JEFFERSON ~ LOT 7

REDWOOD CITY, CA

JUNE 18, 2021

SHEET INDEX

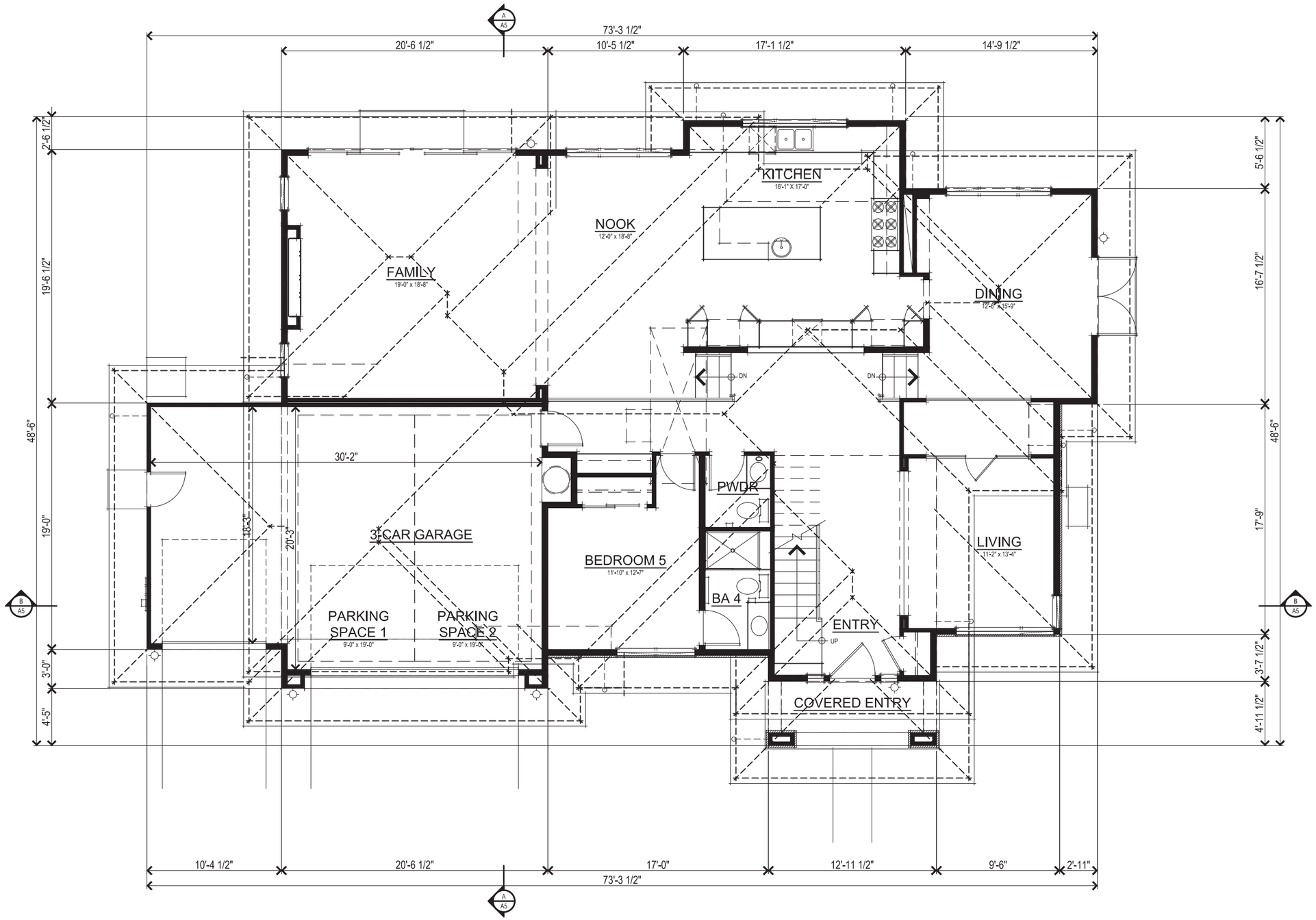
EDENBRIDGE HOMES

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

SDG architects

SQUARE FOOTAGES	
FIRST FLOOR	2017 SQ. FT.
SECOND FLOOR	1909 SQ. FT.
TOTAL LIVING	3926 SQ. FT.
3-CAR GARAGE	614 SQ. FT.
PORCH	70 SQ. FT.



FIRST FLOOR PLAN

EH Jefferson
Redwood City, CA
June 18, 2021

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

119 WIKA RANCH COURT
LOT 7 FIRST FLOOR PLAN
A1

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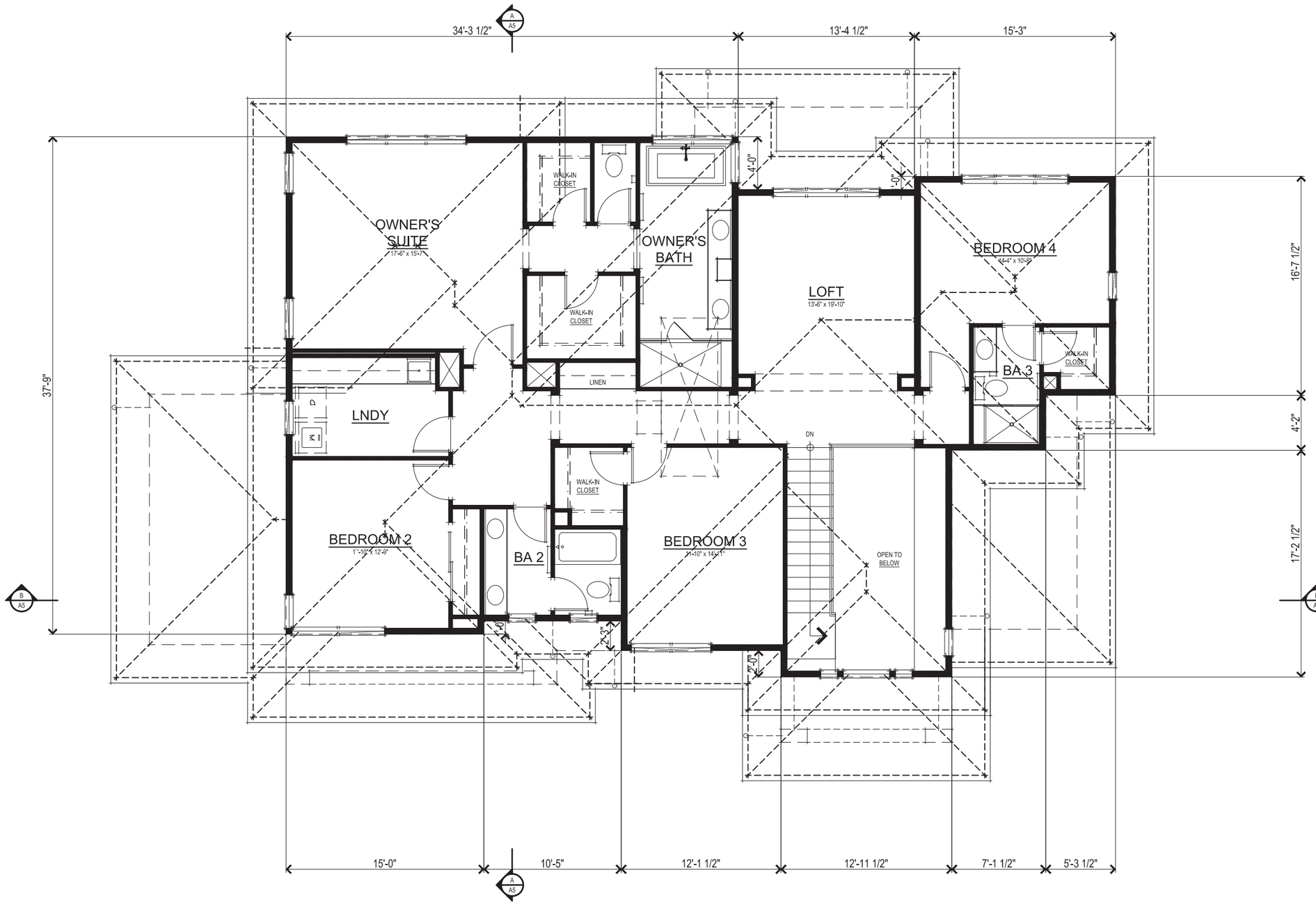

EH Jefferson
Redwood City, CA
June 18, 2021

SECOND FLOOR PLAN

119 WIKA RANCH COURT
LOT 7 SECOND FLOOR PLAN
A2

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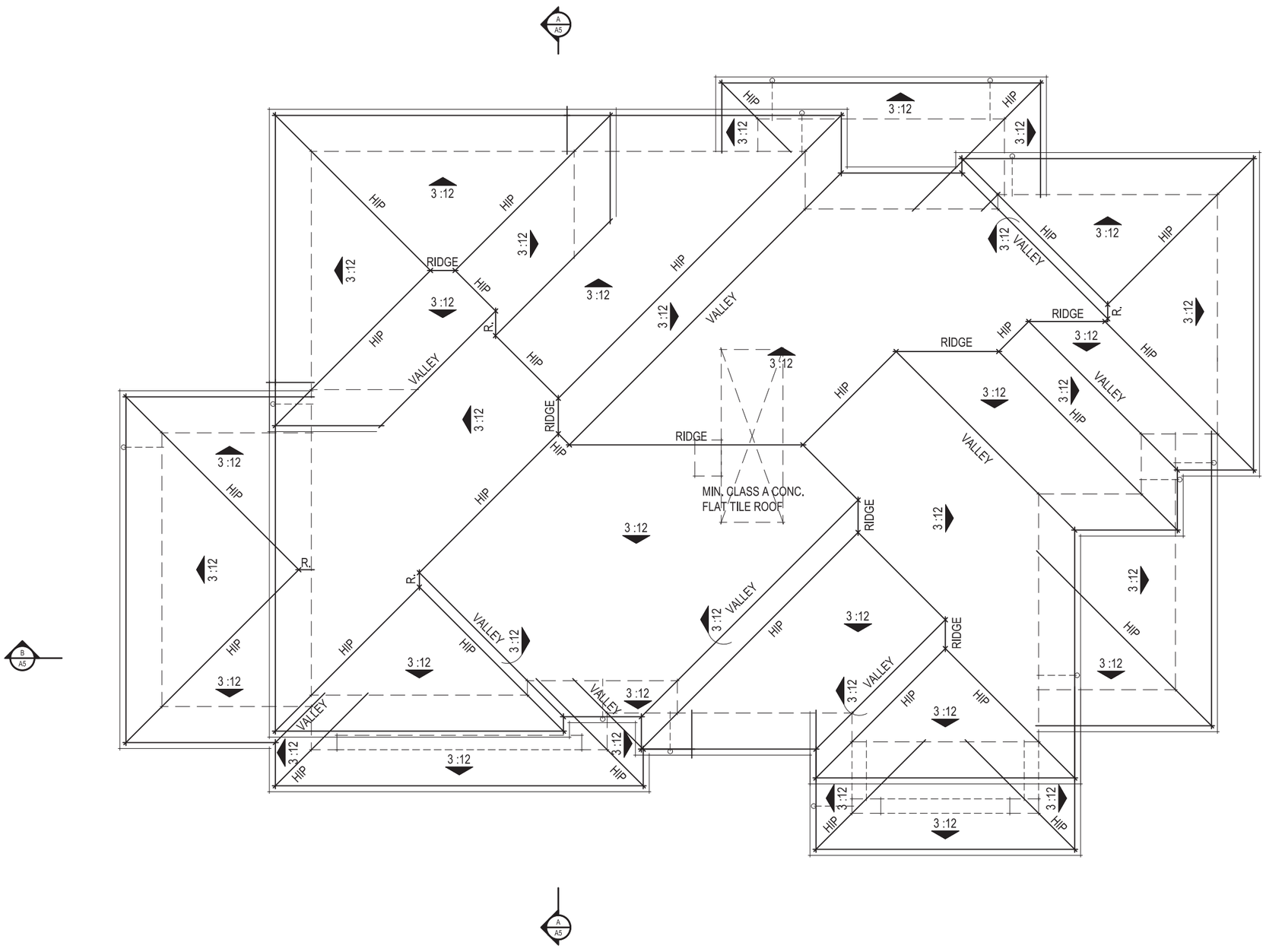

ROOF PLAN

EH Jefferson
Redwood City, CA
June 18, 2021

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

119 WIKA RANCH COURT
LOT 7 ROOF PLAN
A3

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Brentwood, CA 94513
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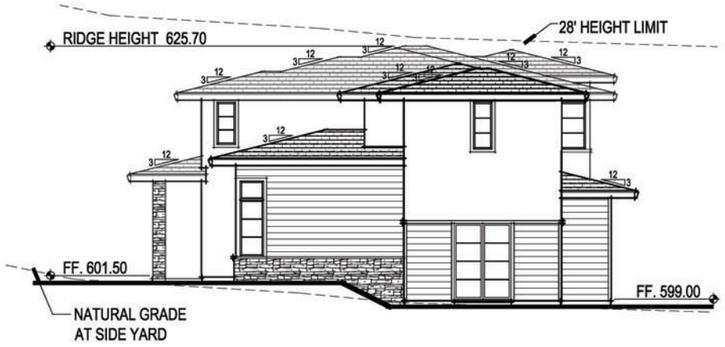
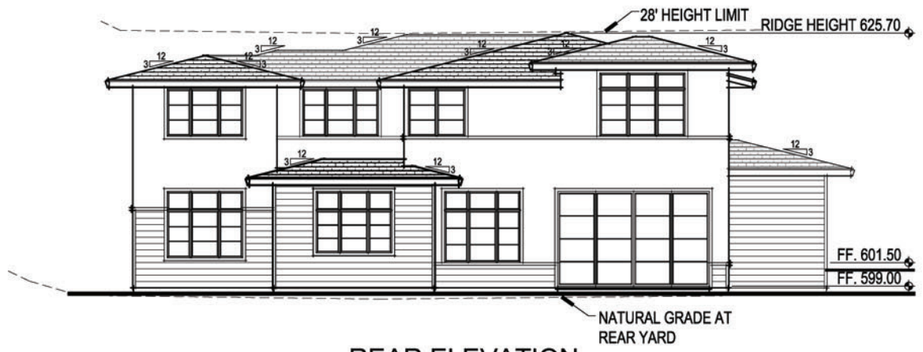
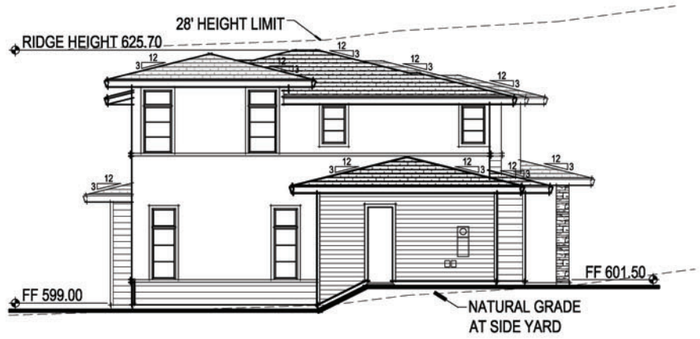


RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

0 2' 4' 6' 8' 16'

FRONT ELEVATION

0 1' 2' 3' 4' 8'

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 CONCRETE FLAT TILE ROOFING

EXTERIOR ELEVATIONS

EH Jefferson
Redwood City, CA
June 18, 2021

Edenbridge Homes
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119 WIKA RANCH COURT
LOT 7 ELEVATIONS
A4

