



PROJECT DIRECTORY

ARCHITECT:
MORRIS ARCHITECTURE
12 COZZOLINO CT.
MILLBRAE, CA 94030
T. 650.995.1360
RYAN@MORRIS-ARCH.COM

GEOTECHNICAL ENGINEER:
ROMIG ENGINEERS
1390 EL CAMINO REAL
2ND FLR
SAN CARLOS, CA 94070
T. 650.551.5224

STRUCTURAL ENGINEER:
MORRIS SHAFFER
ENGINEERING
1300 INDUSTRIAL RD.
SUITE 14
SAN CARLOS, CA 94070
T. 650.595.2973

SURVEYOR:
DAINS LAND SURVEYING
T. 650.743.0831

CIVIL ENGINEER:
PRECISION ENGINEERING
901 WALTERMIRE STREET
BELMONT, CA 94002
T. 650.226.8640

ARBORIST:
ADVANCED TREE CARE
955 EAST SAN CARLOS AVE.
SAN CARLOS, CA 94070
T. 650.839.9539

GENERAL NOTES

- CODES
THE WORK SHALL CONFORM TO THE CALIFORNIA TITLE 24:
PART 2 2025 CALIFORNIA BUILDING CODE
PART 2.5 2025 CALIFORNIA RESIDENTIAL CODE
PART 3 2025 CALIFORNIA ELECTRICAL CODE
PART 4 2025 CALIFORNIA MECHANICAL CODE
PART 5 2025 CALIFORNIA PLUMBING CODE
PART 6 2025 CALIFORNIA ENERGY CODE
PART 9 2025 CALIFORNIA FIRE CODE
PART 11 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
AND THE SAN MATEO COUNTY MUNICIPAL CODE
- DRAWINGS
1. GENERAL CONDITIONS. THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS.
2. DIMENSIONS. WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE THE DRAWINGS.
3. DIMENSIONS. ALL DIMENSIONS ARE TO THE FACE OF FINISH, OR TO THE CENTERLINE OF GRIDS, COLUMNS, WINDOWS, DOORS, AND FIXTURES, UNLESS OTHERWISE NOTED.
4. DIMENSIONS. 'CLR' DENOTES MEASUREMENT FROM FINISH SURFACES, TYP.
5. COMPLETION. THESE DRAWINGS INCLUDE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE.
- GENERAL CONTRACTOR'S RESPONSIBILITIES
6. PLANS ON SITE. THE GENERAL CONTRACTOR (HEREAFTER G.C.) SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS.
7. DISCREPANCIES. THE G.C. IS RESPONSIBLE FOR THOROUGH REVIEW OF THESE DOCUMENTS AND EXISTING FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION.
8. SUBSTITUTIONS. THE G.C. IS REQUIRED TO NOTIFY ARCHITECT IN WRITING OF ANY SUBSTITUTION, REVISION OR PROPOSED ALTERNATE AT LEAST TWO WEEKS PRIOR TO THE ORDER OF INSTALLATION OF SAID ALTERNATE IN ORDER TO ALLOW FOR NECESSARY COORDINATION AND APPROVALS.
9. INSPECTIONS. THE G.C. IS RESPONSIBLE FOR THOROUGH REVIEW OF THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, GEOTECHNICAL REPORT, AND THE ENERGY AND GREEN COMPLIANCE MANDATORY MEASURES AND IS RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ANY INSPECTIONS OR OBSERVATIONS REQUIRED. (MIN. 48 HOURS NOTICE FOR SITE VISITS)
10. SAFETY. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL AND OSHA SAFETY REGULATIONS.
11. DEFERRED SUBMITTALS. DEFERRED SUBMITTAL DOCUMENTATION SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
12. WORKMANSHIP. ALL WORKMANSHIP IN ALL TRADES SHALL BE OF THE HIGHEST QUALITY, BY PERSONS ESPECIALLY SKILLED AT ASSIGNED TASKS, AND SHALL RESULT IN A NEAT AND CLEAN INSTALLATION. ALL WORK SHALL BE INSTALLED TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT. NOTIFY ARCHITECT AND OWNER OF EXISTING CONDITIONS WHICH DO NOT MEET THESE EXPECTATIONS.
13. MANUFACTURER'S REQUIREMENTS. THE G.C. SHALL INSTALL ALL MATERIALS, EQUIPMENT, AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUFACTURER.
14. BRACING AND SHORING. DESIGN AND INSTALLATION OF ALL TEMPORARY BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE G.C.
- GENERAL NOTES
15. CAL GREEN. SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQUIREMENTS
16. WILDLAND URBAN INTERFACE (WUI). SEE SHEETS AS.1, AS.1, AS.2 FOR ALL DETAILS AND NOTES REGARDING REQUIRED FIRE PROTECTION MEASURES OF BUILDING EXTERIOR PER CRC R337 AND CBC CHAPTER 7A
17. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5
18. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS. THE FOUNDATION DESIGN IS PREPARED BY THE STRUCTURAL ENGINEER AND BASED UPON A GEOTECHNICAL REPORT BY THE ABOVE LISTED GEOTECHNICAL ENGINEER.
19. SEE STRUCTURAL DRAWINGS, GEOTECHNICAL REPORT, AND/OR CIVIL DRAWINGS FOR ADDITIONAL CRITERIA REGARDING FOUNDATIONS, EXCAVATION, EARTHWORK, SITE PLACEMENT OF ANY CONCRETE, AND/OR DRAINAGE RECOMMENDATIONS

ABBREVIATIONS

A.D.	AREA DRAIN	GSM	GALVANIZED SHEET METAL
ADJ	ADJUSTABLE	GYP. BD.	GYPSUM BOARD
A.F.F.	ABOVE FINISH FLOOR	HT	HEIGHT
ALT	ALTERNATE	INCAN	INCANDESCENT
ALUM	ALUMINUM	LT	LIGHT
ANOD	ANODIZED	MAX	MAXIMUM
ARCH	ARCHITECT/TURAL	MECH	MECHANICAL
BD	BOARD	MFR	MANUFACTURER
BLD'G	BUILDING	MIN	MINIMUM
BLK'G	BLOCKING	MTL	METAL
BM	BEAM	NEW	NEW
B.O.	BOTTOM OF	O.C.	ON CENTER
CAB	CABINET	O/	OVER
C.J.	CEILING JOIST	PLYWD	PLYWOOD
CLG	CEILING	PTD	PAINTED
CLR	CLEAR	PT. GR.	PAINT GRADE
C.O.	CLEAN OUT	P.T.	PRESSURE TREATED
CONC	CONCRETE	RDWD	REDWOOD
DIA	DIAMETER	REFR	REFRIGERATOR
DN	DOWN	REQD	REQUIRED
DS	DOWNSPOUT	RM	ROOM
DW	DISHWASHER	R.O.	ROUGH OPENING
DWG	DRAWING	SCHED	SCHEDULE
(E)	EXISTING	SHT	SHEET
EA	EACH	SHTG	SHEATHING
ELEC	ELECTRIC	SIM	SIMILAR
ELEV	ELEVATION	SKYLT	SKYLIGHT
EQ	EQUAL	SPEC	SPECIFICATION
EXT	EXTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
FIN	FINISH	ST. GR.	STAIN GRADE
F.J.	FLOOR JOIST	STL	STEEL
FLR	FLOOR	T&G	TONGUE & GROOVE
F.O.	FACE OF	TEMP	TEMPERED
FT	FEET	T.O.	TOP OF
FTG	FOOTING	TYP	TYPICAL
FURN	FURNACE/FURNITURE	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUGE	V.I.C.	VERIFY IN FIELD
GALV	GALVANIZED	WH	WATER HEATER

PROJECT DESCRIPTION

- NEW RETAINING WALLS AND PATH AT FRONT ENTRY
- TWO STORY ADDITION AT MAIN HOUSE ENTRY
- REMOVE ONE SHED
- NEW GATE AT DRIVEWAY R.O.W. AND LEGALIZING HILLCREST WAY FENCE UNDER SEPARATE F.H.E. SUBMITTAL

PROJECT DATA

APN #		068-022-800	
ZONE		RH/DR	
OCCUPANCY		R-3 / U	
CONSTRUCTION TYPE		V-B	
AUTOMATIC SPRINKLERS		YES	
STORIES		3	
SITE AREA		28,110 SF	
FLOOR AREA			
MAX. ALLOWED (SITE AREAx0.3)		8,433 SF	
LOCATION	EXISTING (SF)	ADDITION (SF)	PROPOSED (SF)
FIRST FLR CONDITIONED AREA - ADU	269	0	269
SECOND FLR CONDITIONED AREA - ADU	366	0	366
SUBTOTAL ADU	635	0	635
SECOND FLR COND. AREA - MAIN HOUSE	1499	388	1887
THIRD FLR COND. AREA - MAIN HOUSE	1258	254	1512
CARPORT	436	0	436
SUBTOTAL MAIN HOUSE	3193	642	3835
TOTAL	3828	642	4470
SITE COVERAGE			
MAX. ALLOWED (25%)		7,027.5 SF	
LOCATION	EXISTING (SF)	PROPOSED (SF)	
MAIN HOUSE FOOTPRINT	1865	2253	
FRONT COVERED PORCH	0	142	
REAR DECK (>18" ABV. GRADE)	1007	1007	
CARPORT	436	436	
SHED	116	116	
SHED	114	0	
TOTAL (SF)	3538	3954	
LANDSCAPE			
			PROPOSED
NEW LANDSCAPING			0
REHABILITATED LANDSCAPING			0
TOTAL (SF)			0

DEFERRED SUBMITTALS

- FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO SAN MATEO COUNTY AND WOODSIDE FIRE PROTECTION DISTRICT AS A DEFERRED SUBMITTAL FOR THE MODIFICATION TO THE EXISTING FIRE SPRINKLER SYSTEM FOR REVIEW AND APPROVAL. A DEFERRED SUBMITTAL SHALL BE SUBMITTED TO WOODSIDE FIRE PROTECTION DISTRICT FOR REVIEW AND APPROVAL FOR THE NEW PROPOSED VEHICLE GATE COMPLYING WITH WFPD STANDARDS.

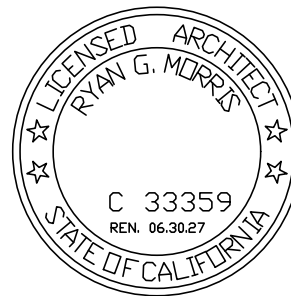
SHEET INDEX

A0.1	TITLE SHEET
A0.2	EXISTING SITE PLAN
A0.3	PROPOSED SITE PLAN
A0.4	PROPOSED SITE PLAN AND FENCE
A0.5	ARBORIST REPORT
A0.6	ARBORIST REPORT, COND. OF APPROVAL
A0.7	MATERIALS BOARD
--	TOPOGRAPHIC & BOUNDARY SURVEY
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	EROSION AND SEDIMENT CONTROL PLAN
C-4.1	BEST MANAGEMENT PRACTICES
C-4.2	TREE PROTECTION PLAN
C-5	DETAIL SHEET
A1.0	ADU FLOOR EXISTING PLAN
A1.1	FIRST FLOOR DEMO PLAN
A1.2	SECOND FLOOR DEMO PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A3.5	BUILDING SECTIONS



12 COZZOLINO CT | MILLBRAE, CA 94030
650.995.1360 | www.morris-arch.com

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062



All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

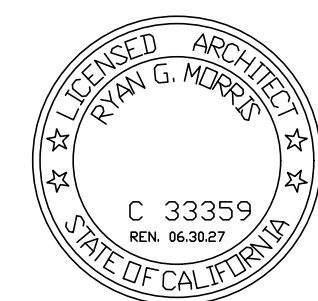
△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

TITLE SHEET /
LOCATION MAP

JOB #: 2339

A0.1

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062



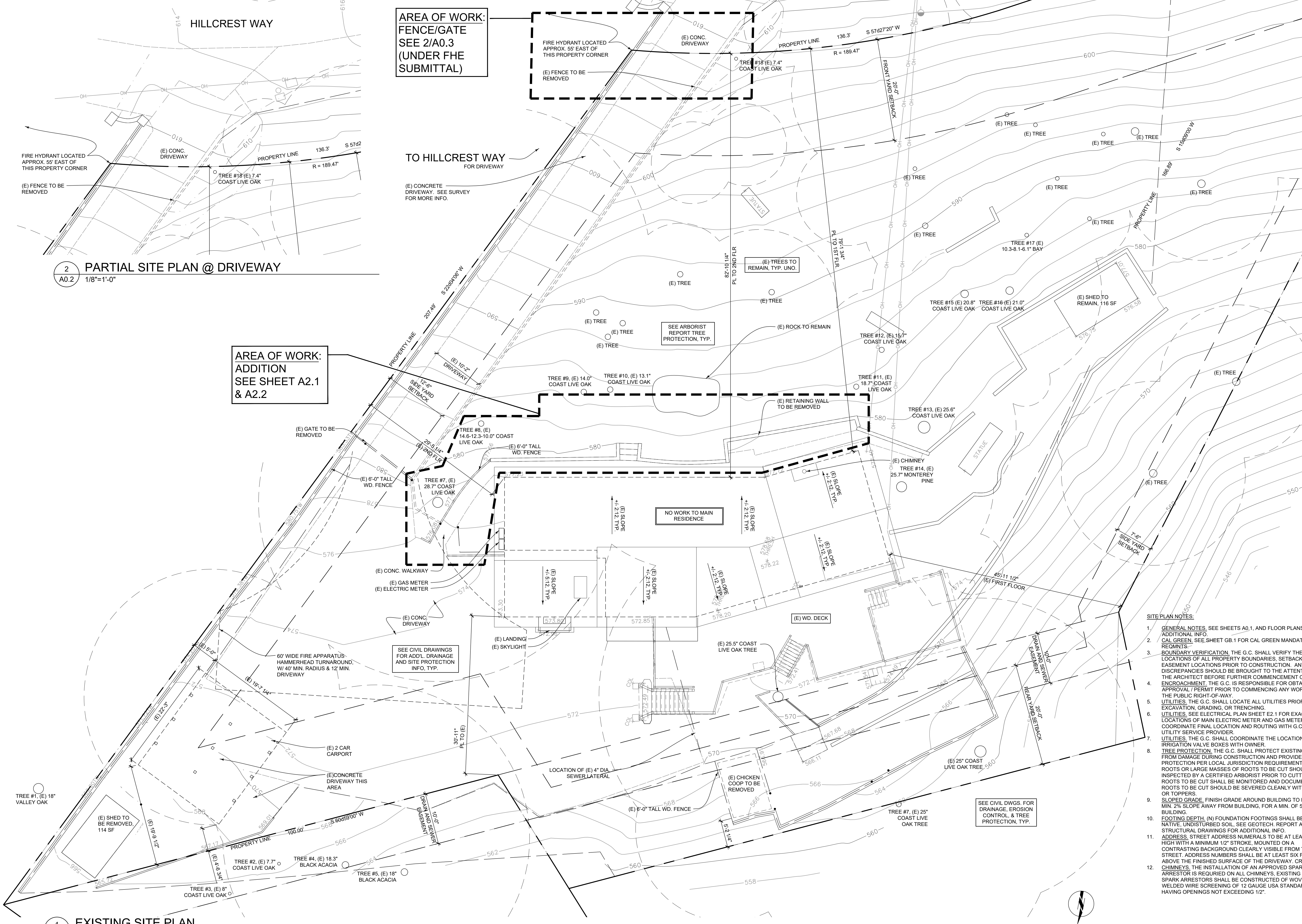
All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

△ PLNG SUBMITTAL	11.05.25
△ PLNG SUBMITTAL	03.25.26
△ PLNG SUBMITTAL	05.06.26
△	
△	
△	
△	

EXISTING
SITE PLAN

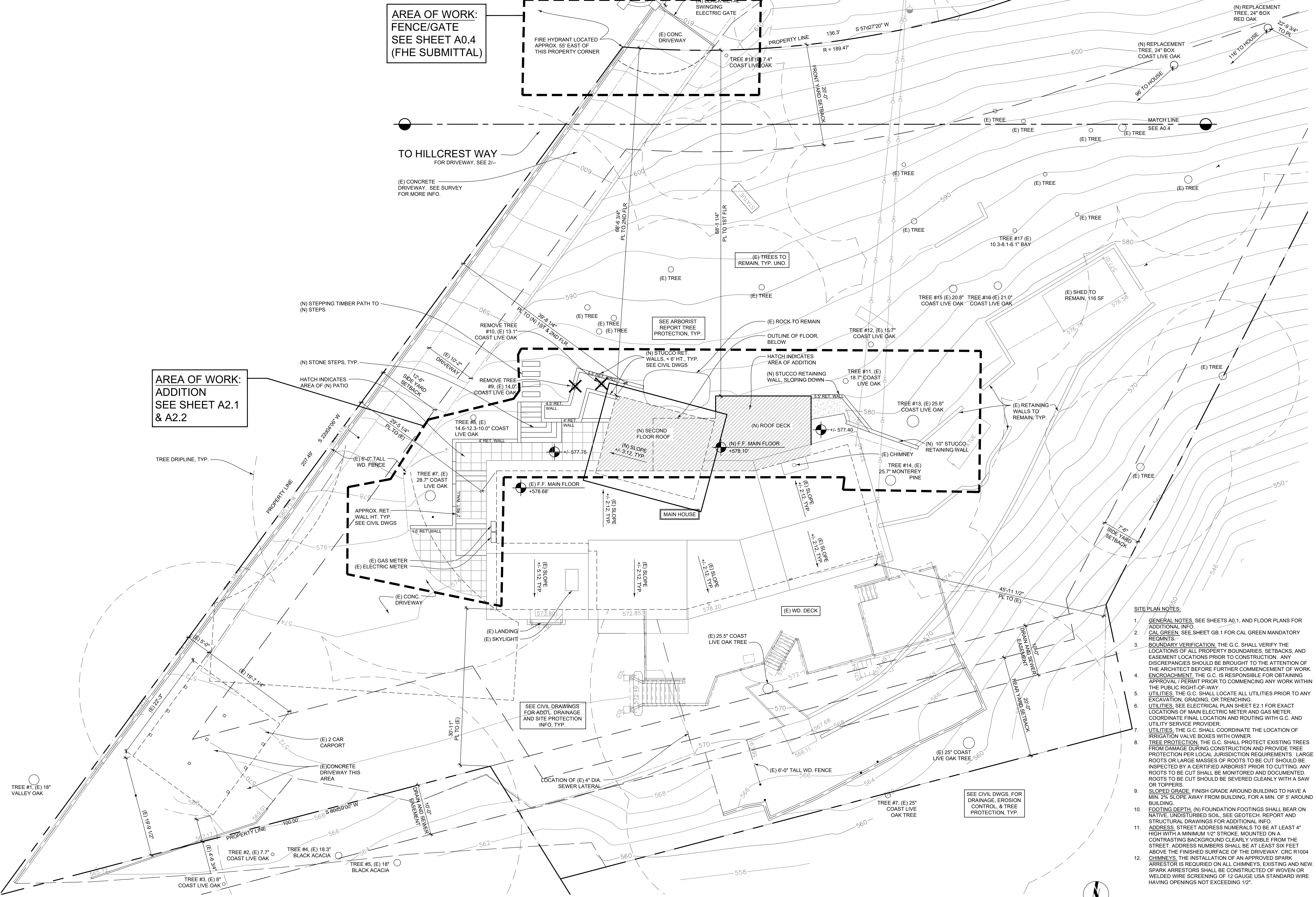
JOB #: 2339

A0.2



SITE PLAN NOTES:

1. GENERAL NOTES. SEE SHEETS A0.1, AND FLOOR PLANS FOR ADDITIONAL INFO.
2. CAL GREEN. SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQMENTS.
3. BOUNDARY VERIFICATION. THE G.C. SHALL VERIFY THE LOCATIONS OF ALL PROPERTY BOUNDARIES, SETBACKS, AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE FURTHER COMMENCEMENT OF WORK.
4. ENCROACHMENT. THE G.C. IS RESPONSIBLE FOR OBTAINING APPROVAL / PERMIT PRIOR TO COMMENCING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. UTILITIES. THE G.C. SHALL LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION, GRADING, OR TRENCHING.
6. UTILITIES. SEE ELECTRICAL PLAN SHEET E2.1 FOR EXACT LOCATIONS OF MAIN ELECTRIC METER AND GAS METER. COORDINATE FINAL LOCATION AND ROUTING WITH G.C. AND UTILITY SERVICE PROVIDER.
7. UTILITIES. THE G.C. SHALL COORDINATE THE LOCATION OF IRRIGATION VALVE BOXES WITH OWNER.
8. TREE PROTECTION. THE G.C. SHALL PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION AND PROVIDE TREE PROTECTION PER LOCAL JURISDICTION REQUIREMENTS. LARGE ROOTS OR LARGE MASSES OF ROOTS TO BE CUT SHOULD BE INSPECTED BY A CERTIFIED ARBORIST PRIOR TO CUTTING. ANY ROOTS TO BE CUT SHALL BE MONITORED AND DOCUMENTED. ROOTS TO BE CUT SHOULD BE SEVERED CLEANLY WITH A SAW OR TOPPERS.
9. SLOPED GRADE. FINISH GRADE AROUND BUILDING TO HAVE A MIN. 2% SLOPE AWAY FROM BUILDING, FOR A MIN. OF 5' AROUND BUILDING.
10. FOOTING DEPTH. (N) FOUNDATION FOOTINGS SHALL BEAR ON NATIVE, UNDISTURBED SOIL. SEE GEOTECH. REPORT AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
11. ADDRESS. STREET ADDRESS NUMERALS TO BE AT LEAST 4" HIGH WITH A MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. CRC R1004 CHIMNEYS. THE INSTALLATION OF AN APPROVED SPARK ARRESTOR IS REQUIRED ON ALL CHIMNEYS, EXISTING AND NEW. SPARK ARRESTORS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12 GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2".
- 12.



AREA OF WORK:
FENCE/GATE
SEE SHEET A0.4
(FHE SUBMITTAL)

AREA OF WORK:
ADDITION
SEE SHEET A2.1
& A2.2

- SITE PLAN NOTES:**
1. GENERAL NOTES. SEE SHEETS A0.1, AND FLOOR PLANS FOR ADDITIONAL INFO.
 2. CAL GREEN. SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQMNTS.
 3. BOUNDARY VERIFICATION. THE G.C. SHALL VERIFY THE LOCATIONS OF ALL PROPERTY BOUNDARIES, SETBACKS, AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE FURTHER COMMENCEMENT OF WORK.
 4. ENCROACHMENT. THE G.C. IS RESPONSIBLE FOR OBTAINING APPROVAL / PERMIT PRIOR TO COMMENCING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 5. UTILITIES. THE G.C. SHALL LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION, GRADING, OR TRENCHING.
 6. UTILITIES. SEE ELECTRICAL PLAN SHEET E2.1 FOR EXACT LOCATIONS OF MAIN ELECTRIC METER AND GAS METER. COORDINATE FINAL LOCATION AND ROUTING WITH G.C. AND UTILITY SERVICE PROVIDER.
 7. UTILITIES. THE G.C. SHALL COORDINATE THE LOCATION OF IRRIGATION VALVE BOXES WITH OWNER.
 8. TREE PROTECTION. THE G.C. SHALL PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION AND PROVIDE TREE PROTECTION PER LOCAL JURISDICTION REQUIREMENTS. LARGE ROOTS OR LARGE MASSES OF ROOTS TO BE CUT SHOULD BE INSPECTED BY A CERTIFIED ARBORIST PRIOR TO CUTTING. ANY ROOTS TO BE CUT SHALL BE MONITORED AND DOCUMENTED. ROOTS TO BE CUT SHOULD BE SEVERED CLEANLY WITH A SAW OR TOPPERS.
 9. SLOPED GRADE. FINISH GRADE AROUND BUILDING TO HAVE A MIN. 2% SLOPE AWAY FROM BUILDING, FOR A MIN. OF 5' AROUND BUILDING.
 10. FOOTING DEPTH. (N) FOUNDATION FOOTINGS SHALL BEAR ON NATIVE, UNDISTURBED SOIL. SEE GEOTECH. REPORT AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
 11. ADDRESS. STREET ADDRESS NUMERALS TO BE AT LEAST 4" HIGH WITH A MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. CRC R1004 CHIMNEYS. THE INSTALLATION OF AN APPROVED SPARK ARRESTOR IS REQUIRED ON ALL CHIMNEYS, EXISTING AND NEW. SPARK ARRESTORS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12 GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2".

MORRIS ARCHITECTURE

12 COZZOLINO CT | MILLBRAE, CA 94030
650.995.1360 | www.morris-arch.com

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062

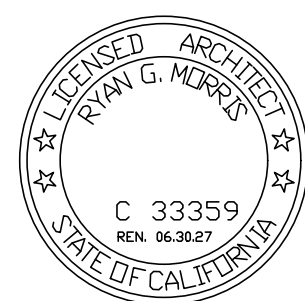
△ PLNG SUBMITTAL	11.05.25
△ PLNG SUBMITTAL	03.25.26
△ PLNG SUBMITTAL	05.06.26
△	
△	
△	
△	

PROPOSED SITE PLAN

JOB #: 2339

A0.3

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062



All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

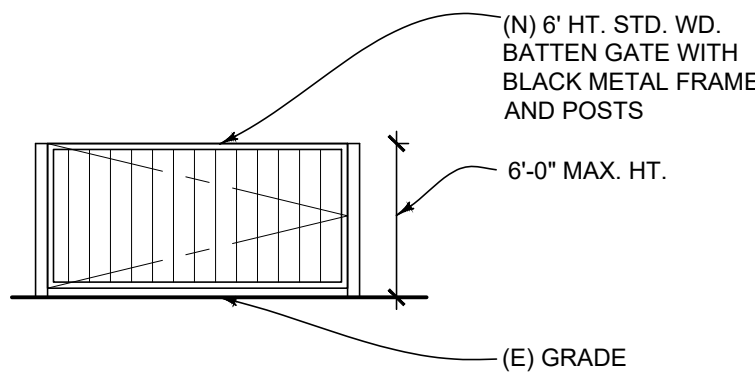
PROPOSED
SITE PLAN

JOB #: 2339

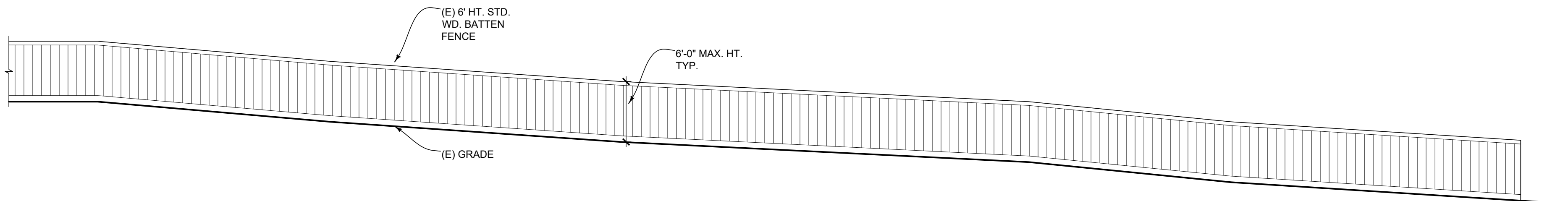
A0.4



3 EXISTING FENCE PHOTO
A0.4 NTS



4 DRIVEWAY GATE ELEVATION
A0.4 1/8"=1'-0"



2 FENCE ELEVATION ALONG SITE FRONTAGE
A0.4 1/8"=1'-0"



1 PROPOSED SITE PLAN/ TREE PLAN
A0.4 1/8"=1'-0"

Nadege Fourny and Imad Fattouch
655 Hillcrest Way
Emerald Hills, CA 94062

Site: 655 Hillcrest Way, Emerald Hills

Dear Nadege and Imad,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. The existing car port is going to be converted to a garage; there will be an addition to the main house and a new gate at the top of the driveway, prompting the need for this tree protection report.

Method:
San Mateo County regulates Protected trees whereby a “Protected Tree” shall mean:

1. Any tree 12.1 inches in diameter (38 inches circumference) or larger when measured 4.5 feet (54 inches) above natural grade. See Section 8.400.070 for Protected Trees in Specified Bayside Design Review Districts.

2. Indigenous species shall be considered protected when they meet or exceed the minimum size as specified in Table 1: 8.400.060 - Protected Trees.

The location of the Protected trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

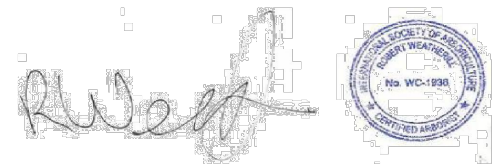
1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Valley oak <i>Quercus lobata</i>	18"est	50/60	70	Good health and condition, neighbor's tree, Protected
2	Coast live oak <i>Quercus agrifolia</i>	7.7"	25/15	60	Good health and condition Not Protected
3	Coast live oak <i>Quercus agrifolia</i>	8"est	30/15	60	Good health and condition, neighbor's tree, Not Protected
4	Black acacia <i>Acacia melanoxylon</i>	18.3"	70/25	50	Fair health, fair condition, leaning Protected
5	Black acacia <i>Acacia melanoxylon</i>	18"est	70/30	60	Good health and condition, neighbor's tree, Protected
7	Coast live oak <i>Quercus agrifolia</i>	28.7"	55/45	60	Good health and condition Protected
8	Coast live oak <i>Quercus agrifolia</i>	14.6"/12.3"/10.0"@grade	45/25	60	Good health and condition Protected
9	Coast live oak <i>Quercus agrifolia</i>	14.0"	45/20	60	Good health and condition Protected
10	Coast live oak <i>Quercus agrifolia</i>	13.1"	45/20	60	Good health and condition Protected
11	Coast live oak <i>Quercus agrifolia</i>	18.7"@2'	40/25	50	Fair health and condition, leaning Protected
12	Coast live oak <i>Quercus agrifolia</i>	15.7"	40/20	60	Good health and condition Protected
13	Coast live oak <i>Quercus agrifolia</i>	25.6"	50/30	60	Good health and condition Protected
14	Monterey pine <i>Pinus radiata</i>	25.7"	70/30	60	Good health and condition Protected
15	Coast live oak <i>Quercus agrifolia</i>	20.8"	50/20	50	Fair health and condition, leaning Protected
16	Coast live oak <i>Quercus agrifolia</i>	21.0"	50/30	60	Good health and condition Protected
17	Bay <i>Umbellularia californica</i>	10.3"/8.1"/6.1"	50/15	55	Good health, fair condition, codominant at grade, Protected
18	Coast live oak <i>Quercus agrifolia</i>	7.4"	25/10	55	Fair health and condition Not Protected

Summary:

The trees on the site are a variety of natives and non-natives in varying health and condition.

There are 14 Protected trees on this and adjacent properties.

Tree # 1 is a large valley oak on the neighbor's property in good health and condition. The tree should be protected during construction.

Tree # 5 is a black acacia on the neighbor's property that should be protected during construction.

Tree # 4 is a Protected sized black acacia on this property. The acacia is not a highly desirable species and considered invasive. The tree has a significant lean. I would recommend that this tree be removed. An expedited tree removal permit can be obtained for the removal of this tree. However, if it is to be retained, it should be protected during construction.

Tree #s 7 through 13, 15 and 16 are protected indigenous species and should be protected during construction. Woodside Fire Department walked the property on January 26, 2026 and recommended that trees within 10 feet of the building be removed. Tree #s 9 and 10 have been requested for removal.

Tree # 14 is a Monterey pine in good health and condition and should be protected during construction.

Tree # 17 is California bay in good health and fair condition that should be protected during construction.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 1: TPZ should be at 15 feet from the trunk closing on the property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

The fencing can be reduced to allow for construction of the covered patio. Construction of the covered patio will not impact the health or stability of the tree.

Tree # 4: TPZ should be at 15 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

Tree # 5: TPZ should be at 15 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

Tree # 7: TPZ should be at 20 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

The fencing can be reduced to allow access to the proposed construction. The proposed pathways and hardscape within the TPZs should be excavated with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 8: TPZ should be at 15 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

The fencing can be reduced to allow access to the proposed construction. The proposed pathways and hardscape within the TPZs should be excavated with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 11: TPZ should be at 15 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

The fencing can be reduced to allow access to the proposed construction. The proposed pathways and hardscape within the TPZs should be excavated with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 12: TPZ should be at 10 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

Tree # 13: TPZ should be at 15 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

The fencing can be reduced to allow access to the proposed construction. The proposed pathways and hardscape within the TPZs should be excavated with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 14: TPZ should be at 15 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

The fencing can be reduced to allow access to the proposed construction. The proposed pathways and hardscape within the TPZs should be excavated with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 15: TPZ should be at 10 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

Tree # 16: TPZ should be at 15 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.

Tree # 17: TPZ should be at 10 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾.



IMAGE 2.15-1
Tree Protection Fence at the Dripline

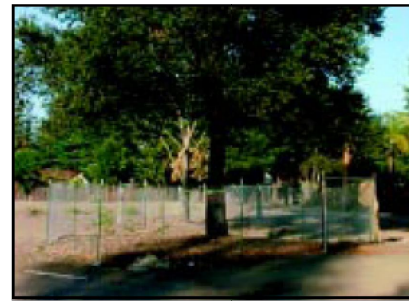


IMAGE 2.15-2
Tree Protection Fence at the Dripline

• Type I Tree Protection
The fences shall enclose the entire area under the **canopy dripline** or **TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see images 2.15-1 and 2.15-2). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾

5. **Do Not:**⁽⁴⁾
a. Allow run off or spillage of damaging materials into the area below any tree canopy.
b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
d. Allow fires under any adjacent trees.
e. Discharge exhaust into foliage.
f. Secure cable, chain or rope to trees or shrubs.
g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾

7. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾

9. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored



Location of existing house, proposed new construction, Significant trees and their Tree Protection Zones and proposed tree removals

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root plate	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

- (1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.
- (3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Anon
- (5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000
- (6) D Docketr, Tree Technical Manual. City of Palo Alto, June, 2001

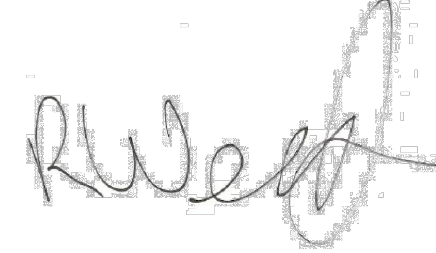
Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

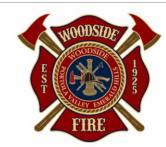
Signed




Robert Weatherill
Certified Arborist WE 19364
Date: 3/17/26

Terms and Conditions⁽³⁾

- The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :
1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
 2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
 3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
 4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
 5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
 6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
 7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
 8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
 9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.



WA-25-0078
655 HILLCREST
5:32:07PM

General Conditions

Final Project Acceptance Conditions

Final acceptance of this project is subject to field inspection.

Fire Approved Plan Conditions

Fire Approved Plans, Fire Approval Comments Sheet and Permit must be on site at the time of inspection. No exceptions. (Failure to comply may result in failed inspection and incur reinspection fees).

Fire Review Comments

- At start of construction a 2' x 3' address sign will be posted in front of project.

- The applicant shall provide at time of final, permanent address numbers, internally or externally illuminated from dusk until dawn (no solar, no batteries), minimum of 4-inch tall with inch stroke that are visible from the street and contrasting to its background. The address numbers shall be installed at the new front entry gate visible from the street.

- Install smoke alarms in each sleeping area, outside each separate sleeping area in the immediate vicinity of bedrooms, and on each story within a dwelling unit including basements. Install carbon monoxide detectors outside each separate sleeping area in the immediate vicinity of the bedrooms and on each occupable level of a dwelling unit including basements. (per 2025 CBC). Smoke alarms and carbon monoxide detectors shall be hardwired and inter-connected for alarm.

- Modification to the existing NFPA 13D Fire Sprinkler System is required. Sprinkler plans/calculations shall be submitted directly to WFPD through our website under separate fire permit. Fire sprinkler system shall comply with Woodside Fire Protection District Standards and Guidelines. Owner/Contractor are responsible for getting the correct fire flow data and shall be submitted at time of deferred submittal for the fire suppression system. Note: Cal-Water requires a backflow device that can decrease the water flow pressure by 12-15 PSI due to friction loss of the backflow device.

Water Supply: (Refer to Fire Hydrant Water Supply Standards and Guidelines):
- Access to the public fire hydrant shall meet the provisions listed in CFC Section 507 Fire Hydrant Systems and WFPD Ordinance No. 13-2023.

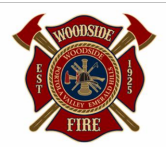
- The minimum location of a fire hydrant shall be not more than 600 feet to the structure, capable of the required flow. Distance from hydrant to structure shall be measured via an approved roadway in which the engine can safely drive from the fire hydrant to front door of the structure.

Fire Apparatus Access:

- Driveway shall extend to within 150 feet of all portions of the perimeter of residence (building or facility), as measured by an approved route. Driveway serving one property shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.(refer to Fire Code Ordinance Sec. 503.2.1)

- Driveway as proposed must meet WFPD standards. If driveway dimensions are revised during construction, it must maintain compliance with current WFPD standards.

- Driveways in excess of 150 feet in length shall be provided with turnarounds. See WFPD Standards and Guidelines - Fire Department Access.



WA-25-0078
655 HILLCREST
5:32:07PM

General Conditions

- GRADES: Driveways with less than 16% grade shall be all weather type and will support a minimum of 75,000 lbs during the wet season. Driveways greater than 10% grade need be rough grooved concrete or an alternate material approved by WFPD. NO driveway shall exceed a 16% grade. All driveway radius turns must be 40-foot radius and the driveway transitions must be no more than 10% angle of departure. See WFPD Standards and Guidelines - Fire Department Access.

Landscape Requirements:
ZONE 0 Requirements (Ember Resistant Zone 0-5 from structure)

- No hazardous vegetation and combustible materials within the first five feet (5 ft.) of or above a structure and any attached deck. Exception: Groundcovers consisting of irrigated and approved vegetation determined by the Fire Code Official.

- No combustible bark or mulch is allowed in this zone. Consider using hardscape like gravel, flagstone, permeable pavers, or blocks, pervious or porous concrete, or other noncombustible materials.

- Ensure all live tree branches are kept a minimum of 10 feet above the roof and decking.

- Ensure all branches are a minimum of ten feet (10 ft.) away from chimney and stovepipe outlets.

- Replace combustible fencing, gates, trellis, and arbors attached to the Structure(s) with noncombustible features.

Fire Review Comments

For existing fences, consider providing a separation distance of at least 6 feet from any structure unless the last 6 feet of fence connecting to the structure is constructed of non-combustible material.

- Maintain horizontal and vertical spacing among shrubs and trees to achieve defensible space clearance utilizing the Fuel Separation or Continuous Tree Canopy method. (both can be found on our website under the Fuel Mitigation Ordinance "Appendix A & B")

- Maintain a firebreak made by removing and clearing away 30 feet minimum of the property line all flammable vegetation or other combustible growth as determined by the Fire Marshal. The Fire Code Official may mandate additional or alternative fuels management of an area more or less than the above referenced. (Woodside Fire Ordinance No. 24-01 Section 4e)

Nuisance Abatement Ordinance No. 23-02: Due to the accumulation of combustible vegetation, including but not limited to seasonal and recurrent grasses, weeds, stubble, brush, dry needles, dead, dying, bark, mulch, or diseased trees, and rubbish, the Woodside Fire Protection District shall carry out abatement program activities throughout the territory of the Woodside Fire Protection District. When the Fire Code Official determines that a nuisance as described in this Ordinance constitutes an immediate threat to public health or safety, the Fire Code Official is authorized to summarily abate the nuisance.

NOTES: (where applicable)

- Deferred Submittals to WFPD: Fire Sprinklers, Solar, Generator

- WFPD Hot Work Permit required for all jobs performing operations capable of initiating fires or explosions, including cutting, welding, brazing, soldering, grinding, thermal spraying, thawing pipe, torch applied roofing, or any similar activity.

Project Compliance

The project is to comply with the 2022 CA Residential Building Fire Codes and local WFPD Ordinances. Please see all WFPD Standards and Guidelines for requirements at https://www.woodsidefire.org/our-district/fire-prevention-district-prevention-documents-forms-policies. The following plan review comments are applicable to this submittal.

WOODSIDE FIRE CONDITIONS OF APPROVAL

- AT START OF CONSTRUCTION A 2' X 3' ADDRESS SIGN WILL BE POSTED IN FRONT OF PROJECT.
- THE APPLICANT SHALL PROVIDE AT TIME OF FINAL, PERMANENT ADDRESS NUMBERS, INTERNALLY OR EXTERNALLY ILLUMINATED FROM DUSK UNTIL DAWN (NO SOLAR, NO BATTERIES), MINIMUM OF 4-INCH TALL WITH ½ INCH STROKE THAT ARE VISIBLE FROM THE STREET AND CONTRASTING TO ITS BACKGROUND. THE ADDRESS NUMBERS SHALL BE INSTALLED AT THE NEW FRONT ENTRY GATE VISIBLE FROM THE STREET.
- INSTALL SMOKE ALARMS IN EACH SLEEPING AREA, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY WITHIN A DWELLING UNIT INCLUDING BASEMENTS. INSTALL CARBON MONOXIDE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (PER 2025 CBC). SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND INTER-CONNECTED FOR ALARM.
- MODIFICATION TO THE EXISTING NFPA 13D FIRE SPRINKLER SYSTEM IS REQUIRED. SPRINKLER PLANS/CALCULATIONS SHALL BE SUBMITTED DIRECTLY TO WFPD THROUGH OUR WEBSITE UNDER SEPARATE FIRE PERMIT. FIRE SPRINKLER SYSTEM SHALL COMPLY WITH WOODSIDE FIRE PROTECTION DISTRICT STANDARDS AND GUIDELINES. OWNER/CONTRACTOR ARE RESPONSIBLE FOR GETTING THE CORRECT FIRE FLOW DATA AND SHALL BE SUBMITTED AT TIME OF DEFERRED SUBMITTAL FOR THE FIRE SUPPRESSION SYSTEM. NOTE: CAL-WATER REQUIRES A BACKFLOW DEVICE THAT CAN DECREASE THE WATER FLOW PRESSURE BY 12-15 PSI DUE TO FRICTION LOSS OF THE BACKFLOW DEVICE.

WATER SUPPLY: (REFER TO FIRE HYDRANT WATER SUPPLY STANDARDS AND GUIDELINES):

- ACCESS TO THE PUBLIC FIRE HYDRANT SHALL MEET THE PROVISIONS LISTED IN CFC SECTION 507 FIRE HYDRANT SYSTEMS AND WFPD ORDINANCE NO. 13-2023.
- THE MINIMUM LOCATION OF A FIRE HYDRANT SHALL BE NOT MORE THAN 600 FEET TO THE STRUCTURE. CAPABLE OF THE REQUIRED FLOW. DISTANCE FROM HYDRANT TO STRUCTURE SHALL BE MEASURED VIA AN APPROVED ROADWAY IN WHICH THE ENGINE CAN SAFELY DRIVE FROM THE FIRE HYDRANT TO FRONT DOOR OF THE STRUCTURE.

FIRE APPARATUS ACCESS:

- DRIVEWAY SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE PERIMETER OF RESIDENCE (BUILDING OR FACILITY), AS MEASURED BY AN APPROVED ROUTE. DRIVEWAY SERVING ONE PROPERTY SHALL PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 12 FEET AND A MINIMUM UNOBSTRUCTED HEIGHT OF 13 FEET 6 INCHES.(REFER TO FIRE CODE ORDINANCE SEC. 503.2.1)
- DRIVEWAY AS PROPOSED MUST MEET WFPD STANDARDS. IF DRIVEWAY DIMENSIONS ARE REVISED DURING CONSTRUCTION, IT MUST MAINTAIN COMPLIANCE WITH CURRENT WFPD STANDARDS.
- DRIVEWAYS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH TURNAROUNDS. SEE WFPD STANDARDS AND GUIDELINES - FIRE DEPARTMENT ACCESS.

- GRADES: DRIVEWAYS WITH LESS THAN 16% GRADE SHALL BE ALL WEATHER TYPE AND WILL SUPPORT A MINIMUM OF 75,000 LBS DURING THE WET SEASON. DRIVEWAYS GREATER THAN 10% GRADE NEED BE ROUGH GROOVED CONCRETE OR AN ALTERNATE MATERIAL APPROVED BY WFPD. NO DRIVEWAY SHALL EXCEED A 16% GRADE. ALL DRIVEWAY RADIUS TURNS MUST BE 40-FOOT RADIUS AND THE DRIVEWAY TRANSITIONS MUST BE NO MORE THAN 10% ANGLE OF DEPARTURE. SEE WFPD STANDARDS AND GUIDELINES - FIRE DEPARTMENT ACCESS.

LANDSCAPE REQUIREMENTS:

- ZONE 0 REQUIREMENTS (EMBER RESISTANT ZONE 0-5' FROM STRUCTURE)
- NO HAZARDOUS VEGETATION AND COMBUSTIBLE MATERIALS WITHIN THE FIRST FIVE

FEET (5 FT.) OF OR ABOVE A STRUCTURE AND ANY ATTACHED DECK. EXCEPTION: GROUNDCOVERS CONSISTING OF IRRIGATED AND APPROVED VEGETATION DETERMINED BY THE FIRE CODE OFFICIAL.

- NO COMBUSTIBLE BARK OR MULCH IS ALLOWED IN THIS ZONE. CONSIDER USING HARDSCAPE LIKE GRAVEL, FLAGSTONE, PERMEABLE PAVERS, OR BLOCKS, PERVIOUS OR POROUS CONCRETE, OR OTHER NONCOMBUSTIBLE MATERIALS.
- ENSURE ALL LIVE TREE BRANCHES ARE KEPT A MINIMUM OF 10 FEET ABOVE THE ROOF AND DECKING.
- ENSURE ALL BRANCHES ARE A MINIMUM OF TEN FEET (10 FT.) AWAY FROM CHIMNEY AND STOVEPIPE OUTLETS.
- REPLACE COMBUSTIBLE FENCING, GATES, TRELLIS, AND ARBORS ATTACHED TO THE STRUCTURE(S) WITH NONCOMBUSTIBLE FEATURES. FOR EXISTING FENCES, CONSIDER PROVIDING A SEPARATION DISTANCE OF AT LEAST 6 FEET FROM ANY STRUCTURE UNLESS THE LAST 6 FEET OF FENCE CONNECTING TO THE STRUCTURE IS CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL.
- MAINTAIN HORIZONTAL AND VERTICAL SPACING AMONG SHRUBS AND TREES TO ACHIEVE DEFENSIBLE SPACE CLEARANCE UTILIZING THE FUEL SEPARATION OR CONTINUOUS TREE CANOPY METHOD. (BOTH CAN BE FOUND ON OUR WEBSITE UNDER THE FUEL MITIGATION ORDINANCE "APPENDIX A & B")
- MAINTAIN A FIREBREAK MADE BY REMOVING AND CLEARING AWAY 30 FEET MINIMUM OF THE PROPERTY LINE ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH AS DETERMINED BY THE FIRE MARSHAL. THE FIRE CODE OFFICIAL MAY MANDATE ADDITIONAL OR ALTERNATIVE FUELS MANAGEMENT OF AN AREA MORE OR LESS THAN THE ABOVE REFERENCED. (WOODSIDE FIRE ORDINANCE NO. 24-01 SECTION 4E)

NUISANCE ABATEMENT ORDINANCE NO. 23-02: DUE TO THE ACCUMULATION OF COMBUSTIBLE VEGETATION, INCLUDING BUT NOT LIMITED TO SEASONAL AND RECURRENT GRASSES, WEEDS, STUBBLE, BRUSH, DRY NEEDLES, DEAD, DYING, BARK, MULCH, OR DISEASED TREES, AND RUBBISH, THE WOODSIDE FIRE PROTECTION DISTRICT SHALL CARRY OUT ABATEMENT PROGRAM ACTIVITIES THROUGHOUT THE TERRITORY OF THE WOODSIDE FIRE PROTECTION DISTRICT. WHEN THE FIRE CODE OFFICIAL DETERMINES THAT A NUISANCE AS DESCRIBED IN THIS ORDINANCE CONSTITUTES AN IMMEDIATE THREAT TO PUBLIC HEALTH OR SAFETY, THE FIRE CODE OFFICIAL IS AUTHORIZED TO SUMMARILY ABATE THE NUISANCE.

NOTES: (WHERE APPLICABLE)

- DEFERRED SUBMITTALS TO WFPD: FIRE SPRINKLERS, SOLAR, GENERATOR

- WFPD HOT WORK PERMIT REQUIRED FOR ALL JOBS PERFORMING OPERATIONS CAPABLE OF INITIATING FIRES OR EXPLOSIONS, INCLUDING CUTTING, WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPE, TORCH APPLIED ROOFING, OR ANY SIMILAR ACTIVITY.

DPW CONDITIONS OF APPROVAL (DATED 2/6/26)

- NO PROPOSED CONSTRUCTION WORK WITHIN THE COUNTY RIGHT-OF-WAY SHALL BEGIN UNTIL LOCAL COUNTY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. APPLICANT SHALL CONTACT A DEPARTMENT OF PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT-OF-WAY.
- THE APPLICANT SHALL EXECUTE AND RECORD AN AGREEMENT IN A FORM APPROVED BY THE COUNTY FOR MAINTENANCE OF THE APPROVED FACILITY.

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

ARBORIST REPORT, COND. OF APPROVAL

JOB #: 2339

Existing residence, north side



Proposed addition, south side



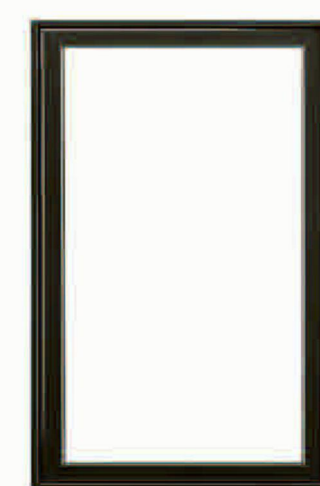
All proposed finishes to match existing:



ROOFING:
- MATCH EXISTING
FLAT ROOF MEMBRANE



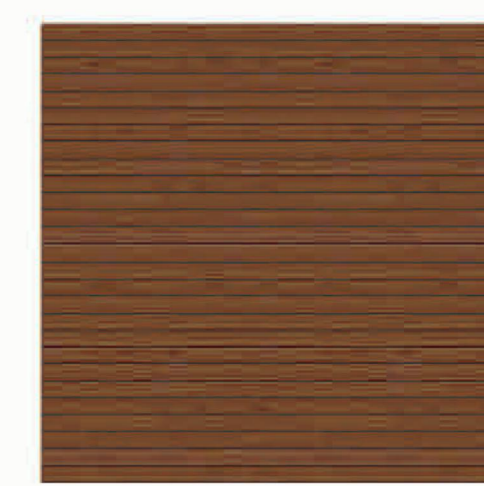
FASCIA & TRIM:
- PTD. WOOD
- MATCH EXISTING



DOORS & WINDOWS:
- MARVIN INTEGRITY
- WOOD CLAD BLACK
- MATCH EXISTING



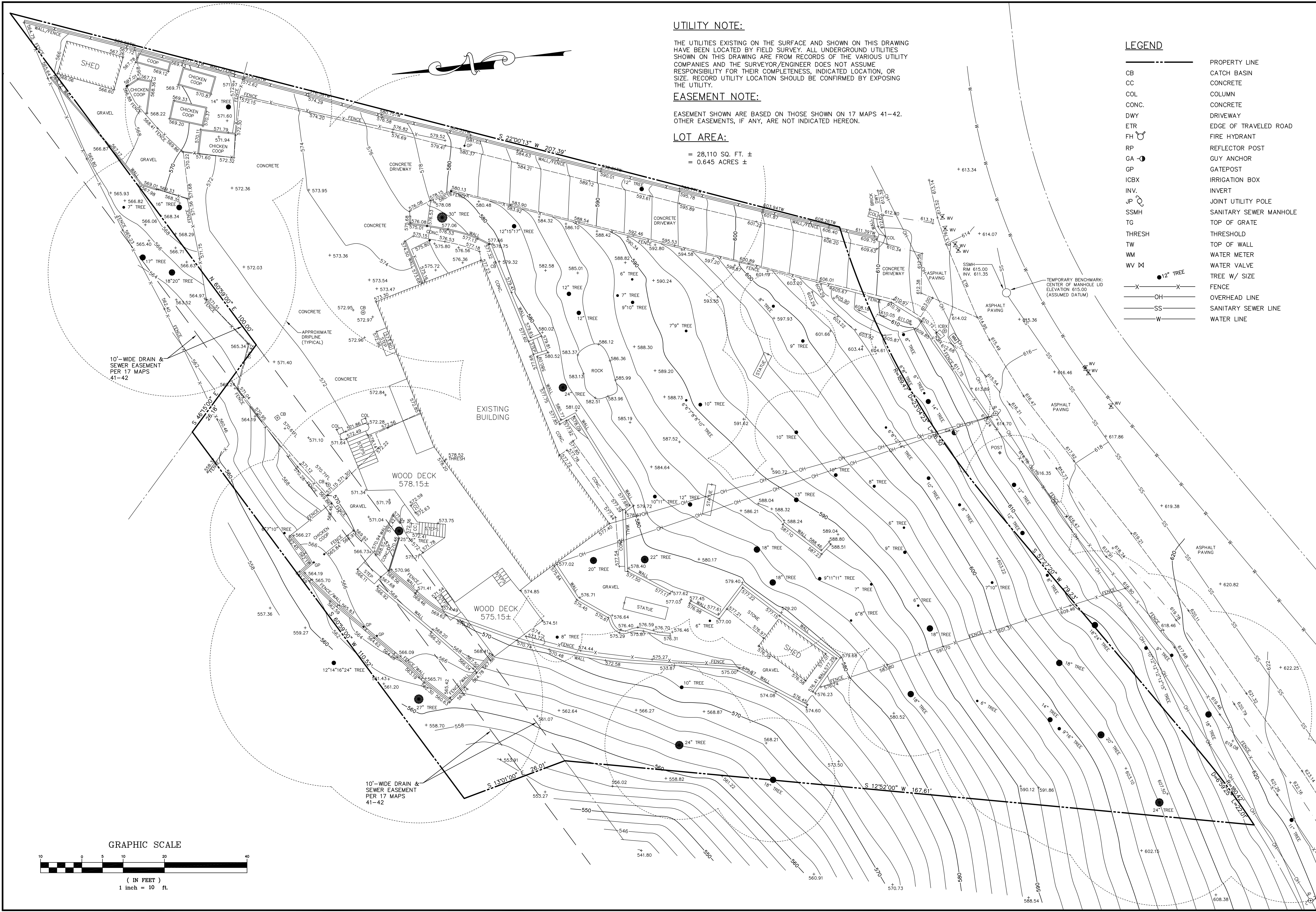
STONE SIDING:
- GLACIER STONE
- NATURAL FLAT BITTERROOT
- MATCH EXISTING



WOOD SIDING:
- TRESPA COMPOSITE SIDING
- MATCH EXISTING



PAINTED STUCCO WALLS
AND RETAINING WALLS
-MATCH EXISTING
-OFF WHITE



UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENT SHOWN ARE BASED ON THOSE SHOWN ON 17 MAPS 41-42. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

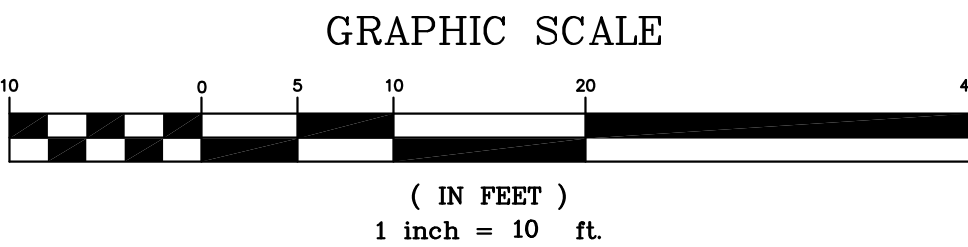
LOT AREA:

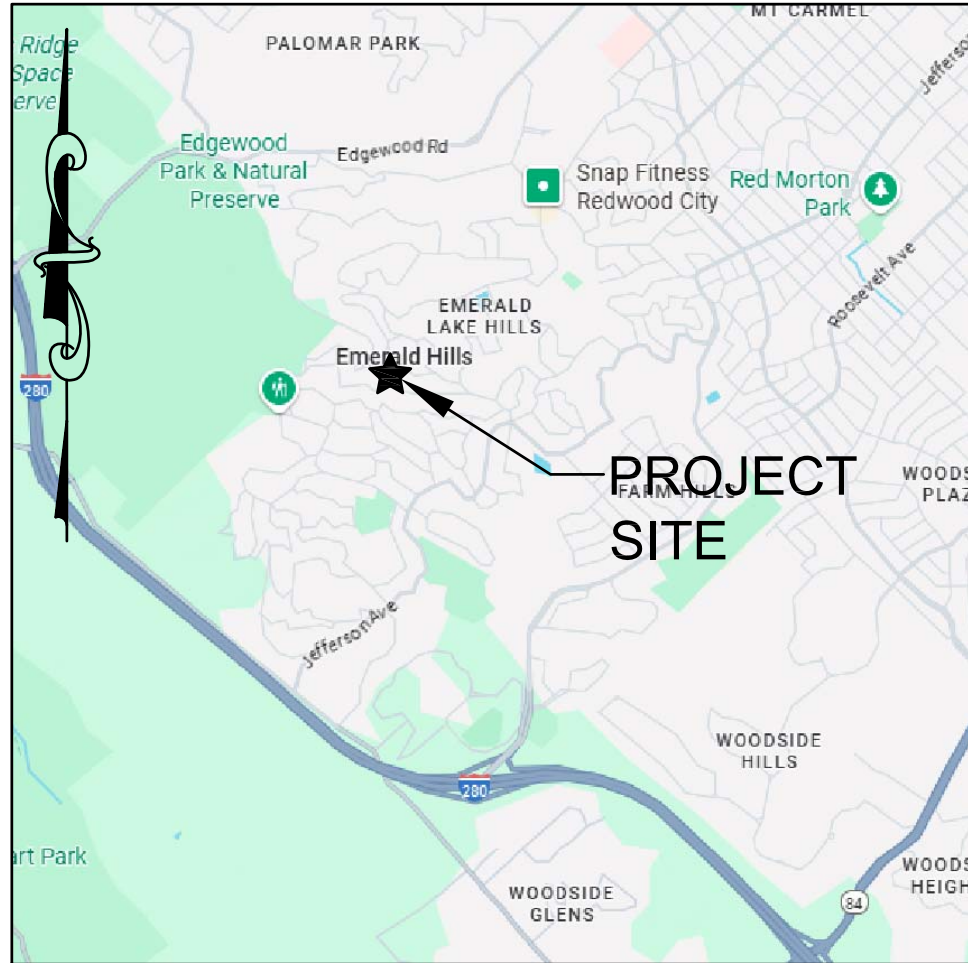
= 28,110 SQ. FT. ±
= 0.645 ACRES ±

LEGEND

- | | |
|--------|------------------------|
| --- | PROPERTY LINE |
| CB | CATCH BASIN |
| CC | CONCRETE |
| COL | COLUMN |
| CONC. | CONCRETE |
| DWY | DRIVEWAY |
| ETR | EDGE OF TRAVELED ROAD |
| FH | FIRE HYDRANT |
| RP | REFLECTOR POST |
| GA | GUY ANCHOR |
| GP | GATEPOST |
| ICBX | IRRIGATION BOX |
| INV. | INVERT |
| JP | JOINT UTILITY POLE |
| SSMH | SANITARY SEWER MANHOLE |
| TG | TOP OF GRATE |
| THRESH | THRESHOLD |
| TW | TOP OF WALL |
| WM | WATER METER |
| WV | WATER VALVE |
| WV | TREE W/ SIZE |
| X | FENCE |
| OH | OVERHEAD LINE |
| SS | SANITARY SEWER LINE |
| W | WATER LINE |

DATE:	
BY:	
DESCRIPTION	
REV.	
DAINS LAND SURVEYING rdains@dainslandsurveying.net (650) 743-0831	
PREPARED FOR:	IMAD JEAN FATTOUCH
BOUNDARY & TOPOGRAPHIC SURVEY PLAN 655 HILLCREST WAY A.P.N.'S 068-022-800 DOC. NO. 2023-011223	CALIFORNIA EMERALD HILLS SAN MATEO COUNTY
DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	05/07/2025
PROJECT NO.	19-853
SHEET	1 OF 1





VICINITY MAP
N.T.S.

ABBREVIATIONS

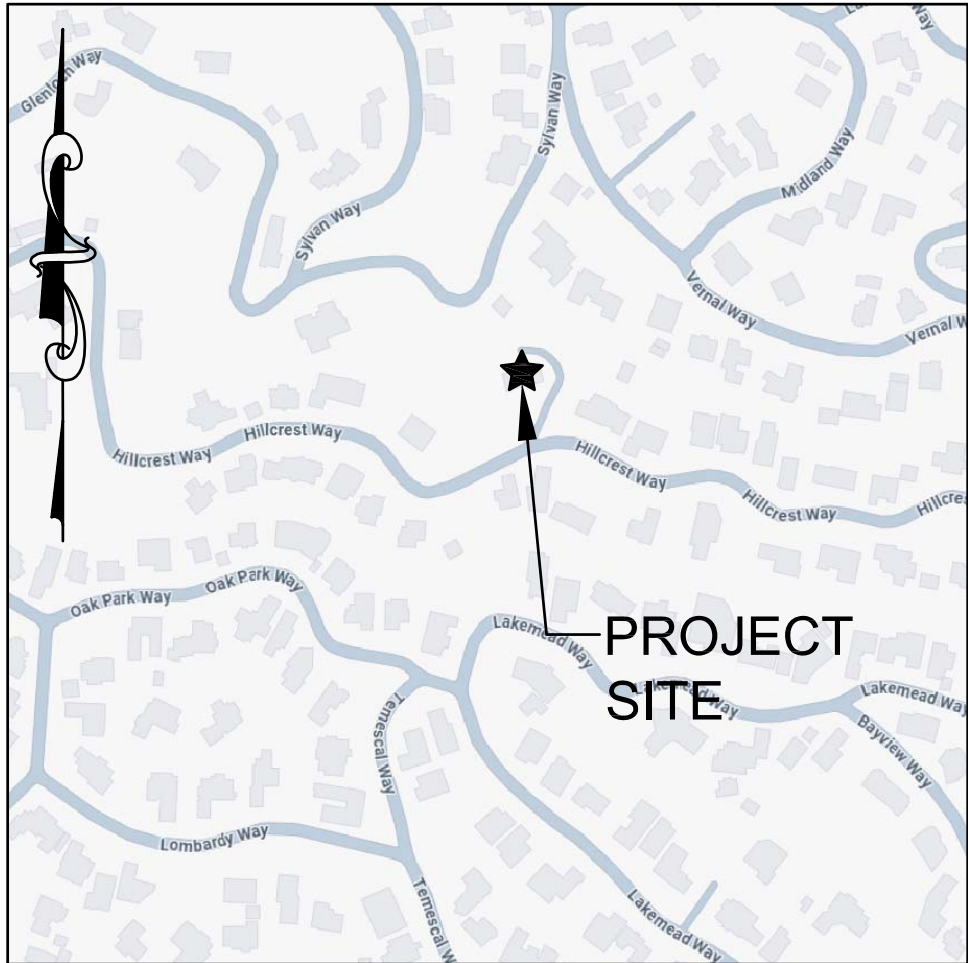
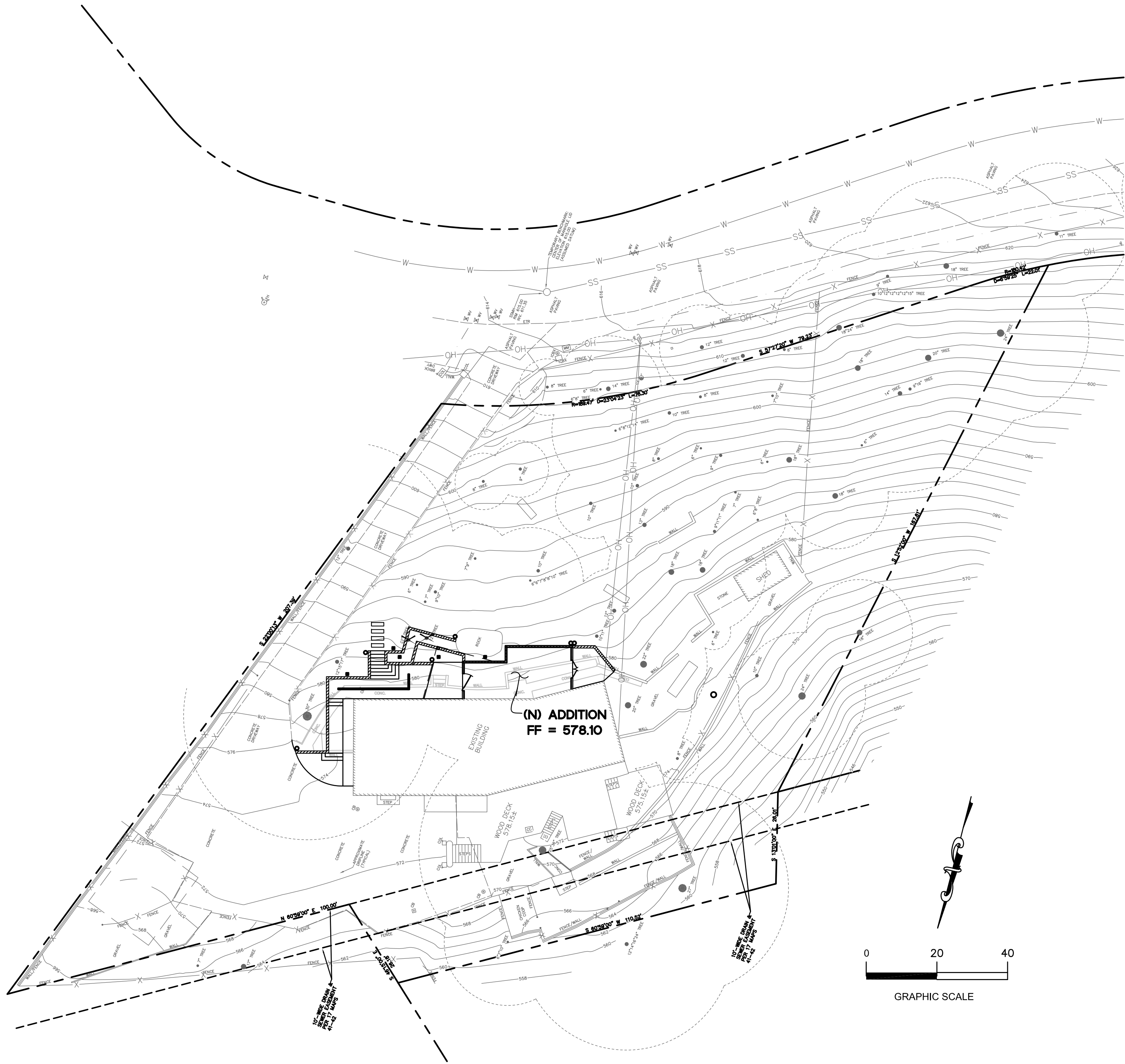
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON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

EARTHWORK QUANTITIES

GROSS QUANTITIES:		QUANTITY BREAKDOWN:	
CUT	60 C.Y.	BUILDINGS:	
FILL	45 C.Y.	CUT	25 C.Y.
TOTAL TO BE MOVED	105 C.Y.	FILL	35 C.Y.
BALANCE	15 C.Y. CUT (OFF-HAUL)	SITE WORK:	
		CUT	35 C.Y.
		FILL	10 C.Y.
NET QUANTITIES (BUILDING AND STRUCTURES OMITTED):			
CUT	35 C.Y.		
FILL	10 C.Y.		
TOTAL TO BE MOVED	45 C.Y.		
BALANCE	25 C.Y. CUT (OFF-HAUL)		

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS (SMCO), CA 94062



LOCATION MAP
N.T.S.

EXISTING	PROPOSED	LEGEND:
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X	X	FENCE
O	O	CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK
		GRASS SWALE
		RETAINING WALL/ BUILDING STEMWALL
		(E) TREE TO BE REMOVED

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	EROSION AND SEDIMENT CONTROL PLAN
C-4.1	BEST MANAGEMENT PRACTICES (BMPs)
C-4.2	TREE PROTECTION PLAN
C-5	DETAIL SHEET

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
7,399 SF	7,869 SF	59 CF	71 CF



1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION AND TESTING WILL REVEAL THE TRUE LOCATION, DEPTH AND CHARACTER OF ALL UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE (800) 842-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY ACTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE, BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
7. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
8. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY DAINS LAND SURVEYING ON MAY 7, 2025 (JOB #19-853). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

TEMPORARY BENCHMARK:
CENTER OF MANHOLE LID
ELEVATION 615.00
(ASSUMED DATUM)

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAIL MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.

7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
8. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN, ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.
10. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THE PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF THE SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

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

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

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

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE LANDINGS 2% (1/4" PER FOOT) AWAY FROM. STATUS USLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORMWORK FOR CURBS AND/OR FLATWORK.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.
6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONCR. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE TENTH OF A FOOT. UNGRADED AREAS DO NOT CONFORM TO THESE TOLERANCES. THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".
2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.

5. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER, AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL.. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.
7. WHERE FEASIBLE ALL DOWNSPOUTS SHALL DISCHARGE TO A SPLASHBLOCK OR IMPERVIOUS SURFACE AND FLOW TO LANDSCAPED FEATURES BEFORE ENTERING THE DRAINAGE SYSTEM. USE OF AREA DRAINS (RATHER THAN DIRECT CONNECTION TO DRAINAGE SYSTEM) TO COLLECT ROOF/SURFACE WATER IS STRONGLY ENCOURAGED IN CONFORMANCE WITH COUNTY/TWIDE C-3 REQUIREMENTS. OTHERWISE, DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE WHERE SHOWN ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.
9. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN.

- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE CONSTRUCTION OF THE PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AND SIDEWALKS SHALL BACKFILL WITH SPICES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWROOF, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.
8. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED. IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE, BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.
11. VERTICAL SEPARATION REQUIREMENTS:

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

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

HORIZONTAL SEPARATION REQUIREMENTS:

A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.

A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".
2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/COUNTY OR APPLICABLE WATER DISTRICT STANDARDS.
3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND/OR WATER LINES IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.
6. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE APPLICABLE WATER DISTRICT STANDARDS. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE APPLICABLE WATER DISTRICT STANDARDS WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.
8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY/COUNTY OR APPLICABLE WATER DISTRICT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED LAB.
10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
11. INSTALL CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

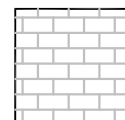
1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM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

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

1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE: ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS AND DISCHARGE POINTS (BUBBLE UP BOX). STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIENNIAL BASIS OR AS FOUND NECESSARY.

PAVEMENT LEGEND:

SEE GEOTECHNICAL REPORT BY ROMIG ENGINEERS, INC. DATED OCTOBER 23, 2019
AND SEISMIC UPDATE LETTER DATED FEBRUARY 3, 2025 FOR EXACT PAVEMENT
SECTIONS, OVER-EXCAVATION AND COMPACTION REQUIREMENTS. SEE
ARCHITECTURAL PLAN(S) FOR EXACT MATERIAL SELECTION.



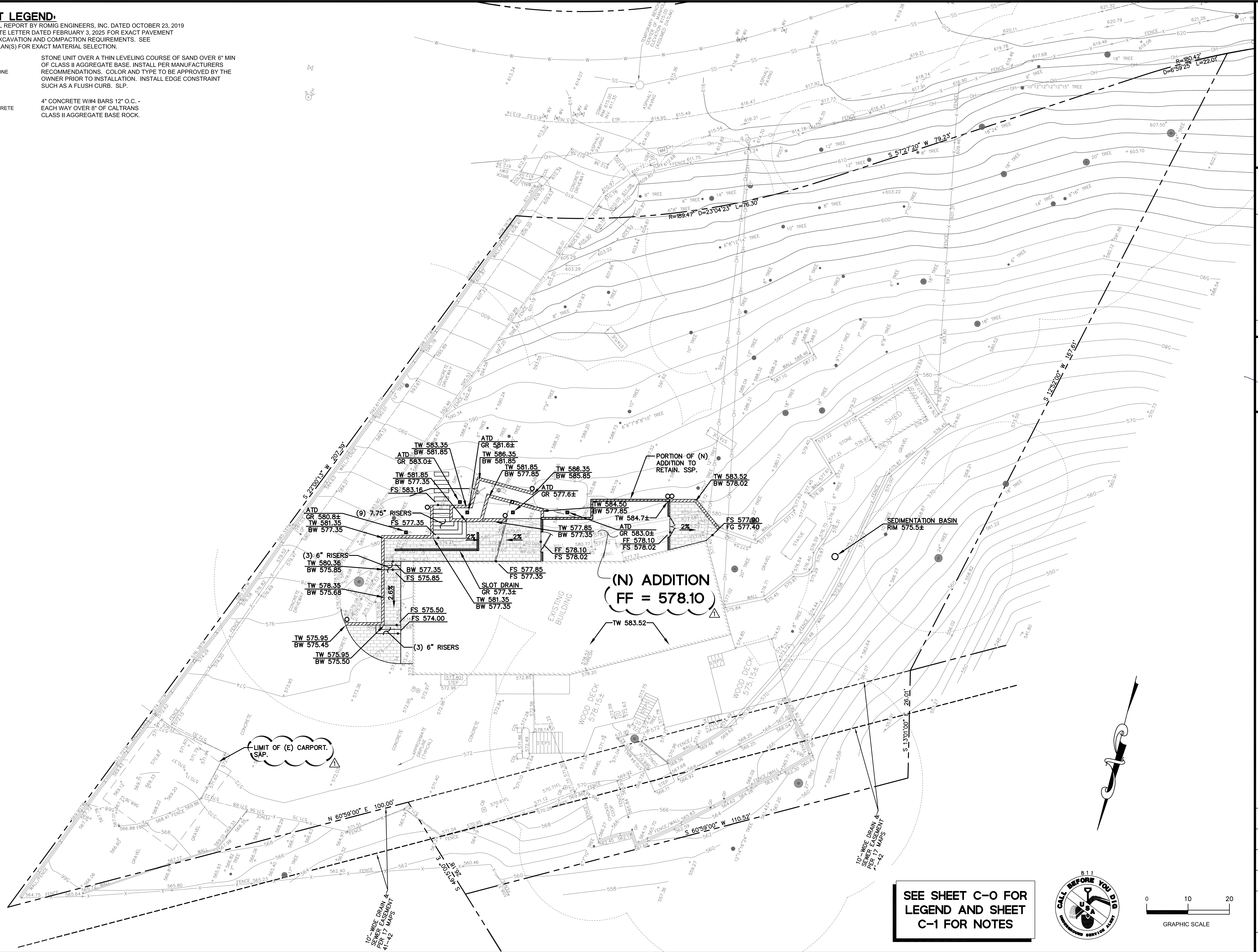
STONE



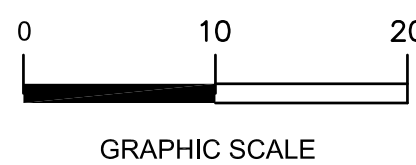
CONCRETE

STONE UNIT OVER A THIN LEVELING COURSE OF SAND OVER 6" MIN
OF CLASS II AGGREGATE BASE. INSTALL PER MANUFACTURERS
RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE
OWNER PRIOR TO INSTALLATION. INSTALL EDGE CONSTRAINT
SUCH AS A FLUSH CURB. SLP.

4" CONCRETE W/#4 BARS 12" O.C. -
EACH WAY OVER 8" OF CALTRANS
CLASS II AGGREGATE BASE ROCK.



SEE SHEET C-0 FOR
LEGEND AND SHEET
C-1 FOR NOTES



PRECISION ENGINEERING
AND
CONSTRUCTION, INC.
13318 Old County Road
Baltimore, CA 94002
T: 650.226.8640
Travis@precision-ec.com

DATE:

03/19/2026

REVISIONS:

COUNTY COMMENTS



GRADING PLAN
FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS (SMCO), CA 94062

Date:

11/04/2025

Scale:

1" = 10'

Design:

AJP

Check:

TRL

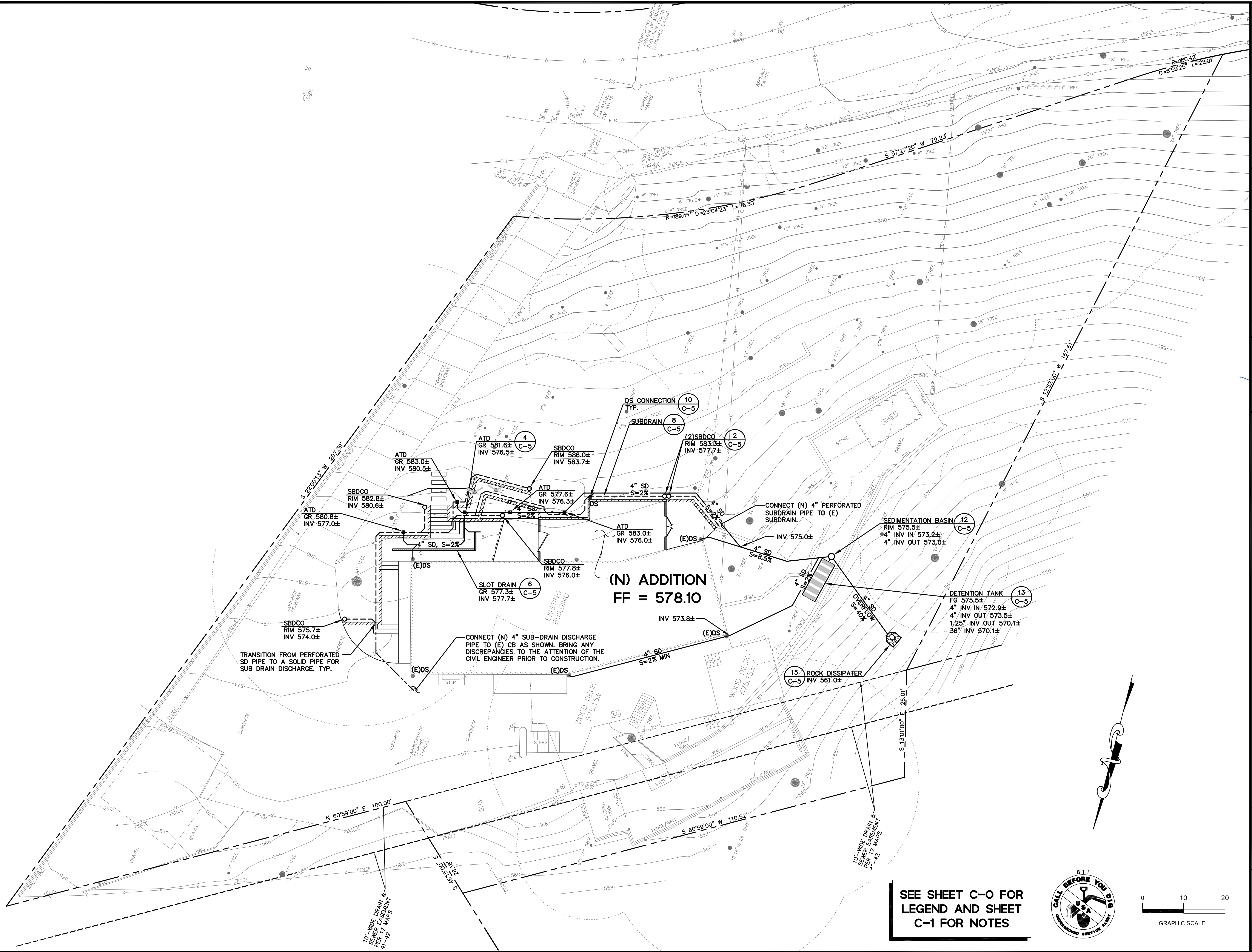
Drawing Number:

C-2

PEC Job No.

PEC 25-013

C:\Users\j\OneDrive\Documents\Projects\114032025\PEC 25-013 - 655 Hillcrest Way, Emerald Hills (SMCO)\Map\PEC 25-013 SHEET 3.dwg
25-013-3.dwg
11/04/2025 10:11:11 AM
JRP



SEE SHEET C-0 FOR
LEGEND AND SHEET
C-1 FOR NOTES



PRECISION ENGINEERING
AND
CONSTRUCTION, INC.
13318 Old County Road
Baltimore, CA 94002
T: 650.226.8640
Travis@precision-ec.com

REVISIONS:	COUNTY COMMENTS	DATE:
		03/19/2026

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTHER
73638
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN
FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS (SMCO), CA 94062

Date:
11/04/2025
Scale:
1" = 10'
Design:
AJP
Check:
TRL
Drawing Number:
C-3
PEC Job No.
PEC 25-013

EC POINT OF CONTACT:

NADEGE FOURNY AND IMAD FATTOUCH
655 HILLCREST WAY

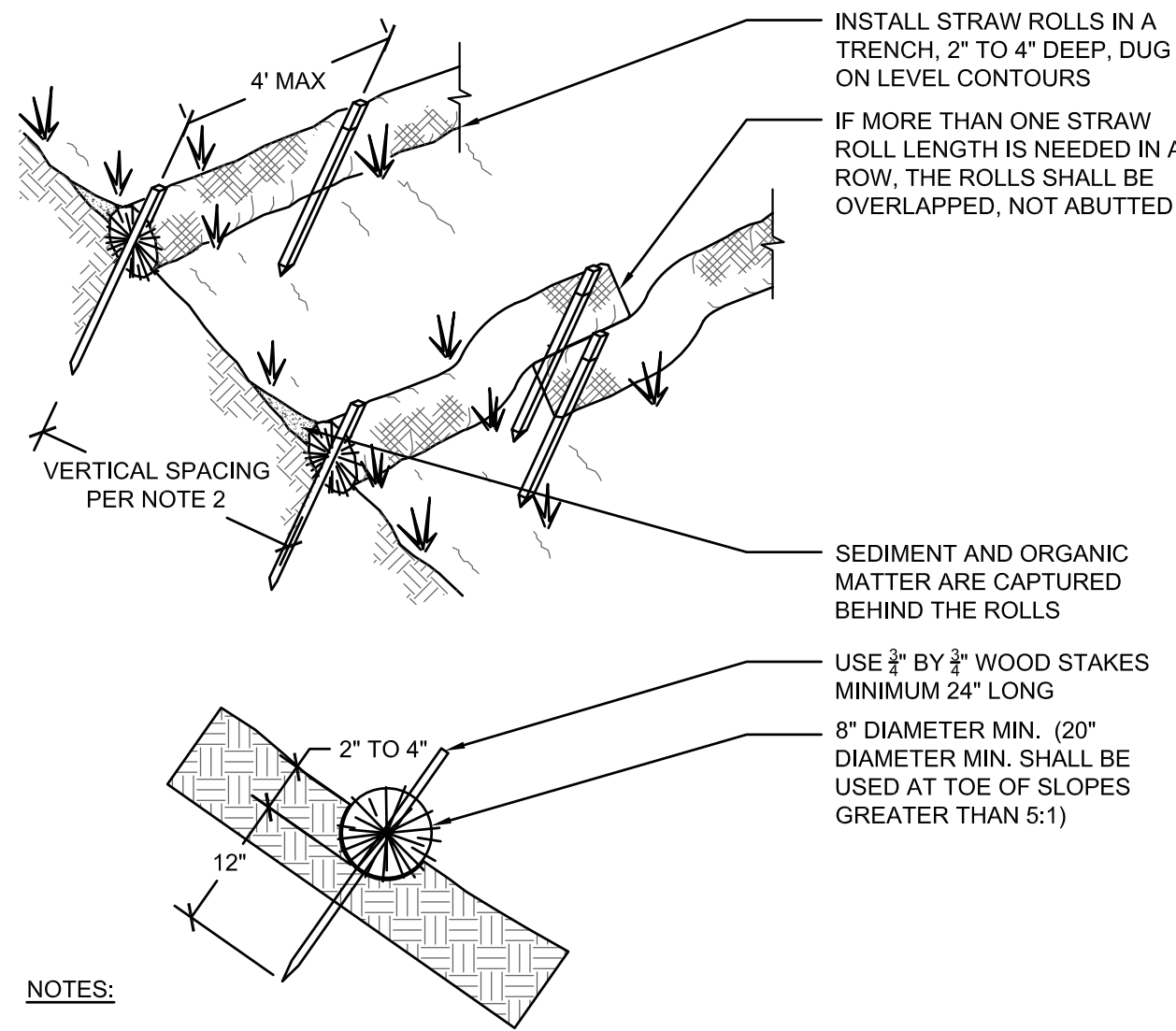
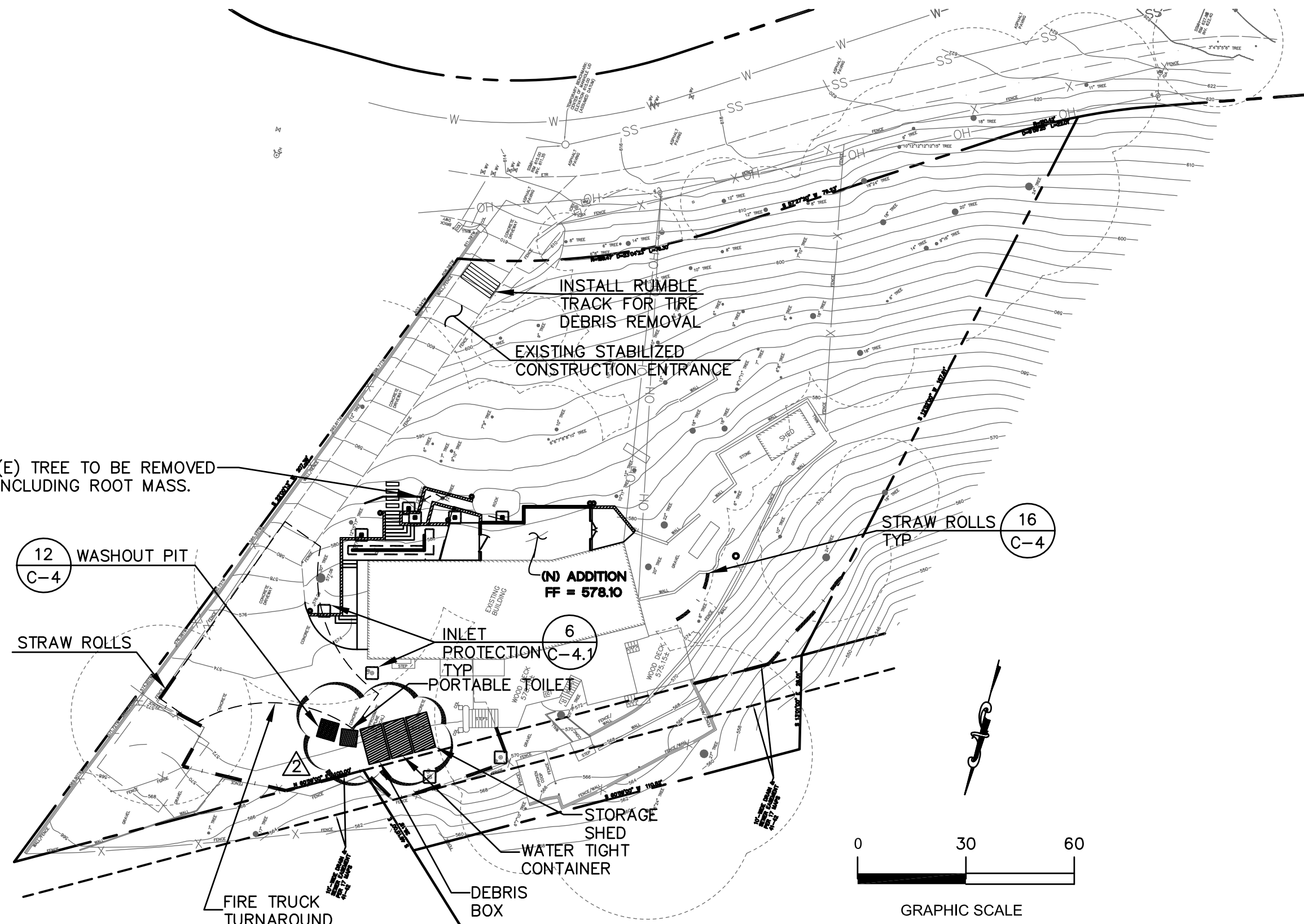
CONSTRUCTION SCHEDULE:

ANTICIPATED CONSTRUCTION DURATION 18 MONTHS

EC SYMBOL LEGEND:

STRAW ROLLS

INLET PROTECTION



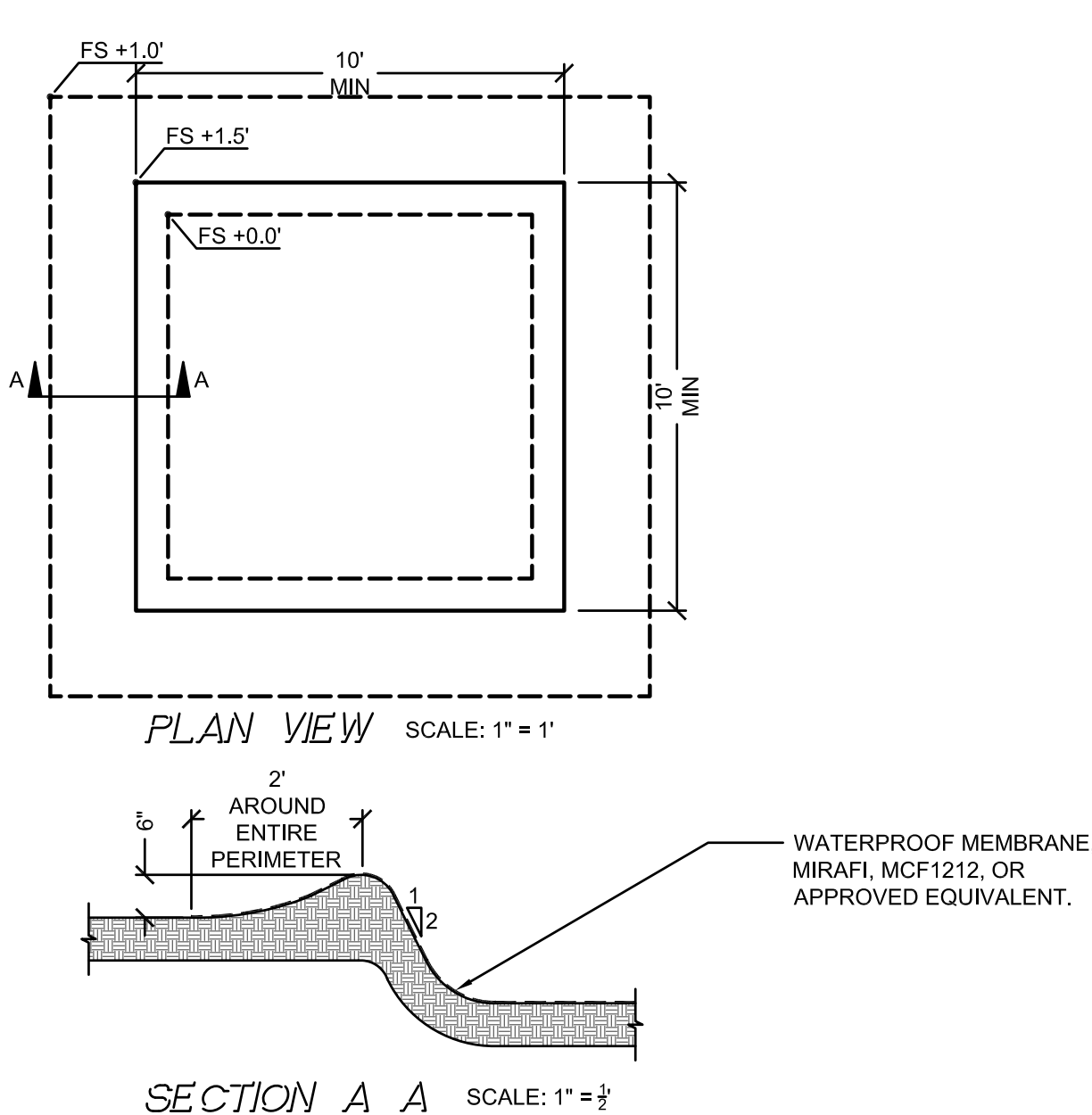
NOTES:

- INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
- SPACE STRAW ROLLS AS FOLLOWS:
 - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
 - SLOPE OF 2:1 OR GREATER = 10 FEET APART
- INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
- IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

16 STRAW ROLL

SCALE : 3/4"=1'-0"

STRAW ROLL-016-MSTR



NOTES:

- LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT DISCHARGE WASH WATER TO STORM DRAINS OR WATERCOURSES.
- BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNON AND RUNOFF.
- IF WASH WATER REACHES WITHIN 3" OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESILTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

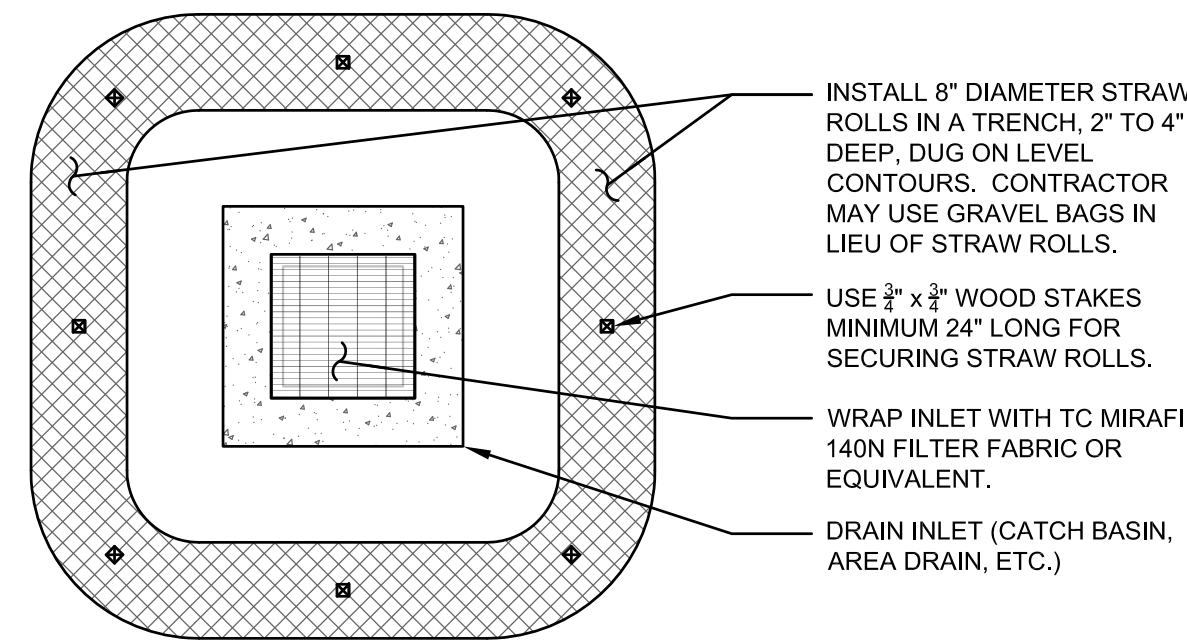
12 TEMPORARY WASHOUT PIT

SCALE : AS SHOWN

WASHOUT PIT-024-MSTR

EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED, BY OCTOBER 1st AND SHALL CONTINUE IN EFFECT UNTIL APRIL 30th OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
- CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
- NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
- WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY GREYSTONE WEST AND/OR THE DISTRICT IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
- WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
- GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE HOME OWNER RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL 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 MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
- CLEAN UP ALL SPILLS USING DRY METHODS.
- CALL 911 IN CASE OF A HAZARDOUS SPILL.
- BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
- UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
- THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OF COUNTY STORM DRAIN SYSTEMS.
- 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 INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- 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 WITH PROPERLY INSTALLED INLET FILTERS.
- SILT FENCE(S) AND FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 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 ENSURE THEIR PROPER FUNCTION.
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: (LIST LOCATIONS).
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.



8 INLET PROTECTION

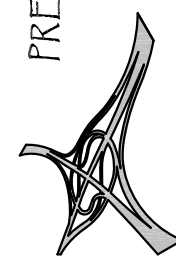
SCALE : 3/4"=1'-0"

INLET PROTECTION-018-MSTR

SEE SHEET C-0 FOR
LEGEND AND SHEET
C-1 FOR NOTES



PRECISION ENGINEERING
AND
CONSTRUCTION, INC.



1331B Old County Road
Belmont, CA 94002

DATE:

03/19/2026

REVISIONS:

COUNTY COMMENTS

COUNTY COMMENTS

DATE:

05/01/2026

DATE:

05/01/2026

DATE:

05/01/2026

DATE:

05/01/2026

DATE:

05/01/2026

DATE:

05/01/2026

DATE:

05/01/2026

DATE:

05/01/2026

DATE:

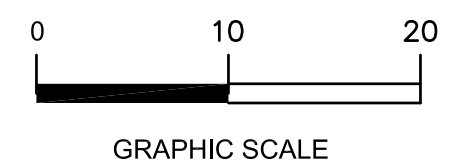
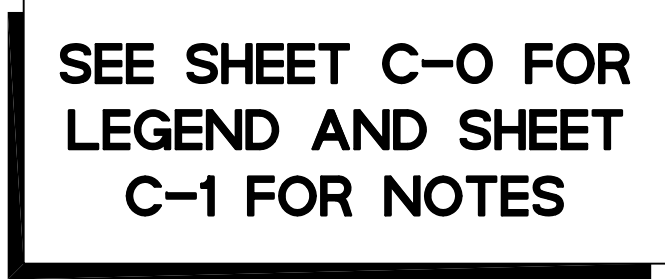
05/01/2026

DATE:

05/01/2026

DATE:

05/01/2026

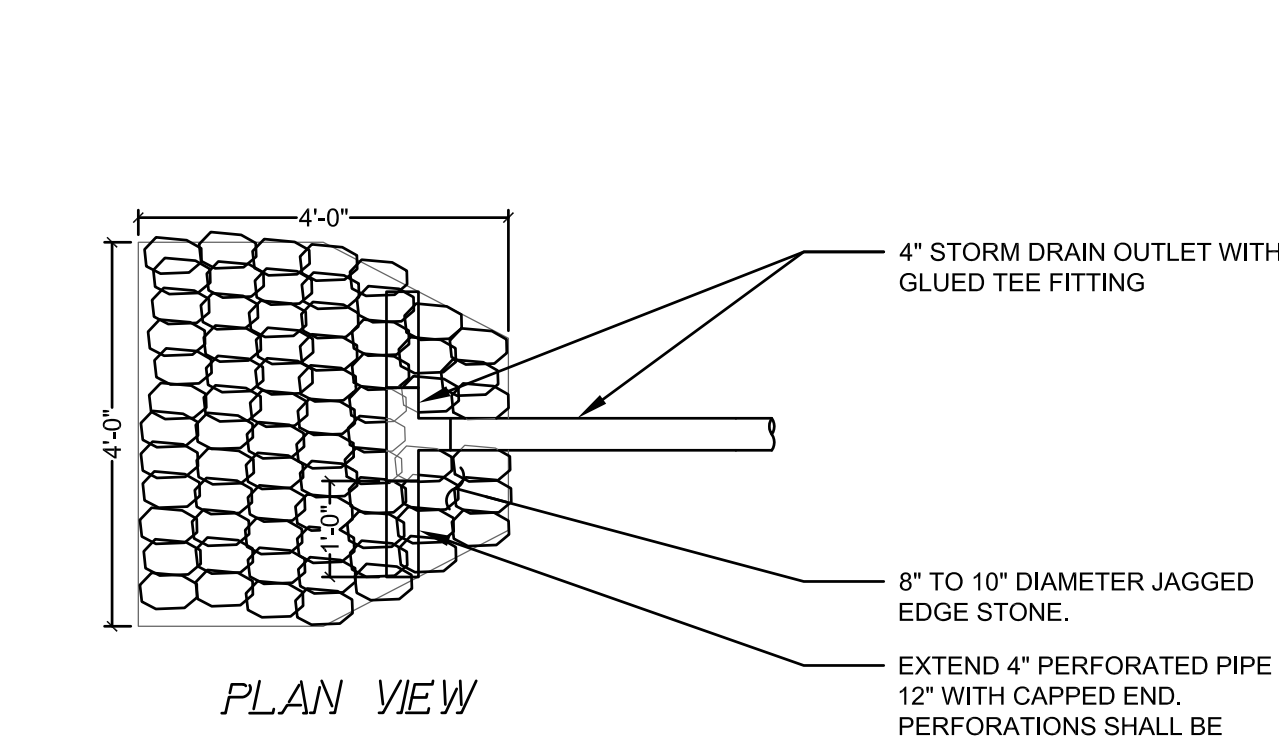
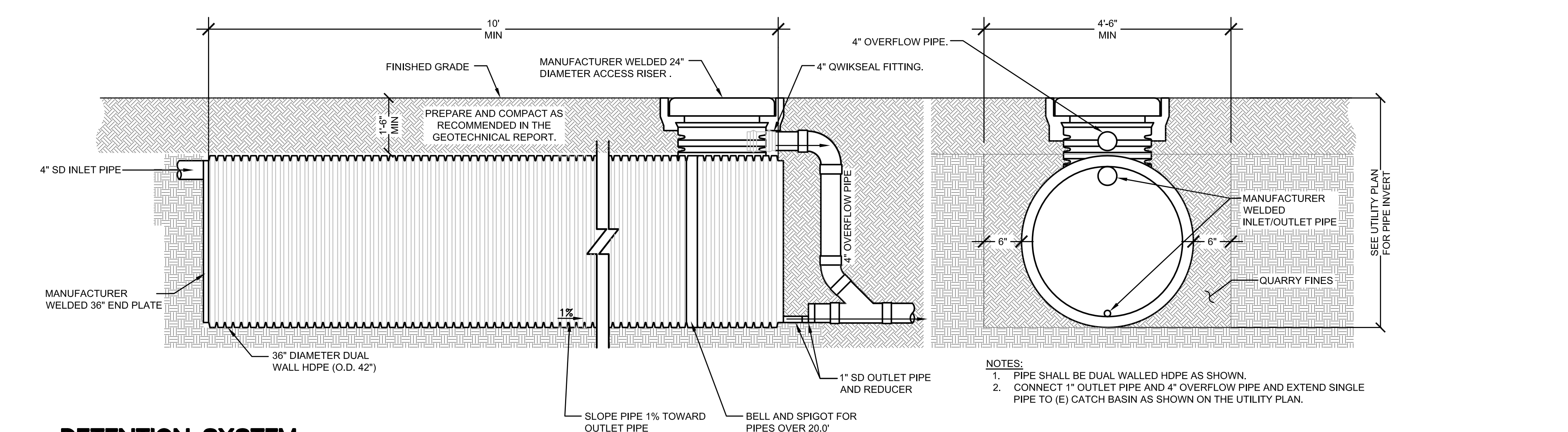

$$\frac{14}{C-4.2}$$


PRECISION ENGINEERING
AND
CONSTRUCTION, INC.

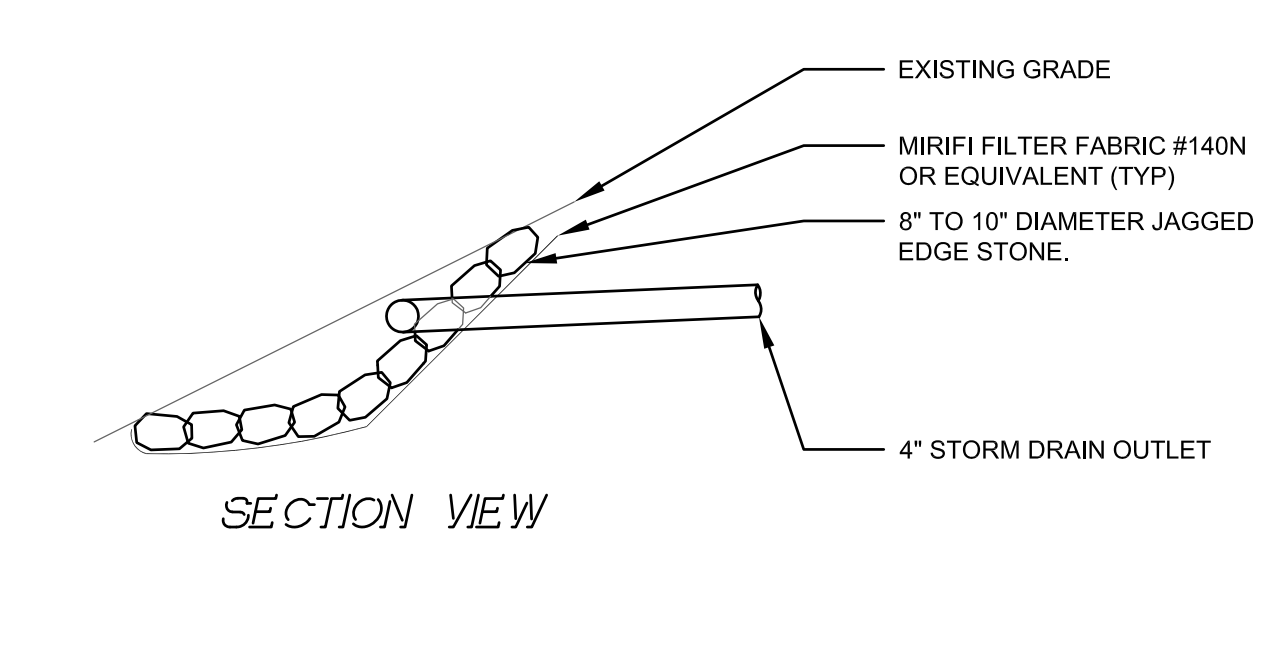
T: 650.226.8640
Travis@precision-ec.com

1331B Old County Road
Belmont, CA 94002

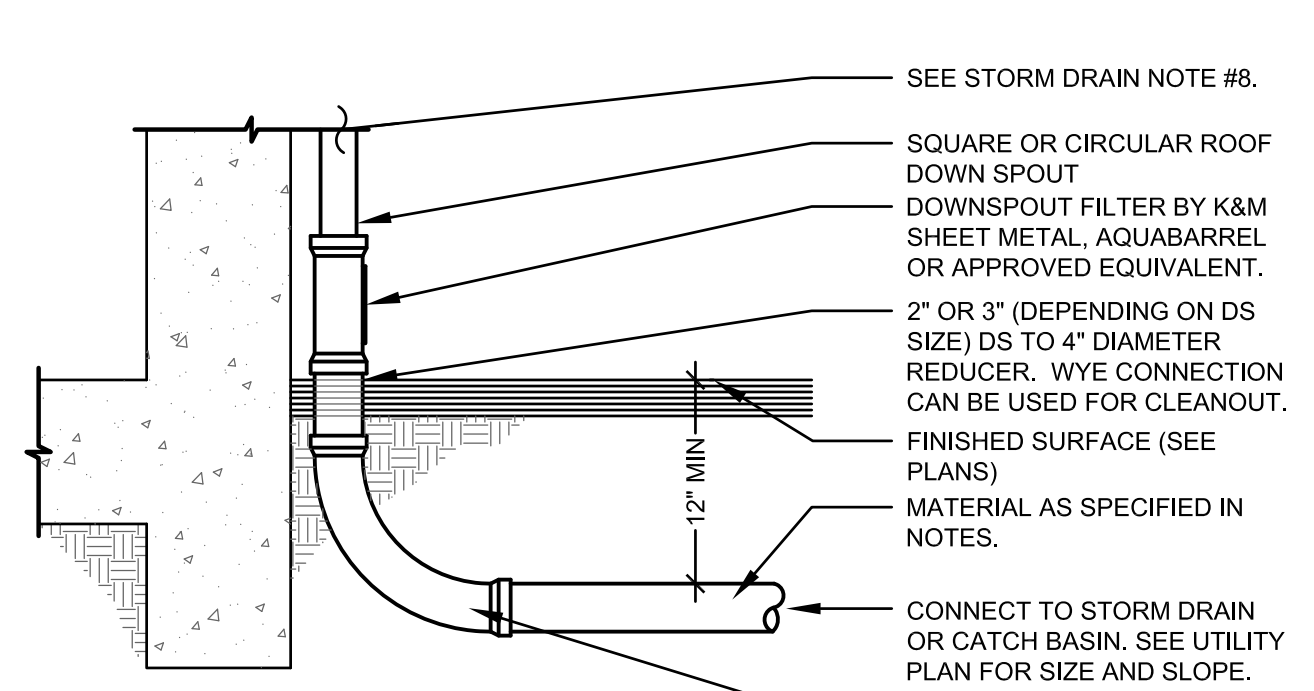
13 DETENTION SYSTEM



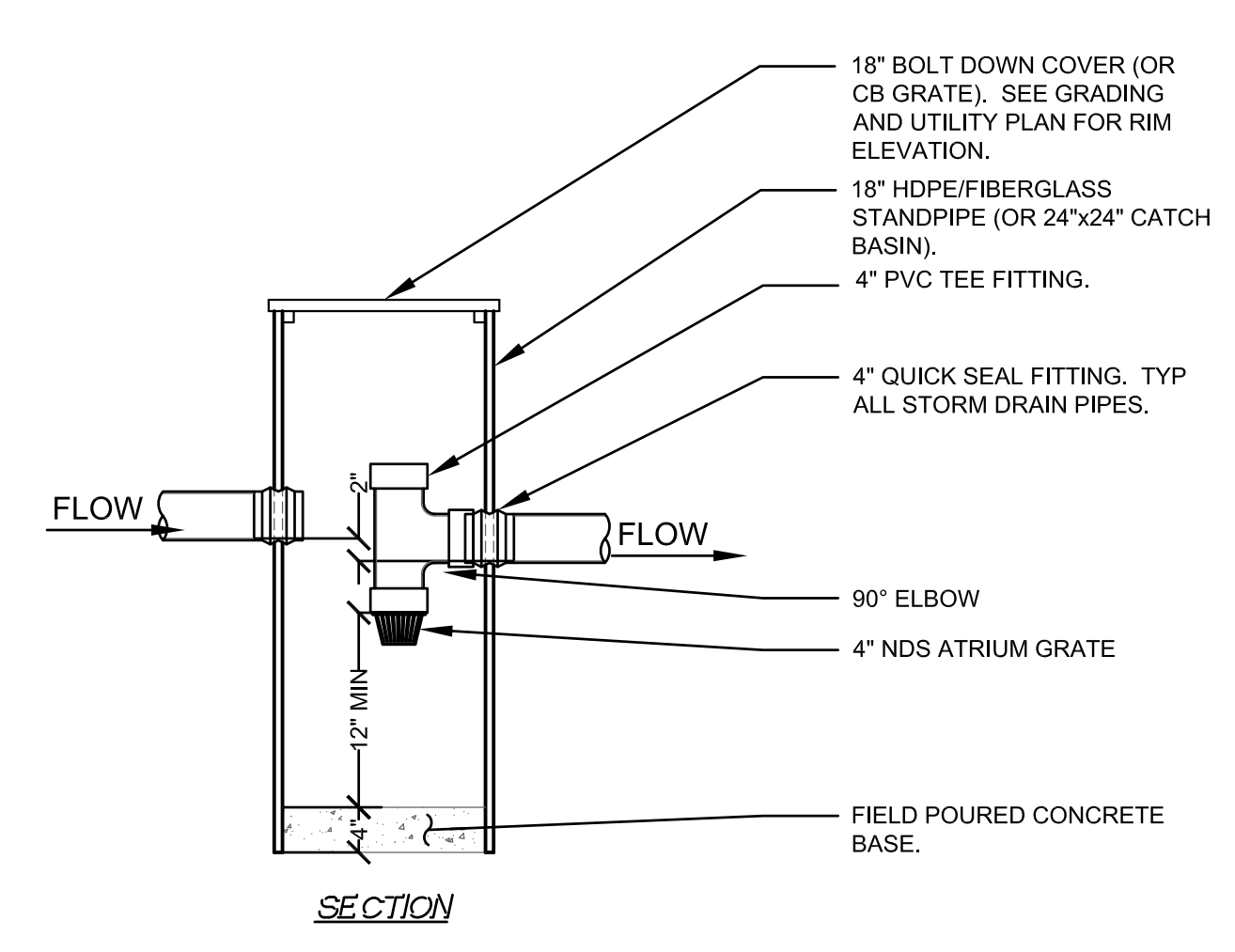
15 STORM DRAIN DISSIPATOR



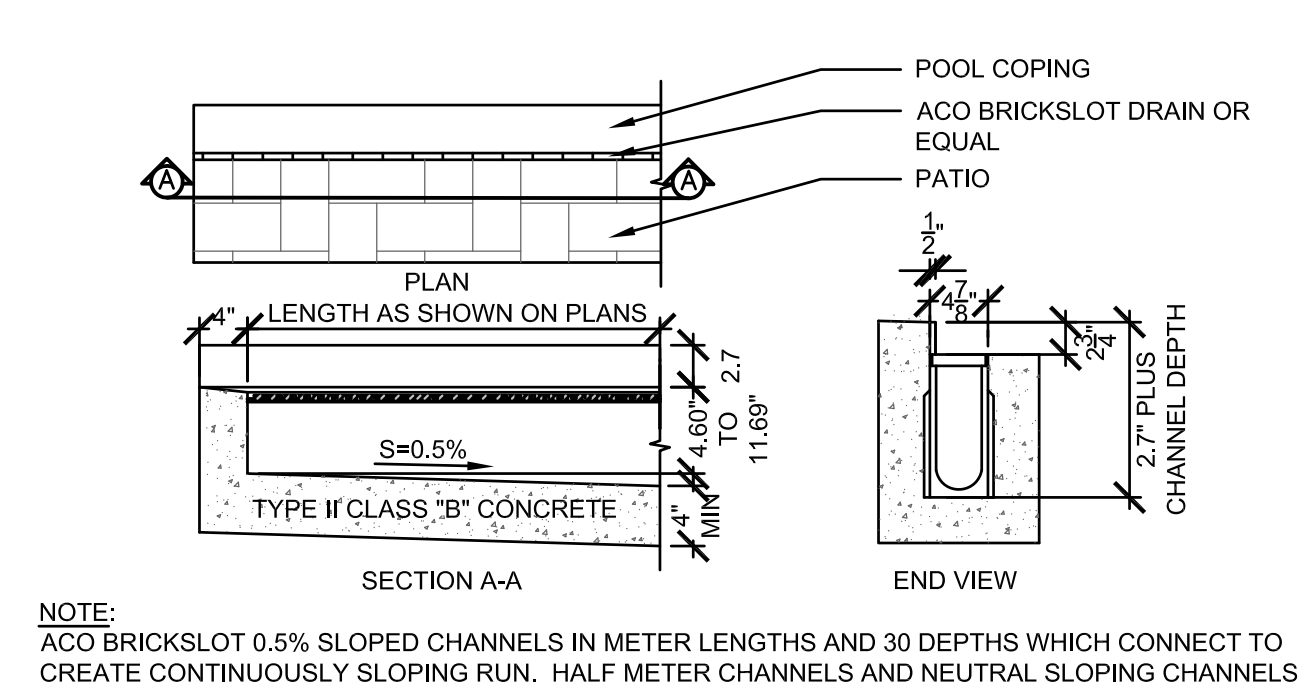
10 DOWNSPOUT CONNECTION



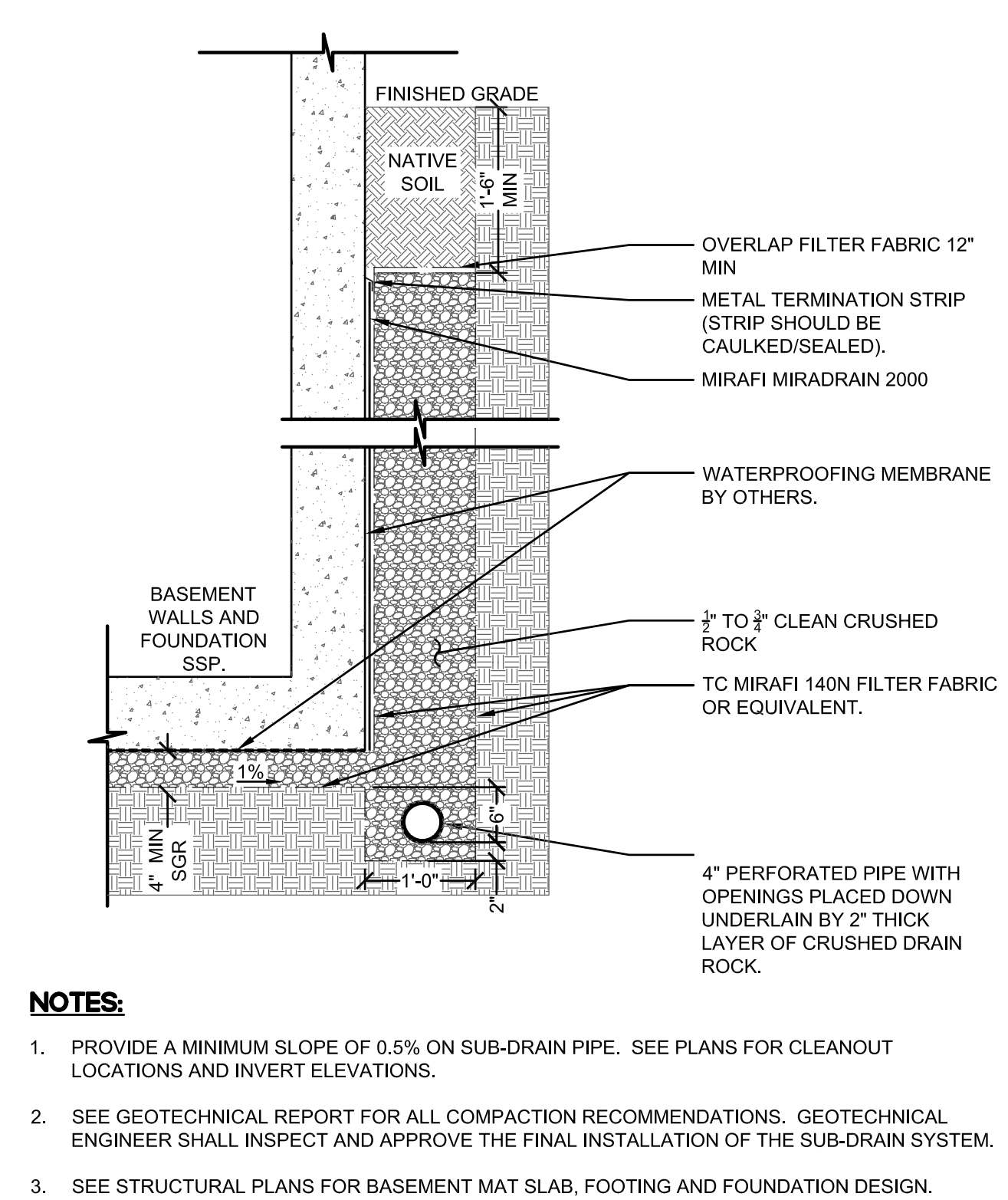
12 SEDIMENT BASIN



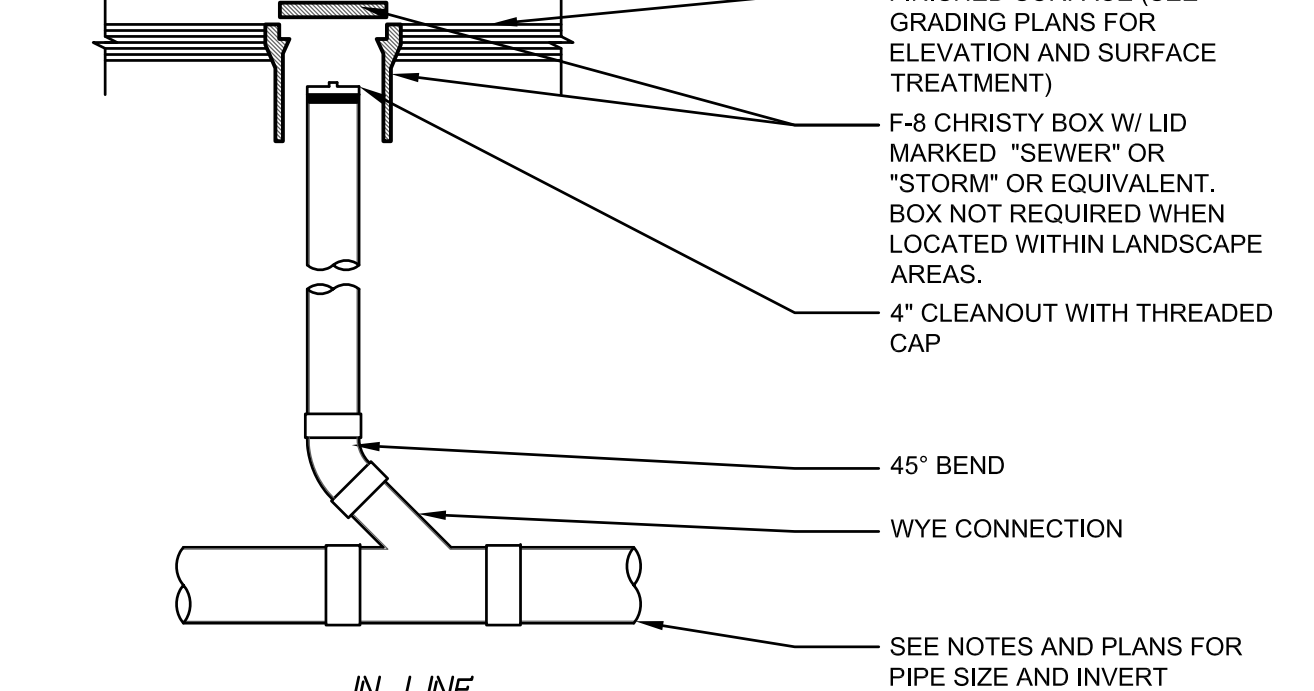
6 ACO BRICKSLOT TRENCH DRAIN



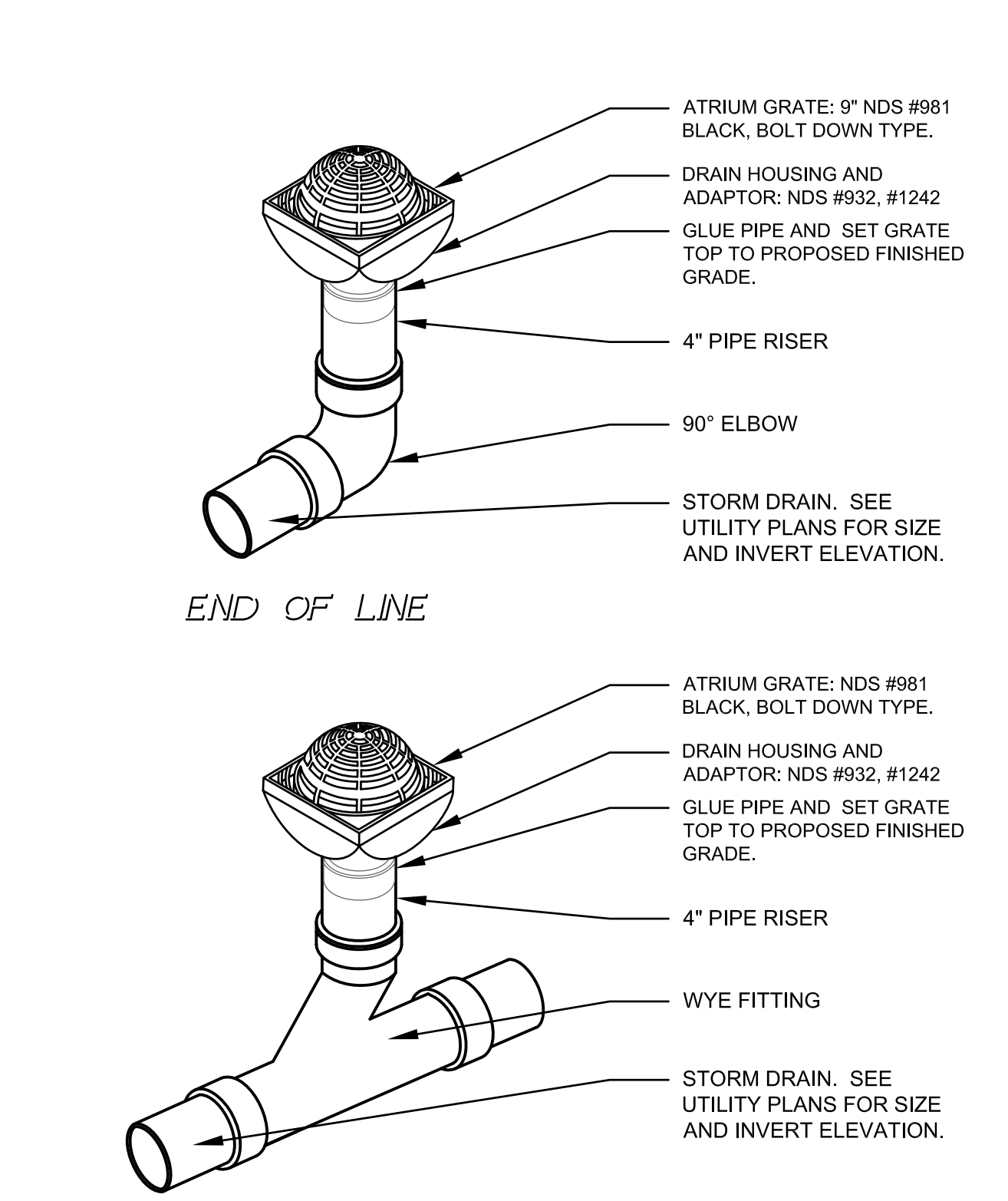
8 BASEMENT SUB-DRAIN



2 CLEANOUT NON-TRAFFIC RATED



4 SQUARE ATRIUM DRAIN



PRECISION ENGINEERING AND CONSTRUCTION, INC.

13318 Old County Road Belmont, CA 94002

T: 650.226.8640

Travis@precision-ec.com

DATE:	03/19/2026
REVISIONS:	COUNTY COMMENTS
REGISTERED PROFESSIONAL ENGINEER TRAVIS R. LUTHE 73638 CIVIL STATE OF CALIFORNIA	

DETAIL SHEET
FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS (SMCO), CA 94062

Date:	11/04/2025
Scale:	AS SHOWN
Design:	AJP
Check:	TRL
Drawing Number:	C-5
PEC Job No:	PEC 25-013

C:\Users\j\OneDrive\Documents\Projects\1144\2025\PEC 25-013 - 655 Hillcrest Way - Emerald Hills (SMCO)\Drawings\PEC 25-013 DETS.dwg
25/03/2025
11:00:00
JLUTHE



All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

EXISTING FIRST FLOOR PLAN

JOB #: 2339

A1.0

DEMOLITION NOTES:

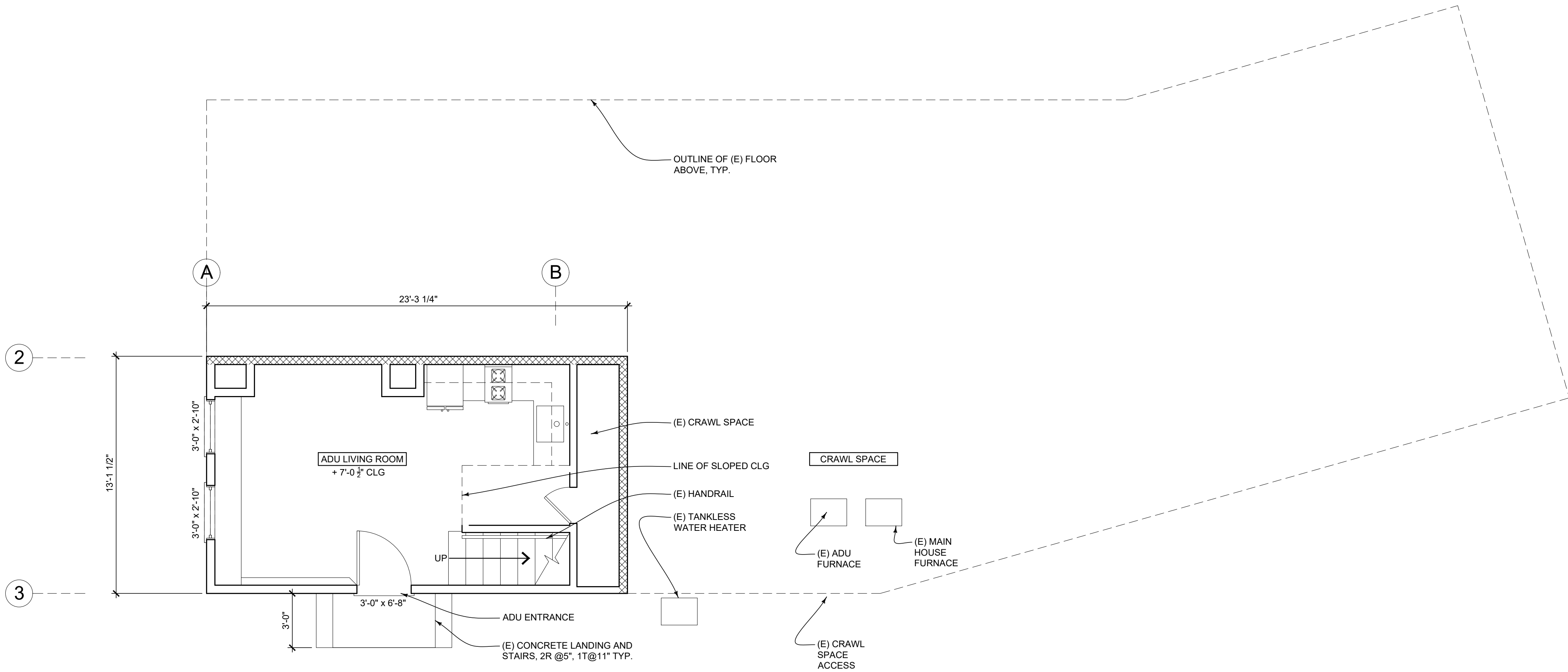
1. GENERAL NOTES, SEE SHEETS A0.1 AND FLOOR PLANS FOR ADDITIONAL INFO.
2. SITE MEETING, PRIOR TO DEMOLITION, THE G.C. SHALL CONDUCT A PRE-DEMOLITION SITE MEETING TO SCHEDULE THE WORK WITH THE OWNER, ARCHITECT, CONSULTANTS, AND SUBCONTRACTORS.
3. PROTECTION, THE G.C. SHALL VERIFY ALL EXISTING FEATURES AND FINISHES TO REMAIN PRIOR TO DEMOLITION, AND VERIFY WITH OWNERS WHETHER REMOVED OR UNUSED PRODUCTS AND MATERIALS SHOULD BE SAVED OR DISCARDED.
4. PROTECTION, THE G.C. SHALL TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE AND SETTLEMENT, AND PROTECT EXISTING BUILDING, APPLIANCES, AND FURNISHINGS DURING DEMOLITION. ANY DAMAGES TO THESE ITEMS SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED AT NO COST TO THE OWNER.
5. PROTECTION, THE G.C. SHALL PROVIDE ALL NECESSARY TEMPORARY ENCLOSURES, COVERINGS, AND GUARDS TO ADEQUATELY PROTECT PERSONS FROM POSSIBLE INJURY.
6. ENCROACHMENT, THE G.C. SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
7. DISPOSAL, THE G.C. SHALL BE RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OF ALL CONSTRUCTION DEBRIS AND OTHER ASSOCIATED MATERIALS FROM THE STRUCTURE AND THE SITE.
8. ELECTRICAL, ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST UTILIZED JUNCTION.
9. CONTAINMENT, THE G.C. SHALL PROVIDE COVERINGS AND THE LIKE FOR CONFINING DUST AND DEBRIS TO AREAS OF THE BUILDING IN WHICH DEMOLITION AND/OR ALTERATIONS ARE BEING PERFORMED.
10. REPAIRS, ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED DURING EXECUTION OF WORK SHALL BE EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION.
11. SECURITY, THE G.C. SHALL MAINTAIN BUILDING SECURITY AT ALL TIMES.

PROJECT KEYNOTES:

1. STRUCTURE CORRECTION, AFTER DEMOLITION, THE G.C. SHALL IDENTIFY ALL REMAINING EXISTING CONDITIONS WHICH ARE UNEVEL, OUT OF PLUMB, INADEQUATELY DRAINED OR WATERPROOFED, OR INSTALLED IN ANY OTHER MANNER WHICH DOES NOT MEET THE WORKMANSHIP EXPECTATIONS LISTED UNDER G.C. RESPONSIBILITIES ON SHEET A0.1. THE G.C. SHALL RECOMMEND CORRECTIVE ACTION TO THE OWNER AND ARCH.

WALL LEGEND:

- ===== (E) WALL
----- (E) WALL TO BE REMOVED





All drawings and written materials contained herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

DEMO PLAN
SECOND FLOOR

JOB #: 2339

A1.1

1. **GENERAL NOTES.** SEE SHEETS 00.1 AND FLOOR PLANS FOR ADDITIONAL INFO.
2. **SITE MEETING.** PRIOR TO DEMOLITION, THE G.C. SHALL CONDUCT A PRE-DEMOLITION SITE MEETING TO SCHEDULE THE WORK WITH THE OWNER, ARCHITECT, CONSULTANTS, AND SUBCONTRACTORS.
3. **PROTECTION.** THE G.C. SHALL VERIFY ALL EXISTING FEATURES AND FINISHES TO REMAIN PRIOR TO DEMOLITION, AND VERIFY WITH OWNERS WHETHER REMOVAL OF UNUSED PORTIONS AND MATERIALS SHOULD BE SAVED OR DISCARDED.
4. **PROTECTION.** THE G.C. SHALL TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE AND SETTLEMENT, AND PROTECT EXISTING BUILDING, APPLIANCES, AND FURNISHINGS DURING DEMOLITION. ANY DAMAGES TO THE ITEMS SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED AT NO COST TO THE OWNER.
5. **PROTECTION.** THE G.C. SHALL PROVIDE ALL NECESSARY TEMPORARY ENCLOSURES, COVERINGS, AND GUARDS TO ADEQUATELY PROTECT PERSONS FROM POSSIBLE INJURY.
6. **DEMOLITION.** THE G.C. SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
7. **DISPOSAL.** THE G.C. SHALL BE RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OF ALL CONSTRUCTION DEBRIS AND OTHER ASSOCIATED MATERIALS FROM THE STRUCTURE AND THE SITE.
8. **ELECTRICAL.** ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST UTILITY.
9. **CONTAINMENT.** THE G.C. SHALL PROVIDE COVERINGS AND THE LIKE FOR CONFINING DUST AND DEBRIS TO AREAS OF THE BUILDING IN WHICH DEMOLITION AND/OR ALTERATIONS ARE BEING PERFORMED.
10. **REPAIRS.** ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES OUT OR IN CONTACT WITH THE WORK SHALL BE EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION.
11. **SECURITY.** THE G.C. SHALL MAINTAIN BUILDING SECURITY AT ALL TIMES.

1. STRUCTURE CORRECTION. AFTER DEMOLITION, THE G.C. SHALL IDENTIFY ALL REMAINING EXISTING CONDITIONS WHICH ARE UNLEVEL, OUT OF PLUMB, INADEQUATELY DRAINED OR WATERPROOFED, OR INSTALLED IN ANY OTHER MANNER WHICH DOES NOT MEET THE WORKMANSHIP EXPECTATIONS LISTED UNDER G.C. RESPONSIBILITIES ON SHEET A0.1. THE G.C. SHALL RECOMMEND CORRECTIVE ACTION TO THE OWNER AND ARCH.

 (E) WALL
 (E) WALL TO BE REMOVED



1 DEMOLITION PLAN - 1ST FLOOR
A1.1 1/4"=1'-0"

A1.1 $1/4"=1'-0"$

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062



All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		

DEMO PLAN
THIRD FLOOR

JOB #: 2339

A1.2

DEMOLITION NOTES:

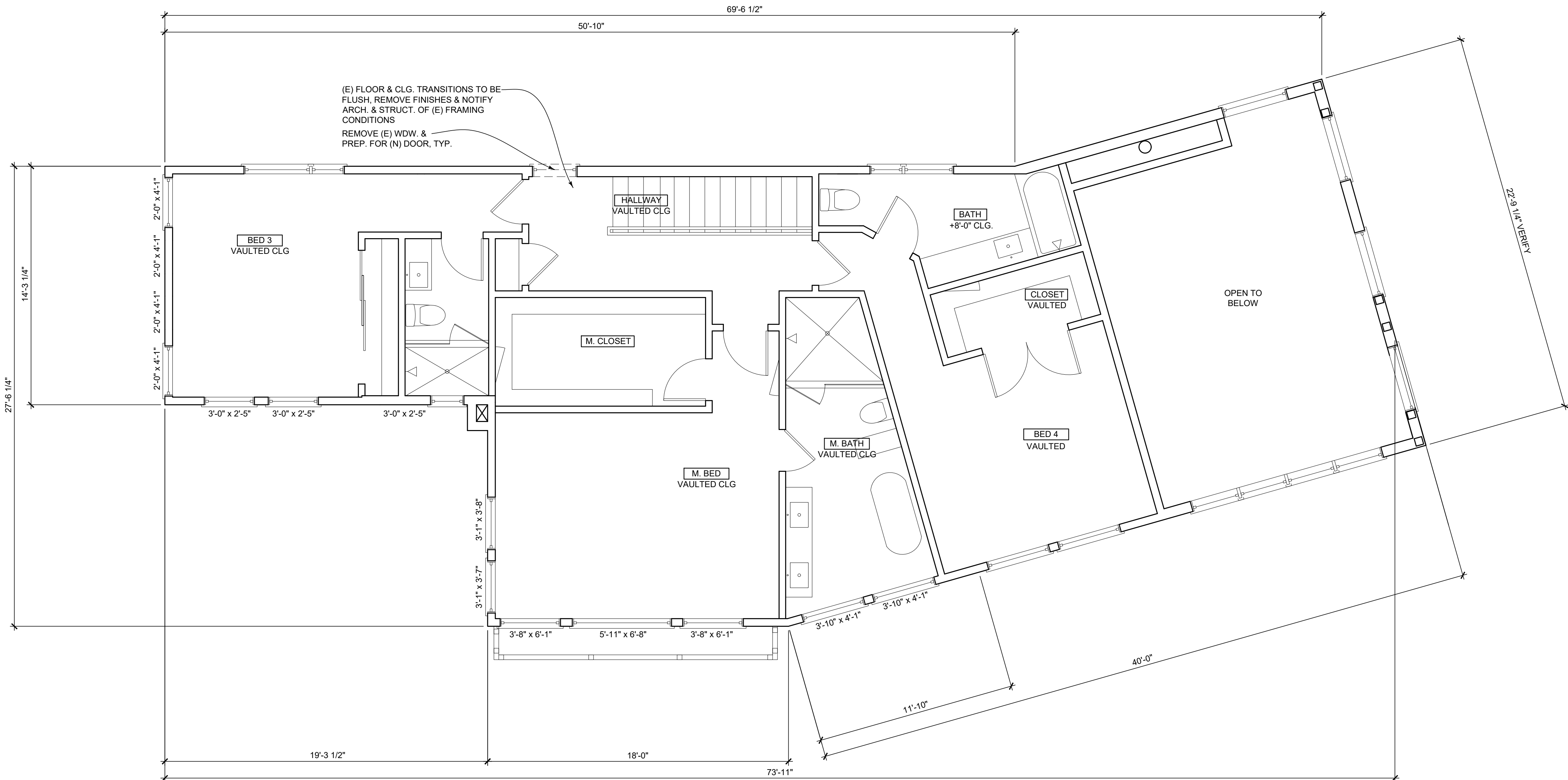
1. REFERENCE SEE SHEET A1.1 FOR TYPICAL DEMOLITION NOTES

PROJECT KEYNOTES:

1. XXX

WALL LEGEND:

(E) WALL
(E) WALL TO BE REMOVED



FOUNDATION & CONCRETE NOTES:

- UNDER FLOOR ACCESS. PROVIDE MIN. OF 18"X24" THRU FLOOR OR 16"X24" THRU WALL ACCESS TO UNDER FLOOR AREAS. CRC R408.4
- UNDER FLOOR ACCESS. FOR AN APPLIANCE IN AN UNDER FLOOR AREA, PROVIDE MIN. 22" X 30" ACCESS OR MIN. REQUIRED BY APPLIANCE. CMC 904.10
- CRAWL SPACE. PROVIDE 18" TALL MIN. ACCESS PATHWAY THROUGH UNDER FLOOR AREA, INCLUDING UNDER DUCTS. CMC 603.1
- PRESSURE TREATED OR NATURALLY DURABLE WOOD. FLOOR JOISTS WITH LESS THAN 18" TO EXPOSED GROUND, AND GIRDERS WITH LESS THAN 12" TO EXPOSED GROUND SHALL BE P.T. EXTERIOR WOOD FRAMING RESTING ON FOUNDATIONS AND LESS THAN 8" FROM EARTH OR 2" FROM PAVING SHALL BE P.T. (SIDING 6" FROM EARTH). CRC R317.1
- VERIFICATION. G.C. TO VERIFY ALL CONCRETE ROUGH OPENING SIZES, ELEVATIONS, ETC. PRIOR TO FOUNDATION POUR. G.C. TO COORDINATE ALL LOCATIONS OF HOLDDOWNS, CURBS, STEPS, PLUMBING & MECHANICAL SLEEVES, ETC.
- VERIFICATION. PRIOR TO POURING ANY CONCRETE FOR FOUNDATIONS, IT IS RECOMMENDED THAT A LICENSED SURVEYOR CONFIRM THAT THE REQUIRED SETBACKS AS SHOWN ON THE APPROVED PLANS HAVE BEEN MAINTAINED.

FLOOR PLANS NOTES:

- CAL GREEN. SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQUIREMENTS
- DOORS & WINDOWS. SEE SHEET A6.1 AND A6.2 FOR DOOR AND WINDOW SCHEDULES
- UNDERSTAIR SPACES. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BD. CRC 302.7
- DRAFTSTOPS. SHALL BE INSTALLED IN FLOOR/CEILING ASSEMBLIES WHERE THERE IS A USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREAS. CRC R302.12
- SHOWERS. SHOWER AND TUB/SHOWER WALLS SHALL HAVE A NONABSORBENT SURFACE MIN. 72" ABOVE THE FLOOR, INSTALLED OVER FIBER-CEMENT BACKER BD. WATER-RESISTANT GYPSUM BACKING BOARD MAY NOT BE USED. CRC R307.2, R702.4
- INTERIOR WATERPROOFING. AT ALL LOCATIONS SUBJECT TO EXPOSURE TO WATER, G.C. TO PROVIDE WATERPROOF MEMBRANE OVER HORIZONTAL AREAS AND UP WALLS 6" MIN ABOVE FINISH. CONCEALED WORK. MAINTAIN RECORD DRAWINGS, SPECIFICATIONS, AND PHOTOS OF CONCEALED WORK.
- ROUGH OPENINGS. CONTRACTOR TO VERIFY ROUGH OPENINGS SHOWN ON PLAN OR SCHEDULES WITH REQUIREMENTS OF UNITS TO BE INSTALLED PRIOR TO FRAMING OPENINGS.
- ATTIC ACCESS. PROVIDE MIN 22" X 30" ACCESS OPENING TO ATTICS GREATER THAN 30 SF AND WITH 30" MIN HEADROOM. THRU WALL ACCESS OPENING SHALL BE MIN 22" WIDE X 30" TALL.
- REINFORCEMENT FOR GRAB BARS. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. SHALL NOT BE LESS THAN 1 1/2" X 7 1/2" AND LOCATED BETWEEN 32"-39 1/2" ABOVE FINISHED FLOOR. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OR ONE SIDE AND BACK WALL CRC R327.1.1

INSULATION NOTES:

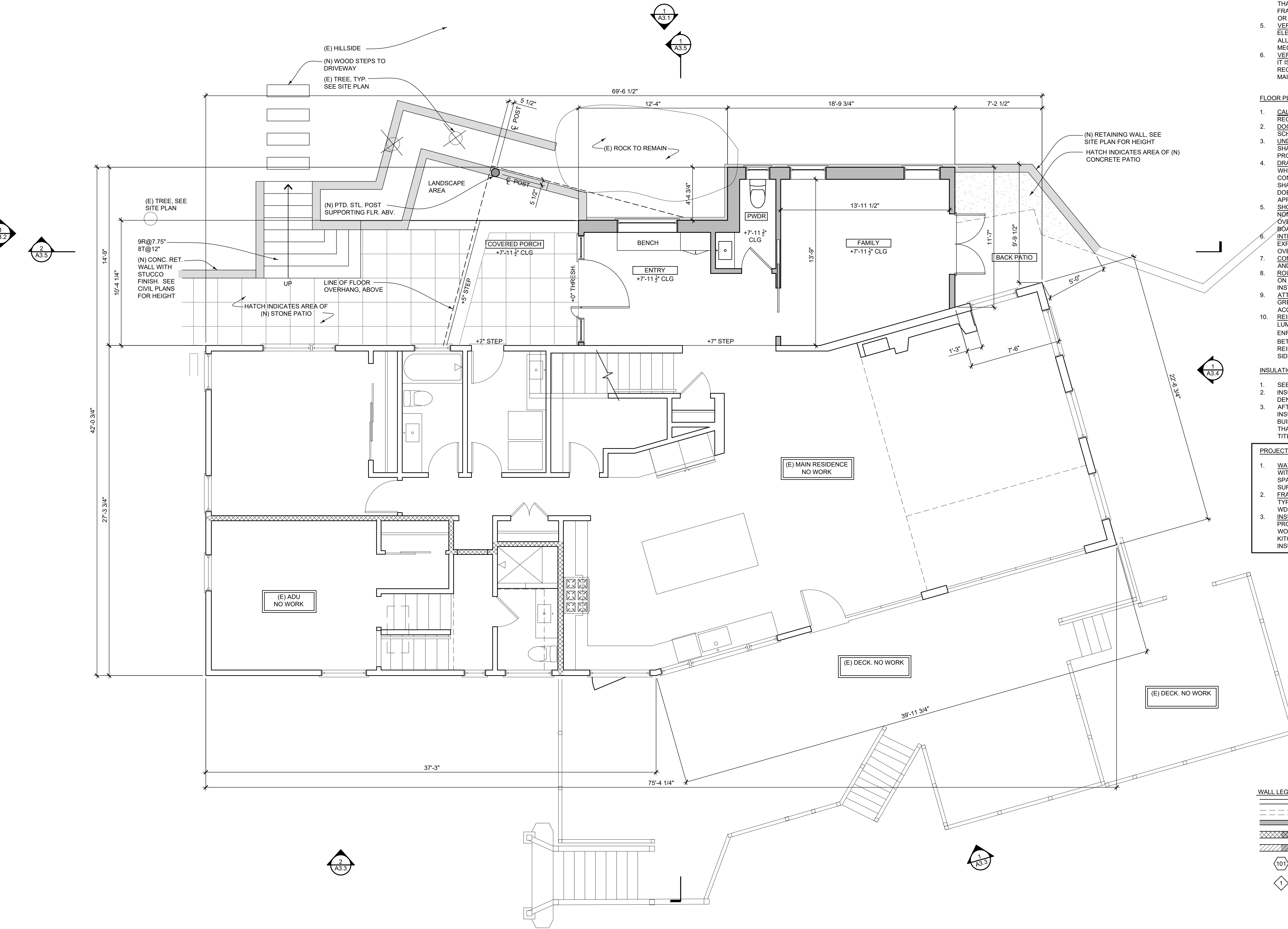
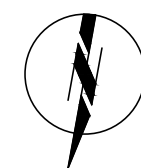
- SEE TITLE 24 ENERGY REPORT FOR REQUIRED INSULATION VALUES.
- INSULATION SHALL CONFORM TO FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CRC R302.10
- AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, IN A CONSPICUOUS LOCATION IN THE BUILDING, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CH. 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE

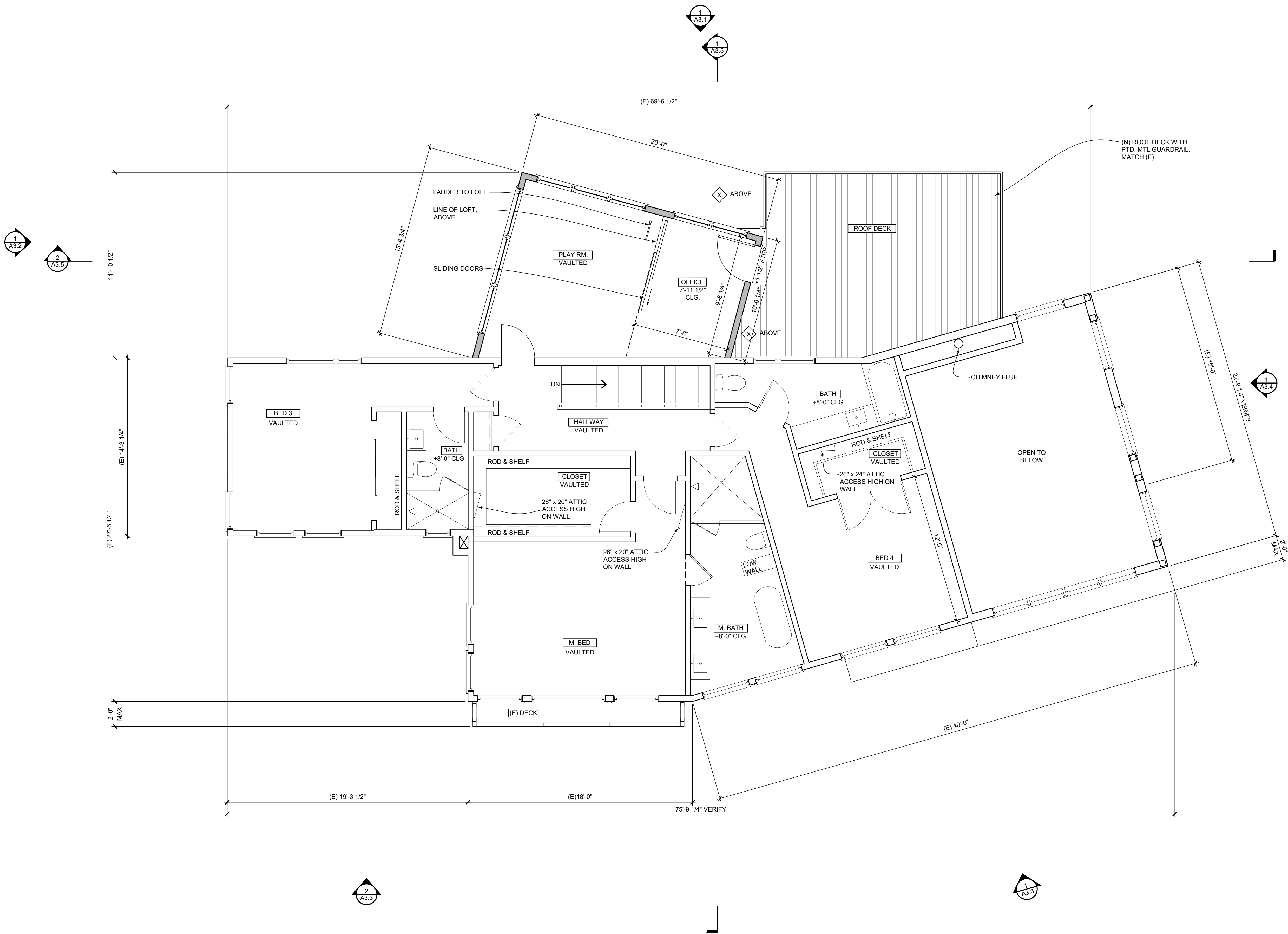
PROJECT KEYNOTES:

- WATERPROOFING. FOR ALL EXISTING CONCRETE SLAB ON GRADE WITHOUT AN EXISTING VAPOR BARRIER TO BE USED FOR CONDITIONED SPACE, APPLY NEW LIQUID APPLIED WATERPROOFING MEMBRANE TO SURFACE. USE 'CBP REDGARD' OR EQUAL.
- FRAMING. ALL NEW EXTERIOR WALLS TO BE 2X4 WD. STUDS AT 16" O.C., TYP. UNLESS OTHERWISE NOTED. ALL NEW INTERIOR WALLS TO BE 2X4 WD. STUDS AT 16" O.C., TYP. UNLESS OTHERWISE NOTED.
- INSULATION. IN ADDITION TO REQUIRED ENVELOPE INSULATION, PROVIDE (N) ACOUSTIC INSULATION IN ALL INTERIOR WALLS WHERE WORK OCCURS SEPARATING BEDROOMS, BATHROOMS, LAUNDRY, KITCHEN, AND AS REQUESTED BY OWNER. PROVIDE (N) ACOUSTIC INSULATION IN ALL FLOOR ASSEMBLIES BETWEEN FLOORS

WALL LEGEND:

- (E) WALL
(E) WALL TO BE REMOVED
(N) 2x4 WALL
(E)/(N) 1 HR. RATED WALL
(E)/(N) 2X6 WALL
(N) DOOR SYMBOL
(N) WINDOW SYMBOL





- FLOOR PLAN NOTES:
- REFERENCE. SEE SHEET A2.1 FOR TYPICAL FLOOR PLAN NOTES. SEE SHEET E2.1 FOR TYPICAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES

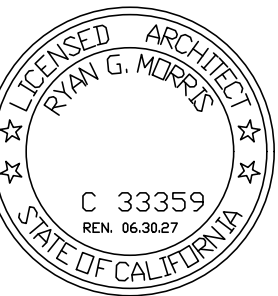
PROJECT KEYNOTES:

- XXX

WALL LEGEND:

- | | |
|--|-------------------------|
| | (E) WALL |
| | (E) WALL TO BE REMOVED |
| | (N) 2x4 WALL |
| | (E)(N) 1 HR. RATED WALL |
| | (E)(N) 2X6 WALL |
| | (N) DOOR SYMBOL |
| | (N) WINDOW SYMBOL |

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062

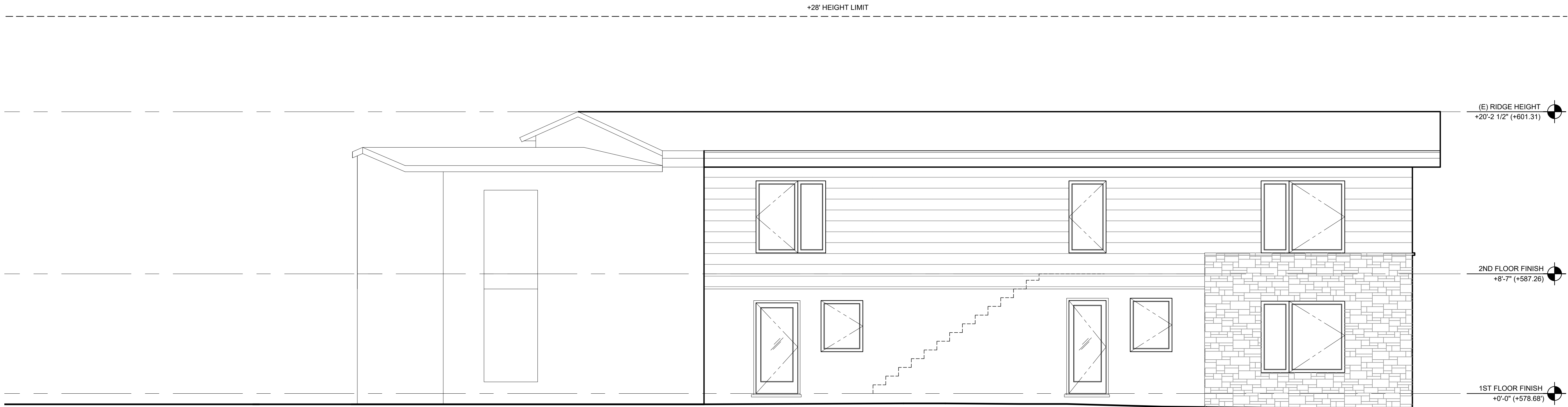


All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

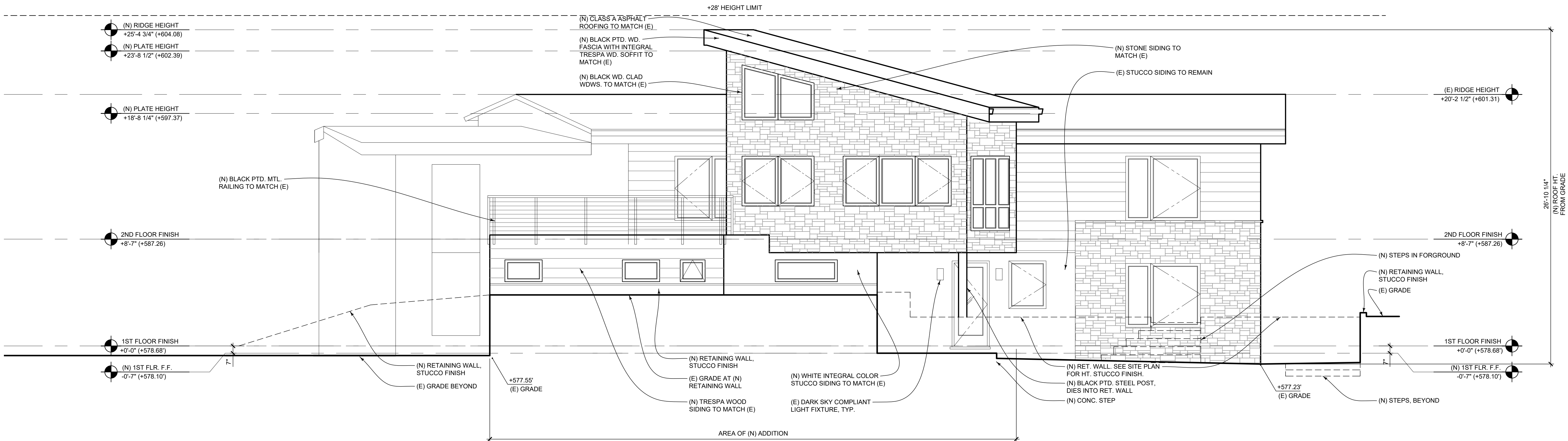
△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

**THIRD
FLOOR PLAN**

JOB #: 2339



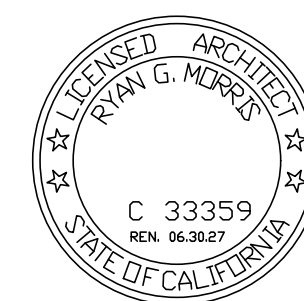
2 EXISTING SOUTH (BACK) ELEVATION
A3.1 1/4"=1'-0"



1 PROPOSED SOUTH (BACK) ELEVATION
A3.1 1/4"=1'-0"

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062



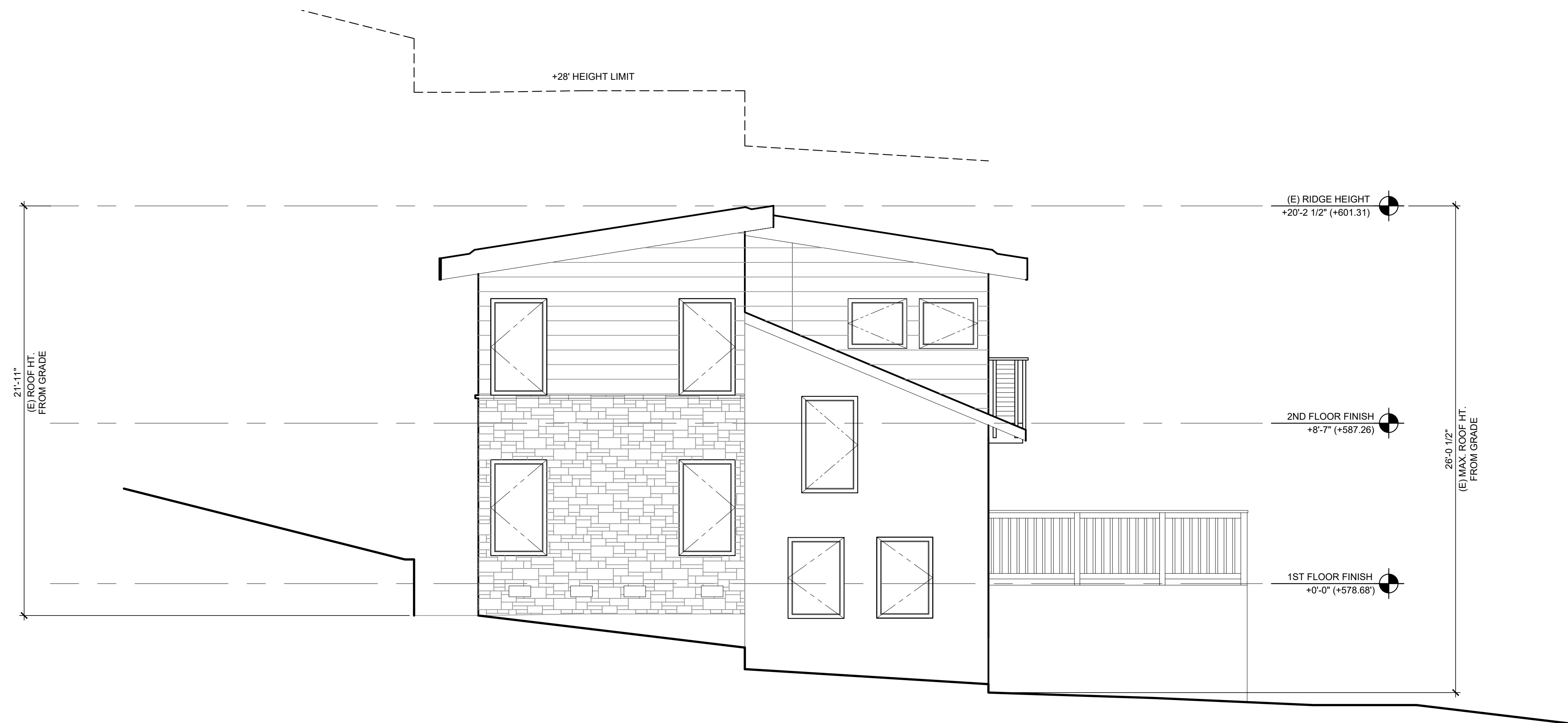
All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

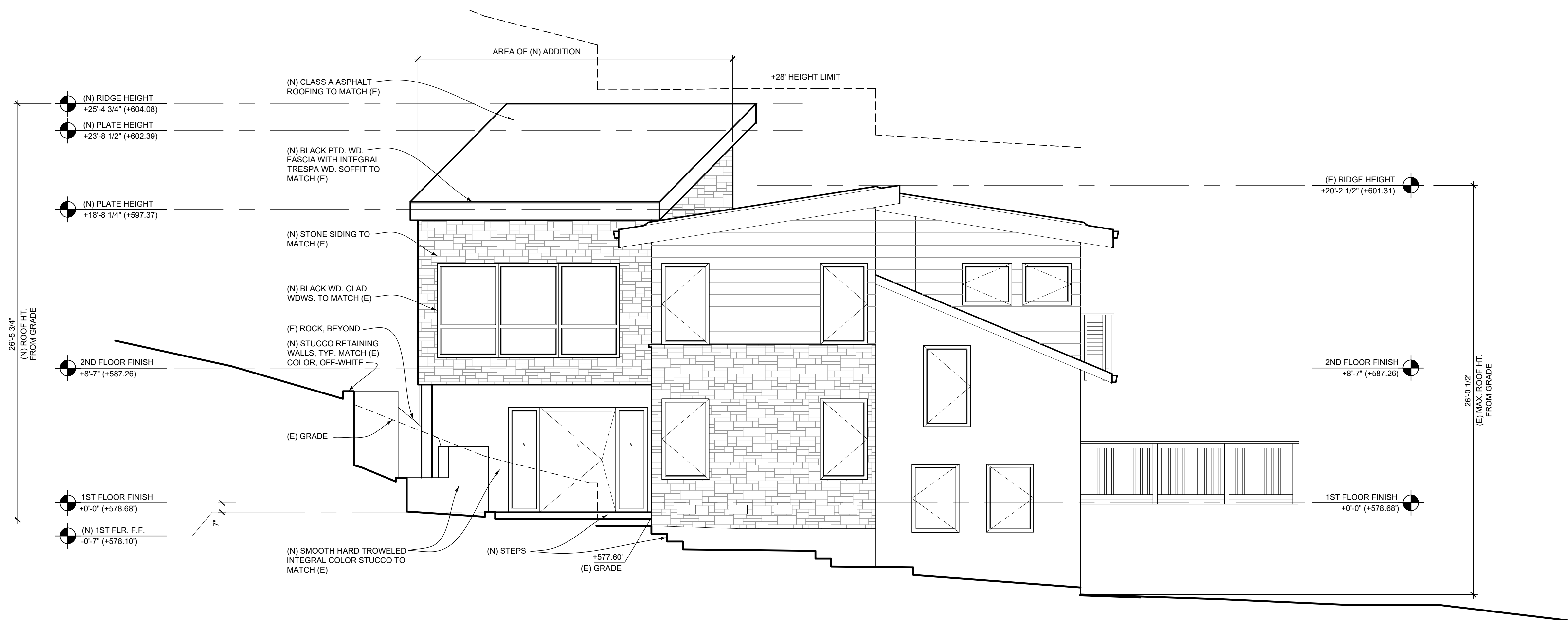
EXTERIOR
ELEVATIONS

JOB #: 2339

A3.2

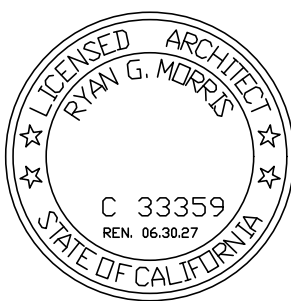


2 EXISTING EAST (LEFT) ELEVATION
A3.2 1/4"=1'-0"



1 PROPOSED EAST (LEFT) ELEVATION
A3.2 1/4"=1'-0"

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062



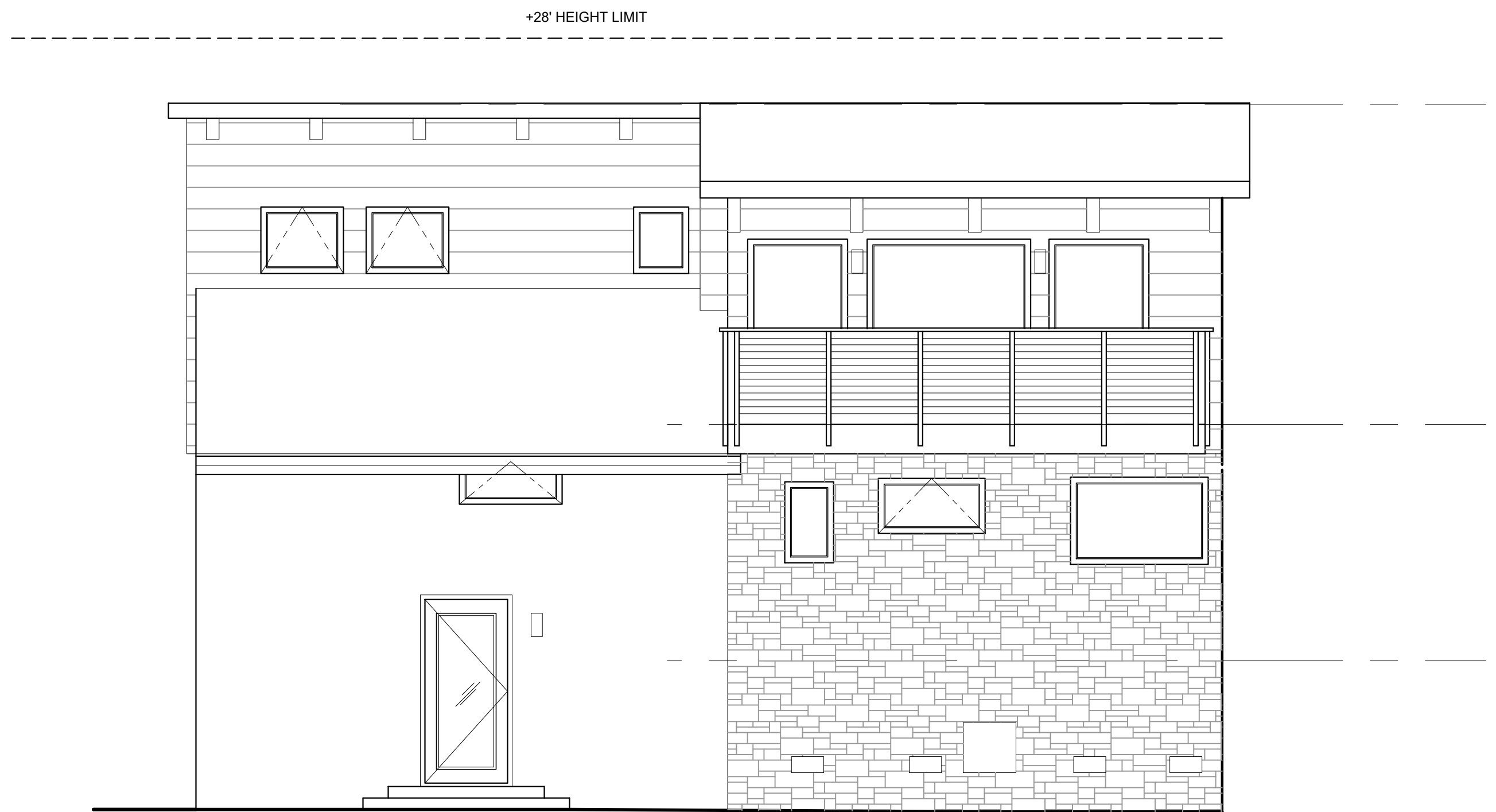
All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		

EXTERIOR
ELEVATIONS

JOB #: 2339

A3.3

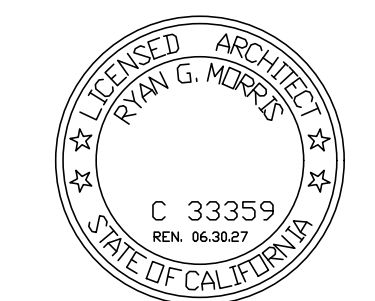


2
A3.3
EXISTING NORTH (FRONT) ELEVATION - NO WORK
1/4"=1'-0"



1
A3.3
EXISTING NORTH (FRONT) ELEVATION - NO WORK
1/4"=1'-0"

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062



All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

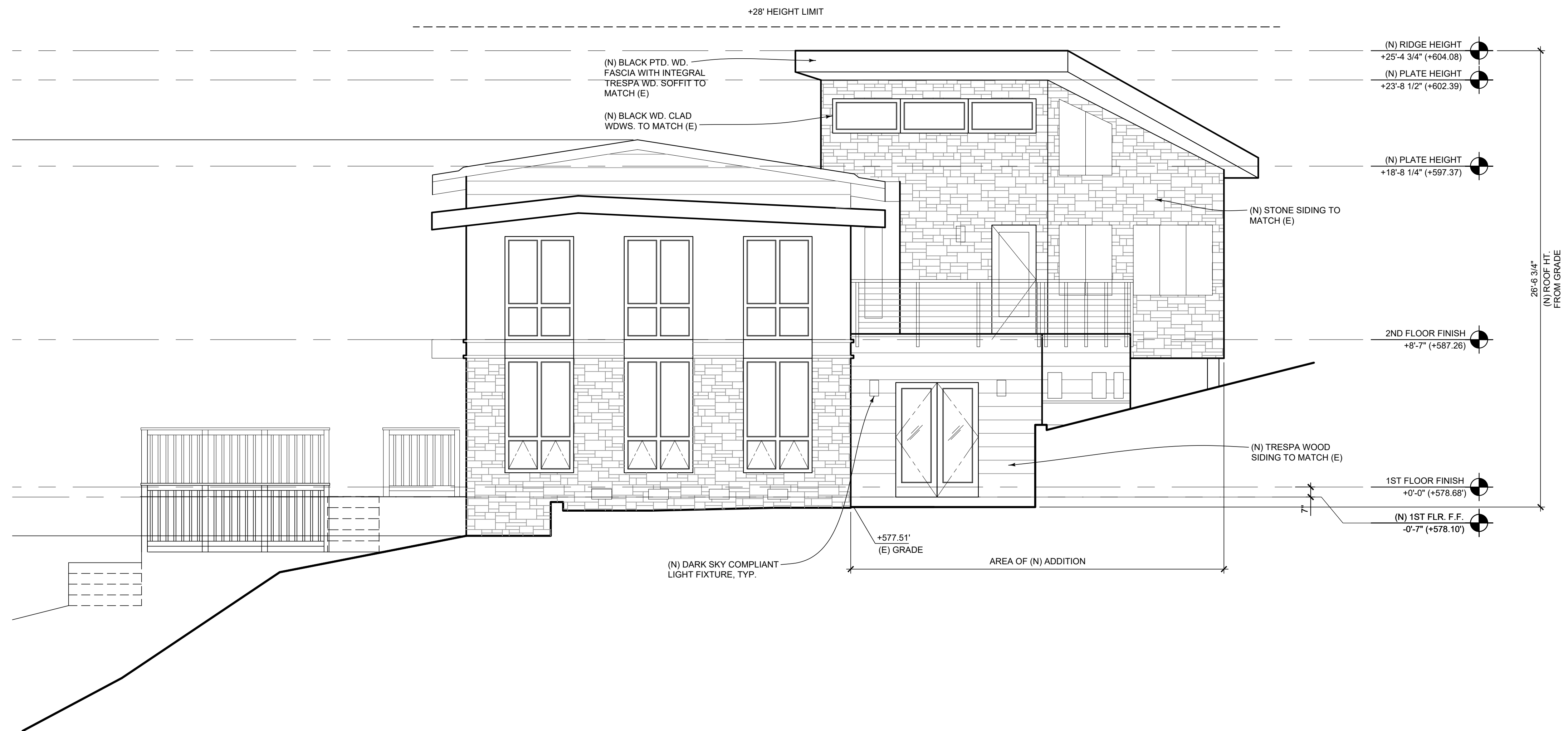
EXTERIOR
ELEVATIONS

JOB #: 2339

A3.4

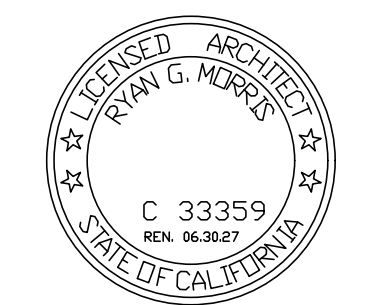


2
A3.4
EXISTING WEST (RIGHT) ELEVATION
1/4"=1'-0"



1
A3.4
PROPOSED WEST (RIGHT) ELEVATION
1/4"=1'-0"

FOURNY RESIDENCE
655 HILLCREST WAY
EMERALD HILLS, CA 94062



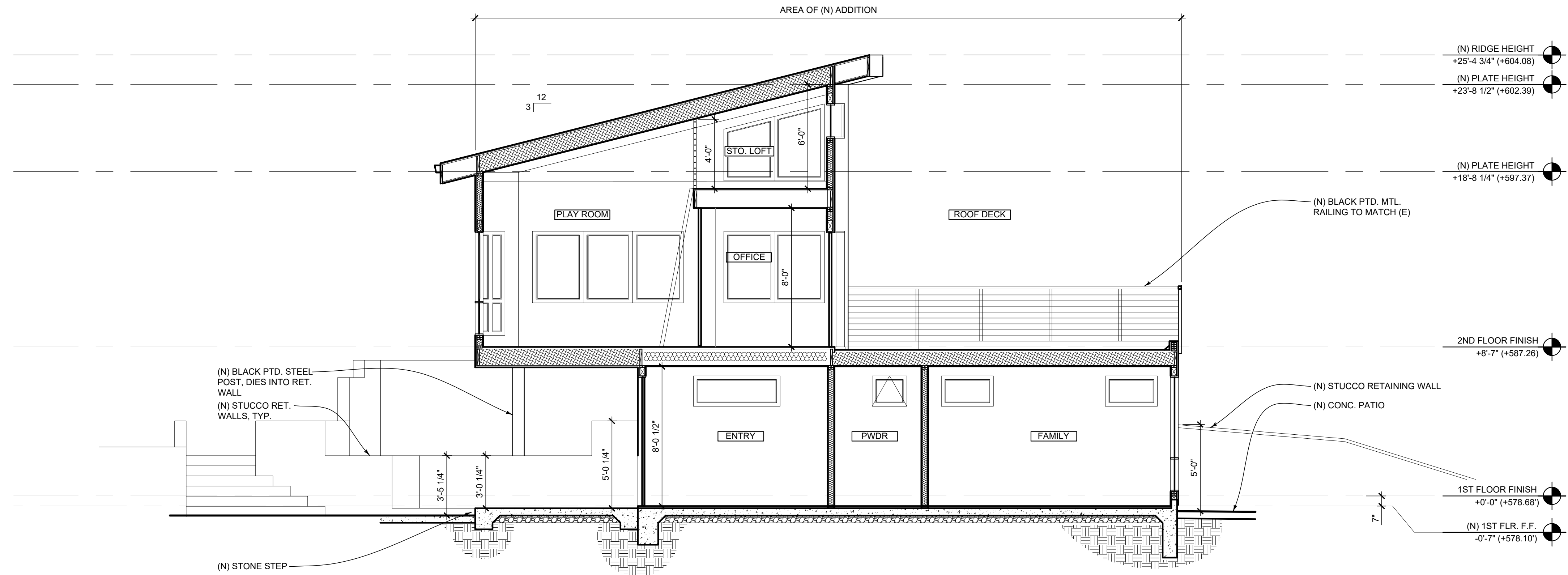
All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.

△	PLNG SUBMITTAL	11.05.25
△	PLNG SUBMITTAL	03.25.26
△	PLNG SUBMITTAL	05.06.26
△		
△		
△		
△		

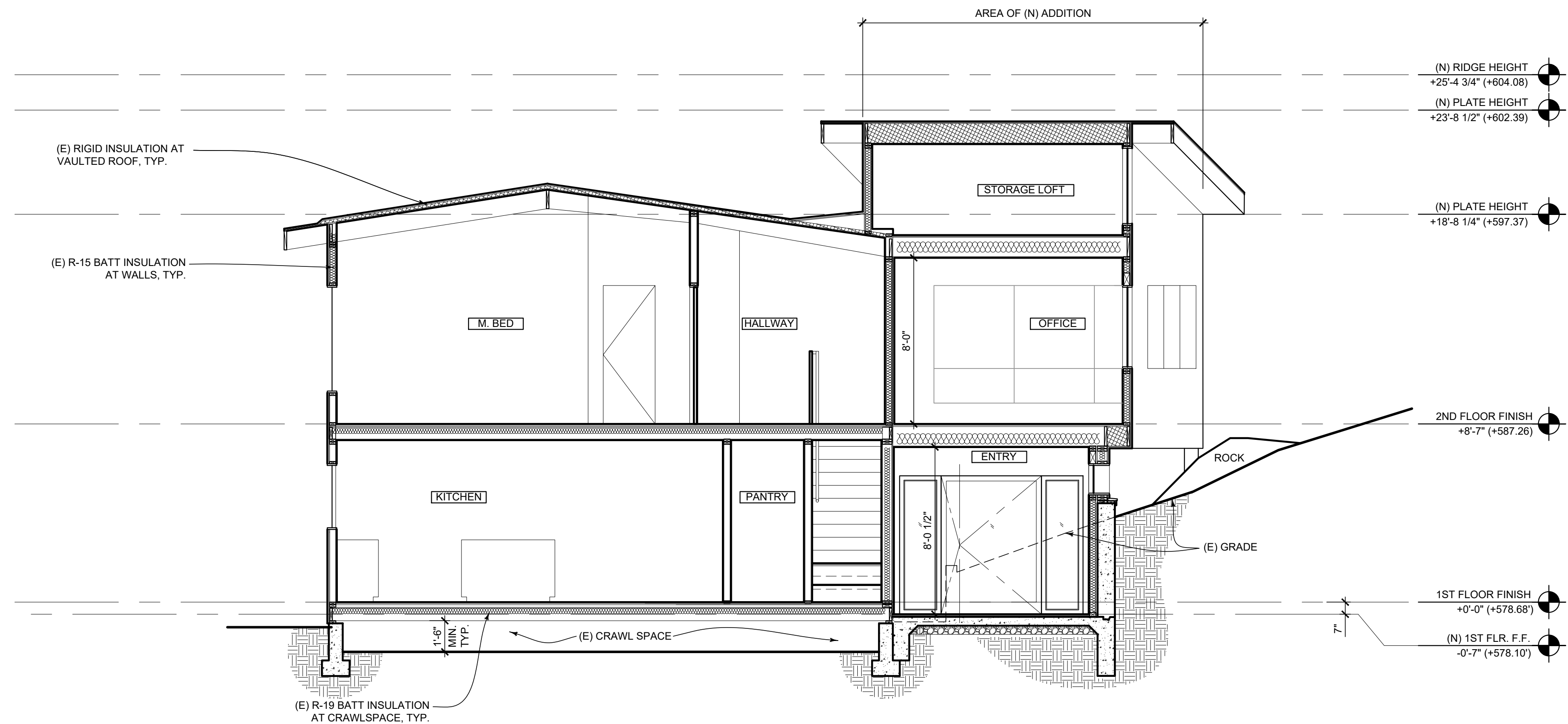
BUILDING
SECTIONS

JOB #: 2339

A3.5



2 SECTION BB
A3.5 1/4"=1'-0"



1 SECTION AA
A3.5 1/4"=1'-0"