ASHTON PLACE 3

VACAVILLE, CALIFORNIA

LANDSCAPE CONSTRUCTION DOCUMENTS

DEVELOPER:

DR HORTON
6683 OWENS DRIVE
PLEASANTON, CA 94588
TEL. (925) 225-7400
FAX. (925) 225-7201

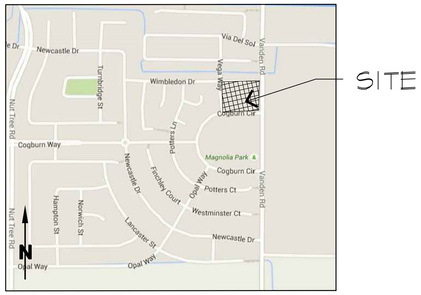
CIVIL ENGINEER:

PEI
PHILLIPPI ENGINEERING
425 MERCHANT STREET.
VACAVILLE, CA 95688
TEL. (707) 451-6556
FAX. (707) 451-6555

LANDSCAPE ARCHITECT:

RIPLEY DESIGN GROUP, INC.
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL. (925) 938-7377
FAX (925) 938-7436

SITE LOCATION:



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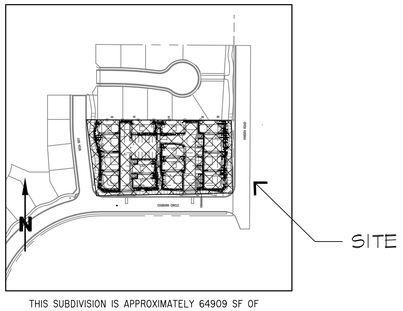
L9. IRRIGATION DETAILS
L10. WATER EFFICIENT LANDSCAPE CALCULATIONS
L11. PLANTING PLAN
L12. PLANTING PLAN
L13. PLANTING PLAN
L14. STREET TREE PLAN

SITE MAP:



THIS SUBDIVISION IS APPROXIMATELY 64909 SF OF LANDSCAPE AND CONSISTS OF 15 RESIDENTIAL LOTS

LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

- ☒ PROJECT INFORMATION:
  - DATE
  - APPLICANT
  - ADDRESS
  - TOTAL LANDSCAPE AREA
  - PROJECT TYPE
  - WATER SUPPLY TYPE
  - CHECKLIST
  - CONTACT INFORMATION
  - SIGNED COMPLIANCE STATEMENT
- ☒ WATER EFFICIENT LANDSCAPE WORKSHEET
  - HYDROZONE INFORMATION TABLE
  - WATER BUDGET CALCULATION
- ☒ MAXIMUM APPLIED WATER ALLOWANCE
- ☒ MAXIMUM APPLIED WATER ALLOWANCE
- ☒ ESTIMATED TOTAL WATER USE
- ☒ SOIL MANAGEMENT REPORT
  - BUILDER TO PROVIDE TO CITY
- ☒ LANDSCAPE DESIGN PLAN
- ☒ IRRIGATION DESIGN PLAN
- ☒ GRADING DESIGN PLAN

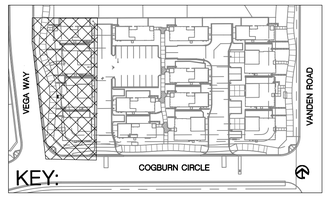
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN:

Annika Carpenter

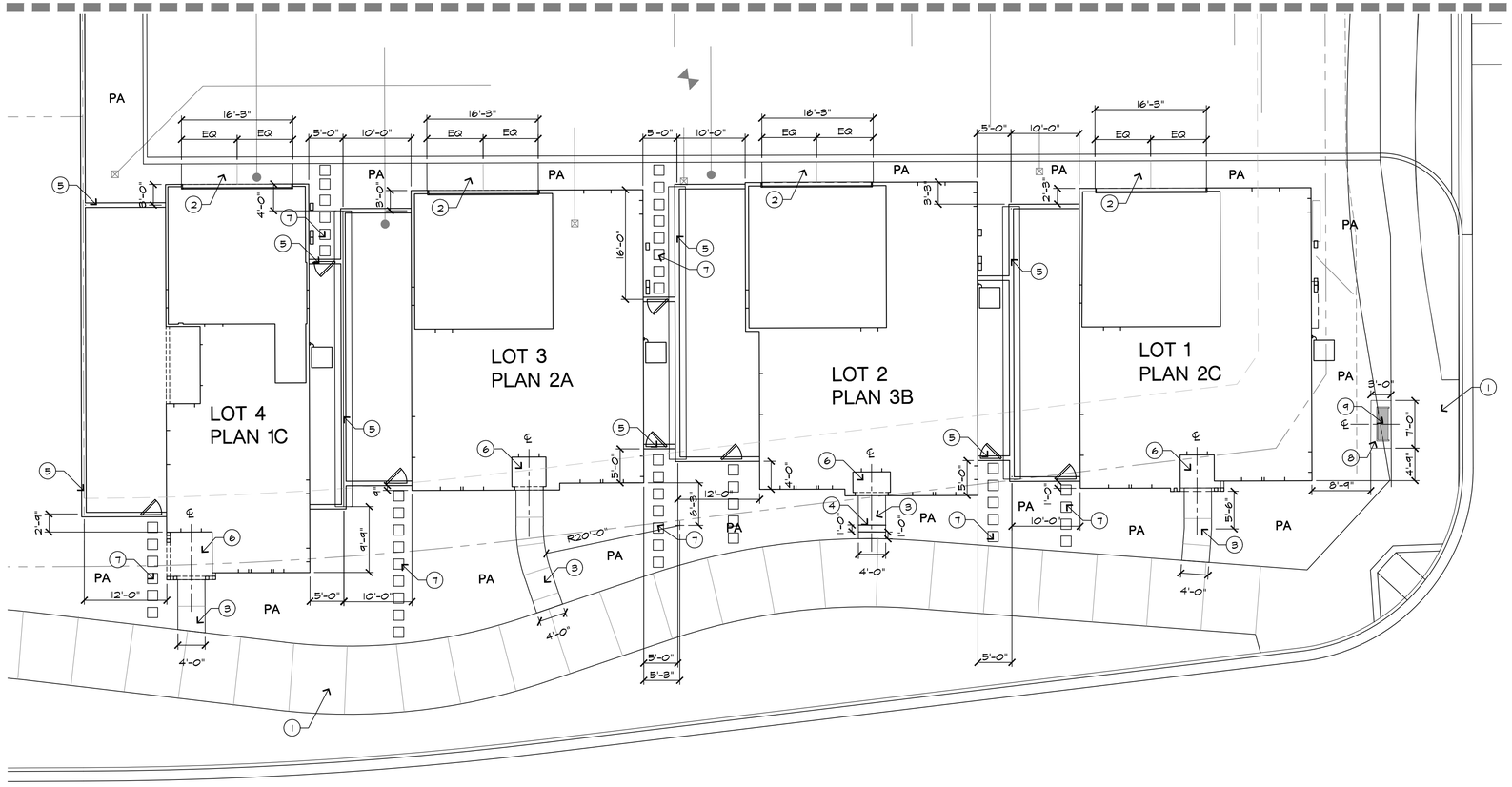
ANNIKA M. CARPENTER — CALIF. LANDSCAPE ARCH. #3684

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
RENEWAL DATE 02-28-2017
10-19-16
DATE
State of California

OCTOBER 19, 2016



MATCHLINE SEE SHEET L2



CONSTRUCTION LEGEND

1. CONCRETE SIDEWALK PER ENGINEER'S IMPROVEMENT PLANS.
2. CONCRETE DRIVEWAY WITH SCORE PATTERN: CONCRETE PER SOILS ENGINEER'S SPECIFICATIONS. INSTALL SCORE LINES AS SHOWN. FINISH: BROOM. COLOR: NATURAL.
3. CONCRETE WALK W/ SCORE PATTERN: 3.5" THICK CONCRETE WITH #3 REBAR 24" O.C. EACH WAY ON 2" CRUSHER ROCK BASE OVER COMPACTED SUBGRADE. INSTALL SCORE LINES AS SHOWN. CONCRETE FINISH: BROOM. CONCRETE COLOR: NATURAL.
4. CONCRETE STEP PER CIVIL
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9. BENCH. BENCH TO BE 6', FROM DUMOR, 93 SERIES. SEE DETAIL D, SHEET L4.

PA = PLANTING AREA

CONSTRUCTION NOTES :

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS SHOWN ARE FOR APPROXIMATE LINE ONLY. ALL RADII AND CURVES SHALL HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
2. ALL FORMS AND ALIGNMENT OF PAVING AND WALL FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PAVING, A MINIMUM OF 24 HOUR NOTICE REQUIRED. RIPLEY DESIGN GROUP, INC. WILL NOT BE RESPONSIBLE FOR FIELD CHANGES, QUALITY OF CONSTRUCTION, AND PLAN CONFORMANCE UNLESS APPROVED AND/OR REVIEWED BY RIPLEY DESIGN GROUP, INC.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
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GRAPHIC SCALE

0 10 20 30

(IN FEET)

1 inch = 10 ft.

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
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PROJECT:

ASHTON PLACE 3

VACAVILLE, CALIFORNIA

CONSTRUCTION PLAN

LICENSED LANDSCAPE ARCHITECT
MONIKA M. CARPENTER
3684
RENEWAL DATE OCTOBER
10-14-2016
DATE
State of California

PROJECT #:
DATE: OCT. 19, 2016
SCALE: 1"=10'
DRAWN BY: WPG
CHECKED BY: AMC

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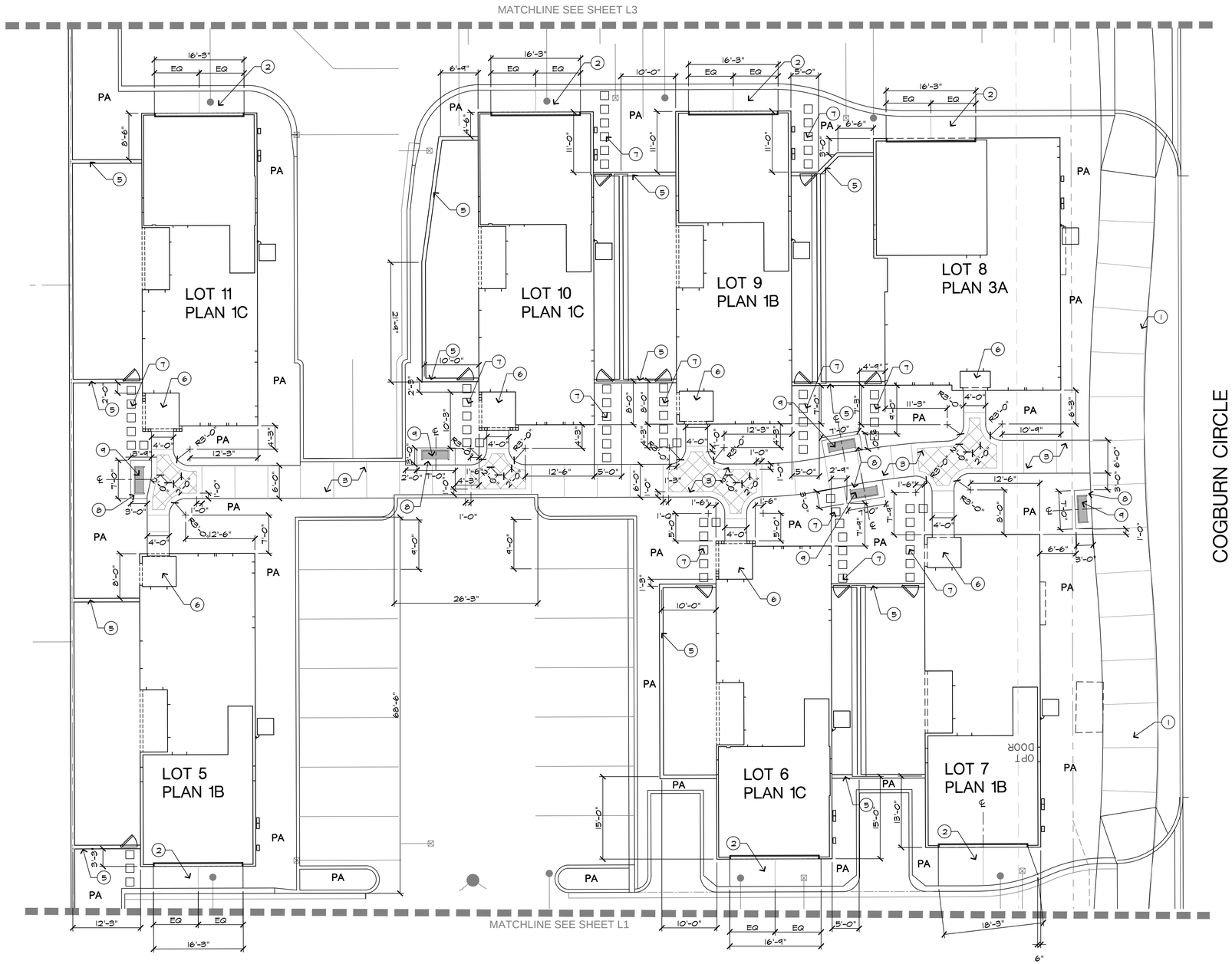

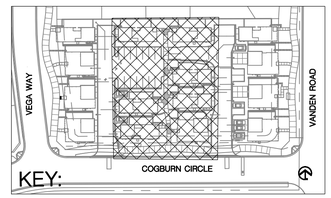

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1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK OF ANY DISCREPANCY.
2. ALL TOP SURFACES TO SLOPE AT 1% FOR DRAINAGE.
3. ALL PLANTING AREAS TO SLOPE TO DRAIN AT 1-1/2% MINIMUM, UNLESS OTHERWISE NOTED.
4. ALL GRADES WHERE STRUCTURAL ELEMENTS OCCUR (WALLS, PAVING ETC.) SHALL BE COMPACTED TO A MINIMUM OF 90%.
5. CONTRACTOR TO MAINTAIN POSITIVE (SIDE YARD) DRAINAGE. ALL GRADING SHALL BE MAINTAINED PER ENGINEER'S PLANS.
6. CONTRACTOR TO CONNECT ALL GUTTERS AND DOWNSPOUTS UP TO THE DRAINAGE SYSTEM.
7. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.

