

JEFFERSON ~ LOT 1

REDWOOD CITY, CA

OCTOBER 9, 2020



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LANDSCAPE

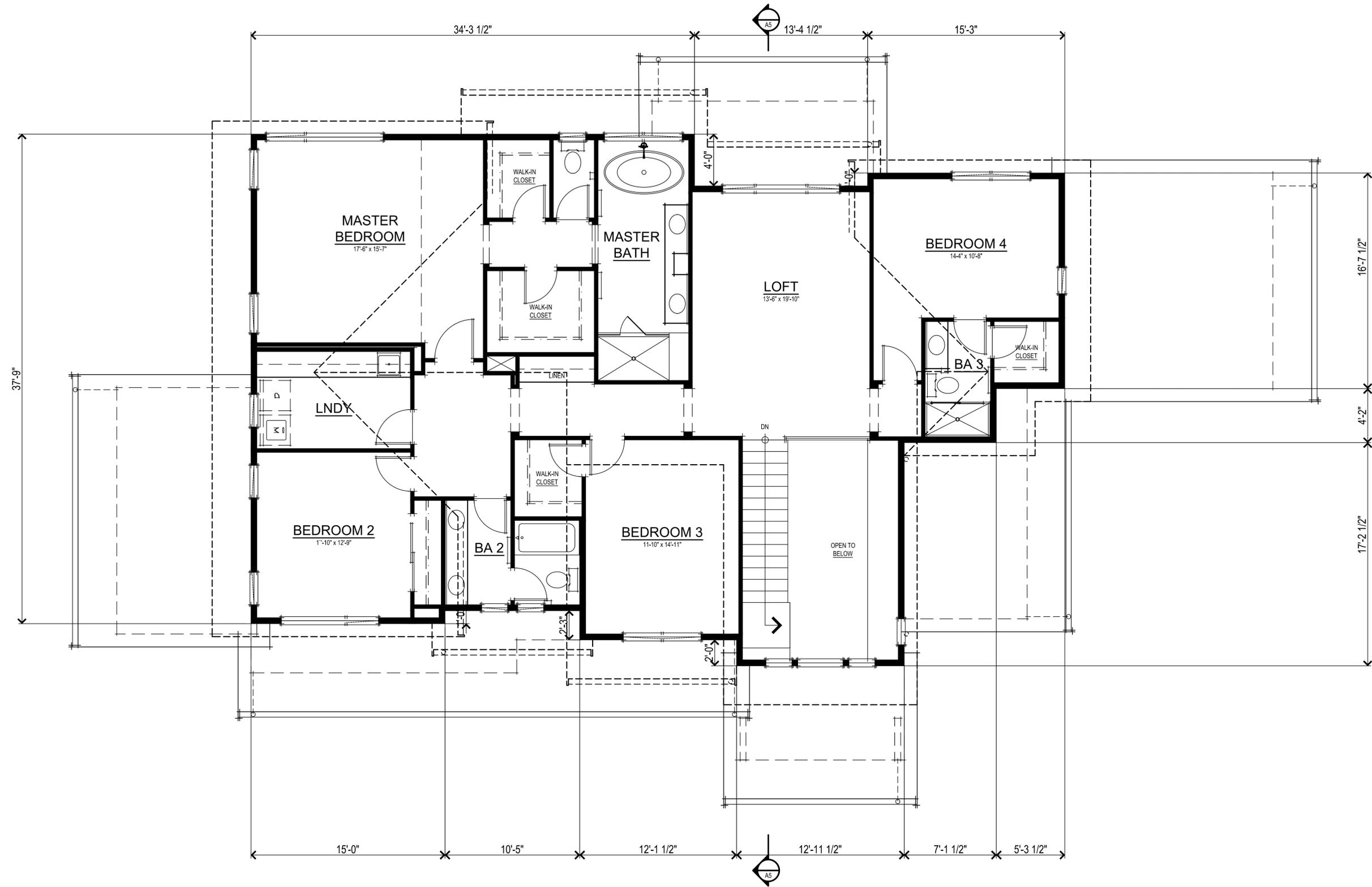
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21771 Stevens Creek Boulevard Ste. 200A Cupertino, CA 95014-1175
669.231.4240

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





SECOND FLOOR PLAN

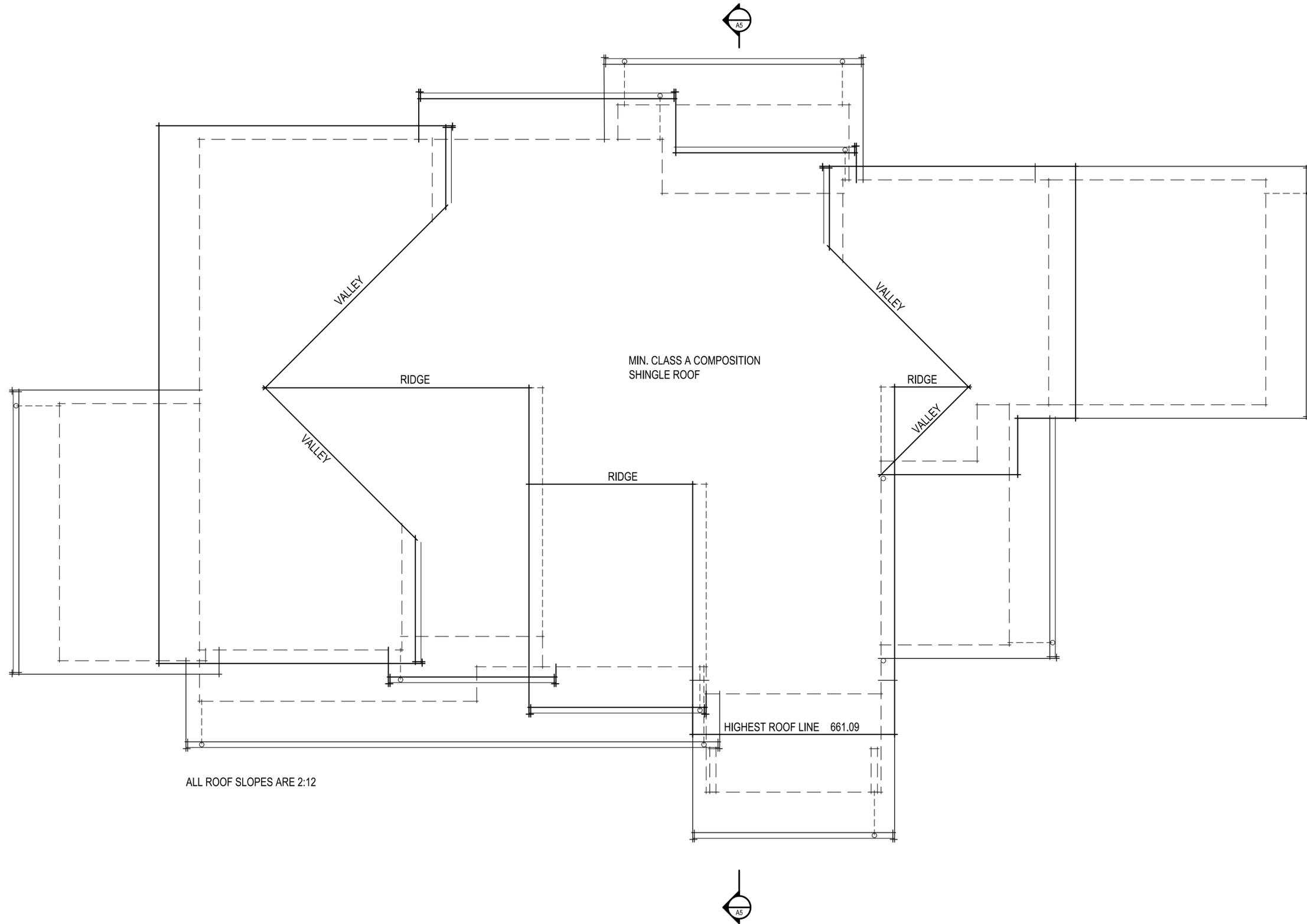
EH Jefferson
Redwood City, CA
October 09, 2020

4055 JEFFERSON AVENUE
LOT 1 SECOND FLOOR PLAN
A2

Edenbridge Homes
21771 Stevens Creek Boulevard Ste. 200A Cupertino, CA 95014-1175
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ROOF PLAN

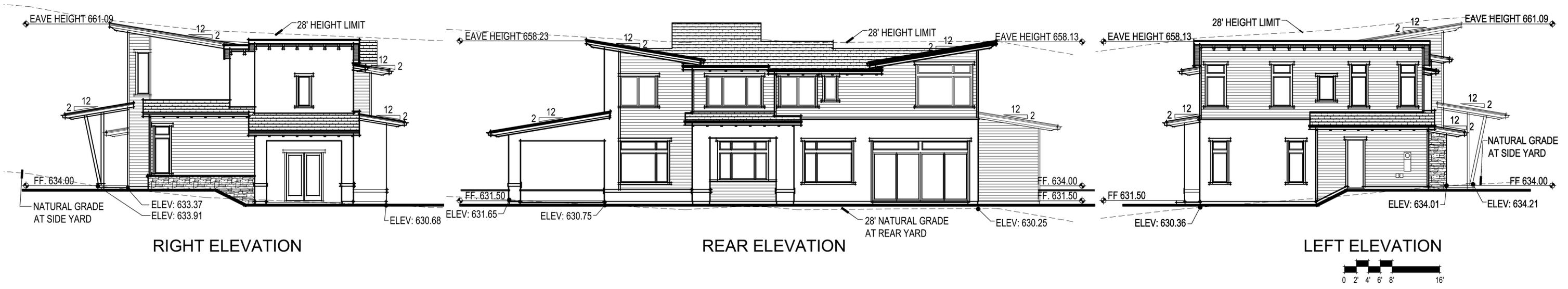
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4055 JEFFERSON AVENUE
 LOT 1 ROOF PLAN
 A3

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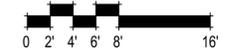




RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION



ELEV: 634.21

- EXTERIOR MATERIALS**
 *MUST MEET MIN. REQUIREMENTS FOR VERY HIGH FIRE HAZARD SEVERITY ZONE
- 3-COAT STUCCO EXTERIOR FINISH
 - FIRE RESISTANT HORIZONTAL SIDING
 - APPLIED STONE VENEER ACCENTS
 - MIN. CLASS A COMPOSITION SHINGLE ROOFING

EXTERIOR ELEVATIONS

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 October 09, 2020

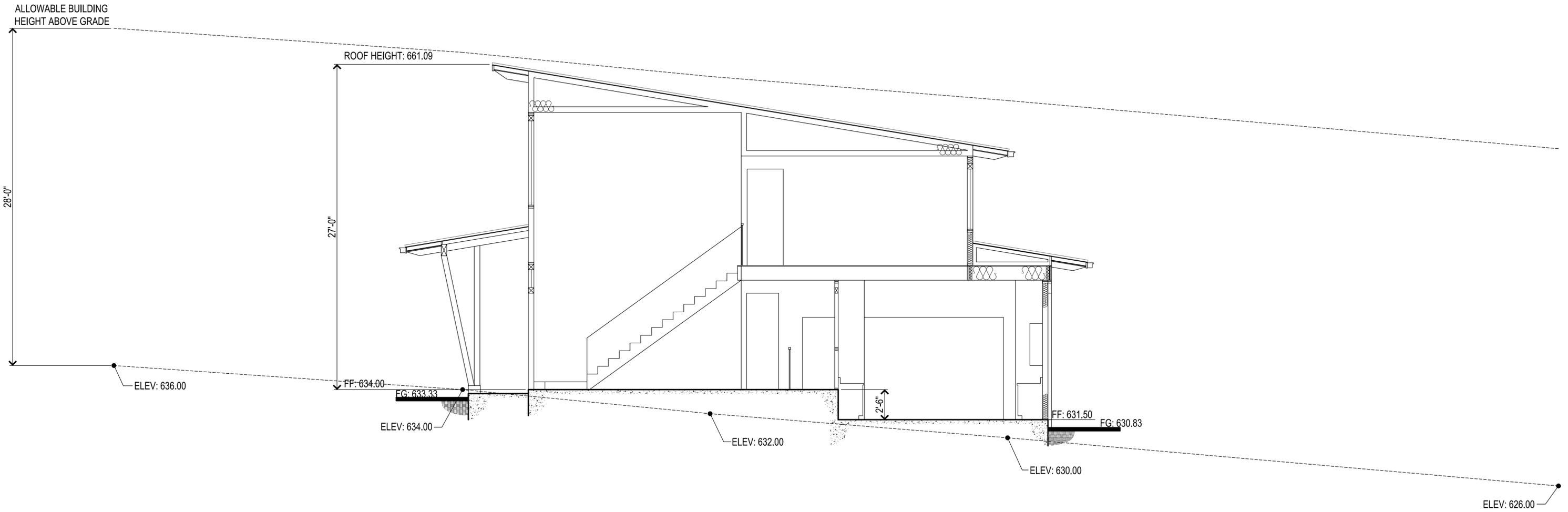
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4055 JEFFERSON AVENUE
 LOT 1 ELEVATIONS

A4

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 Redwood City, CA
 October 09, 2020

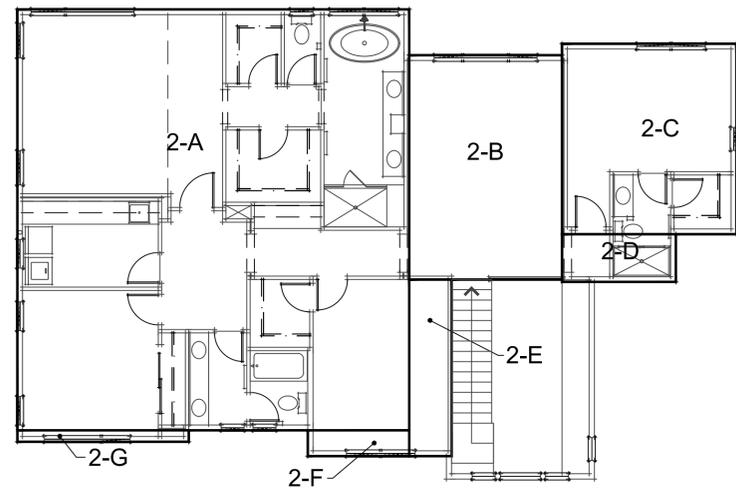
ARCHITECTURAL SECTION

4055 JEFFERSON AVENUE
 LOT 1 SECTION
 A5

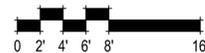
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SECOND FLOOR PLAN



