PROPOSED HOUSE AREA | 2,858 S.F.

# OF BEDROOM & BATH: 3 BEDROOMS / 3 1/2 BATHS

OFFICE - ADU:

GARAGE: 2 CAR GARAGE

FLOOR AREA TABLE

<table>
<thead>
<tr>
<th>LIVING</th>
<th>TOTAL S.F.</th>
</tr>
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<tbody>
<tr>
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FLOOR Cov E N T R A L S:

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<tr>
<td>LIVING</td>
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</table>

MINIMUM SETBACK:

FRONT: 20'-9 1/2"
SIDE INTERIORS: 12'-6"
CORNER: 12'-8.5"
REAR INTERIOR: 20'

MAXIMUM HEIGHT LIMIT: 28'

PROPOSED HEIGHT: 20'-9 1/2"

WUI ZONE

LOT COVERAGE: 22% (25% MAX ALLOWABLE)

REAR INTERIOR:

63'-11"
20'

OFFICE + ADU:

113 SQ. FT.
113 SQ. FT.
172 SQ. FT.
419 SQ. FT.
3,562 SQ. FT.
172 SQ. FT.
113 SQ. FT.
113 SQ. FT.

TOTAL LIVING:

3,562 SQ. FT.

ADU:

580 SQ. FT.

1ST FLOOR:

2,858 SQ. FT.

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2,858 SQ. FT.
SIGHT DISTANCE ANALYSIS
THOMAS JAMES HOMES
SAN MATEO COUNTY CALIFORNIA
SCALE: 1' = 20"
DATE: JULY 12, 2023

LEGEND

SIGHT DISTANCE STANDARDS

<table>
<thead>
<tr>
<th>DESIGN SPEED (MPH)</th>
<th>STOPPING (FT)</th>
<th>PASSING (FT)</th>
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<tbody>
<tr>
<td>20</td>
<td>50</td>
<td>100</td>
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<td>30</td>
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<td>200</td>
</tr>
<tr>
<td>40</td>
<td>200</td>
<td>400</td>
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</table>

NOTES:
1. THE ABOVE SIGHT DISTANCE STANDARDS ARE ADAPTED FROM THE VOLUME 3 OF THE CALIFORNIA HIGHWAY DESIGN GUIDE, 2017
2. DISTANCES ARE圓 BASED ON VARIOUS SIGHT DISTANCE STANDARDS AND ACTUAL MEASUREMENTS ON THE PROPERTY.
3. ALL DISTANCES ARE ROUND TO THE NEAREST FT.
PROPOSED SITE PLAN
607 HANDLEY TRAIL
Emerald Hills, California
918.323.88

PROPOSED LOT COVERAGE
LOT COVERAGE
LOT FLOOR 2,858 SQ. FT.
GARAGE 419 SQ. FT.
PORCH 113 SQ. FT.
OUTDOOR LIVING 173 SQ. FT.
TOTAL 3,562 SQ. FT.
PROPOSED LOT COVERAGE % 22%
MAX LOT COVERAGE 4,812 SQ. FT.
PARCEL AREA 16,041 SQ. FT.

FLOOR AREA TABLE
LOT FLOOR 2,858 SQ. FT.
ADU 580 SQ. FT.
TOTAL LIVING 3,438 SQ. FT.
2-CAR GARAGE 479 SQ. FT.
OUTDOOR LIVING 173 SQ. FT.
PORCH 113 SQ. FT.
GUEST PARKING (8'X18') 166 SQ. FT.
GUEST PARKING (9'X19') 171 SQ. FT.
GUEST PARKING (9'X19') 171 SQ. FT.

SCALE: 1/8" = 1'-0"
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
  - Store and cover stocks of used, dirt or other construction material in an area where the materials are not sitting on the ground.
  - Use temporary facilities, if necessary, for storing materials close to an area where they are to be used.
- Hazardous Materials
  - Label all hazardous materials and hazardous waste (such as pesticides, paint, solvents, adhesives, fuel, etc.) to be kept separate from other waste.
  - Store hazardous materials and waste in a secure temporary containment and secure the containers in the event of any rain or other weather event that may cause them to come loose.
- Paint chips and their from non-hazardous dry-stripping and sandblasting may be swept up or collected in plastic dry chips and disposed of as such.
- Avoid storing hazardous chemicals near water sources or areas where they can easily enter the water system.

Equipment Management & Spill Control
- Maintenance and Parking
  - Designate an area, fenced with appropriate BMPs, for vehicle and equipment parking and storage.
  - Periodically maintain, inspect, repair, wash, and equipment, properly dispose of all oil spills.
- Spill Prevention and Control
  - Keep spill response materials (e.g., absorbents and containment) available at the construction site at all times.
  - Inspect vehicles and equipment for leaks and spills properly. Use dry-powder in-cans in accordance with manufacturer’s instructions.

Earthmoving
- Schedule grading and excavation work during dry weather.
- Avoid all disturbed areas, install and maintain temporary erosion controls (such as straw bales, fabric, or blankets) until vegetation is established.
- Ensure that erosion controls and vegetation are properly maintained and inspected.
- Maintain a clean, clear job area.

Paving/Ashphalt Work
- Avoid picking or silt control is not in place to prevent erosion or runoff from occurring.
- Use straw bales to prevent water or sediment from entering the storm drain system.

Concrete, Grout & Mortar Application
- Avoid picking or silt control is not in place to prevent erosion or runoff from occurring.

Painting & Paint Removal
- Never paint or remove paint coatings into storm sewers or drainage basins.
- Use paints and coatings that are compatible with the environment.
- For water-based paints, paint out brushes in a bucket filled with water.
- Use biodegradable coatings and adhesives that are compatible with the environment.

Dewatering
- Installing temporary water retention systems is required at any point where water is drained or diverted.
- Protect silted leaching materials from wind and rain by storing them under cover until the end of the year.

Landscaping
- Protect silted leaching materials from wind and rain by storing them under cover until the end of the year.
- Use biodegradable materials and adhesives that are compatible with the environment.

Storm drain pollutants may be liable for fines of up to $10,000 per day.

Painting Cleanup and Removal
- Never burn building or marine paint solvents.
- Use a suitable method for the safe disposal of paint waste.
- For water-based paints, paint out brushes in a bucket filled with water.
- Use biodegradable coatings and adhesives that are compatible with the environment.
- Avoid picking or silt control is not in place to prevent erosion or runoff from occurring.

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- Installing temporary water retention systems is required at any point where water is drained or diverted.
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Materials & Waste Management

Stabilization & Parking

- Apply sand, gravel, or other appropriate materials, in a manner to prevent settling.
- Use vehicle and equipment tracks to prevent soil disturbance.
- Minimize soil disturbance on sites where grass is present.
- Reduce the visibility of vehicle and equipment tracks.
- Reduce the number of vehicle and equipment tracks.

Equipment Management & Spill Control

- Do not operate equipment on wet or unstable surfaces.
- Do not operate equipment on unstable or wet surfaces.
- Minimize soil disturbance on sites where grass is present.
- Reduce the visibility of vehicle and equipment tracks.
- Reduce the number of vehicle and equipment tracks.

Earthmoving

- Avoid grading and remolding of soil materials in areas where grass is present.
- Maintain proper drainage and runoff control measures.
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Paving/Asphalt Work

- Avoid grading and remolding of soil materials in areas where grass is present.
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Storm drain polluters may be liable for fines of up to $10,000 per day!
CONSTRUCTION CALLOUT LEGEND

EXISTING FACE OF CURB. SEE CIVIL PLANS
CONCRETE PAVING (RESIDENTIAL) LAYOUT FOR CIVIL.
SEE DETAIL A SHEET L.0.1 COLOR: STANDARD GRAY FINISH: ACID ETCH
CONCRETE PAVING (RESIDENTIAL) SEE DETAIL A, SHEET L.0.1 COLOR: STANDARD GRAY FINISH: ACID ETCH
WOOD FENCE AND GATE (WHERE OCCURS)
SEE DETAIL A, SHEET L.0.1 3" MIN. BARK MULCH IN LANDSCAPE AREA, TYP.
AC UNIT SCREEN FENCE, SEE MEP DRWINGS FOR CONCEPTUAL DESIGN, VERIFY SIZE, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT JOINTS OR TRANSITIONS OR SHRINK JOINTS
EXISTING FENCE AND GATE
AC UNIT SCREEN FENCING TO REMAIN PER SUBMITTALS AND ORDER MATERIAL, AND VERIFY DELIVERY.
CONCRETE DRIVEWAY
CONCRETE PAVING WITH PLANTED JOINTS
PROPOSED CONCRETE WALK
PROPOSED DRIVEWAY
CONCRETE STAIR AND HANDRAIL
COVERED CONCRETE PATIO PER ARCHITECT.
STEEL HEADER
SEE DETAIL A, SHEET L.0.1
BUILDING SETBACK LINE
FRONT YARD SETBACK FOR CALCULATIONS
SEE DETAIL A, SHEET L.0.1
RETAINING WALL: SEE ENGINEERS PLANS
CONCRETE SMALLER QUALITY
SEE DETAIL C, SHEET L.0.0
ASPHALT DRIVEWAY 5'-0.0
SEE CIVIL ENGINEERS PLANS

TREE PROTECTION CHART

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<th>#</th>
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<tr>
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<td>15'</td>
<td>Eucalyptus gunnii</td>
<td>To Be Protected</td>
</tr>
<tr>
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<td>Significant</td>
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<td>15'</td>
<td>Eucalyptus gunnii</td>
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SITE CALCULATIONS (PRESCRIPTIVE APPROACH)

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<th>Total</th>
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<tr>
<td>1.98%</td>
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<td>10.6%</td>
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<td>73.9%</td>
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<tr>
<td>24.7%</td>
<td>2,676</td>
<td>53.5</td>
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CONSTRUCTION NOTES

1. LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES, INCLUDING BUILDING CODE. NOTHING IN THIS CONTRACT SPECIFICATIONS SHALL BE CONSTRUED AS AN EXEMPT TO APPLICABLE CODES OR OTHER UNDERSIGNED REQUIREMENTS
2. UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT (707) 321-0336 AT LEAST ONE WORKING DAY IN ADVANCE OF WORK. PEACE OF MIND CODE REQUIRE THAT THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. CONTINUITY OF WORK: SEE DETAIL A, SHEET L.0.1. WORK PER CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD DAMAGE THE WORK. ALL ADJUSTMENTS TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONTINUING.
4. SITE NOTES: THE WRITTEN DIMENSIONS SUPERSEDE SCALING OR REPRESENTATION. DIMENSIONS AND BETWEEN PARALLEL OR PERPENDICULAR ARE MILLIMETER. DIMENSIONS TO CENTERLINE OR FACE OF MASONRY. CONCRETE OR FRAME SUBTRATE Finish Surfaces. RUSS INSET TO CENTERLINE.
5. SUBMITTALS: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SUBMITTALS SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES. CURB, AND CONCRETE.
6. VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TO PER SITE Workbook. ALL UNIT CURVING, AND TOP OF WALLS, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT JOINTS OR TRANSITIONS OR SHRINK JOINTS
7. LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO LEAD TIMES AND TO SUBMIT SUBMITTALS, AND ORDER MATERIAL, AND VERIFY DELIVERY.
8. EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGES OR工作 AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. CONSTRUCTION CALLOUT. REFER TO SHEETS L.2.0, L.2.1 FOR CONSTRUCTION DETAILS.

LAYOUT LEGEND

CENTERLINE
ALIGN
PROPERTY LINE
P.A. PLANTING AREA
TYPICAL
SYMBOL KEY
CONSTRUCTION CALLOUT. SEE CONSTRUCTION CALLOUT LEGEND
TYP: TREE NUMBER. SEE ARBORIST REPORT

REFERENCES TO SHEETS L.2.0, L.2.1 FOR CONSTRUCTION DETAILS

FENCE LEGEND

PROPERTY LINE FENCE = 8' B.F. (CONTRACTOR TO VERIFY)
PROPERTY LINE FENCE = 4'-0" (EXISTING PERMIT) = 8' B.F. (CONTRACTOR TO VERIFY)
AC UNIT SCREEN FENCING TO REMAIN PER SUBMITTALS AND ORDER MATERIAL, AND VERIFY DELIVERY. TYP: REFER TO SHEETS L.2.0, L.2.1 FOR CONSTRUCTION DETAILS

SCALE: 1"=10'-0"
**Representative Stain Colors:**
- Superwood
- Thatch
- Spanish Moss
- Varnish
- Silken

**Wood Fence and Gate**

**Scale:** 1/4"=1'-0"

**Gate Plan (Cap Omitted for Clarity)**

- A/C Side
- Garden Side

**Section/Elevation**

- Screen Elevation
- Garden Side

**Concrete Steps W/ Handrail**

**Scale:** 1"=10'-0"

- Gate Elevation
- Gate Section
- Screen Elevation

**Notes:**
1. All wood shall be common heartwood unless otherwise stated.
2. All fasteners and gate hardware shall be galvanized.
4. Step fence at posts for grades 6'-0" and higher; secure ledger to building framing with 1/4" lag screws.
5. Stain 2'-0" proximity side of fence with semi-transparent exterior stain color, except on L-shaped stairway where a representative stain color is shown.

**Concrete Footings, Slope Top to Bank Away from Post:**
- 2x6 post, Agq treated.
- 2x4 cap.
- 2x4 bottom rail.
- 2x6 gate frame.
- 1x4 frame.
- 1x2 frame.
- 1x6 boards, overlap 1" as shown.
- Provide full blocking at each side of gate.
- 2x4 diagonal brace, backyard side of gate.
- Heavy duty gate hinge.
- Self-closing gate latch, 5'-0" above grade. Provide 2x blocking for latch to rest upon.
- Native grade.
- Glass fiber aggregate base, 4" thick.
- Adjacent building wall.
- 1x6 fascia board.

**Concrete Steps**
- 2x4 cap, 12" o.c. max with one end greased or sleeved. Hold 4" from each side of step. Provide at adjacent landscape paving, not at architectural porch slab.
- 2x6 side expansion joint at top and bottom of steps. See detail A. See sheet L-4.0 for specification.
- Adjacent concrete paving. See detail A. See sheet L-4.0 for specification.
- Subgrade moisture conditioned and compacted to 90% min. compaction unless otherwise specified by Section.

**Rebar/Per Geotech Recommendations**

**Conway Flooring, Slope Top to Bank Away from Post:**
- 2x4 post, Agq treated.
- 2x4 cap.
- 2x4 bottom rail.
- 2x6 gate frame.
- 1x4 frame.
- 1x2 frame.
- 1x6 boards, overlap 1" as shown.
- Provide full blocking at each side of gate.
- 2x4 diagonal brace, backyard side of gate.
- Heavy duty gate hinge.
- Self-closing gate latch, 5'-0" above grade. Provide 2x blocking for latch to rest upon.
- Native grade.
- Glass fiber aggregate base, 4" thick.
- Adjacent building wall.
- 1x6 fascia board.

**Warning Strip with Emery Grip Tape**
- 1" wide x 3/4" deep grooved facemounted. Warning strip with Emery grip tape.
- Warning strip with Sherron Williams #114 Tape.

**Emery Grip Tape**
- 1" wide x 3/4" deep grooved facemounted. Warning strip with Emery grip tape.
- Warning strip with Sherron Williams #114 Tape.
**GENERAL IRRIGATION NOTES**

1. **PRE-ADJUSTMENT:** The Contractor shall observe the site and verify that rough ground work has been completely done to the Contractor’s satisfaction, and precove that high points on the property have been reduced to the elevations on the LANDSCAPE ARCHITECT’s attention in writing. Begin work constitutes acceptance of the work.

2. **UNDERGROUND UTILITIES:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

3. **QUANTITIES:** If shown for Contractor’s convenience only, and shall not relieve A2 of the obligation to install a complete, proper functional irrigation system, with shut-off and head controls, including all backflow preventers, valves, repairable and non-repairable joints, and any pipes and fittings of dissimilar materials. The Contractor shall provide and install an adequate connection of the irrigation supply, to minimize water loss in case of an emergency shut-off. All work shall be warranted from one year of the date of installation.

4. **GROUNDWORK PLAN:** The Contractor shall keep the irrigation plans as independent of the soil and adjacent to the property. The Contractor shall provide and install an adequate connection of the irrigation supply, to minimize water loss in case of an emergency shut-off. All work shall be warranted from one year of the date of installation.

5. **FIELD CONDITIONS:** The Contractor is responsible for verifying all field conditions, including any redesign or rework that may be required. The Contractor shall provide and install an adequate connection of the irrigation supply, to minimize water loss in case of an emergency shut-off. All work shall be warranted from one year of the date of installation.

6. **IRRIGATION SCHEDULE:** The Contractor shall adjust the irrigation controller to obtain the correct irrigation schedule as specified in the irrigation plans. The Contractor shall provide and install an adequate connection of the irrigation supply, to minimize water loss in case of an emergency shut-off. All work shall be warranted from one year of the date of installation.

7. **IRRIGATION UPLIST:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

8. **IRRIGATION MAINTENANCE:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

9. **IRRIGATION CONCEPT:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

10. **IRRIGATION SYSTEM:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

11. **IRRIGATION HEADS:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

12. **IRRIGATION VALVES:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

13. **IRRIGATION WIRES:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

14. **IRRIGATION PIPES:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

15. **IRRIGATION WATER:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

16. **IRRIGATION SUPPLIES:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

17. **IRRIGATION COMPONENTS:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

18. **IRRIGATION COMPLETION:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

19. **IRRIGATION CERTIFICATE:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

20. **IRRIGATION DOCUMENTATION:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

**IRRIGATION CALLOUT:**

**IRRGATION KEYNOTES**

1. **LOCATE POINT-OF-CONNECTION IN FIELD**

2. **STAR MARKING**

3. **LOCATE CONTROLLER AS DIRECTED BY BUILDER**

4. **CONTRACTOR SHOWN AT APPROXIMATE LOCATION ONLY**

5. **WITH ALL REQUIRED PRECAUTIONS AND GSD POWER**

6. **COORDINATE WITH STAKE TRANSIT FOR ALL SLOPPING**


8. **IRRIGATION WATER:** The Contractor shall verify all underground utilities to the satisfaction of the Owners and governing agency at no cost to the Contractor on written notice to Owner.

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A. IRRIGATION CONTROLLER: INTERIOR WALL MOUNT

- Scale: Not to Scale
- Notes:
  - 1. Controller per Irrigation Legend: Anchor to wall per manufacturer.
  - 3. Low voltage leads from plug-in transformer (outlet by others) within 6" of controller.
  - 4. Irrigation control wire to wall conduit (by others).

B. SHUTOFF VALVE (RESIDENTIAL)

- Scale: Not to Scale
- Notes:
  - 1. Irrigation mainline from manifold.
  - 2. Irrigation lateral.
  - 3. Finish grade.
  - 4. Schedule 80.

C. IRRIGATION TRENCHING

- Scale: Not to Scale
- Notes:
  - 1. Install 2" vapor control wiring adjacent to pressure mainline, max. 3 inches above and to the side of mainline.
  - 2. Provide expansion loop in wire bundles at all changes in direction (90°, 45°, corners, etc.).
  - 3. PVC pipe shall not be bent inside trench to a point where it is stressed on glued fittings.
  - 4. Compact trenches to be 85% in planted areas, 95% in paved areas. Settlement shall be evidence of insufficient compaction and shall be repaired at builder's expense.
  - 5. Compact trenches to be 85% in planted areas. 90% in paved areas. Settling shall be evidence of insufficient compaction and shall be repaired at builder's expense.
  - 6. Extend sleeveing min. 12" beyond paving.
  - 7. Extend sleeveing 1" max. beyond finish grade.
  - 8. Install (1) extra sleeve at each sleeveing location, same diameter as largest sleeve.

D. REMOTE CONTROL VALVE: RESIDENTIAL

- Scale: Not to Scale
- Notes:
  - 1. Shutoff valve, brass 1/2" NPT. See Irrigation Legend.
  - 2. PVC mainline, Schedule 40.
  - 3. Copper fittings (1/2"). See Irrigation Legend.
  - 4. Schedule 80.

- Scale: Not to Scale
- Notes:
  - A. All wiring and attachment per NEC and applicable local requirements.
  - B. Verify controller location prior to construction. Contractor shall coordinate power and routing of irrigation control valves with superintendent and local inspector.
  - C. Provide expansion loop in wire bundles at all changes in direction (90°, 45°, corners, etc.).
  - D. Install (1) extra sleeve at each sleeved location, same diameter as largest sleeve.

- Scale: Not to Scale
- Notes:
  - 1. Install copper tee and line.
  - 2. PVC tee and line.
  - 3. Copper tee and line.
  - 4. Copper tee and line.
  - 5. Copper tee and line.
  - 6. Copper tee and line.
  - 7. Copper tee and line.
  - 8. Copper tee and line.
  - 9. Copper tee and line.
  - 10. Copper tee and line.

- Scale: Not to Scale
- Notes:
  - 1. Controller per Irrigation Legend: Anchor to wall per manufacturer.
  - 3. Low voltage leads from plug-in transformer (outlet by others) within 6" of controller.
  - 4. Irrigation control wire to wall conduit (by others).

- Scale: Not to Scale
- Notes:
  - 1. Irrigation mainline from manifold.
  - 2. Irrigation lateral.
  - 3. Finish grade.
  - 4. Schedule 80.

- Scale: Not to Scale
- Notes:
  - A. All wiring and attachment per NEC and applicable local requirements.
  - B. Verify controller location prior to construction. Contractor shall coordinate power and routing of irrigation control valves with superintendent and local inspector.
  - C. Provide expansion loop in wire bundles at all changes in direction (90°, 45°, corners, etc.).
  - D. Install (1) extra sleeve at each sleeved location, same diameter as largest sleeve.
**IRRIGATION DETAILS**

**NOTES:**

- **A.** Distance between lateral rows and emitter spacing per irrigation legend or schedule.
- **B.** Length of longest dripline lateral shall not exceed the manufacturer's recommended maximum.
- **C.** Flush valve to be installed at each localized low point. Verify locations in field and install additional valves.
- **D.** Do not allow the inlet pressure to exceed 50 PSI. Install pressure reducers at the control valve if required.

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**AT-GRADE DRIPLINE: CENTER FEED**

**NOTES:**

- **A.** Securely block opening.
- **B.** Blank dripline.
- **C.** Flush valve per legend.
- **D.** Finish grade.
- **E.** Amended soil in planter areas.
- **F.** Valve box per specifications, 8" round U.N.O. standard brick, typical (min 2).
- **G.** 6" min. depth of crushed gravel.

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**AT-GRADE DRIPLINE: END FEED**

**NOTES:**

- **A.** Set head flush in turf, 1" above finish grade in planter areas. Pop-up body and nozzle per irrigation legend.
- **B.** Schl. 80 nipple. Flex riser, see notes. Lateral line per irrigation legend and plans. Adjacent paving curbs, or edge.

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**DRIPLINE: FLUSH VALVE**

**NOTES:**

- **A.** Apply three wraps Teflon tape to all threaded connections except Marlex.
- **B.** Flexible riser shall be pre-manufactured thick wall HDPE with MPT adapters. Length as required to allow movement in three directions.

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**POP-UP HEAD**

**NOTES:**

- **A.** Install per manufacturer's directions and recommendations.
- **B.** Place stakes every three feet in sand, four feet in loam, and five feet in clay.
- **C.** At fittings where there is a change of direction such as tees or elbows, use stakes on each leg of the change of direction.

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PLANTING AREA SOIL PREPARATION

**PLANTED AREAS**

- **SCALE:** NOT TO SCALE

**REJECTABLE**

- Absorbing Roots
- Structural Roots

**ACCEPTABLE**

- Root Collar
- Root Ball Periphery
- Structural Roots

**NOTES:**

- The Point where Top-Most Roots emerges from the trunk (Root Collar) should be within the top 2" of substrate. The Root Collar and the Root Ball interior should be free of defects including circling, kinked, ascending, and stem-girdling roots. Structural roots shall reach the periphery near the top of the root ball.

**ROOT STRUCTURE: CONTAINERIZED PLANTS**

**SCALE:** NOT TO SCALE

- Approximate compost and required amendments per soils report prior to tilling.
- Till top 6" deep in all planting areas.
- Proposed finish grade after setting.
- See edge condition details for final finish grade at adjacent surfaces.
- Compaction shall not exceed 75% R.D. in planting areas. Report compaction in excess of 60% to the owner/builder prior to proceeding with the work.

**PLANTED AREA EDGE CONDITION AT HARDSCAPE**

**SCALE:** NOT TO SCALE

- **SOIL FERTILITY ANALYSIS:** Note: Contractor shall obtain a soils test after rough grading is complete. See planting note #11.

- **CERTIFICATE OF COMPLETION:** Note: See planting note #12.

- **EXAMPLES**

  - **ACCEPTABLE**
    - One Central Leader (No Co-Leaders)
    - Aspect Ratio is Less Than 86

  - **REJECTABLE**
    - Multiple Co-Leaders
    - Aspect Ratio of B:A is Greater Than 86

- **NOTES:**

  A. Observations of roots shall occur prior to acceptance. Roots and substrates may be removed during the observation process; substrates/substrate shall be replaced after observation has been completed.

  B. Small roots (less than 1") that grow around, up, or down the root ball periphery are considered normal condition in container production and are acceptable. However, they should be eliminated at the time of planting. Roots that grow from the periphery shall be removed at the time of planting.

  C. See specifications for observation process and requirements.

**TREE BRANCING STRUCTURE**

**SCALE:** NOT TO SCALE

- **NOTES:**

  A. Aspect Ratio shall be less than 86 on all branch unions. Aspect Ratio is the diameter of branch (B) divided by the diameter of the trunk (A) as measured 1" above the top of the branch union.

  B. Any tied not meeting these requirements may be rejected. Excluding those noted as "waist trimmed".
SOIL FERTILITY ANALYSIS: NOTE: CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE. SEE PLANTING NOTE #11

CERTIFICATE OF COMPLETION: NOTE: SEE PLANTING NOTE #12

**A. TREE PLANTING: STANDARD UP TO 36” BOX**

- Amended soil in planting pit and surrounding planter areas.
- Soil berm: 4” high x 4’ wide, outside planting pit (minimum in sodded areas).
- Rootball, rest on plinth of undisturbed subgrade or compacted soil.
- Cut stakes to keep clear of lowest branches.
- Vit Products 'LR' tree tie or approved equal. Install slack to allow flexibility.
- 2” dia. x 10’ lodgepole stakes. Keep clear of root ball.
- 1 x 4 redwood brace, clear of trunk. Min. 1’ from finish grade.
- Fertilizer tablets, min. 4” from rootball, 4” deep, evenly disturbed.

- Mulch min. 3” depth, keep 6” from trunk.
- Planting pit diameter min. 2x diameter of container.
- Fertilizer tablets shall be 21 gram, slow-release, quantity as follows:
  - 1 gallon: 1 tablet
  - 2 gallon: 2 tablets
  - 5 gallon: 3 tablets
  - 15 gallon: 6 tablets

- Section: 607 Handle Trail
- Scale: Not to scale

**B. SHRUB PLANTING**

- Mulch min. 3” depth, keep 6” from trunk.
- Planting pit diameter min. 2x diameter of container.
- Fertilizer tablets shall be 21 gram, slow-release, quantity as follows:
  - 1 gallon: 1 tablet
  - 2 gallon: 2 tablets
  - 5 gallon: 3 tablets
  - 15 gallon: 6 tablets

- Section: 607 Handle Trail
- Scale: Not to scale

**C. GROUNDCOVER PLANTING**

- Mulch min. 3” depth, keep 3” from trunk.
- Fertilizer tablets shall be 21 gram, slow-release, quantity:
  - 1 gallon: 1 tablet
  - 2 gallon: 2 tablets

- Section: 607 Handle Trail
- Scale: Not to scale
1. REFER TO THE ARBORIST REPORT "TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN" AT 607 HANDLEY TRAIL, EMERALD HILLS, CALIFORNIA. PREPARED BY HEARTWOOD CONSULTING ARBORISTS, DATED OCTOBER 14, 2022 FOR FULL DETAILS.

2. TREES AND SHRUBS ARE NOT IDENTIFIED WITHIN THIS REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.

3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UNLABELED.

4. EXISTING TREES TO REMAIN UNLESS NOTE OTHERWISE. DO NOT STOPIECE DRIVE OVER, OR OTHERWISE DISTURB THE SOIL UNDER ANY PART OF AN EXISTING TREE, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.

5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMOVE, TYPICAL.

6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT BALL. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.

7. ADJACENT TREES OF "POTENTIAL" SHAPE SHALL NOT BE CUT EXCEPT UNDER THE DIRECTION OF THE ARBORIST. ALL CUT STUMPS SHALL BE COVERED WITH DUG-OUT STUMP AND SHALL REMAIN ROOT IN SITU, RE-BURIED IN SOIL.

8. CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO MACHINERY USE TO IDENTIFY ANY EXISTING UTILITIES. SEE GENERAL NOTES, SHEET L-1.1, FOR MORE INFORMATION.

9. MOW IN THE STANDARD APPROVED MOWING PATTERNS TO PROTECT THE TREE CROWN DRIPLINE OR OTHER LIMIT OF TREE PROTECTION AREA. SEE TREE PRESERVATION CROWN DRIP LINE OR OTHER LIMIT OF TREE PROTECTION AREA.

10. MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.

NOTE: CONTRACTOR REFER TO ARBORIST FINAL REPORT FOR TREE PROTECTION FENCE LOCATIONS.