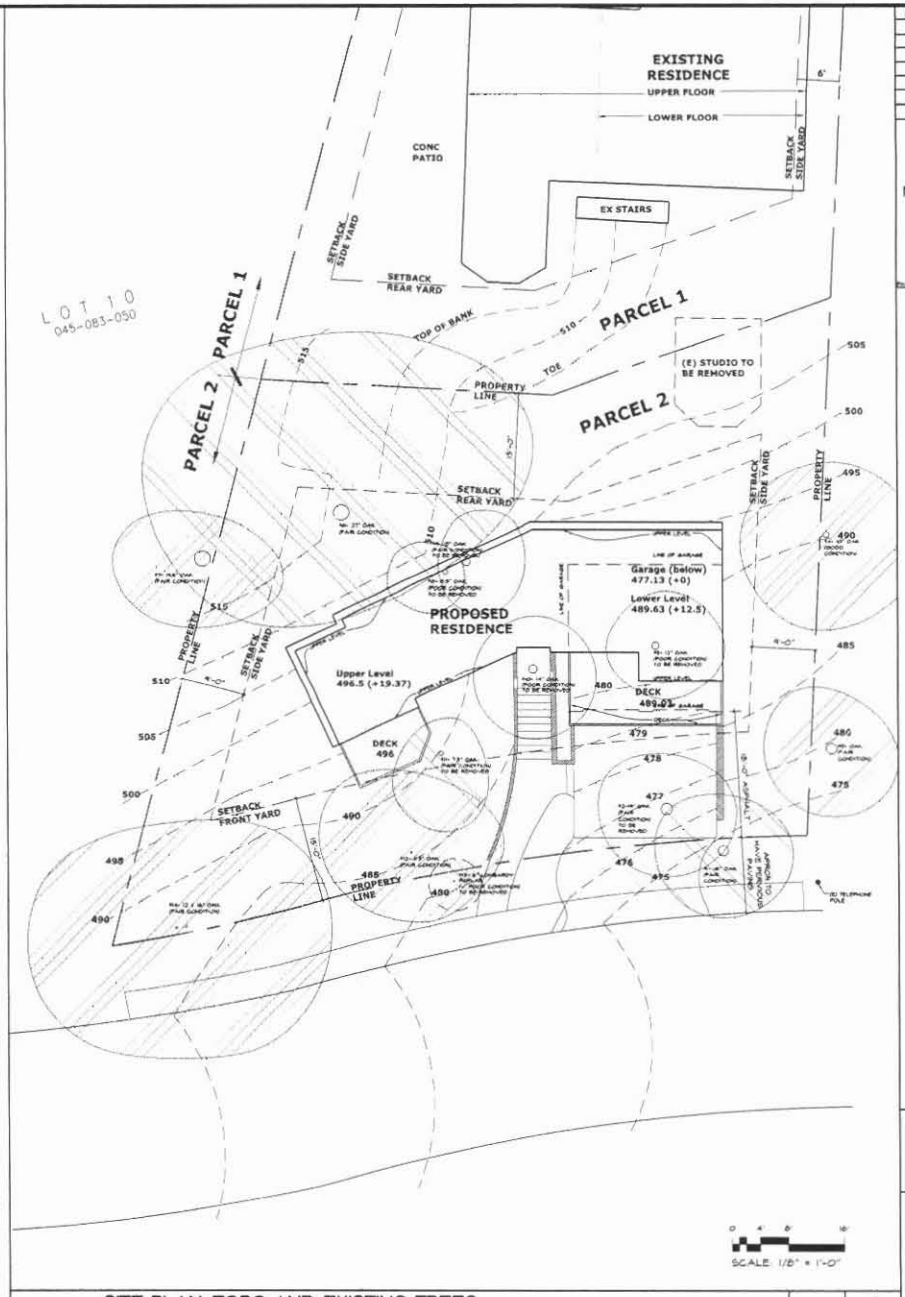
TREE DATA

TREE #	TYPE	CONDITION PER ARBORIST'S REPORT	STATUS	DISPOSITION	NOTES
1	COAST LIVE OAK	FAIR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE RETAINED	*
2	COAST LIVE OAK	FAIR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE REMOVED	*
3	COAST LIVE OAK	FAIR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE RETAINED	*
4	COAST LIVE OAK	GOOD	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE RETAINED	*
5	COAST LIVE OAK	POOR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE REMOVED	3 NEW TREES TO BE PLANTED FOR EVERY TREE TO BE REMOVED IN CONJUNCTION WITH THE CITY'S REQUIREMENTS
6	COAST LIVE OAK	FAIR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE RETAINED	*
7	COAST LIVE OAK	FAIR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE RETAINED	*
8	COAST LIVE OAK	POOR	REGULATED NON-PROTECTED SIZE NATIVE TREE	TO BE REMOVED	3 NEW TREES TO BE PLANTED FOR EVERY TREE TO BE REMOVED IN CONJUNCTION WITH THE CITY'S REQUIREMENTS
9	COAST LIVE OAK	FAIR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE REMOVED	3 NEW TREES TO BE PLANTED FOR EVERY TREE TO BE REMOVED IN CONJUNCTION WITH THE CITY'S REQUIREMENTS
10	COAST LIVE OAK	POOR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE REMOVED	3 NEW TREES TO BE PLANTED FOR EVERY TREE TO BE REMOVED IN CONJUNCTION WITH THE CITY'S REQUIREMENTS
11	COAST LIVE OAK	FAIR	REGULATED NON-PROTECTED SIZE NATIVE TREE	TO BE RETAINED	EFFORT WILL BE MADE TO SAVE THE TREE. IF NOT WILL BE REPLACED BY 5 NEW TREES IN CONJUNCTION WITH THE CITY'S REQMTS.
12	COAST LIVE OAK	FAIR	REGULATED PROTECTED- SIZE NON-NATIVE TREE	TO BE RETAINED	*
13	LOMBARDY POPLAR	VERY POOR	REGULATED NON-PROTECTED SIZE NATIVE TREE	TO BE REMOVED	*
14	COAST LIVE OAK	FAIR	REGULATED PROTECTED- SIZE NATIVE TREE	TO BE RETAINED	*
					*: SEE CIVIL ENGINEERING, GRADING AND DRAINAGE, EROSION CONTROL AND LANDSCAPE PLANS.

