

JEFFERSON ~ LOT 6

REDWOOD CITY, CA

MARCH 1, 2021



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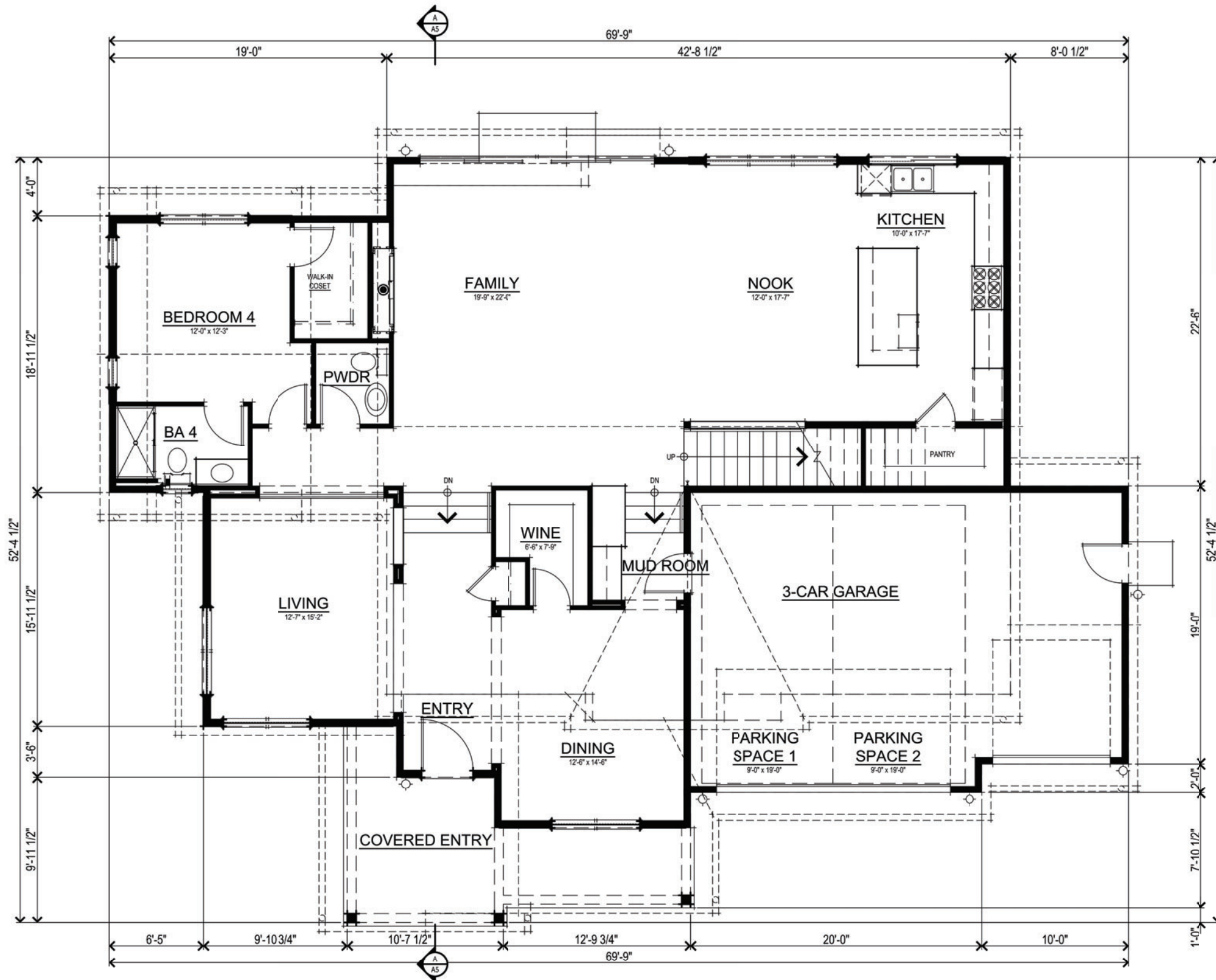
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21771 Stevens Creek Boulevard Ste. 200A Cupertino, CA 95014-1175
669.231.4240

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





SQUARE FOOTAGES	
FIRST FLOOR	1990 SQ. FT.
SECOND FLOOR	1854 SQ. FT.
TOTAL LIVING	3844 SQ. FT.
3-CAR GARAGE	598 SQ. FT.
COVERED ENTRY	185 SQ. FT.

FIRST FLOOR PLAN



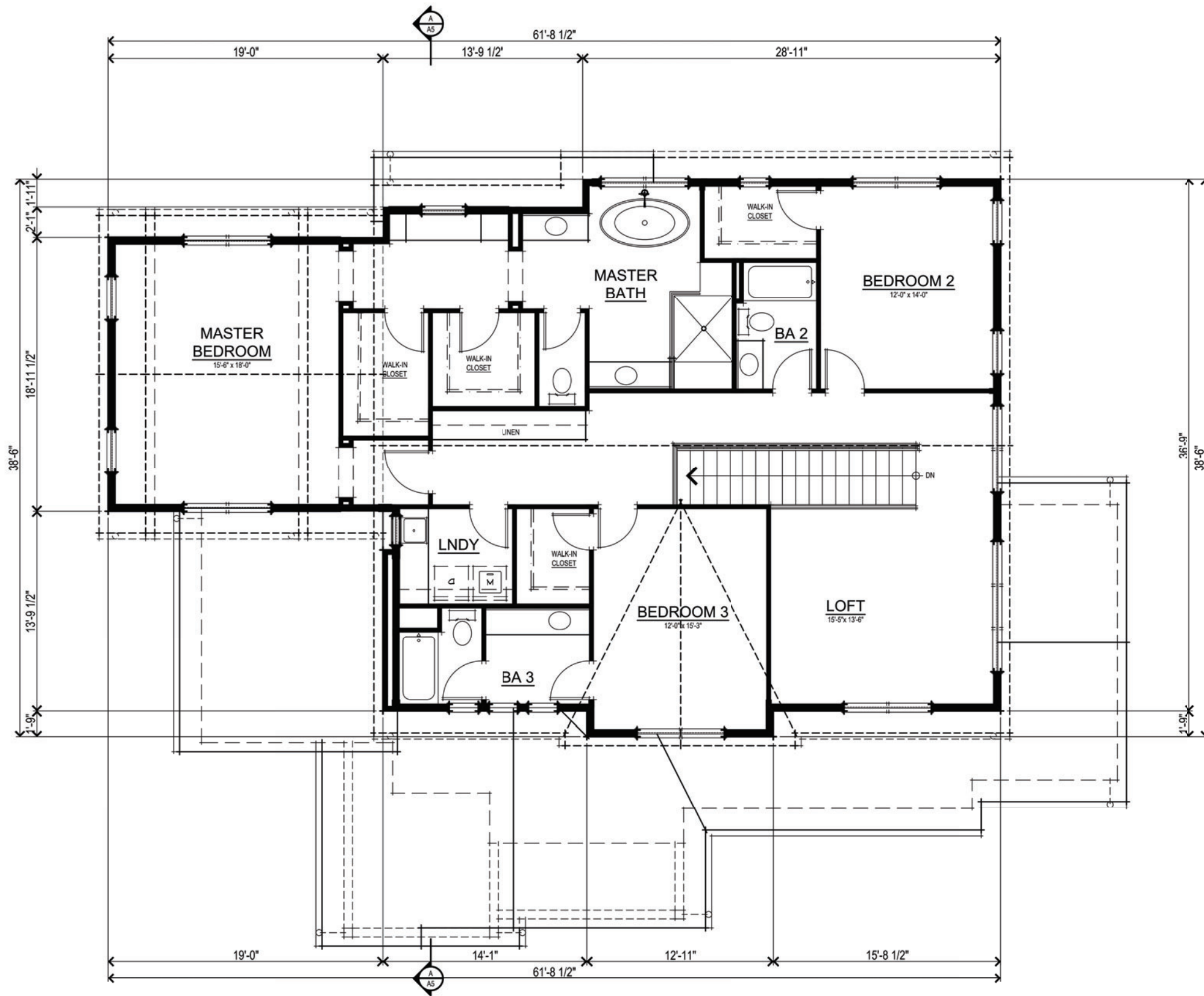
EH Jefferson
Redwood City, CA
March 1, 2021

116 WIKA RANCH CT
LOT 6 FIRST FLOOR PLAN
A1

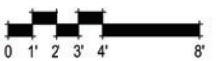
Edenbridge Homes
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SECOND FLOOR PLAN



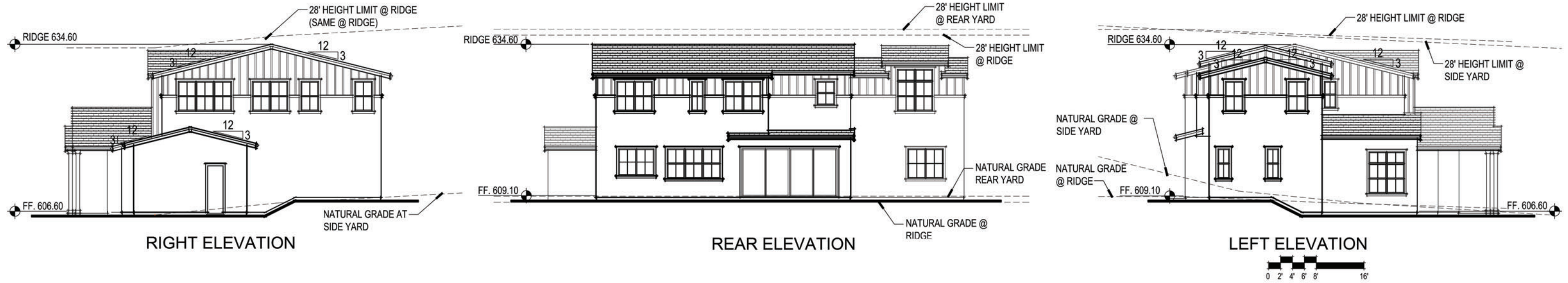
116 WIKA RANCH CT
 LOT 6 SECOND FLOOR PLAN
 A2

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RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

NATURAL GRADE AT FRONT YARD



FRONT ELEVATION

- EXTERIOR MATERIALS**
 *MUST MEET MIN. REQUIREMENTS FOR VERY HIGH FIRE HAZARD SEVERITY ZONE
- 3-COAT STUCCO EXTERIOR FINISH
 - BOARD & BATTEN SIDING
 - MIN. CLASS A COMPOSITION SHINGLE ROOFING

EXTERIOR ELEVATIONS

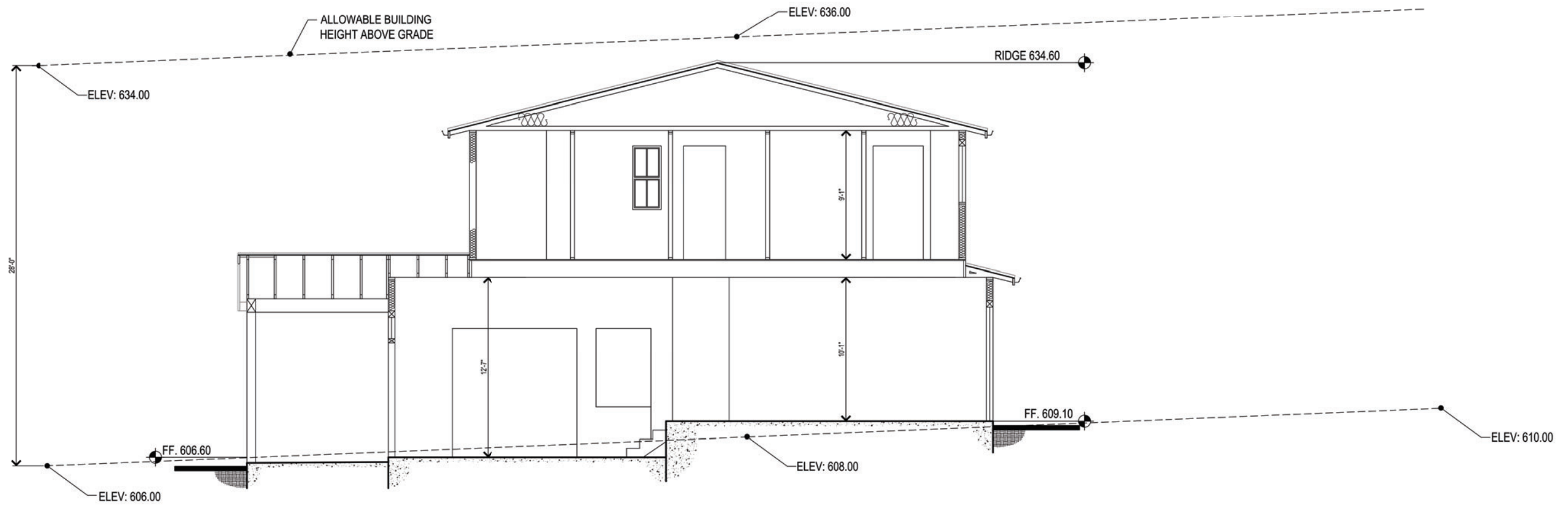
EH Jefferson
 Redwood City, CA
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116 WIKA RANCH CT
 LOT 6 ELEVATIONS
 A4

