



APPENDIX A

PROJECT PLANS



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

PROJECT DIRECTORY

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PROJECT DESCRIPTION

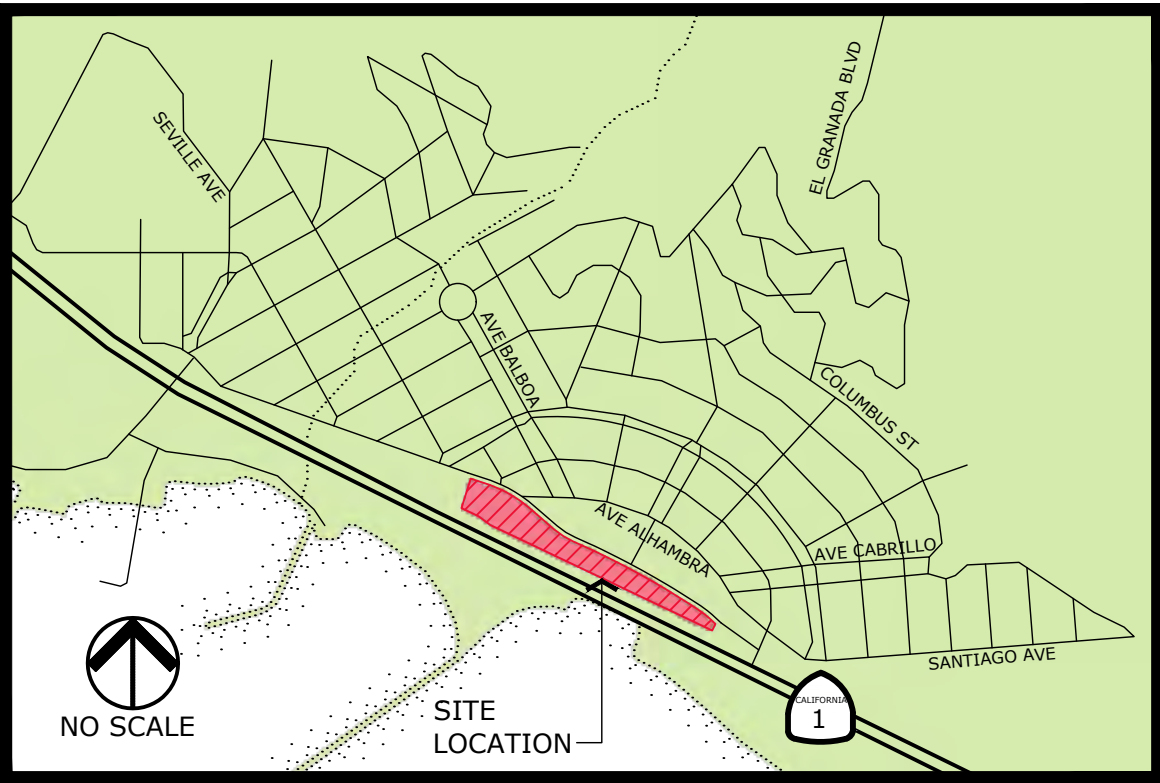
LANDSCAPE:
THE PROPOSED GRANADA COMMUNITY PARK AND RECREATION CENTER PROJECT WOULD INCLUDE ACTIVE AND PASSIVE RECREATIONAL ZONES, WALKING PATHS, FITNESS STATIONS, A PARK RESTROOM, A DOG PARK, SMALL AND LARGE GROUP PICNIC AREAS, CHILDREN'S PLAY STRUCTURES, A SKATE FEATURE, INTERPRETIVE SIGNAGE, AND PARKING AREAS. THE PROJECT WOULD RENOVATE AND ENHANCE VEGETATION ADJACENT TO TWO EXISTING ONSITE EPHEMERAL DRAINAGES.

ARCHITECTURAL:
THE PROPOSED RECREATION CENTER PROJECT INCLUDES A TWO BUILDINGS: ONE ~3000SF RENOVATED BUILDING AND ONE ~3000SF NEW BUILDING, BOTH LOCATED AROUND A CENTRAL COURTYARD. THE RENOVATED BUILDING WILL INCLUDE A LOBBY WITH A STAFF SERVICE POINT, A SMALL CONFERENCE ROOM, A FITNESS ROOM, AND AN ACTIVITY ROOM. THE NEW BUILDING WILL INCLUDE A ~1800SF COMMUNITY ROOM, AN ADJACENT PANTRY OR KITCHEN, AND ADDITIONAL RESTROOMS. BOTH BUILDINGS WILL CONNECT TO INDIVIDUALLY DEDICATED PATIO SPACES AS WELL AS THE CENTRAL COURTYARD FOR INDOOR-OUTDOOR PROGRAMMING.

PROJECT NOTES

THIS PROJECT SHALL COMPLY WITH THE 2025 VERSIONS OF THE CALIFORNIA BUILDING, PLUMBING, ELECTRICAL, ENERGY, FIRE, MECHANICAL, AND GREEN BUILDING STANDARD CODES, AS WELL AS ALL APPLICABLE CODES & ORDINANCES OF THE COUNTY OF SAN MATEO.

VICINITY MAP



SITE DATA

LOT SIZE: 303,194 SF (6.96 ac)

APN 047-251-100 = 35,963 SF (±0.83 ac)
APN 047-251-110 = 31,235 SF (±0.72 ac)
APN 047-262-010 = 235,996 SF (±5.42 ac)

*PARCELS TO BE MERGED; FUTURE APN UNKNOWN

GENERAL PLAN & ZONING:

LAND USE: OPEN SPACE WITH PARK OVERLAY

ZONING: EG/DR EL GRANADA GATEWAY DISTRICT / DESIGN REVIEW DISTRICT

DEVELOPMENT CRITERIA:

MINIMUM PARCEL AREA:	3.5 ACRES		
PROPOSED (EXISTING):	6.96 ACRES [COMPLIANT]		
MAXIMUM BUILDING HEIGHT:	16 FEET		
PROPOSED:	14'-10 1/2" COMMUNITY RECREATION CENTER [COMPLIANT]		
	15'-10" COMMUNITY ROOM [COMPLIANT]		
MINIMUM BUILDING SETBACKS:	50 FEET (FRONT)	20 FEET (SIDE)	20 FEET (REAR)
EXISTING COMMUNITY RECREATION CENTER:	77'-6" (NO CHANGE)	26'-5" (NO CHANGE)	106'-6" FEET (NO CHANGE)
PROPOSED COMMUNITY ROOM:	130'-10" [COMPLIANT]	22'-9" [COMPLIANT]	21'-1" [COMPLIANT]
PROPOSED RESTROOM:	50'-0" [COMPLIANT]	>750' [COMPLIANT]	72'-4" [COMPLIANT]

LOT COVERAGE:

LOT SIZE: 303,194 SF			
STRUCTURES:	EXISTING	PROPOSED	
COMMUNITY RECREATION CENTER:	2,815 SF	2,815 SF (NO CHANGE)	[0.93%]
COMMUNITY ROOM:	0	3,000 SF	[0.99%]
RESTROOM:	0	266 SF	[0.09%]

HARDSCAPE:
IMPERVIOUS AREAS (INCLUDING
COMPACTED GRAVEL, ASPHALT, AND
CONCRETE): SEE CIVIL PLANS

SHEET INDEX

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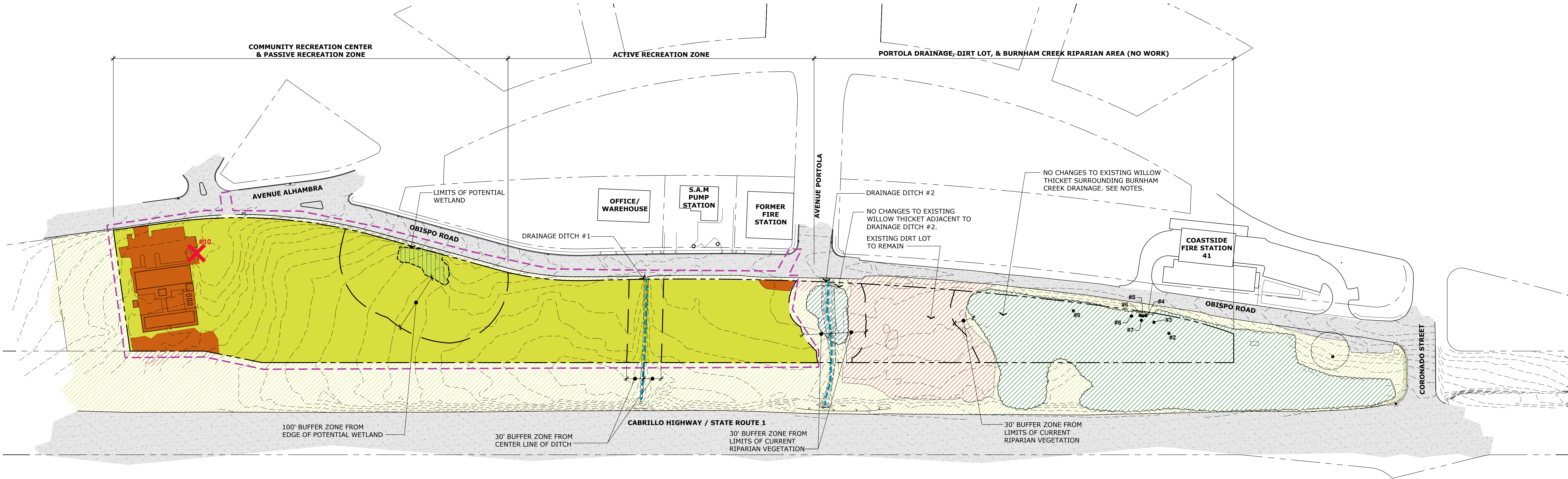
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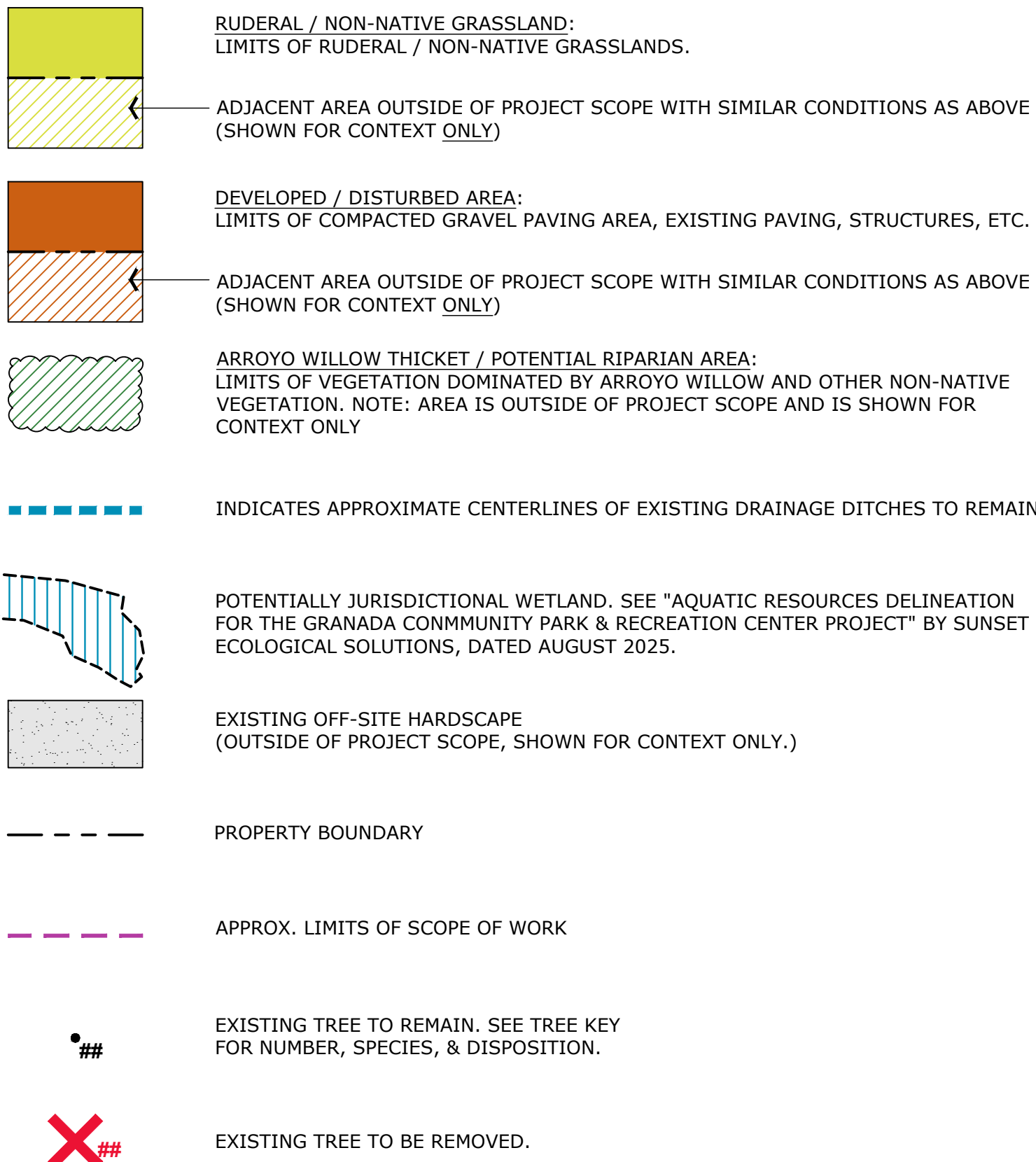
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EXISTING CONDITIONS PLAN LEGEND



EXISTING CONDITIONS NOTES

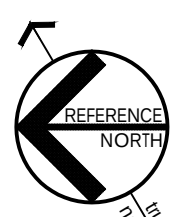
- 1. NO DEVELOPMENT, GRADING, OR VEGETATION MANAGEMENT IS PROPOSED FOR THE EXISTING WILLOW THICKETS AROUND DRAINAGE DITCH #2 ON THE BURNHAM CREEK DRAINAGE, AND NO CHANGES WILL OCCUR TO THE EXISTING DIRT LOT.
- 2. THE REMAINDER OF THE REST OF THE SITE IS TO BE DEVELOPED AS SHOWN THROUGHOUT THE PARK PLANS. REGRADING, PAVING, AND MISCELLANEOUS EXCAVATIONS AND INSTALLATIONS WILL RESULT IN SIGNIFICANT IMPROVEMENTS TO EXISTING RUDERAL VEGETATION. SEE OTHER DRAWINGS FOR LIMITS OF NEW PAVING AND PLANTING AREAS.
- 3. UNLESS OTHERWISE NOTED, EXISTING VEGETATION MANAGEMENT ON THE PROJECT SITE SHALL BE PER THE FOLLOWING STEPS:
 - REMOVE INVASIVE SPECIES: ALL SPECIES LISTED AS MODERATELY OR HIGHLY INVASIVE SHALL BE REMOVED. SEE INVASIVE SPECIES REMOVAL NOTES ON SHEET L0.2 FOR PER-SPECIES RECOMMENDATIONS.
 - RESTORE NATIVE SPECIES: AREAS DISTURBED DURING INVASIVE SPECIES REMOVAL OR THROUGH ADJACENT CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH NEW SPECIES APPROPRIATE FOR THE AREA AS SHOWN IN THE SCHEMATIC PLANTING PLAN, SHEET L6.0.
 - ONGOING: AT LEAST SEMI-ANNUALLY, AREA SHALL BE REVIEWED FOR NEWLY-SPROUTING OR UNSUCCESSFULLY REMOVED INVASIVES, AND REMOVAL AND REPLANTING PERFORMED ASAP.

EXISTING TREE KEY

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN.)	HEIGHT (EST., FT.)	TPZ (FT.)	HEALTH	STRUCTURE	SUITABILITY FOR PRESERVATION	NOTES
1	EUCALYPTUS GLOBULUS	(Blue Gum)	72	200	60	F	F	G	OFF PROPERTY, THIN CANOPY, MODERATE DIEBACK, EPICORMIC SHOOTS, TORTISE BEETLE LEAF DAMAGE
2	EUCALYPTUS GLOBULUS	(Blue Gum)	42 (EST.)	180	35	G	G	G	INACCESSIBLE, GOOD FORM, MILD DIEBACK
3	EUCALYPTUS GLOBULUS	(Blue Gum)	24 (EST.)	90	20	P	P	P	INACCESSIBLE, CROWDED, IVY-COVERED TRUNK. SEVERE DIEBACK
4	EUCALYPTUS GLOBULUS	(Blue Gum)	22	90	18	F	P	F	CROWDED, IVY-COVERED TRUNK
5	EUCALYPTUS GLOBULUS	(Blue Gum)	14	55	12	F	P	F	CROWDED
6	EUCALYPTUS GLOBULUS	(Blue Gum)	16 (EST.)	65	13	F	P	F	CROWDED, IVY-COVERED TRUNK
7	EUCALYPTUS GLOBULUS	(Blue Gum)	42 (EST.)	180	35	F	F	G	INACCESSIBLE, CROWDED, IVY-COVERED TRUNK
8	EUCALYPTUS GLOBULUS	(Blue Gum)	60 (EST.)	200	50	F	F	F	INACCESSIBLE, IVY-COVERED TRUNK, OVERHANGS ROAD
9	EUCALYPTUS GLOBULUS	(Blue Gum)	78 (EST.)	225	68	F	G	G	INACCESSIBLE, IVY-COVERED TRUNK, OVERHANGS ROAD
10	PITTOSPORUM UNDULATUM	(Victorian Box)	9.5 (MULTI.)	20	-	P	F	P (REMOVE)	DYING, WITHIN PROJECT LIMITS

TREE PROTECTION NOTES

- TREE PROTECTION MEASURES: A TREE PROTECTION ZONE IS A DESIGNATED AREA TO BE ESTABLISHED AROUND PROTECTED TREES AND IS INTENDED TO SAFEGUARD THE TREE, SOIL AND ROOTS FROM THE EFFECTS OF DISTURBANCE DURING CONSTRUCTION ACTIVITIES.
- TREE PROTECTION ZONE: THE TPZ IS DEFINED BY SAN MATEO COUNTY ORDINANCE AS THE GREATER OF AN AREA WITH A RADIUS OF 10X THE TRUNK DIAMETER, OR THE LIMIT OF THE TREE'S DRIP LINE (\$8.400.030). THE FOLLOWING OUTLINES RECOMMENDATIONS TO REDUCE THE IMPACTS OF CONSTRUCTION ON THE PROTECTED TREES.
- TREE PROTECTION FENCING FOR PROTECTED TREES TO REMAIN: WHENEVER POSSIBLE, FENCED ENCLOSURES SHALL BE ERRECTED AT THE LIMIT OF THE TPZ. FENCES SHALL BE FIVE OR SIX (5' OR 6') FOOT HIGH CHAIN LINK WITH 2"Ø GALVANIZED IRON POSTS EMBEDDED TO A DEPTH OF AT LEAST 2 FEET AT NO MORE THAN 10' SPACING. THIS DETAIL SHALL BE SHOWN ON THE BUILDING PERMIT PLANS. FENCING SHALL BE ERRECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL FINAL INSPECTION OR UNTIL THE COUNTY ARBORIST APPROVES ITS REMOVAL. THERE ARE THREE TYPES OF TREE PROTECTION FENCING:
 1. TYPE I - FENCING THAT ENCLOSES THE ENTIRE TPZ TO THE GREATEST EXTENT POSSIBLE.
 2. TYPE II - FENCING TO ENCLOSE TWO OR MORE STREET TREES WITHIN A PUBLIC PLANTING STRIP TO MAINTAIN PUBLIC ACCESS TO THE SIDEWALK.
 3. TYPE III - TRUNK PROTECTION FOR TREES WITHIN A SIDEWALK TREE WELL OR FOR A SINGLE TREE WITHIN A PUBLIC PLANTING STRIP. TREE TRUNKS SHALL BE WRAPPED WITH 2" OF ORANGE PLASTIC FENCING AS PADDING FROM THE GROUND TO THE FIRST BRANCH WITH 2" THICK WOOD SLATS SECURELY BOUND ON THE OUTSIDE.
- WARNING SIGNS: WARNING SIGNS SHALL BE FASTENED SECURELY TO THE TREE PROTECTION FENCING AND PROMINENTLY DISPLAYED TO IDENTIFY THE TPZ, WHERE NO SOIL DISTURBANCE IS PERMITTED AND ACTIVITIES ARE RESTRICTED.
- MULCH/ ROOT BUFFER: WHEN AREAS UNDER THE TREE CANOPY CANNOT REASONABLY FENCED, 2"Ø UNPAINTED AND UNTREATED WOOD CHIPS SHALL BE SPREAD OVER THE TPZ TO A DEPTH OF 4"-6." TRUNKS SHALL BE KEPT 12" CLEAR OF MULCH. MULCH MAY BE REMOVED TO CONDUCT LOCALIZED IMPROVEMENTS AS REQUIRED. MULCH SHALL REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION IN AREAS UNDISTURBED BY SITE IMPROVEMENT ACTIVITIES. THE PROJECT ARBORIST SHALL REVIEW AND APPROVE MULCH DEPTH AND LIMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- VERIFICATION OF TREE PROTECTION: THE PROJECT ARBORIST SHALL VERIFY THAT ALL PRE-CONSTRUCTION CONDITIONS HAVE BEEN MET AND ARE IN PLACE.
- ACTIVITIES PROHIBITED IN THE TPZ:
 1. STORAGE OR PARKING VEHICLES, STAGING EQUIPMENT AND REFUSE, STORING OR DUMPING POISONOUS MATERIALS NOT LIMITED TO PAINT PETROLEUM PRODUCTS, CONCRETE OR STUCCO MIX, DIRTY WATER OR ANY OTHER MATERIALS TOXIC TO PLANTS.
 2. USING TRUNKS AS WINCH SUPPORT, ANCHORAGE, AS A TEMPORARY POWER POLE, SIGN POSTS OR SIMILAR FUNCTION.
 3. CUTTING OF TREE ROOTS BY UTILITY TRENCHING, FOUNDATION DIGGING, PLACEMENT OF CURBS AND TRENCHES AND OTHER MISCELLANEOUS EXCAVATION.
 4. SOIL DISTURBANCE, GRADE OR DRAINAGE CHANGES.
- GRADING/EXCAVATING: ALL GRADING ACTIVITIES WITHIN DRIP LINES OF EXISTING TREES TO REMAIN SHALL BE CONDUCTED WITH HAND TOOLS TO THE GREATEST EXTENT POSSIBLE. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 1 INCH OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPEED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.
- REMEDIAL REPAIRS: DO NOT PRUNE, FERTILIZE OR DO OTHER REMEDIAL MAINTENANCE TREE WORK WITHOUT CONSULTING WITH THE PROJECT ARBORIST. THE PROJECT ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED, TO ALL ARBORIST ACTIVITIES MENTIONED IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, MAY BE PRESCRIBED AS NECESSARY AND COMPLETED BY AN ISA-CERTIFIED TREE SERVICE COMPANY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES MAY BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.



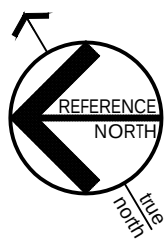
INVASIVE SPECIES REMOVAL NOTES

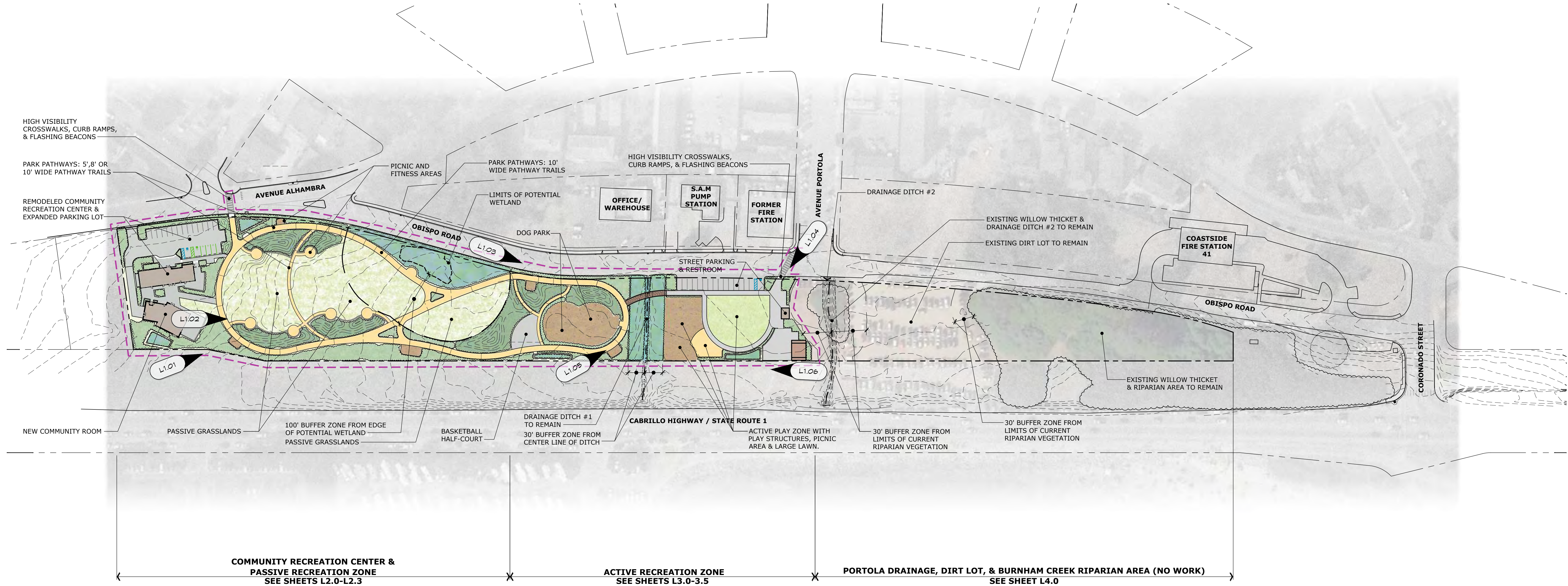
NON-CHEMICAL CONTROL METHODS SHALL BE THE ONLY METHODS OF VEGETATION MANAGEMENT UNLESS OTHERWISE DIRECTED.

1. ALL WORK TO REMOVE SPECIES IDENTIFIED AS PROPOSED FOR REMOVAL SHALL FOLLOW THE BEST MANAGEMENT PRACTICES FOR NON-CHEMICAL WEED CONTROL REPORT TO THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION BY THE CALIFORNIA INVASIVE PLANT COUNCIL, DATED JUNE 2020.
2. SPECIES SPECIFIC NOTES LISTED BELOW ARE SOURCED FROM WEED CONTROL IN NATURAL AREAS IN THE WESTERN UNITED STATES BY THE UNIVERSITY OF CALIFORNIA WEED RESEARCH & INFORMATION CENTER, PUBLISHED 2013.

SPECIFIC SPECIES REMOVAL GUIDE

SCIENTIFIC NAME	(Common Name)	METHOD
ALBIZIA LOPHANTHA	(Plume Acacia)	MANUAL REMOVAL OF ENTIRE PLANT.
AVENA SP.	(Wild Oat)	HAND-PULL SMALL PATCHES OR MOW HEAVY INFESTATIONS. TILLING BEFORE GERMINATION TO PREVENT SEE-SET.
BRASSICA RAPA	(Field Mustard)	GRUB, DIG, OR HAND-PULL BEFORE SEED PRODUCTION.
BROMUS DIANDRUS	(Ripgut Brome)	HAND-PULL OR HOE INDIVIDUAL PLANTS OR SMALL PATCHES IN EARLY SPRING. REPEATED MOWING OR SHALLOW CULTIVATION CAN ELIMINATE MOST SEEDLINGS.
BROMUS MADRITENSIS SSP. RUBENS	(Foxtail Brome)	HAND-PULL OR HOE INDIVIDUAL PLANTS OR SMALL PATCHES IN EARLY SPRING. REPEATED MOWING OR SHALLOW CULTIVATION CAN ELIMINATE MOST SEEDLINGS.
CARDUUS PYNOCEPHALUS SSP. PYNOCEPHALUS	(Italian Thistle)	MANUAL REMOVAL OF SMALL PLANTS. GRUBBING THE PLANTS 2 TO 4 INCHES BELOW GROUND LEVEL TO PREVENT RESPROUTING. MOW PLANTS WHEN PLANTS BOLT AND ABOUT TO FLOWER TO PREVENT SEED REPRODUCTION.
CARPOBROTUS SP.	(Ice Plant)	HAND REMOVAL BY PULLING PLANTS UP BY THE ROOTS. MULCH SOIL AND REMOVE DEBRIS TO PREVENT REESTABLISHMENT. TARPING CAN HELP KILL THE PLANT.
CIRSIIUM VULGARE	(Bull Thistle)	CUT-OFF THE PLANTS BELOW THE SOIL AND REMOVE ALL LEAVES ATTACHED. ONLY MOW IMMEDIATELY BEFORE FLOWERING TO PREVENT PRODUCTION OF VIABLE SEEDS, AND REPEAT MOWING THROUGHOUT THE GROWING SEASON TO PREVENT SEED REPRODUCTION.
CONIUM MACULATUM	(Poison Hemlock)	PULL PLANTS, INCLUDING THE ENTIRE TAPROOT; AVOID CUTTING, MINIMIZE SOIL DISTURBANCE. REPEATED REMOVALS MAY BE REQUIRED TO PREVENT RESEEDING & RESPROUTING.
CORTADERIA SP.	(Pampas Grass)	REMOVE ENTIRE CLUMP USING HAND TOOLS; LARGER CLUMPS MAY REQUIRE A CHAINSAW OR WEEDEATER. REMOVE AND DISPOSE OF ALL SEED HEADS TO PREVENT RESPROUTING DURING THE FLOWERING SEASON.
COTONEASTER SP.	(Cotoneaster)	SEEDLINGS AND SMALL PLANTS CAN BE HAND-PULLED. MANUALLY REMOVING INDIVIDUAL SHRUBS WHEN DISCOVERED CAN HELP PREVENT THE SPREAD OF COTONEASTER IN NATURAL AREAS. HOWEVER, STUMPS AND ROOTS CAN RESPROUT, NECESSITATING FOLLOW-UP CONTROL. ROOTS NEED TO BE COMPLETELY REMOVED TO PREVENT RESPROUTING.
DELAIREA ODORATA	(Cape Ivy)	MANUAL REMOVAL OF ENTIRE PLANT (ROOTS & RHIZOMES) IS ONLY EFFECTIVE METHOD. ALL CUT PLANT MATERIAL SHALL BE REMOVED FROM THE SITE TO PREVENT RESPROUTING. FOLLOW-UP INVESTIGATIONS ARE ESSENTIAL TO ENSURE REMOVAL OF RESPROUTS.
ECHIIUM PININANA	(Tower Of Jewels)	MANUAL REMOVAL OF ENTIRE PLANT.
EHRHARTA ERECTA	(Panic Veldtgrass)	MANUALLY REMOVE THE ENTIRE PLANT, INCLUDING THE BURIED CROWN. REPEATED REMOVALS OVER A PERIOD OF (2) YEARS MAY BE REQUIRED.
FESTUCA PERENNIS	(Italian Ryegrass)	MANUAL REMOVAL OF ENTIRE PLANT.
GAZANIA LINEARIS	(Gazania)	MANUAL REMOVAL OF ENTIRE PLANT.
GENISTA MONSPESSULANA	(French Broom)	HAND-PULL TO REMOVE SMALL SEEDLINGS; USE SHOVELS OR LONG-HANDLED WEED EXTRACTORS FOR LARGER, ESTABLISHED SHRUBS.
GERANIUM DISSECTUM	(Wild Geranium)	PULL OR DIG UP PLANTS BEFORE THEY PRODUCE FLOWERS AND SEEDS.
GLEBIONIS CORONARIA	(Crown Daisy)	MANUAL REMOVAL OF ENTIRE PLANT.
HEDERA HELIX	(English Ivy)	PULL THE ENTIRE PLANT CARPET. USE SAWS TO CUT IVY AT GROUND LEVEL.
HELMINTHOTHECA ECHIOIDES	(Bristly Ox-Tongue)	MANUAL REMOVAL OF ENTIRE PLANT.
HIRSCHFELDIA INCANA	(Shortpod Mustard)	MANUAL REMOVAL OF ENTIRE PLANT.
HOLCUS LANATUS	(Velvet Grass)	REMOVE THE ENTIRE PLANT BY HAND PULLING OR HOEING. AVOID MOWING AND CUTTING AS THE SEEDS ARE EASILY SPREAD.
HYPOCHAERIS RADICATA	(Rough Cat's Ear)	HAND REMOVE THE ENTIRE TAPROOT TO SEVERAL INCHES BELOW THE ROOT CROWN.
LOBULARIA MARITIMA	(Sweet Alyssum)	MANUAL REMOVAL OF ENTIRE PLANT.
MEDICAGO POLYMORHPA	(California Burclover)	MANUAL REMOVAL OF ENTIRE PLANT.
OXALIS PES-CAPRAE	(Bermuda Buttercup)	HAND-PULL THE ENTIRE PLANT (RHIZOMES & BULBS).
PLANTAGO LANCEOLATA	(English Plantain)	MANUAL REMOVAL OF ENTIRE PLANT.
RAPHANUS SATIVUS	(Wild Radish)	HAND-PULL, REMOVING MOST OF THE ROOT SYSTEM, BEFORE PLANTS PRODUCE SEED. HAND WEEDING MAY NEED TO BE REPEATED TO CONTROL LATER DEVELOPING PLANTS. MOWING CAN HELP REDUCE SEED PRODUCTION BUT DOES NOT HARM THE BASAL LEAVES, THUS ALLOWING PLANTS TO REGROW. REPEATED MOWING IS REQUIRED TO PREVENT SEED SET.
RUBUS ARMENIACUS	(Himalayan Blackberry)	HAND REMOVE THE CANES, ROOTS AND THE ROOT CROWNS TO PREVENT RESPROUTING. BULLDOZING IS NOT RECOMMENDED.
RUMEX CRISPUS	(Curly Dock)	CUT OFF WITH SHOVEL OR OTHER IMPLEMENT AT LEAST 2 INCHES BELOW SOIL SURFACE. CONTINUAL MOWING BEFORE SEEDING CAN BE EFFECTIVE IN REDUCING SEED PRODUCTION, BUT MOST HABITATS ARE NOT AMENABLE TO MOWING.
ZANTEDESCHIA AETHIOPICA	(Calla Lily)	MANUAL REMOVAL OF ENTIRE PLANT.





PARK PLAN NOTES

- SEE AREA PLANS & ENLARGEMENTS, SHEETS L2.0-L5.0 FOR DETAILED INFORMATION ON ALL PROPOSED IMPROVEMENTS.
- SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTION OF ALL PAVING TYPES PROPOSED ON SITE.
- SEE SCHEMATIC PLANTING PLAN, SHEET L6.0, AND SCHEMATIC PLANT LISTS, SHEETS P1.1-P1.7, FOR FULL DESCRIPTION OF ALL PLANT COMMUNITIES.

INDICATES VANTAGE POINT OF CONCEPTUAL RENDRINGS

CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



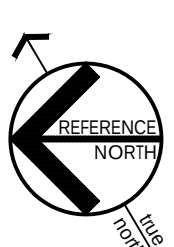
CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

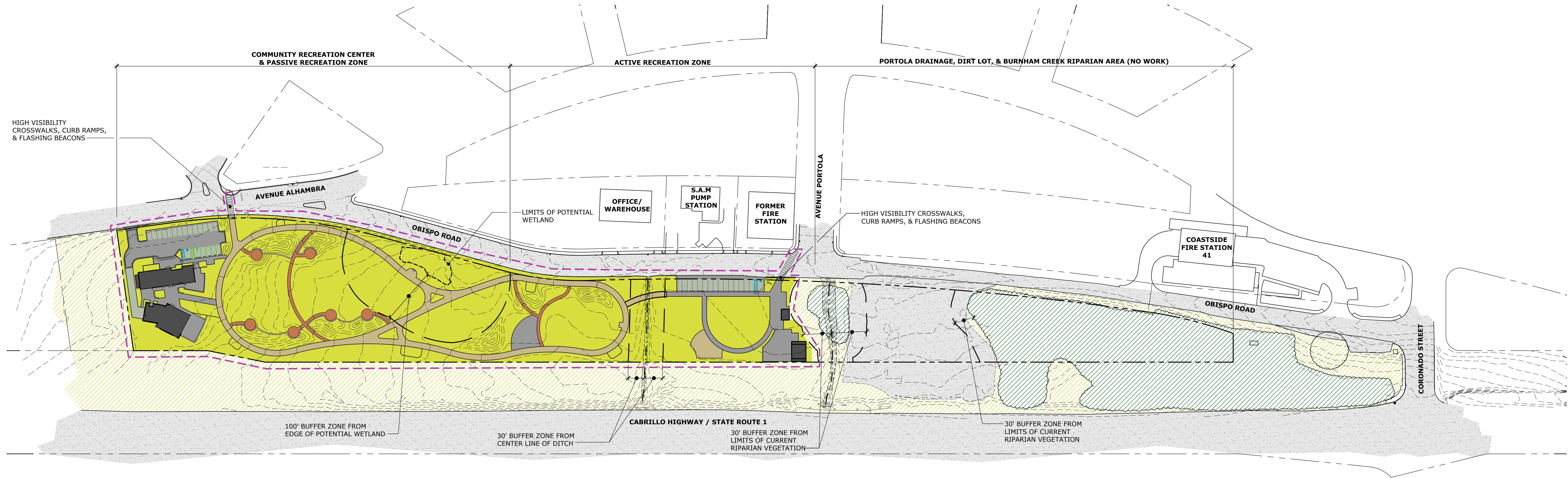
SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY

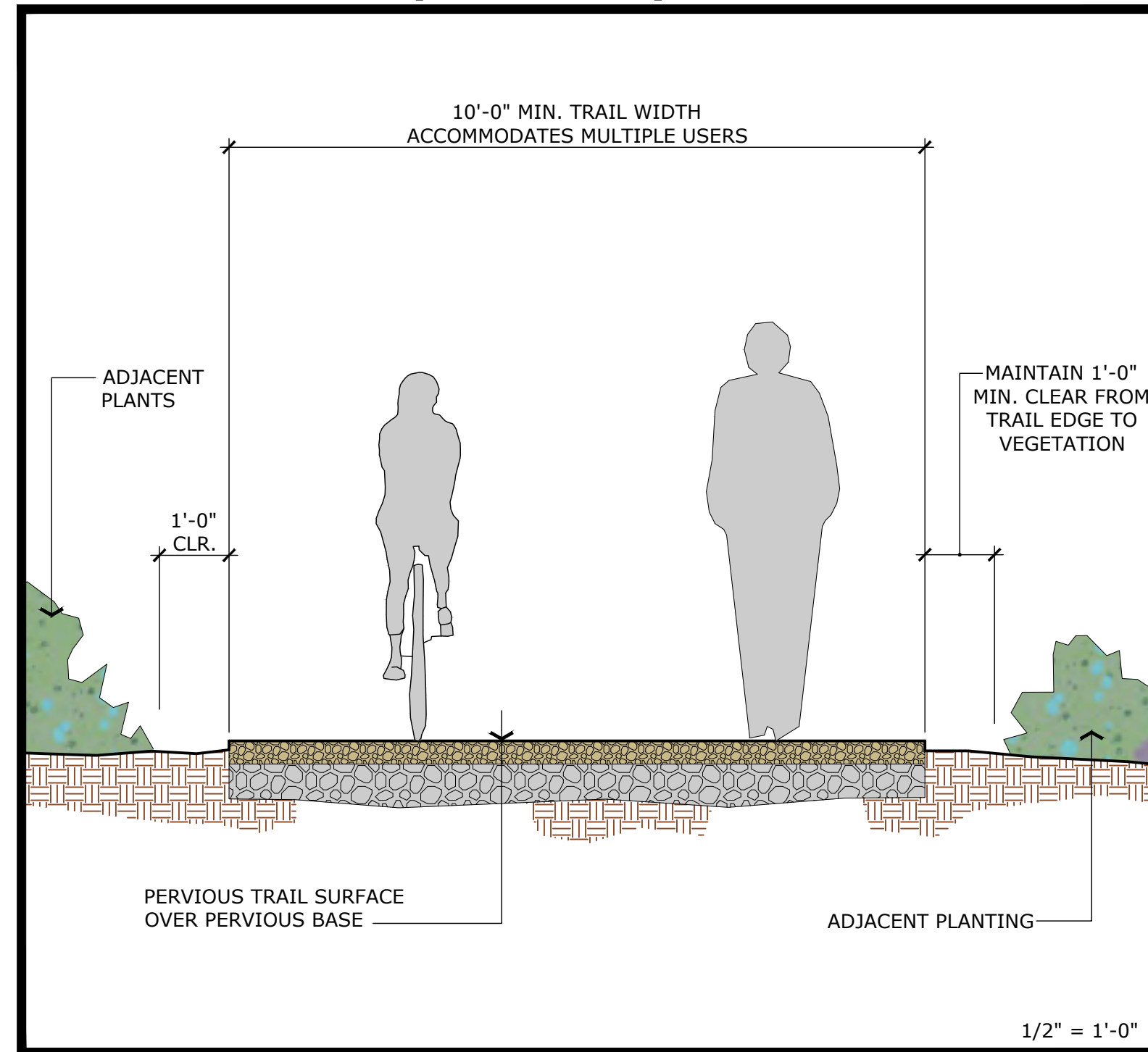




SITE CIRCULATION & SURFACING PLAN LEGEND

- SOFTSCAPE AREA (EXISTING OR PROPOSED); NEW OR RESTORED PLANTING AREAS, BARK MULCH, OR OTHER NATURAL, PERVIOUS SURFACES (APPROX. 159,500 SF)
- HARDSCAPE AREA - PERVIOUS: SURFACE VARIES BY LOCATION. SEE DESCRIPTIONS AT RIGHT. (APPROX. 7,500 SF)
- HARDSCAPE AREA - IMPERVIOUS: INTEGRAL COLORED CONCRETE OR ASPHALT; ADA-ACCESSIBLE (APPROX. 22,500 SF)
- STRUCTURES (EXISTING OR PROPOSED) - IMPERVIOUS (APPROX. 7,200 SF)
- ARROYO WILLOW THICKET / POTENTIAL RIPARIAN AREA: LIMITS OF VEGETATION DOMINATED BY ARROYO WILLOW AND OTHER NON-NATIVE VEGETATION. NOTE: AREA IS OUTSIDE OF PROJECT SCOPE AND IS SHOWN FOR CONTEXT ONLY
- EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)
- EXISTING OFF-SITE HARDSCAPE (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)
- PROPERTY BOUNDARY
- APPROX. LIMITS OF SCOPE OF WORK

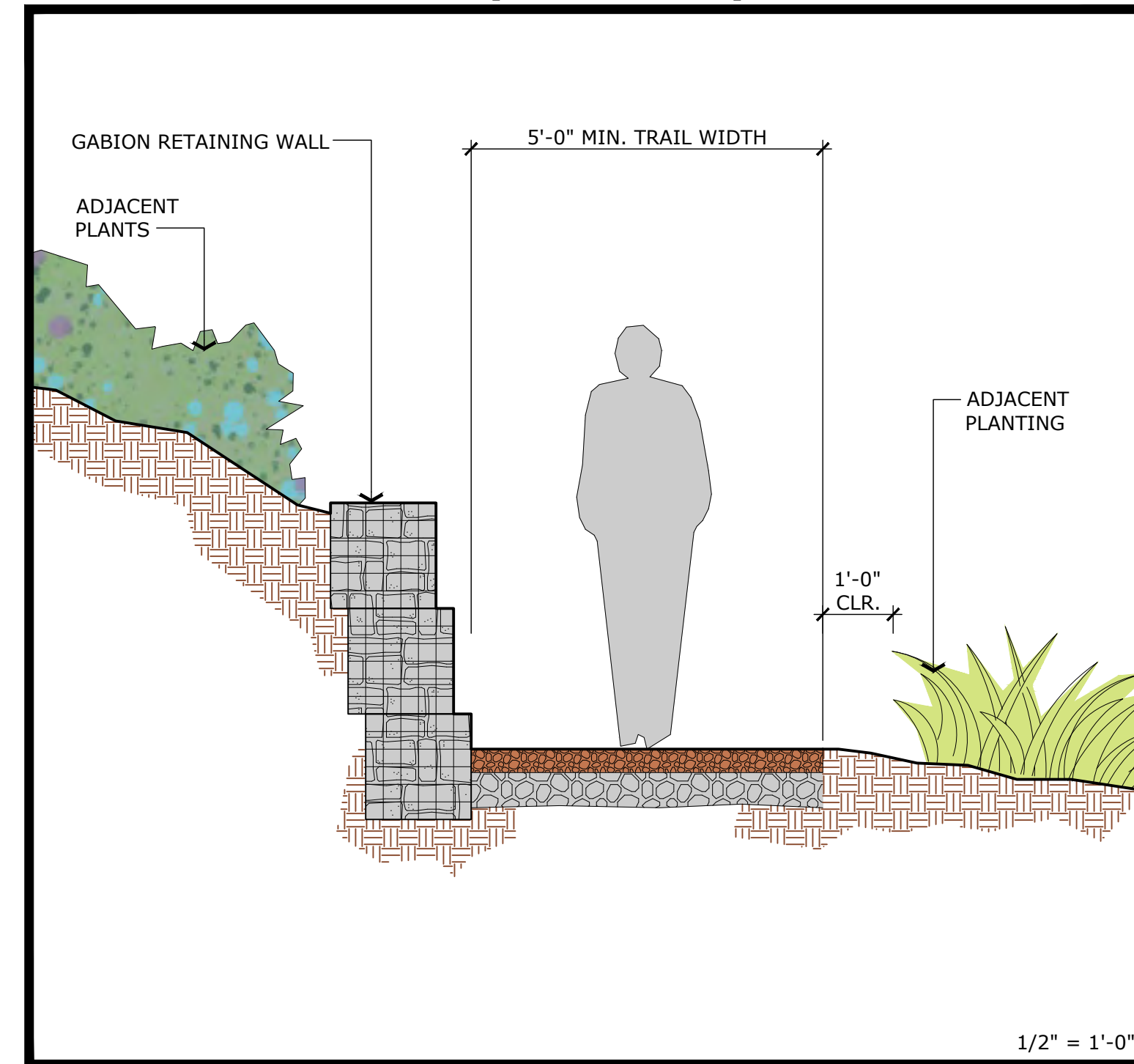
PRIMARY TRAILS (PERVIOUS)



PRIMARY TRAILS & PICNIC AREAS SHALL BE PERMEABLE, CONSTRUCTED OF PERVIOUS CONCRETE, DECOMPOSED GRANITE OR A COMBINATION OF OTHER, APPROVED SURFACING. ALL PRIMARY TRAILS SHALL BE 10'-0" MIN. WIDE AND SHALL BE ENTIRELY ADA-ACCESSIBLE.

APPROX. 22,400 SF

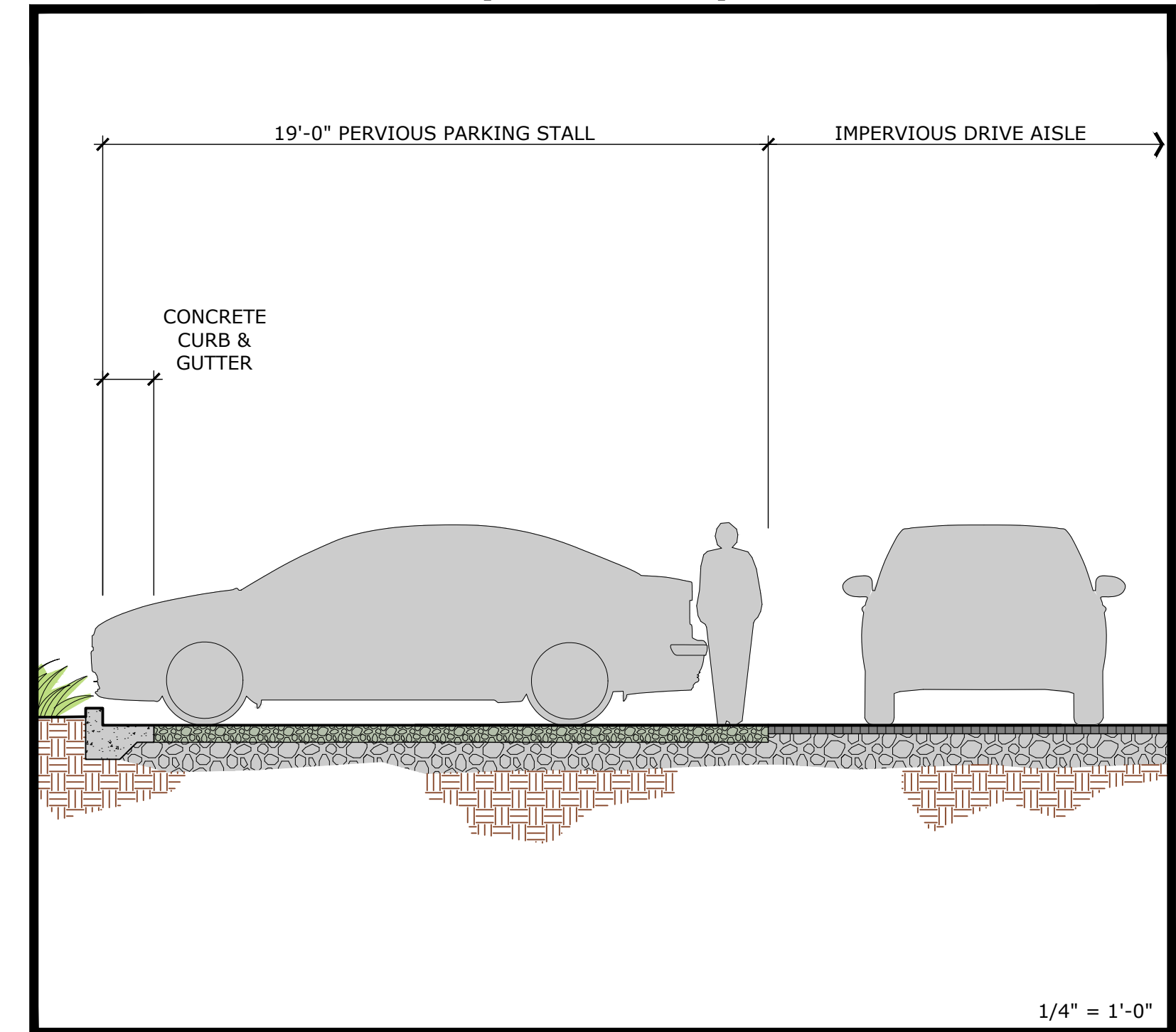
SECONDARY TRAILS (PERVIOUS)



SECONDARY TRAILS & PICNIC AREAS SHALL BE PERMEABLE AND CONSTRUCTED FROM DECOMPOSED GRANITE. SECONDARY TRAILS SHALL BE A MINIMUM OF 5'-0" WIDE AND SHALL BE ENTIRELY ADA-ACCESSIBLE.

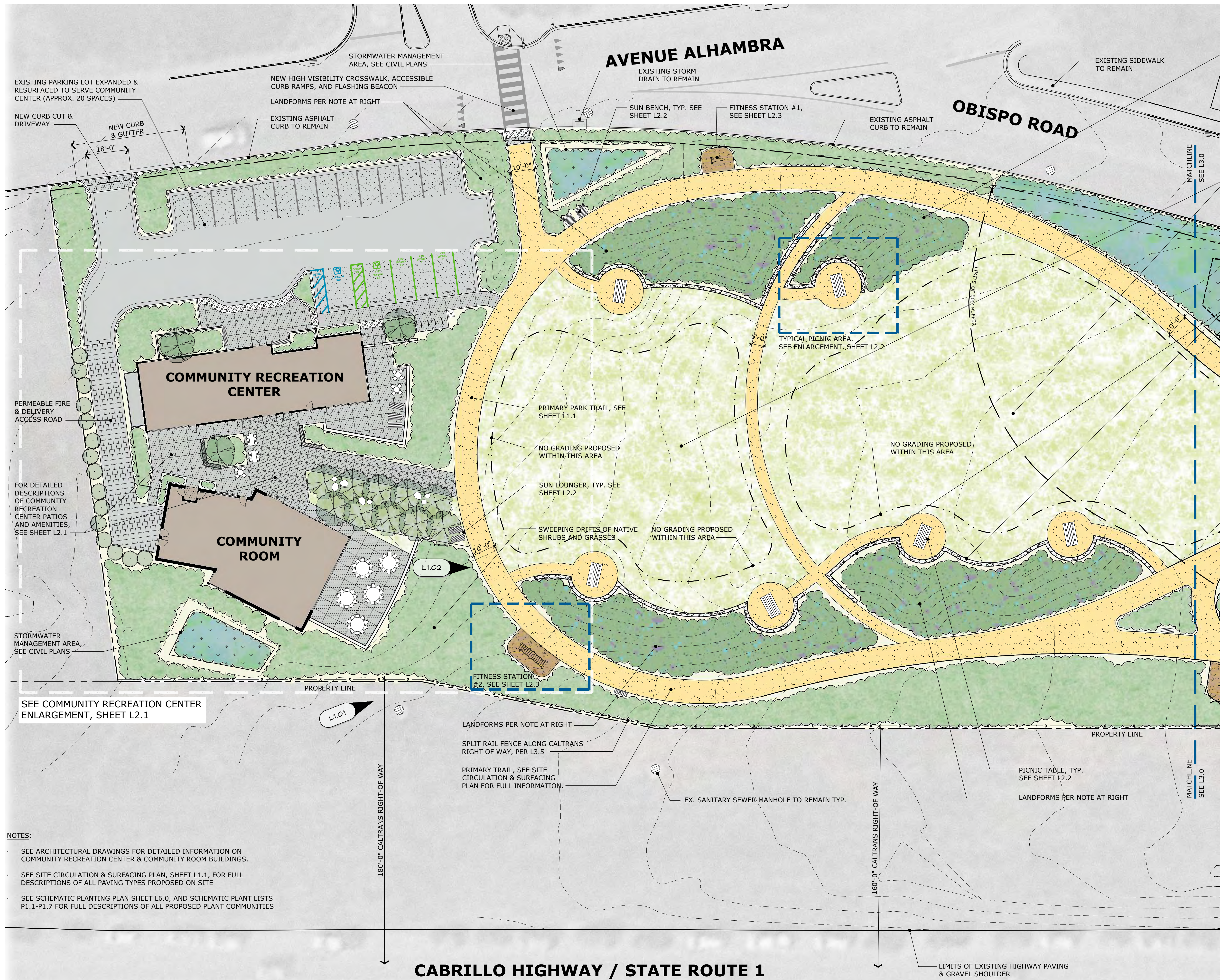
APPROX. 4,850 SF

VEHICULAR PAVING (PERVIOUS)



VEHICULAR PAVING SHALL BE A COMBINATION OF PERVIOUS CONCRETE IN PARKING STALLS AND ASPHALTIC CONCRETE IN DRIVE AISLES

APPROX. 7,500 SF



LANDFORMS

PASTORAL, GENTLY ROLLING TOPOGRAPHY SHELTERS AND PROTECTS PARK USERS FROM THE BUSY ADJACENT STREETS & HIGHWAY PROVIDING STRUCTURE TO ENCLOSE THE PASSIVE GRASSLANDS OF THE NORTHERN SECTION OF THE PARK.

THESE BERMS RISE AS MUCH AS SIX FEET TALL AND WILL BE COVERED WITH A DENSE MIXTURE OF COASTAL SCRUB NATIVES, INCLUDING EVERGREEN SHRUBS, PERENNIALS, AND FORBS. THESE PLANTINGS WILL HELP SUPPORT BIRDS, BEES, AND OTHER WILDLIFE ADAPTED TO THE COASTAL FOG AND DROUGHT CONDITIONS. THIS PLANT COMMUNITY'S DEEP ROOTS WILL AID IN SOIL STABILITY AND HELP RETAIN MOISTURE; NO PERMANENT IRRIGATION.

PASSIVE GRASSLANDS

WITH LIMITED GRADING INTENDED TO PROVIDE UNIVERSAL ACCESSIBILITY, THE PASSIVE GRASSLAND AREAS SOLELY PROVIDE VISUAL RELIEF FROM ADJACENT PICNIC AREAS AND COMMUNITY CENTER EVENTS.

EXISTING VEGETATION SHALL BE MANAGED IN ACCORDANCE WITH THE PROJECT'S VEGETATION MANAGEMENT PLAN. HIGHLY INVASIVE SPECIES SHALL BE ERADICATED. AND ANNUAL EFFORTS SHALL BE MADE TO ENSURE THEY DON'T RETURN.

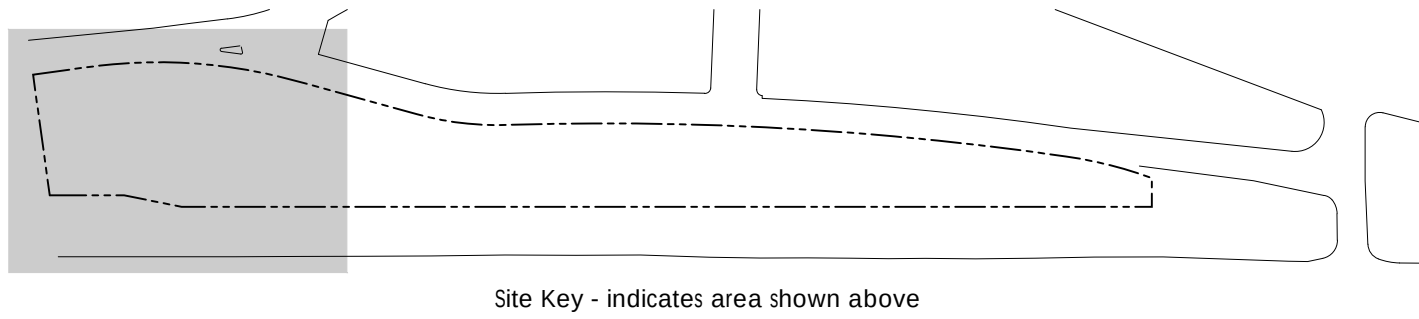
AREAS DISTURBED BY GRADING, SITE CONSTRUCTION, OR VEGETATION MANAGEMENT SHALL BE REVEGETATED VIA PLUGS OR SEED PER THE PROJECT'S SCHEMATIC PLANTING PLAN. PERMANENT IRRIGATION SHALL NOT BE INSTALLED.

LOW WALLS

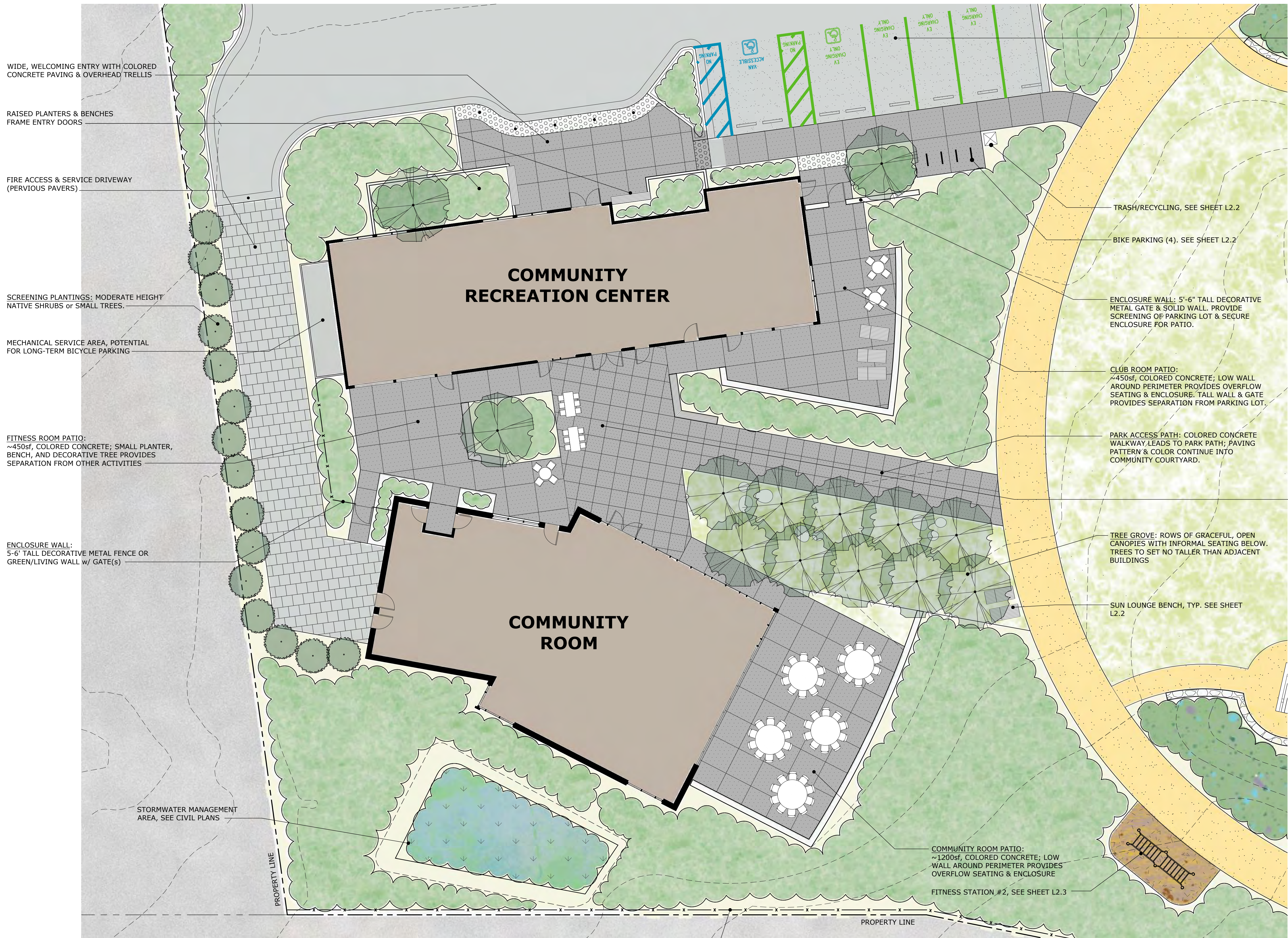
THE LANDFORMS ARE SUPPORTED IN PART BY GABION (ROCK CAGE) RETAINING WALLS OF VARYING HEIGHTS & LENGTHS. THESE LOW-COST STRUCTURES ARE A MORE NATURAL ALTERNATIVE TO CONCRETE OR CHEMICALLY-TREATED WOOD WALLS, AND CAN PROVIDE SPORADIC SEATING ALONG THE NETWORK OF PATHWAYS & PICNIC AREAS.



TYPICAL GABION WALLS & GABION BENCHES



Site Key - indicates area shown above



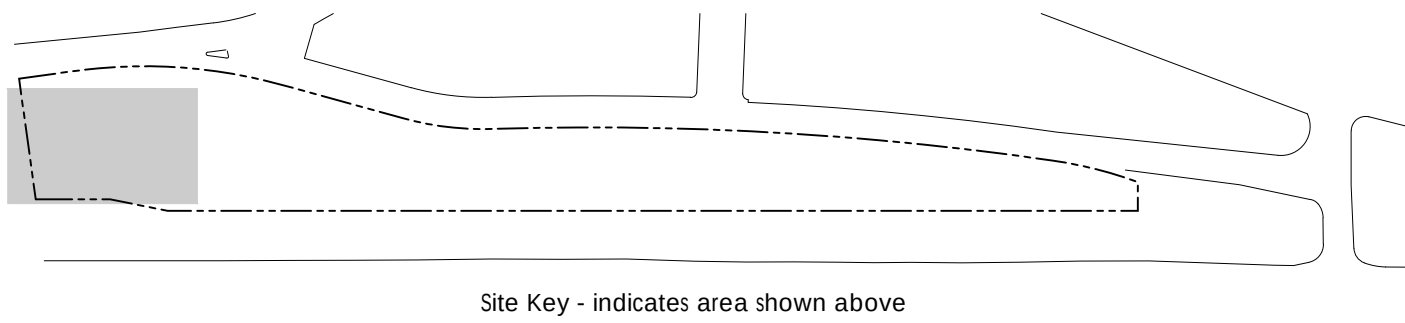
NOTE: SEE ARCHITECTURAL DRAWINGS FOR DETAILED INFORMATION ON COMMUNITY RECREATIONAL CENTER & COMMUNITY ROOM BUILDINGS.

SPLIT RAIL FENCE ALONG CALTRANS RIGHT OF WAY LINE PER L3.5

PARKING LOT:
APPROXIMATELY 20 STALLS; INCLUDES DEDICATED ADA & EV CHARGING ACCOMMODATIONS. PARKING SPACES SHALL BE PERMEABLE (ASPHALT OR CONCRETE); DRIVE AISLES AND DRIVEWAYS SHALL BE ASPHALT.

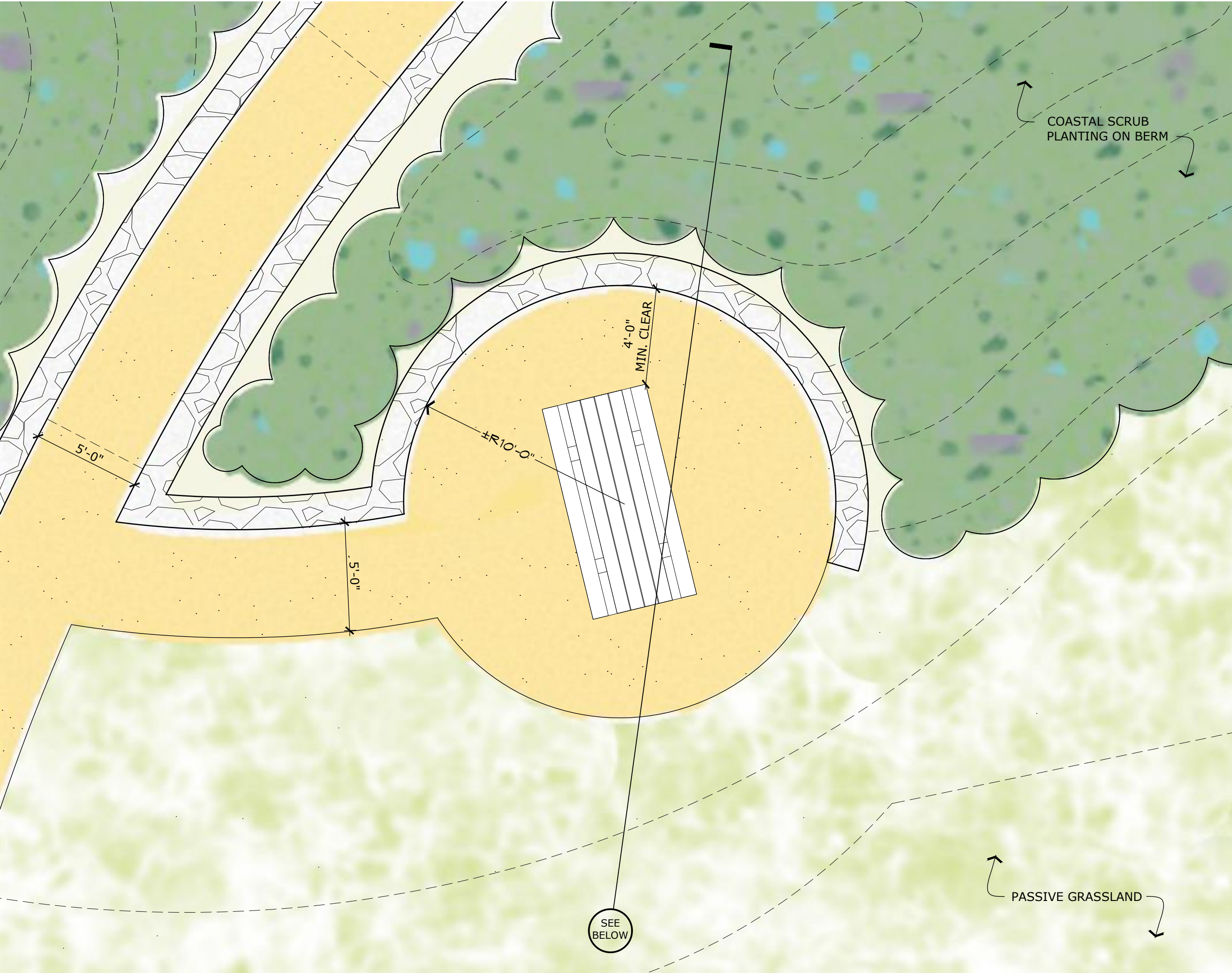


COMMUNITY COURTYARD:
OUTDOOR GATHERING AREA, COLORED CONCRETE PAVING; HIGH TRELLIS ABOVE, BUILT-IN AND MOVABLE SEATING; STRONG CONNECTION TO PARK



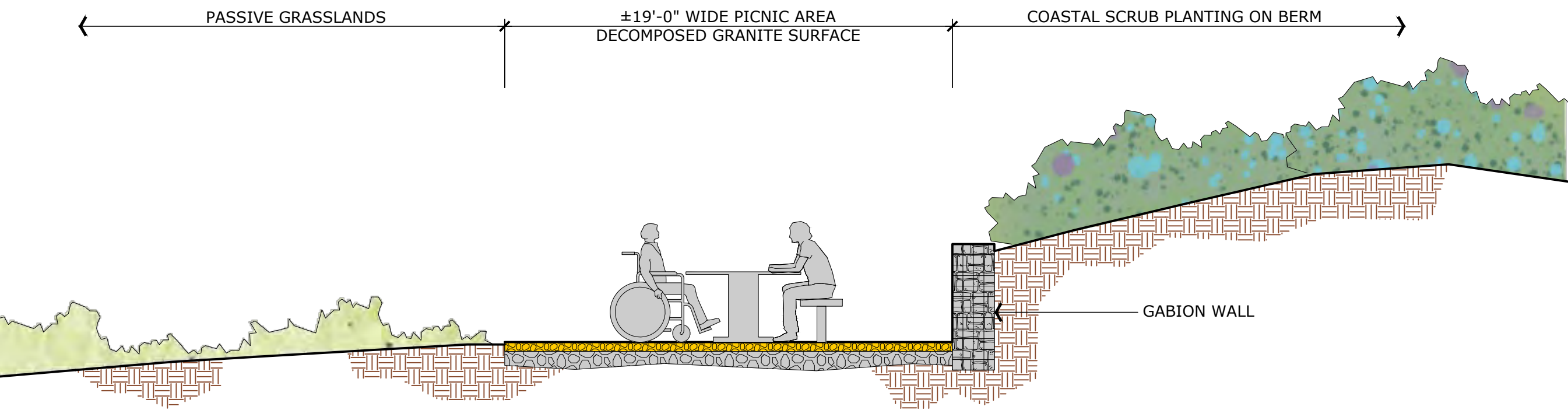
PICNIC AREAS

SMALL, SEMI-PRIVATE AREAS NOTCHED INTO ADJACENT LANDFORMS CONTAIN ACCESSIBLE PICNIC TABLE FOR PUBLIC USE. THE PICNIC AREAS ARE GENERALLY ORIENTED TO OPEN ONTO THE PASSIVE GRASSLANDS, WITH LOW GABION WALLS AND ADJACENT VEGETATION PROVIDING PROTECTION FROM OCEAN WINDS.



TYPICAL PLAN

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



TYPICAL SECTION

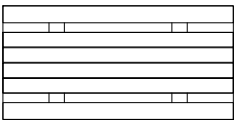
SCALE: 1/4" = 1'-0"

TYPICAL SITE AMENITIES



ADA-ACCESSIBLE PICNIC TABLES

FACTORYFURNITURE 'PIK'
9'-10" X 4'-11" X 2'-5"



SUN BENCHES

VESTRE 'BLOC'
4'-8" X 4'-5" X 2'-10"



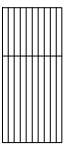
SUN LOUNGER

FACTORYFURNITURE 'QUAY'
2'-7" X 5'-9" X 3'-11"



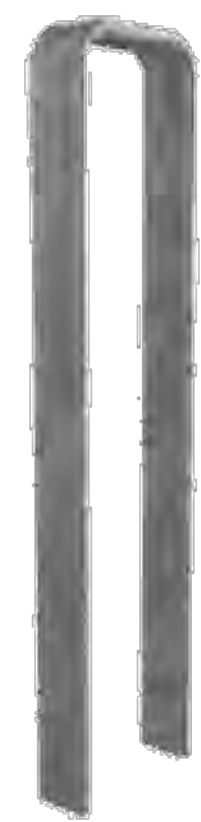
PATH BENCHES

FACTORYFURNITURE 'QUAY'
9'-10" X 1'-9" X 1'-6"



TRASH CANS

VESTRE 'VROOM'



BIKE RACKS

VESTRE 'VROOM'



FITNESS STATIONS

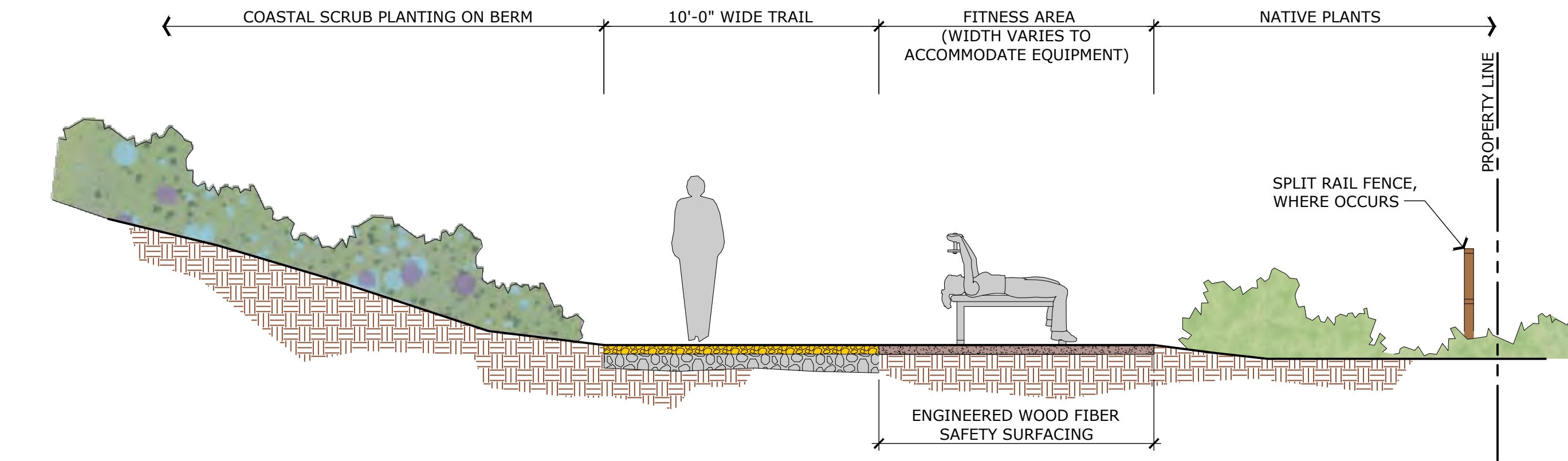
DISTRIBUTED APPROXIMATELY EVERY 200-300' ALONG THE MAIN PARK PATHWAY ARE 'PARCOURSE' FITNESS STATIONS. MADE OF NATURAL MATERIALS SUCH AS ROT AND INSECT-RESISTANT ROBINIA OR CEDAR WOOD AND STAINLESS STEEL, THESE FACILITIES ARE DESIGNED TO BE USED BY TEENS AND ADULTS FOR ACTIVE OUTDOOR EXERCISE.

THIS NETWORK OF SMALL STRUCTURES ACT AS A FITNESS CIRCUIT FOR USERS AS THEY CIRCULATE THROUGH THE PARK. OPTIONS EXIST FOR SMALL INSTRUCTIONAL PLACARDS OR A QR-CODE, APP-BASED APPROACH. SEE EXAMPLES AT RIGHT.



TYPICAL PLAN

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



TYPICAL SECTION

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

TYPICAL AMENITIES



FITNESS STATION #1

KOMPAN | SIT UP BENCH
3'-1" X 5'-2" X 3'-5"



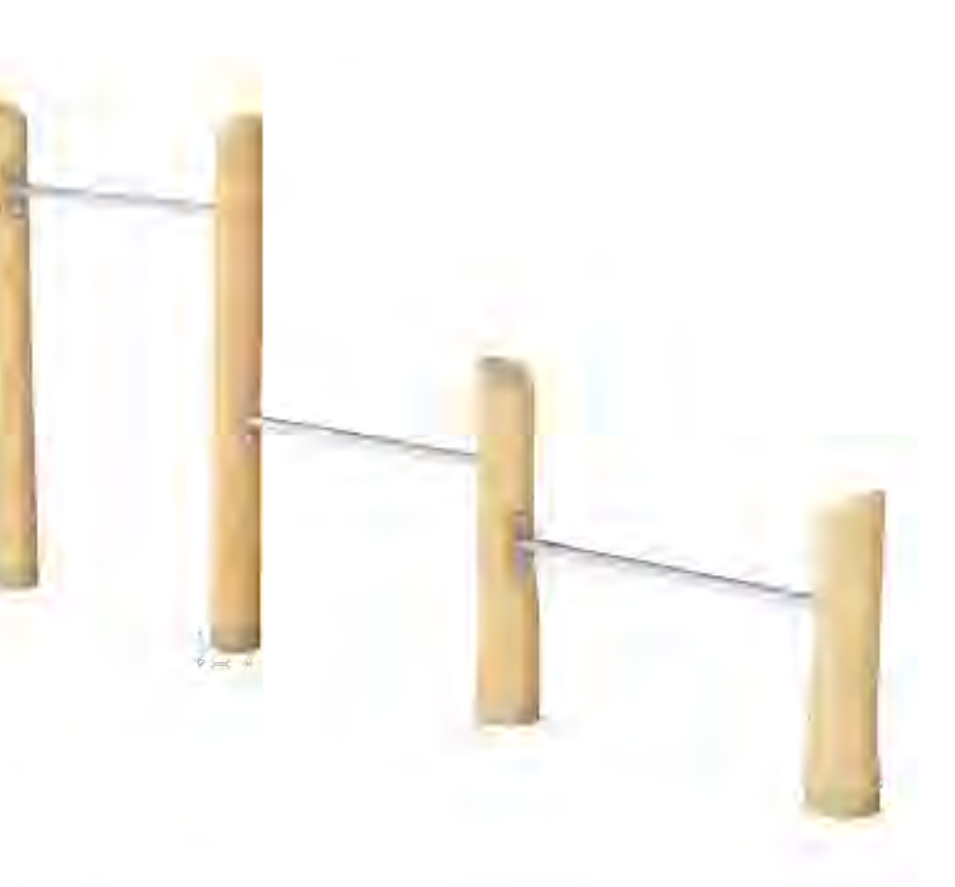
FITNESS STATION #2

KOMPAN | DOUBLE OVERHEAD LADDER
14'-9" X 4'-2" X 8'-7"



FITNESS STATION #3

KOMPAN | BALANCE BEAM
24'-8" X 7'-7" X 2'-1"



FITNESS STATION #4

KOMPAN | PUSH UP BARS
11'-3" X 7" X 5'-4"



FITNESS STATION #5

KOMPAN | DOUBLE TURBO CHALLENGE
14'-9" X 4'-2" X 9'-6"



FITNESS STATION #6

KOMPAN | DIP BENCH
7'-8" X 2' X 2'-5"



FITNESS STATION #7

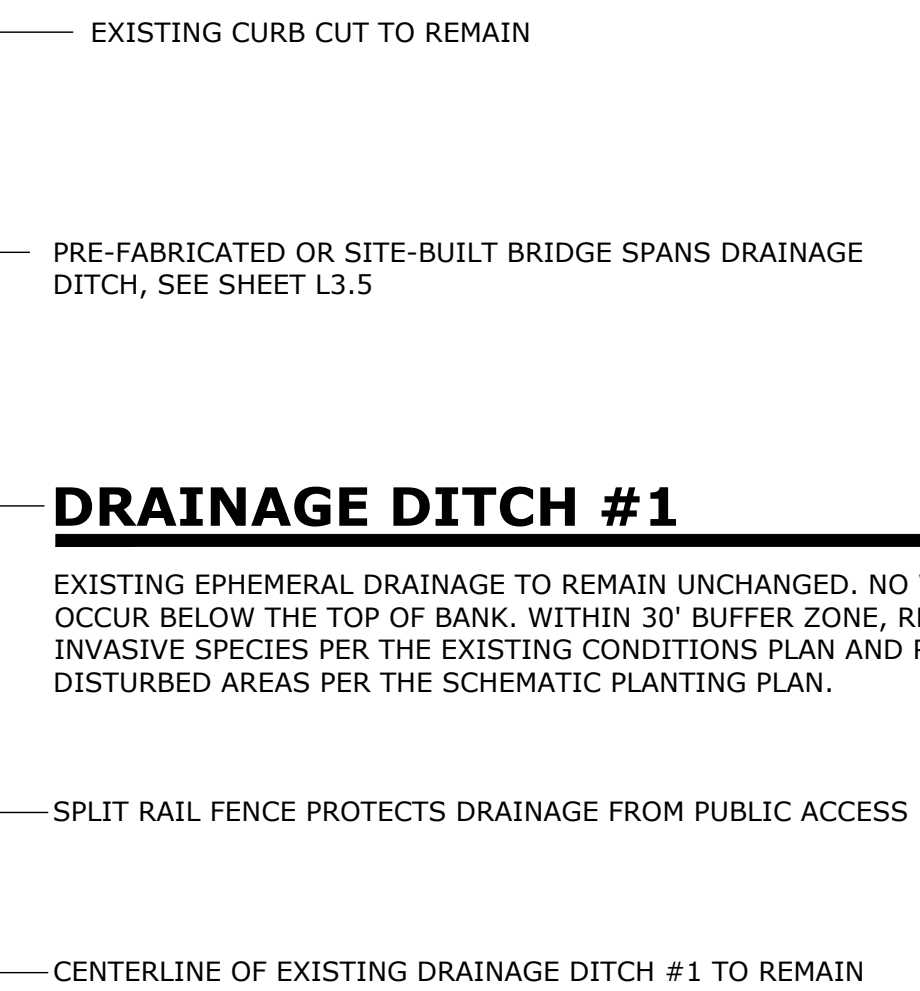
KOMPAN | PARALLEL BARS
6'-8" X 2'-4" X 4'-5"



FITNESS STATION #8

KOMPAN | SQUARE PULL UP STATION
5'-7" X 5'-7" X 8'-7"





EXISTING EPHEMERAL DRAINAGE TO REMAIN UNCHANGED. NO WORK TO OCCUR BELOW THE TOP OF BANK. WITHIN 30' BUFFER ZONE, REMOVE INVASIVE SPECIES PER THE EXISTING CONDITIONS PLAN AND REPLANT DISTURBED AREAS PER THE SCHEMATIC PLANTING PLAN.

— SPLIT RAIL FENCE PROTECTS DRAINAGE FROM PUBLIC ACCESS

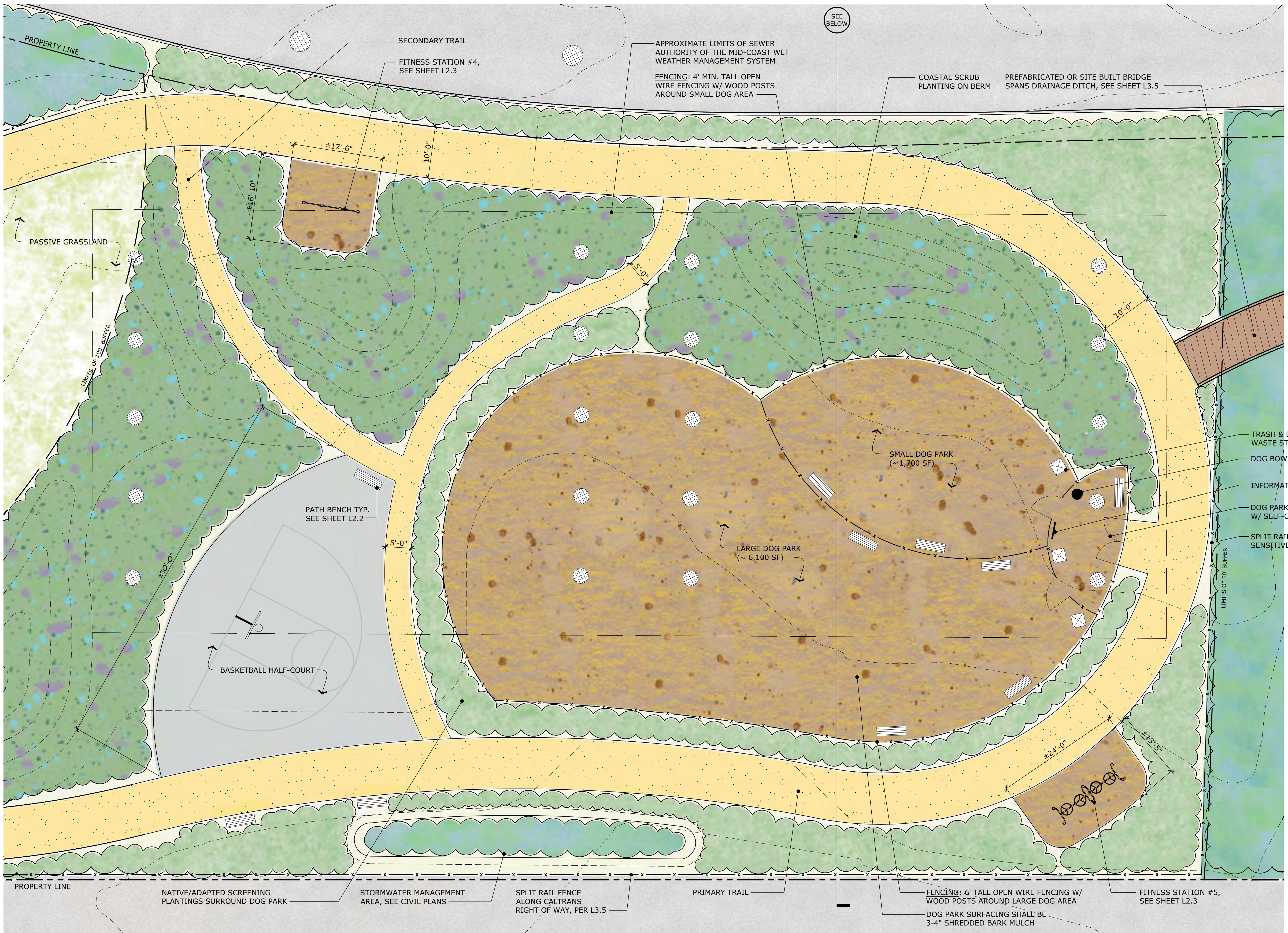
— CENTERLINE OF EXISTING DRAINAGE DITCH #1 TO REMAIN

NOTES:

- SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
- SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.7 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES

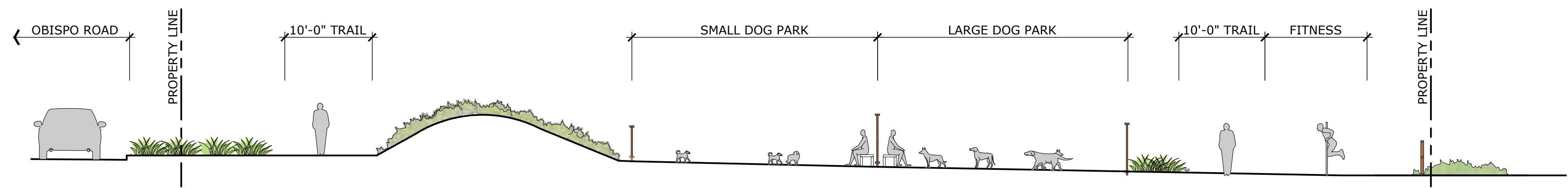
CABRILLO HIGHWAY / STATE ROUTE 1

Site Key - indicates area shown above



NOTES:

- SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
- SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.7 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES



TYPICAL DOG PARK AMENITIES:



ENRICHMENT FEATURES



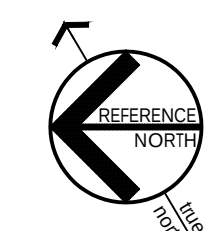
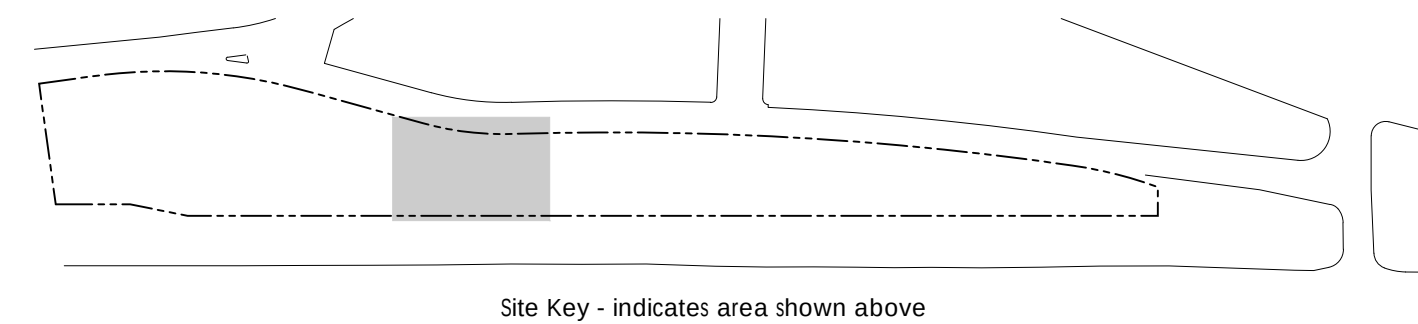
OPEN SPACE FOR PLAY

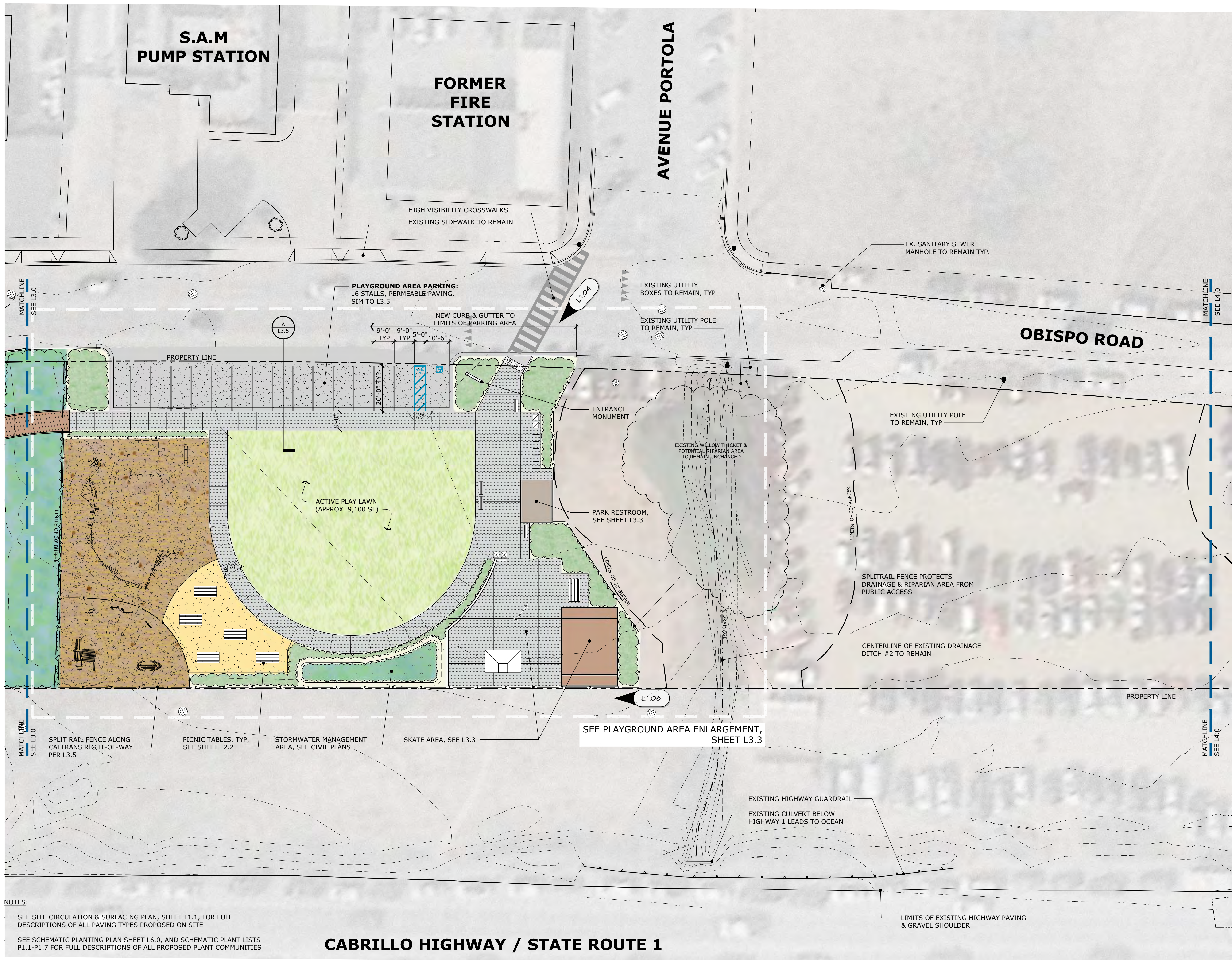


DOUBLE GATE ENTRY 'TRAP'



MULCH SURFACING

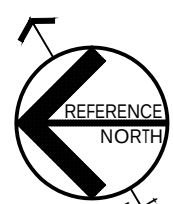


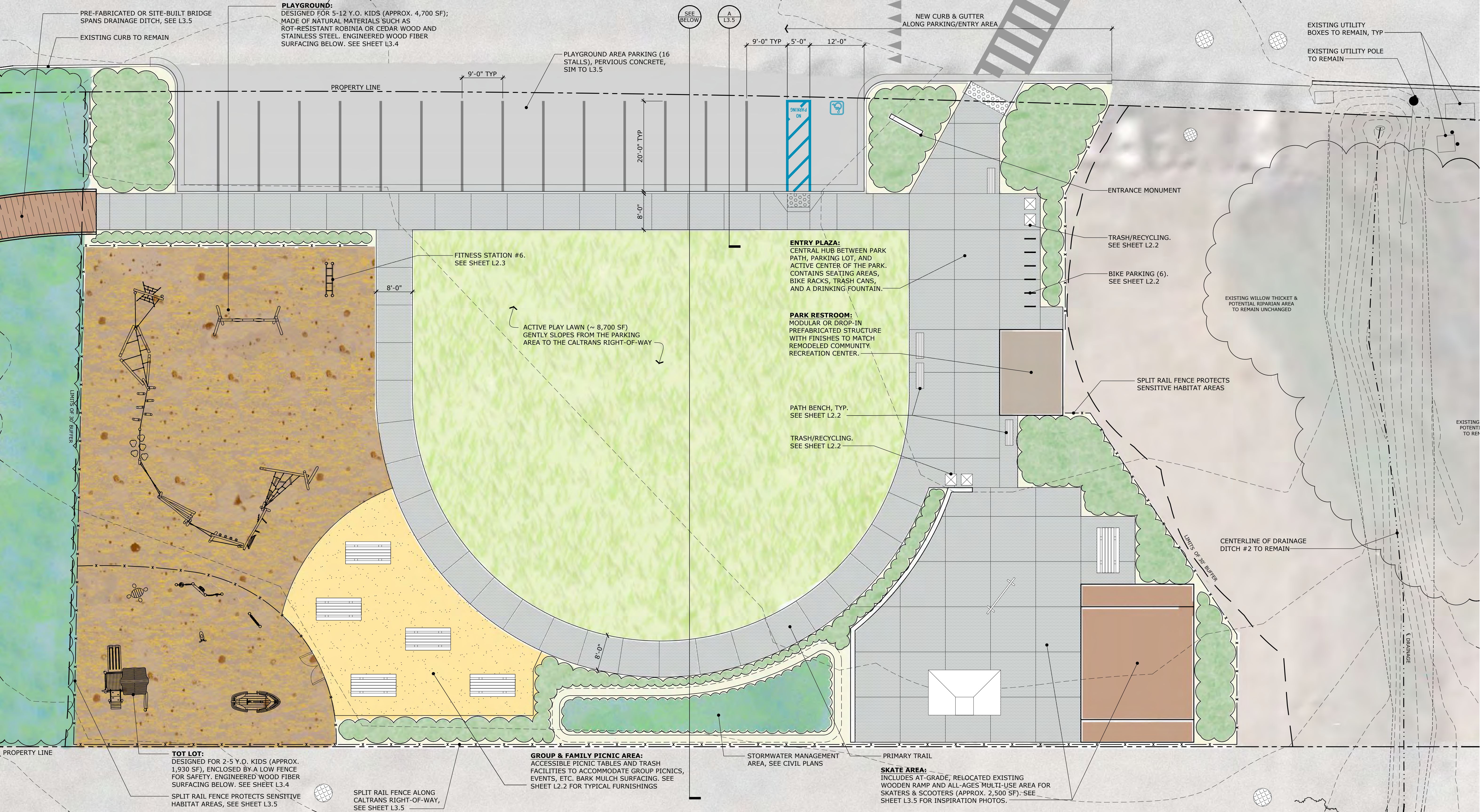


NOTES:

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- SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.7 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES

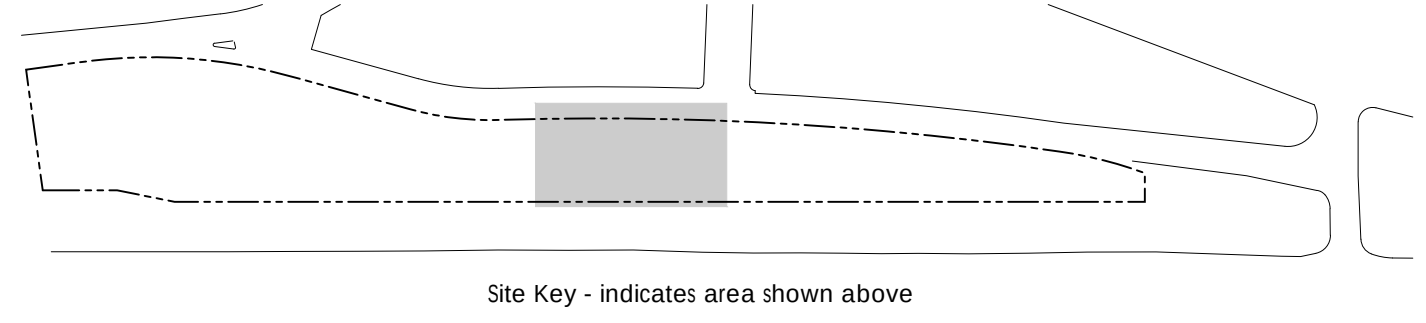
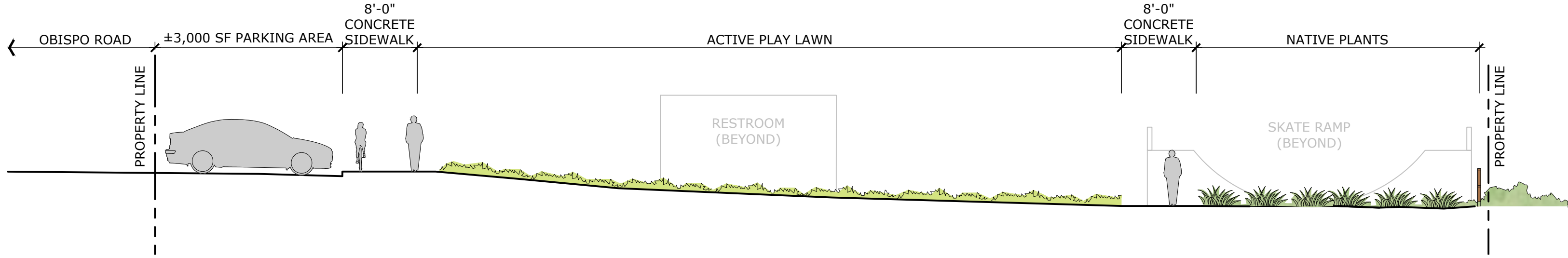
CABRILLO HIGHWAY / STATE ROUTE 1





NOTES:

- SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
- SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.7 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES



PLAYGROUND:

DESIGNED FOR 5-12 Y.O. KIDS; MADE OF NATURAL MATERIALS SUCH AS ROT-RESISTANT ROBINIA OR CEDAR WOOD AND STAINLESS STEEL. ENGINEERED WOOD FIBER SURFACING BELOW.

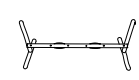
TYPICAL AMENITIES MAY INCLUDE:



PARKOUR 4
KOMPAN | ADA-ACCESSIBLE
15'-3" X 32'-9" X 8'-11"



DOUBLE SWING COMBINATION
KOMPAN | ADA-ACCESSIBLE
26'-0" X 6'-9" X 9'-4"



DOUBLE TREE MASH
NATURE'S INSTRUMENTS
37'-9" X 20'-8" X 6'-6"



TOT LOT:

DESIGNED FOR 2-5 Y.O. KIDS, ENCLOSED BY A LOW FENCE FOR SAFETY. ENGINEERED WOOD FIBER SURFACING BELOW.

TYPICAL AMENITIES MAY INCLUDE:



KIDS' TABLE W/4 SIT POLES
KOMPAN | ADA-ACCESSIBLE
4'-9" X 10'-11" X 8'-2"



THE WIZARD'S HIDEAWAY
KOMPAN | ADA-ACCESSIBLE
10'-4" X 14'-11" X 10'-9"



MUSIC PLAY PANEL 1
KOMPAN | ADA-ACCESSIBLE
4'-3" X 7" X 2'-9"



LEARNING PLAY PANEL 3
KOMPAN | ADA-ACCESSIBLE
9'-5" X 5'-9" X 2'-9"



FOREST LAKE BOAT
KOMPAN | ADA-ACCESSIBLE
4'-9" X 10'-11" X 8'-2"



FOREST BUG SPRINGER
KOMPAN | ADA-ACCESSIBLE
2'-4" X 1'-7" X 2'-3"



DOLPHIN SPRINGER
KOMPAN | ADA-ACCESSIBLE
3'-3" X 1'-7" X 2'-3"

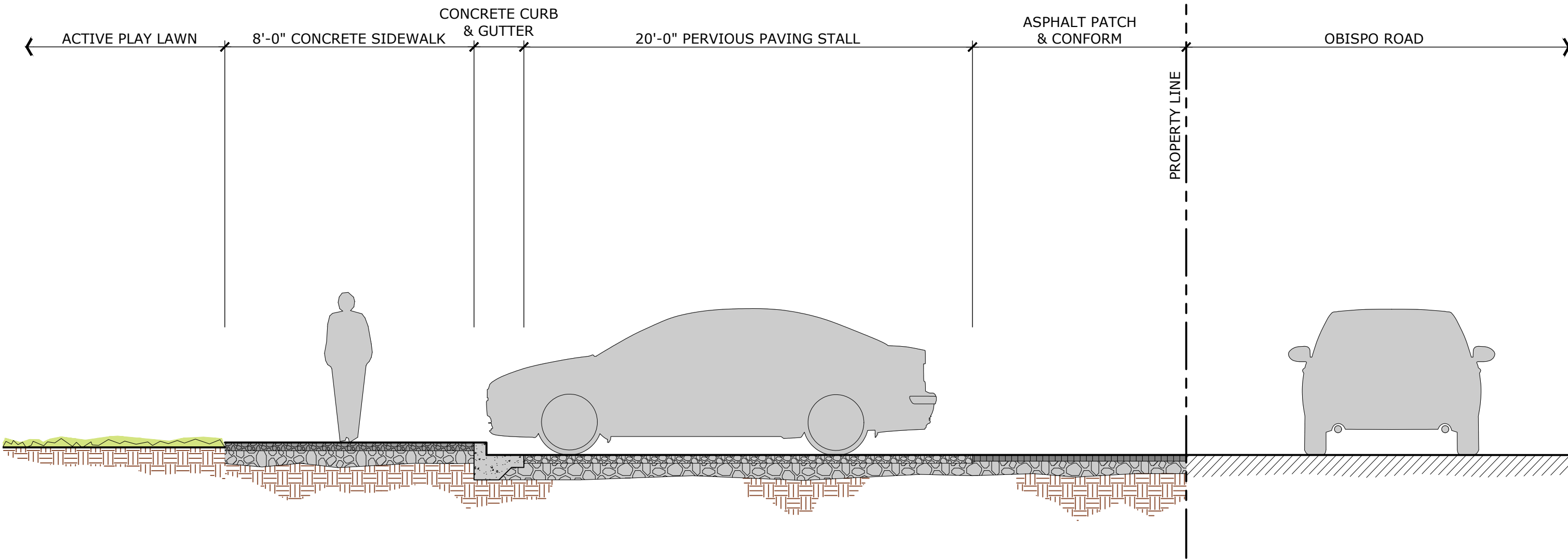


A

TYPICAL PARKING & SIDEWALK SECTION

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

16 STALLS, PARKING SPACES SHALL BE PERMEABLE CONCRETE



SKATE AREA INSPIRATION



SELECTED SKATE FEATURES MAY VARY

SPLIT RAIL FENCING

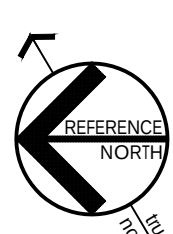
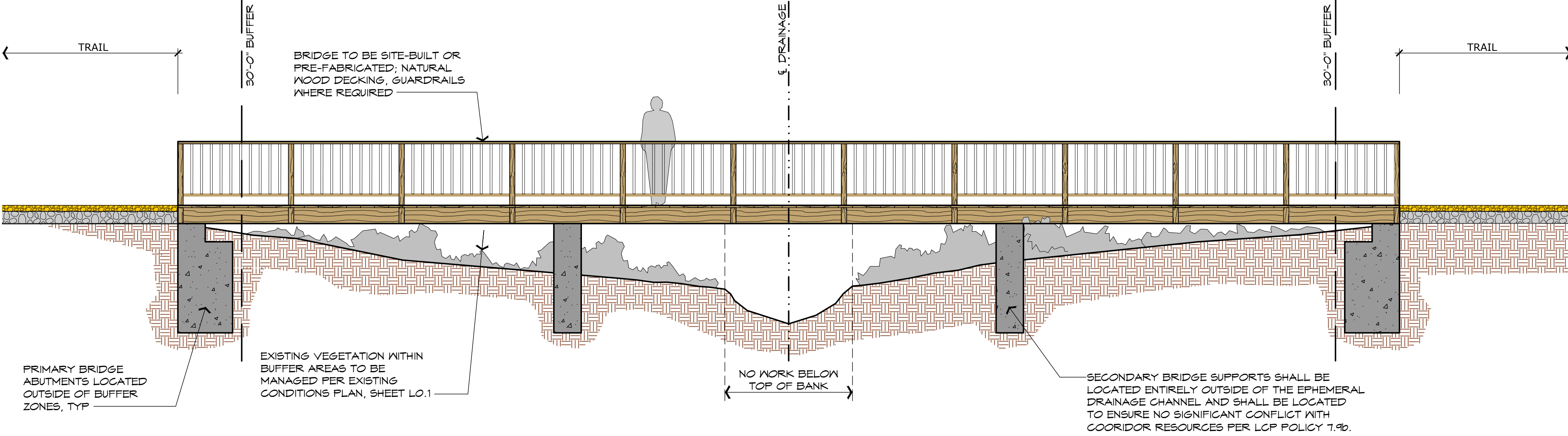
SPLIT RAIL FENCE ALONG CALTRANS RIGHT-OF-WAY, SEE PICTURES BELOW.

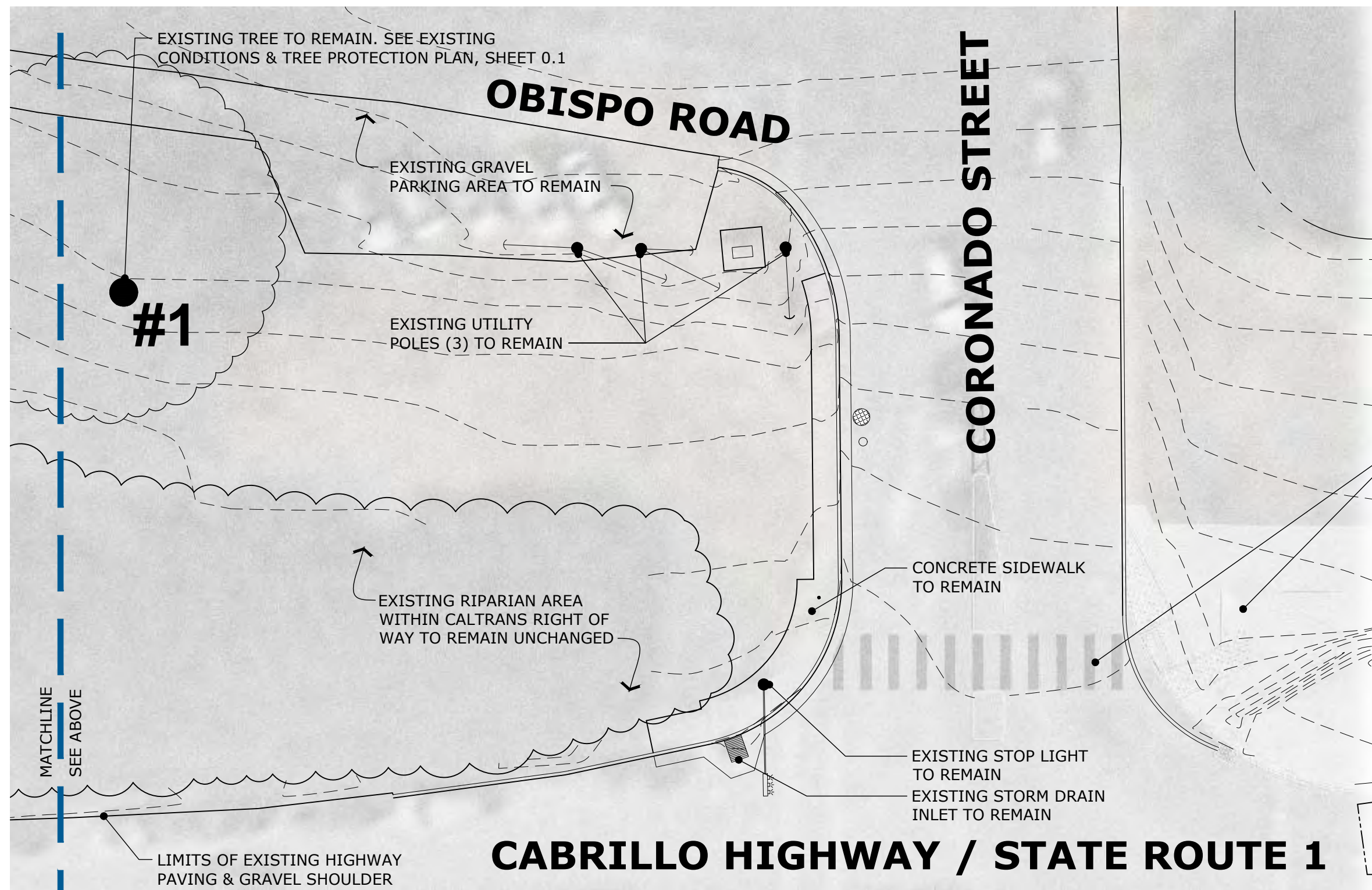
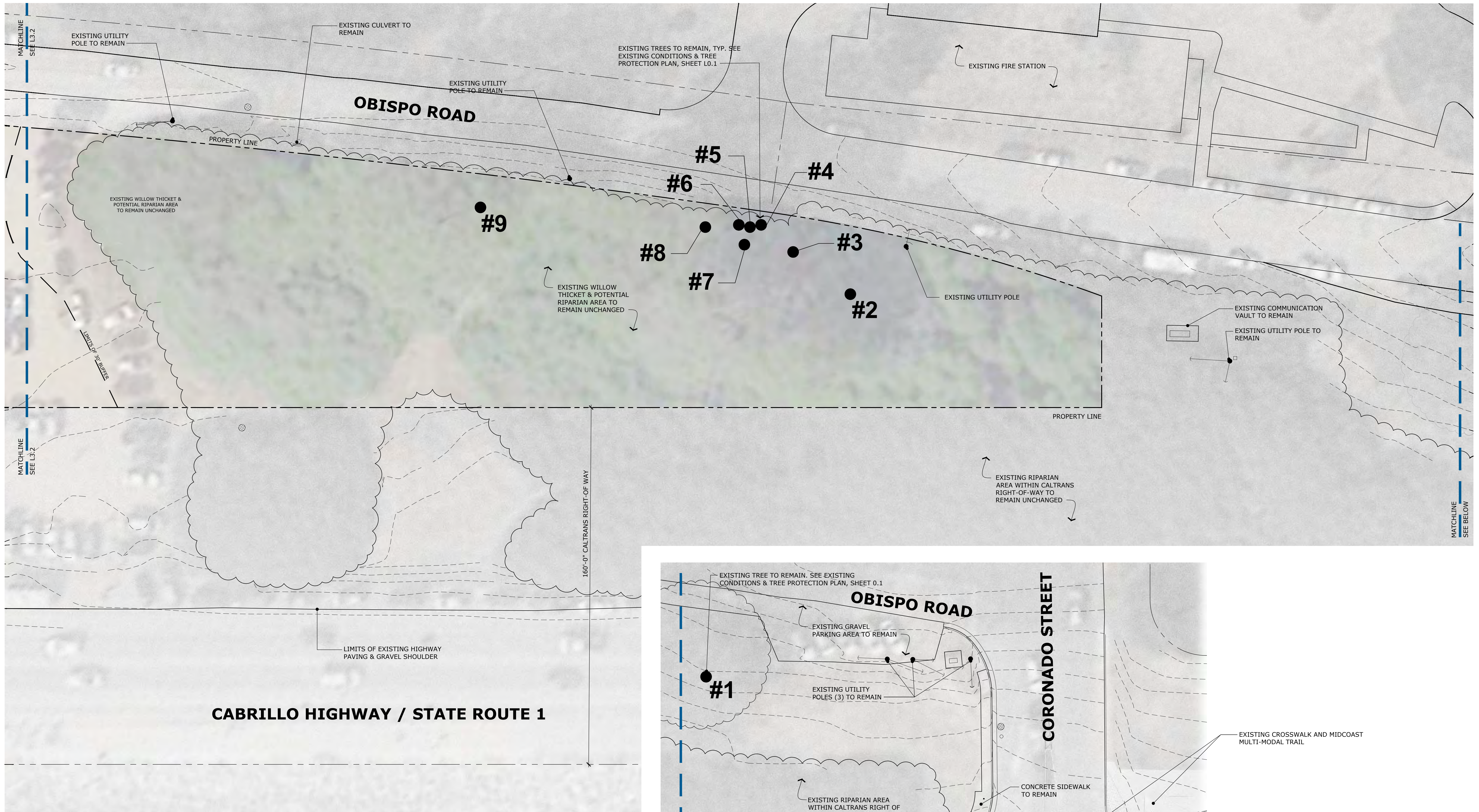


B

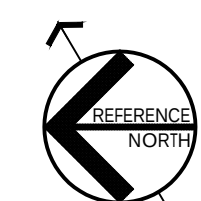
TYPICAL BRIDGE SECTION

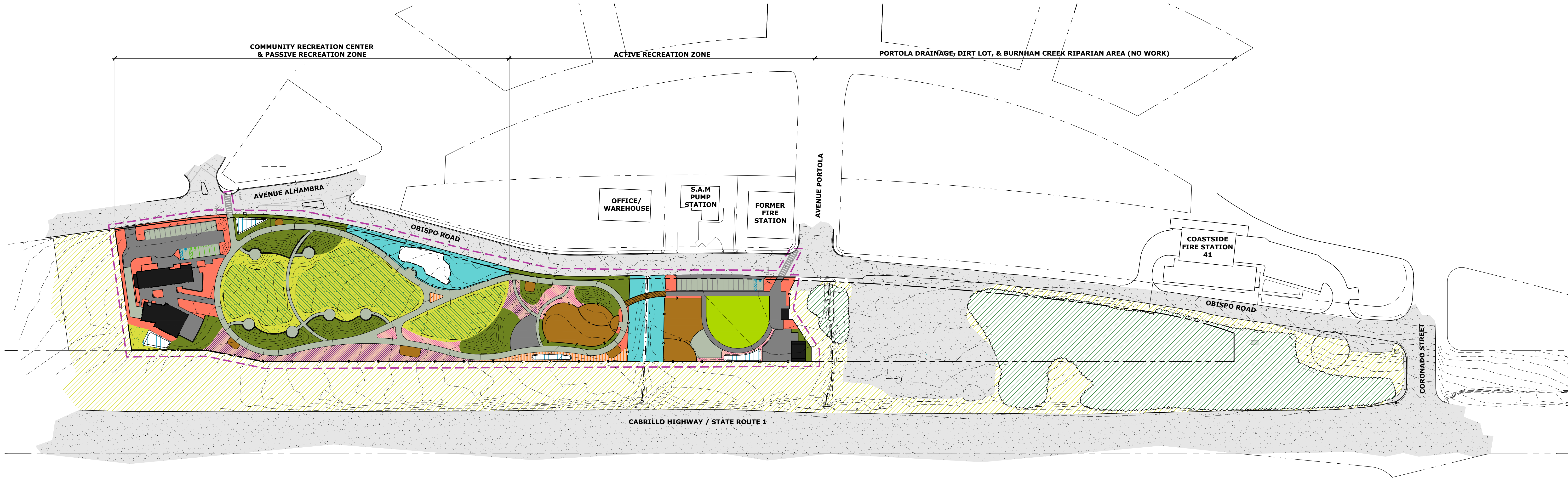
SCALE: 1/4" = 1'-0"





Site Key - indicates area shown above





SCHEMATIC PLANTING LEGEND

IRRIGATED LANDSCAPE AREA (±69,000 SF)

- COASTAL SCRUB (±29,500 SF):** A MIXTURE OF TYPICALLY LOW-GROWING SHRUBS & PERENNIALS PROVIDE HABITAT FOR NATIVE SPECIES AND YEAR-ROUND VISUAL INTEREST.
- POLLINATOR GARDENS (±17,600 SF):** A DIVERSE MIX OF NATIVE SHRUBS, GRASSES, AND PERENNIALS TO PROVIDE FORAGE AND COVER FOR NATIVE POLLINATORS & OTHER WILDLIFE. AREAS INDICATED BELOW HAVE THE FOLLOWING CONCENTRATIONS:
 - BEE GARDENS:** LOW AND MID-HEIGHT SHRUBS AND PERENNIALS SUPPORTING BEES & BUMBLEBEES.
 - HUMMINGBIRD GARDENS:** SHRUBS AND PERENNIALS PROVIDING NECTAR OR COVER ATTRACTIVE TO OR SUPPORTING HUMMINGBIRDS.
 - BUTTERFLY GARDENS:** SHRUBS AND PERENNIALS TO PROVIDE FORAGE & COVER FOR THE ENTIRETY OF BUTTERFLY/MOTH LIFECYCLES
- ORNAMENTAL PLANTING AREAS (±13,200 SF):** NATIVE AND ADAPTED, NON-NATIVE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES LOCATED IN HIGH-TRAFFIC, HIGH-IMPACT AREAS TO HELP PROVIDE SCALE, SCREENING, AND SEASONAL AESTHETIC INTEREST TO PROMINENT AREAS OF THE PARK.
- LAWN AREAS (±8,700 SF):** DROUGHT AND TRAFFIC-TOLERANT SOD LAWN AREAS. TYPICAL BLEND OF 90% TALL FESCUE AND 10% BLUEGRASS.

NON-IRRIGATED LANDSCAPE AREA (±69,500 SF)

- PASSIVE GRASSLANDS (±48,900 SF):** EXISTING RUDERAL GRASSLAND AREAS TO BE REHABILITATED AND RESTORED. ALL HIGHLY INVASIVE SPECIES SHALL BE REMOVED, AND ALL DISTURBED AREAS SHALL BE REPLANTED WITH A MIXTURE OF LOW-GROWING NATIVE PERENNIAL GRASSES AND FORBS TO PROVIDE HABITAT AND FORAGE FOR NATIVE WILDLIFE AND SEASONAL WILDFLOWER DISPLAYS. NO PERMANENT IRRIGATION.
- INDICATES AREAS EXPECTED TO REMAIN UNGRADED OR OTHERWISE UNDISTURBED. EXISTING VEGETATION MANAGEMENT ONLY IN THESE AREAS.**
- STORMWATER MANAGEMENT (±3,500 SF):** A MIXTURE OF GRASSES, SHRUBS, AND PERENNIALS INTENDED TO SLOW AND TREAT STORMWATER IN FLOW-THROUGH PLANTERS AND TREATMENT AREAS. NO PERMANENT IRRIGATION.
- HABITAT RESTORATION (±17,100 SF):** REMOVE INVASIVE SPECIES & RESTORE DISTURBED AREAS W/ NEW NATIVE SPECIES.
- ARROYO WILLOW THICKET / POTENTIAL RIPARIAN AREA:** LIMITS OF VEGETATION DOMINATED BY ARROYO WILLOW AND OTHER NON-NATIVE VEGETATION. NOTE: AREA IS OUTSIDE OF PROJECT SCOPE AND IS SHOWN FOR CONTEXT ONLY

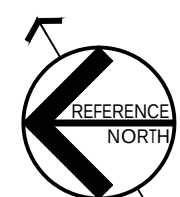
- OTHER SOFTSCAPE (PERVIOUS) (±14,700 SF):** SURFACES COVERED WITH BARK MULCH (DOG PARK, GROUP PICNIC AREA), ENGINEERED WOOD FIBERS (PLAYGROUND/FITNESS STATIONS)
- HARDSCAPE AREA - PERVIOUS:** SURFACE VARIES BY LOCATION; ADA-ACCESSIBLE (±34,000 SF)
- HARDSCAPE AREA - IMPERVIOUS:** INTEGRAL COLORED CONCRETE OR ASPHALT; ADA-ACCESSIBLE (±23,400 SF)
- STRUCTURES (EXISTING OR PROPOSED) - IMPERVIOUS**
- INSECT 'HOTELS':** SMALL STRUCTURES TO PROVIDE HABITAT SUPPORT TO VARIOUS INSECTS.
- EXISTING OFF-SITE HARDSCAPE (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)**
- EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)**
- PROPERTY BOUNDARY**
- APPROX. LIMITS OF SCOPE OF WORK**

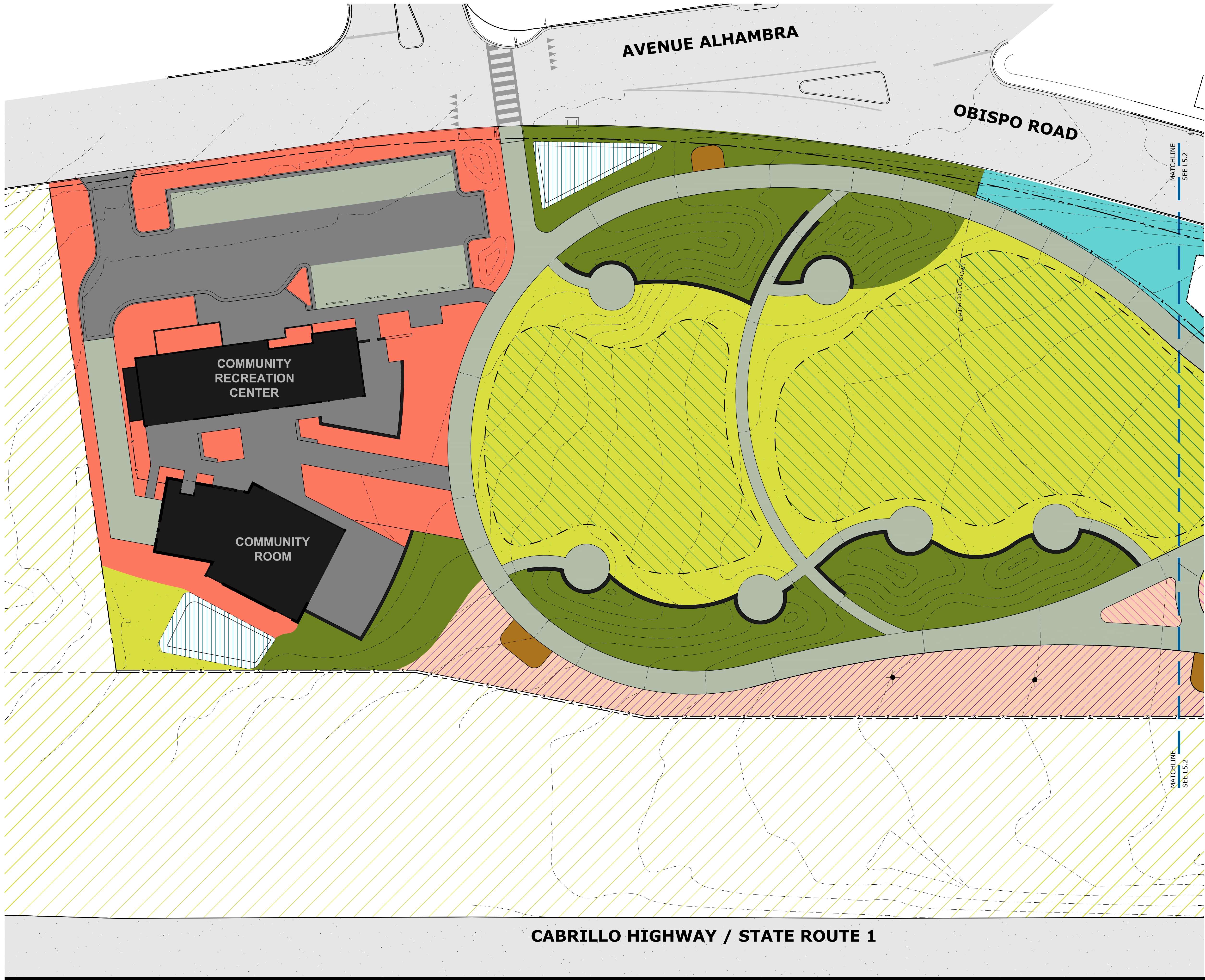
SCHEMATIC PLANTING NOTES

- SCHEMATIC PLANT LISTS ON SHEETS P1.1-P1.7 ARE INTENDED TO CONVEY THE GENERAL TYPES AND CHARACTER OF THE INTENDED PLANT COMMUNITY. SIGNIFICANT OVERLAP MAY OCCUR BETWEEN PLANT COMMUNITIES.
- SEE SCHEMATIC IRRIGATION PLAN FOR LIMITS OF PERMANENTLY-INSTALLED IRRIGATION.
- SEE EXISTING CONDITIONS PLAN, EXITING VEGETATION LIST, AND EXISTING VEGETATION MANAGEMENT PLAN FOR MEANS, METHODS, AND RECOMMENDATIONS FOR INVASIVE SPECIES REMOVAL.
- SEE ARCHITECT'S DRAWINGS FOR LIMITS & DISPOSITION OF ALL STRUCTURES. SEE CIVIL DRAWINGS FOR ALL GRADING, UTILITIES, AND DRAINAGE.
- ALL ORNAMENTAL PLANTINGS AREAS SHALL RECEIVE A 3" LAYER OF MULCH EXCEPT SEEDED AREAS.
- IN AREAS OF EXISTING VEGETATION TO REMAIN, SUCH AS UNGRADED PASSIVE GRASSLANDS, REVEGETATION SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF VEGETATION MANAGEMENT AND INVASIVE SPECIES REMOVAL ACTIVITIES.

INSECT HOTELS

- REPLICAS OF NATURAL HABITATS USED BY INSECTS IN THE WILD. PROVIDE NESTING SITES AND SHELTER FOR INSECTS, BUT ALSO OFFER EDUCATIONAL ENGAGEMENT FOR SITE USERS.





LEGEND

IRRIGATED LANDSCAPE AREA

COASTAL SCRUB

POLLINATOR GARDENS

BEE GARDENS

HUMMINGBIRD GARDENS

BUTTERFLY GARDENS

ORNAMENTAL PLANTING AREAS

LAWN AREAS

NON-IRRIGATED LANDSCAPE AREA

PASSIVE GRASSLANDS

UNGRADED AREA

STORMWATER MANAGEMENT

HABITAT RESTORATION

WILLOW THICKET / POTENTIAL RIPARIAN AREA

OTHER SOFTSCAPE (PERVIOUS)

HARDSCAPE AREA - PERVIOUS

HARDSCAPE AREA - IMPERVIOUS

STRUCTURES

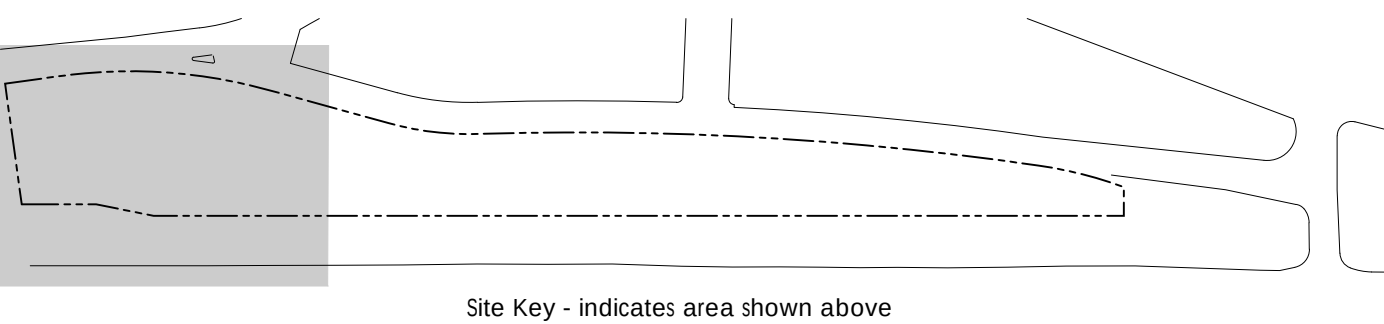
INSECT 'HOTEL' OR HABITAT SUPPORT

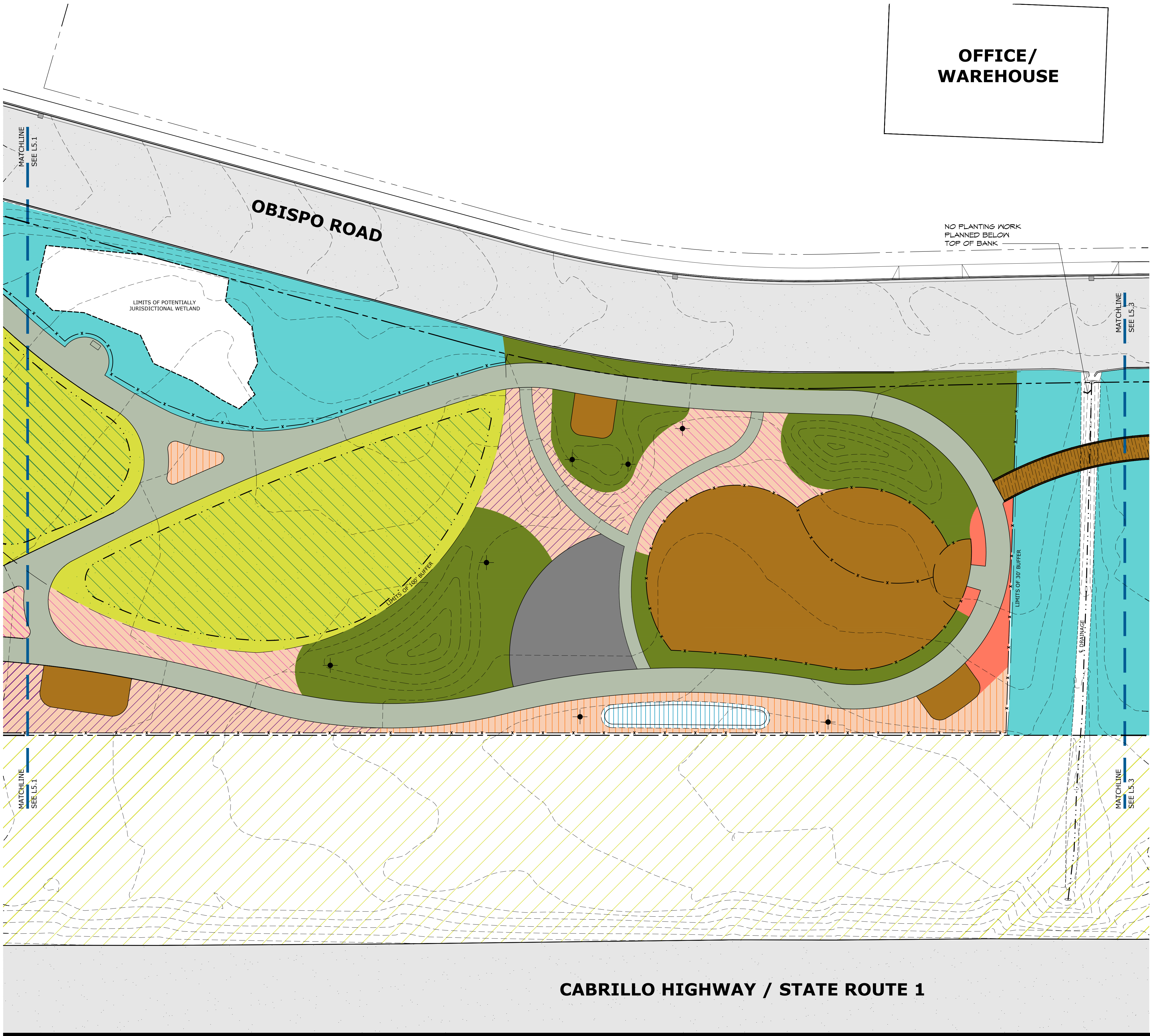
EXISTING OFF-SITE HARDSCAPE

EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND

PROPERTY BOUNDARY

SEE SHEET L5.0 FOR COMPLETE
LEGEND & PLANTING NOTES





OFFICE/
WAREHOUSE

OBISPO ROAD

NO PLANTING WORK
PLANNED BELOW
TOP OF BANK

LIMITS OF POTENTIALLY
JURISDICTIONAL WETLAND

LIMITS OF 100' BUFFER

LIMITS OF 30' BUFFER

DRAINAGE

CABRILLO HIGHWAY / STATE ROUTE 1

LEGEND

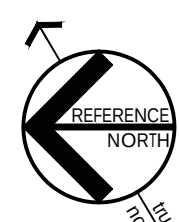
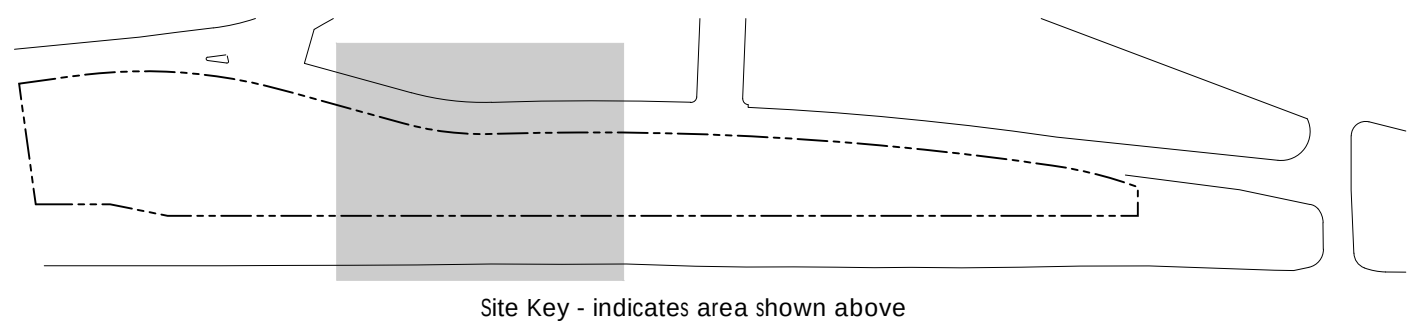
IRRIGATED LANDSCAPE AREA

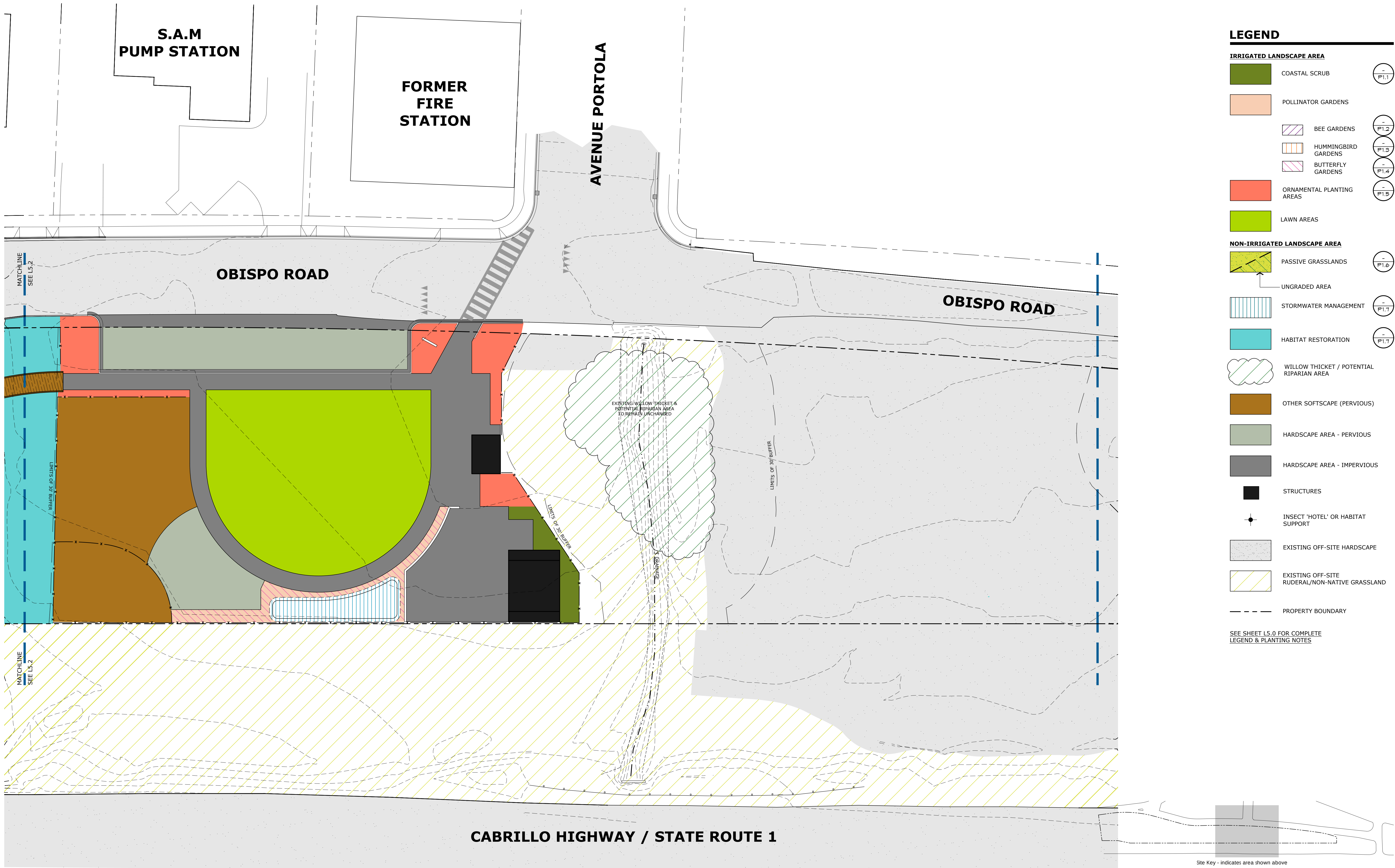
- COASTAL SCRUB (P1.1)
- POLLINATOR GARDENS (P1.2)
- BEE GARDENS (P1.3)
- HUMMINGBIRD GARDENS (P1.4)
- BUTTERFLY GARDENS (P1.5)
- ORNAMENTAL PLANTING AREAS (P1.6)
- LAWN AREAS (P1.7)

NON-IRRIGATED LANDSCAPE AREA

- PASSIVE GRASSLANDS (P1.8)
- UNGRADED AREA (P1.9)
- STORMWATER MANAGEMENT (P1.10)
- HABITAT RESTORATION (P1.11)
- WILLOW THICKET / POTENTIAL RIPARIAN AREA (P1.12)
- OTHER SOFTSCAPE (PERVIOUS) (P1.13)
- HARDSCAPE AREA - PERVIOUS (P1.14)
- HARDSCAPE AREA - IMPVIOUS (P1.15)
- STRUCTURES (P1.16)
- INSECT 'HOTEL' OR HABITAT SUPPORT (P1.17)
- EXISTING OFF-SITE HARDSCAPE (P1.18)
- EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND (P1.19)
- PROPERTY BOUNDARY (P1.20)

SEE SHEET L5.0 FOR COMPLETE
LEGEND & PLANTING NOTES

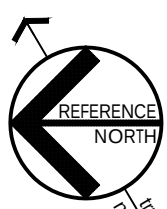




LEGEND

- IRRIGATED LANDSCAPE AREA**
- COASTAL SCRUB (P1.1)
 - POLLINATOR GARDENS
 - BEE GARDENS (P1.2)
 - HUMMINGBIRD GARDENS (P1.3)
 - BUTTERFLY GARDENS (P1.4)
 - ORNAMENTAL PLANTING AREAS (P1.5)
 - LAWN AREAS
- NON-IRRIGATED LANDSCAPE AREA**
- PASSIVE GRASSLANDS (P1.6)
 - UNGRADED AREA
 - STORMWATER MANAGEMENT (P1.7)
 - HABITAT RESTORATION (P1.7)
 - WILLOW THICKET / POTENTIAL RIPARIAN AREA
 - OTHER SOFTSCAPE (PERVIOUS)
 - HARDSCAPE AREA - PERVIOUS
 - HARDSCAPE AREA - IMPERVIOUS
 - STRUCTURES
 - INSECT 'HOTEL' OR HABITAT SUPPORT
 - EXISTING OFF-SITE HARDSCAPE
 - EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND
 - PROPERTY BOUNDARY

SEE SHEET L5.0 FOR COMPLETE
LEGEND & PLANTING NOTES



IRRIGATED AREA

TOTAL SITE AREA: ±228,200 SF
LANDSCAPE AREAS
PERMANENT IRRIGATION
SHRUB AREAS: 27,414 SF
TURF AREAS: 8,721 SF
ESTABLISHMENT IRRIGATION: 27,875 SF

SCHEMATIC IRRIGATION NOTES

- AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE AND IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- A LANDSCAPE SUBMETER SHALL BE INSTALLED TO SEPARATE LANDSCAPE AREAS OF THE PARK FROM THE DOMESTIC WATER USES.
- CONTRACTOR SHALL INSTALL FILTER AND THOROUGHLY FLUSH ALL DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF DRIP EMITTERS.
- WATER PURVEYOR IS COASTSIDE COUNTY WATER DISTRICT.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR ORNAMENTAL PLANTING AREAS AND SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

ESTABLISHMENT IRRIGATION NOTES

- THE PURPOSE OF ESTABLISHMENT IRRIGATION IS TO NURTURE NEWLY TRANSPLANTED SPECIES THROUGH THEIR TRANSITION FROM NURSERY SPECIMENS TO THRIVING, ESTABLISHED PLANTS. SIGNIFICANT ATTENTION MUST BE PROVIDED DURING THE FIRST YEAR AFTER PLANTING TO ENSURE LONG-TERM SUCCESS.
- THE IDEAL TIME FOR INSTALLING NEW PLANTING IS IN MID-AUTUMN IN ADVANCE OF THE RAINY SEASON. DUE TO CONSTRUCTION TIMING AND CLIMATE VARIATIONS, THIS IS NOT ALWAYS POSSIBLE.
- THE FIRST THREE MONTHS AFTER PLANTING ARE CRITICAL. NEW PLANTINGS SHOULD BE WATERED ~2 TIMES PER WEEK, BUT THERE ARE NO ABSOLUTES -- WEATHER, HUMIDITY, AND TIME OF YEAR ALL AFFECT WATERING SCHEDULES. AFTER THE FIRST THREE MONTHS, WATERING FREQUENCY SHOULD BE REDUCED, BUT RUN TIMES INCREASED TO ENSURE DEEP WATERING. AFTER THE FIRST YEAR, PLANTS CAN LIKELY SURVIVE ON WINTER RAIN AND SUMMER FOG DRIP ALONE; DURING PARTICULARLY DRY SEASONS, MONTHLY WATERING MAY BE REQUIRED TO ENSURE VEGETATION REMAINS FULL.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS

CALCULATION OF THE MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) (0.62) (0.45 x LA) + (1.0 x SLA)

WHERE:
MAWA = MAXIMUM APPLIED WATER ALLOWNAGE (GALLONS PER YEAR)
ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
0.45 = ET ADJUSTMENT FACTOR (ETAF) FOR NON-RECREATIONAL LANDSCAPES
1.0 = ET ADJUSTMENT FACTOR (ETAF) FOR SPECIAL LANDSCAPE AREAS
LA = LANDSCAPE AREA INCLUDES SPECIAL LANDSCAPED AREA (SQUARE FEET)
SLA = PORTION OF THE LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQUARE FEET)

ETO	CONV. FACTOR	ETAF	LA	SLA	MAWA (GALLONS/YR)
33.80	0.62	0.45	64,010	8,721	786,384

CALCULATION OF THE ESTIMATED TOTAL WATER USE

ETWU = ETo x 0.62 x ETAF x HA

WHERE:
ETWU = ESTIMATED TOTAL WATER USE PER YEAR (GALLONS PER YEAR)
ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
ETAF = PF/IE
HA = HYDROZONE AREA (SQUARE FEET)

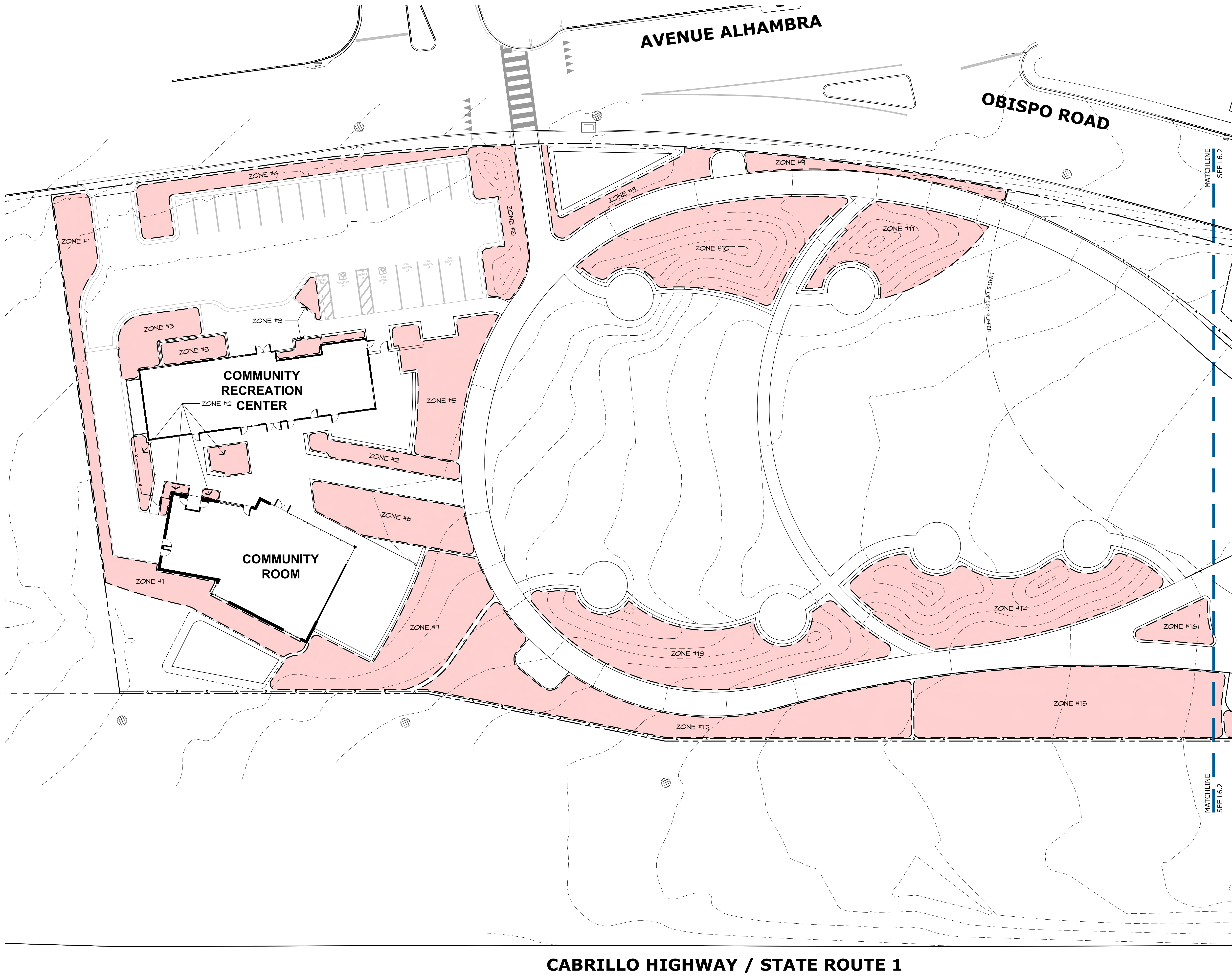
HYDROZONE#/PLANTING DESCRIPTION	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (HA) (SQ FT)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
1 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	2302	568	11911
2 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	1111	274	5749
3 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	1232	304	6375
4 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	1280	316	6623
5 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	1565	386	8098
6 / SMALL TREES	L	0.2	BUBBLER	0.81	0.25	100	25	517
7 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	2551	639	13200
8 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	1130	279	5847
9 / POLLINATOR GARDEN - BEES	L	0.2	DRIP	0.81	0.25	1505	372	7787
10 / COASTAL SCRUB	L	0.1	DRIP	0.81	0.12	3148	389	8144
11 / COASTAL SCRUB	L	0.1	DRIP	0.81	0.12	1941	240	5022
12 / POLLINATOR GARDEN - BEES	L	0.2	DRIP	0.81	0.25	3571	882	18478
13 / COASTAL SCRUB	L	0.1	DRIP	0.81	0.12	3544	438	9169
14 / COASTAL SCRUB	L	0.1	DRIP	0.81	0.12	3500	432	9055
15 / POLLINATOR GARDENS	L	0.2	DRIP	0.81	0.25	3873	956	20040
16 / POLL. GARDEN - HUMMINGBIRD	L	0.1	DRIP	0.81	0.12	3205	396	8292
17 / COASTAL SCRUB	L	0.1	DRIP	0.81	0.12	4485	554	11603
18 / COASTAL SCRUB	L	0.1	DRIP	0.81	0.12	1176	145	3043
19 / POLLINATOR GARDENS	L	0.2	DRIP	0.81	0.25	2687	663	13903
20 / POLL. GARDEN - HUMMINGBIRD	L	0.2	DRIP	0.81	0.25	2256	557	11673
21 / POLL. GARDEN, COASTAL SCRUB, & ORNAMENTAL GARDENS	L	0.2	DRIP	0.81	0.25	2620	647	13557
22 / ORNAMENTAL & COASTAL SCRUB	L	0.2	DRIP	0.81	0.25	3339	824	17277
23 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	647	160	3348
24 / ORNAMENTAL PLANTING	L	0.2	DRIP	0.81	0.25	1189	294	6152
25 / POLL. GARDEN & COASTAL SCRUB	L	0.1	DRIP	0.81	0.12	1332	164	3446
					TOTALS	(A) 55,289	(B) 10,895	
SPECIAL LANDSCAPE AREAS								
26 / ACTIVE LAWN	H				1	3588	3588	75,190
27 / ACTIVE LAWN	H				1	5133	5133	107,567
					TOTALS	(C) 8,721	(D) 8,721	
							ETWU TOTAL	411,068
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)		786,384

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		
TOTAL ETAF X AREA	(B)	10,895
TOTAL AREA	(A)	55,289
AVERAGE ETAF	B/A	0.20
ALL LANDSCAPE AREAS		
TOTAL ETAF X AREA	(B+D)	19,616
TOTAL AREA	(A+C)	64,010
SITEWIDE ETAF	(B+D)/(A+C)	0.31

HYDROZONE KEY

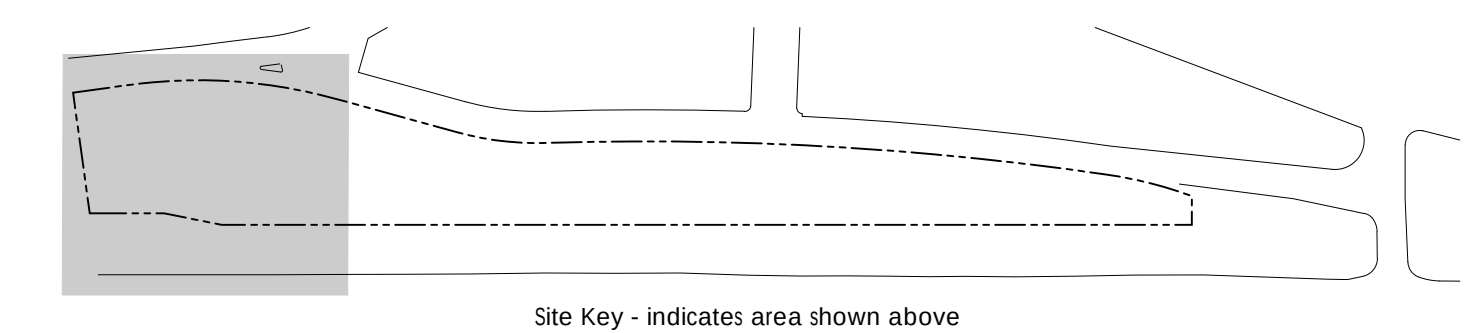
HYDROZONE	HYDROZONE DESCRIPTION	LANDSCAPE AREA (IN S.F.)
L	LOW WATER-USE SHRUBS, PERENNIALS, TREES, AND GRASSES	55,289
H	HIGH WATER USE GRASS LAWN	8,721

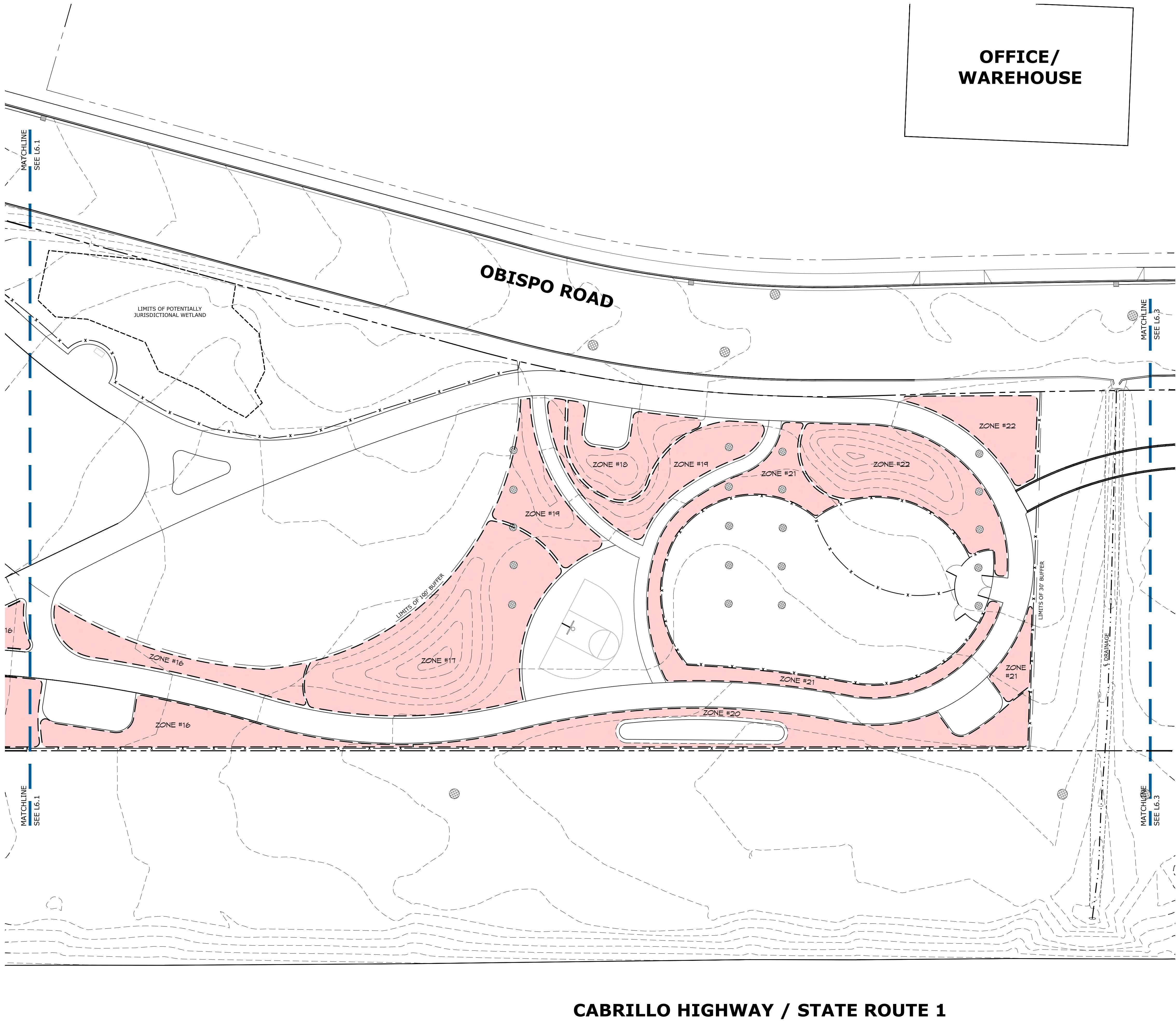


HYDROZONE KEY

HYDROZONE	HYDROZONE DESCRIPTION
L	LOW WATER-USE SHRUBS, PERENNIALS, TREES, & GRASSES

FOR SCHEMATIC IRRIGATION NOTES, KEY,
& CALCULATIONS, SEE SHEET L6.0

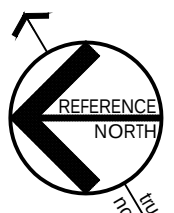
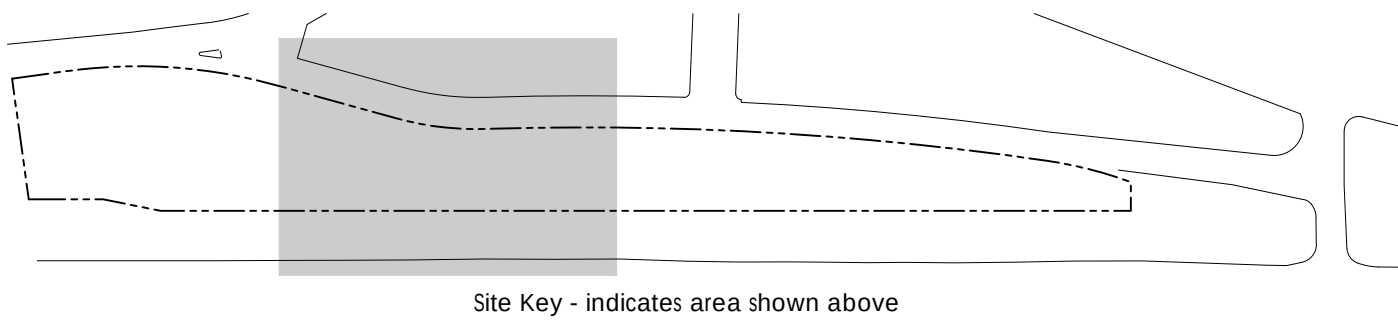


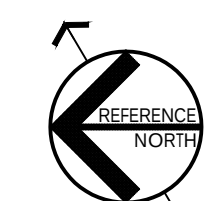
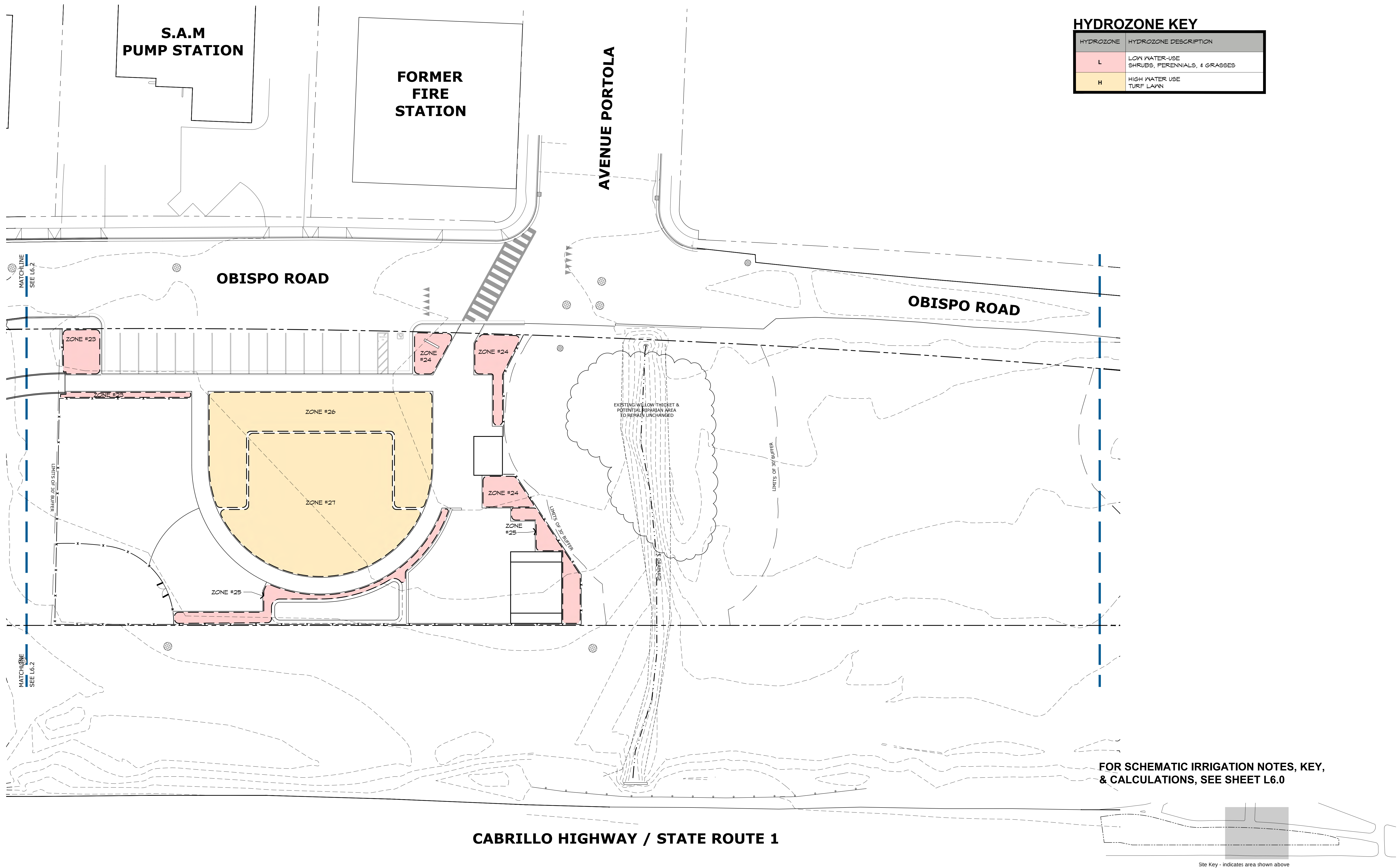


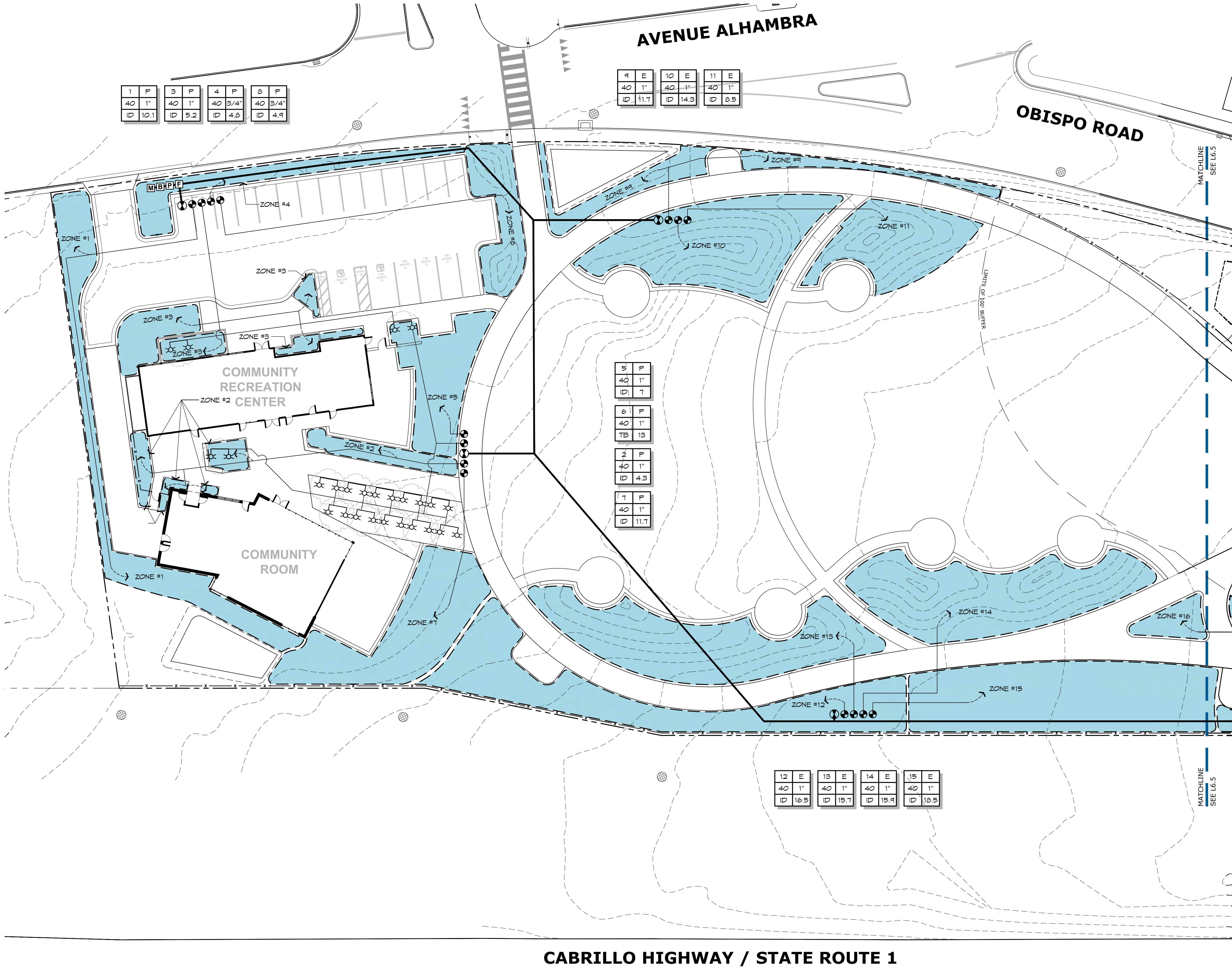
HYDROZONE KEY

HYDROZONE	HYDROZONE DESCRIPTION
L	LOW WATER-USE SHRUBS, PERENNIALS, TREES, & GRASSES

FOR SCHEMATIC IRRIGATION NOTES, KEY, & CALCULATIONS, SEE SHEET L6.0



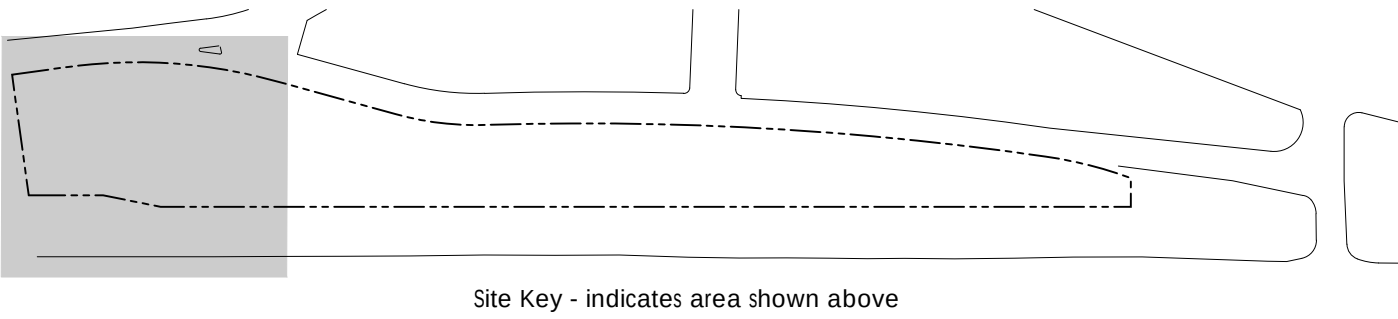


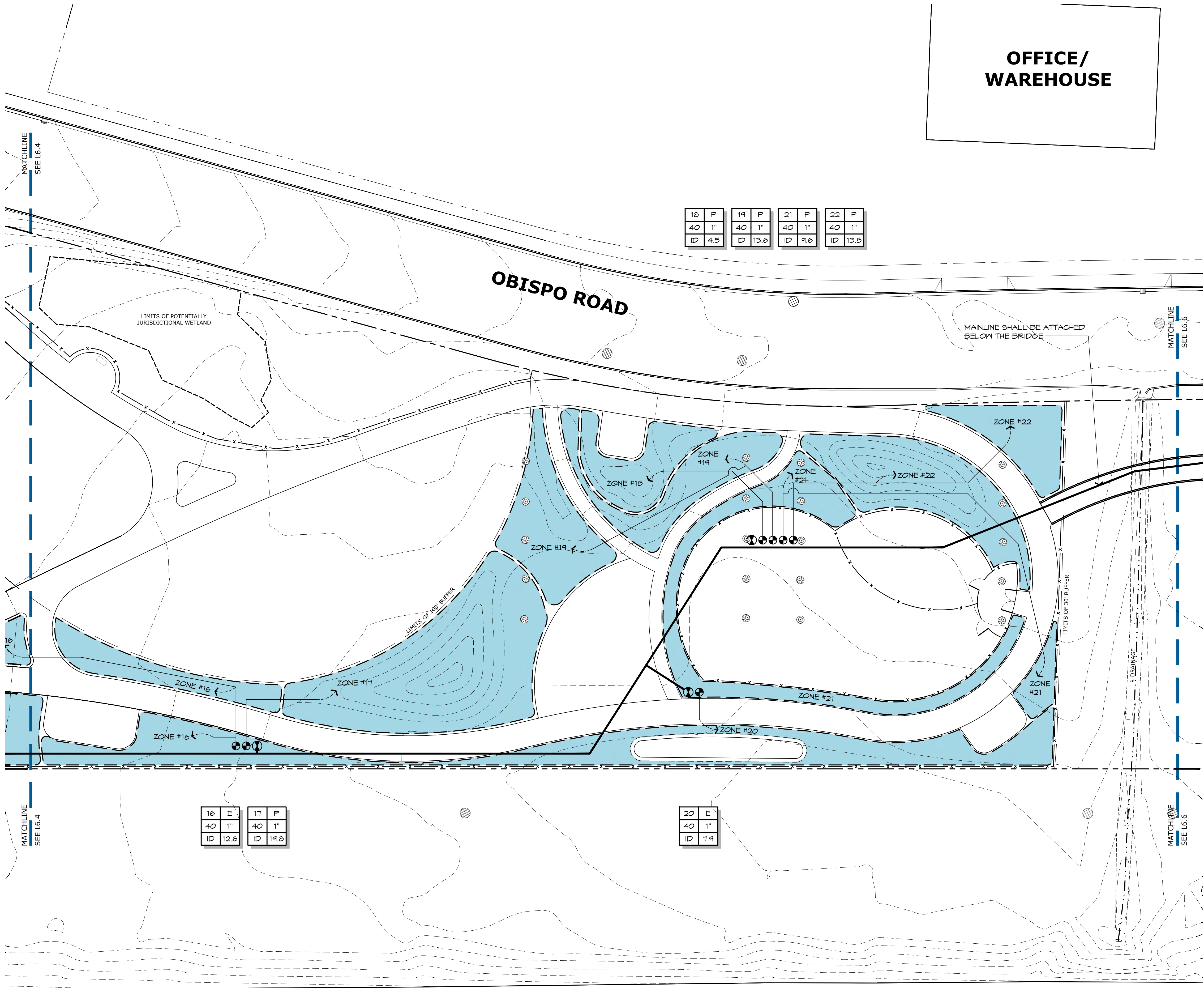


IRRIGATION LEGEND

- MAINLINE: 2"Ø PVC SCH 40, 18" MINIMUM BURIAL.
- LATERAL LINE: CLASS 200 PVC, SIZE AS NOTED (3/4" MIN.); 12" MIN. BURIAL.
- INLINE DRIP IRRIGATION ZONE: NDS DURA FLO CV DRIPLINE OR APPROVED EQUAL: 17mm O.D. TUBING W/ 0.6 GPM INLINE FLAT EMITTERS @ 18" O.C.. INSTALL IN PARALLEL ROWS @ 18" O.C. MAX (16" O.C. MIN). INSTALL NDS AUTOMATIC FLUSH VALVE @ LOW POINT OF EACH CIRCUIT; LOCATE IN VALVE BOX. USE ONLY SMART-LOC FITTINGS FOR ALL CONNECTIONS.
- LIMITS OF ZONE
LATERAL LINE FROM VALVE. LOCATE REQUIRED PVC EXHAUST HEADERS PER DETAILS
- [C] IRRIGATION CONTROLLER: HUNTER PRO-C CONTROLLER MODEL 'P2C-400' WITH EZ DECODER SYSTEM MODEL 'EZ-LR'. MOUNT CONTROLLER TO 4X4 PTDF POST IN LOCATION SHOWN. INSTALL HUNTER WIRED RAIN SENSOR 'RAIN-CLIK' ON OPPOSITE SIDE OF MOUNTING POST, WIRE TO CONTROLLER. SET 'RAIN-CLIK' SENSOR TO 1/4".
- [M] WATER METER: 1-1/2" DEDICATED IRRIGATION METER PER CIVIL PLANS
- [B] BACKFLOW PREVENTER: 1/2"Ø FEBCO LF825Y LEAD-FREE REDUCED PRESSURE BACKFLOW ASSEMBLY OR EQUAL
- [P] PRESSURE REGULATOR: ZURN 3/4"Ø 500XL PRESSURE REGULATOR. INSTALL ABOVE GRADE, IMMEDIATELY AFTER BACKFLOW ASSEMBLY.
- [F] FILTER: AMIAD MODEL 1-1/2" Ø STRAINER W/300 MESH STAINLESS STEEL SCREEN. LOCATE IN VALVE BOX
- [S] SOLENOID VALVE: IRRITROL SYSTEMS 700 SERIES VALVE, SIZE PER PLAN. INSTALL OMNIREG 'OMR-100' PRESSURE REGULATION MODULE; INITIAL PRESSURE SETTING PER PLAN. LOCATE IN VALVE BOX.
- [T] TREE BUBBLERS: TORO 570Z XF 12" POP-UP BODIES W/ TORO 'FB-50-PC' FLOOD BUBBLER NOZZLES.
- STATION NUMBER
ESTABLISHMENT (E) OR PERMANENT (P) IRRIGATION
VALVE SIZE
INITIAL PRESSURE SETTING (FOR VALVES WITH OMIREG)
STATION GPM
STATION TYPE: ID (INLINE DRIP), TB (TREE BUBBLER), TS (TURF SPRAY)

FOR SCHEMATIC IRRIGATION NOTES, KEY, & CALCULATIONS, SEE SHEET L6.0

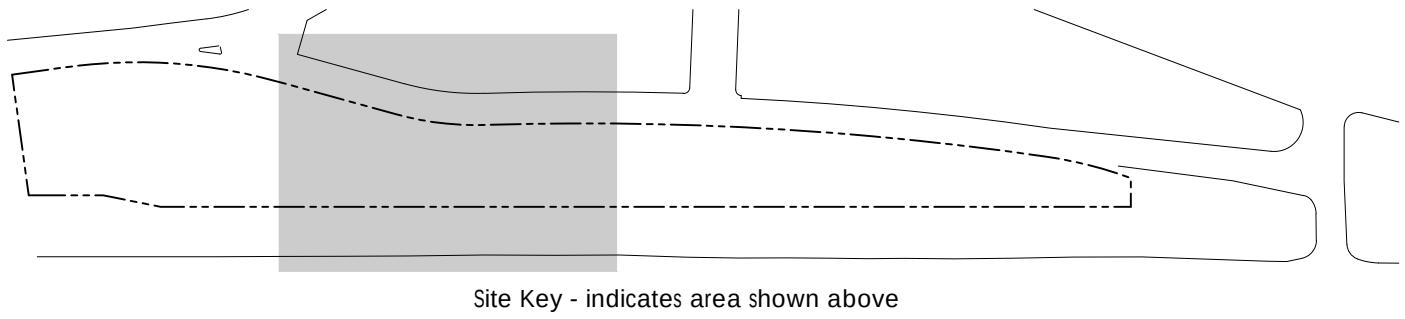




CABRILLO HIGHWAY / STATE ROUTE 1

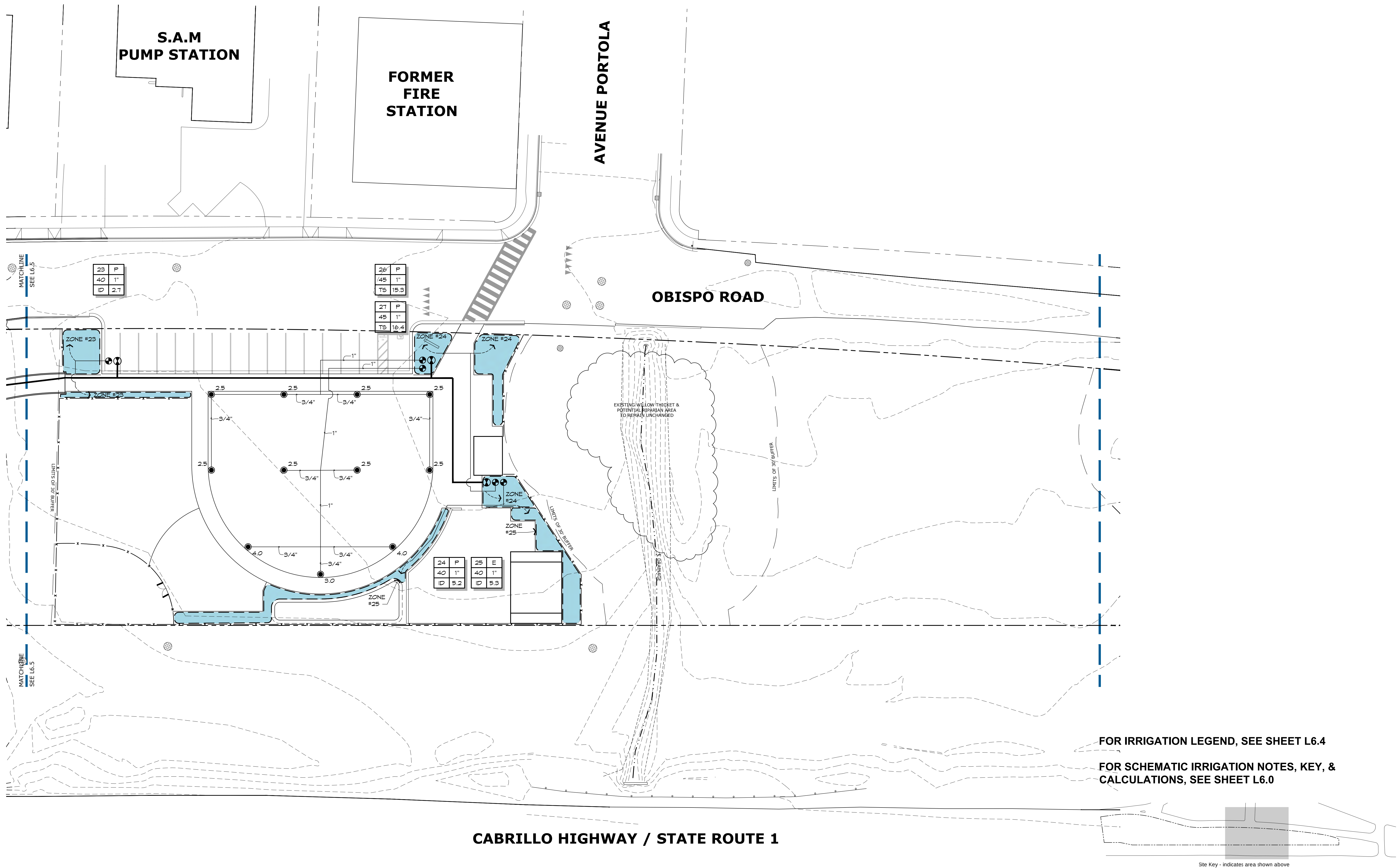
FOR IRRIGATION LEGEND, SEE SHEET L6.4

FOR SCHEMATIC IRRIGATION NOTES, KEY, & CALCULATIONS, SEE SHEET L6.0



Site Key - Indicates area shown above





COASTAL SCRUB

DESCRIPTION

A MIXTURE OF LOW-GROWING EVERGREEN SHRUBS, NATIVE PERENNIALS AND FORBS, THIS COMMUNITY FORMS AN INTERPLANTED MATRIX WITH THE PASSIVE GRASSLANDS ALONG ITS MARGINS. GENERALLY COASTAL SCRUB PLANTS ARE DESIGNATED FOR THE BUILT-UP LANDFORMS (BERMS), BUT ARE ALSO USED FOR SCREENING IN CERTAIN LOCATIONS. NO PERMANENT IRRIGATION.

THE COASTAL SCRUB COMMUNITY SUPPORTS HUNDREDS OF DIFFERENT SPECIES OF BIRDS, BEES, BUTTERFLIES, AND OTHER WILDLIFE. THE DEEP, FIBROUS-ROOTED SPECIES CONTRIBUTE TO SOIL STABILITY AND ARE WELL-ADAPTED TO THE SUMMER FOG AND DROUGHT CONDITIONS ALONG THE BURNHAM STRIP.

INSTALLATION

AREAS DESIGNATED AS COASTAL SCRUB COMMUNITIES ARE LARGELY BUILT-UP ON NEWLY GRADED SURFACES. AFTER GRADING IS COMPLETE, AREA SHALL BE REGULARLY WATERED TO INITIATE GERMINATION OF EXPOSED SEEDS. AFTER SUCCESSFUL GERMINATION, WEEDS SHALL BE REMOVED, AND PLANTING SHALL OCCUR.

SCHEMATIC PLANT LIST

SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED			
					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES						BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARTEMISIA CALIFORNICA	(California Sagebrush)	Shrub	SMCO	L	X	-	X	-	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	L	X	-	X	X
BACCHARIS PILULARIS	(Coyote Brush)	Shrub	SMCO	L	X	-	X	X	CASTILLEJA AFFINIS	(Indian Paintbrush)	Perennial	SMCO	VL	-	-	X	-
DIPACUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	VL	-	X	X	X	DUDLEYA FARINOSA	(Powdery Liveforever)	Perennial	SMCO	L/VL	X	X	X	-
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	L	X	-	X	X	EPILOBIUM CANUM	(California Fuchsia)	Perennial	SMCO	L	X	X	X	-
LUPINUS ARBOREUS	(Coastal Bush Lupine)	Shrub	SMCO	L	X	-	X	X	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	L	-	-	X	X
RHUS INTEGRIFOLIA	(Lemonade Berry)	Shrub	CA	L	X	-	X	-	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	L	X	-	X	X
RUBUS URSINUS	(California Blackberry)	Shrub	SMCO	L	X	-	X	-	ERIOPHYLLUM STAECHADIFOLIUM	(Lizard Tail)	Perennial	SMCO	L	-	-	X	X
SALVIA APIANA	(White Sage)	Shrub	CA	VL	X	X	X	X	IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	L	-	-	X	-
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	L	X	-	X	X	LASTHENIA CALIFORNICA	(California Goldfields)	Perennial	SMCO	VL	-	-	X	X
									LUPINUS BICOLOR	(Miniature Lupine)	Perennial	SMCO	L	X	-	X	X
									SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	VL/L	X	-	X	X

PLANT IMAGES

SHRUBS



ARTEMISIA CALIFORNICA



BACCHARIS PILULARIS



DIPACUS AURANTIACUS



FRANGULA CALIFORNICA



LUPINUS ARBOREUS



RHUS INTEGRIFOLIA



RUBUS URSINUS



SALVIA APIANA



SALVIA MELLIFERA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



CASTILLEJA AFFINIS



DUDLEYA FARINOSA



EPILOBIUM CANUM



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ERIOPHYLLUM STAECHADIFOLIUM



IRIS DOUGLASIANA



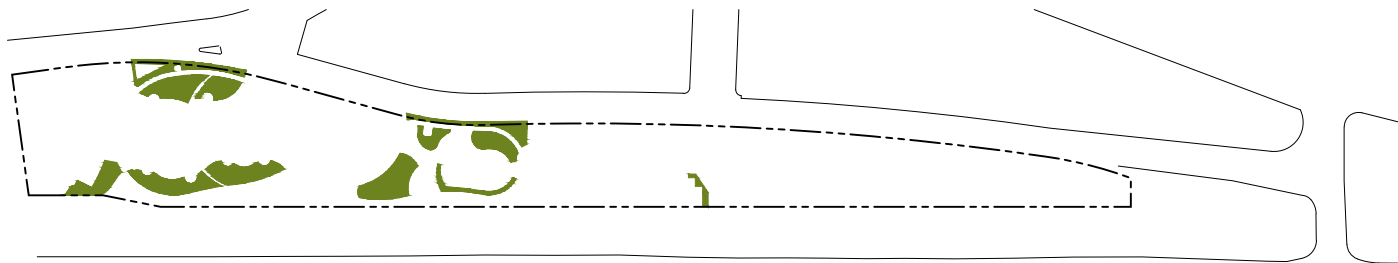
LASTHENIA CALIFORNICA



LUPINUS BICOLOR



SYMPHYOTRICHUM CHILENSE



Site Key - indicates area shown above

POLLINATOR GARDENS - BEES

DESCRIPTION

THIS MIX OF LOW AND MID-HEIGHT SHRUBS AND PERENNIALS PROVIDES FORAGE AND COVER FOR BEES AND BUMBLEBEES, IN ADDITION TO OTHER NATIVE WILDLIFE, SUCH AS BIRDS / HUMMINGBIRDS, BUTTERFLIES & MOTHS, AND SMALL MAMMALS. NO PERMANENT IRRIGATION.

SCHEMATIC PLANT LIST

SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED			
					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES						BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	L	X	X	X	X	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	L	X	-	X	X
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	L	X	-	X	X	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	L	-	-	X	X
CEANOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	L	X	-	X	X	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	L	X	-	X	X
DIPLACUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	VL	-	X	X	X	ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	VL	X	-	X	X
LUPINUS ARBOREUS	(Coastal Bush Lupine)	Shrub	SMCO	L	X	-	X	X	GRINDELIA STRICTA	(Gumweed)	Perennial	SMCO	L	-	-	X	-
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	L	X	-	X	X	LASTHENIA CALIFORNICA	(California Goldfields)	Perennial	SMCO	VL/L	-	-	X	X
									LUPINUS BICOLOR	(Miniature Lupine)	Perennial	SMCO	L	X	-	X	X
									MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	VL	X	X	X	X
									SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	L	X	X	X	X
									STACHYS BULLATA	(California Hedge-nettle)	Perennial	SMCO	L	X	X	X	X
									TRIFOLIUM FUCATUM	(Sour Clover)	Perennial	SMCO	L	-	-	X	X

PLANT IMAGES

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



BACCHARIS PILULARIS



CEANOTHUS THYRSIFLORUS



DIPLACUS AURANTIACUS



LUPINUS ARBOREUS



SALVIA MELLIFERA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ESCHSCHOLZIA CALIFORNICA



GRINDELIA STRICTA



LASTHENIA CALIFORNICA



LUPINUS BICOLOR



MONARDELLA VILLOSA



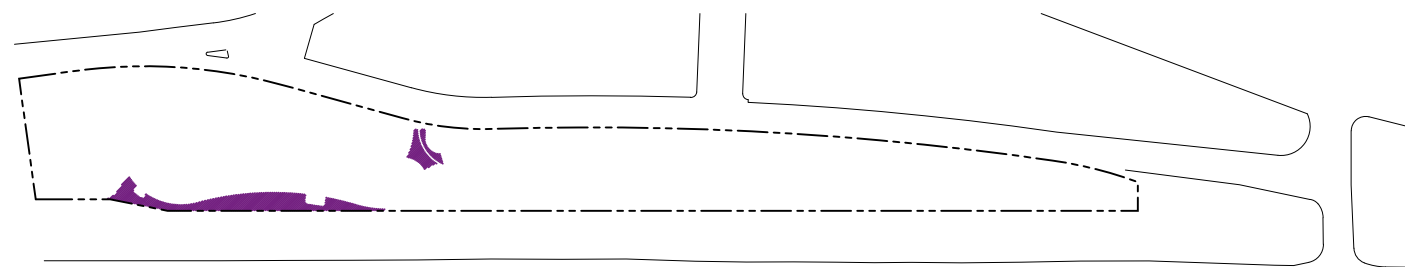
SCROPHULARIA CALIFORNICA



STACHYS BULLATA



TRIFOLIUM FUCATUM



Site Key - indicates area shown above



POLLINATOR GARDENS - HUMMINGBIRDS

DESCRIPTION

A MIX OF NATIVE SHRUBS, GRASSES, AND PERENNIALS THAT PROVIDE NECTAR OR COVER ATTRACTIVE TO AND SUPPORTING HUMMINGBIRDS. NO PERMANENT IRRIGATION

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED			
					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEEES & BUMBLEBEES
FESTUCA IDAHOENSIS	(Blue Bunchgrass)	Grass	SMCO	VL	TR	-	X	-
FESTUCA OCCIDENTALIS	(Western Fescue)	Grass	CA	L	-	-	X	-
ARCTOSTAPHYLOS CRUSTACEA SSP. CRUSTACEA	(Brittle Leaf Manzanita)	Shrub	SMCO	VL/L	X	X	X	X
DIPLOCLADUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	VL	-	X	X	-
LONICERA INVOLUCRATA	(Twinberry)	Shrub	SMCO	L	X	X	X	-
RIBES SANGUINEUM VAR. GLUTINOSUM	(Bood Currant)	Shrub	SMCO	L	X	X	X	X
RUBUS PARVIFLORUS	(Thimbleberry)	Shrub	SMCO	L	X	-	X	-
SALVIA CLEVELANDII	(Cleveland Sage)	Shrub	CA	L	X	X	X	X
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	L	X	-	X	X
AQUILEGIA FORMOSA	(Western Columbine)	Perennial	CA	L	X	-	X	-
ERIOPHYLLUM STAECHADIFOLIUM	(Lizard Tail)	Perennial	SMCO	L	-	-	X	X
PENSTEMON CENTRANTHIFOLIUS	(Scarlet Bugler)	Perennial	CA	L	X	X	X	X
SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	L	X	X	X	X
STACHYS BULLATA	(California Hedgenettle)	Perennial	SMCO	L	X	X	X	X

PLANT IMAGES

GRASSES



FESTUCA IDAHOENSIS



FESTUCA OCCIDENTALIS

SHRUBS



ARCTOSTAPHYLOS CRUSTACEA SSP. CRUSTACEA



DIPLOCLADUS AURANTIACUS



LONICERA INVOLUCRATA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS PARVIFLORUS



SALVIA CLEVELANDII



SALVIA MELLIFERA

PERENNIALS/FORBS



AQUILEGIA FORMOSA



ERIOPHYLLUM STAECHADIFOLIUM



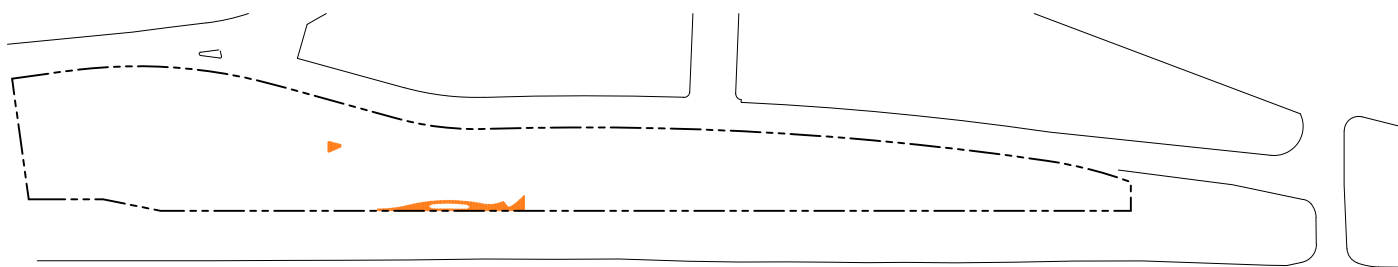
PENSTEMON CENTRANTHIFOLIUS



SCROPHULARIA CALIFORNICA



STACHYS BULLATA



Site Key - indicates area shown above



POLLINATOR GARDENS - BUTTERFLIES

DESCRIPTION

A DIVERSE MIX OF SHRUBS AND PERENNIALS PROVIDES COVER AND FORAGE FOR THE ENTIRETY OF BUTTERFLY / MOTH LIFECYCLES. NO PERMANENT IRRIGATION.

SCHEMATIC PLANT LIST

SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED			
					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES						BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	L	X	X	X	X	AQUILEGIA FORMOSA	(Western Columbine)	Perennial	CA	L	X	-	X	-
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	L	X	-	X	X	CASTILLEJA AFFINIS	(Indian Paintbrush)	Perennial	SMCO	VL	-	-	X	-
CEANOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	L	X	-	X	X	DUDLEYA FARINOSA	(Powdery Liveforever)	Perennial	SMCO	L/VL	X	X	X	-
DIPLACUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	VL	-	X	X	-	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	L	-	-	X	X
LONICERA INVOLUCRATA	(Twinberry)	Shrub	SMCO	L	X	X	X	-	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	L	X	-	X	X
RIBES SANGUINEUM VAR. GLUTINOSUM	(Bood Currant)	Shrub	SMCO	L	X	X	X	X	ERIOPHYLLUM STAECHADIFOLIUM	(Lizard Tail)	Perennial	SMCO	L	-	-	X	X
RUBUS PARVIFLORUS	(Thimbleberry)	Shrub	SMCO	L	X	-	X	-	ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	VL	X	-	X	X
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	L	X	-	X	X	IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	L	-	-	X	-
									MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	VL	X	X	X	X
									SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	L	X	X	X	X
									STACHYS BULLATA	(California Hedge-nettle)	Perennial	SMCO	L	X	X	X	X
									SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	VL/L	X	-	X	X

PLANT IMAGES

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



BACCHARIS PILULARIS



CEANOTHUS THYRSIFLORUS



DIPLACUS AURANTIACUS



LONICERA INVOLUCRATA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS PARVIFLORUS



SALVIA MELLIFERA

PERENNIALS/FORBS



AQUILEGIA FORMOSA



CASTILLEJA AFFINIS



DUDLEYA FARINOSA



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ERIOPHYLLUM STAECHADIFOLIUM



ESCHSCHOLZIA CALIFORNICA



IRIS DOUGLASIANA



MONARDELLA VILLOSA



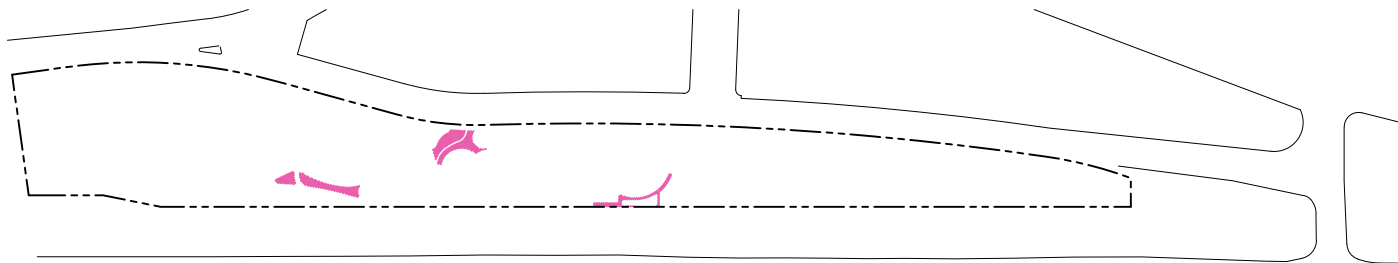
SCROPHULARIA CALIFORNICA



STACHYS BULLATA



SYMPHYOTRICHUM CHILENSE



Site Key - indicates area shown above



ORNAMENTAL PLANTING AREAS

DESCRIPTION

A DIVERSE MIX OF NATIVE & NON-NATIVE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES LOCATED IN HIGH-IMPACT, HIGH-VISIBILITY AREAS TO HELP PROVIDE SCALE, SCREENING, AND SEASONAL AESTHETIC INTEREST. PERMANENT IRRIGATION.

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED				SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMO NATIVE	WUCOLS WATER USE	WILDLIFE SUPPORTED			
					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES						BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
BOUTELOUA 'BLONDE AMBITION'	(Blue Grama Grass)	Grass	CA	L	-	-	X	-	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	L	X	-	X	X
CAREX TUMULICOLA	(Berkeley Sedge)	Grass	SMCO	L	-	-	X	-	EPILOBIUM CANUM	(California Fuchsia)	Perennial	SMCO	L	X	X	X	-
MUHLENBERGIA RIGENS	(Deergrass)	Grass	CA	L	-	-	X	-	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	L	-	-	X	X
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	L	X	X	X	X	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	L	X	-	X	X
ARTEMISIA CALIFORNICA	(California Sagebrush)	Shrub	SMCO	L	X	-	X	-	IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	L	-	-	X	-
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	L	X	-	X	X	OENOTHERA ELATA SSP. HOOKERI	(Hooker's Evening Primrose)	Perennial	SMCO	L	-	-	X	-
CEANOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	L	X	-	X	X									
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	L	X	-	X	X									
LAVANDULA STOECHAS	(Lavender)	Shrub	-	L	X	X	X	X									
SALVIA CLEVELANDII	(Cleveland Sage)	Shrub	CA	L	X	X	X	X									

PLANT IMAGES

GRASS



BOUTELOUA 'BLONDE AMBITION'



CAREX TEMULICOLA



MUHLENBERGIA RIGENS

SHRUB



ARCTOSTAPHYLOS UVA-URSI



ARTEMISIA CALIFORNICA



BACCHARIS PILULARIS



CEANOTHUS THYRSIFLORUS



FRANGULA CALIFORNICA



LAVANDULA STOECHAS



SALVIA CLEVELANDII

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



EPILOBIUM CANUM



ERIGERON GLAUCUS



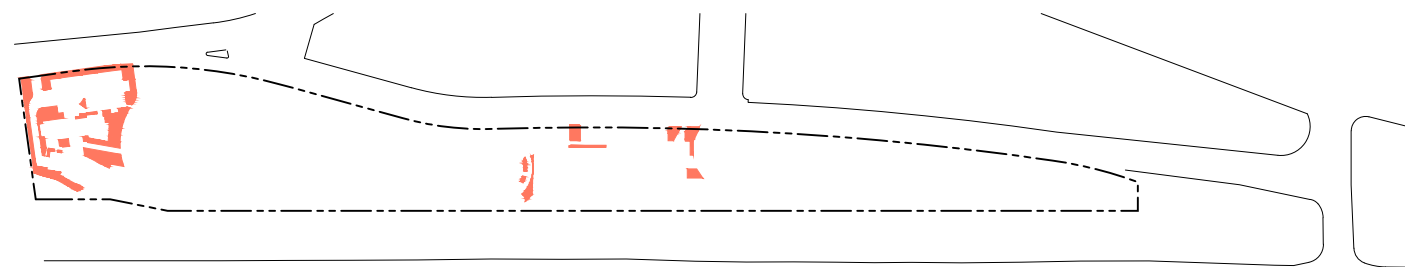
ERIOGONUM LATIFOLIUM



IRIS DOUGLASIANA



OENOTHERA ELATA SSP. HOOKERI



Site Key - indicates area shown above



PASSIVE GRASSLANDS

DESCRIPTION

A MIXTURE OF LOW-GROWING NATIVE PERENNIAL GRASSES AND FORBS ENDEMIC TO THE AREA, INCLUDING MANY CURRENTLY FOUND IN THE EXISTING GRASSLAND. THESE DEEP-ROOTED PLANTS HELP TO CAPTURE, FILTER, AND STORE STORMWATER AND FOG DRIP THROUGHOUT THE YEAR. PASSIVE GRASSLAND HELP SEQUESTER CARBON AND PREVENT EROSION.

GRASSLANDS PROVIDE HABITAT AND FORAGE FOR NATIVE WILDLIFE, INCLUDING BIRDS, BUTTERFLIES & MOTHS, AND BEES & BUMBLEBEES.

THE LOW-GROWING NATIVES FOUND IN PASSIVE GRASSLANDS ENSURE OPEN, EXPANSIVE VIEWS ACROSS BURNHAM PARK AND TO THE OCEAN VISTAS BEYOND.

- EXISTING VEGETATION MANAGEMENT**
- FOR AREAS WITH NO SIGNIFICANT GRADING, THE FOLLOWING STEPS SHALL OCCUR.
- 1. REMOVE INVASIVE SPECIES: ALL SPECIES DESIGNATED AS 'MODERATE' OR 'HIGH' CONCERN BY THE CALIFORNIA INVASIVE PLANT COUNCIL SHALL BE REMOVED USING NON-CHEMICAL, MANUAL/MECHANICAL CONTROL METHODS.
 - 2. RESTORE NATIVE SPECIES: AREAS DISTURBED DURING INVASIVE SPECIES REMOVAL OR THROUGH ADJACENT CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH NEW SPECIES APPROPRIATE FOR THE PASSIVE GRASSLAND COMMUNITY AS SHOWN IN THE SCHEMATIC LIST ON THIS PAGE AND IN THE PHOTOGRAPH BELOW.
 - 3. ONGOING: AT LEAST SEMI-ANNUALLY, AREA SHALL BE REVIEWED FOR NEWLY-SPROUTING OR UNSUCCESSFULLY REMOVED INVASIVES, AND REMOVAL AND REPLANTING PERFORMED. TIMED MOWING TO OCCUR FOR ONGOING WEED CONTROL.

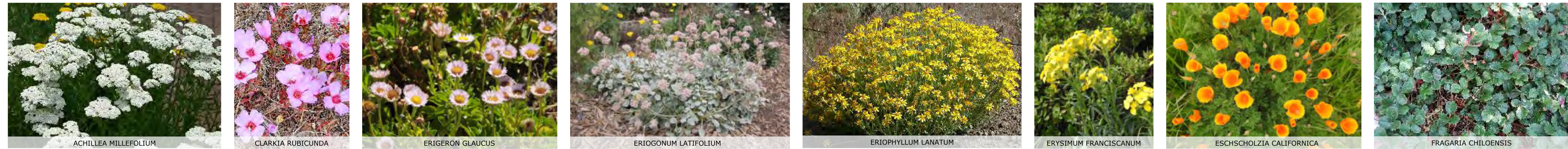
SCHEMATIC PLANT LIST																
GRASSES SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED					FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES						BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
CAREX Densa	(Dense Sedge)	Grass	SMCO	-	-	X	-		ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
DANTHONIA CALIFORNICA	(California Oatgrass)	Grass	SMCO	-	-	X	-		BACCHARIS PILULARIS	(Coyote Brush)	Shrub	SMCO	X	-	X	X
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)	Grass	SMCO	-	-	X	-		CLARKIA RUBICUNDA	(Reddened Clarkia)	Perennial	SMCO	-	-	X	X
FESTUCA IDAHOENSIS	(Blue Bunchgrass)	Grass	SMCO	-	-	X	-		ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
HORDEUM BRACHYANTHERUM	(Meadow Barley)	Grass	SMCO	-	-	X	-		ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
KOELARIA MACRANTHA	(Prairie Junegrass)	Grass	SMCO	-	-	X	-		ERIOPHYLLUM LANATUM	(Common Woolly Sunflower)	Perennial	SMCO	-	-	X	X
STIPA PULCHRA	(Purple Needlegrass)	Grass	SMCO	-	-	X	-		ERYSIMUM FRANCISCANUM	(San Francisco Wallflower)	Perennial	SMCO	-	-	X	-
									ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	X	-	X	X
									FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
									IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
									LUPINUS NANUS	(Sky Lupine)	Perennial	SMCO	X	X	X	X
									OENOTHERA ELATA SSP. HOOKERI	(Hooker's Evening Primrose)	Perennial	SMCO	-	-	X	-
									PLANTAGO SUBNUDA	(Naked Plantain)	Perennial	SMCO	-	-	X	-
									SIDALCEA MALVIFLORA	(Checker Mallow)	Perennial	SMCO	X	-	X	X
									SISYRINCHIUM BELLUM	(Blue-eyed Grass)	Perennial	SMCO	-	-	X	-
									TARAXIA OVATA	(Sun Cup)	Perennial	SMCO	-	-	-	-

PLANT IMAGES

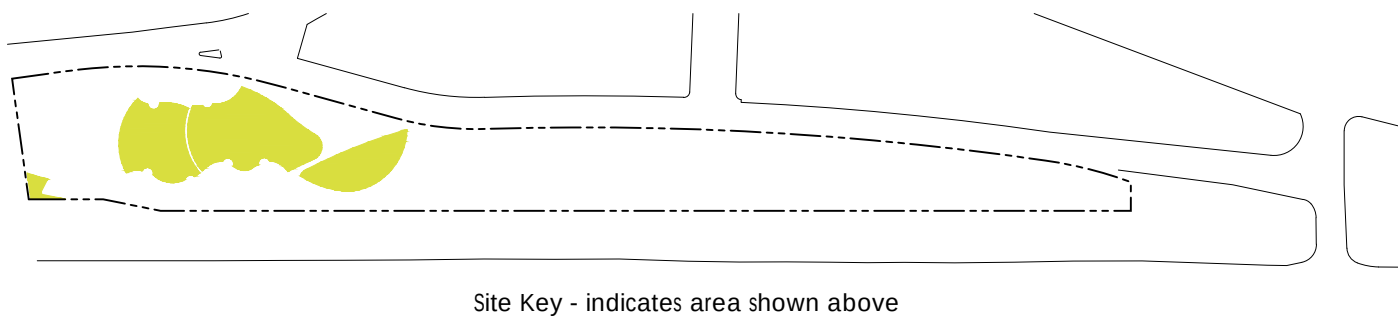
GRASSES



PERENNIALS/FORBS



SHRUBS



STORMWATER MANAGEMENT & HABITAT RESTORATION

DESCRIPTION

PLANTING AREAS INTENDED AS A FIRST LEVEL OF TREATMENT FOR STORMWATER FLOWING FROM ADJACENT PAVED SURFACES OR FROM STRUCTURE ROOFS.

POPULATED WITH A MIX OF NATIVE PERENNIAL GRASSES, FORBS, AND LOW SHRUBS, THESE PLANT COMMUNITIES FILTER AND SLOW STORMWATER RUNOFF BEFORE ENTERING THE PRIMARY DRAINAGE CHANNELS THAT LEAD TO THE OCEAN. SOME AREAS MAY BE A COMBINATION OF SEEDED AREAS AND PLANTED GRASSES, FORBS, AND LOW SHRUBS.

SELECTED PLANTS ARE ADAPTED TO BEING OCCASIONALLY SUBMERGED DURING HIGH FLOW EVENTS, YET CAN ALSO TOLERATE SUMMER DROUGHT AND COASTAL FOG DRIP. THE COMBINATION OF SPECIES IS DESIGNED TO BE ATTRACTIVE YEAR-ROUND AND PROVIDE HABITAT FOR WILDLIFE.

EXISTING VEGETATION MANAGEMENT

AREAS DESIGNATED FOR STORMWATER MANAGEMENT ARE GENERALLY NEWLY GRADED AREAS SHOWN ON THE CIVIL DRAWINGS.

AFTER GRADING IS COMPLETE, AREA SHALL BE REGULARLY WATERED TO INITIATE GERMINATION OF EXPOSED SEEDS. AFTER SUCCESSFUL GERMINATION, WEEDS SHALL BE REMOVED, AND PLANTING SHALL OCCUR.

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	TREATMENT AREA			WILDLIFE SUPPORTED			
				BASIN/ FLOWLINE	BANKS	UPLAND	BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEEES & BUMBLEBEES
CAREX DIVULSA	(Grassland Sedge)	Grass	-	X	X	X	X	-	-	-
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)	Grass	SMCO	-	X	X	-	-	X	-
ELYMUS TRITICOIDES	(Creeping Wild Rye)	Grass	SMCO	-	X	X	-	-	X	-
JUNCUS EFFUSUS	(Soft Rush)	Grass	SMCO	X	X	X	-	-	X	-
JUNCUS PATENS	(Common Rush)	Grass	SMCO	X	X	X	-	-	X	-
MUHLENBERGIA RIGENS	(Deergrass)	Grass	SMCO	-	X	X	-	-	X	-
STIPA PULCHRA	(Purple Needlegrass)	Grass	SMCO	X	X	X	-	-	X	-
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	-	X	X	X	X	X	X
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	-	X	X	X	-	X	X
RIBES SANGUINEUM VAR. GLUTINOSUM	(Blood Currant)	Shrub	SMCO	-	X	X	X	X	X	X
RUBUS URSINUS	(California Blackberry)	Shrub	SMCO	-	X	X	X	-	X	-
SAMBUCUS NIGRA	(Black Elderberry)	Shrub	SMCO	-	X	X	X	-	X	X
ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	-	X	X	X	-	X	X
ARTEMISIA DOUGLASIANA	(Mugwort)	Perennial	SMCO	-	X	X	X	-	X	-
BACCHARIS GLUTINOSA	(Saltmarsh Baccharis)	Perennial	SMCO	-	X	X	X	-	X	X
CLINOPODIUM DOUGLASII	(Yerba Buena)	Perennial	SMCO	-	X	X	-	-	X	-
ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	-	X	X	X	-	X	X
ERYTHRANTHE GUTTATA	(Seep Monkey Flower)	Perennial	SMCO	-	X	X	X	X	X	X
FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	-	X	X	X	-	X	-
IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	X	X	-	-	X	-
MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	-	X	X	X	X	X	X
POLYSTICHUM MUNITUM	(Western Swordfern)	Perennial	SMCO	-	-	X	-			
SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	-	X	X	X	-	X	X

SEED MIX

SEED MIX TO CONTAIN:	
CAREX PRAEGRACILIS	(Clustered Field Sedge)
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)
FESTUCA IDAHOENSIS	(Idaho Fescue)
FESTUCA OCCIDENTALIS	(Western Field Sedge)
FESTUCA RUBRA 'MOLATE'	(Native Red Fescue)

PLANT IMAGES

GRASSES



CAREX DIVULSA



DESCHAMPSIA CAESPITOSA



ELYMUS TRITICOIDES



JUNCUS EFFUSUS



JUNCUS PATENS



MUHLENBERGIA RIGENS



STIPA PULCHRA

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



FRANGULA CALIFORNICA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS URSINUS



SAMBUCUS NIGRA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ARTEMESIA DOUGLASIANA



BACCHARIS GLUTINOSA

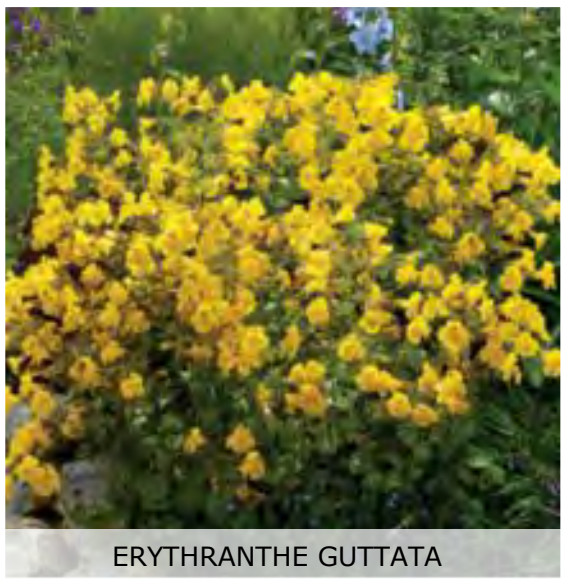
PERENNIALS/FORBS



CLINOPODIUM DOUGLASII



ERIOGONUM LATIFOLIUM



ERYTHRANTHE GUTTATA



FRAGARIA CHILOENSIS



IRIS DOUGLASIANA



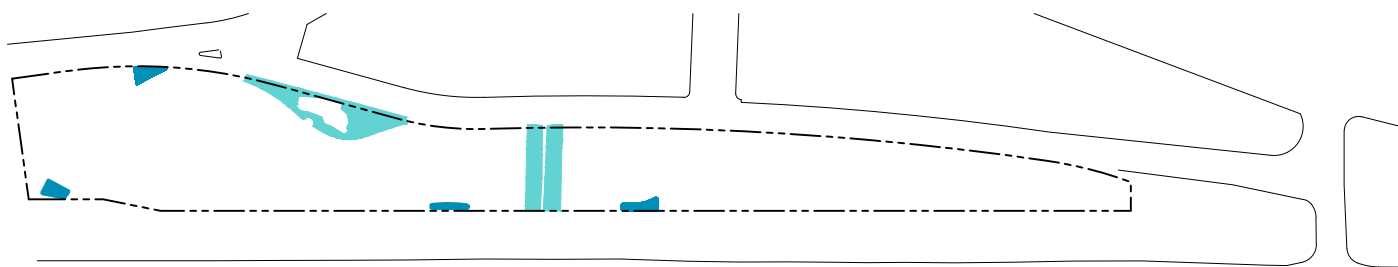
MONARDELLA VILLOSA



POLYSTICHUM MUNITUM



SYMPHYOTRICHUM CHILENSE



Site Key - indicates area shown above

GRANADA RECREATION CENTER

480 AVENUE, ALHAMBRA, EL GRANADA, CA 94018
COASTAL DEVELOPMENT PERMIT SUBMITTAL
APRIL 8, 2026



PROJECT TEAM

ARCHITECT:

GROUP 4 ARCHITECTURE RESEARCH +
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LANDSCAPE:

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CONTACT: TOM CONROY

MEP & FIRE PROTECTION:

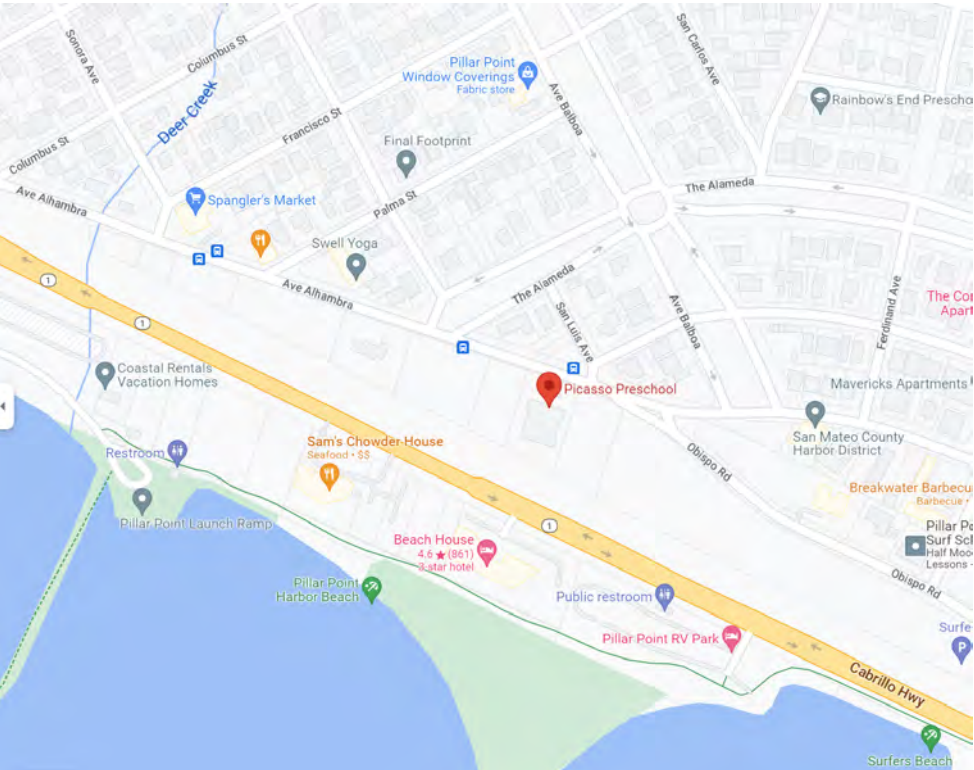
BLUE FOREST
3622 KINGSLEY STREET
OAKLAND, CA 94610-2833
T: (510) 924-8205

CONTACT: TYLER BRADSHAW

PROJECT SCOPE OF WORK:

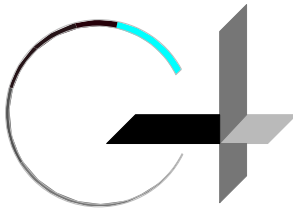
The proposed recreation center include two buildings: a ~3,000 sf existing formal preschool that will be renovated for classroom and staff space and a new ~3,000 sf building that will house a new large community room and associated spaces. The renovated building will include a central lobby that welcomes people from the entry though the building, with a staff service point. The lobby will lead to a central outdoor "living room" for both informal and formal programming. Public restrooms will be located directly off of the lobby. The renovated building will also house two classroom spaces which will be accessible from the central outdoor space: a fitness classroom for health and wellness, dance, and exercise programming, and an activity room for multi-purpose uses, including arts and crafts, trainings, classes, workshops, seminars, and use by local clubs and organizations. The fitness classroom and activity room will each have their own dedicated patio directly adjacent to the indoor space that expands the programmable space to the outdoors via glass roll up doors. The renovated building will also include a small conference room that can be used by the public or by staff. The new building will house a ~1,800 sf large community room, with an adjacent pantry or kitchen for food service and storage. Additional restrooms will be housed within the new building, accessible from the outdoors. A dedicated community room courtyard will be located adjacent to the indoor space, with sliding glass doors for indoor-outdoor programming. Site improvements will include expansion and resurfacing of the existing parking lot, located in front of the building, hardscaped patio and courtyard areas, pathways to the community park, and landscaping, including native and climate-appropriate trees, bushes, and plantings.

LOCATION MAP:



SHEET INDEX

SHEET NO.	SHEET NAME
A0.0	COVER SHEET
A0.1	SHEET INDEX
A0.2	ABBREVIATIONS & LEGEND
A1.1-1	SITE PLAN
A2.0-1	DEMOLITION FLOOR PLAN
A2.0-3	DEMOLITION RCP
A2.1-1	GRID PLAN
A2.4-1	FLOOR PLAN- FIRST FLOOR
A2.4-3	ROOF PLAN
A2.5-1	ENLARGED PLANS
A3.1-1	BUILDING ELEVATIONS - BUILDING A
A3.1-2	BUILDING ELEVATIONS - BUILDING B
A3.4-1	BUILDING SECTIONS
A4.1-1	FINISH SCHEDULE & FLOOR PLAN
A6.0-1	REFLECTED CEILING PLAN- FIRST FLOOR
A10.1-1	FURNITURE PLAN- FIRST FLOOR (N.I.C., FOR REFERENCE ONLY)
E1	SITE LIGHTING PARKING AND GENERAL
E2	SITE LIGHTING EGRESS AND EMERGENCY
E3	LIGHT FIXTURES



G R O U P 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

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SO. SAN FRANCISCO
C A 9 4 0 8 0 U S A
6 5 0 · 8 7 1 · 0 7 0 9



GCSD
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**GRANADA
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CENTER**
480 AVENUE
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Project Arch.	--
CA REG.	----
PROJECT:	22581-01
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SHEET TITLE AND NO.
SHEET INDEX

A0.1

ARCHITECTURAL DRAWING ABBREVIATIONS

A.B.	ANCHOR BOLT	FDN.	FOUNDATION
ABV.	ABOVE	F.E.	FIRE EXTINGUISHER
A.C.	ASPHALT CONCRETE PAVING	F.E.C.	FIRE EXTINGUISHER CABINET
A.C.T.	ACOUSTIC CEILING TILE	F.F.	FINISHED FLOOR
ACOUS.	ACOUSTICAL	F.F.E.	FINISHED FLOOR ELEVATION
A.D.	AREA DRAIN	F.G.	FIXED GLASS
ADD.	ADDITIONAL	F.H.C.S.	FLAT HEAD COUNTERSUNK
ADJ.	ADJUSTABLE	FIN.	FINISH
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	FL.	FLOOR
		FIXT.	FIXTURE
A.F.F.	ABOVE FINISH FLOOR	FLASH.	FLASHING
AGGR.	AGGREGATE	FLUOR.	FLUORESCENT
ALT.	ALTERNATE	F.O.	FACE OF
AL.	ALUMINUM	F.O.C.	FACE OF CONCRETE
ALUM.	ALUMINUM	F.O.F.	FACE OF FINISH
APPROX.	APPROXIMATE	F.O.M.	FACE OF MASONRY
ARCH.	ARCHITECTURAL, ARCHITECT	F.O.S.	FACE OF STUD
ASPH.	ASPHALT	F.R.P.	FIBERGLASS REINFORCED PANEL
		FRPF.	FIREPROOF
BD.	BOARD	FRPG.	FIREPROOFING
BET.	BETWEEN	F.S.	FOOD SERVICE
BIT.	BITUMEN	FT.	FOOT OR FEET
BLDG.	BUILDING	FTG.	FOOTING
BLK.	BLOCK	FURR.	FURRING
BLKG.	BLOCKING		
BM.	BEAM	GA.	GAUGE
BND/BYND	BEYOND	GAL.	GALLON
BOT.	BOTTOM	GALV.	GALVANIZED
B.O.	BOTTOM OF	G.B.	GRAB BAR
B.O.B.	BOTTOM OF BEAM	GL.	GLASS OR GRIDLINE
B.O.C.	BOTTOM OF CONCRETE	GND.	GROUND
B.O.S.	BOTTOM OF STEEL	GR.	GRADE
B.R.B.	BUCKLING RESTRAINT BRACE.	GYP.	GYPSUM
BTWN.	BETWEEN	G.W.B.	GYPSUM WALL BOARD
B.U.W.P.	BUILT UP WATERPROOFING		
B.U.R.	BUILT UP ROOF	HB.	HOSE BIBB
		HDWD.	HARDWOOD
CAB.	CABINET	HDWE.	HARDWARE
C.B.	CATCH BASIN	H.M.	HOLLOW METAL
CEM.	CEMENT	HORIZ.	HORIZONTAL
CER.	CERAMIC	H.P.	HIGH POINT
C.G.	CORNER GUARD	HR.	HOUR
C.J.	CONTROL JOINT	HT.	HEIGHT
C.L.	CENTERLINE	HVAC	HEATING, VENTILATING & AIR CONDITIONING
CLG.	CEILING		
CLO.	CLOSET	I.D.	INSIDE DIAMETER
CLR.	MINIMUM CLEAR DIMENSION, F.O.F. TO F.O.F.	INSUL.	INSULATION
		INT.	INTERIOR
C.M.U.	CONCRETE MASONRY UNIT	J.	JUNCTION
C.O.	CONCRETE OPENING	J.B.	JUNCTION BOX
COL.	COLUMN	JAN.	JANITOR
COMP.	COMPOSITION	JNT.	JOINT
CONC.	CONCRETE	JST.	JOIST
CONN.	CONNECTION	JT.	JOINT
COND.	CONDITION		
CONSTR.	CONSTRUCTION	KIT.	KITCHEN
CONT.	CONTINUOUS		
CORR.	CORRIDOR	LAM.	LAMINATE
CNTR.	COUNTER	LAV.	LAVATORY
C.T.	CERAMIC TILE	LOC.	LOCATION
CTR.	CENTER	L.F.	LINEAR FEET
CTSK.	COUNTERSUNK	L.P.	LOW POINT
C.U.	CONDENSER UNIT	LT.	LIGHT
C.W.	CURTAIN WALL OR CUSTOM WOOD		
		MACH.	MACHINE
D.A.	DISABLED ACCESS	MAX.	MAXIMUM
DBL.	DOUBLE	MECH.	MECHANICAL
DEPT.	DEPARTMENT	MEMB.	MEMBRANE
DET.	DETAIL	MET.	METAL
D.F.	DRINKING FOUNTAIN	MFG.	MANUFACTURER
DIA.	DIAMETER	MFR.	MANUFACTURER
DIAG.	DIAGONAL	MH.	MANHOLE
DIM.	DIMENSION	MIN.	MINIMUM
DISCONT.	DISCONTINUOUS	MIR.	MIRROR
DISP.	DISPENSER	MISC.	MISCELLANEOUS
DN.	DOWN	M.R.	MOISTURE RESISTANT
D.O.	DOOR OPENINGS	M.O.	MASONRY OPENING
D.P.	DIMENSION POINT	MSNRY.	MASONRY
DR.	DOOR	M.T	METAL THRESHOLD
D.S.	DOWNSPOUT	MTD.	MOUNTED
S.S.P.	DRY STANDPIPE	MTG.	MOUNTING
D/W	DISHWASHER		
DWG.	DRAWING	(N)	NEW
DWR.	DRAWER	N.	NORTH
		N.A.	NOT APPLICABLE
(E)	EXISTING	N.I.C.	NOT IN CONTRACT
E.	EAST	NO. or #	NUMBER
EA.	EACH	NOM.	NOMINAL
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE
E.J.	EXPANSION JOINT		
EL.	ELEVATION	O.	OUTSIDE
ELEC.	ELECTRICAL	O/	OVER
EMER.	EMERGENCY	O.A.	OVERALL
ENCL.	ENCLOSURE	O.C.	ON CENTER
E.P.	EDGE OF PAVEMENT	O.D.	OUTSIDE DIAMETER
EPS.	EXPANDED POLYSTYRENE	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
EQ.	EQUAL	O.H.	OPPOSITE HAND
EQPM.	EQUIPMENT	OFF.	OFFICE
E.W.C.	ELECTRIC WATER COOLER	OPNG.	OPENING
EXP.	EXPANSION, EXPANDED	OPP.	OPPOSITE
EXPO.	EXPOSED	O.R.D.	OVERFLOW ROOF DRAIN
EXIST.	EXISTING	O.R.S.	OVERFLOW ROOF SCUPPER
EXT.	EXTERIOR	O.S.B.	ORIENTED STRAND BOARD
		O.S.W.	OCCUPANCY SEPARATION WALL
F.A.	FIRE ALARM		
F.D.	FLOOR DRAIN		

P.C.	PORTLAND CEMENT	(R)	REMOVE EXISTING
PHEN.	PHENOLIC	(RL)	RELOCATE EXISTING
PL.	PLATE	R.	RISER
P.L.	PROPERTY LINE	RAD.	RADIUS
P.LAM.	PLASTIC LAMINATE	R.D.	ROOF DRAIN
PLAS.	PLASTER	REF.	REFERENCE
PLUMB.	PLUMBING	REFL.	REFLECTED
PLYWD.	PLYWOOD	REFR.	REFRIGERATOR
PR.	PAIR	REINF.	REINFORCED OR REINFORCING
PRCST.	PRECAST	REQ.	REQUIRED
PREFIN.	PREFINISHED	R.E.S.	RESILIENT EDGE STRIP
PT.	POINT	RESIL.	RESILIENT
PTD.	PAINTED	RGTR.	REGISTER
P.T.D.	PAPER TOWEL DISPENSER	RM.	ROOM
P.T.D./RE	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE	R.O.	ROUGH OPENING
		RV.	ROOF VENT
P.V.C.	POLYVINYLCHLORIDE	R.W.L.	RAIN WATER LEADER
		S.	SOUTH
		S.A.D.	SEE ARCHITECTURAL DOCUMENTS
		S.C.D.	SEE CIVIL DOCUMENTS
		S.E.D.	SEE ELECTRICAL DOCUMENTS
		S.G.D.	SEE GRAPHIC DOCUMENTS
		S.L.D.	SEE LANDSCAPE DOCUMENTS
		S.M.D.	SEE MECHANICAL DOCUMENTS
		S.P.D.	SEE PLUMBING DOCUMENTS
		S.S.D.	SEE STRUCTURAL DOCUMENTS
		S.T.D.	SEE TELECOM AND A/V DOCUMENTS
		S.C.	SOLID CORE
		S.C.P.	SEAT COVER DISPENSER
		SCHED.	SCHEDULE
		S.D.	SOAP DISPENSER
		S.F.	SQUARE FOOT
		SH.	SHELF
		SHLV.	SHELVES
		SECT.	SECTION
		SHWR.	SHOWER
		SHT.	SHEET
		SHTG.	SHEATHING
		SIM.	SIMILAR
		SK.	SINK
		S.N.D.	SANITARY NAPKIN DISPENSER
		S.N.R.	SANITARY NAPKIN RECEPTACLE
		SOF.	SOFFIT
		SPEC.	SPECIFICATION
		SQ.	SQUARE
		S.S.	STAINLESS STEEL
		STA.	STATION
		STD.	STANDARD
		STL.	STEEL
		STOR.	STORAGE
		STRL.	STRUCTURAL
		STUCT.	STRUCTURE
		SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
T.	TREAD		
T.B.	TOWEL BAR		
T.C.	TOP OF CURB		
TEL.	TELEPHONE		
TEMP.	TEMPERED		
TEXT.	TEXTURE		
THK.	THICK		
THRES.	THRESHOLD		
T.P.	TOP OF PAVEMENT		
T.P.D.	TOILET PAPER DISPENSER		
T.S.	TUBE STEEL		
T.O.	TOP OF		
T.O.B.	TOP OF BEAM		
T.O.C.	TOP OF CURB OR TOP OF CONCRETE		
T.O.P.	TOP OF PARAPET		
T.O.R.	TOP OF ROOF		
T.O.S.	TOP OF STEEL		
T.O.W.	TOP OF WALL		
TYP.	TYPICAL		
		UNF.	UNFINISHED
		U.O.N.	UNLESS OTHERWISE NOTED
		UR.	URINAL
V.C.T.	VINYL COMPOSITE TILE		
VERT.	VERTICAL		
VEST.	VESTIBULE		
V.I.F.	VERIFY IN FIELD		
V.T.R.	VENT TO ROOF		
		W.	WEST
W.	WEST	W/	WITH

W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WIND.	WINDOW
W/O	WITHOUT
WP.	WATERPROOF OR WATERPROOFING
W.P.	WORK POINT
WSC.T.	WAINSCOT
WT.	WEIGHT
&	AND
∠	ANGLE
@	AT
⊕	CENTERLINE
DIA.	DIAMETER
PERP.	PERPENDICULAR
DN.	SLOPE DOWN/STAIR DOWN

ARCHITECTURAL DRAWING TITLE ABBREVIATIONS

NOTE: THE ABBREVIATIONS BELOW APPLY TO DETAIL DRAWING TITLES.

NOTE: THE ABBREVIATIONS BELOW APPLY TO PLAN AND ELEVATION DRAWING TITLES.

I	INTERIOR	(E)	EXISTING
E	EXTERIOR		
		CP	CEILING PLAN
BC	BICYCLE CANOPY	CPE	ENLARGED CEILING PLAN
CL	CEILING	EE	ENLARGED ELEVATION
CS	CASEWORK	EL	ELEVATION
DA	DISABLED ACCESS COMPLIANCE	FP	FLOOR PLAN
DR	DOOR	FPE	ENLARGED FLOOR PLAN
EQ	EQUIPMENT	FPR	REFERENCE FLOOR PLAN
FL	FLOOR	GR	GRID PLAN
GL	WINDOW	RCP	REFLECTED CEILING PLAN
MP	METAL PANEL	RP	ROOF PLAN
PN	PENETRATIONS	RPR	REFERENCE ROOF PLAN
RF	ROOF	SP	SITE PLAN
SG	SIGNAGE		
ST	SITE		
VC	VERTICAL CIRCULATION		
WA	WALL		
WP	WATEPROOFING BELOW GRADE		
WS	WINDOW SCHEDULE		

WALL TYPE LEGEND

	EXISTING WALL, TO REMAIN
	EXISTING WALL, TO BE DEMOLISHED
	NEW WALL

ARCHITECTURAL DRAWING SYMBOLS LEGEND

(SEE SHEET LEGENDS FOR ADDITIONAL INFORMATION)

DIRECTION OF VIEW

SECTION DETAIL NUMBER

SHEET NUMBER

DIRECTION OF VIEW

DETAIL NUMBER

SHEET NUMBER

ROOM NAME

ROOM NUMBER

AREA

10'-0" A.F.F.

CEILING HEIGHT

LOCATION

ELEVATION

View Name

VIEW SCALE

TRUE NORTH

PROJECT NORTH ARROW

DOOR NUMBER
(SEE DOOR SCHEDULE)

WINDOW/LOUVER NUMBER
(SEE WINDOW/LOUVER SCHEDULE)

INTERIOR WALL TYPE
(SEE A9.0 FOR WALL TYPE)

EXTERIOR WALL TYPE
(SEE A8.0 FOR WALL TYPE)

KEYNOTE

GRID NUMBER

101	Room name
WALLS	N Wall Finish-North Wall Finish-East S Wall Finish-South Wall Finish-West
BASE	N Base Finish-North Base Finish-East S Base Finish-South Base Finish-West
FLOOR	Floor Finish

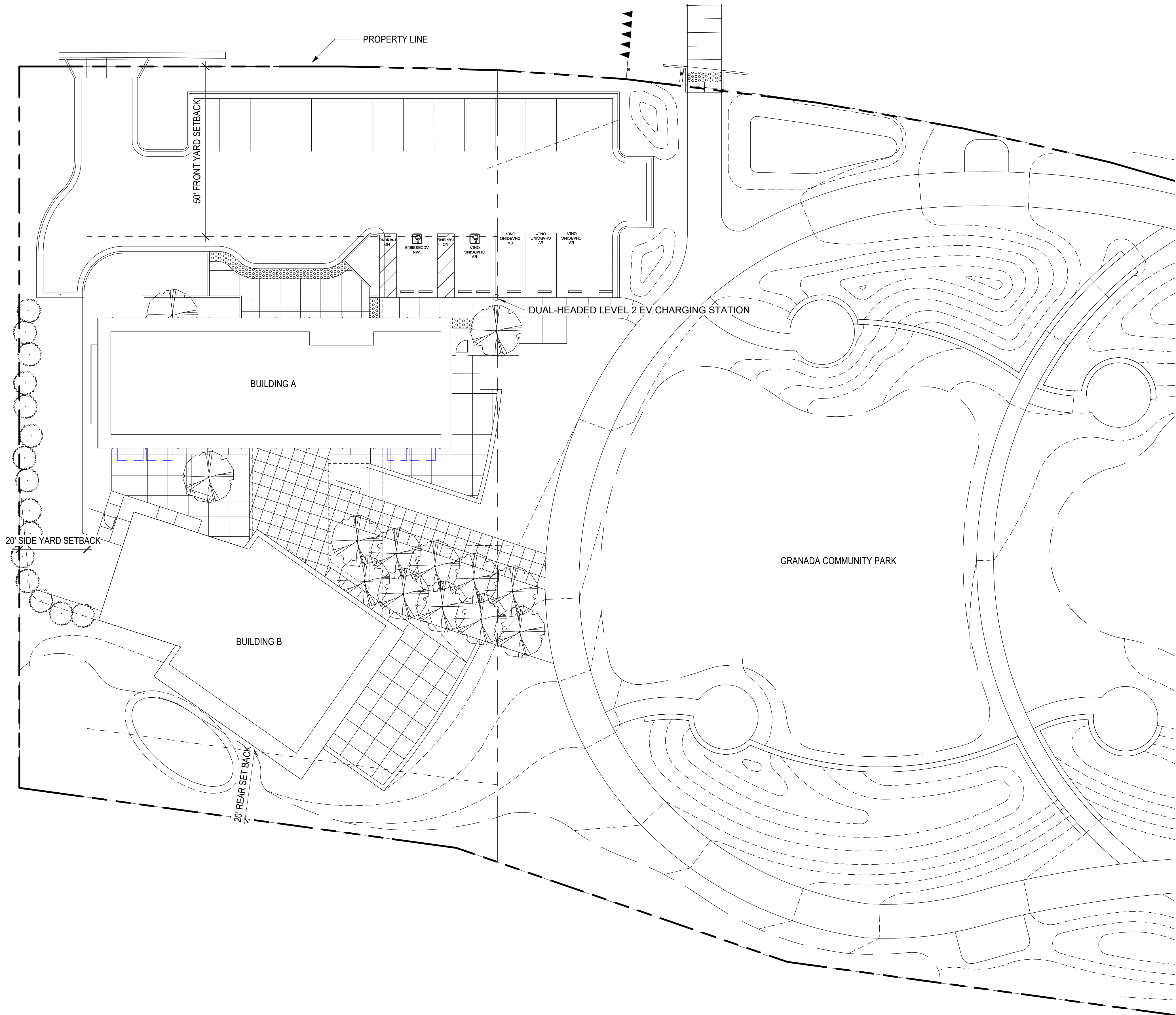


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SHEET TITLE AND NO.
**ABBREVIATIONS &
LEGEND**



NOTES

1. SEE CIVIL AND LANDSCAPE DRAWINGS.

ZONING REQUIREMENTS:

THE PROJECT SHALL COMPLY WITH ZONING REGULATIONS FOR THE "EG" DISTRICT (EL GRANADA GATEWAY DISTRICT), AS DESCRIBED IN CHAPTER 12.6, COUNTY OF SAN MATEO ZONING REGULATIONS (UPDATED: JANUARY 2022) AND SECTION 6229.4 "DEVELOPMENT CRITERIA AND STANDARDS" WITHIN:

1. MINIMUM PARCEL AREA: 3.5 ACRES
A. PARCEL AREA (WHEN COMBINED WITH PARK PARCELS): 303,138 SF (6.95 ACRES)
2. MAXIMUM BUILDING HEIGHT: 16 FEET
B. BUILDING A AND BUILDING B ARE WITHIN THE MAXIMUM BUILDING HEIGHT. SEE BUILDING SECTIONS FOR COMPLIANCE.
3. MINIMUM BUILDING SETBACKS (SEE SITE PLAN FOR COMPLIANCE)
A. FRONT SETBACK: 50 FEET
B. SIDE SETBACK: 20 FEET
C. REAR SETBACK: 20 FEET
4. MAXIMUM PARCEL COVERAGE: 10% PARCEL SIZE
A. PARCEL SIZE: 303,138 SF
B. BUILDING SF: 6,000 SF
C. PROJECT PARCEL COVERAGE: 1.98%
5. IMPERVIOUS SURFACE AREA: 10% PARCEL SIZE
A. PARCEL SIZE: 303,138 SF
B. IMPERVIOUS SURFACE AREA: 16,262 SF
C. PROJECT IMPERVIOUS SURFACE AREA COVERAGE: 5.4%

RECREATION CENTER PARKING		
ADA		1
EV Capable (including 2 with EVCS)		4
Regular Parking		15
TOTAL		20

Program	ITE PARKING ANALYSIS		
	Square Footage	ITE Parking Rate (per 1,000 sf)	Number of Parking Spaces
Recreation Center	6,000 sf	3.2	20
TOTAL			20

Notes: Parking Rates from Institute of Transportation Engineers (ITE) Parking Generation Rates the 5th Edition: Recreational Community Centers, Suburban: 3.2



1 SP - SITE PLAN
1/16" = 1'-0"



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GRANADA
RECREATION
CENTER

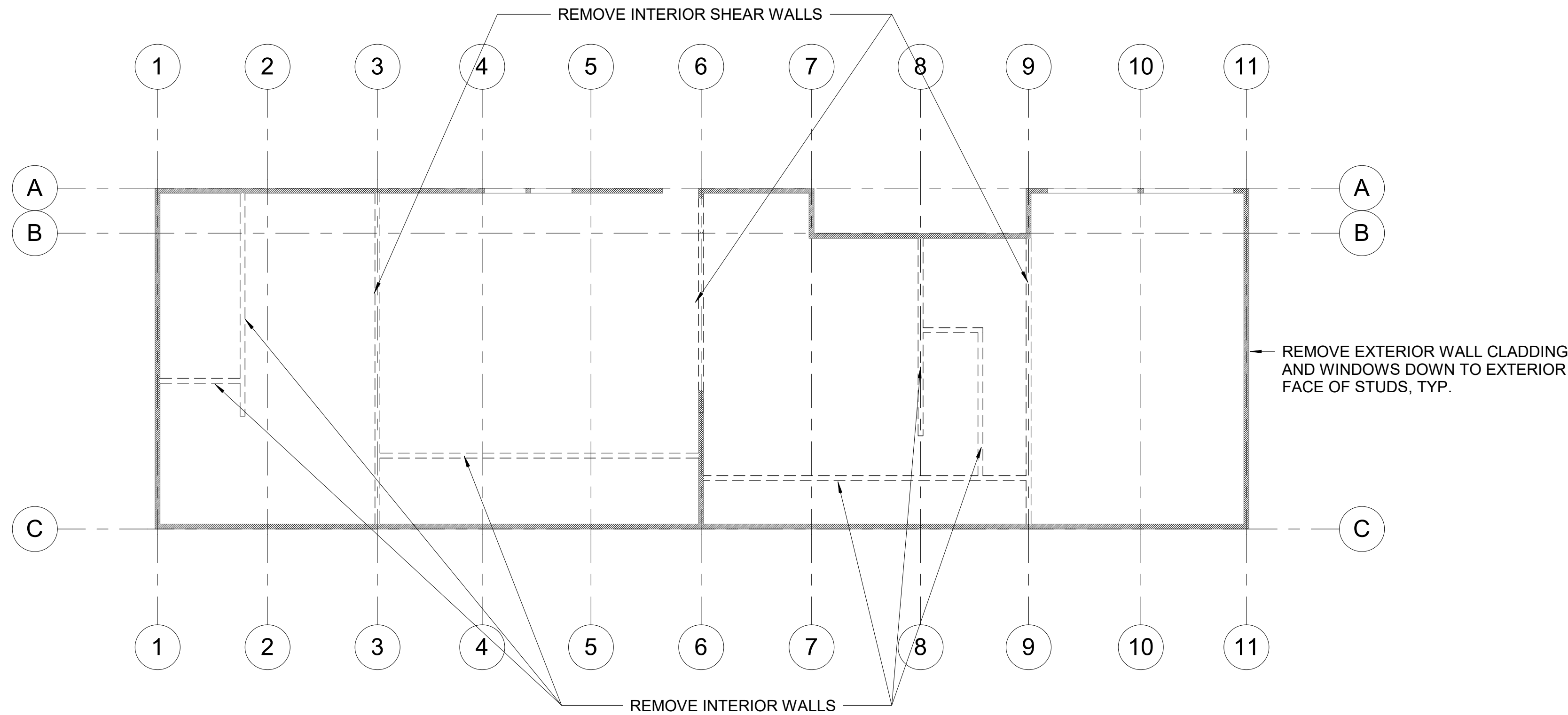
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Project Arch.
CA REG.
PROJECT: 22581-01

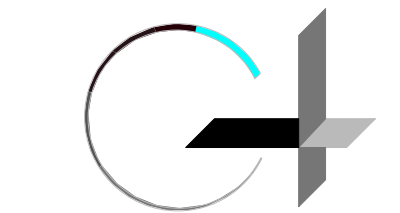
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SHEET TITLE AND NO.
SITE PLAN



② FP01- FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



GROUP 4

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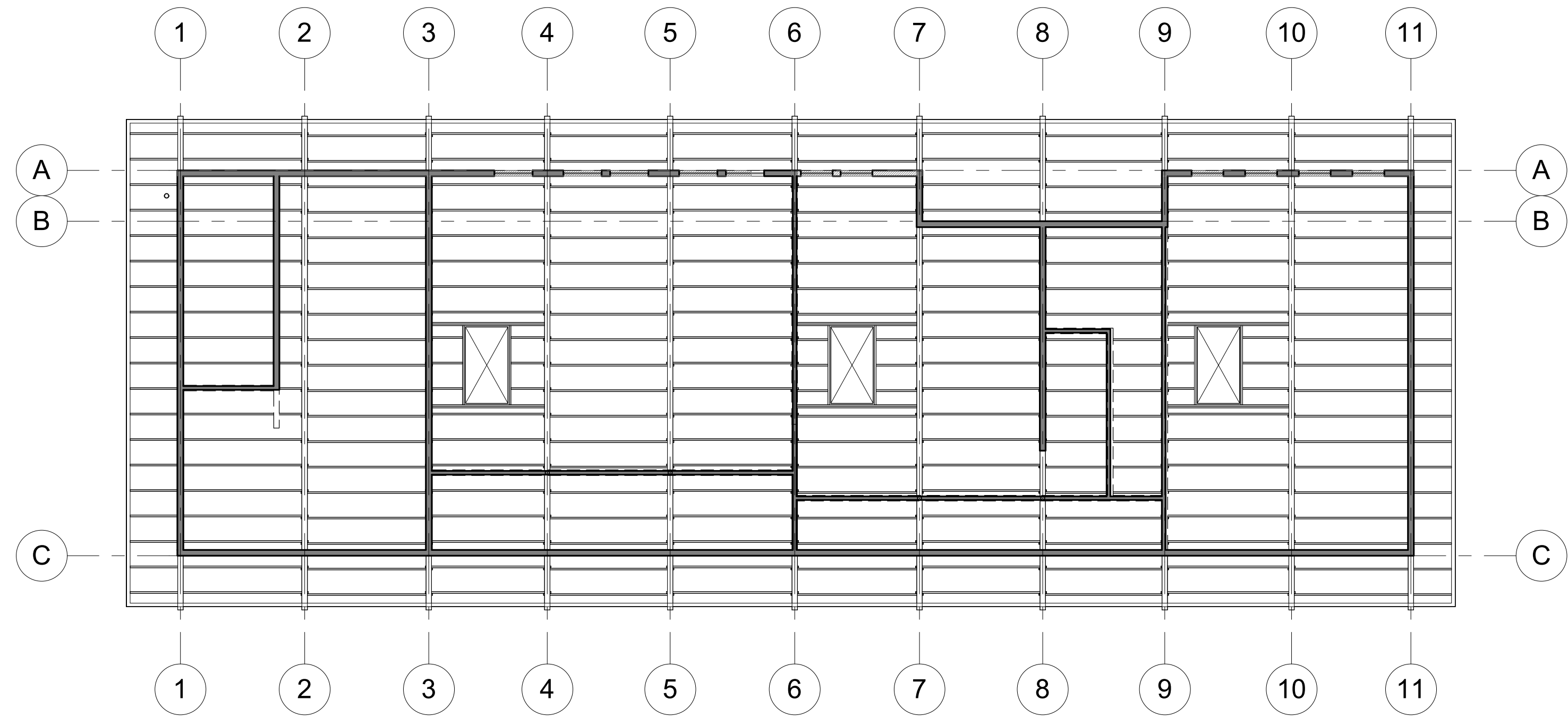
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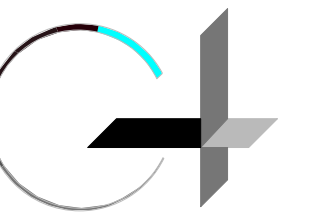
Project Arch.	--
CA REG.	----
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SHEET TITLE AND NO.
DEMOLITION
FLOOR PLAN

A2.0-1



① RCP01-REFLECTED DEMOLITION CEILING PLAN- FIRST FLOOR
1/8" = 1'-0"



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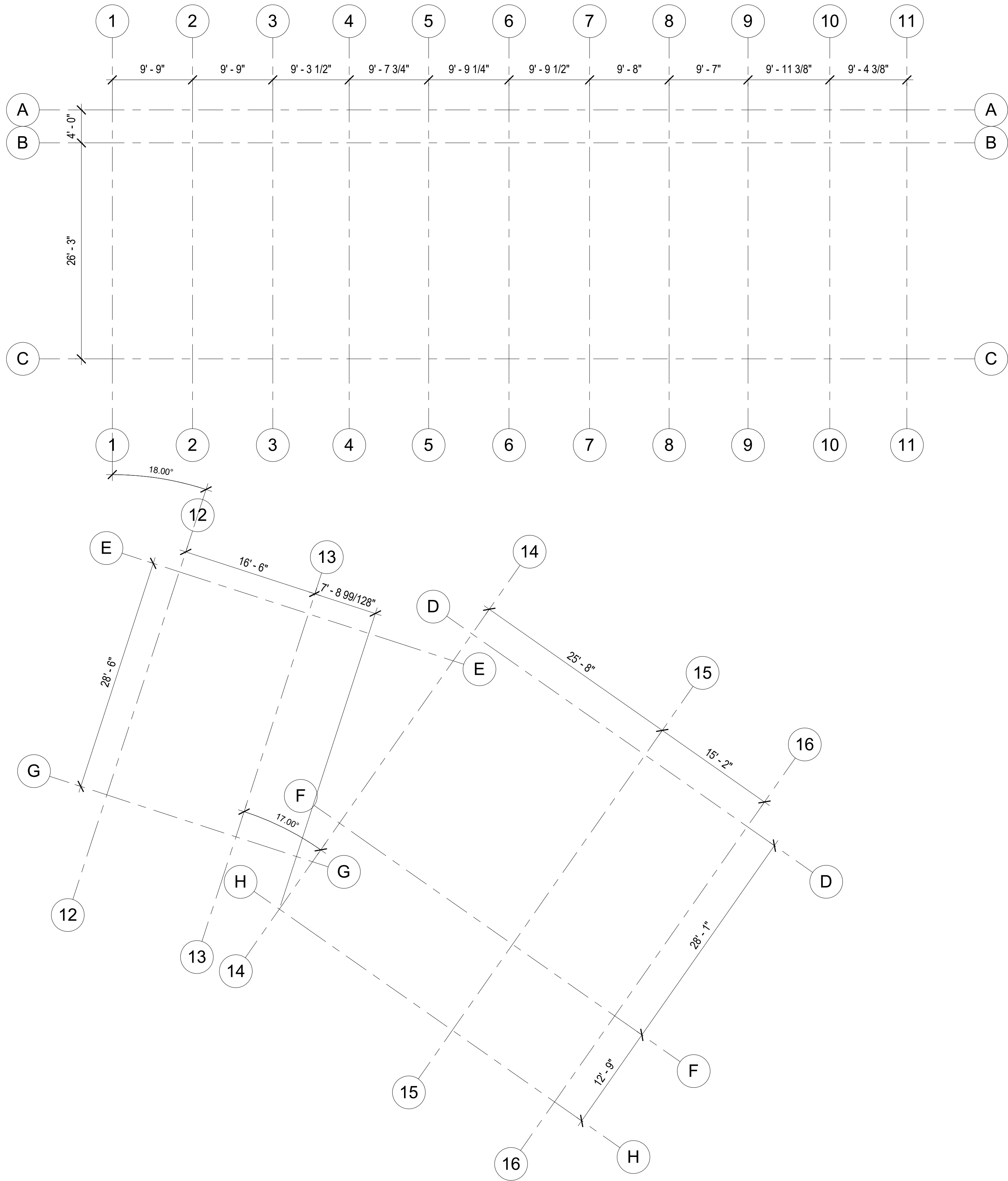
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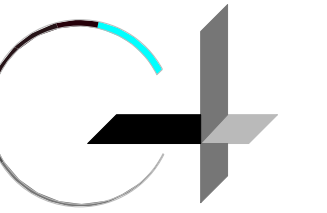
COASTAL DEVELOPMENT 04/08/2026
PERMIT SET

SHEET TITLE AND NO.
DEMOLITION RCP

A2.0-3



1 GP- GRID PLAN
1/8" = 1'-0"



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GRANADA
RECREATION
CENTER

480 AVENUE
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EL GRANADA,
CA 94018

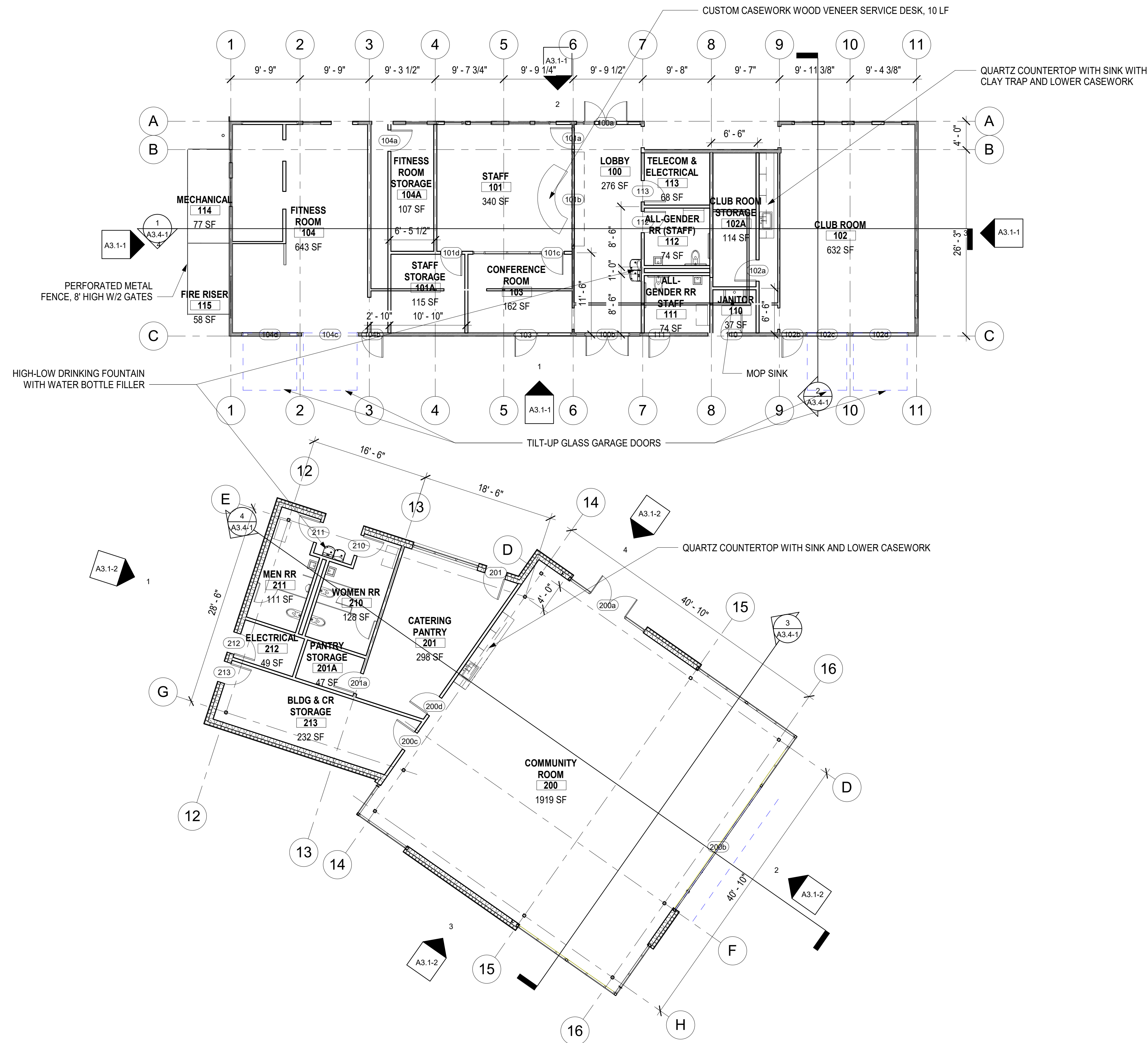
Project Arch. ...
CA REG.
PROJECT: 22581-01

ISSUE DATE

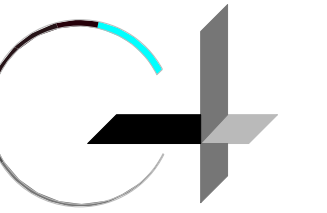
COASTAL DEVELOPMENT 04/08/2026
PERMIT SET

SHEET TITLE AND NO.
GRID PLAN

A2.1-1



1 FP01- FIRST FLOOR PLAN
1/8" = 1'-0"



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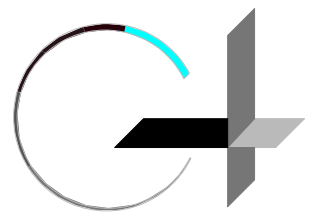
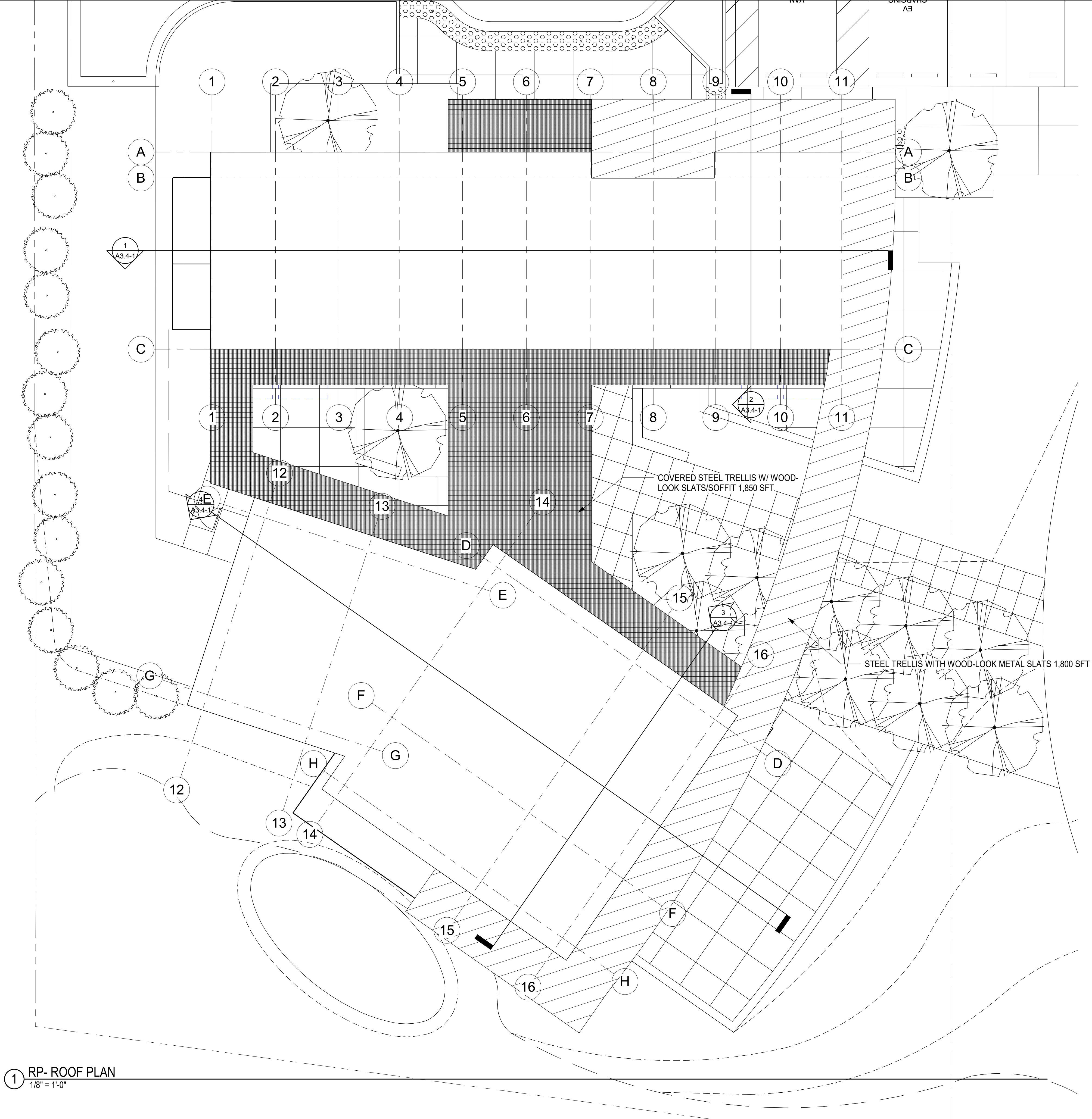
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PROJECT: 22581-01
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SHEET TITLE AND NO.

FLOOR PLAN-
FIRST FLOOR

A2.4-1



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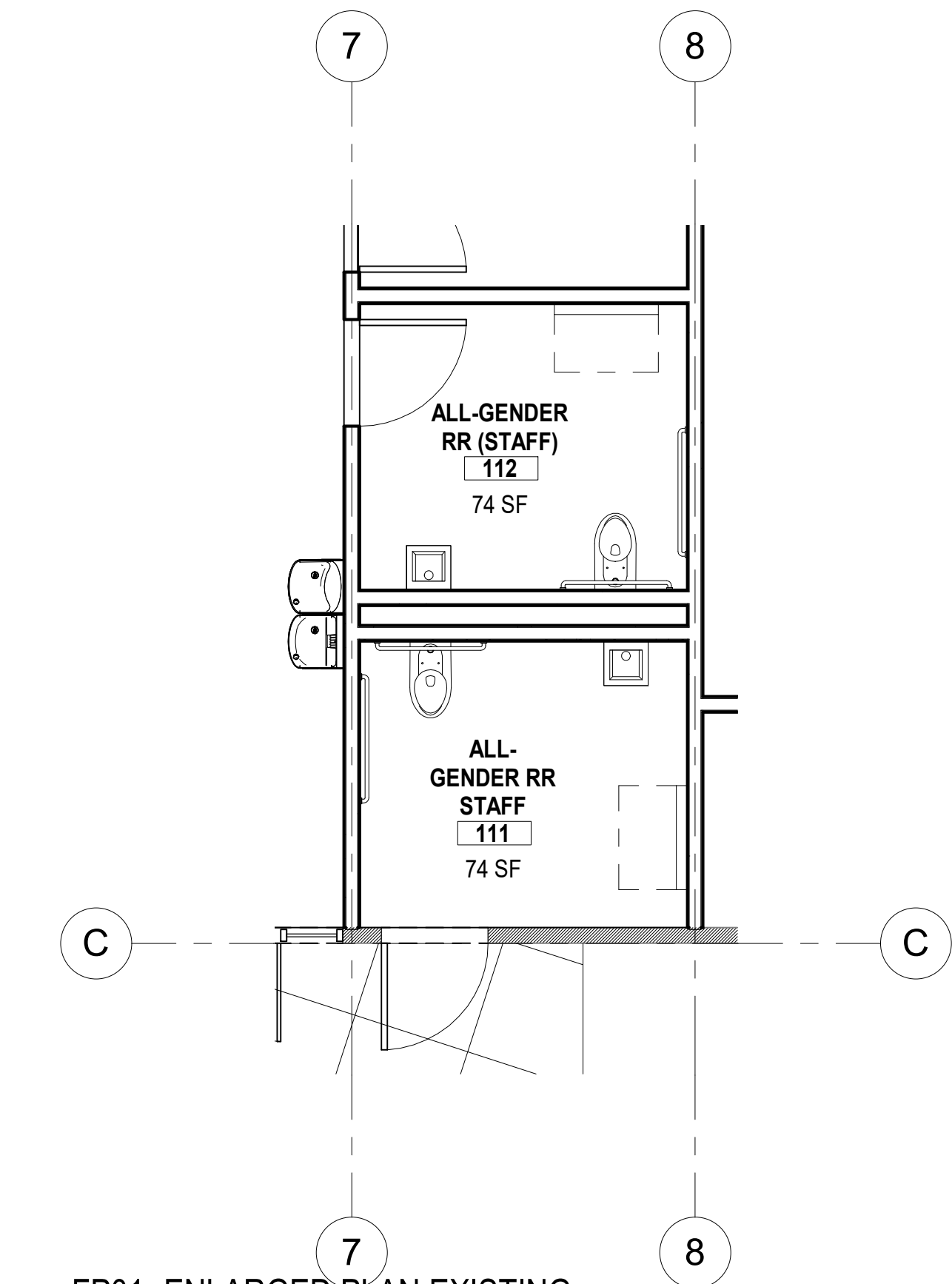
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CENTER**
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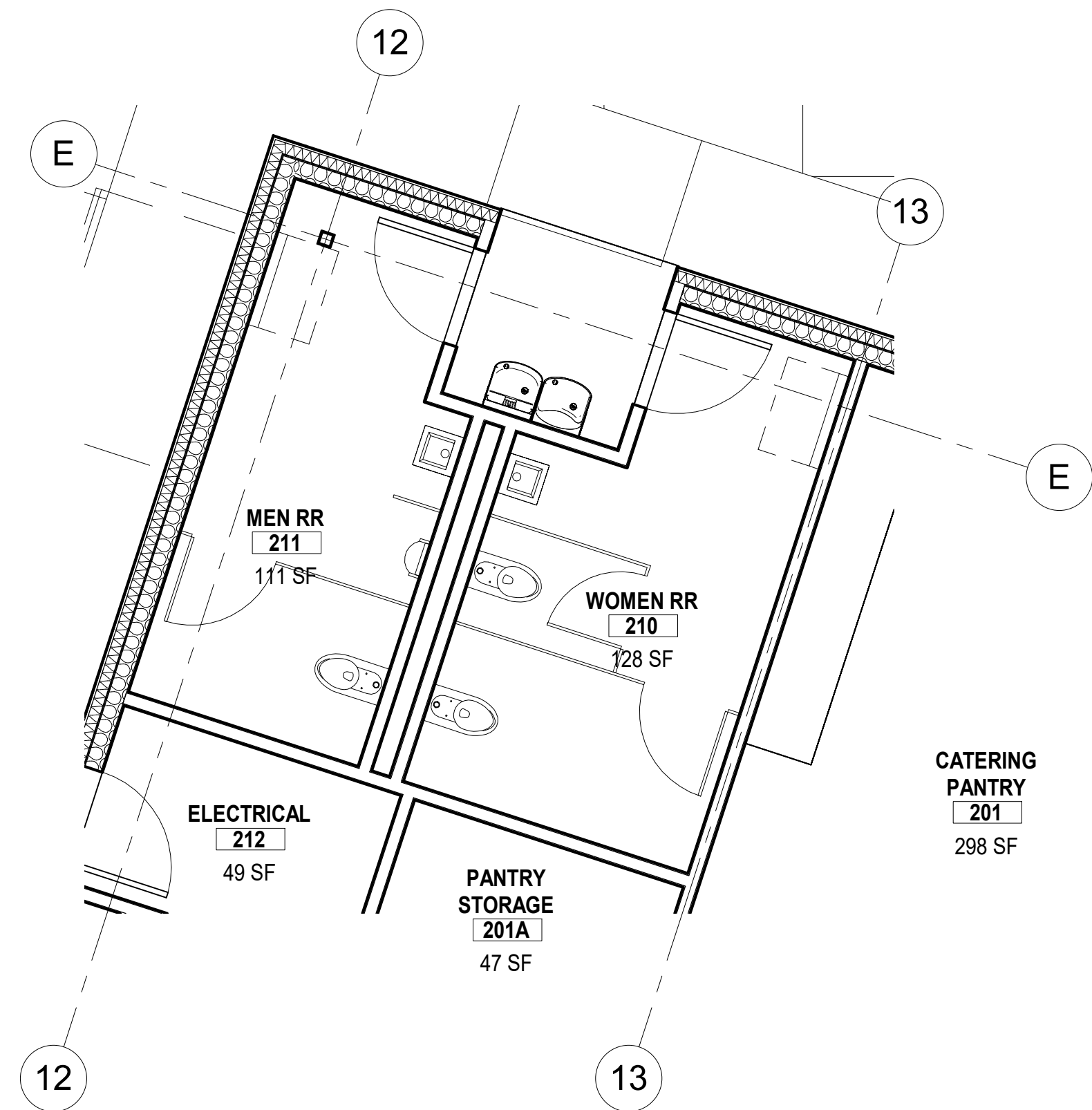
Project Arch.	...
CA REG.	
PROJECT:	22581-01
ISSUE	DATE
COASTAL DEVELOPMENT PERMIT SET	04/08/2026

SHEET TITLE AND NO.
ROOF PLAN

A2.4-3



1 FP01- ENLARGED PLAN EXISTING
1/4" = 1'-0"



2 FP01- ENLARGED PLAN NEW ADDITION
1/4" = 1'-0"

KEYNOTE
NO. KEYNOTE TEXT



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CA REG.	
PROJECT:	22581-01
ISSUE	DATE
COASTAL DEVELOPMENT PERMIT SET	04/08/2026

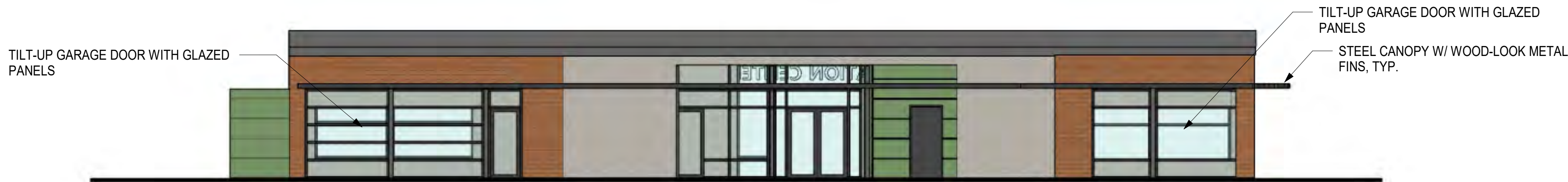
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ENLARGED PLANS



④ OVERALL ELEVATION BUILDING A EAST
1/8" = 1'-0"



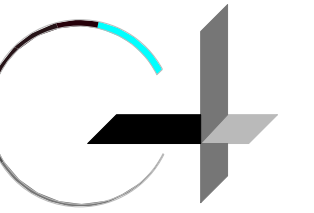
③ OVERALL ELEVATION BUILDING A WEST
1/8" = 1'-0"



② OVERALL ELEVATION BUILDING A SOUTH
1/8" = 1'-0"



① OVERALL ELEVATION BUILDING A NORTH
1/8" = 1'-0"



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CENTER**

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Project Arch.	...
CA REG.	
PROJECT:	22581-01
ISSUE	DATE
COASTAL DEVELOPMENT PERMIT SET	04/08/2026

SHEET TITLE AND NO.
**BUILDING
ELEVATIONS -
BUILDING A**

A3.1-1



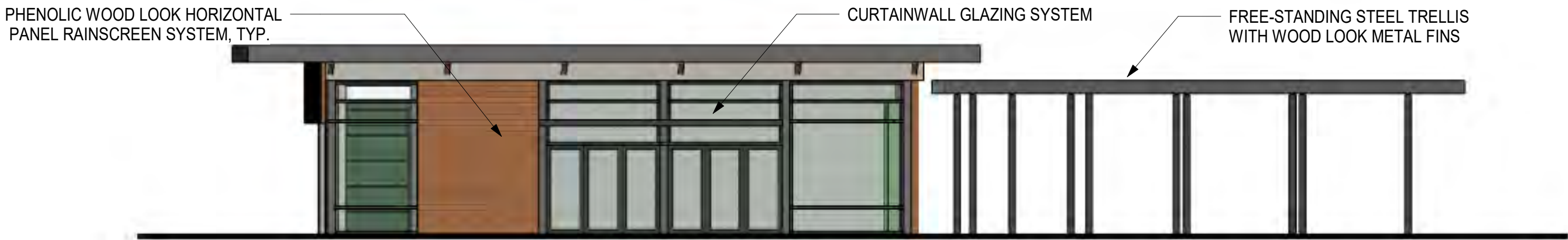
④ OVERALL ELEVATION BUILDING B SOUTHEAST
1/8" = 1'-0"



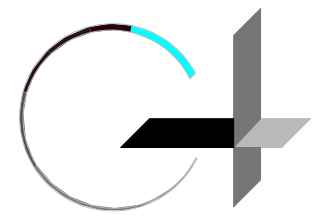
③ OVERALL ELEVATION BUILDING B NORTHWEST
1/8" = 1'-0"



② OVERALL ELEVATION BUILDING B NORTHEAST
1/8" = 1'-0"



① OVERALL ELEVATION BUILDING B SOUTHWEST
1/8" = 1'-0"



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RECREATION
CENTER**

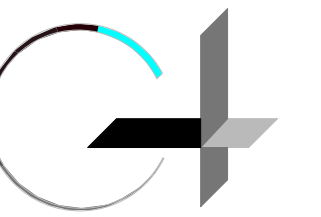
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ALHAMBRA
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CA 94018**

Project Arch.	..
CA REG.	
PROJECT:	22581-01
ISSUE	DATE
COASTAL DEVELOPMENT PERMIT SET	04/08/2026

SHEET TITLE AND NO.

**BUILDING
ELEVATIONS -
BUILDING B**

A3.1-2



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RECREATION
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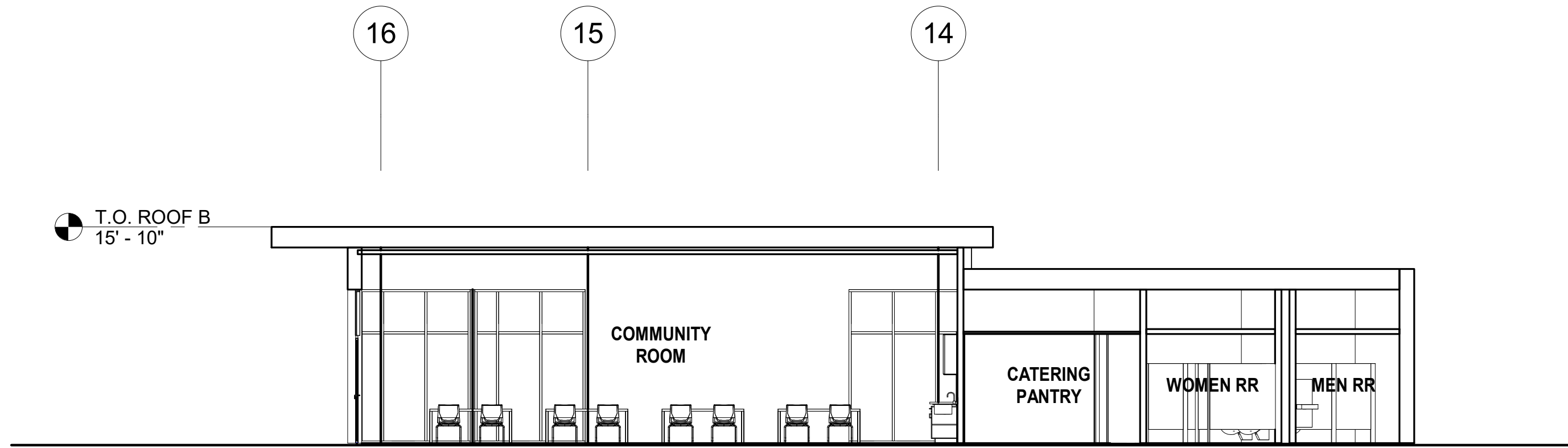
**480 AVENUE
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CA REG.
PROJECT: 22581-01
ISSUE DATE
COASTAL DEVELOPMENT 04/08/2026
PERMIT SET

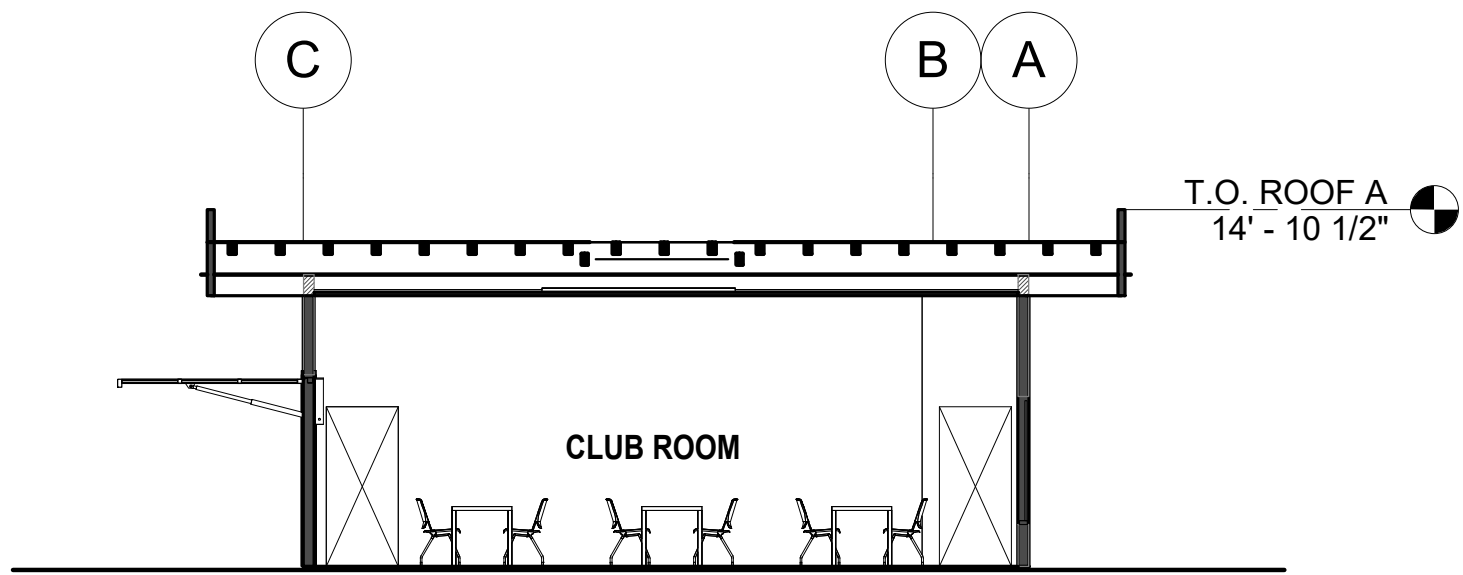
SHEET TITLE AND NO.

**BUILDING
SECTIONS**

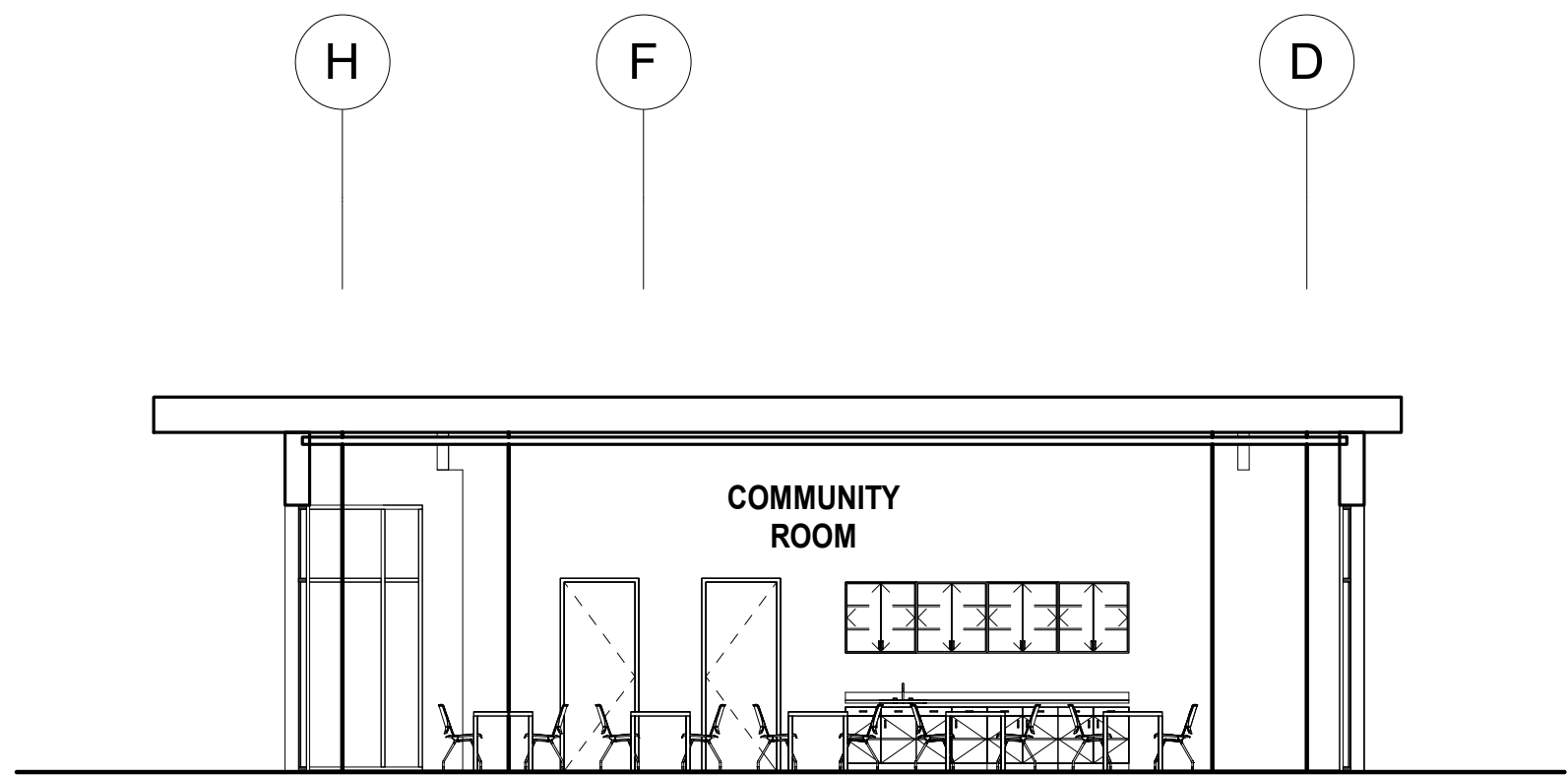
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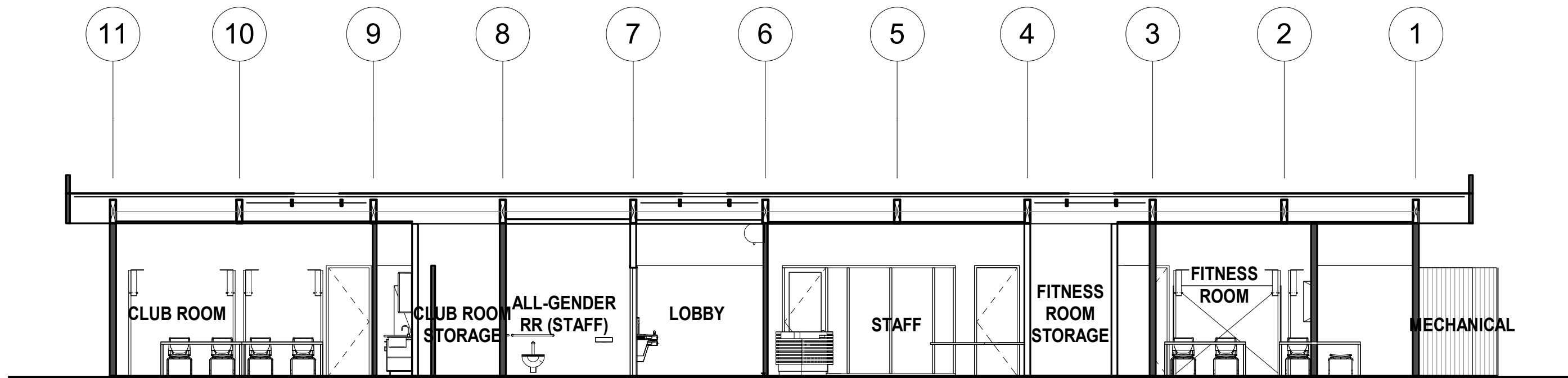
④ NE-SW SECTION THROUGH BUILDING B
1/8" = 1'-0"



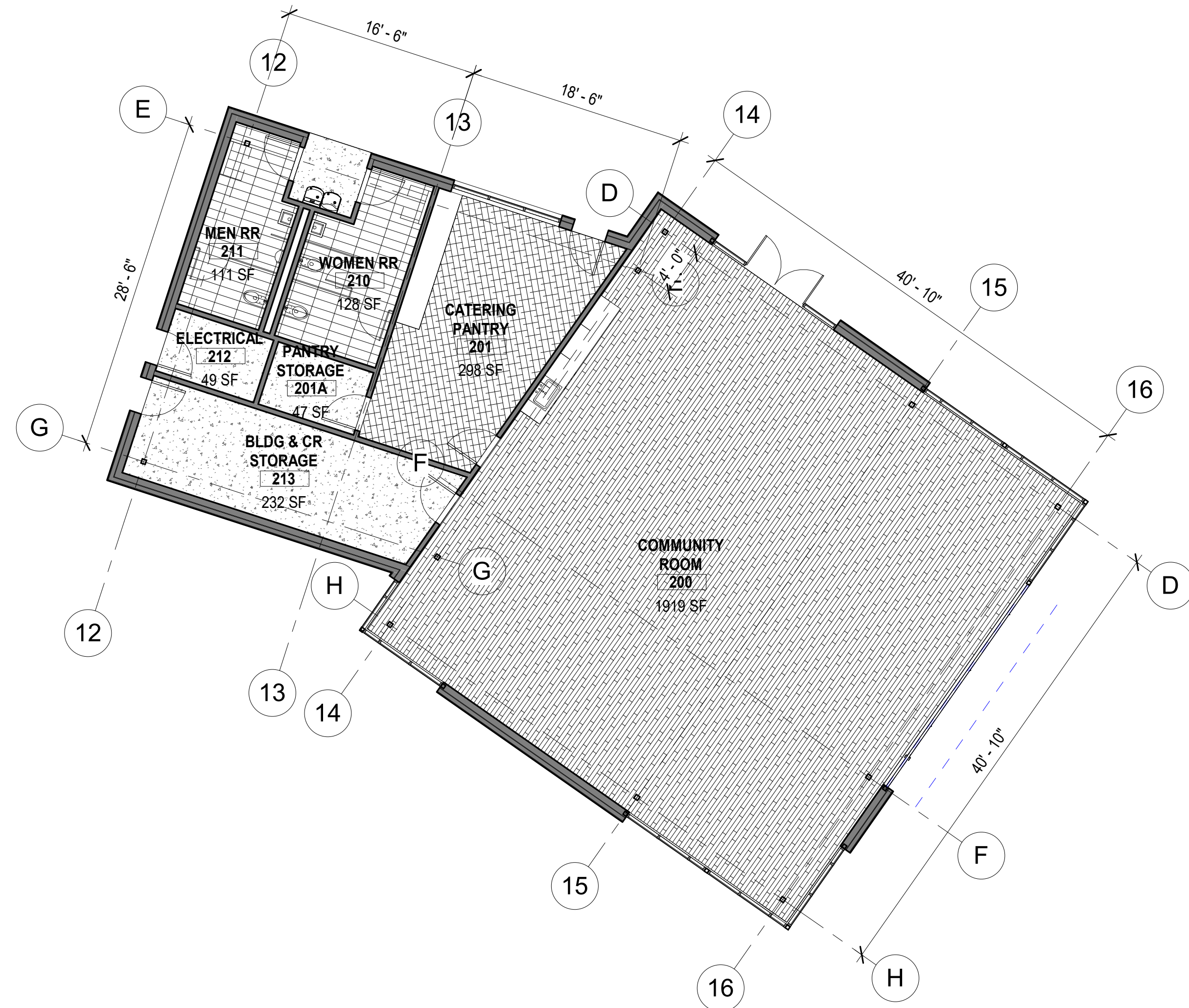
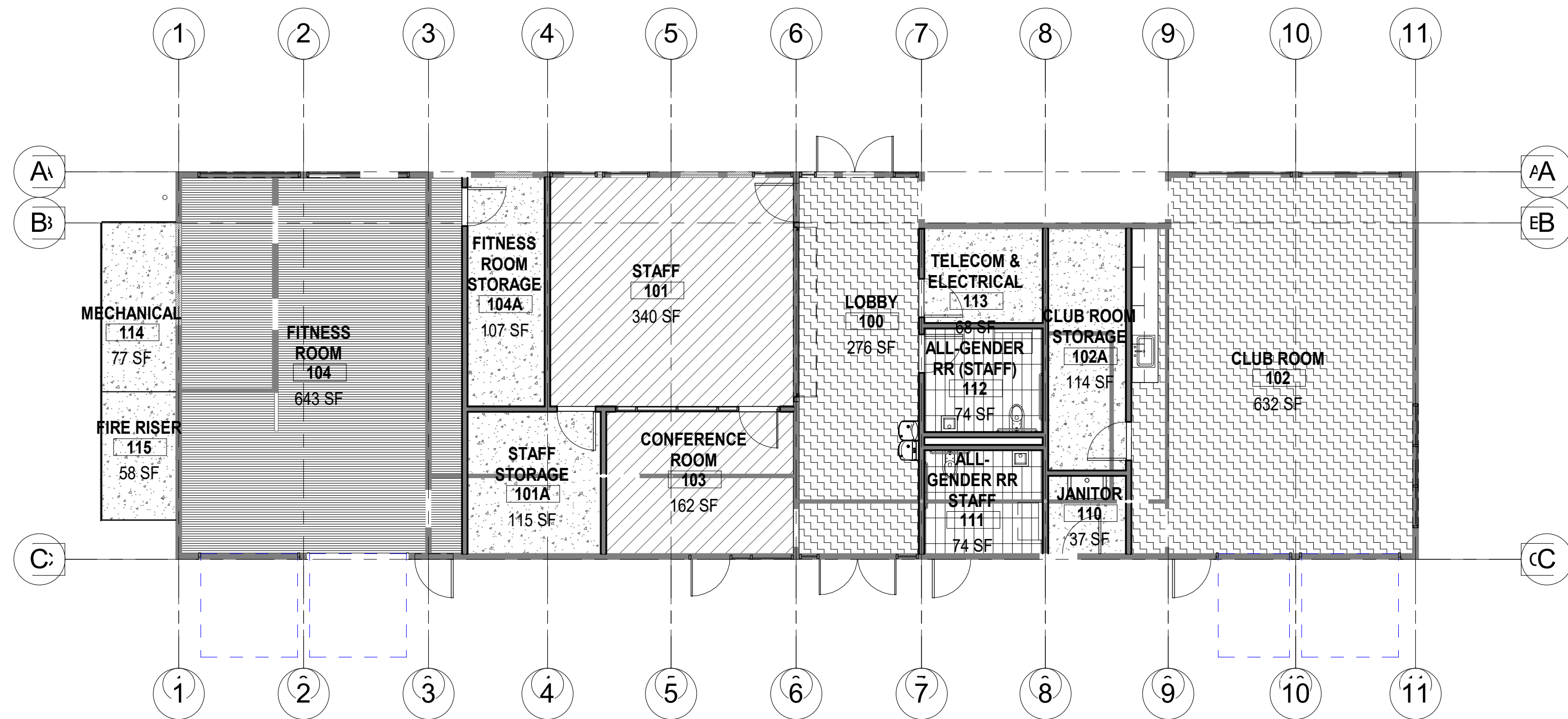
② E-W SECTION THROUGH BUILDING A
1/8" = 1'-0"



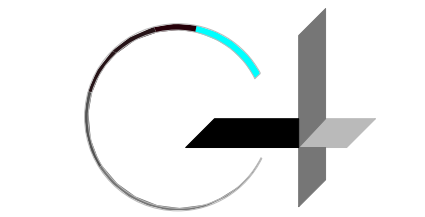
③ SE-NW SECTION THROUGH BUILDING B
1/8" = 1'-0"



① N-S SECTION THROUGH BUILDING A
1/8" = 1'-0"



1 NP- FINISH FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"



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CA REG.
PROJECT: 22581-01
ISSUE DATE
COASTAL DEVELOPMENT 04/08/2026
PERMIT SET

SHEET TITLE AND NO.
FINISH SCHEDULE
& FLOOR PLAN

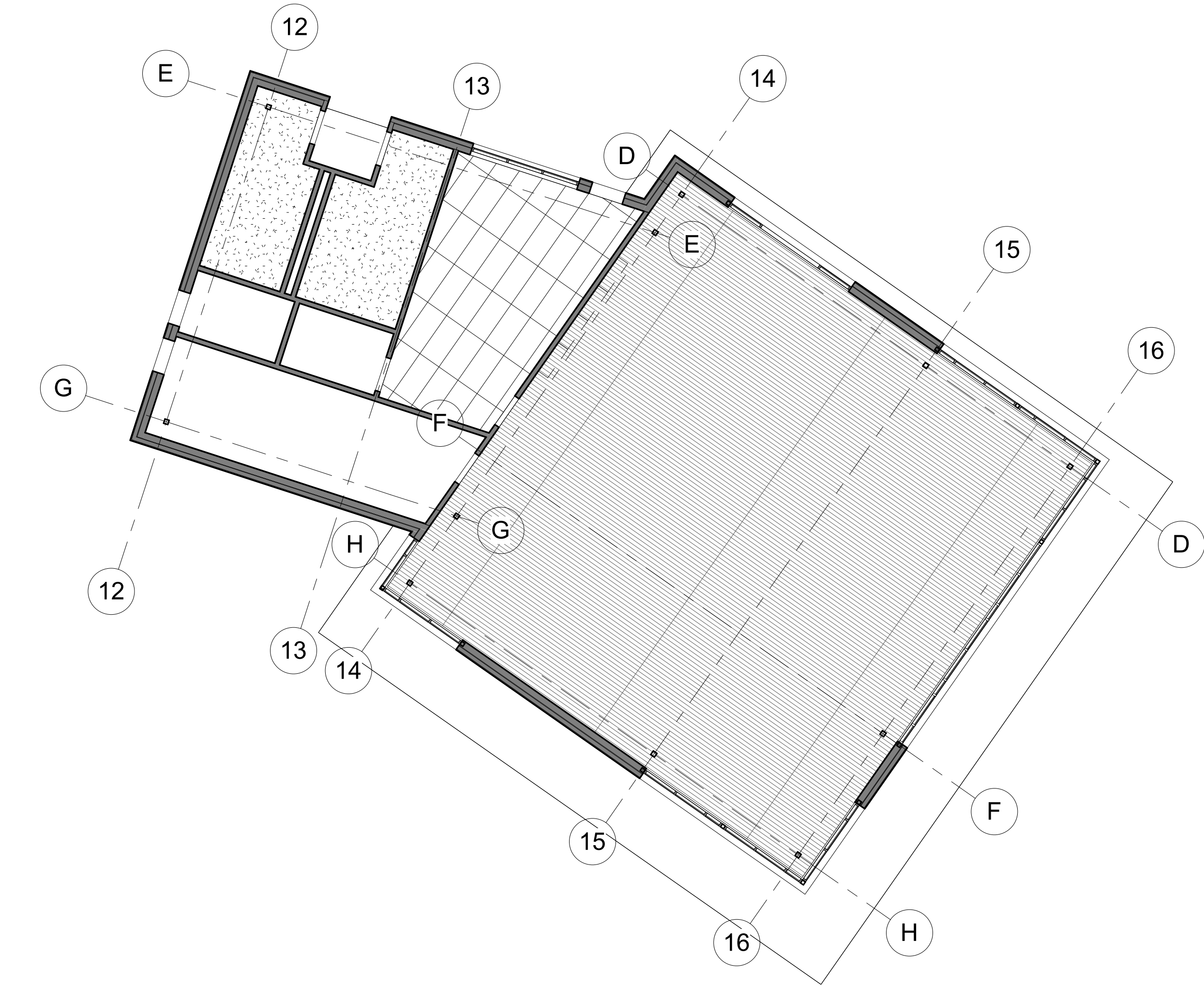
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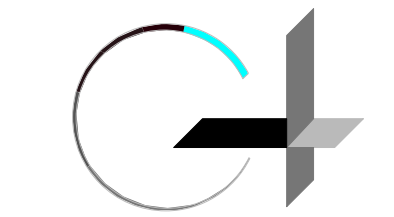
REFLECTED CEILING PLAN LEGEND

- G-1: GYPSUM BOARD CEILING PTD.
- ACT-2: 2'X4' ACOUSTIC CEILING TILE
- W-1: WOOD CEILING
- OPEN TO STRUCTURE ABOVE

KEYNOTE
NO. KEYNOTE TEXT



1 RCP01-REFLECTED CEILING PLAN- FIRST FLOOR
1/8" = 1'-0"



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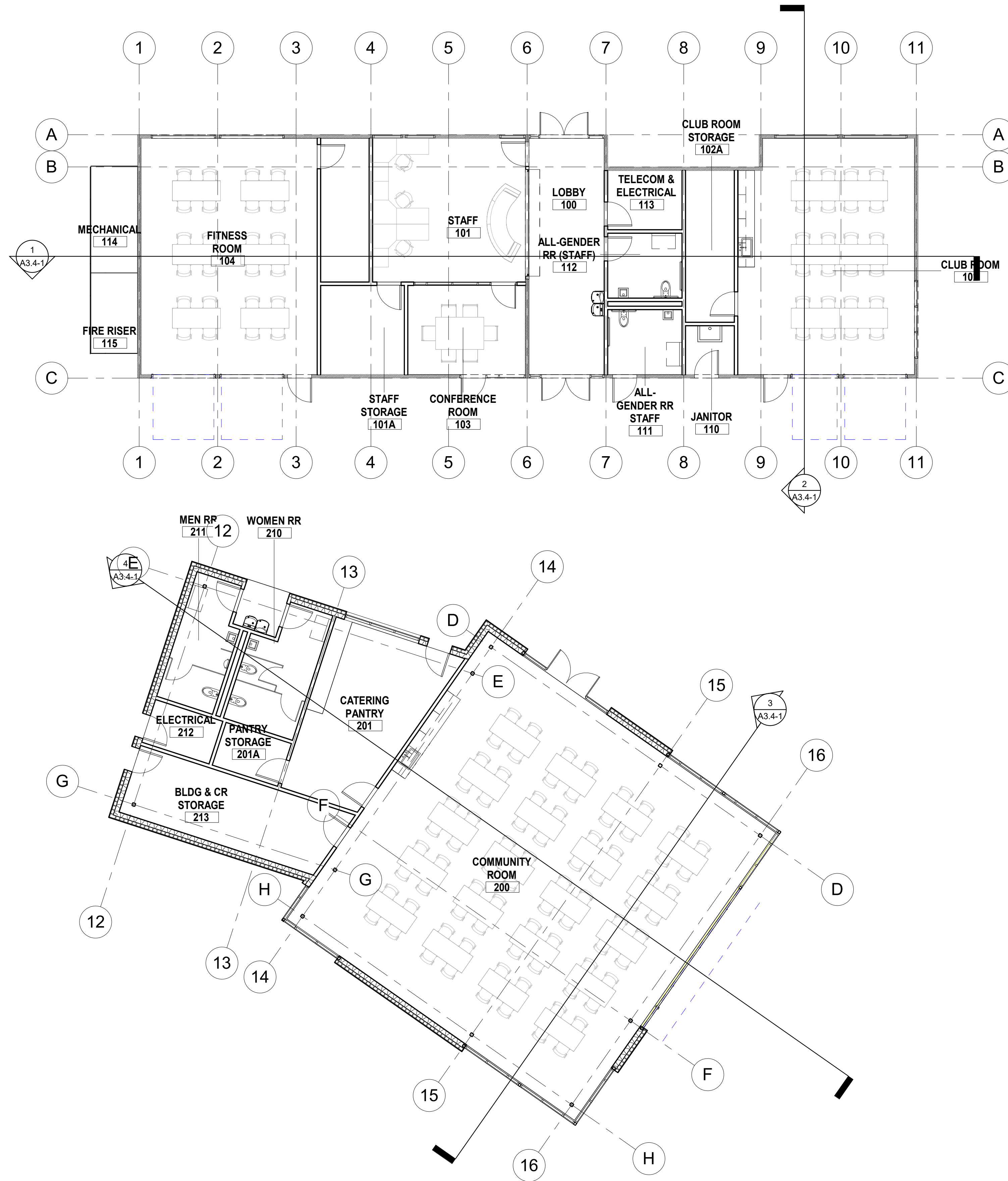
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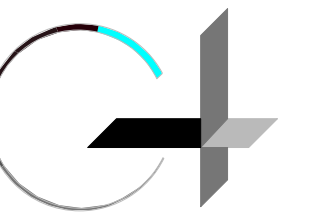
Project Arch. ...
CA REG.
PROJECT: 22581-01
ISSUE DATE
COASTAL DEVELOPMENT 04/08/2026
PERMIT SET

SHEET TITLE AND NO.
REFLECTED
CEILING PLAN-
FIRST FLOOR

A6.0-1



1 FP01- FIRST FLOOR FURNITURE PLAN
1/8" = 1'-0"



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COASTAL DEVELOPMENT 04/08/2026
PERMIT SET

SHEET TITLE AND NO.
FURNITURE PLAN-
FIRST FLOOR
(N.I.C., FOR
REFERENCE ONLY)

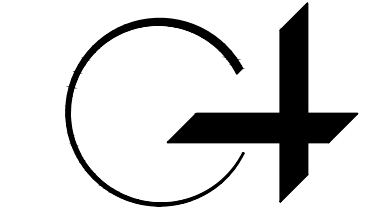
A10.1-1

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LAST SAVED ON: 3/05/26 at 12:03pm, PLOTTED ON: 3/05/26 at 12:04pm



GENERAL NOTES

A. CALCULATION POINT VALUES INDICATED ARE IN FOOTCANDLES (FC), UON.



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atium
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tel: 913.961.1658
email: info@atiumeng.com

Project Arch. ...
CA REG.
PROJECT: 22581-01
ISSUE DATE
COASTAL DEVELOPMENT 04/08/2026
PERMIT SUBMITTAL

SHEET TITLE AND NO.
SITE LIGHTING
PARKING AND
GENERAL

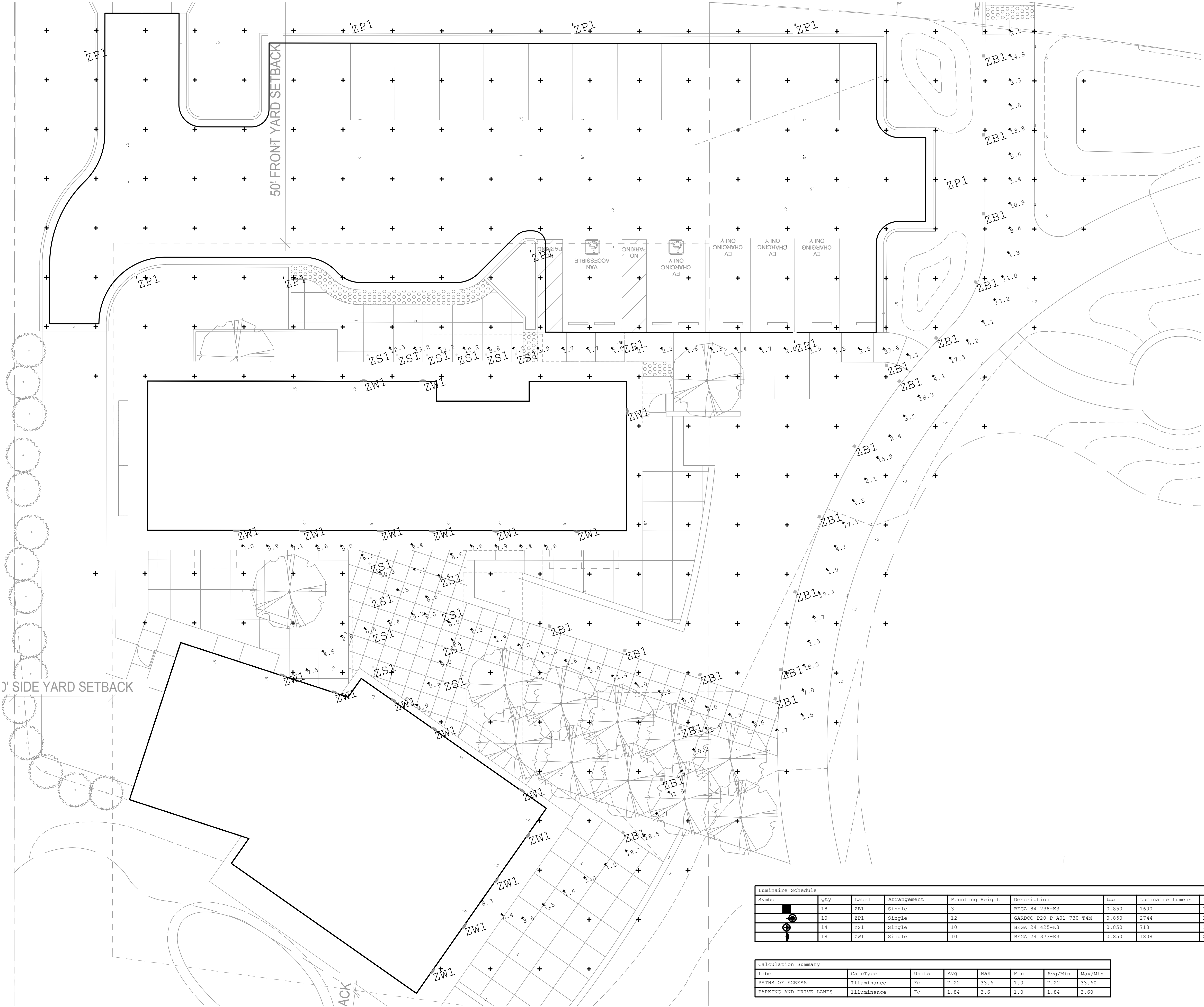
E1

1 SITE PLAN - PARKING AND GENERAL SITE LIGHTING
1" = 10'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Mounting Height	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Data Source Filename
	18	ZB1	Single	3	BEGA 84 238-K3	0.850	1600	15	270	84238K3_BEGA_IES.ies
	10	ZP1	Single	12	GARDCO P20-P-A01-730-T4M	0.850	2744	14.8	148	P20-P-A01-730-T4M.ies
	14	ZS1	Single	10	BEGA 24 425-K3	0.850	718	12	168	24425K3_BEGA_IES.ies
	18	ZW1	Single	10	BEGA 24 373-K3	0.850	1808	21	378	24373_BEGA_IES.ies

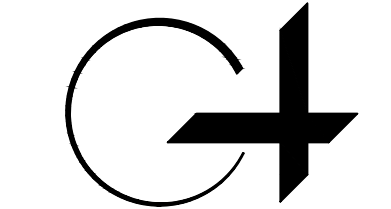
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATHS OF EGRESS	Illuminance	Fc	7.22	33.6	1.0	7.22	33.60
PARKING AND DRIVE LANES	Illuminance	Fc	1.84	3.6	1.0	1.84	3.60

FILE LOCATION: G:\Shared drives\01_PROJECTS\Group4_022202.43 - Granada Community Center\05_Drawings\01_DWG\2202.43 - E100 - Exterior Lighting Site Plan SD.dwg
LAST SAVED ON: 3/05/26 at 12:03pm. PLOTTED ON: 3/05/26 at 12:04pm



GENERAL NOTES

A. CALCULATION POINT VALUES INDICATED ARE IN FOOTCANDLES (FC), UON.



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PROJECT: 22581-01

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SHEET TITLE AND NO.
SITE LIGHTING
EGRESS AND
EMERGENCY

E2

CAUTION:

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

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN, SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY/TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION BY ROMIG ENGINEERS. DATED OCTOBER 27, 2022.

DEMOLITION NOTES:

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

STORM DRAIN MAINTENANCE NOTES:

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

1. THE CLEARING OF DEBRIS FROM THE BIORETENTION AREA, SEDIMENTATION INLET AND STORM DRAIN LINES.
2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
3. RETAINING WALL SUBDRAINS SHOULD BE INSPECTED VIA CLEANOUTS ONCE EVERY 5 YEARS AND SNAKED AS NEEDED TO CLEAR DEBRIS.
4. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE-FINISHING OF VEGETATED SWALES & SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
5. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NEEDED.
6. FINALLY, DRAINAGE SWALES AND CONCRETE VALLEY GUTTERS SHOULD BE CONTINUOUSLY MONITORED AND CLEARED OF LEAVES AND DIRT DEBRIS.

FINAL APPROVAL NOTES:

1. STORMWATER FACILITY O&M AGREEMENT PREPARED BY PROJECT CIVIL ENGINEER TO BE RECORDED WITH THE COUNTY.
2. CONTRACTOR TO SCHEDULE AN INSPECTION WITH THE MOSQUITO ABATEMENT DISTRICT TO INSPECT THE STORMWATER/DRAINAGE FACILITY.
3. CONTRACTOR TO PROVIDE THE BIOSOIL SPECIFICATION FOR THE MATERIALS USED IN THE BIORETENTION AREA TO COUNTY DRAINAGE STAFF AND PROJECT CIVIL ENGINEER FOR REVIEW AND APPROVAL.
4. CONTRACTOR TO SCHEDULE A FINAL CIVIL AND DRAINAGE INSPECTION WITH THE COUNTY'S DRAINAGE STAFF.
5. CONTRACTOR TO REQUEST A FINAL APPROVAL LETTER FROM THE PROJECT CIVIL ENGINEER WHEN THE PERMIT IS READY TO FINAL.

RECORD DRAWINGS:

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

TREE/PLANT PROTECTION NOTES:

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

HORIZONTAL CONTROL NOTES:

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

PAVEMENT SECTION:

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

SITE MAINTENANCE:

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

DUST CONTROL:

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

NPDES REQUIREMENTS:

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

EROSION AND SEDIMENTATION

CONTROL NOTES:

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

SITE FENCE NOTES:

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

FIRE PROTECTION NOTES:

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

GENERAL UTILITY SYSTEM NOTES:

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

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

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

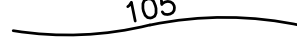
11. HORIZONTAL SEPARATION REQUIREMENTS:

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

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

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

LEGEND	
PROPOSED	EXISTING
CONTOUR LINE	 105
STORM DRAIN LINE	 SD
SANITARY SEWER LINE	 SS
SUBDRAIN LINE	 - - - - -
WATER LINE	 W
FIRE WATER LINE	 FW
GAS LINE	 G
ELECTRIC LINE	 E
CLEANOUT	 CO
STORM DRAIN INLET	
STORM AREA DRAIN	
WATER METER	 WM
FIRE HYDRANT	
WATER VALVE	 WV
BACKFLOW PREVENTOR	 [BFP]
STREET LIGHT/LUMINAIR	
STREET SIGN	
SPOT ELEVATION	 FS 78.00
FENCE	

Revised:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AB	AGGREGATE BASE	NO., #	NUMBER
ABAND	ABANDONED	NPW	NON-POTABLE WATER
AC	ASPHALT CONCRETE, ACRE	NTS	NOT TO SCALE
APPROX	APPROXIMATE	OH	OVERHEAD
ASV	AUTOMATIC SHUT-OFF VALVE	PB	PORTLAND CEMENT CONCRETE
BFP	BACKFLOW PREVENTER	PCC	PERFORATED
BLDG.	BUILDING	PG&E	PACIFIC GAS AND ELECTRIC
BM	BENCHMARK	PIV	POST INDICATOR VALVE
BOT	BOTTOM	PL	PROPERTY LINE
BW	BACK OF WALK	PM	PARCEL MAP
BOW	BOTTOM OF WALL	(P), PROP	PROPOSED
CFS	CUBIC FEET PER SECOND	P.S.E.	PUBLIC SERVICES EASEMENT
CL	CENTERLINE	PT	POINT
CL	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CSD	CITY STANDARD DETAIL	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	R, RT	RIGHT
DS	DOWNSPOUT	RG	ROUGH GRADE
DW	DOMESTIC WATER	RET	CURB RETURN
DWY	DRIVEWAY	RET.	WALL, RETAINING WALL
E	ELECTRIC, EAST	R/W, ROW	RIGHT OF WAY
EX	EXISTING	RWL	RAIN WATER LEADER
EB	ELECTRIC BOX	S	SLOPE
EG	EXISTING GRADE	SLB	STREET LIGHT BOX
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDAD	STORM DRAIN AREA DRAIN
ES&MT.	EASEMENT	SDCB	STORM DRAIN CATCH BASIN
EV	ELECTRICAL VAULT	SDCO	STORM DRAIN CLEAN OUT
(F)	FUTURE	SDOI	STORM DRAIN DROP INLET
F/C, FC	FACE OF CURB	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR ELEVATION	SDMK	SIDEWALK
FG	FINISHED GRADE	SHT.	SHEET
FI	FIRE HYDRANT	SL	STREET LIGHT
FL	FLOW LINE	SP	SIGN POST
FS	FINISHED SURFACE	SPP	SEE PLUMBING PLANS
FPS	FEET PER SECOND	SS	SANITARY SEWER
FW	FIRE WATER	SSAD	SANITARY AREA DRAIN
G	GAS	SSCO	SANITARY SEWER CLEANOUT
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
GRD	GRADE	ST	STREET
GR	GRATE	STA	STATION
GTE	GTE TELECOMMUNICATION FIBER	STD	STANDARD
H	HANDCAP RAMP	SWE	SIDEWALK EASEMENT
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	UT	TOP OF PLANTER
JT	JOINT UTILITY TRENCH	TRW	TREE WELL
LAT	LATERAL	TS	TRAFFIC SIGNAL BOX
L	LEFT	TW, TOW	TOP OF WALL
LF	LINEAR FEET	TY	TYPICAL
LIP	LIP OF GUTTER	UT	UNDERGROUND TANK
LP	LOW POINT	VLT	VAULT
MAXX.	MAXIMUM	VMT	VESTING TENTATIVE MAP
MH	MANHOLE	W	WATER, WEST
MID	MIDDLE	W/	WITH
MIN.	MINIMUM	WL	WATERLINE
MON	MONUMENT	WM	WATER METER
MON. WELL	MONITORING WELL	WV	WATER VALVE
N	NORTH		

CIVIL SHEET INDEX

C0.0	CIVIL NOTES, LEGEND, SHEET INDEX AND ABBREVIATIONS	C4.1	GRADING PLAN
C1.0	EXISTING CONDITIONS PLAN	C4.2	GRADING PLAN
C1.1	EXISTING CONDITIONS PLAN	C5.0	UTILITY PLAN
C1.2	EXISTING CONDITIONS PLAN	C5.1	UTILITY PLAN
C2.0	DEMOLITION PLAN	C5.2	UTILITY PLAN
C2.1	DEMOLITION PLAN	C6.0	STORMWATER CONTROL PLAN
C2.2	DEMOLITION PLAN	C7.0	CONSTRUCTION DETAILS
C3.0	HORIZONTAL CONTROL PLAN	C8.0	EROSION CONTROL PLAN
C3.1	HORIZONTAL CONTROL PLAN	C8.1	EROSION CONTROL DETAILS
C3.2	HORIZONTAL CONTROL PLAN	C8.2	COUNTY BEST MANAGEMENT PRACTICES
C4.0	GRADING PLAN		

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED UNDER MY DIRECTION.

BRIAN K. SCOTT
P.E. NO. 61034
BKF ENGINEERS

DATE

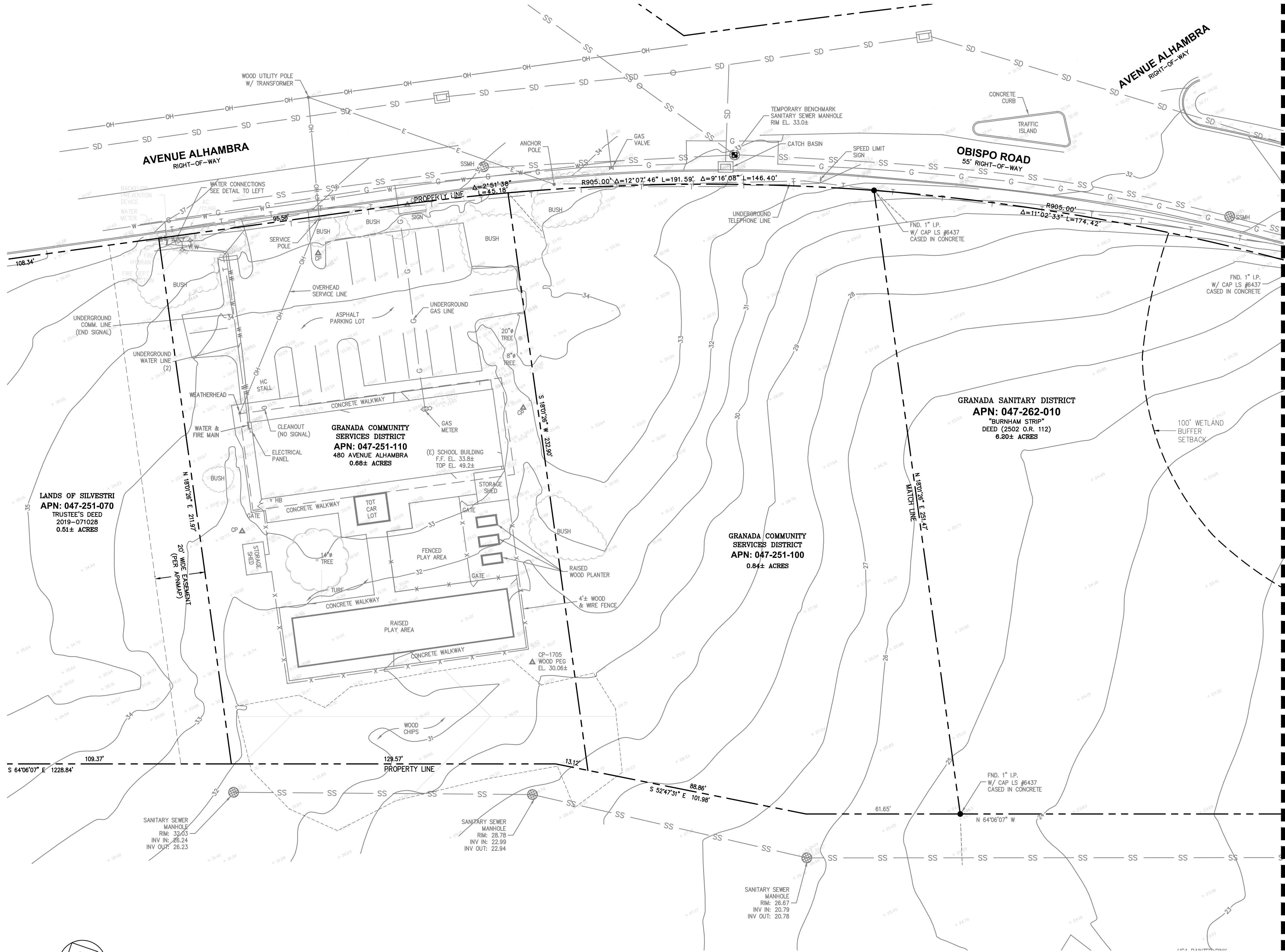
ENGINEER OF WORK

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

JONATHAN TANG
P.E. NO. 67726
BKF ENGINEERS

DATE





LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- OVERHEAD UTILITY LINE
- EXISTING FENCE LINE
- UNDERGROUND COMM. LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND SEWER LINE

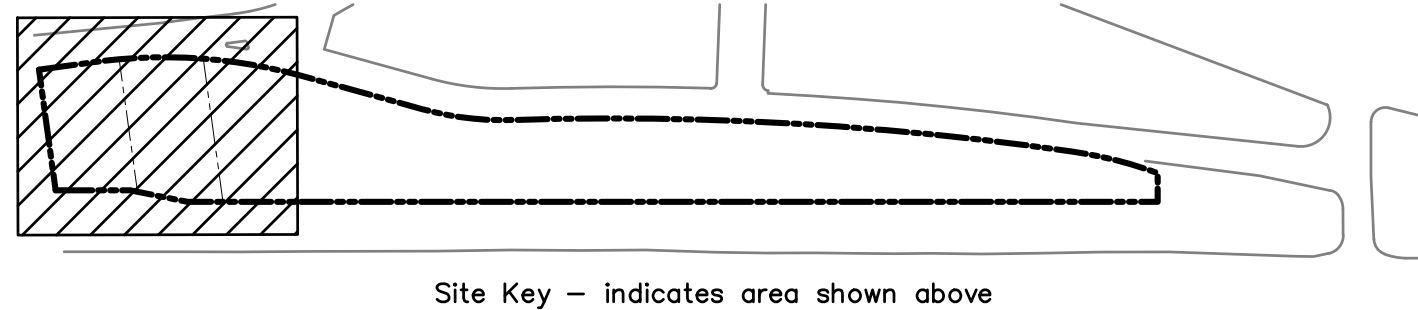
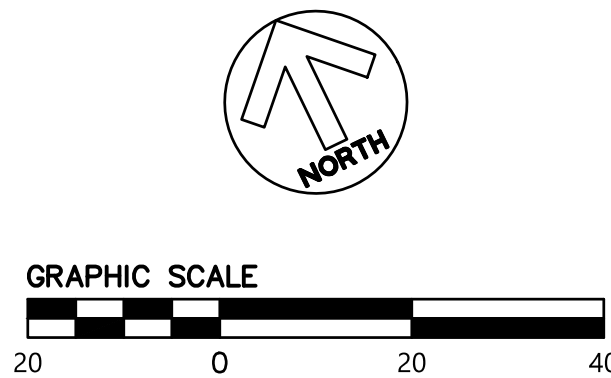
ABBREVIATIONS/SYMBOLS:

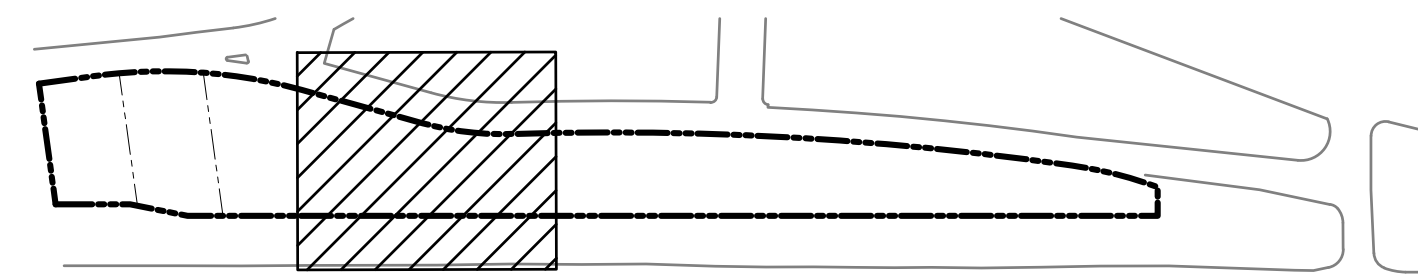
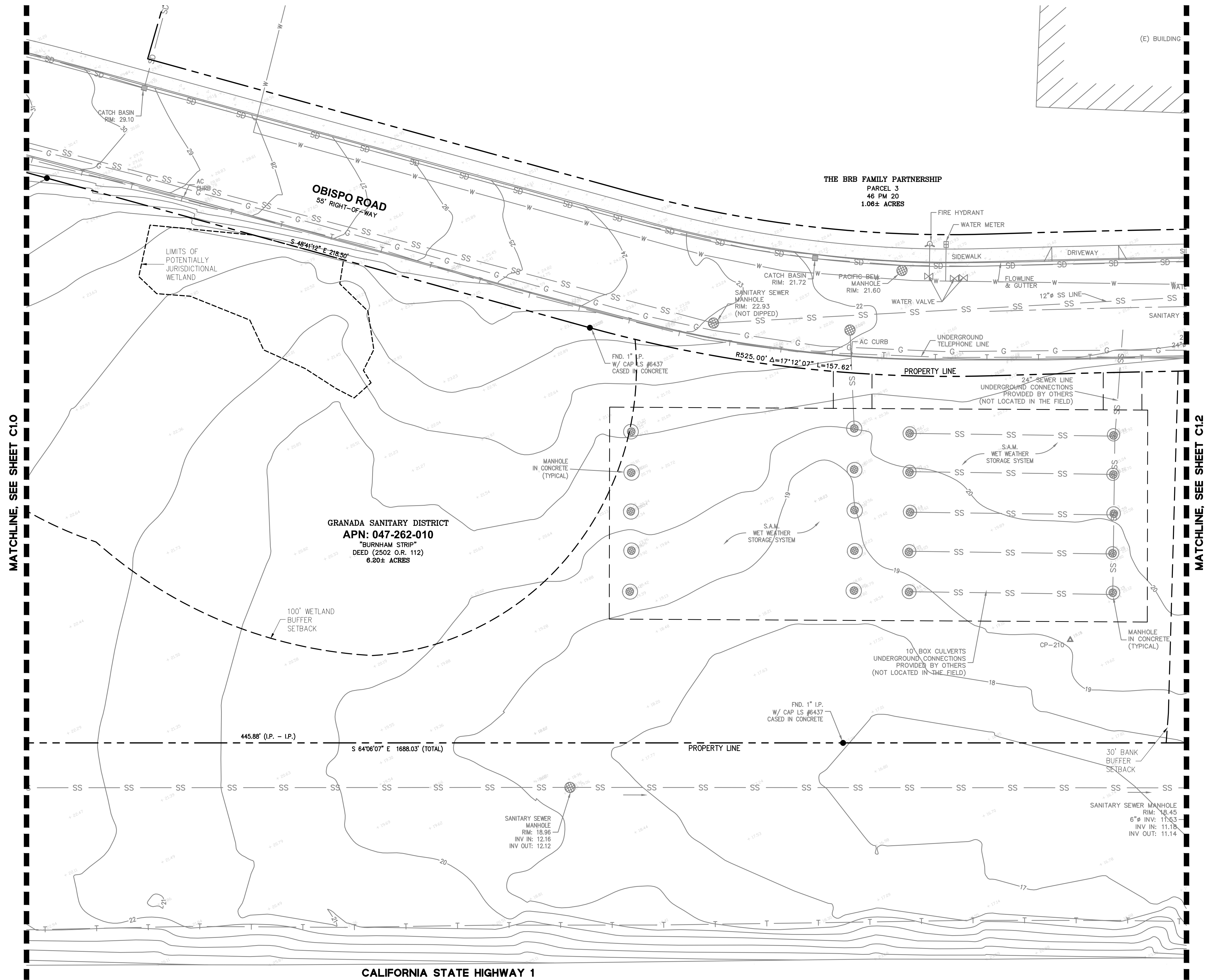
- | | | | |
|-------|--------------------------|---|----------------------------|
| AD | AREA DRAIN | ● | FOUND IRON PIPE (AS NOTED) |
| APN: | ASSESSOR'S PARCEL NUMBER | † | HOSE BIB |
| CP | CONTROL POINT | ⊗ | VALVE |
| CO. | CLEANOUT | ⊗ | MANHOLE |
| CONC. | CONCRETE | ⊗ | CATCH BASIN |
| EL. | ELEVATION | ⊗ | WATER METER |
| FND. | FOUND | ⊗ | GAS METER |
| HT. | HEIGHT | ⊗ | FIRE HYDRANT |
| ICV | IRRIGATION CONTROL VALVE | ⊗ | CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE | | |
| | SPOT ELEVATION | | |
| ▲ | SURVEY CONTROL POINT | | |
| ■ | PROJECT BENCHMARK | | |

EXISTING CONDITIONS TOPOGRAPHIC NOTES:

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY QUIET RIVER LAND SERVICES INC. DATED FEBRUARY 2 & 3, 2022.
- BENCHMARK: THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHCX90D-OPUS GPS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. TEMPORARY BENCHMARK IS LOCATED ON THE RIM OF SANITARY SEWER MANHOLE LOCATED NEAR A CATCH BASIN DRAIN INLET ON THE SOUTH SIDE OF AVENUE ALHAMBRA AS IT TRANSITIONS TO OBISPO ROAD AS SHOWN IN PLAN. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE ELEVATIONS ESTABLISHED BY QUIET RIVER LAND SERVICES INC., AS SHOWN ON THE "TOPOGRAPHIC SURVEY".

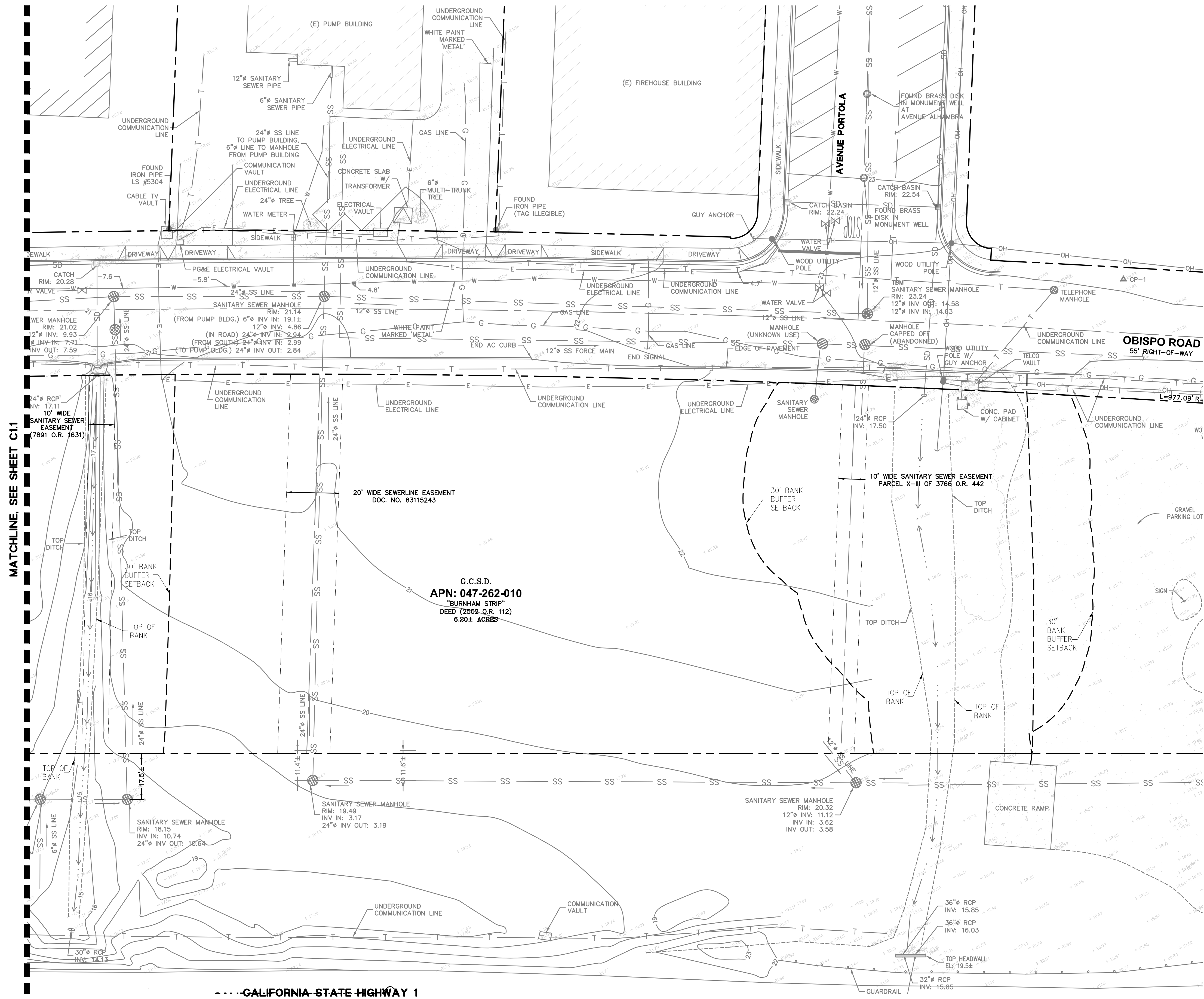
ELEVATION = 33.0 FEET (DATUM NAVD 1988)
- ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE FROM FIELD SURVEY OF PAINT MARKINGS BY OTHERS, OR FROM AVAILABLE RECORD DOCUMENTS/BLOCK MAPS PROVIDED BY OTHERS. THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING THE WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN SHALL BE DEEMED TO BE APPROXIMATE ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS.
- THE PROJECT SITE IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06041C0264E, EFFECTIVE DATE MARCH 16, 2016. THE FIRM SHOWS THAT A PORTION OF THE PROJECT SITE ALONG MILLER CREEK IS LOCATED IN ZONE AE, AREAS THAT PRESENT A 1% ANNUAL CHANCE OF FLOODING. THE REST OF THE PROJECT SITE IS LOCATED WITHIN FLOOD HAZARD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.





Site Key - indicates area shown above

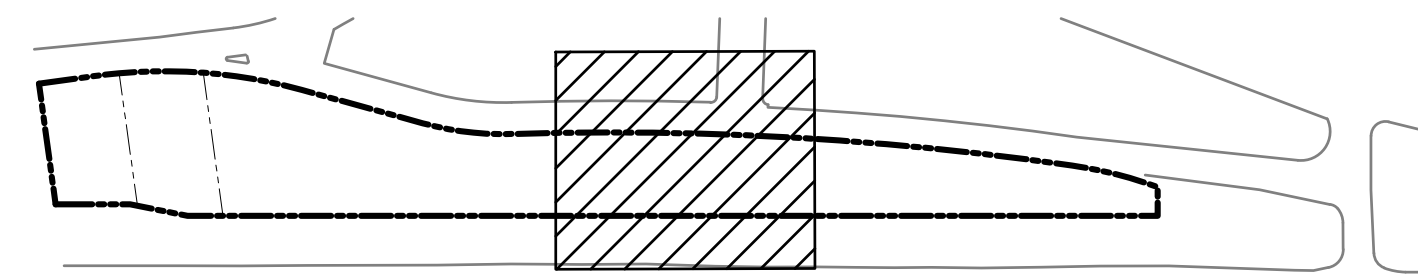




MATCHLINE, SEE SHEET C11

G.C.S.D.
APN: 047-262-010
"BURNHAM STRIP"
DEED (2502 O.R. 112)
6.20± ACRES

CALIFORNIA-STATE HIGHWAY 1



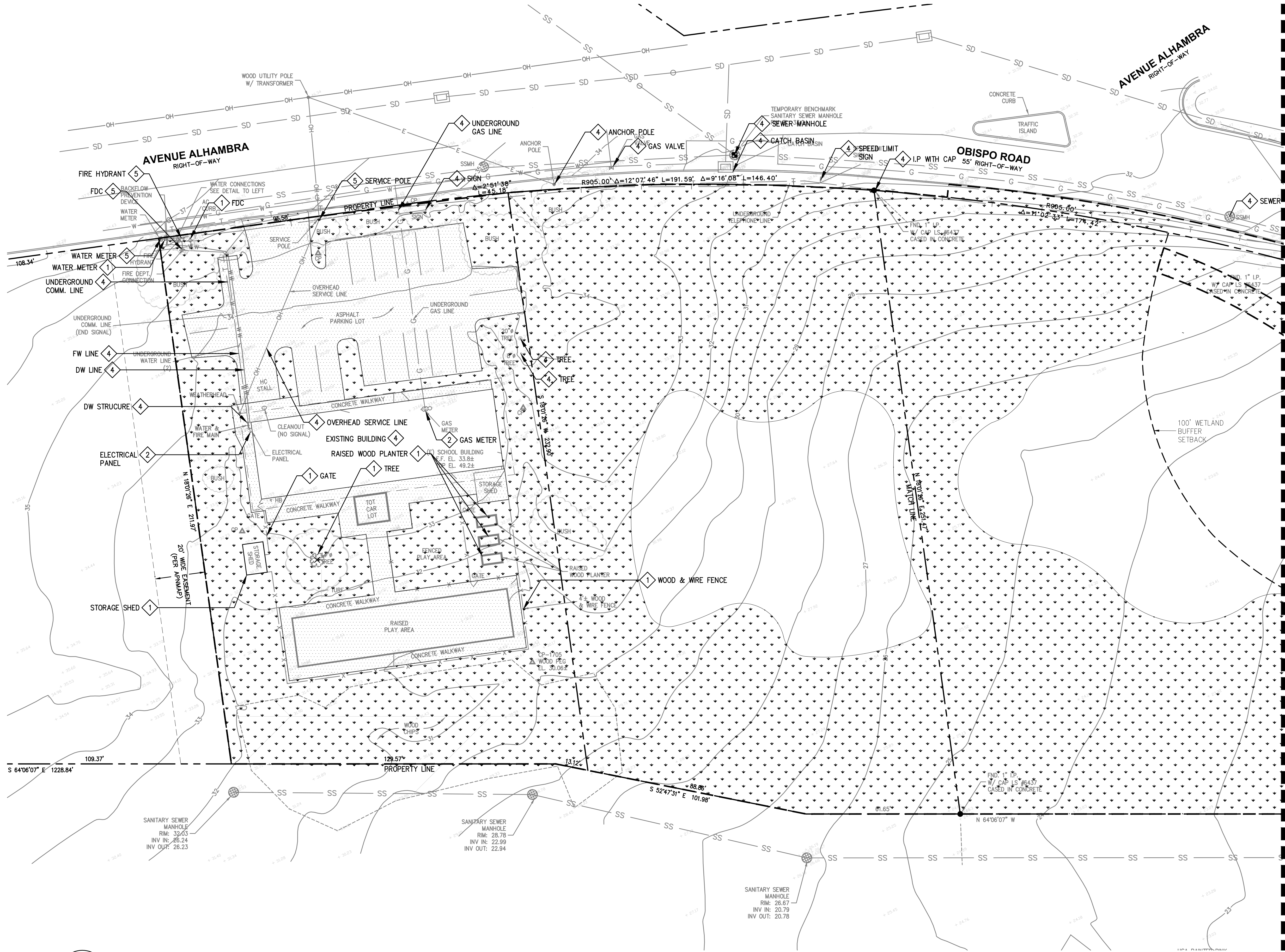
Site Key - indicates area shown above

GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

APNs: 047-251-100
047-251-110
047-262-010





DEMOLITION SYMBOLS:

- 1 EXISTING TO BE REMOVED
- 2 EXISTING TO BE RELOCATED
- 3 EXISTING TO BE REPLACED
- 4 EXISTING TO REMAIN
- 5 EXISTING TO REMAIN, ADJUST TO GRADE

DEMOLITION LEGEND:

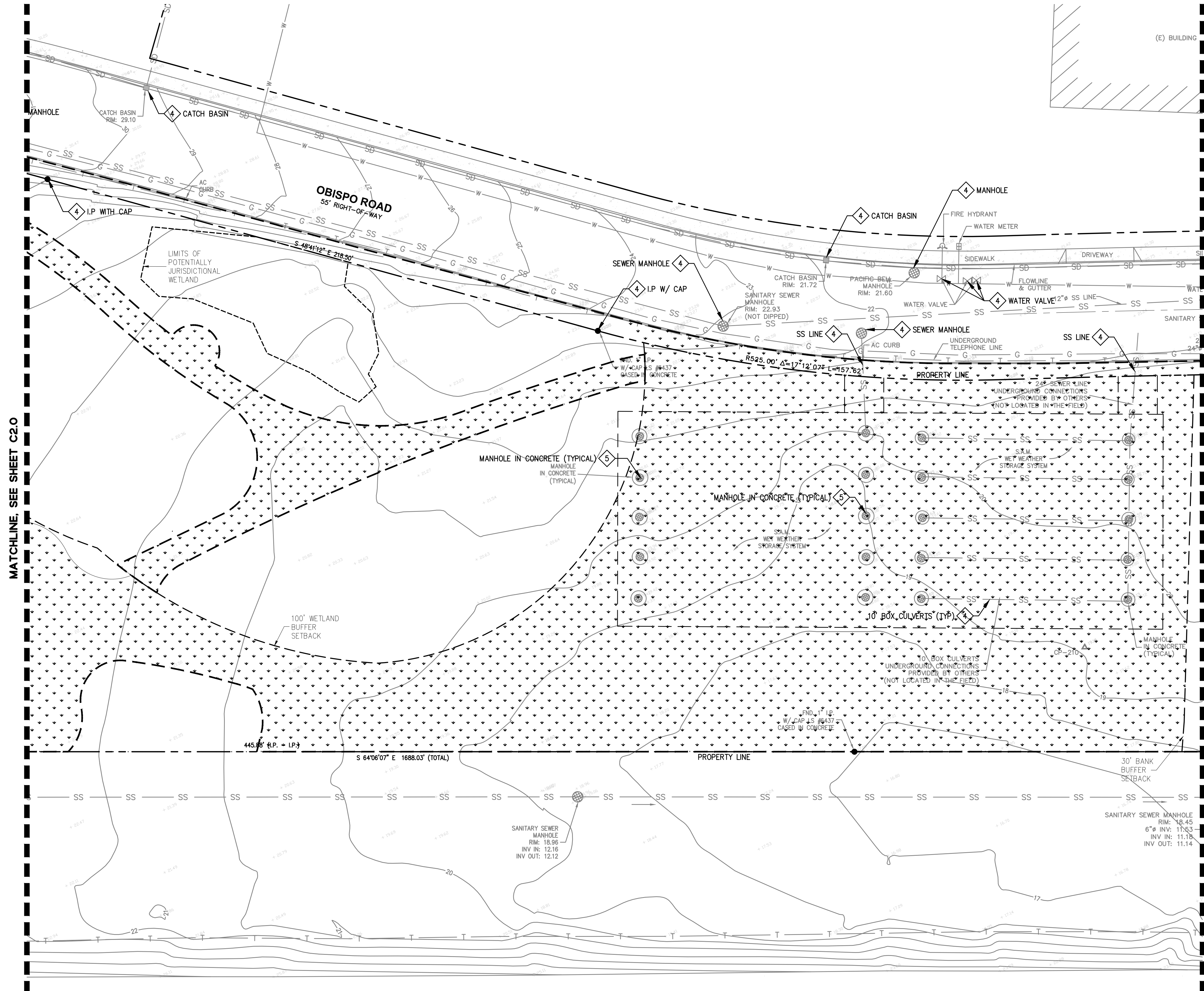
- HARDSCAPE TO BE DEMOLISHED AND REMOVED (INCLUDING AC PAVEMENT, AB, SIDEWALK, PLANTERS, MISC. CONCRETE)
- LANDSCAPE TO BE DEMOLISHED, TREES AND SHRUBS SHALL BE MULCHED (2" MAX CHIP SIZE) AND STOCKPILED FOR REUSE, TOP SOIL TO BE STRIPED AND STOCKPILED FOR REUSE
- BUILDING/STRUCTURE, SLAB AND FOUNDATION TO BE DEMOLISHED
- (E) CONCRETE TO BE REMOVED
- (E) GRAVEL TO BE REMOVED
- (E) TREE TO BE REMOVED
- EXISTING UTILITY TO BE DEMOLISHED AND REMOVED
- EXISTING CURB TO BE DEMOLISHED AND REMOVED
- LIMITS OF DEMOLITION

DEMOLITION NOTES:

- CONTRACTOR SHALL REFERENCE SIGNAGE AND STRIPING PLANS FOR DEMOLITION OF EXISTING PAVEMENT MARKING & STRIPING.
- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 OR (800) 227-2600 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR GRADING WORK.
- EXISTING SUBSURFACE UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM RECORD INFORMATION KNOWN TO THE ENGINEER. THESE PLANS ARE NOT MEANT TO BE A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS TO VERIFY ALL LOCATIONS AND ELEVATIONS OF EXISTING SUBSURFACE UTILITIES, WHETHER SHOWN ON PLANS OR NOT.
- THIS PLAN SHOWS GENERAL LIMITS OF DEMOLITION AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK NECESSARY TO INSTALL NEW UTILITIES, SITE WORK, PAVING, ETC.
- CONTRACTOR SHALL REPLACE ANY DAMAGED STRUCTURE, PAVEMENT, CURB OR SIDEWALK THAT IS SAID TO REMAIN AND IS DAMAGED DURING THE COURSE OF CONSTRUCTION.
- ALL HARDSCAPE WITHIN THE LIMITS OF DEMOLITION AS INDICATED IS TO BE DEMOLISHED, REMOVED AND/OR RECYCLED UNLESS OTHERWISE NOTED.
- AT LIMIT OF WORK LOCATIONS, SAWCUTS SHALL BE NEAT AND SQUARE. SAWCUTS IN CONCRETE SHALL BE AT EXISTING JOINTS OR SCORE MARKS.
- UNLESS OTHERWISE NOTED CONTRACTOR TO PROTECT ALL EXISTING UTILITIES SHOWN ON THE PLANS.
- ADJUST (E) UTILITY STRUCTURES WITHIN LIMITS OF DEMO TO REMAIN TO FINISH GRADE. CONTRACTOR SHALL COORDINATE WITH THE ASSOCIATED UTILITY OWNERS AND PROVIDE THE OWNER WITH TWO WEEK NOTICE PRIOR TO ADJUSTING EXISTING UTILITIES.
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- THE CONTRACTOR SHALL PROTECT ALL LANDSCAPING/FACILITIES THAT ARE NOT TO BE REMOVED.
- CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIAL.
- EXISTING IRRIGATION TO BE RELOCATED BY THE CONTRACTOR. RELOCATION OF IRRIGATION TO BE COORDINATED WITH PROPERTY OWNERS AND TENANTS.

MATCHLINE, SEE SHEET C2.1





DEMOLITION SYMBOLS:

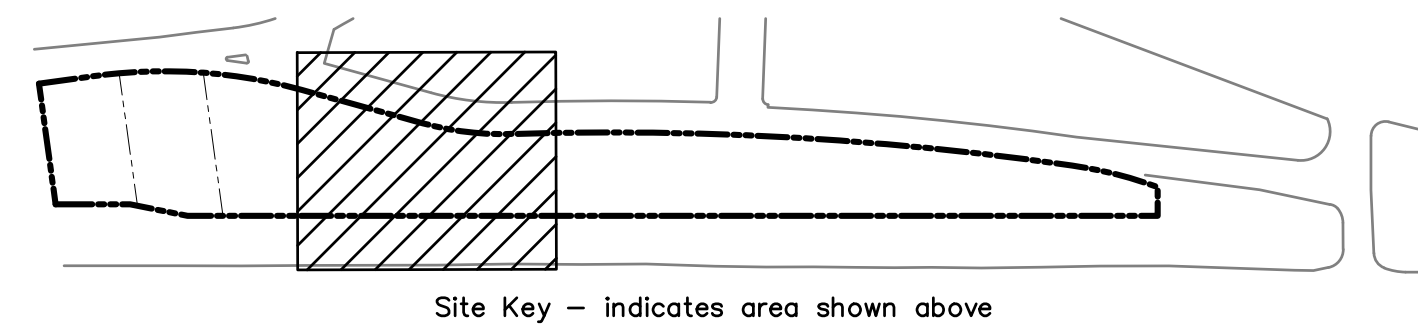
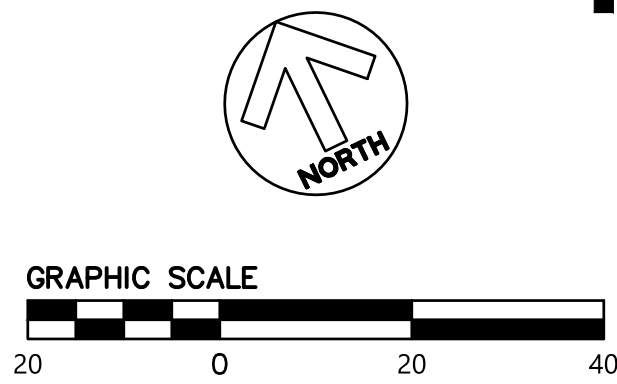
- 1 EXISTING TO BE REMOVED
- 2 EXISTING TO BE RELOCATED
- 3 EXISTING TO BE REPLACED
- 4 EXISTING TO REMAIN
- 5 EXISTING TO REMAIN, ADJUST TO GRADE

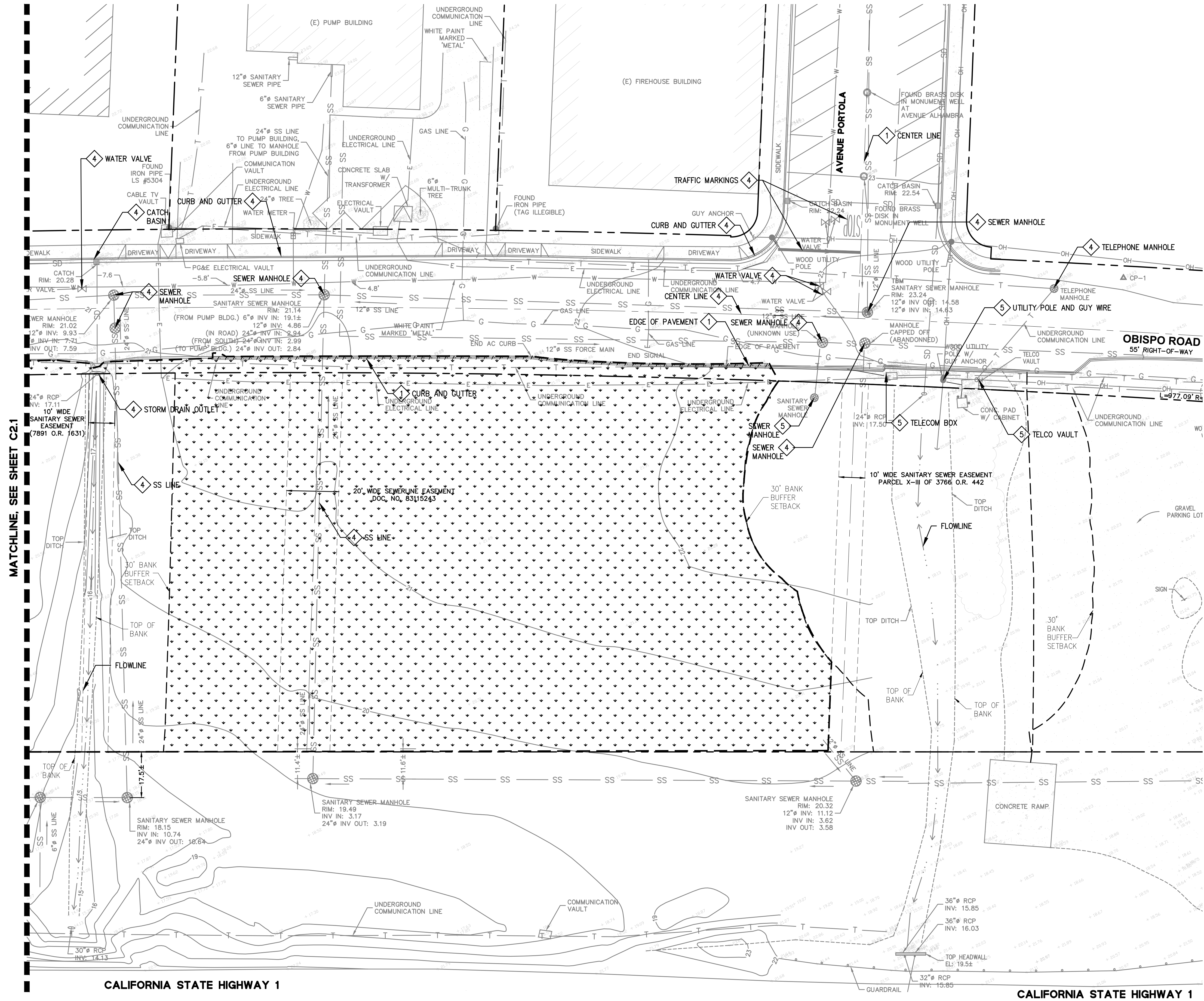
DEMOLITION LEGEND:

- HARDSCAPE TO BE DEMOLISHED AND REMOVED (INCLUDING AC PAVEMENT, AB, SIDEWALK, PLANTERS, MISC. CONCRETE)
- LANDSCAPE TO BE DEMOLISHED, TREES AND SHRUBS SHALL BE MULCHED (2" MAX CHIP SIZE) AND STOCKPILED FOR REUSE, TOP SOIL TO BE STRIPED AND STOCKPILED FOR REUSE
- BUILDING/STRUCTURE, SLAB AND FOUNDATION TO BE DEMOLISHED
- (E) CONCRETE TO BE REMOVED
- (E) GRAVEL TO BE REMOVED
- (E) TREE TO BE REMOVED
- EXISTING UTILITY TO BE DEMOLISHED AND REMOVED
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- LIMITS OF DEMOLITION

DEMOLITION NOTES:

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DEMOLITION SYMBOLS:

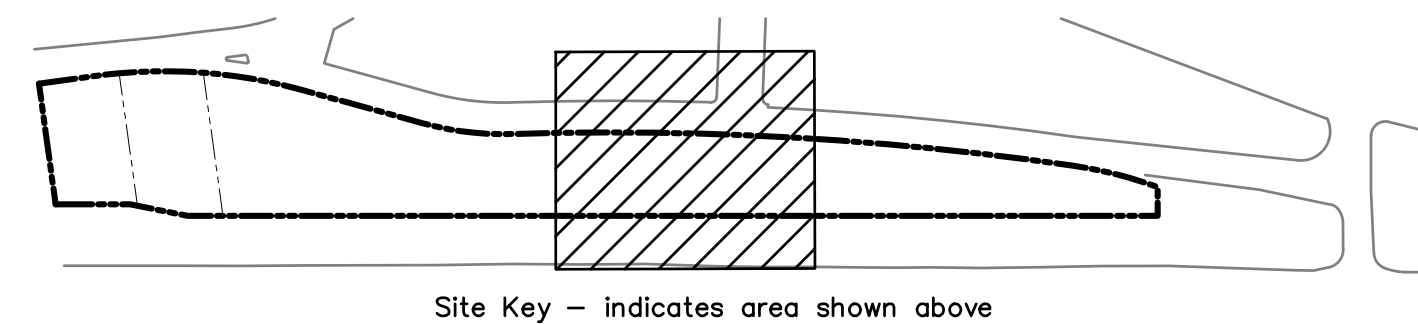
- 1 EXISTING TO BE REMOVED
- 2 EXISTING TO BE RELOCATED
- 3 EXISTING TO BE REPLACED
- 4 EXISTING TO REMAIN
- 5 EXISTING TO REMAIN, ADJUST TO GRADE

DEMOLITION LEGEND:

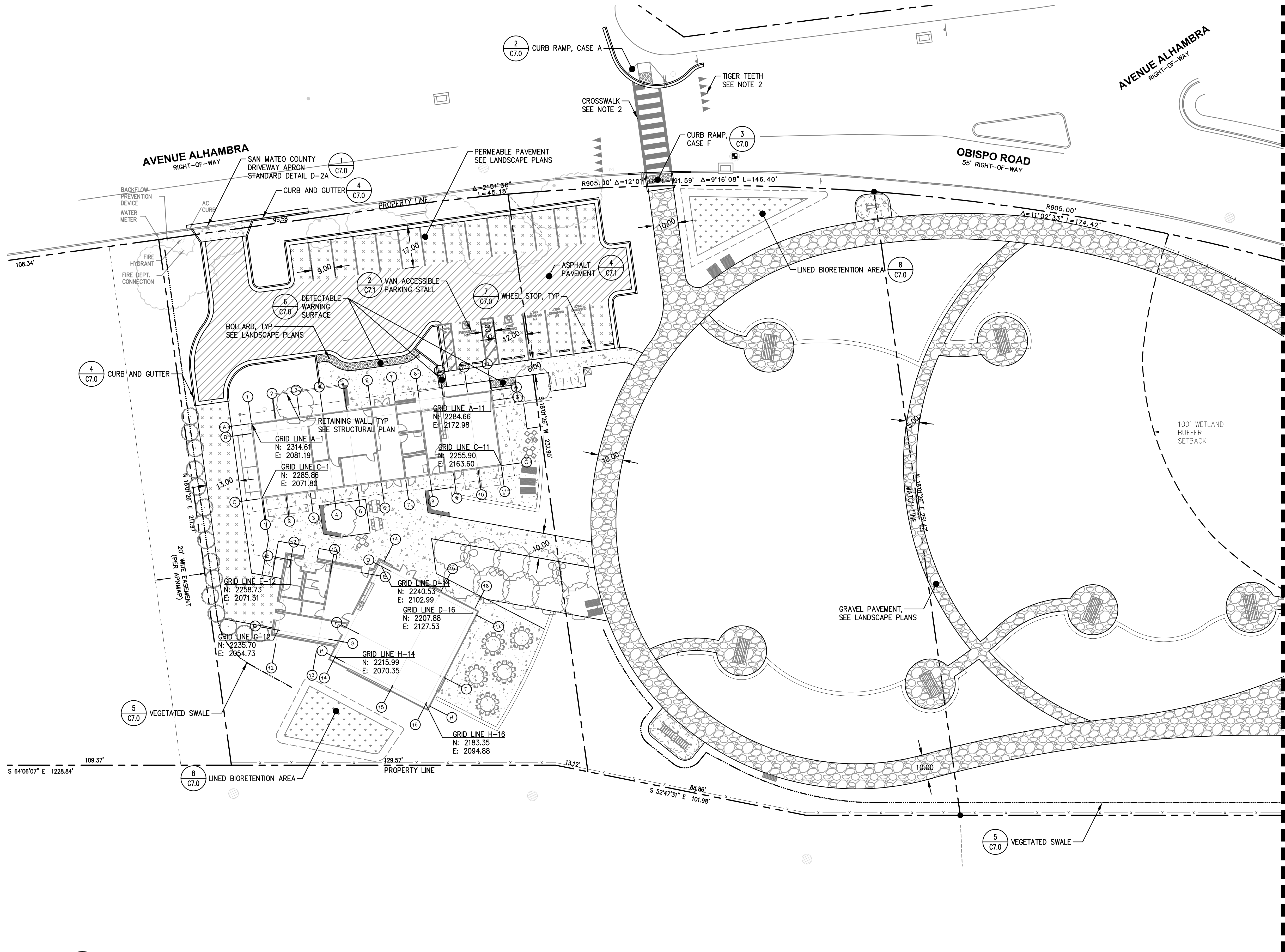
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GRANADA COMMUNITY PARK & RECREATION CENTER



NOTES:

1. SEE LANDSCAPE PLANS FOR LAYOUT AND CONTROL ELEMENTS NOT DESCRIBED ON THIS SHEET.

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- PERMEABLE PAVEMENT
- GRAVEL PAVEMENT
- CONCRETE
- BIORETENTION AREA
- MULCH

PAVEMENT NOTES:

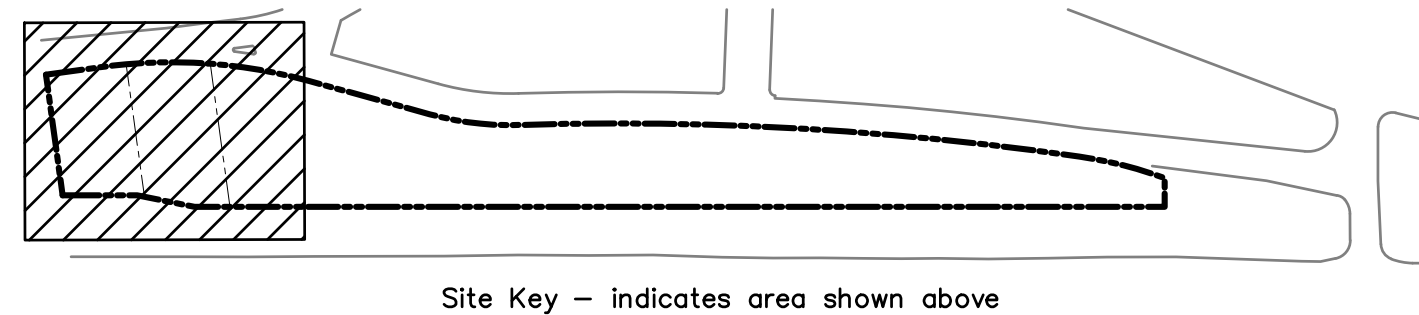
1. SEE LANDSCAPE PLANS FOR MATERIALS AND LAYOUT OF TRAIL SURFACES.

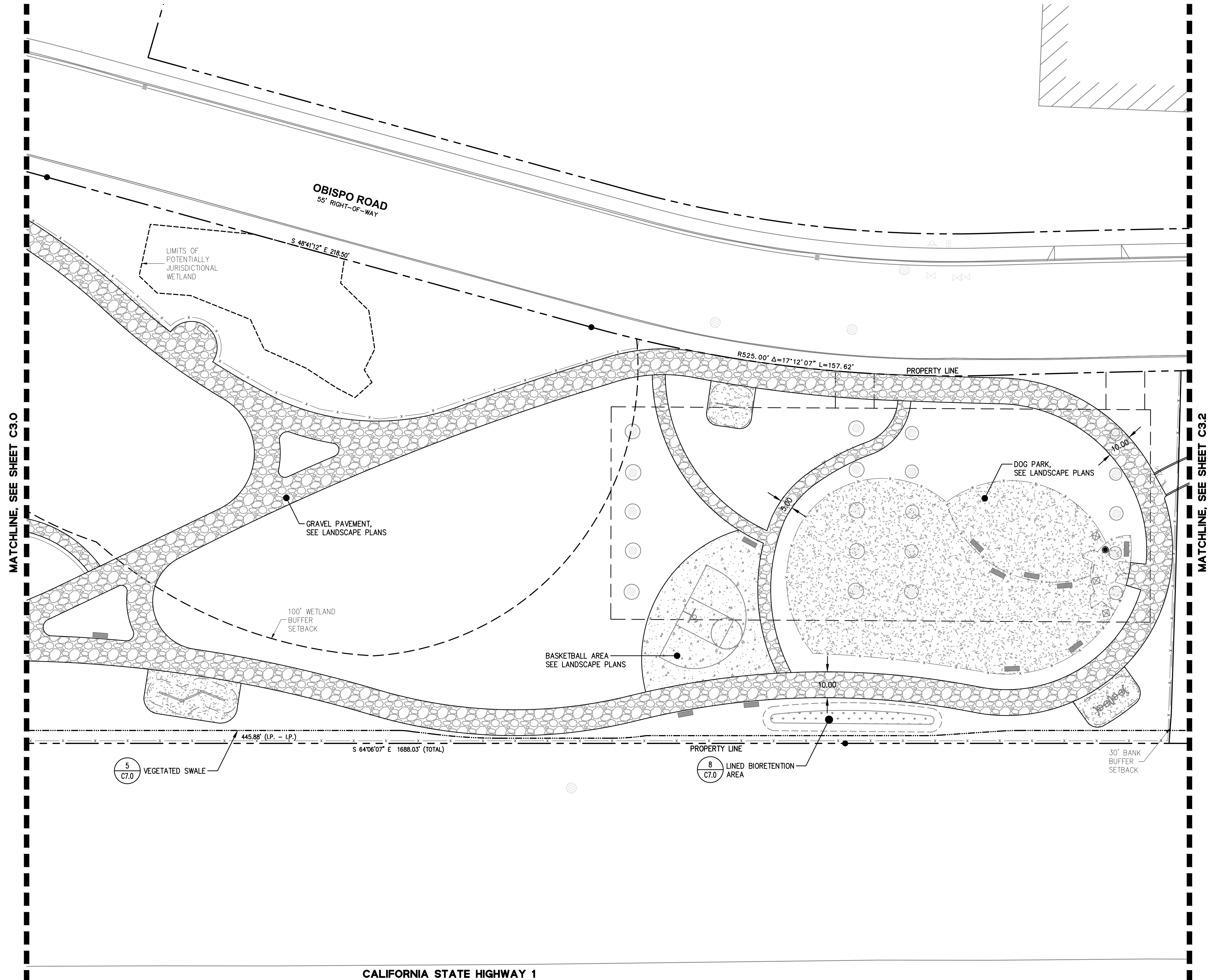
SIGNING AND STRIPING NOTES:

1. ALL SIGNING AND STRIPING TO BE PER CALTRANS STANDARDS UNLESS NOTED TO BE PER CITY STANDARDS OR MUTCD STANDARDS.
2. WHERE THE FOLLOWING SYMBOLS OCCUR ON THE DRAWINGS PROVIDE THE SPECIFIED SIGNING AND/OR STRIPING:

PROVIDE THERMOPLASTIC YIELD LINE MARKINGS PER 2014 MUTCD STANDARD SECTION 3B.16.

LADDER CROSSWALK PER CALTRANS STANDARD A24F AND COMPLIANT WITH 2014 MUTCD STANDARDS AND SPACING. STRIPING SHALL BE 2' WIDE AND 8' LONG THERMOPLASTIC WHITE STRIPES ALIGNED WITH CORRESPONDING CURB RAMPS. SPACE STRIPES 4' ON CENTER.





NOTES:

1. SEE LANDSCAPE PLANS FOR LAYOUT AND CONTROL ELEMENTS NOT DESCRIBED ON THIS SHEET.

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- PERMEABLE PAVEMENT
- GRAVEL PAVEMENT
- CONCRETE
- BIORETENTION AREA
- MULCH

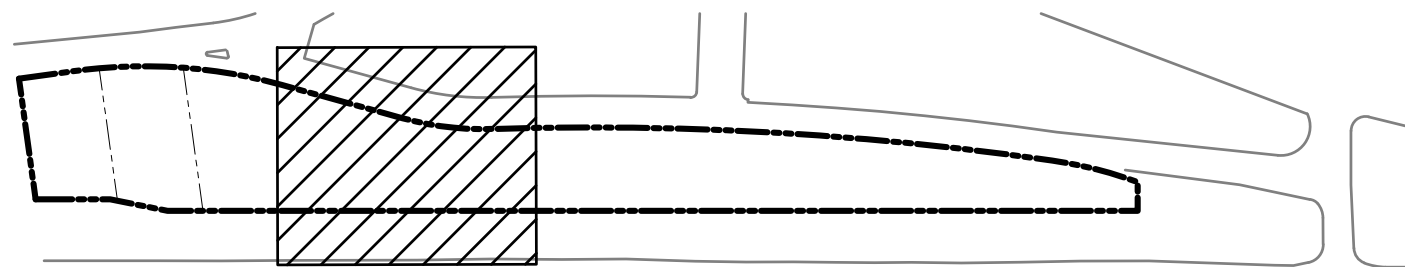
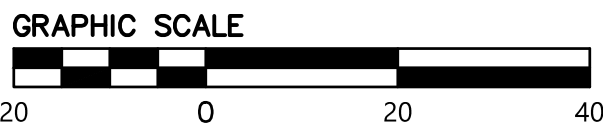
PAVEMENT NOTES:

1. SEE LANDSCAPE PLANS FOR MATERIALS AND LAYOUT OF TRAIL SURFACES.

SIGNING AND STRIPING NOTES:

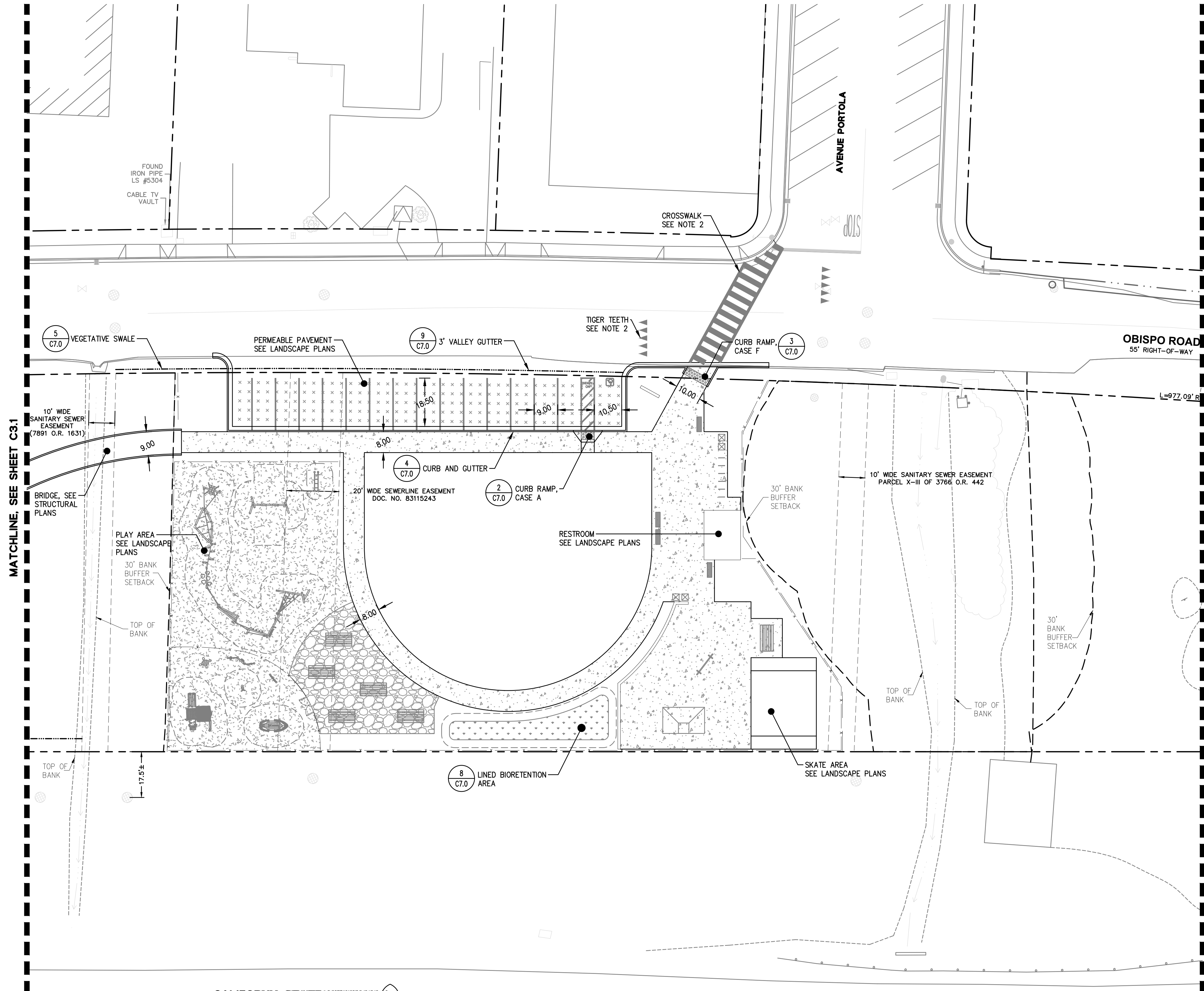
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- LADDER CROSSWALK PER CALTRANS STANDARD A24F AND COMPLIANT WITH 2014 MUTCD STANDARDS AND SPACING. STRIPING SHALL BE 2' WIDE AND 8' LONG THERMOPLASTIC WHITE STRIPES ALIGNED WITH CORRESPONDING CURB RAMPS. SPACE STRIPES 4' ON CENTER.



Site Key - indicates area shown above





- NOTES:
- SEE LANDSCAPE PLANS FOR LAYOUT AND CONTROL ELEMENTS NOT DESCRIBED ON THIS SHEET.

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- PERMEABLE PAVEMENT
- GRAVEL PAVEMENT
- CONCRETE
- BIORETENTION AREA
- MULCH

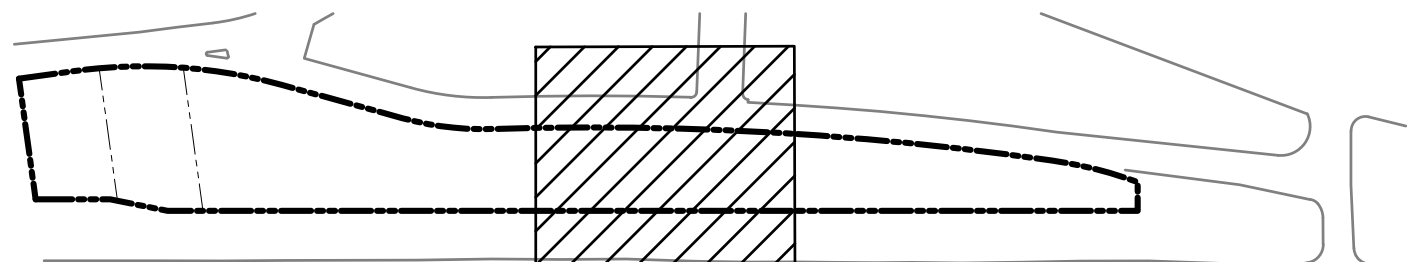
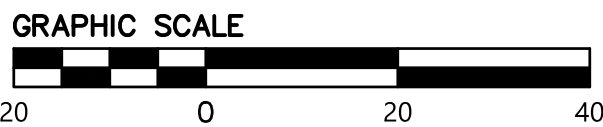
PAVEMENT NOTES:

- SEE LANDSCAPE PLANS FOR MATERIALS AND LAYOUT OF TRAIL SURFACES.

SIGNING AND STRIPING NOTES:

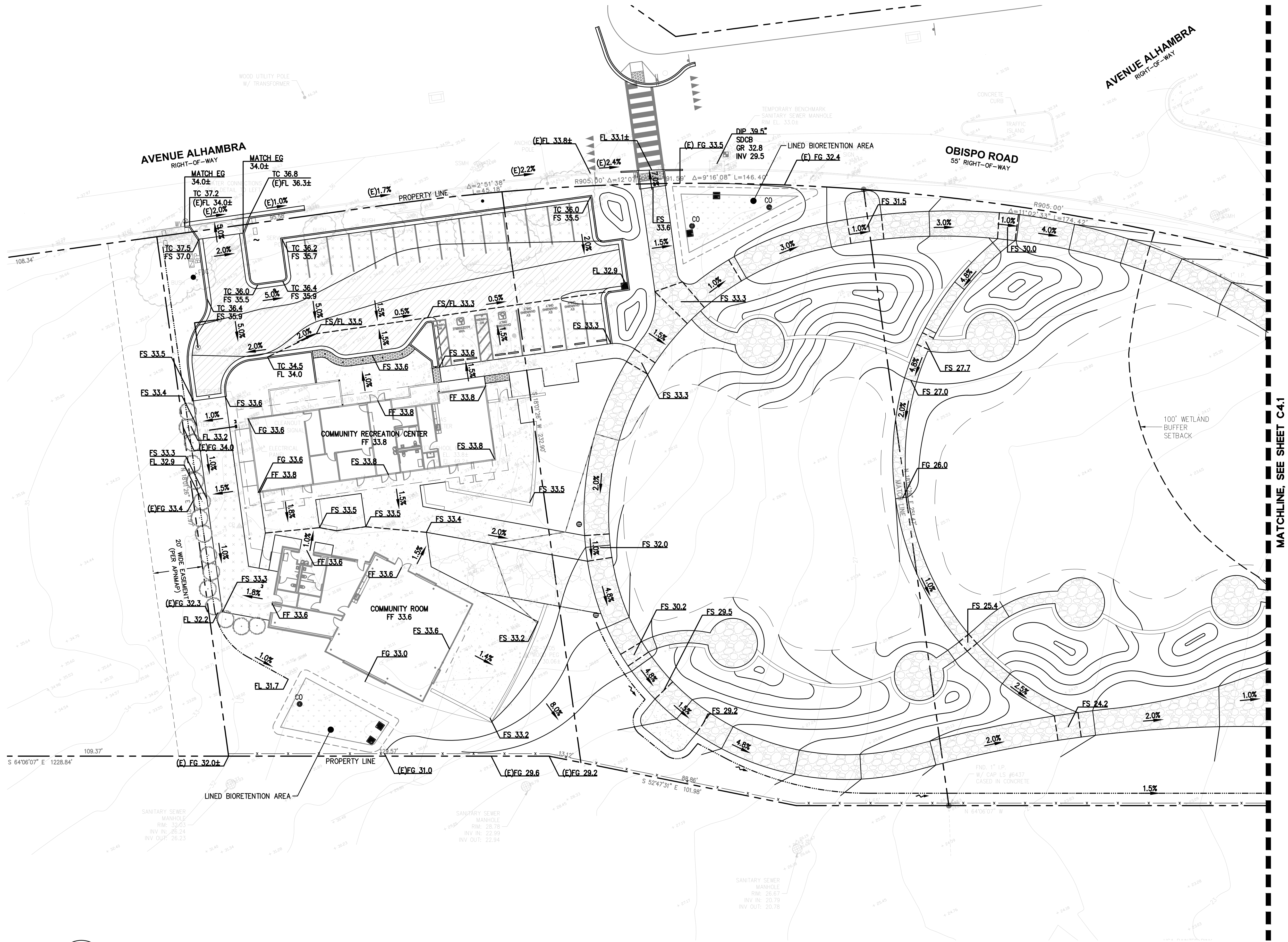
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- LADDER CROSSWALK PER CALTRANS STANDARD A24F AND COMPLIANT WITH 2014 MUTCD STANDARDS AND SPACING. STRIPING SHALL BE 2' WIDE AND 8' LONG THERMOPLASTIC WHITE STRIPES ALIGNED WITH CORRESPONDING CURB RAMP. SPACE STRIPES 4' ON CENTER.

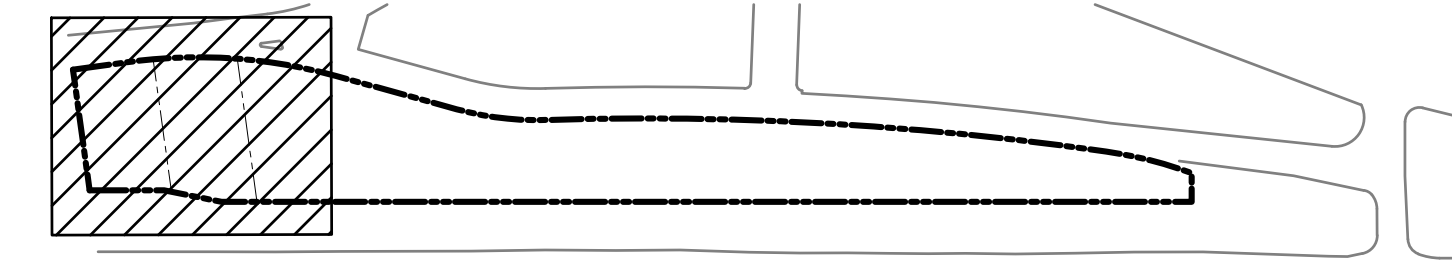


Site Key - indicates area shown above





MATCHLINE, SEE SHEET C4.1



Site Key - indicates area shown above

GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

APNs: 047-251-100
047-251-110
047-262-010

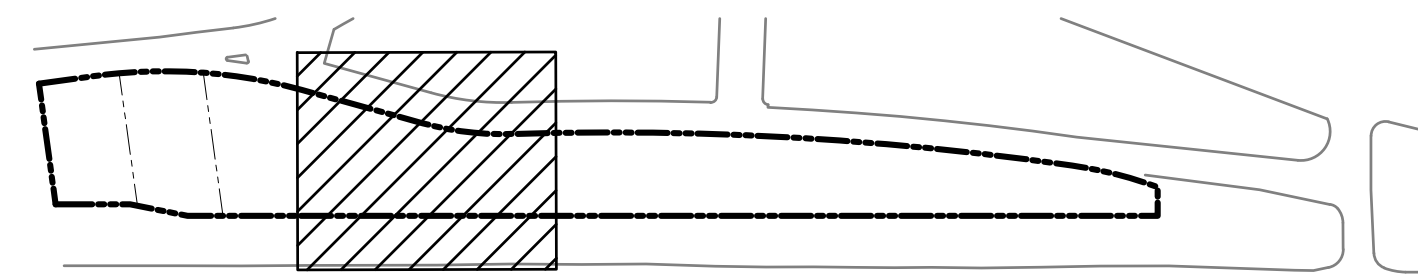
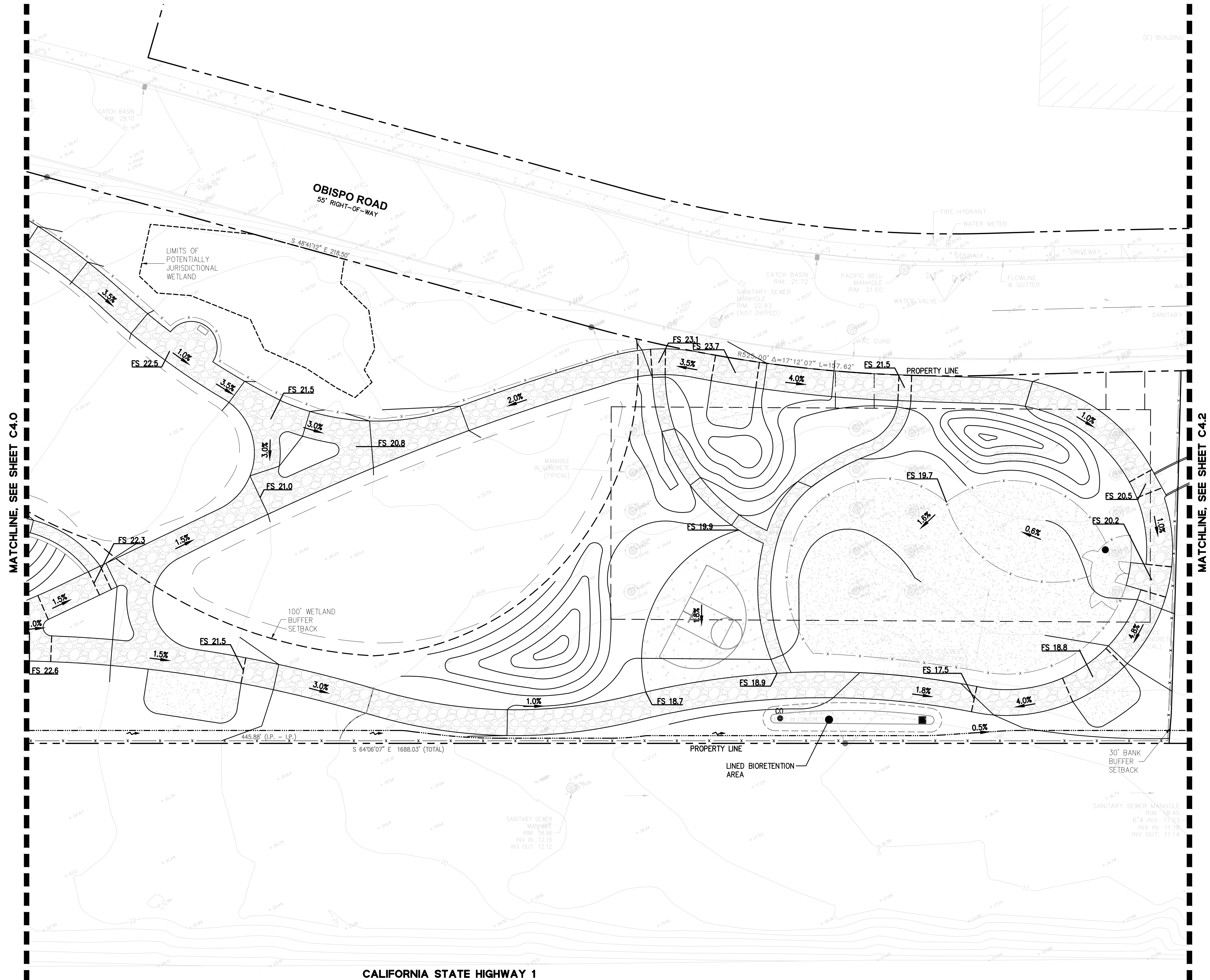


Date: 6/17/2026 CDP SUBMITTAL
Revised:
Drawn by: GB, DJP
Scale: AS NOTED
0 10' 20' 40'

SITE GRADING PLAN

Sheet

C4.0



Site Key - indicates area shown above

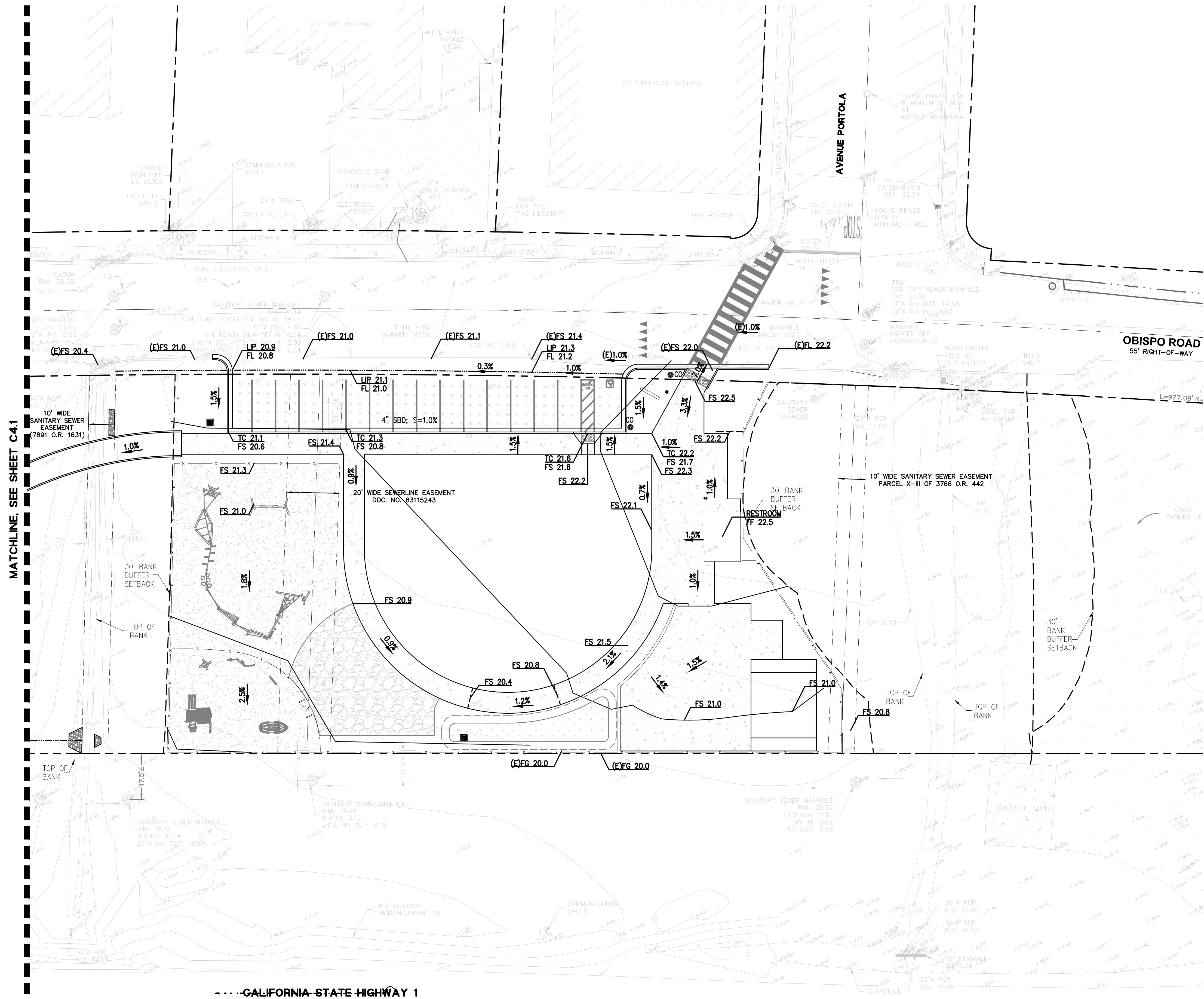
GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA
APNs: 047-251-100
047-251-110
047-262-010



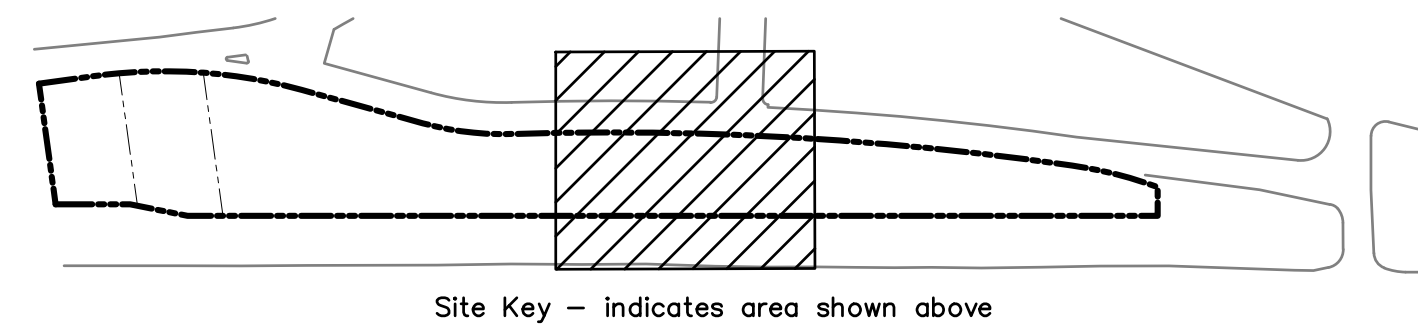
Date: 6/17/2026 CDP SUBMITTAL
Revised:
Drawn by: GB, DJP
Scale: AS NOTED
0 10' 20' 40'

DRAFT
SHEET GRADING PLAN
Sheet
C4.1



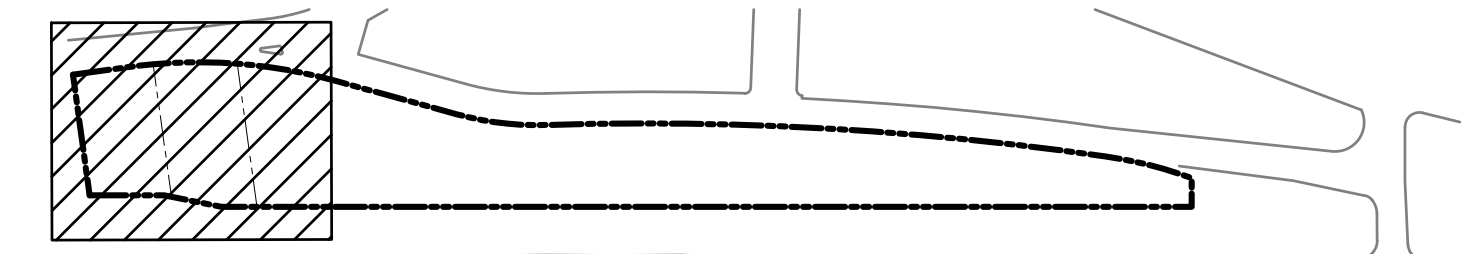
MATCHLINE, SEE SHEET C4.1

---CALIFORNIA-STATE HIGHWAY 1



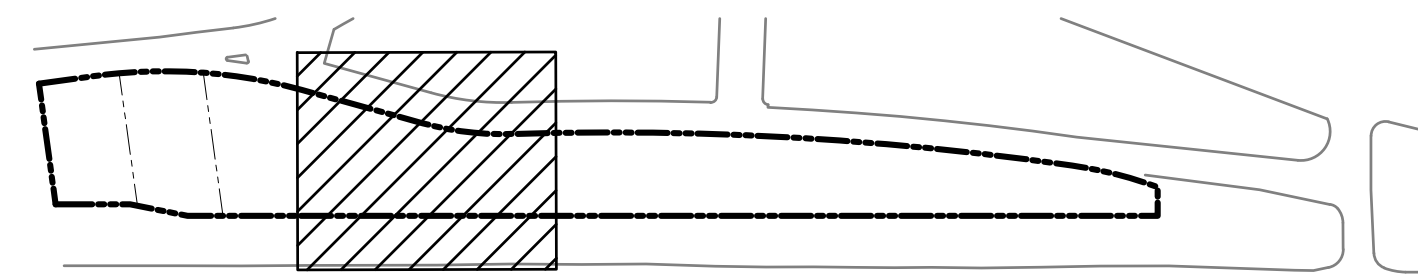
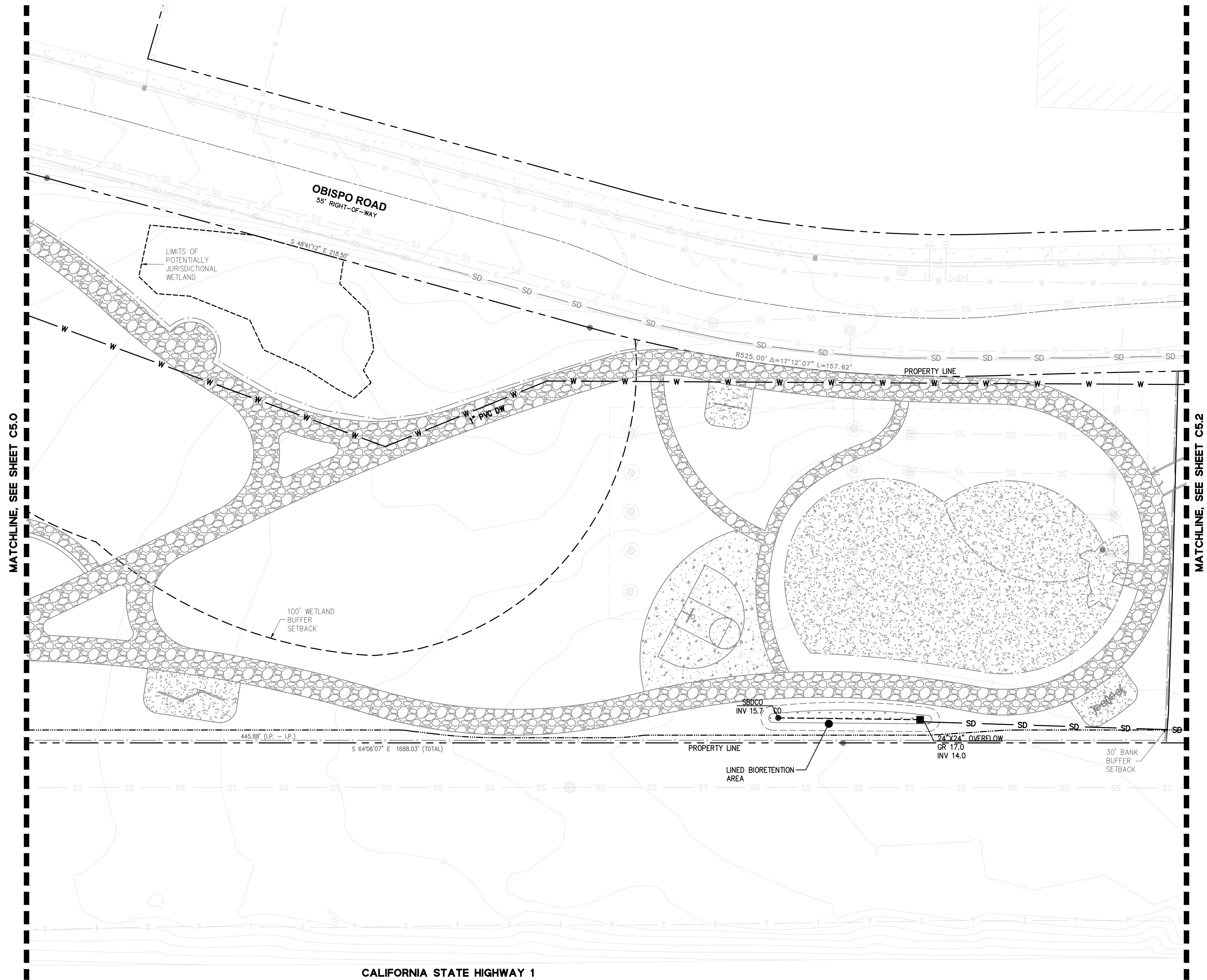
GRANADA COMMUNITY PARK & RECREATION CENTER

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APNs: 047-251-100
047-251-110
047-262-010



Site Key – indicates area shown above





Site Key - indicates area shown above

GRANADA COMMUNITY PARK & RECREATION CENTER

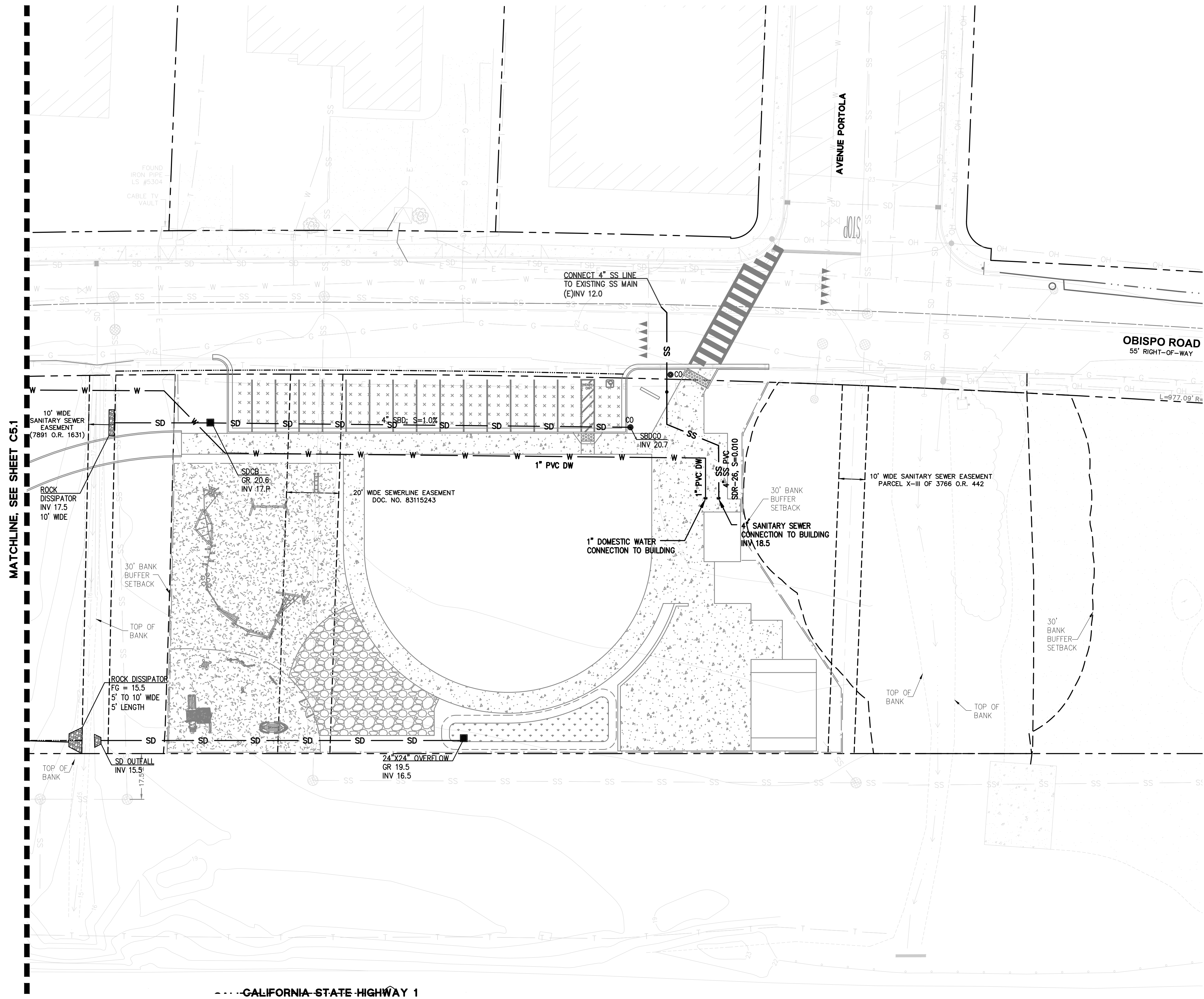
EL GRANADA, CA

APNs: 047-251-100
047-251-110
047-262-010

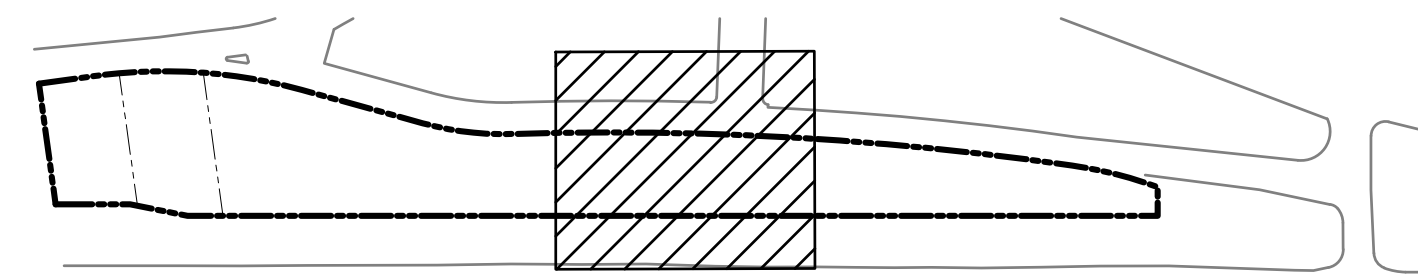


DRAFT

Sheet
C5.1



MATCHLINE, SEE SHEET C5.1



Site Key - indicates area shown above

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

APNs: 047-251-100
047-251-110
047-262-010



Date: 6/17/2026 CDP SUBMITTAL
Revised:
Drawn by: GB, DJP
Scale: AS NOTED
0 10' 20' 40'

UTILITY PLAN

Sheet

C5.2

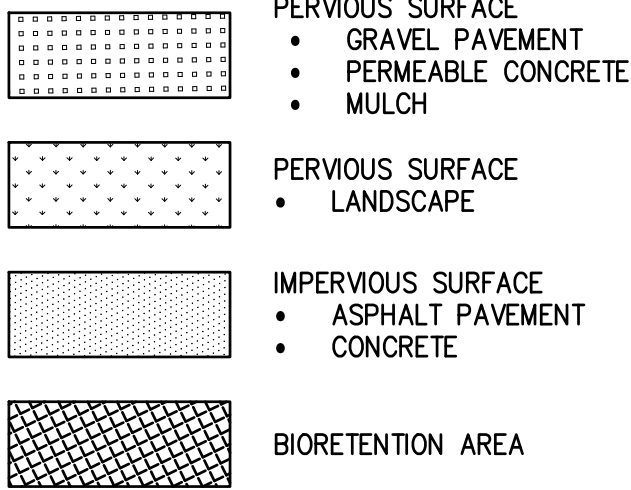
PROJECT AREA SUMMARY

	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL ONSITE AREA (SF)
EXISTING CONDITIONS	200,576	14,477	215,053
PROPOSED CONDITIONS	183,700	31,353	215,053

STORMWATER MANAGEMENT SUMMARY:

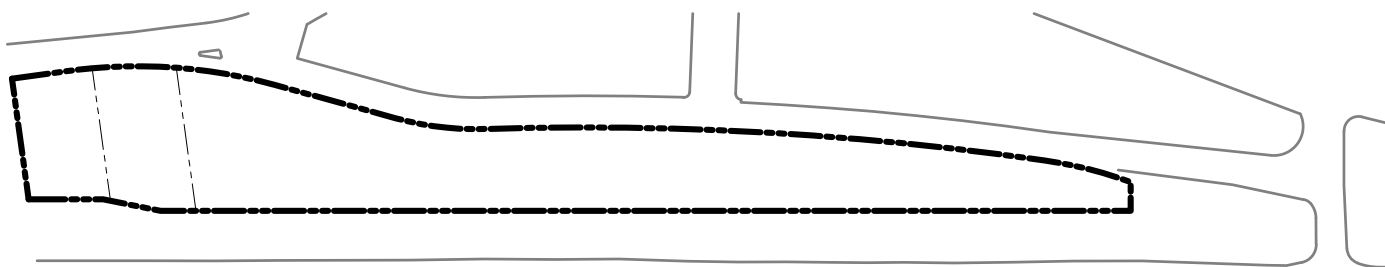
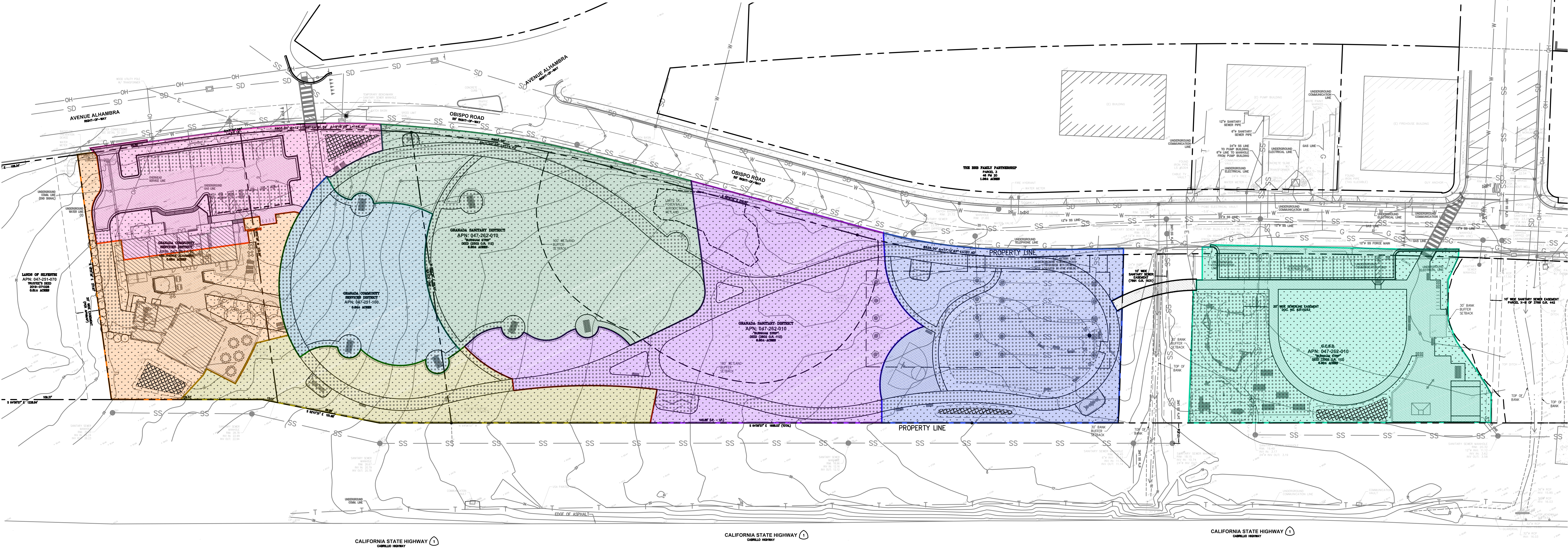
DMA I.D.	DRAINAGE AREA (SF)	PERVIOUS AREA (SF) ¹	IMPERVIOUS AREA (SF)	TREATMENT MEASURE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
1	19,299	9,889	9,410	BIORETENTION AREA ^{1,2}	416	450
2	18,898	9,537	9,361	BIORETENTION AREA ^{1,2}	401	515
3	17,302	17,302	0	SELF TREATING	—	—
4	16,382	16,382	0	SELF TREATING	—	—
5	38,730	38,730	0	SELF TREATING	—	—
6	39,753	39,753	0	SELF TREATING	—	—
7	29,769	27,222	2,546	BIORETENTION AREA ^{1,2}	211	215
8	34,920	24,883	10,036	BIORETENTION AREA ^{1,2}	501	615

PAVEMENT LEGEND:



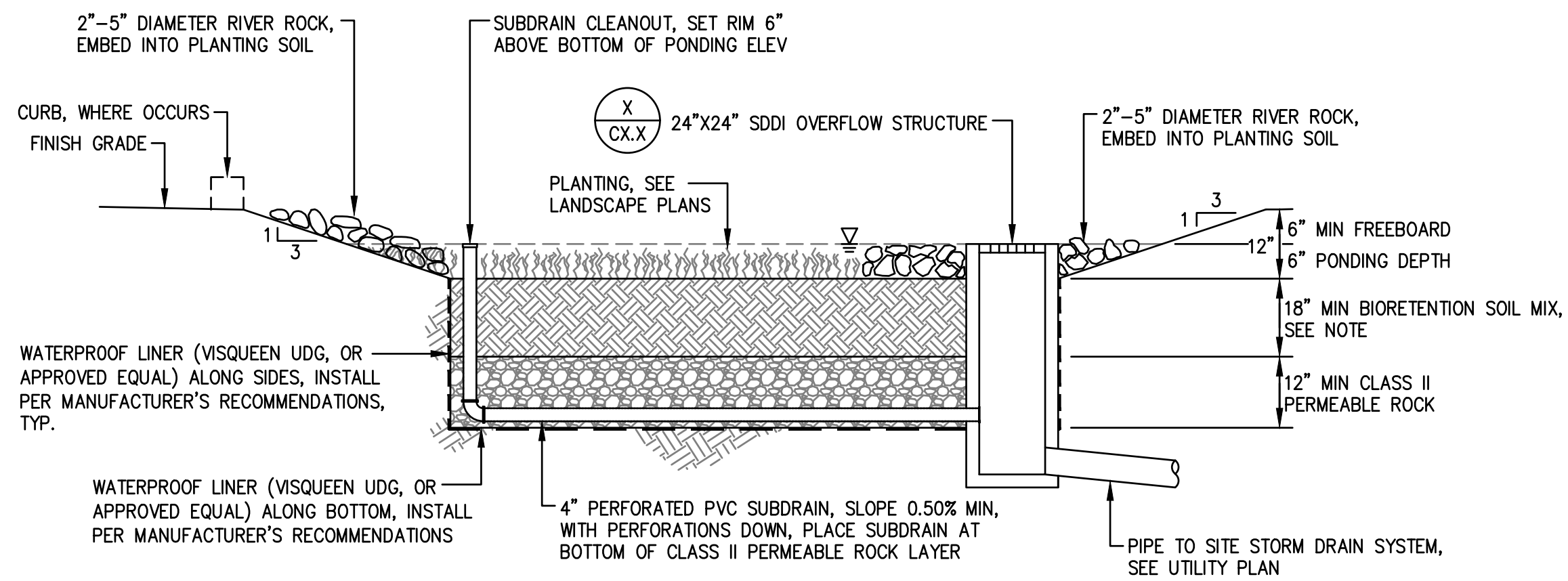
NOTES:

1. THE SIZE OF THE BIORETENTION AREA CALCULATED USING THE "4% RULE" AS DESCRIBED IN THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDE. SEE THE STORMWATER MANAGEMENT PLAN FOR CALCULATION WORKSHEETS.
2. EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA PER THE SAN MATEO COUNTY C.3 REGULATED PROJECTS GUIDE.



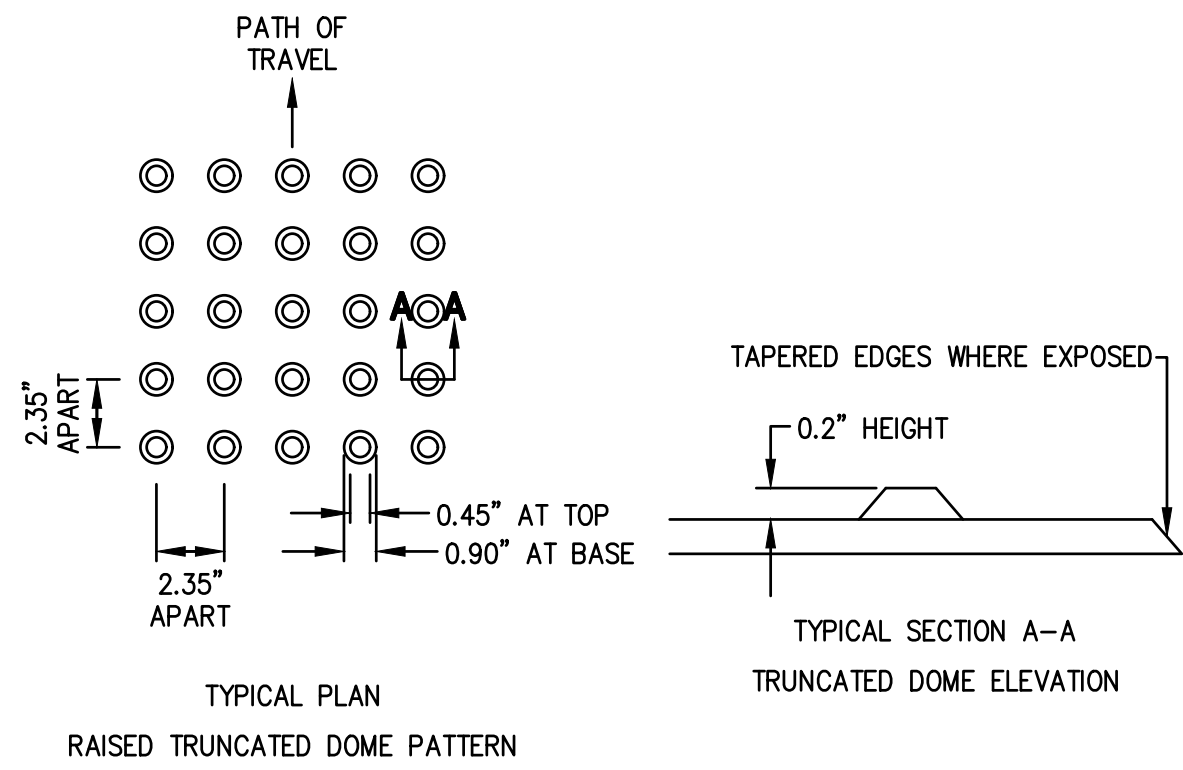
Site Key - indicates area shown above





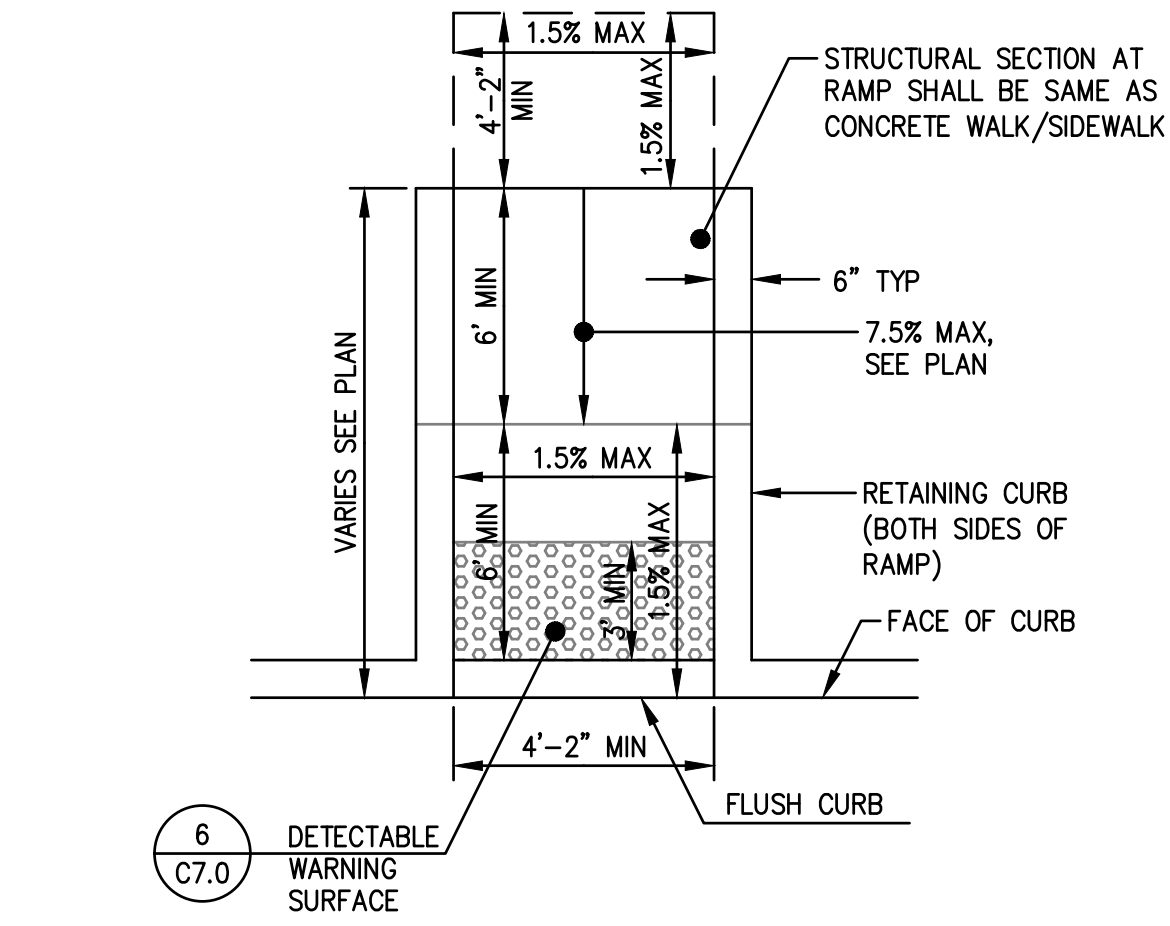
NOTES:

- BIORETENTION SOIL MEDIA PER SAN MATEO COUNTY C.3 TECHNICAL GUIDANCE, VERSION 5.0, APPENDIX K, ENTITLED "BIORETENTION SOIL MIX SPECIFICATIONS", DATED JUNE 2016.



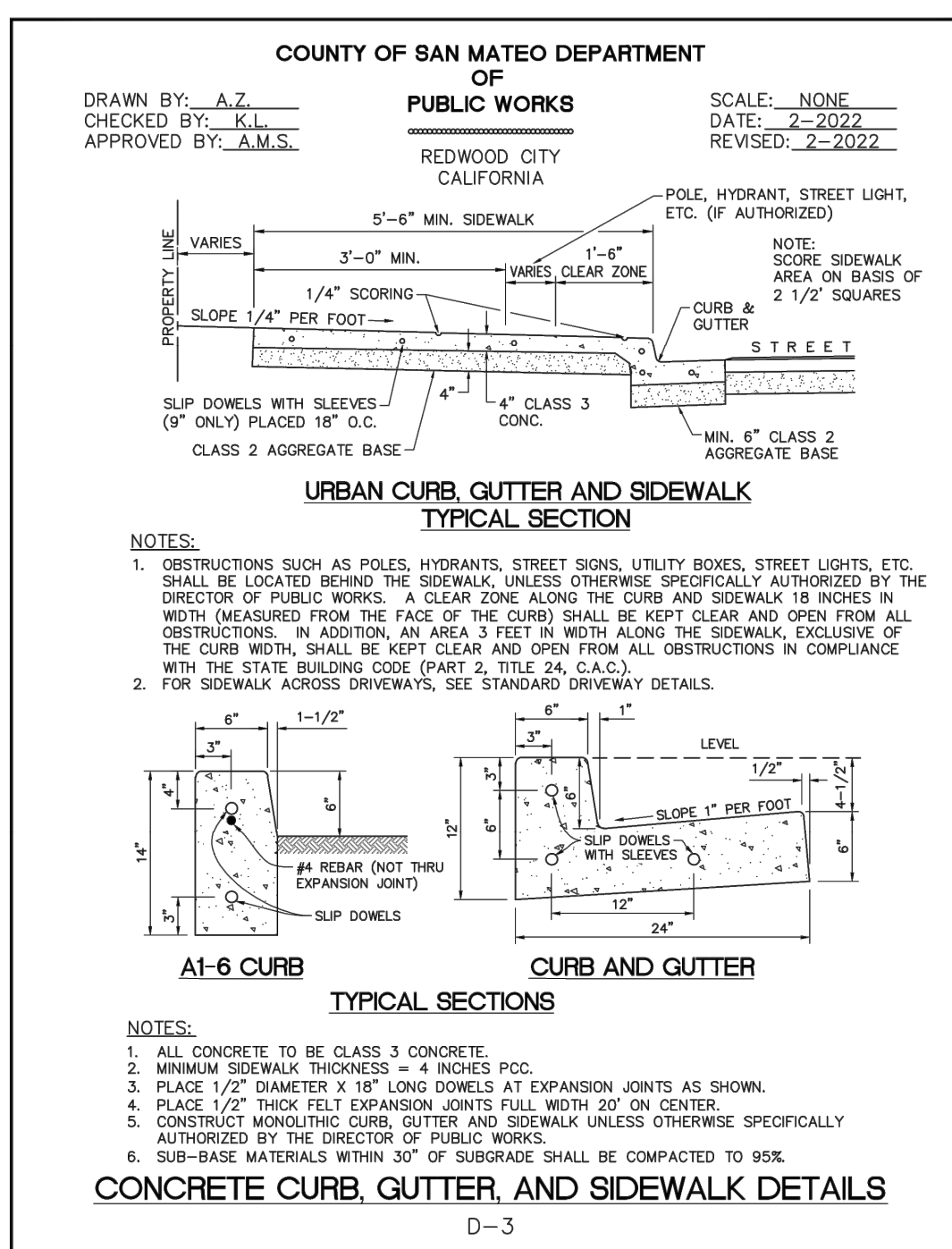
NOTES:

- CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES SHALL BE VITRIFIED POLYMER COMPOSITE WITH ALUMINUM OXIDE CAST-IN-PLACE TILES BY ARMOR-TILE, OR APPROVED EQUAL. EXISTING ENGINEERED AND FIELD TESTED PRODUCTS, WHICH HAVE BEEN IN SUCCESSFUL SERVICE FOR A PERIOD OF THREE YEARS ARE SUBJECT TO COMPLIANCE WITH SPECIFIED TILES, AND MAY BE INCORPORATED IN THE WORK IF THEY MEET OR EXCEED THE TEST CRITERIA AND CHARACTERISTICS OF THE ABOVE SPECIFIED TILE. COLOR SHALL BE YELLOW (CONFORMING TO FEDERAL STANDARD 595C, COLOR NO. 33538). SUBMIT PRODUCT DATA FOR APPROVAL. INSTALL PER MANUFACTURER'S SPECIFICATION.
- THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.



CASE F CURB RAMP

NTS



CONCRETE CURB, GUTTER, AND SIDEWALK DETAILS

D-3



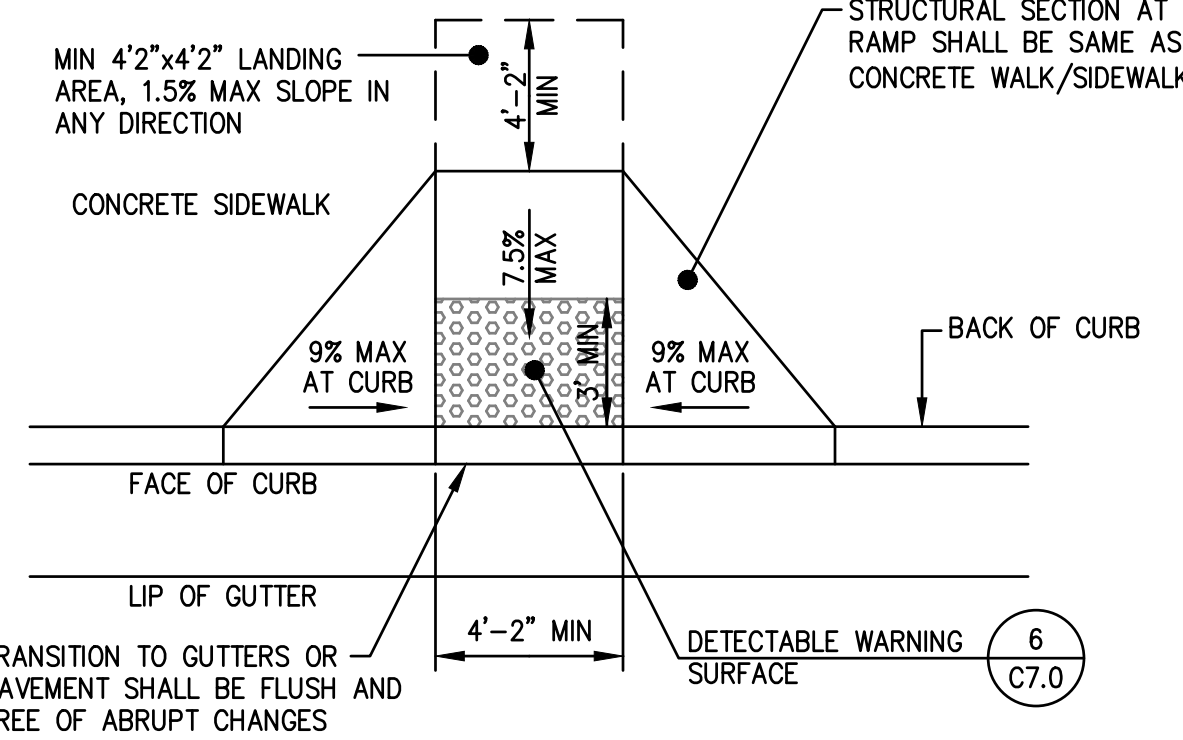
CURB AND GUTTER DETAIL D-3

NTS



VEGETATED SWALE

NTS



CASE A CURB RAMP

NTS



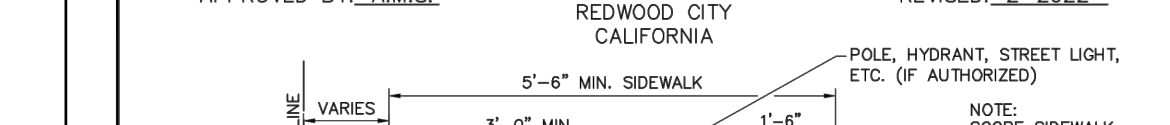
LINED BIORETENTION AREA

NTS



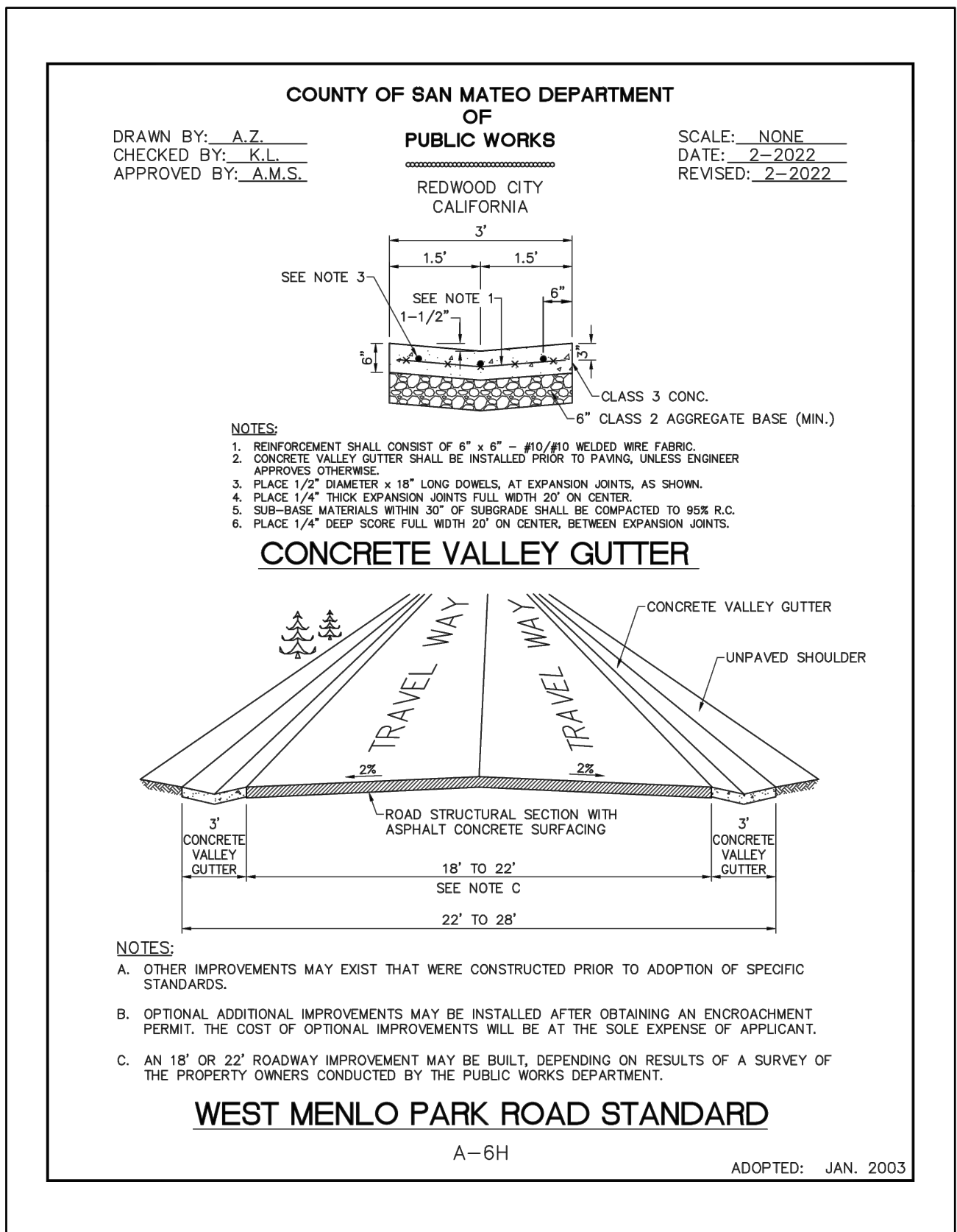
DETECTABLE WARNING SURFACE

NTS



DRIVEWAY APRON STANDARD DETAIL D-2A

NTS



VALLEY GUTTER STANDARD DETAIL A-6H

NTS



WHEEL STOP

NTS



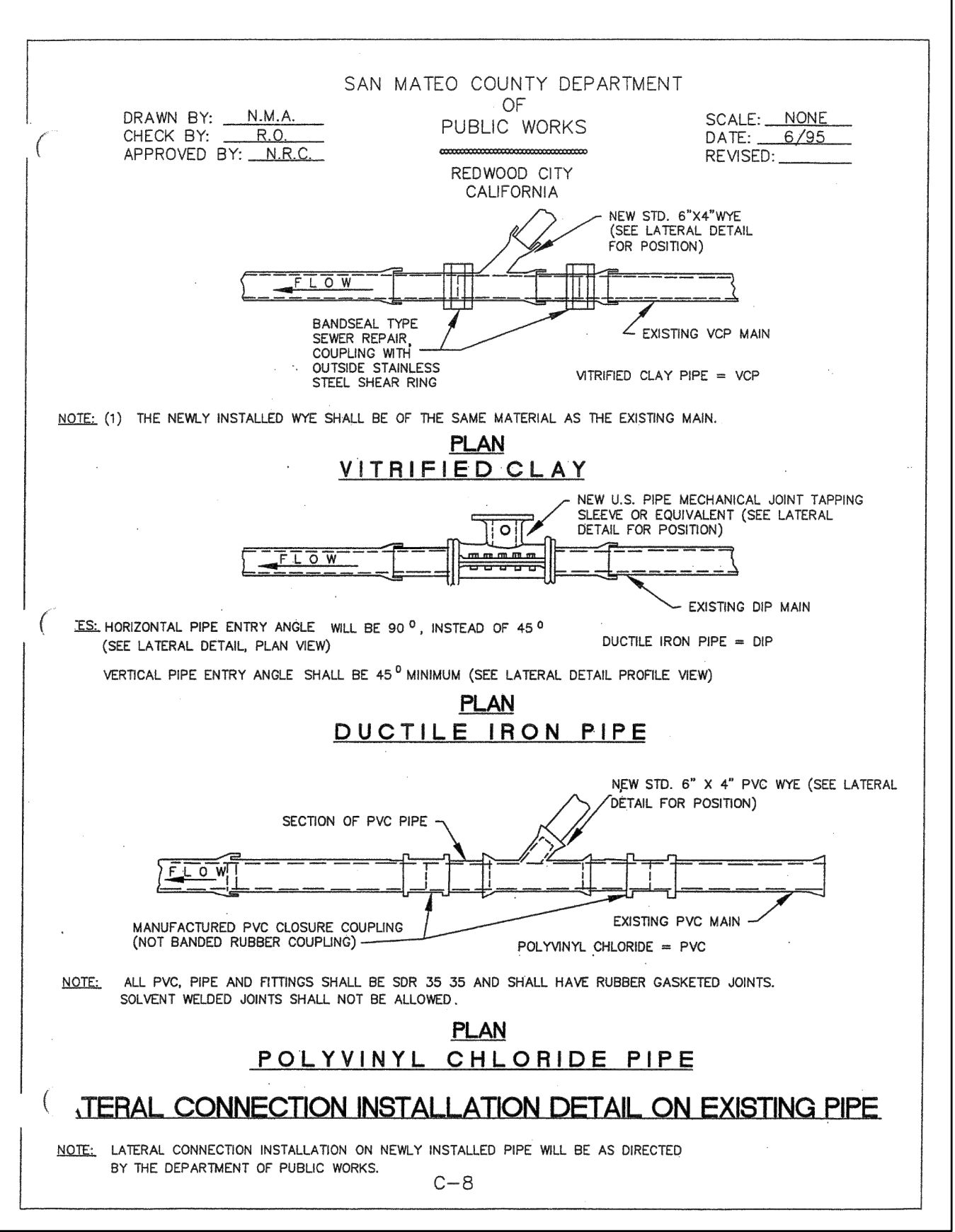
VEGETATED SWALE

NTS



CASE A CURB RAMP

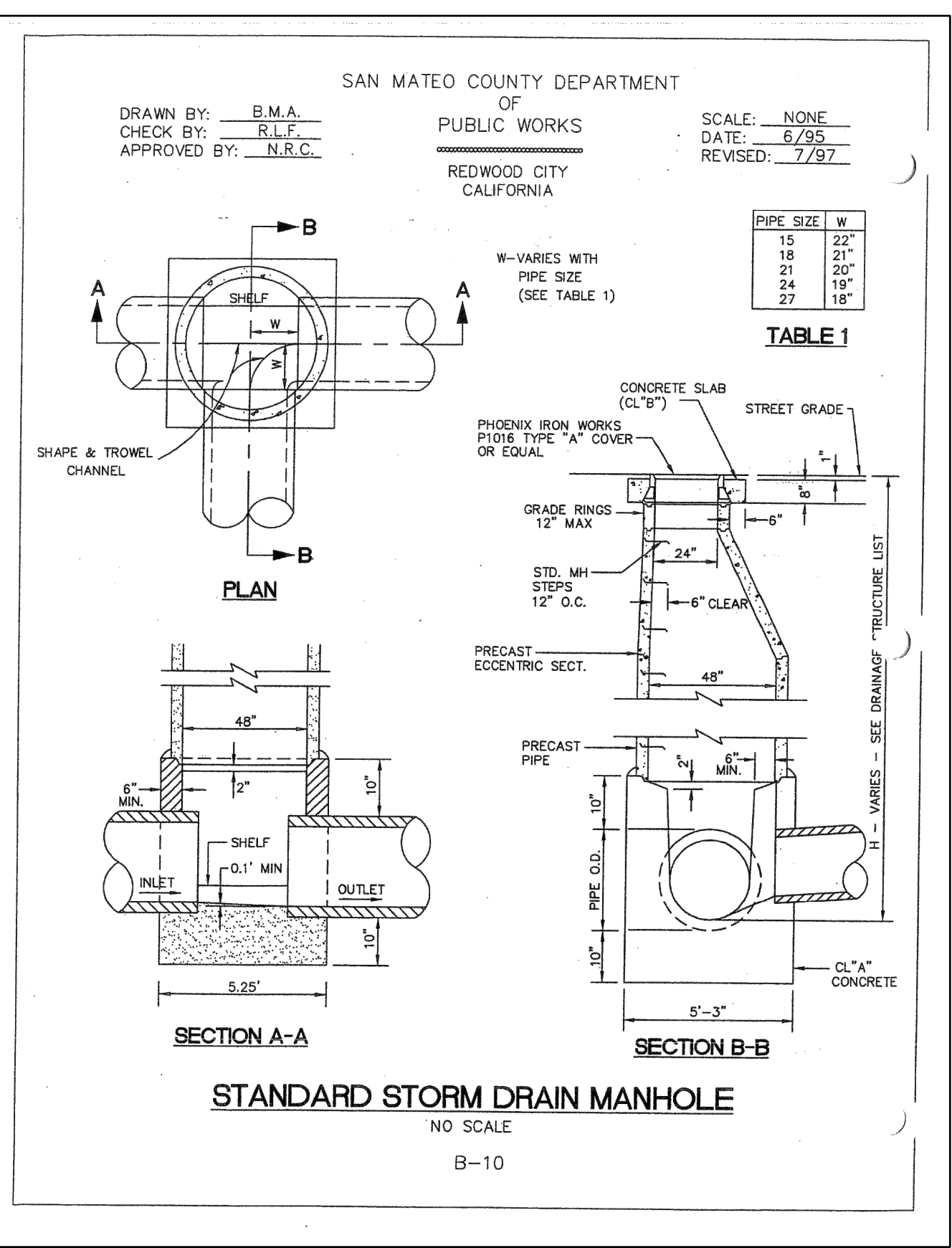
NTS



5

LATERAL CONNECTION TO (E)PIPE

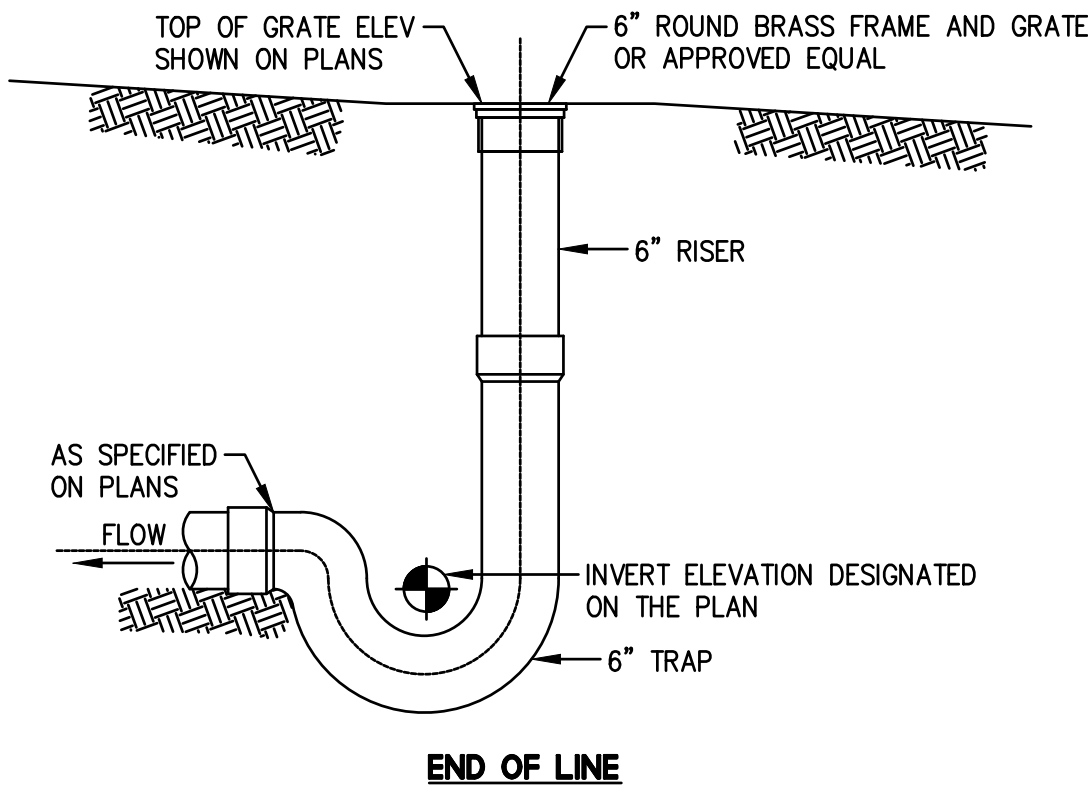
NTS



3

STORM DRAIN MANHOLE

NTS



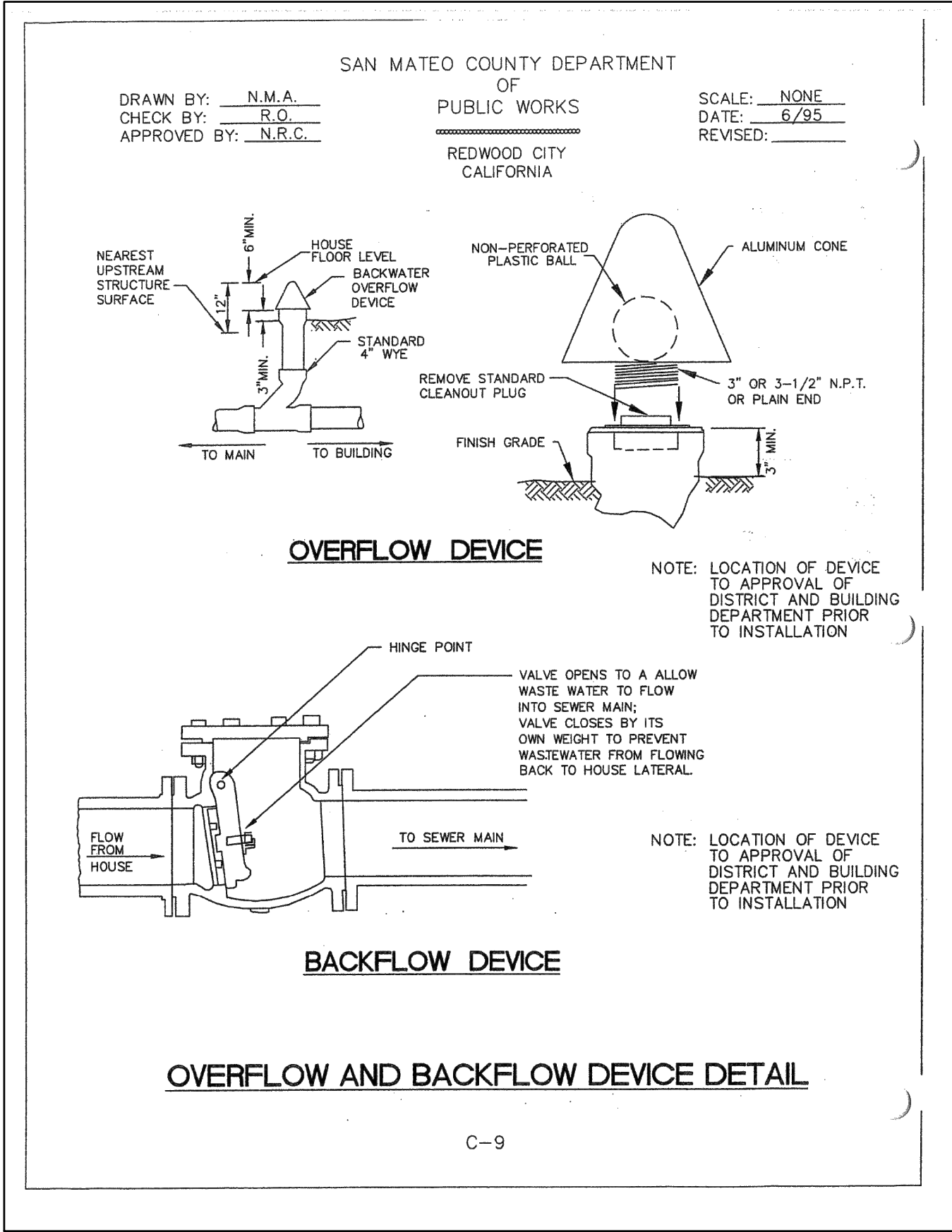
NOTE:

1. ALL GRATES SHALL BE ADA COMPLIANT WITH 1/2" MAXIMUM OPENING.
2. AREA DRAIN GRATES WITHIN PAVED AREAS SHALL BE H-20 RATED.
3. ALL GRATES TO BE BOLT DOWN TYPE.

1

SANITARY SEWER AREA DRAIN

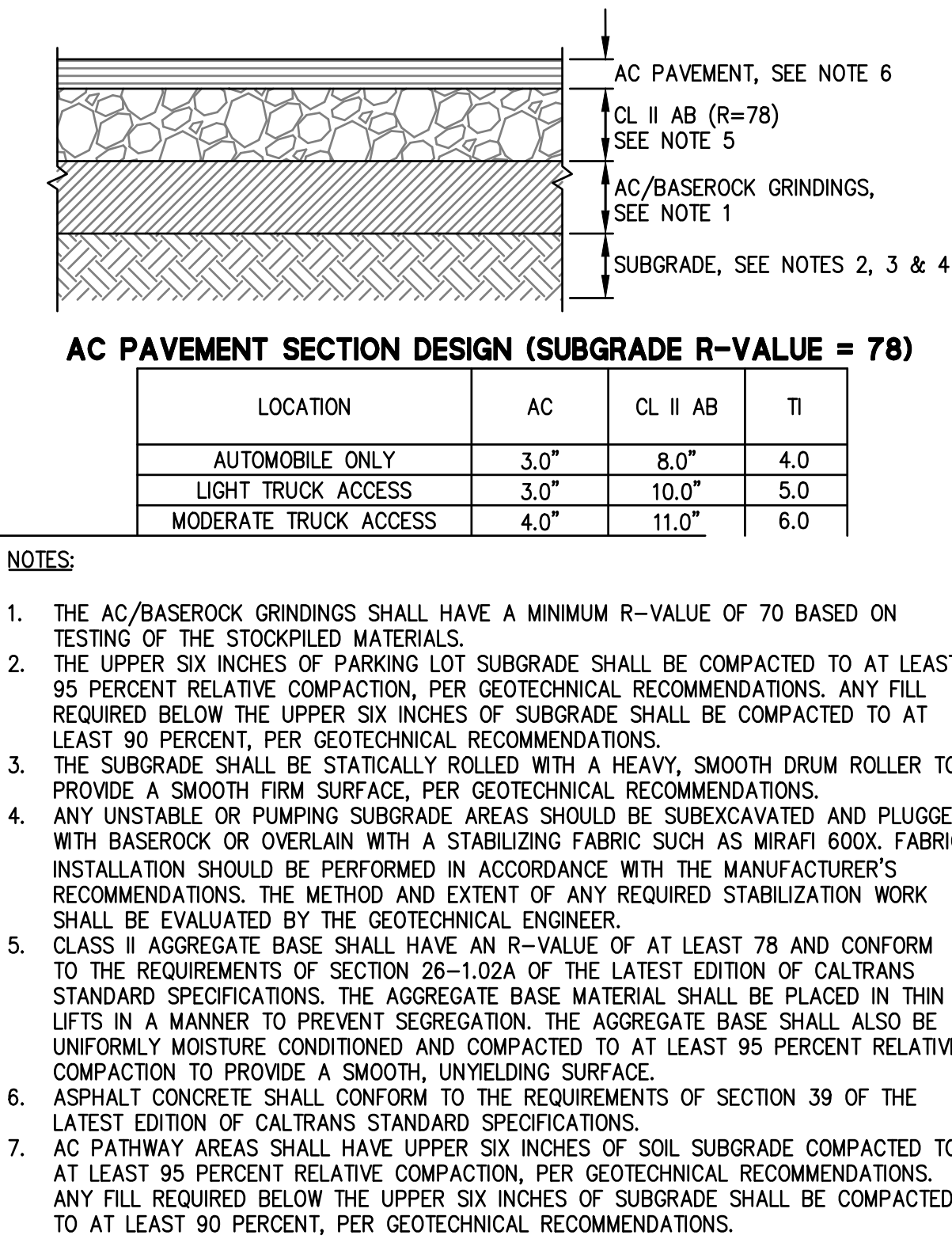
NTS



6

BACKFLOW DEVICE

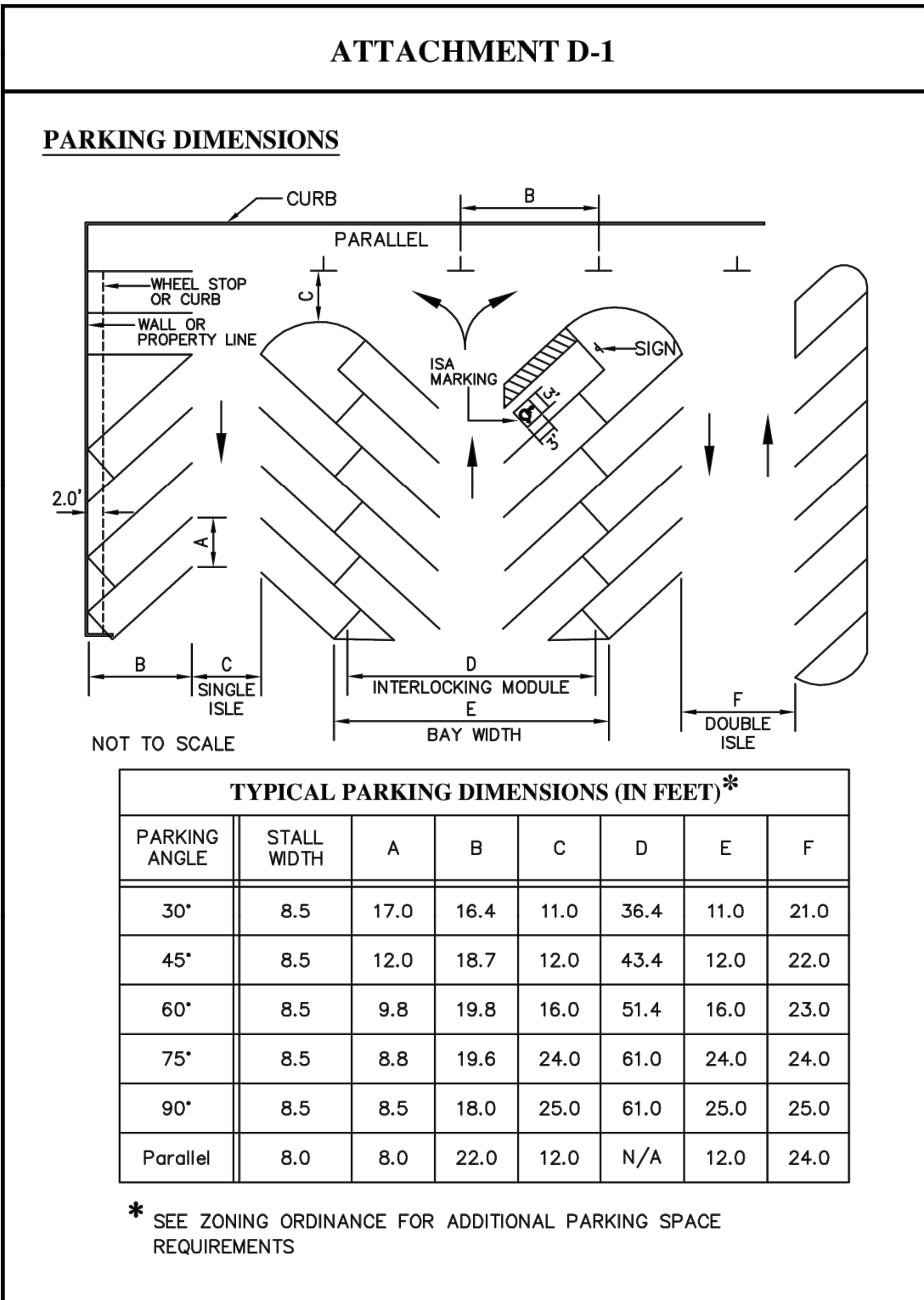
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4

AC PAVEMENT SECTION DESIGN

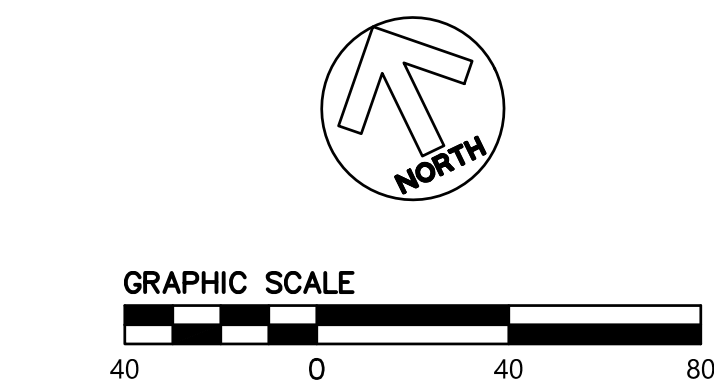
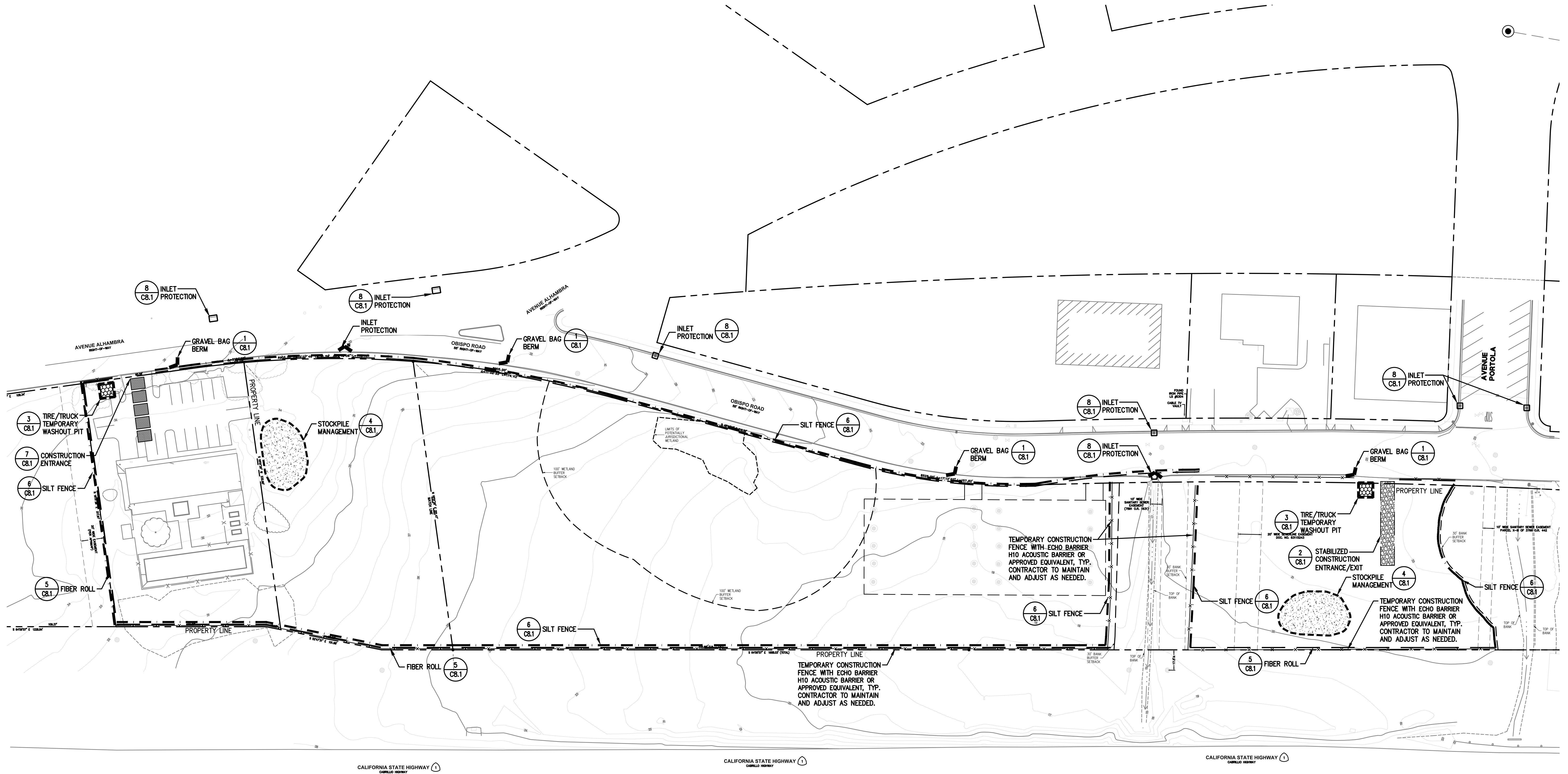
NTS



2

PARKING DETAIL

NTS



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

APNs: 047-251-100
047-251-110
047-262-010



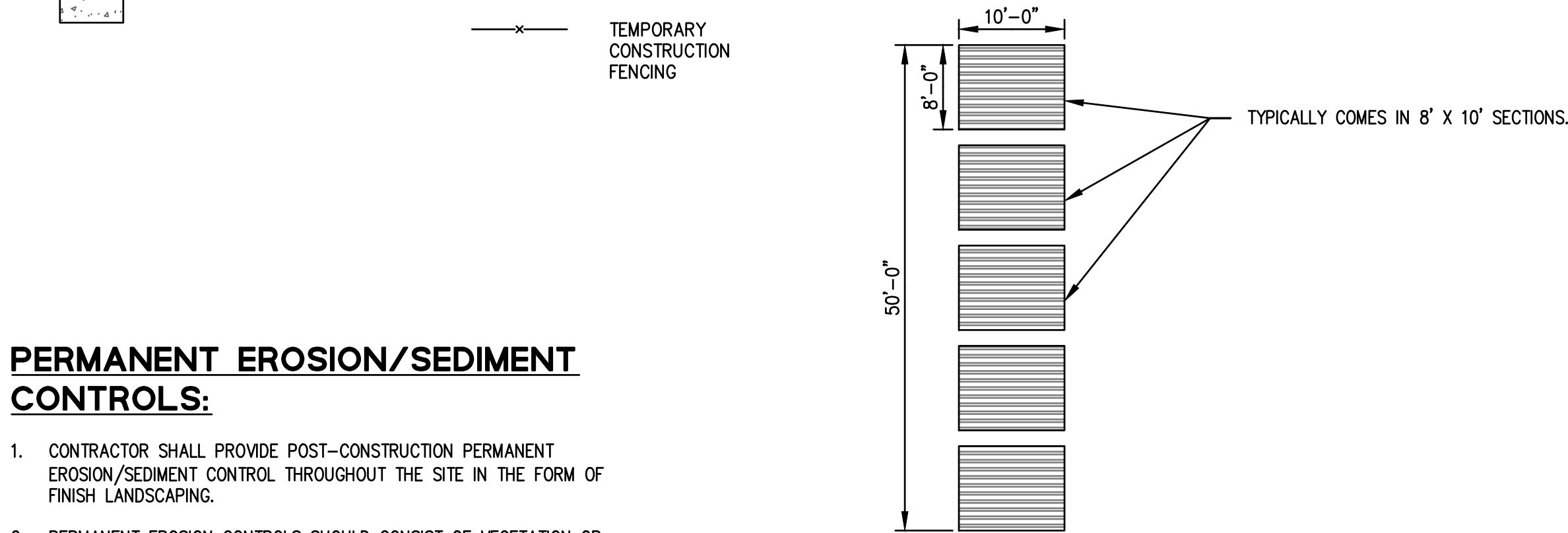
Date: 6/17/2026 CDP SUBMITTAL
Revised:
Drawn by: GB, DJP
Scale: AS NOTED

EROSION CONTROL PLAN

Sheet

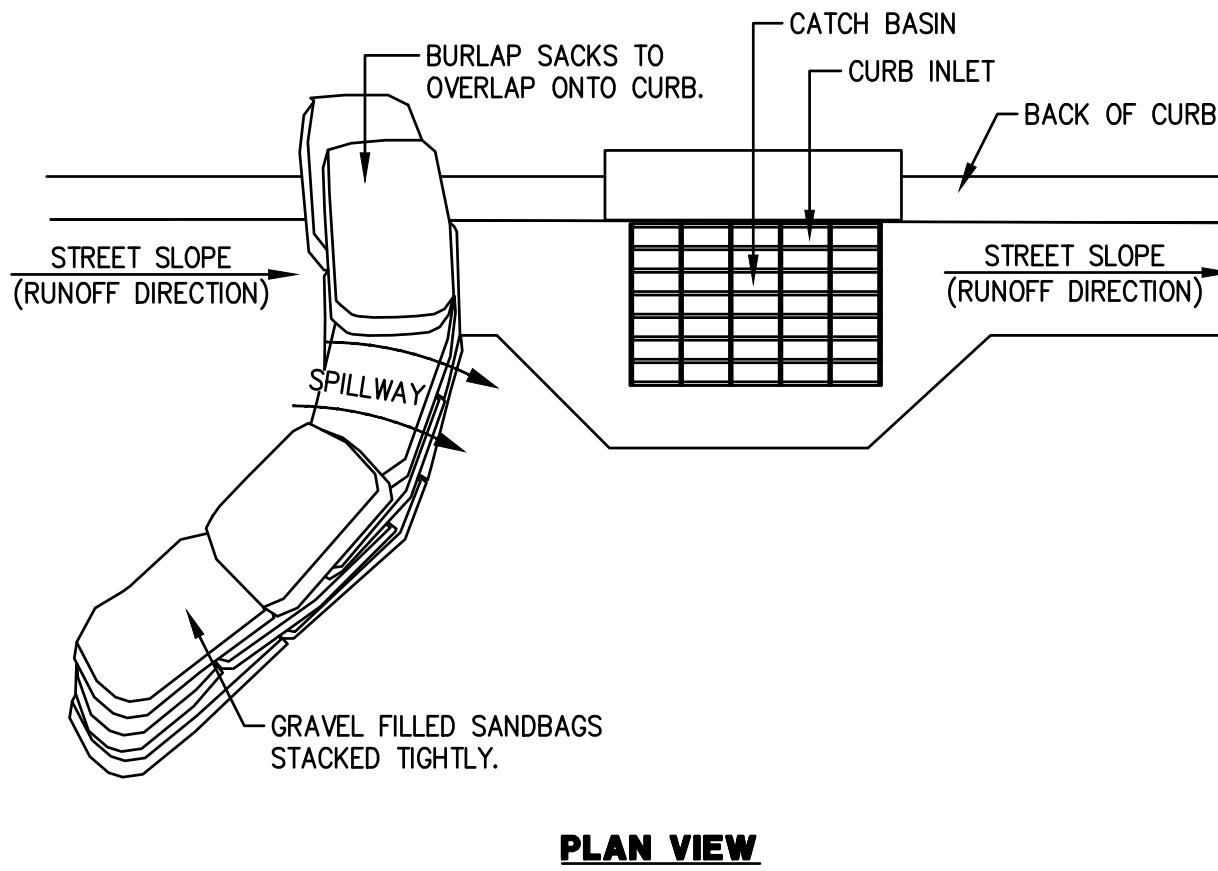
C8.0

	STABILIZED CONSTRUCTION ENTRANCE/EXIT		GRAVEL BAG BERM
	VEHICLE/EQUIPMENT WASHOUT PIT		FIBER ROLL
	STOCKPILE COVERING		SILT FENCE
			INLET PROTECTION
			TEMPORARY CONSTRUCTION FENCING



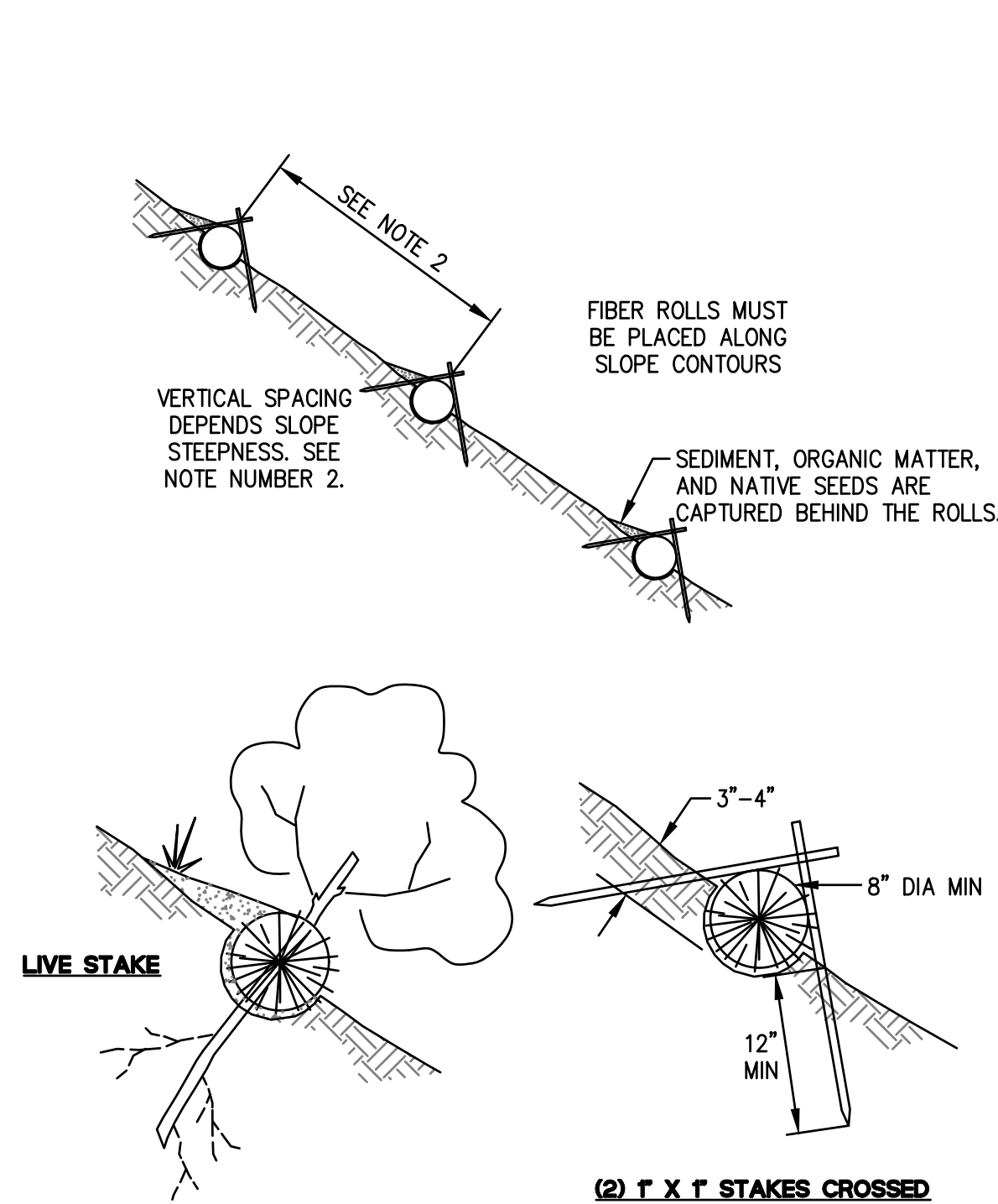
1. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION PERMANENT EROSION/SEDIMENT CONTROL THROUGHOUT THE SITE IN THE FORM OF FINISH LANDSCAPING.
2. PERMANENT EROSION CONTROLS SHOULD CONSIST OF VEGETATION OR OTHER MEANS OF STABILIZING ALL DISTURBED AREAS OF THE SITE. SUITABLE EROSION CONTROLS INCLUDE TURF, SHRUBS, ESTABLISHED HYDROSEEDING, MULCH, BARK, AND OTHER GROUNDCOVERS.
3. ALL DISTURBED GROUND SURFACES SHALL BE STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
4. FINAL LANDSCAPING PLAN TO BE DEVELOPED IN COORDINATION WITH THE PROJECT ARCHITECT AND TO BE CONSISTENT WITH EXISTING LANDSCAPING AND TREES TO REMAIN, AND MEET THE APPROVAL OF THE PROJECT ARBORIST.
5. LANDSCAPING PROPOSED SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
6. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
7. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

1. EQUIPMENT AND MATERIAL STORAGE SHALL BE LOCATED ON SITE, AND LAYDOWN SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON PLANS.
2. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN STONE PINE ROAD OR THE DRIVEWAY SERVING THE CITY CORPORATION YARD. TEMPORARY LAYDOWN AND STORAGE MAY BE MADE AVAILABLE, AS NECESSARY, WITHIN THE CITY CORPORATION YARD.
3. CONSTRUCTION VEHICLES/EQUIPMENT AND WORKERS SHALL ACCESS THE PROJECT SITE VIA STONE PINE ROAD.
4. CONSTRUCTION VEHICLES/EQUIPMENT SHALL OBSERVE A 15-MILE-PER-HOUR SPEED LIMIT ON STONE PINE ROAD, AND WORKERS SHALL ABIDE BY THE POSTED SPEED LIMIT (25 MILES PER HOUR).
5. PARKING FOR CONSTRUCTION VEHICLES/EQUIPMENT AND WORKER VEHICLES SHALL BE LIMITED TO THE DESIGNATED AREAS IDENTIFIED ON PLANS. WORKER PARKING SHALL BE LIMITED TO CONSTRUCTION STAFF, INSPECTORS, AND CONSULTANTS AND MAY OCCUR FROM 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCEPT AS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR. THERE SHALL BE NO VEHICLE PARKING ON SUNDAYS OR HOLIDAYS.

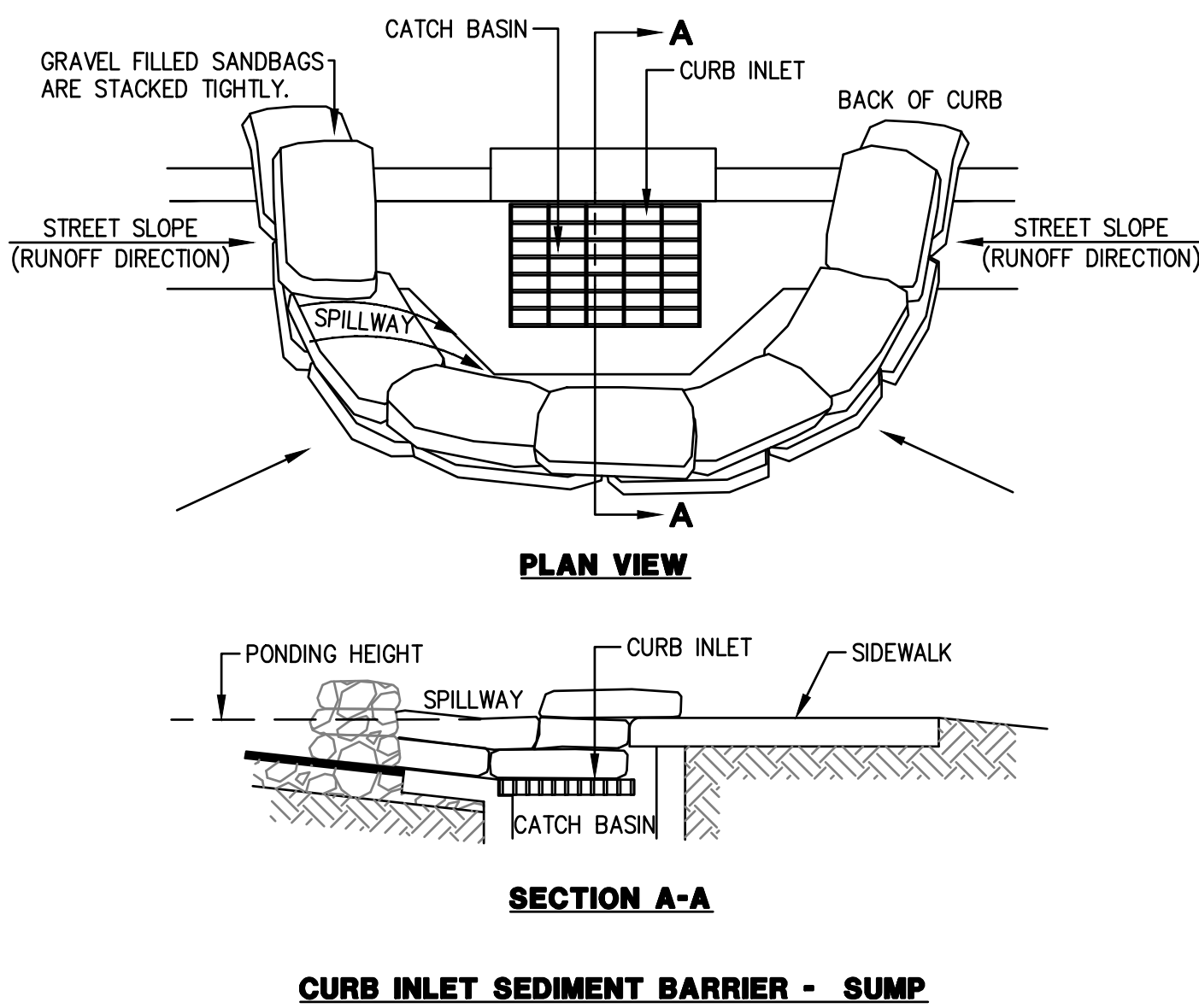


1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER - CONTINUOUS GRADE

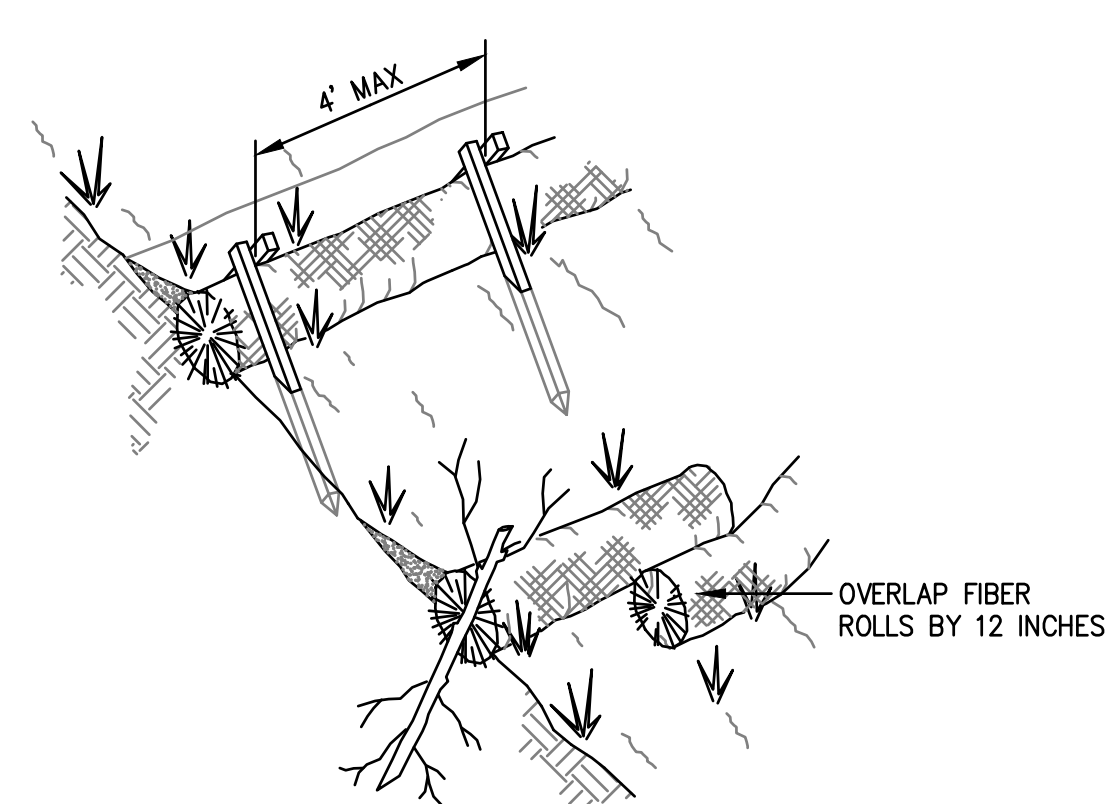


5 FIBER ROLL
NTS



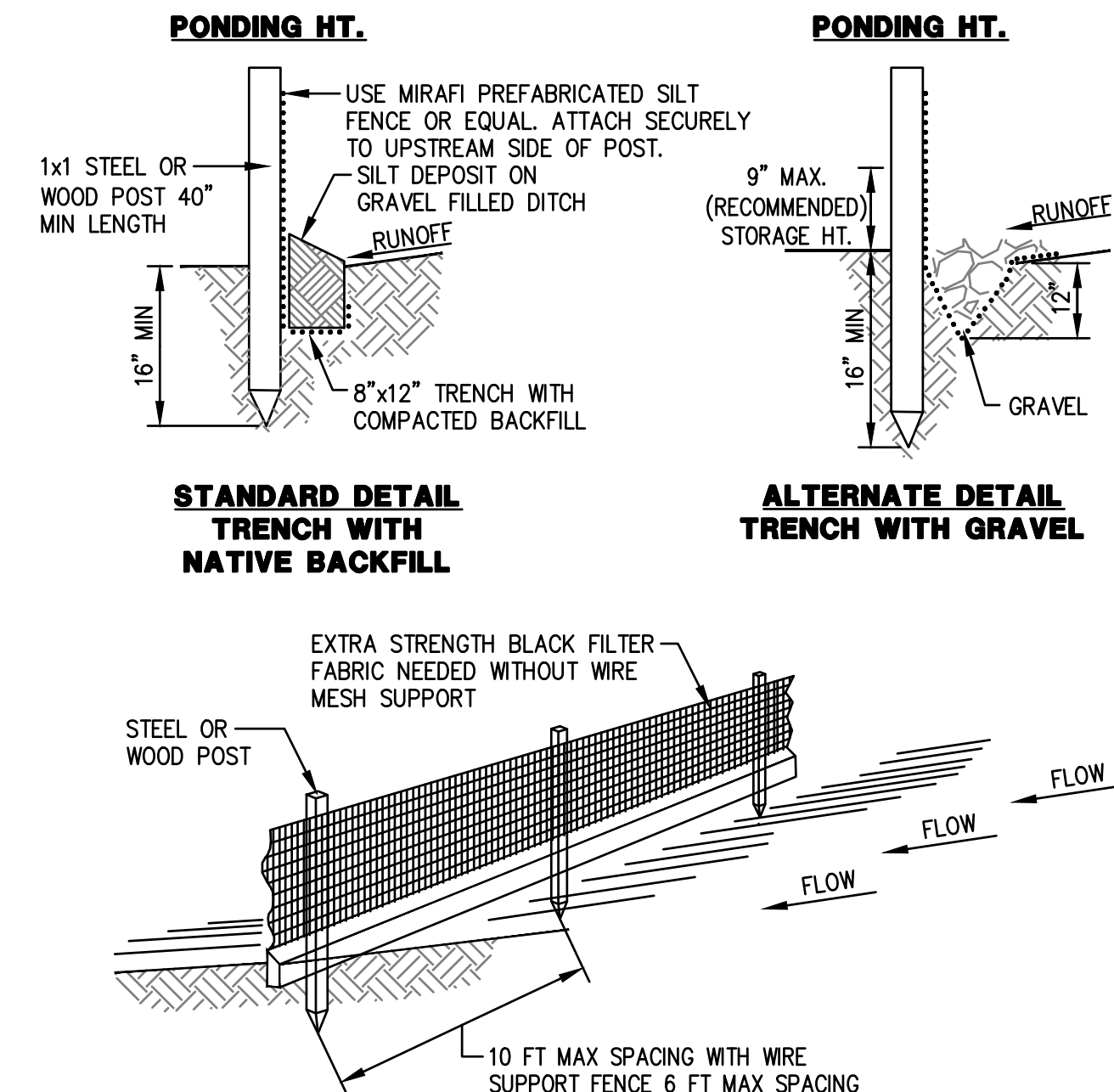
NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



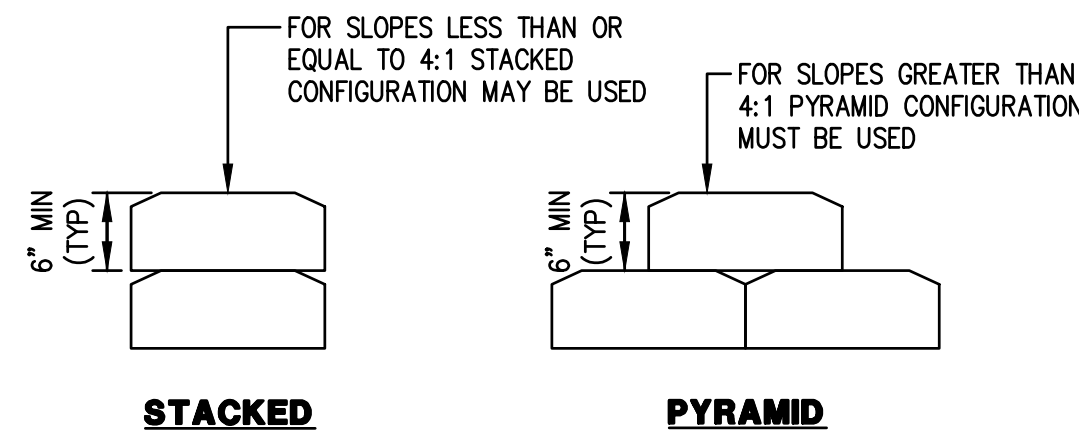
NOTES:

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



NOTES

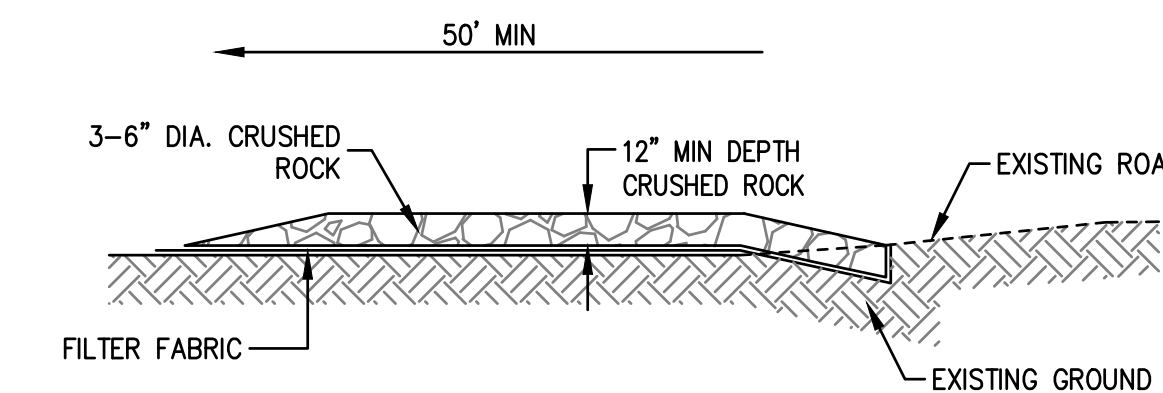
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY



NOTES

1. INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS

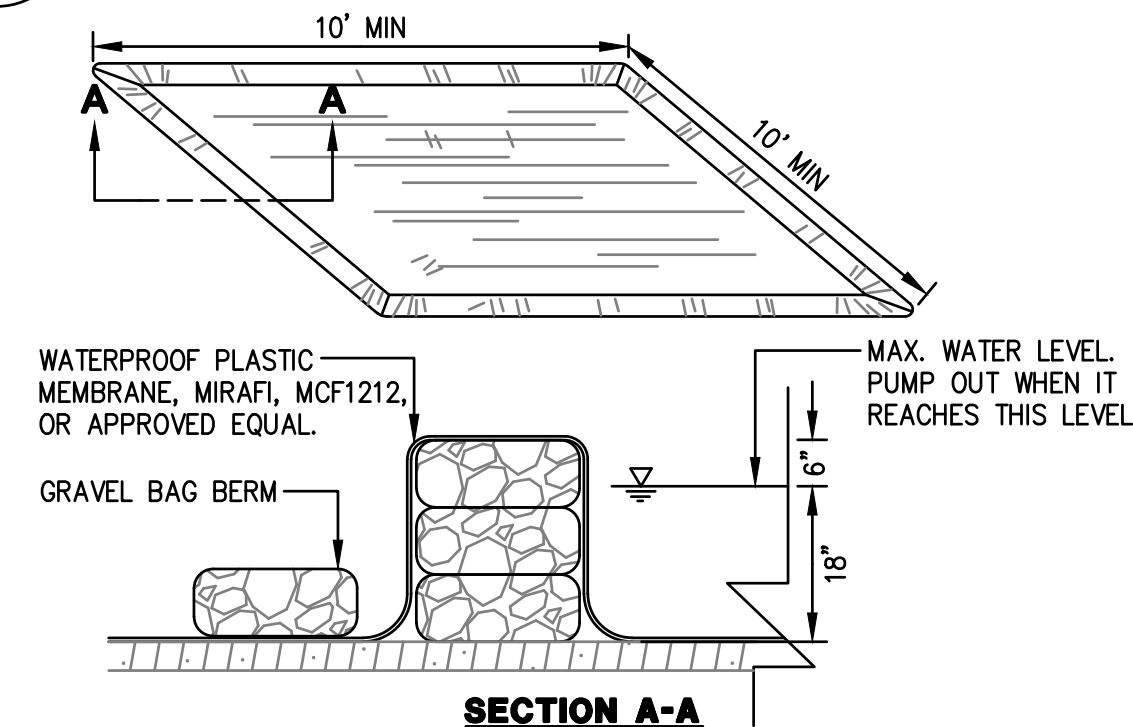
1 GRAVEL BAG BERM



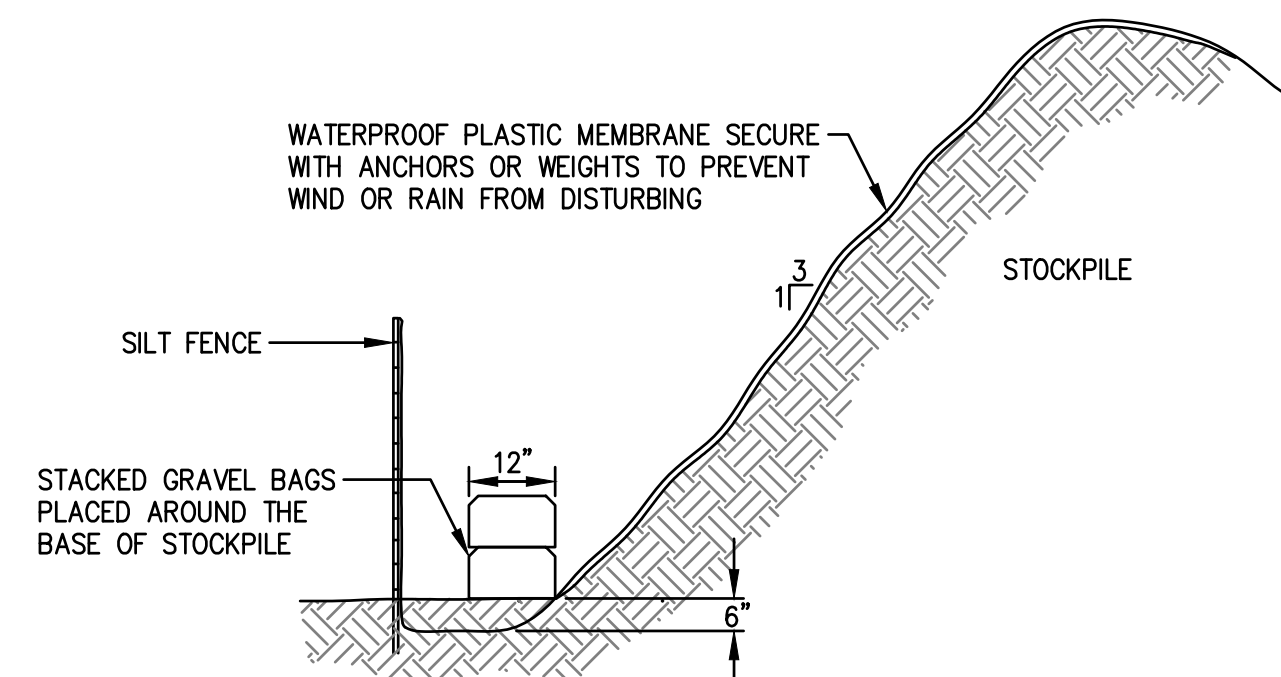
NOTES

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

2 STABILIZED CONSTRUCTION ENTRANCE



3 VEHICLE/EQUIPMENT WASHOUT PIT
NTS

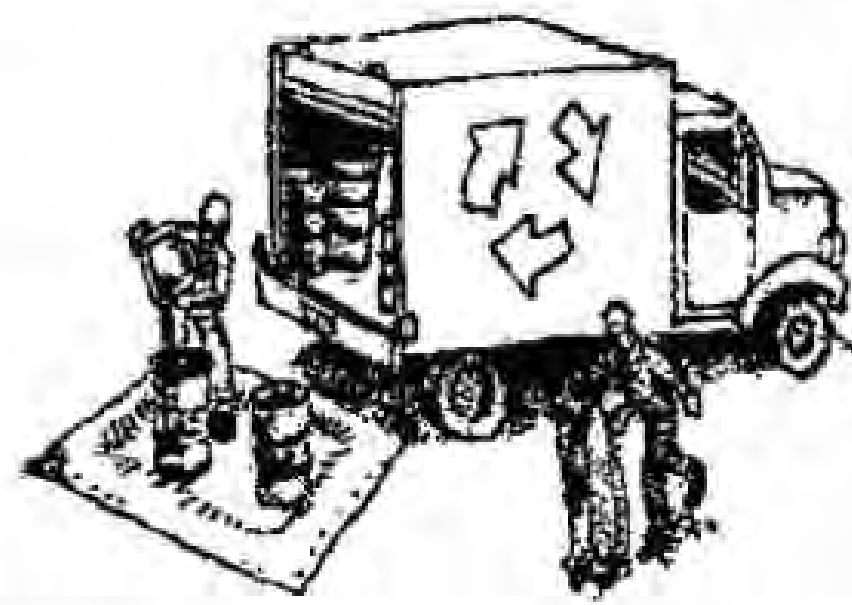


4 STOCKPILE COVERING

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



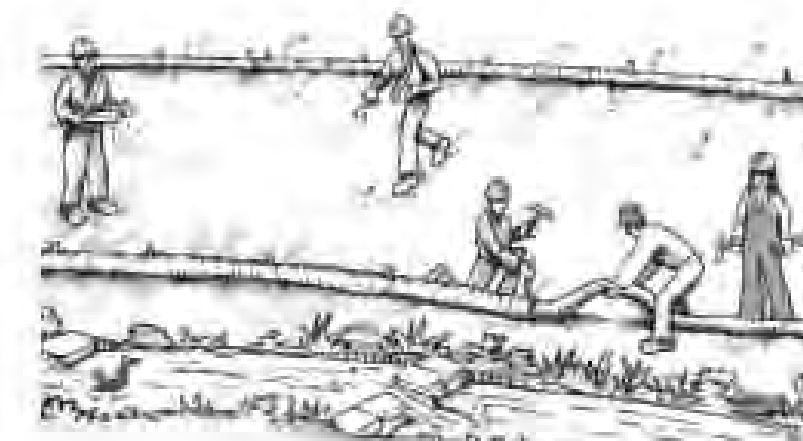
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



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

Landscaping



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

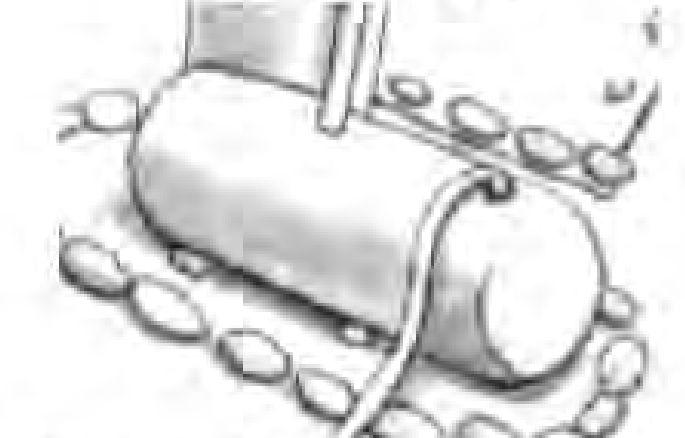
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

LANDS OF GRANADA COMMUNITY SERVICES DISTRICT
CONSISTING OF THREE COINCIDENT LAND PARCELS HAVING THE
DEED DOCUMENT NUMBERS:
2021-111643, 2017-009449 & 2502 OR 112
EL GRANADA SAN MATEO COUNTY CALIFORNIA

JUNE 2025



BASIS OF BEARINGS

BASIS OF ELEVATION

NOTES

- ### LEGEND

AVENUE ALHAMBRA
RIGHT-OF-WAY

OBISPO ROAD
55' RIGHT-OF-WAY

LANDS OF SILVESTRI
APN: 047-251-070
TRUSTEE'S DEED #2019-071028
0.51± ACRES

LANDS OF GRANADA COMMUNITY SERVICES DISTRICT
APN: 047-251-100
35,963.05± SQ. FT.
0.83± ACRES
GRANT DEED #2017-009449

LANDS OF GRANADA COMMUNITY SERVICES
APN: 047-262-010
"BURNHAM STRIP"
DEED (2502 O.R. 112)
5.42± ACRES
R.O.S. #2134 (35 L.L.S. 15)

LANDS OF GRANADA COMMUNITY SERVICES DISTRICT
APN: 047-251-110
480 AVENUE ALHAMBRA
31,235.38± SQ. FT.
0.72± ACRES
GRANT DEED #2021-111643

DETAIL: WATER CONNECTIONS
SCALE: 1" = 5'

SURVEYOR'S STATEMENT
I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS SHOWN, ARE BASED UPON A FIELD SURVEY PERFORMED ON VARIOUS DATES IN 2018 AND 2022 BY OUR COMPANY FIELD CREW; AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE BASED UPON ITEMS OF PUBLIC RECORD AND FIT TO FOUND MONUMENTS AS SHOWN AND REFERENCED HEREON. THIS MAP AND THE ITEMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KEVIN M. MCGUIRE
No. 8437
STATE OF CALIFORNIA

6/5/25
DATE

CALIFORNIA STATE HIGHWAY 1
CABRILLO HIGHWAY

I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS SHOWN, ARE BASED UPON A FIELD SURVEY PERFORMED ON VARIOUS DATES IN 2018 AND 2022 BY OUR COMPANY FIELD CREW; AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE BASED UPON ITEMS OF PUBLIC RECORD AND FIT TO BE SHOWN AS SHOWN, AND REFERENCED HEREON. THIS MAP AND THE ITEMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

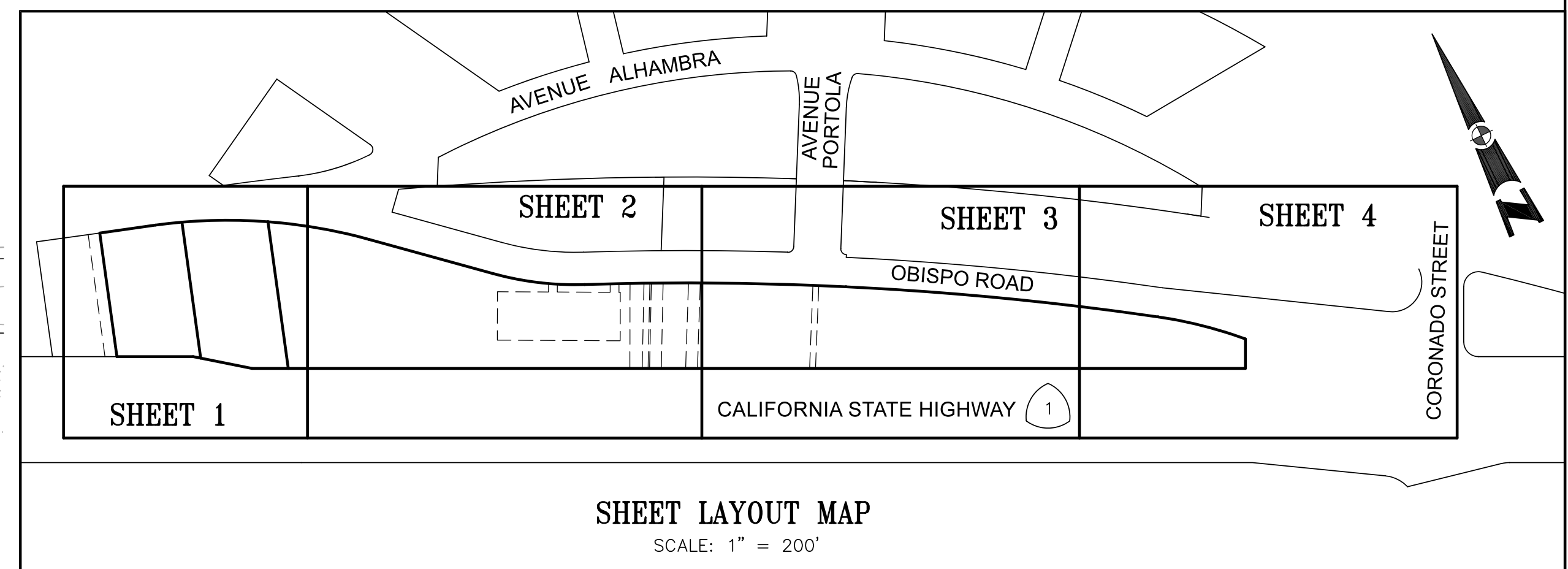


DETAIL: WATER CONNECTIONS

SCALE: 1" = 5'

DETAIL: WATER CONNECTIONS

SCALE: 1" = 5'



SHEET LAYOUT MAP

SCALE: 1" = 200'

NOTES

1.) UTILITY DEPTHS AND PIPE ALIGNMENTS SHOWN ON THIS SHEET ARE BASED ON DATA FROM PREVIOUS SURVEYS AND WAS NOT FIELD VERIFIED FOR THIS MAPPING PROJECT

LINE	BEARING	LENGTH
L1	N26°00'00"E	14.33'
L2	S26°00'00"W	13.34'
L3	N26°00'00"E	14.41'
L4	S26°00'00"W	14.82'
L5	S63°47'12"E	2.25'

LEGEND

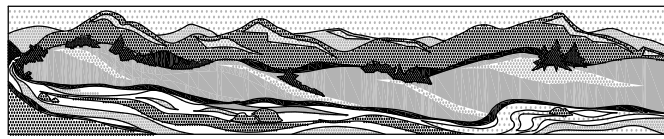
- APN: ASSESSOR'S PARCEL NUMBER
CP: CONTROL POINT
EL: ELEVATION
HT: HEIGHT
SSMH: SANITARY SEWER MANHOLE
x 20.7: SPOT ELEVATION
▲: SURVEY CONTROL POINT
■: PROJECT BENCHMARK
⊕: VALVE
⊙: MANHOLE
⊞: CATCH BASIN
⊞: WATER METER
⊞: GAS METER
⊞: FIRE HYDRANT
○: CLEANOUT

- : SUBJECT PROPERTY LINE
—: ADJOINER PROPERTY LINE
- - - : EXISTING EASEMENT
- - - : MAJOR CONTOUR
- - - : MINOR CONTOUR
- - - : OVERHEAD UTILITY LINE
X - X: EXISTING FENCE LINE
T: UNDERGROUND COMM. LINE
W: UNDERGROUND WATER LINE
C: UNDERGROUND GAS LINE
E: UNDERGROUND ELECTRICAL LINE
SS: UNDERGROUND SEWER LINE
●: FOUND STANDARD
●: FOUND IRON PIPE MONUMENT AS NOTED
■: FOUND CALTRANS HIGHWAY MONUMENT

TOPOGRAPHIC SURVEY
LANDS OF GRANADA COMMUNITY SERVICES DISTRICT
CONSISTING OF THREE COINCIDENT LAND PARCELS HAVING THE
DEED DOCUMENT NUMBERS:
2021-111643, 2017-009449 & 2502 OR 112
EL GRANADA SAN MATEO COUNTY CALIFORNIA

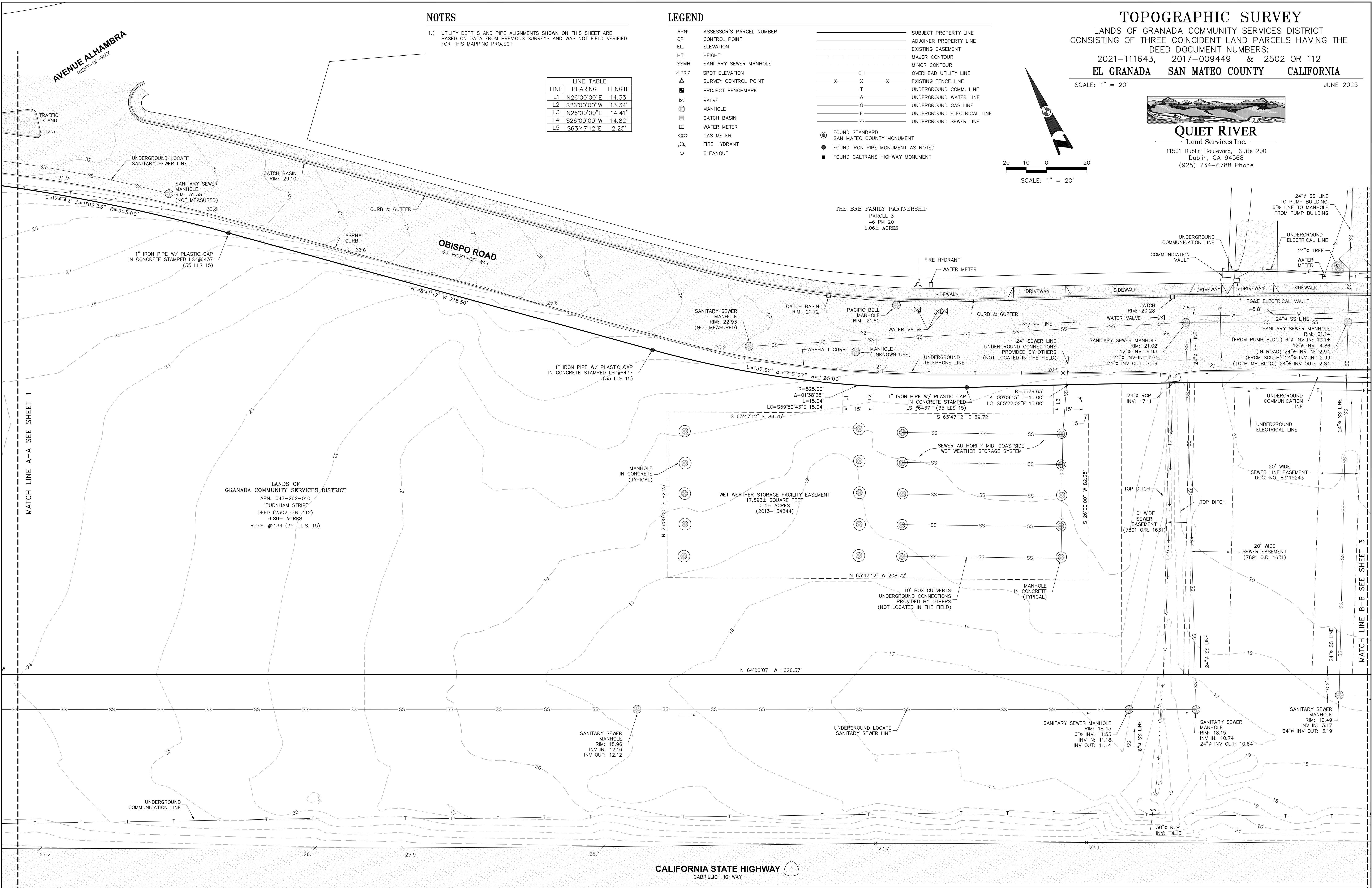
SCALE: 1" = 20'

JUNE 2025

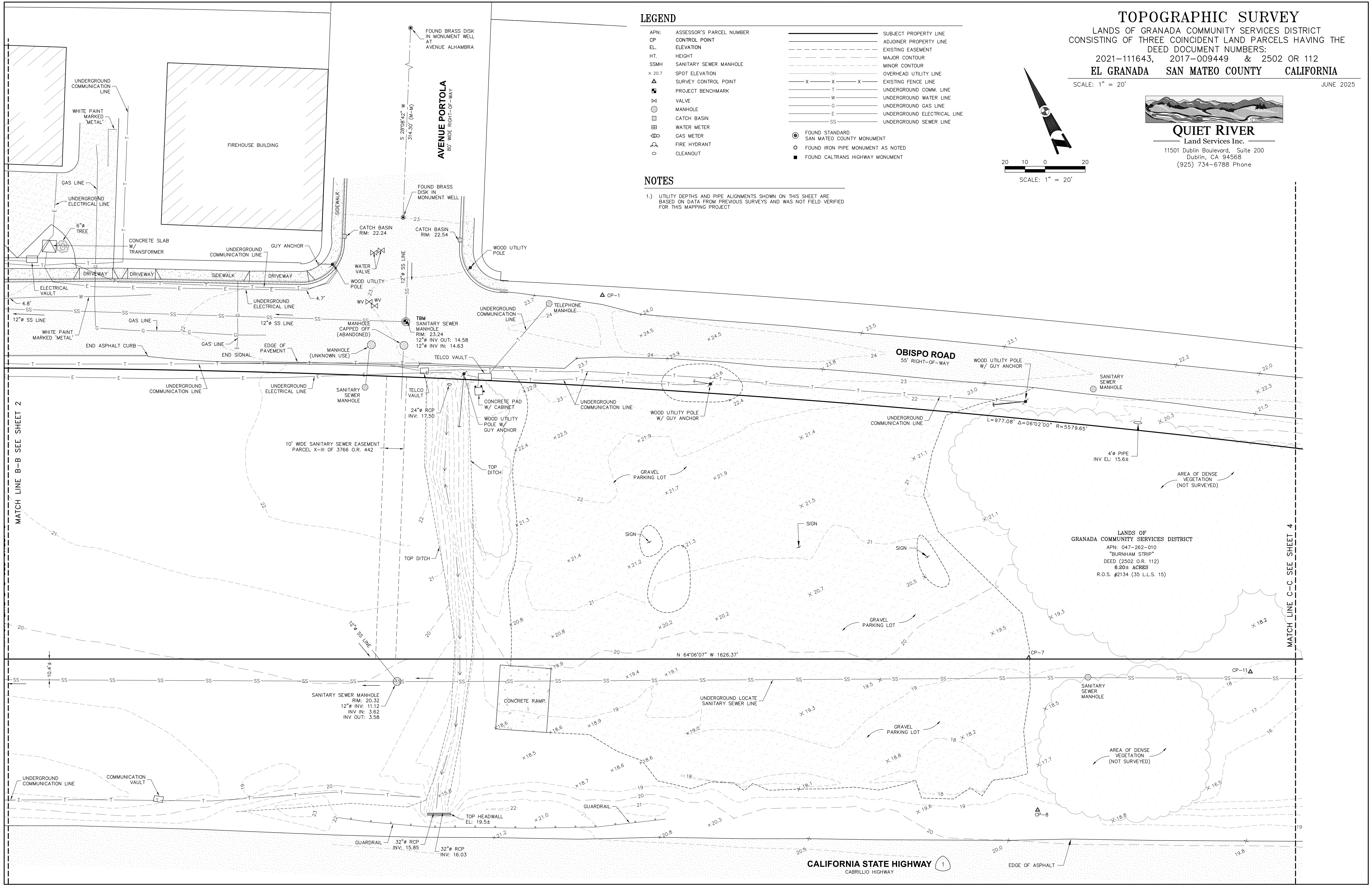


QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

SCALE: 1" = 20'



CALIFORNIA STATE HIGHWAY 1
CABRILLO HIGHWAY



LEGEND

APN:	ASSESSOR'S PARCEL NUMBER	—	SUBJECT PROPERTY LINE
CP	CONTROL POINT	—	ADJOINER PROPERTY LINE
EL	ELEVATION	---	EXISTING EASEMENT
HT	HEIGHT	---	MAJOR CONTOUR
SSMH	SANITARY SEWER MANHOLE	---	MINOR CONTOUR
x 20.7	SPOT ELEVATION	OH	OVERHEAD UTILITY LINE
▲	SURVEY CONTROL POINT	—X—X—	EXISTING FENCE LINE
■	PROJECT BENCHMARK	T	UNDERGROUND COMM. LINE
⊗	VALVE	W	UNDERGROUND WATER LINE
⊗	MANHOLE	G	UNDERGROUND GAS LINE
⊗	CATCH BASIN	E	UNDERGROUND ELECTRICAL LINE
⊗	WATER METER	SS	UNDERGROUND SEWER LINE
⊗	GAS METER		
⊗	FIRE HYDRANT		
○	CLEANOUT		
		●	FOUND STANDARD SAN MATEO COUNTY MONUMENT
		○	FOUND IRON PIPE MONUMENT AS NOTED
		■	FOUND CALTRANS HIGHWAY MONUMENT

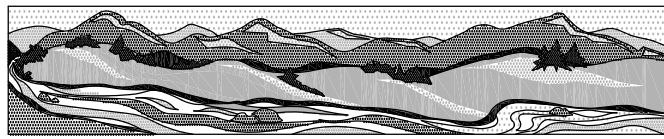
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SCALE: 1" = 20'

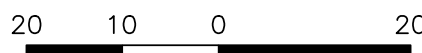
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SCALE: 1" = 20'

MATCH LINE B-B SEE SHEET 2

MATCH LINE C-C SEE SHEET 4

LANDS OF
GRANADA COMMUNITY SERVICES DISTRICT
APN: 047-262-010
"BURNHAM STRIP"
DEED (2502 O.R. 112)
6.20± ACRES
R.O.S. #2134 (35 L.L.S. 15)

NOTES

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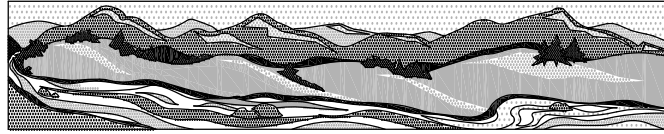
LEGEND

APN:	ASSESSOR'S PARCEL NUMBER	—	SUBJECT PROPERTY LINE
CP	CONTROL POINT	—	ADJOINER PROPERTY LINE
EL.	ELEVATION	- - - - -	EXISTING EASEMENT
HT.	HEIGHT	- - - - -	MAJOR CONTOUR
SSMH	SANITARY SEWER MANHOLE	- - - - -	MINOR CONTOUR
x 20.7	SPOT ELEVATION	— OH —	OVERHEAD UTILITY LINE
▲	SURVEY CONTROL POINT	— X — X — X —	EXISTING FENCE LINE
■	PROJECT BENCHMARK	— T —	UNDERGROUND COMM. LINE
⊕	VALVE	— W —	UNDERGROUND WATER LINE
⊙	MANHOLE	— G —	UNDERGROUND GAS LINE
⊞	CATCH BASIN	— E —	UNDERGROUND ELECTRICAL LINE
⊞	WATER METER	— SS —	UNDERGROUND SEWER LINE
⊞	GAS METER		
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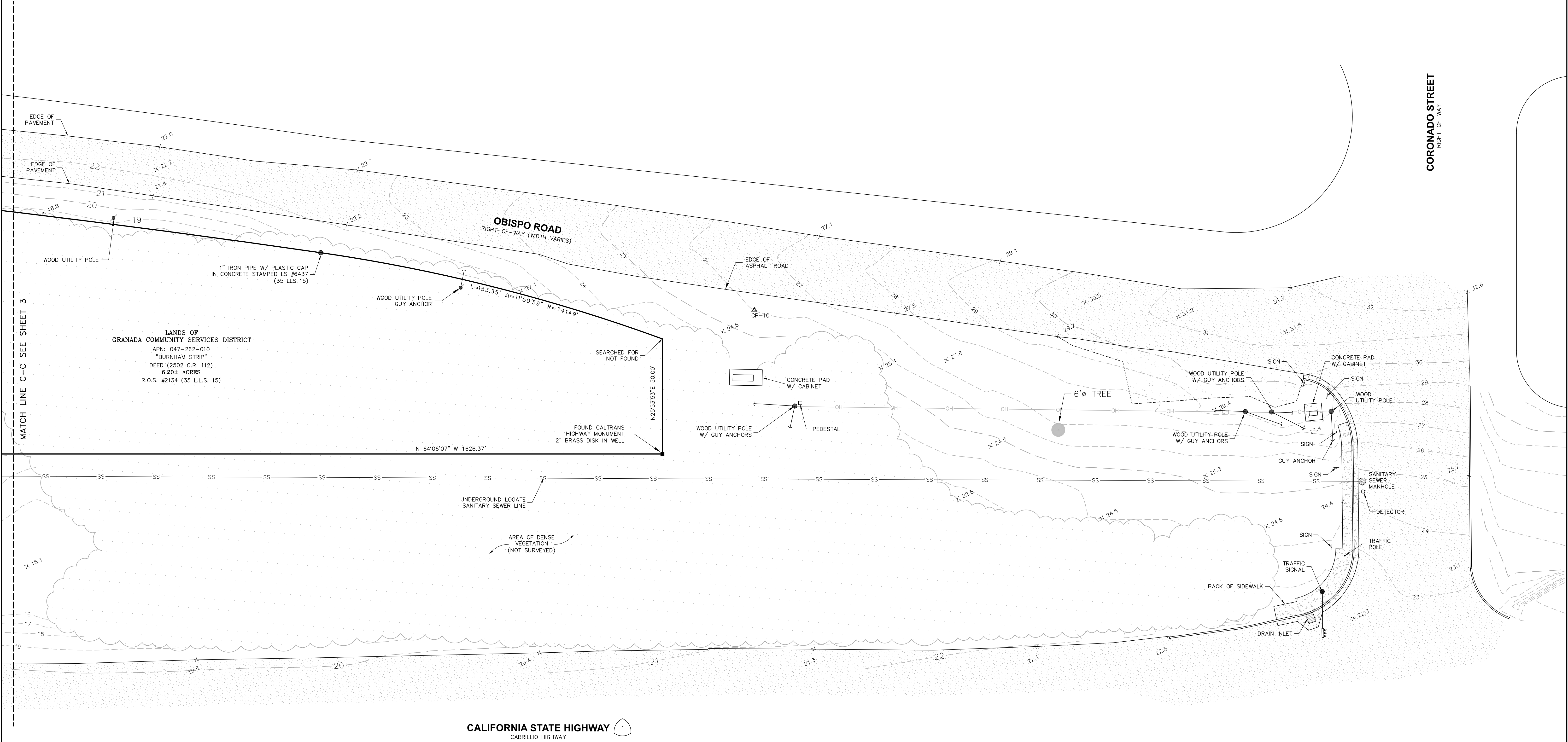
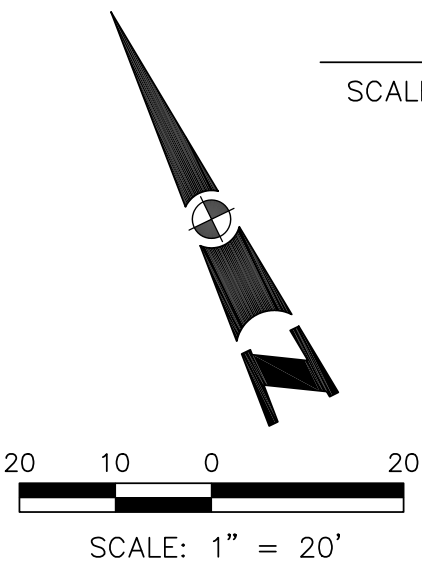
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