GRAPHIC SCALE

0 20 40 60

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ASHTON PLACE 3

VACAVILLE,
CALIFORNIA

CONSTRUCTION PLAN

LICENSED LANDSCAPE ARCHITECT
JANNA M. CARPENTER
3684
RENEWAL DATE 02-28-2017
10-14-2016
DATE
State of California

PROJECT #:
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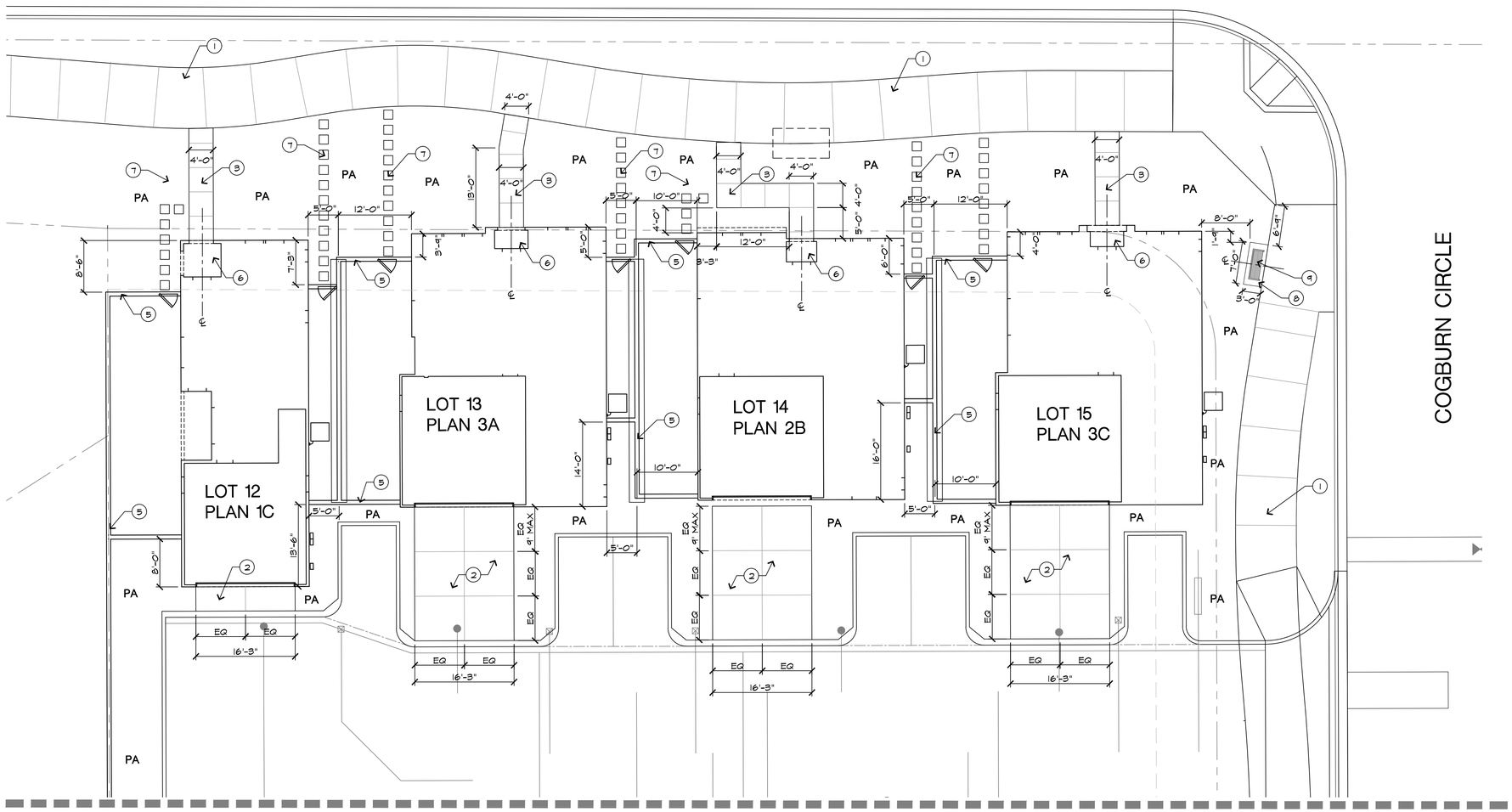

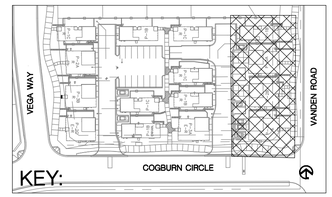

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(IN FEET)

1 inch = 20 ft.

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LICENSED LANDSCAPE ARCHITECT
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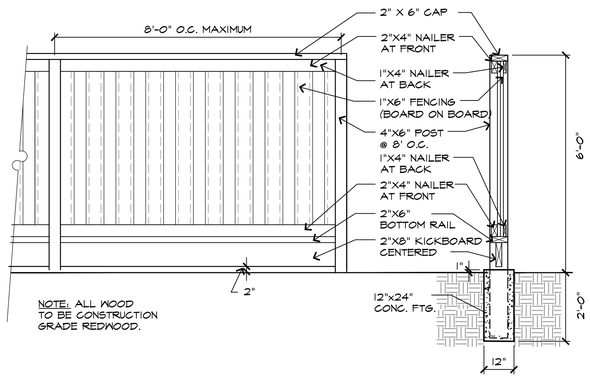

A WOOD FENCE W/KICKERBOARD

SCALE: 1/2" = 1'-0"

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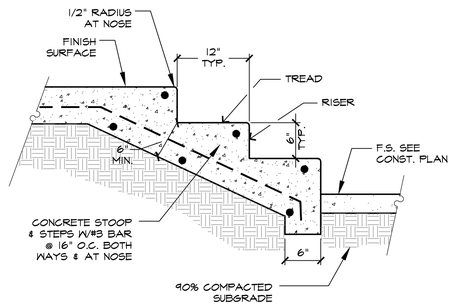

B CONCRETE STEPS

SCALE: 1" = 1'-0"

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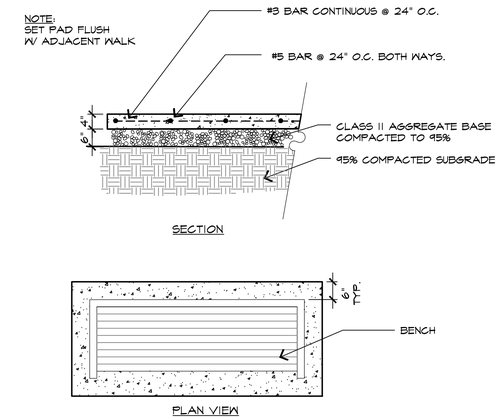
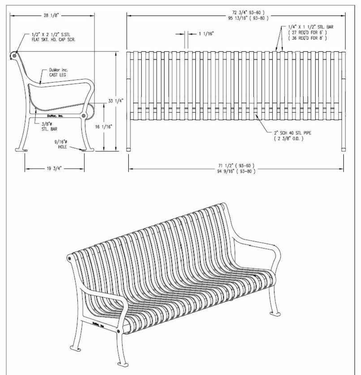
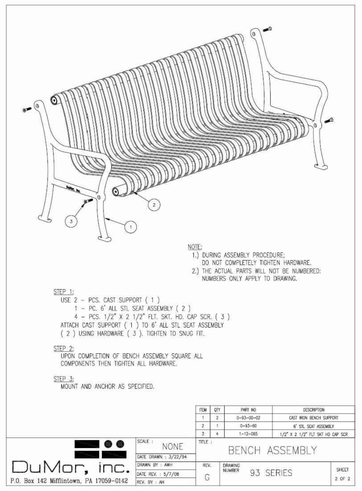


C CONCRETE BENCH PAD

SCALE : 1/2"=1'-0"

024 - PVSdpCnc





D BENCH

SCALE: NTS

012 -

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VACAVILLE, CALIFORNIA

CONSTRUCTION DETAILS

LICENSED LANDSCAPE ARCHITECT
JENNIFER M. CARPENTER
3684
RENEWAL DATE 08-28-2018
10-19-2016
DATE
State of California

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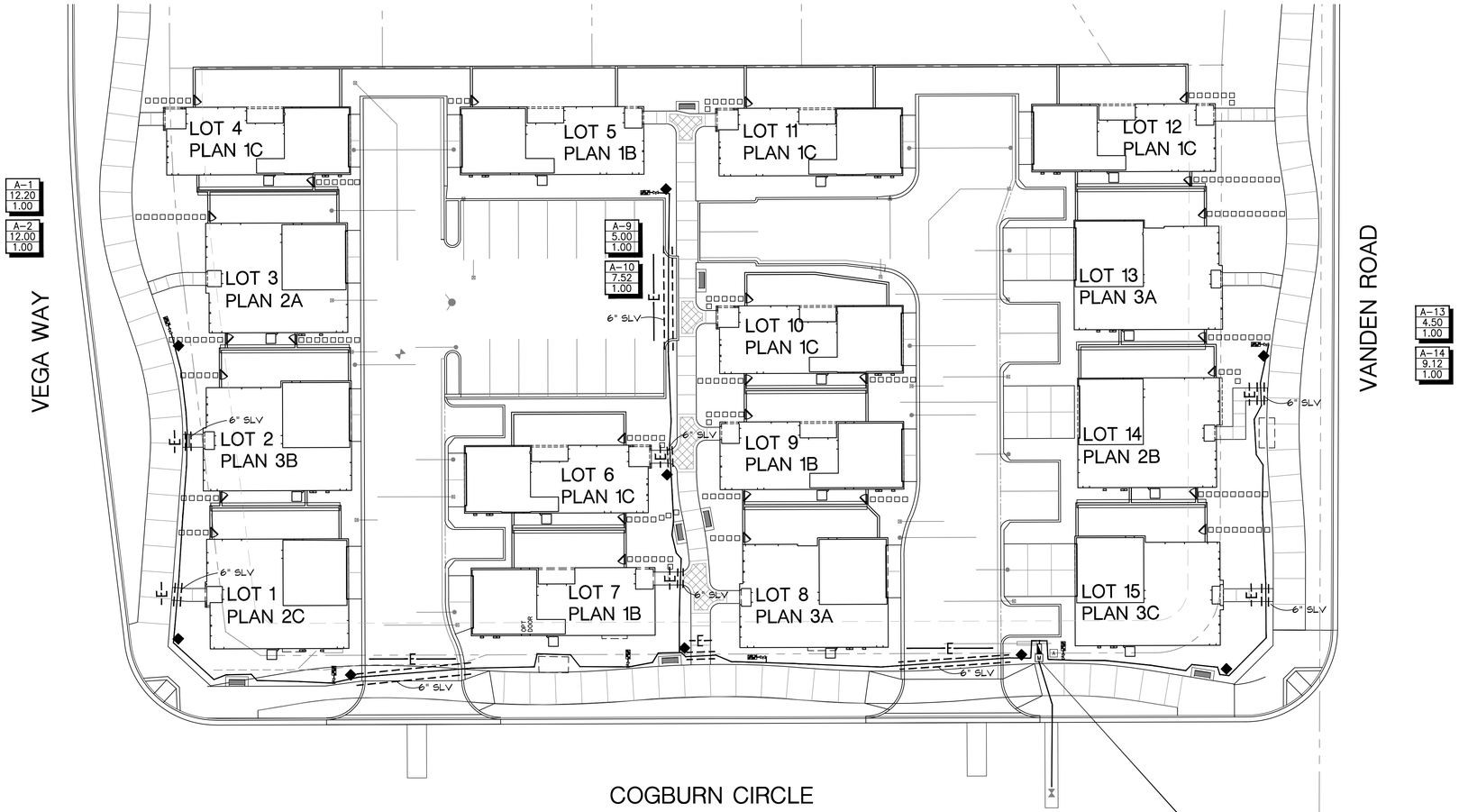

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION		NOZZLE GPM	OPERATING PSI
M	IRRIGATION WATER METER	BY OTHER SECTION OF CONTRACT			
A B	ELECTRIC CONTROLLER	-HUNTER-I-CORE-IC600-M (ET-BASED) W/ (2)ICM-600			
	BACKFLOW PREVENTER	-FEBCO-825-YA			
	REMOTE CONTROL VALVES	-TORO 700 SERIES			
	REMOTE CONTROL VALVES	-TORO 700 SERIES W/REGULATOR & FILTER			
	BALL VALVE	-NIBCO-T-FP-600N OR EQUAL- MAINLINE SIZE			
	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL			
•	BUBBLER (2 PER TREE)	-RAINBIRD-1401 OR EQUAL		.25	30
▲	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER		.16	30
	IRRIGATION SUPPLYLINE - 2"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER		
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER		
E	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE	-24" COVER		
	SLEEVING	-1120/SCHEDULE 80 PVC PIPE	-24" COVER		
STA GPM SIZE	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE (INCHES)				