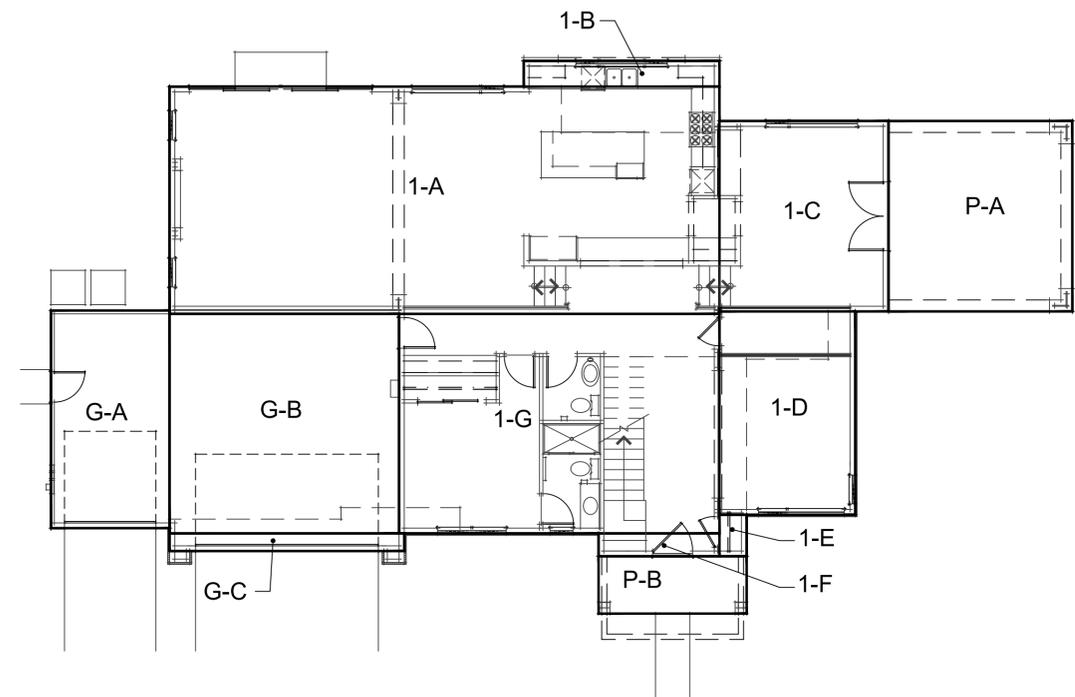
FLOOR AREAS		
LABEL	DIMENSION	AREA
1-A	19'-10" x 48'-1 1/2"	954 SQ. FT.
1-B	2'-3" x 17'-1 1/2"	39 SQ. FT.
1-C	16'-7 1/2" x 14'-9 1/2"	246 SQ. FT.
1-D	17'-9" x 11'-10 1/2"	211 SQ. FT.
1-E	3'-7 1/2" x 2'-4 1/2"	9 SQ. FT.
1-F	2'-0" x 10'-7"	21 SQ. FT.
1-G	19'-2" x 28'-0 1/2"	537 SQ. FT.
G-A	19'-0" x 10'-4 1/2"	197 SQ. FT.
G-B	19'-2" x 20'-1"	385 SQ. FT.
G-C	1'-6 1/2" x 20'-6 1/2"	32 SQ. FT.
P-A	16'-7 1/2" x 16'-1"	267 SQ. FT.
P-B	5'-0" x 12'-11 1/2"	65 SQ. FT.
2-A	36'-9" x 34'-3 1/2"	1260 SQ. FT.
2-B	19'-7" x 13'-4 1/2"	262 SQ. FT.
2-C	15'-3" x 16'-7 1/2"	254 SQ. FT.
2-D	4'-2" x 9'-11 1/2"	41 SQ. FT.
2-E	15'-5" x 3'-8 1/2"	57 SQ. FT.
2-F	2'-3" x 8'-10 1/2"	20 SQ. FT.
2-G	1'-0" x 15'-0"	15 SQ. FT.

F.A.R. APPLICABLE CALCULATED AREA	
FIRST FLOOR (1-A - 1-G)	2017 SQ. FT.
SECOND FLOOR (2-A - 2-G)	1909 SQ. FT.
GARAGE (G-A - G-C)	614 SQ. FT.
PORCH (P-A - P-B)	332 SQ. FT.
TOTAL	4872 SQ. FT.

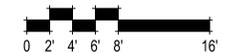
F.A.R. RATIO	
LOT SIZE	17787 SQ. FT.
MAX F.A.R. (30%)	5336 SQ. FT.
PROPOSED F.A.R.	4872 SQ. FT.

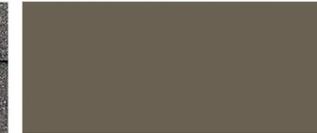
LOT COVERAGE APPLICABLE CALCULATED AREA	
FIRST FLOOR (1-A - 1-G)	2017 SQ. FT.
GARAGE (G-A - G-C)	614 SQ. FT.
PORCH (P-A - P-B)	332 SQ. FT.
TOTAL	2963 SQ. FT.

LOT COVERAGE RATIO	
LOT SIZE	17787 SQ. FT.
MAX LOT COVERAGE (25%)	4447 SQ. FT.
PROPOSED LOT COVERAGE	2963 SQ. FT.



FIRST FLOOR PLAN





Metal Roof
Taylor Metal Products
Saddle Tan SRI-37

Roofing
Owens Corning
Duration - Mountainside



Stucco
KM 4641 Brown Mouse



Siding
KM 5719 Corkboard



Trim / Garage door
KM 5792 Stacked Stone

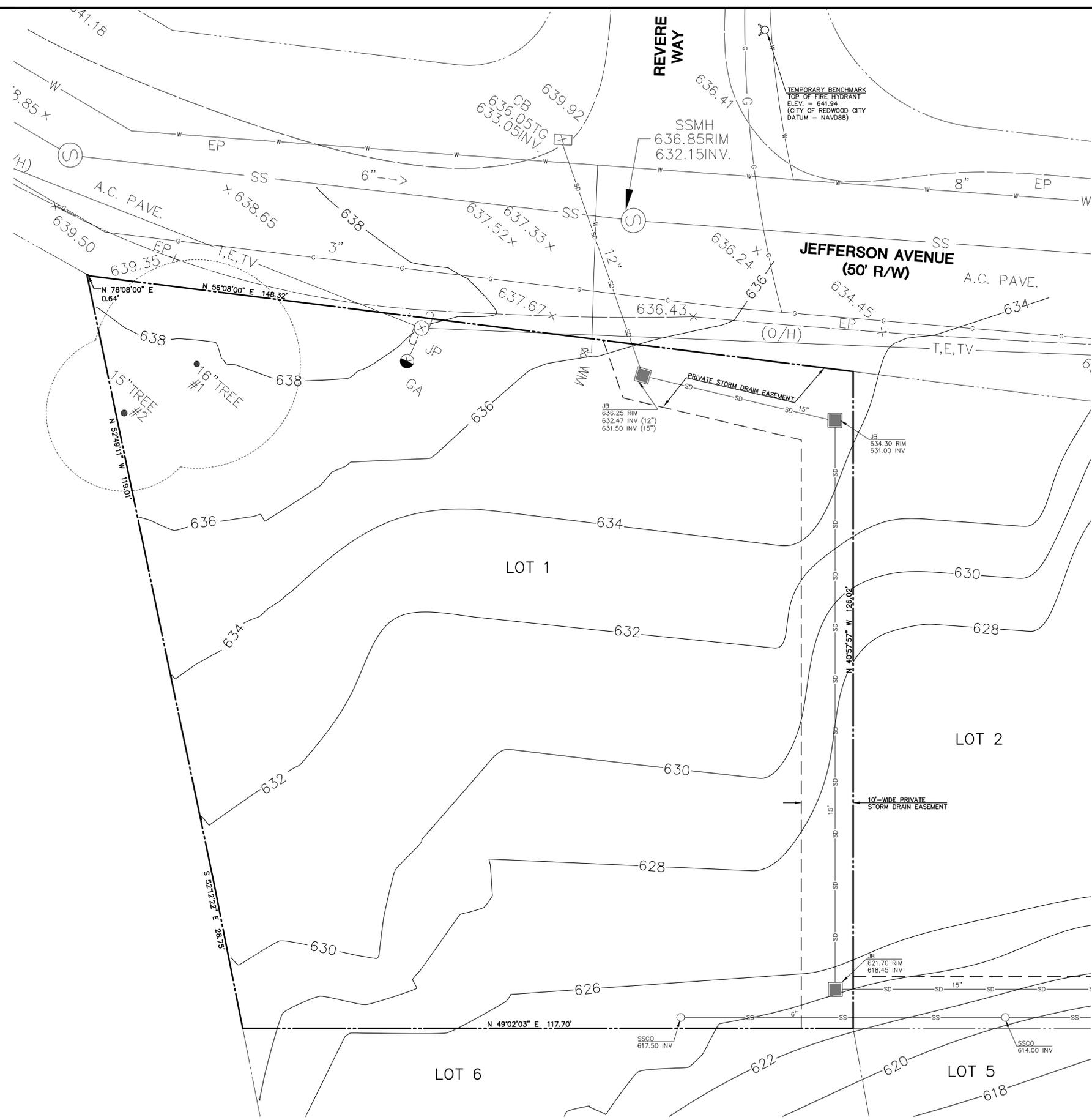


Entry Door / Accent
KMA 66 Santana Soul



AMSCO Windows
Almond

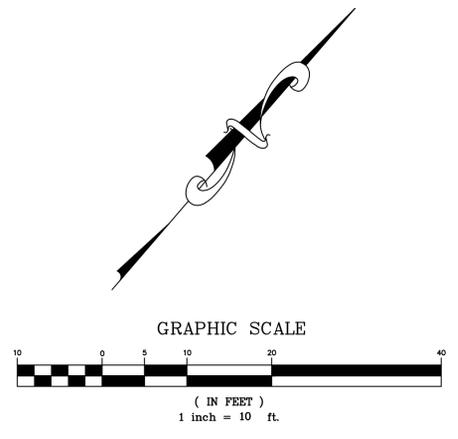
Stone
Eldorado Stone
Mountain Ledge - Durango



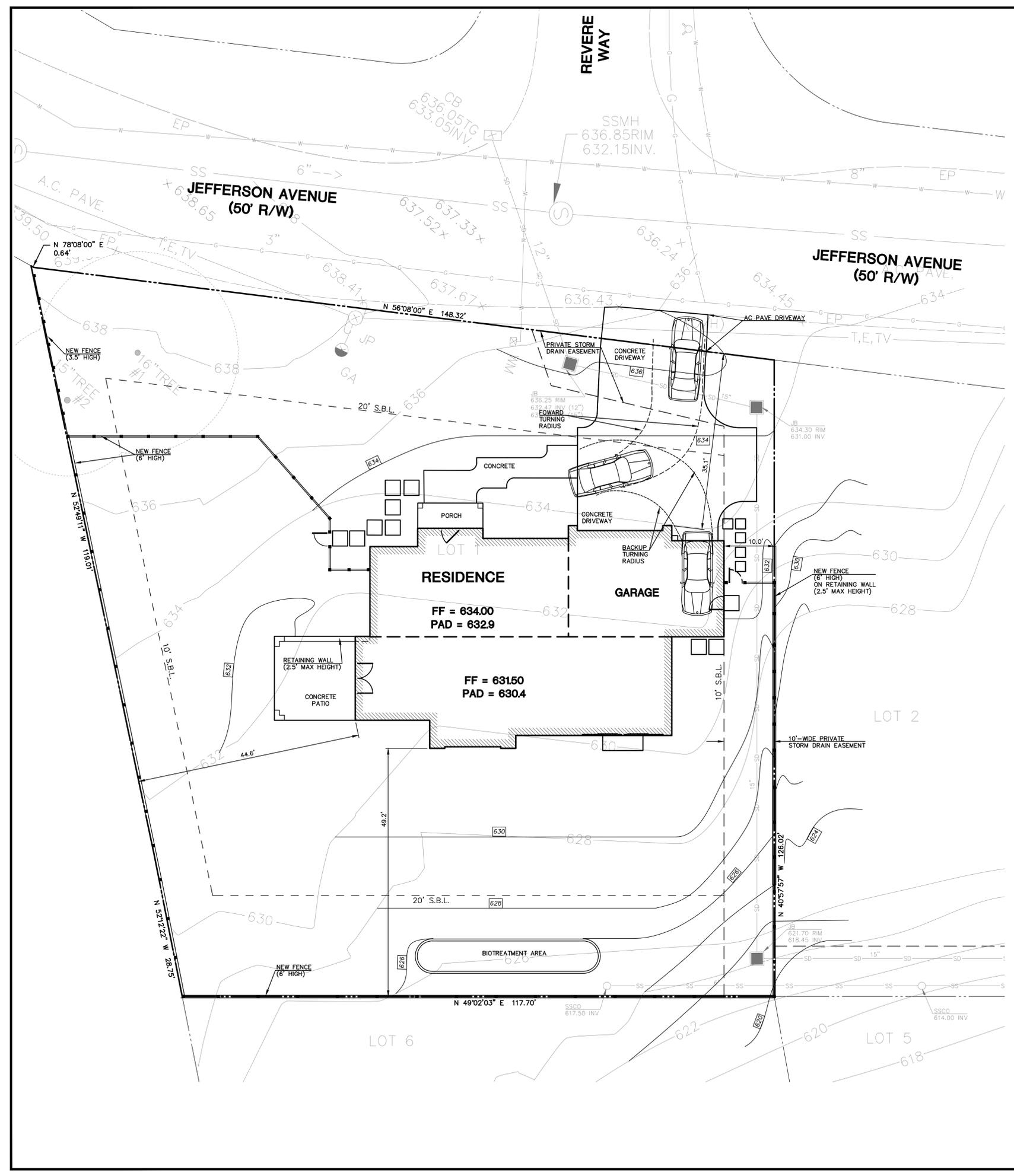
- LEGEND:**
- A.C. PAVE. ASPHALT CONCRETE PAVEMENT
 - CB CATCH BASIN
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR ELEVATION
 - GA GUY ANCHOR
 - INV. INVERT
 - JB JUNCTION BOX
 - JP JOINT UTILITY POLE
 - (O/H) OVERHEAD
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - TV CABLE TV LINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - G GAS LINE
 - E ELECTRIC LINE
 - W WATER LINE
 - T TELEPHONE LINE
 - ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - TREE WITH SIZE AND ARBORIST NUMBER

UTILITY NOTE:
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS. INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

LOT AREA:
 = 17,787 SQ. FT.



