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

cc: Ladan Abolmoluki, Owner
    Katie Kostiuk, Member Architect
    Rebecca Katkin, Member Architect
    Chris Johnson, El Granada Community Representative
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.
NEW RESIDENCE
1120 COLUMBUS DR.
EL GRANADA, CA.
APN.047-275-050

-DESIGN REVIEW
RESUBMITTAL-V1

ELEVATION KEY NOTES:

APPROVED ELEMENTS CHANGED ON AS BUILTS

- ENTRY DOORS
- GARAGE DOORS
- STONE VENEER
- OFF SET FRONT ROOF GABLE
- ABRIDGE DOOR ANOR
- EXTERIOR LIGHT FIXTURES
- PAINTED BELLY BAND/ACCENT
- EXTERIOR BALCONY METAL RAILING
- FRONT ENTRY COLUMN

DELETED WOOD CORBELS TYP.

SIDE YARD ACCESS STAIR

CLOUDED ELEMENTS REPRESENT ITEMS NOT SHOWN ON AS-BUILTS TO BE ADDED BY THE OWNER

+42" R.WOOD GUARDRAILS/RAILINGS TO MATCH

MIN. 3'-6"

FINISHED GRADE + 42" R.WOOD GUARDRAILS/RAILINGS TO MATCH

MIN. 3'-6"

DRAWING NUMBER

DESCRIPTION

DATE

REV

PLANNING RESUBMITTAL

07/29/21

V1

PLANNING RESPONSES

CR

08/20/21

CR

DRAWING STATUS

PRELIMINARY DESIGN

RESUBMITTAL

08/29/21

V1

ISBN:

0001

PROJECT

08/29/21

DRAWING NUMBER

A5.1

SCALE

1/4" = 1'-0"

PROJECT NUMBER

047-275-050

DRAWING

DESIGN REVIEW RESUBMITTAL - V1

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

-DESIGN REVIEW
RESUBMITTAL-V1

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DRAWING

DESIGN REVIEW RESUBMITTAL - V1
1. 13. Soil nutrient levels: Take a minimum of 4 soil samples from around the site in the spring and summer. Test for available nutrients, pH, salt and % organic matter. Test results shall be used to develop a tailored chemical program for the site. Be sure to test for available N, P and K levels. New growth can be a visual indication of possible nutrient shortage or excess.

2. 14. Disease and insect control: Keep plants healthy through a combination of pruning, irrigation, which will help reduce disease and pest problems. Monitor plants for signs of disease or pests, and remove any affected plant material immediately.

3. 15. Plant pruning: Remove suckers, suckers, canes or branches that are growing on dead material. Prune as necessary to maintain a neat and tidy appearance. Avoid using sharp cutting tools that could damage the plant's bark or roots.

4. 16. Guying and staking: Maintain plant supports in a taught position. Remove tree supports and staking materials as soon as the condition is no longer necessary.

5. 17. Leaf, fruit and other plant debris removal: Remove fallen leaves, spent flowers, fruit and plant debris from the site at least once a year. This helps to prevent disease and pest infestations.

6. 18. Bed edging: Check and maintain edges between mulch and lawn areas in neat, smooth lines. Remove any debris or excess mulch from the edges.

7. 19. Leaf, fruit and other plant debris removal: Keep the area free of debris. Remove any fallen leaves, spent flowers, fruit and plant debris from the site at least once a year.

8. 20. Restore plants: Reset any plants that have settled or are leaning as soon as the condition is no longer necessary.

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10. 22. Bed edging: Check and maintain edges between mulch and lawn areas in neat, smooth lines. Remove any debris or excess mulch from the edges.

11. 23. Plant pruning: Remove suckers, suckers, canes or branches that are growing on dead material. Prune as necessary to maintain a neat and tidy appearance. Avoid using sharp cutting tools that could damage the plant's bark or roots.

12. 24. Leaf, fruit and other plant debris removal: Remove fallen leaves, spent flowers, fruit and plant debris from the site at least once a year. This helps to prevent disease and pest infestations.

