



GO.0



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CLIENT
CLIENT NAME
CLIENT ADDRESS1
CLIENT ADDRESS2

```

**steinberg
hart**

ARCHITECT
Steinberg Hall
50 West San Fernando, # 850
San Jose, CA 95113

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CONSTRUCTION

CONSULTANT NAME	
CONSULTANT ADDRESS 1	
CONSULTANT ADDRESS 2	

**AGRIHOOD
TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

PROJECT DESCRIPTION

Map of the Project Site showing the intersection of Highway 101 and Highway 102. The map includes labels for 'PROJECT SITE', 'FOREST INC.', 'MUSKIE VALLEY FARM', 'POINT INC.', 'MUSKIE VALLEY CORP.', 'SAVANNA RIVER', 'SOUTH COAST SLOD', and 'SOUTH COAST SLOD'. A scale bar indicates 0 to 1 mile.

PROJECT INFORMATION

PROJECT #: 19124.000
DATE: 05/22/2025

ENTITLEMENT SUBMITTAL

G0.1

BUILDING A x 1						
	Unit 1 1,412 SF	Unit 2 1,430 SF	Unit 3 1,528 SF	Unit 4 1,557 SF	NRSF	GROSS SF
	2 BEDS	2 BEDS	2 BEDS	3 BEDS		
LEVEL 3 AREA		1,284 SF	678 SF	648 SF	7,788 SF	7899 SF
LEVEL 2 AREA	1,172 SF		734 SF	566 SF	7,288 SF	7388 SF
LEVEL 1 AREA	240 SF	146 SF	116 SF	343 SF	2,462 SF	8067 SF
					17,538 SF	23,354 SF
UNIT COUNT	4	4	2	2		

TOTAL UNITS	12 DU
TOTAL BEDS	26 BEDS

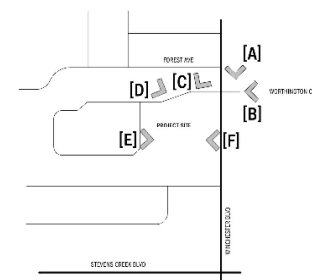
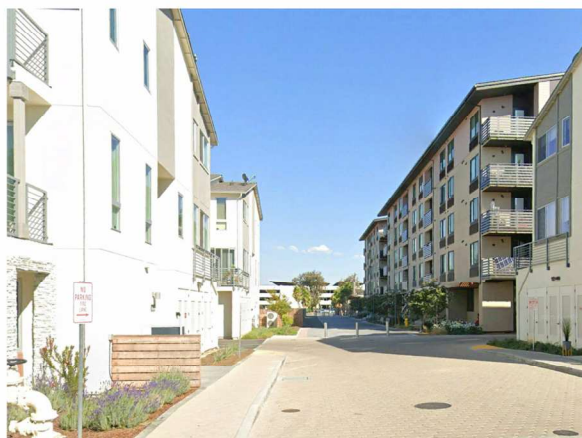
BUILDING B x 4						
	Unit 1 1,412 SF	Unit 2 1,430 SF	Unit 3 1,528 SF	Unit 4 1,557 SF	NRSF	GROSS SF
	2 BEDS	2 BEDS	2 BEDS	3 BEDS		
LEVEL 3 AREA		1,284 SF	678 SF	648 SF	5,220 SF	5737 SF
LEVEL 2 AREA	1,172 SF		734 SF	566 SF	4,944 SF	5720 SF
LEVEL 1 AREA	240 SF	146 SF	116 SF	343 SF	1,690 SF	5416 SF
					11,854 SF	16,873 SF
UNIT COUNT	2	2	2	2		

TOTAL UNITS	8 DU
TOTAL BEDS	18 BEDS

VEHICLE PARKING RATIO	2 SPACES/UNIT
------------------------------	---------------

PRIVATE TWO-CAR GARAGE IS PROVIDED FOR EACH TOWNHOME UNIT

TOTAL UNITS	44 DU
TOTAL BEDS	98 BEDS
TOTAL NRSF	64,954 SF
TOTAL GROSS SF	90,846 SF



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CLIENT ADDRESS2

**steinberg
hart**

ARCHITECT
Steinberg Hart
50 West San Fernando, # 650
San Jose, CA 95113

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CONSULTANT ADDRESS 2

**AGRIHOOD
TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

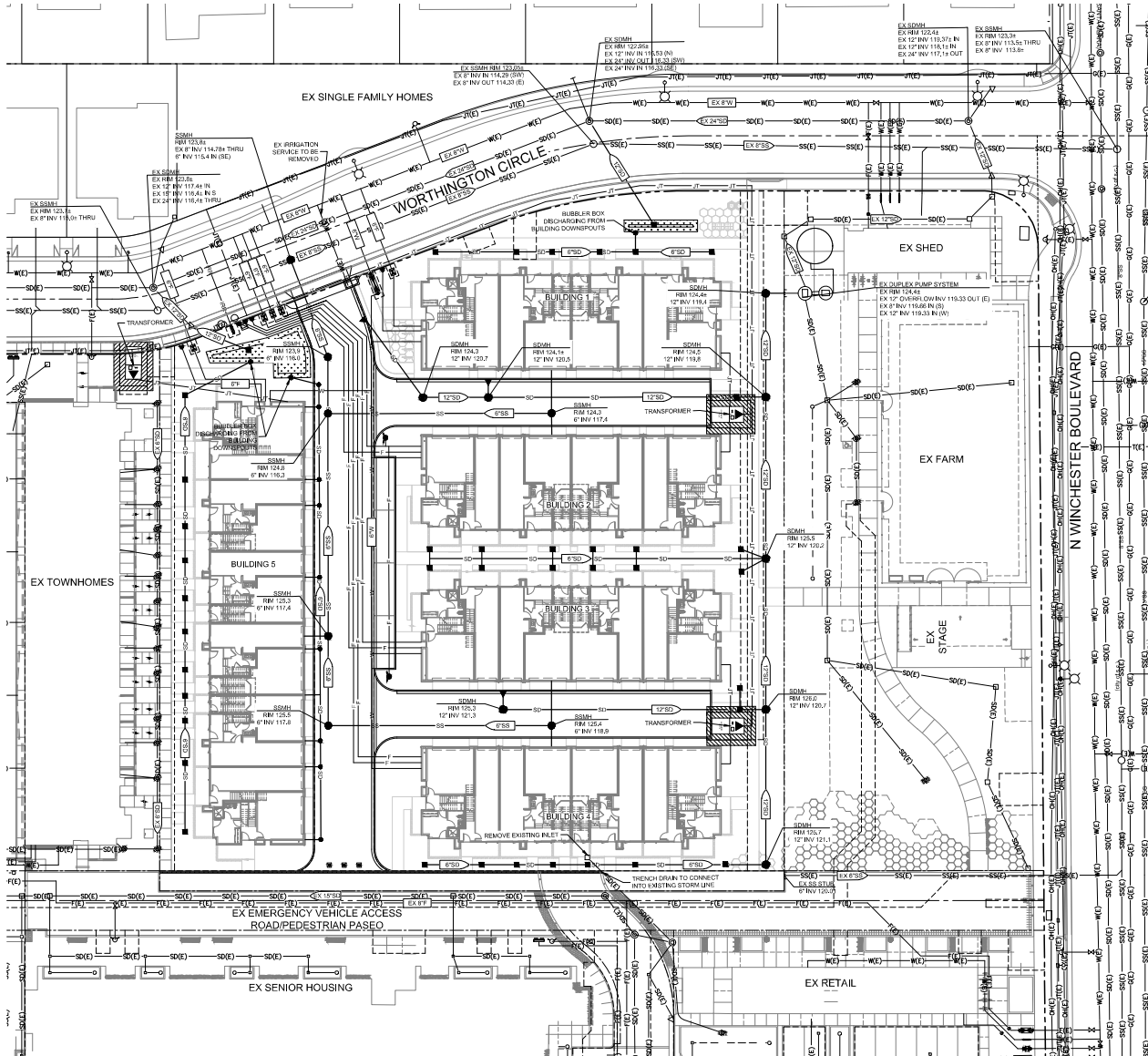
SITE PHOTOS

PROJECT #: 19124.000
DATE: 05/22/2025

ENTITLEMENT SUBMITTAL

CSC
EX
(P)
EVAE
ROW
PAE
SYE
TYP
UGEE
WLE





LEGEND	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
PROPERTY LINE	---	---
EASEMENT	---	---
SANITARY SEWER MANHOLE	●	○
SANITARY SEWER PIPE	---	---
STORM DRAIN CURB INLET	▲	▲
STORM DRAIN MANHOLE	⊙	⊙
STORM DRAIN PIPE	---	---
WATER PIPE	---	---
FIRE PIPE	---	---
IRRIGATION PIPE	---	---
JOINT TRENCH	---	---
OVERHEAD ELECTRIC	---	---
GAS	---	---
TELEPHONE	---	---
FIRE HYDRANT	▲	▲
WATER VALVE	▲	▲
STORM DRAIN FIELD INLET	▲	▲
SANITARY SEWER CUL-OUT	---	---
FIRE DEPARTMENT CONNECTION	---	---
BACKFLOW PREVENTER	---	---
TRANSFORMER	---	---

ABBREVIATIONS	
EX	EXISTING
PRO	PROPOSED
RM	RECYCLED WATER
SS	SANITARY SEWER
SD	STORM DRAIN
SMH	STORM DRAIN MANHOLE
SSM	SANITARY SEWER MANHOLE
W	WATER

- CITY UTILITY NOTES**
- ENCROACHMENT PERMIT: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT AN ENCROACHMENT PERMIT APPLICATION AND DESIGN PLANS FOR CONSTRUCTION OF WATER UTILITIES THAT COMPLY WITH THE LATEST EDITION OF THE WATER & SEWER UTILITIES RULES AND REGULATIONS, WATER SYSTEM NOTES, AND WATER STANDARDS DETAIL S AND SPECIFICATIONS.
 - UTILITY SEPARATIONS MAINTAIN THE FOLLOWING SEPARATIONS:
 - 12" MINIMUM VERTICAL CLEARANCE AT WATER MAIN AND SERVICE CROSSING WITH OTHER UTILITIES.
 - ALWAYS CROSS WATER MAINS ABOVE OTHER UTILITIES.
 - PROVIDE MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES:
 - FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES, IF USING TREE ROOT BARRIERS.
 - CLEARANCE FROM TREE REDUCES TO 5' CLEARANCE MUST BE FROM THE EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITIES.
 - NO STRUCTURES OR TREATMENT FACILITIES (E.G., FENCING, FOUNDATION, BIOFILTRATION WALLS, ETC.) SHALL BE PLACED OVER SANITARY SEWER, POTABLE WATER, AND/OR RECYCLED WATER UTILITIES AND EASEMENTS.
 - SEPARATE SERVICES: ALL PROPOSED WATER, RECYCLED WATER, SANITARY SEWER SERVICES SHALL BE SEPARATELY CONNECTED TO A PUBLIC MAIN IN THE PUBLIC RIGHT-OF-WAY. DIFFERENT TYPES OF WATER AND RECYCLED WATER USE (DOMESTIC, IRRIGATION, FIRE) SHALL BE SERVED BY SEPARATE WATER SERVICES. EACH SEPARATELY TAPPED AT THE WATER MAIN, TAPPING ON EXISTING FIRE SERVICE LINES IS PROHIBITED. APPROVED BACKFLOW PREVENTION DEVICES APPLICABLE ON ALL POTABLE WATER SERVICES.
 - CITY STANDARD METERS AND BACKFLOWS: ALL METERS AND BACKFLOWS FOR ALL WATER SERVICES (NEW AND EXISTING) SHALL BE UPGRADED TO MEET THE CURRENT CITY OF SANTA CLARA WATER SENDER UTILITIES STANDARD DETAILS. PLANS SHALL SHOW METER AND BACKFLOW COMPENSATIONS TO SCALE. ON-SITE STORM DRAIN TREATMENT: NO WATER, SEWER, OR RECYCLED WATER FACILITIES SHALL BE LOCATED WITHIN 5 FEET OF ANY STORM WATER TREATMENT SYSTEM.
 - LANDSCAPING: ALL THE LANDSCAPING FOR THE PROJECT SHALL COMPLY WITH THE CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT, GOVERNMENT CODE SECTION 85911 ET. SEQ. ALL PLANTS SHALL BE EITHER CALIFORNIA NATIVE OR NONINVASIVE LOW WATER-USE OR MODERATE WATER-USE PLANTS. HIGH WATER-USE PLANTS AND NONFUNCTIONAL TURF ARE PROHIBITED.
 - UNDERGROUND FIRE PERMIT: ANY CHANGES TO THE FIRE SERVICES TO THE SITE SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS INCLUDING UPGRADING THE BACKFLOW PREVENTION DEVICE ON ANY SERVICE, THE RELOCATION OF, UPSISING, DOWNSIZING OR DISCONNECTION OF ANY FIRE SERVICE.

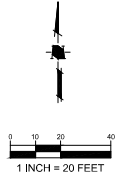
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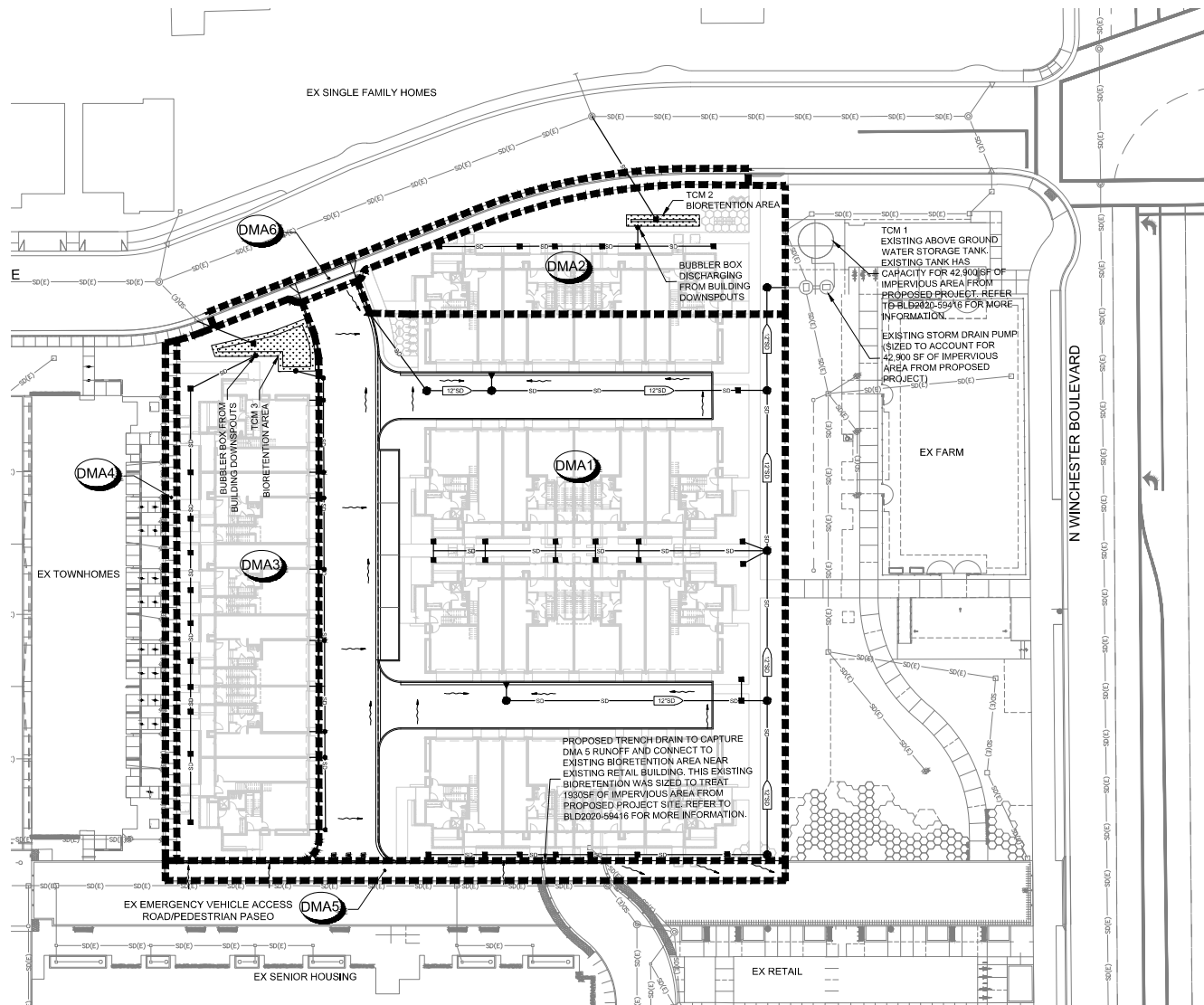
AGRIHOOD TOWNHOMES
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

UTILITY PLAN

PROJECT # 190400
DATE: 05/16/2025

ENTIREMENT SUBMITTAL



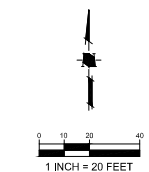


LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE (EXISTING)
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN (EXISTING)
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA

ABBREVIATIONS

- DMA DRAINAGE MANAGEMENT AREA
- EX EXISTING
- SD STORM DRAIN
- TCM TREATMENT CONTROL MEASURE



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AGRIHOOD TOWNHOMES
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

STORMWATER CONTROL PLAN

PROJECT #: 190600
DATE: 05/18/2025

ENTIREMENT SUBMITTAL

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EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
(P)	PROPOSED
TYP	TYPICAL

1. FIRE ACCESS SHALL HAVE AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS.
2. FIRE ACCESS SHALL HAVE A MINIMUM OF 13 FEET 6 INCHES VERTICAL CLEARANCE.
3. INSIDE TURNING RADIUS OF FIRE ACCESS SHALL BE 30 FEET MINIMUM. OUTSIDE TURNING RADIUS SHALL BE 50 FEET MINIMUM.
4. THE MAXIMUM GRADE OF THE FIRE ACCESS SHALL BE 12%.

PROJECT BOUNDARY

PROPERTY LINE

EASEMENT

WATER LINE (E)

W(1) W(2) W(3)

FIRE WATER LINE

FIRE HYDRANT (E)

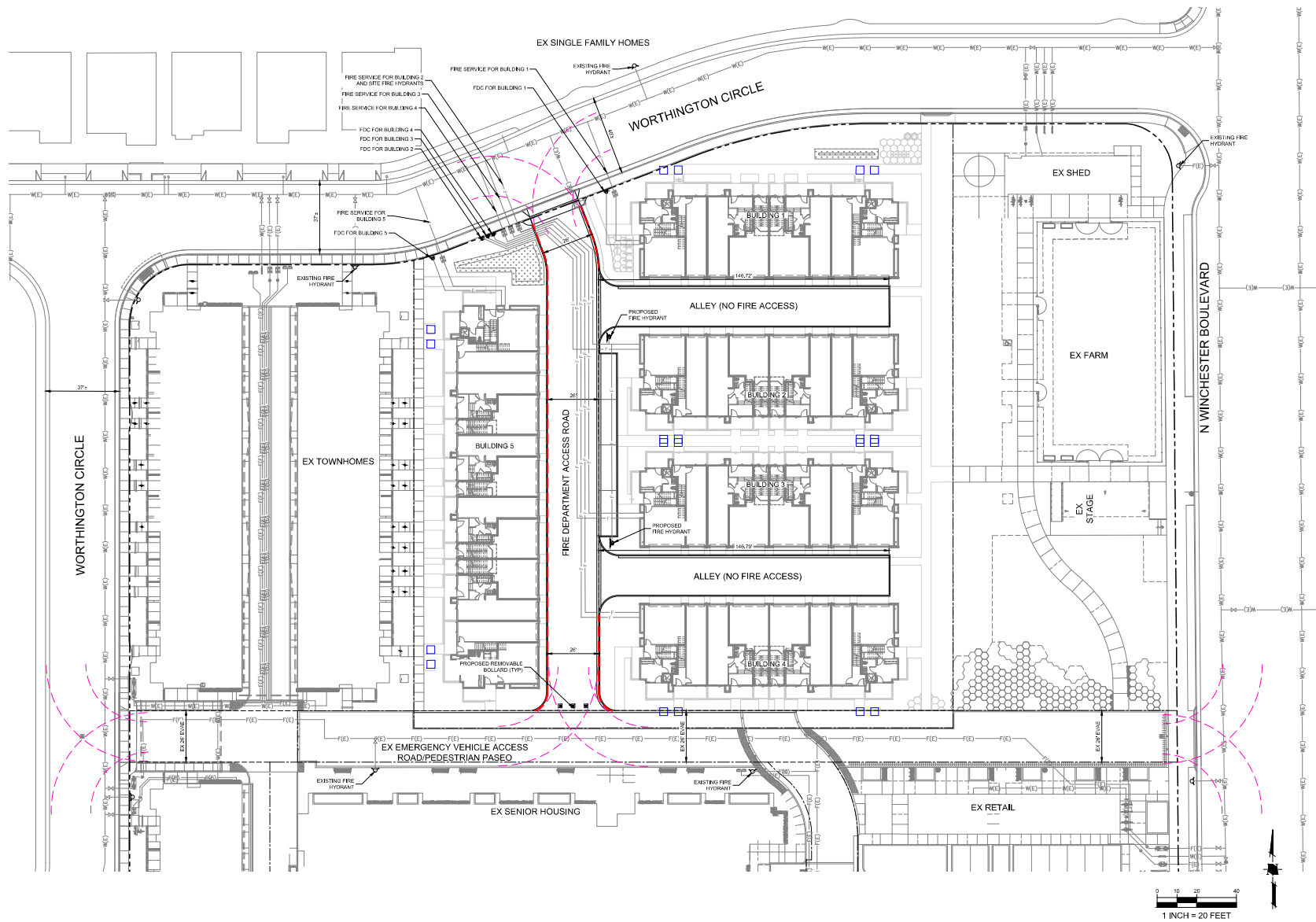
FIRE HYDRANT (P)

FIRE DEPARTMENT CONNECTION

RED CURB MARKED AS "FIRE LANE-NO PARKING"

FIRE LADDER PAD (CONCRETE, 4'X4' MINIMUM)

30°/50° TURNING RADIUS



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76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

FIRE ACCESS PLAN

PROJECT #: 19124.000
DATE: 05/16/2025

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C5.0

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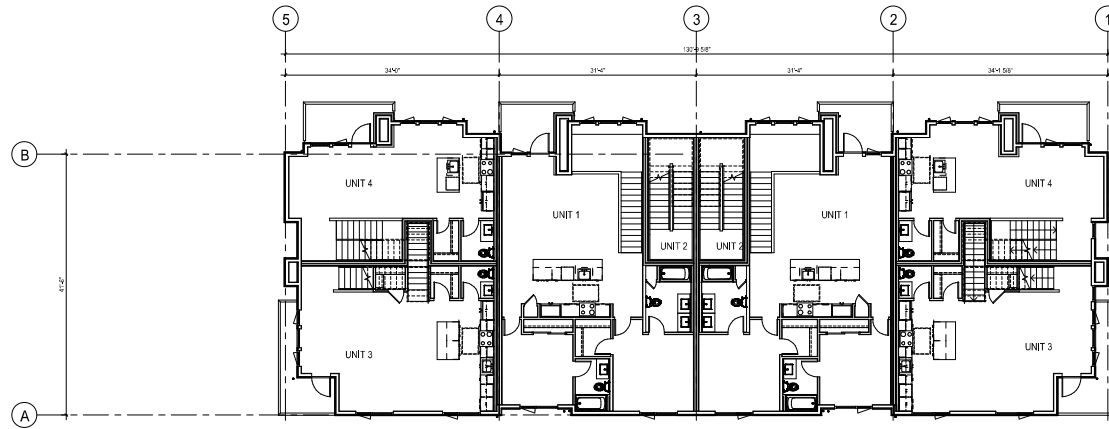
**AGRIHOOD
TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

BUILDING 1-4 LEVEL 1 & 2
FLOOR PLAN

PROJECT #: 19124.000
DATE: 05/22/2025

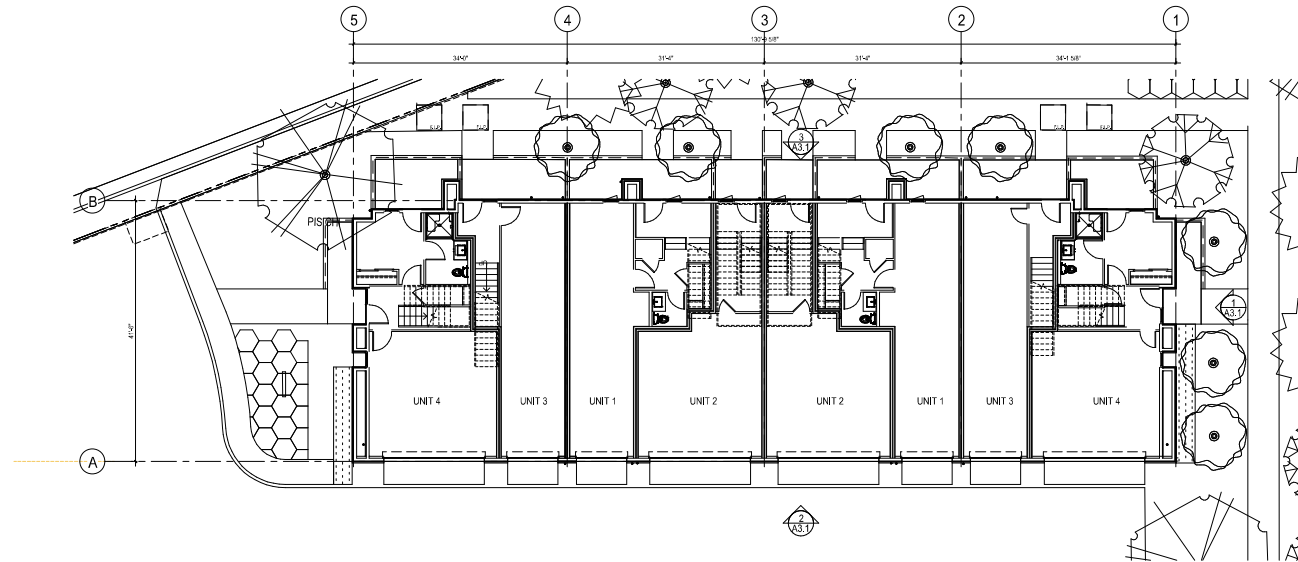
ENTITLEMENT SUBMITTAL



LEVEL 02 - FLOOR PLAN

SCALE: 1" = 100'

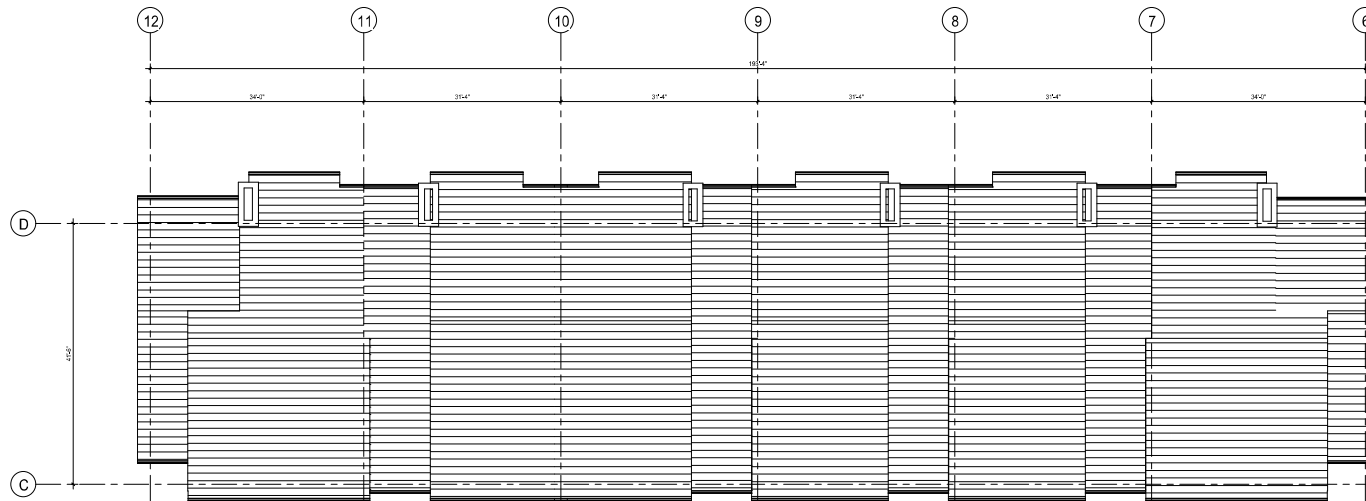
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LEVEL 01 - FLOOR PLAN

SCALE: 100 = 100%

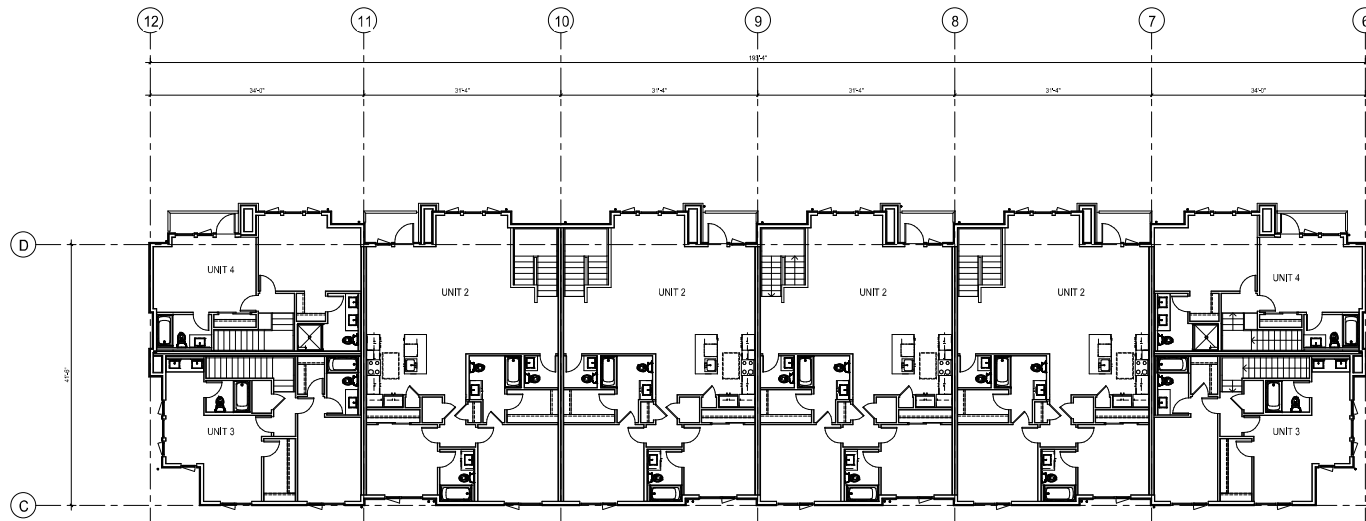
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LEVEL 04 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

2



LEVEL 03 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

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**steinberg
hart**

4504101
Steinberg Hart
50 West San Fernando, #500
San Jose, CA 95131

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CONSULTANT ADDRESS 2

**AGRIHOOD
TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

BUILDING 5 LEVEL 3 & ROOF
FLOOR PLAN

PROJECT # 19104.000
DATE: 05/02/2025

ENTITLEMENT SUBMITTAL

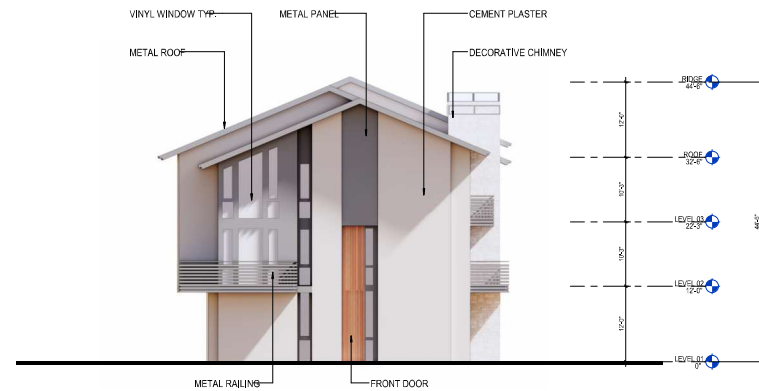
A2.4



8-PLEX FRONT ELEVATION 3



8-PLEX BACK ELEVATION 2



8-PLEX SIDE ELEVATION 1

010
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CLIENT ADDRESS1
CLIENT ADDRESS2

**steinberg
hart**

4004101
Steinberg Hart
10 West San Fernando, #100
San Jose, CA 95131

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**AGRIHOOD
TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

BUILDING 1-4 EXTERIOR
ELEVATIONS

PROJECT # 19104.000
DATE: 05/02/2025

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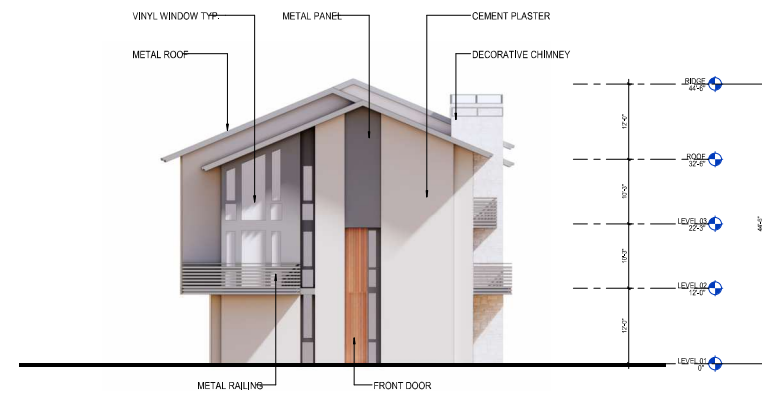
A3.1



12-PLEX FRONT ELEVATION 3
SCALE: 1/8" = 1'-0"



12-PLEX BACK ELEVATION 2
SCALE: 1/8" = 1'-0"



12-PLEX SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"

010
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CLIENT ADDRESS1
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**steinberg
hart**

4004101
Steinberg Hart
30 West San Fernando, #500
San Jose, CA 95131

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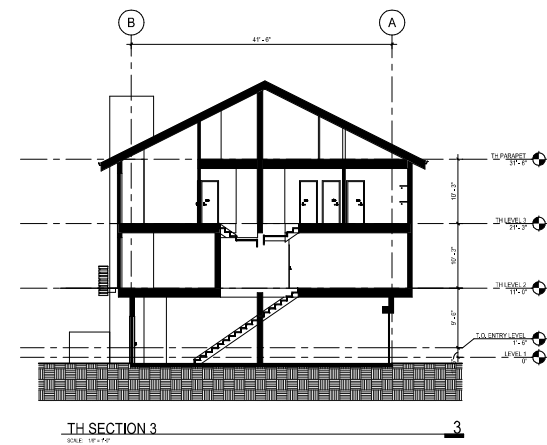
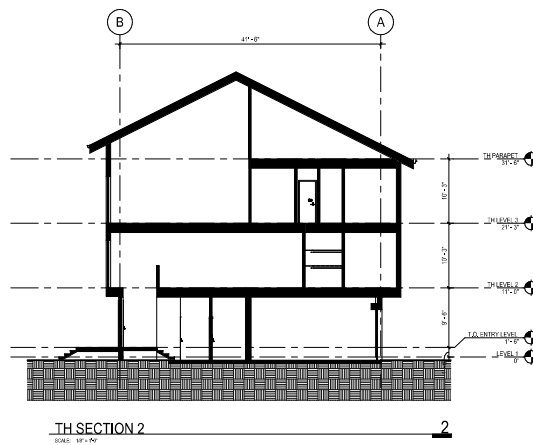
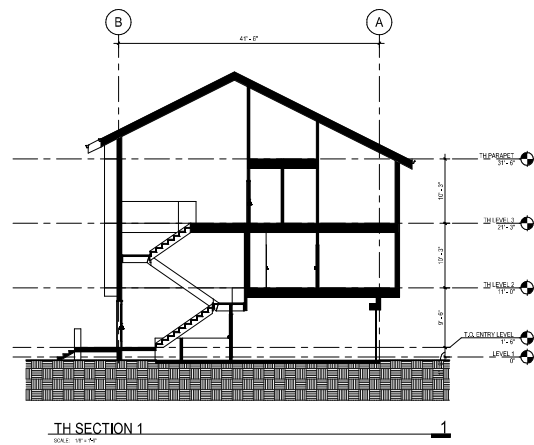
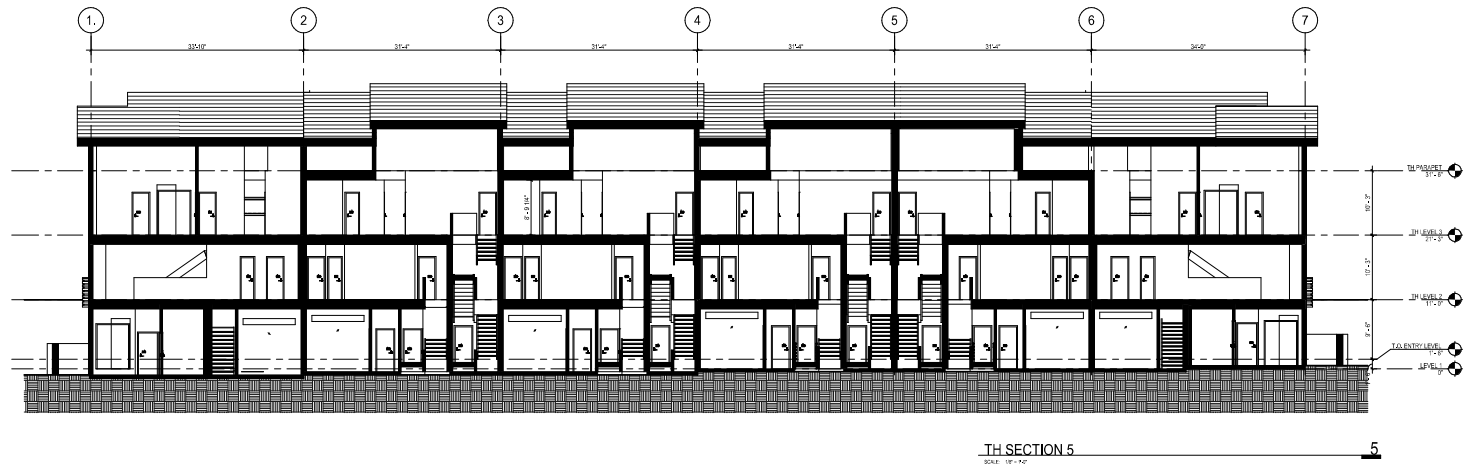
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TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

BUILDING 5 EXTERIOR
ELEVATIONS

PROJECT # 19104.000
DATE: 05/02/2025

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A3.2



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Steinberg Hall
50 West San Fernando, #850
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TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

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BUILDING SECTIONS

PROJECT #: 19124.000
DATE: 05/22/2025

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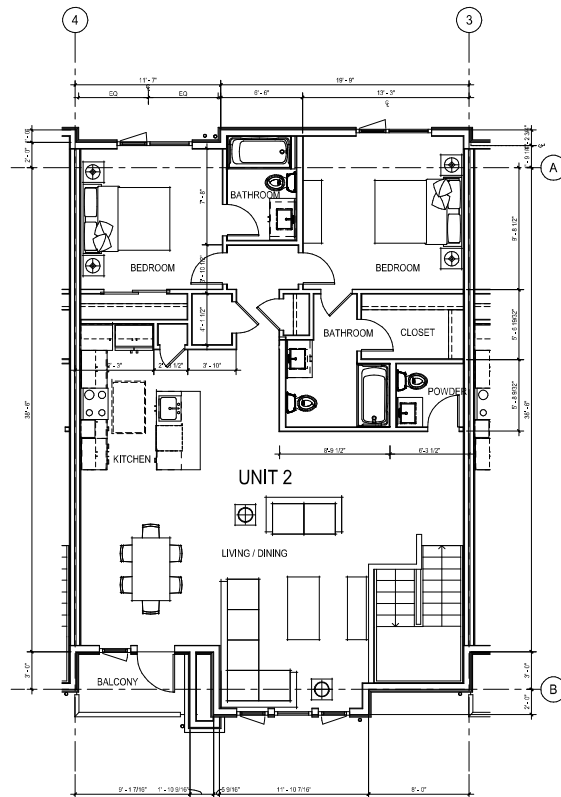
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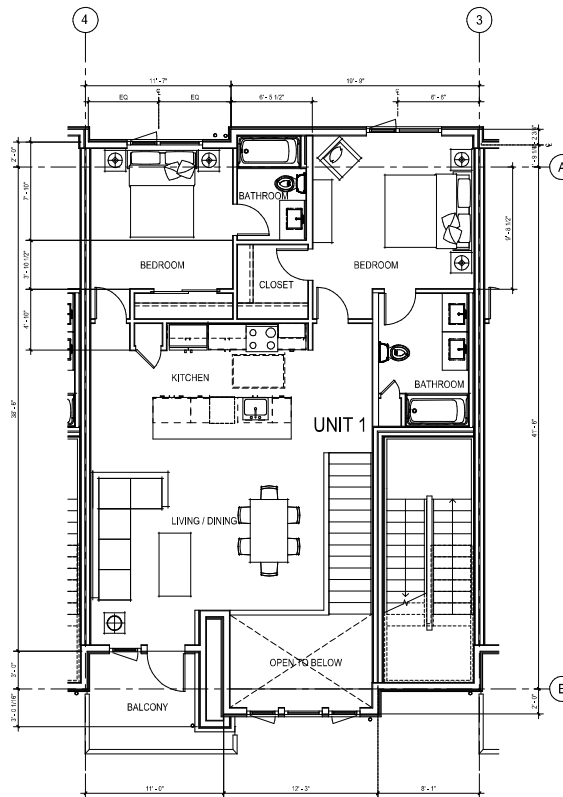
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TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

PROJECT #: 19124.000
DATE: 05/22/2025

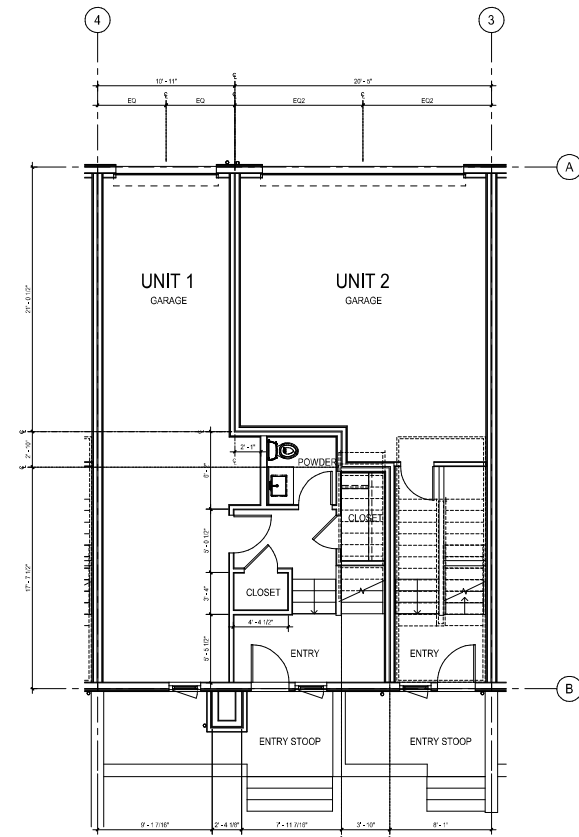
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LEVEL 03 ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEVEL 02 ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEVEL 01 ENLARGED FLOOR PLAN
SCALE: 3/4" = 1'-0"

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CLIENT ADDRESS1
CLIENT ADDRESS2

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AGRIHOOD
3000001
3000001
3000001

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CONSULTANT ADDRESS 2

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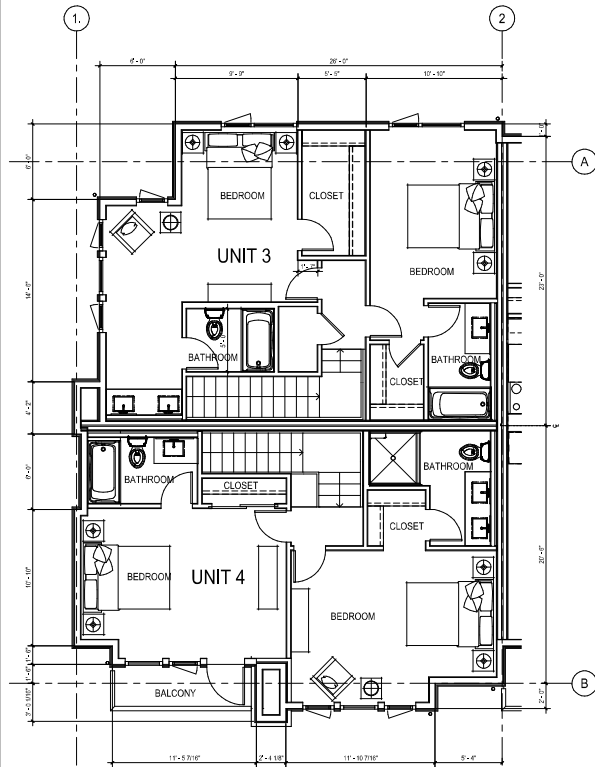
REV DATE BY

TYPICAL TOWNHOME UNIT
PLANS

PROJECT # 19104.000
DATE 05/02/2025

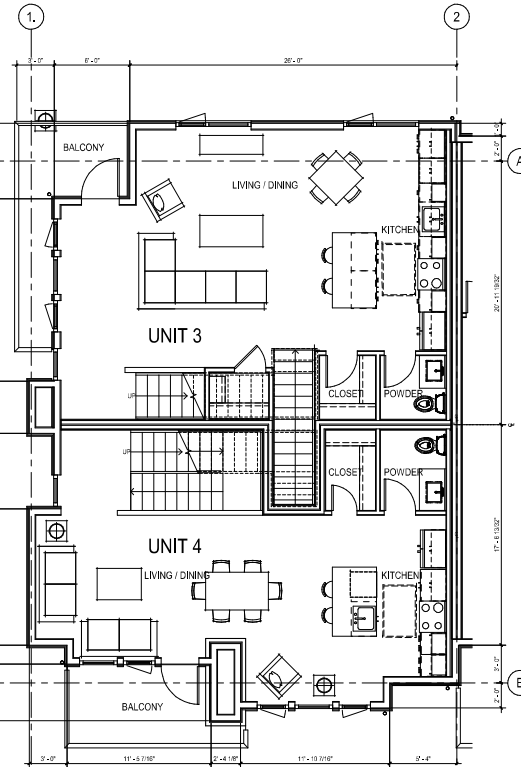
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A4.2



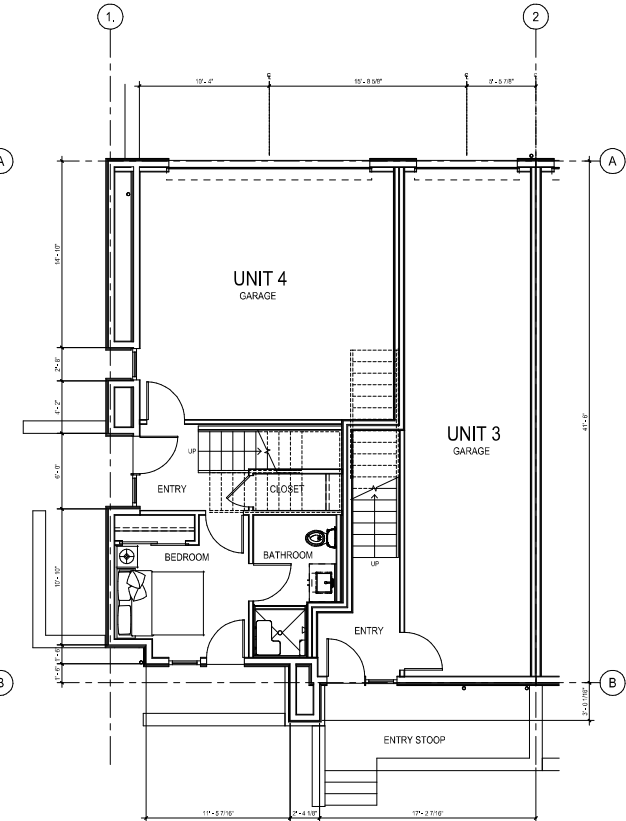
LEVEL 03 ENLARGED FLOOR PLAN Copy 1

3



LEVEL 02 ENLARGED FLOOR PLAN Copy 1

2



LEVEL 01 ENLARGED FLOOR PLAN Copy 1

1

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50 West San Fernando, #850
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76 WINCHESTER BLVD.
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REV	DATE	ISSUE
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PERSPECTIVE

PROJECT #: 19124.000
DATE: 05/22/2025

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05/22/2025 10:11:08 AM - Aerial View of Agrihood Townhomes (A5.2) - 202505

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VIEW FROM WORTHINGTON CIR LOOKING WEST

DATE:
CLIENT NAME:
CLIENT ADDRESS1:
CLIENT ADDRESS2:

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AGRIHOOD
Steinberg Hart
36 West San Fernando, #850
San Jose, CA 95133

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CONSULTANT NAME:
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CONSULTANT ADDRESS 2:

**AGRIHOOD
TOWNHOMES**
76 WINCHESTER BLVD.
SANTA CLARA, CA 95050

REV: DATE: BY:

PERSPECTIVE

PROJECT #: 19104.000
DATE: 05/22/2025

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05/22/2025 10:01:19 AM - Agrihood Townhomes Project - 3D Architectural Rendering - 05/22/2025 - 10:01:19 AM

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VIEW FROM WORTHINGTON CIR LOOKING TOWARDS WINCHESTER

05/22/2025
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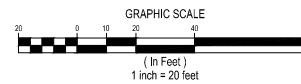
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SANTA CLARA, CA 95050

REV DATE BY

PERSPECTIVE

PROJECT # 19104.000
DATE 05/22/2025

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- NOTES:
1. SEE SHEET L1 FOR LANDSCAPE PLAN.
 2. SEE SHEET L2 FOR PLANTING LEGEND AND NOTES.
 3. SEE SHEET L3 FOR PLANTING DETAILS.
 4. SEE SHEET L4 FOR CONCEPT IMAGERY.
 5. SEE SHEET L5 FOR HYDROZONE PLAN.
 6. SEE SHEET L6-L7 FOR IRRIGATION DETAILS.
 7. SEE SHEET L8 FOR OPEN SPACE CALCULATIONS.
 8. SEE SHEET P1 FOR PHOTOMETRICS.

TREE LEGEND	
BOTANICAL NAME	SYMBOL
CITRUS SINENSIS	
LAGERSTROEMIA INDICA	
PERSEA AMERICANA, CULTIVAR FUERTE	
PISTACHIA CHINENSIS	
TILIA TOMENTOSA	

SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
ACHILLEA MILLEFOLIUM	
AGAVE BLUE GLOW	
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	
CALAMAGROSTIS X ACUTIFOLIA	
CEANOETHUS GRISEUS 'YANKEE POINT'	
DIETES GRANDIFLORA	
HESPERALOE PARVIFLORA 'PERPA' PP #21,729	
LAVANDULA ANGUSTIFOLIA	
LEUCADENDRON	
LOMANDRA LONGIFOLIA 'BREEZE'	
PODOCARPUS GRACILIOR	
PODOCARPUS GRACILIOR, 24" BOX	
ROSMARINUS OFFICINALIS 'ROMAN BEAUTY'	
SALVIA CLEVELANDII	
SESLERIA AUTUMNALIS	

GROUNDCOVER LEGEND	
BOTANICAL NAME	SYMBOL
ARCTOSTAPHYLOS 'EMERALD CARPET'	
THYMUS X CITRIMORIS	
ZAUSCHNERIA SEPTENTRIONALIS 'MATTOLE RIVER'	
BARK MULCH	
BIOTREATMENT LEGEND	
BOTANICAL NAME	SYMBOL
CHONDRPETALUM TECTORUM	
IRIS DOUGLASIANA	
MIMULUS AURANTIACUS 'MIMAPRI'	
NON-FLOATABLE BARK MULCH	

Land Use Enrichments
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
hmmca.com

AGRIHOOD TOWNHOMES

SANTA CLARA, CA

PULTE HOMES

PERMIT NUMBER

LANDSCAPE PLAN

L1

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF SANTA CLARA ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYGOSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES. CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS

15 GALLON: 0.75-1.25"

24" BOX: 1.25-2"

36" BOX: 2-3.5"

48" BOX: 3.5-5"

60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY PERCENTAGE OF ETo

(H) HIGH: 0.7-0.9

(M) MEDIUM: 0.4-0.6

(L) LOW: 0.1-0.3

(VL) VERY LOW: <0.1

TREE MITIGATION LEGEND BY OTHERS, FOR REFERENCE ONLY

SANTA CLARA AGRIHOOD PLAN 016-12389 | MINOR AMENDMENT

03.29.19 RESPONSE TO PCC COMMENTS DATED 02.06.2018

ON-SITE TREE MITIGATION TABLE

	QTY	REPLACEMENT RATIO - SIZE	QTY REQUIRED
TOTAL EXISTING TREES TO BE REMOVED	56	2-1" - 24" BOX	112

* EXISTING STREET TREE TYPES INCLUDE ZELKOVA SERRATA (JAPANESE ZELKOVA) AND PLATANUS ACERIFOLIA 'COLUMBIA' (LONDON PLANE TREE) PER MIDTOWN VILLAGE SENIOR CENTER PERIMETER LANDSCAPE ARCHITECTURAL DRAWINGS PLANS BY HMM, DATED JUNE 6, 2012.

TREE MITIGATION SUMMARY TABLE






	QTY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS	112	24" BOX, MINIMUM

	QTY	SIZE
PHASE 1 SENIOR HOUSING APARTMENTS: NUMBER OF PROPOSED ON-SITE TREES	45	24" BOX
PHASE 1 COMMON LOT: NUMBER OF PROPOSED ON-SITE TREES	74	24" BOX AND BALL AND BURLAP
PHASE 1 COMMON LOT: NUMBER OF PROPOSED STREET TREES	14	24" BOX
PHASE 2 MIXED-INCOME APARTMENTS: NUMBER OF PROPOSED ON-SITE TREES	51	24" BOX
PHASE 3 TOWNHOMES: NUMBER OF PROPOSED ON-SITE TREES	78	24" BOX
GRAND TOTAL: NUMBER OF PROPOSED TREES	265	24" BOX

PROPOSED PLANT PALETTE

SYMBOL	QTY / SPACING	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	Ht/W	WUCOLS WATER USE
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


TREES

	22	CITRUS SINENSIS	WASHINGTON NAVEL ORANGE	24" BOX	30'X30'	M
	35	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15'X15'	L
	2	PERSEA AMERICANA, CULTIVAR FUERTE	FUERTE AVOCADO TREE	36" BOX	35'X30'	L
	7	PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'X30'	L
	12	TILIA TOMENTOSA	SILVER LINDEN	24" BOX	60'X40'	L




SHRUBS

	60	ACHILLEA MILLEFOLIUM	YARROW	1 GALLON	2'X2'	L
	40	AGAVE BLUE GLOW	BLUE GLOW AGAVE	1 GALLON	2'X3'	L
	22	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GALLON	5'X7'	L
	62	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	3'X2'	M
	26	CEANOTHUS GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GALLON	3'X8'	L
	64	DIETES GRANDIFLORA	FORTNIGHT LILY	1 GALLON	3'X3'	L
	127	HESPERALOE PARVIFLORA 'PERPA' PP #21,729	BRAKELIGHTS YUCCA	1 GALLON	3'X3'	L
	77	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GALLON	3'X3'	L
	28	LEUCADENDRON	CONEBUSH	5 GALLON	8'X8'	L
	84	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	2'X3'	L
	12	PODOCARPUS GRACILIOR	FERN PINE	5 GALLON	15'X8'	M
	6	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	15'X8'	M
	29	ROSMARINUS OFFICINALIS 'ROMAN BEAUTY'	ROMAN BEAUTY ROSEMARY	1 GALLON	2'X2'	L
	65	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	3'X3'	L
	34	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	2'X2'	M

BIO-TREATMENT PLANTS

	21	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GALLON	3'X4'	L
	23	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GALLON	1'X2'	L
	94	MIMULUS AURANTIACUS 'MIMAPR'	ORANGE STICKY MONKEY FLOWER	1 GALLON	2'X2'	VL

GROUND COVER

	35	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	1 GALLON	1'X5'	L
	134	THYMUS X CITRIODORUS	LEMON THYME	1 GALLON	1/2'X1'	L
	84	ZAUSCHNERIA SEPTENTRIONALIS 'MATTOLE RIVER'	MATTOLE RIVER FUCHSIA	1 GALLON	2'X2'	L

NOTES

- ALL PLANTING AREAS TO RECEIVE 3" THICK LAYER BARK MULCH.
- INCLUDE 3" OF COMPOSTED, NON-FLOATABLE MULCH IN STORMWATER TREATMENT PLANTINGS.



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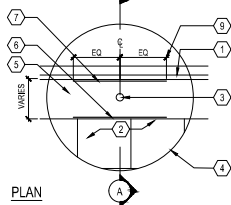
AGRIHOOD TOWNHOMES
SANTA CLARA, CA
PULTE HOMES
PERMIT NUMBER

NO	DATE	DESCRIPTION
PROJECT NO.	388143	
CAD DWG FILE:	388143CLD.WGS	
DESIGNED BY:	BT	
DRAWN BY:	JN	
CHECKED BY:	BT	
DATE:	MAY 16, 2020	
SCALE:	NOT TO SCALE	
HMM		

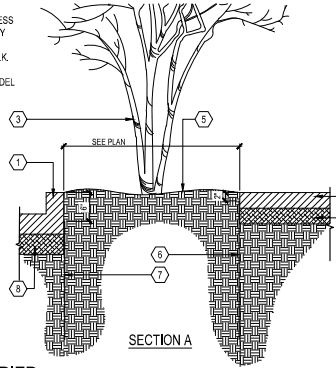
PLANTING LEGEND
AND NOTES

L2

- NOTES:
1. ROOT CONTROL BARRIER SHALL BE USED WHEN TREE IS LOCATED 10' OR LESS FROM CURB AND GUTTER, SIDEWALK, WATER LINES, STORM DRAINS, SANITARY SEWERS AND OTHER UTILITIES
 2. INSTALL AN 18" DEEP "DEEP ROOT" CONTROL BARRIER AT EDGE OF SIDEWALK (MODEL UB 18-2)
 3. INSTALL A 24" DEEP "DEEP ROOT" CONTROL BARRIER AT BACK OF CURB (MODEL UB 24-2)
 4. NO TREE SHALL BE WITHIN 5' FROM WATER AND SANITARY SEWER LINES
 5. USE DEEP ROOT BRAND OR APPROVED EQUAL
 6. "DEEP ROOT" PHONE NUMBER (800)458-7668

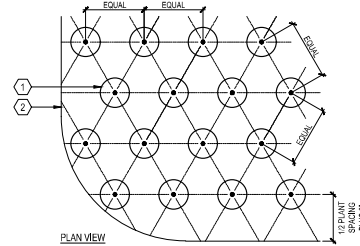


D CITY OF SANTA CLARA ROOT BARRIER
SCALE: N.T.S.



- 1 CURB
- 2 SIDEWALK
- 3 TREE TRUNK
- 4 TREE CANOPY
- 5 PLANTER AREA
- 6 ROOT BARRIER UB 18-2 @ SIDEWALK
- 7 ROOT BARRIER UB 24-2 @ CURB
- 8 CLASS 2 AB
- 9 THE ROOT BARRIER SHALL BE CENTERED ON THE TREE AND SHALL BE 18' LONG OR EXTEND TO THE DRIPLINE OF THE MATURE TREE, WHICHEVER IS GREATER

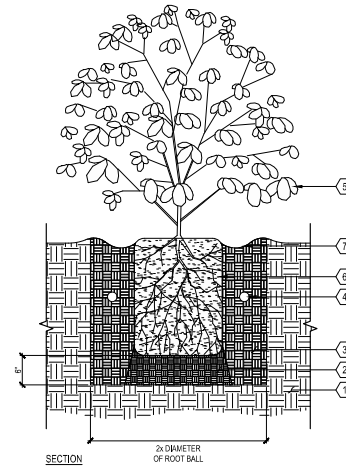
- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
 3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.



C GROUND COVER
SCALE: 1" = 1'-0"

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.

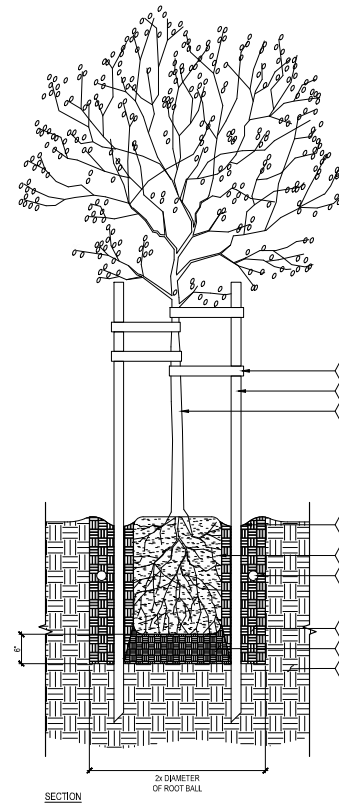
- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
- 4 AGRIFORM PLANT TABLETS, 3 PER SHRUB
- 5 SHRUB
- 6 ROOT BALL
- 7 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.
 3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH "ARBOR-GUARD" AT BASE OF TRUNK.

- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
- 4 AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
- 5 TREE
- 6 ROOT BALL
- 7 PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
- 8 CINCH TIE
- 9 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"



AGRIHOOD TOWNHOMES SANTA CLARA, CA PULTE HOMES PERMIT NUMBER

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PROJECT NO.	3881-43
CAD DWG FILE:	3881-43-L3.DWG
DESIGNED BY:	JP
DRAWN BY:	JM
CHECKED BY:	JP
DATE:	MAY 16, 2020
SCALE:	NOT TO SCALE
HMM	

PLANTING DETAILS



F LITTER AND RECYCLING RECEPTACLE



E WAYFINDING DIRECTORY SIGNAGE



D MAILBOX AND PARCEL LOCKERS WITH ARBOR



C BICYCLE RACK
SHALL MATCH EXISTING AGRIHOOD PARK



B HEXAGON PAVING
SHALL MATCH EXISTING AGRIHOOD PARK



A SCREEN FENCE
SHALL MATCH EXISTING AGRIHOOD TOWNHOME PHASE

AGRIHOOD TOWNHOMES
SANTA CLARA, CA
PULTE HOMES
PERMIT NUMBER

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- NOTES:
1. SEE SHEET L1 FOR LANDSCAPE PLAN.
 2. SEE SHEET L2 FOR PLANTING LEGEND AND NOTES.
 3. SEE SHEET L3 FOR PLANTING DETAILS.
 4. SEE SHEET L4 FOR CONCEPT IMAGERY.
 5. SEE SHEET L5 FOR HYDROZONE PLAN.
 6. SEE SHEET L6-L7 FOR IRRIGATION DETAILS.
 7. SEE SHEET L8 FOR OPEN SPACE CALCULATIONS.
 8. SEE SHEET P1 FOR PHOTOMETRICS.

HYDROZONE LEGEND

DESCRIPTION	SYMBOL
LOW WATER-USE DRIP IRRIGATION FOR AT-GRADE PLANTING AREAS	
LOW WATER-USE DRIP IRRIGATION FOR BIOTREATMENT PLANTING AREAS	

HYDROZONE NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
 - B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
 - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
 - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
 - E. HYDROZONE INFORMATION TABLE.
 - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED FOR THE LANDSCAPE IMPROVEMENTS.
9. THIS PROJECT IS NOT A PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.



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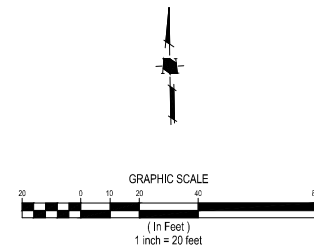
AGRIHOOD TOWNHOMES SANTA CLARA, CA PULTE HOMES PERMIT NUMBER

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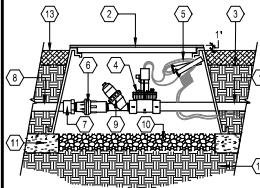
PROJECT NO.	3881-L3
CAD DWG FILE:	3881-L3-L3.DWG
DESIGNED BY:	BT
DRAWN BY:	JA
CHECKED BY:	BT
DATE:	MAY 15, 2020
SCALE:	1"=20'
© HMM	

HYDROZONE PLAN

L5



- NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



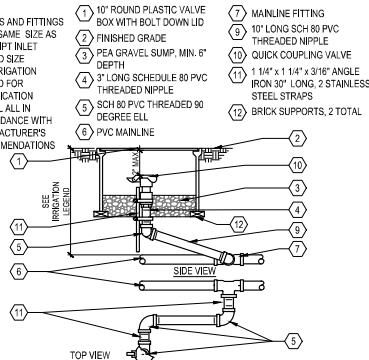
SECTION/ELEVATION

J DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER

SCALE: N.T.S.

1. PVC MAINLINE
2. PLASTIC VALVE BOX, HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH/PLANTING (1" BELOW VALVE LID)

- NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREADED SIZE.
2. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

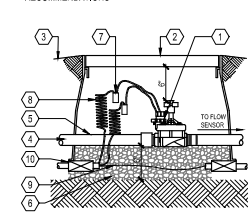


G QUICK COUPLING VALVE

SCALE: N.T.S.

1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 31" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
8. 10" LONG SCH 80 PVC THREADED NIPPLE
9. QUICK COUPLING VALVE
10. 1 1/4" x 1 1/4" x 3/16" ANGLE
11. IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL

- NOTES:
1. DO NOT LOCATE REMOTE VALVE IN TURF
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10"
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

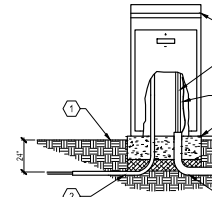


D MASTER VALVE

N.T.S.

1. MASTER VALVE-SEE LEGEND
2. CARSON #1524 RECTANGULAR VALVE BOX WITH BLACK BOLT DOWN COVER, OR APPROVED EQUAL, HEAT BRAND "MV" ON LID IN 2" HIGH LETTERS
3. FINISHED GRADE
4. FROM POINT OF CONNECTION-ADAPT AS REQUIRED
5. SCH. 80 TOE NIPPLE-LENGTH AS REQUIRED
6. PEA GRAVEL SUMP, MIN. 6" DEEP
7. 3M DBY WIRE CONNECTOR
8. CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC CONTROLLER
9. FLOW SENSOR CABLE WITHIN CONDUIT
10. BRICK SUPPORT, 1 PER CORNER

- NOTE:
1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY, INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

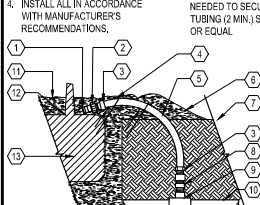


B PEDESTAL MOUNT CONTROLLER

SCALE: N.T.S.

1. FINISHED GRADE
2. 2-1/2" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-4" THICK (MIN.) EXTEND 8" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8" LONG COPPER GROUND ROD

- NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 8" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

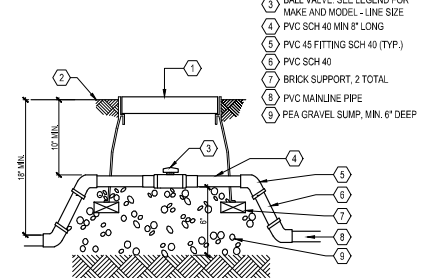


I ON GRADE TREE BUBBLER

SCALE: N.T.S.

1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL
10. 1/2" (SLIP XSLIP X FPT) PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL

- NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE



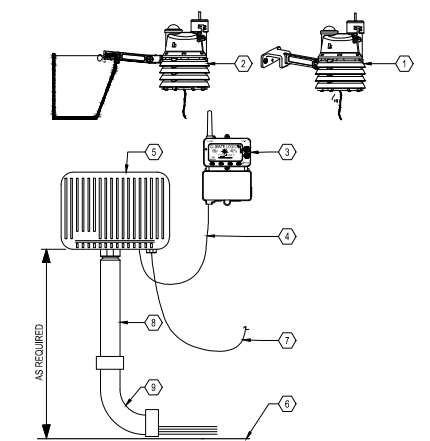
F BALL VALVE

SCALE: N.T.S.

1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/BEFORE PLANTING
3. BALL VALVE-SEE LEGEND FOR MAKE AND MODEL-LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP

- NOTES:
1. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.
2. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

1. CLIMATE LOGIC™ WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS.
2. CLIMATE LOGIC™ WEATHER SENSOR MOUNTED ON A DRAIN GUTTER USING QUICKCLIP™ GUTTERMOUNT.
3. CLIMATE LOGIC™ RECEIVER MODULE MOUNTED INDOORS NEAR THE COMPATIBLE CONTROLLER. MOUNT WITH SCREWS AT EYE LEVEL OR IF IN A SECURE AREA, MOUNT ON HOOK & LOOP TYPE STRIPS FOR DISMOUNTING AND HANDHELD PROGRAMMING UTILIZING THE SLACK IN THE CORD.
4. SINGLE CONNECTION CORD PLUGGED INTO CONTROLLERS REMOTE PORT.
5. AUTOMATIC IRRIGATION CONTROLLER
6. FINISH SURFACE OF SPACE WHERE CONTROLLER IS LOCATED.
7. POWER SOURCE, LOCATE IN CONDUIT
8. PVC SCHEDULE 40 CONTROL WIRE CONDUIT (SIZE AS REQUIRED).
9. PVC SWEEP ELL (PROTECTING LOW VOLTAGE CONTROL WIRES TO THE ELECTRIC VALVES).
10. OPTIONAL JUNCTION BOX TO ROUTE CONTROL WIRES TO THE ELECTRIC VALVES.

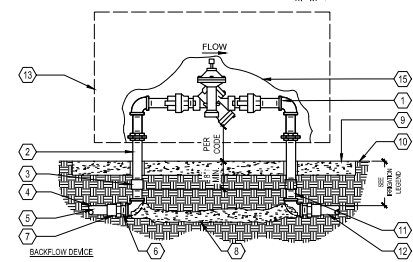
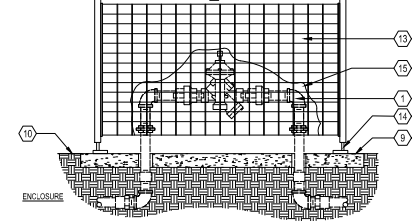


C WEATHER SENSOR

SCALE: N.T.S.

- NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBBC-30CR OR SBBBC-4SCR. COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTURER V.L.T. PRODUCTS 1-800-729-1014.

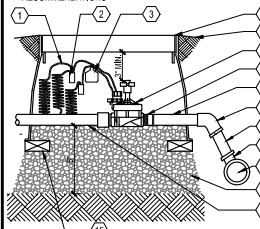
1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH 40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH 80 PVC COUPLING-2 TOTAL
4. SCH 80 PVC 90° ELBOW-2 TOTAL (X/T CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION BUSH AS NECESSARY FOR SIZE TRANSITION
6. SCH 80 PVC MALE ADAPTER-2 TOTAL
7. CONCRETE SUPPORT BLOCK
8. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
9. FINISHED GRADE
10. SCH. 80 PVC NIPPLE-2 TOTAL
11. PVC MAIN LINE TO IRRIGATION SYSTEM
12. BACKFLOW ENCLOSURE-SEE NOTE 4.
13. ANCHOR ROD (TYPICAL)
14. BACKFLOW BLANKET



A REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET

SCALE: N.T.S.

- NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10"
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

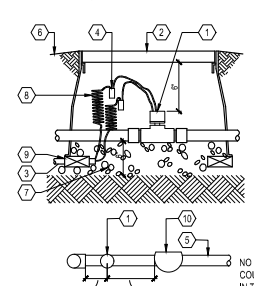


H REMOTE CONTROL VALVE

SCALE: N.T.S.

1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX, CARSON SPECIFICATION GRADE, NDS PRO SERIES, OR EQUAL
5. TOP OF MULCH
6. REMOTE CONTROL VALVE-SEE IRRIG. LEGEND
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S X S FITTING
12. PVC MAINLINE PIPE
13. PEA GRAVEL SUMP, MIN. 6" DEEP
14. LATERAL LINE
15. BRICK SUPPORT-1 PER CORNER

- NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS



E FLOW SENSOR

SCALE: N.T.S.

1. FLOW SENSOR
2. RECTANGULAR VALVE BOX (W/ BLACK BOLT DOWN COVER, HEAT BRAND VALVE "FS" ON LID IN 2" HIGH CHARACTERS)
3. CONDUIT BACK TO DECODER AT CONTROLLER
4. 3M DBY WIRE CONNECTOR
5. TO IRRIGATION POINT OF CONNECTION
6. FINISH GRADE
7. PEA GRAVEL SUMP, MIN. 6" DEEP
8. CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC CONTROLLER
9. BRICK SUPPORT, 1 PER CORNER
10. MASTER VALVE

NO PIPE RESTRICTIONS, FITTINGS, COUPLINGS OR OTHER SPLICES TO OCCUR IN THE PIPE RUNS OF LENGTHS GIVEN



AGRIHOOD TOWNHOMES

SANTA CLARA, CA

PULTE HOMES

PERMIT NUMBER

NO	DATE	DESCRIPTION
PROJECT NO.	3881-L3	
CAD DWG FILE:	3881-L3-DWG	
DESIGNED BY:	BT	
DRAWN BY:	JN	
CHECKED BY:	BT	
DATE:	MAY 16, 2020	
SCALE:	NOT TO SCALE	
© HMM		

IRRIGATION DETAILS

L6

PLOTTED: 5/21/2025 10:53 AM

\\P:\PROJECTS\1501\1501_AGRIHOO\TOWNHOMES\1501_AGRIHOO_TOWNHOMES.dwg 2/28/2024 10:00 AM



- NOTES:
1. SEE SHEET L1 FOR LANDSCAPE PLAN.
 2. SEE SHEET L2 FOR PLANTING LEGEND AND NOTES.
 3. SEE SHEET L3 FOR PLANTING DETAILS.
 2. SEE SHEET L4 FOR CONCEPT IMAGERY.
 3. SEE SHEET L5 FOR HYDROZONE PLAN.
 4. SEE SHEET L6-L7 FOR IRRIGATION DETAILS.
 5. SEE SHEET L8 FOR OPEN SPACE PLAN.
 6. SEE SHEET P1 FOR PHOTOMETRICS.

HMM
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 hmma.com

OPEN SPACE LEGEND:



PROVIDED COMMON OPEN SPACE:

PASEO AREAS: 17,030 SF

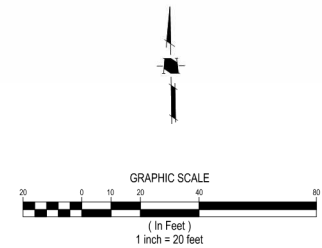
TOTAL OPEN SPACE PROVIDED: 17,030 SF

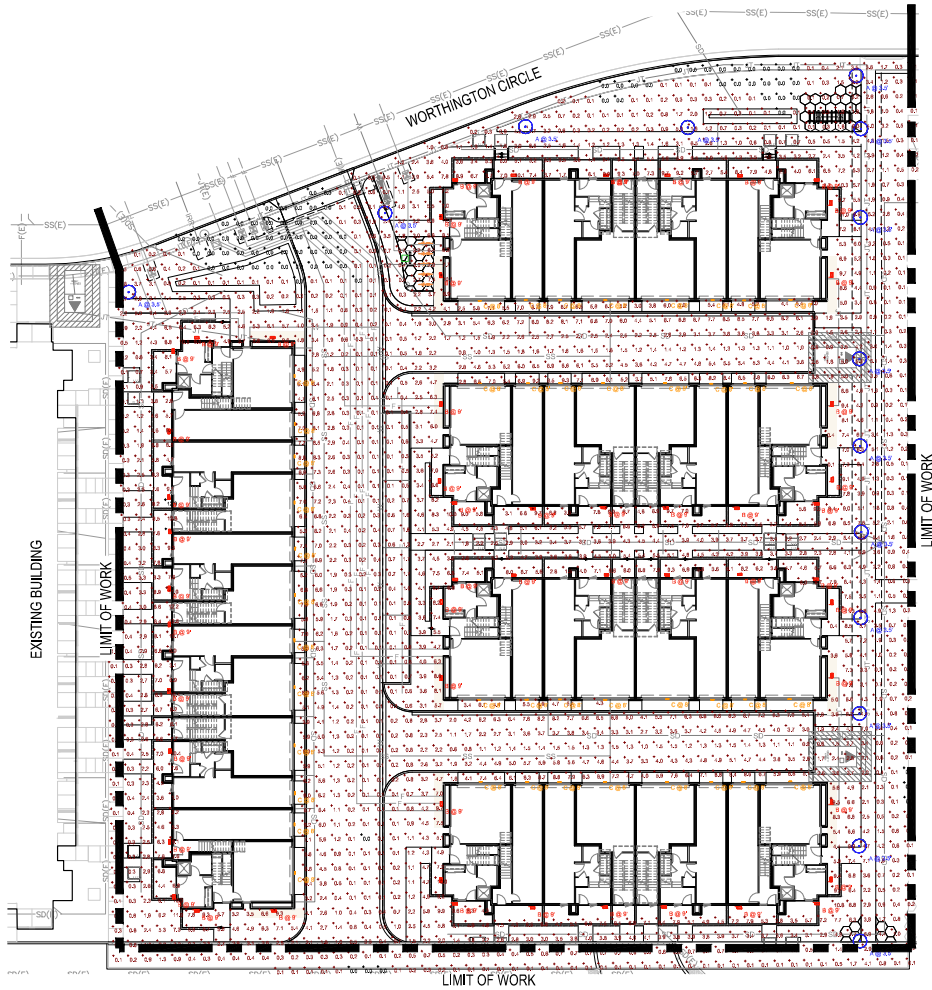
AGRIHOOD TOWNHOMES
SANTA CLARA, CA
PULTE HOMES
PERMIT NUMBER

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OPEN SPACE PLAN

L8





- NOTES:
1. SEE SHEET L1 FOR LANDSCAPE PLAN.
 2. SEE SHEET L2 FOR PLANTING LEGEND AND NOTES.
 3. SEE SHEET L3 FOR PLANTING DETAILS.
 2. SEE SHEET L4 FOR CONCEPT IMAGERY.
 3. SEE SHEET L5 FOR HYDROZONE PLAN.
 4. SEE SHEET L6-L7 FOR IRRIGATION DETAILS.
 5. SEE SHEET L8 FOR OPEN SPACE CALCULATIONS.
 6. SEE SHEET P1 FOR PHOTOMETRICS.



SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

AT LEAST ONE PEDESTRIAN AND BICYCLE CIRCULATION ROUTE MUST HAVE AN UNBROKEN LINE OF LIGHTING FROM SITE ENTRANCE TO THE BUILDING ENTRANCE.

ALL SITE LIGHTING FIXTURES MUST BE FULLY SHIELDED (FULL CUT-OFF) TO PREVENT LIGHT FROM AIMING SKYWARD AND LIGHT SPILLAGE AND GLARE THAT CAN BE SEEN FROM ABOVE.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

A - INVUE LIGHTING
BOLLARD LIGHT



SHALL BE 3.9' HIGH

B - GARDCO LIGHTING
WALL SCONCE



SHALL BE MOUNTED 8' HIGH

C - PIL LIGHTING
WALL SCONCE



SHALL BE MOUNTED 8' HIGH

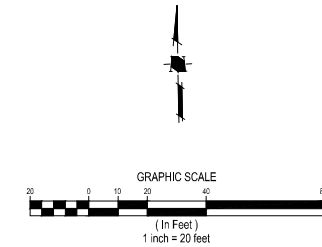
D - KICHLER LIGHTING
ACCENT WALL
WASH LIGHT



SHALL BE MOUNTED ON
GROUND LEVEL

Schedule									
Symbol	Line	Page	Quantity	Manufacturer	Catalog Number	Description	Number Lumen	Lumen Per Lamp	Light Loss Factor
	A		14	INVUE LIGHTING	ABB-824-ED-015-5-0100	ARCHIT OUTDOOR ARCHITECTURAL BOLLARD 18" DIA. 300K 4000 AND SYMMETRIC OPTIC. GRAPHITE METALLIC FINISHED PMSH	1	1022	0.9
	B		94	GARDCO LIGHTING	11" LED 180-00488-40242	11" LED Mini Sconce	1	2419	0.9
	C		44	PIL LIGHTING	070013	REUR-30 M TYPE III 30W 2000K 0-10V AIN-26	1	2803	0.53
	D		1	KICHLER LIGHTING	16035A732	REUR-30 M TYPE III 30W 2000K 0-10V AIN-			

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting		3.1 fc	3.1 fc	12.9 fc	0.0 fc	N/A



AGRIHOOD TOWNHOMES SANTA CLARA, CA PULTE HOMES PERMIT NUMBER

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PHOTOMETRICS