

Owner: Amandeep Singh  
Applicant: Chong Lim  
County File No: PLN2021-00282  
Location: Bernal Ave, Moss Beach  
APN: 037-278-040

### **Coastside Design Review Permit**

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

**The applicant has requested to return to CDRC for project review at a future date tbd, with design modifications.**

#### **Findings that satisfy the Design Standards:**

1. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; a. Views; Standards: *The design minimizes the effect on views from neighboring houses.*
2. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale.; b. Neighborhood Scale; Standards (1): *The structure respects the scale of the neighborhood through building dimensions, shape, form,... and architectural details are proportional and complementary to the style of other homes in the neighborhood.*
3. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): *The Architectural style compliments the coastal, diverse small town.*
4. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries (2): *The entry is similar in size and proportion to the other homes in the neighborhood.*
5. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; d.(2) Daylight Plane/Facade Articulation: *Facade Articulation has been employed to break up the appearance of shear walls through the placement of projecting or recessing architectural details.*

#### **Requirements for compliance with the Design Standards:**

1. Section 6565.20(D) 4. EXTERIOR MATERIALS & COLORS, a.(2) Compatibility: **Consider the exterior materials and colors used on neighboring houses. Avoid the use of colors that are too similar, repetitive, or clashing.** c.(3) Quantity: **Discourage the use of a single exterior material or color in a large unbroken surface. Use contrasting colors (qty 3) on the Trim, and Stucco Level 1 versus Level 2 exterior walls. Use the same dark color on the Front Door/ Window Frames/Balcony Rails. Show all Exterior Color and Material Specifications used in the project on the architectural drawings.**

2. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: **All exterior lighting is to be Dark Sky Compliant, one per door and indicated on the exterior elevations. Exterior Lighting Specification(s) are to be shown on the architectural drawings.**
3. Section 6565.20(D) ELEMENTS OF DESIGN; 3. Roof Design; a(1) ... **Consider additions to the primary roof such as secondary roof forms and dormers that may serve to reduce the home's apparent mass and scale, provide visual interest and have an appropriate number of roof forms. Additional roof forms shall be architecturally compatible with the primary roof form's slope and material. (See notes on attached Architectural Sheet A4.0 for suggested Shed Dormer Roof modification to break up the eave line.) Reduce all ceiling heights to 8 FT to lower the height of the structure and reduce massing.**
4. Section 6565.20(d) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: **Select windows and doors that are compatible with the dominant types on the house and in the neighborhood; when assessing compatibility consider the size and proportions of the openings, materials, and style or detailing. (see notes regarding scale; and mullion vs no mullion detailing on attached Architectural Sheet A4.0) All window and door specifications are to be shown on the Architectural drawings.**
5. Section 6565.20(F) LANDSCAPING, ...; 1.f. **All landscape shall be ... non-invasive plant species. (See note on Landscape Sheet L1.)**
6. **The Driveway Turnaround is not to code. Consider moving the Structure to the East (Bernal Ave) to accommodate the turnaround; or flip the structure to enter the driveway/garage directly from Bernal Avenue (which would also provide a more useable rear yard). Coordinate Architectural Drawings with Civil Drawings. (See note on attached Civil Drawing C1.)**
7. ***All Architectural Plans & Elevations drawn are to reflect the actual dimensions of the structure and property ; and Lot Area/Ratio, Floor Area/Ratio calculations to satisfy San Mateo County Zoning & Planning requirements. (See notes on Architectural Sheets A1.0, A3.0)***

# AMANDEEP RESIDENCE

BERNAL/ALVARADO AVE., MOSS BEACH, CA 94038

REVISIONS

ABBREVIATIONS

|           |                             |
|-----------|-----------------------------|
| ADJ       | ADJUSTABLE                  |
| ALUM      | ALUMINUM                    |
| ALT       | ALTERNATE                   |
| ATT. ACC. | ATTIC ACCESS                |
| BD        | BOARD                       |
| BLDG      | BUILDING                    |
| BLK       | BLOCK                       |
| BM        | BEAM                        |
| BOT       | BOTTOM                      |
| BRKFST    | BREAKFAST                   |
| CAB       | CABINET                     |
| CL        | CENTERLINE                  |
| CER       | CERAMIC                     |
| CELG      | CEILING                     |
| CLS       | CLOSET                      |
| CLR       | CLEAR                       |
| COL       | COLUMN                      |
| CONC      | CONCRETE                    |
| CONT      | CONTINUOUS                  |
| DBL       | DOUBLE                      |
| DETL      | DETAIL                      |
| DIA       | DIAMETER                    |
| DIM       | DIMENSION                   |
| DF        | DOUGLAS FIR                 |
| DN        | DOWN                        |
| DR        | DOOR                        |
| D.S.      | DOWN SPOUT                  |
| DWG       | DRAWING                     |
| (E)       | EXISTING                    |
| EA        | EACH                        |
| EG        | EXAMPLE                     |
| ELEC      | ELECTRICAL                  |
| ELV       | ELEVATION                   |
| EQ        | EQUAL                       |
| EXT.      | EXTERIOR                    |
| F.        | FINISH                      |
| FF.       | FINISH FLOOR                |
| FLR.      | FLOOR                       |
| F.O.F.    | FACE OF FINISH              |
| F.O.S.    | FACE OF STUD                |
| FRM.      | FRAME                       |
| FT.       | FOOT OR FEET                |
| FLRG.     | FLOORING                    |
| GA        | GALVE                       |
| GAL.      | GALLON                      |
| GALV.     | GALVANIZED                  |
| GI        | GALVANIZED IRON             |
| GYP.BD.   | GYP.SUM BOARD               |
| GLS.      | GLASS                       |
| GND.      | GROUND                      |
| GR.       | GRADE                       |
| H.        | HIGH/HEIGHT                 |
| H.D.      | HOSE DIBB                   |
| H.L.C.    | HOLLOW CORE                 |
| H.W.D.    | HARDWOOD                    |
| HORIZ.    | HORIZONTAL                  |
| HGT.      | HEIGHT                      |
| INSUL.    | INSULATION                  |
| INFO      | INFORMATION                 |
| JT.       | JOINT                       |
| JSTS.     | JOISTS                      |
| LAM.      | LAMINATE                    |
| LD        | LOAD                        |
| M.        | MASTER                      |
| MATL.     | MATERIAL                    |
| MTL.      | METAL                       |
| MIN.      | MINIMUM                     |
| MTD.      | MOUNTED                     |
| MAX.      | MAXIMUM                     |
| MECH.     | MECHANICAL                  |
| MEMB.     | MEMBRANE                    |
| MFR.      | MANUFACTURE                 |
| (N)       | NEW                         |
| N/C.      | NOT IN CONTRACT             |
| NO.       | NUMBER                      |
| N.T.S.    | NOT TO SCALE                |
| O.C.      | ON CENTER                   |
| O.D.      | OUTSIDE DIAMETER            |
| OPP.      | OPPOSITE                    |
| P.        | PLATE                       |
| PLAM.     | PLASTIC LAMINATE            |
| PLB.G.    | PLUMBING                    |
| PLF.      | POUNDS/LINEAR FOOT          |
| PLYWD.    | PLYWOOD                     |
| FR.       | PAIR                        |
| P.T.      | PRESSURE TREATED            |
| PVC.      | POLYVINYL CHLORIDE          |
| QNT.      | QUANTITY                    |
| R.        | RADIUS                      |
| R.W.      | RAIN WATER LEADER           |
| R.W.L.    | RISER                       |
| R.S.      | ROUGH OPENING               |
| R.O.      | REQUIRED                    |
| REQ.      | REQUIRED                    |
| S.C.      | SOLID CORE                  |
| SECT.     | SECTION                     |
| SH        | SHIELD                      |
| SH        | SHEET                       |
| SHING.    | SHEATHING                   |
| SHW.      | SHOWER                      |
| SHW.      | SIMILAR                     |
| SK        | SKIN                        |
| S&P       | SHELF & POLE SPECIFICATIONS |
| SQ.       | SQUARE                      |
| S.S.      | STAINLESS STEEL             |
| STD       | STANDARD                    |
| STOR.     | STORAGE                     |
| STRUCT.   | STRUCTURAL                  |
| T&G       | TANGLE & GROOVE             |
| THK.      | THICK/THICKNESS             |
| T.O.      | TOP OF                      |
| TYP.      | TYPICAL                     |
| VT.       | VENT                        |
| VERT.     | VERTICAL                    |
| WD        | WOOD                        |
| W         | WIDTH                       |
| W/        | WITH                        |
| W.C.      | WATER CLOSET                |
| W/O       | WITHOUT                     |
| W/PF.     | WATERPROOF                  |
| W.SCT.    | WAINSCOT                    |
| W.W.F.    | WELDED WIRE FABRIC          |

PROJECT DESCRIPTION

THIS PROPOSED PROJECT IS A NEW TWO-STORY SINGLE FAMILY DWELLING APPROXIMATELY 1,085.01 SQUARE FEET, IN A 2,500 SQUARE FEET VACANT LOT AT ALVARADO/BERNAL AVENUES LOCATED IN MOSS BEACH, SAN MATEO COUNTY.

THE FIRST FLOOR CONSISTS OF LIVING ROOM, POWER ROOM, KITCHEN, AND ASSOCIATED ATTACHED 1 CAR GARAGE. THE SECOND FLOOR CONSISTS OF 2 BED ROOMS, 2 BATH ROOMS AND ASSOCIATED BALCONIES. SEE SPECIFIED CODE TABULATION IN THIS SHEET.

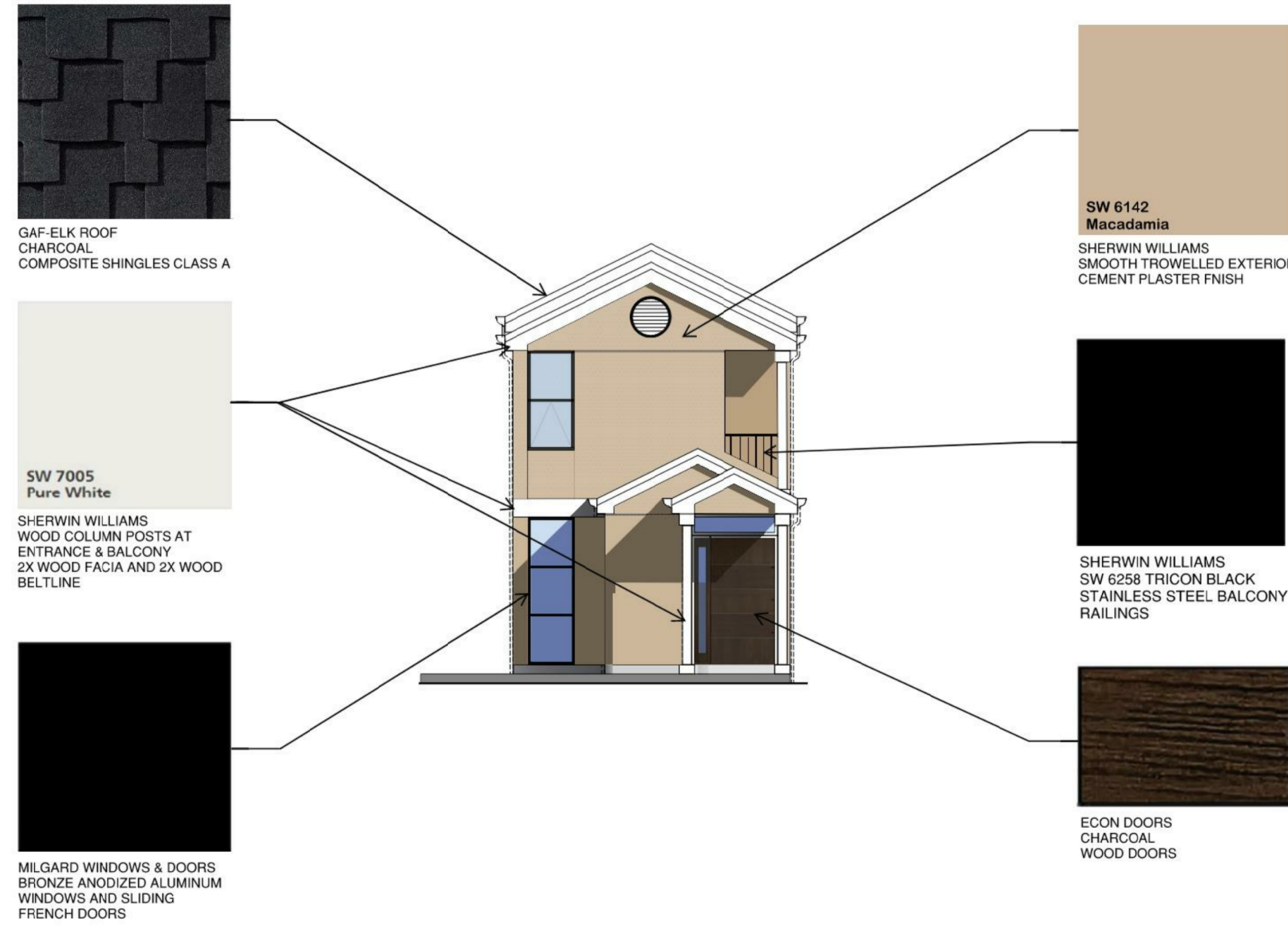
THE STRUCTURE OF THE BUILDING SHALL BE LIGHT-WOOD-FRAME STRUCTURE ON CONCRETE FOUNDATION.

SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.

THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLE SYSTEM.

EXISTING LOT HAS A VERY GENTLE SLOPE WHICH VARIES BETWEEN APPROXIMATELY 1% TO 2.25%. SEE CIVIL DRAWINGS.

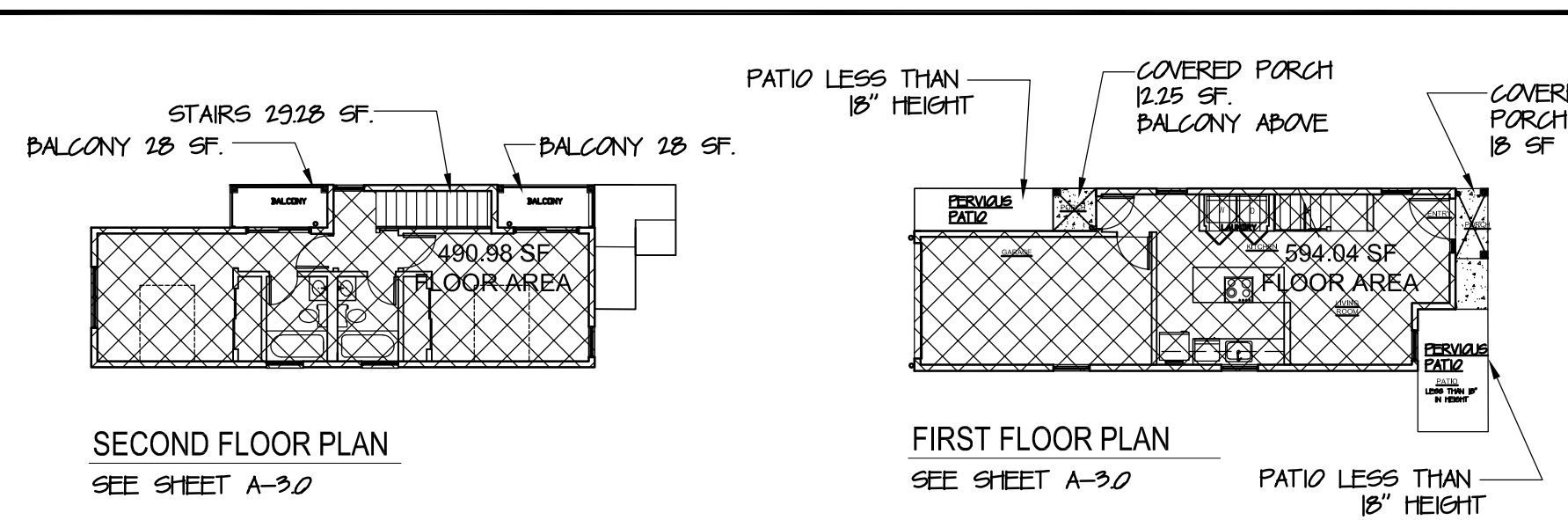
COLOR AND MATERIALS



GENERAL NOTES

- THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS, AND SHALL REMAIN THE PROPERTY OF CLIMB ARCHITECTS. NO REPRODUCTION OR OTHER USE SHALL BE MADE BY ANY PERSON OR FIRM WITHOUT WRITTEN PERMISSION OF CLIMB ARCHITECTS.
- THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND THE PUBLICATION THEREOF SHALL BE EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH CLIMB ARCHITECTS WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CITY AND COUNTY OF PROJECT JURISDICTION, SUCH AS PLANNING AND BUILDING DEPARTMENT AND HAVE BEEN REVIEWED AND THEREFORE RELEASED FOR CONSTRUCTION.
- EACH DRAWING IS PART OF THE SET AND IS NOT TO BE USED ALONE.
- IT IS THE PURPOSE OF THESE PLANS AND NOTES TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N/C" (NOT IN CONTRACT).
- CLIMB ARCHITECTS DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSIONS.
- ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, GOVERNING AGENCY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF CLIMB ARCHITECTS. LOCAL APPROVED NUMBERS ARE CITED THROUGHOUT THESE NOTES AS A STANDARD. MATERIALS REQUIRED FOR APPROVALS BY OTHER JURISDICTIONS MUST BE PROVIDED BY THE CONTRACTOR.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES. NOTHING IN THE ACCOMPANYING DOCUMENTS SHALL BE CONSTRUED TO PERMIT WORK THAT DOES NOT CONFORM TO THESE REGULATIONS.
- ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF CLIMB ARCHITECTS IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY CLIMB ARCHITECTS BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- SHOULD THE DRAWINGS FOR ANY REASON, DISAGREE IN THEMSELVES OR WITH THE SPECIFICATIONS, OR THE SPECIFICATIONS DISAGREE IN THEMSELVES, THE BETTER QUALITY AND/OR THE GREATER QUANTITY OF WORK AND MATERIAL WILL BE ESTIMATED UPON, AND UNLESS OTHERWISE ORDERED IN WRITING, SHALL BE FURNISHED AND INSTALLED.
- NO STRUCTURAL MEMBER SHALL BE NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT PERMISSION FROM CLIMB ARCHITECTS.
- ALL STRUCTURAL DRAWINGS SHALL BE REVIEWED AND APPROVED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER. ANY RECOMMENDATION SHALL BE FORWARDED TO CLIMB ARCHITECTS FOR A PROPER REVISION PRIOR TO CONSTRUCTION.
- THE ASSUME PROPERTY LINE VERIFICATION IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY A CALIFORNIA LICENSED SURVEYOR OF RECORD. THEREFORE THE ACCURACY IS NOT GUARANTEED BY CLIMB ARCHITECTS. SEE SURVEY MAP FOR ACCURATE PROPERTY LINE AND BOUNDARY LOCATION.
- CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY CLIMB ARCHITECTS REGARDING ANY CONDITION REQUIRING MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR AND THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT EACH SUBCONTRACTOR PERFORMS THE WORK IN ACCORDANCE WITH ALL CODES IN A TIMELY MANNER TO ASSURE COORDINATION WITH OTHER SUBCONTRACTORS.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CONCRETE, UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH FACE OF CEILING UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH WORK. NOTIFY CLIMB ARCHITECTS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL COORDINATE ANY WORK THAT MAY BE PERFORMED BY OTHER CONTRACTORS AND/OR SUBCONTRACTORS. DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF CLIMB ARCHITECTS FOR RESOLUTION PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENTS.
- AT ALL TIMES THE CONTRACTORS SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS ON THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND SHALL SECURE THE AREA TO MINIMIZE NOISE AND DUST DRIFTING INTO ADJACENT AREAS.

- PATCH AND REPAIR AREAS DAMAGED DURING CONSTRUCTION TO MATCH ADJACENT MATERIAL, COLOR AND FINISH.
- GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHER(S) AS REQUIRED BY THE FIRE MARSHALL. FIRE EXTINGUISHERS MUST BE PLACED WITHIN 75 FEET OF TRAVEL FROM ALL AREAS IN BUILDING. VERIFY NUMBER AND PLACEMENT OF FIRE EXTINGUISHERS WITH THE FIRE MARSHALL.
- THE CONTRACTOR, IN THE WORK OF ALL TRADE DISCIPLINES, WILL PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE AS NECESSARY TO COMPLETE THE WORK AND RESTORE DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITIONS TO THE SATISFACTION OF CLIMB ARCHITECTS AND OWNER.
- CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
- ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE SANTA CLARA COUNTY NOISE ORDINANCE SECTION 911-B. CONSTRUCTION ACTIVITIES ARE PROHIBITED BETWEEN THE HOURS OF 7:00 PM. AND 7:00 AM. ON WEEKDAYS AND SATURDAYS, OR AT ANY TIME ON SUNDAYS AND LEGAL HOLIDAYS FOR THE DURATION OF CONSTRUCTION.
- CONSTRUCT ALL OF THE AFOREMENTIONED IMPROVEMENTS. CONSTRUCTION STAKING IS REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
- A TREE REMOVAL PERMIT WILL BE REQUIRED TO REMOVE ANY TREE WITH THE MAIN TRUNK OR STEM MEASURING 9.77 INCHES OR GREATER IN CIRCUMFERENCE (12 INCHES OR MORE IN DIAMETER) AT A HEIGHT OF 45 FEET ABOVE GROUND LEVEL, OR, IN THE CASE OF MULTI-TRUNK TREES, A TOTAL OF 75.4 INCHES IN CIRCUMFERENCE (24 INCHES IN DIAMETER), PER SECTION 016 OF THE COUNTY ORDINANCE CODE.
- BMP'S (BEST MANAGEMENT PRACTICES) IN EROSION AND SEDIMENT CONTROL AS DEFINED BY THE EPA SHALL BE IMPLEMENTED DURING CONSTRUCTION TO ENSURE NO RUN-OFF ONTO BERNAL AND ALVARADO AVENUES AND NEIGHBORING PROPERTIES.



**PROPOSED FLOOR AREA**  
FIRST FLOOR AREA + SECOND FLOOR AREA (STAIRS NOT COUNTED)  
594.04 + 430.98 = 1,025.02 SF

**PROPOSED LOT COVERAGE**  
FIRST FLOOR AREA + COVERED PORCHES  
594.04 + 12.25 + 18 = 624.29 SF

FLOOR AREA AND LOT COVERAGE DIAGRAMS  
SCALE: NOT TO SCALE

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- L2 HYDROZONE PLAN
- L3 IRRIGATION PLAN
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE SPECIFICATIONS
- C1 TOPOGRAPHIC AND BOUNDARY SURVEY GRADING PLAN
- C2 STANDARD DETAILS
- C3 EROSION AND SEDIMENT CONTROL PLAN
- C4 CONSTRUCTION BEST MANAGEMENT PRACTICES

DEFERRED SUBMITTALS

- TITLE 24 STRUCTURAL
- ELECTRICAL
- AUTOMATIC FIRE SPRINKLER SYSTEM

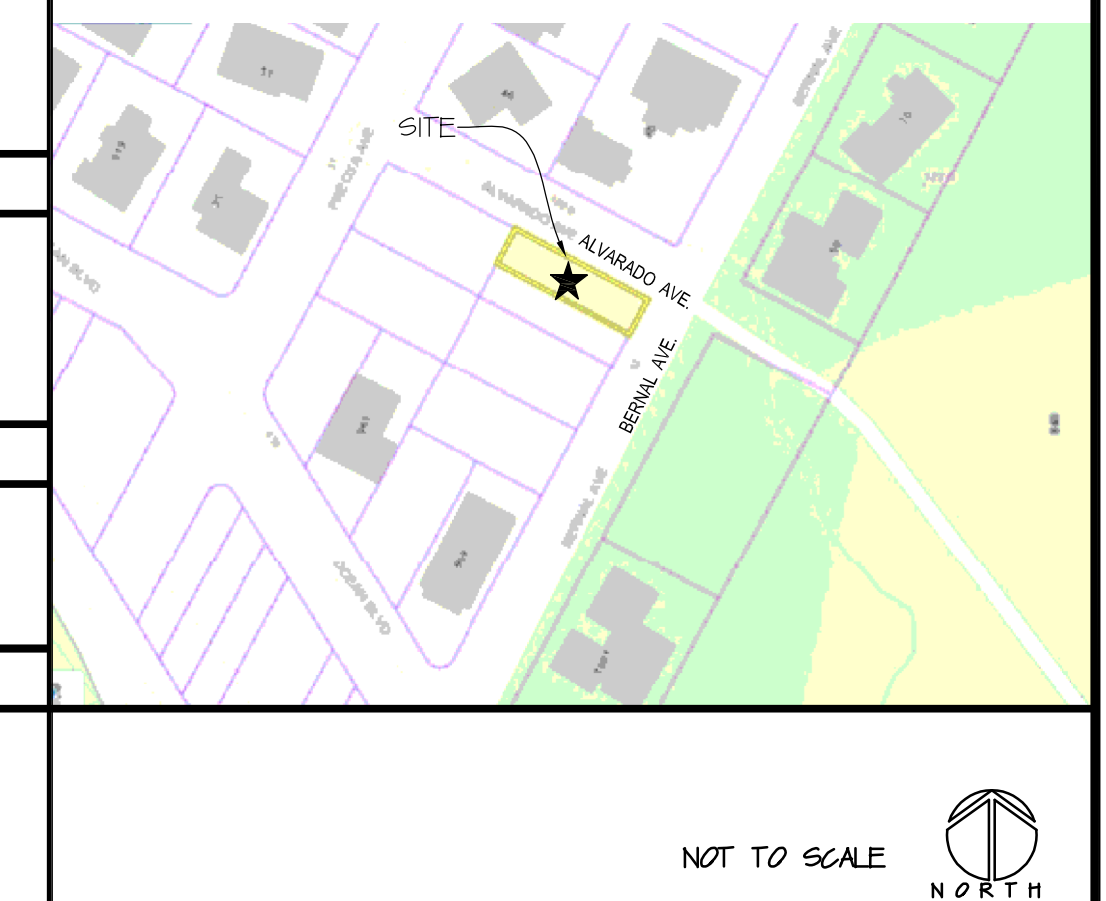
CODE TABULATION

|   |                      |                  |
|---|----------------------|------------------|
| A.P.N.<br>091-278-0A0<br>PLN 2010-00300   |                      |                  |
| ZONING:<br>R-1/S-105/DR/CH/CD   |                      |                  |
| LOCATION:<br>BERNAL AND ALVARADO AVENUE, MOSS BEACH, CA   |                      |                  |
| LOT AREA:<br>2,500 SQUARE FEET  |                      |                  |
| CONSTRUCTION TYPE:<br>V-N SINGLE FAMILY DWELLING  |                      |                  |
| SLOPE (E):<br>APPROXIMATELY 1%, VERY GENTLE   |                      |                  |
| APPLICABLE BUILDING CODES:<br>CBC 2019, IRC 2019, CMC 2019,<br>CFC 2019, CEC 2019,<br>CEC 2019, CEE STANDARD                      |                      |                  |
| OCCUPANCY GROUP:<br>R-3   |                      |                  |
| JURISDICTION:<br>SAN MATEO COUNTY<br>COUNTY GOVERNMENT CENTER<br>455 COUNTY CENTER, REDWOOD CITY, CA 94063<br>TEL: (650) 363-4161 |                      |                  |
| TABULATION  | REQUIRED             | PROPOSED         |
| MIN. YARD SET BACK:   |                      |                  |
| FRONT: EAST (FT.)   | 1st. FLOOR<br>20 Ft. | 20 Ft.           |
|   | 2nd. FLOOR<br>20 Ft. | 27'-8"           |
| SIDE: NORTH/SOUTH (FT.)   | 5 Ft.                | 5 Ft.            |
| REAR: WEST (FT.)  | 20 Ft.               | 30'-10"          |
| MAX. HEIGHT:  | 28 Ft.               | 23'-9"           |
| NUMBER OF PARKING:  |                      |                  |
| COVERD GARAGE   | -                    | 1                |
| CAR PORT  | -                    | -                |
| NUMBER OF STORY:  | 2                    | 2                |
| NUMBER OF BEDROOM   |                      |                  |
|   | -                    | 2                |
| TOTAL FLR. AREA/ SQ.FT.:  |                      |                  |
| FLOOR AREA RATIO (FAR):   | 48%                  | 43.10%           |
| MAX LOT COVERAGE (25%)  | 625 Sq.Ft.           | 624.29 Sq.Ft.    |
| FIRST FLOOR AREA  | 594.04 Sq.Ft.        | 594.04 Sq.Ft.    |
| SECOND FLOOR AREA   | 430.98 Sq.Ft.        | 430.98 Sq.Ft.    |
| TOTAL FLOOR AREA  | 1,025.02 Sq.Ft.      | 1,025.02 Sq.Ft.  |
| GROSS LOT AREA  | 2,500 Sq.Ft.         | 2,500 Sq.Ft.     |
| GARAGE :  | -                    | 1 CAR<br>(1-CAR) |
| BALCONIES:  | -                    | 56 Sq.Ft.        |

