

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: _____

Address: _____

Zip: _____

Phone,W: _____ H: _____

Email: _____

Owner (if different from Applicant):

Name: _____

Address: _____

Zip: _____

Phone,W: _____ H: _____

Email: _____

Architect or Designer (if different from Applicant):

Name: _____

Address: _____ Zip: _____

Phone,W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: _____

Address: _____

Zip: _____

Zoning: _____

Parcel/lot size: _____ sq. ft.

Site Description:

- vacant parcel
existing development (Please describe):

3. Project Description

Project:

- New Single Family Residence: 800 sq. ft
Addition to Residence: 640 sq. ft
Other:

Describe Project:

One 800 sqft new single-family unit plus one 640 detached ADU

Additional Permits Required:

- Certificate of Compliance Type A or Type B
Coastal Development Permit
Fence Height Exception (not permitted on coast)
Grading Permit or Exemption
Home Improvement Exception
Non-Conforming Use Permit
Off-Street Parking Exception
Variance

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	_____	_____	<input type="checkbox"/>
b. Trim	_____	_____	<input type="checkbox"/>
c. Windows	_____	_____	<input type="checkbox"/>
d. Doors	_____	_____	<input type="checkbox"/>
e. Roof	_____	_____	<input type="checkbox"/>
f. Chimneys	_____	_____	<input type="checkbox"/>
g. Decks & railings	_____	_____	<input type="checkbox"/>
h. Stairs	_____	_____	<input type="checkbox"/>
i. Retaining walls	_____	_____	<input type="checkbox"/>
j. Fences	_____	_____	<input type="checkbox"/>
k. Accessory buildings	_____	_____	<input type="checkbox"/>
l. Garage/Carport	_____	_____	<input type="checkbox"/>

5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: 	Applicant: 
--	---

Date: 11/19/2020	Date: 11/16/2020
--	------------------



You're shopping
Santa Clara

● OPEN until 9 pm

Delivering to
95050

Search



Cart | 0 items

Home Decor

Furniture

Wall Decor

Small Kitchen Appliances

Kitchenware & Tableware

Bedding & Bath

Lighting

Window Treatments

Shop By Room

Home / Lighting / Outdoor Lighting / Landscape Lighting / Pathway Lights

Internet #309685348 Model #JAO1501L-2-10PK



Hover Image to Zoom

Live Chat

Feedback

Low-Voltage 3-Watt Black Outdoor Integrated LED Landscape Path Lights (10-pack)

196

by Hampton Bay >

★★★★★ (86) [Write A Review](#) [Questions & Answers \(4\)](#)

\$329⁷⁰ /package

OR

\$55⁰⁰ per month* suggested payments with 6 months* financing on this \$329.7 purchase* [i](#)

[Apply for a Home Depot Consumer Card](#)

Pack Size: 10

- 1
- 4
- 6
- 8
- 10**

How to Get It

 Ship to Store Pickup Dec 14 - Dec 17 FREE	 Ship to Home Get it by Wed, Dec 9 FREE	 Scheduled Delivery Not available for this item
--	---	---

We'll send up to **11** to **Santa Clara** for **free pickup**
[Curbside pickup available.](#)
[Change Store](#)



Get Referred To A Local Pro

[What to Expect](#) [i](#)

Add Pro Referral



Protect This Item

[What's Included](#) [i](#)

Select a Home Depot Protection Plan for:

3 Year / **\$55.00**

No thanks

-
1
+

Add to Cart

Your Fastest Checkout [i](#)

[Turn on Instant Checkout](#)

[Live Chat](#)

[Feedback](#)

— OR —

Buy now with **PayPal**

 We're unable to ship this item to homes and stores in: GU,PR,VI

Frequently Bought Together



Price for all three:

\$627⁷⁰

Add all three to cart

- This item:** Low-Voltage 3-Watt Black Outdoor Integrated LED Landscape Path Lights (10-pack)
\$329.70
- Hampton Bay 9.8-Watt Millennium Black Adjustable Light Color Outdoor Integrated LED Landscape Flood Light (4-Pack)
\$119.00
- Hampton Bay Low-Voltage 600-Watt Landscape Transformer
\$179.00

Key Features >

HAMPTON BAY[®]

VOLTAGE

LUMENS

 Live Chat

 Feedback

Specifications

Power Type

Low Voltage

[See Similar Items](#)

Lumens

85

[See Similar Items](#)

Height (in.)

16 in

[See Similar Items](#)

Voltage (v)

12v

[See Similar Items](#)

Compatible Bulb Type

Integrated LED

[See Similar Items](#)

Outdoor Lighting Features

Weather Resistant

[See Similar Items](#)

Fixture Material

Aluminum

[See Similar Items](#)

 Live Chat

 Feedback

Light Bulb Type Included

Integrated LED

[See Similar Items](#)**Dimensions**

Product Depth (in.)	4 in
Product Height (in.)	16 in
Product Length (in.)	2.375 in
Product Width (in.)	2.375 in

Details

Actual Color Temperature (K)	3000
Color Rendering Index (CRI)	80
Color Temperature	Warm White
Compatible Bulb Type	Integrated LED
Exterior Lighting Product Type	Walkway and Path Lighting
Fixture Color/Finish	Black
Fixture Material	Aluminum
Fixture Material	Aluminum
Glass/Lens Type	Frosted
Included	Hardware Included
Included	Hardware Included
IP Rating	65
Landscape Lighting Application	Walk & Path Lighting
Lens Material	Plastic
Light Bulb Type Included	Integrated LED
Lumens	85

 Live Chat Feedback

Mounting Location	Ground
Number of Bulbs Required	0
Number of Housings Included	10
Outdoor Lighting Features	Weather Resistant
Pack Size	10
Power Type	Low Voltage
Product Weight (lb.)	1.389 lb
Returnable	180-Day
Style	Traditional
Voltage (v)	12v
Watt Equivalence	25

 Live Chat

 Feedback

Warranty / Certifications

Certifications and Listings	UL Listed
Manufacturer Warranty	5 year limited warranty

How can we improve our product information? [Provide feedback.](#)

Product Overview >

Internet #309685348 Model #JAO1501L-2-10PK

[Info & Guides](#)

Customers Who Viewed This Also Viewed





You're shopping **Santa Clara**

OPEN until 9 pm

Delivering to **95050**

Search



Cart | 0 items

Home Decor

Furniture

Wall Decor

Small Kitchen Appliances

Kitchenware & Tableware

Bedding & Bath

Lighting

Window Treatments

Shop By Room

Home / Lighting / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Sconces

Internet #301385333 Model #93546ORB



Hover Image to Zoom

Live Chat

Feedback

Lightfall 1 Light Bronze Outdoor Wall Lantern Sconce

152

by **Kenroy Home** > (Brand Rating: 4.3/5)

★★★★★ (6) Write A Review Questions & Answers (4)

\$79²⁰

 Save up to \$100[◇] on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

How to Get It

 <p>Ship to Store Pickup Dec 10 - Dec 15 FREE</p>	 <p>Ship to Home Get it by Mon, Dec 14 FREE</p>	 <p>Scheduled Delivery Not available for this item</p>
--	--	--

We'll send up to **364** to **Santa Clara** for **free pickup**
[Curbside pickup available.](#)
[Change Store](#)



Get Referred To A Local Pro

[What to Expect](#) 

Add Pro Referral



Protect This Item

[What's Included](#) 

Select a Home Depot Protection Plan for:

2 Year / \$12.00

No thanks

-	1	+
---	---	---

 **Add to Cart**

Your Fastest Checkout

[Turn on Instant Checkout](#)

— or —

Buy now with **PayPal**

 We're unable to ship this item to homes and stores in: GU,PR,VI

 Live Chat
 Feedback

Frequently Bought Together



+



+



Price for all three:

\$358⁴⁰

Add all three to cart

- This item:** Lightfall 1 Light Bronze Outdoor Wall Lantern Sconce
\$79.20
- Justice Design Ambiance Dome Carbon Matte Black with Champagne Gold Internal Outdoor Integrated LED Sconce
\$160.20
- Home Decorators Collection Merwry 52 in. Integrated LED Indoor White Ceiling Fan with Light Kit and Remote Control
\$119.00

Specifications

Number of Lights

1 Light

[See Similar Items](#)

Power Type

Hardwired

[See Similar Items](#)

Sconce Type

Live Chat

Feedback

Wall Lantern

[See Similar Items](#)

Fixture Material

Metal

[See Similar Items](#)

Outdoor Lighting Features

Dark Sky

[See Similar Items](#)

Voltage Type

Line Voltage

[See Similar Items](#)

Light Bulb Type Included

Incandescent

[See Similar Items](#)

Product Size

Medium

Dimensions

Product Depth (in.)	4 in
Product Height (in.)	14 in
Product Width (in.)	7 in

Details



Compatible Bulb Type	Incandescent
Exterior Lighting Product Type	Outdoor Lanterns
Fixture Color/Finish	Oil Rubbed Bronze
Fixture Material	Metal
Glass/Lens Type	No Glass/Lens
Included	Hardware Included
Light Bulb Base Code	GU10
Light Bulb Type Included	Incandescent
Maximum Bulb Wattage	50 W
Maximum Wattage (watts)	0
Number of Lights	1 Light
Outdoor Lighting Features	Dark Sky
Power Type	Hardwired
Product Size	Medium
Product Weight (lb.)	4.9 lb
Recommended Light Bulb Shape Code	GU10
Returnable	180-Day
Sconce Type	Wall Lantern
Style	Modern,Rustic
Voltage Type	Line Voltage

 Live Chat

 Feedback

Warranty / Certifications

Certifications and Listings	UL Listed
Manufacturer Warranty	1 year defective warranty

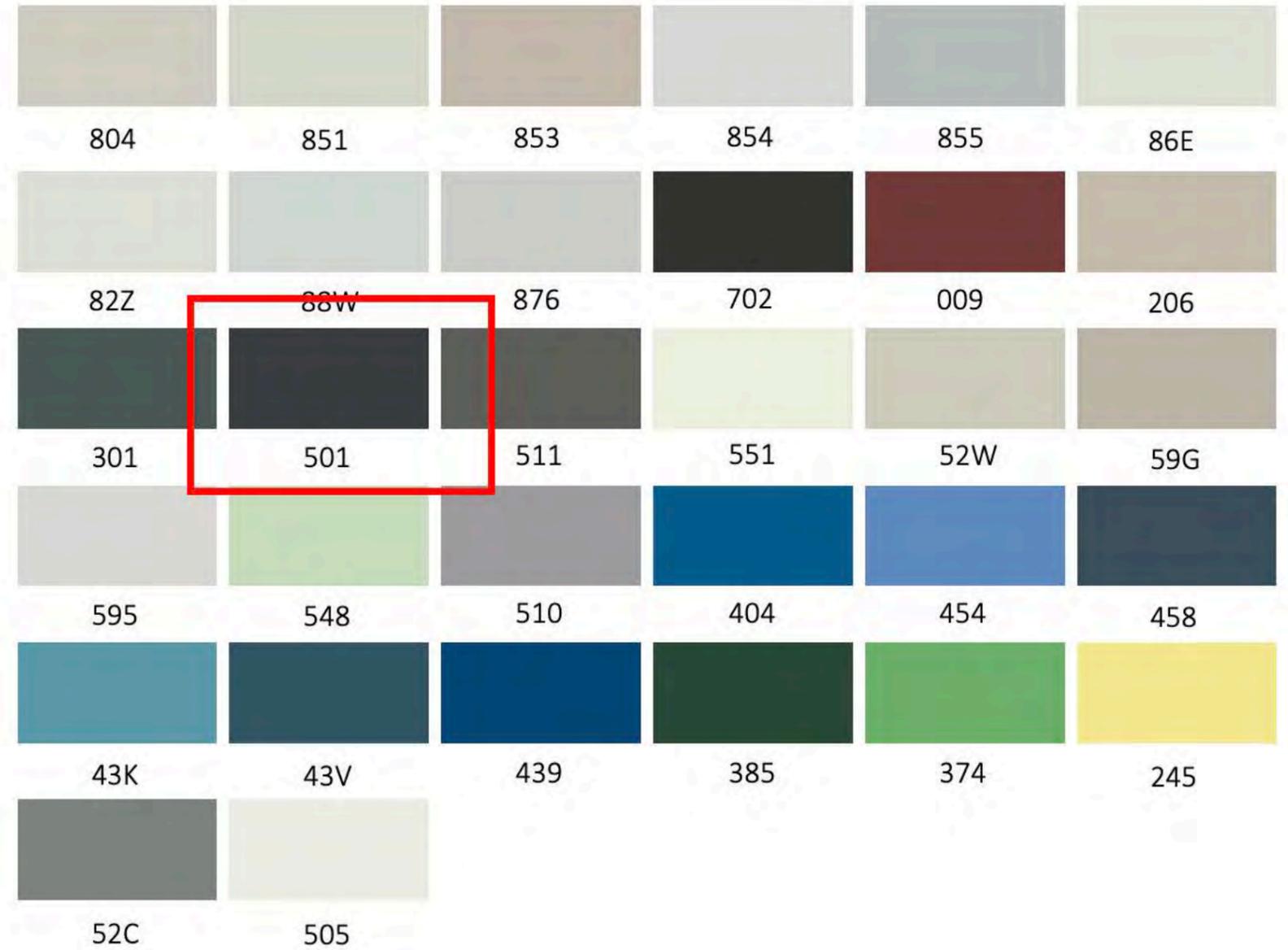
[How can we improve our product information? Provide feedback.](#)

Product Overview 

Internet #301385333 Model #93546ORB

<https://www.homedepot.com/p/Kenroy-Home-Lightfall-1-Light-Bronze-Outdoor-Wall-Lantern-Sconce-93546ORB/301385333>

Metal Roof



hex #3b3f4, RGB values of R:59, G:63, B:66



Quality You Can
Trust... From
North America's
Largest Roofing
Manufacturer!™

EverGuard[®]
SINGLE-PLY ROOFING MEMBRANES

TPO

Roofing Systems



TPO Roof Color Chip



https://sweets.construction.com/swts_content_files/1772/448917.pdf

Wall Stucco Color

 [Distributor Locator](#)

Color Charts

- + Submittals
- + Specifications
- + Details
- + Warranty
- + Tech Support
- + Literature
- + Color Charts
- + Textures
- + **Green/LEED**

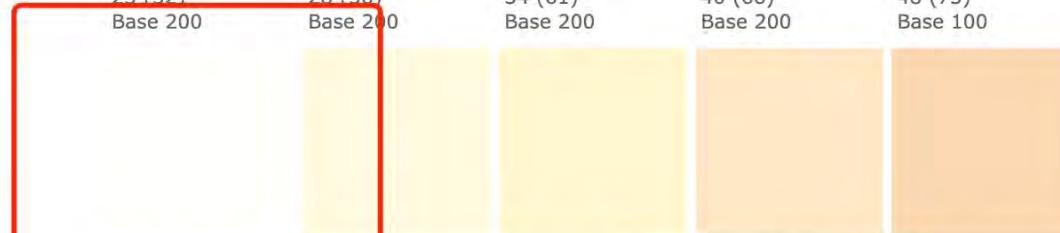
Standard Colors



Chablis 12 (74) Base 100	Silver Gray 16 (57) Base 200	Misty 17 (48) Base 200	Aspen 23 (60) Base 200	Santa Fe 24 (50) Base 200
--------------------------------	------------------------------------	------------------------------	------------------------------	---------------------------------

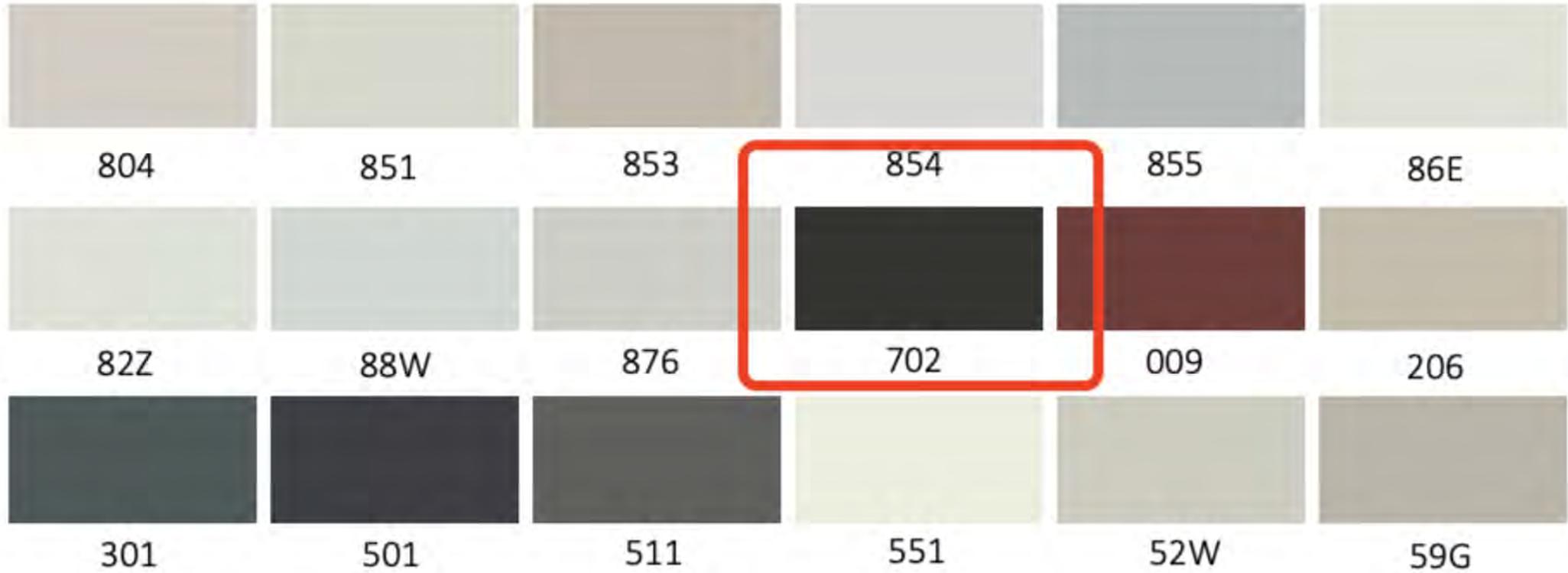


Saddleback 25 (52) Base 200	Mirage 28 (56) Base 200	San Simeon 34 (61) Base 200	Dove Grey 40 (66) Base 200	Meadowbrook 48 (73) Base 100
-----------------------------------	-------------------------------	-----------------------------------	----------------------------------	------------------------------------



Crystal White 50 (79) Base 100	Pure Ivory 53 (74) Base 100	French Vanilla 55 (71) Base 100	Miami Peach 71 (61) Base 100	Adobe 72 (50) Base 200
--------------------------------------	-----------------------------------	---------------------------------------	------------------------------------	------------------------------

Canopy steel post and carport color



Stone Color: Vanilla Bean

Internet #313982290 Model #G2SSVBHP Store SKU #1005582591



12 in. x 42 in. Stacked Stone Vanilla Bean Faux Stone Siding Panel

by **GenStone** >

★★★★★ (313) [Write a Review](#) [Questions & Answers \(239\)](#)

- Features 12 coats of hand-painted premium exterior paint
- Made of high-density polyurethane for lightweight durability
- Tested to withstand weather extremes, wind, impact, and more
- [See More Details](#)



Need a closer look?

