

TANG RESIDENCE NEW 2-STORY SINGLE FAMILY HOUSE

751 VISTA DRIVE,
REDWOOD CITY, CA 94062

PROJECT SUMMARY:

- PROJECT OWNER: LISA AND RAYMOND TANG
- PROJECT ADDRESS: 520 LAKEVIEW WAY, EMERALD HILLS, CA 94062 (510) 709-6381
- APN# 057-299-7520
- ZONING DISTRICT: RH/DR
- OCCUPANCY GROUP: R-3/U
- CONSTRUCTION TYPE: V-B
- LOT SIZE: 20,750 SF
- LOT COVERAGE: 2,975 SF
- (N) LIVING SPACE : 1ST FLOOR: 2,838 SF
2ND FLOOR: 1,367 SF
- TOTAL LIVING SPACE: 4,205 SF
- (N) BASEMENT/GARAGE (ATTACHED): 838 SF
- (N) 5 BEDROOMS, 1 OFFICE AND 6 BATHROOMS

- LOT SIZE = 20,750 SF
- MAX LOT COVERAGE = 0.25X20,750=5,187.5 SF
- MAX FLOOR AREA = 0.3X20,750=6,225 SF

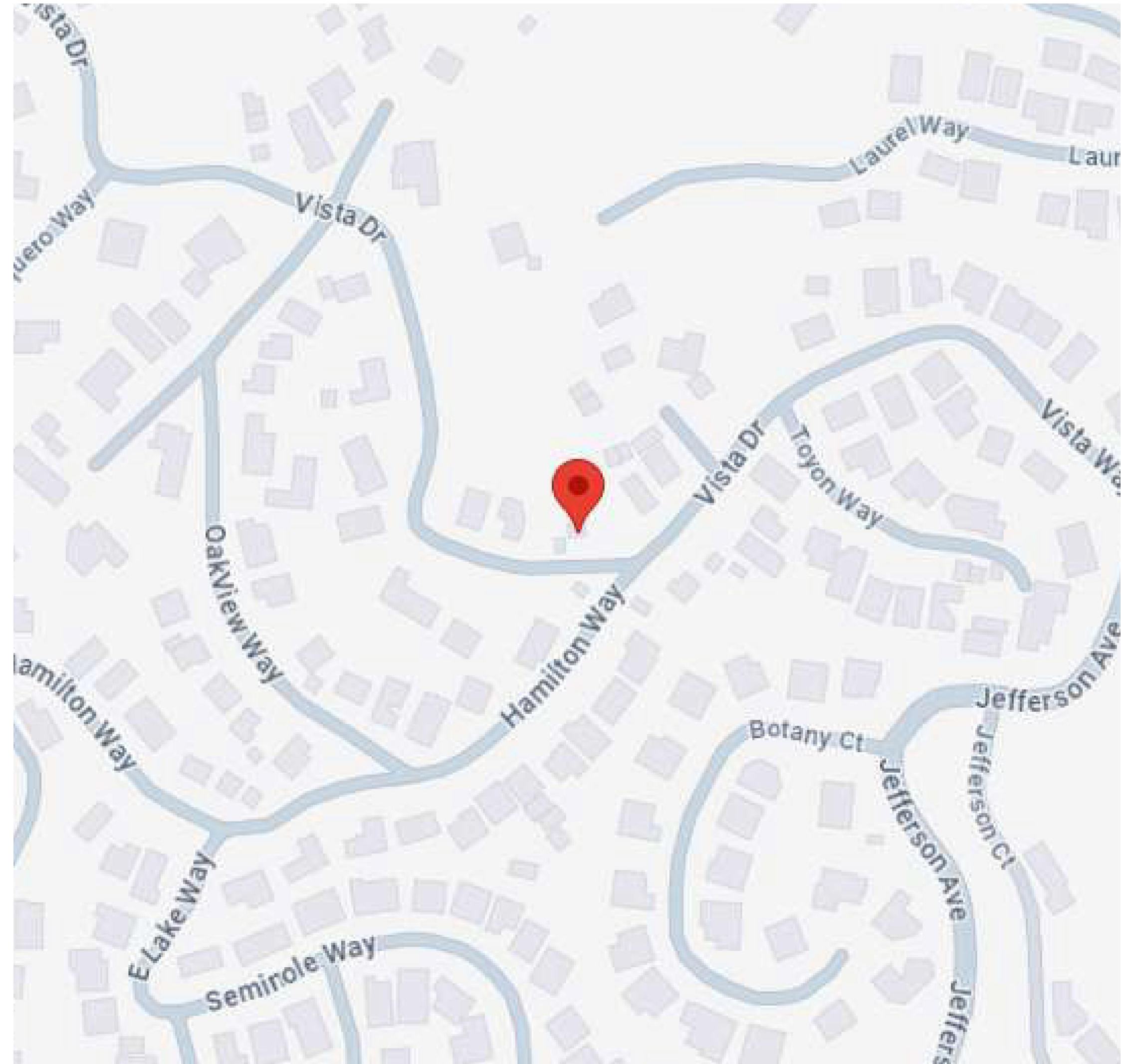
COMPLIANCE CODES:

1. THE 2022 CALIFORNIA BUILDING CODE
2. THE 2022 CALIFORNIA RESIDENTIAL CODE
3. THE 2022 CALIFORNIA EXISTING BUILDING CODE
4. THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
5. THE 2022 CALIFORNIA MECHANICAL CODE.
6. THE 2022 CALIFORNIA ELECTRICAL CODE.
7. THE 2022 CALIFORNIA PLUMBING CODE.
8. THE 2022 CALIFORNIA ENERGY CODE.
9. THE 2022 CALIFORNIA FIRE CODE.
10. THE CURRENT SAN MATEO COUNTY MUNICIPAL CODE

DRAWING INDEX:

- A-0 COVER SHEET
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VICINITY MAP: (N.T.S.)



SCOPE OF PROJECT:

1. NEW 2-STORY SINGLE FAMILY:
1ST FLOOR: 2,838 SF, 2ND FLOOR: 1,367 SF, WITH 5 BEDROOMS, 1 OFFICE AND 4 BATHROOMS, AND ATTACHED GARAGE/BASEMENT 838 SF

CONSULTANTS:

DESIGNER: T C HOME DESIGN
1071 KENSINGTON DRIVE,
FREMONT, CA 94539
PHONE: (510) 709-7968
E-MAIL: tchomedesign2@yahoo.com

ENGINEERING: XU ENGINEERING
339 BARTON DRIVE
FREMONT, CA 94536
PHONE: (510) 676-2733
FAX: (510) 794-2930
E-MAIL: xuengineering@yahoo.com

GEOTECHNICAL ENGINEERING: FRANK LEE & ASSOCIATES
GEOTECHNICAL CONSULTANTS
10 KOOTENAI COURT, FREMONT, CA 94539
(510) 676-5859

DEFERRED SUBMITTAL:

1. TRUSS DESIGN AND CALCULATIONS
2. PV SYSTEM
3. FIRE SPRINKLER SYSTEMS

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH COUNTY OF SAN MATEO CONSTRUCTION ORDINANCES AND THE CODES LISTED ON THIS PAGE.
2. PLEASE NOTE THAT THE DRAWINGS AS PREPARED BY T C HOME DESIGN FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY TOWN/COUNTY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE CONSTRUCTABILITY OF THE PROJECT AS SHOWN ON THESE PLANS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN—BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS. ALL CONTRACTORS SHALL HOLD HARMLESS THE DESIGNER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, ALL PROPOSED DIMENSIONS, INCLUDING DRAINAGE AND UTILITY LINES AT PROJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE/SHE SHALL CONTACT THE DESIGNER (T C HOME DESIGN) FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE/SHE NEGLECTS TO ADHERE TO THIS PROCESS.
5. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
6. ALL ATTACHMENTS, CONNECTIONS OR FASTENINGS OF ANY NATURE ARE BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL

REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PROTECTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
8. THE APPLICANT SHALL INSTALL AN N.F.P.A. 1-3-D FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS FOR THE MAIN HOUSE AND ADJ. *RESIDENCE SPRINKLER HEADS SHALL BE USED IN THE DWELLING/GUEST PORTIONS OF THE BUILDING. THE SPRINKLER SYSTEM SHALL PROVIDE PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS: GARAGES, CARPORTS, BATHROOMS, CONCEALED SPACES, WATER HEATER/FURNACE ROOMS, CLOSETS, LAUNDRY ROOMS, ATTIC SPACES, UNDER WALKS, OR OVERHANGS, BALCONIES OR DECK GREATER THAN FOUR FEET IN DEPTH, FLOOR LANDINGS IF WHOLLY OR PARTIAL ENCLOSED, COVERED GUEST CARPORTS OR OTHER AREAS AS REQUIRED. FIRE SPRINKLER TEST WATER MUST DRAIN TO AN APPROPRIATELY-SIZED LANDSCAPED AREA.* PLANS SHOWING PIPING OF APES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.*
9. BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
10. FIRE DEPARTMENT ACCESS ROADWAY MUST BE MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
11. THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELLED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS:
• QUALITY INSULATION INSTALLATION (QII)
• INDOOR AIR QUALITY VENTILATION
• KITCHEN RANGE HOOD COOLING SYSTEM VERIFICATIONS:
• MINIMUM AIRFLOW
• VERIFIED EER
• VERIFIED SEER
• VERIFIED REFRIGERANT CHARGE
• FAN EFFICACY WATTS/CFM

• HVAC DISTRIBUTION SYSTEM VERIFICATIONS: DUCT LEAKAGE TESTING
ADDENDUM NOTES:
1.2.
A. THE APPLICANT SHALL BE RESPONSIBLE TO REMOVE AND REPLACE CURB, GUTTER, AND SIDEWALK DAMAGED DURING CONSTRUCTION OF THE PROPOSED PROJECT PER CITY STANDARD DETAIL.
B. THE APPLICANT SHALL REMOVE AND REPLACE BROKEN OR UPLIFTED CURB, GUTTER, AND SIDEWALK ALONG PROJECT FRONTAGE PER CITY STANDARD DETAIL.
C. ALL CONSTRUCTION WITHIN THE CITY OF FREMONT RIGHT-OF-WAY SHALL CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS.
D. FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 5% ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 2%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3% HORIZONTAL TO 1 VERTICAL. ±33% ±.
E. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
F. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE DRAINER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
G. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
H. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKES AT THE MINIMUM SETBACK LINE IN CLOSE PROXIMITY OF THE PROPOSED ADDITION. THESE CONSTRUCTION STAKES SHALL BE IN PLACE WHEN THE FORMS ARE READY TO BE INSPECTED BY THE CITY.
I. CONTRACTOR SHALL CALL THE BUILDING DEPARTMENT AND ARRANGE FOR AN INSPECTION TO VERIFY THAT THE PROPOSED ADDITION (I.E. FORMS) IS IN CONFORMANCE WITH THE APPROVED FLOOR PLANS.

J. CALL BEFORE YOU DIG! CALL UNDERGROUND SERVICE ALERT - AUSA. A AT 811 OR AT 1 800 8227 82600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
K. UTILITY WORK IN THE STREET RIGHT-OF-WAY NOT INSTALLED BY CONTRACTOR WILL REQUIRE A SEPARATE PERMIT BY THE AGENCY PERFORMING SUCH WORK.
1.3. OWNER IS RESPONSIBLE TO CONTACT SAN MATEO COUNTY WATER DISTRICT FOR REQUIRED WATER METER UPSIZING.
1.4. OWNER IS RESPONSIBLE TO CONTACT UNION SANITARY DISTRICT FOR REQUIRED PERMIT.

ABBREVIATIONS:

@	AT	MAX	MAXIMUM
#	AND	MIN	MINIMUM
CB	CEILING BEAM	(N)	NEW
CLG.	CEILING	NO.	NUMBER
C.J.	CEILING JOIST	O.C.	ON CENTER
C/O	CLEAN OUT	P.T.	PRESSURE TREATED
EL.	ELEVATION	R.R.	ROOF RAFTER
GL	GLAZING	SLDR	SLIDING DOOR
DBL	DOUBLE	SLFR	SLEEPER
DS	DOWNSPOUT	S.P.	SOLAR PANEL
DR	DOOR	(T)	TEMPERED
DWG	DRAWING	T.H.	THRESHOLD HEIGHT
(E)	EXISTING	U.N.O.	UNLESS NOTED
FB	FLUSH BEAM	OTHERWISE	
F	FURNACE	V.I.F.	VERIFY IN FIELD
F.J.	FLOOR JOIST	W	WIDTH
F.P.	FIRE PLACE	W/	WITH
G.C.	GENERAL	WH	WATER HEATER
CONTRACTOR		W.I.C.	WALK IN CLOSET
GDR	GIRDER	WDW	WINDOW
H	HIGH		
HB	HIP BEAM		
HDR	HEADER		
HANGER	HGR		



HOME DESIGN

(NEW, ADDITION AND REMODEL)
DESIGNERS AND ENGINEERS

1071 Kensington Drive, Fremont, CA 94539
Tel: (510) 709-7968
E-MAIL: tchomedesign2@yahoo.com

STAMP SIGNATURE:

Mark

DATE: 5-2-25

SHEET AND PROJECT TITLES:

COVER SHEET

TANG RESIDENCE
751 VISTA DR. EMERALD HILLS, CA 94062

REVISION

BY:

DRAWN BY: ML
CHECKED BY:
SCALE: AS SHOWN
JOB#: 23-22

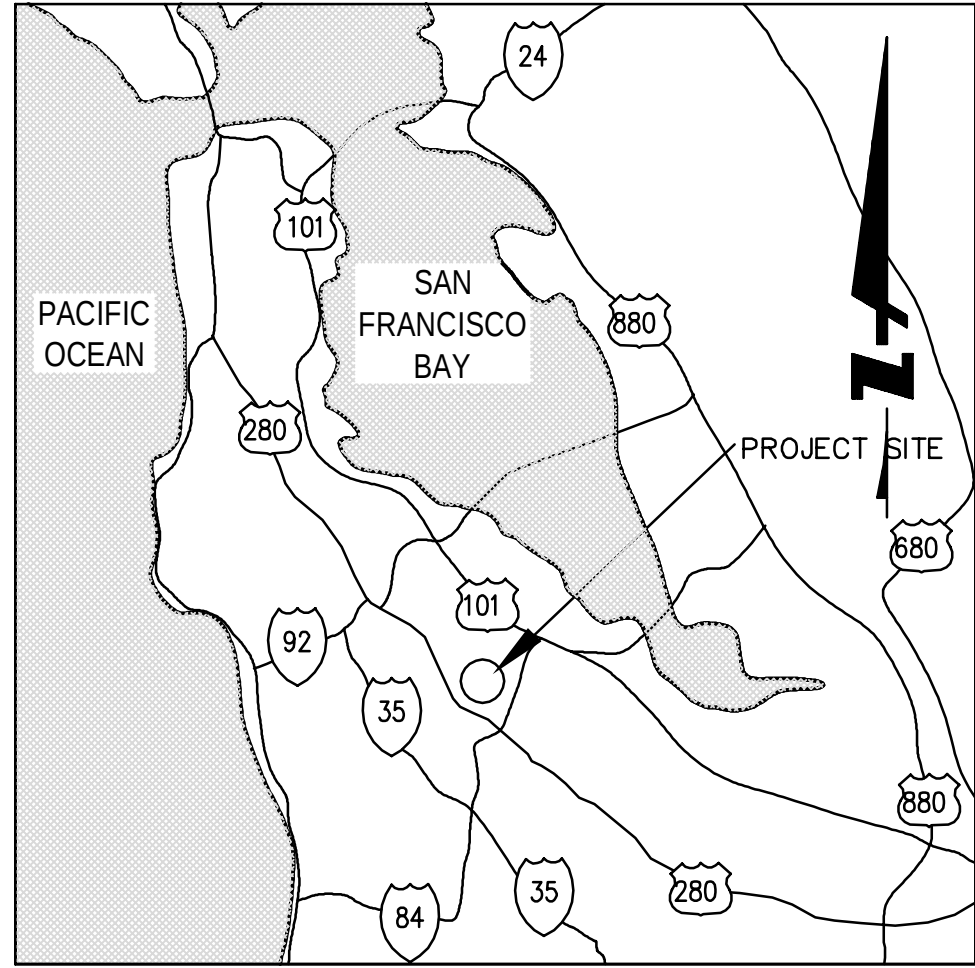
SHEET NO:

A-0



Date	No.	Revisions	Date	Scale	AS SHOWN	Design	MWB	Drawn	Approved	Job No.	20220852
04/29/2025											
Drawing Number:											
CO.0											
OF											

TITLE SHEET
751 VISTA DRIVE



VICINITY MAP

N.T.S.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BOT	BOTTOM OF TANK OR PIPE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWIL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBD/CO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TOP	TOP OF TANK OR PIPE
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VCC	VERTICAL CREST CURVE
VD	PIPE VERTICAL DROP
VSC	VERTICAL SAG CURVE
W	DOMESTIC WATER LINE
WM	WATER METER

IMPERVIOUS AREAS

TOTAL PROPERTY AREA	20,750 SF
DISTURBED AREA/LOW	13,722 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	2,990 SF
POST-CONSTRUCTION	8,550 SF

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

MITCHEL BURLEY
PROJECT MANAGER
P.E. #57874
BKF ENGINEERS

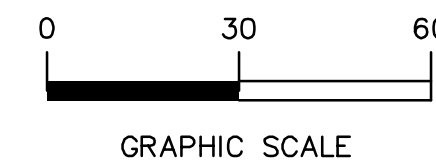
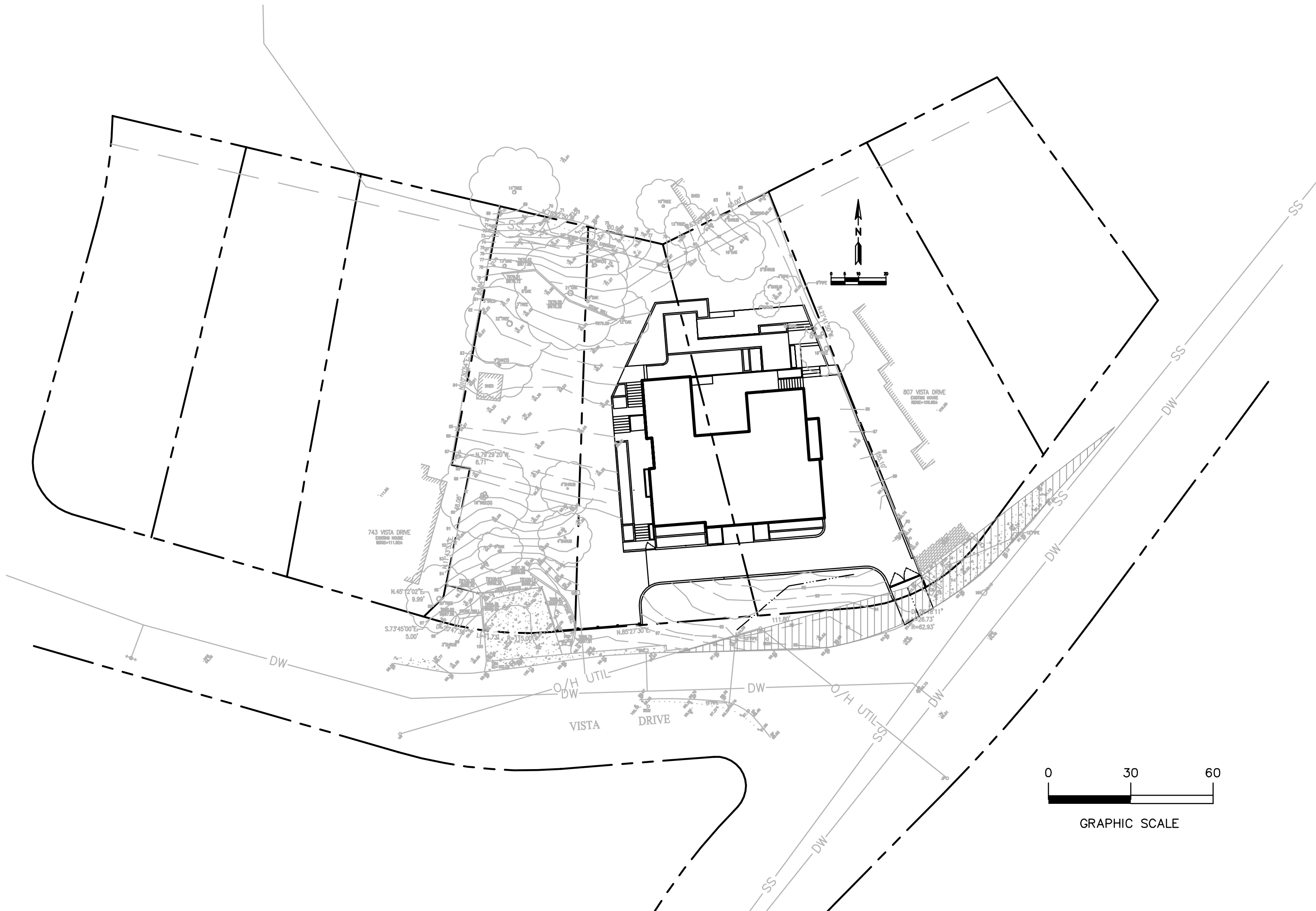
DATE