13. 25. Leaf, fruit and other plant debris removal: Remove fallen leaves, spent flowers, fruit and plant debris from the site at least once a year. This helps to prevent disease and pest infestations.

14. 26. Damage from site use: Repair of damage by site visitors and events, beyond normal wear, shall be promptly repaired. All repair work shall be completed within 30 days of notification.

15. 27. Plant pruning: Remove suckers, suckers, canes or branches that are growing on dead material. Prune as necessary to maintain a neat and tidy appearance. Avoid using sharp cutting tools that could damage the plant's bark or roots.

16. 28. Leaf, fruit and other plant debris removal: Remove fallen leaves, spent flowers, fruit and plant debris from the site at least once a year. This helps to prevent disease and pest infestations.

17. 29. Bed edging: Check and maintain edges between mulch and lawn areas in neat, smooth lines. Remove any debris or excess mulch from the edges.

18. 30. Plant pruning: Remove suckers, suckers, canes or branches that are growing on dead material. Prune as necessary to maintain a neat and tidy appearance. Avoid using sharp cutting tools that could damage the plant's bark or roots.

19. 31. Leaf, fruit and other plant debris removal: Remove fallen leaves, spent flowers, fruit and plant debris from the site at least once a year. This helps to prevent disease and pest infestations.

20. 32. Bed edging: Check and maintain edges between mulch and lawn areas in neat, smooth lines. Remove any debris or excess mulch from the edges.
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.

NOTES:

NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).

GROUNDCOVER SPECIES

PLANT VIEW SECTION

PAVEMENT.

EQ.

MODIFIED SOIL. DEPTH VARIES. (SEE FINISHED GRADE. SPECIFICATIONS FOR SOIL MODIFICATION).

6" min.

SPECIFICATIONS FOR SOIL

NO MORE THAN 1" OF ROOT BALL RESTS ON 3" LAYER OF MULCH.

RECOMPACTED SOIL SPECIFICATIONS FOR DEPTH VARIES. (SEE MULCH ON TOP OF FINISHED GRADE. SPECIFICATIONS FOR SOIL MODIFICATION).

1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

NOTES:

MODIFICATION).

ROOT BALL. (SEE SHRUB PLANTING MODIFIED SOIL.

EXISTING OR MULCH)

SHRUB.


RECESS TURF AREA 1" TO BACKFILL MIX, SEE NOTES AND SHREDDED BARK.

WITH A 3" THICK LAYER OF CIRCLE AROUND THE TREE. MULCH AROUND THE ROOT BALL IN 6" LIFTS TO BRACE WATER AROUND THE ROOT BALL TO SETTLE THE SHRUB. DO NOT OVER COMPACT. WHEN THE EXISTING SOIL.

SET ROOT BALL CROWN 1-

18" RADIUS MULCH AREA

AROUND THE TREE.

KEEP MULCH 6" - 8" FROM THE BASE OF TREE. KEEP TURF CLEAR FOR A 2X ROOTBALL

BASE OF TREE.

PLANT TABLETS AS FIRMLY COMPACTED.

BACKFILL PLANTING AS PER DESIGN.

BACKFILL AWAY FROM ROOTBALL FOR THE SURROUNDING FINISHED GRADE. SLOPE PERPENDICULAR TO PREVAILING WIND.

2" DIAMETER LODGEPOLE PINE OF "CINCH-TIE" RUBBER SUPPORT.

TREATED TREE STAKES. SET REMOVE NURSERY STAKE BY THE END OF MAINTENANCE.

PLANT TABLETS AS SPECIFIED OR SPEICIFIED.

PLANT TABLETS AS NOTED OR SPEICIFIED.

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1. Maintenance

a. Primitive Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Primitive Unhealthy. Green, dying, or stunted, smaller than other trees within the same area.

c. Primitive Unhealthy. Green, growing, smaller than other trees within the same area.

d. Primitive Unhealthy. Green, growing, smaller than other trees within the same area.

2. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.

3. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.

4. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.

5. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.

6. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.

7. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.

8. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.

9. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.

10. Maintenance

a. Healthy. Green, growing, not remarkably smaller than the tree’s mean, smooth branches, and minimal shading.

b. Maintenance. Green, growing, smaller than other trees within the same area.

c. Maintenance. Green, growing, smaller than other trees within the same area.

d. Maintenance. Green, growing, smaller than other trees within the same area.
1. Distance between lateral rows and emitter spacing to be based on soil type, plant materials and changes in elevation.

2. Operation indicator
- QF-supply header/PVC or blank drip tubing 2"-4" from perimeter of area
- Perimeter dripline pipe to be installed perimeter of area
- Ball valve flush point with PVC cap or optional PVC header
- Pre-installed barb fitting if using QF

3. Specified dripline grid pattern with specified dripline (typical)
- From hardscape, 4" from planted area.

4. Dripline layout in odd shaped planter
- Driveline maximum lateral lengths (feet): 12" spacing 18" spacing 24" spacing
- Inlet pressure psi: 15 273 155 314 250 424 322 40 395 255 465 402 652 474

5. Air relief valve: Rain Bird AR
- Water source: drip valve or landscape drip tubing.

6. Valve kit, install at high point
- PVC manifold line with compression adapter:
- PVC manifold line with female threaded tee
- PVC manifold line with female threaded cross

7. End feed example:
- Center feed example
- Typical dripline requirements

8. Staggered dripline emitter pattern

9. Drip line tree ring detail

10. Driveline header detail

11. Driveline in planter layout

12. Drip details

13. Columbus St.

14. Andrew Bolt

15. Renwal date 04/2020

16. 4BInc.
1.10 SUBMITTALS

1.8 CORRECTION OF WORK

B. The date of acceptance of the work and start of the Guarantee period shall be determined by the Owner's Representative, upon the finding that the entire

B. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation where the Owner's Representative accepts that

B. Piping and equipment is to be located within the designated planting areas wherever possible unless specifically defined or dimensioned otherwise.

G. It shall be distinctly understood that no oral statement of any person shall be allowed in any manner to modify any of the contract provisions. Changes shall be

C. The Owner's Representative shall be the sole judge of the true intent of the drawings and specifications and of the quality of all materials furnished in

A. The Owner's Representative may inspect the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall

2. National Sanitation Foundation (NSF): rating system.

2.6 BACKFLOW PREVENTION DEVICES

B. Thread lubricant shall be Teflon ribbon-type, or approved equal, suitable for threaded installations as per manufacturer's recommendations.

C. All existing paving, structures, equipment or plant material shall be protected at all times, including the irrigation system related to plants, from damage by

D. The Contractor shall refrain from trenching within the drip line of any existing tree to remain. The Owner's Representative may require the Contractor to relocate

A. The Contractor shall do all cutting, fitting, trenching or patching of their work that may be required to make its several parts come together as shown upon, or

3. Guarantee statement. The start of the guarantee period shall be the date the irrigation system is accepted by the Owner.

2. Catalog and parts sheets on all material and equipment.

F. Wye strainer shall be as indicated on the plans.

D. Strainer screen shall be 300 series stainless steel available in 20, 40, 60, 80, or 100 mesh.

B. Quick coupler valves shall be as indicated on the drawings.

C. All ball valves located in a valve manifold shall be the same size as the main line (1-1/2 inch size minimum). Provide pipe-reducing adapters downstream of

Remote control valves shall be electrically operated, single seat, normally closed configuration, equipped with flow control adjustment and capability for manual

L. A Frost Blanket, manufacturer and color shall be as indicated on the plans.

F. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body and fabricated as shown on the drawings.