Call Before You Dig
In California, Nevada and Hawaii
1-800-642-2444
Underground Service Alert
4090 Nelson Avenue, Suite A, Concord, CA. 94520-1232
Administrative: Phone 925-798-9504 , Fax 925-798-1683

HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
LOTS 1 - 15			
A-1	BUBBLER	MED	TREES - LOTS 1-4 FRONT
A-2	DRIP	LOW	SHRUBS - LOTS 1-4 FRONT
A-3	BUBBLER	MED	TREES - LOTS 1-4 REAR
A-4	DRIP	LOW	SHRUBS - LOTS 1-4 REAR
A-5	BUBBLER	MED	TREES - LOTS 6-7
A-6	DRIP	LOW	SHRUBS - LOTS 6-7
A-7	BUBBLER	MED	TREES - LOTS 8-10
A-8	DRIP	LOW	SHRUBS - LOTS 8-10
A-9	BUBBLER	MED	TREES - LOTS 5 & 11
A-10	DRIP	LOW	SHRUBS - LOTS 5 & 11
A-11	BUBBLER	MED	TREES - LOTS 12-15 REAR
A-12	DRIP	LOW	SHRUBS - LOTS 12-15 REAR
A-13	BUBBLER	MED	TREES - LOTS 12-15 FRONT
A-14	DRIP	LOW	SHRUBS - LOTS 12-15 FRONT

N

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

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DEVELOPER:

D R HORTON

6683 OWENS DRIVE
PLEASANTON, CA
94588

TEL. 925.225.7400
FAX. 925.225.7201

PROJECT:

ASHTON PLACE 3

VACAVILLE, CALIFORNIA

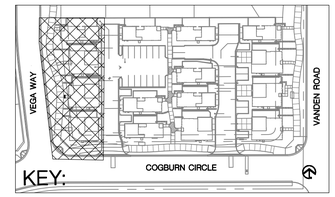
MASTER IRRIGATION PLAN

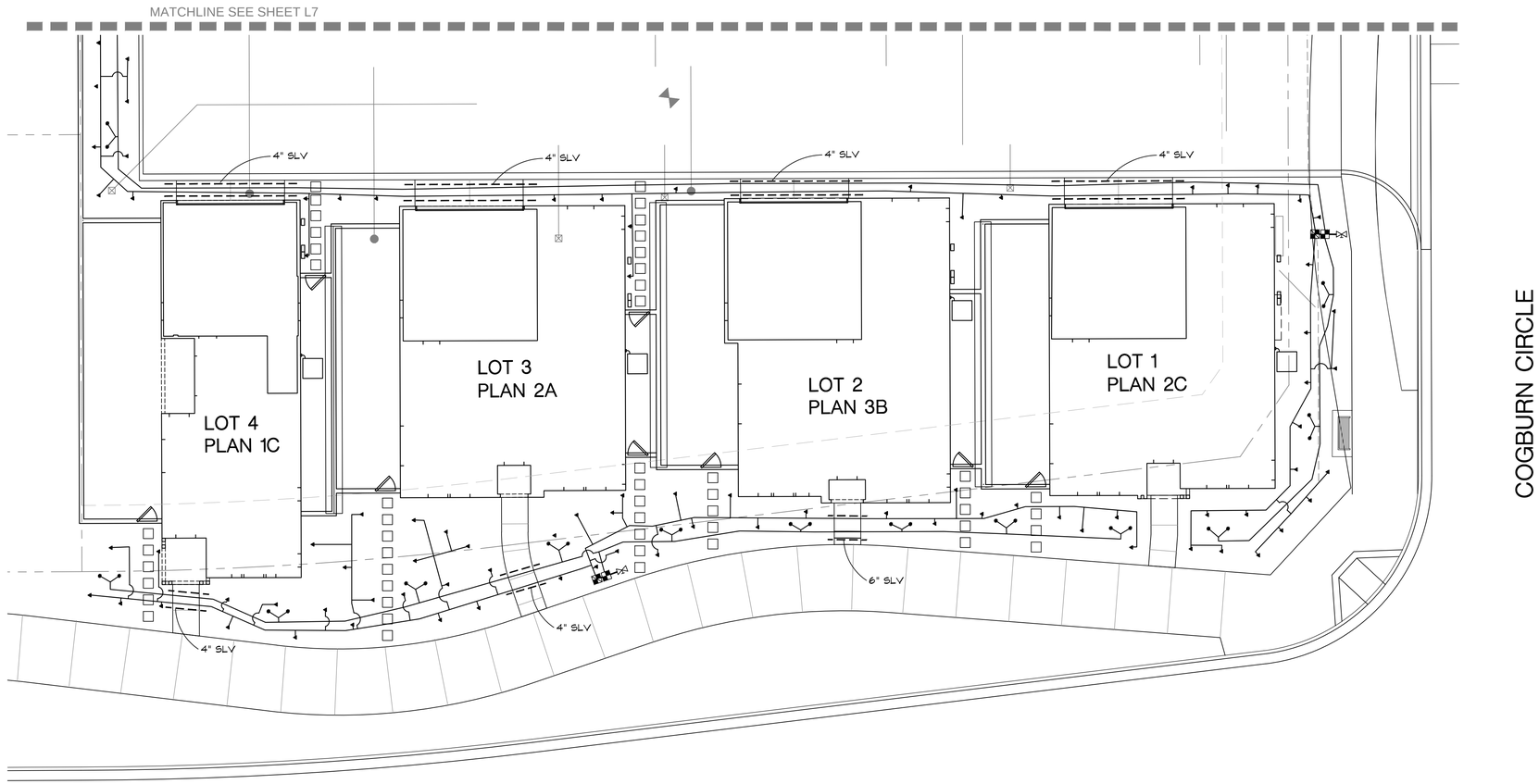
LICENSED LANDSCAPE ARCHITECT
JANINKA M. CARRENTER
3684
RENEWAL DATE 02-28-2017
10-19-2016
DATE
State of California

PROJECT #:
DATE: OCT. 19, 2016
SCALE: 1"=10'
DRAWN BY: WPG
CHECKED BY: AMC

REVISIONS:

SHEET
L5
OF 15 SHEETS





IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION		NOZZLE GPM	OPERATING PSI
M	IRRIGATION WATER METER	BY OTHER SECTION OF CONTRACT			
A B	ELECTRIC CONTROLLER	-HUNTER-I-CORE-IC600-M (ET-BASED) W/ (2)ICM-600			
	BACKFLOW PREVENTER	-FEBCO-825-YA			
	REMOTE CONTROL VALVES	-TORO 700 SERIES			
	REMOTE CONTROL VALVES	-TORO 700 SERIES W/REGULATOR & FILTER			
	BALL VALVE	-NIBCO-T-FP-600N OR EQUAL- MAINLINE SIZE			
	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL			
•	BUBBLER (2 PER TREE)	-RAINBIRD-1401 OR EQUAL		.25	30
▲	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER		.16	30
	IRRIGATION SUPPLYLINE - 2"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER		
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E	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE	-24" COVER		
	SLEEVING	-1120/SCHEDULE 80 PVC PIPE	-24" COVER		
STA GPM SIZE	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE (INCHES)				

HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
LOTS 1 - 15			
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A-6	DRIP	LOW	SHRUBS - LOTS 6-7
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GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

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RENEWAL DATE 02-28-2017
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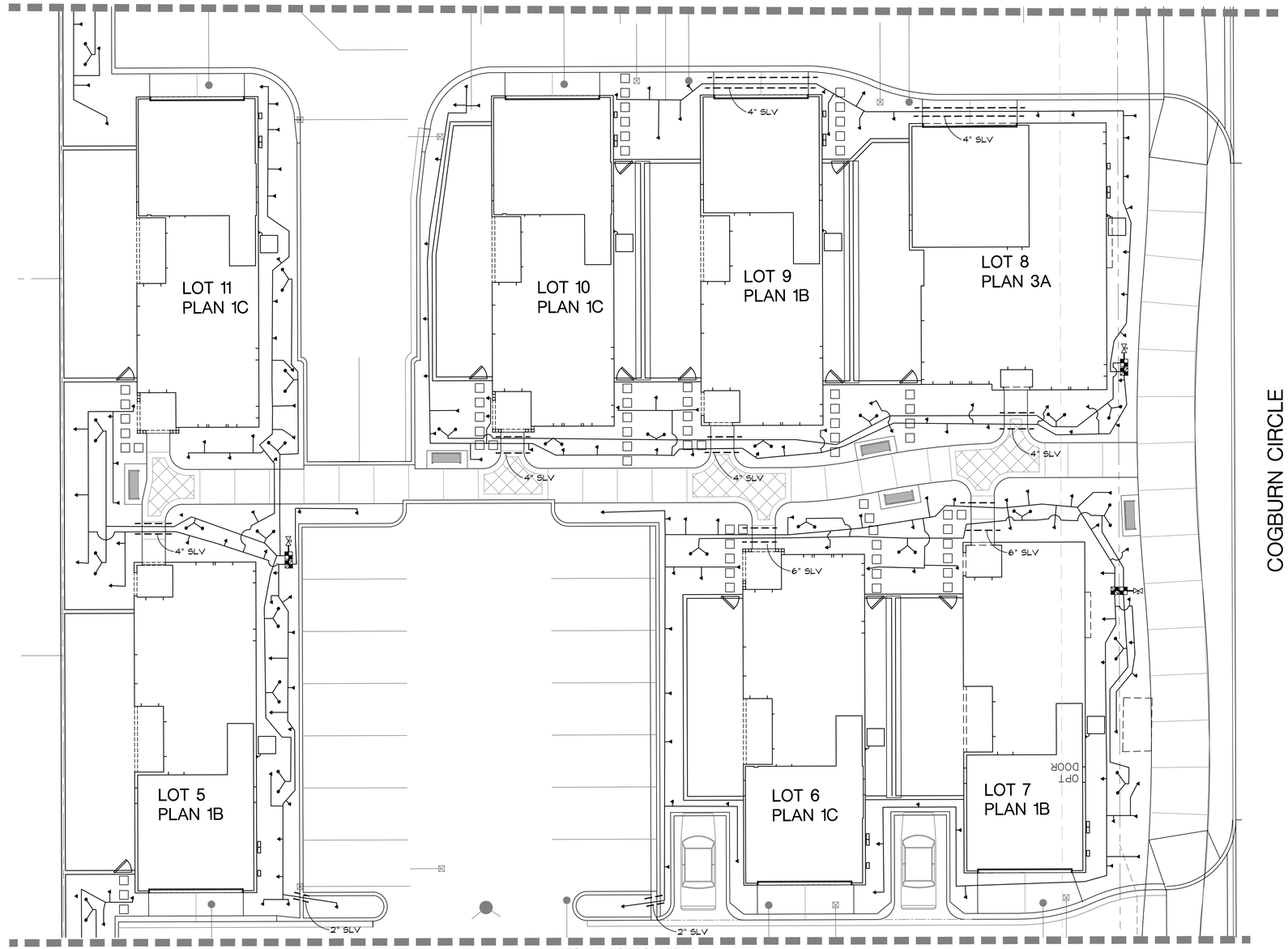
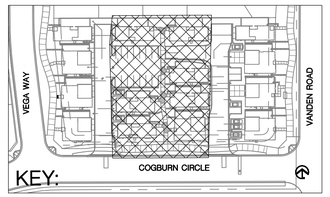
OF 15 SHEETS

MATCHLINE SEE SHEET L8



MATCHLINE SEE SHEET L6



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PROJECT:

ASHTON PLACE 3

VACAVILLE,
CALIFORNIA

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
ANNA M. CARPENTER
3684
Signature
RENEWAL DATE 08-28-2017
10-19-2016
DATE
State of California

PROJECT #:
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SCALE: 1"=10'
DRAWN BY: WPG
CHECKED BY: AMC

REVISIONS:

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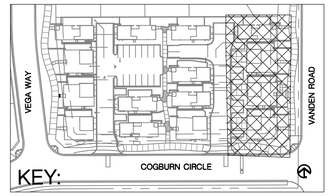
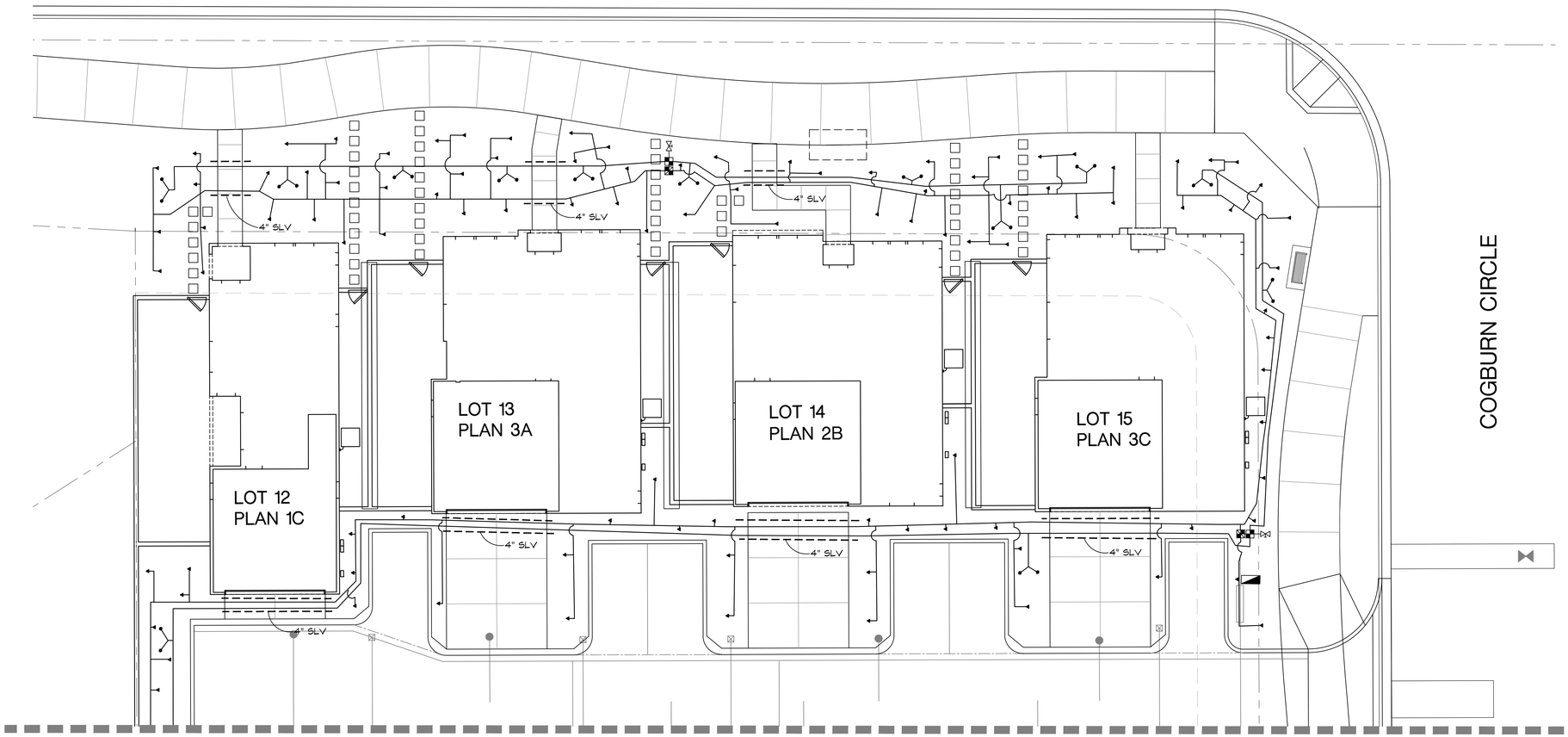
OF 15 SHEETS





MATCHLINE SEE SHEET L8

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IRRIGATION PLAN

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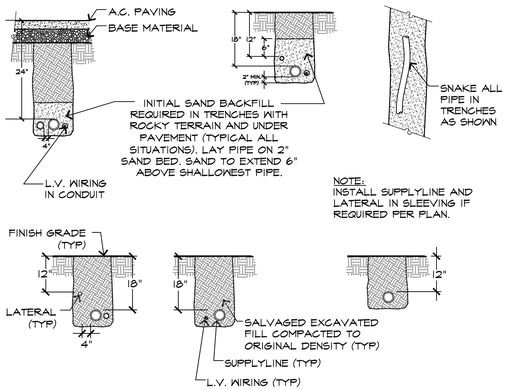
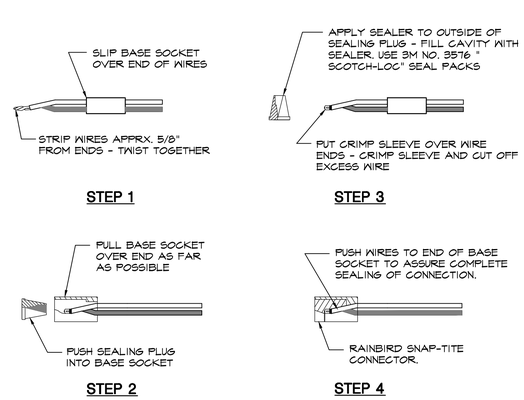


A TRENCHING DETAILS

SCALE: 1/2" = 1'-0"

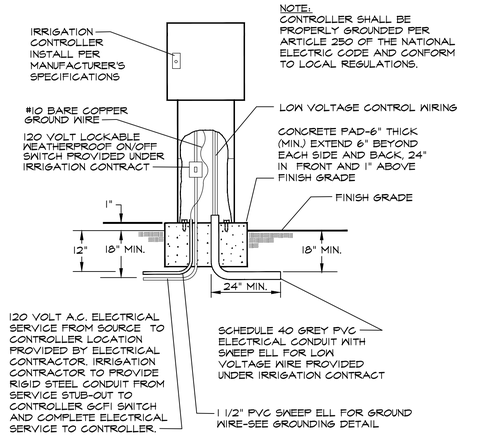
024 -



B WIRE CONNECTION

SCALE: 3/4" = 1'-0"

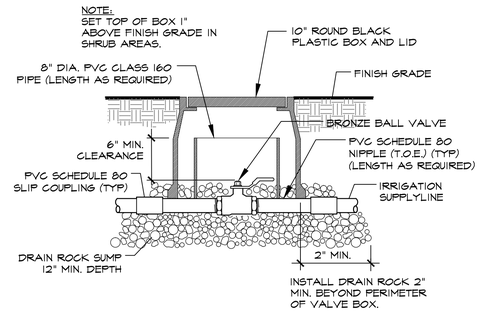
016 -



C PEDESTAL MOUNT CONTROLLER INSTALLATION

SCALE: 1/2" = 1'-0"

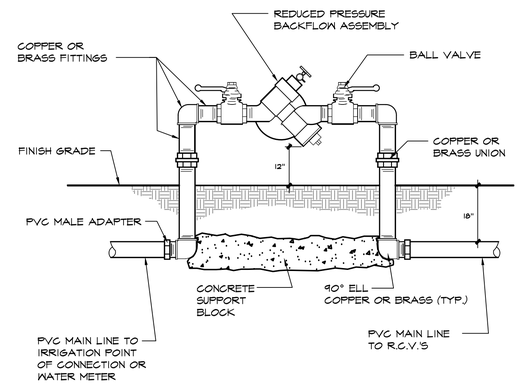
024 -



D BALL VALVE

SCALE: NOT TO SCALE

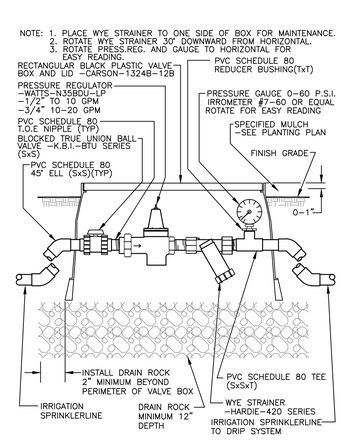
016 - BallValve_16



E BACKFLOW ASSEMBLY VALVE INSTALLATION

SCALE: 1/2" = 1'-0"

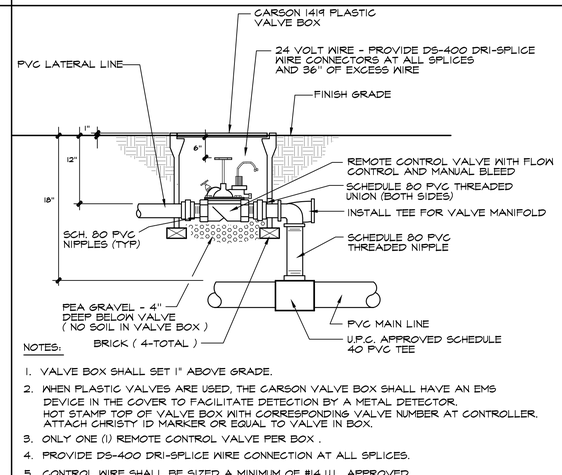
024 -



F DRIP CONTROL ASSEMBALY

SCALE: NTS

012 -



NOTES:

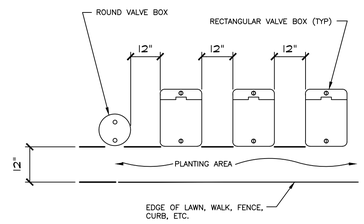
1. VALVE BOX SHALL SET 1" ABOVE GRADE.
2. WHEN PLASTIC VALVES ARE USED, THE CARSON VALVE BOX SHALL HAVE AN EMS DEVICE IN THE COVER TO FACILITATE DETECTION BY A METAL DETECTOR. HOT STAMP TOP OF VALVE BOX WITH CORRESPONDING VALVE NUMBER AT CONTROLLER. ATTACH CHRISTY ID MARKER OR EQUAL TO VALVE IN BOX.
3. ONLY ONE (1) REMOTE CONTROL VALVE PER BOX .
4. PROVIDE DS-400 DRI-SPLICE WIRE CONNECTION AT ALL SPLICES.
5. CONTROL WIRE SHALL BE SIZED A MINIMUM OF #14 U.L. APPROVED.

G ELECTRIC REMOTE CONTROL VALVE INSTALLATION

SCALE: 1/2" = 1'-0"

024 -

NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.

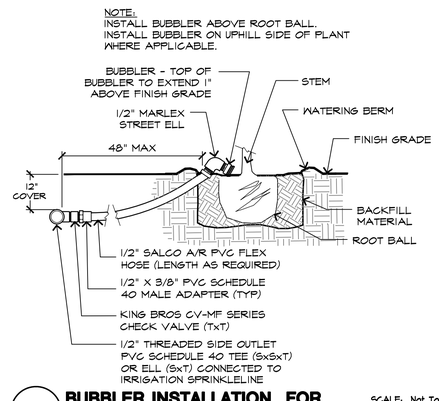


TOP VIEW

H VALVE BOX INSTALATION DETAIL

SCALE: NTS

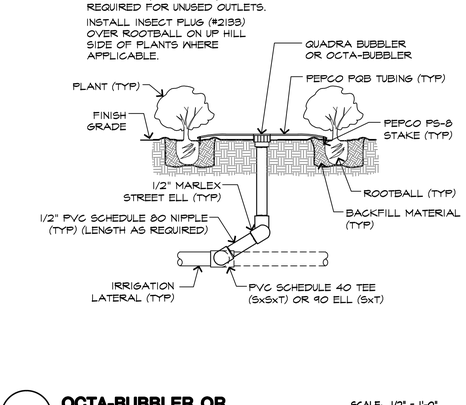
016 -



I BUBBLER INSTALLATION FOR TREES IN GC/BARK AREAS

SCALE: Not To Scale

024 - BkTrees



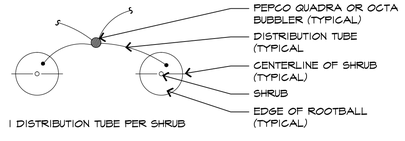
J OCTA-BUBBLER OR QUADRA-BUBBLER INSTALLATION

SCALE: 1/2" = 1'-0"

024 -

NOTES:
1. MAXIMUM LENGTH OF DISTRIBUTION TUBE FROM EMITTER BODY TO OUTLET LOCAITON SHALL NOT EXCEED TEN (10) FEET

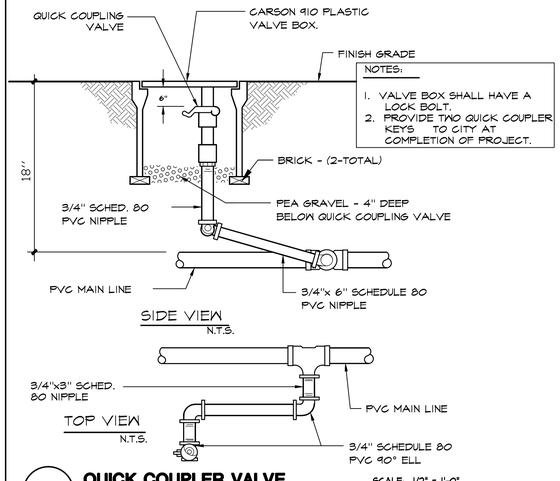
2. EMITTER OUTLETS SHALL BE AS FOLLOWS:
(1) 2-GPH EMITTER PER 1 GAL. LOW WATER USE SHRUB
(1) 4-GPH EMITTER PER 1 GAL. MEDIUM WATER USE SHRUB
(1) 6-GPH EMITTER PER 5 GAL. LOW WATER USE SHRUB
(1) 10-GPH EMITTER PER 5 GAL. MEDIUM WATER USE SHRUB



K EMITTER TUBE PLACEMENT

SCALE: 3/4" = 1'-0"

016 -



L QUICK COUPLER VALVE

SCALE: 1/2" = 1'-0"

024 -

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VACAVILLE, CALIFORNIA

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
JENNIFER M. CARPENTER
3684
RENEWAL DATE 05-09-2017
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OF 15 SHEETS

WATER EFFICIENT LANDSCAPE CALCULATIONS

LOTS 1 - 15

ASHTON PLACE 3
PAGE 1 of 3
Water Efficient Landscape Worksheet for projects in Vacaville, CA

This worksheet is filled out for each Point of Connection.
This form determines the specific water budget
This form demonstrates that the Estimated Total Water Use is less than the Maximum Applied Water Allowance.

