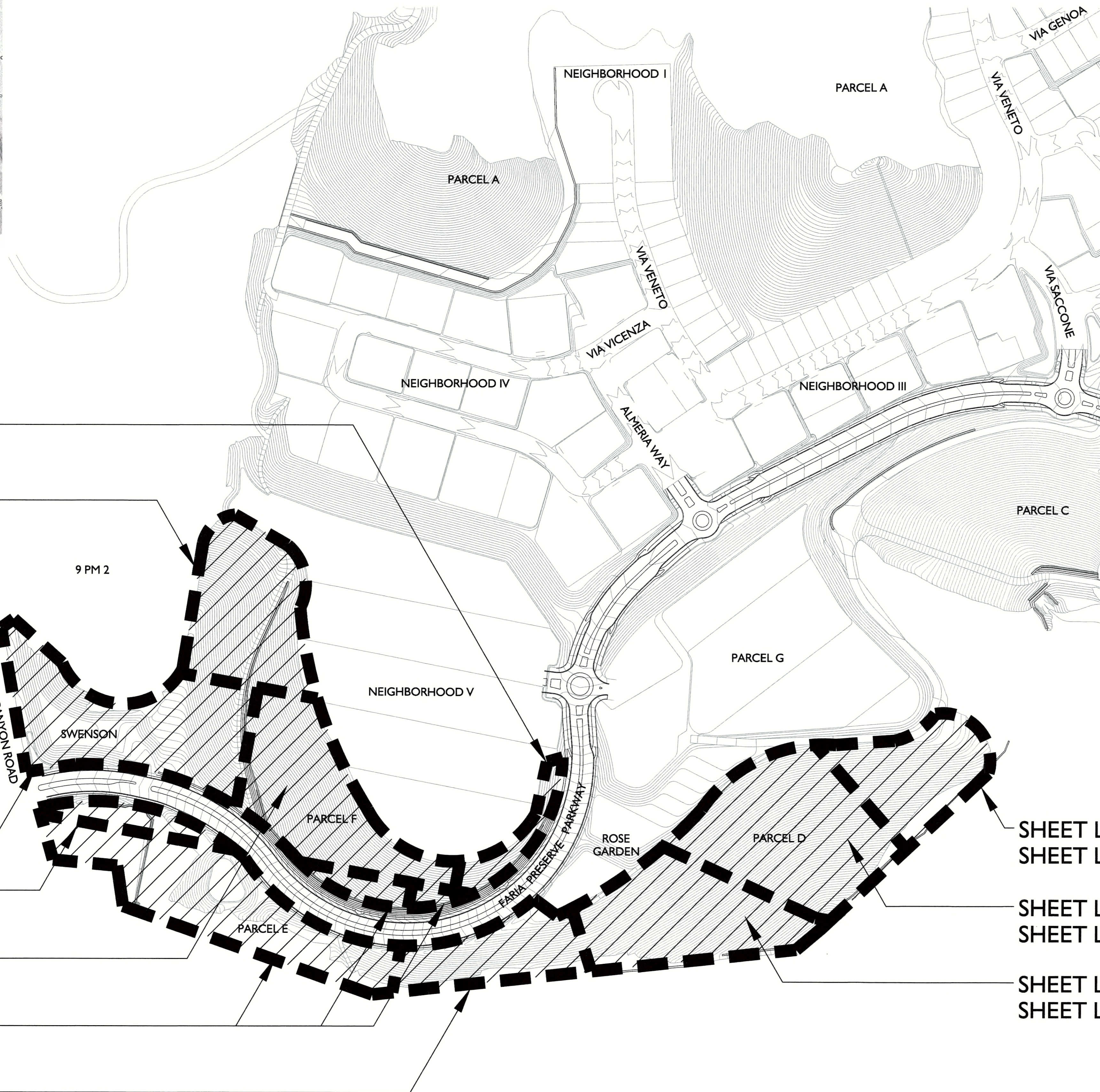
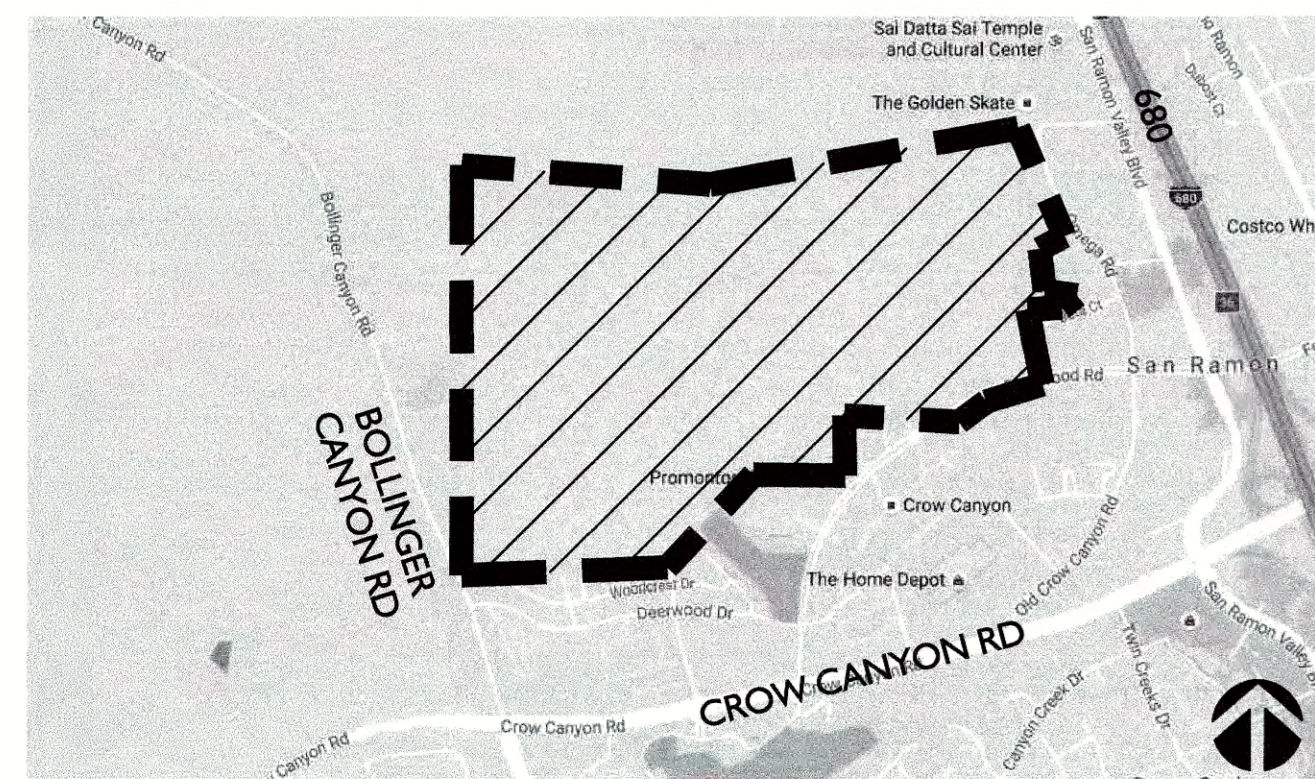


PROJECT LOCATION



SHEET L1.9
SHEET L3.9

SHEET L1.7
SHEET L3.7

SHEET L1.6
SHEET L3.6

SHEET L1.8
SHEET L3.8

SHEET L1.5
SHEET L3.5

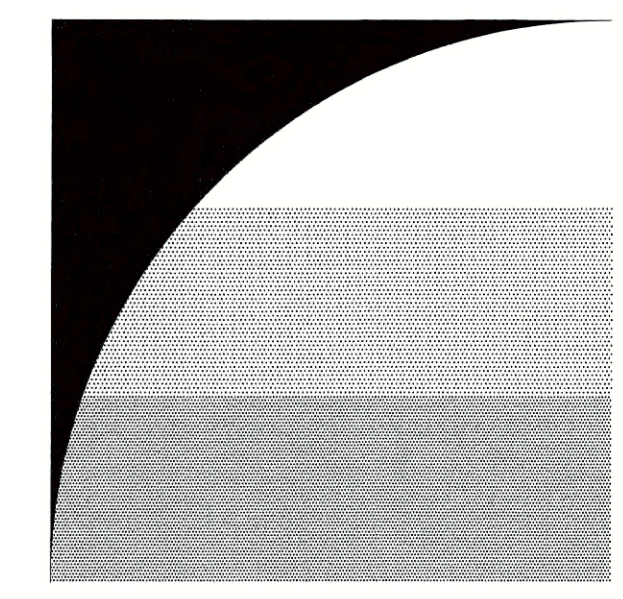
SHEET L1.4
SHEET L3.4

SHEET L1.1
SHEET L3.1

SHEET L1.2
SHEET L3.2

SHEET L1.3
SHEET L3.3

SHEET INDEX	
Sheet Number	Sheet Title
L0.1	COVER SHEET
L0.2	LAYOUT NOTES AND LEGEND
L0.3	PLANTING NOTES AND PLANT LIST
L0.4	PLANT PALETTE
L1.0	FUEL MANAGEMENT DIAGRAM
L1.1	PLANTING PLAN
L1.2	PLANTING PLAN
L1.3	PLANTING PLAN
L1.4	PLANTING PLAN
L1.5	PLANTING PLAN
L1.6	PLANTING PLAN
L1.7	PLANTING PLAN
L1.8	PLANTING PLAN
L1.9	PLANTING PLAN
L2.1	CONSTRUCTION DETAILS
L3.1	HYDROZONE PLAN
L3.2	HYDROZONE PLAN
L3.3	HYDROZONE PLAN
L3.4	HYDROZONE PLAN
L3.5	HYDROZONE PLAN
L3.6	HYDROZONE PLAN
L3.7	HYDROZONE PLAN
L3.8	HYDROZONE PLAN
L3.9	HYDROZONE PLAN
L4.1	IRRIGATION PLAN
L4.2	IRRIGATION PLAN
L4.3	IRRIGATION PLAN
L4.4	IRRIGATION PLAN
L4.5	IRRIGATION PLAN
L4.6	IRRIGATION PLAN
L4.7	IRRIGATION PLAN
L4.8	IRRIGATION PLAN
L4.9	IRRIGATION PLAN
L4.10	IRRIGATION NOTES AND LEGEND
L4.11	IRRIGATION DETAILS
L4.12	IRRIGATION DETAILS
L4.13	IRRIGATION DETAILS
L4.14	IRRIGATION DETAILS
L4.15	IRRIGATION WATER USE CALCULATIONS



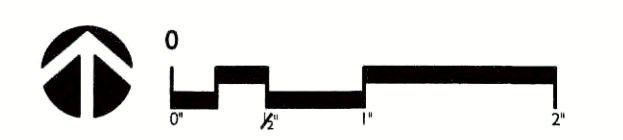
GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA

ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: N.T.S.



COVER SHEET

L0.1

CITY OF SAN RAMON
 REVIEWED FOR CONFORMANCE WITH CITY OF SAN RAMON STANDARDS AND REQUIREMENTS. APPROVAL FOR CONSTRUCTION IS SUBJECT TO THE INFORMATION SHOWN HEREIN. CITY OF SAN RAMON AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY EXIST ON THESE PLANS

Brian Bornstein
 BRIAN BORNSTEIN, CITY ENGINEER
 R.C.E. 59402

9-5-19
 DATE

PLANS PREPARED UNDER THE DIRECTION OF:

Casey Case
 CASEY CASE, REGISTERED LANDSCAPE ARCHITECT NO. 6032, EXPIRES 06-30-2020
 GATES + ASSOCIATES

8/29/19
 DATE




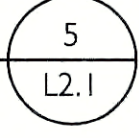


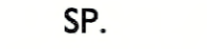




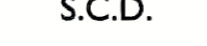



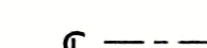
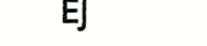
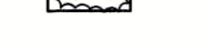



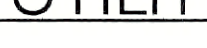



LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL WRITTEN DIMENSIONS SUPERSSEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
- ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
- ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
- ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
- WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
- SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
- EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
- SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE CIVIL ENGINEER.
- STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
- ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
- SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
- PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE
- ANY AND ALL WORK WITHIN CITY RIGHT OF WAY SHALL CONFORM TO ALL CITY OF SAN RAMON STANDARD DETAILS AND SPECIFICATIONS.
- CONCRETE FOOTINGS INSTALLED FOR ALL SITE FEATURES IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
- ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
- SE ELECTRICAL ENGINEERS' PLANS AND LIGHTING PLAN FOR ADDITIONAL INFORMATION.
 NAME: GIACALONE DESIGN SERVICES, INC.
 STREET ADDRESS: 5820 STONERIDGE MALL ROAD, STE 345
 CITY: PLEASANTON
 PHONE: 925-467-1740
- SEE CIVIL ENGINEER'S PLANS FOR ADDITIONAL INFORMATION.
 NAME: CARLSON, BARBEE & GIBSON, INC.
 STREET ADDRESS: 2633 CAMINO RAMON, SUITE 350
 CITY: SAN RAMON
 PHONE: 925-866-0322

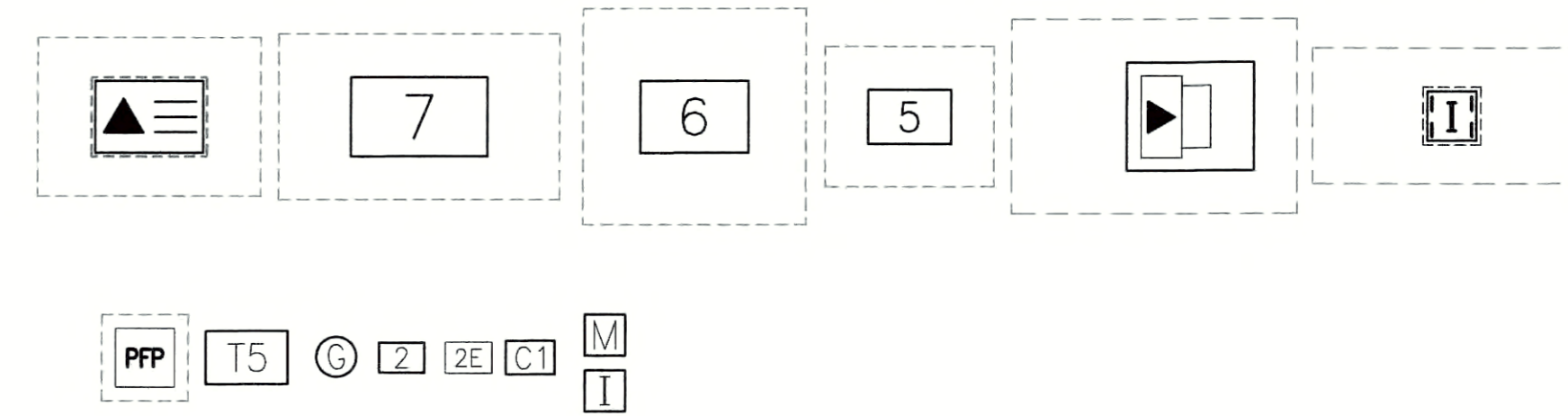
GENERAL NOTES

- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA, THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ACTS, THE OCCUPATIONAL SAFETY AND HEALTH ACT AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
- THE CONTRACTOR MUST PROVIDE FOR SAFE ACCESSIBLE INGRESS AND EGRESS FOR ADJACENT PROPERTY OWNERS AND EVA THROUGHOUT THE PERIOD OF CONSTRUCTION. TEMPORARY THROUGH ACCESS FOR THE GENERAL PUBLIC DUE TO CONSTRUCTION STAGING OR LIMITATIONS MUST BE FULLY REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. ALL ACCESS MUST BE SAFE, SECURED, FLAGGED, SIGNED, AND ACCESSIBLE PER THE APPROVED SITE ACCESS PLAN SUBMITTED BY THE CONTRACTOR AND REQUIRED BY THE OWNER.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMERGENCY VEHICLE ACCESS, PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, FENCING, BARRICADES, TRAFFIC CONTROLS, FLAGGERS, SHORING, BRACING AND GUYS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION MUST BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER, OWNER OR UTILITY AGENCY REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE.
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
- THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY ENGINEER OR BY THE OWNER.
- IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 50 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS, IS NEITHER SPECIFIED NOR RECOMMENDED. ANY PARTY INSTALLING OR USING ANY PARTY SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT.
- THE CONTRACTOR MUST MEET AND IMPLEMENT ALL NPDES, SWPPP, AND EROSION CONTROL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT GATES & ASSOCIATES AT (925) 736-8176 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

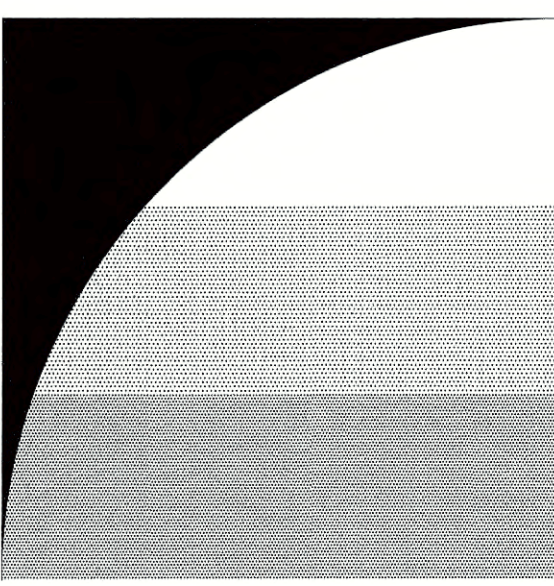
LAYOUT LEGEND

	DECOMPOSED GRANITE PAVING	
	LIMIT OF WORK	
	DEFENSIBLE SPACE ZONE	
	SCORELINE	
	SPACING	
	POINT OF BEGINNING	
	FACE OF BUILDING	
	TYPICAL	
	EQUAL	
	MINIMUM	
	CLEARANCE	
	CONTINUOUS	
	SEE CIVIL'S DRAWINGS	
	SEE STRUCTURAL'S DRAWINGS	
	SEE ELECTRICAL DRAWINGS	
	SIMILAR	
	RADIUS - ALL RADII GIVEN FOR WALLS ARE DIMENSIONED TO OUTSIDE OF WALLS.	
	ALIGN	
	CENTER LINE	
	EXPANSION JOINT	
	PLANTING AREA	
	RIGHT OF WAY	

UTILITY VAULTS



NOTE: REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.



GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
	1ST CITY SUBMITTAL	12/19/2018
	2ND CITY SUBMITTAL	04/22/2019
	FINAL CITY SUBMITTAL	08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	N.T.S.



LAYOUT NOTES AND LEGEND

L0.2

PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF WHEN NECESSARY.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS, SIGNS NOR IMPEDE ACCESS.
5. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
7. CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
8. CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
 - FIRE HYDRANTS AND PVS: 5' MINIMUM
 - LIGHT POLES: 20' MINIMUM
 - UTILITIES: 5' MINIMUM
 - BUILDING ROOF EDGE: 6' MINIMUM
 - CONTRACTOR SHALL NOT LOCATE PLANTING IN CENTER OF SURFACE FLOWLINES.
9. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE COMPLETED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS REQUIRED FOR DAMAGE TO THE WATERPROOF MEMBRANES, DRAINAGE COURSE, AND PROTECTION BOARD CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.
11. UTILITY SET BACKS FOR TREE PLANTING:
 - 5' FROM STORM DRAIN, GAS LINE, SANITARY SEWER, ETC.
 - 15' FROM STREET LIGHTS
 - 5' FROM FIRE HYDRANTS

EXISTING PLANT MATERIAL

1. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
2. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
3. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

SOILS

1. THE CONTRACTOR MUST PROVIDE AN AGRICULTURAL SUITABILITIES ANALYSIS FOR ALL SOILS EXISTING AND IMPORTED INCLUDING BUT NOT LIMITED TO: EXISTING ON-SITE SOILS, IMPORTED TOPSOIL, LIME TREATED AREAS, AND ALL AMMENDMENTS. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. PROVIDE 2 TESTS AT 6" DEPTH AND 2 TESTS AT 24" DEPTH THROUGHOUT THE SITE. PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). EACH TEST SAMPLE SHALL CONTAIN 3 REPRESENTATIVE SOIL SAMPLES. ALL LIME TREATED PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH IMPORT TOP SOIL AT NO COST TO THE OWNER. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR. FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST 50LBS GYPSUM AND 100LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
2. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
3. SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
4. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS ADJACENT TO BUILDINGS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
5. CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 3" PER HOUR.

TREES

1. ALL TREES SHALL BE STANDARDS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
3. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
4. PROVIDE BERM AROUND TREE, NOT TO EXCEED HEIGHT OF ROOT CROWN, FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
5. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
6. FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.

SHRUBS, GROUND COVER, & VINES

1. GROUND COVER MUST BE PLANTED AS SHOWN ON THE PLAN, DO NOT PLANT UNDER SHRUBS AND IN TREE WATERING BASINS.
2. SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
3. THE CONTRACTOR IS TO SECURE ALL VINES TO TRELISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

HYDROSEED

1. ALL DISTURBED AREAS WITH NO PLANTING, MULCH, HARDSCAPE OR OTHER MEANS OF EROSION CONTROL SHALL HAVE HYDROSEED PLACED.
2. ALL HYDROSEED SHALL BE FULLY ROOTED AND ESTABLISHED PRIOR TO OCTOBER 15TH.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION AS REQUIRED TO ESTABLISH ALL 'NON-IRRIGATED' HYDROSEED WITHIN FLOW CHANNELS, RETENTION BASINS, DETENTION BASINS, OR OTHER AREAS SUBJECT TO WATER FLOW.

ACCESSORIES

1. ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
2. ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
3. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF AGED MULCH PER CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
4. ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE x18" LONG x 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOIYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL
5. ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0800.
6. THE LANDSCAPE CONTRACTOR SHALL AS A PART OF THIS BID PROVIDE FOR A PLANTING ALLOWANCE FOR THE AMOUNT OF \$3,000.00 (THREE THOUSAND DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE SHALL BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. PLANT MATERIAL NOT APPROVED BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH APPROVED PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.

PLANT LIST

QUANTITIES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL

SHRUBS AND PERENNIALS

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arcostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietes vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijoccos'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L

ORNAMENTAL GRASSES

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymnus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L

GROUND COVER

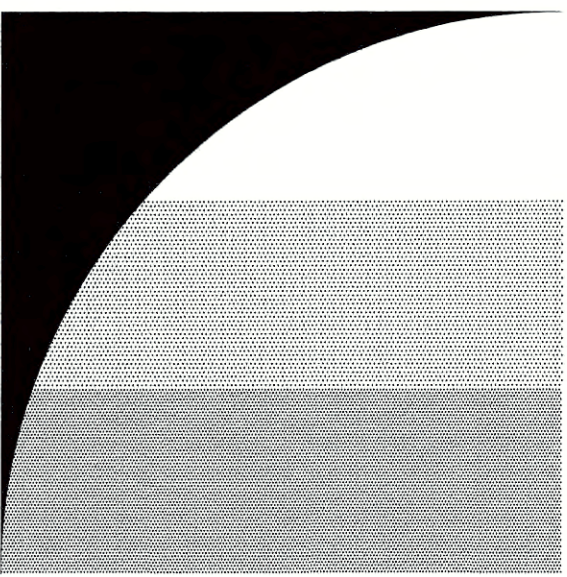
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITS, SEE DETAIL 6 SHEET L2.1

NON-IRRIGATED HYDROSEED

LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears

SAN RAMON HABITAT MIX
MFR: PACIFIC COAST SEED



GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN

2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gdages.com

SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
	1ST CITY SUBMITTAL	12/18/2018
	2ND CITY SUBMITTAL	04/22/2019
	FINAL CITY SUBMITTAL	08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	N.T.S.



PLANTING NOTES AND PLANT LIST

L0.3

TREES



AP Acer platanoides
NORWAY MAPLE



FR Fraxinus angustifolia 'Raywood'
RAYWOOD ASH



OE Olea europaea
EUROPEAN OLIVE



QA Quercus agrifolia
COAST LIVE OAK



QL Quercus lobata
VALLEY OAK



RP Robinia pseudoacacia
BLACK LOCUST

SHRUBS



AH Arctostaphylos 'Howard McMinn'
MANZANITA



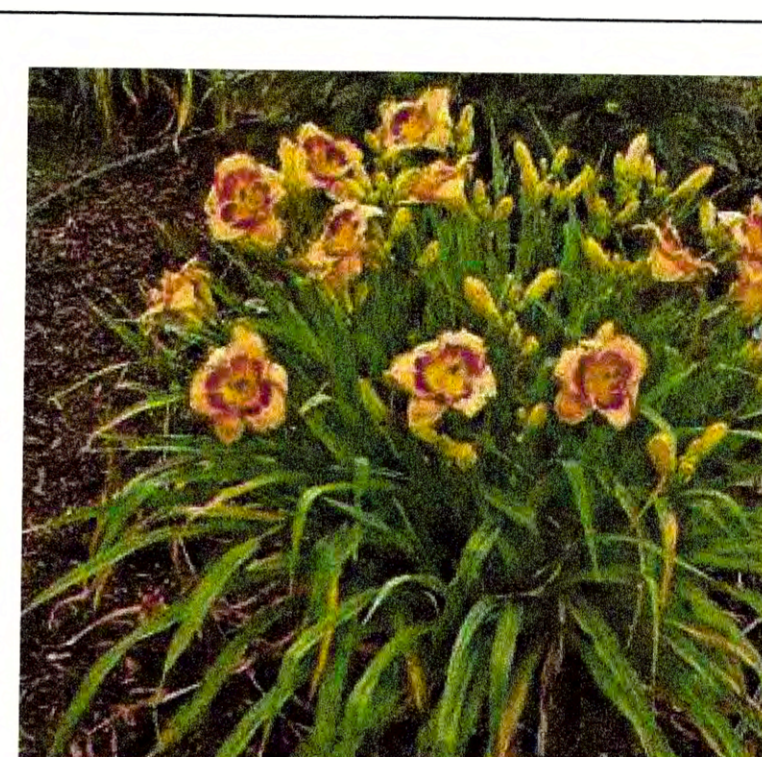
CC Ceanothus 'Concha'
CONCHA CEANOTHUS



CS Cistus 'Sunset'
ROCKROSE



DV Dietes vegeta
FORTNIGHT LILY



HLP Hemerocallis 'Little Pumpkin'
EVERGREEN DAYLILY



RL Rhamnus californica 'Leatherleaf'
CALIFORNIA COFFEEBERRY



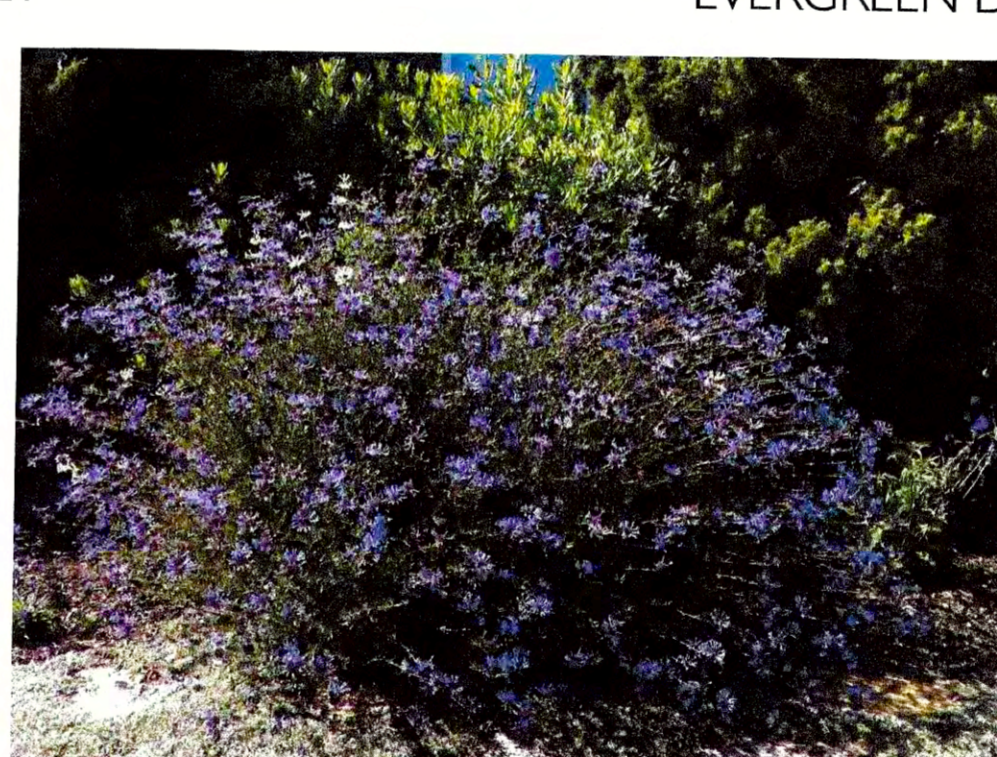
RCM Rhamnus californica 'Mound San Bruno'
CALIFORNIA COFFEEBERRY



RV Ribes viburnifolium
EVERGREEN CURRANT



RM Rosa 'Meijocos'
PINK DRIFT ROSE



SC Salvia clevelandii
CLEVELAND SAGE



TC Teucrium fruticans 'Compactum'
DWARF BUSH GERMANDER

ORNAMENTAL GRASSES



CF Calamagrostis 'Karl Foerster'
FEATHERED REED GRASS



CH Chondropetalum tectorum
CAPE RUSH



LC Leymus condensatus 'Canyon Prince'
CANYON PRINCE WILD RYE



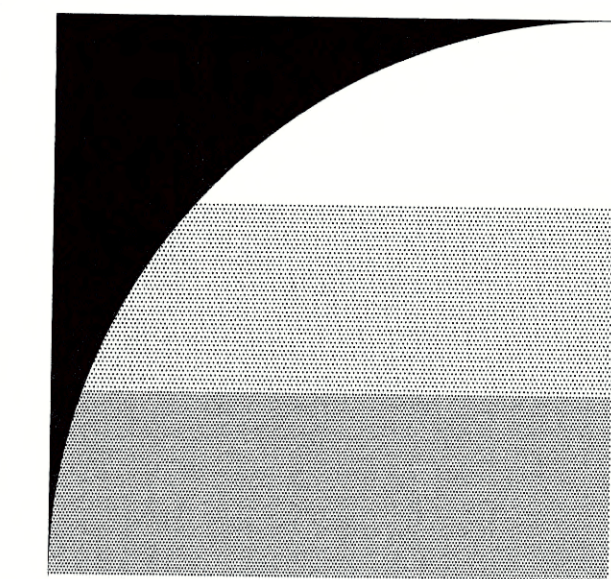
LL Lomandra longifolia
MAT RUSH



MD Muhlenbergia dubia
PINE MUHLY



MR Muhlenbergia rigens
DEER GRASS



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE

SAN RAMON, CA



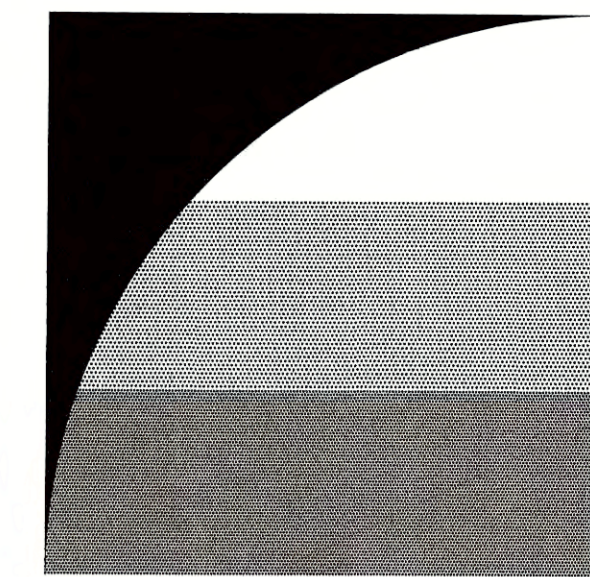
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	N.T.S.



PLANT PALETTE

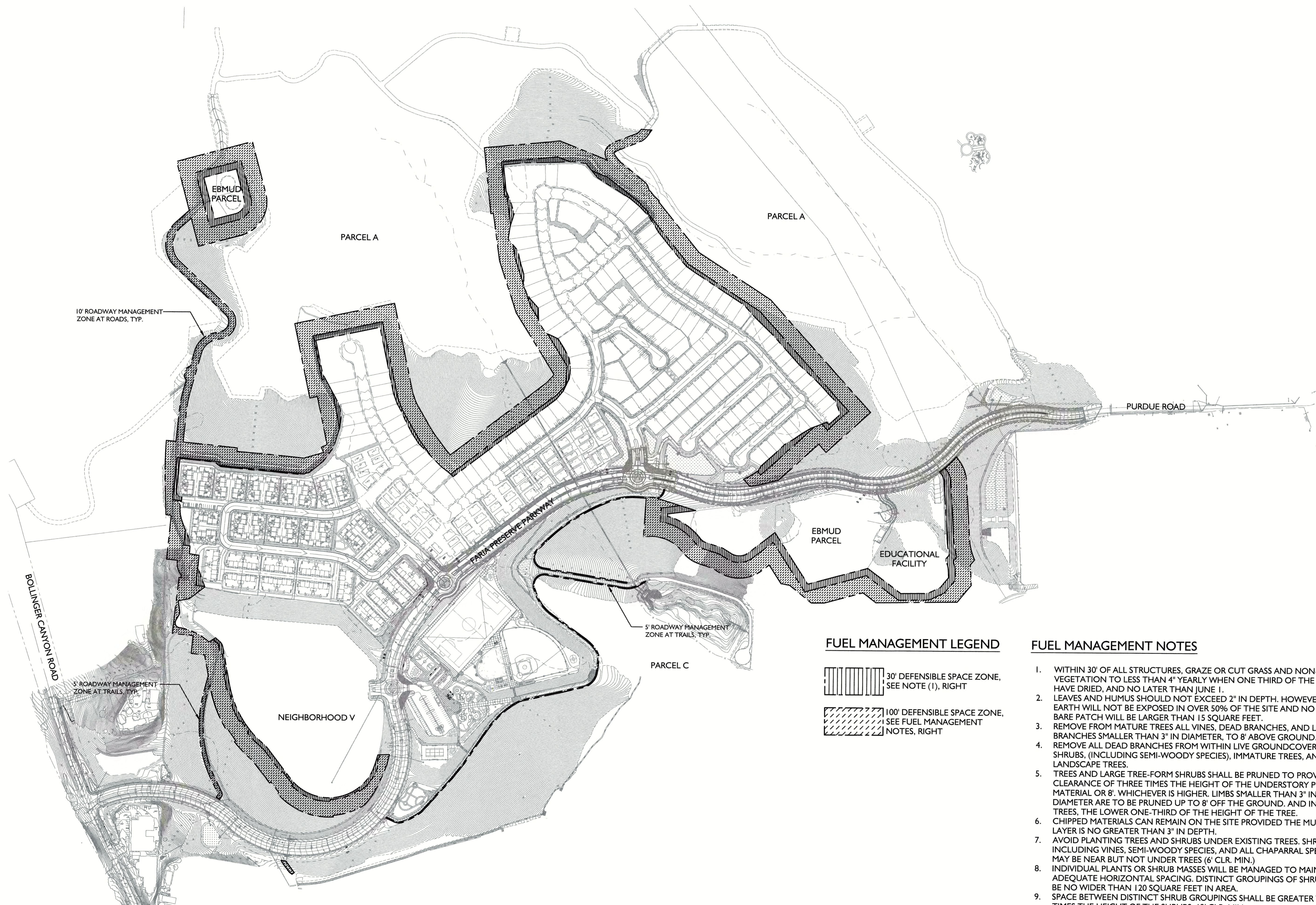
L0.4




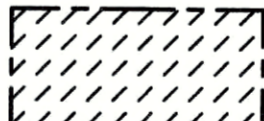
GATES
+ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE

SAN RAMON, CA



FUEL MANAGEMENT LEGEND

-  30' DEFENSIBLE SPACE ZONE, SEE NOTE (1), RIGHT
-  100' DEFENSIBLE SPACE ZONE, SEE FUEL MANAGEMENT NOTES, RIGHT

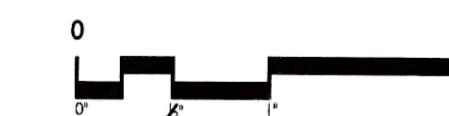
FUEL MANAGEMENT NOTES

1. WITHIN 30' OF ALL STRUCTURES, GRAZE OR CUT GRASS AND NON-WOODY VEGETATION TO LESS THAN 4" YEARLY WHEN ONE THIRD OF THE GRASSES HAVE DRIED, AND NO LATER THAN JUNE 1.
2. LEAVES AND HUMUS SHOULD NOT EXCEED 2" IN DEPTH. HOWEVER, BARE EARTH WILL NOT BE EXPOSED IN OVER 50% OF THE SITE AND NO ONE BARE PATCH WILL BE LARGER THAN 15 SQUARE FEET.
3. REMOVE FROM MATURE TREES ALL VINES, DEAD BRANCHES, AND LIVE BRANCHES SMALLER THAN 3" IN DIAMETER, TO 8' ABOVE GROUND.
4. REMOVE ALL DEAD BRANCHES FROM WITHIN LIVE GROUNDCOVERS, VINES, SHRUBS, (INCLUDING SEMI-WOODY SPECIES), IMMATURE TREES, AND LANDSCAPE TREES.
5. TREES AND LARGE TREE-FORM SHRUBS SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDERSTORY PLANT MATERIAL OR 8', WHICHEVER IS HIGHER. LIMBS SMALLER THAN 3" IN DIAMETER ARE TO BE PRUNED UP TO 8' OFF THE GROUND, AND IN SHORT TREES, THE LOWER ONE-THIRD OF THE HEIGHT OF THE TREE.
6. CHIPPED MATERIALS CAN REMAIN ON THE SITE PROVIDED THE MULCH LAYER IS NO GREATER THAN 3" IN DEPTH.
7. AVOID PLANTING TREES AND SHRUBS UNDER EXISTING TREES. SHRUBS, INCLUDING VINES, SEMI-WOODY SPECIES, AND ALL CHAPARRAL SPECIES, MAY BE NEAR BUT NOT UNDER TREES (6' CLR. MIN.)
8. INDIVIDUAL PLANTS OR SHRUB MASSES WILL BE MANAGED TO MAINTAIN ADEQUATE HORIZONTAL SPACING. DISTINCT GROUPINGS OF SHRUBS WILL BE NO WIDER THAN 120 SQUARE FEET IN AREA.
9. SPACE BETWEEN DISTINCT SHRUB GROUPINGS SHALL BE GREATER THAN 3 TIMES THE HEIGHT OF THE SHRUBS, 12' CLR. MIN.
10. STANDARDS FOR THE DEFENSIBLE SPACE ZONE APPLY TO STRIPS OF LAND WITHIN 10' OF THE EDGE OF ALL ROADS, AND 5' FROM THE EDGE OF ALL TRAILS WHERE A 20' WIDE CONSERVATION EASEMENT IS IN PLACE. IN THIS ROADWAY MANAGEMENT ZONE THERE WILL ALSO NEED TO BE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15' ALONG ITS ENTIRE LENGTH.
11. CONTRACTOR SHALL FIELD-VERIFY ALL FUEL MANAGEMENT CLEARANCES.



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	N.T.S.



FUEL MANAGEMENT
DIAGRAM

LI.0

PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL

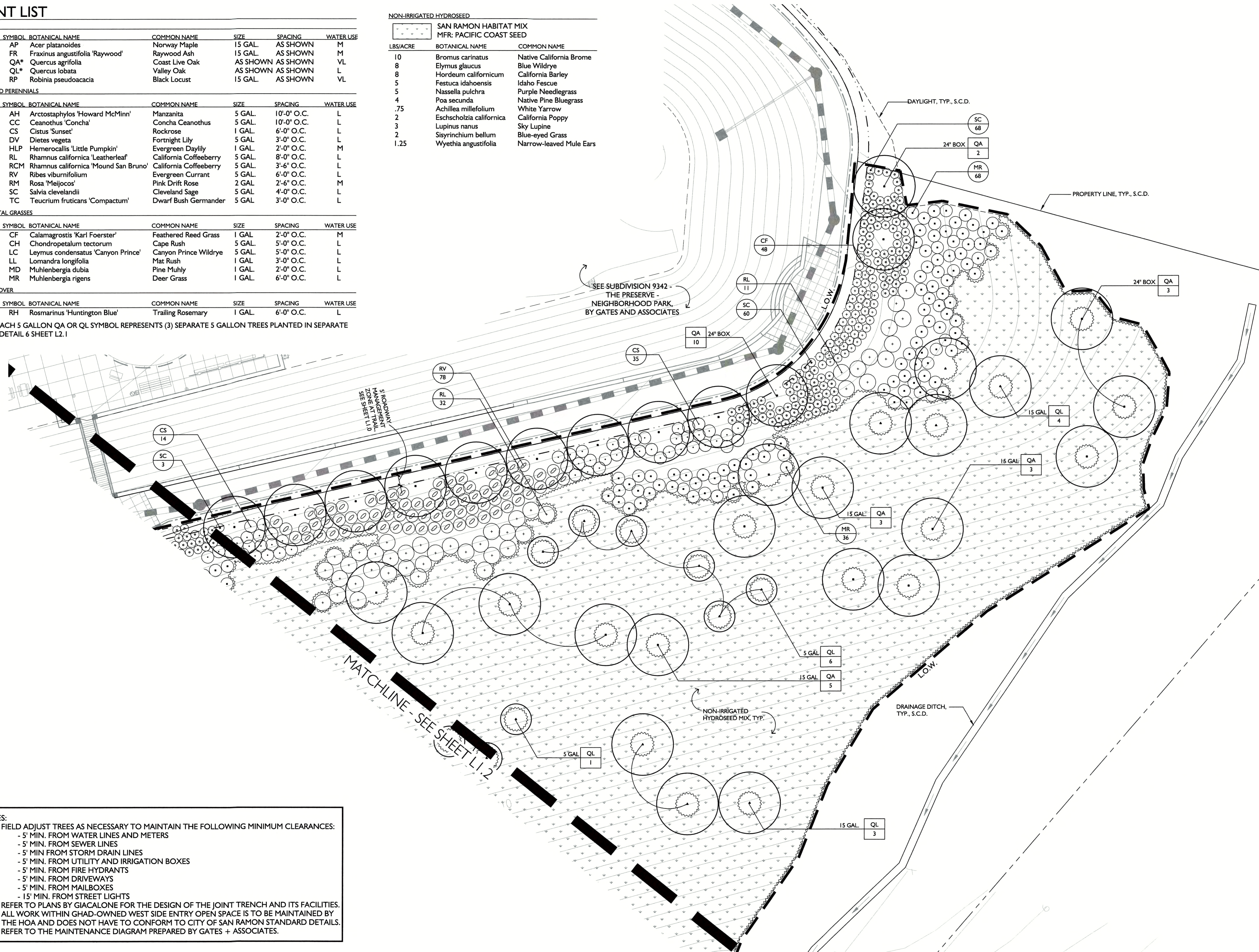
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietes vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijocosa'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

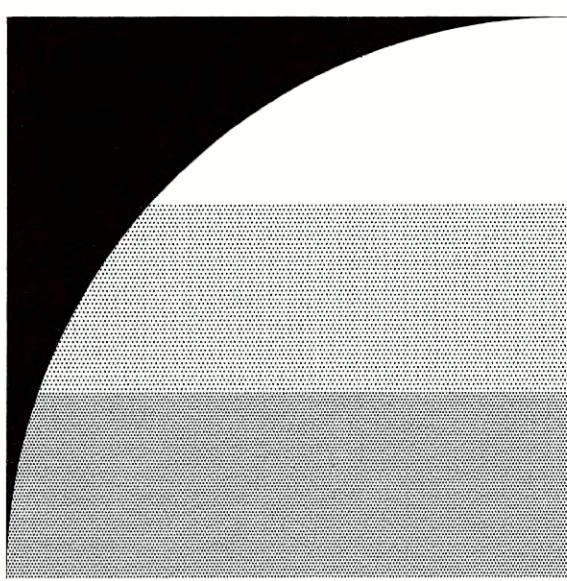
*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITS, SEE DETAIL 6 SHEET L2.1

NON-IRRIGATED HYDROSEED		
LBS./ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears



NOTES:

- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
- REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
- ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.



GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

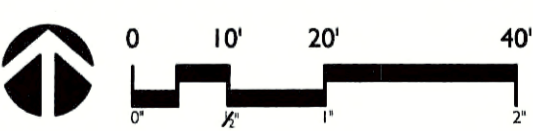
SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/19/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



PLANTING PLAN

LI.1

PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL

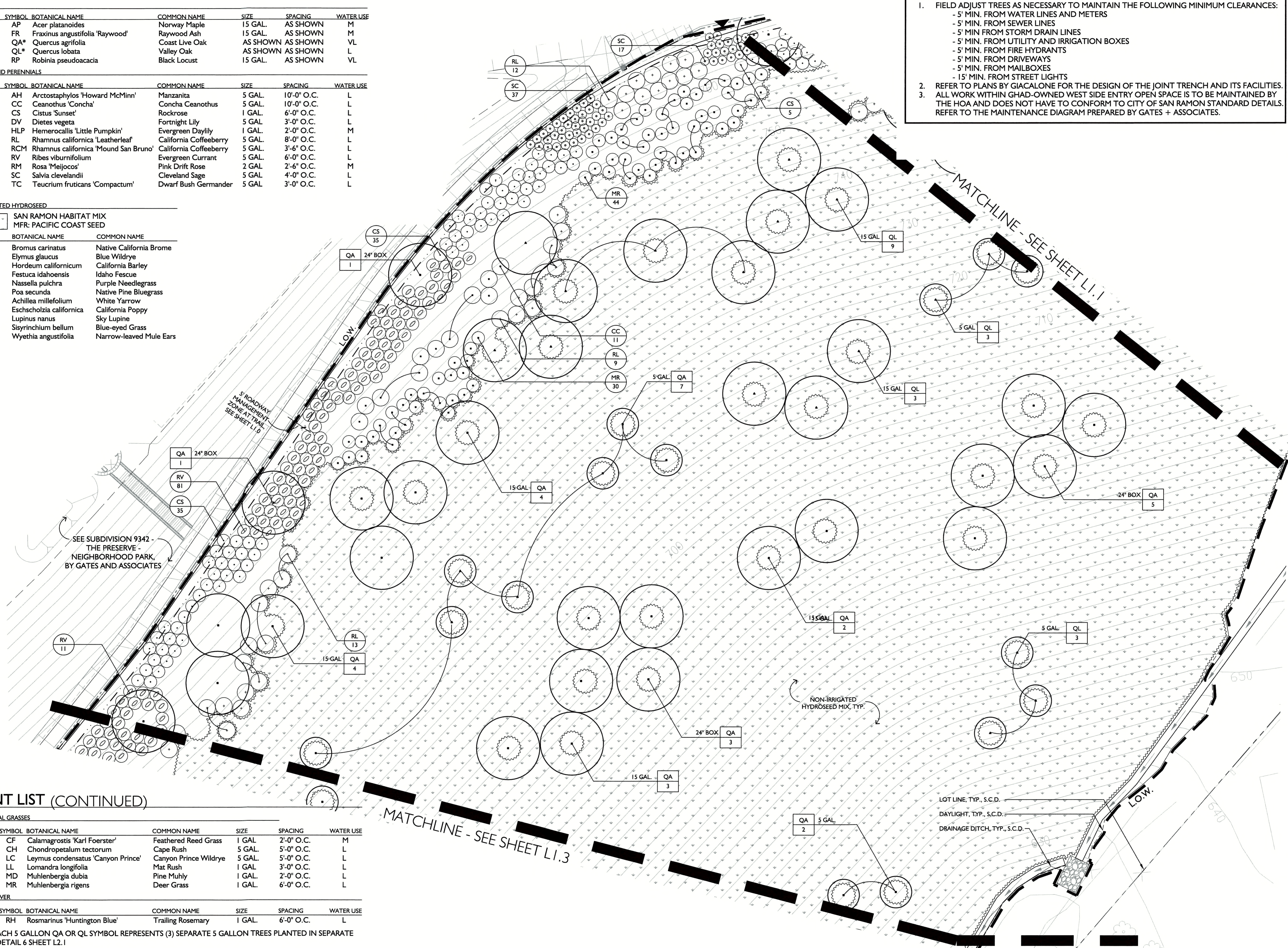
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMin'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietes vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijocos'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L

NON-IRRIGATED HYDROSEED

 SAN RAMON HABITAT MIX
 MFR: PACIFIC COAST SEED

LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears

- NOTES:**
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
 - REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 - ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.

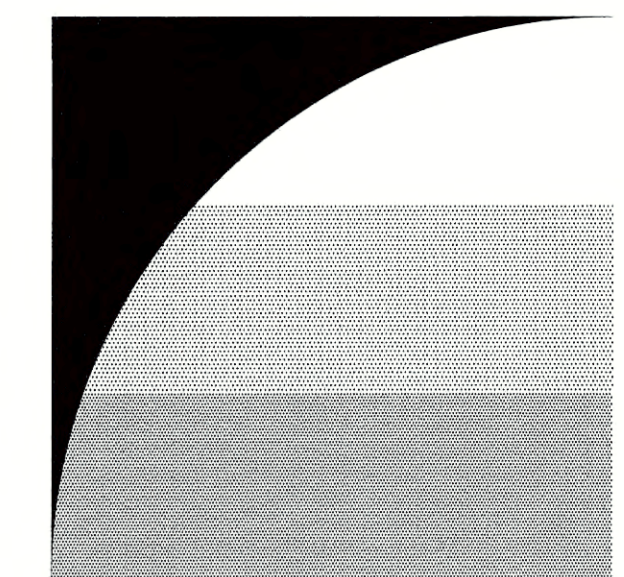


PLANT LIST (CONTINUED)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITTS, SEE DETAIL 6 SHEET L2.1



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD, SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

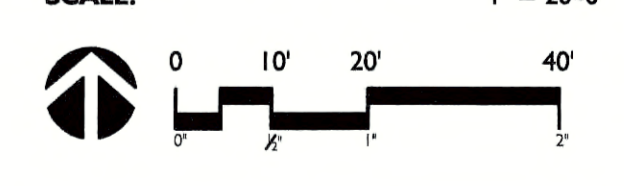
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



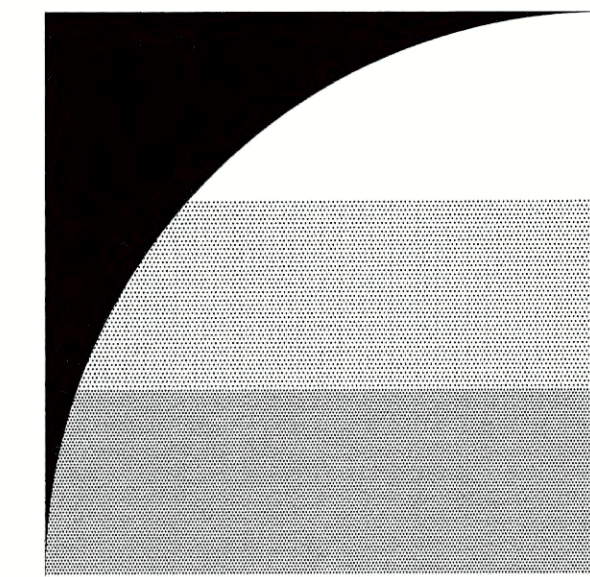
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



PLANTING PLAN

L1.2



GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

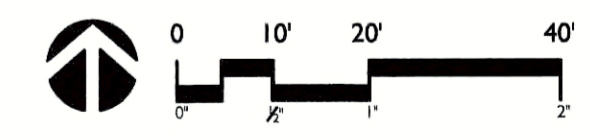
SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



ISSUE: DESCRIPTION: DATE:
1ST CITY SUBMITTAL 12/18/2018
2ND CITY SUBMITTAL 04/22/2019
FINAL CITY SUBMITTAL 08/29/2019

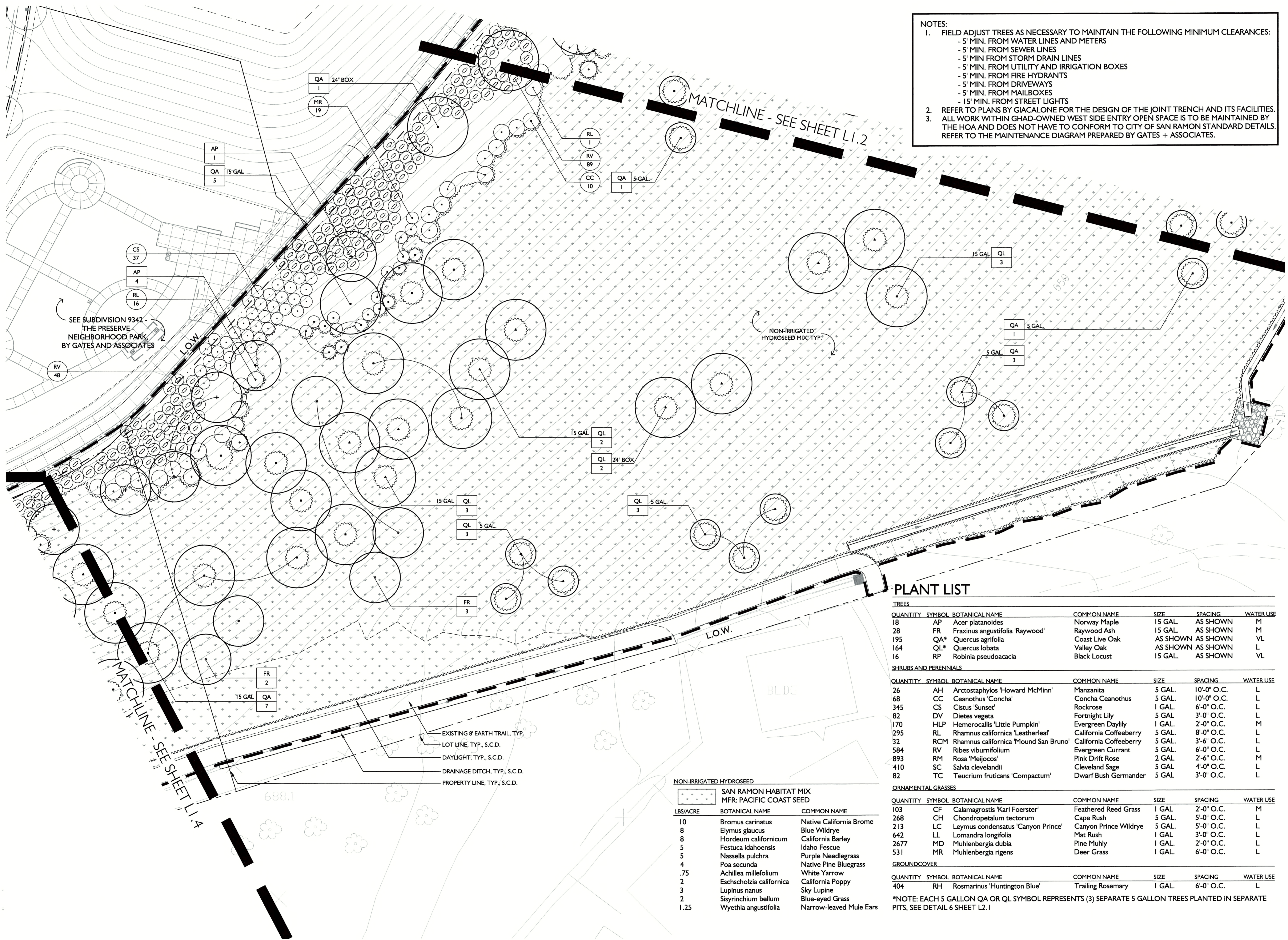
PROJECT NUMBER: P5036
DRAWN: AM, JS, MF
CHECK: KC
DATE: 08/29/2019
SCALE: 1" = 20'-0"



PLANTING PLAN

LI.3

- NOTES:
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
 - REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 - ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.



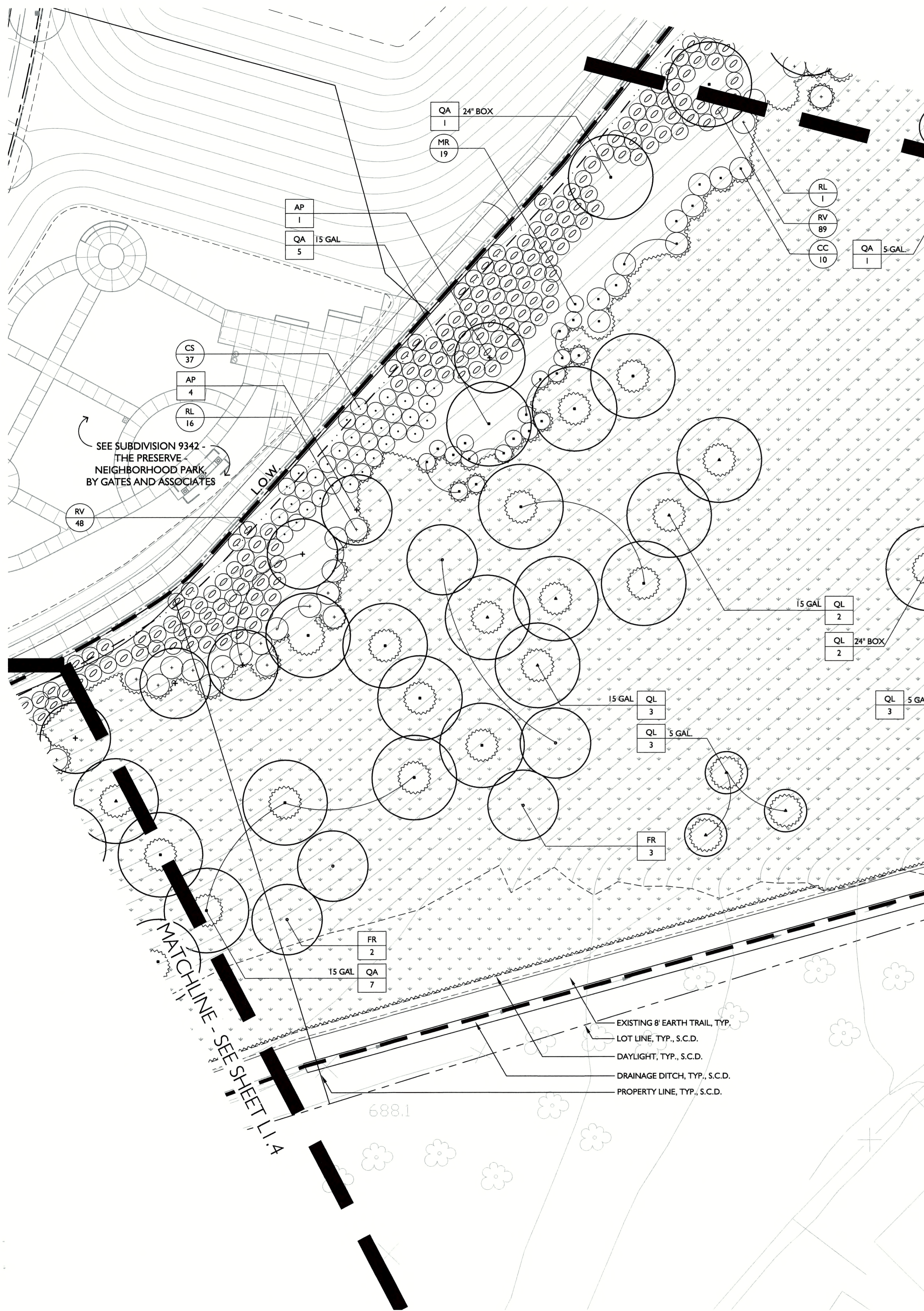
PLANT LIST

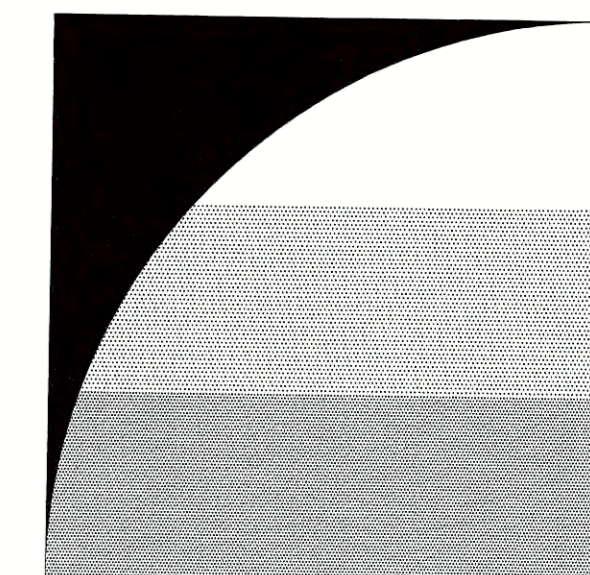
TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL
SHRUBS AND PERENNIALS						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietes vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijocosa'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L
ORNAMENTAL GRASSES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L
GROUND COVER						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITS, SEE DETAIL 6 SHEET L2.1

NON-IRRIGATED HYDROSEED

LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears





GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

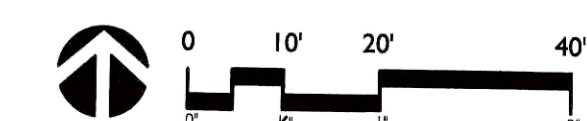
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



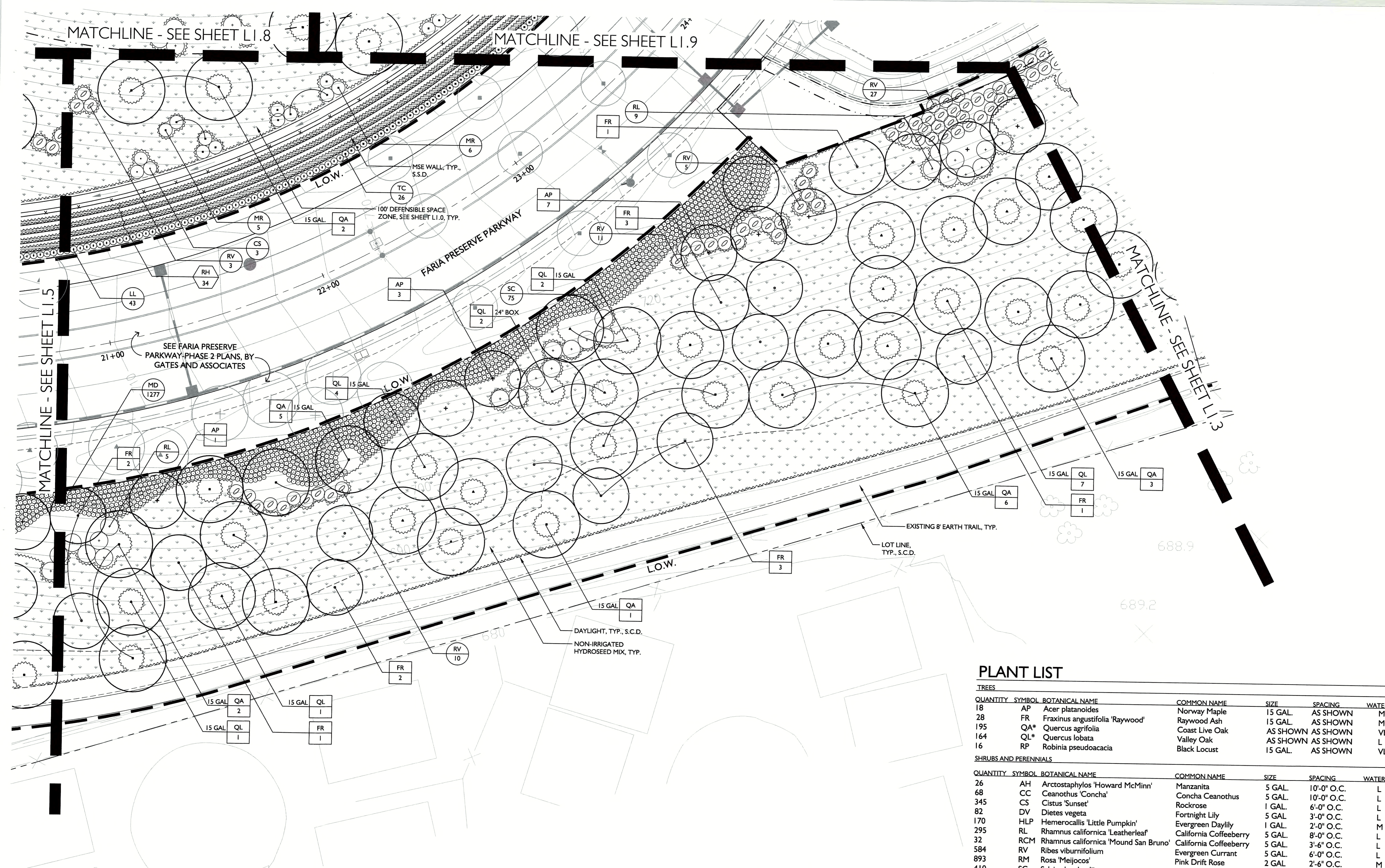
ISSUE: DESCRIPTION: DATE:
 1ST CITY SUBMITTAL 12/18/2018
 2ND CITY SUBMITTAL 04/22/2019
 FINAL CITY SUBMITTAL 08/29/2019

PROJECT NUMBER: P5036
DRAWN: AM, JS, MF
CHECKED: KC
DATE: 08/29/2019
SCALE: 1" = 20'-0"



PLANTING PLAN

LI.4



PLANT LIST

TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL

SHRUBS AND PERENNIALS						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietes vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijoccos'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L

ORNAMENTAL GRASSES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L

GROUND COVER						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITS, SEE DETAIL 6 SHEET L2.1

NON-IRRIGATED HYDROSEED

LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears

NOTES:
 1. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
 2. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 3. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.

MATCHLINE - SEE SHEET LI.8

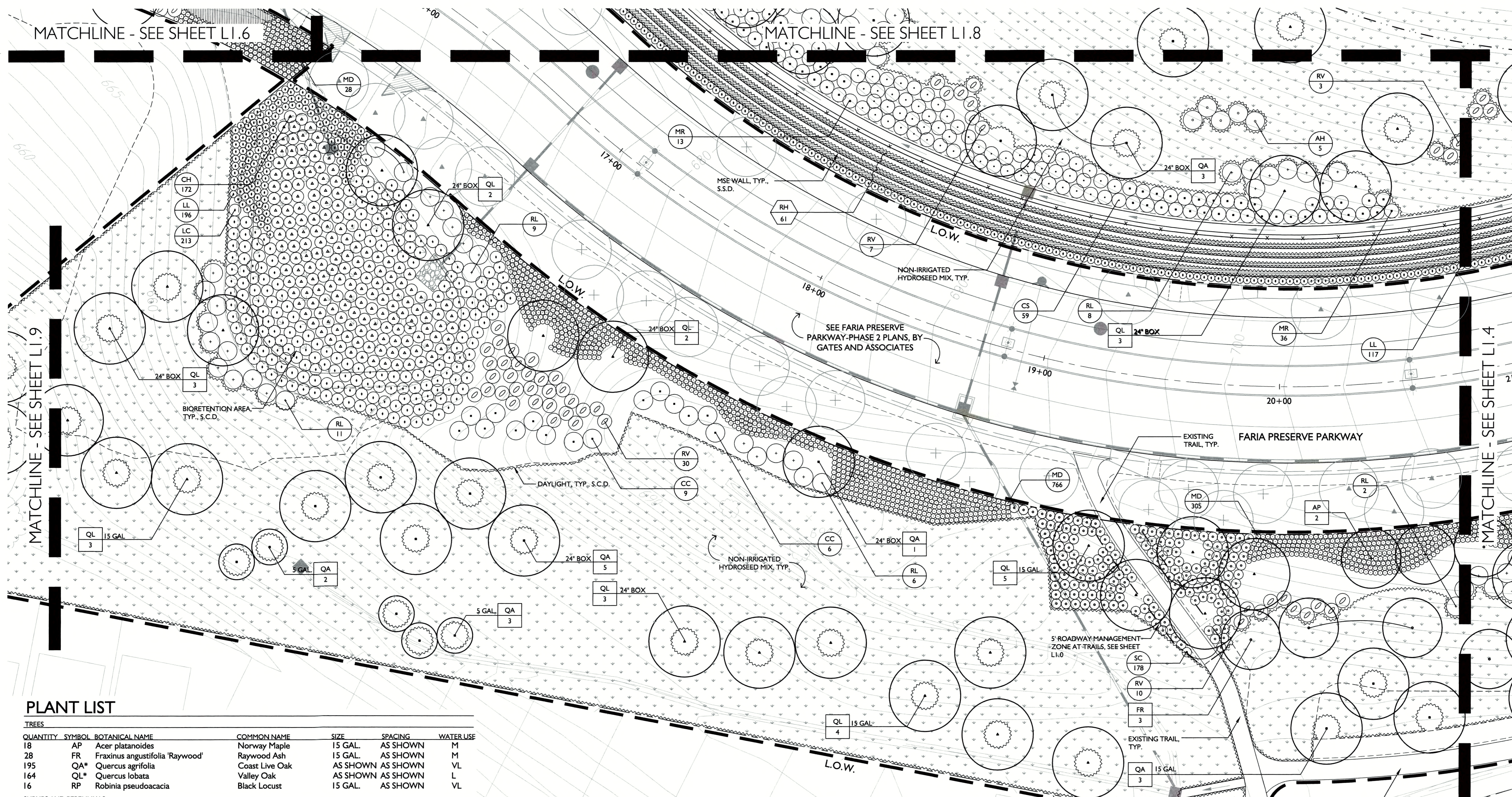
MATCHLINE - SEE SHEET LI.9

MATCHLINE - SEE SHEET LI.3

MATCHLINE - SEE SHEET LI.5

MATCHLINE - SEE SHEET LI.6

MATCHLINE - SEE SHEET LI.8



MATCHLINE - SEE SHEET LI.9

MATCHLINE - SEE SHEET LI.4

PLANT LIST

TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL
SHRUBS AND PERENNIALS						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietes vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijocos'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L
ORNAMENTAL GRASSES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L
GROUND COVER						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

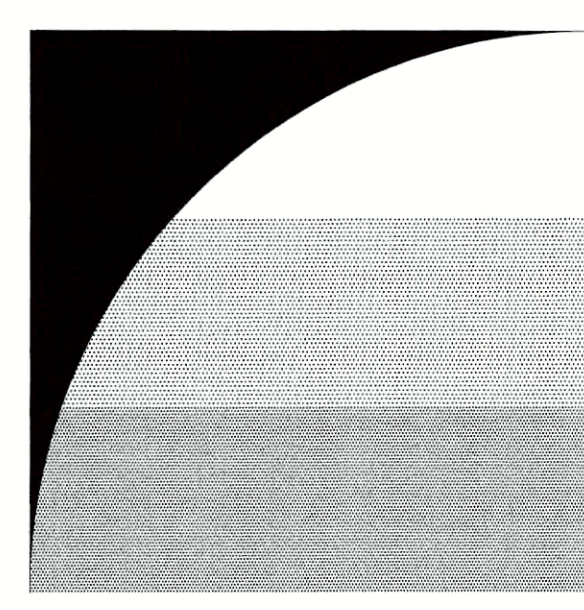
*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITS, SEE DETAIL 6 SHEET L2.1

NON-IRRIGATED HYDROSEED

LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears

NOTES:

- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
- REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
- ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

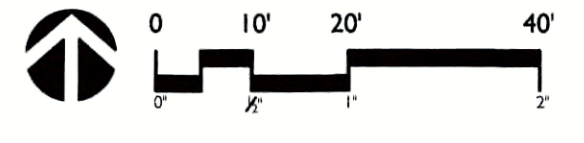
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



PLANTING PLAN

LI.5

PLANT LIST

TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL

SHRUBS AND PERENNIALS						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietes vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-4" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijocos'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L

ORNAMENTAL GRASSES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L

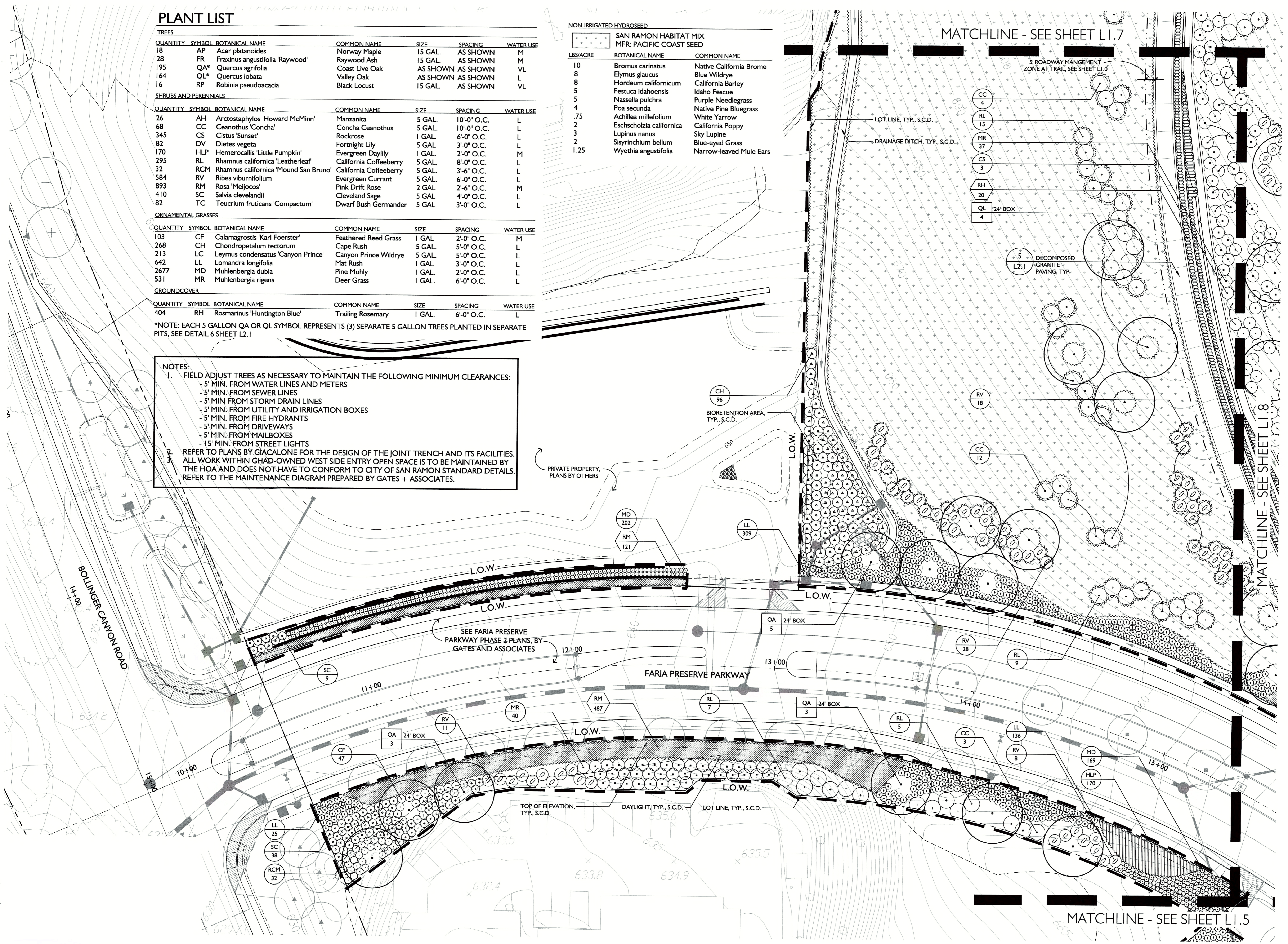
GROUND COVER						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITS, SEE DETAIL 6 SHEET L2.1

NOTES:

- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
- REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
- ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.

NON-IRRIGATED HYDROSEED		
LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	SAN RAMON HABITAT MIX MFR: PACIFIC COAST SEED	
8	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

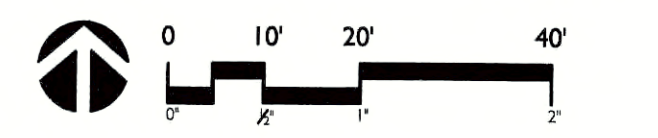
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

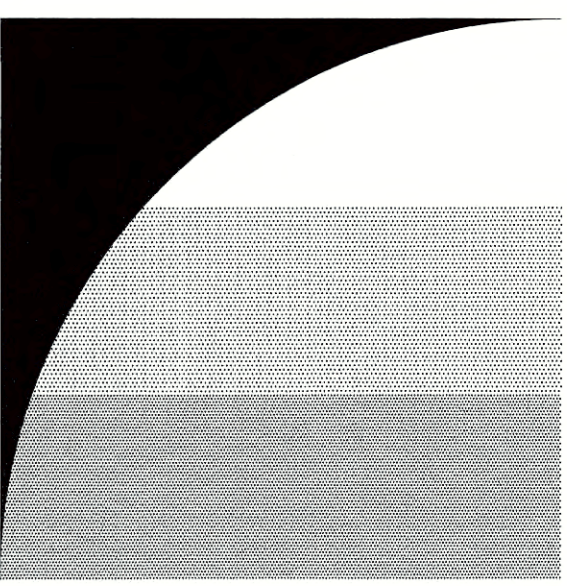
PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



PLANTING PLAN

L1.6

11 of 39

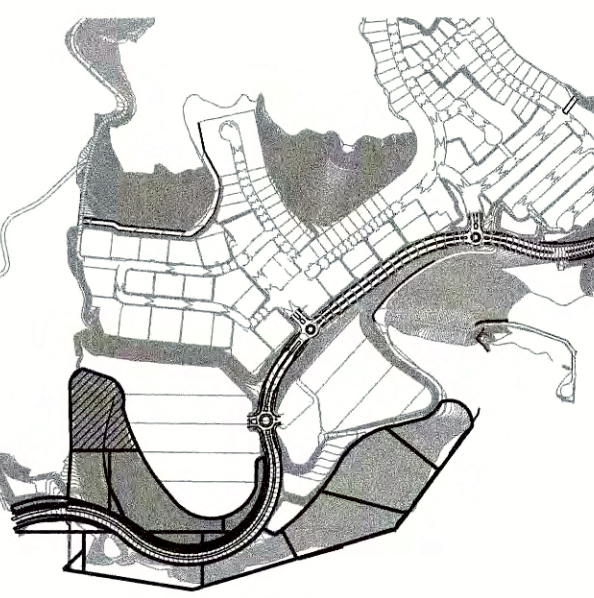


GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

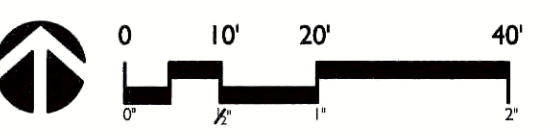
SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



ISSUE: DESCRIPTION: DATE:
1ST CITY SUBMITTAL 12/18/2018
2ND CITY SUBMITTAL 04/22/2019
FINAL CITY SUBMITTAL 08/29/2019

PROJECT NUMBER: P5036
DRAWN: AM, JS, MF
CHECK: KC
DATE: 08/29/2019
SCALE: 1" = 20'-0"



PLANTING PLAN

LI.7

PLANT LIST

TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL

SHRUBS AND PERENNIALS						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietes vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijocosa'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L

ORNAMENTAL GRASSES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L

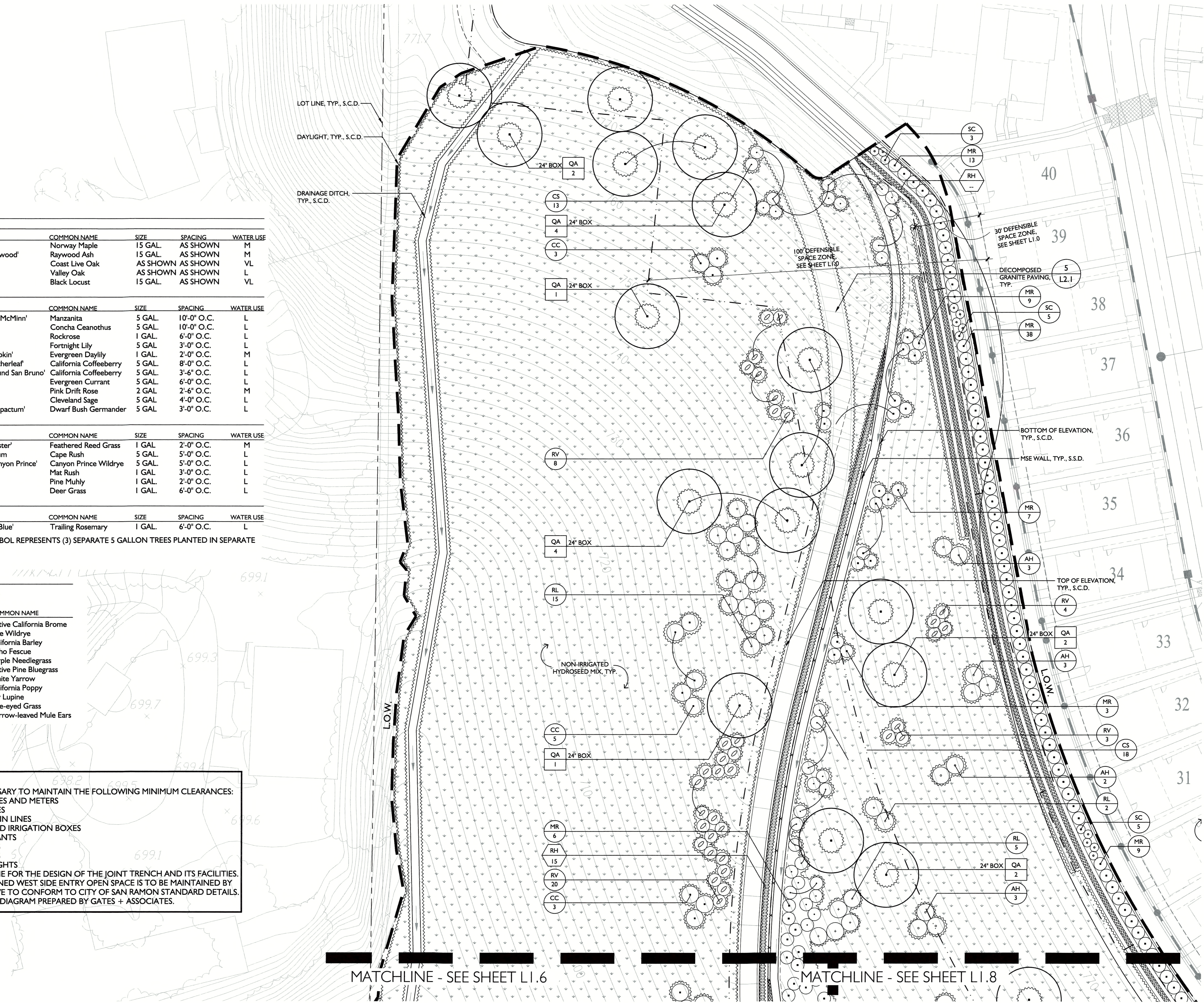
GROUND COVER						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITS, SEE DETAIL 6 SHEET L2.1

NON-IRRIGATED HYDROSEED

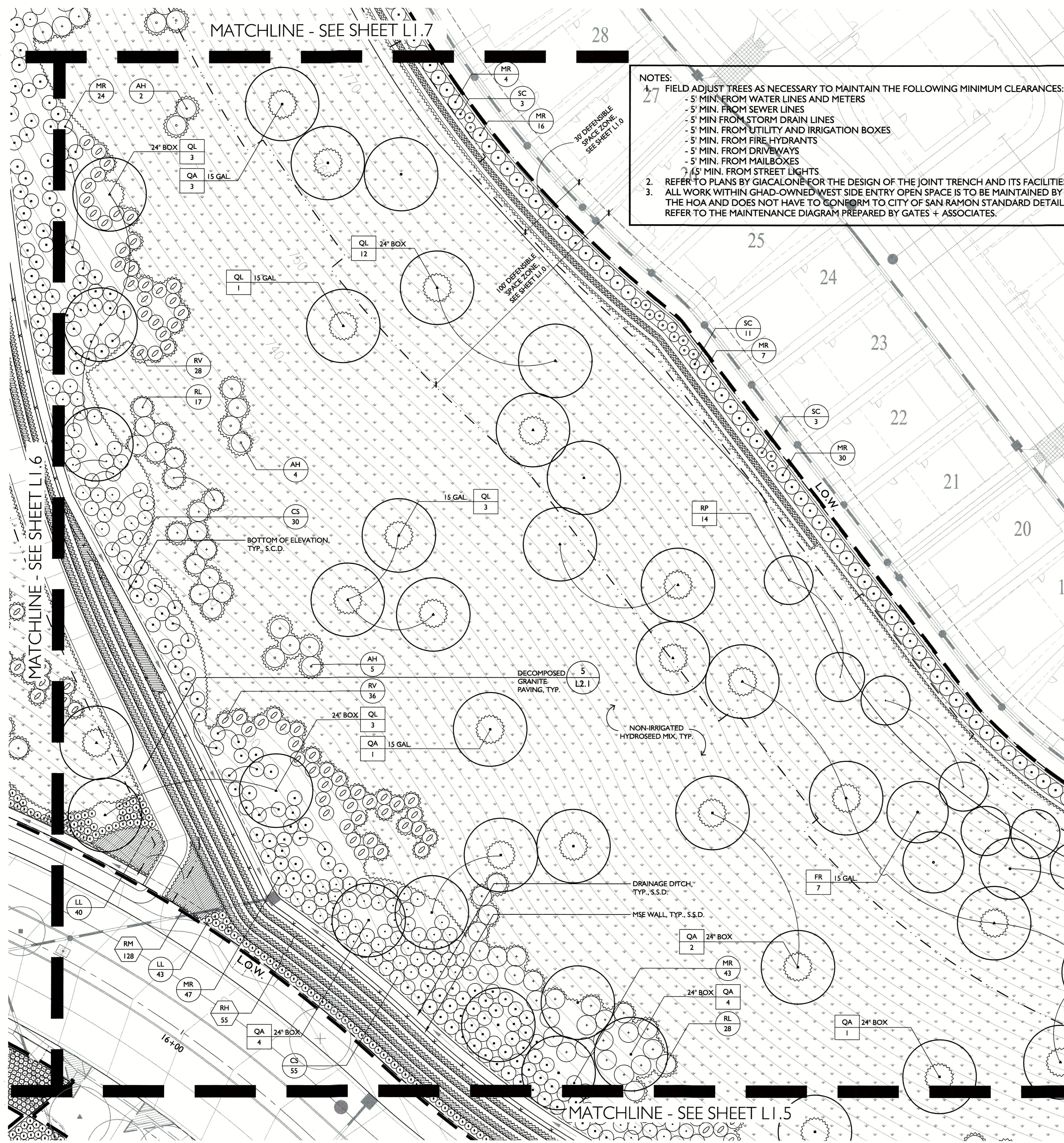
SAN RAMON HABITAT MIX MFR: PACIFIC COAST SEED		
LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears

- NOTES:
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
 - REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 - ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.



