

General Notes

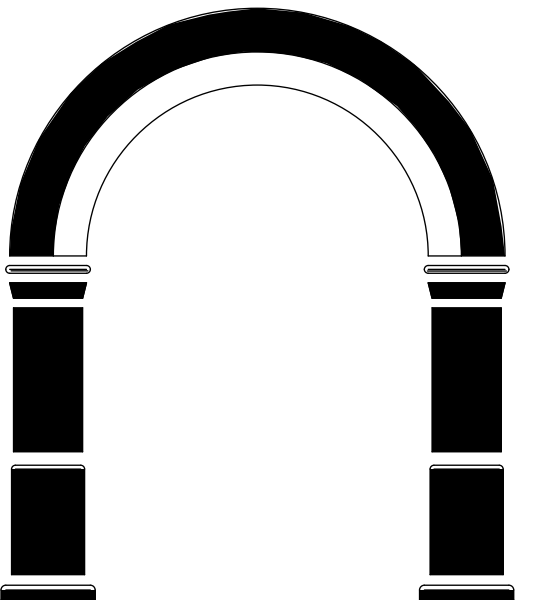
1. The contractor shall perform all clearing, demolition, removal and site preparation necessary for the proper execution of all work shown on these drawings and/or described in the specifications. Removal of any existing facilities shall include all subbase and base rock. In the case of plant material, the contractor shall completely remove the main trunk and significant roots to 18" depth below grade. The landscape architect shall review the site with the contractor prior to commencing clearing so as to instruct the contractor of additional plant material and existing conditions to be protected/preserved.
2. The contractor shall remove from the site all debris and unsuitable material generated by his operations.
3. The contractor shall verify all dimensions, distances and grades in the field and bring any discrepancies to the attention of the landscape architect for a decision prior to commencing with work. The contractor is responsible for all applicable permits and for performing all work per applicable codes.
4. The contractor shall verify location of all utilities on site before commencing with any work. Any disruption or damage to utilities caused by work under this contract shall be corrected by this contractor at no additional cost to owner.
5. These drawings are based on information supplied by C.J.W Architecture.

Planting Notes

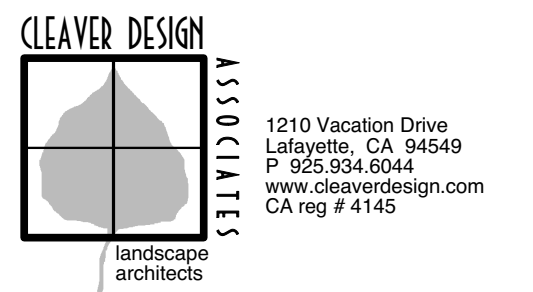
1. The contractor shall verify location of all utilities on site before commencing with any work. Any disruption or damage to utilities caused by work under this contract shall be corrected by this contractor at no additional cost to owner.
2. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
3. All work shall be performed by personnel familiar with this type of work and under the supervision of a qualified planting foreman.
4. Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the landscape architect and do not proceed until the contaminated soil is removed and replaced.
5. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
6. For landscape installations, incorporate compost into the soil to a minimum of 8" at a minimum rate of 6 cubic yards per 1000 square feet. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
7. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
8. Stabilizing mulching products shall be used on slopes that meet current engineering standards.
9. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
10. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.
11. All planting area finished grades with a slope of 3:1 or greater shall receive a layer of jute mesh placed under the mulch, secured with metal staples.
12. All existing trees shown shall be protected unless noted otherwise on drawings. Any damage caused by the contractor's operations shall be repaired or replanted by the contractor at no additional expense to the owner.
13. All plant material shall be approved by the landscape architect prior to installation and will be rejected if not in accordance with industry standards. Plants shall be inspected for size, variety, condition, defects, injury and infestation. Plants will not be pruned prior to inspection.
14. All plants are to be delivered to site. Prior to planting final location to be determined in the field by landscape architect. Contractor shall give three (3) day notice prior to plant placement.
15. At completion of the installation, the landscape contractor shall provide the owner with a binder with manufacturer's specifications for all equipment installed. The landscape contractor shall also provide an as-built plan (DWG and PDF files) of the irrigation improvements including piping, heads, valves, controller, quick couplers, and sleeves to the owner.
16. The contractor shall guarantee all new plantings for six months. The guarantee period begins after the final inspection and the planting has been approved.
17. The landscape contractor shall maintain the planting and irrigation improvements for a period of six months. Services shall include mowing the lawn, fertilizing and weeding all new planting.
18. The landscape contractor shall make no changes to the planting plan without the consent of the landscape architect and approval by the WFPD.
19. The landscape contractor shall provide the size-specifications for the proposed plant material for approval prior to delivery to the site. The landscape architect and owner's rep shall verify/select all plant material prior to delivery. The landscape architect and owner's rep shall direct all plant locations in the field.