	DATE: 11/13/20 BY: DJK PER COUNTY COMMENTS: -- REV: --
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580	
PREPARED FOR: EDENBRIDGE HOMES	UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
TOPOGRAPHIC SURVEY PLAN 4055 JEFFERSON AVENUE	
DRAWN BY: DJK DESIGNED BY: -- CHECKED BY: DGM	SCALE: 1"=10' DATE: 07/27/20 DRAWING NO. LOT1-TOPO
SHEET C-1 1 OF 6	

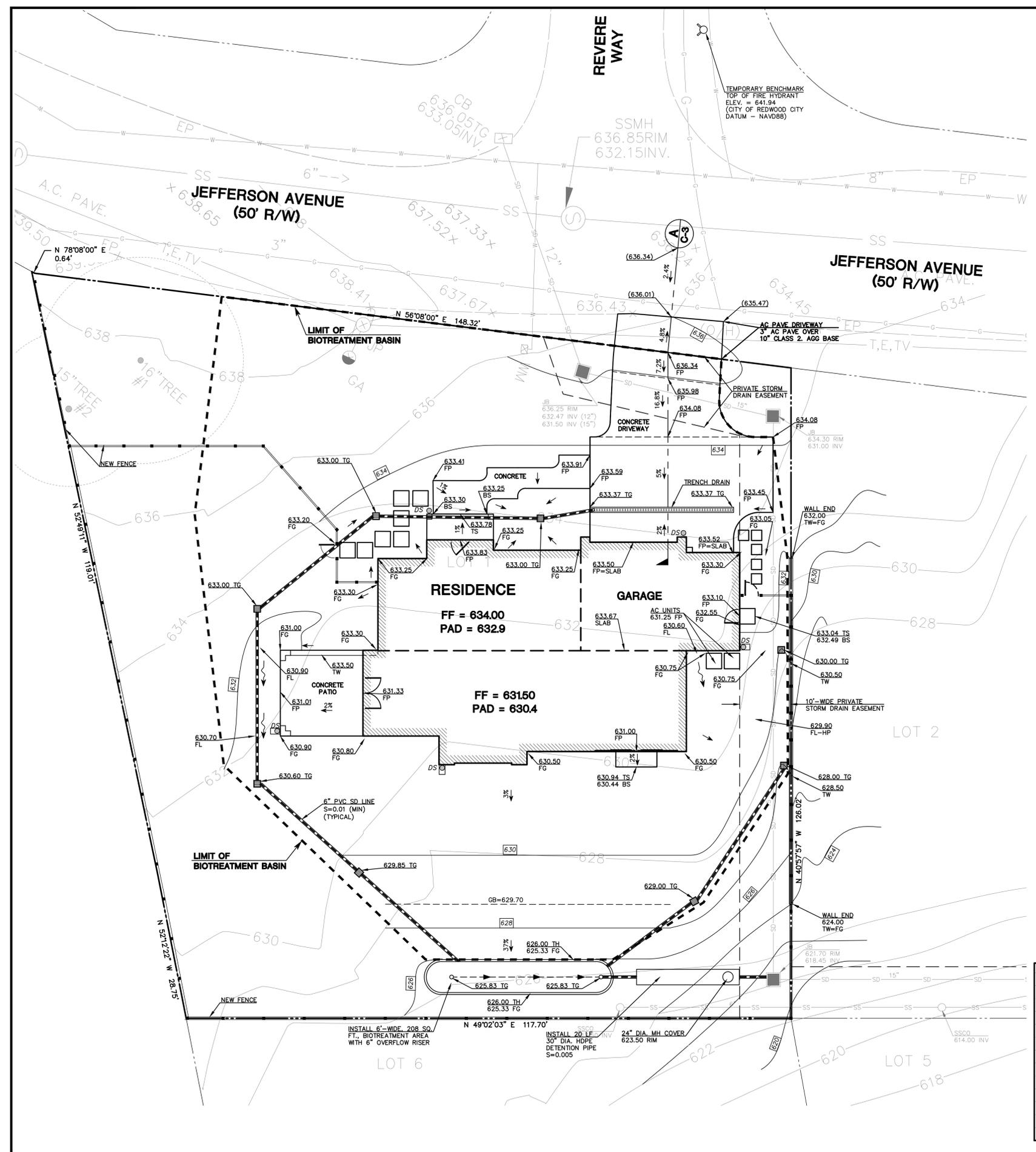


INFORMATION TABLE:
 LOT SIZE AND ALL CALCULATIONS RELATED TO LOT SIZE ARE BASED ON POST-SUBDIVISION AREAS.

ADDRESS	4055 JEFFERSON AVENUE
ASSESSOR'S PARCEL NUMBER	068-211-270
ZONING DISTRICT	RH/DR
LOT SIZE	17,787 SQ. FT.
EXISTING FOOTPRINT	0 SQ. FT.
MAXIMUM FOOTPRINT	4,447 SQ. FT.
PROPOSED FOOTPRINT	3,006 SQ. FT.
MAXIMUM LOT COVERAGE	25%
PROPOSED LOT COVERAGE	17%
MAXIMUM FLOOR AREA	5,336 SQ. FT.
PROPOSED FLOOR AREA	4,915 SQ. FT.
MAXIMUM F.A.R.	30%
PROPOSED F.A.R.	28%
NEW LANDSCAPE AREA	3,170 SQ. FT.

- LEGEND:**
- A.C. PAVE. ASPHALT CONCRETE PAVEMENT
 - CB CATCH BASIN
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR ELEVATION
 - GA GUY ANCHOR
 - INV. INVERT
 - JB JUNCTION BOX
 - JP JOINT UTILITY POLE
 - (O/H) OVERHEAD
 - S.B.L. SETBACK LINE
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - TV CABLE TV LINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - G GAS LINE
 - E ELECTRIC LINE
 - W WATER LINE
 - T TELEPHONE LINE
 - Fire Hydrant FIRE HYDRANT
 - Water Valve WATER VALVE
 - Tree with size and arborist number TREE WITH SIZE AND ARBORIST NUMBER

<p>REGISTERED PROFESSIONAL ENGINEER FRANCIS G. MACLEOD No. 35048 CIVIL STATE OF CALIFORNIA</p>	<p>MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580</p>
<p>PREPARED FOR: EDENBRIDGE HOMES</p>	<p>SITE PLAN 4055 JEFFERSON AVENUE SAN MATEO COUNTY CALIFORNIA</p>
<p>DRAWN BY: DJK DESIGNED BY: DJK CHECKED BY: DGM</p>	<p>SCALE: 1"=10' DATE: 07/27/20 DRAWING NO. LOT1-SITE SHEET</p>
<p>GRAPHIC SCALE (IN FEET) 1 inch = 10 ft.</p>	
<p>C-2 2 OF 6</p>	



GENERAL NOTES:

1. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
5. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

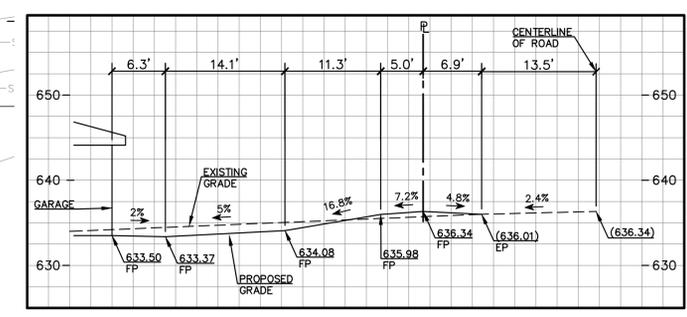
GEOTECHNICAL ENGINEERS NOTE:

THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY BERLOGAR STEVENS AND ASSOCIATES, DATED OCT. 29, 2018, JOB NO. 3975.100 SHALL BE MADE A PART OF THIS PLAN.

GRADING QUANTITIES:	CUT	FILL
HOUSE & GARAGE PAD	40	15
DRIVEWAY	50	--
FRONT YARD GRADING	25	--
REAR YARD GRADING	10	85
DETENTION PIPE	10	5
TOTAL	135	105

TOTAL EARTHWORK = 135 + 105 = 240 C.Y. ±
EXPORT = 135 - 105 = 20 C.Y. ±

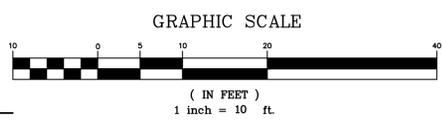
NOTE:
EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.



A DRIVEWAY & PROFILE
SCALE: 1"=10' (V & H)

LEGEND:

- A.C. PAVE. ASPHALT CONCRETE PAVEMENT
- BS BOTTOM OF STEP
- CATV CABLE TELEVISION
- CB CATCH BASIN
- CONC. CONCRETE
- EM ELECTRIC METER
- ELEC ELECTRIC
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR ELEVATION
- FG FINISH GRADE
- FP FINISHED PAVE
- GA GUY ANCHOR
- INV. INVERT
- JB JUNCTION BOX
- JP JOINT UTILITY POLE
- (O/H) OVERHEAD
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TELE TELEPHONE
- TH TOP OF HEADER
- TS TOP OF STEP
- TW TOP OF WALL
- UB UTILITY BOX
- WM WATER METER
- TV CABLE TV LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- JT JOINT TRENCH LINE
- G GAS LINE
- E ELECTRIC LINE
- W WATER LINE
- T TELEPHONE LINE
- Fire Hydrant Symbol FIRE HYDRANT
- Water Valve Symbol WATER VALVE
- Tree Symbol TREE/SIZE/APPROX. DRIPLINE
- 634 NEW CONTOUR
- Swale Symbol SWALE
- DS@ SURFACE RUNOFF DIRECTION
- Downspout Symbol DOWNSPOUT
- 636.01 EXISTING GRADE ELEVATION
- 634 NEW STORM DRAIN LINE
- 634 NEW DRAIN INLET



REGISTERED PROFESSIONAL ENGINEER
FERRIS G. MACLEOD
No. 35048
CIVIL
STATE OF CALIFORNIA

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
905 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
EDENBRIDGE HOMES

PRELIMINARY GRADING AND DRAINAGE PLAN
4055 JEFFERSON AVENUE
SAN MATEO COUNTY CALIFORNIA
UNINCORPORATED

DRAWN BY: DJK
DESIGNED BY: DJK
CHECKED BY: DGM
SCALE: 1"=10'
DATE: 07/27/20
DRAWING NO. LOT1-GRAD
SHEET

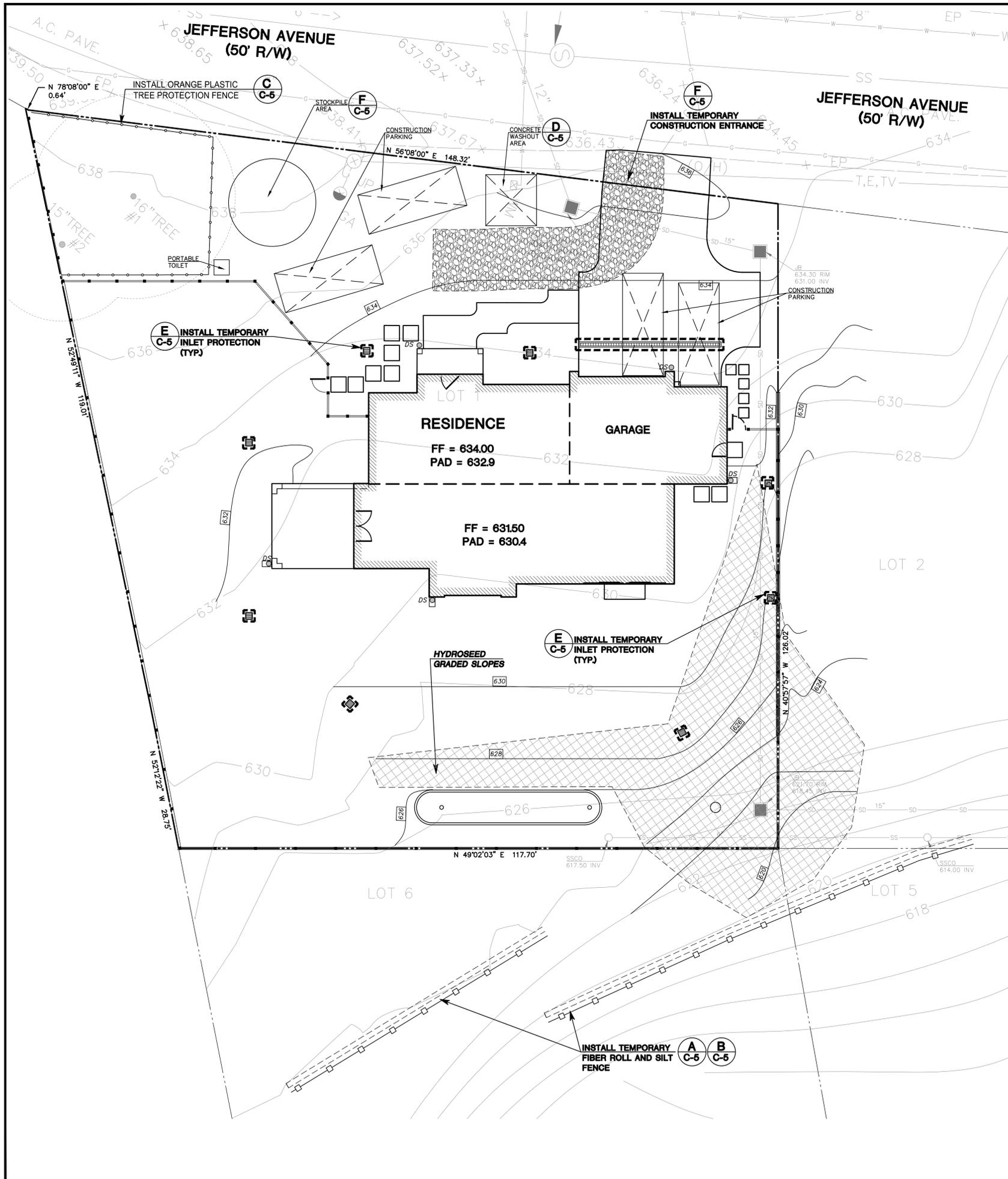
C-3
3 OF 6

DATE: 11/13/20

PER COUNTY COMMENTS

DESCRIPTION

REV.



SAN MATEO COUNTY STANDARD NOTES:

- EROSION CONTROL POINT OF CONTACT:
OWNER: EDENBRIDGE HOMES
EMAIL: eric@edenbridgehomes.com
OFFICE: (669) 231-4240
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
- STABILIZE ALL DENUDE AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

EROSION CONTROL NOTES:

- THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
- A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE COUNTY REPRESENTATIVE.
- DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
- AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

DUST CONTROL NOTES:

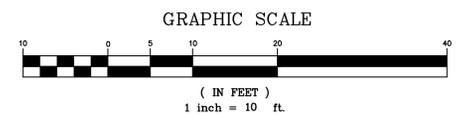
- WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
- COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
- PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE PROJECT SITE.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).

