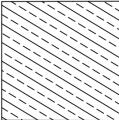


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Project Summary	
Landscape Project Type ¹ : Non-residential Landscape Project	
Total Landscape Area (square feet): 2,740	Turf Area (square feet): 0
Special Landscape Area (square feet) ² : 0	Water Feature Surface Area (square feet): 0
Will this project be irrigated with non-potable water (e.g., recycled water, rainwater, graywater)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

COMPARISON OF ETWU AND MAWA	
Estimated Total Water Use (ETWU) ⁵	Maximum Applied Water Allowance (MAWA) ⁶
16,819	26,833
gallons per year	gallons per year

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-40-LF-R 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN. RECLAIMED PURPLE FILTER COVER.
	AREA TO RECEIVE DRIPLINE NETAFIM OSWRAM-06-18 BIOLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE W/PURPLE COLOR TUBING FOR NON-POTABLE WATER APPLICATIONS. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. RECLAIMED WATER USE ONLY.

1 IRRIGATION LEGEND AND NOTES

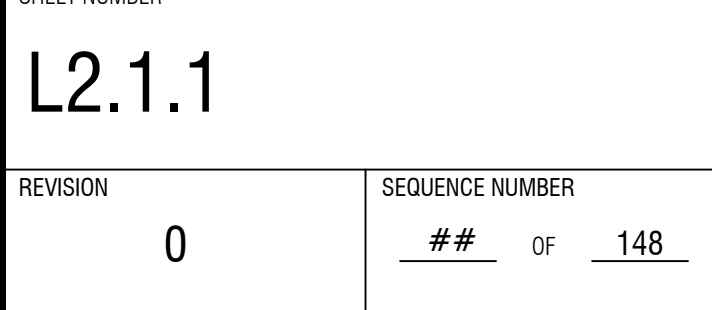
1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICT BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL OR ENGINEERING FEATURES.
2. DUE TO THE SCALE OF THE DRAWINGS, 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 THE WORK AND PLAN ACCORDINGLY, AND SHALL FURNISH MATERIALS AS REQUIRED TO MEET SUCH CONDITIONS.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. CONTRACTOR SHALL COORDINATE WORK TO BE DONE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF SLEEVES THROUGH WALLS, UNDER PAVING, STRUCTURES, ETC.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST. SUCH OBSTRUCTIONS, OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THE THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. THE IRRIGATION SYSTEM DESIGN IS BASED ON A STATIC WATER PRESSURE OF 70 PSI AT THE POINT OF CONNECTION. IRRIGATION DEMAND IS 12 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ABOVE AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL AWAIT RECEIPT OF WRITTEN INSTRUCTIONS FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION OF IRRIGATION SYSTEMS.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL IRRIGATION FOR OPTIMUM PERFORMANCE.
7. ELECTRICAL CONTRACTOR SHALL SUPPLY 120 VOLT A.C. SERVICE TO THE CONTROLLER LOCATION. IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM ELECTRICAL STUBOUT TO CONTROLLER.
8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH GOVERNING AGENCY STANDARDS AND ALL LOCAL CODES.
9. TWO SLEEVES SHALL BE PROVIDED FOR EACH SLEEVE LOCATION INDICATED ON THE DRAWINGS. ONE FOR IRRIGATION WATER AND ONE FOR CONTROL CONDUCTORS.
10. CALL UNDERGROUND SERVICE ALERT (800) 642-2444 AND AFFECTED UTILITY COMPANIES 48 HOURS BEFORE DIGGING.
11. PROVIDE MANUAL END FLUSH VALVES AT DRIPZONE LOW POINT AND AIR RELIEF VALVE AT DRIPZONE HIGH POINT.

THE LANDSCAPE WILL COMPLY WITH SAN FRANCISCO WATER'S LANDSCAPE CHECKLIST. A WATER BUDGET CALCULATION WILL BE COMPLETED, AND THE RESULTS WILL DEMONSTRATE THAT THE PROPOSED LANDSCAPE WILL NOT USE MORE WATER THAN THE MAXIMUM WATER ALLOWANCE.