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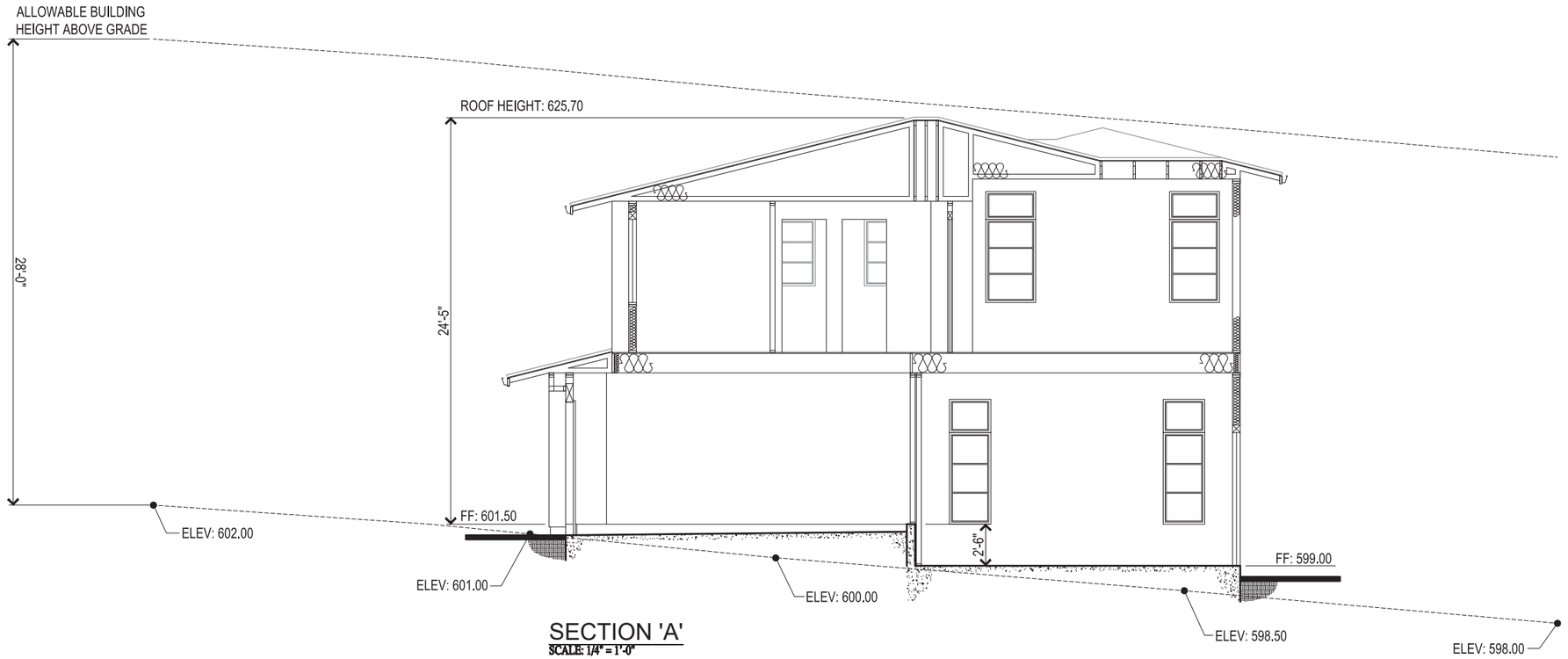
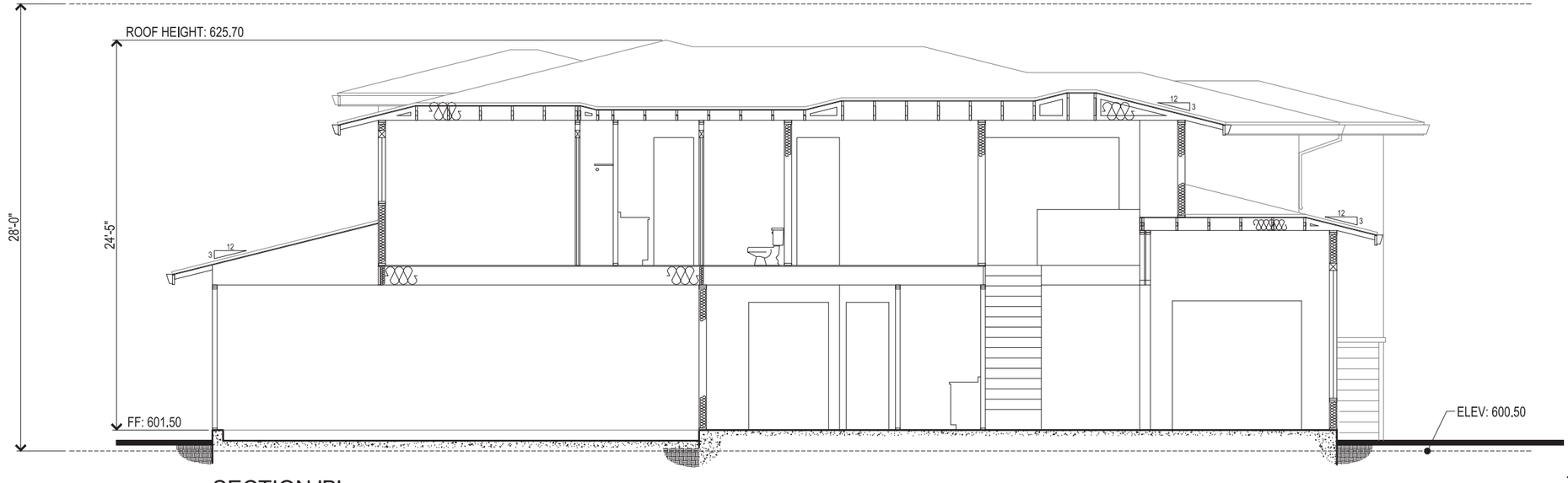


SECTION 'A'
SCALE: 1/4" = 1'-0"



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

ARCHITECTURAL SECTIONS

EH Jefferson
Redwood City, CA
June 18, 2021

119 WIKA RANCH COURT
LOT 7 SECTION
A5

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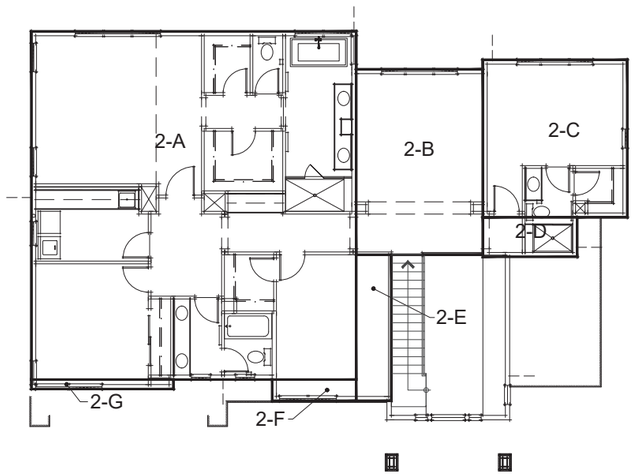


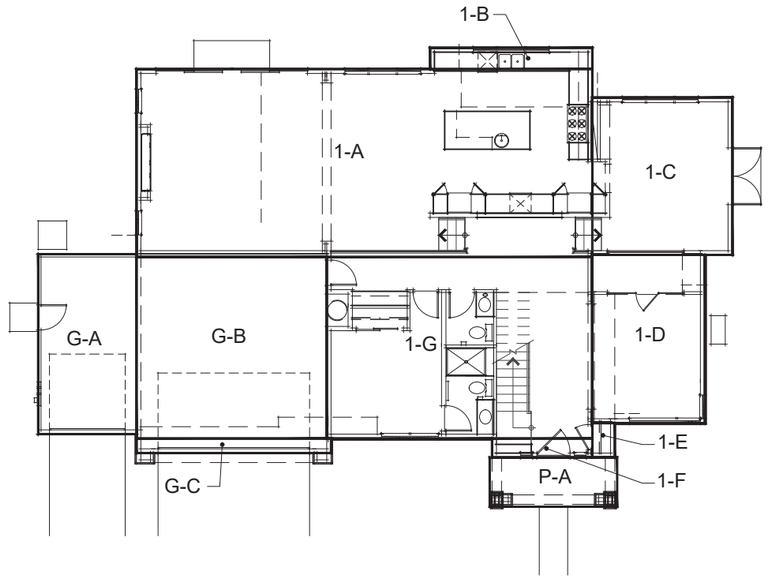
SECOND FLOOR PLAN

0 2' 4' 6' 8' 16'

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	13'-5 1/2" x 5'-2 1/2"	70 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)	70 SQ. FT.
TOTAL	4610 SQ. FT.
F.A.R. RATIO	
LOT SIZE	19256 SQ. FT.
MAX F.A.R. (30%)	5777 SQ. FT.
PROPOSED F.A.R.	4610 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)	70 SQ. FT.
TOTAL	2701 SQ. FT.
LOT COVERAGE RATIO	
LOT SIZE	19256 SQ. FT.
MAX LOT COVERAGE (25%)	4814 SQ. FT.
PROPOSED LOT COVERAGE	2701 SQ. FT.



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

EH Jefferson
Redwood City, CA
June 18, 2021

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

119 WIKA RANCH COURT
LOT 7 F.A.R. BLOCK DIAGRAM
A6

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Roofing
Boral Roofing
Saxony 900 Slate - Charcoal Blend

Stucco
KM 4906 Campfire Smoke

Siding
KM 4930 Young Colt

Trim / Garage Door
23 Swiss Cofee

Entry Door / Accent
KMA 89 Black Oak

AMSCO Windows
Bronze

Stone
Eldorado Stone
Mountain Ledge - Back Bear

EH Jefferson
Redwood City, CA
June 18, 2021

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

119 WIKA RANCH COURT
LOT 7 COLOR SCHEME
A7

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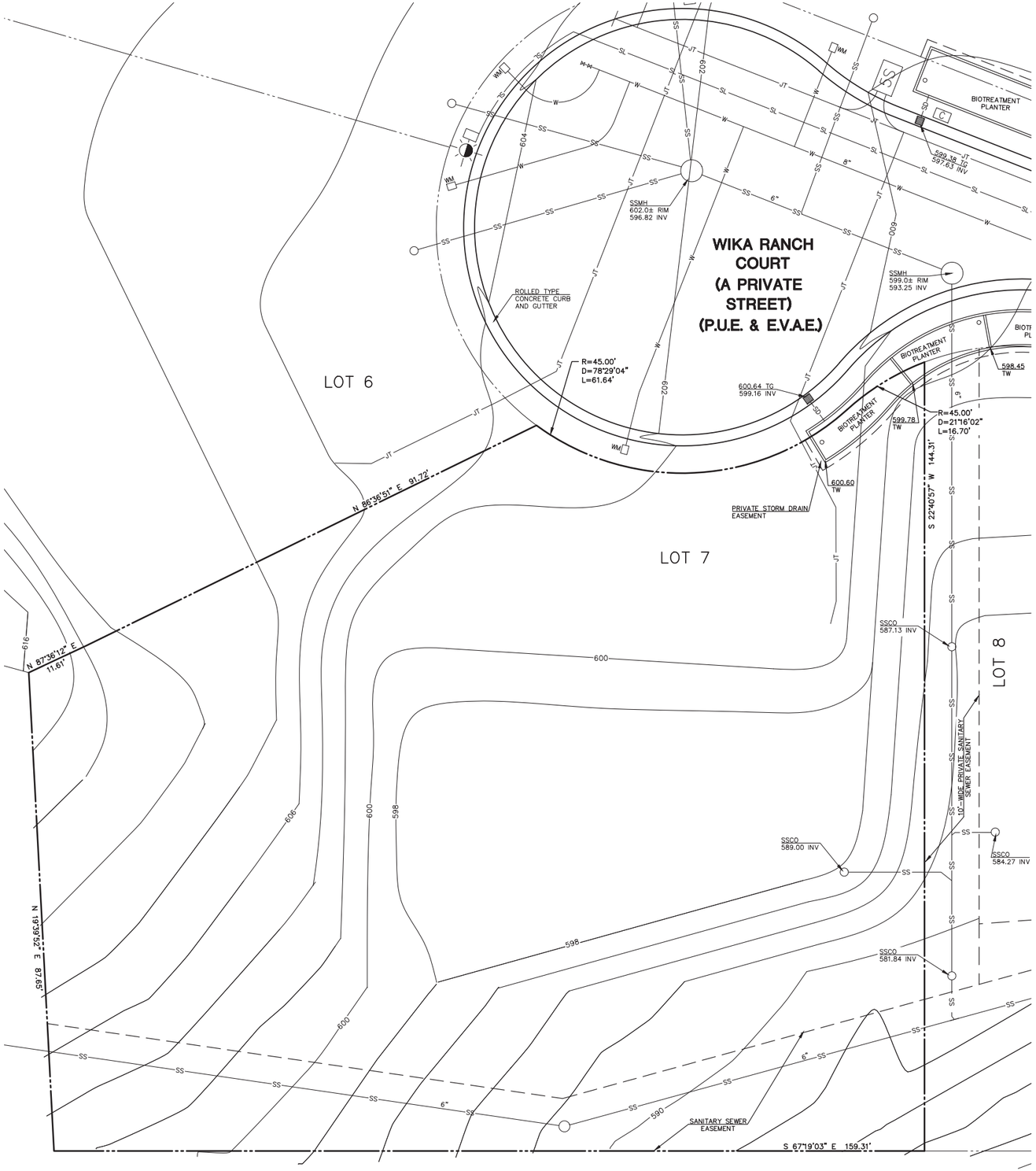


UTILITY NOTE:

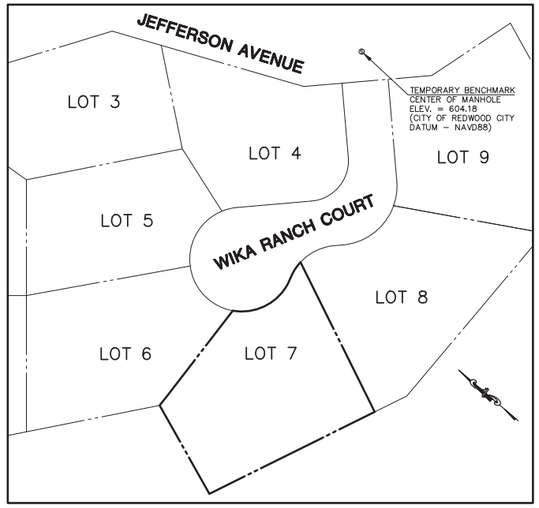
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR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

LOT AREA:

= 19,247 SQ. FT.

LEGEND:

——·——	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
INV.	INVERT
P.U.E.	PUBLIC UTILITY EASEMENT
SSCO	SANITARY SEWER CLEANOUT
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



TEMPORARY BENCHMARK LOCATION

NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:

LICENSED LAND SURVEYOR DANIEL G. MACLEOD No. 5304 STATE OF CALIFORNIA

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

PREPARED FOR:
EDENBRIDGE HOMES

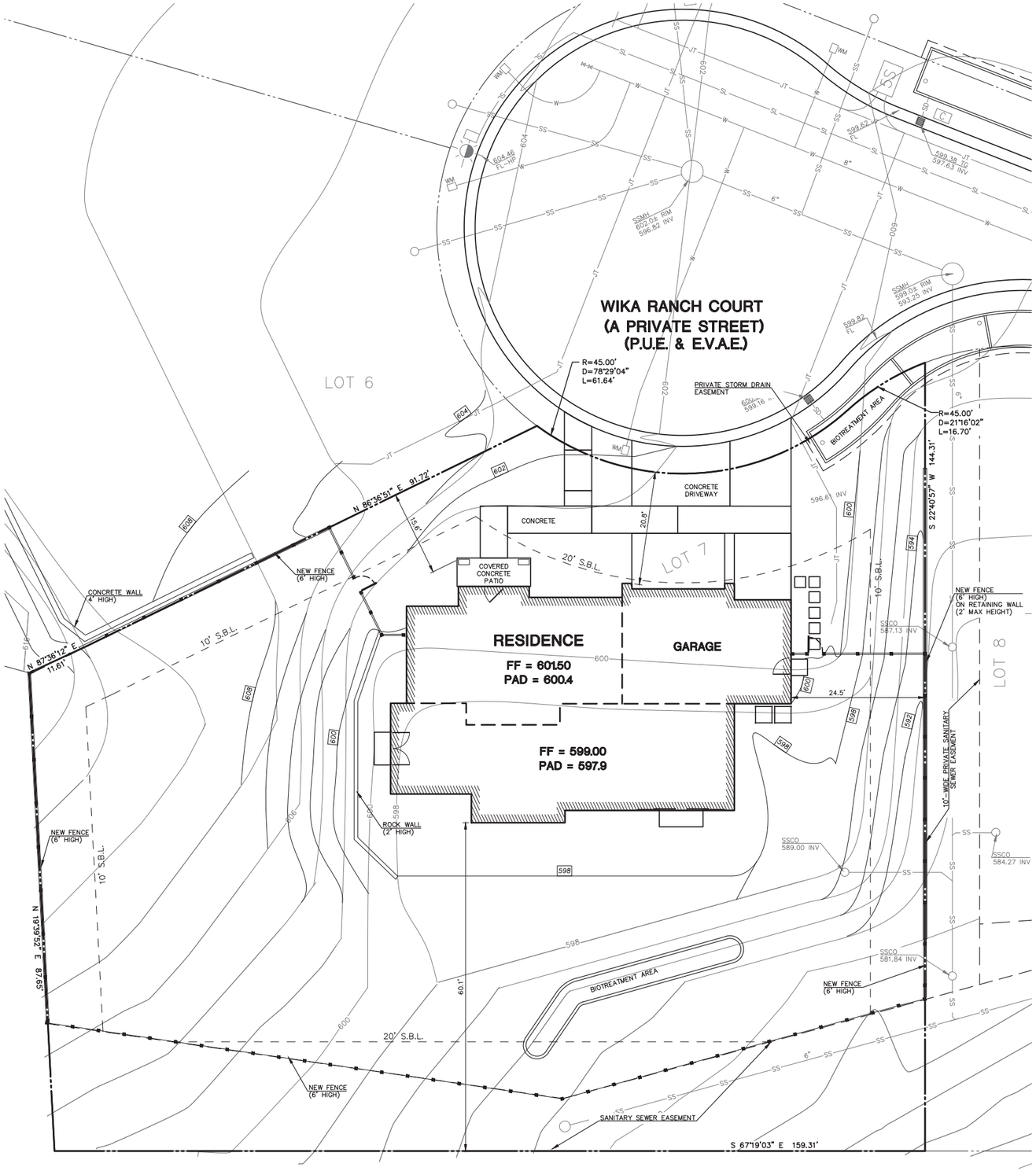
TOPOGRAPHIC SURVEY PLAN

119 WIKA RANCH COURT
A.P.N. 068-211-410

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	--
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	03/18/21
DRAWING NO.	LOT7-TOPO
SHEET	C-1

