

May 28, 2021

Jen Jacinto
303 Twin Dolphin Drive
Redwood City, CA 94065

Dear Ms. Jacinto:

SUBJECT: Coastside Design Review Continuance
1120 Columbus Drive, El Granada
APN 047-275-050; County File No. PLN 2017-00296

The San Mateo County Coastside Design Review Committee (CDRC) considered this proposed Major Modification at its November 14, 2019 and February 11, 2021 meetings where it was subsequently continued to further amend the project plans and provide additional information.

At its May 13, 2021 meeting, the CDRC considered the subject application for a Design Review Permit to allow a Major Modification (Modification) to a 2,428 sq. ft. new residence on a 6,026 sq. ft. legal parcel previously recommended for approval by the CDRC on February 8, 2018 and approved along with the associated staff-level Grading Permit by the Planning Department on March 2, 2018. The proposed Modification addresses project changes made during construction and includes raising the rear yard ground elevation 4 to 6 feet involving an additional 240 cubic yards (cy) of grading (fill only), modifications to the second-story balcony and first story deck, garage and entry doors, stone siding, railings, landscape plan, and the addition of exterior stairs to the right side of the residence among other changes. This project qualifies for a Coastal Development Permit Exemption and is not appealable to the California Coastal Commission. Due to proposed modifications to the associated staff-level Grading Permit, the CDRC will not render a decision, but will make a recommendation regarding the project's compliance with the Design Review Standards.

At its May 13, 2021 meeting, the CDRC was unable to make the findings for a design review recommendation of approval based on certain plan discrepancies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual as well as modified plans are required. As such, requirements from the CDRC for further project redesign are as follows:



1. Recommendations:

- a. Revise the landscape plan to include terracing and shrubs in the backyard area. Consider adding a retaining wall to the backyard area as well as shrubs to the sides of the house along the right and left elevations. See Section 6565.20(F); 1. Landscaping; Standards b, e, and g.
- b. Refinish the slope in the backyard so that it is the same as the finished grade for the house and to ensure that the concrete landing is flush with the finished grade. See Section 6565.20(C); 1. Integrate Structures with Natural Setting; b. Grading; Standard 4.
- c. Remove the exterior stairs from the right side of the house. See Section 6565.20(F); 3. Fencing; Standard.
- d. Provide more variety in colors and materials for the exterior of the house, including an additional contrast color, ornamentation, and/or different material. See Section 6565.20(D); 4. Exterior Materials and Colors; Standards; c. Quantity (2,3), d. Ornamentation.
- e. Provide more facade articulation for the right side of the house. The existing stone siding would more successfully address this guideline if it were deployed more consistently, including on the side facades. See Section 6565.20(D); 4. Exterior Materials and Colors; Standards; c. Quantity (2,3), d. and Section 6565.20(D); 1. Building Mass, Shape, and Scale; d. Facade Articulation option.
- f. Clarify the position and function of the gas meter box, the standing 4x4 posts, and the PVC drain pipe in the front left side of the parcel. Ensure that this structure is included and described in the plan set.
- g. Add a railing to the cement landing at the back of the house.
- h. Remove the electrical plates from the front of the garage and the second-story deck area.

As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (1) request for a decision from the CDRC on the plans presented or (2) request that the project be considered at a future meeting to provide you time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Laura Richstone, Project Planner, at 650/722-1044 or lrichstone@smcgov.org, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,



Ruemel S. Panglao
Design Review Officer

RSP:LAR:agv – LARFF0656_WAN.DOCX

cc: Ladan Abolmoluki, Owner
Katie Kostiuk, Member Architect
Rebecca Katkin, Member Architect
Chris Johnson, El Granada Community Representative

RDS/RESIDENTIAL DESIGN SOLUTIONS

406 La Jolla Avenue
San Mateo, CA. 94403
(650) 218-8161

Attn: County of San Mateo Planning & Building Date: 7/12/2021

Re: Coastside Design Review Continuance

APN: 047-275-050, County File. No. PLN 2017-00296

Project Address: 1120 Columbus Drive, El Granada

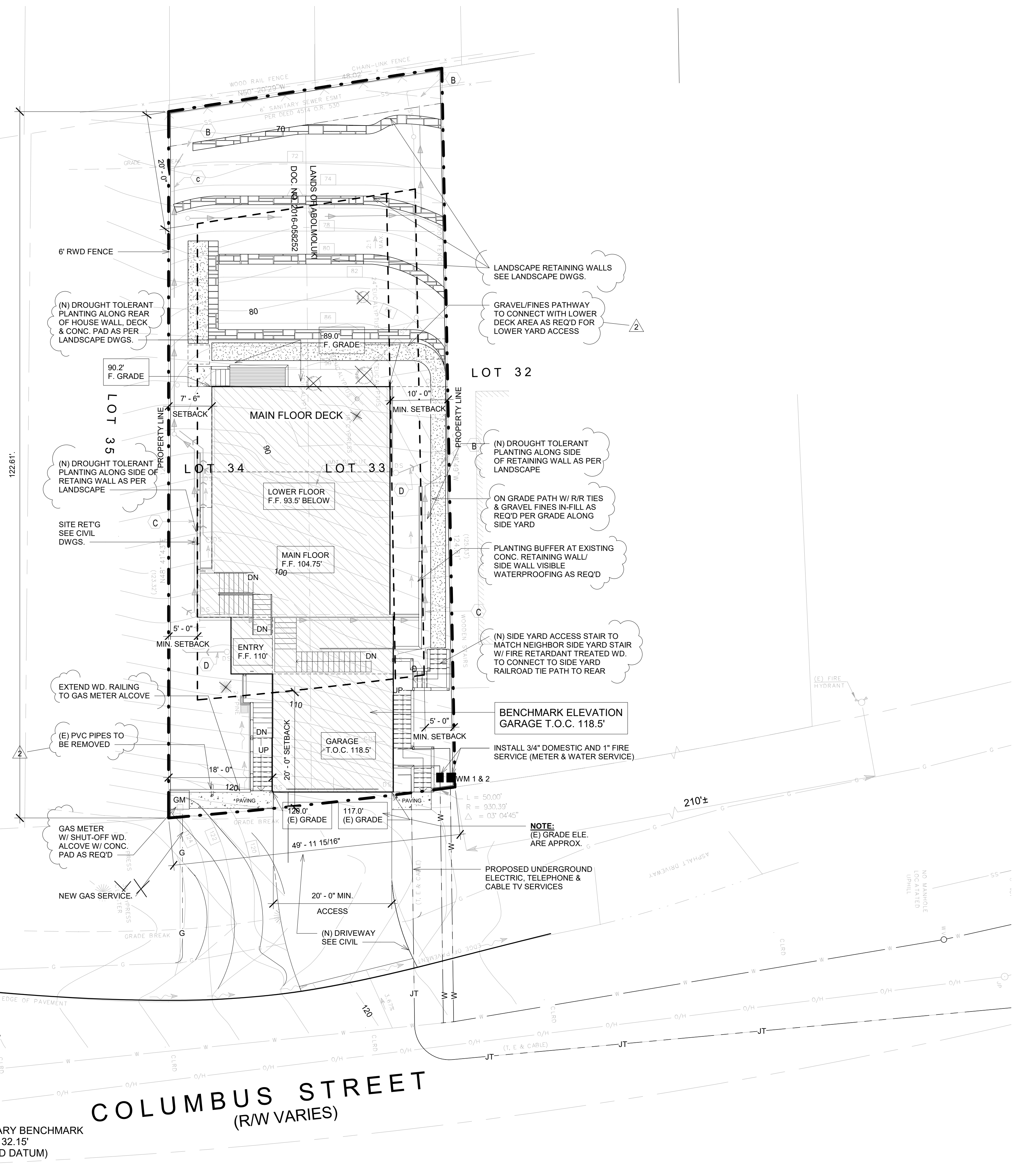
To whom it may concern,

In response to Coastside Design Review letter dated 5/28/2021. Revised plans are noted delta 2 and the revision is dated 6/20/21.

1. Recommendations

- a. Landscape plans revised. See plans for additional information.
- b. Please note additional planting is proposed for the rear of the house. Please note a walking/access path is proposed for the rear area at the deck off the lower bedroom. See also landscape plans.
- c. Please note the Owner wishes to keep the side stair as property access to the right side and rear yard areas. The proposal is to add a new section of stair from the lower side deck down to grade, so it may connect to a proposed railroad tie and granite fines walkway that will allow access the rear yard area. Please note the right-side neighbor also has a wood stair in the side yard area. See sheet A1 & A7.
- d. Please note a contrasting, white colored, prefinished plaster belly band trim was added to the left, right and rear portions of the house. See A5.0, A5.1, A6 & A7. See also sheet A8 for rear roof awning detail.
- e. Please note the stone veneer at the front of the house is to be continued up to roof rake trim.
- f. Please note the front yard gas meter condition is addressed on sheet A1.
- g. Please note it is not anticipated that a railing shall be needed at the lower deck landing area.
- h. Please note the plastic cover plate visible at the front of the house, above the garage door, will be removed.

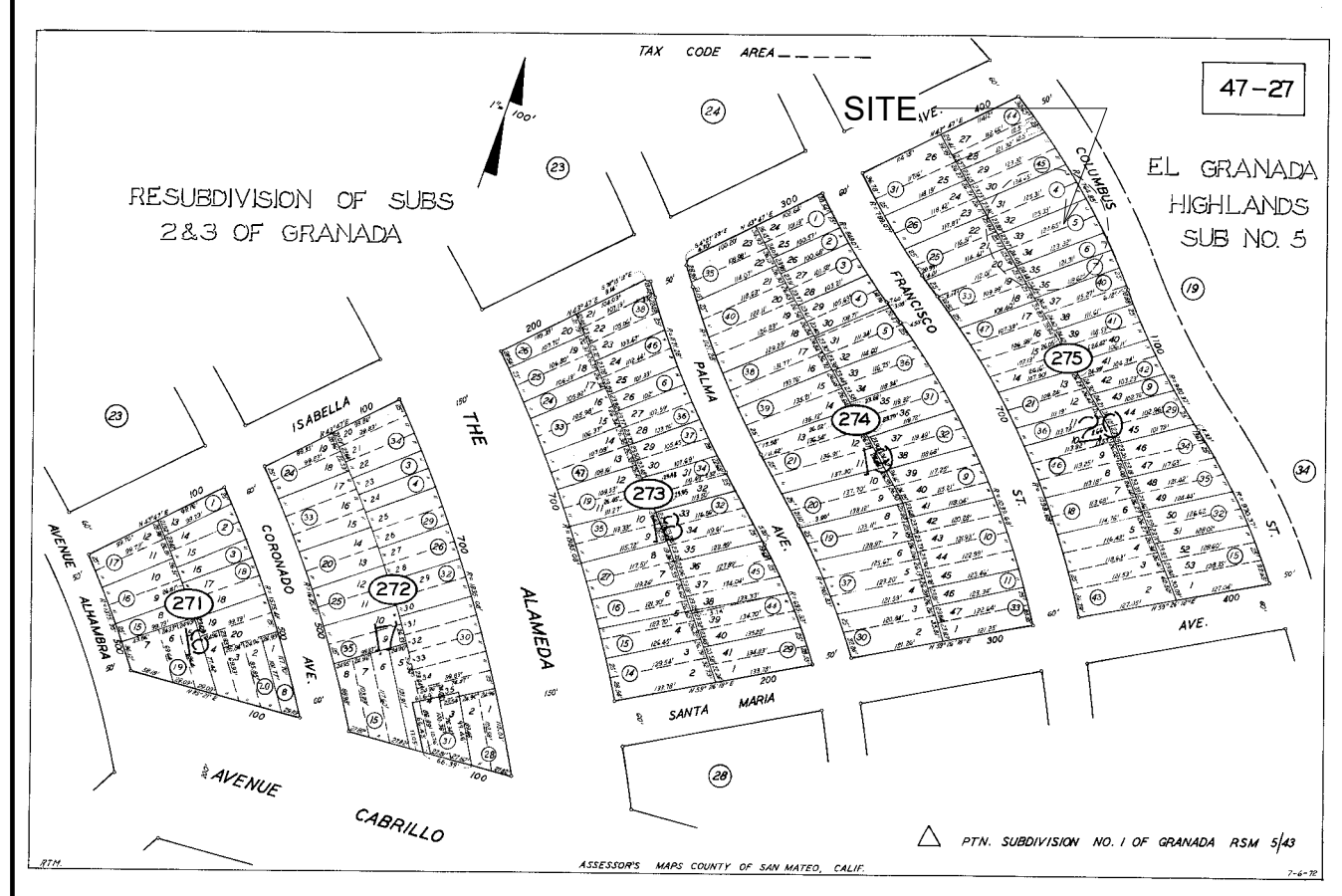
BLOCK 20
5 MAPS 43



PLANNING DATA

GROSS LOT AREA	=	6026 SF	
ZONING-S-17 COMBING DISTRICT(MID COAST)			
ALLOWABLE FLOOR AREA	=	3193.78 SF	
PROPOSED FLOOR AREAS			
MAIN LEVEL		1081 SF	
LOWER LEVEL	+	1281 SF	
LIVING SUBTOTAL	=	2362 SF	
FRONT PORCH	+	25 SF	
GARAGE	+	437 SF	
TOTAL	=	2824 SF	
FLOOR AREA RATIO	=	46.86%	
SETBACKS			
FRONT	=	20'	
SIDES COMBINED TOTAL OF 15'	=	5' MIN.	
REAR	=	20'	
PARCEL COVERAGE 35% MAX.	=	2109.1 SF	
PROPOSED COVERAGE	=	2074 SF	34.4%
HEIGHT LIMIT	=	28'	

LOCATION MAP



406 LA JOLLA AVENUE
SAN MATEO, CA 94403
(650) 218-8161
EMAIL RDS@CHRISTIANRUFFAT.COM
WEB CHRISTIANRUFFAT.COM



**NEW
RESIDENCE**
1120 COLUMBUS DR.
EL GRANADA, CA.
APN.047-275-050

-DESIGN REVIEW
RESUBMITTAL-V1

SITE PLAN NOTES

1. SEE CIVIL DRAWINGS FOR ALL SITE GRADING ETC. TYPICAL.

REVISIONS	DESCRIPTION	DATE	BY
1	PLANNING RESUBMITTAL	3-2-2021	CR
2	PLANNING RESPONSES	6-20-2021	CR
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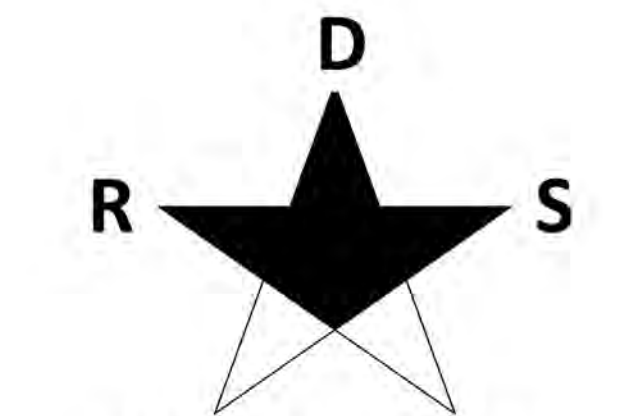
DRAWING STATUS	
PRELIMINARY DESIGN	
PLANNING	
PC1	
PC2	
PERMIT	

DATE 6/20/2021 Drawing Number

Scale 1" = 10'-0" **A1**

Project Number AB03

PROPOSED SITE PLAN



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(650) 218-8161

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RESUBMITTAL-V1

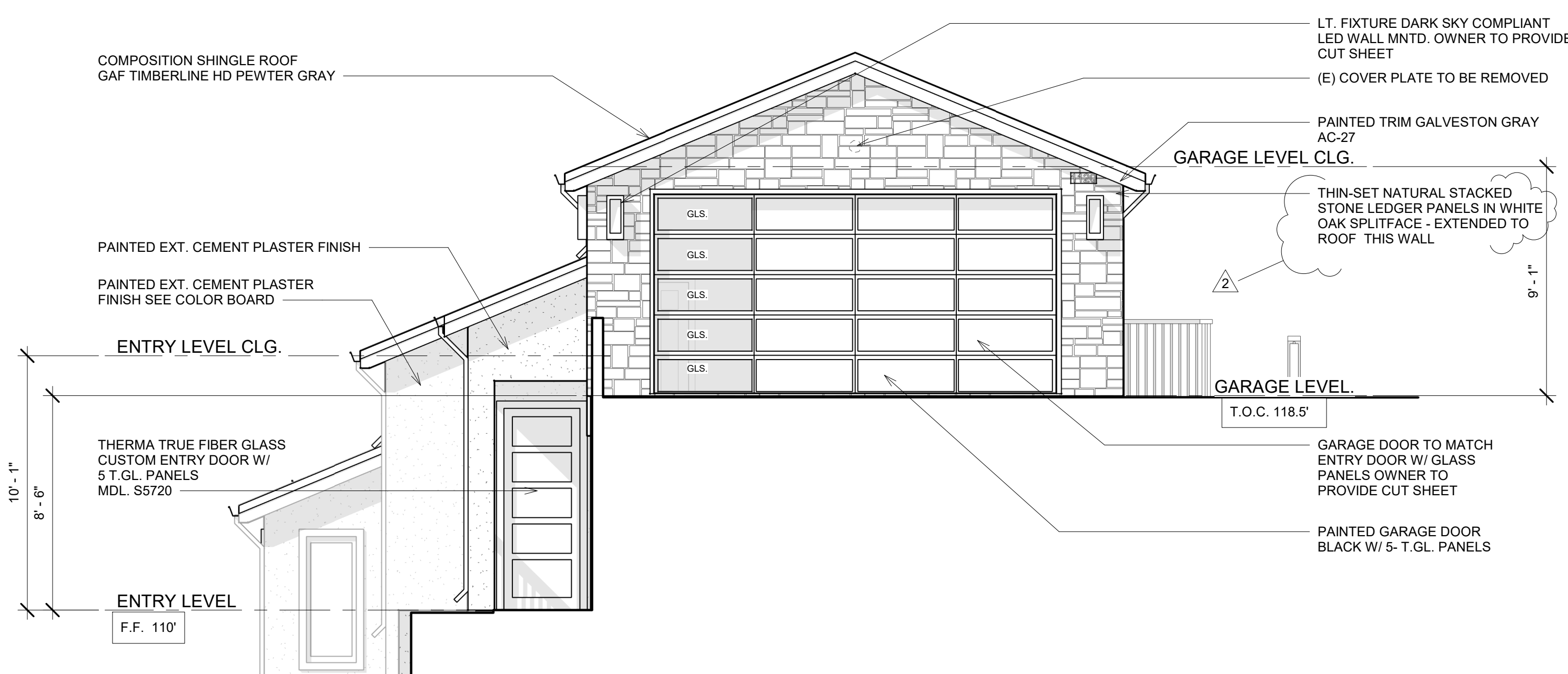
REVISIONS	DESCRIPTION	DATE	BY
1	PLANNING RESUBMITTAL	3-2-2021	CR
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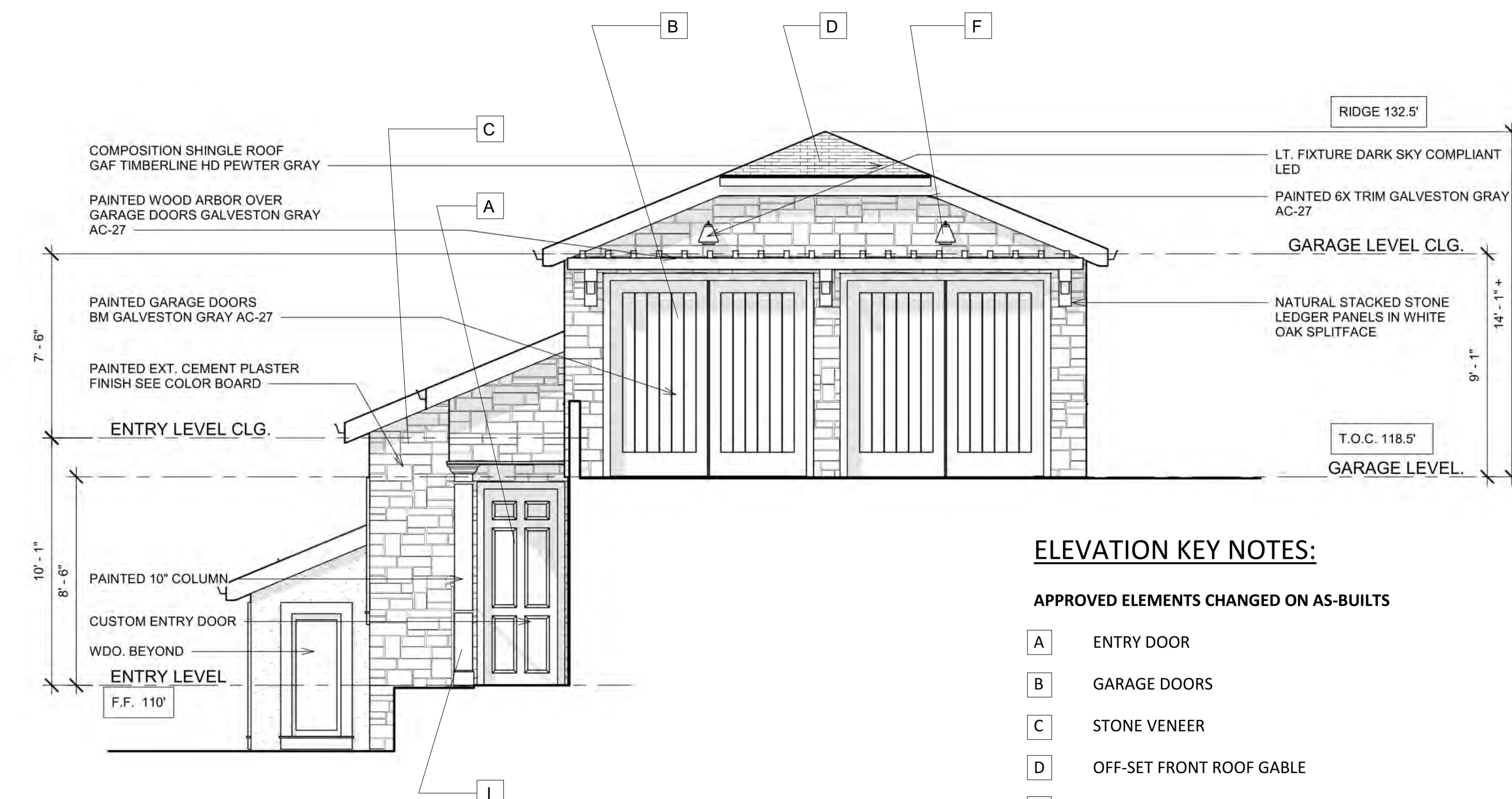
DATE: 6/20/2021 Drawing Number

Scale: As indicated **A5.0**

Project Number: AB03



1 FRONT ELEVATION-AS BUILT
SCALE: 1/4" = 1'-0"



ELEVATION KEY NOTES:

APPROVED ELEMENTS CHANGED ON AS-BUILTS

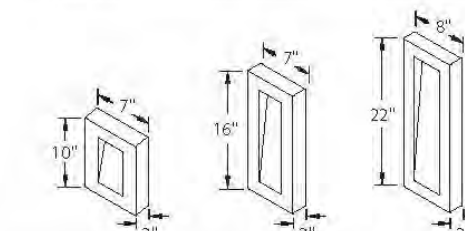
- A ENTRY DOOR
- B GARAGE DOORS
- C STONE VENEER
- D OFF-SET FRONT ROOF GABLE
- E ABOVE DOOR ARBOR
- F EXTERIOR LIGHT FIXTURES
- G PAINTED BELLY BAND/ACCENT
- H EXTERIOR BALCONY METAL RAILING
- I FRONT ENTRY COLUMN

2 FRONT ELEVATION-APPROVED
SCALE: 1/4" = 1'-0"

URBAN - model: WS-W11
LED Outdoor Sconce Luminaire



Fixture Type: BRONZE
Catalog Number:
Project: ABOLMOLUKI RESIDENCE
Location: EL GRANADA



PRODUCT DESCRIPTION
Like urban renewal, the Urban sconce gives new life to the conventional step baffle. Form follows function in this simplified indirect wall sconce. Clean styling and robust LED performance are combined in this modern dark sky luminaire.

- FEATURES**
- ETL & ETL listed for wet locations; IP65
 - Interior light and down light
 - Low profile design
 - Replaceable LED module
 - 277V option available (limited stock)
 - 50,000 hour potential life
 - Color Temp: 3000K
 - CR1: 85
- SPECIFICATIONS**
- Construction:** Aluminum
Power: No driver or transformer required.
Light Source: High output LED.
Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.
Mounting: Mounts directly to junction box.
Finish: Black (BK), Bronze (BZ), Graphite (GH), White (WT).
Standards: ETL & ETL listed, ADA compliant, Dark Sky friendly, IP65, Wet location.