WATER BUDGET OPTION: THE WATER BUDGET CALCULATION WILL BE PREPARED AS A MEANS OF DEMONSTRATING WATER EFFICIENCY. THE WATER USE FACTORS HAVE BEEN OBTAINED FROM WUCOLS. WATER USE CLASSIFICATION OF LANDSCAPE SPECIES.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF SAN FRANCISCO WATER AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE DURING THE CONSTRUCTION DOCUMENT PHASE OF THIS PROJECT.

NAME: Cathy Merrill, Merrill Morris Partners DATE: 01/05/2026



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11921.66

WEST FIELD UTILITIES AND PAVING - STATION BP

IRRIGATION PLAN

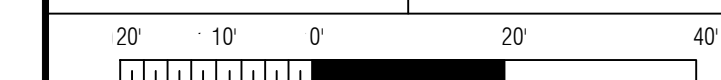
CONTRACT NO.

PROJECT TITLE

SHEET TITLE

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CONSULTANT'S LOGO



DESIGNED BY: JP
DRAWN BY: LG
SCALE: 1" = 20'-0"
SHEET NUMBER

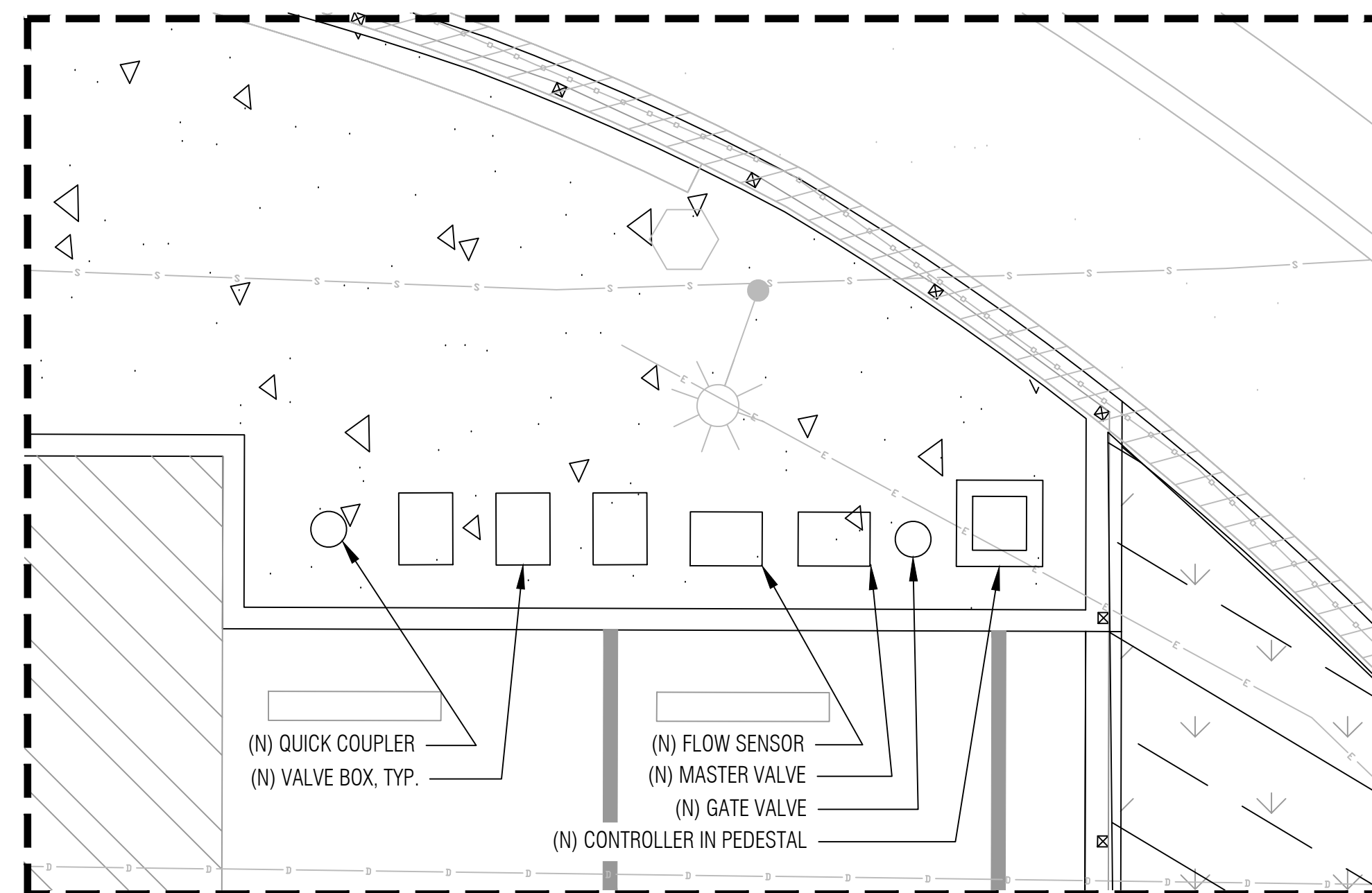
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DATE:	JANUARY 26, 2026
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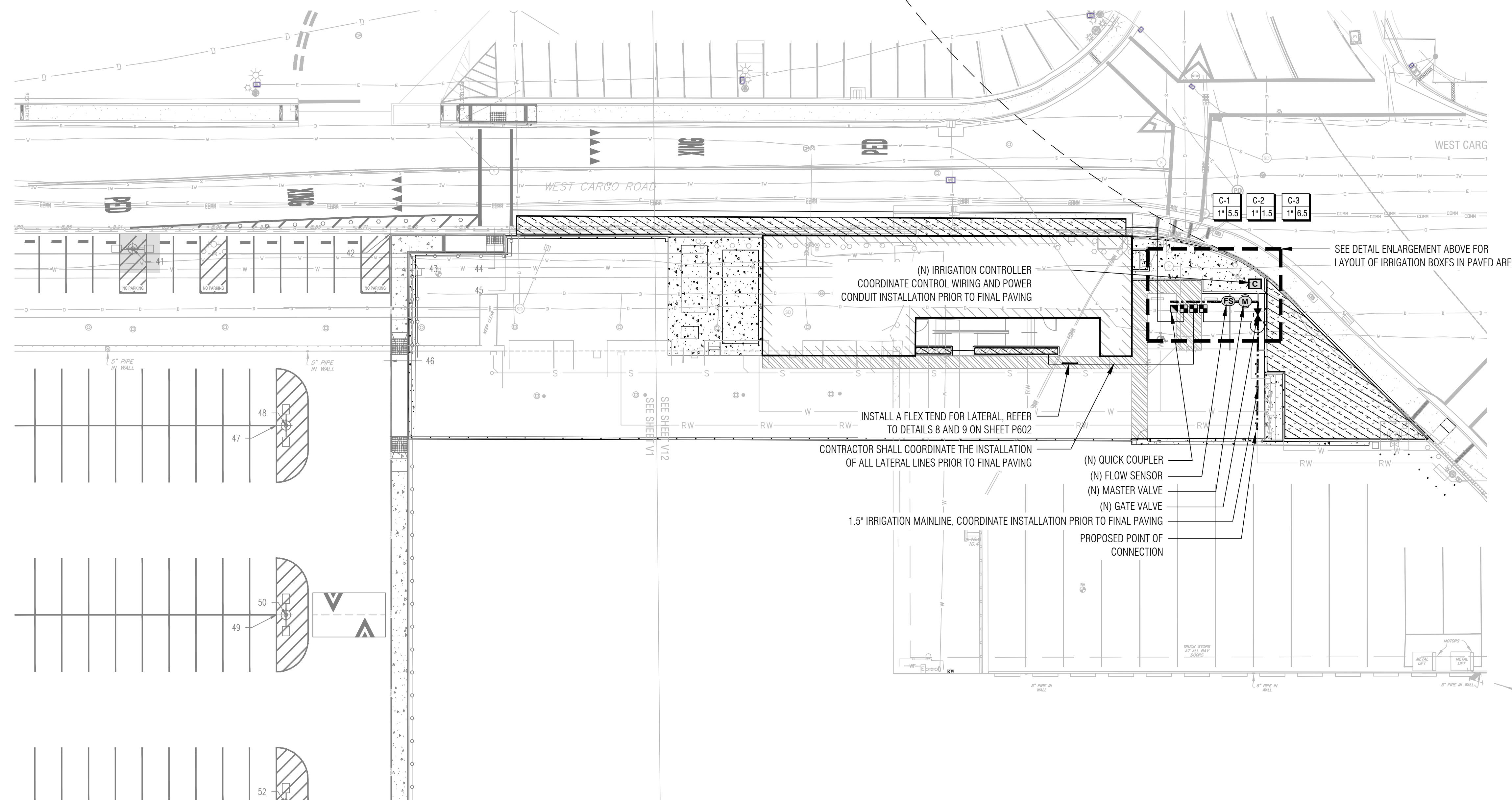
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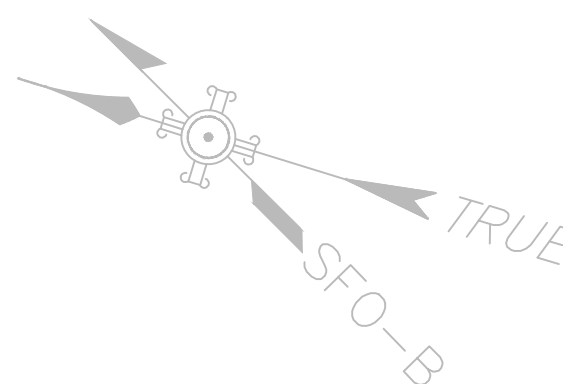
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2 DETAIL ENLARGEMENT



