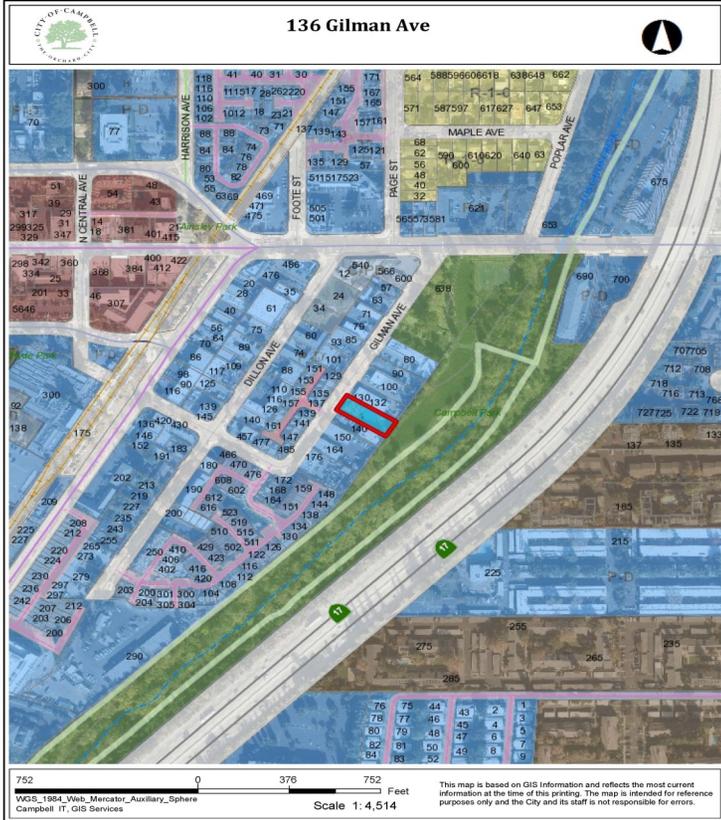
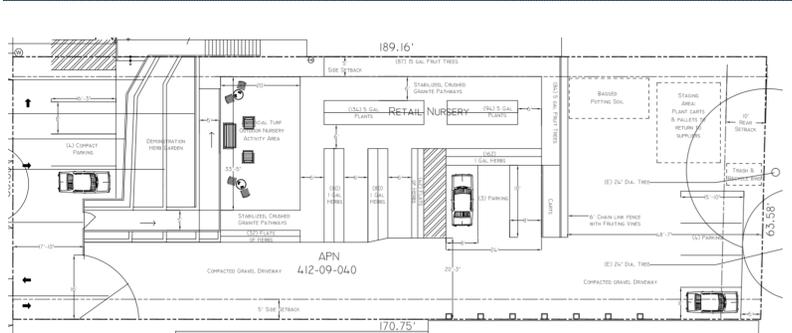


Location of Proposed Project




City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Courtesy Notice

Dear Campbell Resident,

February 10, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 136 Gilman Ave.

Zoning | Area Plan: P-D | SOCA

Neighborhood Association(s): Downtown Campbell
Neighborhood Association

Council District: 2

File No.: PLN-2023-28

APN: 412-09040

Applicant: AMS Design LLP

Property Owner: La Herbalista

Application Type: Administrative Planned Development
Permit

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Outdoor retail plant nursery ("outdoor retail sales and activities") with ancillary instructional/educational workshops.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



La Herbalista

Edible Plants & Herbs Retail Nursery 136 Gilman Ave, Campbell, CA

Scope of Work:

Set up retail plant nursery display areas divided by stabilized, crushed granite paths.

Install an herb & vegetable display garden between front fence & terraced retaining wall area. A 42" safety railing will be installed for fruiting vines to grow on along the ramp and lower retaining wall.

Provide 20' x 30' multifunctional artificial turf area for seasonal displays, and monthly outdoor plant & planting & craft classes

Provide permeable crushed rock parking for nursery clientele.

Install a 6' tall Wire Mesh Privacy fence for fruiting vines to grow on to hide soil/fertilizer retail area, Trash/Recycling bins, and staging area

Project Directory:

Owner

Gilman Ave, LLC
393 E. Campbell Ave
Suite 2
Campbell, CA 95008
408-378-2306

Applicant/Tenant

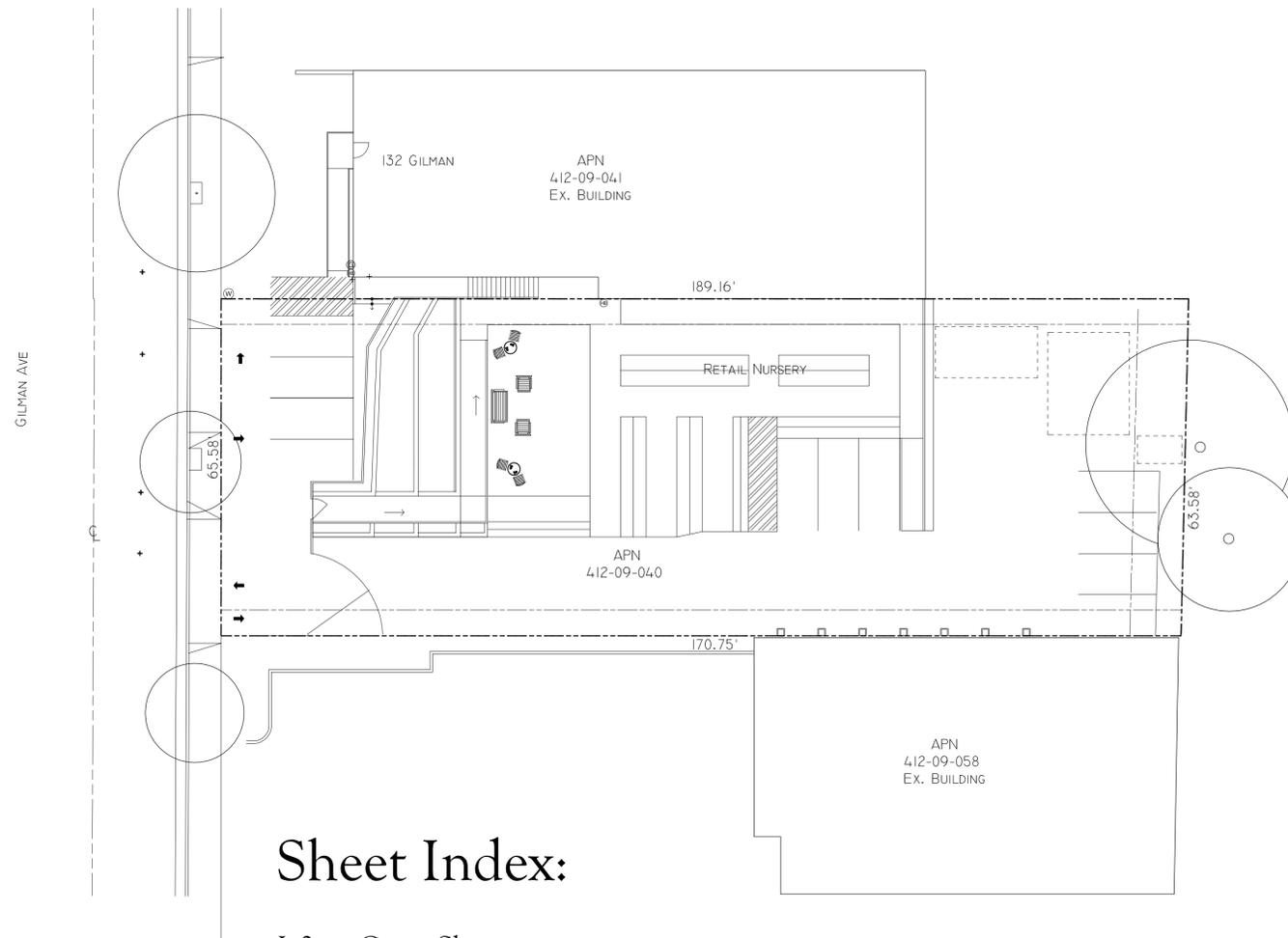
La Herbalista LLC
132A & 136 Gilman Ave
Campbell, CA 95008
tina@LaHerbalista.biz
669-222-5052