Order a sample for **\$20.00**

[Choose Sample](#)

\$54⁹⁹



Save up to \$100 on your qualifying purchase.

[Apply for a Home Depot Consumer Card](#)

Color/Finish: **Vanilla Bean**



<https://www.homedepot.com/p/GenStone-12-in-x-42-in-Stacked-Stone-Vanilla-Bean-Faux-Stone-Siding-Panel-G2SSVBHP/313982290>











1071 DATE ST SINGLE FAMILY HOME

1071 Date St,
Montara, CA 94037

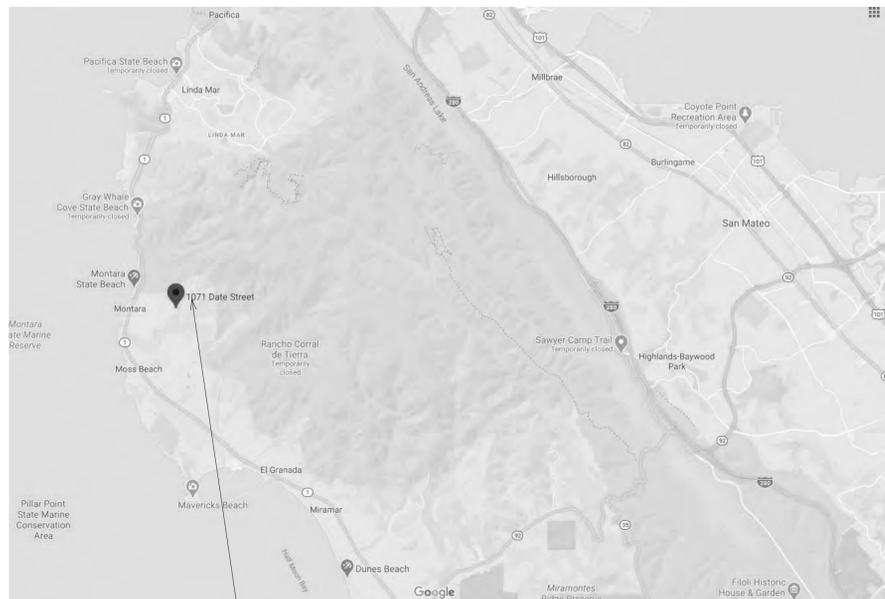


Yumi Son

Address:
1071 Date St,
Montara, CA 94037

Email:
son.yumi@gmail.com

VICINITY MAP



PROJECT LOCATION

PROJECT DESCRIPTION

PROPOSAL TO DEVELOP A SINGLE STORY SINGLE FAMILY RESIDENTIAL BUILDING (800 SF) WITH DETACHED IN LAW UNIT (640 SF).

CODES

- 2019 CALIFORNIA BUILDING CODE (WITH DISTRICT AMENDMENT)
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA FIRE CODE (WITH DISTRICT AMENDMENT)
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE

DEFERRED SUBMITTALS LIST

C.B.C. SECTION 106.3.4.2 THE FOLLOWING ITEMS ARE A DEFERRED SUBMITTAL:

- FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

- DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEMS ARE A DEFERRED SUBMITTAL:

1. TRUSSES
2. FIRE SPRINKLERS
3. FIRE ALARM SYSTEM

DIRECTORY

PROJECT MANAGER/OWNER REP

TechPrefab
Zheng Zhang
617-816-2363
zheng.zhang@techprefab.com

SURVEY

SWIFT ENGINEERING
3520 CEDAR SPRINGS LANE
MEADOW VISTA, CA 94572
916-838-0185
donswift@swiftengineering.net

CIVIL ENGINEER

Charles Kissick
Sigma Prime Geosciences, Inc.
332 Princeton Avenue
Half Moon Bay, Ca 94019
650-728-3590
sigmaprm@pacbell.net

ARCHITECTURAL

SW DESIGN
Pobox 390431,
Mountain View, Ca 94039
Yin Su
yinsu2002@gmail.com

GL LANDSCAPE

Gregory Lewis
736 Park Way
Santa Cruz, Ca 95065
lewislandscape@sbcglobal.net

SHEET INDEX

GENERAL

- A0.0 TITLE SHEET
- A0.1 PROJECT INFORMATION
- C0 SURVEY

CIVIL

- BMP. CONSTRUCTION BEST MANAGEMENT PRACTICES
- C1 GRADING & DRAINAGE PLAN
- C2 EROSION CONTROL PLAN

ARCHITECTURAL

- A1.1 SITE PLAN AND FIRE NOTES
- A2.1 MAIN RESIDENCE PLAN AND ELEVATIONS
- A2.2 ADU PLAN AND ELEVATIONS

LANDSCAPE

- L0 LANDSCAPE NOTES
- L1 LANDSCAPE PLANT
- L2 LANDSCAPE HYDROZONE
- L3 LANDSCAPE IRRIGATION
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE SPECS

NO.	DESCRIPTION	DATE
	PLAN CHECK	04/26/2020

PROJECT

PROJECT NO. Project Number

SCALE

TITLE

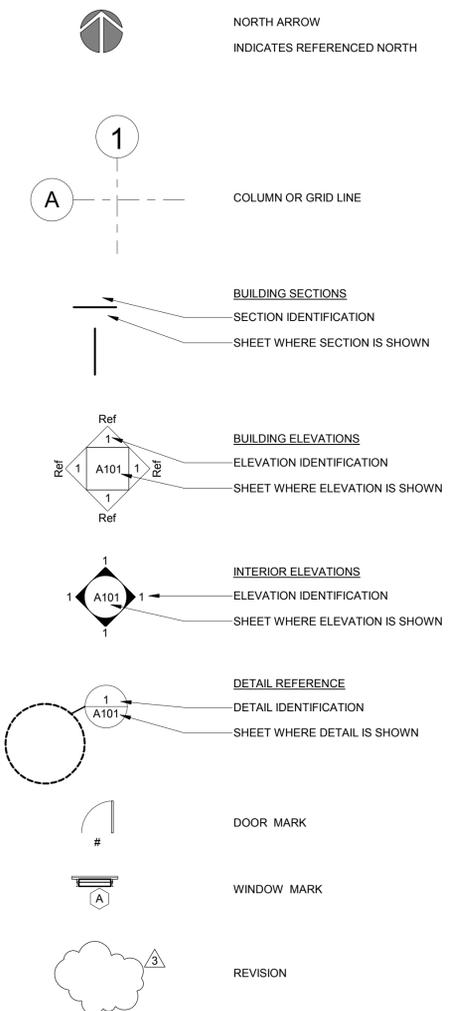
TITLE SHEET

A0.0

ABBREVIATIONS

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
∠	Angle	PDR	Powder
@	At	PL	Plate
⊕	Centerline	P.LAM.	Plastic Laminated
∅	Diameter or Round	PL.YWD.	Plaster
#	Pound or Number	PR.	Pair
(E)	Existing	PT.	Paint
ACC.OUS.	Acoustical	P.T.D.	Paper Towel Dispenser
A.D.	Area Drain	P.T.D./R	Dispenser & Receptacle
A.F.F.	Above Finish Floor	PTN	Partition
AL.	Aluminum	P.T.R.	Paper Towel Receptacle
APPROX.	Approximate	R.	Riser
ARCH.	Architectural	RAD.	Radius
ASPH.	Asphalt	R.D.	Roof Drain
BD.	Board	REF.	Refrigerator
BTM.	Bituminous	REIN.	Reinforced
BLDG.	Building	REQ.	Required
BLK.	Block	RESIL.	Resilient
BLKG.	Blocking	RM.	Room
BM.	Beam	R.O.	Rough Opening
BOT.	Bottom	P.T.D.F.	Pressure Treated Douglas Fir
CLG.	Ceiling	RWD.	Redwood
CLKG.	Caulking	R.W.L.	Rain Water Leader
CLO.	Closet	S.	South
CLR.	Clear	SAF.	Self Adhered Flashing
CMP.	Composite Metal Panel	S.C.	Solid Core
COL.	Column	S.C.D.	See Civil Drawings
CONC.	Concrete	SCHED.	Schedule
CONN.	Connection	CTSK.	Countersunk
CONSTR.	Construction	CNTR.	Counter
CONT.	Continuous	CTR.	Center
DBL.	Double	DBL.	Double
D.D.	Deck Drain	D.D.	Deck Drain
D.F.	Drinking Fountain	D.F.	Drinking Fountain
DET.	Detail	DET.	Detail
DIA.	Diameter	DIA.	Diameter
DIM.	Dimension	DISP.	Dispenser
DN.	Down	DN.	Down
D.O.	Door Opening	D.O.	Door Opening
DR.	Door	DR.	Door
DWR.	Drawer	DWR.	Drawer
DS.	Downspout	DS.	Downspout
DS./SP.	Downspout w/ Splashpan	DS./SP.	Downspout w/ Splashpan
DWG.	Drawing	DWG.	Drawing
E.	East	E.	East
EA.	Each	EA.	Each
E.J.	Expansion Joint	E.J.	Expansion Joint
EL.	Elevation	EL.	Elevation
ELEC.	Electrical	ELEC.	Electrical
ELEV.	Elevator	ELEV.	Elevator
EMER.	Emergency	EMER.	Emergency
ENCL.	Enclosure	ENCL.	Enclosure
EQ.	Equal	EQ.	Equal
EQPT.	Equipment	EQPT.	Equipment
EXST.	Existing	EXST.	Existing
EXPO.	Exposed	EXPO.	Exposed
EXP.	Expansion	EXP.	Expansion
EXT.	Exterior	EXT.	Exterior
F.D.	Floor Drain	F.D.	Floor Drain
FDN.	Foundation	FDN.	Foundation
F.E.	Fire Extinguisher	F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab	F.E.C.	Fire Extinguisher Cab
FIN.	Finish	FIN.	Finish
FL.	Floor	FL.	Floor
FLASH.	Flashing	FLASH.	Flashing
FLOUR.	Fluorescent	FLOUR.	Fluorescent
F.O.C.	Face of Concrete	F.O.C.	Face of Concrete
F.O.F.	Face of Finish	F.O.F.	Face of Finish
F.O.S.	Face of Studs	F.O.S.	Face of Studs
FP.	Fireproof	FP.	Fireproof
F.S.	Full Size	F.S.	Full Size
FT.	Foot or Feet	FT.	Foot or Feet
FTG.	Footing	FTG.	Footing
FURR.	Furring	FURR.	Furring
FUT.	Future	FUT.	Future
GA.	Gauge	GA.	Gauge
GALV.	Galvanized	GALV.	Galvanized
G.B.	Grab Bar	G.B.	Grab Bar
GL.	Glass	GL.	Glass
GND.	Ground	GND.	Ground
GR.	Grade	GR.	Grade
G.S.M.	Galvanized Sheet Metal	G.S.M.	Galvanized Sheet Metal
GYP.	Gypsum	GYP.	Gypsum
H.B.	Hose Bib	H.B.	Hose Bib
H.C.	Hollow Core	H.C.	Hollow Core
HDWD.	Hardwood	HDWD.	Hardwood
HDWE.	Hardware	HDWE.	Hardware
H.M.	Hollow Metal	H.M.	Hollow Metal
HORIZ.	Horizontal	HORIZ.	Horizontal
HR.	Hour	HR.	Hour
HGT.	Height	HGT.	Height
I.D.	Inside Diameter (Dim.)	I.D.	Inside Diameter (Dim.)
INSUL.	Insulation	INSUL.	Insulation
INT.	Interior	INT.	Interior
JAN.	Janitor	JAN.	Janitor
JT.	Joint	JT.	Joint
KIT.	Kitchen	KIT.	Kitchen
LAB.	Laboratory	LAB.	Laboratory
LAM.	Laminated	LAM.	Laminated
LAV.	Lavatory	LAV.	Lavatory
LKR.	Locker	LKR.	Locker
LT.	Light	LT.	Light
MAX.	Maximum	MAX.	Maximum
M.C.	Medicine Cabinet	M.C.	Medicine Cabinet
MECH.	Mechanical	MECH.	Mechanical
MEMB.	Membrane	MEMB.	Membrane
MET.	Metal	MET.	Metal
MFR.	Manufacturer	MFR.	Manufacturer
MIN.	Minimum	MIN.	Minimum
MIR.	Mirror	MIR.	Mirror
MISC.	Miscellaneous	MISC.	Miscellaneous
M.O.	Masonry Opening	M.O.	Masonry Opening
MTD.	Mounted	MTD.	Mounted
MUL.	Mullion	MUL.	Mullion
N.	North	N.	North
N.I.C.	Not in Contract	N.I.C.	Not in Contract
NO. OR #	Number	NO. OR #	Number
NOM.	Nominal	NOM.	Nominal
N.T.S.	Not to Scale	N.T.S.	Not to Scale
O.A.	Overall	O.A.	Overall
OBS.	Obscure	OBS.	Obscure
O.C.	On Center	O.C.	On Center
O.D.	Outside Diameter (Dim.)	O.D.	Outside Diameter (Dim.)
OFF.	Office	OFF.	Office
OPNG.	Opening	OPNG.	Opening
OPP.	Opposite	OPP.	Opposite
OS.	Overlapping	OS.	Overlapping

ARCH. LEGEND & SYMBOLS



SEE ALSO LEGENDS ON INDIVIDUAL SHEETS

FIRE PROTECTION NOTES

- THE BUILDINGS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THIS AGENCY FOR APPROVAL. INSTALLATION SHALL FOLLOW OUR GUIDE SHEET. CUT SHEETS SHALL INCLUDE BUT NOT LIMITED TO PIPING, VALVES, GAUGES, AND SPRINKLER HEADS.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING WITH THEIR BACKGROUND.
- ROOF COVERINGS TO BE NO LESS THAN CLASS "A" RATED ROOF.

GENERAL NOTES

- THE CONTRACT DOCUMENTS SHALL INCLUDE THE WORKING DRAWINGS, SPECIFICATIONS, ADDENDA, MODIFICATIONS, AND THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT. ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.
- CERTAIN MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING FOR APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO ORDERING OR INSTALLATION.
- THE CONTRACT DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER OR CONTRACTOR FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN INDIVIDUAL DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, FACE OF STUD OR TO FACE OF SLAB UNLESS NOTED OTHERWISE. ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE TO THE FINISH FACE OF MATERIALS UNLESS OTHERWISE NOTED.
- FLOOR ELEVATIONS INDICATED ARE TO TOP OF STRUCTURAL OR GRADE SLAB UNLESS NOTED OTHERWISE. ELEVATIONS DO NOT INCLUDE ADDED THICKNESS AT SLAB EDGES OR TOP OF CURBS, ISLANDS OR WALKWAYS UNLESS NOTED.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE ACHIEVED PRIOR TO RELATED WORK BEING STARTED.
- REQUESTS FOR INFORMATION OR CLARIFICATIONS SHALL BE SENT TO THE ARCHITECT/STRUCTURAL ENGINEER IN WRITING A MINIMUM OF 10 WORKING DAYS PRIOR TO THE REQUIRED TIME OF RESPONSE.
- IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST A CLARIFICATION. ALL REQUIRED DIMENSIONS SHALL BE NOTED ON DRAWINGS. DETAILED DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT SITES, OR LACK OF DIMENSIONS OR OTHER INFORMATION, CONTRACTOR SHALL REPORT AT ONCE TO THE ARCHITECT FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
- THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO NOTE FORESEEN MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE THE STRUCTURE.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO ELIMINATE DUST, NOISE, ODOR NUISANCE AND THE LIKE TO THE PREMISES AND OCCUPANCY.
- ALL VERTICAL PIPE RISERS SHALL BE HELD TIGHT TO FACE OF COLUMN OR WALL. RISERS PASSING THROUGH SLAB SHALL HAVE A PIPE SLEEVE THAT EXTENDS ONE INCH ABOVE FINISH FLOOR AND SEALED WATERTIGHT.
- CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- COORDINATION WITH ARCHITECTURAL AND STRUCTURAL ENGINEERING DRAWINGS IS THE DESIGN-BUILDER'S RESPONSIBILITY. ALL CONFLICTS ARE TO BE BROUGHT TO OF THE ATTENTION OF THE ARCHITECT/STRUCTURAL ENGINEER IN WRITING.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEW OF RELATED DESIGN-BUILD DISCIPLINES AS THEY AFFECT COORDINATION BETWEEN ALL TRADES.
- PENETRATIONS OR OPENINGS IN FIRE-RATED CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS PER CALIFORNIA BUILDING CODE SECTION 7121.
- WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER. SUCH BARRIER SHALL BE EQUAL TO THAT OF KRAFT WATER-PROOF BUILDING PAPER OR ASPHALT-SATURATED RAG FELT AND SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH BARRIER SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2". WHERE VERTICAL JOINTS OCCUR, BARRIER SHALL BE LAPPED NOT LESS THAN 6".
- FIRE BLOCKS AND DRAFT STOPS: FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES.
- ALL CONCRETE WORK ADJACENT TO BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING.
- WHERE EXTERIOR WALLS ARE NOT REQUIRED TO HAVE SHEAR PLYWOOD, PROVIDE EXTERIOR GRADE SHEATHING TO FLUSH OUT SUBSTRATE FOR EXTERIOR FINISH MATERIALS.
- REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES SHALL NOT BE LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. ALL GUARD RAILS SHALL BE A MINIMUM 34" ABOVE LEADING EDGES OF TREADS PER CRC R312.2 EXCEPTIONS 1 & 2. GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER PER CRC R312.3 EXCEPTIONS 1 & 2. GRIP SIZE OF HANDRAILS TO COMPLY WITH CRC R311.7.3
- PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OR GRADING ACTIVITIES, INCLUDING BASEMENT EXCAVATION AND TRENCHING THAT EXCEEDS 5 FOOT IN DEPTH, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING. THE MEETING SHALL INCLUDE THE CITY OF SARATOGA GRADING INSPECTOR (408-888-1201), THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER. THE PERMITTEE OR REPRESENTATIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTHWORK/GRADING ACTIVITIES.
- EXCAVATION CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL-OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 794-2521. **AT THE PRE-CONSTRUCTION MEETING, THE EXCAVATION CONTRACTOR SHALL SUBMIT PROOF TO THE CITY BUILDING INSPECTOR THAT SHOWS HE OR SHE HAS RECEIVED SUCH A PERMIT FROM DOSH**
- PRIOR TO REQUESTING A FOUNDATION INSPECTION BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING:
 - THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
 - THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.
- PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.
- CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
- ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
- THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON- FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.