MAWA=(Eto)(0.62)[(0.55xLA) +(0.45xSLA)]
ETWU=(Eto)(0.62)[(PFxHA/IE)+SLA]

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)
ETWU = Estimated Total Water Use (gallons per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area [high, medium and low water use areas] (square feet)
IE = Irrigation Efficiency (minimum 0.71)

Net Evapotranspiration (inches per year)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Net Eto	0.7	1.4	3.2	5.2	6.3	7.6	8.2	7.2	5.5	4.3	1.6	1.1	**52.1**

Maximum Applied Water Allowance Calculation
MAWA=(Eto)(0.62)[(0.55xLA) +(0.45xSLA)]

Total Landscaped Area				
14,618	x	0.55	=	8,040
Special Landscaped Area				
0	x	0.45	=	0

MAWA =	**52.1**	**x**	**0.62**	**x**	**8,040**	**=**	**259,705**	**gallons per year**

PAGE 3 of 3
Monthly Water Use Calculation
This spreadsheet determines the run times for each valve on a monthly basis.
Calculations are based on information inputted on Water Efficient Worksheet - Pages 1 and 2.

Hydrozone	Precipitation Rate from Manufacturer (inches/hour)	*Run Times in Minutes Per Month* January	February	March	April	May	June	July	August	September	October	November	December	Annual Irrigation Run Time Needed
A-1	3	6.9	13.8	31.6	51.4	62.2	75.1	81.0	71.1	54.3	42.5	15.8	10.9	1,107
A-2	0.7	14.8	29.6	67.7	110.1	133.3	160.8	173.5	152.4	116.4	91.0	33.9	23.3	517
A-3	3	6.9	13.8	31.6	51.4	62.2	75.1	81.0	71.1	54.3	42.5	15.8	10.9	1,107
A-4	0.7	14.8	29.6	67.7	110.1	133.3	160.8	173.5	152.4	116.4	91.0	33.9	23.3	517
A-5	3	6.9	13.8	31.6	51.4	62.2	75.1	81.0	71.1	54.3	42.5	15.8	10.9	517
A-6	0.7	14.8	29.6	67.7	110.1	133.3	160.8	173.5	152.4	116.4	91.0	33.9	23.3	1,107
A-7	3	6.9	13.8	31.6	51.4	62.2	75.1	81.0	71.1	54.3	42.5	15.8	10.9	517
A-8	0.7	14.8	29.6	67.7	110.1	133.3	160.8	173.5	152.4	116.4	91.0	33.9	23.3	1,107
A-9	3	6.9	13.8	31.6	51.4	62.2	75.1	81.0	71.1	54.3	42.5	15.8	10.9	517
A-10	0.7	14.8	29.6	67.7	110.1	133.3	160.8	173.5	152.4	116.4	91.0	33.9	23.3	1,107
A-11	3	6.9	13.8	31.6	51.4	62.2	75.1	81.0	71.1	54.3	42.5	15.8	10.9	517
A-12	0.7	14.8	29.6	67.7	110.1	133.3	160.8	173.5	152.4	116.4	91.0	33.9	23.3	1,107
A-13	3	6.9	13.8	31.6	51.4	62.2	75.1	81.0	71.1	54.3	42.5	15.8	10.9	517
A-14	0.7	14.8	29.6	67.7	110.1	133.3	160.8	173.5	152.4	116.4	91.0	33.9	23.3	1,107
			0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0		0
Total Combined Run Time Per Month (in hours)		2.5	5.1	11.6	18.8	22.8	27.5	29.7	26.1	19.9	15.6	5.8	4.0	

PAGE 2 of 3
Water Efficient Landscape Worksheet

Estimated Total Water Use Calculation
ETWU=(Eto)(0.62)[(PFxHA/IE)+SLA]

HYDROZONE INFORMATION TABLE

Hydrozone	Plant Water Use Type (low, medium or high)	Plant Factor(PF) (0-1.0, see below)	Hydrozone Area(HA) (sq ft)	% of Total Area	Type of Irrigation (rotors, spray, drip, bubblers, etc.)	Irrigation Efficiency (IE) (71-100%, see below)	PFxHA/IE
A-1	medium	0.40	63	0%	bubblers	81%	31
A-2	low	0.20	1,923	13%	drip	81%	475
A-3	medium	0.40	35	0%	bubblers	81%	17
A-4	low	0.20	1,650	11%	drip	81%	407
A-5	medium	0.40	49	0%	bubblers	81%	24
A-6	low	0.20	1,983	14%	drip	81%	490
A-7	medium	0.40	49	0%	bubblers	81%	24
A-8	low	0.20	2,064	14%	drip	81%	510
A-9	medium	0.40	70	0%	bubblers	81%	35
A-10	low	0.20	1,710	12%	drip	81%	422
A-11	medium	0.40	35	0%	bubblers	81%	17
A-12	low	0.20	2,138	15%	drip	81%	528
A-13	medium	0.40	63	0%	bubblers	81%	31
A-14	low	0.20	2,786	19%	drip	81%	688
-			0	0%			0
		SUM	14,618	100%			3,699

ETWU=	**52.1**	**x**	**0.62**	**x**	**3,699**	**=**	**119,493**	**gallons per year**

Plant Factor Typical Ranges (PF)
To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOLS"
www.owue.water.ca.gov/docs/wucols00.pdf

Low Water Use	0.0-0.3
Medium Water Use	0.4-0.6
High Water Use	0.7-1.0

Plant Factor Formula - Plants With a Factor over 1.0 are prohibited.
Plant Factor (PF) = K_s x K_d x K_{mc}
K_s = Species Factor (range 0.1-0.9, see WUCOLS list)
K_d = Density Factor (range 0.5-1.3, see WUCOLS list)
K_{mc} = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

Irrigation Efficiency Ranges (IE)
Irrigation efficiency will vary by soil type, weather conditions, design, head type, construction quality, maintenance, etc.
Please estimate irrigation efficiency somewhere in the ranges listed below.

Stream Rotor Heads	71-75%
Spray Heads	71-75%
Bubblers	75-85%
Drip Emitters	80-90%
Subsurface Irrigation	80-90%

SCHEDULE - CONTROLLER A - LOTS 1 - 15 (ESTABLISHMENT PERIOD)

STA	RUN TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL RUN TIME
A-1	15	2	5	6	8	8	12	12	12	10	8	4	1	1,320
A-2	15	1	2	2	2	4	6	6	6	4	4	4	2	645
A-3	15	2	5	6	8	8	12	12	12	10	8	4	1	1,320
A-4	15	1	2	2	2	4	6	6	6	4	4	4	2	645
A-5	15	2	5	6	8	8	12	12	12	10	8	4	1	1,320
A-6	15	1	2	2	2	4	6	6	6	4	4	4	2	645
A-7	15	2	5	6	8	8	12	12	12	10	8	4	1	1,320
A-8	15	1	2	2	2	4	6	6	6	4	4	4	2	645
A-9	15	2	5	6	8	8	12	12	12	10	8	4	1	1,320
A-10	15	1	2	2	2	4	6	6	6	4	4	4	2	645
A-11	15	2	5	6	8	8	12	12	12	10	8	4	1	1,320
A-12	15	1	2	2	2	4	6	6	6	4	4	4	2	645
A-13	15	2	5	6	8	8	12	12	12	10	8	4	1	1,320
A-14	15	1	2	2	2	4	6	6	6	4	4	4	2	645
TOTAL MINUTES														**13,755**

SCHEDULE - CONTROLLER A -LOTS 1 - 15 (ESTABLISHED SHRUBS)

STA	RUN TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL RUN TIME
A-1	10	2	5	6	8	8	12	12	12	10	8	4	1	880
A-2	10	1	2	2	2	4	6	6	6	4	4	4	2	430
A-3	10	2	5	6	8	8	12	12	12	10	8	4	1	880
A-4	10	1	2	2	2	4	6	6	6	4	4	4	2	430
A-5	10	2	5	6	8	8	12	12	12	10	8	4	1	880
A-6	10	1	2	2	2	4	6	6	6	4	4	4	2	430
A-7	10	2	5	6	8	8	12	12	12	10	8	4	1	880
A-8	10	1	2	2	2	4	6	6	6	4	4	4	2	430
A-9	10	2	5	6	8	8	12	12	12	10	8	4	1	880
A-10	10	1	2	2	2	4	6	6	6	4	4	4	2	430
A-11	10	2	5	6	8	8	12	12	12	10	8	4	1	880
A-12	10	1	2	2	2	4	6	6	6	4	4	4	2	430
A-13	10	2	5	6	8	8	12	12	12	10	8	4	1	880
A-14	10	1	2	2	2	4	6	6	6	4	4	4	2	430
TOTAL MINUTES														**9,170**

LANDSCAPE MAINTENANCE GUIDELINES & SCHEDULE

A. WEEDING AND PEST CONTROL:
WEEDING SHALL BE DONE ON A WEEKLY BASIS, PEST CONTROL AS NEEDED. KEEP BASINS AND AREAS BETWEEN PLANTS FREE OF WEEDS. IF ANY PLANTS SHOW SIGNS OF PEST INFESTATION OR DISEASE, PRUNE OFF A SMALL PORTION OF THE INFECTED AREA FOR ANALYSIS BY A QUALIFIED NURSERY. APPLY THE APPROPRIATE TREATMENT TO CORRECT THE PROBLEM AS RECOMMENDED BY THE NURSERY.

B. LITTER, LEAF AND TRASH REMOVAL:
ALL LITTER, LEAVES, DEBRIS AND TRASH SHALL BE PICKED UP WEEKLY AND THE SITE SHALL BE LEFT IN A NEAT AND CLEAN CONDITION.

C. TREE, SHRUB, VINE AND GROUND COVER CARE:

1. FERTILIZATION: APPLY FERTILIZER AND PRE-EMERGENT TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES AND EXACT FREQUENCY OF FERTILIZATION SHALL BE OBTAINED FROM LANDSCAPE SPECIFICATIONS AND SOILS ANALYSIS REPORT. ON A YEARLY BASIS, OBTAIN THREE SOIL SAMPLES FROM DIFFERENT PARTS OF THE PROJECT AND SEND TO A CERTIFIED SOIL AND PLANT LABORATORY FOR FERTILITY TESTING. REQUEST TEST REPORT SHALL CONTAIN FERTILIZATION AND CONDITIONING RECOMMENDATIONS FOR THE EXISTING LANDSCAPING AND FOLLOW ALL REPORT RECOMMENDATIONS FOR THE NEXT YEAR'S MAINTENANCE PROGRAM.
2. WATERING: WATER THOROUGHLY AND DEEPLY AS DESCRIBED IN ITEM E- WATERING.
3. EDGING: EDGE GROUND COVER TO KEEP IN BOUNDS AND TRIM TOP GROWTH AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE. KEEP AN 18" TO 24" DIAMETER CIRCLE AROUND THE BASE OF TREES CLEAR OF GROUND COVER TO REDUCE COMPETITION FOR NUTRIENTS BETWEEN. MAINTAIN BARK MULCH IN CLEAR ZONE.
4. PRUNING: TREES & SHRUBS: SEE ITEM G - PRUNING BELOW FOR GUIDELINES. GROUND COVERS: WOODY GROUND COVERS SHOULD BE PRUNED TO MAINTAIN DENSITY AND HEIGHT AND MINIMIZE BUILD-UP OF DEAD, WOODY BRANCHES BELOW THE SURFACE THROUGH ANNUAL OR EVERY OTHER YEAR PRUNING AND THINNING. CUT BACK PERENNIALS YEARLY OR AS NEEDED TO REMOVE DEAD GROWTH, RETAIN SHAPE AND REVITALIZE PLANT. DIVIDE TUBEROUS PLANTS IN FALL OR WINTER BUT ONLY WHEN PLANTS BECOME OVERCROWDED OR TOO LARGE.
5. REPLACEMENT PLANTS: DEAD AND MISSING PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACEMENT PLANTS SHALL BE OF SAME SIZE AND PLANTED AT SAME SPACING AS ORIGINALLY CALLED OUT ON PLANTING PLANS.
6. VINES: AS VINES GROW, ADD ADDITIONAL VINE TIES TO SPREAD VINE OUT AND TRAIN TO THEIR SUPPORT. IF VINES GET TANGLED OR HEAVY, THIN AND PRUNE TO SHAPE AND RE-ATTACH TO SUPPORT SURFACE AS NEEDED.