751 VISTA DRIVE

EMERALD HILLS, CA

APN: 057-301-900



EARTHWORK QUANTITIES

GROSS FIGURES		QUANTITY BREAKDOWN	
CUT	200 CUBIC YARDS	BUILDINGS	
FILL	185 CUBIC YARDS	CUT	30 CUBIC YARDS
TOTAL	385 CUBIC YARDS	FILL	0 CUBIC YARDS
BALANCE	15 CUBIC YARDS OF EXPORT	DRIVEWAY	
FOR SITE DEVELOPMENT REVIEW SUBMITTAL, EARTHWORK CUT VOLUME WITHIN FOOTPRINT OF HOUSE AND POOL HAVE BEEN OMITTED.		CUT	130 CUBIC YARDS
		FILL	5 CUBIC YARDS
		SITE WORK AND LANDSCAPING	
		CUT	40 CUBIC YARDS
		FILL	180 CUBIC YARDS
NET FIGURES			
CUT	170 CUBIC YARDS		
FILL	185 CUBIC YARDS		
TOTAL	355 CUBIC YARDS		
BALANCE	15 CUBIC YARDS OF IMPORT		

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

FEMA FLOOD PLAIN NOTES:

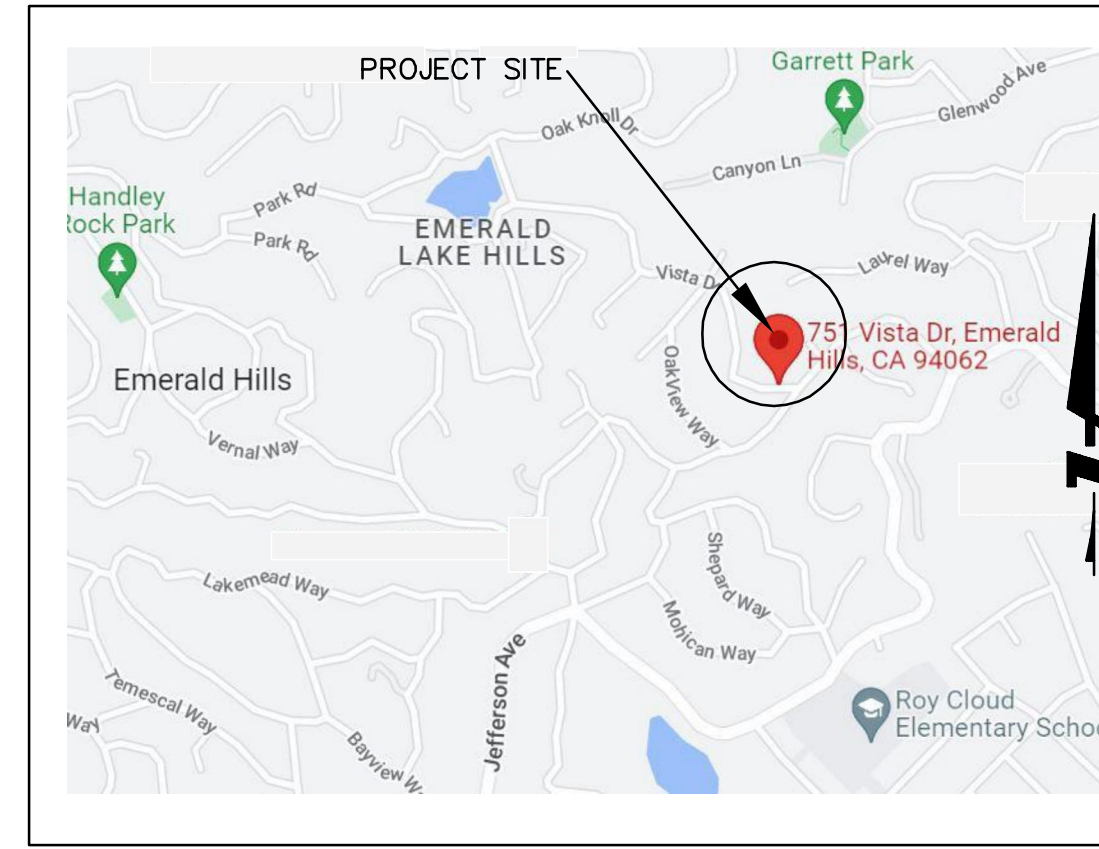
- THE PROJECT SITE IS LOCATED IN ZONE X, OUTSIDE OF SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT ANNUAL CHANCE OF FLOOD.
- REFER TO FEMA PANEL 06081C0285E FOR MORE DETAIL.

HAUL ROUTE:

- CONTRACTOR SHALL UTILIZE THE FOLLOWING HAUL ROUTE FOR IMPORTING/EXPORTING SOILS AND OTHER CONSTRUCTION MATERIALS:
- FROM JOB SITE, HEAD EAST ON VISTA WAY TOWARDS JEFFERSON AVE.
 - TURN LEFT ONTO JEFFERSON AVENUE HEADING EAST TOWARDS FARM HILL BLVD.
 - TURN RIGHT ONTO FARM HILL BLVD. HEADING SOUTH TOWARDS HIGHWAY 280.

SHEET INDEX

SHEET NO.	DESCRIPTION
C0.0	TITLE SHEET
C0.1	NOTES
C1.1	TOPOGRAPHIC SURVEY
C2.1	GRADING PLAN
C3.1	UTILITY PLAN
C4.1	EROSION CONTROL PLAN
C4.2	BEST MANAGEMENT PRACTICES
C5.1	DETAIL SHEET



LOCATION MAP

N.T.S.

LEGEND:

EXISTING	PROPOSED	
6" SS	6" SS	BOUNDARY
10" SD	10" SD	LIMIT OF WORK
4" SBD	4" SBD	SANITARY SEWER
FM	FM	SOLID STORM DRAIN
10" FW	10" FW	PERFORATED SUB DRAIN
2" W	2" W	FORCE MAIN
IRR	IRR	FIRE SERVICE
G	G	DOMESTIC WATER SERVICE
T	T	IRRIGATION SERVICE
TV	TV	NATURAL GAS
E	E	TELEPHONE
JT	JT	TV/CABLE TV
O/H	O/H	ELECTRIC
X	X	JOINT TRENCH
		OVERHEAD WIRES
		FENCE
		CLEAN OUT TO GRADE
		FOUND MONUMENT
		DOUBLE DETECTOR CHECK VALVE
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		ATRIUM DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK
		DETAIL NUMBER
		SHEET LOCATION



Know what's below.
Call before you dig.

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION - PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN, SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY/TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEERS, INC. DATED MONTH DAY, YEAR.

DEMOLITION NOTES :

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL, ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE CLEARING OF DEBRIS FROM THE DETENTION SYSTEM/SEDIMENTATION INLET AND STORM DRAIN LINES.
2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
3. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE-FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
4. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NEEDED.
5. FINALLY, DRAINAGE SWALES AND CONCRETE VALLEY GUTTERS UPHILL OF THE SITE WALLS SHOULD BE CONTINUOUSLY MONITORED AND CLEARED OF LEAVES AND DIRT DEBRIS.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON-SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL. AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY/TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/TOWN ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS POINTS FOR THE SITE AND PLACE STABILIZED CONSTRUCTION ENTRANCES AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWPT MANUALLY.
3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

DUST CONTROL:

1. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT NPDES AT ALL TIMES. THE SITE SHALL BE WATERED (BY HAND OR TRUCK) AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANEED AND SWPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY/TOWN'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAILINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.

NPDES REQUIREMENTS:

1. ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CLEAN UP ALL SPILLS USING DRY METHODS.
10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION-SITE.
11. CALL 911 IN CASE OF A HAZARDOUS SPILL.
12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2015, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY/TOWN INSPECTORS).
13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION-SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAILIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION-SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY/TOWN'S RIGHT-OF-WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

SITE FENCE NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION-SITE TO THE CITY/TOWN STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED PER THE PLANS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.
6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
10. VERTICAL SEPARATION REQUIREMENTS:

A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
11. HORIZONTAL SEPARATION REQUIREMENTS:

A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV'S, FDC'S, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.
6. ALL WORK MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

1730 N FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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CALIFORNIA

NOTES
751 VISTA DRIVE

SAN MATEO COUNTY

EMERALD HILLS



Date	Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
04/29/2025				NO SCALE	MWB			20220852

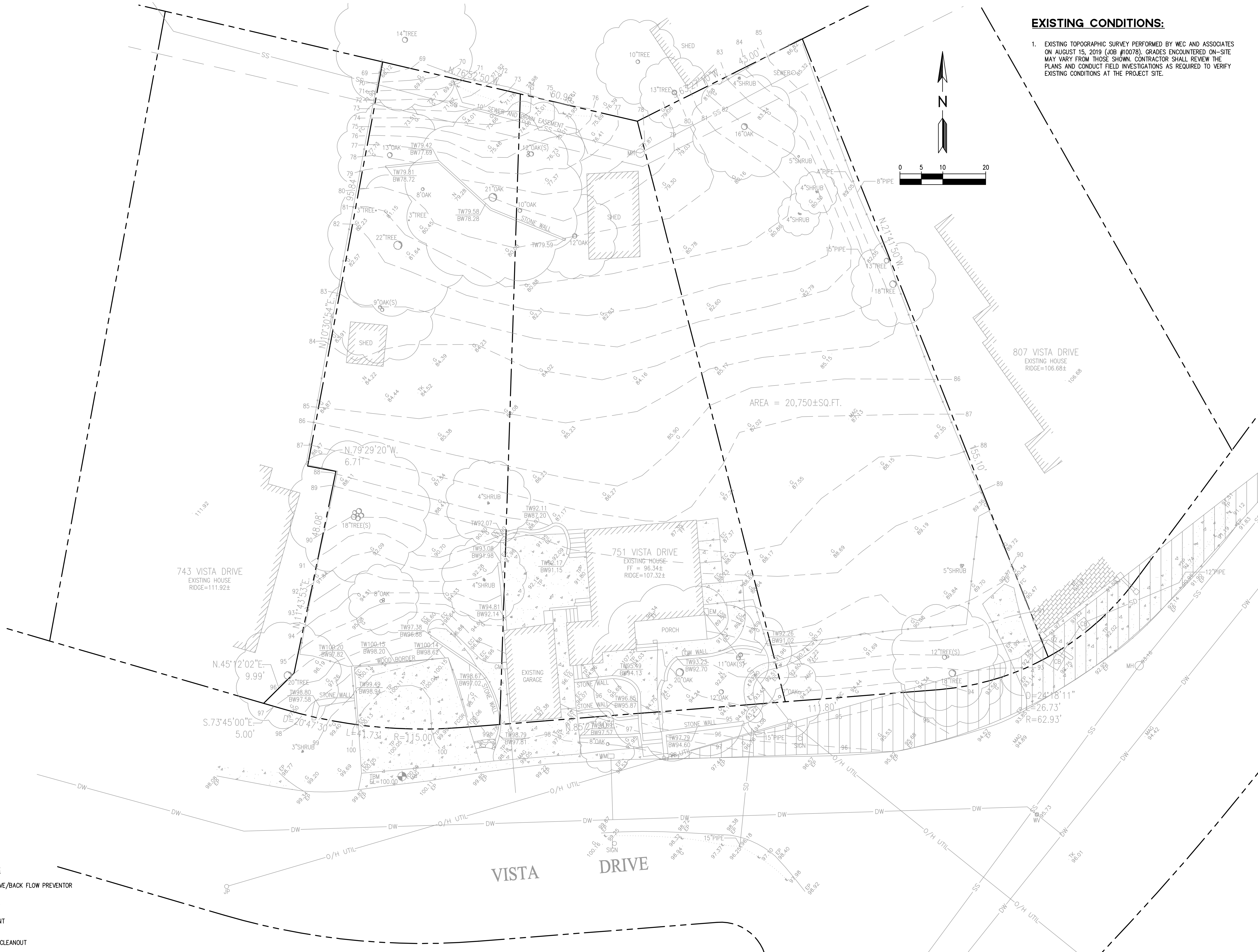
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PLOT DATE: 04-29-25 PLOTTED BY: mburley

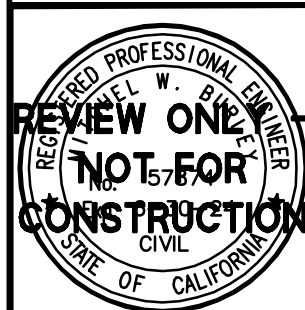
ABBREVIATIONS:

ASV/BFP	ANTI-SIPHON VALVE/BACK FLOW PREVENTOR
BOL	BOLLARD
DW	DRIVEWAY
ELEC CAB	ELECTRIC CABINET
EV	ELECTRIC VAULT
EP	EDGE OF PAVEMENT
FP	FIRE HYDRANT
JP	JOINT POLE
SSCO	SANITARY SEWER CLEANOUT
UB	UTILITY BOX
WW	WATER VALVE
WM	WATER METER



EXISTING CONDITIONS:

- EXISTING TOPOGRAPHIC SURVEY PERFORMED BY WEC AND ASSOCIATES ON AUGUST 15, 2019 (JOB #10078). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.



Date	Revisions	No.
04/29/2025		
Scale 1" = 10'		
Design MWB		
Drawn		
Approved		
Job No. 20220852		
Drawing Number:		

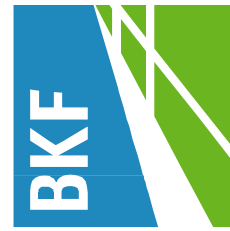
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OF

BOUNDARY & TOPOGRAPHIC SURVEY
751 VISTA DRIVE

EMERALD HILLS

SAN MATEO COUNTY

CALIFORNIA



1730 N FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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GRADING PLAN 751 VISTA DRIVE



Date	Revisions	No.	Date
04/29/2025			
Scale 1" = 10'			
Design MWB			
Drawn			
Approved			
Job No. 20220852			
Drawing Number:			
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GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASECOURSE OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS

NOTE:
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY MUST HAVE ENCROACHMENT PERMITS PRIOR TO START OF WORK.

SEE SHEETS CO.0
AND CO.1 FOR
NOTES AND
LEGENDS



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PLOT DATE: 04-29-25 PLOTTED BY: mburley

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GUEDED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL DRAIN DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FUTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

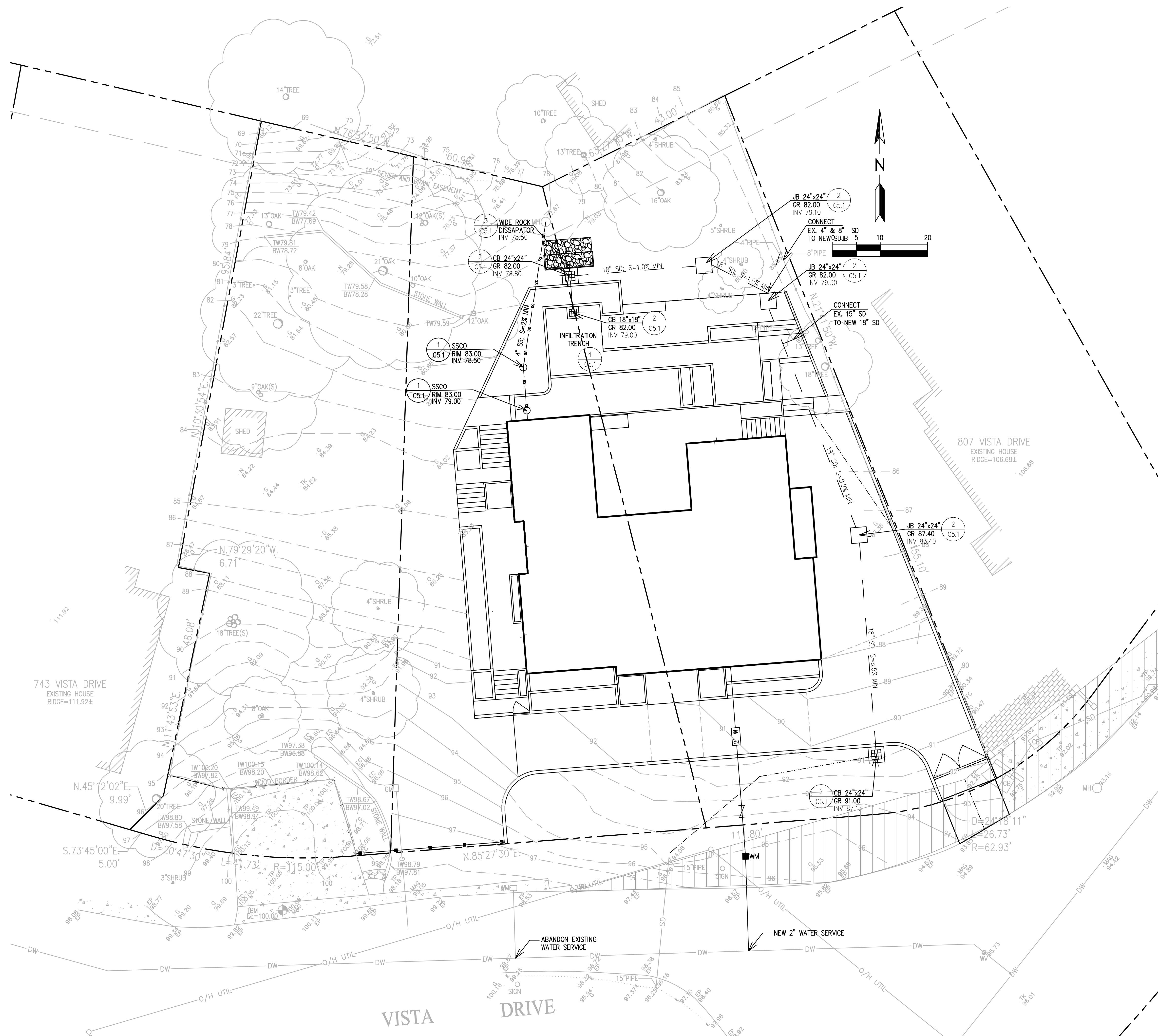
1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE TOWN AND SAN MATEO COUNTY ENVIRONMENTAL HEALTH STANDARDS.
2. PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GUELED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE BY 90 DEGREE ELBOWS. CONDUIT SHALL BE USED FOR ALL LATERALS. ALL LATERALS ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE TOWN STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.