1 DIAGRAMMATIC IRRIGATION PLAN




GRAPHIC SYMBOL	SPECIES	COMMON NAME	CALL OUT SYMBOL	QUANTITY	CONTAINER SIZE	SPACING (FEET)	MATURE SIZE PER SUNSET	TYPE	WUCOLS
BIORETENTION PLANTS									
	ACHILLEA MILLEFOLIUM	YARROW	ACH MIL	29	5 GAL.	SEE PLANS	1-3' H X 1-3' W FT	PER	L
	ASCELPAS FASCICULARIS	NARROWLEAF MILKWEED	ASC FAS	18	5 GAL.	SEE PLANS	1-3' H X 1-2' W FT	PER	VL
	CAREX TUMULICOLA	FOOTHILL SEDGE	CAR TUM	18	5 GAL.	SEE PLANS	1-3' H X 1-3' W FT	PER	L
	FRANGULA CALIFORNICA	COFFEE BERRY	FRA CAL	36	5 GAL.	SEE PLANS	5' H X 5' W FT	SHRUB	L
	JUNCUS PATENS	SPREADING RUSH	JUN PAT	25	5 GAL.	SEE PLANS	1-3' H X 1-3' W FT	PER	L
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	MIM AUR	29	5 GAL.	SEE PLANS	2-3' H X 2-3' W FT	PER	L
	SALVIA CLEVELANDII X SONOMENSIS	CLEVELAND SAGE	SAL CLE	9	5 GAL.	SEE PLANS	2-3' H X 4-5' W FT	SHRUB	L
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	SAL SPA	14	5 GAL.	SEE PLANS	2-3' H X 3-5' W	SHRUB	L
PLANTER PLANTS									
	DUDLEYA CYMOSA	CANYON DUDLEYA	DUD CYM	11	5 GAL.	SEE PLANS	2' H X 2' W	SUCC	L
	AGAVE ATTENUATA 'RAEA'S GOLD'	RAEA'S GOLD AGAVE	AGA ATT	10	5 GAL.	SEE PLANS	3' H X 3' W	SUCC	L

