JEFFERSON ~ LOT 3

REDWOOD CITY, CA

OCTOBER 9, 2020

SHEET INDEX

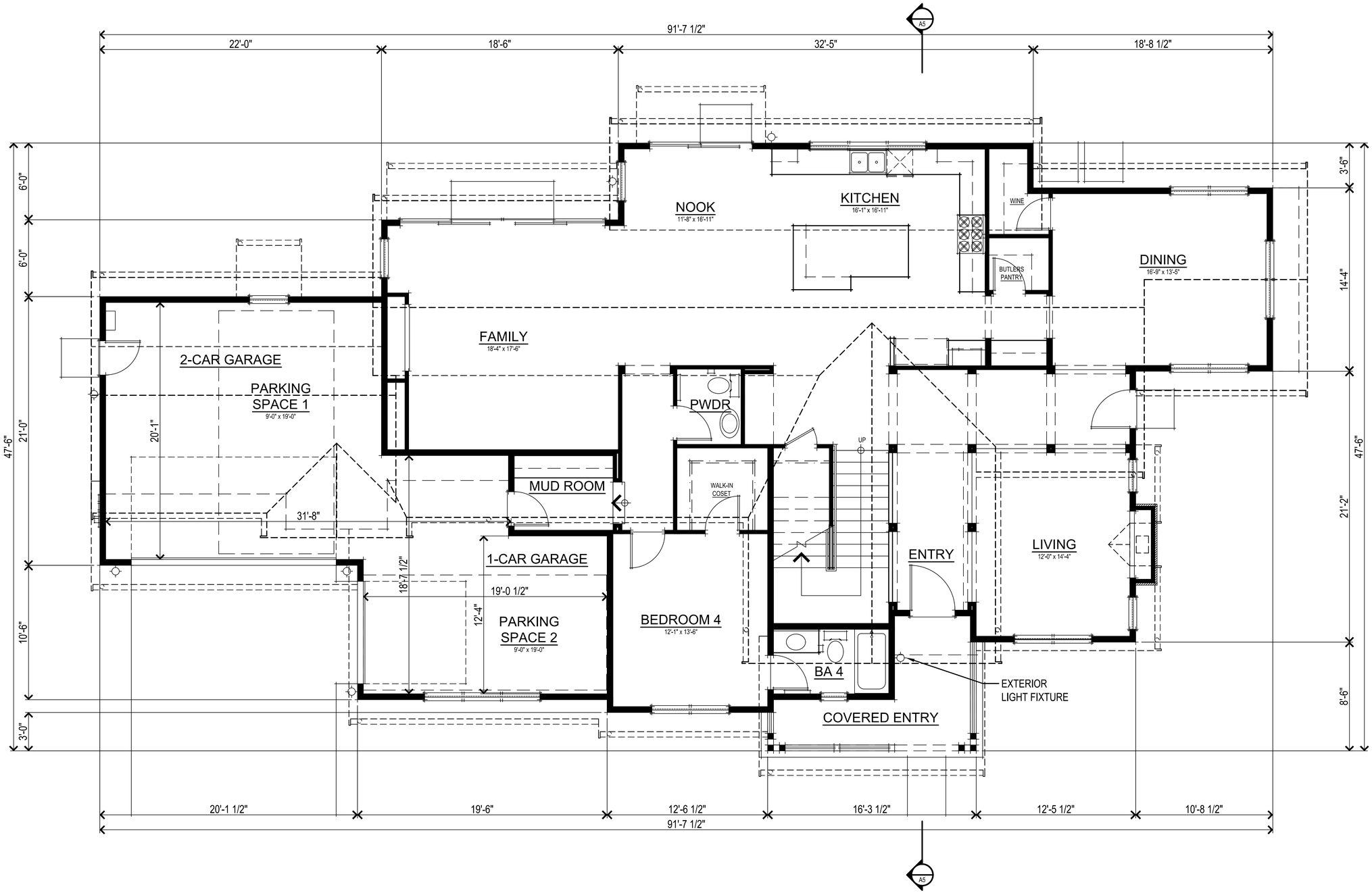
EDENBRIDGE HOMES

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	2206 SQ. FT.
SECOND FLOOR	1914 SQ. FT.
TOTAL LIVING	4120 SQ. FT.
2-CAR GARAGE	547 SQ. FT.
1-CAR GARAGE	222 SQ. FT.
COVERED ENTRY	106 SQ. FT.



FIRST FLOOR PLAN

EH Jefferson
Redwood City, CA
October 09, 2020

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

4033 JEFFERSON AVENUE
LOT 3 FIRST FLOOR PLAN
A1

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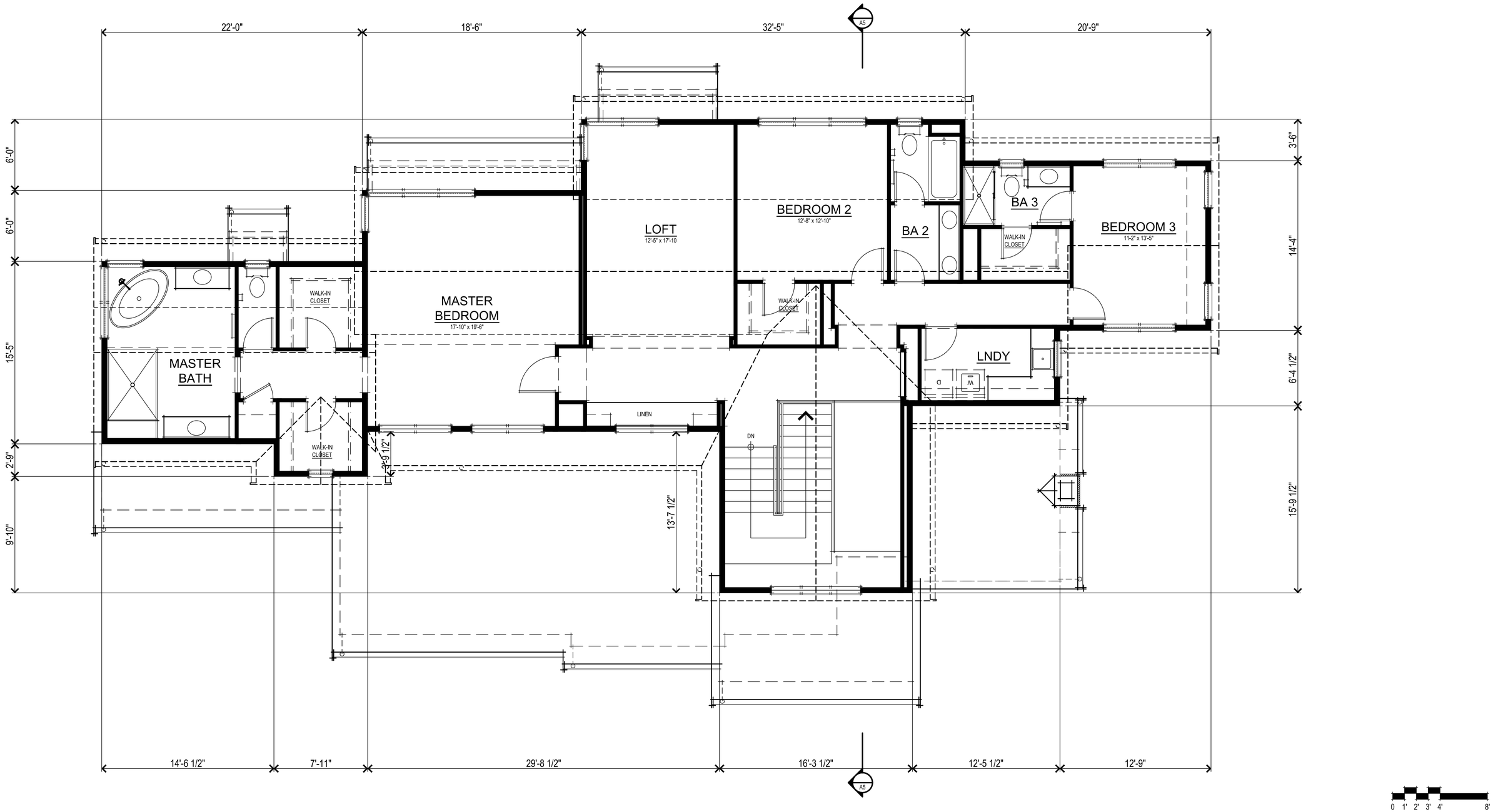

SECOND FLOOR PLAN

EH Jefferson
Redwood City, CA
October 09, 2020

4033 JEFFERSON AVENUE
LOT 3 SECOND FLOOR PLAN
A2

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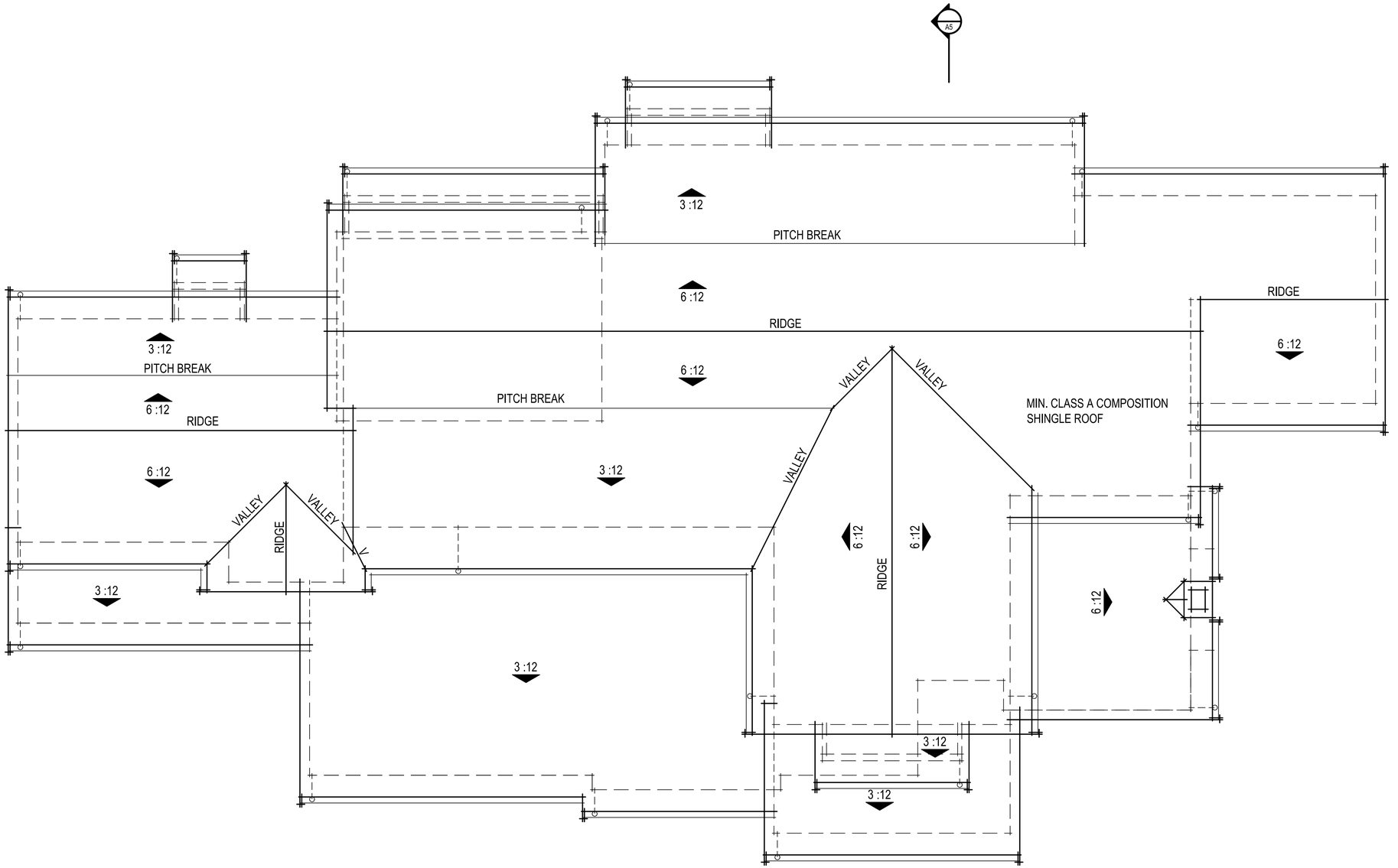

0 1' 2' 3' 4' 8'

ROOF PLAN

EH Jefferson
Redwood City, CA
October 09, 2020

4033 JEFFERSON AVENUE
LOT 3 ROOF PLAN
A3

Edenbridge Homes
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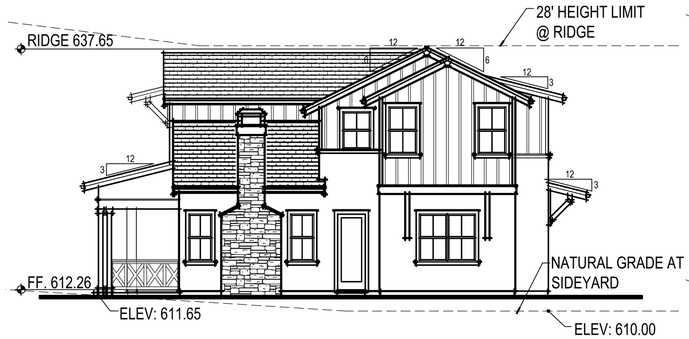
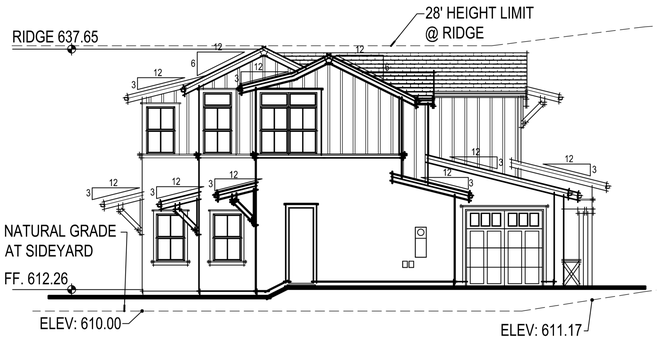