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ARCHITECTURAL SECTION



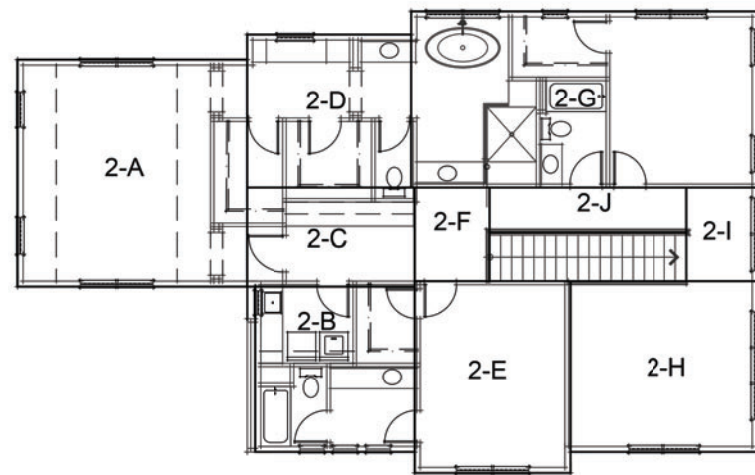
116 WIKA RANCH CT
 LOT 6 SECTION
 A5

EH Jefferson
 Redwood City, CA
 March 1, 2021

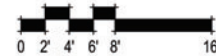
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SECOND FLOOR PLAN



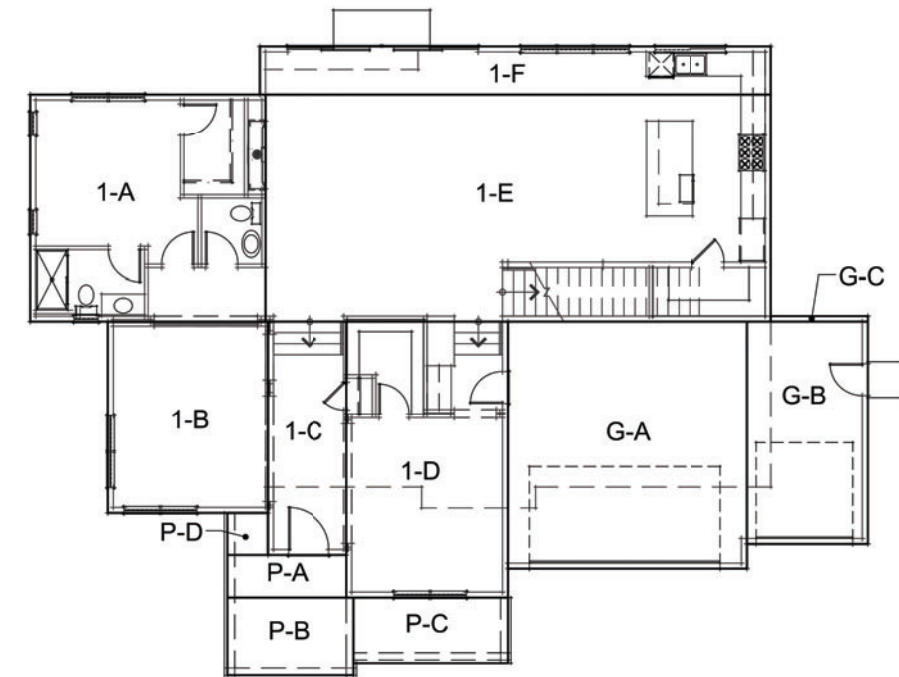
FLOOR AREAS		
LABEL	DIMENSION	AREA
1-A	19'-2" x 18'-11 1/2"	369 SQ. FT.
1-B	13'-3" x 15'-11 1/2"	211 SQ. FT.
1-C	6'-8" x 19'-5 1/2"	130 SQ. FT.
1-D	13'-5" x 22'-11 1/2"	308 SQ. FT.
1-E	42'-3" x 18'-11 1/2"	801 SQ. FT.
1-F	42'-8 1/2" x 4'-0"	171 SQ. FT.
G-A	20'-0" x 20'-6 1/2"	410 SQ. FT.
G-B	10'-0" x 18'-6 1/2"	184 SQ. FT.
G-C	8'-1/2" x 0'-5 1/2"	4 SQ. FT.
P-A	10'-0" x 3'-6"	35 SQ. FT.
P-B	10'-7 1/2" x 6'-5 1/2"	68 SQ. FT.
P-C	12'-9 1/2" x 5'-5 1/2"	70 SQ. FT.
P-D	3'-4" x 3'-6"	12 SQ. FT.
2-A	19'-0" x 18'-11 1/2"	361 SQ. FT.
2-B	13'-5" x 13'-9 1/2"	185 SQ. FT.
2-C	14'-1" x 8'-2 1/2"	116 SQ. FT.
2-D	13'-9 1/2" x 12'-10"	177 SQ. FT.
2-E	12'-11" x 16'-0"	207 SQ. FT.
2-F	6'-2 1/2" x 7'-9"	48 SQ. FT.
2-G	28'-11" x 14'-9"	427 SQ. FT.
2-H	15'-8 1/2" x 14'-3"	225 SQ. FT.
2-I	5'-11" x 7'-9"	46 SQ. FT.
2-J	16'-6" x 3'-9"	62 SQ. FT.

F.A.R. APPLICABLE CALCULATED AREA	
FIRST FLOOR (1-A - 1-F)	1990 SQ. FT.
SECOND FLOOR (2-A - 2-J)	1854 SQ. FT.
GARAGE (G-A - G-C)	598 SQ. FT.
PORCH (P-A - P-D)	185 SQ. FT.
TOTAL	4627 SQ. FT.

F.A.R. RATIO	
LOT SIZE	17345 SQ. FT.
MAX F.A.R. (30%)	5204 SQ. FT.
PROPOSED F.A.R.	4627 SQ. FT.

LOT COVERAGE APPLICABLE CALCULATED AREA	
FIRST FLOOR (1-A - 1-F)	1990 SQ. FT.
GARAGE (G-A - G-C)	598 SQ. FT.
PORCH (P-A - P-D)	185 SQ. FT.
TOTAL	2773 SQ. FT.

LOT COVERAGE RATIO	
LOT SIZE	17345 SQ. FT.
MAX LOT COVERAGE (25%)	4336 SQ. FT.
PROPOSED LOT COVERAGE	2773 SQ. FT.



FIRST FLOOR PLAN





Roofing
Owens Corning
Duration - Estate Gray



Stucco
178 Plymouth Gray



Trim / Garage Door
46 Acoustic White

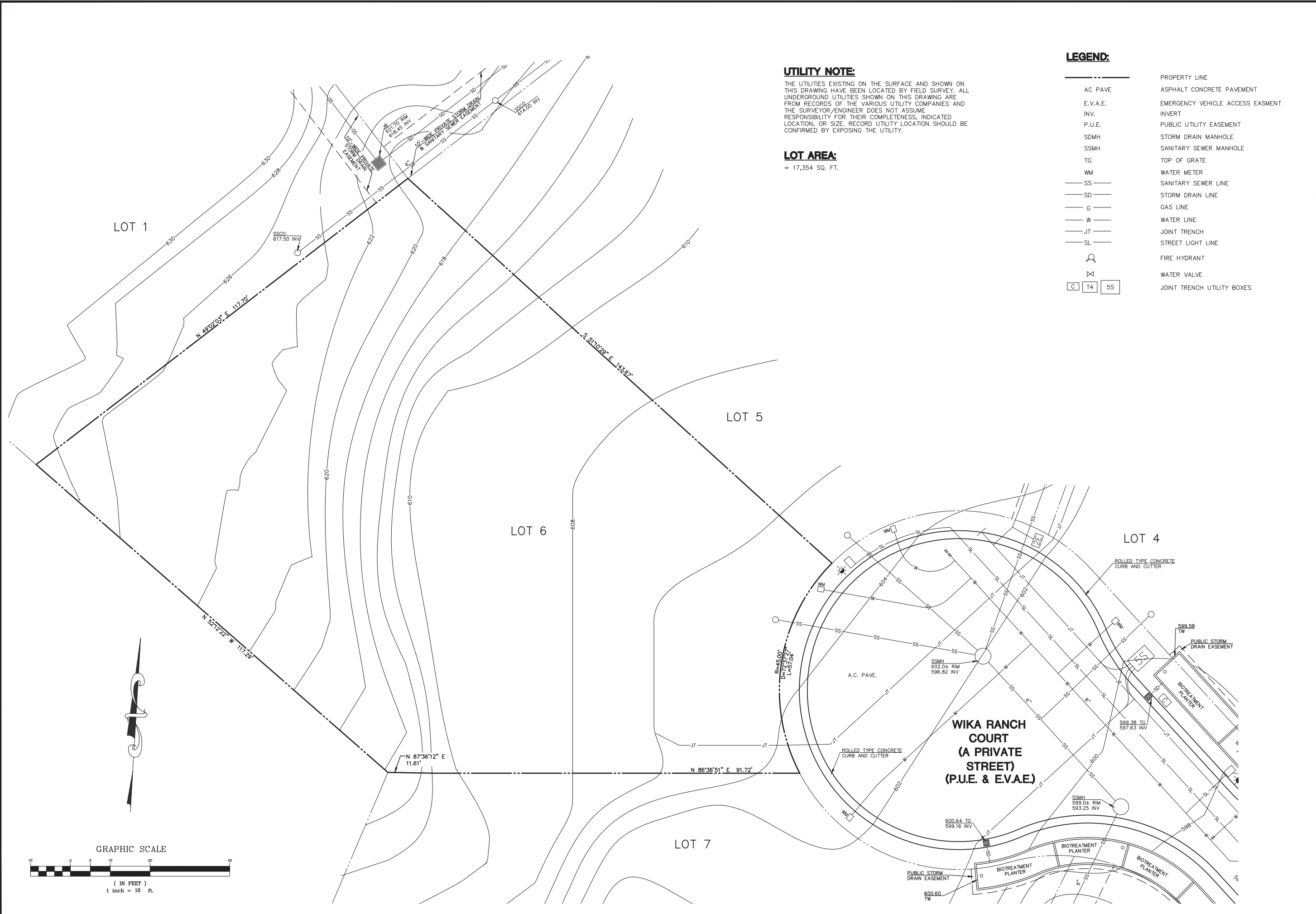


Entry Door / Accent
KM 5818 Kettleman



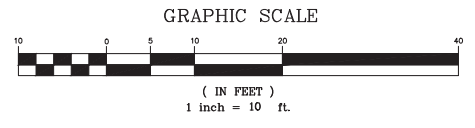
AMSCO Windows
Bronze





LEGEND:

---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
INV.	INVERT
P.U.E.	PUBLIC UTILITY EASEMENT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE
WM	WATER METER
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
G	GAS LINE
W	WATER LINE
JT	JOINT TRENCH
SL	STREET LIGHT LINE
⊙	FIRE HYDRANT
⊗	WATER VALVE
[C] [T4] [5S]	JOINT TRENCH UTILITY BOXES