Surveyor

BKF Engineers
1730 N. First Street
Suite 600
San Jose, CA 95112

Landscape Architect

Ambience Garden Design
530 Lawrence Expy #377
Sunnyvale, CA 94085
tina@gardendezine.com
408-990-6999

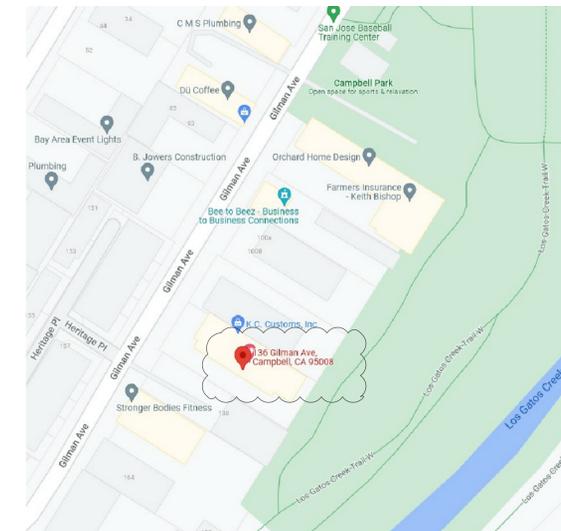


Sheet Index:

L-0	Cover Sheet	L-4	Furniture Plan
1 of 1	Survey	L-5	Landscape Plan
L-1	Site Plan	L-6	Hydrozone Plan/Water Calcs
L-2	Photos Sheet	L-7	Irrigation Plan
L-3	Accessibility Plan		

Site Information:

ADDRESS:	136 GILMAN AVE CAMPBELL, CA 95008-3006
APN	412-09-040
ZONING	P-D
LAND USE	MHDR/C/COMMERICAL/HIGH-MEDIUM DENSITY RESIDENTIAL
TOTAL SITE	12,350 SF
TOTAL LANDSCAPE AREAS:	949 SF (7.7%)
IMPERVIOUS PARKING SPACES	579 SF/ (3 SPACES + 1 ACCESS.)
IMPERVIOUS DRIVEWAY/PARKING AISLES	866SF
TOTAL IMPERVIOUS AREAS	1,445SF (11.7%)
PERMEABLE PARKING AREA/SPACES	1,049 SF (6 SPACES + 1 ACCESS.)
PERMEABLE DRIVEWAY/PARKING AISLES/ ACCESSIBLE RAMPS	4,393 SF
INDOOR RETAIL AREA:	0 SF
PERMEABLE OUTDOOR PLANT NURSERY:	2,705 SF
PERMEABLE OUTDOOR RETAIL AREA:	211 SF
PERMEABLE OUTDOOR ACTIVITY AREA:	670 SF
PERMEABLE STAGING AREA	928 SF
TOTAL PERMEABLE AREAS:	9,956 SF (81.8%)



Vicinity Map

Revisions Date By

Plans By:
Ambience Garden Design
530 Lawrence Expy
Mailbox #377
Sunnyvale, CA 94085
C-27 Lic #1003318
LA Lic #6251

Phone: (408) 990-6999
(By Appointment Only)
www.gardendezine.com



Cover Sheet



La Herbalista
Edible Plants & Herbs
Retail Nursery
136 Gilman Ave
Campbell, CA

Scale: 1/16" = 1'-0"