ORDER NUMBER

Model	Height	Watt	# of LEDs	LED Lumens	Photometric Lumens	Finish
WS-W11	10	12W	2	2700	2700	BK
	16	18W	2	4000	4000	BZ
	22	24W	2	5400	5400	WT

REPLACEMENT GLASS

Model	Fixture	Description
RPL-GLA-1110-01	WS-W1110	Top Lens
RPL-GLA-1110-02	WS-W1110	Bottom Lens
RPL-GLA-1116-01	WS-W1116	Top Lens
RPL-GLA-1116-02	WS-W1116	Bottom Lens
RPL-GLA-1122-01	WS-W1122	Top Lens
RPL-GLA-1122-02	WS-W1122	Bottom Lens

Back Plate Dimensions:

Model	Dimension
WS-W1110	10 1/2" x 7 7/8" x 2 3/4"
WS-W1116	16 1/2" x 7 7/8" x 2 3/4"
WS-W1122	22 1/2" x 8 7/8" x 2 3/4"

modernforms.com Headquarters/Eastern Distribution Center 1600 Distribution Ct. Urbana Springs, GA 30122
Phone (800) 526-2588 44 Harbor Park Drive Port Washington, NY 11050
Fax: (800) 526-2588

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2015

3 LIGHT FIXTURE CUT SHEET
SCALE: 1/2" = 1'-0"

Capital Lighting - 9092RI-GD - Outdoor Dark Sky-Energy Saver One Light Wall Lantern in Mediterranean Bronze
SKU#: 9092RI-GD
Availability: In Stock



Capital Lighting - 9092RI-GD - Outdoor Dark Sky-Energy Saver One Light Wall Lantern in Mediterranean Bronze

Retail Price: \$145.00
Your Savings: \$29.00
Your Price: \$116.00

Quantity: 1

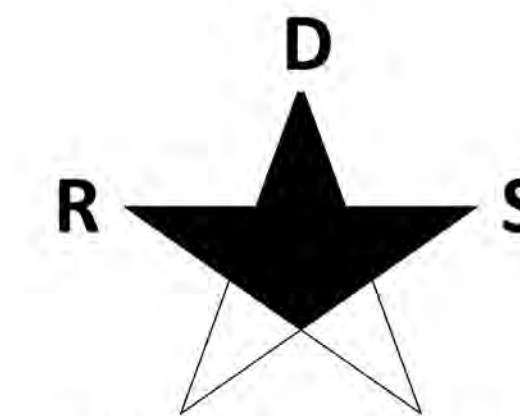
Add to Gift Registry
 Wish List
 Tell a Friend

Features:

- Wall lantern
- Outdoor collection
- Mediterranean Bronze finish
- Acid washed glass lens shade
- Traditional style
- UL listed for wet locations
- Dark sky
- Energy saver
- Eco friendly

Specifications:

- Accommodates (1) 15W GU24 fluorescent base bulb (included)
- Backplate dimensions: 7.64" H x 5.71" W x 1.1" D
- Overall dimensions: 8.25" H x 10" W x 11" D



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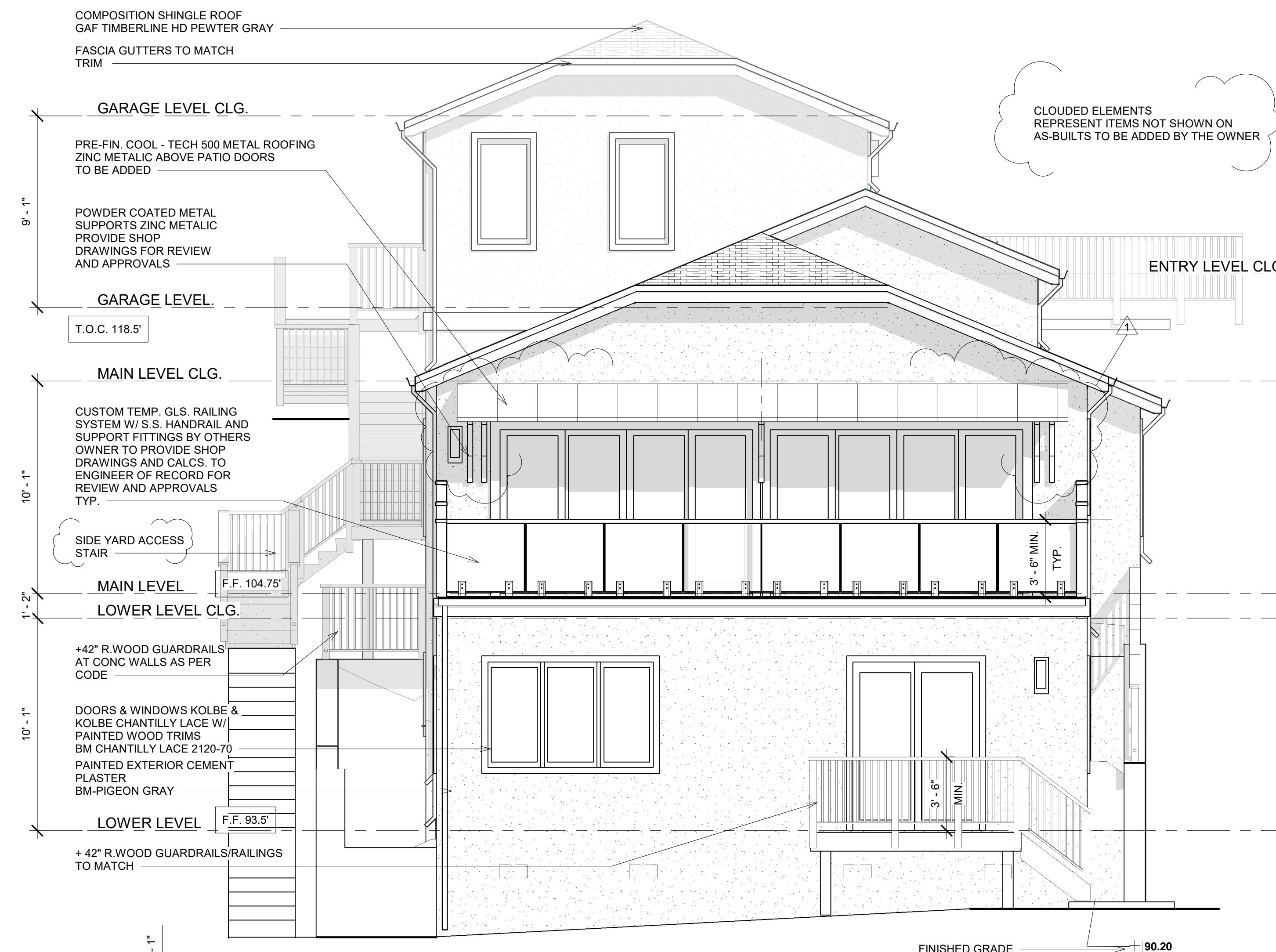
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**-DESIGN REVIEW
RESUBMITTAL-V1**

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DRAWING STATUS
PRELIMINARY DESIGN
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DATE 6/20/2021 Drawing Number
Scale As indicated **A5.1**
Project Number AB03

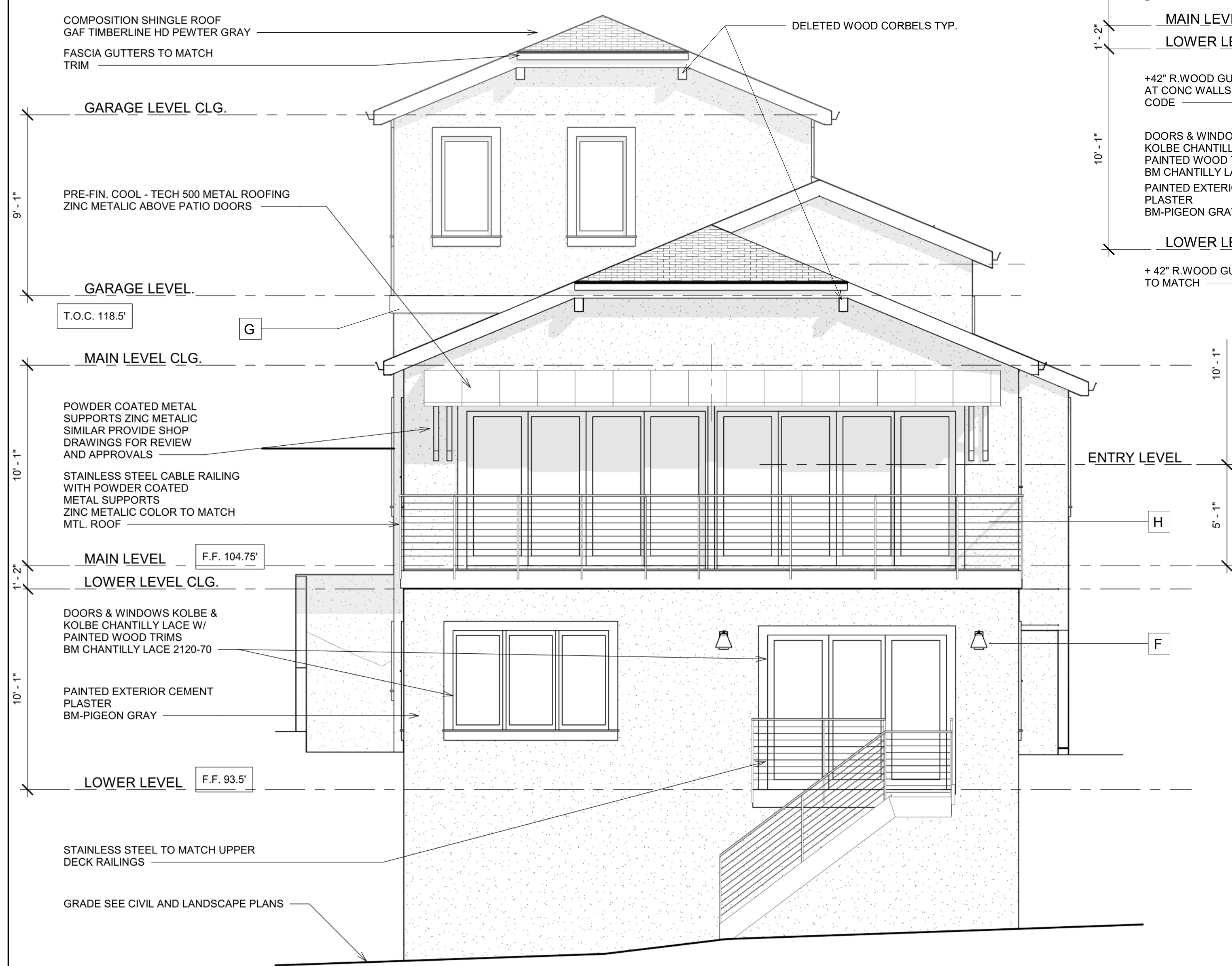


1 REAR ELEVATION- AS BUILT
SCALE: 1/4" = 1'-0"

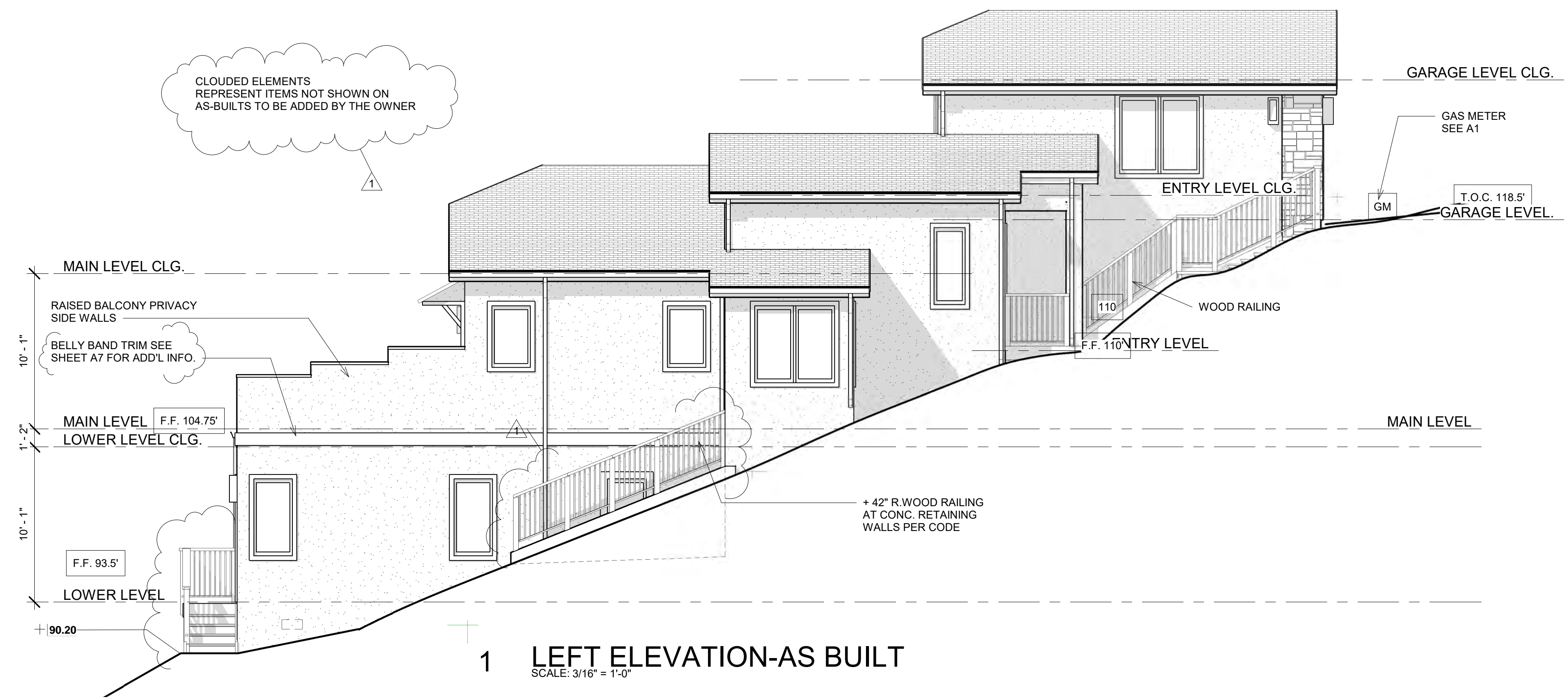
ELEVATION KEY NOTES:

APPROVED ELEMENTS CHANGED ON AS-BUILTS

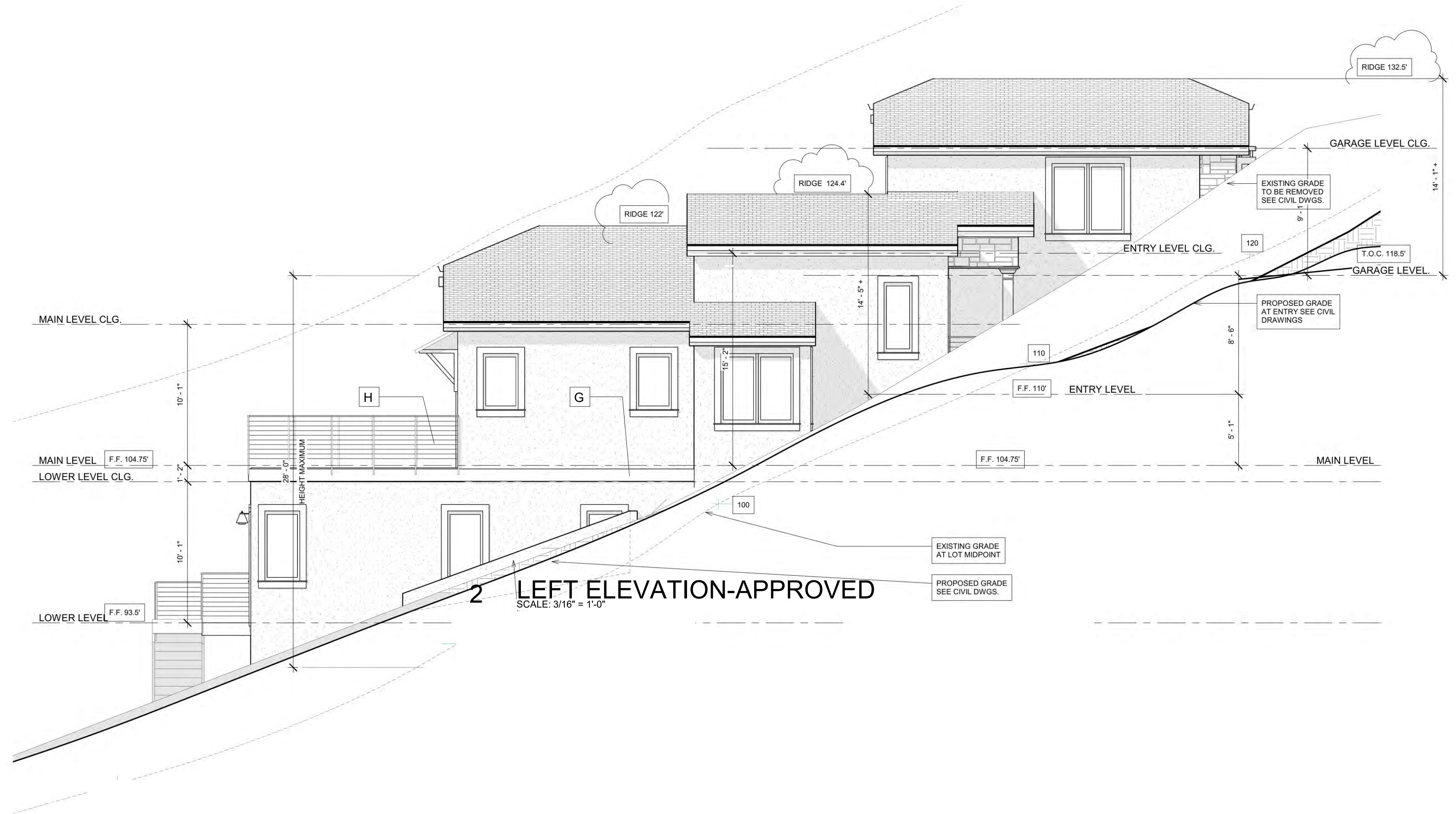
- A ENTRY DOOR
- B GARAGE DOORS
- C STONE VENEER
- D OFF-SET FRONT ROOF GABLE
- E ABOVE DOOR ARBOR
- F EXTERIOR LIGHT FIXTURES
- G PAINTED BELLY BAND/ACCENT
- H EXTERIOR BALCONY METAL RAILING
- I FRONT ENTRY COLUMN



2 REAR ELEVATION-APPROVED
SCALE: 1/2" = 1'-0"



1 LEFT ELEVATION-AS BUILT
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION-APPROVED
SCALE: 3/16" = 1'-0"

ELEVATION KEY NOTES:

APPROVED ELEMENTS CHANGED ON AS-BUILTS

- A ENTRY DOOR
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D
 R **S**
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RESUBMITTAL-V1

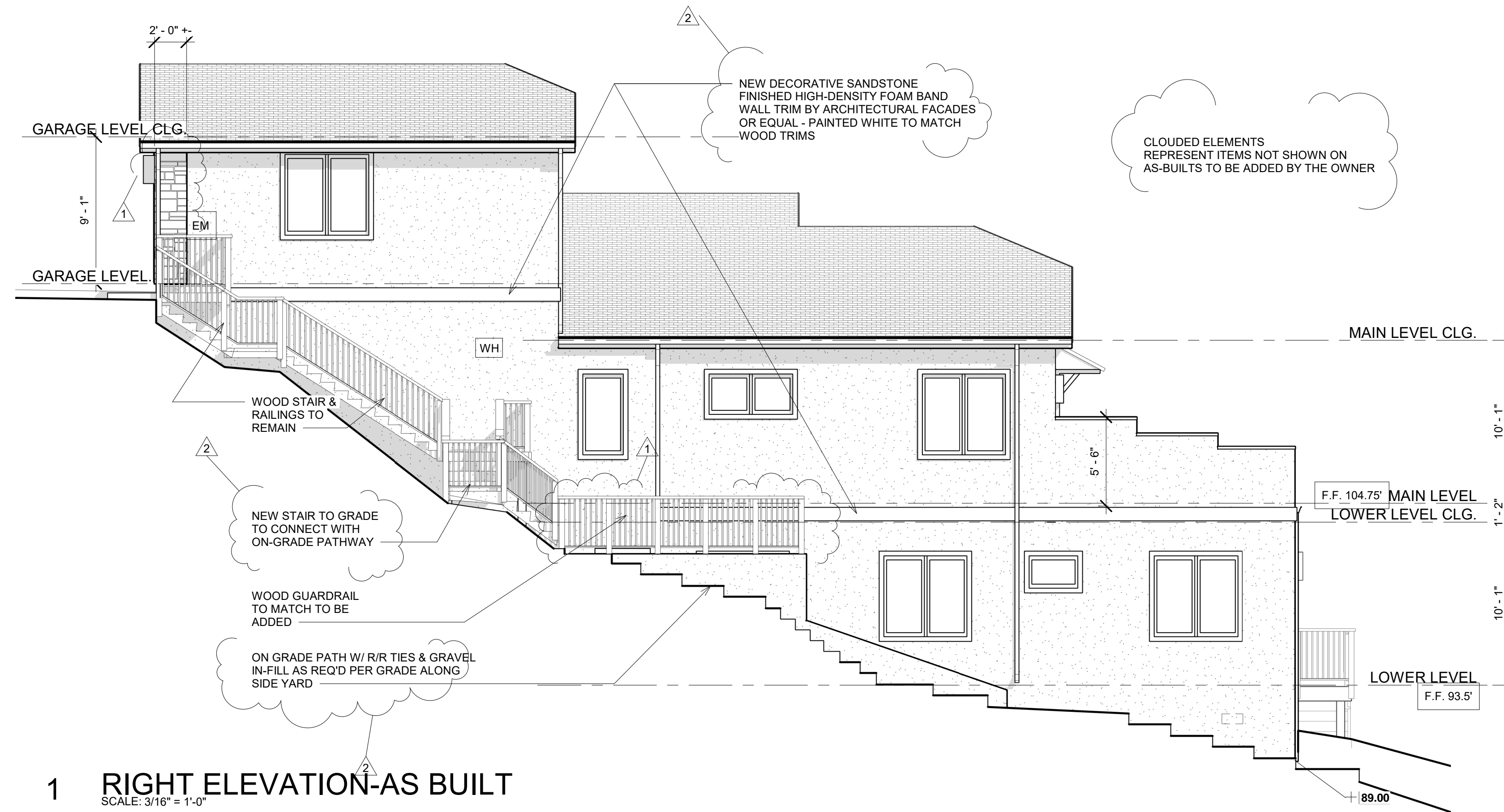
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	2	PLANNING RESPONSES	6-20-2021 CR
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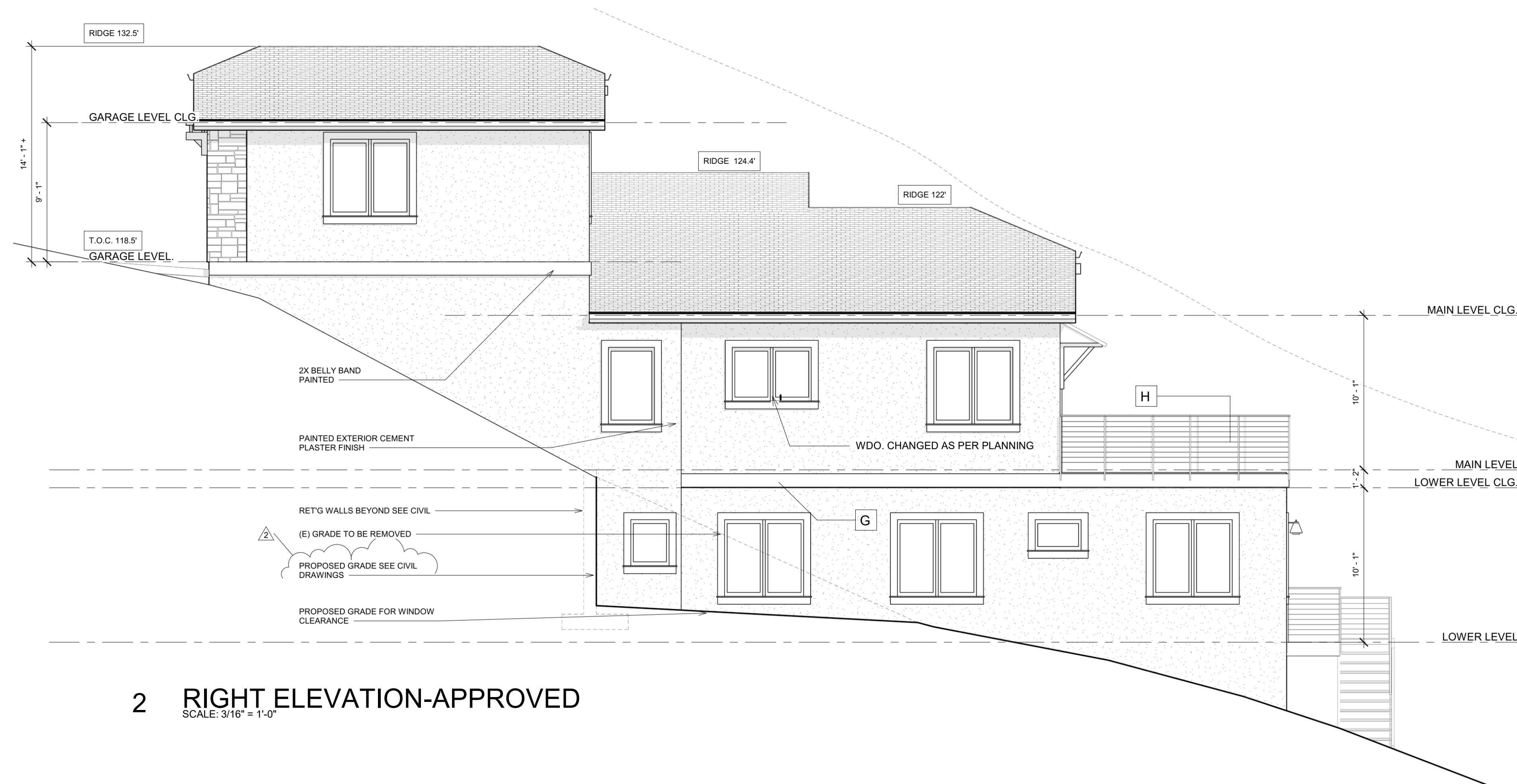
DATE 6/20/2021 Drawing Number

Scale 3/16" = 1'-0" **A6**

Project Number AB03



1 RIGHT ELEVATION-AS BUILT
SCALE: 3/16" = 1'-0"

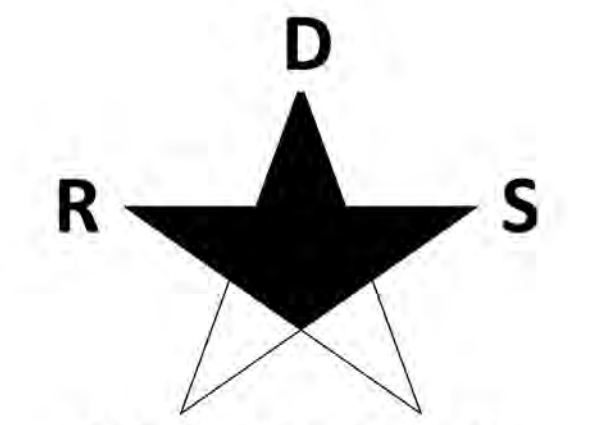


2 RIGHT ELEVATION-APPROVED
SCALE: 3/16" = 1'-0"

ELEVATION KEY NOTES:

APPROVED ELEMENTS CHANGED ON AS-BUILTS

- A ENTRY DOOR
- B GARAGE DOORS
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REVISIONS	1	PLANNING RESUBMITTAL	3-2-2021 CR
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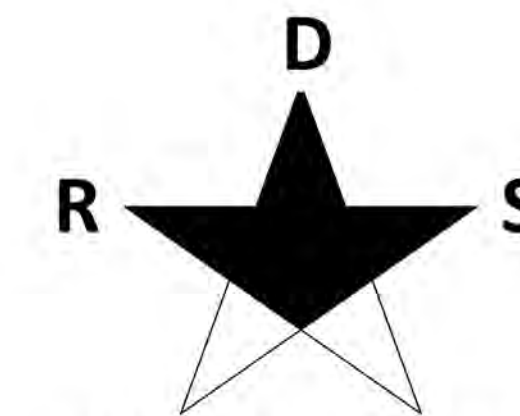
DRAWING STATUS
PRELIMINARY DESIGN
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DATE 6/20/2021 Drawing Number

Scale 3/16" = 1'-0"

A7

Project Number AB03



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**-DESIGN REVIEW
RESUBMITTAL-V1**

	DESCRIPTION	DATE	BY
REVISIONS	1		
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PLANNING _____

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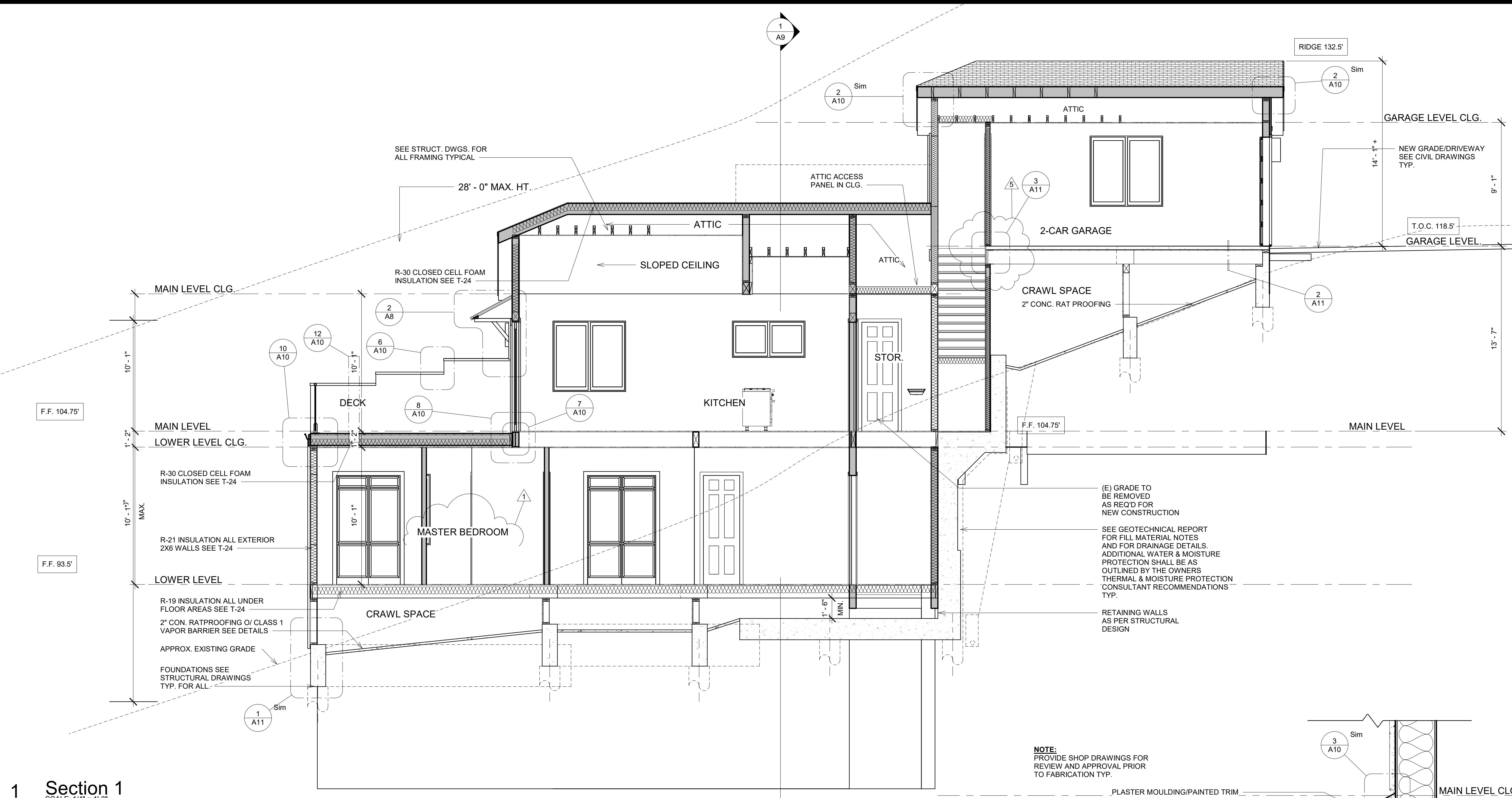
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DATE 6/20/2021 Drawing Number

