

LANDSCAPE IMAGERY March 22, 2024

FORTNIGHT LILY



JESTER CONEBUSH



Pier 9, The Embarcadero, Suite 115 San Francisco, CA 94111

LITTLE OLLIE DWARF OLIVE

ACCLAIM REAL

GOLDEN CURRANT

KANGAROO PAW VARIETIES



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IRRIGATION NOTES

- 1. All planting areas are to be irrigated with an approved automatic underground irrigation system, utilizing a dedicated irrigation water meter, backflow devices, point source irrigation emitters, in accordance with the City of Mountain View Landscape Outdoor Water Use Efficiency Checklist. Potable irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques,
- and be in compliance with resolution 6261, as required by the State of California. 2. An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in compliance with the city's Water Efficient Landscape Ordinance.
- 3. Irrigation Controllers shall use weather sensing technology to automatically adjust the irrigation system operation in response to real—time landscape planting demands and daily changes in weather conditions.
- 4. Irrigation Valves shall be aligned with planting types, sun exposure and soil conditions to allow for efficient use of irrigation water in accordance with plant material irrigation
- requirements, as reflected in the Hydrozone requirements. 5. Landscape Trees, Shrubs, Groundcovers have been selected to include Native California
- Plants, and Mediterranean Climate drought tolerant plant species for the project.
- 6. Landscape and Irrigation Plans, with a Project Compliance Checklist, will be submitted with the Building Permit Application, which will document the landscape and planting design specifications in compliance with the City Ordinances.
- 7. The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipments, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.
- 8. Irrigation system shall be designed to avoid overspray and runoff. 9. Each irrigation valve waters only one type of hydrozone.
- 10. Irrigation system shall be designed in accordance with local water efficient landscape
- 11. Dedicated irrigation system water meter shall connect to a looped irrigation system
- 12. Low precipitation rate irrigation spray heads shall be used wherever planting material and water efficient landscape ordinance will allow.
- 13. High efficiency drip irrigation shall be used wherever practicle within groundcover and shrub
- 14. Dedicated irrigation zones for trees shall be designed with bubbler irrigation. 15. Valve box locations shall be in groundcover areas wherever possible.

IRRIGATION PERFORMANCE SPECIFICATIONS

The contractor shall include in his bid, a proposal to install individual landscape irrigation systems for the street frontage. All proposals shall meet the requirements of the outline specifications below:

1. Planting Areas and Method of Irrigation

a. Lawn Areas — Lawn areas shall be irrigated with small turf spray sprinklers having a radius capacity of 12' to 15' and a 4" pop-up height. (Rainbird 1800

two per tree).

2. Irrigation Equipment

a. Point of Connection: A gate valve shall be provided under work of another section. Irrigation demand is not to exceed sixty (60) gallons per minute. Required pressure is 60 P.S.I. or more.

b. Remote Control Valves: An electrically activated solenoid control valve shall control each circuit of sprinklers. Size will vary according to gpm demand of circuit. Sizes to be 3/4" through 2". Valves shall be Rainbird ECV series, anti-siphon valves. Valve shall be housed in a plastic valve box set flush with grade. Pea gravel shall be installed below valve, 6" deep. Four bricks shall support the plastic valve box at the base of the box, below grade. Solenoid control wire shall be spliced using epoxy-filled waterproof splice packs.

c. Controller and Wire: A solid-state controller shall control the operation of the irrigation system. The controller shall be 'Hydro Rain HR 600.' The controller shall be mounted outdoors on the garage wall. The housing shall be weatherproof. Each controller station will require an underground AWG-UF 14-1 control wire to the valve location. A common wire AWG-UF 12-1 shall be connected to all valves related to a single controller.

d. Pipe and Fittings

i. Main line (constant pressure): 2" and smaller pipe shall be plastic PVC 1120 Schedule 40 with plastic PVC Schedule 40 solvent weld fittings, buried 18" deep. ii. Lateral lines (non-constant pressure) to sprinklers: Pipe shall be plastic PVC 1120-200 PSI with plastic Schedule 40 solvent weld fittings, buried 12" deep.

e. Sleeving: All pipe under paving shall be housed in a PVC plastic pipe sleeve. Sleeving material shall be 1120-200 P.S.I. PVC plastic pipe of size adequate to accommodate necessary pipes and wiring. Sleeves shall extend beyond walk, curb, or edge of paving. Sleeves shall be installed by concrete subcontractor.

f. Wye Strainer: Wye strainer shall be of plastic construction with 150 mesh PVC screen. Strainer shall be placed in a valve box below grade and connected into the lateral line downstream of the drip irrigation remote control valves.

g. Trim all spray heads to eliminate overspray onto walks and building.

This performance specification is intended as a brief description of the methods of irrigation to be applied to this project. This specification is not intended as a construction document.







March 22, 2024



435,089 166,777

Estimated Total Water Use (ETWU) Maximum Applied Water Allowance (MAWA) 6,037,557

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for





WUCOLS CALCULATIONS

California Water Efficient Landscape Worksheet

Regular Landscape Areas

Total Regular Landscape Areas Special Landscape Areas

Total Special Landscape Areas

Total Landscape Area

ETAF Calculations

Total ETAF x Area

Total ETAF x Area

Average ETAF

Regular Landscape Areas

Medium Water Use High Water Use

Hydrozone # / Planting | Irrigation Zone(s) | Plant Factor (Pi

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