D. LAWN CARE:

1. MOWING AND EDGING: MOW GRASS TO A MINIMUM HEIGHT OF TWO INCHES IN WARM WEATHER AND ONE AND ONE HALF INCHES DURING THE RAINY SEASON. MOWING SHALL BE DONE AS NEEDED IN ORDER TO MAINTAIN SPECIFIED HEIGHTS. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 12" DIAMETER CIRCLE AROUND TRUNK OF TREE FREE OF LAWN. THIS CIRCULAR AREA SHALL RECEIVE 2" DEPTH OF BARK MULCH. THIS WILL REDUCE DAMAGE TO TRUNKS AND ROOTS BY MACHINERY.
2. WATERING: LAWNS SHALL BE WATERED AT SUCH FREQUENCY AS WEATHER CONDITIONS REQUIRE, TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE. SEE ITEM E - WATERING FOR MORE DETAILED INFORMATION.
3. FERTILIZATION: LAWNS SHOULD BE FERTILIZED APPROXIMATELY EVERY 6 TO 8 WEEKS OR AS NEEDED TO MAINTAIN HEALTHY VIGOROUS GROWTH. SEE C ABOVE FOR FERTILIZER.
4. WEED CONTROL: CONTROL BROAD-LEAFED WEEDS WITH SELECTIVE HERBICIDES. FOR CRABGRASS, APPLY A SELECTIVE POST-EMERGENT HERBICIDE IN THE SPRING. PRE-EMERGENT HERBICIDES CAN BE APPLIED PRIOR TO CRABGRASS GERMINATION. ALL HERBICIDES SHALL BE APPLIED ONLY AS NECESSARY AND PER MANUFACTURER RECOMMENDATIONS.
5. INSECT & DISEASE CONTROL: IF NECESSARY, APPLY APPROVED INSECTICIDES AND FUNGICIDES WHEN NEEDED. THIS SHALL BE DONE ON AN AS NEEDED BASIS ONLY, AND PER MANUFACTURER RECOMMENDATIONS.
6. RENOVATING: TO PROMOTE HEALTHY GROWTH, LAWNS SHOULD BE DE-THATCHED AND AERATED PERIODICALLY. DE-THATCHING REMOVES THE THICK LAYER OF DEAD GRASS STEMS THAT ACCUMULATE OVER TIME AT THE SOIL LEVEL. HEAVY THATCH CAN REDUCE A LAWNS VIGOR AND GROWTH. DE-THATCHING SHOULD BE DONE IN FALL OR EARLY SPRING. AERATION IS DONE WITH EITHER HAND OR GAS POWERED TOLLS THAT REMOVE SMALL CORES OF GRASS AND SOIL FROM THE LAWN AREA. THIS INCREASES WATER PENETRATION AND AIR CIRCULATION AND IMPROVES PLANT GROWTH. THIS SHOULD BE DONE ANNUALLY, OR CAN BE DONE IN SPECIFIC AREAS ANY TIME AS NEEDED. SECTIONS OF LAWN THAT ARE IN POOR HEALTH, DISEASED OR DEAD CAN BE CUT OUT AND REPLACED WITH NEW SOD OR RE-SEEDED AS NECESSARY. BE SURE YOUR REPLACEMENT SOD OR SEED IS THE SAME SPECIES.

E. WATERING :

1. LAWNS. WAIT TO WATER A LAWN UNTIL YOU NOTICE ITS COLOR CHANGE FROM BRIGHT GREEN TO A DULL BLUE-GREEN. ALSO WHEN WALKING ON THE LAWN AND LOOKING BACK, YOU WILL NOTICE YOUR FOOTPRINTS. THESE ARE ALL SIGNS OF WATER STRESS, INDICATING IT'S TIME TO WATER. CAREFULLY MONITOR LAWN APPEARANCE TO DEVELOP THE PROPER WATERING SCHEDULE AT EACH SEASON.
2. SHRUBS AND GROUND COVERS : REGULAR WATERING ENCOURAGES DEEP ROOTING. TREES AND SHRUBS WITH DEEP ROOTS CAN GO LONGER BETWEEN WATERING AND WITHSTAND DROUGHT BETTER. PLANTS WITH DEEP ROOTS HAVE A GREATER SOIL RESERVOIR OF MOISTURE. A SIMPLE TEST TO SEE IF SHRUBS AND GROUND COVERS NEED WATER IS TO STICK A PENCIL 4 TO 6 INCHES INTO THE GROUND. IF THE TIP IS DAMP OR WET, THEY DON'T NEED WATER. REMEMBER TO CHECK SEVERAL AREAS IN THE LANDSCAPE; AS SUNNY AREAS WILL TEND TO DRY-OUT MORE FREQUENTLY THAN SHADY AREAS. CAREFULLY MONITOR SHRUB AREAS IN THIS WAY TO DETERMINE THE PROPER WATERING SCHEDULE AT EACH SEASON.
3. GENERAL TIPS: DON'T OVER WATER. OVER WATERING WILL DAMAGE OR KILL PLANTS. DON'T CONTINUE TO WATER AN AREA IF RUN-OFF OCCURS, INSTEAD, WATER THE AREA SEVERAL TIMES WITH SHORTER DURATIONS, ALLOWING AN HOUR OR SO BETWEEN WATERING'S. THIS GIVES THE WATER A CHANCE TO PENETRATE INTO THE SOIL. THE IRRIGATION CONTROLLER CAN BE PROGRAMMED WITH REPEAT CYCLES TO ALLOW THIS TYPE OF WATERING. CAREFULLY MONITOR THE SOIL TO DEVELOP PROPER IRRIGATION SCHEDULES. THE SOIL IN THIS AREA TENDS TO RETAIN MOISTURE, SO IT IS IMPORTANT TO ALLOW THE SOIL TO DRY OUT BETWEEN WATERING CYCLES.
4. WATERING TIMES: WATERING SHALL BE DONE AT NIGHT OR APPLY WATER EARLY IN THE MORNING

F. IRRIGATION SYSTEM CARE:
THE IRRIGATION SYSTEM SHALL BE CHECKED AND ADJUSTED AS FOLLOWS:

1. WEEKLY: THE IRRIGATION SYSTEM SHALL BE VISUALLY INSPECTED BY RUNNING ALL VALVE STATIONS FROM THE IRRIGATION CONTROLLER AND LOOKING FOR LEAKS, BROKEN PIPES, MISSING SPRAY HEADS, SPRAY HEADS OUT OF ADJUSTMENT, OVER SPRAYING, MISTING OR CLOGGED, OR OTHER DAMAGE. REPAIR ANY DAMAGE, LEAKS, ETC., AND ADJUST SPRAY HEADS SO THAT IRRIGATION SYSTEM HAS OPTIMUM HEAD TO HEAD SPRAY COVERAGE WITHOUT OVER SPRAYING PLANTING AREA. ALL REPAIRS AND ADJUSTMENTS SHALL BE COMPLETED BEFORE THE NEXT SCHEDULED WATERING PERIOD, AND IN NO CASE SHALL DOWN TIME EXCEED ONE WEEK.
2. WEEKLY: AS PART OF VISUAL INSPECTION NOTED ABOVE, CHECK FOR LOW HEAD DRAINAGE. REPAIR AND/OR ADD CHECK VALVES AS NECESSARY TO ELIMINATE LOW HEAD DRAINAGE.
3. MONTHLY: CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY AND CLEAN OUT DEBRIS, MUD OR PLANT GROWTH.
4. MONTHLY: IRRIGATION CONTROLLERS SHALL BE ADJUSTED MONTHLY TO PROVIDE OPTIMUM WATERING TIMES FOR THE LANDSCAPE PLANT MATERIALS. MAKE WEEKLY INSPECTIONS OF LANDSCAPE PLANT MATERIALS AND CHECK SOIL MOISTURE LEVELS (SEE ITEM E- WATERING) AND ADJUST WATERING TIMES AS NECESSARY TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. UNUSUAL VARIATIONS IN WEATHER MAY REQUIRE THE CONTROLLER WATERING TIMES BE ADJUSTED MORE OR LESS FREQUENTLY.
5. TWICE YEARLY: CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS NECESSARY, AND REPAIR VALVE BOXES AS NECESSARY.
6. IN WINTER: COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
7. DRIP MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENTLY FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP VALVES SHOULD BE RUN TWICE MONTHLY FOR A 2-4 MINIMUM MINUTE PERIOD (EXCEPT IN FREEZING AREAS).

G. PRUNING:
PRUNE SHRUBS AND TREES TO ENHANCE THEIR NATURAL SHAPE, DEVELOP PROPER LIMB AND BRANCH STRUCTURES, KEEP CLEAR OF TRAFFIC, AND REMOVE DISEASED, INJURED, AND DEAD WOOD IN THE FALL. IN PRUNING OR EDGING, DO NOT SHEAR OR CREATE VERTICAL EDGES. PRUNE AND REMOVE DEAD FLOWERS FROM PERENNIALS, SUCH AS AGAPANTHUS AND HEMEROCALLIS, AS NEEDED TO KEEP THEM LOOKING GOOD. PRUNE TREES FOR PROPER FORM AND TO ELIMINATE DEAD, CROSSING OR BROKEN BRANCHES. DO NOT ALLOW TREES TO BECOME TOP HEAVY. PRUNE AS NEEDED TO ALLOW WIND PENETRATION THROUGH CANOPY. ALL TREE PRUNING SHALL BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST FOLLOWING NURSERYMAN ASSOCIATION APPROVED PRUNING STANDARDS.

H. BARK MULCH:
TWICE YEARLY ALL TREE AND SHRUB AREAS WITH BARK MULCH SHALL BE CHECKED AND MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM 3" MULCH DEPTH.

I. STAKING:
ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. REPLACE RUBBER TIES WHICH ARE BROKEN OR DAMAGED; DO NOT US WIRE TYPE TIES. LOOSEN TIED AS NEEDED TO ALLOW FOR PROPER TRUNK GROWTH. TRIM TREE STAKES AS NECESSARY TO ELIMINATE RUBBING AGAINST TREE BRANCHES. REMOVE STAKES FROM TREES ONCE A STRONG TRUNK HAS DEVELOPED IN APPROXIMATELY 2 TO 3 YEARS AFTER INSTALLATION.

J. REPLACEMENT OF PLANTS:
DEAD PLANTS AND THOSE IN A STATE OF DECLINE SHALL BE REPLACED. REPLACEMENT PLANTS SHALL BE OF SAME SIZE, CONDITION AND VARIETY AS ORIGINALLY CALLED OUT ON PLANTING PLANS.

IRRIGATION SYSTEM NOTES

1. IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 18 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 50 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 70 P.S.I. OR LESS THAN 45 P.S.I.
2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
3. DOMESTIC WATER STUBOUT IS PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF STUBOUT.
4. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING OR OTHER ARCHITECTURAL FEATURES. NOTIFY IRRIGATION CONSULTANT, PRIOR TO INSTALLATION, OF ANY AREA OR GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
5. PRIOR TO COMMENCING WORK, CONTRACTOR TO LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS OWN EXPENSE.
6. INSTALL WALL MOUNT CONTROLLER IN GARAGE, APPROXIMATELY WHERE INDICATED. EXACT LOCATION OF WALL MOUNT CONTROLLERS TO BE DETERMINED AT JOBSITE BY ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
7. USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS. PIPE JOINT COMPOUND FOR THREADED JOINTS SHALL BE WHITLAM BLUE MAGIC INDUSTRIAL GRADE THREAD SEALING COMPOUND. APPLY PER MANUFACTURERS RECOMMENDATIONS.
8. INSTALL ALL EQUIPMENT AS DETAILED.
9. ALL HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. LEAN SPRINKLER HEADS ON SLOPES (ANGLE VARIES DEPENDING UPON TRAJECTORY OF SPRAY AND DEGREE OF SLOPE) TO MAXIMIZE UPHILL THROW. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF TREES.
10. ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON BUILDINGS, ASPHALT, SIDEWALKS, ROADWAYS, ETC., AND THROTTLE FLOW CONTROL AT VALVES FOR OPTIMUM OPERATION. WHEN THROTTLING IS NOT USED TO CONTROL MISTING OR OVERSPRAY, BACK-OFF MANUAL FLOW CONTROL 1/2 TO 1 1/2 TURNS FROM POINT WHERE CLOSING EFFECTS SPRINKLER COVERAGE. ADJUST ALL BUBBLERS AT TREES AS REQUIRED FOR DEEP ROOT WATERING. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00PM AND 10:00AM UNLESS WEATHER CONDITIONS PREVENT.
11. ALL PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. ALL WIRING UNDER PAVEMENT TO BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. SURROUND PIPES WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
12. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES USING 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
13. MULTI-OUTLET EMITTERS SHOWN ARE DIAGRAMMATIC ONLY. INSTALL EMITTER IN GROUPS OF PLANTS AND RUN DISTRIBUTION TUBING TO PLANTS. INSTALL OUTLETS AS FOLLOWS:
    1 PCC-2 GPH EMITTER AT EACH 1-GALLON LOW WATER USE PLANT
    1 PCC-6 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT
    1 PCC-6 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT
    1 PCC-10 GPH EMITTER AT EACH 5-GALLON MEDIUM WATER USE PLANT
    INSTALL EMITTERS ON UP GRADE SIDE OF PLANTS ABOVE ROOTBALL
14. PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
    CLEANING FILTER IN WYE STRAINER(S)
    REPAIRING BREAKS IN PIPE(S)
    ADDING EMITTERS AND TUBING FOR EXPANSION/INSTALLING PLUGS
    INSPECTION OF EMITTERS AND OUTLETS
15. MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
16. ALL SUPPLYLINE PIPES SHALL BE TESTED HYDRAULICALLY AT 125% OF DESIGN PRESSURE AND SPRINKLER LINE PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. CENTER LOAD PIPING (BUT DO NOT COVER FITTINGS) TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
17. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
18. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
19. OBTAIN CLEAN SET OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY MARK ALL CHANGES MADE DURING CONSTRUCTION. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSPERSON. SUBMIT TO OWNER FOR ACCEPTANCE.
20. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
21. THE IRRIGATION SCHEDULES ARE BASED ON THE IRRIGATION SYSTEM'S ATTRIBUTES AND ARE ONLY GUIDELINES FOR PROGRAMMING CONTROLLERS. THESE SCHEDULES TAKE INTO ACCOUNT HISTORICAL WEATHER DATA AND ESTIMATES OF SOIL COMPOSITION, PLANT TRANSPIRATION CHARACTERISTICS AND IRRIGATION SYSTEM UNIFORMITY. SINCE RUN TIMES ARE BASED ON AVERAGE HISTORICAL WEATHER DATA FOR A PARTICULAR REGION, THE PROGRAMS SHOULD BE ADJUSTED TO REFLECT ACTUAL VARIATIONS IN THE WEATHER. IDEALLY ADJUSTMENTS SHOULD BE MAKE FOR EACH WATERING CYCLE; HOWEVER, WEEKLY ADJUSTMENTS ARE ACCEPTABLE, MONTHLY ADJUSTMENTS BEING THE MINIMUM REQUIREMENT, IN ORDER TO AFFECT SIGNIFICANT WATER SAVINGS. IN ADDITION TO MAKING THESE ADJUSTMENTS, THE GROUNDS SHOULD BE MONITORED REGULARLY TO ASSESS THE ESTIMATED SCHEDULE AND THE CONTROLLER PROGRAMS SHOULD BE 'TUNED' TO ADJUST TO SITE CONDITIONS.
22. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
23. AFTER INSTALLATION CONTRACTOR SHALL ARRANGE AN IRRIGATION WATER USE ANALYSIS/WATER AUDIT TO BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. CONTACT THE LANDSCAPE ARCHITECT TO COMPLETE THE CERTIFICATE OF COMPLETION FOR SUBMITTAL TO CITY FOR OCCUPANCY PERMIT.
24. LOCAL WATER PURVEYOR:
    VACAVILLE CITY HALL
    650 MERCHANT STREET
    VACAVILLE, CALIFORNIA 95688
    PH. (707) 449-5128