Irrigation Notes

1. All excavations are to be backfilled to 90% compaction, minimum. The contractor to repair all settled trenches promptly for a period of one year after completion of the work. Additionally, contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of one year after final acceptance of the work.
2. All pipes shall be schedule 40 pvc or upgraded as noted on the details.
3. All wire splices are to be made within a valve box. No in-line splices will be accepted. Splices are to be made with a copper crimp-type connector, and an approved epoxy splice pack.
4. Controller location shall be per the drawings. Control wires shall be single wire (no wire looms allowed). Provide extra wires to all terminus of the main line to allow expansion of the system, see plan.
5. Controller location shall be per the drawings. Control wires shall be single wire (no wire looms allowed). Provide extra wires to all terminus of the main line to allow expansion of the system, see plan.
6. Flush lateral lines prior to the installation of irrigation heads. Install spray heads 6-8" from the building or fence and within 2" of pavement, curbs or header edges, as applicable. The contractor to make minor adjustments in head locations, and adjust heads for radius and arc to provide optimum coverage, and to minimize the spraying of water onto pavement, buildings or adjacent areas.
7. The irrigation system shall use sch 40 PVC laterals to all bubblers. Each bubbler shall be set above grade using a 'cobra' type riser allowing for connection to the lateral line remote of the plant rootball: 12" from each shrub rootball and 24" from each tree rootball. The location of the shrub bubbler shall be within 3" of center of each shrub and 18" of the center of each tree.
8. Irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workers. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
9. The irrigation plan is diagrammatic. Parallel pipes may be installed in a common trench. Pipes shall have 3" horizontal separation, and are not to be installed directly above one another. Adjust heads to achieve best coverage. Locate piping in planting areas whenever possible. Valve boxes shall be in groundcover/shrub areas. They shall not be located in any lawn area.
10. Trenching is to be of sufficient depth to provide 24" of cover over main lines and 18" of cover over lateral lines.
11. Maintain as much of the existing system and components as reasonable and adjust the proposed system to provide adequate coverage.



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◦ PROJECT ◦

**WOODSIDE-
 PORTOLA VALLEY
 FIRE STN 8**
 135 Portola Road
 Portola Valley CA 94028

◦ SHEET TITLE ◦

Landscape Cover Sheet

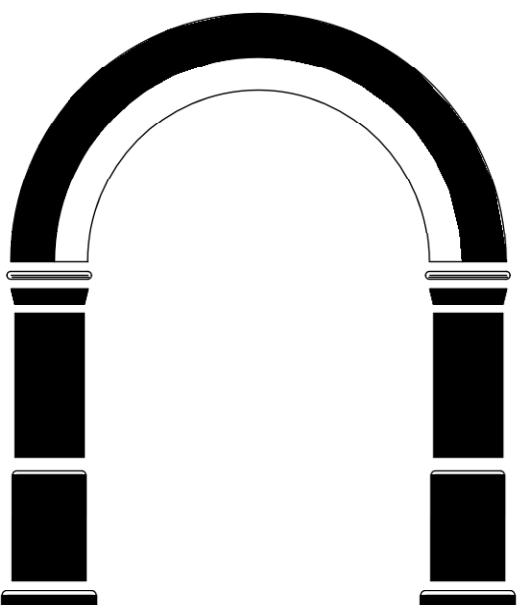
• REVISIONS •

No.	Date	Notes
△		
	7/03/19	For Dist Approv'l to submit to ASCC
	7/08/19	Issued to District
	9/23/19	ASCC Submittal #1
△	12/09/19	ASCC Submittal #2

◦ JOB: 2015-1001

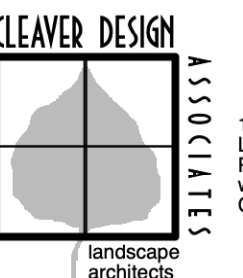
◦ DATE: 11/28/17

◦ SHEET: L-001



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PROJECT

WOODSIDE-
PORTOLA VALLEY
FIRE STN 8
135 Portola Road
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SHEET TITLE

