

ASSESSOR'S PARCEL NUMBER:	198-38-040
PROJECT TYPE:	NEW CONSTRUCTION
PROJECT LOCATION:	1159 NORTH HUMBURLAND DR., SUNNYVALE, CA 94087
ZONING:	R - O
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	TWO (2) STORY
FIRE PROTECTION:	SPRINKLERED

NEW 2 STORY CUSTOM HOME
3160 SQ BUILDING AREA INCLUDING 4 BEDS, 4 BATH, 1 LAUNDRY AND 2 CAR
GARAGE

A. CALIFORNIA RESIDENTIAL	2016 EDITION
B. CALIFORNIA BUILDING	2016 EDITION
C. CALIFORNIA MECHANICAL	2016 EDITION
D. CALIFORNIA PLUMBING	2016 EDITION
E. CALIFORNIA ELECTRICAL	2016 EDITION
F. CALIFORNIA ENERGY:	2016 EDITION
G. CALIFORNIA FIRE:	2016 EDITION
H. CALIFORNIA GREEN BUILDING:	2016 EDITION
I. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

TOTAL "E" BUILDING TO BE REMOVED:	1602	SQF
"N" 1ST FLOOR LIVING AREA:	1907	SQF
"N" 2nd FLOOR LIVING AREA:	820	SQF
"N" TOTAL LIVING:	2727	SQF
"N" GARAGE:	433	SQF
"N" TOTAL BUILDING:	3160	SQF
"N" FRONT PORCH:	60	SQF
"N"2ND FLOOR BALCONY:	63	SQF
NET LOT AREA :	6186	SQF

"N" FLOOR AREA RATIO (FAR) = (3160/6186)X100=51%
2ND FLOOR TO 1ST FLOOR RATIO=(820/(1917+433))X100=35%

LOT COVERAGE:	1st FLOOR BLDG AREA	(1907+433)
	COVERED AREA(FRONT PORCH)	60
	TOTAL %	2400/6186 = 38.7%

SETBACKS	EXIST. 1ST	PROPOSED 1ST/2ND	ALLOWED REQ.1ST/2ND
Front	29.6'	25'-3"/31'-1"	20/25'
Rear	22.8'	18'-2" / 35'-3"	20'
Right/Left	8.8/5.9'	9'8 1/2"/6'-10'-4"	4/7'
Combine side yard total	20% of lot width, plus another 6' for 2nd story		

OWNER: CHUN XIA
(408)656-2718
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DESIGNER: AMS Design
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SUITE 1406
AZADEH@AMSDSIGNLLP.COM

STRUCTURAL: AMS Design
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T24 & ENERGY: - - -

SOIL ENGINEER:

A-00.01:	COVER SHEET
T0:	BOUNDARY AND TOPOGRAPHIC MAP
A-01.01:	EXISTING AND PROPOSED SITE PLAN
RA-01.01:	EXISTING FLOOR PLAN AND ELEVATIONS
A-01.02:	PROPOSED 1st AND 2ND FLOOR PLAN
A-02.01:	PROPOSED ELEVATIONS
A-02.02:	PROPOSED ELEVATIONS
A-03.01:	PROPOSED SECTION & STREETSCAPE ELEVATION
A-04.01:	FLOOR AREA DIAGRAM & EXTERIOR MATERIAL SCHEDULE
A-06.01:	SOLAR STUDY
A-06.02:	SOLAR STUDY

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AMS DESIGN _____

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1159 NORTHUMBERLAND DR.,
SUNNYVALE, CA

REVISION TABLE:

[illegible]

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SHEET TITLE:

COVER SHEET

PROJECT ID :	D-1708-04
DATE :	JAN.2018
SCALE :	
DRAWN BY :	A.M.S

SHEET NUMBER:

A-00.01

OWNERSHIP:

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF AMS DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF AMS DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION, ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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RESIDENCE

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SUNNYVALE, CA

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SHEET TITLE:

EXISTING
PLAN &
ELEVATION

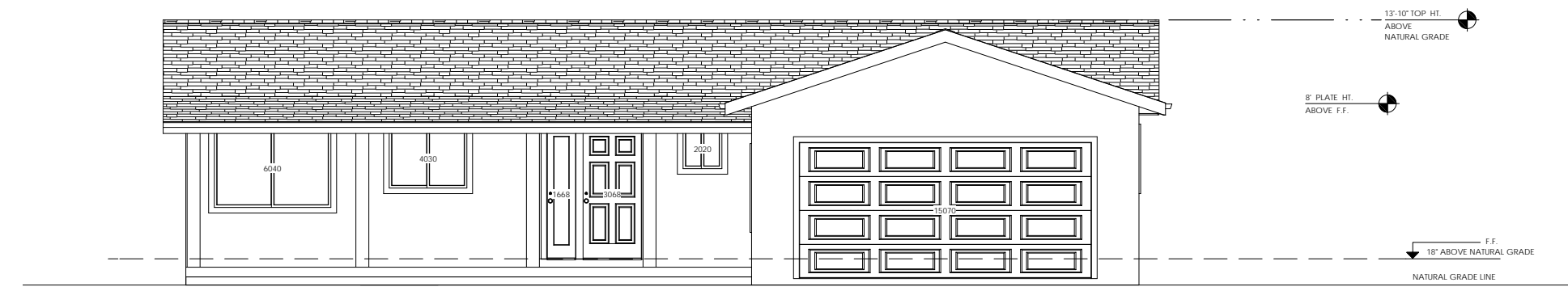
PROJECT ID : D-1708-04
DATE : JAN.2018
SCALE : 1/4" = 1'
DRAWN BY : A.M.S

SHEET NUMBER:

RA-01.01

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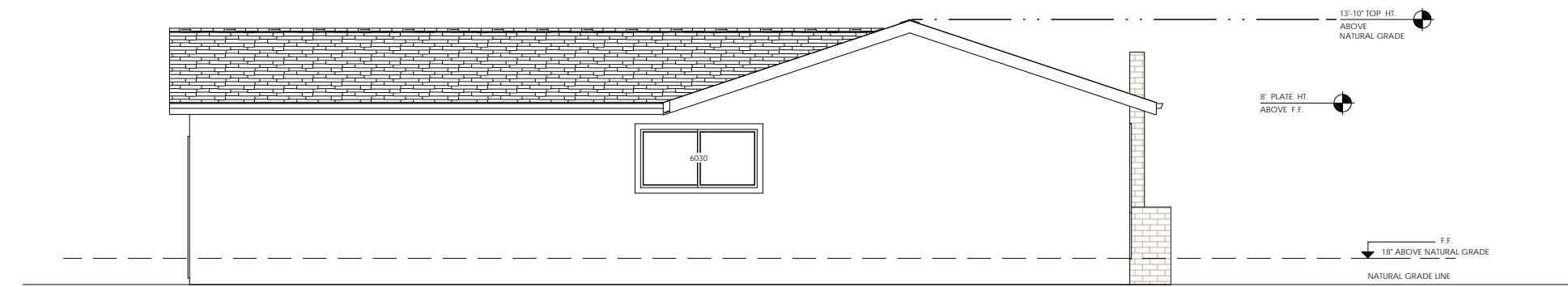
1 EXISTING FRONT ELEVATION (NORTH)