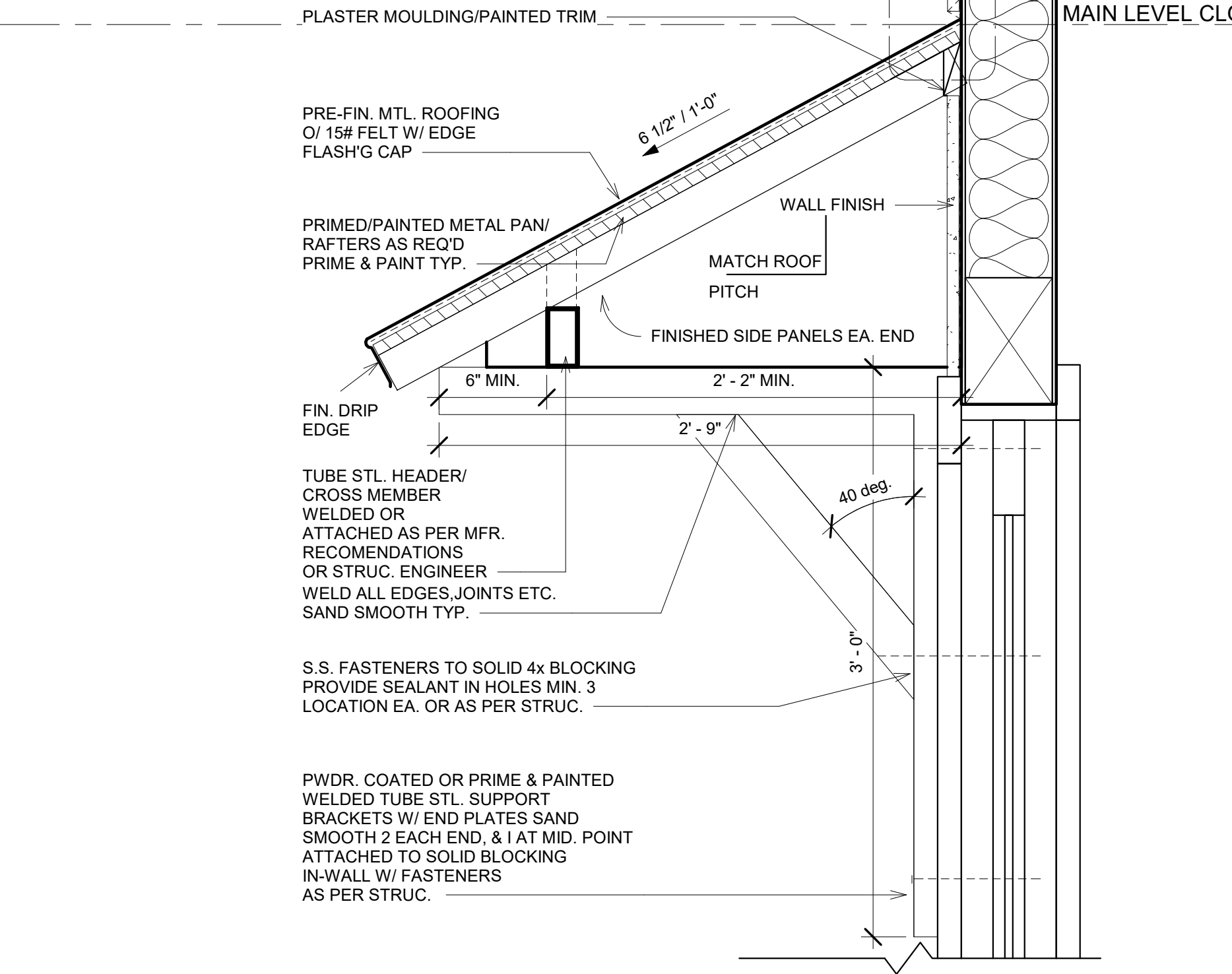
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Project Number AB03

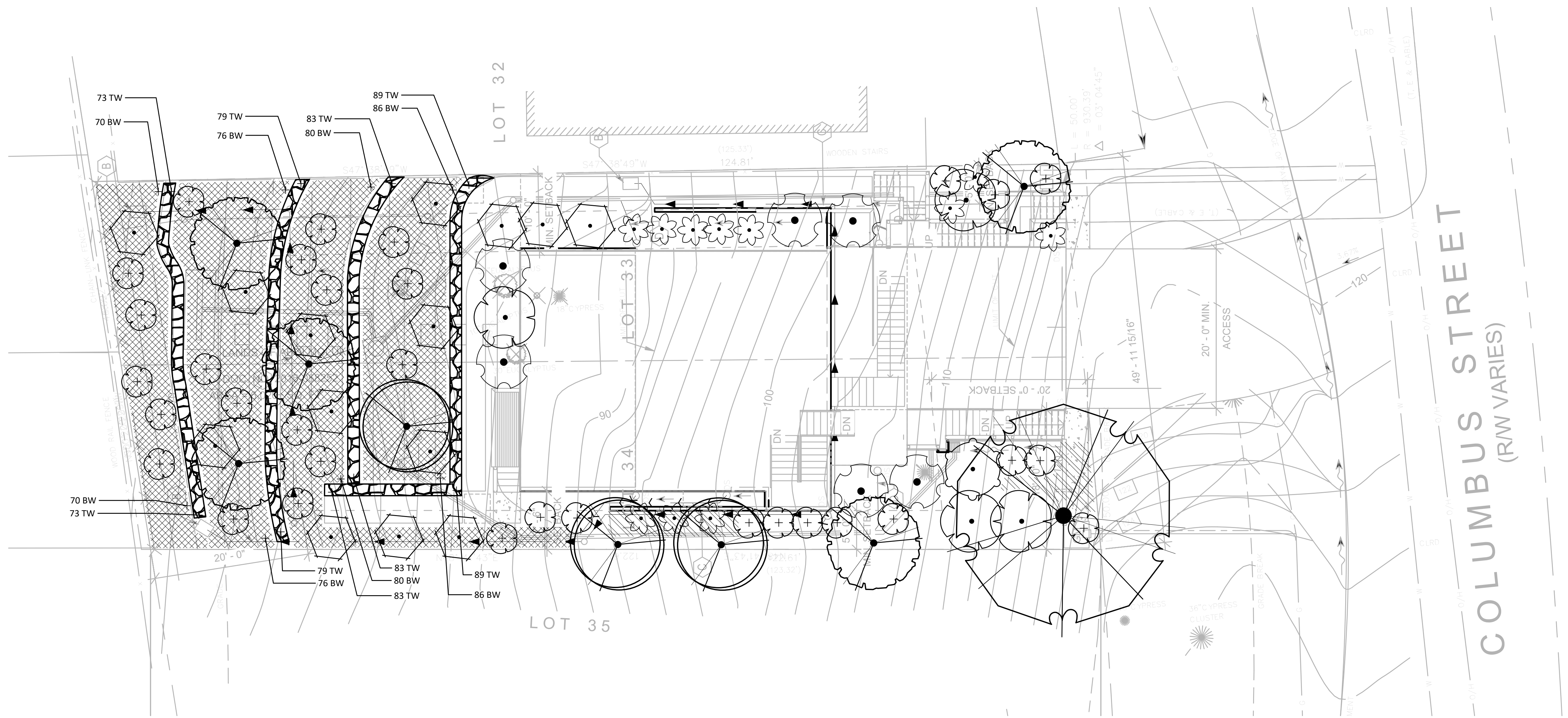


1 Section 1
SCALE: 1/4" = 1'-0"

NOTE:
PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION TYP.



2 FAMILY RM. DOOR AWNING
SCALE: 1 1/2" = 1'-0"



MAINTENANCE DURING THE WARRANTY PERIOD by the plant installer
 During the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

General requirements:

- All work shall be undertaken by trained planting crews under the supervision of a foreman with a minimum of 5 years experience supervising commercial plant maintenance crews.
- All chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. All work and chemical use shall comply with all applicable local, provincial and federal requirements.
- Assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. Use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
- All workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
- The Contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the Owner's Representative.
- Maintenance vehicles shall not park on the site including walks and lawn areas at any time without the Owner's Representative's written permission.
- Maintain a detailed log of all maintenance activities including types of tasks, date of task, types and quantities of materials and products used, watering times and amounts, and number of each crew. Periodically review the logs with the Owner's Representative, and submit a copy of the logs at the end of each year of the maintenance agreement.
- Meet with the Owner's Representative a minimum of three times a year to review the progress and discuss any changes that are needed in the maintenance program. At the end of the warranty period attend a hand over meeting to formally transfer the responsibilities of maintenance to the Owner's Representative. Provide all information on past maintenance activities and provide a list of critical tasks that will be needed over the next 12 months. Provide all maintenance logs and soil test data. Make the Contractor's supervisor available for a minimum of one year after the end of the warranty period to answer questions about past maintenance.
- Provide the following maintenance tasks:
- Watering; Provide all water required to keep soil within and around the root balls at optimum moisture content for plant growth.
- Maintain all watering systems and equipment and keep them operational.
- Monitor soil moisture to provide sufficient water. Check soil moisture and root ball moisture with a soil moisture meter on a regular basis and record moisture readings. Do not over water.
- Soil nutrient levels: Take a minimum of 4 soil samples from around the site in the spring and fall and have them tested by an accredited agricultural soil testing lab for chemical composition of plant required nutrients, pH, salt and % organic matter. Test results shall include laboratory recommendations for nutrient applications. Apply fertilizers at rates recommended by the soil test.
- Make any other soil test and/or plant tissue test that may be indicated by plant conditions that may not be related to soil nutrient levels such as soil contaminated by other chemicals or lack of chemical uptake by the plant.

- Plant pruning: Remove cross over branching, shorten or remove developing co dominant leaders, dead wood and winter-damaged branches. Unless directed by the Owner's Representative, do not shear plants or make heading cuts.
- Restore plants: Reset any plants that have settled or are leaning as soon as the condition is noticed.
- Guying and staking: Maintain plant guys in a taught position. Remove tree guys and staking after the first full growing season unless directed by Owner's Representative.
- Weed control: Keep all beds free of weeds. Hand-remove all weeds and any plants that do not appear on the planting plan. Chemical weed control is permitted only with the approval of the Owner's Representative. Schedule weeding as needed but not less 12 times per year.
- Trash removal: Remove all trash and debris from all planting beds and maintain the beds in a neat and tidy appearance. The number of trash and debris removal visits shall be no less than 12 times per year and may coincide with other maintenance visits.
- Plant pest control: Maintain disease, insects and other pests at manageable levels. Manageable levels shall be defined as damage to plants that may be noticeable to a professional but not to the average person. Use least invasive methods to control plant disease and insect outbreaks.
- The Owner's Representative must approve in advance the use of all chemical pesticide applications.
- Plant replacement: Replace all plants that are defective as defined in the warranty provisions, as soon as the plant decline is obvious and in suitable weather and season for planting as outlined in above sections. Plants that become defective during the maintenance period shall be covered and replaced under the warranty provisions.
- Mulch: Refresh mulch once a year to maintain complete coverage but do not over mulch. At no time shall the overall mulch thickness be greater than 3 inches. Do not apply mulch within 6 inches of the trunks or stems of any plants. Replacement mulch shall meet the requirements of the original approved material. Mulch shall be no more than one inch on top of the root ball surface.
- Bed edging: Check and maintain edges between mulch and lawn areas in smooth neat lines as originally shown on the drawings.
- Leaf, fruit and other plant debris removal: Remove fall leaf, spent flowers, fruit and plant part accumulations from beds and paved surfaces. Maintain all surface water drains free of debris. Debris removal shall be undertaken at each visit to weed or pick up trash in beds.
- Damage from site use: Repair of damage by site visitors and events, beyond normal wear, are not part of this maintenance. The Owner's Representative may request that the Contractor repair damage beds or plantings for an additional cost. All additional work shall be approved in advance by the Owner's Representative.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	ARB COM	3	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	15 GAL.	WATER USE LOW	
	ARC HUR	5	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' / DR. HURD MANZANITA	15 GAL.	LOW	
	EUC SIL	1	EUCALYPTUS CINEREA / SILVER DOLLAR TREE	15 GAL.	LOW	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	BAC TWI	6	BACCHARIS PILULARIS 'TWIN PEAKS II' / TWIN PEAKS COYOTE BRUSH	1 GAL	WATER USE LOW	
	CEA VAL	32	CEANOTHUS MARITIMUS 'VALLEY VIOLET' / MARITIME CEANOTHUS	5 GAL	LOW	
	CEA JUL	1	CEANOTHUS X 'JULIA PHELPS' / CALIFORNIA LILAC	5 GAL	LOW	
	HET ARB	4	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	LOW	
	MYR CAL	14	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL	MEDIUM	
	WOO FIM	11	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	1 GAL	MEDIUM	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	MYO PAR	182	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL	36" o.c.	WATER USE LOW
	SAL BEE	8	SALVIA X 'BEE'S BLISS' / SAGE	1 GAL	48" o.c.	LOW

70 BW = BOTTOM OF WALL ELEVATION
 73 TW = TOP OF WALL ELEVATION

DRY STACK WALL.
 TYPE: WINDSOR WALL ROCK AVAILABLE FROM: LYGSO GARDEN MATERIALS
 650-364-1730

"I HAVE COMPLIED WITH THE LANDSCAPE DESIGN CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS DESIGN."
 DATED: 07/23/2021
 BY: Andrew Bolt



General Notes



PLANTING LAYOUT

No.	Revision/Issue	Date

Firm Name and Address

 LIC# 1012730-IA CERTIFICATION # 57436

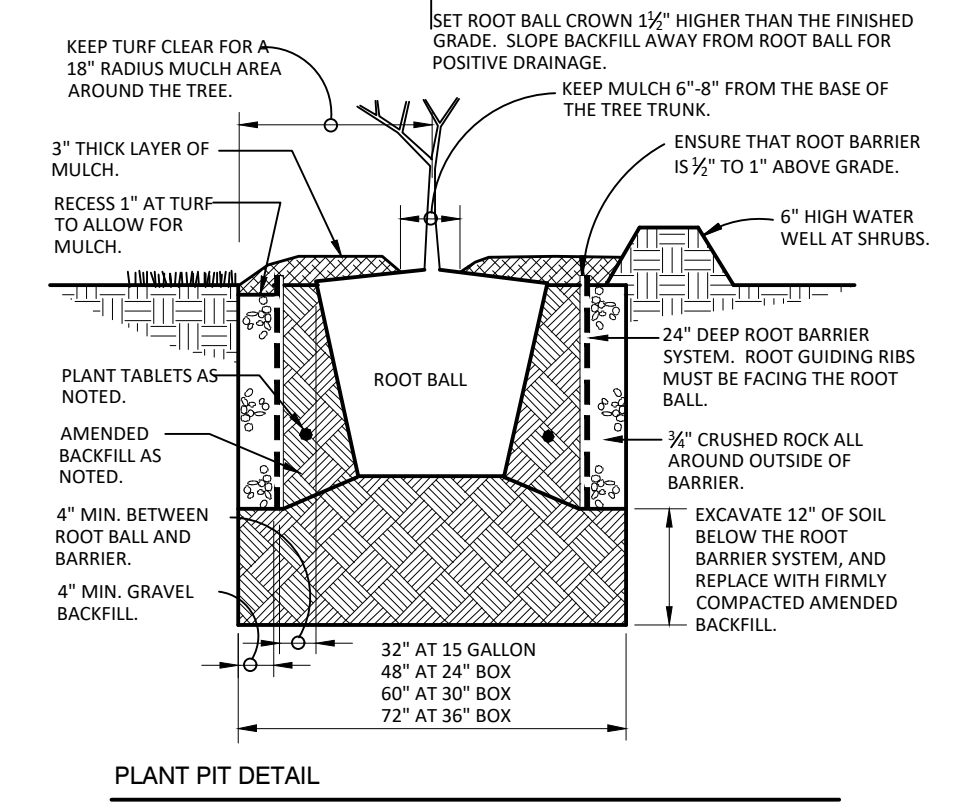
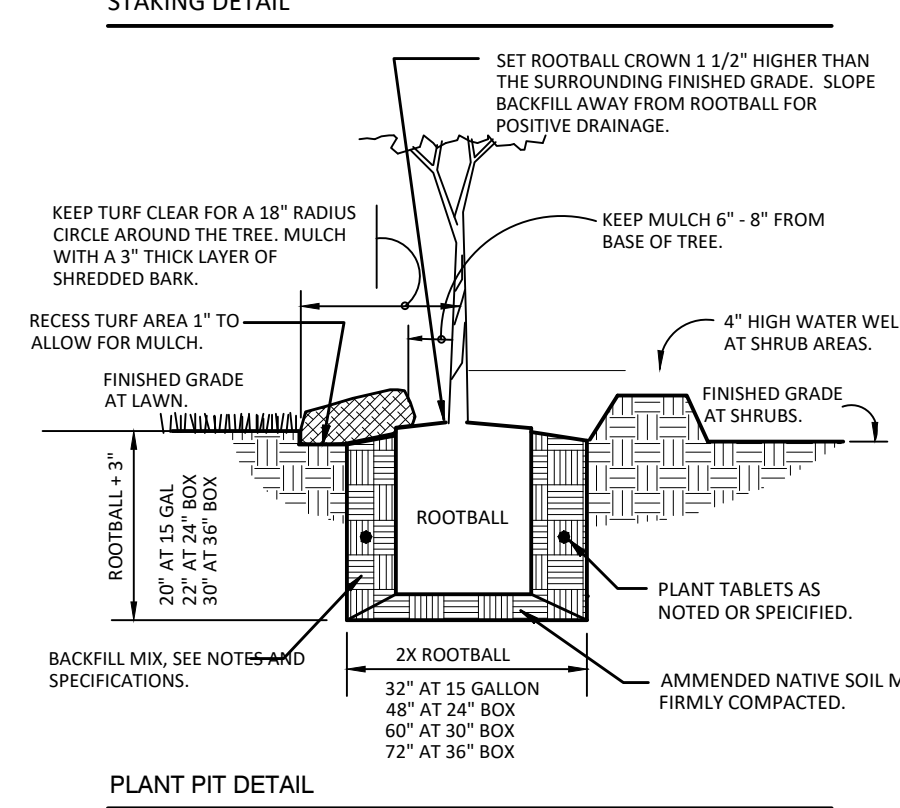
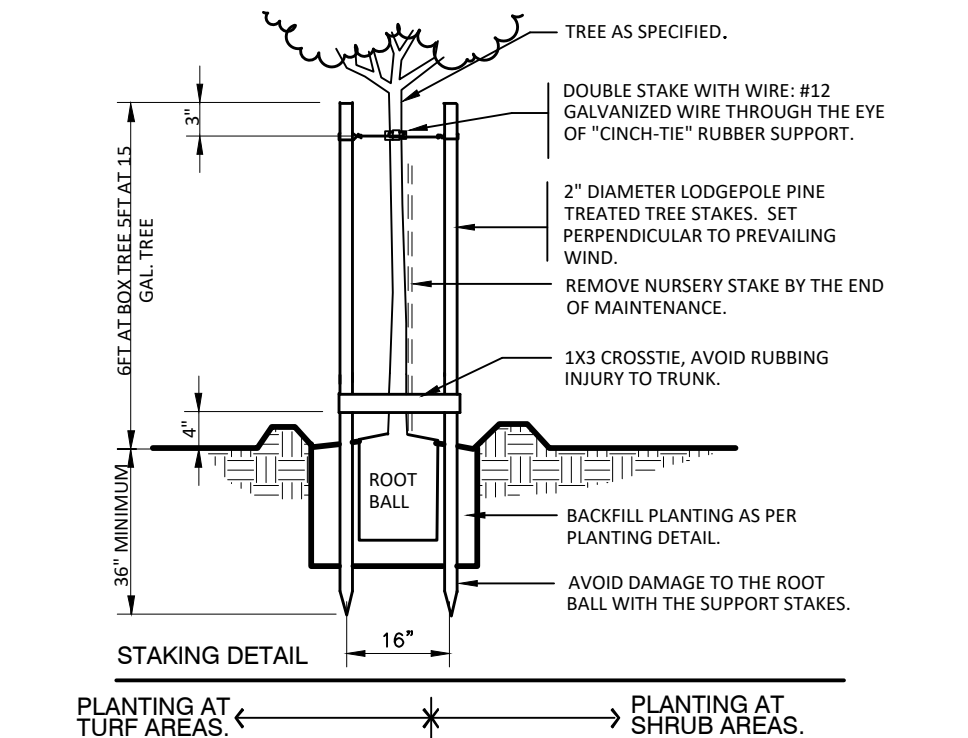
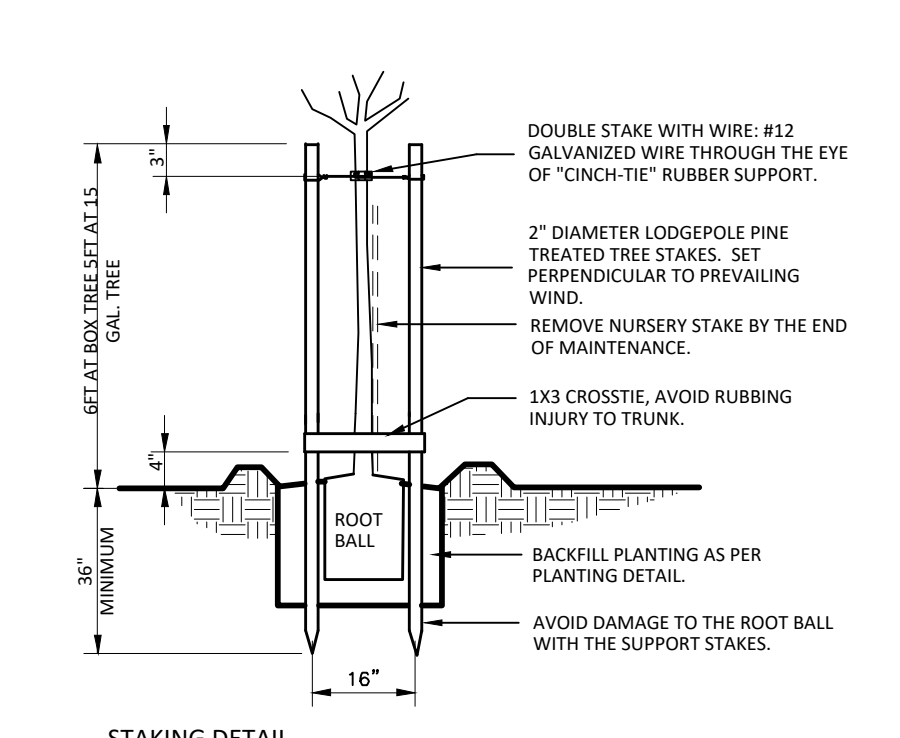
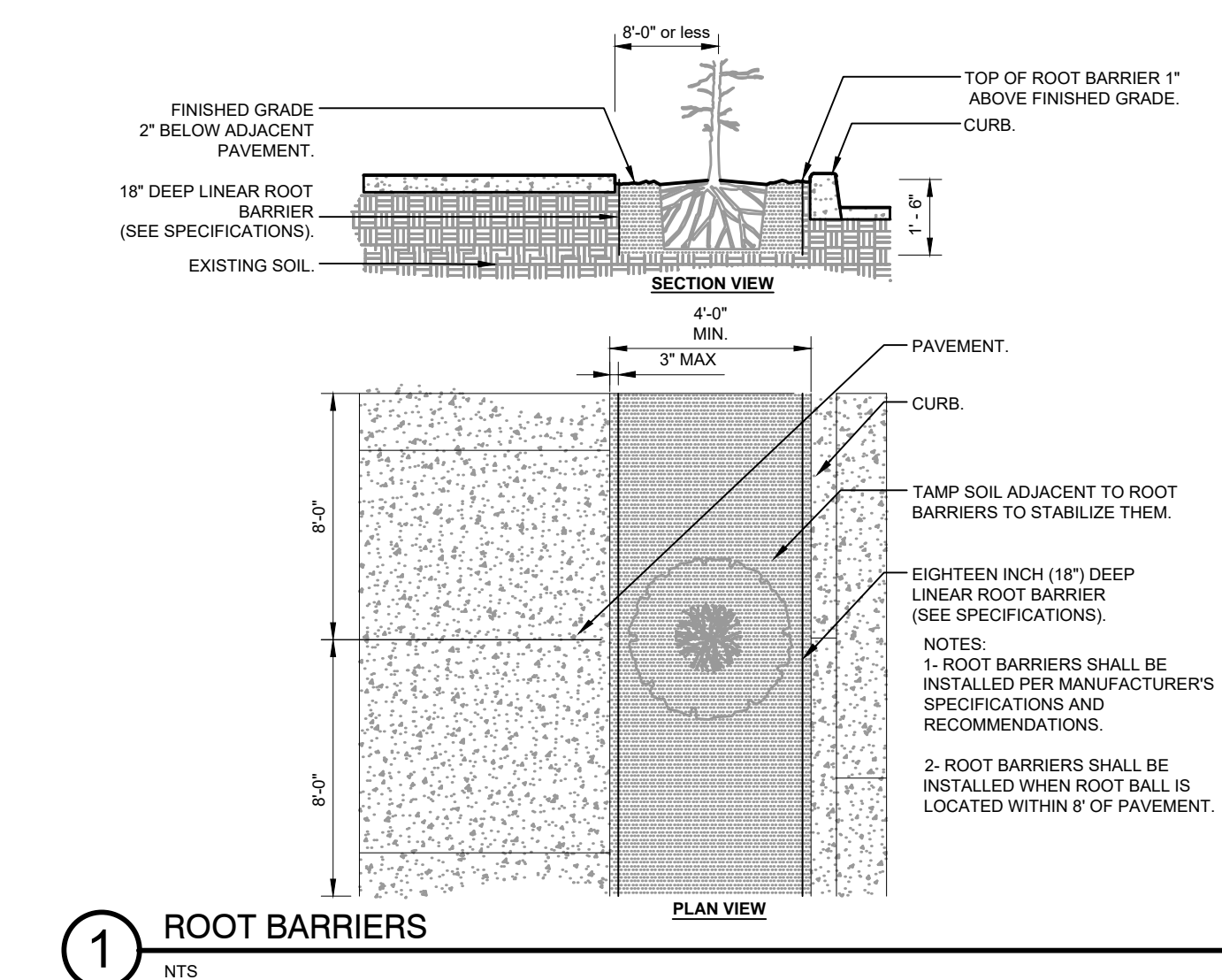
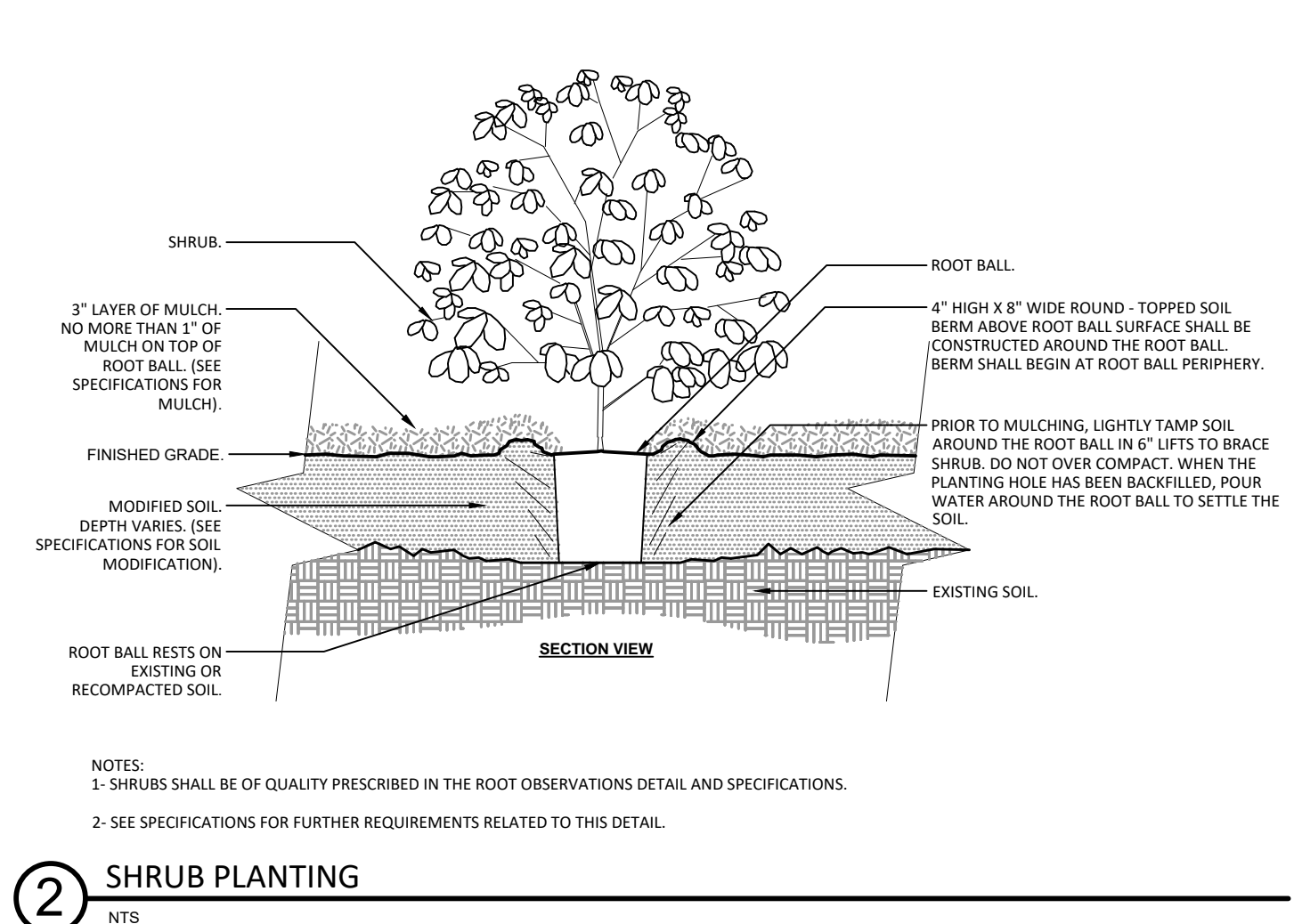
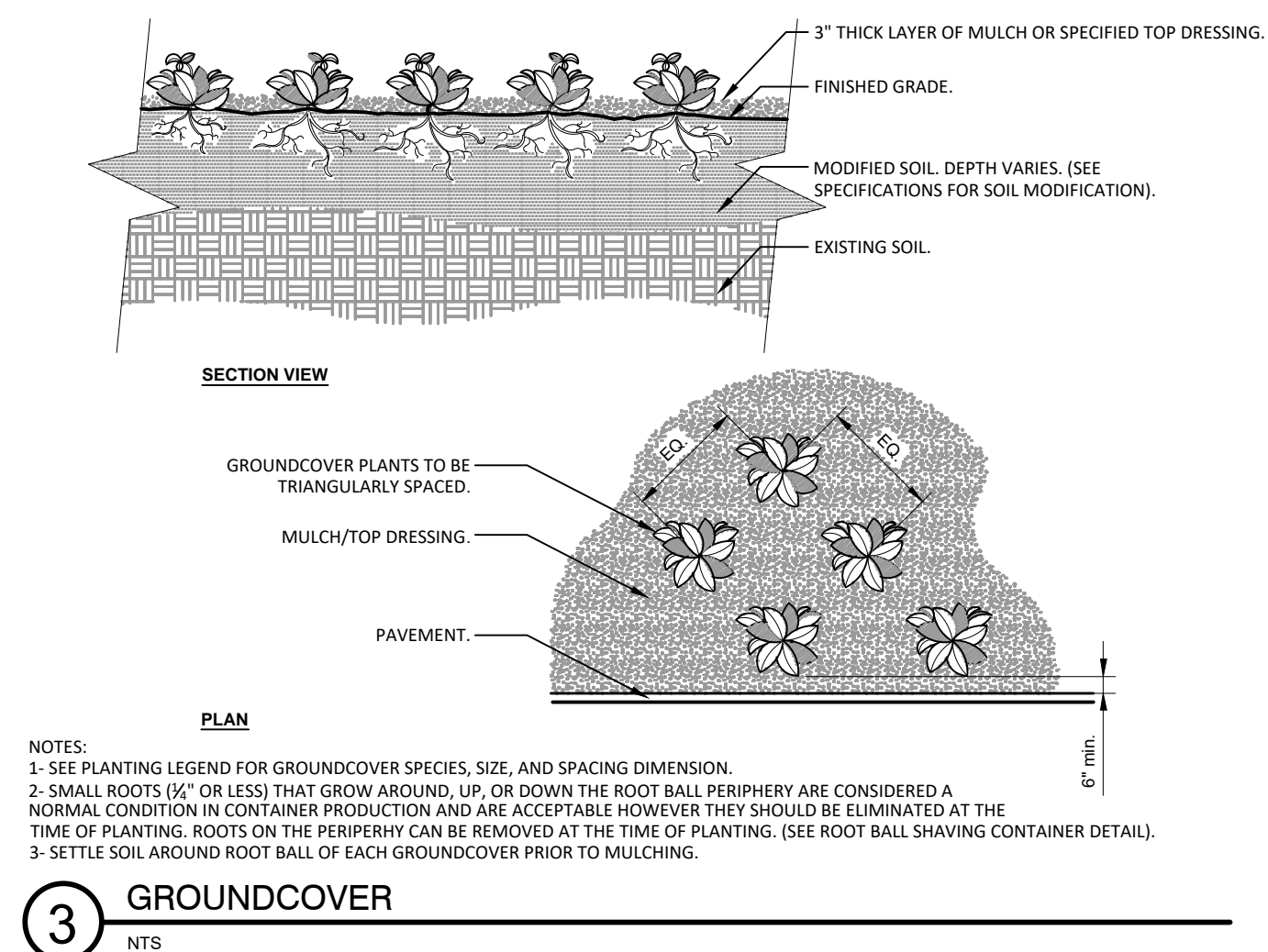
Project Name and Address
 COLUMBUS ST.
 EL GRANADA, CA