- UNLESS NOTED OTHERWISE, ALL NEW PLANTING AREAS THAT ARE CURRENTLY PAVED SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 18" AND BACKFILLED WITH IMPORT TOP SOIL.
- VERIFY EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY CONFLICT WITH PLANTING PRIOR TO WORK. ALL COSTS ASSOCIATED WITH LOCATING EXISTING UTILITIES, INCLUDING POT-HOLING, ARE INCLUDED IN THE CONTRACT PRICES PAID FOR THE VARIOUS ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED THEREFOR.
- FINAL LOCATION OF ALL PLANTS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION. NOTIFY THE ENGINEER FOR DIRECTION IF PLANT LOCATIONS REQUIRE ADJUSTMENT DUE TO, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING, UNDERGROUND OR ABOVE GROUND UTILITIES, STRUCTURES, SIGHT DISTANCES AND COMPLIANCE WITH UTILITY AND/OR CITY REQUIREMENTS FOR SETBACKS AND RESTRICTIONS. NOTIFICATION TO OCCUR PRIOR TO IRRIGATION AND/OR PLANT INSTALLATION. ENGINEER'S APPROVAL IS REQUIRED FOR ALL ADJUSTMENTS PRIOR TO INSTALLATION. CONTRACTOR IS TO INCLUDE ALL COSTS ASSOCIATED WITH ADJUSTMENTS IN IRRIGATION AND/OR PLANT LOCATIONS IN THE CONTRACT PRICES PAID FOR THE VARIOUS ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED THEREFOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND FURNISHING AND INSTALLING ALL PLANTS AND MATERIALS SHOWN ON THE PLANS, AS REQUIRED BY THESE CONTRACT DOCUMENTS. IF REQUIRED, ALL PLANTS INCLUDING TREES ARE TO BE CONTRACT GROWN. NO SUBSTITUTIONS DUE TO UNAVAILABILITY WILL BE ALLOWED.
- PLANTS ARE TO CONFORM TO THE STATE OF CALIFORNIA GRADING CODE OF NURSERY STOCK, NO.1 GRADE, AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. SEE PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING QUALITY, TRANSPORTATION, PLANTING, ETC.
- PLANT MATERIAL SHALL BE PURCHASED FROM SOURCE WITH BEST MANAGEMENT PRACTICES (BMPs) IN PLACE FOR CONTROL OF PHYTOPHTHORA ROOT ROT PATHOGENS THAT MEET OR EXCEED STATE REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADING ALL LANDSCAPED AREAS INCLUDING TOPSOIL AND MULCHED DIRT AREAS. ALL LANDSCAPED AREAS ARE TO HAVE POSITIVE DRAINAGE. NO LOW SPOTS OR BIRDBATHS WILL BE ALLOWED.
- SOIL AMENDMENT FOR ALL PLANTING AREAS SHALL BE ORGANIC YARD WASTE COMPOST APPROVED BY THE ENGINEER AND IN ACCORDANCE WITH THE SPECIFICATIONS.
- INSPECTION OF ALL PLANTS WILL BE DONE BY THE ENGINEER AT THE PROJECT SITES.
- INSTALL A 3 INCH LAYER OF TOPDRESS IN ALL TREE AND SHRUB BASINS AND ALL PLANTING AREAS EXCEPT WHERE SHOWN AND EXCEPT IN BIORETENTION BASINS. KEEP MULCH AWAY FROM DIRECT CONTACT WITH STEMS OF PLANTS AND TRUNKS OF TREES. SEE SPECIFICATIONS FOR MULCH TYPES AND INSTALLATIONS. BIORETENTION BASINS SHALL RECEIVE A 3" DEPTH LAYER OF NON-FLOATING MULCH TOPDRESS. NON-FLOATING MULCH SHALL CONFORM TO THE REQUIREMENTS OF THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD REQUIREMENTS FOR NON-FLOATING MULCH IN BIORETENTION FACILITIES.
- TEST SOILS IN PLANTING AREAS IN ACCORDANCE WITH THE SPECIFICATIONS AND ADD RECOMMENDED CHEMICALS, FERTILIZERS AND AMENDMENTS AS REQUIRED BY THE SOIL TESTS. NOTIFY ENGINEER FOR DIRECTION REGARDING ANY ISSUES PRIOR TO WORK.
- NO PESTICIDES FERTILIZERS WILL BE APPLIED PAST INITIAL ESTABLISHMENT PERIOD (IN LINE WITH ENVISION CREDIT NW2.3 REDUCE PESTICIDE AND FERTILIZER IMPACTS). PROJECT SHALL COMPLY WITH SFO INTEGRATED PEST MANAGEMENT PROGRAM REQUIREMENTS.



Key Map

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<p>CONTRACT NO.</p> <p>11921.66</p>	<p>PROJECT TITLE</p> <p>WEST FIELD UTILITIES AND PAVING - STATION BP</p>
<p>SEAL</p>	<p>SHEET TITLE</p> <p>PLANTING LEGEND AND NOTES</p> <p>CONSULTANT'S LOGO</p> 

DESIGNED BY: JP	CHECKED BY: CM
DRAWN BY: LG	DATE: JANUARY 26, 2026
SCALE: NONE	SIZE ARCH-D
SHEET NUMBER	

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11921.66

**WEST FIELD UTILITIES AND
PAVING - STATION BP**

PLANTING PLAN

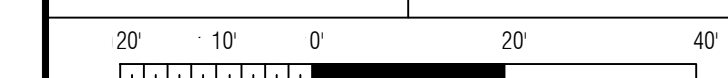
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PROJECT TITLE

SHEET TITLE

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CONSULTANT'S LOGO



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SHEET NUMBER	

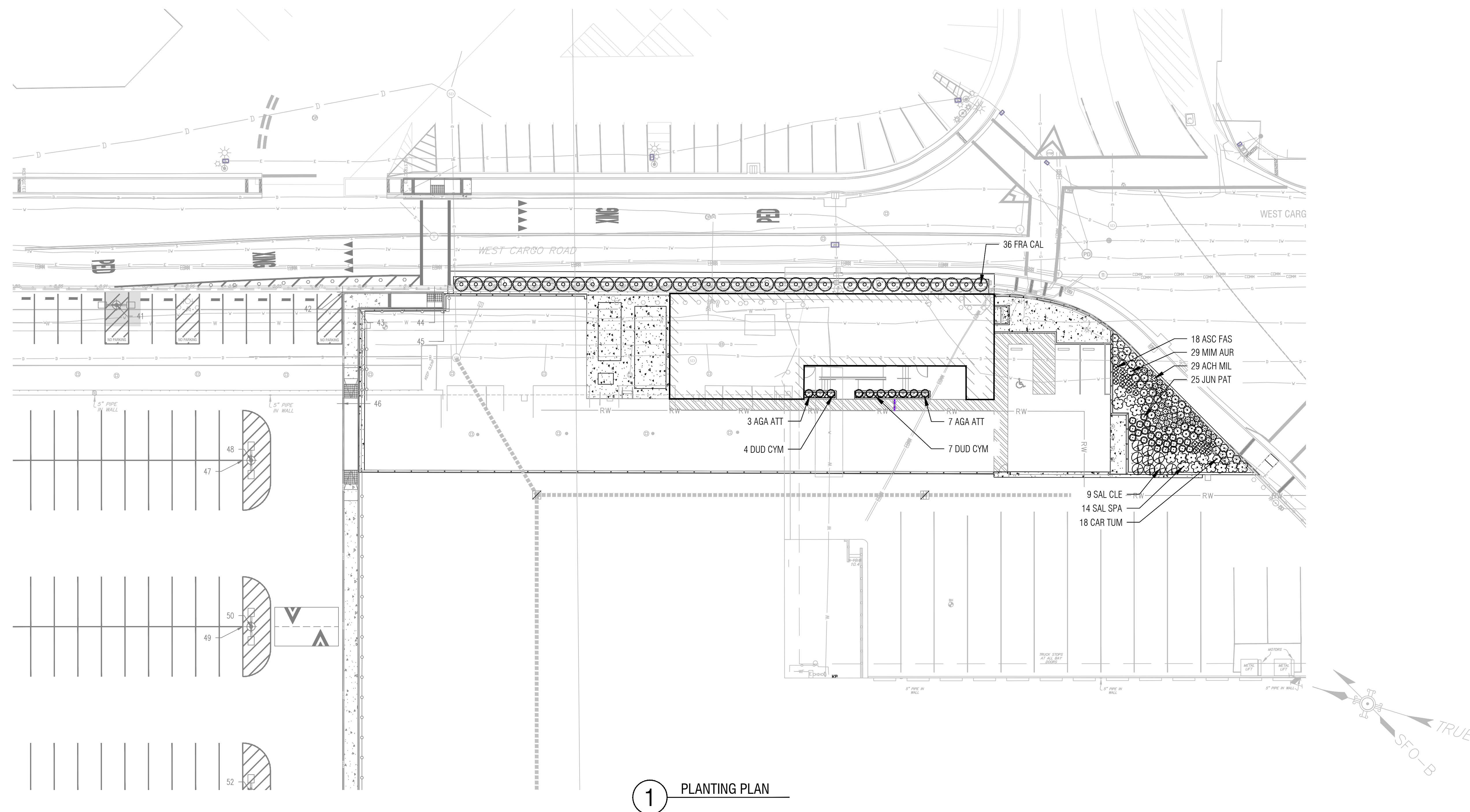
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ABBREVIATED PLANT SCHEDULE
FOR FULL PLANT SCHEDULE SEE SHEET L2.21