1 OF 6

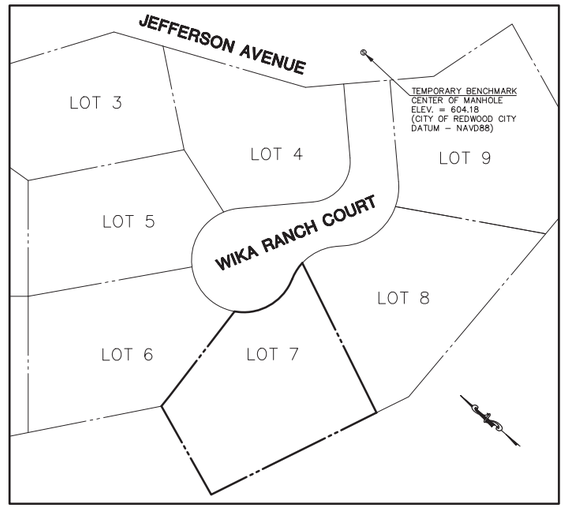


INFORMATION TABLE:

ADDRESS	119 WIKA RANCH COURT
ASSESSOR'S PARCEL NUMBER	068-211-410
ZONING DISTRICT	RH/DR
LOT SIZE	19,247 SQ. FT.
EXISTING FOOTPRINT	0 SQ. FT.
MAXIMUM FOOTPRINT	4,812 SQ. FT.
PROPOSED FOOTPRINT	2,701 SQ. FT.
MAXIMUM LOT COVERAGE	25%
PROPOSED LOT COVERAGE	14%
MAXIMUM FLOOR AREA	5,774 SQ. FT.
PROPOSED FLOOR AREA	4,610 SQ. FT.
MAXIMUM F.A.R.	30%
PROPOSED F.A.R.	24%
NEW LANDSCAPE AREA	1,967 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
S.B.L.	SETBACK LINE
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



TEMPORARY BENCHMARK LOCATION

NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:

REGISTERED PROFESSIONAL ENGINEER DANIEL G. McCLEOD No. 35048 CIVIL STATE OF CALIFORNIA

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

PREPARED FOR:
EDENBRIDGE HOMES

SITE PLAN

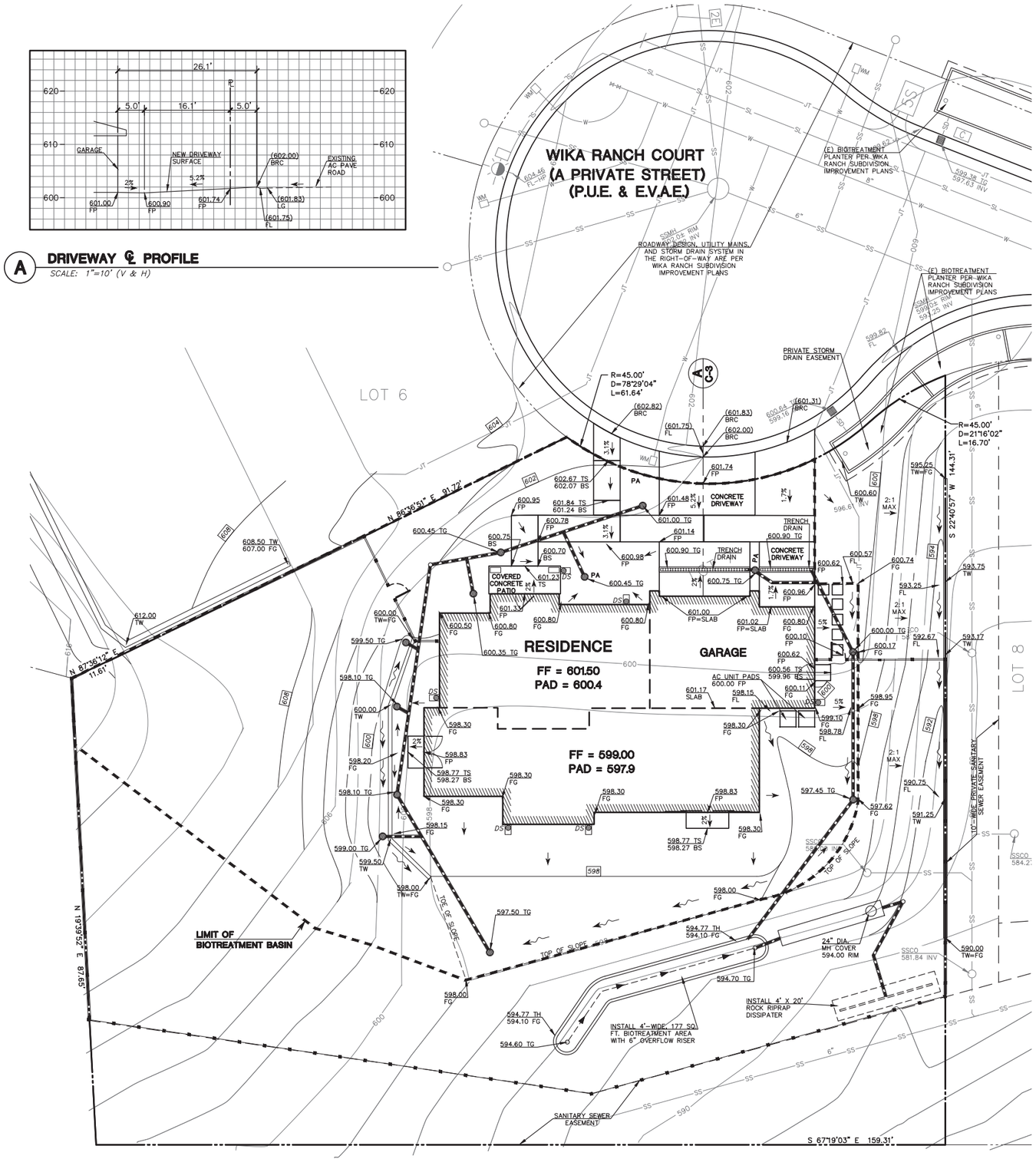
119 WIKA RANCH COURT
SAN MATEO COUNTY CALIFORNIA
UNINCORPORATED

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	03/18/21
DRAWING NO.	LOT7-SITE

SHEET
C-2
2 OF 6

A **DRIVEWAY ℄ PROFILE**

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



GRADING QUANTITIES:	CUT	FILL
HOUSE & GARAGE PAD	80	5
DRIVEWAY	20	--
FRONT YARD GRADING	15	--
REAR/SIDE YARD GRADING	105	--
DETENTION PIPE	10	5
TOTAL	230	5

TOTAL EARTHWORK = 230 + 5 = 235 C.Y. ±
EXPORT = 230 - 5 = 225 C.Y. ±

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

GENERAL NOTES:

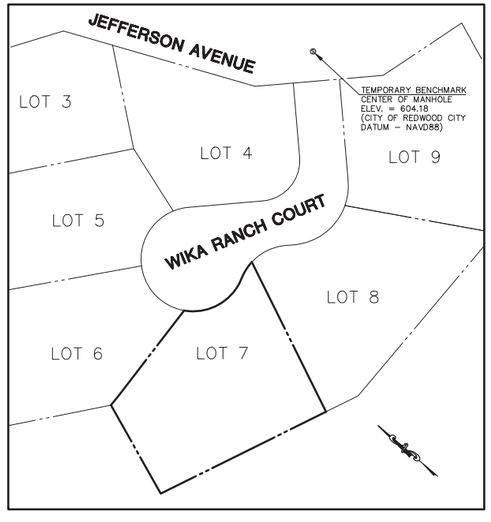
1. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND 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.

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.

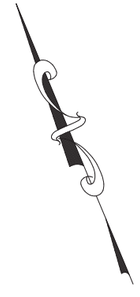


TEMPORARY BENCHMARK LOCATION

NOT TO SCALE

LEGEND:

	PROPERTY LINE
A.C. PAVE.	ASPHALT CONCRETE PAVEMENT
BS	BOTTOM OF STEP
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
INV.	INVERT
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
JT	JOINT TRENCH
SL	STREET LIGHT LINE
602	NEW CONTOUR
	SWALE
	SURFACE RUNOFF DIRECTION
(601.75)	EXISTING GRADE ELEVATION
	NEW STORM DRAIN LINE
	NEW DRAIN INLET



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:

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

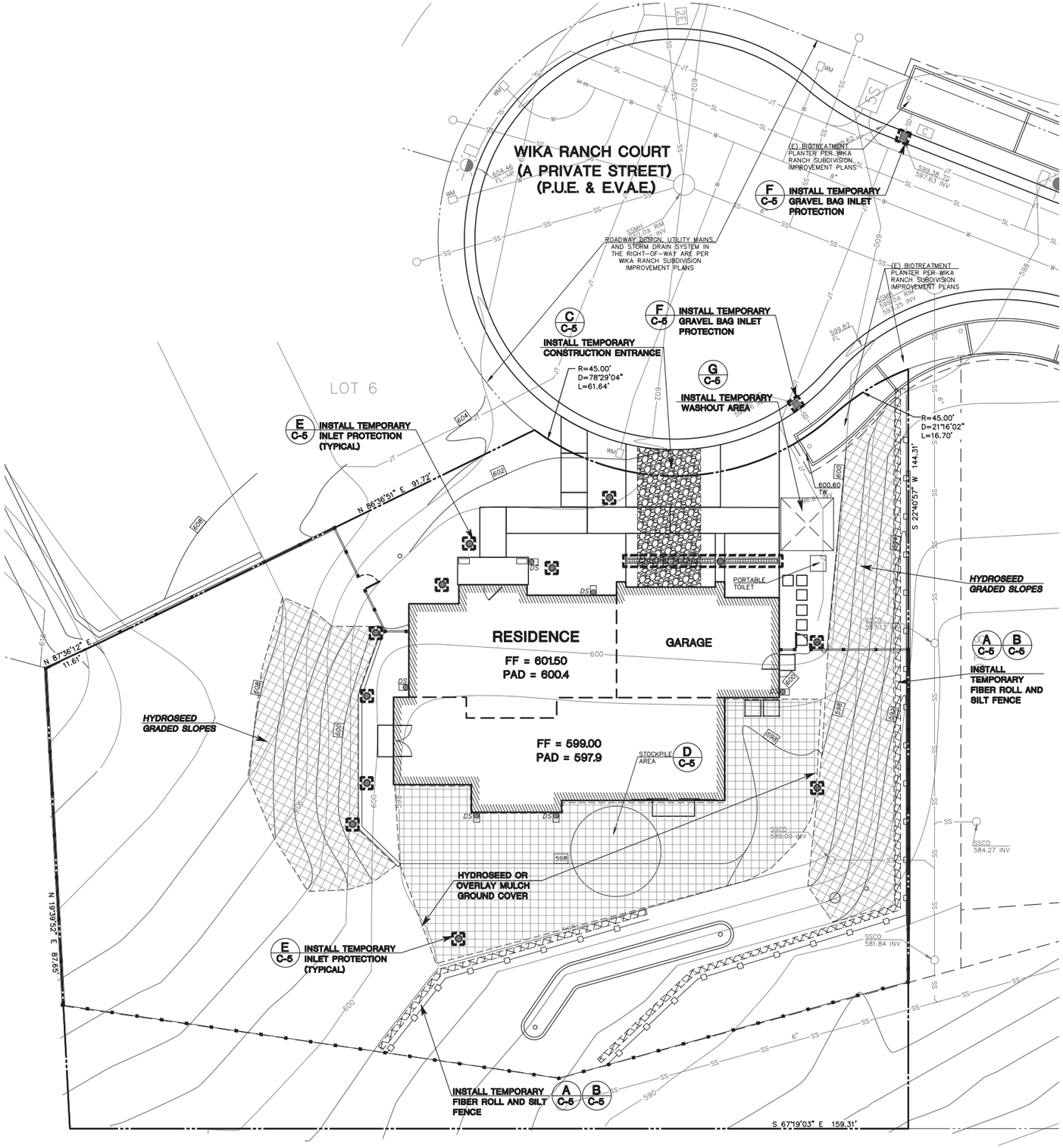
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
EDENBRIDGE HOMES

PRELIMINARY GRADING AND DRAINAGE PLAN
119 WIKA RANCH COURT
SAN MATEO COUNTY CALIFORNIA
UNINCORPORATED

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	03-09-21
DRAWING NO.	LOT7-GRAD

SHEET **C-3**
3 OF 6



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 METERIALS 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.

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.).

CONSTRUCTION SCHEDULE:

START OF PROJECT – AUGUST, 2021
ESTIMATED PROJECT COMPLETION – AUGUST, 2022

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:
---	PER COUNTY COMMENTS	DJK	06/16/21

REGISTERED PROFESSIONAL ENGINEER DANIEL G. MacLEOD No. 35048 CIVIL STATE OF CALIFORNIA

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

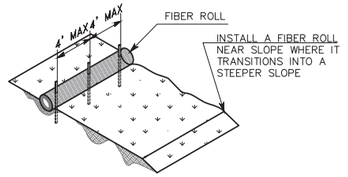
PREPARED FOR:
EDENBRIDGE HOMES

EROSION & SEDIMENTATION CONTROL PLAN

119 WIKA RANCH COURT
SAN MATEO COUNTY CALIFORNIA
UNINCORPORATED

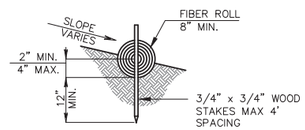
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	03/18/21
DRAWING NO.	LOT7-GRAD

SHEET C-4



TYPICAL FIBER ROLL INSTALLATION

N.T.S.

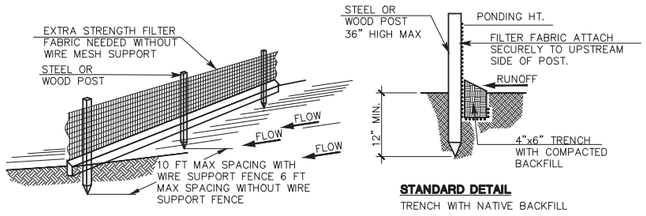


ENTRENCHMENT DETAIL

N.T.S.

A FIBER ROLL DETAIL

SCALE: (NOT TO SCALE)



STANDARD DETAIL

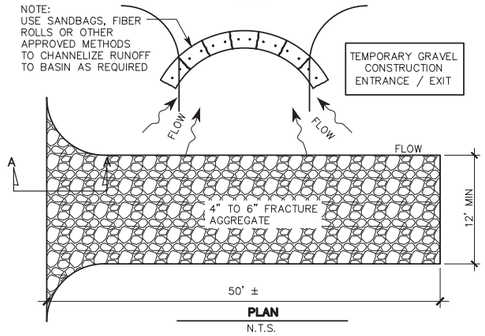
TRENCH WITH NATIVE BACKFILL

B SILT FENCE DETAIL

SCALE: (NOT TO SCALE)

SECTION A-A

N.T.S.