ARBORIST NOTE:

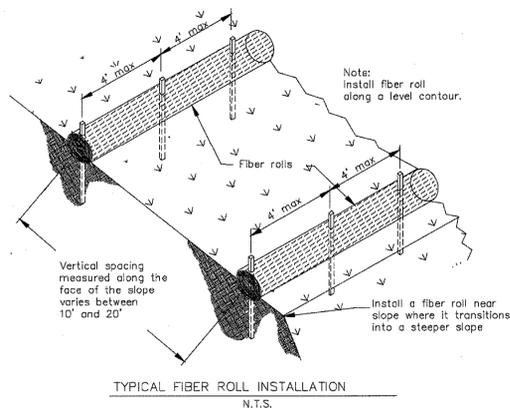
THE PROJECT ARBORIST SHALL BE ON-SITE TO OBSERVE ANY WORK WITHIN THE DRIPLINE OF TREE #1 AND #2.

CONSTRUCTION SCHEDULE:

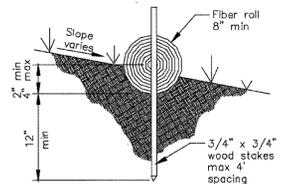
START OF PROJECT - NOVEMBER, 2020
ESTIMATED PROJECT COMPLETION - NOVEMBER, 2021



DATE: 11/13/20	BY: DJK
PER COUNTY COMMENTS	DESCRIPTION
REV. 1	REV.
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 905 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR:	EDENBRIDGE HOMES
EROSION & SEDIMENTATION CONTROL PLAN 4055 JEFFERSON AVENUE UNINCORPORATED SAN MATEO COUNTY CALIFORNIA	
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	07/27/20
DRAWING NO.	LOT1-GRAD
SHEET	C-4
4 OF 6	



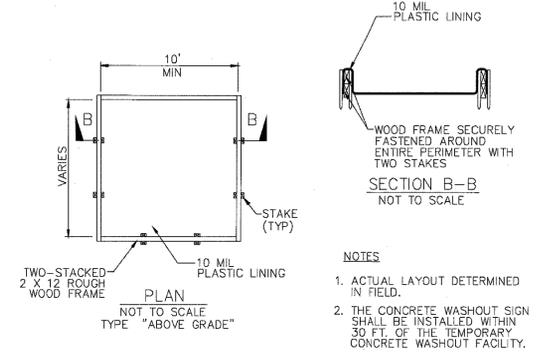
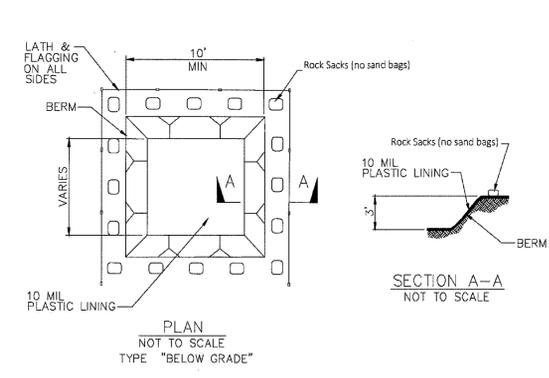
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



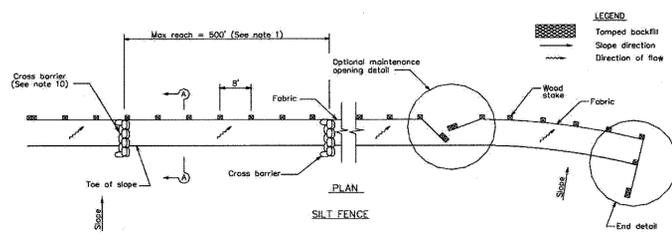
ENTRENCHMENT DETAIL
N.T.S.

NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted. Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

A COUNTY STANDARD FIBER ROLL DETAIL
SCALE: (NOT TO SCALE)

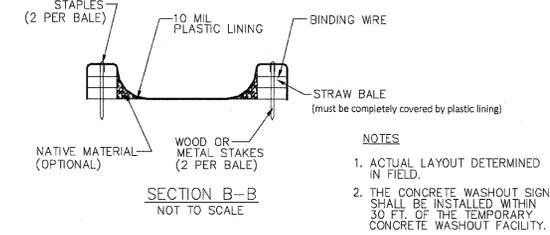
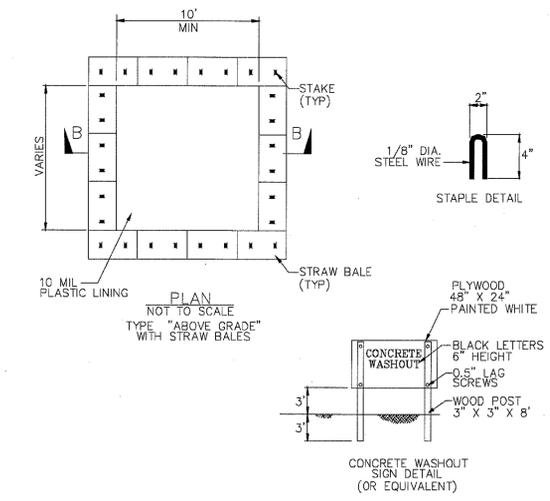


D COUNTY STANDARD CONCRETE WASHOUT DETAIL
SCALE: (NOT TO SCALE)

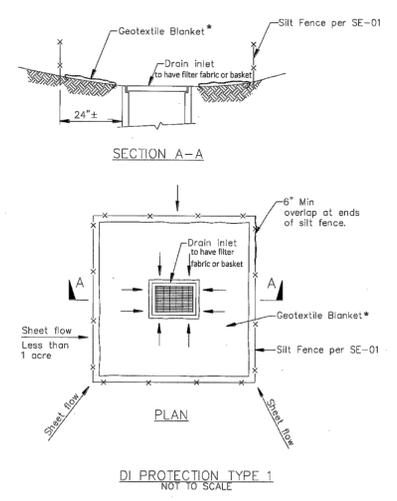


- NOTES:
- Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
 - The last 8'-0" of fence shall be turned up slope.
 - Stake dimensions are nominal.
 - Dimension may vary to fit field condition.
 - Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
 - Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
 - Stakes shall be driven lightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
 - For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
 - Minimum 4 staples per stake. Dimensions shown are typical.
 - Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
 - Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
 - Joining sections shall not be placed at sump locations.
 - Sandbag rows and layers shall be offset to eliminate gaps.

B COUNTY STANDARD SILT FENCE DETAIL
SCALE: (NOT TO SCALE)



E COUNTY STANDARD DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)

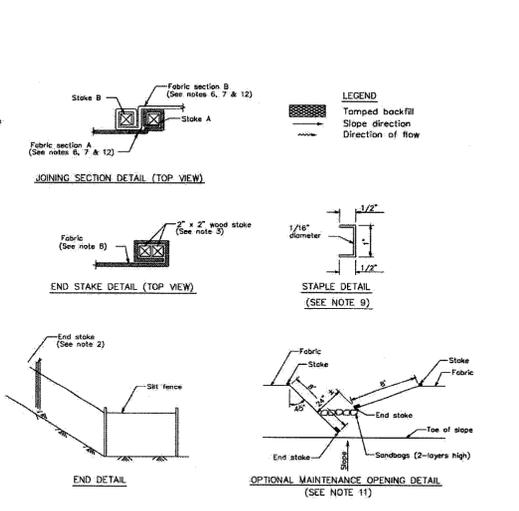


- NOTES:
- For use in areas where grading has been completed and final soil stabilization and seeding are pending.
 - Not applicable in paved areas.
 - Not applicable with concentrated flows.

F COUNTY STANDARD STOCKPILE AREA DETAIL
SCALE: (NOT TO SCALE)

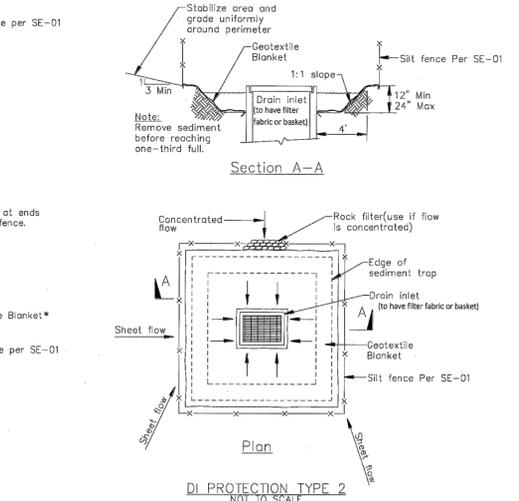


F COUNTY STANDARD STOCKPILE AREA DETAIL
SCALE: (NOT TO SCALE)



- NOTES:
- Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
 - The last 8'-0" of fence shall be turned up slope.
 - Stake dimensions are nominal.
 - Dimension may vary to fit field condition.
 - Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
 - Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
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 - Sandbag rows and layers shall be offset to eliminate gaps.

B COUNTY STANDARD SILT FENCE DETAIL
SCALE: (NOT TO SCALE)

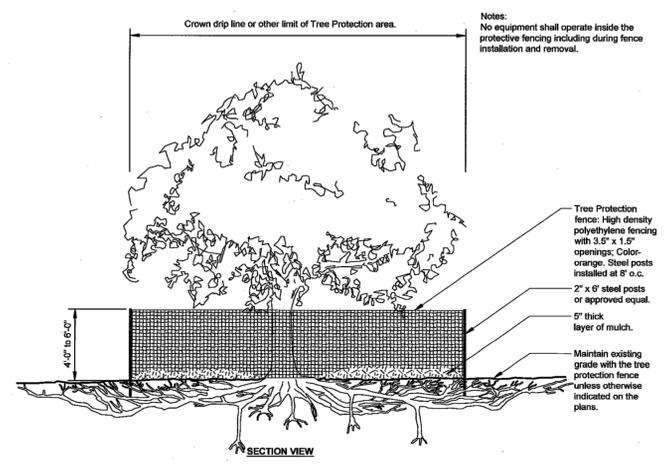


- NOTES:
- For use in areas where grading has been completed and final soil stabilization and seeding are pending.
 - Not applicable in paved areas.
 - Not applicable with concentrated flows.

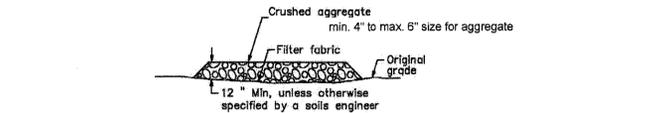
E COUNTY STANDARD DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)



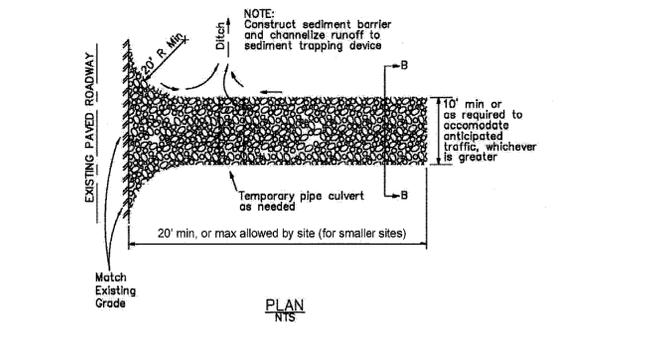
F COUNTY STANDARD STOCKPILE AREA DETAIL
SCALE: (NOT TO SCALE)



C COUNTY STANDARD TREE PROTECTION DETAIL
SCALE: (NOT TO SCALE)

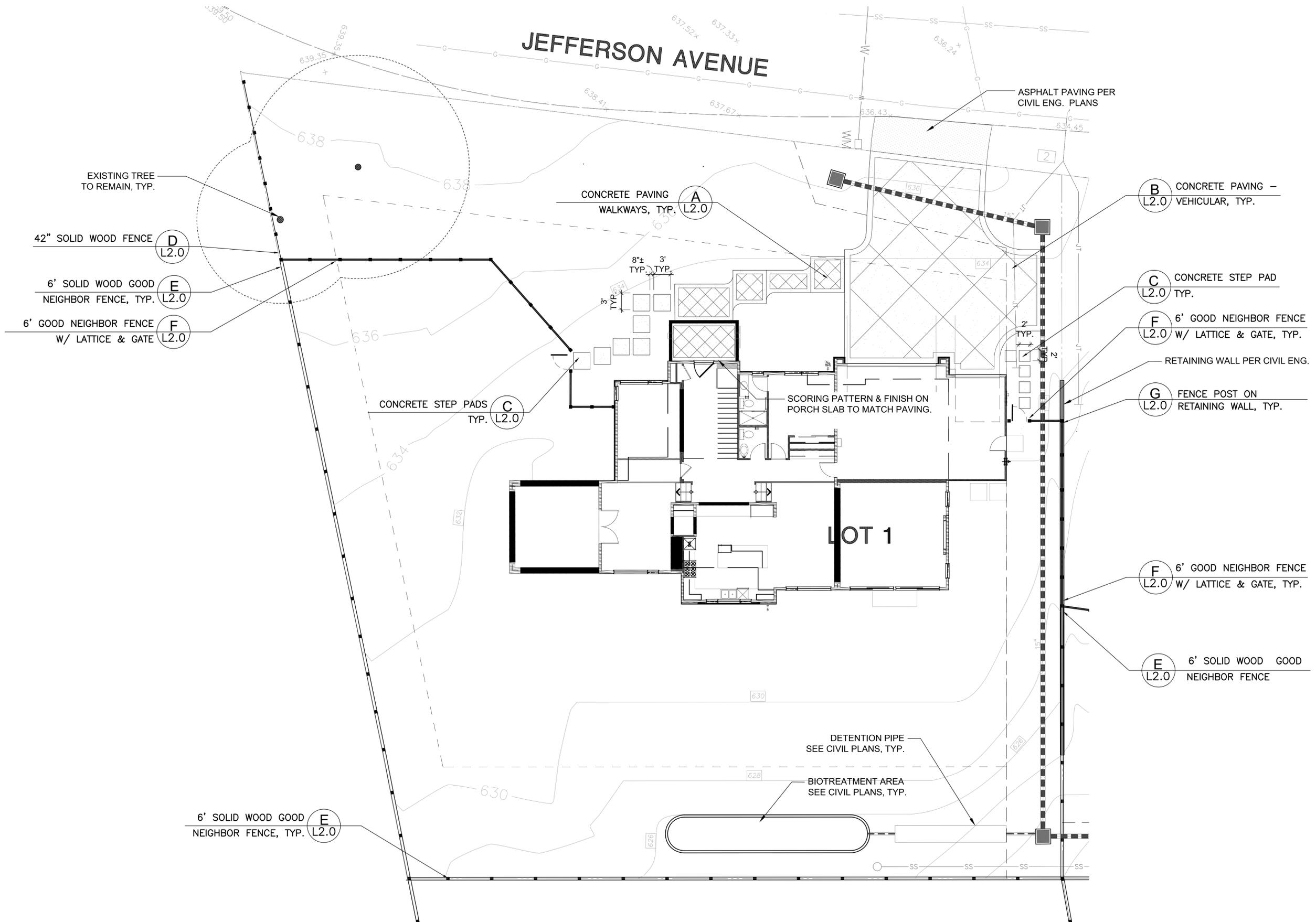


F COUNTY STANDARD CONSTRUCTION ENTRANCE DETAIL
SCALE: (NOT TO SCALE)



