



# Use Permit Application: Healing Cultures, Inc.

10707 La Honda Rd.  
Woodside, CA 94062

APN: 078-190-210

Kellond Architects

14510 Big Basin Way, #205  
Saratoga, California 95070

408.741.0600 ph.  
408.741.0610 fax

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OF THE ARCHITECT.

## PROJECT DATA

### PROJECT DESCRIPTION

USE PERMIT REQUEST FOR CONVERSION OF EXISTING SINGLE FAMILY RESIDENTIAL USE TO SMALL, NON-PROFIT COMMERCIAL USE. WITH USE PERMIT REQUEST, PROPOSED BUILDING IMPROVEMENTS INCLUDE CONVERSION/REMODEL OF EXISTING RESIDENCE, 2ND STORY ADDITION & CONVERSION TO TO EXISTING DETACHED GARAGE, AND SITE IMPROVEMENTS.

### GENERAL LOT INFORMATION

APN: 078-190-210  
ZONING: RM  
SITE AREA: 11.4 AC  
EXISTING OCCUPANCY: R-3, U  
PROPOSED OCCUPANCY GROUPS: A-2, A-3, B, R

### PARKING

**REQUIRED:**  
RELAX/REFRESH/ORIENTATION (1 /160 S.F.) 4 SPACES  
HEALING/TREATMENT (1 PER 160 S.F.) 8 SPACES  
YOGA/TEMPLE (1 PER 160 S.F.) 8 SPACES  
**TOTAL: 20 SPACES**

### PROVIDED:

ON-SITE PARKING 7 SPACES  
REMOTE PARKING 13 SPACES  
ADA PARKING 2 SPACES  
**TOTAL: 22 SPACES**

### EXISTING FLOOR AREA

HOUSE: 2,888 S.F.  
GARAGE: 779 S.F.  
**TOTAL: 3,667 S.F.**

### PROPOSED FLOOR AREA

EXISTING BUILDINGS: 3,667 S.F.

### PROPOSED ADDITIONS:

ADA BATHROOMS YOGA/TEMPLE: 154 S.F.  
2nd FLOOR YOGA/TEMPLE: 779 S.F.  
LOWER STORAGE TEA HOUSE/HEALING: 680 S.F.  
**TOTAL ADDITIONS: 1,613 S.F.**

**TOTAL: 5,280 S.F.**

### GRADING

CUT: 1,465 cu/yd.  
FILL: 3,420 cu/yd.  
IMPORT: 1,955 cu/yd.

### IMPERVIOUS SURFACE

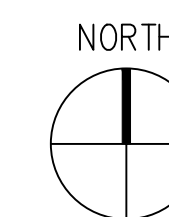
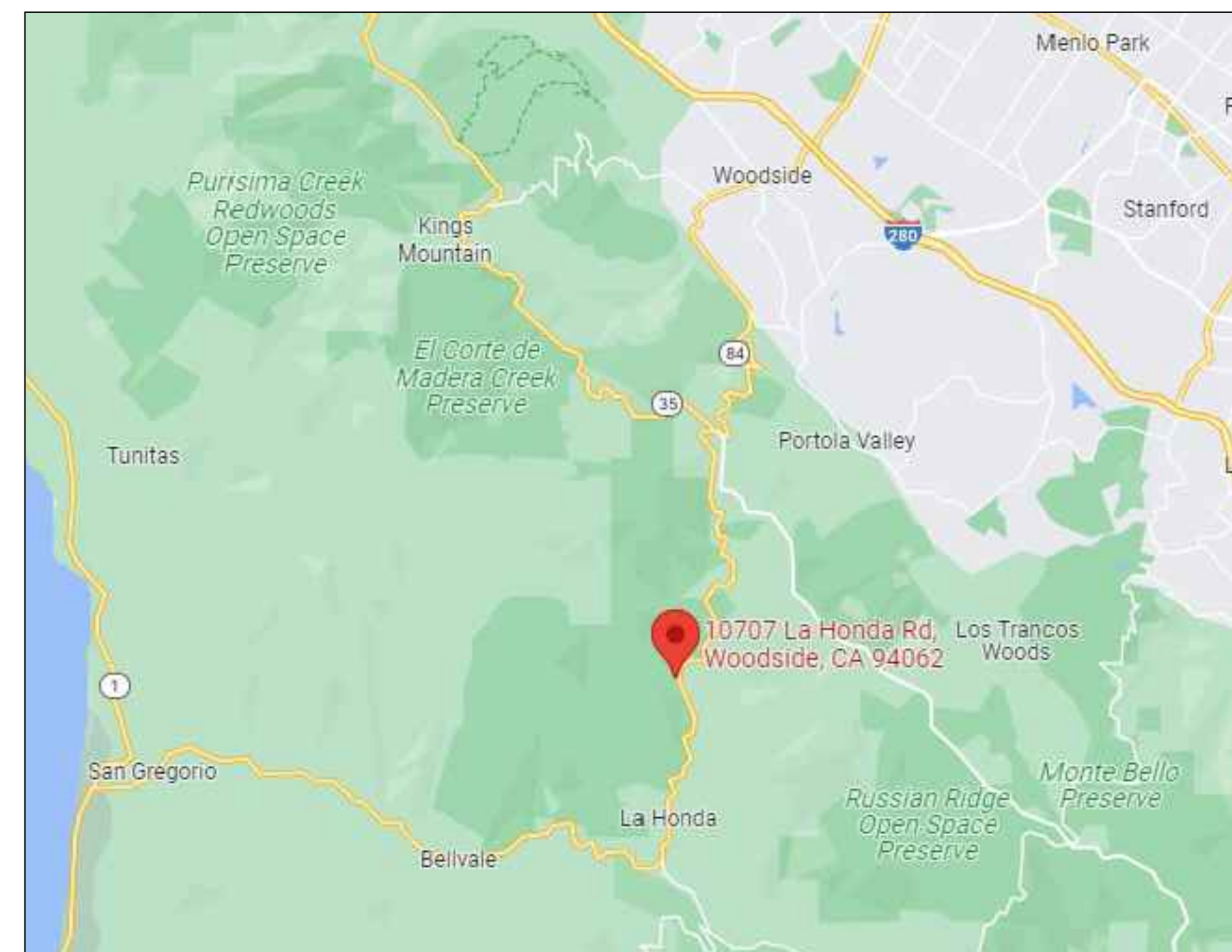
TOTAL EXISTING: 15,764 S.F.  
TOTAL PROPOSED: 21,488 S.F.  
**NET CHANGE: +5,724 S.F.**

### FIRE PROTECTION

AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROJECT AND WILL BE INSTALLED AS A DEFERRED SUBMITTAL.

PROJECT IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE AREA AND REQUIRES COMPLIANCE TO ALL CODE SECTIONS FOR FIRE PROTECTION.

## PROJECT LOCATION



## SHEET INDEX

SD-0.1	TITLE SHEET & PROJECT INFO
SU1-SU6	TOPOGRAPHIC SURVEY
SD-1.0	EXISTING SITE /DEMO & CONSTRUCTION PLAN
SD-1.1	OVERALL SITE PLAN
SD-1.2	SITE PLAN
SD-1.3	SITE LIGHTING PLAN
SD-1.4	SITE LIGHTING PLAN
SD-2.0	EXISTING FLOOR/DEMO PLAN
SD-2.1	FLOOR PLAN - TEA HOUSE & HEALING
SD-2.2	FLOOR PLANS - YOGA & TEMPLE
SD-2.3	FLOOR PLAN - LOWER LEVEL STORAGE
SD-2.4	ROOF PLANS
SD-2.5	FLOOR AREA & OCCUPANCY PLANS
SD-3.0	EXISTING ELEVATIONS
SD-3.1	PROPOSED ELEVATIONS
SD-3.2	PROPOSED ELEVATIONS
SD-3.3	EXTERIOR COLORS & MATERIALS
SD-4.1	BUILDING SECTIONS
L1.0	LANDSCAPE PLAN
L1.1	TREE REMOVAL PLAN
L1.2	PLANTING PLAN
L1.3	HYDROZONE PLAN
C-1.0	CIVIL TITLE SHEET
C-1.1	CIVIL OVERALL SITE PLAN
C-2.1 to	GRADING & DRAINAGE PLANS
C-2.9	
C-3.1 to	UTILITY PLANS
C-3.9	
C-4.0	DRIVEWAY PROFILE
C-4.1	DETAILS
C-4.2	DETAILS
C-5.0	GRADING SPECIFICATIONS
F-1.0	FIRE EXHIBIT
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
BMP	BEST MANGEMENT PRACTICES
SCP-1	IMPERVIOUS SURFACE EXHIBIT
SCP-2	STORMWATER CONTROL PLAN
SCP-3	STORMWATER CONTROL DETAILS
SS-1	SEPTIC CONSTRUCTION PLAN
SS-2	SEPTIC DETAILS

## PROJECT

Healing Cultures  
APN: 078-190-210

10707 La Honda Road  
Woodside, CA 94062

## SHEET TITLE

## TITLE SHEET

## REVISIONS

No.	Date	Notes
△	8/2/23	USE PERMIT RE-SUBMITTAL
△	11/17/23	USE PERMIT RE-SUBMITTAL
△	1/8/25	USE PERMIT RE-SUBMITTAL

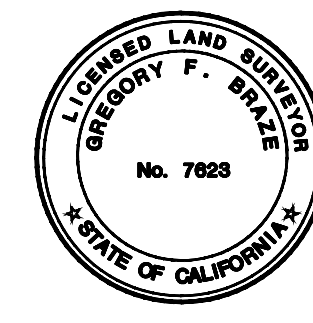
PROJECT #: 2020.04

DATE: 12/6/22

SHEET #: SD-0.1







**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 ROSEVILLE  
 DUBLIN  
 SAN JOSE  
 WWW.LEABRAZE.COM

10707 LA HONDA ROAD  
 WOODSIDE  
 CALIFORNIA

TOPOGRAPHIC SURVEY

WATER WELLS	DB
REVISIONS	BY
JOB NO:	2220316
DATE:	5-25-22
SCALE:	1"=16'
FIELD BY:	ES
DRAWN BY:	DDR/NT
SHEET NO:	

**SU3**  
 3 OF 6 SHEETS

HEAVILY WOODED AREA/  
 AREA INACCESSIBLE

LA HONDA ROAD  
 (WIDTH VARIES)

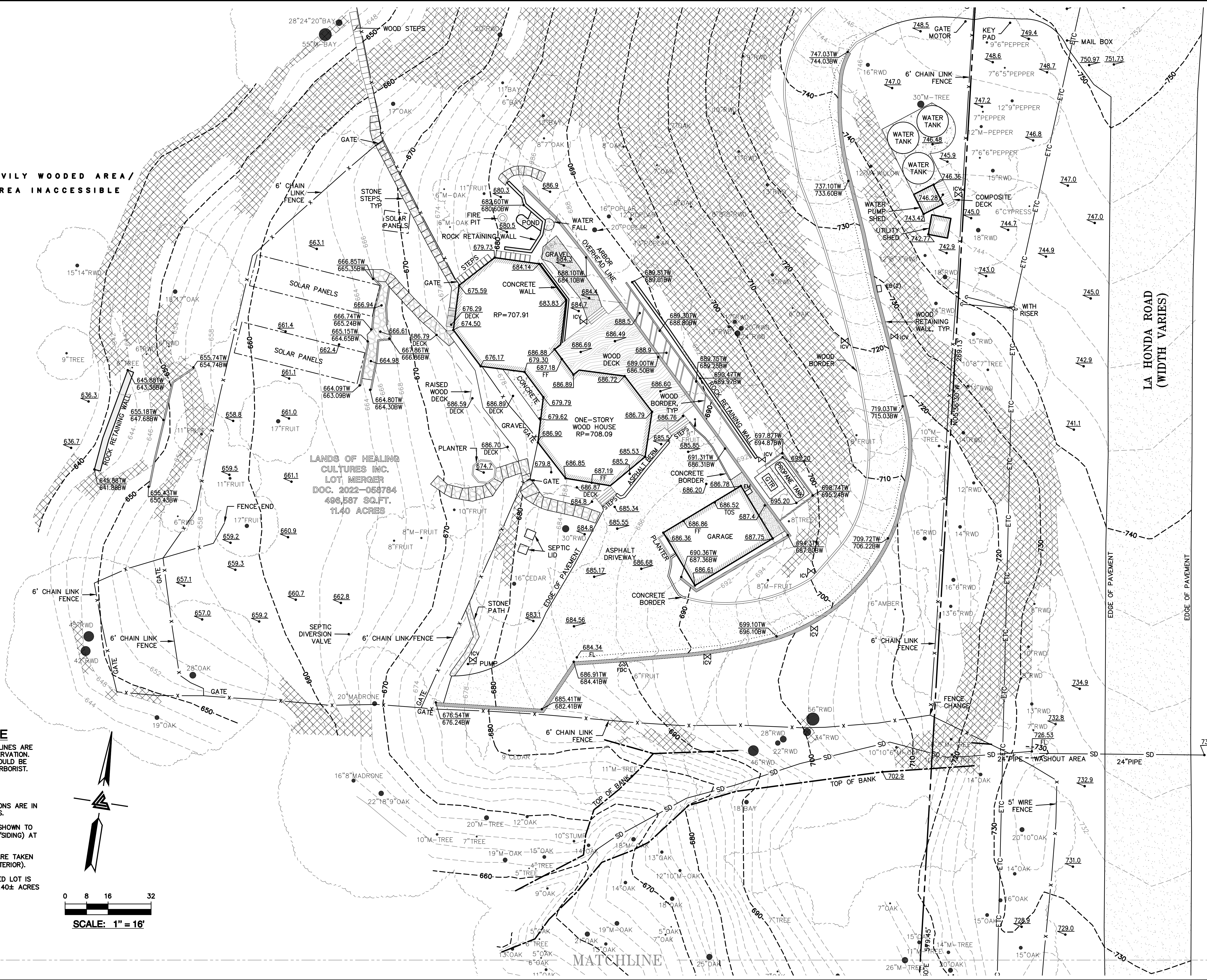
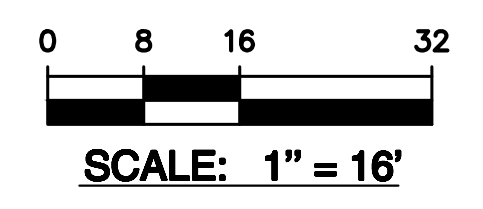
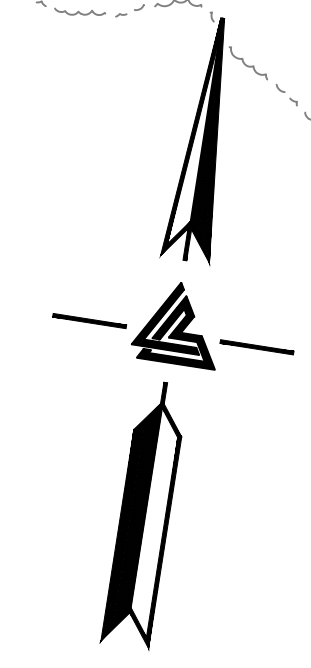
LANDS OF HEALING  
 CULTURES INC.  
 LOT MERGER  
 DOC. 2022-058784  
 496,587 SQ.FT.  
 11.40 ACRES

**TREE NOTE**

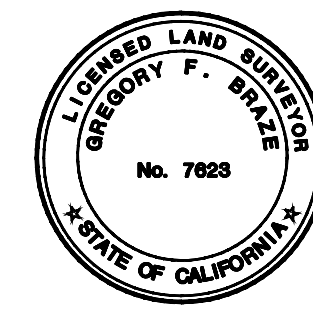
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

**NOTES**

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
- THE AREA OF THE SURVEYED LOT IS 496,587± SQUARE FEET / 11.40± ACRES







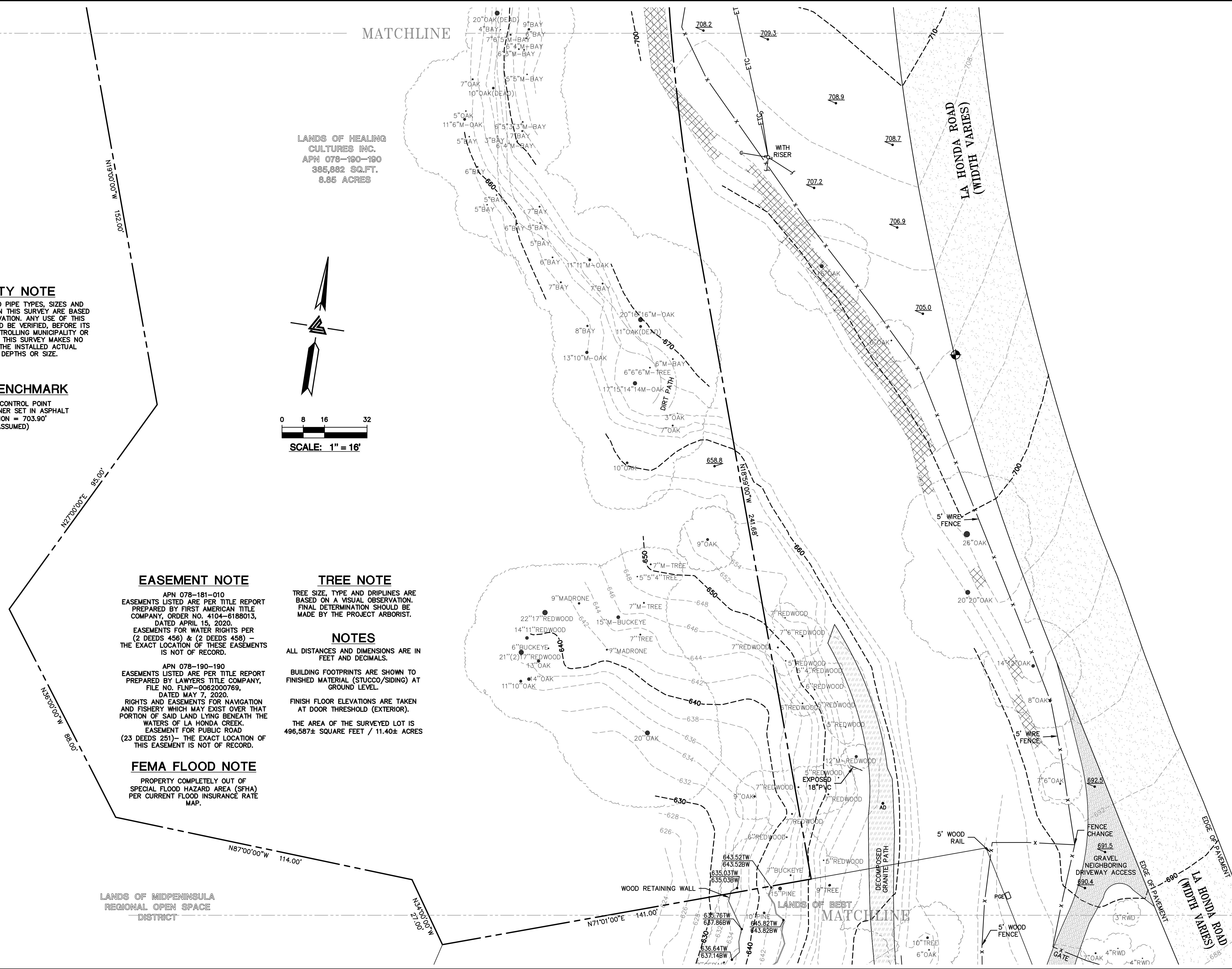
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
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 ROSEVILLE  
 DUBLIN  
 SAN JOSE  
 WWW.LEABRAZE.COM

10707 LA HONDA ROAD  
 WOODSIDE  
 CALIFORNIA

SAN MATEO COUNTY  
 APN: 078-190-210

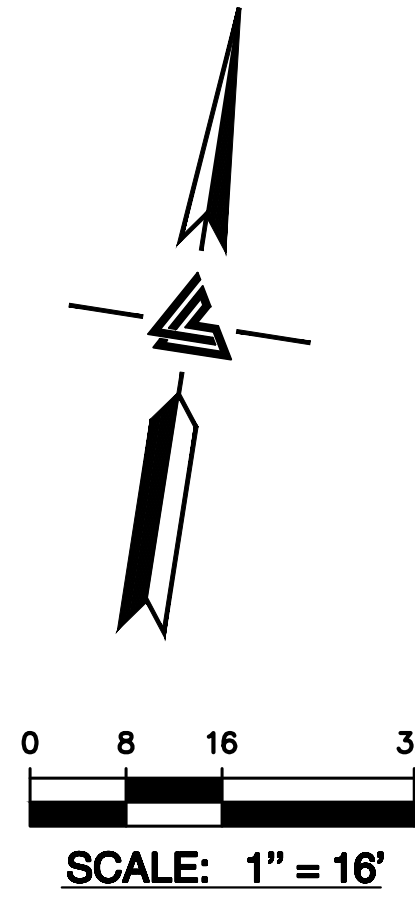
**TOPOGRAPHIC SURVEY**

DATE:	5-25-22
SCALE:	1"=16'
FIELD BY:	ES
DRAWN BY:	DDR/NT
SHEET NO.:	



MATCHLINE

LANDS OF HEALING  
 CULTURES INC.  
 APN 078-190-190  
 385,862 SQ.FT.  
 8.85 ACRES



**UTILITY NOTE**

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

**SITE BENCHMARK**

SURVEY CONTROL POINT  
 MAG AND SHINER SET IN ASPHALT  
 ELEVATION = 703.90'  
 (ASSUMED)

**EASEMENT NOTE**

APN 078-181-010  
 EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4104-6188013, DATED APRIL 15, 2020.  
 EASEMENTS FOR WATER RIGHTS PER (2 DEEDS 456) & (2 DEEDS 458) - THE EXACT LOCATION OF THESE EASEMENTS IS NOT OF RECORD.  
 APN 078-190-190  
 EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NO. FLNP-0062000769, DATED MAY 7, 2020.  
 RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF LA HONDA CREEK, EASEMENT FOR PUBLIC ROAD (23 DEEDS 251)- THE EXACT LOCATION OF THIS EASEMENT IS NOT OF RECORD.

**FEMA FLOOD NOTE**

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

**TREE NOTE**

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

**NOTES**

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).  
 THE AREA OF THE SURVEYED LOT IS 496,587± SQUARE FEET / 11.40± ACRES

LANDS OF MIDPENINSULA  
 REGIONAL OPEN SPACE  
 DISTRICT

MATCHLINE



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 ROSVILLE, CALIFORNIA 94545  
 DUBLIN, CALIFORNIA 94568  
 SAN JOSE, CALIFORNIA 95128  
 (510) 887-4086  
 WWW.LEA-BRAZE.COM

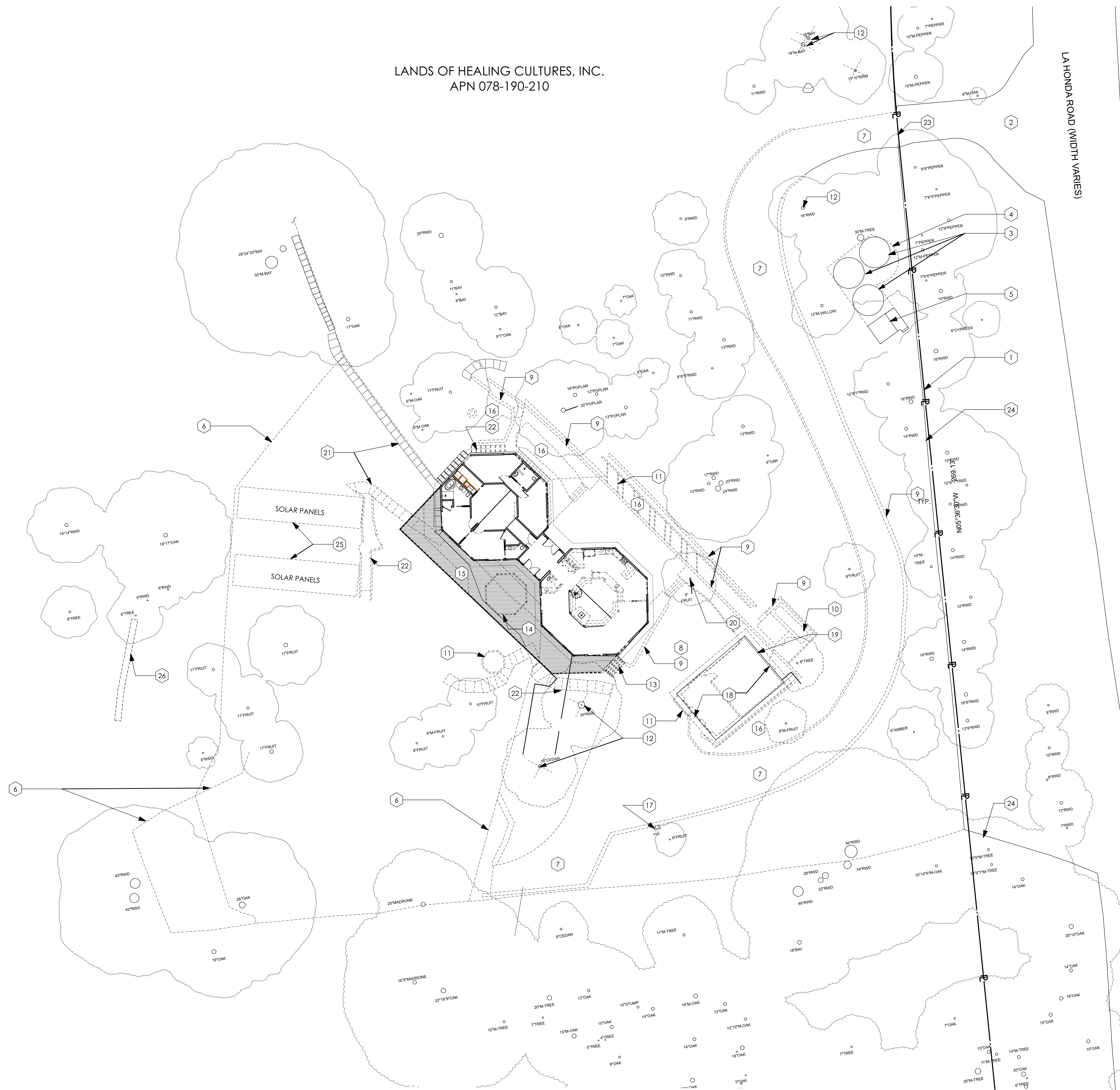
**10707 LA HONDA ROAD**  
**WOODSIDE**  
**CALIFORNIA**

**TOPOGRAPHIC SURVEY**

WATER WELLS	12-19-22	DB
REVISIONS	BY	
JOB NO:	2220316	
DATE:	5-25-22	
SCALE:	1"=16'	
FIELD BY:	ES	
DRAWN BY:	DDR/NT	
SHEET NO:	6	OF 6 SHEETS



LANDS OF HEALING CULTURES, INC.  
APN 078-190-210



**SITE PLAN NOTES**

1. ARCHITECTURAL SITE PLAN IS FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL REFER TO CIVIL DRAWING, LANDSCAPE SITE DRAWING, MECHANICAL & ELECTRICAL SITE PLAN FOR ADDITIONAL SITE INFORMATION
2. SEE LANDSCAPE PLAN FOR SITE LANDSCAPE, HARDSCAPE AND LIGHTING INFORMATION
3. SEE CIVIL DRAWING FOR PARKING STALL SIZES
4. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION
5. SEE CIVIL DRAWING FOR BUILDING LAYOUT
6. SEE CIVIL DRAWING FOR SITE GRADING INFORMATION
7. DO NOT SCALE DRAWING
8. COORDINATE CIVIL DRAWINGS WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWING FOR ALL SITE UTILITY TIE-INS
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES THAT ARE SHOWN ON THIS DRAWING
10. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEM PRIOR TO COMMENCING WITH ANY WORK

**SITE DEMOLITION KEY NOTES**

- 1 PROPERTY LINE.
- 2 EXISTING DRIVEWAY ENTRANCE TO REMAIN.
- 3 EXISTING WATER TANK TO BE RE-ARRANGED TO ACCOMMODATE NEW WATER TANKS
- 4 EXISTING WATER TANK PAD TO BE REPLACED TO ACCOMMODATE NEW WATER TANKS
- 5 EXISTING SHED TO REMAIN
- 6 REMOVE EXISTING FENCE.
- 7 REMOVE EXISTING DRIVEWAY AND PARKING
- 8 REMOVE EXISTING CONCRETE / ASPHALT PAVING AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. SEE CIVIL AND LANDSCAPE DRAWINGS.
- 9 REMOVE EXISTING SITE WALL. SEE CIVIL DRAWINGS.
- 10 RELOCATE EXISTING PROPANE AND PREPARE TO REINSTALL AT NEW LOCATION. SEE CIVIL DRAWING.
- 11 REMOVE EXISTING PLANTER. SEE CIVIL AND LANDSCAPE DRAWINGS.
- 12 REMOVE EXISTING TREES. SEE CIVIL LANDSCAPE DRAWING, AND ARBORIST REPORT.
- 13 REMOVE EXISTING EXTERIOR WOOD STAIR AND RELATED ITEM.
- 14 REMOVE EXISTING GAZEBO STRUCTURE AND RELATED ITEMS.
- 15 REMOVE EXISTING WOODEN DECK TO ACCOMMODATE NEW LAYOUT.
- 16 REMOVE EXISTING LANDSCAPING AND LANDSCAPING EDGING. SEE LANDSCAPE DRAWING.
- 17 RELOCATE EXISTING FIRE HYDRANT. SEE CIVIL DRAWING.
- 18 EXISTING GARAGE TO BE REMODELED. SEE PROPOSED PLAN SD-2.2
- 19 EXISTING MAIN ELECTRIC PANEL TO REMAIN.
- 20 EXISTING TREE TO REMAIN AND BE PROTECTED.
- 21 EXISTING WALKWAY TO REMAIN
- 22 REMOVE EXISTING WALKWAY
- 23 EXISTING ENTRY GATE TO BE REMOVED
- 24 EXISTING FENCE TO REMAIN
- 25 EXISTING SOLAR PANELS TO BE RELOCATED FOR NEW SEPTIC
- 26 EXISTING ROCK RETAINING WALL TO REMAIN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Kellond Architects

14510 Big Basin Way, #205  
Saratoga, California 95070

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PROJECT

Healing Cultures  
APN: 078-190-210  
10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

Existing Site/Demo  
Plan & Const. Staging

REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-1.0

1 EXISTING SITE AND DEMO PLAN

1" = 20'



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**PROJECT**

**Healing Cultures**  
APN: 078-190-210

10707 La Honda Road  
Woodside, CA 94062

**SHEET TITLE**

**Architectural Site  
Plan**

**REVISIONS**

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

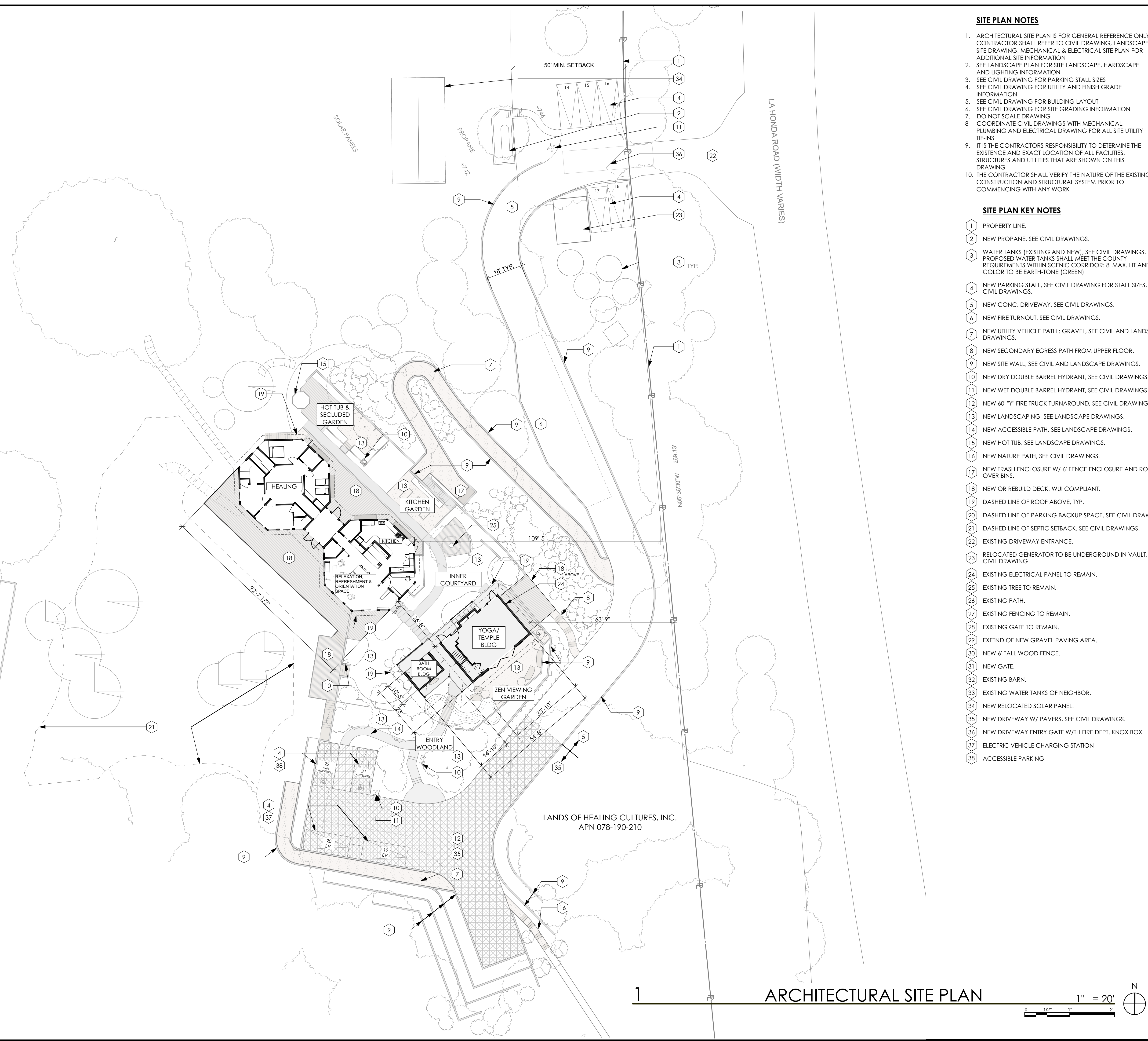
SHEET #: SD-1.2

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3. SEE CIVIL DRAWING FOR PARKING STALL SIZES
4. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION
5. SEE CIVIL DRAWING FOR BUILDING LAYOUT
6. SEE CIVIL DRAWING FOR SITE GRADING INFORMATION
7. DO NOT SCALE DRAWING
8. COORDINATE CIVIL DRAWINGS WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWING FOR ALL SITE UTILITY TIE-INS
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES THAT ARE SHOWN ON THIS DRAWING
10. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEM PRIOR TO COMMENCING WITH ANY WORK

**SITE PLAN KEY NOTES**

1. PROPERTY LINE.
2. NEW PROPANE. SEE CIVIL DRAWINGS.
3. WATER TANKS (EXISTING AND NEW). SEE CIVIL DRAWINGS. THE PROPOSED WATER TANKS SHALL MEET THE COUNTY REQUIREMENTS WITHIN SCENIC CORRIDOR: 8' MAX. HT AND COLOR TO BE EARTH-TONE (GREEN)
4. NEW PARKING STALL. SEE CIVIL DRAWING FOR STALL SIZES. SEE CIVIL DRAWINGS.
5. NEW CONC. DRIVEWAY. SEE CIVIL DRAWINGS.
6. NEW FIRE TURNOUT. SEE CIVIL DRAWINGS.
7. NEW UTILITY VEHICLE PATH : GRAVEL. SEE CIVIL AND LANDSCAPE DRAWINGS.
8. NEW SECONDARY EGRESS PATH FROM UPPER FLOOR.
9. NEW SITE WALL. SEE CIVIL AND LANDSCAPE DRAWINGS.
10. NEW DRY DOUBLE BARREL HYDRANT. SEE CIVIL DRAWINGS.
11. NEW WET DOUBLE BARREL HYDRANT. SEE CIVIL DRAWINGS.
12. NEW 60" "Y" FIRE TRUCK TURNAROUND. SEE CIVIL DRAWINGS.
13. NEW LANDSCAPING. SEE LANDSCAPE DRAWINGS.
14. NEW ACCESSIBLE PATH. SEE LANDSCAPE DRAWINGS.
15. NEW HOT TUB. SEE LANDSCAPE DRAWINGS.
16. NEW NATURE PATH. SEE CIVIL DRAWINGS.
17. NEW TRASH ENCLOSURE W/ 6' FENCE ENCLOSURE AND ROOF OVER BINS.
18. NEW OR REBUILD DECK. WUI COMPLIANT.
19. DASHED LINE OF ROOF ABOVE. TYP.
20. DASHED LINE OF PARKING BACKUP SPACE. SEE CIVIL DRAWINGS.
21. DASHED LINE OF SEPTIC SETBACK. SEE CIVIL DRAWINGS.
22. EXISTING DRIVEWAY ENTRANCE.
23. RELOCATED GENERATOR TO BE UNDERGROUND IN VAULT. SEE CIVIL DRAWING
24. EXISTING ELECTRICAL PANEL TO REMAIN.
25. EXISTING TREE TO REMAIN.
26. EXISTING PATH.
27. EXISTING FENCING TO REMAIN.
28. EXISTING GATE TO REMAIN.
29. EXETND OF NEW GRAVEL PAVING AREA.
30. NEW 6' TALL WOOD FENCE.
31. NEW GATE.
32. EXISTING BARN.
33. EXISTING WATER TANKS OF NEIGHBOR.
34. NEW RELOCATED SOLAR PANEL.
35. NEW DRIVEWAY W/ PAVERS. SEE CIVIL DRAWINGS.
36. NEW DRIVEWAY ENTRY GATE W/TH FIRE DEPT. KNOX BOX
37. ELECTRIC VEHICLE CHARGING STATION
38. ACCESSIBLE PARKING



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PROJECT

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APN: 078-190-210

10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

Site Lighting  
Conceptual

REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-1.3

**LIGHTING LEGEND**

- WALL SCONCE  
RATED FOR EXTERIOR
- DRIVEWAY / STAIR WALL LIGHT,  
RATED FOR EXTERIOR
- WALKWAY / PATH LIGHT  
RATED FOR EXTERIOR



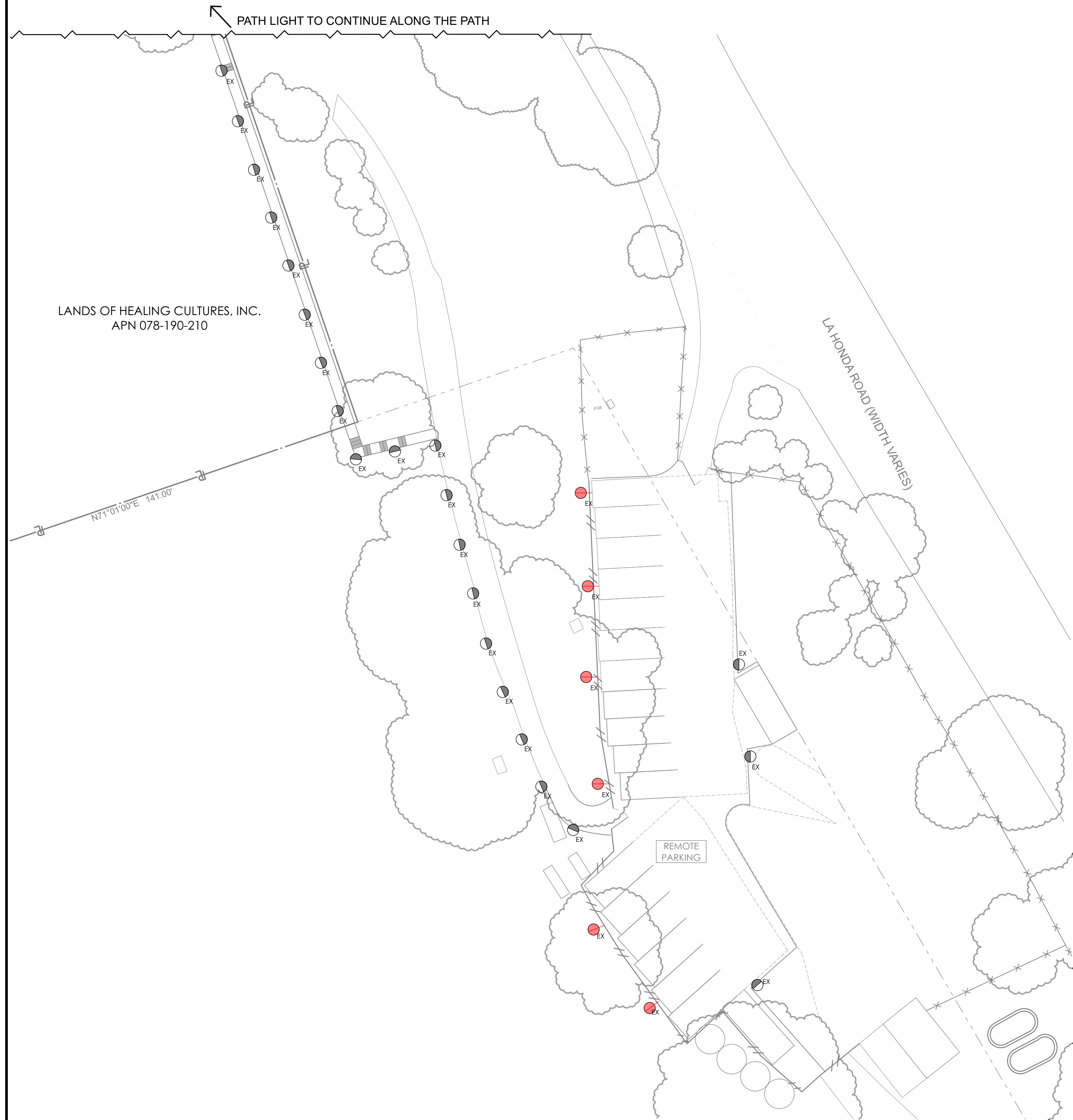
PITCH 12  
shown in bronze  
WALL SCONCE