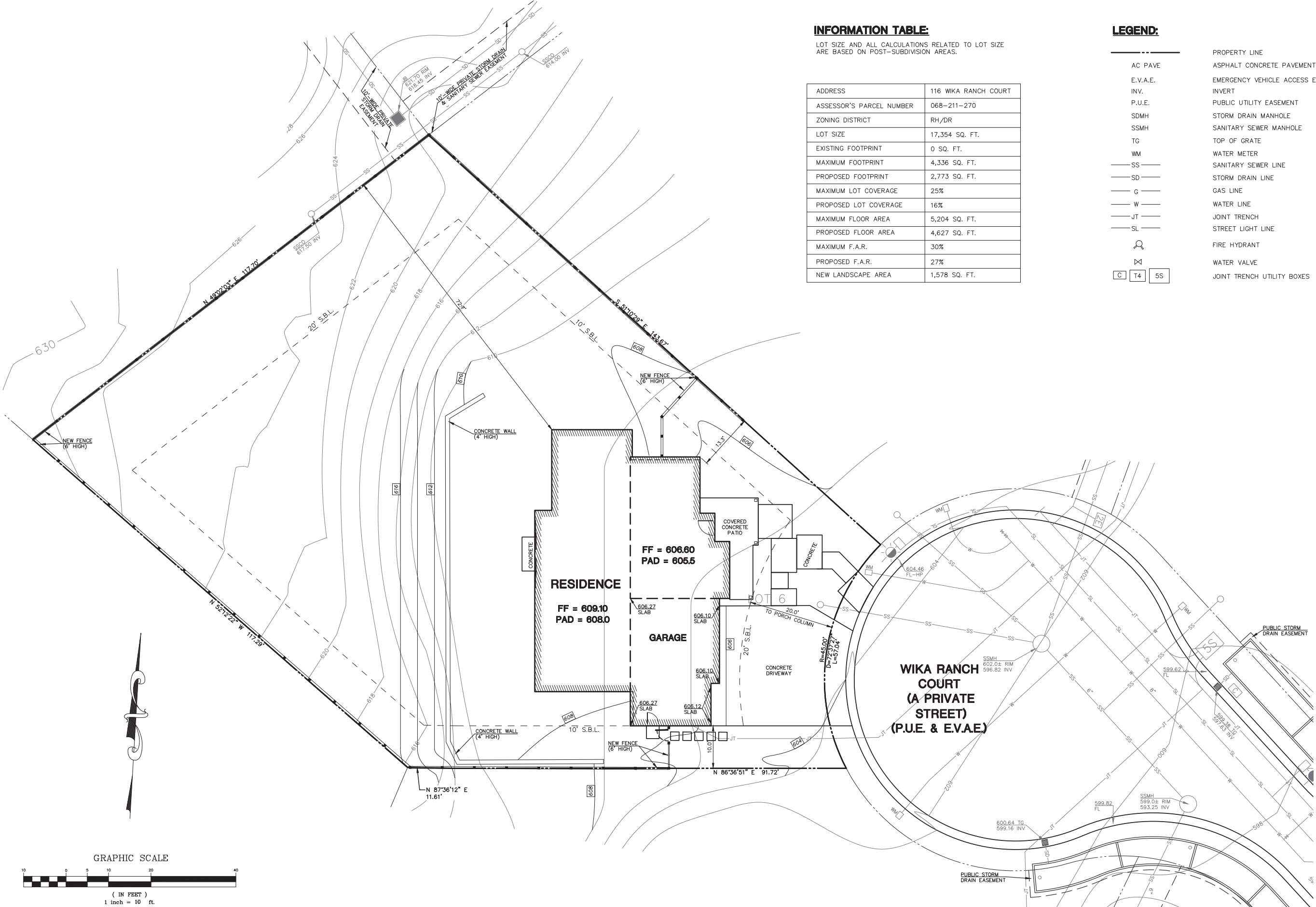
DATE:	
BY:	
REV.	
DESCRIPTION	

MACLEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 983-8580

PREPARED FOR:
 EDENBRIDGE HOMES

TOPOGRAPHIC SURVEY PLAN
 116 WIKI RANCH COURT
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: D.K.
 DESIGNED BY: ---
 CHECKED BY: DGM
 SCALE: 1"=10'
 DATE: 11/20/20
 DRAWING NO. LOT6-TOPO
 SHEET **C-1** OF 6



INFORMATION TABLE:

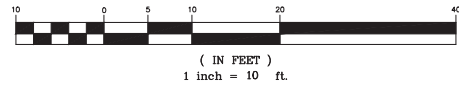
LOT SIZE AND ALL CALCULATIONS RELATED TO LOT SIZE ARE BASED ON POST-SUBDIVISION AREAS.

ADDRESS	116 WIKA RANCH COURT
ASSESSOR'S PARCEL NUMBER	068-211-270
ZONING DISTRICT	RH/DR
LOT SIZE	17,354 SQ. FT.
EXISTING FOOTPRINT	0 SQ. FT.
MAXIMUM FOOTPRINT	4,336 SQ. FT.
PROPOSED FOOTPRINT	2,773 SQ. FT.
MAXIMUM LOT COVERAGE	25%
PROPOSED LOT COVERAGE	16%
MAXIMUM FLOOR AREA	5,204 SQ. FT.
PROPOSED FLOOR AREA	4,627 SQ. FT.
MAXIMUM F.A.R.	30%
PROPOSED F.A.R.	27%
NEW LANDSCAPE AREA	1,578 SQ. FT.

LEGEND:

- PROPERTY LINE
- AC PAVE ASPHALT CONCRETE PAVEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASMENT
- INV. INVERT
- P.U.E. PUBLIC UTILITY EASEMENT
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TG TOP OF GRATE
- WM WATER METER
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- G GAS LINE
- W WATER LINE
- JT JOINT TRENCH
- SL STREET LIGHT LINE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- C □ T4 □ 5S JOINT TRENCH UTILITY BOXES

GRAPHIC SCALE



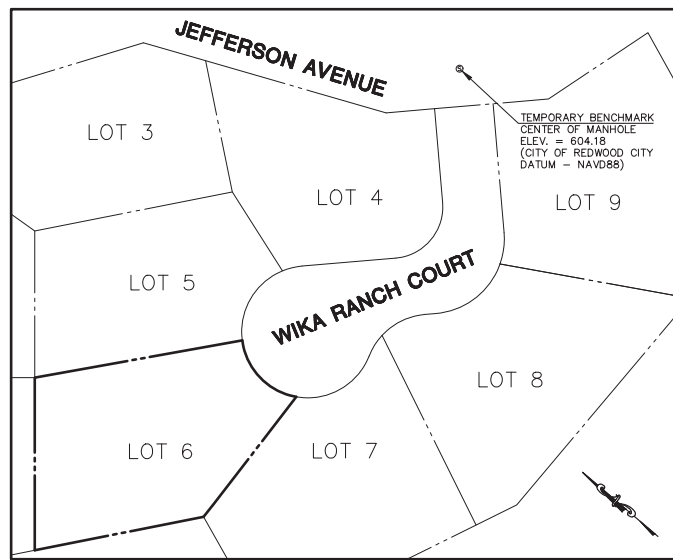
REGISTERED PROFESSIONAL ENGINEER
 DONALD G. MACLEOD
 No. 35048
 STATE OF CALIFORNIA

PREPARED FOR: EDENBRIDGE HOMES

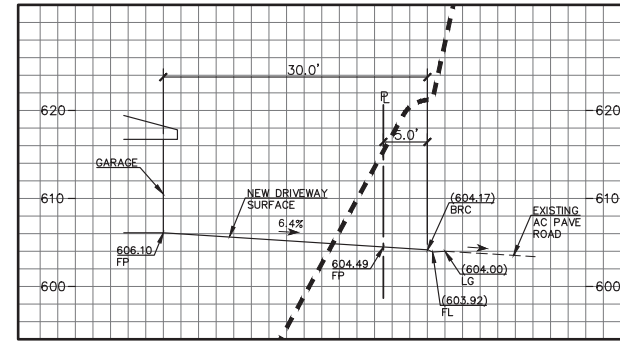
SITE PLAN
 116 WIKA RANCH COURT
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: D.K.
 DESIGNED BY: D.K.
 CHECKED BY: DGM
 SCALE: 1"=10'
 DATE: 11/20/20
 DRAWING NO. LOT6-SITE
 SHEET C-2
 2 OF 6

PER COUNTY COMMENTS: D.K. 02/02/21
 REV. DESCRIPTION BY: DATE:



TEMPORARY BENCHMARK LOCATION
NOT TO SCALE



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

GRADING QUANTITIES:	CUT	FILL
HOUSE & GARAGE PAD	95	--
DRIVEWAY	30	--
FRONT/SIDE YARD GRADING	35	5
REAR YARD GRADING	35	--
TOTAL	195	5

TOTAL EARTHWORK = 195 + 5 = 200 C.Y. ±
EXPORT = 195 - 5 = 190 C.Y. ±

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

- LEGEND:**
- A.C. PAVE. ASPHALT CONCRETE PAVEMENT
 - BS BOTTOM OF STEP
 - CB CATCH BASIN
 - DS DOWNSPOUT
 - DS DOWNSPOUT WITH CONCRETE SPLASH BLOCK
 - E.V.A.E. EMERGENCY VEHICLE ACCESS EASMENT
 - FF FINISHED FLOOR
 - FG FINISH GRADE
 - FL FLOWLINE
 - FP FINISHED PAVE
 - GB GRADE BREAK
 - INV. INVERT
 - JB JUNCTION BOX
 - JP JOINT UTILITY POLE
 - PA PLANTING AREA
 - P.U.E. PUBLIC UTILITY EASEMENT
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - TG TOP OF GRATE
 - TH TOP OF HEADER
 - TS TOP OF STEP
 - WM WATER METER
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - G GAS LINE
 - W WATER LINE
 - 614 NEW CONTOUR
 - SW SWALE
 - Surface runoff direction
 - EXISTING GRADE ELEVATION
 - NEW STORM DRAIN LINE
 - NEW DRAIN INLET

GENERAL NOTES:

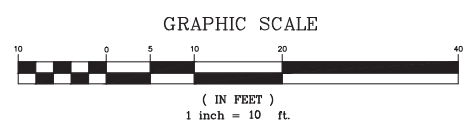
- ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

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.

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.



LIMIT OF GRADING

RESIDENCE
FF = 609.10
PAD = 608.0

GARAGE
FF = 606.80
PAD = 605.5

WIKI RANCH COURT
(A PRIVATE STREET)
(P.U.E. & E.V.A.E.)



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

PREPARED FOR:
EDENBRIDGE HOMES

PRELIMINARY GRADING AND DRAINAGE PLAN
116 WIKI RANCH COURT
SAN MATEO COUNTY CALIFORNIA

DRAWN BY: D.K.
DESIGNED BY: D.K.
CHECKED BY: DGM
SCALE: 1"=10'
DATE: 11/20/20
DRAWING NO. LOT6-GRAD
SHEET

C-3
3 OF 6

EROSION CONTROL NOTES:

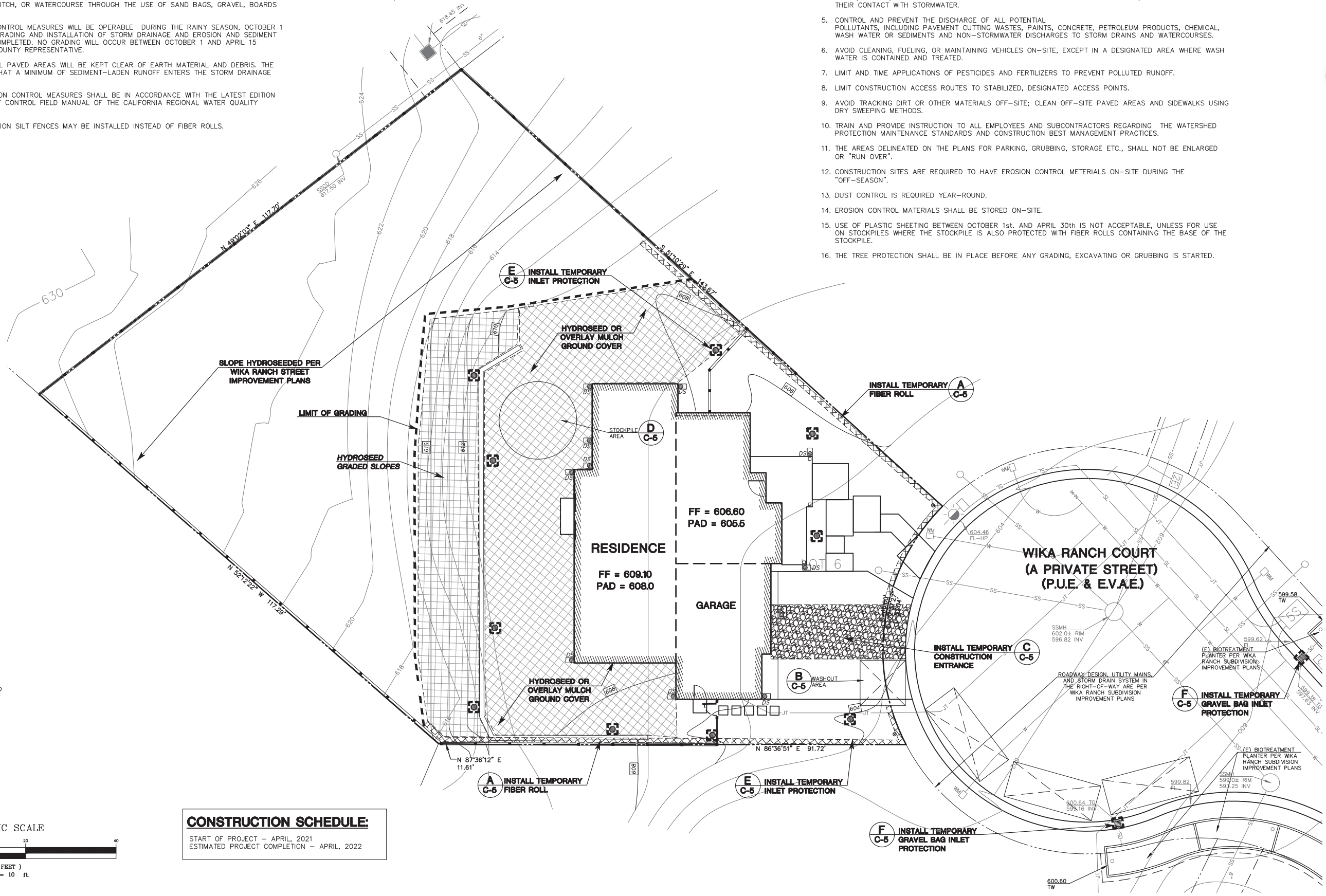
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

DUST CONTROL NOTES:

1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. 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.
4. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
5. ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).

SAN MATEO COUNTY STANDARD NOTES:

1. EROSION CONTROL POINT OF CONTACT:
OWNER: EDENBRIDGE HOMES
EMAIL: eric@edenbridgehomes.com
OFFICE: (669) 231-4240
2. 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
3. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. 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.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. 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.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.



CONSTRUCTION SCHEDULE:
 START OF PROJECT - APRIL, 2021
 ESTIMATED PROJECT COMPLETION - APRIL, 2022

DATE: 11/20/20	BY: D.K.
DESCRIPTION: LOT6-GRAD	REV: --
PER COUNTY COMMENTS: --	REV: --
DATE: 02/02/21	BY: D.K.

REGISTERED PROFESSIONAL ENGINEER
 No. 35048
 STATE OF CALIFORNIA

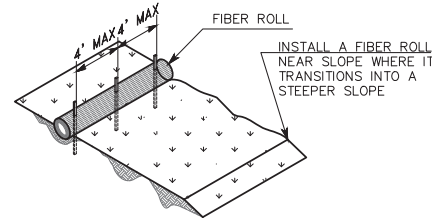
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 CIVIL ENGINEERING • LAND SURVEYING
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UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: EDENBRIDGE HOMES

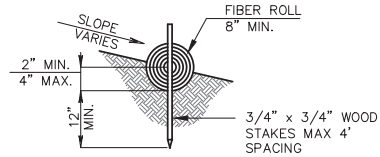
EROSION & SEDIMENTATION CONTROL PLAN
 116 WIKI RANCH COURT

DRAWN BY: D.K.
 DESIGNED BY: D.K.
 CHECKED BY: DGM
 SCALE: 1"=10'
 DATE: 11/20/20
 DRAWING NO. LOT6-GRAD
 SHEET **C-4**
 4 OF 6



TYPICAL FIBER ROLL INSTALLATION

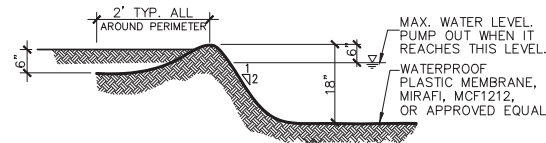
N.T.S.



ENTRENCHMENT DETAIL

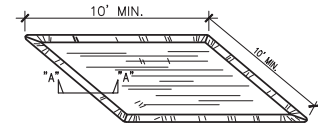
N.T.S.

A FIBER ROLL DETAIL
SCALE: (NOT TO SCALE)



SECTION "A - A" FOR WASHOUT PIT

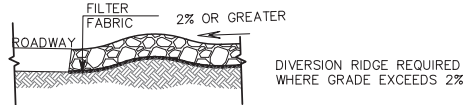
N.T.S.



PLAN

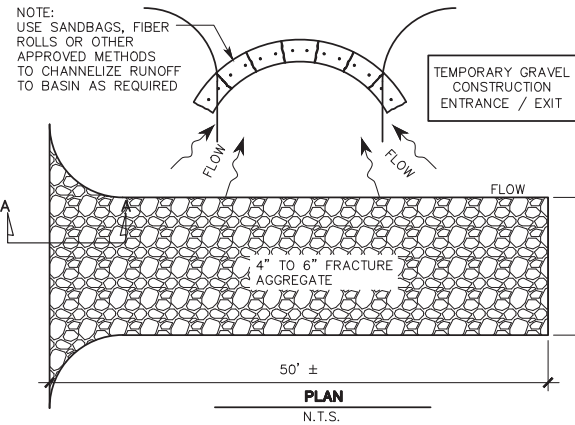
N.T.S.

B TEMPORARY WASHOUT PIT
SCALE: (NOT TO SCALE)



SECTION A-A

N.T.S.



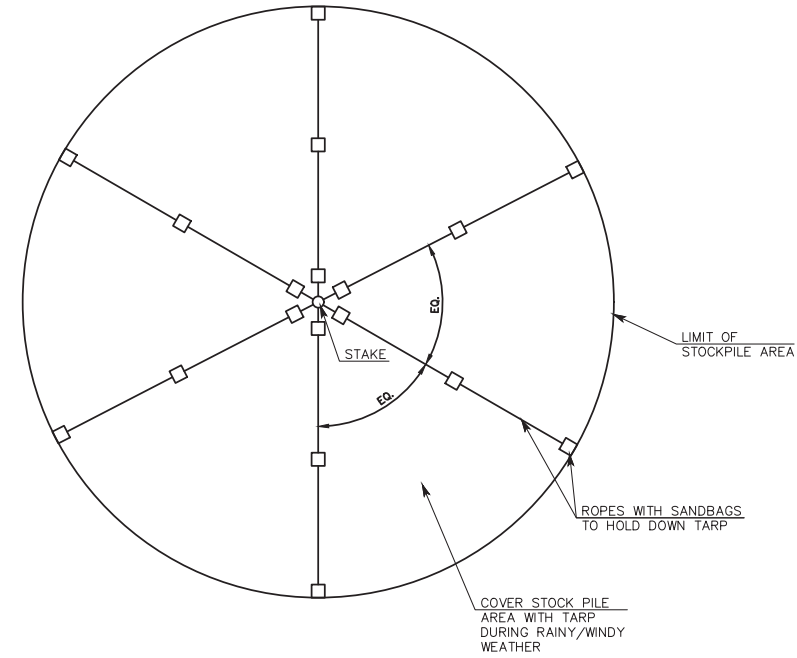
PLAN

N.T.S.

C CONSTRUCTION ENTRANCE DETAIL
SCALE: (NOT TO SCALE)

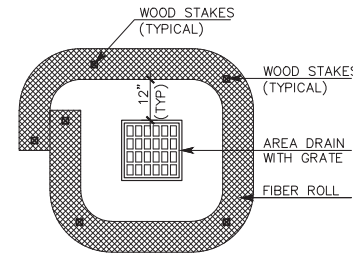
DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4 TO 6 INCH STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
5. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



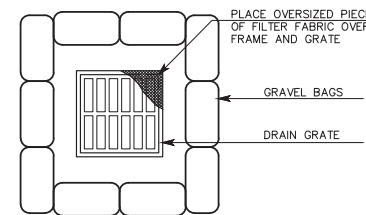
D STOCKPILE AREA DETAIL

SCALE: (NOT TO SCALE)



E FIBER ROLL DRAIN INLET PROTECTION DETAIL

SCALE: (NOT TO SCALE)



F SAND BAG DRAIN INLET PROTECTION DETAIL

(NOT TO SCALE)

REV.	DESCRIPTION	BY:	DATE:



MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 993-8580

PREPARED FOR:
EDENBRIDGE HOMES

EROSION AND SEDIMENTATION CONTROL DETAILS
116 WIKI RANCH COURT
SAN MATEO COUNTY CALIFORNIA

DRAWN BY: D.J.K.
DESIGNED BY: D.J.K.
CHECKED BY: DGM
SCALE: NONE
DATE: 11/20/20
DRAWING NO. LOT6-GRAD

SHEET
C-5
5 OF 6

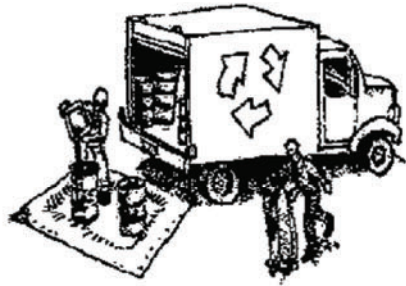


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

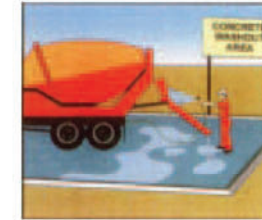


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



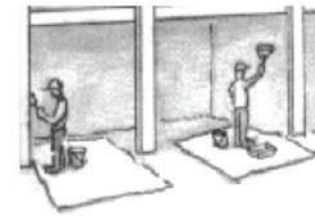
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

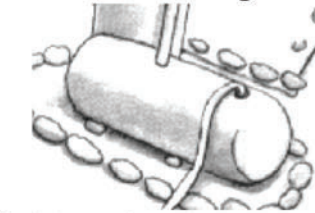
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

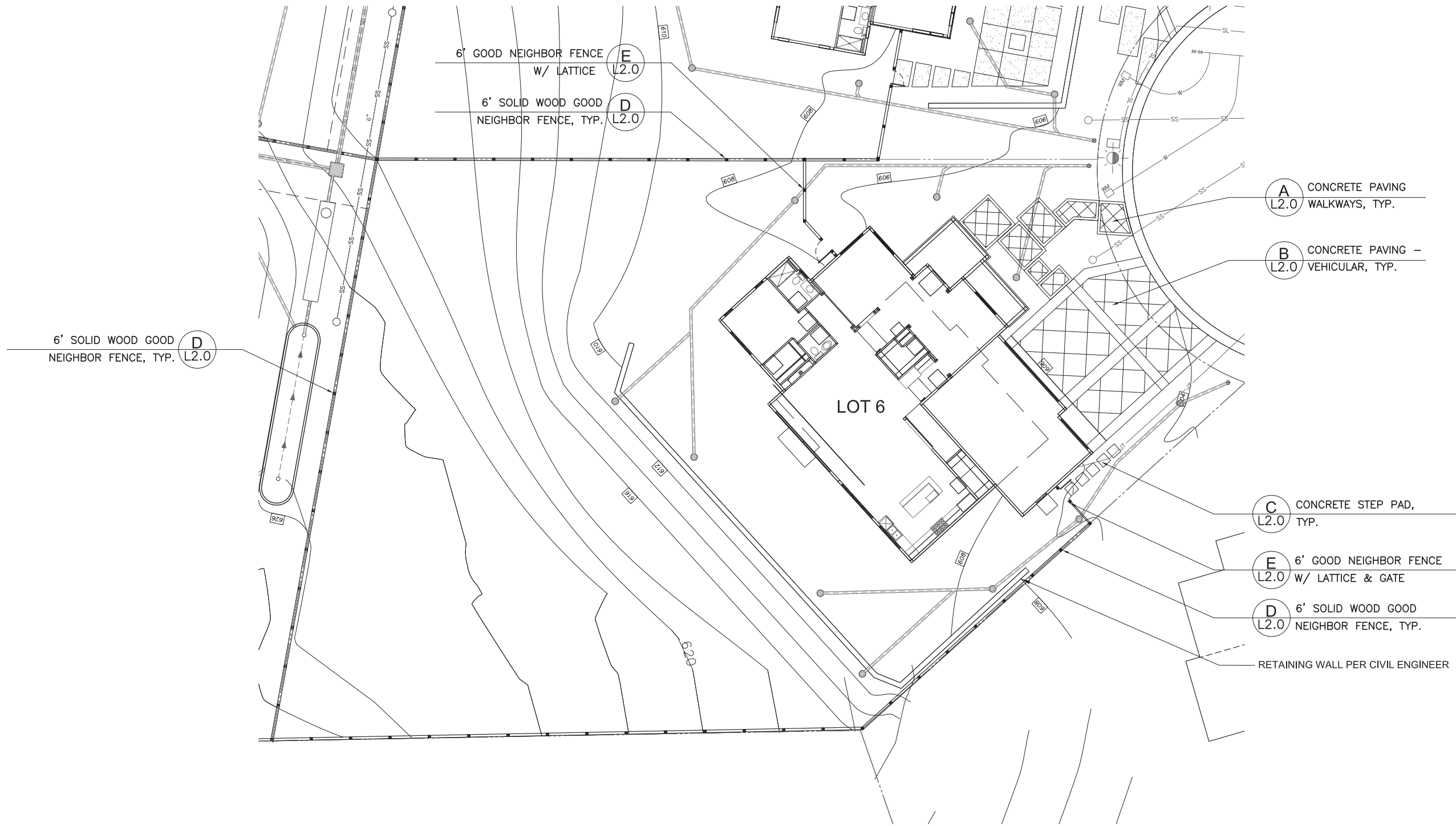
Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