SC : 1/8" = 1'-0"



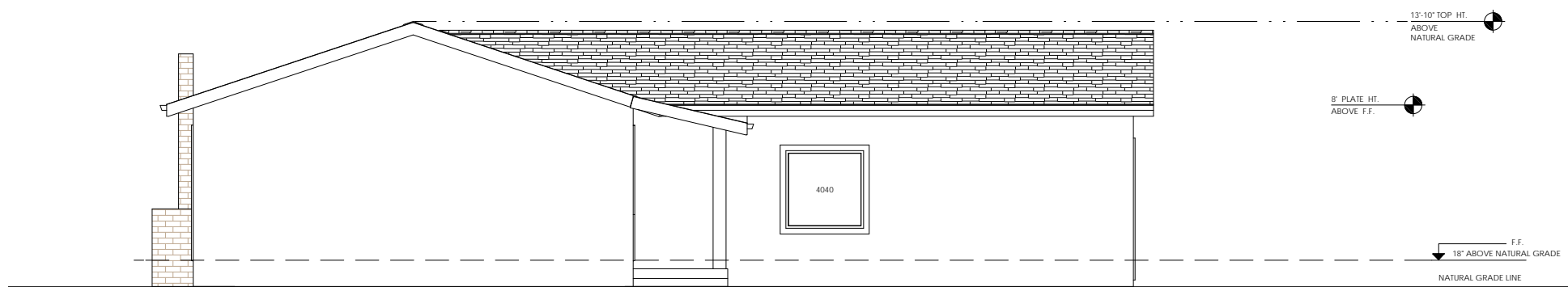
2 EXISTING REAR ELEVATION (SOUTH)

SC : 1/8" = 1'-0"



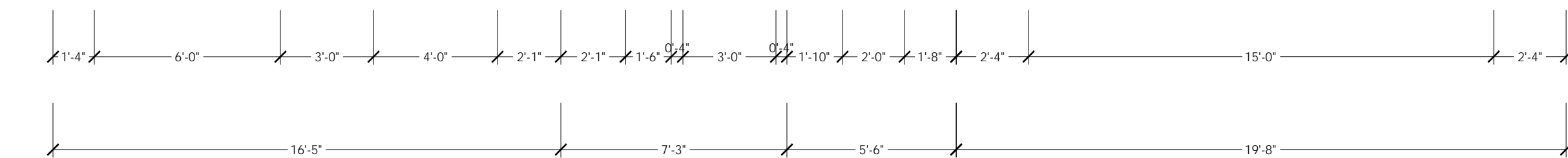
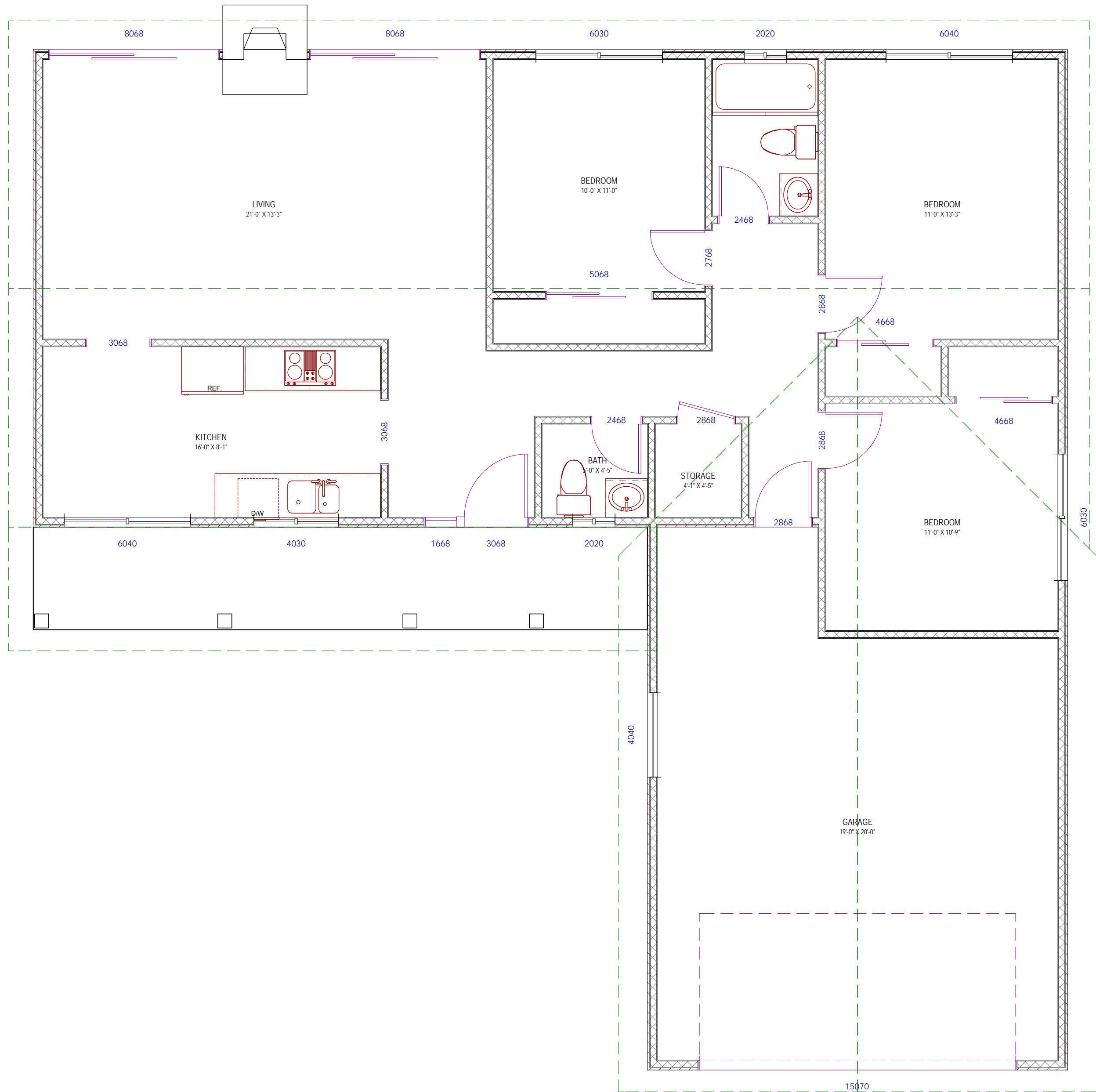
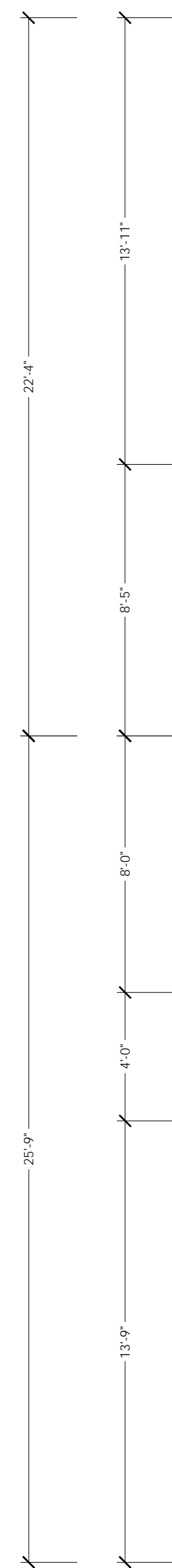
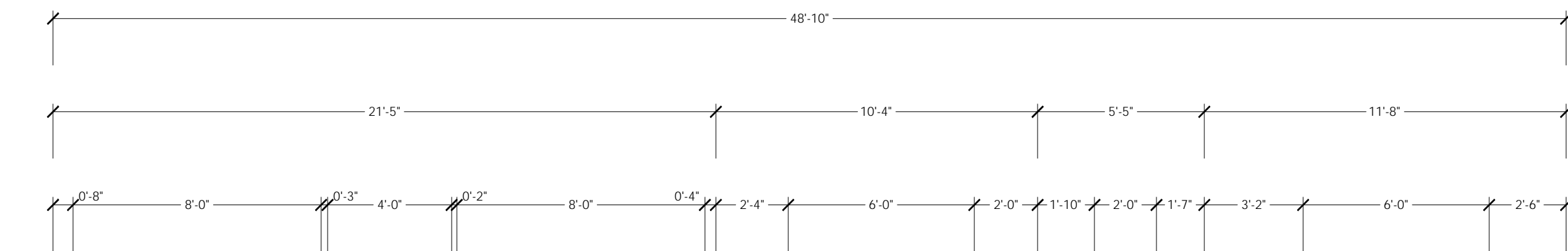
3 EXISTING RIGHT ELEVATION (WEST)