Project 236-2019	Drawn By 4Binc.
Date 9/10/19	Checked By 4Binc.
Scale 1/8"=1'-0"	Approved By
	Sheet L-1.0

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PLANTING DETAILS



No.	Revision/Issue	Date

Firm Name and Address

4Binc
Select Certified
1610 11th St, Berkeley, CA
LIC # 1012730 1A CERT # 57436

ASIC
COMMERCIAL MEMBER

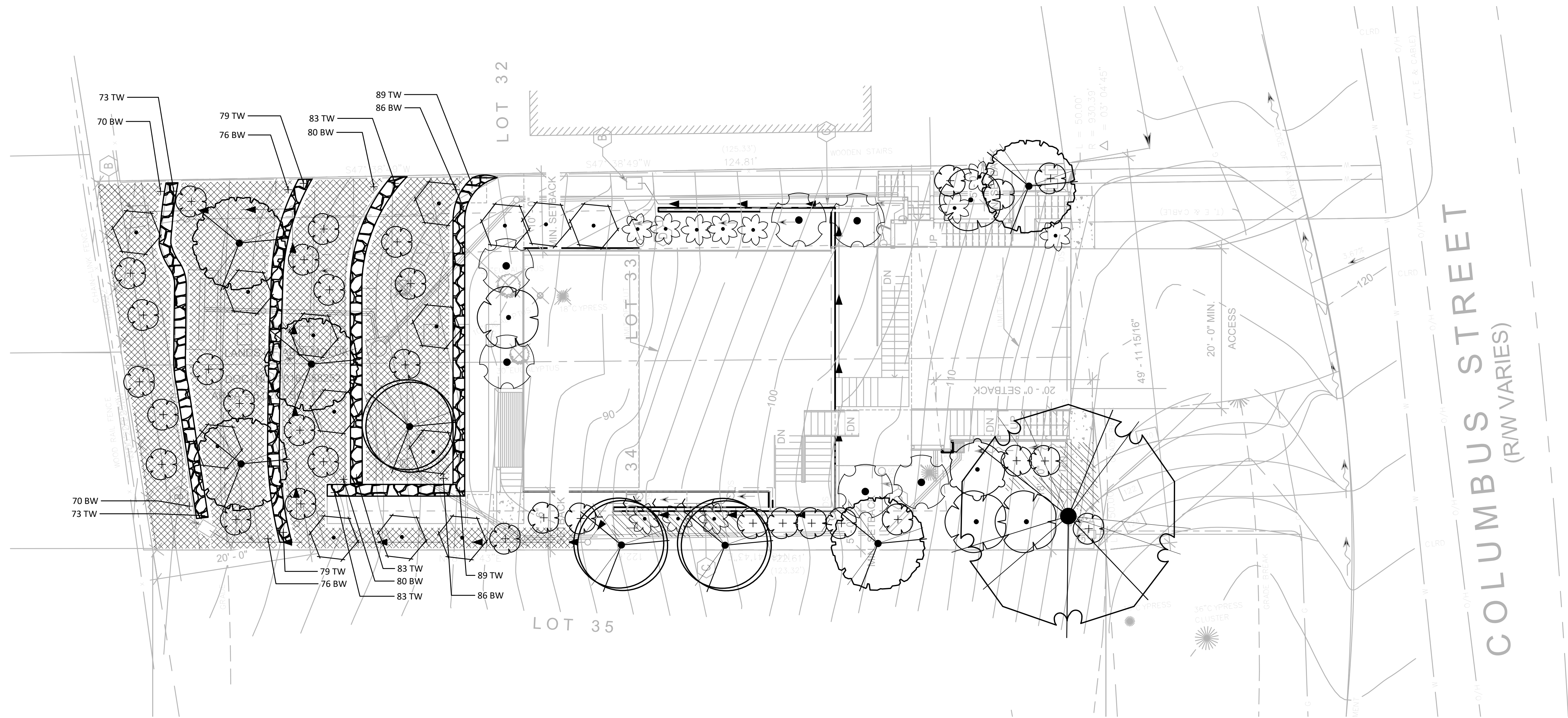
Project Name and Address

**COLUMBUS ST.
EL GRANADA, CA**

Project	236-2019	Drawn By	4Binc.
Date	9/10/19	Checked By	4Binc.
Scale		Approved By	
		Sheet	



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MAINTENANCE DURING THE WARRANTY PERIOD by the plant installer
 During the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

General requirements:

- All work shall be undertaken by trained planting crews under the supervision of a foreman with a minimum of 5 years experience supervising commercial plant maintenance crews.
- All chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. All work and chemical use shall comply with all applicable local, provincial and federal requirements.
- Assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. Use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
- All workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
- The Contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the Owner's Representative.
- Maintenance vehicles shall not park on the site including walks and lawn areas at any time without the Owner's Representative's written permission.
- Maintain a detailed log of all maintenance activities including types of tasks, date of task, types and quantities of materials and products used, watering times and amounts, and number of each crew. Periodically review the logs with the Owner's Representative, and submit a copy of the logs at the end of each year of the maintenance agreement.
- Meet with the Owner's Representative a minimum of three times a year to review the progress and discuss any changes that are needed in the maintenance program. At the end of the warranty period attend a hand over meeting to formally transfer the responsibilities of maintenance to the Owner's Representative. Provide all information on past maintenance activities and provide a list of critical tasks that will be needed over the next 12 months. Provide all maintenance logs and soil test data. Make the Contractor's supervisor available for a minimum of one year after the end of the warranty period to answer questions about past maintenance.
- Provide the following maintenance tasks:
 - Watering: Provide all water required to keep soil within and around the root balls at optimum moisture content for plant growth.
 - Maintain all watering systems and equipment and keep them operational.
 - Monitor soil moisture to provide sufficient water. Check soil moisture and root ball moisture with a soil moisture meter on a regular basis and record moisture readings. Do not over water.
 - Soil nutrient levels: Take a minimum of 4 soil samples from around the site in the spring and fall and have them tested by an accredited agricultural soil testing lab for chemical composition of plant required nutrients, pH, salt and % organic matter. Test results shall include laboratory recommendations for nutrient applications. Apply fertilizers at rates recommended by the soil test.
 - Make any other soil test and/or plant tissue test that may be indicated by plant conditions that may not be related to soil nutrient levels such as soil contaminated by other chemicals or lack of chemical uptake by the plant.

- Plant pruning: Remove cross over branching, shorten or remove developing co dominant leaders, dead wood and winter-damaged branches. Unless directed by the Owner's Representative, do not shear plants or make heading cuts.
- Restore plants: Reset any plants that have settled or are leaning as soon as the condition is noticed.
- Guying and staking: Maintain plant guys in a taught position. Remove tree guys and staking after the first full growing season unless directed by Owner's Representative.
- Weed control: Keep all beds free of weeds. Hand-remove all weeds and any plants that do not appear on the planting plan. Chemical weed control is permitted only with the approval of the Owner's Representative. Schedule weeding as needed but not less 12 times per year.
- Trash removal: Remove all trash and debris from all planting beds and maintain the beds in a neat and tidy appearance. The number of trash and debris removal visits shall be no less than 12 times per year and may coincide with other maintenance visits.
- Plant pest control: Maintain disease, insects and other pests at manageable levels. Manageable levels shall be defined as damage to plants that may be noticeable to a professional but not to the average person. Use least invasive methods to control plant disease and insect outbreaks.
- The Owner's Representative must approve in advance the use of all chemical pesticide applications.
- Plant replacement: Replace all plants that are defective as defined in the warranty provisions, as soon as the plant decline is obvious and in suitable weather and season for planting as outlined in above sections. Plants that become defective during the maintenance period shall be covered and replaced under the warranty provisions.
- Mulch: Refresh mulch once a year to maintain complete coverage but do not over mulch. At no time shall the overall mulch thickness be greater than 3 inches. Do not apply mulch within 6 inches of the trunks or stems of any plants. Replacement mulch shall meet the requirements of the original approved material. Mulch shall be no more than one inch on top of the root ball surface.
- Bed edging: Check and maintain edges between mulch and lawn areas in smooth neat lines as originally shown on the drawings.
- Leaf, fruit and other plant debris removal: Remove fall leaf, spent flowers, fruit and plant part accumulations from beds and paved surfaces. Maintain all surface water drains free of debris. Debris removal shall be undertaken at each visit to weed or pick up trash in beds.
- Damage from site use: Repair of damage by site visitors and events, beyond normal wear, are not part of this maintenance. The Owner's Representative may request that the Contractor repair damage beds or plantings for an additional cost. All additional work shall be approved in advance by the Owner's Representative.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	ARB COM	3	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	15 GAL.	WATER USE LOW	
	ARC HUR	5	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' / DR. HURD MANZANITA	15 GAL.	LOW	
	EUC SIL	1	EUCALYPTUS CINEREA / SILVER DOLLAR TREE	15 GAL.	LOW	
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	CEA VAL	32	CEANOTHUS MARITIMUS 'VALLEY VIOLET' / MARITIME CEANOTHUS	5 GAL.	LOW	
	CEA JUL	1	CEANOTHUS X 'JULIA PHELPS' / CALIFORNIA LILAC	5 GAL.	LOW	
	HET ARB	4	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.	LOW	
	MYR CAL	14	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL.	MEDIUM	
	WOO FIM	11	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	1 GAL.	MEDIUM	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	MYO PAR	182	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL.	36" o.c.	WATER USE LOW
	SAL BEE	8	SALVIA X 'BEE'S BLISS' / SAGE	1 GAL.	48" o.c.	LOW

70 BW = BOTTOM OF WALL ELEVATION
 73 TW = TOP OF WALL ELEVATION

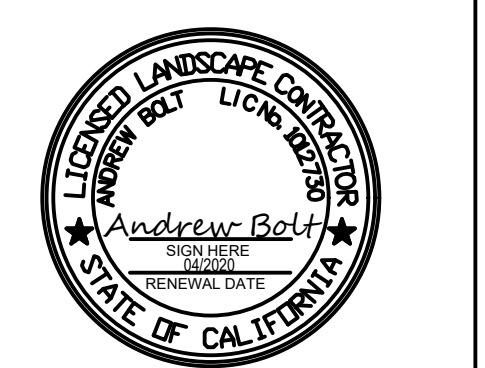
DRY STACK WALL TYPE. WINDSOR WALL ROCK AVAILABLE FROM: LYNOSO GARDEN MATERIALS 650-364-1730

"I HAVE COMPLIED WITH THE LANDSCAPE DESIGN CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS DESIGN."
 DATED: 07/23/2021
 BY: Andrew Bolt



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General Notes



PLANTING LAYOUT

No.	Revision/Issue	Date

Firm Name and Address

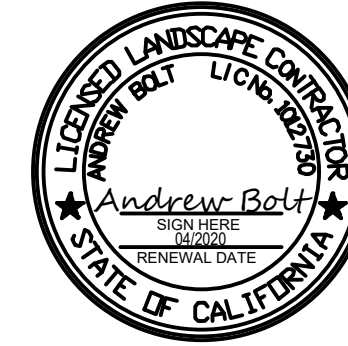
4Binc
 Select Certified ASIC
 IRRIGATION ASSOCIATION
 PROFESSIONAL MEMBERSHIP OFFICIAL CERTIFICATION
 LIC# 1012730-IA CERTIFICATION # 57436

Project Name and Address

COLUMBUS ST.
 EL GRANADA, CA

Project	Drawn By
236-2019	4Binc.
Date	Checked By
9/10/19	4Binc.
Scale	Approved By
1/8"=1'-0"	
Sheet	
	L-1.0

General Notes



IRRIGATION DETAILS

No.	Revision/Issue	Date

Firm Name and Address

16110 11th St, Berkeley, CA 94704
 I.C.C. # 1012730 1A, E.C.R.T. # 57436

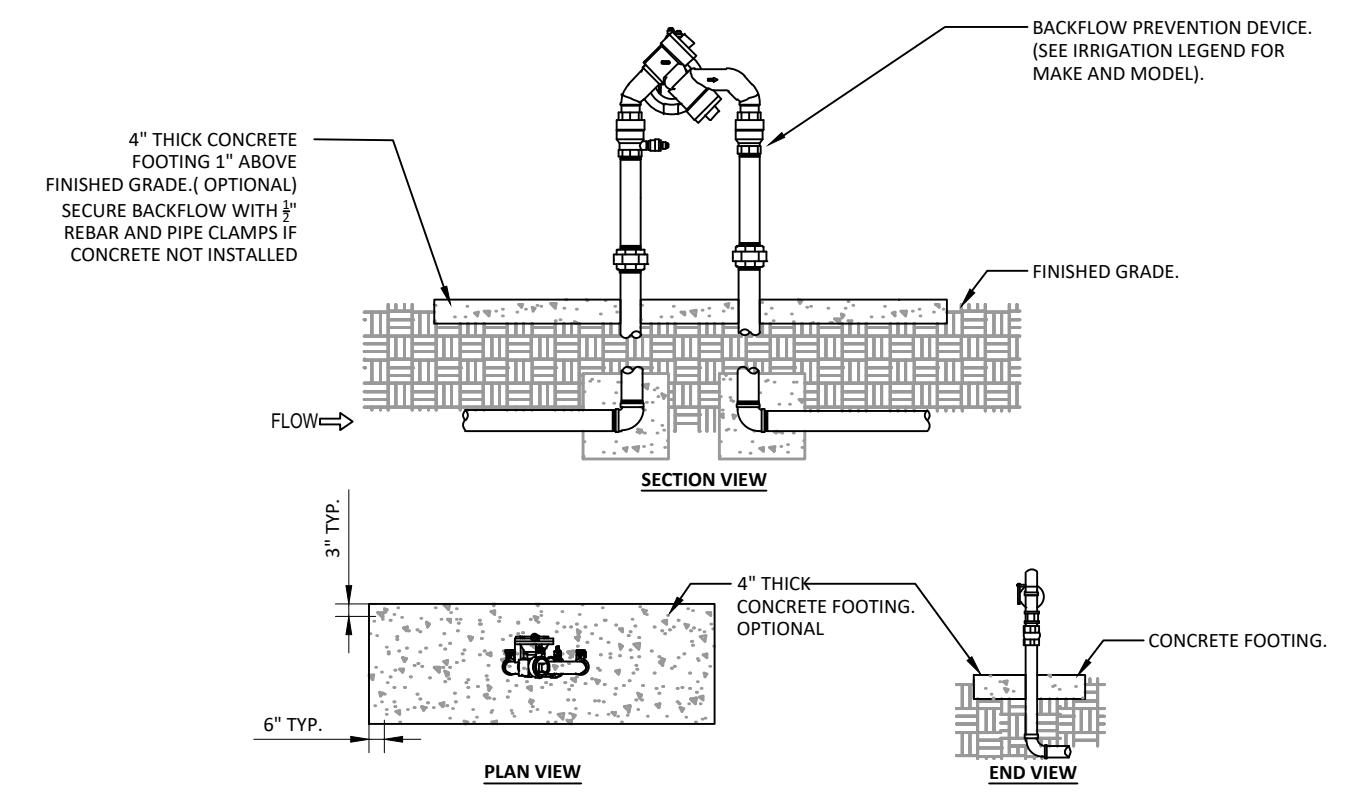
Project Name and Address

**COLUMBUS ST.
EL GRANADA, CA**

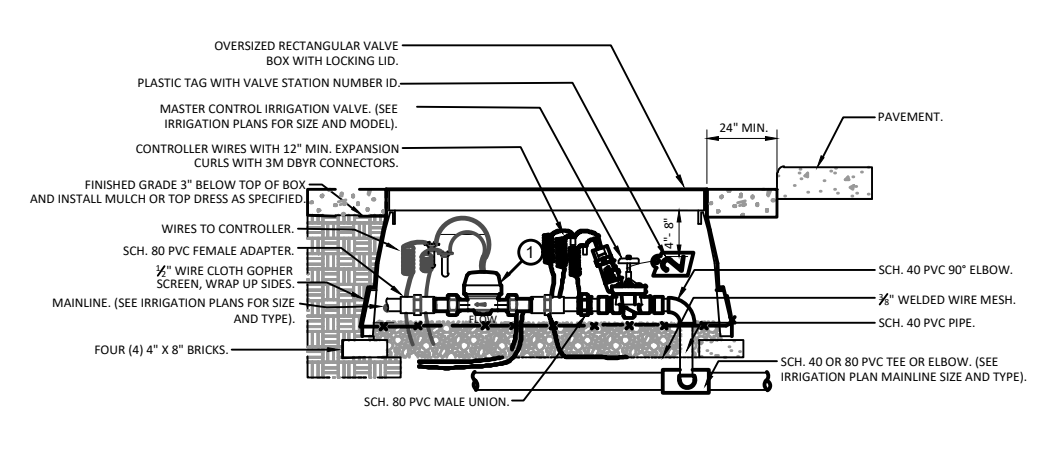
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Date	9/10/19	Checked By	4Binc
Scale		Approved By	
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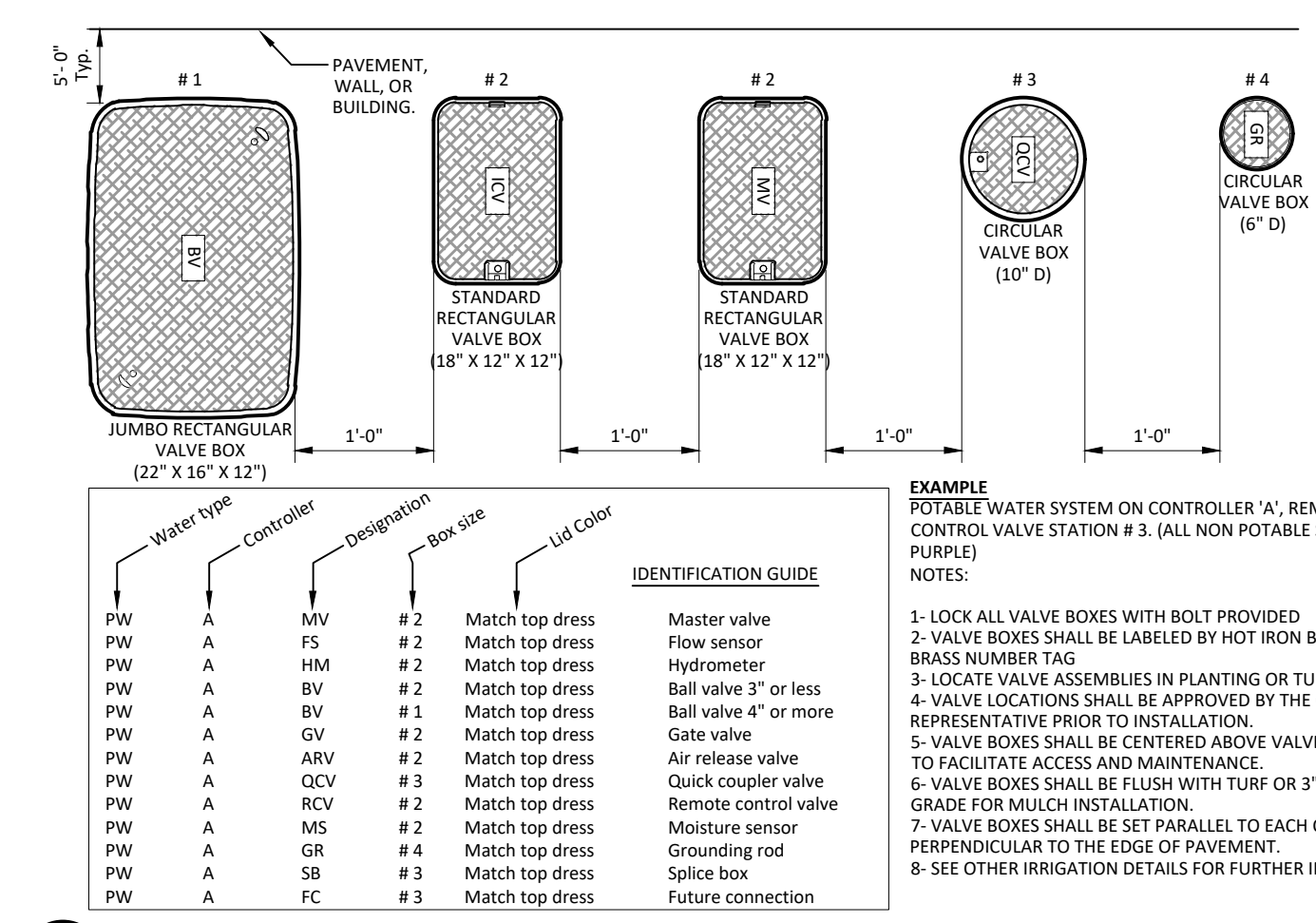
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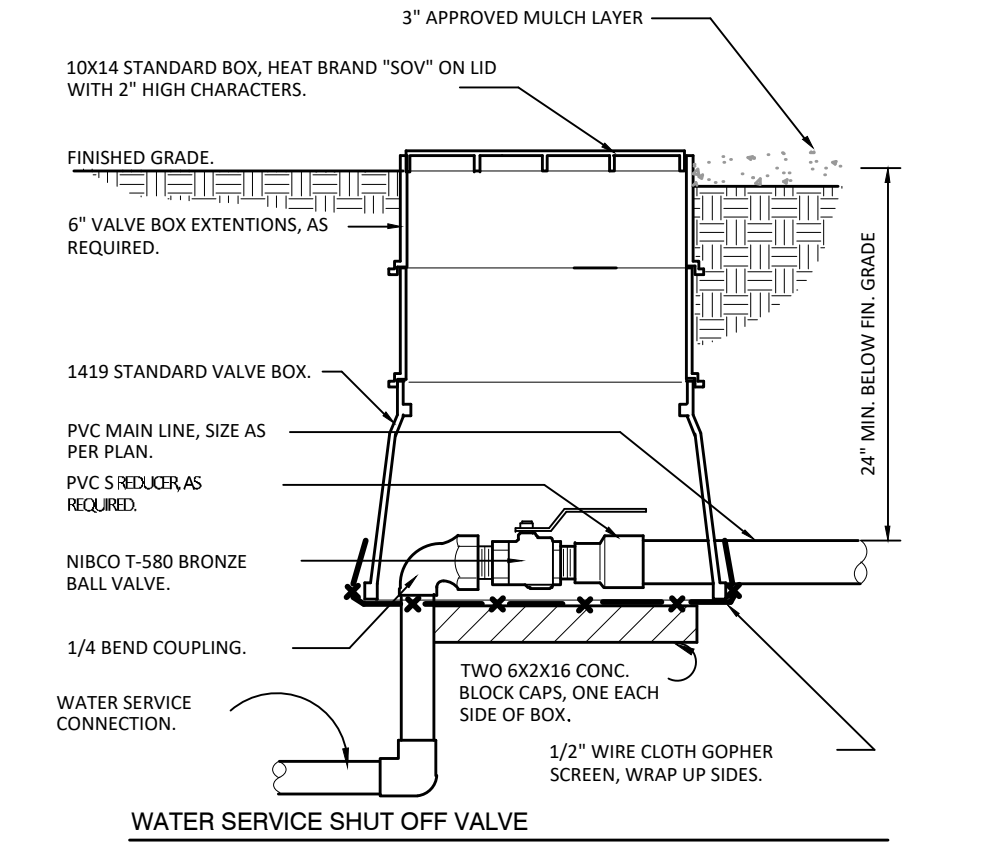
1 BACKFLOW FEBCO 825YA PREVENTER
 NTS
 AB-IR-BAC-02