KRYSEN OUTDOOR WALL/STEP LIGHT  
Shown in Bronze  
DRIVEWAY / STAIR WALL LIGHT

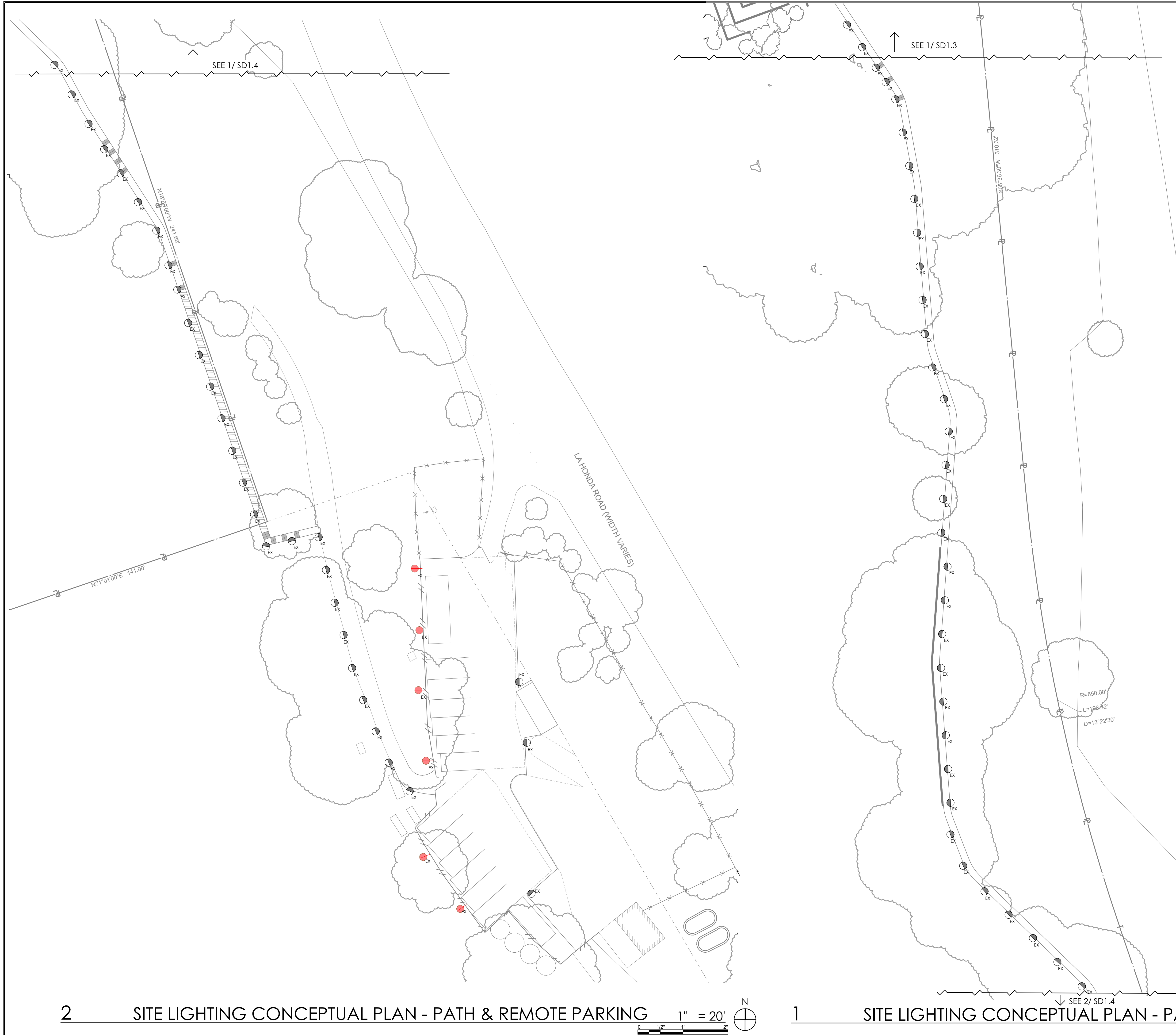


STRUT PATH  
shown in bronze  
PATH LIGHT



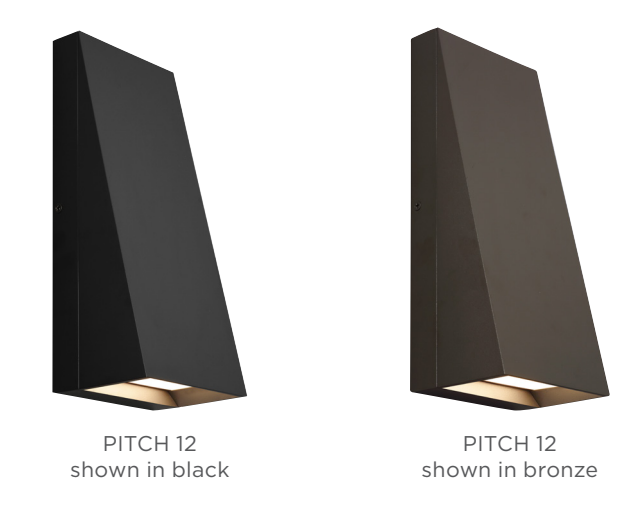
2 SITE LIGHTING CONCEPTUAL PLAN - PATH & REMOTE PARKING 1" = 20'

1 SITE LIGHTING CONCEPTUAL PLAN 1" = 20'



**LIGHTING LEGEND**

- WALL SCONCE RATED FOR EXTERIOR
- DRIVEWAY / STAIR WALL LIGHT, RATED FOR EXTERIOR
- WALKWAY / PATH LIGHT RATED FOR EXTERIOR



WALL SCONCE



DRIVEWAY / STAIR WALL LIGHT



PATH LIGHT

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APN: 078-190-210

10707 La Honda Road  
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SHEET TITLE

Site Lighting  
Conceptual - Path  
To Remote Parking

REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-1.4

2 SITE LIGHTING CONCEPTUAL PLAN - PATH & REMOTE PARKING 1" = 20'

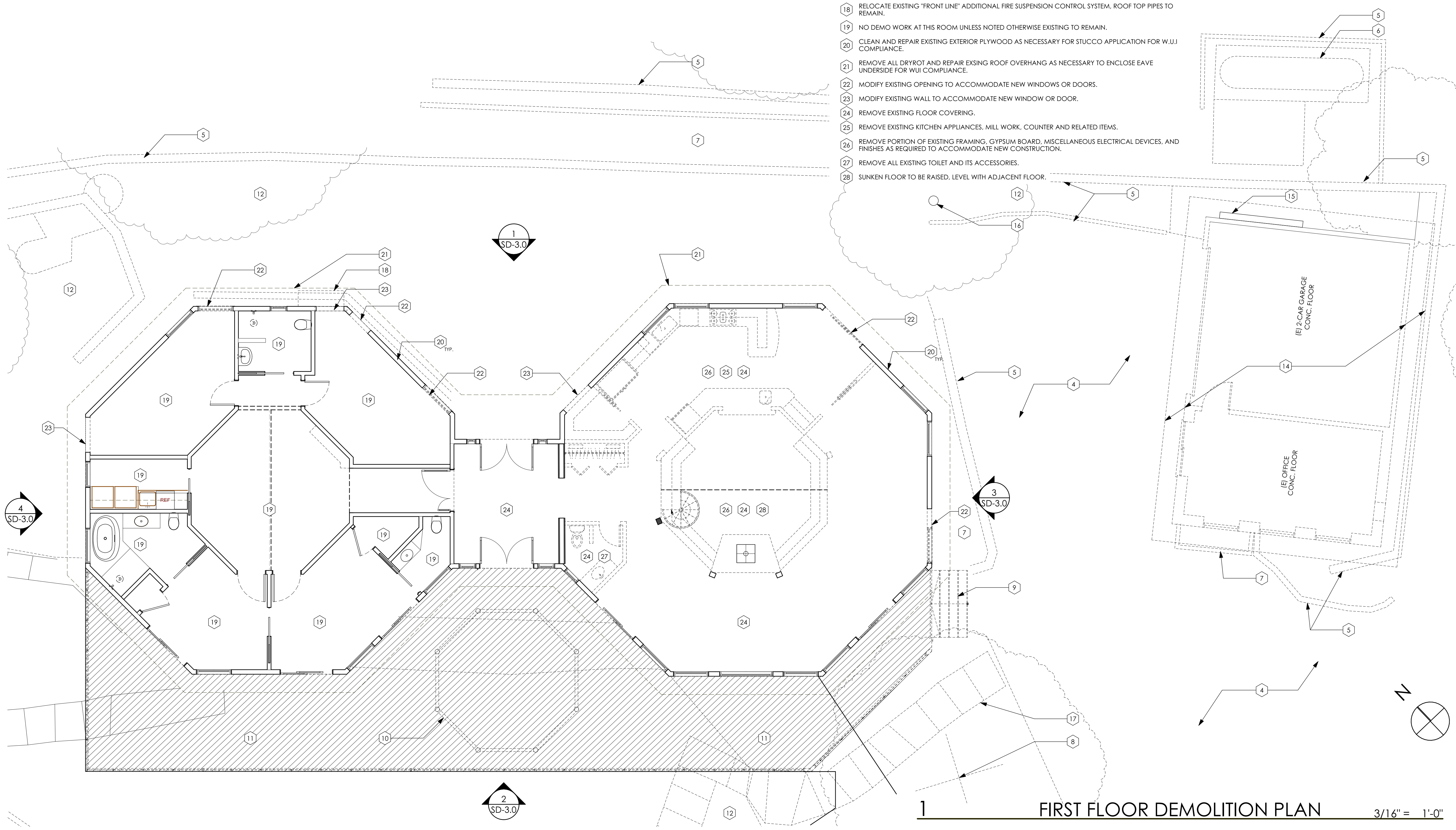
1 SITE LIGHTING CONCEPTUAL PLAN - PATH 1" = 20'

**LEGEND**

	EXISTING ITEMS TO BE REMOVED
	EXISTING ITEMS TO REMAIN
	EXISTING WALL TO REMAIN
	EXISTING DECK TO BE REMOVED OR REBUILD

- FLOOR PLAN DEMOLITION KEY NOTES**
- 1 NOT USED
  - 2 NOT USED
  - 3 NOT USED
  - 4 REMOVE EXISTING CONCRETE / ASPHALT PAVING AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. SEE CIVIL AND LANDSCAPE DRAWINGS.
  - 5 REMOVE EXISTING SITE WALL. SEE CIVIL DRAWINGS.
  - 6 RELOCATE EXISTING PROPANE AND PREPARE TO REINSTALL AT NEW LOCATION. SEE CIVIL DRAWING.
  - 7 REMOVE EXISTING PLANTER. SEE CIVIL AND LANDSCAPE DRAWINGS.
  - 8 REMOVE EXISTING TREES. SEE CIVIL AND LANDSCAPE DRAWING.
  - 9 REMOVE EXISTING EXTERIOR WOOD STAIRS AND RELATED ITEMS.
  - 10 REMOVE EXISTING GAZEBO STRUCTURE AND RELATED ITEMS.
  - 11 REMOVE EXISTING WOODEN DECK TO ACCOMMODATE NEW LAYOUT.
  - 12 REMOVE EXISTING LANDSCAPING AND LANDSCAPING EDGING. SEE LANDSCAPE DRAWING.
  - 13 NOT USED
  - 14 EXISTING GARAGE TO BE REMODELED. SEE PROPOSED PLAN SD-2.2.
  - 15 EXISTING ELECTRIC PANEL TO REMAIN.
  - 16 EXISTING TREE TO REMAIN.
  - 17 REMOVE EXISTING WALKWAY.
  - 18 RELOCATE EXISTING "FRONT LINE" ADDITIONAL FIRE SUSPENSION CONTROL SYSTEM. ROOF TOP PIPES TO REMAIN.
  - 19 NO DEMO WORK AT THIS ROOM UNLESS NOTED OTHERWISE EXISTING TO REMAIN.
  - 20 CLEAN AND REPAIR EXISTING EXTERIOR PLYWOOD AS NECESSARY FOR STUCCO APPLICATION FOR W.U.I COMPLIANCE.
  - 21 REMOVE ALL DRYROT AND REPAIR EXISTING ROOF OVERHANG AS NECESSARY TO ENCLOSE EAVE UNDERSIDE FOR WUI COMPLIANCE.
  - 22 MODIFY EXISTING OPENING TO ACCOMMODATE NEW WINDOWS OR DOORS.
  - 23 MODIFY EXISTING WALL TO ACCOMMODATE NEW WINDOW OR DOOR.
  - 24 REMOVE EXISTING FLOOR COVERING.
  - 25 REMOVE EXISTING KITCHEN APPLIANCES, MILL WORK, COUNTER AND RELATED ITEMS.
  - 26 REMOVE PORTION OF EXISTING FRAMING, GYPSUM BOARD, MISCELLANEOUS ELECTRICAL DEVICES, AND FINISHES AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
  - 27 REMOVE ALL EXISTING TOILET AND ITS ACCESSORIES.
  - 28 SUNKEN FLOOR TO BE RAISED, LEVEL WITH ADJACENT FLOOR.

- FLOOR PLAN NOTES**
1. SEE LANDSCAPE PLAN FOR SITE LANDSCAPE, HARDSCAPE AND LIGHTING INFORMATION.
  2. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION.
  3. DO NOT SCALE DRAWING.
  4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES THAT ARE SHOWN ON THIS DRAWING.
  5. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEM PRIOR TO COMMENCING WITH ANY WORK.
  6. THE GENERAL CONTRACTOR WILL DETERMINE THE EXTENT OF REMOVAL OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SUSPENSION COMPONENTS AND BE RESPONSIBLE.
  7. AT INTERIOR WALL TO REMAIN, DOOR, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.
  8. FOR EXISTING STRUCTURE: EXTERIOR DIMENSIONS ARE TO THE FACE OF THE PLYWOOD SIDING. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
  9. FOR YOGA AND TEMPLE BUILDING: EXTERIOR DIMENSIONS ARE TO THE FACE OF THE STUD. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
  10. W.U.I.: EXISTING STRUCTURE PLAYWOOD SIDING TO BE REMAIN AND NEW STUCCO WILL BE INSTALLED.



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PROJECT

**Healing Cultures**  
APN: 078-190-210

10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

**Existing Floor/Demo  
Plan**

REVISIONS

No.	Date	Notes
1	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: **SD-2.0**

**1 FIRST FLOOR DEMOLITION PLAN** 3/16" = 1'-0"



**FLOOR PLAN KEY NOTES**

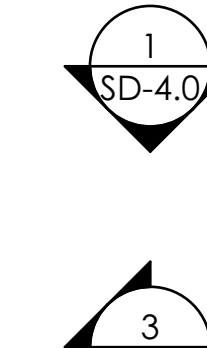
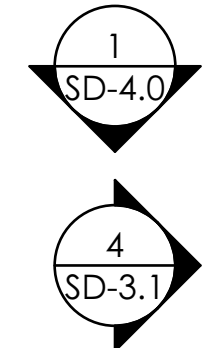
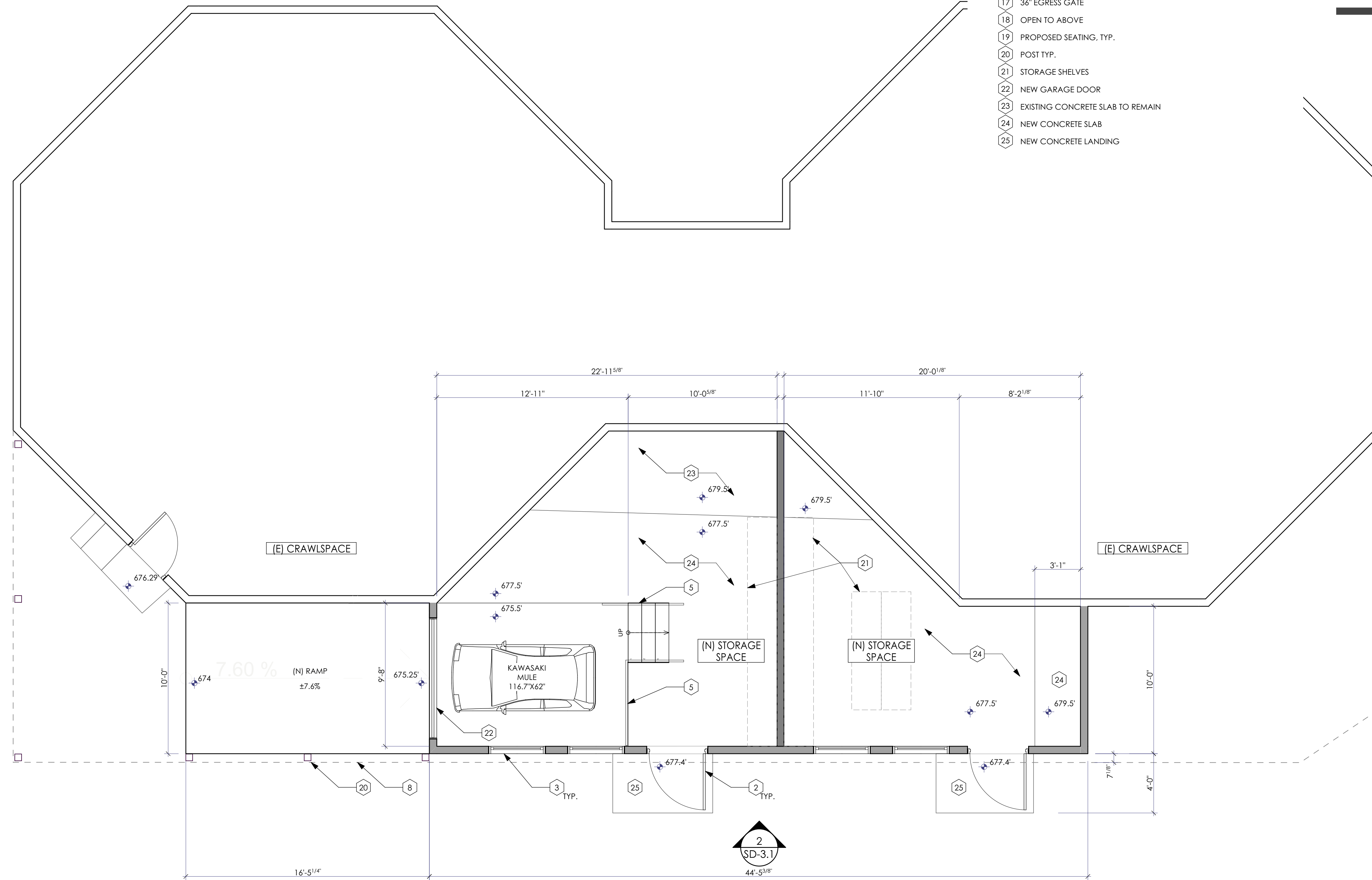
- 1 NEW LANDSCAPE AND SITE WALL. SEE CIVIL AND LANDSCAPE DRAWING
- 2 NEW DOOR
- 3 NEW WINDOW
- 4 NEW COMMERCIAL KITCHEN EQUIPMENT
- 5 NEW GUARDRAIL
- 6 DASHED LINE OF BEAM ABOVE
- 7 DASHED LINE OF ROOF ABOVE
- 8 DASHED LINE OF DECK/FLOOR ABOVE
- 9 DASHED LINE OF ATTIC/STORAGE SPACE ABOVE
- 10 CUSTOM CASEWORK, LAYOUT TO BE DETERMINED
- 11 EXISTING POST TO REMAIN
- 12 EXISTING FIREPLACE TO REMAIN
- 13 RELOCATED "FRONT LINE" ADDITIONAL FIRE SUSPENSION CONTROL SYSTEM AT GRADE. >8' BELOW EXISTING FIRST FLOOR
- 14 "VIEWING" BENCH
- 15 "KOSH" SLOTTED WOODEN SCREEN WALL
- 16 EXISTING ELECTRICAL PANEL TO REMAIN
- 17 36" EGRESS GATE
- 18 OPEN TO ABOVE
- 19 PROPOSED SEATING, TYP.
- 20 POST TYP.
- 21 STORAGE SHELVES
- 22 NEW GARAGE DOOR
- 23 EXISTING CONCRETE SLAB TO REMAIN
- 24 NEW CONCRETE SLAB
- 25 NEW CONCRETE LANDING

**FLOOR PLAN NOTES**

1. SEE LANDSCAPE PLAN FOR SITE LANDSCAPE, HARDSCAPE AND LIGHTING INFORMATION.
2. SEE CIVIL DRAWING FOR UTILITY AND FINISH GRADE INFORMATION.
3. DO NOT SCALE DRAWING.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES THAT ARE SHOWN ON THIS DRAWING.
5. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEM PRIOR TO COMMENCING WITH ANY WORK.
6. THE GENERAL CONTRACTOR WILL DETERMINE THE EXTENT OF REMOVAL OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SUSPENSION COMPONENTS AND BE RESPONSIBLE.
7. AT INTERIOR WALL TO REMAIN, DOOR, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.
8. FOR EXISTING STRUCTURE; EXTERIOR DIMENSIONS ARE TO THE FACE OF THE PLYWOOD SIDING. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
9. FOR YOGA AND TEMPLE BUILDING; EXTERIOR DIMENSIONS ARE TO THE FACE OF THE STUD. INTERIOR DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED.
10. W.U.I.: EXISTING STRUCTURE PLAYWOOD SIDING TO BE REMAIN AND NEW STUCCO WILL BE INSTALLED.

**LEGEND**

- EXISTING WALL
- NEW WALL



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PROJECT

Healing Cultures  
APN: 078-190-210

10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

Floor Plan  
Main Building  
Lower Floor

REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: SD-2.2



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PROJECT

Healing Cultures  
APN: 078-190-210

10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

Roof Plans  
Yoga & Temple  
Building

REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

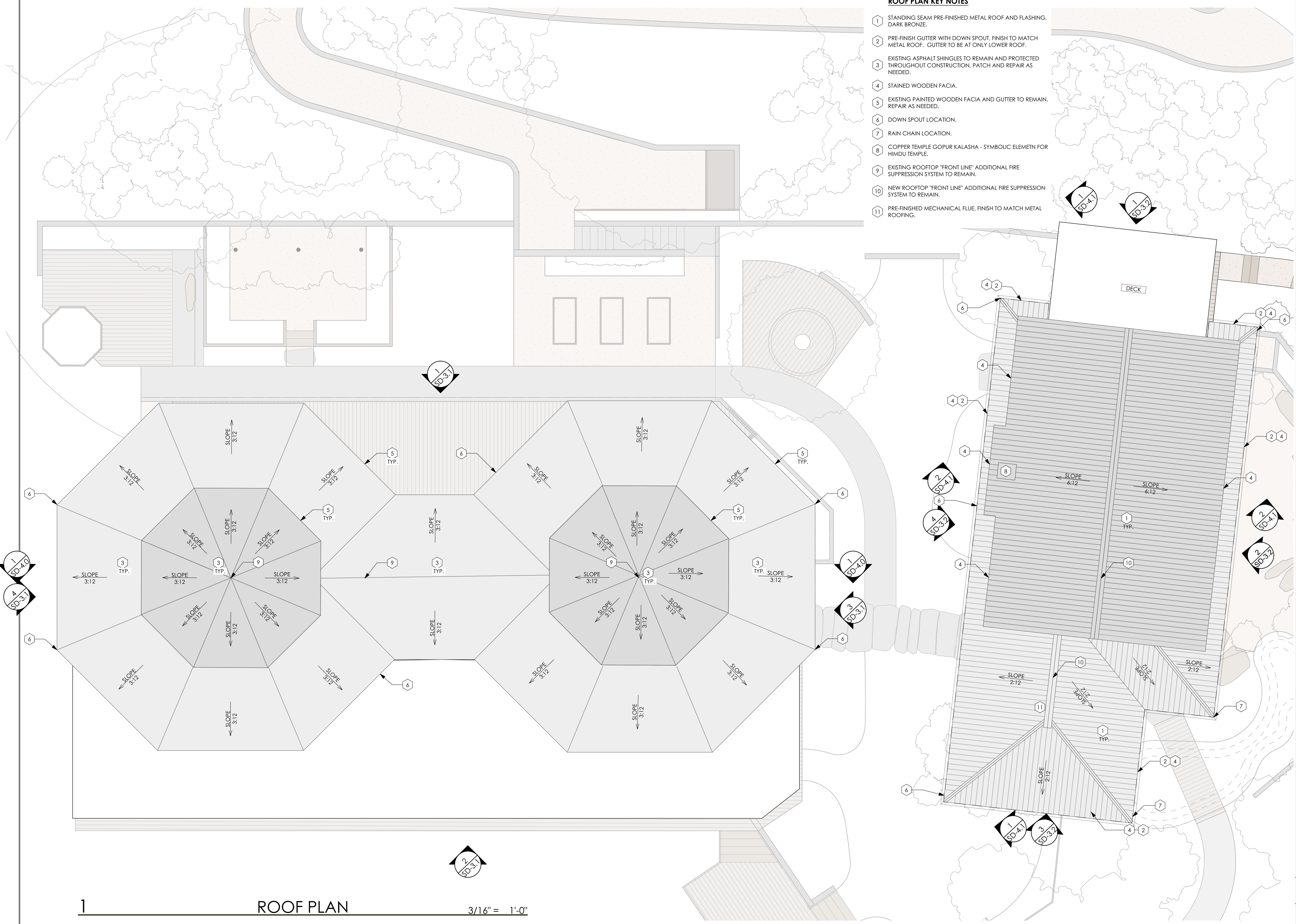
PROJECT #:

DATE: 7/8/25

SHEET #: SD-2.4

ROOF PLAN KEY NOTES

- 1 STANDING SEAM PRE-FINISHED METAL ROOF AND FLASHING, DARK BRONZE.
- 2 PRE-FINISH GUTTER WITH DOWN SPOUT. FINISH TO MATCH METAL ROOF. GUTTER TO BE AT ONLY LOWER ROOF.
- 3 EXISTING ASPHALT SHINGLES TO REMAIN AND PROTECTED THROUGHOUT CONSTRUCTION, PATCH AND REPAIR AS NEEDED.
- 4 STAINED WOODEN FACIA.
- 5 EXISTING PAINTED WOODEN FACIA AND GUTTER TO REMAIN, REPAIR AS NEEDED.
- 6 DOWN SPOUT LOCATION.
- 7 RAIN CHAIN LOCATION.
- 8 COPPER TEMPLE GOPUR KALASHA - SYMBOLIC ELEMENT FOR HINDU TEMPLE.
- 9 EXISTING ROOFTOP "FRONT LINE" ADDITIONAL FIRE SUPPRESSION SYSTEM TO REMAIN.
- 10 NEW ROOFTOP "FRONT LINE" ADDITIONAL FIRE SUPPRESSION SYSTEM TO REMAIN.
- 11 PRE-FINISHED MECHANICAL FLUE, FINISH TO MATCH METAL ROOFING.



1 ROOF PLAN 3/16" = 1'-0"

**PLUMBING FIXTURE REQUIREMENTS Per CPC 422 Table A**

**RELAXATION REFRESHMENT & ORIENTATION SPACE & HEALING**

	HEALING ROOMS	(E) BEDROOM	(E) BEDROOM	OFFICE	KITCHEN	RELAXATION REFRESHMENT & ORIENTATION	Storage	Equipment Storage	Total Occ. Load	REQ'D : ( B OCCUPANT)
Occupancy	B	R	R	B	B	A-2	S-1	U		
Occupant Load factor	200	200	200	200	200	30	300	300		
Area	312.31	175.55	170.38	99	442	638	259	421		
Max. Occupant Load	3	1	1	1	3	22	1	2	<b>34</b>	WATER CLOSET LAVATORIES 2
									MALE 17	FEMALE 17

**YOGA & TEMPLE BUILDING**

	LOWER FLOOR	UPPER FLOOR	Total Occ. Load	REQ'D : ( A-3 OCCUPANT)
Occupancy	A-3	A-3		
Occupant Load factor	30	30		
Area	606	632		
Max. Occupant Load	20	21	<b>42</b>	WATER CLOSET LAVATORIES 2
		MALE 21		
		FEMALE 21		

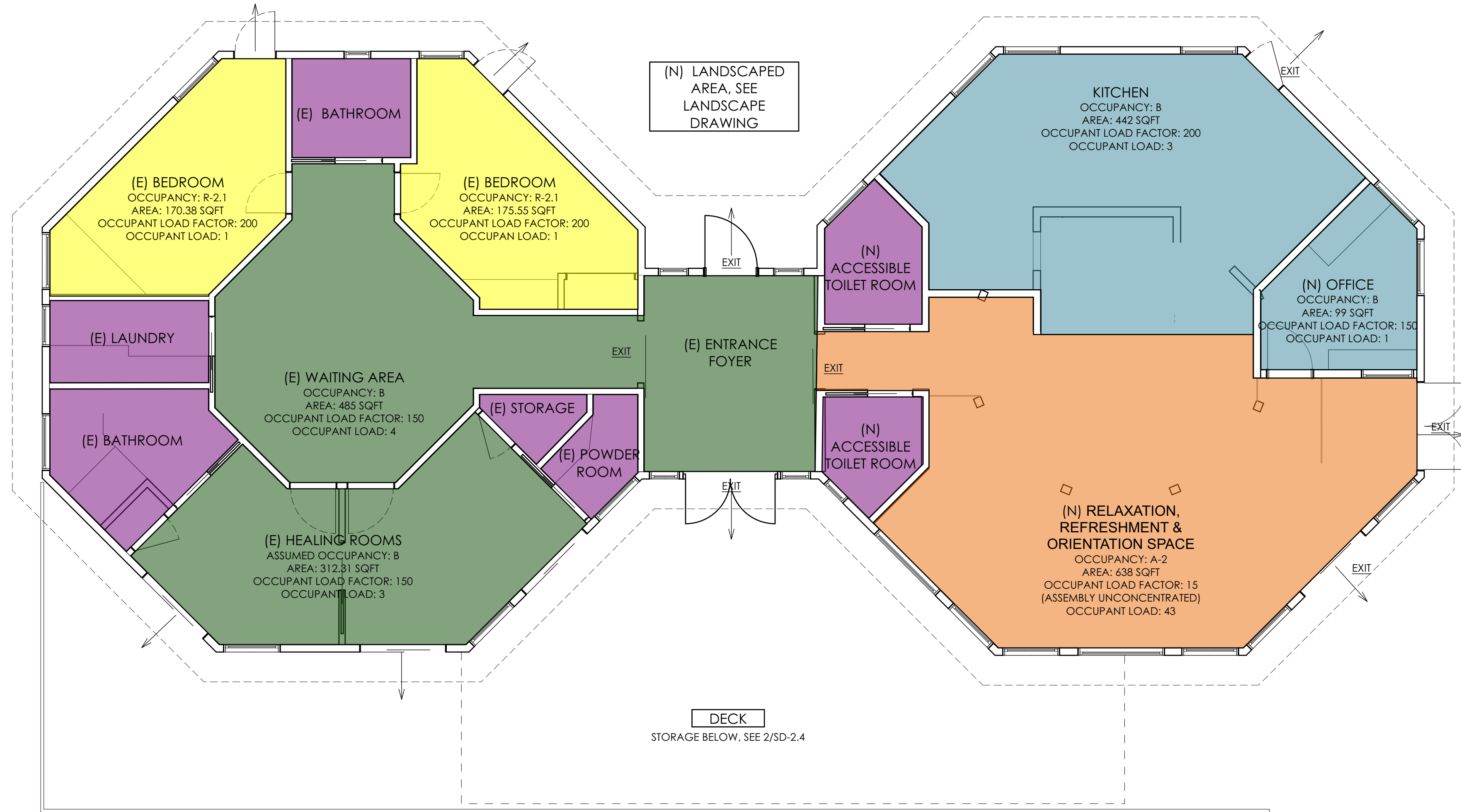
**NOTE: PER CPC SECTION 422.2 EXCEPTION 3, SEPARATE FACILITIES ARE NOT REQUIRED IF OCCUPANT LOAD IS 50 OR LESS.**

**OCCUPANT LOAD CALCS PER CBC TABLE 1004.5**

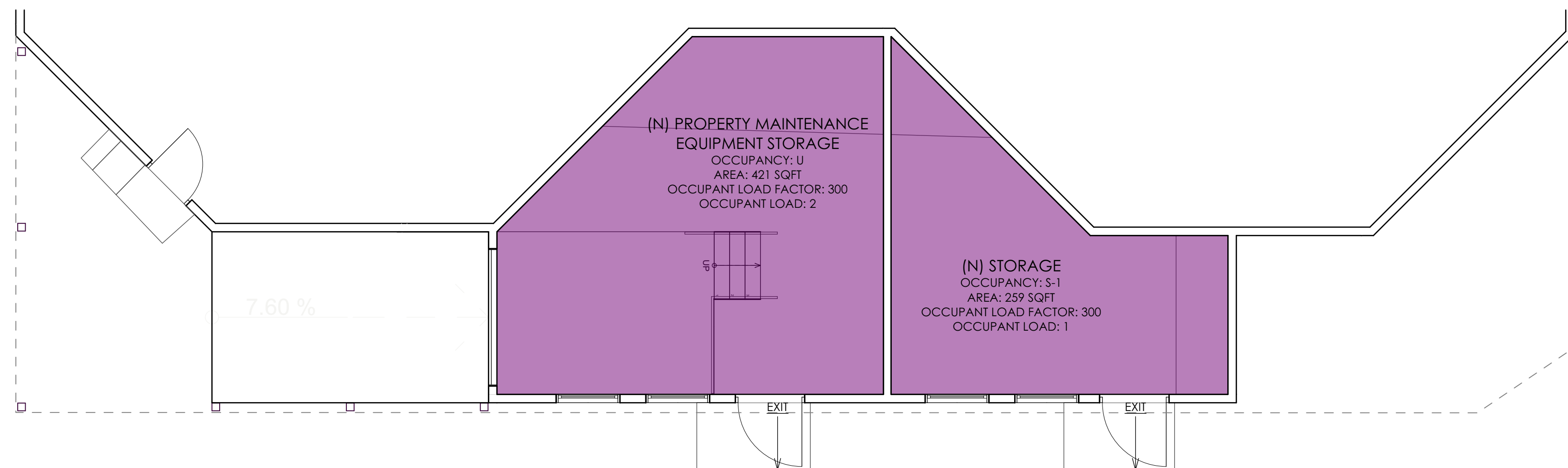
RELAXATION/REFRESHMENT/ORIENTATION SPACE AND HEALING BLDG		
HEALING TEA HOUSE	9 OCCUPANTS	
	47 OCCUPANTS	
	56 TOTAL	
YOGA AND TEMPLE BLDG		
1ST FLOOR	41 OCCUPANTS	
2ND FLOOR	43 OCCUPANTS	
	84 TOTAL	

**YOGA AND TEMPLE BLDG ACCESSIBILITY NOTE:**

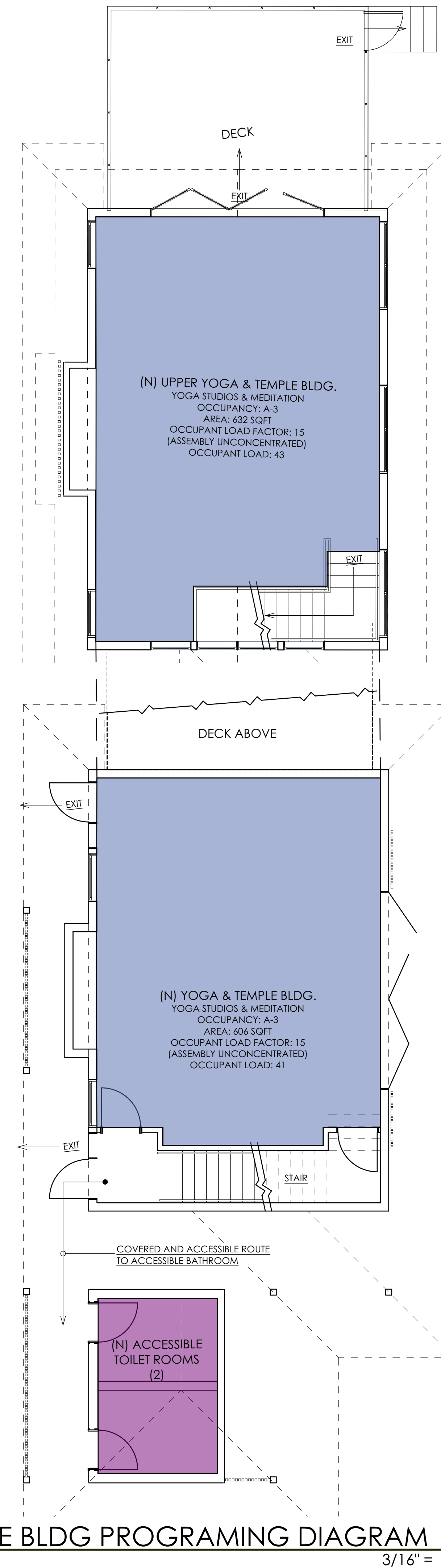
PER CBC SECTION 11B-206.2.3 EXCEPTION 1.2, REASONABLY EQUAL FACILITIES ARE PROVIDED TO THE PUBLIC ON THE ACCESSIBLE GROUND FLOOR OF THE YOGA & TEMPLE BUILDING. ITS AREA IS ALSO LESS THAN 3000 SQFT., THEREFORE AN ELEVATOR OR RAMP IS NOT REQUIRED BETWEEN FLOORS



**2 MAIN BLDG. PROGRAMING DIAGRAM**



**3 MAIN BLDG. LOWER FLOOR PROGRAM DIAGRAM**



**1 YOGA/ TEMPLE BLDG PROGRAMING DIAGRAM**

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PROJECT

Healing Cultures  
APN: 078-190-210

10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

Floor Area & Occupancy Plans

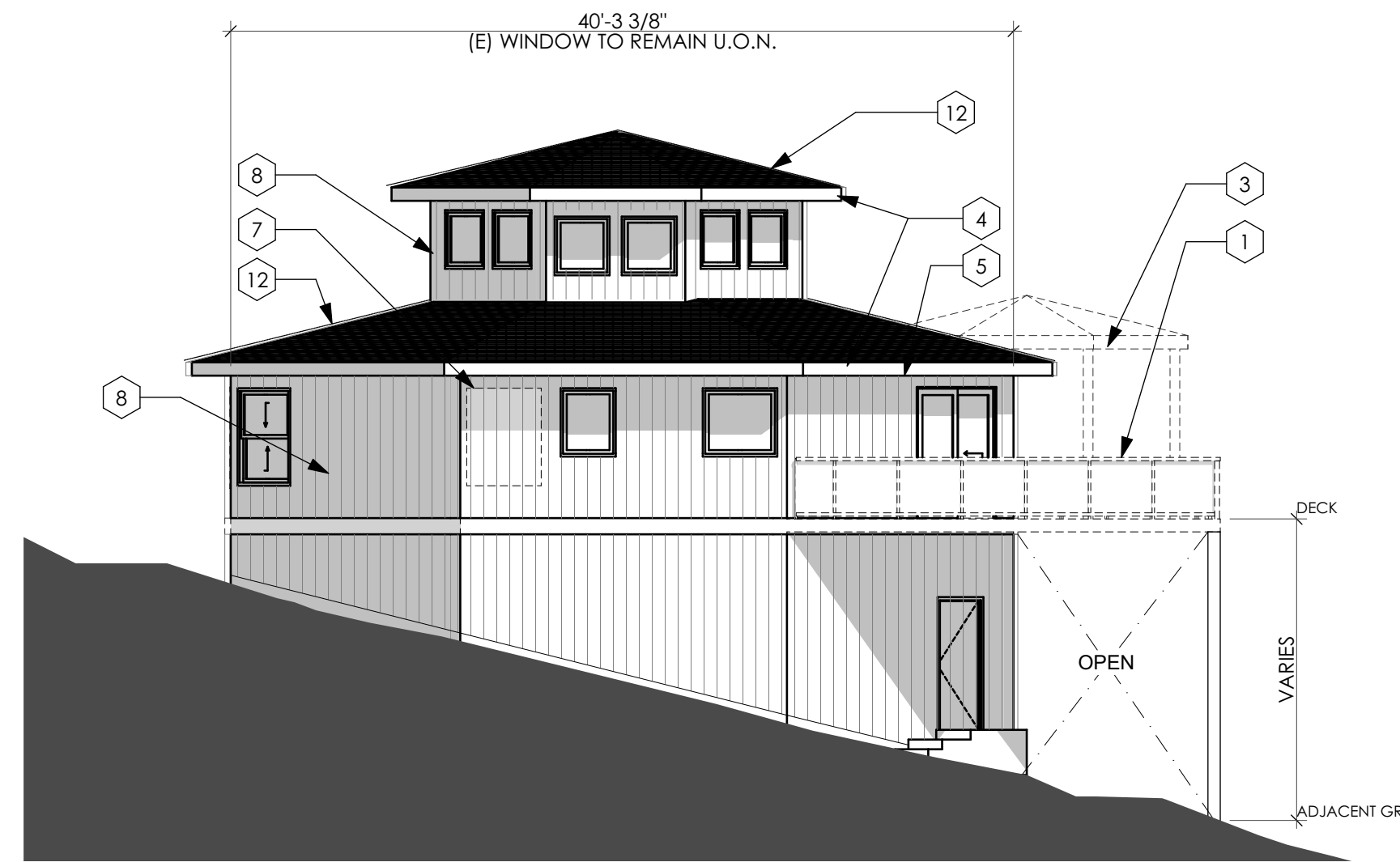
REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

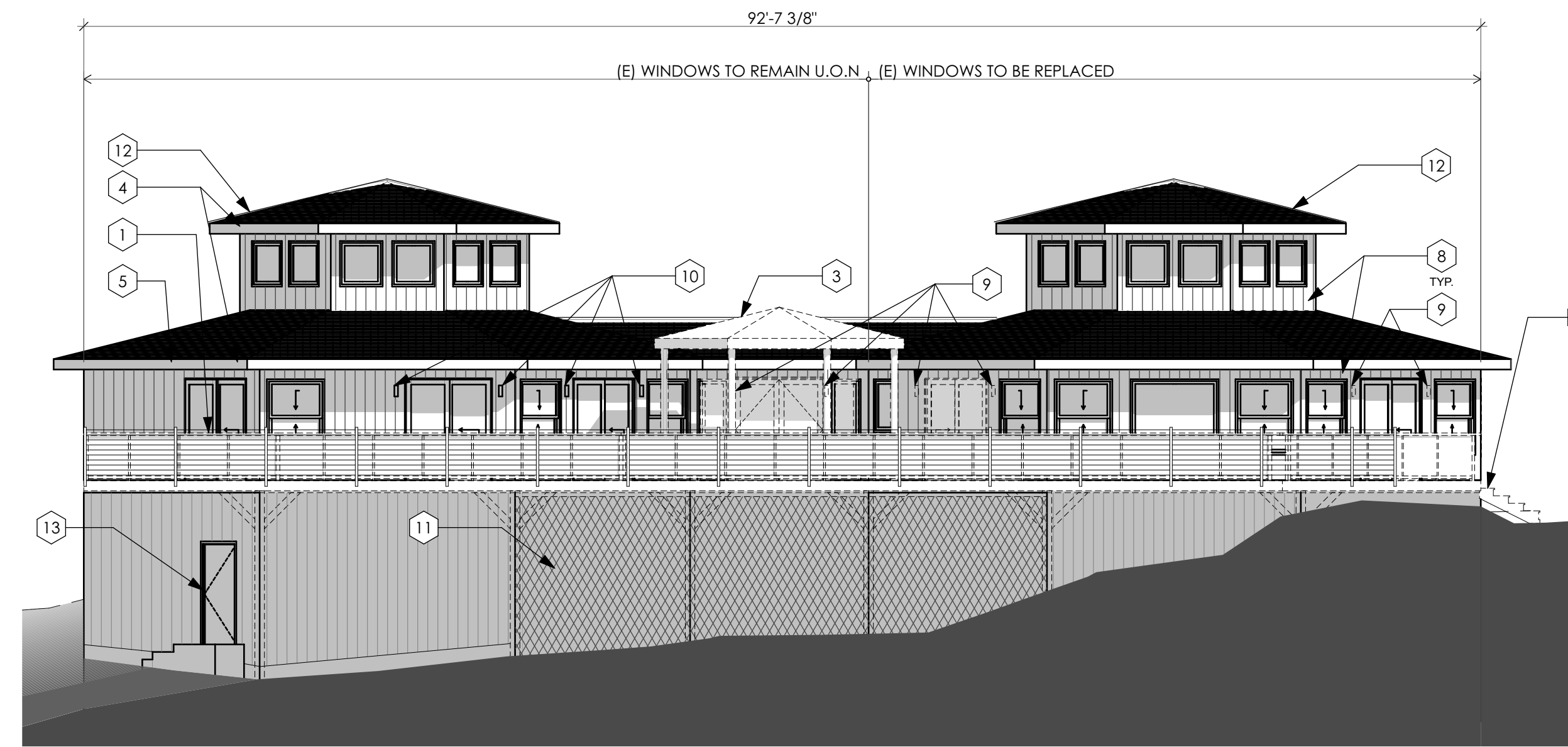
PROJECT #:

DATE: 7/8/25

SHEET #: SD-2.5



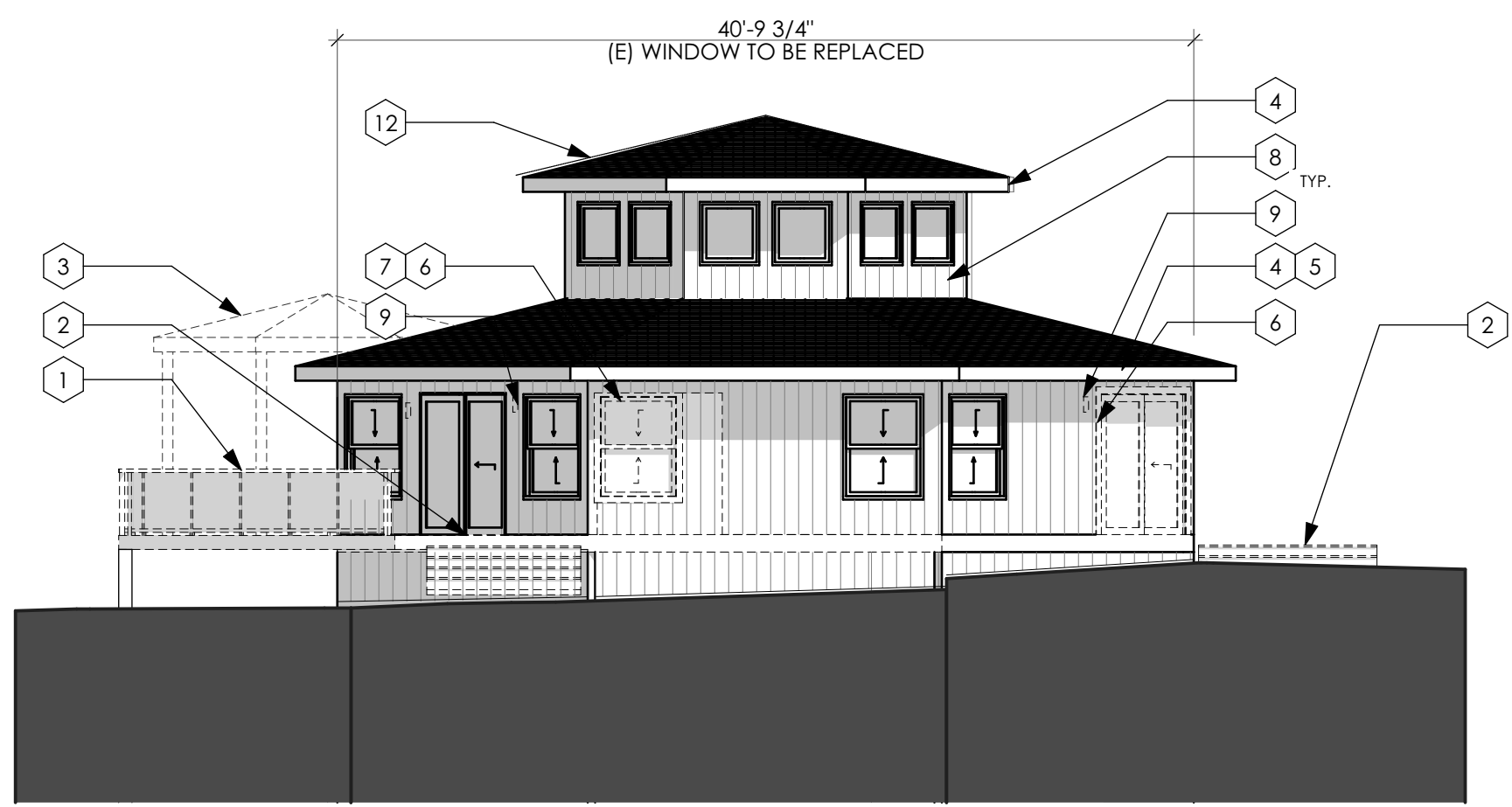
**4 NORTH ELEVATION - EXISTING HOUSE**  
1/8" = 1'-0"



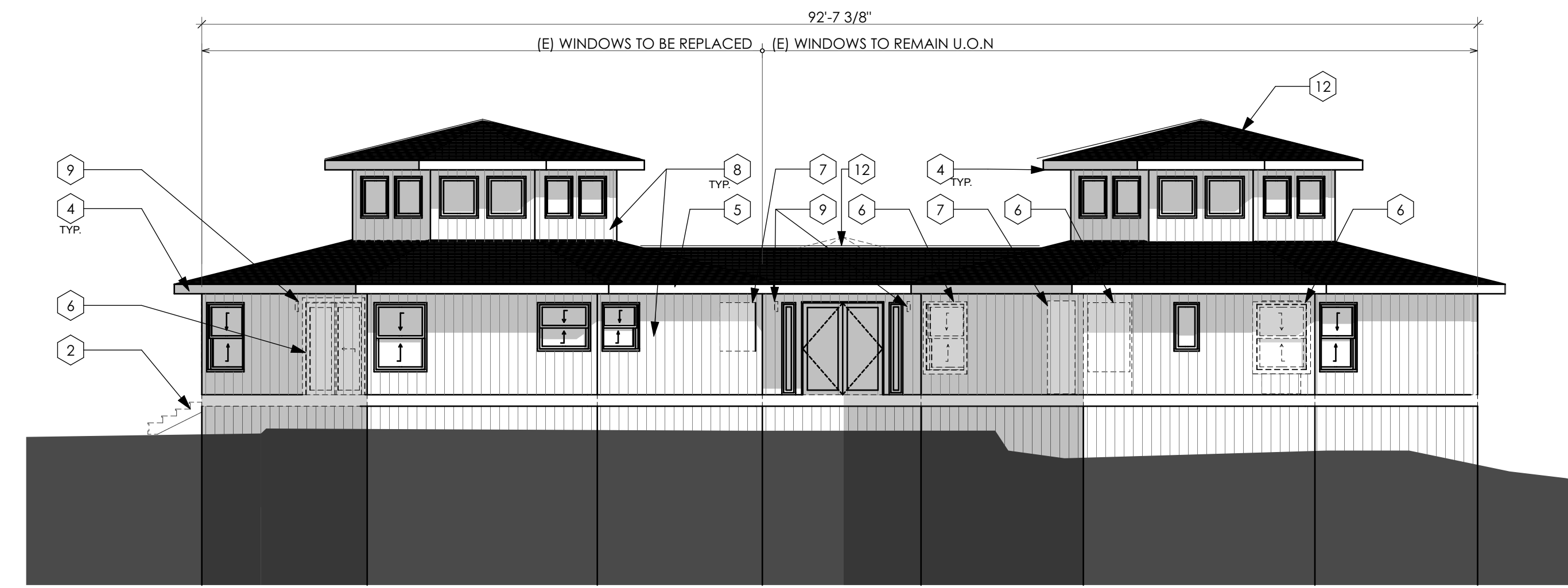
**2 WEST ELEVATION - EXISTING HOUSE**  
1/8" = 1'-0"



- ELEVATION DEMOLITION KEY NOTES**
- 1 REMOVE AND REBUILD NEW DECK. SEE PROPOSED PLAN.
  - 2 REMOVE EXISTING EXTERIOR WOOD STAIRS AND RELATED ITEMS.
  - 3 REMOVE EXISTING GAZEBOS STRUCTURE AND RELATED ITEMS.
  - 4 REMOVE ALL DRYROT AND REPAIR EXSING ROOF OVERHANG AS NECESSARY TO ENCLOSE EAVE UNDERSIDE FOR WUJ COMPLIANCE.
  - 5 REPLACE EXISTING GUTTERS AND DOWNSPOUT AS REQUIRED.
  - 6 REMOVE EXISTING WINDOW AND DOOR TRIMS. MODIFY EXISTING OPENING TO ACCOMMODATE NEW WINDOWS OR DOORS.
  - 7 MODIFY EXISTING WALL TO ACCOMMODATE NEW WINDOWS OR DOORS.
  - 8 CLEAN AND REPAIR EXISTING EXTERIOR PLYWOOD SIDING AS NECESSARY FOR STUCCO APPLICATION FOR W.U.J COMPLIANCE. REMOVE ALL CORNER TRIM.
  - 9 REMOVE EXTERIOR LIGHT FIXTURE FOR REPLACEMENT.
  - 10 EXISTING LIGHT FIXTURE TO REMAIN. TEMPORARILY REMOVE TO APPLY STUCCO.
  - 11 EXISTING STORAGE ARE UNDER THE EXISTING DECK TO BE RENOVATED
  - 12 EXISTING ROOFTOP "FRONT LINE" ADDITIONAL FIRE SUSPENSION SYSTEM TO REMAIN.
  - 13 EXISTING CRAWL SPACE ACCESS.



**3 SOUTH ELEVATION - EXISTING HOUSE**  
1/8" = 1'-0"



**1 EAST ELEVATION - EXISTING HOUSE**  
1/8" = 1'-0"

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PROJECT

Healing Cultures  
APN: 078-190-210  
10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

Existing Elevations  
(House)

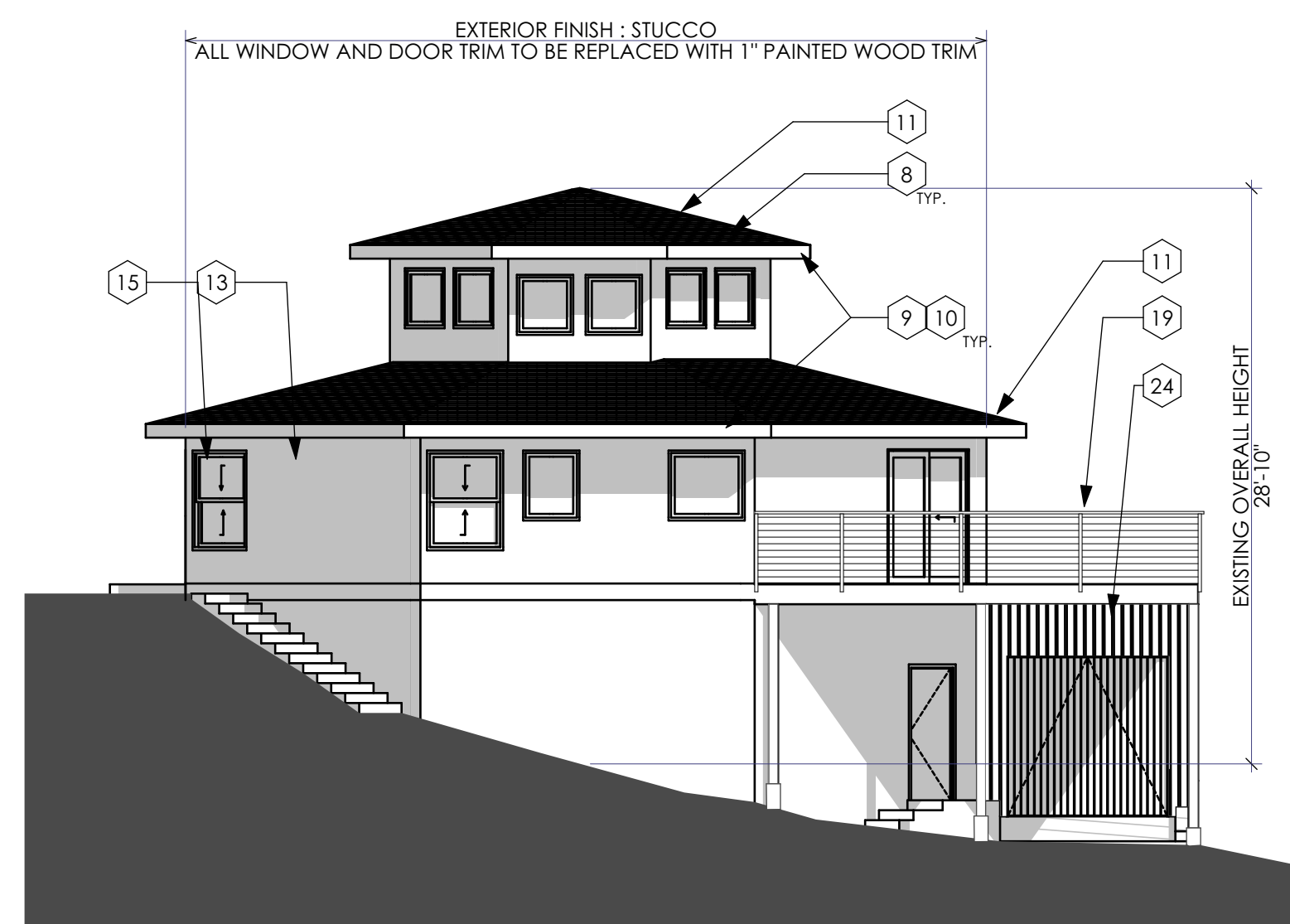
REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

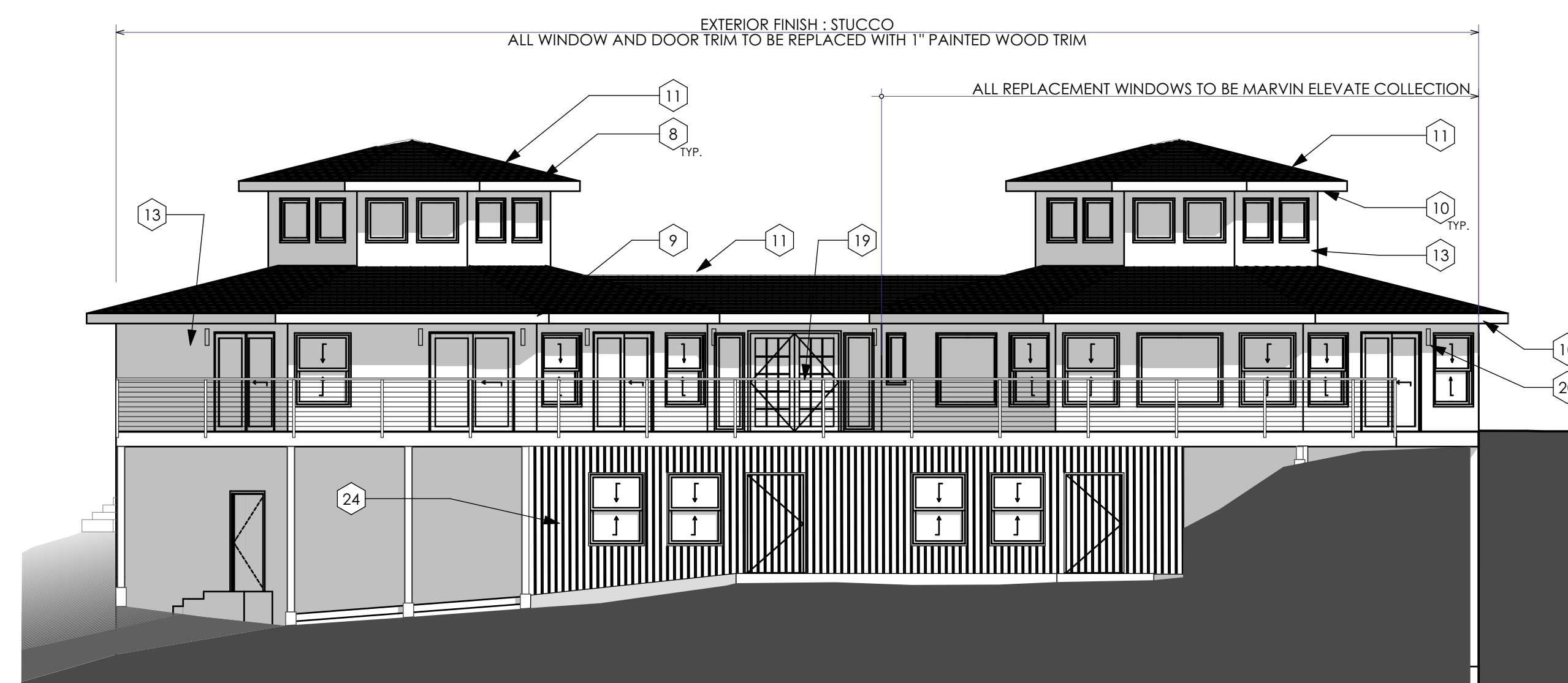
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DATE: 7/8/25

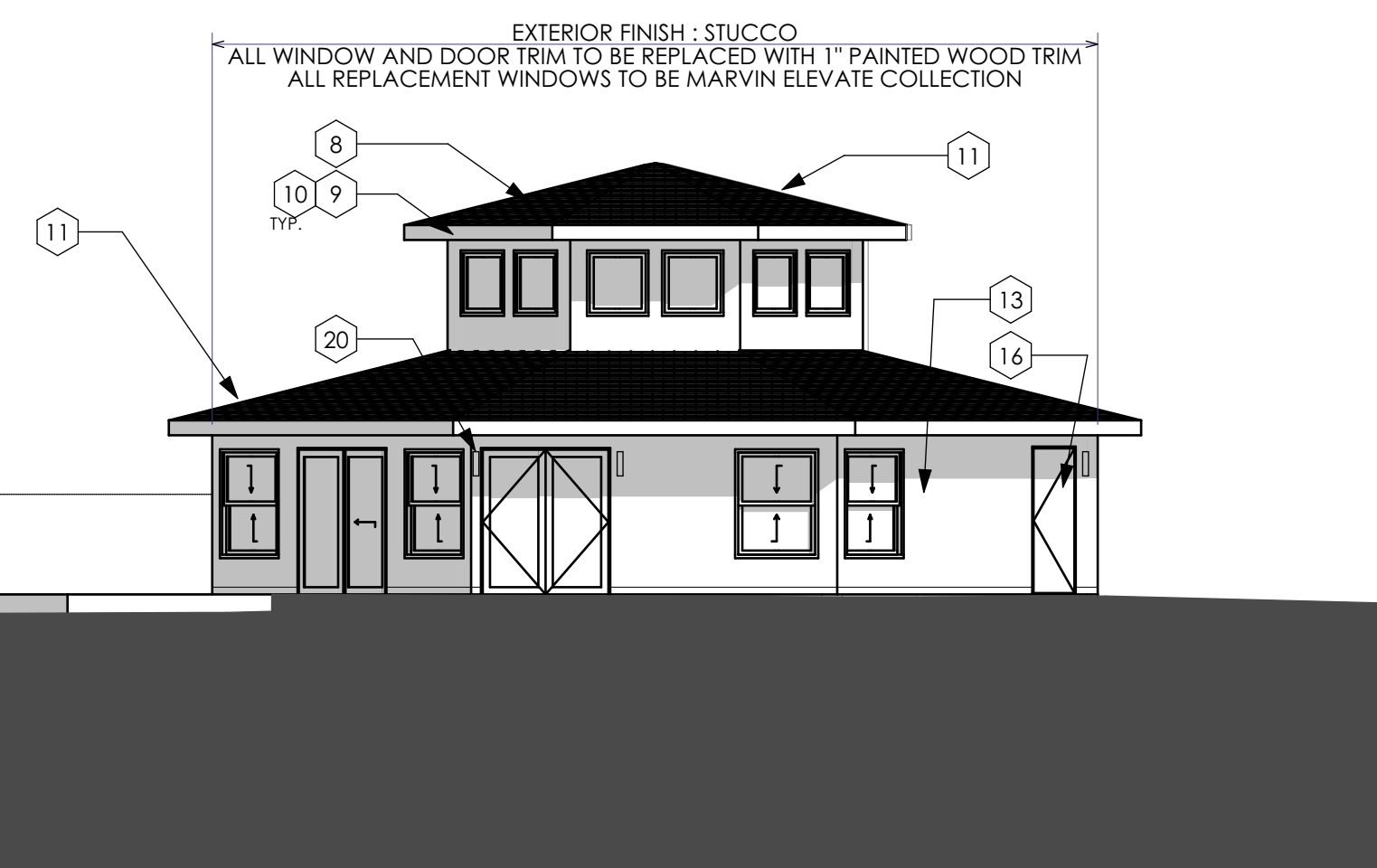
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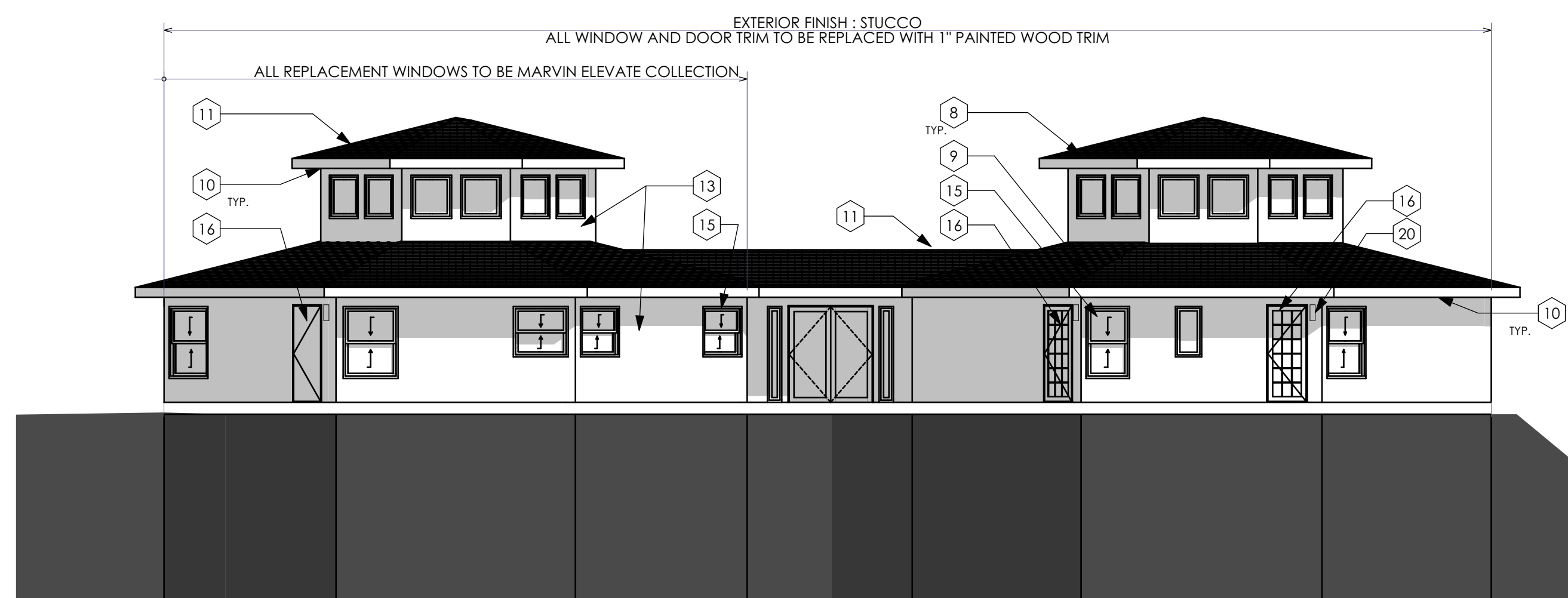
**4** NORTH ELEVATION - PROPOSED  
1/8" = 1'-0"



**2** WEST ELEVATION - PROPOSED  
1/8" = 1'-0"



**3** SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"



**1** EAST ELEVATION - PROPOSED  
1/8" = 1'-0"

**ELEVATION KEY NOTES**

- 1 STANDING SEAM PRE-FINISHED METAL ROOF AND FLASHING, DARK BRONZE.
- 2 PRE-FINISH GUTTER WITH DOWN SPOUT, FINISH TO MATCH METAL ROOF. GUTTER TO BE AT ONLY LOWER ROOF.
- 3 RAIN CHAIN.
- 4 PRE-FINISHED MECHANICAL FLUE, FINISH TO MATCH METAL ROOFING.
- 5 COPPER TEMPLE GOPUR KALASHA - SYMBOLIC ELEMENT FOR TEMPLE.
- 6 STAINED WOODEN FACIA.
- 7 NOT USED.
- 8 EXISTING ASPHALT SHINGLES TO REMAIN AND PROTECTED THROUGHOUT CONSTRUCTION. PATCH AND REPAIR AS NEEDED.
- 9 PAINTED WOODEN FACIA AND METAL GUTTER.
- 10 NEW W.U.I. COMPLIANCE EAVE SOFFIT.
- 11 ROOFTOP "FRONT LINE" ADDITIONAL FIRE SUPPRESSION SYSTEM.
- 12 VERTICAL WOOD SIDING, STAINED, OVER TYPE 'X' GYP. EXTERIOR SHEATHING.
- 13 STUCCO WITH INTEGRAL COLOR.
- 14 WINDOW TRIM: 1X RED CEDAR, TYP. (STAINED)
- 15 NEW WINDOWS: MARVIN ELEVATE COLLECTION OR EQUAL. MATCH EXISTING, MTL CLAD WITH TEMPERED GLASS.
- 16 NEW DOOR: MARVIN ELEVATE COLLECTION OR EQUAL. MATCH EXISTING, MTL CLAD WITH TEMPERED GLASS.
- 17 SLIDING PATIO DOORS: PANORAMIC DOORS, TEMPERED GLASS.
- 18 "KOSH" SLOTTED WOODEN SCREEN WALL.
- 19 METAL AND WOOD RAILING.
- 20 EXTERIOR LIGHT FIXTURE (DARK SKY COMPLIANCE).
- 21 "AMADO" SLIDING STORM WINDOW SHUTTER.
- 22 BRONZE TRIM TO MATCH WINDOW FRAME.
- 23 4X DECORATIVE OUTRIGGER, TYP.
- 24 CEDER BOARD AND BATTEN SIDING

**NOTE:** BUILDING EXTERIOR TO COMPLY WITH REQUIREMENTS OF WILDLAND URBAN INTERFACE (W.U.I.) CODE.

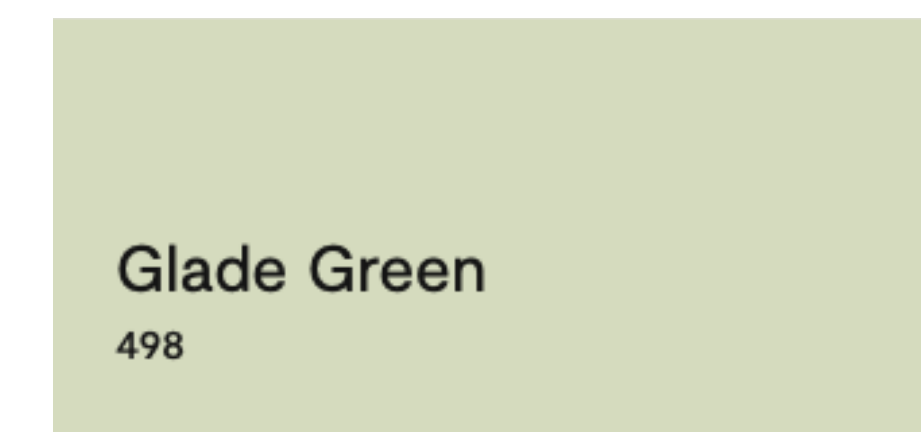
**MAIN BLDG. MATERIALS**

**STUCCO TEXTURE**



SMOOTH FINISH

**STUCCO COLOR**



**WOOD**



CEDER SIDING FOR LOWER FLOOR STORAGE AREA

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PROJECT

**Healing Cultures**  
APN: 078-190-210  
10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

Proposed Exterior  
Elevations - Main  
BLDG.

REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

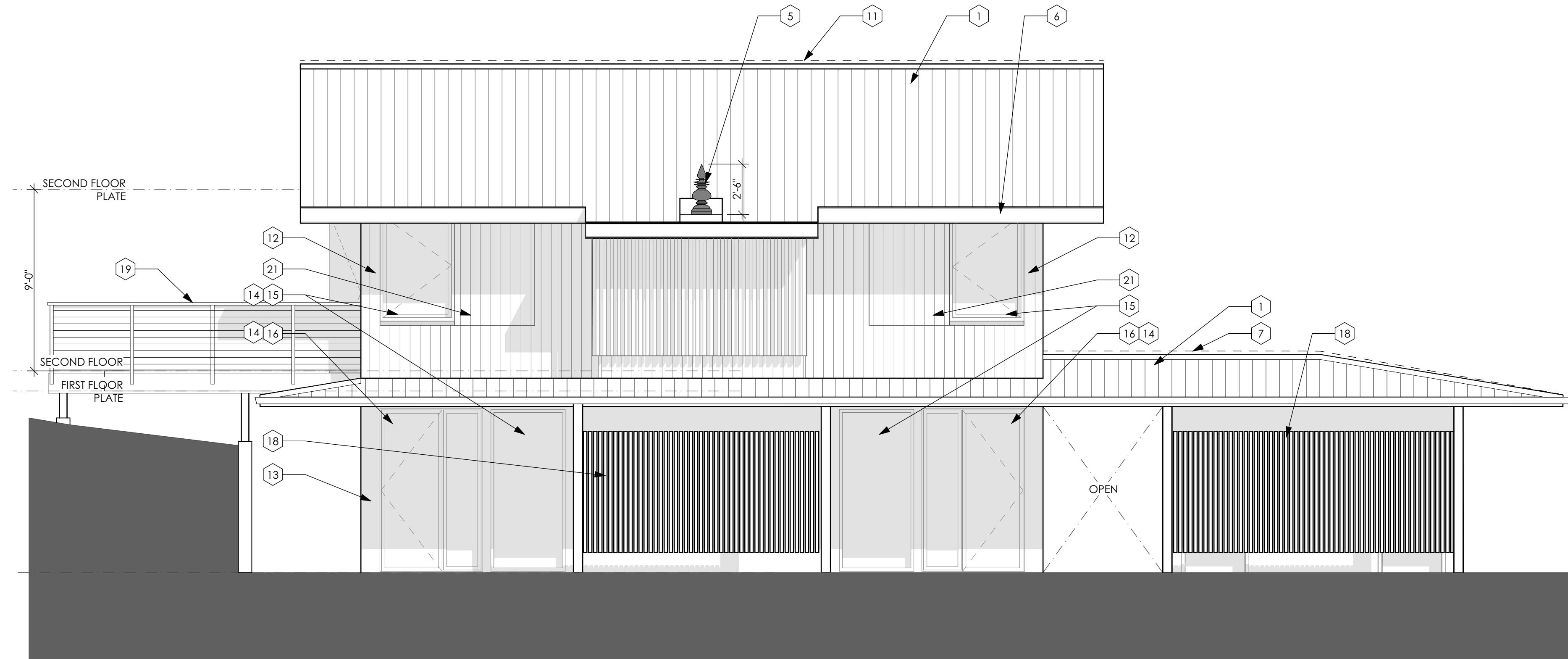
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SHEET #: SD-3.1

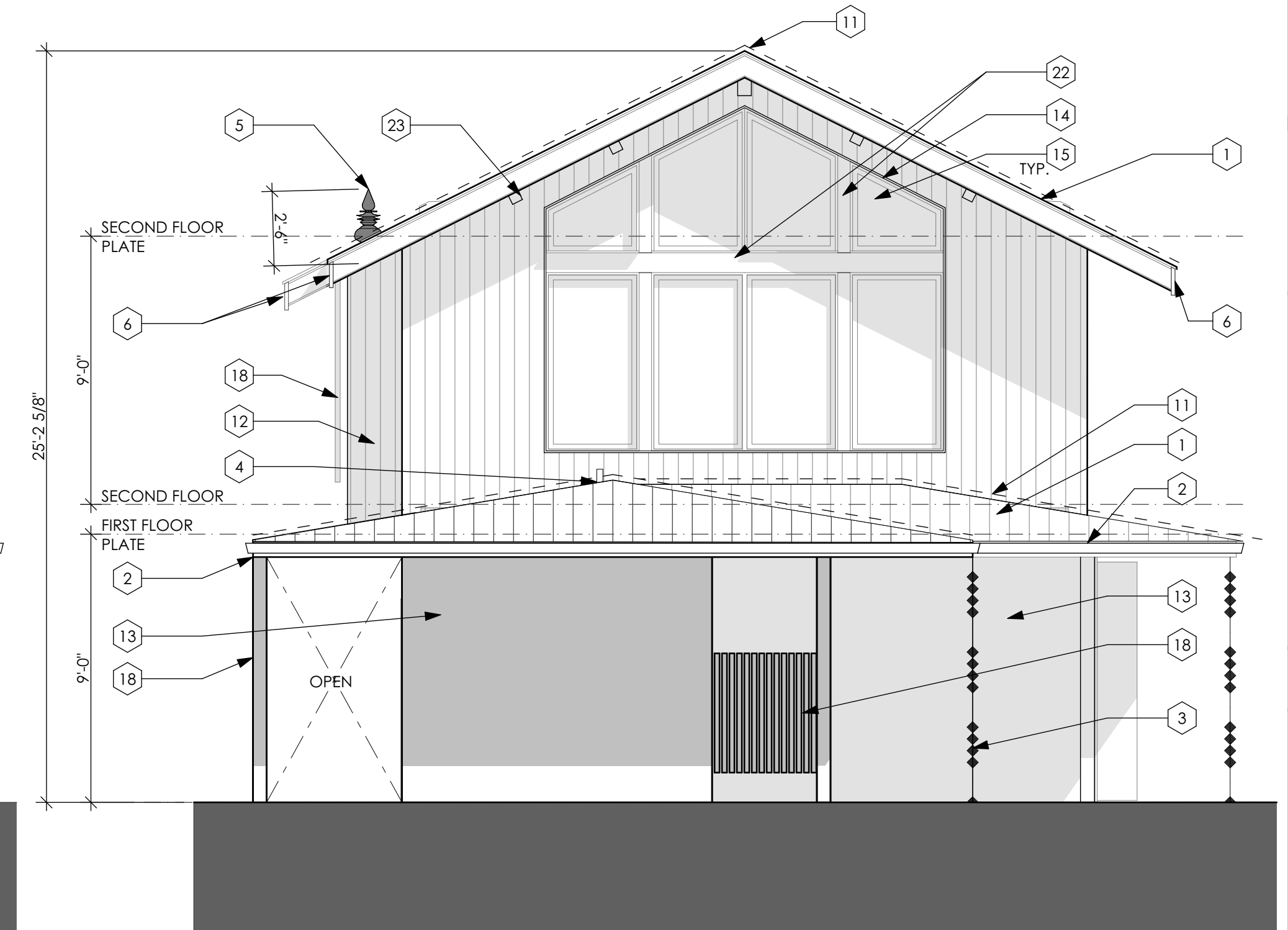
**NOTE:** BUILDING EXTERIOR TO COMPLY WITH REQUIREMENTS OF WILDLAND URBAN INTERFACE (W.U.I) CODE.

**ELEVATION KEY NOTES**

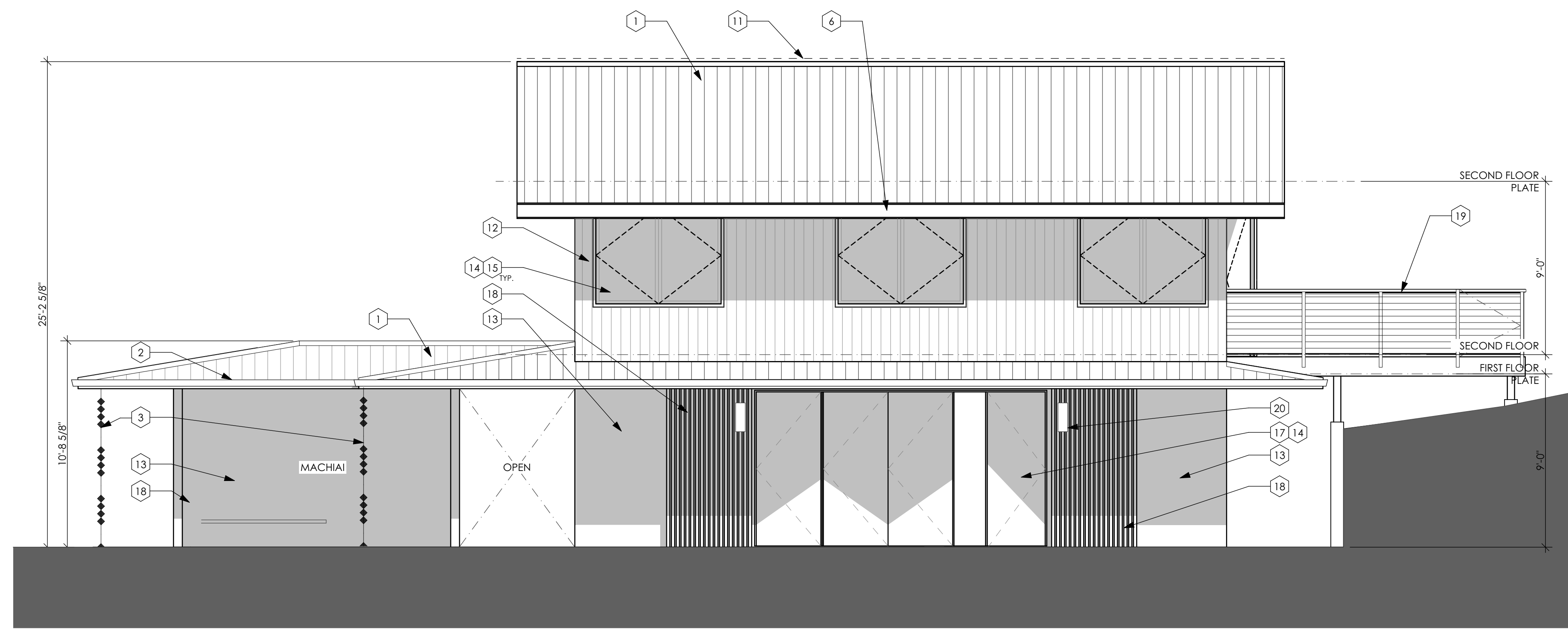
- 1 STANDING SEAM PRE-FINISHED METAL ROOF AND FLASHING, DARK BRONZE.
- 2 PRE-FINISH GUTTER WITH DOWN SPOUT, FINISH TO MATCH METAL ROOF. GUTTER TO BE AT ONLY LOWER ROOF.
- 3 RAIN CHAIN.
- 4 PRE-FINISHED MECHANICAL FLUE, FINISH TO MATCH METAL ROOFING
- 5 COPPER TEMPLE GOPUR KALASHA - SYMBOLIC ELEMENT FOR TEMPLE.
- 6 STAINED WOODEN FACIA.
- 7 NOT USED.
- 8 EXISTING ASPHALT SHINGLES TO REMAIN AND PROTECTED THROUGHOUT CONSTRUCTION, PATCH AND REPAIR AS NEEDED.
- 9 PAINTED WOODEN FACIA AND METAL GUTTER.
- 10 NEW W.U.I. COMPLIANCE EAVE SOFFIT.
- 11 ROOFTOP "FRONT LINE" ADDITIONAL FIRE SUPPRESSION SYSTEM.
- 12 VERTICAL WOOD SIDING, STAINED, OVER TYPE 'X' GYP. EXTERIOR SHEATHING
- 13 STUCCO WITH INTEGRAL COLOR.
- 14 WINDOW TRIM: 1X RED CEDAR, TYP. (STAINED)
- 15 NEW WINDOWS: MARVIN ELEVATE COLLECTION OR EQUAL. MATCH EXISTING, MTL CLAD WITH TEMPERED GLASS.
- 16 NEW DOOR: MARVIN ELEVATE COLLECTION OR EQUAL. MATCH EXISTING, MTL CLAD WITH TEMPERED GLASS.
- 17 SLIDING PATIO DOORS: PANORAMIC DOORS, TEMPERED GLASS.
- 18 "KOSHI" SLOTTED WOODEN SCREEN WALL.
- 19 METAL AND WOOD RAILING.
- 20 EXTERIOR LIGHT FIXTURE (DARK SKY COMPLIANCE).
- 21 "AMADO" SLIDING STORM WINDOW SHUTTER.
- 22 BRONZE TRIM TO MATCH WINDOW FRAME.
- 23 4X DECORATIVE OUTRIGGER, TYP.