Date: 2/7/2023

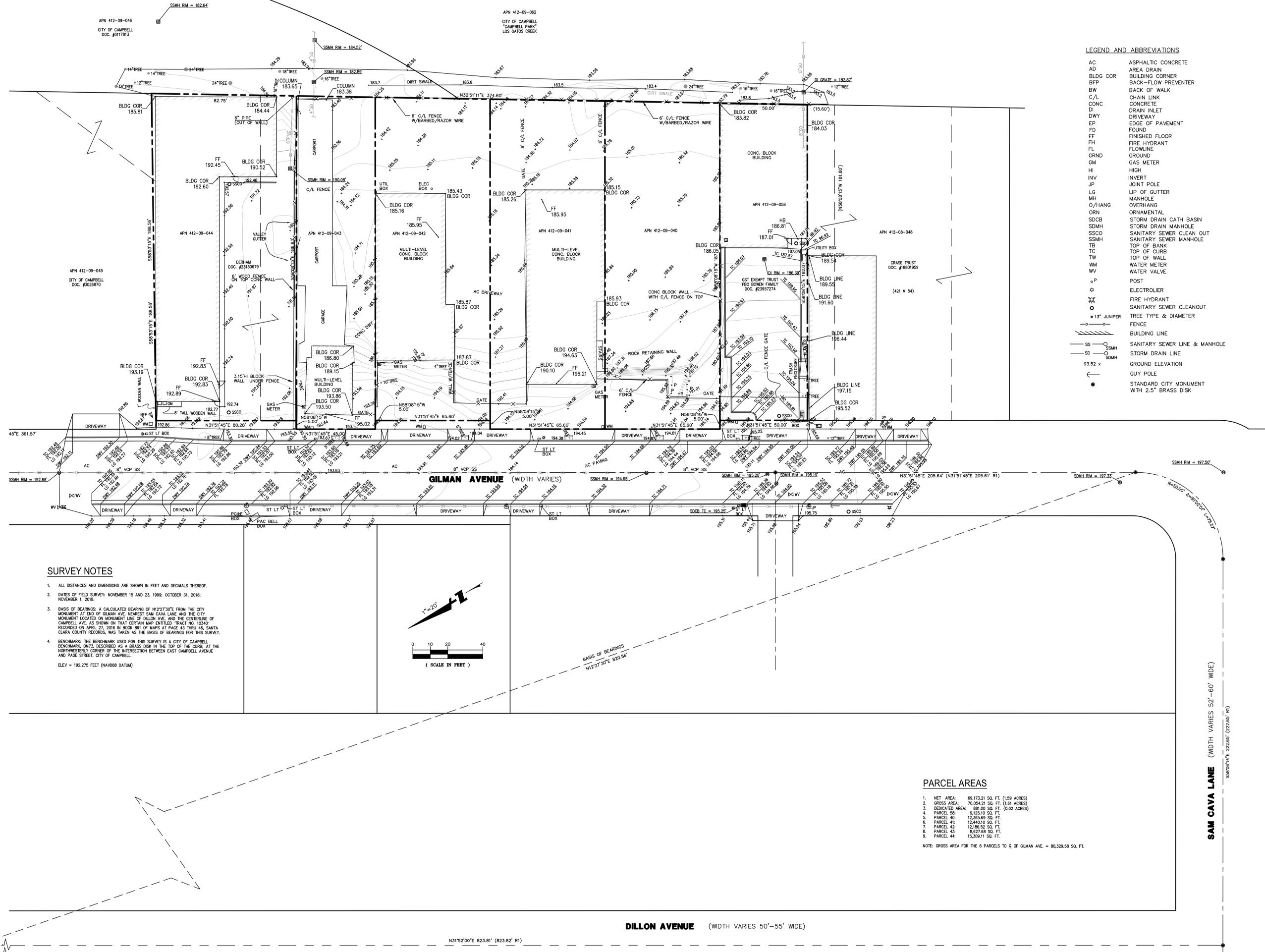
Drawn By: TAJ

Job No.

L-0

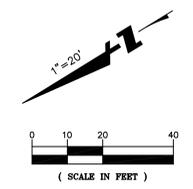
LEGEND AND ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
BLDG COR	BUILDING CORNER
BFP	BACK-FLOW PREVENTER
BWM	BACK OF WALK
C/L	CHAIN LINK
CONC	CONCRETE
DI	DRAIN INLET
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
FD	FOUND
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GRND	GROUND
GM	GAS METER
HI	HIGH
INV	INVERT
JP	JOINT POLE
LG	LIP OF CUTTER
MH	MANHOLE
O/HANG	OVERHANG
ORN	ORNAMENTAL
SDCB	STORM DRAIN CATH BASIN
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BANK
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
○	POST
⊕	ELECTROLYTIC
⊕	FIRE HYDRANT
⊕	SANITARY SEWER CLEANOUT
○	TREE TYPE & DIAMETER
○	FENCE
---	BUILDING LINE
SS	SANITARY SEWER LINE & MANHOLE
SD	STORM DRAIN LINE
93.52 x	GROUND ELEVATION
⊕	GUY POLE
●	STANDARD CITY MONUMENT WITH 2.5" BRASS DISK



SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: NOVEMBER 15 AND 23, 1999; OCTOBER 31, 2018; NOVEMBER 1, 2018.
3. BASIS OF BEARINGS: A CALCULATED BEARING OF N12°27'30" FROM THE CITY MONUMENT AT END OF GILMAN AVE. NEAREST SAM CAVA LANE AND THE CITY MONUMENT LOCATED ON MONUMENT LINE OF DILLON AVE. AND THE CENTERLINE OF CAMPBELL AVE. AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 10340" RECORDED ON APRIL 27, 2016 IN BOOK 891 OF MAPS AT PAGE 43 THRU 46, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
4. BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF CAMPBELL BENCHMARK, BM73, DESCRIBED AS A BRASS DISK IN THE TOP OF THE CURB, AT THE NORTHWESTERLY CORNER OF THE INTERSECTION BETWEEN EAST CAMPBELL AVENUE AND PAGE STREET, CITY OF CAMPBELL.
ELEV = 192.275 FEET (NAVD88 DATUM)



PARCEL AREAS

1.	NET AREA:	69,173.21 SQ. FT. (1.59 ACRES)
2.	GROSS AREA:	70,054.21 SQ. FT. (1.61 ACRES)
3.	DEDICATED AREA:	891.00 SQ. FT. (0.02 ACRES)
4.	PARCEL 38:	9,125.10 SQ. FT.
5.	PARCEL 40:	12,365.69 SQ. FT.
6.	PARCEL 41:	12,440.10 SQ. FT.
7.	PARCEL 42:	12,186.52 SQ. FT.
8.	PARCEL 43:	8,627.69 SQ. FT.
9.	PARCEL 44:	15,309.11 SQ. FT.

NOTE: GROSS AREA FOR THE 6 PARCELS TO E. OF GILMAN AVE. = 80,329.58 SQ. FT.

**TOPOGRAPHIC SURVEY
80 & 140 GILMAN AVENUE**

SANTA CLARA COUNTY

CAMPBELL

No.	Revisions

Date: 12-10-2018
Scale: 1" = 20'
Design: JG
Drawn: JG
Approved: DD
Job No: 20181643

Plans By:
 Ambience Garden Design
 530 Lawrence Expwy
 Mailbox #377
 Sunnyvale, CA 94085
 C-27 Lic #1003318
 LA Lic #6251

Phone: (408) 990-6999
 (By Appointment Only)
 www.gardendezine.com



Site Plan



La Herbalista
 Edible Plants & Herbs
 Retail Nursery
 136 Gilman Ave
 Campbell, CA