PROJECT INFORMATION

PROJECT TYPE:	SINGLE FAMILY WITH ATTACHED ADU
ZONING:	R-1
CONSTRUCTION TYPE:	V-B SPRINKLERED
OCCUPANCY CLASS:	R-3 RESIDENTIAL AND U PRIVATE
LOT AREA:	8,125 SF
ALLOWABLE BUILDING HEIGHT:	28'
PROPOSED BUILDING HEIGHT:	MAIN RES: 17'-6", ADU: 15'-4"
STORIES:	1
BEDROOMS:	STUDIOS
BATHROOMS:	MAIN RES: 1, ADU: 1

ZONING ALLOWED BUILDING FLOOR AREA:

0.26(8,125-5000) + 2600 = 3,412

	SQUARE FOOTAGE
MAIN RES	800 SF
ADU	640 SF
TOTAL	1,440 < 3,412 SF

GARAGE: TWO COVERED CARPORT (MIN 18'X19') AT FRONT

LOT COVERAGE: (800 + 640 + 12.75x14 + 18x19)/8,125 [House, ADU, Breakaway and Carport] = (1440 + 187.5 + 342)/8,125 = 1969.5/8,125 = 24.2%

ADHESIVE & SEALANT VOC LIMITS:

TABLE 4.504.1 ADHESIVE VOC LIMIT^{1,2}

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	30
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	90
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	60

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

TABLE 4.504.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

Yumi Son

Address:
1071 Date St,
Montara, CA 94037

Email:
son.yumi@gmail.com

	PLAN CHECK	04/29/2021
--	------------	------------

NO.	DESCRIPTION	DATE
-----	-------------	------

PROJECT

PROJECT NO. **Project Number**

SCALE **1/8" = 1'-0"**

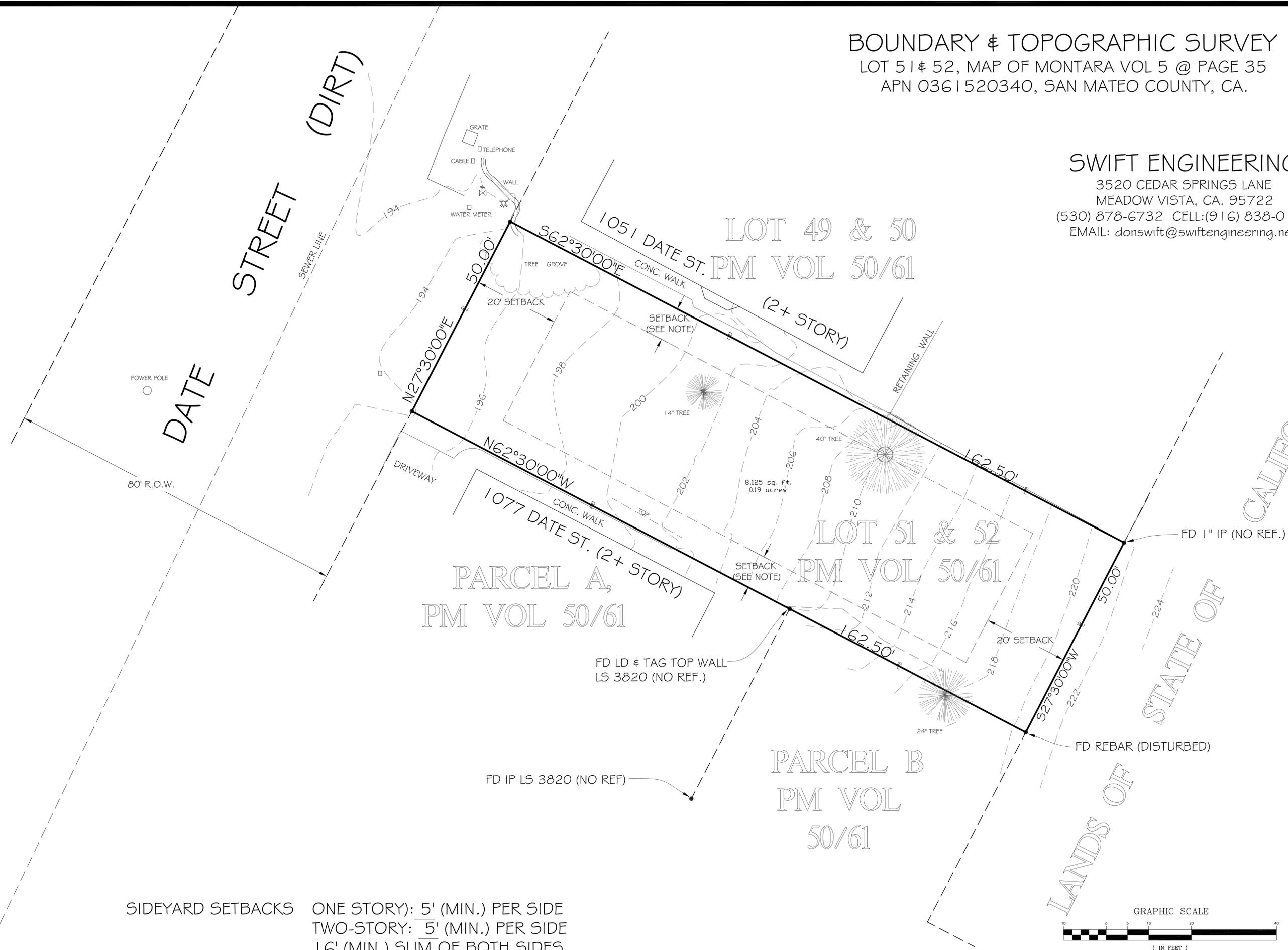
TITLE

PROJECT INFORMATION

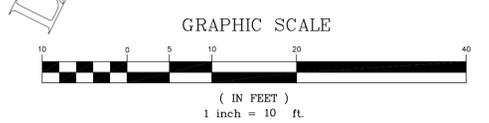
A0.1

BOUNDARY & TOPOGRAPHIC SURVEY
 LOT 51 & 52, MAP OF MONTARA VOL 5 @ PAGE 35
 APN 0361520340, SAN MATEO COUNTY, CA.

SWIFT ENGINEERING
 3520 CEDAR SPRINGS LANE
 MEADOW VISTA, CA. 95722
 (530) 878-6732 CELL:(916) 838-0185
 EMAIL: donswift@swiftengineering.net



SIDEYARD SETBACKS ONE STORY: 5' (MIN.) PER SIDE
 TWO-STORY: 5' (MIN.) PER SIDE
 16' (MIN.) SUM OF BOTH SIDES



CALIFORNIA

LANDS OF STATE OF





SAN MATEO COUNTYWIDE

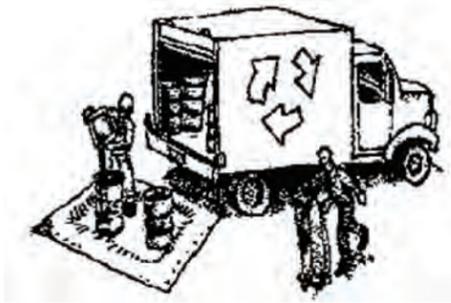
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



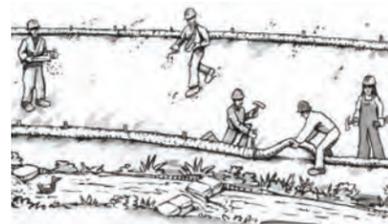
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



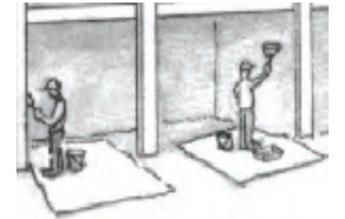
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

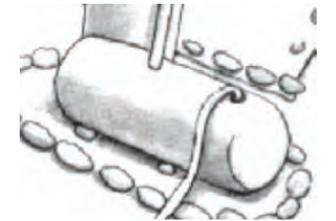
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

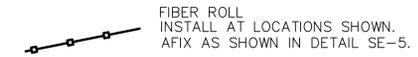
Dewatering



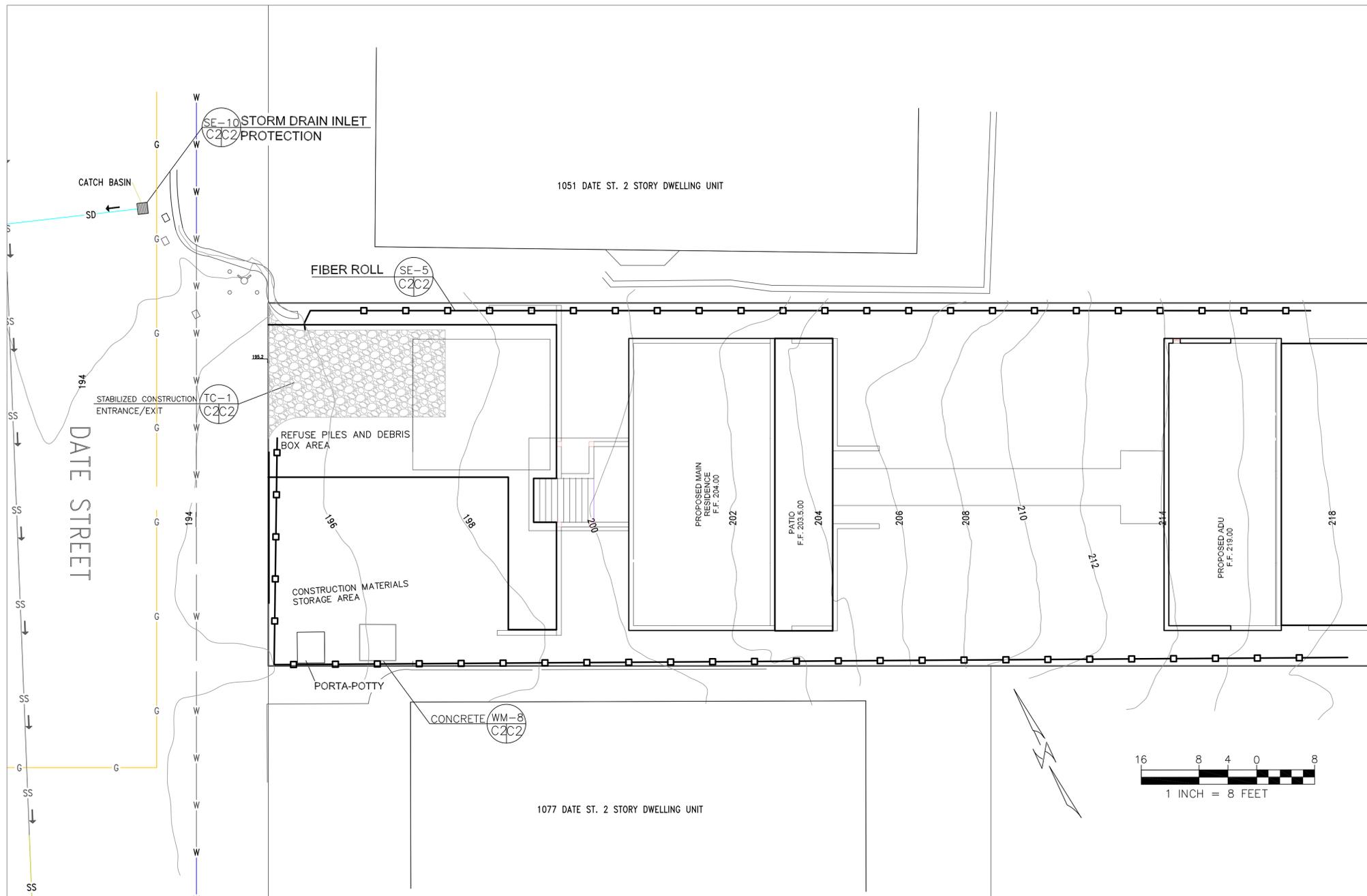
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

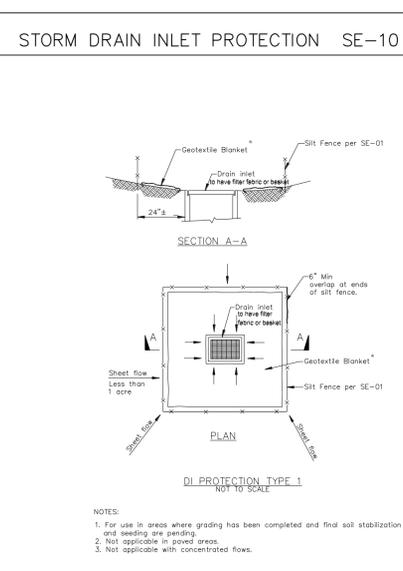
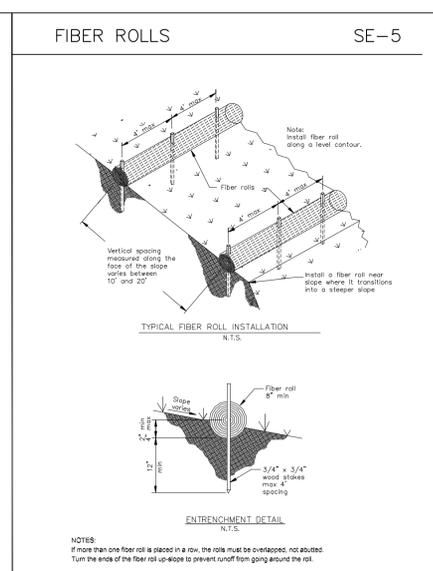
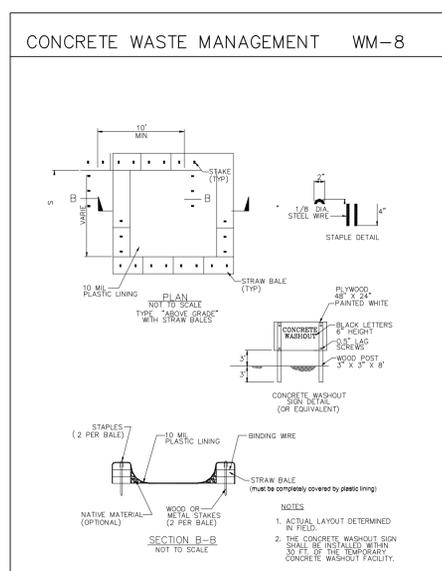
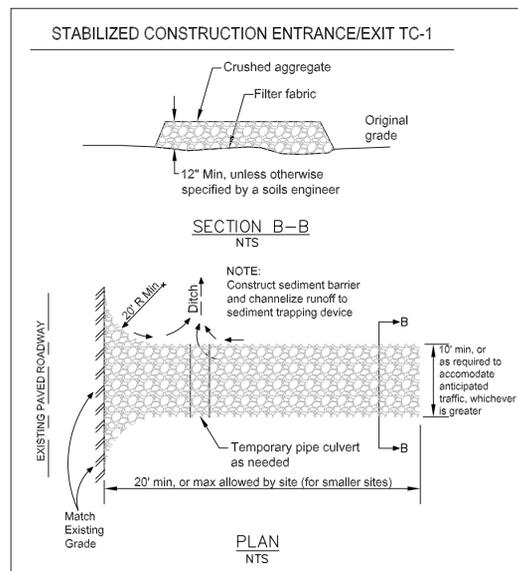
GENERAL EROSION AND SEDIMENT CONTROL NOTES



- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
- The tree protection shall be in place before any grading, excavating or grubbing is started.



Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3690
 FAX 728-3693



EROSION CONTROL POINT OF CONTACT

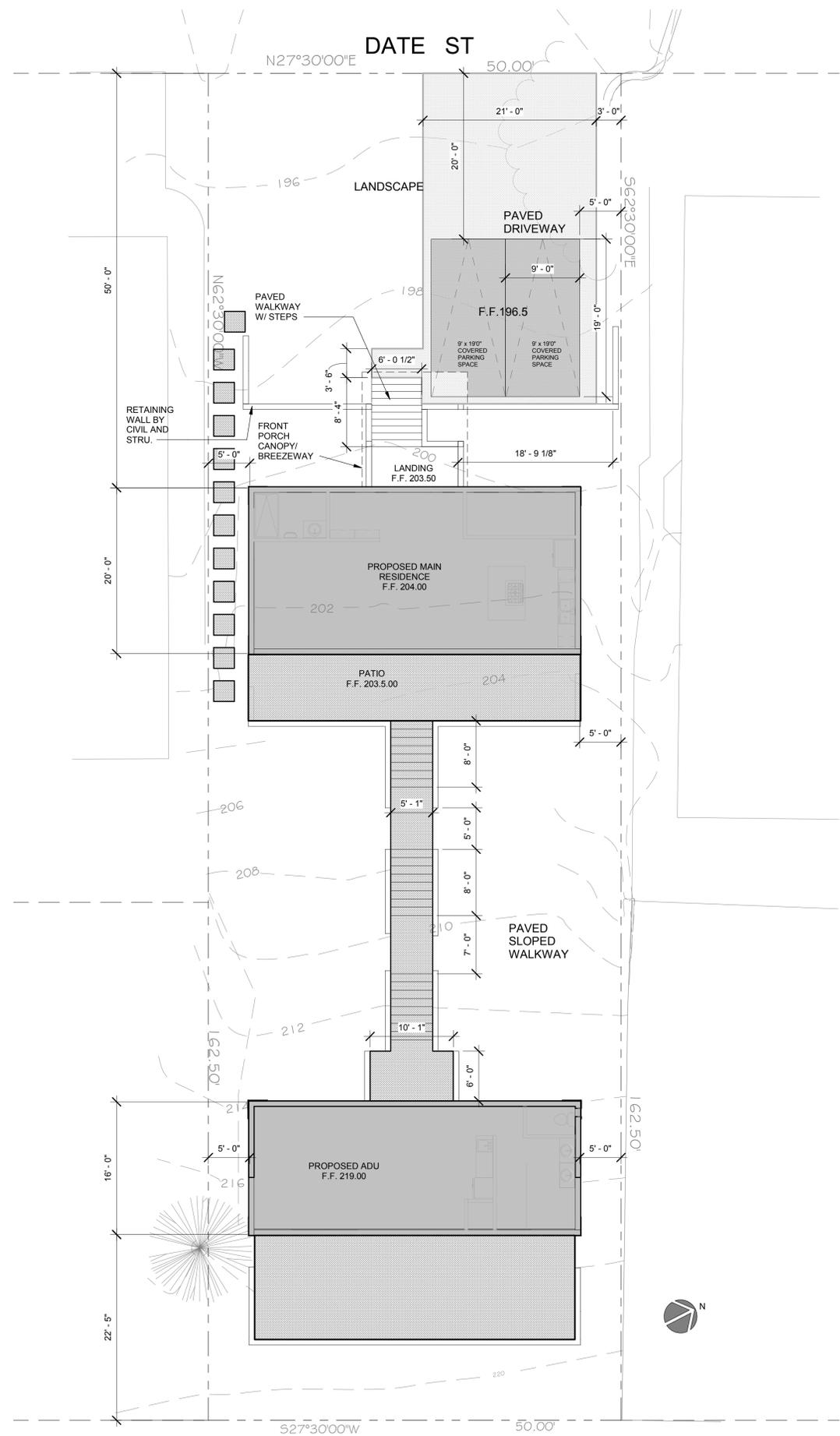
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: YUMI SON
 TITLE/QUALIFICATION: OWNER
 PHONE: 415-635-9864
 E-MAIL: SON.YUMI@GMAIL.COM

- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.

DATE: 10-14-20
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 3-24-21
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN
 SON PROPERTY
 DATE STREET, MONTARA
 APN 036-152-340



1 SITE PLAN
1/8" = 1'-0"

FIRE DRAPRTMENT NOTES:

1. Add Note: Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2019-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

2. Add Note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).

3. Add Note: As per Coastside Fire District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.

4. ADU requires a separate address.

5. As per Coastside Fire District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code..

6. Add Note: Vegetation Management (LRA) —The Coastside Fire District Ordinance 2019-03, the 2019 California Fire Code 304.1.2 A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

7. Fire Hydrant: As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

8. Fire Access Roads — The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20 foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

9. 2019 CFC Section 503.1.1 The fire department access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the exterior walls of the first floor including the ADU.

10. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of HMB. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review.

11. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with atrench open. Please call Coastside Fire District to schedule an inspection. Fees shall be paid prior to plan review.

12. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

13. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 605.11

GENERAL NOTES:

1. UTILITY TRENCHES IN THE BUILDING PAD SHALL NOT BE PLACED CLOSER TO THE FOUNDATION THAN THE REQUIRED 2:1 SLOPE CRITERIA.
2. UTILITY LINES THAT CROSS UNDER OR THROUGH PERIMETER FOOTINGS MUST BE COMPLETELY SEALED TO PREVENT MOISTURE INTRUSION INTO THE AREAS UNDER THE SLAB AND/OR FOOTING.
3. ALL PUBLIC & PRIVATE WAY SIDEWALKS ARE TO BE SLOPED AWAY FROM STRUCTURE @ 2% MAX.
4. FINAL LOCATIONS OF F.D. & S.P. CONNECTIONS AND PUBLIC AND PRIVATE HYDRANTS ARE TO BE DETERMINED BY LOCAL FIRE DEPARTMENT.
5. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL UTILITIES, CONSTRUCTION STAGING AREA DESIGNATIONS AND SEQUENCING OF ALL CONSTRUCTION AND IS TO WORK WITH UTILITIES AND CITY ON ALL BUILDING CONSTRUCTION REQUIREMENTS.
6. OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS PRIOR TO THE START OF ANY DRIVEWAY APPROACH DEMOLITION OR CONSTRUCTION AT THE STREET. CONTACT PUBLIC WORKS ENGINEER FOR INFORMATION REGARDING OBTAINING AN ENCROACHMENT PERMIT.

GREEN BUILDING NOTE:

- A. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED PER CGBC 4.304.1.
- B. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGBC 4.406.1.
- C. GAS FIREPLACES SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER CGBC 4.503.
- D. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, COVER ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM PER CGBC 4.504.1.
- E. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS PER CGBC 4.504.2.3.
- F. ALL CARPETS AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS PER CGBC 4.504.3.
- G. MINIMUM 80 % OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC EMISSION LIMITS SPECIFIED UNDER CGBC 4.504.4.
- H. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET FORMALDEHYDE REQUIREMENTS AS SHOWN ON TABLE 4.504.5 PER CGBC 4.504.5.
- I. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE PER CGBC 4.505.3.
- J. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING AND MUST BE CONTROLLED BY HUMIDITY CONTROL PER CGBC 4.506.1.

Yumi Son

Address:
1071 Date St,
Montara, CA 94037

Email:
son.yumi@gmail.com

PLAN CHECK	04/26/2020
NO.	DESCRIPTION DATE

PROJECT

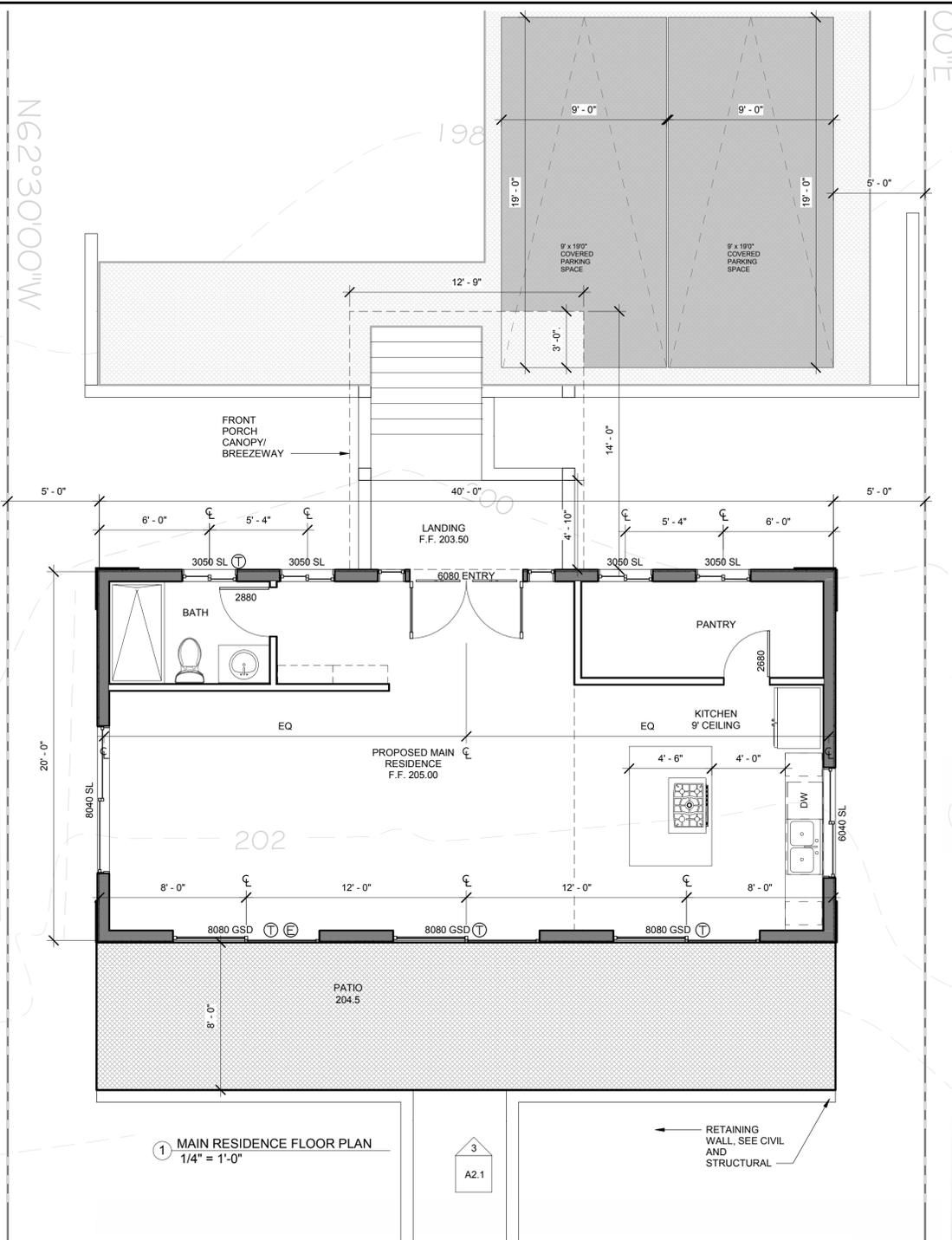
PROJECT NO. Project Number

SCALE 1/8" = 1'-0"

TITLE

**SITE PLAN AND
FIRE NOTES**

AI.I



1 MAIN RESIDENCE FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND:

	2X6 EXTERIOR WALL SEE SEE ELEVATIONS IN SHEETS A 4.1 & A4.2 FOR EXTERIOR FINISHES
	2X4 INTERIOR WALL
	2X6 INTERIOR WALL
	2X6 RATED GARAGE WALL, SEE DETAIL: 16/A8.1; WATER HEATERS OR ANY OTHER PANELS OR EQUIPMENT SHALL BE SURFACE MOUNTED ON THE RATED GARAGE WALL AND RATED FLOOR/CEILING ASSEMBLY.
	2X6 1HR RATED DEMISING WALL

- ### BUILDING MATERIAL SPEC:
- METAL ROOFING: ENERGY GRAY 322
 - WALL TO BE THREE COAT STUCCO. COLOR TO BE 50 CRYSTAL WHITE (79) BASE 100.
 - ACCENT WALL STONE VENEER. COLOR TO BE VANILLA BEAN
 - METAL CANOPY POST AND CARPORT. COLOR TO BE BLACK 702

FLOOR PLAN NOTES:

FLOOR PLAN GENERAL NOTES
 WATER HEATER
 A. PROVIDE COMBUSTION AIR FOR WATER HEATER PER C.P.C. SECTION 507.
 B. PROVIDE 18" HIGH WOOD FRAMED PLATFORM & SEISMIC BRACING FOR WTER HEATER, PER C.P.C. SECTION 508.2. SEE SHEET .G1& 20/AD.4 FOR INSTALLATION.
 C. PROVIDE COMBINATION TEMPERATURE & PRESSURE RELIEF VALVE & A DRAIN OF GALVANIZED STEEL OR HARD-DRAWN COPPER TO THE OUTSIDE OF THE BLDG. W/ END OF PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE GRADE, POINTING DOWNWARD, TERMINAL END BEING UNTHREADED AS PER C.P.C. SECTION 608.3 & 608.5
 D. PROVIDE PIPE BOLLARD PER PLAN PER C.M.C. SECTION 307.1. - S.S.D.

STAIR NOTES
 1. RISER = 7.28"
 TREAD = 10"
 2. HANDRAIL AT WALL @ +36" ABOVE TREAD NOSING PER C.B.C. 1009.12 & C.R.C. R311.7.7. SEE 3/A8.3.
 3. HANDRAIL/GUARD AT OPEN SIDE @ +36" ABOVE TREAD NOSING OR A.F.F. @ INTERMEDIATE LANDING ONLY.
 4. ALL WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH A MINIMUM OF 1/2" GYPSUM BOARD PER C.R.C. R302.7

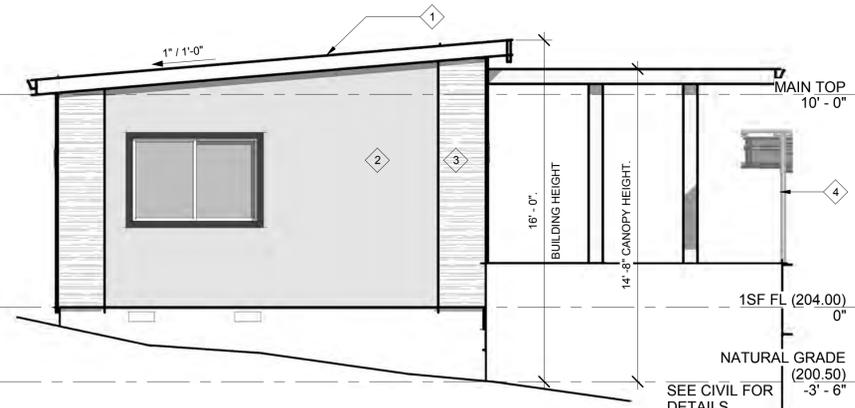
GLAZING NOTES
 3050 FX - OPERATION
 HEIGHT (FT-IN") I.e. 5'-0"
 WIDTH (FT-IN") I.e. 3'-0"

OPERATION ABBREVIATIONS
 FX = FIXED CS = CASEMENT
 SH = SINGLE HUNG AW = AWNING
 SL = SLIDER HP = HOPPER
 DH = DOUBLE HUNG XOX = XOX SLIDER
 1. ALL GLAZING IS DUAL PANE INSULATING GLASS, MAX U-VALUE IS 0.3 PER TITLE 24 .
 2. WINDOW MARKED WITH A E SHALL BE VERIFIED TO MEET EGRESS BY THE MANUFACTURER
 9. GLAZING MARKED WITH A T SHALL BE 3/16" THICK TEMPERED SAFETY GLASS
 4. HEADER HEIGHT:
 1st FLOOR = 8'-0" U.O.N.
 2nd FLOOR = 8'-0" U.O.N.

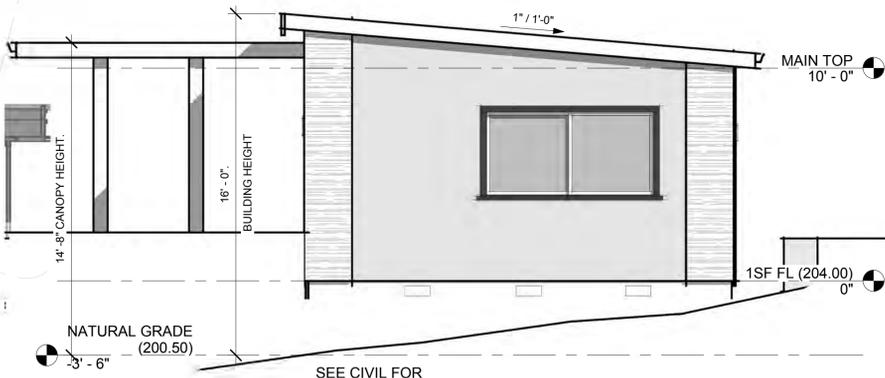
DOOR NOTES
 3080 SC - OPERATION OR TYPE
 HEIGHT (FT-IN") I.e. 8'-0"
 WIDTH (FT-IN") I.e. 3'-0"
 OPERATION OR TYPE ABBREVIATIONS
 SC = SOLID CORE HM = HOLLOW METAL
 FR = FRENCH PR = PAIR
 PKT = POGKET SGD = SLIDING GLASS DOOR

1. ALL DOORS ARE HOLLOW CORE, U.O.N.
 2. DOOR SIZE INDICATED IS THE ROUGH OPENING-VERIFY ROUGH OPENING- REQUIREMENTS W/ DOOR MFR.
 3. DOORS THAT APPEAR TO BE CENTERED ARE INTENDED TO BE CENTERED, U.O.N. .
 4. MINIMUM DOOR JAMB IS 4" FROM ADJACENT ROUGH FRAMING TO ROUGH OPENING, U.O.N.
 5. WHEN DOORS ARE LOCATED, THEY ARE LOCATED FROM THE ADJACENT ROUGH FRAMING TO THE CENTERLINE OF THE ROUGH OPENING, U.O.N.
 6. ALL DOOR GLAZING IS DUAL PANE INSULATING GLASS.
 7. DOORS MARKED WITH A T SHALL HAVE 3/16" THICK TEMPERED SAFETY GLASS.