PROJECT DATA

	PARCEL - 1 EXISTING U.N.O.				PARCEL - 2 PROPOSED			
SETBACKS	FRONT	LEFT SIDE	REAR	RIGHT SIDE	FRONT	LEFT SIDE	REAR	RIGHT SIDE
REQUIRED	15'-0"	6'-0"	15'-0"	6'-0"	15'-0"	9'-0"	15'-0"	9'-0"
(E)/PROPOSED	(E) - NO CHANGE	(E) - NO CHANGE	(E) - NO CHANGE	(E) - NO CHANGE	±20'-0"	±15'-0"	±18'-0"	±15'-0"
BLDG. HT.	REQUIRED - 30'-0" EXISTING - NO CHANGE				REQUIRED - 30'-0" PROPOSED - VARIES FROM 16'-0" TO 26'-3"			
PARKING	REQUIRED - 2 COVERED AND 2 UNCOVERED EXISTING - NO CHANGE				REQUIRED - 2 COVERED AND 2 UNCOVERED PROPOSED - 2 COVERED AND 2 UNCOVERED			
SLOPE DENSITY CALCS.	EXISTING PRIOR TO SUB-DIVIDING: 21.8% PROPOSED: 9.3%				54.3%			
LANDSCAPE/ HARDSCAPE PERCENTAGES	PROPOSED: LANDSCAPE: 34% PROPOSED: HARDSCAPE: 66%				PROPOSED: LANDSCAPE: 69% PROPOSED: HARDSCAPE: 31%			
ALLOWABLE BLDG. SIZE	EXISTING - NO CHANGE				ZONING: R-1-B USE: SINGLE FAMILY RESIDENCE PARCEL GROSS TOTAL: 6540 SF ALLOWABLE FLOOR AREA: 1495 SF PROPOSED FLOOR AREA: 1492 SF			



SITE PLAN: TOPO AND EXISTING TREES | 1/8"=1'-0" | 4

DATE	REVISION
DATE	PLANNING DEPT SUBMITTAL

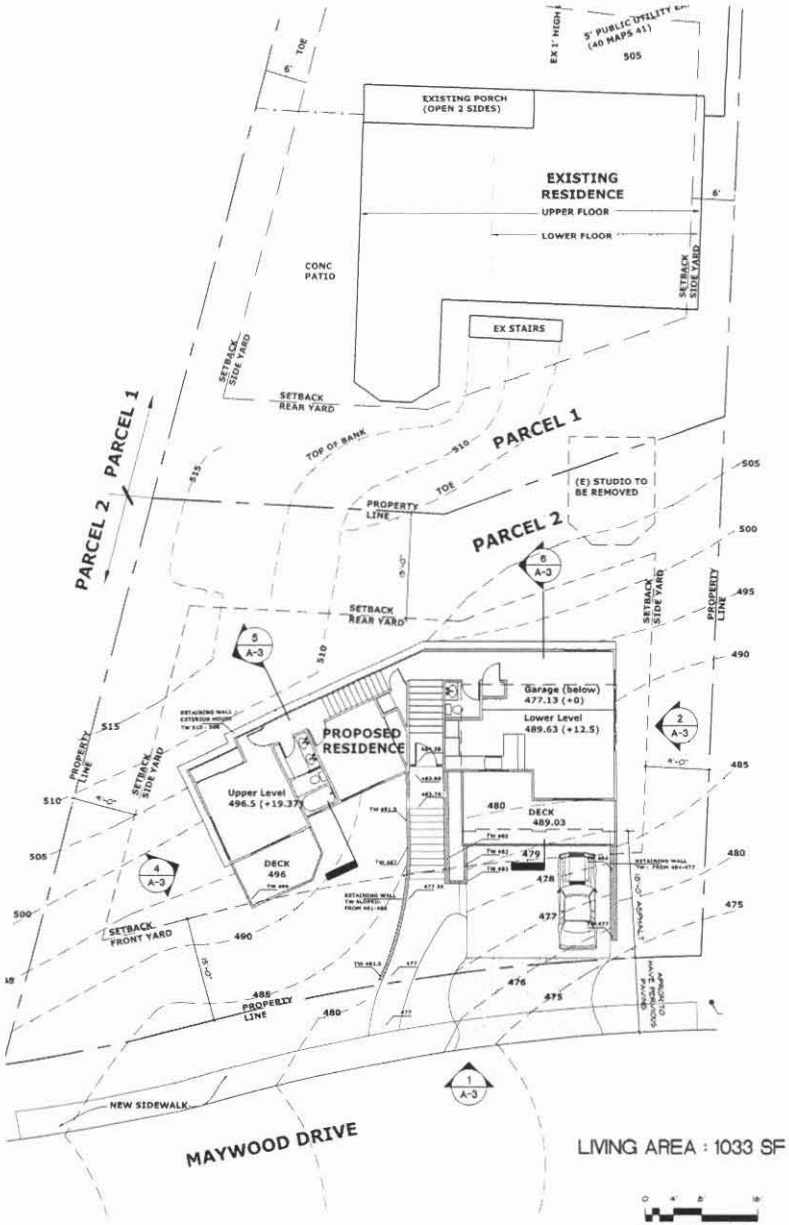
M-DESIGNS ARCHITECTS
4074 FABIAN WAY,
Suite #1
Palo Alto, CA
www.mdesignsarchitects.com
Ph: 650-565-8018 FAX: 650-521-7889