Landscape Plan

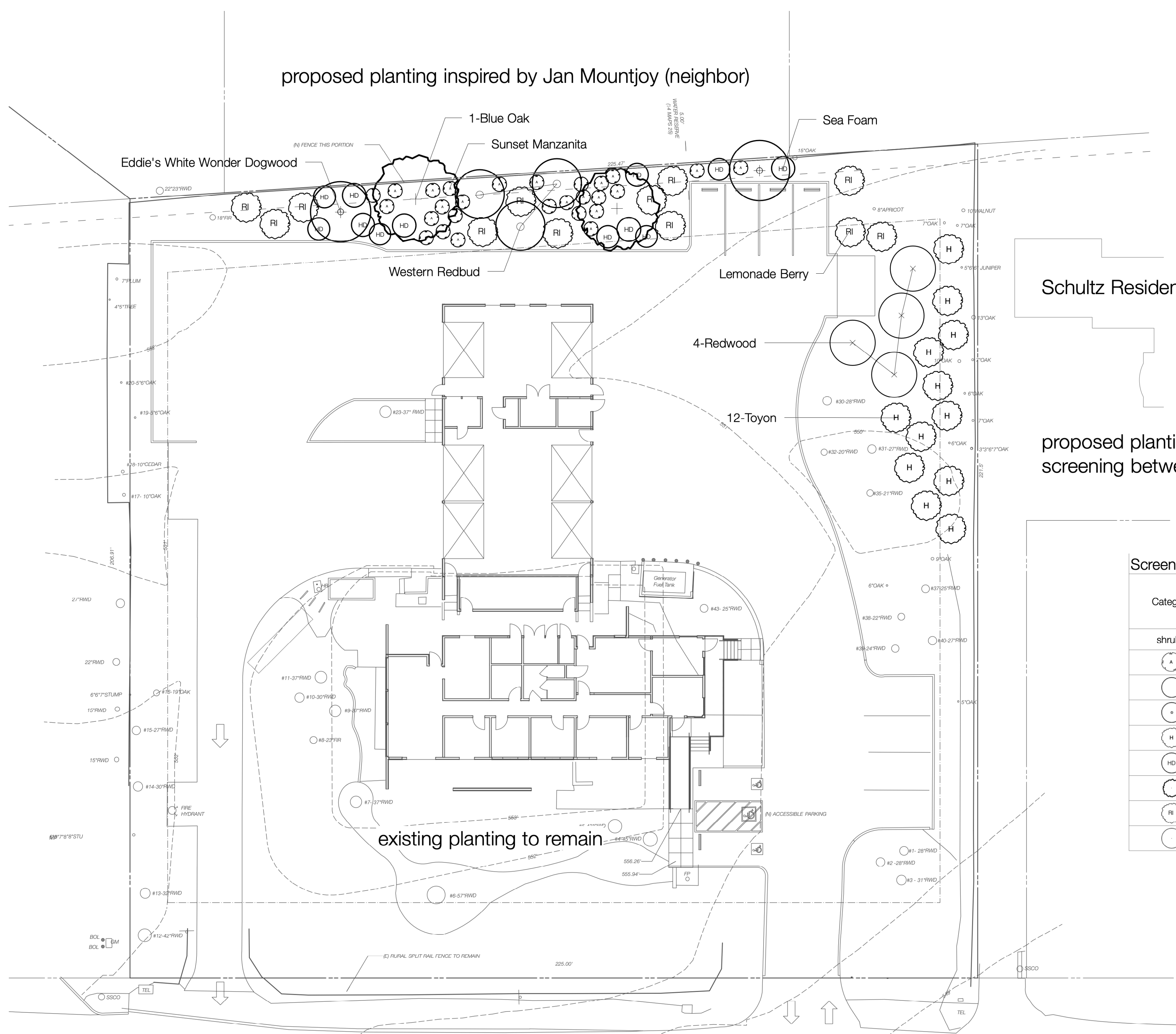
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DATE: 11/28/17

SHEET: L-101



Schultz Residence

proposed planting increases screening between properties

Screen Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS
shrubs								
⊙	ARC SUN	Arctostaphylos 'Sunset'	Sunset Manzanita	1 gallon	27	Y	Y	L
⊙	CER CAN	Cercis occidentalis	Western Redbud	15 gallon	3	Y		M
⊙	COR EDD	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	15 gallon	2			M
⊙	HET ARB	Heteromeles arbutifolia	Toyon	15 gallon	12	Y	Y	VL
⊙	HOL DIS	Holodiscus discolor	Sea Foam	1 gallon	12	Y		L
⊙	QUE DOU	Quercus douglasii	Blue Oak	15 gallon	2	Y		VL
⊙	RHU INT	Rhus integrifolia	Lemonade Berry	5 gallon	12	Y	Y	L
⊙	SEQ SEM	Sequoia sempervirens 'Soquel'	Redwood	24" box	4	Y	Y	H