PROJECT TEAM

|  |
|--|
| OWNER<br>AMANDEEP SINGH<br>1930 LAURELWOOD CROSSING PL<br>SAN JOSE, CA 95128   |
| ARCHITECT<br>CLIMB ARCHITECTS<br>176 BLACK MOUNTAIN CIRCLE<br>FREMONT, CA 94536<br>TEL: (408) 705-7322                             |
| CIVIL ENGINEER<br>GL&A CIVIL ENGINEERS<br>29212 MISSION BLVD., SUITE 102<br>FREMONT, CA 94536<br>TEL: (510) 586-8810               |
| LANDSCAPE ARCHITECT<br>GREGORY LEWIS LANDSCAPE ARCHITECT<br>736 PARK WAY<br>SANTA CRUZ, CA 95015<br>TEL: (831) 951-0360            |
| GEOTECHNICAL ENGINEER<br>SIGMA PRIME GEOTECHNICAL, INC.<br>392 PRINCETON AVENUE,<br>HALF MOON BAY, CA 94019<br>TEL: (650) 718-3990 |

LOCATION MAP



SYMBOLS

|   |                             |   |                      |
|---|-----------------------------|---|----------------------|
| ⊕ | DETAIL NUMBER               | ⊕ | REFERENCE ITEM       |
| ⊕ | DETAIL SHEET                | ⊕ | SHEET NUMBER         |
| ⊕ | ELEV LETTER                 | ⊕ | REVISION NUMBER      |
| ⊕ | ELEV SHEET                  | ⊕ | SECTION LETTER       |
| ⊕ | PLAN REFERENCE NOTE KEY     | ⊕ | SECTION SHEET        |
| ⊕ | DOOR NUMBER REFERENCE KEY   | ⊕ | INTERIOR ELEV LETTER |
| ⊕ | WINDOW NUMBER REFERENCE KEY | ⊕ | INTERIOR ELEV SHEET  |

176 BLACK MT. CIR.  
FREMONT, CA 94536  
408-348-1198



AMANDEEP RESIDENCE  
BERNAL / ALVARADO AVE.  
MOSS BEACH, CA 94038  
APN : 037-278-040

TITLE SHEET  
FILE NO. PLN 2010-0030

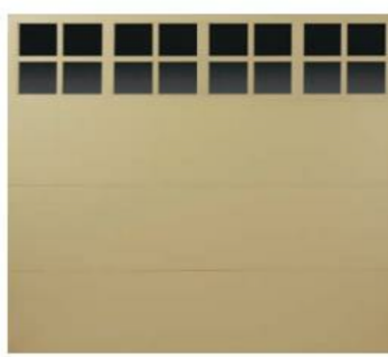
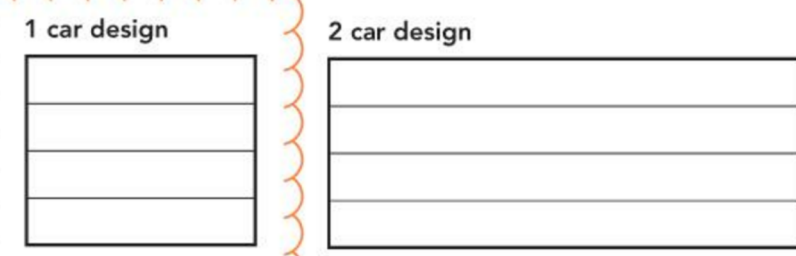
DISCLAIMER  
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF CLIMB ARCHITECTS, INC. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITH LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

Date: 04/21/2022  
Scale: AS NOTED  
Drawn: CL  
Check: AY  
Job: 2021-030  
Sheet: A-1.0

Traditional Wood Collection

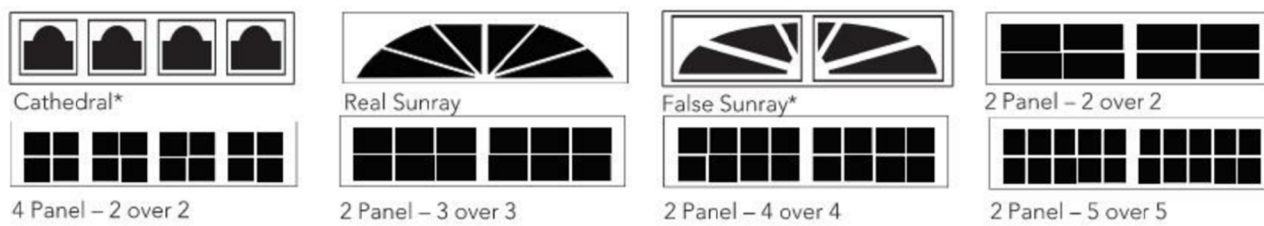
Select your door panel style, color and windows

1 Choose a panel style:



Smooth plywood, custom painted finish, 4 Panel 2 over 2 windows

2 Choose a window style:



Windows shown for 1 car panel designs. Not all window will fit all door sizes. Factory will advise if there is a problem with fitting.

\*Modular designs with posts inserts may not fit all panel sizes. Consult your distributor for availability.

Choose a glass type:  
Clear glass comes standard. Additional glass options are available, including 1/8" tempered and 1/8" double strength (DSB). Contact your local Overhead Door Distributor for more details.



3 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.

The Genuine. The Original.



For more information visit [www.OverheadDoor.com](http://www.OverheadDoor.com)

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THERMALLY IMPROVED ALUMINUM A250

Windows & Patio Doors

Architectural Manual



Thermally Improved Aluminum | A250 Windows & Patio Doors Architectural Manual

Thermally Improved Aluminum | A250 Options

Hardware



Casement and Awning Handle



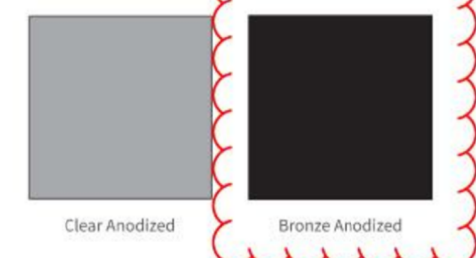
Spring action lock for Single Hung and Horizontal Slider



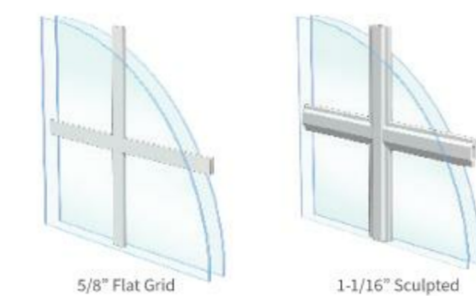
Sliding Door Handle - Interior (Only available in Black)

Sliding Door Handle - exterior (Only available in Black)

Frame Colors



Grids



© Milgard Manufacturing, LLC

Series Information — 5



Stain Options

PREMIUM SPECIALTY FINISHES | TABLE OF CONTENTS



**Premium Specialty Stain Finishes**

**Mahogany Grain Finishes (M)** Actual Door Stains may vary from colors shown. Colors can be verified by ordering a sample swatch with your stain and grain selection. Please send an email to [Sales@EsconDoor.com](mailto:Sales@EsconDoor.com)

|                        |                     |              |              |
|------------------------|---------------------|--------------|--------------|
| Modern Walnut (Medium) | Dark Mahogany (Red) | Moorish Teak | Mocha (Dark) |
|------------------------|---------------------|--------------|--------------|

**Brazilian Mahogany Grain Finishes (BM)**

|                        |                     |              |              |
|------------------------|---------------------|--------------|--------------|
| Modern Walnut (Medium) | Dark Mahogany (Red) | Moorish Teak | Mocha (Dark) |
|------------------------|---------------------|--------------|--------------|

**Oak Grain Finishes (O)**

|                        |                     |              |              |
|------------------------|---------------------|--------------|--------------|
| Modern Walnut (Medium) | Dark Mahogany (Red) | Moorish Teak | Mocha (Dark) |
|------------------------|---------------------|--------------|--------------|

**Walnut Grain Finishes (W)**

|       |                        |              |          |
|-------|------------------------|--------------|----------|
| Clear | Modern Walnut (Medium) | Moorish Teak | Charcoal |
|-------|------------------------|--------------|----------|

**Eco-Friendly Finishing with Low VOC**

ESCON's finishing exceeds stringent standards governing the manufacturing and use of environmentally-safe products.

State of the art facility equipped with the latest finishing technology provides superb and long lasting results.

Choose from our many stain options & top coats: Matte, Satin or Semi-Gloss

**UJGL GREEN PRODUCTS**

All Frames are hand stained or painted to resemble door finishes

Customer Service: 800-368-7850 • Fax: 562-927-1717 • email: [sales@escondoor.com](mailto:sales@escondoor.com)

|  |   |   |
|--|---|---|
| <b>SW 6142 Macadamia</b><br>SHERWIN WILLIAMS SMOOTH TROWELLED EXTERIOR CEMENT PLASTER FINISH | <b>SW 7005 Pure White</b><br>SHERWIN WILLIAMS WOOD COLUMN POSTS AT ENTRANCE & BALCONY WOOD TRELLISES 2X WOOD FACIA AND 2X WOOD BELTLINE | <b>SHERWIN WILLIAMS SW 6258 TRICON BLACK STAINLESS STEEL BALCONY RAILINGS</b> |
| <b>ECON DOORS CHARCOAL WOOD DOORS</b>  | <b>MILGARD WINDOWS &amp; DOORS BRONZE ANODIZED ALUMINUM WINDOWS AND SLIDING FRENCH DOORS</b>  | <b>GAF-ELK ROOF CHARCOAL COMPOSITE SHINGLES CLASS A</b>                       |

REVISIONS

176 BLACK MT. CRES. FREMONT, CA 94536 408-348-1198

**CLUMP** STUDIO INC. www.clumpstudioinc.com

AMANDEEP RESIDENCE BERNAL / ALVARADO AVE. MOSS BEACH, CA 94038 APN : 037-278-040

FILE NO. PLN 2010-0030

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Job: 2021-030

Sheet: A-1.1

**Pre-Hung & Pre-Finished List Prices Rustic Modern Walnut**

ESCON

Pre-Hung/Pre-Finished charges only (ADD costs of doors & Sidelights)

Each Unit Includes:  
- Handle: 4 1/2" or 5-1/4" Jamb  
- Compression Weather-strip, Bronze  
- Sill: Bronze or Satin Nickel Adjustable  
- Hinges: 4 x 4-1/2" 100% Oil Rubbed Bronze or Satin Nickel  
- Door Sweep: Bronze  
- Stone: Single or Double  
- Double Door: Includes Aluminum or Wood™ Astragal with Flush Bolts  
- Multi Covers for Intermediate Jambos (Optional inside and out)  
- Matched and Piv-A-Ret to Standard Specifications  
- Swing In

**EXTERIOR - American Walnut**

| Configurations       | 6'8" or 7'0" |            | 8'0"     |            |
|----------------------|--------------|------------|----------|------------|
|                      | Pre-Hung     | Pre-Finish | Pre-Hung | Pre-Finish |
| Single Door          | \$655        | \$550      | \$831    | \$685      |
| 1 Door & 1 Sidelite  | \$997        | \$835      | \$1247   | \$1045     |
| 1 Door & 2 Sidelites | \$1462       | \$1175     | \$1830   | \$1470     |
| Double Door          | \$1167       | \$1000     | \$1462   | \$1255     |
| 2 Door & 2 Sidelites | \$1725       | \$1650     | \$2162   | \$2050     |

**ADD-ON OPTIONS - Walnut**

| Configurations     | 6'8" / 7'0"                  |             |             |             |             | 8'0"  |       |       |       |       |
|--------------------|------------------------------|-------------|-------------|-------------|-------------|-------|-------|-------|-------|-------|
|                    | Optimal Annotations (add on) | 6'8" / 7'0" | 6'8" / 7'0" | 6'8" / 7'0" | 6'8" / 7'0" | 8'0"  | 8'0"  | 8'0"  | 8'0"  | 8'0"  |
| 6" x 6" x 6" Glass | \$117                        | \$125       | \$135       | \$135       | \$140       | \$130 | \$140 | \$145 | \$145 | \$155 |
| 6" x 6" x 6" Glass | \$144                        | \$150       | \$160       | \$160       | \$165       | \$150 | \$158 | \$167 | \$167 | \$177 |
| 6" x 6" x 6" Glass | \$30                         | \$30        | \$30        | \$60        | \$60        | \$55  | \$55  | \$55  | \$110 | \$110 |
| 6" x 6" x 6" Glass | \$144                        | \$216       | \$348       | \$282       | \$384       | \$175 | \$270 | \$438 | \$354 | \$480 |
| 6" x 6" x 6" Glass | \$50                         | \$50        | \$50        | \$150       | \$150       | \$75  | \$75  | \$75  | \$175 | \$175 |
| 6" x 6" x 6" Glass | \$115                        | \$115       | \$115       | \$115       | \$115       | \$115 | \$115 | \$115 | \$115 | \$115 |
| 6" x 6" x 6" Glass | \$45                         | \$90        | \$125       | \$90        | \$160       | \$45  | \$90  | \$125 | \$90  | \$160 |
| 6" x 6" x 6" Glass | \$150                        | \$300       | \$350       | \$350       | \$350       | \$180 | \$360 | \$360 | \$360 | \$360 |

**ATLANTIS 1640BZ-LED**

MEDIUM WALL MOUNT LANTERN

Atlantis features a minimalist design for the ultimate in urban sophistication. Constructed of solid aluminum and Dark Sky compliant, Atlantis provides a chic solution to eco-conscious homeowners.

| DETAILS   |                        |
|-----------|------------------------|
| FINISH:   | Bronze                 |
| MATERIAL: | Extruded Aluminum Body |
| GLASS:    | Etched Lens            |

| DIMENSIONS     |          |
|----------------|----------|
| WIDTH:         | 2 1/8"   |
| HEIGHT:        | 16"      |
| WEIGHT:        | 4 lbs.   |
| BACK PLATE:    | 4.5" Sq. |
| EXTENSION:     | 6.5"     |
| TOP TO OUTLET: | 8"       |

| LIGHT SOURCE              |                              |
|---------------------------|------------------------------|
| LIGHT SOURCE:             | Integrated LED               |
| LED NAME:                 | LC1-30 & LC2-60              |
| WATTAGE:                  | 15w LED *Included            |
| VOLTAGE:                  | 120v                         |
| COLOR TEMP:               | 3000                         |
| LUMENS:                   | 1200                         |
| CRI:                      | 96                           |
| INCANDESCENT EQUIVALENCY: | 2 x 60w                      |
| DIMMABLE:                 | Yes - 0-10V Type Dimmer Only |

| SHIPPING       |        |
|----------------|--------|
| CARTON LENGTH: | 19"    |
| CARTON WIDTH:  | 9"     |
| CARTON HEIGHT: | 6"     |
| CARTON WEIGHT: | 5 lbs. |

**PRODUCT DETAILS:**

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Meets California Energy Commission 2016 Title regulations/JA8
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- Equipped with a 120/277 universal driver, 0-10 dimming.
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone

**HINKLEY**

HINKLEY 33000 Pin Oak Parkway Avon Lake, OH 44012

PHONE: (440) 653-5500 Toll Free: 1 (800) 446-5539 [hinkley.com](http://hinkley.com)

EL = 131.64'  
TOP OF ROOF (HIGHEST PEAK)

EL = 117.85'  
FIN. FLR.

EL = 108.85'  
FIN. FLR.

EL = 107.88'  
LOWEST POINT OF NATURAL GRADE



3 WEST ELEVATION

SCALE 1/4"=1'-0"

EL = 131.64'  
TOP OF ROOF (HIGHEST PEAK)

EL = 117.85'  
FIN. FLR.

EL = 108.85'  
FIN. FLR.

EL = 107.88'  
LOWEST POINT OF NATURAL GRADE



1 NORTH ELEVATION (VIEW FROM ALVERADO AVENUE)

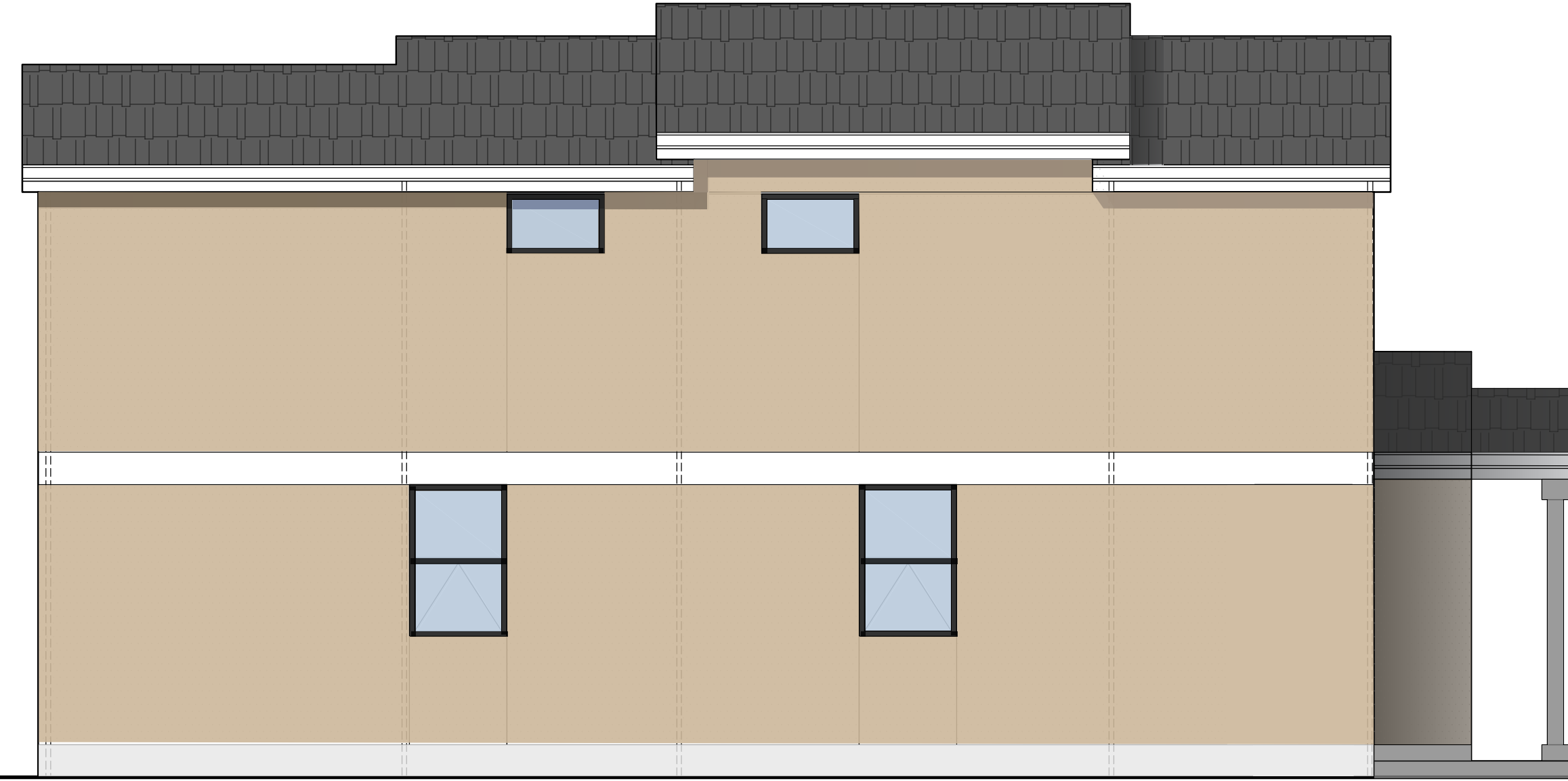
SCALE 1/4"=1'-0"

EL = 131.64'  
TOP OF ROOF (HIGHEST PEAK)

EL = 117.85'  
FIN. FLR.

EL = 108.85'  
FIN. FLR.

EL = 107.88'  
LOWEST POINT OF NATURAL GRADE



4 SOUTH ELEVATION

SCALE 1/4"=1'-0"

EL = 131.64'  
TOP OF ROOF (HIGHEST PEAK)

EL = 117.85'  
FIN. FLR.

EL = 108.85'  
FIN. FLR.

EL = 107.88'  
LOWEST POINT OF NATURAL GRADE



2 EAST ELEVATION (ENTRANCE, VIEW FROM BERNAL AVENUE)

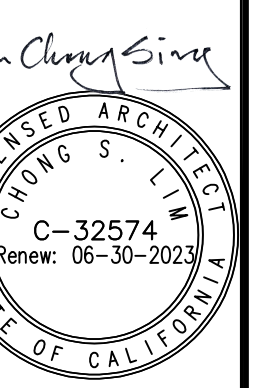
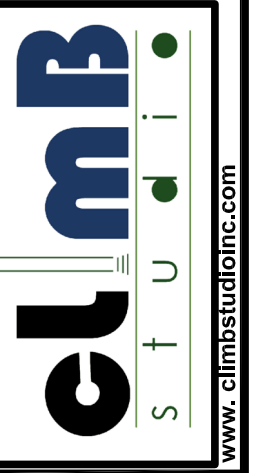
SCALE 1/4"=1'-0"

NOTE

- SEE BOUNDARY/TOPOGRAPHIC SURVEY MAP FOR MORE SITE INFORMATION
- SEE GRADING & DRAINAGE PLAN FOR FINISH CONTOUR LINE AND ELEVATION PAD, UTILITY CONNECTION AND SITE DETAILS.
- SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND DETAILS
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DATUM PRIOR TO COMMENCEMENT OF CONSTRUCTION
- DRIVEWAY APPROACHES PER COUNTY STANDARD SDA. THE DRIVEWAY APPROACH SHALL CONFORM TO COUNTY STANDARD SLOPES OF LESS THAN 5% GRADE WITHIN 20 FEET OF THE EDGE OF PAVEMENT, OR TO THE RIGHT OF WAY, WHICHEVER IS GREATER.