RIPLEY DESIGN GROUP

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PROJECT:

ASHTON PLACE 3

VACAVILLE, CALIFORNIA

IRRIGATION CALCULATIONS

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-28-2017
10-19-2016
DATE
State of California

PROJECT #:
DATE: OCT. 19, 2016
SCALE: AS SHOWN
DRAWN BY: WPG
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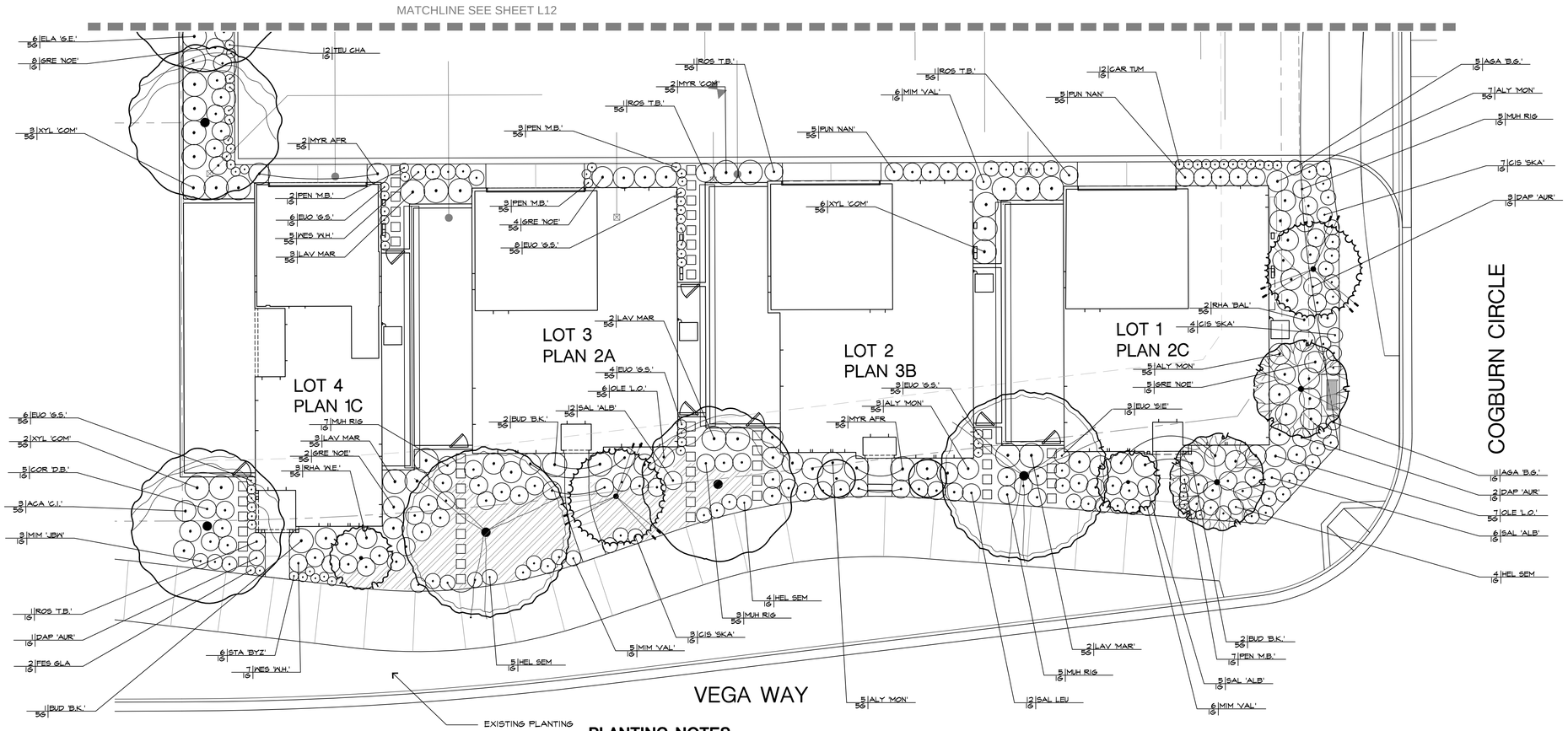
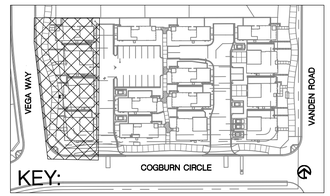
REVISIONS:

SHEET

L10

OF 15 SHEETS





PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS			
ACA 'C.I'	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	LOW
AGA 'B.G.'	AGAVE 'BLUE GLOW'	AGAVE	LOW
AGA 'VAR'	AGAVE DESMETTIANA 'VARIEGATA'	VAR. DWARF AGAVE	LOW
ALY 'MON'	ALYOGYNE HUEGELII 'MONLE'	PURPLE LILAC HIBISCUS	LOW
BUD 'B.K.'	BUDDLEIA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW
CAL 'L.J.'	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	LOW
CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	LOW
CIS 'SKA'	CISTUS X 'SKANBERGII'	PINK ROCKROSE	LOW
COR 'D.B.'	CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	LOW
COR 'F.L.'	CORDYLINE X 'FESTIVAL LIME'	F.L. CORDYLINE	LOW
COR 'JUR'	CORDYLINE X 'JURRED'	BURGANY CORDYLINE	LOW
DAP 'AUR'	DAPHNE ODORA 'AUREOMARGINATA'	WINTER DAPHNE	LOW
ELA 'G.E.'	ELAEAGNUS X EBBINGII 'GILT EDGE'	G.E. SILVERBERRY	LOW
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	LOW
EUO 'SIE'	EUONYMUS J. 'SIEBE'	GOLDEN FLAIR EUONYMUS	LOW
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	LOW
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	LOW
HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
JUN 'MED'	JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	LOW
LAN 'CHY'	LANTANA 'CHAPEL HILL YELLOW'	C.H.Y. LANTANA	LOW
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVENDER	LOW
LAV 'STO'	LAVANDULA A. 'STOECHES'	SPANISH LAVENDER	LOW
LAV MAR	LAVATERA MARITIMA	SEA MALLOW	LOW
MIM 'JBW'	MIMULUS 'JELLY BEAN WHITE'	MONKEY FLOWER	LOW
MIM 'VAL'	MIMULUS 'VALENTINE'	MONKEY FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR 'COM'	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE	LOW
MYR AFR	MYRSINE AFRICANA	AFRICAN BOXWOOD	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
PEN 'M.B.'	PENSTEMON HET. 'MARGARITA BOP'	FOOTHILL PENSTEMON	LOW
PUN 'NAN'	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	LOW
RHA 'BAL'	RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW
RHA 'W.E.'	RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	LOW
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	LOW
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW
SAL 'ALB'	SALVIA GREGGII 'ALBA'	AUTUMN SAGE	LOW
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	LOW
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	LOW
TEU CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	LOW
WES 'W.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	WESTRINGIA	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
GROUNDCOVERS			
	APTENA 'RED APPLE' 1 GALLON @ 36" O.C.	APTENA	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' 1 GALLON @ 36" O.C.	COYOTE BUSH	LOW
	ROSMARINUS 'PROSTRATUS' 1 GALLON @ 36" O.C.	ROSEMARY	LOW
	SCAEVOLA 'MAUVE CLUSTERS' 1 GALLON @ 36" O.C.	FAN FLOWER	LOW

PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
4. SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
   - 6 CU.YDS. NITROGEN STABILIZED, 0-1/4" RAW FIR BARK
   - 35 LBS. 6-20-20 COMMERCIAL FERTILIZER
   - 50 LBS. IRON SULFATE (20% Fe)
5. BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
   - 6 PARTS BY VOLUME ON SITE SOIL
   - 4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
   - 2LB./CU.YD. OF MIX 6-20-20
   - 2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX
6. ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAYPOINT ANALYTICAL CALIFORNIA, INC. (408-727-0330) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.
7. ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BLACK, ¼" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
9. CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
10. CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
11. LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
12. ALL TURF EDGES TO RECEIVE 4" SHOVEL CUT.
13. REFER TO TREE PLANTING/STAKING DETAIL, SHEET 3.
14. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
15. TURF SHALL NOT BE INSTALLED ON SLOPES GREATER THAN 25% (1:4).

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

NOTE:
SEE SHEET L14 FOR TREE PLANTING/STAKING DETAIL AND TREE PLANTING PLAN.

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

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PROJECT:

ASHTON PLACE 3

VACAVILLE,
CALIFORNIA

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
CYNTHIA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 03-28-2017
10-19-2016
DATE
State of California

PROJECT #:
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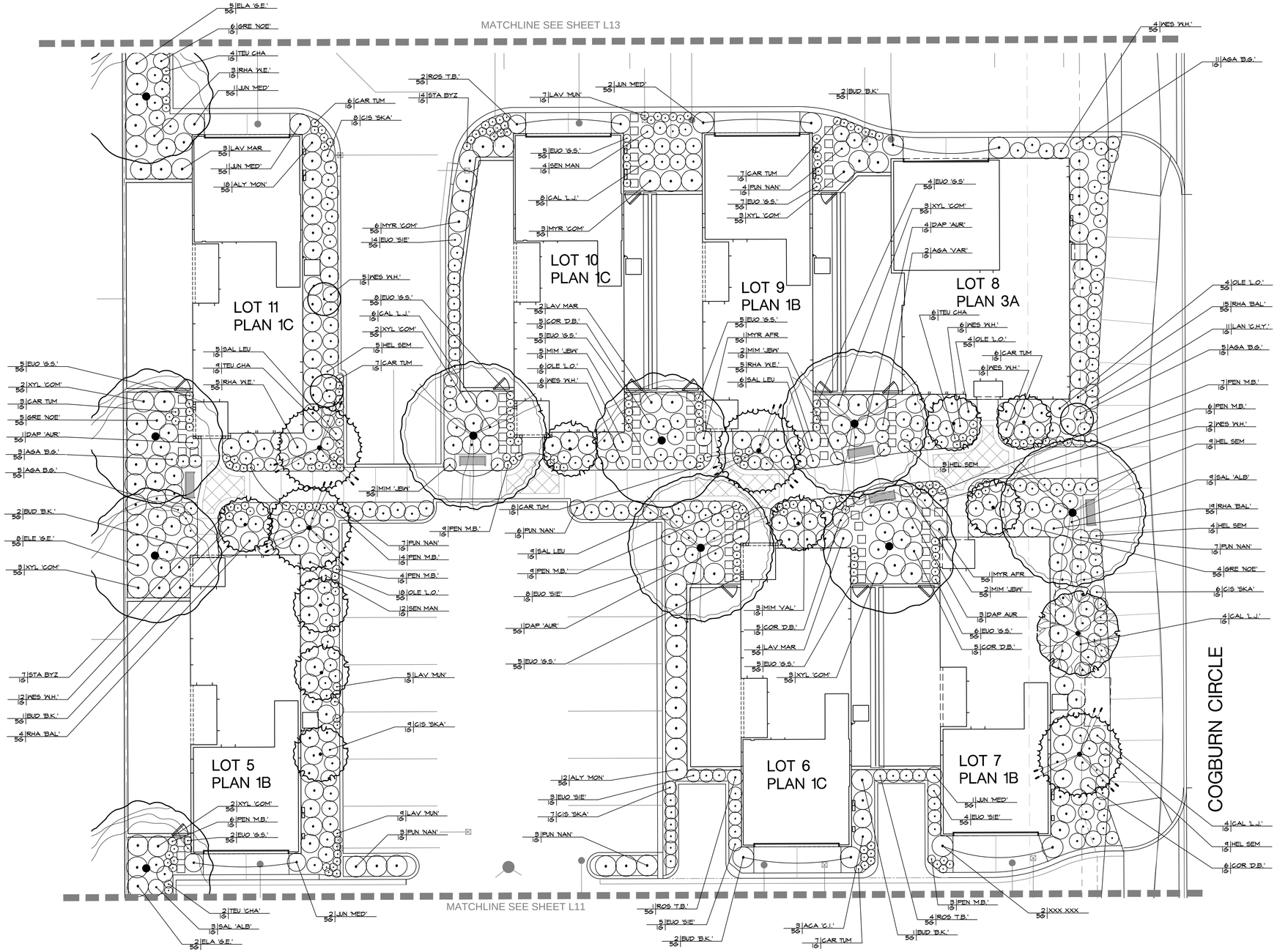
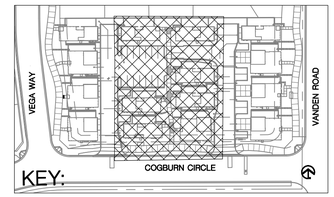
L11
OF 15 SHEETS





PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS			
ACA 'C.I'	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	LOW
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COR 'D.B.'	CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	LOW
COR 'F.L.'	CORDYLINE X 'FESTIVAL LIME'	F.L. CORDYLINE	LOW
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DAP 'AUR'	DAPHNE ODORA 'AUREOMARGINATA'	WINTER DAPHNE	LOW
ELA 'G.E.'	ELAEAGNUS X EBBINGII 'GILT EDGE'	G.E. SILVERBERRY	LOW
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	LOW
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XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
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PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

NOTE:
SEE SHEET LI4 FOR TREE PLANTING/STAKING DETAIL AND TREE PLANTING PLAN.