PLAN

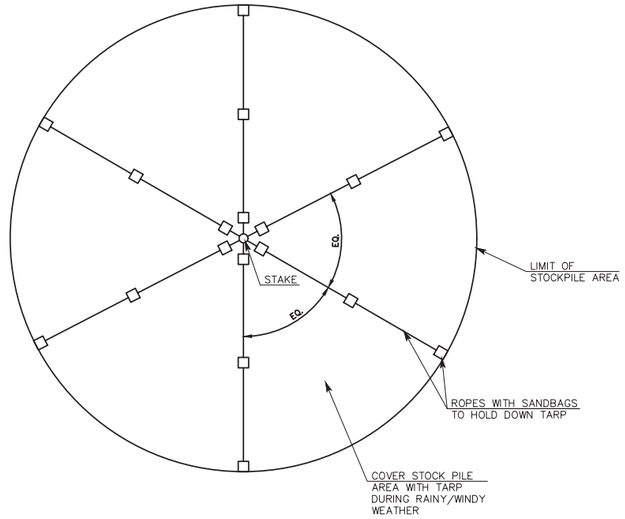
N.T.S.

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.

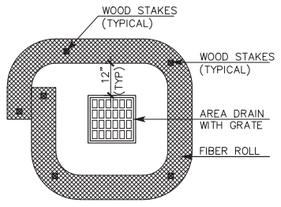
C CONSTRUCTION ENTRANCE DETAIL

SCALE: (NOT TO SCALE)



D STOCKPILE AREA DETAIL

SCALE: (NOT TO SCALE)



E FIBER ROLL DRAIN INLET PROTECTION DETAIL

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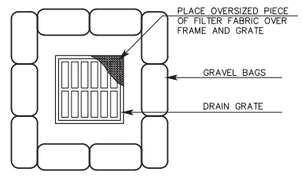
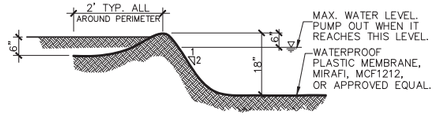


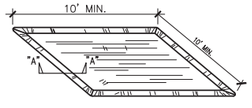
F SAND BAG DRAIN INLET PROTECTION DETAIL

(NOT TO SCALE)



SECTION "A - A" FOR WASHOUT PIT

N.T.S.



PLAN

N.T.S.

G TEMPORARY WASHOUT PIT

SCALE: (NOT TO SCALE)

REV.	DESCRIPTION	BY:	DATE:

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

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PREPARED FOR:
EDENBRIDGE HOMES

EROSION AND SEDIMENTATION CONTROL DETAILS

119 WIKA RANCH COURT
SAN MATEO COUNTY CALIFORNIA
UNINCORPORATED

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	03/18/21
DRAWING NO.	LOT7-GRAD

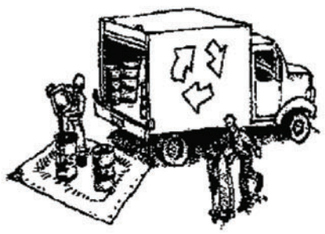
SHEET
C-5
5 OF 6

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

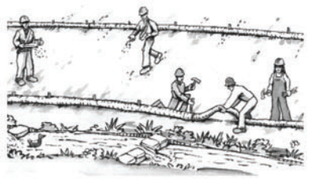
Maintenance and Parking

- ❑ 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, abosorb, 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.

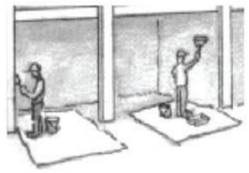
Concrete, Grout & Mortar Application

- ❑ 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!

REV.	DESCRIPTION	BY:	DATE:

REGISTERED PROFESSIONAL ENGINEER DANIEL G. McLEOD No. 35048 CIVIL STATE OF CALIFORNIA

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

PREPARED FOR:
EDENBRIDGE HOMES

CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
119 WIKA RANCH COURT
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	03/18/21
DRAWING NO.	LOT7-CBMPP
SHEET	C-6
	6 OF 6

CONCRETE PAVING – VEHICULAR, TYP. B L2.0

CONCRETE PAVING WALKWAYS, TYP. A L2.0

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

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

RETAINING WALL PER CIVIL ENGINEER

COMMUNITY/HOA MAINTAINED BIOTREATMENT AREA SEE SEPARATE IMPROVEMENT PLANS FOR WORK IN THE ROW

C L2.0 CONCRETE STEP PAD, TYP.

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

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

6' TALL WIRE MESH FENCE AT SEWER EASEMENT F L2.0

BIOTREATMENT AREA PER CIVIL ENGINEER

LOT 7

6" BAND, TYP.

1' BAND, TYP.

11'-3"

8" TREE #12

14" TREE #13

8" TREE #16

16" TREE #14

8" TREE #18

21" TREE #17

0' 5' 10' 20' 30'

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

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

LICENSED LANDSCAPE ARCHITECT ZENT R. ABED 3/22 STATE OF CALIFORNIA

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST. SAN FRANCISCO, CA
ZP 94103 PH (415) 864-7521 FAX(415) 864-4796

PROJECT MANAGER: ZA

DRAFTED BY: HN

CHECKED BY: ZA

PROJECT NAME/LOCATION:
119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

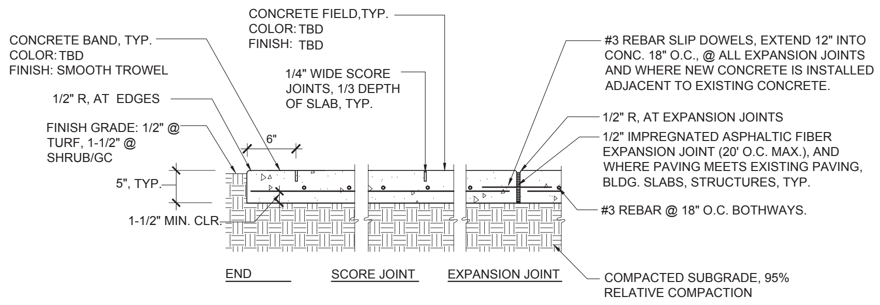
SHEET TITLE:
CALLOUT & LAYOUT PLAN

SCALE:
1" = 10'-0"

ISSUE DATE:
03/19/21

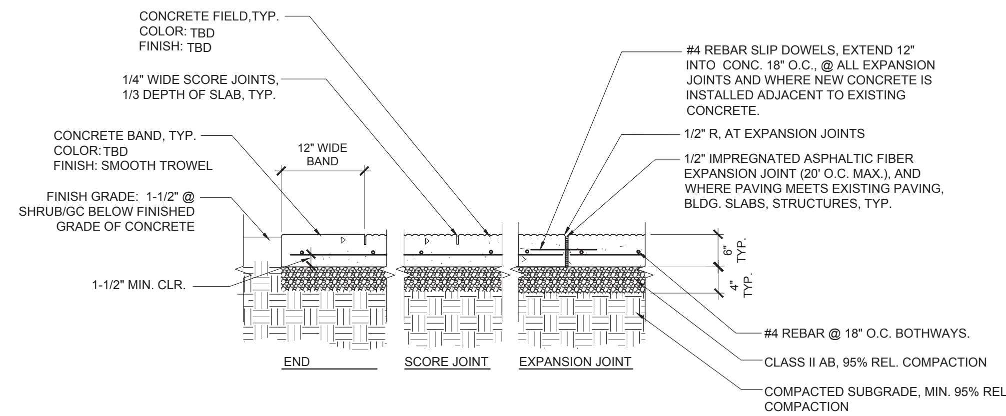
PROJECT NO.:
V1831

SHEET NO.:
L1.0
OF



A CONCRETE PAVING - WALKWAYS

1/2"=1'-0"



B CONCRETE PAVING - VEHICULAR

1/2"=1'-0"

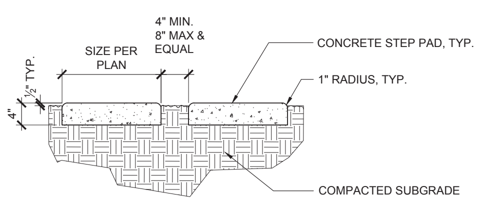
CONCRETE & PAVING GENERAL NOTES:

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 JTS TO BE MAXIMUM 24 TIMES SLAB THICKNESS. ALL EXPANSION JTS 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" 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.

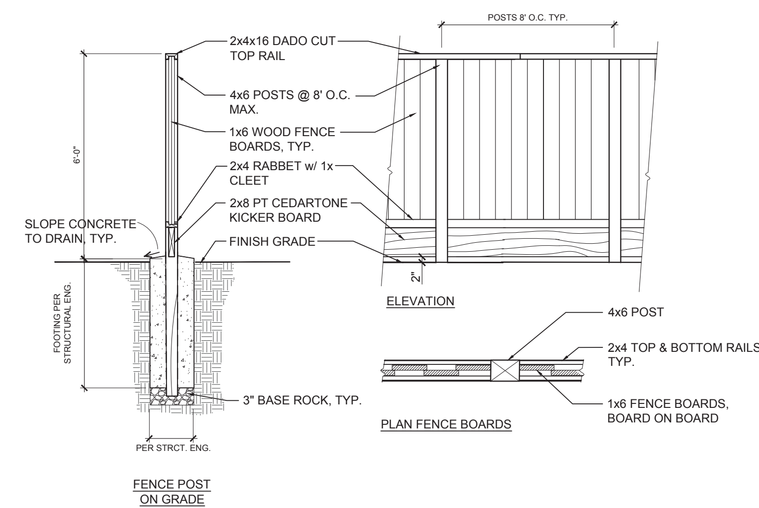
WOOD FENCING NOTES:

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.



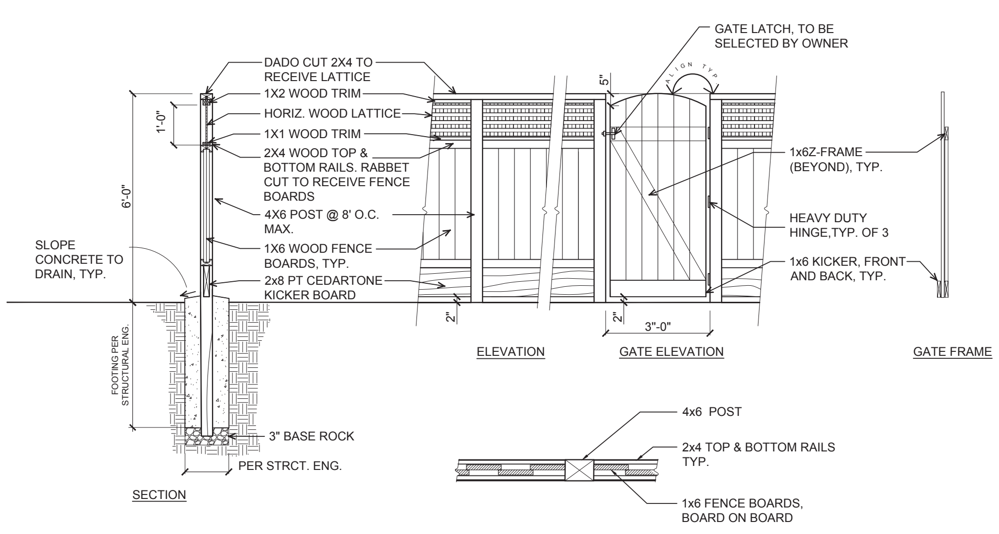
C CONCRETE STEP PADS

3/4"=1'-0"



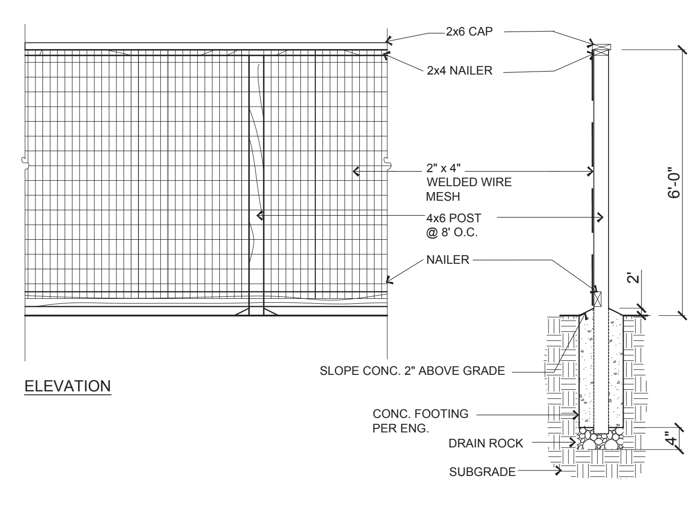
D 6' SOLID WOOD GOOD NEIGHBOR FENCE

3/8" - 1'-0"



E 6' GOOD NEIGHBOR FENCE w/ LATTICE & GATE

3/8" - 1'-0"



F 6' TALL WIRE MESH FENCE

1/2" - 1'-0"

CLIENT:
EDENBRIDGE HOMES
21771 STEVENS CREEK BLVD.
CUPERTINO
CA
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LICENSED LANDSCAPE ARCHITECT — ZEAD R. ABED — STATE OF CALIFORNIA

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST. SAN FRANCISCO, CA
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PROJECT MANAGER: MW
DRAFTED BY: HN
CHECKED BY: ZA

PROJECT NAME/LOCATION:
119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS: | NO. | DESCRIPTION | BY: | DATE

SHEET TITLE:
LANDSCAPE DETAILS

SCALE: AS SHOWN
ISSUE DATE: 03/19/21
PROJECT NO.: V1831
SHEET NO.: L2.0

PLANTING NOTES:

1. TOTAL NEW LANDSCAPE AREA = 1967 S.F.
   MWELO: PRESCRIPTIVE APPROACH (LESS THAN 2500 S.F.)
   IRRIGATION WATER TYPE: POTABLE WATER
   PROJECT APPLICANT/OWNER CONTACT INFO:
   ERIC ZWEIG
   DIRECTOR OF PLANNING
   EDENBRIDGE HOMES
   21771 STEVENS CREEK BLVD., STE. 200A
   CUPERTINO, CA 95014-1175
   TEL: (669) 231-4240
   FAX: (669) 231-4250

2. 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.

3. 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).

4. 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.

5. 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.

6. 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**
   **NOTE: THE SOIL MANAGEMENT REPORT (SOILS TESTING) WILL BE DONE DURING THE CONSTRUCTION PHASE OF THE PROJECT BY THE LANDSCAPE CONTRACTOR.