Toyon: screen shrub for Schultz property

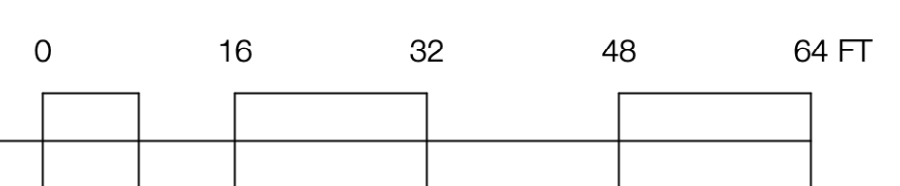


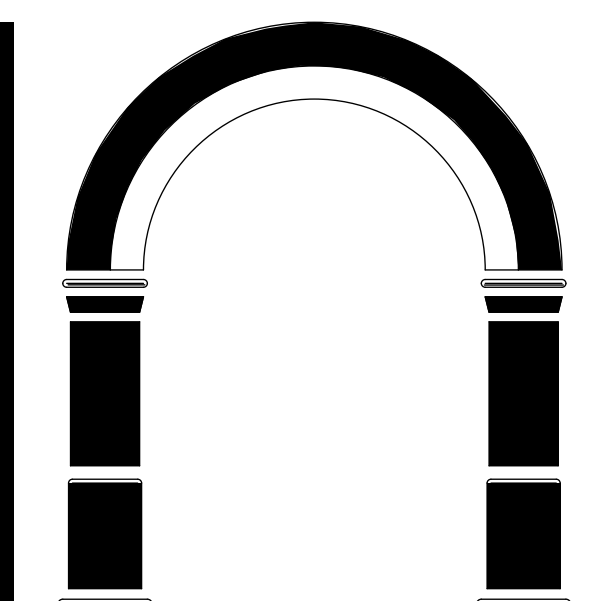
spring flowers and evergreen leaves



mass planting with red berries in late summer

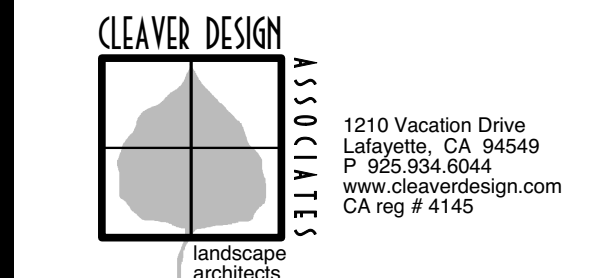
Site Plan
Scale: 1/16" = 1'-0"





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WOODSIDE-
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SHEET TITLE

Irrigation Plan

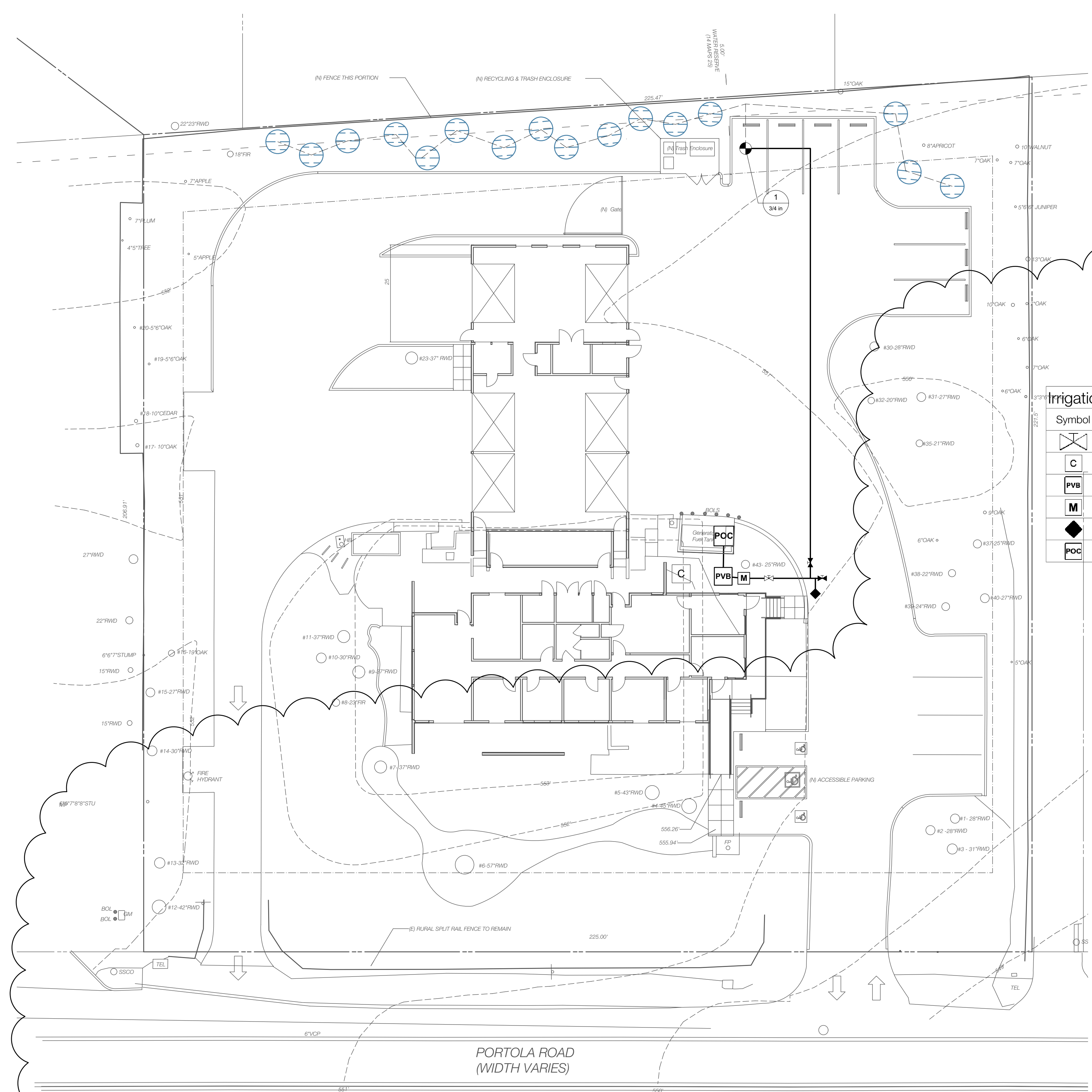
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JOB: 2015-1001