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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PROJECT:

ASHTON PLACE 3

VACAVILLE, CALIFORNIA

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
JENNIKA M. CARPENTER
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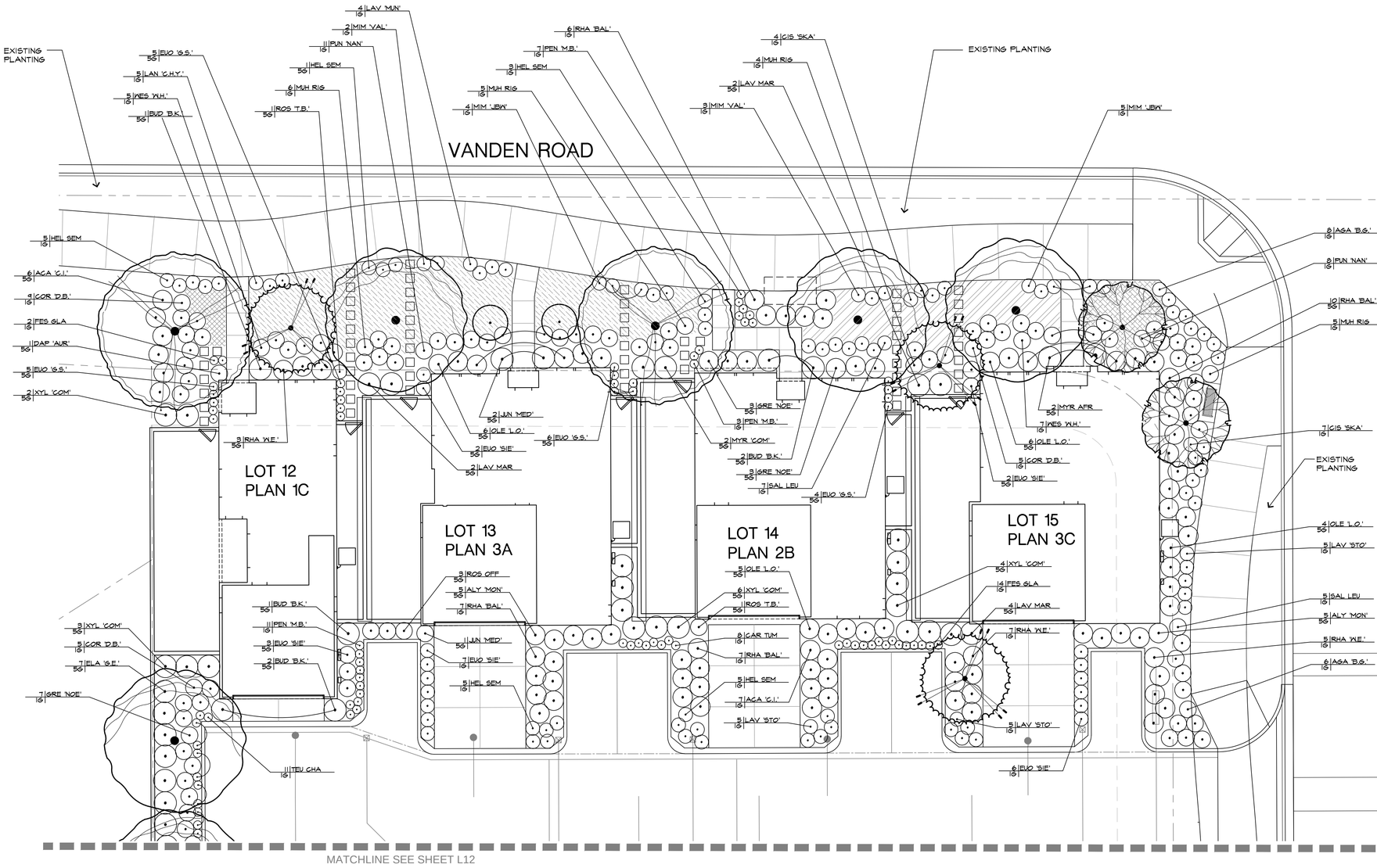

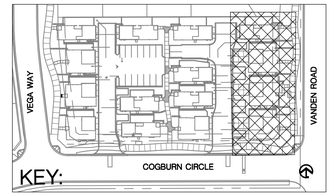

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STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	LOW
TEU CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	LOW
WES 'W.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	WESTRINGIA	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
GROUNDCOVERS			
	APTENA 'RED APPLE' 1 GALLON @ 36" O.C.	APTENA	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' 1 GALLON @ 36" O.C.	COYOTE BUSH	LOW
	ROSMARINUS 'PROSTRATUS' 1 GALLON @ 36" O.C.	ROSEMARY	LOW
	SCAEVOLA 'MAUVE CLUSTERS' 1 GALLON @ 36" O.C.	FAN FLOWER	LOW

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

NOTE:
SEE SHEET LI4 FOR TREE PLANTING/STAKING DETAIL AND TREE PLANTING PLAN.

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

D R HORTON

6683 OWENS DRIVE
PLEASANTON, CA
94588

TEL. 925.225.7400
FAX. 925.225.7201

PROJECT:

ASHTON PLACE 3

VACAVILLE, CALIFORNIA

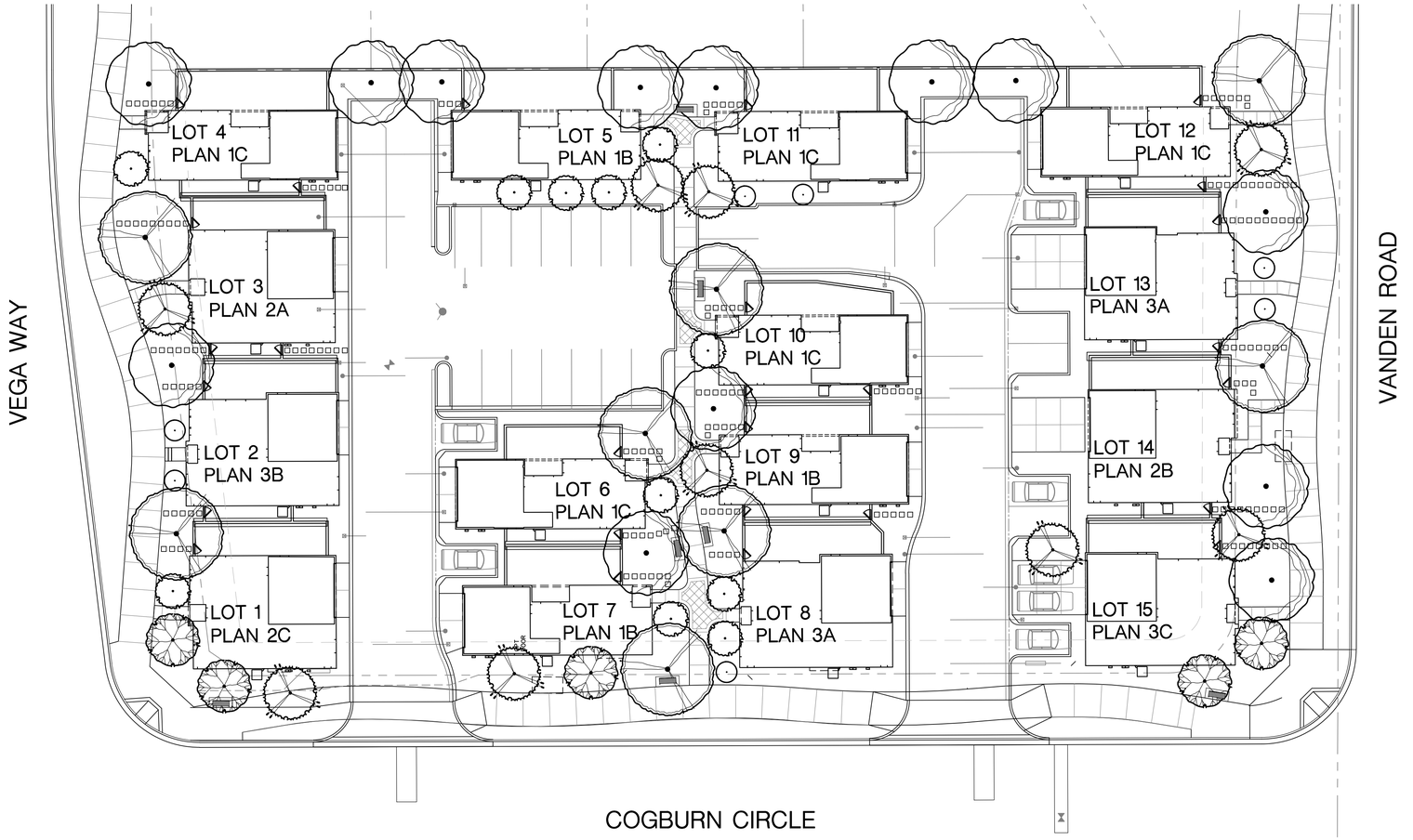
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
RENEWAL DATE 02-28-2017
10-19-2016
DATE
State of California

PROJECT #:
DATE: OCT. 19, 2016
SCALE: 1"=10'
DRAWN BY: WPG
CHECKED BY: AMC

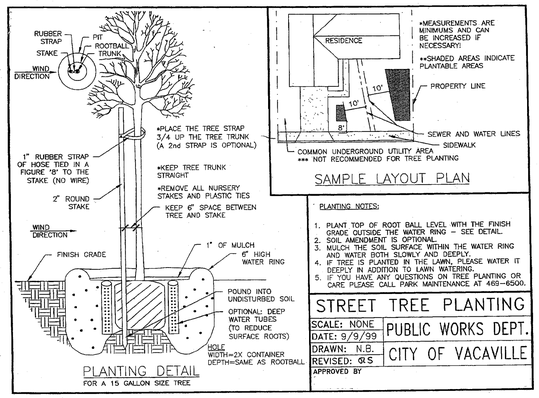
REVISIONS:

SHEET
L13
OF 15 SHEETS



STREET TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	MEDIUM
CERCIS X 'MERLOT'	MERLOT REDBUD	24" BOX	MEDIUM
CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	24" BOX	MEDIUM
MAGNOLIA X SOULANGEANA 'BLACK TULIP'	BLACK TULIP MAGNOLIA	24" BOX	MEDIUM
PISTACIA CHINENSE	CHINESE PISTACHE	24" BOX	MEDIUM
PRUNUS CERASIFERA "KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	MEDIUM



PLANTING NOTES:

1. PLANT TOP OF ROOT BALL LEVEL WITH THE FINISH GRADE OUTSIDE THE WATER RING – SEE DETAIL.
2. SOIL AMENDMENT IS OPTIONAL.
3. MULCH THE SOIL SURFACE WITHIN THE WATER RING AND WATER BOTH SLOWLY AND DEEPLY.
4. IF TREE IS PLANTED IN THE LAWN, PLEASE WATER IT DEEPLY IN ADDITION TO LAWN WATERING.
5. IF YOU HAVE ANY QUESTIONS ON TREE PLANTING OR CARE PLEASE CALL PARK MAINTENANCE AT 449-6500.

STREET TREE PLANTING

SCALE: NONE	PUBLIC WORKS DEPT.
DATE: 9/9/99	
DRAWN: N.B.	CITY OF VACAVILLE
REVISED: GLS	
APPROVED BY	

N

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PROJECT:

ASHTON PLACE 3

VACAVILLE,
CALIFORNIA

STREET TREE PLAN

LICENSED LANDSCAPE ARCHITECT
JANNA M. CARPENTER
3684
RENEWAL DATE 08-31-2017
10-14-2016
DATE
State of California

PROJECT #:
DATE: OCT. 19, 2016
SCALE: 1"=10'
DRAWN BY: WPG
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REVISIONS:

SHEET
L14
OF 15 SHEETS