







POOL AREA AND COMMON AMENITIES







DOG PARK PLAY EQUIPMENT EXAMPLES:



DOG PARK - AGILITY EQUIPMENT



DOG PARK - DRINKING FOUNTAIN



RINKING DOG PARK - PLAY EQUIPMENT







DOG PARK - AGILITY EQUIPMENT



DOG PARK - AGILITY EQUIPMENT



WIRE FENCE - 6' TALL AT PROPERTY LINE ALONG RAILROAD TRACKS



42" TALL METAL FENCE AT PLAYGROUND



BIKE TRAILS





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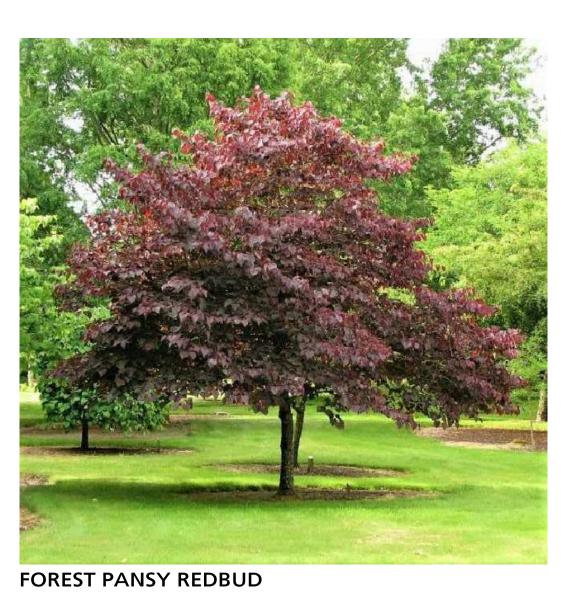








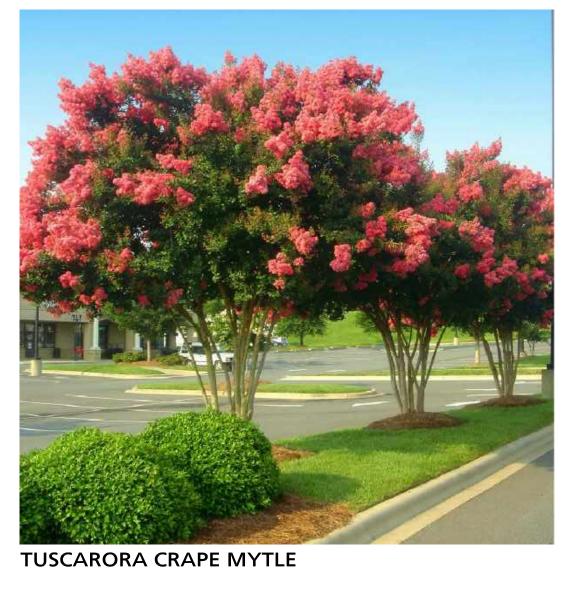


































KANGAROO PAW VARIETIES













MARCH 18, 2021

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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
- supplyline.
 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.
- 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 series.)
- b. Shrub Areas Shrub areas shall be irrigated with drip emitters (one per shrub, 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.

California Water Efficient Landscape Worksheet Reference Evapotranspiration (ET_o) ETAF Landscape Area ETAF x Hydrozone # / Planting Irrigation Zone(s) | Plant Factor (PF) Description Efficiency (IE) (PF/IE) (Sq. Ft.) Regular Landscape Areas 0.81 0.37 167,457 Low Water Use Medium Water Use 0.5 Drip 0.81 0.62 12,004 7,410 181,927 High Water Use 8,449 7,302 187,910 76,733 Total Regular Landscape Areas 1,883,939 Special Landscape Areas Total Special Landscape Areas Total Landscape Area

 ETAF Calculations

 Regular Landscape Areas

 Total ETAF x Area
 76,733

 Total Area
 187,910

 Average ETAF
 0.41

 Total Landscape Areas

 Total ETAF x Area
 76,733

 Total Area
 187,910

 Average ETAF
 0.41

Hydrozone # / Planting Description e.g.
 1.) Front lawn
 2.) Low water use planting
 3.) Medium water use planting
 Irrigation Method
 1.) Overhead Spray
 2.) Drip
 Irrigation Efficiency

^c Irrigation Efficiency 1.) 0.75 for Overhead Spray 2.) 0.81 for Drip

d ETWU (Annual Gallons Required)