**NOTE;
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY MUST
HAVE ENCROACHMENT PERMITS PRIOR TO START
OF WORK.**

**SEE SHEETS CO.0
AND CO.1 FOR
NOTES AND
LEGENDS**

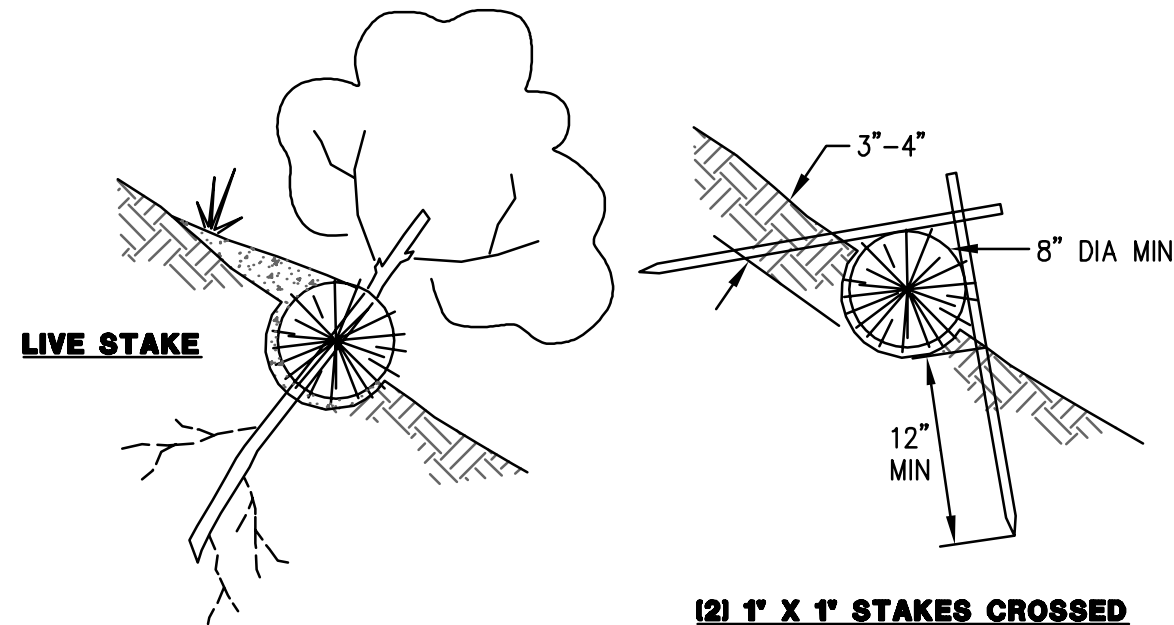
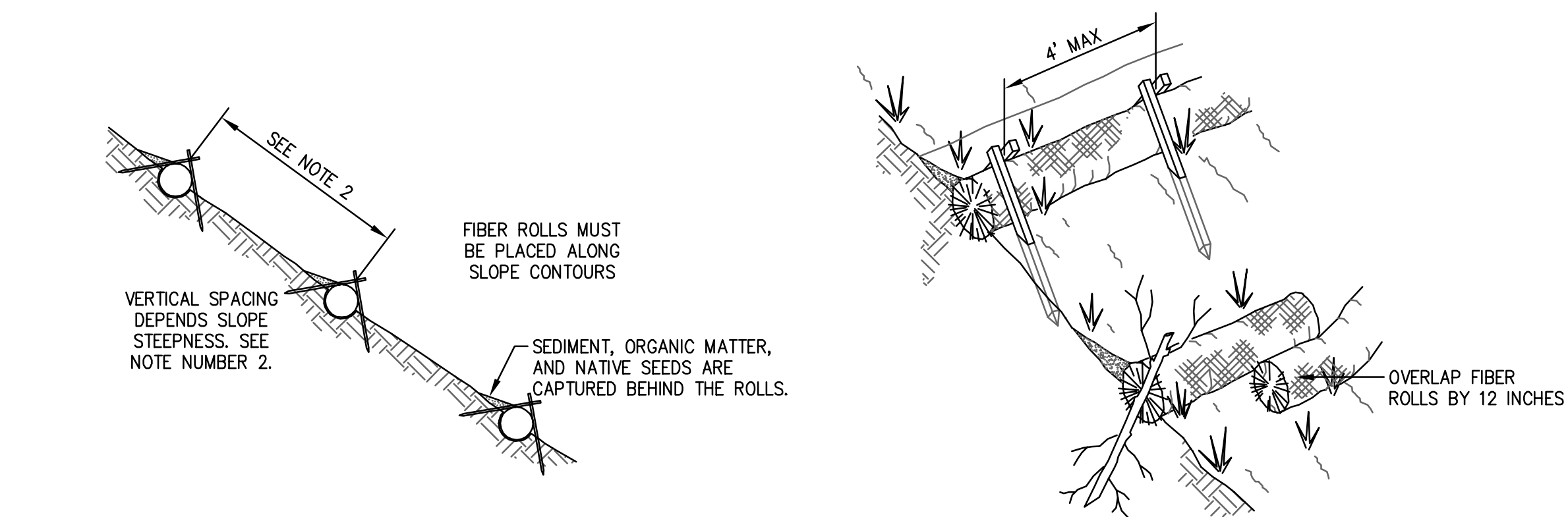
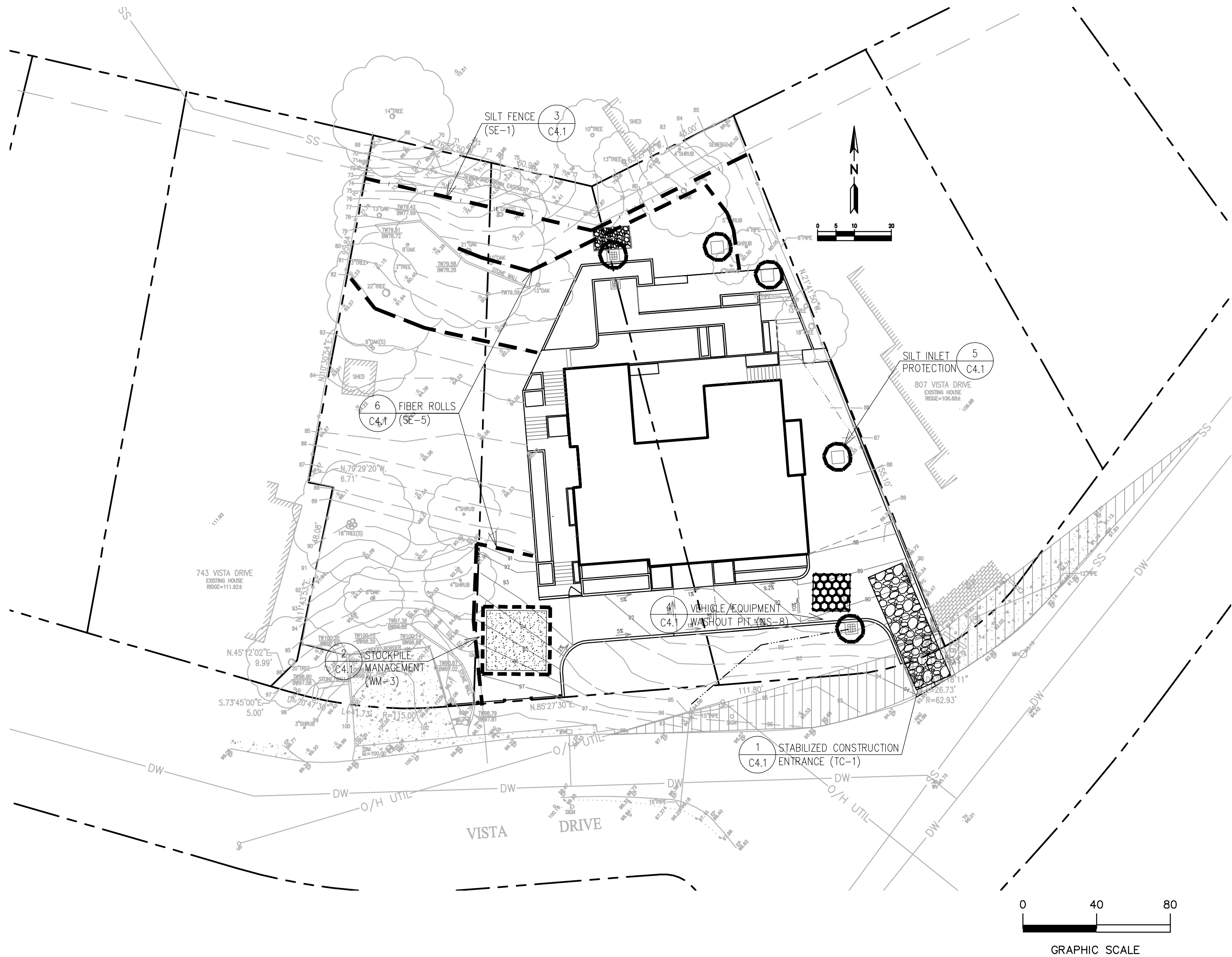


Know what's **below**.
Call before you dig



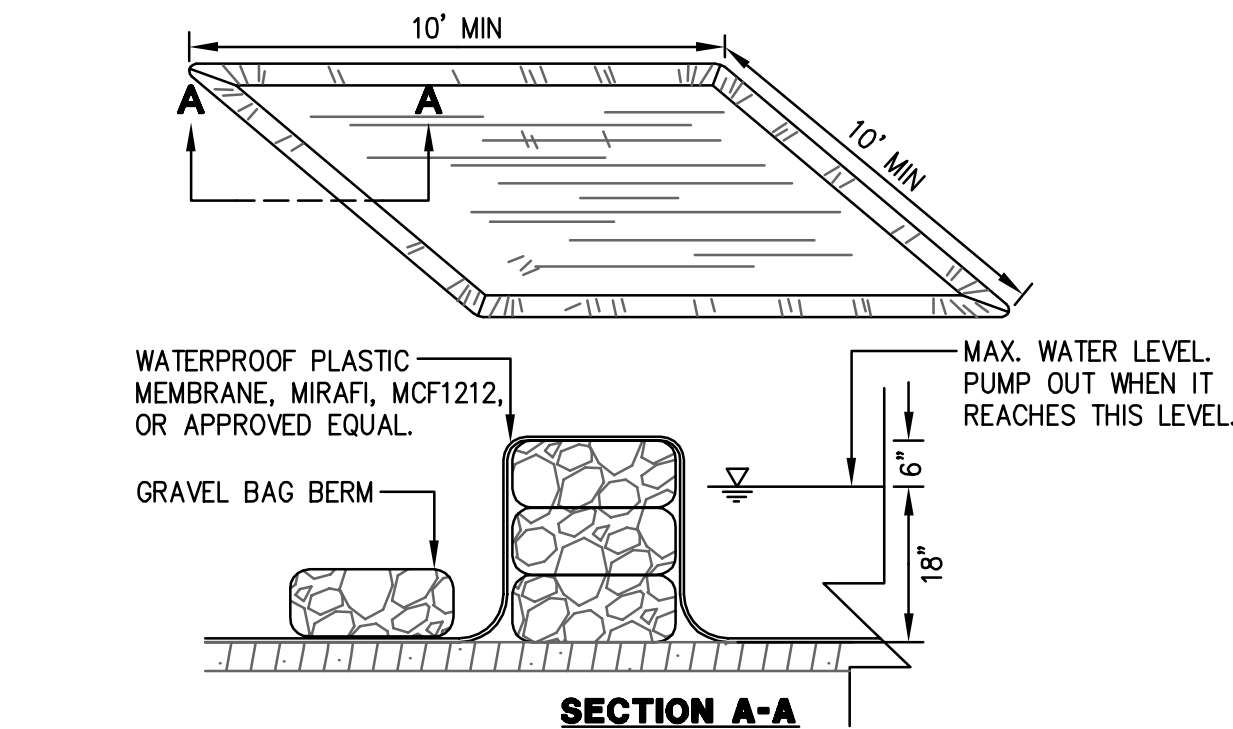
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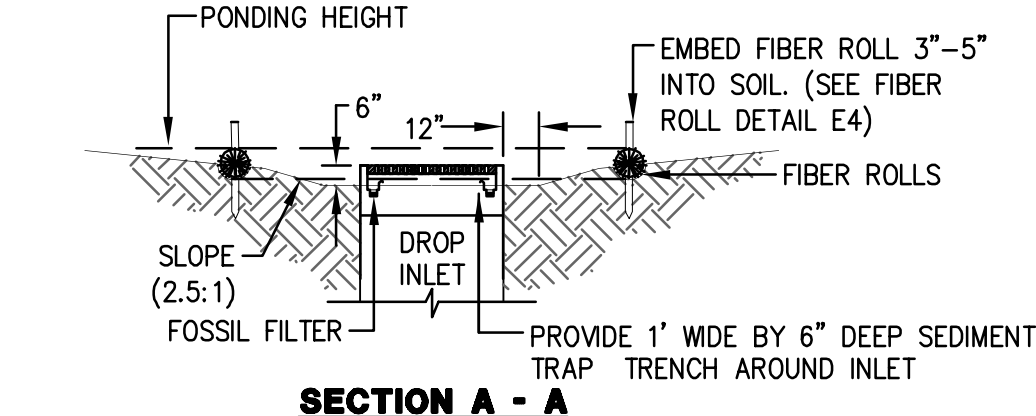
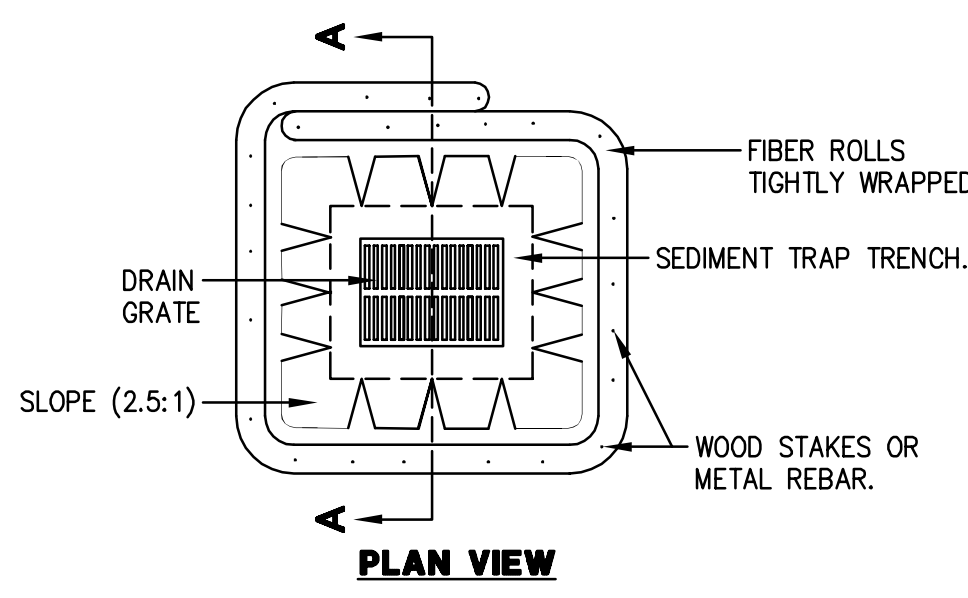


6 FIBER ROLL NTS

- NOTES:
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 - VERTICAL SPACING FOR SLOPE INSTALLATIONS:
 - SLOPE OF 2:1 OR GREATER = 10 FEET APART
 - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
 - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 - INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

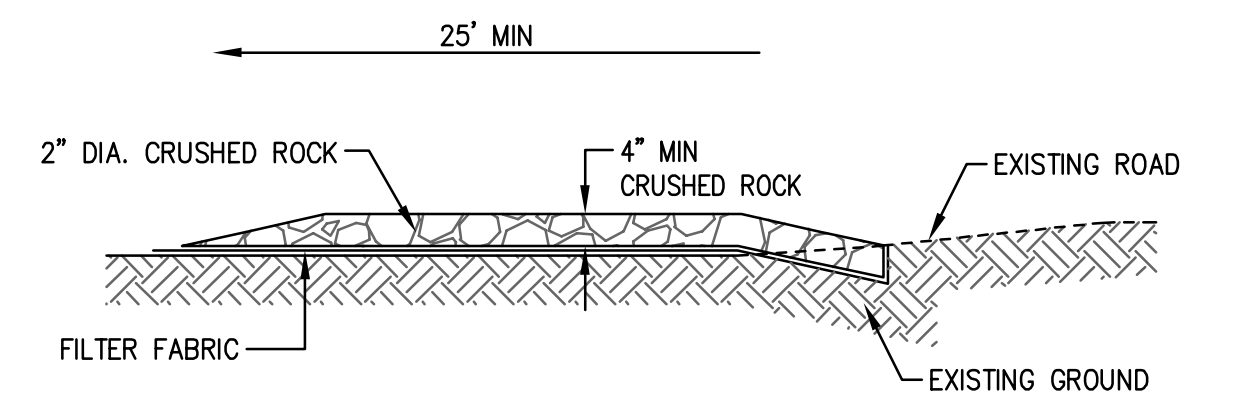


4 VEHICLE/EQUIPMENT WASHOUT PIT NTS



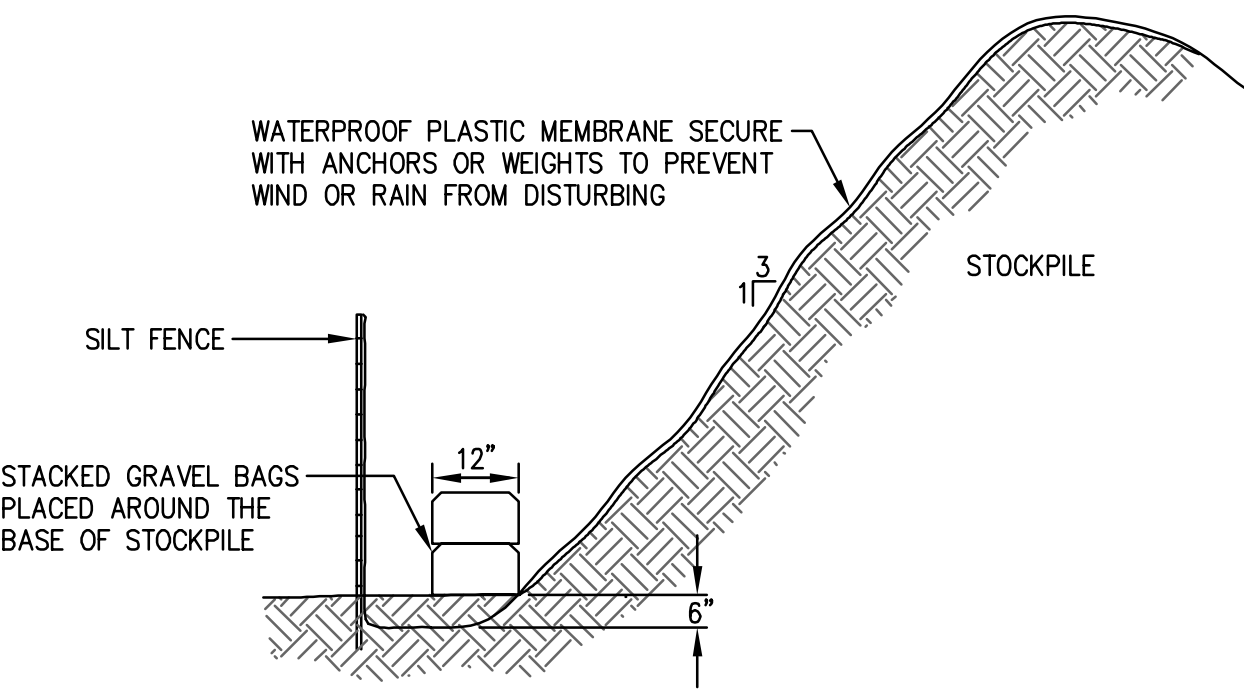
- NOTES:
- PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIA. AND 20 - 30 FT. LONG.
 - FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
 - THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
 - FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS TO BE SILT SACK OR APPROVED EQUIVALENT.

5 SITE INLET PROTECTION NTS

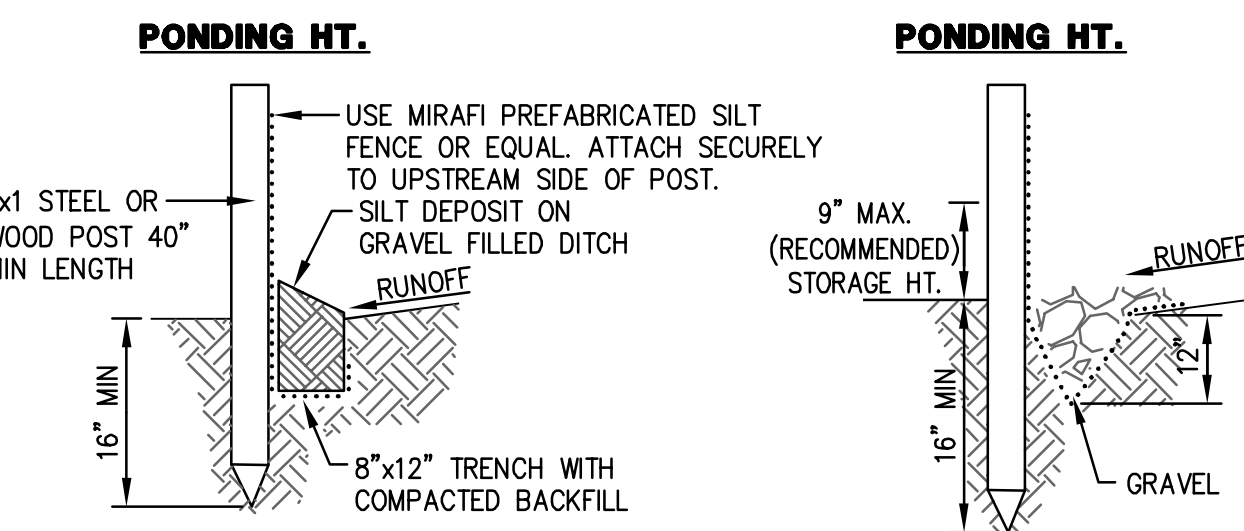


- NOTES:
- PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
 - INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WIDTH.

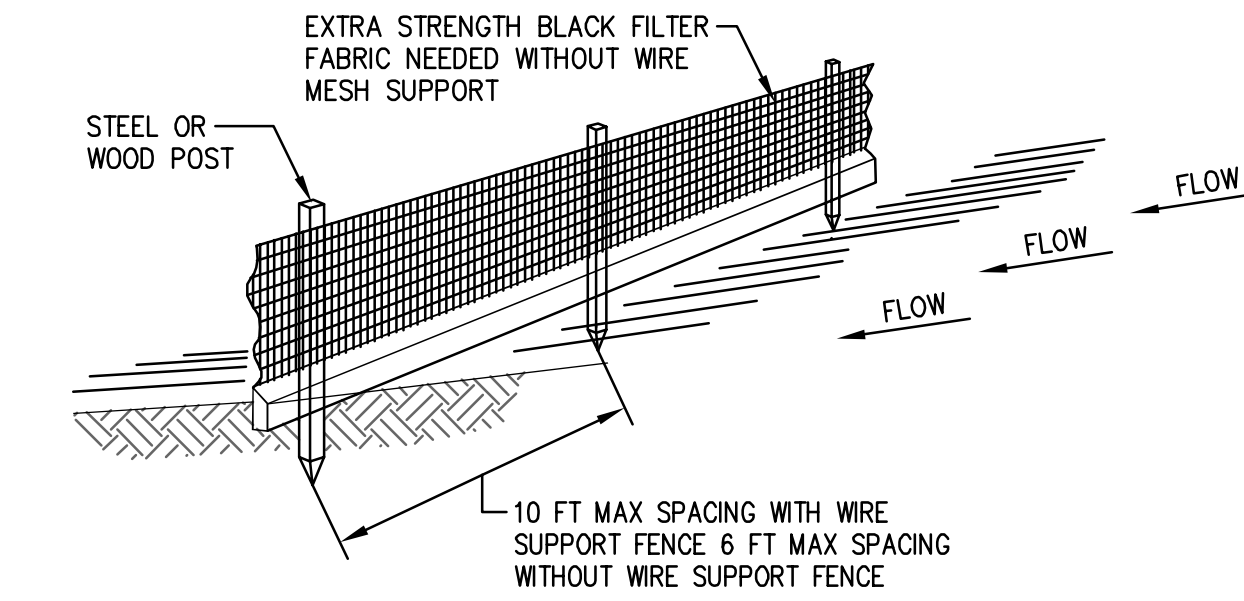
1 STABILIZED CONSTRUCTION ENTRANCE NTS



2 STOCKPILE COVERING NTS



STANDARD DETAIL TRENCH WITH NATIVE BACKFILL ALTERNATE DETAIL TRENCH WITH GRAVEL

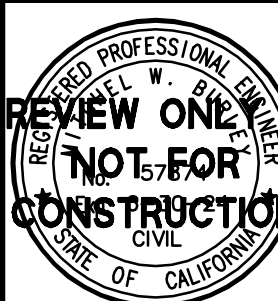


- NOTES:
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

3 SILT FENCE NTS

NOTE:
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY MUST HAVE ENCROACHMENT PERMITS PRIOR TO START OF WORK.