MATCHLINE - SEE SHEET LI.6

MATCHLINE - SEE SHEET LI.8



NOTES:

- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
- REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.
-

PLANT LIST

TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL

SHRUBS AND PERENNIALS						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietses vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Mejocosa'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L

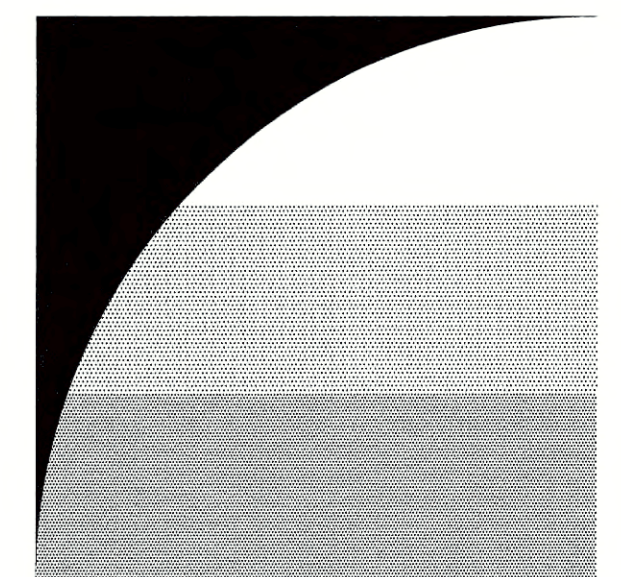
ORNAMENTAL GRASSES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L

GROUND COVER						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITS, SEE DETAIL 6 SHEET L2.1

NON-IRRIGATED HYDROSEED

LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN

2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

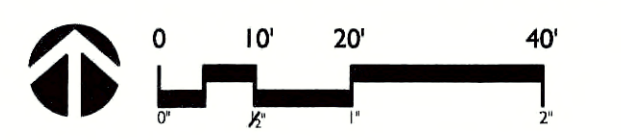
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	PS036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



PLANTING PLAN

L1.8

PLANT LIST

TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
18	AP	Acer platanoides	Norway Maple	15 GAL.	AS SHOWN	M
28	FR	Fraxinus angustifolia 'Raywood'	Raywood Ash	15 GAL.	AS SHOWN	M
195	QA*	Quercus agrifolia	Coast Live Oak	AS SHOWN	AS SHOWN	VL
164	QL*	Quercus lobata	Valley Oak	AS SHOWN	AS SHOWN	L
16	RP	Robinia pseudoacacia	Black Locust	15 GAL.	AS SHOWN	VL

SHRUBS AND PERENNIALS						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
26	AH	Arctostaphylos 'Howard McMinn'	Manzanita	5 GAL.	10'-0" O.C.	L
68	CC	Ceanothus 'Concha'	Concha Ceanothus	5 GAL.	10'-0" O.C.	L
345	CS	Cistus 'Sunset'	Rockrose	1 GAL.	6'-0" O.C.	L
82	DV	Dietses vegeta	Fortnight Lily	5 GAL.	3'-0" O.C.	L
170	HLP	Hemerocallis 'Little Pumpkin'	Evergreen Daylily	1 GAL.	2'-0" O.C.	M
295	RL	Rhamnus californica 'Leatherleaf'	California Coffeeberry	5 GAL.	8'-0" O.C.	L
32	RCM	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 GAL.	3'-6" O.C.	L
584	RV	Ribes viburnifolium	Evergreen Currant	5 GAL.	6'-0" O.C.	L
893	RM	Rosa 'Meijocosa'	Pink Drift Rose	2 GAL.	2'-6" O.C.	M
410	SC	Salvia clevelandii	Cleveland Sage	5 GAL.	4'-0" O.C.	L
82	TC	Teucrium fruticans 'Compactum'	Dwarf Bush Germander	5 GAL.	3'-0" O.C.	L

ORNAMENTAL GRASSES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
103	CF	Calamagrostis 'Karl Foerster'	Feathered Reed Grass	1 GAL.	2'-0" O.C.	M
268	CH	Chondropetalum tectorum	Cape Rush	5 GAL.	5'-0" O.C.	L
213	LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wildrye	5 GAL.	5'-0" O.C.	L
642	LL	Lomandra longifolia	Mat Rush	1 GAL.	3'-0" O.C.	L
2677	MD	Muhlenbergia dubia	Pine Muhly	1 GAL.	2'-0" O.C.	L
531	MR	Muhlenbergia rigens	Deer Grass	1 GAL.	6'-0" O.C.	L

GROUND COVER						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
404	RH	Rosmarinus 'Huntington Blue'	Trailing Rosemary	1 GAL.	6'-0" O.C.	L

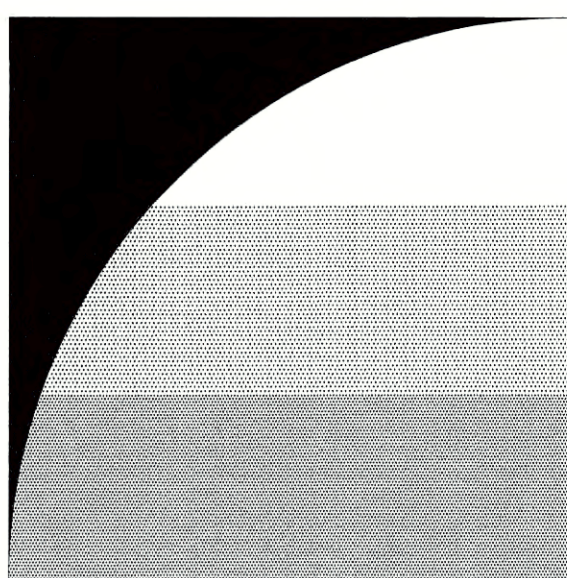
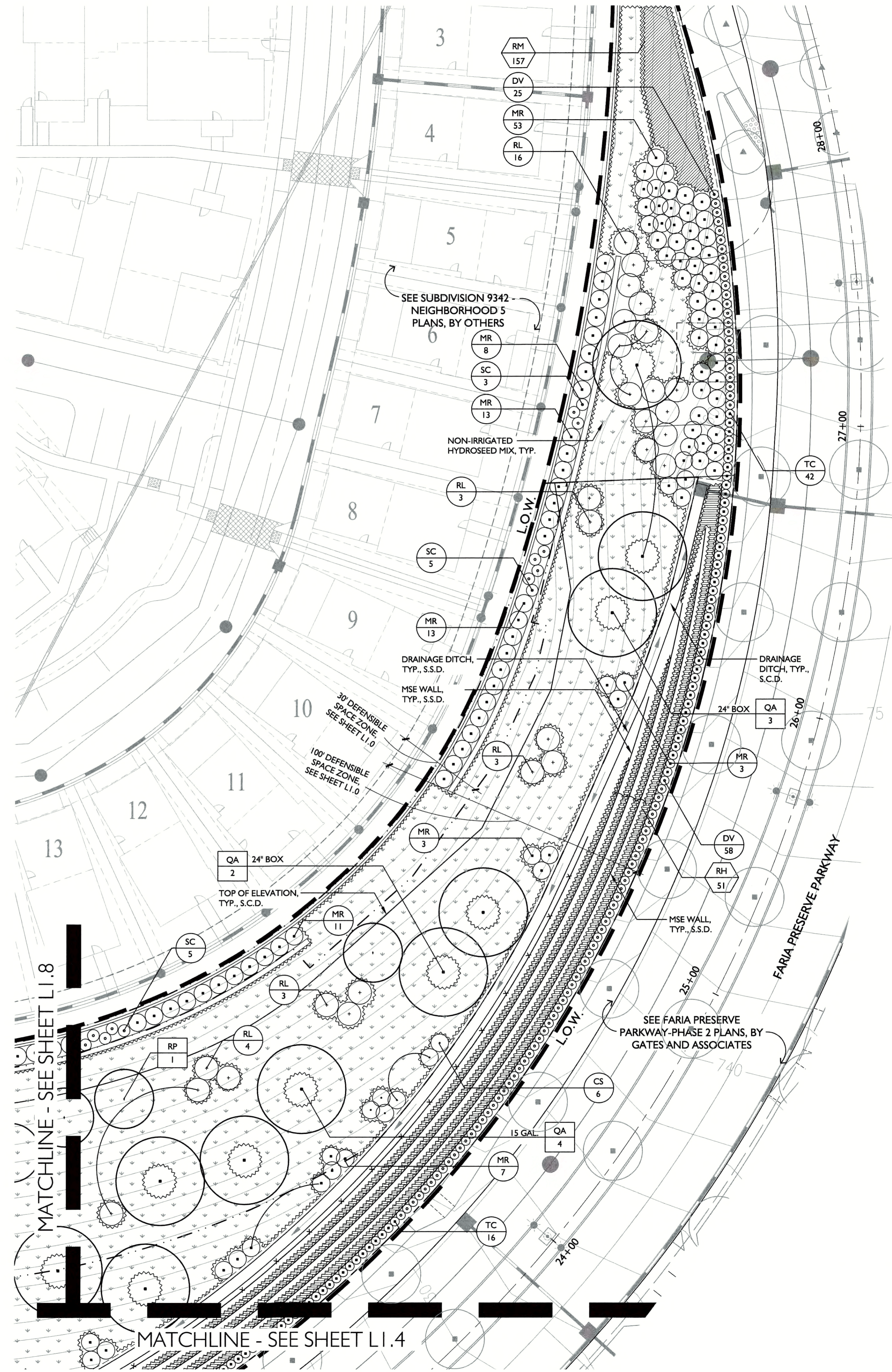
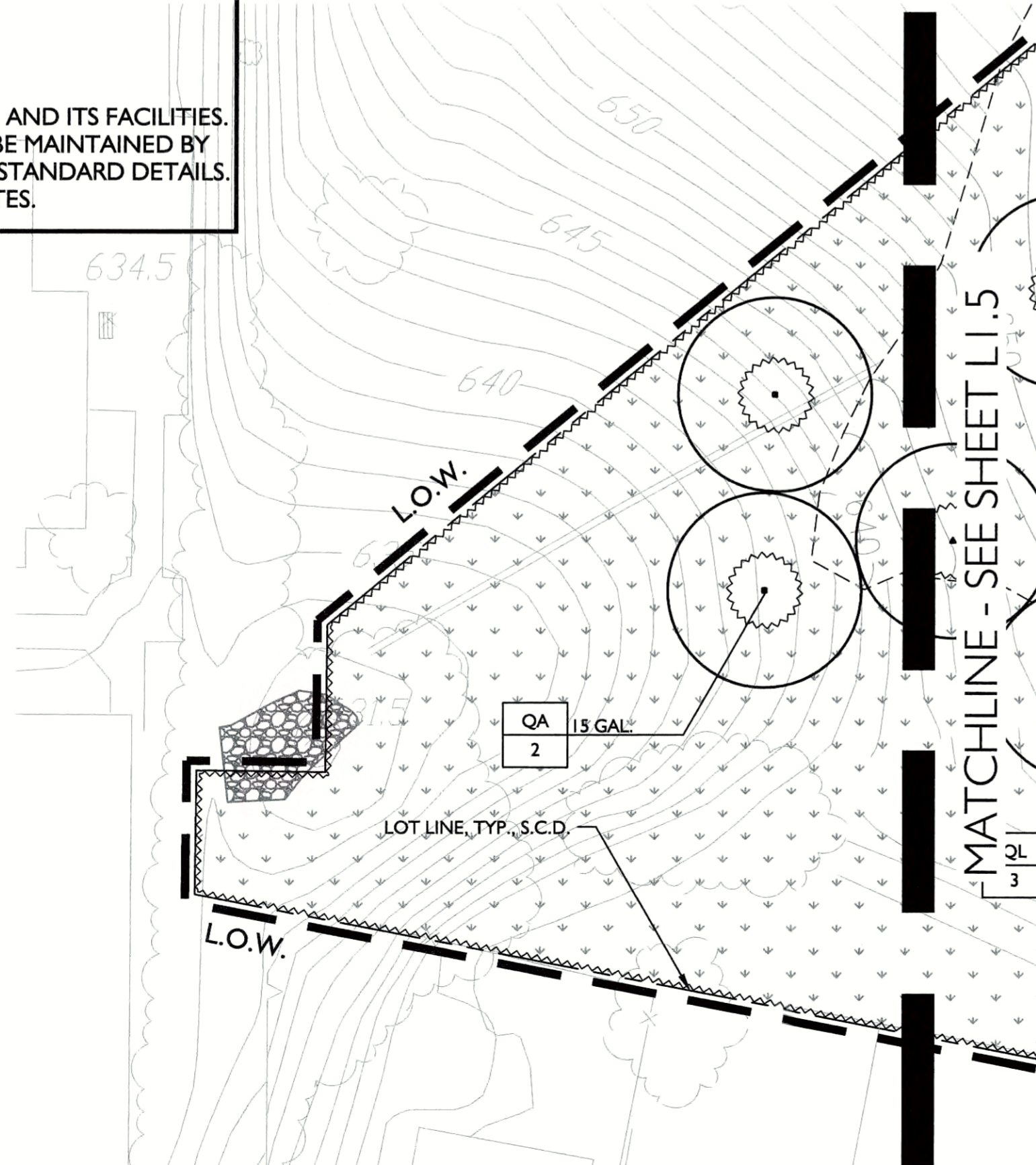
*NOTE: EACH 5 GALLON QA OR QL SYMBOL REPRESENTS (3) SEPARATE 5 GALLON TREES PLANTED IN SEPARATE PITTS, SEE DETAIL 6 SHEET L2.1

NON-IRRIGATED HYDROSEED

LBS/ACRE	BOTANICAL NAME	COMMON NAME
10	Bromus carinatus	Native California Brome
8	Elymus glaucus	Blue Wildrye
8	Hordeum californicum	California Barley
5	Festuca idahoensis	Idaho Fescue
5	Nassella pulchra	Purple Needlegrass
4	Poa secunda	Native Pine Bluegrass
.75	Achillea millefolium	White Yarrow
2	Eschscholzia californica	California Poppy
3	Lupinus nanus	Sky Lupine
2	Sisyrinchium bellum	Blue-eyed Grass
1.25	Wyethia angustifolia	Narrow-leaved Mule Ears

NOTES:

- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
 - 5' MIN. FROM WATER LINES AND METERS
 - 5' MIN. FROM SEWER LINES
 - 5' MIN. FROM STORM DRAIN LINES
 - 5' MIN. FROM UTILITY AND IRRIGATION BOXES
 - 5' MIN. FROM FIRE HYDRANTS
 - 5' MIN. FROM DRIVEWAYS
 - 5' MIN. FROM MAILBOXES
 - 15' MIN. FROM STREET LIGHTS
- REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
- ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT HAVE TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO THE MAINTENANCE DIAGRAM PREPARED BY GATES + ASSOCIATES.



GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

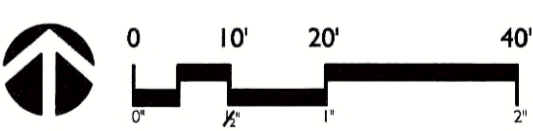
SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



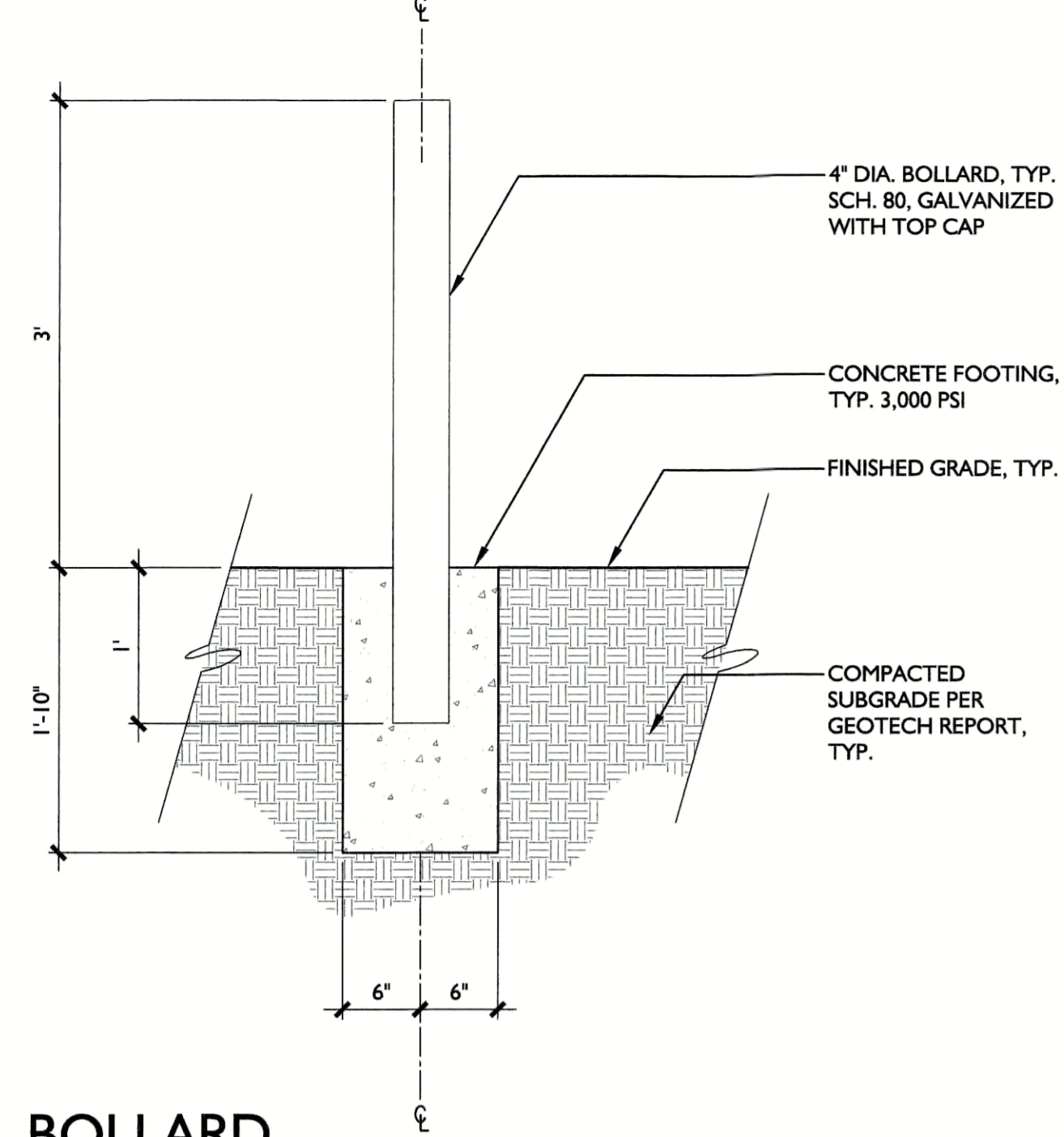
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"

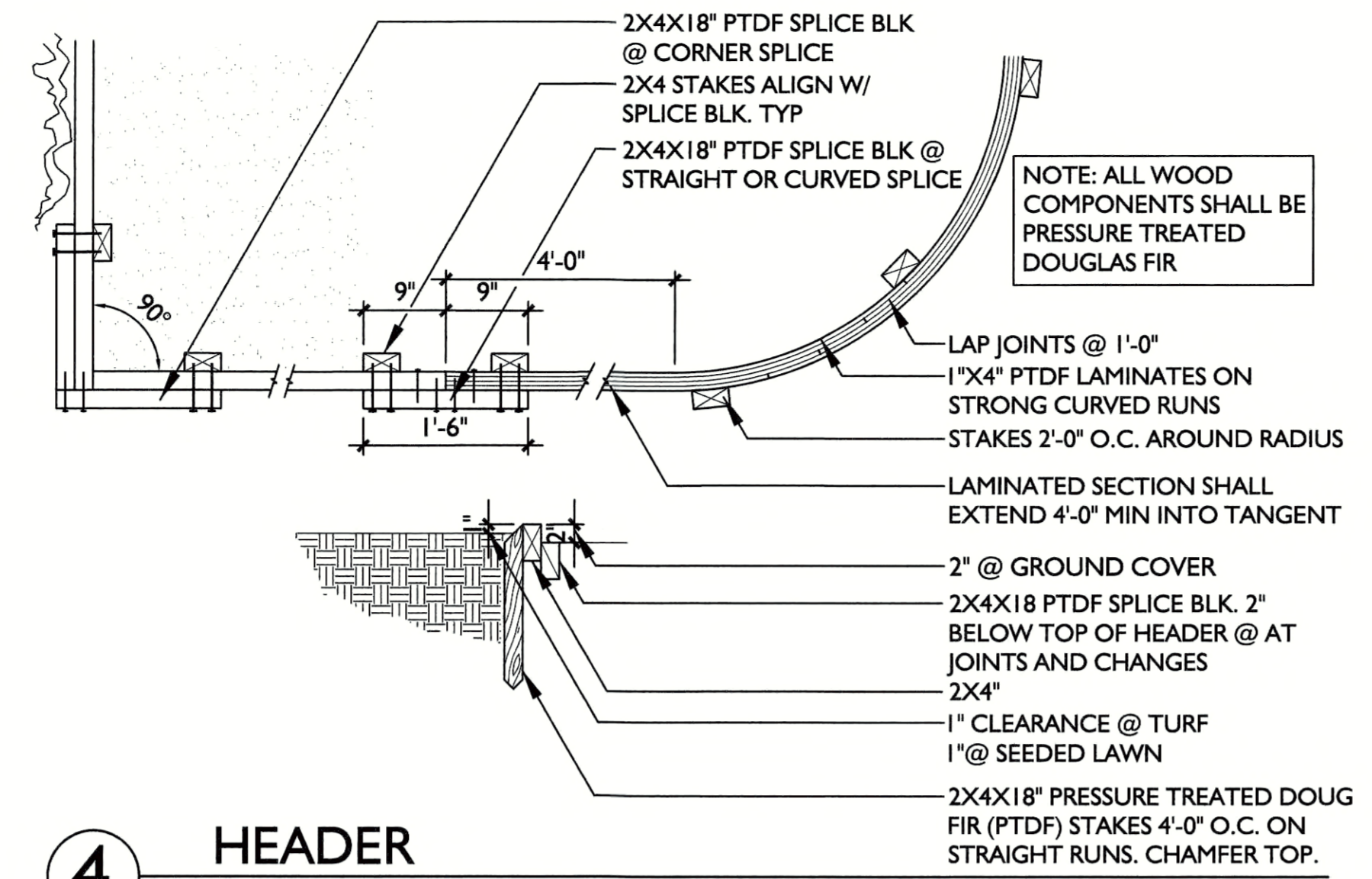


PLANTING PLAN

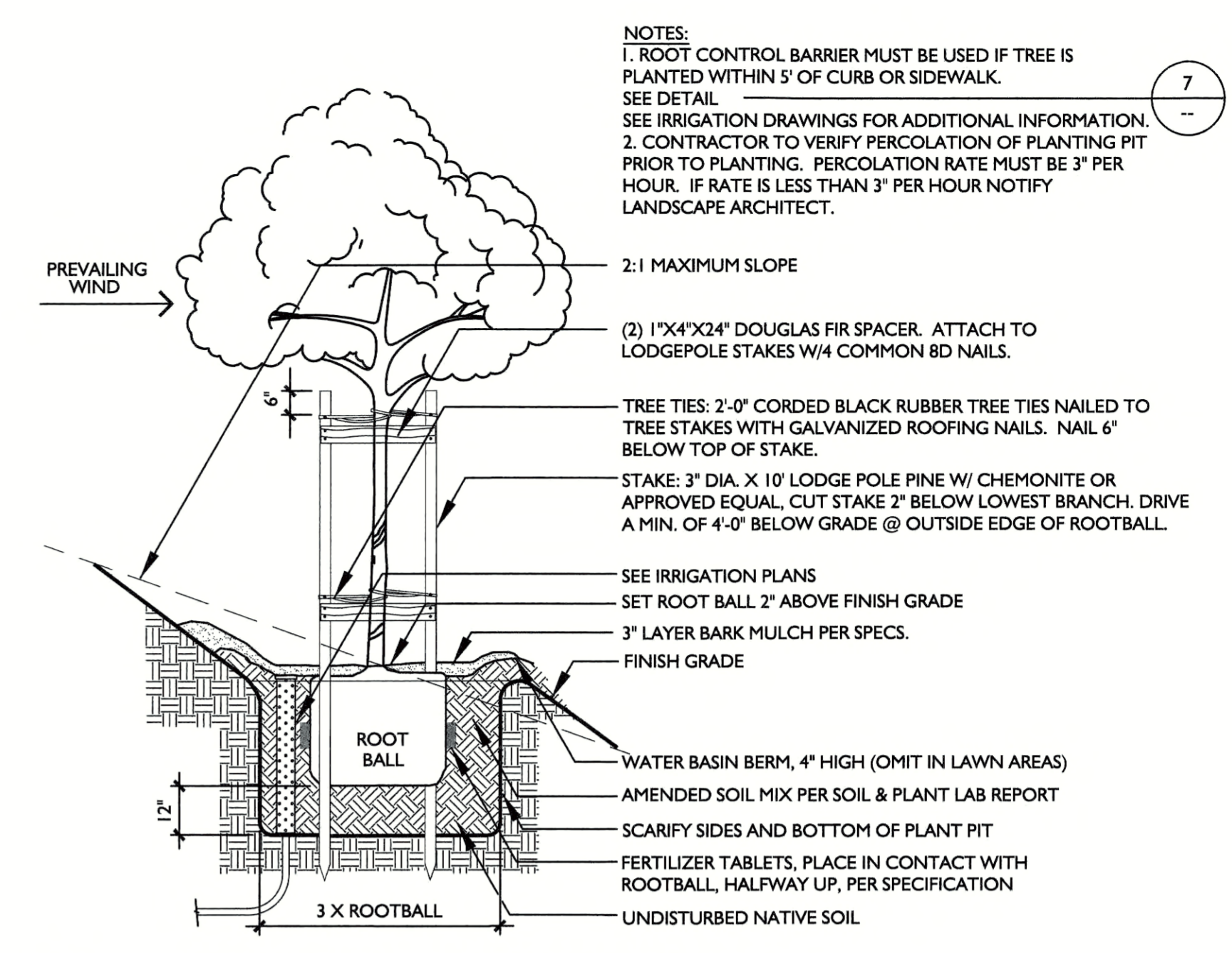
L1.9



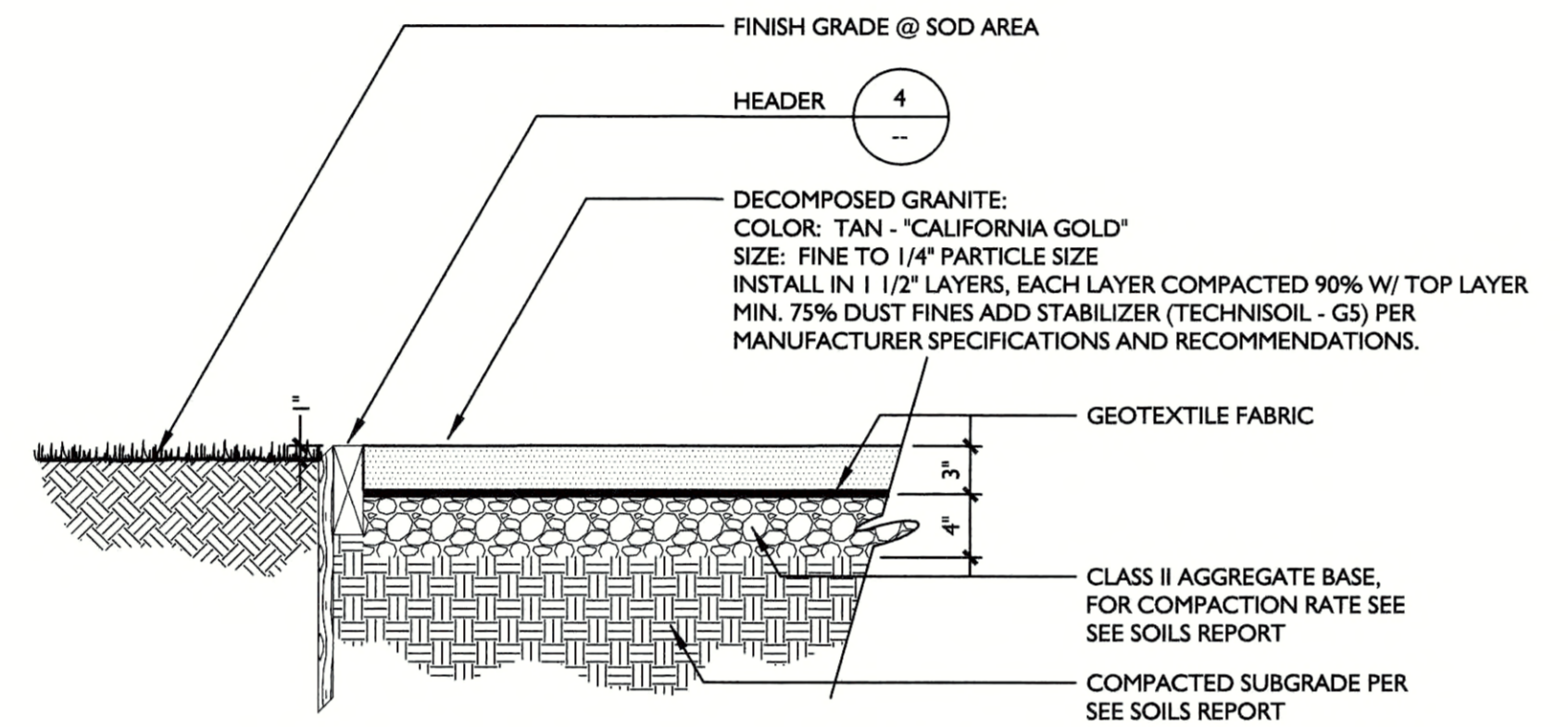
7 BOLLARD
SCALE: 1" = 1'-0"



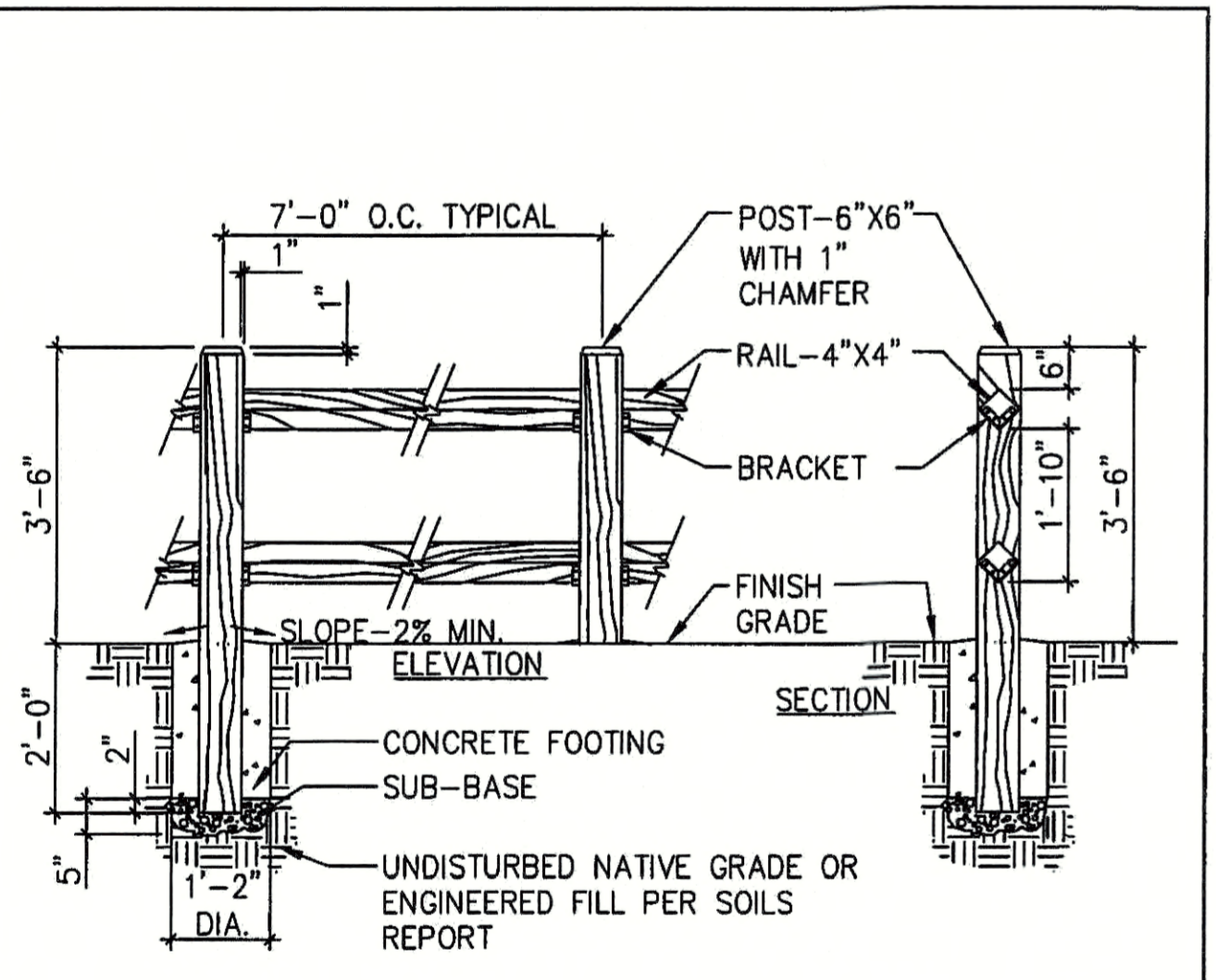
4 HEADER
SCALE: 3/4" = 1'-0"



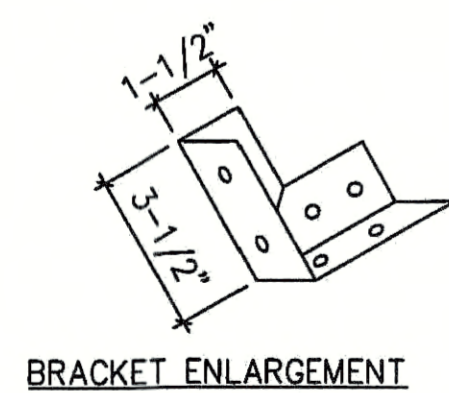
1 TREE PLANTING ON SLOPE
SCALE: 3/8" = 1'-0"



5 DECOMPOSED GRANITE PAVING
SCALE: 1" = 1'-0"



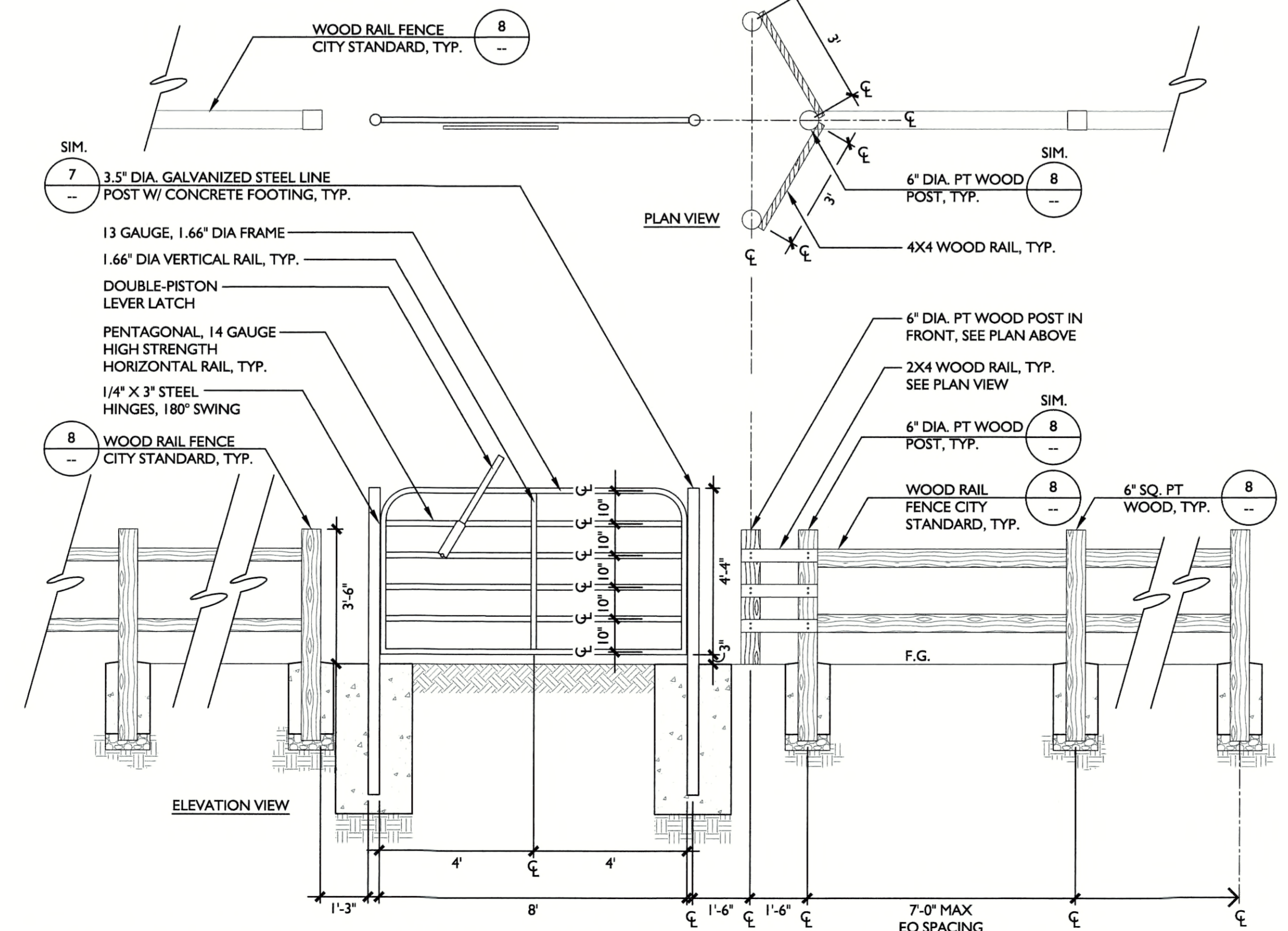
NOTES:
A. ALL WOOD AND ALL POSTS SHALL BE PRESSURE TREATED DOUGLAS FIR.
B. SLOPE RAILS WITH GRADE, DO NOT STEP.
C. ATTACH BRACKETS WITH 10d COMMON, GALVANIZED NAILS.
D. BRACKET SHALL BE 18 GAUGE GALVANIZED STEEL.



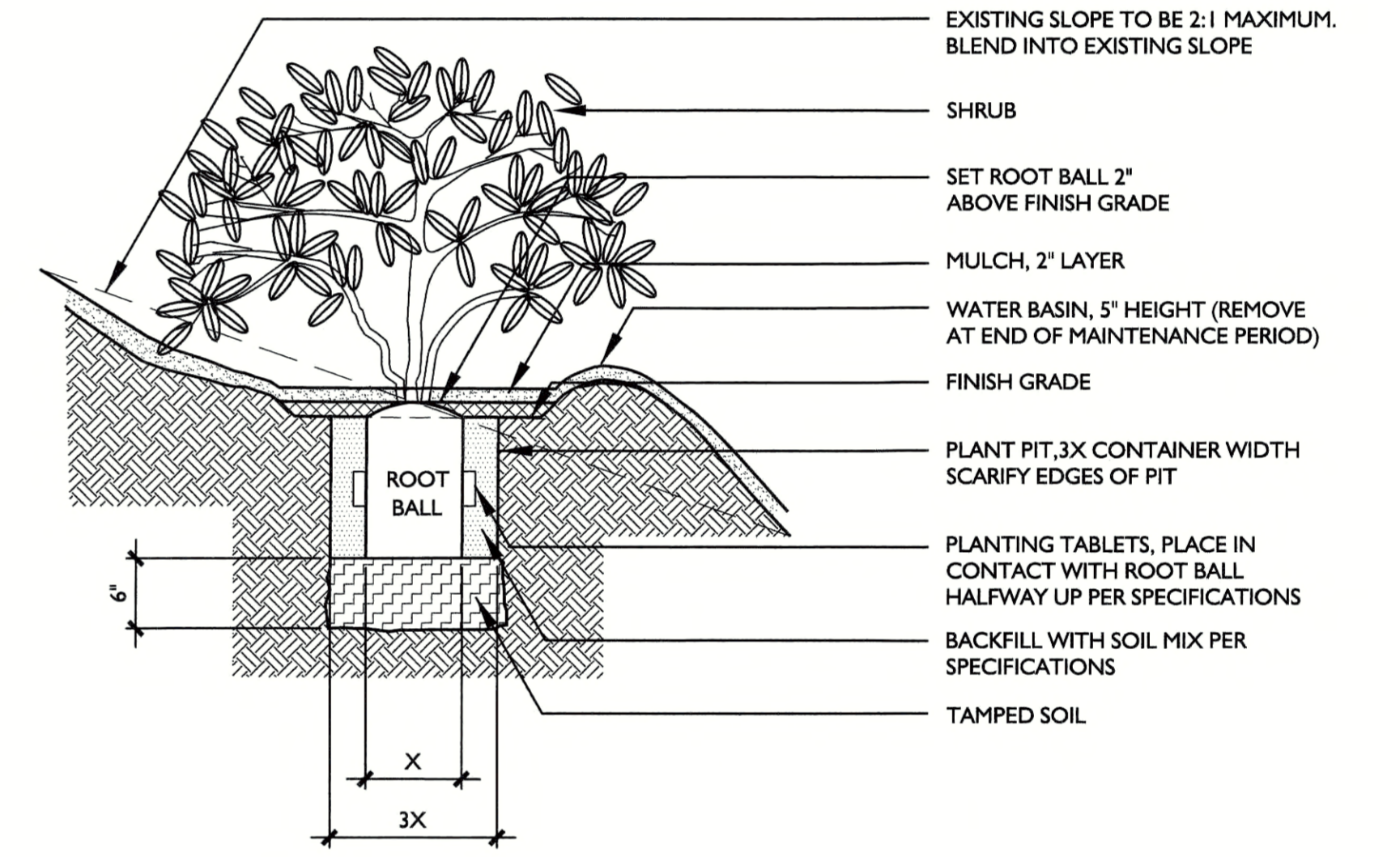
WOOD RAIL FENCE DETAIL

Drawn by: SP/ER	Date: March 2016	Scale: NTS
Checked by: Jeff Gault	Revisions: No Data/APP/Description	Drawing: S-3
Approved by: [Signature]	Date: 3/14/16	

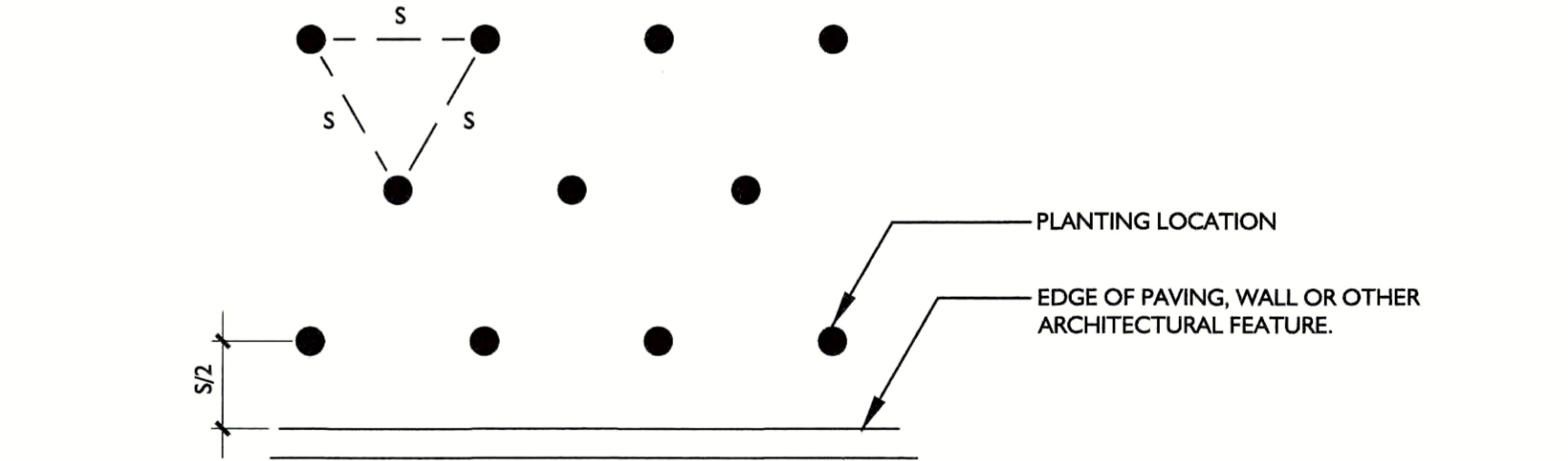
8 WOOD RAIL FENCE CITY STANDARD
SCALE: N.T.S.



6 8'W GATE WITH LEVER LATCH
SCALE: 3/8" = 1'-0"



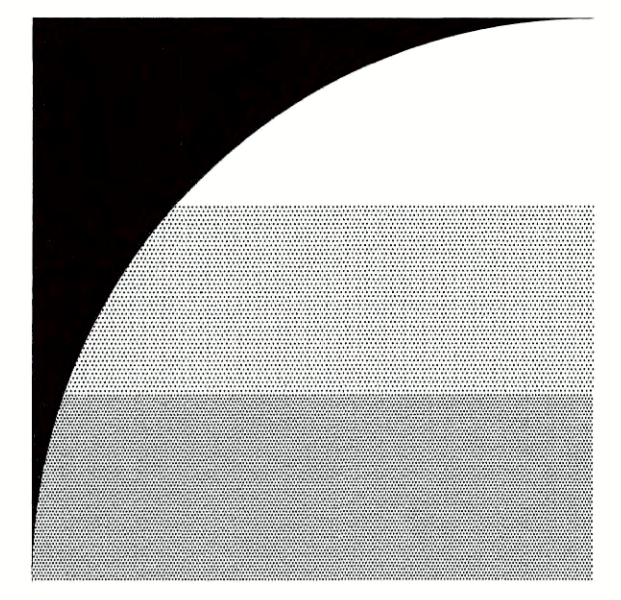
2 SHRUB PLANTING ON SLOPE
SCALE: N.T.S.



NOTES:
A. S = PLANT SPACING DISTANCE ON CENTER, SEE CHART
B. FOR USE AS A GUIDE FOR SHRUBS AND GROUND COVER WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER.