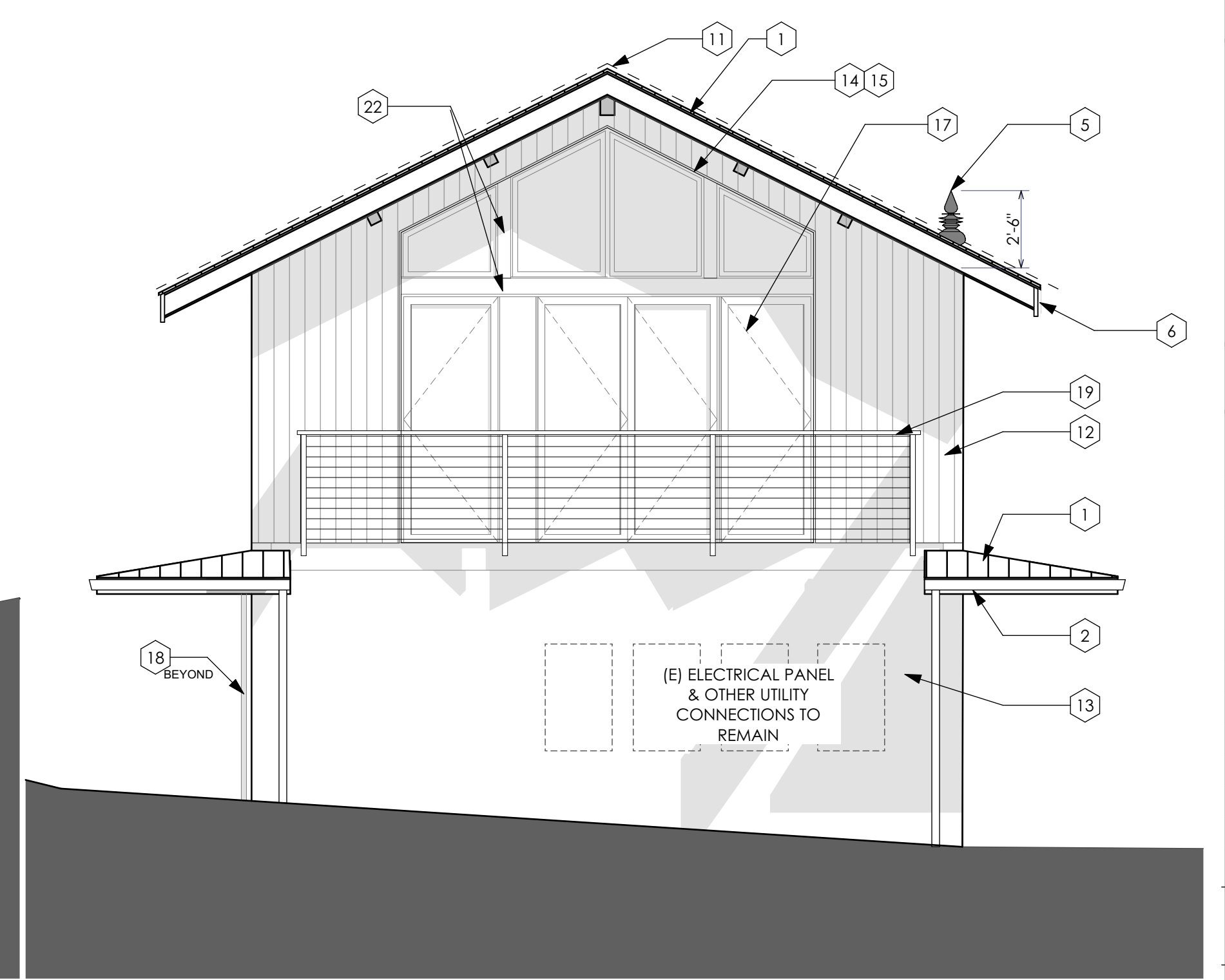
**4 NORTH ELEVATION- YOGA & TEMPLE** 1/4" = 1'-0"



**3 WEST ELEVATION - YOGA & TEMPLE** 1/4" = 1'-0"



**2 SOUTH ELEVATION - YOGA & TEMPLE** 1/4" = 1'-0"



**1 EAST ELEVATION - YOGA & TEMPLE** 1/4" = 1'-0"

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Kellond Architects**

14510 Big Basin Way, #205  
Saratoga, California 95070

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PROJECT

**Healing Cultures**  
APN: 078-190-210  
10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

**Proposed Exterior  
Elevations - Yoga &  
Temple**

REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

SHEET #: **SD-3.2**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

### Kellond Architects

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#### PROJECT

**Healing Cultures**  
APN: 078-190-210  
10707 La Honda Road  
Woodside, CA 94062

#### SHEET TITLE

**Proposed Exterior  
Building Colors &  
Materials**

#### REVISIONS

No.	Date	Notes
	7/8/25	Use permit re-submittal

PROJECT #:

DATE: 7/8/25

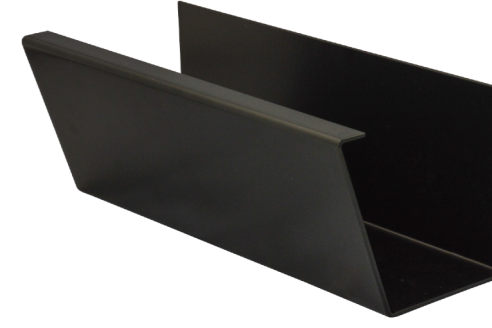
SHEET #: SD-3.3



**WINDOW AND DOOR TRIM**  
MATERIAL: RED CEDER



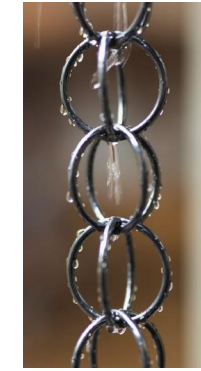
**STANDING SEAM METAL ROOF**  
COLOR: DARK BRONZ



**BOX GUTTER**  
COLOR: MATCH ROOF COLOR



**FLASHING**  
MATERIAL: METAL  
COLOR: BRUSHED BRONZE



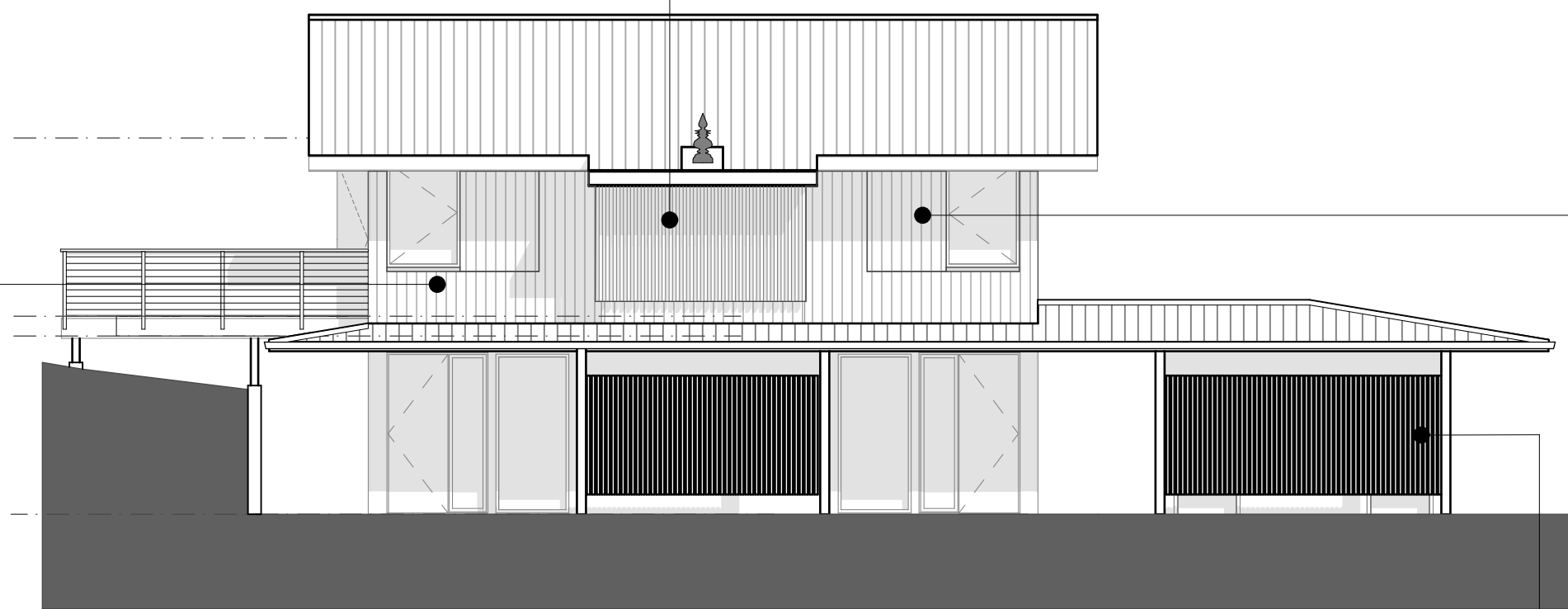
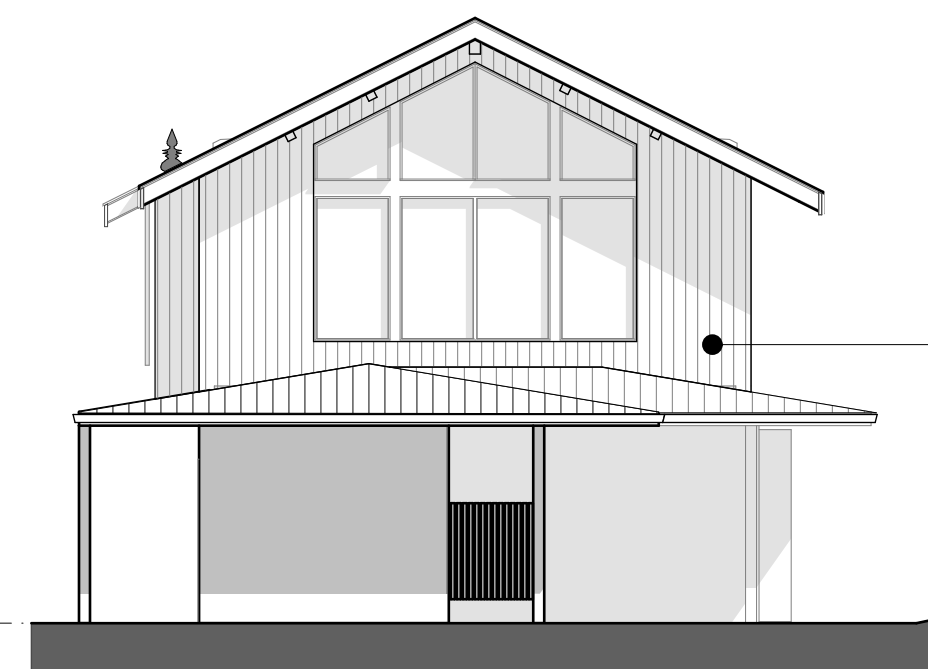
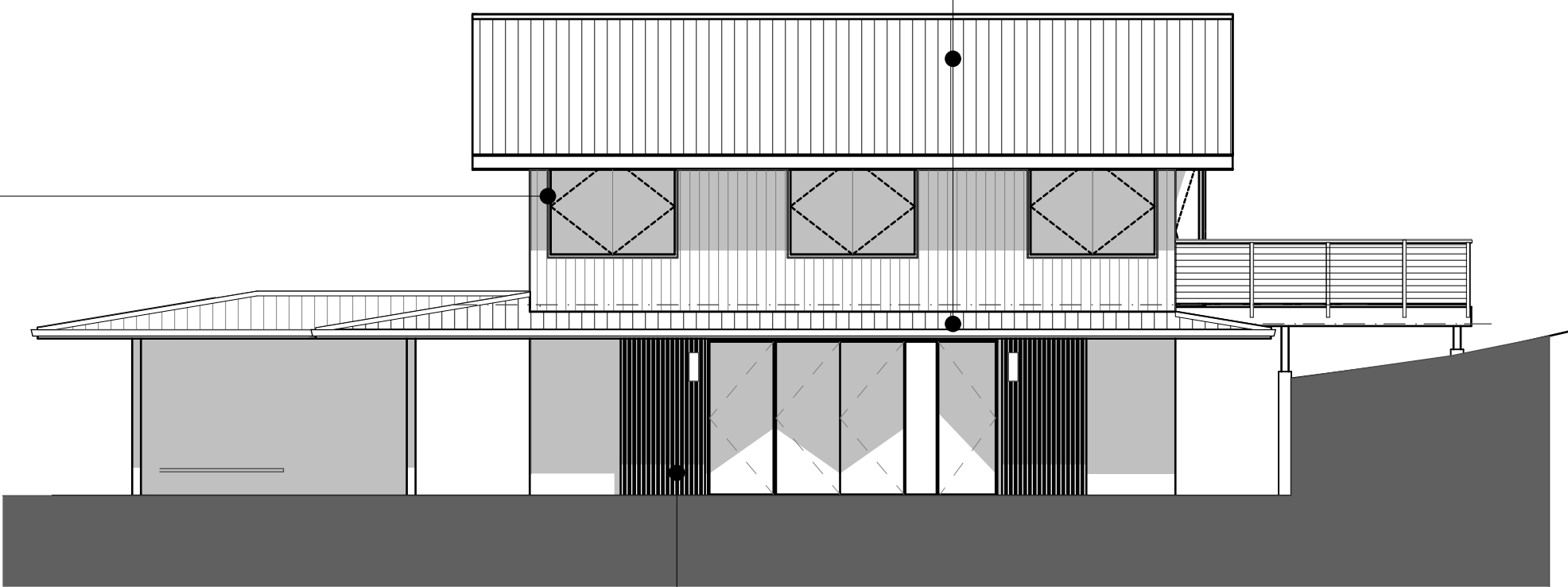
**RAIN CHAIN**  
MATERIAL: COPPER (COATED)  
LOWER ROOF AND HIGHLY VISIBLE AREA ONLY



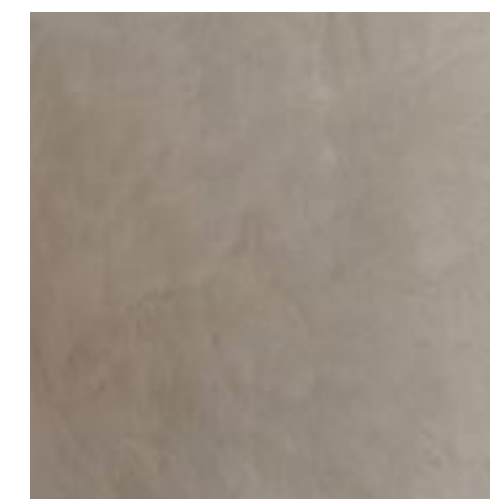
**SLATTED WOOD WALL PANEL**  
MATERIAL: RED CEDER



**AMADO**  
MATERIAL: RED CEDER

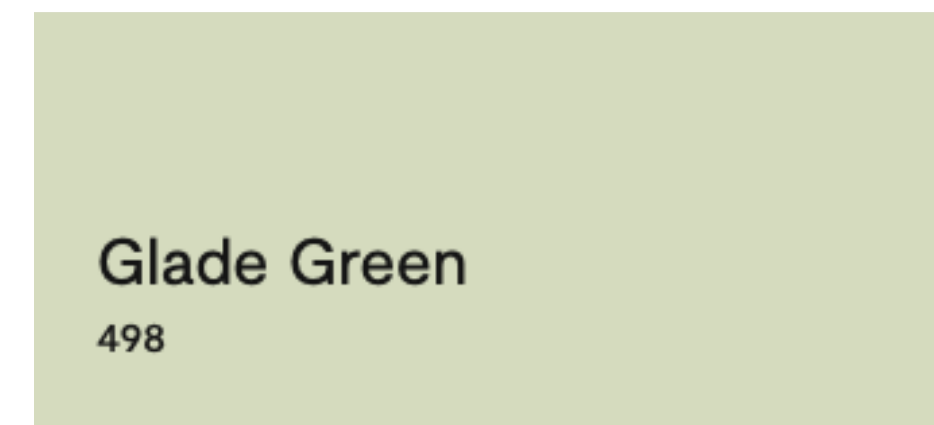


#### STUCCO TEXTURE



SMOOTH FINISH

#### STUCCO COLOR

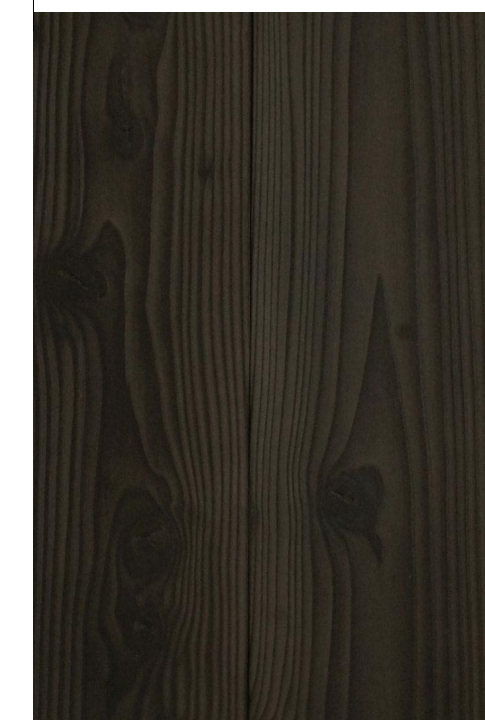


**Glade Green**  
498

#### WOOD



CEDER FOR SLATTED WOOD  
PANEL AND EAVES



CHARD WOOD SIDING  
(LIGHTLY CHARD POLISHED)

**SLATTED WOOD WALL PANEL**  
MATERIAL:



BATHROOM BLDG WALKWAY IMAGE



PRELIMINARY  
NOT FOR  
CONSTRUCTION

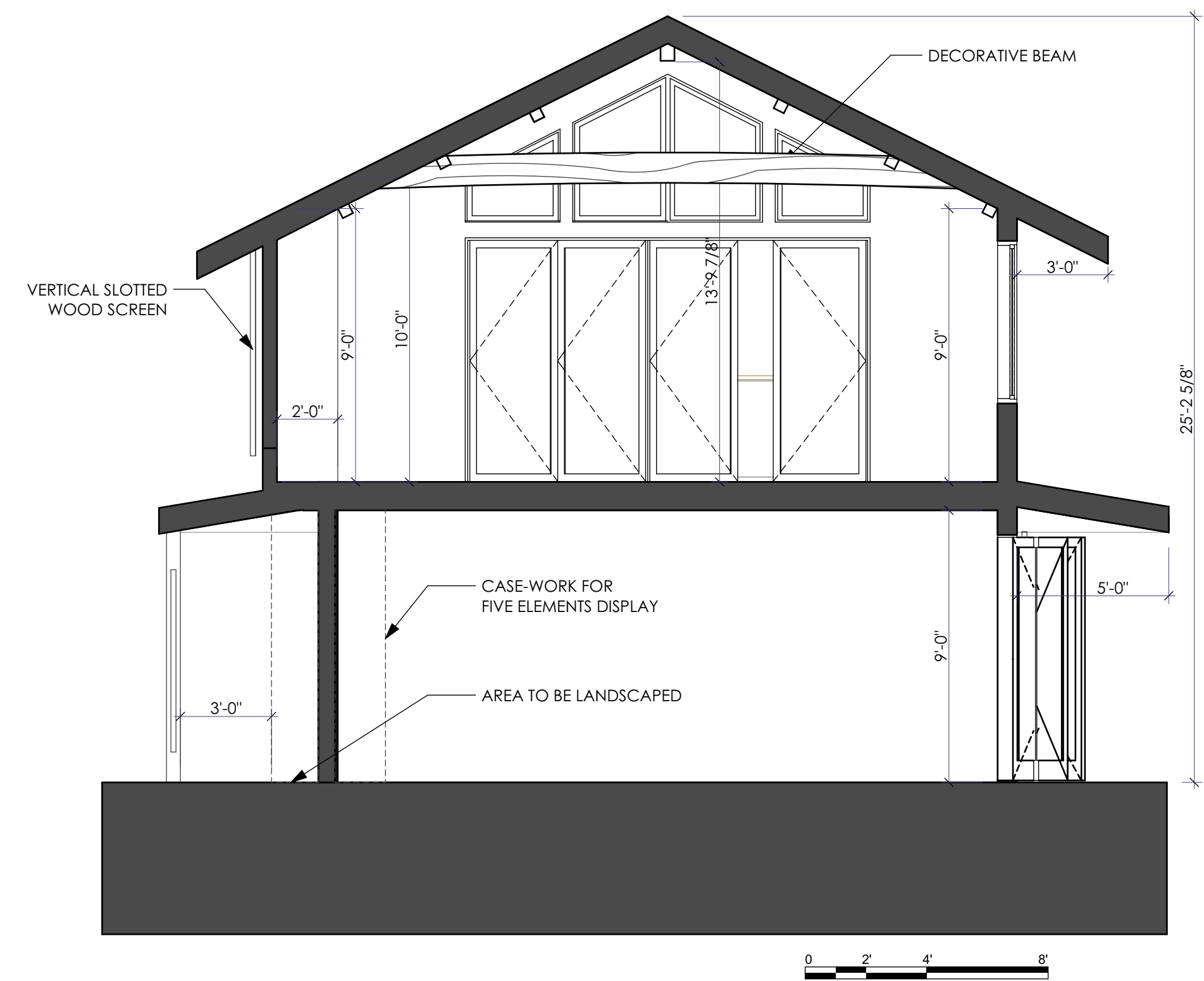
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2

YOGA CROSS SECTION

1/4" = 1'-0"



1

YOGA LONGITUDINAL SECTION

1/4" = 1'-0"

PROJECT

Healing Cultures  
APN: 078-190-210  
10707 La Honda Road  
Woodside, CA 94062

SHEET TITLE

Sections - Yoga &  
Temple

REVISIONS

No.	Date	Notes
△	XXXX021	REVISION

PROJECT #: XXXX

DATE: 12/18/22

SHEET #: SD-4.1



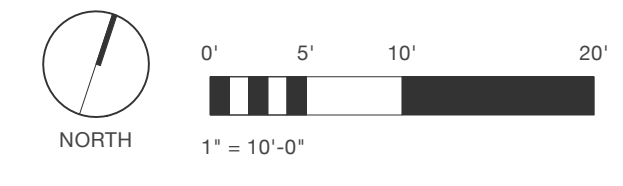
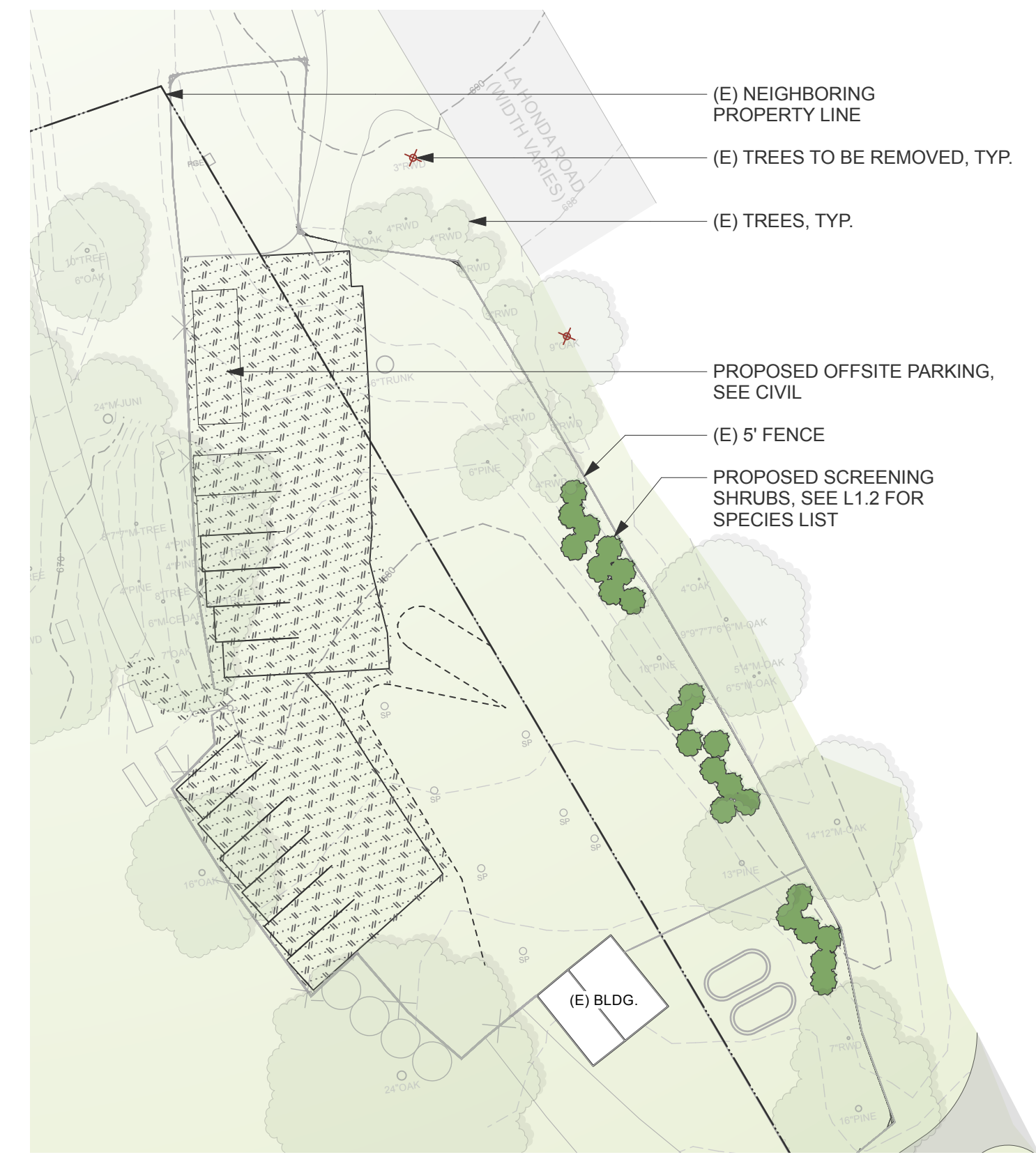
**LEGEND**

- 1 Concrete Driveway, see Civil
- 2 Unit Pavers, vehicular (t.b.d.)
- 3 Site Retaining Walls, see Civil
- 4 Gravel Paving
- 5 Concrete or Stone Paving
- 6 Wood Decking + Paving (WUI Approved)
- 7 Water Feature + Footbridge
- 8 Native Turf Area
- 9 Kitchen Garden + Veggie Beds
- 10 Restoration Plantings
- 11 Trash Enclosure (covered), to 5'-0" tall max.
- 12 Planting Containers
- 13 Hot Tub (covered)
- 14 Fence w/ Gate, to 4'-0" tall max.
- ⊗ Trees, to be removed

Existing Trees to Remain, typ. See Arborist Report

New (proposed) Trees. Species, locations, and quantities t.b.d.

INSET - OFFSITE PARKING



HEALING CULTURES

10707 La Honda Rd.  
Woodside, CA 94062

APN: 078-190-210

Issue set: USE PERMIT SUBMITTAL  
Issue date: 9 MAY, 2025

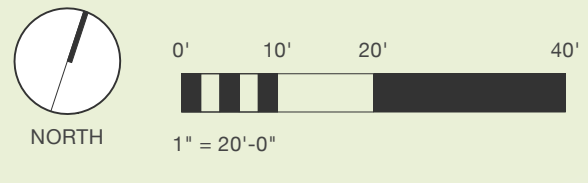
Previous Issue

REV.	DESCRIPTION	DATE

LANDSCAPE SITE PLAN

Scale: AS NOTED  
Drawn by: BH

L1.0



PATHWAY TO OFFSITE PARKING, SEE CIVIL + INSET THIS PAGE  
OFFSITE PARKING AREA IS PER RECORDED EASEMENT AGREEMENT WITH NEIGHBOR

HEALING CULTURES

10707 La Honda Rd.  
Woodside, CA 94062

APN: 078-190-210

Issue set: USE PERMIT SUBMITTAL  
Issue date: 9 MAY, 2025




Previous Issue

REV.	DESCRIPTION	DATE

TREE REMOVAL PLAN

Scale: AS NOTED  
Drawn by: BH

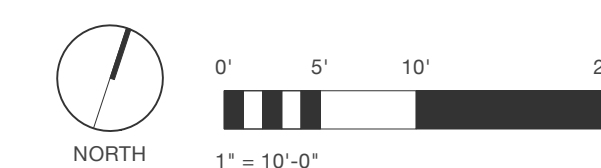
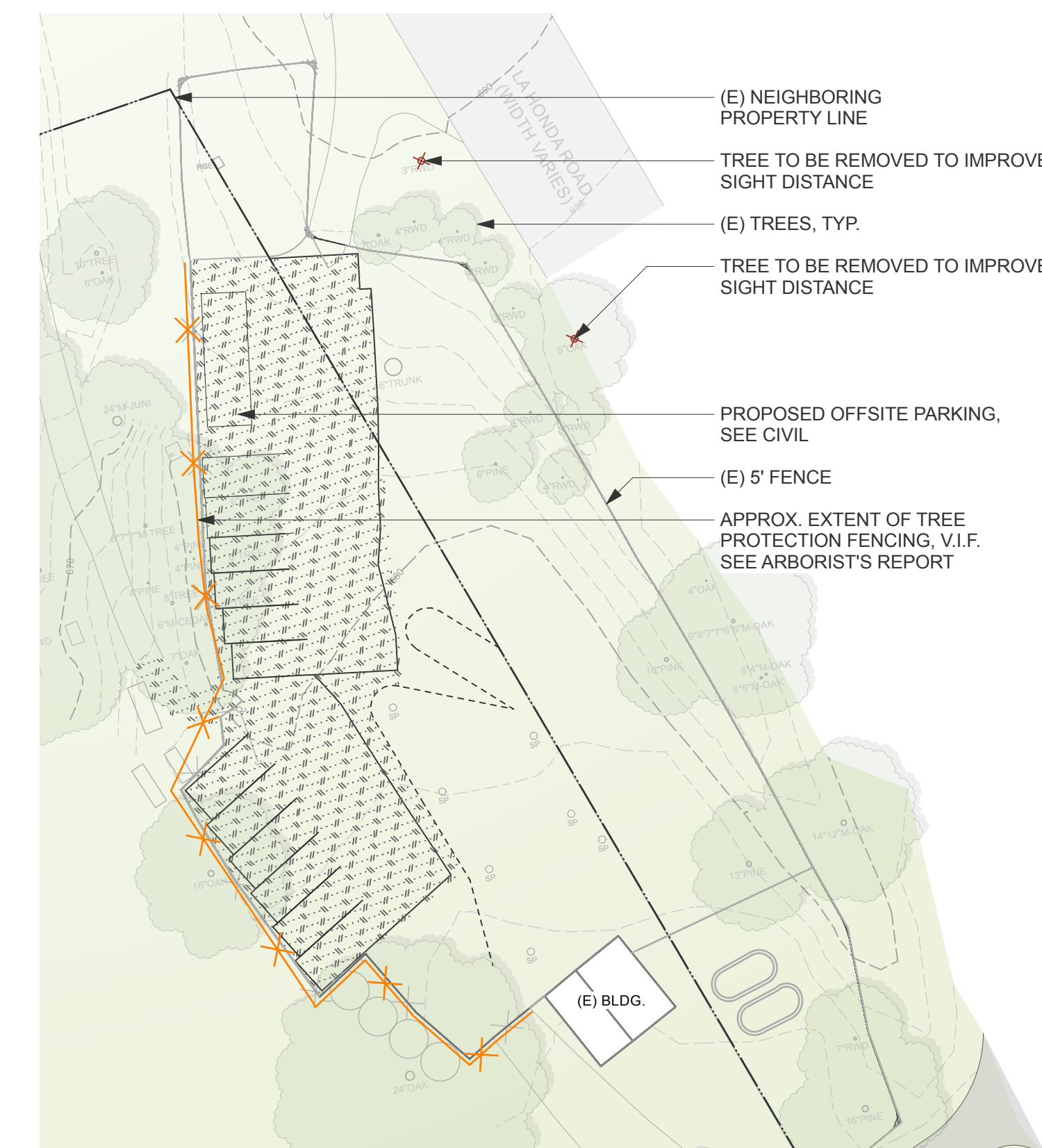
LEGEND

-  Trees, to be removed
-  Existing Trees to Remain, typ. See Arborist Report
-  New (proposed) Trees. Species, locations, and quantities t.b.d.
-  Tree Protection Fencing

# SIZE/TYPE

- 1 16" BAY
- 2 18" M-BAY
- 3 16" REDWOOD (to remain)
- 4 18" POPLAR (non-native)
- 5 18" POPLAR (non-native)
- 6 16" POPLAR (non-native)
- 7 20" POPLAR (non-native)
- 8 16" REDWOOD
- 9 30" REDWOOD
- 10 16" CEDAR
- 11 13" OAK
- 12 12" M-OAK
- 13 18" OAK
- 14 18" M-OAK
- 15 14" OAK
- 16 14" OAK
- 17 19" M-OAK
- 18 16" M-OAK
- 19 13" OAK

INSET - OFFSITE PARKING



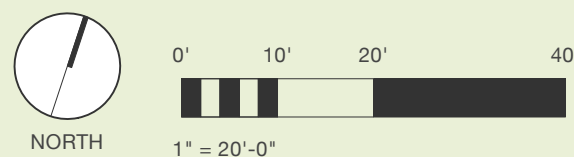
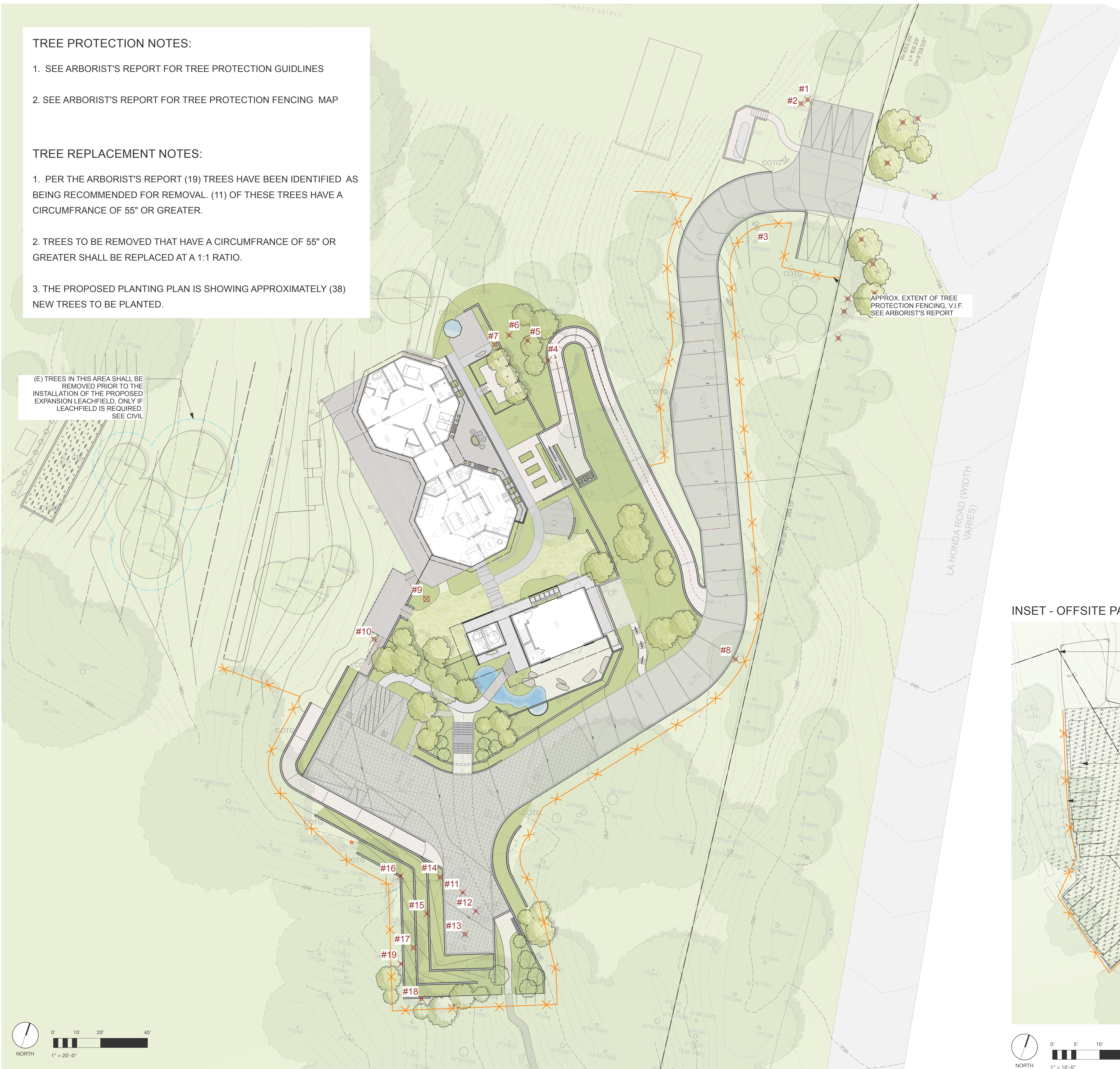
TREE PROTECTION NOTES:

1. SEE ARBORIST'S REPORT FOR TREE PROTECTION GUIDELINES
2. SEE ARBORIST'S REPORT FOR TREE PROTECTION FENCING MAP

TREE REPLACEMENT NOTES:

1. PER THE ARBORIST'S REPORT (19) TREES HAVE BEEN IDENTIFIED AS BEING RECOMMENDED FOR REMOVAL. (11) OF THESE TREES HAVE A CIRCUMFRANCE OF 55" OR GREATER.
2. TREES TO BE REMOVED THAT HAVE A CIRCUMFRANCE OF 55" OR GREATER SHALL BE REPLACED AT A 1:1 RATIO.
3. THE PROPOSED PLANTING PLAN IS SHOWING APPROXIMATELY (38) NEW TREES TO BE PLANTED.

(E) TREES IN THIS AREA SHALL BE REMOVED PRIOR TO THE INSTALLATION OF THE PROPOSED EXPANSION LEACHFIELD, ONLY IF LEACHFIELD IS REQUIRED. SEE CIVIL



HEALING CULTURES

10707 La Honda Rd.  
Woodside, CA 94062

APN: 078-190-210

Issue set: USE PERMIT SUBMITTAL  
Issue date: 9 MAY, 2025

Previous Issue

REV.	DESCRIPTION	DATE

PLANTING PLAN

Scale: 1" = 20'-0"  
Drawn by: BH

L1.2

ZONE LEGEND

-  ZONE 1 HILLSIDE RESTORATION + TRASH ENCLOSURE
-  ZONE 2 FIRE TRUCK TURNAROUND + REMOTE PARKING TRAIL
-  ZONE 3 ENTRY WOODLAND + WATER FEATURE
-  ZONE 4 ZEN VIEWING GARDEN
-  ZONE 5 INNER COURTYARD + TEA HOUSE ENTRANCE
-  ZONE 6 KITCHEN GARDEN + HEALING ENTRANCE
-  ZONE 7 HOT TUB + SECLUDED GARDEN

 HILLSIDE RESTORATION + TRASH ENCLOSURE

TREES

- Aesculus californica* California Buckeye
- Arbutus menziesii* Madrone
- Sequoia sempervirens* Coast Redwood
- Quercus agrifolia* Coast Live Oak

SHRUBS

- Baccharis pilularis* Dwarf Coyote Bush
- Ceanothus ssp.* California Lilac
- Frangula californica* Coffeeberry
- Ribes ssp.* Currant

 FIRE TRUCK TURNAROUND + REMOTE PARKING TRAIL

TREES

- Acer macrophyllum* Big Leaf Maple
- Arbutus menziesii* Madrone
- Notholithocarpus densiflorus* Tanbark Oak
- Sequoia sempervirens* Coast Redwood
- Quercus douglasii* Blue Oak
- Quercus lobata* Valley Oak

SHRUBS

- Baccharis pilularis* Dwarf Coyote Bush
- Frangula californica* Coffeeberry
- Garrya elliptica* Coast Silk Tassel
- Heteromeles arbutifolia* Toyon
- Iris douglasiana* Douglas Iris
- Ribes sanguineum* Red-flowering Currant
- Ribes speciosum* Fuchsiaflower Gooseberry

 ENTRY WOODLAND + WATER FEATURE

TREES

- Acer circinatum* Vine Maple
- Acer palmatum* Japanese Maple
- Quercus agrifolia* Coast Live Oak
- Quercus kelloggii* California Black Oak

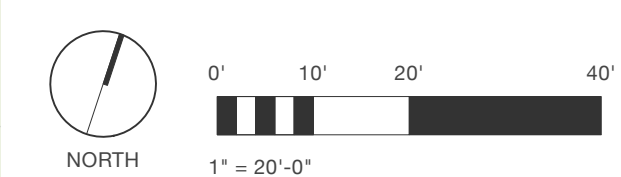
SHRUBS

- Actaea rubra* Snakeberry
- Agastache barberi* Pink Hyssop
- Arctostaphylos ssp.* Manzanita species ('Wayside')
- Carex tumulicola* Berkeley Sedge
- Dryopteris arguta* Coastal Woodfern
- Enemion occidentale* Western False Rue Anemone
- Epipactis gigantea* Stream Orchid
- Kerria japonica* Japanese Rose
- Maianthemum racemosum* False Solomon's Seal
- Moehringia macrophylla* Large-leaf Sandwort
- Oxalis ssp.* Sorrel
- Polypodium californicum* California Polypody (Fern)
- Polystichum munitum* Western Sword Fern
- Potentilla gracilis* Cinquefoil
- Symphoricarpos mollis* Creeping Snowberry
- Woodwardia fimbriata* Giant Chain Fern

OFFSITE PARKING (NOT SHOWN, SEE SHEET L1.0)

SHRUBS

- Ceanothus 'Concha'* Concha California Mountain Lilac
- Frangula californica* Coffeeberry



 HOT TUB + SECLUDED GARDEN

TREES

- Acer circinatum* Vine Maple
- Acer palmatum* Japanese Maple
- Prunus ssp.* Flowering Cherry

SHRUBS

- Arctostaphylos ssp.* Manzanita species
- Carex tumulicola* Berkeley Sedge
- Choisya ternata* Mexican Orange
- Chondropetalum tectorum* Small Cape Rush
- Ficus pumila* Creeping Fig
- Geranium ssp.* Cranesbill
- Iris douglasiana 'Canyon Snow'* Canyon Snow Iris
- Phormium cookianum* Mountain Flax
- Sesleria autumnalis 'Campo Azul'* Blue Moor Grass
- Verbena bonariensis* Purple Vervain
- Viburnum ssp.* Viburnum
- Wisteria sinensis* Chinese Wisteria

 KITCHEN GARDEN + HEALING ENTRANCE

TREES

- Citrus limon* Lemon
- Citrus x sinensis* Orange
- Ficus carica* Fig
- Punica granatum* Pomegranate

SHRUBS

- Chondropetalum tectorum* Cape Reed
- Phormium cookianum* Mountain Flax
- Ficus pumila* Creeping Fig
- Fragaria ssp.* Strawberry
- Geranium ssp.* Cranesbill
- Vaccinium ssp.* Blueberry

 INNER COURTYARD + TEA HOUSE ENTRANCE

TREES

- Acer circinatum* Vine Maple
- Acer palmatum* Japanese Maple
- Prunus ssp.* Flowering Cherry

SHRUBS

- Achillea millefolium* Common Yarrow
- Arctostaphylos ssp.* Manzanita species
- Carex pansa* California Meadow Sedge
- Carex tumulicola* Berkeley Sedge
- Choisya ternata* Mexican Orange
- Chondropetalum tectorum* Small Cape Rush
- Epilobium canum* California Fuchsia
- Festuca mariei* Atlas Fescue
- Ficus pumila* Creeping Fig
- Geranium ssp.* Cranesbill
- Iris douglasiana 'Canyon Snow'* Canyon Snow Iris
- Muhlenbergia dubia* Pine Muhly (Deer Grass)
- Phormium cookianum* Mountain Flax
- Rosmarinus officinalis* Rosemary
- Salvia 'Bee's Bliss'* Creeping Sage
- Stachys bullata* California Hedge Nettle
- Sesleria autumnalis 'Campo Azul'* Blue Moor Grass
- Verbena bonariensis* Purple Vervain

 ZEN VIEWING GARDEN

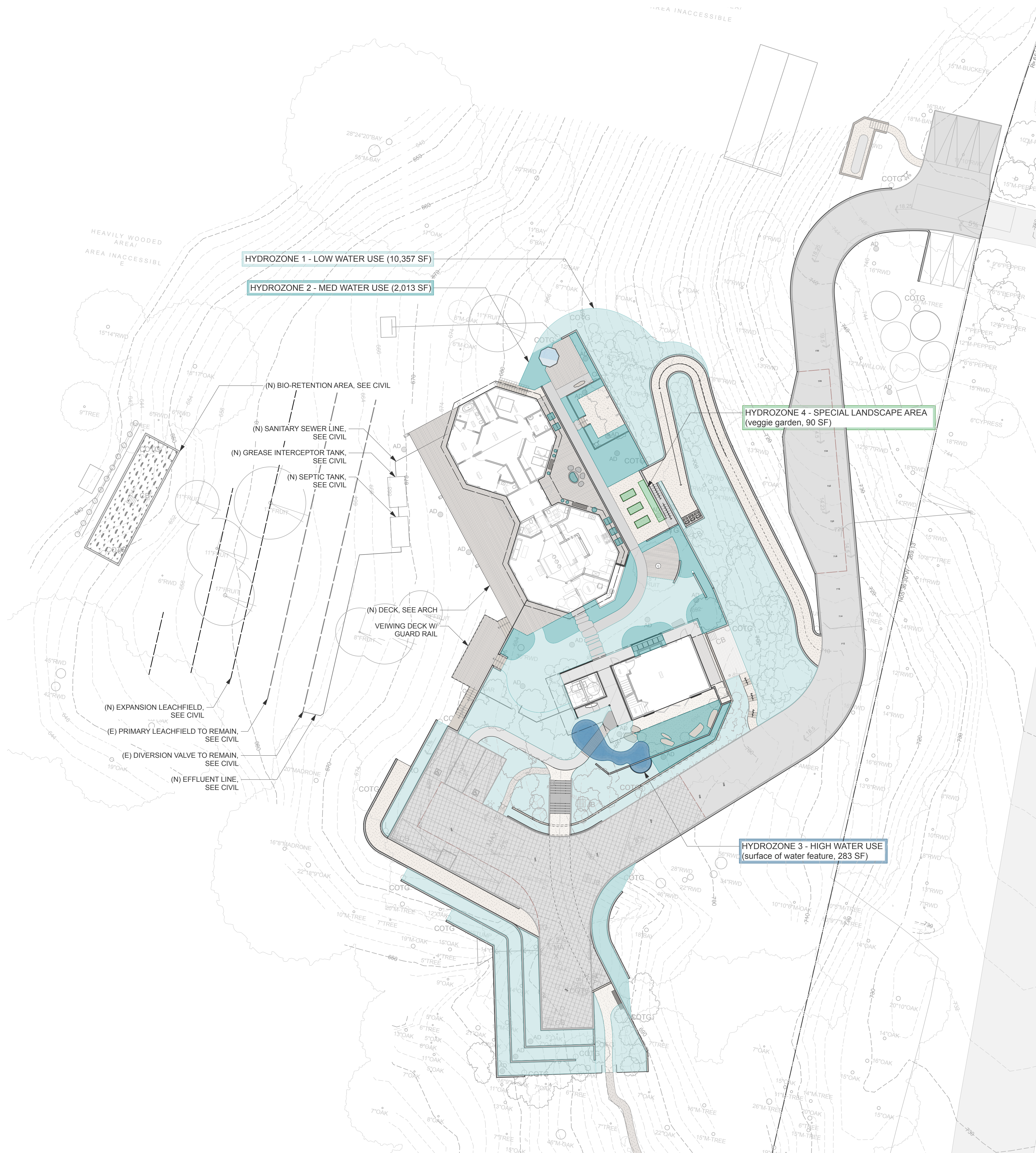
TREES

- Acer palmatum* Japanese Maple
- Ginkgo biloba* Maiden Hair Tree
- Pinus thunbergii* Japanese Black Pine

SHRUBS

- Borinda angustissima* Narrowleaf Clumping Bamboo
- Fatsia japonica* Japanese Aralia
- Kerria japonica* Japanese Rose
- Maianthemum racemosum* False Solomon's Seal
- Woodwardia fimbriata* Giant Chain Fern
- Zoysia tenuifolia* Mascarene Grass

NOT FOR CONSTRUCTION



**HYDRO ZONE LEGEND**

Zone 1	LOW WATER USE	10,357 SF
Zone 2	MEDIUM WATER USE	2,013 SF
Zone 3	HIGH WATER USE	283 SF
Zone 4	SPECIAL LANDSCAPE AREA	90 SF
<b>TOTAL:</b>		<b>12,743 SF</b>

**10707 La Honda Road, Woodside CA 94062**

Regular Landscape Area	12,653 SF
Special Landscape Area	90 SF
<b>Total Landscape Area</b>	<b>12743 SF</b>
Eto (CIMIS)	49.4
Eppt (@ 25% Annual Rainfall)	9.25

**Maximum Applied Water Allowance**

(Eto - Eppt)	X	Gal/SF	X	[(0.45 x LA) + (0.55 x SLA)]	MAWA	ACRE-FT.
40.15		0.62		5,694	49.5	<b>142,969</b>
						<b>0.44</b>

**Estimated Total Water Use**

Plant Water Use	(Eto)(0.62)	X	(PF x HA)	ETWU	ACRE-FT.
Low	30.6		2,557	78,324	
Med.	30.6		1,243	38,058	
High	30.6		297	9,096	
SLA	30.6		111	297	
<b>ETWU</b>				<b>125,775</b>	<b>0.39</b>

**Proposed Landscape Water Use**

Plant Type	Average PF	Planting SF	Gallons	% of Landscape
Low	0.2	10,357	78,324	81%
Med.	0.5	2,013	38,058	16%
High	0.85	283	9,096	2%
SLA	1	90	297	1%
				100%

**STATEMENT OF COMPLIANCE:**

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package."