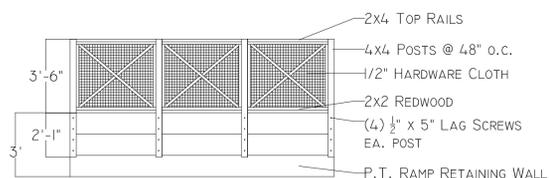
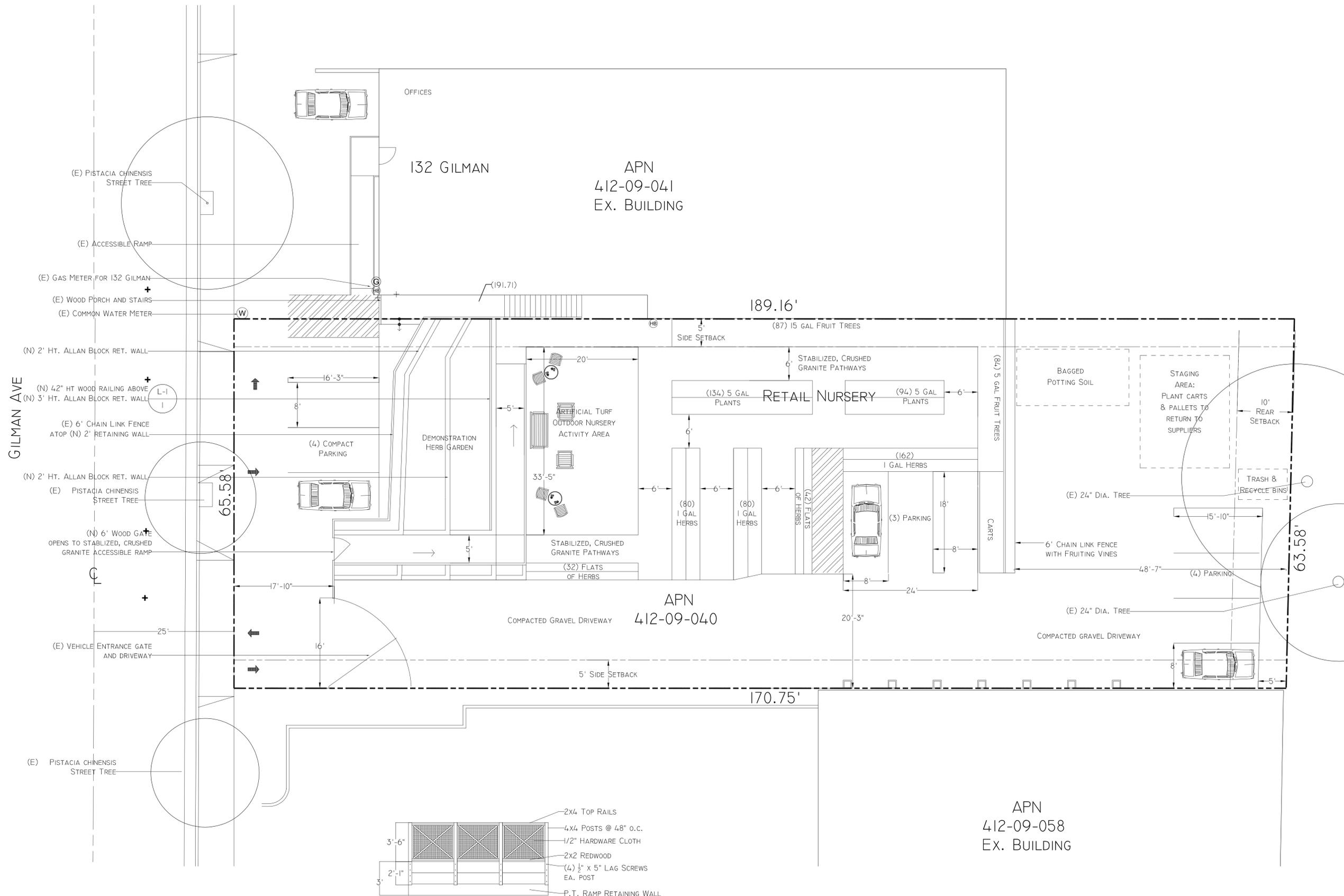
Scale: 1/8" = 1'-0"

Date: 2/7/2023

Drawn By: TAJ

Job No.

L-1



Railing Detail



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

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Site Photography



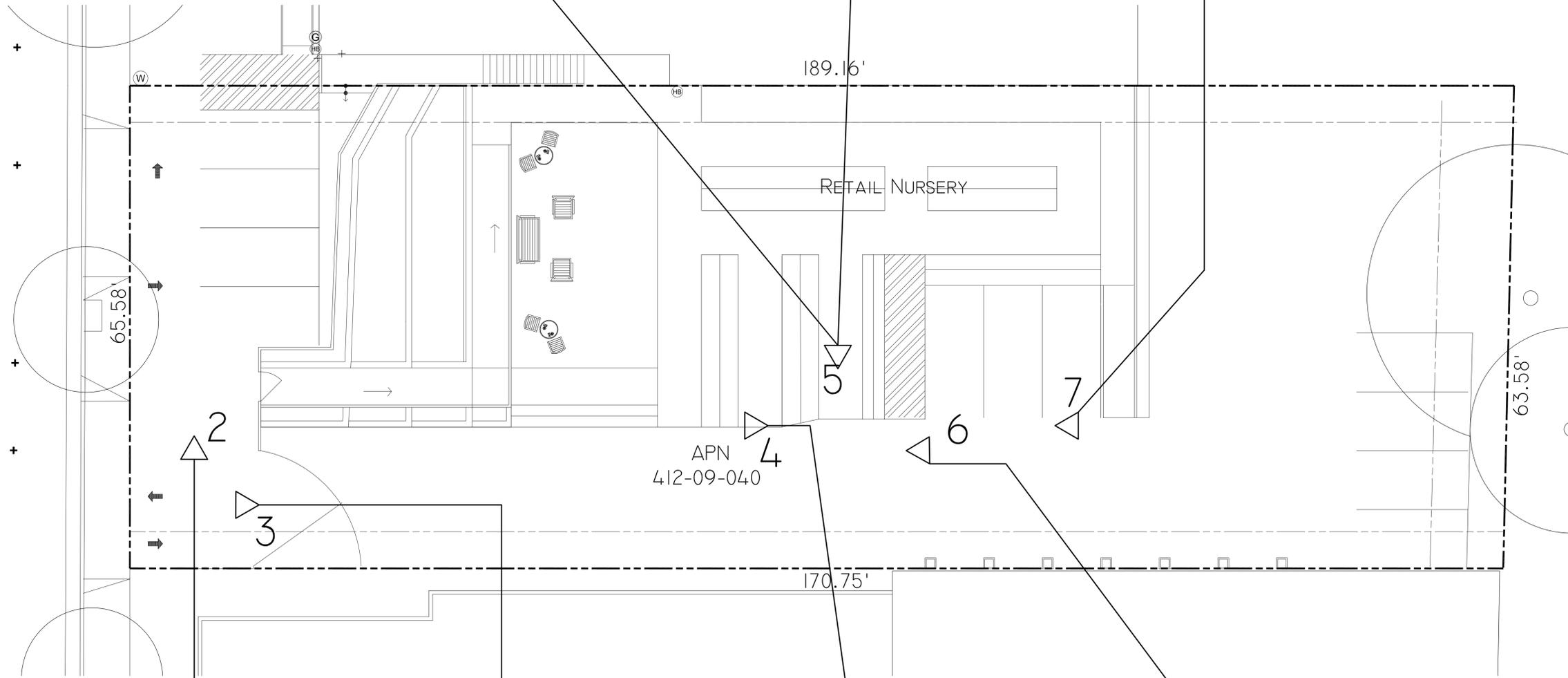
La Herbalista
 Edible Plants & Herbs
 Retail Nursery
 136 Gilman Ave
 Campbell, CA

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

Date: 2/7/2023

Drawn By: TAJ

Job No.



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Accessibility & Grading Plan



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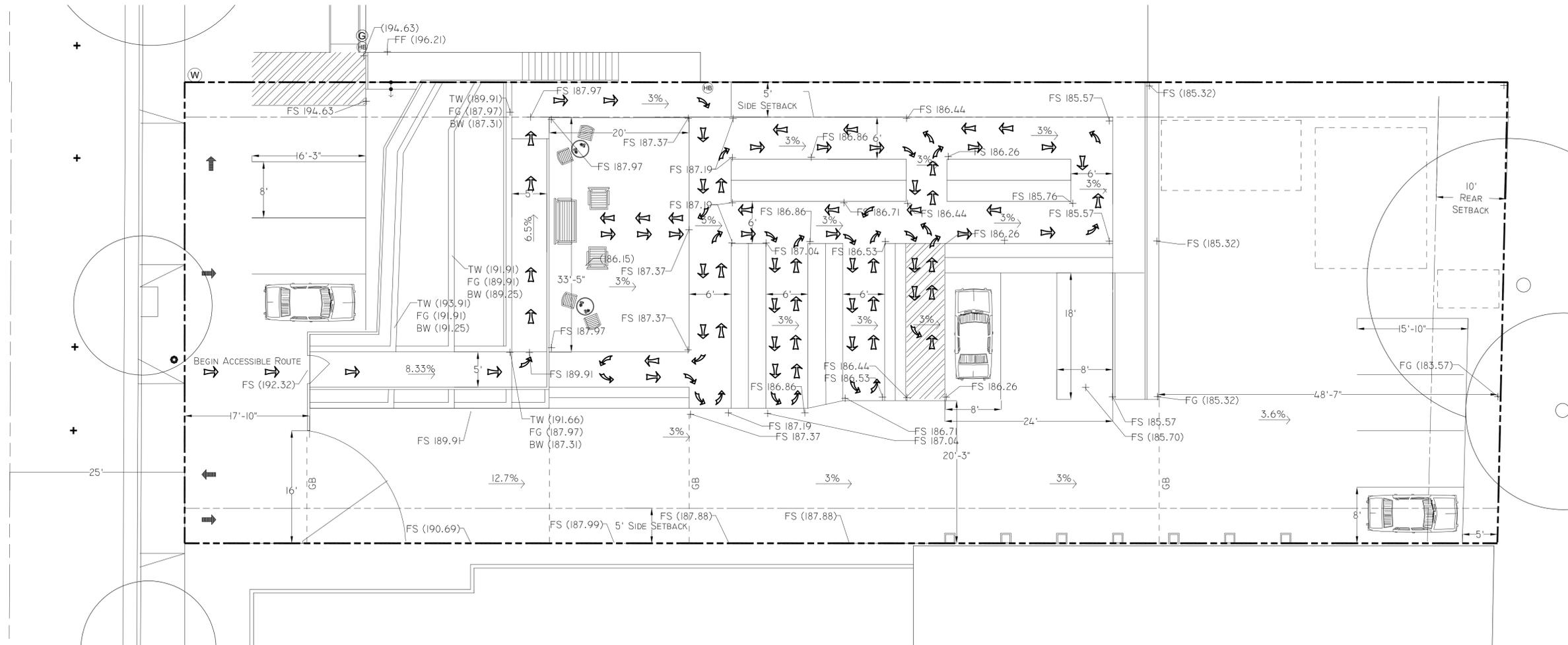
Scale: 1/8" = 1'-0"

Date: 2/7/2023

Drawn By: TAJ

Job No.

L-3



GRADING LEGEND	
100.00	PROPOSED GRADE
(99.00)	EXISTING GRADE
TW	TOP OF WALL
FG	FINISH GRADE
BW	BOTTOM OF WALL
FS	FINISH SURFACE
FF	FINISH FLOOR



SAFAVIEH NUNZIO
DIMENSIONS



SAFAVIEH NUNZIO
BENCH & CHAIRS

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Furniture Plan



La Herbalista
Edible Plants & Herbs
Retail Nursery
136 Gilman Ave
Campbell, CA

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

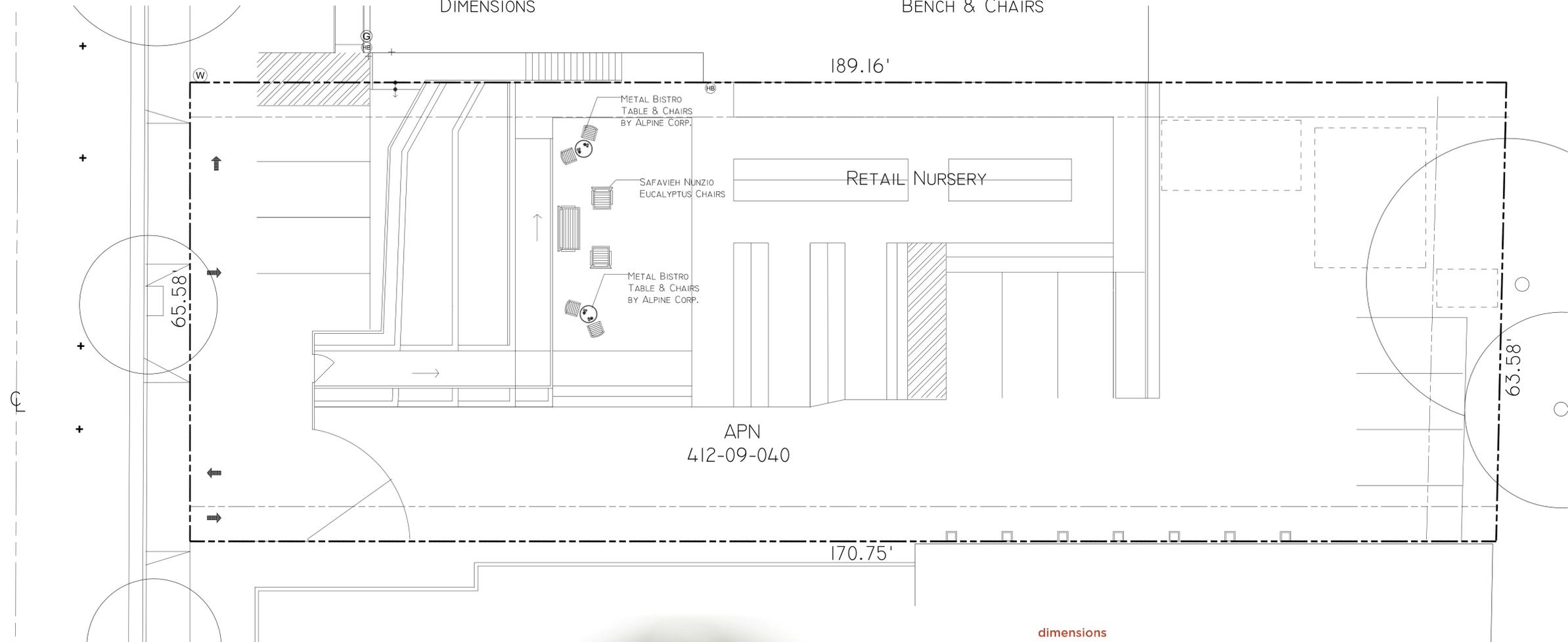
Date: 2/7/2023

Drawn By: TAJ

Job No.