ADAM RESIDENCE
1109 ALOMAR WAY
BELMONT, CA 94002

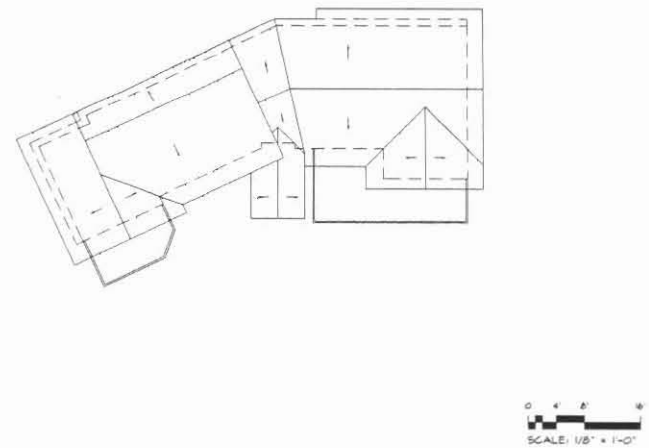
SITE PLAN
TREE DATA

01.07.08

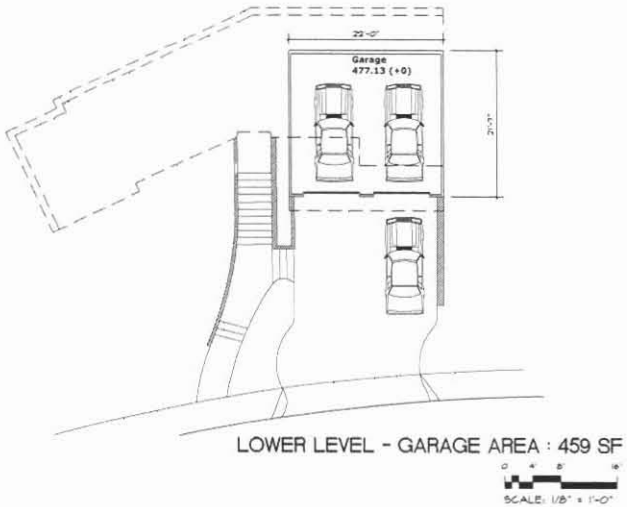
A-1



FLOOR PLAN: UPPER LEVEL - LIVING AREA | 1/8":1'-0" | 12



ROOF PLAN | 1/8":1'-0" | 2



FLOOR PLAN: LOWER LEVEL - GARAGE | 1/8":1'-0" | 4

DATE	REVISION
DATE	PLANNING DEPT SUBMITTAL

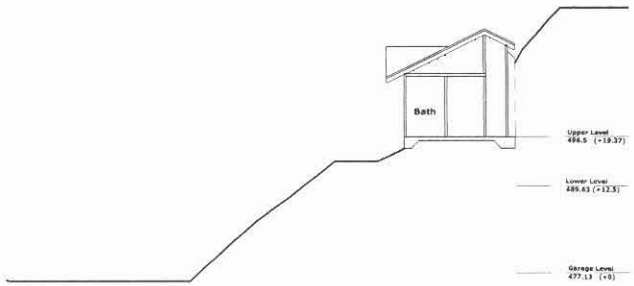
M-DESIGNS ARCHITECTS
M-DESIGNS ARCHITECTS
4074 FABIAN WAY,
Suite #1
Palo Alto, CA

ADAM RESIDENCE
1109 ALOMAR WAY
BELMONT, CA 94002

FLOOR PLANS, ROOF PLAN

01.07.08

A-2

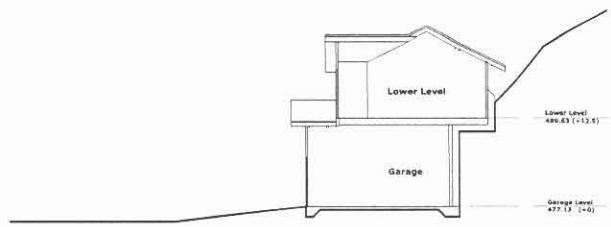


SCALE: 1/8" = 1'-0"

CROSS SECTION A-A | 1/8":1'-0" | 5

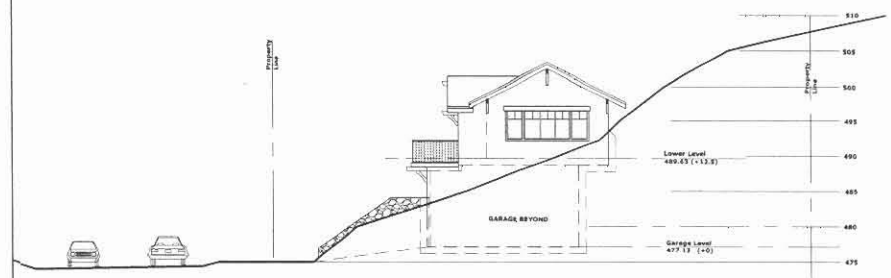
SCALE: 1/8" = 1'-0"

FRONT ELEVATION (MAYWOOD DRIVE) | 1/8":1'-0" | 1



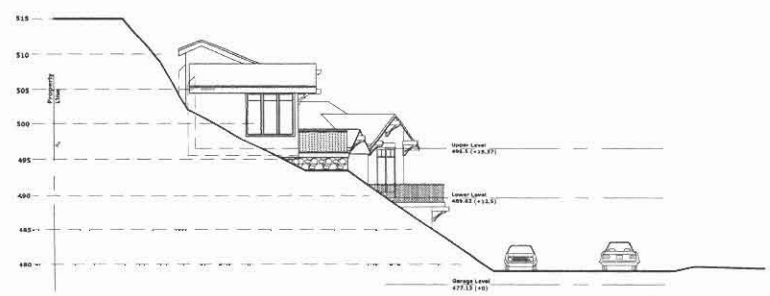
SCALE: 1/8" = 1'-0"

CROSS SECTION B-B | 1/8":1'-0" | 6



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

RIGHT SIDE ELEVATION | 1/8":1'-0" | 2



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

LEFT SIDE ELEVATION | 1/8":1'-0" | 4

DATE	REVISION
DATE	PLANNING DEPT SUBMITTAL

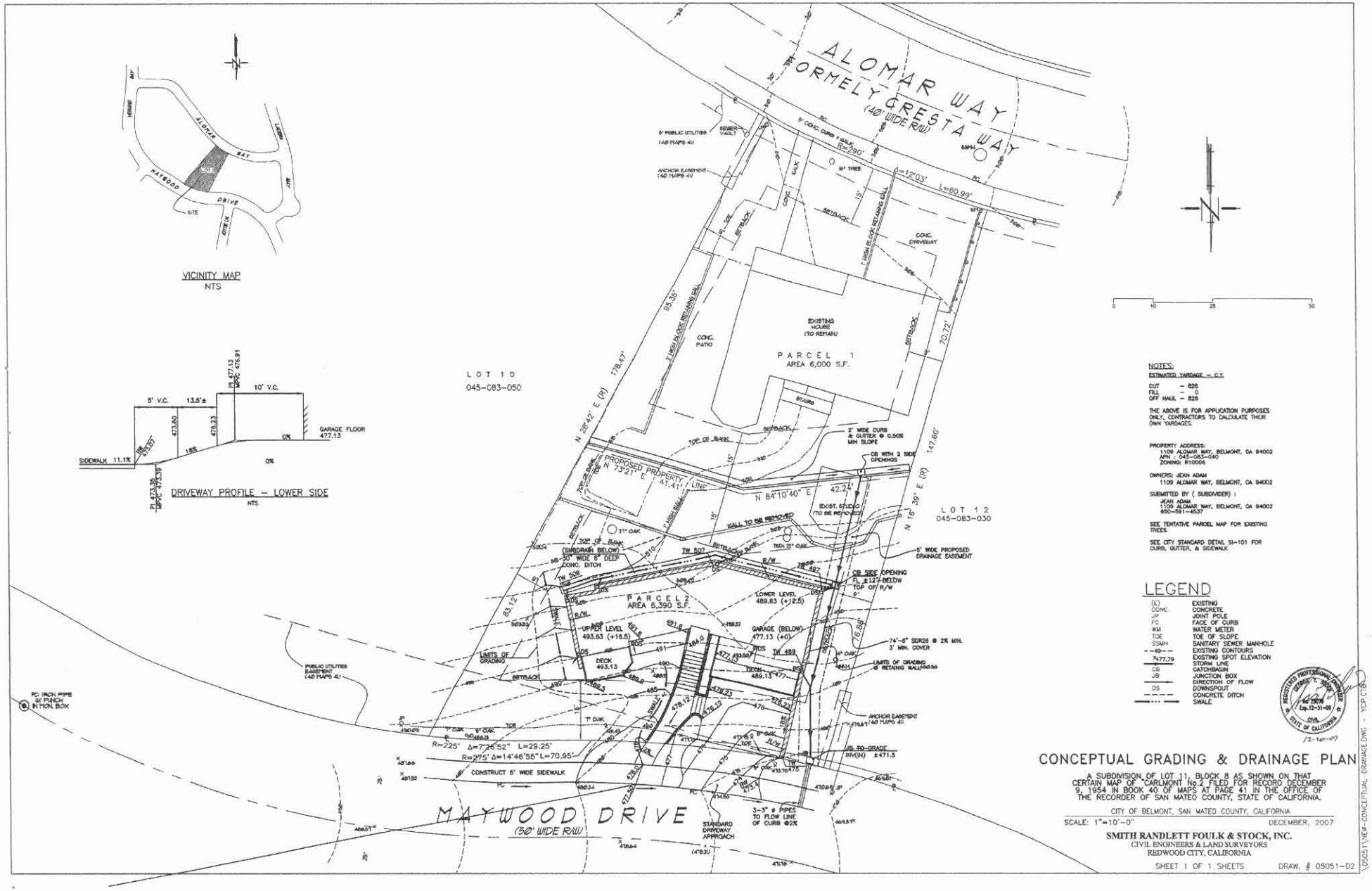
M·DESIGNS ARCHITECTS
M·DESIGNS ARCHITECTS
4074 FABIAN WAY,
Suite #1
Palo Alto, CA
www.mdesignsarchitects.com
info@mdesignsarchitects.com
PH: 650-545-9036 FAX: 949-625-7883