**HEALING CULTURES**

10707 La Honda Rd.  
Woodside, CA 94062

APN: 078-190-210

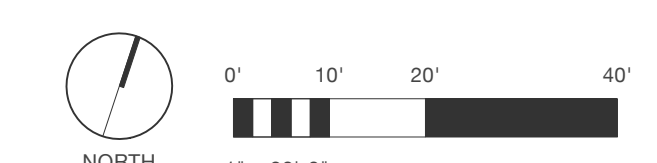
Issue set: USE PERMIT SUBMITTAL  
Issue date: 9 MAY, 2025

**Previous Issue**

REV.	DESCRIPTION	DATE

**HYDROZONE PLAN**

Scale: 1" = 20'-0"  
Drawn by: BH



**L1.3**

### LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
RW	RW	SUBDRAIN
SUB	SUB	TIGHTLINE
TL	TL	STORM DRAIN LINE
SD	SD	SANITARY SEWER LINE
SS	SS	WATER LINE
W	W	GAS LINE
G	G	PRESSURE LINE
P	P	JOINT TRENCH
JT	JT	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	SWALE FLOW DIRECTION
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
Ad	Ad	AREA DRAIN
Ad	Ad	SQUARE AREA DRAIN
SDMH	SDMH	CURB INLET
SSMH	SSMH	STORM DRAIN MANHOLE
222.57 INV	222.57 INV	FIRE HYDRANT
200	200	SANITARY SEWER MANHOLE
TP	TP	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION

### ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST	STREET
GA	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUCT	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TOW	TOP OF WALL
ID	INSIDE DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
JP	JOINT UTILITY POLE	VC	VERTICAL CURVE
L	LENGTH	VCP	VITRIFIED CLAY PIPE
LNDG	LANDING	VERT	VERTICAL
		W	WATER LINE
		W, WL	WATER METER
		WM	WELDED WIRE FABRIC
		WWF	

### EASEMENT NOTE

APN 078-181-010  
EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4104-6188013, DATED APRIL 15, 2020.  
EASEMENTS FOR WATER RIGHTS PER (2 DEEDS 456) & (2 DEEDS 458) - THE EXACT LOCATION OF THESE EASEMENTS IS NOT OF RECORD.

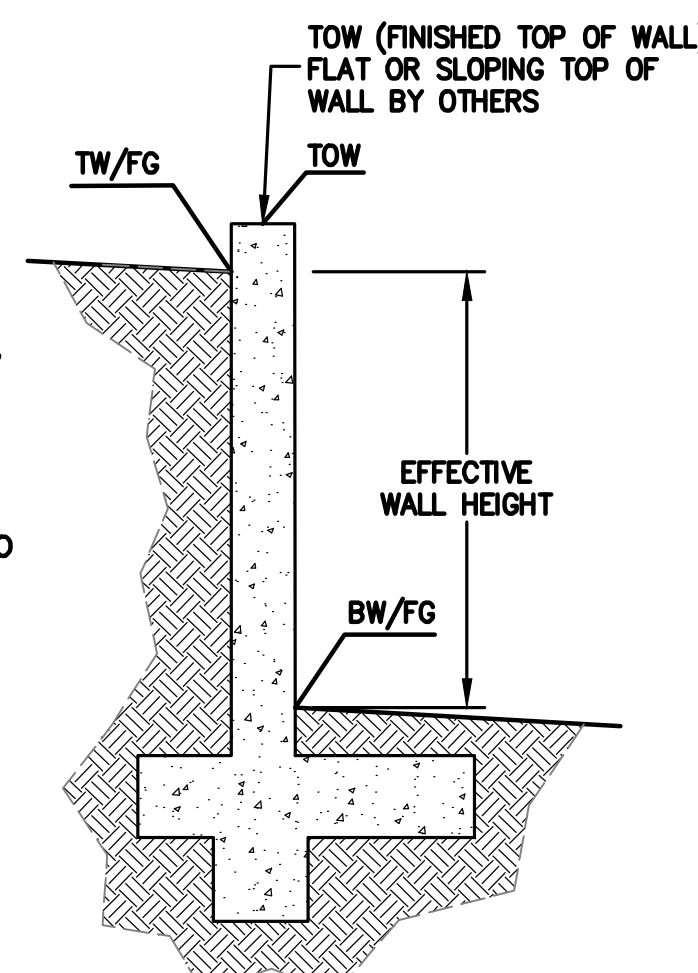
APN 078-190-190  
EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NO. FLNP-0062000769, DATED MAY 7, 2020.  
RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF LA HONDA CREEK EASEMENT FOR PUBLIC ROAD (23 DEEDS 251) - THE EXACT LOCATION OF THIS EASEMENT IS NOT OF RECORD.

### FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

### SCHEMATIC RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



SCHEMATIC RETAINING WALL PLEASE NOTE THE DETAIL ABOVE IS SCHEMATIC ONLY AND DOES NOT PERTAIN TO ANY SPECIFIC RETAINING WALL LOCATED ON-SITE.

**\* BUILDING PAD NOTE:**  
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

**NOTE:**  
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

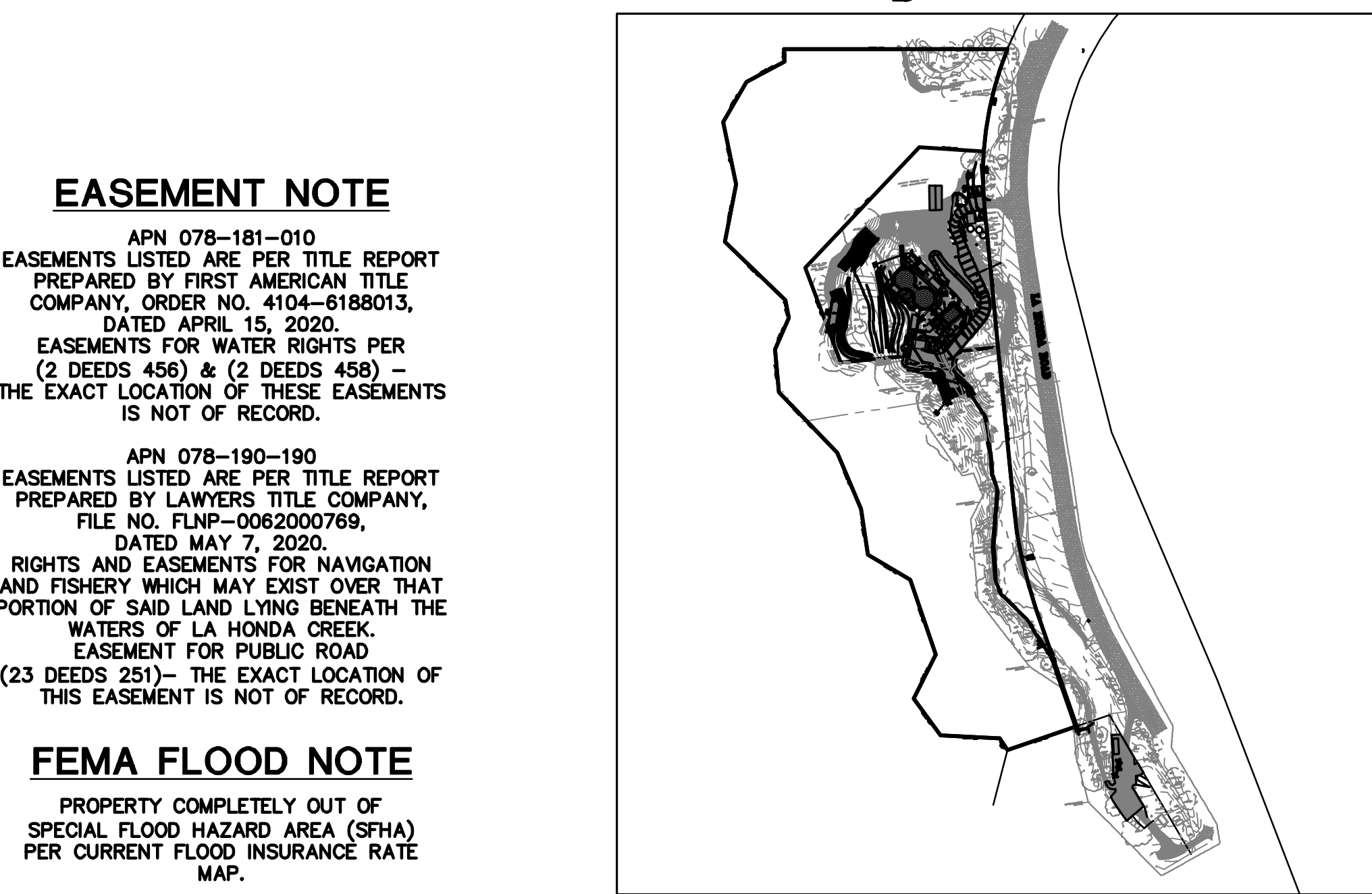


**NOTE:** SHOULD ANY OTHER PROPERTY WITHIN THE TOWN LIMITS OF WOODSIDE RECEIVE MORE THAN 100 C.Y. OF SOIL FROM THIS PROJECT THE CONTRACTOR SHALL IMMEDIATELY INFORM THE TOWN OF WOODSIDE IN WRITING.

### TRUCK HAUL ROUTE

FROM HIGHWAY 280:  
EXIT WOODSIDE ROAD FOR ATHERTON/REDWOOD CITY. TRAVEL SOUTHWEST ON WOODSIDE ROAD TOWARDS I-280. TRAVEL SOUTHWEST ON WOODSIDE ROAD AND MERGE TO THE RIGHT AT LA HONDA ROAD TOWARDS SKYLINE BOULEVARD. CONTINUE ON LA HONDA ROAD TO THE SITE LOCATION

FROM HIGHWAY 101:  
EXIT CA-84/WOODSIDE ROAD, TURN RIGHT AND TRAVEL SOUTHWEST ON WOODSIDE ROAD TOWARDS I-280. TRAVEL SOUTHWEST ON WOODSIDE ROAD AND MERGE TO THE RIGHT AT LA HONDA ROAD TOWARDS SKYLINE BOULEVARD. CONTINUE ON LA HONDA ROAD TO THE SITE LOCATION  
NOTE: HAULING ON WOODSIDE ROAD IS ONLY ALLOWED FROM 9 AM TO 2:30 PM.



### EASEMENT NOTE

APN 078-181-010  
EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4104-6188013, DATED APRIL 15, 2020.  
EASEMENTS FOR WATER RIGHTS PER (2 DEEDS 456) & (2 DEEDS 458) - THE EXACT LOCATION OF THESE EASEMENTS IS NOT OF RECORD.

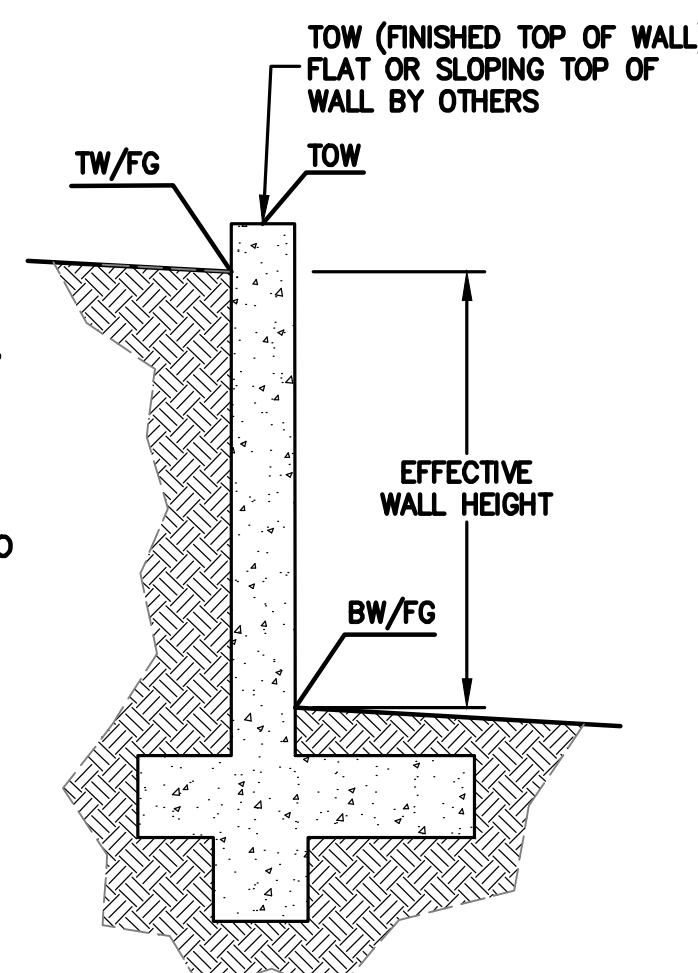
APN 078-190-190  
EASEMENTS LISTED ARE PER TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NO. FLNP-0062000769, DATED MAY 7, 2020.  
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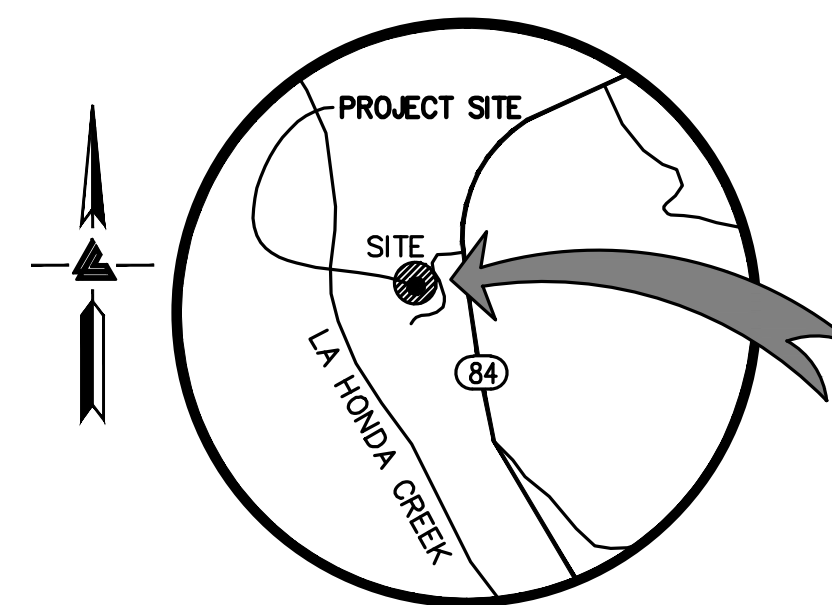
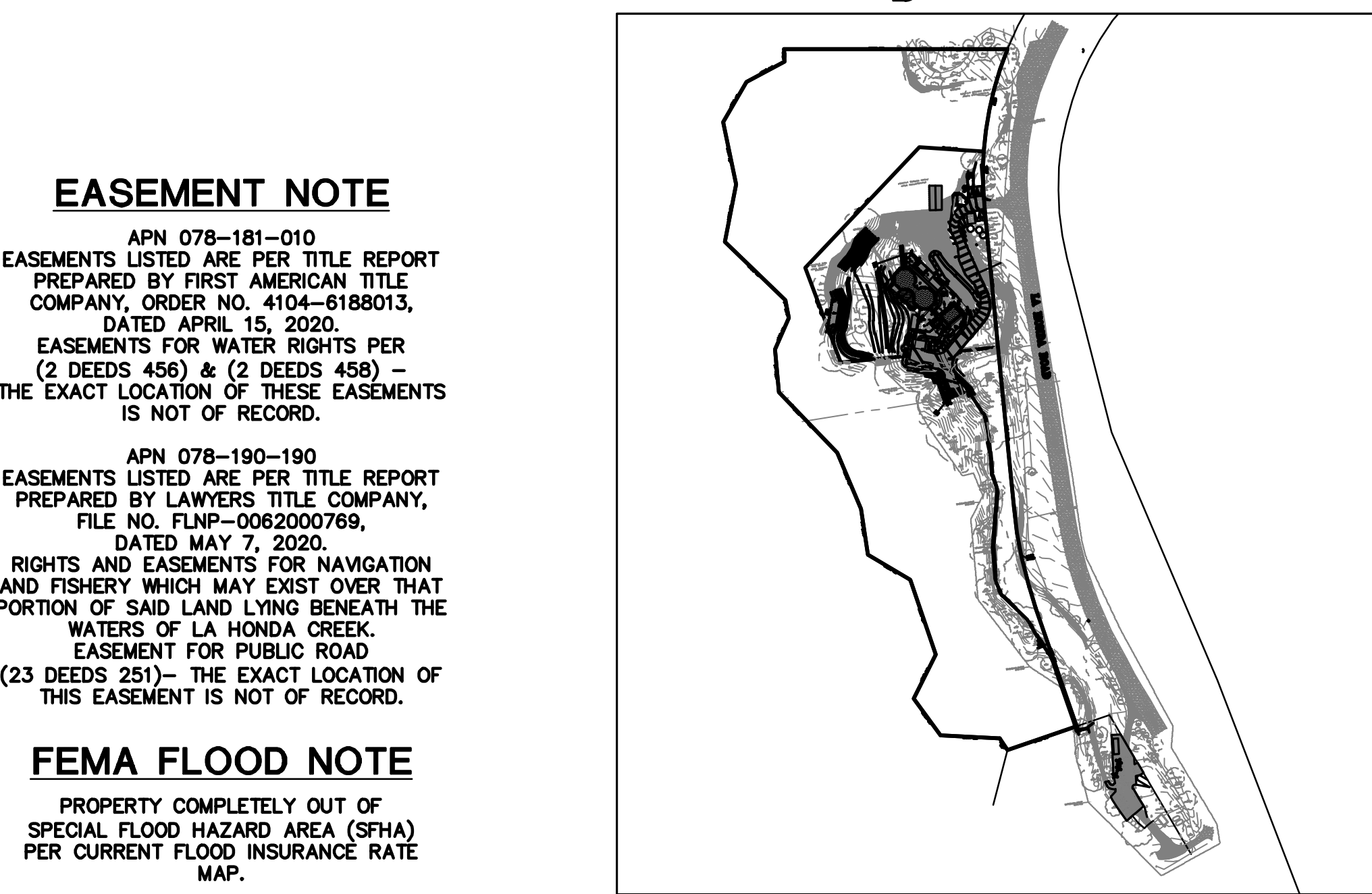


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### VICINITY MAP

NTS

### OWNER'S INFORMATION

OWNERS:  
C/O TONI CUPAL  
10707 LA HONDA ROAD  
WOODSIDE, CA

APN: 078-181-010, 078-190-190

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:  
1) TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED:

"TOPOGRAPHIC SURVEY"  
10707 LA HONDA ROAD  
WOODSIDE, CA  
DATED: 09-23-2020  
JOB#: 2200902 SU

2) GEOTECHNICAL INVESTIGATION BY GOEFORENSICS, INC. ENTITLED:

"GEOTECHNICAL INVESTIGATION"  
10707 LA HONDA ROAD  
WOODSIDE, CA  
JOB#: 2020116  
DATED: 08-19-2020

3) SITE PLANS BY KELLOND ARCHITECTS ENTITLED:

"HEALING CULTURES"  
10707 LA HONDA ROAD  
WOODSIDE, CA

4) LANDSCAPE PLANS BY BH LANDSCAPE ARCHITECTURE, ENTITLED:

"HEALING CULTURES"  
10707 LA HONDA ROAD  
WOODSIDE, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

### INSPECTIONS REQUIRED

THE TOWN OF WOODSIDE REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY LEA & BRAZE ENGINEERING, INC. OCCURS.

POINT OF CONTACT:  
JIM TOBY  
LEA & BRAZE ENGINEERING, INC.  
(510)887-4086 jtoby@leabraze.com

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C-1.1	OVERALL SITE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-2.2	GRADING & DRAINAGE PLAN
C-2.3	GRADING & DRAINAGE PLAN
C-2.4	GRADING & DRAINAGE PLAN
C-2.5	GRADING & DRAINAGE PLAN
C-2.6	GRADING & DRAINAGE PLAN
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C-2.8	GRADING & DRAINAGE PLAN
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C-3.1	UTILITY PLAN
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C-4.0	DRIVEWAY PROFILE
C-4.1	DETAILS
C-4.2	DETAILS
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F-1.0	FIRE EXHIBIT
ER-1	EROSION CONTROL PLAN
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LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS • LAND SURVEYORS  
REGIONAL OFFICES:  
WOODSIDE, CALIFORNIA 94065  
SAN JOSE  
(510) 887-4086  
WWW.LEABRAZE.COM

HEALING CULTURES  
10707 LA HONDA ROAD  
WOODSIDE, CALIFORNIA

APN: 078-181-010  
078-190-190

SAN MATEO COUNTY

TITLE SHEET

REVISIONS	BY

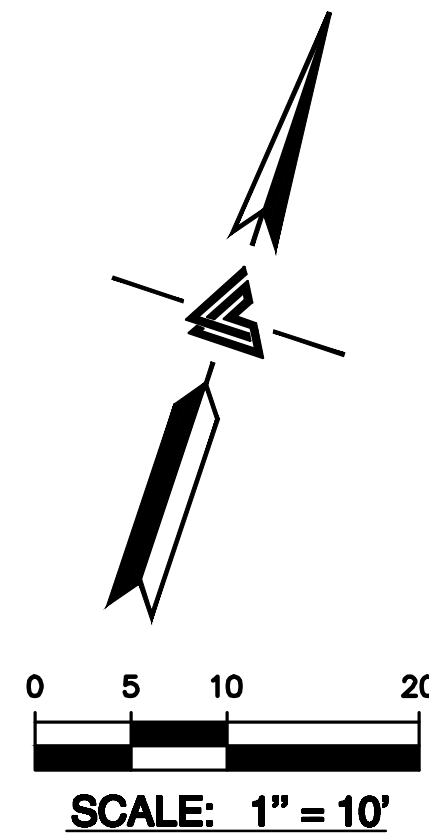
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DESIGN BY: AS/GM  
CHECKED BY: RC/JA  
SHEET NO:

**C-1.0**



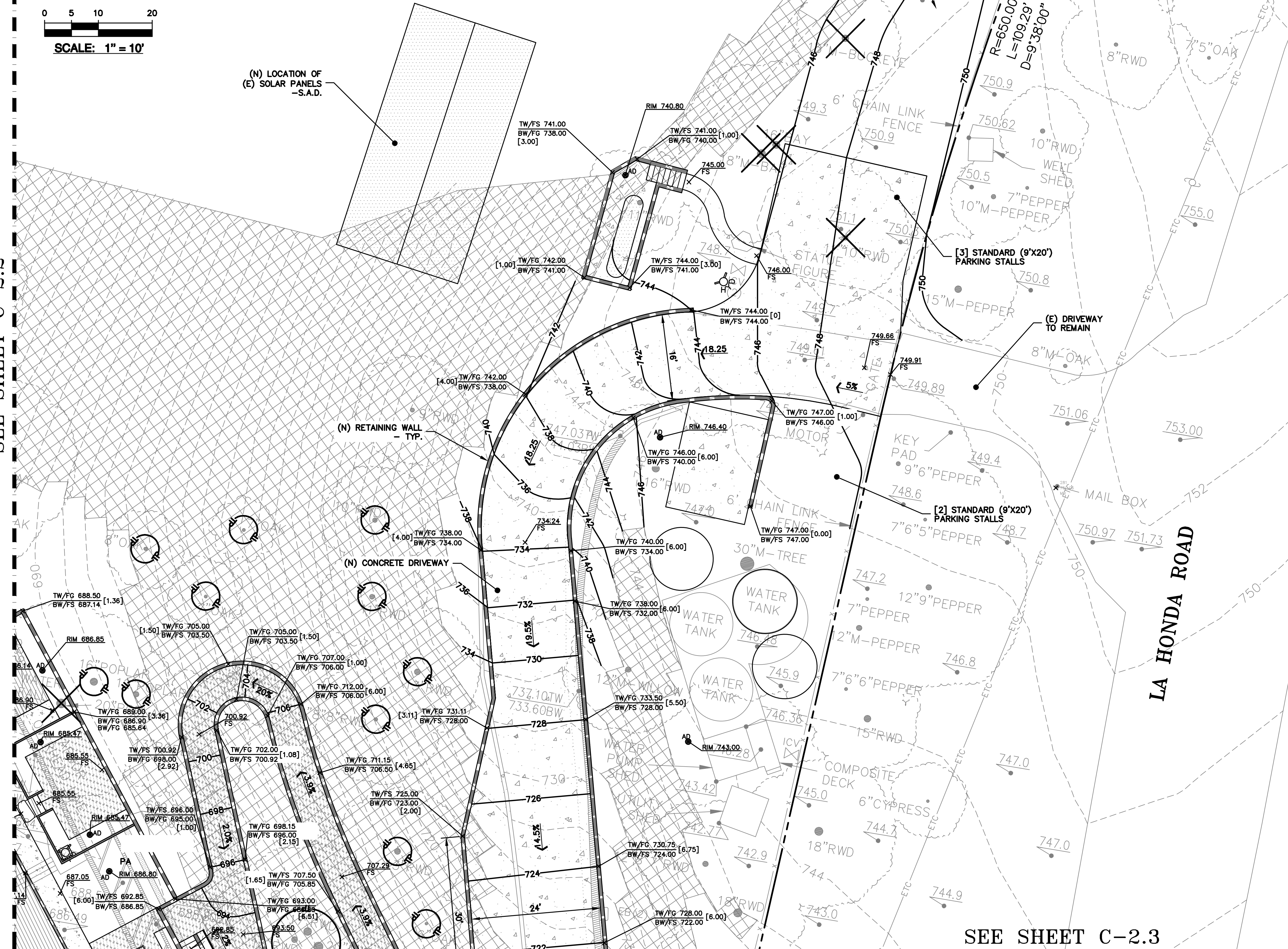
SEE SHEET C-2.2

SEE SHEET C-2.3



- FLATWORK** KEYNOTES  $\diamond 1$  TO  $\diamond 7$
- $\diamond 1$  FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
  - $\diamond 2$  PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
  - $\diamond 3$  GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL X ON SHEET C-X.
  - $\diamond 4$  (N) CONCRETE DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.
  - $\diamond 5$  (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0.
  - $\diamond 6$  (N) WOODEN DECK. DESIGN BY OTHERS.
  - $\diamond 7$  (N) GRAVEL PATHS. SEE DETAIL 3 ON SHEET C-4.0.

- DEMOLITION** KEYNOTES  $\diamond 41$  TO  $\diamond 43$
- $\diamond 41$  DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
  - $\diamond 42$  REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
  - $\diamond 43$  PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 REGIONAL OFFICES:  
 MAIN OFFICE: 10250 RIVER WEST DRIVE, SUITE 100, DANFORTH, CALIFORNIA 94645  
 SAN JOSE OFFICE: 10150 SANDHILL AVENUE, SUITE 100, SAN JOSE, CALIFORNIA 95131  
 (510) 887-4086  
 WWW.LEABRAZE.COM

**HEALING CULTURES**  
**10707 LA HONDA ROAD**  
**WOODSIDE, CALIFORNIA**  
 APN: 078-181-010  
 078-190-190

**GRADING & DRAINAGE PLAN**



**NOTE:**  
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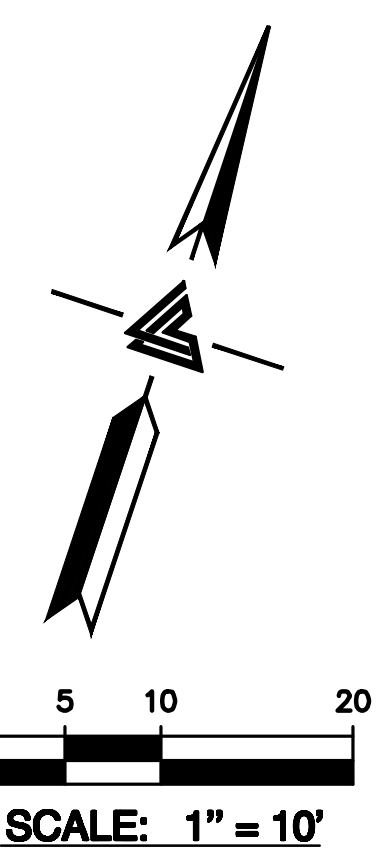
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SCALE:	AS NOTED
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SHEET NO:	C-2.1



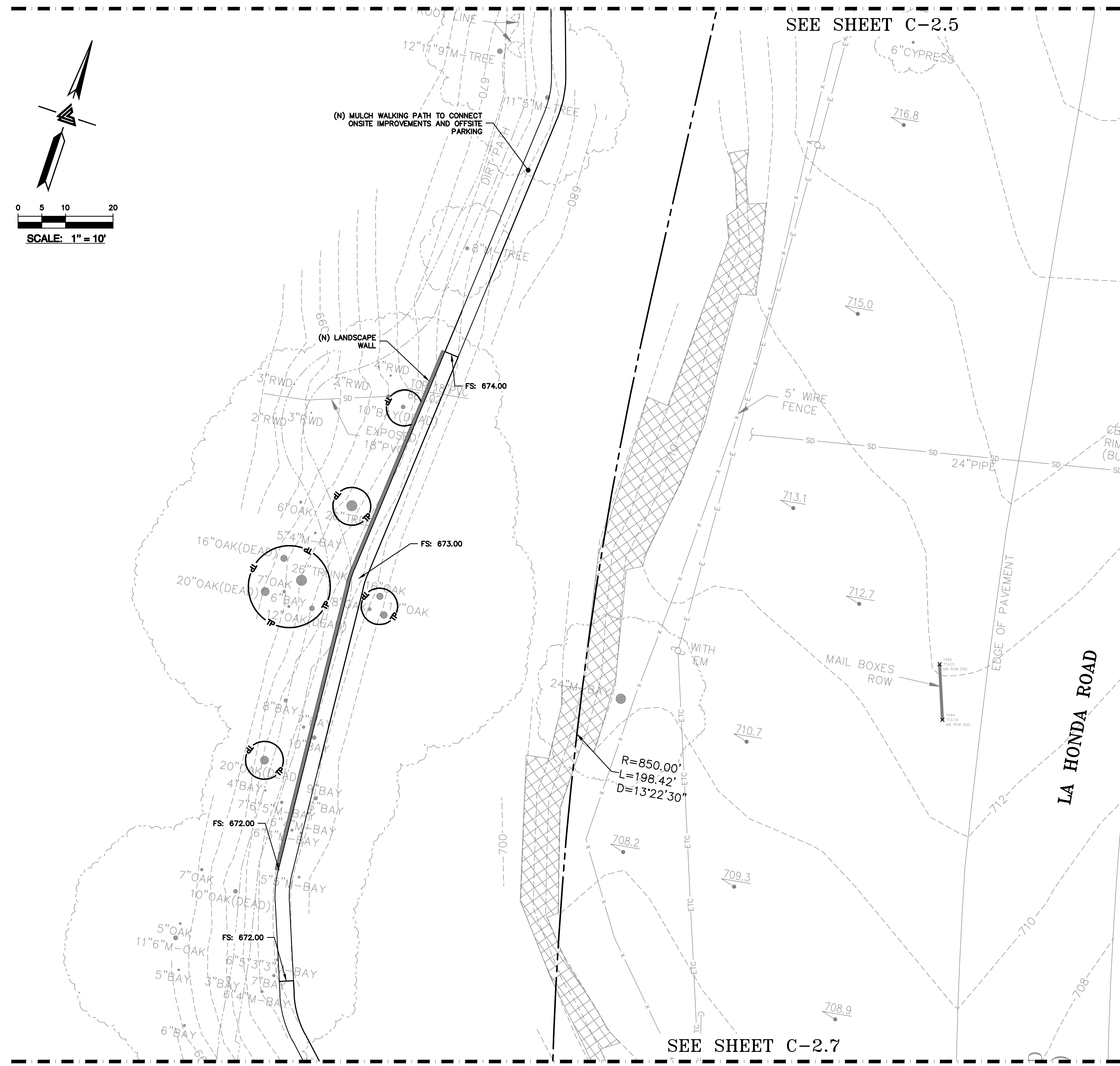








SEE SHEET C-2.5



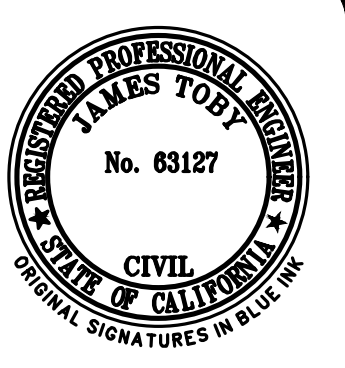
SEE SHEET C-2.7

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  - 3 (N) CONCRETE DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.
  - 4 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0.
  - 5 (N) WOODEN DECK. DESIGN BY OTHERS.
  - 6 (N) GRAVEL PATHS. SEE DETAIL 3 ON SHEET C-4.0.

- DEMOLITION** KEYNOTES 41 TO 43  
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- 41 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
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**WOODSIDE, CALIFORNIA**  
 APN: 078-181-010  
 078-190-190

**GRADING &  
 DRAINAGE PLAN**


REVISIONS	BY

JOB NO: 2200903  
 DATE: 07-15-25  
 SCALE: AS NOTED  
 DESIGN BY: AS/GM  
 CHECKED BY: RC/ZA  
 SHEET NO:  
**C-2.6**  
 8 OF 31 SHEETS

SEE SHEET C-2.6

LA HONDA ROAD  
(WIDTH VARIES)

SEE SHEET C-2.8

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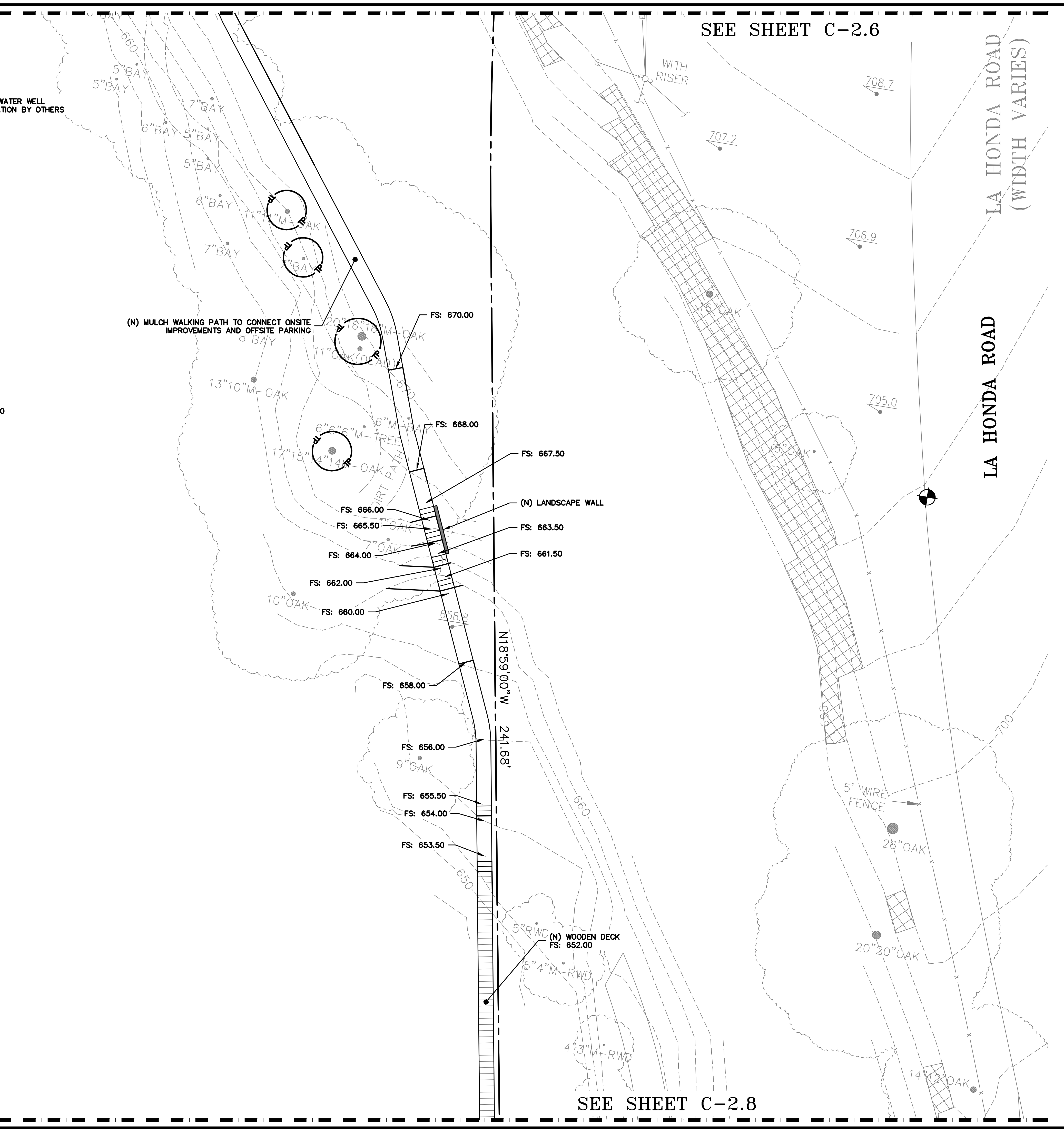
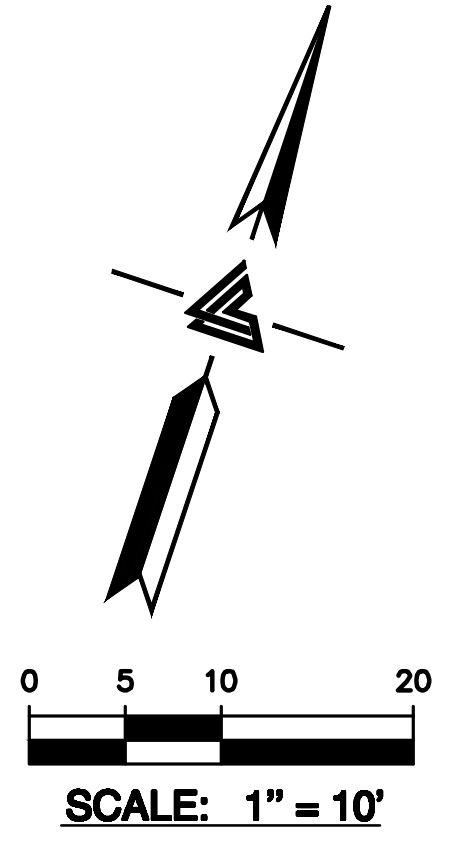
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**10707 LA HONDA ROAD**  
**WOODSIDE, CALIFORNIA**

SAN MATEO COUNTY APN: 078-181-010  
078-190-190

**GRADING & DRAINAGE PLAN**

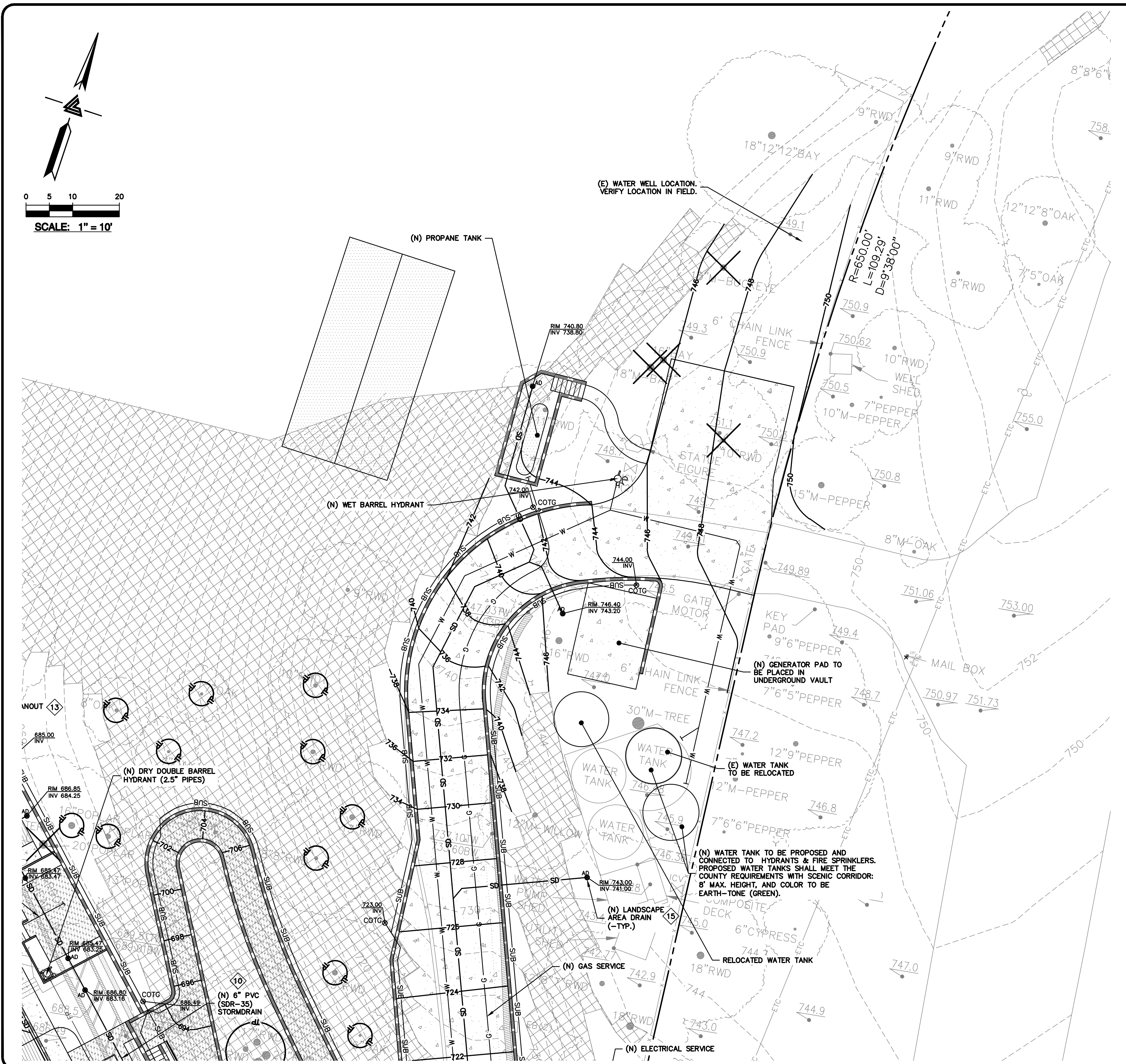
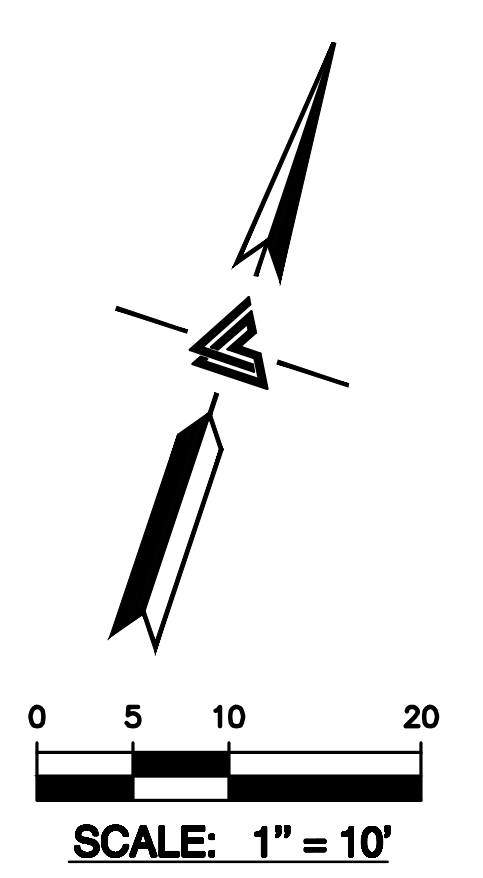
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SHEET NO:	