Spacing	# of Plants/S.F.
6' o.c.	4.60
8' o.c.	2.60
12' o.c.	1.15
18' o.c.	.512
24' o.c.	.290
30' o.c.	.185
36' o.c.	.128
42' o.c.	.087
48' o.c.	.063

3 PLANT SPACING
SCALE: N.T.S.



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

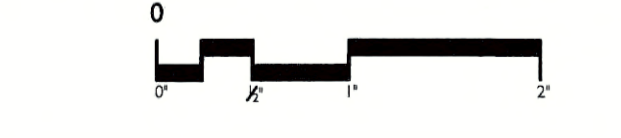
SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



ISSUE: DESCRIPTION: DATE:
1ST CITY SUBMITTAL 12/18/2018
2ND CITY SUBMITTAL 04/22/2019
FINAL CITY SUBMITTAL 08/29/2019





PROJECT NUMBER: P5036
DRAWN: AM, JS, MF
CHECK: KC
DATE: 08/29/2019
SCALE: AS SHOWN



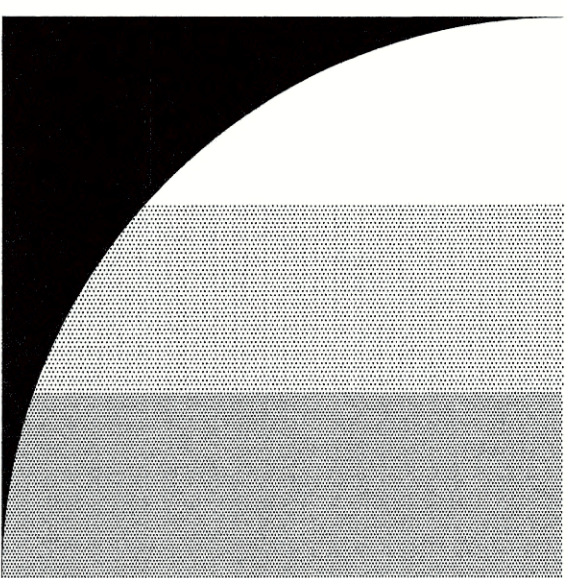
CONSTRUCTION DETAILS

L2.1

METER # 13 HYDROZONE LEGEND

	LOW WATER USE	130,810 SF	91.7%
	MOD WATER USE	7,760 SF	5.4%
	TREES - LOW	3,750 SF	2.6%
	TREES - MOD	430 SF	0.3%
TOTAL PLANTING AREA		142,750 SF	100%

NOTE:
 1. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 2. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
 3. REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

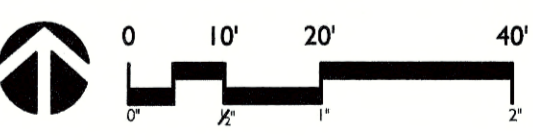
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
	1ST CITY SUBMITTAL	12/18/2018
	2ND CITY SUBMITTAL	04/22/2019
	FINAL CITY SUBMITTAL	08/29/2019

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



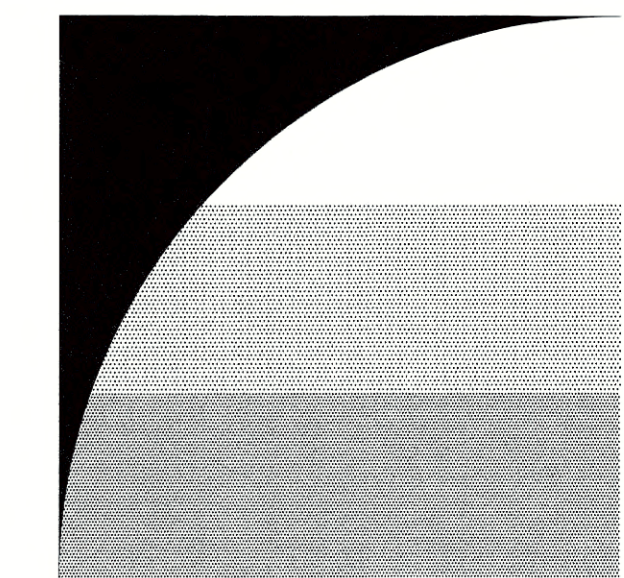
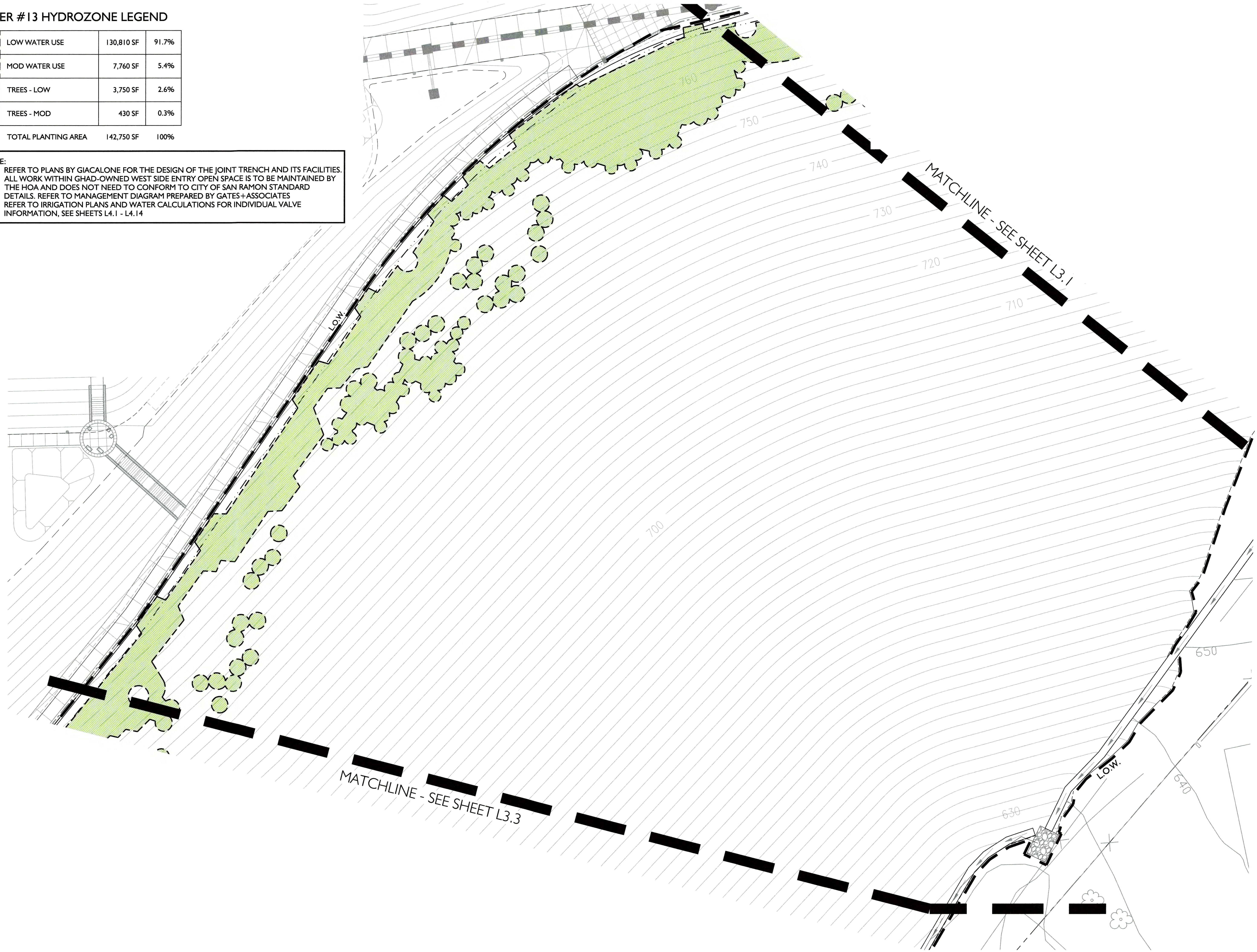
HYDROZONE PLAN

L3.1

METER #13 HYDROZONE LEGEND

LOW WATER USE	130,810 SF	91.7%
MOD WATER USE	7,760 SF	5.4%
TREES - LOW	3,750 SF	2.6%
TREES - MOD	430 SF	0.3%
TOTAL PLANTING AREA	142,750 SF	100%

NOTE:
 1. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 2. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
 3. REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14



**GATES
 +ASSOCIATES**
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

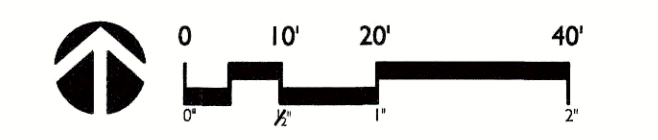
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



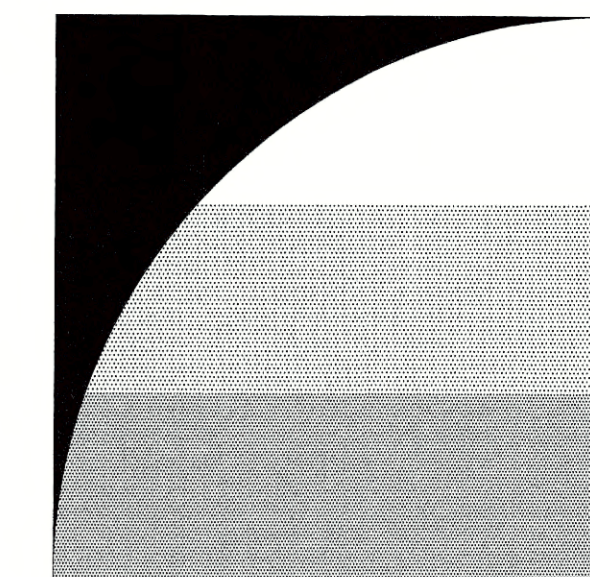
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL	12/18/2018	
2ND CITY SUBMITTAL	04/22/2019	
FINAL CITY SUBMITTAL	08/29/2019	

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



HYDROZONE PLAN

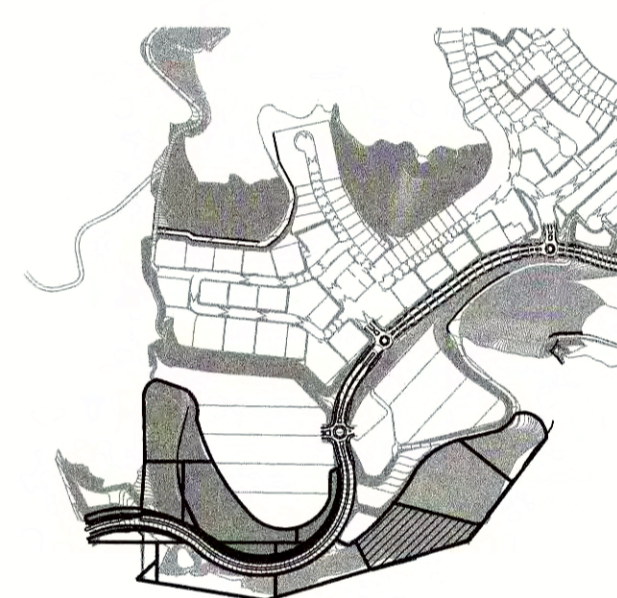
L3.2



GATES
+ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



HYDROZONE PLAN

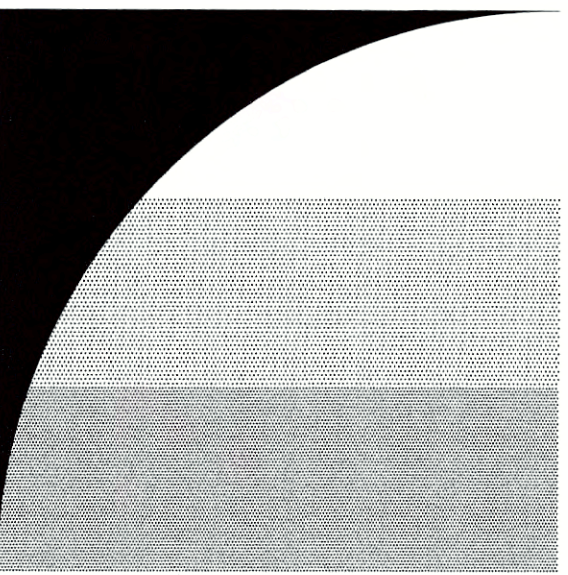
L3.3



METER # 13 HYDROZONE LEGEND

LOW WATER USE	130,810 SF	91.7%
MOD WATER USE	7,760 SF	5.4%
TREES - LOW	3,750 SF	2.6%
TREES - MOD	430 SF	0.3%
TOTAL PLANTING AREA	142,750 SF	100%

- NOTE:**
1. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 2. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
 3. REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

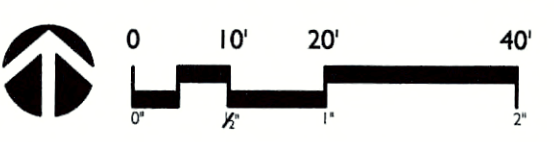
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



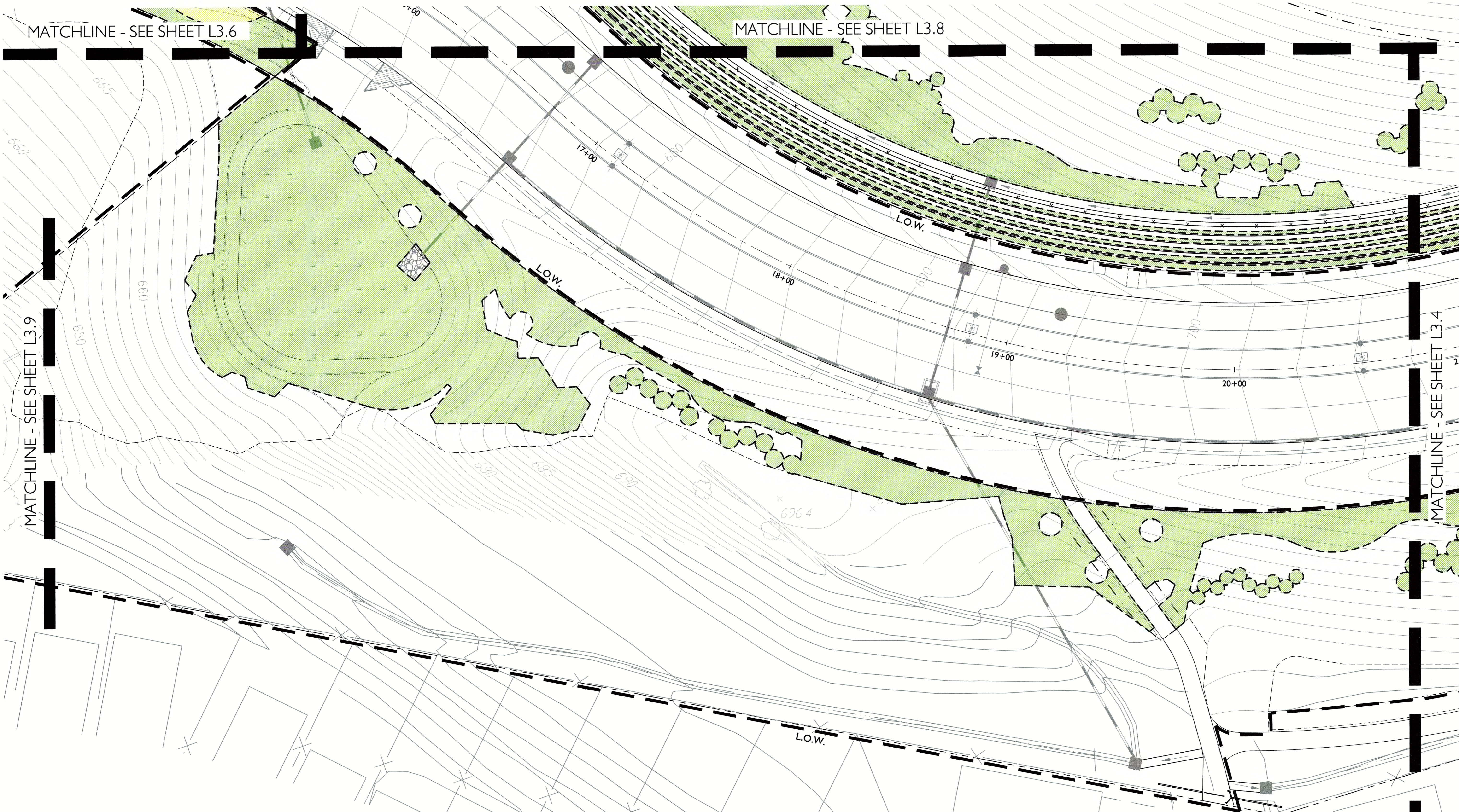
HYDROZONE PLAN

METER #13 HYDROZONE LEGEND

LOW WATER USE	130,810 SF	91.7%
MOD WATER USE	7,760 SF	5.4%
TREES - LOW	3,750 SF	2.6%
TREES - MOD	430 SF	0.3%
TOTAL PLANTING AREA	142,750 SF	100%

- NOTE:**
- REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 - ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
 - REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14

L3.4



MATCHLINE - SEE SHEET L3.6

MATCHLINE - SEE SHEET L3.8

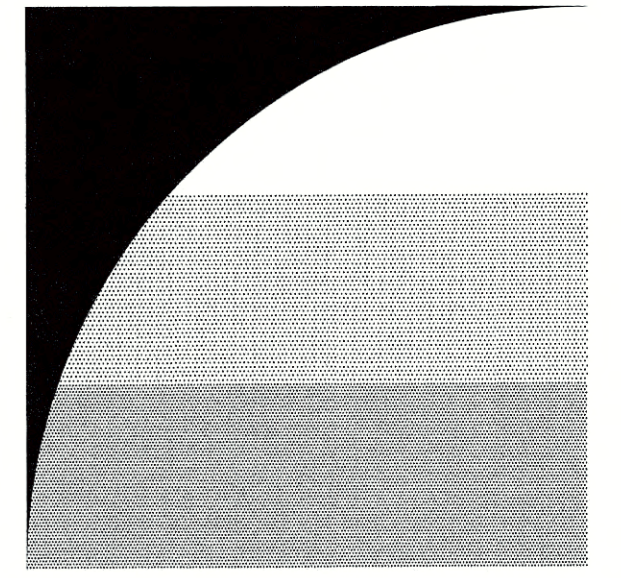
MATCHLINE - SEE SHEET L3.9

MATCHLINE - SEE SHEET L3.4

METER #13 HYDROZONE LEGEND

	LOW WATER USE	130,810 SF	91.7%
	MOD WATER USE	7,760 SF	5.4%
	TREES - LOW	3,750 SF	2.6%
	TREES - MOD	430 SF	0.3%
TOTAL PLANTING AREA		142,750 SF	100%

NOTE:
 1. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 2. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
 3. REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14



GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

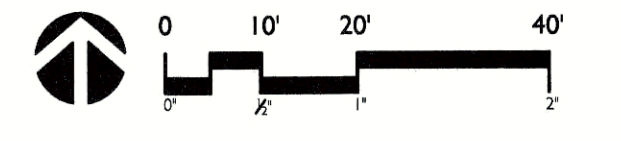
SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



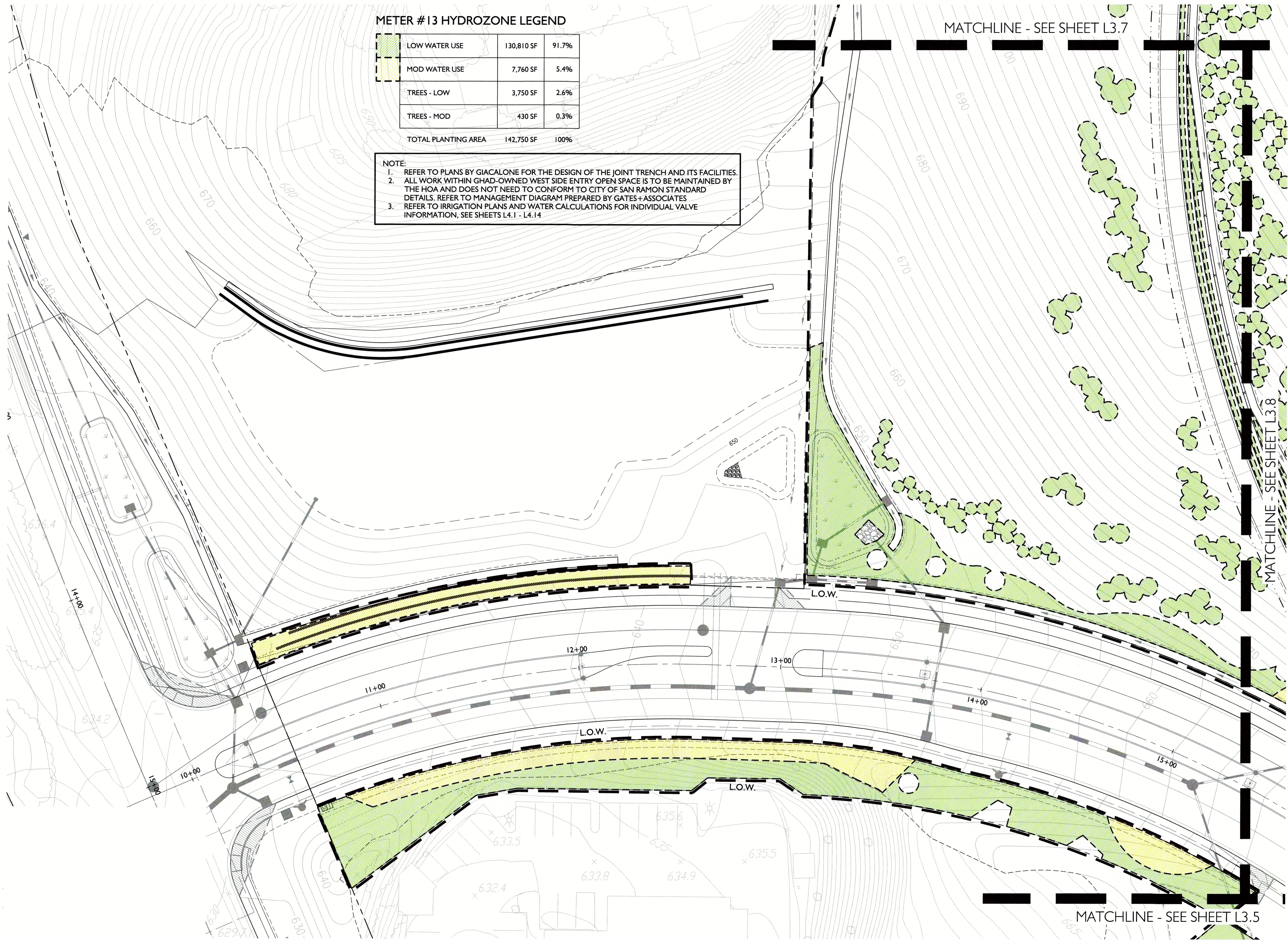
HYDROZONE PLAN

L3.5

METER # 13 HYDROZONE LEGEND

LOW WATER USE	130,810 SF	91.7%
MOD WATER USE	7,760 SF	5.4%
TREES - LOW	3,750 SF	2.6%
TREES - MOD	430 SF	0.3%
TOTAL PLANTING AREA	142,750 SF	100%

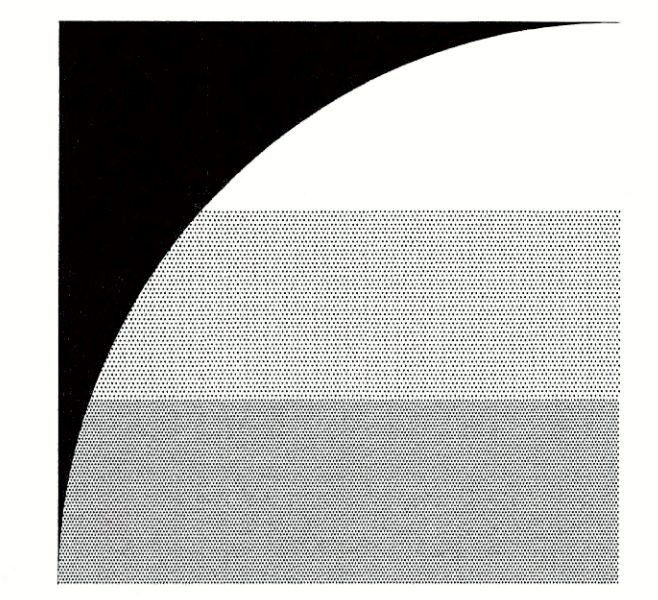
NOTE:
 1. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 2. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
 3. REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14



MATCHLINE - SEE SHEET L3.7

MATCHLINE - SEE SHEET L3.8

MATCHLINE - SEE SHEET L3.5



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

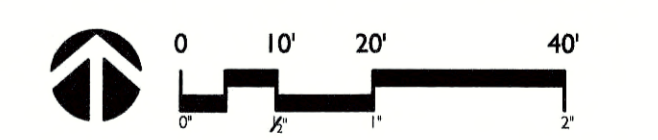
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



HYDROZONE PLAN

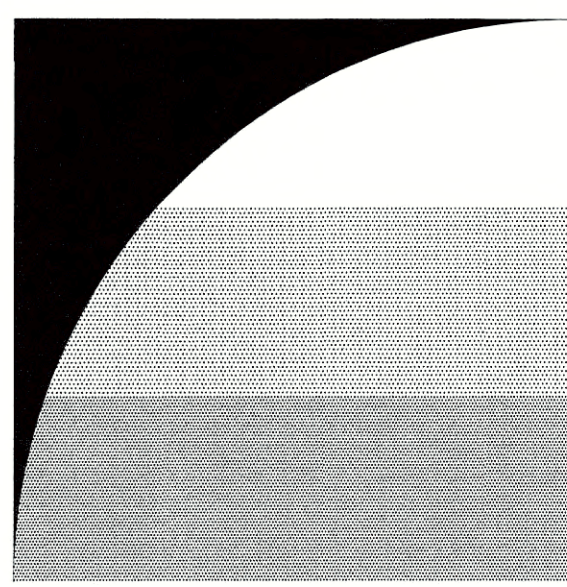
L3.6

METER #13 HYDROZONE LEGEND

	LOW WATER USE	130,810 SF	91.7%
	MOD WATER USE	7,760 SF	5.4%
	TREES - LOW	3,750 SF	2.6%
	TREES - MOD	430 SF	0.3%
TOTAL PLANTING AREA		142,750 SF	100%

NOTE:

1. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
2. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
3. REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14



GATES
+ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

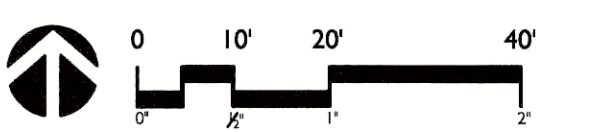
SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE

SAN RAMON, CA



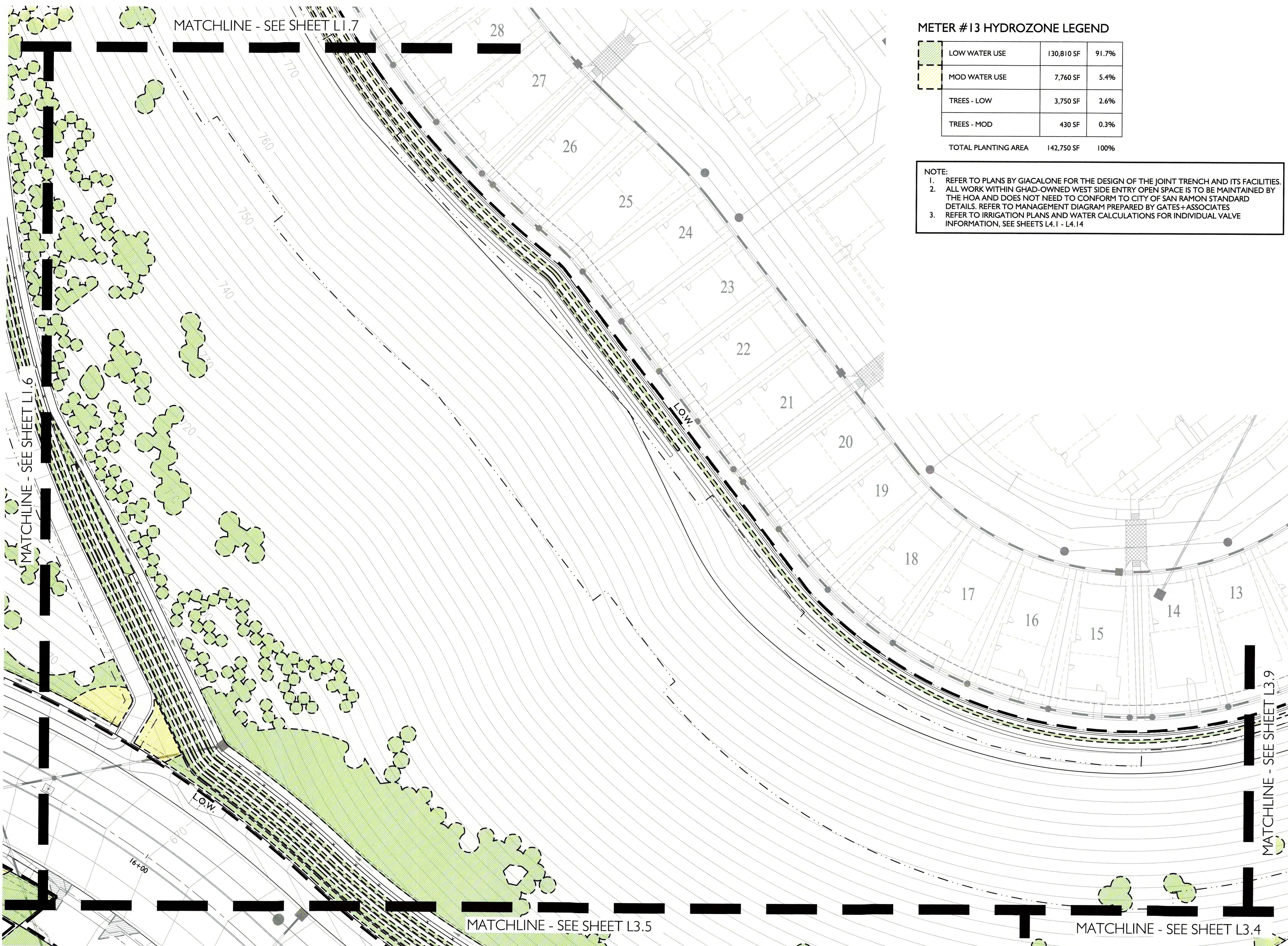
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



HYDROZONE PLAN

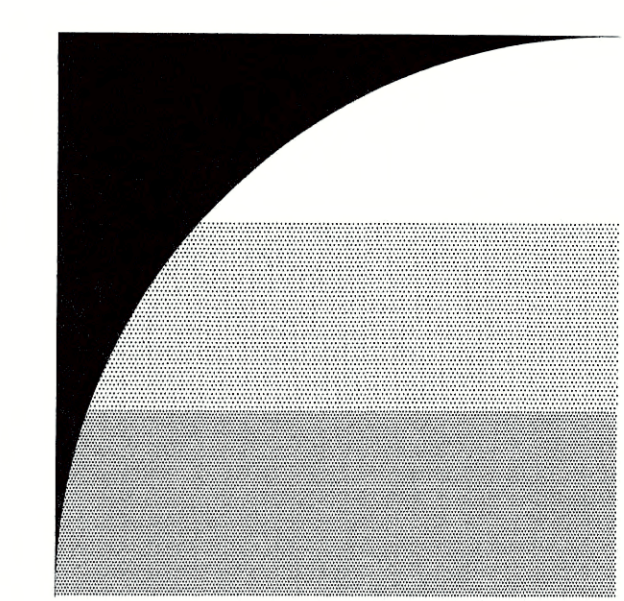
L3.7



METER #13 HYDROZONE LEGEND

	LOW WATER USE	130,810 SF	91.7%
	MOD WATER USE	7,760 SF	5.4%
	TREES - LOW	3,750 SF	2.6%
	TREES - MOD	430 SF	0.3%
TOTAL PLANTING AREA		142,750 SF	100%

NOTE:
 1. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
 2. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
 3. REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

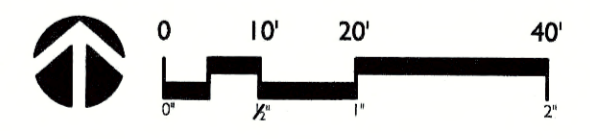
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



HYDROZONE PLAN

L3.8

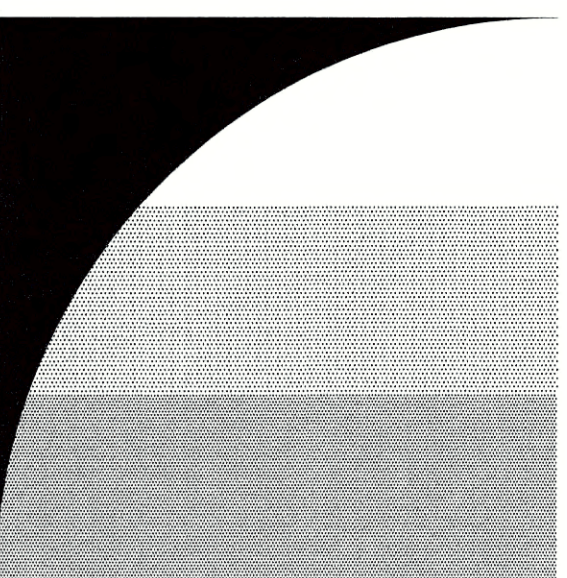
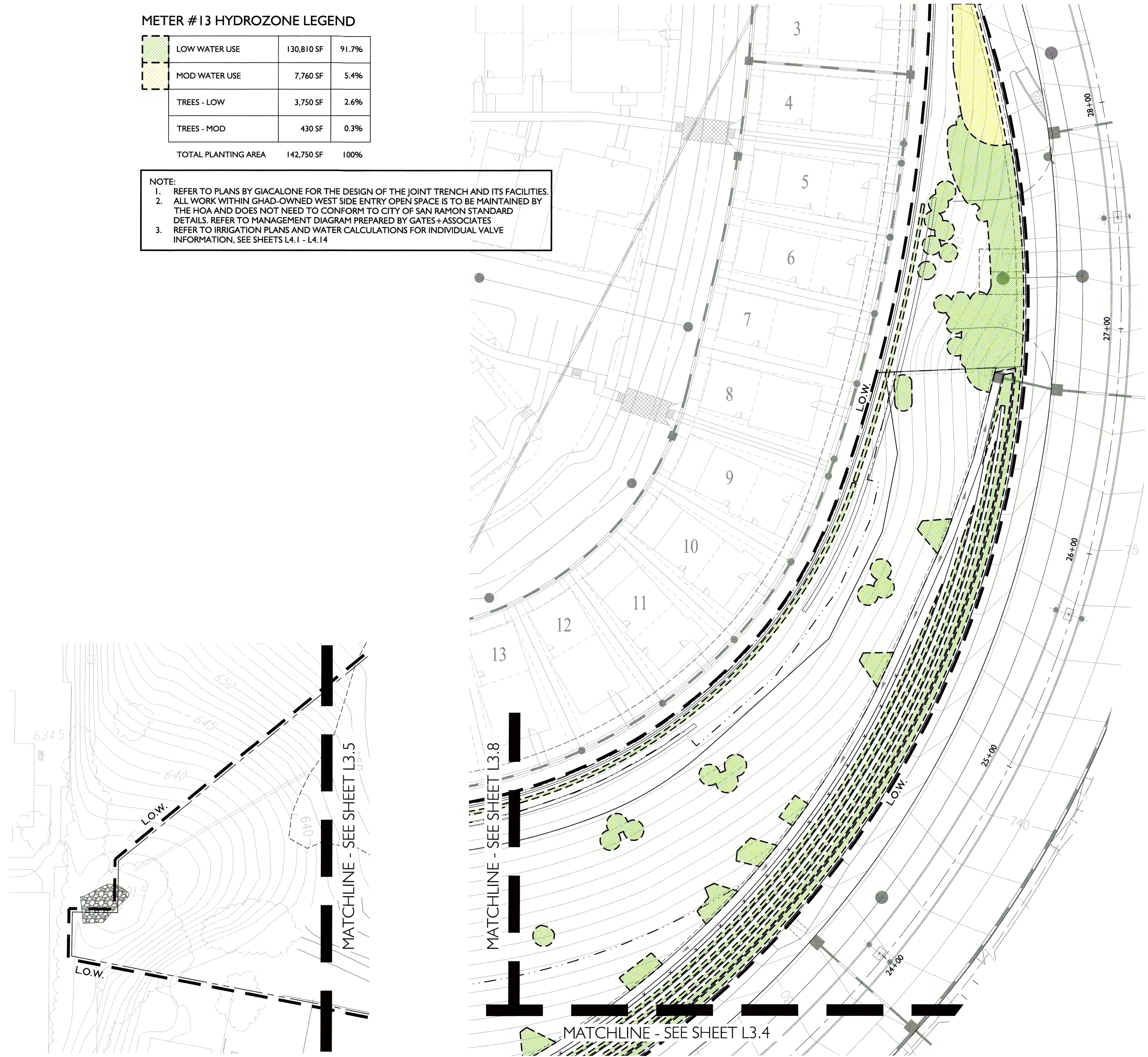
METER #13 HYDROZONE LEGEND

	LOW WATER USE	130,810 SF	91.7%
	MOD WATER USE	7,760 SF	5.4%
	TREES - LOW	3,750 SF	2.6%
	TREES - MOD	430 SF	0.3%

TOTAL PLANTING AREA 142,750 SF 100%

NOTE:

1. REFER TO PLANS BY GIACALONE FOR THE DESIGN OF THE JOINT TRENCH AND ITS FACILITIES.
2. ALL WORK WITHIN GHAD-OWNED WEST SIDE ENTRY OPEN SPACE IS TO BE MAINTAINED BY THE HOA AND DOES NOT NEED TO CONFORM TO CITY OF SAN RAMON STANDARD DETAILS. REFER TO MANAGEMENT DIAGRAM PREPARED BY GATES+ASSOCIATES
3. REFER TO IRRIGATION PLANS AND WATER CALCULATIONS FOR INDIVIDUAL VALVE INFORMATION, SEE SHEETS L4.1 - L4.14



GATES+ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN
2671 CROW CANYON RD, SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

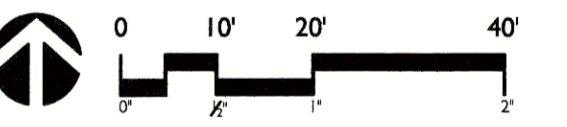
**SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE**

SAN RAMON, CA



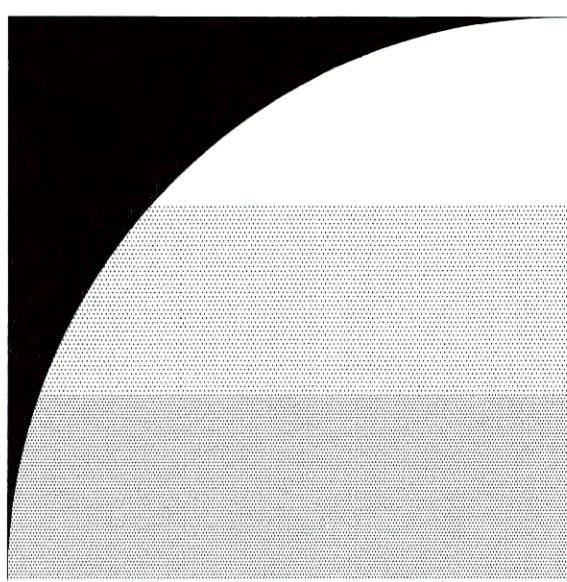
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



HYDROZONE PLAN

L3.9



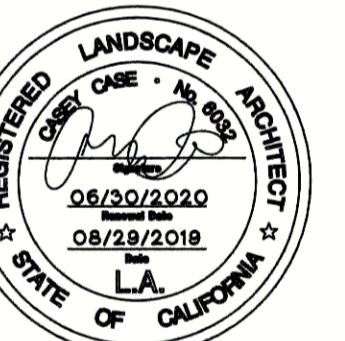
GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

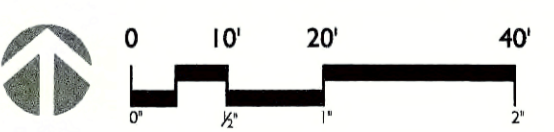
SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



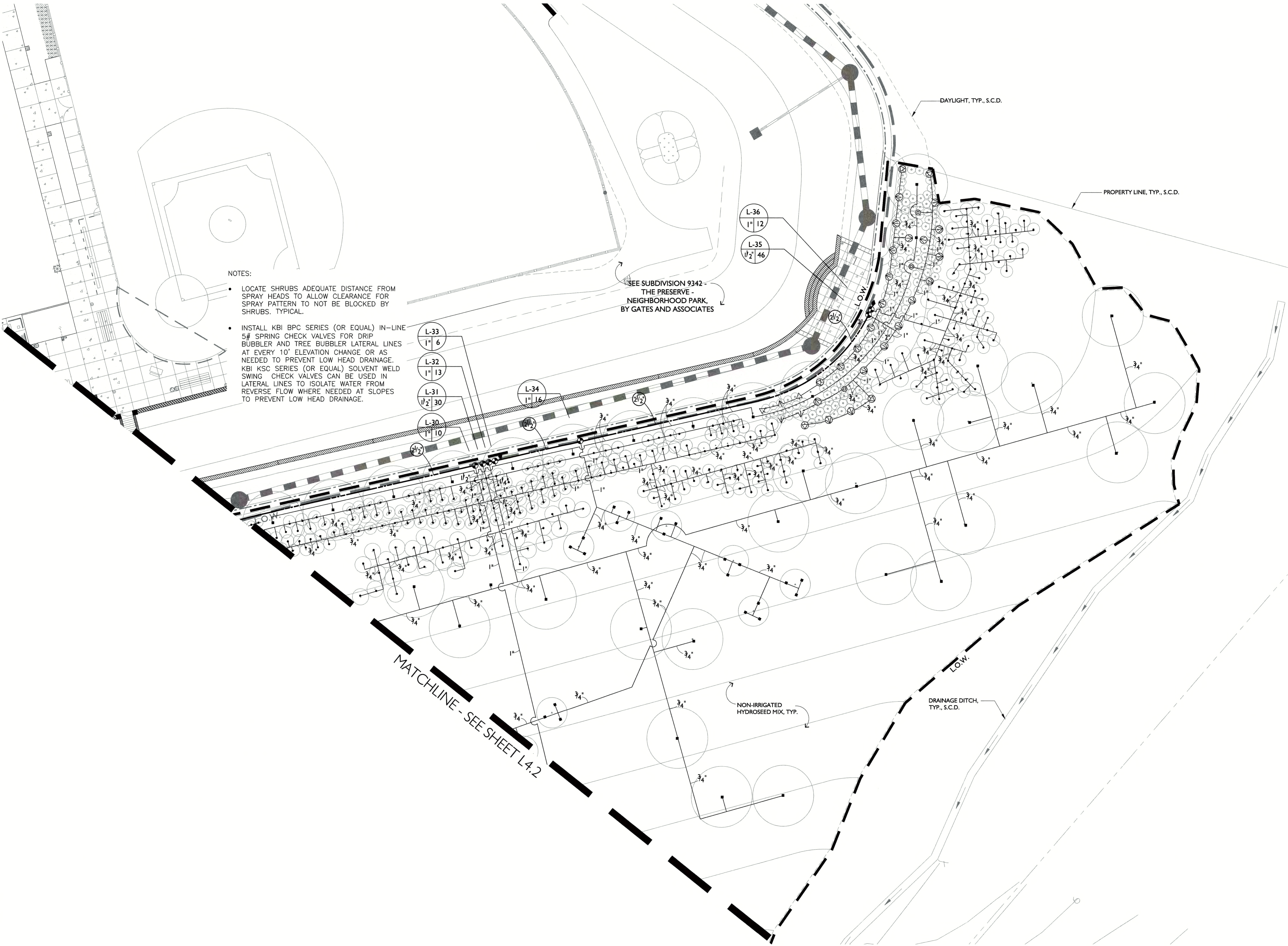
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



IRRIGATION PLAN

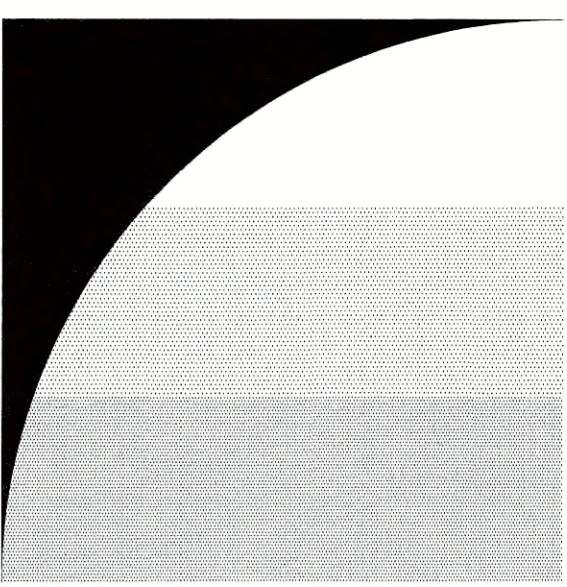
L4.1



NOTES:

- LOCATE SHRUBS ADEQUATE DISTANCE FROM SPRAY HEADS TO ALLOW CLEARANCE FOR SPRAY PATTERN TO NOT BE BLOCKED BY SHRUBS. TYPICAL.
- INSTALL KBI BPC SERIES (OR EQUAL) IN-LINE 5# SPRING CHECK VALVES FOR DRIP BUBBLER AND TREE BUBBLER LATERAL LINES AT EVERY 10' ELEVATION CHANGE OR AS NEEDED TO PREVENT LOW HEAD DRAINAGE. KBI KSC SERIES (OR EQUAL) SOLVENT WELD SWING CHECK VALVES CAN BE USED IN LATERAL LINES TO ISOLATE WATER FROM REVERSE FLOW WHERE NEEDED AT SLOPES TO PREVENT LOW HEAD DRAINAGE.