REVISIONS

176 BLACK MT. CIR.  
FREMONT, CA 94536  
408 · 348 · 1198



**AMANDEEP RESIDENCE**  
BERNAL / ALVARADO AVE.  
MOSS BEACH, CA 94038  
APN : 037-278-040

**SITE AND**  
FILE NO. PLN 2010-0030

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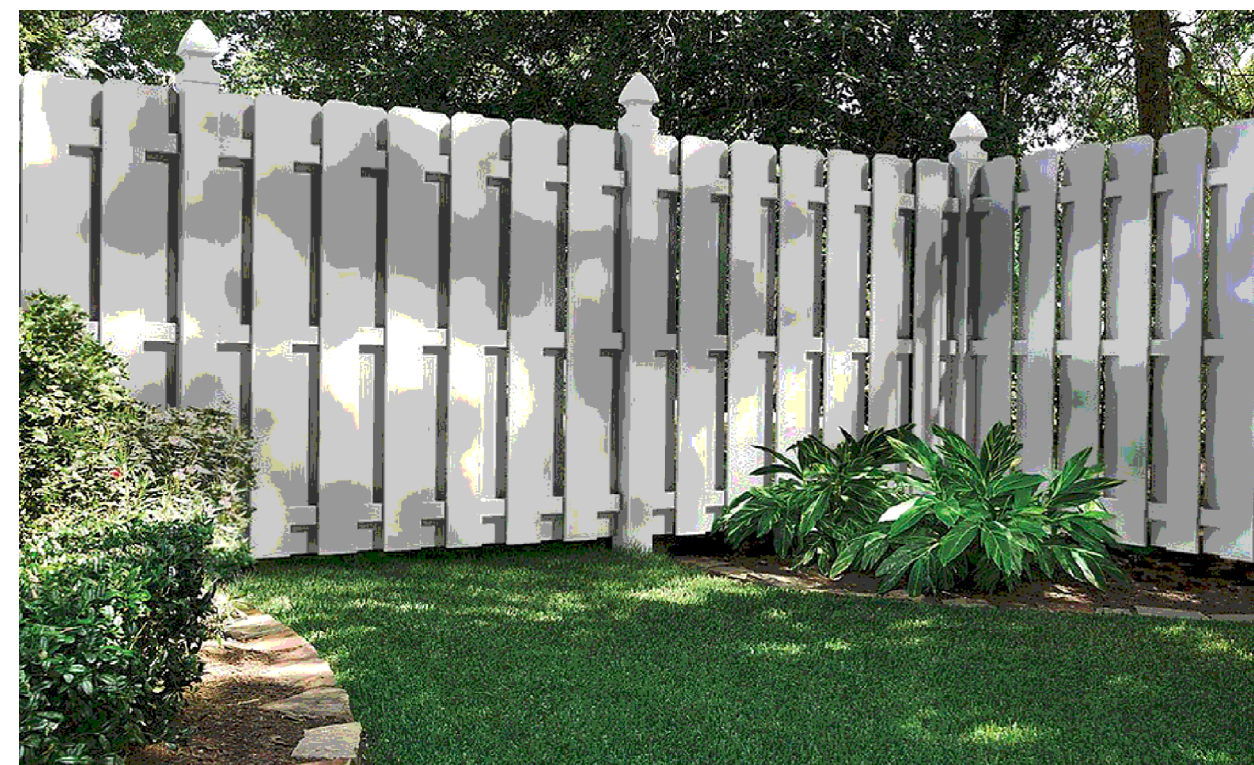
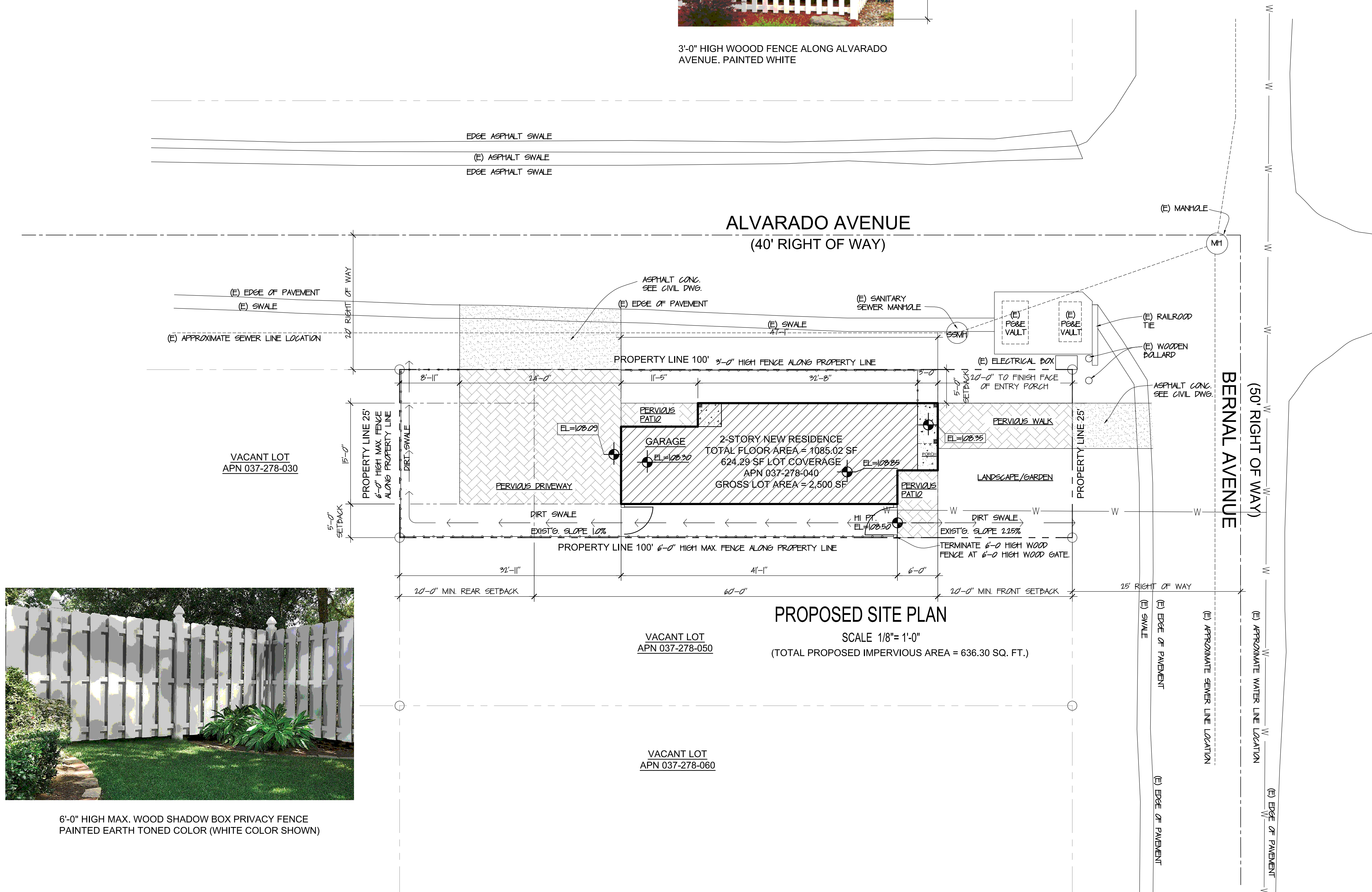
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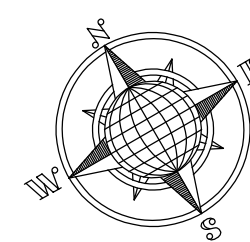
A-2



3'-0" HIGH WOOD FENCE ALONG ALVARADO AVENUE. PAINTED WHITE

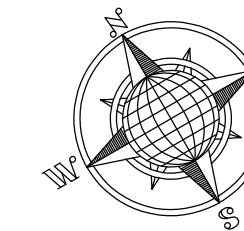
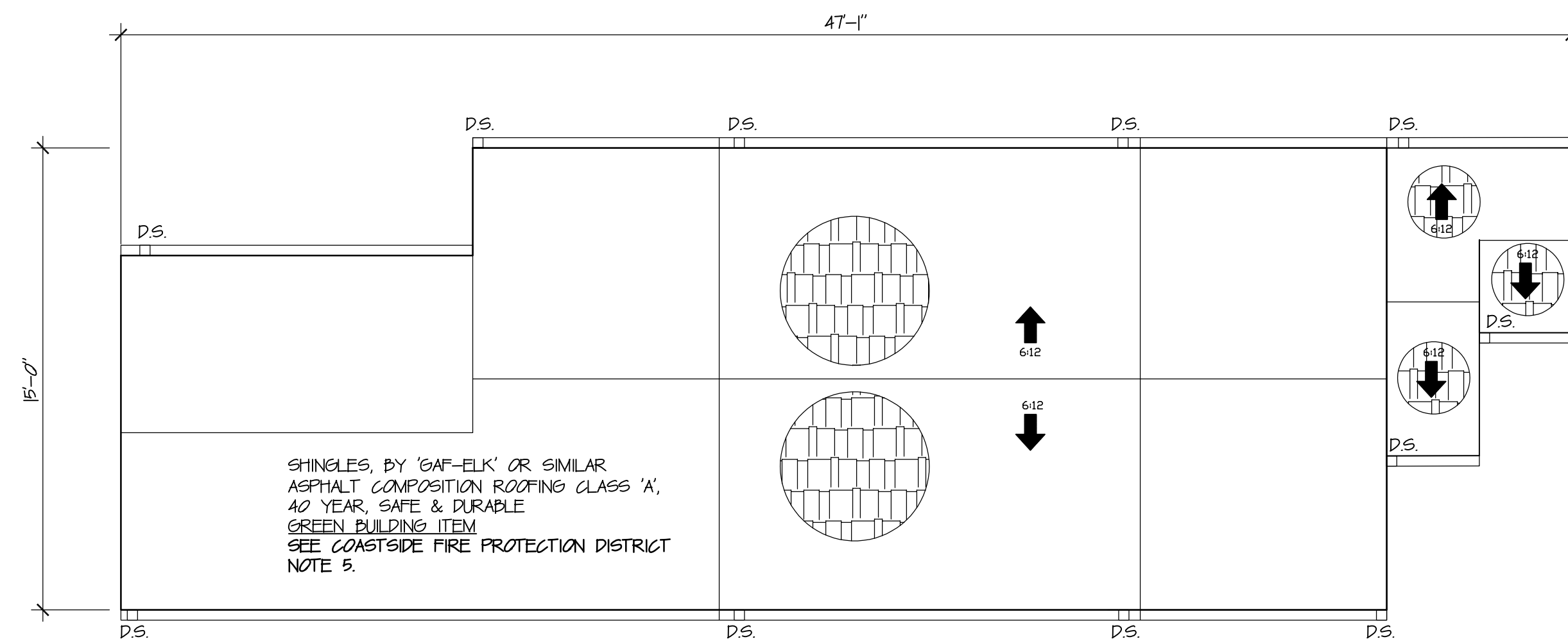


6'-0" HIGH MAX. WOOD SHADOW BOX PRIVACY FENCE PAINTED EARTH TONED COLOR (WHITE COLOR SHOWN)



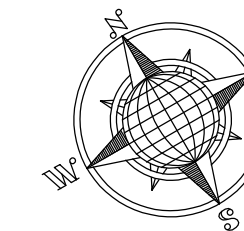
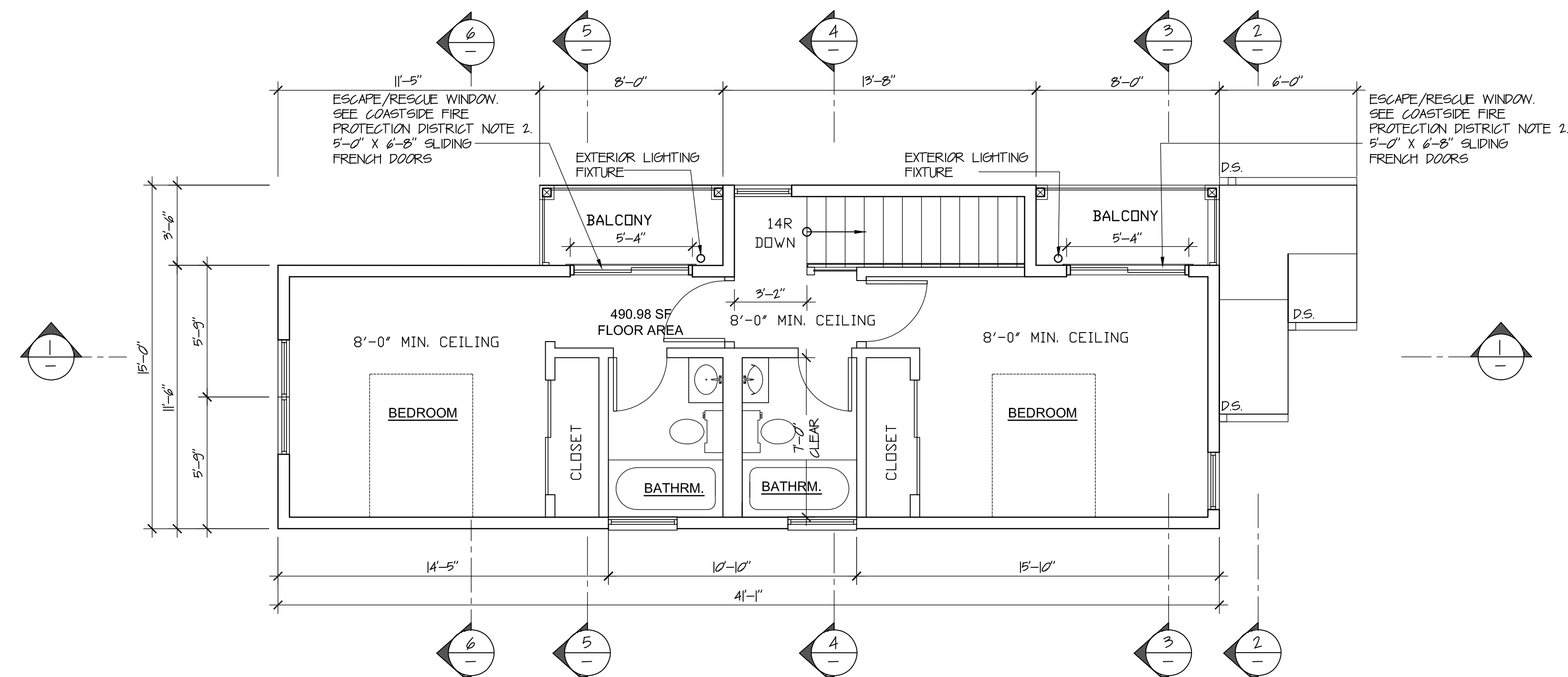
**COASTSIDE FIRE PROTECTION DISTRICT NOTES**

- SMOKE ALARM WHICH ARE HARD WIRED, AS PER THE CALIFORNIA BUILDING CODE, AND STATE FIRE MARSHAL REGULATIONS, 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 RECONDITION 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.
- 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 2019 SECTION 10902).
- AS PER COASTSIDE FIRE DISTRICT STANDARD 01-09, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED AND VISIBLE FROM THE STREET. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMPLETION 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.
- NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2-INCH STROKE. 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMPLETION BEING PLACED ON SITE).
- 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.
- VEGETATION MANAGEMENT (LRA) THE COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, THE 2019 CALIFORNIA FIRE CODE 90412: 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.
- AS PER 2019 CFC, APPENDIX D AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (FLOW 360) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2019 CFC, APPENDIX D 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.
- 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.
- 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 TRENCH OPEN. PLEASE CALL COASTSIDE FIRE DISTRICT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.
- 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.



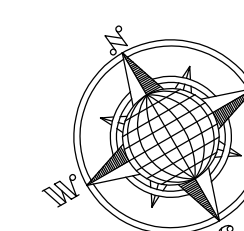
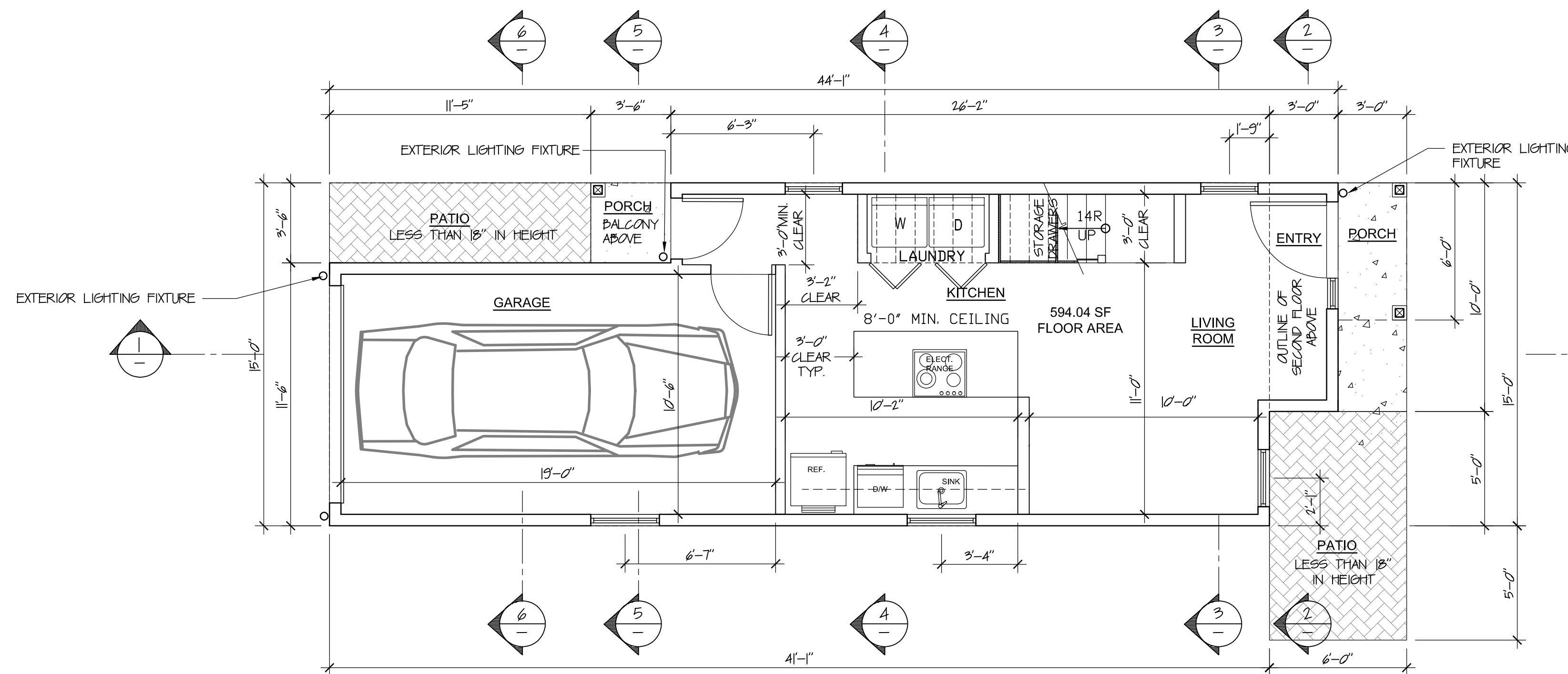
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**3 PROPOSED ROOF PLAN**



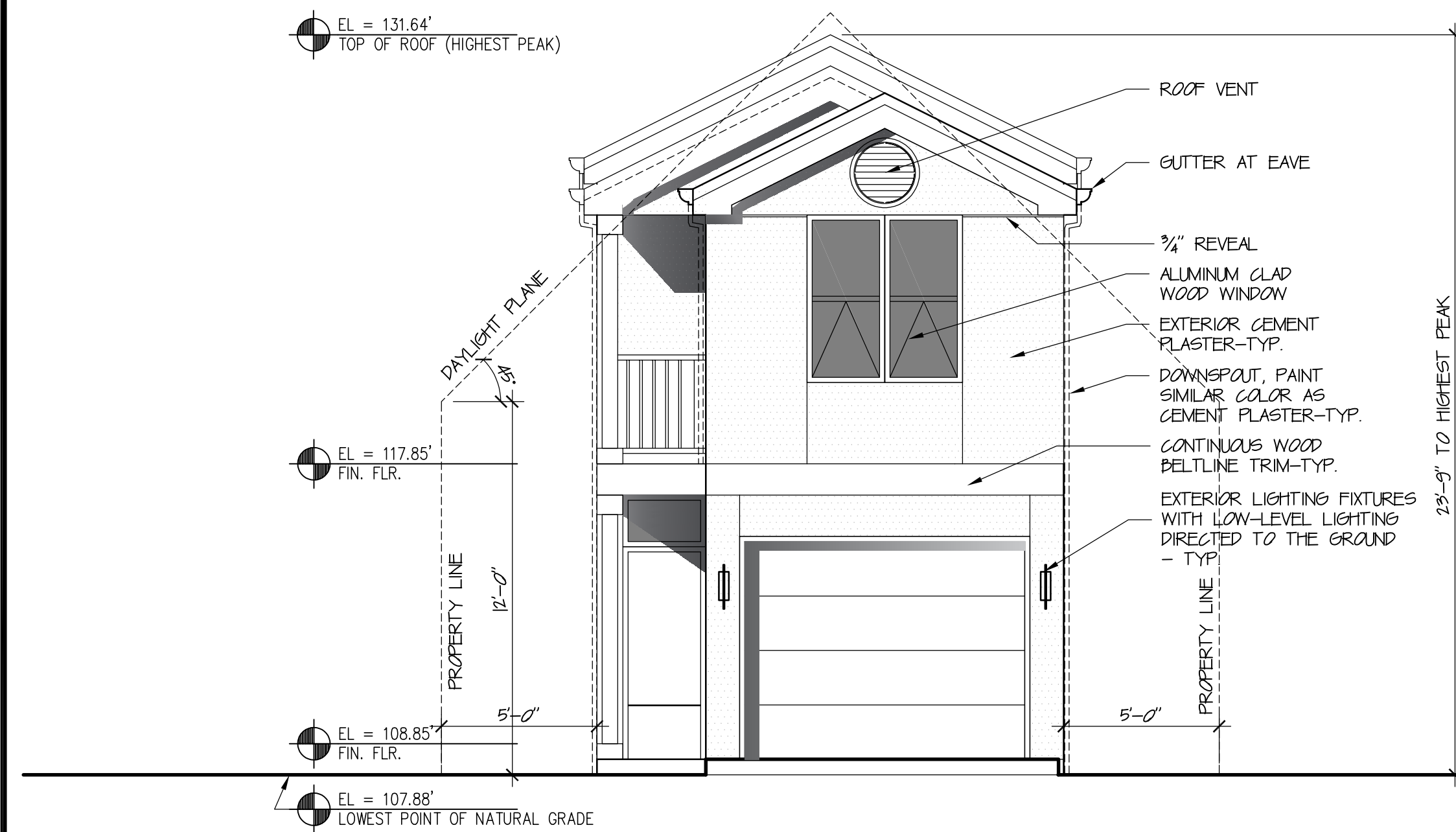
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**2 PROPOSED SECOND FLOOR PLAN SECOND FLOOR LIVING AREA = 529.23 SQ.FT.**



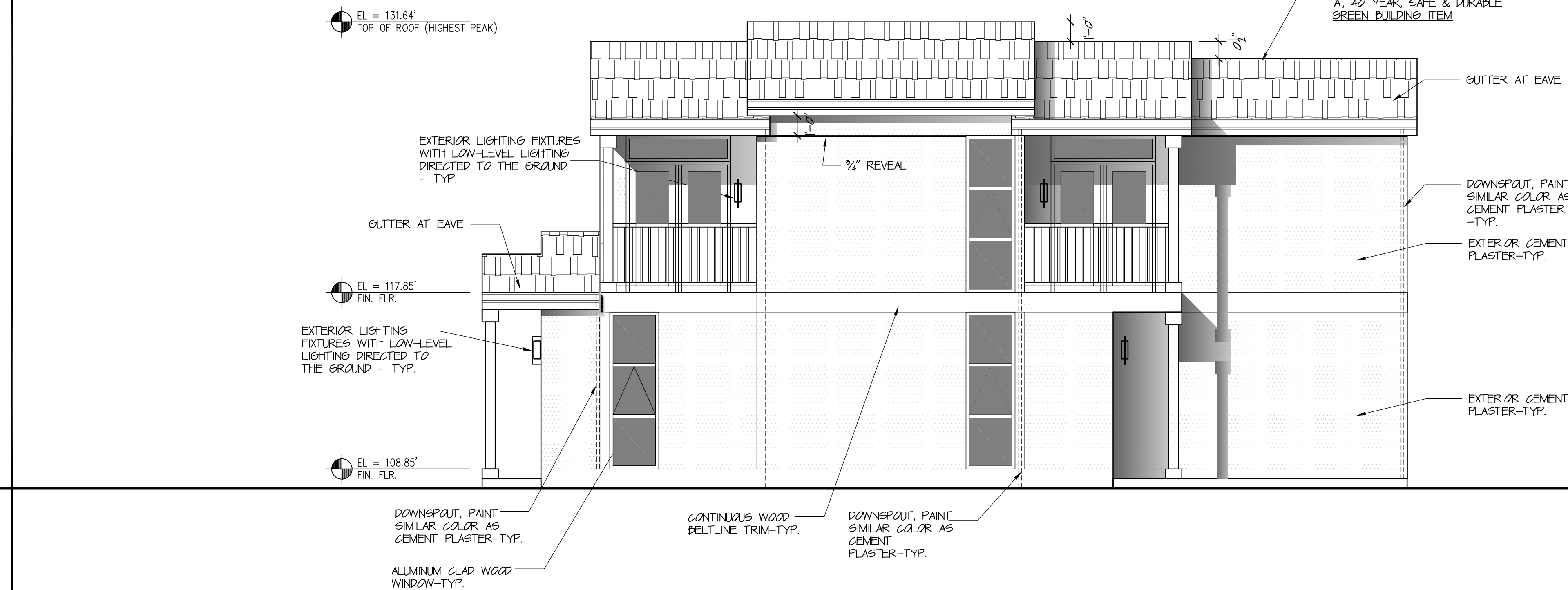
SCALE: 1/4"=1'-0"

**1 PROPOSED FIRST FLOOR PLAN FIRST FLOOR LIVING AREA = 624.25 SQ.FT.**



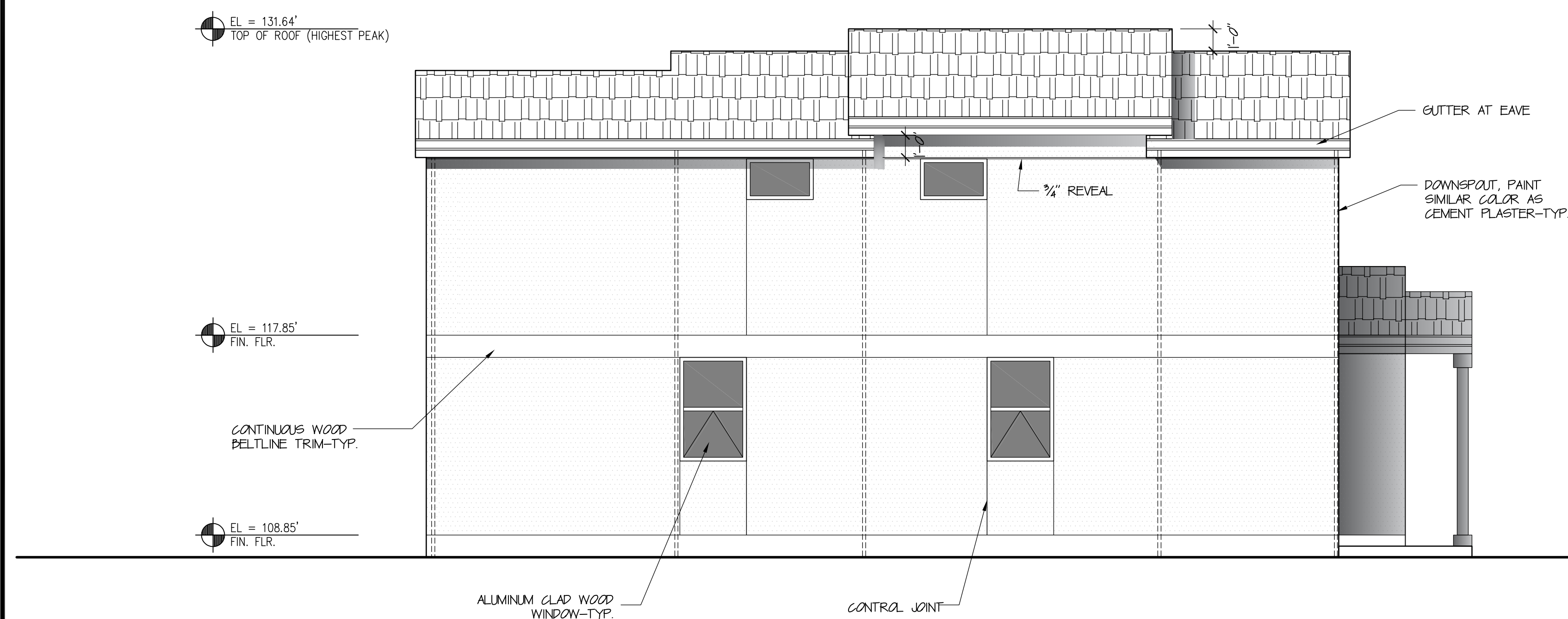
3 WEST ELEVATION

SCALE 1/4"=1'-0"