DATE:	
BY:	
DESCRIPTION:	
REV:	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560	
PREPARED FOR:	EDENBRIDGE HOMES
CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN 116 WIKA RANCH COURT UNINCORPORATED SAN MATEO COUNTY CALIFORNIA	
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DM
SCALE:	NONE
DATE:	11/20/20
DRAWING NO.:	LOT6-CBMPP
SHEET:	C-6
	6 OF 6



A CONCRETE PAVING
L2.0 WALKWAYS, TYP.

B CONCRETE PAVING -
L2.0 VEHICULAR, TYP.

C CONCRETE STEP PAD,
L2.0 TYP.

E 6' GOOD NEIGHBOR FENCE
L2.0 W/ LATTICE & GATE

D 6' SOLID WOOD GOOD
L2.0 NEIGHBOR FENCE, TYP.

RETAINING WALL PER CIVIL ENGINEER

6' SOLID WOOD GOOD
L2.0 NEIGHBOR FENCE, TYP. **D**

6' GOOD NEIGHBOR FENCE
L2.0 W/ LATTICE **E**

6' SOLID WOOD GOOD
L2.0 NEIGHBOR FENCE, TYP. **D**



CLIENT:
EDENBRIDGE HOMES
21771 STEVENS CREEK BLVD.
CUPERTINO
CA 95014-1175
(866) 231-4240



VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
8147 H ST. SAN FRANCISCO, CA
415.771.1881 FAX 415.771.1882

PROJECT MANAGER:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

PROJECT NAME/LOCATION:
JEFFERSON AVE. SUBDIVISION
SAN MATEO COUNTY CA

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS
LOT 6

NO.	DESCRIPTION	BY:	DATE

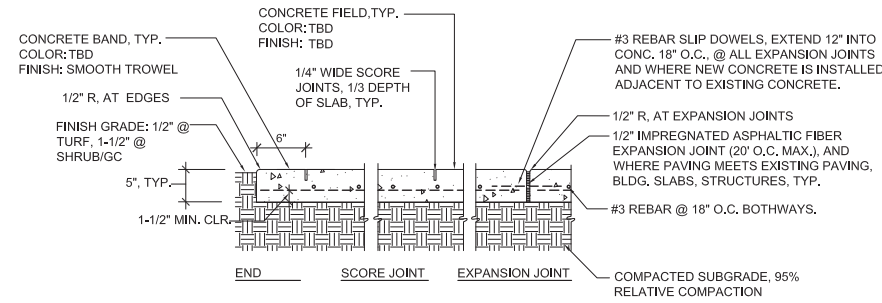
SHEET TITLE:
CALLOUT & LAYOUT PLAN

SCALE:
1" = 10'-0"

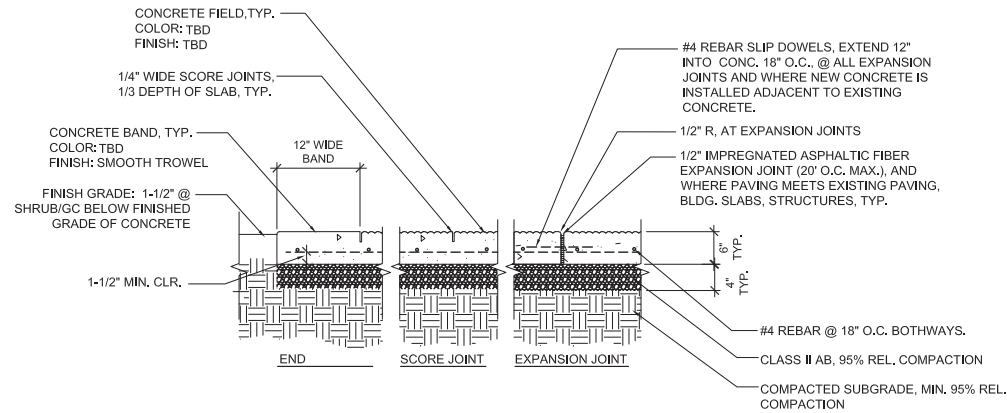
ISSUE DATE:
11/24/2020

PROJECT NO.:
V1831

SHEET NO.:
L1.0
OF



A CONCRETE PAVING - WALKWAYS
1/2" x 1'-0"



B CONCRETE PAVING - VEHICULAR
1/2" x 1'-0"

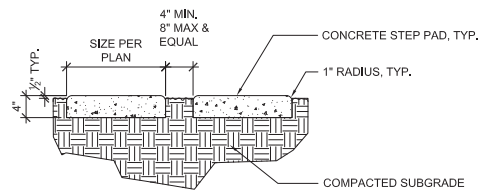
CONCRETE & PAVING GENERAL NOTES:

- SCORING PATTERN TO MEET ALL ACI INTERNATIONAL GUIDELINES.
- ALL FORMWORK/SCORING/PROPOSED JOINT SPACING TO BE APPROVED AND REVIEWED BY OWNERS' REPRESENTATIVE PRIOR TO POURING.
- ALL SCORING/EXPANSION JOINTS TO BE MINIMUM 1/3 DEPTH OF SLAB.
- 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.
- 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.
- INSTALL EXPANSION JOINTS WHERE NEW PAVING MEETS EXISTING PAVING, WALLS, CURBS, FOUNDATIONS, OR OTHER FIXED OBJECTS, AND CHANGES IN WALK DIRECTIONS.
- CONCRETE COLOR TO BE NATURAL GREY UNLESS OTHERWISE INDICATED. SCORING PATTERN PER PLANS.
- CONCRETE FINISH, AS SHOWN IN DETAIL. PERPENDICULAR TO PATH OF TRAVEL.
- 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" O.C. EXTENDING 12" INTO DRIVEWAY AND GARAGE PAD, OR AS SPECIFIED BY STRUCTURAL ENGINEER. CONTRACTOR SHALL ONLY INSTALL REBAR DOWELS IF APPROVED BY OWNER'S REPRESENTATIVE AND PROJECT STRUCTURAL ENGINEER. SUBMIT TO OWNER'S REPRESENTATIVE PROPOSED DOWEL LOCATIONS.

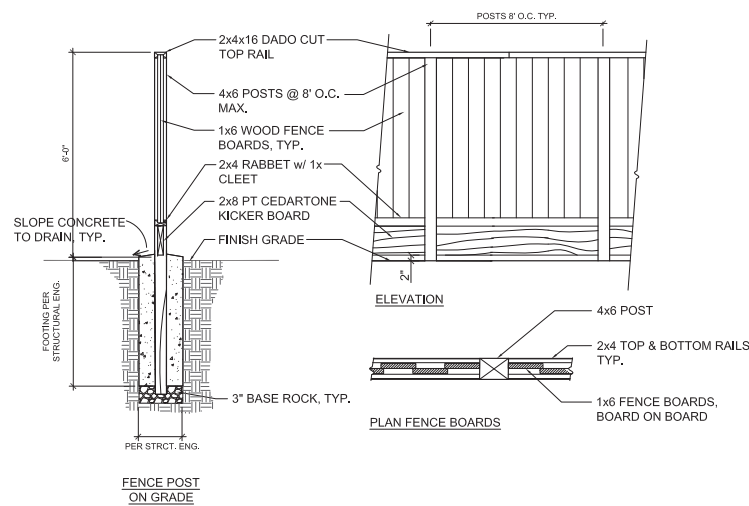
PAVING PROFILE, AGGREGATE, SUBBASE PREPARATION & COMPACTION PER GEOTECH ENGINEER, TYP. PROFILES ARE SHOWN FOR BIDDING PURPOSES ONLY. SEE GEOTECH REPORT FOR PAVING & SUBBASE REQUIREMENTS.

WOOD FENCING NOTES:

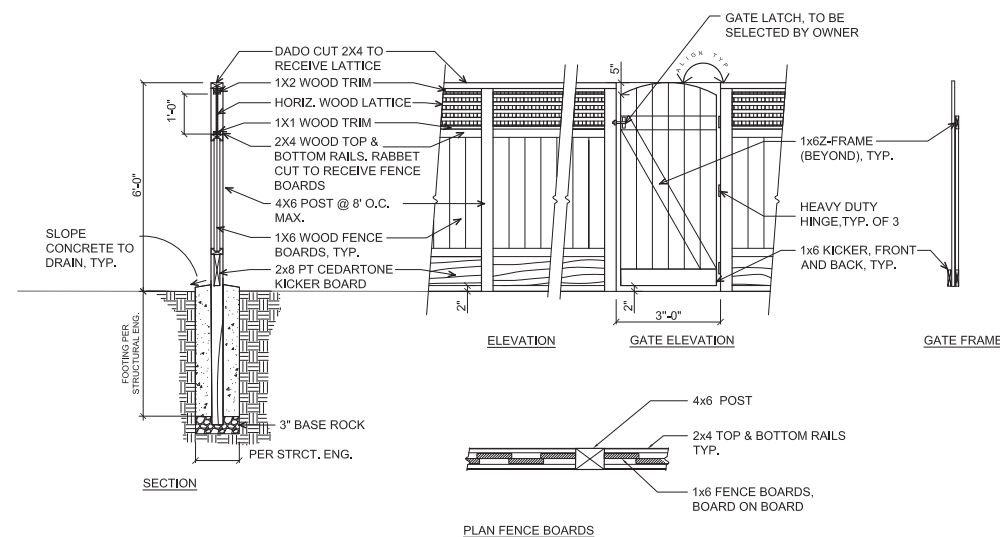
- ALL POSTS SHALL BE PRESSURE TREATED DOUGLAS FIR OR CEDARTONE. ALL OTHER WOOD SHALL BE CON. REDWOOD OR SELECT RED CEDAR, TO BE SELECTED BY OWNER.
- ALL METAL HARDWARE SHALL BE GALVANIZED STEEL. GATE HARDWARE TO BE SELECTED & APPROVED BY OWNER.
- SEE PLANS FOR LOCATION & FENCE TYPES.
- NAILS TO BE HOT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



C CONCRETE STEP PADS
3/4" x 1'-0"



D 6' SOLID WOOD GOOD NEIGHBOR FENCE
3/8" x 1'-0"



E 6' GOOD NEIGHBOR FENCE w/ LATTICE & GATE
3/8" x 1'-0"

CLIENT:
EDENBRIDGE HOMES
21771 STEVENS CREEK BLVD.
CUPERTINO
CA 95014-1175
(650) 231-4240



VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
1474 ST. SAN FRANCISCO, CA
770 1474 ST. SAN FRANCISCO, CA 94115
415 770 1474
PROJECT MANAGER:
DESIGNED BY:
CHECKED BY:
DATE: 11/24/2020