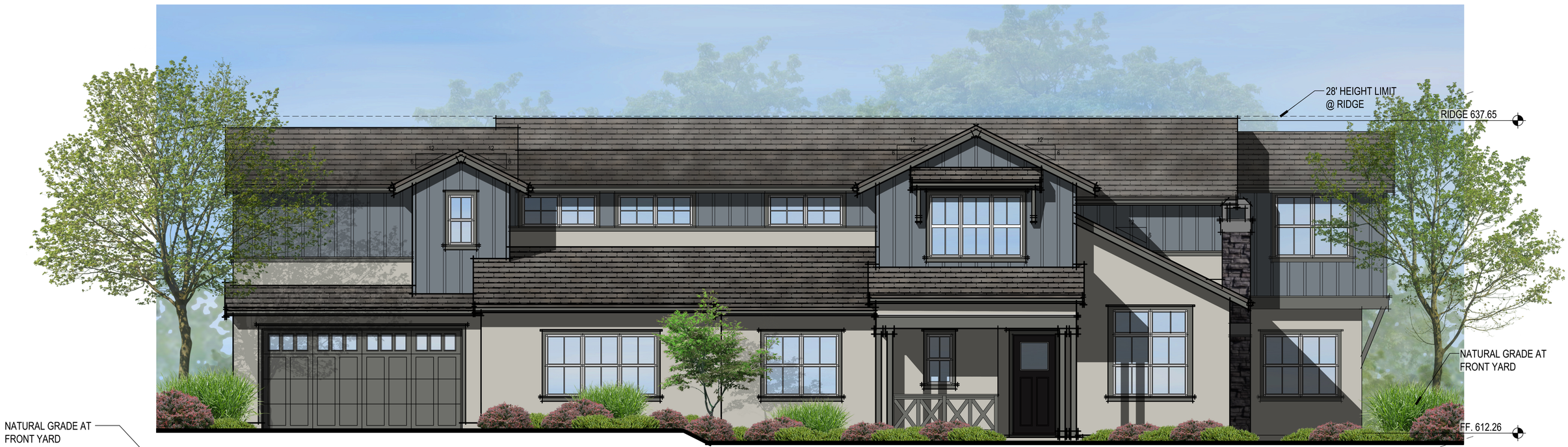
RIGHT ELEVATION

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
- BOARD & BATTEN SIDING
- MIN. CLASS A COMPOSITION SHINGLE ROOFING

EXTERIOR ELEVATIONS

EH Jefferson
Redwood City, CA
October 09, 2020

4033 JEFFERSON AVENUE
LOT 3 ELEVATIONS
A4

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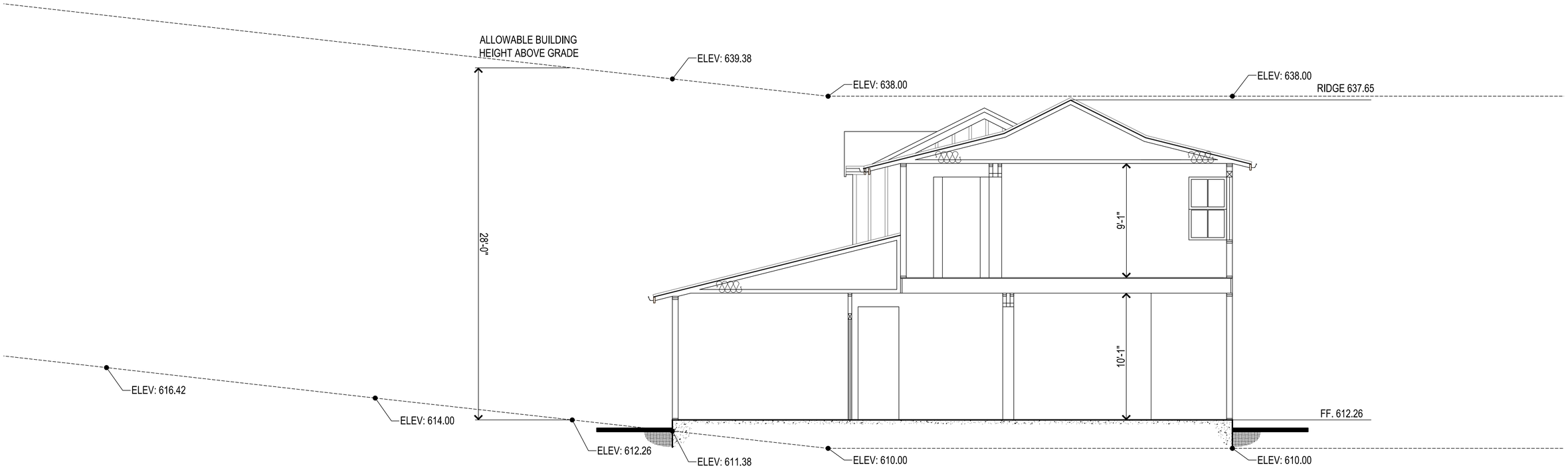

0 1' 2' 3' 4' 8'

ARCHITECTURAL SECTION

EH Jefferson
Redwood City, CA
October 09, 2020

4033 JEFFERSON AVENUE
LOT 3 SECTION
A5

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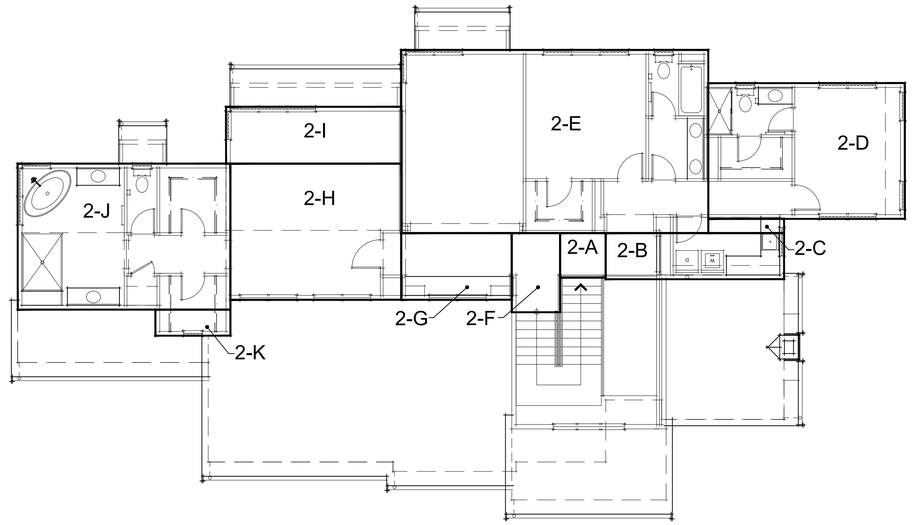


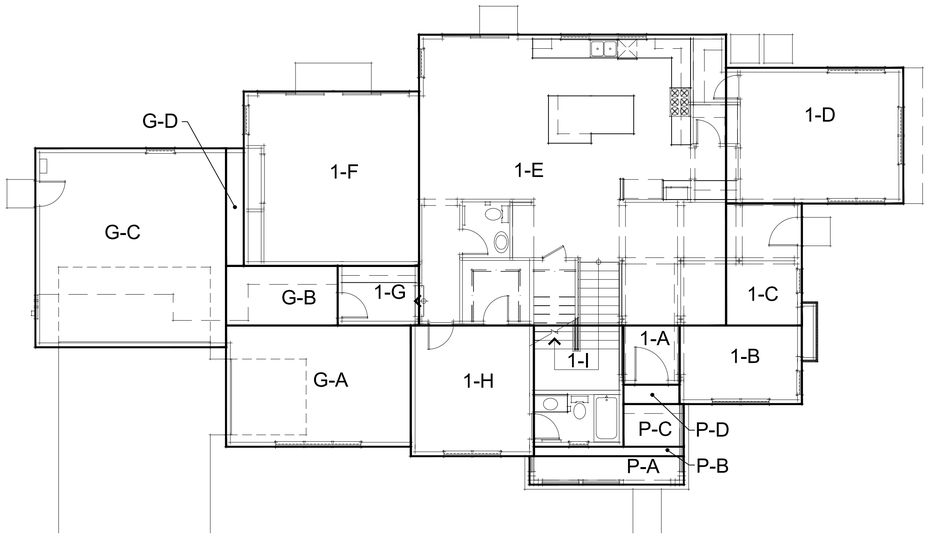
SECOND FLOOR PLAN

0 2' 4' 6' 8' 16'

FLOOR AREA CALCULATION		
LABEL	DIMENSION	AREA
1-A	6'-3" x 5'-11"	37 SQ. FT.
1-B	8'-3 1/2" x 12'-11"	107 SQ. FT.
1-C	12'- 10 1/2" x 8'-0"	103 SQ. FT.
1-D	14'-4" x 18'-8 1/2"	268 SQ. FT.
1-E	30'-8 1/2" x 32'-5"	995 SQ. FT.
1-F	18'-5" x 18'-6"	341 SQ. FT.
1-G	6'-3 1/2" x 8'-8"	55 SQ. FT.
1-H	13'-9 1/2" x 13'-0"	179 SQ. FT.
1- I	12'-9 1/2" x 9'-5 1/2"	121 SQ. FT.
G-A	19'-6" x 12'-9 1/2"	249 SQ. FT.
G-B	11'-8 1/2" x 6'-3 1/2"	74 SQ. FT.
G-C	21'-0" x 20'-1 1/2"	423 SQ. FT.
G-D	12'-5 x 1'-10 1/2"	23 SQ. FT.
P-A	3'-0" x 16'-3 1/2"	49 SQ. FT.
P-B	1'-0" x 15'-10"	16 SQ. FT.
P-C	4'-6" x 6'-4 1/2"	29 SQ. FT.
P-D	2'-0 1/2" x 5'-11"	12 SQ. FT.
2-A	4'-9 3/4" x 4'-8 1/2"	23 SQ. FT.
2-B	4'-10 1/2" x 18'-10"	92 SQ. FT.
2-C	1'-6" x 8'-0"	12 SQ. FT.
2-D	14'-4" x 20'-9"	297 SQ. FT.
2-E	19'-4" x 32'-5"	627 SQ. FT.
2-F	8'-4 1/4" x 5'-1 1/4"	43 SQ. FT.
2-G	7'-0 1/2" x 11'-8"	82 SQ. FT.
2-H	14'-4 1/2" x 18'-0 1/2"	259 SQ. FT.
2- I	6'-0" x 18'-6"	111 SQ. FT.
2-J	15'-5" x 22'-5 1/2"	346 SQ. FT.
2-K	2'-9" x 7'-11"	22 SQ. FT.

F.A.R. APPLICABLE CALCULATED AREA	
FIRST FLOOR (1-A - 1-I)	2206 SQ. FT.
SECOND FLOOR (2-A - 2-K)	1914 SQ. FT.
GARAGE (G-A - G-D)	769 SQ. FT.
PORCH (P-A - P-D)	106 SQ. FT.
TOTAL	4995 SQ. FT.
F.A.R. RATIO	
LOT SIZE	18869 SQ. FT.
MAX F.A.R. (30%)	5661 SQ. FT.
PROPOSED F.A.R.	4995 SQ. FT.

LOT COVERAGE APPLICABLE CALCULATED AREA	
FIRST FLOOR (1-A - 1-G)	2204 SQ. FT.
GARAGE (G-A - G-C)	771 SQ. FT.
PORCH (P-A - P-B)	106 SQ. FT.
TOTAL	3081 SQ. FT.
LOT COVERAGE RATIO	
LOT SIZE	18869 SQ. FT.
MAX LOT COVERAGE (25%)	4717 SQ. FT.
PROPOSED LOT COVERAGE	3081 SQ. FT.



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

EH Jefferson
Redwood City, CA
October 09, 2020

4033 JEFFERSON AVENUE
LOT 3 F.A.R. BLOCK DIAGRAM
A6

Edenbridge Homes
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Roofing
Owens Corning
Duration - Estate Gray

Stucco
KM 4927 Polished Limestone

Siding
KM 5810 London Square

Trim / Garage Door
KM 4930 Young Colt

Entry Door / Accent
KM 4890 After Midnight

AMSCO Windows
White

Stone
Eldorado Stone
Mountain Ledge - Black Bear

EH Jefferson
Redwood City, CA
October 09, 2020

Edenbridge Homes
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669.231.4240

4033 JEFFERSON AVENUE
LOT 3 COLOR SCHEME
A7

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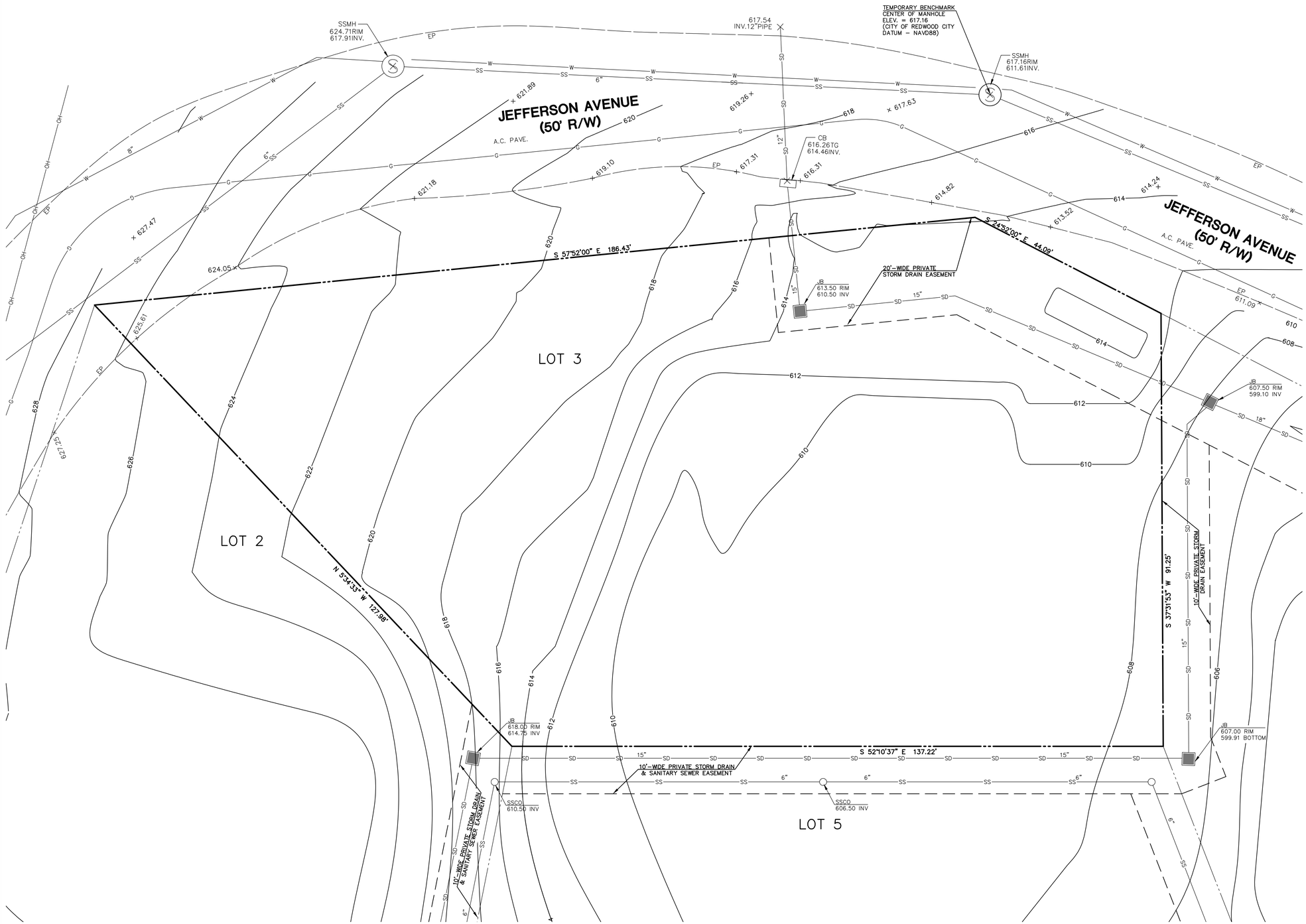