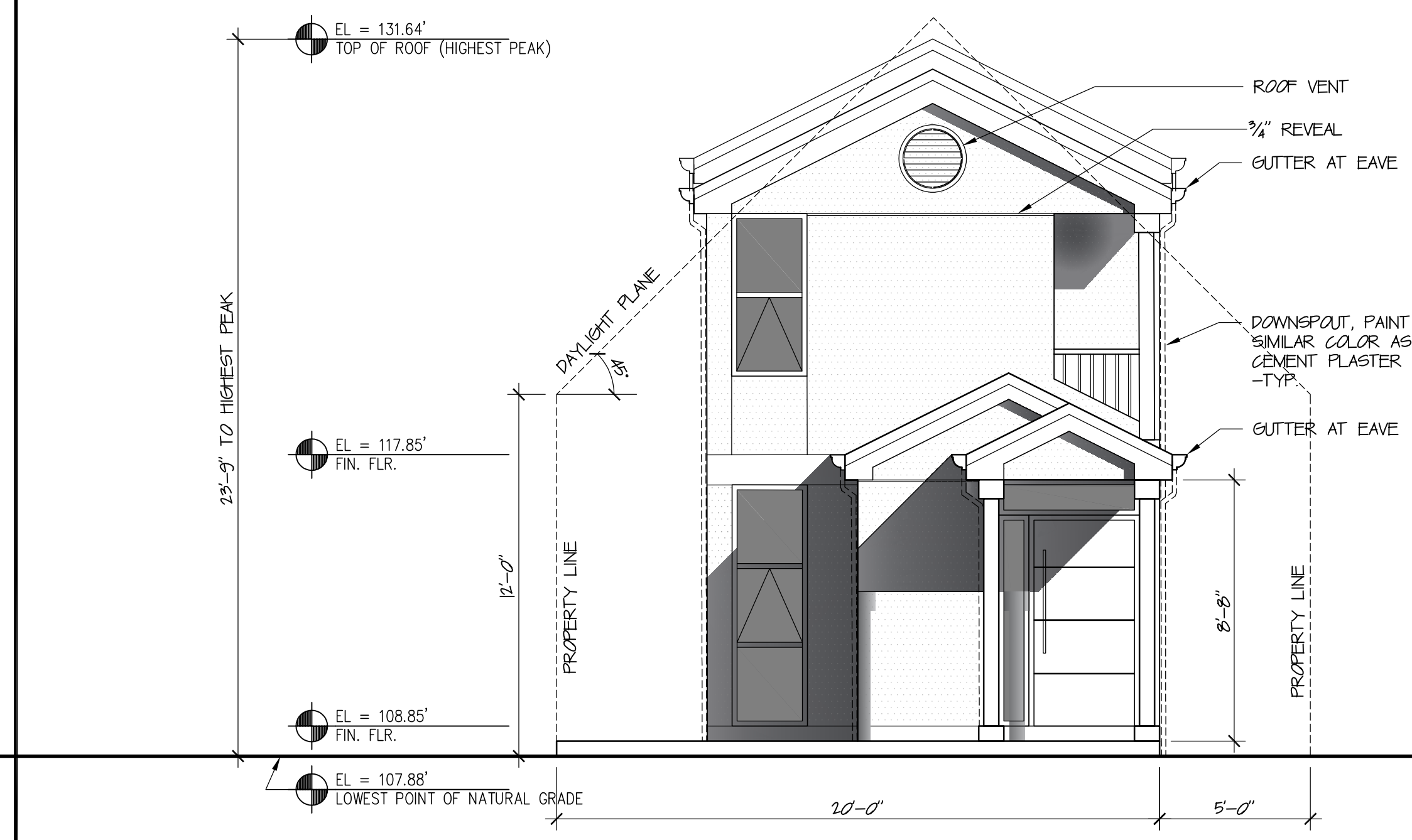
1 NORTH ELEVATION (VIEW FROM ALVARADO AVENUE)

SCALE 1/4"=1'-0"



4 SOUTH ELEVATION

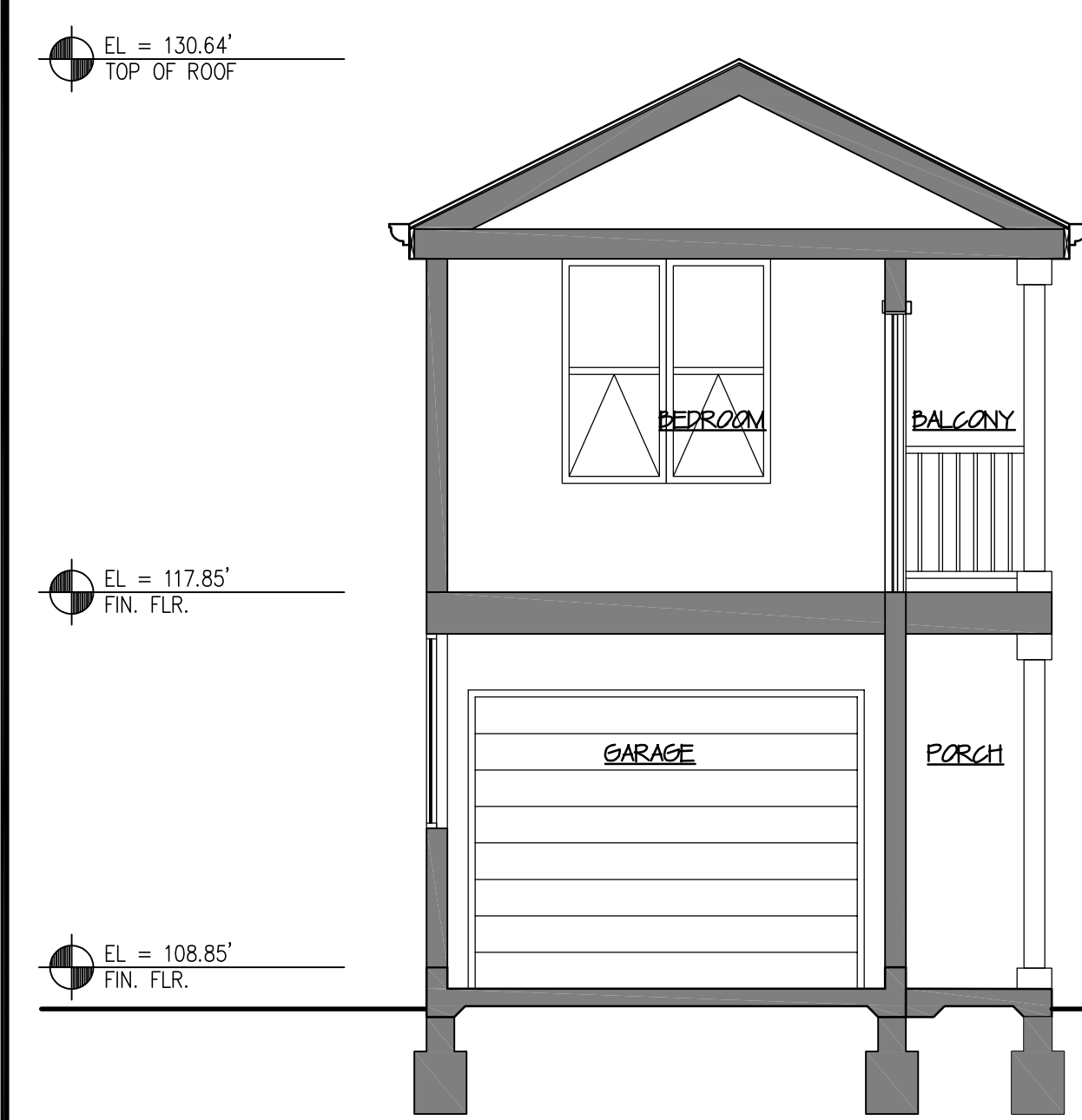
SCALE 1/4"=1'-0"



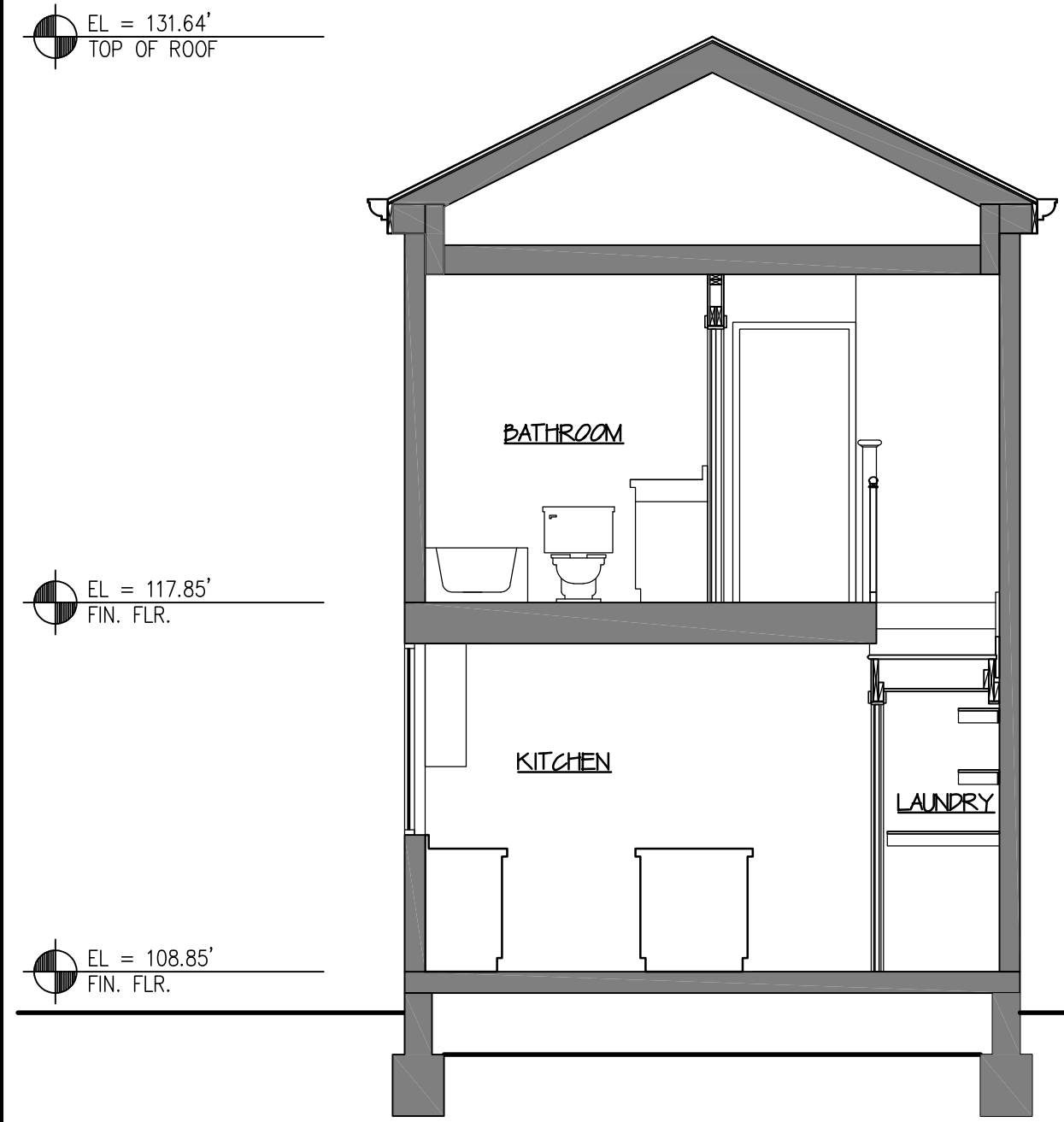
2 EAST ELEVATION (ENTRANCE, VIEW FROM BERNAL AVENUE)

SCALE 1/4"=1'-0"

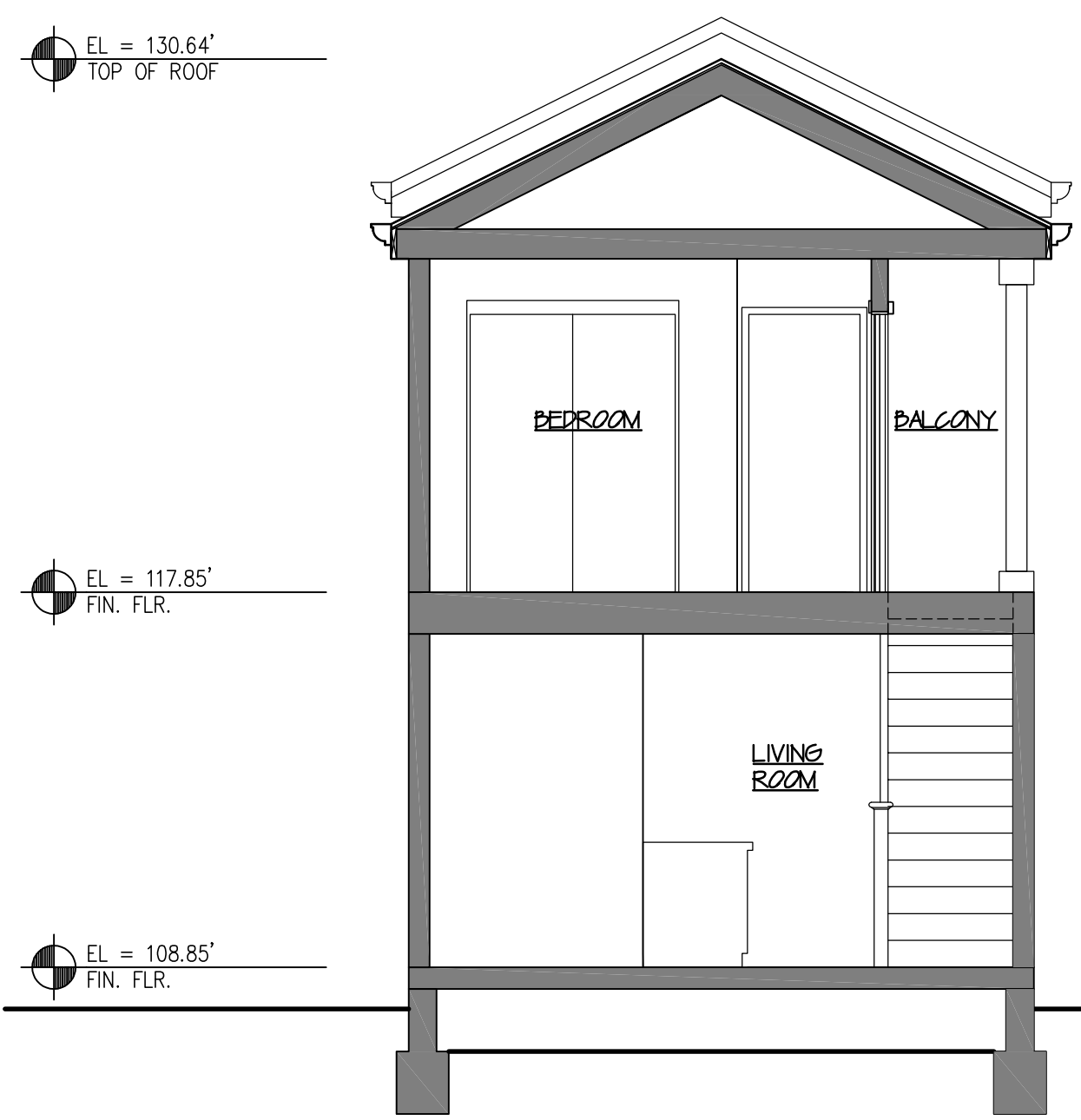




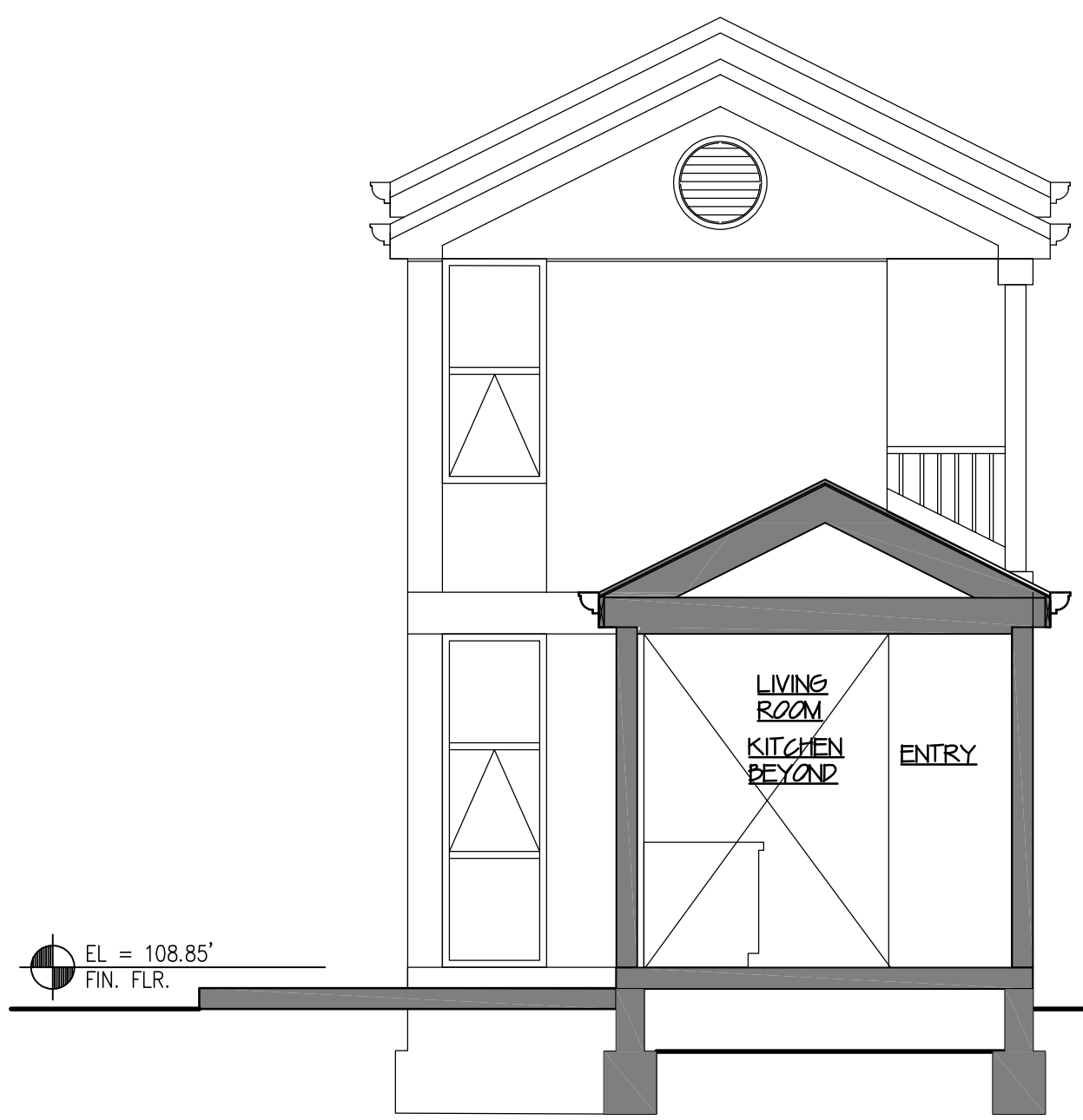
5 SECTION NORTH-SOUTH SCALE 1/4"=1'-0"



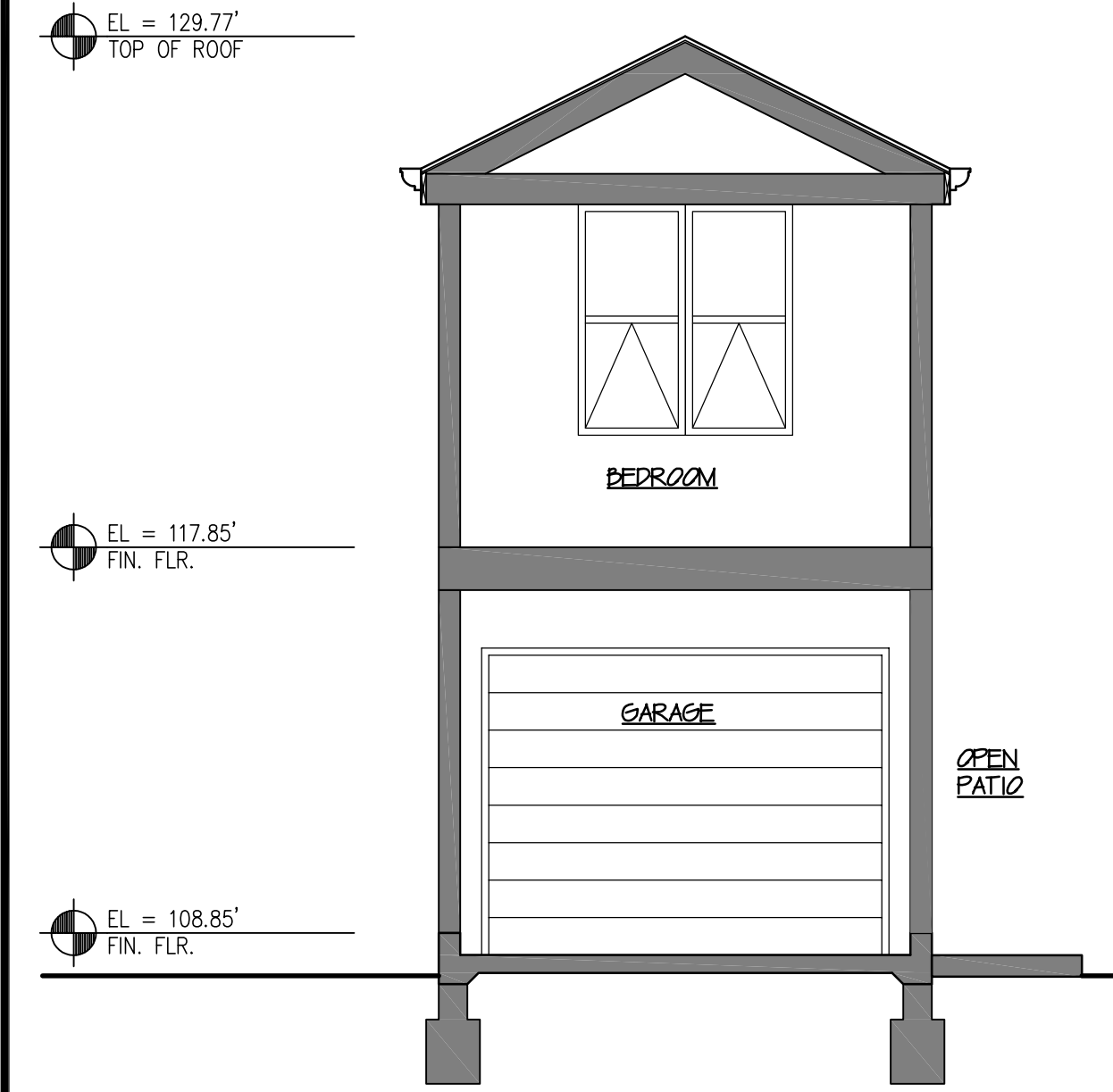
4 SECTION NORTH-SOUTH SCALE 1/4"=1'-0"



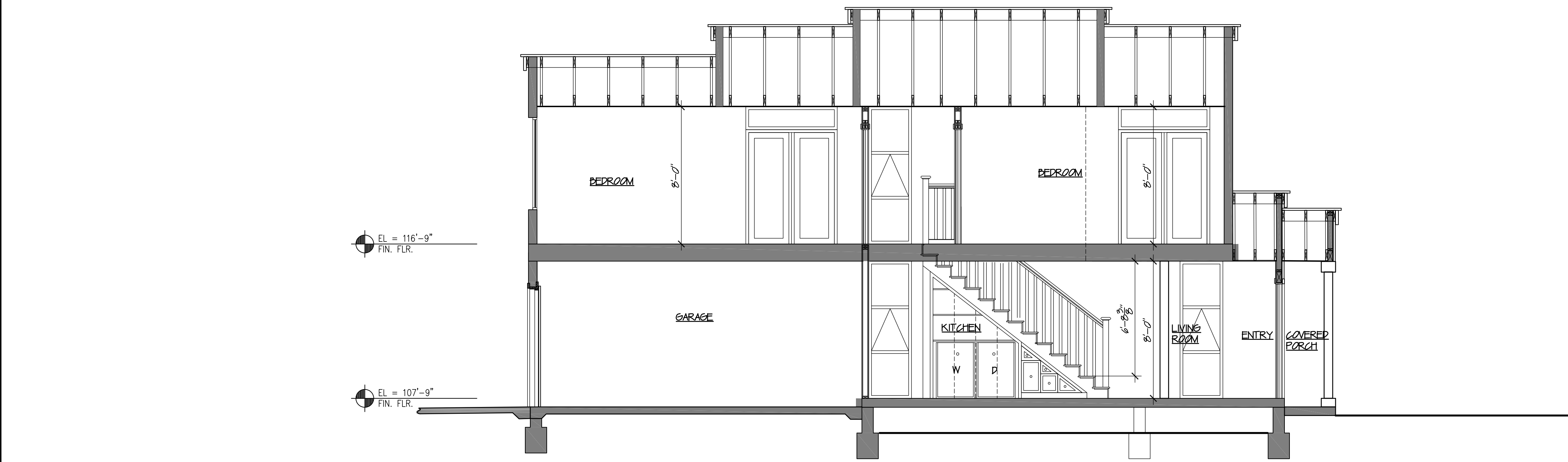
3 SECTION NORTH-SOUTH SCALE 1/4"=1'-0"



2 SECTION NORTH-SOUTH SCALE 1/4"=1'-0"



6 SECTION NORTH-SOUTH SCALE 1/4"=1'-0"



1 SECTION EAST-WEST SCALE 1/4"=1'-0"

**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO)  
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: SE corner of Bernal Ave. and Alvarado Ave., Moss Beach  
 Project Type (new dwelling, commercial, or rehab): new dwelling

This project does 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 (MWEO) APPENDIX - D CHECKLIST on page two):

Total Landscape Area (sq. ft.): 894 Turf Area (sq. ft.): 0  
 Non-Turf Plan Area (sq. ft.): 894 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 MWEO.

 11/30/22  
 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
- 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:  

$$\frac{[(\# \text{ of Very low water use plants} \times 0.1) + (\# \text{ of Low water use plants} \times 0.2) + (\# \text{ of Moderate water use plants} \times 0.5) + (\# \text{ of High water use plants} \times 0.85)]}{\text{Total number of plants}} = \text{WUCOLS average for project}$$
- Include a landscape and irrigation design plan. See L1 Planting Plan Plant List
- Include square footages of new landscaping and rehabilitated landscaping. 861 sf
- 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. MWEO 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 (MWEO) 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     | <b>Residential:</b> 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.<br><b>Non-residential:</b> 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.<br>Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width.<br>Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.  | L1 - no turf<br>L1 - no turf<br>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.<br>A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.  | L3 - Irrig Notes<br>NA                       |

**Signature**

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

 11/30/22  
 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

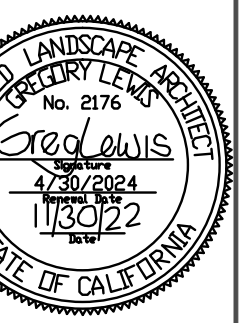
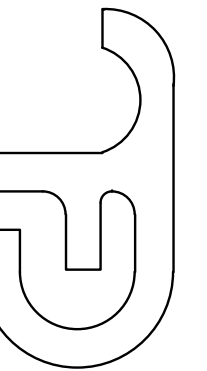
A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE LANDSCAPE ARCHITECT, DESIGNER OF THE PLANTING/IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

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

**Landscape Documentation**

| Revision                       |
|--------------------------------|
| 4/21/22                        |
| County comments                |
| 6/21/22 site plan adjustments  |
| 11/2/22 site plan adjustments  |
| 11/30/22 site plan adjustments |

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



Single Family Residence  
 Bernal and Alvarado, Moss Beach, San Mateo County, CA  
 APN 037-278-040

|       |          |
|-------|----------|
| Date  | 4/21/22  |
| Scale | As Noted |
| Drawn | Greg     |
| Job   |          |
| Sheet | L0       |

### Landscape Site Legend

- 1 6 foot tall fence along property line - solid wood
- 2 3 foot tall modern picket style fence along some of front property line
- 3 Driveway - PerVIOUS paving, or pervious concrete
- 4 Pervious paving for front walk - pavers or pervious concrete
- 5 Paving in public right of way - 2 inch AC over 6 inch class # AB

### Vegetation Management (LRA)

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.

There are no existing trees on this site that are being saved and there are no proposed trees.

### 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
- 3 The planting of medium and high water use plants and lawn is limited by Water Efficient Landscape Rules of San Mateo County.
- 4 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.
- 5 Recirculating water systems shall be used for water features (none on this project)
- 6 See separate Hydrozone Plan for Hydrozone Summary
- 7 Amend planting soil with at least 4 cu. yd. nitrated RWD sawdust and 16 lbs. of 12-12-12 fertilizer per 1000 sq.ft. of planting area unless contraindicated by a soil fertility test. Do not rototill under existing trees or on steep slopes where it would destabilize the slope.

### Plant Legend

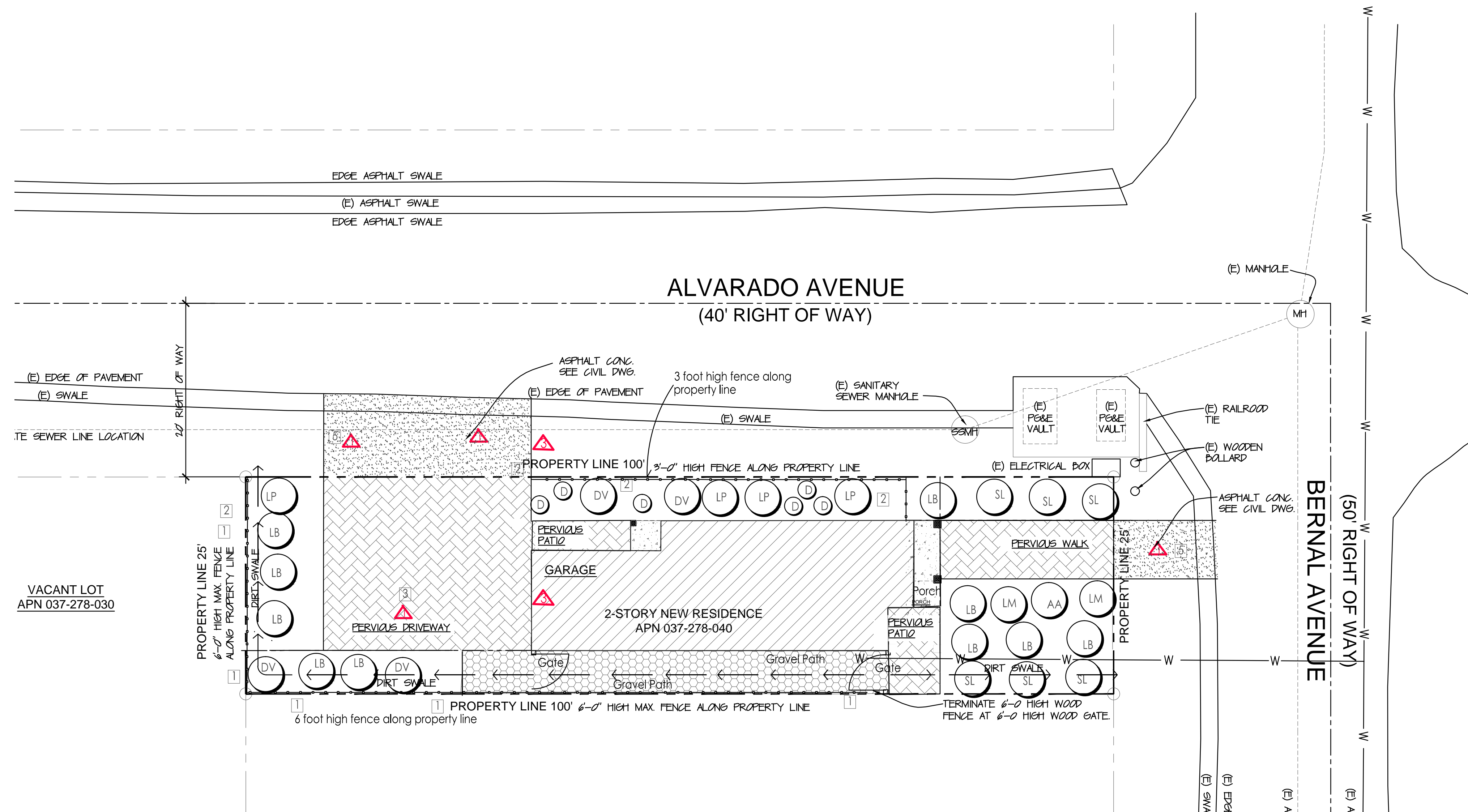
| KEY                  | QTY | SIZE | BOTANICAL NAME                 | COMMON NAME           | WUCOLS WATER USE RATING | AVERAGE WUCOLS FACTOR |
|----------------------|-----|------|--------------------------------|-----------------------|-------------------------|-----------------------|
| <b>MEDIUM SHRUBS</b> |     |      |                                |                       |                         |                       |
| LB                   | 9   | 1    | Lomandra Breeze or Platinum    |                       | LOW                     | 9 x .2 = 1.8          |
| <b>GROUND COVERS</b> |     |      |                                |                       |                         |                       |
| SL                   | 6   | 1    | Salvia leucantha Santa Barbara | Mexican Sage          | LOW                     | 6 x .2 = 1.2          |
| LM                   | 2   | 1    | Lantana montevidensis purple   | Low Purple Lantana    | LOW                     | 2 x .2 = 0.4          |
| DV                   | 4   | 1    | Dietsa iridoides               | Fortnight Lily        | LOW                     | 4 x .2 = 0.8          |
| LP                   | 4   | 1    | Limonium perezii               | Sea Statice           | LOW                     | 4 x .2 = 0.8          |
| AA                   | 1   | 1    | Agave attenuata                | Soft Tip Agave        | LOW                     | 1 x .2 = 0.2          |
| D                    | 6   | 1    | Aeonium canariense Mint Saucer | Mint Saucer Succulent | 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. Ask owner if he wants to upsize any of plants when installed.

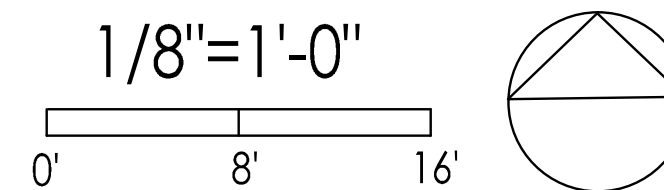
6.4/32 plants = 0.2  
WUCOLS average for project

There are no existing trees on the site so a TREE PLAN is not required.

"I have complied with the criteria of the MWEL0 ordinance and applied them for the efficient use of water in the landscape design plans" 11/30/22 Greg Lewis



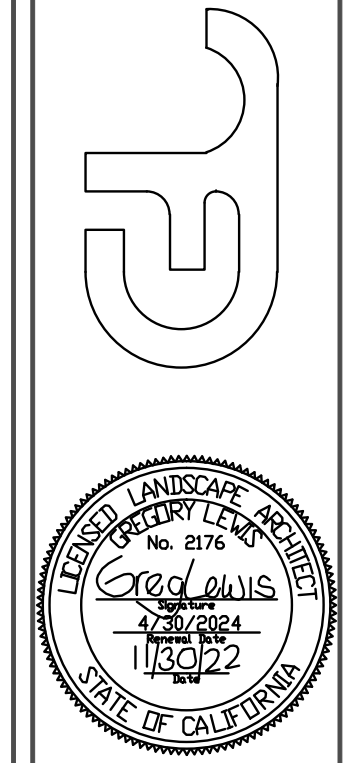
## Planting Plan



WEL0 Prescriptive Approach Used - 894 sf total irrigated planting area

- Revision
- 4/21/22 County comments
  - 6/21/22 site plan adjustments
  - 11/2/22 site plan adjustments
  - 11/30/22 site plan adjustments

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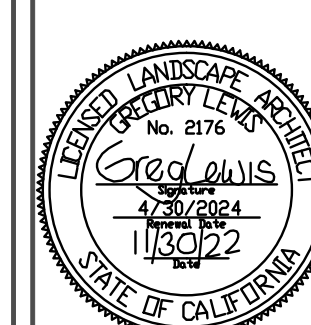
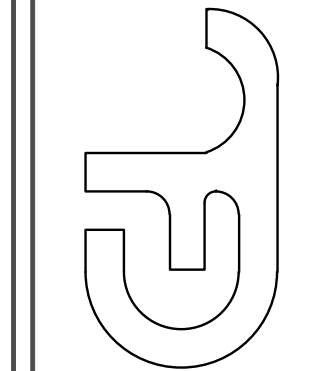


Single Family Residence  
Bernal and Alvarado, Moss Beach, San Mateo County, CA  
APN 037-278-040

Date 4/21/22  
Scale As Noted  
Drawn Greg  
Job  
Sheet  
6 of 11

| Revision                          |
|-----------------------------------|
| 4/21/22<br>County comments        |
| 6/21/22 site plan<br>adjustments  |
| 11/2/22 site plan<br>adjustments  |
| 11/30/22 site plan<br>adjustments |

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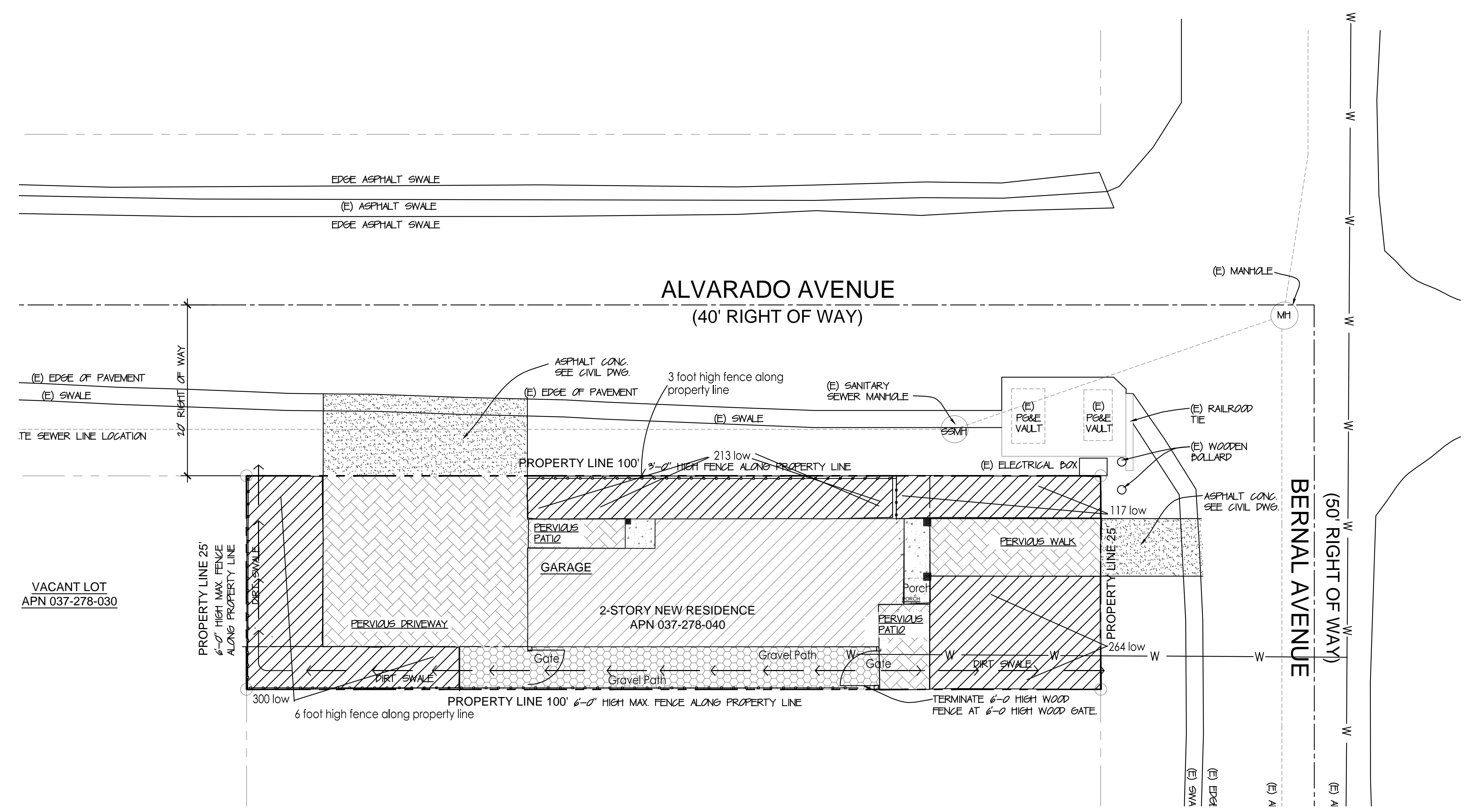
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| Date  | 4/21/22  |
| Scale | As Noted |
| Drawn | Greg     |
| Job   |          |
| Sheet | 6 of 12  |

### Hydrozone Summary

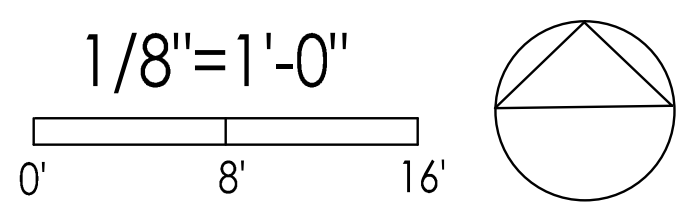
| HYDROZONE          | VALVES | IRRIG. METHOD | AREA sq.ft. | % of LANDSCAPE AREA |
|--------------------|--------|---------------|-------------|---------------------|
| 1 Low water shrubs | 1.2    | Drip          | 894         | 100%                |
| <b>TOTAL</b>       |        |               | 894         | 100%                |

| Summary by Hydrozone | Area (Sq.ft.) | % of Landscape Area |
|----------------------|---------------|---------------------|
| High Water Use       | 0             | 0%                  |
| Moderate Water use   | 0             | 0%                  |
| Low Water Use        | 894           | 100%                |
| <b>TOTAL</b>         | 894           | 100%                |



### Hydrozone Plan



WELO Prescriptive Approach Used - 894 sf total irrigated plants

### Drip Irrigation Notes

- 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.
- 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.
- 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.
- 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 Agrifirm 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) D.S.L.M.L.P  
 Three 1 GPH emitters at medium shrubs DV.SL.A.A.L.B  
 Four 1 GPH emitters at large shrubs - none  
 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

- See sheet L5 and L6 for details and specifications
- This system is designed to operate with minimum 3 GPM at minimum 50 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 3/4" pressure regulator. Contractor to measure existing static psi prior to finalizing the bid.
- 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.
- All 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.
- 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.
- Run enough extra control wires from the controller so that one extra valve could be added at each valve grouping
- 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.
- 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.
- If there aren't sufficient hosebibs on house add at least one on each side of the house.
- 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.
- 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
- All irrigation emission devices must meet the requirements set in the ANSI standard ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standards" 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
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur
- Soil moisture levels need to be brought up by hand watering or a temporary spray system before the drip system can take over.
- 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
- The contractor is to provide an "as built" drawing of any significant changes such as pressure line and valve location changes
- 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
- An irrigation audit report shall be completed at the time of final inspection if required by the County
- Automatic weather based or soil moisture based irrigation controllers shall be installed on the irrigation system - see Irrigation Legend and Plan
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range
- Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply
- 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.

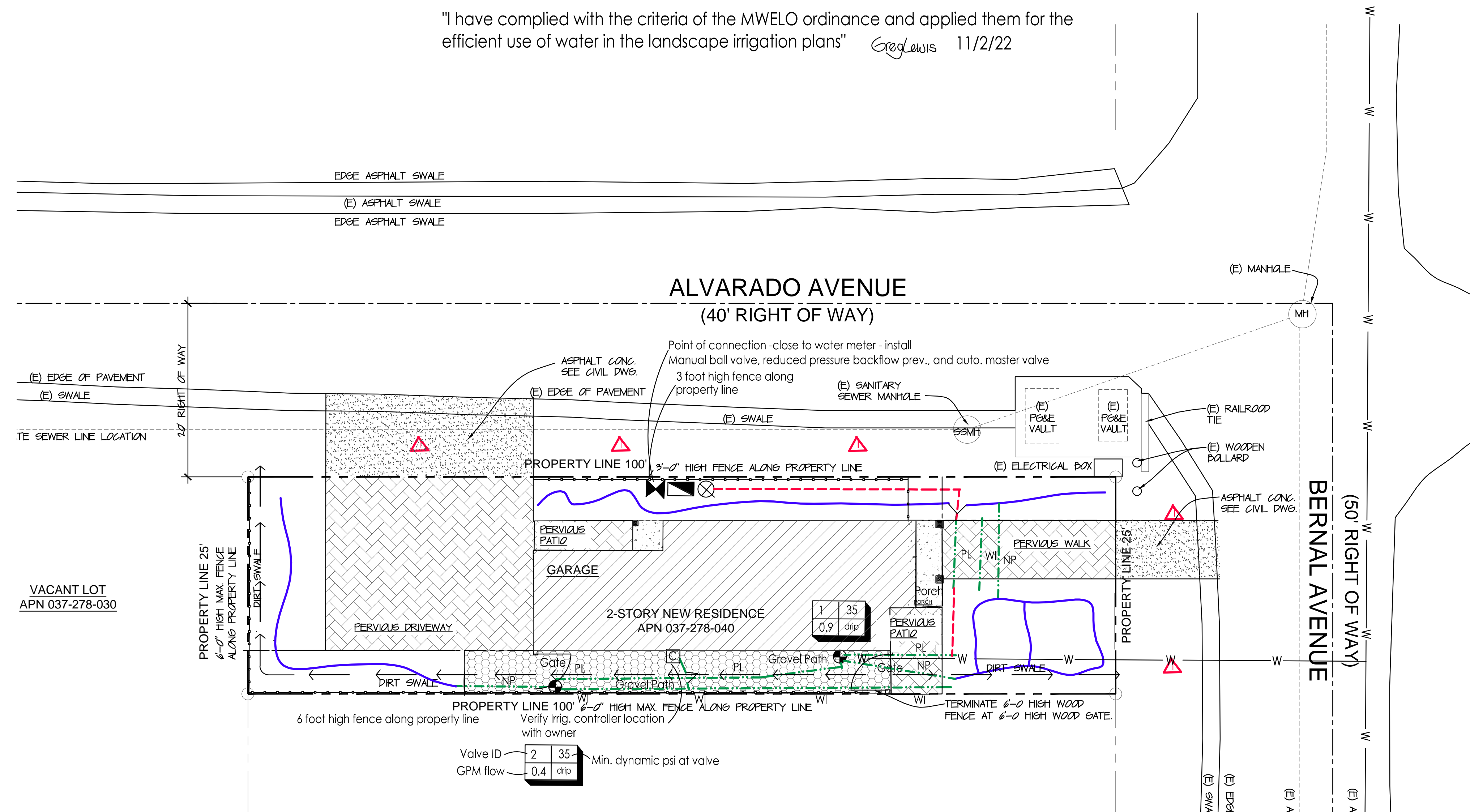
### Irrigation Legend

| KEY | MANUF. | MANUF. #   | DESCRIPTION  |
|-----|--------|------------|--|
|     | Hunter | Pto-C 4    | 4 station Controller wall mount exterior with Wireless Solar Sync On-site Weather Station. Controller will change its program based on current weather conditions. Install weather sensor in a sunny location where it will get rain Ask owner if he would prefer a Wi-Fi controller such as Hunter HCC 800 PL |
|     | Febco  | 823V-3/4"  | 3/4" Reduced pressure backflow preventer   |
|     | Hunter | PGV 101 G  | 3/4" Manual shutoff valve in valve box same size as pressure line Automatic master valve below grade in valve box  |
|     | Hunter | ACZ 075-25 | 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  |
|     |        |            | 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)  |
|     |        |            | Pressure line - 3/4" Sch 40 PVC  |
|     |        |            | Non Pressure line - 3/4" Sch 40 PVC  |
|     |        |            | 1" gray elec. conduit for control wires.   |
|     |        |            | 3/4" PE drip tubing with compression fittings - see Drip Irrigation Notes  |

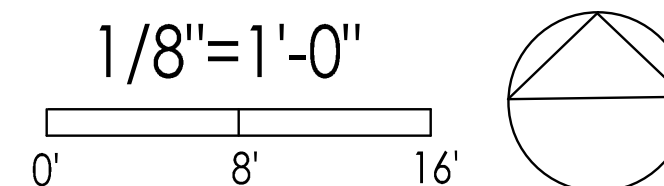
Also install an extra capped 1" water line for future use under paving

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 11/2/22



## Irrigation Plan



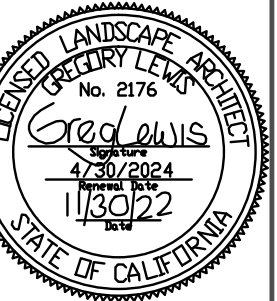
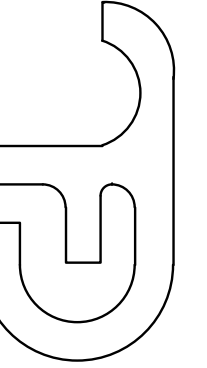
WELO Prescriptive Approach Used - 894 sf total irrigated plants

### Revision

- 4/21/22 County comments
- 6/21/22 site plan adjustments
- 11/2/22 site plan adjustments
- 11/30/22 site plan adjustments

#2176

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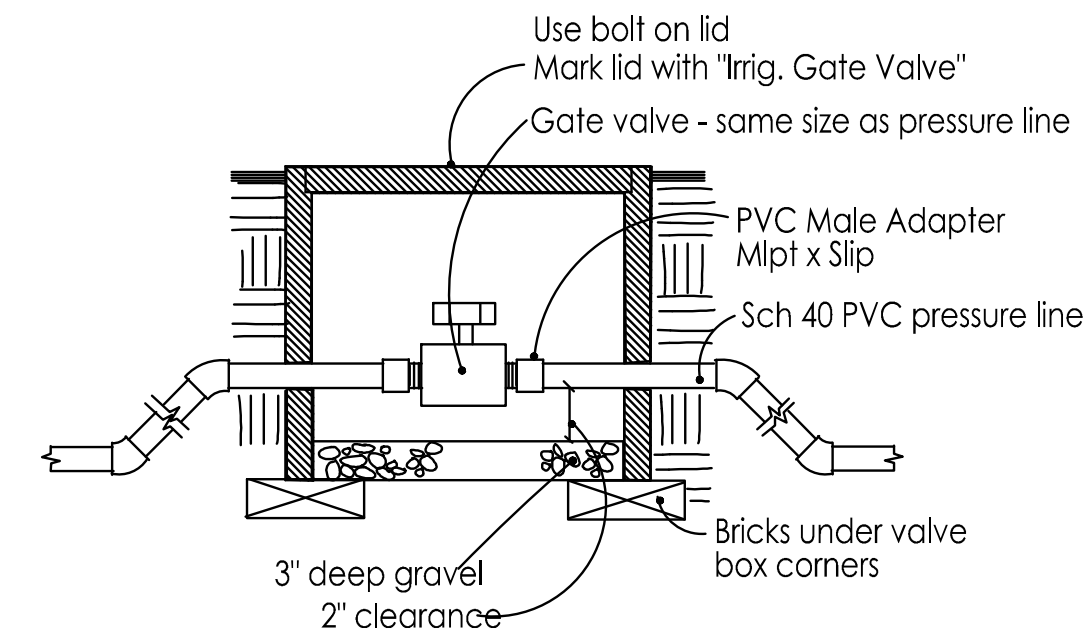


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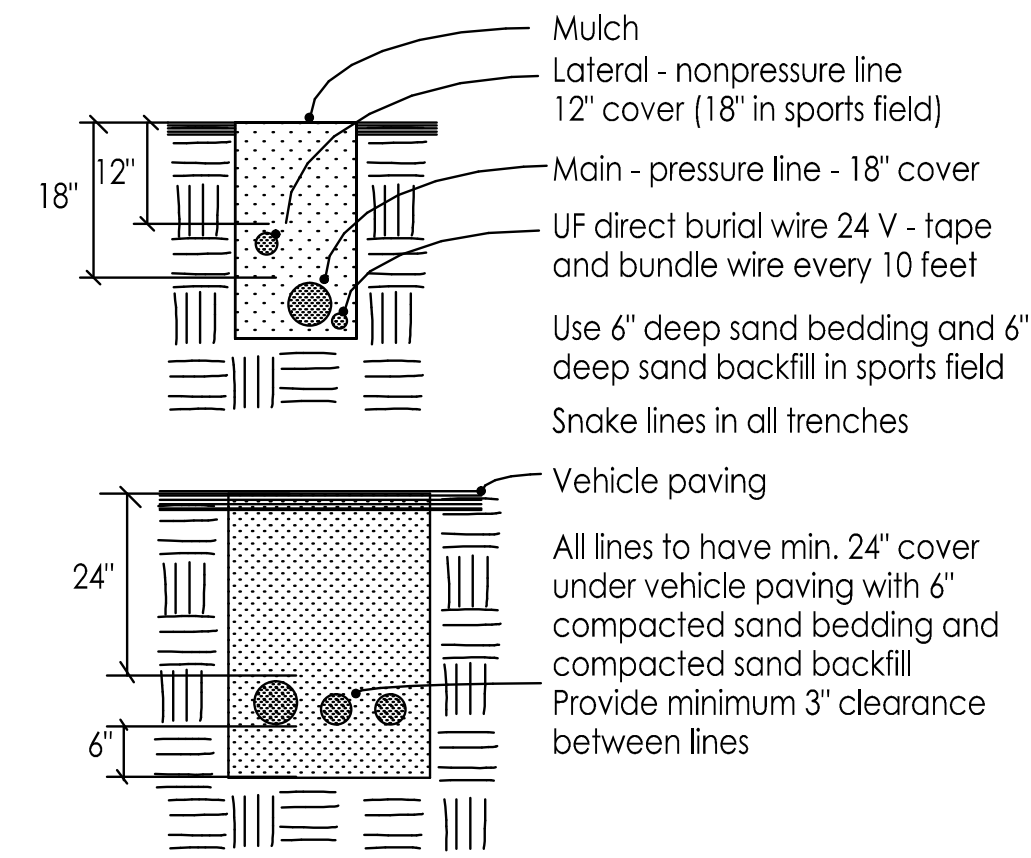
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 Drawn: Greg