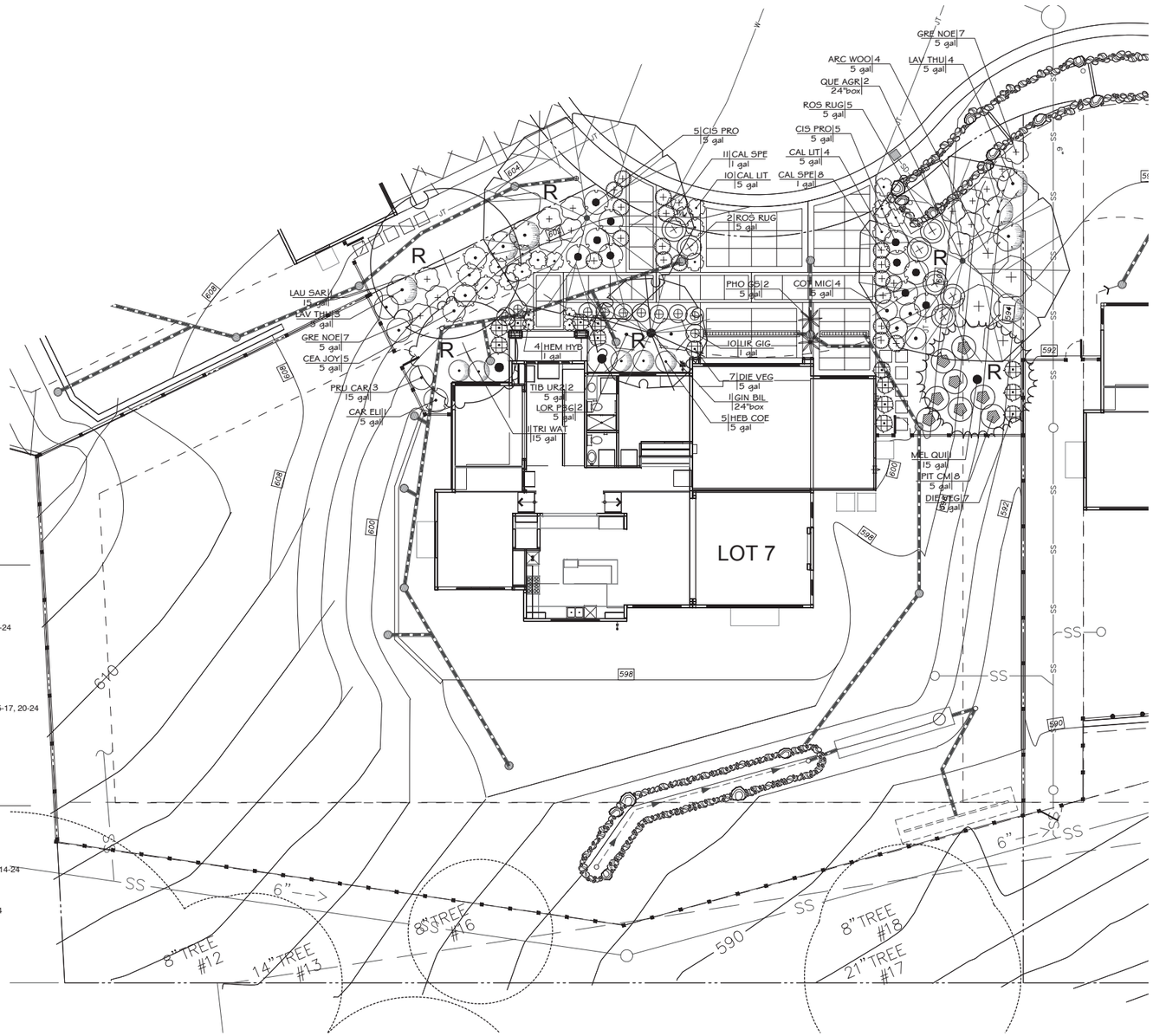
7. REQUIRED STATEMENTS AND CERTIFICATIONS:
   - I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
   - A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT 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 TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
R	GIN BIL	Ginkgo Biloba - Princeton Sentry	Ginkgo	24"box	1	M, 50`H x 15`-20`W Sunset Zones: 1-10, 12, 14-24
R+	LAU SAR	Laurus nobilis `Saratoga`	Sweet Bay	15 gal	1	L, 12`-40`H X 12`-40`W Sunset Zones: 5-9, 12-24
R	MEL QUI	Melaleuca quinquenervia	Cajeput Tree	15 gal	1	L, 20`-40`H x 15`-25`W Sunset Zones: 9, 12, 13, 15-17, 20-24
R	QUE AGR	Quercus agrifolia	Coast Live Oak	24"box	2	VL, 20`-70`H x 30`-70`W Sunset Zones: 7-9, 14-24
R+	TRI WAT	Tristania laurina	Water Gum	15 gal	1	M, 10`-45`H x 15`-30`W Sunst Zones: 15-24

TOTAL REPLACEMENT TREES: 6

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
+	ARC WOO	Arctostaphylos uva-ursi `Wood`s Compact`	Wood`s Compact Kinnikinnick	5 gal	4	Wucols: L Sunset Zones: A1-A3, 1-9, 14-24
+	CAL SPE	Calandrinia spectabilis	Pink Calandrinia	1 gal	19	Wucols: L Sunset Zones: 15-17, 20-24
•	CAL LIT	Callistemon citrinus `Little John`	Dwarf Bottle Brush	5 gal	14	Wucols: L Sunset Zones: 8, 9, 12-24
•	CAR ELI	Carpenteria californica `Elizabeth`	Bush Anemone	5 gal	1	Wucols: M Sunset Zones: 5-9, 14, 24
•	CEA JOY	Ceanothus `Joyce Coulter`	California Lilac	5 gal	5	Wucols: M Sunset Zones: 5-9, 14-24
•	CIS PRO	Cistus salviifolius `Prostratus`	Sageleaf Rockrose	5 gal	10	Wucols: L Sunset Zones: 4-9, 14-24
•	COT MIC	Cotoneaster microphyllus	Rockspray Cotoneaster	5 gal	4	Wucols: L Sunset Zones: 2-9, 14-24
✳	DIE VEG	Dietes vegeta	African Iris	5 gal	14	Wucols: L Sunset Zones: 8, 9, 12-24
+	GRE NOE	Grevillea hybrid `Noelii`	Grevillea	5 gal	14	Wucols: L Sunset Zones: 8, 9, 12-24
•	HEB COE	Hebe `Coed`	Hebe	5 gal	5	Wucols: M Sunset Zones: 14-24
✳	HEM HYB	Hemerocallis hybrid	Flowering Daylily	1 gal	4	Wucols: L Sunset Zones: 1-24
•	LAV THU	Lavatera thuringiaca	Tree Mallow	5 gal	7	Wucols: L Sunset Zones: 2-9, 14-24



SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
⊕	LIR GIG	Liriope gigantea	Giant Liriope	1 gal	10	Wucols: M Sunset Zones: 4-10, 14-24
•	LOR P36	Loropetalum chinense rubrum `Purple Majesty`	Purple Majesty Fringe Flower	5 gal	2	Wucols: L Sunset Zones: 6-9, 14-24
✳	PHO GS	Phormium tenax `Gold Sword`	New Zealand Flax	5 gal	2	Wucols: L Sunset Zones: 7-9, 14-24
⊛	PIT CM	Pittosporum tobira `Cream De Mint` TM	Cream De Mint Dwarf Mock Orange	5 gal	8	Wucols: L Sunset Zones: 8-24
•	PRU CAR	Prunus caroliniana `Bright-n-Tight`	Carolina Laurel Cherry	15 gal	3	Wucols: L Sunset Zones: 5-24
⊗	ROS RUG	Rosa rugosa	Rugosa Rose	5 gal	7	Wucols: L Sunset Zones: 1-24

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

SIGNATURE 03/19/21 *DATE*

0' 5' 10' 20' 30'

CLIENT:
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ERIC R. ABED
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PROJECT MANAGER:
DRAFTED BY: STAFF
CHECKED BY: EA

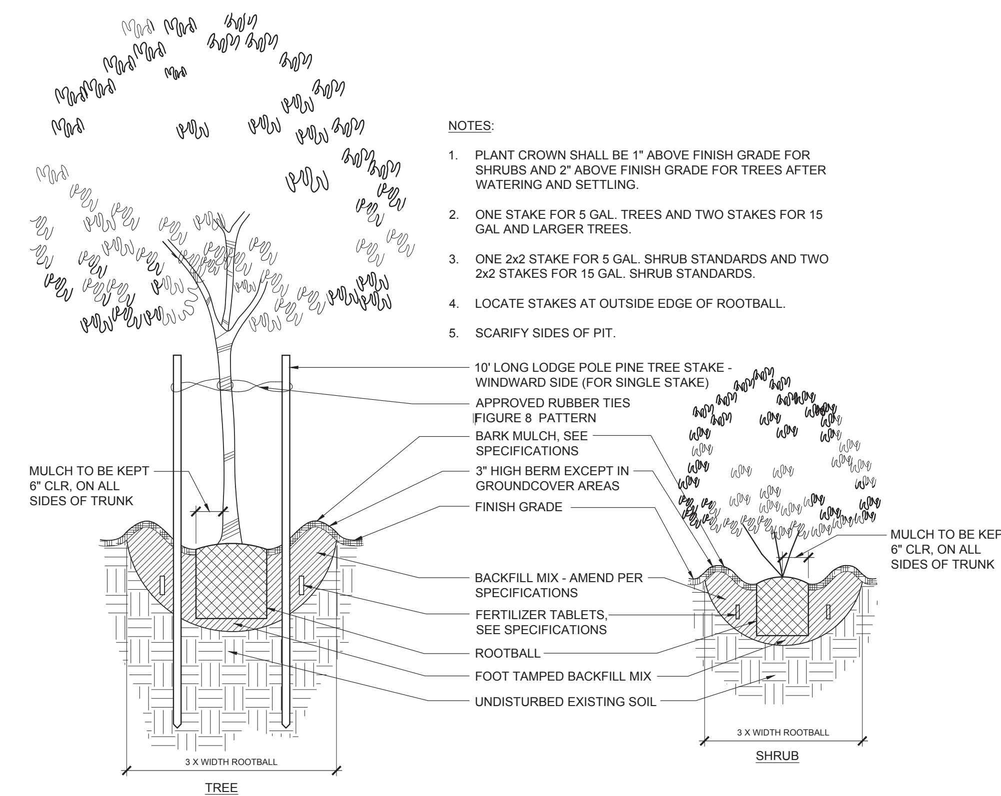
PROJECT NAME/LOCATION:
119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.
DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
PLANTING PLAN & LEGEND

SCALE: 1" = 10'-0"
ISSUE DATE: 03/19/21
PROJECT NO.: V1831
SHEET NO.: L3.0
OF

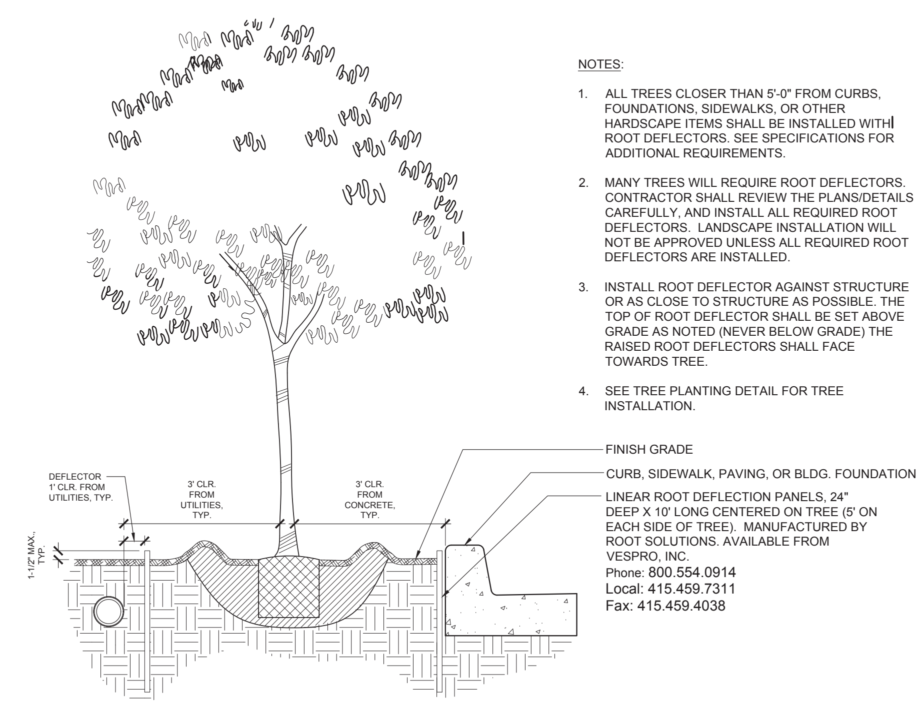


NOTES:

1. PLANT CROWN SHALL BE 1" ABOVE FINISH GRADE FOR SHRUBS AND 2" ABOVE FINISH GRADE FOR TREES AFTER WATERING AND SETTLING.
2. ONE STAKE FOR 5 GAL. TREES AND TWO STAKES FOR 15 GAL AND LARGER TREES.
3. ONE 2x2 STAKE FOR 5 GAL. SHRUB STANDARDS AND TWO 2x2 STAKES FOR 15 GAL. SHRUB STANDARDS.
4. LOCATE STAKES AT OUTSIDE EDGE OF ROOTBALL.
5. SCARIFY SIDES OF PIT.

- TREE AND SHRUB PLANTING

NTS



NOTES:

1. ALL TREES CLOSER THAN 5'-0" FROM CURBS, FOUNDATIONS, SIDEWALKS, OR OTHER HARDSCAPE ITEMS SHALL BE INSTALLED WITH ROOT DEFLECTORS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. MANY TREES WILL REQUIRE ROOT DEFLECTORS. CONTRACTOR SHALL REVIEW THE PLANS/DETAILS CAREFULLY, AND INSTALL ALL REQUIRED ROOT DEFLECTORS. LANDSCAPE INSTALLATION WILL NOT BE APPROVED UNLESS ALL REQUIRED ROOT DEFLECTORS ARE INSTALLED.
3. INSTALL ROOT DEFLECTOR AGAINST STRUCTURE OR AS CLOSE TO STRUCTURE AS POSSIBLE. THE TOP OF ROOT DEFLECTOR SHALL BE SET ABOVE GRADE AS NOTED (NEVER BELOW GRADE) THE RAISED ROOT DEFLECTORS SHALL FACE TOWARDS TREE.
4. SEE TREE PLANTING DETAIL FOR TREE INSTALLATION.

- TREE WITH ROOT DEFLECTOR

NTS

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

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LICENSED LANDSCAPE ARCHITECT — ZEKI R. ABED — Lic. No. 3402 — Expires 2/22 — STATE OF CALIFORNIA

VAN DORN ABED
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PROJECT MANAGER: MW
DRAFTED BY: STAFF
CHECKED BY: ZA

PROJECT NAME/LOCATION:
119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE: PLANTING DETAILS

SCALE: NTS

ISSUE DATE: 03/19/21

PROJECT NO.: V1831

SHEET NO.: L3.1

OF

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. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
4. 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.
5. PRESSURE REGULATORS ARE SPECIFIED AT EACH REMOTE CONTROL VALVE. DRIP EMITTERS ALSO HAVE BUILT-IN PRESSURE COMPENSATING DEVICES.
6. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL EMITTER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. SEE IRRIGATION NOTES SHEET L4.4.
7. 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.
8. 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):
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   - PART 3. IRRIGATION SCHEDULING
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   - PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
   - PART 6. SOIL MANAGEMENT REPORT**

   ** NOTE: THE SOIL MANAGEMENT REPORT (SOILS TESTING) WILL BE DONE DURING THE CONSTRUCTION PHASE OF THE PROJECT BY THE LANDSCAPE CONTRACTOR.
9. REQUIRED STATEMENTS AND CERTIFICATIONS:
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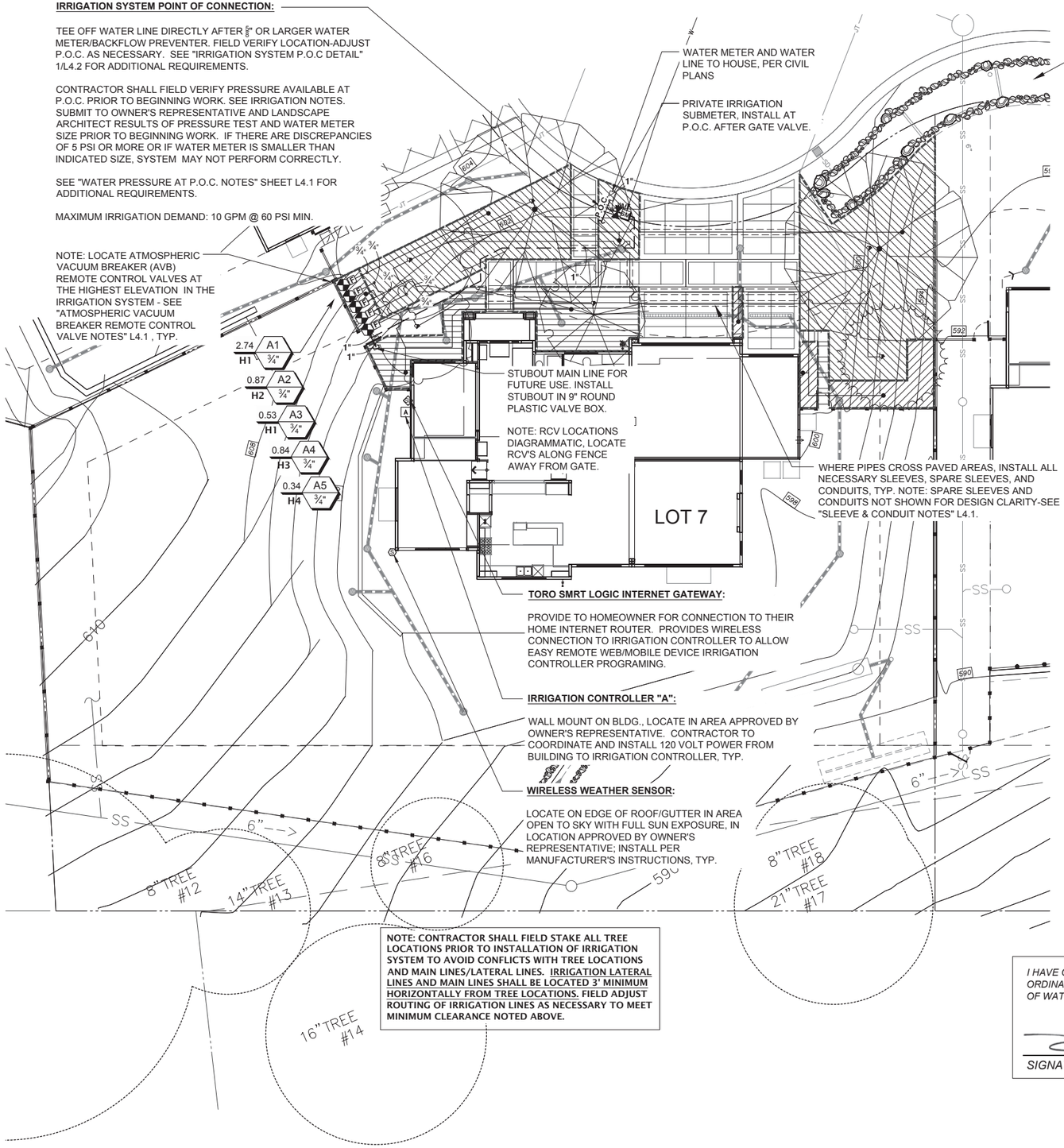
   - A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
   - AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

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.