ADAM RESIDENCE
1109 ALOMAR WAY
BELMONT, CA 94002

ELEVATIONS AND SECTIONS

0107.08

A-3



VICINITY MAP
NTS

DRIVEWAY PROFILE – LOWER SIDE
NTS

NOTES:

ESTIMATED YARDAGE – C.Y.

CUT – 828
FILL – 0
OFF HAUL – 828

THE ABOVE IS FOR APPLICATION PURPOSES ONLY. CONTRACTORS TO CALCULATE THEIR OWN YARDAGES.

PROPERTY ADDRESS:
1109 ALOMAR WAY, BELMONT, CA 94002
APN : 045-083-040
ZONING: R10006

OWNERS: JEAN ADAM
1109 ALOMAR WAY, BELMONT, CA 94002

SUBMITTED BY (SUBDIVIDER) :
JEAN ADAM
1109 ALOMAR WAY, BELMONT, CA 94002
650-591-4537

SEE TENTATIVE PARCEL MAP FOR EXISTING TREES.

SEE CITY STANDARD DETAIL SI-101 FOR CURB, GUTTER, & SIDEWALK

LEGEND

(E)	EXISTING
CONC.	CONCRETE
JP	JOINT POLE
FC	FACE OF CURB
WM	WATER METER
TOE	TOE OF SLOPE
SSMH	SANITARY SEWER MANHOLE
480	EXISTING CONTOURS
×477.79	EXISTING SPOT ELEVATION
SD	STORM LINE
CB	CATCHBASIN
JB	JUNCTION BOX
	DIRECTION OF FLOW
DS	DOWNSPOUT
	CONCRETE DITCH
	SWALE

REGISTERED PROFESSIONAL ENGINEER
ROBERT L. SMITH
No. 29011
Exp. 12-31-08
CIVIL
STATE OF CALIFORNIA
12-10-07

CONCEPTUAL GRADING & DRAINAGE PLAN

A SUBDIVISION OF LOT 11, BLOCK 8 AS SHOWN ON THAT CERTAIN MAP OF "CARLMONT No.2 FILED FOR RECORD DECEMBER 9, 1954 IN BOOK 40 OF MAPS AT PAGE 41 IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

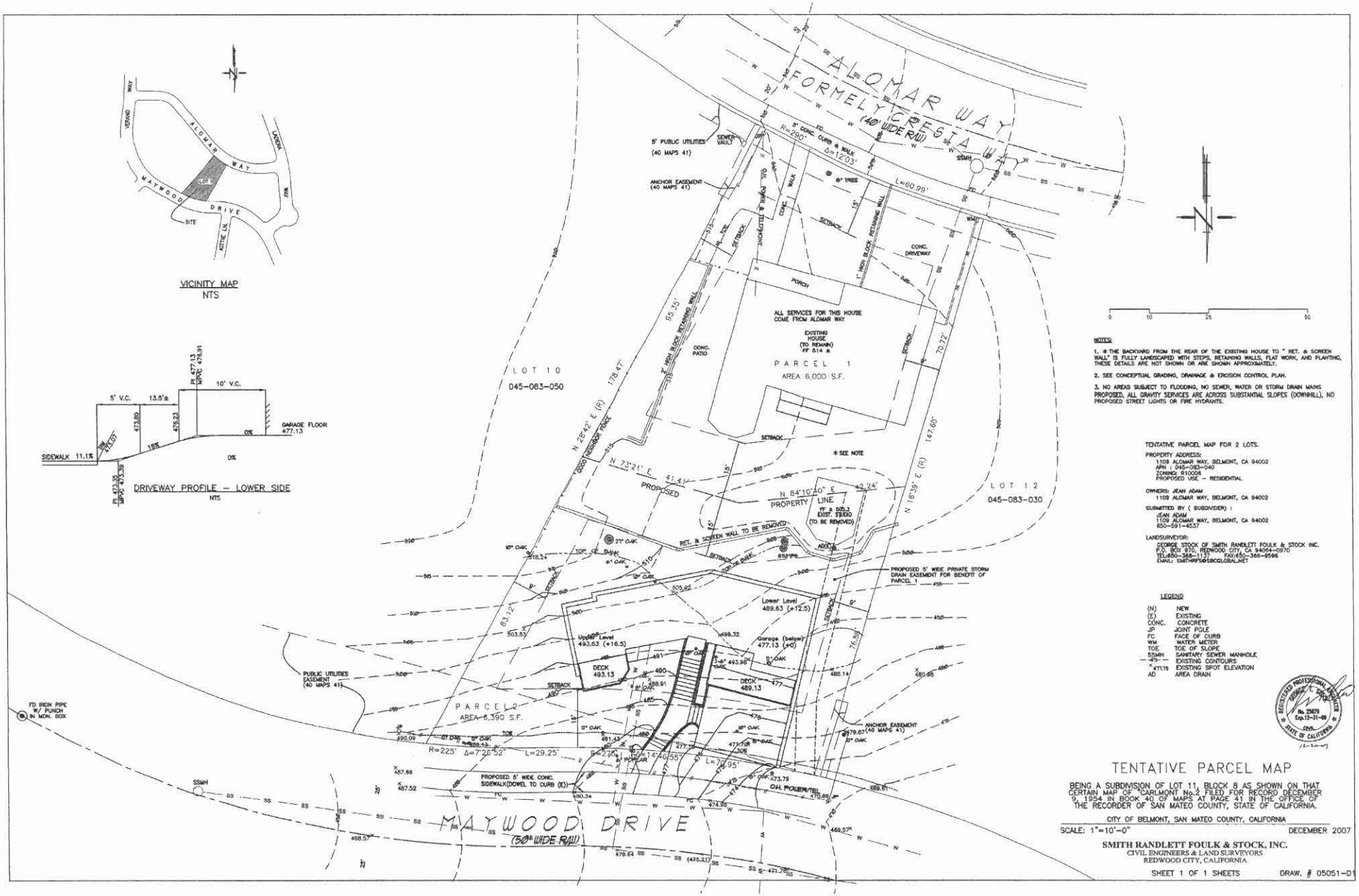
CITY OF BELMONT, SAN MATEO COUNTY, CALIFORNIA