Job Sheet: L3

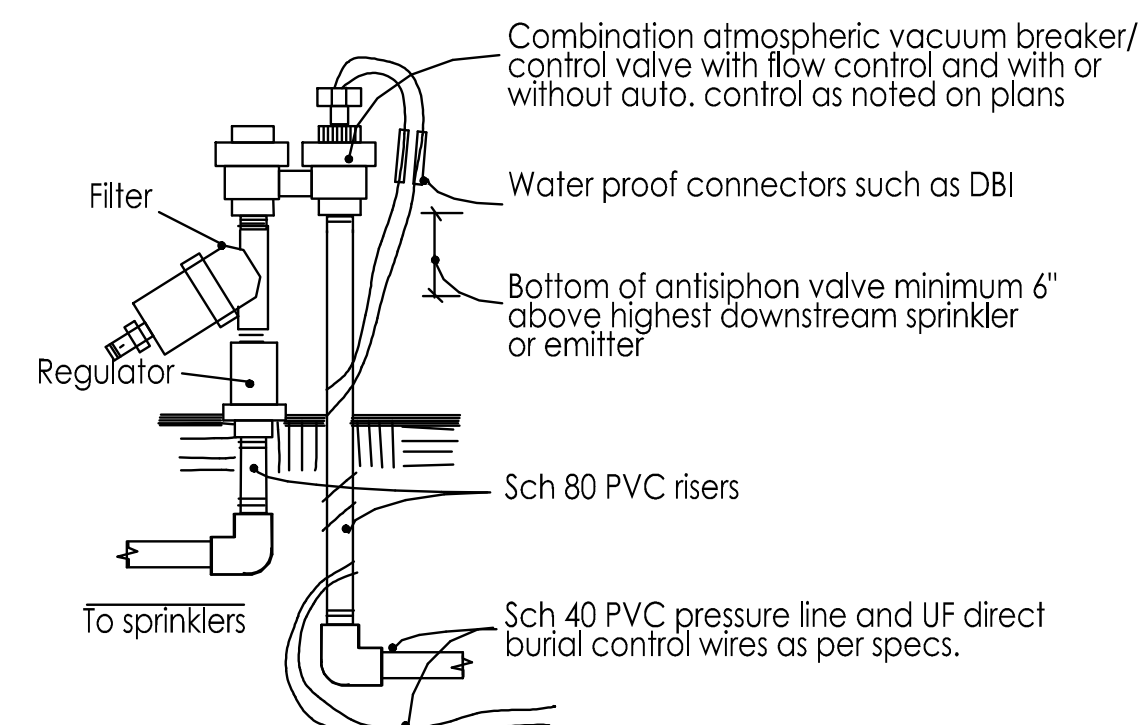
6 of 6



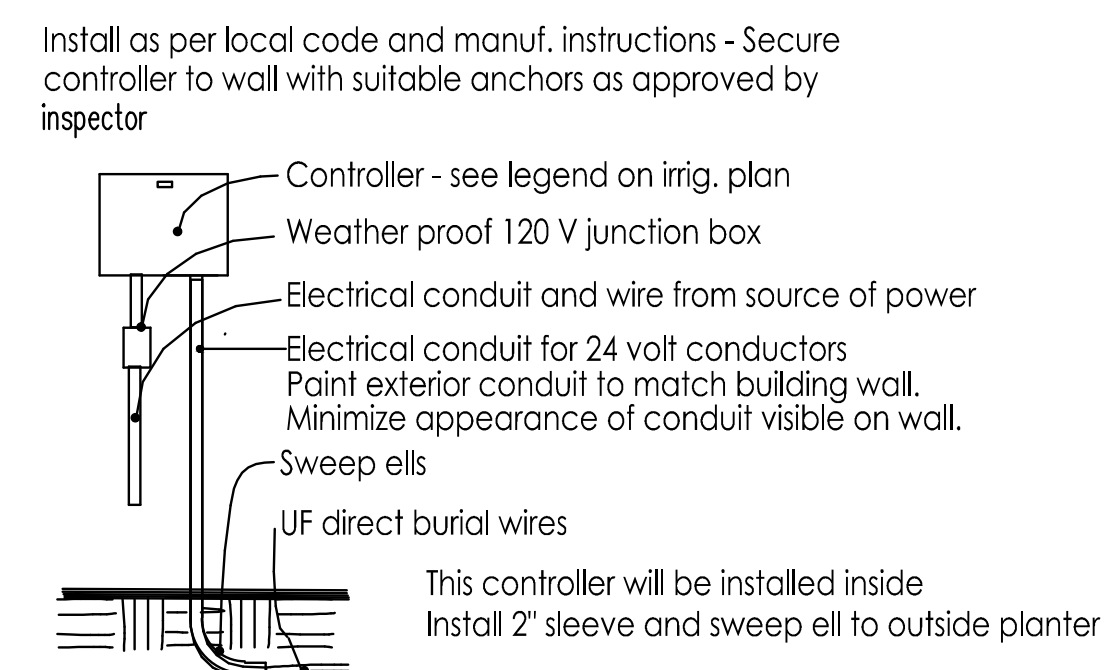
**Manual Gate Valve**  
No Scale (A)



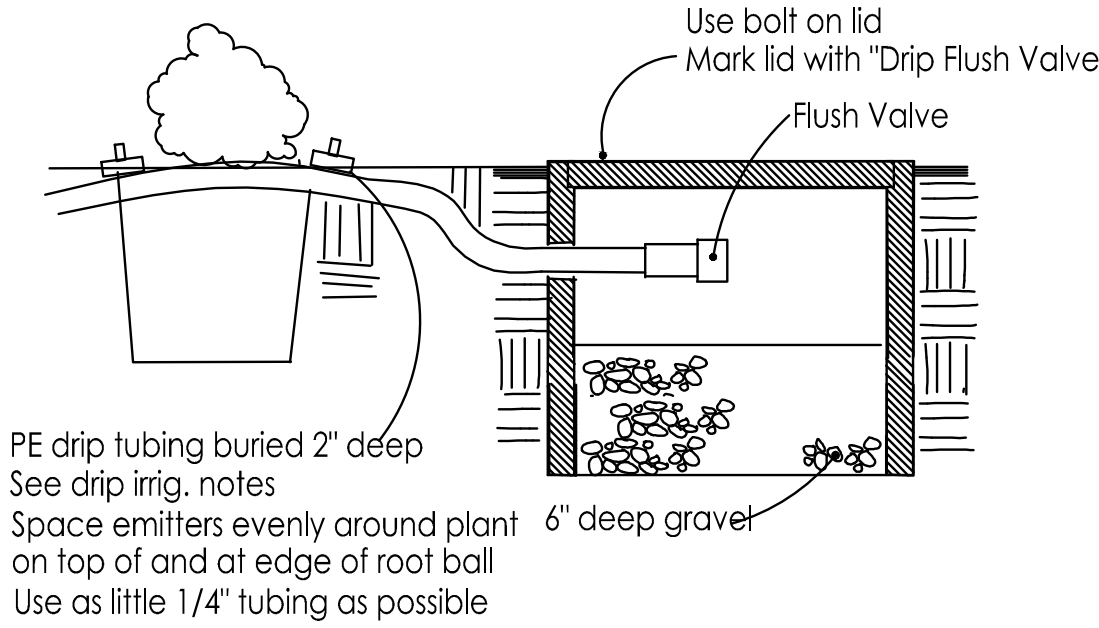
**Trenches/Lines**  
No Scale (B)



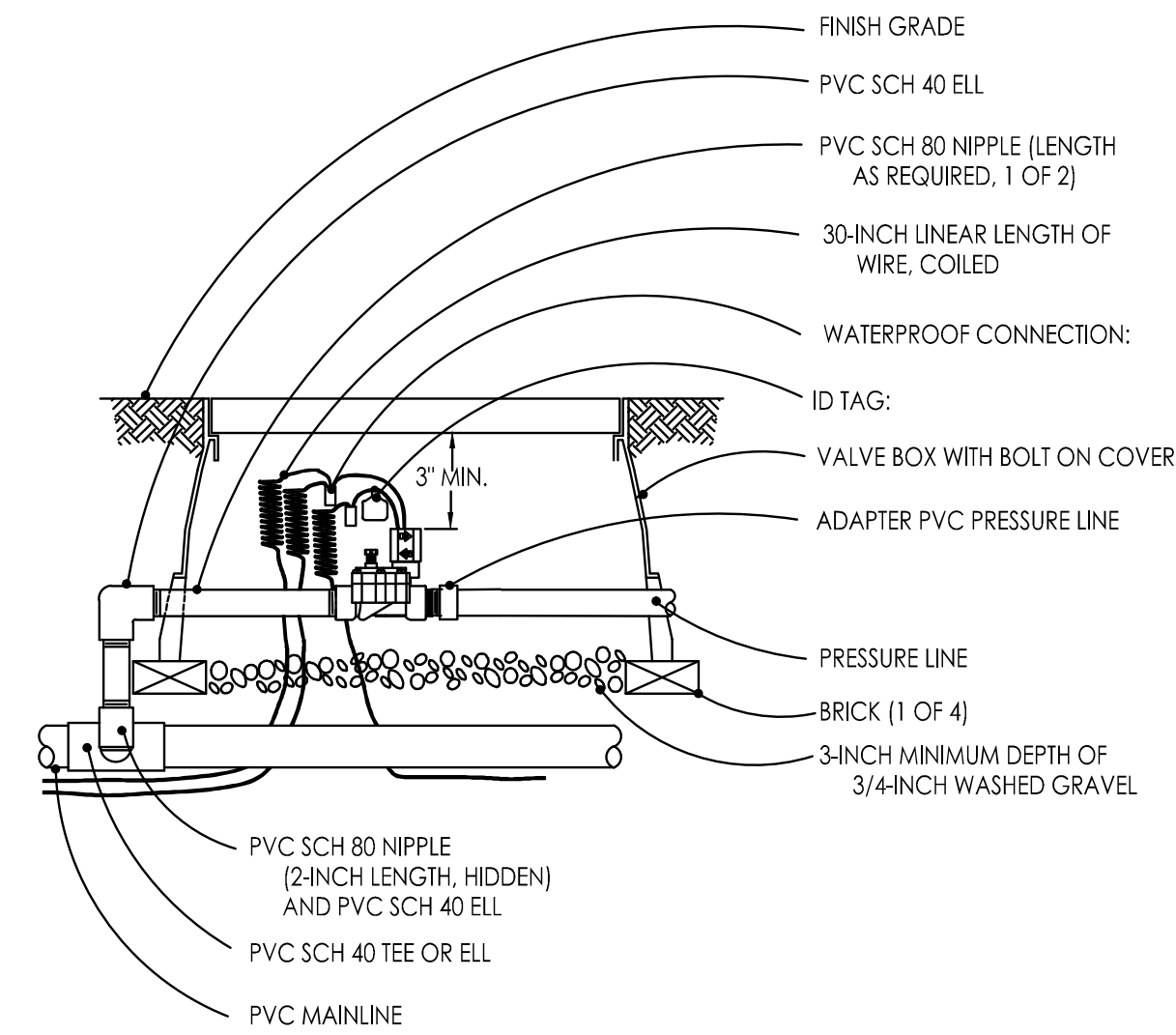
**Auto. Antisiphon Valve with Filter and Regulator for Drip**  
No Scale (C)



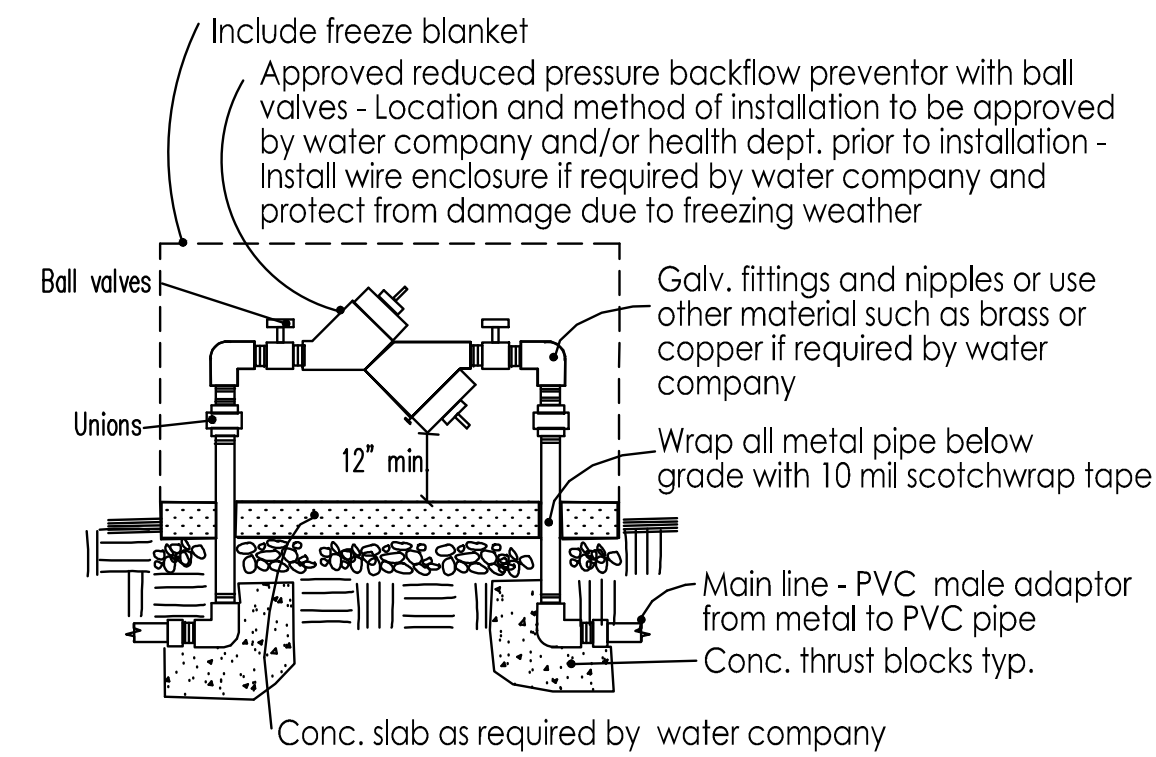
**Wall Mount Controller**  
No Scale (D)



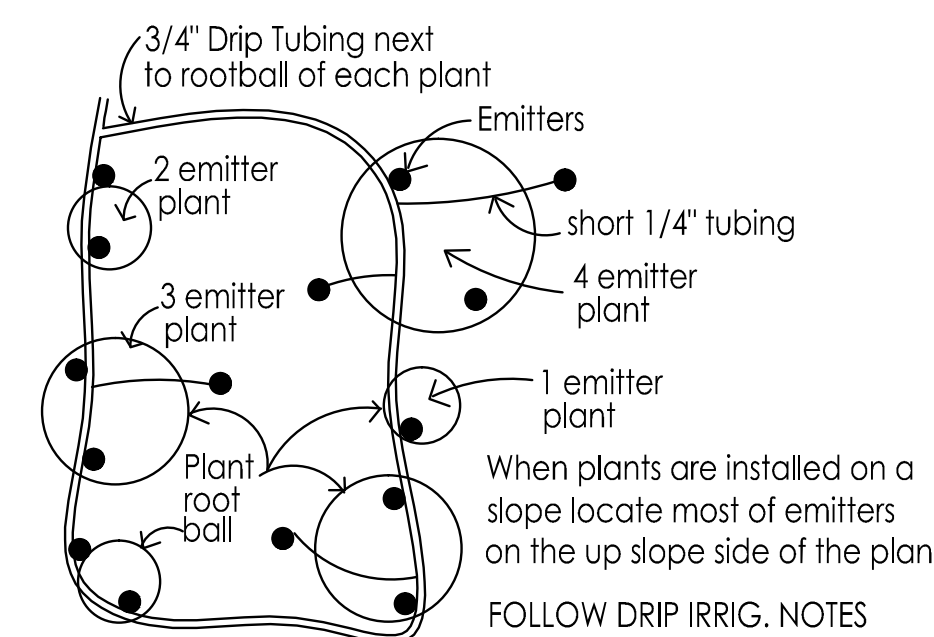
**Drip Emitter and Flush Valve**  
No Scale (E)



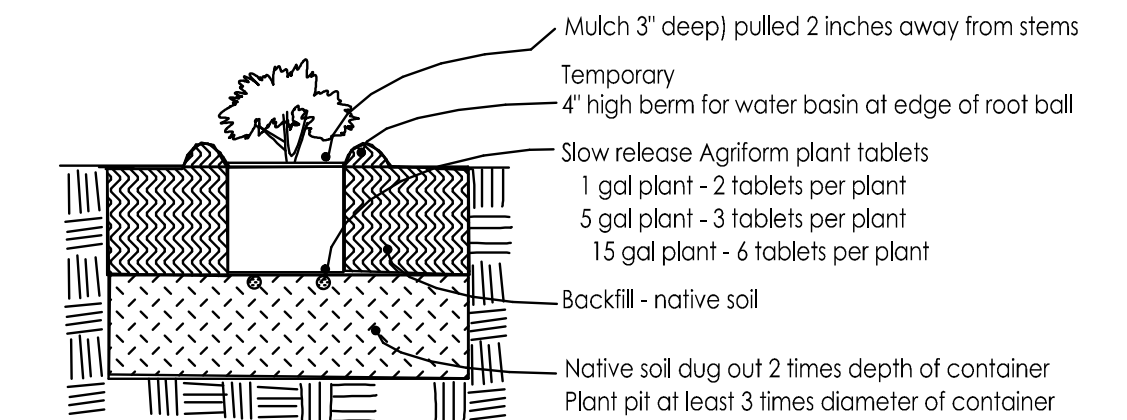
**Remote Control Master Valve**  
No Scale (F)



**Reduced Pressure Backflow Preventor**  
No Scale (G)

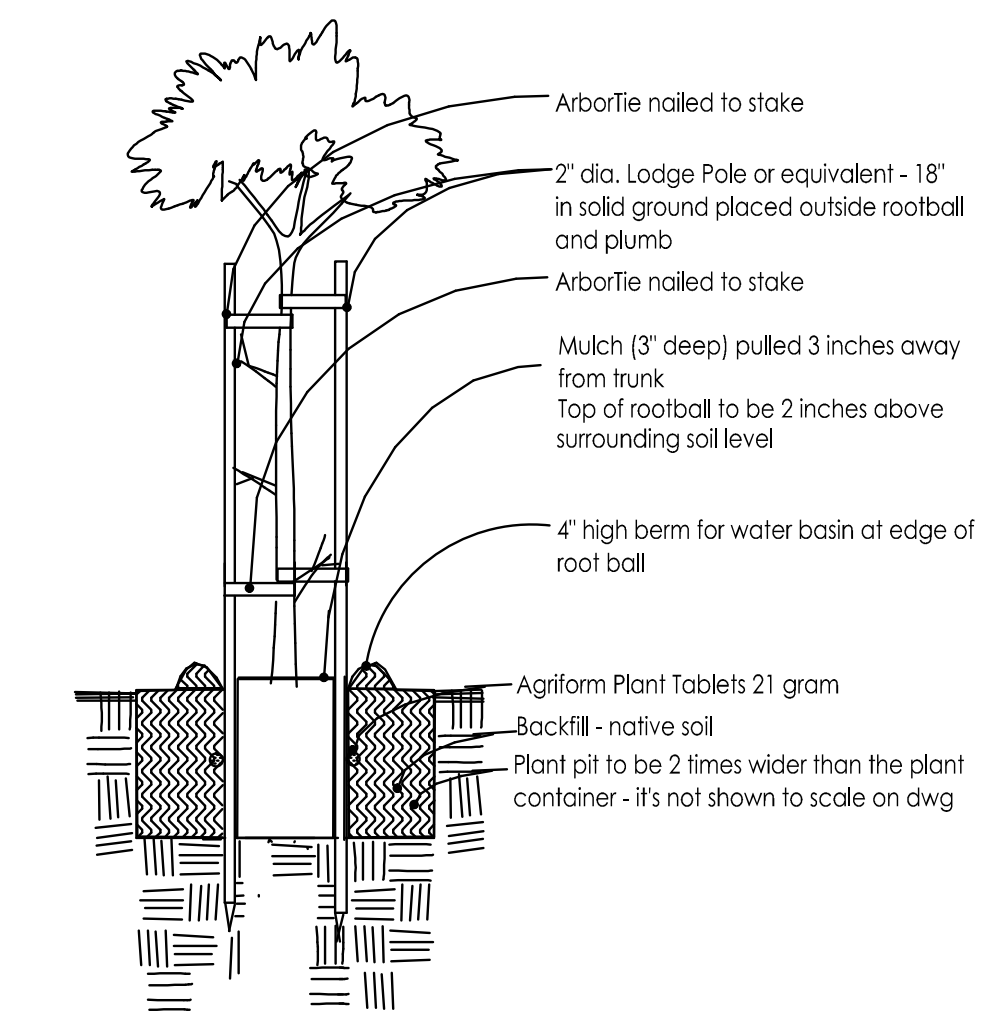


**Drip Emitter Placement at Shrubs/ Ground Covers**  
No Scale (H)



- 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

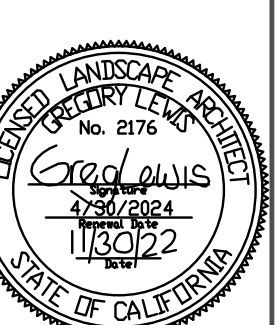
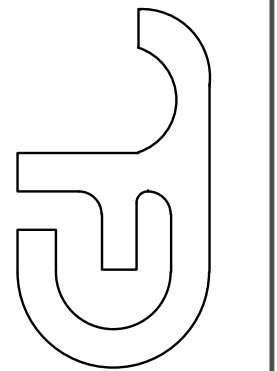


- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- 3) Gouge holes in the side of the plant 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 ties 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                       |
|--------------------------------|
| 4/21/22                        |
| County comments                |
| 6/21/22 site plan adjustments  |
| 11/2/22 site plan adjustments  |
| 11/30/22 site plan adjustments |

#2176  
GREGORY LEWIS LANDSCAPE ARCHITECT  
736 Park Way Santa Cruz, CA 95065 (831) 369-0960  
lew@landscape@sbcglobal.net



**Single Family Residence**  
Bernal and Alvarado, Moss Beach, San Mateo County, CA  
APN 037-278-040

|           |          |
|-----------|----------|
| Date      | 4/21/22  |
| Scale     | As Noted |
| Drawn     | Greg     |
| Job Sheet |          |

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 100 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 completed 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 nitroized 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 at 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 (ECe 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 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. Weed 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.

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 at 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 (ECe 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 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. Weed 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 grading 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 rotamammers 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. Recultivate 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 onto 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 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

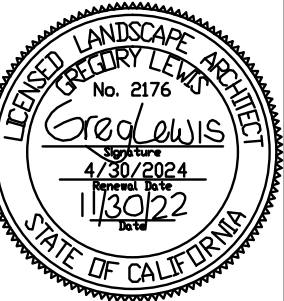
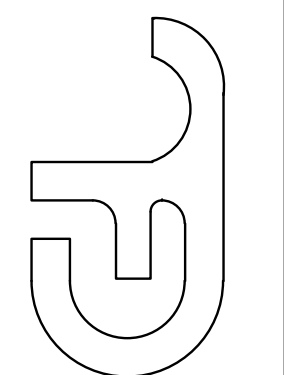
A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work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

Revision

4/21/22
County comments
6/21/22 site plan adjustments
11/2/22 site plan adjustments
11/30/22 site plan adjustments

#2176

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 369-0960
lewislandscape@gclgbl.com



Single Family Residence
Bernal and Alvarado, Moss Beach, San Mateo County, CA
APN 037-278-040

Date 4/21/22

Scale As Noted

Drawn Greg

Job

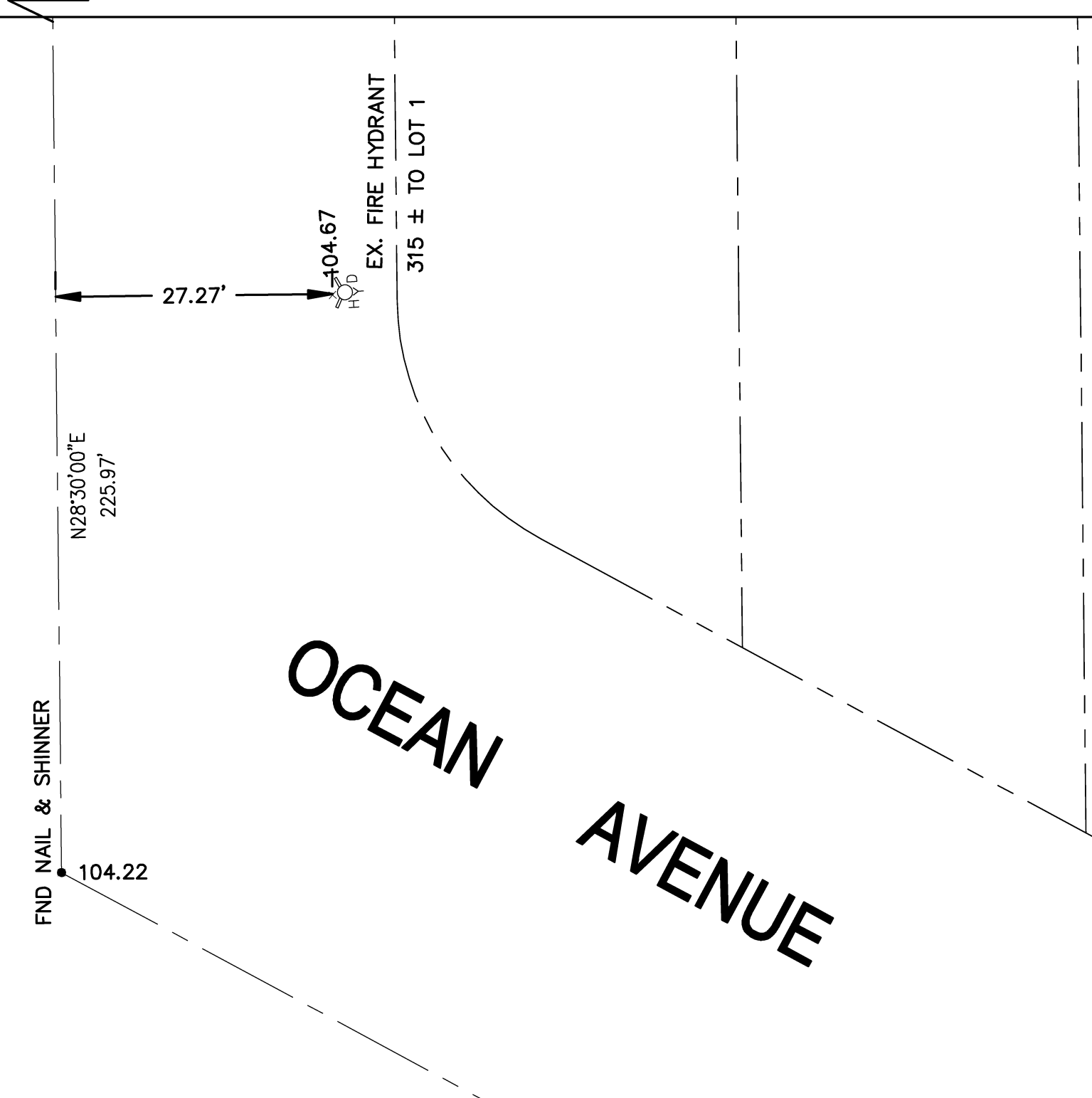
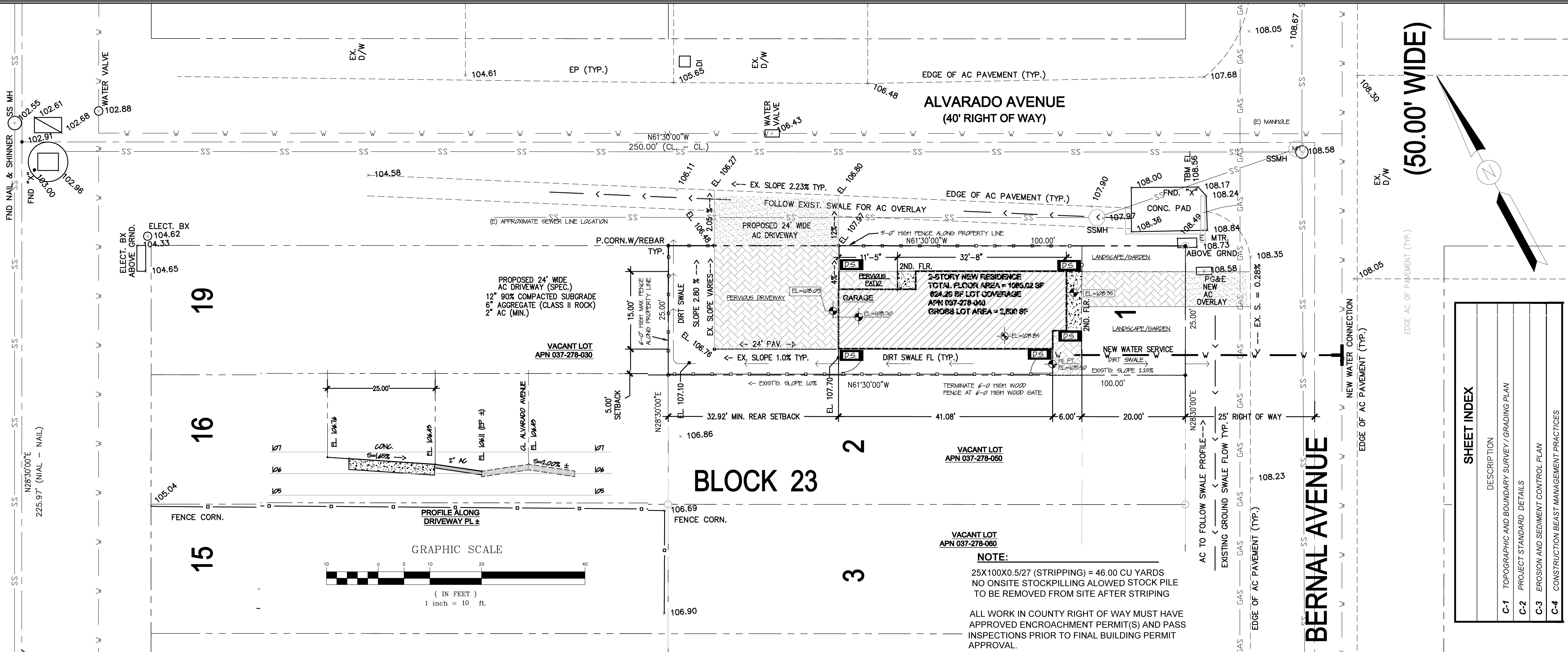
Sheet