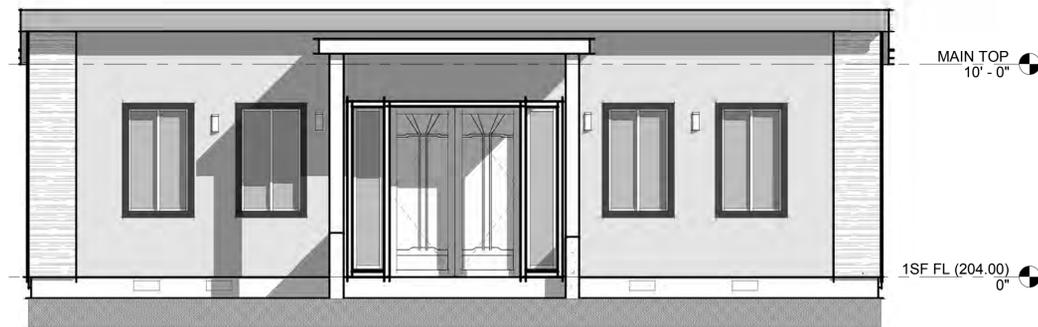
NOTE:
 ALL BUILDING WATER SUPPLY SYSTEM IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVE.
 SHOWER AND TUB/ SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
 THE MAXIMUM HOT WATER TEMP DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEG F. PROVIDE ULTRA- LOW FLUSH TOILET (1.28 GALLONS/FLUSH) AT ALL NEW BATHROOMS



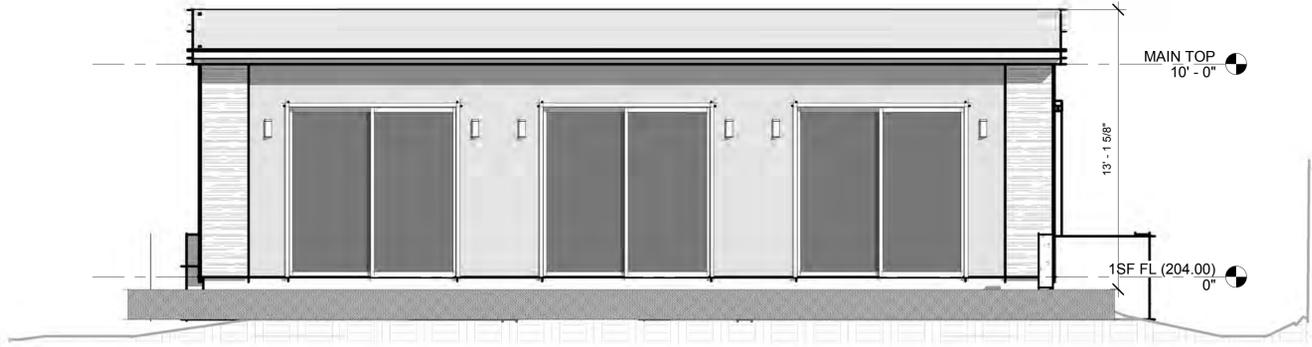
4 MAIN RES LEFT
1/4" = 1'-0"



5 MAIN RES RIGHT
1/4" = 1'-0"



2 MAIN RES FRONT
1/4" = 1'-0"



3 MAIN RES REAR
1/4" = 1'-0"

Yumi Son

Address:
1071 Date St,
Montara, CA 94037

Email:
son.yumi@gmail.com

PLAN CHECK	04/29/2021
NO.	DESCRIPTION DATE

PROJECT

PROJECT NO. Project Number

SCALE As indicated

TITLE

MAIN RESIDENCE
PLAN AND
ELEVATIONS

A2.I

**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELo)
SHORT FORM PRESCRIPTIVE COMPLIANCE**

Applicant Information:

Name: Gregory Lewis - Landscape Architect
 Phone: (831) 359-0960
 Address: 736 Park Way, Santa Cruz, CA 95065
 Email: lewislandscape@sbcglobal.net

Project

Site Address: 1071 Date St., Montara
 Project Type (new dwelling, commercial, or rehab): new dwelling

This project does not incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. (Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELo) APPENDIX - D CHECKLIST on page two):

Total Landscape Area (sq. ft.): 2163 Turf Area (sq. ft.): 0
 Non-Turf Plan Area (sq. ft.): 2163 Special Landscape Area (sq. ft.): 0

Water Type (potable, recycled, well): Potable
 Name of water purveyor (if not served by private well): Montara Water and Sanitary District

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELo.

Greg Lewis 3/25/21
 Signature of property owner or authorized representative Date

PRESCRIPTIVE APPROACH

(For 500 - 2,500 sq ft of new landscape area or aggregate new and rehabilitated landscape area OR 2,500 sq ft of rehabilitated landscape area)

Plant Material (Title 23, Chapter 2.7, Appendix D (b) (3))

- For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at: <http://ucanr.edu/sites/WUCOLS/> See L2 Hydrozone Plan
- For non-residential areas, 100% of the plants, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. This is a residential project
- Pools and water features are included in landscape square footage for one-family and two-family dwellings None
- The following WUCOLS plant factors shall be used in calculating the average WUCOLS plant factor:
 - Very low = .1 See L1 Planting Plan Plant List
 - Low = .2
 - Moderate = .5
 - High = .85
- The following formula shall be used to calculate the average WUCOLS factor:

$$[(\# \text{ of Very low water use plants} \times 0.1) + (\# \text{ of Low water use plants} \times 0.2) + (\# \text{ of Moderate water use plants} \times 0.5) + (\# \text{ of High water use plants} \times 0.85)] / \text{Total number of plants} = \text{WUCOLS average for project}$$
- Include a landscape and irrigation design plan. See L1 Planting Plan Plant List
- Include square footages of new landscaping and rehabilitated landscaping. 2163
- Include a plant list on the landscape plan that identifies all plant material by botanical names and common names, WUCOLS factor, Sunset and/or USDA Hardiness zone, and the total quantity of each plant.
 - The average spread of each tree shall be noted on the plant list. No trees - see L1 Plant List
- Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated." See L1 Planting Notes #1

Turf (Title 23, Chapter 2.7, Appendix D (b) (4))

- Turf is considered living plant material. MWELo regulations do not apply to artificial turf. Noted
- Note areas of existing turf and new turf and the square footage of each. No Turf
- Add note to plans: "Turf shall not exceed 25% of the landscape area in residential areas." No Turf
- Add note to plans: "No turf permitted in non-residential areas." No Turf
- Add note to plans: "Turf not permitted on slopes greater than 25%." No Turf
- Add note to plans: "Turf is prohibited in parkways less than 10 feet wide." No Turf

Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5))

- The irrigation plans, at a minimum, shall contain the following:
 - Location and size of water meters for landscape (if a separate water meter is installed) No separate meter
 - Location, type, and size of all components of the irrigation system, including, at a minimum, main and lateral lines See L3 Irrigation Plan
- Add note to plans: "Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system." See L3 Irrigation Plan
- Add note to plans: "Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range." See L3 Irrigation Plan

**LANDSCAPE WATER-EFFICIENCY (MWELo) APPENDIX - D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)**

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	L1 Planting Plan - Note 8
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	L1 Planting List
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	L1 Planting Plan - Note 1
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	L1 - no turf L1 - no turf
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.	L3 - Irrig Legend
	Irrigation controller programming data will not be lost due to an interruption in the primary power source.	L3 - Irrig Legend
	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	L3 - Irrig Notes NA

Signature

I agree to comply with the requirements of the prescriptive compliance option of the MWELo per Appendix D.

Greg Lewis 3/25/21
 Signature of property owner or authorized representative Date

Note

For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

- Add note to plans: "Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply." See L3 Irrigation Plan
- Add note to plans: "Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray." See L3 Irrigation Plan
- Add note to plans: "For non-residential projects with landscape areas of 1,000 sq. ft. or more, private sub-meter(s) to measure landscape water use shall be installed." This is a residential project
- Add note to plans: "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance." See L3 Irrigation Plan
- Add note to plans: "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil." See L1 Planting Plan - Planting Notes

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE LANDSCAPE ARCHITECT, DESIGNER OF THE PLANTING/IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

- LANDSCAPE SHEET INDEX
 L0 - Landscape Documentation
 L1 - Planting Plan
 L2 - Hydrozone Plan
 L3 - Irrigation Plan
 L4 - Landscape Details
 L5 - Landscape Specifications

Landscape Documentation

Revision
 12/16/20 parking covered
 12/30/20 planting area revised
 WELO Prescriptive Approach used
 3/25/21 driveway permeable patios

GREGORY LEWIS LANDSCAPE ARCHITECT
 #2176
 736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
 1071 Date St., Montara, CA

Date: 10/26/20
 Scale: As Noted
 Drawn: Greg
 Job Sheet: L0
 of 6

Landscape Site Legend

- 1 AC paving out to edge of existing street paving
- 2 AC or concrete driveway paving - see Civil Plans
- 3 Perovius paving system - color, pattern, and style to be selected by owner with strong enough base to support vehicles - see Civil Plans
- 4 Permeable Artificial grass with 2x4 Constr HRT RWD header, concrete, or steel header board anywhere the grass doesn't butt up against a concrete wall or structure

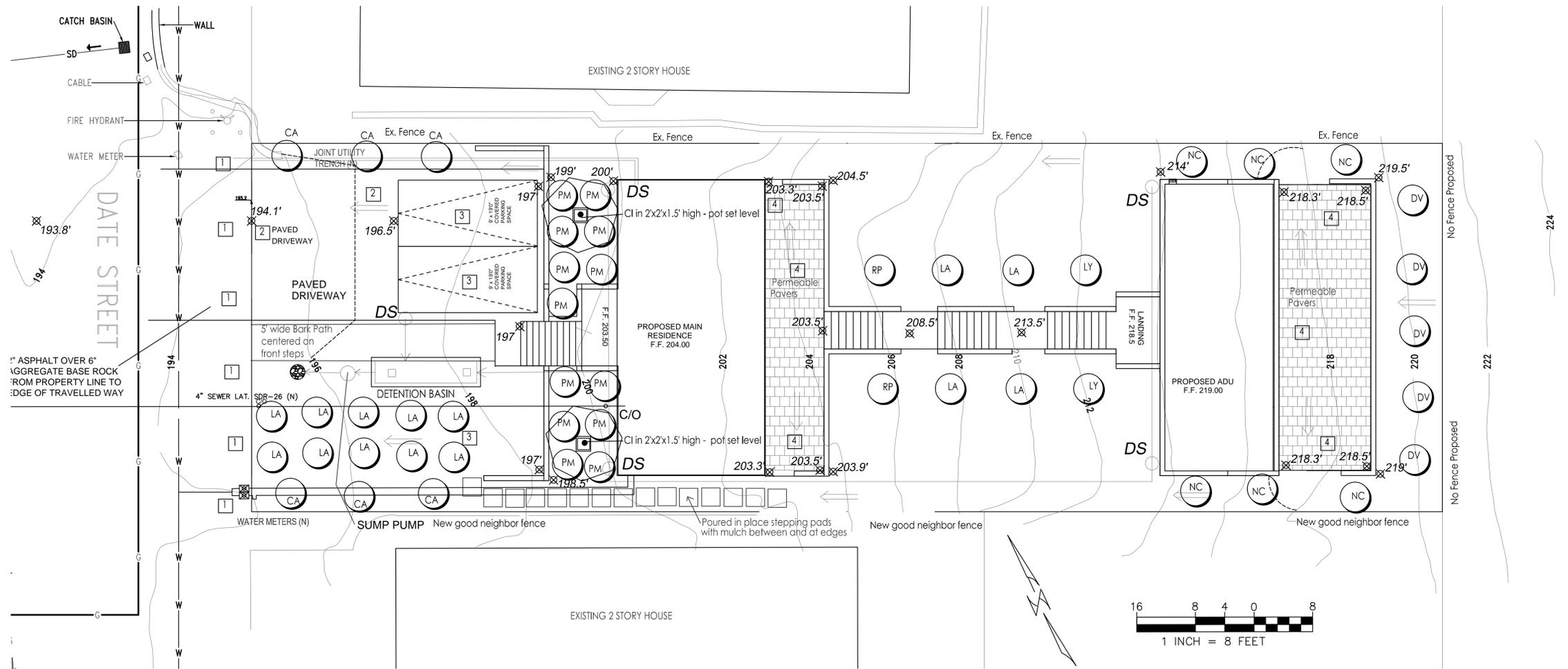
Landscape Notes

- 1 MULCH GROUND COVER - At the end of construction a minimum 3 inch layer of mulch shall be applied on all exposed soil surfaces except turf areas, creeping or rooting groundcovers (none on this plan), or direct seeding applications where mulch is contraindicated (none on this plan). Provide owner with different mulch samples and prices including dark brown mahogany colored Wonder Mulch from Vision Recycling in Fremont
- 2 All new trees of different water use have to be on separate irrigation circuits respecting their water use. ie all low water use trees have to be on separate valves and hydrozones from medium or high water use trees - no new trees are proposed for this project
- 4 The planting of medium and high water use plants and lawn is limited by Water Efficient Landscape Rules of San Mateo County.
- 5 There are NO live turf areas. Turf shall not exceed 25% of the landscape area in residential projects. Turf is not permitted on slopes greater than 25%. Turf is prohibited in parkways less than 10 feet wide.
- 6 Recirculating water systems shall be used for water features (none on this project)
- 7 See separate Hydrozone Plan for Hydrozone Summary
- 8 Amend planting soil with at least 4 cu. yd. nitrilized RWD sawdust and 16 lbs. of 12-12-12 fertilizer per 1000 sq.ft. of planting area unless contra-indicated by a soil fertility test). Do not rototill under existing trees or on steep slopes where it would destabilize the slope.

Plant Legend

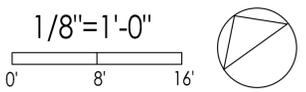
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE RATING	AVERAGE WUCOLS FACTOR
TALL SHRUBS						
CI	2	5	Citrus lemon in 2'x2'x1.5' tall pot set level on slope so it won't move		MED	2 x .5 = 1.0
MEDIUM SHRUBS						
NC	6	1	Nandina Gulf Stream	Heavenly Bamboo	LOW	6 x .2 = 1.2
GROUND COVERS						
LA	14	1	Lavandula Grosso or other variety	Lavender	LOW	14 x .2 = 2.8
LY	2	1	Lantana spreading or dwarf Yellow	Low Yellow Lantana	LOW	2 x .2 = 0.4
PM	13	1	Polystichum munium	Western Sword Fern	MED	12 x .5 = 6.0
DV	5	1	Dietes iridioides	Fortnight Lily	LOW	5 x .2 = 1.0
RP	2	1	Rosmarinus Collingwood Ingram	Rosemary	LOW	2 x .2 = 0.4
CA	6	1	Crassula argentea	Jade Plant	LOW	6 x .2 = 1.2

Plant count is for planning purposes only. Contractor to do own plant count and install all plants on plan. 14,049 plants = 0.286 WUCOLS average for project



WELo Prescriptive Approach Used - 2327 sf total irrigated planting area

Planting Plan



"I have complied with the criteria of the MWELo ordinance and applied them for the efficient use of water in the landscape design plans" 3/25/21 Greg Lewis

Revision
12/16/20 parking covered
12/30/20 planting area revised
WELo Prescriptive Approach used
3/25/21 driveway permeable pavers

#2176
GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
1071 Date St., Montara, CA

Date	10/26/20
Scale	As Noted
Drawn	Greg
Job Sheet	
of	6

Revision
 12/16/20 parking covered
 12/30/20 planting area revised
 WELO Prescriptive Approach used
 3/25/21 driveway permeable patios

#2176
 GREGORY LEWIS LANDSCAPE ARCHITECT
 736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
 1071 Date St., Montara, CA

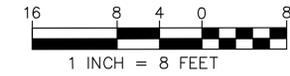
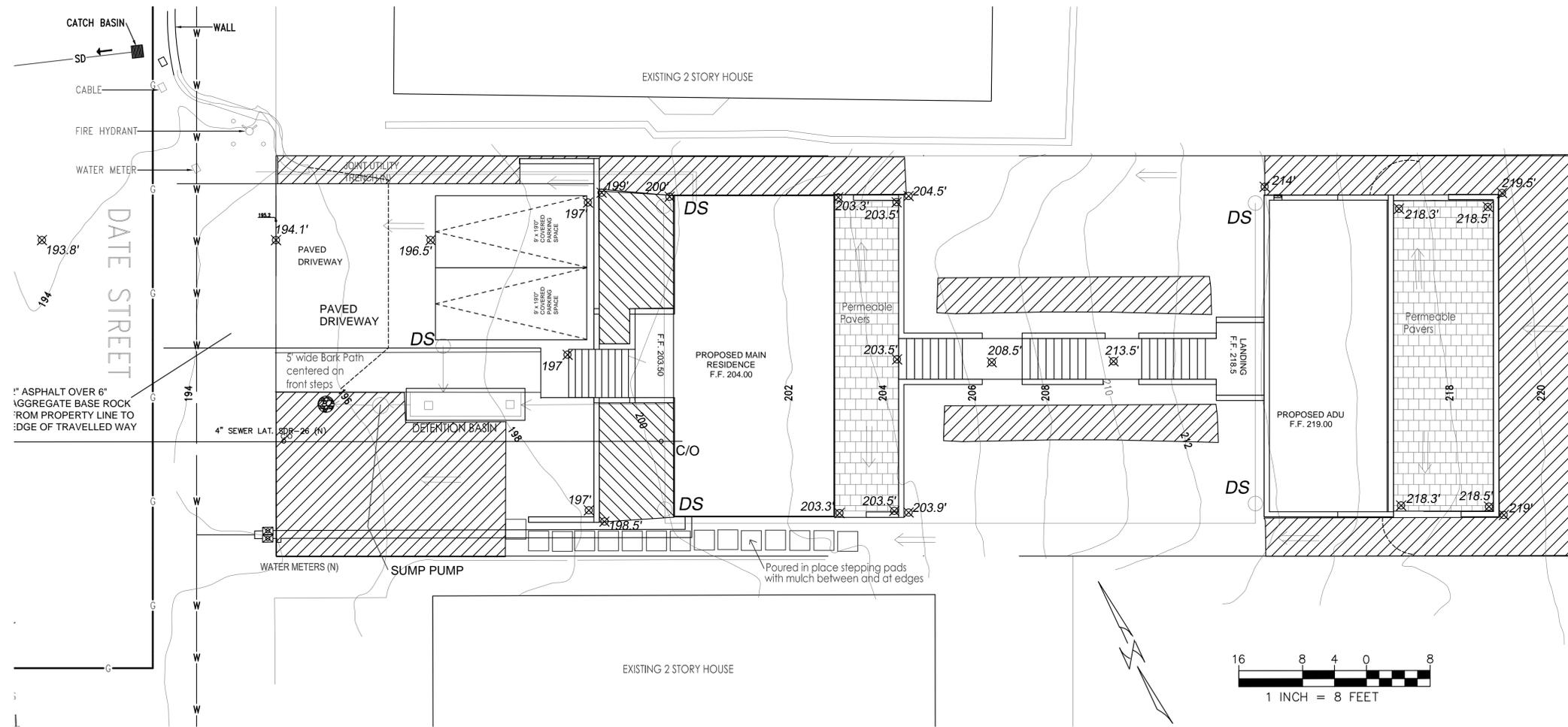
Date 10/26/20
 Scale As Noted
 Drawn Greg
 Job Sheet

6 of 6 L2

Hydrozone Summary

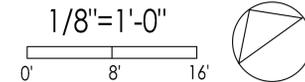
HYDROZONE	VALVES	IRRIG. METHOD	AREA sq.ft.	% of LANDSCAPE AREA
1 Low water shrubs	2,3,4	Drip	1876	87%
2 Med water shrubs	1	Drip	287	13%
TOTAL			2163	100%

Summary by Hydrozone	Area (Sq.ft.)	% of Landscape Area
High Water Use	0	0%
Moderate Water use	287	13%
Low Water Use	1876	87%
TOTAL	2163	100%



WELO Prescriptive Approach Used -2163 sf total irrigated plants

Hydrozone Plan



Drip Irrigation Notes

- 1) Secure larger 3/4" drip tubing 1" below grade with 7" or 11" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and mark them so they can be found easily.
- 2) Run large tubing next to or over rootball of plants to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch.
- 3) As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
- 4) Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (not right at stem). Use Agrifilm PC Plus (pressure compensating emitters). Use the ones that 1/4" tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

Emitter schedule:
 Two 1 GPH emitters at small shrubs (eventual size) LY, RP, LA
 Three 1 GPH emitters at medium shrubs DV, CA, NC, PM
 Four 1 GPH emitters at large shrubs - CI

With shrubs that have multiple emitters, put some over root ball (not right on stem) and some out under future canopy. Space emitters evenly in root zone area.

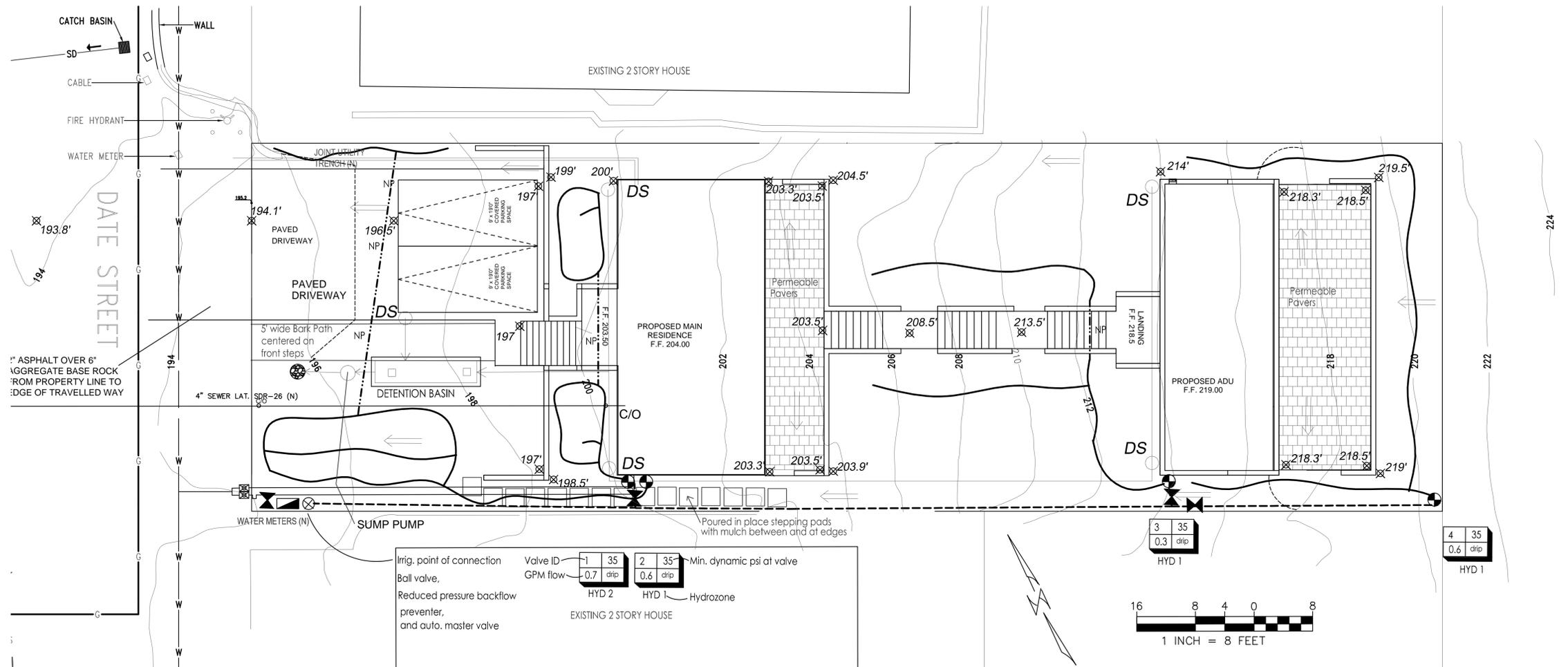
Irrigation Notes

- 1 See sheet L5 and L6 for details and specifications
- 2 This system is designed to operate with minimum 3 GPM at minimum 65 p.s.i. at the point of connection. If this condition is not met contact the Landscape Architect for possible redesign. If pressure exceeds 75 psi at point of connection install a Wilkins 600 1" pressure regulator. There is probably over 100static psi at this site. Contractor to verify existing static psi prior to finalizing the bid.
- 3 Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
- 4 At valve groupings provide a threaded capped pressure line stubout so it is easy to add additional valves later. Run a few extra wires to these locations from the controller.
- 5 Electric controllers should be set to water between 6:00 PM and 11:00 a.m. to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff. This is not as important for drip that is not affected by the wind. Set irrigation schedule according to plants' water needs.
- 6 Run enough extra control wires from the controller so that one extra valve could be added at each valve grouping
- 7 The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible.
- 8 Check with the owner for final location of controller so it can be coordinated with the electrical supply. Run sleeves under driveways and other paving for wires and irrigation lines. Add 2 additional 1" sleeves for future use by owners for lighting wires or other needs. Cap them for future use.
- 9 If there aren't sufficient hosebibs on house add at least one on each side of the house. Hosebibs shown on plan are not all required if there is one close by on house.
- 10 Install an automatic master valve between the point of connection and the rest of the valves that turns on and allows water to pressurize the pressure lines when the irrigation is supposed to run or if it is required or if the owner wants one installed. This prevents a leaky valve from wasting water when the irrigation is not running.
- 11 At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and irrigation schedule of landscape and irrigation maintenance if required by the County at that time.
- 12 All irrigation emission devices must meet the requirements set in the ANSI standard ASABE/ICC 802-2014. Landscape Irrigation Sprinkler and Emitter Standard. All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- 13 Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- 14 Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- 15 Soil moisture levels need to be brought up by hand watering or a temporary spray system before the drip system can take over.
- 16 The contractor is to provide a diagram of the irrigation plan showing hydrozones that shall be kept with the irrigation controller for subsequent management purposes.
- 17 The contractor is to provide an "as built" drawing of any significant changes such as pressure line and valve location changes.
- 18 A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- 19 An irrigation audit report shall be completed at the time of final inspection if required by the County.
- 20 Automatic weather based or soil moisture based irrigation controllers shall be installed on the irrigation system - see Irrigation Legend and Plan.
- 21 Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- 22 Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply.
- 23 Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
	Hunter	Pro-C 4	4 station Controller wall mount exterior with Wireless Solar Sync On-Site Weather Station. Controller will change it's program based on current weather conditions. Install weather sensor in a sunny location where it will get rain
	Febco	8251-1"	3/4" Reduced pressure backflow preventer
	Hunter	PGV 101 G	3/4" Manual shutoff valve in valve box same size as pressure line
	Hunter	ACZ 075-25	Automatic master valve below grade in valve box
	Champion		3/4" Automatic anti siphon valve with drip filter and 25 psi pressure regulator installed at least 6 inches above the highest downstream drip emitter
			Hose bib below grade in 10" valve box with outlet pointed up for easy hose connection. Connect to house water. Install only if not enough hose bibs exist on house and ADU.
			Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" cover - pipes less than 2" to be Sch 40 PVC
			3/4" Pressure line - Sch 40 PVC - 18" of cover (24" of cover under A.C. paving)
			Lines under paving Sch 40 PVC - 24" of cover
			Pressure line - 3/4" Sch 40 PVC
			Non Pressure line - 3/4" Sch 40 PVC
			1" gray elec. conduit for control wires.
			Also install an extra capped 1" water line for future use under paving
			3/4" PE drip tubing with compression fittings - see Drip Irrigation Notes

All lines under pavement to be sleeved using a Sch 40 PVC sleeve 2 sizes larger than the pipe inside



"I have complied with the criteria of the MWEO ordinance and applied them for the efficient use of water in the landscape irrigation plans" *Greg Lewis* 3/25/21

WELO Prescriptive Approach Used - 2327 sf total irrigated plants

Irrigation Plan

1/8" = 1'-0"
 0' 8' 16'

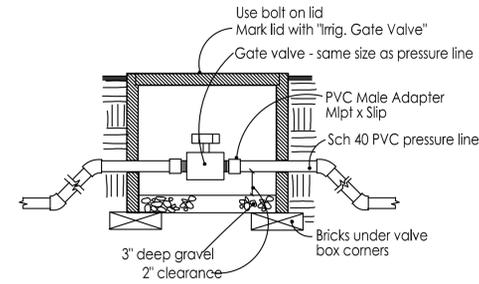
Revision
12/16/20 parking covered
12/30/20 planting area revised
WELO Prescriptive Approach used
3/25/21 driveway permeable pavers

GREGORY LEWIS LANDSCAPE ARCHITECT
 #2176
 736 Park Way Santa Cruz, CA 95065 (831) 359-0960

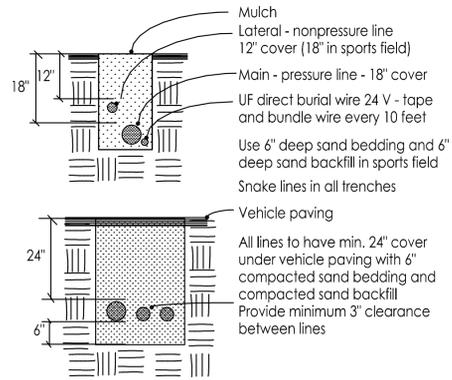


Single Family Residence
 1071 Date St., Montara, CA

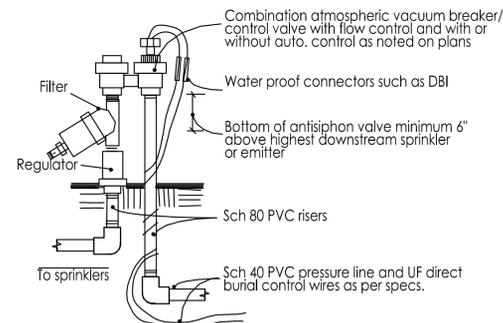
Date	10/26/20
Scale	As Noted
Drawn	Greg
Job Sheet	L3
of	6



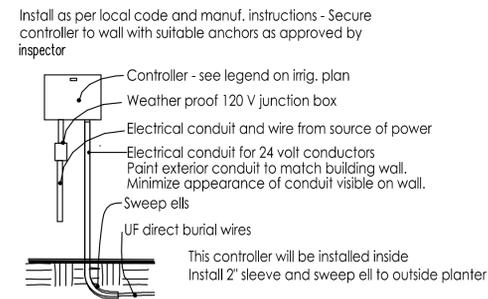
Manual Gate Valve
No Scale



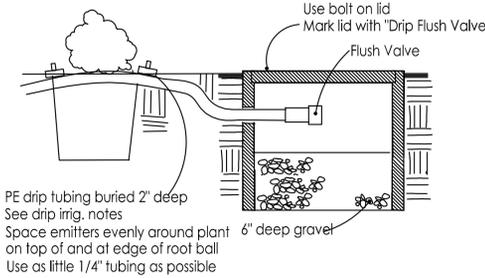
Trenches/Lines
No Scale



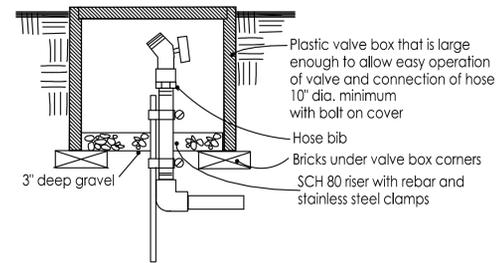
Auto. Antisiphon Valve with Filter and Regulator for Drip
No Scale



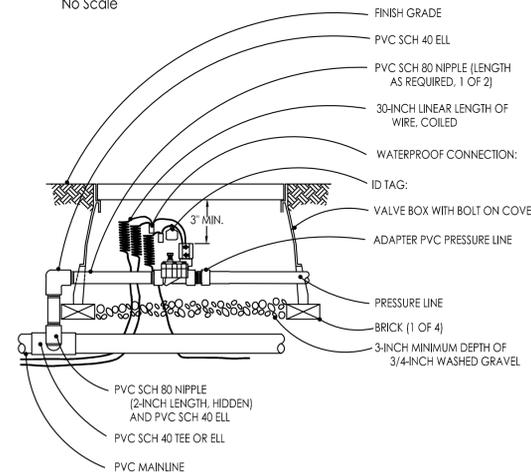
Wall Mount Controller
No Scale



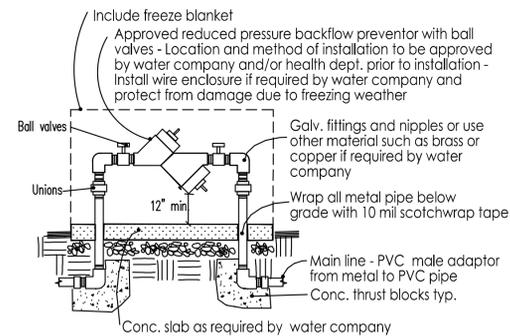
Drip Emitter and Flush Valve
No Scale



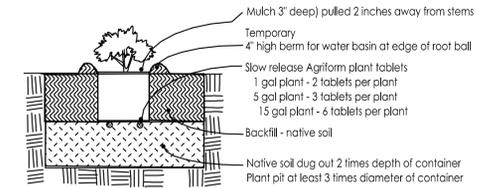
Hose Bibb Below Grade
No Scale



Remote Control Master Valve
No Scale

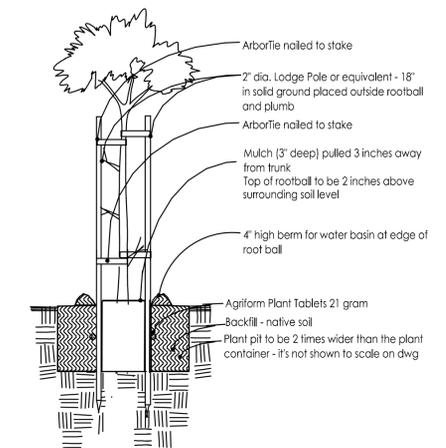


When necessary, due to high water pressure, install pressure regulator downstream from backflow prevent unless noted for other location on plans.
Reduced Pressure Backflow Preventor
No Scale



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
- 3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- 4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarily rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
- 5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
- 6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
- 7) Make the water basin.
- 8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- 9) Install mulch

Shrub Planting
No Scale



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- 3) Gouge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface
- 4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
- 5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
- 6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width). Fill the remainder of the hole with backfill and pack it.
- 7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- 8) Install stakes such that the stakes and the tree lies won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting
No Scale

Revision
12/14/20 parking covered
12/30/20 planting area revised
WEL0 Prescriptive Approach used
3/25/21 driveway permeable pafios

#2176
GREGORY LEWIS LANDSCAPE ARCHITECT
738 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
1071 Date St., Montara, CA

Date	10/26/20
Scale	As Noted
Drawn	Greg
Job Sheet	

Landscape Details

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION

- A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

- A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS

- A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

- A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

- A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

- A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS

- A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION

- A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

- A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE.

- The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

- A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

- A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

- A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

- A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE

- A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot–dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).
C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE

- A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

- A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty–four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

- A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.
C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
E. Thread male PVC connections into metal female connections rather than the opposite.
F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT

- A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK

- A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.
B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.
C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.
D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING

- A. All testing shall be done in the presence of the Owner's Representative. Center–load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at one hour at 65 P.S.I. and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

- A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop–up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop–ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS–BUILT DRAWINGS AND INSTRUCTION

- A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.
B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner complete warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION

- A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

- A. Plant Identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS

- A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.