SEE SHEETS C0.0
AND C0.1 FOR
NOTES AND
LEGENDS



Date	Revisions	No.
04/29/2025		
Scale 1" = 20'		
Design MWB		
Drawn		
Approved		
Job No. 20220852		
Drawing Number:		

C4.1
OF

EROSION CONTROL PLAN
751 VISTA DRIVE

EMERALD HILLS

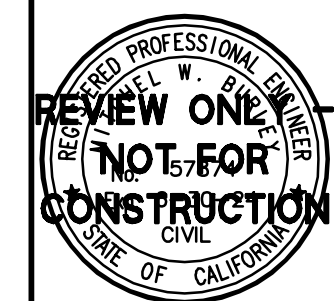
SAN MATEO COUNTY

CALIFORNIA



1730 N FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

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Date	No.	Revisions	Date
04/29/2025	AS SHOWN		
	Design	MWB	
	Drawn		
	Approved		
	Job No.	20220852	

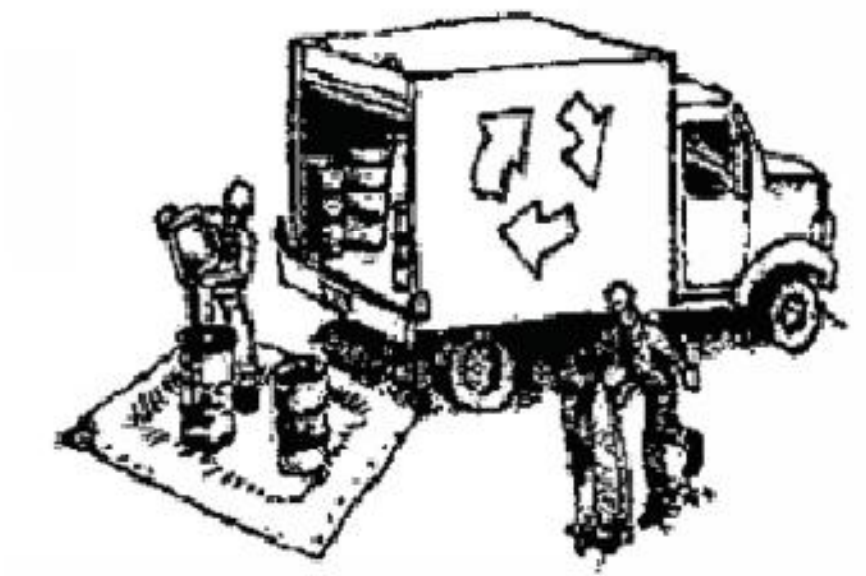


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



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

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

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

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

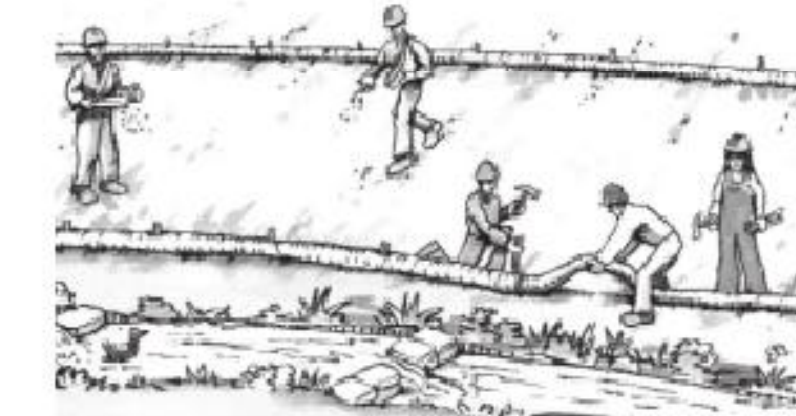
Equipment Management & Spill Control



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

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

Earthmoving



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

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

Paving/Asphalt Work



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

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

Concrete, Grout & Mortar Application



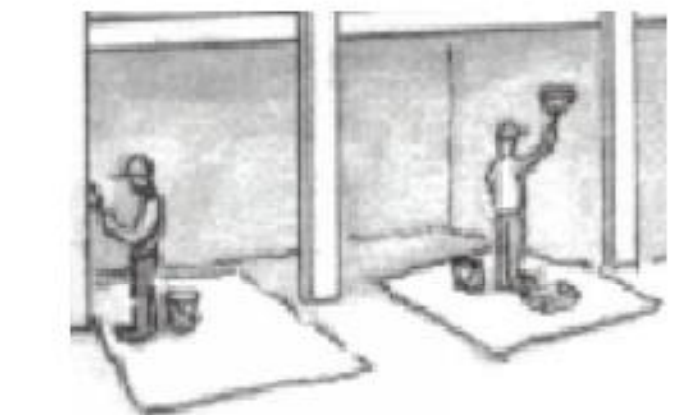
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



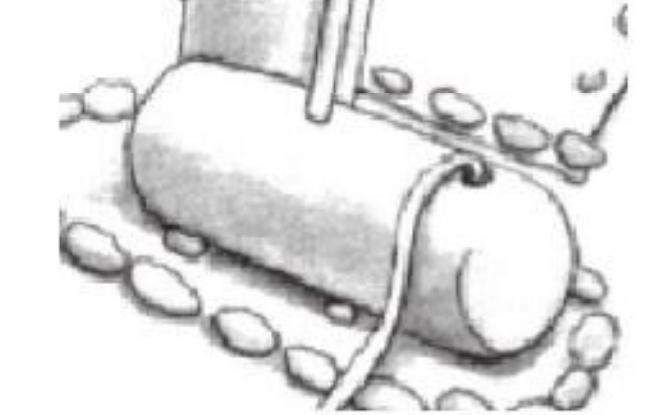
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



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

Dewatering

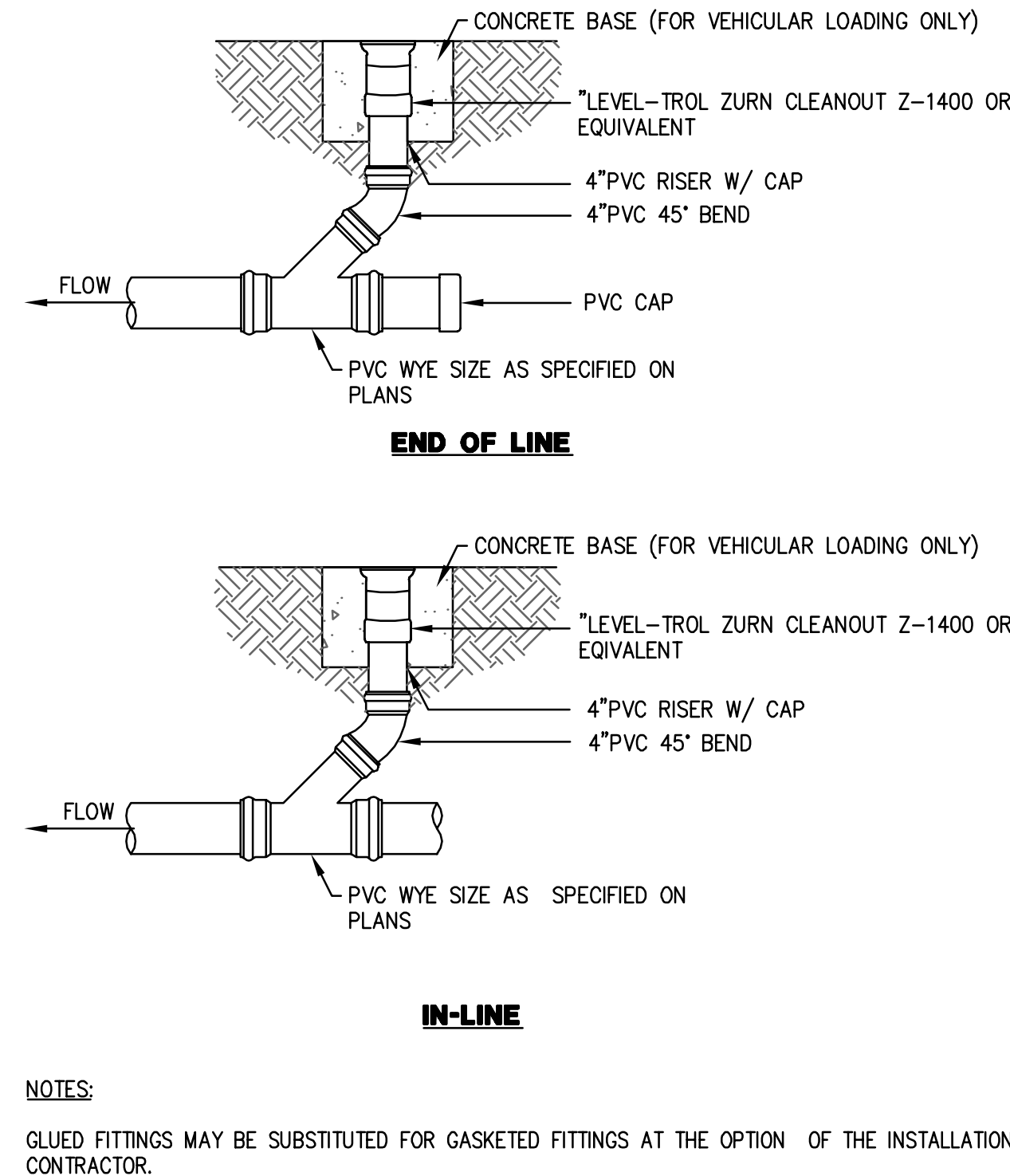
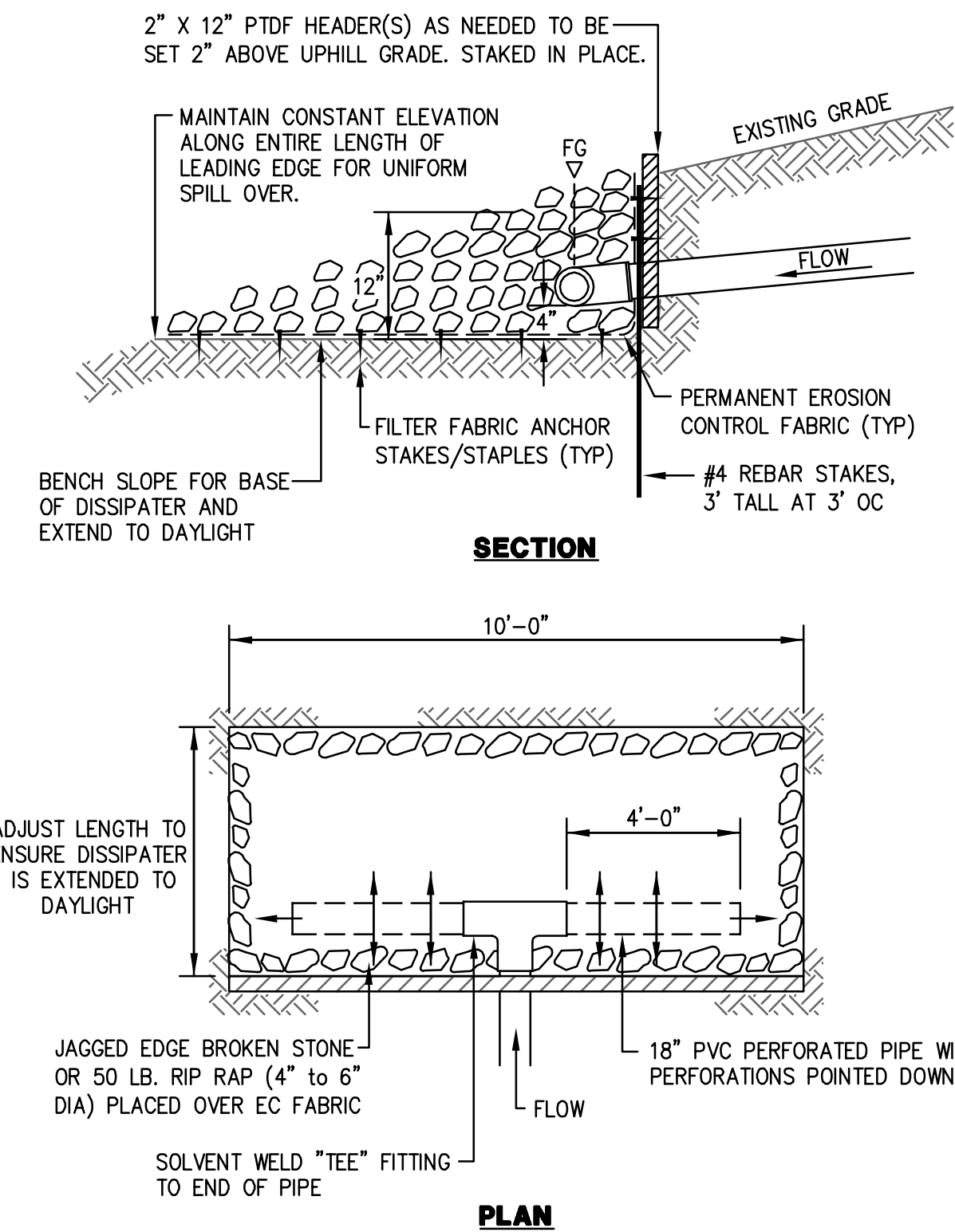
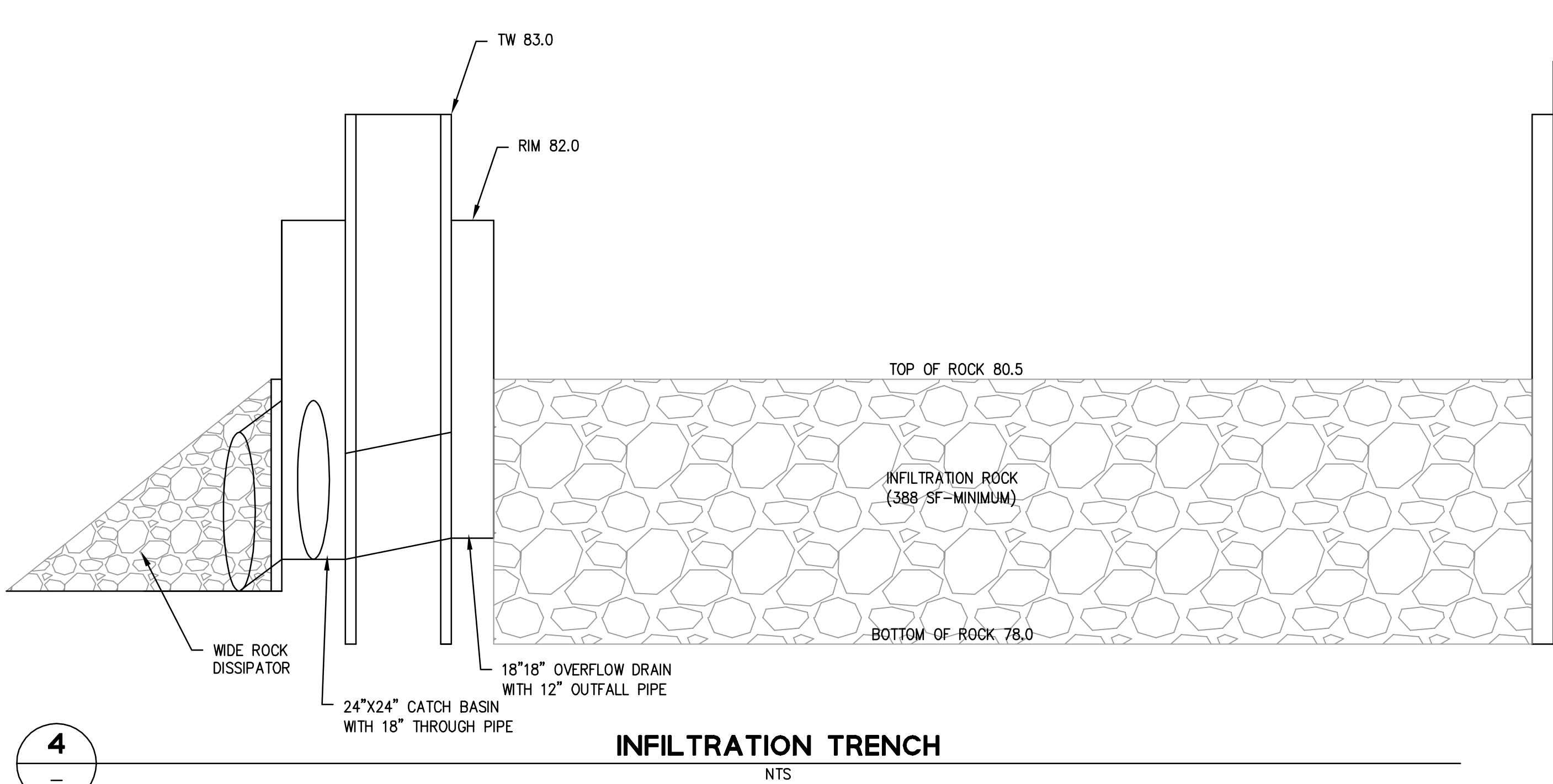


- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from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

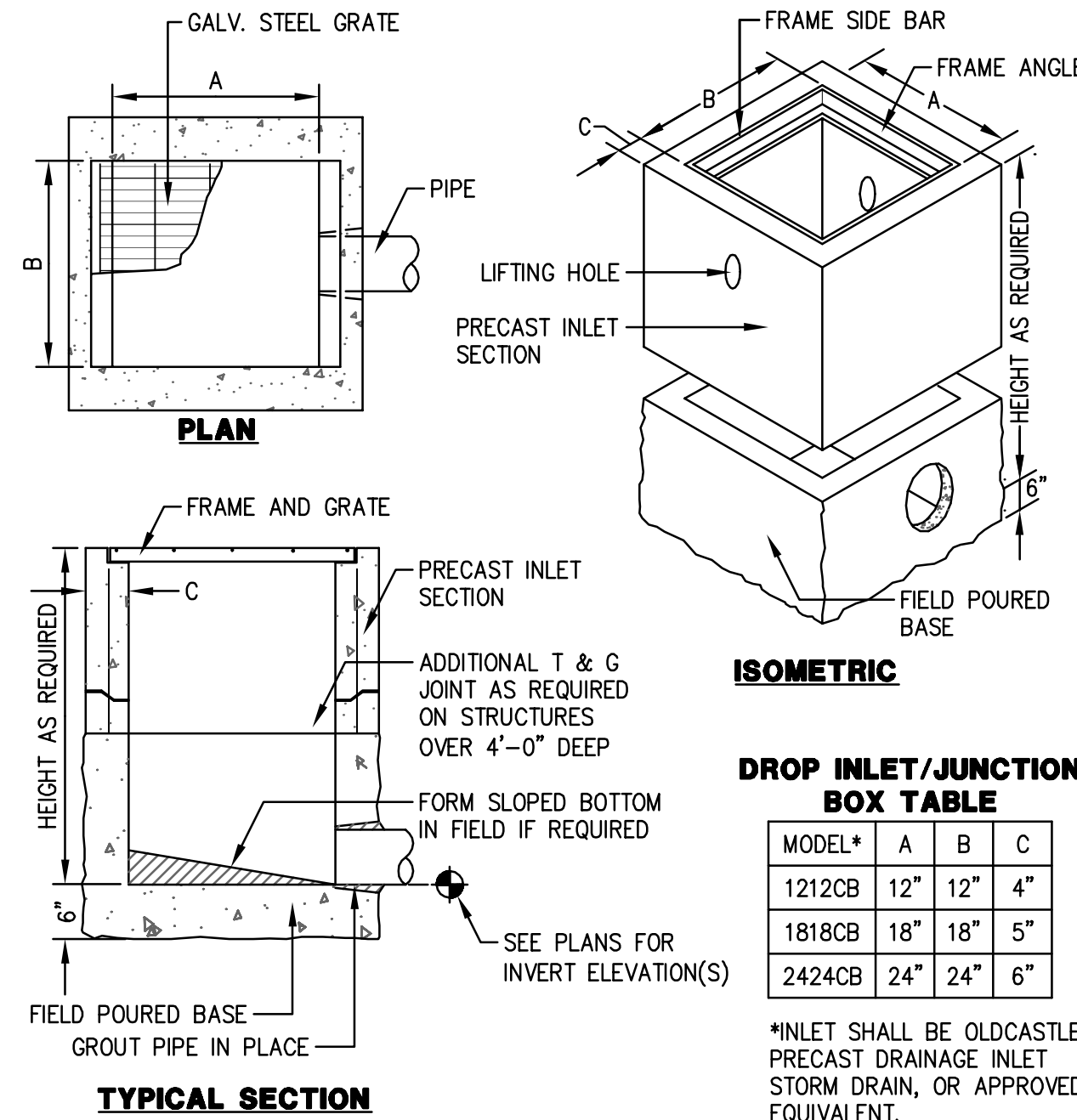
Storm drain polluters may be liable for fines of up to \$10,000 per day!

DRAWING NAME: K:\2022\220852_Emerald_Hills_751_Vista_Drive\ENG-L\Bases_Files\VDsheets.dwg

PLOT DATE: 04-29-25 PLOTTED BY: mburley



NOTES:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.



NOTES:
1. USE ADA COMPLIANT GRATE IN ADA ACCESSIBLE AREAS.

DROP INLET/JUNCTION BOX TABLE			
MODEL*	A	B	C
1212CB	12"	12"	4"
1818CB	18"	18"	5"
2424CB	24"	24"	6"

*INLET SHALL BE OLDCASTLE PRECAST DRAINAGE INLET STORM DRAIN, OR APPROVED EQUIVALENT.