L-4

GILMAN AVE



ALPINE CORP.
BISTRO SET



ALPINE CORP.
DIMENSIONS

PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
8	[Symbol]	ALLIUM SATIVUM	CULTIVATED GARLIC	4" POT	MODERATE
7	[Symbol]	ALLIUM SCHOENOPRASUM	CHIVES	4" POT	MODERATE
3	[Symbol]	ALOE VERA	MEDICINAL ALOE	5-GAL	LOW
3	[Symbol]	ALOYSIA CITRODORA	LEMON VERBENA	5 GAL	
2	[Symbol]	BLUEBERRY	BLUEBERRY	5-GAL	MODERATE
12	[Symbol]	CALENDULA OFFICINALIS	CALENDULA	JUMBO 6 PACK	MODERATE
2	[Symbol]	CHRYSANTHEMUM PARTHENIUM 'AUREUM'	GOLDEN FEVERFEW	1 GAL	LOW
7	[Symbol]	CITRUS AND ASSORTED FRUIT TREES	LEMON, ORANGE, LIME, APPLE	5 GAL ESPALIER	MODERATE
1	[Symbol]	CITRUS 'VARIEGATED PINK LEMON'	VARIEGATED PINK LEMON	15-GAL	MODERATE
1	[Symbol]	CYMOPOGON CITRATUS	LEMON GRASS	1-GAL	MODERATE
1	[Symbol]	CYNARA CARDUNCULUS	CARDON	1 GAL	MODERATE
9	[Symbol]	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1-GAL	MODERATE
1	[Symbol]	FICUS CARICA	COMMON FIG	15-GAL	MODERATE
3	[Symbol]	FOENICULUM VULGARE	FENNEL	4" POT	MODERATE
1	[Symbol]	JASMINUM SAMBAC	ARABIAN JASMINE	5-GAL	MODERATE
1	[Symbol]	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVANDER	1-GAL	LOW
3	[Symbol]	MELISSA OFFICINALIS	LEMON BALM	4" POT	MODERATE
2	[Symbol]	NEPETA X FAASSENII	CATMINT	1-GAL	LOW
3	[Symbol]	OCIMUM BASILICUM 'PURPLE'	PURPLE BASIL	4" POT	MODERATE
1	[Symbol]	ORIGANUM VULGARE	OREGANO	4" POT	LOW

4	[Symbol]	PASSIFLORA EDULIS	PASSION FRUIT VINE	5 GAL VINE	MODERATE
1	[Symbol]	PELARGONIUM 'LIME'	LIME-SCENTED GERANIUM	1 GAL	MODERATE
1	[Symbol]	PELARGONIUM GRAVEOLENS	ROSE-SCENTED GERANIUM	1 GAL	MODERATE
3	[Symbol]	PRUNELLA VULGARIS	SELF-HEAL	4" POT	MODERATE
1	[Symbol]	PRUNUS 'GARDEN GOLD'	GARDEN GOLD DWARF PEACH	7 GAL	MODERATE
1	[Symbol]	PRUNUS NUCIPERSICA 'NECTA ZEE'	DWARF NECTARINE	7 GAL	MODERATE
1	[Symbol]	PUNICA 'WONDERFUL'	POMEGRANITE	15-GAL	LOW
1	[Symbol]	RIBES GROSSULARIA	GOOSEBERRY	1 GAL	LOW
1	[Symbol]	RIBES NIGRUM	BLACK CURRANT	1 GAL	LOW
2	[Symbol]	ROSMARINUS 'COLLINGWOOD INGRAM'	ROSEMARY	1-GAL	LOW
3	[Symbol]	RUBUS IDEAS 'RASPBERRY SHORTCAKE'	DWARF THORNLESS RASPBERRY	1 GAL	MODERATE
1	[Symbol]	RUTA GRAVEOLENS	RUE	4" POT	MODERATE
1	[Symbol]	SALVIA APIANA	WHITE SAGE	1 GAL	LOW
8	[Symbol]	SALVIA SCLAREA 'PIEDMONT'	CLARY SAGE	1 QUART	LOW
1	[Symbol]	SAMBUCUS MEXICANA	BLUE ELDERBERRY	15-GAL	LOW
7	[Symbol]	SATUREJA DOUGLASII	YERBA BUENA	4" POT	LOW
25	[Symbol]	STRAWBERRY 'AROMAS'	AROMAS STRAWBERRY	JUMBO 6 PACK	MODERATE
9	[Symbol]	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	LOW
34	[Symbol]	THYMUS 'LIME'	LIME THYME	4" POT	LOW
5	[Symbol]	TROPAEOLUM MAJUS	NASTURTIUM	SEED	MODERATE
6	[Symbol]	VACCINIUM X CORYMBOSUM 'PEACH SORBET'	PEACH SORBET BLUEBERRY	5-GAL	MODERATE
9	[Symbol]	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	5 GAL VINE	LOW

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

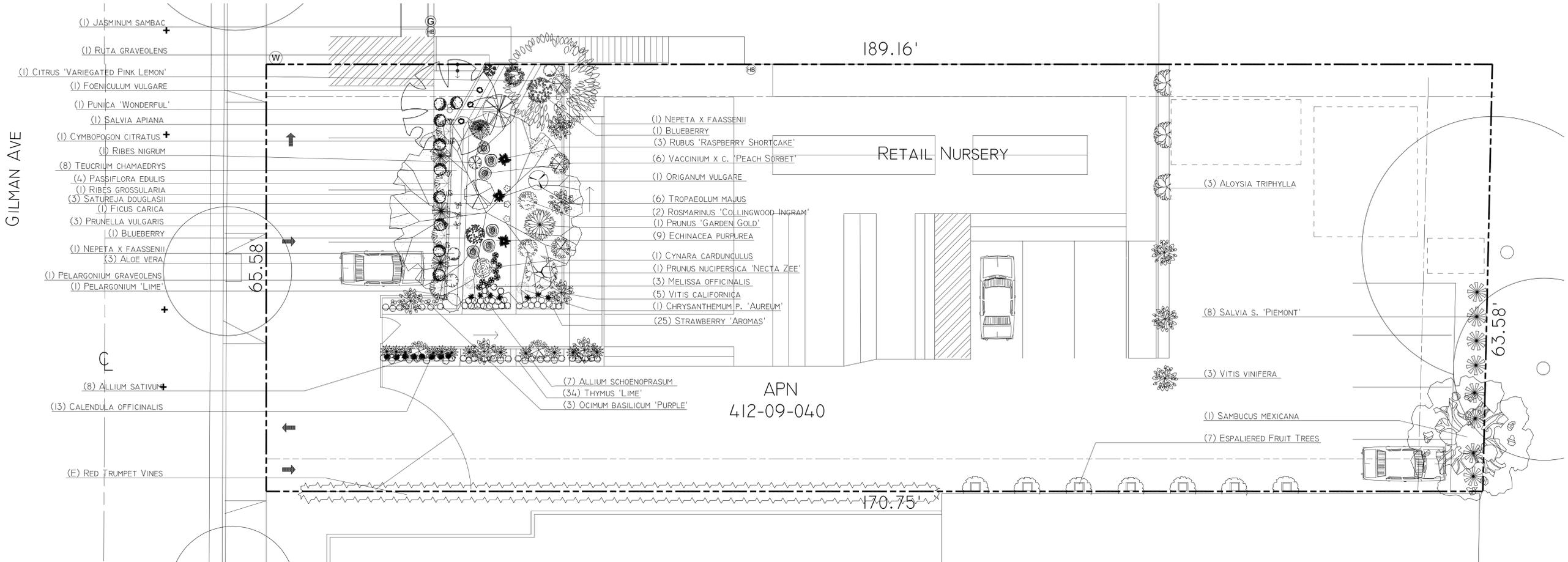
Christina Jauregui

LANDSCAPE ARCHITECT LIC # 6251 2/7/2023

Revisions Date By

Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
C-27 Lic #1003318
LA Lic #6251

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www.gardendezine.com



PLANTING NOTES
SOIL ANALYSIS
THE LANDSCAPE CONTRACTOR SHALL ACQUIRE A SITE SPECIFIC SOILS ANALYSIS AND REPORT WITH RECOMMENDATIONS BEFORE STARTING THE PROJECT.