F COUNTY STANDARD STOCKPILE AREA DETAIL
SCALE: (NOT TO SCALE)

DATE:	11/13/20
BY:	DJK
PER COUNTY COMMENTS:	
DESCRIPTION:	
REV:	
MALEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR:	EDENBRIDGE HOMES
COUNTY STANDARD EROSION AND SEDIMENTATION CONTROL DETAILS	SAN MATEO COUNTY CALIFORNIA
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	07/27/20
DRAWING NO.	LOT1-GRAD
SHEET	C-5
	5 OF 6



CLIENT:
EDENBRIDGE HOMES
 2171 STEVENS CREEK BLVD.
 CUPERTINO
 CA
 95014-1175
 (669) 231-4240



VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH ST. SAN FRANCISCO, CA
 77 9403 PH (415) 864-7021 FAX (415) 864-4776

PROJECT MANAGER: **GN**
 DESIGNED BY: **GN**
 CHECKED BY: **GA**

PROJECT NAME/LOCATION:
4055 JEFFERSON AVE. LOT 1
 SAN MATEO COUNTY CA

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

NO.	DESCRIPTION	BY:	DATE

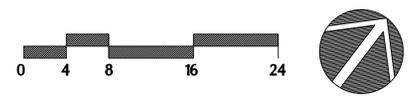
SHEET TITLE:
CALLOUT & LAYOUT PLAN

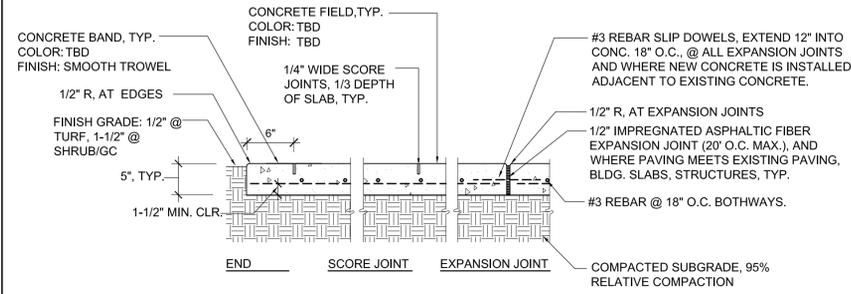
SCALE:
1/8" = 1'-0"

ISSUE DATE:
11/13/20

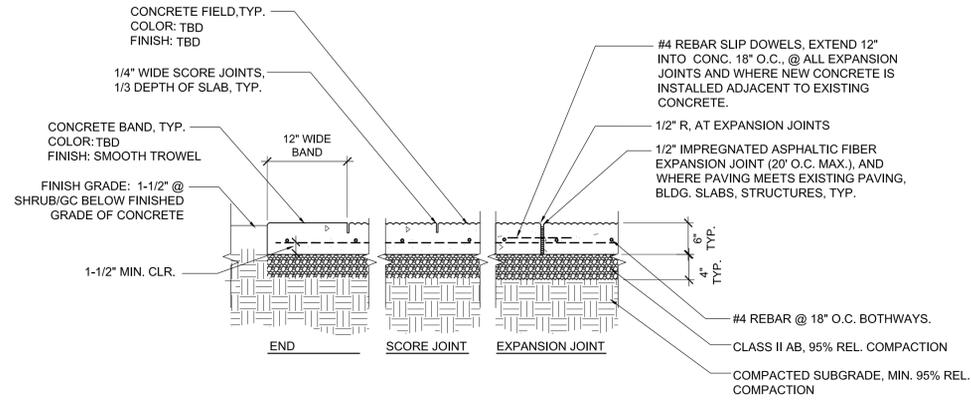
PROJECT NO.:
V1831

SHEET NO.:
L1.0
 OF





A CONCRETE PAVING - WALKWAYS
NTS



B CONCRETE PAVING - VEHICULAR
NTS

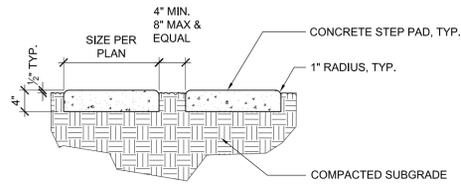
CONCRETE & PAVING GENERAL NOTES:

1. SCORING PATTERN TO MEET ALL ACI INTERNATIONAL GUIDELINES.
2. ALL FORMWORK/SCORING/PROPOSED JOINT SPACING TO BE APPROVED AND REVIEWED BY OWNERS' REPRESENTATIVE PRIOR TO POURING.
3. ALL SCORING/EXPANSION JOINTS TO BE MINIMUM 1/3 DEPTH OF SLAB.
4. DISTANCE BETWEEN EXPANSION JOINTS TO BE MAXIMUM 24 TIMES SLAB THICKNESS. ALL EXPANSION JOINTS TO BE CONTINUOUS. REFER TO ACI INTL. CCS-1 SERIES GUIDELINES FOR ALL CONCRETE WORK. ANY DISCREPANCIES WITH DRAWINGS TO BE BROUGHT TO ATTENTION OF OWNER/ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
5. CONCRETE TO BE AS SQUARE AS PRACTICAL. NEVER MAKE LONG SIDE MORE THAN 1-1/2 TIMES LENGTH OF SHORT SIDE. NO ONE PANEL TO BE MORE THAN 100 SQ. FT.
6. INSTALL EXPANSION JOINTS WHERE NEW PAVING MEETS EXISTING PAVING, WALLS, CURBS, FOUNDATIONS, OR OTHER FIXED OBJECTS, AND CHANGES IN WALK DIRECTIONS.
7. CONCRETE COLOR TO BE NATURAL GREY UNLESS OTHERWISE INDICATED. SCORING PATTERN PER PLANS.
8. CONCRETE FINISH, AS SHOWN IN DETAIL. PERPENDICULAR TO PATH OF TRAVEL.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF REBAR SLIP DOWELS WHERE DRIVEWAY MEETS GARAGE CONCRETE PAD WITH OWNERS REPRESENTATIVE AND PROJECT STRUCTURAL ENGINEER. DOWELS SHALL BE #4 REBAR SPACED 24\"/>

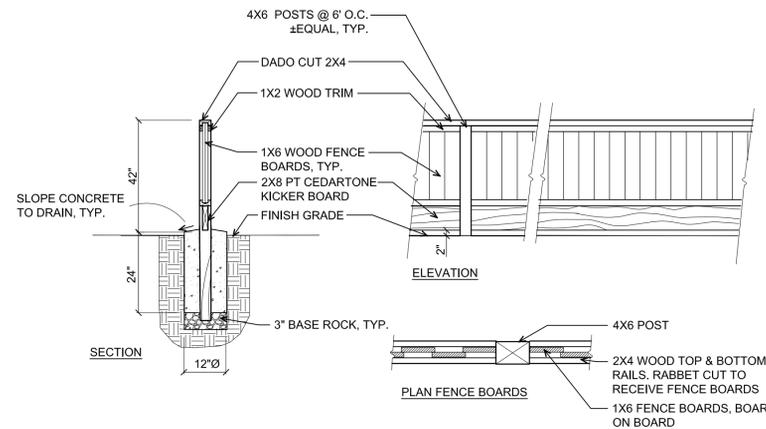
PAVING PROFILE, AGGREGATE, SUBBASE PREPARATION & COMPACTION PER GEOTECH ENGINEER, TYP. PROFILES ARE SHOWN FOR BIDDING PURPOSES ONLY. SEE GEOTECH REPORT FOR PAVING & SUBBASE REQUIREMENTS.

WOOD FENCING NOTES:

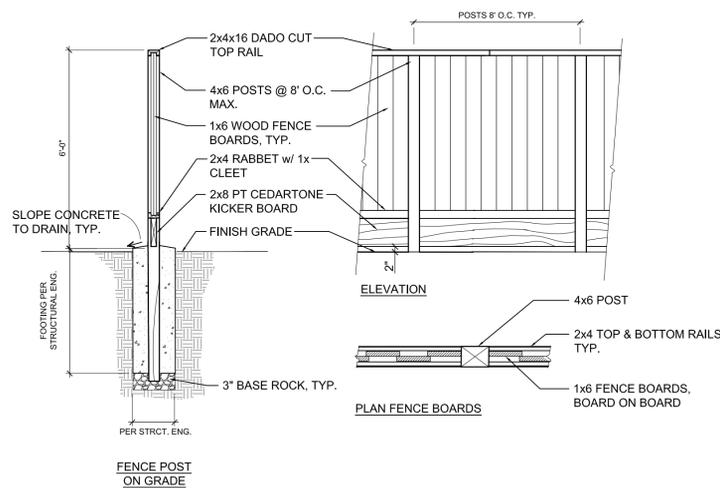
1. ALL POSTS SHALL BE PRESSURE TREATED DOUGLAS FIR OR CEDARTONE. ALL OTHER WOOD SHALL BE CON. REDWOOD OR SELECT RED CEDAR, TO BE SELECTED BY OWNER.
2. ALL METAL HARDWARE SHALL BE GALVANIZED STEEL. GATE HARDWARE TO BE SELECTED & APPROVED BY OWNER.
3. SEE PLANS FOR LOCATION & FENCE TYPES.
4. NAILS TO BE HOT DIPPED GALVANIZED.
5. FOR WOOD RETAINING WALLS, SEE CIVIL PLANS FOR LOCATIONS.
6. FINAL FOOTINGS AND ALL CONNECTIONS SHALL BE PER STRUCTURAL ENGINEER.



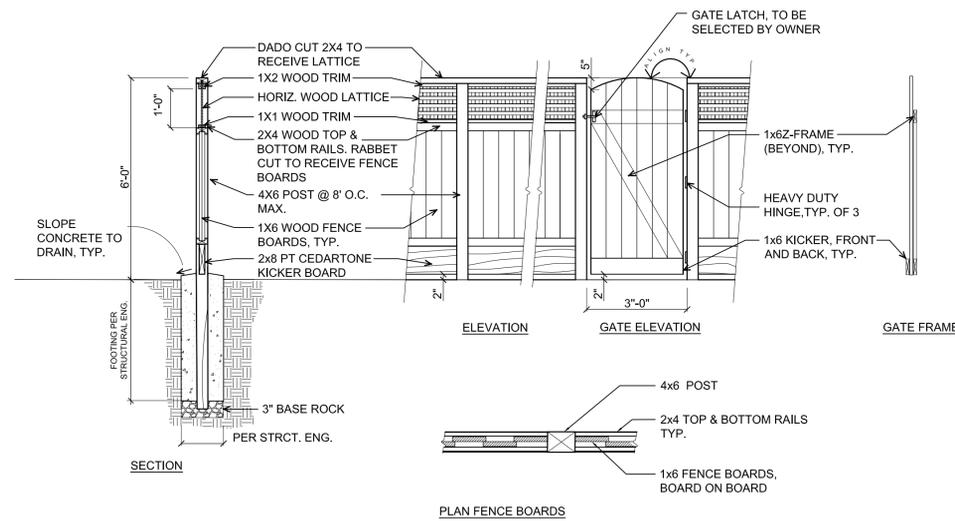
C CONCRETE STEP PAD
NTS



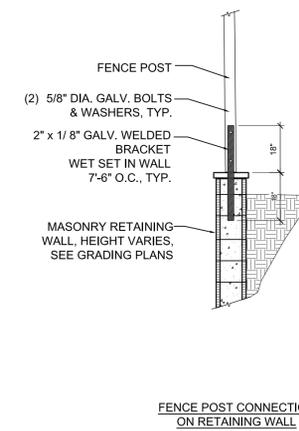
D 42\"/>



E 6\"/>



F 6\"/>



G FENCE POST ON RETAINING WALL
3/8\"/>

CLIENT:
EDENBRIDGE HOMES
2171 STEVENS CREEK BLVD.
CUPERTINO
CA
95014-1175
(668) 231-4240



VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST. SAN FRANCISCO, CA
77 9403 PH (415) 84-821 FAX (415) 84-076
PROJECT MANAGER: **GN**
DESIGNED BY: **GN**
CHECKED BY: **GN**

PROJECT NAME/LOCATION:
4055 JEFFERSON AVE. LOT 1
SAN MATEO COUNTY
DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

NO.	DESCRIPTION	DATE

SHEET TITLE:
LANDSCAPE DETAILS
SCALE:
AS SHOWN
ISSUE DATE:
11/13/20
PROJECT NO.:
V1831
SHEET NO.:
L2.0
OF

PLANTING NOTES:

- TOTAL NEW LANDSCAPE AREA = 3170 S.F.
MWEO: PERFORMANCE APPROACH (GREATER THAN 2500 S.F.)
- TURF: NO TURF AREAS IN LANDSCAPE PLANTING.
- SEE IRRIGATION PLAN L4.0 AND IRRIGATION LEGEND & NOTES L4.1 FOR THE LOW AND MEDIUM HYDROZONE AREAS AND WATER EFFICIENT LANDSCAPE WORKSHEET (WATER USE CALCULATIONS).
- UNLESS CONTRADICTED BY A SOILS TEST, FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM FOUR CUBIC YARDS PER 1,000 S.F. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- A MINIMUM 3" LAYER MULCH TO BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS/ & SUCCULENTS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- THE CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL BUILDING INSPECTION WHICH INCLUDES THE REQUIRED ADDITIONAL ITEMS (PARTS 2-6 PER SMC MODEL WATER EFFICIENT LANDSCAPE ORDINANCE):
 - PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE
 - PART 3. IRRIGATION SCHEDULING
 - PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
 - PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
 - PART 6. SOIL MANAGEMENT REPORT
- REQUIRED STATEMENTS AND CERTIFICATIONS:
 - I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
 - A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
 - A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.
 - AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