SCALE: 1"=10'-0" DECEMBER, 2007

SMITH RANDLETT FOULK & STOCK, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REDWOOD CITY, CALIFORNIA

SHEET 1 OF 1 SHEETS DRAW. # 05051-D2

\05051\NEW-CONCEPTUAL - DRAINAGE.DWG - YCP.CTB



VICINITY MAP
NTS

DRIVEWAY PROFILE – LOWER SIDE
NTS

0 10 25 50

NOTES:

1. ✱ THE BACKYARD FROM THE REAR OF THE EXISTING HOUSE TO " RET. & SCREEN WALL" IS FULLY LANDSCAPED WITH STEPS, RETAINING WALLS, FLAT WORK, AND PLANTING, THESE DETAILS ARE NOT SHOWN OR ARE SHOWN APPROXIMATELY.
2. SEE CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN.
3. NO AREAS SUBJECT TO FLOODING, NO SEWER, WATER OR STORM DRAIN MAINS PROPOSED, ALL GRAVITY SERVICES ARE ACROSS SUBSTANTIAL SLOPES (DOWNHILL), NO PROPOSED STREET LIGHTS OR FIRE HYDRANTS.

TENTATIVE PARCEL MAP FOR 2 LOTS.

PROPERTY ADDRESS:
1109 ALOMAR WAY, BELMONT, CA 94002
APN : 045-083-040
ZONING: R1000B
PROPOSED USE – RESIDENTIAL

OWNERS: JEAN ADAM
1109 ALOMAR WAY, BELMONT, CA 94002

SUBMITTED BY (SUBDIVIDER) :
JEAN ADAM
1109 ALOMAR WAY, BELMONT, CA 94002
650-591-4537

LANDSURVEYOR:
GEORGE STOCK OF SMITH RANDLETT FOULK & STOCK INC.
P.O. BOX 970, REDWOOD CITY, CA 94064-0970
TEL:650-366-1137 FAX:650-366-9596
EMAIL: SMITHRFS@SBCGLOBAL.NET

LEGEND

(N)	NEW
(E)	EXISTING
CONC.	CONCRETE
JP	JOINT POLE
FC	FACE OF CURB
WM	WATER METER
TOE	TOE OF SLOPE
SSMH	SANITARY SEWER MANHOLE
-45-	EXISTING CONTOURS
x 471.79	EXISTING SPOT ELEVATION
AD	AREA DRAIN

REGISTERED PROFESSIONAL ENGINEER GEORGE T. STOCK No. 23679 Exp.12-31-08 CIVIL STATE OF CALIFORNIA

TENTATIVE PARCEL MAP

BEING A SUBDIVISION OF LOT 11, BLOCK 8 AS SHOWN ON THAT CERTAIN MAP OF "CARLMONT No.2 FILED FOR RECORD DECEMBER 9, 1954 IN BOOK 40 OF MAPS AT PAGE 41 IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

CITY OF BELMONT, SAN MATEO COUNTY, CALIFORNIA

SCALE: 1"=10'-0" DECEMBER 2007

SMITH RANDLETT FOULK & STOCK, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REDWOOD CITY, CALIFORNIA

SHEET 1 OF 1 SHEETS DRAW. # 05051-D1

CITY OF BELMONT
TREE REMOVAL APPLICATION
CITY CODE CHAPTER 25

I, the undersigned owner/contractor of the property herein described, apply for a tree removal permit. The following information is accurate and true to the best of my knowledge.

LOCATION OF PROPERTY: Address 1109 ALOMAR
Description: Lot _____ Block _____ Sub. _____
Assessor's parcel number _____

TREE(s) TO BE REMOVED: Total amount of trees 1
Types (common names) OAK
Location (front, rear, side, etc.) REAR YARD

DIAMETER of trunk(s) at 54 inches above the ground level: 36"

REASON FOR REMOVAL: TREE IS DEAD AND WILL G - RECOMMEND REMOVAL ASAP

SIGNATURE Steven Adams
ADDRESS 1109 Alomar Way Belmont CA 9400
PHONE 650-591-4537 DATE 3-22-05

PERMIT

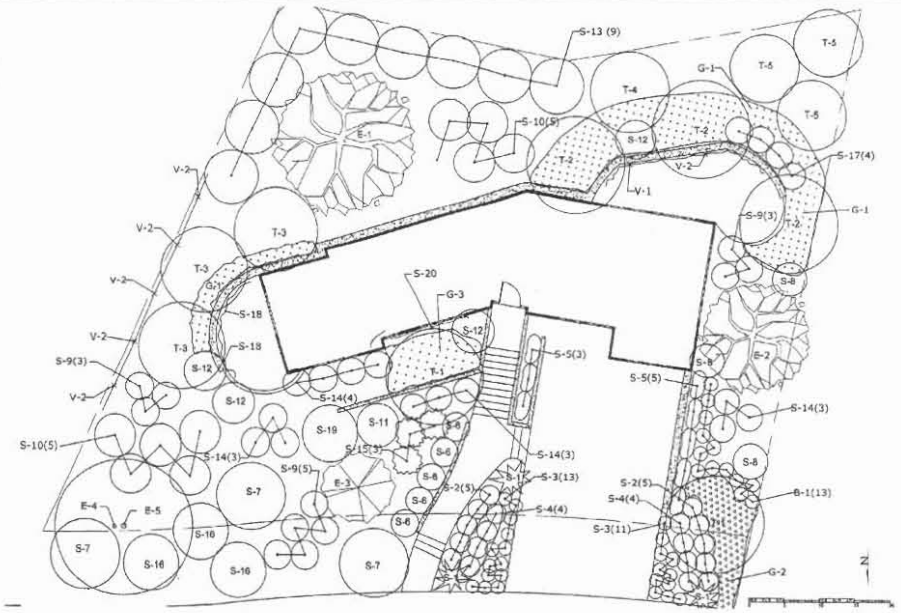
PERMIT FEE: (includes inspection)..... $10.00
REMOVAL FEE: ($50 per tree removal)..... $
TOTAL FEES $