Eto x 0.62 x ETAF x Area

Where 0.62 is a conversion factor to change acre-inches per acre per year

* MAWA (Annual Gallons Allowed) =

(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45 Non-Residential

0.55 Residential

0.81 Drip

0.75 Overhead

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Estimated Total Water Use (ETWU)

2.537,461

Maximum Applied Water Allowance (MAWA)

Average ETAF for Regular Landscape

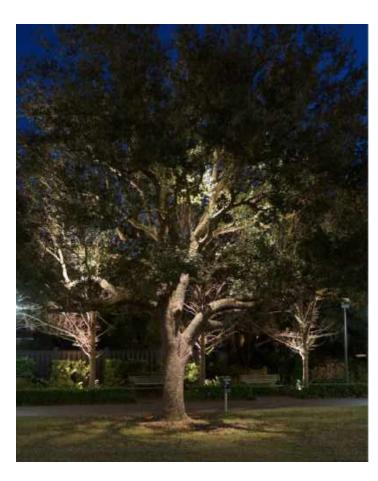
residential areas, and 0.45 or below for

Areas must be 0.55 or below for

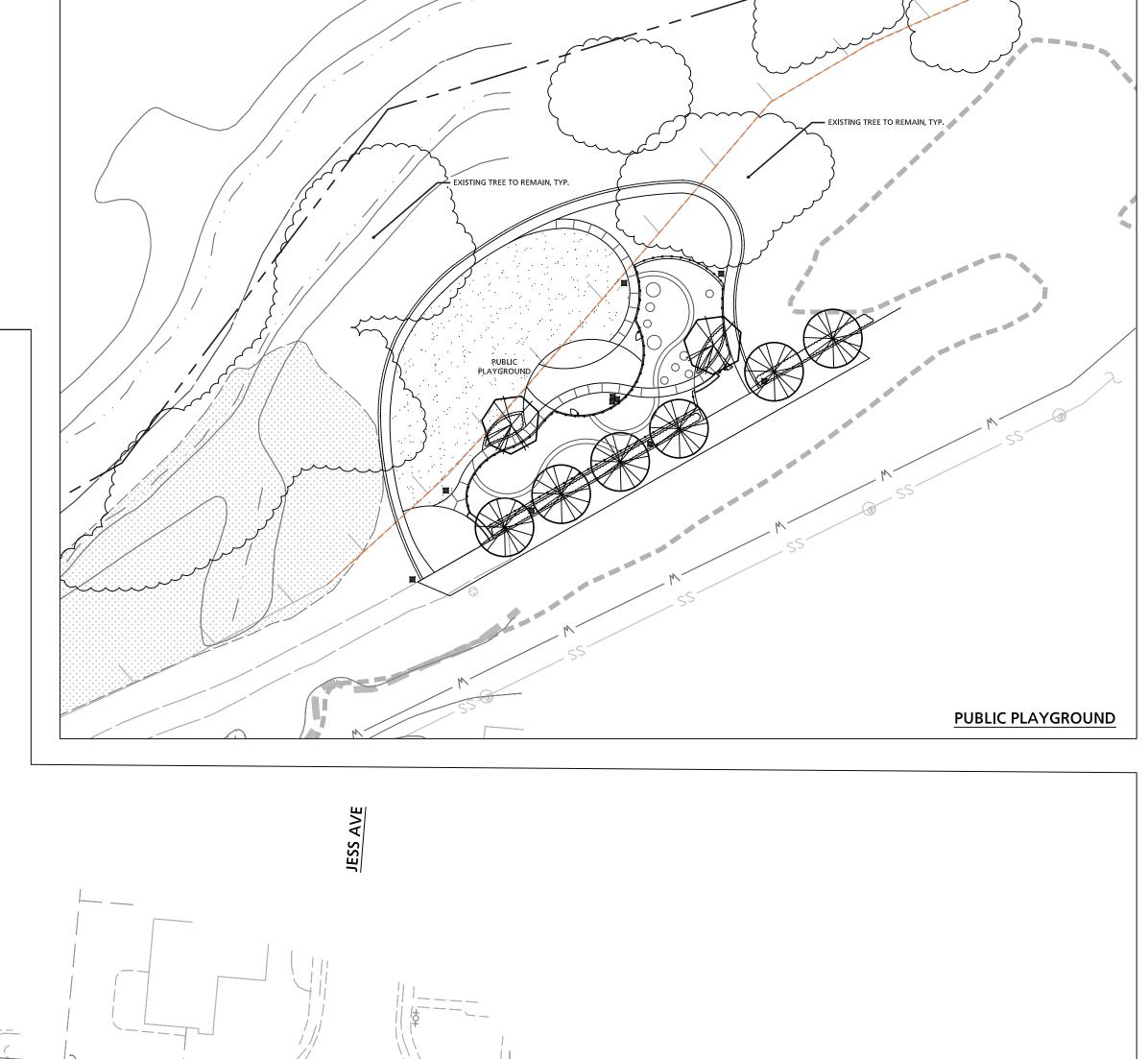
non-residential areas.