PROJECT NAME/LOCATION:
JEFFERSON AVE. SUBDIVISION
LOT 6
SAN MATEO COUNTY, CA
DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS:	NO.	DATE	DESCRIPTION

SHEET TITLE:
LANDSCAPE DETAILS

SCALE:
AS SHOWN

ISSUE DATE:
11/24/2020

PROJECT NO.:
V1831

SHEET NO.:
L2.0
OF

PLANTING NOTES:

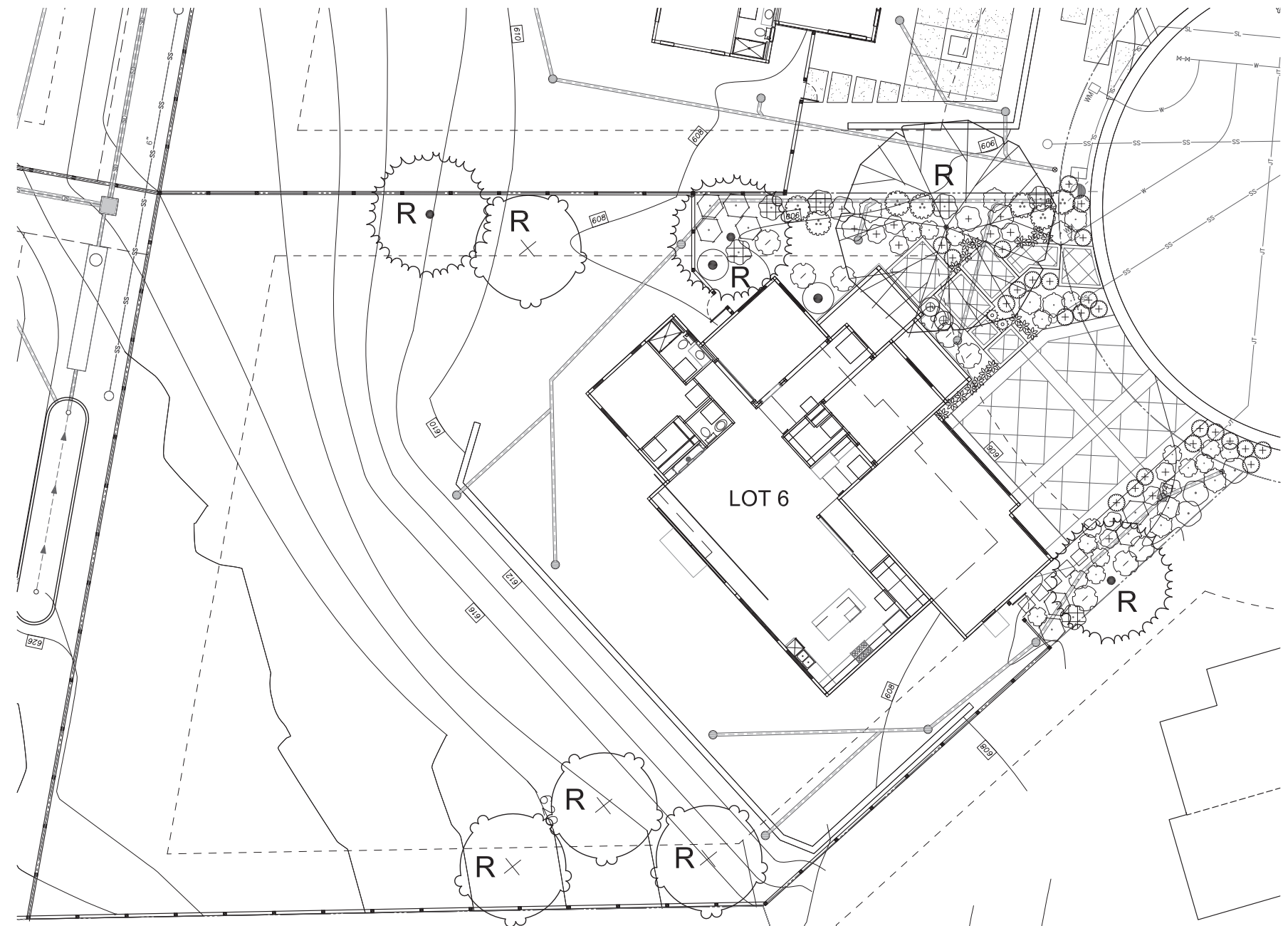
- TOTAL NEW LANDSCAPE AREA = 1578 S.F.
MWELC: PRESCRIPTIVE APPROACH (LESS THAN 2500 S.F.)
- TURF RESTRICTIONS:
TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.
TURF NOT PERMITTED ON SLOPES GREATER THAN 25%.
TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.
NOTE: THERE IS NO TURF IN THE LANDSCAPE DESIGN.
- 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 CONTRADICTED.
- 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.
 - AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE. THE 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

PLANT SCHEDULE

REPLACEMENT CODE	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	MEL OUI	Melaleuca quinquenervia	Cajuput Tree	15 gal	3	L, 20'-40' H x 15'-25' W Sunset Zones: 9, 12, 13, 15-17, 20-24
	QUE AGR	Quercus agrifolia	Coast Live Oak	24"box	1	VL, 20'-70' H x 30'-70' W Sunset Zones: 7-9, 14-24
	TRI WAT	Tristania laurina	Water Gum	15 gal	4	M, 10'-45' H x 15'-30' W Sunset Zones: 15-24

TOTAL REPLACEMENT TREES: 8

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	ABU PIN	Abutilon hybridum 'Pink'	Flowering Maple	5 gal	1	WUCOLS: M Sunset Zones: 8, 9, 12-24
	CAL SPE	Calandrinia spectabilis	Pink Calandrinia	1 gal	24	WUCOLS: L Sunset Zones: 15-17, 20-24
	CAL LIT	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 gal	16	WUCOLS: L Sunset Zones: 8, 9, 12-24
	CAR ELA	Carex elata 'Bowles Golden'	Bowles Golden Sedge	5 gal	2	WUCOLS: L Sunset Zones: 2-9, 14-19, 22
	EPI CAL	Epilobium californicum	California Fuchsia	5 gal	10	WUCOLS: L Sunset Zones: 1-7, 14-21
	EUP RED	Euphorbia x martinii 'Red Marth'	Euphorbia	5 gal	7	WUCOLS: L Sunset Zones: 3-24
	GRE NOE	Grevillea hybrid 'Noelle'	Grevillea	5 gal	4	WUCOLS: L Sunset Zones: 8, 9, 12-24
	LIR GIG	Liriope gigantea	Giant Liriope	1 gal	2	WUCOLS: M Sunset Zones: 4-10, 14-24
	LOR CHI	Loropetalum chinense	Green Finge Flower	5 gal	8	WUCOLS: L Sunset Zones: 6-9, 14-24
	PHO SPR	Phormium tenax 'Jack Spratt'	New Zealand Flax	5 gal	18	WUCOLS: L Sunset Zones: 7-9, 14-24
	PIT VAR	Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 gal	8	WUCOLS: L Sunset Zones: 8-24
	ROS CAL	Rosa californica	California Wild Rose	5 gal	9	WUCOLS: M Sunset Zones: All zones

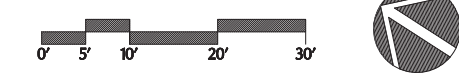


PLANT SCHEDULE CONTINUED

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	SAL CLE	Salvia clevelandii	Cleveland Sage	5 gal	3	WUCOLS: L Sunset Zones: 8, 9, 12-24
	TAG LE2	Tagetes lemmonii	Copper Canyon Daisy	5 gal	6	WUCOLS: L Sunset Zones: 8-10, 12-24
	TIB UR2	Tibouchina urvilleana	Princess Flower	5 gal	2	WUCOLS: M Sunset Zones: 16, 17, 21-24

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

11/24/2020
SIGNATURE DATE



CLIENT:
EDENBRIDGE HOMES
21771 STEVENS CREEK BLVD.
CUPERTINO
CA 95014
950-11775
(866) 231-4240



VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
8147H ST. SAN FRANCISCO, CA
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PROJECT MANAGER: STAFF: CHECKED BY:

PROJECT NAME/LOCATION:
JEFFERSON AVE. SUBDIVISION
LOT 6
SAN MATEO COUNTY, CA

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS	NO.	DESCRIPTION	DATE

SHEET TITLE:
PLANTING PLAN & LEGEND

SCALE:
1" = 10'-0"

ISSUE DATE:
11/24/2020

PROJECT NO.:
V1831

SHEET NO.:
L3.0
OF

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 & #H4 MULTI-OUTLET DRIP EMITTER LOCATED AT LOW WATER USE TREES (H3) & MED WATER USE TREES (H4)	

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. LOW AND MED WATER USE TREE HYDROZONES ARE ON SEPARATE DRIP VALVE CIRCUITS. SYMBOL REPRESENTS MULTI-OUTLET DRIP EMITTER THAT IS INSTALLED AT EACH TREE.

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. TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE. 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.

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. A MIX LOW AND MEDIUM WATER USE PLANT MATERIALS ARE USED IN KEY ACCENT AREAS. THE LOW AND MIXED LOW/MED HYDROZONES ARE ON SEPARATE VALVE CIRCUITS
- TREES CONSIST OF A MIX OF LOW AND MEDIUM WATER USE PLANT MATERIALS. THE LOW AND MEDIUM TREE HYDROZONES ARE ON SEPARATE VALVE CIRCUITS
- 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.

IRRIGATION SYSTEM POINT OF CONNECTION:

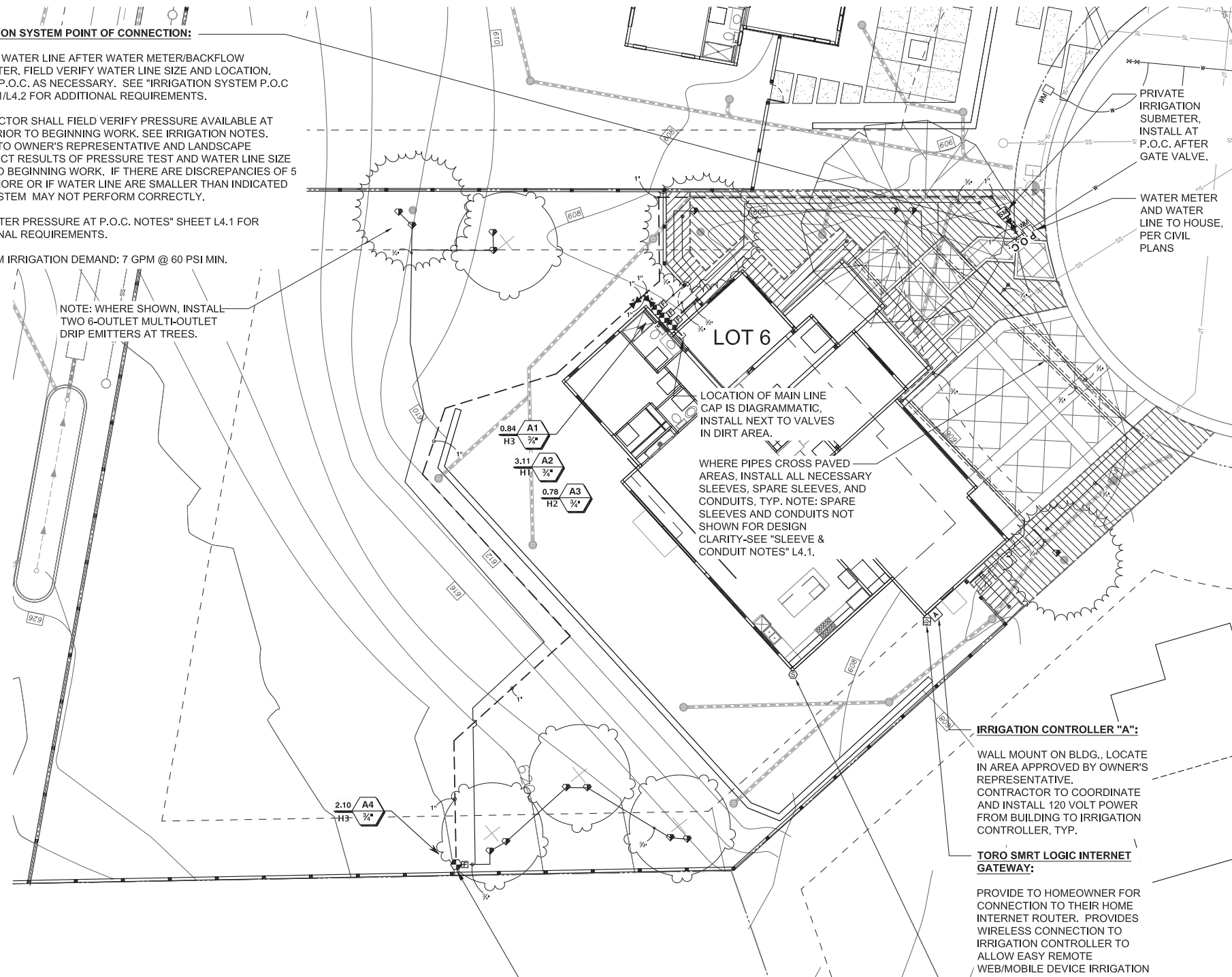
TEE OFF WATER LINE AFTER WATER METER/BACKFLOW PREVENTER. FIELD VERIFY WATER LINE SIZE AND LOCATION. ADJUST P.O.C. AS NECESSARY. SEE "IRRIGATION SYSTEM P.O.C. DETAIL" 1/L4.2 FOR ADDITIONAL REQUIREMENTS.