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

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

SIGNATURE 03/19/21 *DATE*

0' 5' 10' 20' 30'

CLIENT:
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PROJECT MANAGER: ZA
DRAFTED BY: EO
CHECKED BY: ZA

PROJECT NAME/LOCATION:
119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS: NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
IRRIGATION PLAN

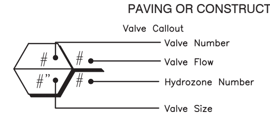
SCALE: 1" = 10'-0"
ISSUE DATE: 03/19/21
PROJECT NO.: V1831
SHEET NO.: L4.0
OF

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
●	PVC LATERAL LINE TO DRIP AREA WITH MULTI-OUTLET DRIP EMITTERS. ROUTE PVC LATERAL LINE THROUGH DRIP AREA AND INSTALL REQUIRED QUANTITY OF MULTI-OUTLET DRIP EMITTERS NECESSARY TO IRRIGATE PLANTS IN THE DRIP AREA. SEE DRIP EMITTERS IN LEGEND FOR QUANTITY OF EMITTERS AT EACH PLANT. CONTRACTOR SHALL SIZE LATERAL LINES AS NECESSARY TO ACCOMMODATE DRIP EMITTER CIRCUIT GPM FLOW RATES - SEE DRIP EMITTER DETAILS FOR LATERAL PIPE SIZING CHART.
HYDROZONE #H3 & #H4 LOW (H3) & MED (H4) WATER USE, SUN, DRIP, TREES APPLICATION RATE: 3.3"/HR (SEE HYDROZONE NUMBERS AT RCV CALLOUTS FOR #H3 & #H4 LOCATIONS ON IRRIGATION PLAN)	RAIN BIRD XBT-6 SIX MULTI-OUTLET DRIP EMITTER/BUBBLER SIX-OUTLET, PRESSURE COMPENSATING, DRIP EMITTER. FLOW RATES OF 2.0GPH=RED, AT EACH EMITTER OUTLET. COMES WITH 1/2" FPT INLET X BARB OUTLET. INSTALL 4 EMITTERS/15 GALLON TREE; 6 EMITTERS/24" BOX TREE.
HYDROZONE #H1 LOW WATER USE, SUN, DRIP, SHRUBS & GC APPLICATION RATE: 0.3"/HR **HYDROZONE #H2** MEDIUM WATER USE, PART SUN, DRIP, SHRUBS & GC APPLICATION RATE: 0.3"/HR	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBD81-PRS W/XB-10 (1.0GPH EMITTERS AT SHRUB & GROUND COVER AREAS). XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1GPH EACH, WITH BUILT-IN 200 MESH FILTER. PRESSURE REGULATOR IN-STEM. INSTALL: 1 EMITTER @ 1 GAL. PLANTS; 2 EMITERS @ 5 GAL. PLANTS; 4 EMITTERS @ 15 GAL. PLANTS. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 1.0 GPH emitters (4 assigned to each 15 gal plant) 1.0 GPH emitters (4 assigned to each 15GAL STD. plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO EZF-29-03 3/4" ELECTRIC REMOTE CONTROL VALVE, JAR-TOP, WITH NPT AND ANTI-SIPHON MODEL. INSTALL TORO (OR EQ.) 30 PSI IN-LINE PRESSURE REGULATOR AT VALVE - SEE IRRIG.DETAILS .
	NIBCO T-113-LF LEAD FREE CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS PIPE DIAMETER
A	TORO EVO-04OD-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.
S	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.
SL	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.
F	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
	CAP AT THE MAINLINE FOR FUTURE USE. INSTALL CAP IN 9" ROUND PLASTIC VALVE BOX.
P.O.C.	POINT OF CONNECTION IS AT HOUSE POTABLE WATER LINE, SEE NOTES ON PLAN.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 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. BURRY.
	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.
	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. 24" MIN. BURY.

Valve Callout



SM	5/8" PRIVATE IRRIGATION SUBMETER, LEAD FREE, NEPTUNE OR EQUIVALENT.

GENERAL NOTES:

1. 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.
2. 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:

1. 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.
2. IF PRESSURE IS LESS THAN 75 PSI OMIT PRESSURE REDUCER.
3. IF PRESSURE IS LESS THAN 50 PSI NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR CORRECTIVE MEASURES.

SLEEVE & CONDUIT NOTES:

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

IRRIGATION CONTROLLER NOTES:

1. CONTRACTOR SHALL CREATE THE BASELINE PROGRAM, BASED UPON THE HOTTEST MONTH (JULY) AND CREATE A SEPARATE PROGRAM FOR THE PLANT ESTABLISHMENT PERIOD.
2. 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:

1. 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.
2. 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.
3. THE RCV LOCATIONS INDICATED ON THE IRRIGATION PLANS ARE DIAGRAMMATIC/APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY CORRECT INSTALLATION LOCATIONS AS NOTED ABOVE.
4. 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 7

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	0.20	Drip	0.81	0.24691	1,518	375	11,503
#H2 Med Water Use, Part Sun, Drip, Shrubs	0.50	Drip	0.81	0.61728	377	233	7,142
#H3 Low Water Use, Sun, Drip, Trees	0.20	Drip	0.81	0.24691	48	12	364
#H4 Med Water Use, Sun, Drip, Trees	0.50	Drip	0.81	0.61728	24	15	455
				Totals	1,967	634	19,464
Special Landscape Area Hydrozones							
N/A	[redacted]			0	0	0	0
N/A				0	0	0	0
N/A				0	0	0	0
				Totals	0	0	
			ETWU Total d				19,464
			Maximum Allowed Water Allowance (MAWA) e				33,202

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 actor 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		634
Total Area		1,967
Average ETAF		**0.32**

All Landscape Areas

Total ETAF x Area		634
Total Area		1,967
Average ETAF		**0.32**

WATER USE CALCULATION NOTES:

1. THE LANDSCAPE WATER USE CALCULATIONS COMPLY WITH THE CURRENT CITY LANDSCAPE ORDINANCE.
2. THE ET ADJUSTMENT FACTOR UTILIZED FOR THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IS 0.55.
3. SEE IRRIGATION PLAN AND IRRIGATION SCHEDULE FOR THE LOW AND MEDIUM WATER USE HYDROZONE AREAS.
4. 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.

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

LICENSED LANDSCAPE ARCHITECT
ZEKI R. ABED
Lic. No. 3402
Expires 2/22
STATE OF CALIFORNIA

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST. SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX(415) 864-4796

PROJECT MANAGER: MW
DRAFTED BY: EO
CHECKED BY: ZA

PROJECT NAME/LOCATION:
119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

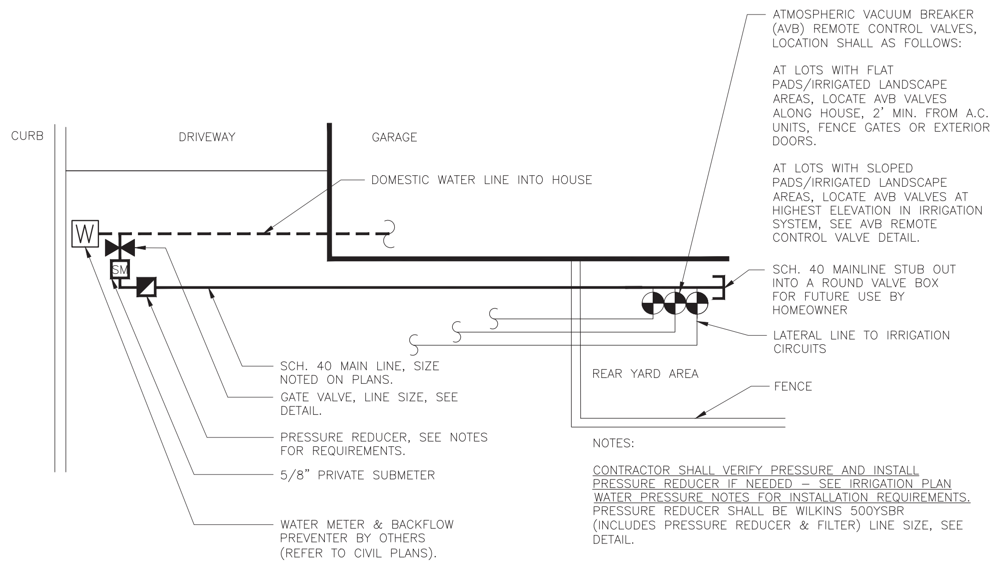
DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
IRRIGATION LEGEND

SCALE: N/A
ISSUE DATE: 03/19/21
PROJECT NO.: V1831
SHEET NO.: L4.1
OF



NOTES:

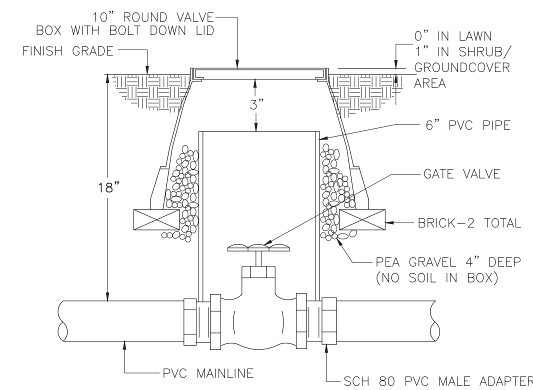
CONTRACTOR SHALL VERIFY PRESSURE AND INSTALL PRESSURE REDUCER IF NEEDED - SEE IRRIGATION PLAN WATER PRESSURE NOTES FOR INSTALLATION REQUIREMENTS. PRESSURE REDUCER SHALL BE WILKINS 500YSBR (INCLUDES PRESSURE REDUCER & FILTER) LINE SIZE, SEE DETAIL.

1 IRRIGATION SYSTEM P.O.C. DETAIL

NOT TO SCALE

NOTES:

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

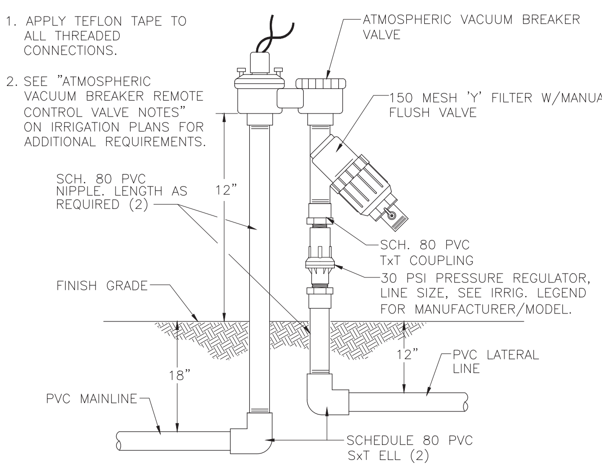


2 GATE VALVE DETAIL

NOT TO SCALE

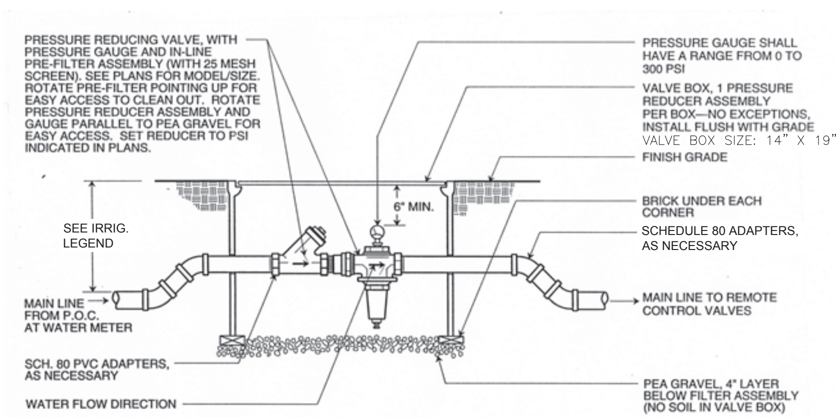
NOTES:

1. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
2. SEE "ATMOSPHERIC VACUUM BREAKER REMOTE CONTROL VALVE NOTES" ON IRRIGATION PLANS FOR ADDITIONAL REQUIREMENTS.



3 AVB REMOTE CONTROL VALVE W/ 'Y' FILTER & PRESSURE REGULATOR DETAIL

NOT TO SCALE



4 PRESSURE REDUCER DETAIL

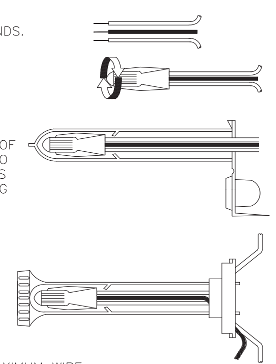
NOT TO SCALE

STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

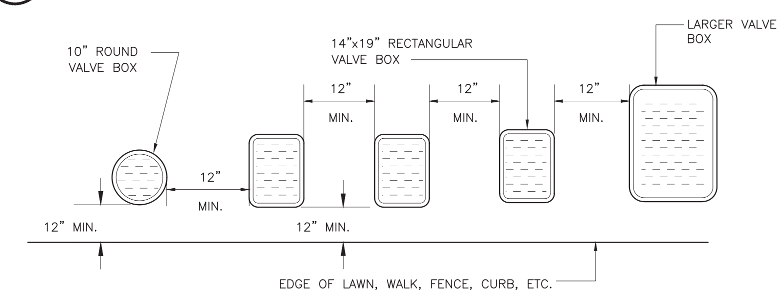
STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.



NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

5 WIRE CONNECTION DETAIL

NOT TO SCALE



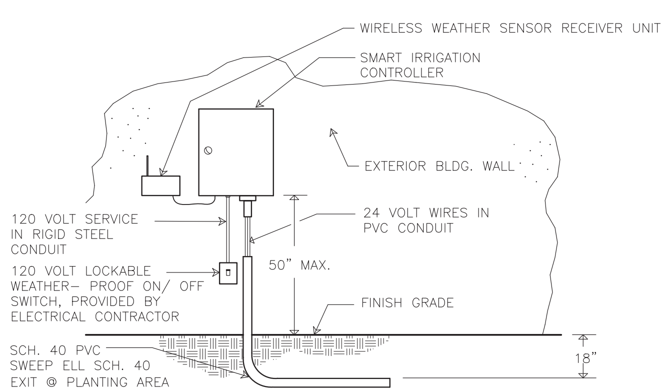
TOP VIEW

NOTES

1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
3. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
4. 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.
5. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
6. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
7. VALVE BOXES COLOR SHALL BE GREEN. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
8. VALVE BOXES SHALL BE BY CARSON, OR EQUIVALENT.

6 VALVE BOX LAYOUT DETAIL

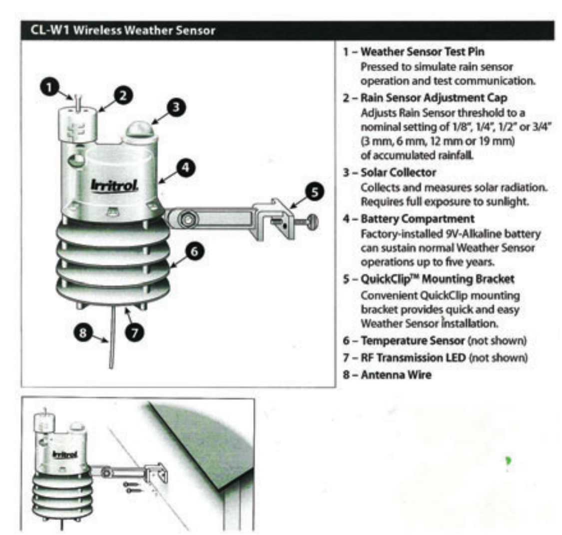
NOT TO SCALE



NOTE: CONTRACTOR TO COORDINATE AND INSTALL 120 VOLT POWER FROM BUILDING TO IRRIGATION CONTROLLER

7 WALL MOUNT IRRIGATION CONTROLLER DETAIL

NOT TO SCALE



NOTES:

1. INSTALL WEATHER SENSOR PER MANUFACTURERS SPECIFICATIONS.
2. INSTALL SENSOR OF EDGE OF ROOF IN AREA WITH FULL SUN EXPOSURE, IN LOCATION APPROVED BY OWNER'S REPRESENTATIVE.
3. DO NOT LOCATE SENSOR WERE THERE IS SHADE, OR UNDER TREES, OR UNDER EVAE OF BLDG.

8 WEATHER SENSOR DETAIL

NOT TO SCALE

CLIENT:
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95014-1175
(669) 231-4240

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LICENSED LANDSCAPE ARCHITECT — ZEKI R. ABED — Lic. No. 3402 — Expires 2/22 — STATE OF CALIFORNIA

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PROJECT MANAGER: MW
DRAFTED BY: EO
CHECKED BY: ZA

PROJECT NAME/LOCATION:
119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS: NO.	DESCRIPTION	BY:	DATE

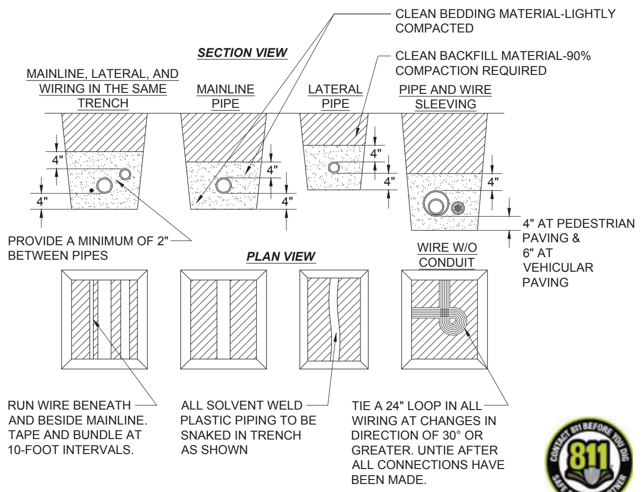
SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN

ISSUE DATE: 03/19/21

PROJECT NO.: V1831

SHEET NO.: L4.2 OF



NOTES:

1. PIPE BEDDING & BACKFILL:
   A. 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.
   B. TRENCH BACKFILL MATERIAL SHALL BE: CLEAN, JOB EXCAVATED MATERIAL.
   C. 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.
2. 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.
3. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.
4. 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 REMOTE CONTROL VALVE
0 to 7	3/4"

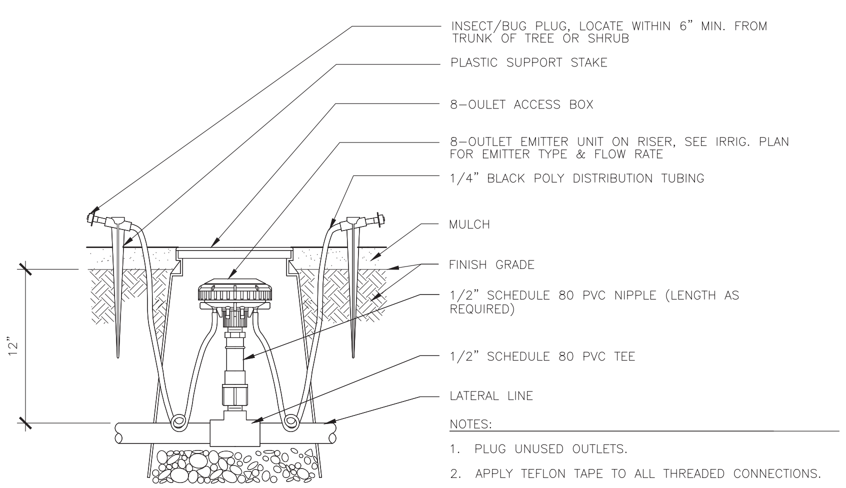
NOTES:

1. DO NOT EXCEED 7 GPM AT RCV.
2. 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.
3. 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 2.0 GPH EMITTERS
0 to 7	3/4"	52

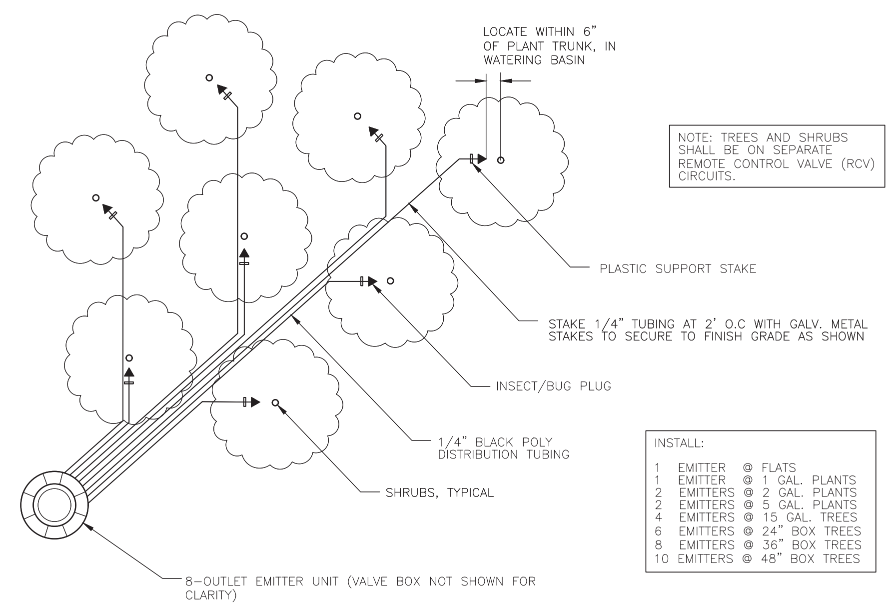
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING LATERAL LINES AT DRIP AREAS, BASED UPON QUANTITY OF EMITTERS/FLOW RATES AT EACH LATERAL DRIP LINE. DO NOT EXCEED MAXIMUM FLOW RATES SHOWN FOR EACH PIPE SIZE. IF CIRCUITS REQUIRE HIGHER FLOWS THAN SHOWN ABOVE CONTRACTOR SHALL ADD A NEW REMOTE CONTROL VALVE.



NOTES:

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

SECTION

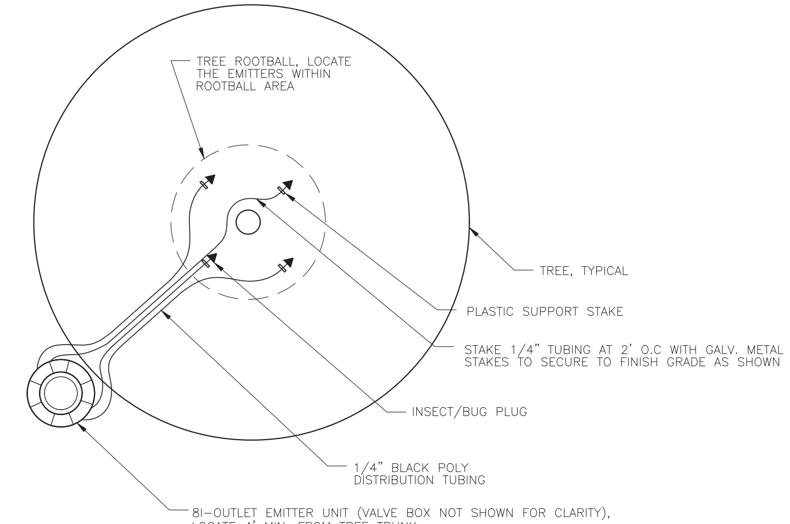


NOTE: TREES AND SHRUBS SHALL BE ON SEPARATE REMOTE CONTROL VALVE (RCV) CIRCUITS.

INSTALL:

1 EMITTER @ FLATS
1 EMITTER @ 1 GAL. PLANTS
2 EMITTERS @ 2 GAL. PLANTS
2 EMITTERS @ 5 GAL. PLANTS
4 EMITTERS @ 15 GAL. TREES
6 EMITTERS @ 24" BOX TREES
8 EMITTERS @ 36" BOX TREES
10 EMITTERS @ 48" BOX TREES

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



PLAN VIEW: 8-OUTLET LAYOUT @ TREES

2 8-OUTLET DRIP EMITTER ON RISER DETAIL

NOT TO SCALE

CLIENT: EDENBRIDGE HOMES
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95014-1175
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PROJECT MANAGER: MW
DRAFTED BY: EO
CHECKED BY: ZA

PROJECT NAME/LOCATION: 119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

DRAWING TITLE: LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS: NO.	DESCRIPTION	BY:	DATE

SHEET TITLE: IRRIGATION DETAILS

SCALE: AS SHOWN

ISSUE DATE: 03/19/21

PROJECT NO.: V1831

SHEET NO.: L4.3 OF

IRRIGATION NOTES:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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..

8. 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.

9. 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.

10. 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.

11. Each controller shall have its own independent ground wire.

12. Program irrigation controller(s) to operate between the hours specified in the local City/Town/County landscape ordinance.

13. Valve locations shown are diagrammatic. Install in ground cover/shrub areas where possible (not in lawn area).

14. 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.

15. 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.

16. 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.

17. 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-tite PVC main line piping inside sleeves use 1120-315 PSI PVC plastic pipe with schedule 40 PVC couplings.

18. 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.

19. When applicable, Schedule 80, ASTM D2466 male adapters to be used where mainline connects to copper pipe service lines installed by others.

20. Copper pipe shall be joined to steel or cast iron pipe with a dielectric union.

21. 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.

22. 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.

23. Locate quick coupling valve 12" from hardscape area.

24. 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:

    A. Verify water pressure on-site at the irrigation system point of connection (P.O.C.).

    B. 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.

25. 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.

26. 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.

27. Contractor to notify all local jurisdictions for inspection and testing of installed backflow prevention device.

28. Irrigation demand: See Irrigation Plans.

29. The entire irrigation system shall be operating properly before any lawn or ground cover is planted.

30. 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.

31. See notes on irrigation plans for additional requirements.

32. Sod turf and sod no-mow grass areas with buried dripline irrigation tubing shall be hand watered by Contractor until plant material is established.

33. 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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PROJECT NAME/LOCATION:
119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE
CONSTRUCTION DRAWINGS

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SHEET TITLE: IRRIGATION SPECIFICATIONS

SCALE: AS SHOWN

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OF

GENERAL NOTES:

1. Contractor shall verify all existing site conditions prior to beginning construction. Notify Owner's Representative of any discrepancies.
2. The Contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.
3. If there is a conflict with the utilities and the planting, the Owner's Representative is to be responsible for spotting new plant locations prior to the planting process.
4. The Contractor shall be responsible for any damage to existing utilities, pavement or improvements. All repairs shall be made at no expense to the Owner.
5. The Contractor shall notify the Owner's Representative prior to beginning construction and shall keep the Owner's Representative informed of progress of work throughout landscape construction.
6. All construction and workmanship shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Contractor who shall obtain all necessary permits and pay all required fees.
7. Any requirement in the Plans and / or Notes and Specifications shall be considered binding. In case of discrepancies, the Owner's Representative shall be contacted immediately.
8. There shall be regular site visits by the Owner's Representative/Landscape Architect throughout landscape construction. A site review to begin maintenance period, and final site review will be required.
9. Execute weekly cleaning of the site throughout the contract period to remove all waste materials, rubbish, plant containers, etc.
10. See Civil Engineer's improvement plans for all general grading information and notes.
11. All written dimensions supersede scaled distances. All dimensions are taken from back of curb, face of building, face of wall finish or face of fence. It is the contractor's responsibility to check and verify all dimensions, framing and site conditions before the start of any work. in case of discrepancies, the owner's representative shall be contacted immediately.
12. Upon award of bid and prior to any construction, the Contractor shall perform the Percolation and Soils Testing as specified in the Planting Notes, if these tests have not already been performed. If drainage is found to be insufficient, or soils test results identify conditions requiring extraordinary or corrective measures, the Contractor shall immediately alert the Owner's Representative and Landscape Architect of any such problems, for corrective action and/or additional drainage treatment.

GRADING NOTES:

1. See General Notes and Civil Engineer's Grading Plans for additional information.
2. Rough grading and site drainage shall have been completed prior to Contractor's work. Verify all existing site conditions and report any discrepancies to Owner's Representative.
3. Contractor shall be responsible for finish grading. Verify positive drainage at a minimum 2% slope in landscape areas away from buildings and 1% on paved surfaces. Ground cover areas shall be 1" and lawn areas 1" below top of adjacent paving, headers, or curbs. No low spots which hold standing water will be permitted.
4. All salvageable, clean top soil from areas to be paved shall be stockpiled to be used as fill in planting areas

CONSTRUCTION NOTES:

1. Concrete work: Install concrete work as detailed. Layout of concrete work shall be as shown on construction plans and as specified below.
   - A. Layout shall be approved by Owner's representative/Landscape Architect prior to concrete pour. Contact Owner's Representative two days in advance.
2. Paving Installation:
   - A. Concrete Materials: For paving, concrete shall be a 5 sack mix producing concrete having a 28 day strength not less than 2500 psi. For walls concrete shall be 6 sack mix.
   - B. Portland cement: Conforming to ASTM. C150, Type I or II. Total alkali content not to exceed 0.60%. Deliver cement and all materials in labeled, unopened containers.
   - C. Form coatings: Standard product resin type sealer. Do not use form oil or any oil-bearing material.
   - D. Concrete aggregates: Conform to ASTM C33. Maximum 3/4" size aggregate.
   - E. Base course aggregates: Conform to ASTM C33. Maximum 3/4" size aggregate.
   - F. Water: Clean and potable.
   - G. Forms: Form material is Sub-contractor's option.
   - H. Admixtures or finish retardants: For workability, where approved by Owner's representative, and admixture may be added in accordance with manufacturer's recommendations. Obtain approval of material prior to use.
   - I. Expansion joint material: 3/8" thick pre-molded joint filler, conforming to ASTM D1751 or D1752.
   - J. Reinforcing steel:
   - K. Bars: Deformed, intermediate grade, conforming to ASTM A615, Grade 40 for sizes #5 and smaller.
   - L. Tie wire: Annealed copper-bearing steel wire, minimum 16 gauge.
   - M. Welded wire mesh: 6" x 6" x #10.
   - N. Liquid curing compound as required: Thompson's approved standard product fugitive resin type, or equal conforming to ASTM C309, free of wax or oil, compatible with subsequently applied finishes or coverings, not deleterious to bond of cementitious materials to aggregate
   - O. Patching mortar: One part Portland cement or equal (part white and part gray adjusted to match color of surrounding concrete) and 2-1/2 parts sand with the least water required to produce a workable mass. Rework this mortar until it is the stiffest consistency that will permit placing.
3. Concrete Installation:
   - A. Construct the subgrade true to grade and detail as shown. Compact subgrade to 90% maximum density at optimum moisture content.
   - B. Set forms with upper edges true to line and grade. Properly brace or tie together to maintain position and shape. Remove side forms not sooner than 12 hours after finishing has been completed. Form curves and straight sections for smooth and continuous lines. Secure Owner's representative's approval of subgrade compaction and moisture content and form alignment prior to pouring concrete.
   - C. Embedded items: Do not place any concrete until all inserted items such as sleeves, anchor bolts, wood, nails, dowels, etc. are installed in their proper locations, secured against displacement, cleaned, inspected and approved. Furnish ties and supports necessary to keep embedded items in place when concrete is placed.
   - D. Weather: Do not place concrete during rain unless approved measures are taken to prevent damage to concrete.
   - E. Deposit concrete evenly, consolidate with mechanical vibrators, particularly at side forms and strike off to indicated elevations and contour.
   - F. Concrete finishes shall be even surfaces of uniform texture and appearance, free of unsightly bulges, depressions and other imperfections and as follows:

     Medium broom finish: Broom with coarse bristled broom across width of flatwork to a uniformly roughened surface. Finished surface and edges shall be clean with uniform and reasonably straight lines. Submit Sample.