DATE: 11/28/17

SHEET: L-102



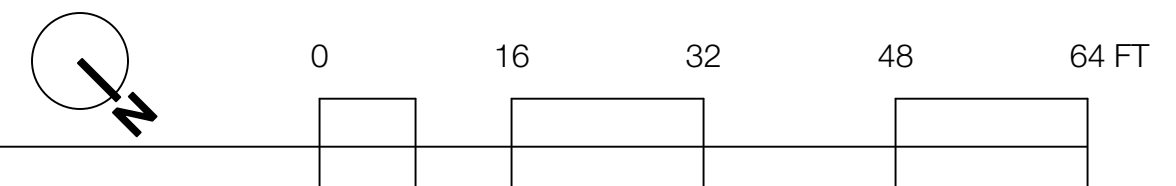
Zones	Manufacturer	Series	Model	Area	Row Spacing	Estimated Length
1	Hunter Industries(R)	PLD	PLD-04-18	452 sf	2'0"	239'

Symbol	Type	Diameter	Estimated Length
---	PVC Schedule 40	1/2"	204'0"
---	PVC Schedule 40	1 1/4"	164'0"

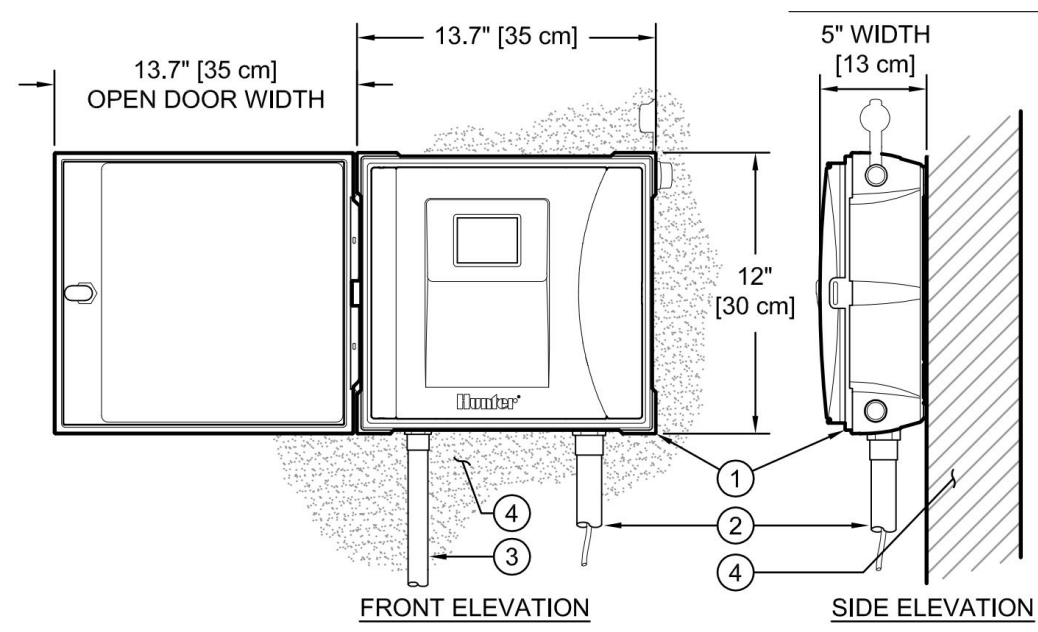
Symbol	Quantity	Type	Manufacturer	Series	Model	Note
⊗	1	master valve	TBD			size: 1"
C	1	Controller	Hunter Industries(R)	Hydrawise	HCC-800-PL	
PVB	1	Backflow Preventer	Fabco	Pressure Vacuum Breakers	825Y	
M	1	Flow Sensor	Hunter Industries	HC Flow Meter, wired	HC-100-FLOW	
◆	1	Hose Bib / Faucet				brass head with galvanized riser on 4x4 ptdf post
POC	1	Point of Connection				

Zone ID	Symbol	Type	Manufacturer	Series	Model	Size	Design Flow
1	⊗	Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	HFR-100-075-40	0.75"	0.7 gpm

Site Plan
Scale: 1/16" = 1'-0"



The proposed planting area is less than 500 SF and an MWELo analysis is not required



DETAIL LEGEND:

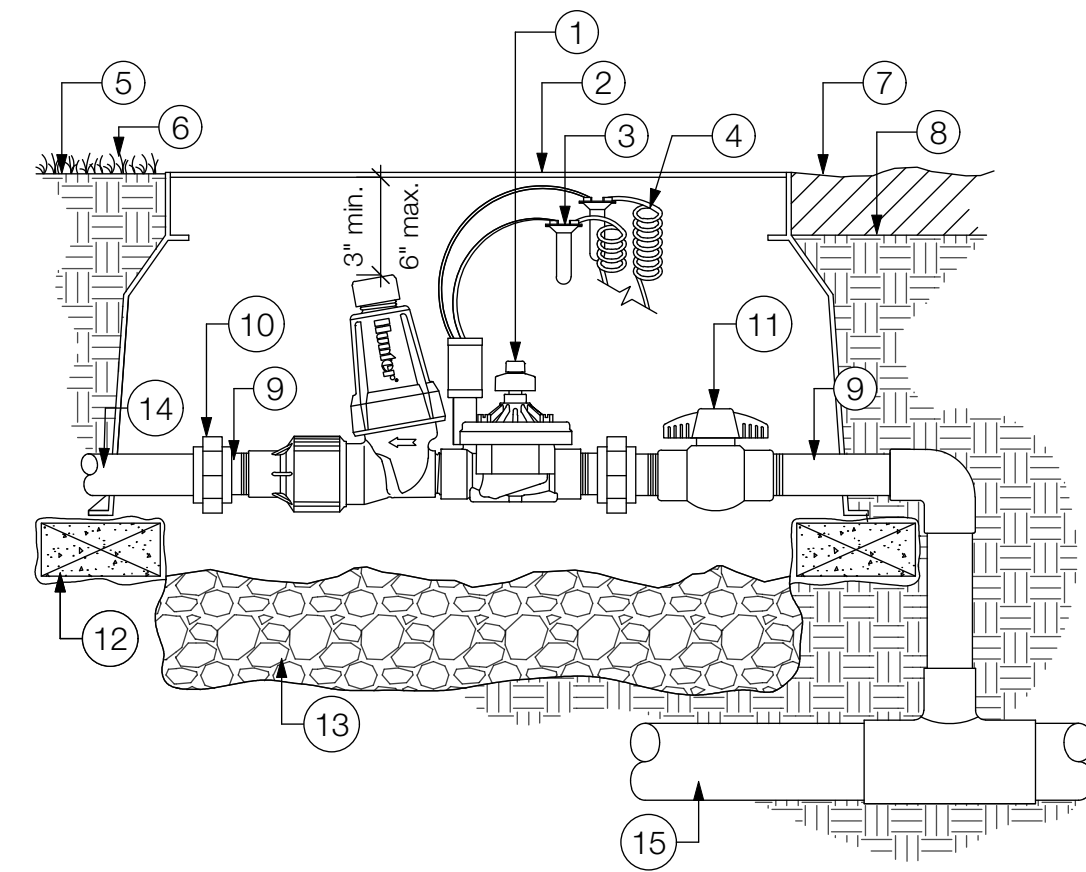
- ① IRRIGATION CONTROLLER (HCC-800-PL) PER PLAN
- ② IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
- ③ ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

- 1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL).
- 2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 VAC POWER SOURCE.
- 3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