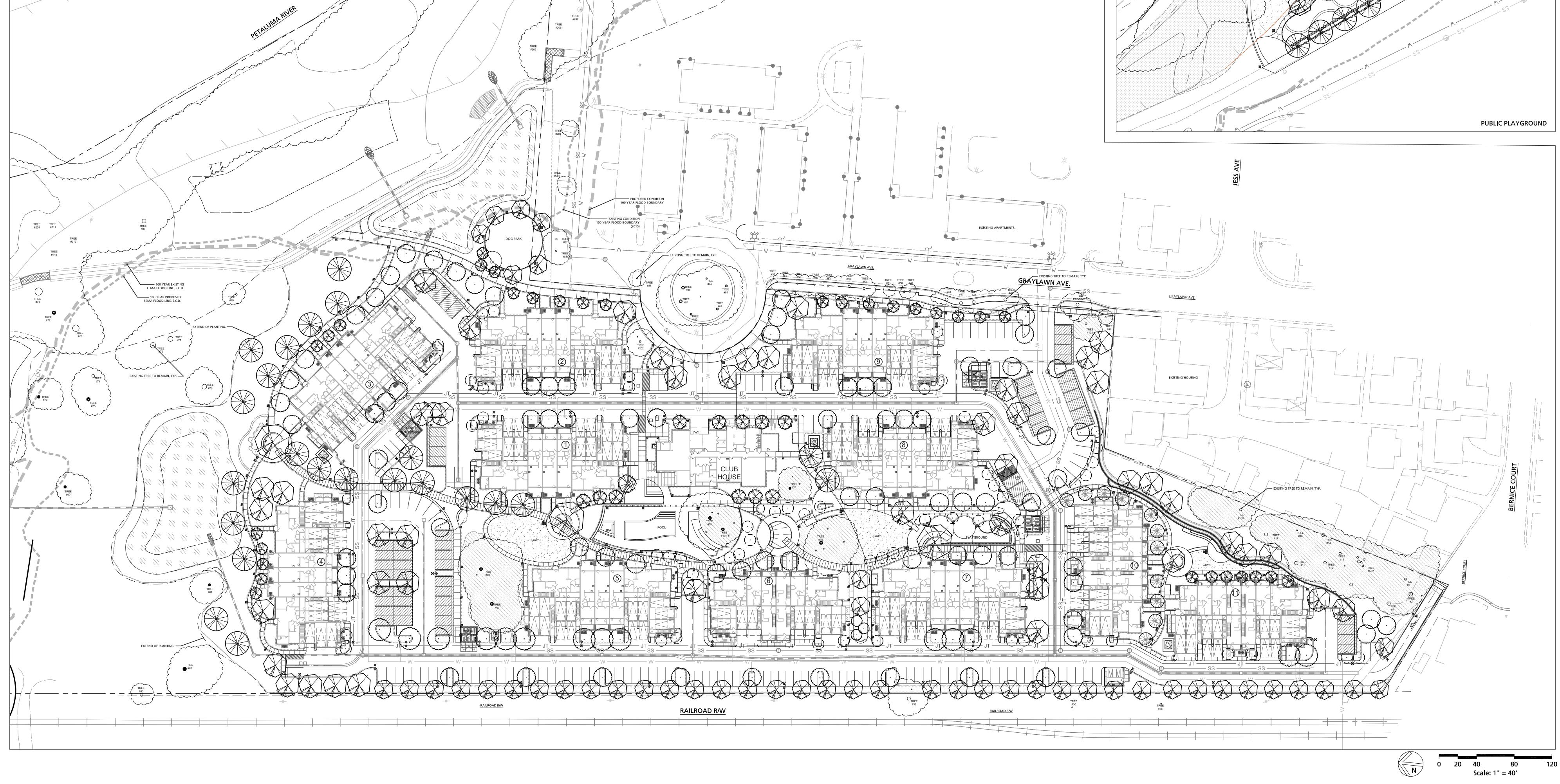












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