GRAPHIC SYMBOL	SPECIES	COMMON NAME	CALL OUT SYMBOL
BIORETENTION PLANTS			
	ACHILLEA MILLEFOLIUM	YARROW	ACH MIL
	ASCELIAS FASCICULARIS	NARROWLEAF MILKWEEED	ASC FAS
	CAREX TUMULICOLA	FOOTHILL SEDGE	CAR TUM
	FRANGULA CALIFORNICA	COFFEE BERRY	FRA CAL
	JUNCUS PATENS	SPREADING RUSH	JUN PAT
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	MIM AUR
	SALVIA CLEVELANDII X SONOMENSIS	CLEVELAND SAGE	SAL CLE
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	SAL SPA
PLANTER PLANTS			
	DUDLEYA CYMOSA	CANYON DUDLEYA	DUD CYN
	AGAVE ATTENUATA 'RAEA'S GOLD'	RAEA'S GOLD AGAVE	AGA ATT

PER = PERENNIAL, SUCC = SUCCULENT



1 PLANTING PLAN

Diagram illustrating the layout of a drip irrigation system, showing the connection of dripline (HDL) to the PLD (Pressure Limiting Device) or PLD-LOC (Pressure Limiting Device - Loc) fittings. The diagram includes the following components and labels:

- DRIPLINE (HDL) PER PLAN
- FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
- PLD OR PLD-LOC FITTINGS TYP.
- AIR RELIEF VALVE IN VALVE BOX
- PLD TUBING EXHAUST HEADER
- AS SPECIFIED
- ECO-INDICATOR ON SWING ARM
- HDL TUBING SUPPLY HEADER
- DRIPLINE CONTROL ZONE KIT PER PLAN

NOTE: ALL DUAL-2 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow

MAX RUN 150 ft./30M

DBY (4)

COLOR CODED VALVE WIRES. SEE LEGEND FOR COLOR AND VALVE #

MODEL DUAL-2 DECODER

DBR-Y-6 (2)

JACKETED ID WIRE PATH FROM CONTROLLER ALLOW 5 ft. / 1.5M SLACK PER DECODER 1/2 ON EITHER SIDE OF DECODER

JACKETED ID WIRE PATH TO NEXT DECODER

Diagram illustrating the components and assembly of a backflow preventer system, showing the installation details and materials used.

Components and Materials:

- 2 WIRE DECODER MODULE
- VALVE ID TAG
- VALVE BOX W/ LOCKING COVER
- REMOTE CONTROL DRIP VALVE ASSEMBLY. REFER TO PLAN FOR SIZE AND MODEL.
- SCH. 80 BALL VALVE
- SCH. 80 PVC ELBOW, TxT
- FINISH GRADE
- (4) BRICK SUPPORT
- GALV. HARDWARE CLOTH
- SCH. 80 PVC NIPPLE, TBE
- $\frac{3}{4}$ " CRUSHED ROCK
- PVC MAIN LINE
- SCH. 80 PVC ELBOW, TxT
- SCH. 80 PVC TEE, SxSxS
- CONDUIT SWEEP
- WATER PROOF WIRE CONNECTOR
- 1" CLR. OVER LATERAL
- PVC LATERAL PROVIDE 18" LENGTH PRIOR TO FIRST FITTING
- SCH. 40 PVC CONDUIT INSTALL COUPLERS AT END. PROVIDE 2" CLR ABOVE GRAVEL

2"

WATERPROOF WIRE CONNECTIONS

VALVE BOX

FINISH GRADE

24" COILED WIRE SLACK

FLOW SENSOR

MAINLINE

BRICK TO SUPPORT BOX (4 MIN.)

FILL BOTTOM OF BOX W/ 3" DEPTH DRAIN ROCK

NOTE: LOCATE DOWNSTREAM FROM MASTER R.C.V. A MIN. OF 10 PIPE DIAMETERS AND USE NO FITTINGS BETWEEN FLOW SENSOR AND MASTER R.C.V.

Key M

[illegible]

**Merrill
Morris**
Landscape Architects & Planners

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