SOIL PREP
USE 4 CU. YDS. ORGANIC AMENDMENT/ 1000 Sq. Ft. IN ALL PLANTING AREAS, AND INCORPORATE INTO SOIL BY TILLING TO A DEPTH OF 6 INCHES, UNLESS OTHERWISE DIRECTED BY SOIL FERTILITY ANALYSIS.

PLANT MATERIAL
A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, No. 1 GRADE.
B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.
C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH.

D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS.
E. PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MIN. OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING.

PLANTING
DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.

1 GAL PLANT = 1 TABLET
5 GAL PLANT = 3 TABLETS
15 GAL PLANT = 5 TABLETS
BOX TREES = 1 TABLET/ (3) INCHES OF BOX WIDTH

BARK MULCH
INSTALL A 3 INCH LAYER OF SHREDDED GORILLA HAIR MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

IRRIGATION
ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY APPROPRIATE IRRIGATION MEASURES MEETING THE MWEL0 REQUIREMENTS.

GENERAL MAINTENANCE REQUIREMENTS
THE FOLLOWING MAINTENANCE REQUIREMENTS SHALL APPLY FOLLOWING THE COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION:

- WEEDING SHALL BE DONE WEEKLY AS NECESSARY.
- GRO POWER FERTILIZER (5-3-1) SHALL BE APPLIED AT 4 MONTH INTERVALS AT THE RATE OF 25 LBS/ 1,000 SQUARE FEET. SHRUB AND GROUNDCOVER AREAS SHALL BE TOP-DRESSED AND WATERED-IN WELL AFTER APPLICATION.
- TRASH AND/OR LITTER REMOVAL SHALL BE PERFORMED ON A WEEKLY BASIS.
- DEAD OR DYING PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN 2-3 WEEKS.

PRIOR TO FINAL OCCUPANCY, A CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE CITY OF CAMPBELL. THIS SHALL INCLUDE:

- IRRIGATION AUDIT REPORT, BY A 3RD PARTY
- A REDUCED AND WATER-PROOFED COPY OF THE IRRIGATION PLAN LOCATED WITHIN EACH CONTROLLER BOX.
- ALL COMPLETION FORMS FILLED OUT AND SIGNED.

Landscape Plan



La Herbalista
Edible Plants & Herbs
Retail Nursery
136 Gilman Ave
Campbell, CA

Scale: 1/8" = 1'-0"
Date: 2/7/2023
Drawn By: TAJ
Job No.

L-5

Plans By:
 Ambience Garden Design
 530 Lawrence Expwy
 Mailbox #377
 Sunnyvale, CA 94085
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Hydro-Zone Plan



La Herbalista
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 136 Gilman Ave
 Campbell, CA

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

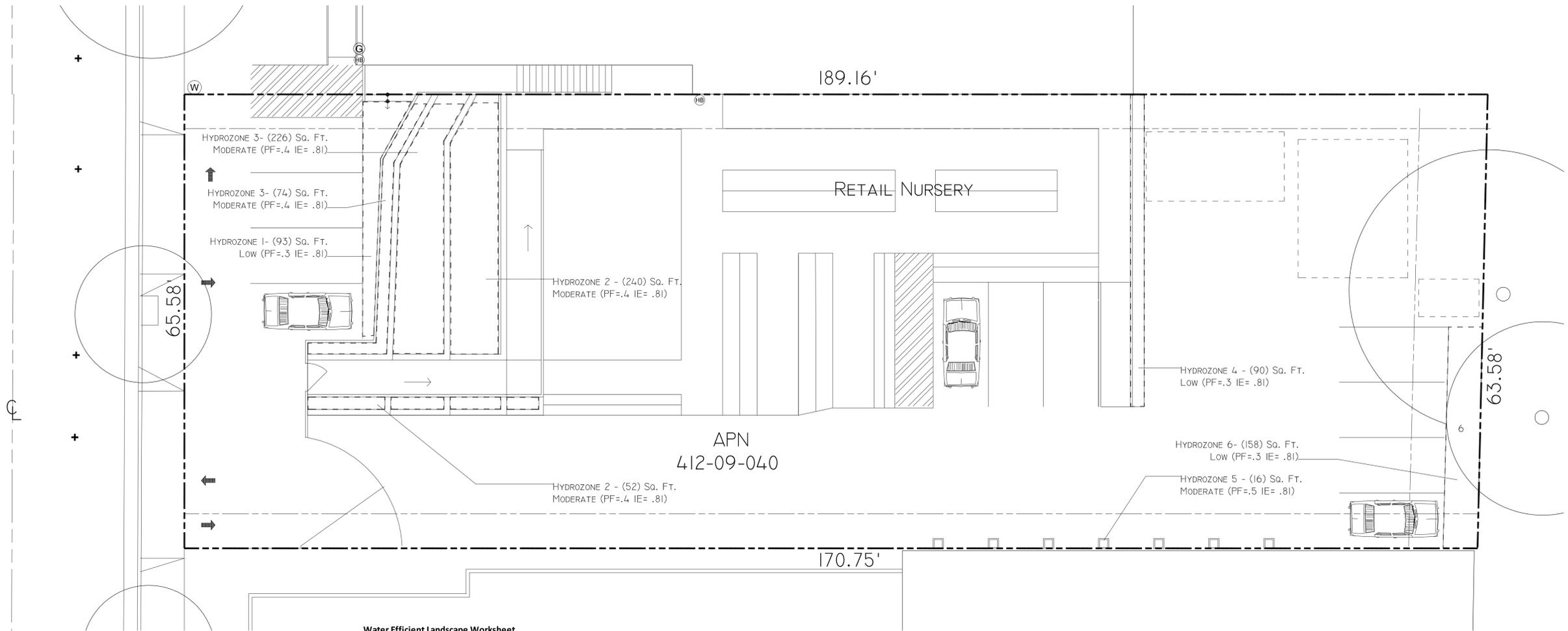
Date: 2/7/2023

Drawn By: TAJ

Job No.