LEGEND:

A.C. PAVE.	ASPHALT CONCRETE PAVEMENT
EP	EDGE OF PAVEMENT
INV.	INVERT
JB	JUNCTION BOX
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
—— OH ——	OVERHEAD LINE
—— SS ——	SANITARY SEWER LINE
—— SD ——	STORM DRAIN LINE
—— G ——	GAS LINE
—— W ——	WATER LINE

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:

= 18,869 SQ. FT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:
–	PER COUNTY COMMENTS	DJK	11/13/20

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

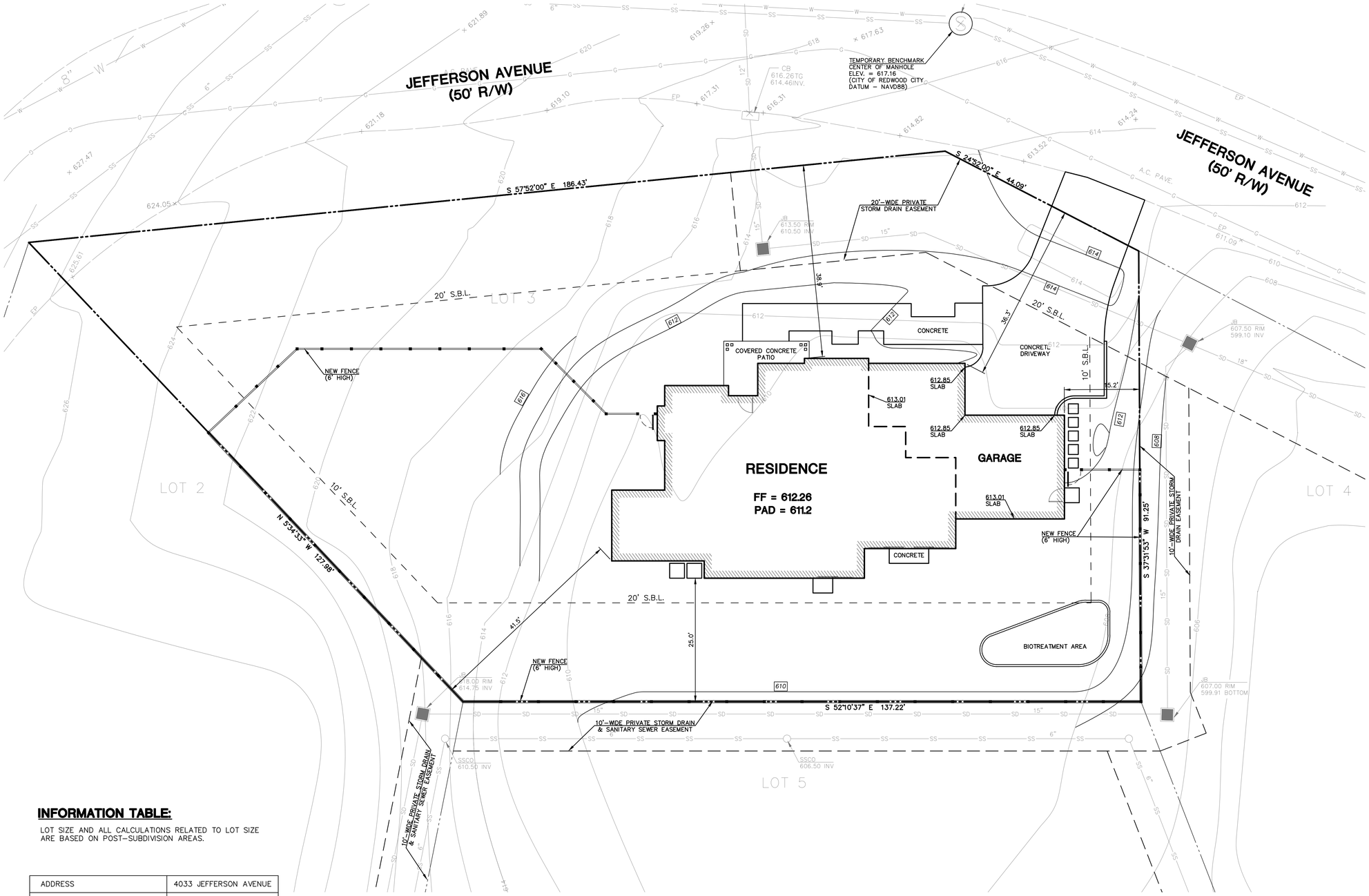
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR: EDENBRIDGE HOMES

TOPOGRAPHIC SURVEY PLAN

4033 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	– –
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	07/28/20
DRAWING NO.	LOT3–TOPO
SHEET	C-1



INFORMATION TABLE:

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

ADDRESS	4033 JEFFERSON AVENUE
ASSESSOR'S PARCEL NUMBER	068–211–270
ZONING DISTRICT	RH/DR
LOT SIZE	18,869 SQ. FT.
EXISTING FOOTPRINT	0 SQ. FT.
MAXIMUM FOOTPRINT	4,717 SQ. FT.
PROPOSED FOOTPRINT	3,035 SQ. FT.
MAXIMUM LOT COVERAGE	25%
PROPOSED LOT COVERAGE	16%
MAXIMUM FLOOR AREA	5,661 SQ. FT.
PROPOSED FLOOR AREA	4,949 SQ. FT.
MAXIMUM F.A.R.	30%
PROPOSED F.A.R.	26%
NEW LANDSCAPE AREA	8,713 SQ. FT.

LEGEND:

A.C. PAVE.	ASPHALT CONCRETE PAVEMENT
EP	EDGE OF PAVEMENT
INV.	INVERT
JB	JUNCTION BOX
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
—— OH ——	OVERHEAD LINE
—— SS ——	SANITARY SEWER LINE
—— SD ——	STORM DRAIN LINE
—— G ——	GAS LINE
—— W ——	WATER LINE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:
—	PER COUNTY COMMENTS	DJK	11/13/20

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

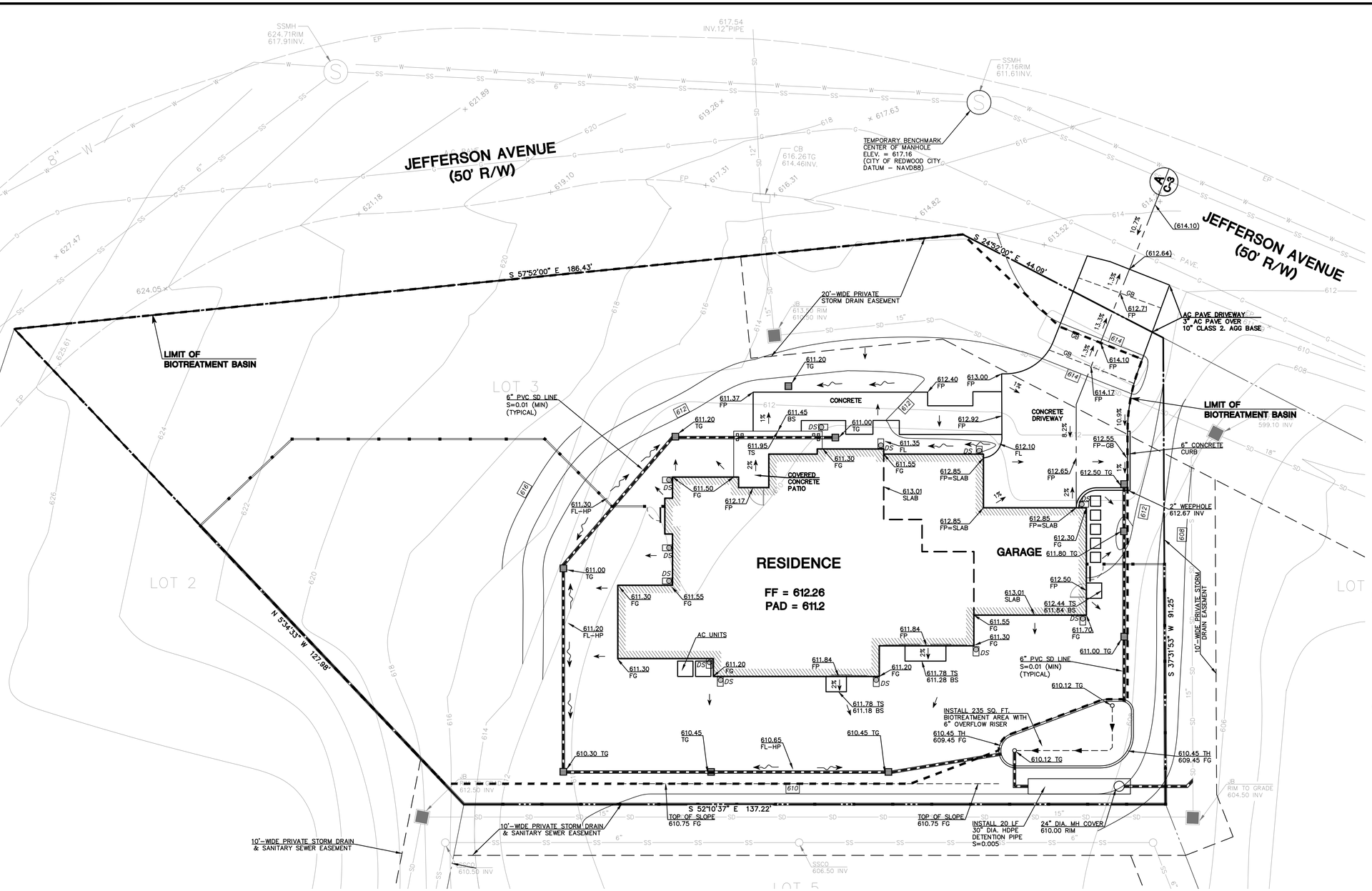
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593–8580

PREPARED FOR:
EDENBRIDGE HOMES

SITE PLAN

4033 JEFFERSON AVENUE
SAN MATEO COUNTY CALIFORNIA
UNINCORPORATED

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	07/28/20
DRAWING NO.	LOT3–SITE
SHEET	C-2
	2 OF 6



LEGEND:

A.C. PAVE.	ASPHALT CONCRETE PAVEMENT
BS	BOTTOM OF STEP
CB	CATCH BASIN
DS ⊙	DOWNSPOUT
DS ⊡	DOWNSPOUT WITH CONCRETE SPLASH BLOCK
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FP	FINISHED PAVE
GB	GRADE BREAK
INV.	INVERT
JB	JUNCTION BOX
JP	JOINT UTILITY POLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE
TH	TOP OF HEADER
TS	TOP OF STEP
WM	WATER METER
—— SS ——	SANITARY SEWER LINE
—— SD ——	STORM DRAIN LINE
—— G ——	GAS LINE
—— W ——	WATER LINE
614	NEW CONTOUR
	SWALE
	SURFACE RUNOFF DIRECTION
	NEW STORM DRAIN LINE
	NEW DRAIN INLET
(612.64)	EXISTING GRADE ELEVATION

UTILITY NOTE:

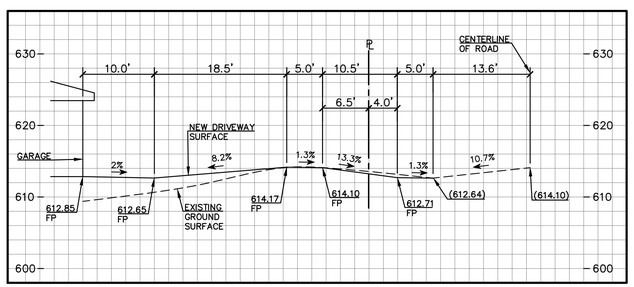
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR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

GEOTECHNICAL ENGINEERS NOTE:

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

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.