- L-33
1" 6
- L-32
1" 13
- L-31
1/2" 30
- L-30
1" 10
- L-34
1" 16
- L-35
1/2" 46
- L-36
1" 12



GATES
+ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

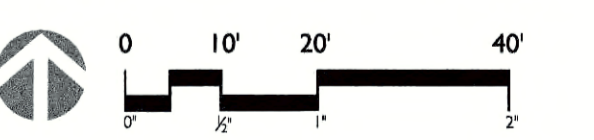
SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE

SAN RAMON, CA



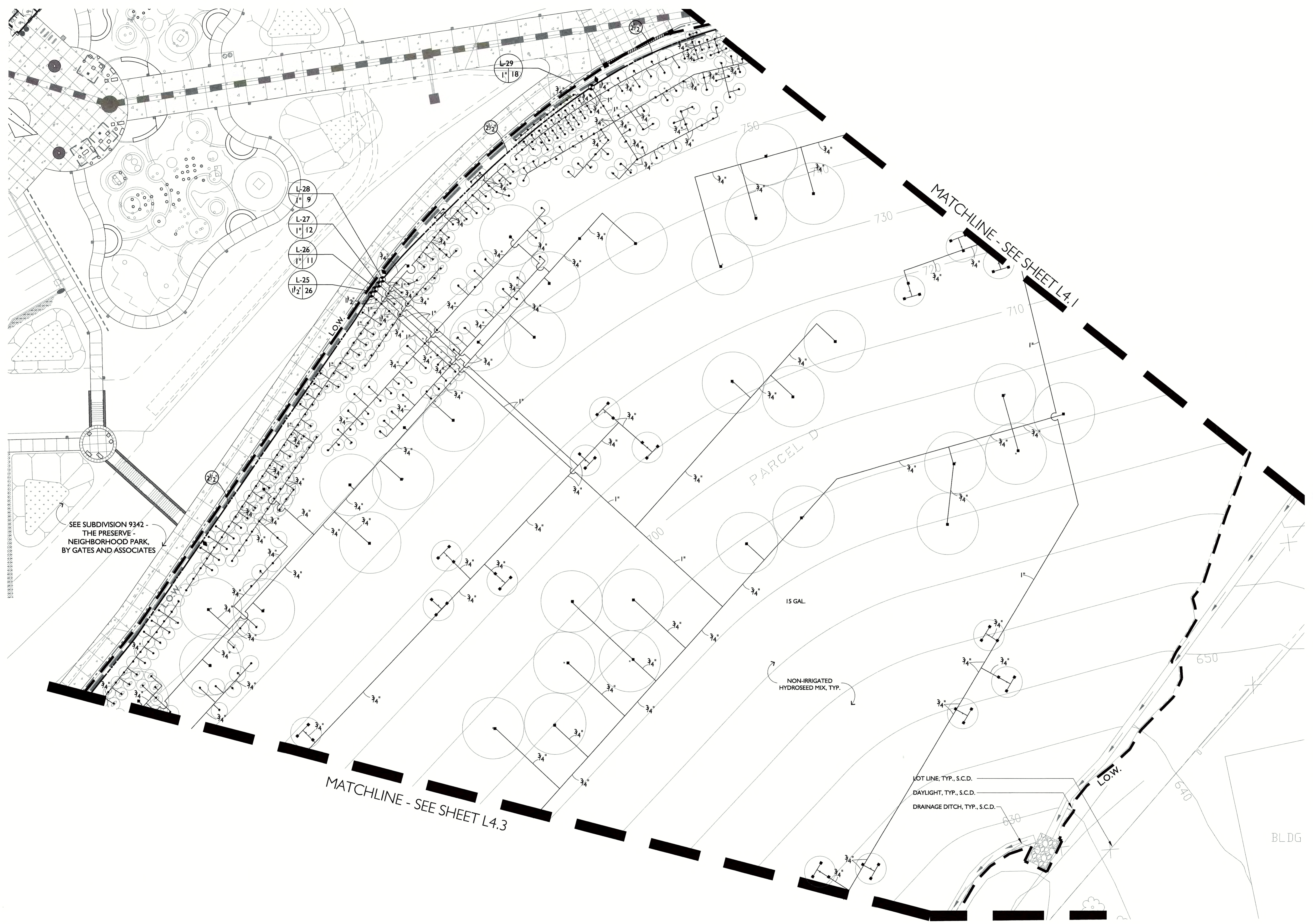
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

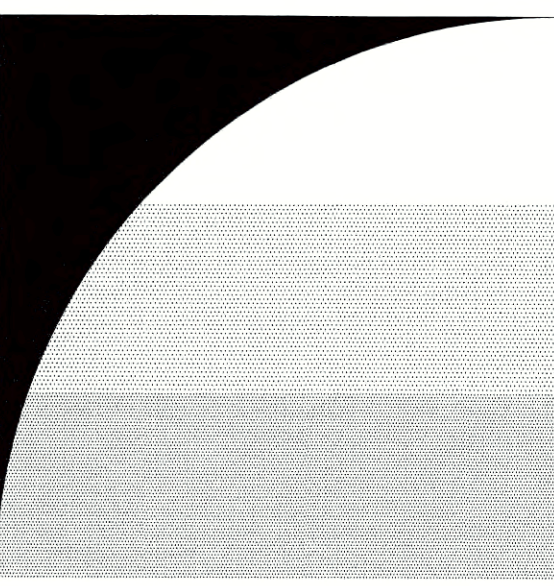
PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



IRRIGATION PLAN

L4.2





GATES
+ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



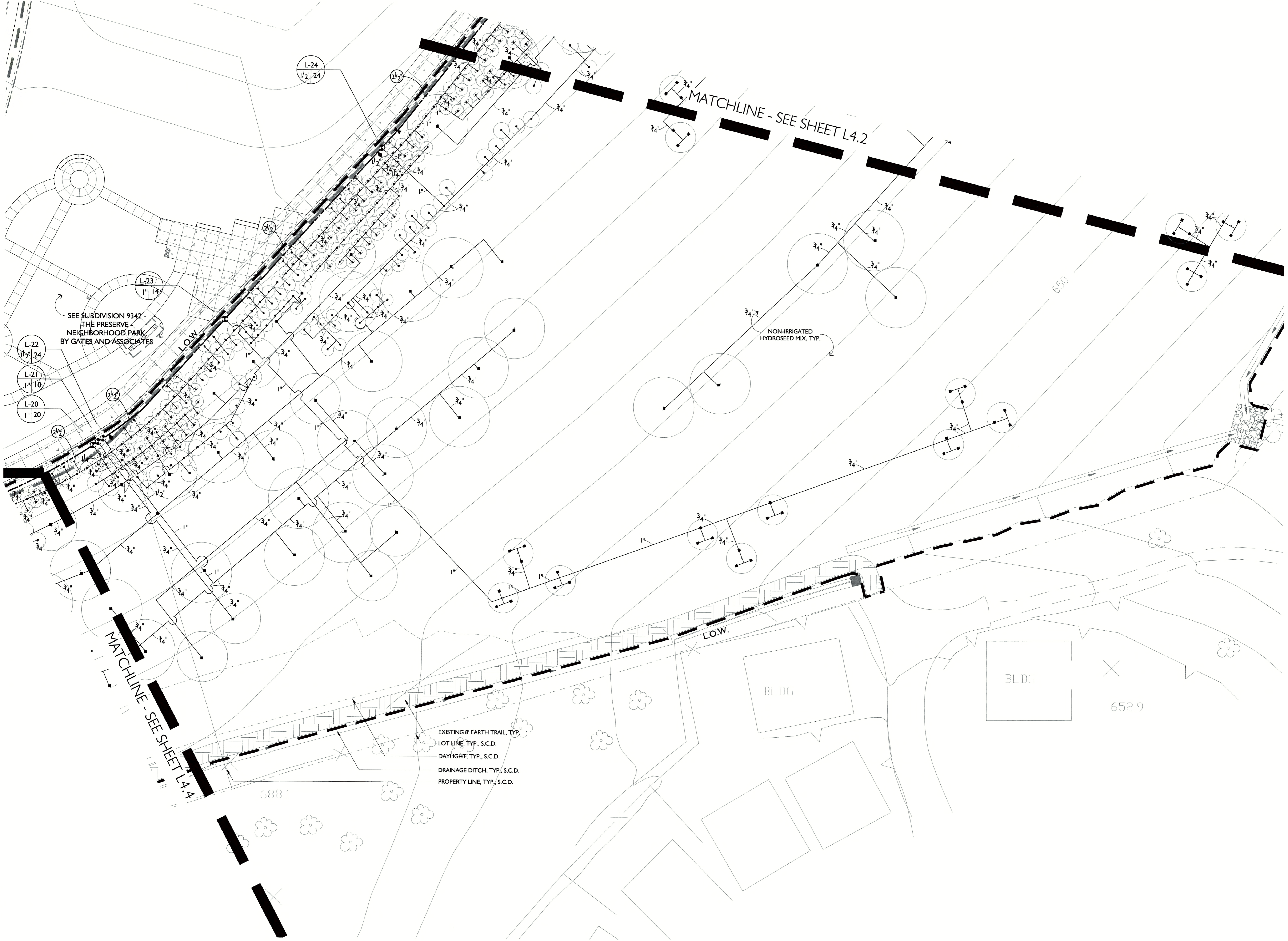
ISSUE	DESCRIPTION	DATE
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



IRRIGATION PLAN

L4.3



L-24
1 1/2" 24

L-23
1" 14

L-22
1 1/2" 24

L-21
1" 10

L-20
1" 20

SEE SUBDIVISION 9342 -
 THE PRESERVE
 NEIGHBORHOOD PARK,
 BY GATES AND ASSOCIATES

MATCHLINE - SEE SHEET L4.2

NON-IRRIGATED
 HYDROSEED MIX, TYP.

MATCHLINE - SEE SHEET L4.4

EXISTING 8' EARTH TRAIL, TYP.
 LOT LINE, TYP., S.C.D.
 DAYLIGHT, TYP., S.C.D.
 DRAINAGE DITCH, TYP., S.C.D.
 PROPERTY LINE, TYP., S.C.D.

BLDG

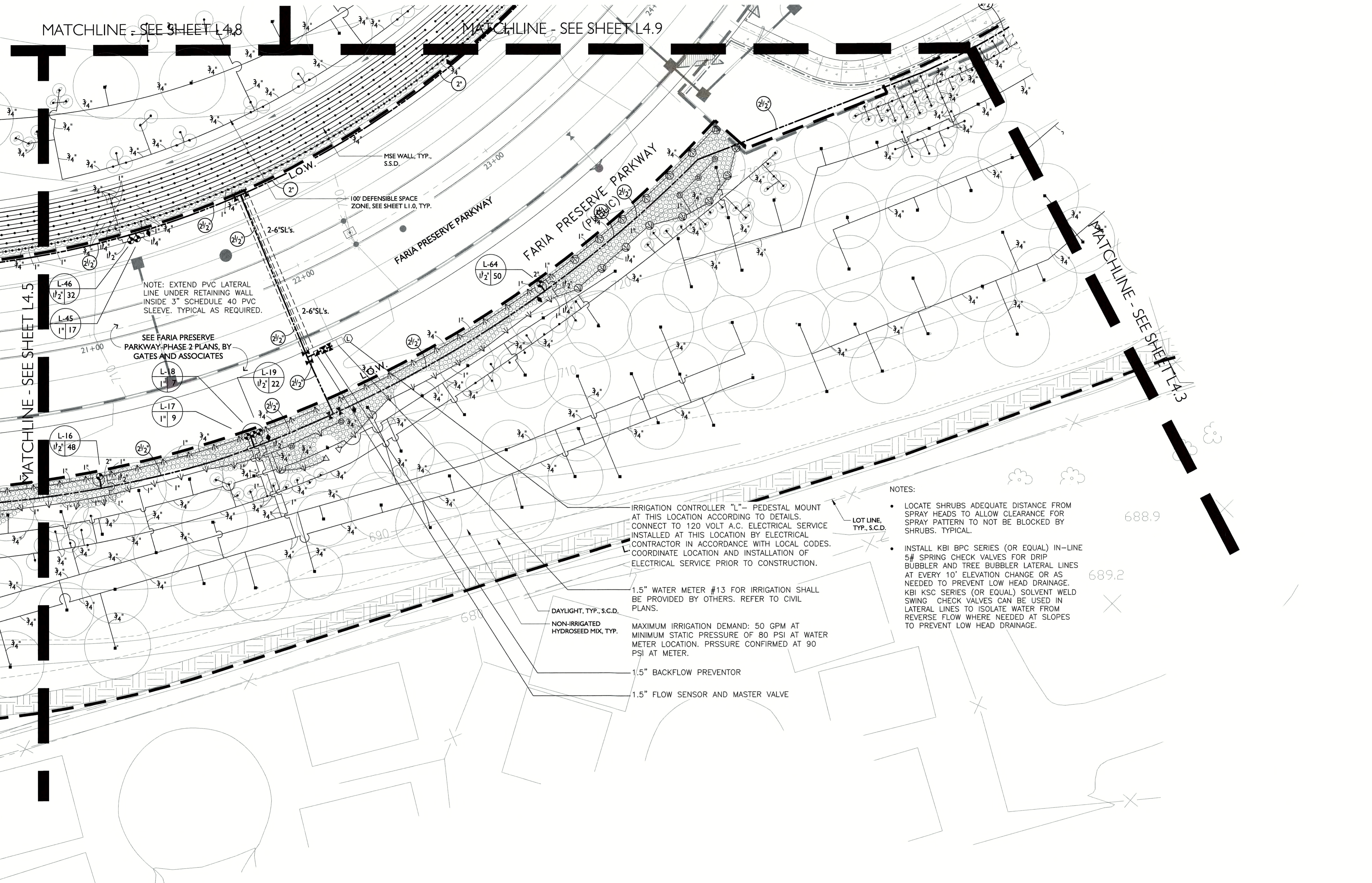
BLDG

688.1

652.9

650

L.O.W.



MATCHLINE - SEE SHEET L4.8

MATCHLINE - SEE SHEET L4.9

MATCHLINE - SEE SHEET L4.5

MATCHLINE - SEE SHEET L4.3

NOTE: EXTEND PVC LATERAL LINE UNDER RETAINING WALL INSIDE 3" SCHEDULE 40 PVC SLEEVE. TYPICAL AS REQUIRED.

SEE FARIA PRESERVE PARKWAY-PHASE 2 PLANS, BY GATES AND ASSOCIATES

MISE WALL, TYP., S.S.D.

100' DEFENSIBLE SPACE ZONE, SEE SHEET L1.0, TYP.

IRRIGATION CONTROLLER "L" - PEDESTAL MOUNT AT THIS LOCATION ACCORDING TO DETAILS. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION BY ELECTRICAL CONTRACTOR IN ACCORDANCE WITH LOCAL CODES. COORDINATE LOCATION AND INSTALLATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.

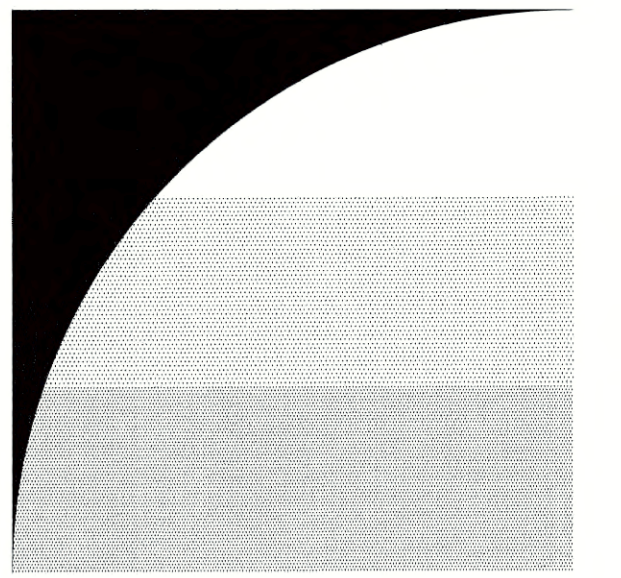
1.5" WATER METER #13 FOR IRRIGATION SHALL BE PROVIDED BY OTHERS. REFER TO CIVIL PLANS.
 MAXIMUM IRRIGATION DEMAND: 50 GPM AT MINIMUM STATIC PRESSURE OF 80 PSI AT WATER METER LOCATION. PRSSURE CONFIRMED AT 90 PSI AT METER.

DAYLIGHT, TYP., S.C.D.
 NON-IRRIGATED HYDROSEED MIX, TYP.

NOTES:

- LOCATE SHRUBS ADEQUATE DISTANCE FROM SPRAY HEADS TO ALLOW CLEARANCE FOR SPRAY PATTERN TO NOT BE BLOCKED BY SHRUBS. TYPICAL.
- INSTALL KBI BPC SERIES (OR EQUAL) IN-LINE 5# SPRING CHECK VALVES FOR DRIP BUBBLER AND TREE BUBBLER LATERAL LINES AT EVERY 10' ELEVATION CHANGE OR AS NEEDED TO PREVENT LOW HEAD DRAINAGE. KBI KSC SERIES (OR EQUAL) SOLVENT WELD SWING CHECK VALVES CAN BE USED IN LATERAL LINES TO ISOLATE WATER FROM REVERSE FLOW WHERE NEEDED AT SLOPES TO PREVENT LOW HEAD DRAINAGE.

LOT LINE, TYP., S.C.D.



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

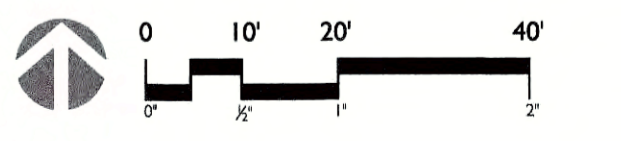
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"

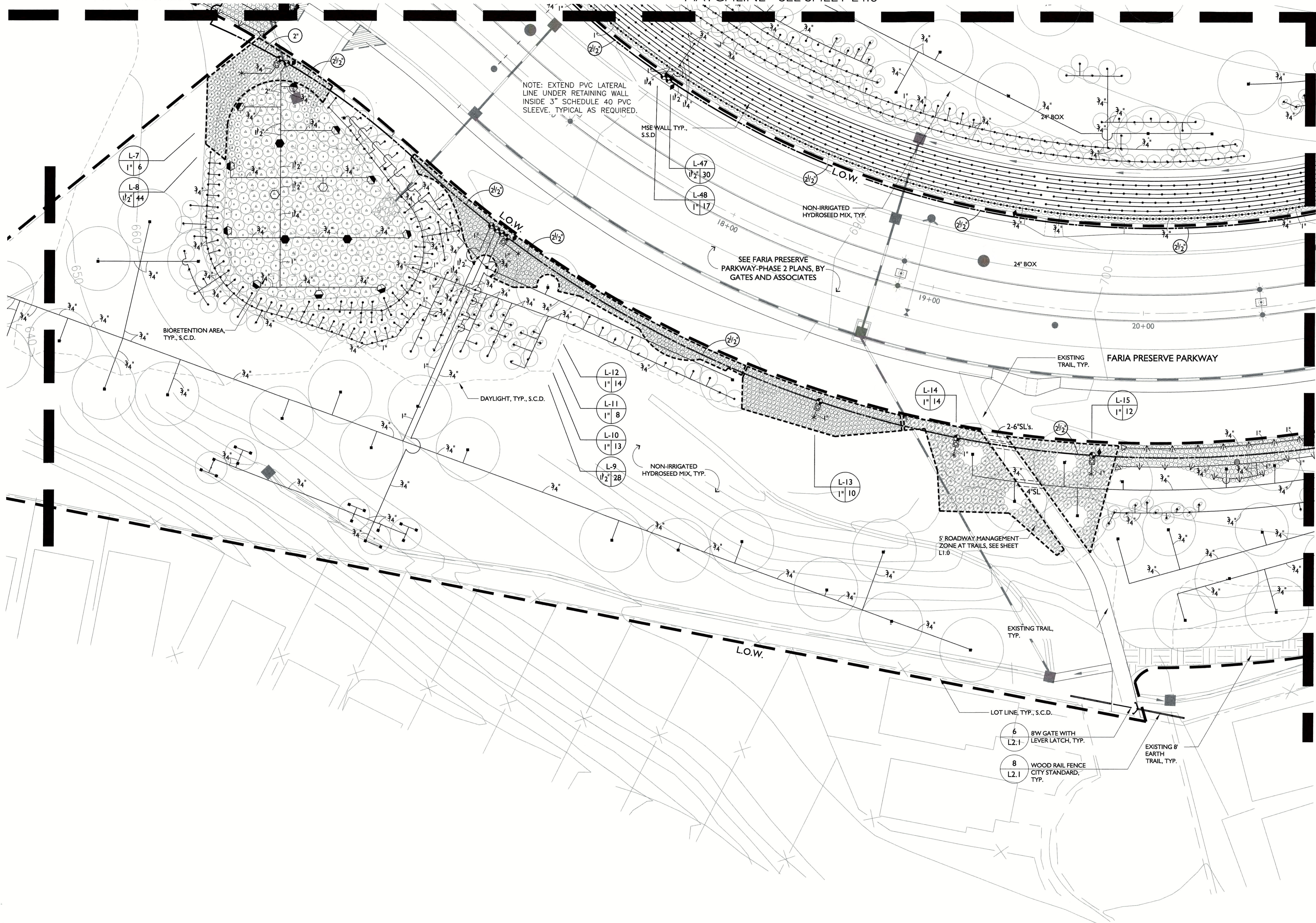


IRRIGATION PLAN

L4.4

MATCHLINE - SEE SHEET L4.6

MATCHLINE - SEE SHEET L4.8



MATCHLINE - SEE SHEET L4.4

GATES
+ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

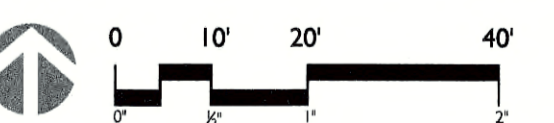
SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

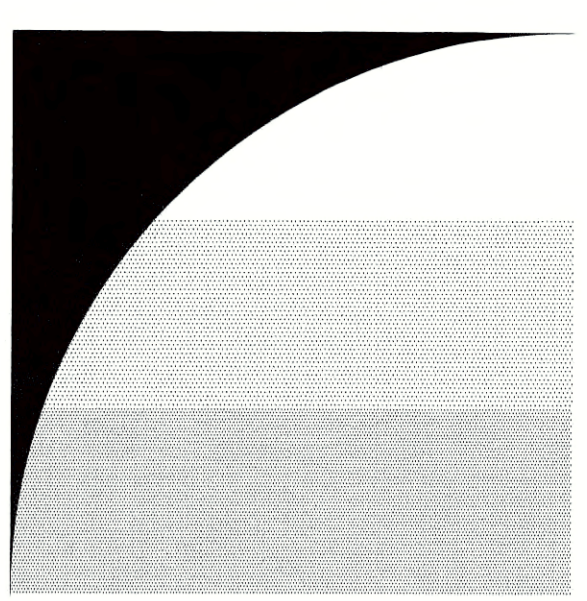
PROJECT NUMBER: P5036
 DRAWN: AM, JS, MF
 CHECK: KC
 DATE: 08/29/2019
 SCALE: 1" = 20'-0"



IRRIGATION PLAN

L4.5

MATCHLINE - SEE SHEET L4.7



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



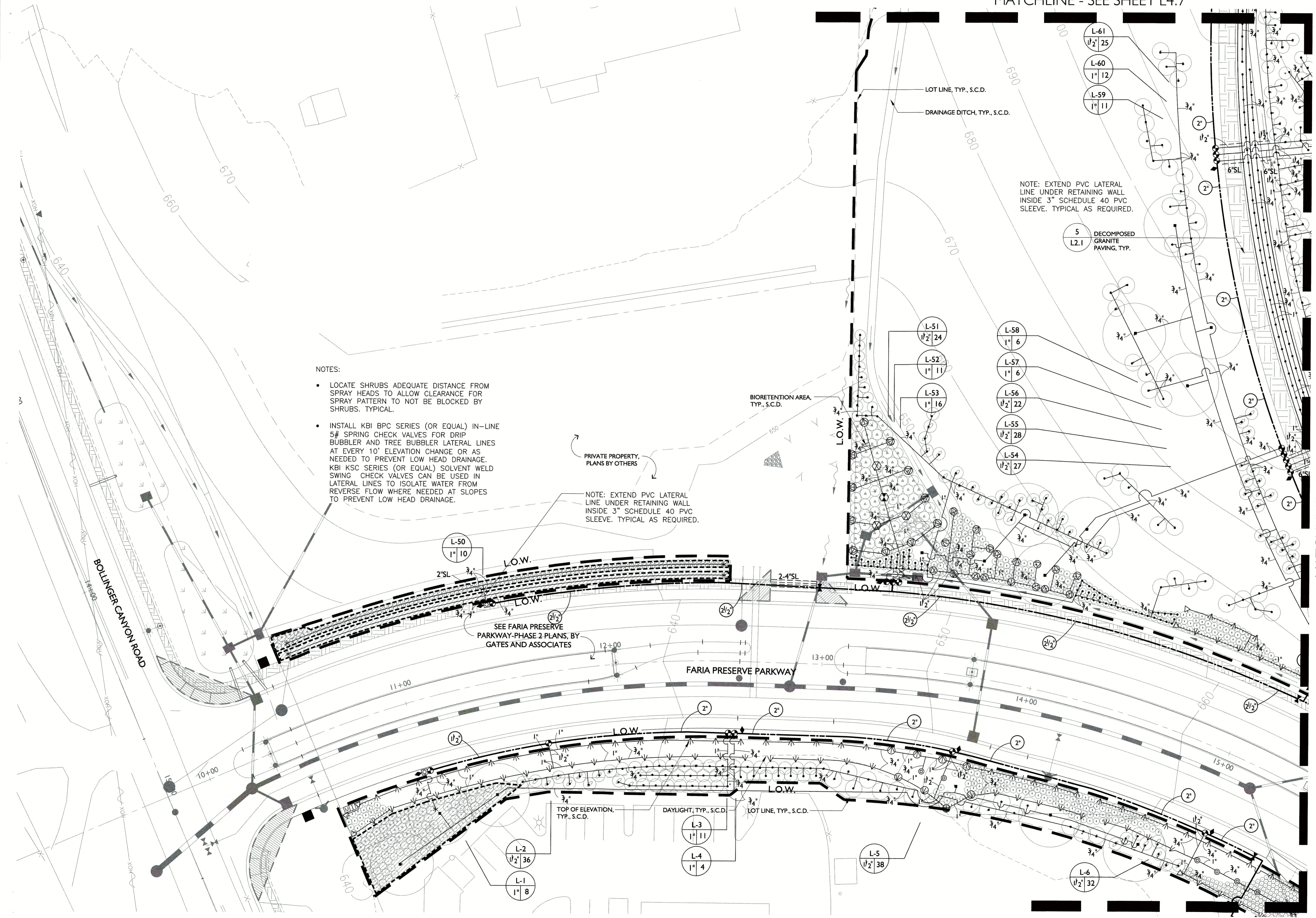
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	PS036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



IRRIGATION PLAN

L4.6



NOTES:

- LOCATE SHRUBS ADEQUATE DISTANCE FROM SPRAY HEADS TO ALLOW CLEARANCE FOR SPRAY PATTERN TO NOT BE BLOCKED BY SHRUBS. TYPICAL.
- INSTALL KBI BPC SERIES (OR EQUAL) IN-LINE 5# SPRING CHECK VALVES FOR DRIP BUBBLER AND TREE BUBBLER LATERAL LINES AT EVERY 10' ELEVATION CHANGE OR AS NEEDED TO PREVENT LOW HEAD DRAINAGE. KBI KSC SERIES (OR EQUAL) SOLVENT WELD SWING CHECK VALVES CAN BE USED IN LATERAL LINES TO ISOLATE WATER FROM REVERSE FLOW WHERE NEEDED AT SLOPES TO PREVENT LOW HEAD DRAINAGE.

PRIVATE PROPERTY, PLANS BY OTHERS

NOTE: EXTEND PVC LATERAL LINE UNDER RETAINING WALL INSIDE 3" SCHEDULE 40 PVC SLEEVE. TYPICAL AS REQUIRED.

NOTE: EXTEND PVC LATERAL LINE UNDER RETAINING WALL INSIDE 3" SCHEDULE 40 PVC SLEEVE. TYPICAL AS REQUIRED.

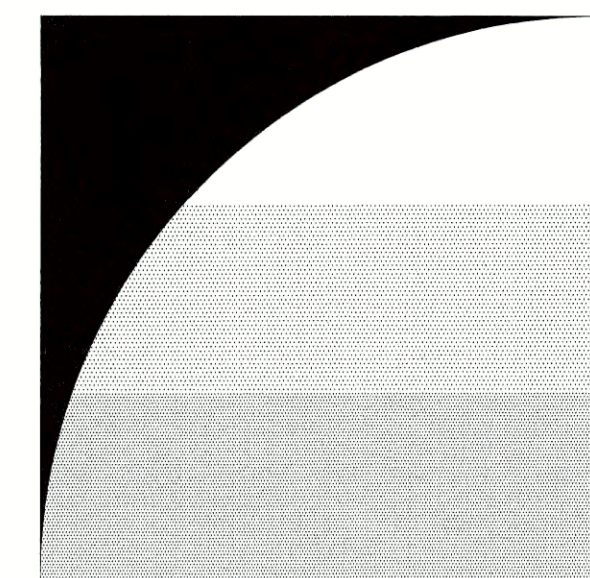
5 DECOMPOSED GRANITE PAVING, TYP.

BOLLINGER CANYON ROAD

FARIA PRESERVE PARKWAY

MATCHLINE - SEE SHEET L4.5

MATCHLINE - SEE SHEET L4.8



GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

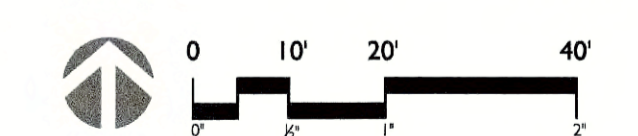
SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



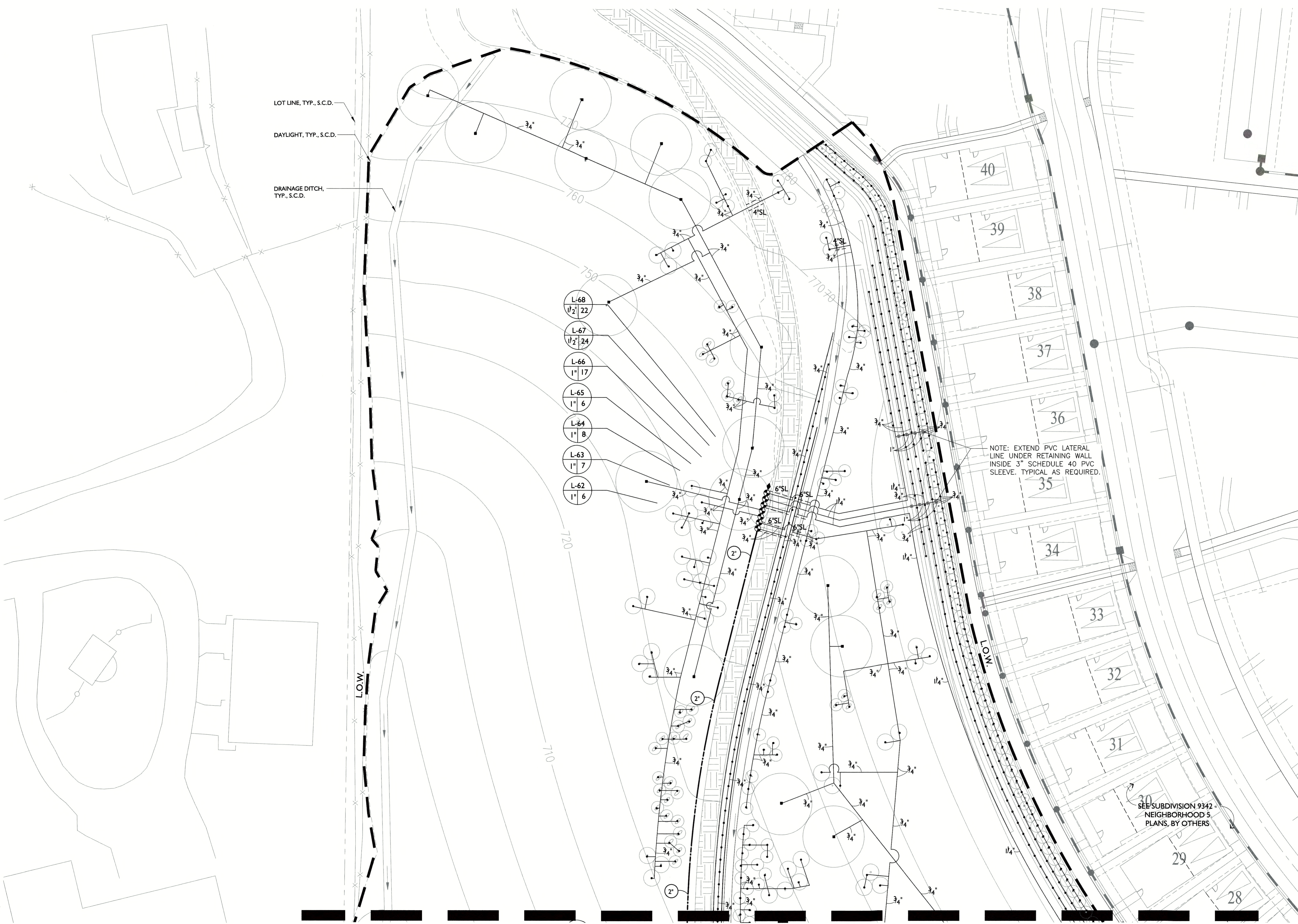
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



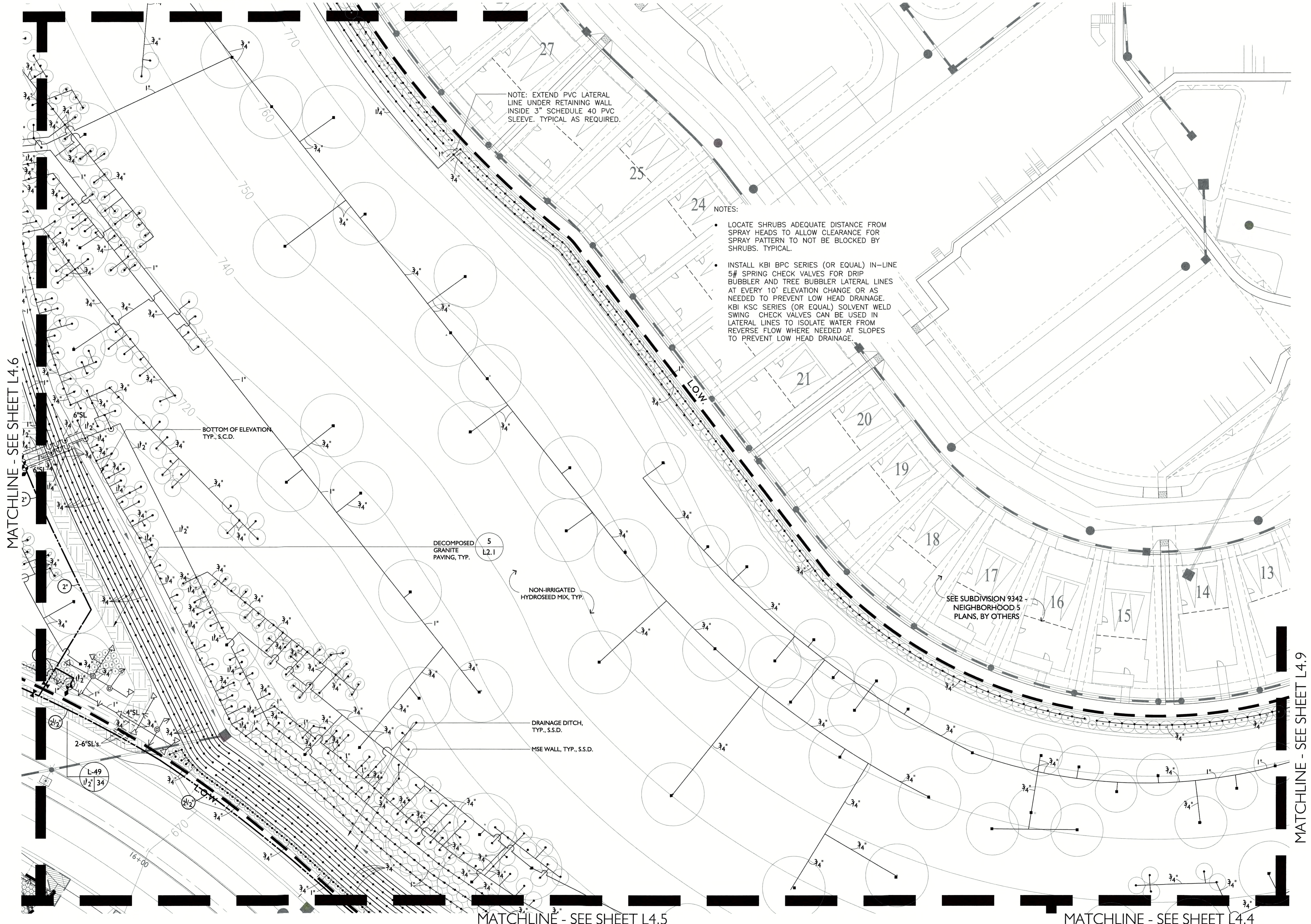
IRRIGATION PLAN

L4.7



- L-68 1/2" 22
- L-67 1/2" 24
- L-66 1" 17
- L-65 1" 6
- L-64 1" 8
- L-63 1" 7
- L-62 1" 6

MATCHLINE - SEE SHEET L4.7



NOTE: EXTEND PVC LATERAL LINE UNDER RETAINING WALL INSIDE 3" SCHEDULE 40 PVC SLEEVE. TYPICAL AS REQUIRED.

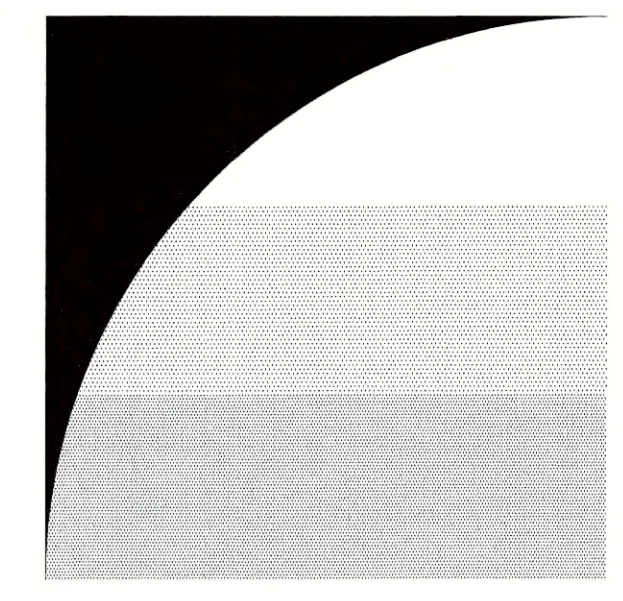
- NOTES:
- LOCATE SHRUBS ADEQUATE DISTANCE FROM SPRAY HEADS TO ALLOW CLEARANCE FOR SPRAY PATTERN TO NOT BE BLOCKED BY SHRUBS. TYPICAL.
 - INSTALL KBI BPC SERIES (OR EQUAL) IN-LINE 5# SPRING CHECK VALVES FOR DRIP BUBBLER AND TREE BUBBLER LATERAL LINES AT EVERY 10' ELEVATION CHANGE OR AS NEEDED TO PREVENT LOW HEAD DRAINAGE. KBI KSC SERIES (OR EQUAL) SOLVENT WELD SWING CHECK VALVES CAN BE USED IN LATERAL LINES TO ISOLATE WATER FROM REVERSE FLOW WHERE NEEDED AT SLOPES TO PREVENT LOW HEAD DRAINAGE.

MATCHLINE - SEE SHEET L4.6

MATCHLINE - SEE SHEET L4.9

MATCHLINE - SEE SHEET L4.5

MATCHLINE - SEE SHEET L4.4



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.dgates.com

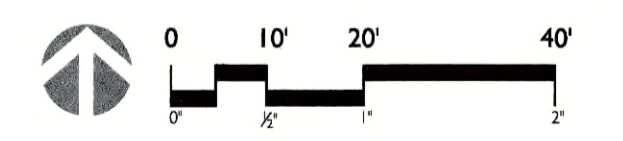
**SUBDIVISION 9342
 WEST SIDE
 ENTRY
 OPEN SPACE**

SAN RAMON, CA



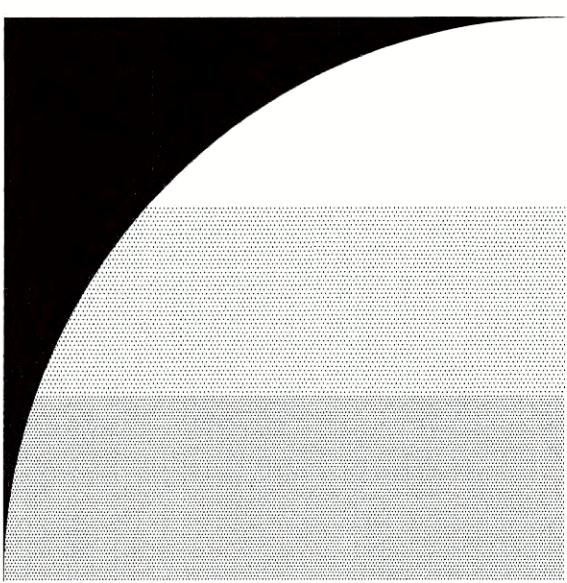
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



IRRIGATION PLAN

L4.8



GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

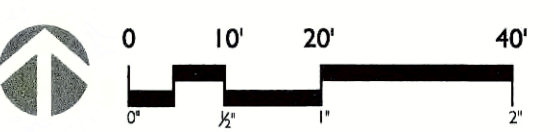
SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



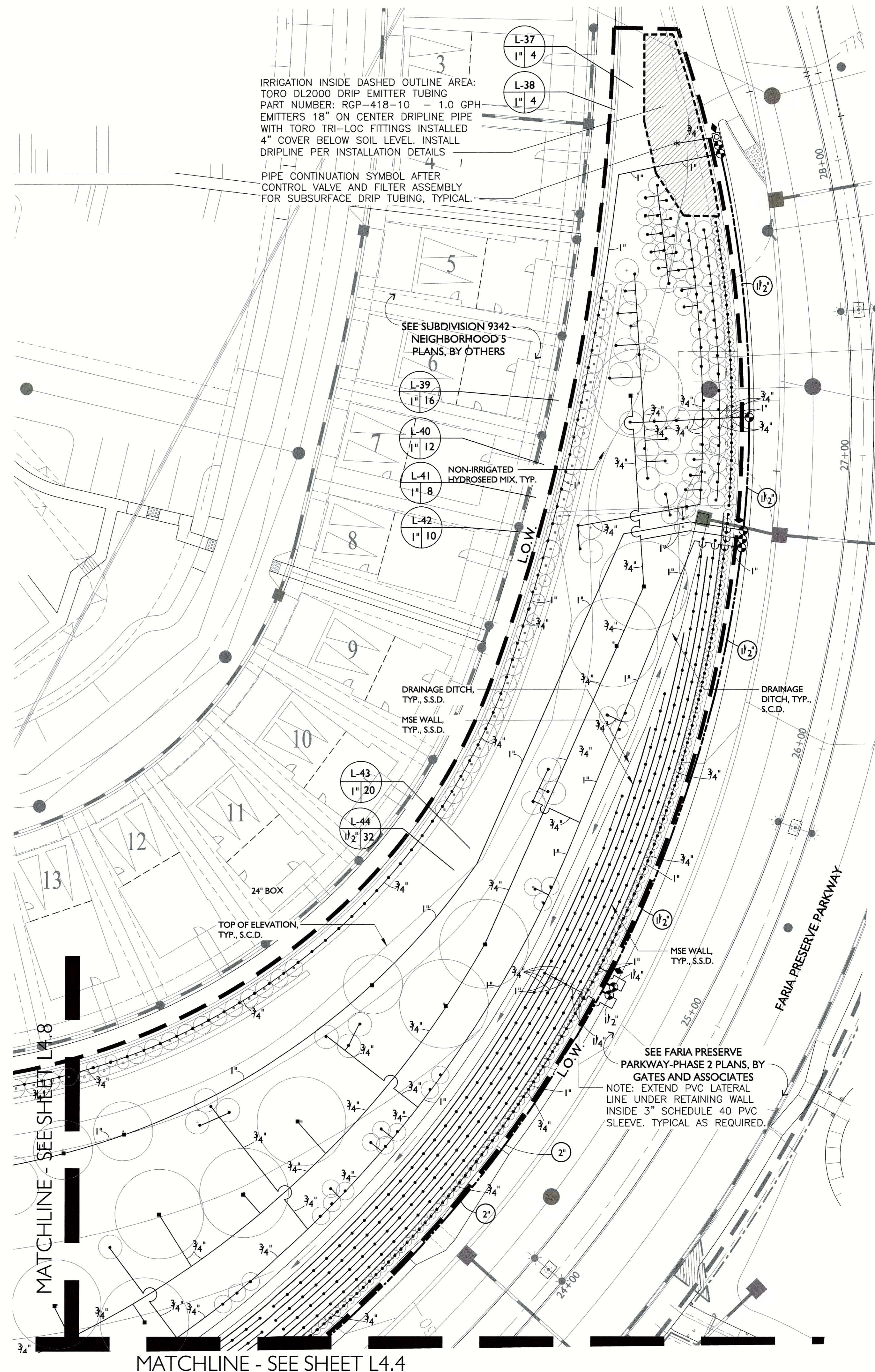
ISSUE:	DESCRIPTION:	DATE:
1	1ST CITY SUBMITTAL	12/18/2018
2	2ND CITY SUBMITTAL	04/22/2019
3	FINAL CITY SUBMITTAL	08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"



IRRIGATION PLAN

L4.9



IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

4. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

5. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

6. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

7. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

8. INSTALL TW-CAB-14 OR APPROVED EQUAL TWO-WIRE CABLE FOR IRRIGATION BETWEEN CONTROLLER AND CONTROL VALVES. USE KING INNOVATION GORILLA UF CABLE STRIPPER MODEL#46200 FOR ALL 2-WIRE CABLE CONNECTIONS OR APPROVED EQUAL.