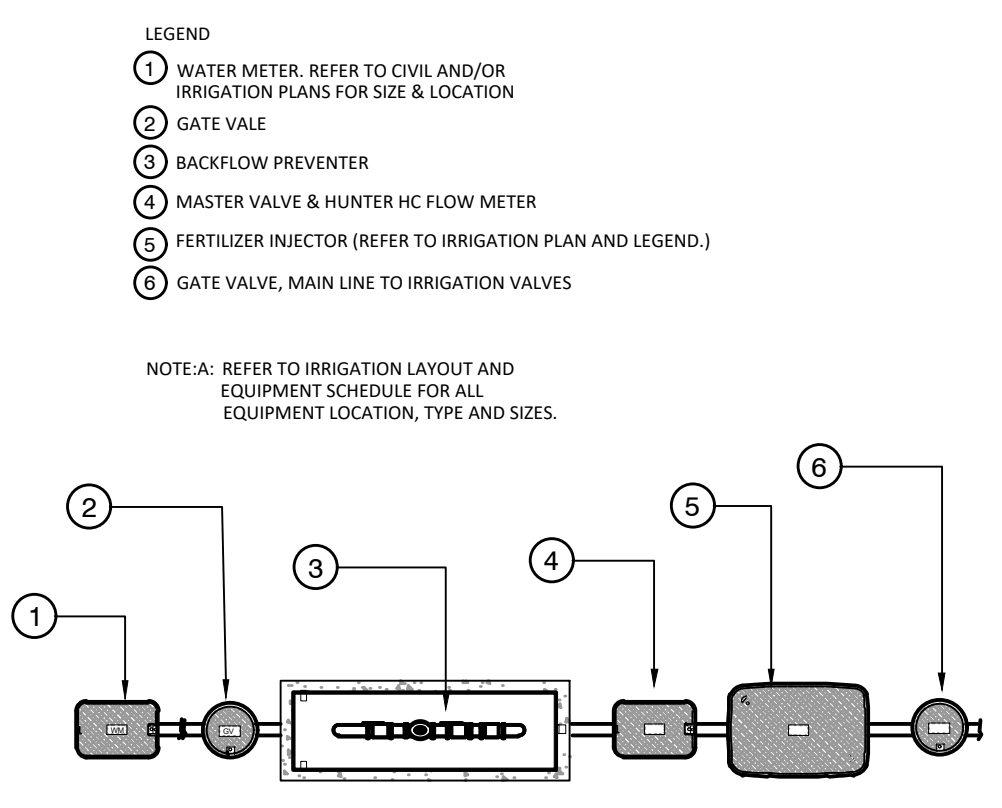
4 MASTER CONTROL VALVE & HUNTER HC FLOW METER
 1\"/>



7 RESIDENTIAL VALVE BOX LAYOUT
 DO NOT SCALE
 AB-IR-VAL-VAL-10



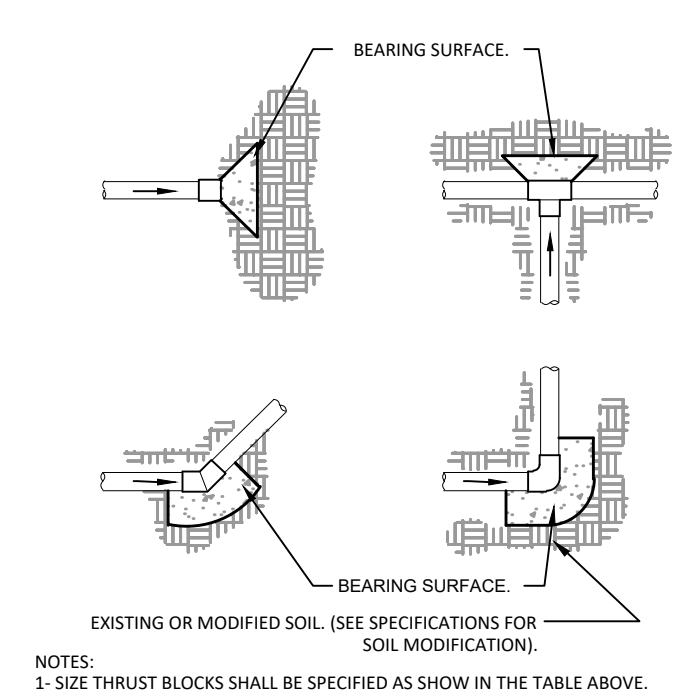
2 WATER SERVICE CONNECTION
 NTS
 AB-IR-POC-10



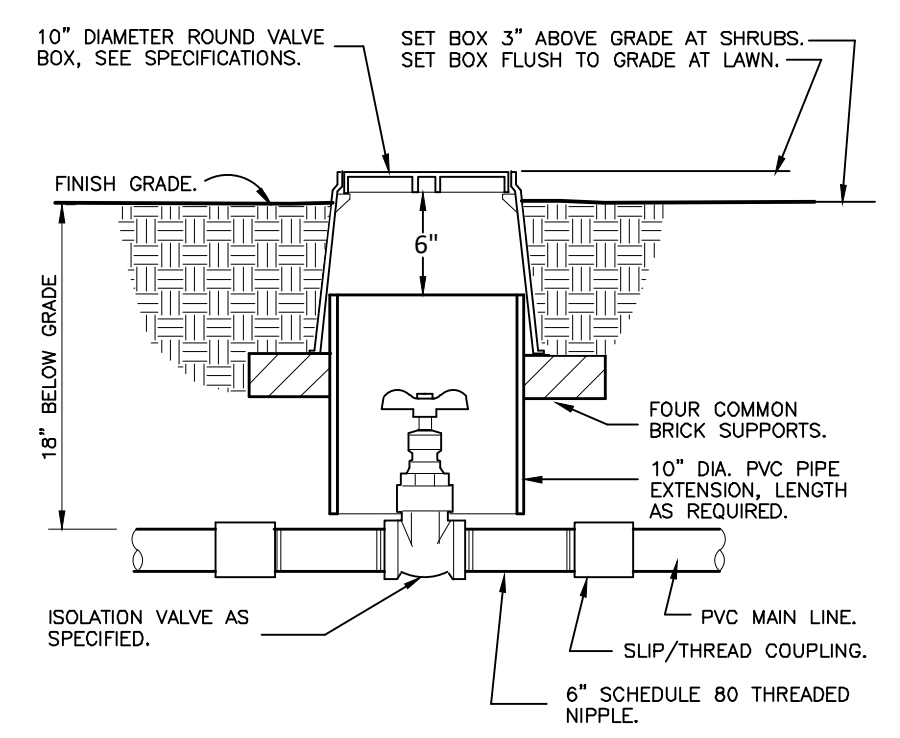
5 POC & IRRIGATION EQUIPMENT LAYOUT
 NTS

MINIMUM BEARING SURFACE AREA

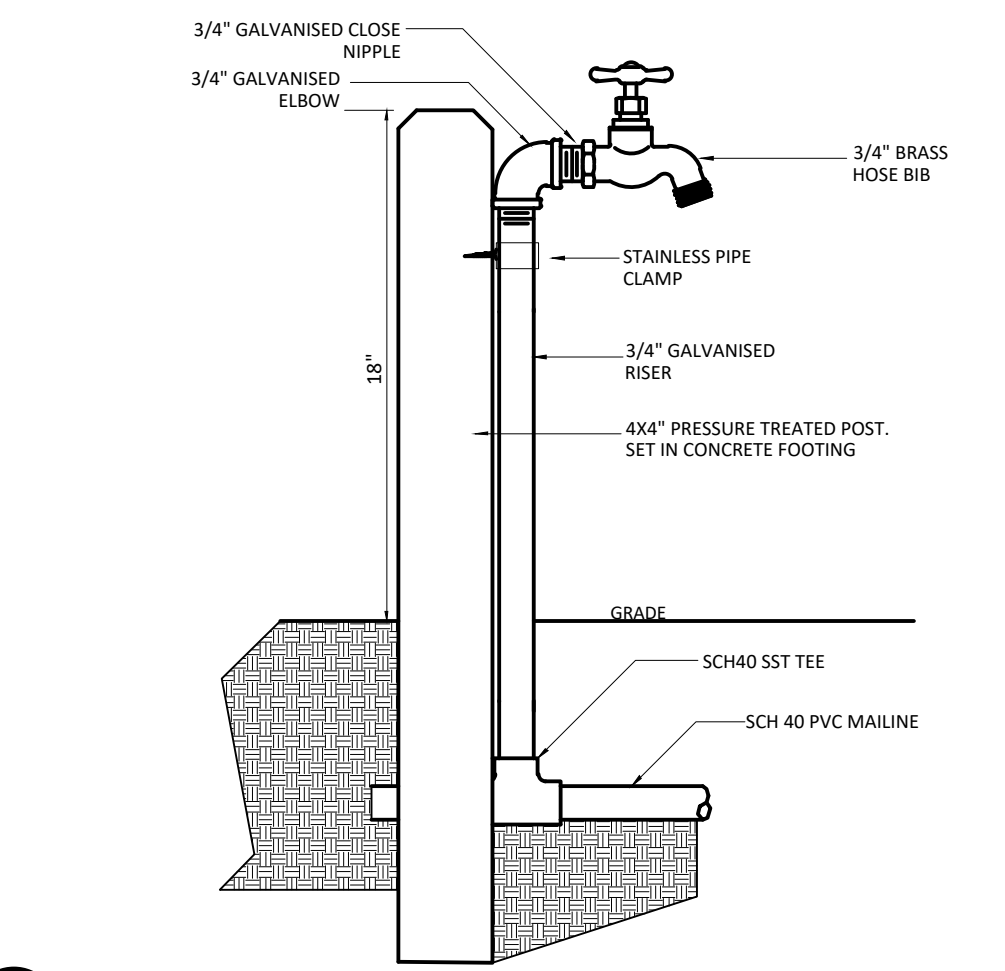
PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.83 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
2-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.48 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	4.02 FEET ²
8"	9.08 FEET ²	12.83 FEET ²	6.98 FEET ²
10"	14.93 FEET ²	21.07 FEET ²	11.44 FEET ²



3 THRUST BLOCK (2)
 NTS



6 BRASS ISOLATION VALVE
 1 1/2\"/>



8 HOSE BIB INSTALLATION POST
 NTS

- NOTES:
- 1-SIZE THRUST BLOCKS SHALL BE SPECIFIED AS SHOWN IN THE TABLE ABOVE.
 - 2-CONTROL WIRES SHALL NOT BE ENCASED IN CONCRETE.
 - 3-ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO PIPE, FITTINGS OR BOLTS.
 - 4-JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.
 - 5-THRUST BLOCKS SHALL BE A MINIMUM OF 6\"/>

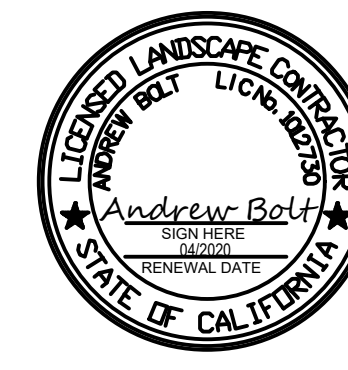
- NOTES:
- 1-INSTALL BACKFLOW FREEZE BLANKET PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - 2-SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.

- LEGEND
- 1 WATER METER, REFER TO CIVIL AND/OR IRRIGATION PLANS FOR SIZE & LOCATION
 - 2 GATE VALVE
 - 3 BACKFLOW PREVENTER
 - 4 MASTER VALVE & HUNTER HC FLOW METER
 - 5 FERTILIZER INJECTOR (REFER TO IRRIGATION PLAN AND LEGEND.)
 - 6 GATE VALVE, MAIN LINE TO IRRIGATION VALVES

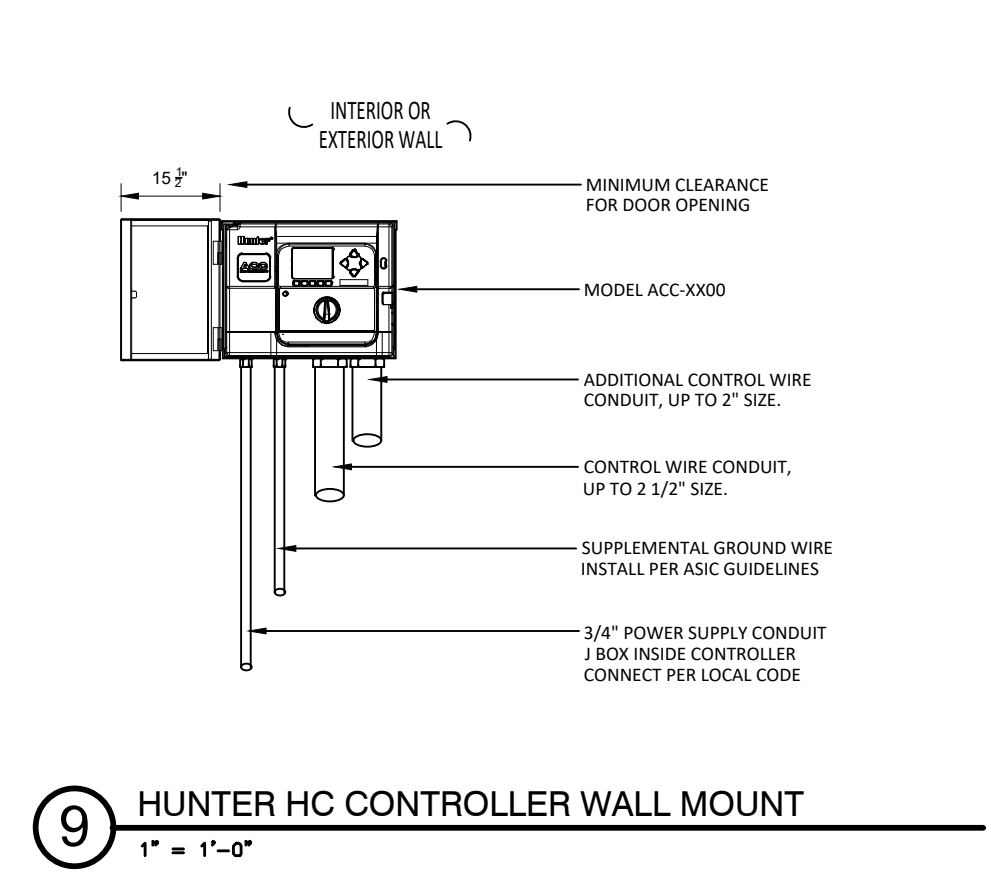
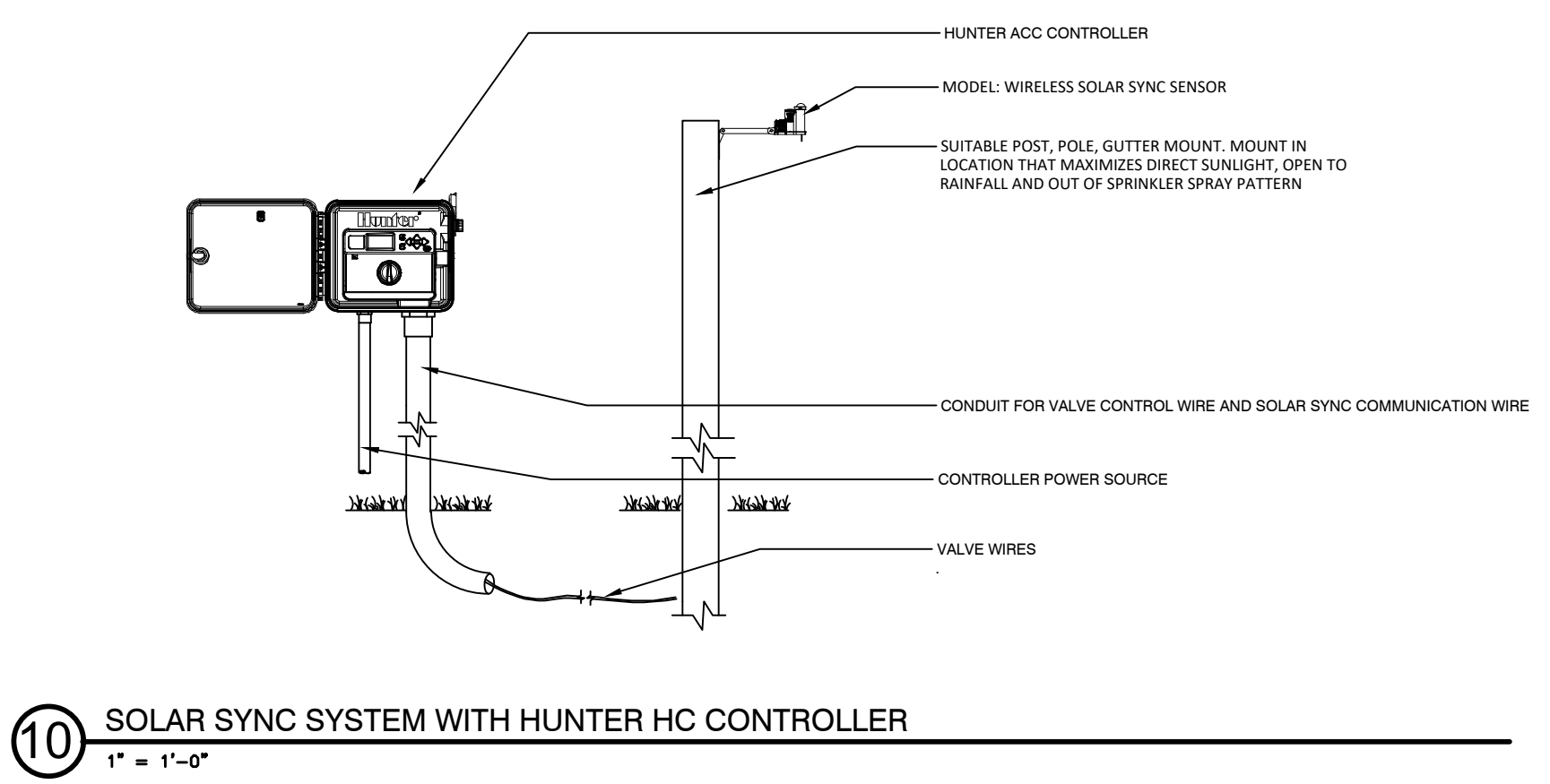
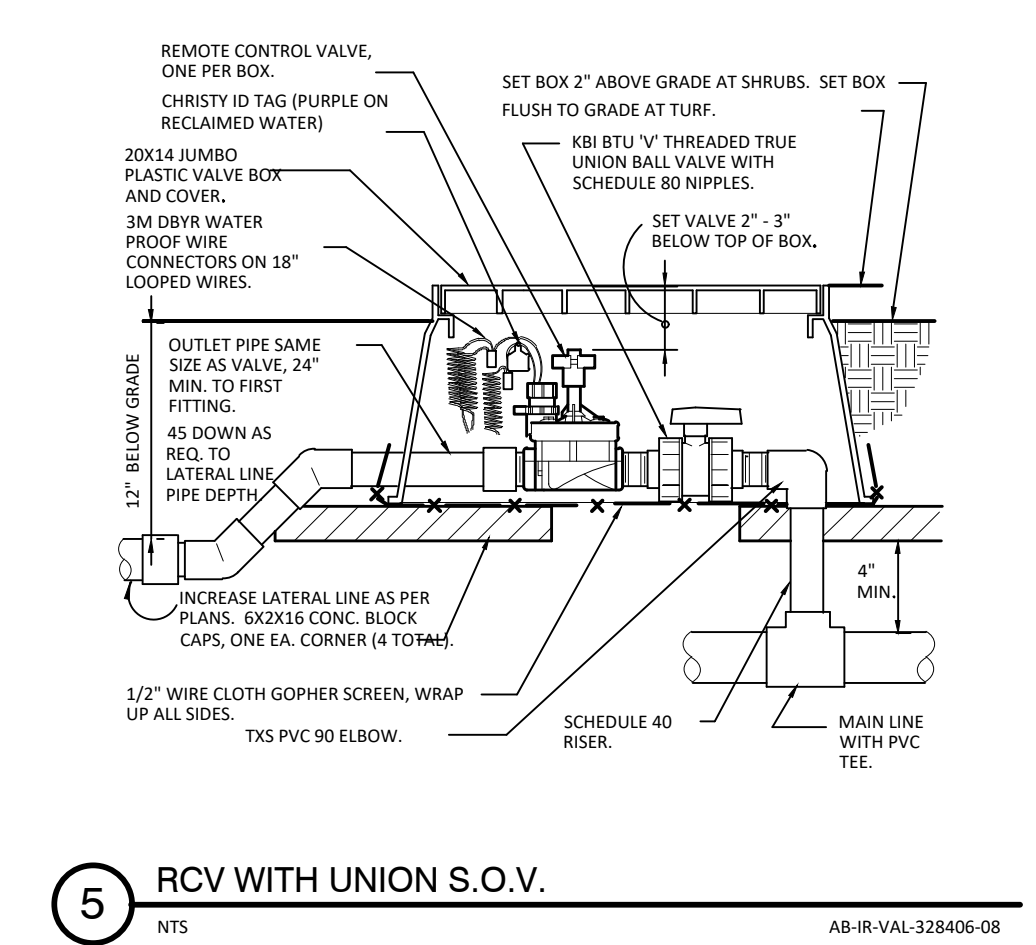
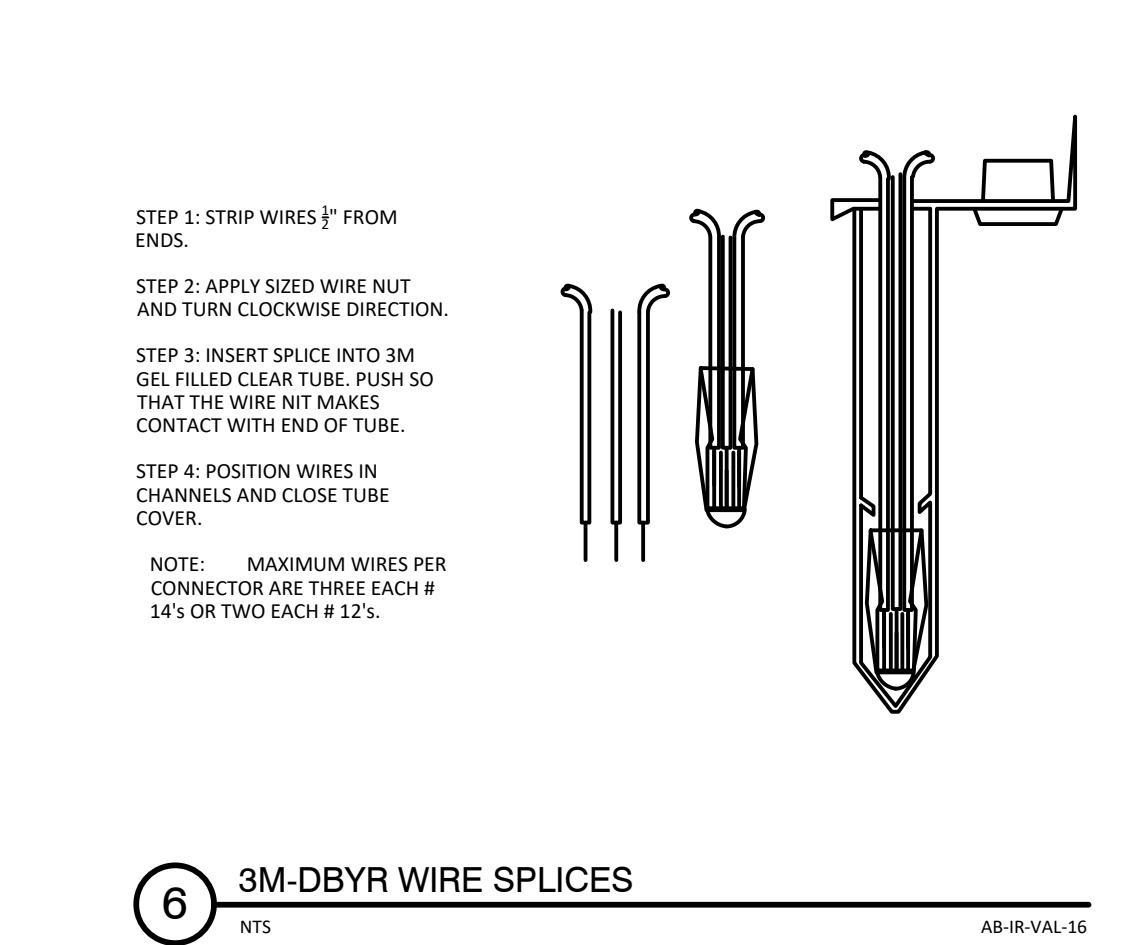
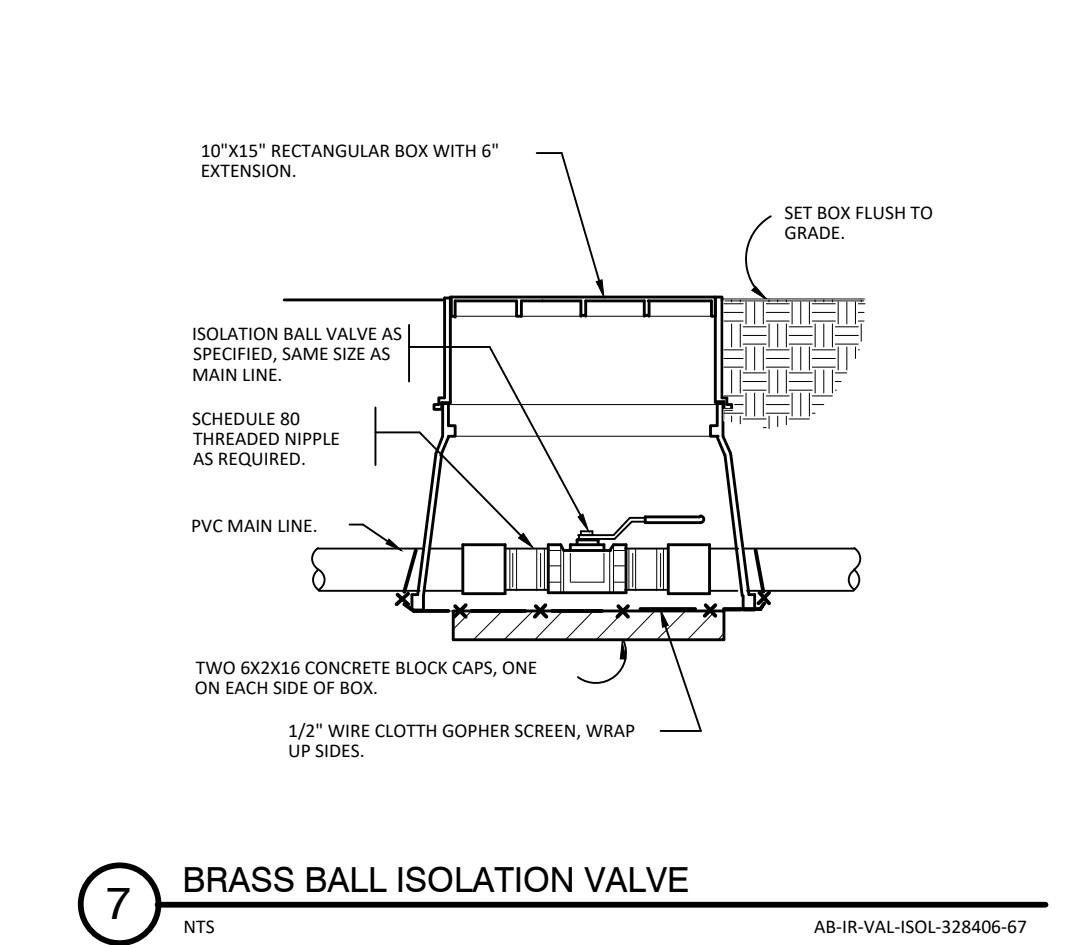
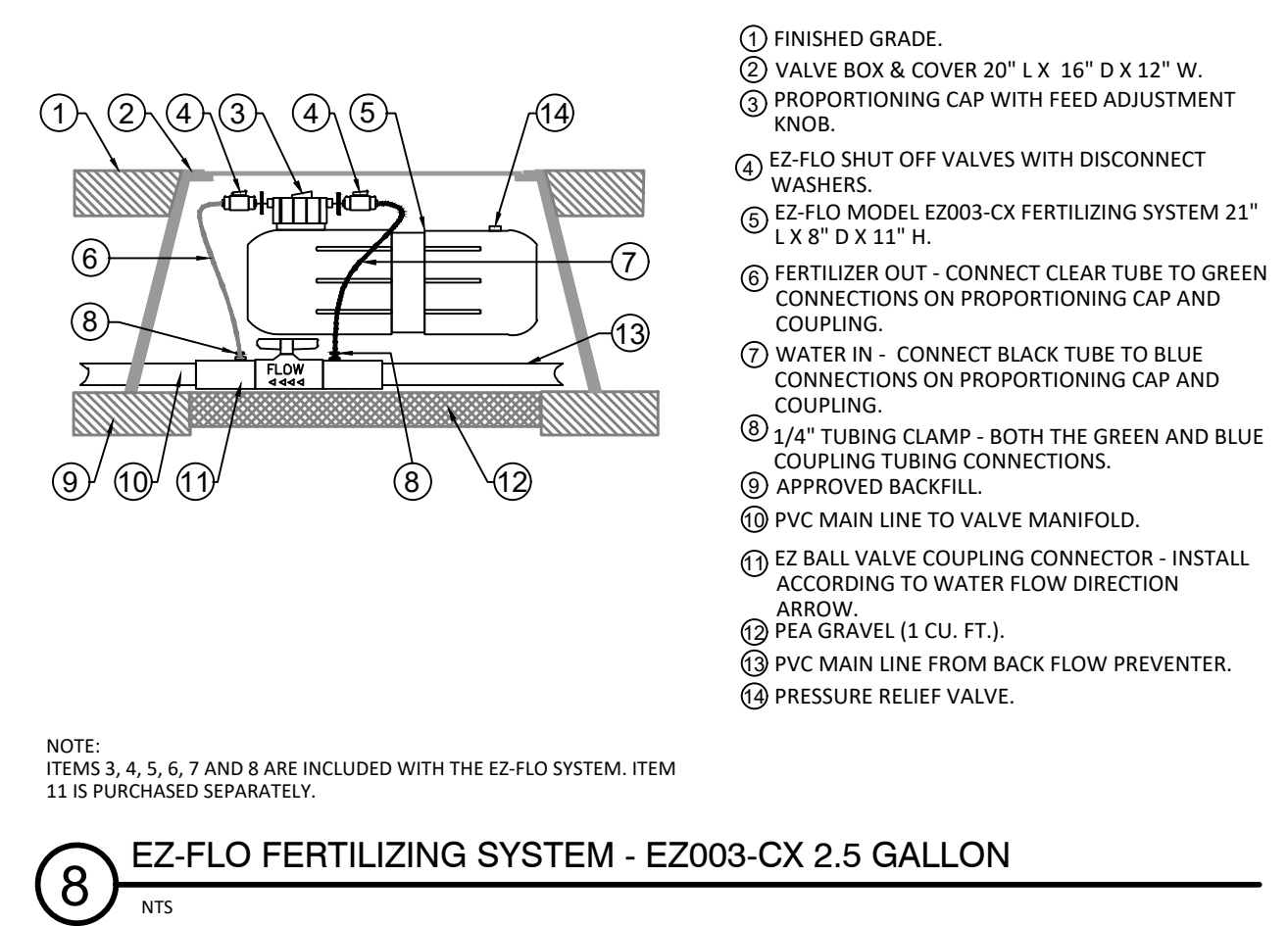
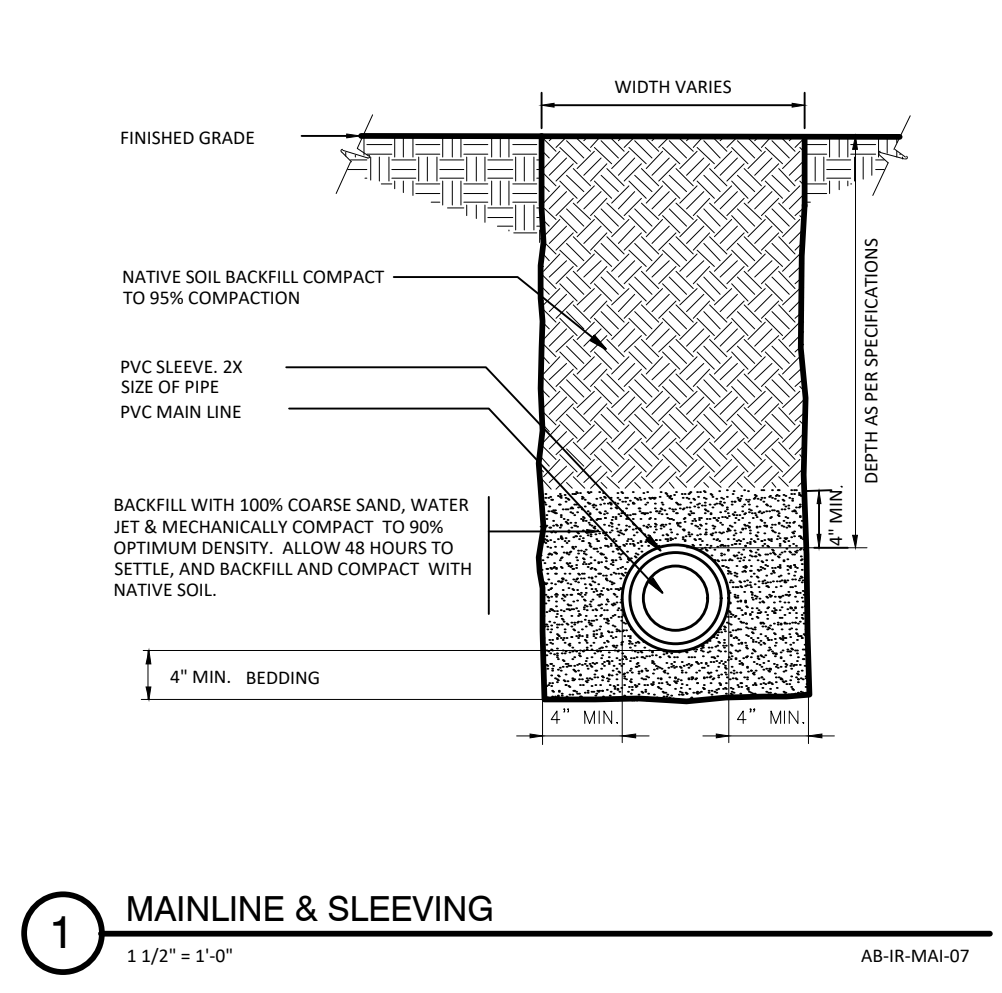
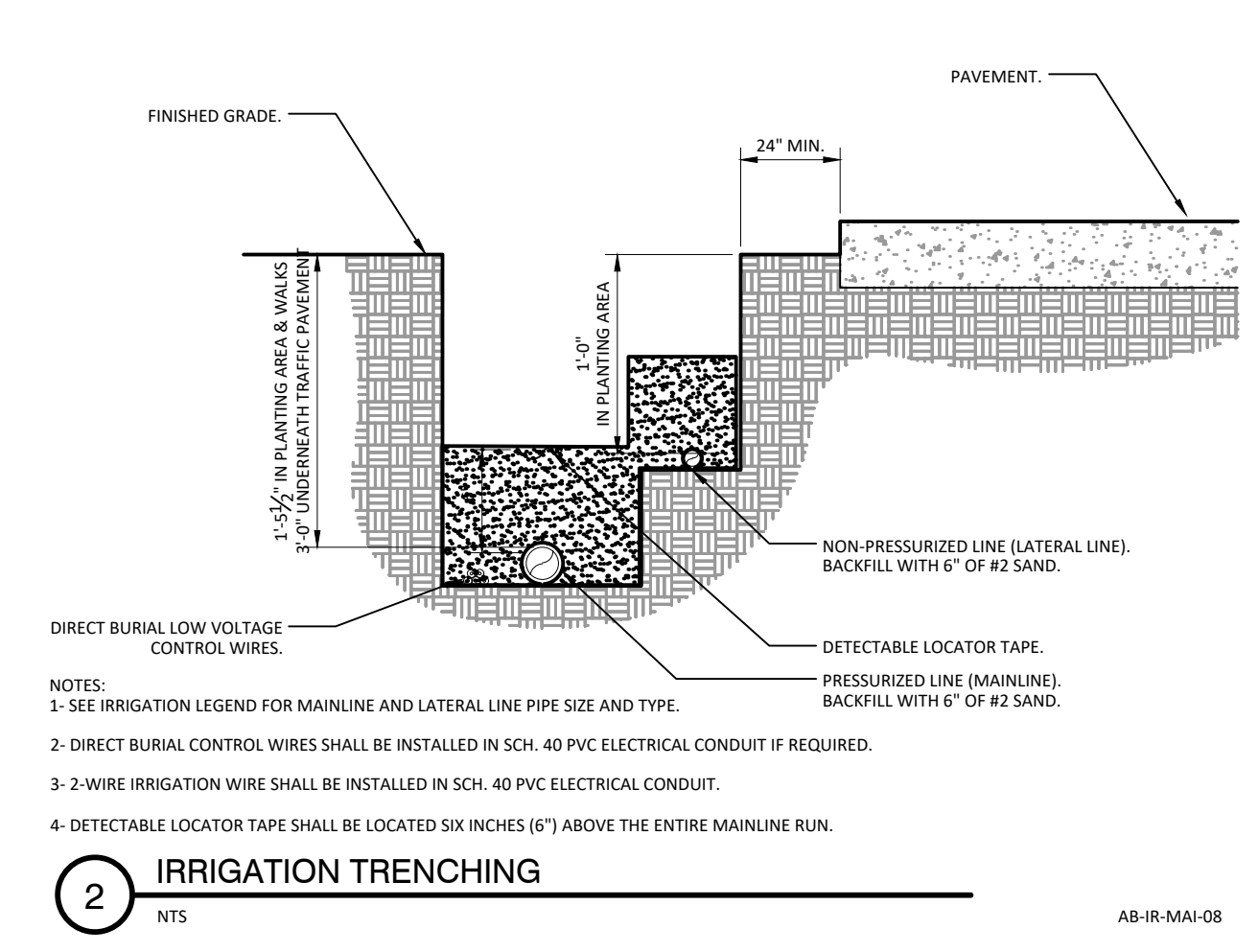
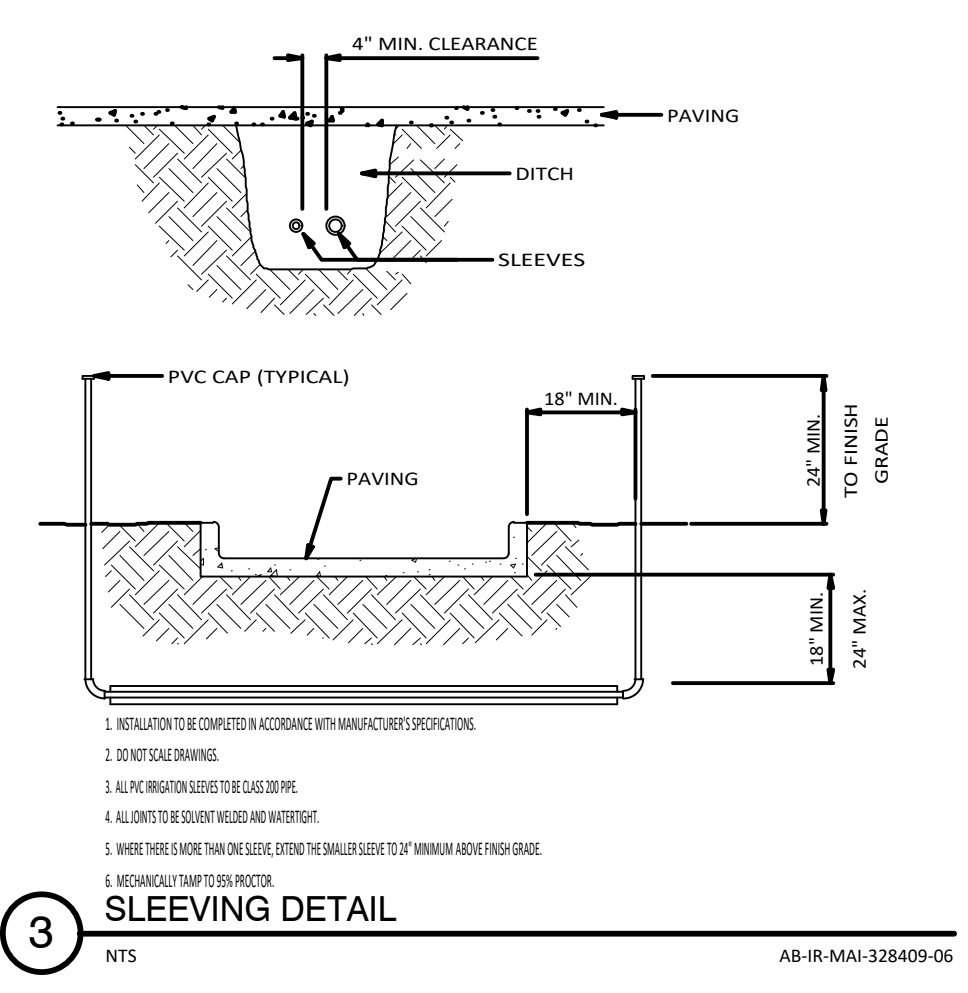
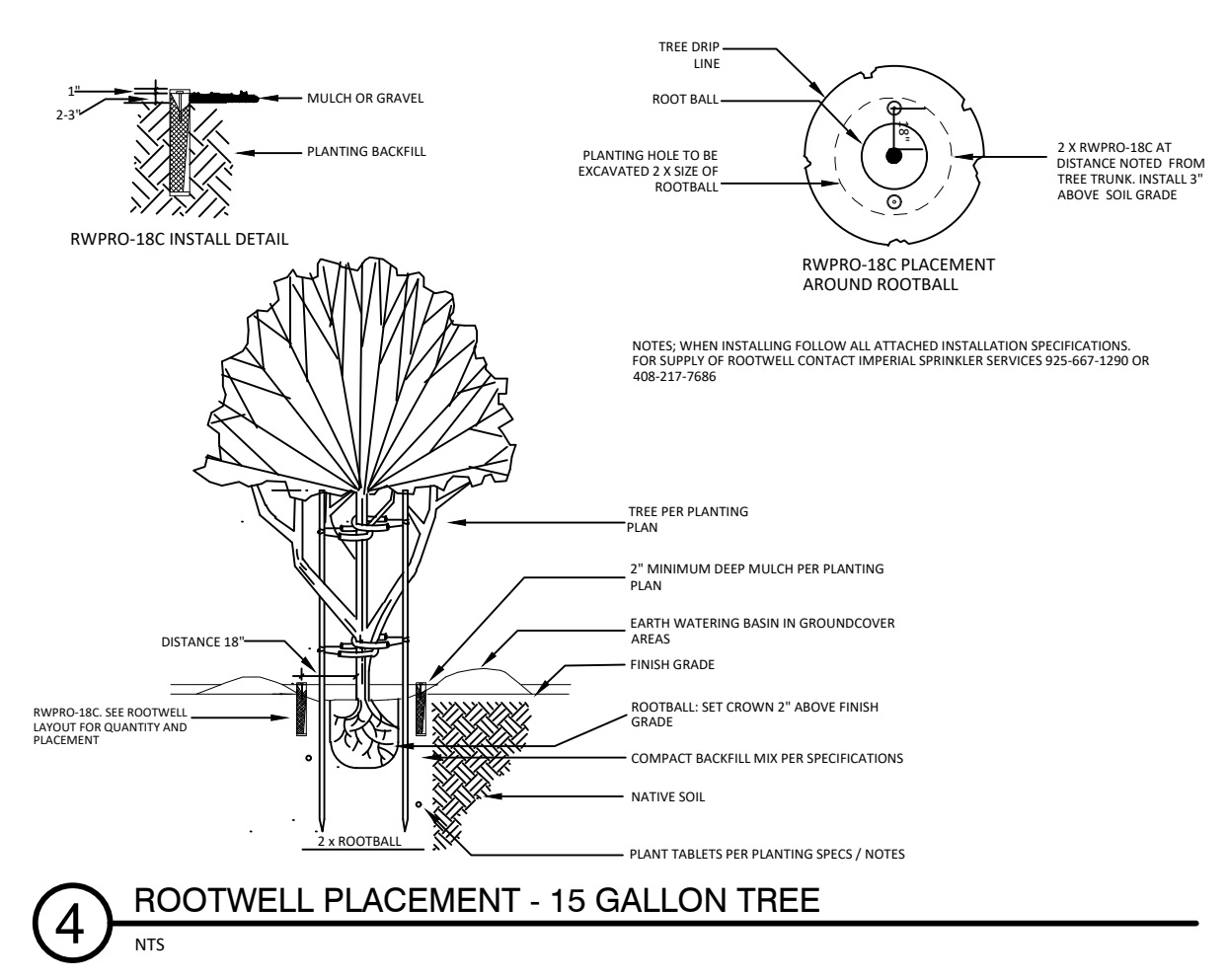
NOTE-A: REFER TO IRRIGATION LAYOUT AND EQUIPMENT SCHEDULE FOR ALL EQUIPMENT LOCATION, TYPE AND SIZES.

- NOTE:
- 1-LOCATE VALVE BOX WITHIN 24\"/>

IR-2.0



IRRIGATION DETAILS



No.	Revision/Issue	Date

Firm Name and Address

4Binc
Select Certified
1610 121st St, Berkeley, CA
LIC # 1012730 1A CERT # 57436

ASIC
COMMERCIAL MEMBERS

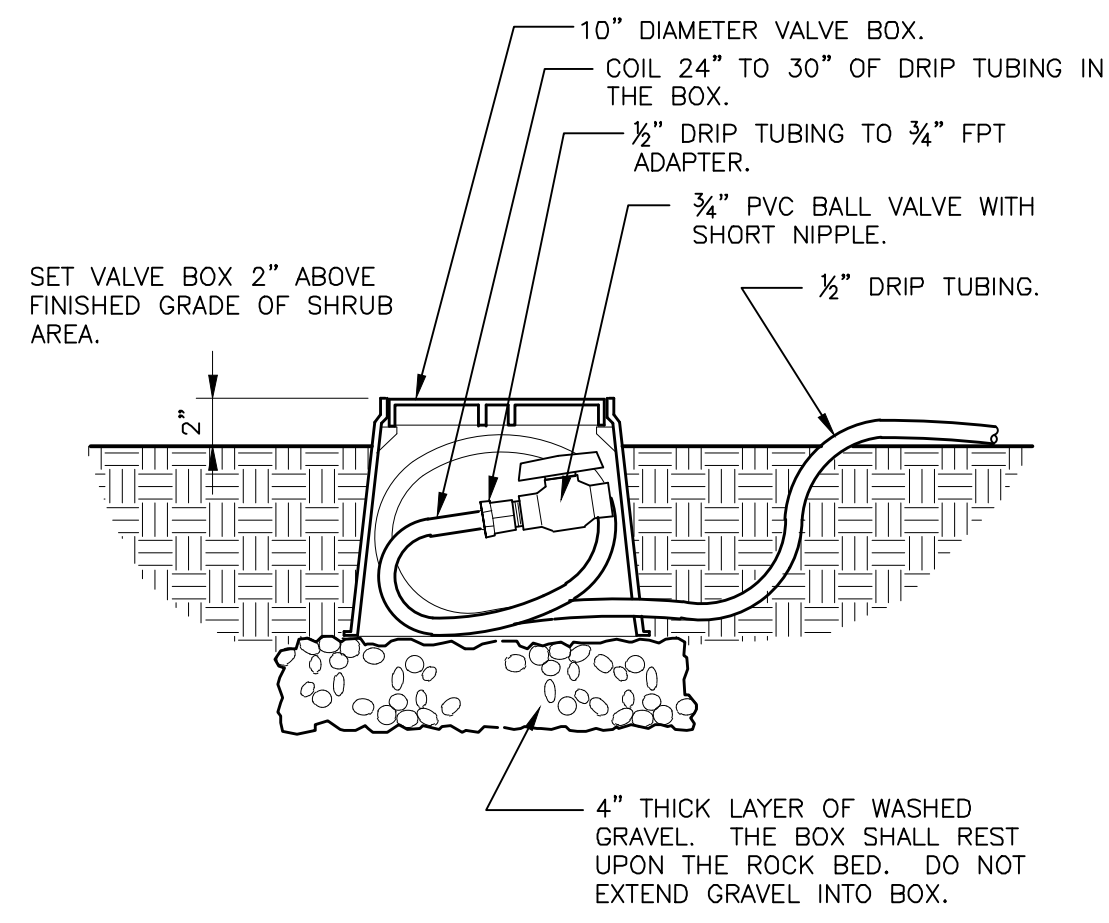
Project Name and Address

**COLUMBUS ST.
EL GRANADA, CA**

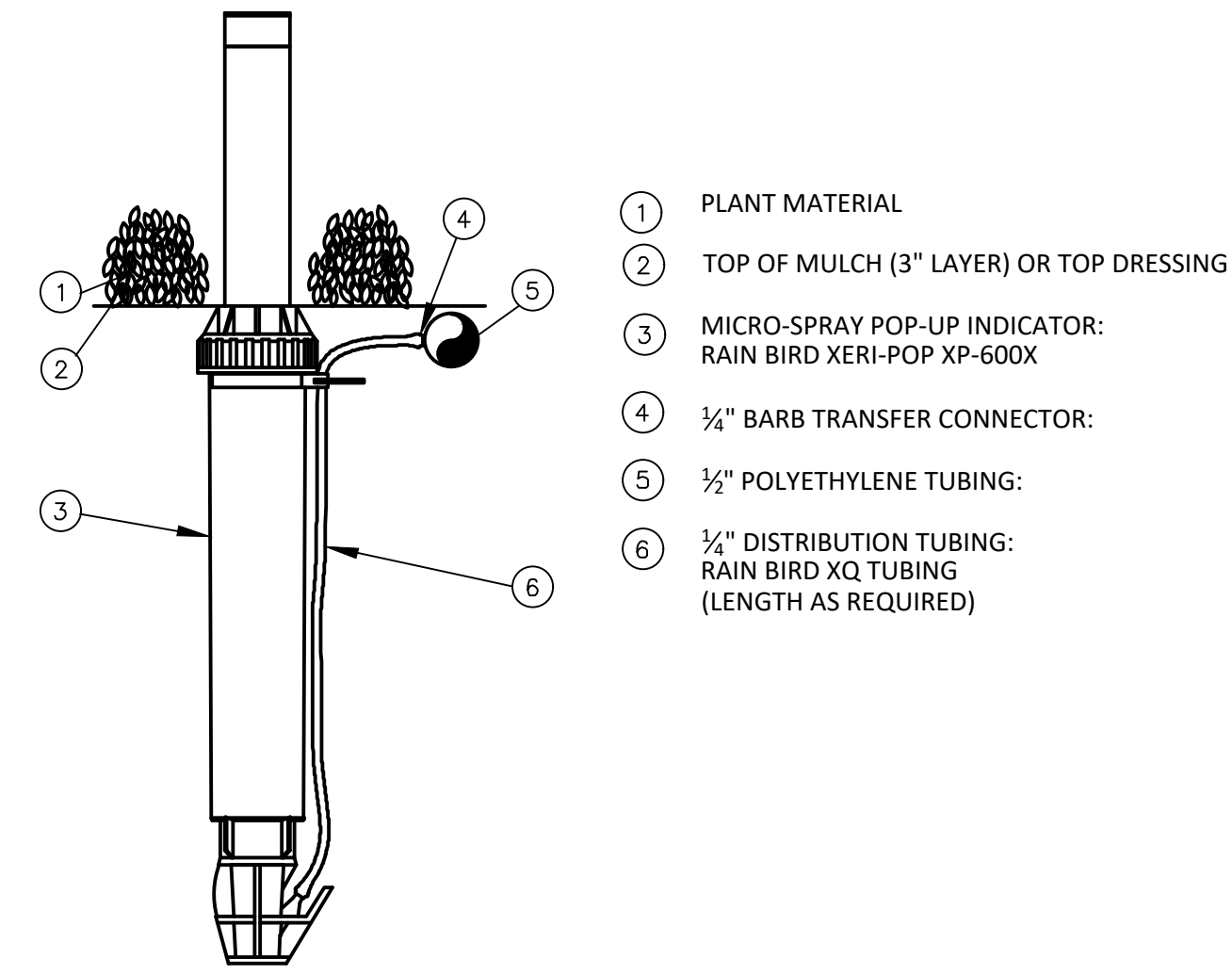
Project	236-2019	Drawn By	4Binc.
Date	9/10/19	Checked By	4Binc.
Scale		Approved By	
		Sheet	



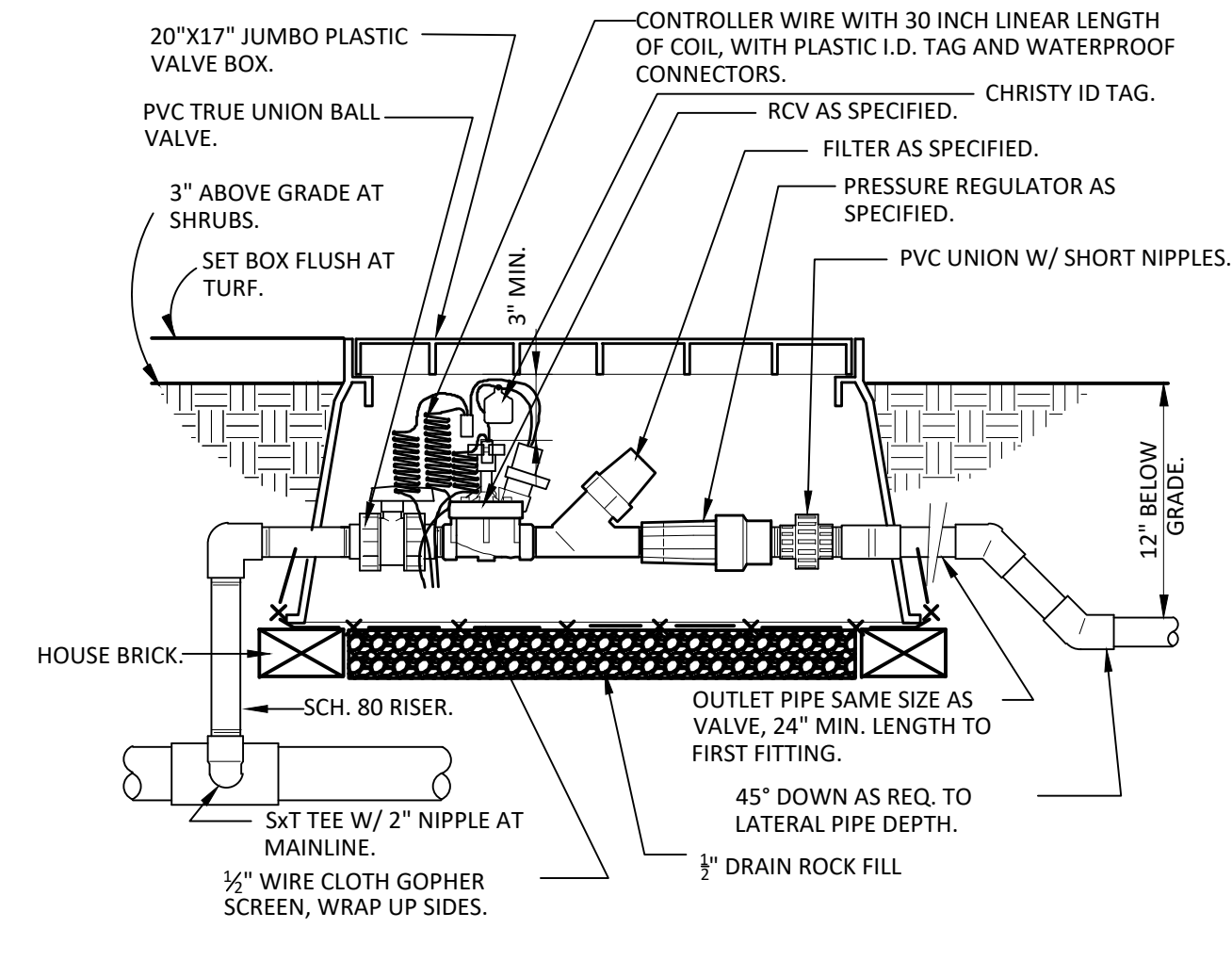
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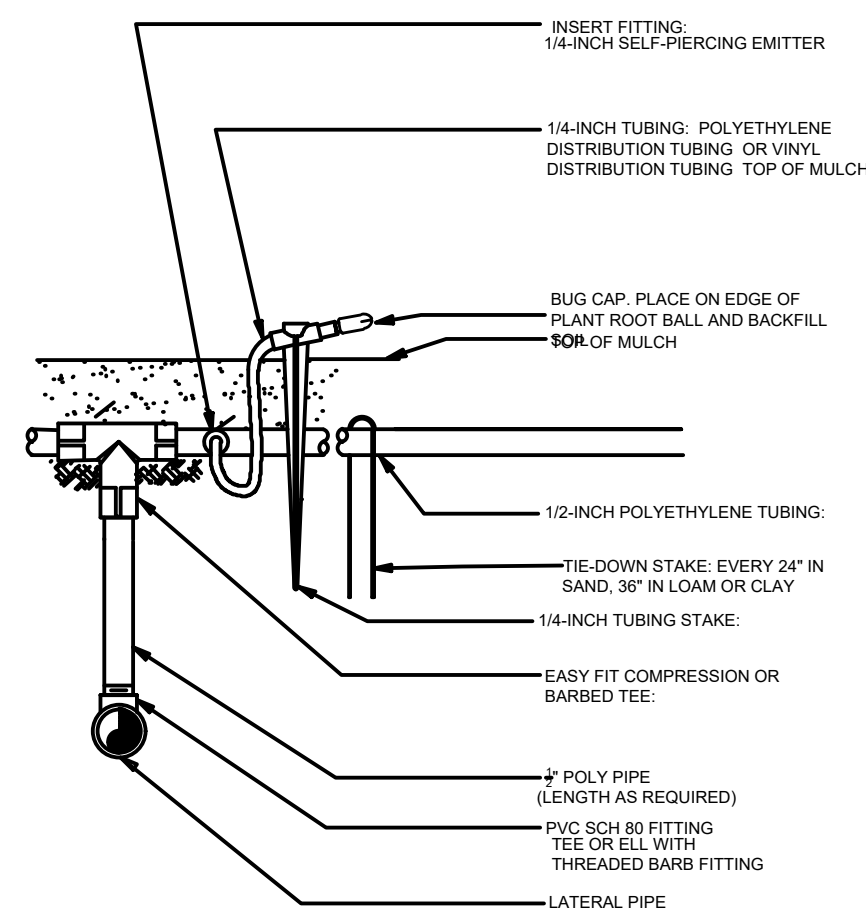
3 DRIP FLUSH VALVE
1 1/2" = 1'-0"