1.4 WATER PRESSURE

- A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

- A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.4 GUARANTEE

- A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

- A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti–desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

- A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL

- A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL

- A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

- A. Import landscape soil must be tested and meet the following specification:

1. TEXTURE:

Sandy loam to loam

2. GRADING:

SEIVE SIZE PERCENT PASSING SIEVE

25.4 mm (1") 95 – 100

9.51 mm (3/8") 85 – 100

53 Micron (270 mesh) 10 – 30

3. CHEMISTRY – SUITABILITY CONSIDERATIONS:

- a. Salinity: Saturation Extract Conductivity (E_{ce} x 103 @ 25 degree C.) Less than 4.0
b. Sodium: Sodium Adsorption Ratio (SAR) Less than 9.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste: 5.5 – 7.5
e. Lime: less than 3% by weight

4. PESTS:

- a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.
5. ORGANIC MATTER
a. Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth. Organic matter to be less than 1" dia. Do not use mushroom compost. No noxious weeds are allowed.

6. FERTILITY CONSIDERATIONS:

- a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.
7. COMPACTION
a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT

- A. Redwood sawdust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH

- A. See Planting Plan

2.6 PLANTER SOIL MIX

- A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS

- A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER

- A. Fertilizer needs and amounts will be based on the results of the soil test

- B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES

- A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weeds and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

- C. Contaminated Soil – 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 Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT

- A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or catloaders to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or base rock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +– 1" to finish grade.
B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

- A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.
B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

- A. Rejuvenate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed out during paving or block drain swales or inlets.

3.6 WEED CONTROL

- A. The Contractor is responsible for pre–emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the effect of certain pre–emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

- A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10–day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

- A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

- A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Revision

- 12/16/20 parking covered
12/30/20 planting area revised
WEL0 Prescriptive Approach used
3/25/21 driveway permeable patios

#2176

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
1071 Date St., Montara, CA

Date 10/26/20

Scale As Noted

Drawn Greg

Job Sheet

L5

6

Landscape Specifications

**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELo)
SHORT FORM PRESCRIPTIVE COMPLIANCE**

Applicant Information:

Name: Gregory Lewis - Landscape Architect
 Phone: (831) 359-0960
 Address: 736 Park Way, Santa Cruz, CA 95065
 Email: lewislandscape@sbcglobal.net

Project

Site Address: 1071 Date St., Montara
 Project Type (new dwelling, commercial, or rehab): new dwelling

This project does not incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. (Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELo) APPENDIX - D CHECKLIST on page two):

Total Landscape Area (sq. ft.): 2163 Turf Area (sq. ft.): 0

Non-Turf Plan Area (sq. ft.): 2163 Special Landscape Area (sq. ft.): 0

Water Type (potable, recycled, well): Potable

Name of water purveyor (if not served by private well): Montara Water and Sanitary District

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELo.

 3/25/21
 Signature of property owner or authorized representative Date

**LANDSCAPE WATER-EFFICIENCY (MWELo) APPENDIX - D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)**

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	L1 Planting Plan - Note 8
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	L1 Planting List
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	L1 Planting Plan - Note 1
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	L1 - no turf L1 - no turf
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	L3 - Irrig Legend L3 - Irrig Legend L3 - Irrig Notes NA

Signature

I agree to comply with the requirements of the prescriptive compliance option of the MWELo per Appendix D.

 3/25/21
 Signature of property owner or authorized representative Date

Note

For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

PRESCRIPTIVE APPROACH

(For 500 - 2,500 sq ft of new landscape area or aggregate new and rehabilitated landscape area OR 2,500 sq ft of rehabilitated landscape area)

Plant Material (Title 23, Chapter 2.7, Appendix D (b) (3))

- For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at: <http://ucanr.edu/sites/WUCOLS/> See L2 Hydrozone Plan
- For non-residential areas, 100% of the plants, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. This is a residential project
- Pools and water features are included in landscape square footage for one-family and two-family dwellings None
- The following WUCOLS plant factors shall be used in calculating the average WUCOLS plant factor:
 - Very low = .1 See L1 Planting Plan Plant List
 - Low = .2
 - Moderate = .5
 - High = .85
- The following formula shall be used to calculate the average WUCOLS factor:
 [(# of Very low water use plants x 0.1) + (# of Low water use plants x 0.2) + (# of Moderate water use plants x 0.5) + (# of High water use plants x 0.85)] / Total number of plants = WUCOLS average for project
- Include a landscape and irrigation design plan. See L1 Planting Plan Plant List
- Include square footages of new landscaping and rehabilitated landscaping. 2163
- Include a plant list on the landscape plan that identifies all plant material by botanical names and common names, WUCOLS factor, Sunset and/or USDA Hardiness zone, and the total quantity of each plant.
 - The average spread of each tree shall be noted on the plant list. No trees - see L1 Plant List
- Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated." See L1 Planting Notes #1

Turf (Title 23, Chapter 2.7, Appendix D (b) (4))

- Turf is considered living plant material. MWELo regulations do not apply to artificial turf. Noted
- Note areas of existing turf and new turf and the square footage of each. No Turf
- Add note to plans: "Turf shall not exceed 25% of the landscape area in residential areas." No Turf
- Add note to plans: "No turf permitted in non-residential areas." No Turf
- Add note to plans: "Turf not permitted on slopes greater than 25%." No Turf
- Add note to plans: "Turf is prohibited in parkways less than 10 feet wide." No Turf

Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5))

- The irrigation plans, at a minimum, shall contain the following:
 - Location and size of water meters for landscape (if a separate water meter is installed) No separate meter
 - Location, type, and size of all components of the irrigation system, including, at a minimum, main and lateral lines See L3 Irrigation Plan
- Add note to plans: "Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system." See L3 Irrigation Plan
- Add note to plans: "Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range." See L3 Irrigation Plan

- Add note to plans: "Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply." See L3 Irrigation Plan
- Add note to plans: "Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray." See L3 Irrigation Plan
- Add note to plans: "For non-residential projects with landscape areas of 1,000 sq. ft. or more, private sub-meter(s) to measure landscape water use shall be installed." This is a residential project
- Add note to plans: "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance." See L3 Irrigation Plan
- Add note to plans: "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil." See L1 Planting Plan - Planting Notes

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE LANDSCAPE ARCHITECT, DESIGNER OF THE PLANTING/IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

- LANDSCAPE SHEET INDEX
 L0 - Landscape Documentation
 L1 - Planting Plan
 L2 - Hydrozone Plan
 L3 - Irrigation Plan
 L4 - Landscape Details
 L5 - Landscape Specifications

Landscape Documentation

Revision
 12/16/20 parking covered
 12/30/20 planting area revised
 WELO Prescriptive Approach used
 3/25/21 driveway permeable patios

GREGORY LEWIS LANDSCAPE ARCHITECT
 #2176
 736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
 1071 Date St., Montara, CA

Date: 10/26/20
 Scale: As Noted
 Drawn: Greg

Job Sheet
 6 of 6

L0

Landscape Site Legend

- 1 AC paving out to edge of existing street paving
- 2 AC or concrete driveway paving - see Civil Plans
- 3 Perovius paving system - color, pattern, and style to be selected by owner with strong enough base to support vehicles - see Civil Plans
- 4 Permeable Artificial grass with 2x4 Constr HRT RWD header, concrete, or steel header board anywhere the grass doesn't butt up against a concrete wall or structure

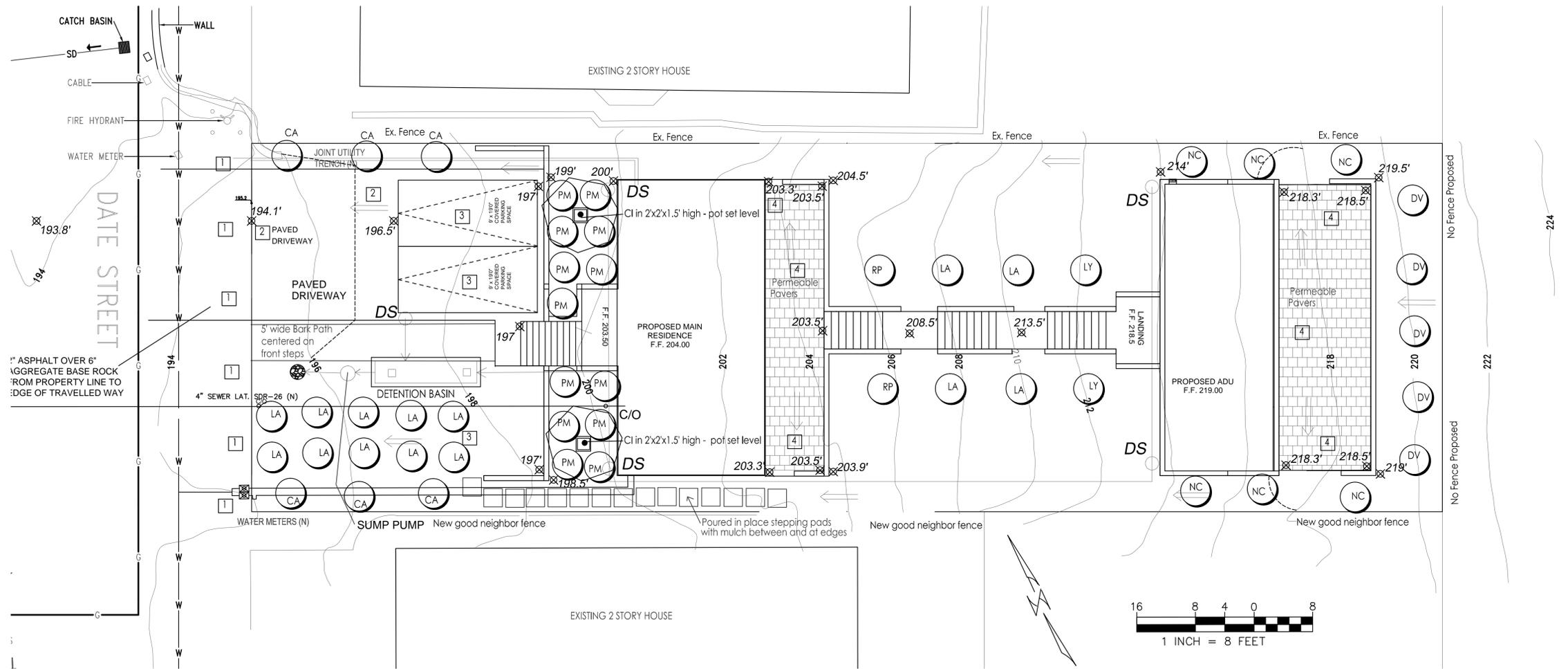
Landscape Notes

- 1 MULCH GROUND COVER - At the end of construction a minimum 3 inch layer of mulch shall be applied on all exposed soil surfaces except turf areas, creeping or rooting groundcovers (none on this plan), or direct seeding applications where mulch is contraindicated (none on this plan). Provide owner with different mulch samples and prices including dark brown mahogany colored Wonder Mulch from Vision Recycling in Fremont
- 2 All new trees of different water use have to be on separate irrigation circuits respecting their water use. ie all low water use trees have to be on separate valves and hydrozones from medium or high water use trees - no new trees are proposed for this project
- 4 The planting of medium and high water use plants and lawn is limited by Water Efficient Landscape Rules of San Mateo County.
- 5 There are NO live turf areas. Turf shall not exceed 25% of the landscape area in residential projects. Turf is not permitted on slopes greater than 25%. Turf is prohibited in parkways less than 10 feet wide.
- 6 Recirculating water systems shall be used for water features (none on this project)
- 7 See separate Hydrozone Plan for Hydrozone Summary
- 8 Amend planting soil with at least 4 cu. yd. nitrilized RWD sawdust and 16 lbs. of 12-12-12 fertilizer per 1000 sq.ft. of planting area unless contra-indicated by a soil fertility test). Do not rototill under existing trees or on steep slopes where it would destabilize the slope.

Plant Legend

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE RATING	AVERAGE WUCOLS FACTOR
TALL SHRUBS						
CI	2	5	Citrus lemon in 2'x2'x1.5' tall pot set level on slope so it won't move		MED	2 x .5 = 1.0
MEDIUM SHRUBS						
NC	6	1	Nandina Gulf Stream	Heavenly Bamboo	LOW	6 x .2 = 1.2
GROUND COVERS						
LA	14	1	Lavandula Grosso or other variety	Lavender	LOW	14 x .2 = 2.8
LY	2	1	Lantana spreading or dwarf Yellow	Low Yellow Lantana	LOW	2 x .2 = 0.4
PM	13	1	Polystichum munium	Western Sword Fern	MED	12 x .5 = 6.0
DV	5	1	Dietes iridioides	Fortnight Lily	LOW	5 x .2 = 1.0
RP	2	1	Rosmarinus Collingwood Ingram	Rosemary	LOW	2 x .2 = 0.4
CA	6	1	Crassula argentea	Jade Plant	LOW	6 x .2 = 1.2

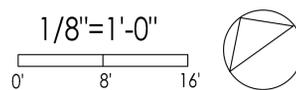
Plant count is for planning purposes only. Contractor to do own plant count and install all plants on plan. 14,049 plants = 0.286 WUCOLS average for project



"I have complied with the criteria of the MWEO ordinance and applied them for the efficient use of water in the landscape design plans" 3/25/21 Greg Lewis

WEO Prescriptive Approach Used - 2327 sf total irrigated planting area

Planting Plan



Revision
12/16/20 parking covered
12/30/20 planting area revised
WEO Prescriptive Approach used
3/25/21 driveway permeable pavers

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
1071 Date St., Montara, CA

Date	10/26/20
Scale	As Noted
Drawn	Greg
Job Sheet	1
of	6

Revision
 12/16/20 parking covered
 12/30/20 planting area revised
 WELO Prescriptive Approach used
 3/25/21 driveway permeable patios

#2176
 GREGORY LEWIS LANDSCAPE ARCHITECT
 736 Park Way Santa Cruz, CA 95065 (831) 359-0960



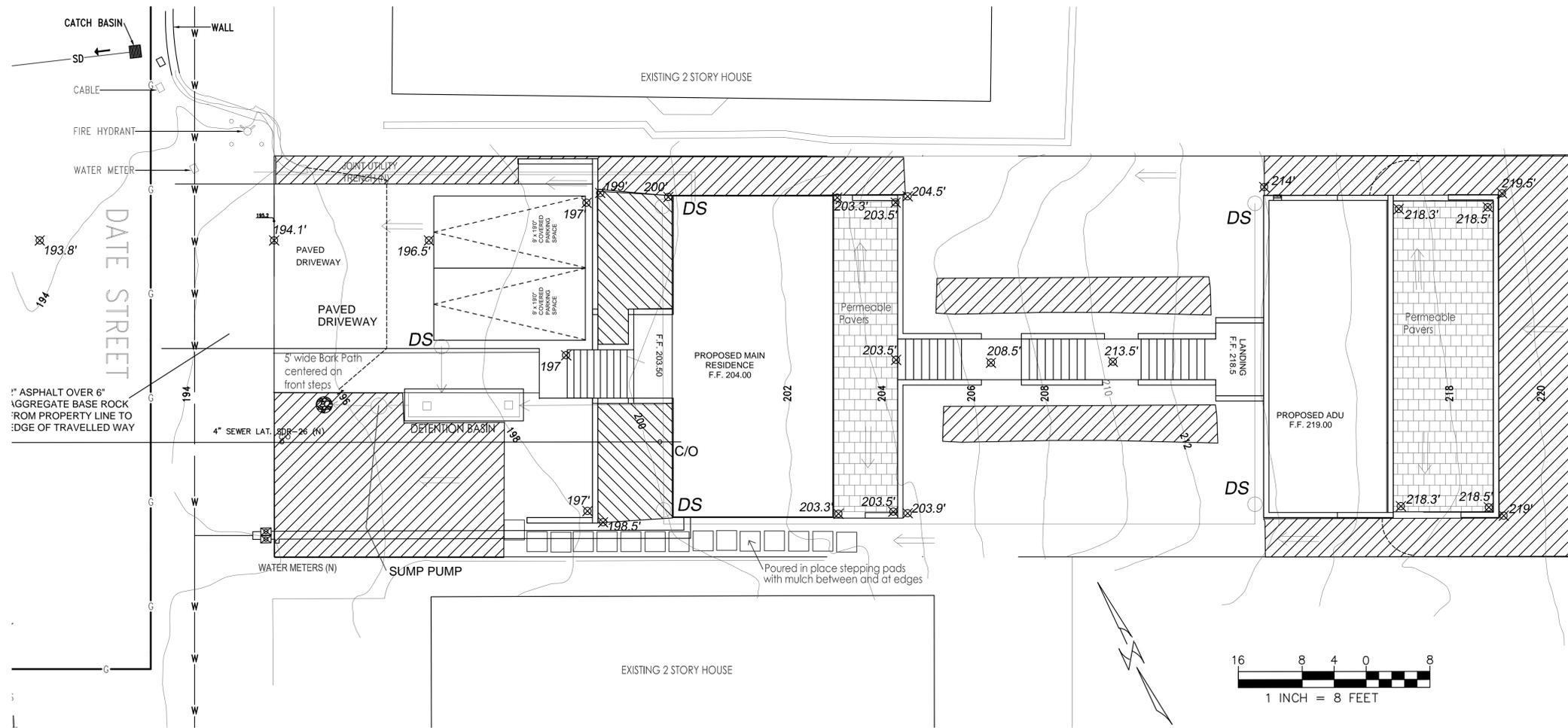
Single Family Residence
 1071 Date St., Montara, CA

Date 10/26/20
 Scale As Noted
 Drawn Greg
 Job Sheet
 6 of 12

Hydrozone Summary

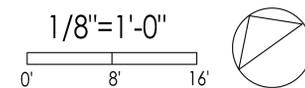
HYDROZONE	VALVES	IRRIG. METHOD	AREA sq.ft.	% of LANDSCAPE AREA
1 Low water shrubs	2,3,4	Drip	1876	87%
2 Med water shrubs	1	Drip	287	13%
TOTAL			2163	100%

Summary by Hydrozone	Area (Sq.ft.)	% of Landscape Area
High Water Use	0	0%
Moderate Water use	287	13%
Low Water Use	1876	87%
TOTAL	2163	100%



WELO Prescriptive Approach Used -2163 sf total irrigated plants

Hydrozone Plan



Drip Irrigation Notes

- 1) Secure larger 3/4" drip tubing 1" below grade with 7" or 11" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and mark them so they can be found easily.
- 2) Run large tubing next to or over rootball of plants to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch.
- 3) As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
- 4) Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (not right at stem). Use Agrifilm PC Plus (pressure compensating emitters). Use the ones that 1/4" tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

Emitter schedule:
 Two 1 GPH emitters at small shrubs (eventual size) LY, RP, LA
 Three 1 GPH emitters at medium shrubs DV, CA, NC, PM
 Four 1 GPH emitters at large shrubs - CI

With shrubs that have multiple emitters, put some over root ball (not right on stem) and some out under future canopy. Space emitters evenly in root zone area.