HOME DESIGN

(NEW, ADDITION AND REMODEL)
DESIGNERS AND ENGINEERS

1071 Kensington Drive, Fremont, CA 94539
Tel: (510) 709-7968
E-MAIL: tchome design@yahoo.com

STAMP SIGNATURE:

Mark

DATE: 6-18-24

SHEET AND PROJECT TITLES:

SITE PLAN

TANG RESIDENCE
751 VISTA DR. EMERALD HILLS, CA 94602

REVISION

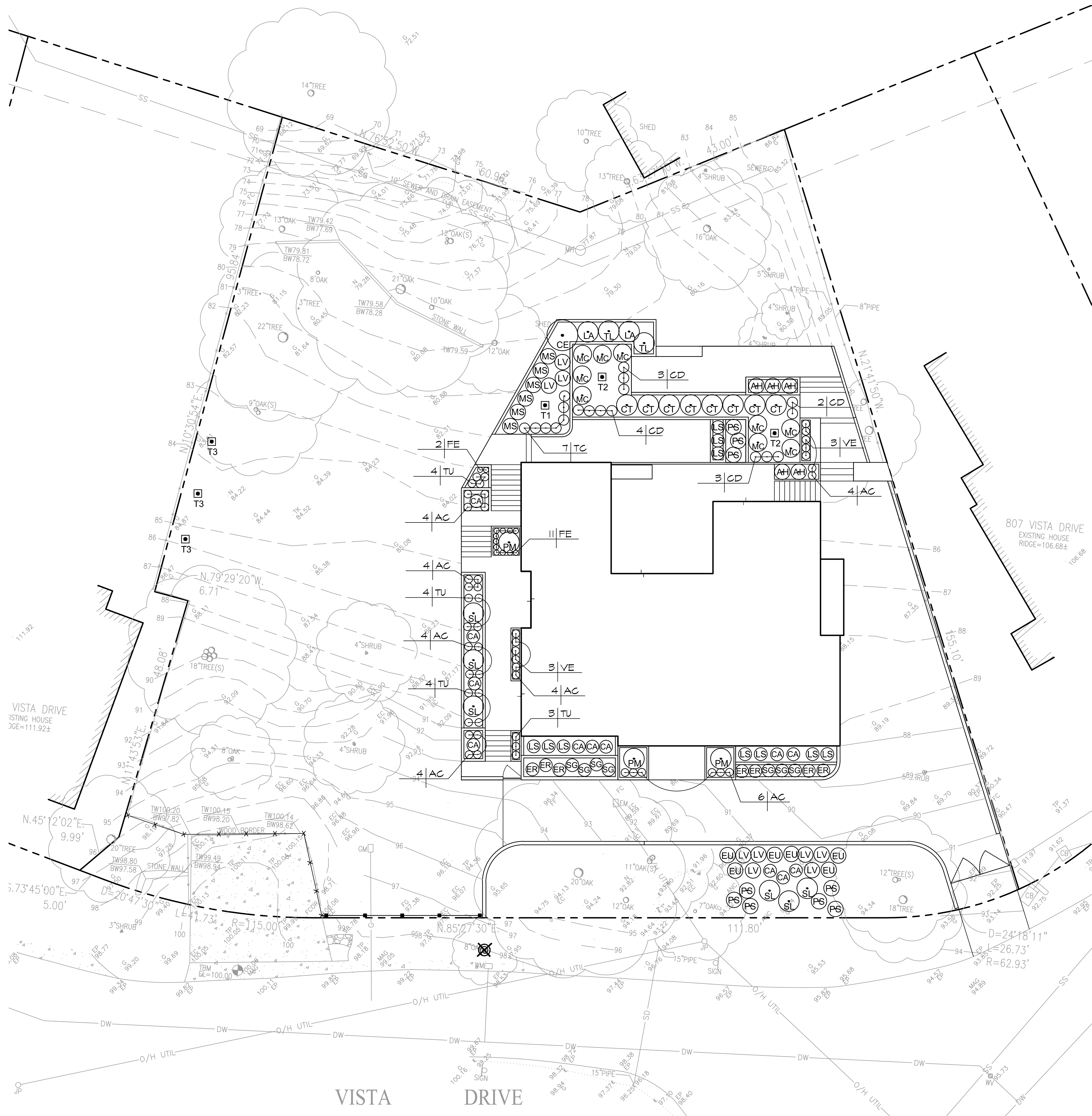
BY:

DRAWN BY: ML
CHECKED BY:
SCALE: AS SHOWN
JOB#: 23-22

SHEET NO.:

A-1





PLANT LEGEND

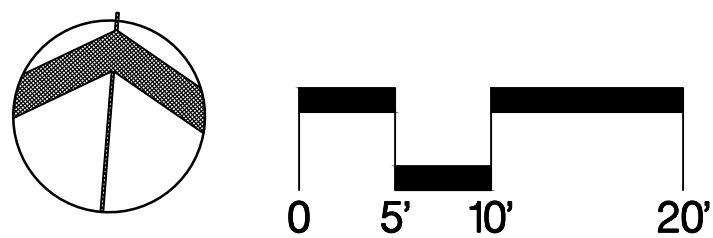
- TREE, SIZE PER PLANT LIST
- PLANT ID
- SHRUB
- PLANT ID
- PLANT ID
- PLANT QUANTITIES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DECORATIVE METAL GATE
- DECORATIVE METAL FENCE
- WOOD BOARD FENCE
- PROPERTY LINE

PLANTING NOTES

- QUANTITIES:** THE QUANTITIES SHOWN ON THE SHEET ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- TOPSOIL:** ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF AMENDED TOPSOIL. ADD APPROX. 1/2 GAL DIESTEL COMPOST (AVAILABLE FROM LYNCSO GARDEN MATERIALS) AND NATIVE BACKFILL TOPSOIL PER PLANTING HOLE.
- MULCH:** 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.
- TURF:** TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS. NO TURF IS PERMITTED IN NON-RESIDENTIAL AREAS. TURF IS NOT PERMITTED ON SLOPES GREATER THAN 25%. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.
- EXISTING PLANT MATERIAL:** PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REPAIR ANY DAMAGES INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- COMPOST:** 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.

LANDSCAPE AREAS

NEW LANDSCAPING AREA: 1675 SF
TURF AREA: 0 SF
NON-TURF PLANTING AREA: 1675 SF



LK DESIGN STUDIO
LANDSCAPE ARCHITECTURE
Residential Landscape Design
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San Jose, CA 95120
T 408.896.7969
lluncas@gmail.com
www.landscapestudio.com
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Revisions

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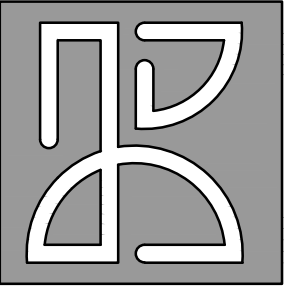
PLANTING PLAN
Residential Site Landscape
751 Vista Drive, Redwood City, CA

Date	04/16/2025
Scale	AS SHOWN
Drawn By	KS
Checked	LC
Project No.	751
Cad	75pldwg

Sheet No.
L1
of

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	QUANTITY	WUCOLS RATING	WUCOLS FACTOR	SUNSET HARDINESS ZONE
TREES								
T1	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	15 GAL.	20' - 35'	1	VL	0.1	8-9, 11-24
T2	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE (MULTI-TRUNK)	15 GAL.	25' - 30'	2	L	0.2	8-9, 14-24
T3	QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GAL.	35' - 50'	3	VL	0.1	7-9, 14-24
SHRUBS, PERENNIALS & GRASSES								
AC	ACHILLEA MILLEFOLIUM	WHITE YARROW	1 GAL.	1'-6"	30	L	0.2	1-24, A1-3
AH	ANIGOZANTHOS HYBRID 'BIG RED'	RED KANGAROO PAW	3 GAL.	3'-0"	5	L	0.2	15-24
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL.	2'-6"	12	L	0.2	2B-24
CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	2'-0"	12	L	0.2	2B-9, 11-24
CE	CEANOTHUS 'RAY HARTMAN'	WILD LILAC	5 GAL.	6'-0"	1	L	0.2	5-9, 14-24
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	3 GAL.	4'-0"	8	L	0.2	8-9, 14-24
ER	EUPHORBIA RIGIDA	SILVER SPURGE	1 GAL.	2'-6"	7	L	0.2	4-24
EU	EUPHORBIA CHARACIAS WULFENII	MEDITERRANEAN SPURGE	3 GAL.	3'-0"	6	L	0.2	4-24
FE	FESTUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	1'-0"	13	L	0.2	1-24
LA	LUPINUS ALBIFRONS	SILVER LUPINE	5 GAL.	4'-0"	2	VL	0.1	4-9, 16-22
LS	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	3 GAL.	2'-6"	10	L	0.2	8-9, 12-24
LV	LAVANDULA DENTATA GRAY	FRENCH LAVENDER	3 GAL.	3'-0"	9	L	0.2	8-9, 12-24
MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	3'-6"	9	L	0.2	4-24
MS	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	3 GAL.	3'-0"	6	M	0.5	2-24
PM	PHORMIUM 'MAORI QUEEN'	MAORI QUEEN NEW ZEALAND FLAX	5 GAL.	4'-0"	3	L	0.2	7-9, 14-24
PS	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	3 GAL.	3'-0"	9	L	0.2	8-24
SG	SALVIA GREGGII PINK	AUTUMN SAGE	1 GAL.	2'-6"	7	L	0.2	8-24
SL	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	3 GAL.	4'-0"	6	L	0.2	12-24
TC	TEUCRIMUM CHAMAEDRYS	GERMANDER	1 GAL.	2'-0"	7	L	0.2	2-24
TL	TRICHOSTEMA LANATUM	WOOLLY BLUECURLS	3 GAL.	4'-0"	2	VL	0.1	14-24
TU	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.	1'-6"	15	L	0.2	13-24
VE	VERBENA BONARIENSIS	TALL VERBENA	1 GAL.	1'-6"	5	VL	0.1	8-24



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PLANTING MATERIAL

TREES



OLEA EUROPAEA 'WILSONII'
25' (H) X 25' (W)



ARBUTUS 'MARINA'
25' (H) X 25' (W)



QUERCUS AGRIFOLIA
40' (H) X 40' (W)



ACHILLEA MILLEFOLIUM
1' (H) X 1.5' (W)



ANIGOZANTHOS HYBRID 'BIG RED'
3' (H) X 3' (W)



CALAMAGROSTIS X ACUTIFLORA
'KARL FOERSTER'
4' (H) X 2.5' (W)



CAREX DIVULSA
1.5' (H) X 2' (W)

SHRUBS / PERENNIALS



CEANOTHUS 'RAY HARTMAN'
12' (H) X 15' (W)



CHONDROPETALUM TECTORUM
3' (H) X 4' (W)



EUPHORBIA RIGIDA
2' (H) X 2.5' (W)



EUPHORBIA CHARACIAS WULFENII
4' (H) X 3' (W)



FESTUCA 'ELIJAH BLUE'
1' (H) X 1' (W)



LUPINUS ALBIFRONS
4' (H) X 4' (W)



LAVANDULA STOECHAS 'OTTO QUAST'
3' (H) X 2.5' (W)



LAVANDULA DENTATA GRAY
3' (H) X 3' (W)



MUHLENBERGIA CAPILLARIS
3' (H) X 3.5' (W)



MISCANTHUS SINENSIS 'ADAGIO'
4' (H) X 3' (W)



PHORMIUM 'MAORI QUEEN'
5' (H) X 4' (W)



PENNISETUM SETACEUM 'RUBRUM'
4' (H) X 3' (W)



SALVIA GREGGII PINK
3' (H) X 2.5' (W)



SALVIA LEUCANTHA
4' (H) X 4' (W)



TEUCRIMUM CHAMAEDRYS
1.5' (H) X 2' (W)



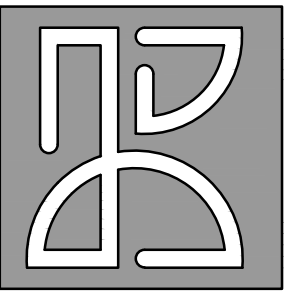
TRICHOSTEMA LANATUM
4' (H) X 4' (W)



TULBAGHIA VIOLACEA
2' (H) X 1.5' (W)



VERBENA BONARIENSIS
4' (H) X 1.5' (W)



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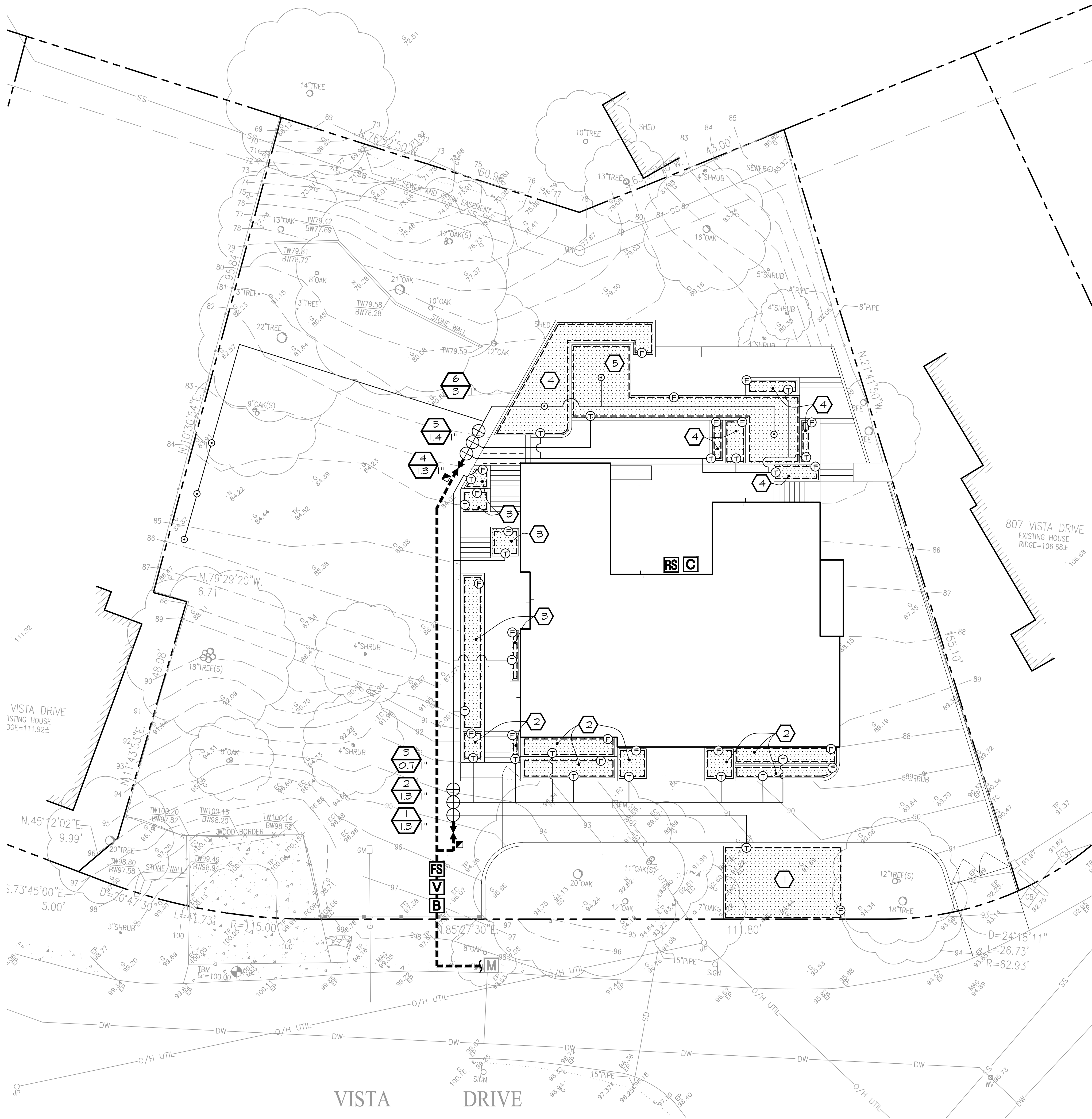
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PLANT IMAGES
Residential Site Landscape
751 Vista Drive, Redwood City, CA

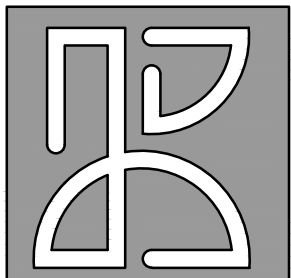
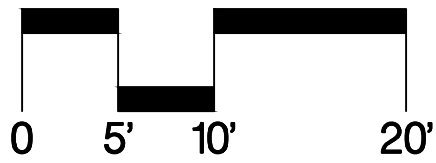
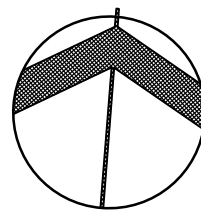
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IRRIGATION LEGEND

- ⊕ REMOTE CONTROL VALVE, TORO DZK-100 LOW FLOW DRIP CONTROL VALVE KIT, WITH 1" IRRITROL 100 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, AND LOW-FLOW PRESSURE REGULATOR AND FITTINGS. 0.25GPM-8GPM. INSTALL IN RAIN BIRD VALVE BOX MODEL VB-JMB-L WITH LOCKING BLACK LID. ONE VALVE PER BOX. INSTALL 3" DRAIN ROCK OVER 1/2" GALVANISED GOHER FABRIC IN ALL BOXES
- C CONTROLLER, HUNTER HCC 12- STATION, OUTDOOR, WI-FI ENABLED. CONTRACTOR IS RESPONSIBLE FOR SETTING UP ON WEATHER BASED ADJUSTED SCHEDULING
- RS HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED ON GUTTER OR BUILDING IN AN AREA THAT IS NOT OBSTRUCTEDBY TREES OR OVERHANGS. CONNECT TO HC CONTROLLER
- B BACK FLOW PREVENTER, FEBCO 165 PRESSURE VACUUM BREAKER WITH CHECK VALVE ASSEMBLY, 1"
- V MASTER VALVE, SUPERIOR, 1-1/2"
- FS FLOW SENSOR, HUNTER HC-075-FLOW, 1"
- ⋈ GATE VALVE, NIBCO, CLASS 125, LINE SIZE, INSTALL IN VALVE BOX
- QUICK COUPLING VALVE, RAINBIRD, 44RC 1"
- [Pattern Box] DRIP AREA, TORO RGP-218 (18) SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 0.53 GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0"APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. BURY 4" BELOW GRADE. ALL HEADERS AND FOOTERS PIPING TO BE 3/4" IF FLOW IS BELOW 6 GPM AND 1" IF FLOW IS 7-15 GPM.
- LIMIT OF DRIP SUBZONE
- ① LATERAL DRIP TRANSITION, PVC TO 1/2" POLY PIPE TRANSITION POINT
- Ⓢ TORO T-FCH-H-FIPT FLUSH VALVE. FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT. INSTALL IN 4" VALVE BOX WITH LOCKING LID
- ⊙ TREE DRIP RING 0.53 GPH. TREE DRIP RING TORO RGP-212 53 GPH. 3 RINGS = 21 GPH
- LATERAL LINE, PVC SCHEDULE 40, 12" MIN. BURIAL, ALL LATERALS ARE SIZED 3/4" UNLESS OTHERWISE NOTED
- MAINLINE, CLASS 315 PVC, 24" MIN. BURIAL, SIZE MIN. 1"
- DW — EXISTING WATER LINE
- SLEEVE, CLASS 315 PVC, SIZE AS REQUIRED
- X" X" VALVE # APPROXIMATE GPM THROUGH VALVE VALVE SIZE
- { POINT OF CONNECTION 1". CONTRACTOR TO CONFIRM POC LOCATION, SIZE AND PRESSURES AVAILABLE
- ① VALVE NUMBER FOR DROP AREA
- PROPERTY LINE
- M EXISTING WATER METER



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NO.	DESCRIPTION

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IRRIGATION PLAN
Residential Site Landscape
751 Vista Drive, Redwood City, CA

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MAWA ETWU CALCULATIONS

HYDROZONE INFORMATION TABLE				
Hydrozone or Valve #	Plant Water Use*	Irrigation Method**	Hydrozone Area (HA) (Sq. Ft.)	% of Landscape Area
1	LW	D	326	19.5%
2	LW	D	328	19.6%
3	LW	D	184	11.0%
4	LW	D	342	20.4%
5	LW	D	345	20.6%
6	LW	D	150	9.0%
Totals			1,675	100%

ABBREVIATIONS KEY	
* Plant Water Use	** Irrigation Method
VL = Very Low Water Use Plants	MS = Micro-spray
LW = Low Water Use Plants	D = Drip
MW = Moderate Water Use Plants	B = Bubbler
HW = High Water Use Plants	SS = Stream Sprinkler
CST = Cool Season Turf	S = Spray
WST = Warm Season Turf	R = Rotor

DEFINITIONS	
ETo	Reference provided in Appendix A - CIMIS
LA	Landscaped area including SLA (square feet)
SLA	Special landscaped area WITHIN the landscaped area
PF	Plant water use factor (from WUCLOS)
HA	Hydrozone area = Irrigated area in square feet
IE	Irrigation efficiency (must exceed 0.71)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ETo	49.7
LA	1,675
SLA	0
MAWA =	(ETo) (0.62) [(0.55 x LA) + (0.45 x SLA)]
MAWA =	(49.7) (0.62) [(0.55 x 1,675) + (0.45 x 0)]
MAWA =	28,387 Gallons Per Year

ESTIMATED TOTAL WATER USE (ETWU)	
ETo	49.7
PF x HA (see Hydrozone Table for Calculating ETWU)	335.0
IE (see Average System IE)	0.81
SLA	0
ETWU =	(ETo x 0.62) [(PF x HA) / IE] + SLA]
ETWU =	(49.7 x 0.62) [(335.0) / 0.81] + 0]
ETWU =	12,744 Gallons Per Year

IRRIGATION NOTES

1. **VERIFICATION:** SYSTEM DESIGN IS BASED ON 30 P.S.I., AVAILABLE AT DISCHARGE OUTLET OF METER OR OTHER POINT OF CONNECTION. VERIFY SAME AND NOTIFY OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING ANY IRRIGATION WORK.
2. **UTILITIES:** VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
3. **SCHEMATIC:** SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE. ALL VALVES SHALL BE LOCATED IN GROUNDCOVER OR SHRUB AREAS WHENEVER POSSIBLE.
4. **CODES:** IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO

INSTALLATION.

5. **BACKFLOW DEVICES:** LOCATE ALL BACKFLOW DEVICES IN SHRUB OR GROUNDCOVER AREAS. DEVICES SHALL BE LOCATED WITHIN SHRUB PLANTING AREAS AND IN AN INCONSPICUOUS LOCATION APPROVED PRIOR TO INSTALLATION BY THE OWNER'S REPRESENTATIVE.
6. **SLEEVING:** ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 1'-0" FROM EDGE OF PAVING INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE.
7. **QUICK COUPLING VALVES:** INSTALL ON TRIPLE SWING JOINT. LOCATE 12 INCHES AWAY FROM EDGE OF WALKS, WALLS, CURBS, AND HEADERBOARDS WITHIN PLANTING AREAS.
8. **CONTROLLER:** AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLER SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TIME EXPENDITURE PER EACH TIME
IRRIGATION													
ROUTINE INSPECTION			W	W	W	W	W	W	W	W	W		0.5 HR
PRESSURE TESTING										Y			0.5 HR
SEASONAL ADJUSTMENT		Q			Q			Q			Q		0.5 HR
REPAIR		Q			Q			Q			Q		1 HR
TURF AREAS													
AERATING				Y									1 HR
DETACHING				Y									1 HR
FERTILIZATION													
APPLICATION		Q			Q			Q			Q		1 HR
WEED/PEST CONTROL													
PESTICIDE			X				X						0.5 HR
HERBICIDE			X				X						0.5 HR
HAND-WEEDING		X		X		X		X		X		X	1 HR
LANDSCAPING													
REPLANTING FAILED PLANTS			Y										2 HRS
REFLENIISH MULCH			Y										1 HR
PRUNING													
TREES												Y	1 HR
SHRUBS			Q			Q			Q			Q	1 HR
GROUNDCOVER			Q			Q			Q			Q	0.5 HR
OBSTRUCTIONS TO EMISSION DEVICES													
REMOVAL			Q			Q			Q			Q	1 HR

Y - YEARLY Q - QUARTERLY W - WEEKLY X - PERFORM TASK DURING SPECIFIED MONTH

LANDSCAPE AND IRRIGATION MAINTENANCE NOTES

1. **PLANT ESTABLISHMENT PERIOD:** ESTABLISHMENT CAN TAKE ONE YEAR FOR PERENNIALS AND SHRUBS, AND TWO YEARS OR MORE FOR TREES. DURING THE ESTABLISHMENT PERIOD, CHECK PLANTS FREQUENTLY, AND WATCH PLANTS FOR SIGNS OF STRESS. WATER ACCORDING TO SOIL MOISTURE. CHECK SOIL MOISTURE REGULARLY. DO NOT WATER IF THE TOP 3"-4" ARE STILL MOIST, AND NEVER ALLOW THE ENTIRE ROOT BALL TO DRY OUT DURING THE ESTABLISHMENT PERIOD. FOR EACH ONE-GALLON PLANT, APPLY 3-4 GALLONS OF WATER EACH TIME. AVOID WETTING THE CROWNS, STEMS AND TRUNKS OF PLANTS.
2. **IRRIGATION EQUIPMENT:** REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS OR WITH COMPONENTS WITH GREATER EFFICIENCY.
3. **PLANTS:** FAILED PLANTS SHALL BE REPLACED WITH THE SAME OR FUNCTIONALLY EQUIVALENT PLANTS THAT MAY BE SIZE-ADJUSTED AS APPROPRIATE FOR THE STAGE OF GROWTH OF THE OVERALL INSTALLATION. FAILING PLANTS SHALL EITHER BE REPLACED, OR BE REVIVED THROUGH APPROPRIATE ADJUSTMENTS IN WATER, NUTRIENTS, PEST CONTROL OR OTHER FACTORS AS RECOMMENDED BY A LANDSCAPING PROFESSIONAL.

WATER EFFICIENT STATEMENT

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

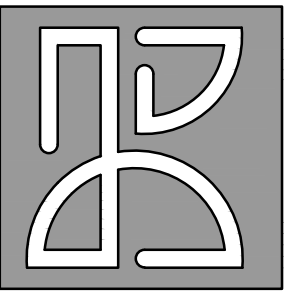
Likun Cao

LIKUN CAO
PROJECT LANDSCAPE ARCHITECT

03/04/2025

DATE

1. **VERIFICATION:** SYSTEM DESIGN IS BASED ON 30 P.S.I., AVAILABLE AT DISCHARGE OUTLET OF METER OR OTHER POINT OF CONNECTION. VERIFY SAME AND NOTIFY OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING ANY IRRIGATION WORK.
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8. **CONTROLLER:** AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLER SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
9. **PRESSURE REGULATORS:** SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
10. **MANUAL SHUT-OFF VALVES:** SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
11. **SUBSURFACE IRRIGATION:** 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.
12. **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.
13. **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.
14. **COMPOST:** 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.
15. **MAINLINE BREAK:** SHOULD THE EXISTING MAINLINE BREAK OR BE SHUT OFF FOR ANY REASON DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR SHALL HAND WATER ALL TREES, SHRUBS, TURF, AND GROUNDCOVER THAT THE EXISTING IRRIGATION SYSTEM WATERS. CONTINUE TO DO SO UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
16. **TREE PROTECTION:** ALL TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL BE BY HAND, WITH CARE TAKEN NOT TO CUT OR DAMAGE ROOTS OVER 1-INCH DIAMETER.



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Revisions

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LANDSCAPE DOCUMENTATION

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751 Vista Drive, Redwood City, CA

Date	03/04/2025
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Drawn By	KS
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Project No.	751
Cad	751r.dwg

Sheet No.
L5
of



(NEW, ADDITION AND REMODEL)
DESIGNERS AND ENGINEERS

1071 Kensington Drive, Fremont, CA 94539
Tel: (510) 709-7968
E-MAIL: tchomedesign2@yahoo.com

STAMP/SIGNATURE:

DATE: 6-18-24

SHEET AND PROJECT TITLES:

BASEMENT / GARAGE FLOOR PLAN

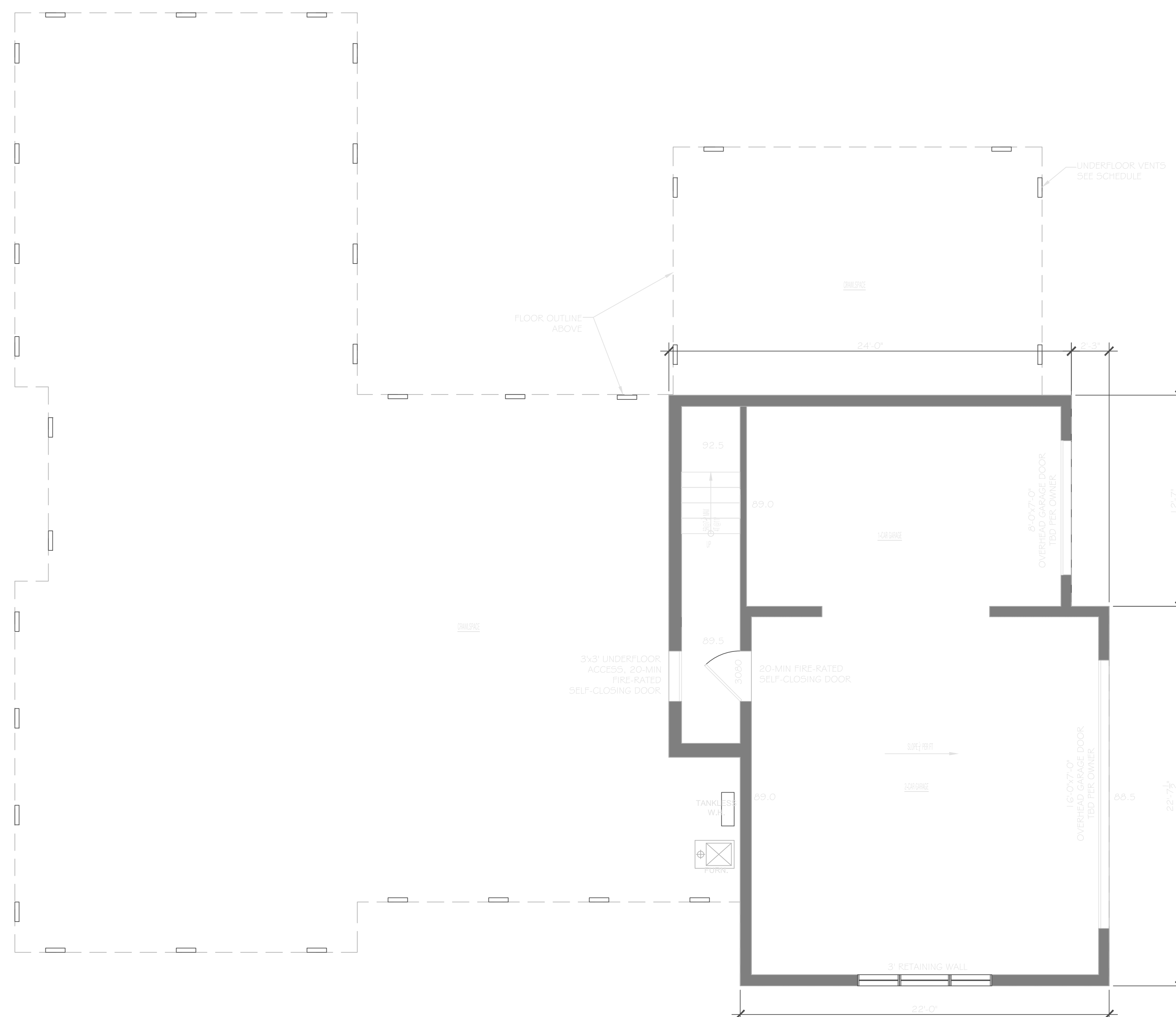
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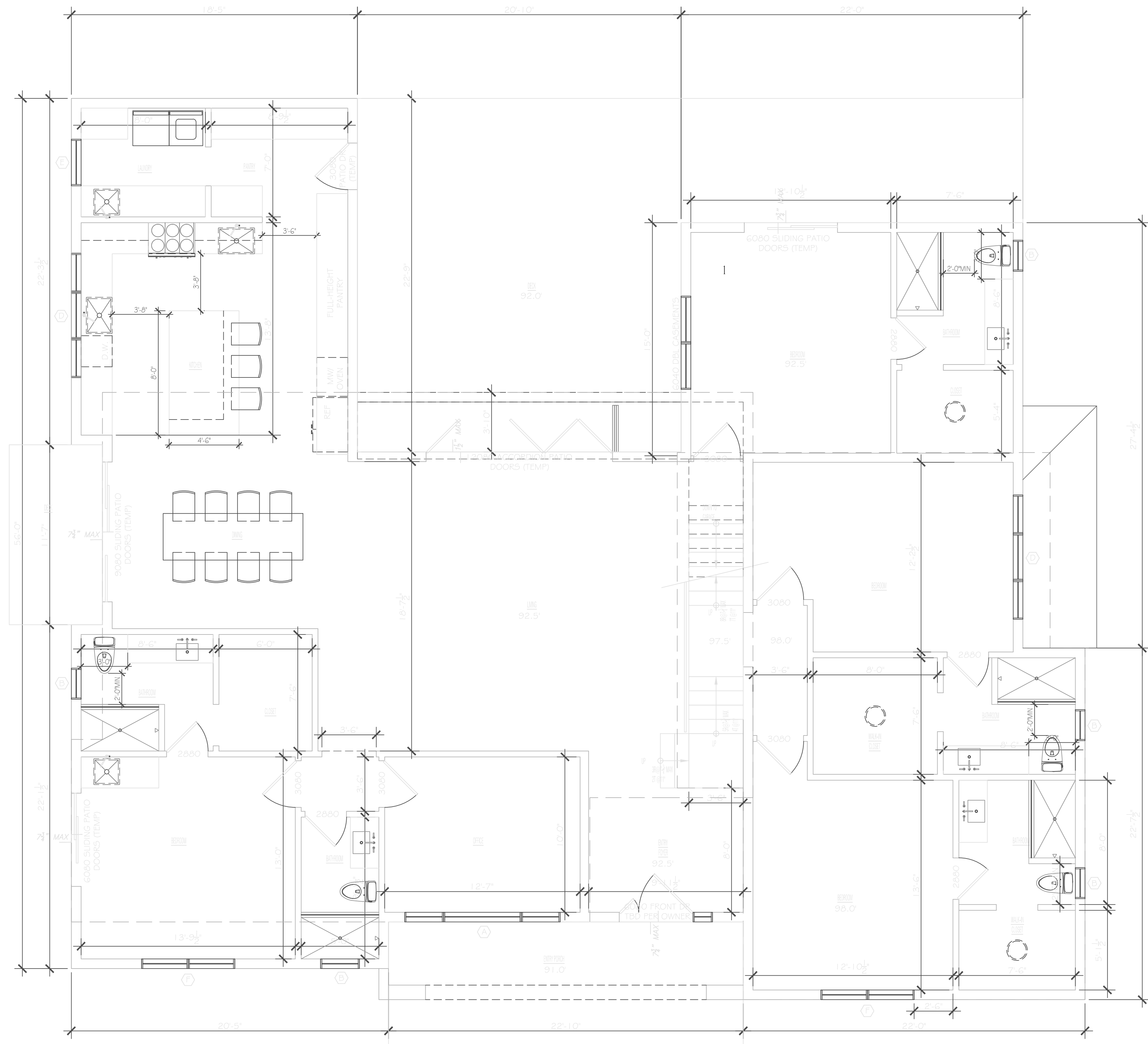
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CHECKED BY:
SCALE: AS SHOWN
JOB#: 23-22

SHEET NO.:

A-2



1 BASEMENT/GARAGE FLOOR PLAN



1 FIRST FLOOR PLAN

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



HOME DESIGN

(NEW, ADDITION AND REMODEL)
DESIGNERS AND ENGINEERS
1071 Kensington Drive, Fremont, CA 94539
Tel: (510) 709-7968
E-MAIL: tchomdesign@yahoo.com

STAMP SIGNATURE:

[Signature]

DATE: 6-18-24

1ST FLOOR PLAN

TANG RESIDENCE
751 VISTA DR. EMERALD HILLS, CA 9462

REVISION	BY:
RESUBMIT: 11-8-24	ML

DRAWN BY: ML
CHECKED BY:
SCALE: AS SHOWN
JOB#: 23-22

SHEET NO.:

A-3



MP/SIGNATURE: _____

E: 6-18-24

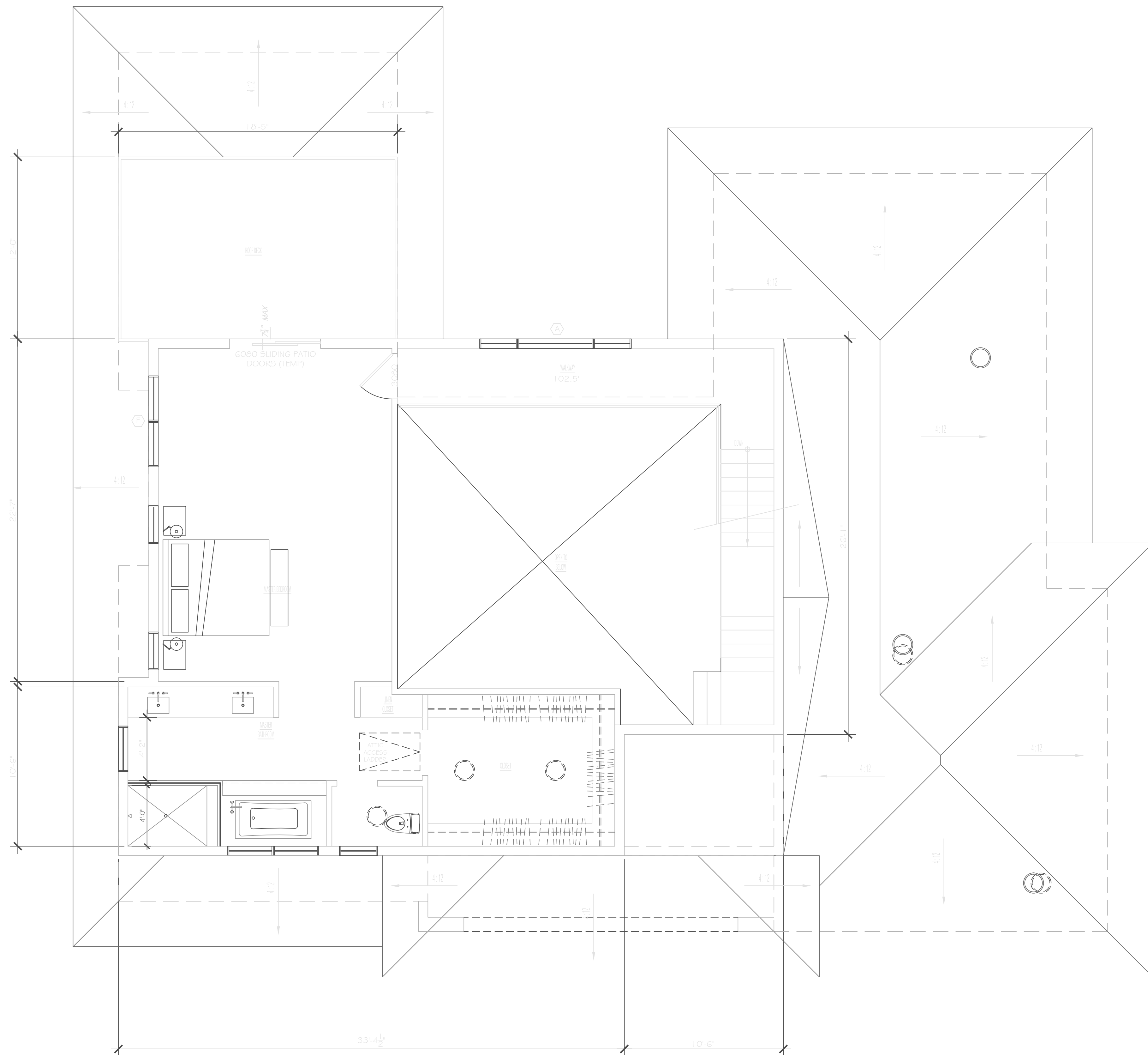
2ND FLOOR PLAN

TANG RESIDENCE
751 VISTA DR, EMERALD HILLS, CA 94062

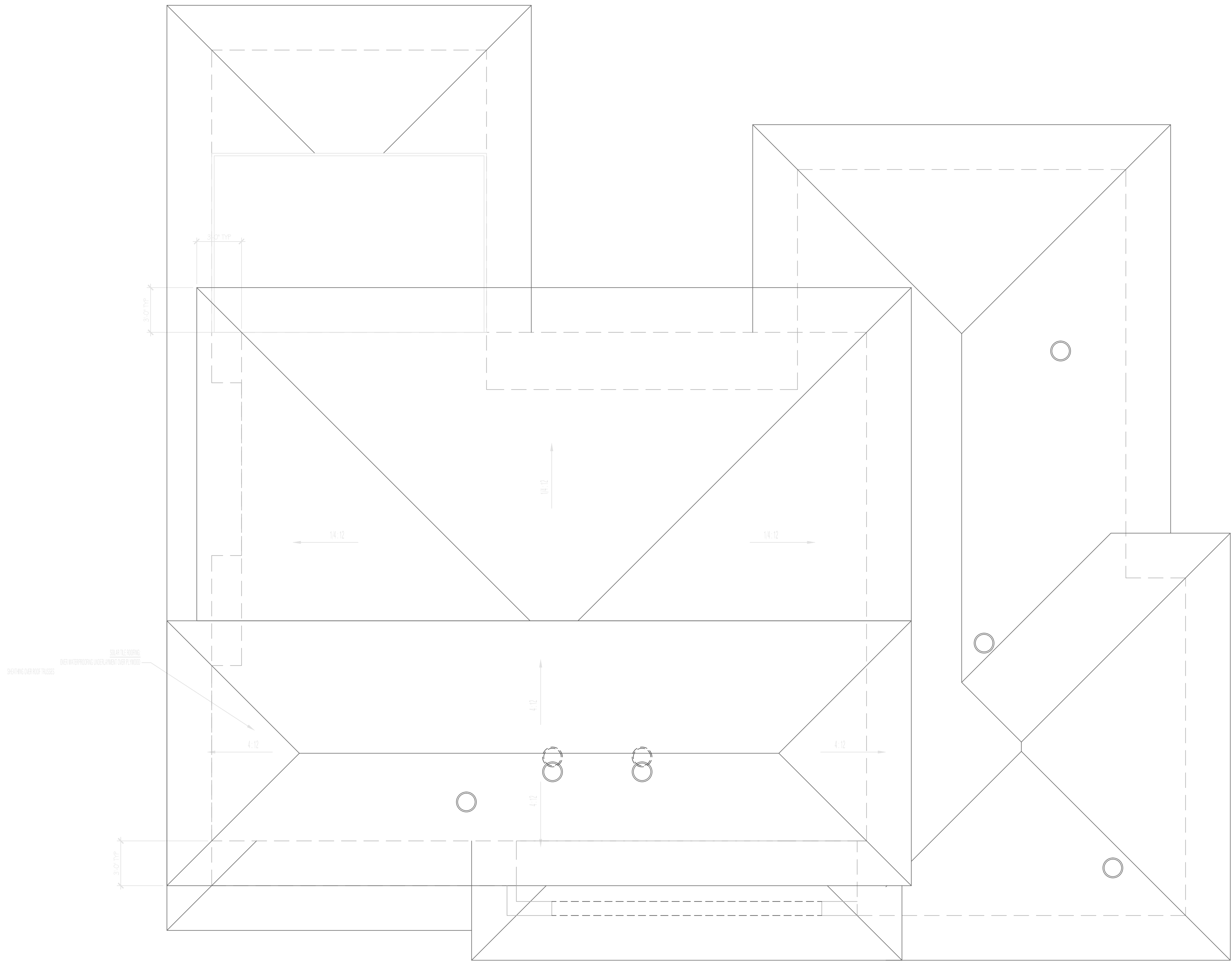
VISION	BY:
RESUBMIT: 11-8-24	ML

TNO.:

A-4



1 SECOND FLOOR PLAN



1

HIGH ROOF PLAN

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



HOME DESIGN

(NEW, ADDITION AND REMODEL)
DESIGNERS AND ENGINEERS

1071 Kensington Drive, Fremont, CA 94539
Tel: (510) 709-7968
E-MAIL: tchomdesign@yahoo.com

STAMP SIGNATURE:

DATE: 6-18-24

SHEET AND PROJECT TITLES:

ROOF PLAN

TANG RESIDENCE
751 VISTA DR. EMERALD HILLS, CA 94602

REVISION

BY:



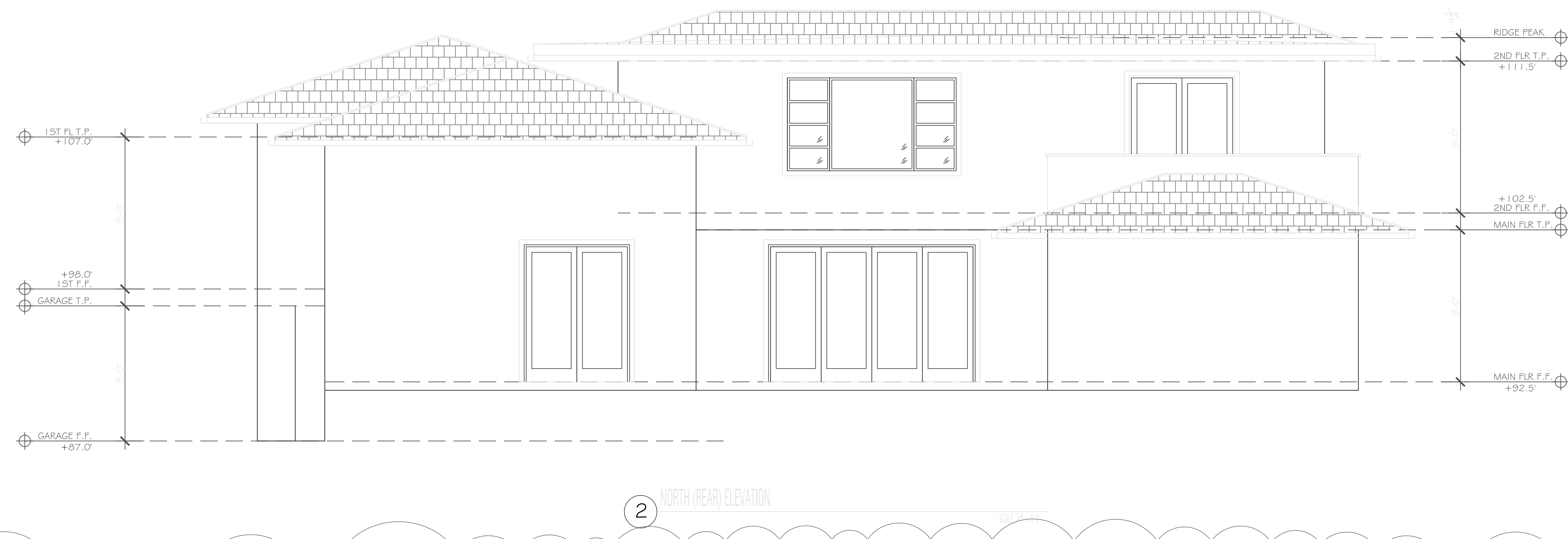
RESUBMIT: 11-8-24

ML

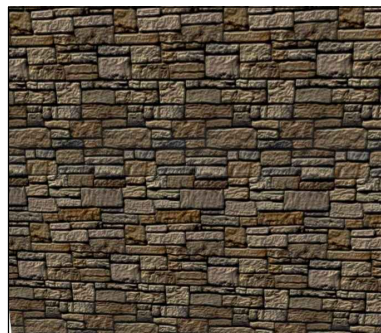
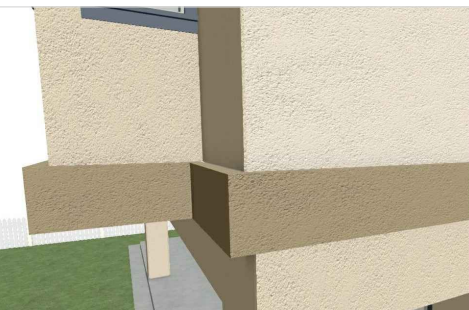
DRAWN BY: ML
CHECKED BY:
SCALE: AS SHOWN
JOB#: 23-22

SHEET NO.:

A-5



MATERIAL AND COLOR SCHEDULE: ▾

LOCATION	EXTERIOR WALL	EXTERIOR WALL VENEER	ROOF	WINDOW & TRIM	WALL STRIP
MATERIAL	WOOD SIDING	STACKED STONE	MALIBU LIGHT WEIGHT ROOF TILE	TRIM: WOOD WINDOW: VINYL	WOOD
COLOR CODE	SAND FINISH- BEIGE	NATURE STONE	REDDISH	TRIM: R-MIX COLOR-STOR SASH: GLAMOUR COLOR-SURF	SAND FINISH- BEIGE
COLOR BOARD					



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STAMP SIGNATURE:



DATE: 6-18-24

SHEET AND PROJECT TITLES:

WEST AND EAST ELEVATIONS

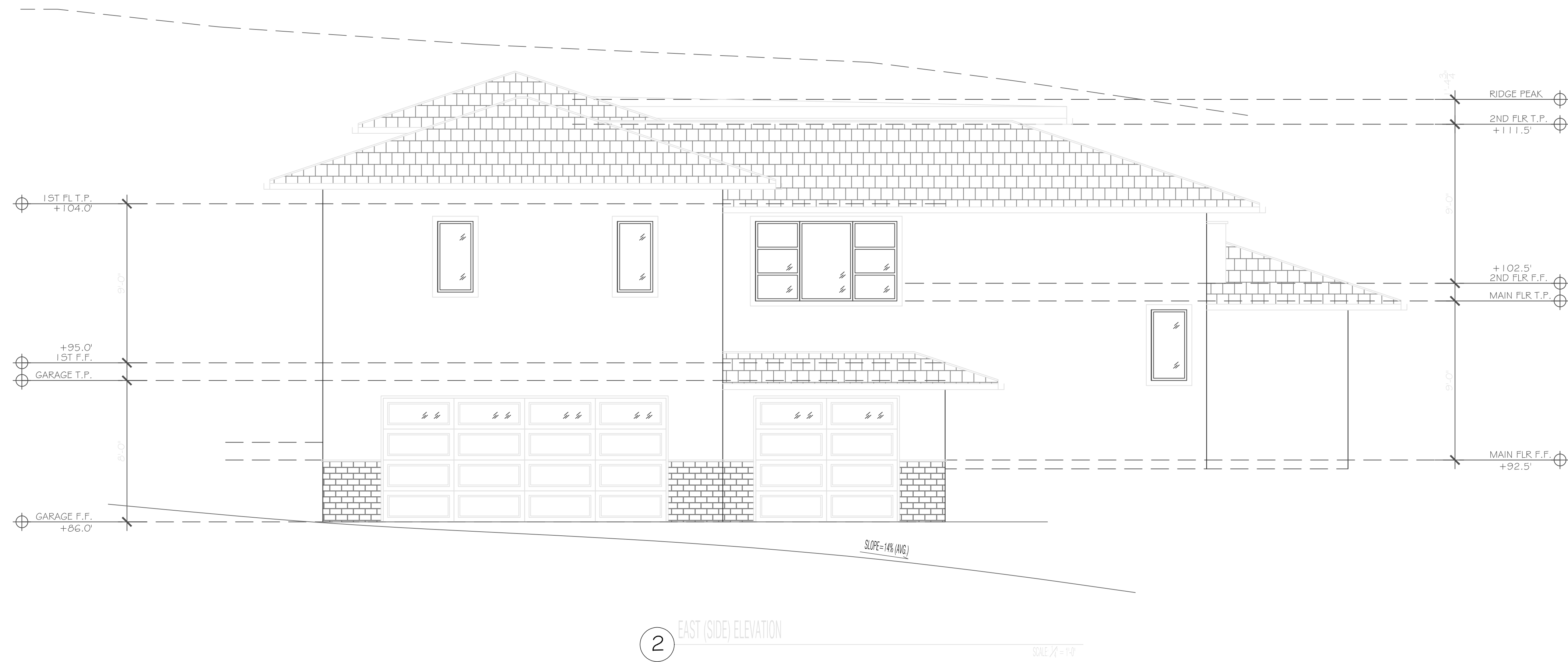
TANG RESIDENCE
751 VISTA DR. EMERALD HILLS, CA 94662

REVISION	BY:
 RESUBMIT: 11-8-24	ML

DRAWN BY: ML
CHECKED BY:
SCALE: AS SHOWN
JOB#: 23-22

SHEET NO.:

A-6



HOME DESIGN

(NEW, ADDITION AND REMODEL)
DESIGNERS AND ENGINEERS

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Tel: (510) 709-7968
E-MAIL: tchomedesign@yahoo.com

STAMP SIGNATURE:

Mark

DATE: 6-18-24

SHEET AND PROJECT TITLES:

SOUTH AND NORTH ELEVATIONS

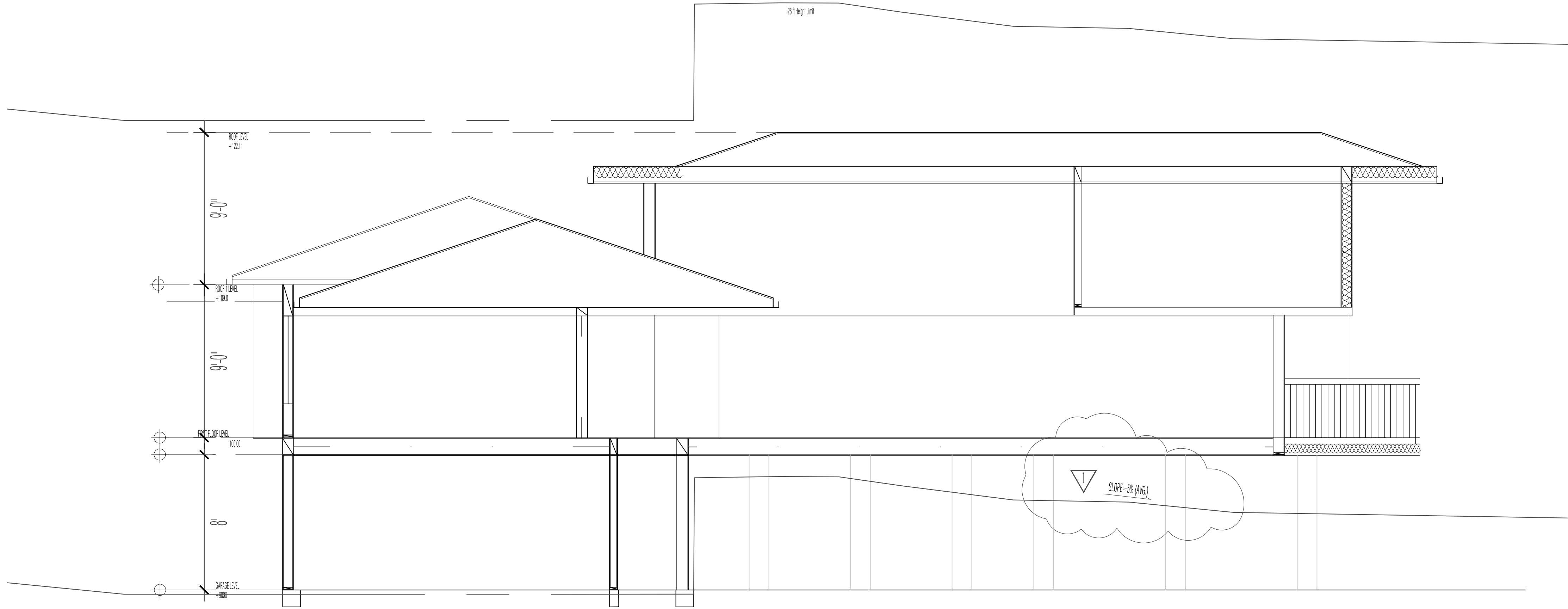
TANG RESIDENCE
751 VISTA DR. EMERALD HILLS, CA 94662

REVISION	BY:
RESUBMIT: 11-8-24	ML

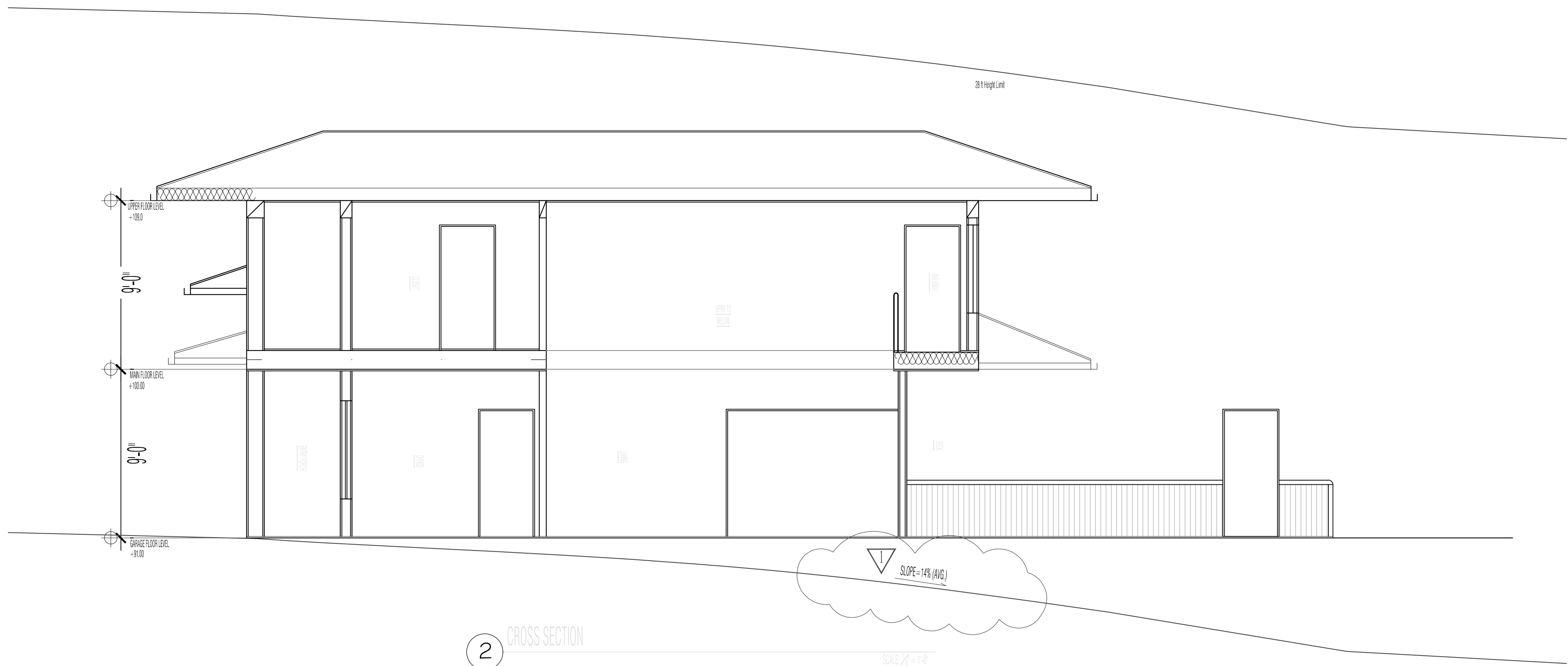
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CHECKED BY:
SCALE: AS SHOWN
JOB#: 23-22

SHEET NO.:

A-7



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



2 CROSS SECTION
SCALE: 1/8" = 1'-0"



T C HOME DESIGN

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DESIGNERS AND ENGINEERS

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Tel: (510) 709-7968
E-MAIL: tchomdesign@yahoo.com

STAMP SIGNATURE:

Mark

DATE: 6-18-24

SHEET AND PROJECT TITLES:

CROSS SECTIONS

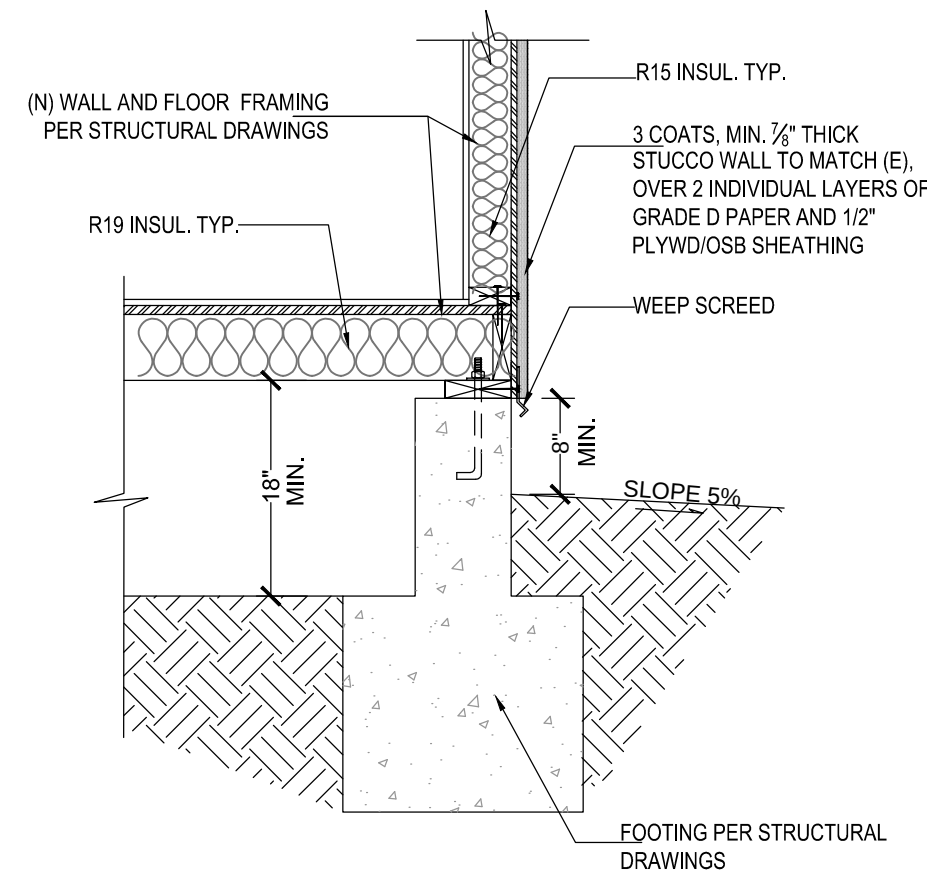
TANG RESIDENCE
751 VISTA DR. EMERALD HILLS, CA 94662

REVISION	BY:
RESUBMIT: 11-8-24	ML

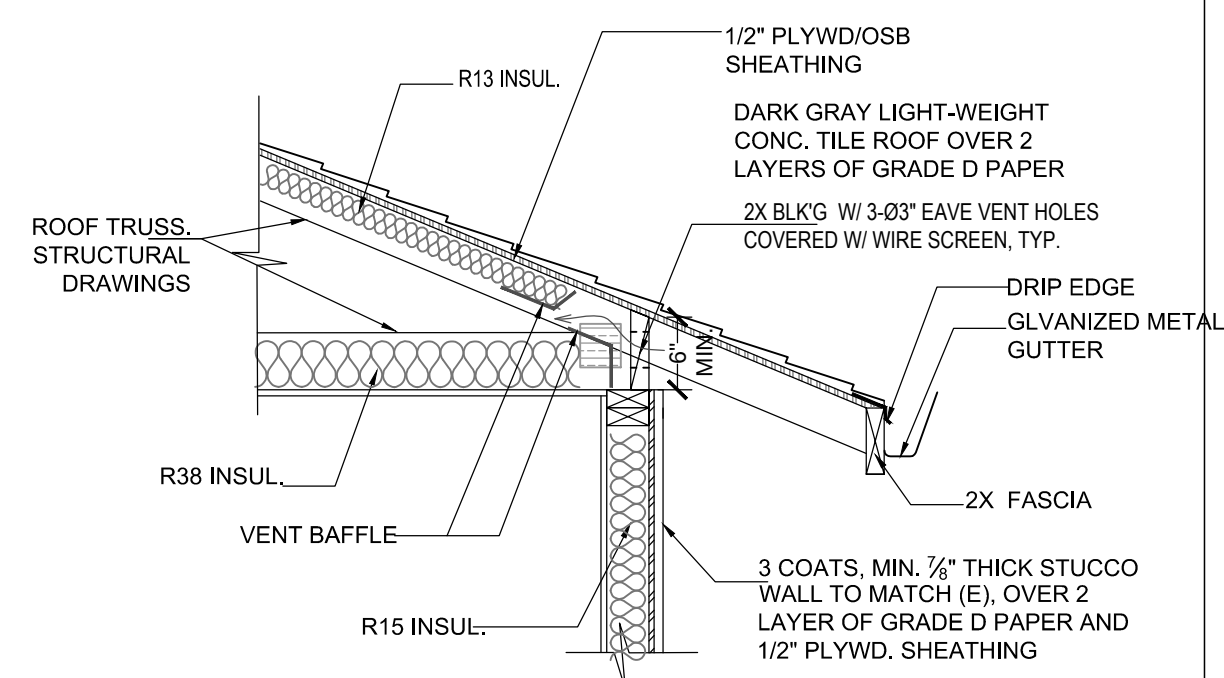
DRAWN BY: ML
CHECKED BY:
SCALE: AS SHOWN
JOB#: 23-22

SHEET NO.:

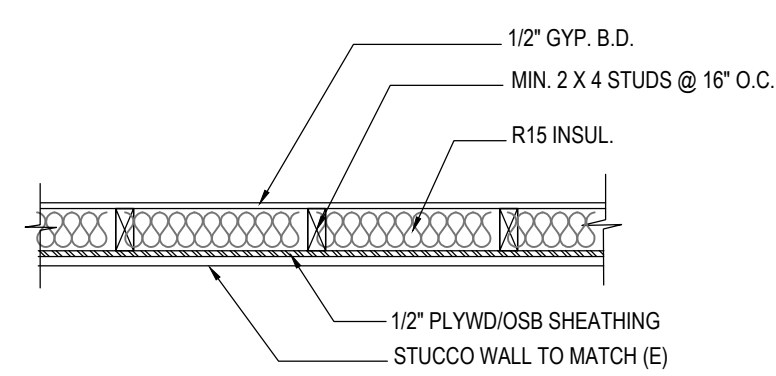
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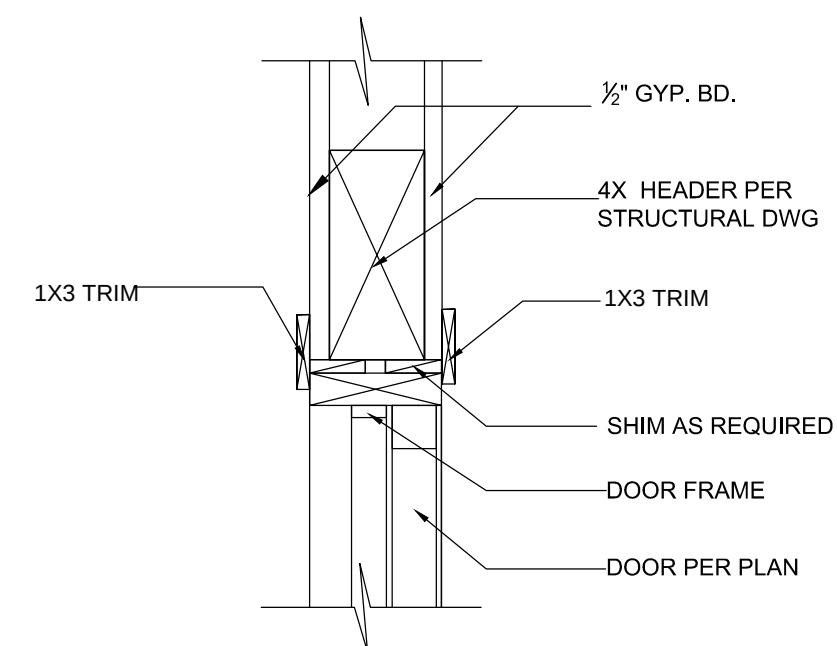
1	FOOTING DETAIL
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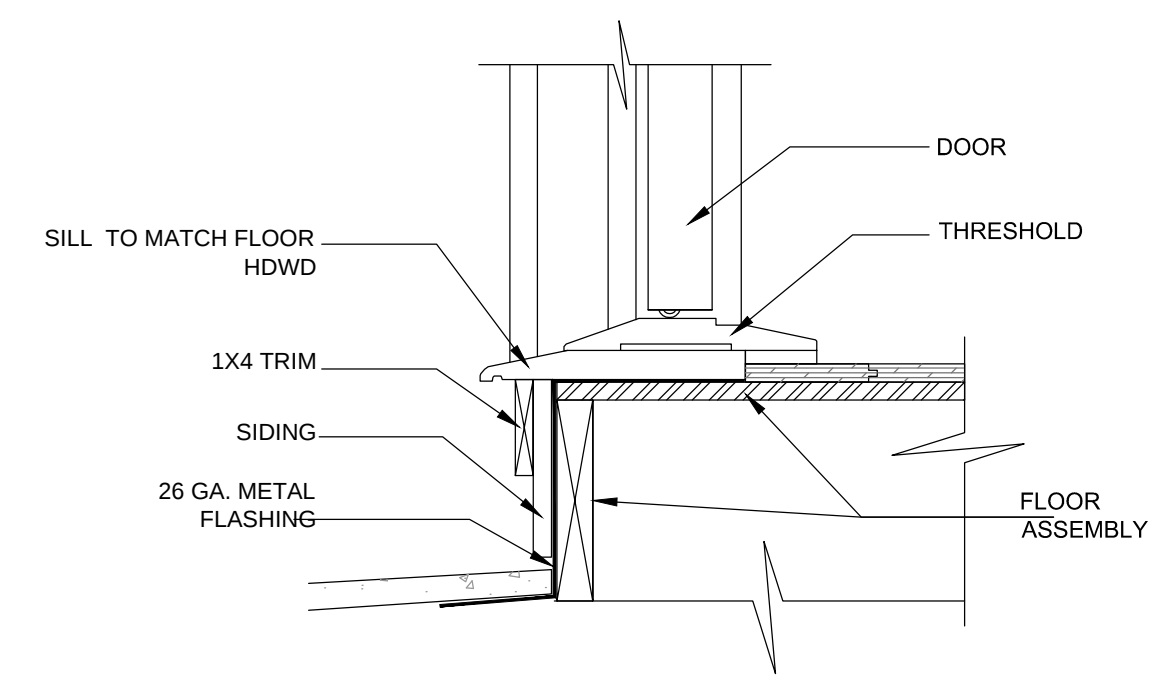
2	EAVE DETAIL
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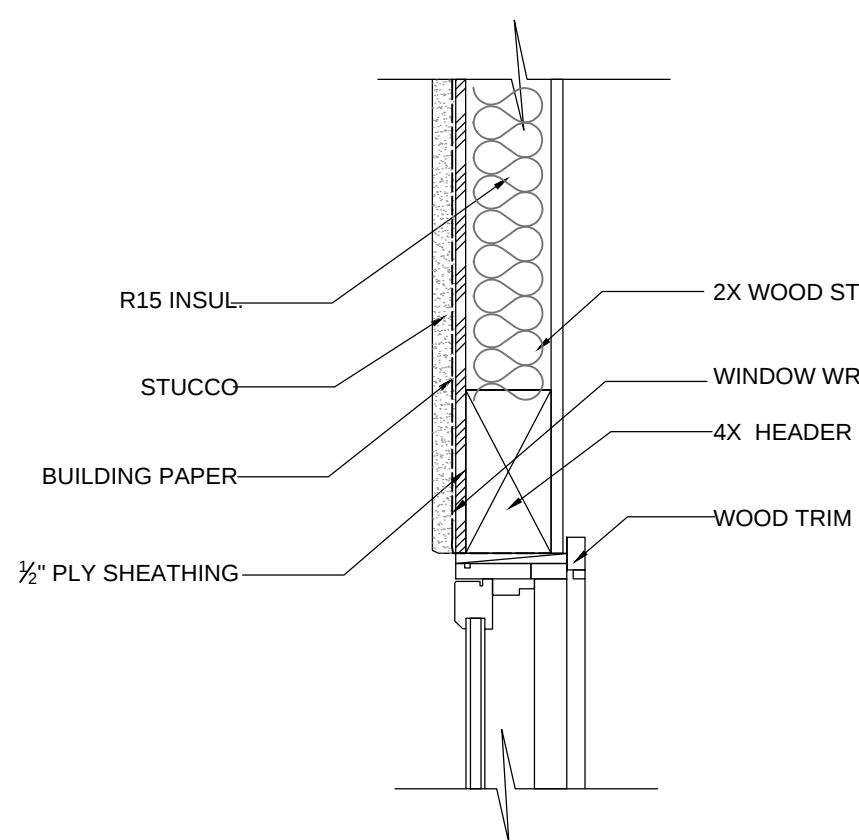
3 LOAD-BEARING EXTERIOR WALL ASSEMBLIES



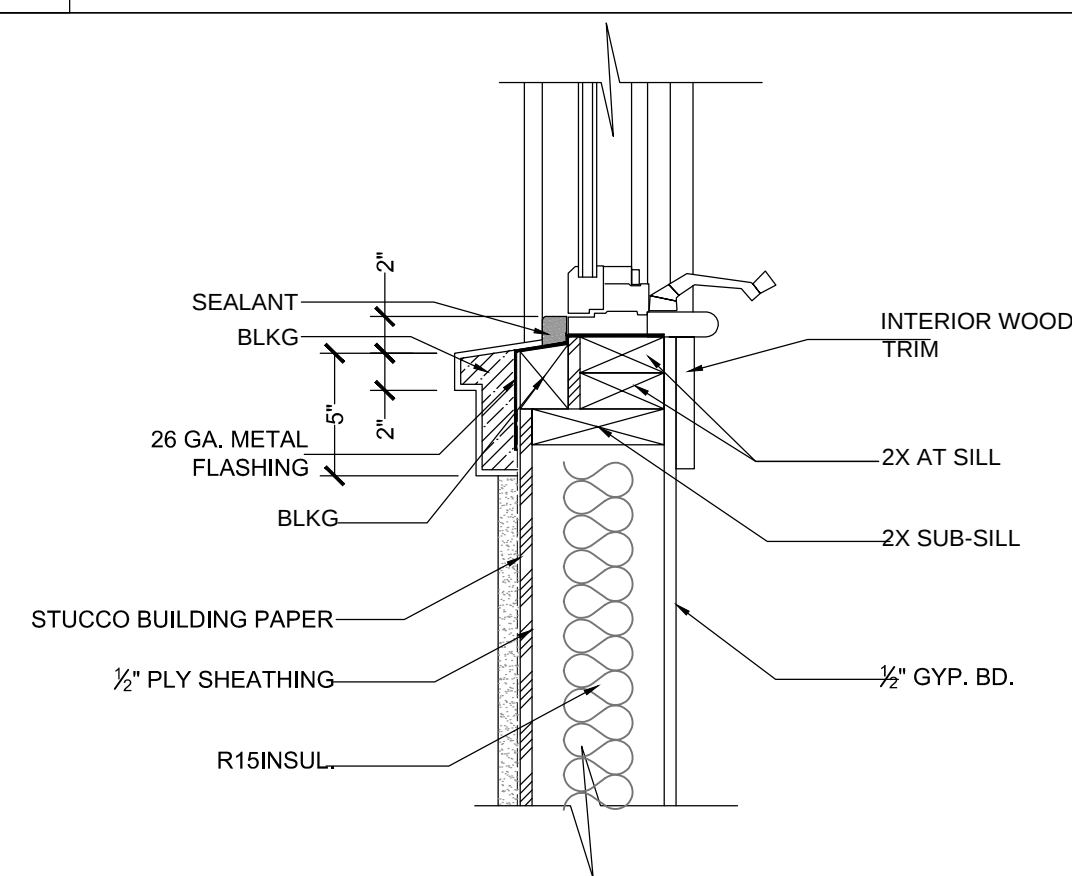
4	DOOR HEADER DETAILS
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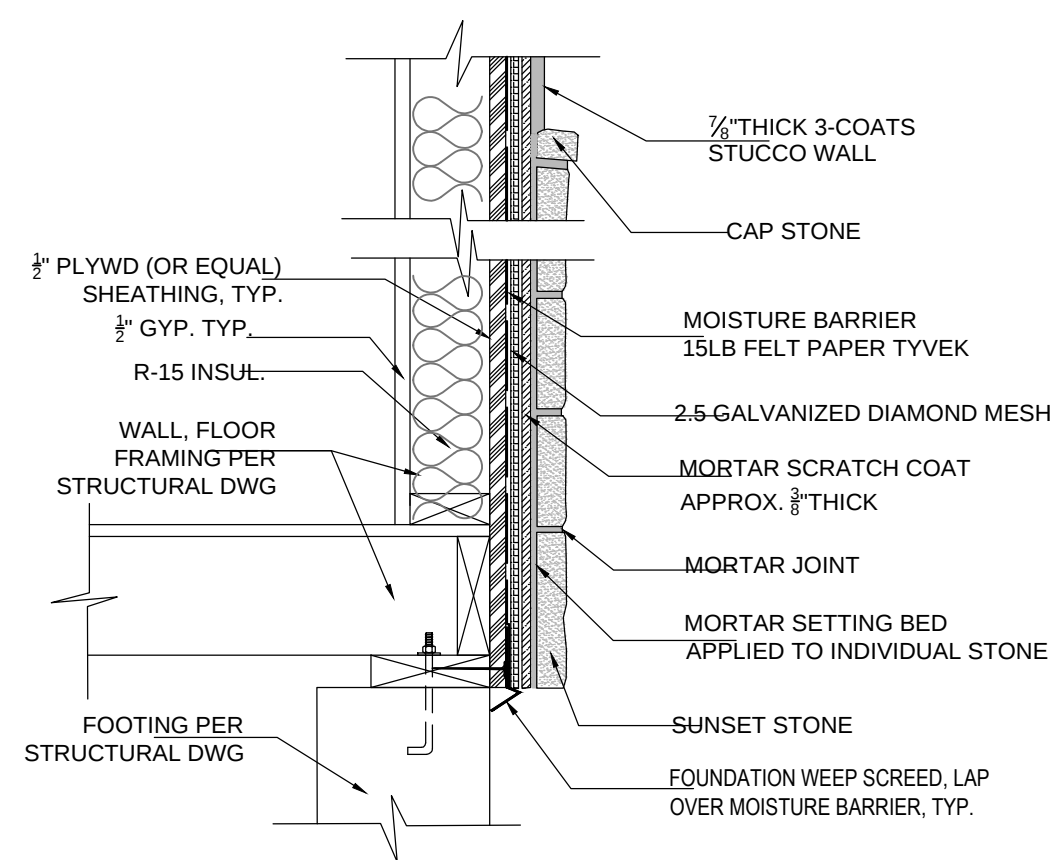
5	DOOR THRESHOLD DETAILS
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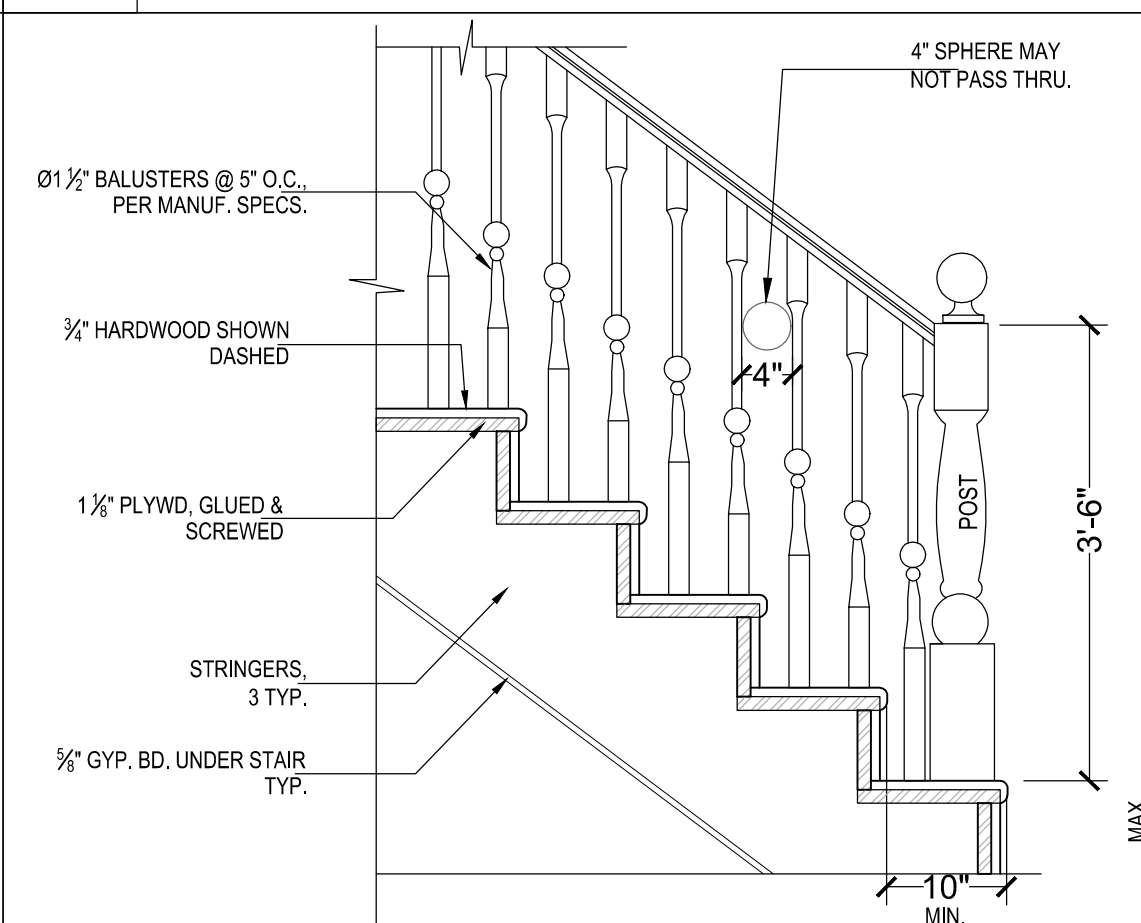
6	WINDOW HEADER DETAILS
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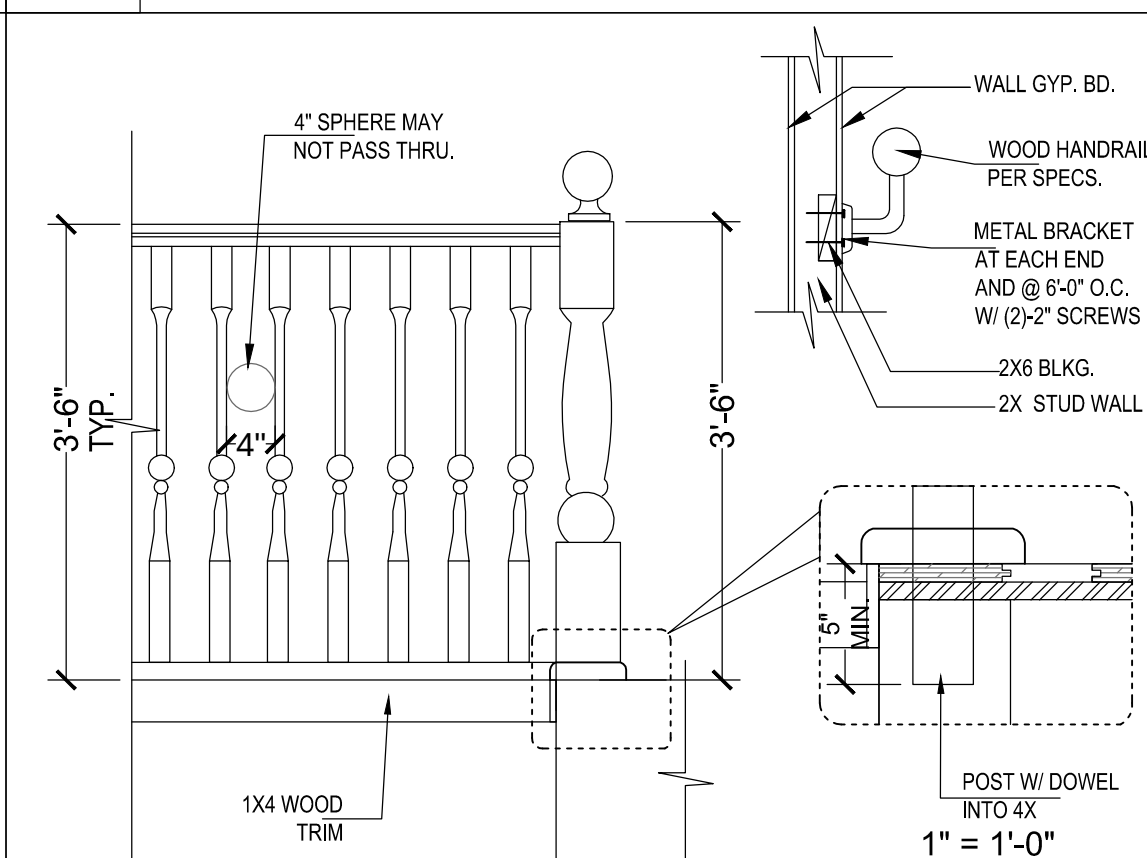
7	WINDOW SILL DETAILS
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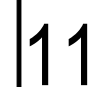
8	STUCCO WALL AND VENEER DETAIL
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9	STAIR GUARDRAIL DETAIL
---	------------------------



10	STAIR GUARDRAIL HANDRAIL DETAILS
----	----------------------------------



12



TC

HOME DESIGN

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DESIGNERS AND ENGINEERS**

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Tel: (510) 709-7968

E-MAIL: tchomedesign2@yahoo.com

STAMP/SIGNATURE:

Matt

DATE: 6-18-24

SHEET AND PROJECT TITLES:

ARCHITECTURAL DETAILS

TANG RESIDENCE
751 VISTA DR. EMERALD HILLS, CA 94062

REVISION

BY



RESUBMIT: 11-8-24

MI

DRAWN BY: MI
CHECKED BY:
SCALE: $\frac{3}{4}" = 1'-0"$
JOB#: 23-22

SHEET NO.:

AD-1