L5
6

Landscape Specifications

PRECITA AVENUE (50.00' WIDE)

PRECITA AVENUE (50.00' WIDE)



**ABBREVIATIONS**

|       |                         |      |                         |
|-------|-------------------------|------|-------------------------|
| AC    | ASPHALT CONCRETE        | MIN  | MINIMUM                 |
| AD    | AREA DRAIN              | NTS  | NOT TO SCALE            |
| BM    | BENCHMARK               | OH   | OVERHEAD WIRES          |
| BC    | BUILDING CORNER         | PUE  | PUBLIC UTILITY EASEMENT |
| CL.R. | CL.R. (DIST. INSIDE PL) | PL   | PROPERTY LINE           |
| CMP   | CORRUGATED METAL PIPE   | RET  | RETAINING               |
| CONC. | CONCRETE                | ROW  | RIGHT OF WAY            |
| DI    | DRAIN INLET             | SD   | STORM DRAIN             |
| D/W   | DRIVEWAY                | SDMH | STORM DRAIN MANHOLE     |
| ELECT | ELECTROLIER             | SWR  | SANITARY SEWER          |
| EX    | EXISTING                | TB   | TOP OF BANK             |
| FH    | FIRE HYDRANT            | TC   | TOP OF CURB             |
| FL    | FENCE LINE              | TW   | TOP OF WALL             |
| GRND  | GROUND                  | TYP. | TYPICAL                 |
| GB    | GRADE BREAK             | W    | WATER                   |
| GROVE | GROVE OF TREES          | WM   | WATER METER             |
| INV   | INVERT ELEVATION        | WV   | WATER VALVE             |
| MH    | MANHOLE                 |      |                         |



6'-0" HIGH MAX. WOOD SHADOW BOX PRIVACY FENCE PAINTED EARTH TONED COLOR (WHITE COLOR SHOWN)

**LEGEND (TOPOGRAPHIC SURVEY)**

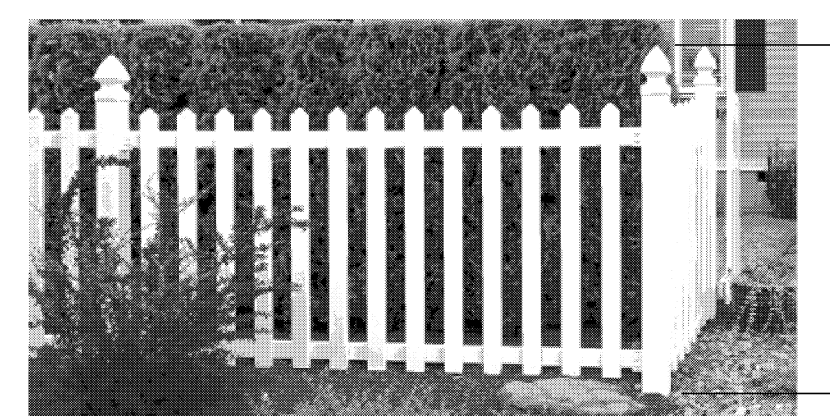
- (R) EXTERIOR BOUNDARY
- /// RADIAL BEARING
- BUILDING LIMITS
- PROPERTY LINE
- ⊕ BENCH MARK REFERENCE

**FOUND SURVEY REFERENCES**

- ⊙ CITY STD. CONC. MONUMENT
- + SCRIBED ' + ' ON CURB/CONC. WALL
- ⊙ 5/8" REBAR W/ CAP "
- △ NAIL OR / & BRASS TAG.

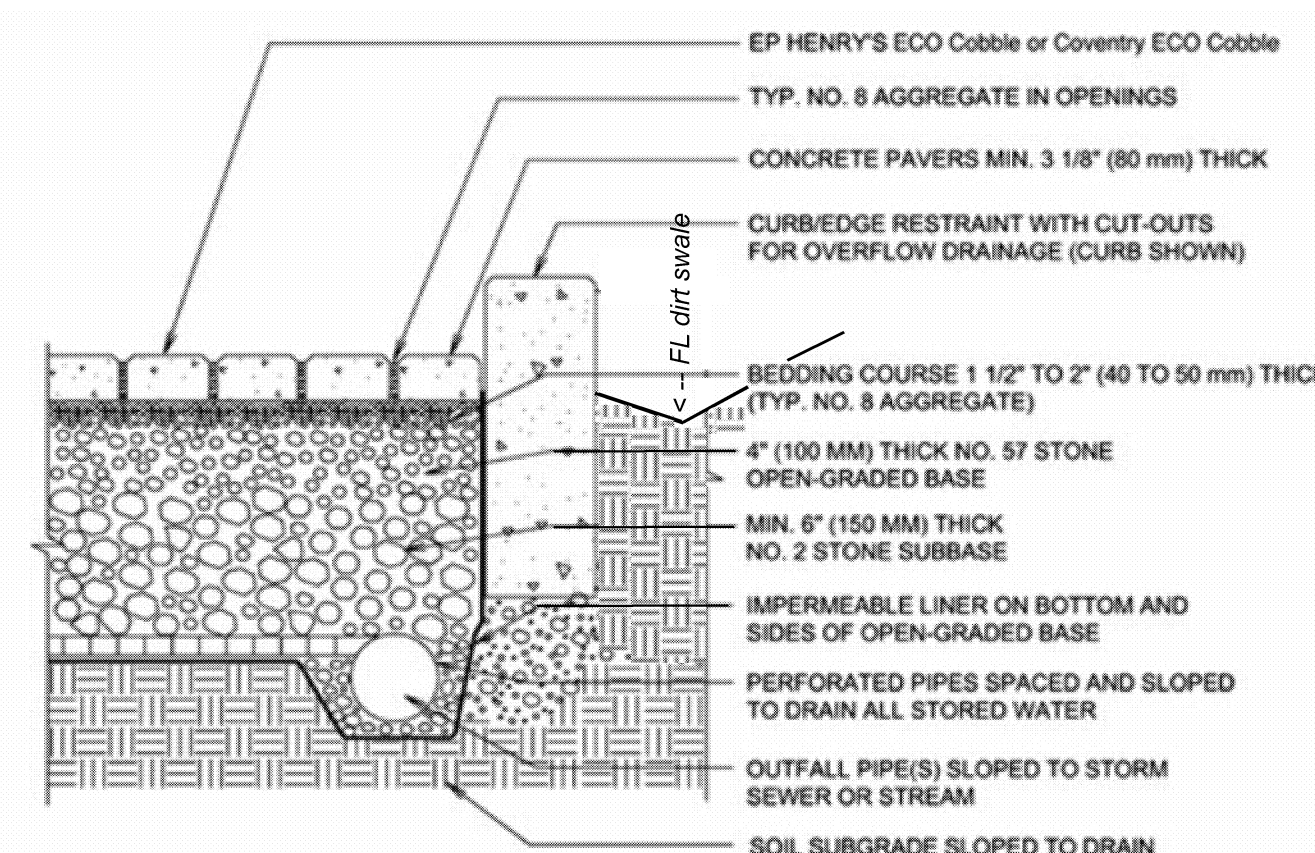
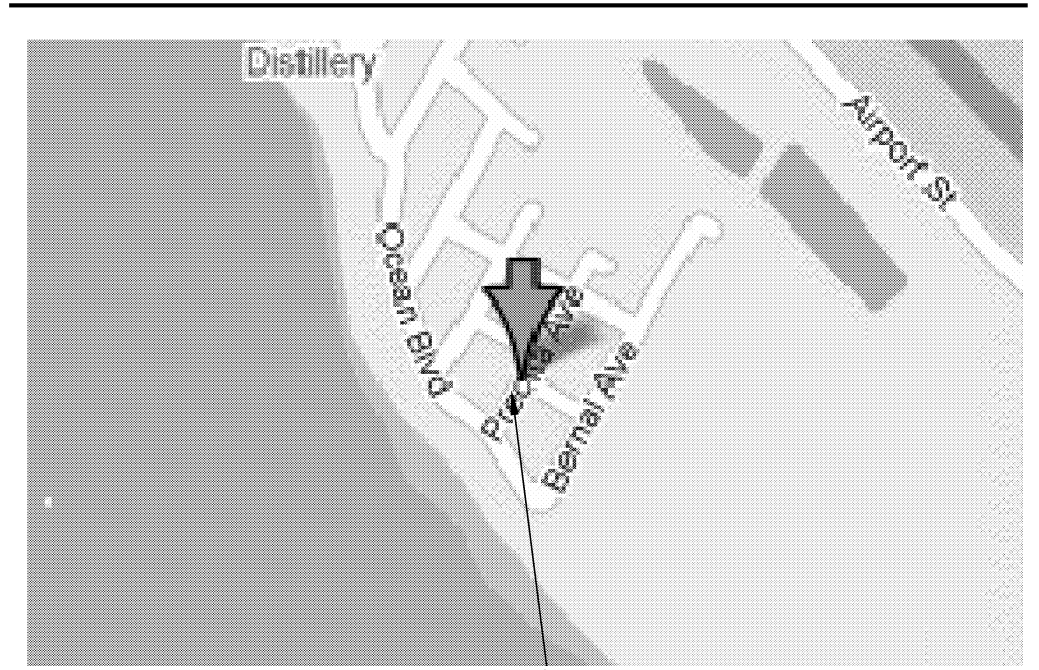
**FOUND UTILITIES**

- ELECTRICAL PULLBOX
- ⊙ STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTROLIER
- ⊙ FIRE HYDRANT
- ⊙ DRAIN INLET
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE



3'-0" HIGH WOOD FENCE ALONG ALVARADO AVENUE. PAINTED WHITE

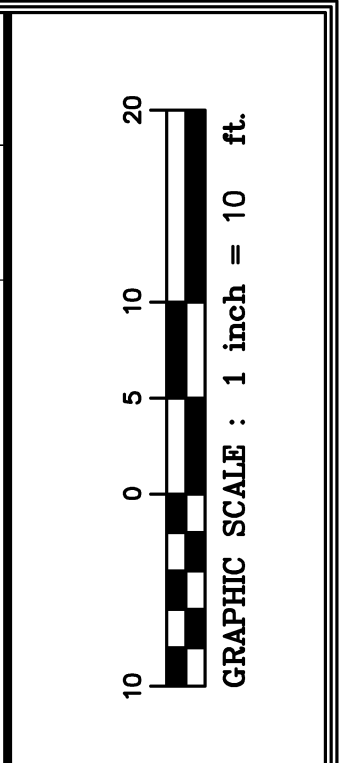
**LOCATION MAP**



Permeable Paver Section nts

**SHEET INDEX**

| DESCRIPTION  |
|--|
| C-1 TOPOGRAPHIC AND BOUNDARY SURVEY / GRADING PLAN |
| C-2 PROJECT STANDARD DETAILS                       |
| C-3 EROSION AND SEDIMENT CONTROL PLAN              |
| C-4 CONSTRUCTION BEST MANAGEMENT PRACTICES         |



DESIGNED BY: RM  
 DRAWN BY: RM  
 CHECKED BY: FZ  
 SCALE: 1" = 10.00'

**GL&A Civil Engineers**  
 39872 MISSION BLVD., SUITE 102  
 FREMONT, CA. 94539  
 Tel: (510) 596-8820 EMAIL: projects@glengineers.com

Engr. of Record: Ferysloob Zharipour R.C.E. 25308

Topographic / Boundary Survey & Site Improvements

**85 Bernal Avenue**  
 apr: 037-278-040  
 City of Moss Beach

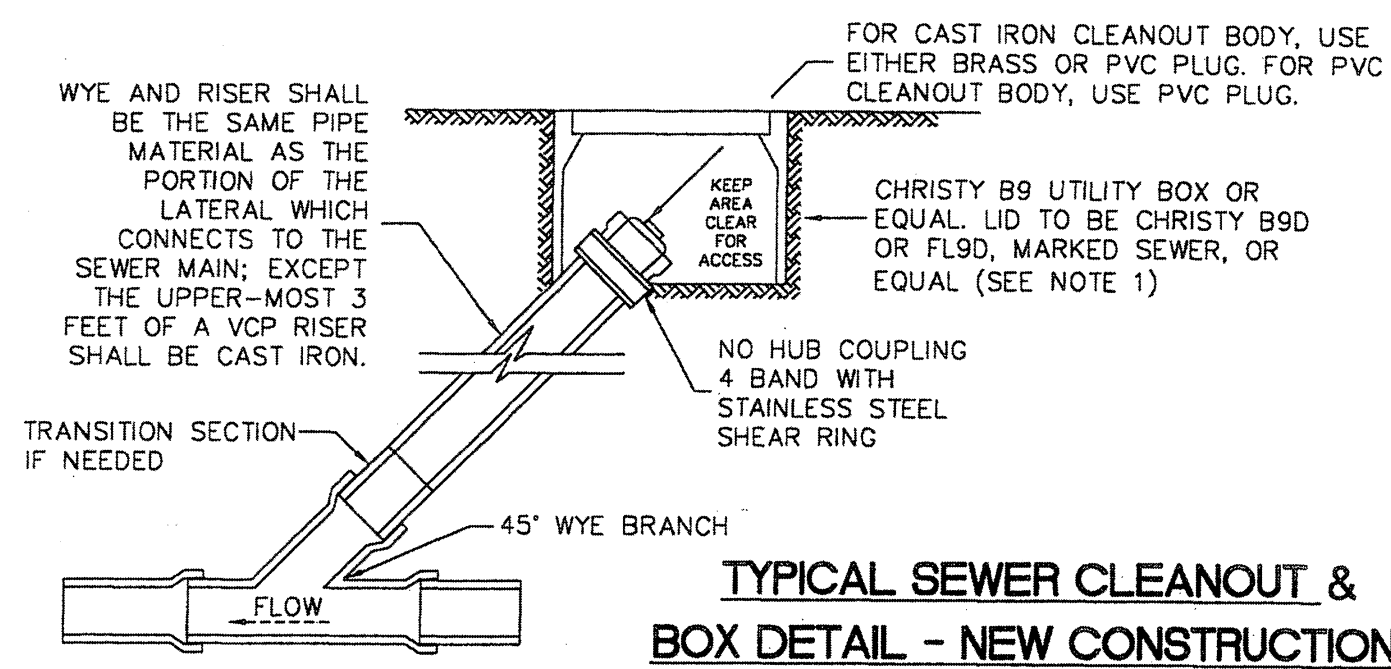
CALIFORNIA

PN: projects@glengineers.com

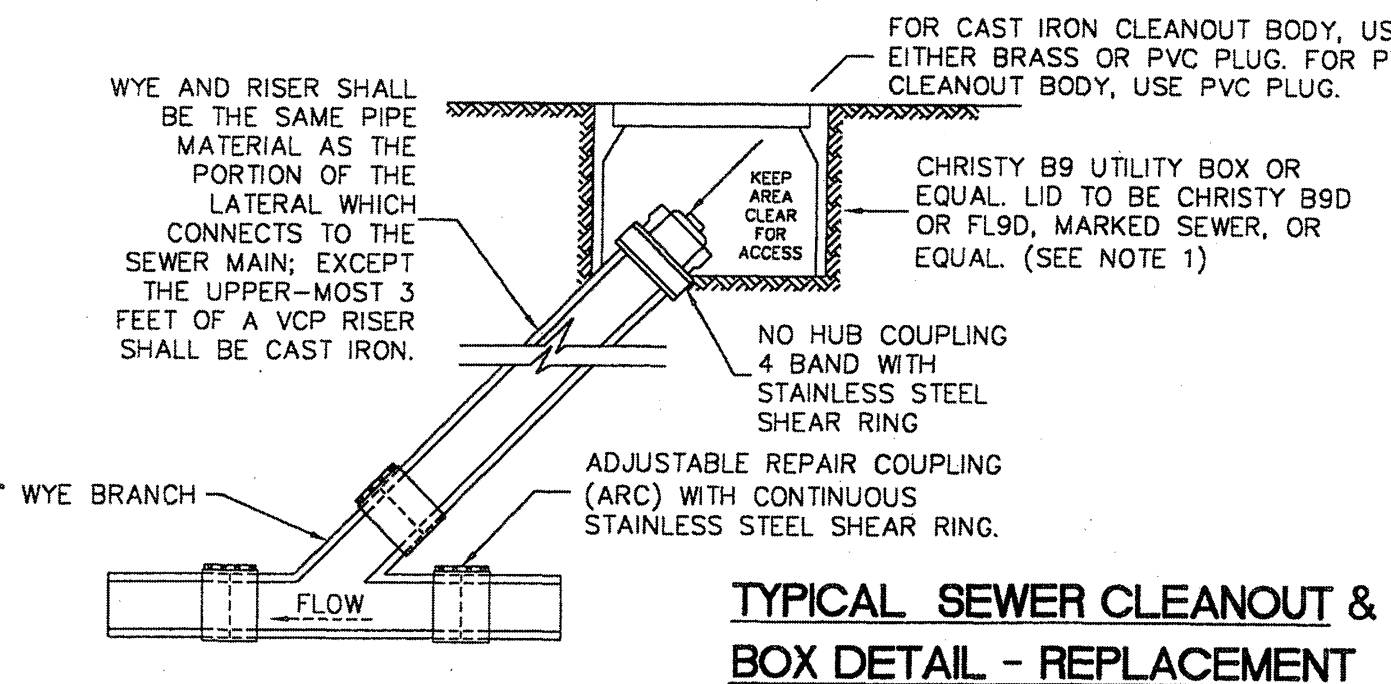
SHEET **C-1** OF SHEETS



SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS  
 REDWOOD CITY CALIFORNIA  
 DRAWN BY: N.M. SCALE: NONE  
 CHECK BY: A.M.S. DATE: 8/06  
 APPROVED BY: N.R.C. REVISED:



TYPICAL SEWER CLEANOUT & BOX DETAIL - NEW CONSTRUCTION



TYPICAL SEWER CLEANOUT & BOX DETAIL - REPLACEMENT

NOTES:

- WHEN BOX IS SUBJECT TO TRAFFIC LOADING, PROVIDE CAST IRON LID.
- BOX TO BE PLACED SUCH THAT CLEANOUT CAP CAN BE EASILY REMOVED. SEE ILLUSTRATION.
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LATERAL FROM THE PROPERTY STRUCTURE TO DISTRICT MAIN. DISTRICT PROVIDES COURTESY SERVICE FROM DISTRICT STANDARD PROPERTY LINE CLEANOUT TO THE MAIN.
- SDR-26 WYE, RISER, CLEANOUT BODY AND CAP CAN BE USED ONLY WHEN LATERAL FROM PROPERTY LINE TO MAIN LINE IS REPLACED WITH SDR-26.
- WHEN ENTIRE LATERAL IS REPLACED, LATERAL FROM PROPERTY LINE CLEANOUT TO MAIN LINE SHALL HAVE A 1-UF GAUGE MINIMUM SINGLE CONDUCTOR TRACER WIRE TAPED TO THE ENTIRE LENGTH OF THE PIPE.

INSTRUCTION OF A STANDARD CLEANOUT REQUIRES MULTIPLE INSPECTIONS BY DISTRICT PERSONNEL:  
 1. FIRST INSPECTION - TO INSPECT WYE AND RISER, WYE AND RISER MUST BE EXPOSED.  
 2. SECOND INSPECTION - TO INSPECT PLACEMENT OF BOX, LID AND LOCATION OF CLEANOUT WITHIN BOX.

C-3

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS  
 REDWOOD CITY CALIFORNIA  
 DRAWN BY: N.M.A. SCALE: NONE  
 CHECK BY: R.O. DATE: 6/95  
 APPROVED BY: N.R.C. REVISED: 4/97

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS  
 STANDARD SPECIFICATIONS  
 PIPE AND FITTINGS

POLYVINYL CHLORIDE PIPE (PVC)

- ALL PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS D3034, SDR 35.
- ALL JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH ELASTOMERIC SEALING GASKETS. SEALING GASKETS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D1869. SOLVENT CEMENT JOINTS ARE NOT PERMITTED.
- ALL PIPE ENTERING OR LEAVING A CONCRETE STRUCTURE SHALL HAVE A RUBBER WATERSTOP GASKET ATTACHED TO IT. THE WATERSTOP GASKET SHALL CONFORM TO THE PIPE MANUFACTURER'S SPECIFICATIONS. THE WATERSTOP GASKET SHALL BE SEATED FIRMLY AROUND THE PIPE EXTERIOR AND BE CAST INTO THE CONCRETE STRUCTURE.
- ALL PIPE JOINTS SHALL BE MADE USING MANUFACTURED PVC COUPLINGS. BAND TYPE COMPRESSION COUPLINGS ARE NOT PERMITTED.

DUCTILE IRON PIPE (DIP)

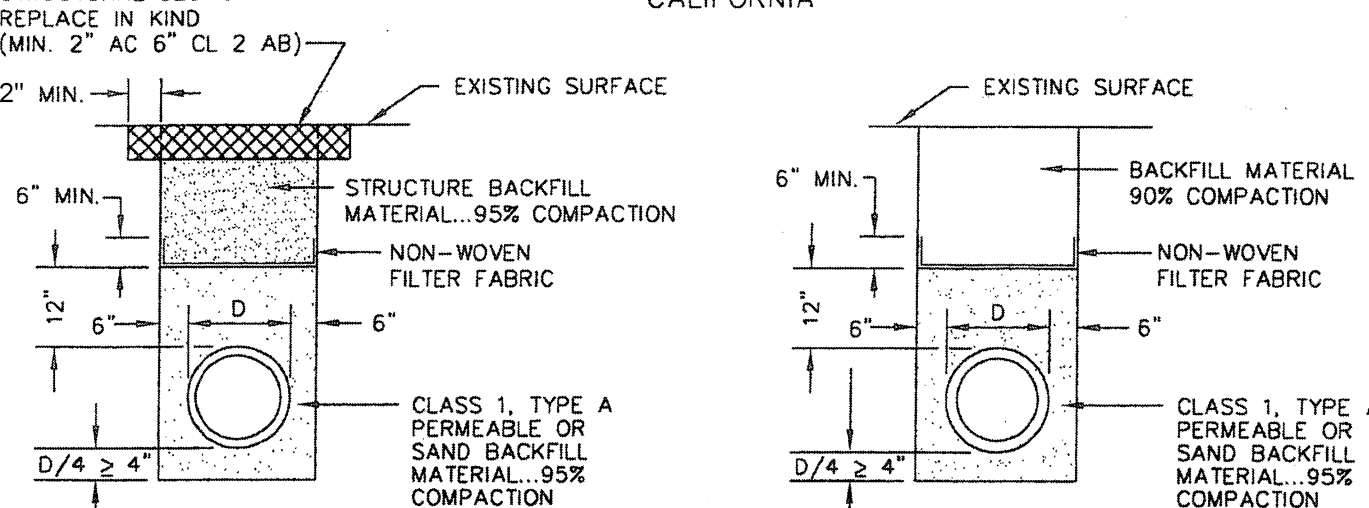
- ALL PIPE SHALL BE THICKNESS CLASS 50 (FOUR INCH PIPE SHALL BE THICKNESS CLASS 51) IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.51. FITTINGS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATION A21.10.
- JOINTS SHALL BE PUSH-ON TYPE OR MECHANICAL JOINT TYPE IN ACCORDANCE WITH ANSI SPECIFICATION A21.11. RUBBER GASKETS FOR PUSH-ON JOINTS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATIONS HEREIN.
- PIPE AND FITTINGS SHALL HAVE A BITUMINOUS COATING OUTSIDE IN ACCORDANCE WITH ASTM SPECIFICATION A746-86, UNLESS OTHERWISE SPECIFIED HEREIN.
- PIPE AND FITTINGS SHALL HAVE A 1/16" (ONE-SIXTEENTH INCH) CEMENT-MORTAR LINING WITH AN ASPHALTIC SEAL COAT.

VITRIFIED CLAY PIPE (VCP)

- PIPE AND FITTINGS SHALL BE EXTRA STRENGTH, UNGLAZED, BELL AND SPIGOT, CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATION C700.
- JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH FACTORY INSTALLED FLEXIBLE COMPRESSION TYPE GASKETS MADE OF PLASTICIZED POLYVINYL OR POLYURETHANE CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATIONS C425. BAND TYPE COUPLINGS ARE NOT ALLOW.