NOTE:  
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SCHEDULING OR QUOTATIONS  
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AT LEA & BRAZE ENGINEERING  
(510)887-4086 EXT 116.  
aabaya@leabraz.com









- STORM DRAIN** KEYNOTES 10 TO 22
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
- 11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 4 ON SHEET C-4.0.
- 12 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 5A ON SHEET C-4.0.
- 13 INSTALL (N) ON-SITE CLEANOUT. SEE DETAIL 6 ON SHEET 4.0.
- 14 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 903 PB). SEE DETAIL 8 ON C-4.0.
- 15 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 7 ON C-4.0.
- 16 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 1 ON SHEET C-4.1.
- 17 INSTALL (N) "CHRISTY V-12" JUNCTION BOX W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN. SEE DETAIL 2 ON SHEET C-4.1.
- 18 INSTALL (N) DETENTION SYSTEM. SEE DETAIL 5 ON SHEET C-4.1.
- 19 INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 6 ON SHEET C-4.1.
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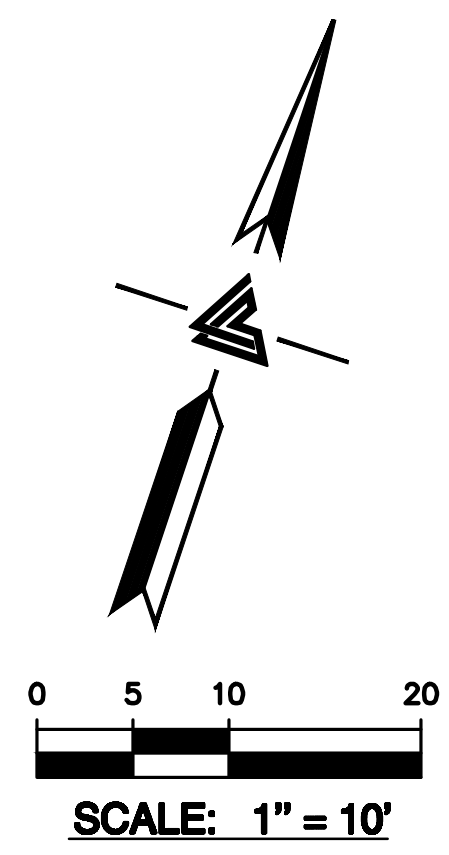
HEALING CULTURES  
 10707 LA HONDA ROAD  
 WOODSIDE, CALIFORNIA  
 APN: 078-181-010  
 078-190-190  
 SAN MATEO COUNTY

**UTILITY PLAN**

REVISIONS	BY

JOB NO: 2200903  
 DATE: 07-15-25  
 SCALE: AS NOTED  
 DESIGN BY: AS/GM  
 CHECKED BY: RC/ZJ  
 SHEET NO:

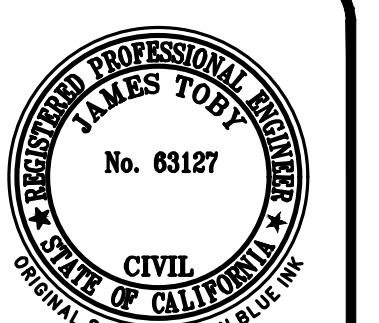
**C-3.1**  
12 OF 31 SHEETS



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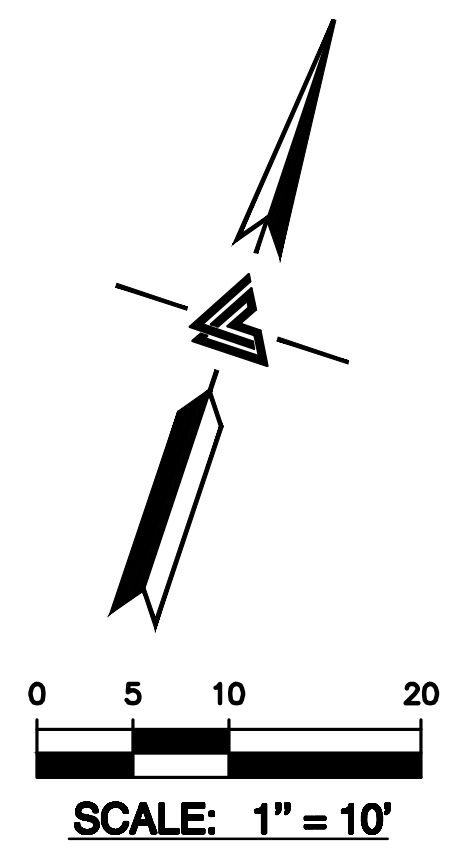
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JOB NO: 2200903  
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**C-3.2**  
 13 OF 31 SHEETS





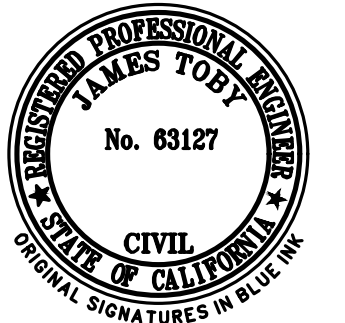




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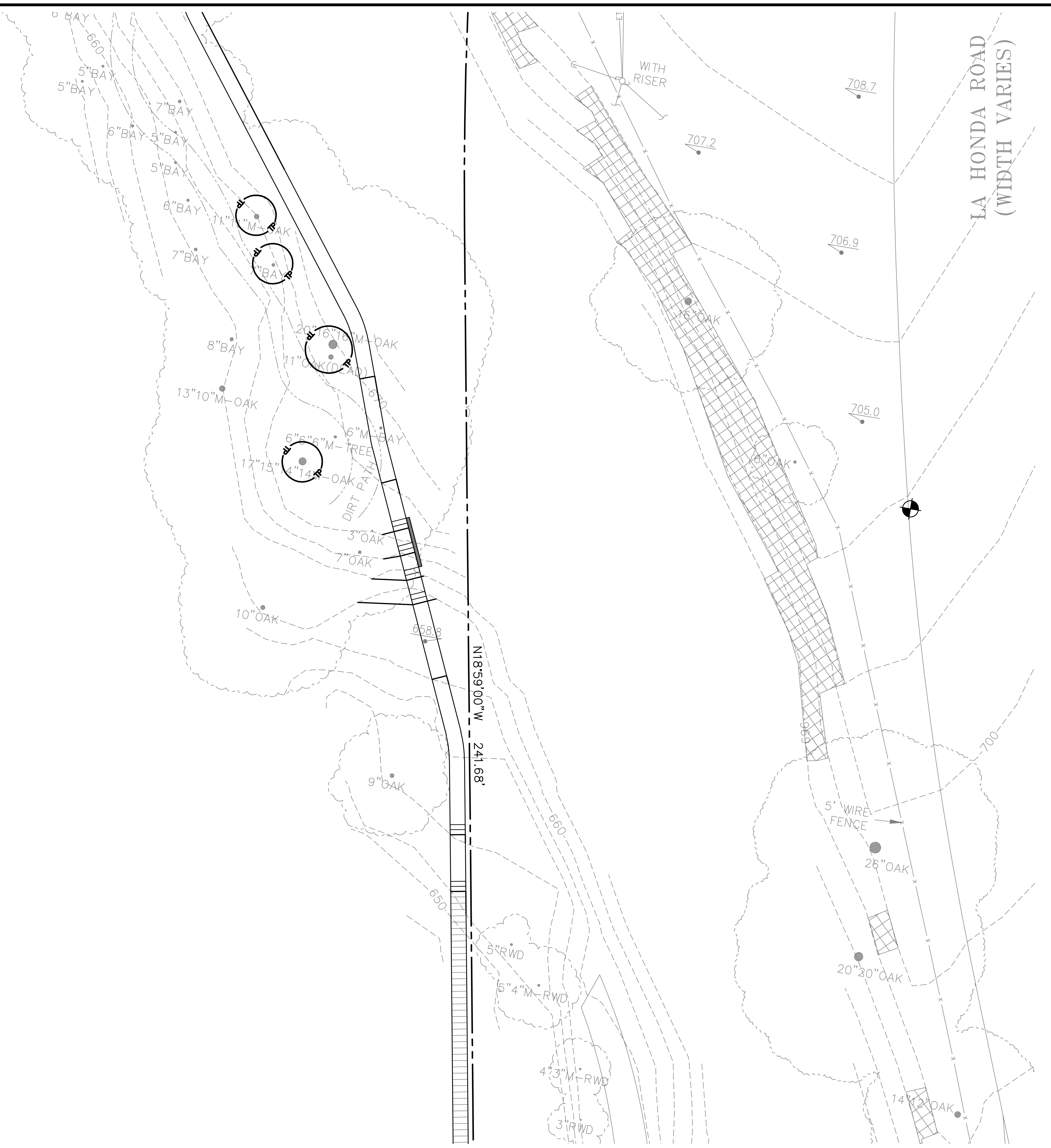
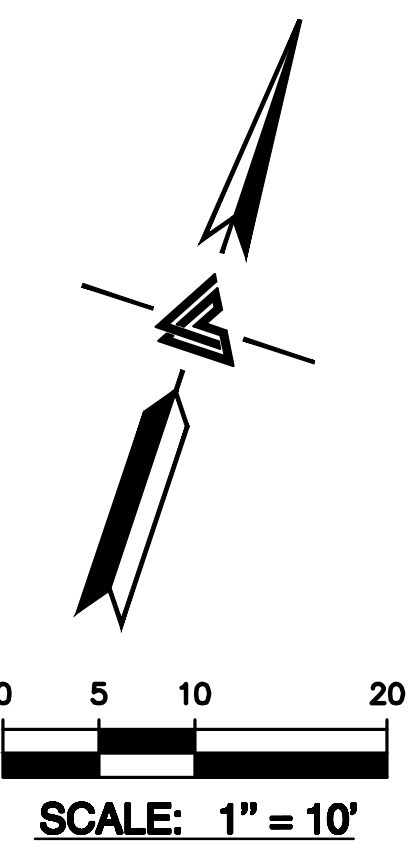


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**10707 LA HONDA ROAD**  
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**UTILITY PLAN**

REVISIONS	BY
JOB NO:	2200903
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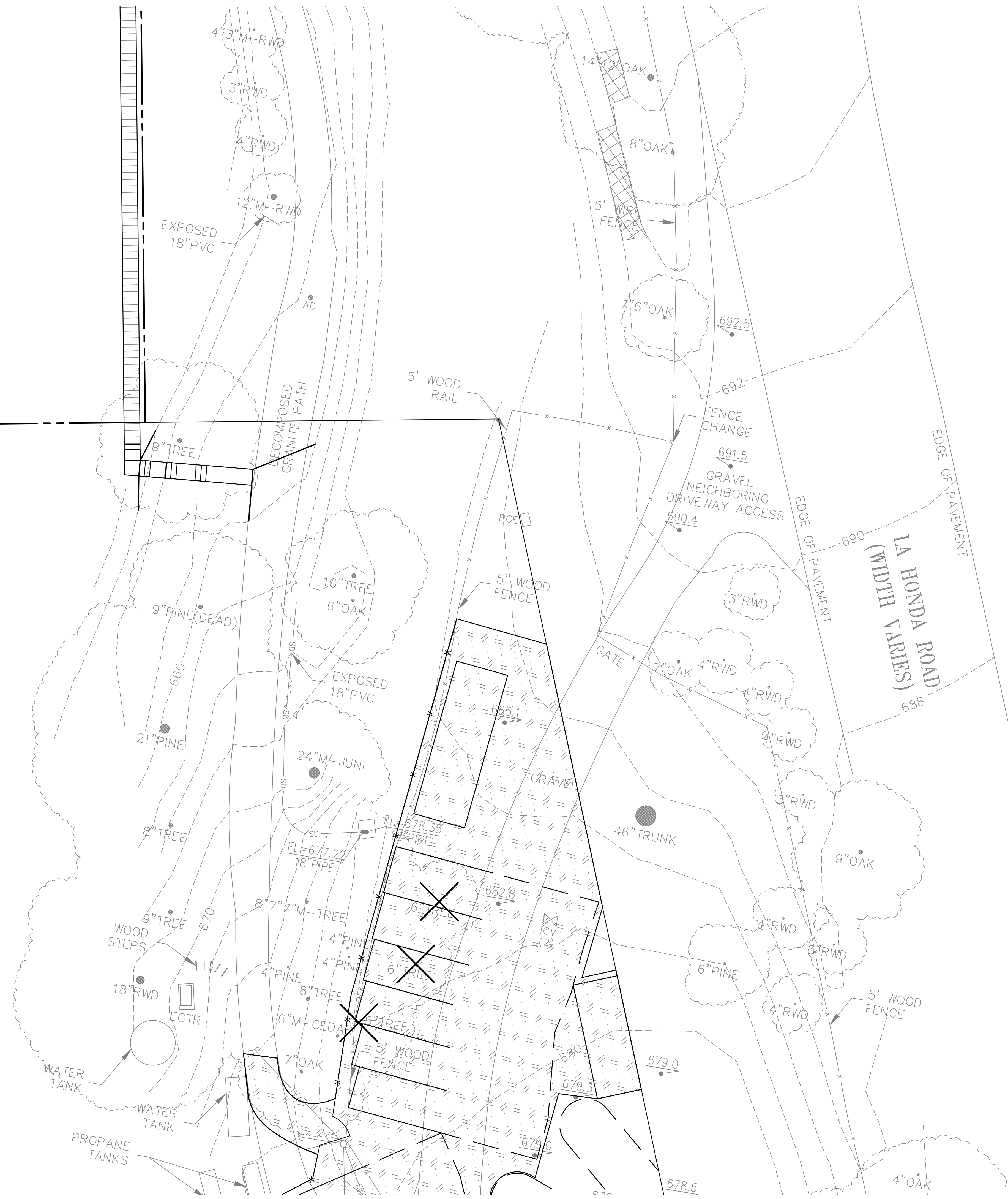
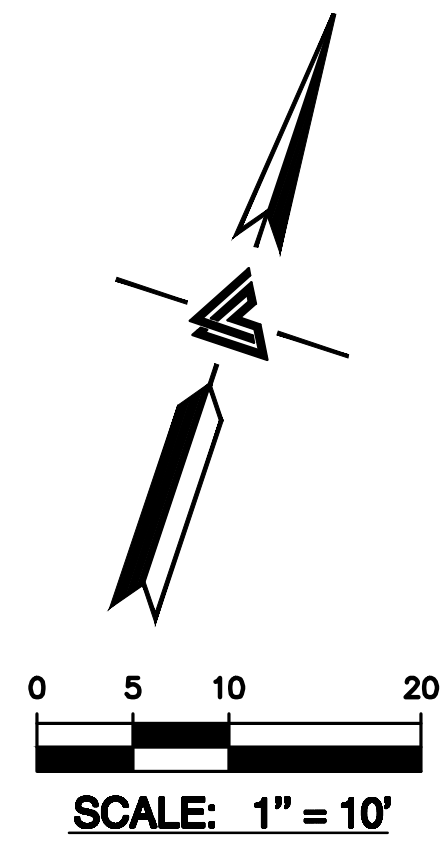


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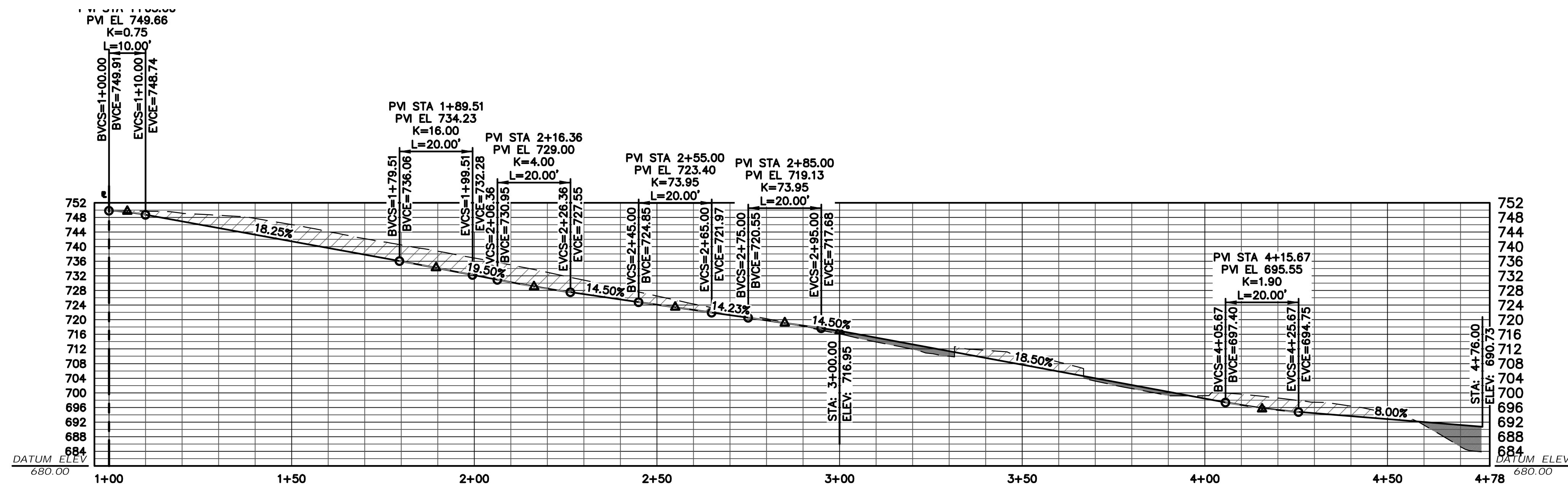
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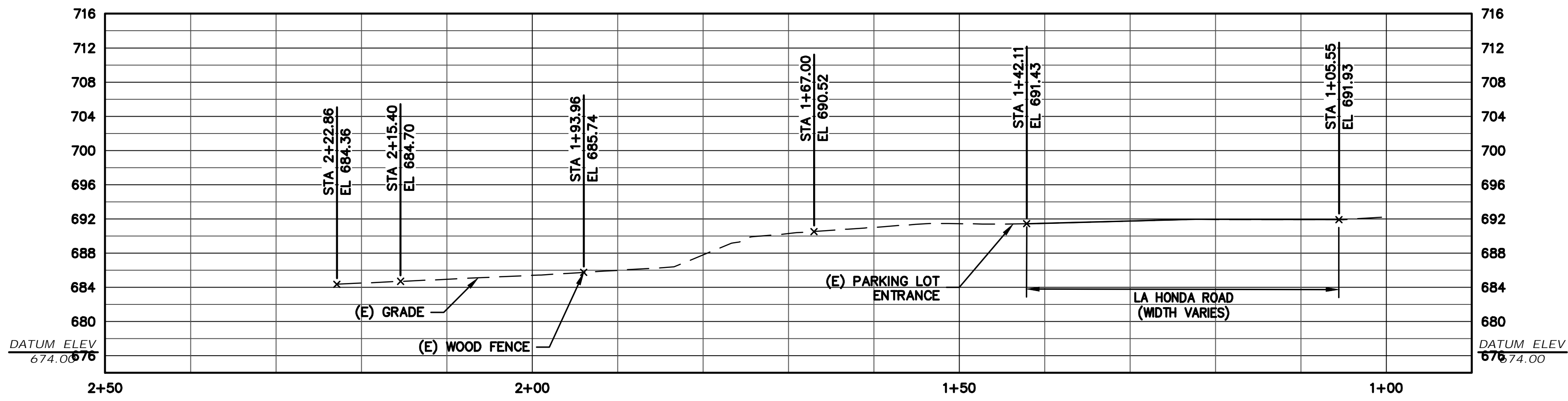
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19 OF 31 SHEETS	



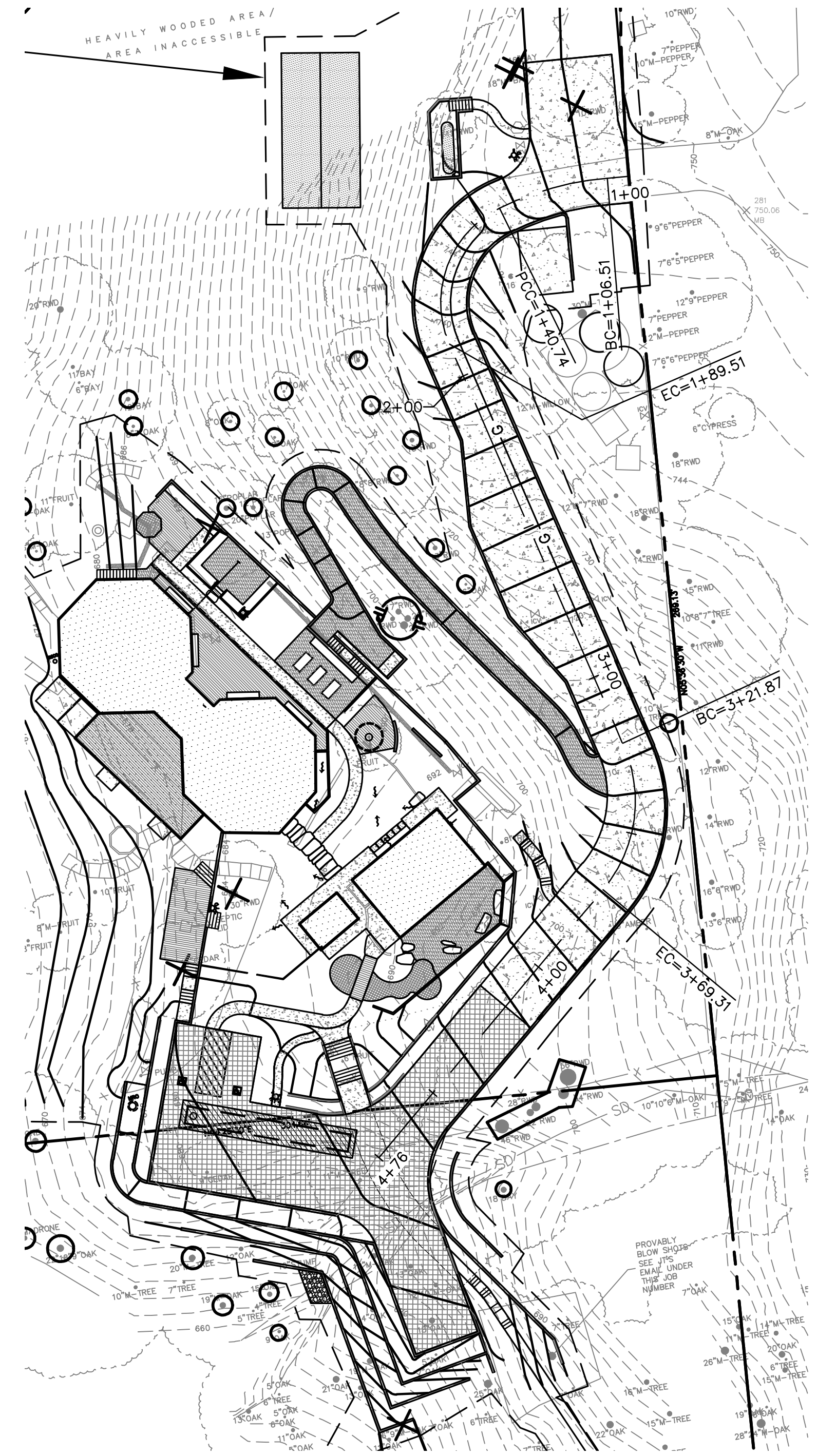


**PV DRIVEWAY CL 1 PROFILE**  
SCALE: 1" = 20' HORIZ & VERT

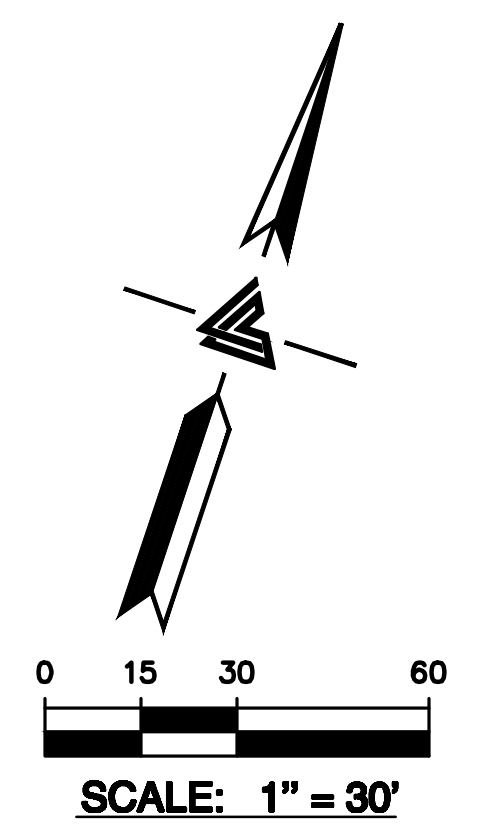
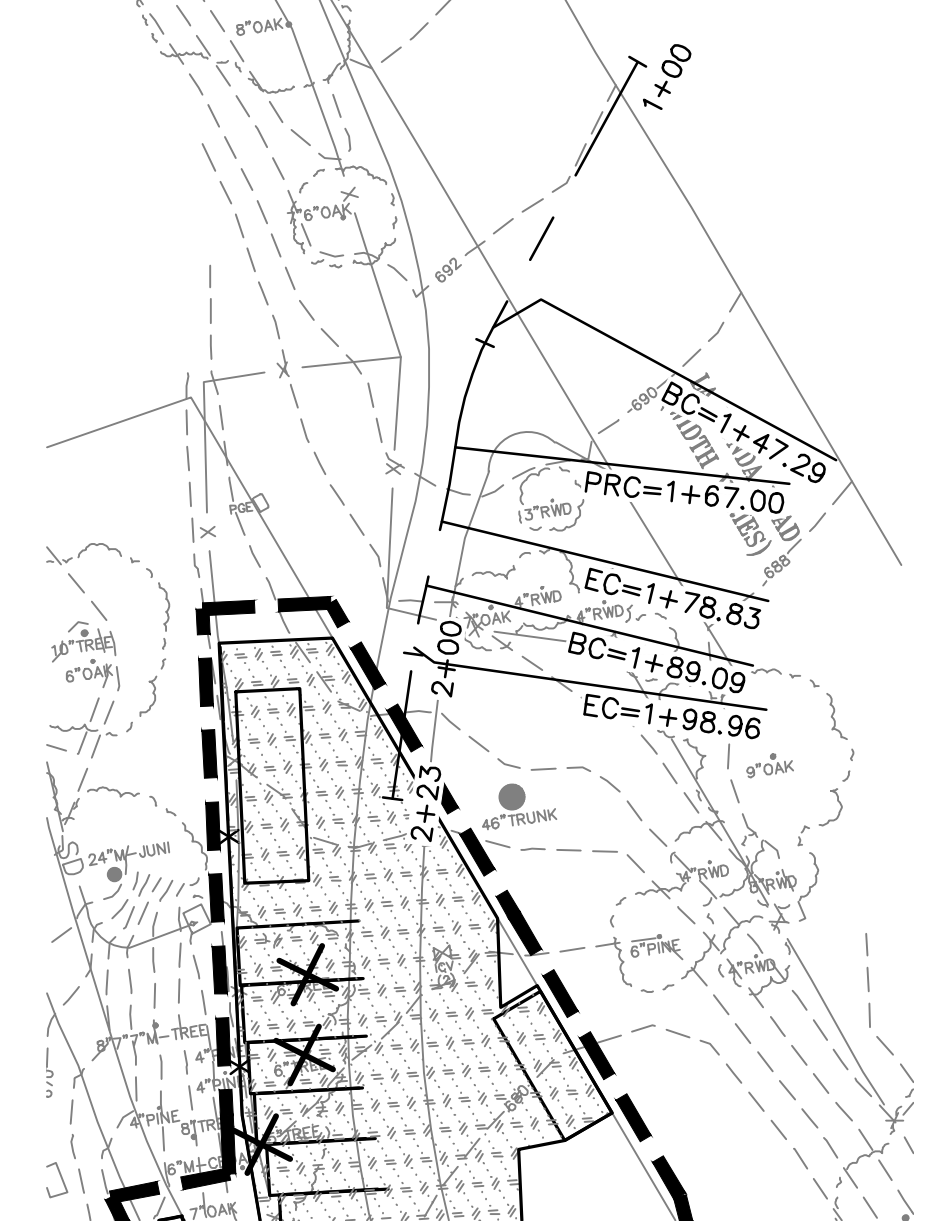


**SECONDARY DRIVEWAY PROFILE**  
SCALE: 1" = 10' HORIZ & VERT

**DRIVEWAY PROFILE CENTERLINE REFERENCE MAP**



**SECONDARY DRIVEWAY PROFILE CENTERLINE MAP**



**LEA & BRAZE ENGINEERING, INC.**  
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10707 LA HONDA ROAD  
WOODSIDE, CALIFORNIA  
SAN MATEO COUNTY APN: 078-181-010  
078-190-190

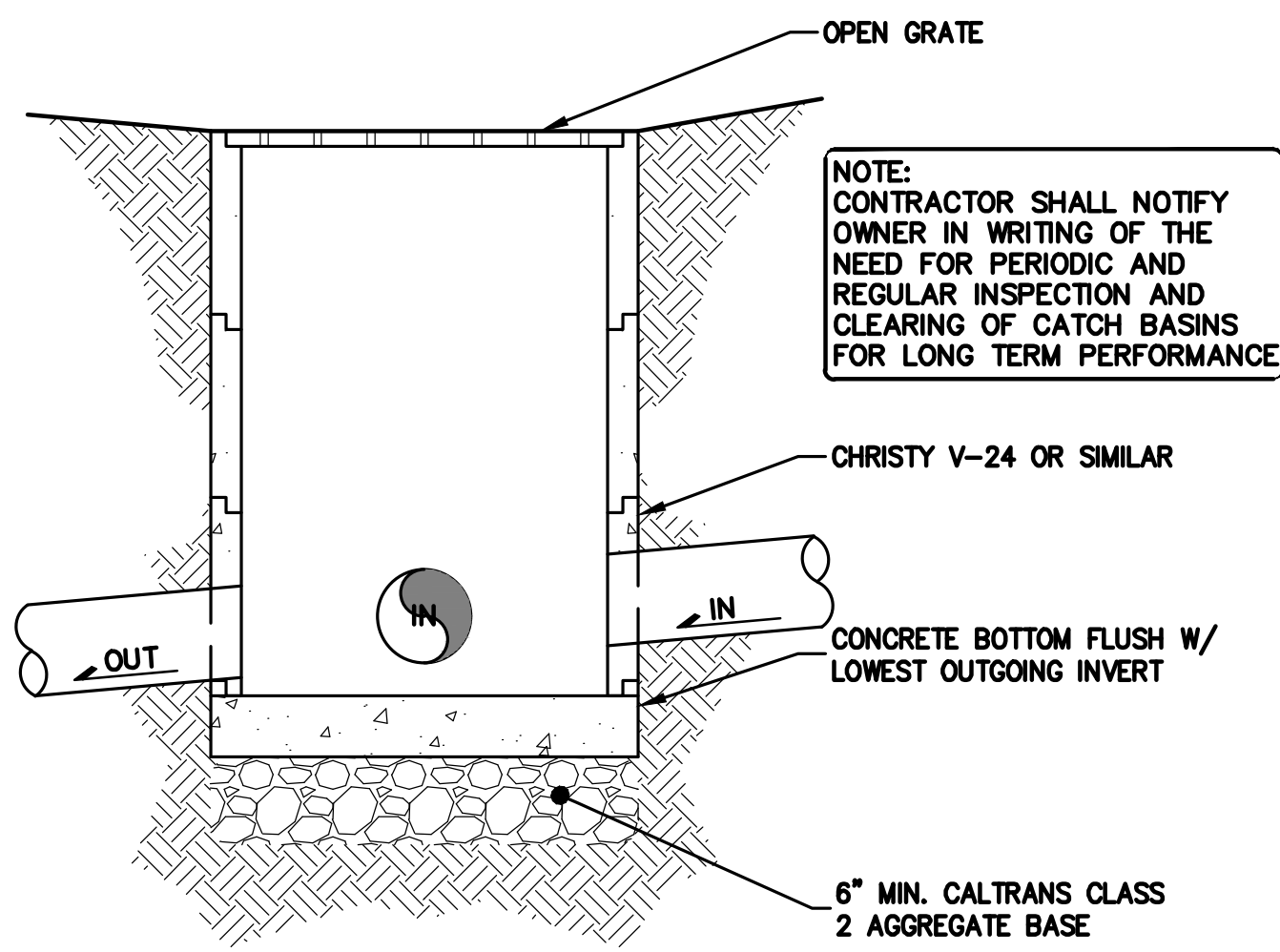
**DRIVEWAY PROFILE**

REVISIONS	BY

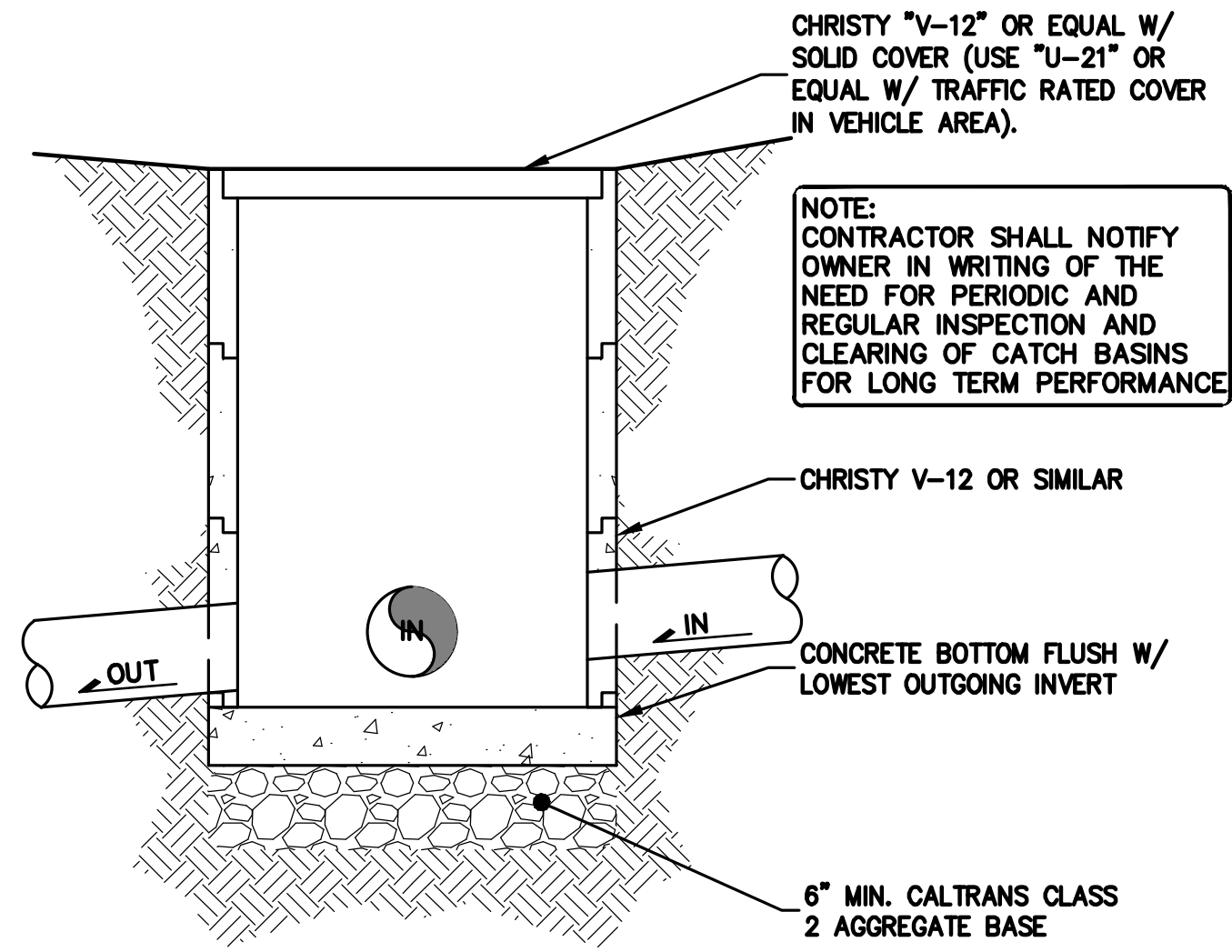
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DATE: 07-15-25  
SCALE: AS NOTED  
DESIGN BY: AS/GM  
CHECKED BY: RC/ZA  
SHEET NO:

**C-4.0**  
21 OF 31 SHEETS

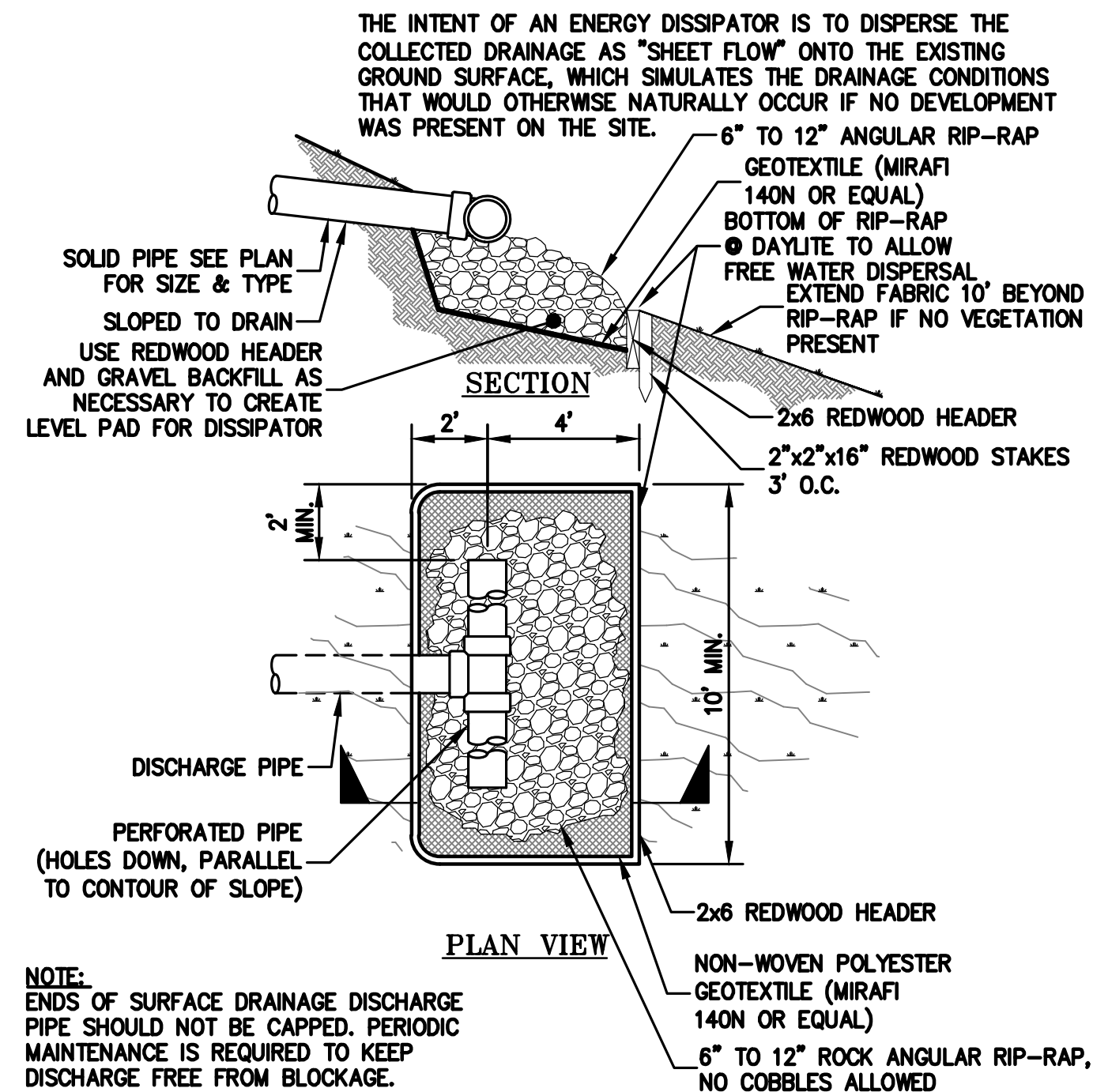




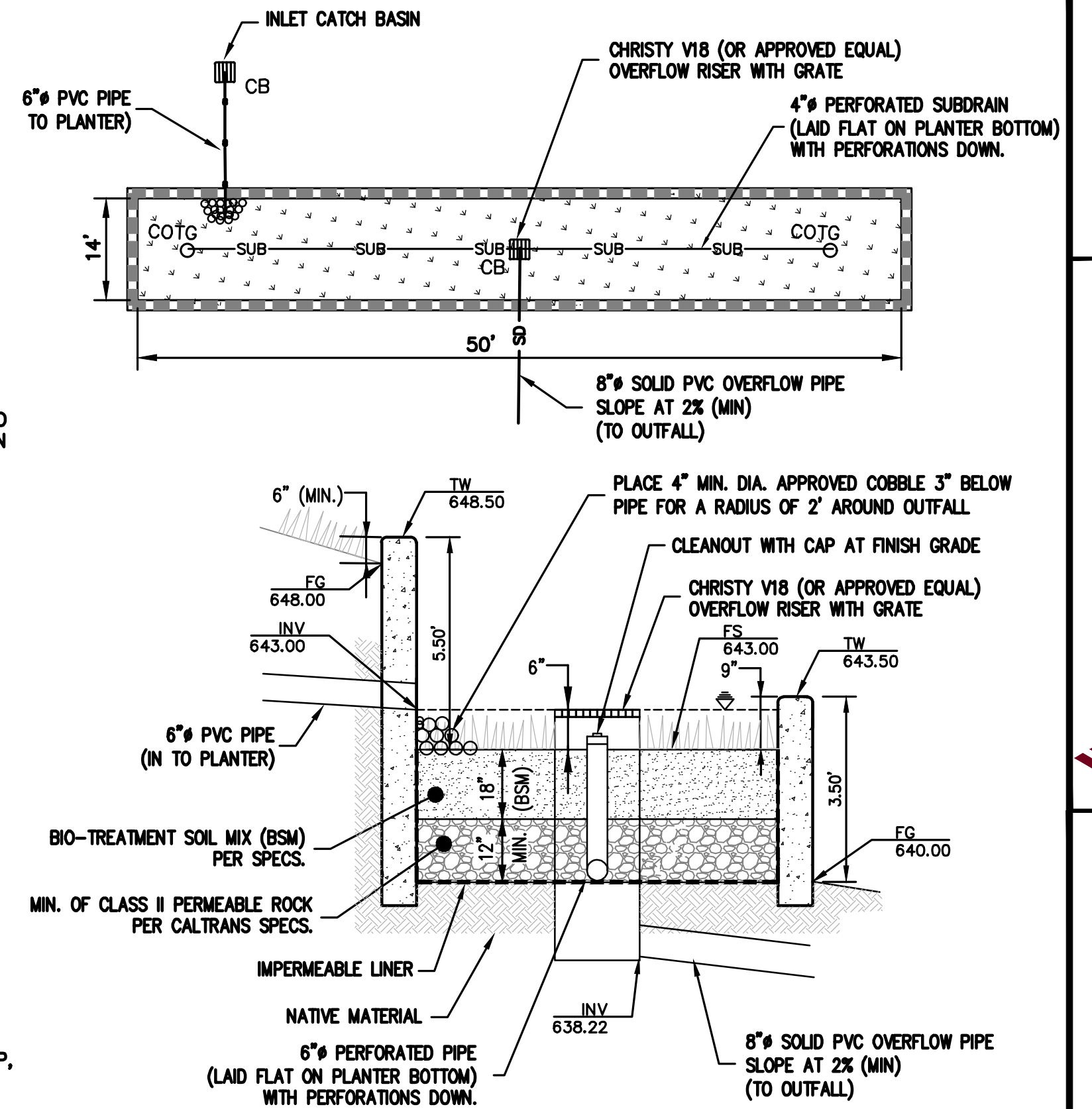
1 **CATCH BASIN**  
C-4.1 NTS



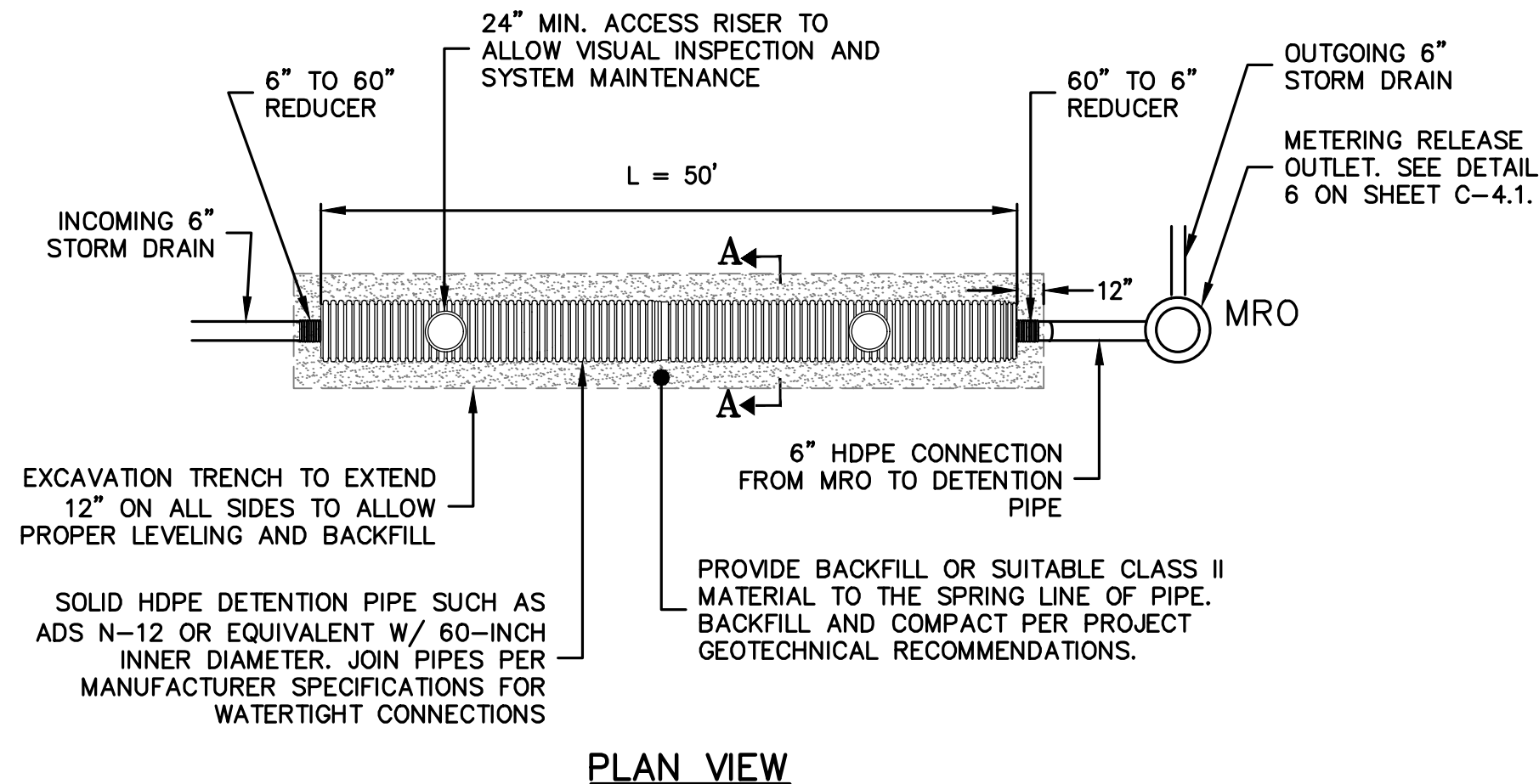
2 **JUNCTION BOX**  
C-4.1 NTS



3 **ENERGY DISSIPATOR DISCHARGE**  
C-4.1 NTS

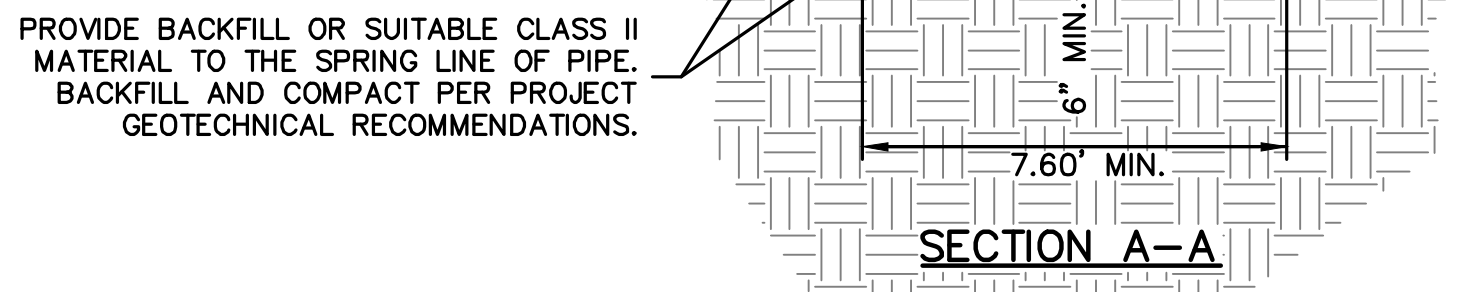


4 **BIO-RETENTION DETAIL**  
C-4.1 NTS

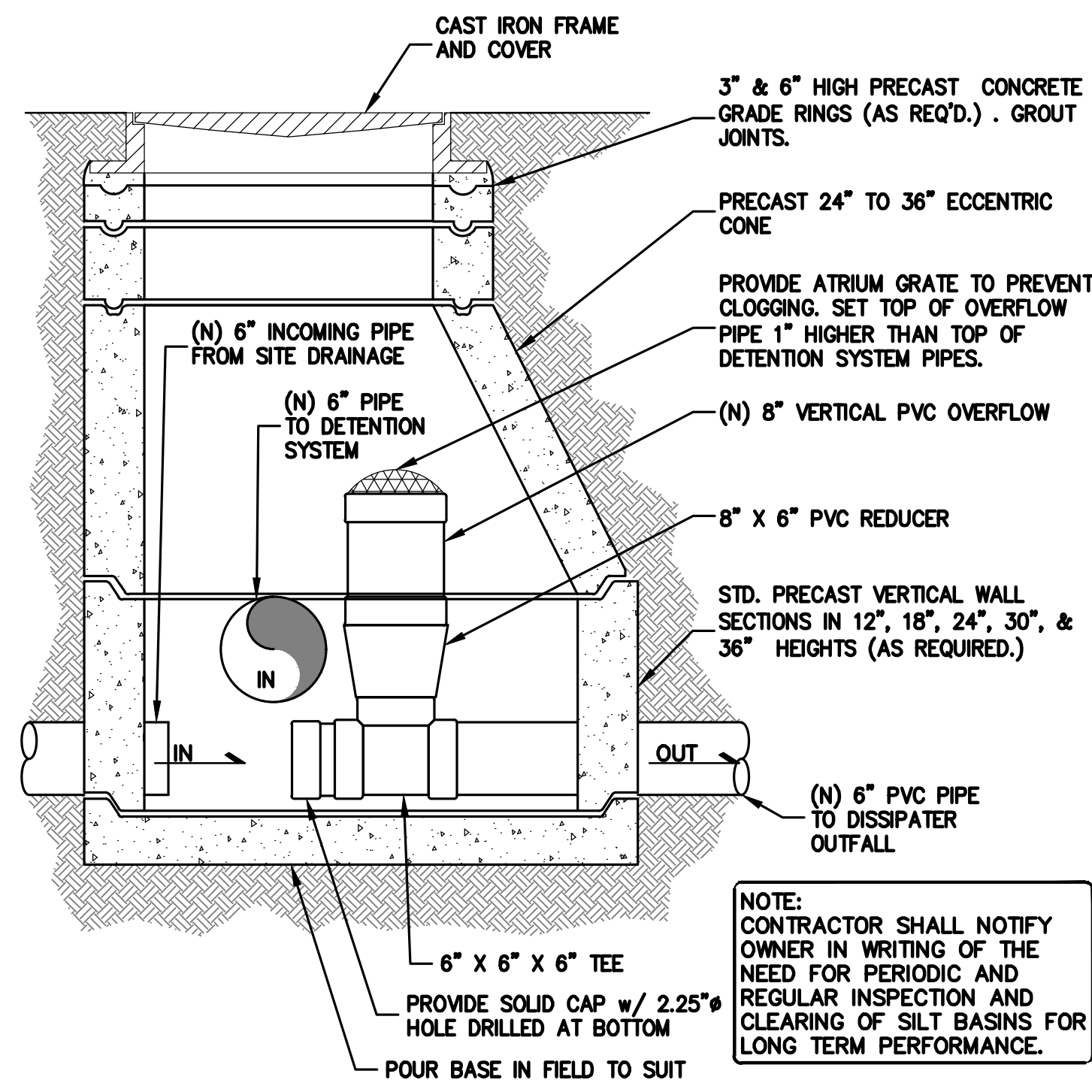


STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	MIN. SIDE COVER
60" (1500 MM)	67" (1702 MM)	12" (292 MM)

- NOTES:
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
  - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
  - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
  - FILTER FABRIC:** A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
  - FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

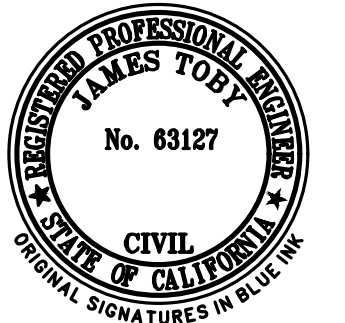


- BEDDING:** SUITABLE MATERIAL SHALL BE SAND OR CLASS II\*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 8" (150mm) FOR 30"-60" (750mm-900mm) COMPACTED TO 90% SPD.
- INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE SAND OR CLASS II\*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER:** MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 24" FROM TOP OF PIPE TO GROUND SURFACE. COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
- CONNECTIONS:** ALL CONNECTIONS FOR EACH SEGMENT SHALL BE WATER TIGHT. \* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.



6 **METERED RELEASE OUTLET**  
C-4.1 NTS

5 **DETENTION SYSTEM DETAIL**  
C-4.1 NTS



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SAN MATEO COUNTY  
APN: 078-181-010  
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**DETAILS**

REVISIONS	BY

JOB NO: 2200903  
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CHECKED BY: RC/JA  
SHEET NO:

## GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

### WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

### SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

## STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- 3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- 4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- 5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- 6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- 7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- 8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- 9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- 10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

### SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

## GRADING & DRAINAGE NOTES:

### 1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTATION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

### 2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY GEOFORENSICS, INC.; AND THE TOWN OF WOODSIDE.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOILS ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOILS ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

### 3. CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
  - (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
  - (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
  - (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

### 4. SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RITS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCD OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

### 5. EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

### 6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

#### A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

#### B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE OPERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACTION THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

### 7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL), DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERLAPPED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL, SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

### 8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

### 9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

### 10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

### 11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

### 12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

### 13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER LETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

### 14. EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
  - FIBER, 2000 LBS/ACRE
  - SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
  - FERTILIZER (11-8-4), 500 LBS/ACRE
  - WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING, OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

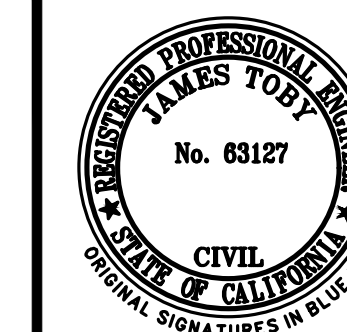
O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

### 15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

**NOTE:**  
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



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HEALING CULTURES  
10707 LA HONDA ROAD  
WOODSIDE, CALIFORNIA  
APN: 078-181-010  
078-190-190  
SAN MATEO COUNTY

GRADING  
SPECIFICATIONS


REVISIONS	BY

JOB NO: 2200903  
DATE: 07-15-25  
SCALE: NO SCALE  
DESIGN BY: AS/GM  
CHECKED BY: RC/JA  
SHEET NO:



**PURPOSE:**

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

**EROSION CONTROL NOTES:**

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT ADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

**EROSION CONTROL NOTES CONTINUED:**

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

**EROSION CONTROL MEASURES:**

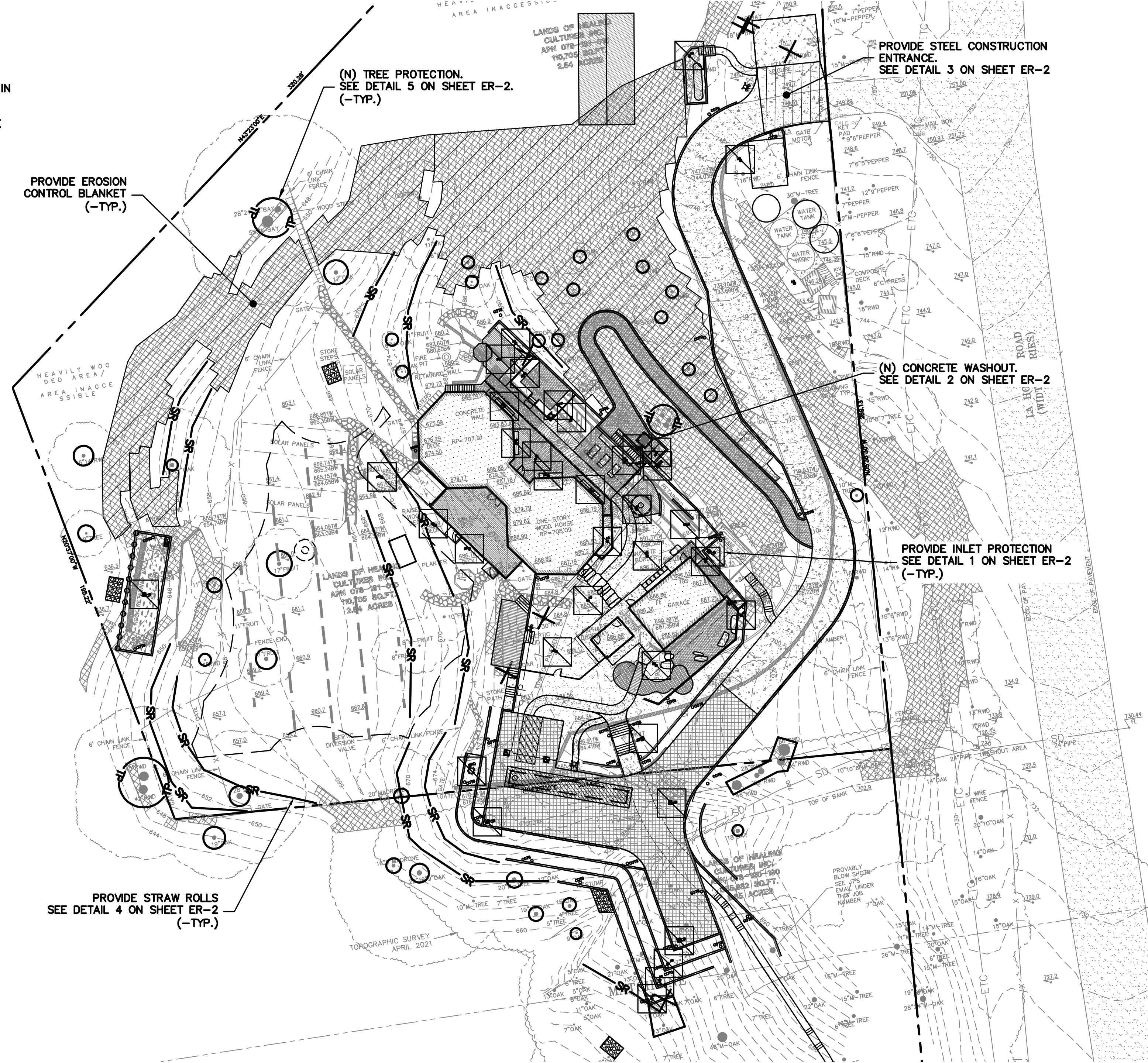
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED, IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND EDGES SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

**REFERENCES:**

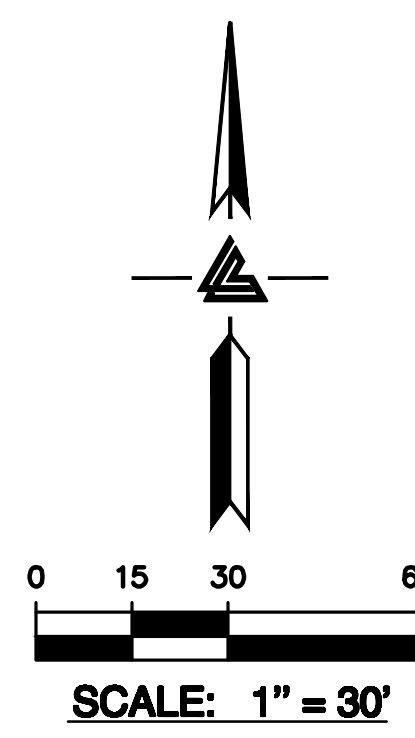
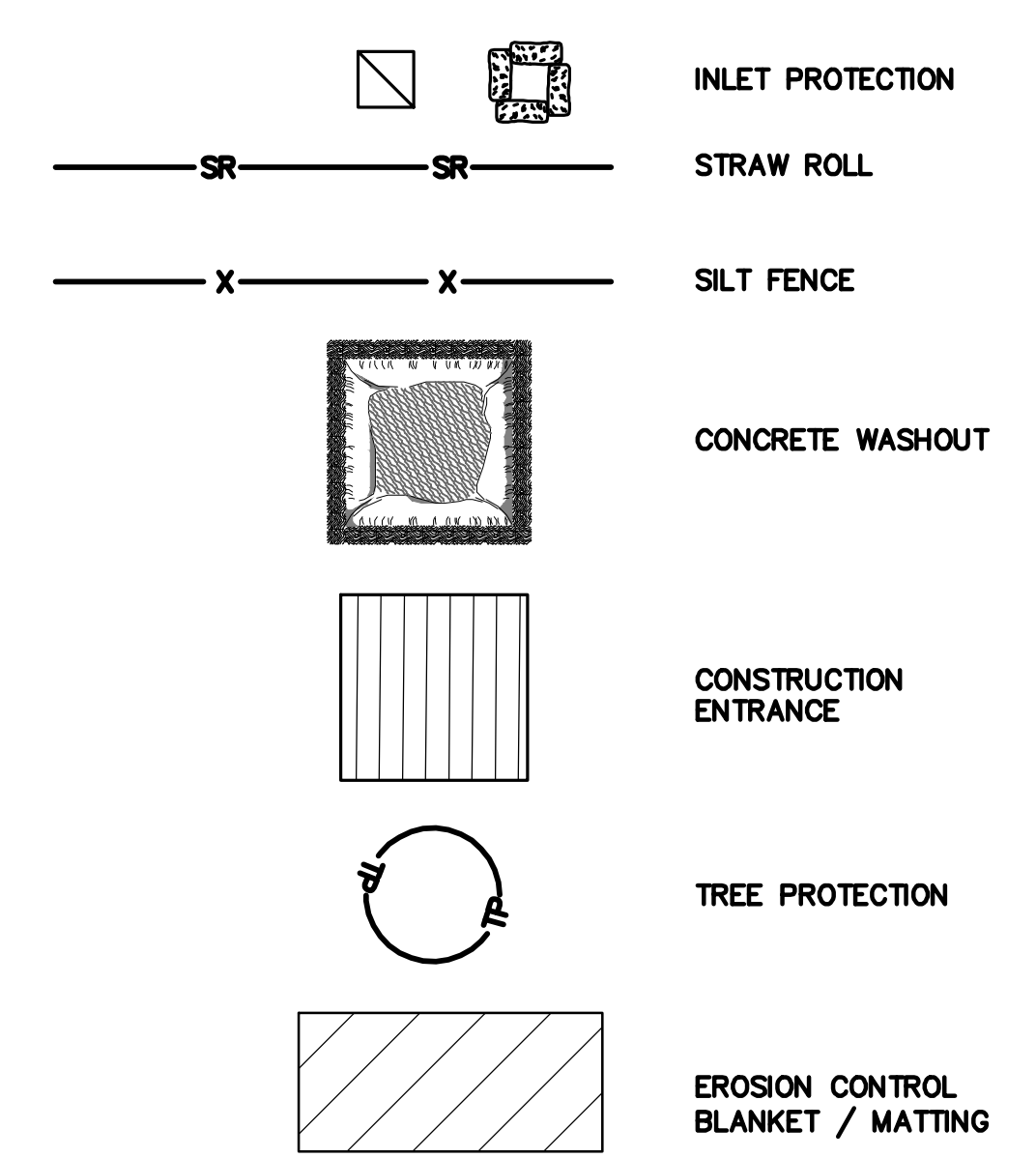
1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

**PERIODIC MAINTENANCE:**

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1" FOOT.
  - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



**EROSION CONTROL LEGEND**



NOTE:  
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

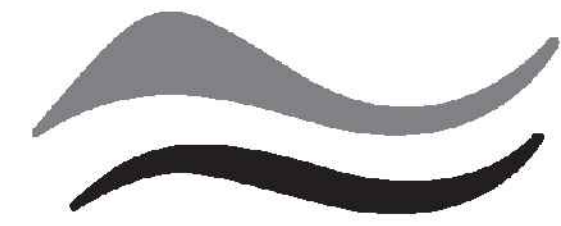
**LEA & BRAZE ENGINEERING, INC.**  
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 10707 LA HONDA ROAD  
 WOODSIDE, CALIFORNIA  
 SAN MATEO COUNTY  
 APN: 078-181-010  
 078-190-190

**EROSION CONTROL PLAN**

REVISIONS	BY



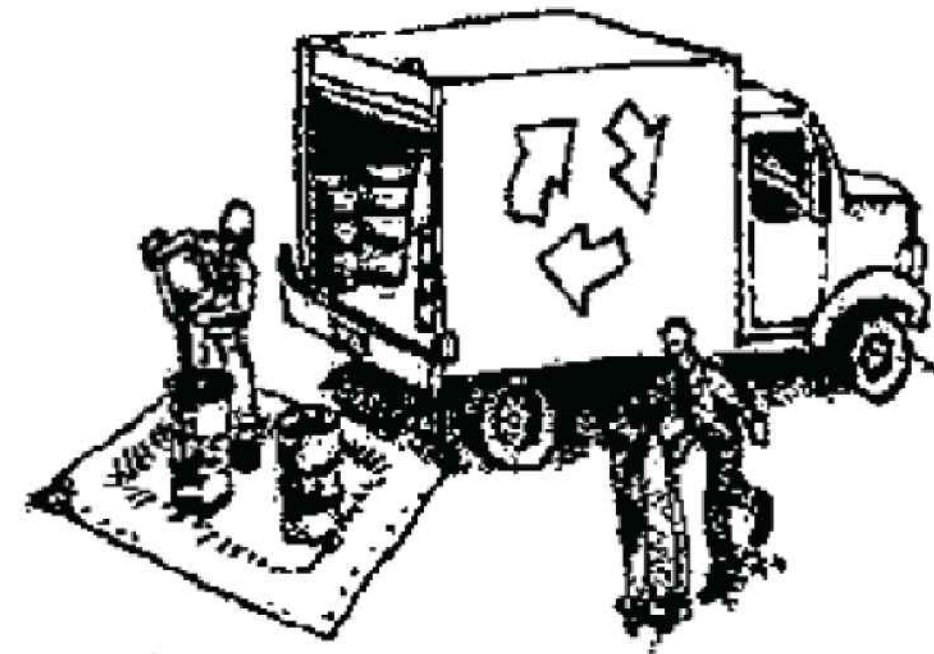


SAN MATEO COUNTYWIDE  
**Water Pollution  
Prevention Program**  
Clean Water. Healthy Community.

# Construction Best Management Practices (BMPs)

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

## Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

### Waste Management

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

### Construction Entrances and Perimeter

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

## Equipment Management & Spill Control



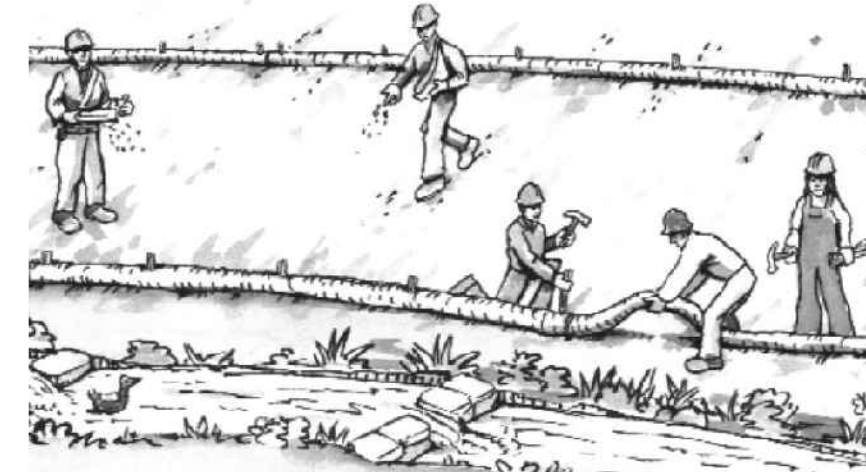
### Maintenance and Parking

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

### Spill Prevention and Control

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

## Earthmoving



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

### Contaminated Soils

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

## Paving/Asphalt Work



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

### Sawcutting & Asphalt/Concrete Removal

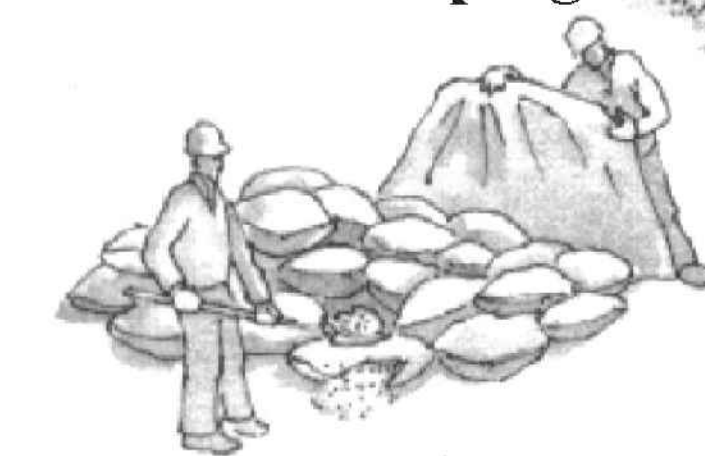
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

## Concrete, Grout & Mortar Application



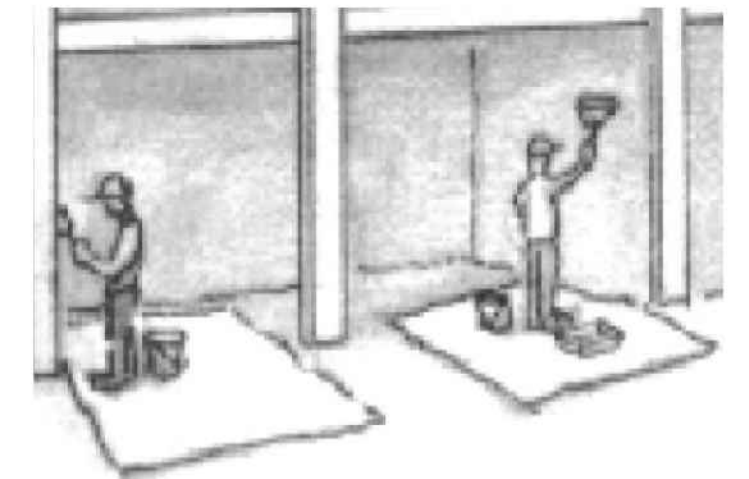
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

## Landscaping



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

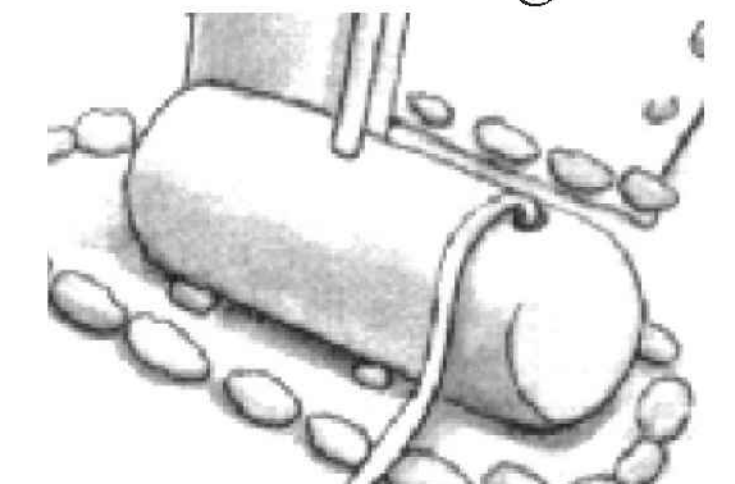
## Painting & Paint Removal



### Painting Cleanup and Removal

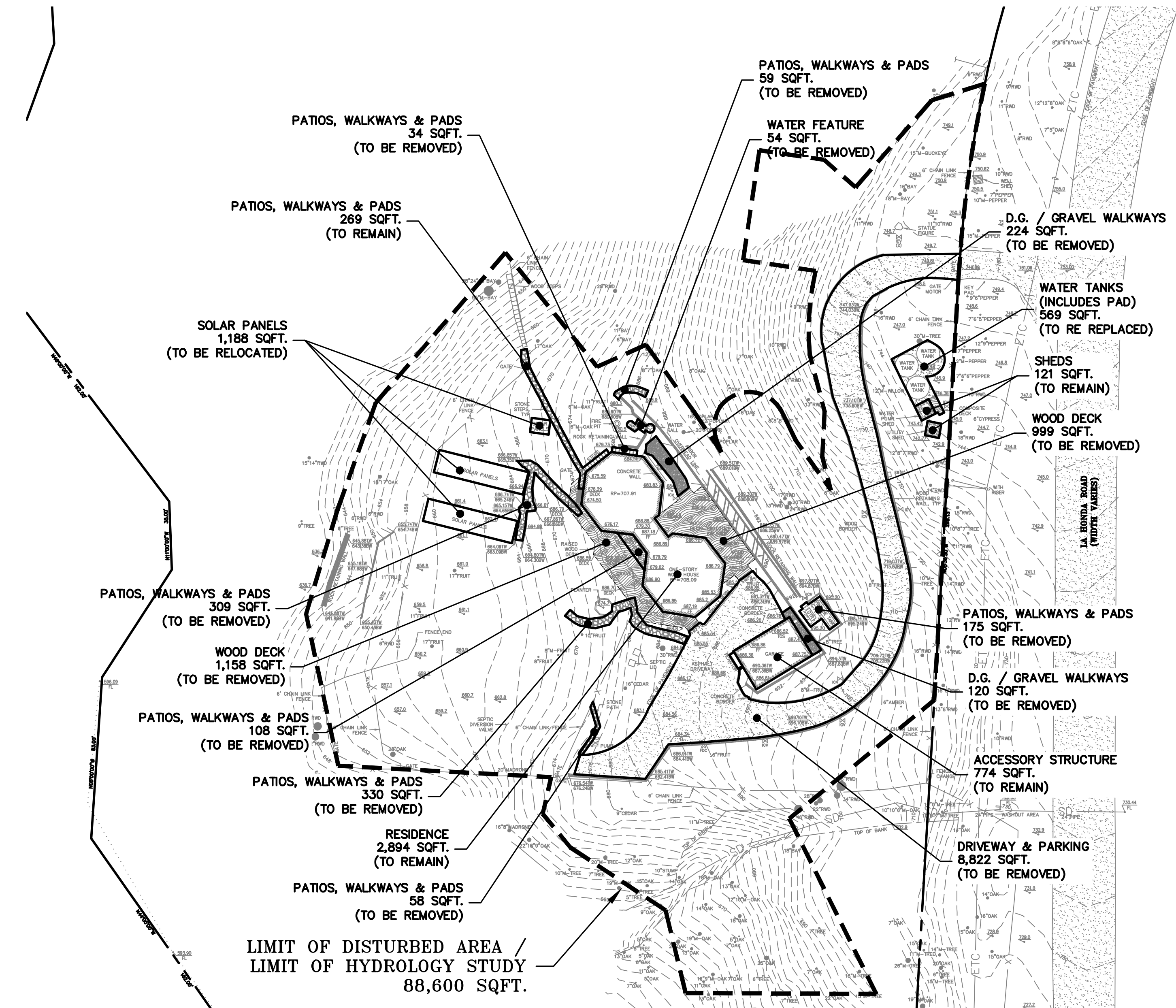
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to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

## Dewatering

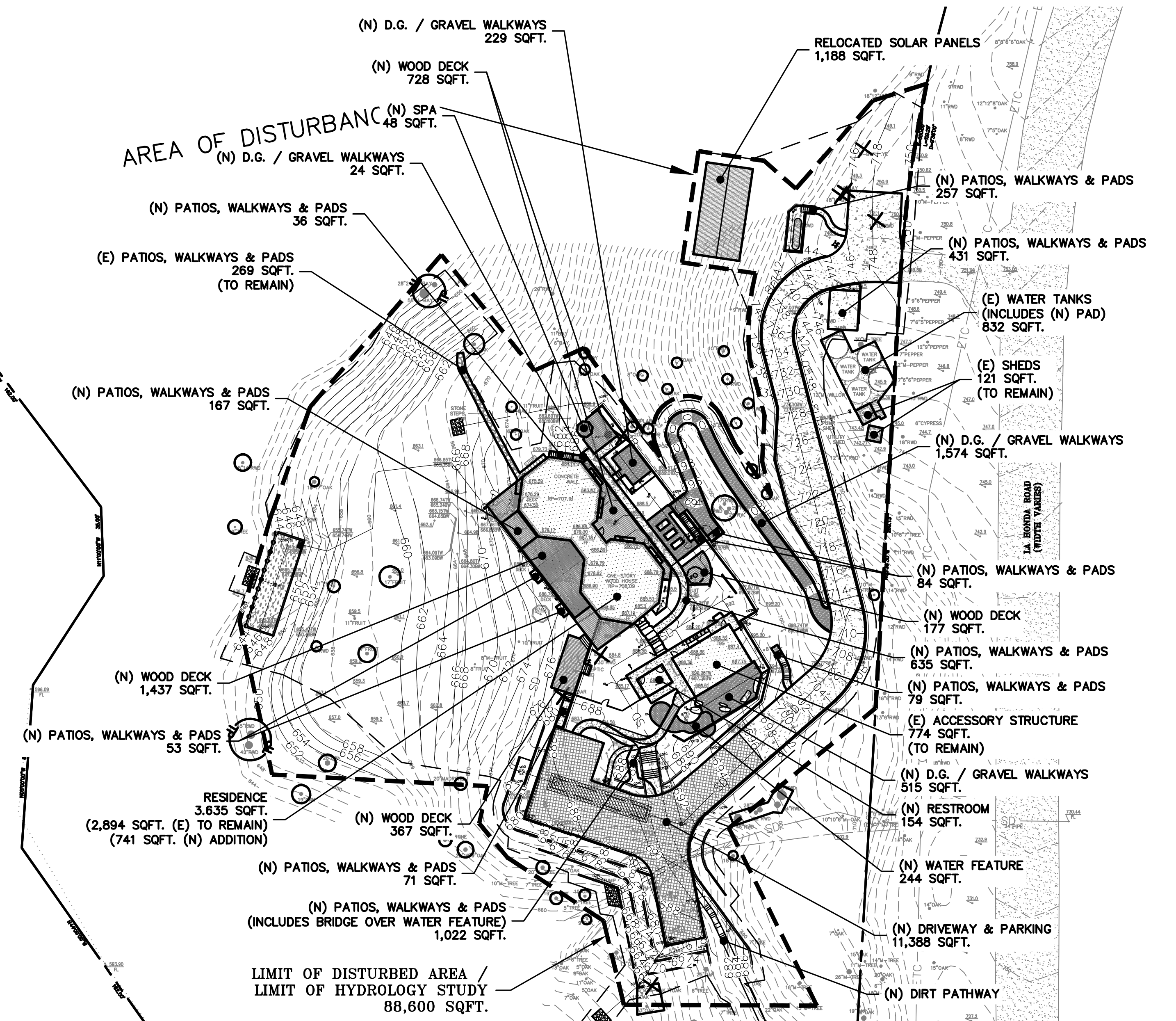


- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite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

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

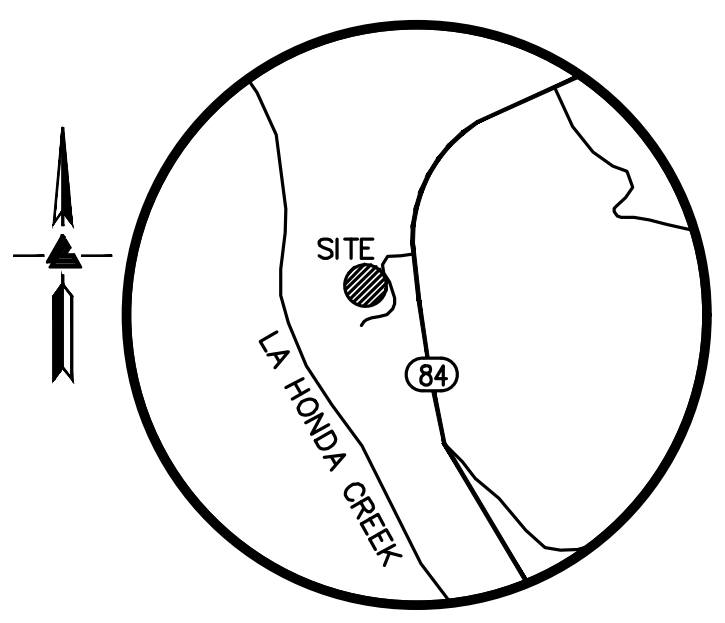


EXISTING



PROPOSED

AREA OF DETAIL

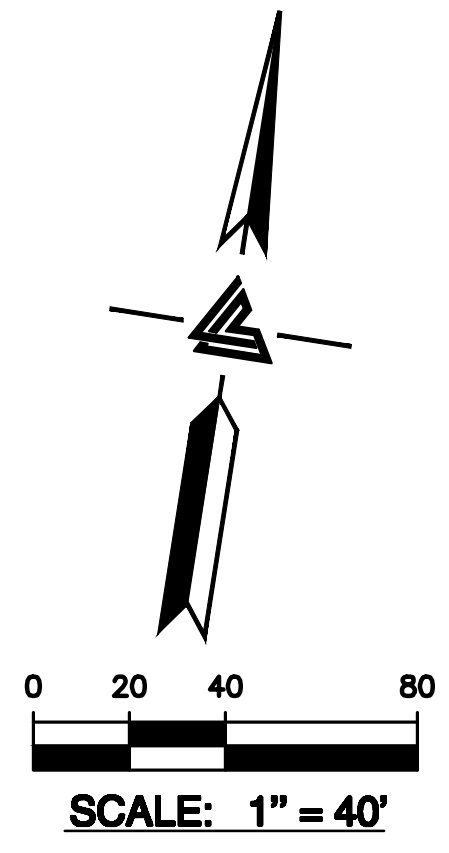


VICINITY MAP  
NO SCALE



SCALE: 1" = 200'

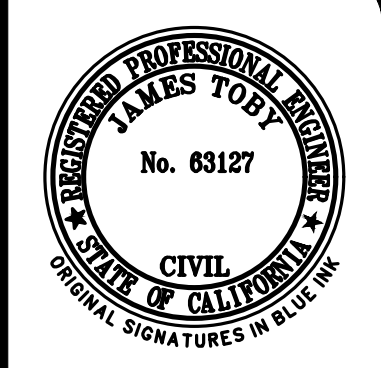
KEY MAP



SCALE: 1" = 40'

DEVELOPMENT INFORMATION

TOTAL SITE AREA		496,588 SQUARE FEET (11.400 ACRE)		
DISTURBED / HYDROLOGY STUDY AREA		88,600 SQUARE FEET (2.034 ACRE)		
	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
IMPERVIOUS AREA				
RESIDENCE	2,894	0	741	3,635
ACCESSORY BUILDING	774	0	0	774
SHEDS	121	0	0	121
RESTROOM	0	0	154	154
DRIVEWAY & PARKING	8,822	8,822	11,388	11,388
PATIOS, WALKWAYS & PADS	1,342	1,073	2,835	3,104
SOLAR PANELS	1,188	0	0	1,188
SPA	0	0	48	48
WATER FEATURE	54	54	244	244
WATER TANKS	569	569	832	832
<b>TOTAL IMPERVIOUS AREA</b>	<b>15,764</b>	<b>10,518</b>	<b>16,242</b>	<b>21,488</b>
<b>NET CHANGE IN IMPERVIOUS AREA</b>		<b>+ 5,724 SQUARE FEET (NET INCREASE)</b>		
<b>PERVIOUS PAVING</b>				
D.G. / GRAVEL WALKWAY	344	344	2,342	2,342
WOOD DECK	2,157	2,157	2,709	2,709
<b>TOTAL PERVIOUS PAVING</b>	<b>2,501</b>	<b>2,501</b>	<b>5,051</b>	<b>5,051</b>
<b>NET CHANGE IN PERVIOUS PAVING</b>		<b>+ 2,550 SQUARE FEET (NET INCREASE)</b>		
<b>TOTAL DEVELOPED AREA</b>		<b>18,265</b>	<b>13,019</b>	<b>21,293</b>
<b>NET CHANGE IN DEVELOPED AREA</b>		<b>+ 8,274 SQUARE FEET (NET INCREASE)</b>		
LANDSCAPE AREA		478,323		470,049