E. Decoder model number shall be as shown on the drawings.

D. Five (5) Extra sprinkler heads, nozzles, shrub adapters, nozzle filter screens, for each type used on the project.

2. On the inside surface of the cover of each automatic controller, prepare and mount a color-coded chart showing the valves, main line, and systems serviced

3. Wire connections shall be per the controller manufacturer's specifications and recommendations.

A. Remote control valves shall be electrically operated, single seat, normally closed configuration, equipped with flow control adjustment and capability for manual
PART 3 EXECUTION

3.3 PIPE INSTALLATION

3.5 FLUSHING

3.6 HYDROSTATIC PRESSURE TESTING

E. Stub out main line at all end runs and as shown on drawings. Stub out wires for future connection where indicated on plan.

D. Prior to any work the Contractor shall stake out locations of all pipe, valves, equipment and irrigation heads and emitters.

B. Extreme care shall be exercised at all times by the Contractor in excavating and working in the project area due to existing

H. Backfill the trench per the requirements in paragraphs "Backfilling and Compacting" below.

E. Trenches for pipelines shall be made of sufficient depth to provide the minimum cover from finished grade as follows:

D. Excavate trenches wide enough to allow a minimum of 4-inch between parallel pipelines and 8-inch from lines of other

A. Perform all trenching, directional boring, sleeving and excavations as required for the installation of the work included under

1. The Contractor shall be held responsible for relocation of any items without first obtaining the Owner's Representative's

2. Cap ends of each bore and locate ends at finished grade using metal stakes.

2. Extend the bore 1' past the edge of pavement unless noted differently on the plans.

a. Plastic to metal connections shall be made with plastic adapters and if necessary, short (not close) brass

b. Connection shall be made with two (2) wraps of Teflon tape and hand tightened plus one turn with a

C. Finish grade of all trenches shall conform to adjacent grades without dips or other irregularities. Dispose of excess soil or

A. Irrigation trenches shall be carefully backfilled with material approved for backfilling and free of rocks and debris one (1) inch

2. Backfill of subsoil under imported planting mixes or modified existing planting soil: Between 85 and 90% of maximum dry

I. Valve boxes:

F. Sprinkler heads:

G. Irrigation controllers:

C. Restore all surfaces and repair existing underground installations damaged or cut as a result of the excavation to their

1. Restore any soil settlement over trenches and other parts of the irrigation system.

2. Backfill and repair of all cast and metal piping and electrical work to be performed by licensed electrician.

1. Install one valve box for each type of valve installed as per the details.

3. The Contractor at no additional cost shall immediately correct all unauthorized changes or improper installation practices.

2. During the last week of the maintenance period, provide equipment familiarization and instruction on the total operations

1. The Contractor shall flush and adjust all sprinkler heads, valves and all other equipment to ascertain that they function

3. During the last week of the maintenance period, provide equipment familiarization and instruction on the total operations

B. At the end of the Plant Warrantee and Maintenance period, (See specification section "Planting") the Owner's Representative

1. The Contractor shall be held responsible for relocation of any items without first obtaining the Owner's Representative's

3. The Contractor at no additional cost shall immediately correct all unauthorized changes or improper installation practices.

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1. The Contractor shall flush and adjust all sprinkler heads, valves and all other equipment to ascertain that they function
IRRIGATION MAINTENANCE

1. **Irrigation Start-up**
   - All controller boxes must be turned off at the power source and all controller boxes must be turned back on at the power source.
   - A good practice is to check all backflow preventers prior to releasing water into the system. This includes checking for leaks and ensuring that all control valves are functioning properly.
   - All irrigation systems shall be turned on to test each zone individually.
   - All leaks and malfunctioning components should be fixed prior to releasing water into the system.

2. **Irrigation Monitoring/Landscape Watering**
   - All turf areas shall be monitored to determine the need for supplemental irrigation.
   - Frequency and duration of each watering will be determined based on local municipal guidelines.
   - Supplemental irrigation may be required to ensure proper operation.
   - Where applicable, shut off and drain irrigation system(s) at the end of the irrigation season. Turn off all main supply valves, open all manual drain valves, and bleed valves on backflow prevention devices. Perform winterization prior to November 1st.

3. **Irrigation System Winterization**
   - All irrigation systems shall be winterized prior to the first frost to prevent damage from freezing temperatures.
   - All damage and repaired pipe MUST be flushed of all debris. All irrigation repaired or replaced MUST be in accordance with the original design, local city or county guidelines and must correspond to variable watering requirements. Check for coverage and plug all emissions/nozzle devices. Clean devices and adjust devices if necessary.

4. **Irrigation System Repair**
   - Repairs to Backflow Prevention Devices must be conducted by a trained certified backflow technician.
   - All turf irrigation systems shall be turned off at the power source and all controller boxes must be turned back on at the power source.
   - All damaged and repaired pipe MUST be flushed of all debris. All irrigation repaired or replaced MUST be in accordance with the original design, local city or county guidelines and must correspond to variable watering requirements.

5. **Irrigation System Maintenance**
   - All irrigation systems shall be winterized prior to the first frost to prevent damage from freezing temperatures.
   - All backflow preventers and other flow control devices shall be turned off at the power source and all controller boxes must be turned back on at the power source.
   - All damaged and repaired pipe MUST be flushed of all debris. All irrigation repaired or replaced MUST be in accordance with the original design, local city or county guidelines and must correspond to variable watering requirements.

6. **Site Verification and Adjustments**
   - Site verification and adjustments. This includes turning on each zone, checking all backflow preventers, opening all gate valves and activating booster pumps if installed.
   - No irrigation system shall be activated and set up to be run in Self Adjusted mode until the irrigation system has been winterized and all leaks and malfunctioning components have been fixed.

7. **Sprinkler Head Watering**
   - All damaged and repaired pipe MUST be flushed of all debris. All irrigation repaired or replaced MUST be in accordance with the original design, local city or county guidelines and must correspond to variable watering requirements.

**IRRIGATION SCHEDULE**

<table>
<thead>
<tr>
<th>Controller</th>
<th>Number Sets</th>
<th>Irrigation Type</th>
<th>Cycle Time</th>
<th>Cycle Run</th>
<th>Soil Type</th>
<th>Total Run Time</th>
<th>Notes</th>
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<td>1</td>
<td>1</td>
<td>Groundcover</td>
<td>1</td>
<td>1</td>
<td>Medium</td>
<td>1</td>
<td></td>
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<tr>
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**IRRIGATION CALCULATIONS**

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<td>Medium</td>
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</table>

**MWELO CALCULATIONS**

<table>
<thead>
<tr>
<th>Irrigation Type</th>
<th>Cycle Time</th>
<th>Cycle Run</th>
<th>Soil Type</th>
<th>Total Run Time</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

**IRRIGATION MAINTENANCE**

- All turf irrigation systems shall be turned off at the power source and all controller boxes must be turned back on at the power source.
- All damaged and repaired pipe MUST be flushed of all debris. All irrigation repaired or replaced MUST be in accordance with the original design, local city or county guidelines and must correspond to variable watering requirements.

**Notes:**
- This irrigation schedule is set up on a base hour only. Contractor must adjust irrigation controller as to mitigate based on plants needs and not to exceed the ETMWO songs. Soil irrigation controller to maximize Cycle Scale through programming. We are not responsible for exceeding controller scheduling.

- **ETMWO:**
  - E: Essential
  - T: Transitional
  - M: Moderate
  - W: Water
  - O: Optional

- **Cycle Scale:**
  - A: Auto
  - M: Manual

- **Irrigation Controller:**
  - ASCI
  - Weather

- **Soil Type:**
  - M: Medium
  - L: Light
  - A: Acid

- **Notes:**
  - Cycle Scale: A (Auto)
  - Irrigation Controller: ASCI
  - Soil Type: Medium (M)

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**RCO 2018-43**

**COLUMBUS ST. EL GRANADA, CA**

**Andrew Bolt**

**4BInc.**

**9/10/19**

**236-2019**

**EL GRANADA, CA**

**COLUMBUS ST.**

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