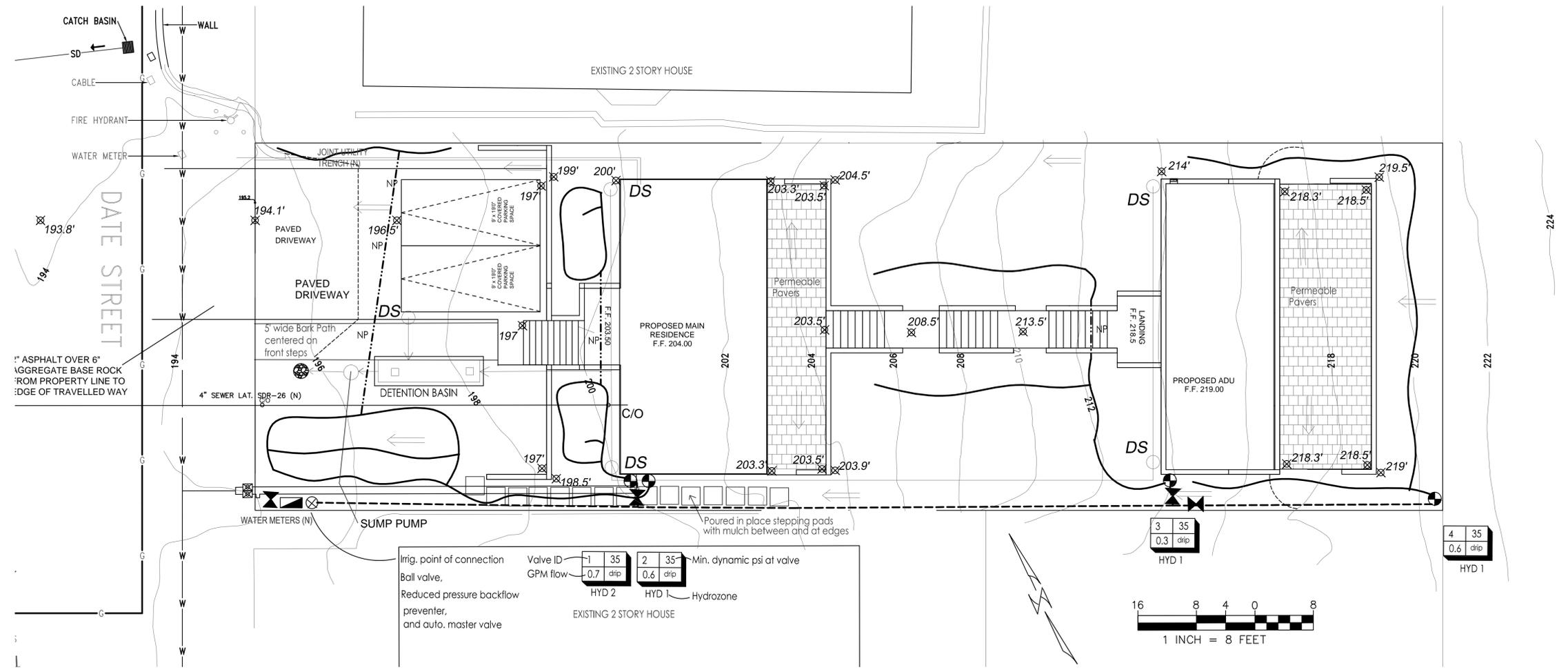
Irrigation Notes

- 1 See sheet L5 and L6 for details and specifications
- 2 This system is designed to operate with minimum 3 GPM at minimum 65 p.s.i. at the point of connection. If this condition is not met contact the Landscape Architect for possible redesign. If pressure exceeds 75 psi at point of connection install a Wilkins 600 1" pressure regulator. There is probably over 100static psi at this site. Contractor to verify existing static psi prior to finalizing the bid.
- 3 Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
- 4 At valve groupings provide a threaded capped pressure line stubout so it is easy to add additional valves later. Run a few extra wires to these locations from the controller.
- 5 Electric controllers should be set to water between 6:00 PM and 11:00 a.m. to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff. This is not as important for drip that is not affected by the wind. Set irrigation schedule according to plants' water needs.
- 6 Run enough extra control wires from the controller so that one extra valve could be added at each valve grouping
- 7 The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible.
- 8 Check with the owner for final location of controller so it can be coordinated with the electrical supply. Run sleeves under driveways and other paving for wires and irrigation lines. Add 2 additional 1" sleeves for future use by owners for lighting wires or other needs. Cap them for future use.
- 9 If there aren't sufficient hosebibs on house add at least one on each side of the house. Hosebibs shown on plan are not all required if there is one close by on house.
- 10 Install an automatic master valve between the point of connection and the rest of the valves that turns on and allows water to pressurize the pressure lines when the irrigation is supposed to run or if it is required or if the owner wants one installed. This prevents a leaky valve from wasting water when the irrigation is not running.
- 11 At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and irrigation schedule of landscape and irrigation maintenance if required by the County at that time.
- 12 All irrigation emission devices must meet the requirements set in the ANSI standard ASABE/ICC 802-2014. Landscape Irrigation Sprinkler and Emitter Standard. All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- 13 Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- 14 Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- 15 Soil moisture levels need to be brought up by hand watering or a temporary spray system before the drip system can take over.
- 16 The contractor is to provide a diagram of the irrigation plan showing hydrozones that shall be kept with the irrigation controller for subsequent management purposes.
- 17 The contractor is to provide an "as built" drawing of any significant changes such as pressure line and valve location changes.
- 18 A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- 19 An irrigation audit report shall be completed at the time of final inspection if required by the County.
- 20 Automatic weather based or soil moisture based irrigation controllers shall be installed on the irrigation system - see Irrigation Legend and Plan.
- 21 Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- 22 Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply.
- 23 Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
	Hunter	Pro-C 4	4 station Controller wall mount exterior with Wireless Solar Sync On-Site Weather Station. Controller will change it's program based on current weather conditions. Install weather sensor in a sunny location where it will get rain
	Febco	8251-1"	3/4" Reduced pressure backflow preventer
	Hunter	PGV 101 G	3/4" Manual shutoff valve in valve box same size as pressure line
	Hunter	ACZ 075-25	Automatic master valve below grade in valve box
	Champion		3/4" Automatic anti siphon valve with drip filter and 25 psi pressure regulator installed at least 6 inches above the highest downstream drip emitter
			Hose bib below grade in 10" valve box with outlet pointed up for easy hose connection. Connect to house water. Install only if not enough hose bibs exist on house and ADU.
			Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" cover - pipes less than 2" to be Sch 40 PVC
			3/4" Pressure line - Sch 40 PVC - 18" of cover (24" of cover under A.C. paving)
			Lines under paving Sch 40 PVC - 24" of cover
			Pressure line - 3/4" Sch 40 PVC
			Non Pressure line - 3/4" Sch 40 PVC
			1" gray elec. conduit for control wires.
			Also install an extra capped 1" water line for future use under paving
			3/4" PE drip tubing with compression fittings - see Drip Irrigation Notes

All lines under pavement to be sleeved using a Sch 40 PVC sleeve 2 sizes larger than the pipe inside



Irrig. point of connection	Valve ID	1	35	2	35	Min. dynamic psi at valve
Ball valve,	GPM flow	0.7	drip	0.6	drip	
Reduced pressure backflow preventer, and auto. master valve						

HYD 2 HYD 1 Hydrozone



WELO Prescriptive Approach Used - 2327 sf total irrigated plants

Irrigation Plan

1/8" = 1'-0"
 0' 8' 16'

"I have complied with the criteria of the MWELO ordinance and applied them for the efficient use of water in the landscape irrigation plans" *Greg Lewis* 3/25/21

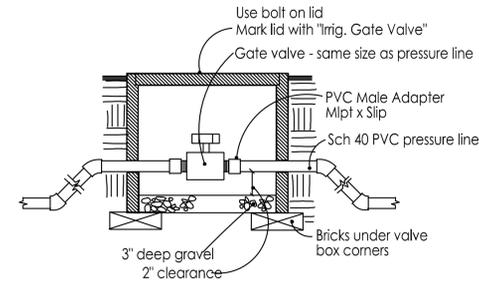
Revision
12/16/20 parking covered
12/30/20 planting area revised
WELO Prescriptive Approach used
3/25/21 driveway permeable pavers

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
 736 Park Way Santa Cruz, CA 95065 (831) 359-0960

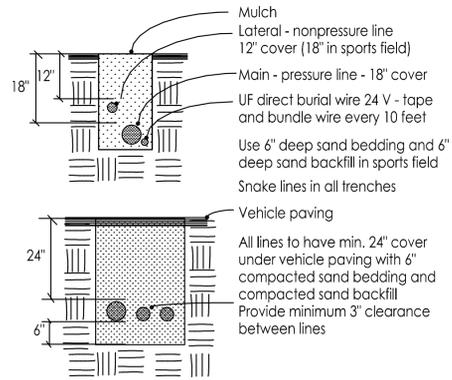


Single Family Residence
 1071 Date St., Montara, CA

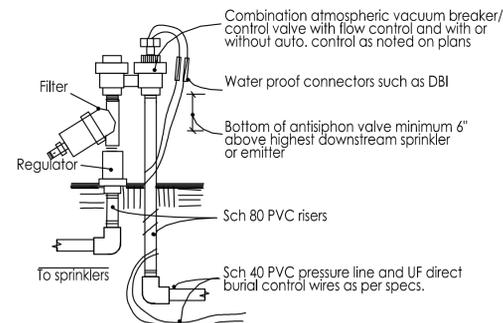
Date	10/26/20
Scale	As Noted
Drawn	Greg
Job Sheet	L3



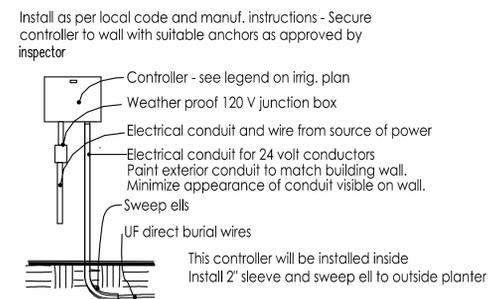
Manual Gate Valve
No Scale



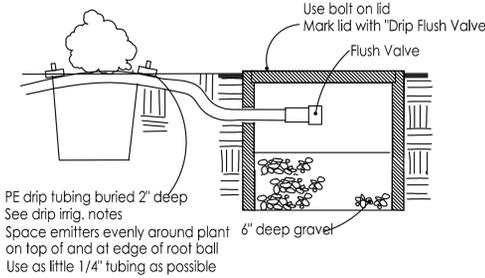
Trenches/Lines
No Scale



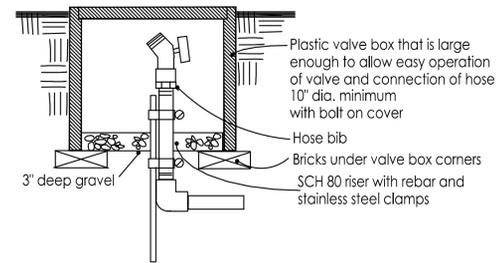
Auto. Antisiphon Valve with Filter and Regulator for Drip
No Scale



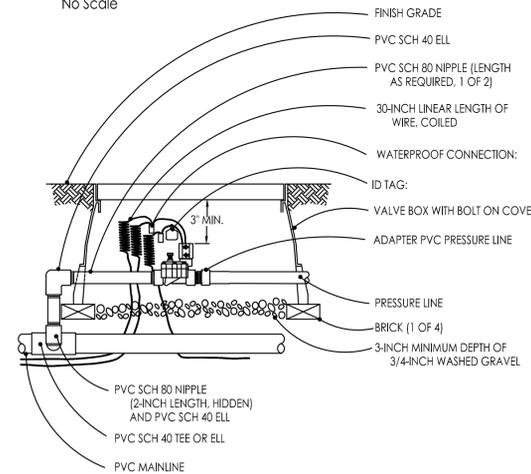
Wall Mount Controller
No Scale



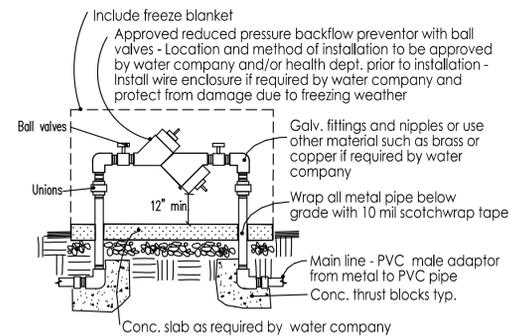
Drip Emitter and Flush Valve
No Scale



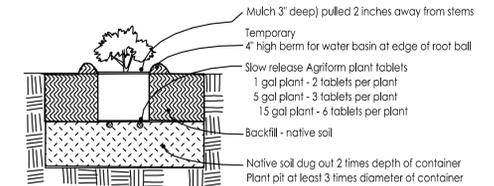
Hose Bib Below Grade
No Scale



Remote Control Master Valve
No Scale

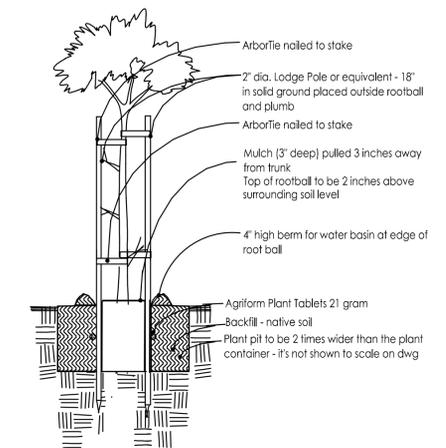


When necessary, due to high water pressure, install pressure regulator downstream from backflow prevent unless noted for other location on plans
Reduced Pressure Backflow Preventor
No Scale



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
- 3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- 4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarily rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
- 5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
- 6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
- 7) Make the water basin.
- 8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- 9) Install mulch

Shrub Planting
No Scale



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- 3) Gouge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface
- 4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
- 5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
- 6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width). Fill the remainder of the hole with backfill and pack it.
- 7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- 8) Install stakes such that the stakes and the tree lies won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting
No Scale

Revision
12/14/20 parking covered
12/30/20 planting area revised
WEL0 Prescriptive Approach used
3/25/21 driveway permeable patios

#2176
GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
1071 Date St., Montara, CA

Date	10/26/20
Scale	As Noted
Drawn	Greg
Job Sheet	

Landscape Details

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION

- A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

- A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS

- A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

- A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

- A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

- A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS

- A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION

- A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

- A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

- 1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

- A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

- A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

- A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

- A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE

- A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot–dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).
C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE

- A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

- A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty–four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

- A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.
C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
E. Thread male PVC connections into metal female connections rather than the opposite.
F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT

- A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK

- A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.
B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.
C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.
D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING

- A. All testing shall be done in the presence of the Owner's Representative. Center–load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at one hour at 65 P.S.I. and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

- A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop–up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop–ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS–BUILT DRAWINGS AND INSTRUCTION

- A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.
B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner complete warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION

- A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

- A. Plant Identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS

- A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.

- An interpretation of the test results and their affect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.

- 5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrated RWD sodwust and 16 lbs. of 12–12–12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE

- A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

- A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti–desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

- A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL

- A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL

- A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

- A. Import landscape soil must be tested and meet the following specification:

- 1. TEXTURE: Sandy loam to loam
2. GRADING:
SEIVE SIZE PERCENT PASSING SIEVE
25.4 mm (1") 95 – 100
9.51 mm (3/8") 85 – 100
53 Micron (270 mesh) 10 – 30
3. CHEMISTRY – SUITABILITY CONSIDERATIONS:
a. Salinity: Saturation Extract Conductivity (E_{ce} x 103 @ 25 degree C.) Less than 4.0
b. Sodium: Sodium Adsorption Ratio (SAR) Less than 9.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste: 5.5 – 7.5
e. Lime: less than 3% by weight

4. PESTS:

- a. The population of any single species of plant pathogenic nematode: fewer than 500 per plot of soil.
5. ORGANIC MATTER
a. Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth Organic matter to be less than 1" dia. Do not use mushroom compost. No noxious weeds are allowed.
6. FERTILITY CONSIDERATIONS:
a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.
7. COMPACTION
a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT

- A. Redwood sodwust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH

- A. See Planting Plan

2.6 PLANTER SOIL MIX

- A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS

- A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER

- A. Fertilizer needs and amounts will be based on the results of the soil test
B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES

- A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weeds and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

- C. Contaminated Soil – 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 Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT

- A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or catloaders to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or base rock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +– 1" to finish grade.
B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

- A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.
B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

- A. Rejuvenate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed out during paving or block drain swales or inlets.

3.6 WEED CONTROL

- A. The Contractor is responsible for pre–emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the affect of certain pre–emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

- A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10–day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sodwust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

- A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

- A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Revision

- 12/16/20 parking covered
12/30/20 planting area revised
WEL0 Prescriptive Approach used
3/25/21 driveway permeable patios

#2176

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Single Family Residence
1071 Date St., Montara, CA

Date 10/26/20

Scale As Noted

Drawn Greg

Job Sheet

L5

6

Landscape Specifications