C-14

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS  
 REDWOOD CITY CALIFORNIA  
 DRAWN BY: R.L.M. SCALE: NONE  
 CHECK BY: J.A.L. DATE: 12/07  
 APPROVED BY: J.P. REVISED:



TYPE A (IN ROADWAY OR SIDEWALK) TYPE B (OUTSIDE ROADWAY)

NOTES

- SAND... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:
 

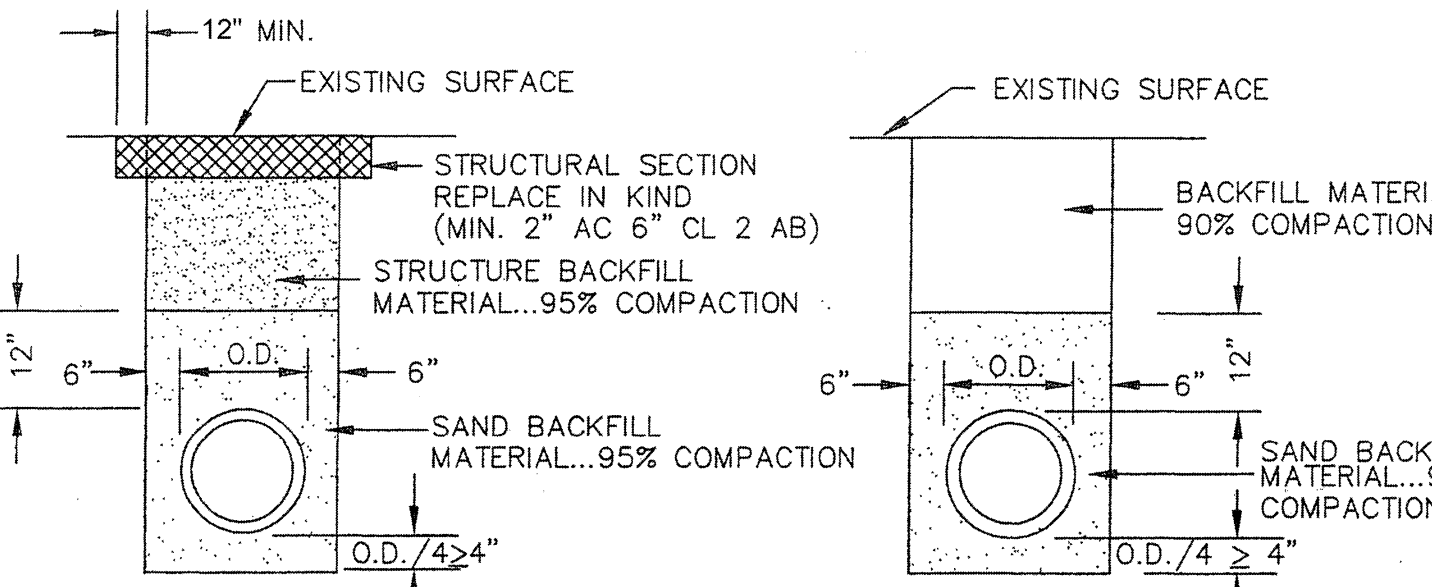
| SIEVE SIZE | % PASSING SIEVE |
|------------|-----------------|
| No. 4      | 100             |
| No. 200    | 0-5             |
- STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:
 

| SIEVE SIZE | % PASSING SIEVE |
|------------|-----------------|
| 3"         | 100             |
| No. 4      | 35-100          |
| No. 30     | 20-100          |
- BACKFILL MATERIAL... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.
- IF PERMEABLE BACKFILL USED IN PIPE ZONE, NON-WOVEN FILTER FABRIC SHALL BE PLACED AS SHOWN PRIOR TO BACKFILLING ABOVE PIPE ZONE. FILTER FABRIC JOINTS SHALL BE LAPPED 6" LONGITUDINALLY.
- FOR INSTALLATIONS UNDER SIDEWALK SAWCUTS SHALL OCCUR AT SCORE MARKS OR CONSTRUCTION JOINTS. WHERE SERVICE LINE IS LOCATED WITHIN 6" OF SCORE LINE OR JOINTS, 2 SECTIONS OF SIDEWALK SHALL BE SAWCUT AND REPLACED IN KIND.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR WEST BAY SANITARY SEWER INSTALLATION

C-7.WB

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 APPROVED BY: N.R.C. REVISED: 7/97



TYPE A (IN ROADWAY) TYPE B (OUTSIDE ROADWAY)

NOTES

- SAND... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:
 

| SIEVE SIZE | % PASSING SIEVE |
|------------|-----------------|
| No. 4      | 100             |
| No. 200    | 0-5             |
- STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:
 

| SIEVE SIZE | % PASSING SIEVE |
|------------|-----------------|
| 3"         | 100             |
| No. 4      | 35-100          |
| No. 30     | 20-100          |
- BACKFILL MATERIAL... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE

C-7

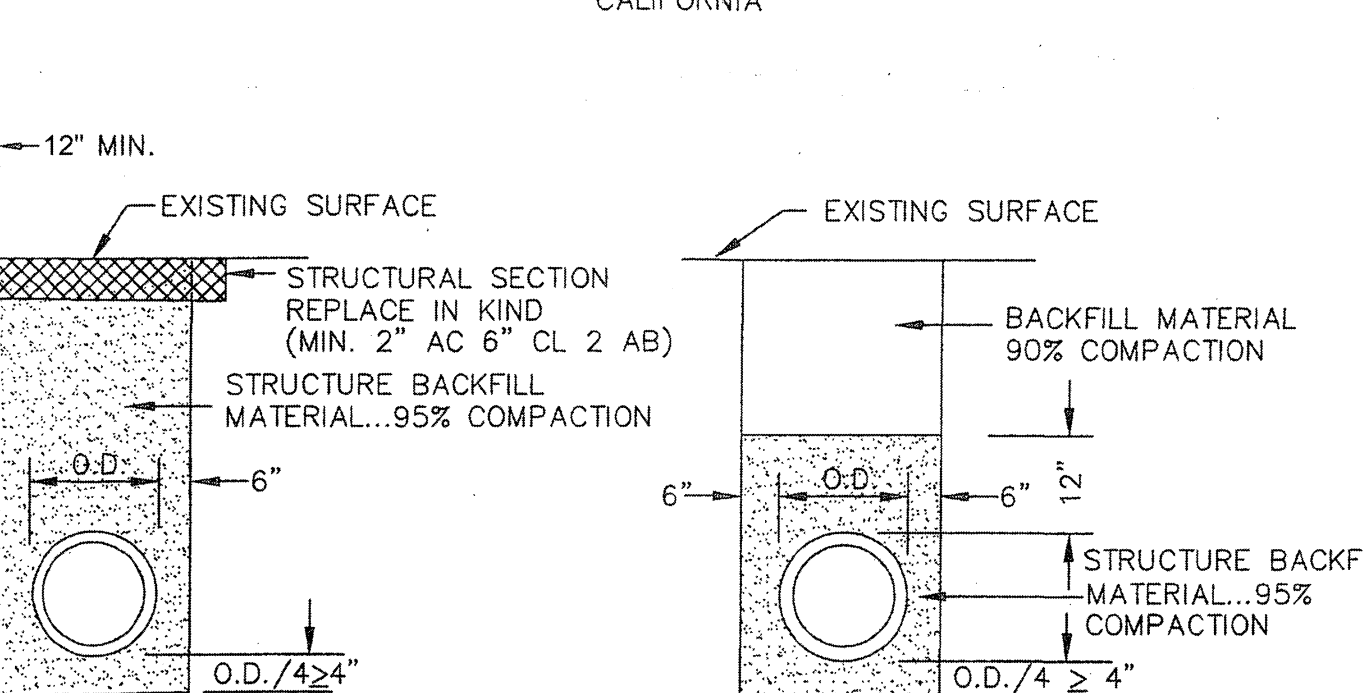
SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS  
 REDWOOD CITY CALIFORNIA  
 DRAWN BY: N.M.A. SCALE: NONE  
 CHECK BY: R.O. DATE: 6/95  
 APPROVED BY: N.R.C. REVISED: 6/95

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS  
 STANDARD SPECIFICATIONS  
 GENERAL NOTES

- ALL REFERENCES TO "DISTRICT" IN THESE GENERAL NOTES SHALL MEAN THE APPROPRIATE COUNTY SEWER OR SANITATION DISTRICT.
- THE APPROVAL OF THESE PLANS BY THE DISTRICT SHALL BE INTERPRETED TO MEAN THAT THE SANITARY SEWER DESIGN SHOWN ON THESE PLANS MEETS THE DISTRICT'S STANDARDS. THE DISTRICT'S APPROVAL IN NO WAY GUARANTEES ANY OTHER ASPECT OF THIS PLAN OR ITS ACCURACY RELATIVE TO ACTUAL FIELD CONDITIONS.
- THE CONTRACTOR SHALL CONTACT THE DISTRICT AT 363-4765 OR 363-4100 TWO (2) WORKING DAYS IN ADVANCE OF BEGINNING ANY SANITARY SEWER WORK. THE CONTRACTOR SHALL THEREAFTER KEEP THE INSPECTOR FOR THE DISTRICT INFORMED OF HIS SCHEDULE FOR SANITARY SEWER WORK.
- ALL SANITARY SEWER WORK CONSTRUCTED WITHOUT INSPECTION BY THE DISTRICT SHALL BE REMOVED AND RECONSTRUCTED UNDER INSPECTION.
- THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE COUNTY OR CITY BEFORE BEGINNING ANY SANITARY SEWER WORK.
- UPON THE COMPLETION OF CONSTRUCTION A COMPLETE SET OF REPRODUCIBLE "AS-CONSTRUCTED" PLANS SHALL BE PROVIDED TO THE DISTRICT.
- SANITARY SEWER SERVICE SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS ARE NECESSARY (E.G. PUMPS, ETC.) TO MAINTAIN THIS SERVICE DURING CONSTRUCTION.
- PRIOR TO COMMENCING ANY SANITARY SEWER WORK IN OFF-SITE EASEMENTS THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH ADEQUATE EVIDENCE THAT ALL AFFECTED PROPERTY OWNERS (AND TENANTS WHERE APPLICABLE) WERE NOTIFIED WELL IN ADVANCE OF THE DATE WORK IN THESE EASEMENTS WAS TO BEGIN AND THAT THEY HAVE UPDATED THAT NOTICE IN A TIMELY MANNER WHEN THOSE DATES HAVE CHANGED.

C-13

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS  
 REDWOOD CITY CALIFORNIA  
 DRAWN BY: N.M.A. SCALE: NONE  
 CHECK BY: R.O. DATE: 6/95  
 APPROVED BY: N.R.C. REVISED: 7/97



TYPE A (IN ROADWAY) TYPE B (OUTSIDE ROADWAY)

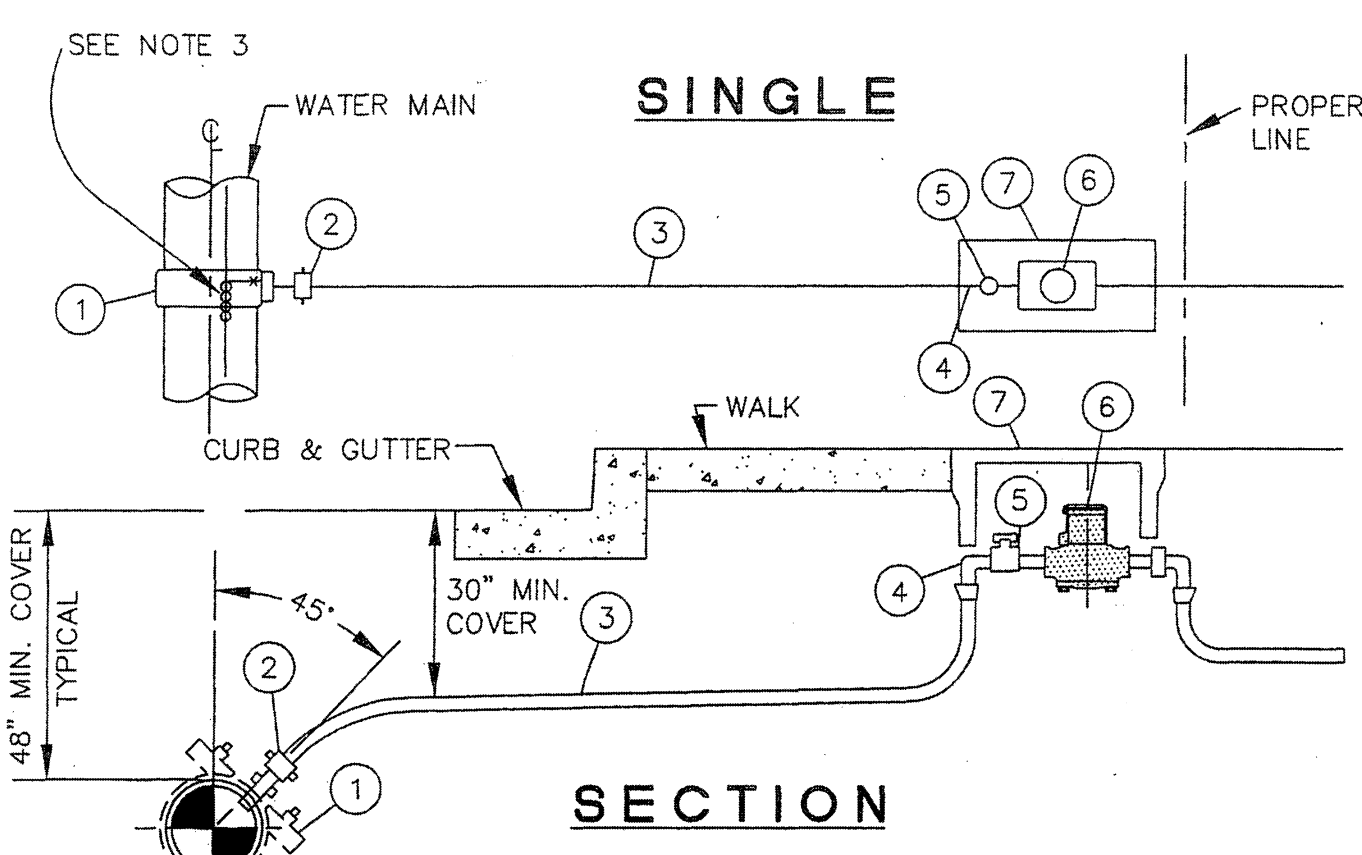
- STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:
 

| SIEVE SIZE | % PASSING SIEVE |
|------------|-----------------|
| 3"         | 100             |
| No. 4      | 35-100          |
| No. 30     | 20-100          |
- BACKFILL MATERIAL... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR VITRIFIED CLAY AND DUCTILE IRON SEWER PIPE

C-6

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS  
 REDWOOD CITY CALIFORNIA  
 DRAWN BY: A.G.M. SCALE: NONE  
 CHECK BY: D.M.W. DATE: 6/95  
 APPROVED BY: N.R.C. REVISED:



| NO. | ITEM         | MANUFACTURER & No. AND / OR DESCRIPTION | 3/4" SERVICE              | SERVICES OVER 3/4"        |
|-----|--------------|---|---------------------------|---------------------------|
| 1   | SADDLE       | DOUBLE STRAP SADDLE                     | SEE STANDARD REQUIREMENTS | SADDLE                    |
| 2   | CORP STOP    | MUELLER H - 15000                       | 3/4"                      | AS DETERMINED BY DISTRICT |
| 3   | SERVICE PIPE | TYPE K SOFT COPPER                      | 3/4"                      |                           |
| 4   | 1/4 BEND     | MUELLER H - 15530                       | 3/4"                      |                           |
| 5   | CURB STOP    | MUELLER H - 10257                       | 3/4"                      |                           |
| 6   | METER        | BY DISTRICT                             | 3/4"X5/8"                 |                           |
| 7   | BOX          | CHRISTY (BOX : LID)                     | B - 9; B - 9D             |                           |

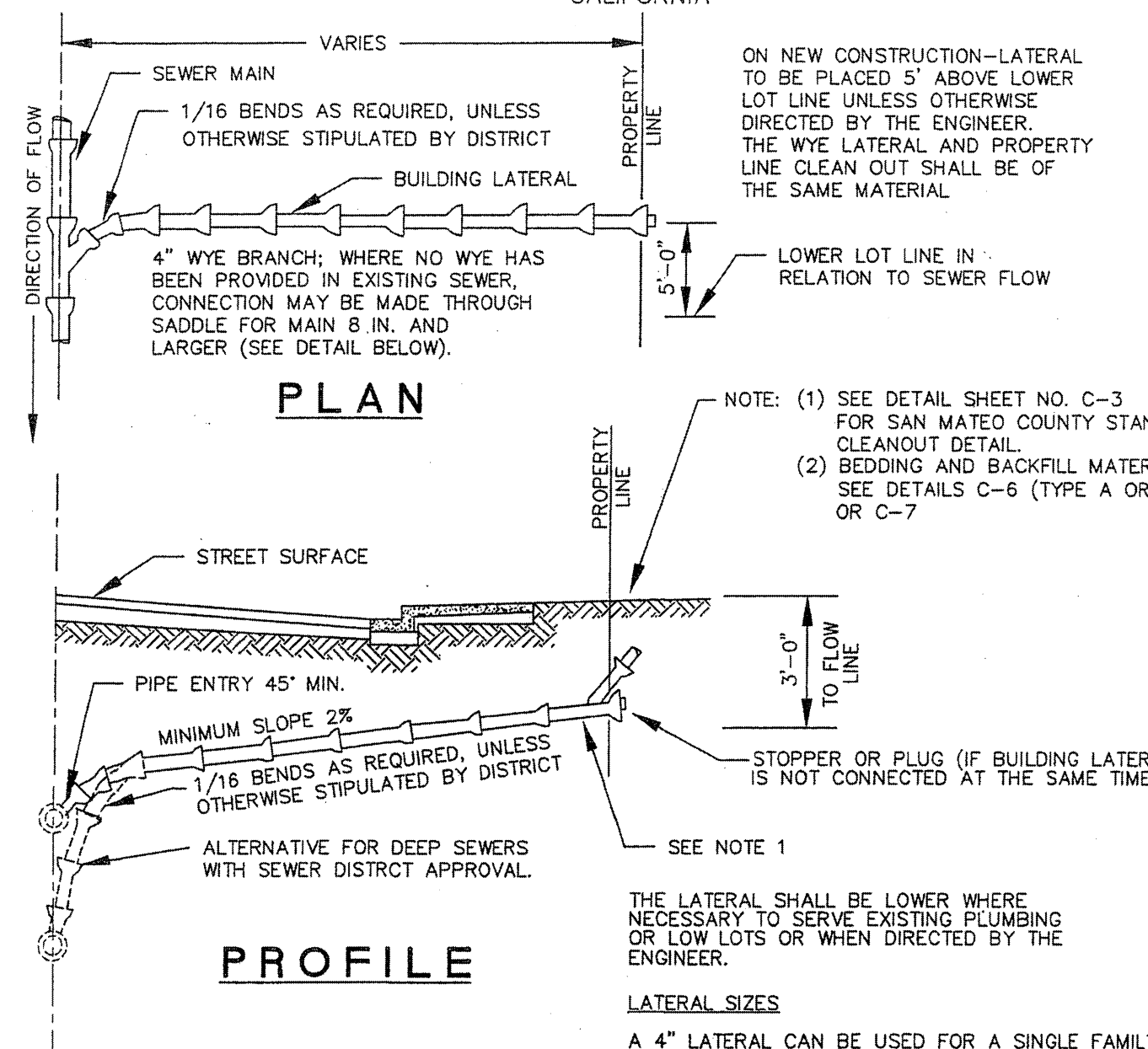
NOTE:

- ITEMS SHADED INSTALLED BY WATER DISTRICT.
- FACE OF METER TO BE NO MORE THAN 12 INCHES BELOW LID.
- CONNECT TO MAIN LOCATION WIRE, WHERE EXISTING.

STANDARD SERVICE CONNECTION

W-1

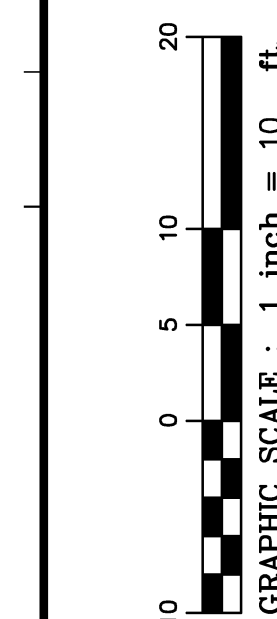
SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS  
 REDWOOD CITY CALIFORNIA  
 DRAWN BY: N.M.A. SCALE: NONE  
 CHECK BY: R.O. DATE: 6/95  
 APPROVED BY: N.R.C. REVISED:



METHOD OF ATTACHING LATERAL TO EXISTING SEWER WHERE NO WYE HAS BEEN PROVIDED

- 1/16 BENDS AS REQUIRED
- EXISTING MAIN < 8": FOR MEANS BY WHICH CONNECTION IS TO BE MADE TO MAIN LINE SEE DETAIL C-8.
- EXISTING MAIN 10"-18": CONNECTION BY MEANS OF AN APPROVED SADDLE "TEE"
- EXISTING MAIN > 18": CONNECTION SHALL BE AT A MANHOLE UNLESS OTHERWISE APPROVED BY THE SEWER DISTRICT.

SEWER LATERAL DETAIL



DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SCALE: 1" = 10.00'

Land Surveyors  
 Civil Engineers  
 Planners and Managers

GL&A Civil Engineers  
 39812 MISSION BLVD., SUITE 102  
 FREMONT, CA 94539  
 Tel. (510) 566-8820 EMAIL: projects@glengrainers.com

Engr. of Record: Ferysboon Zienbour R.C.E. 25308  
 CALIFORNIA

STANDARD DETAILS  
 85 Bernal Avenue  
 apt: 037-278-040  
 City of Moss Beach

PN:

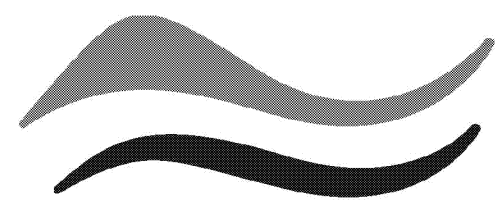
SHEET

C-2

OF 4 SHEETS

EMAIL: projects@glengrainers.com





SAN MATEO COUNTYWIDE

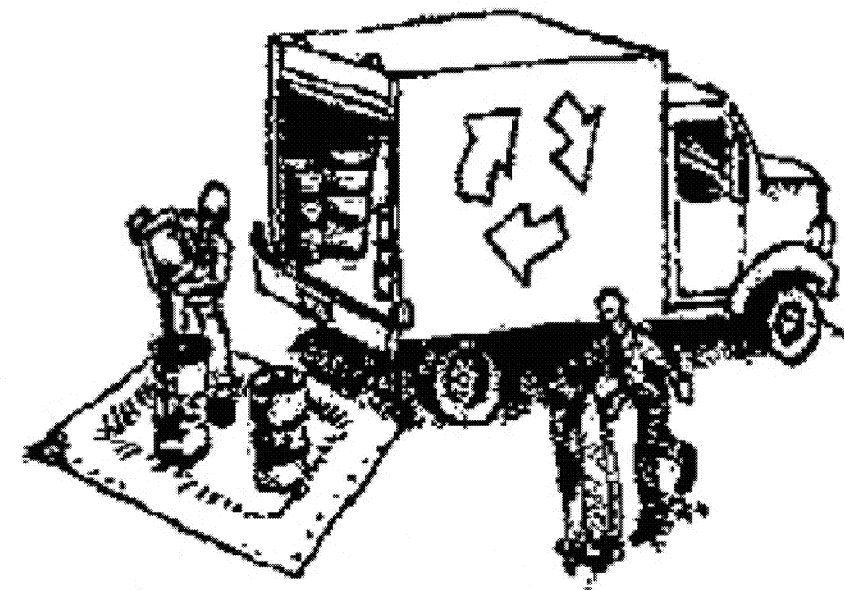
# Water Pollution Prevention Program

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. Please note: the wet season begins on October 1 and continues through April 30.

## 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



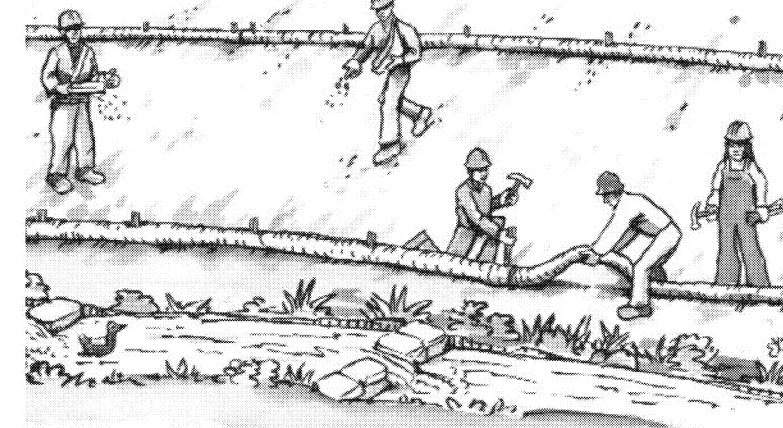
### Maintenance and Parking

- ❑ 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 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, steam cleaning equipment, etc.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

## Earthwork & Contaminated Soils



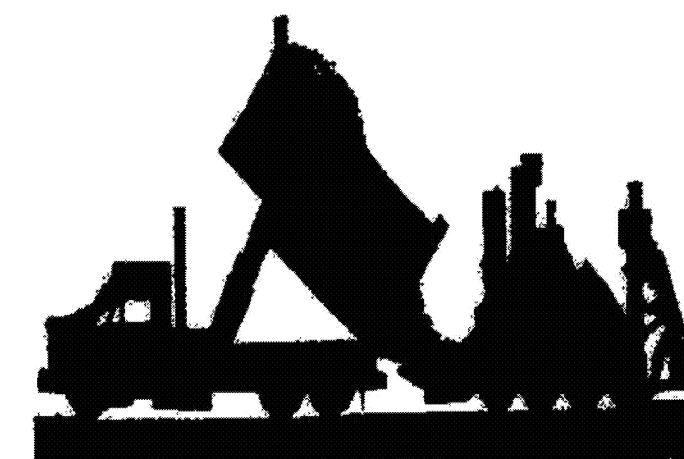
### Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ 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

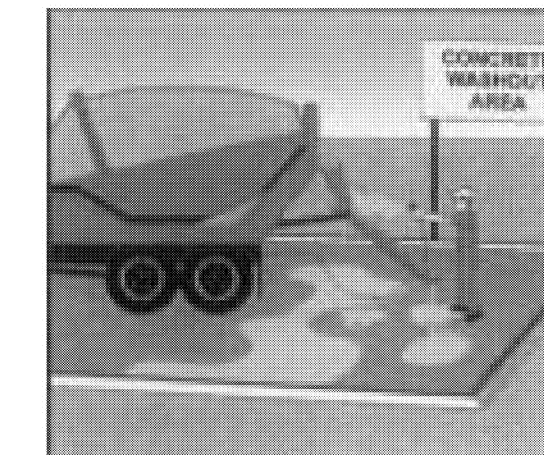


- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel 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

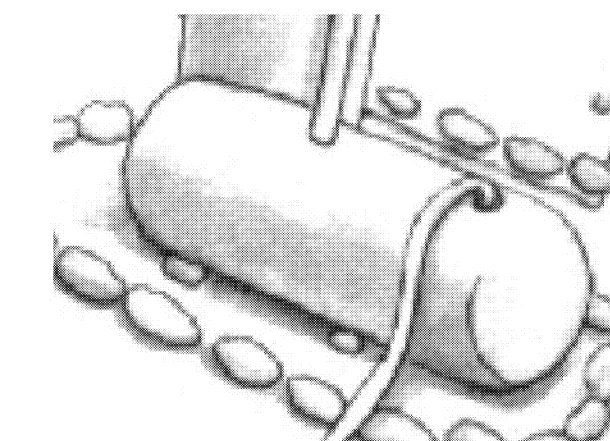
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

## Concrete, Grout & Mortar Application



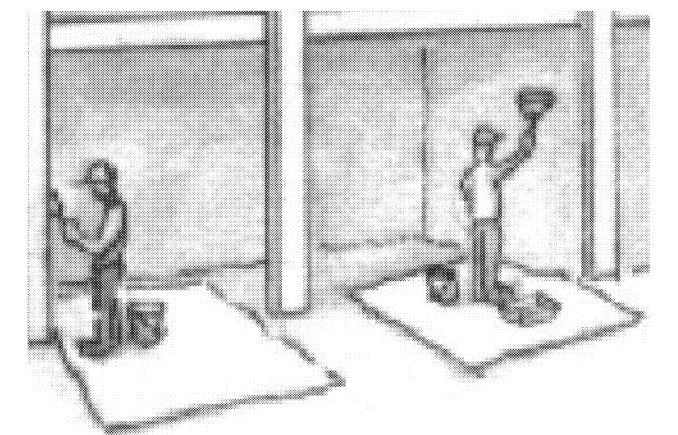
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

## Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

## Painting & Paint Removal



### Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

### Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

## Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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