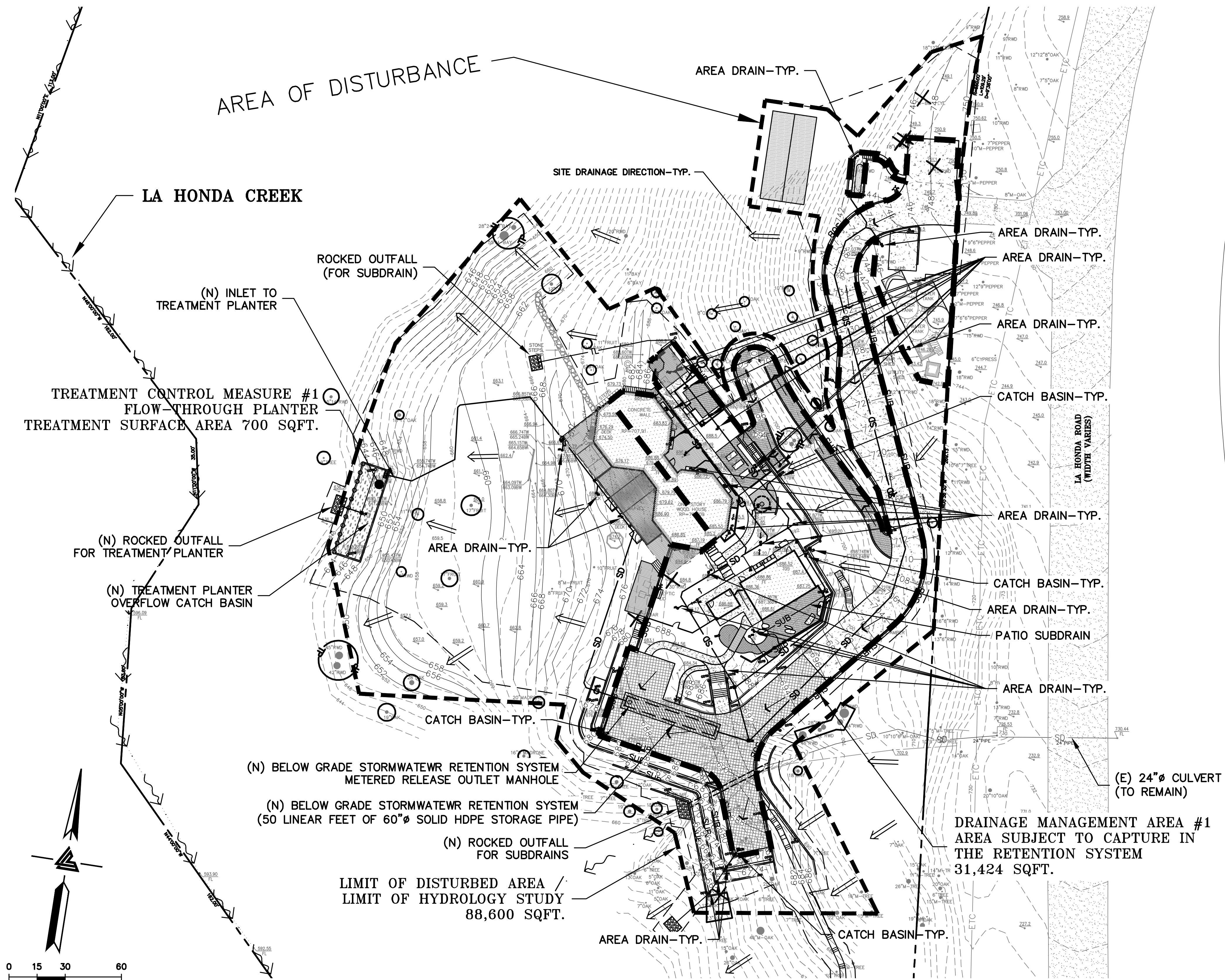
LEA & BRAZE ENGINEERING, INC.  
 CIVIL ENGINEERS • LAND SURVEYORS  
 REGIONAL OFFICES:  
 MAIN OFFICE: 10000 RIVINGTON DRIVE, SUITE 100, DUBLIN, CALIFORNIA 94568  
 SAN JOSE OFFICE: 10150 BURNING WOOD DRIVE, SAN JOSE, CALIFORNIA 95143  
 (916) 887-4086  
 WWW.LEABRAZE.COM

HEALING CULTURES  
 10707 LA HONDA ROAD  
 WOODSIDE, CALIFORNIA  
 SAN MATEO COUNTY  
 APN: 078-181-010  
 078-190-190

IMPERVIOUS SURFACE  
 EXHIBIT

REVISIONS	BY
JOB NO:	2200903
DATE:	05-09-22
SCALE:	1" = 40'
DESIGN BY:	ZA/RM
CHECKED BY:	RC
SHEET NO:	

SCP-1



**TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE**

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	LOCATION	TREATMENT TYPE	LID OR NON-LID	SIZING METHOD	DRAINAGE AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERVIOUS AREA (PERMEABLE PAVEMENT) (SQ FT)	PERVIOUS AREA (OTHER) (SQ FT)	% ON-SITE AREA TREATED BY LID OR NON-LID TCM	BIO-RETENTION AREA PROVIDED (SQ FT)	PONDING DEPTH REQUIRED (IN)	OVERFLOW RISER HEIGHT (IN)	PONDING VOLUME REQUIRED (CU FT)	PONDING VOLUME PROVIDED (CU FT)
1	1	ON-SITE	BIORETENTION LINED*** WITH UNDERDRAIN	LID	3. COMBINATION FLOW & VOLUME METHOD****	33,612*	19,468*	3,226	10,918	37.9%	700	5.79	6	338	350
2	-	ON-SITE	SELF-TREATING	LID	-	54,988	2,020**	1,825	51,143	62.1%	-	-	-	-	-
TOTALS:						88,600	21,488	5,051	62,061	100%					

\*INCLUDES 2,188 SQFT. OF RESIDENCE ROOF SENT TO BIO-RETENTION THAT IS NOT SENT TO THE STORMWATER RETENTION SYSTEM.  
 \*\*INCLUDES 1,188 SQFT. SOLAR PANEL ARRAY  
 \*\*\*"LINED" REFERS TO AN IMPERMEABLE LINER PLACED ON THE BOTTOM OF A BIORETENTION BASIN OR A CONCRETE FLOW-THROUGH PLANTER, SUCH THAT NO INFILTRATION INTO NATIVE SOIL OCCURS.  
 \*\*\*\*SIZING FOR BIO-RETENTION AREA REQUIRED CALCULATED USING THE COMBINATION FLOW AND VOLUME APPROACH PROVIDED IN THE C.3 HANDBOOK.

**GENERAL PLAN NOTES:**

- A. THIS PROPOSED PROJECT IS A REGULATED PROJECT UNDER THE MUNICIPAL REGIONAL PERMIT (MRP) PROVISION C3.
- B. THE PROJECT WILL CREATE AND REPLACE 14,465 SQUARE FEET OF IMPERVIOUS AREA.

**SITE DESIGN MEASURES**  
 THIS PROPOSED SITE PLANS TO:

- A. DIRECT ROOF RUNOFF TO BIO-RETENTION FOR TREATMENT.
- B. DIRECT DRIVEWAY RUNOFF TO BIO-RETENTION FOR TREATMENT.
- C. DIRECT PATIO AND WALKWAY RUNOFF TO BIO-RETENTION FOR TREATMENT.
- D. CONSTRUCT WALKWAYS AND/OR PATIOS WITH PERVIOUS OR PERMEABLE SURFACES.

**SOURCE CONTROL MEASURES**  
 THE PROPOSED SITE PLANS TO:

- A. INCORPORATE SUSTAINABLE LANDSCAPING PRACTICES, SUCH AS MINIMIZING IRRIGATION AND RUNOFF, PROMOTING INFILTRATION, MINIMIZING THE USE OF PESTICIDES AND FERTILIZERS, AND OTHER PRACTICES OF BAY FRIENDLY LANDSCAPING.
- B. INSTALL STENCILING AT STORM DRAIN INLETS, SUCH AS "NO DUMPING - DRAINS TO BAY."

**STORMWATER TREATMENT MEASURES**  
 THE PROPOSED SITE PLANS TO:

- A. USE A FLOW-THROUGH BIO-RETENTION PLANTER TO PROVIDE LID TREATMENT TO IMPERVIOUS SURFACES.
- B. THE FLOW-THROUGH BIO-RETENTION PLANTER IS SIZED USING THE COMBINATION FLOW AND VOLUME APPROACH.

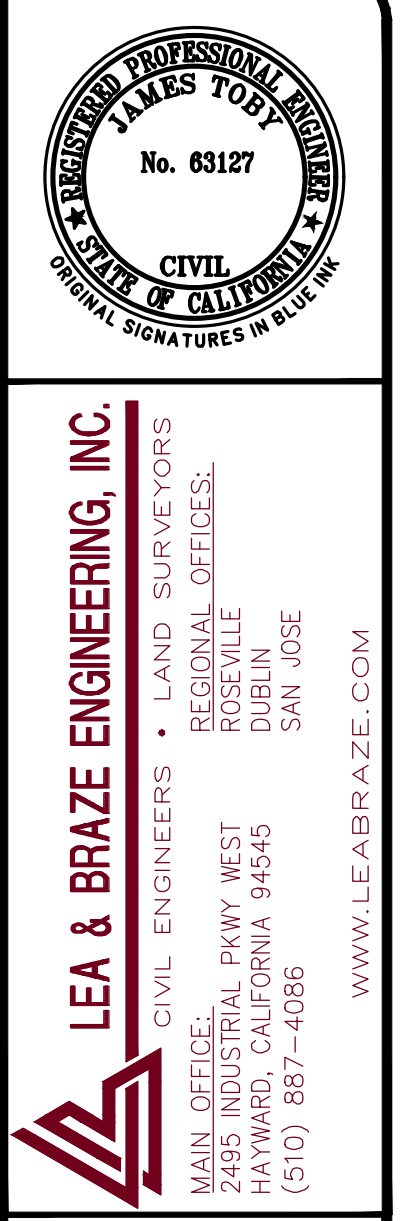
**HYDROMODIFICATION NOTE:**  
 THE PROJECT PROPOSES TO CREATE / REPLACE GREATER THAN 50% OF THE EXISTING IMPERVIOUS SURFACE. HYDROMODIFICATION IS PROPOSED FOR THIS PROJECT.

**DEVELOPMENT INFORMATION**

TOTAL SITE AREA	496,588 SQUARE FEET (11.400 ACRE)			
DISTURBED / HYDROLOGY STUDY AREA	88,600 SQUARE FEET (2.034 ACRE)			
IMPERVIOUS AREA	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
RESIDENCE	2,894	0	741	3,635
ACCESSORY BUILDING	774	0	0	774
SHEDS	121	0	0	121
RESTROOM	0	0	154	154
DRIVEWAY & PARKING	8,822	8,822	11,388	11,388
PATIOS, WALKWAYS & PADS	1,342	1,073	2,835	3,104
SOLAR PANELS	1,188	0	0	1,188
SPA	0	0	48	48
WATER FEATURE	54	54	244	244
WATER TANKS	569	569	832	832
<b>TOTAL IMPERVIOUS AREA</b>	<b>15,764</b>	<b>10,518</b>	<b>16,242</b>	<b>21,488</b>
<b>NET CHANGE IN IMPERVIOUS AREA</b>	<b>+ 5,724 SQUARE FEET (NET INCREASE)</b>			
PERVIOUS PAVING				
D.G. / GRAVEL WALKWAY	344	344	2,342	2,342
WOOD DECK	2,157	2,157	2,709	2,709
<b>TOTAL PERVIOUS PAVING</b>	<b>2,501</b>	<b>2,501</b>	<b>5,051</b>	<b>5,051</b>
<b>NET CHANGE IN PERVIOUS PAVING</b>	<b>+ 2,550 SQUARE FEET (NET INCREASE)</b>			
<b>TOTAL DEVELOPED AREA</b>	<b>18,265</b>	<b>13,019</b>	<b>21,293</b>	<b>26,539</b>
<b>NET CHANGE IN DEVELOPED AREA</b>	<b>+ 8,274 SQUARE FEET (NET INCREASE)</b>			
<b>LANDSCAPE AREA</b>	<b>478,323</b>			<b>470,049</b>

**RETENTION SYSTEM INFORMATION**

HYDROLOGY STUDY AREA	88,600 SQUARE FEET (2.034 ACRE)		
AREA SUBJECT TO CAPTURE	31,424 SQUARE FEET (0.721 ACRE)		
IMPERVIOUS AREA	PROPOSED TOTAL S.F.	CAPTURED TOTAL S.F.	UN-CAPTURED TOTAL S.F.
RESIDENCE	3,635	1,447	2,188
ACCESSORY BUILDING	774	774	0
SHEDS	121	121	0
RESTROOM	154	154	0
DRIVEWAY & PARKING	11,388	11,388	0
PATIOS, WALKWAYS & PADS	3,104	2,272	832
SOLAR PANELS	1,188	0	1,188
SPA	48	48	0
WATER FEATURE	244	244	0
WATER TANKS	832	832	0
<b>TOTAL IMPERVIOUS AREA</b>	<b>21,488</b>	<b>17,280</b>	<b>4,208</b>
PERVIOUS PAVING			
D.G. / GRAVEL WALKWAY	2,342	2,318	24
WOOD DECK	2,709	908	1,801
<b>TOTAL PERVIOUS PAVING</b>	<b>5,051</b>	<b>3,226</b>	<b>1,825</b>
<b>LANDSCAPE AREA</b>	<b>62,061</b>	<b>10,918</b>	<b>51,143</b>
<b>TOTAL PERVIOUS AREA</b>	<b>67,112</b>	<b>14,144</b>	<b>52,968</b>



HEALING CULTURES  
 10707 LA HONDA ROAD  
 WOODSIDE, CALIFORNIA  
 SAN MATEO COUNTY  
 APN: 078-181-010  
 078-190-190  
 WWW.LEABRAZE.COM

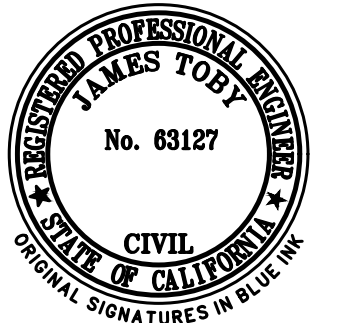
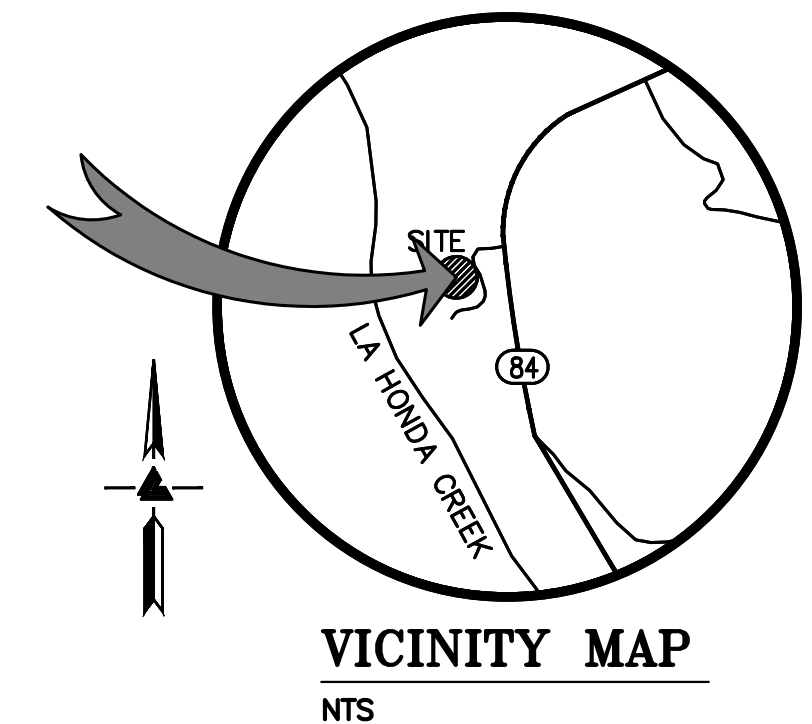
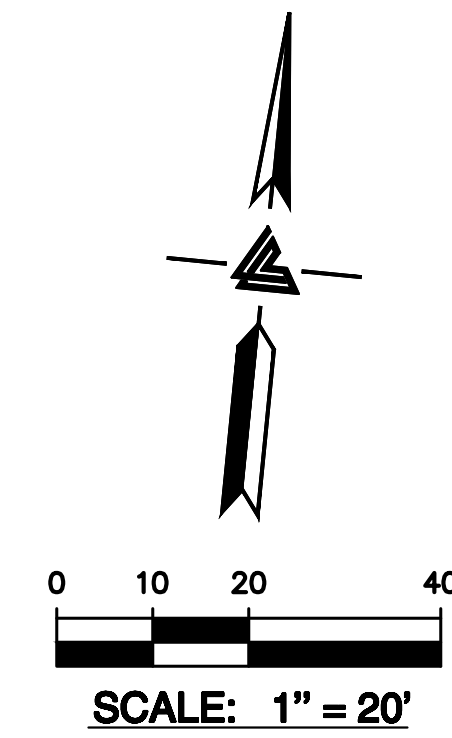
STORMWATER CONTROL PLAN

REVISIONS	BY

JOB NO: 2200903  
 DATE: 05-09-22  
 SCALE: 1" = 30'  
 DESIGN BY: ZA/RM  
 CHECKED BY: RC  
 SHEET NO:  
**SCP-2**



# SEPTIC CONSTRUCTION PLAN 10707 LA HONDA ROAD UNINCORPORATED SAN MATEO COUNTY, CALIFORNIA



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
REGIONAL OFFICES:  
DUBLIN, CALIFORNIA 94568  
SAN JOSE (COMING SOON)  
(510) 887-4086  
WWW.LEABRAZE.COM

10707 LA HONDA ROAD  
UNINCORPORATED SAN MATEO  
COUNTY, CALIFORNIA  
APN: 078-181-010

SEPTIC CONSTRUCTION PLAN

06-30-2025	ARCH UPDATES	AS
01-18-2024	COUNTY COMMENT	ZA
REVISIONS	BY	
JOB NO:	2200903	
DATE:	08-26-21	
SCALE:	1" = 20'	
DESIGNED BY:	AK	
CHECKED BY:	RM	
SHEET NO:		
<b>SS-1</b>		
1 OF 2 SHEETS		

## OWNER'S INFORMATION

OWNER: HEALING CULTURES, INC. C/O TONI CUPAL  
10707 LA HONDA ROAD  
WOODSIDE, CA

APN: 078-181-010

THIS SEPTIC CONSTRUCTION PLAN IS SUPPLEMENTAL TO:  
1) TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED:  
"TOPOGRAPHIC SURVEY"  
10707 LA HONDA ROAD  
WOODSIDE, CA  
JOB#: 2200902

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

## LEACHFIELD NOTES

THE LEACH FIELD DESIGN INCLUDES CALCULATIONS WHICH CONSIDER A THREE (3) BEDROOM HOUSE, A COMMERCIAL KITCHEN, AN OFFICE, A YOGA STUDIO, TWO (2) TREATMENT ROOMS, AND AN OUTDOOR LAVATORY WITH AN "A" PERCOLATION RATING.

BASED ON THE ABOVE ASSUMPTIONS, MINIMUM LEACHFIELD LENGTHS REQUIRED:

### WASTEWATER FLOW:

- KITCHEN<sup>1</sup> = 10 GPD PER EMPLOYEE (ASSUME 4 EMPLOYEES)  
6 GPD PER CUSTOMER (ASSUME 20 CUSTOMERS)
- OFFICE<sup>2</sup> = 13 GPD PER EMPLOYEE (ASSUME 2 EMPLOYEES)
- YOGA STUDIO<sup>3</sup> = 3 GPD PER ATTENDEE (ASSUME 9 ATTENDEES/CLASS \* 2 CLASSES PER DAY)
- TREATMENT ROOM<sup>4</sup> = 6 GPD PER PATIENT (ASSUME 4 PATIENTS)
- OUTDOOR LAVATORY<sup>5</sup> = 5 GPD PER PATIENT (ASSUME 22 USERS)

TOTAL WASTEWATER FLOW = (10\*4) + (6\*20) + (13\*2) + (3\*9\*2) + (6\*4) + (5\*60) = 374 GPD

KITCHEN/CAFE SIZED AS A COFFEE SHOP PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEMS MANUAL TABLE 3-6 (TYPICAL WASTEWATER FLOW RATES FROM RECREATIONAL FACILITIES)

OFFICE SIZED AS OFFICE PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEM MANUAL TABLE 3-4 (TYPICAL WASTEWATER FLOW RATES FROM COMMERCIAL SOURCES)

YOGA STUDIO SIZED AS ASSEMBLY HALL PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEM MANUAL TABLE 3-5 (TYPICAL WASTEWATER FLOW RATES FROM INSTITUTIONAL SOURCES)

TREATMENT ROOM SIZED AS PUBLIC LAVATORY PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEM MANUAL TABLE 3-4 (TYPICAL WASTEWATER FLOW RATES FROM COMMERCIAL SOURCES)

OUTDOOR LAVATORY SIZED AS PUBLIC LAVATORY PER THE EPA ONSITE WASTEWATER TREATMENT SYSTEM MANUAL TABLE 3-4 (TYPICAL WASTEWATER FLOW RATES FROM COMMERCIAL SOURCES)

PROVIDED 9.5 INCHES/HOUR (SEE PERCOLATION TESTING DATA DATED 11-10-20).

TRENCH LENGTH = Q/(R\*A)

Q=FLOW RATE (GPD)

R=WASTEWATER APPLICATION RATE (GPD/SQFT)

A=TOTAL INFILTRATIVE AREA PER LINEAR FOOT (SQFT)

374/(1.2\*12) = 25.972 ≈ 30 LINEAR FEET (L.F.)

TOTAL REQUIRED SYSTEM SIZE = 30 L.F. + 30 L.F. = 60 L.F. (PER PRIMARY/EXPANSION)

PRIMARY LINES #1 PROVIDED: 125 L.F.

PRIMARY LINES #2 PROVIDED: 125 L.F.

EXPANSION LINES #1 PROVIDED: 25 L.F. (1A) + 60 L.F. (1B) = 85 L.F.

EXPANSION LINES #2 PROVIDED: 51 L.F. (2A) + 74 L.F. (2B) = 85 L.F.

NOTE: EXPANSION DRAIN FIELDS SHOWN FOR DEMONSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE INSTALLED.

NOTE: MINIMUM SIZING REQUIREMENTS FOR EXISTING THREE (3) BEDROOM MAIN HOUSE MUST ALSO BE SATISFIED PER SMCCH REQUIREMENTS IN THE EVENT THE DEVELOPMENT IS RETURNED BACK TO EXISTING USAGE.

### RESIDENTIAL SIZING REQUIREMENTS:

MAIN HOUSE = 3 BEDROOMS = 70 L.F.

TOTAL REQUIRED SIZE = 70 L.F.

EXPANSION LINE AREA TREE NOTE:

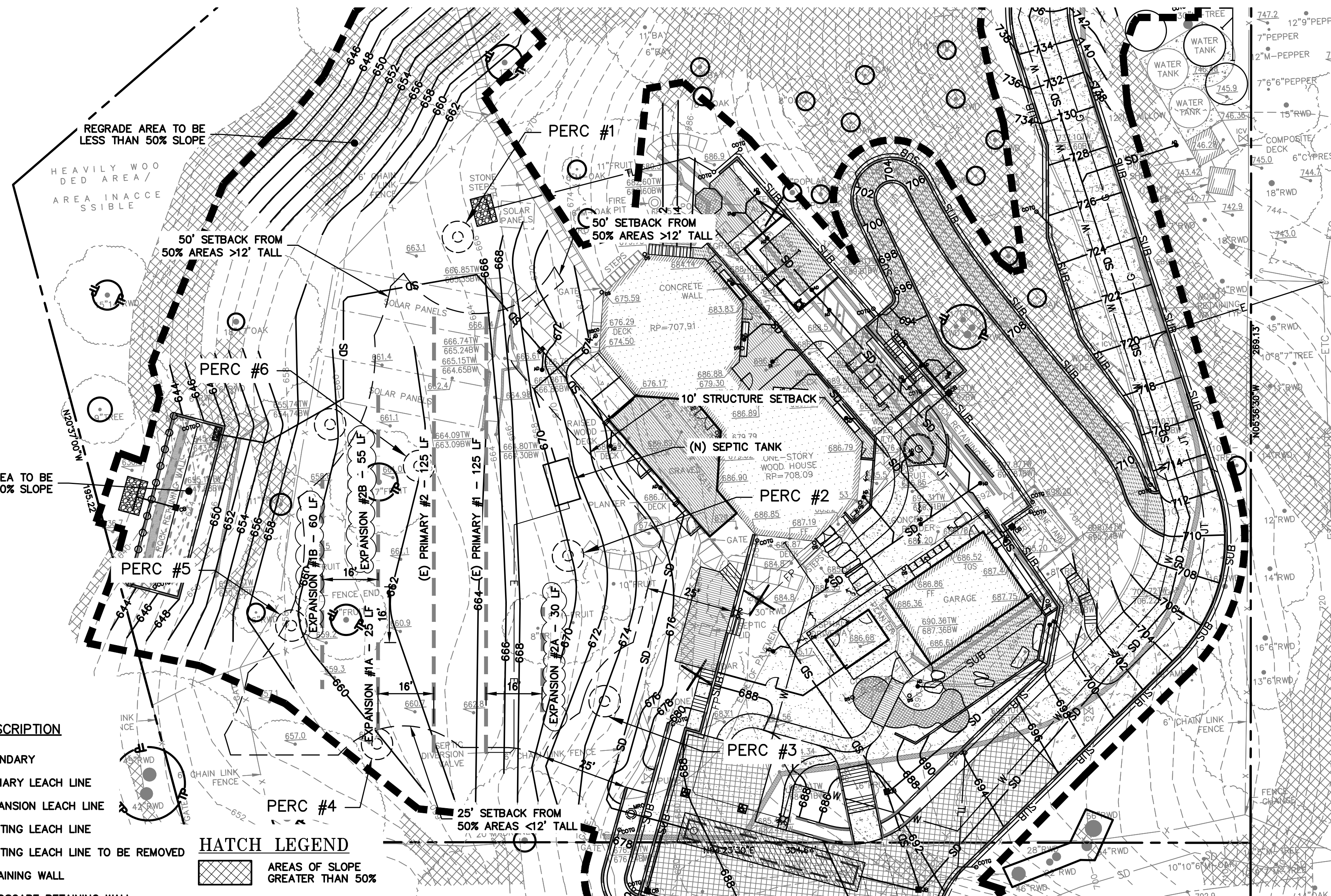
WHEN AND IF THE EXPANSION LINES ARE TO BE INSTALLED, ALL TREES WITHIN EXPANSION FIELD AREA ARE TO BE REMOVED UNDER ARBORIST RECOMMENDATIONS.

**NOTE:**  
FOR CONSTRUCTION STAKING  
SCHEDULING OR QUOTATIONS  
PLEASE CONTACT ALEX ABAYA  
AT LEA & BRAZE ENGINEERING  
(510)887-4086 EXT 116.  
aabaya@leabraze.com



**STAKING NOTES:**  
LEA & BRAZE SHALL STAKE OUT PROPOSED SEPTIC SYSTEM FOR VERIFICATION BY SAN MATEO COUNTY ENVIRONMENTAL HEALTH PRIOR TO SITE INSPECTION

**SHEET INDEX**  
SS-1 SEPTIC CONSTRUCTION PLAN  
SS-2 SEPTIC DETAILS



## LEGEND

PROPOSED	DESCRIPTION
---	BOUNDARY
---	PRIMARY LEACH LINE
---	EXPANSION LEACH LINE
---	EXISTING LEACH LINE
---	EXISTING LEACH LINE TO BE REMOVED
---	RETAINING WALL
---	LANDSCAPE RETAINING WALL
---	TIGHTLINE
---	EFFLUENT LINE
---	SET BACK LINE
---	WATER LINE
---	FENCE LINE
---	PRESSURE LINE
---	JOINT TRENCH
---	SUBDRAIN LINE
---	GRADING LIMIT LINE
---	DIVERSION VALVE
---	DOWNSPOUT
---	SANITARY SEWER CLEANOUT
---	AREA DRAIN
---	SPOT ELEVATION
---	CONTOURS
---	PERCOLATION TESTING LOCATION

### HATCH LEGEND

[Hatch Pattern]	AREAS OF SLOPE GREATER THAN 50%
-----------------	---------------------------------

## ABBREVIATIONS

AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
C	CENTER LINE
CO	CLEANOUT
DIV	DIVERSION VALVE
E	EFFLUENT
ELEV	ELEVATIONS
(E)	EXISTING
FL	FLOW LINE
INV	INVERT ELEVATION
JT	JOINT TRENCH
JT	LANDING
LNDG	LANDING
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
P	PROPERTY LINE
RIM	RIM ELEVATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TW/FG	TOP OF WALL/FINISH GRADE
TYP	TYPICAL
W	WITH
W, WL	WATER LINE

## GENERAL INSTALLATION NOTES:

**PERMITS:**  
CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL NOT COMMENCE WITHOUT WRITTEN APPROVAL FROM TOWN OF WOODSIDE AND SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES.

**PLAN CHANGES:**  
CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL OF THE DESIGNER AND PERMITTING AGENCY.

**INSTALLATION:**  
ALL INSTALLATION WORK SHALL BE IN ACCORDANCE WITH TOWN OF WOODSIDE AND SAN MATEO COUNTY SEWAGE DISPOSAL ORDINANCES.

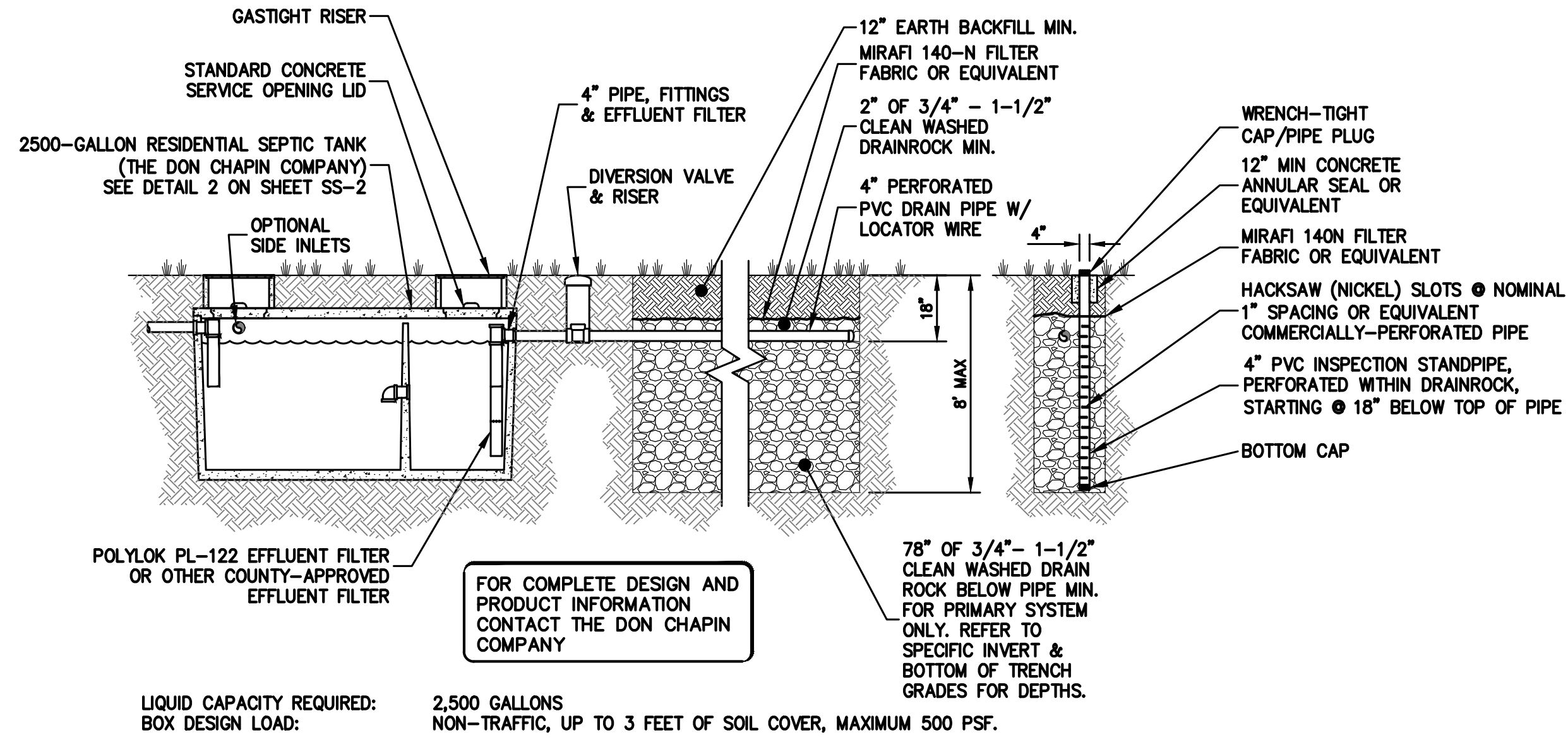
**LOCATION OF THE SEPTIC TANK AND LEACHING TRENCHES:**  
LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY DESIGNER WITH APPROVAL OF THE PERMITTING AGENCY. TRENCHES SHALL BE INSTALLED ALONG LEVEL CONTOUR TO ENSURE THE TRENCH BOTTOM IS MAINTAINED LEVEL THROUGHOUT THE ENTIRE LENGTH. A TRIPOD-MOUNTED LASER SHALL BE REQUIRED ON SITE.

**DRAINFIELDS (LEACHING TRENCH):**  
THE FOLLOWING SHALL APPLY TO DRAIN FIELD INSTALLATION:  
• TEN FEET FROM ANY BUILDING FOUNDATION AND RETAINING WALL.  
• TEN FEET FROM ANY PROPERTY LINE.  
• TRENCHES SHALL BE OUTSIDE DRIP LINE OF EXISTING TREES UNLESS APPROVED BY PERMITTING AUTHORITY UPON RECOMMENDATION OF LICENSED ARBORIST.  
• 100' FROM ANY WELL.  
• TWENTY-FIVE FEET (25') FROM ANY SLOPE EXCEEDING 50% AND LESS THAN TWELVE FEET (12') IN HEIGHT.  
• FIFTY FEET (50') FROM ANY SLOPE EXCEEDING 50% AND GREATER THAN TWELVE FEET (12') IN HEIGHT.  
• ALL LINES ARE SHOWN AT LEAST EIGHT (8) TIMES THE DIAMETER AWAY OF ALL MAJOR TREES.

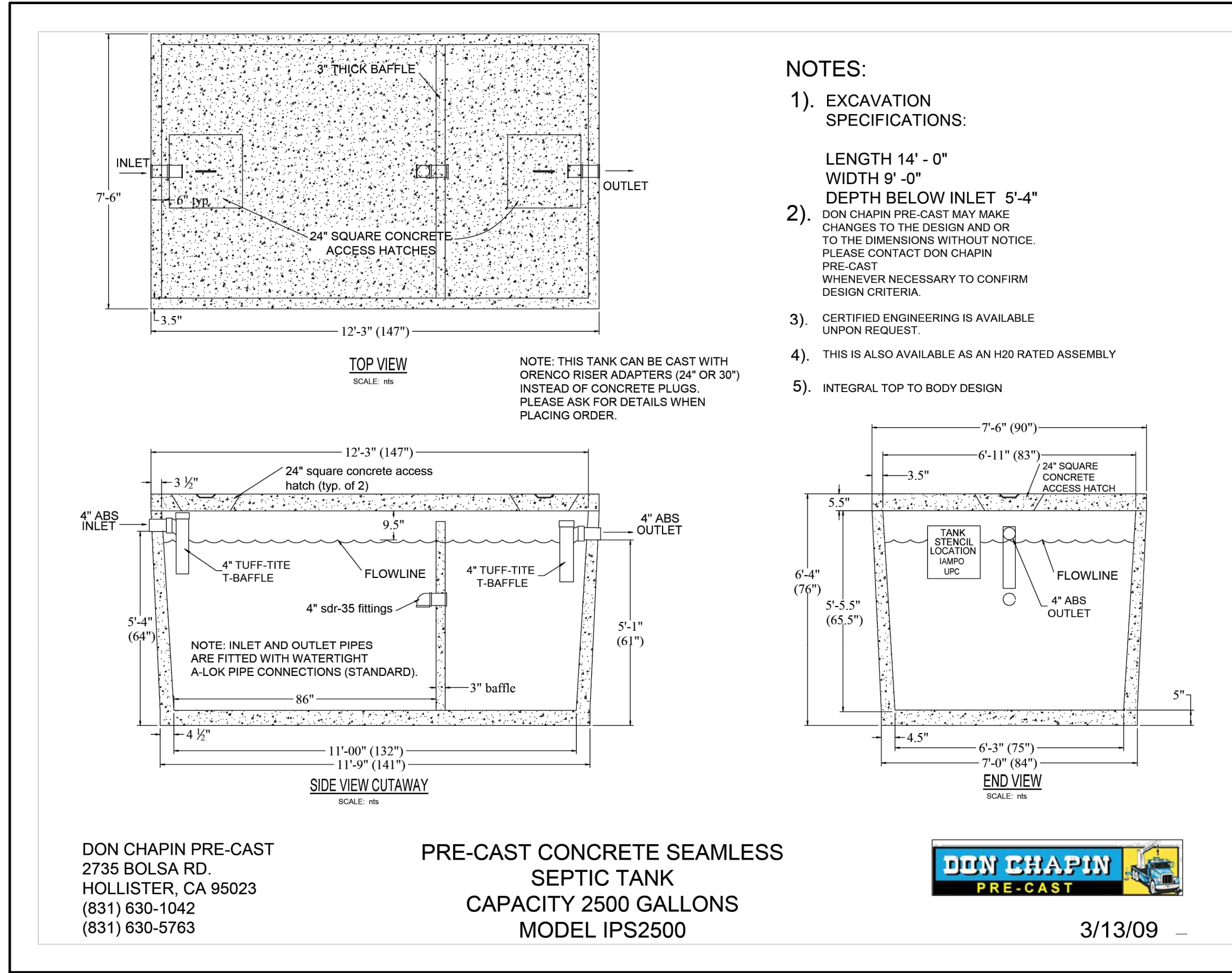
## SEPTIC TANK AND DRAINFIELD CONSTRUCTION NOTES:

- INSTALL A 2,500-GALLON CONCRETE PRECAST SEPTIC TANK.
- INSTALL GAS-TIGHT RISER TO GRADE.
- INSTALL A LANGLEY HILL QUARRY DIVERSION VALVE.
- INSTALL A DUAL LEACHING SYSTEM SEPARATED BY A DIVERSION VALVE.
- INSTALL AN INSPECTION RISER AT THE END OF EACH TRENCH IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. THE INSPECTION RISER MAY BE CUT BELOW GRADE AND INSTALLED WITHIN A WATER-TIGHT LANDSCAPE IRRIGATION ENCLOSURE.

**TRENCHING NOTE:**  
ALL TRENCHING FOR THE PROPOSED LEACHFIELDS WITHIN THE DRILPLINES OF ANY SIGNIFICANT TREE WILL BE DONE BY HAND UNDER THE SUPERVISION OF THE PROJECT ARBORIST



**1 MIXED-USE SEPTIC TANK**  
 SS-2 NTS



- NOTES:**
- EXCAVATION SPECIFICATIONS:  
 LENGTH 14' - 0"  
 WIDTH 9' - 0"  
 DEPTH BELOW INLET 5'-4"
  - DON CHAPIN PRE-CAST MAY MAKE CHANGES TO THE DESIGN AND OR TO THE DIMENSIONS WITHOUT NOTICE. PLEASE CONTACT DON CHAPIN PRE-CAST WHENEVER NECESSARY TO CONFIRM DESIGN CRITERIA
  - CERTIFIED ENGINEERING IS AVAILABLE UPON REQUEST
  - THIS IS ALSO AVAILABLE AS AN H20 RATED ASSEMBLY
  - INTEGRAL TOP TO BODY DESIGN

**ENVIRONMENTAL HEALTH LAND USE FIELD & DATA REPORT**  
 2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403  
 Phone (650) 372-6200 Fax (650) 627-8244 www.smhealth.org/landuse

APN # 078 181 010 SR # 31934 Date 11/10/20  
 Site Address 10707 La Honda Rd Owner Healing Cultures, Inc.  
 City Menlo Park Zip 94062 Contractor Leighton Hill Services

105 EA series on site. Best reading.  
 110 Small reading 10' deep from hole.  
 From thick reading. There is a slight perc rate of 95/1hr = A rating.  
 1st DR line on

DEPTH	TEXTURE	STRUCTURE	COLOR	SATURATION
1	SILT LOAM	MODERATELY STIFF	BROWN	DRY
2	W/SMALL GRAVEL	GRANULAR		
3				
4				
5				
6	CLAYEY SILT LOAM	STIFF SUBANGULAR	BROWN	DRY
7	W/SMALL-MEDIUM GRAVEL	BLOCKY		
8				
9				
10				
11	CLAYEY SILT LOAM	VERY STIFF SUBANGULAR	DARK BROWN	MOIST
12	W/SMALL GRAVEL	BLOCKY		
13				

#1	#2	#3	#4	#5	#6
4	5.75	6.875	5.75	5.5	5.25
#2	3.875	5.0625	5	5	5.375
#3	(3.75)	4.8125	4.875	5	5.125
	✓	✓	✓	✓	✓

6 = 4.75  
 2.2  
 95/1hr  
 A rating

COUNTY STAFF RECEIVED BY

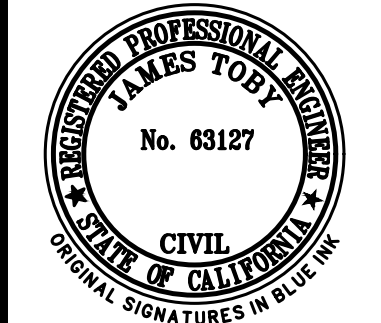
**3 PERCOLATION TEST DATA**  
 SS-2 NTS

**SAN MATEO COUNTY ENVIRONMENTAL HEALTH**  
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS

**FIELD OBSERVATION BY LEA & BRAZE ENGINEERING**  
 2495 Industrial Pkwy. W. Hayward, CA 94543 - (510) 887-4286

**SOIL PROFILE FOR SEPTIC FIELD**

PROPERTY OWNERS	Healing Cultures, Inc.
PROPERTY ADDRESS	10707 La Honda Road
OBSERVED BY	R. MacIce
REFERENCE MAP	LFBM-1
OBSERVED DATE	11/10/2020
PROJECT NO.	2200903
GROUNDWATER ENCOUNTERED?	NO
DEPTH OF GROUNDWATER ENCOUNTERED	N/A



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 REGIONAL OFFICES:  
 MAIN OFFICE: 100 INDUSTRIAL PKWY WEST  
 HAYWARD, CALIFORNIA 94543  
 (510) 887-4286  
 SAN JOSE (COMING SOON)  
 WWW.LEABRAZE.COM

**10707 LA HONDA ROAD**  
**UNINCORPORATED SAN MATEO**  
**COUNTY, CALIFORNIA**  
 SAN MATEO COUNTY APN: 078-181-010

**SEPTIC DETAILS**

REVISIONS	BY
08-30-2025	AS
01-18-2024	ZA
COUNTY COMMENT	

JOB NO: 2200903  
 DATE: 08-26-21  
 SCALE:  
 DESIGN BY: AK  
 CHECKED BY: RM  
 SHEET NO: