GENERAL NOTES

A. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS (INCLUDING, BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, ETC.) IN FIELD PRIOR TO SUBMITTING PRICES, AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH AN EXAMINATION.

B. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFIT FIXTURES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF ITEM WORK.

C. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY WHEN ANY CONDITION IS DISCOVERED THAT WOULD PREVENT PROPER EXECUTION OF THE CONTRACT DOCUMENTS INCLUDING ANY CONFLICTS BETWEEN THE SITE CONDITIONS AND THE CONTRACT DOCUMENTS AND ANY CONFLICTS OR AMBIGUITIES WITHIN THE CONTRACT DOCUMENTS.

D. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE TIMELY COORDINATION AND SEQUENCING OF VARIOUS ARCHITECTS, ENGINEERS, LOCAL AUTHORITIES, MANUFACTURERS, SUPPLIERS, AND INSTALLERS REQUIREMENTS AND FOR THE TIMELY REVIEW OF REQUIRED EQUIPMENT AND MATERIALS FOR INSTALLATION PRIOR TO BEGINNING CONSTRUCTION OR SEQUENCING SUBSEQUENT CONSTRUCTION.

E. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS/ HER RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS/ HER BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF CONTRACTOR'S BID.

F. UNLESS SPECIFICALLY NOTED OTHERWISE IN THE DRAWINGS, ALL WORK, MATERIALS, LABOR, TRANSPORTATION, TOOLS, AND EQUIPMENT CALLED FOR ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A PART OF THE CONTRACT FOR CONSTRUCTION.

G. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

H. ALL WORK SHALL BE PREFORMED IN A PROFESSIONAL AND WORKMAN-LIKE MANNER IN KEEPING WITH THE HIGHEST STANDARDS OF THE CONSTRUCTION INDUSTRY BY WORKMEN EXPERIENCED AND LICENSED IN THEIR RESPECTIVE TRADES. ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK AND SCHEDULING WITH THE WORK OF OTHER SUBCONTRACTORS AND/ OR THE GENERAL CONTRACTOR, AND SHALL BE RESPONSIBLE FOR HIS/ HER OWN TOOLS AND LABOR, REMOVE HIS/ HER TOOLS AND SURPLUS MATERIALS, AS WELL AS ANY DEBRIS RESULTING FROM THIS WORK FOR THE SITE.

I. ALL WORK HEREIN SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, LATEST EDITION. ALL WORK SHALL BE PREFORMED IN STRICT COMPLIANCE WITH ALL PROVISIONS OF PREVAILING APPLICABLE CODES OF THE JURISDICTION THE PROJECT IS LOCATED. CODE COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IN THE CASE OF CONFLICT WITH THE DRAWINGS AND APPLICABLE CODES OR OF CONFLICT WITHIN THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER AND REQUEST DIRECTION.

J. SOME OF THE SPECIFICATIONS APEAR IN THE FORM OF NOTES AND SCHEDULES IN THE DRAWINGS AND, EXCEPT WHERE SPECIFICALLY CALLED OUT BY MANUFACTURER OR CATALOG NUMBER, ARE GENERIC IN NATURE. UNLESS NOTED OTHERWISE, ALL PRODUCTS ARE TO BE NEW AND UNUSED. ALL PRODUCTS USED IN CONSTRUCTION ARE TO BE COMPATIBLE WITH OTHER PRODUCTS USED WITHIN THE SAME BUILDING COMPONENTS OR PRINTED INSTRUCTIONS, RECOMMENDATIONS, DRAWINGS OR SPECIFICATIONS, AS WELL AS WITH ALL APPLICABLE BUILDING CODES.

K. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS. VERIFY USE OF SIMILAR DETAILS WITH ARCHITECT PRIOR TO PROCEEDING. LOCATIONS OF SEALANT, CAULKING, AND FLASHING, ETC., SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICE.

L. CONTRACTOR IS TO INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. IN THE EVENT THAT MANUFACTURER'S SPECIFICATIONS CONFLICT WITH THE DRAWINGS, THEN CONTACT THE ARCHITECT AND OWNER FOR RESOLUTION.

M. PROVIDE ALL SUBMITTALS REQUESTED FOR ARCHITECT'S REVIEW INCLUDING MATERIAL SAMPLES, IN FIELD PAINT-OUTS AND CABINET AND OTHER REQUESTED SHOP DRAWINGS.

N. CONTRACTOR SHALL NOT DUMP ANY PLASTER, PAINT, OR SOLID WASTES ON THE SITE OR THROUGH THE SITE WASTE DISPOSAL SYSTEM. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUB-CONTRACTORS AND TRADES ON A REGULAR BASIS. THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE. SEE CONSTRUCTION WASTE MANAGEMENT PLAN.

O. THE CONTRACTOR SHALL CONDUCT THE FINAL CLEANING OF ALL AREAS AFFECTED BY THIS WORK. HE SHALL VISUALLY INSPECT ALL EXTERIOR AND INTERIOR SURFACES AND REMOVE ALL DIRT, WASTE, STAINS, PAINT DROPPINGS, CLEAN AND POLISH ALL GLASS EITHER INSTALLED OR AFFECTED BY THIS WORK.

P. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SMALLER SCALE DWGS, TYP.

Q. GREAT CARE HAS BEEN TAKEN TO ENSURE KEY ELEMENTS ALIGN AND ARE PLACED ON CENTER (AS NOTED). CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER AND OWNER SHOULD ANY DISCREPANCIES OCCUR TO MAINTAIN DESIGN INTENTIONS.

R. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. CABINET DIMENSIONS AND CLEAR DIMENSIONS ARE TO THE FACE OF FINISH (FACE OF CABINET). CONCRETE AND CONCRETE BLOCK DIMENSIONS ARE TO FACE OF CONCRETE AND CONCRETE BLOCK. ALL VERTICAL DIMENSIONS ARE TO THE TOP OF THE STRUCTURAL FLOOR SHEATHING UNLESS OTHERWISE NOTED.

S. WINDOW AND DOOR LOCATIONS ARE TYPICALLY GIVEN IN THE PLANS. COORDINATE WITH SPECIFIC MFR. DOOR & WINDOW PRODUCTS FOR REQ'D R.O. DIMENSIONS.

T. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. ALL QUESTIONS, DISCREPANCIES, AND CLARIFICATIONS BROUGHT TO THE ARCHITECT'S & OWNER'S ATTENTION WILL BE SENT BY THE CONTRACTOR VIA E-MAIL.

U. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE PREPARED BY THE ARCHITECT EXCLUSIVELY AND COPYRIGHT OF THE ARCHITECT ALONE AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT BETWEEN THE ARCHITECT AND PROJECT OWNER, SUBJECT TO THE PROVISIONS OF THE CONTRACT BETWEEN OWNER AND ARCHITECT.

CALGREEN MANDATORY MEASURE GENERAL NOTES

CALGREEN 4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. SAMPLE FORM FOUND HERE: https://www.hcd.ca.gov/building-standards/calgreen/cal-green-forms.shtml AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   D. LANDSCAPE IRRIGATION SYSTEMS.
   E. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

CALGREEN 702.2 SPECIAL INSPECTION [HCD]. WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
2. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTES:
1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

CALGREEN 703 VERIFICATIONS
703.1 DOCUMENTATION. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.

SYMBOL LEGEND

NORTH ARROW
ROOM NAME — ROOM NAME
GRAPHIC SCALE (0, 5, 10)
1 — KEY NOTE REFERENCE
1 / A3.01 — EXTERIOR ELEVATION / SHEET
8'-0" — CEILING HT
2 / A5.01 — SECTION
A.F.F. — ELEVATIONS DATUM
A5.01 — INTERIOR ELEVATION
+1.23 — DATUM
1 / A8.01 — DETAIL REFERENCE
CENTER LINE
CUT LINE
WINDOW — A / 001 — WINDOW & DOOR TAG
DOOR
COMMENT NUMBER
R1 — REVISION
B — STRUCTURAL GRID
DEPARTMENT

NEW SINGLE FAMILY HOME
APN 047-287-250
448 AVENUE CABRILLO
EL GRANADA, CA 94018

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE DEMOLITION OF THE EXISTING SINGLE FAMILY HOME AND CONSTRUCTION OF A NEW SINGLE FAMILY HOME WITH A JUNIOR ACCESSORY UNIT ABOVE THE PROPOSED GARAGE.

SITE DATA

APN:	047-287-250
NET LOT SIZE:	4,875 SF
ZONING DISTRICT:	R-1/S17/DR/CD
FLOOD ZONE:	NO
YEAR BUILT:	BEFORE 1940 (VERIFY)
HISTORIC STATUS:	NONE
EASEMENTS:	SEWER EASEMENT IN REAR YARD, SEE SURVEY
MAX BUILDING HEIGHT:	28'
MINIMUM SETBACKS	
FRONT:	20'
REAR:	20'
INTERIOR SIDES:	COMBINED SETBACK OF 15' w/ ONE SIDE MIN. 5'
EXISTING STRUCTURE	
HEIGHT:	15'-6"
STORIES:	1 STORY
PROPOSED STRUCTURE	
HEIGHT:	27'-7"
STORIES:	2 STORIES

PROJECT DATA

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3
STORIES:	2
SOLAR ARRAY:	NONE
FIRE SPRINKLER	
MAIN HOUSE:	NONE
ADU:	NONE
IMPERVIOUS AREA:	3,066 SF (SEE A1.01 CALC.)
GRADING CUT/ FILL:	SEE CIVIL PLANS
NEW LANDSCAPING:	SEE LANDSCAPING PLAN
REHABILITATED LANDSCAPING:	SEE LANDSCAPING PLAN

AREA CALCULATIONS

DR2

LOT SIZE			4,875 sf
LOT COVERAGE			
BASE ALLOWABLE LOT COVERAGE		35%	1,706 sf
(E) PRIMARY DWELLING			900 sf
(D) PRIMARY DWELLING - DEMO			(-900) sf
(N) PRIMARY DWELLING - 1ST FLR			897 sf
(N) GARAGE			439 sf
(N) JADU - 1ST FLR (stairs)			59 sf
(N) COVERED PORCH			80 sf
(N) COVERED ENTRY PORCH			23 sf
(E) ADU 1ST FLR	BLD2023-01713		540 sf
(E) ADU COVERED PORCH	BLD2023-01713		76 sf
		SUBTOTAL:	**2,114 sf**
		ADU EXEMPTION:	**625 sf**
		TOTAL LOT COVERAGE:	**1,489 sf**
FLOOR AREA RATIO			
BASE ALLOWABLE FAR			2,462 sf
(N) PRIMARY DWELLING - 1ST FLR			897 sf
(N) PRIMARY DWELLING - 2ND FLR			565 sf
(N) GARAGE			439 sf
(N) JADU - 1ST FLR (stairs)			59 sf
(N) JADU - 2ND FLR			387 sf
(E) ADU 1ST FLOOR	BLD2023-01713		540 sf
(E) ADU 2ND FLOOR	BLD2023-01713		242 sf
		SUBTOTAL:	**3,129 sf**
		ADU EXEMPTION:	**782 sf**
		TOTAL FAR:	**2,347 sf**

SHEET INDEX

ARCHITECTURAL

A0.01	TITLE SHEET, GENERAL NOTES, & PROJECT DATA
A1.01	SITE PLANS
A1.02	EXTERIOR 3D VIEWS
A1.03	EXTERIOR 3D VIEWS
A2.00	DEMO PLAN
A2.01	FLOOR PLANS
A2.02	AREA CALCULATIONS
A2.03	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A6.01	BUILDING SECTIONS
A7.02	DAYLIGHT PLANES, MATERIALS & COLORS
A7.03	ADU DAYLIGHT PLANES
L-1.0	EXISTING TREE PLAN
L-1.1	PLANTING PLAN
L-1.2	IRRIGATION PLAN

DR2

CIVIL

SU-1	CIVIL SURVEY
C1.0 - C6.0	CIVIL ENGINEERING PLANS, GRADING & DRAINAGE

APPLICABLE CODES

2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE

PART 2.5 CALIFORNIA RESIDENTIAL CODE
PART 3 CALIFORNIA ELECTRICAL CODE
PART 4 CALIFORNIA MECHANICAL CODE
PART 5 CALIFORNIA PLUMBING CODE
PART 6 CALIFORNIA ENERGY CODE
PART 9 CALIFORNIA FIRE CODE
PART 11 CALIFORNIA GREEN BUILDING STANDARDS

SAN MATEO COUNTY REGULATIONS & MUNICIPAL CODES

PROJECT DIRECTORY

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VICINITY MAP



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LICENSED ARCHITECT
JESSICA M RESMINI
C-31295
JUN 30 2025
RENEWAL DATE
STATE OF CALIFORNIA

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448 AVENUE CABRILLO
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A0.01 TITLE SHEET

A0.01

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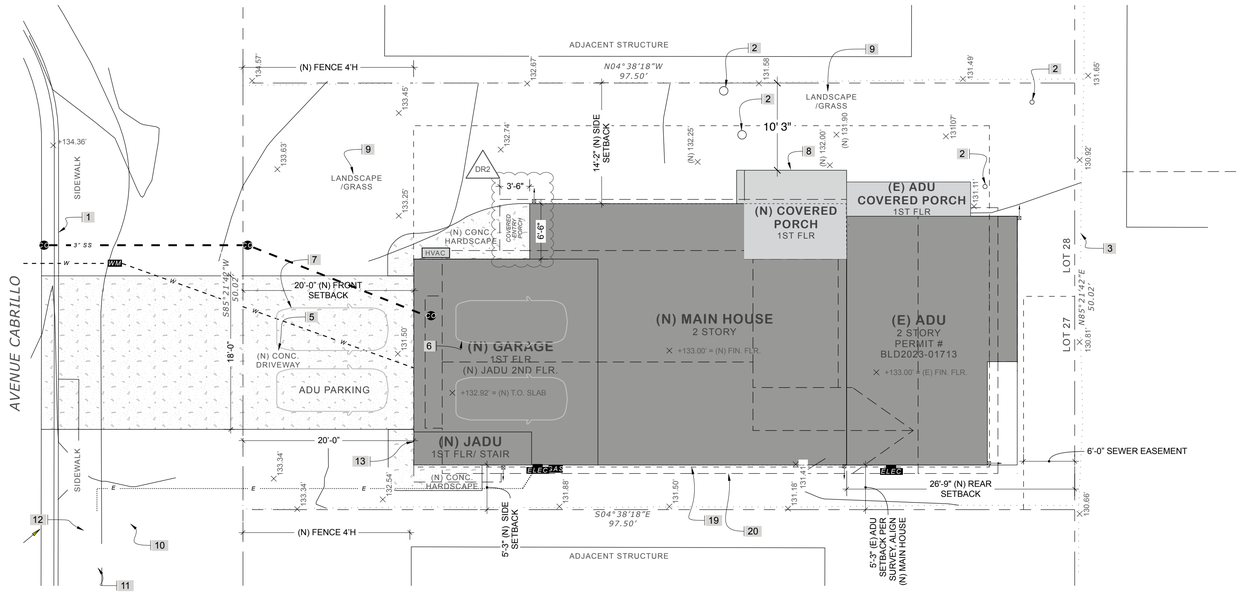
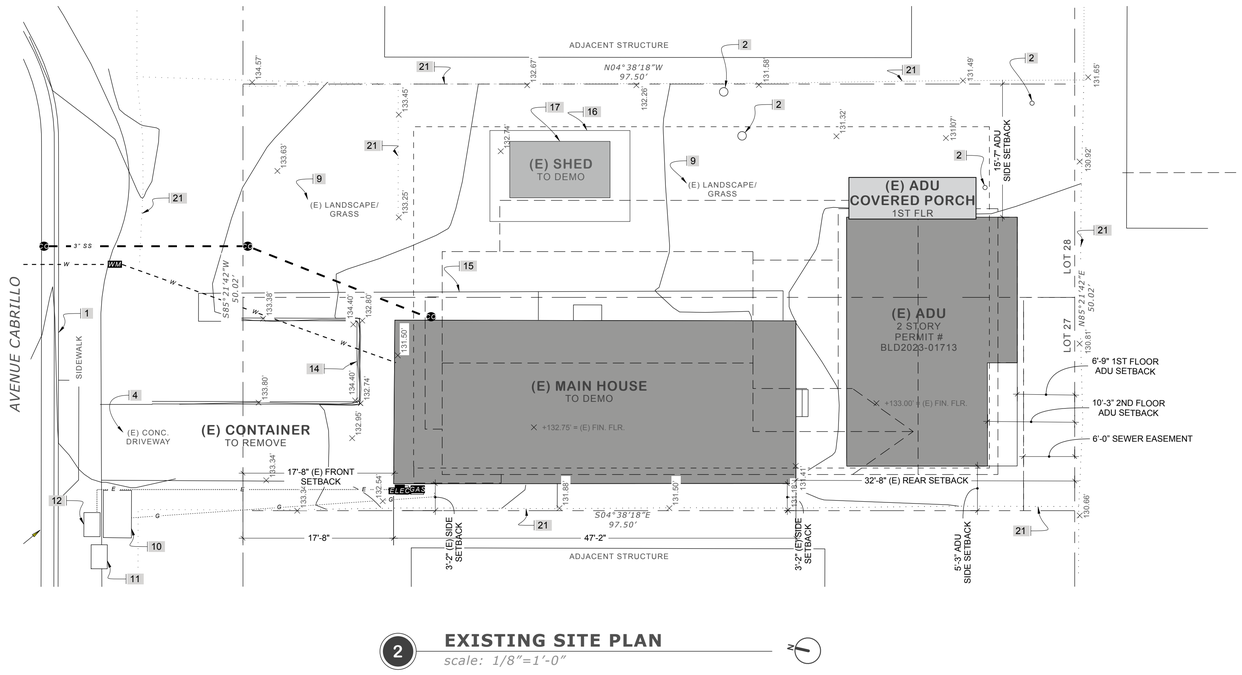


1 PROPOSED SITE PLAN

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



2 EXISTING SITE PLAN

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

LEGEND

- PROPERTY LINE
- PROPERTY SETBACKS
- ELEC — (E) ELEC PANEL AND METER LOCATION, 200 AMPS
- E ... SUB — (N) 110 AMP ELECTRICAL SUB PANEL. PROVIDE CONDUIT (NO SHARING TRENCH) TO (N) SUB PANEL IN ADU.
- W ... W/M — (E) WATER METER AND SUPPLY LINE, NO CHANGE
- HWH — LOCATION OF TANKLESS WATER HEATER MOUNTED TO EXTERIOR WALL
- (N) W — (N) 1" WATER SUPPLY LINE TO ADU. MIN 2" INSULATION AT PIPE. ENCLOSE IN 5" PVC.
- G ... G.A.S — (E) 1" GAS METER AND SUPPLY LINE TO MAIN HOUSE, NO CHANGE
- (N) G — (N) 1" DEDICATED GAS LINE TO ADU
- 3" SS — SEWER LINE AND CLEANOUTS. SEE SEWER CONNECTION DEPTH CALC BELOW. CONTRACTOR TO VERIFY SITE CONDITIONS AND NOTIFY ARCHITECT OF FINDINGS. PROVIDE CLEANOUT OUTSIDE EACH BUILDING AND END OF LINE.
- HVAC — MINI SPLIT OUTDOOR CONDENSER UNIT. PROVIDE POWER & CLEARANCES PER SPECIFICATIONS. PROVIDE MINIMUM 3" CONCRETE PAD.
- TPZ – NO WORK — TREE PROTECTION ZONE - PROTECT (E) TREE ROOT STRUCTURE, PROVIDE FENCING, AND HAND DIG CAREFULLY

KEYNOTES

1. (E) VERTICAL CURB AND GUTTER
2. (E) TREE TO REMAIN, SEE SHEET L1.0 LANDSCAPE PLAN FOR SPECIES AND SIZES
3. (E) 6' WOOD FENCE TO BE REPLACED W/ (N) 6'H FENCE IN REAR & SIDE YARDS, DROP TO 4'H FENCE IN FRONT YARD PER PLAN, FENCE TO BE CEDAR WOOD, STAIN TO MATCH MAIN HOUSE ACCENTS - BEHR ST-140 CAPPUCCINO COLOR PER A7.02
4. (E) CONCRETE DRIVEWAY
5. (N) CONCRETE DRIVEWAY
6. (N) COVERED PARKING, 2 SPACES
7. (N) UNCOVERED PARKING, 2 SPACES, 1 UNCOVERED PARKING SPACE FOR ADU
8. (N) DECK, 14" MAX. HIGH FROM LOWEST GRADE (UN COVERED)
9. LANDSCAPING PER SHEET L1, LANDSCAPE PLAN
10. (E) PG&E VAULT
11. (E) CTV VAULT
12. (E) TELE VAULT
13. MAIN HOUSE, JADU, & ADU ADDRESS SIGN, PROVIDE HOUSE AND ADU ADDRESS NUMBERS VISIBLE FROM STREET ILLUMINATED, 1 1/2" STROKE BY 4" HIGH MIN., IN CONTRASTING COLOR FROM WALL.
14. (E) LOW LANDSCAPE WALL TO DEMO
15. (E) WALKWAY TO DEMO
16. (E) PATIO (UNDER 18"H FROM GRADE) TO DEMOLISH
17. (E) PORTABLE STYLE SHED (NO FOUNDATION) TO DEMOLISH
18. (E) TEMPORARY STEEL STORAGE UNIT TO BE REMOVED/ RELOCATED OFF SITE
19. LINE OF SETBACK TYPICAL
20. LINE OF ROOF EAVE TYPICAL
21. (E) FENCE TO BE REMOVED

IMPERVIOUS AREA CALCULATION

(N) PRIMARY DWELLING - 1ST FLR		897 sf
(N) GARAGE		439 sf
(N) JADU - 1ST FLR (stairs)		59 sf
(N) COVERED PORCH		80 sf
(N) DRIVEWAY CONC.		360 sf
(N) HARDSCAPE CONC.		126 sf
(N) DECK (BELOW 18"H)		128 sf
(E) ADU 1ST FLR	BLD2023-01713	540 sf
(E) ADU COVERED PORCH	BLD2023-01713	76 sf
	TOTAL IMPERVIOUS SURFACE:	**2,705 sf**

GENERAL NOTES

A. PROVIDE MINIMUM SLOPES OF 2% TO FACILITATE SITE DRAINAGE.

B. PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOUNDATION OR 6" FOR 10'.

C. LIGHT POLLUTION REDUCTION: INSTALL OUTDOOR LIGHTING THAT MEET THE REQUIRED (BUG) BACKLIGHT, UPLIGHT, AND GLARE RATINGS.

D. DOWN SPOUTS WHERE SHOWN OPTIONS: ROUT THROUGH PERMEABLE LANDSCAPING, OR INSTALL SPLASH BLOCKS (MIN 2' LONG) WHERE DOWNSPOUTS DAYLIGHT.

E. ANY ADDITION TO HARDSCAPING OR PAVED AREA SHALL BE PERMEABLE. SEE SITE DETAIL.

F. USE AGGREGATE w/ MIN 25% RECYCLED AGGREGATE BY VOLUME FOR WALKWAY AND DRIVEWAY BASE.

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LICENSED ARCHITECT JESSICA M. RESMINI C-31295 JUN 30 2025 RENEWAL DATE STATE OF CALIFORNIA

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_/_/_ CONSTRUCTION SET

A1.01 SITE PLAN

A1.01

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2 **EXTERIOR VIEW**
scale: NTS



1 **EXTERIOR VIEW**
scale: NTS



3 **EXTERIOR VIEW**
scale: NTS

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A1.02 3D VIEWS

A1.02

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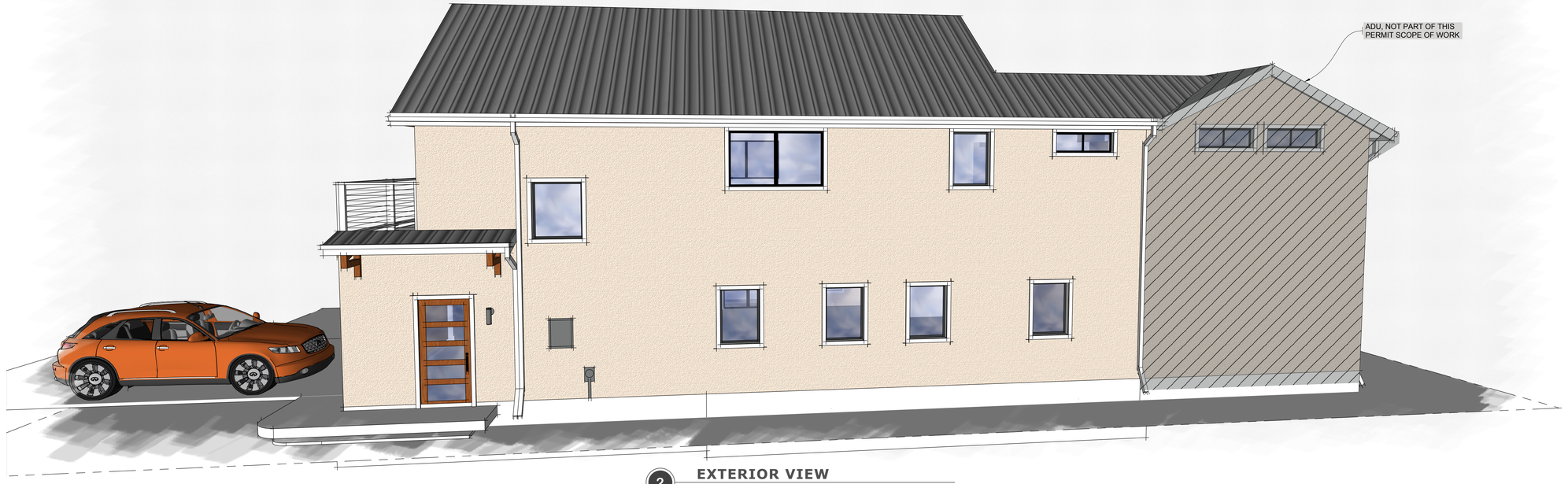
1 **EXTERIOR VIEW**
scale: NTS



2 **EXTERIOR VIEW**
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(415) 823-3213

DRAWN BY: KGRIM

LICENSED ARCHITECT
JESSICA M. RESMINI
C-31295
JUN 30 2025
RENEWAL DATE
STATE OF CALIFORNIA

047-287-250

FREEMAN RESIDENCE

448 AVENUE CABRILLO
EL GRANADA, CA 94018

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A1.03 3D VIEWS

A1.03

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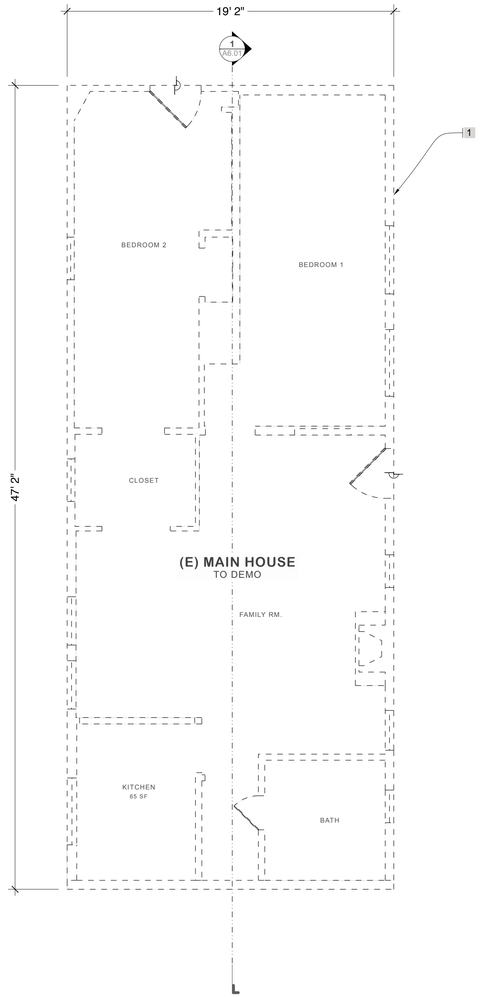
WALL LEGEND

EXISTING TO DEMO	2X4	BATT	EXT. FINISH: SIDING, INT. FINISH: DRYWALL

KEYNOTES

1. *ENTIRE STRUCTURE PROPOSED TO BE DEMOLISHED*
2. *SEE ATTACHED HISTORIC RESOURCES EVALUATION (HRE) REPORT ATTACHED, PREPARED BY SMC APPROVED ARCHITECTURAL HISTORIAN, BRAD BREWSTER.*
3. *ELEVATION OF EXISTING HOUSE TO DEMO FOR REFERENCE ONLY*
4. *SEE BMPS SHEETS FOR DEMOLITION REQUIREMENTS IN SMC.*



1 **EXISTING MAIN HOUSE - DEMO PLAN**
scale: 1/4" = 1'-0"

2 **EXISTING MAIN HOUSE - DEMO SECTION**
scale: 1/4" = 1'-0"

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A2.00 DEMO PLAN

A2.00

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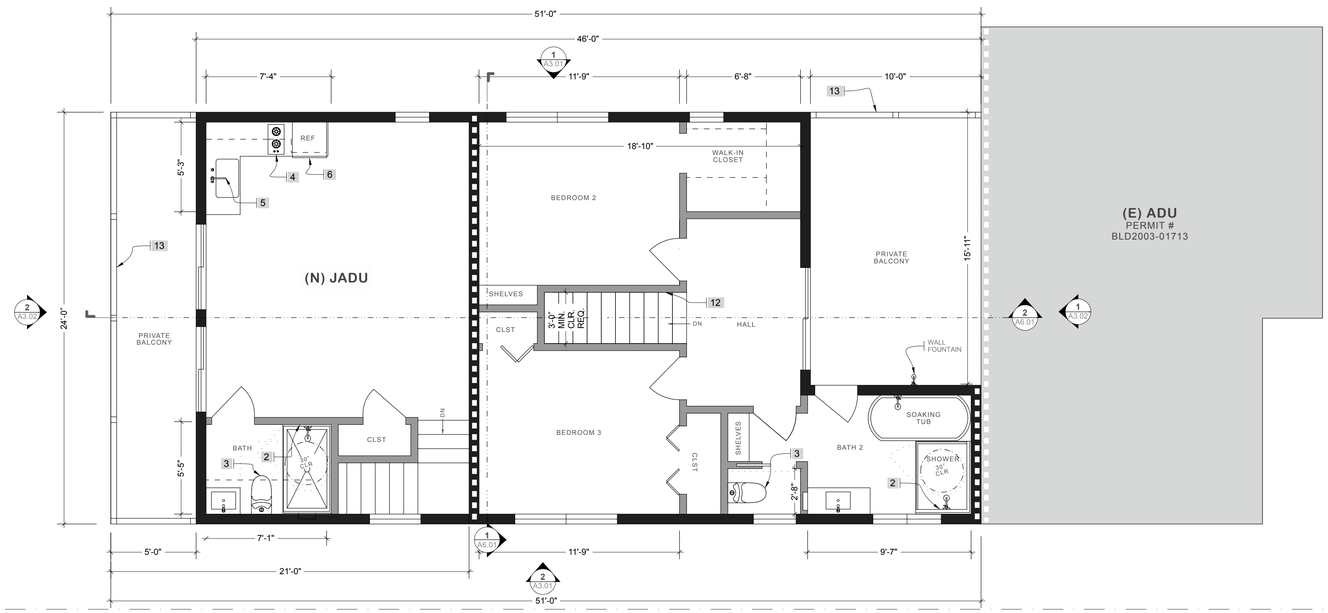
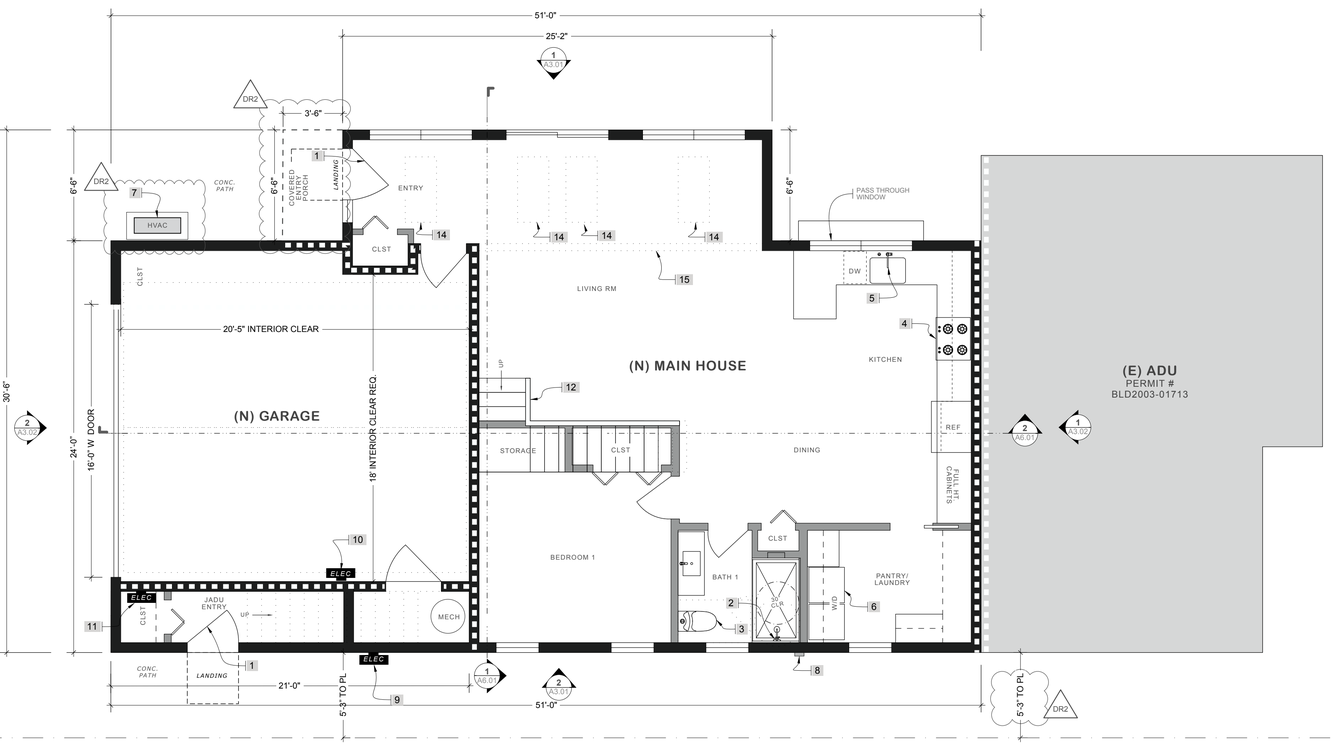


2 PROPOSED 2ND FLOOR PLAN

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



1 PROPOSED 1ST FLOOR PLAN

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

WALL LEGEND

EXISTING				
INTERIOR	2X4	BATT	Inside Finish: Gypsum Board each side Cavity / Frame: Batt / 2x4	
INTERIOR	2X6	BATT	Finish: Gypsum Board Cavity / Frame: R-21 / 2x6	
EXTERIOR	2X6	R-21	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco	1/A8.01
EXTERIOR 1-HR	2X6	R-21	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco	1 HR RATED WALL 2/A8.01

KEYNOTES

1. *EGRESS DOOR: 36" WIDE, SIDE HINGED (PROVIDE 32" MIN CLEAR) PROVIDE LANDING: MIN 36" DEEP LANDING AT ALL EXTERIOR DOORS. PROVIDE A MIN SLOPE OF 1/4" VERTICAL IN 12" HORIZONTAL (2%) FOR DRAINAGE AWAY FROM THE BUILDING. LANDING TO BE A MAXIMUM OF: 7.75" BELOW DOOR THRESHOLD FOR AN IN-SWING DOOR OR 1.25" BELOW DOOR THRESHOLD FOR AN OUT-SWING DOOR PER CRC R311.3.1*
2. *SHOWER: SIZE: MINIMUM 1024 SQ-INCHES & MIN 30" DIAM CIRCLE. WALLS: SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A MIN HEIGHT OF 72" A.F.F AND 4" HORIZONTALLY BEYOND THE WATER ENCLOSURE. SHOWER HEAD: MOUNTED MIN 6'-8" HIGH. LOCATED SO BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY (CPC 408.9). CONTROL VALVE: SHOWER VALVES TO BE PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAX OF 120 DEG. LOCATE SO BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY (CPC 408.9). CURB TO BE FLUSH, EXTEND WATER PROOF MEMBRANE UNDER TILE FOR A MIN OF 48". GLASS ENCLOSURE AND DOOR TO BE TEMPERED. SHOWER DOORS WITH 22" MIN. OPENING & SHALL OPEN TO MAINTAIN A 22" MIN. UNOBSTRUCTED OPENING PER CPC 408.5. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. [R702.4.2]*
3. *TOILET: 15" MIN CLEAR ON EACH SIDE FROM CENTERLINE OF TOILET AND 24" CLEAR IN FRONT.*
4. *KITCHEN: UPPER AND LOWER CABINETS w/ AMPLE STORAGE FOR DRY GOODS. PROVIDE INSTALLED COOK TOP, SINK, OVEN, REFRIGERATION & RANGE W/ EXHAUST HOOD ABOVE, MIN 100CFM. SEE A5.01 FOR INTERIOR ELEVATION.*
5. *A4.303.1 KITCHEN FAUCETS: THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.5 GALLONS PER MINUTE AT 60 PSI.*
6. *A4.303.3 APPLIANCES: INSTALL AT LEAST ONE QUALIFIED ENERGY STAR DISHWASHER OR CLOTHES WASHER.*
7. *HVAC CONDENSER TO BE LOCATED OUTSIDE OF MAIN HOUSE, SEE SITE PLAN, USE SLAB ON GRADE FOR HVAC CONDENSER BASE. STRUCTURES MUST BE CONSTRUCTED WITH FLOOD-RESISTANT MATERIALS (SUCH AS CONCRETE, STEEL, PRESSURE-TREATED WOOD, ETC.)*
8. *DRYER BOX & DRYER VENT WITH MAX LENGTH OF 14' EQUIPPED WITH A BACK DRAFT DAMPER PER CMC504.4. VENT SHALL HAVE A MAX OF TWO 90-DEGREE ELBOWS AND A MIN DIAMETER OF 4" PER CMC 504.4.2.1. THE VENT DISCHARGE LOCATION SHALL BE MINIMUM 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING, 10 FEET AWAY FROM A FORCED AIR INLET, AND 3 FEET FROM THE PROPERTY LINES. EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY PER CMC 502.2. ROOF MOUNTED DRYER VENT: DRYER JACK MODEL #DJK466. AIR FLOW REDUCTION: ZERO, % OF .6 WCI: ZERO, MAX VENT LENGTH: 14' MIN, DIAM: 4"*
9. *ELECTRICAL MAIN PANEL LOCATION*
10. *ELECTRICAL SUB PANEL LOCATION FOR MAIN HOUSE*
11. *ELECTRICAL SUB PANEL LOCATION FOR JADU*
12. *RAILING AND STAIRS PER SHEET A5.02*
13. *GUARDRAIL DETAIL PER SHEET A8.01 AND SE DWGS.*
14. *SKYLIGHT PER DETAIL ON SHEET A8.01*
15. *EXPOSED GLUE LAM BEAM, STAINED AND FINISHED PER HOMEOWNER*

GENERAL NOTES

A. *GYP BOARD: FINISH WITH LEVEL 5 FINISH. INSTALL SHEETROCK PERPENDICULAR TO FRAMING MEMBERS. JOINTS TO BE STAGGERED ON OPPOSITE SIDES OF THE FRAMING MEMBERS. ELECTRICAL OUTLET MAX SETBACK 1/4" FROM DRYWALL FACE AND NO SIDE GAPS MORE THAN 1/8" TO ELECTRICAL OUTLET. INSTALL CEILING DRYWALL OVER EDGE OF WALL PANEL OR GYPSUM. DOUBLE LAYER DRYWALL ON SAME AND OPPOSITE SIDES OF FRAMING SHALL HAVE JOINTS OFFSET.*

B. *BASE FOR TILE IN SHOWER AND TUB COMPARTMENTS SHALL BE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. USE LISTED FASTENERS THAT ARE CORROSION RESISTANT. LEAVE A 1/4" SPACE BETWEEN THE WATER RESISTANT PANEL AND THE LIP OF THE RECEPTOR/ SHOWER PAN/TUB AND APPLY SILICONE CAULKING.*

C. *BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS: WATER RESISTANT GYPSUM BOARD/ GREEN BOARD SHALL BE INSTALLED. LEAVE A 1/4" SPACE BETWEEN THE WATER RESISTANT PANEL AND THE LIP OF THE RECEPTOR/SHOWER PAN/TUB AND APPLY SILICONE CAULKING.*

D. *LOW EMITTING FINISHES: FOR A LIST OF ALLOWABLE VOC LIMITS FOR ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS SEE TABLES PER CAL GREEN SECTION 4.504.2 ON SHEET G0.05 SHEET. ALL NEW PAINT FINISHES TO BE LOW VOC INTERIOR WALL/CEILING PAINTS (<50 GRAMS PER LITER (gpl) VOCs REGARDLESS OF SHEEN). LOW-VOC CAULK <70g/L IN ALL INTERIOR APPLICATIONS (FRAMING, SUBFLOORS, COUNTERS, TRIMS, TUB/SHOWERS). COMPOSITE WOOD PRODUCTS ALLOWABLE VOC REFER TO TABLE ON SHEET A0.04. 50% OF FLOORING TO BE LOW VOC EMITTING.*

E. *PLUMBING FIXTURE FLOW RATES: SHOWER HEAD (MAX 1.8 GMP @80 COMBINED TOTAL FOR ALL HEADS IN SHOWER UNIT), LAVATORY FAUCET (MAX 1.2 GPM @60PSI, MIN .8 GPM @20PSI), KITCHEN FAUCET (1.8 GPM @60 PSI), METERING FAUCETS (.25 GAL/CYCLE), WATER CLOSET (1.28 GAL/FLUSH INCLUDING TOTAL DUAL FLUSH), URINALS (0.125 GAL/FLUSH), DISHWASHER (4.25 GAL/ CYCLE), COMPACT DISHWASHER (3.5 GAL/CYCLE), CLOTHES WASHER (WATER FACTOR OF 6 GAL/ CU FT OF DRUM CAPACITY*

F. *MOISTURE CONTENT OF BUILDING MATERIALS: DO NOT INSTALL BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE. DO NOT ENCLOSE WALL AND FLOOR FRAMING MOISTURE CONTENT EXCEEDS 19%. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: 1) A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER (OR EQUIVALENT METHOD APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8.) OR 2) MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED. OR 3) AT LEAST 3 RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.*

G. *AN APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED IN EXTERIOR WINDOW AND DOOR OPENINGS. [R703.4] USE ESR-2227 ZIP SYSTEM FLEXIBLE FLASHING TAPE FROM HUBER ENGINEERED WOODS, LLC*

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A2.01 FLOOR PLANS

A2.01

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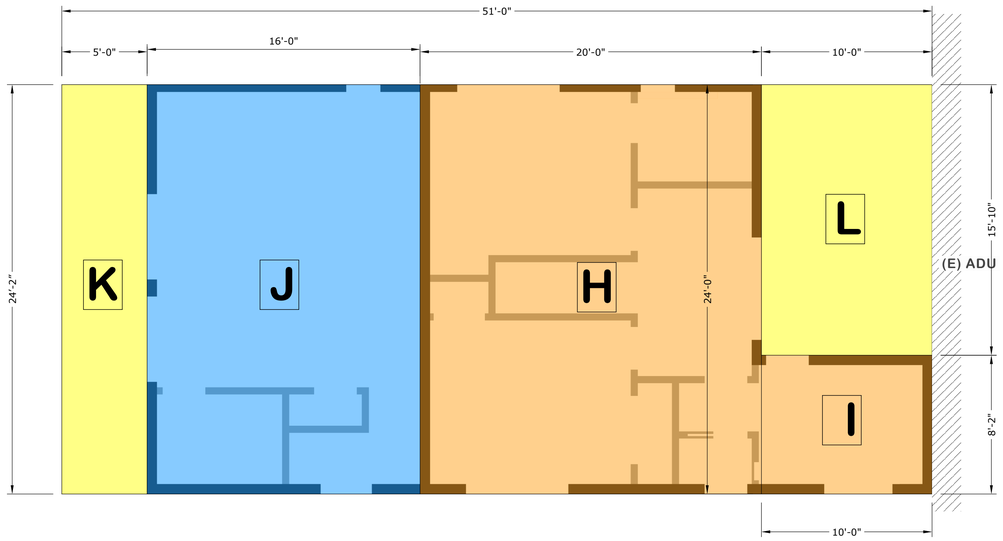
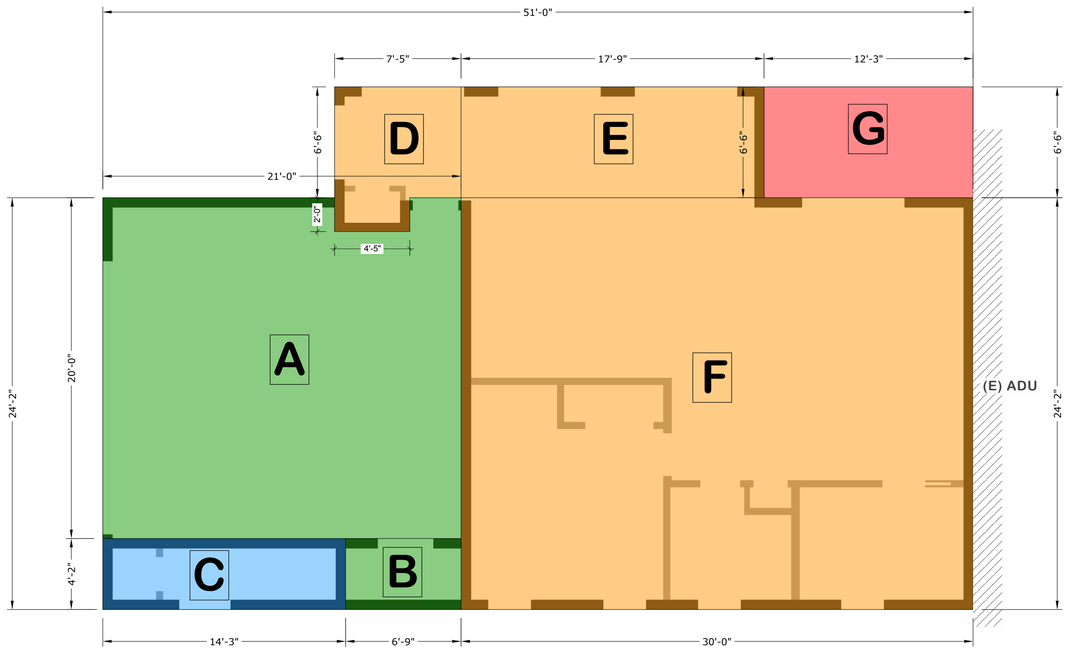


2 **2ND FLOOR AREAS**
scale: 1/4"=1'-0"



1 **1ST FLOOR AREAS**
scale: 1/4"=1'-0"

AREA CALCULATIONS					
KEY	AREA NAME	WIDTH	LENGTH	TOTAL AREA IN SF	AREA TOTALS
A	GARAGE	~21'-0"	20'-0"	410.74	
B	GARAGE	6'-9"	4'-2"	28.13	
			1ST FLOOR UNCONDITIONED TOTAL:		438.865
C	JADU STAIR	14'-3"	4'-2"	59.37	
D	HOUSE 1ST	7'-5"	6'-6"	56.96	
E	HOUSE 1ST	17'-9"	6'-6"	115.38	
F	HOUSE 1ST	30'-0"	24'-2"	725.00	
			1ST FLOOR CONDITIONED FLOOR AREA TOTAL		956.71
G	COVERED PORCH	12'-3"	6'-6"	79.63	79.63
			1ST FLOOR BUILDING FOOTPRINT		1475.205
H	HOUSE 2ND	20'-0"	24'-2"	483.33	
I	HOUSE 2ND	10'-0"	8'-2"	81.66	
J	JADU	16'-0"	24'-2"	386.66	
			2ND FLOOR CONDITIONED FLOOR AREA TOTAL		951.65
K	JADU BALCONY	5'-0"	24'-2"	120.00	
L	HOUSE ROOF DECK	10'-0"	16'-0"	160.00	280.00
			2ND FLOOR BUILDING FOOTPRINT		1231.65

GARAGE TOTAL (AREAS A + B) =	439 sf
MAIN HOUSE 1ST FLR TOTAL (AREAS D,E,F) =	897 sf
MAIN HOUSE 2ND FLR TOTAL (AREAS H,I) =	565 sf
MAIN HOUSE TOTAL (AREAS D,E,F,H,I) =	1,462 sf
JADU TOTAL (AREAS C + I) =	446 sf
2ND FLR BALCONY & DECK TOTAL (AREAS J + K) =	280 sf

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A2.02 AREA CALCULATIONS

A2.02

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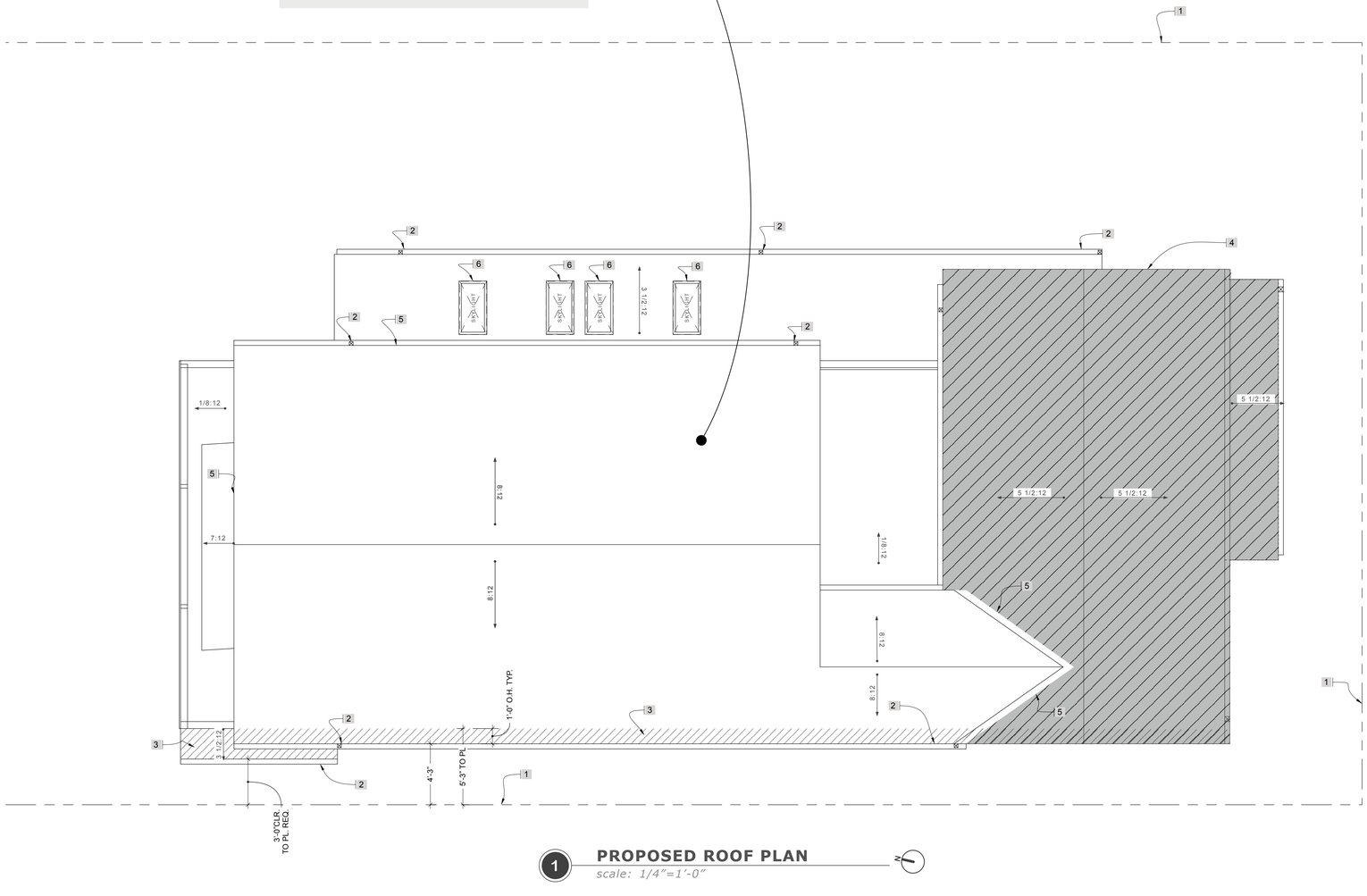
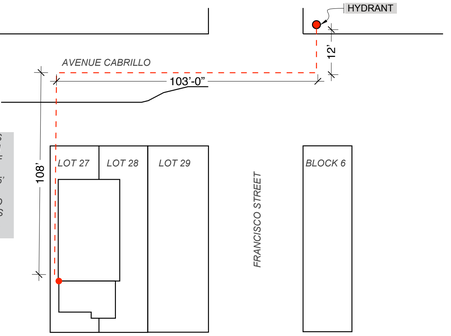
ROOF ASSEMBLY SPECS

- *ROOFING MATERIAL: STANDING SEAM METAL ROOFING, COOL ROOF COMPLIANT*
- *UNDERLAYMENT: ON SLOPES BETWEEN 2:12 TO 4:12 PROVIDE DOUBLE UNDERLAYMENT PER CRC R905.2.2.*
- *SHEATHING / INSULATION: SEALED ROOF SPACE OVER CATHEDRAL CEILING PER CBC R806.5. AIR IMPERMEABLE SPRAY FOAM CLOSED CELL INSULATION W/ MIN R-VALUE PER TITLE 24 ENERGY CALCULATIONS HELD TIGHT TO UNDERSIDE OF ROOF SHEATHING INSTALLED IN DIRECT CONTACT OF UNDERSIDE OF THE ROOF DECK PER R806.4. APPROVED SPRAY-FOAM INSULATION PRODUCT LIST OR EQUAL: MANUFACTURER: ICYNENE, INC. PRODUCT: MD-C-200 (R VALUED 6.6 PER INCH) APPROVED LISTING NUMBER: ESR-3199)*
- *INSULATE ALL PENETRATIONS AT CEILING.*
- *SEE EAVE DETAIL 4/A8.01*



1 PROPOSED ROOF PLAN
scale: 1/4"=1'-0"



NEAREST HYDRANT IS LESS THAN 400' FROM FARTHEST EXTENT OF ADU. HOSE PULL IS APPROXIMATELY 263.5' BASED ON ROUTE SHOWN WITH DASHED LINE AND DIMENSIONS SHOWN ON DIAGRAM.

2 HOSE PULL DIAGRAM
scale: N.T.S.

KEYNOTES

1. *PROPERTY LINE FOR REFERENCE ONLY, SEE A1.01 AND CIVIL SURVEY*
2. *GUTTER & DOWNSPOUT: ROUTE THROUGH PERMEABLE LANDSCAPING, OR INSTALL SPLASH BLOCKS (MIN 2' LONG) WHERE DOWNSPOUTS DAYLIGHT.*
3. *HATCH DENOTES ROOF PROJECTION OVERHANG BETWEEN 2' TO 5' FROM PROPERTY LINE. PROVIDE FIRE BLOCKING PER DETAILS ON A8.01.*
4. *GRAYED OUT AREA INDICATES ADU ROOF, NOT PART OF THIS PERMIT SCOPE OF WORK, FOR REFERENCE ONLY*
5. *FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. [R903.2.1]*
6. *SKYLIGHT PER DETAIL ON A8.01*
7. *LINE OF CONC. PATH BELOW*

GENERAL NOTES

A. *AN APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED IN EXTERIOR WINDOW AND DOOR OPENINGS. [R703.4] USE ESR-2227 ZIP SYSTEM FLEXIBLE FLASHING TAPE FROM HUBER ENGINEERED WOODS, LLC*

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A2.03 ROOF PLAN

A2.03

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1 EXTERIOR ELEVATION - EAST

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



2 EXTERIOR ELEVATION - WEST

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

LEGEND

- (S) *SIDING: STUCCO, PROVIDE ONE LAYER OF NO.15 ASPHALT UNDER SIDING STUCCO, 3 COAT SYSTEM, COLOR TO MATCH ADU*
- (R) *ROOFING: STANDING SEAM METAL ROOFING OVER UNDERLAYMENT PER CBC R905. MUST MEET COOL ROOF COMPLIANCE PER T24.*

KEYNOTES

1. *DAYLIGHT PLANE FOR MAIN HOUSE PER SMC REQUIREMENTS, DIMENSIONED FOR REFERENCE. SEE A7.03 FOR ADU DAYLIGHT PLANES.*
2. *GRADE TYP., PROVIDE MINIMUM SLOPES OF 2% TO FACILITATE SITE DRAINAGE. PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOUNDATION OR 6" FOR 10'. SEE CIVIL ENGINEERING SHEETS FOR GRADING PLAN.*
3. *SLAB ON GRADE AT GARAGE PER A6.01. SEE CIVIL ENGINEERING - DRIVEWAY PROFILE STIPULATING DRIVEWAY SLOPE) FROM CENTERLINE OF ROADWAY TO GARAGE SLAB: MIN. OF 20-FOOT WIDE ACCESS FROM PUBLIC ROAD AND DRIVEWAY PROFILE w/ A MAX. SLOPE OF 20% PER SMC COASTSIDE DESIGN REVIEW REQ.*
4. *VENTED CRAWL SPACE AT HOUSE PER A6.01. VENTILATION OPENINGS SHALL BE PROVIDED THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. SEE BELOW FOR CRAWL SPACE VENTILATION CALCULATIONS AND SPEC.*
5. *UNDER FLOOR CRAWLSPACE ACCESS LOCATION. 16" X 24" MIN. ACCESS THROUGH PERIMETER WALL.*
6. *2X6 FACIA TYPICAL*
7. *AWNING ROOF o/ ENTRY DOORS w/ INTEGRAL DRIP EDGE & GUTTER, EXPOSED BEAMS, FINISH UNDERSIDE OF EAVE w/ STAIN GRADE TONGUE AND GROOVE*
8. *GUTTERS AND DOWNSPOUTS TO MATCH ADU, ROUTE THROUGH PERMEABLE LANDSCAPING OR INSTALL SPLASH BLOCKS (MIN. 2" LONG) WHERE DOWNSPOUTS DAYLIGHT. REFER TO GRADING & DRAINAGE PLANS BY CIVIL ENGINEER.*
9. *EXTERIOR WALL MOUNT INDIRECT DOWN LIGHT FOR ILLUMINATION SHALL BE MINIMIZED AND DESIGNED w/ SPECIFIC ACTIVITY IN MIND SO THAT OUTDOOR AREAS WILL BE ILLUMINATED NO MORE THAN NECESSARY TO SUPPORT THE ACTIVITY DESIGNED FOR THAT AREA PER SMC COASTSIDE DESIGN REVIEW REQ.*
10. *DRYER BOX & DRYER VENT WITH MAX LENGTH OF 14' EQUIPPED WITH A BACK DRAFT DAMPER INCLUDING TWO 90-DEGREE ELBOWS AND A MIN DIAMETER OF 4". THE VENT DISCHARGE LOCATION SHALL BE MINIMUM 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING. REF. A2.01 KEYNOTE 10.*
11. *PROPOSED DECKING TO BE LESS THAN 30" FROM GRADE.*
12. *GRAYED OUT INDICATES ADU, NOT PART OF THIS PERMIT SCOPE OF WORK, FOR REFERENCE ONLY*
13. *ELEC. PANEL MAIN LOCATION*
14. *HVAC OUTDOOR COMPRESSOR UNIT WITH AIR DECO AIR CONDITIONING MINI-SPLIT COVER IN BLACK. COORDINATE PLACEMENT IN FIELD W/ HOMEOWNER AND HVAC SUB CONTRACTOR FOR BEST POSITIONING. MUST BE LOCATED OUTSIDE OF THE SETBACKS .*

GENERAL CONDITIONS

A. *A4.405.3.1 RECYCLED CONTENT: USE MATERIALS, EQUIVALENT IN PERFORMANCE TO VIRGIN MATERIALS WITH A TOTAL (COMBINED) RECYCLED CONTENT VALUE (RCV) OF NO LESS THAN 15 PERCENT OF THE TOTAL MATERIAL COST OF THE PROJECT.*

B. *A4.404.1 LUMBER SIZE: BEAMS, HEADERS AND TRIMMERS ARE SIZED AND INSTALLED AS SPECIFIED IN CHAPTER 23 OF THE CALIFORNIA BUILDING CODE, OR CHAPTER 6 OF THE CALIFORNIA RESIDENTIAL CODE, AS APPLICABLE.*

C. *A4.407.4 MATERIAL PROTECTION: PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.*

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A3.01 EXTERIOR ELEVATIONS

A3.01

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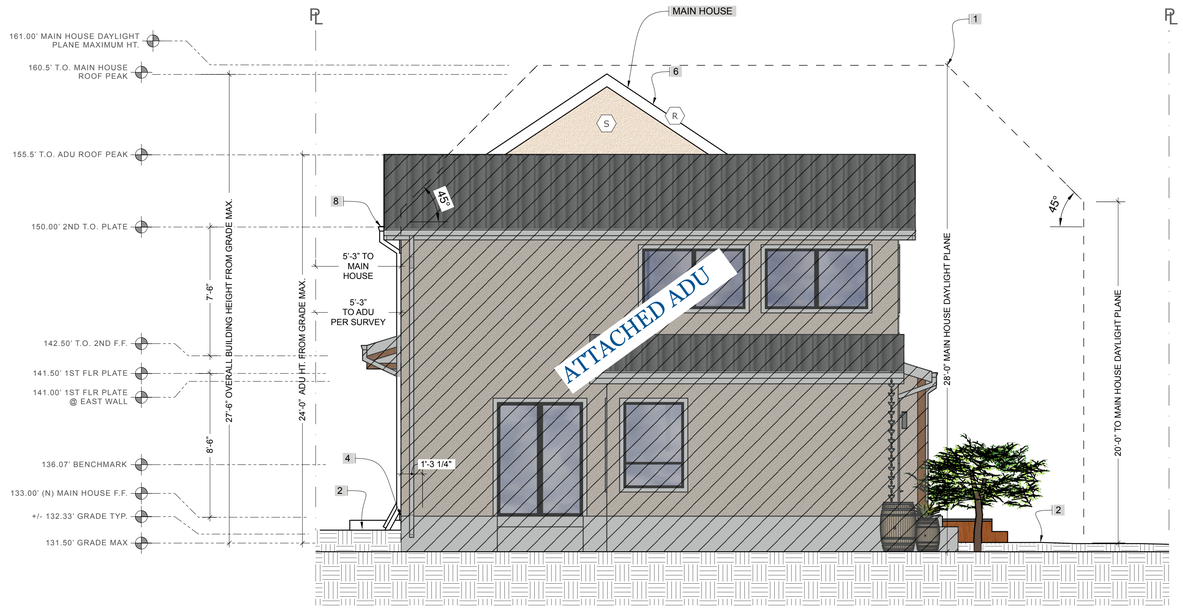
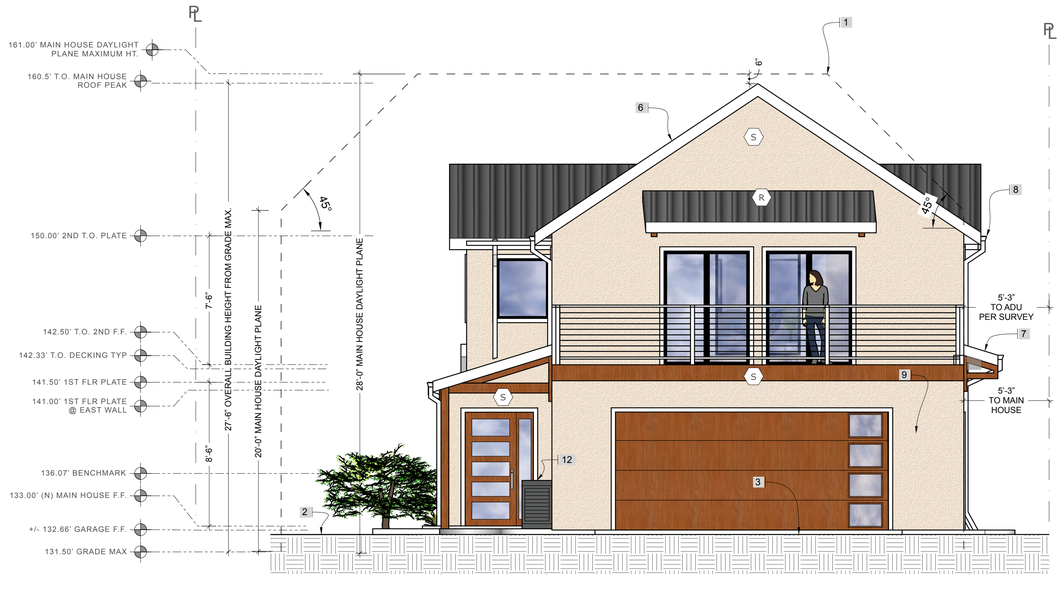


1 **EXTERIOR ELEVATION - SOUTH**
scale: 1/4"=1'-0"



2 **EXTERIOR ELEVATION - NORTH**
scale: 1/4"=1'-0"

LEGEND

(S) *SIDING: STUCCO, PROVIDE ONE LAYER OF NO.15 ASPHALT UNDER SIDING STUCCO, 3 COAT SYSTEM, COLOR TO MATCH ADU*

(R) *ROOFING: STANDING SEAM METAL ROOFING OVER UNDERLAYMENT PER CBC R905. MUST MEET COOL ROOF COMPLIANCE PER T24.*

KEYNOTES

1. *DAYLIGHT PLANE FOR MAIN HOUSE PER SMC REQUIREMENTS, DIMENSIONED FOR REFERENCE. SEE A7.03 FOR ADU DAYLIGHT PLANES.*
2. *GRADE TYP., PROVIDE MINIMUM SLOPES OF 2% TO FACILITATE SITE DRAINAGE. PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOUNDATION OR 6" FOR 10'. SEE CIVIL ENGINEERING DRAWINGS FOR GRADING PLAN.*
3. *SLAB ON GRADE AT GARAGE PER A6.01. SEE CIVIL ENGINEERING - DRIVEWAY PROFILE STIPULATING DRIVEWAY SLOPE) FROM CENTERLINE OF ROADWAY TO GARAGE SLAB: MIN. OF 20-FOOT WIDE ACCESS FROM PUBLIC ROAD AND DRIVEWAY PROFILE w/ A MAX. SLOPE OF 20% PER SMC COASTSIDE DESIGN REVIEW REQ.*
4. *VENTED CRAWL SPACE AT HOUSE PER A6.01. VENTILATION OPENINGS SHALL BE PROVIDED THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. SEE BELOW FOR CRAWL SPACE VENTILATION CALCULATIONS AND SPEC.*
5. *UNDER FLOOR CRAWLSPACE ACCESS LOCATION. 16" X 24" MIN. ACCESS THROUGH PERIMETER WALL.*
6. *2X6 FACIA TYPICAL*
7. *AWNING ROOF o/ ENTRY DOORS w/ INTEGRAL DRIP EDGE & GUTTER, EXPOSED BEAMS, FINISH UNDERSIDE OF EAVE w/ STAIN GRADE TONGUE AND GROOVE. 1 HOUR FIRE RATED AS NOTED ON A2.03 ROOF PLAN.*
8. *GUTTERS AND DOWNSPOUTS TO MATCH ADU, ROUTE THROUGH PERMEABLE LANDSCAPING OR INSTALL SPLASH BLOCKS (MIN. 2" LONG) WHERE DOWNSPOUTS DAYLIGHT. REFER TO GRADING & DRAINAGE PLANS BY CIVIL ENGINEER.*
9. *EXTERIOR WALL MOUNT INDIRECT DOWN LIGHT FOR ILLUMINATION SHALL BE MINIMIZED AND DESIGNED w/ SPECIFIC ACTIVITY IN MIND SO THAT OUTDOOR AREAS WILL BE ILLUMINATED NO MORE THAN NECESSARY TO SUPPORT THE ACTIVITY DESIGNED FOR THAT AREA PER SMC COASTSIDE DESIGN REVIEW REQ.*
10. *DRYER BOX & DRYER VENT WITH MAX LENGTH OF 14' EQUIPPED WITH A BACK DRAFT DAMPER INCLUDING TWO 90-DEGREE ELBOWS AND A MIN DIAMETER OF 4". THE VENT DISCHARGE LOCATION SHALL BE MINIMUM 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING. REF. A2.01 KEYNOTE 10.*
11. *PROPOSED DECKING TO BE LESS THAN 30" FROM GRADE.*
12. *HVAC OUTDOOR COMPRESSOR UNIT WITH AIR DECO AIR CONDITIONING MINI-SPLIT COVER IN BLACK. COORDINATE PLACEMENT IN FIELD W/ HOMEOWNER AND HVAC SUB CONTRACTOR FOR BEST POSITIONING. MUST BE LOCATED OUTSIDE OF THE SETBACKS .*

GENERAL CONDITIONS

A. *A4.405.3.1 RECYCLED CONTENT: USE MATERIALS, EQUIVALENT IN PERFORMANCE TO VIRGIN MATERIALS WITH A TOTAL (COMBINED) RECYCLED CONTENT VALUE (RCV) OF NO LESS THAN 15 PERCENT OF THE TOTAL MATERIAL COST OF THE PROJECT.*

B. *A4.404.1 LUMBER SIZE: BEAMS, HEADERS AND TRIMMERS ARE SIZED AND INSTALLED AS SPECIFIED IN CHAPTER 23 OF THE CALIFORNIA BUILDING CODE, OR CHAPTER 6 OF THE CALIFORNIA RESIDENTIAL CODE, AS APPLICABLE.*

C. *A4.407.4 MATERIAL PROTECTION: PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.*

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A3.02 EXTERIOR ELEVATIONS

A3.02

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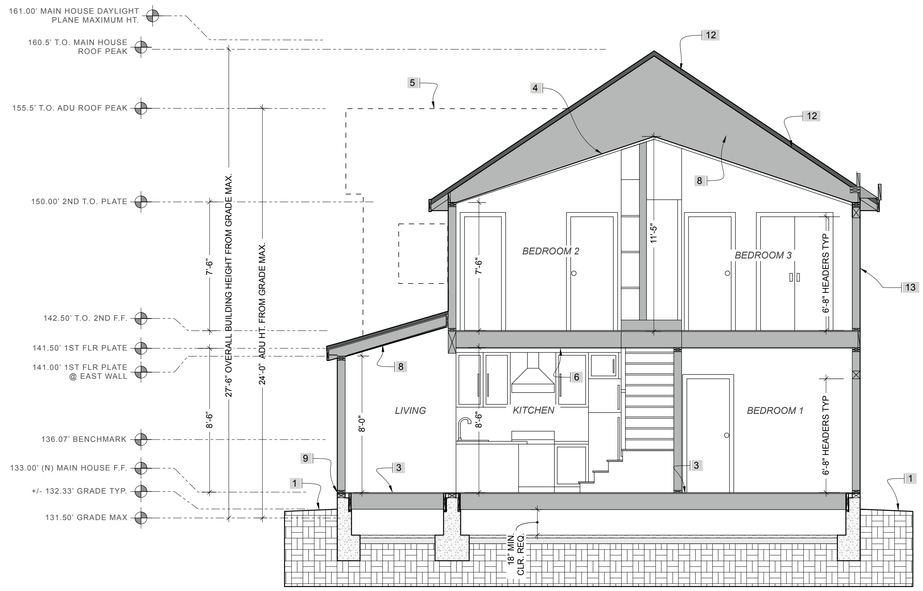
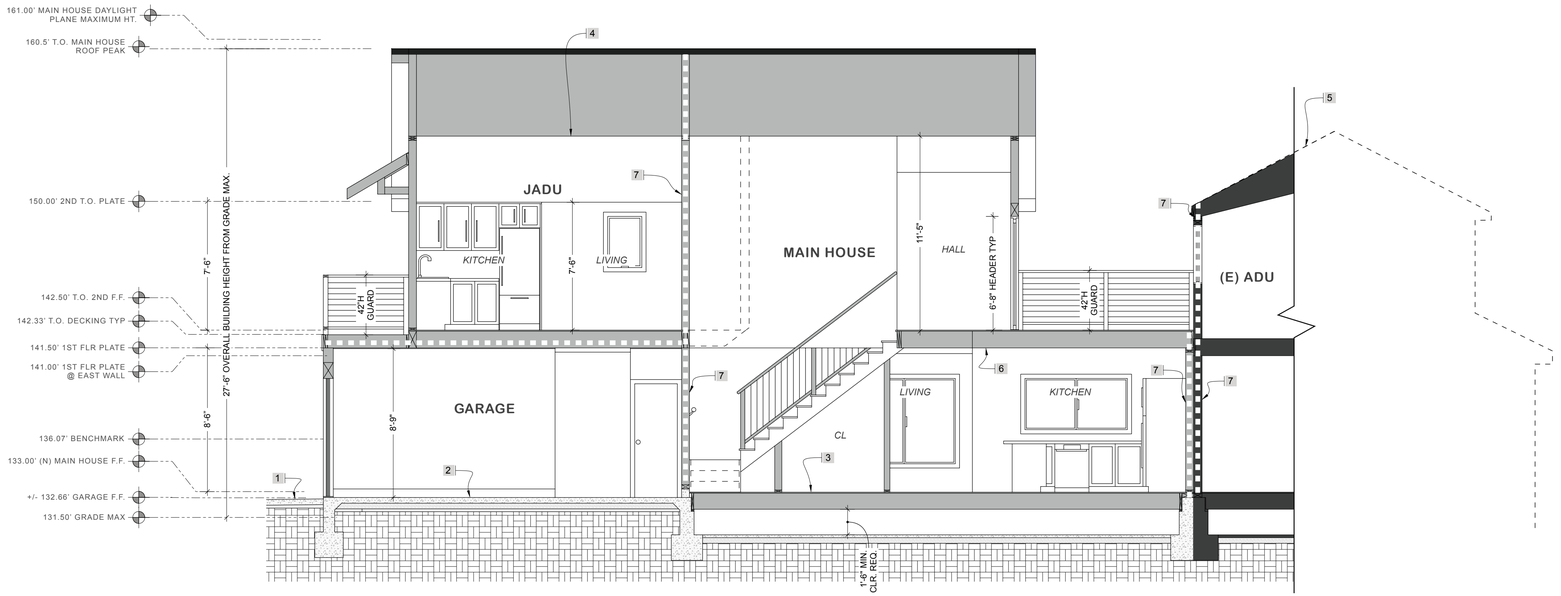


1 BUILDING SECTION

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



2 BUILDING SECTION

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

KEYNOTES

1. GRADE TYP, PROVIDE MINIMUM SLOPES OF 2% TO FACILITATE SITE DRAINAGE. PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOUNDATION OR 6" FOR 10'.
2. SLAB ON GRADE w/ 6" CURB AT GARAGE PER SE DWGS.
3. RAISED FLOOR SYSTEM AT MAIN HOUSE PER SE DWGS.
4. SCISSOR TRUSS PER TRUSS ENGINEER, TRUSS CALCS TO BE DEFERRED SUBMITTAL
5. DASHED LINE REPRESENTS ADU IN BACKGROUND, FOR REFERENCE ONLY, NOT PART OF THIS PERMIT
6. FLAT CEILING, FINISH WITH LEVEL 4-5 DRYWALL, SEE 1 HOUR RATED FLOOR DETAIL ON A9.01 FOR GARAGE & JADU SEPARATION
7. DASBED LINE DENOTES 1 HOUR RATED WALL BETWEEN HOUSE AND GARAGE, HOUSE & ADU, & JADU AND HOUSE, SEE LEGEND ON A2.01 AND SEE DETAILS ON A9.01
8. SLOPED CEILING, FINISH W/ STAIN GRADE TONGE AND GROOVE
9. STEP TO GRADE, SEE KEYNOTE #1 ON A2.01 FOR EGRESS DOOR REQUIREMENTS
10. AWNING ROOF TO WALL CONNECTION PER SE DWGS & NOTES
11. GUARDRAIL SECTION ALONG THE OPEN SIDE OF THE STAIRS SHALL HAVE A MIN. HEIGHT OF 34" AND A MAX. HEIGHT OF 38", MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS PER CRC R312.1.2 EXCEPTION. GURARDRAIL OPENINGS TO BE SPACED AT LESS THAN 4" TO NOT ALLOW FOR THE PASSAGE OF A 4" DIAMETER SPHERE PER CRC R312.1.3, SEE DETAILS ON A8.01.
12. R-30 ROOF INSULATION PER TITLE 24 ENERGY ANALYSIS
13. R-19 WALL INSULATION PER TITLE 24 ENERGY ANALYSIS

GENERAL NOTES

A. PROVIDE RODENT PROOFING AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

B. PROVIDE FIRE BLOCKING AT CEILING AND FLOOR PENETRATIONS, AND TOP AND BOTTOM PLATE OF WALLS. APPROVED FOAM AND CAULKING (RECOMMEND SILICONIZED CAULKING) SHALL BE CERTIFIED MATERIALS THAT RESIST THE FREE PASSAGE OF FLAME A FIRE BLOCKING SHALL BE INSTALLED AT OPENING AROUND VENTS, PIPES, TUB AND SHOWER TRAPS, DUCTS, ELECTRICAL WIRE, CHIMNEYS AND FIRE PLACES AT CEILING AND FLOOR LEVELS WITH APPROVED MATERIALS.

C. DO NOT INSTALL BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE. MOISTER CONTENT SHALL BE MEASURED AND RECORDED PER SHEET A0.04.

D. DO NOT INSTALL WET INSULATION. REPLACE AND REINSTALL.

E. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" X 24". OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" X 24". WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREA-WAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. R408.4

F. UNDER-FLOOR SPACE VENTILATION. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THOUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ FT (0.0929 SQ. METER) FOR EACH 150 SQ FT (14 SQ METER) OF UNER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHERE A CALSS 1 VAPOR RETARDER IS USED, THE MINIMUM NET AREA OF SHALL NOT BE LESS THAN 1 SQ FT (0.0929 SQ. METER) FOR EACH 1,500 SQ FT (140 SQ METER) OF UNER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FT (915MM) OF EACH CORNER OF THE BUILDING. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4" (6.4MM):

1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8MM) THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2MM) THICK.
3. CAST-IRON GRILL OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK VENTS.
5. HARDWARE CLOTH OF 0.035 INCHES (0.89MM) WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEST DIMENSION BEING 1/8 INCH (3.2MM) THICK.

(SECION R408)

CALGREEN MANDATORY: INTERIOR MOISTURE CONTROL

CALGREEN 4.505 INTERIOR MOISTURE CONTROL
4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE, CHAPTER 19, OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

1. A 4-INCH (101.6 MM) THICK BASE OF 1/2 INCH (12.7MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

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A6.01 BUILDING SECTIONS

A6.01

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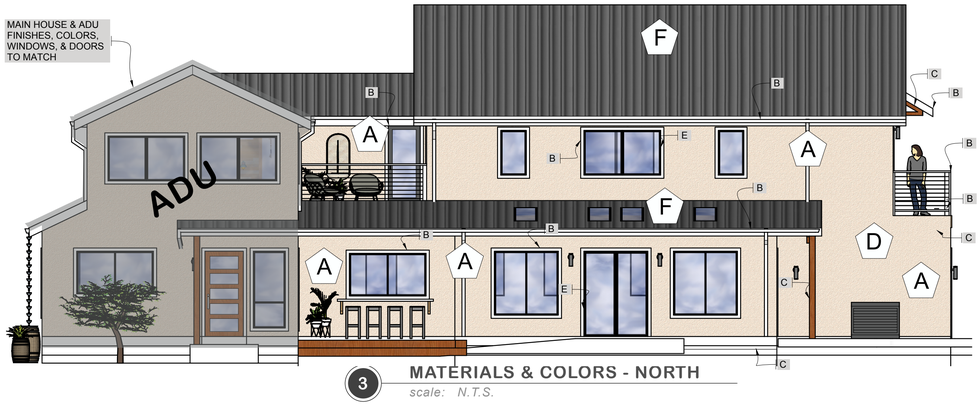


3 MATERIALS & COLORS - NORTH
scale: N.T.S.



4 MATERIALS & COLORS - EAST
scale: N.T.S.

EXTERIOR STUCCO SIDING COLOR

A

9239 CAPPUCCINO

EXTERIOR TRIM COLOR

B

ULTRA PURE WHITE®
UPW

EXTERIOR ACCENT STAIN COLOR

C

CAPPUCCINO
ST-142

EXTERIOR FRONT DOOR, JADU & MAN DOORS

D



WINDOWS & SLIDING GLASS DOORS

E



MILGARD - TUSCANY SERIES IN BLACK

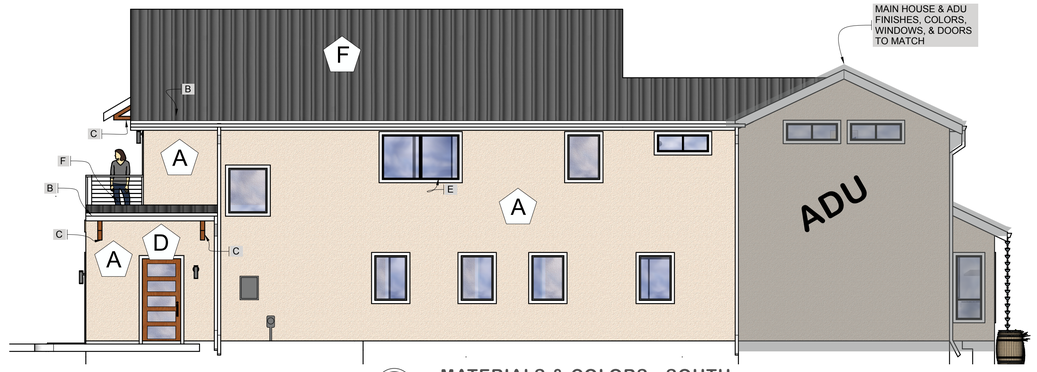
F

Sterling Grey SRI-44

TAYLOR METAL PRODUCTS
EZ LOCK SYSTEM STANDING SEAM METAL ROOFING
CLOLOR = STERLING GRAY SFI-44

CLOPAY MODERN STEEL GARAGE DOOR, WOOD LOOK





5 MATERIALS & COLORS - SOUTH
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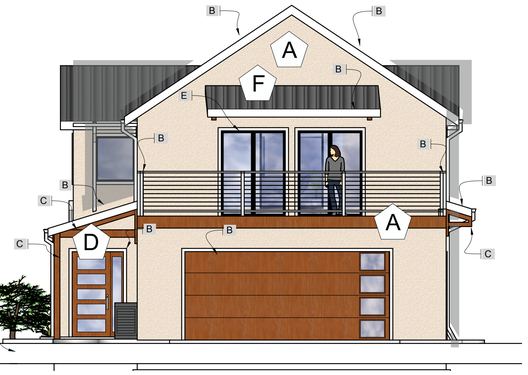

6 MATERIALS & COLORS - WEST
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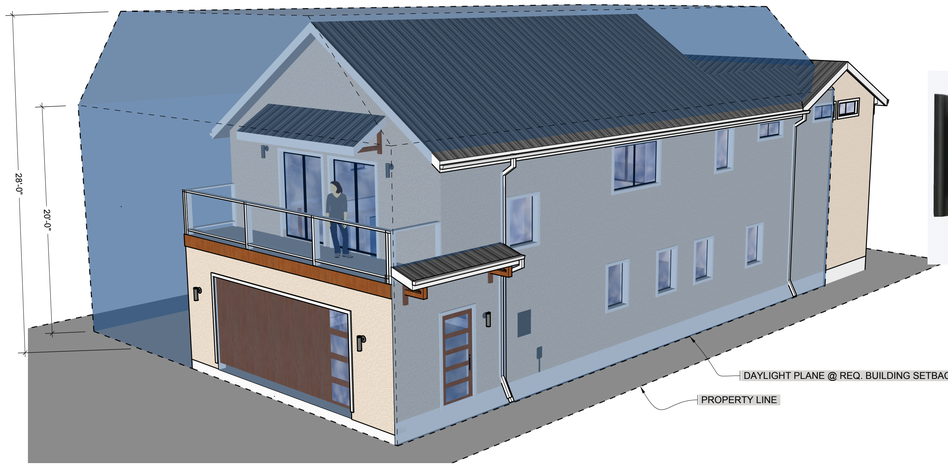
1 MAIN HOUSE DAYLIGHT PLANE
scale: N.T.S.



2 MAIN HOUSE DAYLIGHT PLANE
scale: N.T.S.



LOWES, PROJECT SOURCE
FLANDERS
1 LIGHT 7" MATTE BLACK
DARK SKY OUTDOOR
WALL LIGHT, SEE SPECS

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A7.02 DAYLIGHT PLANES, MATERIALS, & COLORS

A7.02

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1 **ADU DAYLIGHT PLANE**
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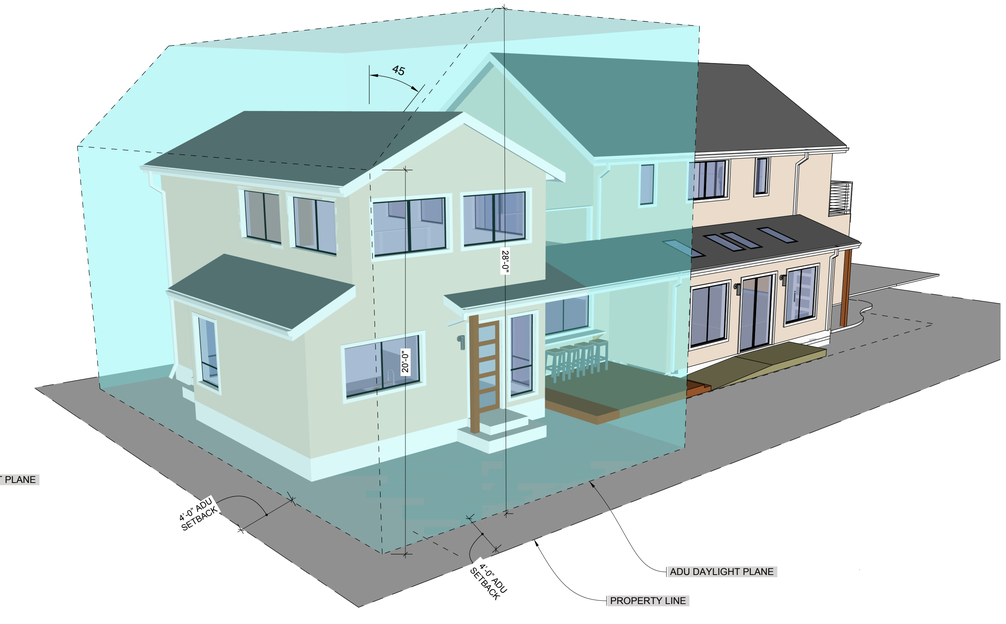

2 **ADU DAYLIGHT PLANE**
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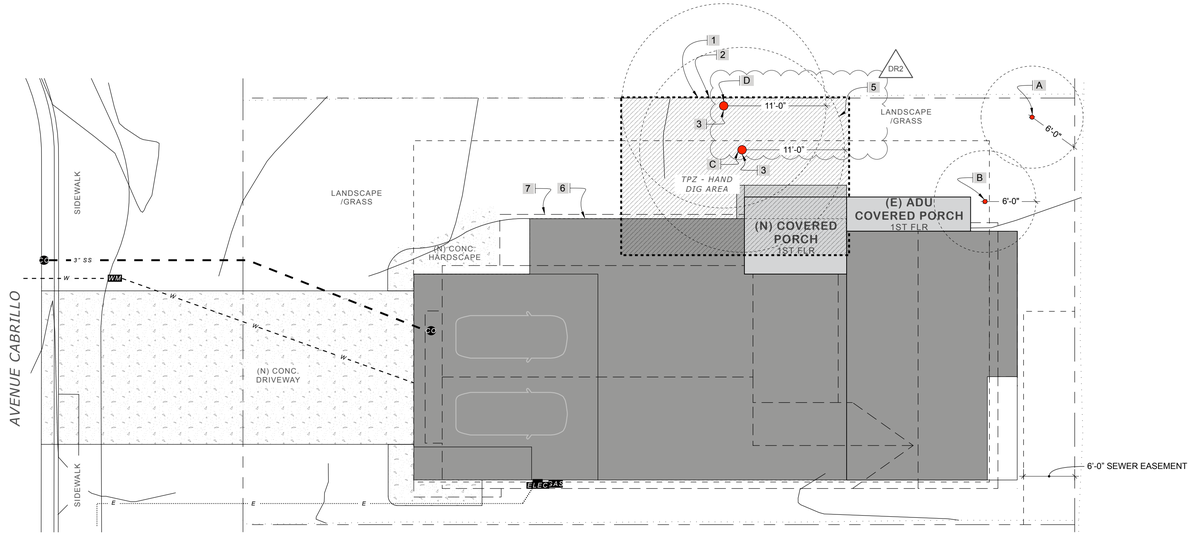
A7.03 ADU DAYLIGHT PLANES

A7.03



1 **TREE PLAN**

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

LEGEND

- *PROPERTY LINE*
- *PROPERTY SETBACKS*
- *TPZ - HAND DIG AREA* — *TPZ (TREE PROTECTION ZONE) DIMENSIONED. PROVIDE TREE PROTECTION FENCING ENCLOSING (E) TREE. HAND DIG IN (E) TREE DRIP LINE*

KEYNOTES

1. *NO TREES ARE PROPOSED TO BE REMOVED*
2. *NO (E) TREES ARE CLASSIFIED AS A HERITAGE OR SIGNIFICANT TREE PER SMC DEFINITIONS OF SUCH TREES*
3. *PROVIDE PROTECTIVE FENCING AT ALL (E) TREES IN THE PROPOSED AREA OF WORK DURING DEMOLITION AND CONSTRUCTION.*
4. *HAND DIG IN DRIP LINE OF TREE*
5. *DASHED LINE DENOTES TREE DRIPLINE WITH DIMENSION*
6. *GRAY AREA DENOTES BUILDING FOOTPRINT*
7. *DASHED LINE DENOTES ROOF LINE ABOVE*

EXISTING TREE SCHEDULE

#	PROTECTION			NAME			SIZE		NOTES
	HERITAGE TREE	SIGNIFICANT TREE	PROPOSED REMOVAL	COMMON NAME	GENUS	SPECIES	DBH - TRUNK SIZE	DRIPLINE DIA.	
A	NO	NO	NO	(E) APPLE TREE	MALUS	DOMESTICA	6" DIA. AT 4.5' ABOVE NATURAL GRADE	6'-0" DIA	EXISTING TREE TO REMAIN, TREE AND DRIP LINE IS NOT INSIDE THE AREA OF PROPOSED NEW CONSTRUCTION
B	NO	NO	NO	(E) AVACADO TREE	PERSEA; MILL	AMERICANA	6" DIA. AT 4.5' ABOVE NATURAL GRADE	6'-0" DIA	EXISTING TREE TO REMAIN, AVACADO TREE IS GROWING IN AN OLD COMPOST CONTAINER. TREE AND DRIP LINE IS NOT INSIDE THE AREA OF PROPOSED NEW CONSTRUCTION
C	NO	NO	NO	(E) PEAR TREE	PYRUS	COMMUNIS	11" DIA. AT 4.5' ABOVE NATURAL GRADE	11'-0" DIA	EXISTING TREE IS VERY OLD, LIKELY AT END OF LIFE CYCCLE, CONTRACTOR TO PROVIDE PROTECTIVE TREE FENCING AND HAND DIG AT THE TREE DRIP LINE
D	NO	NO	NO	(E) BAY TREE	LAURUS	NOBLIS	11" DIA. AT 4.5' ABOVE NATURAL GRADE	11'-0" DIA	CONTRACTOR TO PROVIDE PROTECTIVE TREE FENCING AND HAND DIG AT THE TREE DRIP LINE

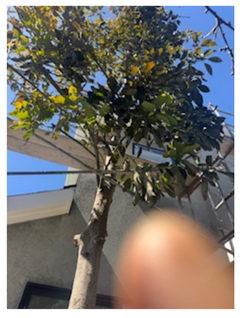
DR2



TREE A - (E) APPLE TREE, DBH 6"



TREE B (LOWER) - (E) AVACADO TREE, DBH 6"

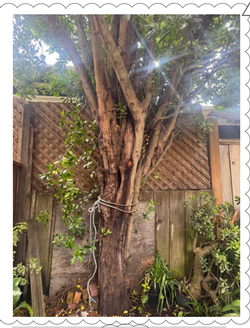


TREE B (UPPER) - (E) AVACADO TREE, DBH 6"



TREE C - (E) PEAR TREE, DBH 11"

DR2



TREE D - (E) BAY TREE, DBH 11"

DR2

DR2

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L-1.0 EXISTING TREE PLAN

L-1.0

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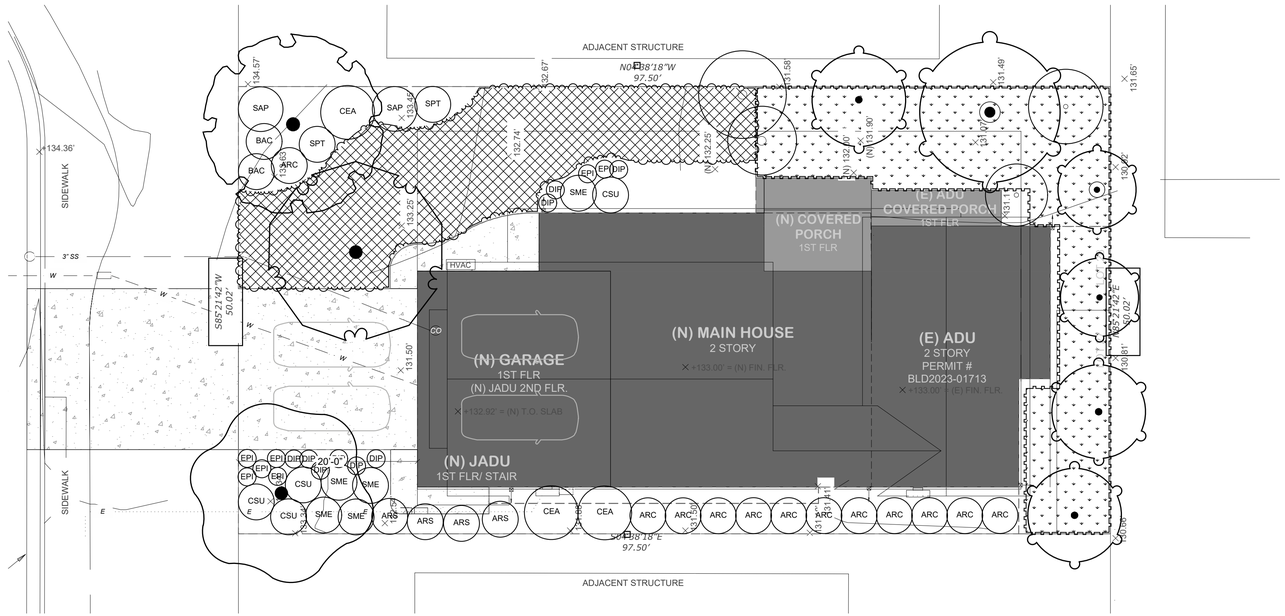
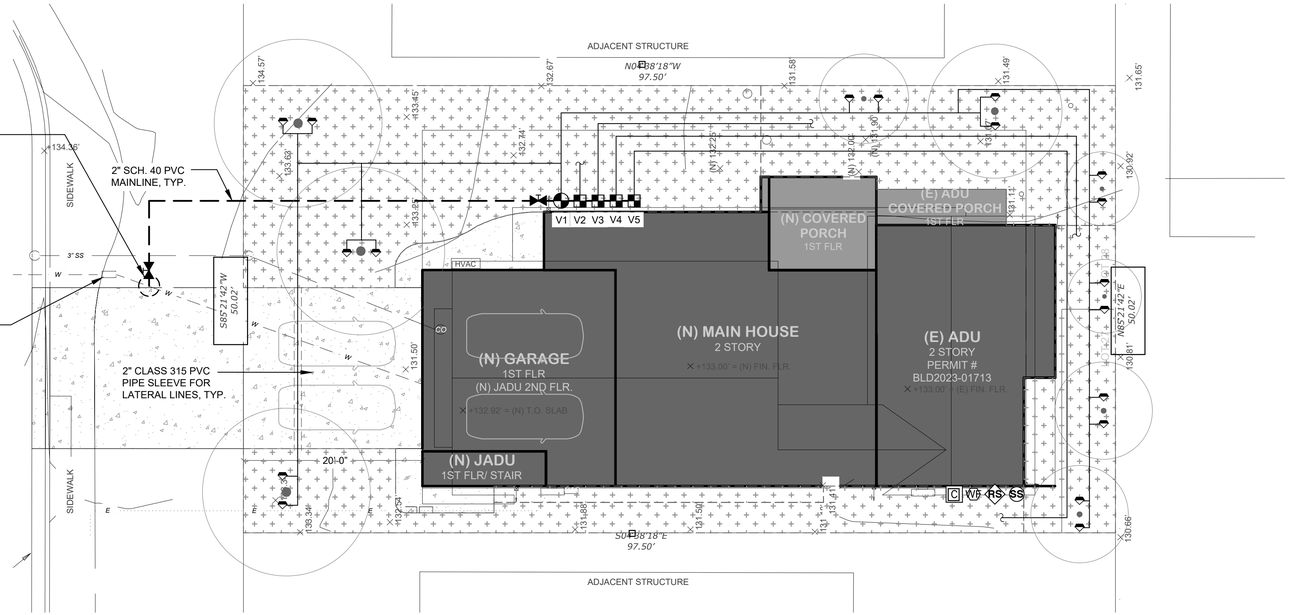

ADJACENT STRUCTURE
N0°38'18"W
97.50'
S0°38'18"E
97.50'
ADJACENT STRUCTURE
SIDEWALK
SIDEWALK
S65°21'42"W
50.02'
134.36'
134.57'
133.45'
133.25'
132.74'
132.25'
131.58'
131.49'
131.07'
131.65'
131.50'
130.81'
(N) COVERED PORCH
1ST FLR
(E) ADU
COVERED PORCH
1ST FLR
HVAC
(N) GARAGE
1ST FLR
(N) JADU 2ND FLR
+132.92' = (N) T.O. SLAB
(N) MAIN HOUSE
2 STORY
+133.00' = (N) FIN. FLR.
(E) ADU
2 STORY
PERMIT #
BLD2023-01713
+133.00' = (E) FIN. FLR.
(N) JADU
1ST FLR/ STAIR
20'-0"
SAP
CEA
SAP
SPT
BAC
SPT
BAC
ARC
EPI
DIP
SME
CSU
EPI
DIP
EPI
DIP
DIP
DIP
DIP
EPI
EPI
ERI
CSU
SME
SME
CSU
CSU
SME
SME
ARS
ARS
ARS
ARS
CEA
CEA
ARC
ARC
ARC

POINT OF CONNECTION

- CONNECT AT DOMESTIC EXISTING WATER LINE
- PROPOSED IRRIGATION MAINLINE LOCATION SHOWN ON THE PLAN SHEETS IS DIAGRAMMATIC
- CONTRACTOR TO FIELD VERIFY EXISTING WATER LINE SIZE AND LOCATION



PROPOSED IRRIGATION PLAN
scale: 1/8"=1'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1402	RAIN BIRD RWS-B-C 1402 ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE.	18	20	

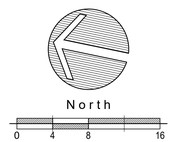
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XACZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4IN. LOW FLOW ANTI-SIPHON VALVE, 3/4IN. PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR, FOR ABOVE GRADE INSTALLATION. 0.2 GPM-5 GPM.	4	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBCV-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. WITH CHECK VALVE.	2,274 SF	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD ASVF - 3/4IN. ELECTRIC REMOTE CONTROL VALVE, WITH ATMOSPHERIC BACKFLOW PREVENTER.	1	
	SHUT OFF VALVE KBI BTU-E PVC BLOCKED TRUE UNION BALL VALVE 1/2" TO 2" SAME SIZE AS PIPE	2	
C	RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 10 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
WF	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
SS	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT. 24VAC @ 50/60 HZ. OPERATING TEMPERATURE: -4 DEGREES F TO 158 DEGREES F. SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. UL, CUL, C-TICK CERTIFICATIONS.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	-	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	-	
	PIPE SLEEVE: PVC CLASS 315 SDR 13.5	-	



WELO NOTES

1. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
2. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
3. MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
4. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
5. FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUB-METER(S) TO MREASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
6. AT 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.
7. 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.



SSA
LANDSCAPE ARCHITECTS
303 potrero street, suite 40-c
santa cruz, ca 95060
p: 831.459.0455
f: 831-459-0484

www.ssala.com
crla no. 2805

IRRIGATION PLAN

FREEMAN RESIDENCE
488 AVENUE CABRILLO
EL GRANADA, CA 94018

APN: 047-287-250

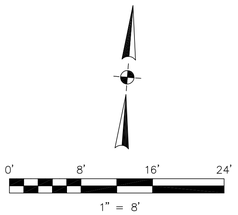
REVISIONS
NO. DATE PURPOSE

DRAWN BY	•	RT
CHECKED	•	RT
SCALE	•	1/8" = 1'-0"
DATE	•	
JOB	•	

IRRIGATION PLAN

SHEET

L-1.2



BASIS OF BEARINGS

BEARINGS AND BOUNDARY RESOLUTION SHOWN IS PER THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 31 OF LLS MAPS PAGE 73 ON JUNE 24, 2008, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOPOGRAPHIC SURVEY OF SUBJECT PROPERTY BY B&H SURVEYING, JOB NUMBER 7344-19 (DATUM IS ASSUMED). SITE BENCHMARK IS THE SEWER MANHOLE LID WITH AN ASSUMED ELEVATION OF 136.07 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY TITLE GUARANTEE, NO. 5026900-7042954, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

THE LOCATION OF THE SEWER CLEANOUT WAS NOT FOUND BY THE FIELD CREW. THEREFORE, THE CLEANOUT(S), AND THE PROBABLE LOCATION OF THE SEWER LATERAL COULD NOT BE VERIFIED. VERIFICATION TO BE DONE BY OTHERS.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: DECEMBER 03, 2024
JOB NUMBER: 24-153

LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION VAULT
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GV	GAS VALVE
GUY	GUY ANCHOR
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOIN POLE
LAT	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE

AVENUE CABRILLO
[200' WIDE]

CONCRETE CURB

STANDARD CONCRETE CURB AND GUTTER

PACTEL VAULT

APRON

CONCRETE WALK

CTV VAULT

HVE

SSMH
LID: 136.07
INV: 131.7

7' WOOD-LATTICE FENCE

3' WOOD FENCE

STEEL STORAGE UNIT

N 85°21'42" E 50'

BLOCK CORNER AS SHOWN PER 31 LLS 73

BRICK RET. WALL

CONCRETE

THRESHOLD

5' WOOD-LATTICE FENCE

97.50'

RIDGE: 146.8

RIDGE: 146.4

RIDGE: 143.5

RIDGE: 148.5

RIDGE: 147.4

RIDGE: 145.7

EXISTING RESIDENCE

EXISTING RESIDENCE
(MEASURED TO FINISHED SURFACE)

APN 047-287-250
4,875 SQ. FT. ±

N 04°38'18" W

S 04°38'18" E

FF 132.81

BRICK STEPS

TREE

EXISTING RESIDENCE

RIDGE: 154.0

ADU UNDER CONSTRUCTION
(MEASURED TO FOUNDATION)
SUBFLOOR ELEV: 133.0

6' SEWER EASEMENT
PER 4506 O.R. 501

S 85°21'42" W 50'

RIDGE: 147.1

EXISTING RESIDENCE

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

FRANCISCO STREET

PLAT OF SUBDIVISION NO. 1 GRANADA
BOOK 5 MAPS 43
BLOCK 5

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bginfo@bgtsurveying.com

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 27-28, BLOCK 5, "PLAT OF SUBDIVISION NO. 1 OF GRANADA" (BOOK 5 MAPS 43)
EL GRANADA (UNINCORPORATED), COUNTY OF SAN MATEO, CALIFORNIA

448 AVENUE CABRILLO

Assessor Parcel Number:
047-287-250

Prepared For:
MARINA FREEMAN
448 Avenue Cabrillo
Half Moon Bay, CA

Date: DEC. 2024
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: LHL
Revisions: MAY 2025

SU-1

Job No. 24-153

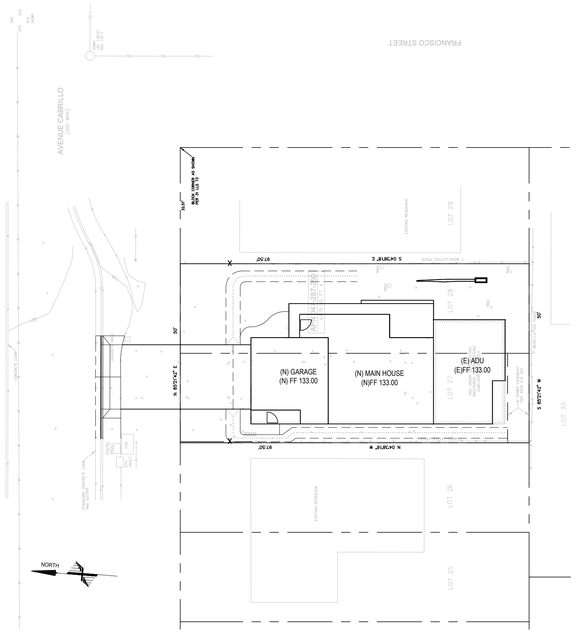
IMPROVEMENT PLANS

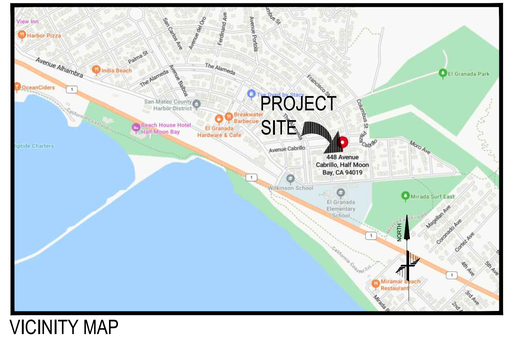
FOR

FREEMAN RESIDENCE

448 AVENUE CABRILLO

HALF MOON BAY, CALIFORNIA 94018





VICINITY MAP

LEGEND

BOUNDARY LINES

- CENTER LINE
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE

MISCELLANEOUS LINES

- SIDEWALK
- LIP OF GUTTER
- FENCE-WIRE
- BIORETENTION AREA

UTILITY LINES

- E — E — ELECTRIC
- FO — FO — FIBER OPTIC
- FS — FS — FIRE SERVICE
- G — G — GAS LINE
- IRR — IRRIGATION LINE
- JT — JT — JOINT TRENCH
- NG — NG — NITROGEN GAS
- OH — OH — OVERHEAD
- RW — RW — RECYCLED WATER
- STORM DRAIN
- SS — SS — SANITARY SEWER
- T — T — TELEPHONE
- W — W — WATER

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ATT	AT&T
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOL	BOLLARD
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
C	CONCRETE
CATV	CABLE TV
CB	CATCH BASIN
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DI	DRAIN INLET
DS	DOWN SPOUT
E	ELECTRIC OR EAST
EX.	EXISTING
(E)	EXISTING
ELEC	ELECTRIC
ESMT	EASEMENT
G	GAS
GB	GRADE BREAK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FNC	FENCE
FS	FINISHED SURFACE
GRN	GROUND
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
LF	LINEAR FEET
LIP	LIP OF GUTTER
LT	LIGHT
M	MAPS
N	NORTH
NE	NORTHEAST
NTS	NOT TO SCALE
NW	NORTHWEST
OH	OVERHEAD
OR	OF RECORD
PERF	PERFORATED PIPE
PGE	PACIFIC GAS & ELECTRIC
PV	PAVEMENT
RW	RECYCLED WATER
RIM	RIM OF UTILITY OBJECT
S	SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SE	SOUTHEAST
SJWC	SAN JOSE WATER COMPANY
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SW	SOUTHWEST
T	TREE
TC	TOP OF CURB
TS	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
USA	UNDERGROUND SERVICE ALERT
VG	VALLEY GUTTER
W	WATER OR WEST
WM	WATER METER
WTR	WATER
WV	WATER VALVE

SHEET INDEX

C1.0	COVER SHEET
C1.1	NOTES
C2.0	DEMOLITION PLAN
C3.0	GRADING PLAN
C3.1	PAVEMENT PLAN
C4.0	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C5.1	CONSTRUCTION BMPS
C6.0	DETAILS

GENERAL CIVIL NOTES

GENERAL:

1. ALL PERMITS WILL BE SECURED BY THE OWNER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
2. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
3. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
4. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR THE POLICE, FIRE AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
5. LENGTHS OF SANITARY SEWERS AND STORM DRAINS SPECIFIED ARE HORIZONTAL DISTANCES AS MEASURED FROM CENTERS OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
6. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL PERFORM AT THEIR EXPENSE A FIELD OBSERVATION LOCATING ALL EXISTING UTILITIES INCLUDING ELEVATIONS AND NOTIFY THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING LOCATIONS OF UTILITIES SHOWN ON THESE PLANS. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF THE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
7. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY WORK. ALL WORK FOR STORM DRAIN 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 UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
8. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPES SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
9. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
10. CONTRACTOR TO TAKE NECESSARY PRECAUTIONARY MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION. EXISTING AND PROPOSED DRAINAGE STRUCTURES TO BE TEMPORARILY COVERED WITH FILTER FABRIC OR EQUAL UNTIL SURROUNDING PAVEMENT IS INSTALLED.
11. ANY RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE OWNER, INCLUDING FEES, BONDS. PERMITS AND WORKING CONDITIONS, ETC. THE OWNER SHALL PAY THE FEES, BONDS, AND FILE THE APPROPRIATE PERMITS FOR ALL SUCH RELOCATION WORK. ALL ON- SITE UTILITY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR (MATERIALS AND INSTALLATION).
12. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING. TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
13. THESE PLANS DO NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURES. DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS, OR EQUIPMENT. NOTIFY OWNER WHEN DISCOVERING ASBESTOS MATERIALS. REFER TO SPECIFICATION "HAZARDOUS MATERIALS PROCEDURES AND CONTROL" AND "HAZARDOUS MATERIALS ABATEMENT AND CONTROL."
14. THE CONTRACTOR SHALL MEET AND FOLLOW ALL (NPDES) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
15. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
16. CONTRACTOR SHALL ARRANGE, INSTALL, AND PAY FOR ANY TEMPORARY UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, SEWER, WATER, ETC.. THE CONTRACTOR IS TO COORDINATE ANY SUCH UTILITY NEEDS WITH THE OWNER.
17. ALL SITE AREAS SHALL BE GRADED AT 1% MINIMUM FOR DRAINAGE UNLESS OTHERWISE NOTED OR ALONG FLOWLINES OF CONCRETE LINED GUTTERS AND VALLEY GUTTERS.
18. ESTIMATED EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF ESTIMATING GRADING PERMIT FEES, HOHBACH-LEWIN ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
19. WHERE EXISTING STRUCTURES ARE TO REMAIN IN CONSTRUCTION ZONE AREA, CONTRACTOR SHALL ADJUST RIMS OF THESE STRUCTURES, I.E. CATCH BASINS, VALVE BOXES, CLEAN OUTS, UTILITY BOXES, ETC. TO NEW FINISH GRADE.
20. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR NORTHERN CALIFORNIA AT LEAST 48 HOURS (2 WORKING DAY) PRIOR TO COMMENCEMENT OF CONSTRUCTION. (800) 227-2600.
21. THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN ON LANDSCAPE DRAWINGS, TO WITHIN 1" OF GRADES SHOWN. EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
22. ADJUSTMENTS TO PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
23. COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
24. STORM DRAIN PIPES DESIGNATED AS SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 PVC. (GREEN-TITE PIPE BY MANVILLE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL WITH CLASS 1 BACKFILL OR DUCTILE IRON PIPE DIP, IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTE SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE RCP. PVC PIPE EXCEEDING 24" DIAMETER SHALL ONLY BE USED WHEN APPROVED BY MANUFACTURER IN THIS JURISDICTION.
25. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
26. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING.
27. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
28. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
29. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

GENERAL NOTES CONTINUATION

GRADING NOTES:

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM RECORD DATA. NO GUARANTEE IS MADE OR IMPLIED AS TO THE ACCURACY OF SUCH RECORD DATA. NO EXCAVATIONS WERE MADE TO CONFIRM LOCATIONS. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
2. IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
3. ALL FINISH GRADES SHOWN ARE FINISH GRADE ELEVATIONS UNLESS NOTED OTHERWISE.

UTILITY NOTES:

1. THIS SURVEY IS NOT INTENDED TO REPRESENT THE EXACT LOCATIONS, SIZES OR EXTENT OF THE UTILITIES WITHIN THE AREA ENCOMPASSED BY THIS SURVEY. THEREFORE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION, SIZE AND EXTENT OF ANY EXISTING UTILITIES PRIOR TO DESIGN OR CONSTRUCTION. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
2. IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
3. UTILITY ABANDONMENT/REMOVAL: DISCONNECT AND CAP PIPES AND SERVICES TO REMAIN. REMOVE ALL PORTIONS OF ALL UTILITIES WITHIN NEW BUILDING FOOTPRINT AND DISPOSE OF OFF-SITE. OTHERWISE ABANDON IN PLACE UNLESS NOTED OTHERWISE.
4. NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS. PRESERVE AND REPAIR ANY UTILITIES THAT ARE DAMAGED AND THAT ARE TO REMAIN.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CROSSINGS OF NEW UTILITIES WITH EACH OTHER, AND WITH EXISTING UTILITIES. VERIFY EXISTING PIPE LOCATION AND INVERT PRIOR TO INSTALLING NEW UTILITIES. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS.
6. PRIOR TO CONNECTING TO EXISTING UTILITIES FIELD VERIFY LOCATION 6. & INVERT OR DEPTH PRIOR TO INSTALLING NEW PIPE OR EQUIPMENT.
7. EACH BUILDING WATER SERVICE CONNECTION SHALL BE WITH VALVE AND VALVE BOX SET AT GRADE.
8. ALL BUILDING SEWER LATERALS SHALL BE WITH CLEANOUT TO GRADE.
9. ALL CATCH BASINS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR H20 VEHICULAR LOADS. FOR CATCH BASINS IN WALKWAY AREAS, INCLUDING EXISTING CATCH BASINS, USE HEEL PROOF AND ADA GRATE.

ADA COMPLIANCE:

1. ALL NEW WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE AMERICANS WITH DISABILITIES ACT 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ANY LOCAL STATE AMENDMENTS THEREOF.
2. ALL NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
3. ALL NEW ENTRANCE WALKS TO THE BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) LONGITUDINALLY UNLESS RAILINGS ARE PROVIDED IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%). SEE ARCHITECTURAL PLANS FOR RAILING REQUIREMENTS.
4. LANDINGS SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS WITH A 2% MAXIMUM SLOPE THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
5. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30" VERTICAL DROP SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
6. MAXIMUM CROSS-SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING STALL SHALL BE 2%.

GEOTECHNICAL CRITERIA:

1. ALL WORK INCLUDING GRADING, TRENCHING, COMPACTION, AND SUBBASES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
2. ALL ENGINEERED FILL SHALL HAVE A MINIMUM RELATIVE COMPACTION PER PROJECT GEOTECHNICAL REPORT.
3. ALL EARTHWORK AND SITE DRAINAGE INCLUDING EXCAVATIONS FOR THE BASEMENT AND AT-GRADE FOUNDATIONS, PLACEMENT AND COMPACTION OF ENGINEERED FILL, PREPARATION OF THE SUBGRADE AND UNDERLAYMENT BENEATH THE BASEMENT MAT AND ANY AT GRADE SLABS, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY _____.

CALL BEFORE YOU DIG USA 800-227-2600

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ISSUES / REVISIONS

Rev #	Date	Description
	11/18/24	CONSULTANT DRAFT

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Date	12/10/2024
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Sheet Title: COVER SHEET

Sheet No.: C1.0

HOHBACH-LEWIN #: 1718331

Plot Date: May 5, 2025 - 4:08 PM

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. 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.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS, METHODS OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED. CONTRACTOR MUST NOTIFY THE OWNER'S PROJECT MANAGER IMMEDIATELY IF ANY SOILS ARE EVEN SUSPECTED OF BEING CONTAMINATED.

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 OF A BID.
2. ALL WORK 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 OWNER'S 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 REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCHBASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
6. CONTRACTOR SHALL MAINTAIN THE EXISTING SITE IN A SAFE AND USABLE MANNER SUCH THAT EMERGENCY VEHICLE ACCESS IS AVAILABLE AT ALL TIMES. CONTRACTOR TO SUPPLY, INSTALL AND MAINTAIN ALL NECESSARY FENCING, GATES, SIGNAGE, TEMPORARY WALKWAYS, AND PROVISIONS FOR ENSURING THE PROJECT'S SECURITY AND SAFE PASSAGEWAY AROUND IT BY CAMPUS STAFF, STUDENTS AND VISITORS AT ALL TIMES.
7. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY & REQUIRED PERMITS FOR THIS WORK.
8. NOTIFICATION PRIOR TO THE START OF THE WORK MUST BE GIVEN TO THE UNDERGROUND SERVICE ALERT (USA).
9. CONSTRUCTION HOURS TO BE VERIFIED AND APPROVED BY THE OWNER AND LOCAL AGENCIES.
10. CONTRACTOR MUST HAVE OWNER'S REPRESENTATIVE OR ENGINEER/ARCHITECT FIELD REVIEW AND APPROVE FORMWORK PRIOR TO PLACING SITE CONCRETE FOR CURBS, RAMPS, STAIRS, WALKS, DRIVEWAYS AND RELATED FLATWORK.
11. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER ON-SITE EXCAVATION, ALL WORK ON THE SITE SHALL BE STOPPED AND THE CITY IMMEDIATELY NOTIFIED. THE COUNTY CORONER & THE NATIVE AMERICAN HERITAGE COMMISSION SHALL ALSO BE NOTIFIED AND PROCEDURES FOLLOWED AS REQUIRED IN APPENDIX "K" OF THE CALIFORNIA ENVIRONMENTAL ACT.
12. CONTRACTOR TO COORDINATE WITH SCHOOL PERSONNEL AND ENSURE HIS/HER WORK DOES NOT IMPACT SCHOOL OPERATION AND TRAFFIC CIRCULATION OF BUSSES, EMERGENCY VEHICLES, STAFF AND STUDENT VEHICLES.

SITE MAINTENANCE:

1. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
2. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
3. 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 SWEPT MANUALLY.
4. IF THE STREETS, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASH WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
5. 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.
6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
7. 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.
8. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
9. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THIS SHEET.

DUST CONTROL:

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
3. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE OWNER'S ENGINEER/INSPECTOR, TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
4. WATERING ON PUBLIC STREETS OR POWER WASHING SEDIMENTATION ON STREETS SHALL NOT OCCUR, UNLESS CONTRACTOR COLLECTS AND FILTERS THE WASH WATER PRIOR TO ITS ENTERING THE CITY'S STORM DRAIN SYSTEM.
5. ON-SITE PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS SHALL BE SWEPT DAILY WITH A WATER SWEEPER.
6. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
7. THE SPEED OF ALL VEHICLES DRIVING ON UNPAVED ROADS OR PORTIONS OF THE SITE SHALL BE LIMITED TO 10 MPH.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT AND DEBRIS FROM ENTERING THE CITY, COUNTY STORM DRAIN SYSTEM, SANITARY SEWER SYSTEM OR FROM LEAVING THE SITE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN THE FIELD TO MAKE SURE THAT THIS CONCEPT IS CARRIED OUT.
2. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE BY OCTOBER 1st AND SHALL CONTINUE IN EFFECT UNTIL DISTURBED AREAS ARE STABILIZED OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
3. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, C5.1, 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, AND IS APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
4. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. 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.
5. 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.
6. PROVISION SHALL BE MADE TO ASSURE THAT BORROW AREAS AND STOCK PILED SOILS ARE PROTECTED FROM EROSION WITH EROSION CONTROL MEASURES SATISFACTORY TO THE APPROPRIATE GOVERNMENTAL AGENCIES.
7. ALL STOCKPILE MATERIALS SHALL BE COVERED AND PROTECTED FROM THE ELEMENTS WITH A NON-PERMEABLE PLASTIC MEMBRANE SO AS TO PREVENT SOIL EROSION FROM OCCURRING. THIS COVER SHALL BE SECURED WITH ANCHORS OR WEIGHTS OF SUFFICIENT SIZE AND FREQUENCY TO PREVENT DISRUPTION OR REMOVAL BY WIND OR RAIN. ANCHORAGE AT THE BASE OF THE SLOPE SHALL BE AS INDICATED BY DETAIL ON THIS SHEET. ALL MEMBRANE AND COVERINGS SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR OR HIS REPRESENTATIVE ON A FREQUENT AND REGULAR BASIS. SPECIFICALLY BEFORE AND AFTER ANY INCLEMENT WEATHER, WITH ANY NECESSARY REPAIRS BEING IMMEDIATELY PERFORMED. COVERINGS SHALL REMAIN IN PLACE UNTIL THE STOCKPILE(S) IS READY TO BE REMOVED FROM THE SITE, AT WHICH TIME THEY MAY BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
8. EARTHEN BERMS, STRAW-FIBER FILLED TUBES AND/OR GEOTEXTILE FABRIC BARRIER (SILT FENCING) SHALL BE CONSTRUCTED AS SHOWN TO PREVENT OFF-FLOW OF SEDIMENT-LADEN RUNOFF, OR THE EROSION OF BANKS OR ROADWAYS. ALL SUCH TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR AS SOON AS CONSTRUCTION IS COMPLETED AND VEGETATION IS ESTABLISHED. HAY BALES SHALL NOT BE USED.
9. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS, SWEPT ON A REGULAR BASIS, TO THE SATISFACTION OF THE ON-SITE INSPECTORS.
10. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS OR AS REQUIRED BY THE CITY. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
11. PERSON RESPONSIBLE FOR EROSION CONTROL IMPLEMENTATION, TO BE DETERMINED.
12. 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.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT / CIVIL ENGINEER.
6. 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'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES.
8. 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.
9. CONSULT WITH LANDSCAPE ARCHITECT SHOULD SPECIAL CIRCUMSTANCES ARISE OR QUESTIONS ARISE REGARDING THESE PROCEDURES.

DEMOLITION NOTES :

1. DEMOLITION AND CONSTRUCTION WORK MAY BE PERFORMED OVER THE TOP OF AND AROUND TELEPHONE AND POWER SERVICES. CONTRACTOR SHALL WORK BY HAND IN ALL AREAS WHERE THESE SERVICES MIGHT BE HARMED BY LARGER LESS PRECISE EQUIPMENT.
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. 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.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SHRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE DRAWINGS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. ABANDONED UTILITIES WITHIN 6 FEET OF THE PROPOSED BUILDING FOOTPRINT SHOULD BE REMOVED IN THEIR ENTIRETY. UTILITIES OUTSIDE THE BUILDING AREA SHOULD BE REMOVED OR ABANDONED IN-PLACE BY LOCATING AND PLUGGING ALL LATERALS AND ENDS OF PIPES WITH CONCRETE, AND THEN FILLING THE ENTIRE PIPE WITH GROUT. REMOVAL OF ANY UTILITIES WILL REQUIRE THAT ALL TRENCHES BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

GRADING & EARTHWORK NOTES:

1. ALL PAVED AREAS ARE TO SLOPE A MINIMUM OF 1%. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH FORMWORK FOR CURBS AND/OR FLATWORK.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE SOILS INVESTIGATION AND THE PROPOSED SURFACE GRADES AND BASE THE BID ACCORDINGLY. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNER'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
4. IMPORT SOILS MUST MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
5. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND STREET LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ARCHITECT & ENGINEER.
7. SPOT ELEVATIONS ARE TO FINISHED SURFACE.
8. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'.
9. SUBGRADES SHALL BE PROOF ROLLED, OR AS INSTRUCTED PER THE GEOTECHNICAL REPORT.
10. CONTRACTOR TO GRADE LANDSCAPED (NON PAVED) AREAS TO A FINISH GRADE OF 8" BELOW PROPOSED FINISH GRADE SHOWN ON THE GRADING PLANS. CONTRACTOR TO GRADE PLANTER & LANDSCAPED AREAS (NON-PAVED AREAS ADJACENT TO BUILDINGS) TO FINISH GRADE 24" BELOW FINISH FLOOR OF BUILDING.
11. AFTER STAKING FOR HORIZONTAL CONTROL, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO ARCH/ENGR.
12. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES. CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND THOROUGH FIELD INVESTIGATION.
13. GEOTECHNICAL CONSULTANT TO BE NOTIFIED OF DELIVERY OF ALL IMPORTED SOILS TO SITE FOR HIS/HER INSPECTION AND APPROVAL PRIOR TO PLACING BY CONTRACTOR.

EARTHWORK QUANTITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT ADDITIONAL PROCESSES - INCLUDING ENGINEERING - AND QUANTITIES ARE ALSO TO BE INCLUDED IN THE BID PER THE FOLLOWING NOTES.
2. THE CONTRACTOR SHALL MAKE AN INITIAL DETERMINATION OF THE QUANTITIES, BASED ON A DETAILED SITE VISIT, THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL REPORT, THE FINISH GRADES SHOWN ON THESE DRAWINGS, THE SIZE AND EXTENT OF FOOTINGS, THE PREPARATION AND MATERIALS USED FOR BUILDING SLABS, PAVEMENT SECTIONS, AND THE SIZE AND DEPTH OF UTILITY TRENCHES, INCLUDING THE UTILITY CONTRACTORS ANTICIPATED RE-USE OF EXISTING MATERIAL FOR BACKFILL IF ANY.
3. THE CONTRACTOR SHALL MEET THE GRADES SHOWN ON THE DRAWINGS, ADJUSTING THE AMOUNT OF IMPORT OR EXPORT AS REQUIRED TO DO SO. NO ASSUMPTIONS SHOULD BE MADE ABOUT THE SITE BALANCING. NO ADJUSTMENTS TO THE GRADES SHALL BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCH/ENGR IN WRITING AFTER THE IMPACT OF ANY GRADE CHANGES (IMPACT TO RAMPS, STAIRS, WORK BY OTHERS, ETC.) HAS BEEN THOROUGHLY REVIEWED BY THE ARCH/ENGR. WHEN PREPARING THE EARTHWORK BIDS, DO NOT ASSUME ANY CHANGES TO THE FINISHED GRADES SHOWN ON THESE DRAWINGS WILL BE PERMITTED.
4. THE EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT HAVE SPECIFIC REQUIREMENTS FOR BRINGING FILL MATERIAL ONTO THE SITE (IMPORT) SINCE THE EXISTING SOILS ARE NOT SUITABLE FOR FILL MATERIAL IN CERTAIN AREAS. THE EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT MAY IDENTIFY ALTERNATIVES THAT ALLOW TREATMENT OF EXISTING SOILS TO MINIMIZE IMPORT, HOWEVER MEETING THE GRADES SHOWN ON THESE DRAWINGS MUST ALSO BE CONSIDERED WHEN DETERMINING THE METHOD

GENERAL UTILITY SYSTEM NOTES :

1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
2. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (HYDRANTS, TRANSFORMERS, ETC.) AND MEET WITH THE APPROPRIATE GOVERNMENTAL AUTHORITY AND PROPER UTILITY AUTHORITY TO REVIEW LOCATION PRIOR TO INSTALLATION. THE APPROPRIATE GOVERNMENTAL AUTHORITY AND PROPER UTILITY AUTHORITY MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
3. 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 PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL. CONTRACTOR IS RESPONSIBLE FOR FULLY ENGINEERING AND INSTALLING THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S ENGINEER. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL CORROSION PROTECTION REQUIREMENTS.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.
6. ALL DRAINAGE STRUCTURES LOCATED IN VEHICULAR TRAFFIC AREAS SHALL HAVE TRAFFIC RATED COVERS AND BOLT-DOWN GRATES.
7. ALL UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES. CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND FIELD INVESTIGATION.
8. ALL EXISTING UTILITY STRUCTURES (CLEANOUTS, VALVES, BOXES, MANHOLES, CB'S, ETC.) SHALL BE RAISED TO FINAL FINISH GRADE AND COMPLETED WITH THE NECESSARY LABOR AND MATERIALS TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THESE PLANS.
9. CLEANOUTS, CATCH BASINS, MANHOLES AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, BUILDING UTILITIES, AND/OR CURB LAYOUT. NOT BY THE LENGTH OF PIPE SPECIFIED ON THE DRAWINGS. (WHICH IS APPROXIMATE)
10. SEE ELECTRICAL PLANS FOR SITE ELECTRICAL WORK. ADVISE ENGINEER OF ANY CONFLICTS WITH OTHER UTILITIES PRIOR TO BEGINNING WORK.
11. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES & WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
12. SEE SPECIFICATION SECTION 01300 FOR SUBMITTAL REQUIREMENTS OF UTILITY COMPONENTS.

SANITARY SEWER NOTES:

1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 18" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN, IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 SEWER PIPE.
3. WHERE CONNECTION IS TO BE MADE TO AN EXISTING SEWER OR STRUCTURE, SAID EXISTING SEWER OR STRUCTURE SHALL BE UNCOVERED AND CHECKED FOR LOCATION AND ELEVATION PRIOR TO STAKING NEW SEWER DEPTH AND LOCATION. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. REFER TO SANITARY SEWER SPECIFICATIONS FOR LABOR AND MATERIAL, TESTING, AND QUALITY CONTROL REQUIREMENTS.
5. MINIMUM SLOPE FOR SITE SANITARY SEWER PIPES SHALL BE PER CURRENT UPC REQUIREMENTS:

   4" @ 2%
   6" @ 1%
   8" & LARGER @ 0.5%

STORM DRAIN NOTES:

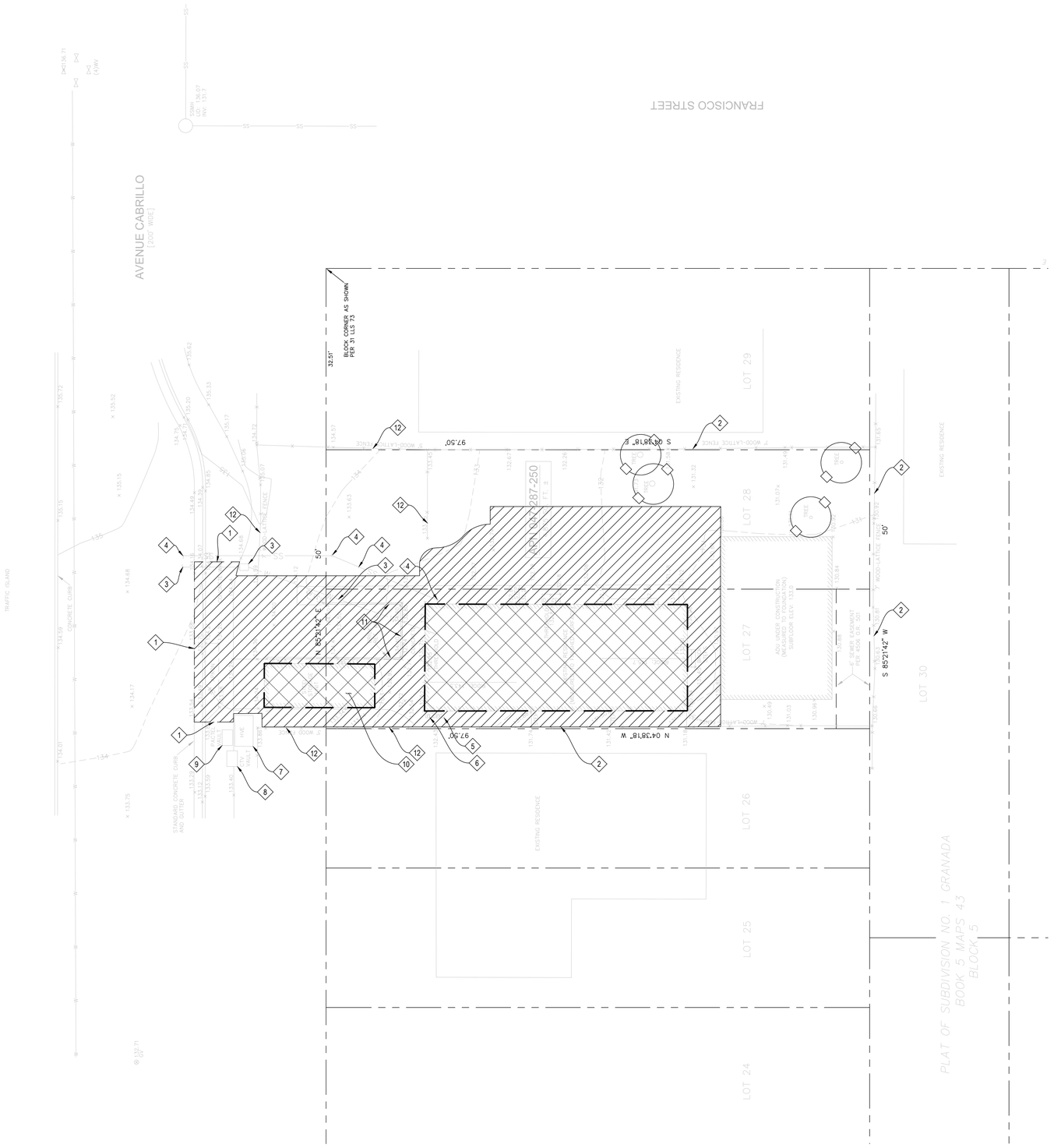
1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 18" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN, IMPRINTED WITH "CAUTION-STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING - DRAINS TO BAY". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
3. WHERE CONNECTION IS TO BE MADE TO AN EXISTING SEWER OR STRUCTURE, SAID EXISTING SEWER OR STRUCTURE SHALL BE UNCOVERED AND CHECKED FOR LOCATION AND ELEVATION PRIOR TO STAKING NEW SEWER DEPTH AND LOCATION. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. REFER TO STORM SEWER SPECIFICATIONS FOR LABOR AND MATERIAL, TESTING AND QUALITY CONTROL REQUIREMENTS.
5. MINIMUM SLOPE FOR SITE STORM DRAIN PIPES SHALL BE:

   4" @ 2%
   6" @ 1%
   8" & LARGER @ 0.5%
   UNLESS INDICATED OTHERWISE

6. 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.
7. 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 150 PSI CLASS PIPE.

WATER SYSTEM NOTES:

1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 18" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT BOTTOM OF BASEROCK FOR PAVED AREAS. BLUE, IMPRINTED WITH "CAUTION-WATER-LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. PROVIDE MINIMUM OF 3 FEET OF COVER



DEMOLITION LEGEND

DEMOLITION AREA - ALL SITE FEATURES WITHIN THIS AREA ARE TO BE REMOVED, UNLESS NOTED TO REMAIN.

EXISTING BUILDING STRUCTURE TO BE DEMOLISHED

TREE TO BE REMOVED

TREE PROTECTION
TREES TO REMAIN

DEMOLITION KEYNOTES

1. SAWCUT / CONFORM TO (E) GRADE
2. (E) FENCE TO REMAIN, PROTECT IN PLACE
3. (E) WATER METER AND WATER LATERAL TO REMAIN, PROTECT IN PLACE. CONTRACTOR TO CONFIRM LOCATION OF (E) DOMESTIC WATER IN-FIELD AND REPORT LOCATION, SIZE, MATERIAL, AND DEPTH BACK TO ENGINEER
4. CONTACTOR TO CONFIRM LOCATION OF (E) SANITARY SEWER IN-FIELD AND REPORT LOCATION, SIZE, MATERIAL, AND DEPTH BACK TO ENGINEER
5. (E) GAS METER TO REMAIN, PROTECT IN PLACE
6. (E) ELECTRIC METER TO REMAIN, PROTECT IN PLACE
7. (E) PG&E VAULT TO REMAIN, PROTECT IN PLACE
8. (E) CTV VAULT TO REMAIN, PROTECT IN PLACE
9. (E) TELE VAULT TO REMAIN, PROTECT IN PLACE
10. (E) STEEL STORAGE UNIT TO BE REMOVED
11. (E) BRICK RETAINING WALL TO BE REMOVED
12. (E) FENCE TO BE REMOVED WITHIN EXTENTS OF 20' FRONT SETBACK, SEE ARCHITECTURAL PLANS FOR MORE INFORMATION

DEMOLITION NOTES

1. SEE ELECTRICAL PLANS FOR REMOVAL OR RELOCATION OF ALL ELEC/COMM CONDUITS, BOXES, LINE ETC.
2. SEE UTILITY PLAN FOR ALL NEW TIE-IN LOCATIONS AND ANY INSTANCES OF STORM, SANITARY SEWER, OR WATER BEING RELOCATED. ANY EXISTING UTILITIES NOT BEING USED ARE TO BE REMOVED.
3. ALL EXISTING SERVICES AND UTILITIES THAT ARE WITHIN THE LIMITS OF DEMOLITION AND ARE TO REMAIN OPERATIONAL SHALL BE RELOCATED AS NECESSARY.
4. ALL TREES THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
5. 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 PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.

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

NORTH

0 5' 10' 15' 20'

SCALE: 1" = 10'

CALL BEFORE YOU DIG USA 800-227-2600

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FREEMAN RESIDENCE

448 AVENUE CABRILLO
HALF MOON BAY, CALIFORNIA 94018

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Sheet Title

DEMOLITION PLAN

Sheet No.

C2.0

HOHBACH-LEWIN #: 1718331

Plot Date: May 5, 2025 - 4:09 PM

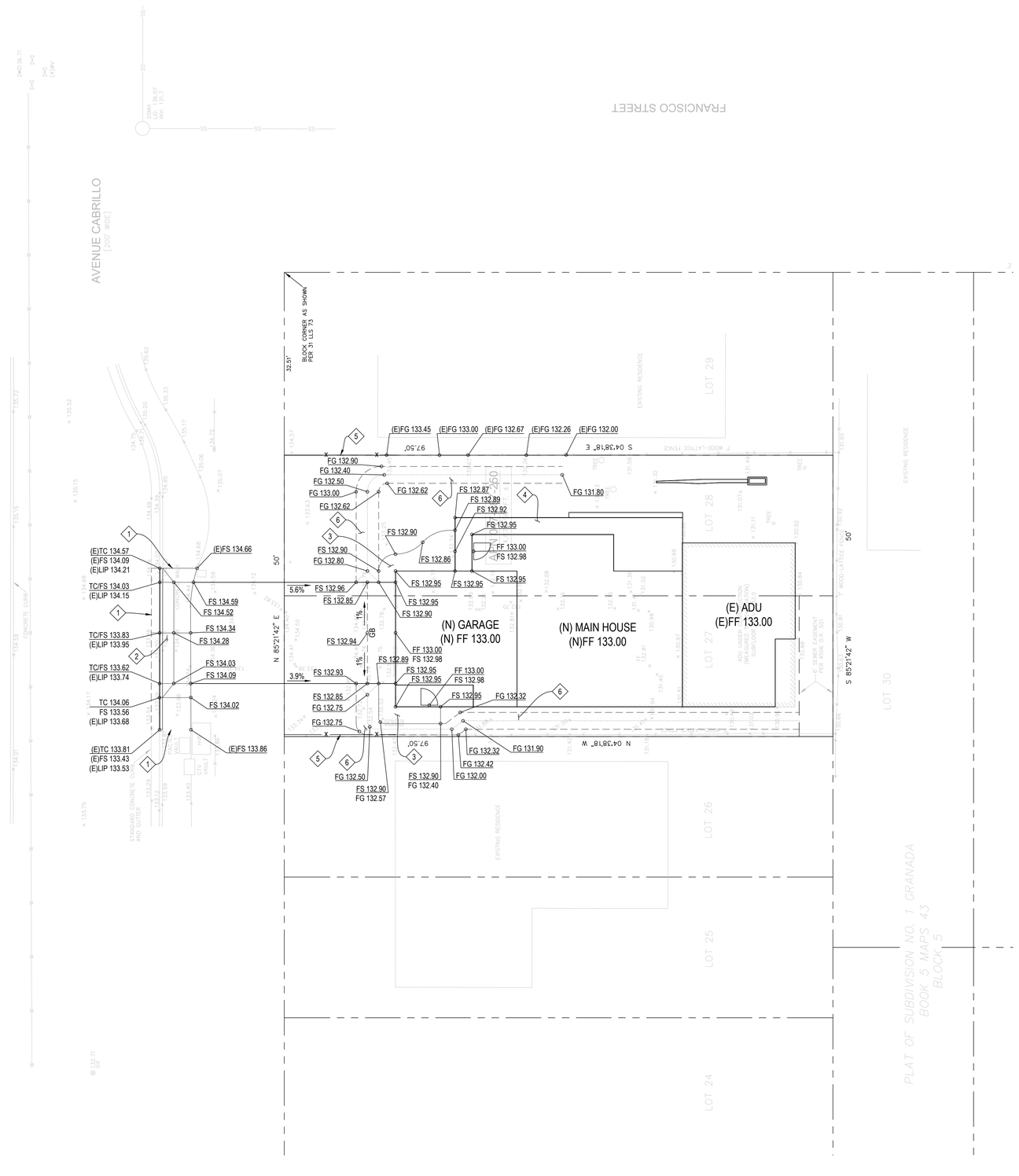
GRADING LEGEND

XX.XX — GRADE ELEVATION

X% — SLOPE AND DIRECTION

GRADING KEYNOTES

1. SAWCUT / CONFORM TO (E) GRADE
2. (N) RESIDENTIAL DRIVEWAY PER COUNTY OF SAN MATEO STANDARD DETAIL D-1
3. (N) CONCRETE PATH, SEE ARCHITECTURAL PLANS
4. (N) DECK, SEE ARCHITECTURAL PLANS
5. (N) FENCE, 4' HIGH WITHIN EXTENTS OF 20' FRONT SETBACK, SEE ARCHITECTURAL PLANS FOR MORE INFORMATION
6. (N) GRASS SWALE, SEE DETAIL 11/C6.0



BASIS OF BEARINGS

BEARINGS AND BOUNDARY RESOLUTION SHOWN IS PER THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 31 OF LLS MAPS PAGE 73 ON JUNE 24, 2008, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOPOGRAPHIC SURVEY OF SUBJECT PROPERTY BY B&H SURVEYING, JOB NUMBER 7344-19 (DATUM IS ASSUMED). SITE BENCHMARK IS THE SEWER MANHOLE LID WITH AN ASSUMED ELEVATION OF 136.07 FEET.

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NORTH

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Sheet Title: GRADING PLAN

Sheet No.: C3.0

HOHBACH-LEWIN #: 7716331

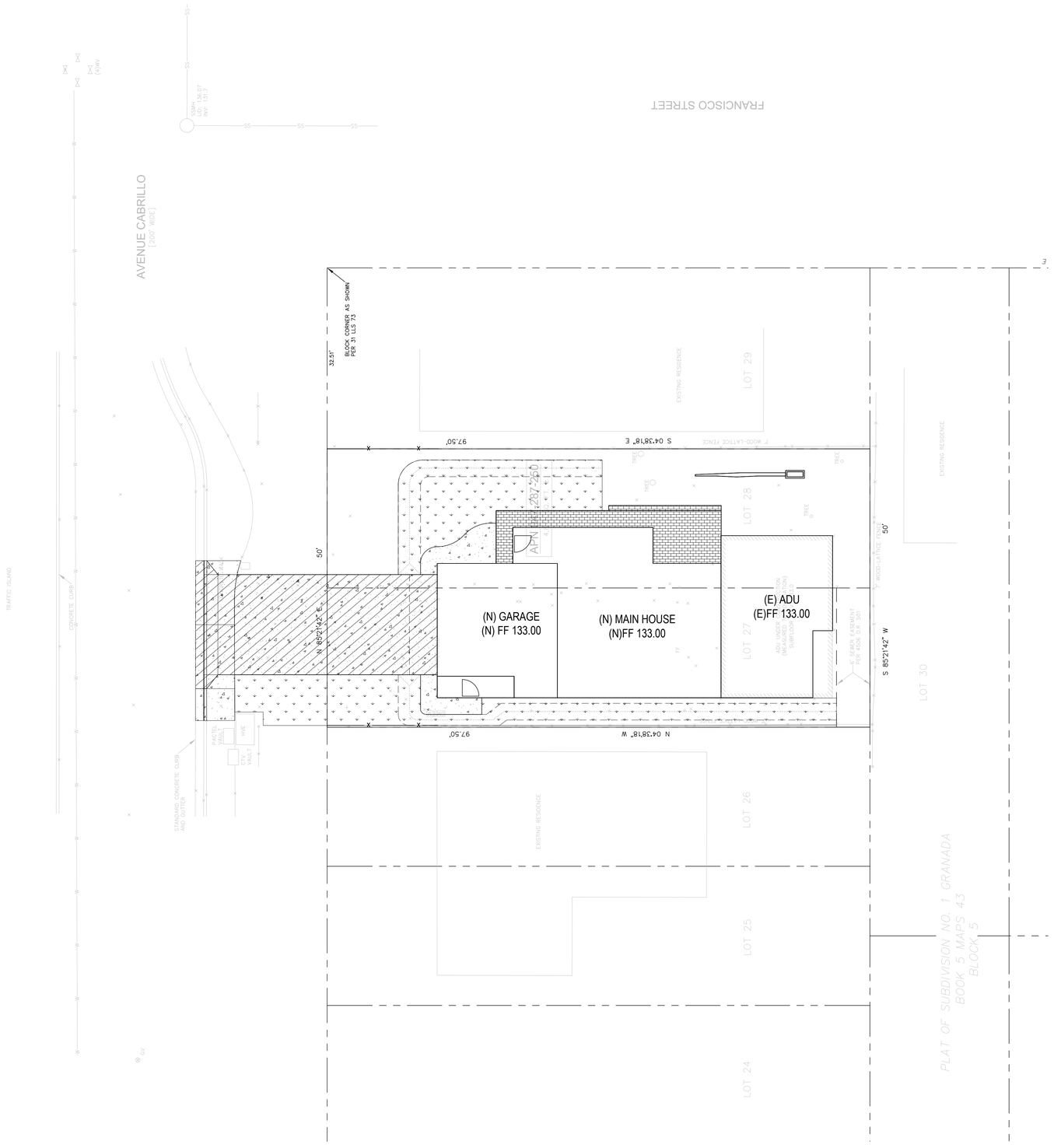
Plot Date: May 5, 2025 - 4:09 PM

PAVEMENT LEGEND

PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.

CONCRETE PAVEMENT SURFACES TO HAVE 28-DAY COMPRESSIVE STRENGTH OF AT LEAST 3,500 PSI. CONCRETE PAVING IN VEHICULAR TRAVEL AREA TO MEET ADTT (AVERAGE DAILY TRUCK TRAFFIC) OF 1.

SIDEWALK CONCRETE	5" CONCRETE W/ #4 @ 12" O.C. E.W. OVER 4" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER NATIVE SOILS COMPACTED TO 90% R.C.
AC PAVEMENT	3" AC PAVEMENT OVER 9" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER 90% R.C. COMPACTED NATIVE SOILS
VEHICULAR CONCRETE	6" CONCRETE W/ #4 @ 12" O.C. E.W. OVER 6" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER NATIVE SOILS COMPACTED TO 90% R.C.
LANDSCAPE AREA	
DECK	SEE ARCHITECTURAL PLANS



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Sheet Title

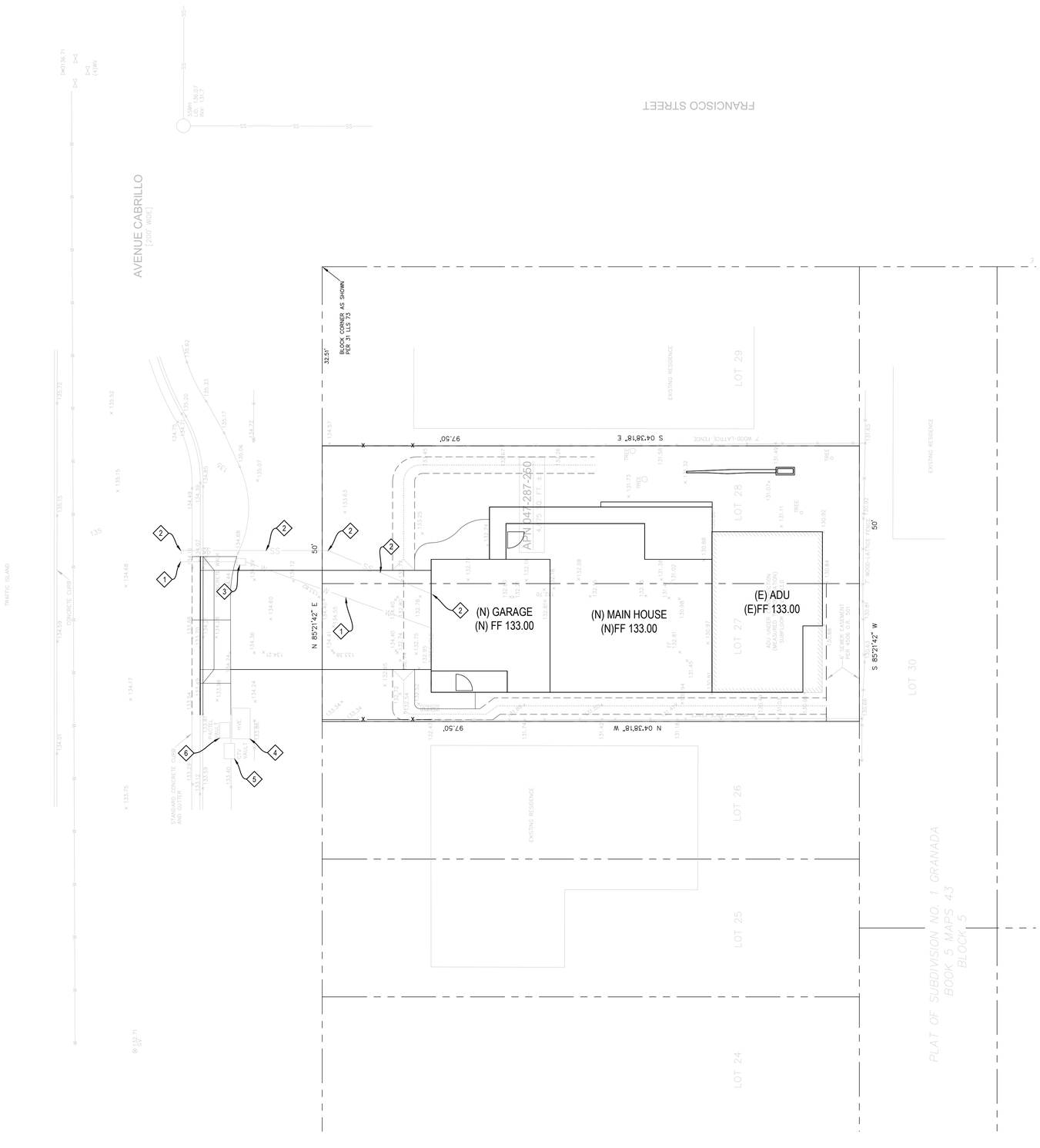
PAVEMENT PLAN

Sheet No.

C3.1

Plot Date: May 5, 2025 - 4:09 PM

HOHBACH-LEWIN #: 17165331



UTILITY LEGEND

- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- CATCH BASIN
- AREA DRAIN
- CLEANOUT TO GRADE

UTILITY KEYNOTES

1. CONTRACTOR TO CONFIRM LOCATION OF (E) DOMESTIC WATER IN-FIELD AND REPORT LOCATION, SIZE, MATERIAL, AND DEPTH BACK TO ENGINEER
2. CONTRACTOR TO CONFIRM LOCATION OF (E) SANITARY SEWER IN-FIELD AND REPORT LOCATION, SIZE, MATERIAL, AND DEPTH BACK TO ENGINEER
3. (E) WATER METER
4. (E) PG&E VAULT
5. (E) CTV VAULT
6. (E) TELE VAULT

UTILITY NOTES

1. 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 PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.

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Sheet Title: UTILITY PLAN

Sheet No.: C4.0

HOHBACH-LEWIN #: 7716331

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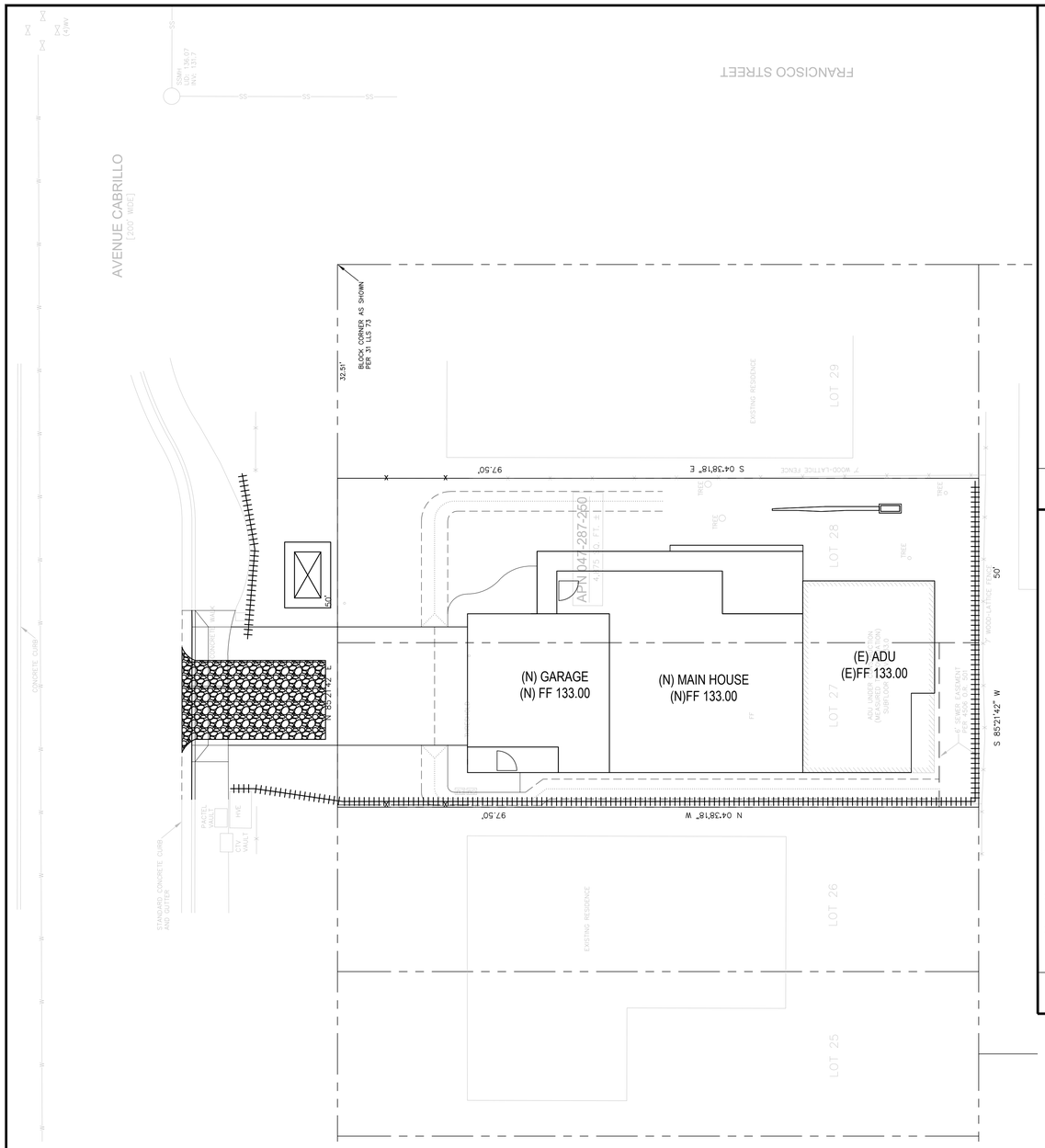
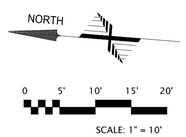


LEGEND

- CONCRETE WASHOUT, SEE DETAIL 1/-
- CATCH BASIN PROTECTION, SEE DETAIL 2/-
- FIBER ROLL, SEE DETAIL 3/-
- CATCH BASIN PROTECTION ALONG GUTTERS SEE DETAIL 4/-
- STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL 5/-

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



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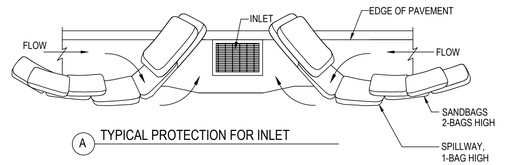
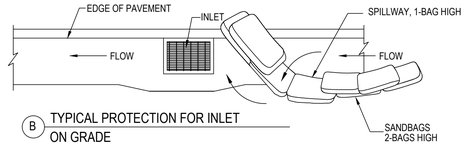


A TYPICAL PROTECTION FOR INLET



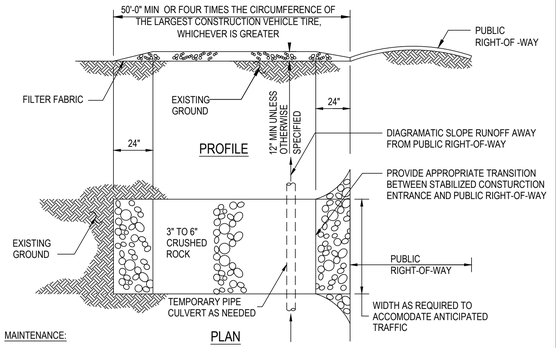
B TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:

1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

4 CATCH BASIN PROTECTION ALONG GUTTERS

NTS



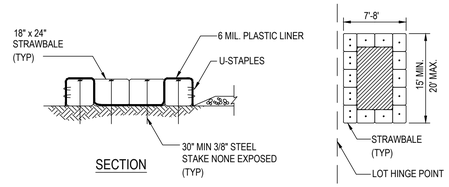
PLAN

MAINTENANCE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AND REPAIR OR CLEAN OUT OF TRAPPED SEDIMENT.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APRROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5 STABILIZED CONTRUCTION ENTRANCE

NTS

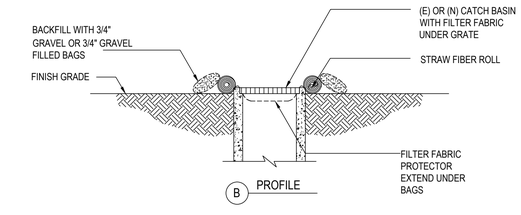


NOTES:

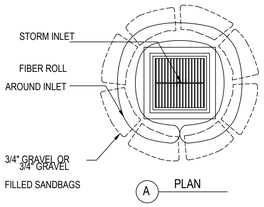
1. WHEN WASHING ON-SITE, USE DESIGNATED, BERMED WASH AREAS TO PREVENT WASHWATER CONTACT WITH STORM WATER, CREEKS, RIVERS, AND OTHER WATER BODIES. THE WASH AREA CAN BE SLOPED FOR WASH WATER COLLECTION AND SUBSEQUENT INFILTRATION INTO THE GROUND.
2. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
3. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

1 CONCRETE WASH AREA

NTS



B PROFILE



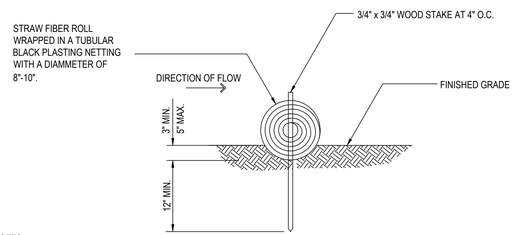
A PLAN

NOTE:

1. IF SITEWORK SURROUNDING THE CATCH BASINS HAVE BEEN CONSTRUCTED, CONTRACTOR MAY REMOVE THE STRAW FIBER ROLLS AND GRAVEL BACKFILL. FILTER FABRIC SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT.

2 CATCH BASIN PROTECTION (TYP.)

NTS



NOTES:

1. FIBER ROLL COMPOSED OF BIO-DEGRADEABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.
2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSIONS BY REDUCING SLOPE GRADIENT. IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. 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.

3 FIBER ROLL

NTS

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Sheet Title
EROSION CONTROL PLAN

Sheet No.
C5.0

HOHBACH-LEWIN #: 1716S331

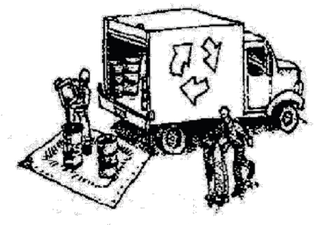
Plot Date: May 5, 2025 - 4:09 PM

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



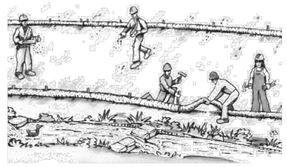
Maintenance and Parking

- ❑ 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

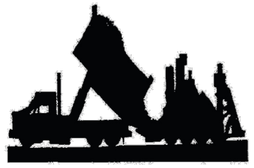


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed 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

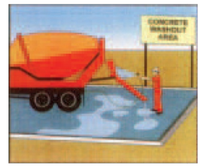


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose 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

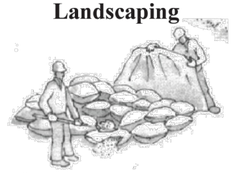
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



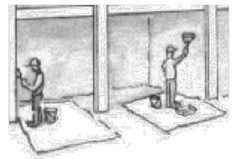
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

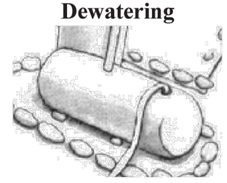
Painting & Paint Removal



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!

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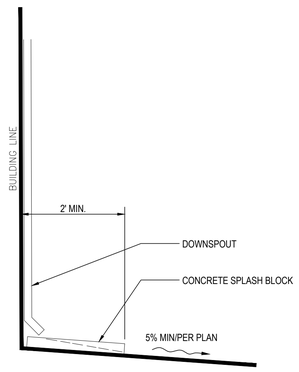
Sheet Title
CONSTRUCTION BMPS

Sheet No.
C5.1

HOHBACH-LEWIN # : 1718331

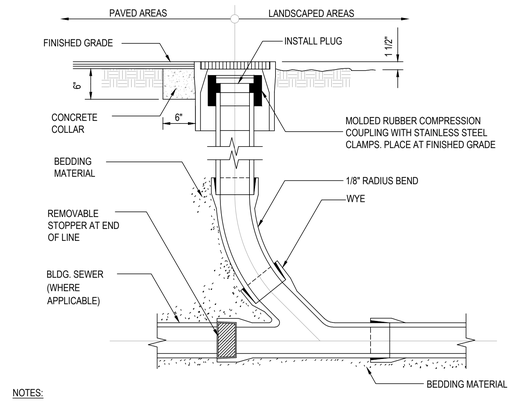
Plot Date: May 5, 2025 - 4:09 PM



10 SPLASH BLOCK (TYP.) NTS

7

4



NOTES:

1. FOR PAVED AREAS, INSTALL ROUND, CAST IRON FRAME AND COVER, MARKED "SEWER" OR "STORM" AS APPLICABLE.
2. FOR LANDSCAPED AREAS, INSTALL ROUND, CONCRETE VALVE BOX WITH CAST IRON FACE AND COVER, MARKER "SEWER" OR "STORM" AS APPLICABLE.

1 CLEANOUT TO GRADE NTS

NOTES:

1. BACKFILL WITH COMPACTED NATIVE FILL, LOAM OR SILTY LOAM SOILS
2. PLANT SWALE WITH NATIVE GRASSES OR SUITABLE VEGETATIVE GROUND COVER

11 GRASS SWALE NTS

8

5

NOTE: TRENCHING SHALL MEET THE REQUIREMENTS OF CBC SECTION 1809A.14

2 UTILITY TRENCH AND BACKFILL NTS

12

9

6

3

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DETAILS

Sheet No.
C6.0

HOHBACH-LEWIN #: 1716531

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