Hunter HCC Irrigation Controller

Not to Scale

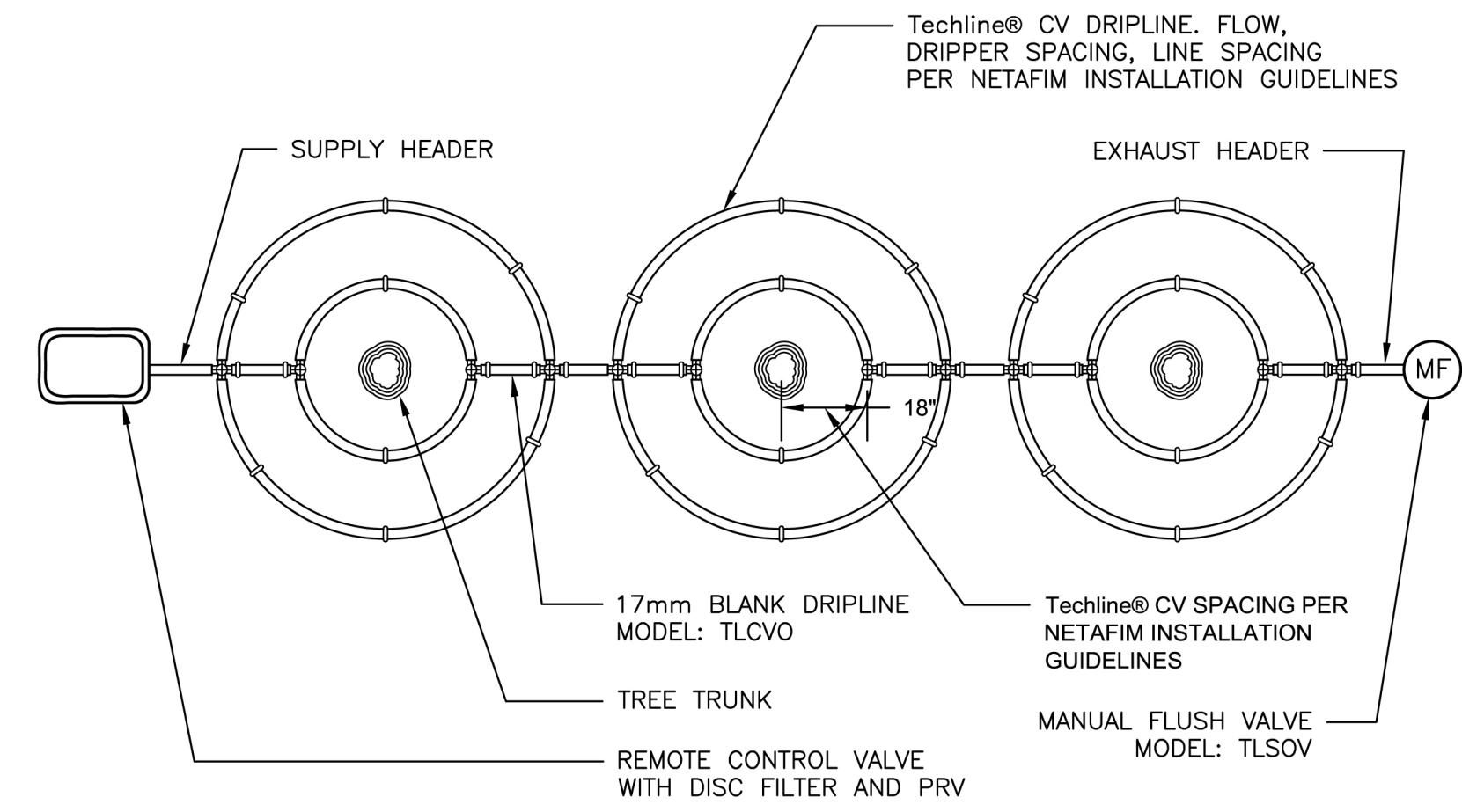


Legend

- ① Hunter remote control valve per plan
- ② Standard valve box with "RCV" heat stamp in 2" letters
- ③ Waterproof connectors
- ④ 18"-24" coiled wire to controller
- ⑤ Finished grade in turf
- ⑥ Adjacent turf
- ⑦ Adjacent mulch
- ⑧ Finished grade in planter bed
- ⑨ Schedule 80 t.o.e. nipple - match size to valve and union - length as needed
- ⑩ PVC slip union
- ⑪ Ball valve - line sized
- ⑫ Brick supports (4)
- ⑬ 3/4" washed gravel - 4" min.
- ⑭ Irrigation lateral
- ⑮ Mainline lateral and fittings

Hunter Drip Zone Kit with Isolation Valve

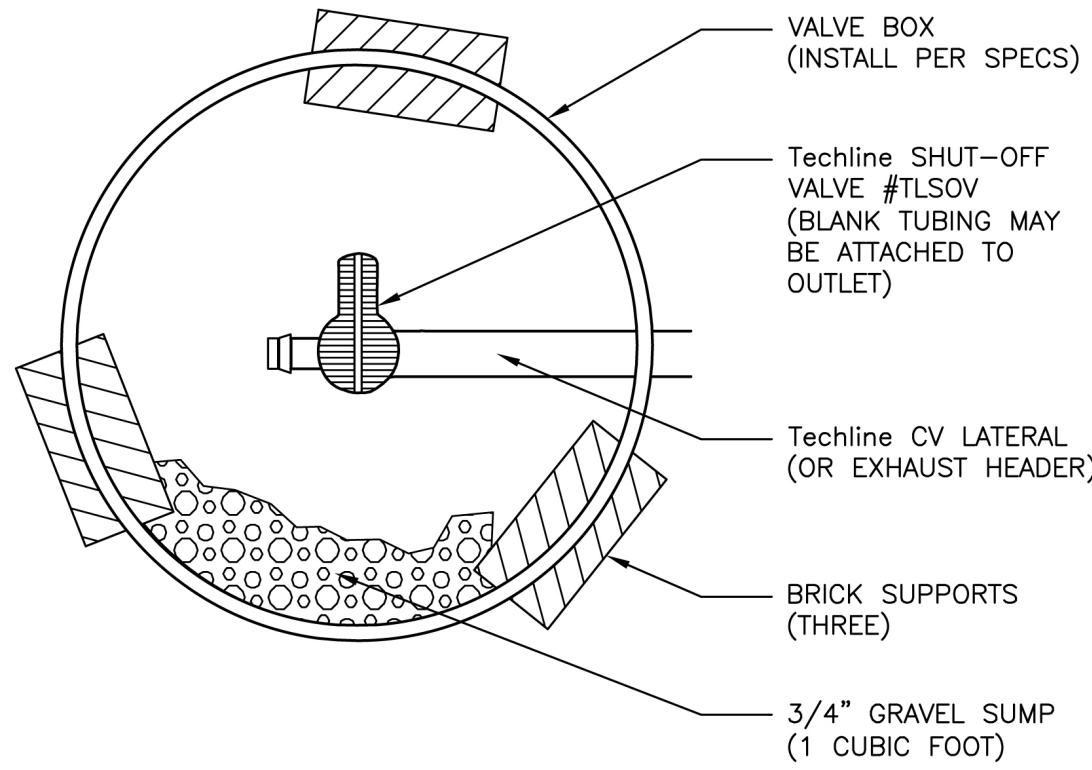
Not to Scale



For total system flow less than 5 gpm use TLCVO blank to connect tree rings, remote control, valve, and manual flush valve.