SC : 1/8" = 1'-0"



4 EXISTING LEFT ELEVATION (EAST)

SC : 1/8" = 1'-0"

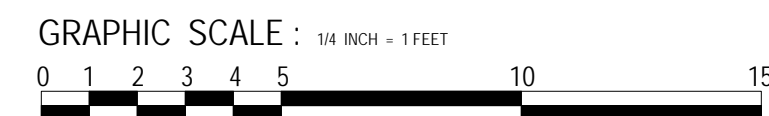


1 EXISTING FLOOR PLAN

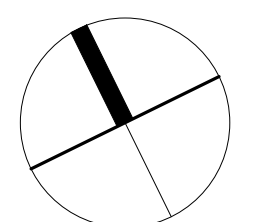
SC : 1/4" = 1'-0"

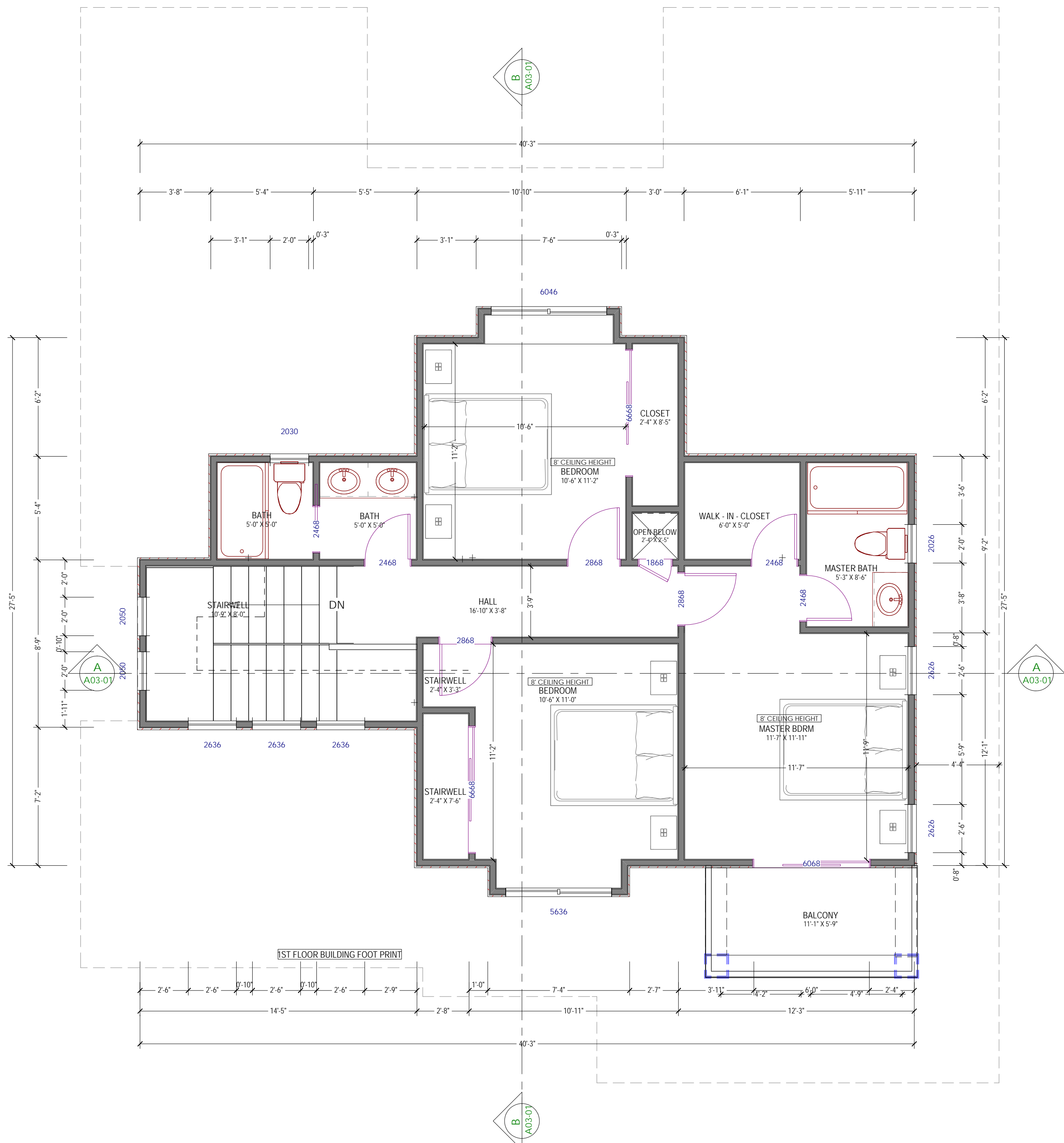
LEGEND:

EXISTING WALL TO BE REMOVED



NORTH






SC : 1/4" = 1'-0"

SC : $1/4" = 1'-0"$

GRAPHIC SCALE: 1/4" INCH = 1 FEET



A horizontal scale bar with alternating black and white segments. It is marked with numbers 0, 1, 2, 3, 4, 5, 10, and 15. The segments between 0 and 5 are 1 foot each, and the segments between 5 and 15 are 5 feet each.