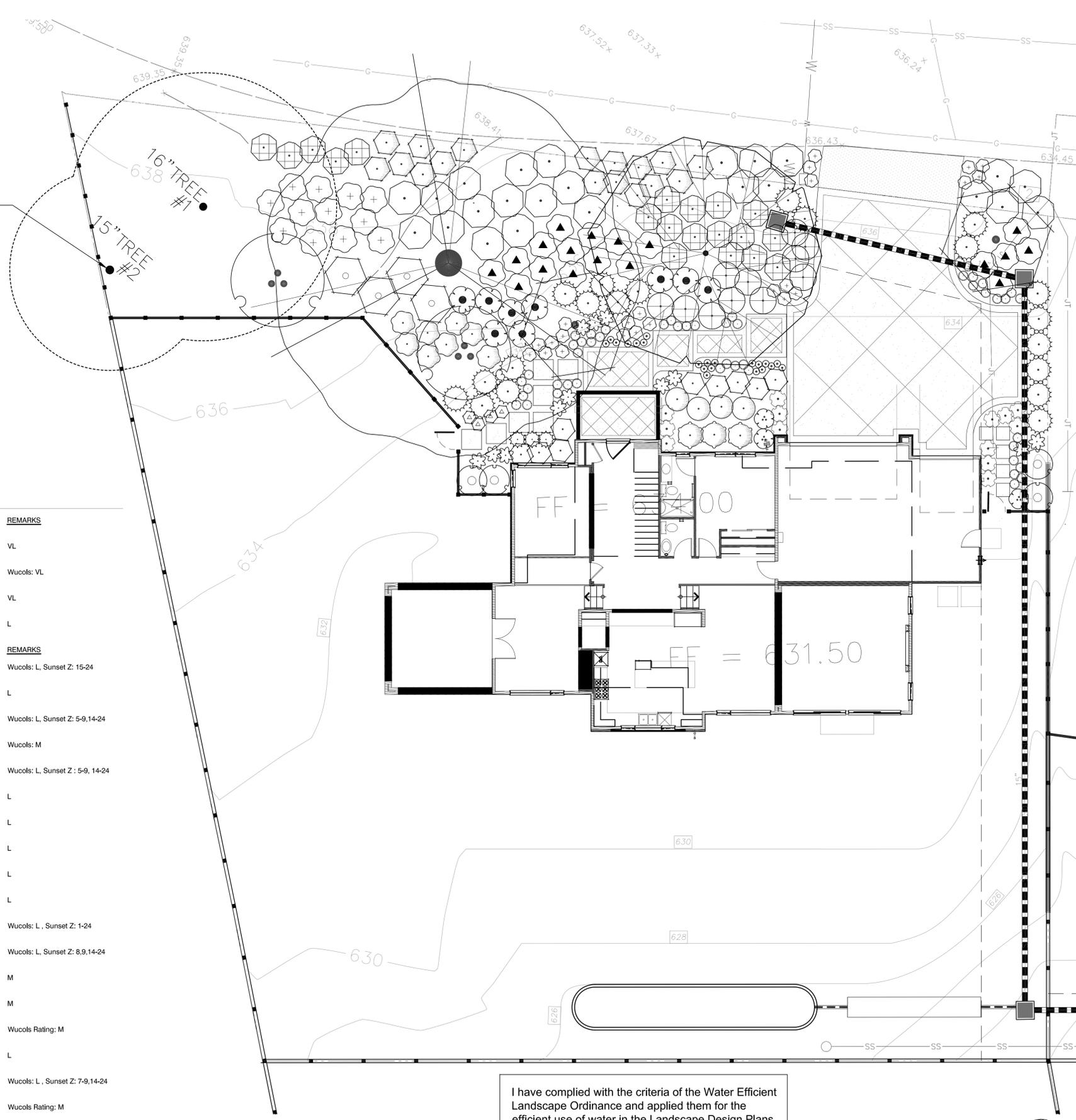
EXISTING TREES TO REMAIN:

TREE NO.	GENUS/SPECIES	COMMON NAME	TRUNK SIZE (DBH)
1	CEDRUS DEODARA	DEODAR CEDAR	16"
2	CEDRUS DEODARA	DEODAR CEDAR	15"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	CER WES	Cercis occidentalis	Multi-Trunk Western Redbud	24" BOX MULTI	2	VL	
	FRE GAB	Fremontodendron x 'San Gabriel'	San Gabriel Flannel Bush	15 gal	2	Wucols: VL	
	QUE AGR	Quercus agrifolia	Coast Live Oak	24"box	1	VL	
	QUE LOB	Quercus lobata	Valley Oak	15 gal	1	L	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	ANI YEL	Anigozanthos x 'Yellow Gem'	Yellow Gem Kangaroo Paw	5 gal	23	Wucols: L, Sunset Z: 15-24	
	ARC REY	Arctostaphylos uva-ursi 'Point Reyes'	Kinnikinnick	5 gal	19	L	
	BAC TWI	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks Coyote Brush	5 gal	12	Wucols: L, Sunset Z: 5-9,14-24	
	CAR ELI	Carpenteria californica 'Elizabeth'	Bush Anemone	5 gal	3	Wucols: M	
	CEA YAN	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	5 gal	24	Wucols: L, Sunset Z: 5-9, 14-24	
	CIS PUR	Cistus Purpureus	Orchid Rockrose	5 gal	17	L	
	CIS SKA	Cistus x skanbergii	Coral Rockrose	5 gal	15	L	
	COT MIC	Cotoneaster microphyllus	Rockspray Cotoneaster	5 gal	8	L	
	DIE BIC	Diets bicolor	Fortnight Lily	1 gal	13	L	
	ERI KAR	Erigeron karvinskianus	Fleabane	1 gal	3	L	
	FES OVI	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	1 gal	41	Wucols: L, Sunset Z: 1-24	
	GRE NOE	Grevillea hybrid 'Noellii'	Grevillea	5 gal	18	Wucols: L, Sunset Z: 8,9,14-24	
	HEB COE	Hebe 'Coed'	Hebe	5 gal	4	M	
	HEB SPE	Hebe speciosa	Showy Hebe	5 gal	3	M	
	LIR GIG	Liriope gigantea	Giant Liriope	1 gal	10	Wucols Rating: M	
	PHO TT	Phormium tenax 'Tom Thumb'	Dwarf Green Flax	1 gal	3	L	
	PHO WAV	Phormium tenax 'Yellow Wave'	New Zealand Flax	5 gal	20	Wucols: L, Sunset Z: 7-9,14-24	
	PIT VA2	Pittosporum tenuifolium 'Variegatum'	Tawhiwhi	5 gal	4	Wucols Rating: M	
	PIT WHE	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange	5 gal	7	Wucols: L, Sunset Z: 8-24	
	RHA MOU	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 gal	4	L	
	ROS CAL	Rosa californica	California Wild Rose	5 gal	14	Wucols: L	

TREE TO REMAIN, TYP.



I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Landscape Design Plans

06/26/20
SIGNATURE DATE



CLIENT: EDENBRIDGE HOMES
21771 STEVENS CREEK BLVD.
CUPERTINO, CA 95014-1175
(669) 231-4240

811
CALL BEFORE YOU DIG
SAFE DIGGING PARTNER

LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST. SAN FRANCISCO, CA 94103
77 9403 PH (415) 864-7021 FAX(415) 864-0706

PROJECT NAME/LOCATION: 4055 JEFFERSON AVE. LOT 1
SAN MATEO COUNTY CA.
DRAWING TITLE: LANDSCAPE CONSTRUCTION DRAWINGS

NO.	DESCRIPTION	DATE	BY:

REVISIONS:

SHEET TITLE: PLANTING PLAN

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

ISSUE DATE: 11/13/20

PROJECT NO.: V1831

SHEET NO.: L3.0 OF

NOTE: LOCATE ATMOSPHERIC VACUUM BREAKER (AVB) REMOTE CONTROL VALVES AT THE HIGHEST ELEVATION IN THE IRRIGATION SYSTEM - SEE "ATMOSPHERIC VACUUM BREAKER REMOTE CONTROL VALVE NOTES" L4.1

- 5.30 A1 H1 3/4"
- 1.45 A2 H2 3/4"
- 0.55 A3 H3 3/4"

STUBOUT MAIN LINE FOR FUTURE USE. INSTALL STUBOUT IN 9" ROUND PLASTIC VALVE BOX.

WATER METER AND WATER LINE TO HOUSE, PER CIVIL PLANS

IRRIGATION SYSTEM POINT OF CONNECTION:

TEE OFF WATER LINE AFTER WATER METER/BACKFLOW PREVENTER. FIELD VERIFY WATER LINE SIZE AND LOCATION. ADJUST P.O.C. AS NECESSARY. SEE "IRRIGATION SYSTEM P.O.C DETAIL" 1/L4.2 FOR ADDITIONAL REQUIREMENTS.

CONTRACTOR SHALL FIELD VERIFY PRESSURE AVAILABLE AT P.O.C. PRIOR TO BEGINNING WORK. SEE IRRIGATION NOTES. SUBMIT TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT RESULTS OF PRESSURE TEST AND WATER LINE SIZE PRIOR TO BEGINNING WORK. IF THERE ARE DISCREPANCIES OF 5 PSI OR MORE OR IF WATER LINE ARE SMALLER THAN INDICATED SIZE, SYSTEM MAY NOT PERFORM CORRECTLY.

SEE "WATER PRESSURE AT P.O.C. NOTES" SHEET L4.1 FOR ADDITIONAL REQUIREMENTS.

MAXIMUM IRRIGATION DEMAND: 7 GPM @ 60 PSI MIN.

WHERE PIPES CROSS PAVED AREAS, INSTALL ALL NECESSARY SLEEVES, SPARE SLEEVES, AND CONDUITS, TYP. NOTE: SPARE SLEEVES AND CONDUITS NOT SHOWN FOR DESIGN CLARITY-SEE "SLEEVE & CONDUIT NOTES" L4.1.

IRRIGATION CONTROLLER "A":

WALL MOUNT ON BLDG., LOCATE IN AREA APPROVED BY OWNER'S REPRESENTATIVE. CONTRACTOR TO COORDINATE AND INSTALL 120 VOLT POWER FROM BUILDING TO IRRIGATION CONTROLLER, TYP.

TORO SMRT LOGIC INTERNET GATEWAY:

PROVIDE TO HOMEOWNER FOR CONNECTION TO THEIR HOME INTERNET ROUTER. PROVIDES WIRELESS CONNECTION TO IRRIGATION CONTROLLER TO ALLOW EASY REMOTE WEB/MOBILE DEVICE IRRIGATION CONTROLLER PROGRAMING.

WIRELESS WEATHER SENSOR:

LOCATE ON EDGE OF ROOF/GUTTER IN AREA OPEN TO SKY WITH FULL SUN EXPOSURE. IN LOCATION APPROVED BY OWNER'S REPRESENTATIVE; INSTALL PER MANUFACTURER'S INSTRUCTIONS, TYP.

IRRIGATION PLAN NOTES:

1. AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER SHALL BE INSTALLED, AS SPECIFIED ON THE IRRIGATION PLAN.
2. MANUAL SHUT-OFF GATE VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO P.O.C. OF WATER SUPPLY.
3. CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE AS NOTED ON THE IRRIGATION PLAN. SEE "WATER PRESSURE AT P.O.C. NOTES" SHEET L4.1 FOR ADDITIONAL REQUIREMENTS.
4. PRESSURE REGULATORS ARE SPECIFIED AT EACH REMOTE CONTROL VALVE. DRIP EMITTERS ALSO HAVE BUILT PRESSURE COMPENSATING DEVICES.
5. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL EMITTER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. SEE IRRIGATION NOTES SHEET L4.4.
6. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY-ALL AREAS WILL BE IRRIGATED WITH DRIP IRRIGATION, AS SPECIFIED ON THE IRRIGATION PLAN.
7. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
8. SEE PLANTING NOTES SHEET L3.0 FOR FINAL INSPECTION CERTIFICATE OF COMPLETION REQUIREMENTS.

HYDROZONE LEGEND

HYDROZONE DESCRIPTION	HYDROZONE SYMBOL
HYDROZONE #H1 SUN AREAS WITH LOW WATER USE DRIP IRRIGATED SHRUBS	
HYDROZONE #H2 PART SUN AREAS WITH MEDIUM WATER DRIP IRRIGATED USE SHRUBS	
HYDROZONE #H3 MULTI-OUTLET DRIP EMITTER LOCATED AT LOW WATER USE TREE	

- NOTES:
1. LOW AND MEDIUM WATER USE HYDROZONE AREAS ARE ON SEPARATE DRIP VALVE CIRCUITS.
 2. MEDIUM WATER USE HYDROZONE IS A MIX OF LOW AND MEDIUM WATER USE SHRUBS.
 3. THE LOW WATER USE TREE HYDROZONE IS ON ITS OWN DRIP VALVE CIRCUIT. SYMBOL REPRESENTS MULTI-OUTLET DRIP EMITTER THAT IS INSTALLED AT EACH TREE.

IRRIGATION DESIGN INTENT STATEMENT:

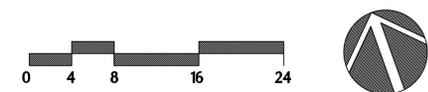
THE IRRIGATION HAS BEEN DESIGNED FOR MAXIMUM EFFICIENCY AND WATER CONSERVATION:

- SMART E.T. BASE IRRIGATION CONTROLLER WITH AUTOMATIC WATER SCHEDULE ADJUSTMENTS DAILY BASED UPON LOCAL SITE CLIMATIC CONDITIONS.
- RAIN SHUTOFF DEVICE.
- LOW VOLUME DRIP EMITTERS AT SHRUB AND GROUND COVER PLANTING AREAS.
- LOW VOLUME DRIP EMITTERS AT TREES.
- SHRUB AND GROUND COVER PLANTING AREAS UTILIZE PRIMARILY WATER CONSERVING LOW WATER USE PLANT MATERIALS. SOME MEDIUM WATER USE PLANT MATERIALS ARE USED IN THE PART SHADE AREAS.
- TREES CONSIST OF A MIX OF LOW AND VERY LOW WATER USE PLANT MATERIALS.
- THE DIFFERENT HYDROZONES ARE ON SEPARATE VALVE CIRCUITS AS NOTED IN HYDROZONE LEGEND ABOVE.

NOTE: CONTRACTOR SHALL FIELD STAKE ALL TREE LOCATIONS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM TO AVOID CONFLICTS WITH TREE LOCATIONS AND MAIN LINES/LATERAL LINES. IRRIGATION LATERAL LINES AND MAIN LINES SHALL BE LOCATED 3' MINIMUM HORIZONTALLY FROM TREE LOCATIONS. FIELD ADJUST ROUTING OF IRRIGATION LINES AS NECESSARY TO MEET MINIMUM CLEARANCE NOTED ABOVE.

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Landscape Design Plans

06/26/20
SIGNATURE DATE



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PROJECT MANAGER: (V)
DRAWN BY: (EO)
CHECKED BY: (Z)

PROJECT NAME/LOCATION:
4055 JEFFERSON AVE. LOT 1
SAN MATEO COUNTY CA

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

NO.	DESCRIPTION	DATE

SHEET TITLE:
IRRIGATION PLAN

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

ISSUE DATE:
11/13/20

PROJECT NO.:
V1831

SHEET NO.:
L4.0
OF

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	<p>HYDROZONE #H3 LOW WATER USE, SUN, DRIP, TREES APPLICATION RATE: 3.3"/HR</p>
	<p>HYDROZONE #H1 LOW WATER USE, SUN, DRIP, SHRUBS & GC APPLICATION RATE: 0.3"/HR</p>
	<p>HYDROZONE #H2 MEDIUM WATER USE, PART SUN, DRIP, SHRUBS & GC APPLICATION RATE: 0.3"/HR</p>
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	<p>TORO EZF-29-03 3/4\"/> 3/4\" ELECTRIC REMOTE CONTROL VALVE, JAR-TOP, WITH NPT AND ANTI-SIPHON MODEL. INSTALL AGRAFINM (OR EQ.) 30 PSI IN-LINE PRESSURE REGULATOR AT VALVE - SEE IRRIG.DETAILS.</p>
	<p>NIBCO T-113-LF LEAD FREE CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS PIPE DIAMETER</p>
	<p>TORO EVO-040D-SC WITH (01) EMOD-12 16 STATION OUTDOOR CONTROLLER. INCLUDES ONE 12-STATION EXPANSION MODULE. WITH SMART CONNECT SO CONTROLLER CAN COMMUNICATE WIRELESSLY WITH A NUMBER OF ADD-ON DEVICES. IDEAL FOR RESIDENTIAL AND LIGHT-COMMERCIAL APPLICATIONS.</p>
	<p>TORO EVO-WS USES LIVE TEMPERATURE AND SOLAR MEASUREMENTS, AS WELL AS HISTORICAL WEATHER DATA FOR YOUR LOCATION, TO CALCULATE AN ADJUSTMENT TO WATERING TIMES IN TORO EVOLUTION CONTROLLER.</p>
	<p>TORO SMRT-T CLOUD BASED LANDSCAPE CONTROL GATEWAY CONNECTS TO AN INTERNET ROUTER VIA CAT5 CABLE AND PROVIDES AN INTERNET CONNECTION FROM SMRT LOGIC WEBSITE TO EVOLUTION CONTROLLER VIA 900MHZ RADIO. ALLOWS REMOTE ACCESS TO THE CONTROLLER WITH THE SMRT LOGIC APP.</p>
	<p>AMIAD 150 MESH BLACK PLASTIC Y-FILTER WITH FLUSH VALVE, 150 PSI RATING, OR APPROVED EQUIVALENT. INSTALL AT ALL DRIP REMOTE CONTROL VALVES. SELECT FILTER SIZE WITH GPM FLOW RATE COMPATIBLE</p>
	<p>CAP AT THE MAINLINE FOR FUTURE USE. INSTALL CAP IN 9\" ROUND PLASTIC VALVE BOX.</p>
	<p>POINT OF CONNECTION 3/4\"/> IS AT HOUSE POTABLE WATER LINE. SEE NOTES ON PLAN.</p>
	<p>IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4\"/> WITH SOLVENT WELD SCH.40 FITTINGS. ONLY LATERAL TRANSITION PIPE SIZES 1\" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4\" IN SIZE. 12\" MIN. BURY.</p>
	<p>IRRIGATION MAINLINE: PVC SCHEDULE 40 WITH SOLVENT WELD SCH.80 FITTINGS. USE PVC SCHEDULE 40 FOR 1-1/2\" AND SMALLER PIPE SIZES (USE PVC CLASS 315 SDR 13.5 FOR 2\" AND LARGER SIZE PIPES), 18\" MIN. BURY.</p>
	<p>PIPE SLEEVE: PVC CLASS 315 SDR 13.5 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.</p>
	<p>Valve Callout Valve Number Valve Flow Hydrozone Number Valve Size</p> <p>NOTE: OPERATING PRESSURE FOR DRIP EMITTERS IS: 30 PSI</p>

GENERAL NOTES:

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE, UNLESS OTHERWISE NOTED. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. LOCATE TURF AREA REMOTE CONTROL VALVE(S) IN SHRUB PLANTING AREAS - DO NOT LOCATE IN TURF AREAS OR BIOSWALE/BIORETENTION AREAS.
- CONTRACTOR SHALL VERIFY P.O.C./METER SIZE AND PRESSURE ON-SITE PRIOR TO BEGINNING WORK. SEE IRRIGATION NOTES FOR TEST REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIVE MEASURES REQUIRED TO IRRIGATION SYSTEM, AT NO ADDITIONAL COST TO THE OWNER, IF IRRIGATION SYSTEM IS INSTALLED WITHOUT REQUIRED TESTS, AND DISCREPANCIES IN PRESSURE AND P.O.C./METER SIZE ARE DISCOVERED THAT PREVENT THE IRRIGATION SYSTEM FROM FUNCTIONING CORRECTLY.

WATER PRESSURE AT P.O.C. NOTES:

- CONTRACTOR SHALL VERIFY WATER PRESSURE ON SITE. IF PRESSURE IS 75 PSI OR HIGHER AT P.O.C.'S., CONTRACTOR SHALL INSTALL A PRESSURE REDUCER AFTER GATE VALVE AT POINT OF CONNECTION, AND SET PRESSURE REDUCER TO 65 PSI. PRESSURE REDUCER SHALL BE WILKINS LEAD FREE 500XL-YSBR (INCLUDES PRESSURE REDUCER & FILTER), LINE SIZE, SEE IRRIGATION DETAILS.
- IF PRESSURE IS LESS THAN 75 PSI OMIT PRESSURE REDUCER.
- IF PRESSURE IS LESS THAN 60 PSI NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR CORRECTIVE MEASURES.

SLEEVE & CONDUIT NOTES:

- FOR DESIGN CLARITY, NOT ALL SLEEVES SHOWN. CONTRACTOR SHALL SLEEVE ALL PIPES CROSSING UNDER PAVED AREAS.
- WHERE LATERAL LINES WITH SLEEVES CROSS ROADS OR DRIVEWAYS, CONTRACTOR SHALL INSTALL ONE SPARE 4\" CLASS 315 PVC SLEEVE. SEE IRRIGATION LEGEND FOR BURY DEPTH.
- WHERE MAIN LINES WITH SLEEVES CROSS ROADS OR DRIVEWAYS, CONTRACTOR SHALL INSTALL ONE SPARE 6\" CLASS 315 PVC SLEEVE. SEE IRRIGATION LEGEND FOR BURY DEPTH.
- WHERE LOW VOLTAGE CONTROL WIRES CROSS UNDER PAVED AREAS, INSTALL IN SCH.80 ELECTRICAL CONDUIT, 24\" MIN. BURY. CONDUIT SIZE SHALL BE 1-1/2\" OR LARGER SO WIRES CAN BE EASILY PULLED THROUGH CONDUIT.

IRRIGATION CONTROLLER NOTES:

- CONTRACTOR SHALL CREATE THE BASELINE PROGRAM, BASED UPON THE HOTTEST MONTH (JULY) AND CREATE A SEPARATE PROGRAM FOR THE PLANT ESTABLISHMENT PERIOD.
- IRRIGATION CONTROLLER IS AN ET BASED SMART CONTROLLER THAT UTILIZES BASELINE PROGRAM AND ADJUSTS THE RUN TIME SCHEDULE DAILY BASED UPON LOCAL WEATHER CONDITIONS, FOR MAXIMUM WATER EFFICIENCY.

ATMOSPHERIC VACUUM BREAKER REMOTE CONTROL VALVE NOTES:

- ATMOSPHERIC VACUUM BREAKER (AVB) REMOTE CONTROL VALVES MUST BE INSTALLED IN A LOCATION SO THAT THEY ARE 12\" MINIMUM ABOVE THE HIGHEST ELEVATION SPRINKLER HEAD/DRIP EMITTER(S) IN THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF HIGHEST SPRINKLER/DRIP EMITTER(S) AND INSTALL THE RCV'S AT A LOCATION WHERE THEY WILL BE 12\" MINIMUM ABOVE THE HIGHEST ELEVATION SPRINKLER HEAD/DRIP EMITTER(S) IN THE IRRIGATION SYSTEM. THIS INCLUDES LOCATING RCV'S AT THE TOP OF SLOPE AREAS ADJACENT TO FENCES, LOCATING RCV'S AT A HIGHER LOCATIONS/PAD ELEVATIONS IN THE REAR YARDS. DO NOT LOCATE RCV'S IN THE MIDDLE OF OPEN AREAS - LOCATE THEM ADJACENT TO FENCES, PROPERTY LINE, WALLS, HOUSE, ETC. DO NOT LOCATE RCV MORE THAN 24\" ABOVE FINISH GRADE.
- THE RCV LOCATIONS INDICATED ON THE IRRIGATION PLANS ARE DIAGRAMMATIC/APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY CORRECT INSTALLATION LOCATIONS AS NOTED ABOVE.
- RVC'S THAT ARE NOT INSTALLED 12\" ABOVE THE HIGHEST ELEVATION SPRINKLER HEAD/DRIP EMITTER(S) IN THE IRRIGATION SYSTEM WILL NOT BE ACCEPTED. SEE IRRIGATION DETAILS.

Water Efficient Landscape Worksheet:

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Project Name: Jefferson Lot 1

Reference Evapotranspiration (Eto): 49.5

Hydrozone # Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE) c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Water Use (ETWU) d	
Regular Landscape Area Hydrozones								
#H1 Low Water Use, Sun, Drip, Shrubs	0.30	Drip	0.81	0.37037	2,355	872	26,769	
#H2 Med Water Use, Part Sun, Drip, Shrubs	0.50	Drip	0.81	0.61728	695	429	13,166	
#H3 Low Water, Sun, Drip, Trees	0.30	Drip	0.81	0.37037	120	44	1,364	
					Totals	3,170	1,346	41,299
Special Landscape Area Hydrozones								
N/A				0	0	0	0	
N/A				0	0	0	0	
N/A				0	0	0	0	
					Totals	0	0	
						ETWU Total d	41,299	
						Maximum Allowed Water Allowance (MAWA) e	53,508	

a)Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

b)Irrigation Method
overhead spray
or drip

c)Irrigation Efficiency
0.75 for spray head
0.81 for drip

d)ETWU (Annual Gallons Required) = Eto
x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

e)MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF used MAWA calculation: 0.55
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area		1,346
Total Area		3,170
Average ETAF		0.42

All Landscape Areas		
Total ETAF x Area		1,346
Total Area		3,170
Average ETAF		0.42

WATER USE CALCULATION NOTES:

- THE LANDSCAPE WATER USE CALCULATIONS COMPLY WITH THE CURRENT CITY LANDSCAPE ORDINANCE.
- THE ET ADJUSTMENT FACTOR UTILIZED FOR THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IS 0.55.
- SEE IRRIGATION PLAN AND IRRIGATION SCHEDULE FOR THE LOW AND MEDIUM WATER USE HYDROZONE AREAS.
- THIS PROJECTS ESTIMATED TOTAL WATER USE (ETWU) IS LESS THAN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), THEREFORE THIS PROJECT IS A WATER CONSERVING LANDSCAPE DESIGN.

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PROJECT NAME/LOCATION:
4055 JEFFERSON AVE.
LOT 1
SAN MATEO COUNTY
CA.

DRAWING TITLE:
LANDSCAPE
CONSTRUCTION DRAWINGS

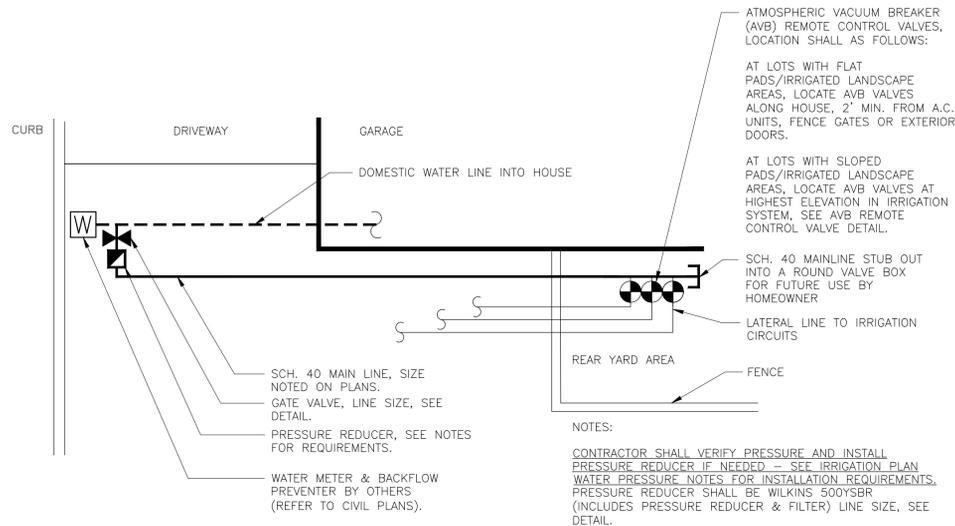
NO.	REVISIONS:	DESCRIPTION	BY:	DATE

SHEET TITLE:
IRRIGATION
LEGEND &
NOTES

SCALE:
NA
ISSUE DATE:
11/13/20
PROJECT NO.:

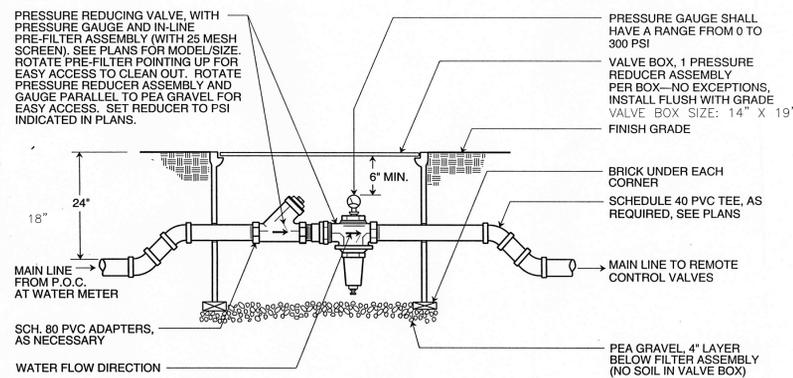
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SHEET NO.:

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OF

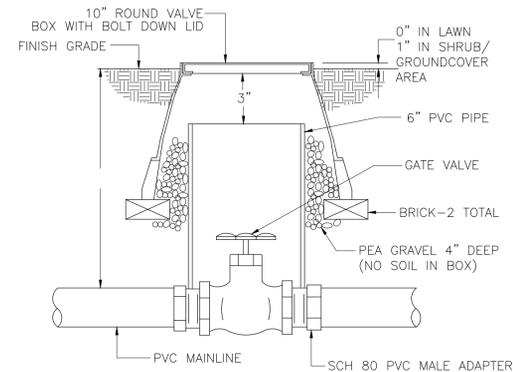


1 IRRIGATION SYSTEM P.O.C. DETAIL
NOT TO SCALE

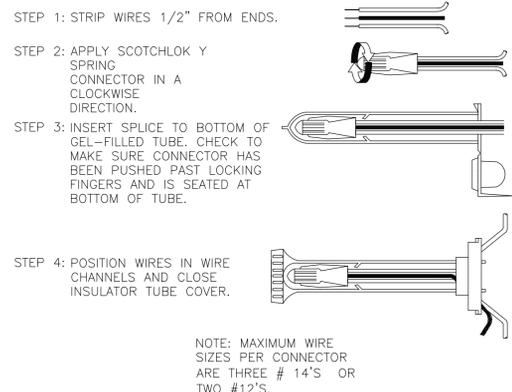
- NOTES:
- SEE NOTES ON IRRIGATION PLANS FOR INSTALLATION REQUIREMENTS.
 - PRESSURE REDUCER SHALL BE LINE SIZE WILKINS LEAD FREE 500XL-YSBR (INCLUDES PRESSURE REDUCER & FILTER), SET AT PSI INDICATED ON IRRIGATION PLANS.