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

GRADING QUANTITIES:	CUT	FILL
HOUSE & GARAGE PAD	10	25
DRIVEWAY	10	5
FRONT YARD GRADING	15	20
REAR YARD GRADING	5	75
DETENTION PIPE	10	5
TOTAL	50	130

TOTAL EARTHWORK = 50 + 130 = 180 C.Y. ±
IMPORT = 130 - 50 = 80 C.Y. ±

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

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

REV.	DESCRIPTION	BY:	DATE:
—	PER COUNTY COMMENTS	DJK	11/13/20

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

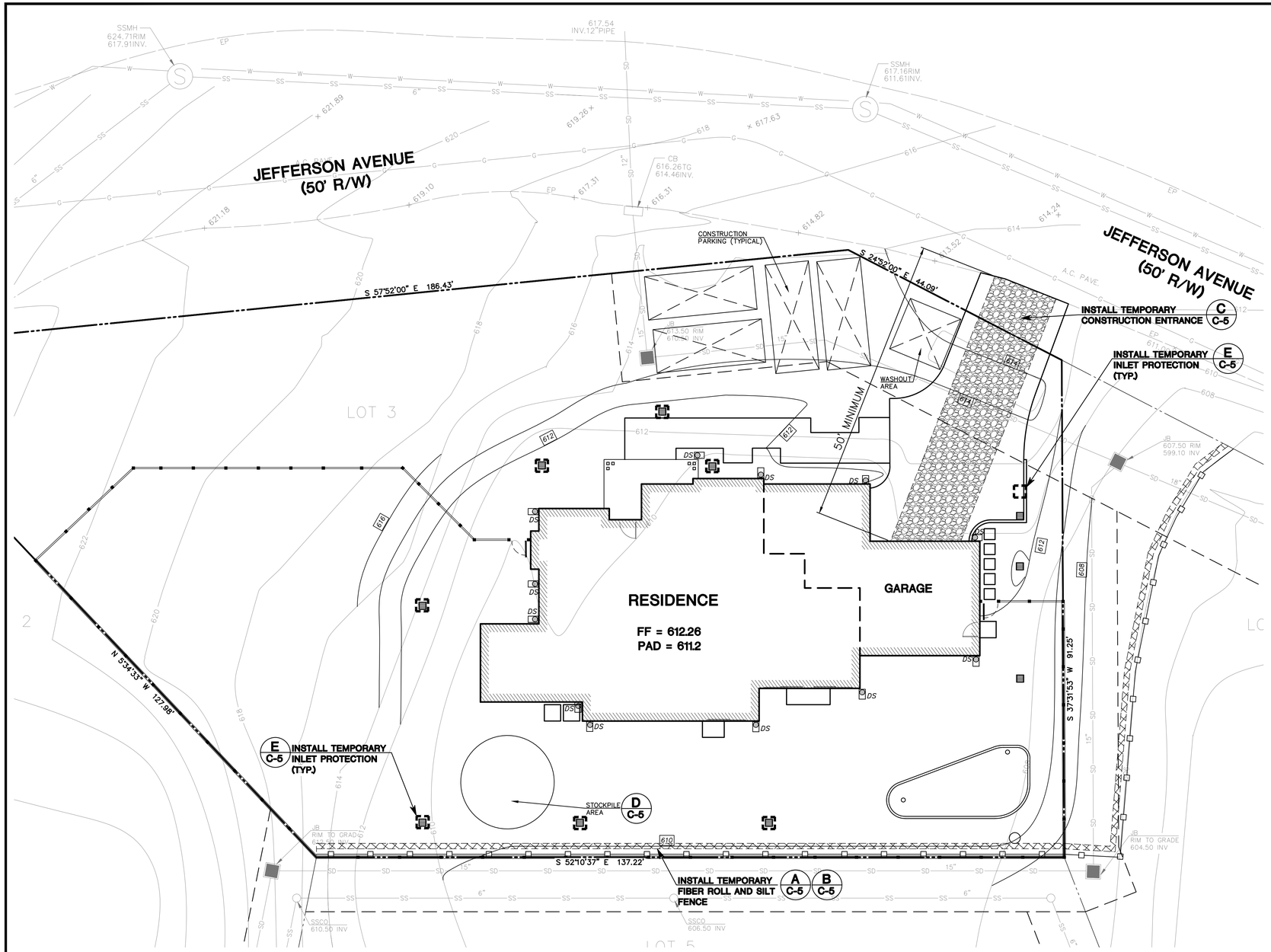
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593–8580

PREPARED FOR: EDENBRIDGE HOMES

PRELIMINARY GRADING AND DRAINAGE PLAN
4033 JEFFERSON AVENUE
SAN MATEO COUNTY CALIFORNIA
UNINCORPORATED

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	07/28/20
DRAWING NO.	LOT3–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.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

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 – NOVEMBER, 2020
ESTIMATED PROJECT COMPLETION – NOVEMBER, 2021

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

REV.	DESCRIPTION	BY:	DATE:
–	PER COUNTY COMMENTS	DJK	11/13/20

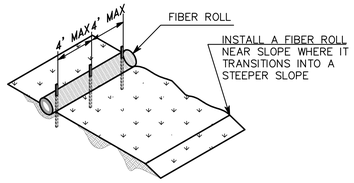
REGISTERED PROFESSIONAL ENGINEER
DANIEL G. McLEOD
No. 35048
CIVIL
STATE OF CALIFORNIA

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

PREPARED FOR: EDENBRIDGE HOMES

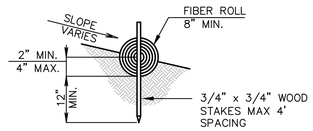
EROSION & SEDIMENTATION CONTROL PLAN
4033 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	07/28/20
DRAWING NO.	LOT3–GRAD
SHEET	C-4



TYPICAL FIBER ROLL INSTALLATION

N.T.S.

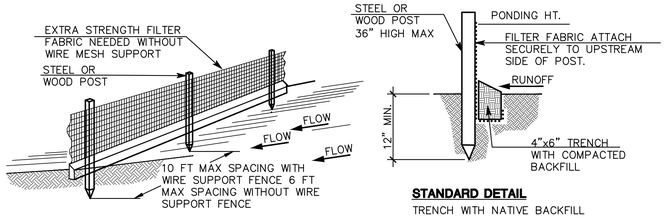


ENTRENCHMENT DETAIL

N.T.S.

A FIBER ROLL DETAIL

SCALE: (NOT TO SCALE)

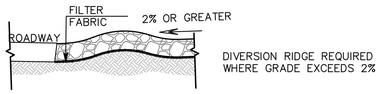


STANDARD DETAIL

TRENCH WITH NATIVE BACKFILL

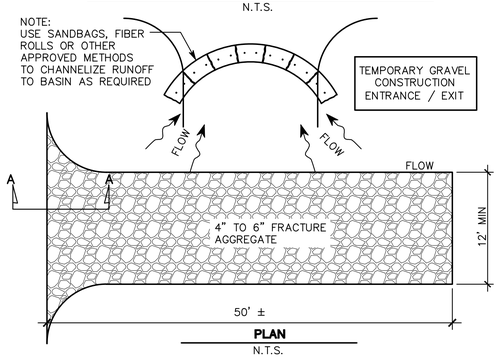
B SILT FENCE DETAIL

SCALE: (NOT TO SCALE)



SECTION A-A

N.T.S.



PLAN

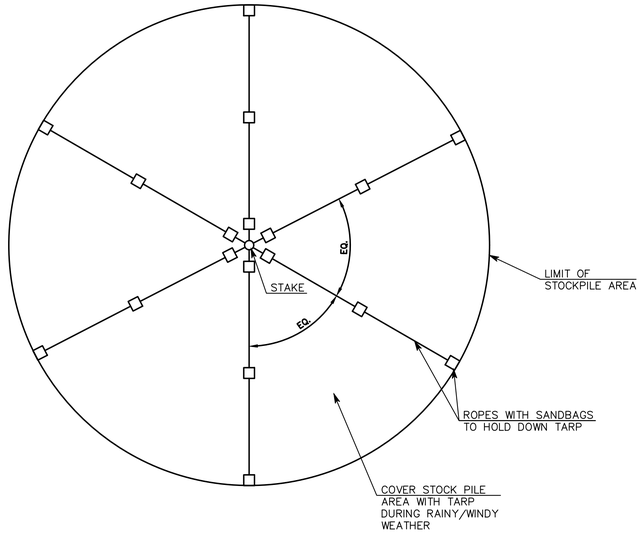
N.T.S.

C CONSTRUCTION ENTRANCE DETAIL

SCALE: (NOT TO SCALE)

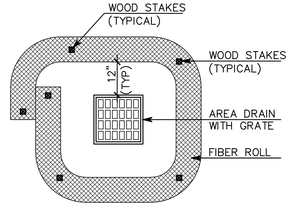
DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

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



D STOCKPILE AREA DETAIL

SCALE: (NOT TO SCALE)



E DRAIN INLET PROTECTION DETAIL

SCALE: (NOT TO SCALE)

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

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

REV.	DESCRIPTION	BY:	DATE:

PREPARED FOR: EDENBRIDGE HOMES

EROSION AND SEDIMENTATION CONTROL DETAILS

4033 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

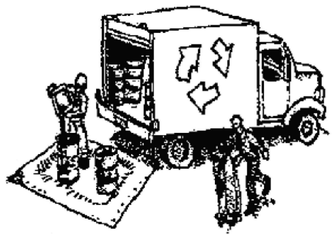
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	07/28/20
DRAWING NO.	LOT3-GRAD
SHEET	C-5
	5 OF 6

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

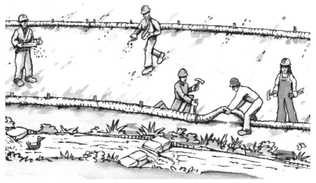
Maintenance and Parking

- ❑ 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.

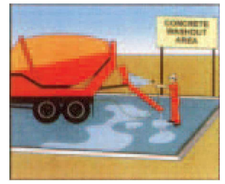
Paving/Asphalt Work

- ❑ 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

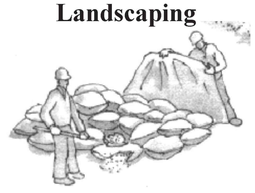
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



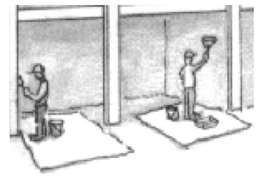
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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!

REVISIONS: REV. | DESCRIPTION | BY: | DATE:

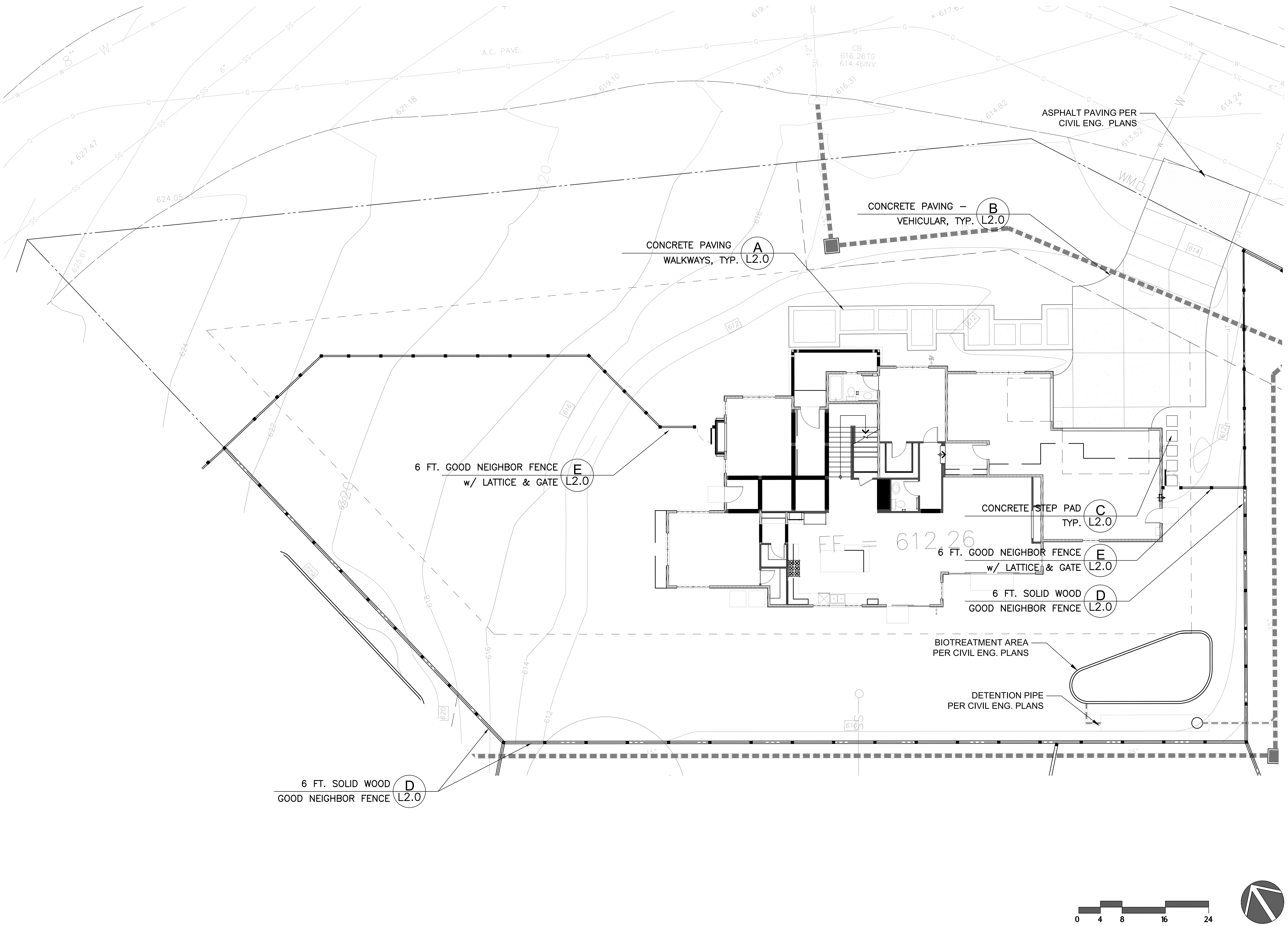
REGISTERED PROFESSIONAL ENGINEER — DANIEL G. McLEOD — No. 35048 — CIVIL — STATE OF CALIFORNIA

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
4033 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	07/28/20
DRAWING NO.	LOT3–CBMPP
SHEET	C-6
	6 OF 6



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

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SAFE DIGGING PARTNER

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: GN
CHECKED BY: ZA

PROJECT NAME/LOCATION:
4033 JEFFERSON AVE
LOT 3
SAN MATEO COUNTY CA.

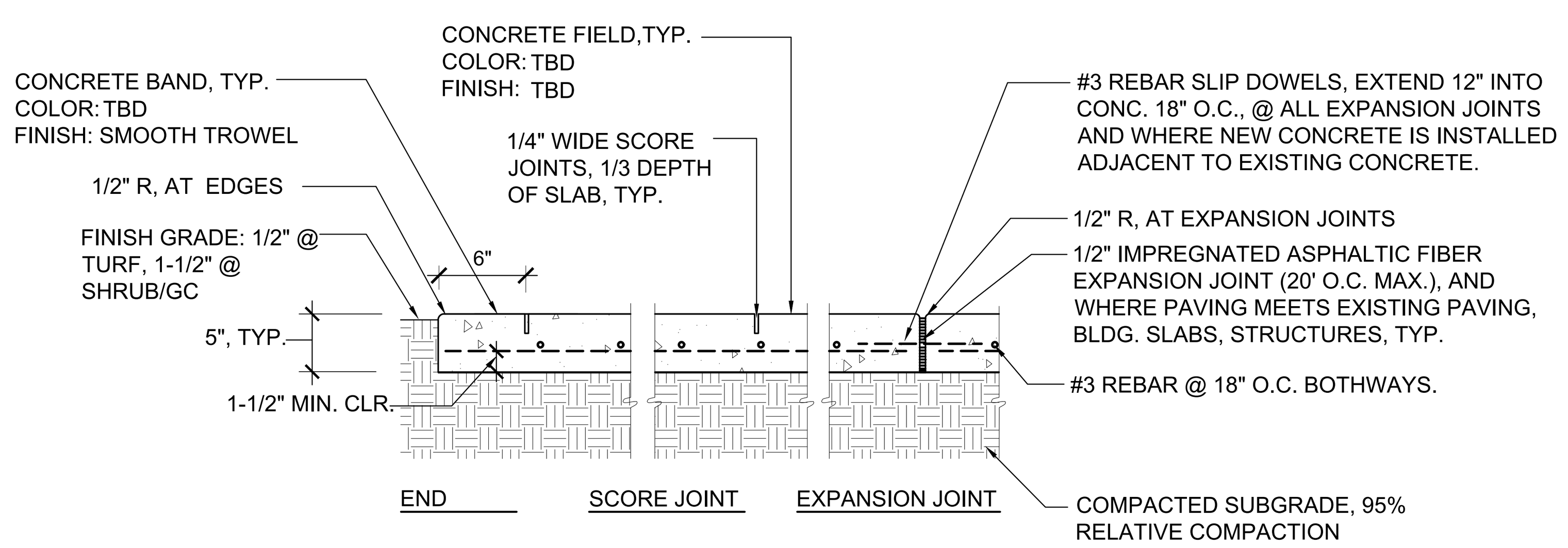
DRAWING TITLE:
LANDSCAPE
CONSTRUCTION DRAWINGS

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

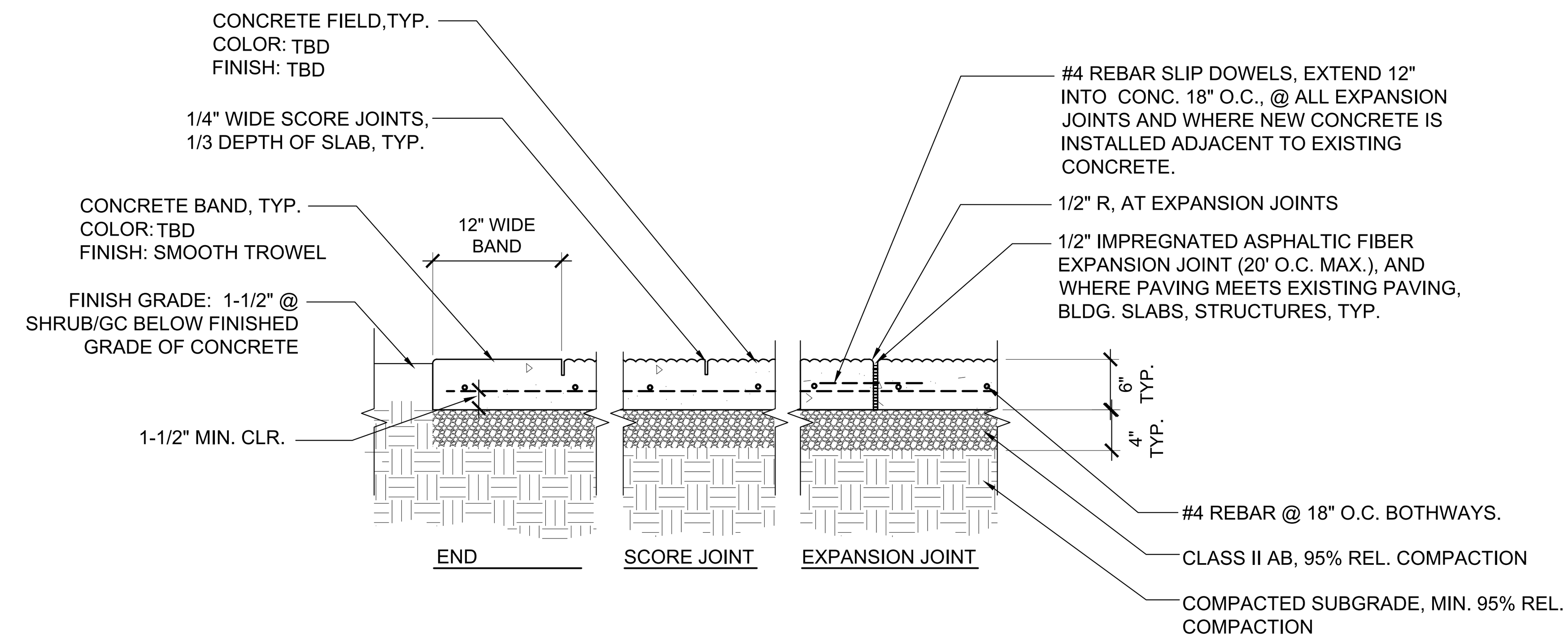
SHEET TITLE:
CALLOUT & LAYOUT PLAN

SCALE: 1/8" = 1'-0"
ISSUE DATE: 11/13/20
PROJECT NO.: V1831
SHEET NO.: L1.0
OF



A CONCRETE PAVING - WALKWAYS

NTS



B CONCRETE PAVING - VEHICULAR

NTS

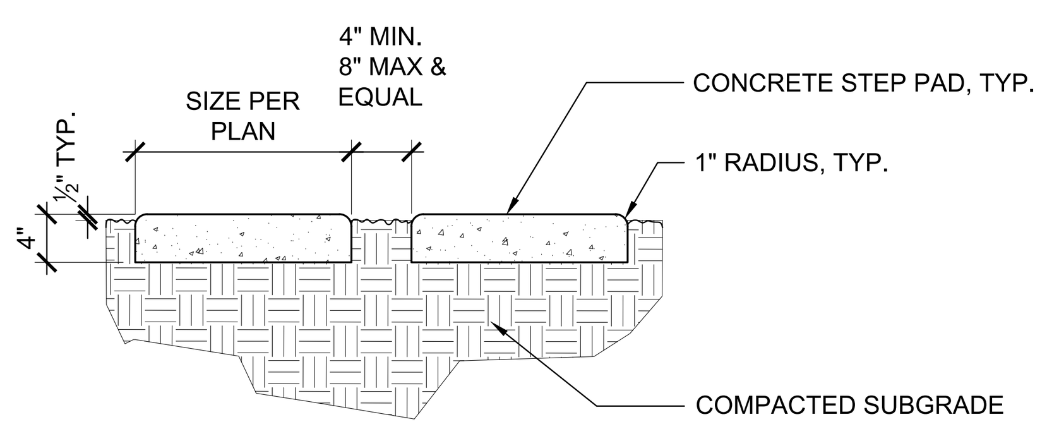
CONCRETE & PAVING GENERAL NOTES:

1. SCORING PATTERN TO MEET ALL ACI INTERNATIONAL GUIDELINES.
2. ALL FORMWORK/SCORING/PROPOSED JOINT SPACING TO BE APPROVED AND REVIEWED BY OWNERS' REPRESENTATIVE PRIOR TO POURING.
3. ALL SCORING/EXPANSION JOINTS TO BE MINIMUM 1/3 DEPTH OF SLAB.
4. DISTANCE BETWEEN EXPANSION 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.

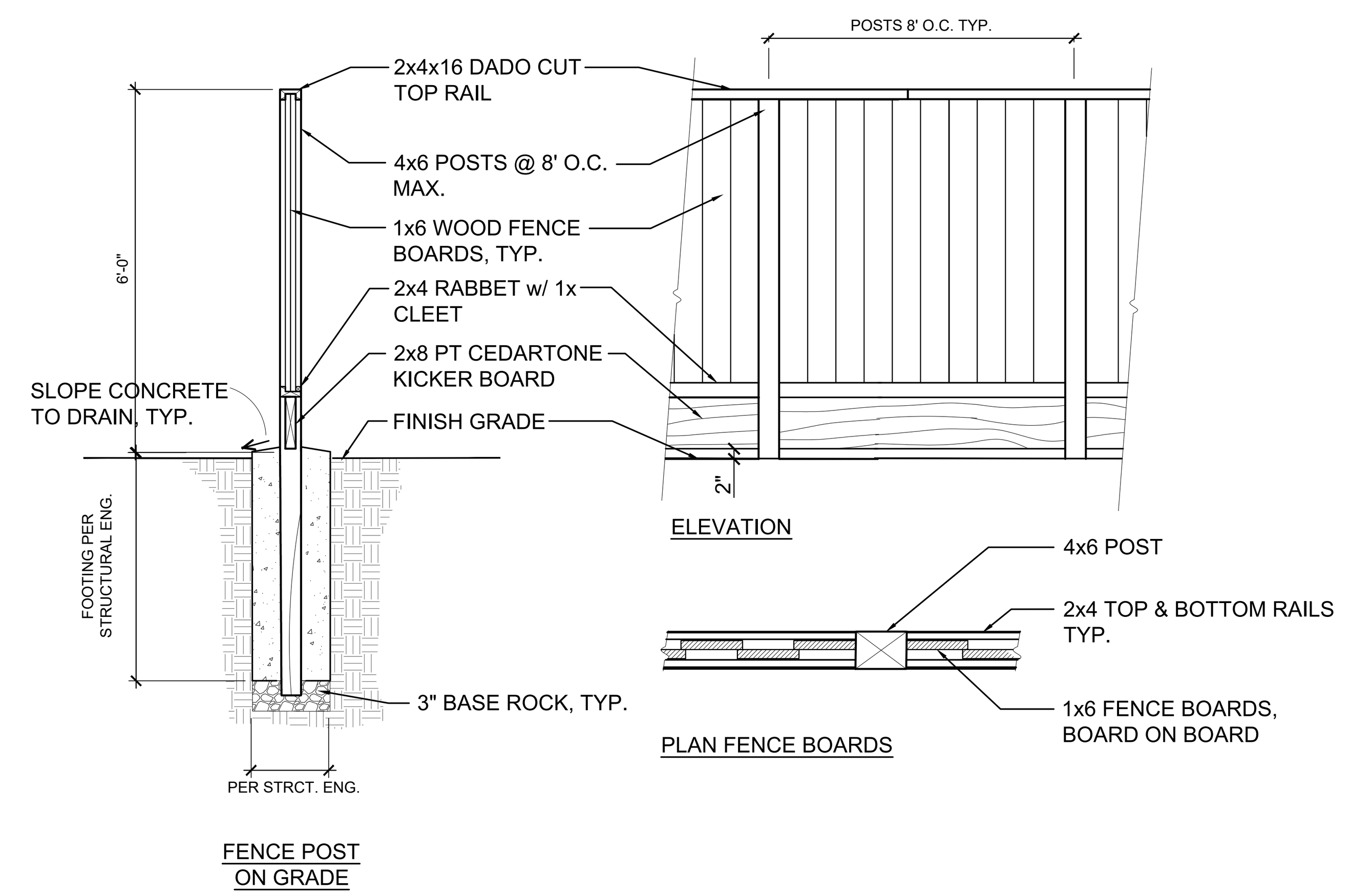
WOOD FENCING NOTES:

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.



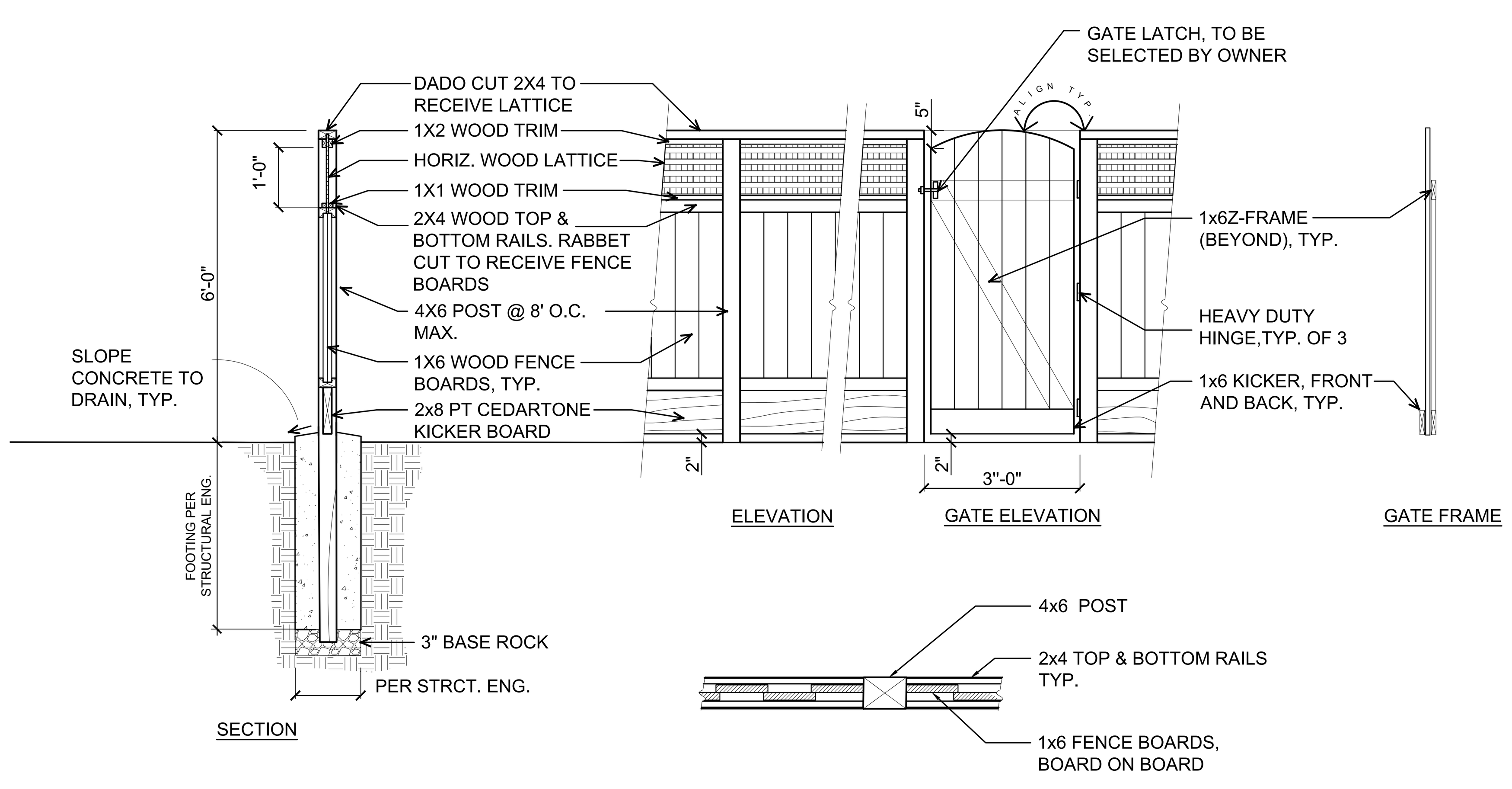
C CONCRETE STEP PAD

NTS



D 6' SOLID WOOD GOOD NEIGHBOR FENCE

3/8" - 1'-0"



E 6' GOOD NEIGHBOR FENCE w/ LATTICE & GATE

3/8" - 1'-0"

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

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ZEKI R. ABED
STATE OF CALIFORNIA

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ZIP 94103 PH (415) 864-1921 FAX(415) 864-4796

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

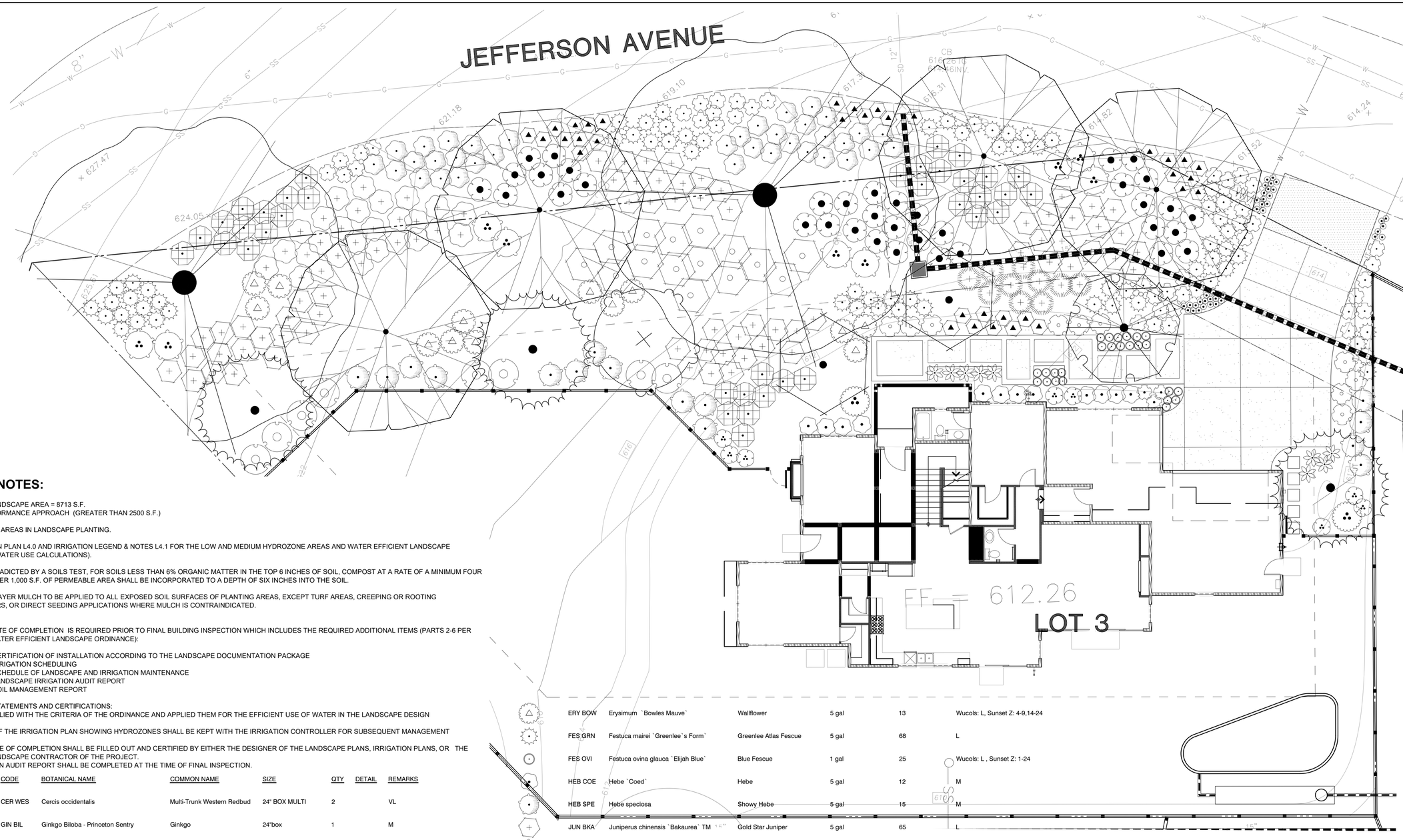
PROJECT NAME/LOCATION:
4033 JEFFERSON AVE
LOT 3
SAN MATEO COUNTY CA

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS: NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
LANDSCAPE DETAILS

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



PLANTING NOTES:

1. TOTAL NEW LANDSCAPE AREA = 8713 S.F.
   MWELO: PERFORMANCE APPROACH (GREATER THAN 2500 S.F.)
2. TURF: NO TURF AREAS IN LANDSCAPE PLANTING.
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, 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
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.
   A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.
   AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	CER WES	Cercis occidentalis	Multi-Trunk Western Redbud	24" BOX MULTI	2		VL
	GIN BIL	Ginkgo Biloba - Princeton Sentry	Ginkgo	24"box	1		M
	MEL QUI	Melaleuca quinquenervia	Cajeput Tree	15 gal	3		L
	QUE AGR	Quercus agrifolia	Coast Live Oak	24"box	4		VL
	QUE LOB	Quercus lobata	Valley Oak	15 gal	2		L
	TRI WAT	Tristania laurina	Water Gum	15 gal	1		L

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	ARC REY	Arctostaphylos uva-ursi `Point Reyes`	Kinnikinnick	5 gal	37		L
	BAC TWI	Baccharis pilularis `Twin Peaks #2`	Twin Peaks Coyote Brush	5 gal	27		Wucols: L, Sunset Z: 5-9,14-24
	CAL SPE	Calandrinia spectabilis	Pink Calandrinia	1 gal	41		L
	CAR ELI	Carpenteria californica `Elizabeth`	Bush Anemone	5 gal	8		Wucols: M
	COP VA2	Coprosma kirkii `Variegata`	Creeping Mirror Plant	5 gal	36		L
	DIE VEG	Dietes vegeta	African Iris	5 gal	8		Wucols: L, Sunset Z: 8,9, 12-24
	ERY BOW	Erysimum `Bowles Mauve`	Wallflower	5 gal	13		Wucols: L, Sunset Z: 4-9,14-24
	FES GRN	Festuca mairei `Greenlee`s Form`	Greenlee Atlas Fescue	5 gal	68		L
	FES OVI	Festuca ovina glauca `Elijah Blue`	Blue Fescue	1 gal	25		Wucols: L , Sunset Z: 1-24
	HEB COE	Hebe `Coed`	Hebe	5 gal	12		M
	HEB SPE	Hebe speciosa	Showy Hebe	5 gal	15		M
	JUN BKA	Juniperus chinensis `Bakaurea` TM	Gold Star Juniper	5 gal	65		L
	LAV THU	Lavatera thuringiaca	Tree Mallow	5 gal	9		L
	LIR GIG	Liriope gigantea	Giant Liriope	1 gal	3		Wucols Rating: M
	LOM HYB	Lomandra hybrid Platinum Beauty	Variegated Dwarf Mat Rush	5 gal	35		L
	PEN KRS	Pennisetum orientale `Karley Rose`	Karley Rose Fountain Grass	5 gal	10		L
	PIT VA2	Pittosporum tenuifolium `Variegatum`	Tawhiwhi	5 gal	8		Wucols Rating: M
	RHA MOU	Rhamnus californica `Mound San Bruno`	California Coffeeberry	5 gal	15		L
	ROS CAL	Rosa californica	California Wild Rose	5 gal	36		Wucols: L
	ROS IC2	Rosa floribunda `Iceberg`	Iceberg Rose (FL)	5 gal	10		M
	TIB UR2	Tibouchina urvilleana	Princess Flower	5 gal	2		Wucols Rating: M

SUCCULENTS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	ECH ELE	Echeveria elegans	Mexican Snowball	4"	39		VL

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

SIGNATURE 07/10/20 *DATE*

0 4 8 16 24

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

CALL 811 BEFORE YOU DIG 811 SITE DIGGING PARTNER

LICENSED LANDSCAPE ARCHITECT TERI R. ABED LIC. #3008 STATE OF CALIFORNIA

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST. SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-9251 FAX(415) 864-4796

PROJECT MANAGER: TA
DRAFTED BY: GN
CHECKED BY: ZA

PROJECT NAME/LOCATION:
4033 JEFFERSON AVE
LOT 3
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
PLANTING PLAN

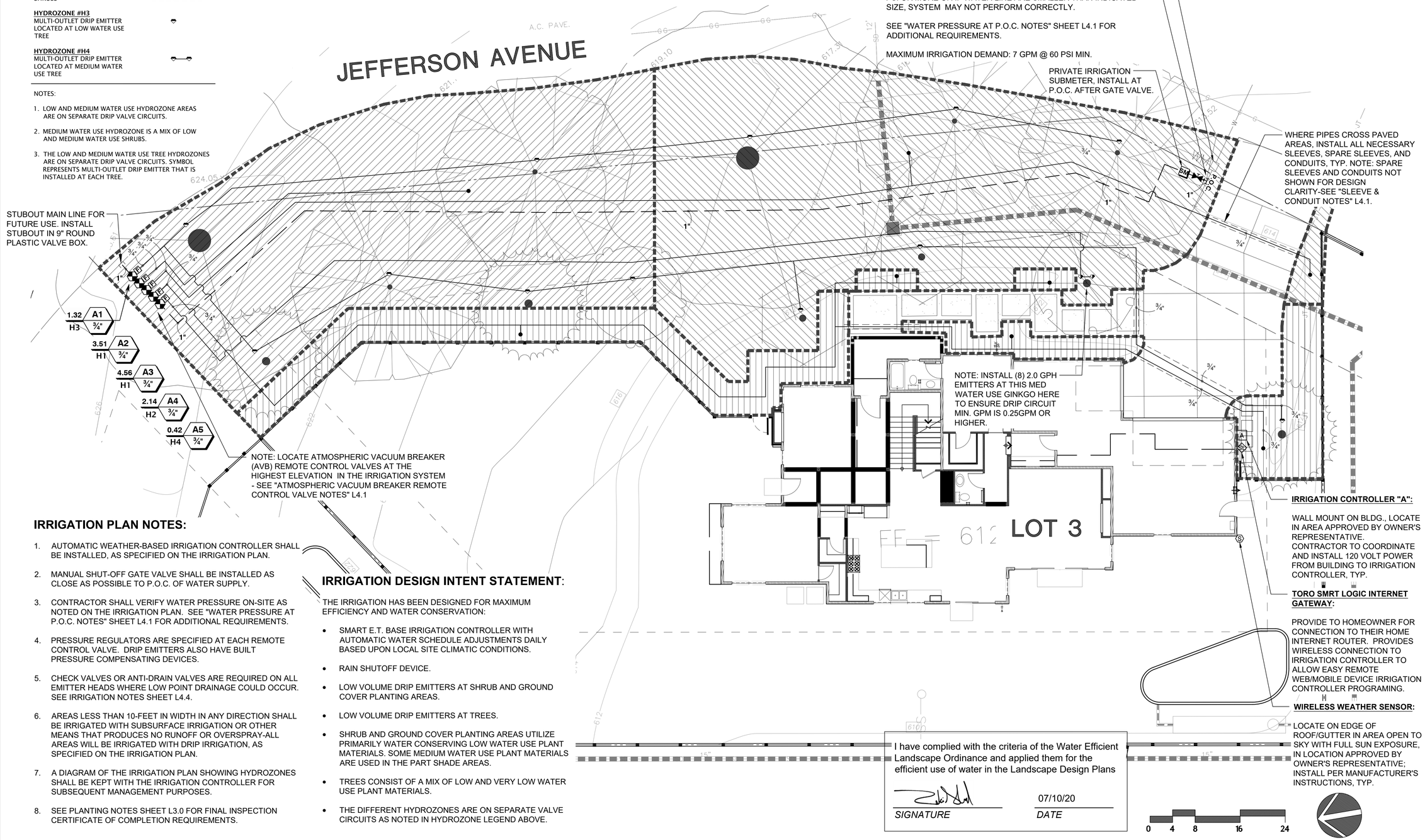
SCALE: 1/8" = 1'-0"
ISSUE DATE: 11/13/20
PROJECT NO.: V1831
SHEET NO.: L3.0
OF

HYDROZONE LEGEND

HYDROZONE DESCRIPTION	HYDROZONE SYMBOL
HYDROZONE #H1 SUN AREAS WITH LOW WATER USE DRIP IRRIGATED SHRUBS	
HYDROZONE #H2 PART SUN AREAS WITH MEDIUM WATER DRIP IRRIGATED USE SHRUBS	
HYDROZONE #H3 MULTI-OUTLET DRIP EMITTER LOCATED AT LOW WATER USE TREE	
HYDROZONE #H4 MULTI-OUTLET DRIP EMITTER LOCATED AT MEDIUM WATER USE TREE	

NOTES:

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



IRRIGATION PLAN NOTES:

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

IRRIGATION DESIGN INTENT STATEMENT:

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

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

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

SIGNATURE *DATE* 07/10/20

CLIENT:
EDENBRIDGE HOMES
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LICENSED LANDSCAPE ARCHITECT TERI R. ABED No. 5409 STATE OF CALIFORNIA

VAN DORN ABED
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PROJECT MANAGER: CA.
DRAFTED BY: EO
CHECKED BY: ZA

PROJECT NAME/LOCATION:
4033 JEFFERSON AVE
LOT 3
SAN MATEO COUNTY

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
IRRIGATION PLAN

SCALE: 1/8" = 1'-0"
ISSUE DATE: 11/13/20
PROJECT NO.: V1831
SHEET NO.: L4.0
OF

IRRIGATION SCHEDULE

SYMBOL — MANUFACTURER/MODEL/DESCRIPTION

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 & MED WATER USE, SUN, DRIP, TREES
APPLICATION RATE: 3.3"/HR
(SEE HYDROZONE LEGEND L4.0 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 1.0gph=black, at each emitter outlet. Comes with 1/2" FPT Inlet x Barb Outlet. Install 4 emitters/15 gallon tree; 6 emitters/24" box tree. Where noted, install 4 emitters/5 gallon shrub. Plug unused emitter outlets.

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 (4 assigned to each 15 gal plant)
1.0 GPH emitters (4 assigned to each 15GAL STD. plant)
1.0 GPH emitters (2 assigned to each 5 gal plant)

SYMBOL — MANUFACTURER/MODEL/DESCRIPTION

Toro EZF-29-03 3/4"
3/4" Electric Remote Control Valve, Jar-Top, with NPT and Anti-Siphon Model. Install Agrafinm (or eq.) 30 PSI in-line pressure regulator at valve - see irrig.details .

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.

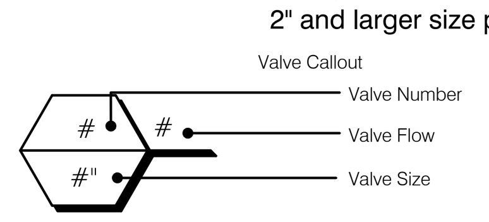
F — Amiad 150 mesh Black Plastic Y-Filter
with flush valve, 150 PSI rating, or approved equivalent. Install at all drip remote control valves. Select filter size with gpm flow rate compatible

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 3/4"
with solvent weld Sch.40 fittings. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. 12" min. burry.

Irrigation Mainline: PVC Schedule 40 3/4"
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.



SM — 5/8" private irrigation submeter (required on landscape areas greater than 5,000 sf), 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 60 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. SEE IRRIGATION LEGEND FOR BURY DEPTH.
3. WHERE MAIN LINES WITH SLEEVES CROSS ROADS OR DRIVEWAYS, CONTRACTOR SHALL INSTALL ONE SPARE 6" CLASS 315 PVC SLEEVE. SEE IRRIGATION LEGEND FOR BURY DEPTH.
4. WHERE LOW VOLTAGE CONTROL WIRES CROSS UNDER PAVED AREAS, INSTALL IN SCH.80 ELECTRICAL CONDUIT, 24" MIN. BURY. CONDUIT SIZE SHALL BE 1-1/2" OR LARGER SO WIRES CAN BE EASILY PULLED THROUGH CONDUIT.

IRRIGATION CONTROLLER NOTES:

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 3

Reference Evapotranspiration (Eto): 49.5

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE) c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Water Use (ETWU) d
Regular Landscape Area Hydrozones							
#H1 Low Water Use, Sun, Drip, Shrubs	0.30	Drip	0.81	0.37037	7,075	2,620	80,419
#H2 Med Water Use, Part Sun, Drip, Shrubs	0.50	Drip	0.81	0.61728	1,378	851	26,105
#H3 Low Water Use, Sun, Drip, Trees	0.30	Drip	0.81	0.37037	20	7	227
#H4 Med Water Use, Sun, Drip, Trees	0.50	Drip	0.81	0.61728	240	148	4,547
				Totals	8,713	3,627	111,299
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				111,299
			Maximum Allowed Water Allowance (MAWA) e				147,071

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		3,627
Total Area		8,713
Average ETAF		**0.42**

All Landscape Areas

Total ETAF x Area		3,627
Total Area		8,713
Average ETAF		**0.42**

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.

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CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

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

VAN DORN ABED
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ZIP 94103 PH (415) 864-1921 FAX(415) 864-4796

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

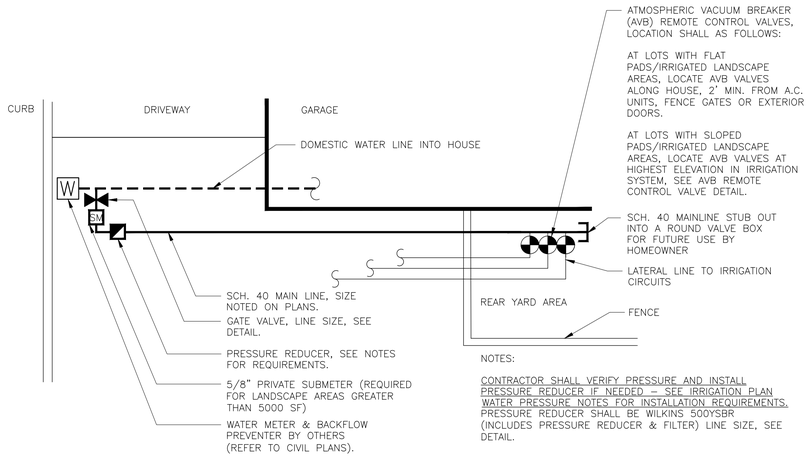
PROJECT NAME/LOCATION:
4033 JEFFERSON AVE
LOT 3
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS: NO. | DESCRIPTION | BY: | DATE

SHEET TITLE:
IRRIGATION LEGEND & NOTES

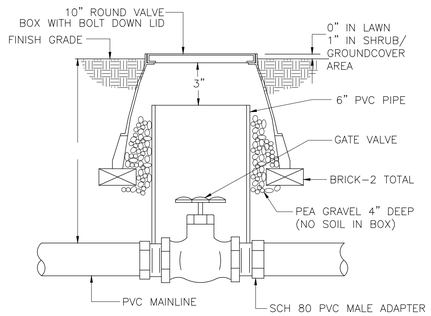
SCALE: NA
ISSUE DATE: 11/13/20
PROJECT NO.: V1831
SHEET NO.: L4.1
OF



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.

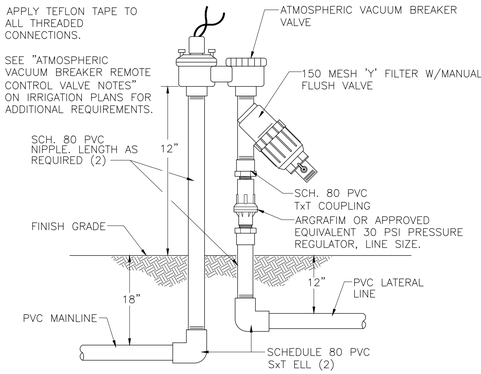
1 IRRIGATION SYSTEM P.O.C. DETAIL
NOT TO SCALE



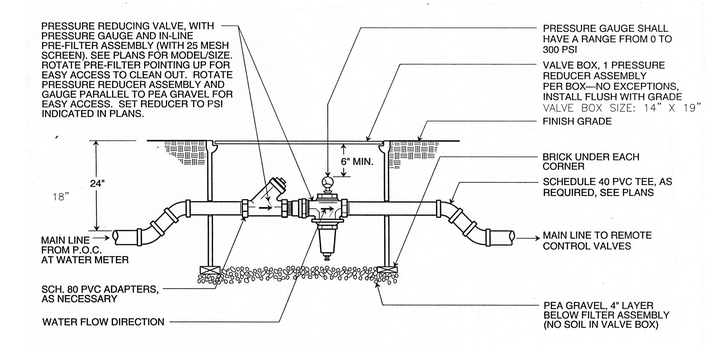
2 GATE VALVE DETAIL
NOT TO SCALE

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



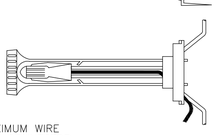
4 PRESSURE REDUCER DETAIL
NOT TO SCALE

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

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

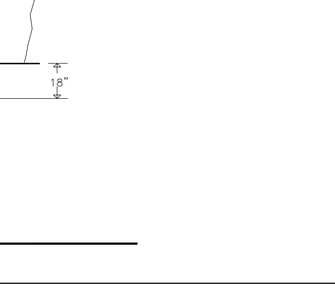
STEP 3: INSERT SPLICE TO BOTTOM OF GEL–FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

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

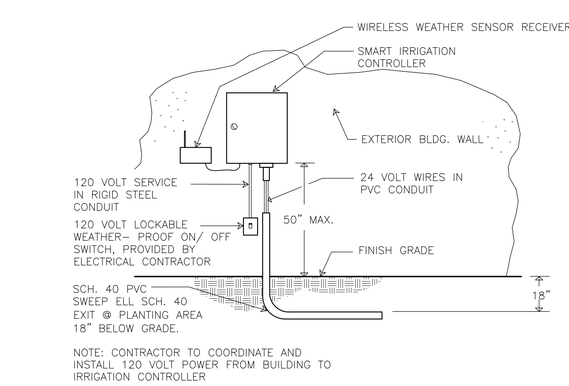


TOP VIEW

NOTES

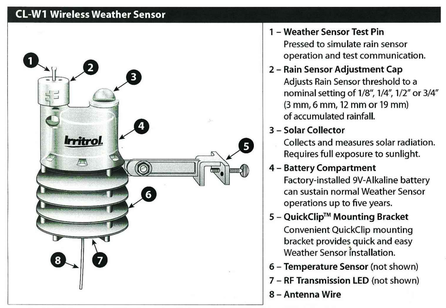
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
3. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
4. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES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

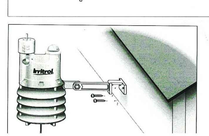
6 VALVE BOX LAYOUT DETAIL
NOT TO SCALE



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

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CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

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DRAWN BY: EO
CHECKED BY: ZA

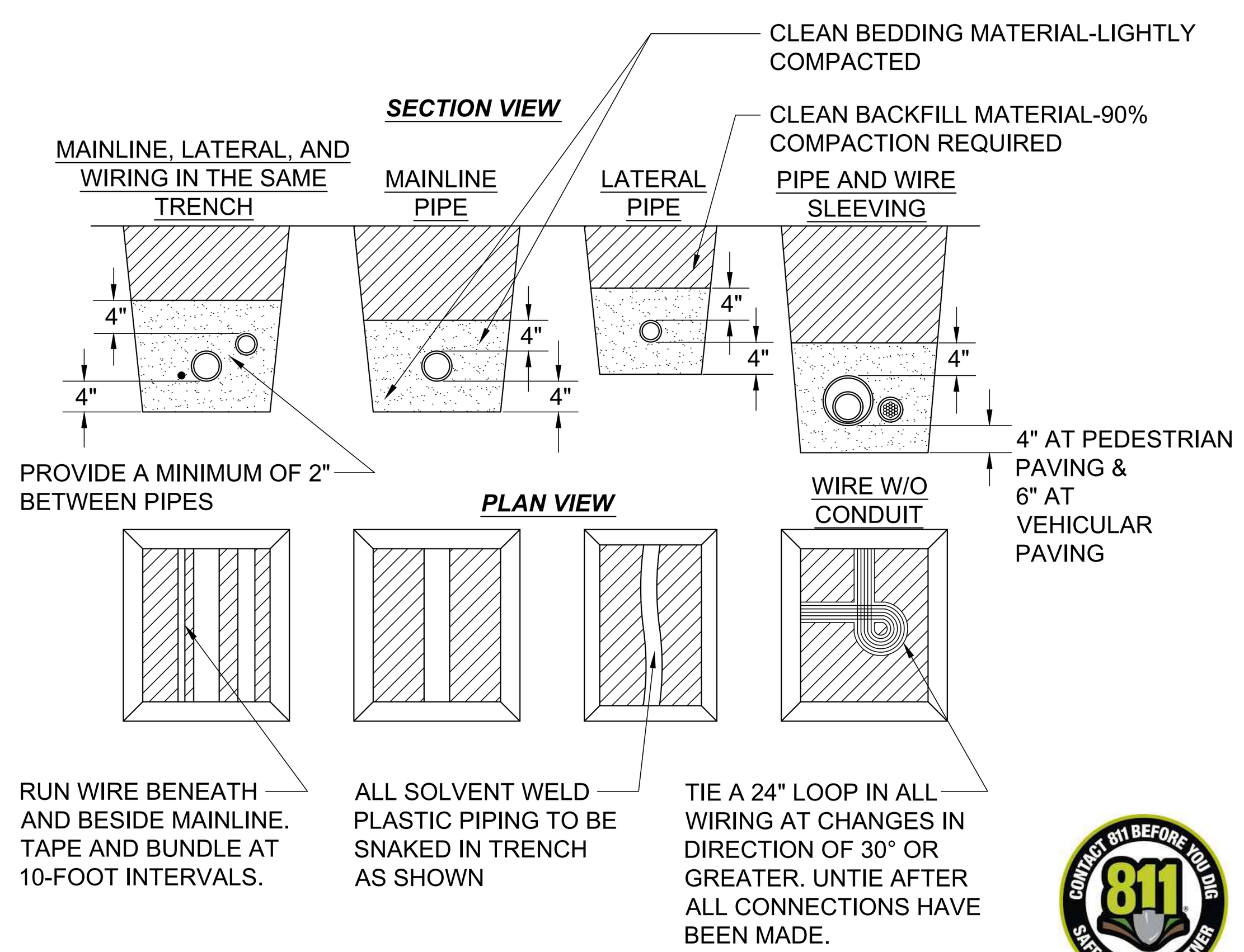
PROJECT NAME/LOCATION:
4033 JEFFERSON AVE
LOT 3
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS: NO.	DESCRIPTION:	BY:	DATE

SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN
ISSUE DATE: 11/13/20
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 C0MPACTED 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 CONTROL VALVE
0 to 7	3/4"

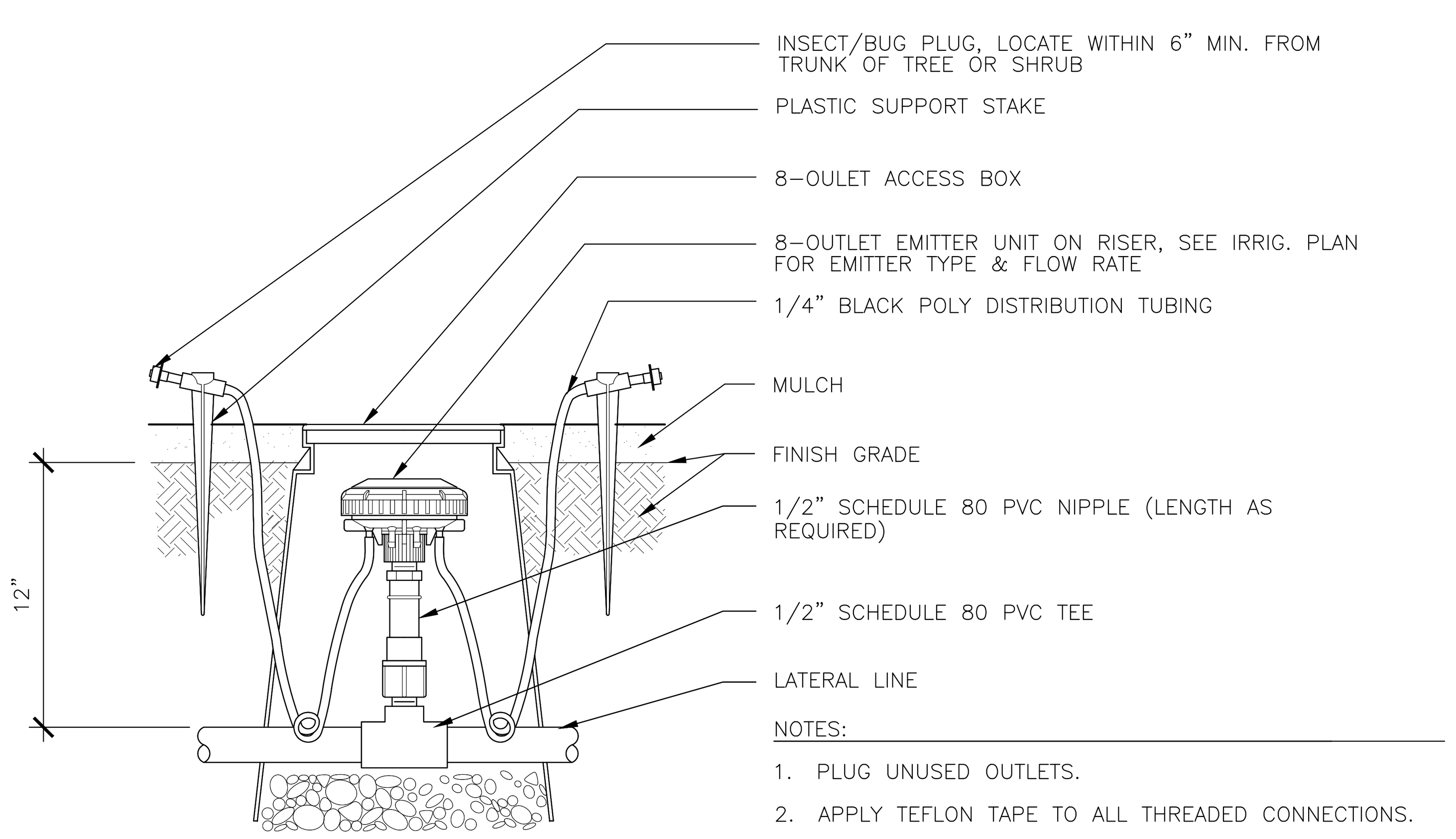
NOTES:

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 1.0 GPH EMITTERS
0 to 7	3/4"	52

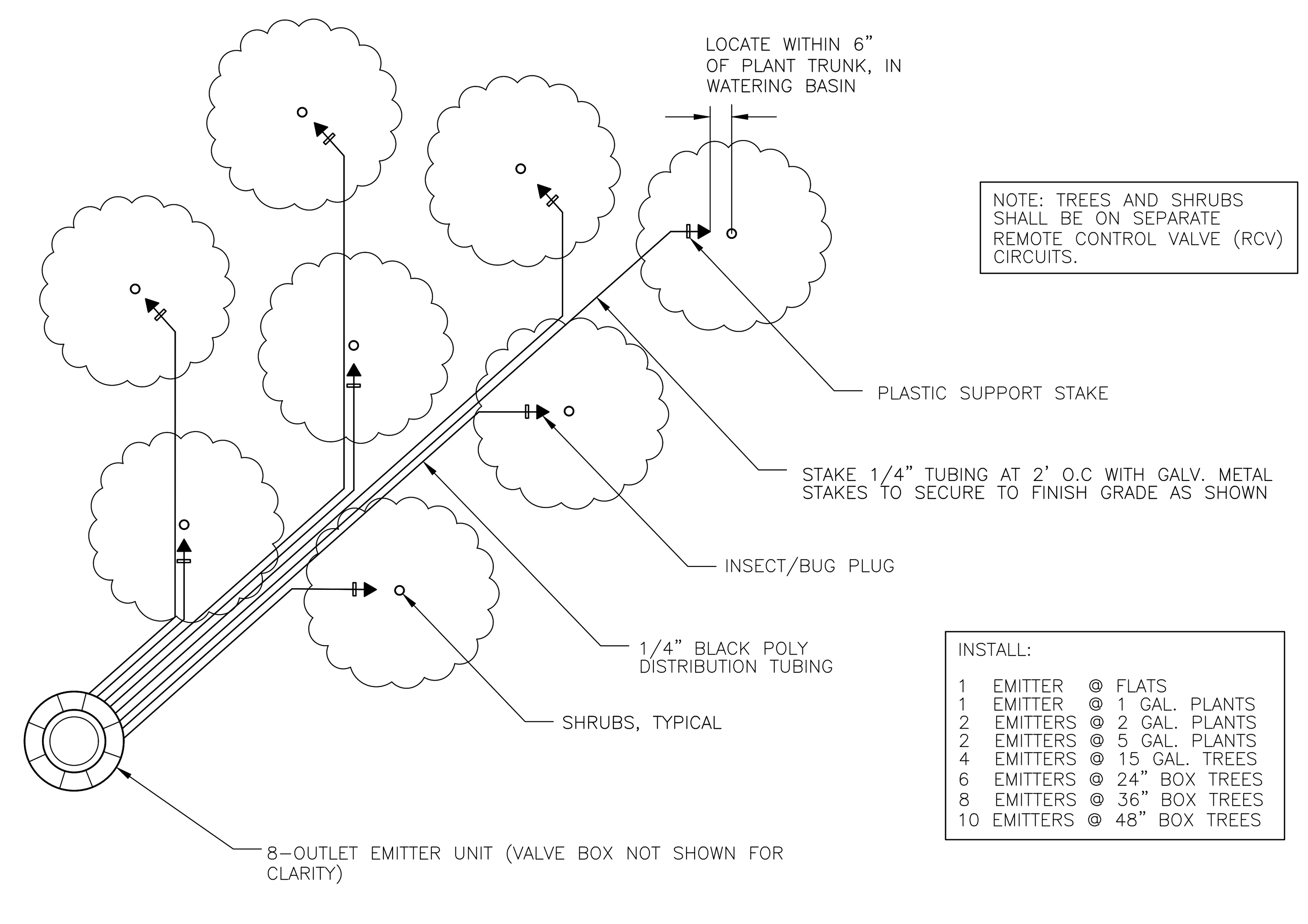
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING LATERAL LINES AT DRIP AREAS, BASED UPON QUANTITY OF EMITTERS/FLOW RATES AT EACH LATERAL DRIP LINE. DO NOT EXCEED MAXIMUM FLOW RATES SHOWN FOR EACH PIPE SIZE. IF CIRCUITS REQUIRE HIGHER FLOWS THAN SHOWN ABOVE CONTRACTOR SHALL ADD A NEW REMOTE CONTROL VALVE.



NOTES:

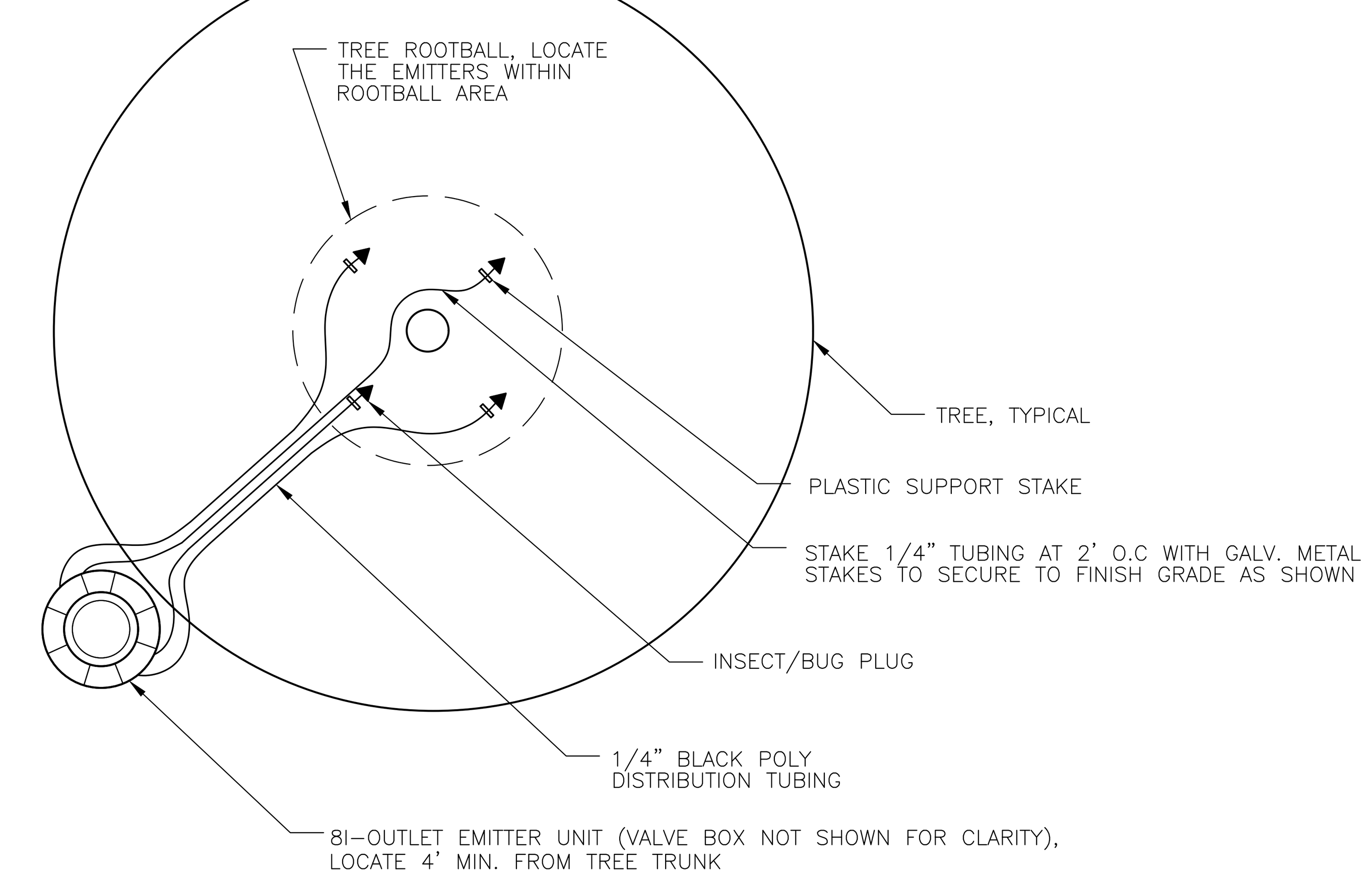
1. PLUG UNUSED OUTLETS.
2. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
3. SEE DRIP LATERAL PIPE SIZING CHART FOR SIZING LATERAL LINES.
4. 1/4" DISTRIBUTION TUBING MAXIMUM LENGTH SHALL NOT EXCEED 20'.
5. ALL DRIP COMPONENTS (FITTINGS, TUBING, PLUGS, STAKES, BOXES, ETC.) SHALL BE FROM SAME MANUFACTURER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

SECTION



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

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DRAFTED BY: EO
CHECKED BY: ZA

PROJECT NAME/LOCATION:
4033 JEFFERSON AVE
LOT 3
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE CONSTRUCTION DRAWINGS

REVISIONS: NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN
ISSUE DATE: 11/13/20
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. For Standard Irrigation Controllers: Install U.L. approved direct-burial wire #14 minimum and #12 common ground at 16” depth minimum. Splicing of 24 volt wires will not be permitted except in valve boxes. Leave a 36” coil of excess wire at each valve box, or group of valve boxes, splices and 100 feet on center along wire run. Tape wire in bundles 10 feet on center. No taping permitted inside sleeves. Install one (1) spare control wire for every 6 (six) stations on the controller along the entire main line. Spare wires shall be different colors than control wires.

16. For 2-Wire Irrigation Controllers: Install 2-wire cabling per manufacturer's specifications and notes on the drawings.

17. Flow sensor cable shall be per manufacturer's specifications. Install cable in 1" Sch.40 PCV conduit from controller to flow sensor. For 2-Wires controllers, install flow sensor wiring per controller manufacturer's specifications.

18. 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.

19. 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.

20. 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.

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

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

23. 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.

24. 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.

25. Locate quick coupling valve 12” from hardscape area.

26. 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.

27. 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.

28. 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.

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

30. Irrigation demand: See Irrigation Plans.

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

32. 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.

33. See notes on irrigation plans for additional requirements.

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

35. 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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DRAFTED BY: EO
CHECKED BY: ZA

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LOT 3
SAN MATEO COUNTY CA.

DRAWING TITLE:
LANDSCAPE
CONSTRUCTION DRAWINGS

REVISIONS: NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
IRRIGATION
SPECIFICATIONS

SCALE: AS SHOWN
ISSUE DATE: 11/13/20
PROJECT NO.: V1831
SHEET NO.: L4.4
OF