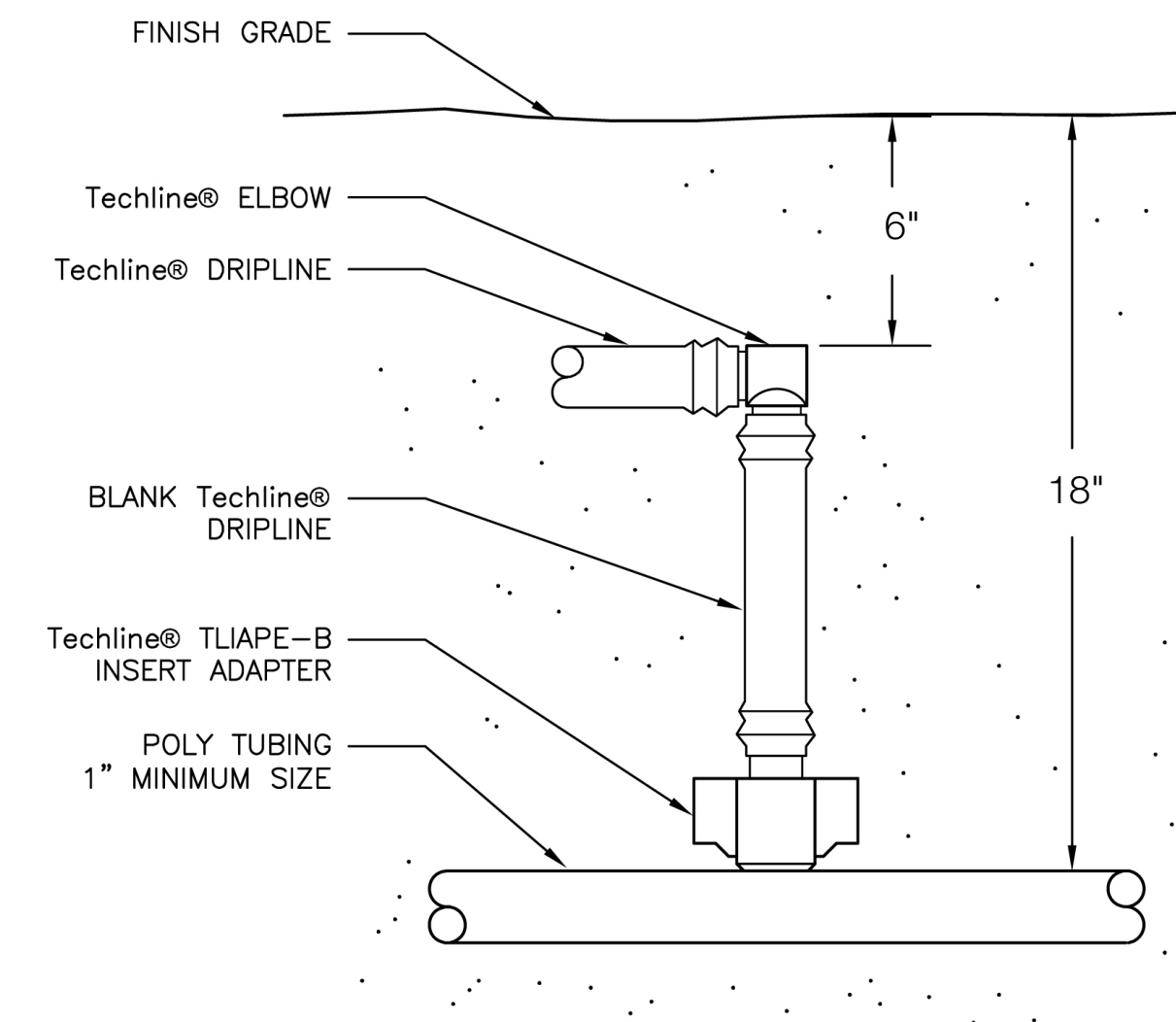
Techline CV Multiple drip ring layout

Not to Scale



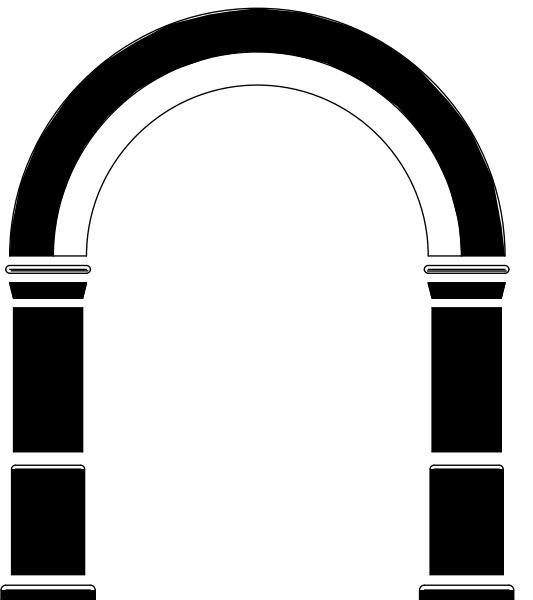
Techline CV Manual Line Flush Valve

Not to Scale



Techline CV Start Connection

Not to Scale



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Landscape Details

◦ REVISIONS ◦

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◦ JOB: 2015-1001

◦ DATE: 11/28/17

◦ SHEET: L-501

