enlarge and form a trunk, adult cones will form within the leaves.
Shrub: Tall Evergreen 15 ft Sun/Partial		CEA RAY Cornus griffithii 'Ray Hartman' Ray Hartman Wild Lilac Spring	Our most popular large Wild Lilac, 'Ray Hartman' is a vigorous, easy to grow rounded shrub 15' high and wide. It is often used as a fast growing screen, or trained to be a small tree. Large clusters of tiny blue flowers, completely covering the plant in lavender blue in spring. Can grow 3 to 4 feet a year. Low deer resistance.
Shrub: Tall Evergreen 10-15 ft Sun/Partial		FRE PAC Freemontolendron 'Pacific Sunset' Pacific Sunset Flame Tree Spring	Flowers are fairly orange, supposedly larger, leaves are slightly more lobed than 'California Glory'. Fragrance much like that of Rainbow Poppies, most evident on warm spring days. Masses of open, well displayed, bright yellow to yellow orange flowers to almost 4" across appear in spring and early summer.
Shrub: Tall Evergreen 10-15 ft Sun/Partial		HET DAV Heteromeles arbutifolia 'Davis Gold' Davis Gold Toyon Summer	A selection from UC Davis of our native Toyon, the Davis Gold has golden yellow berries instead of the red berries that are typical for this species. It has also proved to be more disease resistant. This shrub is valued for its screening ability and creamy summertime flowers, and for its berries, that entice the garden in the winter.
Shrub: Tall Evergreen 10-15 ft Sun		NOR OLE Nerium oleander 'Sister Agnes' White Oleander Spring-Fall	Moderate to fast growing, low maintenance evergreen. Narrow, leathery, semi-glossy, dark green leaves are attractive in all seasons. Flowers bloom late spring to fall clustered at branch ends. 'Sister Agnes' is the most vigorous of the oleander with single white blooms. May grow 20 ft. tall, usually kept at 6-10 ft high.
Shrub: Tall Evergreen 8-10 ft Sun/Partial		PRU BNT Prunus caroliniana 'Monica' Bright N' Tight™ Carolina Spring	An outstanding compact evergreen valued as a hedge or screen. Exceptionally shiny, deep green foliage has tidy, clean appearance. Adapts well to occasional shearing to control size and form. This large broadleafed foliage shrub is the ideal background plant with a dense mass. It's primary value is as a hedge reaching tall enough to
Shrub: Med Evergreen 4-6 ft Sun/Partial		CAR ELI Carpenteria californica 'Elizabeth' Elizabeth Bush Anemone Summer	Larger and more profuse flowering than species. Scented late spring flowers in clusters, resembling white roses, cover dark green foliage. Likes well-drained garden conditions with part-day (afternoon) shade, doing well near the sea. Water in summer until well-established, but eases up once it has taken root.
Shrub: Med Evergreen 3-4 ft Sun		NER ODW Nerium oleander 'Dwarf White' Dwarf White Oleander late spring-fall	very hardy and vigorous, performs better than dark red
Shrub: Med Evergreen 3-4 ft Sun/Partial		NER OLR Nerium oleander 'Little Red' Dwarf Red Oleander late spring-fall	very hardy not as vigorous as dwarf white flowering variety
Shrub: Med Evergreen 3-4 ft Sun/Partial		RHA CLE Rhamnus californica 'Leatherleaf' Leatherleaf Coffeeberry Spring	This is an evergreen shrub that is more compact than the species but can still may grow to a large mound to 8 feet tall and wide though it is more often seen to 5 to 6 feet. The 3 inch long leaves borne along reddish stems are a darker green than other cultures and have margins rolled under, giving it a distinctive leathery look. As with the
Shrub: Med Evergreen 4-6 ft Sun/Partial		ROM COU Romneya coulteri Astelia Poppy Spring-Summer	Evergreen to deciduous perennial, growing upright stems to 10' but usually lower, especially if pruned back in winter. Large, relatively smooth grey-green leaves are partially divided. Huge, 6-8" wide white flowers have crinkly, crepe paper petals and a globular cluster of deep yellow stamens at the center. Stunning cut flower.
Perennial Evergreen 1-2 ft Sun		ACH SAB Achillea salomon 'Beauty' Solomon Yarrow Spring-Summer	This perennial yarrow forms a spreading mat to 3-4 feet wide of fern-like, mid-green leaves. The large flat heads, rising 18 inches above the foliage have salmon pink flowers that fade to creamy yellow beginning in late spring and continuing through summer. Plant in full sun to light shade and irrigate regularly.
Perennial Evergreen 3 ft Sun/Partial		ACH SON Achillea millefolium 'Sonoma Coast' Sonoma White Yarrow Spring-Summer	This selection of our native Yarrow was made on the Sonoma County coast. Deep green foliage and particularly dense flowers set it apart. White flowers attract a large number of butterflies and beneficial insects. Excellent as part of a meadow garden or when its low foliage is allowed to creep between stone paths.
Perennial Evergreen 1 ft Sun/Partial		ANI RED Anagallis arvensis 'Big Red' Big Red Pimpernel Spring-Fall	Grows 4-6 feet tall and 2-3 feet wide. Flower stalk big to 6 feet tall, not, dark red. One of the easiest and most adaptable, insect resistant.

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Perennial Deciduous < 12 in Sun/Partial		EPI SEL Epidolium septentrionale 'Select' Select Matcole California Summer	Dense, silvery leaves offset tubular scarlet late summer blooms beautifully. A favorite of hummingbirds. In your garden give it sun and occasional water. Beautiful oiled grasses or along a wall where it can spill down. As with all California Fuchsias, it is winter dormant and should be cut back hard for a neat appearance the following year.
Perennial Deciduous < 12 in Sun		ESC CAL Erythraea californica California Pussycat Spring-Summer	California's state flower can be seen along roadsides and in the hills up and down the state. Its golden flowers are borne on drought-tolerant, sun loving plants 17" tall. They will bloom from spring through summer.
Perennial Evergreen 2-3 ft Sun		GAU SIS Gaillardia 'Rainier' Siskiyau Pink Siskiyau Pink Gaia Late Spring-Fall	A new color for this outstanding western U.S. native perennial. Any masses of deep pink flowers are borne on long thin wands oriented by the slightest breeze. Naturally deep root guaranties it takes heat and drought in stride. Trim for repeat bloom.
Perennial Evergreen < 12 in Sun/Partial		HI DOU Hesperaloe parviflora 'Canyon Snow' Canyon Snow Pacific Cone Spring	A short, rich green seedling selected by John Greenlee as an alternative to turf grass. Growing to 6-8 inches tall and spreading by rhizomes to form a carpet that tolerates moderate foot traffic. A good plant as a solid ground cover, between and around stepping stones or mixed with other bulbs, perennials and grasses to create a natural situation.
Perennial Evergreen 4 ft Sun		LUP ALB Lupinus albus Silver Bush Lupine Spring	A lovely if assumingly silver-leaved 4 shrub much of the year. Silver Bush Lupine is a showstopper in April and May when its bright purple 1" flower spikes cover the plant. This tough plant needs full sun, good drainage, and a fairly dry situation to do its best, but will take a little extra water. Attracts Hummingbirds and small butterflies.
Perennial Evergreen 3 ft Sun/Partial		MIM JUR Mimulus aurantiacus Siskiyau Mimulus Spring	Our local shrubby Monkey Flower is one of the best perennials you can have in your garden for wildlife. Its apricot orange flowers are an important nectar source for hummingbirds, and the Checkerspot Butterfly lays its eggs on this plant. This plant can survive complete drought, grow 20 ft. tall, usually kept at 6-10 ft high.
Perennial Deciduous 2-4 ft Sun		PER BILU Persea buckleyi Russian Sage Summer	This is a hardy, upright multi-stemmed, deciduous perennial to 4 feet tall. The stems are thin, white and covered with finely divided feathery olive green leaves. Light fuzzy clusters of small over-lap blue flowers appear summer through early fall along the coast. Cut back to the ground in late fall.
Perennial Evergreen 2 ft Sun		SAL BEE Salvia 'Bea's Bliss' Bea's Bliss Sage Spring	This long-growing Sage is a show plant for a bank cover or the front of a bed. Gray foliage reaches 2 feet tall and spreads 6-8 feet, forming a broad mound. Spring brings lavender flowers that attract many pollinators and hummingbirds. Best in full sun with little water once established. Prefers well-drained soil.
Perennial Evergreen 1-2 ft Sun/Partial		SAL SPA Salvia spathacea Hummingbird Sage Spring	This sage is native to the hills of central and southern California, including San Bruno Mountain. The showy, fragrant, magenta flowers are very attractive to hummingbirds. It takes sun or shade and is great under oaks. The foliage will reach a foot tall, while the flowering spikes will top 3 feet. Will form a large patch in time.
Perennial Deciduous < 12 in Sun/Partial		SIS BEL Syrinchium bellum 'Wayne's Dwarf' Blue Eel Grass Spring-Summer	This form of Blue-eyed Grass has unusually clear, light blue flowers, and narrow, light green leaves. Blooms in Spring, and will continue to show through the summer with irrigation, although summer water is not required. This is relative will not open its flowers in deep shade to give it full, or part sun. A native of California meadows.
Grass Evergreen 1 ft Sun/Partial		AGA NOV Agave attenuata 'Nova' Blue Fox Tail Agave Spring	Much bluer and has wider leaves than A. attenuata and the flower stalk is erect where A. attenuata droops over. Culture and growth patterns are otherwise similar to the species. Grows to about 3-4 feet tall by its wide. Hardy to about 28 degrees F.
Grass Evergreen 3 ft Sun		ALO BAM Aloe barbadensis 'Medusa' Medusa Tree Aloe Winter	A medium sized slow growing upright tree Aloe to 9' plus feet tall with heavy branching stems bearing thin 18 inch long pale green narrow leaves. Its early winter (December) a stout flowering stem rises above the foliage 1 to 2 feet before branching with each upright branch bearing compact rounded clusters.
Grass Evergreen 1 ft Sun/Partial		ALO PIC Aloe piccata Pine Aloe Winter	An interesting succulent shrub with gray colored stems that terminate with a fan-like cluster arrangement of the bluish-gray round tipped leaves. Old plants are typically 3-6 feet tall. Plant in the sun, but away from the hottest afternoon sun and water occasionally during summer months.
Succulent Evergreen 1-1.5 ft Sun		HES PAR Hesperaloe parviflora Red Yucca All year	Tall spikes hold deep rose-pink flowers almost year-round; effective plant for rock gardens, landscape accent, or in containers. An evergreen perennial, best used with other desert-like plants. Full sun. Moderate grower to 3 to 4 feet tall and wide, flower stalks to 4 to 6 feet.
Grass Sun/Partial		AGR PAL Agrostis pallens San Diego Bent Grass Spring	This small perennial bentgrass could be utilized as a sparsely tolerant wet summer annual in summer, will probably tolerate wet summer annual in summer. Leaves close to the ground but the flowering stems reach up to 2 feet. Very delicate, only show in masses. Grows in part shade, and full sun.

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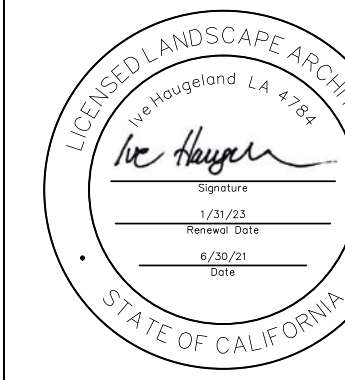
DJ SANGH TEMPLE
PLANT LIST
JUNE 25, 2021

Grass Evergreen 2 ft Sun/Partial		ARI PUR Aristida purpurea Purple Three Awn Fall	A grass lovers dream grass, small clumps of green stems with purple heads. Plant a cluster to have an effect. Best used along a narrow strip, wall or walk. Good under garden. Purple Three Awn grass is a perennial grass of the Kansas prairie that can be spotted in many small patches throughout Southern California.
Grass Deciduous 2-3 ft Sun		BOU BRO Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Spring	Selected by renowned plantation David Salomon of High Country Gardens in Santa Fe, this show selection of blue grama grass has huge charismatic flowers that dance above the foliage. They mature into long-lasting blond seedheads that add
Grass Evergreen 1-2 ft Sun/Partial		CAR TUM Carex diuturna (humulifolia) Berkeley Sedge Spring	This is the best of the grass-like sedges for using to emulate a native meadow. It can be grown in full sun to quite a bit of shade and is quite drought tolerant when established. It is tough, durable, and always seems to find a way to survive. It forms a green groundcover to about knee high when mature.
Grass Evergreen 6-8 in Sun/Partial		CAR PRA Carex proserpicina (parva) California Field Sedge Spring	A short, rich green seedling selected by John Greenlee as an alternative to turf grass. Growing to 6-8 inches tall and spreading by rhizomes to form a carpet that tolerates moderate foot traffic. A good plant as a solid ground cover, between and around stepping stones or mixed with other bulbs, perennials and grasses to create a natural situation.
Grass Evergreen 4 ft Sun/Partial		CHO ELE Chorizanthe elephantina LARGE COW RUSH Spring	This South African plant forms dense tufted clumps from which arise 4 feet tall dark green unbranched stems. The dark brown sheaths at the joints drop off in summer leaving a dark band at each node. Late in the season the stems arch gracefully from the weight of clusters of small brown flowers at the tips. Drought tolerant.
Grass Evergreen 2-3 ft Sun/Partial		CHO TEC Chondropetalum tectorum Small Cow Rush Spring	This beautiful species grows as a clump of thin graceful round leaves, with sheathed, pointed stems. Brown-black seed heads appear at the end of each leaf in summer and last through winter and spring. Use it as a dramatic, large scale grass-equivalent in the back of a border, as a focal point planting, or on very dramatic container plant.
Grass Evergreen 1-2 ft Sun/Partial		FES CAL Festuca californica California Fescue Spring	One of California's nicest native grasses. Grows as upright gray-green clump. Leaves are about 1/4" wide. Rather open flowered heads follow in summer. Tough, drought, drought tolerant. Definitely doesn't like poor drainage, though. Deer resistant.
Grass Evergreen 2 ft Sun/Partial		FES SIS Festuca idahoensis 'Siskiyau Blue' Siskiyau Blue Fescue Spring	A selection from Berkeley Botanic Gardens. It reaches 2 feet tall with an equal spread, and has a slate or serpentine blue cast. This grass can be grown in full sun or part shade, and is drought tolerant once established. A hybrid between the native species F. idahoensis and the non-native F. ovina-didactyla, it is not invasive.
Grass Evergreen 1-2 ft Sun/Partial		JUN ELK Junca patens 'Elk Blue' Elk Blue California Gray Rush Spring-Fall	A nice fine textured blue-gray selection of the common California rush. Spreads by rhizomes to form solid clumps. Small brown flowers form near tips of leaves Feb-Oct. Great plant for dry shade or, if irrigated, in full sun. Deer resistant.
Grass Evergreen 2-3 ft Sun		LEY CAN Leymus caninus 'Canyon Prince' Canyon Prince Wild Rye Spring	Medium sized gray-blue evergreen grass (new foliage emerges green) grows 2-3 feet tall in a drier location, larger if given regular watering. The erect slender stalks rise 1-2 feet above the foliage and are topped with tight compacted clusters of spikes of wheat colored blooms. It spreads by rhizomes but not as aggressively as 'Gladius'.
Grass Evergreen 1 ft Sun/Partial		LIB PER Liberotis peregrinus Sand Iris Spring	A creeping sedge-like or grass-like plant grown for its vertical, very tough, thin, bright orange and olive green leaves to 12" tall. Spreads by rhizomes to form small patches of highly colored foliage. Tiny white flowers appear in spring but aren't showy. Sun for best color to part shade, overcast watering, likes a drain or
Grass Evergreen 3 ft Sun		MUH RIG Muhlenbergia rigens Deer Grass Spring	Forms dense tight clumps of narrow bright green leaves up to 3 feet tall. Slender flower stalks are erect at first, then leaning, can reach 6 ft.
Grass Evergreen 1 ft Sun/Partial		NAS PUL Nassella pulchra Purple Needle Grass Spring	A medium sized grass that was once a dominant species of California prairies, slender foliage forms a graceful clump 1 foot tall and wide, with beautiful airy flowers and seedheads that reach to 3 feet tall. Rather unremarkable as a lone specimen, this grasser beauty reveals itself in a mass.
Groundcover Evergreen 20-30 ft Sun		DYM MAR Dymalis margarita Silver Carpet Spring, Summer	This is a slowly spreading, very flat (just a few inches tall at best) groundcover with green on top of leaves and white underneath. Yellow daisy flowers may bloom amongst the foliage in summer. Looks best in full sun with regular water, but it is a drought tolerant plant. It is hardy to about 25-30 degrees F.
Vine Evergreen Sun/Partial		BIG CAP Bignonia capreolata 'Tangerine' Coral Vine Spring	Easy to grow semi-evergreen woody vine that typically grows as high as it has support up to 10 to 20 feet high and has been known to reach 30 feet. It has opposite pairs of leaves that are themselves composed of a pair of 3 to 5 inch long by 1 to 2 inch wide leaflets with a tendril emerging between them that is branched with clove tips that

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SHADES
OF GREEN
landscape
architecture



PROJECT:
JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

REVISIONS:		
NO.	DATE	DESCRIPTION
2021.07.19	COUNTY REVIEW	

DRAWING TITLE:



PROJECT: JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

R E V I S I O N S :		
NO.	DATE	DESCRIPTION
	2021.07.13	COUNTY REVIEW

DRAWING TITLE:
**PRELIMINARY
IRRIGATION PLAN**

PROJECT NO
XXX

SCALE:

DRAWN BY:

REVIEWED BY:

ISSUE DATE:

DRAWING NO:

L3.4

SITE PLAN



MAINLINE AND DEVICES ARE SHOWN OUTSIDE OF PLANTING OR COBBLE AREAS FOR GRAPHIC CLARITY. MAINLINE WILL BE PLACED ON ADJACENT BACK OF CURB, PLANTING AREAS OR SLEEVES

IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
6. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
7. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. (NOT APPLICABLE TO CONTROLLERS SERVED BY SOLAR POWER) .IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
8. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
9. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPlicing WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
10. SPlicing OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
11. WIRE CONNECTORS SHALL SPEARS DS400 DIRECT BURY UNLESS OTHERWISE NOTED.
12. INSTALL ONE (1) SPARE CONTROL WIRE FOR EVERY 6 (SIX) STATIONS ON THE CONTROLLER ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
13. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
14. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
15. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
16. INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
17. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
18. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
19. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
20. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
21. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
22. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
23. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. 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.
25. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

26. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.
27. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
28. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
29. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
30. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES. DIAGRAM TO CORRESPOND TO EACH IRRIGATION VALVE, QUICK COUPLER AND OTHER RELATED EQUIPMENT AND WITH VALVE LABELS ON VALVE BOX LID (CONTROLLER LETTER AND STATION NUMBER.)
31. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
32. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
33. ALL PLASTIC BOX LIDS SHALL MATCH THE COLOR OF THE GROUND SUCH AS BRON, BLACK FOR LANDSCAPING AND GREEN FOR TURF ONLY.
34. IRRIGATION CONTRACTOR SHALL CONFIRM THE EXACT PLACEMENT OF ALL IRRIGATION CONTROLLERS AND BACKFLOW PREVENTORS IN THE FIELD WITH CITY REPRESENTATIVE PRIOR TO INSTALLATION.

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 12" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2' FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM. FLUSHING SHALL OCCUR IN PLANTING STRIPS.
4. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
5. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
6. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- 0-8 GPM – 3/4"
 - 8.1-15 GPM – 1"
 - 15.1-25 GPM – 1 1/4"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. STAPLE DRIPLINE TO GROUND EVERY 2 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
11. IN BIO RETENTION NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
12. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

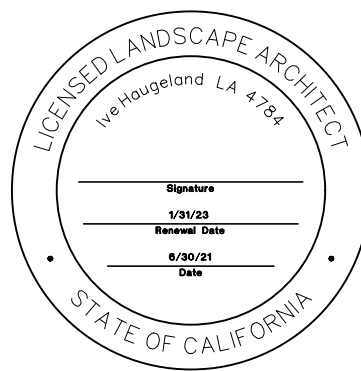
LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
TREE BUBBLERS 0.15 GPM	1-5	3/4"	1-33
	5.25-10	1"	34-66
	10.25-20	1 1/4"	67-133
DRIPLINE VARIES	1-5	3/4"	N/A
	5.25-10	1"	
	10.25-20	1 1/4"	
SPRAY HEADS VARIES	1-8	3/4"	N/A
	9-15	1"	
	16-20	1 1/4"	
	21-32	1 1/2"	
	33-45	2"	

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING
	570Z-12P-COM-MP3000-360-HT	TORO POP-UP SHRUB SPRAY WITH HUNTER MALE THREADED MP ROTATOR STREAM SPRAY	45	3.65	30'	26'
	570Z-12P-COM-MP3000-90-HT	TORO POP-UP SHRUB SPRAY WITH HUNTER MALE THREADED MP ROTATOR STREAM SPRAY	45	1.82	30'	26'
	570Z-12P-COM-MP2000-90-HT	TORO POP-UP SHRUB SPRAY WITH HUNTER MALE THREADED MP ROTATOR STREAM SPRAY	45	0.77	21'	20'
	570Z-12P-PRX-COM-OT15H,Q	TORO POP-UP SHRUB SPRAY	30	1.16,.58	15'	14'
	570Z-12P-PRX-COM-OT12F,H,Q	TORO POP-UP SHRUB SPRAY	30	1.48,.79,.37	12'	11'
	DB-09-PC-CV	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	40	9 GPH	-	-
	EBV-0500-S	NDS 1/2" BALL VALVE FOR FLUSHING				
	OPERIND	RAIN BIRD POP-UP SPRAY OPERATION INDICATOR				
	DZK-700 / LT-1000-T	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS SCH 80 PVC BALL VALVE				
	700- 1.5 / T-ALFDD15150-L / T-PMR40	IRRITROL REMOTE CONTROL VALVE WITH TORO FILTER AND 1" PRESSURE REGULATOR / NDS SCH 80 PVC BALL VALVE				
	33-DNP / 33-DK / SH-0	RAIN BIRD QUICK COUPLING VALVE WITH 3/4" VALVE KEY AND HOSE SWIVEL (PROVIDE ONE KEY AND HOSE SWIVEL FOR EVERY 10 QUICK COUPLERS)				
	LFB6000	WATTS LEAD FREE BALL VALVE (LINE SIZE)				
	FSI-T15-001	CST 1.5" FLOW SENSOR				
	3300150	SUPERIOR 1.5" MASTER CONTROL VALVE (NORMALLY OPEN)				
	FM150B	RAINBIRD FMD SERIES 1.5" SUB-METER				
	RCRBY150D	RAINBIRD LARGE CAPACITY DISC FILTER AT POINT OF CONNECTION				
	CL-100-WIRELESS	IRRITROL CLIMATE LOGIC WIRELESS WEATHER SENSOR				
	MC-48E/SB-16SS	IRRITROL 48 STATION MC-E CONTROLLER - MOUNTED IN STRONG BOX STAINLESS STEEL TOP ENTRY ENCLOSURE (CONNECT MASTER VALVE TO STATION 1)				
		CONTROLLER AND STATION NUMBER				
		APPLICATION RATE (INCHES)				
		OPERATING PRESSURE (PSI)				
		APPROXIMATE GALLONS PER MINUTE				
		REMOTE CONTROL VALVE SIZE				
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 24" COVER.				
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.				
		DRIPLINE (SHRUBS & GROUNDCOVER): NETAFIM TLHCVXR5-18 DRIPLINE. USE ONLY NETAFIM DRIPLINE TECHLOCK FITTINGS. TO BE INSTALLED 3" BELOW GRADE, UNDER MULCH. (18" EMITTER SPACING WITH 12" ROW SPACING; .53 GPH PER EMITTER)				
		DRIPLINE (BIO-RETENTION PLANTING): NETAFIM TLHCVXR5-12 DRIPLINE. USE ONLY NETAFIM DRIPLINE TECHLOCK FITTINGS. TO BE INSTALLED 3" BELOW-GRADE FOR BIO RETENTION PLANTING AREAS. (12" EMITTER SPACING WITH 12" ROW SPACING; 0.53 GPH PER EMITTER)				
		SLEEVE (SL): 1120-SCH40 PVC PLASTIC PIPE. 24" COVER.				



PROJECT:
JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

REVISIONS:

NO.	DATE	DESCRIPTION
	2021.07.19	COUNTY REVIEW

DRAWING TITLE:
PRELIMINARY IRRIGATION LEGEND & NOTES

PROJECT NO.:
XXX

SCALE:

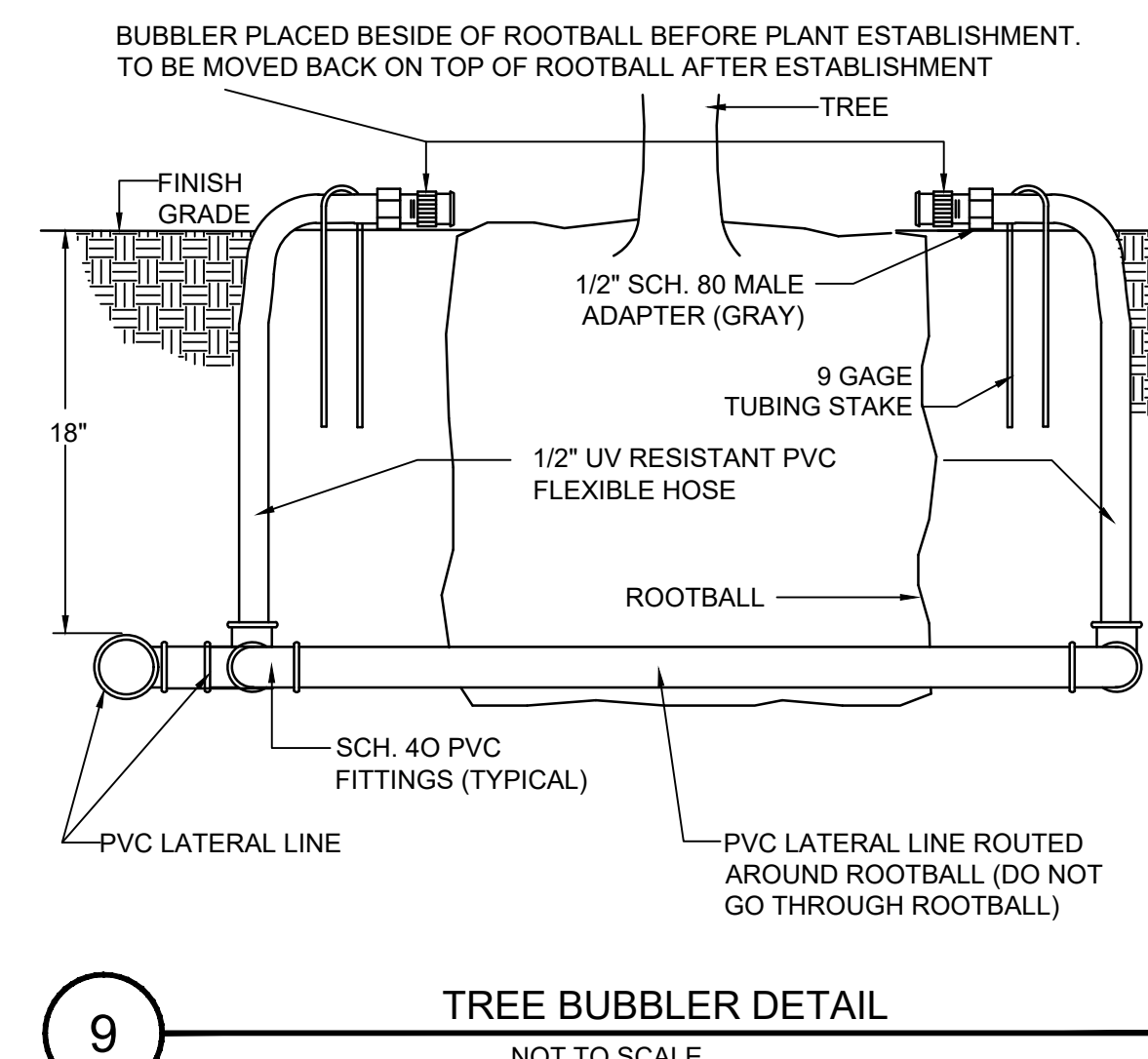
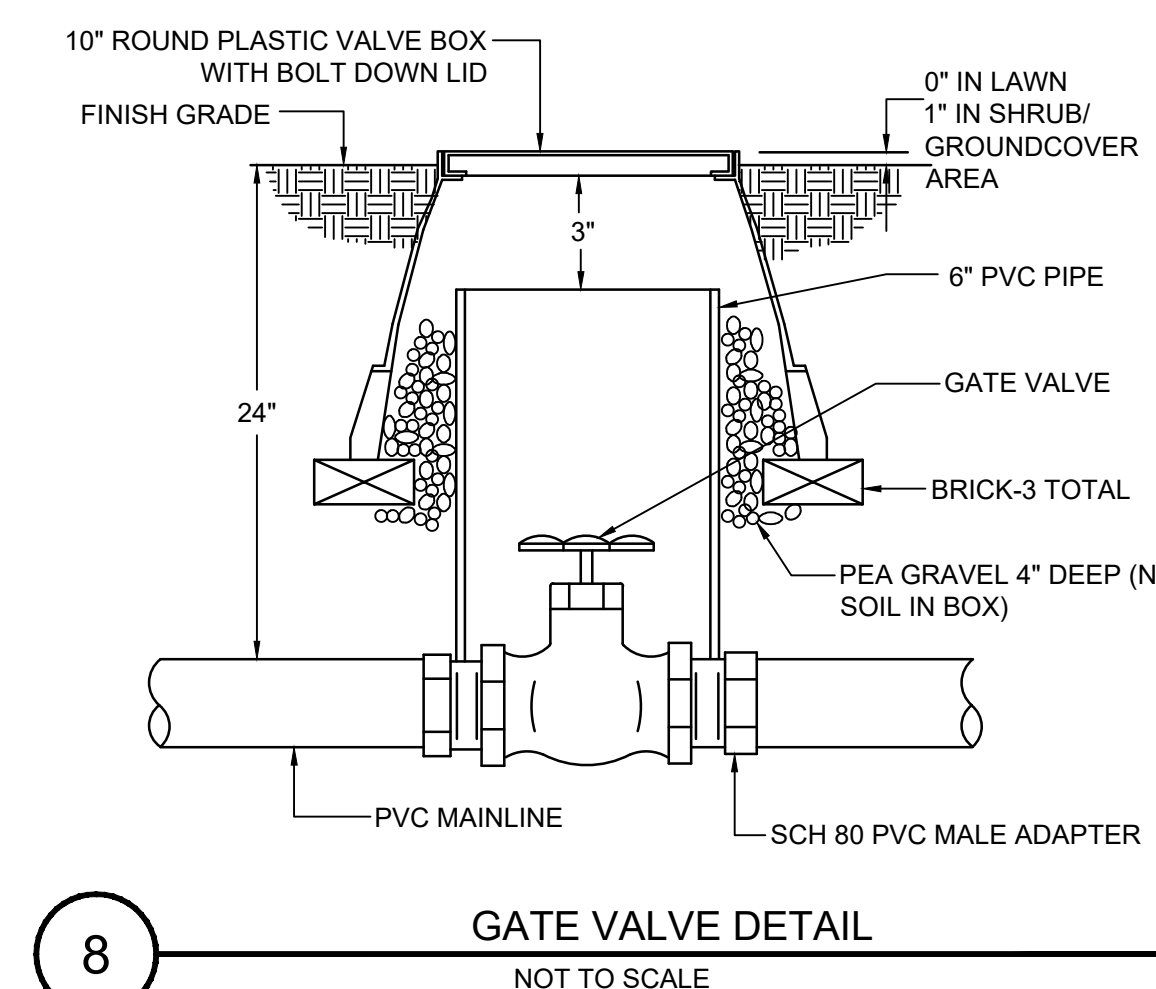
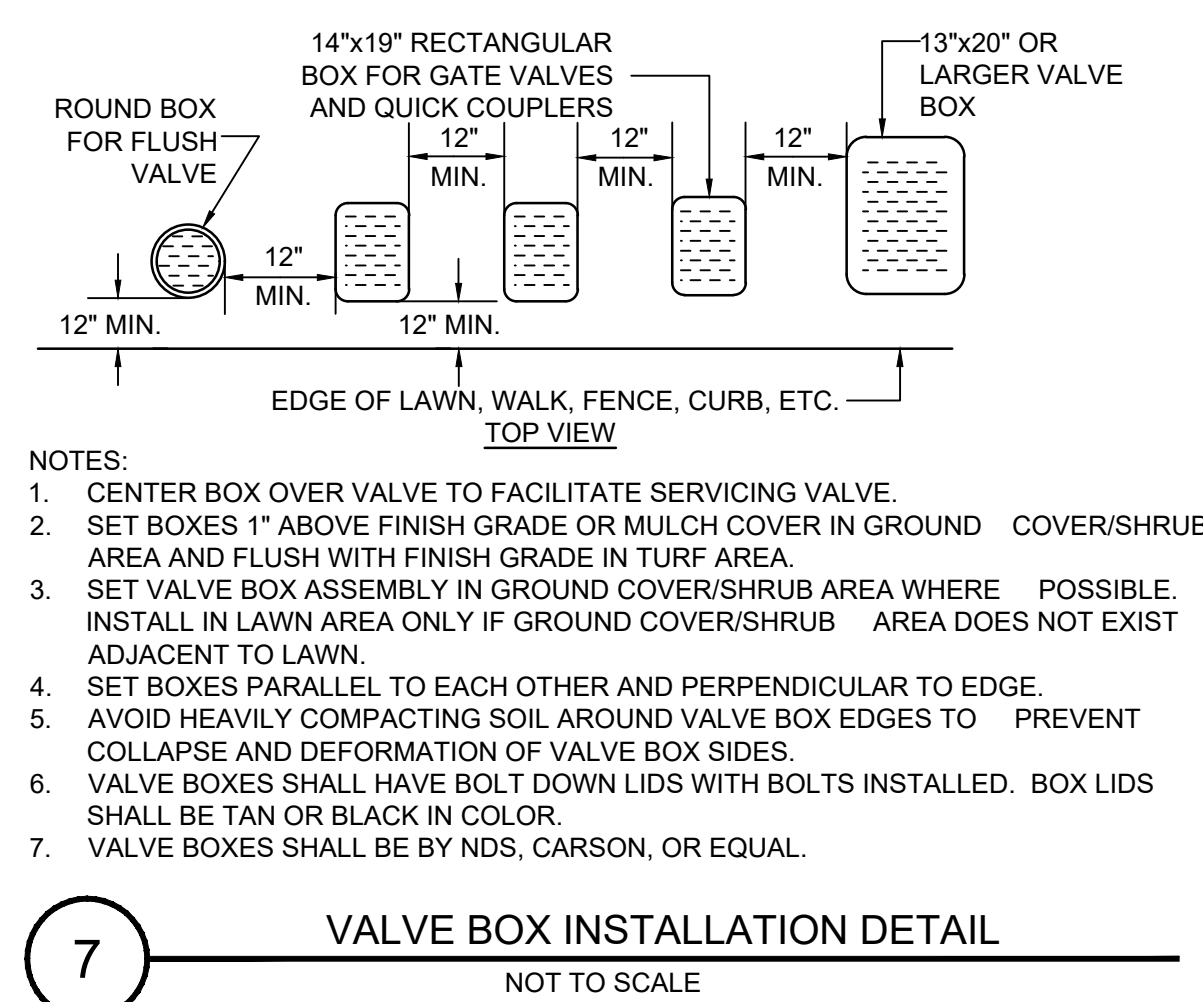
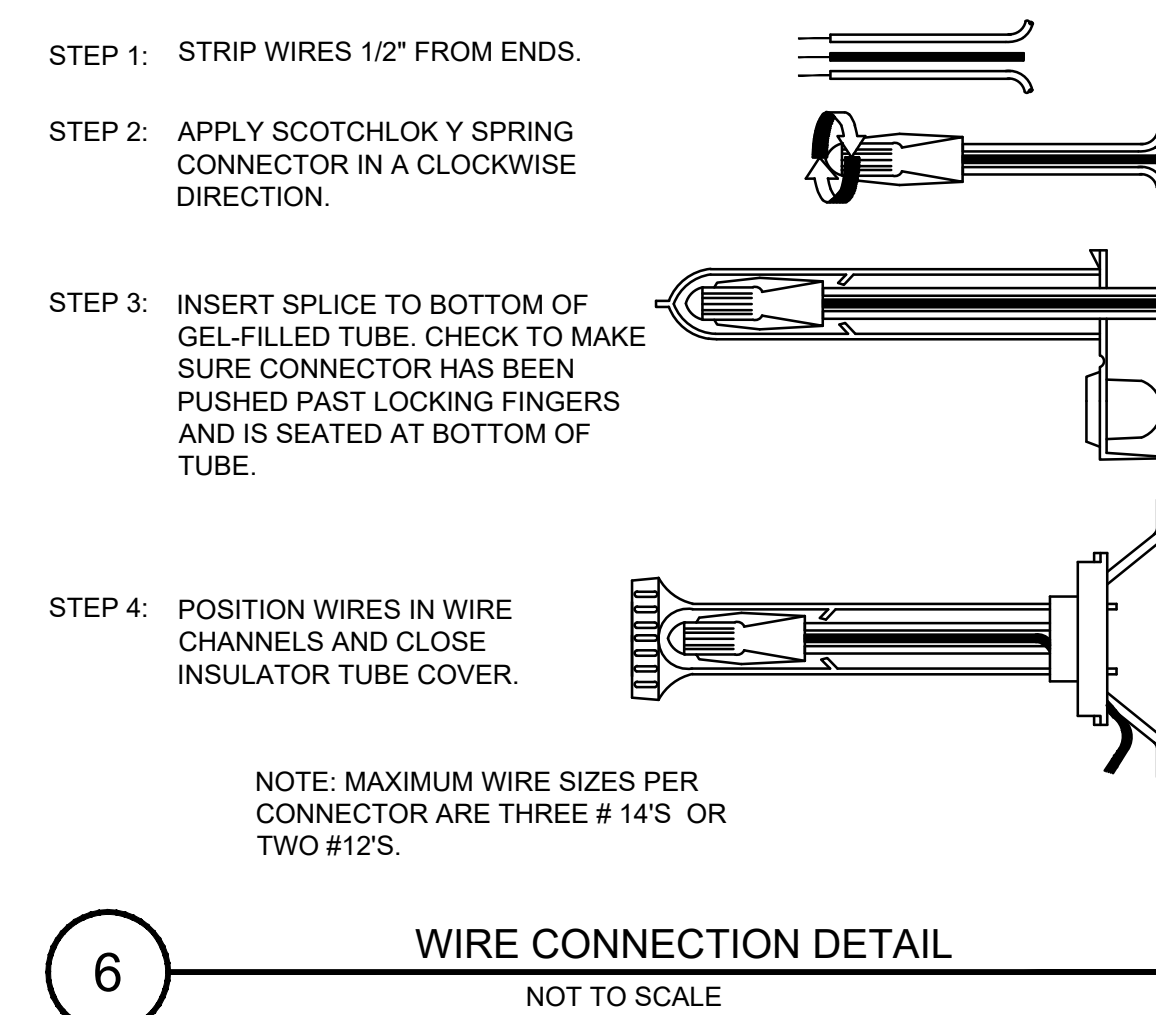
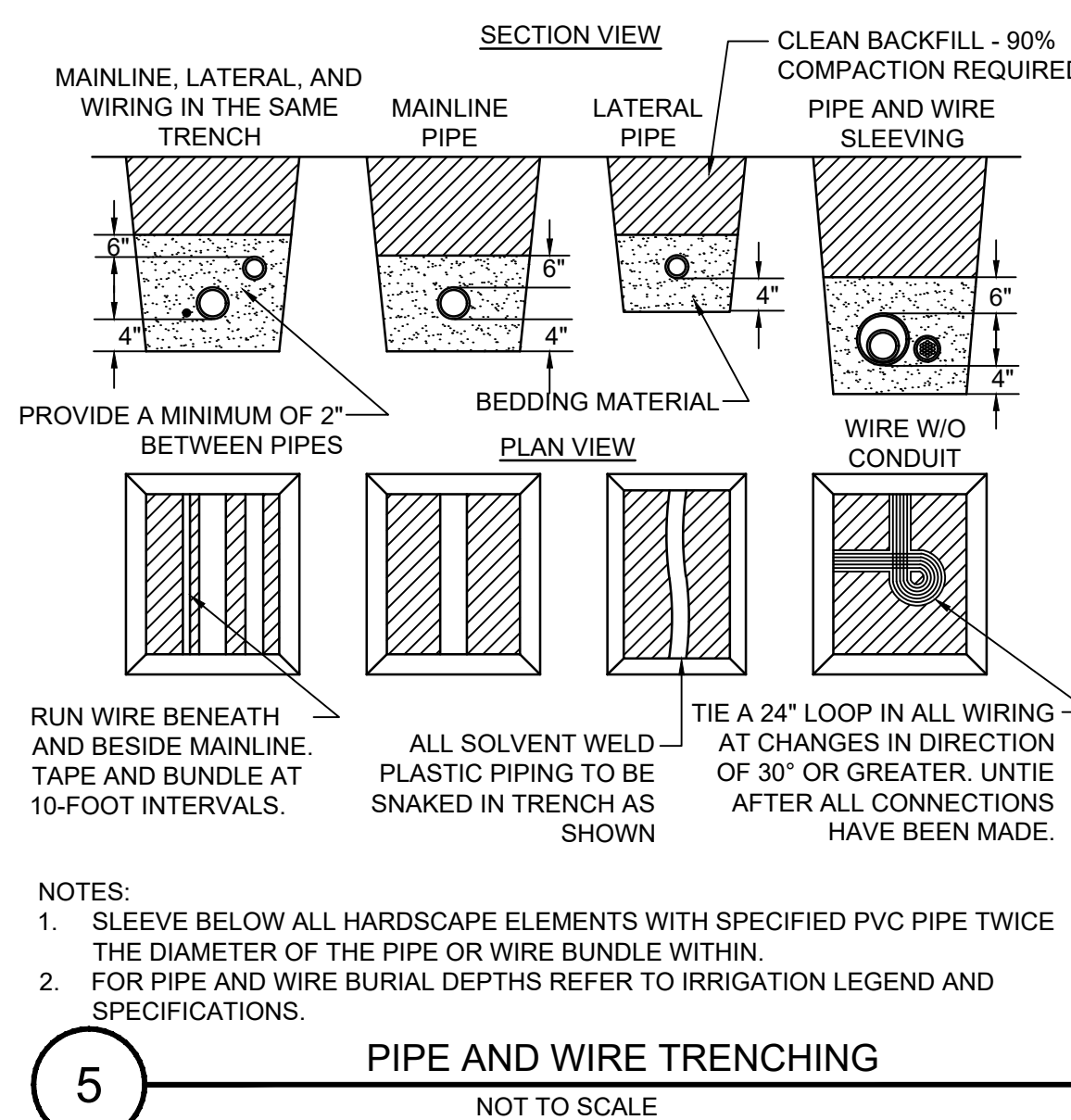
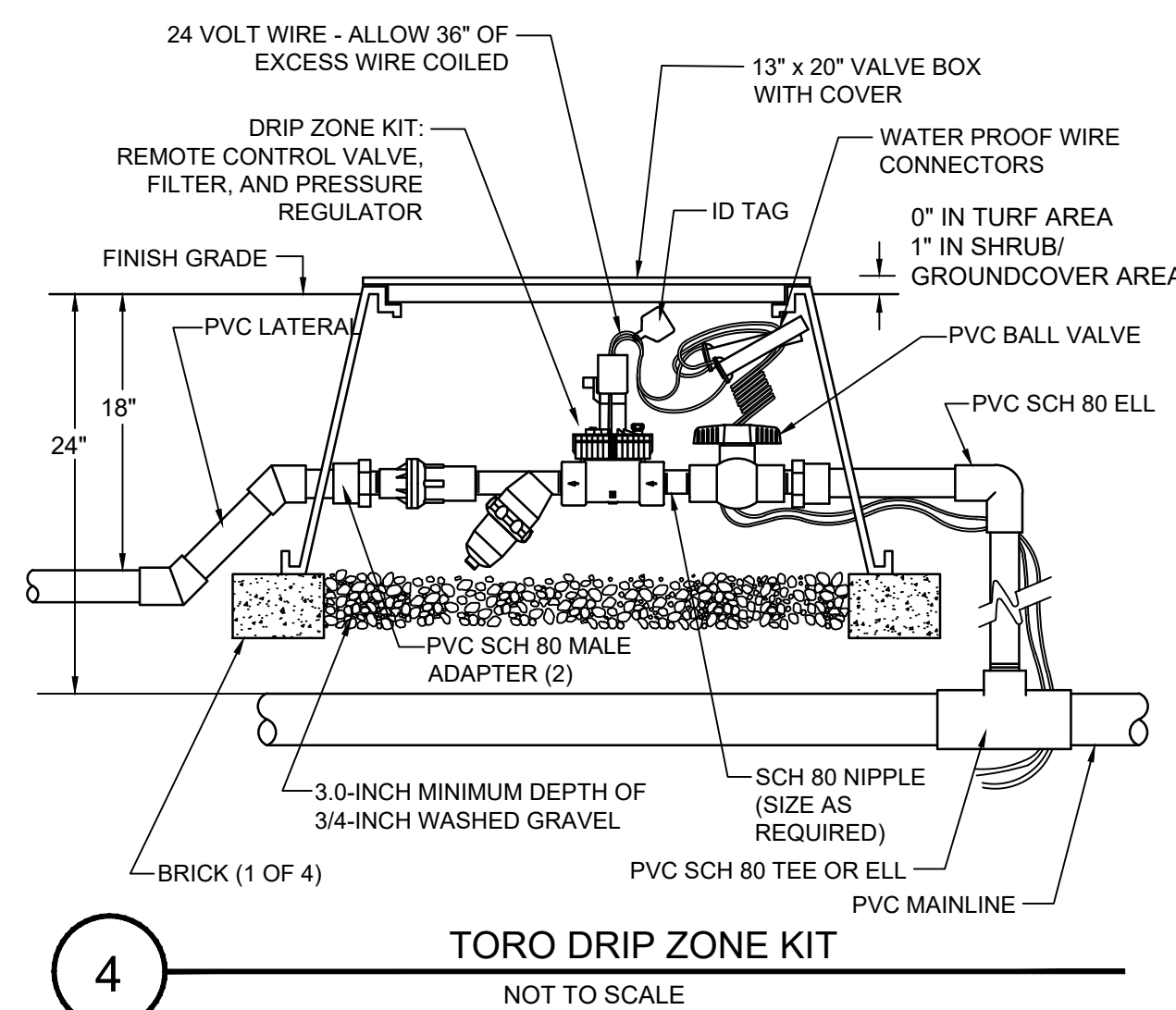
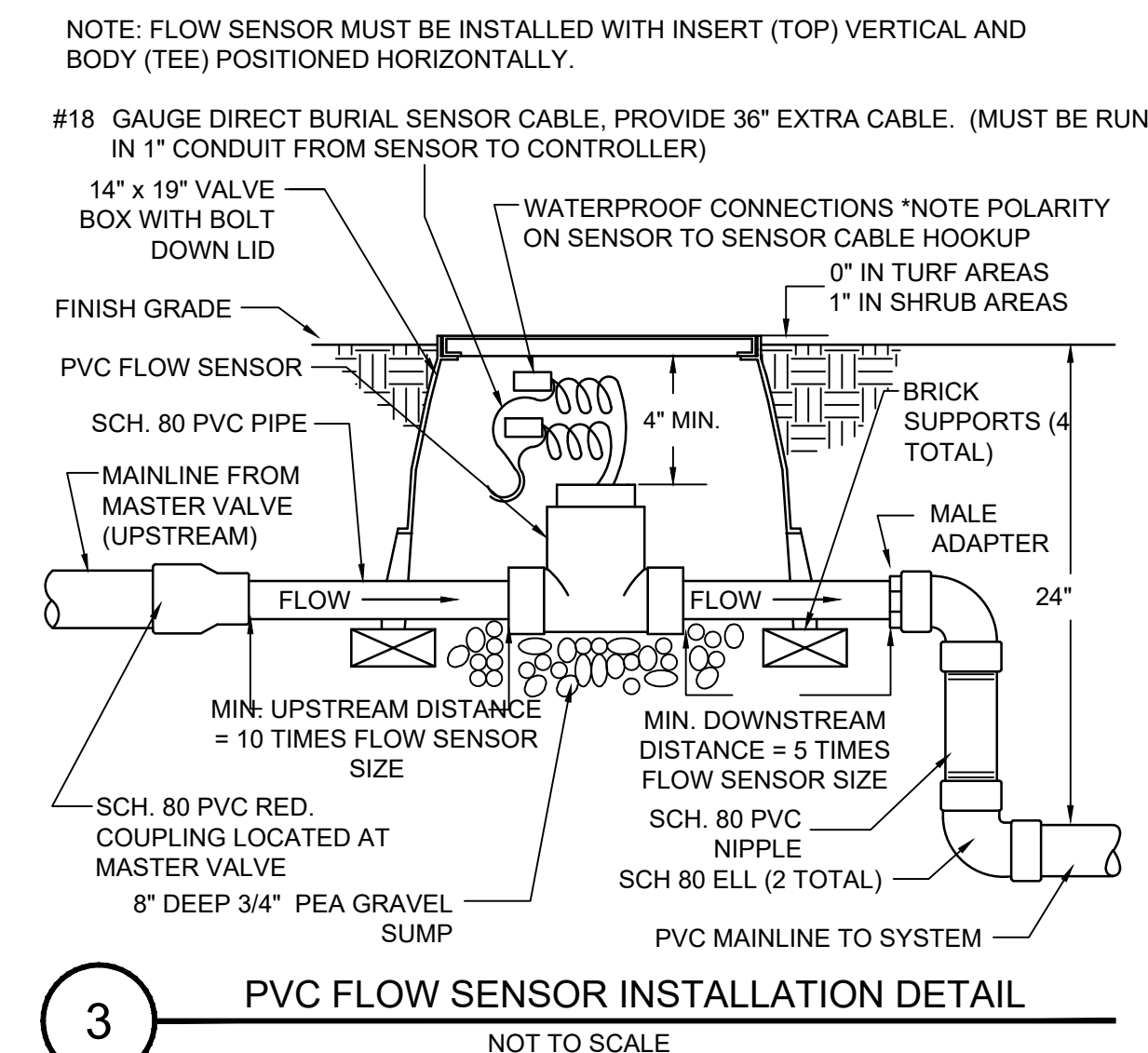
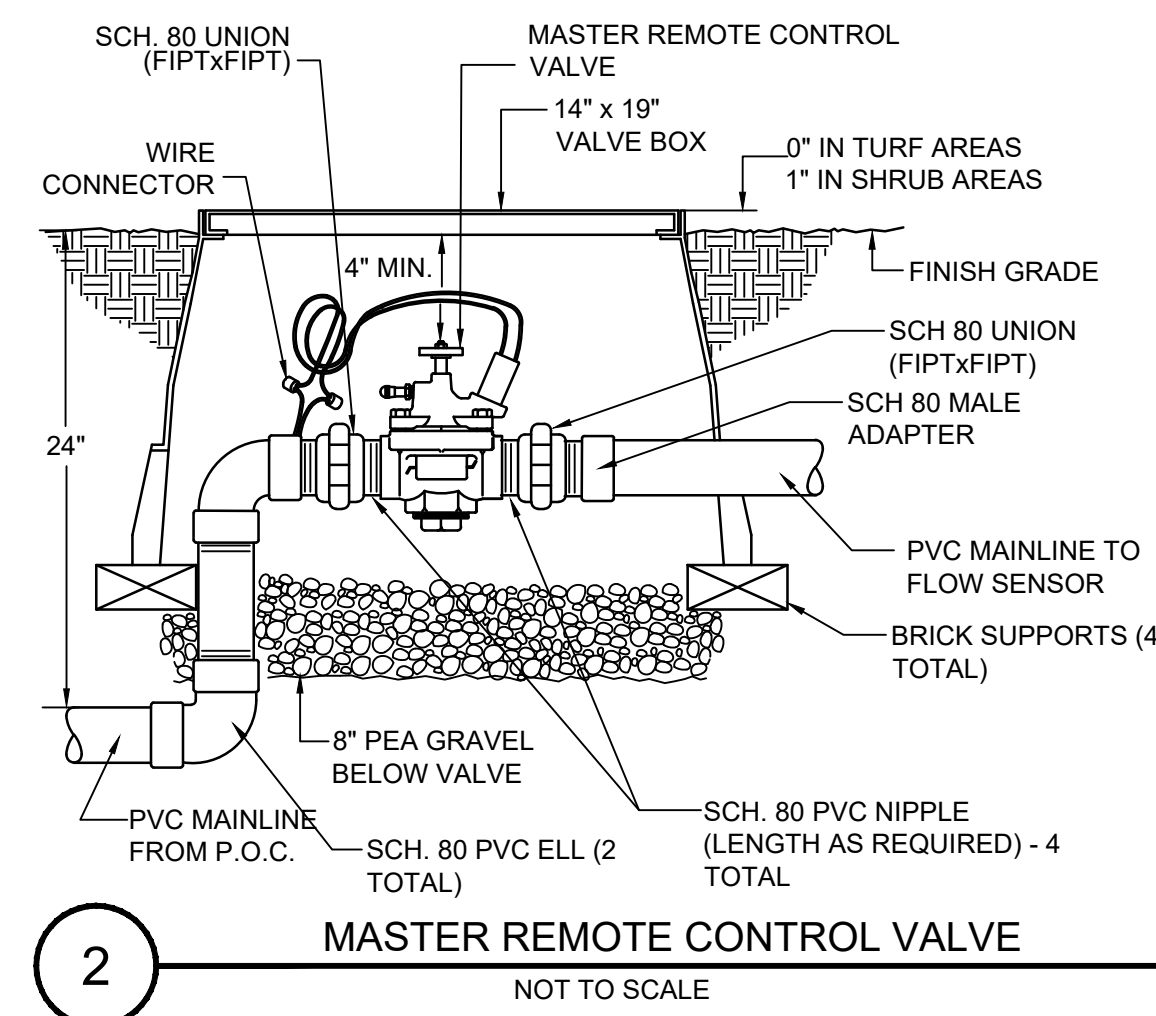
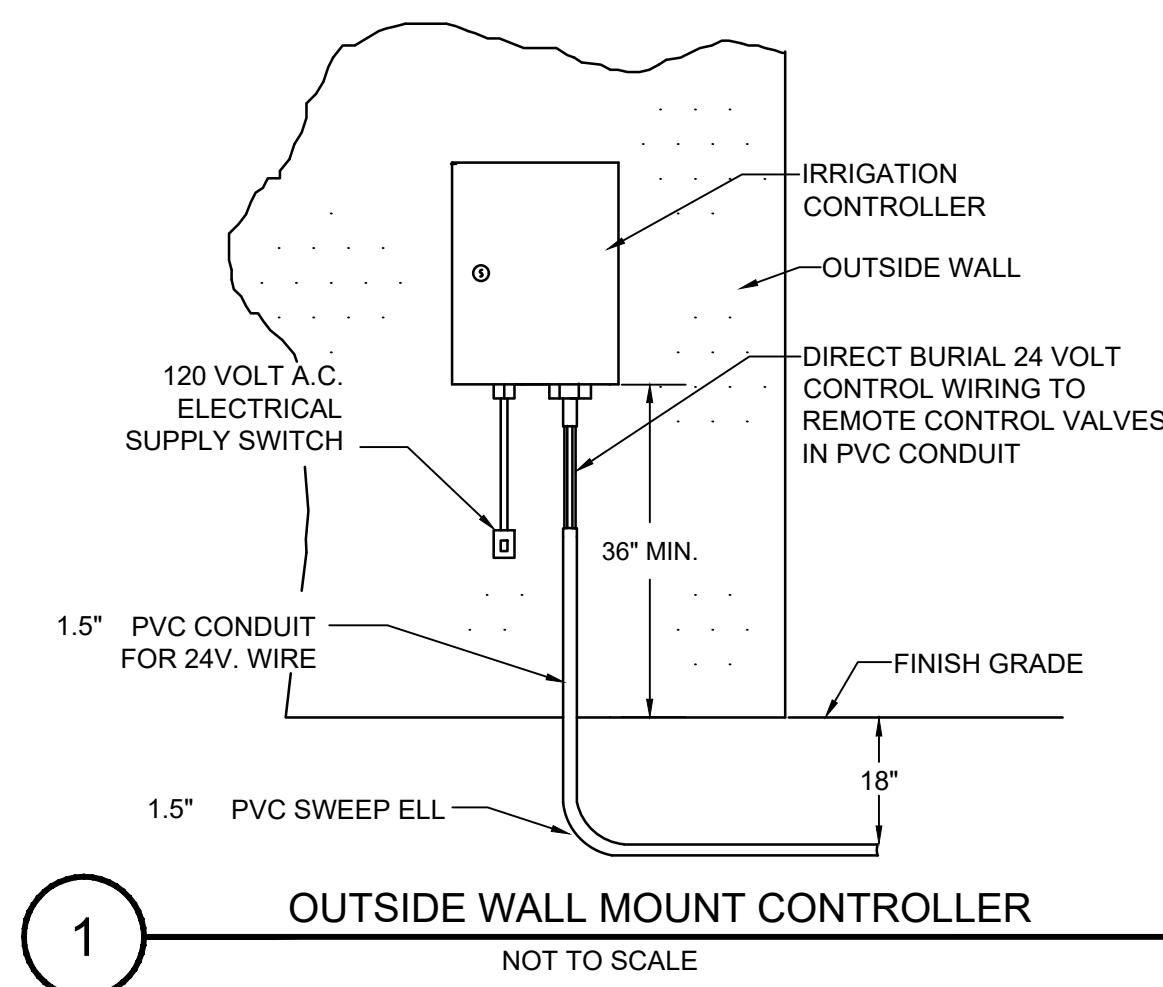
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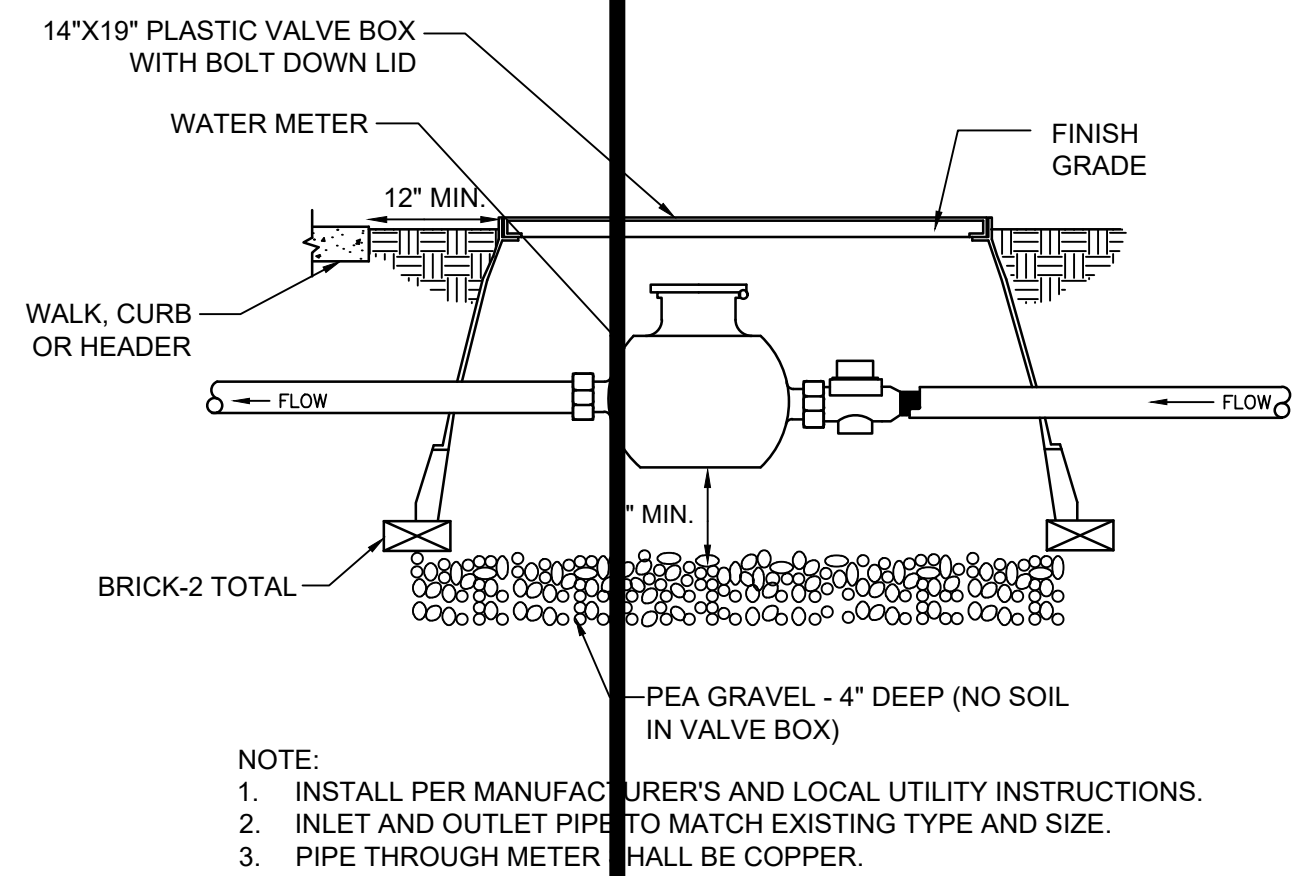
REVIEWED BY:
XX

ISSUE DATE:

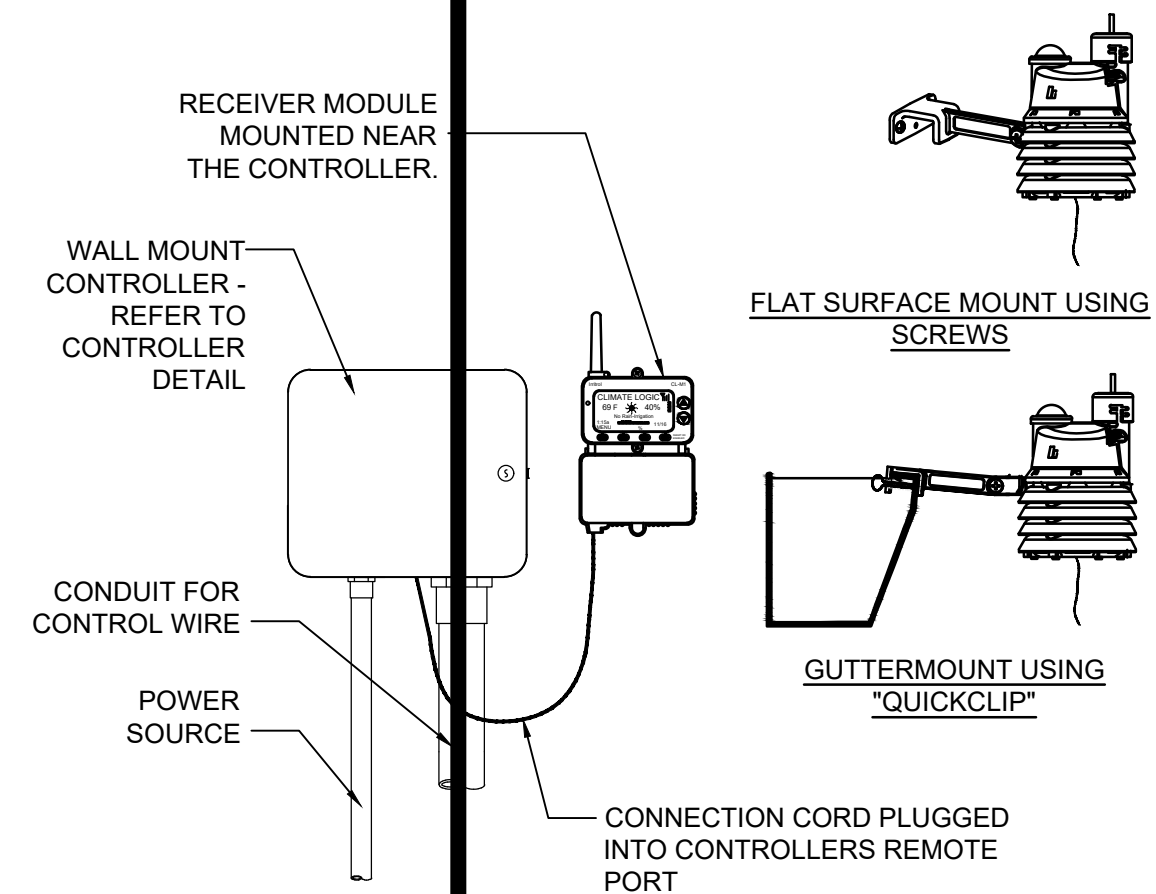
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L3.5

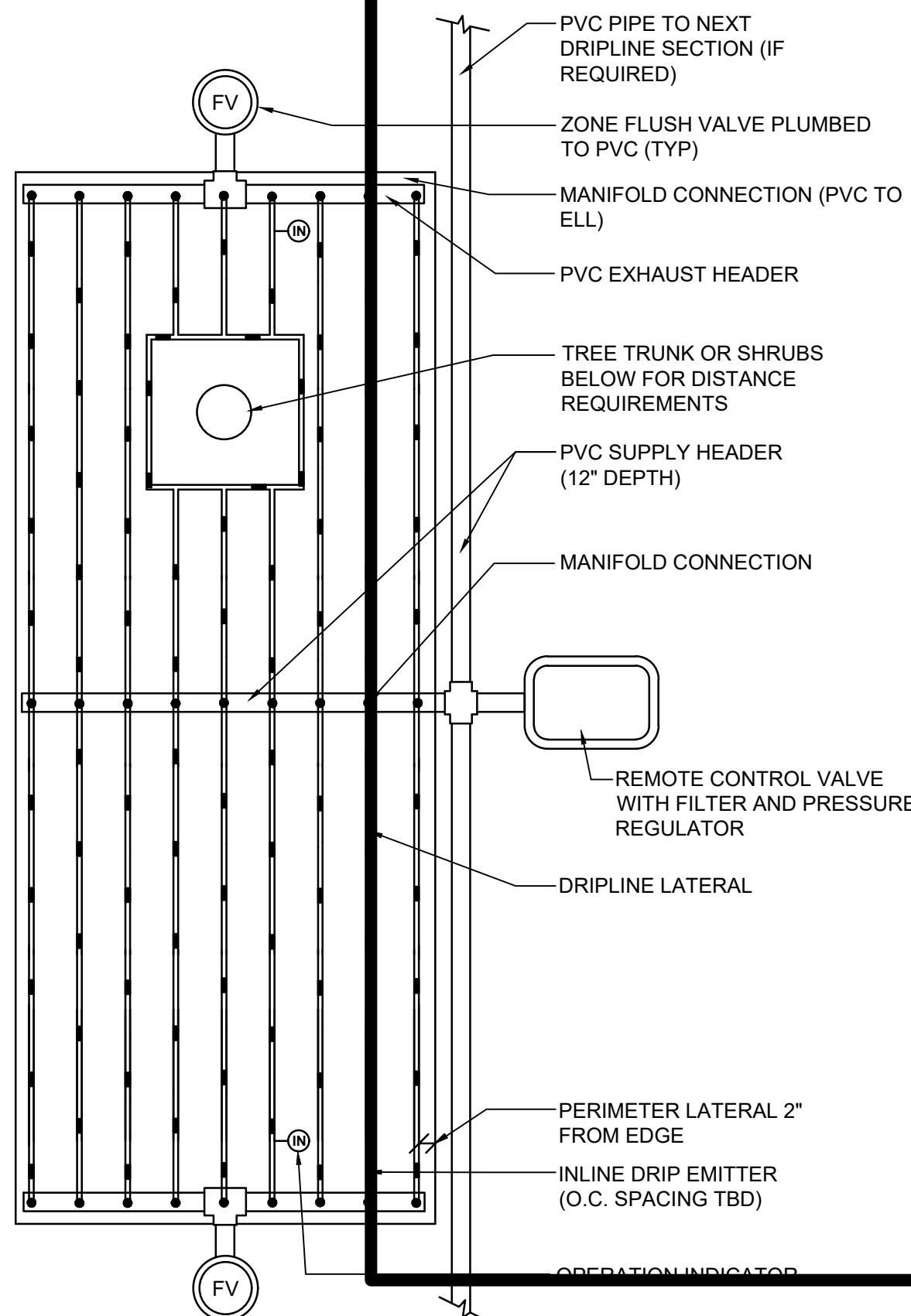




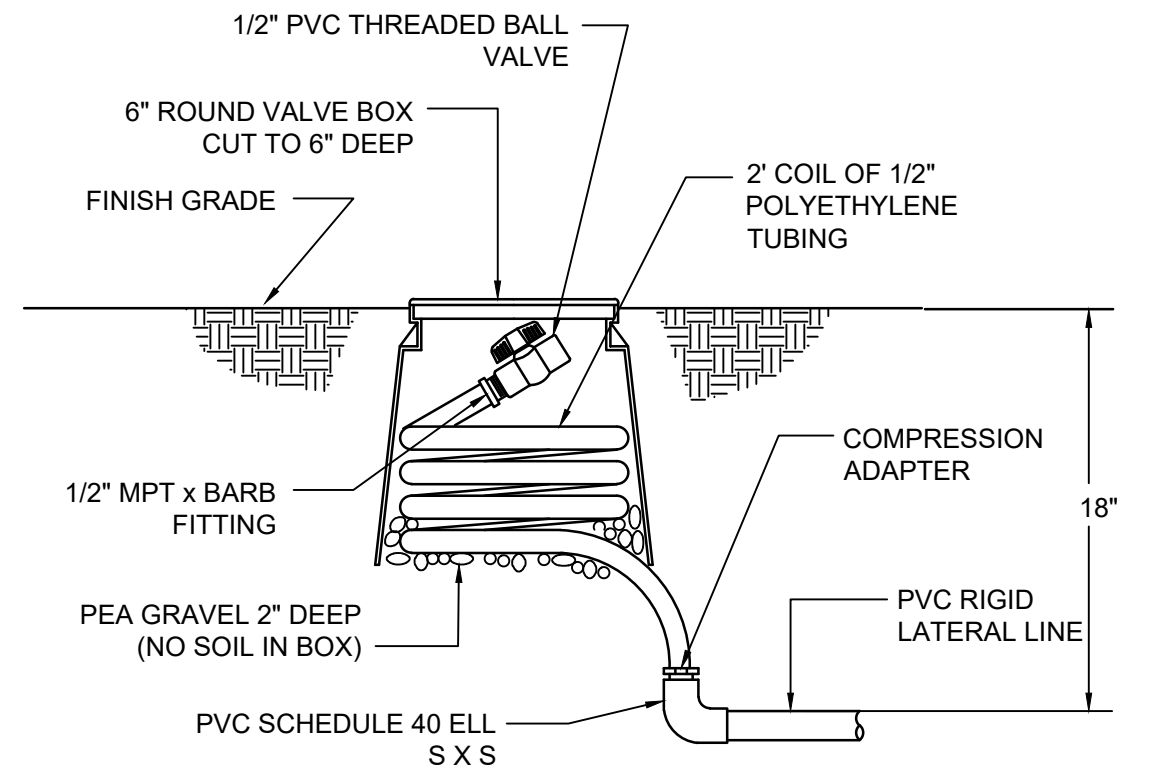
10 TYPICAL WATER METER INSTALLATION
NOT TO SCALE



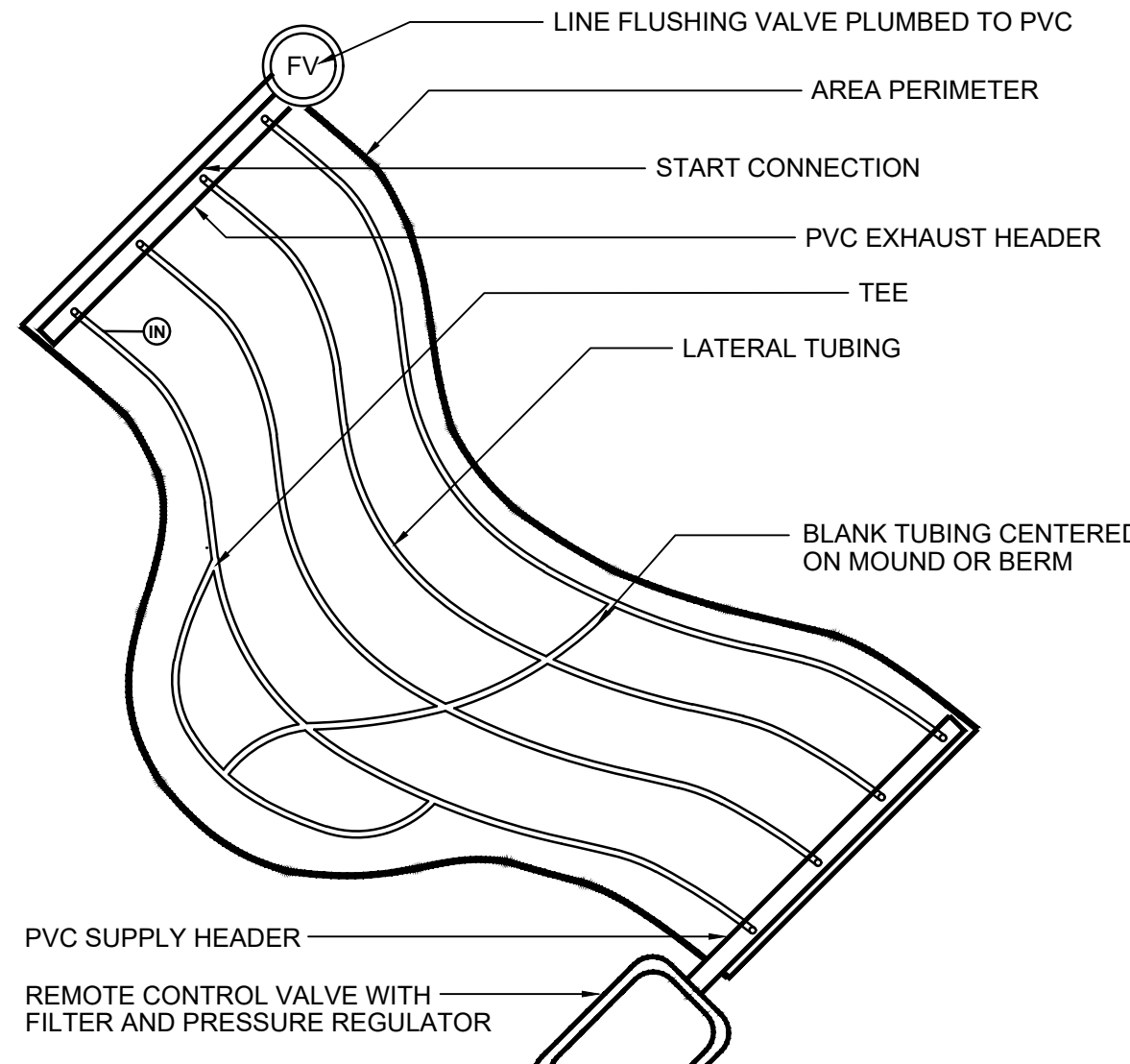
13 IRRITROL CLIMATE LOGIC WEATHER SENSOR
NOT TO SCALE



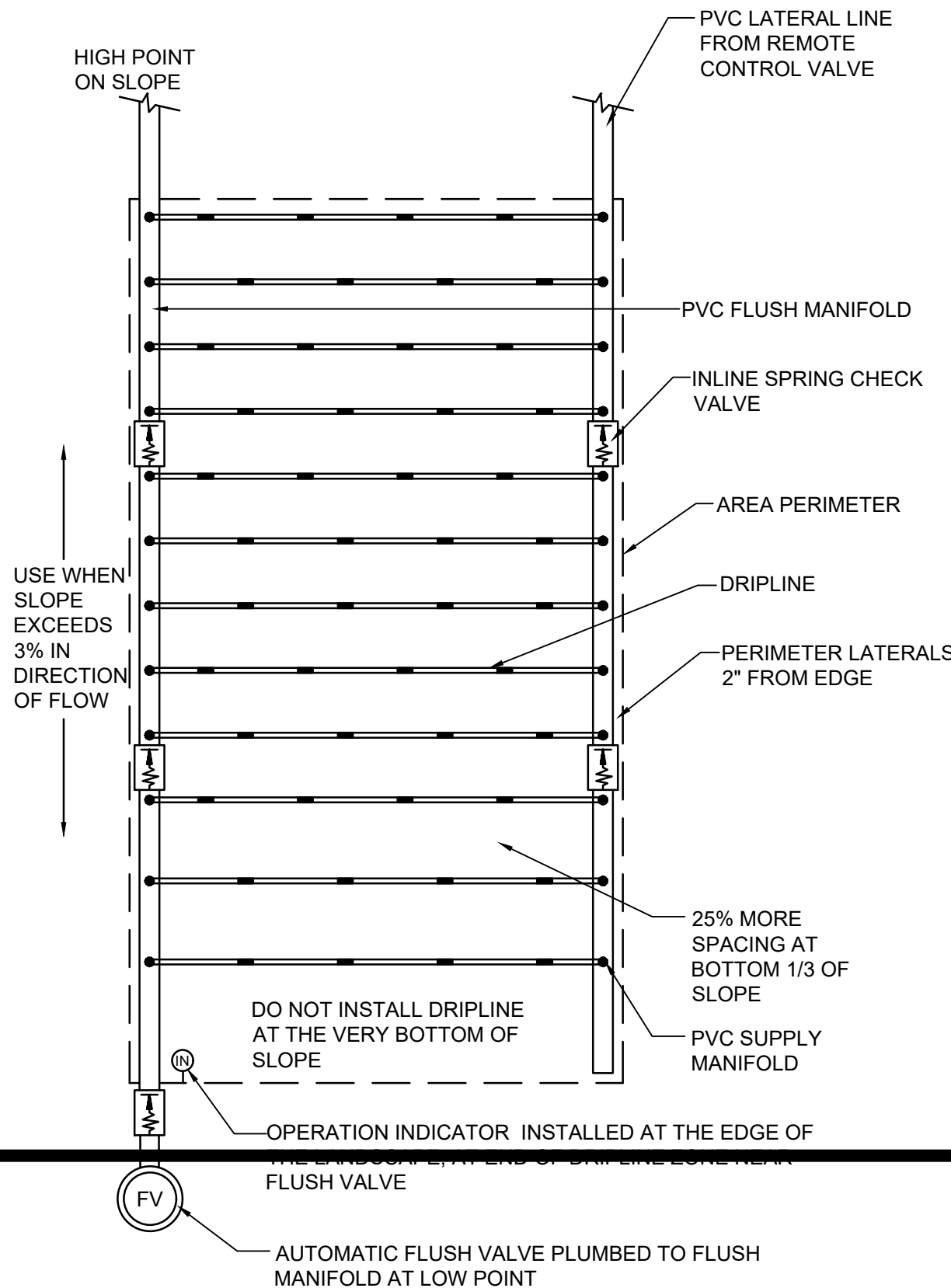
16 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE



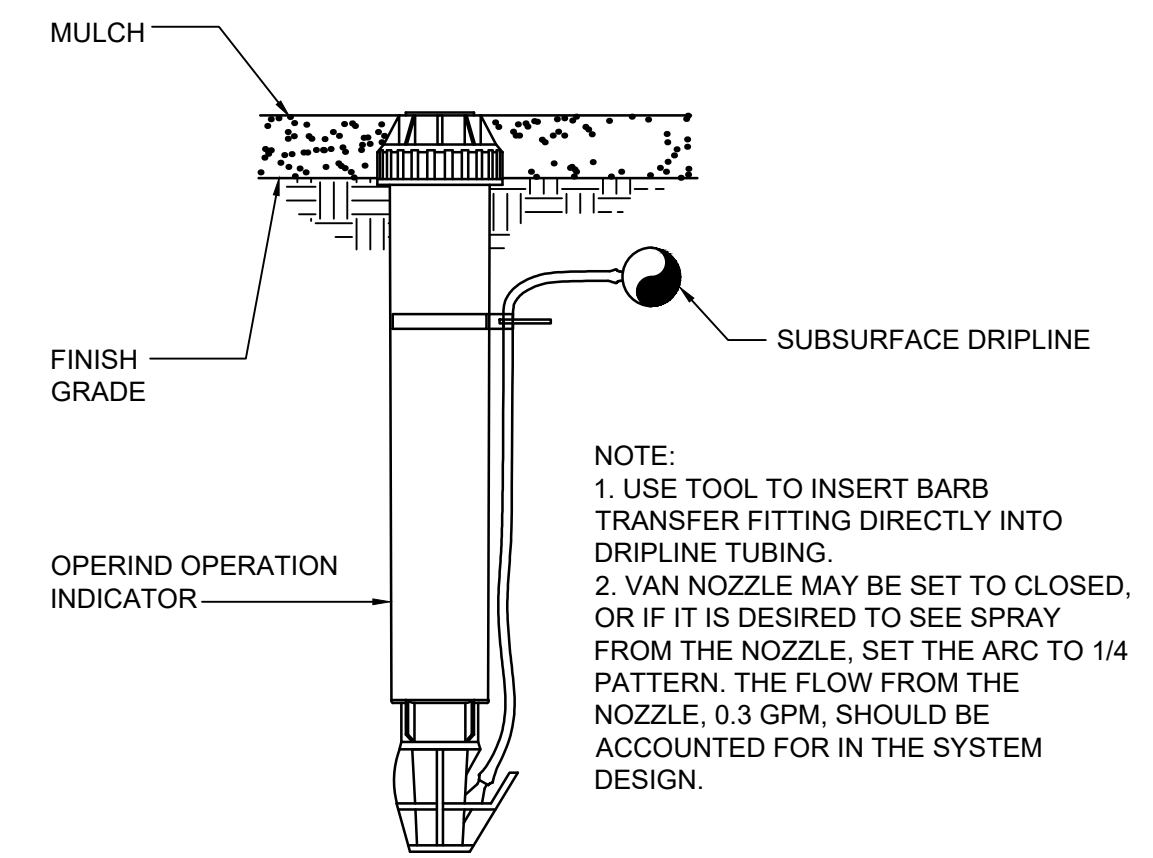
11 MANUAL FLUSH VALVE DETAIL
NOT TO SCALE



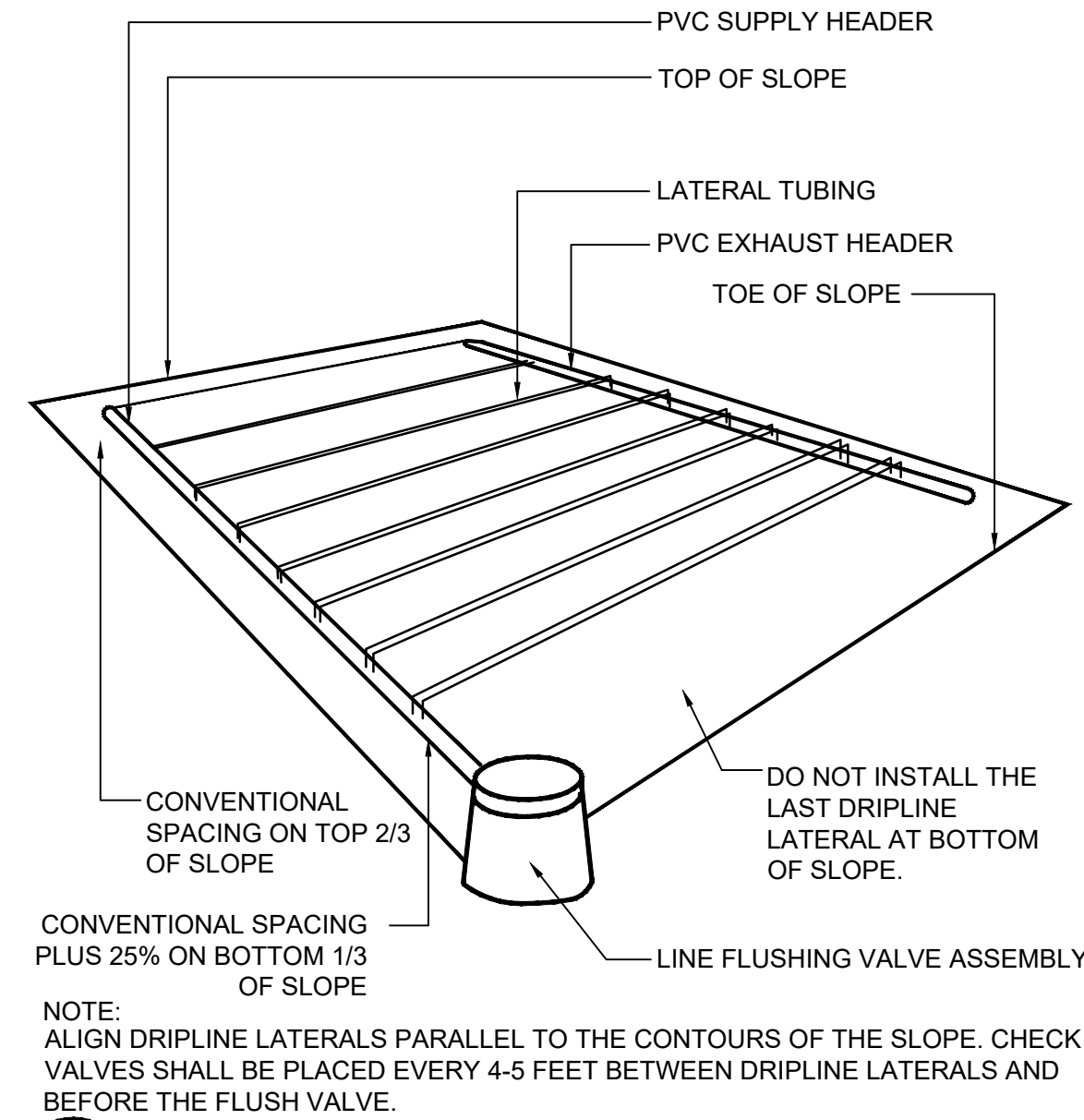
14 IRREGULAR AREAS: ODD CURVES
NOT TO SCALE



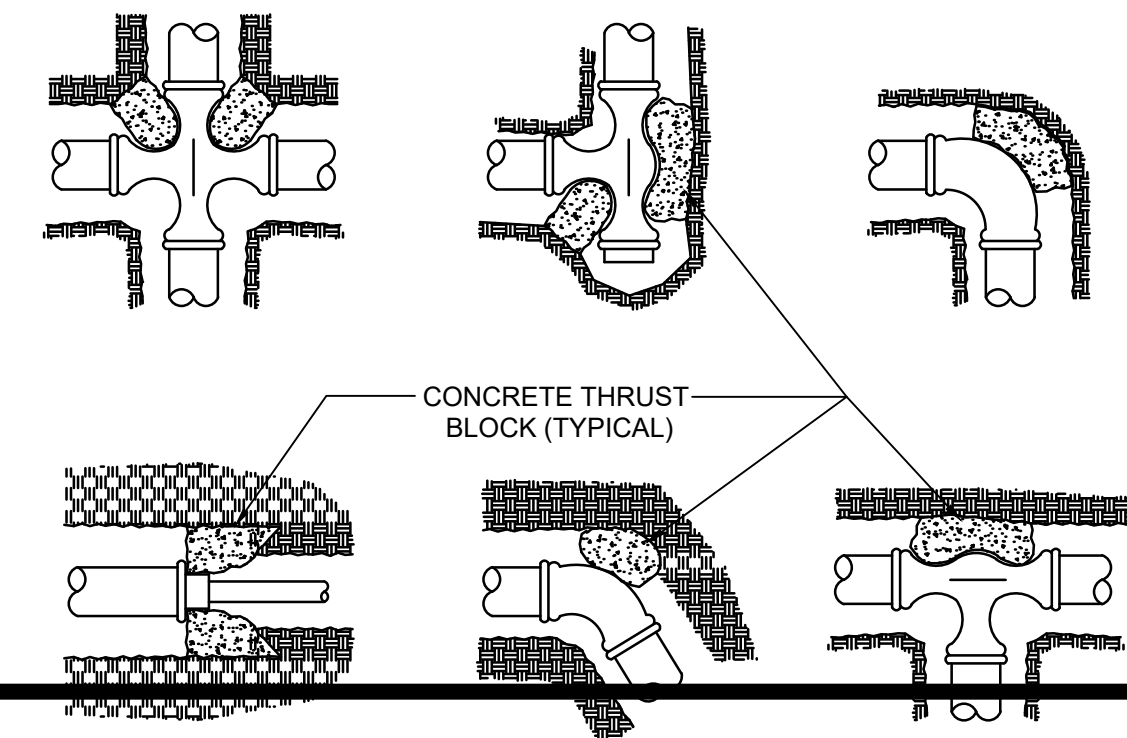
17 INLINE DRIP LAYOUT FOR SLOPES
NOT TO SCALE



12 RAIN BIRD OPERIND OPERATION INDICATOR
NOT TO SCALE



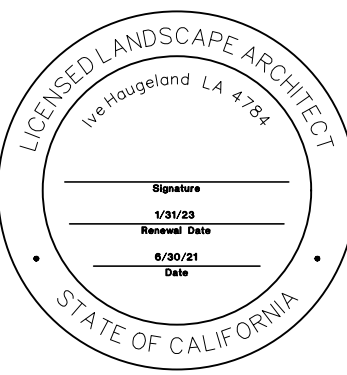
15 INLINE DRIP SPACING LAYOUT ON SLOPE
NOT TO SCALE



18 THRUST BLOCK INSTALLATION DETAIL
NOT TO SCALE

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

SHADES OF GREEN
landscape architecture



PROJECT:
JAIN TEMPLE AND MEDITATION CENTER
DIGAMBAR JAIN SANGH OF NORTHERN CALIFORNIA
1008 WELER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

REVISIONS:		
NO.	DATE	DESCRIPTION
1	2021.07.13	COUNTY REVIEW

DRAWING TITLE:
PRELIMINARY IRRIGATION DETAILS

PROJECT NO.:
XXX
SCALE:
XX
DRAWN BY:
XX
REVIEWED BY:
XX
ISSUE DATE:

DRAWING NO.:

L3.7

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto)

45.3

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	DENISTY FACTOR (Kd)	MICRO-CLIMATE FACTOR (Kmc)	AVG LANDSCAPE COEFFICIENT	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA													
C-1	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	3,218	1,192	33,474	4.2%
C-2	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	3,015	1,117	31,363	3.9%
C-3	BIORETENTION	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	1,510	604	16,964	2.0%
C-4	SHRUB	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	1,814	672	18,870	2.4%
C-5	TREE	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	120	44	1,248	0.2%
C-6	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	100	37	1,040	0.1%
C-7	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,427	899	25,246	3.2%
C-8	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,153	797	22,396	2.8%
C-9	TREE	MW	0.50	1.00	1.00	0.50	B	0.81	0.62	80	49	1,387	0.1%
C-10	BIORETENTION	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	986	394	11,077	1.3%
C-11	BIORETENTION	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	1,173	469	13,178	1.5%
C-12	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,160	800	22,469	2.8%
C-13	GROUNDCOVER	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	1,700	680	19,098	2.2%
C-14	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,375	880	24,705	3.1%
C-15	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	200	74	2,080	0.3%
C-16	GROUNDCOVER	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	2,548	1,019	28,625	3.3%
C-17	GROUNDCOVER	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	2,548	1,019	28,625	3.3%
C-18	GROUNDCOVER	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	2,548	1,019	28,625	3.3%
C-19	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	90	33	936	0.1%
C-20	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,828	677	19,015	2.4%
C-21	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,925	1,083	30,427	3.8%
C-22	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	846	522	14,667	1.1%
C-23	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,454	909	25,527	3.2%
C-24	GROUNDCOVER	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	2,130	852	23,929	2.8%
C-25	GROUNDCOVER	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	3,570	1,428	40,107	4.6%
C-26	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,960	726	20,388	2.5%
C-27	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,522	934	26,234	3.3%
C-28	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	3,592	1,330	37,365	4.7%
C-29	GROUNDCOVER	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	3,785	1,514	42,522	4.9%
C-30	GROUNDCOVER	LW	0.30	1.00	1.00	0.30	S	0.75	0.40	5,605	2,242	62,969	7.3%
C-31	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,816	673	18,890	2.4%
C-32	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	100	37	1,040	0.1%
C-33	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	1,874	694	19,494	2.4%
C-34	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	200	74	2,080	0.3%
C-35	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,537	940	26,390	3.3%
C-36	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	190	70	1,976	0.2%
C-37	BIORETENTION	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,042	756	21,241	2.7%
C-38	BIORETENTION	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,042	756	21,241	2.7%
C-39	TREE	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	1,511	933	26,196	2.0%
C-40	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.37	2,522	934	26,234	3.3%
C-41	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.37	110	41	1,144	0.1%
TOTALS (REGULAR LANDSCAPE AREAS)										76,926	29,926	840,488	100.0%
SPECIAL LANDSCAPE AREA													
	0						0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)										0	0	0	0.0%
TOTALS FOR ALL AREAS										76,926	29,926	840,488	100%

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	2,437	3.2%
Low Water Use Plants (LV)	74,489	96.8%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	76,926	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	28,103	36.5%
Bubbler (B)	2,884	3.7%
Drip (D)	0	0.0%
In-Line Drip (DL)	45,939	59.7%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

CITY OF
MILPITAS
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: DJ Sangh

PROJECT ADDRESS: 1000 Weller Rd Milpitas, CA 95035

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = Eto x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]

YEARLY Eto	45.3
CONVERSION FACTOR	0.62
ETAF	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA)	76,926 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	972,244.64 GALLONS PER YEAR
TOTAL ACRE FEET	2.98 ACRE FEET

PART TWO

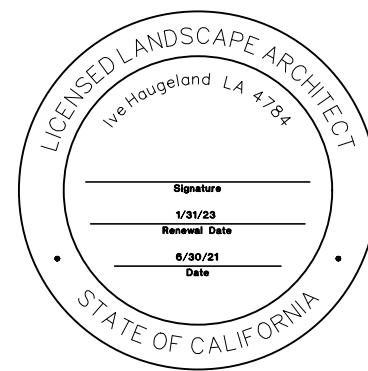
ESTIMATED TOTAL WATER USE (ETWU)

(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.39
ETWU FOR REGULAR LANDSCAPE AREAS	840,488 GALLONS PER YEAR
SITE WIDE ETAF	0.39
ETWU FOR ALL LANDSCAPE AREAS	840,488 GALLONS PER YEAR
TOTAL ACRE FEET	2.58 ACRE FEET

BROOKWATER
IRRIGATION CONSULTANTS
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PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

SHADES OF GREEN
landscape architecture



PROJECT: JAIN TEMPLE AND MEDITATION CENTER
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1008 WELLER ROAD
MILPITAS, CALIFORNIA 95035
APN#: 042-04-028 & 029

REVISIONS:		
NO.	DATE	DESCRIPTION
	2021.07.13	COUNTY REVIEW

DRAWING TITLE:
PRELIMINARY IRRIGATION WATER USE CALCULATIONS

PROJECT NO.: XXX
SCALE:
DRAWN BY: XX
REVIEWED BY: XX
ISSUE DATE:

DRAWING NO:

L3.8

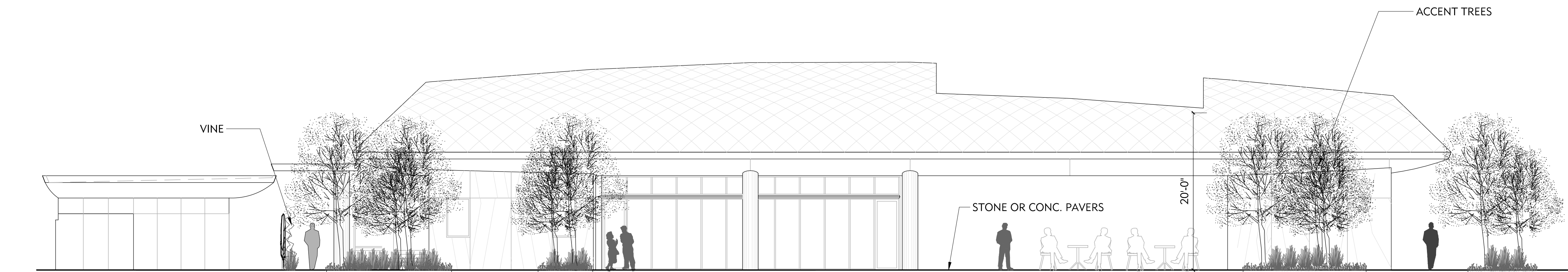


2 SIDE ELEVATION OF TEMPLE
1/8"=1'-0"

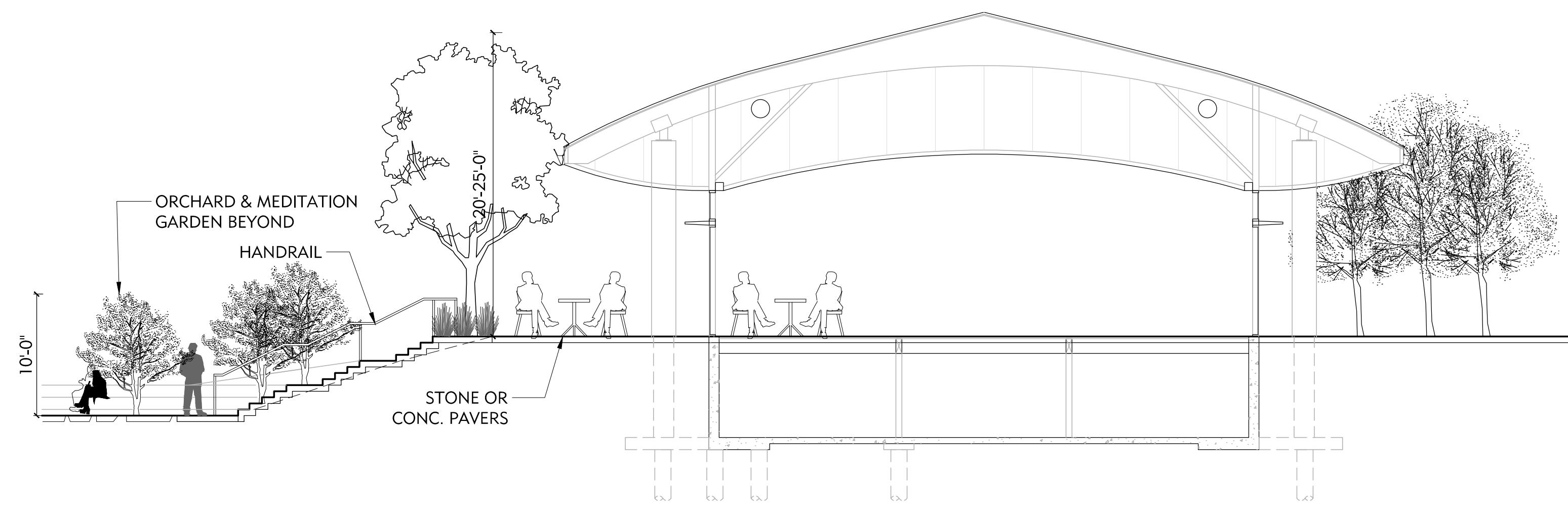


1 FRONT ELEVATION AT TEMPLE
1/8"=1'-0"

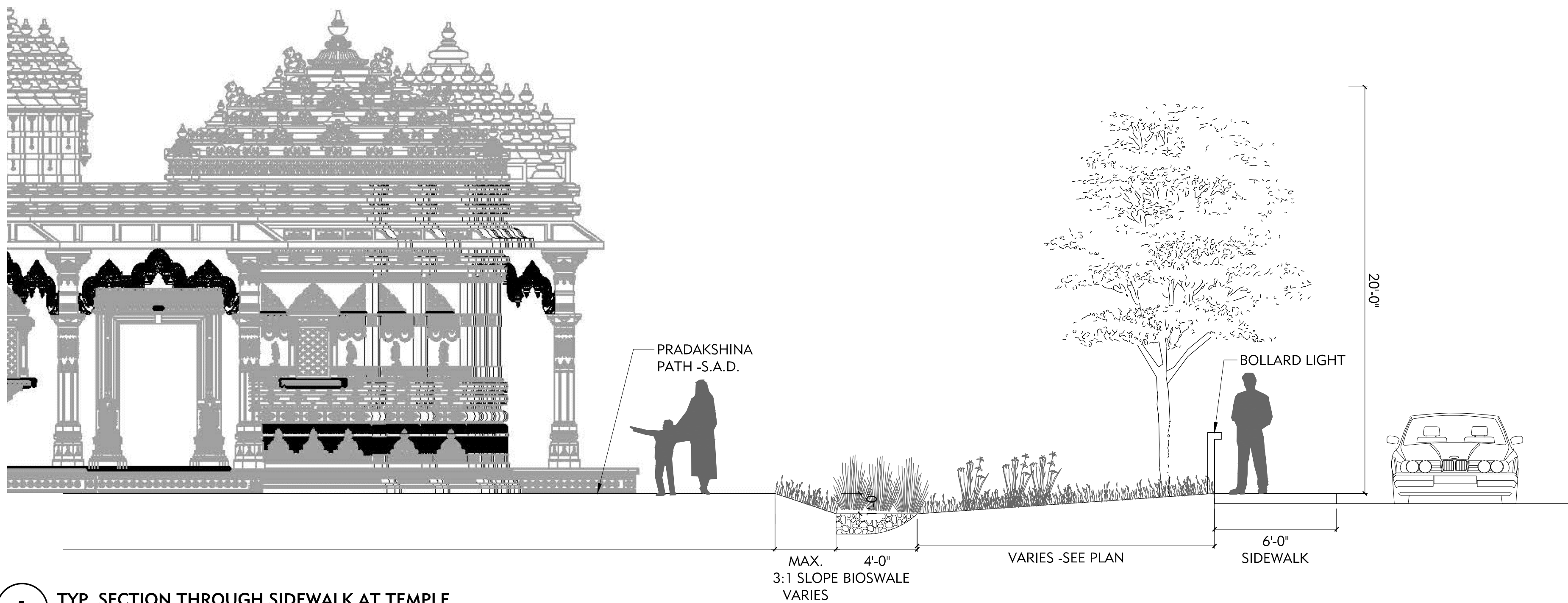
REVISIONS:	
NO.	DESCRIPTION
2023.07.13	COUNTY REVIEW



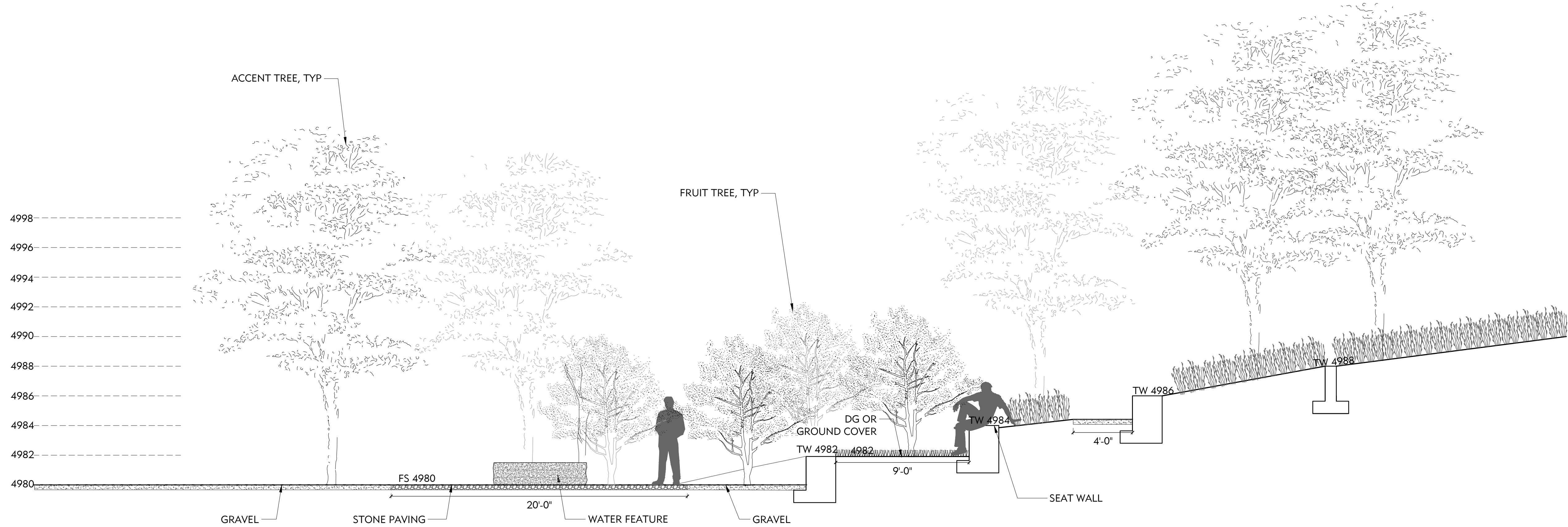
3 SECTION THROUGH RESTROOM AND PLAZA
1/8"=1'-0"



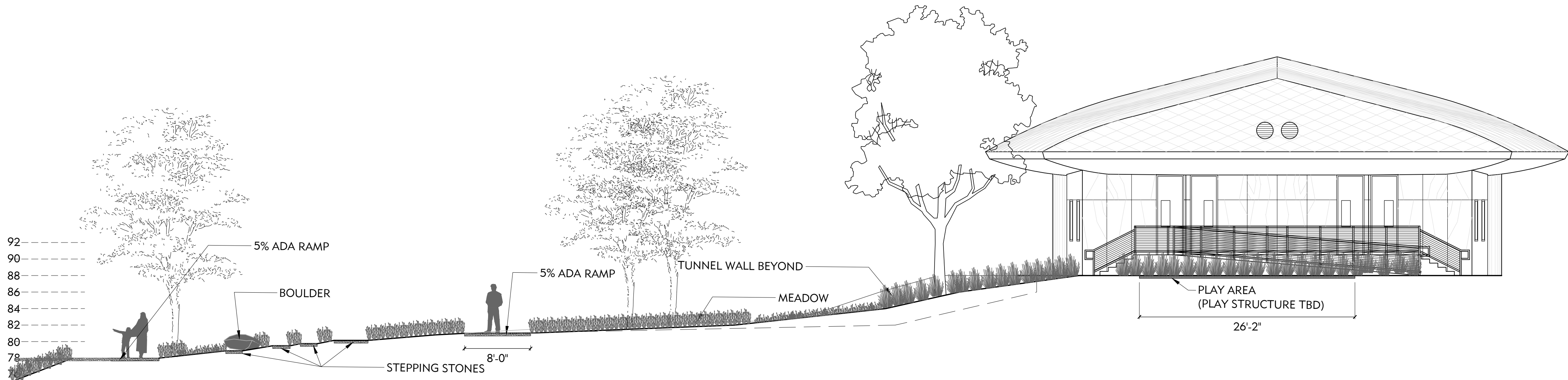
2 SECTION THROUGH MEDITATION CENTER AND LOWER GARDEN
1/8"=1'-0"



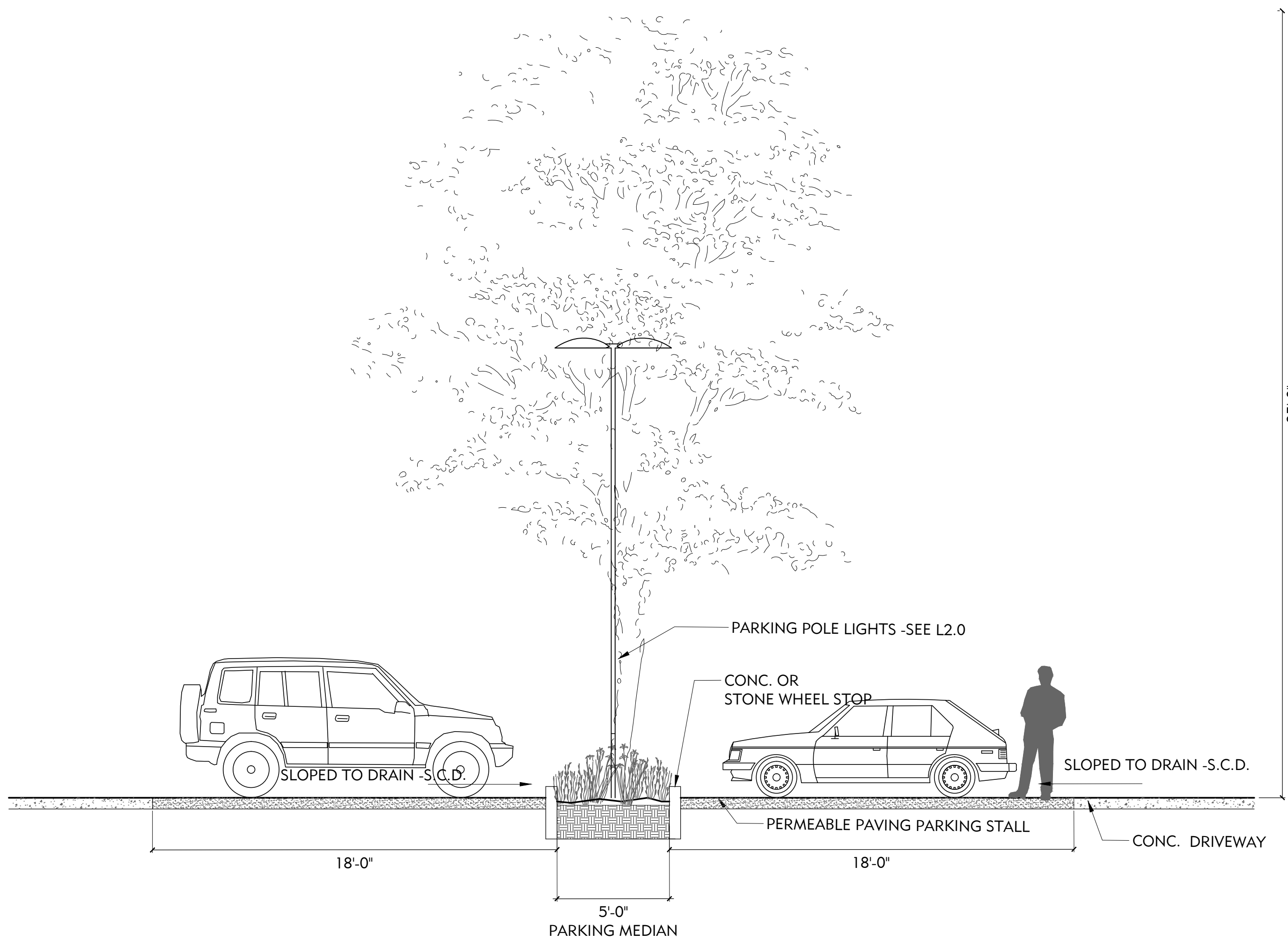
1 TYP. SECTION THROUGH SIDEWALK AT TEMPLE
1/4"=1'-0"



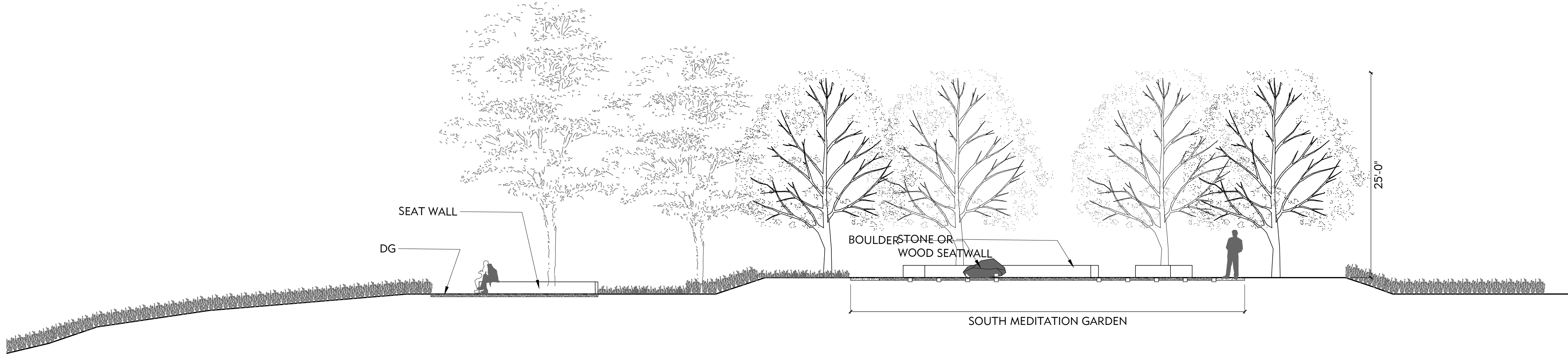
2 MEDITATION GARDEN SECTION TYP.
1/4"=1'-0"



1 SECTION THROUGH PLAYAREA AND HILL BELOW
1/8"=1'-0"



2 PARKING MEDIAN TYP.
1/4"=1'-0"



1 ELEVATION THROUGH LABYRINTH AREA
1/8"=1'-0"

REVISIONS:		
NO.	DATE	DESCRIPTION
	2023.07.19	COUNTY REVIEW