     Light broom finish: Broom with janitor's push broom type, with soft bristles, across width to a uniformly roughened surface. There shall be no deeply incised or obvious lines. Submit sample.
   - G. Concrete stepping pads: Precast or formed in place as detailed. Set 1" above finish grade maximum.
4. Stucco on masonry and concrete

   Materials
   - A. Finish coat shall be California Stucco Product Company, exterior dash color as noted on plans. Mix as per manufacturer's recommendation.
   - B. Portland cement shall conform to Fed. Spec. No SS-C-192D
   - C. Lime hydrate shall conform to Fed. Spec. No SS-L-351
   - D. Sand used for grout and brown coat shall meet ASTM C-88-37T.
   - E. Grout coat shall be mixed with 1 volume of Portland cement and 1 volume of sand and sufficient water to produce a mortar that will pour freely.
   - F. Browning coat shall be mixed with a power mixer for at least 5 minutes with only sufficient water to produce plastic mortar. The mortar shall consist of 1 volume Portland cement, 1/10 volume hydrated lime to 1 volume cement, and 3 1/2 volumes of sand.
5. Application
   - A. Surface preparation: Surface must be free of oil, grease or other foreign materials and sufficiently rough to insure bond. Hose off surface to remove all dust and dirt and to provide moisture to set grout coat.
   - B. Apply grout court to surface to a thickness of 1/4" with dash brush in a heavy rough coat, or use plastering machine. In warm weather evenly dampen with water to prevent too rapid drying. Allow grout coat to set thoroughly prior to applying brown coat.
   - C. Brown coat: Dampen grout coat prior to brown coat application. Apply brown coat to a minimum thickness of 3/8" and rodded straight and true in all directions.. This coat shall be applied without showing laps or joining. Brown coat shall be wet down for two days after application and permitted to cure and dry for a minimum of seven days.
   - D. vi. Finish coat: Dampen brown coat evenly with water prior to application of finish coat. Dash shall be applied with a dash brush in a uniform even texture in two coats. Second coat to be applied as soon as first coat will support additional dash without sagging or running. The dash coat shall be applied without showing joining and laps. In warm weather, the day after application, this coat shall be fog spayed lightly, but not saturated, and continued until cured.
   - E. Install joints as needed to prevent cracking per industry standards.
6. Carpentry:
   - A. Wood materials: See details for type of wood for each item.
     - i. Douglas fir: Graded Select Structural No. 1 - Exposed and shall be selected for straightness and for smoothness, sized as shown in details. Pressure treated with preservative for all members in touch with soil.
     - ii. Redwood and Cedar : Selected for straightness and smoothness, size and grade as shown in plans.

       Coat all Redwood and cedar with two coats Penofin Clear Stain or Thompsons Waterseal or Eq waterproofing for all above surface areas. For below grade and embedded wood, treat all Redwood/Cedar members which touch the soil with two coats brush-on preservative treatment such as Rustolem Brand WoodLife CopperCoat or similar as prescribed by the American Wood Preservers Association standards.
   - B. Workmanship: Carefully plan and layout the work as required. Properly accommodate the work of other trades. Accurately saw-cut and fit lumber into the respective locations, true to line, grade, and level, as indicated or required, and permanently secure in proper position with spikes, nails, lag screws, bolts, hangers, or other fastenings to make the work substantial and rigid in all parts and connections.
   - C. Connections: Make connections between members tight, accurate and secure. Place fastenings without splitting wood; predrill when required. Drill bolt holes same size as bolt diameter. Drill holes for lag screws same size as thread root diameter; and counterbore, same depth and diameter as shank. Turn lag screws into place; do not drive. Provide bolts and lag screws with washers under every head and nut bearing on wood. Tighten bolts and lag screws at installation: carefully retighten just prior to closing in, or at completion of project.
   - D. Finishing: As per plan.
   - E. Redwood header layout: All curved sections shall be smooth and continuous. Layout shall be approved by Owner's representative.
7. Hardware:
   - A. All metal bolts, nails, screws and other hardware shall be galvanized steel, sized as shown on the plans.
   - B. All visible hardware shall be painted with two coats of black rustproof paint or to match architectural colors. Color to be approved by Owner's representative.
   - C. All hardware for metal gates to be approved by Owner's representative.
8. Metal:
   - A. Provide complete shop drawings for all metal fabrication.
   - B. Brushed stainless steel handrails for pool: Fabricate as shown on drawings and as per shop drawings supplied by Pool Contractor.
   - C. Metal fence: Fabricated for installation in configuration shown on plans. Posts shall be equally spaced in each straight section at approx. 6'-0" o.c. Verify dimensions in field.
   - D. Fabricate all exterior steel work in shop, including all welding. All metal work shall conform to ASTM specifications. Miter corners and angles of moldings or frames unless otherwise noted.
   - E. Deliver fence to site with all welded connections, burrs and rough surfaces ground smooth, cleaned and painted with shop prime coat (dry completely prior to delivery).
   - F. Shop primer: One coat of primer, semi-quick drying.

     Painting: After material has been properly cleaned, apply shop prime coat of paint to all surfaces. Apply all paint in accordance with manufacturer's directions. Spot paint all abrasions and field connections after assembly.
   - G. Installation: Set all work plumb, true, rigid and neatly trimmed out as detailed. Provide all necessary connections, anchor bolts etc. required to fit metal with other work.

     Protect all metal from damage to surface, profile or to shape from shop through construction to final acceptance of project.

     Paint fence and gates with two coats of rust-proof enamel. All exposed fastenings to match color and finish of fence and gates.
   - H. Color: Color to be approved by Owner's representative, submit sample for approval.
   - I. All defective work shall be repaired or replaced as directed Owner's representative.
   - J. All exposed site metal for utilities, irrigation, etc. shall be painted with one coat brown rustproof paint.

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119 WIKA RANCH COURT (LOT 7)
SAN MATEO COUNTY CA.

DRAWING TITLE:
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REVISIONS:

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE: NOTES & SPECIFICATIONS

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ISSUE DATE: 03/19/21

PROJECT NO.: V1831

SHEET NO.: L5.0 OF

PLANTING NOTES:

1. See General Notes.

2. Submittals: Contractor shall submit the following items to Owner's Representative and Landscape Architect for review/approval prior to beginning planting installation operations:
   A. Soils test reports per Notes 5.B (initial site soils test) & 5.E (post amendment installation test) below.
   B. Vendor data for landscape products, including: bark mulch, root barriers, fertilizers, soil amendments, and soil conditioners.
   C. Written results of percolation tests per Note 6.D below.

3. The Contractor shall verify the availability of all landscape plants within 10 days following award of the contract. Discrepancies or other problems and all plant substitutions shall be resolved at this time. If a substitute is authorized by the Owner's Representative, it must be of the same size, value and quality as the original plant.

4. All trees and representative samples of shrubs/ground covers shall be inspected at the site for approval by the Owner's Representative and meet the following standards:

   A. Quality and size shall conform to the State of California Grading Code of Nursery Stock, No. 1 grade and to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen. Use only nursery-grown stock. The Owner's Representative will inspect plants for approval prior to any installation.

   B. Plant material must be selected from nurseries that have been inspected by state or federal agencies.

   C. Nomenclature will be in accordance with Hortus III.

   D. Plant materials will not be accepted that are overgrown, root-bound, or too recently canned so that the root system is not thoroughly established throughout the can. Pruning shall not be done prior to delivery except as authorized by the Owner's Representative.

5. Topsoil, Soil Amendments, Compost:

   A. Soil Test: Contractor shall submit one (1) representative soil samples to Soil and Plant Laboratory, Santa Clara or approved equal to be tested for agricultural suitability and fertility with pre-plant and post-plant recommendations, immediately following the completion of rough grading. Soil samples shall be taken from location determined by the Owner's Representative. Soil shall be certified as clean and free of hazardous material or waste contamination. Notify Owner's Representative of any soils problems noted in the soils test report that could potentially affect/impact plant health, including but not limited to the following: high or low soil pH, poor soil drainage, excessive soil compaction, different soil types in the same test sample, deficient or excess nutrient levels, high salt levels, high boron or other elements and compounds toxic to plants, etc. Submit report to Landscape Architect and Owner's Representative for review and approval prior to beginning work. Do not proceed with any amending operations until soils report has been reviewed and approved. (See note for "Post Amendment Installation Soil Testing for Compliance" requirements - this soils test report for compliance must be submitted to Landscape Architect and Owner's Representative for review and approval prior to beginning planting operations).

   B. Soil amendment to be added as follows in all planting areas:

   Amount per 1000 square feet:

   20 lbs. 6-20-20 fertilizer (Best's Cropmaker)

   10 lbs. 0-25-0 Single super phosphate

   10 lbs. Iron sulfate

   (Applied rates of soil amendment and commercial fertilizer shall be used for bidding purpose until determined by soil tests)

   C. Soil amendment in all planting areas shall be uniformly spread and thoroughly incorporated to a soil depth of 6" minimum by repeated rotary hoe cultivation prior to planting.

   D. Compost shall be applied at a minimum rate of four cubic yards per 1,000 sf of permeable area and incorporated to a depth of 6" into the soil. Soils with greater than 6% organic matter in the top 6" of soil are exempt from this requirement.

   E. Post Amendment Installation Soil Testing for Compliance: After incorporating amendments, fertilizers and conditioners, Contractor shall take one (1) representative soil samples and have samples tested for Agricultural Suitability and Fertility by an approved soils analysis laboratory for compliance with original soil test report recommendations. Add any additional amendments, fertilizers and conditioners recommended by soils analysis laboratory at no cost to Owner. Notify Owner's Representative of any potential soils problems noted in the report. Submit report for amendment/fertilizer/conditioner compliance to Landscape Architect and Owner's Representative prior to beginning planting operations.

6. Tree and Shrub Planting:

   Prior to digging holes for final planting, the Contractor shall spot all trees as shown on the Drawings for approval by the Landscape Architect.

   A. Soil amendments and fertilizer shall have been incorporated into the soil prior to tree and shrub planting.

   B. Dig pits as shown on Drawings.

   C. After pits are dug, break sides and bottom of holes to open wall of pit for root penetration.

   D. Percolation Test: All plant pits shall be tested for sufficient drainage prior to planting. Representative plant pits shall be dug (at least 2) at site upon award of Bid to test for general site subgrade drainage conditions. Individual planting pits shall also be tested again for sufficient drainage prior to planting. Contractor shall fill plant pits with water, to see if subsoil conditions will cause retention of water within plant pits overnight. If standing water is still observed after 12 hours, then Contractor shall alert Owner's Representative and Landscape Architect of the problem.

   E. Planting backfill mix for trees and shrubs shall be:
   Amount per Cubic Yard:

   3/4 cubic yard On site soil

   1.5 lbs. 6-20-20 fertilizer (Best's Cropmaker)

   2.5 lbs. 0-25-0 Single super phosphate

   1 lb. Iron sulfate

   (Applied rates of soil amendment and commercial fertilizer shall be used for bidding purpose until determined by soil tests)

   F. Fertilize plants at the time of planting with Agriform 21-gram fertilizer packets, 20-10-5: 2 per 1 gallon can; 3 per 5 gallon can; 8 per 15 gallon can; 15 per tree.

   G. Plants shall be erect after planting, and staked or guyed as detailed at the time of planting. Remove nursery stakes.

   H. Plant crown shall be 1" above finish grade for shrubs and 2" above finish grade for trees after watering and settling.

   I. Tree and shrub plantings shall be watered and flooded to eliminate air pockets within 2 hours of the time of planting.

   J. All vines shall be trained to posts, fences or walls by tying select individual branches with plastic covered wire ties as follows: ties shall be attached to wood surfaces with 3/4" galvanized iron staples and attached to stucco or masonry surfaces with epoxy as recommended by manufacturer. See planting details.

   K. All trees shall be planted 10'-0" minimum from buildings including overhangs and 5'-0" minimum from curbs, paving, fences, etc. Orient main branches of trees away from building. Should any discrepancies occur between field conditions and planting plans contact Owner's Representative. All trees closer than 5'-0" from curbs, foundations, sidewalks, or other hardscape items, shall be installed with linear root deflector panels protecting adjacent hardscape items, but never fully surrounding rootball. Install a 10 foot by 24 inch deep section of linear interlocking root deflector panels, centered on tree (5 feet on each side), located at curb, foundation, sidewalks, other hardscape items, unless otherwise indicated. See plans for detail.

   L. All trees shall be planted a minimum of 5'-0" away from storm drain, or other underground utility lines (or per code), and 10'-0" away from sanitary sewer lines (or per code), and 15'-0" minimum away from utility poles or light standards (or per code).

   M. All tree and shrub planting areas shall receive 3" deep mulch. Groundcover areas to receive 1" layer of mulch. Mulch shall be organic (unless prohibited by Fuel Modifications Plans, or other applicable ordinances) and shall consist of recycled or post-consumer materials.

   N. Mulch shall be "Premium Arbor Mulch" available through Lygnso, unless otherwise indicated. Mulch shall be natural brown in color (no die) and range in size to 1" maximum. Submit sample for approval. No substitutions without approval of Landscape Architect.

   O. All trees and shrubs planted in ground cover areas shall have watering basins around them. Basin diameters shall be the same size as the tree or shrub's rootball. Basins shall be formed with level bottoms and 3 inch high walls. Basins shall receive mulch unless otherwise indicated. Hold mulch 6" from trunk.

7. Ground Cover Planting:

   A. Soil amendments shall have been incorporated into the soil prior to planting.

   B. Clear planting areas of rocks and debris greater than 1" diameter.

   C. Apply a pre-emergent herbicide, per manufacturer's directions.

   D. All ground cover areas shall have complete coverage at spacings noted on plans.

   E. All planting areas with slopes greater then 2:1 shall have jute mesh installed as per detail, or per manufacturer recommendations.

   F. All groundcover areas shall receive 1" depth of mulch unless otherwise indicated. See bark mulch specification above.

   G. Thirty (30) days after planting, replace all dead plants and fill in bare ground cover areas. Top dress with 16-6-8 fertilizer at 7 lbs./1000 sq. ft. when ground cover is dry and thoroughly irrigate promptly after application

   (Applied rates of soil amendment and commercial fertilizer shall be used for bidding purpose until determined by soil tests)

8. Workmanship:

   Precautions shall be taken to avoid damage to existing plants, turf and structures. Any areas damaged shall be restored to their original condition.

9. Clean-up:

   Keep all areas of work clean, neat and orderly at all times. Keep all paved areas clean during planting and maintenance operations.

10. Site Visits and Approvals:

    The Contractor shall contact the Owner's Representative for review and approval of plant materials (see Note 4 above) and plant locations (see Note 6 above). The maintenance period begins following acceptance of plant installation.

11. Maintenance:

    A. Begin maintenance after each plant and each portion of lawn or ground cover is installed and continue until Final Acceptance.

    B. Maintenance Period shall begin upon inspection and approval by Owner's Representative and shall be for 60 calendar days.

    C. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, re-staking, tightening and repairing of guys, resetting plants to proper grades or upright position, restoration of the planting saucer, and furnishing and applying such sprays and invigorates as are necessary to keep the plantings free of insects and disease and in thriving condition.

    D. Protect planting areas and plants at all times against damage of all kinds, including frost, for duration of maintenance period. Maintenance includes temporary protection fences, barriers, covers during frost and signs as required for protection. If any plants become damaged or injured, treat or replace as directed by Landscape Architect at no additional cost to Owner.

12. Guarantee:

    A. All trees and shrubs shall be in thriving condition 1 year from the date of final acceptance. Replace any trees which have lost at least 30% of their normal foliage or are not in vigorous growing condition.

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