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SHEET TITLE:

PROPOSED ELEVATIONS

PROJECT ID : D-1708-04
DATE : JAN.2018
SCALE : 1/4" = 1'
DRAWN BY : A.M.S

SHEET NUMBER:

A-02.01

OWNERSHIP:
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1 PROPOSED FRONT ELEVATION
SC : 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SC : 1/4" = 1'-0"



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PROJECT ID :	D-1708-04
DATE :	JAN.2018
SCALE :	1/4" = 1'
DRAWN BY :	A.M.S

SHEET NUMBER:

A-02.02

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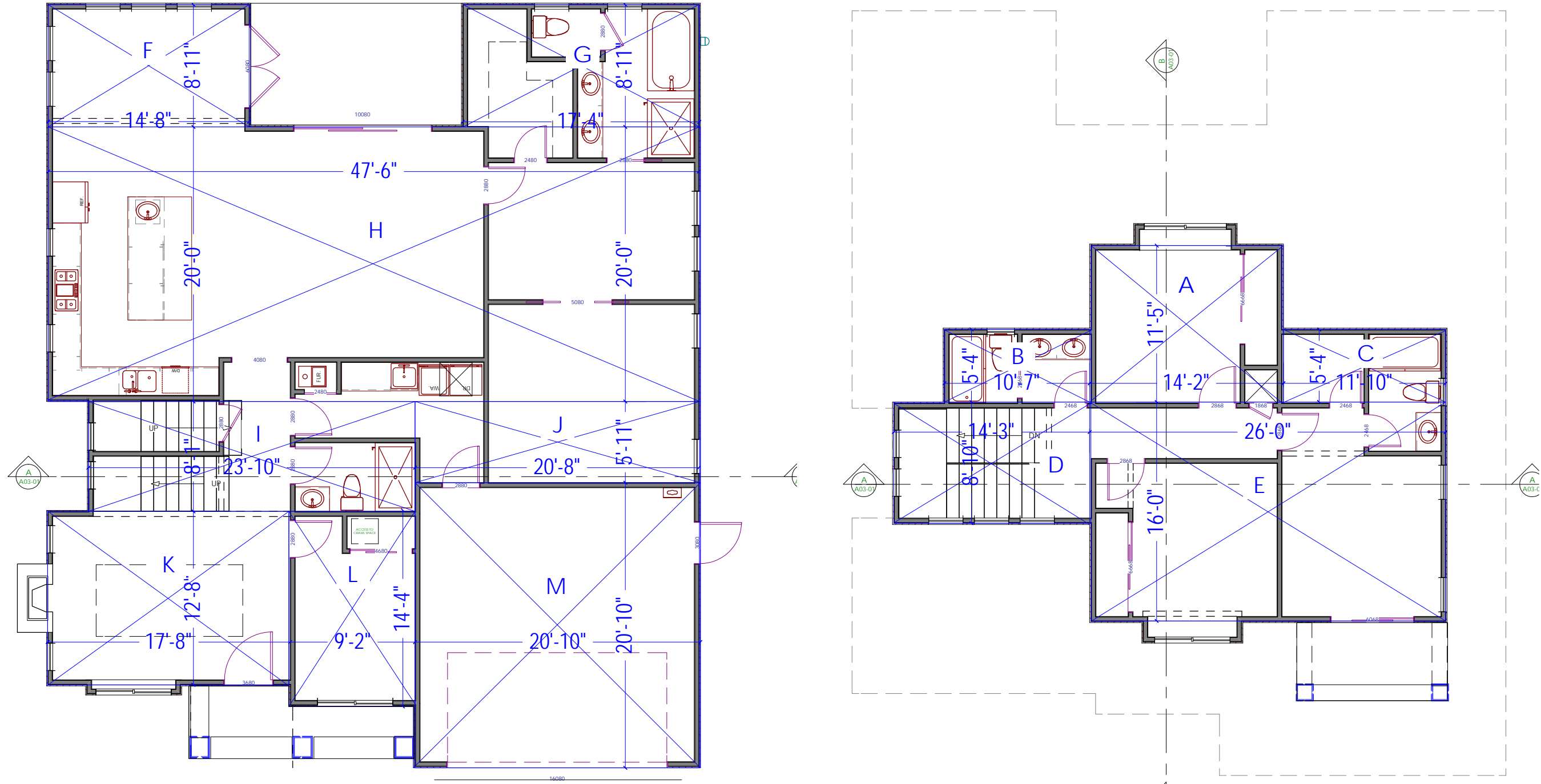
SHEET TITLE:
**FLOOR AREA /
EXTERIOR
MATERIAL
SCHEDULE**

PROJECT ID : D-1708-04
DATE : JAN.2018
SCALE : 1/4" = 1'
DRAWN BY : A.M.S

SHEET NUMBER:
A-04.01

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FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
2ND FLOOR	A	14'-2" X 11'-5"	161	820
	B	10'-7" X 5'-4"	55	
	C	11'-10" X5'-4"	63	
	D	14'-3" X 8'-10"	125	
	E	26'-0" X 16'-0"	416	
1ST FLOOR	F	14'-8" X 8'-11"	131	1907
	G	17'-4" X 8'-11"	154	
	H	47'-6" X 20'-0"	950	
	I	23'-10" X 8'-1"	194	
	J	20'-8" X 5'-11"	122	
	K	17'-8" X 12'-8"	225	
GARAGE	L	9'-2" X 14'-4"	131	433
	M	20'-10" X 20'-10"	433	
TOTAL BUILDING AREA				3160

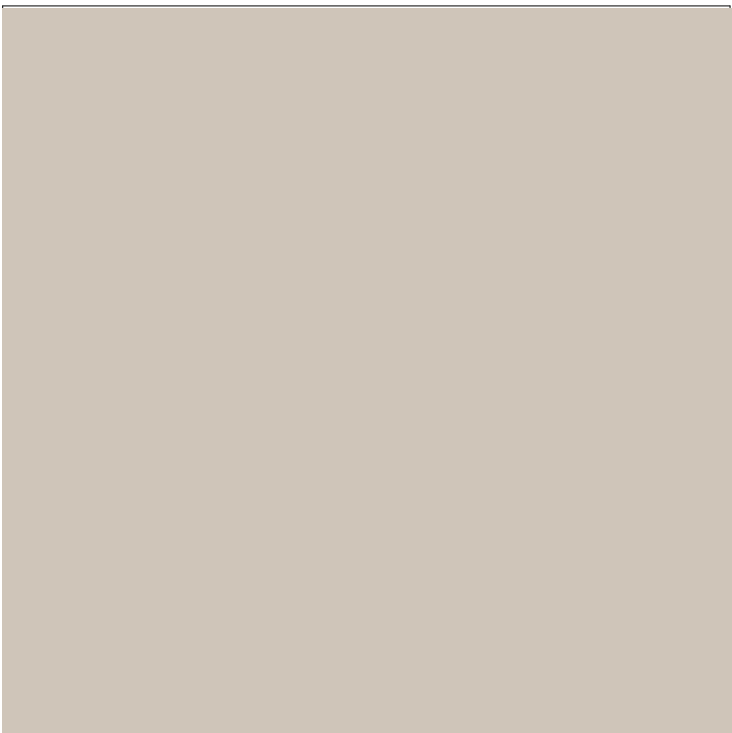


2 FLOOR AREA DIAGRAM (PROPOSED PLAN)
SC : 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

TITLE	TYPE	INFO
ROOF	TILE ROOFING	US TILE/ CARMEL BLEND
SIDING	STUCCO	SMOOTH/BEIGE
EXTERIOR TRIM	SQR. EDGE - 4" HT. X 2" DPT.	DECORAMOULD/WHITE
GARAGE DOOR	CLOPAY	BROWN COLOR
DOOR	Feather River Doors	BROWN COLOR
WINDOWS	MILGARD	TUSCANY / WHITE