9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO ADJUST THE EZR-100 PRESSURE REGULATOR MODULE AT CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

10. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.

11. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

12. INSTALL TORO SPRAY HEAD BODIES WITHOUT "PR" PRESSURE REGULATION FEATURE FOR PRECISION STREAM SPRAY NOZZLES ELSE RADIUS CAPABILITIES MAY BE REDUCED. STREAM NOZZLES REQUIRE MORE OPERATING PRESSURE THAN STANDARD PRECISION SPRAY NOZZLES. INSTALL "PR" PRESSURE REGULATION OPTION FOR PRECISION SERIES SPRAY NOZZLES.

13. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB LAWN, ETC.

14. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL 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.

15. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 8:00 PM AND 10:00 AM.

16. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

17. PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, (1-800) 642-2444 FOR NORTHERN CALIFORNIA

18. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

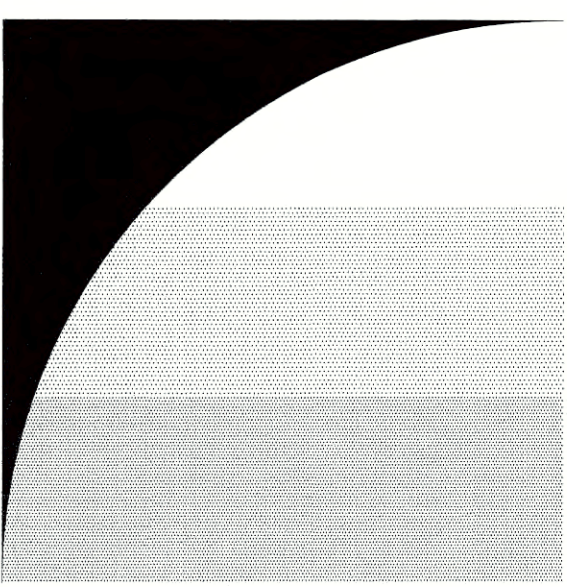
19. INSTALL KBI BPC SERIES (OR EQUAL) IN-LINE 5# SPRING CHECK VALVES FOR ALL LATERAL LINES AT EVERY 10' ELEVATION CHANGE OR AS NEEDED TO PREVENT LOW HEAD DRAINAGE. ADDITIONALLY FOR ALL BUBBLERS INSTALL 1/2" SPRING-LOADED CHECK VALVE BETWEEN BUBBLER AND FLEX RISER IN LIEU OF MALE ADAPTER AS NECESSARY TO CONTROL LOW OUTLET DRAINAGE IF INSTALLED ON SLOPES. CHECK VALVES SHALL BE TORO PCV-500.

20. ADJUSTING. CONTRACTOR SHALL INPUT ALL REQUIRED DATA INTO CONTROLLERS TO ALLOW SELF SCHEDULING INCLUSIVE OF PLANT SPECIES, PLANT WATER REQUIREMENTS, EXPOSURE, SOIL TYPE, SLOPE, IRRIGATION TYPE AND IRRIGATION EFFICIENCY.

21. PER CITY LANDSCAPE ORDINANCE REQUIREMENTS LOCATE SPRAY HEADS ADJACENT TO PAVING 24" FROM EDGE. THIS CONDITION DOES NOT APPLY TO AREAS WHERE PAVING SLOPES TO DRAIN BACK INTO LANDSCAPE AREA.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
	T5HP-CK-3.0-RS (FULL CIRCLE)	TORO 12" POP-UP ROTOR HEAD WITH CHECK VALVE	45	3.0	30'-40'
	T5HP-CK-3.0-RS (PART CIRCLE)	TORO 12" POP-UP ROTOR HEAD WITH CHECK VALVE	45	3.0	30'-40'
	T5HP-CK-1.5-RS (FULL CIRCLE)	TORO 12" POP-UP ROTOR HEAD WITH CHECK VALVE	45	1.5	25'-30'
	570Z-12P-COM-MP3000-360	TORO 12" POP-UP SPRAY HEAD WITH HUNTER MP ROTATOR STREAM NOZZLE WITH MALE THREADS FOR USE WITH TORO SPRAY HEADS	45	3.50	25'-30'
	570Z-12P-COM-MP2000-360	TORO 12" POP-UP SPRAY HEAD WITH HUNTER MP ROTATOR STREAM NOZZLE WITH MALE THREADS FOR USE WITH TORO SPRAY HEADS	45	1.50	15'-20'
	570Z-12P-COM-MP1000-90	TORO 6" POP-UP SPRAY HEAD WITH HUNTER MP ROTATOR STREAM NOZZLE WITH MALE THREADS FOR USE WITH TORO SPRAY HEADS	45	0.50	12'-15'
	570Z-15P-PR COM-OT-12 F,H,Q	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	3.0, 1.5, .80	15'
	570Z-12P-PR COM-OT-12 F,H,Q	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	1.5 .80 .40	12'
	DB-09-PC	TORO DRIP BUBBLER ON 1/2" FLEX RISER FOR SHRUBS	30	9 GPH (0.15 GPM)	
	RWS-B-C-1401	RAINBIRD BUBBLER IN DEEP WATERING TUBE WITH CHECK VALVE INSTALL 1 BUBBLER PER 5 GAL TREE AND INSTALL 2 BUBBLERS PER TREE FOR 15 GAL & 24" BOX TREES, TYPICAL.	30	.25 GPM	
	1-1201-1151-8130	AMIAD 1" FILTER WITH 130 MESH SCREEN			
	P220-27 SERIES	TORO REMOTE CONTROL VALVE WITH TORO EZREG-100 PRESSURE REGULATOR			
	T-113-IRR	NIBCO GATE VALVE (LINE SIZE) IN ROUND BOX			
	44DLRC	RAIN BIRD 1" QUICK COUPLING VALVE			
	825YA-SBBC-30SS	FEBCO BACKFLOW PREVENTOR WITH STRONG BOX ENCLOSURE WITH POLAR PARKA BACKFLOW FREEZE PROTECTION COVER			
	FS-150 / 3100-1.5"	RAINMASTER 1.5" FLOW SENSOR ASSEMBLY WITH 1.5" SUPERIOR 3100 NORMALLY OPEN MASTER VALVE			
	EGP-TWI-PSB PROMAX	RAINMASTER EAGLE PLUS SERIES 2-WIRE ET BASED SELF ADJUSTING CONTROLLER WITH UP TO 200 STATION CAPACITY. CONTROLLER SHALL INCLUDE i-CENTRAL ET CARD FOR ET OPERATION. CONTROLLER TO BE MOUNTED INSIDE VIT STRONG BOX SB16 SLANT TOP STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE. CONTROLLERS SHALL BE WIRED TO FLOW SENSOR WITH RAINMASTER EV-CAB-SEN COMMUNICATION CABLE AND WIRED TO MASTER VALVE WITH #14 LOW VOLTAGE WIRE. INSTALL FLOW SENSOR AND SUPERIOR NORMALLY OPEN MASTER VALVE AS SHOWN ON PLANS. INCLUDE RAINMASTER MAINTENANCE REMOTE. CONTROLLER COMES WITH 2 YEAR ET SUBSCRIPTION. INCLUDE IRRITROL RAIN SENSOR INSIDE STRONG BOX SS SENSOR ENCLOSURE TO BE MOUNTED ON CONTROLLER PEDESTAL AND WIRE TO CONTROLLER PER MANUFACTURERS INSTRUCTIONS.			
		IRRIGATION INSIDE DASHED OUTLINE AREA: TORO DL2000 DRIP EMITTER TUBING PART NUMBER: RGP-418-10 - 1.0 GPH EMITTERS 18" ON CENTER DRIPLINE PIPE WITH TORO TRI-LOC FITTINGS INSTALLED 4" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER INSTALLATION DETAILS			
		PIPE CONTINUATION SYMBOL AFTER CONTROL VALVE AND FILTER ASSEMBLY FOR SUBSURFACE DRIP TUBING, TYPICAL.			
		STATION NUMBER GALLONS PER MINUTE VALVE SIZE			
		MAINLINE: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 80 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 1120-CLASS 200 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. 36" COVER. SIZE NOTED ON PLANS.			



GATES
+ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

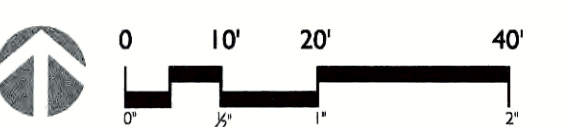
SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE

SAN RAMON, CA



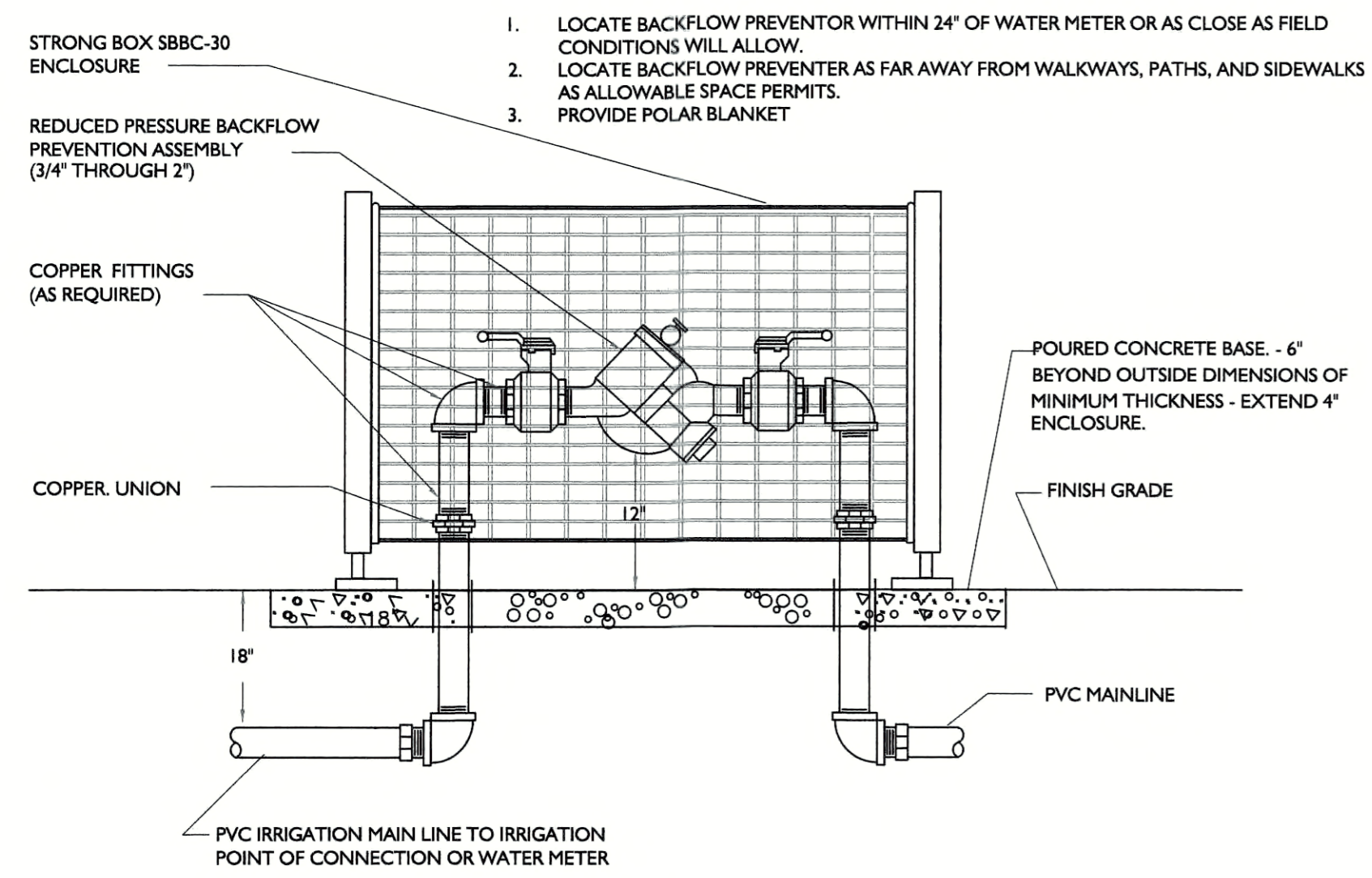
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	1" = 20'-0"

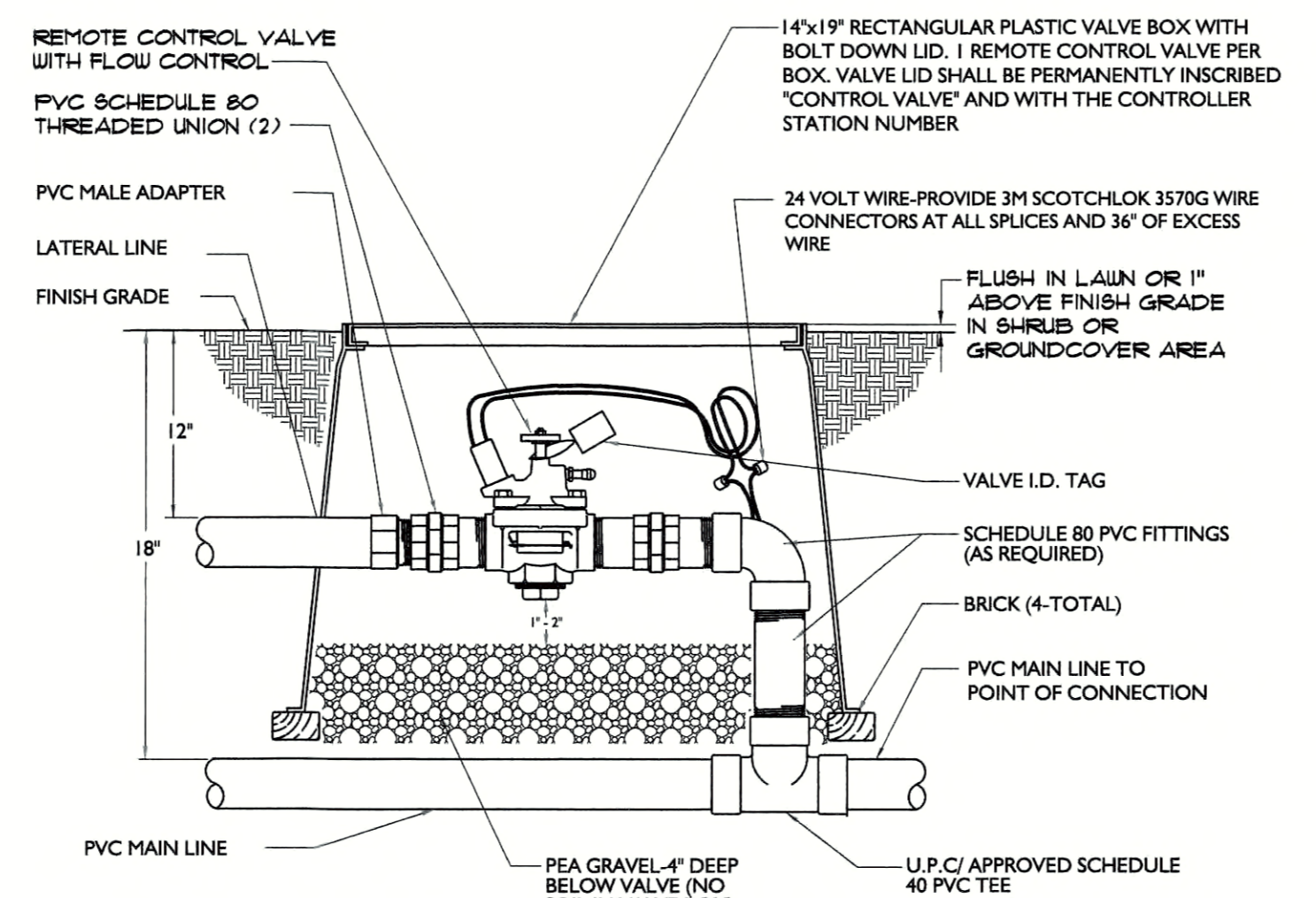


IRRIGATION NOTES
AND LEGEND

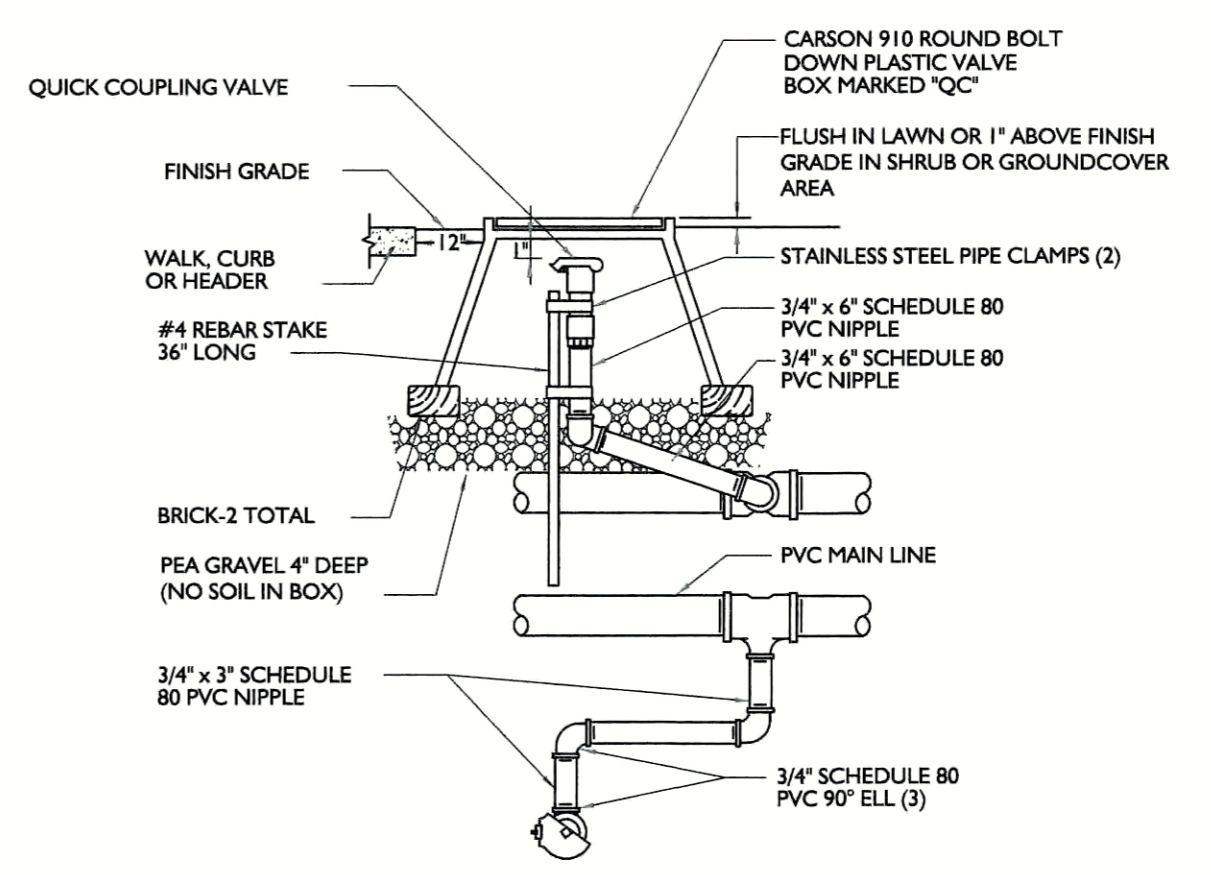
L4.10



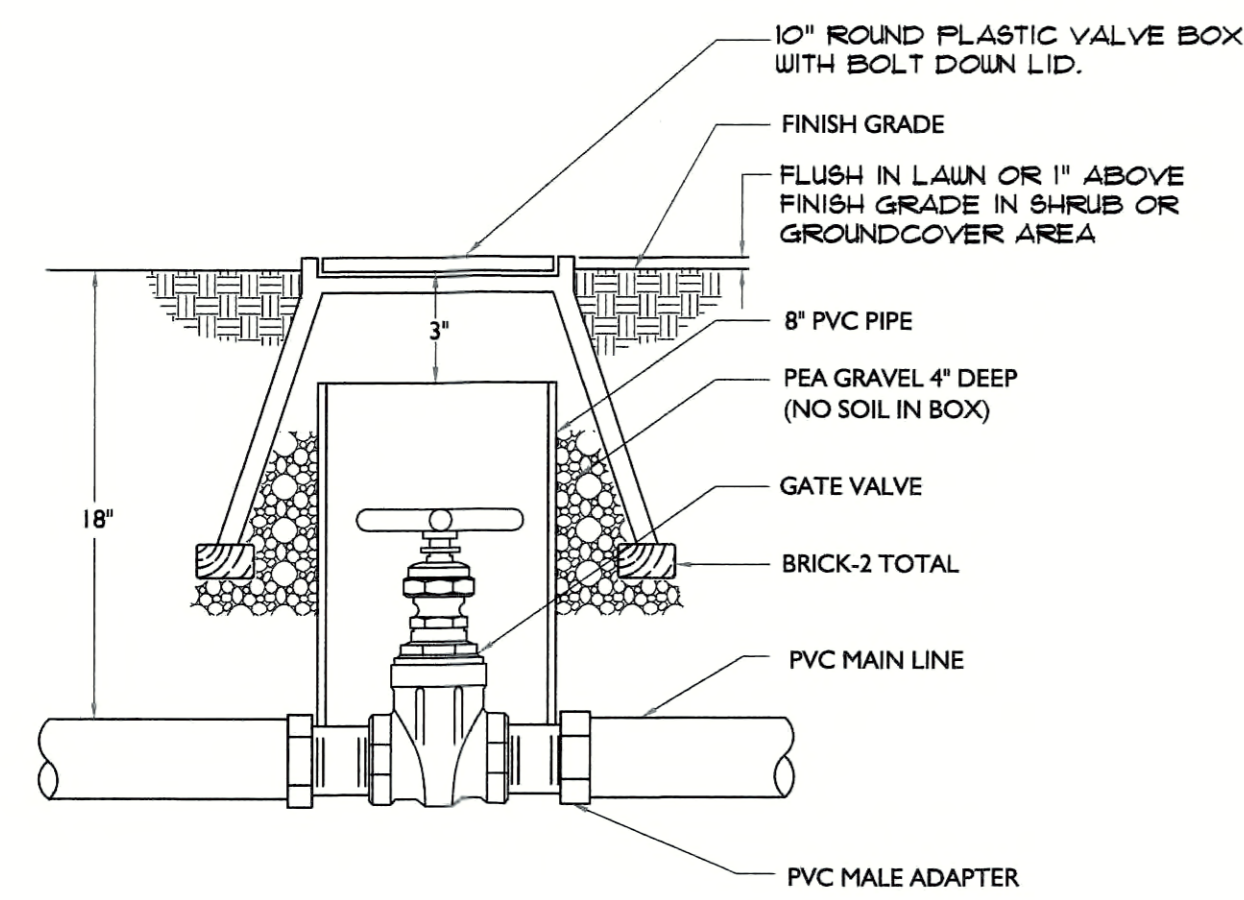
1 BACKFLOW ASSEMBLY
NTS



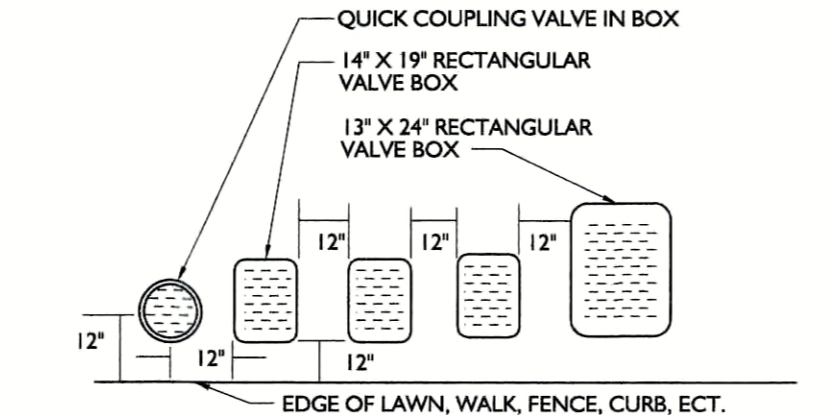
2 REMOTE CONTROL VALVE INSTALLATION
NTS



3 3/4\"/>

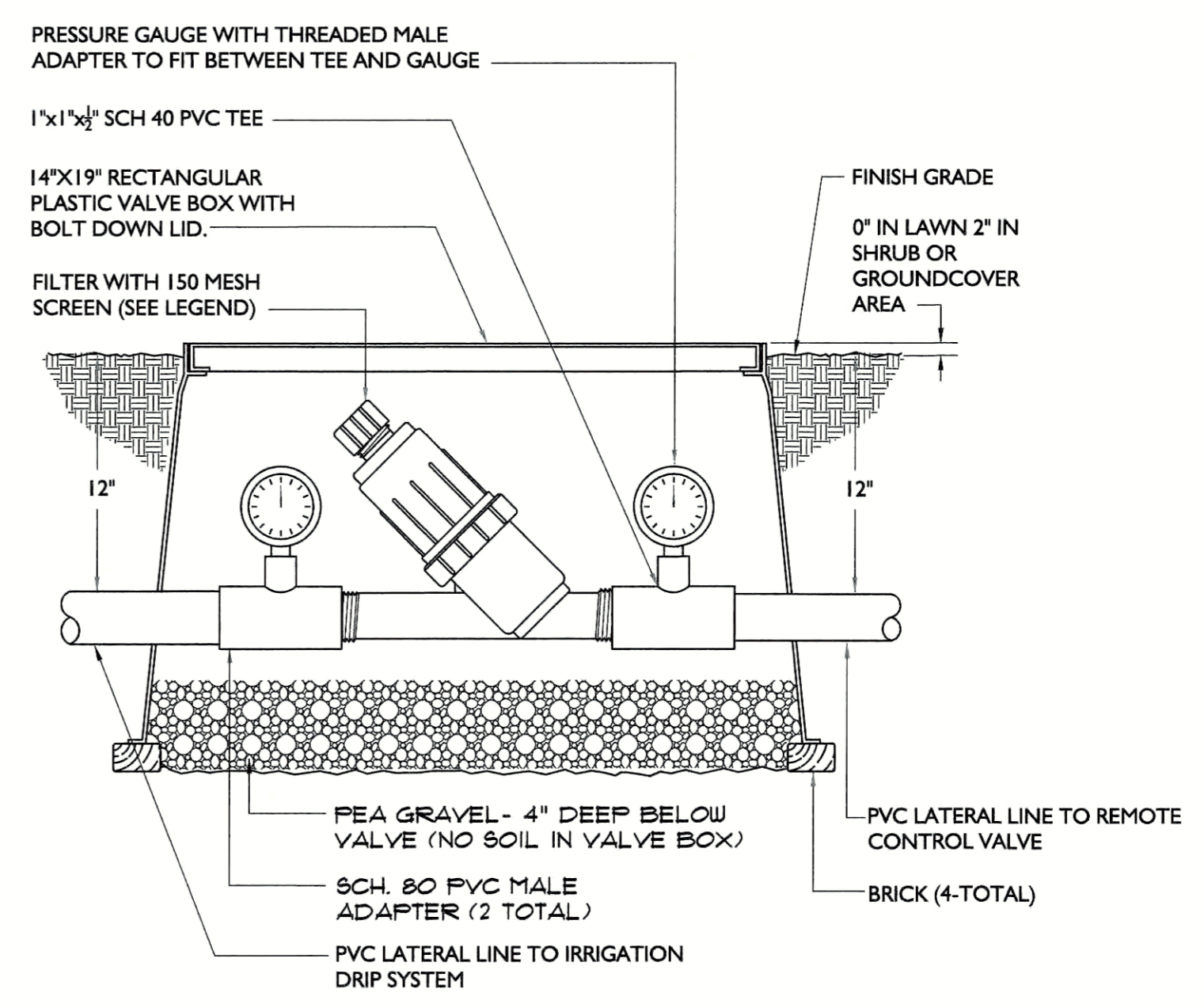


4 GATE VALVE INSTALLATION
NTS

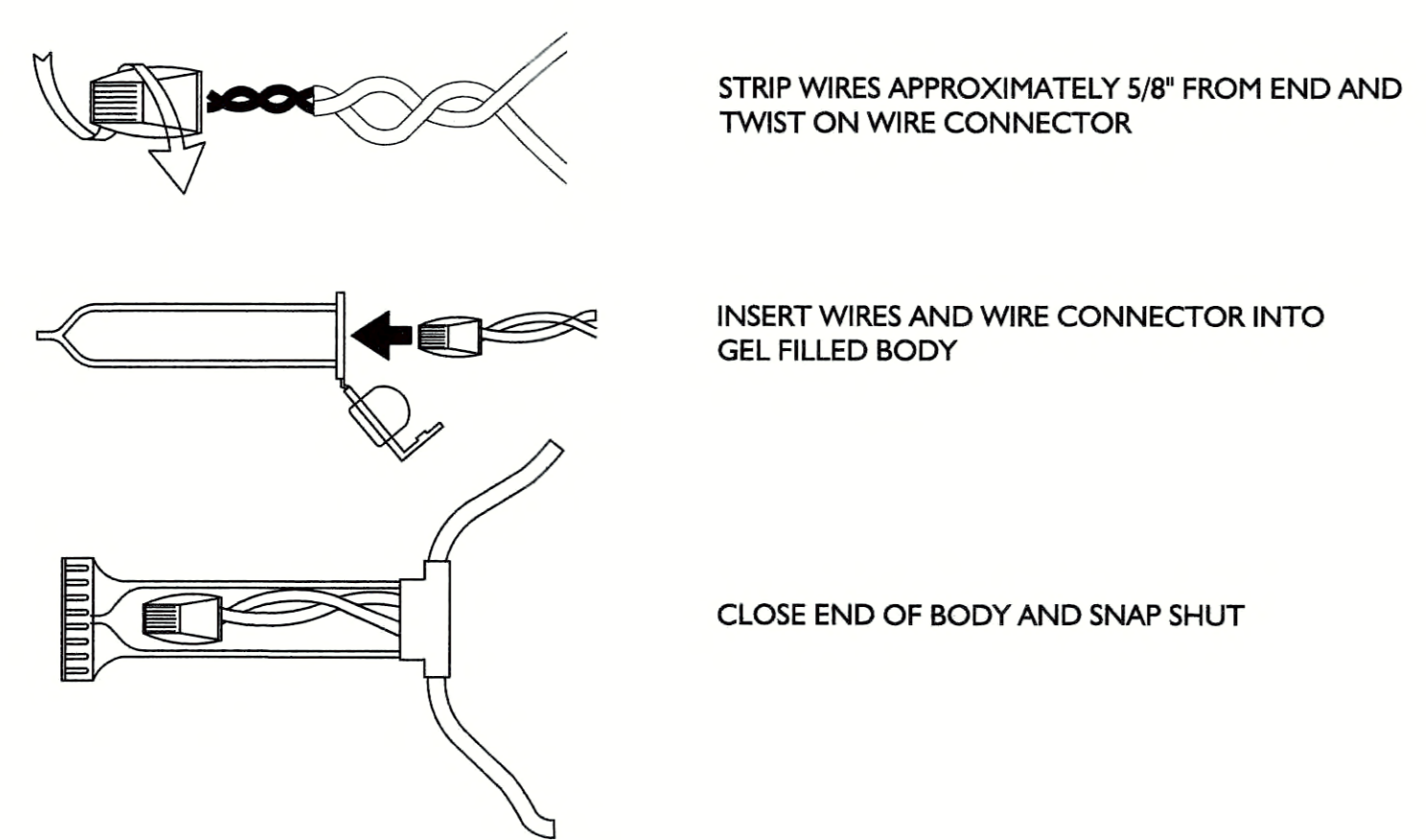


- NOTES:
- CENTER BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 1\"/>

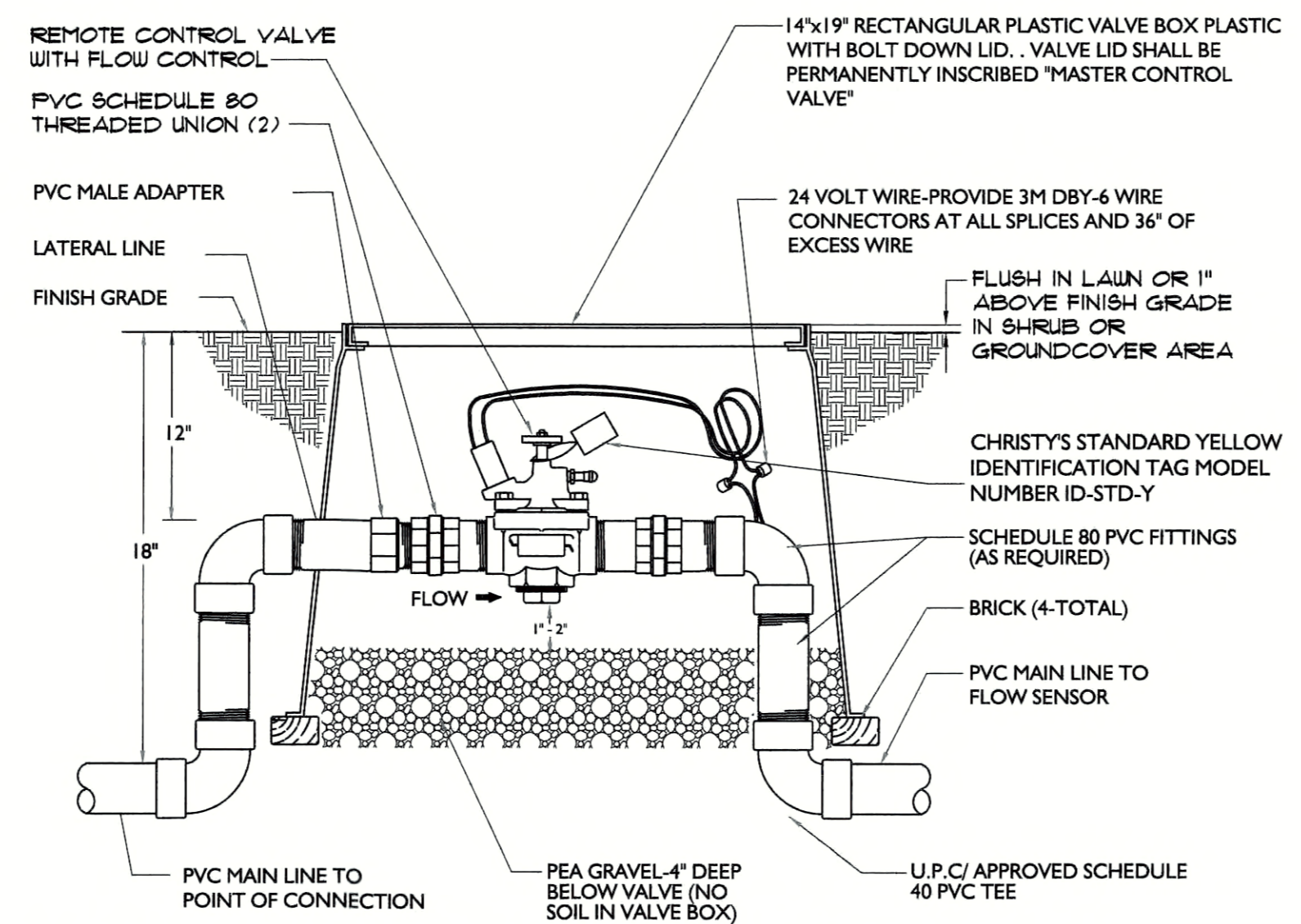
5 VALVE BOX INSTALLATION
NTS



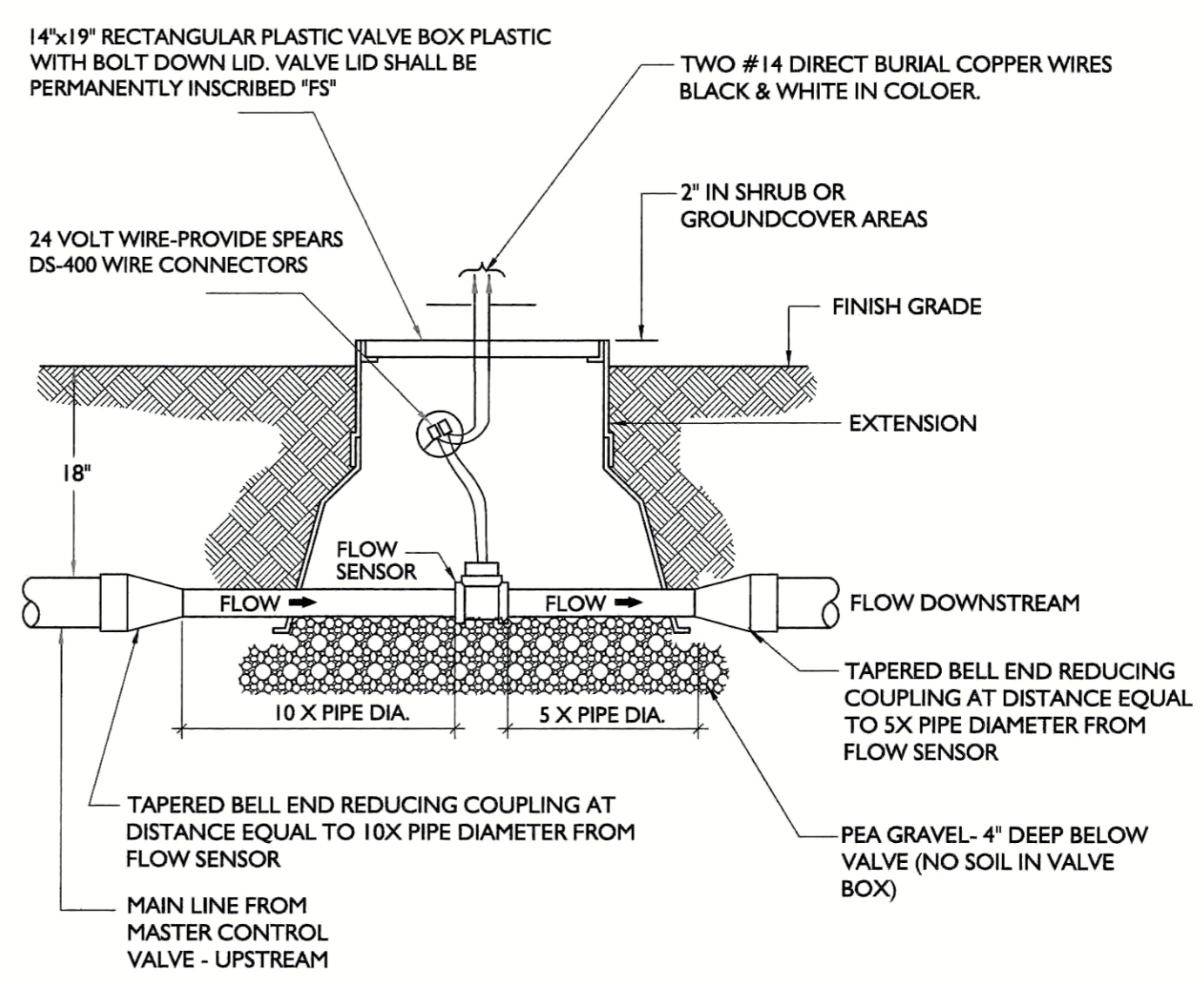
6 FILTER INSTALLATION DETAIL
NTS



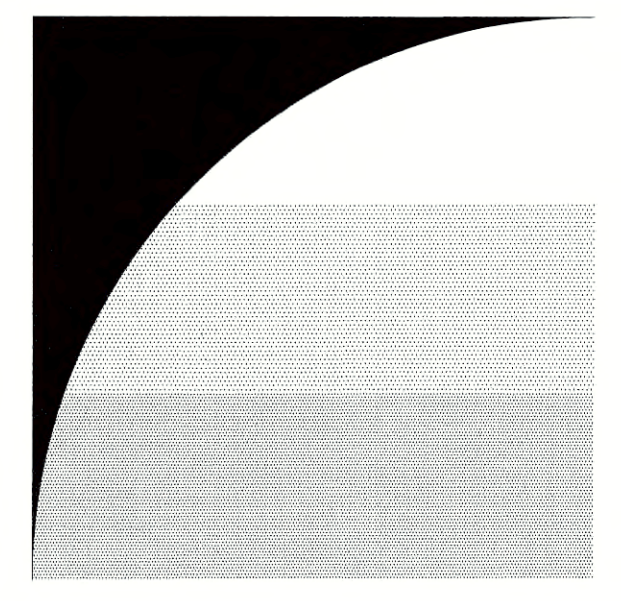
7 RAINMASTER WIRE CONNECTION
NTS



8 MASTER CONTROL VALVE INSTALLATION
NTS



9 FLOW SENSOR INSTALLATION
NTS



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

**SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE**

SAN RAMON, CA



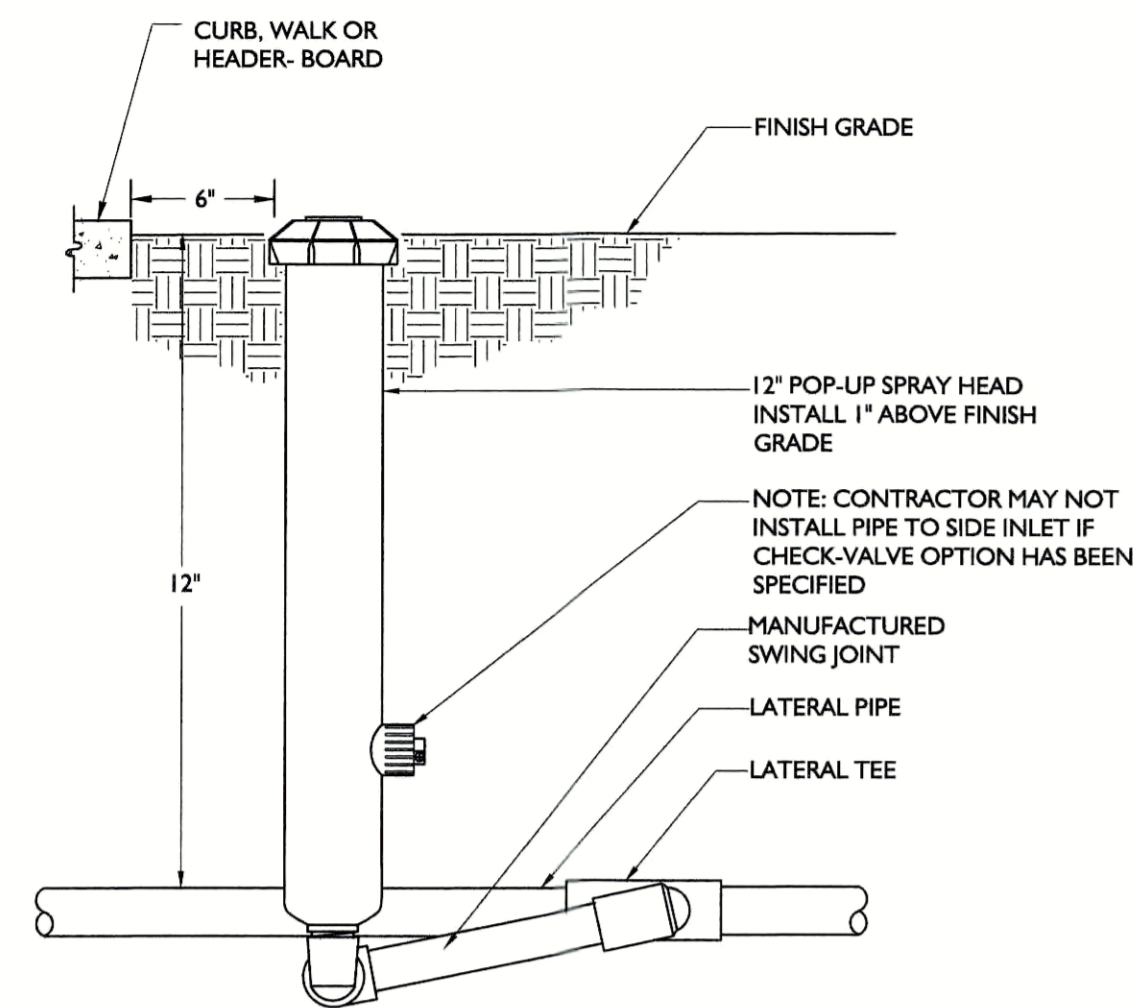
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	NTS