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.

NOTE: WHERE SHOWN, INSTALL TWO 6-OUTLET MULTI-OUTLET DRIP EMITTERS AT TREES.



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

[Signature] 11/24/2020
SIGNATURE DATE



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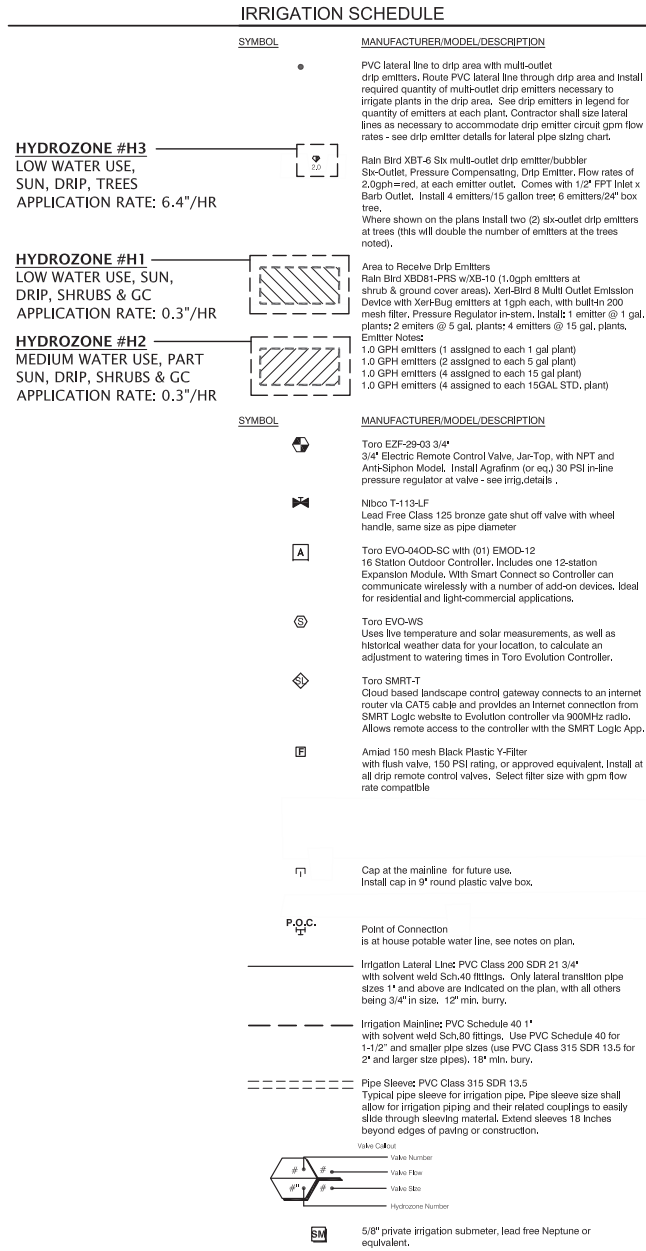
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GENERAL NOTES:

- 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 6

Reference Evapotranspiration (Eto): 49.5

Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated	
							Water Use (ETWU)	
Regular Landscape Area Hydrozones								
#H1 Low Water Use, Sun, Drip, Shrubs	0.20	Drip	0.81	0.24691	1,157	286	8,767	
#H2 Med Water Use, Part Sun, Drip, Shrubs	0.50	Drip	0.81	0.61728	325	201	6,157	
#H3 Low Water Use, Sun, Drip, Trees	0.20	Drip	0.81	0.24691	36	9	273	
#H4 Med Water Use, Sun, Drip, Trees	0.50	Drip	0.81	0.61728	60	37	1,137	
					Totals	1,578	532	16,334
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	16,334	
						Maximum Allowed Water Allowance (MAWA)	26,636	

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		532
Total Area		1,578
Average ETAF		0.34

All Landscape Areas		
Total ETAF x Area		532
Total Area		1,578
Average ETAF		0.34

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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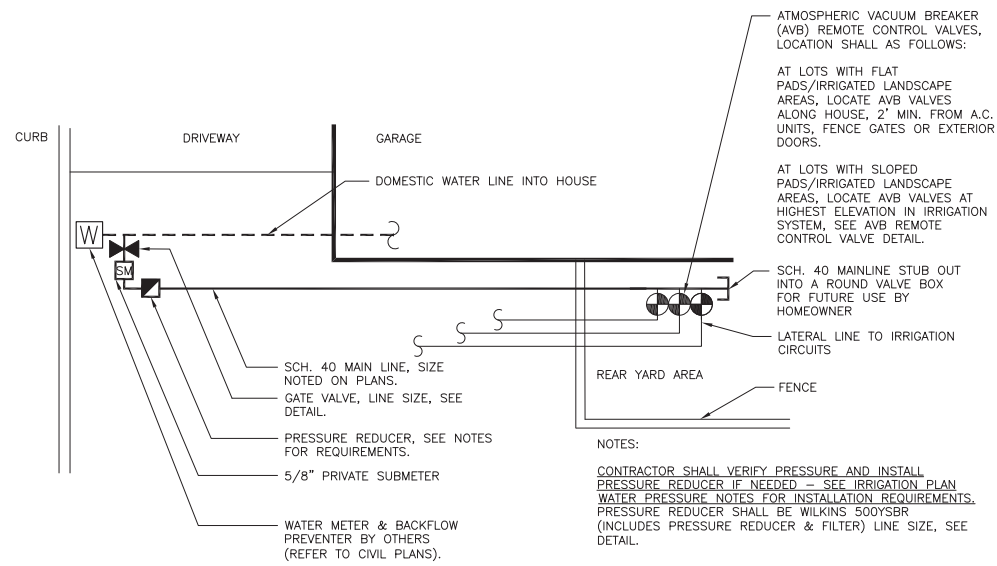
SHEET TITLE:
IRRIGATION
SCHEDULE &
NOTES

SCALE:
NA

ISSUE DATE:
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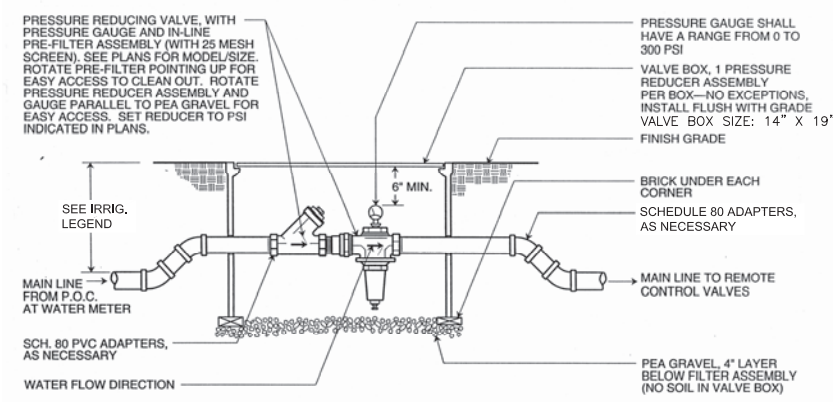
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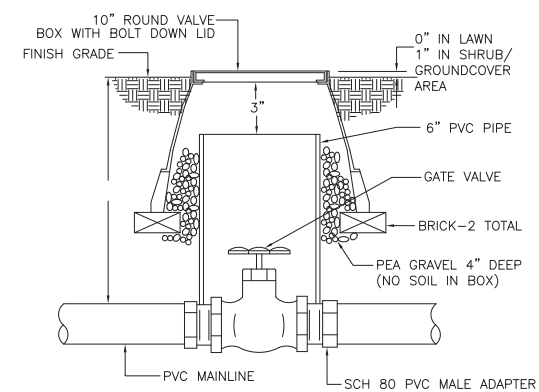


1 IRRIGATION SYSTEM P.O.C. DETAIL
NOT TO SCALE

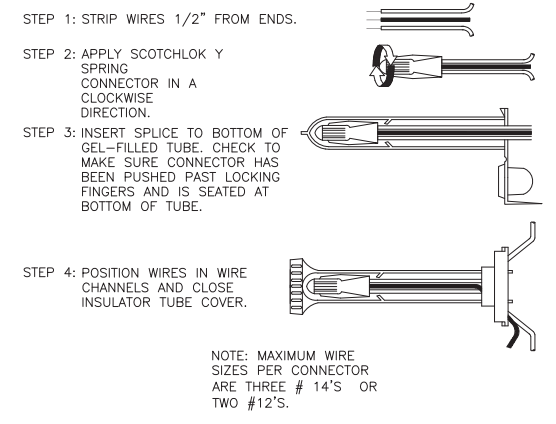
- NOTES:
- SEE NOTES ON IRRIGATION PLANS FOR INSTALLATION REQUIREMENTS.
 - PRESSURE REDUCER SHALL BE LINE SIZE WILKINS LEAD FREE 500XL-YSBR (INCLUDES PRESSURE REDUCER & FILTER), SET AT PSI INDICATED ON IRRIGATION PLANS.