STUCCO



TILE ROOFING



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SHEET TITLE:

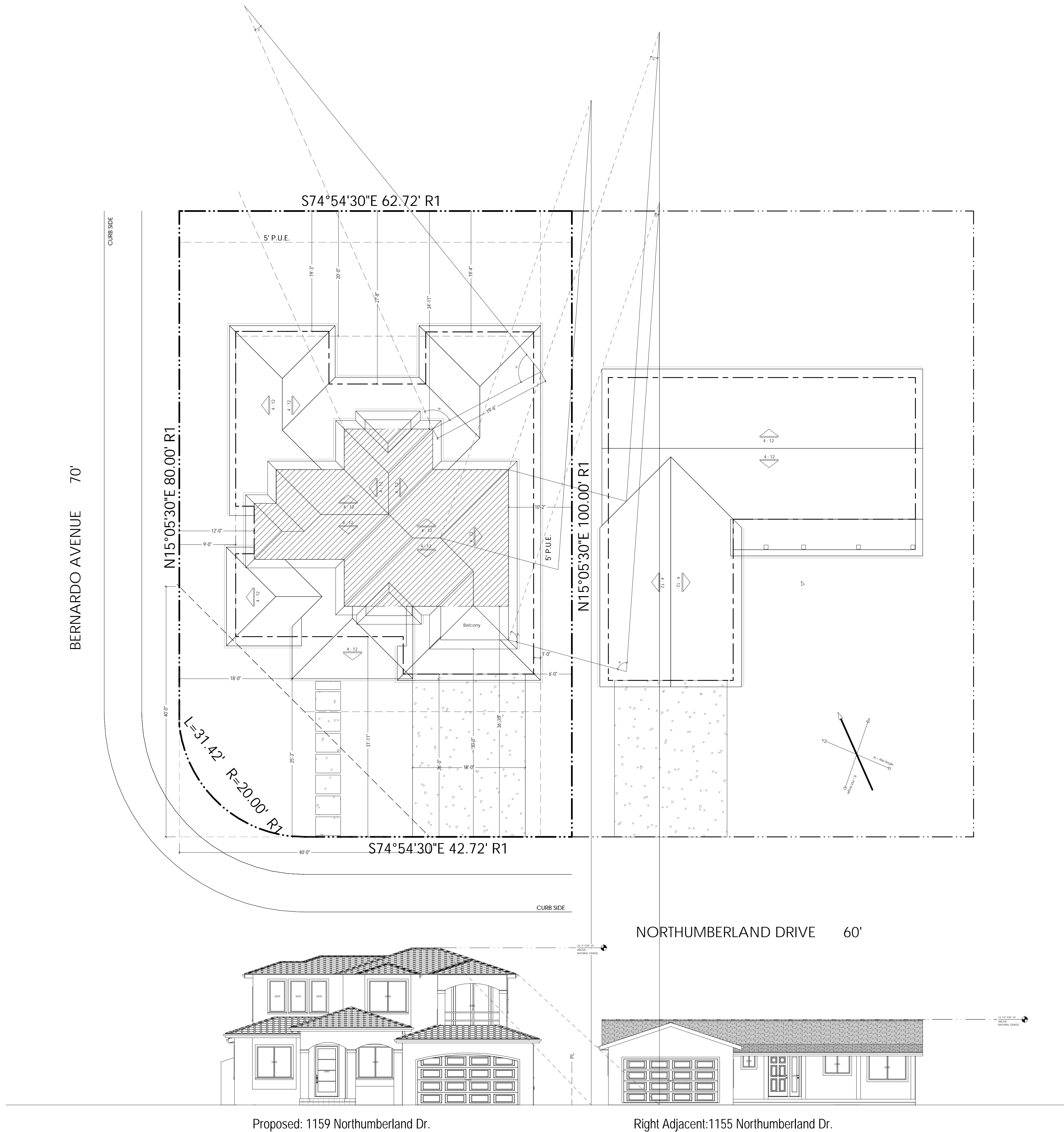
PROJECT ID :	D-1708-04
DATE :	JAN.2018
SCALE :	1/8" = 1'
DRAWN BY :	A.M.S

SHEET NUMBER: _____

A-06.01

OWNERSHIP:

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF AMS DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF AMS DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.



2275 S. BASCOM AVE., SUITE 1406
CAMPBELL, CA 95008
Tel: (415) 254.1606
e-MAIL: office@AMSDesignllp.com



21060 HOMESTEAD RD. SUITE 216
CUPERTINO, CA 95014
TEL: (408) 992-1229
e-MAIL: NILSENEINC@GMAIL.COM

1159 NORTHUMBERLAND DR.,
SUNNYVALE, CA

[illegible]

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY AMS DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM AMS DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

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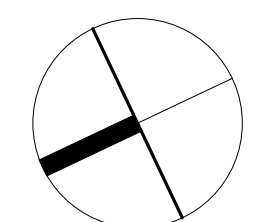
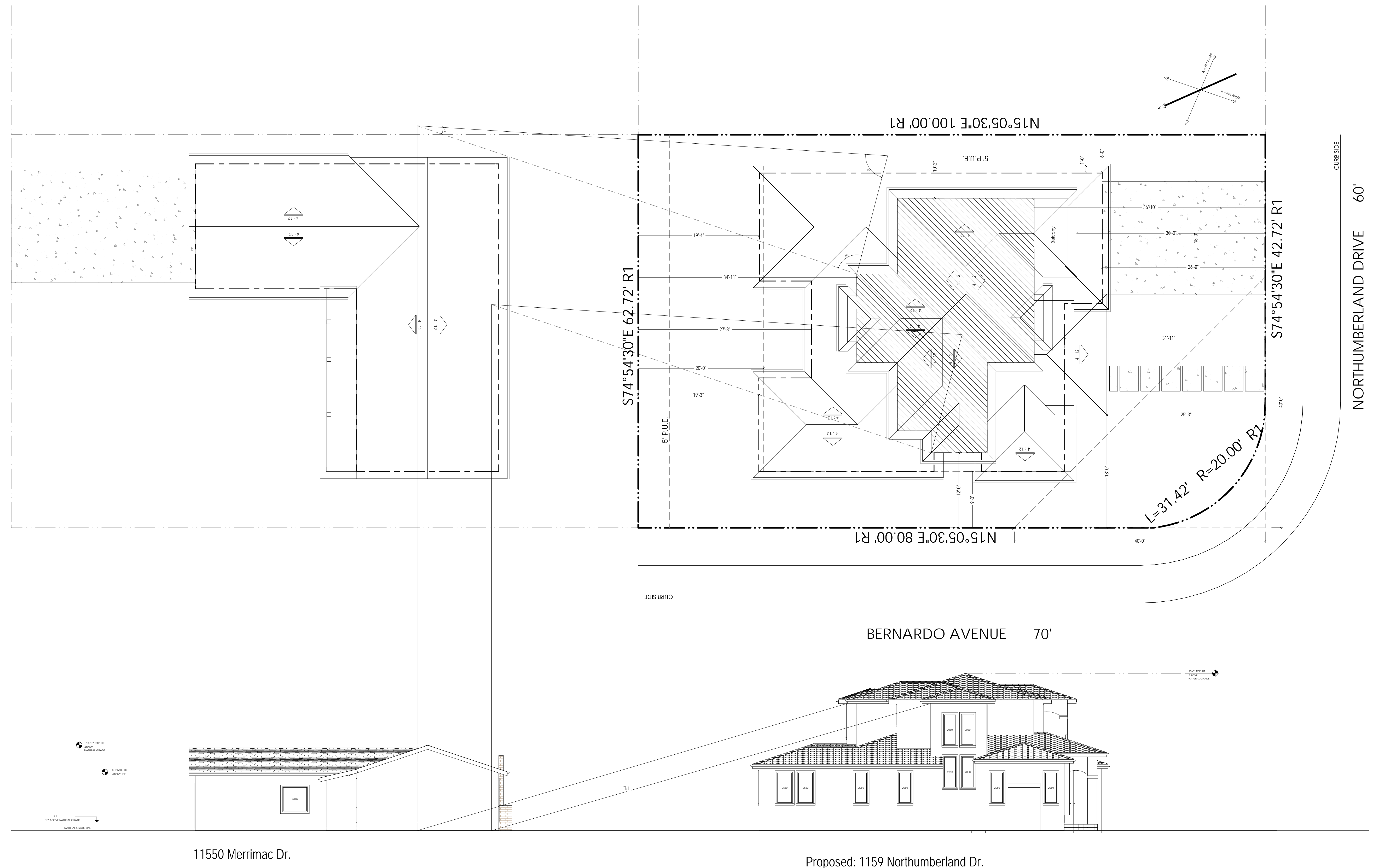
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DATE :	JAN.2018
SCALE :	1/8" = 1'
DRAWN BY :	A.M.S

SHEET NUMBER:


A-06.02

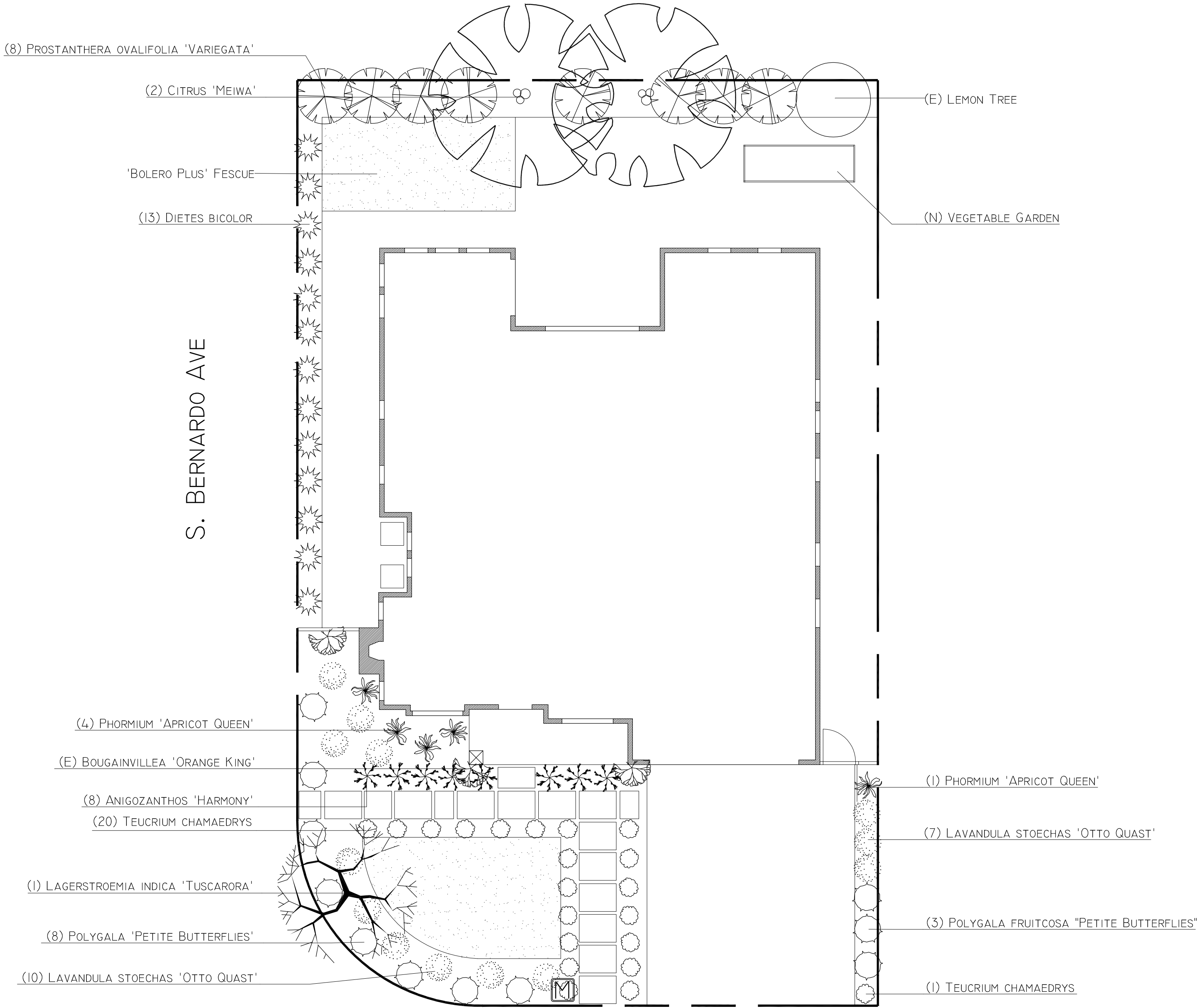
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SCREENING TREES

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH	WATER REQUIREMENTS
2		CITRUS 'MEIWA'	KUMQUAT	15 GAL STD	15 FT	15 FT	MEDIUM



PLANTING NOTES

SOIL PREP
USE 4 CU. YDS. ORGANIC AMENDMENT/ 1000 SQ. FT. IN ALL GROUNDCOVER AND TURF AREAS. INCORPORATE INTO SOIL BY TILLING TO A DEPTH OF 6 INCHES.

PLANT MATERIAL
A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. 1 GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITION, FROZEN, OR DAMAGED, AND SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTION IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLY UNIFORM AND STANDARDIZED SIZE FOR EACH SPECIES, WELL FORMED, AND IN A HEALTHY, FULLY ROOTED, THRIVING CONDITION.

B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.

C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.

D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.

E. CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.









PLANTING
DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.

1 GAL PLANT = 1 TABLET
5 GAL PLANT = 3 TABLETS
15 GAL PLANT = 5 TABLETS
BOX TREES = 1 TABLET/ (3) INCHES OF BOX WIDTH

BARK MULCH
INSTALL A 3 INCH LAYER OF MINI FIR BARK MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

GUARANTEE
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL 1 GALLON, 5 GALLON, AND 15 GALLON PLANTS FOR A PERIOD OF 1 MONTH.

PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
8		ANIGOZANTHOS 'HARMONY'	KANGAROO'S PAW	1 GAL	MED
3		BOUGAINVILLEA 'ORANGE KING'	ORANGE BOUGAINVILLEA	5 GAL VINE	LOW
13		DIETES BICOLOR	FORTNIGHT LILY	1-GAL	LOW
1		LAGERSTROEMIA INDICA 'TUSCARORA'	CREPE MYRTLE	15 GAL STD	LOW
13		LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDAR	1 GAL	LOW
5		PHORMIUM 'APRICOT QUEEN'	NEW ZEALAND FLAX	5-GAL	LOW
11		POLYGALA FRUITCOSA "PETITE BUTTERFLIES"	POLYGALA "PETITE BUTTERFLIES"	1 GAL	LOW
8		PROSTANTHERA OVALIFOLIA 'VARIEGATA'	AUSTRALIAN MINT BUSH	5-GAL	LOW
21		TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	LOW

PLANT MIXES

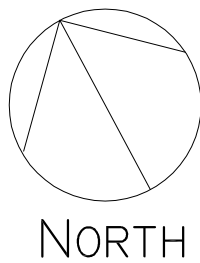
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	
452 SQ. FT.		FESTUCA 'BOLERO PLUS'	'BOLERO PLUS' FESCUE	SOD	HIGH

Revisions Date By

Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
C-27 Lic #1003318
LA Lic #6251

Phone: (408) 990-6999
(By Appointment Only)
www.gardendezine.com

Landscape Plan



New Residence
1159 Northumberland
Sunnyvale, CA

Scale: 1/8" = 1'-0"

Date: 5/4/2018

Drawn By: TAJ

Job No.

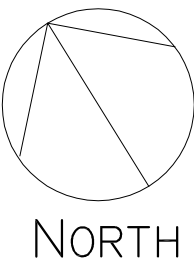
L-1

Revisions Date By

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Hydro-zone Plan



New Residence
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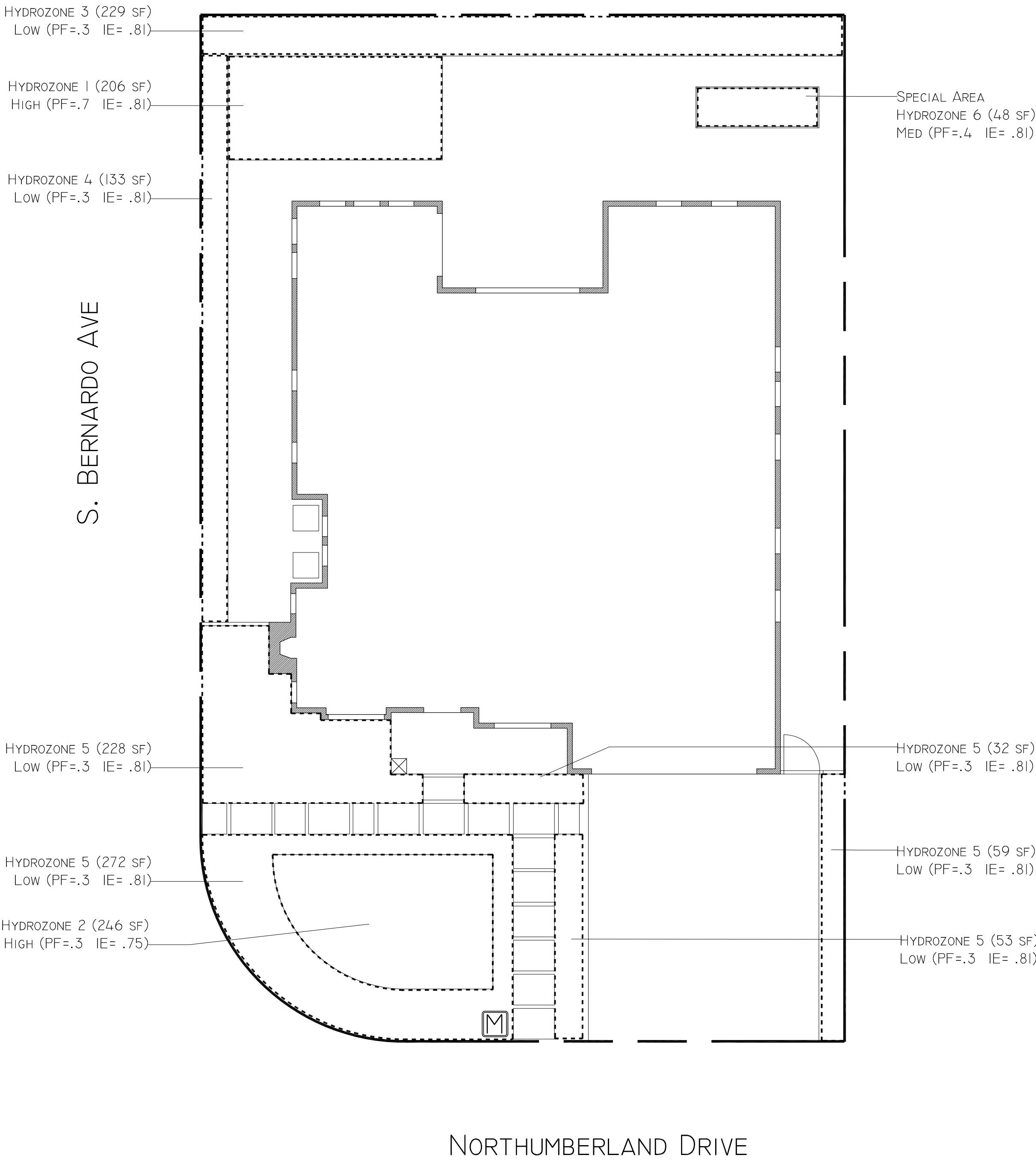
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Drawn By: TAJ

Job No.

L-2



I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS LANDSCAPE DESIGN PLAN

Estimated Total Water Use

Equation: $ETWU = ET_o \times 0.62 \times [(PF \times HA)/IE] + SLA$; Considering precipitation $ETWA = (ET_o - Eppt) \times 0.62 \times [(PF \times HA)/IE] + SLA$

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft ²))/IE
Zone 1	Drip	High	0.70	206	0.81	178
Zone 2	Overhead Spray	High	0.70	246	0.75	230
Zone 3	Drip	Low	0.30	229	0.81	85
Zone 4	Drip	Low	0.30	133	0.81	49
Zone 5	Drip	Low	0.30	644	0.81	239
		SLA		48		48
		Sum		1,506		

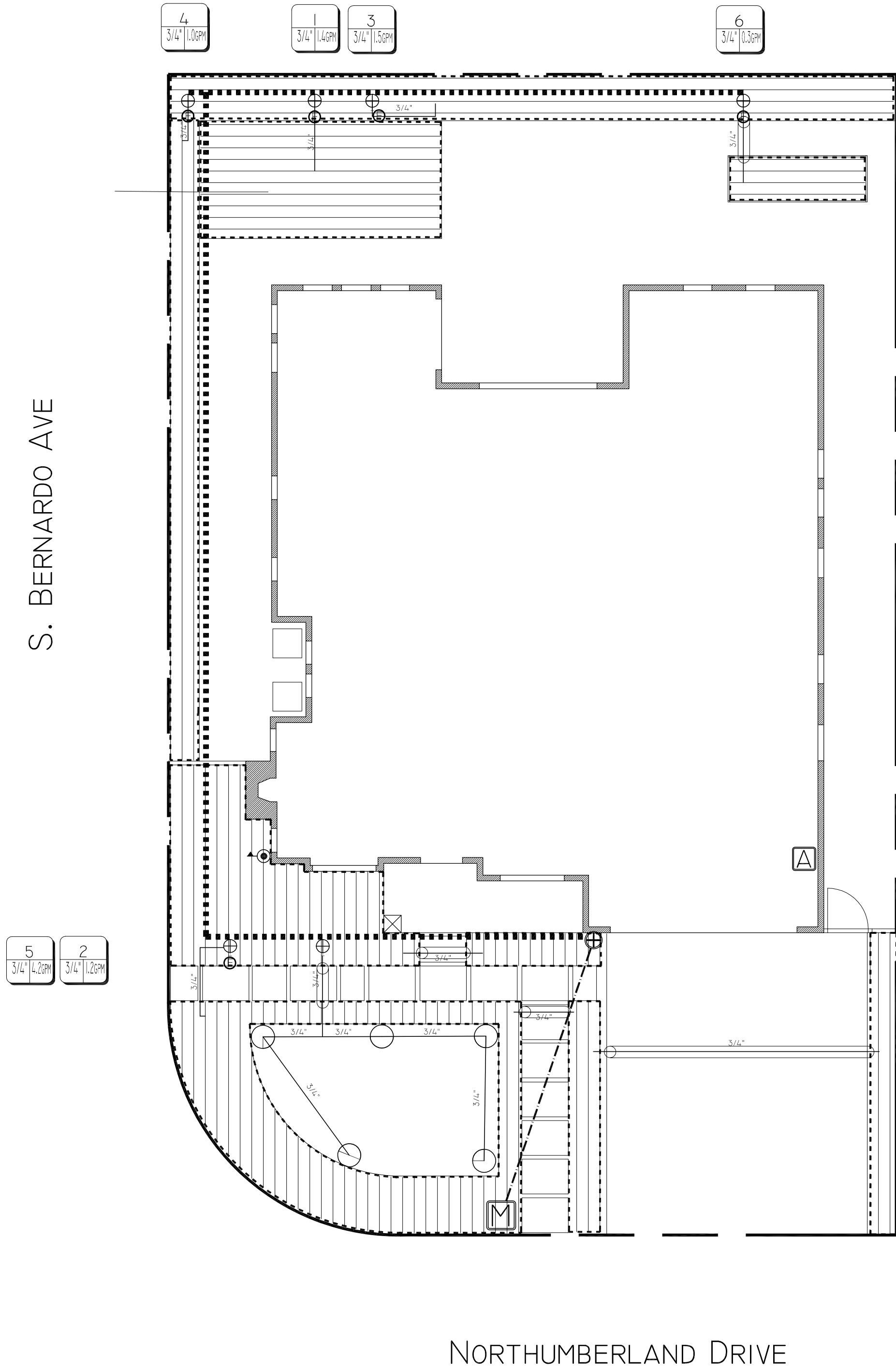
Results

MAWA = 23,874

ETWU= 23,265 Gallons
3,110 Cubic Feet
31 HCF
0 Acre-feet
0 Millions of Gallons

ETWU complies with MAWA

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes		
Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name	San Jose	Name of City
ET _o of City from Appendix A	45.30	ET _o (inches/year)
	452	Overhead Landscape Area (ft²)
	1006	Drip Landscape Area (ft²)
	48	SLA (ft²)
Total Landscape Area	1,506.00	
Results:	23,873.69	Gallons
(ET _o) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA]	3,191.46	Cubic Feet
	31.91	HCF
	0.07	Acre-feet
	0.02	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET _o of City from Appendix A	45.30	ET _o (inches/year)
Total Landscape Area	1,506.00	LA (ft²)
Special Landscape Area	48.00	SLA (ft²)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [(ET _o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons



IRRIGATION LEGEND			
WATER METERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		WATER METER	3/4"
POINT OF CONNECTION			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		AT CORNER OF GARAGE	12.00 GPM @ 50.00 PSI
CONTROLLERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRITROL RAIN DIAL-R RD600-EXT-R	6 ZONES
		IRRITROL CLIMATE LOGIC WEATHER SENSOR	
PIPE (MAINLINE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
160'		SCHEDULE 40 PVC PIPE	1"
VALVES			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
6		HUNTER PGV-075-ASV	3/4"
5		RAINBIRD DRIP PRESSURE REGULATOR & DRIP FILTER	3/4"
PIPE (SLEEVE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
40'		SCHEDULE 40 PVC PIPE	2"
PIPE (LATERAL)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
		SCHEDULE 40 PVC PIPE	3/4"
ROTORS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
2		HUNTER MP ROTATOR MPI000 180	4" POP UP
3		HUNTER MP ROTATOR MPI000 090	4" POP UP
DRIP			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
		NETAFIM TECHLINECV, .66PH, 12" O.C.	17MM

IRRIGATION NOTES

SCOPE
FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.

PROTECTION
CALL DIG ALERT 1-800-227-2600 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.

DRAWINGS
THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)

GENERAL
ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.

PLASTIC PIPE AND FITTINGS
SHALL BE TYPE I, POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.
MAINLINE SHALL BE SCH 40 PVC.
LATERAL LINES SHALL BE SCH 40 PVC.

WATER METER
EXISTING.

SLEEVES
ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

ALL CONTROL WIRES SHALL BE SLEEVED SEPARATELY FROM THE MAIN OR LATERAL LINES UNDER CONCRETE WALKS AND/OR DRIVEWAYS.

PIPE AND CONTROL WIRE INSTALLATION
MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

PRESSURE TESTING
AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

COVERAGE TEST
PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

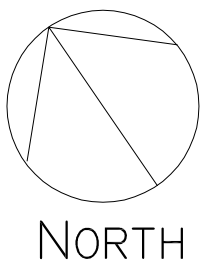
GUARANTEE
IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

Revisions Date By

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Irrigation Plan



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L-3