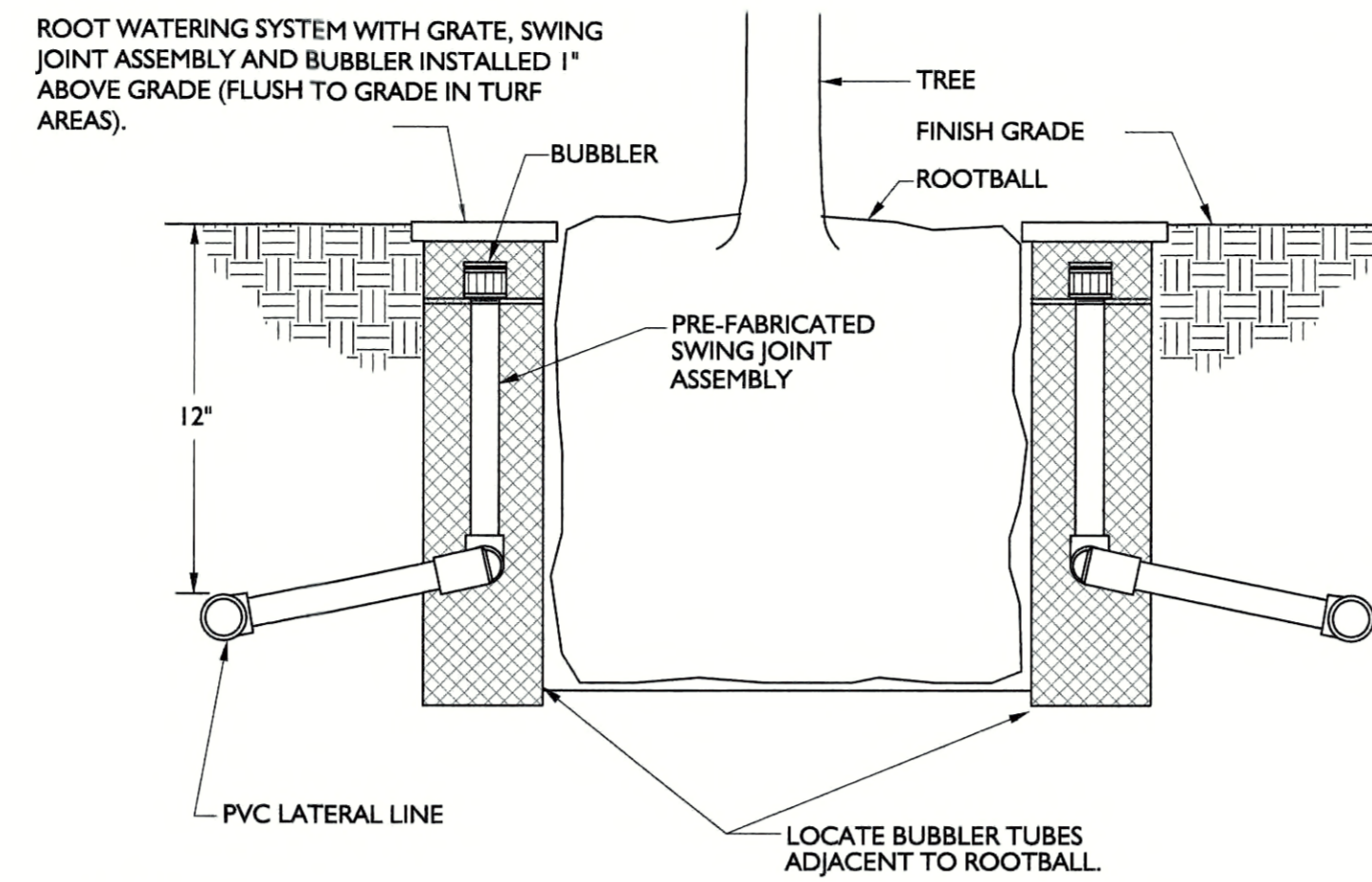


IRRIGATION DETAILS

L4.11

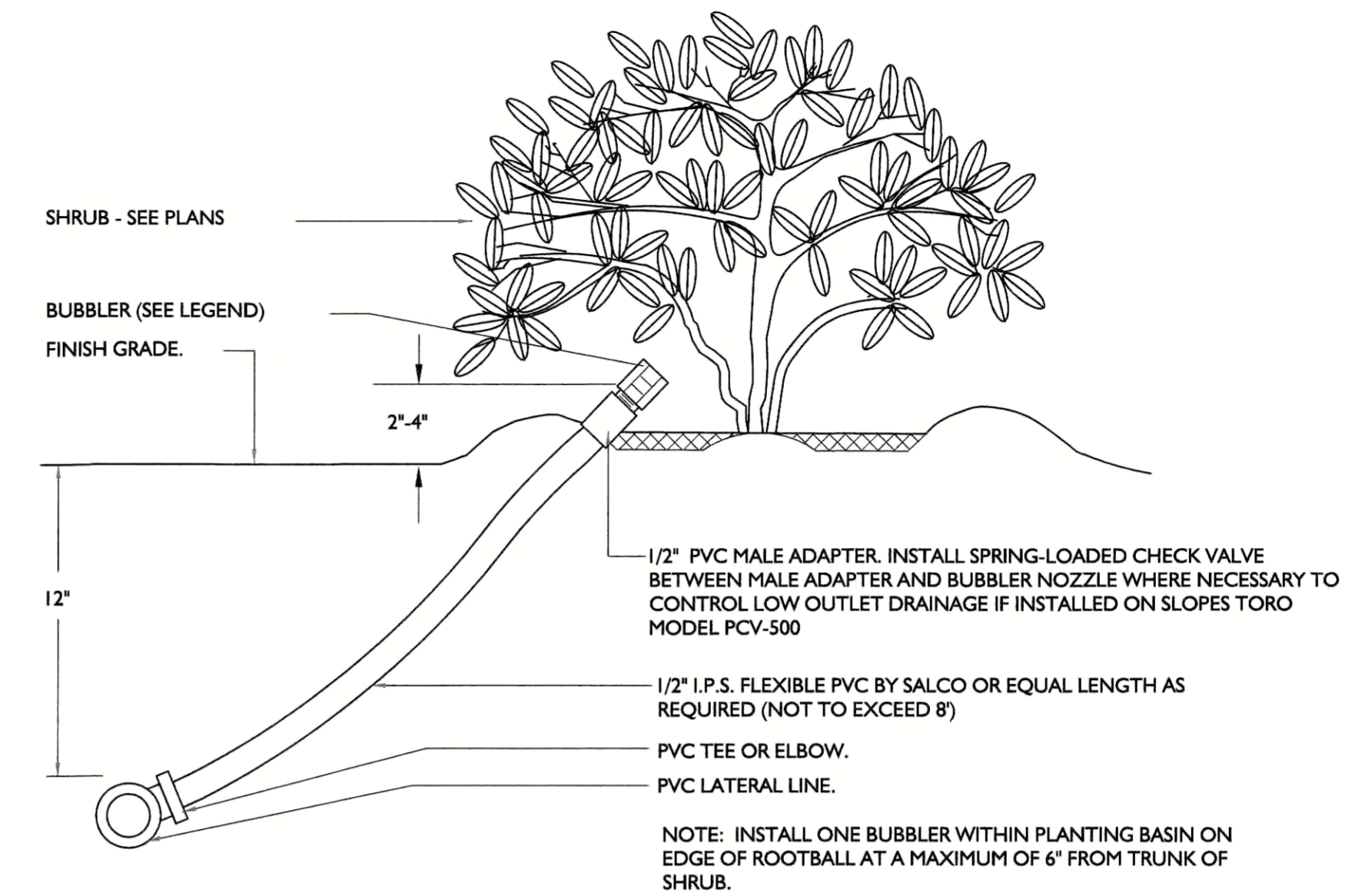


10 POP-UP 12" SPRAY HEAD INSTALLATION
NTS

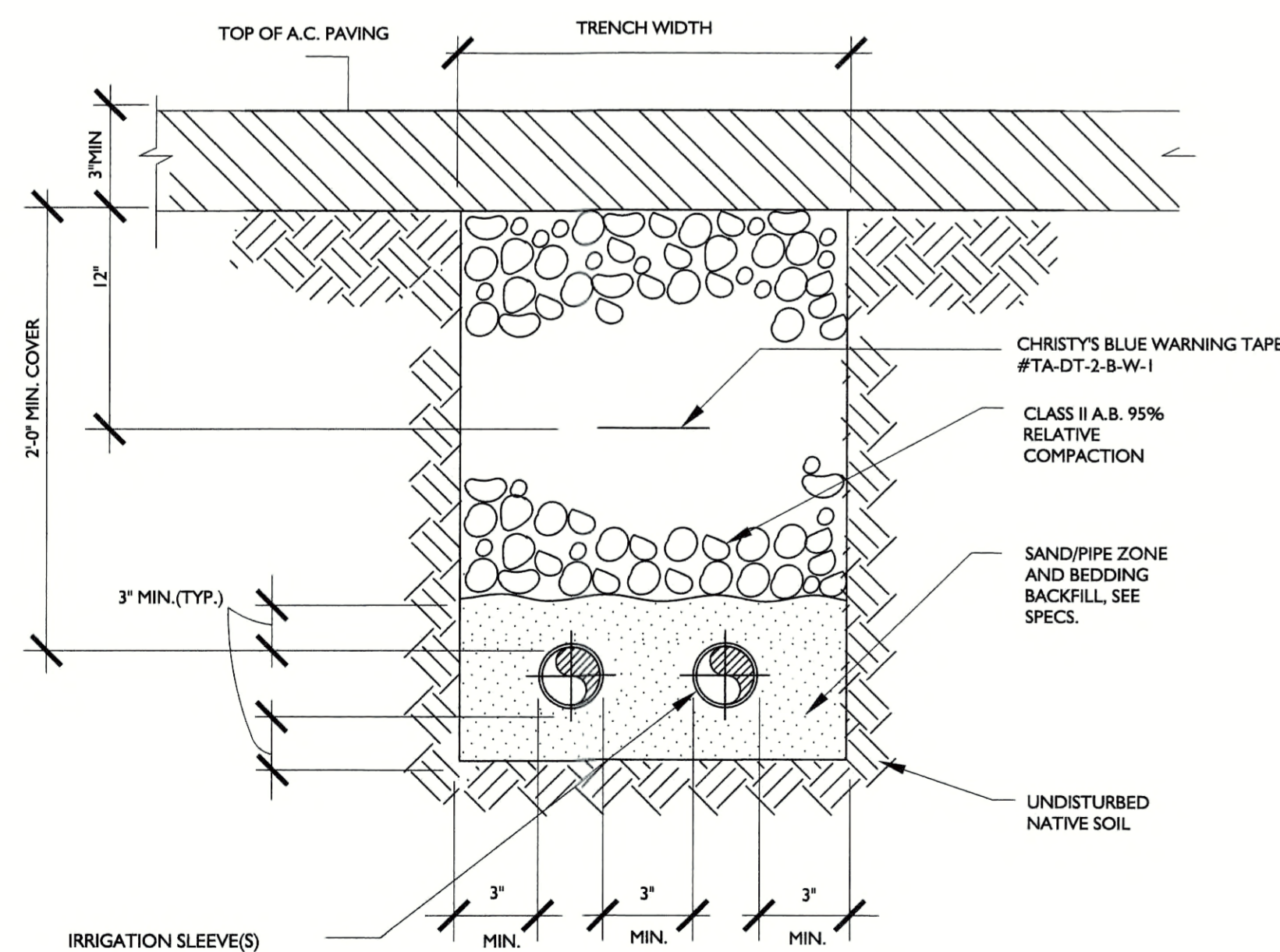


- NOTES:
1. BUBBLER TREE TO BE PLACED UPHILL SIDE OF ROOTBALL. INSTALL TWO BUBBLERS PER EACH TREE.
 2. EACH ROOT WATERING SYSTEM SHALL HAVE A FACTORY INSTALLED CHECK VALVE
 3. BUBBLERS SHALL NOT EXCEED 2" ABOVE FINISH GRADE TO BE VERIFIED DURING INSPECTION. BUBBLERS IDENTIFIED TO BE INSTALLED TO HIGH ABOVE GRADE SHALL BE LOWERED AS DETAILED AT NO ADDITIONAL CHARGE.

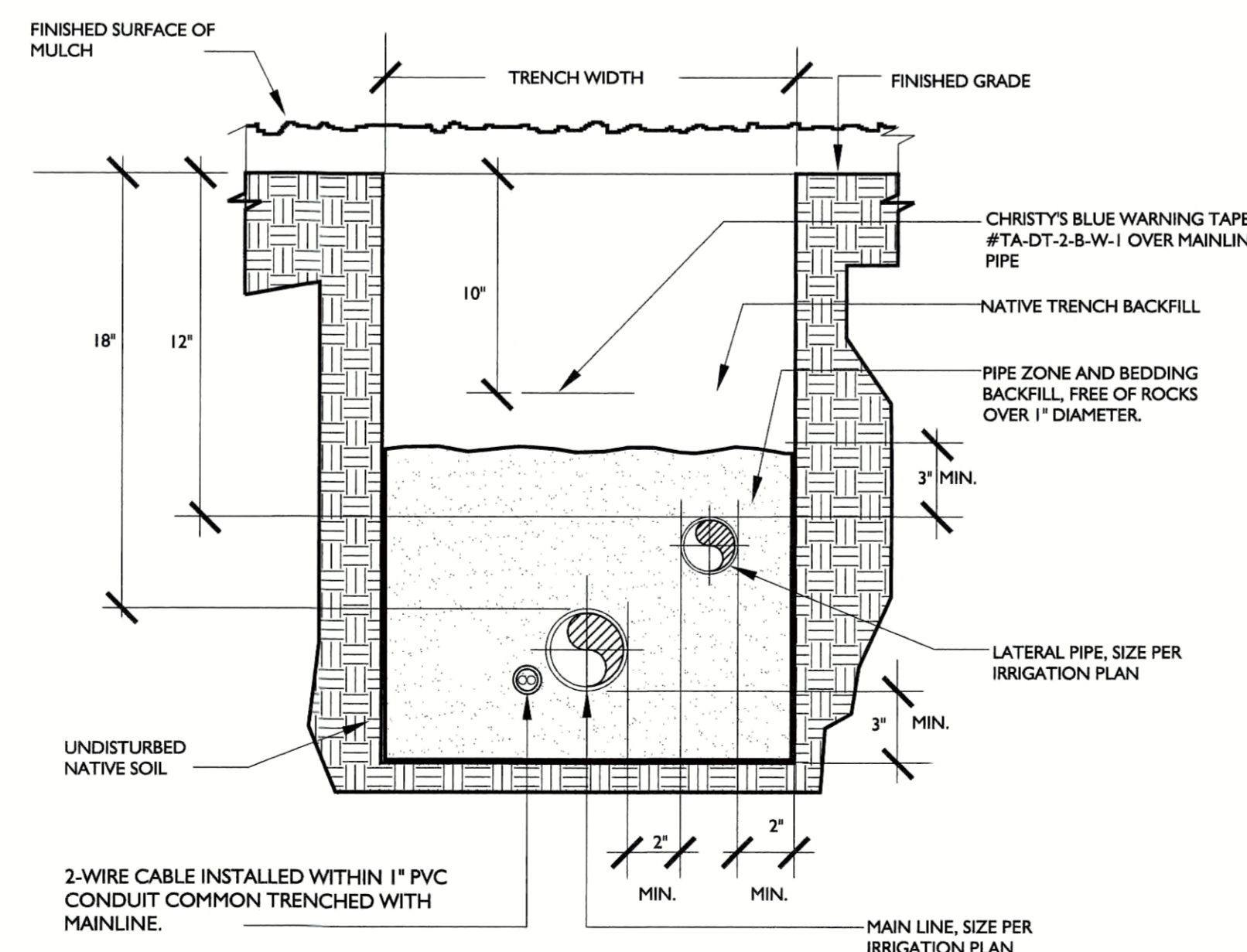
11 TREE BUBBLER INSTALLATION
NTS



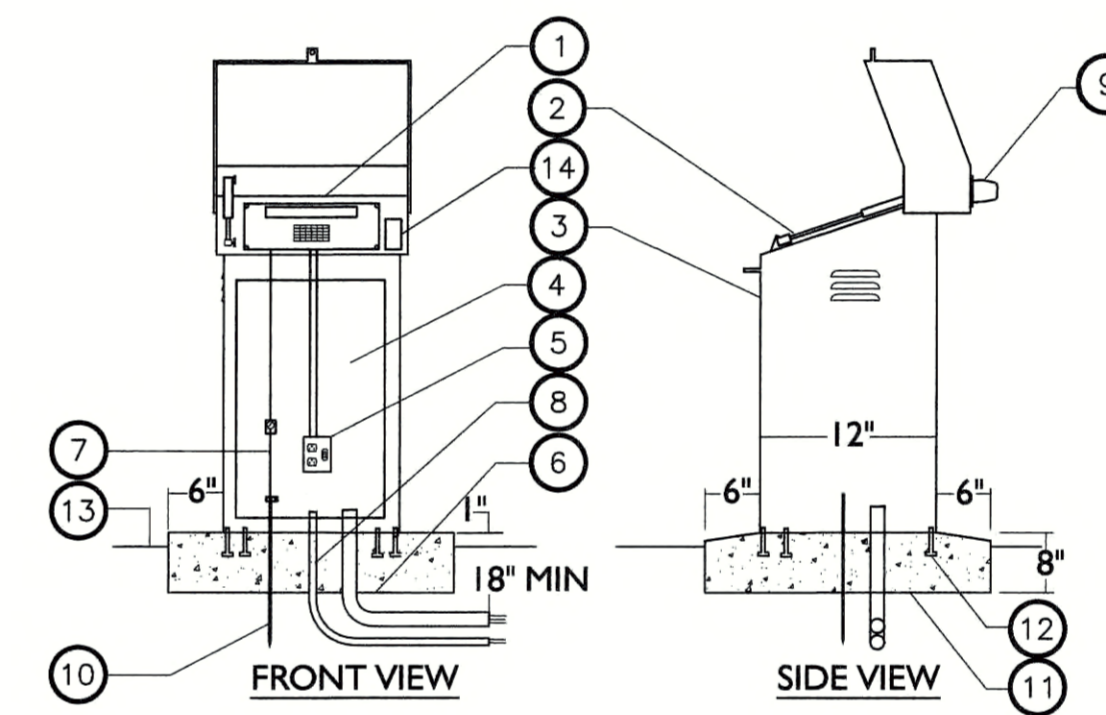
12 SHRUB BUBBLER INSTALLATION
NTS



13 SLEEVE TRENCH DETAIL UNDER ROADWAY
NTS

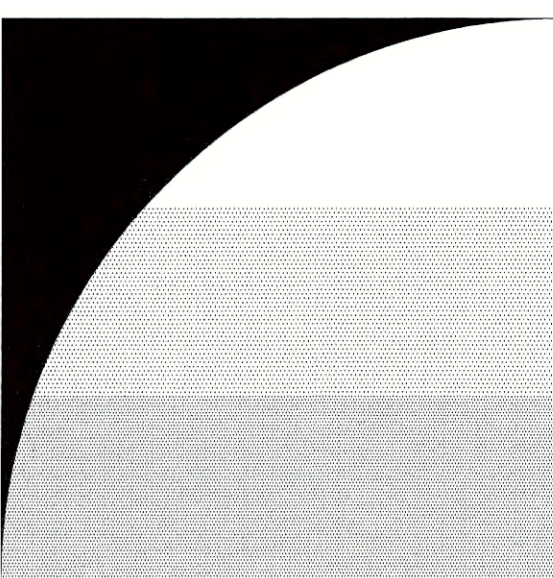


14 TYPICAL COMBINATION TRENCH
NTS



1. RAINMASTER EAGLER SERIES CONTROLLER PANEL MOUNTED FLUSH ON FACE OF ENCLOSURE AT 25 DEGREE ANGLE FOR EASY ACCESS AND VIEWING.
2. PISTON CONNECTED TO FLIP TOP.
3. STRONG BOX STAINLESS STEEL CONTROLLER ENCLOSURE MODEL SB-165S.
4. TWO WIRE CABLE FOR CONTROLLER RAINMASTER TW-CAB-14 14-2UF DOUBLE JACKET CABLE
5. GFI OUTLET AND SWITCH.
6. SCHEDULE 40 GREY PVC ELECTRICAL CONDUITS WITH SWEEP ELL FOR LOW VOLTAGE WIRES.
7. #8 AWG GROUNDING WIRE
8. 120 VOLT ELECTRICAL SERVICE PER LOCAL CODES.
9. CABINET MOUNTED ANTENNA
10. 5/8" X 8' LONG COPPER CLAD GROUNDING ROD (INSIDE ENCLOSURE)
11. 4" THICK CONCRETE SLAB OVER 4" COMPACTED AGGREGATE BASE. EXTEND 6" BEYOND ALL SIDES OF ENCLOSURE.
12. STEEL TEMPLATE WITH MOUNTING BOLTS ATTACHED (INCLUDED WITH WITH ENCLOSURE) SET IN CONCRETE BASE.
13. FINISH GRADE.
14. RECYCLED WATER DECAL PER DSRSD STANDARDS.
15. WATERPROOF CONNECTORS FOR ALL TWO WIRE SYSTEM SPLICES: RAINMASTER TWSPLICE
16. INSTALL RAINMASTER DECODERS FOR ALL CONTROL VALVES CONNECTED TO TWO WIRE CONTROLLER TO ACCOMMODATE 1, 2, 4 OR 6 SOLENOIDS EACH.
17. INSTALL RAINMASTER LINE SURGE ARRESTORS PER MANUFACTURERS DIRECTION FOR TWO WIRE SYSTEMS
18. RAINMASTER IRRIGATION CONTROLLER IS E.T. BASED SELF ADJUSTING. CONTRACTOR SHALL INPUT ALL REQUIRED DATA INTO CONTROLLERS TO ALLOW SELF SCHEDULING INCLUSIVE OF PLANT SPECIES, PLANT WATER REQUIREMENTS, EXPOSURE, SOIL TYPE, SLOPE, IRRIGATION TYPE AND IRRIGATION EFFICIENCY.
19. DECODER GROUNDING SHALL BE PROVIDED EVERY 500' OR EVERY 8 DECODERS WHICHEVER IS SMALLER. ANY SPUR OVER 50 FEET AND AT ENDS OF COMMUNICATION WIRE PATHS. GROUND WITH A 8' GROUNDING ROD. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH DBRY-6 WATERPROOF CONNECTOR.

15 PEDESTAL MOUNT CONTROLLER INSTALLATION
NTS



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

**SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE**

SAN RAMON, CA



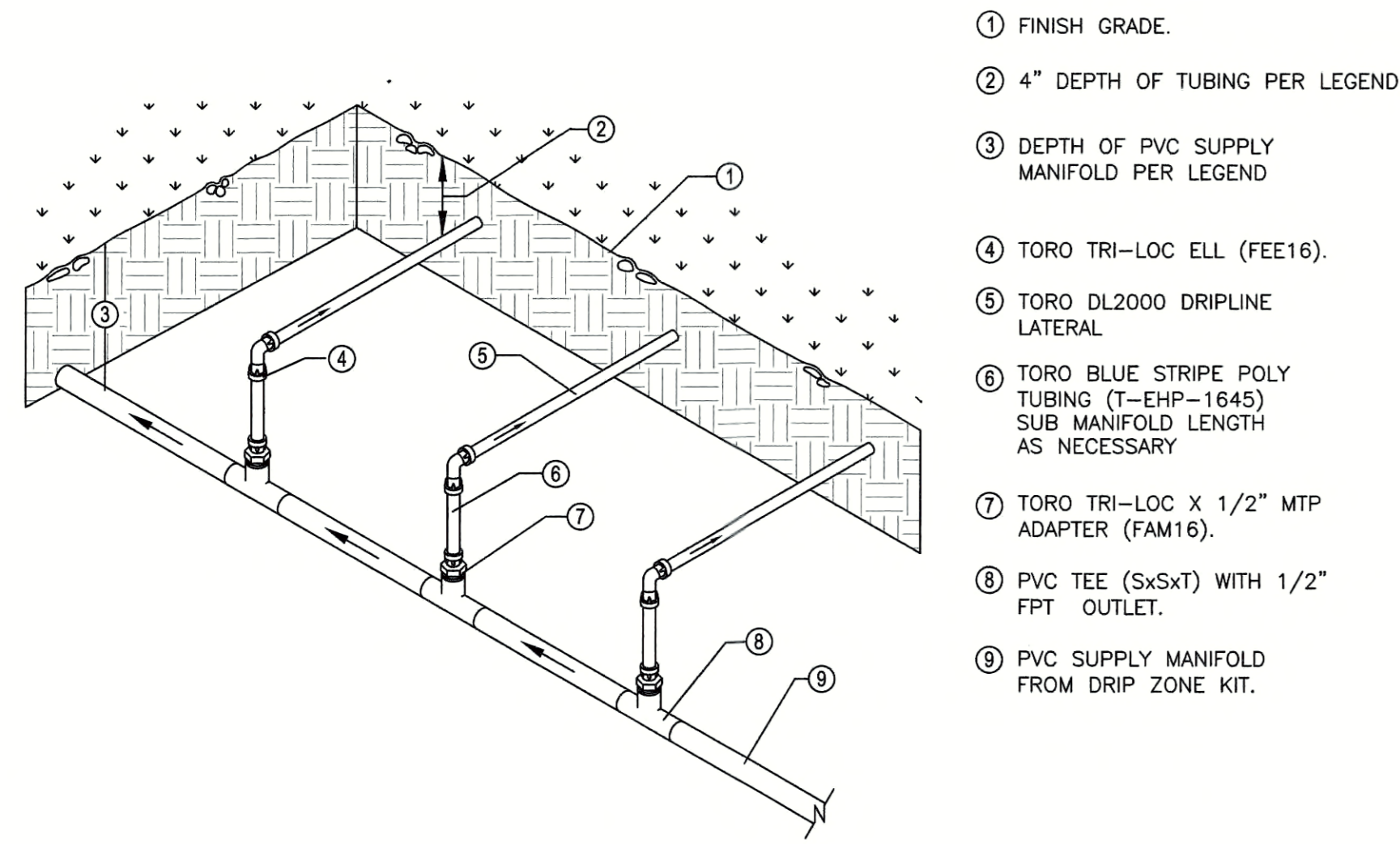
ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	NTS

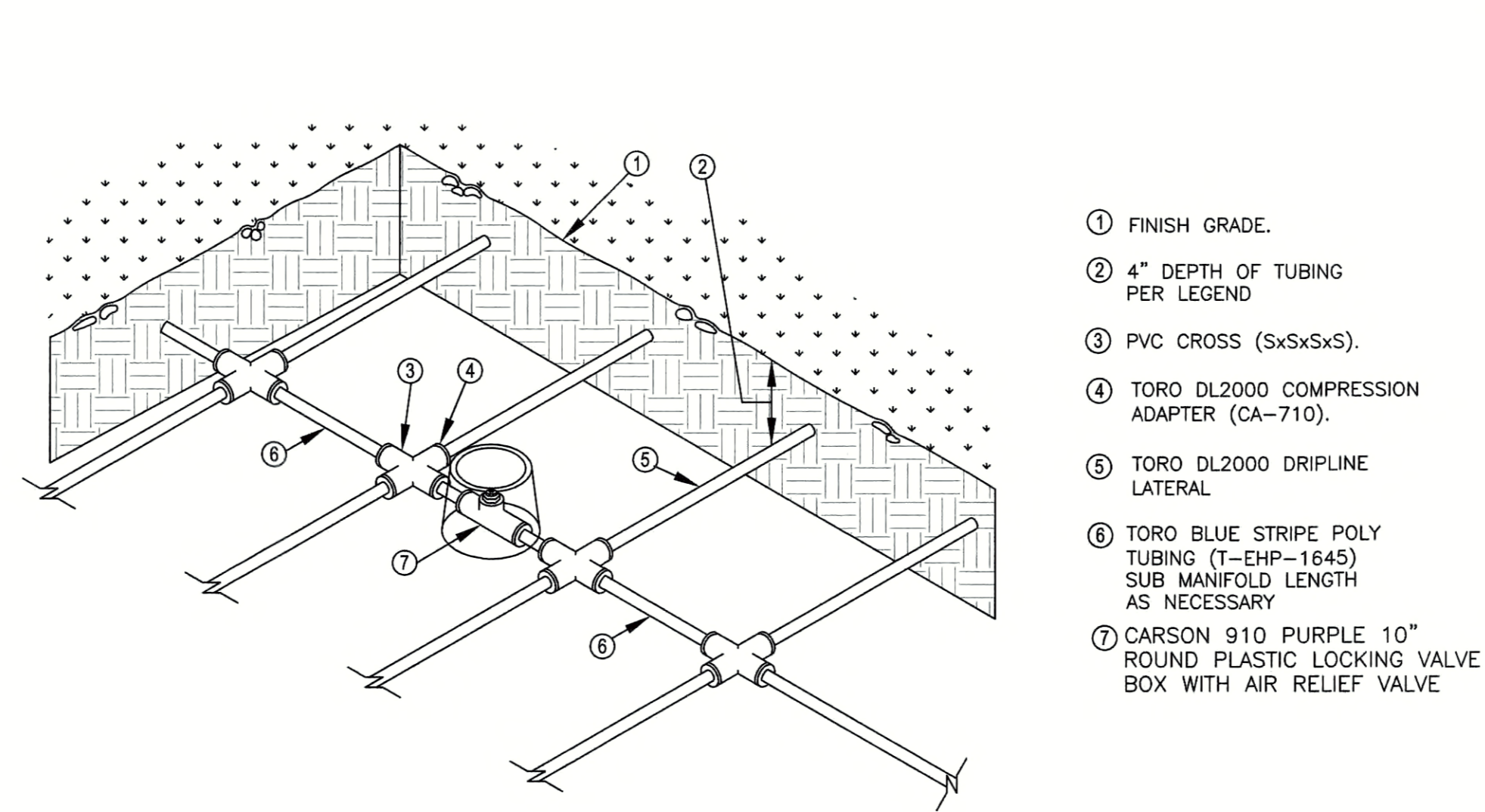


IRRIGATION DETAILS

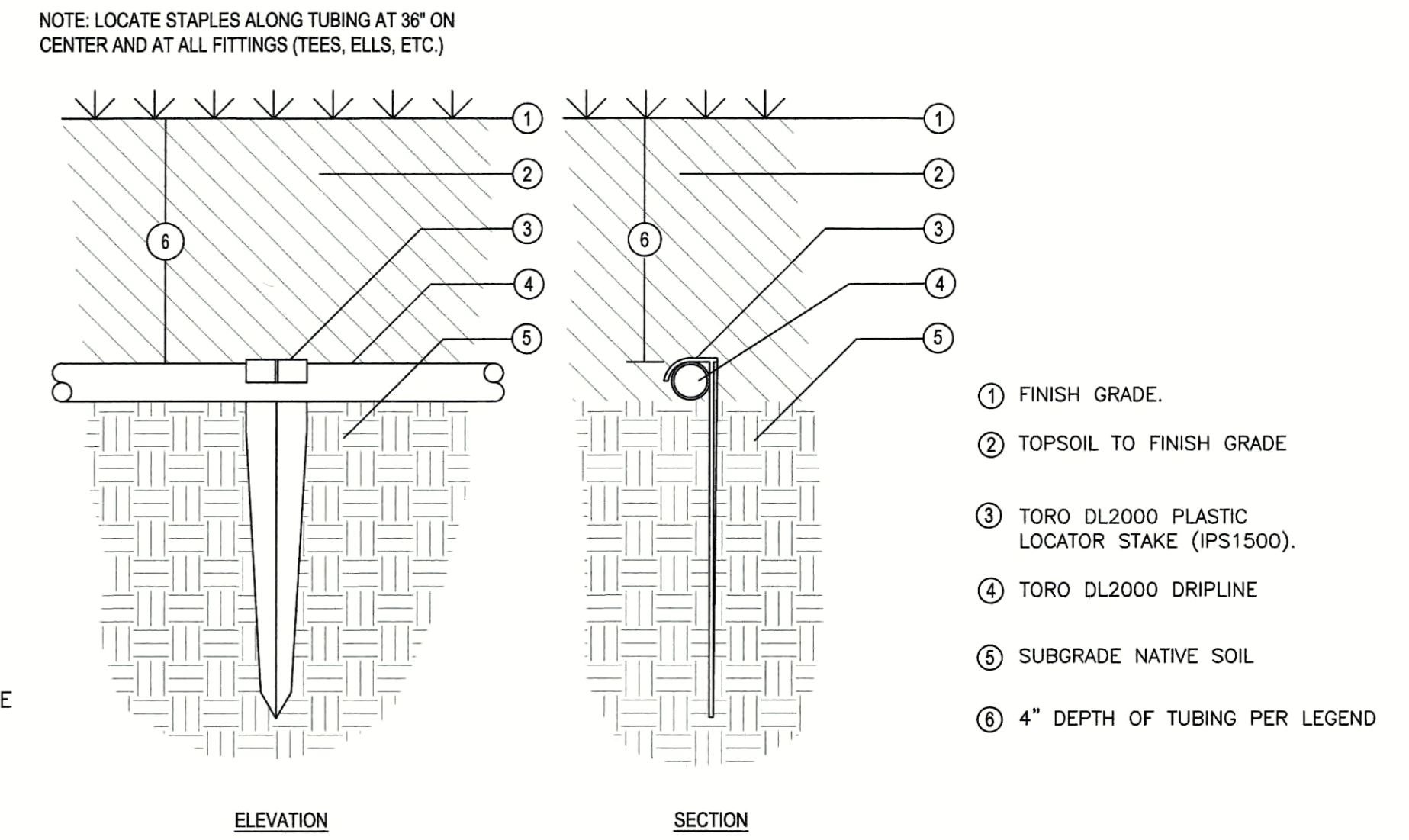
L4.12



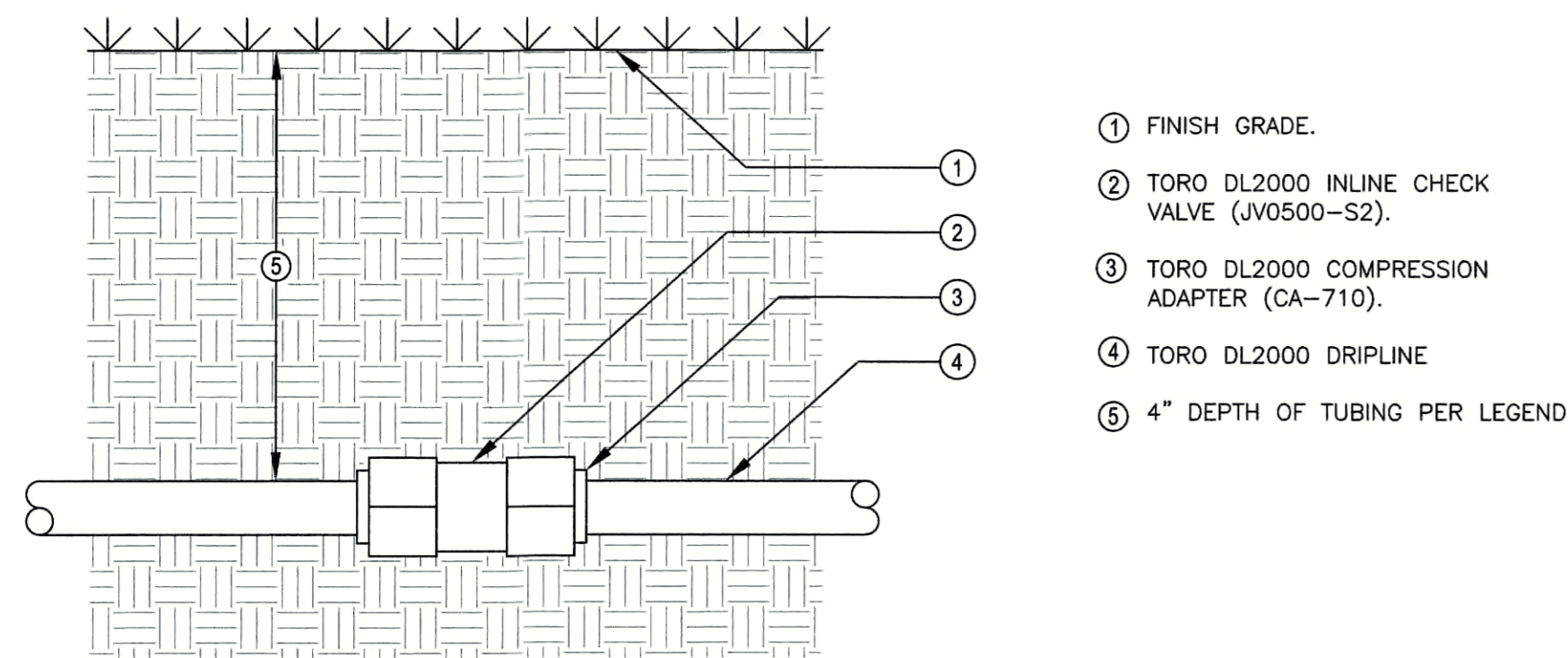
16 DRIPLINE TO PVC HEADER INSTALLATION
NTS



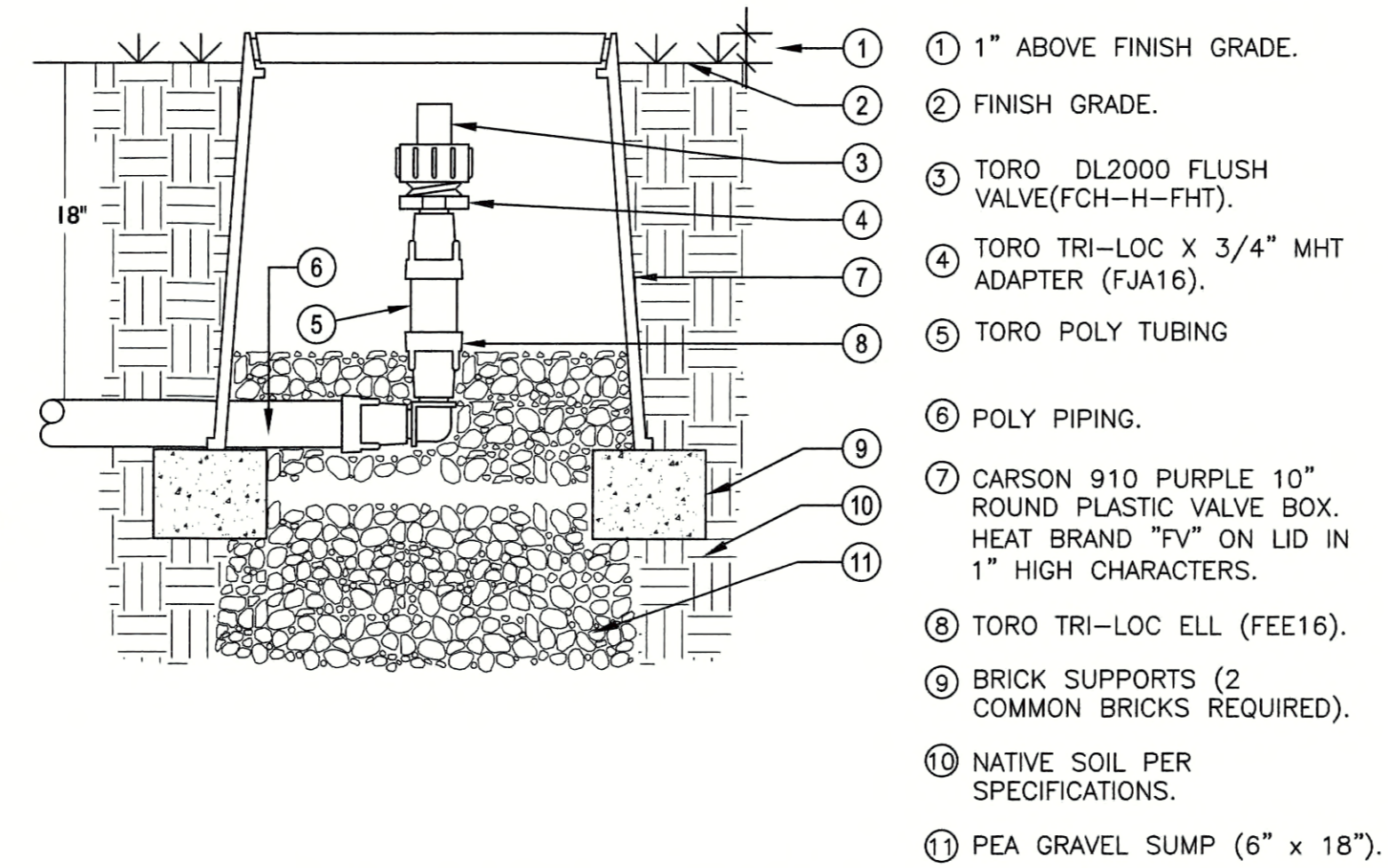
17 AIR VACUUM RELIEF VALVE LOCATION
NTS



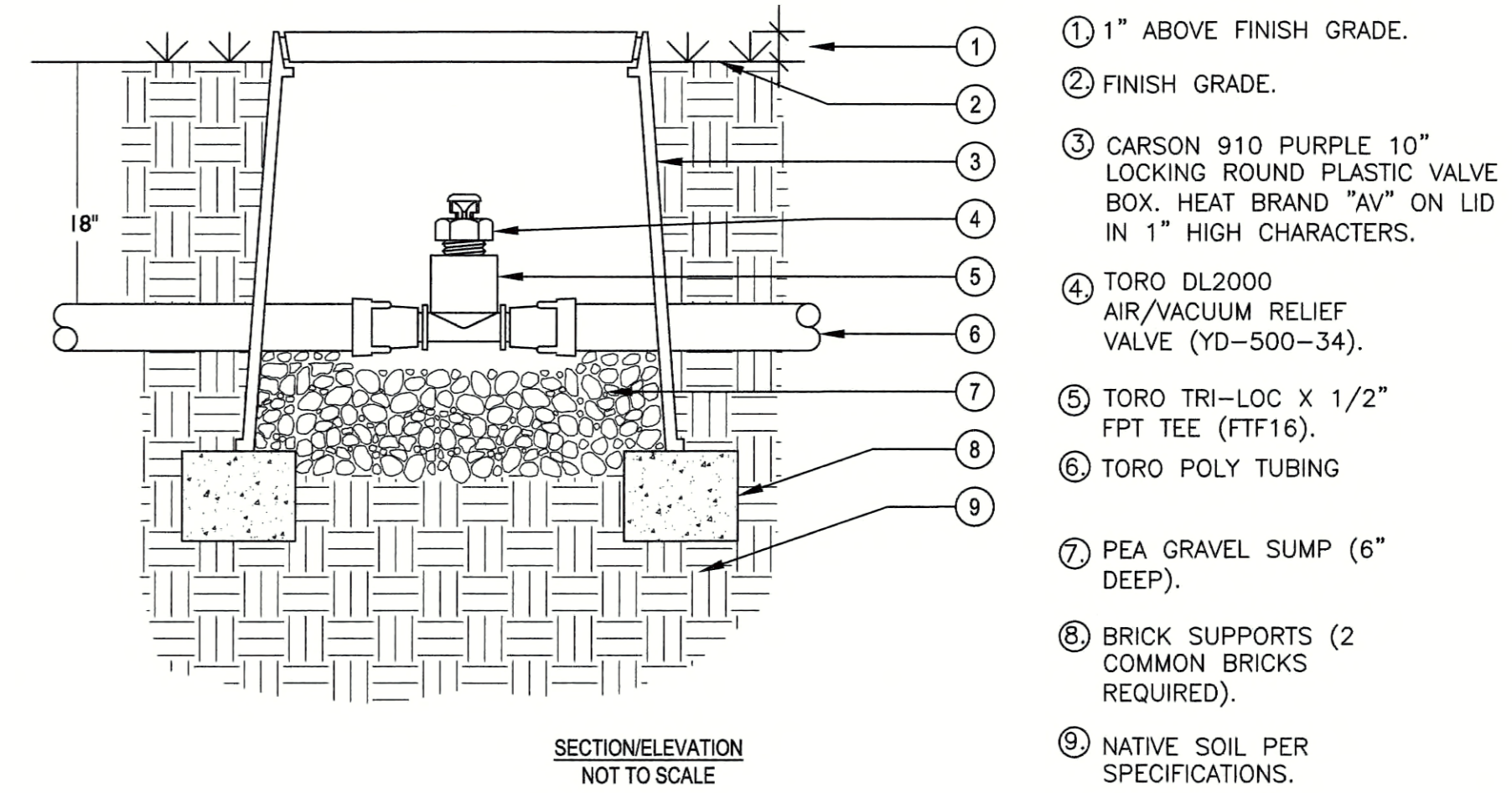
18 DRIPLINE STAKE BELOW GRADE DETAIL
NTS



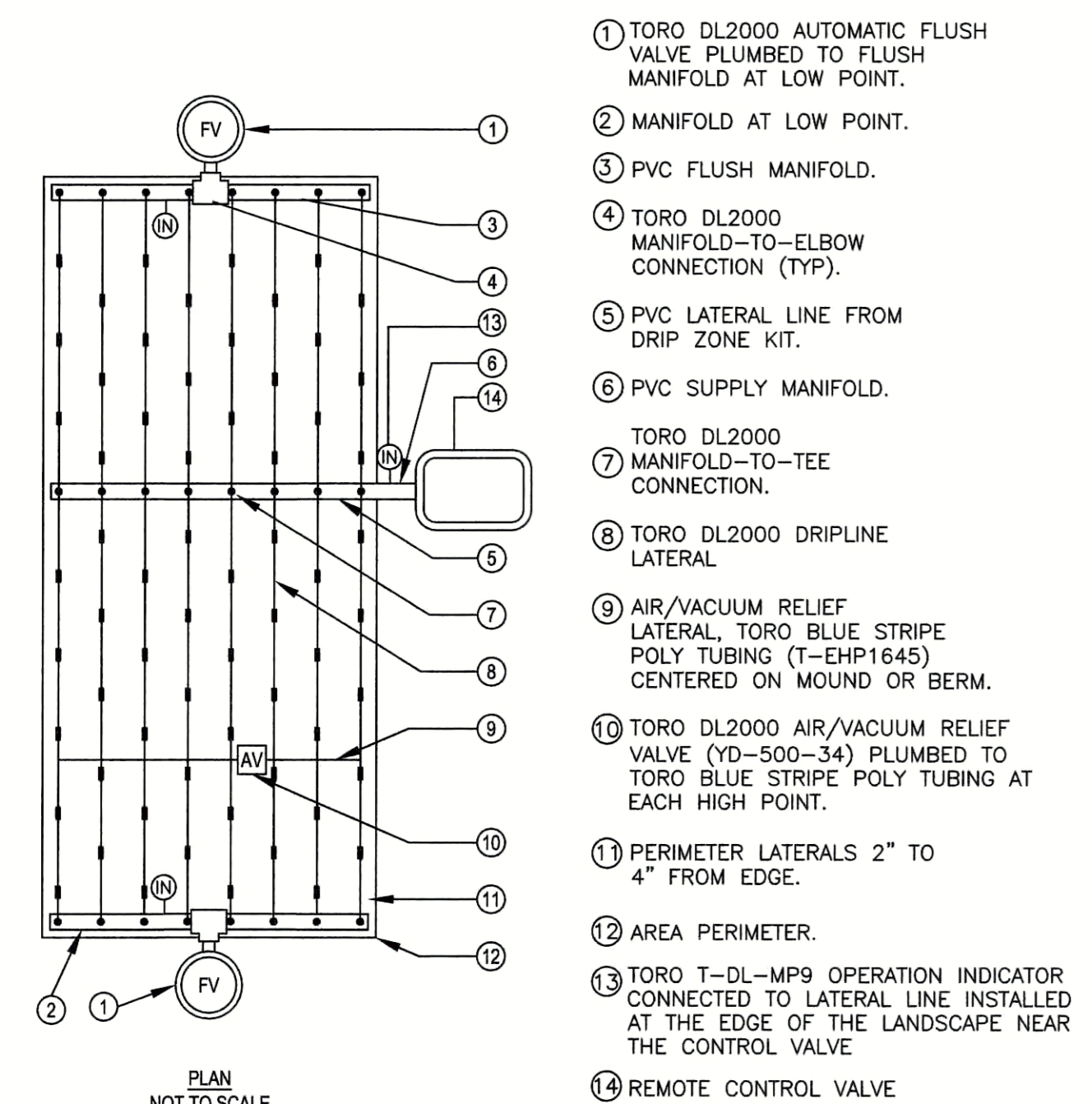
19 DRIPLINE TO INLINE CHECK VALVE DETAIL
NTS



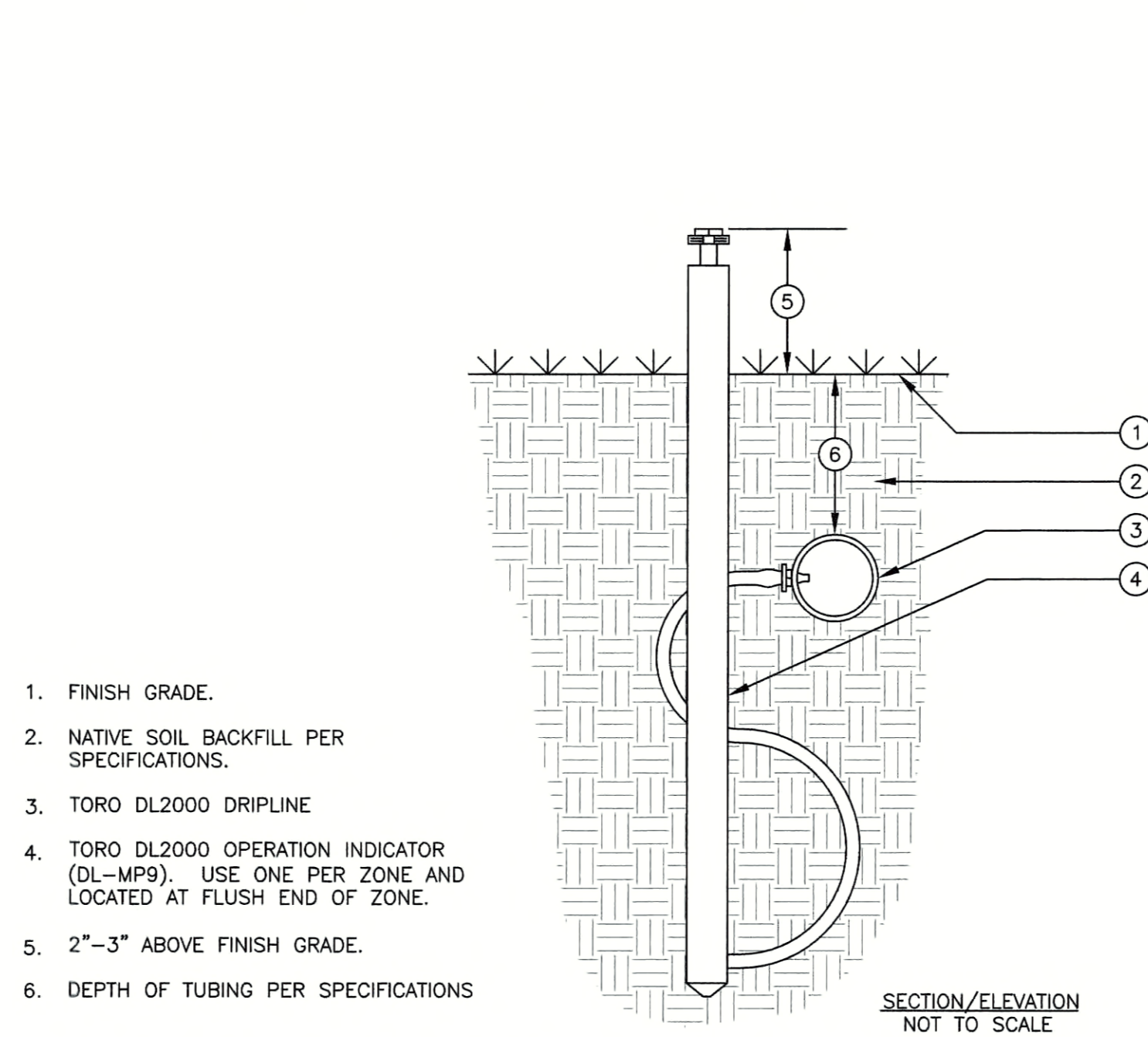
20 FLUSH VALVE CONNECTION TO PE TUBING
NTS



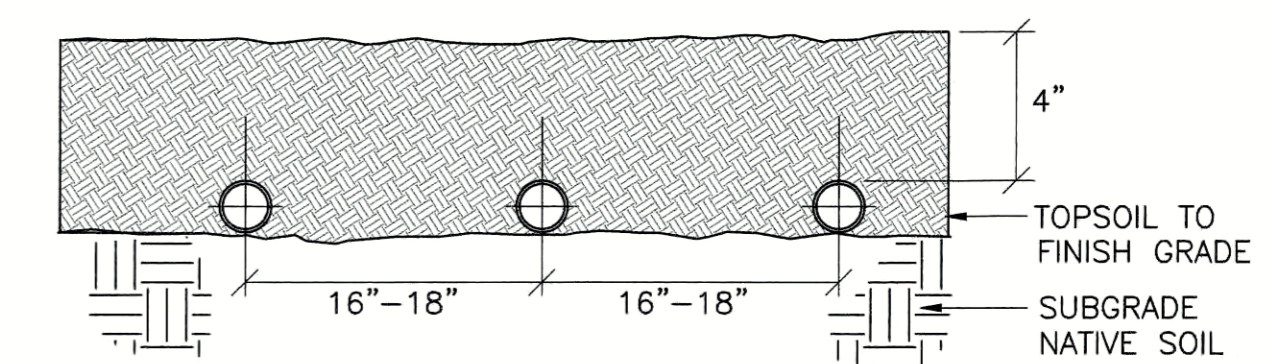
21 AIR/VACUUM RELIEF VALVE CONNECTION TO PE TUBING
NTS



22 TYPICAL CENTER FEED DRIP SYSTEM LAYOUT
NTS

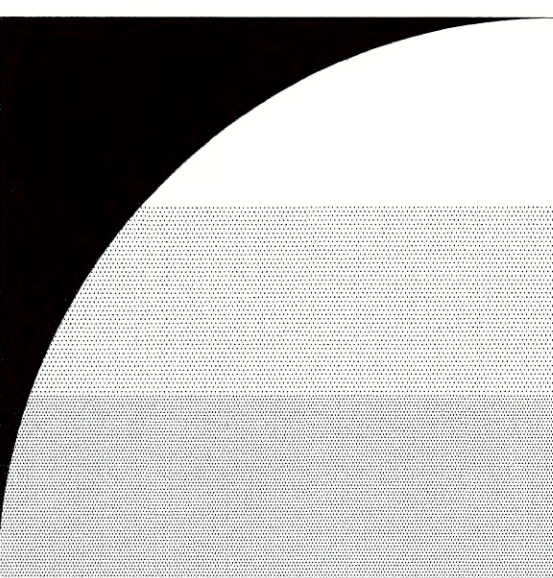


23 DRIPLINE OPERATION INDICATOR INSTALLATION
NTS



- ASSEMBLE AND INSTALL FILTER, REMOTES CONTROL VALVE AND PRESSURE REGULATING VALVE ASSEMBLIES ACCORDING TO DETAILS.
- ASSEMBLE AND INSTALL SUPPLY HEADERS ACCORDING TO DETAIL. TAPE OR PLUG OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
- ASSEMBLE AND INSTALL EXHAUST HEADERS IN ACCORDANCE WITH DETAILS. TAPE OR PLUG ALL OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
- INSTALL DRIP LATERALS. TAPE OR PLUG OPEN ENDS WHILE INSTALLING TO PREVENT DEBRIS CONTAMINATION.
- INSTALL AIR VACUUM RELIEF VALVES AT HIGHEST POINTS OF THE IRRIGATION ZONES IN ACCORDANCE WITH DETAILS.
- THOROUGHLY FLUSH DRIPLINE LATERALS AND CONNECT TO EXHAUST HEADERS OR INTERCONNECTING LATERALS WHILE FLUSHING.
- THOROUGHLY FLUSH EXHAUST HEADERS AND INSTALL LINE FLUSHING VALVES ACCORDING TO DETAILS.
- THOROUGH FLUSHING OF EACH INSTALLATION SEGMENT IS NECESSARY TO ENSURE THAT NO DEBRIS CONTAMINATION OCCURS.
- LOCATE AND INSTALL CHECK VALVE(S) AS NEEDED AND AS SHOWN IN INSTALLATION DETAILS.
- SEE IRRIGATION NOTES, LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL TREES TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS
- BURY DRIPLINE 4" BELOW GRADE AND STAKE EACH 36" O.C. LOCATED AT EMITTER AND AS NECESSARY TO INSURE SECURITY.
- ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATION. COMPRESSION FITTINGS OR APPROVED EQUAL.
- THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE

24 DRIPLINE SUBGRADE INSTALLATION NOTES
NTS



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

**SUBDIVISION 9342
WEST SIDE
ENTRY
OPEN SPACE**

SAN RAMON, CA



ISSUE:	DESCRIPTION:	DATE:
1ST CITY SUBMITTAL		12/18/2018
2ND CITY SUBMITTAL		04/22/2019
FINAL CITY SUBMITTAL		08/29/2019

PROJECT NUMBER:	P5036
DRAWN:	AM, JS, MF
CHECK:	KC
DATE:	08/29/2019
SCALE:	NTS



IRRIGATION DETAILS

L4.13

IRRIGATION CONTROLLER INSTALLATION NOTES

Connecting an Earth Ground

IMPORTANT: The provided surge protection components cannot properly function unless a low-resistance connection to earth ground is provided. It is the responsibility of the installer to connect the Eagle Plus controller to earth ground in compliance with all applicable NEC and local electrical codes.

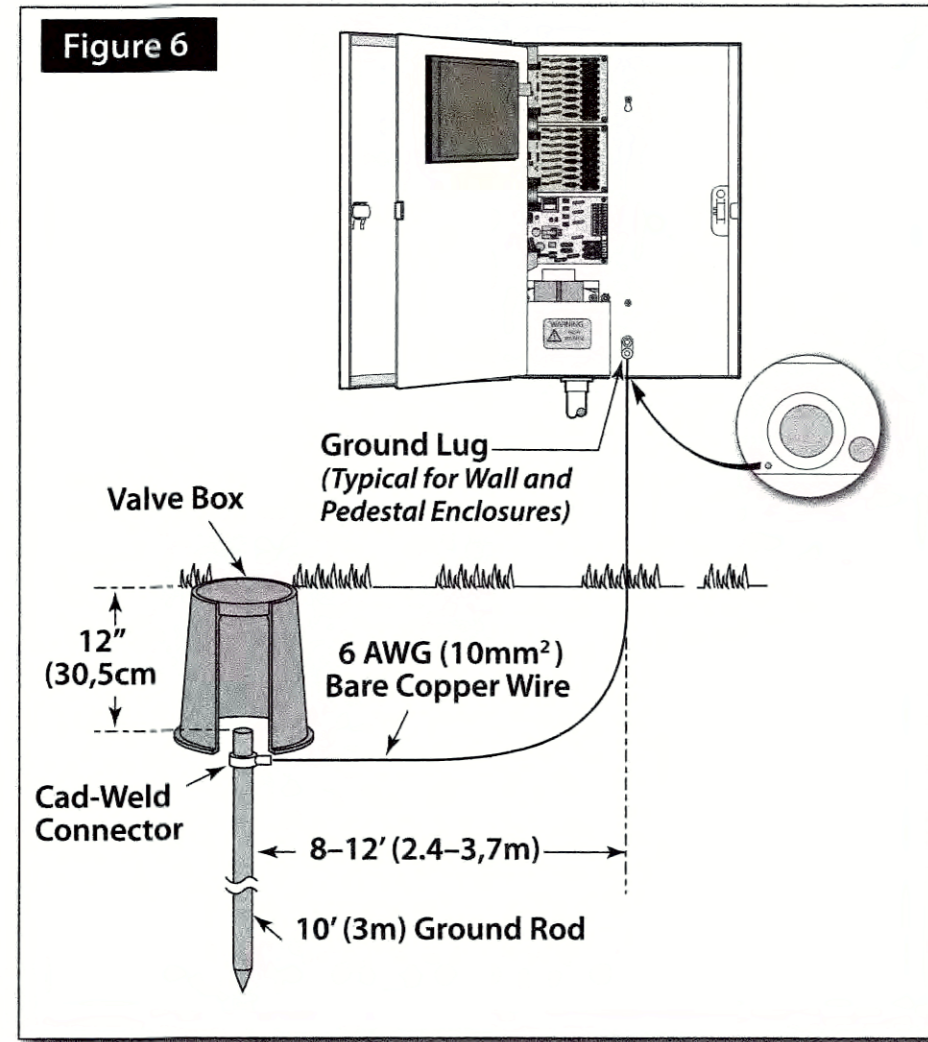
Note: The grounding method described below utilizes a copper-clad ground rod electrode. Due to variables in soil composition and terrain, additional and/or alternate ground electrode types may be required to achieve the required maximum resistance of 10 ohms. Contact a local Irritrol distributor for grounding methods recommended for the specific installation site.

1. Drive a 5/8" by 10' (17mm x 3m) copper-clad steel rod into well-moistened soil, not less than 8' (2.5 m) or more than 12' (3.7 m) from the controller. The top of the ground rod should be buried approximately 12" (30.5cm) below grade.
2. Route a 6 AWG (13,0mm²) solid copper wire connected to the earth ground device into the controller cabinet through the access hole provided below the copper ground lug. Insert and secure the copper wire to the ground lug. See Figure 4.

Note: To provide the most efficient path to earth ground, route the ground wire between the ground rod and controller with the least amount of bending possible. There should be no tight radius bends, nicks or deep scratches on the entire length of the wire.

3. For optimum connectivity, secure the ground wire to the ground rod using a Cad-Weld™ (or equivalent) metal-fusion connection method.
4. Using an earth-ground resistance tester; i.e., Meggor® or equivalent, confirm the resistance reading between the controller and ground rod is 10 ohms or less.

Note: Contact your local Irritrol distributor for assistance in obtaining the earth ground-resistance test device. Periodically retest the earth ground connection to confirm that resistance remains at 10 ohms or less.



Connecting Field Wiring

Caution: The Eagle Plus transformer is rated at 24 VAC, 50 VA. The controller can be programmed to operate up to 8 programs concurrently (one station per program), in addition to a master valve, and a pump relay - totaling 10 concurrent field output loads.* Each station output terminal is rated 24 VAC, 0.5A (max.) @ 77°F (25°C), and capable of operating more than one valve solenoid (typically 2 or 3).* Ensure the current load on any output does not exceed 0.5A, and the total current load imposed on the controller does not exceed 1.5A. The controller will automatically detect excessive current load and generate the appropriate alarm(s).

*The irrigation system hydraulic capacity must be also be capable of maintaining adequate volume and pressure for all automatic and manual watering operations.

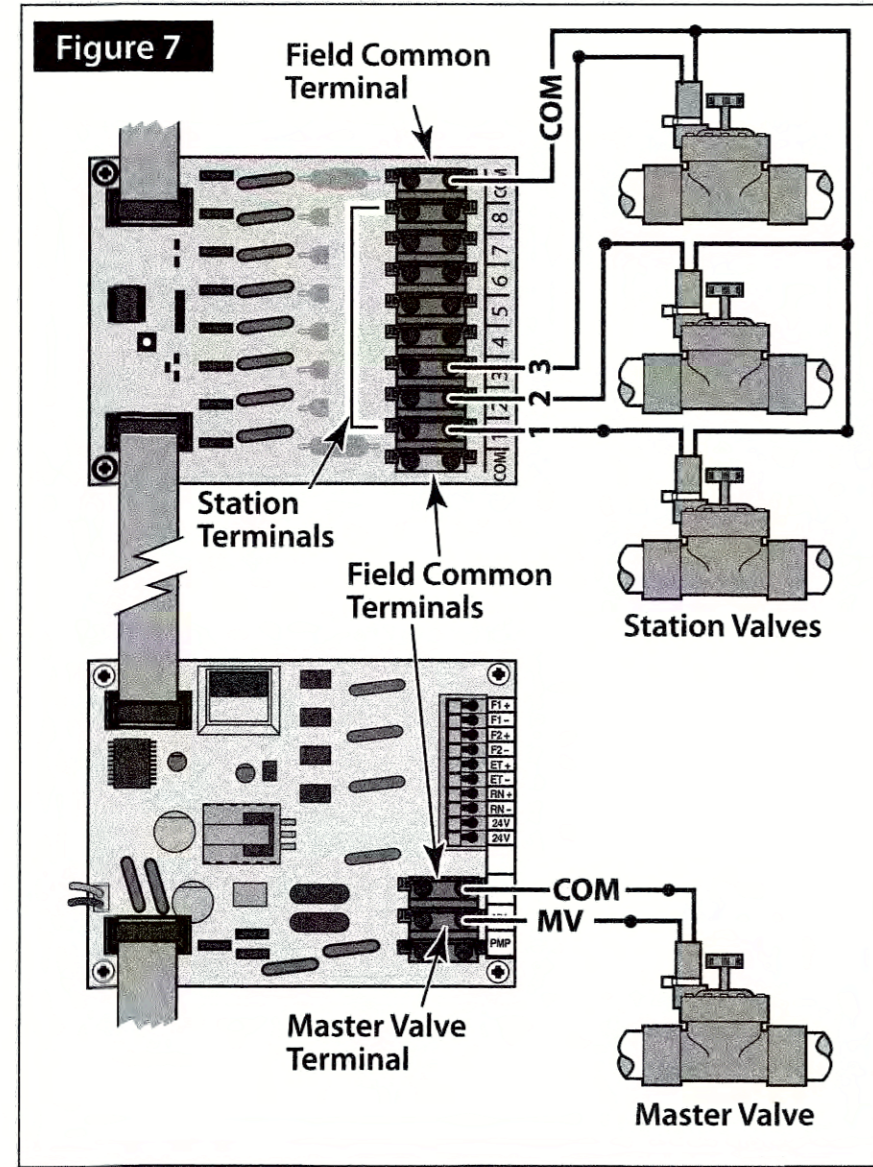
Connecting Station Valves and Master Valve

The Eagle Plus features direct-insertion, quick-release wire terminals for all low-voltage wire connections. Each field output terminal accepts a 14-18 AWG (2,08mm² - 0,823mm²) solid-core wire in each of two connection ports - enabling two field wires to be connected independently to one terminal position.

- For positive wire retention, remove insulation to expose 1/2 - 3/4" (13-17mm) bare copper wire.
- After insertion into terminal block, pull lightly on each wire to confirm positive retention. To release, depress the small tab (nearest the wire) using a small blade screwdriver.
- Use waterproof connectors on all field wire splices to prevent corrosion and possible short circuit.
- Ensure all exposed wiring inside the controller is taped back and properly insulated.

1. Route a separate control wire from each station output terminal and the Master Valve terminal (if applicable) to the corresponding valve location. Using a waterproof wire splice connector, attach the control wire to either valve solenoid lead. See Figure 5.
2. Route field common wire(s) from the controller's multiple COM terminals as required to interconnect the remaining lead of each valve solenoid to the field common circuit.

Note: To assist in identifying field wire connections using 24 VAC, see *Identifying Field Wire Connections* on page 7.



3

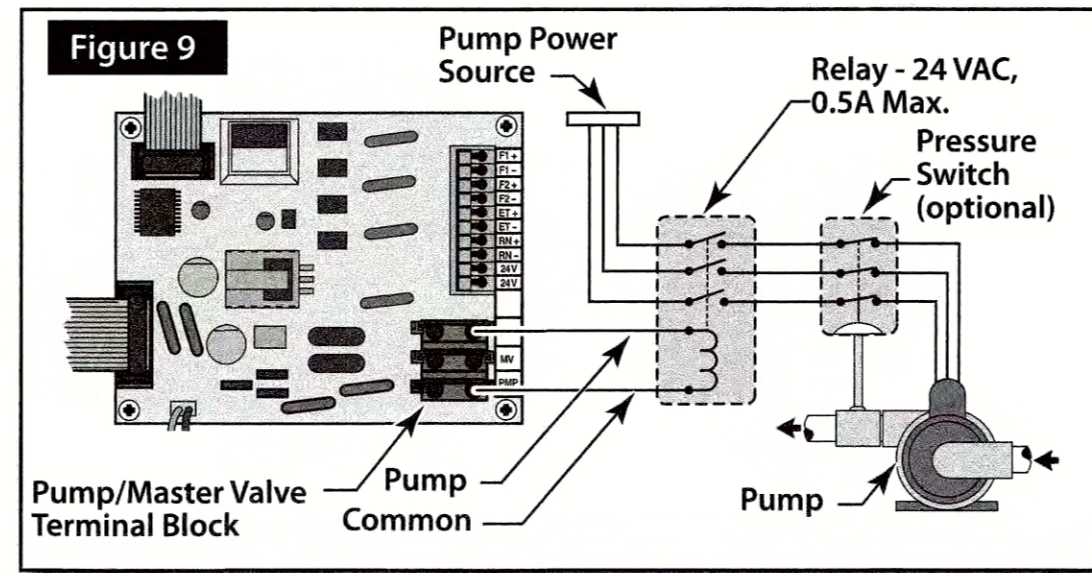
Connecting a Pump Control

Caution: Do not connect the controller directly to the pump motor or starter. A 24 VAC isolation relay; i.e., Irritrol SR-1 Pump Start Relay (or equivalent), must be used to facilitate the pump control circuit connection.

1. Install a 24 VAC pump start or equivalent isolation relay. Route and connect a control wire and a common wire from the Pump terminal of the Pump/Master Valve terminal block to the relay. See Figure 8.
2. Connect the remaining pump wiring per the instructions provided by the pump equipment manufacturer.

Caution: If multiple controllers are utilized within the irrigation system, do not interconnect the controllers' field common, pump or master valve wires. Damage to the controllers can result.

Note: Contact technical support at 1-800-777-1477 for information regarding multiple-controller wire connections.



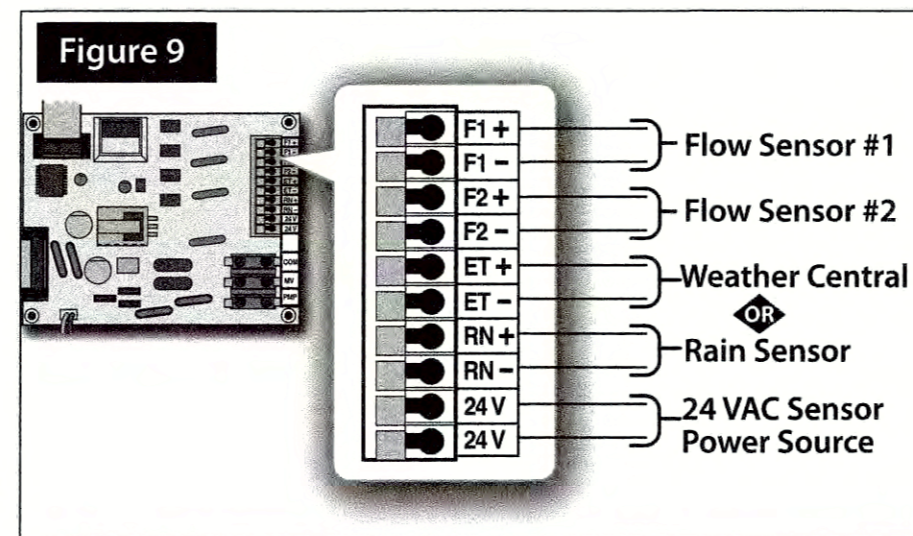
Connecting Sensors

The Eagle Plus controller provides connection terminals for two flow sensors, a Rain Master Weather Center II or an Irritrol Rain/Freeze sensor. Installation of this equipment must be made in accordance with the instructions provided with each device. The wire connections to the controller are made per the diagram in Figure 7.

Caution: To prevent damage to the controller and/or sensor equipment, turn off power to the controller prior to connecting sensor wires.

Installation Notes:

- The sensor connection terminals accept 18-22 AWG (0,8mm²-0,5mm²) solid-core copper wire. To enable positive wire retention, insulation must be removed from the end of each wire to expose 3/8 - 1/2" (10-13mm) bare copper wire.
- Flow sensors and Weather Center II connection wires have specific polarity that must be maintained for proper operation of these devices. Note the +/- indicators on each sensor connection terminal and connect accordingly.
- The controller can support input from the Weather Central II weather station or an Irritrol rain or rain/freezing sensor. Both sensor inputs cannot be used together.
- A jumper wire installed between the RN(+) and RN(-) terminals must not be removed unless a (normally-closed) rain sensor is connected.
- Refer to the Eagle Plus User's Guide for information regarding compatible flow sensors and corresponding setup parameters.



Connecting a Two-Wire Decoder System

Programming the Decoders

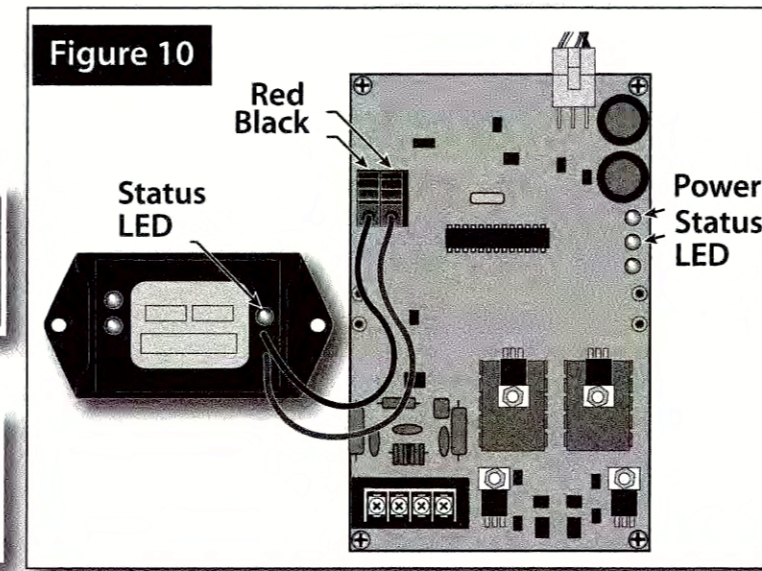
Rain Master decoders are configured in 1-, 2-, and 4-station models, and as shipped from the factory, have no pre-defined station assignments. In order to be recognized by the Eagle Plus controller, each station must be defined as either a station number from 1 to 200, a Master Valve control, or a Pump control. To facilitate decoder programming, a quick-connect terminal block is provided on the Two-Wire Decoder module board. See Figure 8.

Note: The Eagle Plus enables the decoders to be temporarily connected and programmed without disconnecting power.

1. Insert the red and black decoder wires into the corresponding terminal block positions.
2. Press the **SETUP** key to display the SETUP menu. The CONTROLLER menu item is chosen by default. Turn the Dial right five steps to choose the TWO-WIRE menu option, then press the Dial to select.
3. The SETUP TWO-WIRE menu screen is displayed with PROGRAM DECODER option chosen by default. Press the Dial to select. Status LEDs on the decoder and decoder board will begin blinking to confirm communication.
4. The PROGRAM DECODER screen will be displayed with the NEW ADDRESS option chosen.

Note: In this example, NONE indicates that decoder station slot 1 (1 of 4 available slots) has no existing address.

5. To select a different decoder station slot number, turn the Dial to choose the slot number, then press the Dial to select. Turn the Dial to display the preferred number, then press the Dial to enter.



4

6. Press the Dial to choose NEW ADDRESS: NONE. Turn the Dial to display the preferred address, then press the Dial to enter. In this example, station number 12 will be assigned to decoder station slot 2 of 4.

PROGRAM DECODER:
CURRENT ADDRESS: NONE
NEW ADDRESS: [012]
-2- OF 4 -PROGRAM-

7. Turn the Dial to choose PROGRAM, then press the Dial to begin the procedure. Within a few moments the results will be displayed. If programming was successful, OK will be momentarily displayed in the upper right corner, and the next decoder station number in sequence will be displayed. If programming was not successful, FAIL will be displayed and an alarm will be generated.

PROGRAM DECODER: NONE
CURRENT ADDRESS: NONE
NEW ADDRESS: [012]
-2- OF 4 [PROGRAM]

PROGRAM DECODER: OK
CURRENT ADDRESS: 1-
NEW ADDRESS: [012]
-3- OF 4 [PROGRAM]

Note: To clear the Alarm, press the HOME key, turn the Dial to choose ALARMS, then press the Dial to view Alarm information. Turn the Dial to choose CLEAR, then press the Dial select. Check decoder wire connections and repeat the procedure.

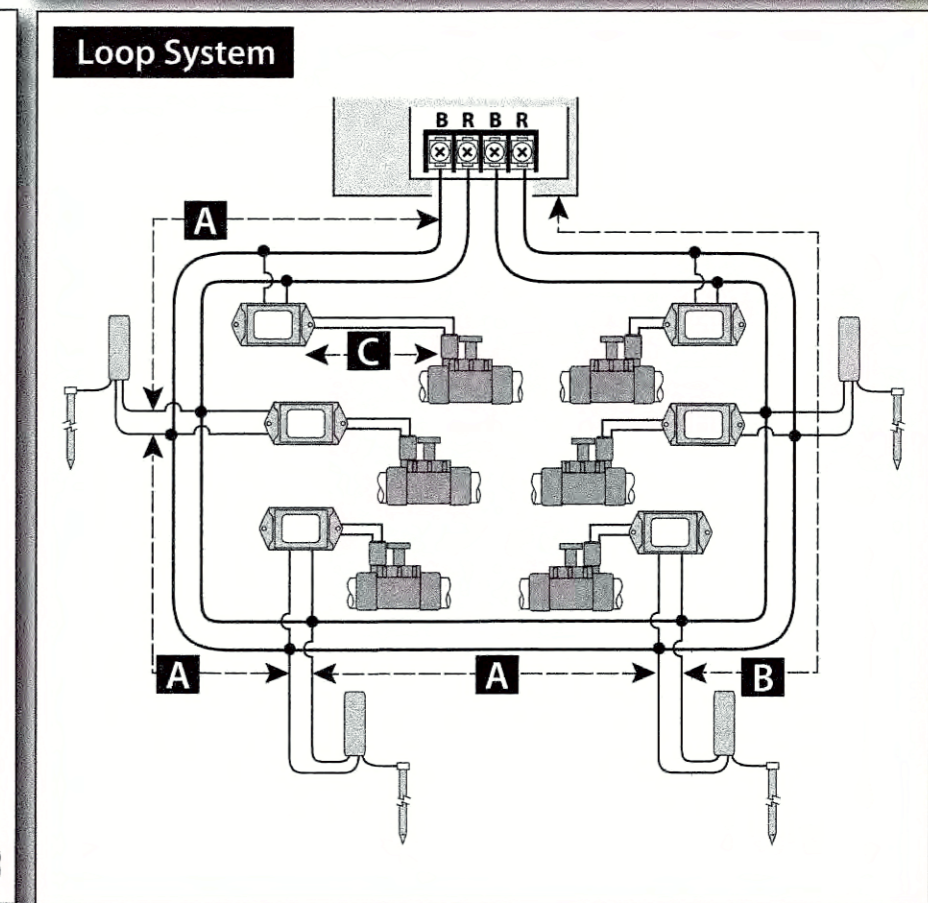
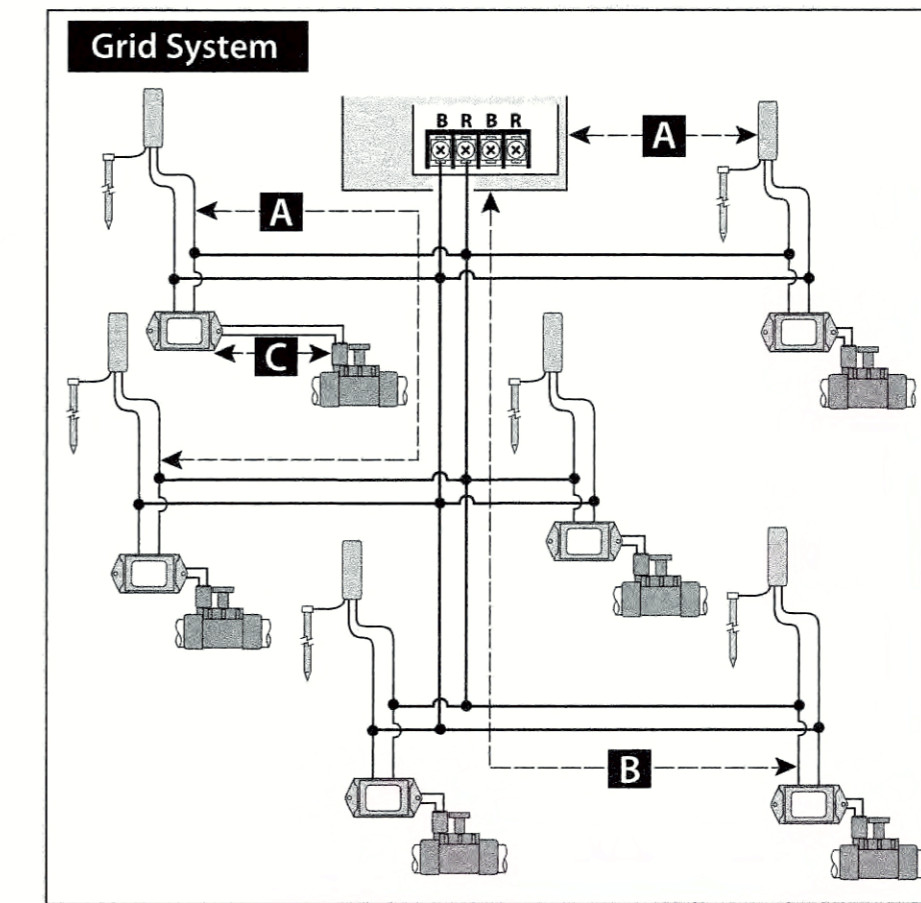
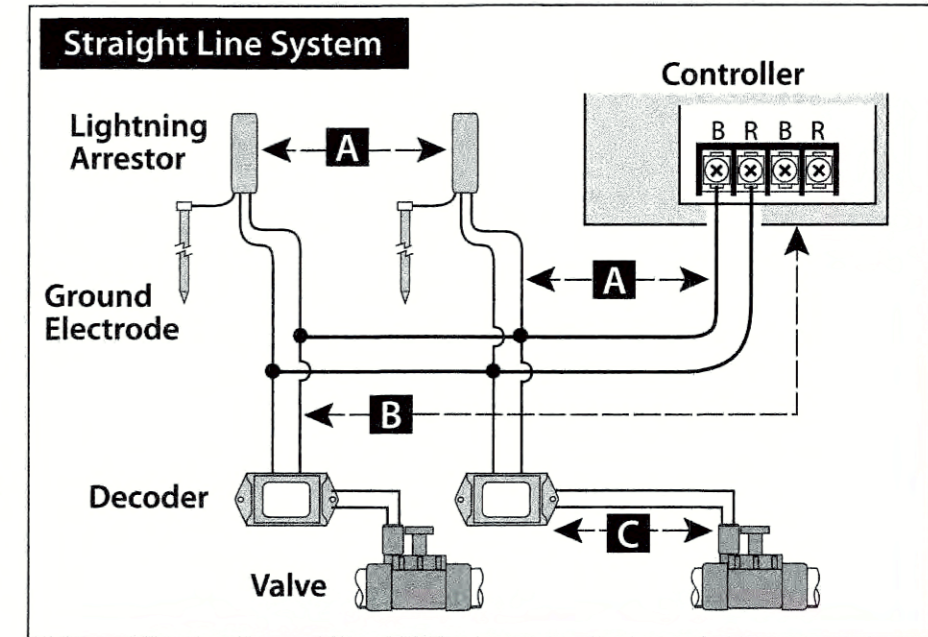
8. Repeat the programming procedure for all decoder stations as required.

Connecting the Decoders

Installing a decoder system requires a different approach to field installation compared to a conventional multi-wire irrigation control system. The main differences include:

- A two-wire cable provides power and communication signals from the controller to up to 100 decoders for individual control of up to 202 field outputs.
- The two-wire cable system can be configured in one of three methods: **straight line**, **grid** or **loop**, as illustrated in the accompanying diagrams:

- A** TW-LA-1 lightning arrestors must be connected throughout the two-wire path at intervals of 600' (183m) or less. The same grounding requirements as specified for the controller are required for each lightning arrestor.
- B** The cable wire path from the furthest decoder to the controller cannot exceed 5000' (1.54km).
- C** The cable wire length from the decoder to the valve (or pump) must not exceed 100' (30m).



- TW-CAB-14 - 14-gauge, two-wire direct-burial communication cable (or equivalent) is required for decoder connection.

- Two-wire cable wire color polarity must be maintained throughout the system and connected to the corresponding controller terminals.

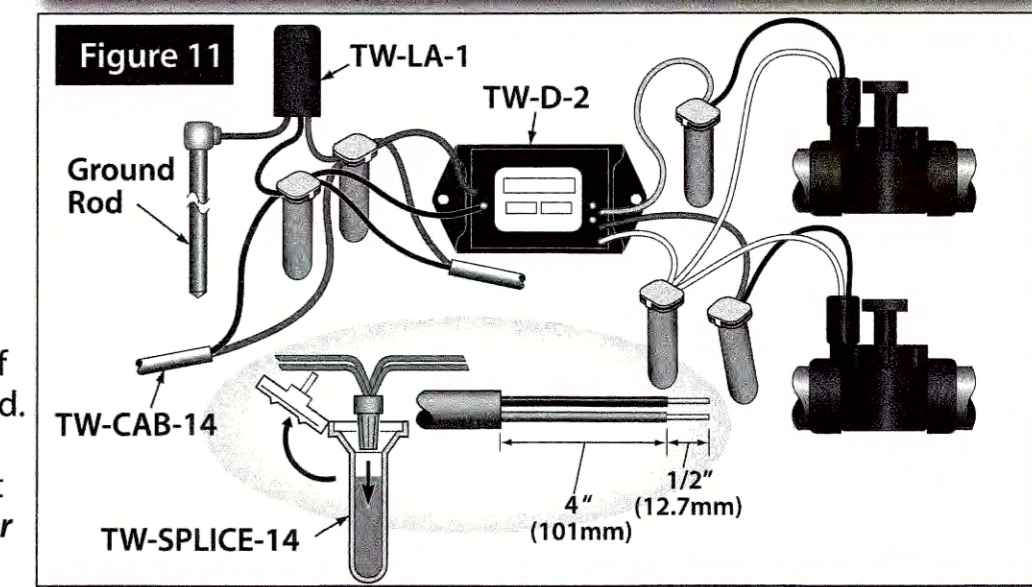
- All wire splices and field connections must be insulated using TW-SPLICE-14 waterproof wire connectors (or equivalent).

Note: Refer to *Two-Wire Decoder System Specifications* page 8 for additional important information regarding decoder system installation requirements.

Testing the Decoder System

The purpose of the test is to verify the functionality of each decoder station and its associated valve solenoid. Alarm log entries can be generated to locate and resolve decoder system issues and/or archive the test results for later review. See *Testing the 2-Wire Decoder System* on page 7 for complete information.

Part No.	Description	Part No.	Description
TW-D-1	Single Valve Decoder	TW-SPLICE-14	Waterproof Wire Splice
TW-D-2	Dual Valve Decoder	TW-CAB-14	14-Gauge, 2-Wire, Direct-Burial Cable
TW-D-4	Quad Valve Decoder		
TW-LA-1	Lightning Arrestor		



5

GATES + ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com

SUBDIVISION 9342 WEST SIDE ENTRY OPEN SPACE

SAN RAMON, CA



ISSUE: DESCRIPTION: DATE:
1ST CITY SUBMITTAL 12/18/2018
2ND CITY SUBMITTAL 04/22/2019
FINAL CITY SUBMITTAL 08/29/2019

PROJECT NUMBER: P5036
DRAWN: AM, JS, MF
CHECK: KC
DATE: 08/29/2019
SCALE: NTS



IRRIGATION DETAILS

L4.14