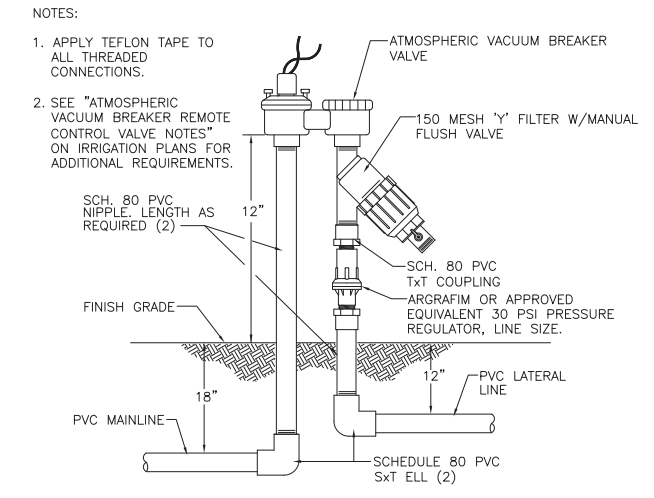
4 PRESSURE REDUCER DETAIL
NOT TO SCALE



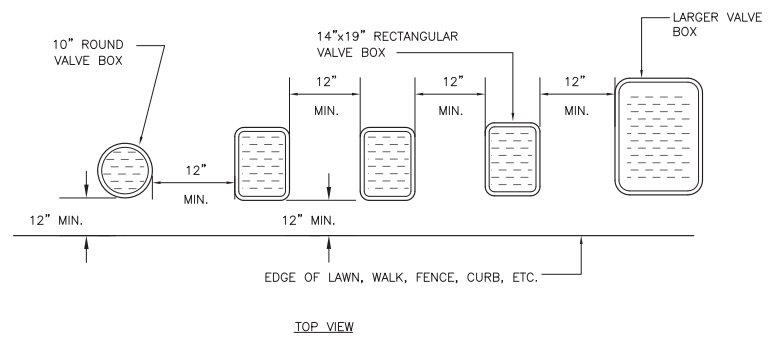
2 GATE VALVE DETAIL
NOT TO SCALE



5 WIRE CONNECTION DETAIL
NOT TO SCALE

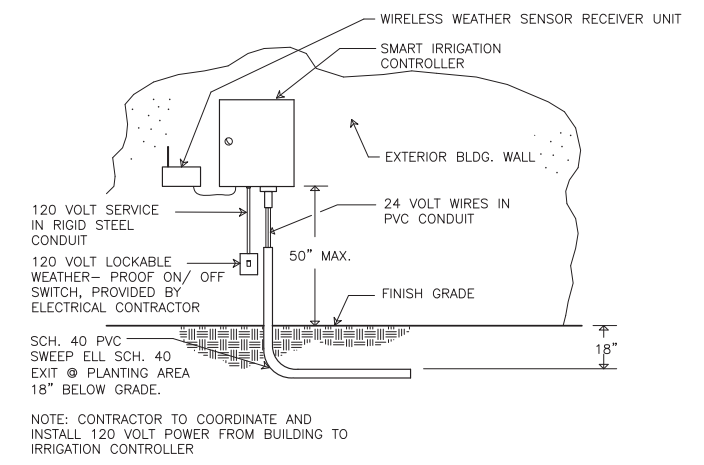


3 AVB REMOTE CONTROL VALVE W/ 'Y' FILTER & PRESSURE REGULATOR DETAIL
NOT TO SCALE

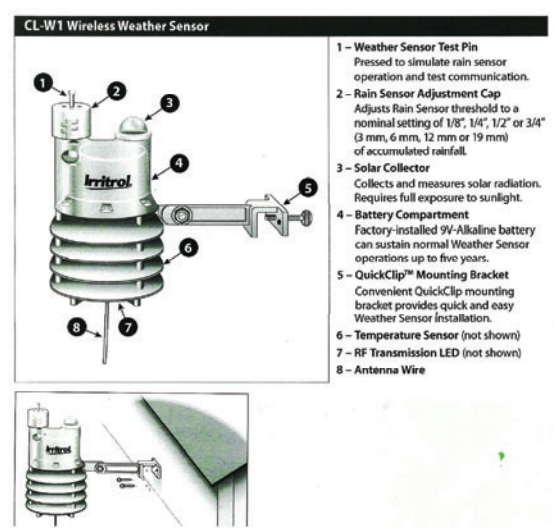


- NOTES
- CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 - SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA 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

- NOTES:
- INSTALL WEATHER SENSOR PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL SENSOR OF EDGE OF ROOF IN AREA WITH FULL SUN EXPOSURE, IN LOCATION APPROVED BY OWNER'S REPRESENTATIVE.
 - DO NOT LOCATE SENSOR WHERE THERE IS SHADE, OR UNDER TREES, OR UNDER EAVE OF BLDG.

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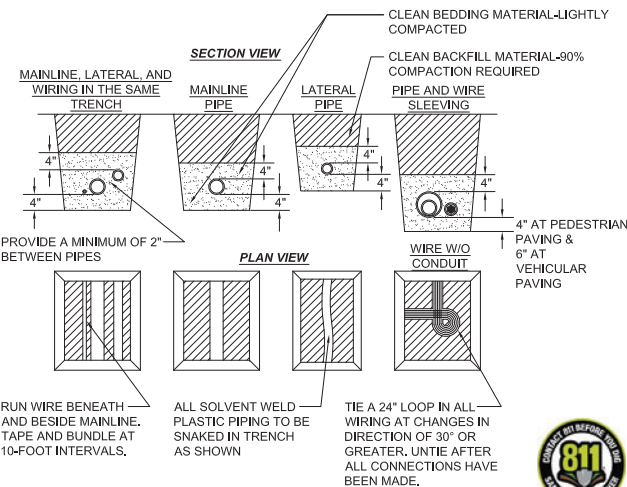
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- NOTES:**
- PIPE BEDDING & BACKFILL:**
 - A STABLE AND UNIFORM LIGHTLY COMPACTED BEDDING OF AT LEAST 4" SHALL BE PROVIDED FOR THE PIPE AND ANY PROTRUDING FEATURES OF ITS JOINTS AND/OR FITTINGS. COVER PIPE WITH AT LEAST 4" LOOSELY PLACED LIGHTLY COMPACTED BEDDING. THE REMAINDER OF THE TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT STANDARD PROCTOR DENSITY.
 - TRENCH BACKFILL MATERIAL SHALL BE: CLEAN, JOB EXCAVATED MATERIAL.
 - PIPE BEDDING MATERIAL SHALL BE: CLEAN, FINELY DIVIDED, CAREFULLY PLACED, JOB EXCAVATED MATERIAL THAT IS FREE FROM DEBRIS, ORGANIC MATERIAL, ROCKS, AND STONES GREATER THAN 1/2-INCH IN ANY DIMENSION.
 - SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN. FOR GASKETED (RING-TITE) MAIN LINES, SLEEVES SHALL BE 2.5 TIMES DIAMETER OF PIPE WITHIN.
 - FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.
 - CONTRACTOR IS REQUIRED TO CONTACT DIGALERT (CALL 811 OR VIA WEB: WWW.DIGALERT.ORG) 2 DAYS MINIMUM PRIOR TO TRENCHING OPERATIONS.



1 PIPE AND WIRE TRENCHING DETAIL
NOT TO SCALE

TORO EZF SERIES RCV SIZING CHART

MAX. GPM FLOW RATES	SIZE OF REMOTE CONTROL VALVE
0 to 7	3/4"

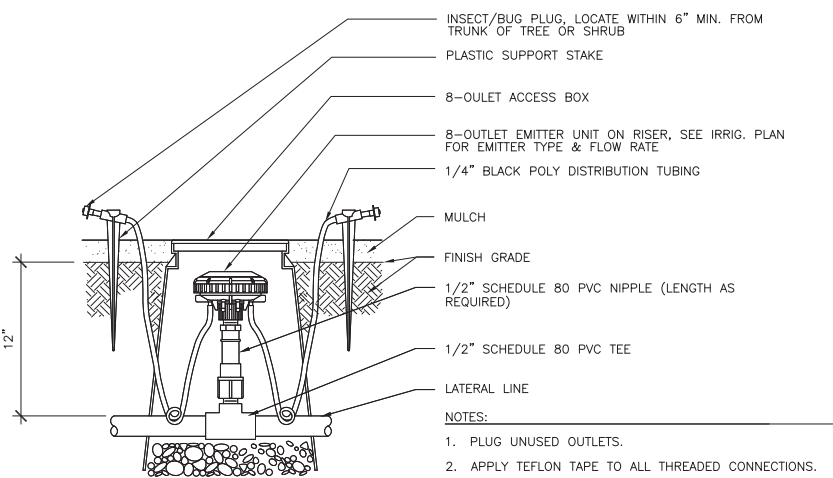
NOTES:

- DO NOT EXCEED 7 GPM AT RCV.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING RCV'S AT DRIP AREAS, BASED UPON QUANTITY OF EMITTERS/FLOW RATES AT EACH LATERAL DRIP LINE. DO NOT EXCEED MAXIMUM FLOW RATES SHOWN FOR RCV SIZE.
- IF CIRCUITS REQUIRE HIGHER FLOWS THAN MAXIMUM GPM PERMITTED, CONTRACTOR SHALL ADD A NEW REMOTE CONTROL VALVE TO CREATE TWO ZONES WITH LOWER FLOWS.

8 OUTLET DRIP EMITTER AREA LATERAL PIPE SIZING CHART

GPM FLOW RATES	SIZE OF CLASS 200 PVC PIPE	MAX. QUANTITY OF 8-OUTLET EMITTER UNITS WITH 1.0 GPH EMITTERS
0 to 7	3/4"	52

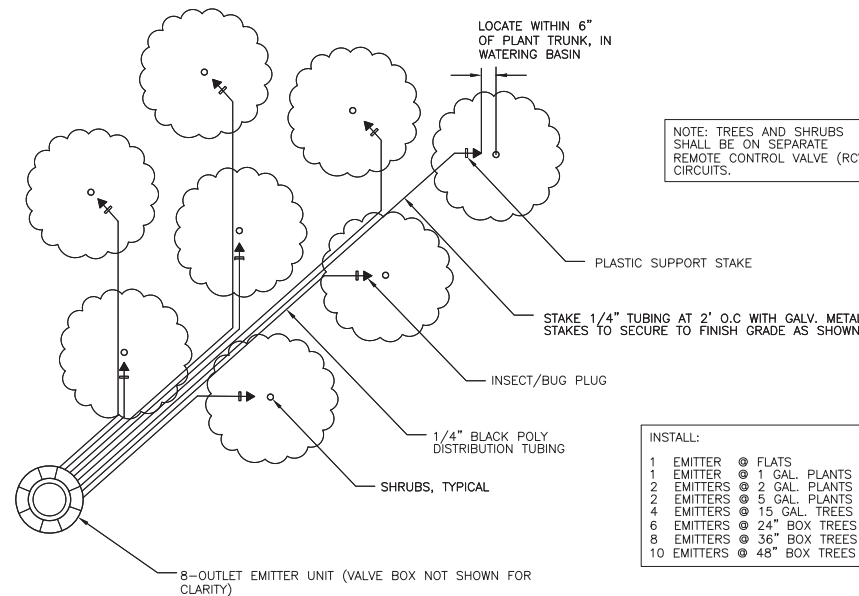
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING LATERAL LINES AT DRIP AREAS, BASED UPON QUANTITY OF EMITTERS/FLOW RATES AT EACH LATERAL DRIP LINE. DO NOT EXCEED MAXIMUM FLOW RATES SHOWN FOR EACH PIPE SIZE. IF CIRCUITS REQUIRE HIGHER FLOWS THAN SHOWN ABOVE CONTRACTOR SHALL ADD A NEW REMOTE CONTROL VALVE.



- NOTES:**
- PLUG UNUSED OUTLETS.
 - APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
 - SEE DRIP LATERAL PIPE SIZING CHART FOR SIZING LATERAL LINES.
 - 1/4" DISTRIBUTION TUBING MAXIMUM LENGTH SHALL NOT EXCEED 20'.
 - ALL DRIP COMPONENTS (FITTINGS, TUBING, PLUGS, STAKES, BOXES, ETC.) SHALL BE FROM SAME MANUFACTURER AS 8-OUTLET DRIP EMITTER UNIT.

SECTION

2 8-OUTLET DRIP EMITTER ON RISER DETAIL
NOT TO SCALE

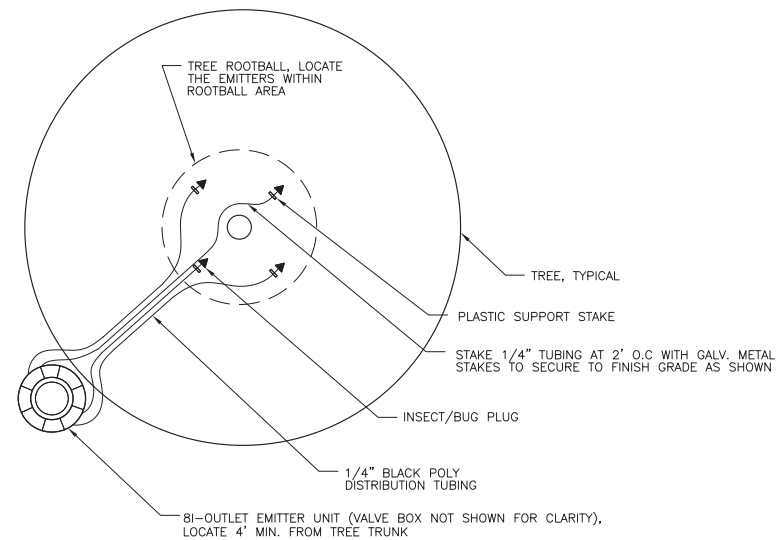


NOTE: TREES AND SHRUBS SHALL BE ON SEPARATE REMOTE CONTROL VALVE (RCV) CIRCUITS.

INSTALL:

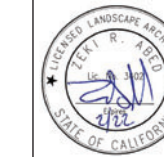
1 EMITTER	1 GAL. PLANTS
2 EMITTERS	2 GAL. PLANTS
4 EMITTERS	5 GAL. PLANTS
6 EMITTERS	15 GAL. TREES
8 EMITTERS	24" BOX TREES
10 EMITTERS	36" BOX TREES

PLAN VIEW: 8-OUTLET EMITTER LAYOUT @ SHRUBS/GROUND COVERS



PLAN VIEW: 8-OUTLET LAYOUT @ TREES

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