L-6

GILMAN AVE



Water Efficient Landscape Worksheet

Reference Evapotranspiration (Eto) 42.9

Regular Landscape Areas

Hydrozone	Plant Factor (PF)	Irrigation Method	Irrig Effic. (IE)	ETAF (PF/IE)	Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
1	0.3	Drip	0.81	0.37037	93	34.44	916.2
2	0.4	Drip	0.81	0.493827	292	144.20	3835.4
3	0.4	Drip	0.81	0.493827	300	148.15	3940.4
4	0.3	Drip	0.81	0.37037	90	33.33	886.6
5	0.5	Drip	0.81	0.617284	16	9.88	262.7
6	0.3	Drip	0.81	0.37037	158	58.52	1556.5
				Totals	(A) 949	(B) 428.52	

Special Landscape Areas

	1	0	0	0.0
	1	0	0	0.0
	1	0	0	0.0
				Totals (C) (D)
				ETWU Total <u>11397.7</u>

Maximum Allowed Water Allowance MAWA 13882.8

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	428.52
Total Area	949
Average ETAF	0.451547

All Landscape Areas

Total ETAF x Area	428.52
Total Area	949
Average ETAF	0.451547

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

Christina Jauregui

LANDSCAPE ARCHITECT LIC # 6251

2/7/2023

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Irrigation Plan



La Herbalista
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 Retail Nursery
 136 Gilman Ave
 Campbell, CA

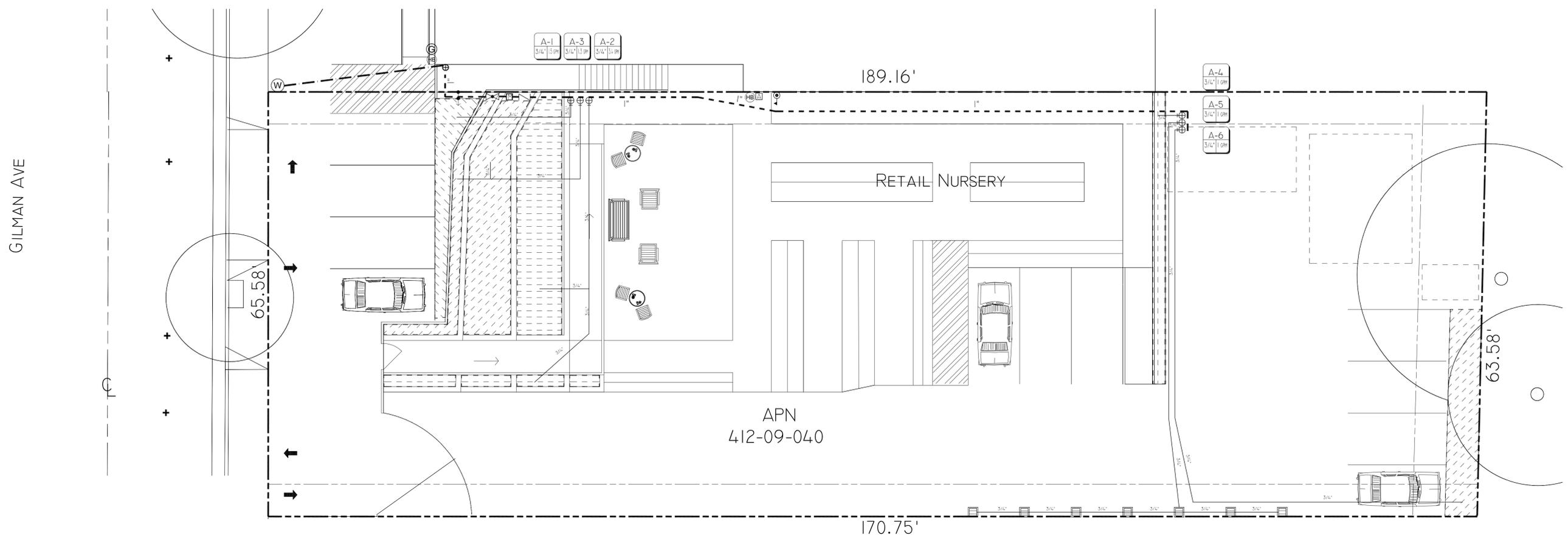
Scale: 1/8" = 1'-0"

Date: 2/7/2023

Drawn By: TAJ

Job No.

L-7



IRRIGATION NOTES

SCOPE
 FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.

PROTECTION
 CALL DIG ALERT 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.

DRAWINGS
 THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE.

GENERAL
 ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.

PLASTIC PIPE AND FITTINGS
 SHALL BE TYPE I, POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.
 MAINLINE SHALL BE SCH 40 PVC. LATERAL LINES SHALL BE CLASS 200 PVC.

PIPE AND CONTROL WIRE INSTALLATION
 MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

PRESSURE TESTING
 AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

COVERAGE TEST
 PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

GUARANTEE
 IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

IRRIGATION LEGEND

WATER METERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1	(W)	WATER METER	1"
1	(M)	TORO LANDSCAPE WATER METER	1"
POINT OF CONNECTION			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1	(⊕)	AT CORNER OF 132 GILMAN OFFICE	12.00 GPM @ 50.00 PSI
BACKFLOW PREVENTION			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1	(B)	REDUCED PRESSURE BACKFLOW PREVENTOR	1"
CONTROLLERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1	(A)	RACHIO PRO 8 STATION CONTROLLER	8 ZONES
	(S)	HUNTER MINI CLICK RAIN SENSOR	
PIPE (MAINLINE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
120'	(—)	SCHEDULE 40 PVC PIPE	1"
VALVES			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1	(V)	KING BROTHERS BALL VALVE	1"
5	(R)	RAINBIRD DRIP PRESSURE REGULATOR & DRIP FILTER	3/4"
PIPE (LATERAL)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
340'	(—)	SCHEDULE 40 PVC PIPE	3/4"
DRIP			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
	(E)	(2) 1 GPH EMITTERS PER 1 GAL PLANT	1/2" POLYETHYLENE
	(E)	(2) 2 GPH EMITTERS PER 5 GAL PLANT	1/2" POLYETHYLENE
	(E)	FOR VEGGIES, USE 12MM NETAFIM	12MM NETAFIM

- IRRIGATION SYSTEM MAINTENANCE**
- ALL IRRIGATION STATIONS SHALL BE MANUALLY TURNED ON WEEKLY AT THE CONTROLLER AND VISUALLY INSPECTED FOR BROKEN HEADS AND PROPER FUNCTIONING. OVERSPRAY ONTO SIDEWALKS AND/OR PARKING AREAS SHALL BE ADJUSTED.
 - ALL IRRIGATION VALVES SHALL BE INSPECTED MONTHLY FOR LEAKS AND WATER-TIGHT ELECTRICAL CONNECTIONS.
 - IRRIGATION BACKFLOW PREVENTION DEVICES SHALL BE TESTED AND INSPECTED ANNUALLY FOR PROPER FUNCTIONING.
 - SCHEDULED WATERING DURATION TIMES SHALL BE ADJUSTED MONTHLY AS REQUIRED BY THE WEATHER CONDITIONS AND SEASON OF THE YEAR.

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

Christina Jauregui