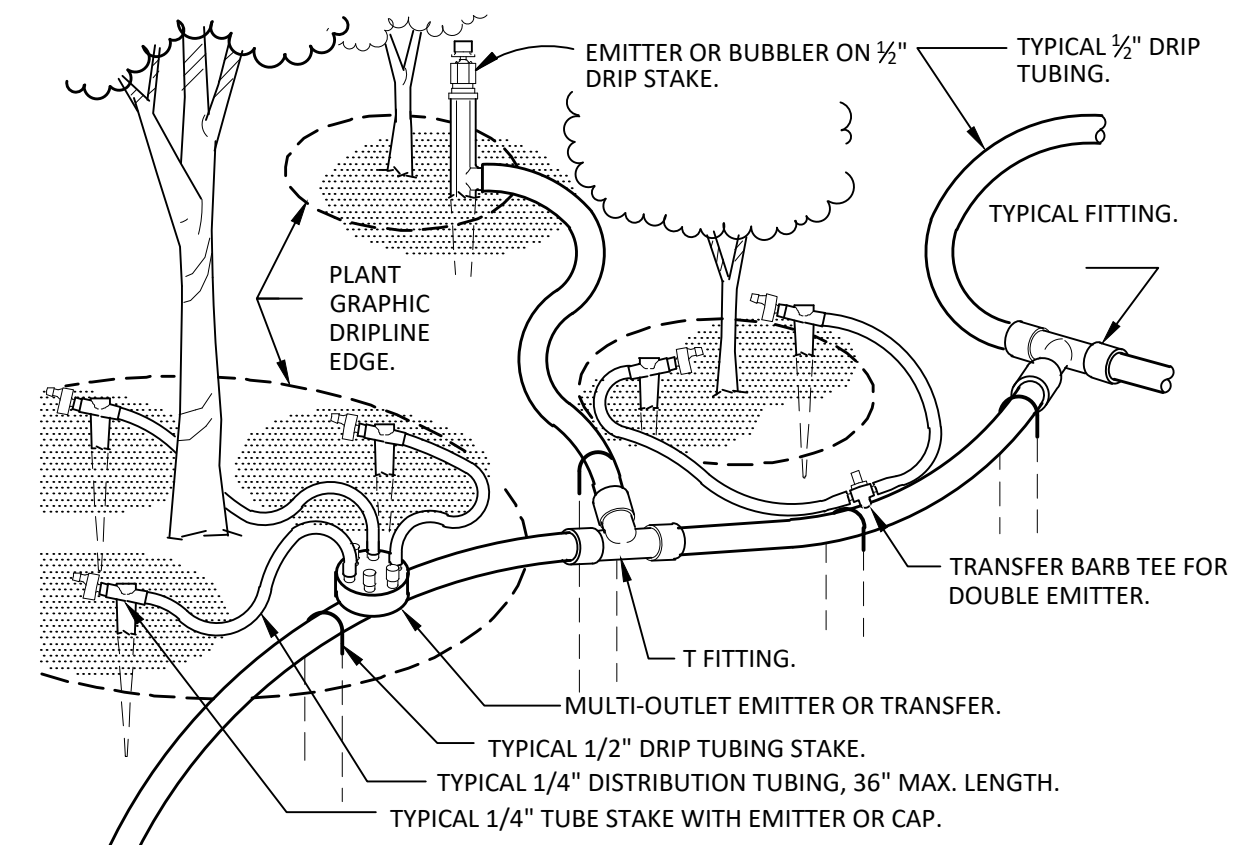
2 6" POP UP DRIP INDICATOR
RAIN BIRD OPERATION INDICATOR
NTS
AB-IR-DRI-03



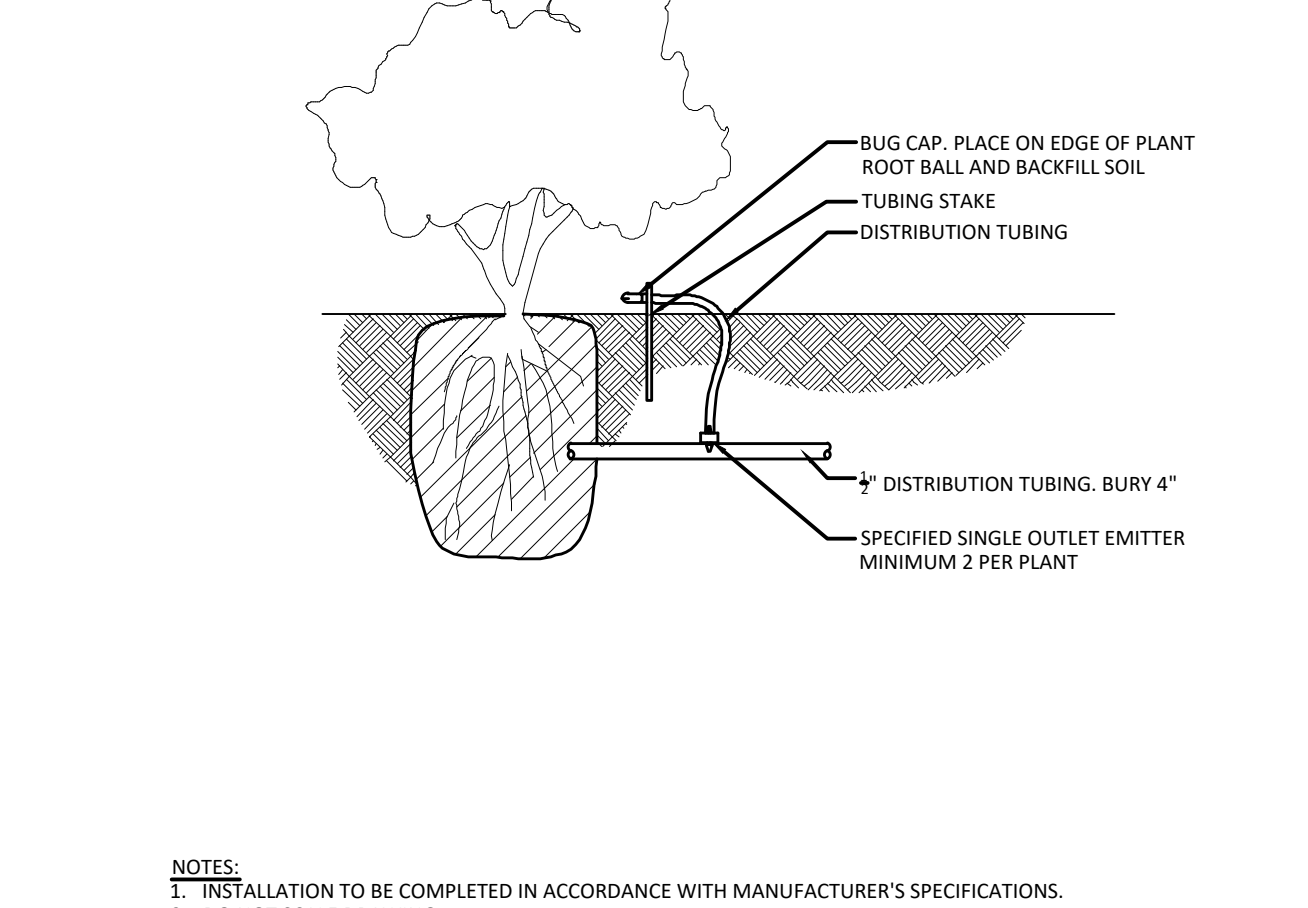
1 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"
AB-IR-DRI-VALV-328413-02



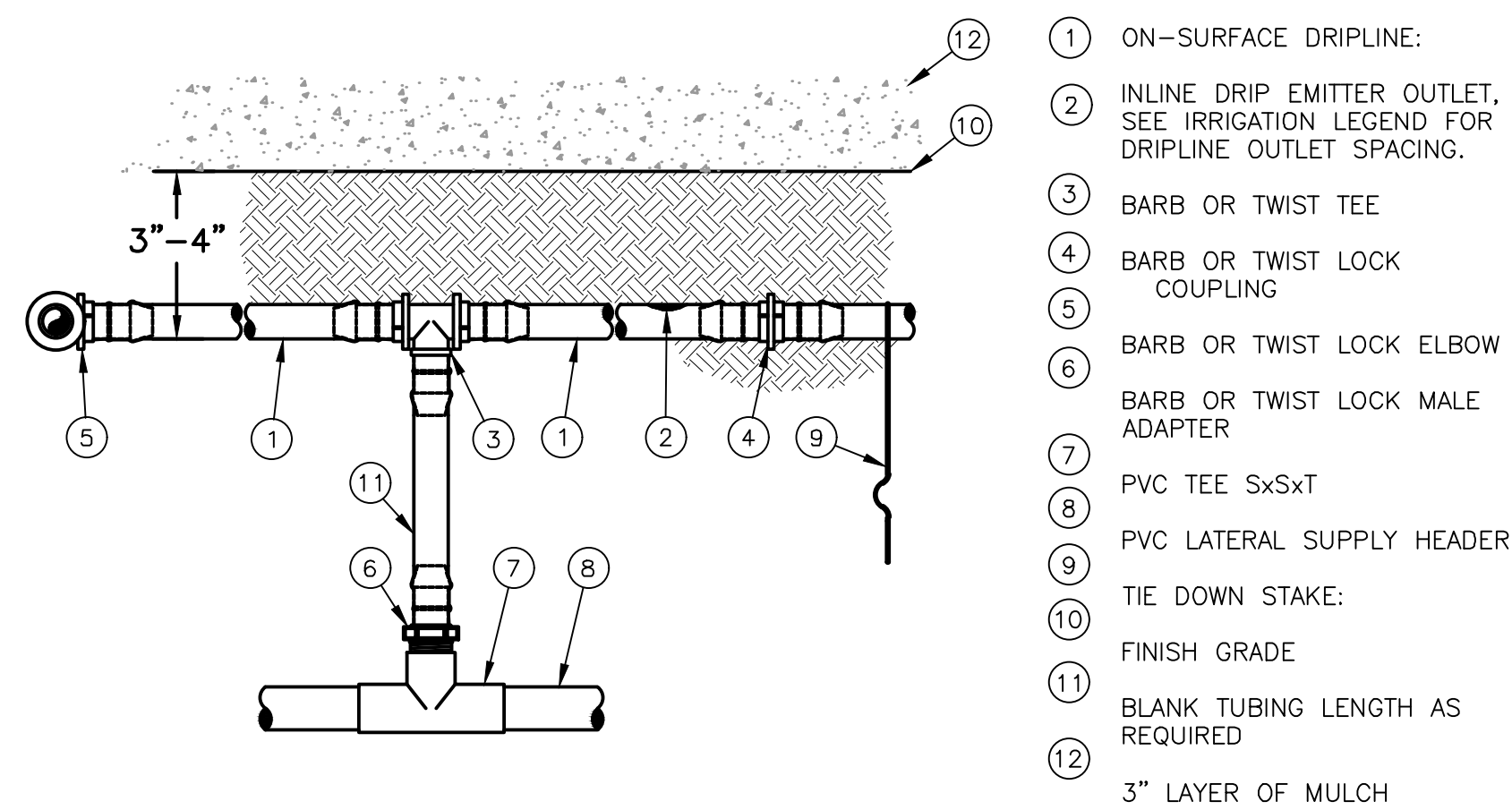
6 PVC TO DRIP EMITTER 1/2" POLY TUBING
6" = 1'-0"
AB-IR-DRI-23



5 TYPICAL DRIP TUBING
NTS
AB-IR-DRI-24

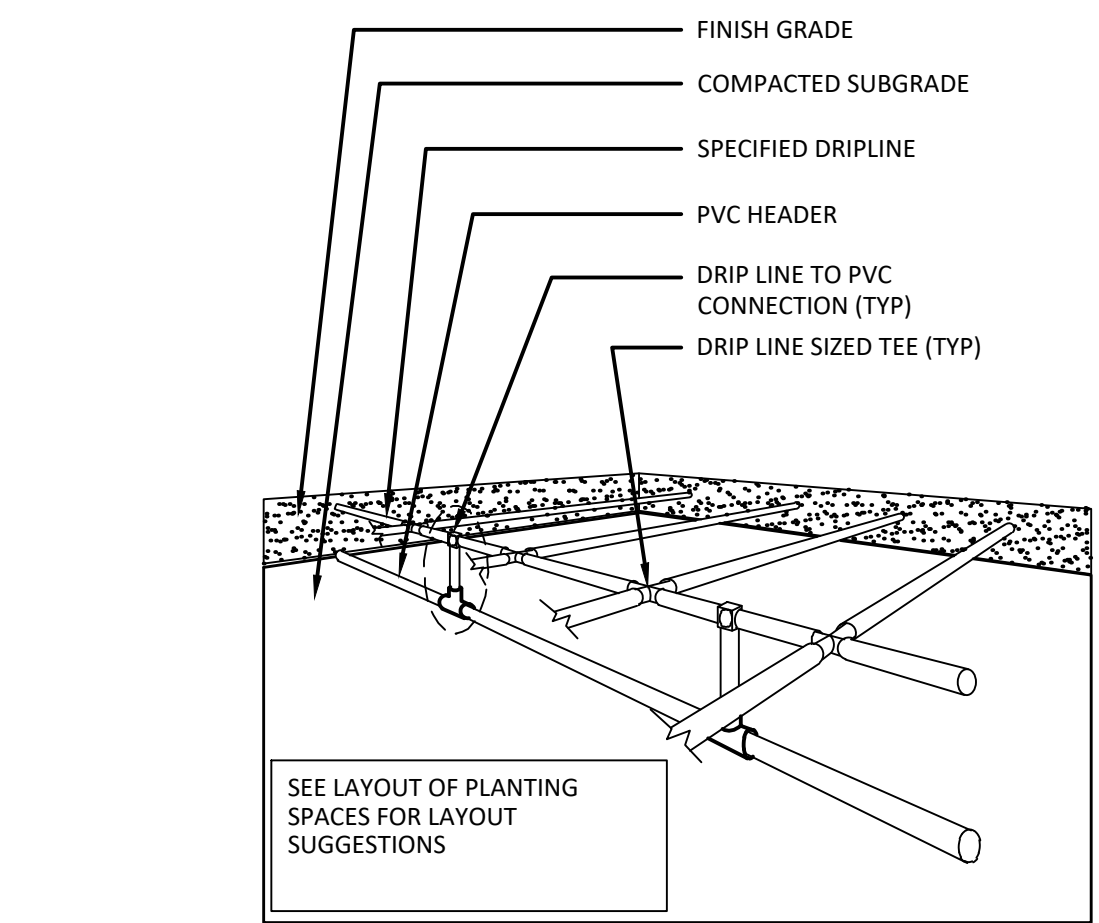


4 DRIP EMITTER DETAIL
NTS
AB-IR-DRI-14



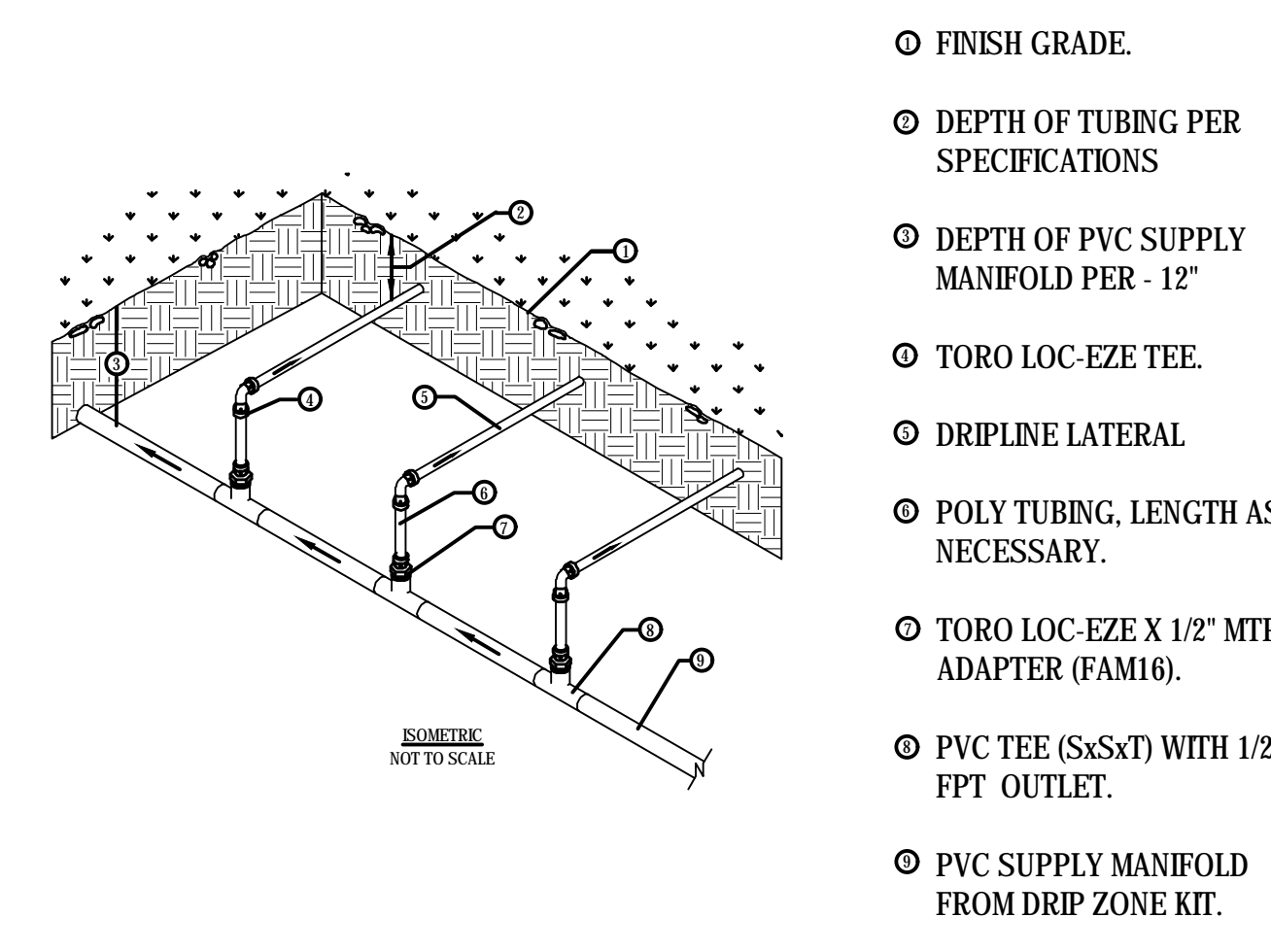
NOTES:
1. PLACE TIE DOWN STAKES EVERY TWO FEET IN SAND, THREE FEET IN LOAM, AND FOUR FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

9 PVC SUPPLY LINE TO DRIP LINE TRANSITION DETAIL
NTS
AB-IR-DRI-13



NOTE:
1. SEE PLANS AND LEGEND FOR ALL DIMENSIONS AND DRIPLINE SPACING.
2. RATIO OF DRIP LINES TO START CONNECTIONS IS SHOWN AT 2:1, BUT MAY VARY PER HYDRAULIC DEMAND ON START CONNECTIONS. SEE PLANS AND LEGEND.

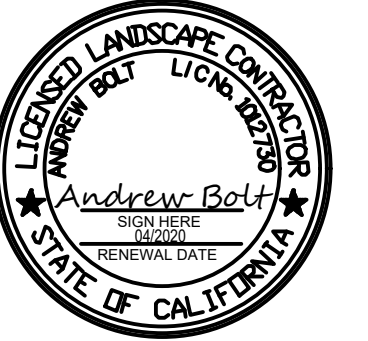
8 SUB SURFACE HEADER INSTALLATION
NTS
AB-IR-DRI-HDL-11



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
4. CONTRACTOR'S NOTE: CONSULT MANUFACTURER FOR INSTALLATION RECOMMENDATIONS.

7 DRIP END FEED HEADER
MANIFOLD END FEED
NTS
AB-IR-DRI-INLU-06

General Notes



DRIP DETAILS

No.	Revision/Issue	Date

Firm Name and Address

4Binc
Select Certified
16181118 REGISTERED
LIC # 1012730 1A CERT # 57436

ASIC
COMMERCIAL MEMBER

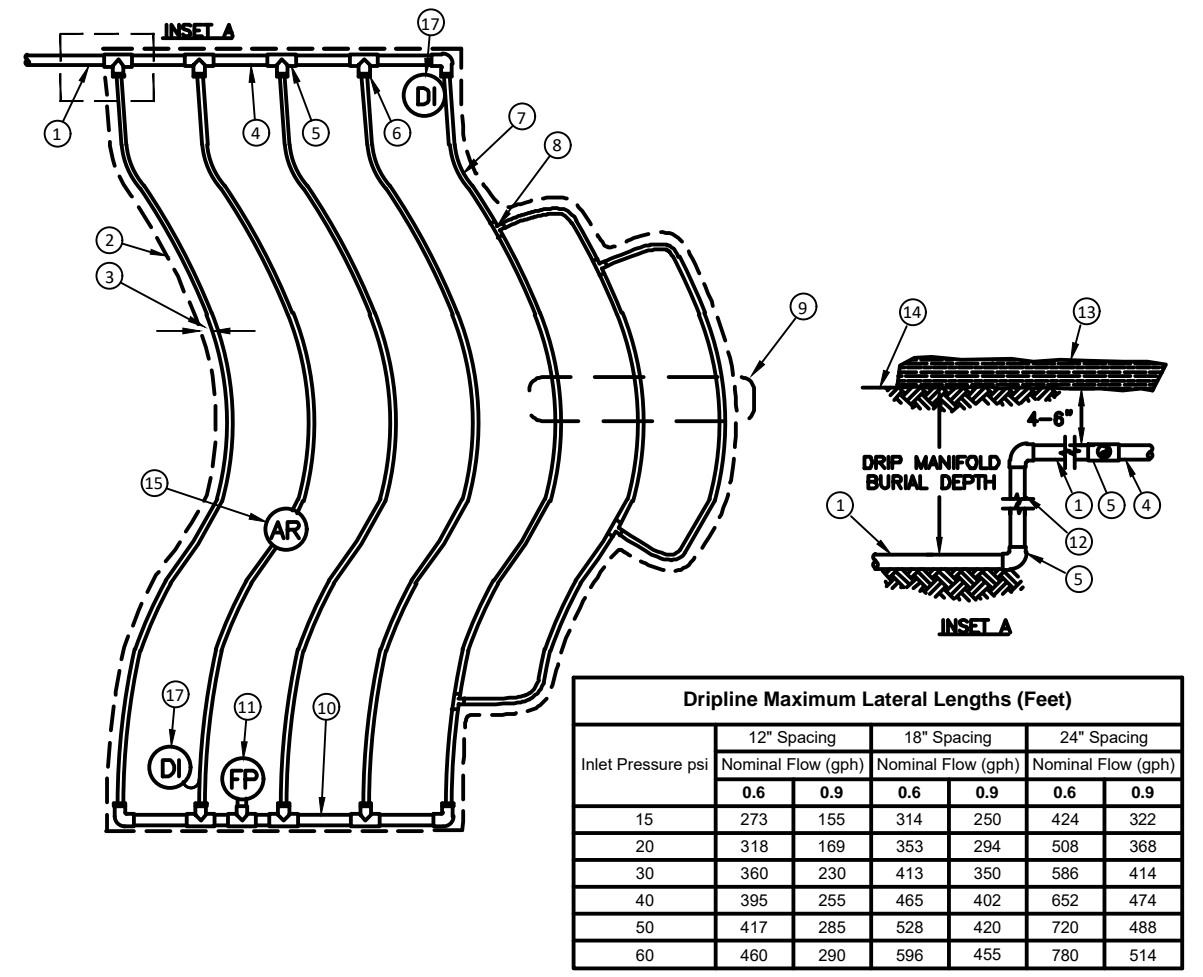
Project Name and Address

COLUMBUS ST.
EL GRANADA, CA

Project	236-2019	Drawn By	4Binc.
Date	9/10/19	Checked By	4Binc.
Scale		Approved By	
		Sheet	IR-3.0



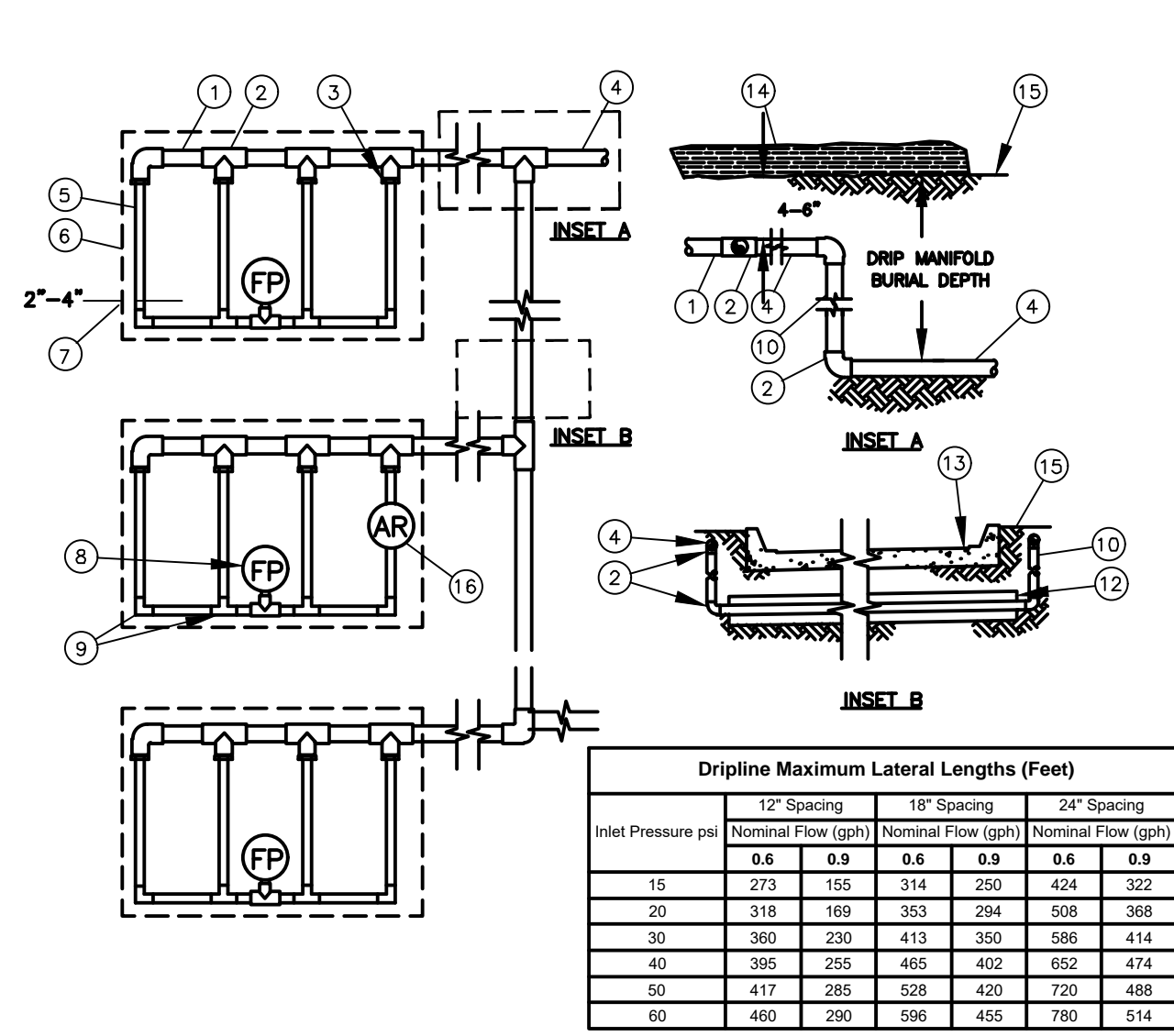
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NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
 4. WHEN USING BARBED INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

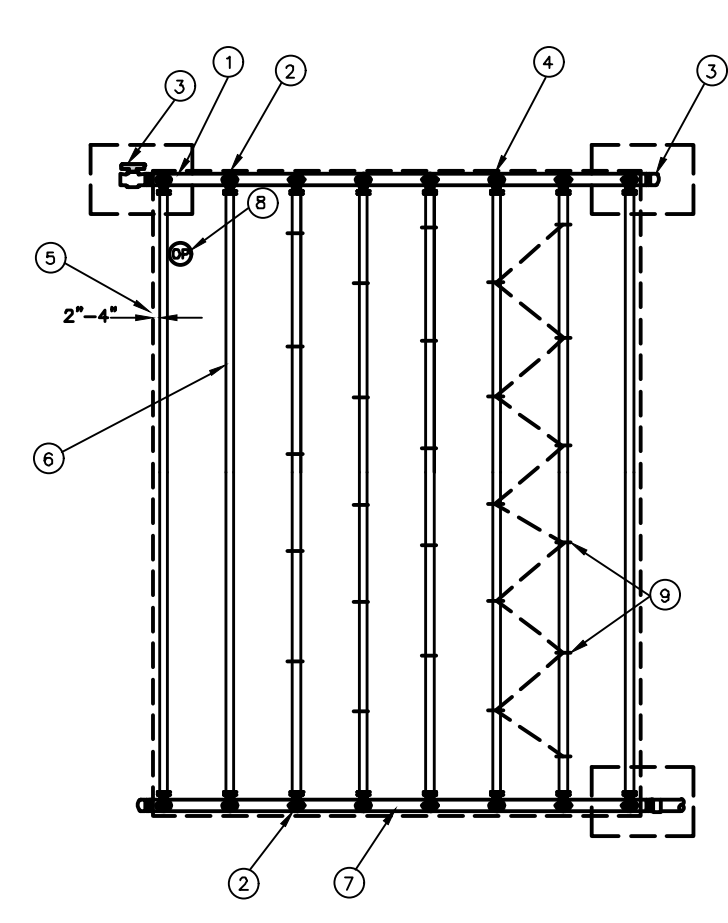
2 DRIP LAYOUT IN ODD SHAPED PLANTER
 NTS AB-IR-DRI-DRIP-09

- ① PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- ② PERIMETER OF AREA
- ③ PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- ④ PVC SUPPLY MANIFOLD
- ⑤ PVC SCH 40 TEE OR EL (TYPICAL)
- ⑥ BARB X MALE FITTING
- ⑦ SUB-SURFACE DRIPLINE: SEE IRRIGATION LEGEND FOR SPECIFICATION
- ⑧ BARB X BARB INSERT TEE
- ⑨ TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- ⑩ PVC FLUSH HEADER
- ⑪ FLUSH POINT: SEE DETAILS FOR FLUSH POINT INSTALLATION
- ⑫ PVC RISER PIPE
- ⑬ TURF OR MULCH
- ⑭ FINISH GRADE
- ⑮ 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: SEE DETAILS FOR AIR RELIEF INSTALLATION
- ⑯ DRIP INDICATOR



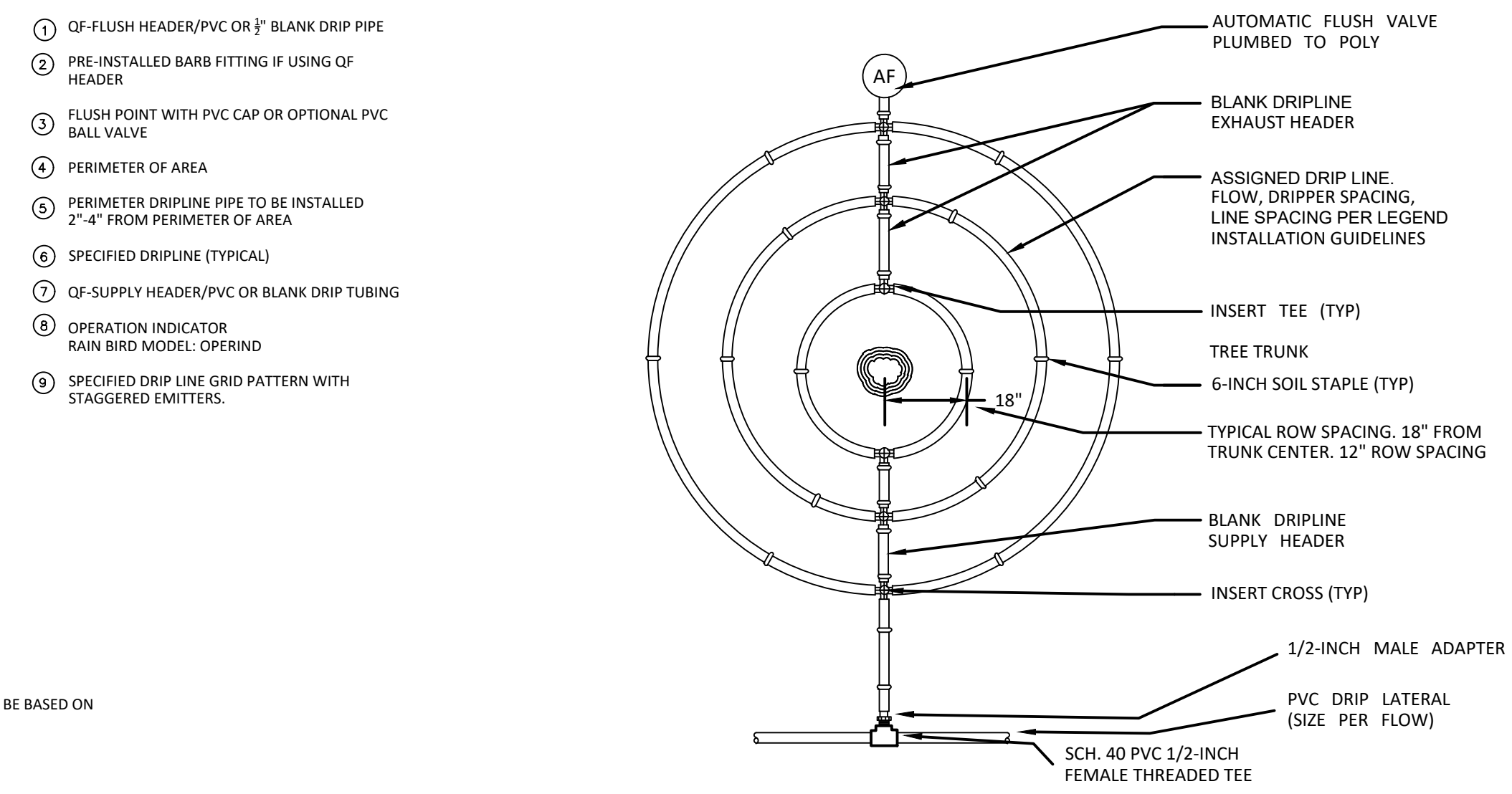
1 DRIP IRRIGATION IN PLANTER LAYOUT
 NTS AB-IR-DRI-DRIP-08

- ① PVC SUPPLY HEADER
- ② PVC SCH 40 TEE OR EL (TYPICAL)
- ③ BARB X MALE FITTING:
- ④ PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- ⑤ SUB-SURFACE DRIPLINE: SEE IRRIGATION LEGEND FOR SPECIFICATIONS
- ⑥ PERIMETER OF AREA
- ⑦ PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- ⑧ FLUSH POINT (TYPICAL) - SEE DETAILS FOR FLUSH POINT INSTALLATION
- ⑨ BARB X BARB INSERT TEE OR ELBOW:
- ⑩ PVC RISER PIPE
- ⑪ PVC SUPPLY MANIFOLD
- ⑫ PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
- ⑬ PAVEMENT AND CURB
- ⑭ TURF OR MULCH
- ⑮ FINISH GRADE
- ⑯ 1/2" AIR RELIEF VALVE:

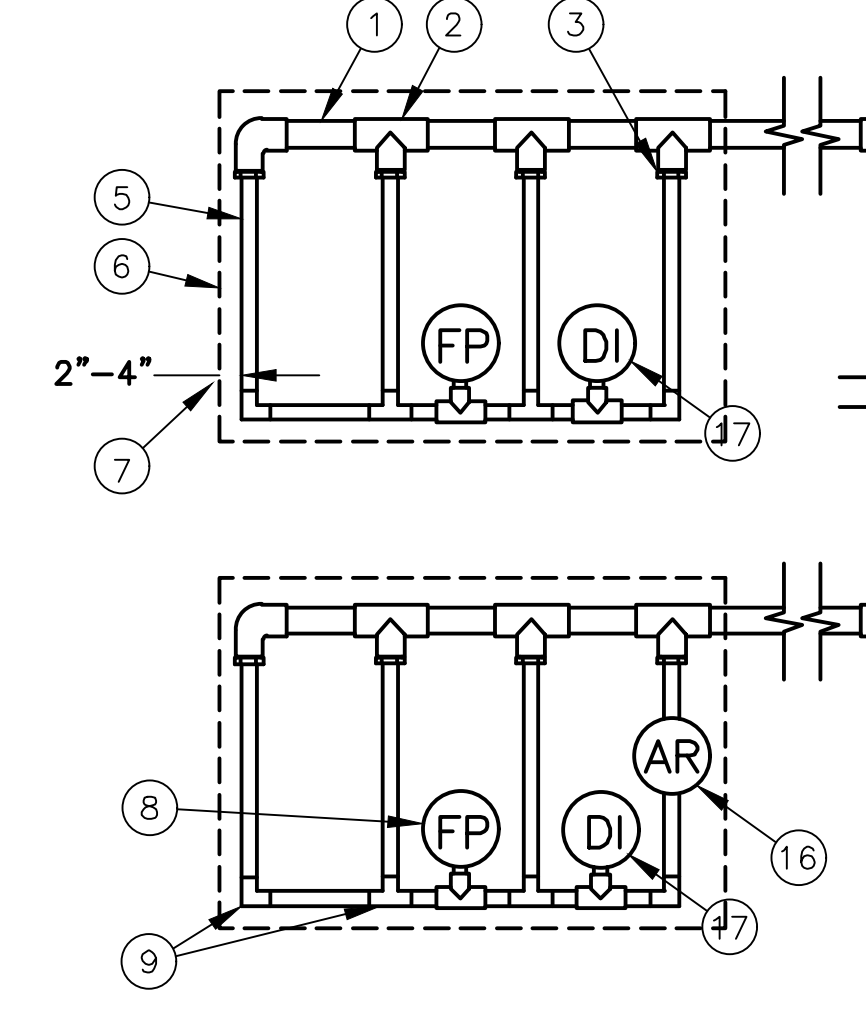


NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.

5 STAGGERED DRIP LINE EMITTER PATTERN
 NTS AB-IR-DRI-DRIP-21

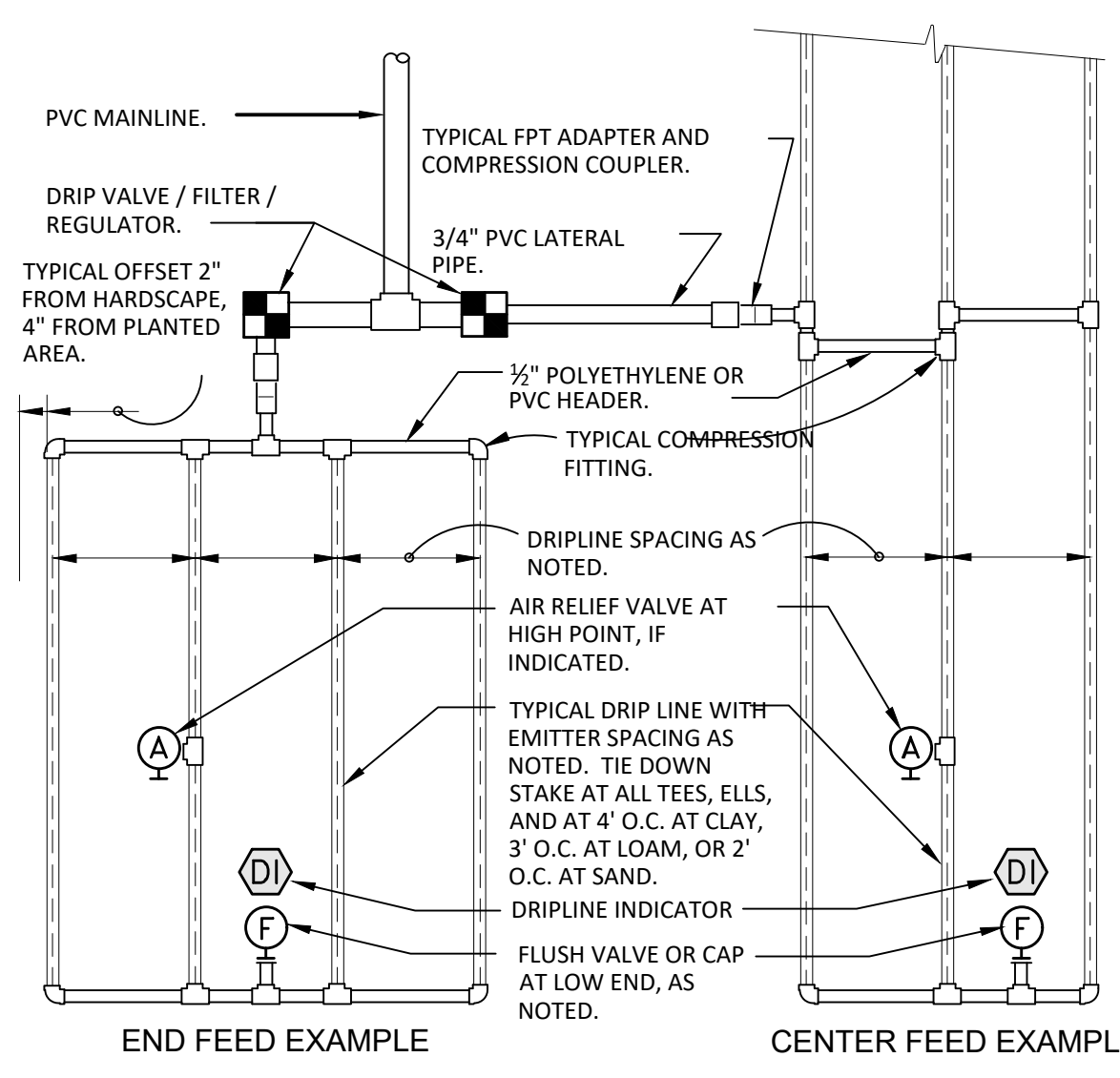


4 DRIP LINE TREE RING DETAIL
 1" = 1" AB-IR-DRI-DRIP-10



3 DRIP HEADER DETAIL
 NTS AB-IR-DRI-DRIP-15

- ① PVC SUPPLY HEADER
- ② PVC SCH 40 TEE OR EL (TYPICAL)
- ③ BARB X MALE FITTING:
- ④ PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- ⑤ SUB-SURFACE DRIPLINE: SEE IRRIGATION LEGEND FOR SPECIFICATIONS
- ⑥ PERIMETER OF AREA
- ⑦ PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- ⑧ FLUSH POINT (TYPICAL) - SEE DETAILS FOR FLUSH POINT INSTALLATION
- ⑨ BARB X BARB INSERT TEE OR ELBOW
- ⑩ PVC RISER PIPE
- ⑪ PVC SUPPLY MANIFOLD
- ⑫ PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
- ⑬ PAVEMENT AND CURB
- ⑭ TURF OR MULCH
- ⑮ FINISH GRADE
- ⑯ 1/2" AIR RELIEF VALVE
- ⑰ DRIP INDICATOR



6 TYPICAL DRIPLINE REQUIREMENTS
 NTS AB-IR-DRI-DRIP-19

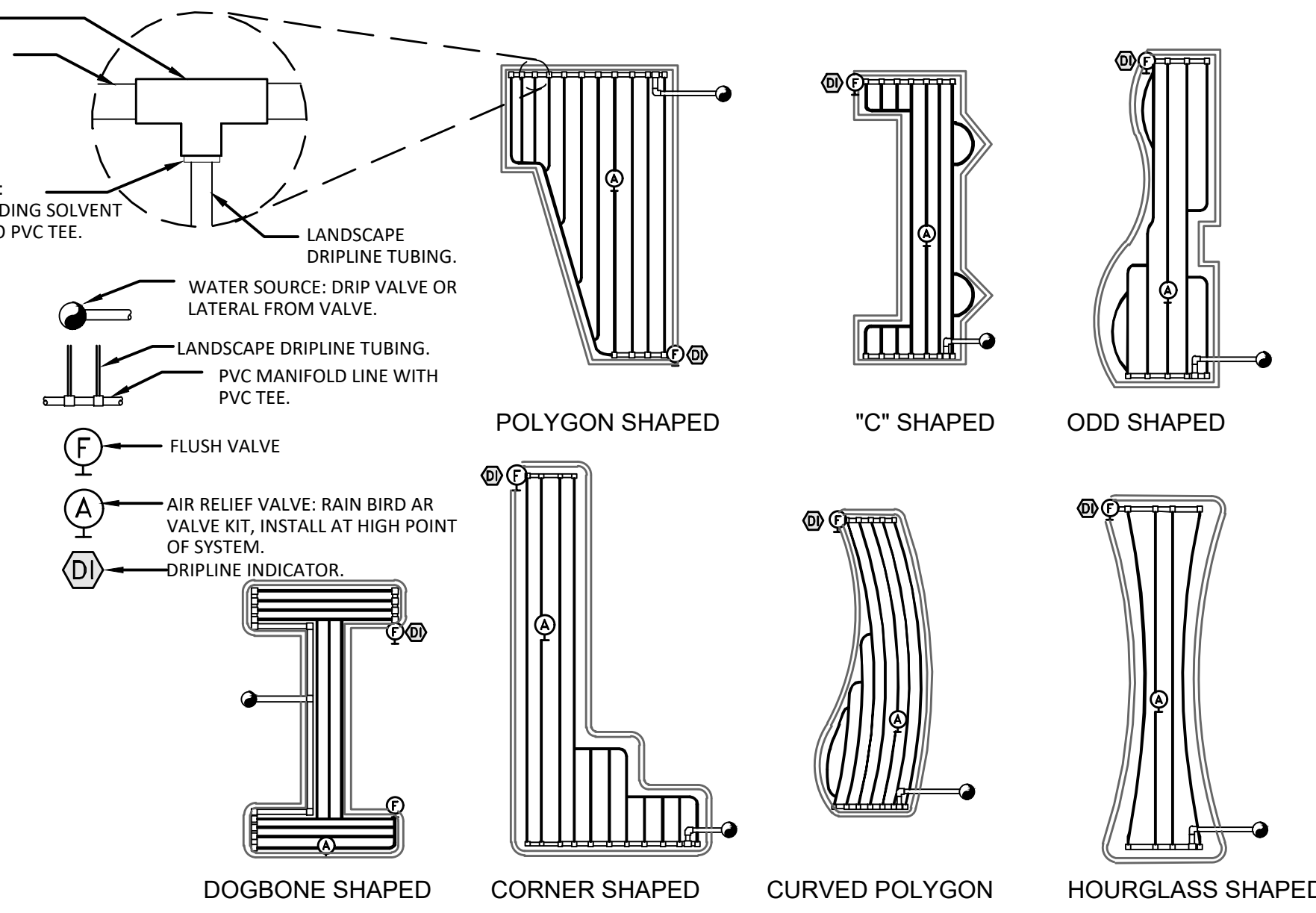
PSI	12" SPACING		18" SPACING		24" SPACING	
	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	271	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	471
50	125	96	175	135	218	171
60	125	96	175	135	218	171

EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

EMITTER FLOW	12" SPACING		18" SPACING		24" SPACING	
	1.0 GPM	1.5 GPM	1.0 GPM	1.5 GPM	0.50 GPM	0.75 GPM
0.6 GPH	1.0 GPM	1.5 GPM	1.0 GPM	1.5 GPM	0.50 GPM	0.75 GPM

POLY PIPE HEADER SIZE	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI

- SLOPED CONDITION NOTE:
 1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. NORMAL SPACING WITHIN THE TOP 1/2 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/2 OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/2 ON A SEPARATE VALVE.



7 DRIP IRRIGATION IN PLANTER LAYOUT
 NTS AB-IR-DRI-DRIP-19



DRIP DETAILS

No.	Revision/Issue	Date

Firm Name and Address
4Binc
 Select Certified
 1610118 MEMBER
 Licensed professional, efficient solutions
 LIC # 1012730 1A CERT # 57436
ASIC
 COMMERCIAL MEMBER

Project Name and Address
**COLUMBUS ST.
 EL GRANADA, CA**

Project	Drawn By
236-2019	4Binc.
Date	Checked By
9/10/19	4Binc.
Scale	Approved By

IR-3.1

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BOUNDARY NOTE:

MONUMENTS HAVE BEEN SET AT THE PROPERTY CORNERS, AS SHOWN HEREON, AND A RECORD OF SURVEY HAS BEEN FILED WITH THE COUNTY OF SAN MATEO IN VOL. 43 OF LLS MAPS AT PAGE 73.

BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

◆ TBM: SET MAG NAIL AND SHINER ALONG COLUMBUS STREET, AS SHOWN. ELEVATION = 132.15'

BASIS OF BEARINGS:

THE BEARING S43°47'30"W BETWEEN TWO FOUND BRASS DISK MONUMENTS, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN VOLUME 8 OF L.L.S. MAPS AT PAGES 108-111, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

- SET 3/4" IP WITH PLASTIC PLUG "LS 7701" AND TACK PER 43 LLS 73
- A/C ASPHALTIC CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- CIP CAST IRON PIPE
- OMP CORRUGATED METAL PIPE
- CONC CONCRETE
- CO CLEAN-OUT
- DI DROP INLET
- EM ELECTRIC METER
- FD FOUND
- FF FINISHED FLOOR
- FL FLOW LINE
- FH FIRE HYDRANT
- GA GUY ANCHOR
- GM GAS METER
- GRD GROUND
- HCR HANDICAP RAMP
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- LAT. LATERAL
- LC LIP OF GUTTER
- O/H OVERHEAD
- P.U.E. PUBLIC UTILITIES EASEMENT
- RCP REINFORCED CONCRETE PIPE
- RET. WALL RETAINING WALL
- R/W RIGHT OF WAY
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- T/W TOP OF WALL
- U/G UNDERGROUND
- VCP VITRIFIED CLAY PIPE
- WV WATER VALVE
- WM WATER METER BOX
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- T- TELEPHONE LINE
- W- WATER LINE

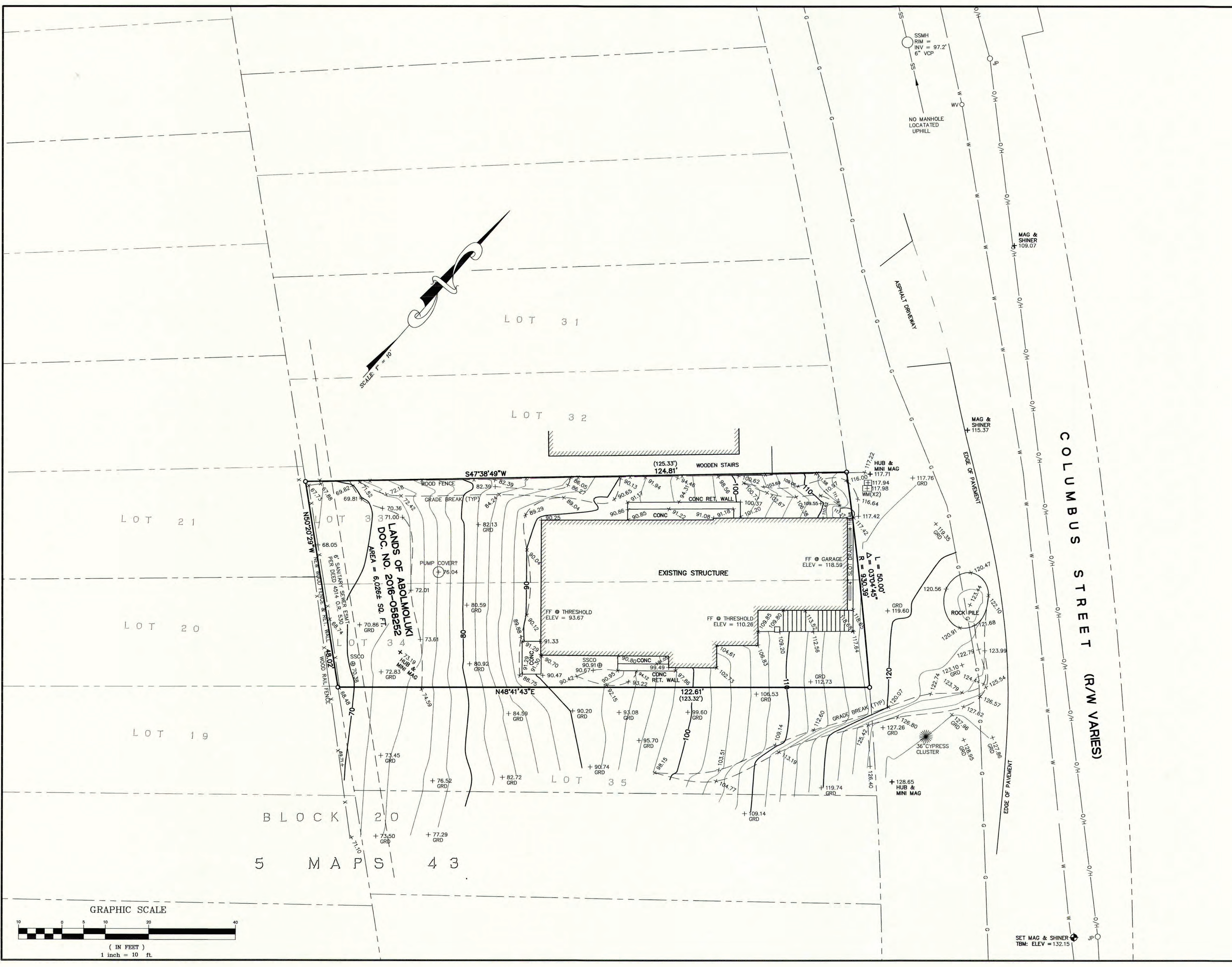
UTILITY NOTE:

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 DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



12/23/19
AS BUILT SURVEY
 LANDS OF ABOLMOLUKI
 DOCUMENT # 2016-058252 O.R.
 LOTS 33 AND 34, BLOCK 20
 "PLAT OF SUBDIVISION NO. 1 OF GRANADA"
 VOLUME 5 OF MAPS AT PAGE 43
 ASSESSOR'S PARCEL NUMBER: 047-275-050
 (1120 COLUMBUS STREET, EL GRANADA)
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 10' DECEMBER, 2019

B & H SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING
 901 WALTERMIRE ST.
 BELMONT, CA 94002
 OFFICE (650) 637-1590



SET MAG & SHINER
 TBM: ELEV = 132.15'