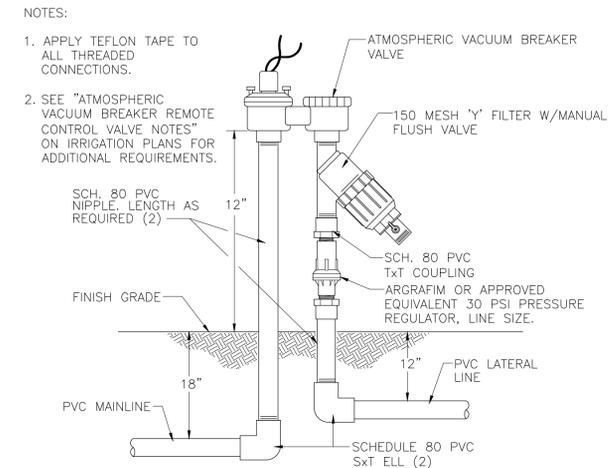
4 PRESSURE REDUCER DETAIL
NOT TO SCALE



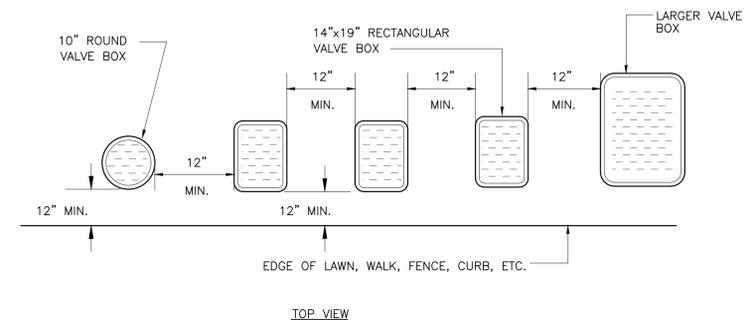
2 GATE VALVE DETAIL
NOT TO SCALE



5 WIRE CONNECTION DETAIL
NOT TO SCALE

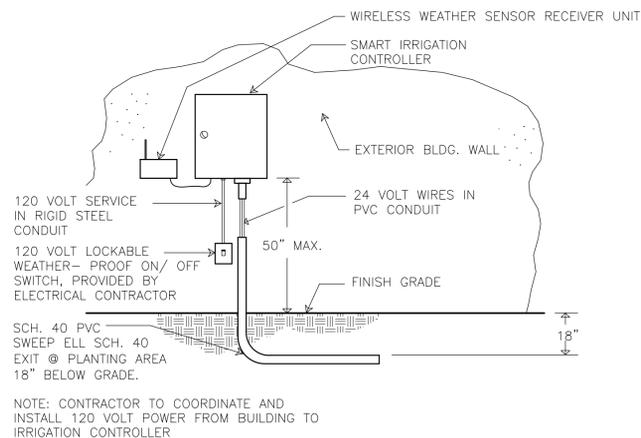


3 AVB REMOTE CONTROL VALVE W/ 'Y' FILTER & PRESSURE REGULATOR DETAIL
NOT TO SCALE

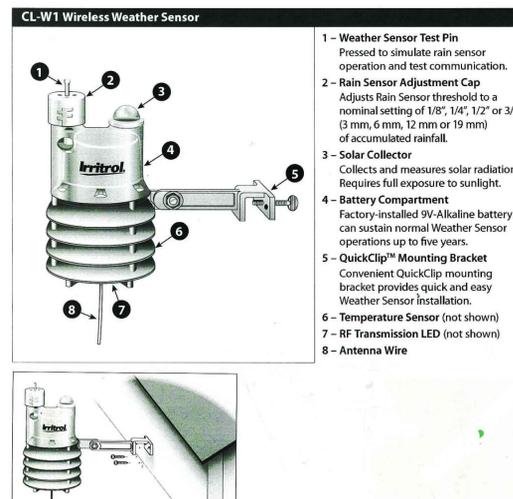


- NOTES:
- CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 - SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
 - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 - VALVE BOXES COLOR SHALL BE GREEN. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
 - VALVE BOXES SHALL BE BY CARSON, OR EQUIVALENT.

6 VALVE BOX LAYOUT DETAIL
NOT TO SCALE



7 WALL MOUNT IRRIGATION CONTROLLER DETAIL
NOT TO SCALE



8 WEATHER SENSOR DETAIL
NOT TO SCALE

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DRAWN BY: EO
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PROJECT NAME / LOCATION:
4055 JEFFERSON AVE.
LOT 1
SAN MATEO COUNTY
CA

DRAWING TITLE:
LANDSCAPE
CONSTRUCTION DRAWINGS

NO.	DESCRIPTION	DATE

SHEET TITLE:
IRRIGATION
DETAILS

SCALE:
AS SHOWN

ISSUE DATE:
11/13/20

PROJECT NO.:

V1831

SHEET NO.:

L4.2
OF

IRRIGATION NOTES:

- Irrigation system shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.
- Prior to the start of construction, the Contractor shall verify with the City, Water District, and/or other governing agency(s) if a reclaimed water source will be available in the future for connection to the irrigation system. If local regulations so stipulate, then the Contractor shall follow all requirements, specifications, construction details, codes, etc., for the installation of irrigation systems utilizing reclaimed water sources for irrigation of landscaping.
- The Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner.
- This design is diagrammatic: install parallel lines in a common trench with minimum horizontal distance of 4" and lines not one above the other. Snake pipe in trenches. 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 irrigation system, planting and architectural features.
- Do not willfully install the irrigation 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 this notification is not performed, the Contractor shall assume full responsibility for any revisions necessary.
- It is the responsibility of the Contractor to familiarize himself with all grade differences, location of walls, retaining walls etc. Contractor 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.
- 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. The work shall be installed in such a manner as to avoid conflicts between irrigation system, planting, and architectural features..
- Notify Landscape Architect of any other aspects of layout which will provide incomplete or insufficient water coverage of plant material and do not proceed until his instructions are obtained.
- Sprinklers/bubblers/multi-out drip emitters located where low head drainage will cause erosion and excess water run-off, use pop-up bodies with an integral check valve, and shrub risers with King Bros. CV series check valve in lieu of Schedule 80 coupling. For drip or bubbler circuits install King Bros. CV series check valve in lateral lines for every 10' of elevation change.
- Electrical Contractor to supply 120 volt A.C. (2.5 AMP) service to controller location. Contractor to make final connection from electrical stub-out to controller. Paint conduit to controller with 2 coats Rustoleum brown paint if installed outdoors; color to be approved by Owner's representative. 120 volt A.C. J-Box to controller by others. All 120 volt A.C. and 24 volt connections to be made by Contractor.
- Each controller shall have its own independent ground wire.
- Program irrigation controller(s) to operate between the hours specified in the local City/Town/County landscape ordinance.
- Valve locations shown are diagrammatic. Install in ground cover/shrub areas where possible (not in lawn area).
- Install valve boxes 12" from and perpendicular to walk, curb, lawn, building or landscape feature. At multiple valve box groups, each box shall be an equal distance from the walk, curb, lawn, etc., and each box shall be 12" apart. Short side of valve box shall be parallel to walk, curb, lawn, etc.
- For Standard Irrigation Controllers: Install U.L. approved direct-burial wire #14 minimum and #12 common ground at 16" depth minimum. Splicing of 24 volt wires will not be permitted except in valve boxes. Leave a 36" coil of excess wire at each valve box, or group of valve boxes, splices and 100 feet on center along wire run. Tape wire in bundles 10 feet on center. No taping permitted inside sleeves. Install one (1) spare control wire for every 6 (six) stations on the controller along the entire main line. Spare wires shall be different colors than control wires.
- For 2-Wire Irrigation Controllers: Install 2-wire cabling per manufacturer's specifications and notes on the drawings.
- Flow sensor cable shall be per manufacturer's specifications. Install cable in 1" Sch.40 PCV conduit from controller to flow sensor. For 2-Wires controllers, install flow sensor wiring per controller manufacturer's specifications.
- Prior to trenching, call Underground Service Alert, 1-800-642-2444 to locate all cables, conduits, and other utilities and take proper precautions not to damage or disturb existing utilities.
- All Main lines and Lateral lines under paving shall be in PVC sleeves which extend 12" into planting areas. All backfill shall be free of rocks greater than 1" diameter. For ring-lite PVC main line piping inside sleeves use 1120-315 PSI PVC plastic pipe with schedule 40 PVC couplings.
- All main lines shall be flushed prior to the installation of irrigation heads/drip emitters. At 30 days after installation each system shall be flushed to eliminate glue and dirt particles from the lines.
- When applicable, Schedule 80, ASTM D2466 male adapters to be used where mainline connects to copper pipe service lines installed by others.
- Copper pipe shall be joined to steel or cast iron pipe with a dielectric union.
- In addition to the sleeves and conduits shown on the plans the Contractor shall be responsible for the installation of sleeves and conduits of sufficient size under all paved areas.
- Locate bubblers on uphill side of trees. Tree bubblers are for establishment and drought conditions. They are to be turned off after trees are established and turned on during drought conditions.
- Locate quick coupling valve 12" from hardscape area.

- The irrigation system design is based on the minimum operating Pressure (PSI) and Flow (GPM) shown on the drawings (see Irrigation Demand at P.O.C. notes). The Contractor shall verify the following:
 - Verify water pressure on-site at the irrigation system point of connection (P.O.C.).
 - Verify size(s) of irrigation system point of connection. See irrigation plans for P.O.C. type (eg., water meter, service line stubout, etc.)

Submit to Owner's Representative and Landscape Architect results of pressure test, and size(s) of irrigation system point of connection.

Note any discrepancies of 5 PSI or more and irrigation system point of connection size(s) smaller than size(s) indicated on the drawings to Owner's Representative and Landscape Architect.

If there are discrepancies of 5 PSI or more or irrigation system point of connection size(s) smaller than size(s) indicated on the drawings, irrigation system may not perform correctly - do not proceed with irrigation system installation until corrective measures are determined. Note, Contractor shall be responsible for any corrective measures required to the irrigation system, at no additional cost to the Owner, if irrigation system is installed without required verification of on-site water pressure and irrigation system point of connection size(s), and discrepancies in pressure and/or irrigation system point of connection size(s), are discovered that prevent the irrigation system from functioning correctly.
- Meter(s) indicated on the Drawing(s) is supplied and installed by others, unless otherwise indicated. The Contractor is responsible for furnishing all proper fittings.
- All irrigation piping shall be subjected to hydrostatic pressure tests as follows before backfilling trenches: Valves, pumps, and accurately calibrated recording gauges shall be installed in at least two places. Supply lines shall be tested at 125 psi for at least 4 hours with an allowable loss of 5 psi. Laterals lines shall be tested at 100 psi for at least 1 hour with an allowable loss of 5 psi. Any leaks shall be corrected and piping re-tested until the system meet the requirements. The Contractor shall notify the Owner's Representative at least 3 days in advance of the time that the irrigation system piping is to be tested. Submit written test results to Owner's Representative and Landscape Architect.
- Contractor to notify all local jurisdictions for inspection and testing of installed backflow prevention device.
- Irrigation demand: See Irrigation Plans.
- The entire irrigation system shall be operating properly before any lawn or ground cover is planted.
- The Contractor shall provide Owner with a clean set of marked prints of "RECORD DRAWINGS" drawings. Reference all trenches, valves, controllers, splice boxes, quick couplers, backflow preventers, water meters, with dimensions to nearest building or paving.
- See notes on irrigation plans for additional requirements.
- Sod turf and sod no-mow grass areas with buried dripline irrigation tubing shall be hand watered by Contractor until plant material is established.
- Contractor shall guarantee all materials, equipment and workmanship furnished by him to be free of all defects of workmanship and materials, with the exception of repairs and labor cost made necessary by vandalism, and shall agree to replace at his expense, at any time within one year after installation is accepted, any and all defective parts that may be found. Warranty shall also cover repair of damage to any part of the premises resulting from defects, leaks or settling of trenches. It shall be the responsibility of the Contractor to fill and repair all depressions and replace all necessary lawn and planting due to the settlement of irrigation trenches for one year following completion and acceptance of the job. Defects and damage shall be promptly repaired at Contractor's expense to the satisfaction of the Owner's Representative, including the restoration of planting, paving or other improvements.

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 21771 STEVENS CREEK BLVD.
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VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH ST. SAN FRANCISCO, CA
 77 9410 PH (415) 864-0201 FAX(415) 864-0706

PROJECT MANAGER: MW
 DRAFTED BY: BO
 CHECKED BY: CA

ALL DIMENSIONS & MATERIALS UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE AND THE INTERNATIONAL RESIDENTIAL CODE BOOK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

PROJECT NAME / LOCATION:
4055 JEFFERSON AVE.
LOT 1
 SAN MATEO COUNTY CA.
 DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
IRRIGATION SPECIFICATIONS

SCALE:
AS SHOWN

ISSUE DATE:
11/13/20

PROJECT NO.:
V1831