INSPECTED BY: _____
APPROVED BY: _____ City Manager/Designate DATE: 3-22-05

CONDITIONS: (if any) PLANT 1 - 15 GALLON TREE

A. THIS PERMIT IS VALID FOR ONLY THIRTY (30) DAYS FROM DATE OF ISSUANCE.
B. TREES MAY BE REMOVED ONLY AFTER A BUILDING PERMIT HAS BEEN ISSUED.
C. CONTRACTOR MUST NOTIFY THE BELMONT POLICE DEPARTMENT PRIOR TO ANY APPROVED TREE REMOVAL WHICH IS TO OCCUR DURING A WEEKEND AND/OR HOLIDAY PERIOD.
D. THIS PERMIT MUST BE AVAILABLE AT THE SITE OF WORK AT ALL TIMES DURING THE JOB.
E. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DISPOSE OF TREE DEBRIS BY HAULING TO A SUITABLE DISPOSAL SITE. VIOLATION IS SUBJECT TO PROSECUTION.
F. UNAUTHORIZED TREE REMOVAL MAY BE PUNISHABLE UNDER CONDITIONS AS SET FORTH IN CHAPTER 25 OF THE BELMONT CITY CODE.

PERMIT NO. _____



Plant Legend

Code	Quantity	Size	Botanical Name	Common Name	Remarks
Trees					
	2	24 " Box	T- 1 Cercis 'Forest Pansy'	Forest Pansy Redbud	
	3	24 " Box	T- 2 Acer palmatum 'Fireglow'	Fireglow Japanese Maple	
	3	24 " Box	T- 3 Cornus kousa	Western Dogwood	or 'Eddie's White Wonder'
	1	24 " Box	T- 4 Prunus 'Snowfozam' Snow Fountain	Snow Fountain TM Cherry tree	Contained variety
	3	24 " Box	T- 5 Arbutus unedo	Strawberry Tree	
Shrubs					
	3	5 Gallon	S- 1 Phormium tenax 'Tarakinense'	New Zealand Flax	
	10	1 Gallon	S- 2 Stipa tenuissima	Mexican Feather Grass	
	24	1 Gallon	S- 3 Carex oshimensis 'Evercol Curls'	Evercol Curls Sedge	
	8	1 Gallon	S- 4 Lavendula a. 'Hidcote Blue'	Hidcote Blue Lavender	
	8	1 Gallon	S- 5 Rosmarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	
	5	5 Gallon	S- 6 Loropetalum c. 'Plum's Red'	Loropetalum	
	3	5 Gallon	S- 7 Ceanothus 'Dark Star'	California Lilac	
	5	5 Gallon	S- 8 Mahonia 'Golden Abundance'	Mahonia	
	11	5 Gallon	S- 9 Ribes sanguineum	Red Flowering Currant	
	10	5 Gallon	S-10 Arcetnos stellis	Bear's Breeches	
	1	5 Gallon	S-11 Syringa persica	Persian Lilac	
	4	5 Gallon	S-12 Daphne odora 'Marginata'	Winter Daphne	
	9	5 Gallon	S-13 Xylosma congestum	Xylosma	
	13	5 Gallon	S-14 Nandina 'Firepower'	Dwarf Heavenly Bamboo	
	3	5 Gallon	S-15 Dietes vegeta	Butterfly Iris	
	3	5 Gallon	S-16 Plumbago ae. 'Royal Cape'	Plumbago	
	4	5 Gallon	S-17 Coreopsis pulchrum 'Sunset Gold'	Sunset Gold Coreopsis	

Code	Quantity	Size	Botanical Name	Common Name	Remarks
	2	5 Gallon ESP	S-18 Camellia sasanqua 'Apple Blossom'	Camellia	Espaliered specimen OS num.
	1	5 Gallon	S-19 Cotinus coggygria 'Royal Purple'	Royal Purple Smoketree	
	1	5 Gallon	S-20 Loropetalum chinese	Loropetalum	
Ground covers					
	20	1 Gallon	G- 1 Aeonoxtylon frut. 'Emerald Carpet'	Monarchs Emerald Carpet	
	20	1 Gallon	G- 2 Zauschneria californica	California Fuchsia	
	40	1 Gallon	G- 3 Sisyrinchium bellum	Blue Eyed Grass	
Vines					
	2	5 Gallon	V- 1 Hydrangea anomala petiolaris	Climbing Hydrangea	
	3	5 Gallon	V- 2 Hardenbergia vio. 'Happy Wanderer'	Lilac Vine	
	1	5 Gallon	V- 3 Clematis montana var. rubens	Anemone Clematis	
Bulbs					
	13	1 Gallon	B- 1 Crocosmia 'Lucifer'	Lucifer Crocosmia	

PRINTED ON CLEARPRINT 1000H

REVISIONS	BY

California Gardens
www.california-gardens.com (650) 637-9400

PLANTING PLAN

Adam Residence
1109 Alomar Way
Belmont, CA 94002

DRAWN L Yellimed
CHECKED
DATE 24 June 05
SCALE 1/8" = 1'
JOB NO.
SHEET
OF SHEETS

Irrigation Plan
Parts List

GENERAL DESCRIPTION

This is a two-circuit, above ground, low-flow, drip irrigation system. Water duration and timing are controlled by a below-surface moisture sensor. The timer is passive in that it is always "on", serving as a required connection and distribution hub. The configuration was chosen to conserve water, eliminate erosion associated with the 30 degree slope, and accomodate both average and low-water-use plants.

INSTALLATION MATERIALS BY CIRCUIT

CIRCUIT #1 (9.9 GPM)

LEGEND	QTY	DESCRIPTION	ALTERNATE	
	1	3/4" Rain Bird Automatic Valve APAS-075	CP-075	CPF-075
RK	1	RC-KIT Riser Connection Kit Rain Bird		
	17	1/2" Blank Tubing (ft) T63-100		
	100	Galvanized Stakes, 1/2" 6550-10PK		
	850	1/2" Emitter Tubing (ft) E063918-100		
	20	1/2" Barbed Elbows B650-4PK		
	40	1/2" Barbed Tees B750-4PK		
	2	3/4" MPT Male Adapter, 3/4"		
	20	Slip x Slip Elbow, 3/4"		
	30	Slip x Slip x Slip Tee, 3/4"		

