

Plant Material Key

Symbol	Botanical Name	Common Name	Size
SHRUBS:			
ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	MANZANITA	15 gallon
ALO STR	Aloe striata	CORAL ALOE	1 gallon
AEO SUN	Aeonium 'Sunburst'	SUNBURST AEONIUM	5 gallon
ASP DEN	Asparagus densiflorus 'Myers'	FOXTAIL FERN	5 gallon
CIS LAD	Cistus ladanifer	CRIMSON SPOT ROCKROSE	15 gallon
CHO ELE	Chondropetalum elephantinum	LARGE CAPE RUSH	5 gallon
GER MAD	Geranium maderense	MADEIRA ISLAND GERANIUM	5 gallon
LOR PIX	Loropetalum chinense 'Peack'	PURPLE PIXIE FRINGE FLOWER	5 gallon
LOR CHI	Loropetalum chinense 'Blush'	RED FRINGE FLOWER	5 gallon
OSM FOR	Osmanthus x fortunei 'San Jose'	HYBRID TEA OLIVE	15 gallon
PRU LAU	Frunus caroliniana	CHERRY LAUREL	15 gallon
WOO FIM	Woodwardia fimbriata	GIANT CHAIN FERN	5 gallon

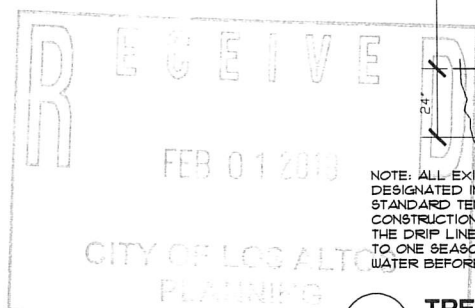
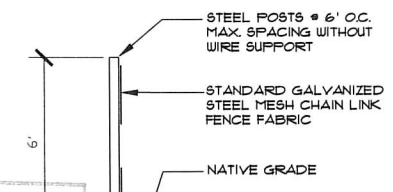
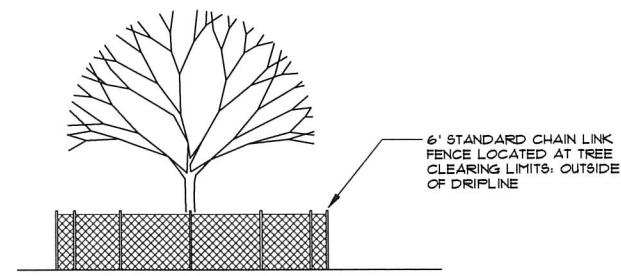
TREES			
LAG IND	Lagerstroemia indica 'NATCHEZ'	WHITE CREPE MYRTLE	24' box

GROUNDCOVERS:

	Lantana montevidensis	PURPLE LANTANA	18' o.c./ from 1 gallon cans
	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	12' o.c./ from 1 gallon cans

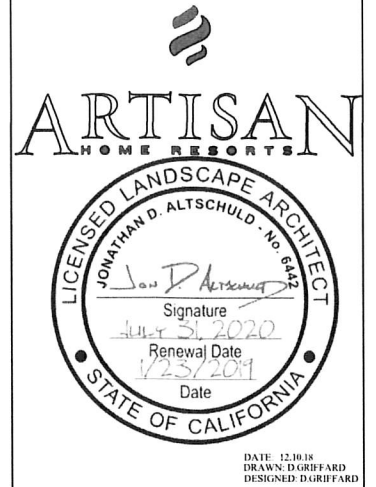
NOTES:

- REFER TO ARBORIST REPORT DATED NOVEMBER 15, 2018 PROVIDED BY RICHARD GESSNER FOR TREE PROTECTION RECOMMENDATIONS.
- FOLLOW TREE PROTECTION MEASURES AS STATED IN ARBORIST REPORT



NOTE: ALL EXISTING TREES TO REMAIN SHALL BE APPROPRIATELY DESIGNATED IN FIELD AND PROTECTED WITH A TEMPORARY 6' HIGH STANDARD TEMPORARY CHAIN LINK FENCE DURING PERIOD OF CONSTRUCTION. NO MECHANICAL EXCAVATION WILL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES, AND CONSTRUCTION TIME WILL BE LIMITED TO ONE SEASON. APPLICANT WILL INSURE FULL SUPPLY OF AVAILABLE WATER BEFORE CONSTRUCTION.

TREE MARKING / PROTECTION
NOT TO SCALE



FARBER RESIDENCE
360 S. EL MONTE AVE
LOS ALTOS, CA

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REVISION:

- 12.11.18
- 01.18.19

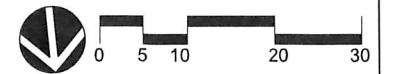
SHEET NAME:

PLANTING PLAN

SCALE: SCALE 1"=10'-0"

SHEET:

L-3.0



IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH UL APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36' EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36' LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36' LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED 'IRRIGATION'. BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURERS INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12' FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS

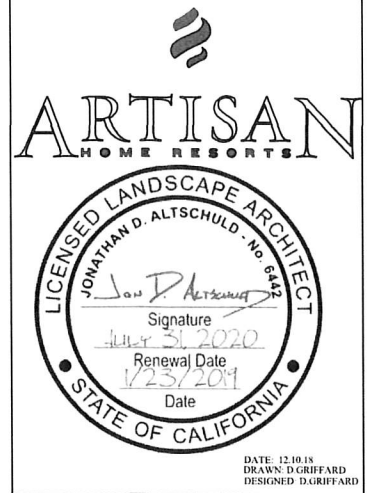
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCY SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- 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.

- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION LANDSCAPING ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN
- A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.
- A MINIMUM 2' OF SMALL FIR BARK MULCH OR APPROVED EQUAL TO BE APPLIED TO ALL EXPOSED PLANTING SURFACES

Irrigation Emitters						
*NOTE: NOZZLES WITH ADJUSTABLE ARCS ARE TO BE ADJUSTED IN FIELD.						
SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	NOZZLE	PRESSURE	
					RADIUS	G.P.M. P.S.I. PATTERN
TURF SPRAY						
	HUNTER	1806	6" pop-up	HUNTER		30 psi
⊙				2Q	2'	0.11 90°
⊙				2H	2'	0.16 180°
⊙				4Q	4'	0.22 90°
⊙				4H	4'	0.44 180°
⊙				5Q	5'	0.10 90°
⊙				5I	5'	0.13 135°
⊙				5H	5'	0.20 180°
⊙				5TQ	5'	0.70 180°
⊙				5H	5'	0.47 180°
⊙				8Q	8'	0.24 90°
⊙				8T	8'	0.32 135°
⊙				8H	8'	0.47 180°
⊙				8F	8'	0.97 360°
⊙				10Q	10'	0.42 90°
⊙				10T	10'	0.57 135°
⊙				10H	10'	0.88 180°
⊙				10F	10'	1.59 360°
⊙				12Q	12'	0.67 90°
⊙				12T	12'	0.89 135°
⊙				12H	12'	1.30 180°
⊙				12F	12'	2.70 360°
⊙				15Q	15'	0.97 90°
⊙				15T	15'	1.30 135°
⊙				15H	15'	1.86 180°
⊙				15F	15'	3.75 360°
⊙				RCS-515	5x15	65
⊙				LCS-515	5x15	65
⊙				SS-530	5x30	1.30
⊙				8VAN	8'	29 90°/ADJ.
⊙				8VAN	8'	39 120°/ADJ.
⊙				15VAN	15'	0.92 90°/ADJ.
⊙				18VAN	18'	2.66 180°/ADJ.
LOW-FLOW SHRUB MP ROTATORS*						
	HUNTER	1806	6" pop-up	HUNTER MP ROTATOR		40 psi
⊙				MP1000 90-210	8'-15'	0.19 90°
⊙				MP1000 90-210	8'-15'	0.37 180°
⊙				MP1000 210-270	8'-15'	0.57 270°
⊙				MP1000 360	8'-15'	0.75 360°
⊙				MP2000 90-210	13'-21'	0.40 90°
⊙				MP2000 90-210	13'-21'	0.74 180°
⊙				MP2000 210-270	13'-21'	1.10 270°
⊙				MP2000 360	13'-21'	1.47 360°
⊙				MP3000 90-210	22'-30'	0.86 90°
⊙				MP3000 210-270	22'-30'	2.12 210°
⊙				MP3000 360	22'-30'	3.64 360°
⊙				MP Side Strip	5' x 30'	0.42 SIDE
⊙				MP Right Strip	5' x 15'	0.19 END
⊙				MP Left Strip	5' x 15'	0.19 END
⊙				MP Corner	14'	0.17 45°
BUBBLERS/ SHORT RADIUS						
	HUNTER	1802	2" pop-up	HUNTER	BBLR	0.25 30 psi FLOOD
⊙				PCN-25	BBLR	0.50 FLOOD
⊙				HUNTER	BBLR	
⊙				PCN-50		
⊙				HUNTER 2Q	2	0.11 90°
⊙				HUNTER 2H	2	0.16 180°
⊙				HUNTER 4Q	4	0.22 90°
⊙				HUNTER 4H	4	0.44 180°

Equipment Legend

SYMBOL	DESCRIPTION
⊙	1" Water Meter
Z	Reduced Pressure Backflow Device - Febco 825-Y, 1"
⊙	Gate valve
⊙	Nibco T-113, Line size
—	Mainline PVC, SCH. 40 - 1/2"
---	Lateral Line PVC, SCH. 40 1/2"-1"
---	Irrigation Sleeve PVC, SCH. 40 at 2 X Dia. of Pipe
C	HUNTER ICC STATION CONTROLLER
⊙	Remote control valve
⊙	Hunter PGV-100, 1" Valve PR PC2-DRIPZONE KIT FOR NETAFFIM
⊙	Hose Bib
R	Hunter "WR-CLK" Wireless Rain Sensor (ADJUST LOCATION IN FIELD)



FARBER RESIDENCE
360 S. EL MONTE AVE
LOS ALTOS, CA

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12.11.18

01.18.19

SHEET NAME:

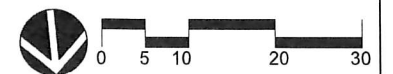
**IRRIGATION
NOTES AND
LEGENDS**

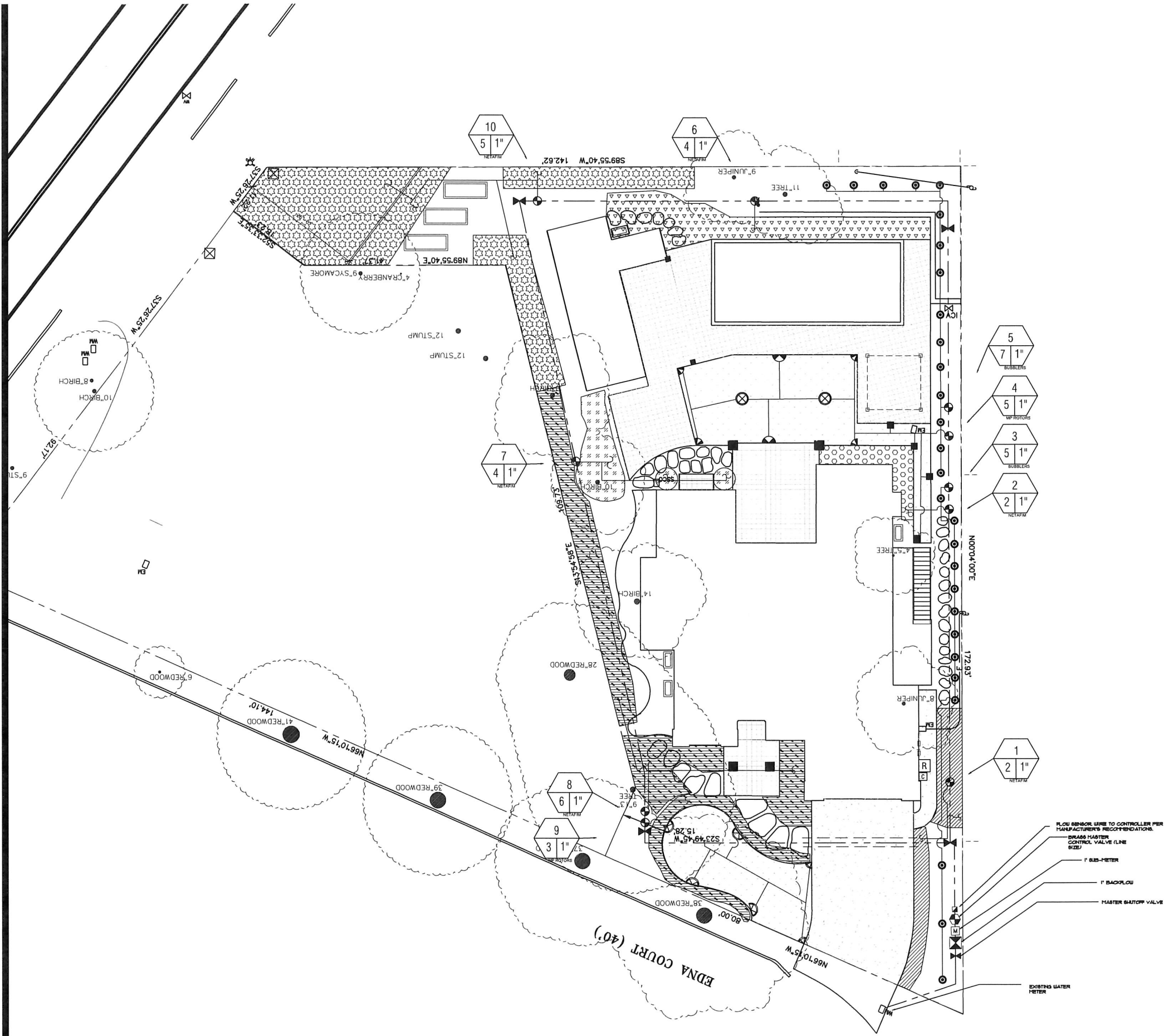
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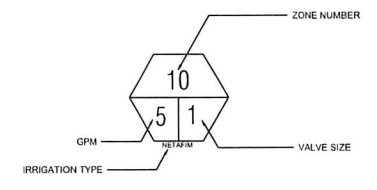
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- "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan,"
- "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscaping Documentation Package,"





IRRIGATION ZONE SYMBOL



ARTISAN
HOME RESORTS

LICENSED LANDSCAPE ARCHITECT
JONATHAN D. ALTSCHULD - No. 6422

Signature
Jonathan D. Altschuld
Renewal Date
7/23/2021
Date

STATE OF CALIFORNIA

DATE: 12.10.18
DRAWN: D.GRIFFARD
DESIGNED: D.GRIFFARD

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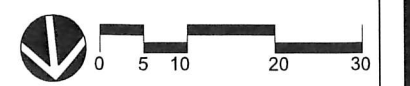
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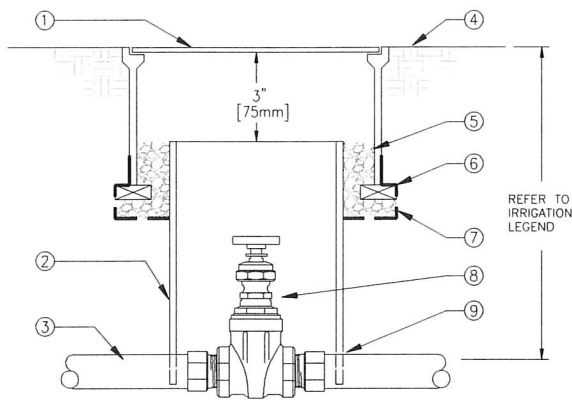
IRRIGATION PLAN

SCALE: SCALE 1"=10'-0"

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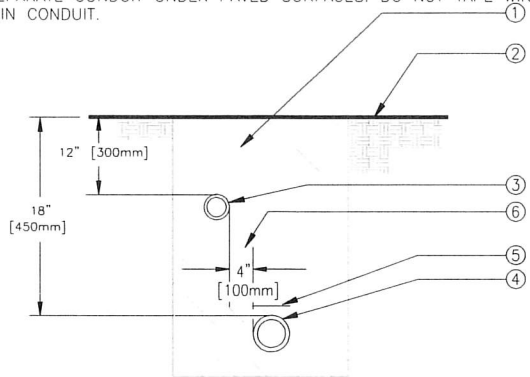
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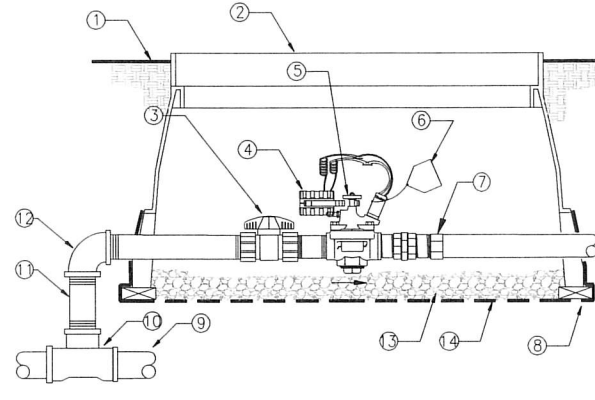


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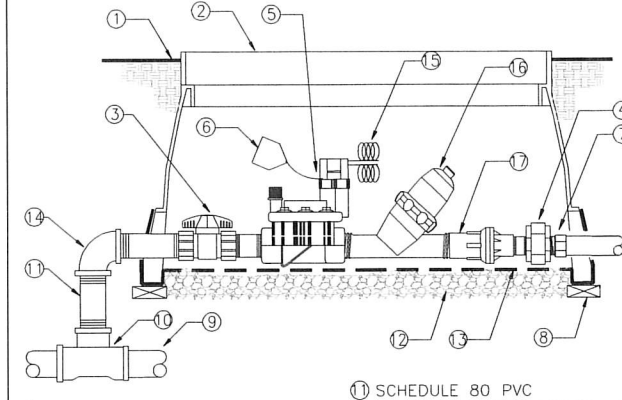
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.



- ① CLEAN BACKFILL MATERIAL.
- ② FINISH GRADE.
- ③ LATERAL LINE.
- ④ MAIN LINE.
- ⑤ 2" DETECTABLE WARNING TAPE OVER MAIN LINE - 3" [75mm] ABOVE PIPE. USE CHRISTY MODEL #TA-DT-2-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-2-PIRR FOR RECYCLED IRRIGATION WATER SYSTEMS
- ⑥ TYPICAL DISTANCE BETWEEN PIPES.



- ① FINISH GRADE
- ② RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- ③ SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- ④ HUNTER NODE SMART VALVE CONTROLLER (4 STATION) REFER TO IRRIGATION PLANS.
- ⑤ REMOTE CONTROL VALVE
- ⑥ VALVE I.D. TAG (CONTROLLER AND STATION NUMBER). USE PURPLE FOR RECYCLED WATER.
- ⑦ SCHEDULE 40 MALE ADAPTER
- ⑧ BRICK-1 EACH CORNER.
- ⑨ PVC MAIN LINE.
- ⑩ UPC APPROVED SCHEDULE 40 PVC TEE.
- ⑪ SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
- ⑫ SCHEDULE 80 PVC 90° ELBOW (TxT).
- ⑬ PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- ⑭ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.



- ① FINISH GRADE
- ② RECTANGULAR JUMBO PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- ③ SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- ④ SCHEDULE 80 PVC THREADED UNION
- ⑤ REMOTE CONTROL VALVE
- ⑥ VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- ⑦ SCHEDULE 40 MALE ADAPTER
- ⑧ BRICK-1 EACH CORNER.
- ⑨ PVC MAIN LINE.
- ⑩ UPC APPROVED SCHEDULE 40 PVC TEE.
- ⑪ SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
- ⑫ PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- ⑬ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- ⑭ SCHEDULE 80 PVC 90° ELBOW (TxT).
- ⑮ VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
- ⑯ DISC FILTER
- ⑰ PRESSURE REGULATOR (40 PSI)

ARTISAN
HOME RESORTS

LICENSED LANDSCAPE ARCHITECT
JONATHAN D. ALTSCHULD - No. 6422

Signature
Jonathan D. Altschuld
Renewal Date
7/23/2019
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DATE: 12.18.18
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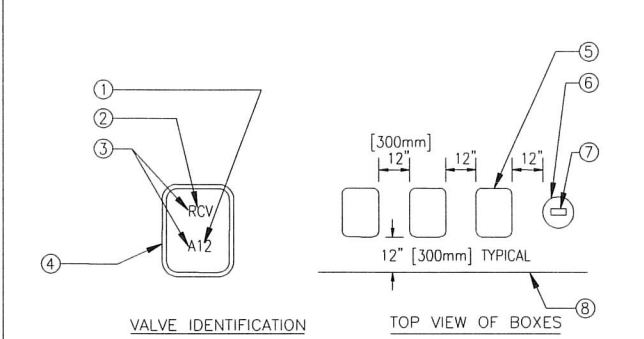
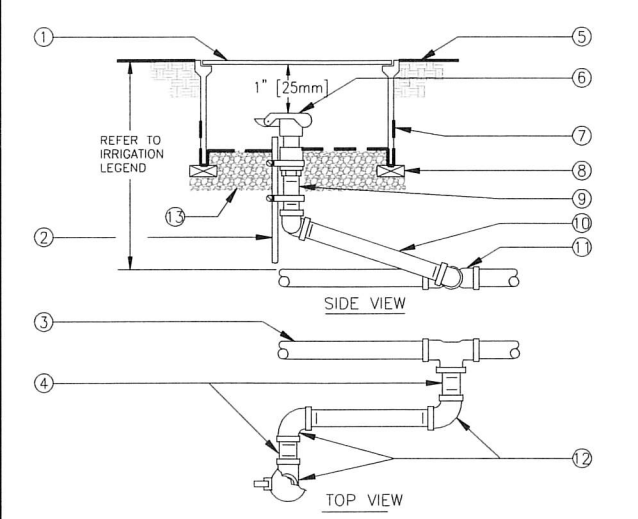
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1 GATE VALVE
SCALE: NONE

2 TRENCHING
SCALE: NONE

3 HUNTER BATTERY OPERATED AND REMOTE CONTROL VALVE
SCALE: NONE

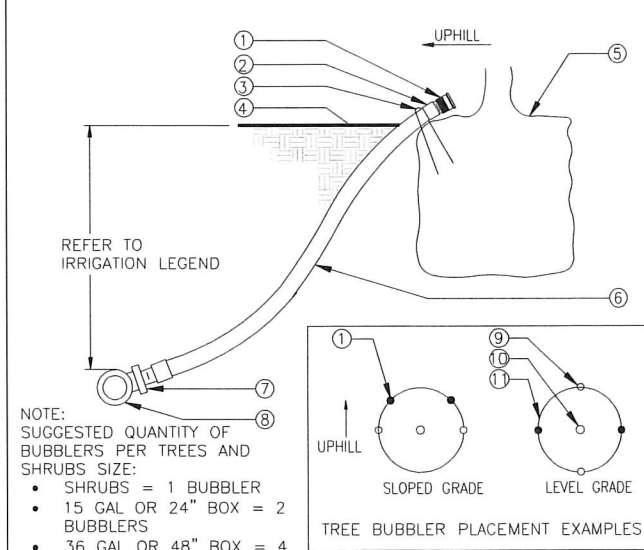
4 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE



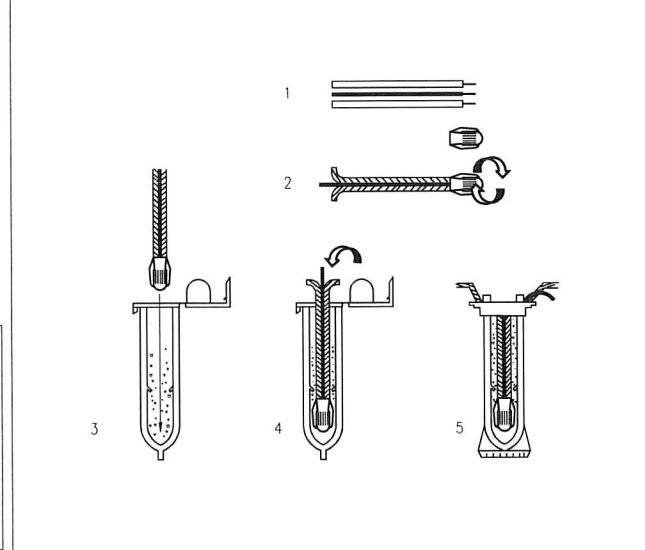
- ① CONTROLLER AND STATION
- ② VALVE TYPE
- ③ HEAT BRAND LETTERS AND NUMBERS INTO LID.
- ④ VALVE BOX COVER
- ⑤ RECTANGULAR VALVE BOX
- ⑥ ROUND VALVE BOX FOR QCV AND GATE VALVE.
- ⑦ HEAT BRAND LETTERS AND NUMBERS INTO LID (TYPICAL).
- ⑧ EDGE OF LAWN, WALK, FENCE, CURB, ETC.

INSTRUCTIONS:

- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
- SET BOXES 1" [25mm] ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
- SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
- SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
- AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
- INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.



- NOTE: SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
 - 15 GAL OR 24" BOX = 2 BUBBLERS
 - 36 GAL OR 48" BOX = 4 BUBBLERS
 - 60 GAL OR 72" BOX = 6 BUBBLERS
- ① BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
 - ② 1/2" [13mm] SCH. 40 MALE ADAPTER.
 - ③ 6" [150mm] STEEL STAPLE.
 - ④ FINISH GRADE.
 - ⑤ TREE OR SHRUB ROOTBALL.
 - ⑥ 1/2" [13mm] IPS FLEXIBLE PVC.
 - ⑦ PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
 - ⑧ PVC LATERAL LINE.
 - ⑨ TREE STAKES.
 - ⑩ TREE OR SHRUB.
 - ⑪ EDGE OF ROOTBALL (TYPICAL).



INSTRUCTIONS:

- STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
- TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
- INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
- PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
- INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

5 QUICK COUPLING VALVE
SCALE: NONE

6 VALVE BOX INSTALLATION
SCALE: NONE

7 TREE BUBBLER
SCALE: NONE

8 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE

NOTE: ALL IRRIGATION DETAILS ARE MEANT TO SUPPLEMENT IRRIGATION PLAN AND COMPONENT SCHEDULE ON SHEETS L-6.0-L-6.2. REFER TO SHEETS L-6.0-6.2 FOR IRRIGATION COMPONENT SPECIFICS. IN CASE OF CONTRADICTION INFORMATION CONTACT LANDSCAPE DESIGNER FOR CLARIFICATION

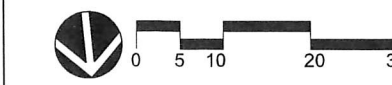
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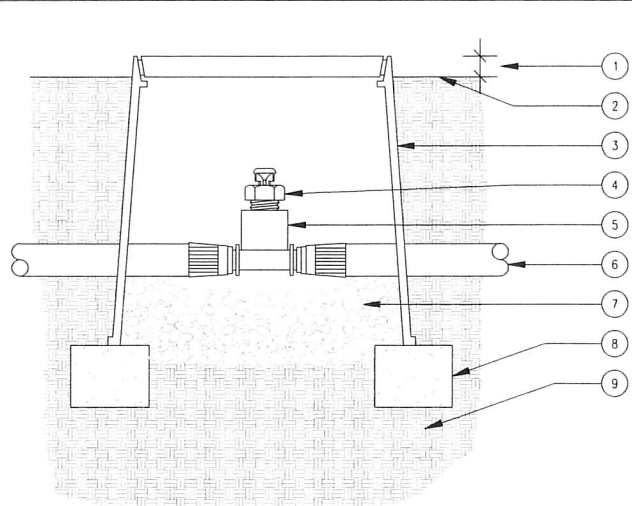
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IRRIGATION DETAILS

SCALE:
SHEET:

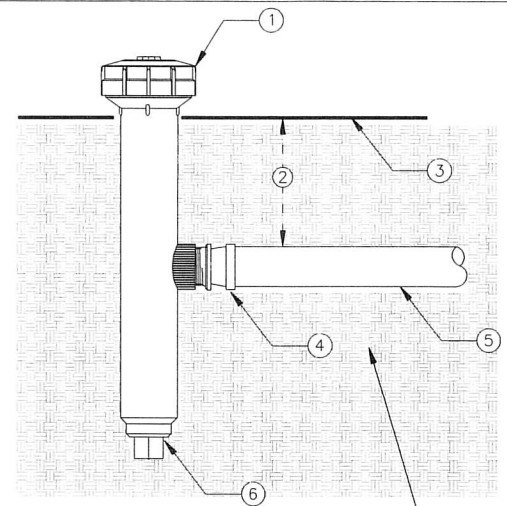
L-6.3





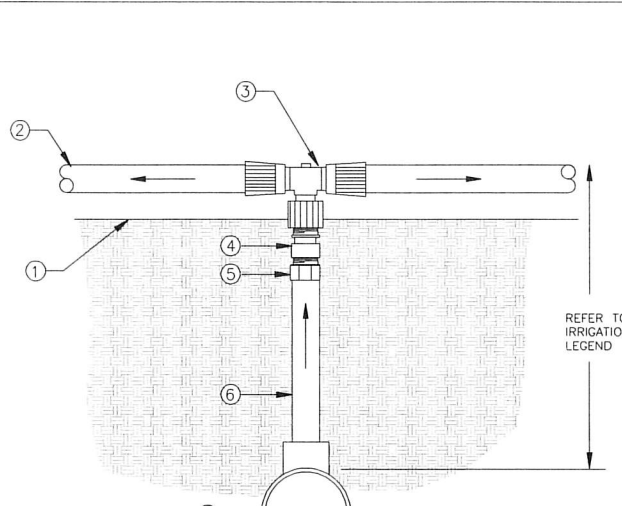
SECTION/ELEVATION

- NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE.
LOCATE AT HIGH POINTS.
- ① 1" ABOVE FINISH GRADE.
 - ② FINISH GRADE.
 - ③ 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
 - ④ TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
 - ⑤ TORO TRI-LOC TEE X 1/2" FPT ADAPTER (TL-T-F50)
 - ⑥ TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
 - ⑦ PEA GRAVEL (4" DEEP).
 - ⑧ BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
 - ⑨ NATIVE SOIL PER SPECIFICATIONS.



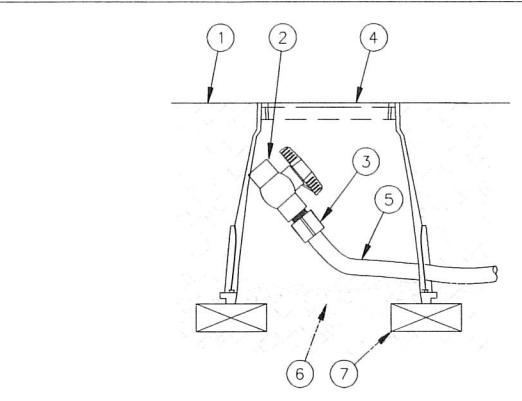
SECTION/ELEVATION

- ① TORO 6" POP UP SPRINKLER WITH SIDE INLET (MODEL 570Z-6P-SI-PRX WITH 5' PRECISION NOZZLE (MODEL O-T-5-QP) TURNED COMPLETELY OFF WITH ADJUSTMENT SCREW. SPRINKLER SHALL OPERATE AS THE DRIPLINE INDICATOR. USE A MINIMUM OF ONE PER ZONE AND LOCATED AT END OF ZONE. DEPTH OF DRIPLINE. REFER TO IRRIGATION LEGEND.
- ② FINISH GRADE.
- ③ TORO TRI-LOC X 1/2" MPT ADAPTER (TL-M50)
- ④ DRIPLINE.
- ⑤ KEEP PLUG IN SPRINKLER. ONLY USE SIDE INLET.
- ⑥ SOIL BACKFILL.



SECTION NOT TO SCALE

- ① FINISH GRADE
- ② DRIPLINE TUBING
- ③ TORO TRI-LOC TEE X 1/2" FPT ADAPTER
- ④ TORO 1/2" CHECK VALVE (PCV-500)
- ⑤ 1/2" SCH 40 MALE ADAPTER.
- ⑥ 1/2" SCH 40 PVC (LENGTH AS REQUIRED)
- ⑦ PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.



NOTE:
ALLOW A MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

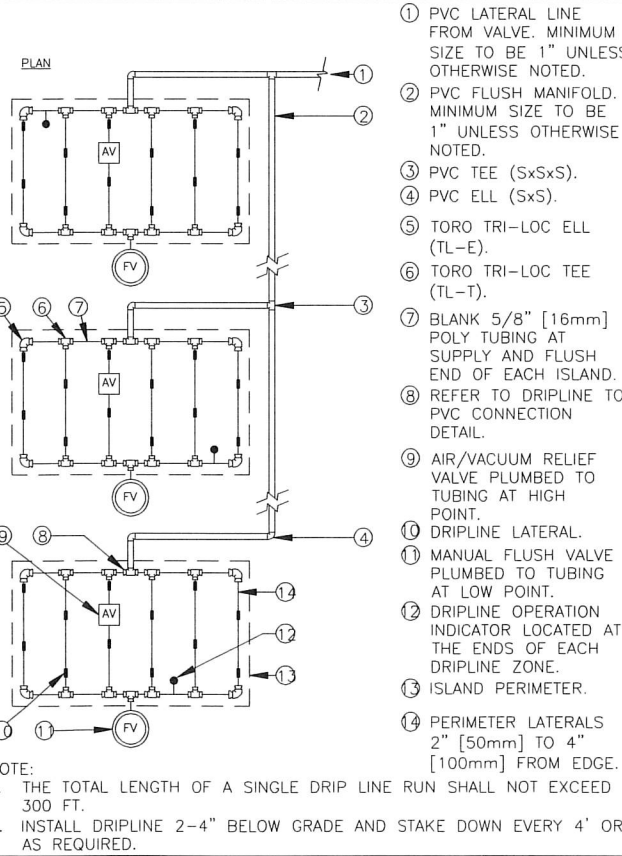
- ① FINISH GRADE
- ② 1/2" SCH 40 THREADED BALL VALVE.
- ③ 1/2" SCH 40 MALE ADAPTER.
- ④ 6" ROUND PLASTIC VALVE BOX.
- ⑤ 1" IPS PVC HOSE FROM EXHAUST HEADER.
- ⑥ PEA GRAVEL SUMP (6" DEEP).
- ⑦ BRICK (1 OF 2)

1 AIR VACUUM RELIEF VALVE IN DRIPLINE
SCALE: NONE

2 DRIPLINE OPERATION INDICATOR
SCALE: NONE

3 DRIPLINE TO PVC CONNECTION
SCALE: NONE

8 DRIPLINE-FLUSH POINT
SCALE: NONE



- ① PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
- ② PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
- ③ PVC TEE (SxSxS).
- ④ PVC ELL (SxS).
- ⑤ TORO TRI-LOC ELL (TL-E).
- ⑥ TORO TRI-LOC TEE (TL-T).
- ⑦ BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
- ⑧ REFER TO DRIPLINE TO PVC CONNECTION DETAIL.
- ⑨ AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
- ⑩ DRIPLINE LATERAL.
- ⑪ MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
- ⑫ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- ⑬ ISLAND PERIMETER.
- ⑭ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

5 TECHLINE ISLAND LAYOUT
SCALE: NONE

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ARTISAN
HOME RESORTS

LICENSED LANDSCAPE ARCHITECT
JONATHAN D. ALTSCHULD - No. 6423

Signature
Jonathan D. Altschuld
Renewal Date
7/25/2019
Date

STATE OF CALIFORNIA

DATE: 12.10.18
DRAWN: D.GRIFFARD
DESIGNED: D.GRIFFARD

FARBER RESIDENCE
360 S. EL MONTE AVE
LOS ALTOS, CA

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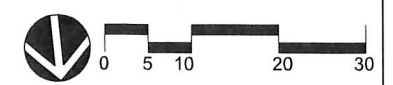
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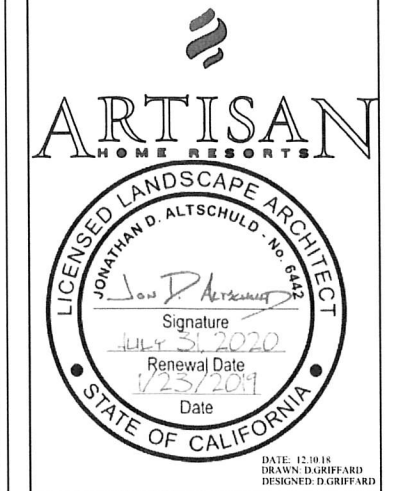
SHEET NAME:

**IRRIGATION
DETAILS**

SCALE:
SHEET:

L-6.4





360 S. EL MONTE AVE LOS ALTOS, CA

WATER TYPE	POTABLE
SITE ETO=	43
1.18.19	

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	GROUND COVER/SHRUBS	LOW	0.2	DRIP	0.81	0.25	234	58	1,540	0.00	2.06	5%
2	LAWN	HIGH	0.7	ROTORS	0.75	0.93	440	411	10,948	0.03	14.64	10%
3	GROUND COVER/SHRUBS	MOD	0.5	DRIP	0.81	0.62	749	462	12,326	0.04	16.48	16%
4	GROUND COVER/SHRUBS	MOD	0.5	BUBBLER	0.81	0.62	424	262	6,978	0.02	9.33	9%
5	GROUND COVER/SHRUBS	LOW	0.2	DRIP	0.81	0.25	160	40	1,053	0.00	1.41	3%
6	GROUND COVER/SHRUBS	LOW	0.2	DRIP	0.81	0.25	112	28	737	0.00	0.99	2%
7	LAWN	HIGH	0.7	ROTORS	0.75	0.93	766	715	19,060	0.06	25.48	17%
8	GROUND COVER/SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,041	257	6,853	0.02	9.16	23%
9	GROUND COVER/SHRUBS	LOW	0.2	DRIP	0.81	0.25	400	99	2,633	0.01	3.52	9%
10	TREES	LOW	0.2	BUBBLER	0.81	0.25	291	72	1,916	0.01	2.56	6%
TOTALS							4,617	2,402	64,044	0.20	85.62	100%

SPECIAL LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1							0					0%
TOTALS							0					0%

MAWA	GALLONS/YR	67,699
	ACRE FEET/YR	0.21
	HCF/YR	90.51

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
 $MAWA = (ET_o)(0.62)(LA \times 0.55) + (0.45 \times SLA)$
 ET_o = REFERENCE EVAPOTRANSPIRATION
 0.55 = ET ADJUSTMENT FACTOR
 LA = LANDSCAPED AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU	GALLONS/YR	64,044
	ACRE FEET/YR	0.20
	HCF/YR	85.62

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
 $ETWU = ((ET_o)(0.62)(ETAF \times LA))$
 ET_o = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FOR HYDROZONES
 HA = HYDROZONE AREA (SQ.FT)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
24.4%	0.16	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	2,402
TOTAL AREA	4,617
AVG. ETAF	52.03%

Station	Spray Pattern	Operating Pressure	Pressure Compensating	Emitter Flow	Square footage	Gallons per minute	Material	Inlet Connection	Emitter Spacing	Soil Type	Row Spacing	Burial Depth	Application Rate (inches/hour)
#1	n/a	40 PSI	Y	0.6	234	2.0	Netafim	1"	18"	Sandy Loam	18"	2" min	0.44
#2	n/a	40 PSI	Y	0.6	112	2.0	Netafim	1"	18"	Sandy Loam	18"	2" min	0.44
#3	n/a	40 PSI	Y	0.5	723	5.0	Bubblers	1"	n/a	Sandy Loam	n/a	2" min	0.43
#4	n/a	40 PSI	Y	.19-1.75	766	7.0	MP Rotors	1"	8'-18'	Sandy Loam	n/a	2" min	0.77
#5	n/a	40 PSI	Y	0.5	494	7.0	Bubblers	1"	n/a	Sandy Loam	n/a	2" min	0.43
#6	n/a	40 PSI	Y	0.6	400	4.0	Netafim	1"	18"	Sandy Loam	18"	2" min	0.43
#7	n/a	40 PSI	Y	0.6	160	4.0	Netafim	1"	18"	Sandy Loam	18"	2" min	0.43
#8	n/a	40 PSI	Y	0.6	749	6.0	Netafim	1"	18"	Sandy Loam	18"	2" min	0.43
#9	n/a	40 PSI	Y	.19-1.75	440	3.0	MP Rotors	1"	8'-18'	Sandy Loam	n/a	2" min	0.77
#10	n/a	40 PSI	Y	0.5	1041	5.0	Netafim	1"	n/a	Sandy Loam	n/a	2" min	0.43

WATER DEMAND & EFFICIENCY - OUTDOOR & IRRIGATION.						
12/10/2018 360 S. El Monte Ave						
STATION	FLOW RATE (GPM)	IRRIGATION CODE	ZONE SQ FT	SUN CODE	ZONE CODE	BOTANICAL NAME OF HIGHEST WATER DEMAND PLANT
1	2	DI	234	PS	L	Loropetalum chinense 'Blush'
2	2	DI	112	FS	L	Asparagus densiflorus 'Myers'
3	5	B	723	FS	L	Lagestromea 'Natchez'
4	7	MT	766	FS	H	Poa pratensis
5	7	B	494	FS	M	Prunus caroliniana
6	4	DI	400	FS	L	Asparagus densiflorus 'Myers'
7	4	DI	160	FS	L	Nepeta x faassenii 'Walker's Low'
8	6	DI	749	SH	M	Geranium maderense
9	3	MT	440	PS	H	Poa pratensis
10	5	DI	1041	PS	L	Osmanthus x fortunei 'San Jose'

Total: 5119

Irrigation codes

- S Fixed spray sprinkler
- R Rotary sprinkler, single nozzle
- RM Rotary sprinkler, multiple nozzle
- MT Multi-trajectory, multi stream
- W Water feature
- DP Drip, point source
- DI Drip, inline
- B Bubblers ≤ 0.25 GPM
- MS Micro-spray, gals per hour

Zone codes

- TC Cool season turf
- TCR Cool turf used for recreation
- TW Warm season turf
- TWR Warm turf used for recreation
- H Peak' supplemental irrigation requirement ≥ 3 days/week
- M Peak' supplemental irrigation requirement 2 days/week
- L Peak' supplemental irrigation requirement ≤ 1 day/week
- VL Peak' supplemental irrigation requirement ≤ 1 day/month

- Z No supplemental irrigation after establishment - no permanent irrigation system
- E Edible - vegetable or orchard
- O Open - no plants, no irrigation
- A Annuals in ground
- AT Artificial turf
- CS Small planted containers or baskets
- CL Large planted containers
- PC Pool or spa, uncovered
- PP Pool or spa, covered
- W Water feature - ornamental

Sun codes

- FS Full sun, all day
- SH Shade, filtered sun ≤ 6 hrs/day

'Supplemental irrigation for July

FARBER RESIDENCE
 360 S. EL MONTE AVE
 LOS ALTOS, CA

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REVISION:

- 12.11.18
- 01.18.19

SHEET NAME:

IRRIGATION CALCULATIONS

SCALE:

SHEET:

L-6.5