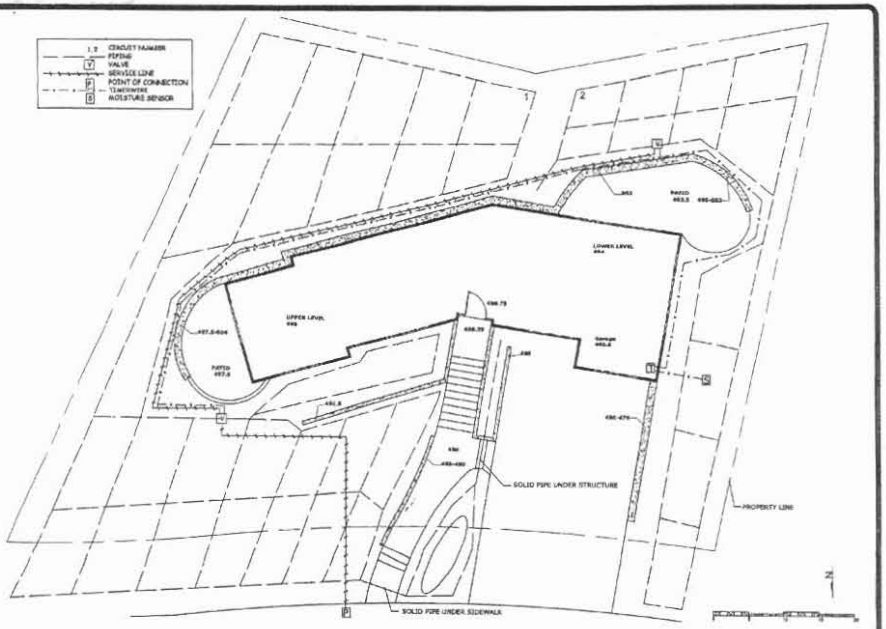
CIRCUIT #2 (4.8 GPM)

LEGEND	QTY	DESCRIPTION	ALTERNATE	
	1	3/4" Rain Bird Automatic Valve APAS-075	CP-075	CPF-075
RK	1	RC-KIT Riser Connection Kit Rain Bird		
	17	1/2" Blank Tubing (ft) T63-100		
	40	Galvanized Stakes, 1/2" 6550-10PK		
	450	1/2" Emitter Tubing (ft) E063918-100		
	18	1/2" Barbed Elbows B650-4PK		
	18	1/2" Barbed Tees B750-4PK		
	5	3/4" MPT Male Adapter, 3/4"		
	19	Slip x Slip Elbow, 3/4"		
	12	Slip x Slip x Slip Tee, 3/4"		

SHOPPING LIST BOTH CIRCUITS

LEGEND	QTY.	DESCRIPTION	PN	ALTERNATE	
		DRIP SYSTEM			
	2	Riser connection Kit	Rain Bird RC-KIT		
	1	1/2" Blank Tubing (100')	T63-100		
	13	1/2" Emitter Tubing (100')	E063918-100		
	14	Galvanized Stakes, 1/2" (pkg w/10)	6550-10PK		
	10	1/2" Barbed Elbows (pkg w/4)	B650-4PK		
	18	1/2" Barbed Tees (pkg w/4)	B750-4PK		
		AUTOMATIC VALVES			
V	2	3/4" Automatic Valve	Rain Bird APAS-075	CP-075	CPF-075
		CONNECTING PIPE			
	1	3/4" FPT Compression Tee, for Copper 1"			
	1	3/4" Master Shutoff valve			
	3	3/4" MPT Male Adapter, 3/4"			
	25	PVC Pipe, Schedule 40 (10' length), 3/4"			
	25	Slip x Slip Coupler, 3/4"			
	35	Slip x Slip Elbow, 3/4"			
		CONTROL			
T	1	4 Station Timer	Rain Bird ESM-4	ESA-304	
S	1	Soil moisture sensor	Acclima RS500		
		SPRINKLER PIPE/FITTINGS			
	4	3/4" MPT Male Adapter, 3/4"			
	42	Slip x Slip x Slip Tee, 3/4"			

- Valves, wire and pipe are indicated on the drawing for graphic clarity. Locate as appropriate.
- Pressure regulator between city supply and irrigation system is needed to maintain 60 to 65 PSI
- System designed at maximum circuit flow of 15 GPH.
- Installer to comply with local plumbing codes pertaining to backflow protection and service line connection.
- *All* components are Rainbird except generic materials and as noted
- Quantities of generic materials are approximate.
- Emitter tubing has water outlets spaced 18" apart flowing at 0.9 GPH each.



GENERAL SPECIFICATIONS

California Gardens is a landscape design company and an Associate Member of APLD (Association of Professional Landscape Designers).

This planting design has been prepared in accordance with Section 5641 of the California Landscape Architects Practice Act. Incidental hardscape elements have been included in artistic representations only to illustrate the conceptual ideas presented and are subject to design by appropriate related professionals such as a Civil Engineer or a California-licensed Landscape Contractor where required. The services of such related professionals are also needed whenever a plan involves the design or detailing of retaining walls, drainage and grading systems, irrigation systems to deal with dry areas, and swimming pools and ponds.

1. PLANS AND SPECIFICATIONS
These drawings are intended for building permit application, design review, and cost projection purposes only. Drawings are general in nature, with the expressed intent to communicate an overall design concept and establish certain design parameters. Contractor shall visit the site and become familiar with the existing conditions. By submitting a bid, contractor accepts the conditions under which work will be performed. Specific construction techniques used in the execution of this design are the sole responsibility of the contractor.

All measurements shown on drawings are approximate and should be adjusted as necessary to site conditions. Drawings are intended to convey a design concept for clarifications and dimensions take precedence over scale shown on plans. All dimensions and site conditions are to be reviewed with designer before construction begins. Any error or discrepancy in or between the plans that become apparent to the contractor shall be referred to the landscape designer for adjustment before work proceeds.

2. GENERAL SITE PROTECTION
Landscape Contractor is responsible for repair or replacement of any damage to existing paving, plants, buildings or other site furnishings.

3. PROTECTION OF EXISTING TREES
A licensed arborist shall evaluate the health of all major trees to remain on site. Prior to commencing any general and landscape construction, contractor shall install a 6'-0" high temporary chain link fence at drip line of all existing trees. "Do Not Enter" signs with letters at a minimum of 2"high are to be posted on each enclosure. Do not irrigate, compact area, or alter existing grade within drip line. Do not store any materials in the area. Contractor shall repair fences as needed during construction and fences are to be removed only after completion of all construction. Trenches shall be dug by hand within tree drip lines and roots larger than ½" diameter shall be tunneled under. Tree removal must not jeopardize trees that will remain. All disposal and dumping of any soils or fluids, including washouts of concrete is to be made in designated disposal area (see #25). All roots greater than 1 inch in diameter that have been damaged should be pruned cleanly prior to back filling or leaving the site.

4. SUBCONTRACTORS
The landscape contractor shall submit to the owner a list of his subcontractors with details of the work to be performed by each party. In addition, the landscape contractor will be responsible for communicating all specifications to the subcontractors and ensuring their compliance.

5. INSURANCE
The contractor and subcontractor shall provide, maintain, and pay for public liability, property damage, employer's liability, and workmen's compensation insurance. The policies shall cover premises liability, operations liability, auto and truck liability, and completed operations coverage.

6. EXISTING UTILITY LINES
The contractor shall verify the location of all existing utilities with the owner prior to commencing work and shall be familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for cost incurred due to damage and replacement of said utilities. Call 1-800-227-2600 prior to excavation (see www.usanorth.org)

7. LEGAL REQUIREMENTS
All work shall meet or exceed local, state, and federal codes and standards. All permits are the responsibility of owner or landscape contractor.

8. QUALITY OF MATERIALS
All materials, parts, and equipment furnished by the contractor shall be new, high grade, and free from defects and imperfections unless stated otherwise in a written proposal approved by owner.

9. WARRANTY
Contractor shall provide prompt follow-up service for a minimum period of six months. This warranty is to cover any flaws or errors in the irrigation and installation work performed.

10. SAFETY NOTICES
The contractor shall provide, install, and maintain warning signs, temporary fences, lights and/or safety devices that may be required during installation of these plans.

11. GRADING AND DRAINAGE
Where no grading detail is included in these plans, all areas shall have a smooth and continual grade between existing or fixed controls (i.e. walks, curbs, or catch basins), and elevations shown. Rake and level shall be done to obtain true and even surface and to maintain continuous and even drainage away from structures. Soil is to slope at a minimum of 2% grade for the first 10' away from house walls. All paved areas are to slope at a minimum of 1%. Contractor is responsible for design and installation of adequate drainage for entire area shown in these plans. Beyond any noted drainage specifications, drainage shall be the field decision of the landscape contractor.

12. EXISTING VEGETATION
Landscape contractor shall identify and demolish all unwanted vegetation, either by application of herbicides or physical removal. A re-visit 3-6 months later shall be made for follow-up removal.

13. SOIL PREPARATION
With the exception of slopes, the areas to be landscaped shall be rototilled to a depth of 8-8" inches. A uniform three-inch layer of an approved soil amendment consisting of 30% sterilized redwood sawdust, 10% river sand, and 70% organic compost shall be rototilled in until thoroughly incorporated with native soil. Tamp all amended and rototilled areas to minimize future settling of soil.

14. IRRIGATION
All irrigation practices shall conform to local codes. Layout of irrigation system will provide adequate water to the planting plan while giving due consideration to slanted and exposed areas. The irrigation system will have its own mainline. The designer shall approve the location of valves and hose bibs. Irrigation mainline shall be schedule 40PVC installed at 18" depth. Valves shall be from Richdel, Toro, Rainbird, or Weathermatic. Lateral lines shall be schedule 40 PVC installed at 10" depth (or according to local code). Ensure head to head coverage with little or no over spray. Spray heads shall be set level in turf, along paths and at borders. The controller shall be a multi-programmable, digital, solid-state type (Hardy, Irritrol or Rainbird).

15. SLEEVING
Landscape contractor to put 2" - 4" I.d. minimum PVC under all paved areas where required for future electrical and irrigation lines and locations marked with flags.

16. CONCRETE
Concrete to be 4" thick under paths and 6" thick under driveways with #3 rebar at 18" on-center spacing in both directions. Use class II base rock as needed (4" minimum) under foundation, compacted to approx 90%. Remove all soil generated from construction process.

17. FLAGSTONE OR BRICK ON CONCRETE
All flagstone to be laid on top of 4" concrete foundation with maximum 2" joints for random stone and 3/8-1/2" spacing for cut stone or brick. Verify with designer.

18. FLAGSTONE ON BASE ROCK
All flagstone (minimum 18-24") to be laid on top of 3" class II compact base rock foundation. Edges are to be worked to maintain consistent 2" spacing and infill spaces with gold fines. Verify with designer.

19. FLAGSTONE ON SAND
All flagstone (minimum 18-24" large) to be laid on top of a 3" siver washed sand foundation. Work edges to a minimum 3" spacing and infill spaces with planting soil. Verify with designer.

20. PEA GRAVEL
Pea gravel is to be installed on top of a 3" compact Class II base rock foundation to a depth of 2".

21. ASPHALT
Paving to be 6" class II base rock with 2" asphaltic concrete compacted to 90%.

22. ELECTRICAL
Verify location of fixtures with designer on site after paving installation. All low voltage wiring shall use galvanized conduit 6" below grade or plastic conduit 18" below grade, or as per code. Location of low voltage transformer is to be verified with designer. Locate low voltage cable close to walkways wherever possible to protect cable.

23. PLANTING
Final location of all plant material at site is to be checked by landscape designer prior to installation. Notify designer of delivery date and time at least two working days prior to arrival. Prior to placement, all plants are to be watered by submerging all 1 gallons or smaller in a bucket of water until bubbles stop. All plants shall be planted into holes 50% larger than container size. Broadcast Osmocote bedding plant food into holes for smaller plants and planting tablets for larger plants according to the label directions. Thoroughly tamp soil around plant. Form berms around 5 gallon and larger size plants and water thoroughly. Install 3" layers of amended 1/4" redwood chips as a mulch to entire planted area after planting, keeping the mulch 2" away from each plant crown.

24 LAWNS
Unless otherwise noted, edge all lawn areas with four-ply, laminated 1/4" by 4" Trex or redwood header board. Soil is to be compacted on both sides of the headers to assure that headers do not rise up above settled soil. All lawns shall be blindfolion tall fescue sod.

25 CLEAN UP OF SITE
Remove ALL debris from site, including small pieces of cement, nails, small wood scraps, razor blades, food containers, cigarette butts, chunks of brick, etc. Contractor, in conjunction with homeowner and designer, shall designate a disposal area for dumping of any soils, fluids or washouts. It is the responsibility of each contractor to remove from the site any toxic materials generated by their work. Clean-up instructions must be strictly followed.

26. PRE-EMERGENT HERBICIDE APPLICATION
Consult designer prior to applying pre-emergent herbicide as some plant species, bulbs and seeded areas may be adversely affected.

27. ADDITIONAL WORK
No new work of any kind shall be considered "over and above bid" unless a separate written estimate is given for said work. Written authorization by property owner shall be obtained before commencing additional work.

28. BIDS/ESTIMATES
Contractor shall examine site to verify all dimensions and conditions prior to submitting a bid/estimate. Contractor shall report immediately any errors or omissions to designer or owner for clarification.

29. GENERAL CONDUCT
Radios shall not be audible by homeowner or next door neighbors. Smoking is prohibited on the work site. Clean and sweep area at end of each workday. Protect installed hardscape areas with plastic sheeting until work is completed.

All services rendered by designer are professional opinions and recommendations made in accordance with generally accepted practices. The designer will provide the owner with professional advice, opinions and recommendations based on the designer's observations for contractor's performance. However, designer shall be in no way responsible for controlling the activity of contractor, or be held in any way liable for work of contractors or sub-contractors.

Conceptual only. Availability of materials and suitability of methods are the responsibility of the installer and should be investigated prior to submission of bid

PRINTED ON CLEARPRINT 1000H

REVISIONS	BY

California Gardens
www.california-gardens.com (650) 637-9400

IRRIGATION PLAN & GENERAL SPECIFICATIONS

Adam Residence
1109 Alomar Way
Belmont, CA 94002

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS