

December 21, 2016

Chris Ridgway  
670 Poplar Street  
Half Moon Bay, CA 94019

Dear Mr. Ridgway:

SUBJECT: Coastside Design Review  
Main Street, Montara  
APN 036-047-030; County File No. PLN 2015-00527

At its meeting of December 8, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review recommendation to allow construction of a new two-story 2,609 sq. ft. single-family with an attached 437 sq. ft. two-car garage, including a 695 sq. ft. second unit dwelling on two legal 2,500 sq. ft. parcels, as part of a hearing-level Coastal Development Permit (CDP) and Parcel Merger (Merger). The two project parcels will be merged into one legal 5,000 sq. ft. parcel. The project includes the removal of four (4) trees and approximately 120 cubic yards of grading. The CDP is appealable to the California Coastal Commission.

The CDRC was unable to make the findings for a design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required. As such, requirements from the CDRC for further project redesign are as follows:

1. Revise the project to follow the topography of the property (Section 6565.20(D) Elements of Design; 1.a. Relationship to Existing Topography).
2. Revise the project to minimize the view impacts of the proposed second story to neighboring houses by reducing the size of the second story, having it cover only a portion of the first story.
3. Revise the project to minimize privacy impacts of the project at the front of the structure, by placing indoor/outdoor spaces at the rear of the structure.

As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You

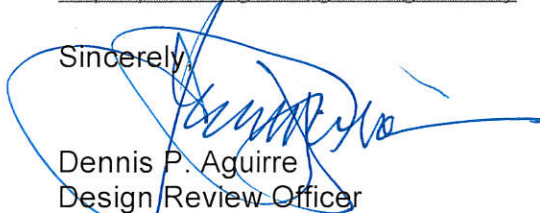


chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Camille Leung, Senior Planner, at 650/363-1826, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link:  
<http://planning.smcgov.org/survey>.

Sincerely,

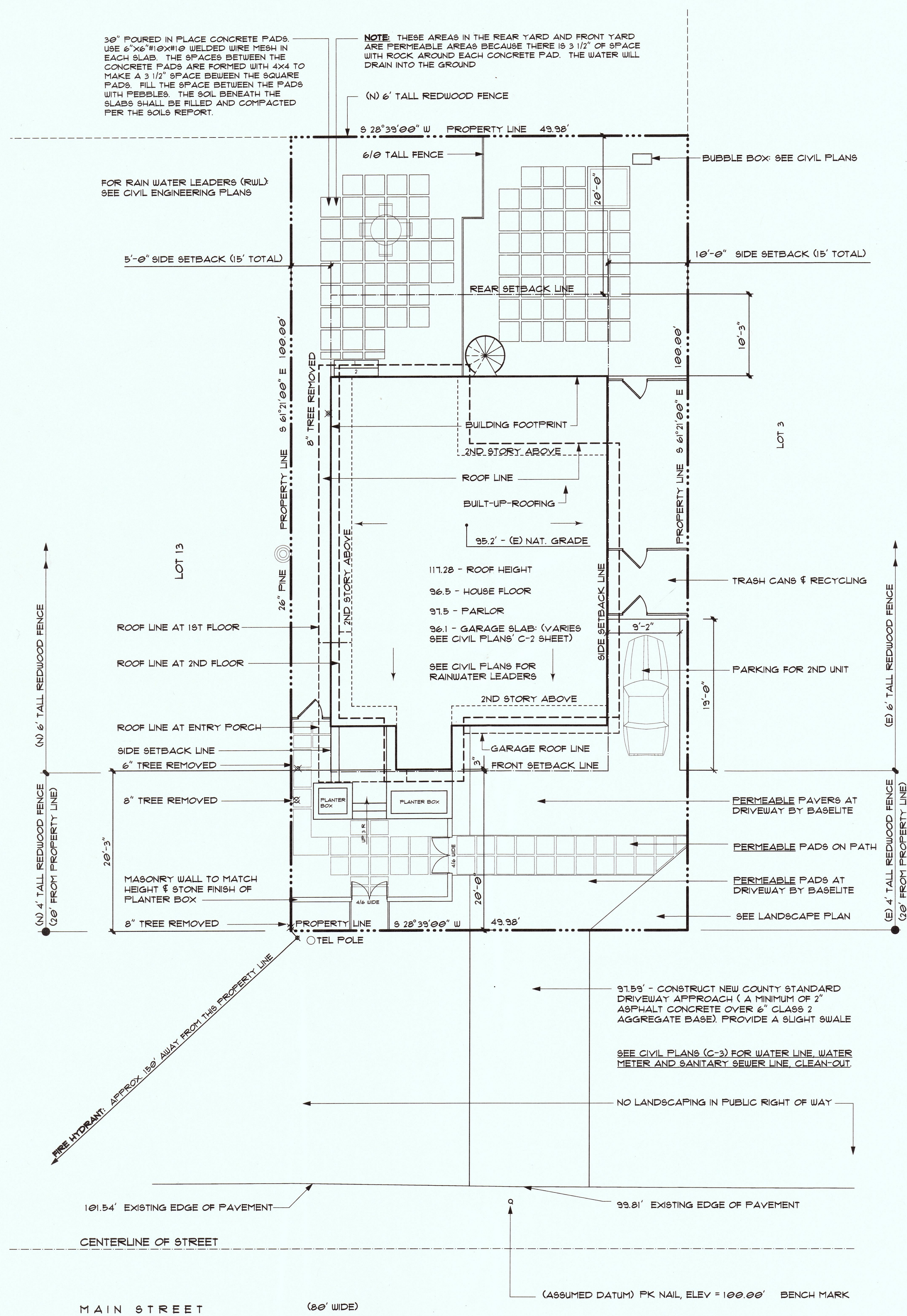


Dennis P. Aguirre  
Design Review Officer

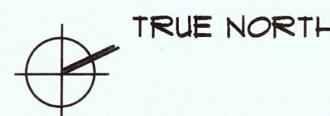
cc: Dianne Whitaker, Member Architect  
Stuart Grunow, Member Architect  
Beverly Garrity,, Montara Community Representative  
Camille Leung, Senior Planner  
Daniel Miles Joo, Property Owner  
Ludmilla Tichy, Interested Member of the Public  
Rick Lemburg, Interested Member of the Public  
David and Sonya Andreasen, Interested Member of the Public  
Farris Hix, Interested Member of the Public  
Shelly Smith, Interested Member of the Public]  
Kimberly Trant, Interested Member of the Public  
Sandra Harrison, Interested Member of the Public  
Linda Montalto Patterson, Interested Member of the Public

CL:DPA:pac - DPAAA0712\_WPN.DOCX





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



ALL CONSTRUCTION SHALL CONFORM TO:  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALGREEN BUILDING CODE STANDARDS

OCCUPANCY GROUP: R3-U  
TYPE OF CONSTRUCTION: TYPE V-B

SCOPE OF WORK: NEW TWO-STORY WOOD-FRAMED RESIDENCE

FIRE SPRINKLER PLANS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION

LIST OF DRAWINGS FOR DESIGN REVIEW

|      |                                          |
|------|------------------------------------------|
| AI.1 | TITLE PAGE & SITE PLAN                   |
| AI.2 | ABBREVIATION / C.O.P. NOTES / FIRE NOTES |
| A2.1 | FIRST FLOOR PLAN                         |
| A2.2 | SECOND FLOOR PLAN                        |

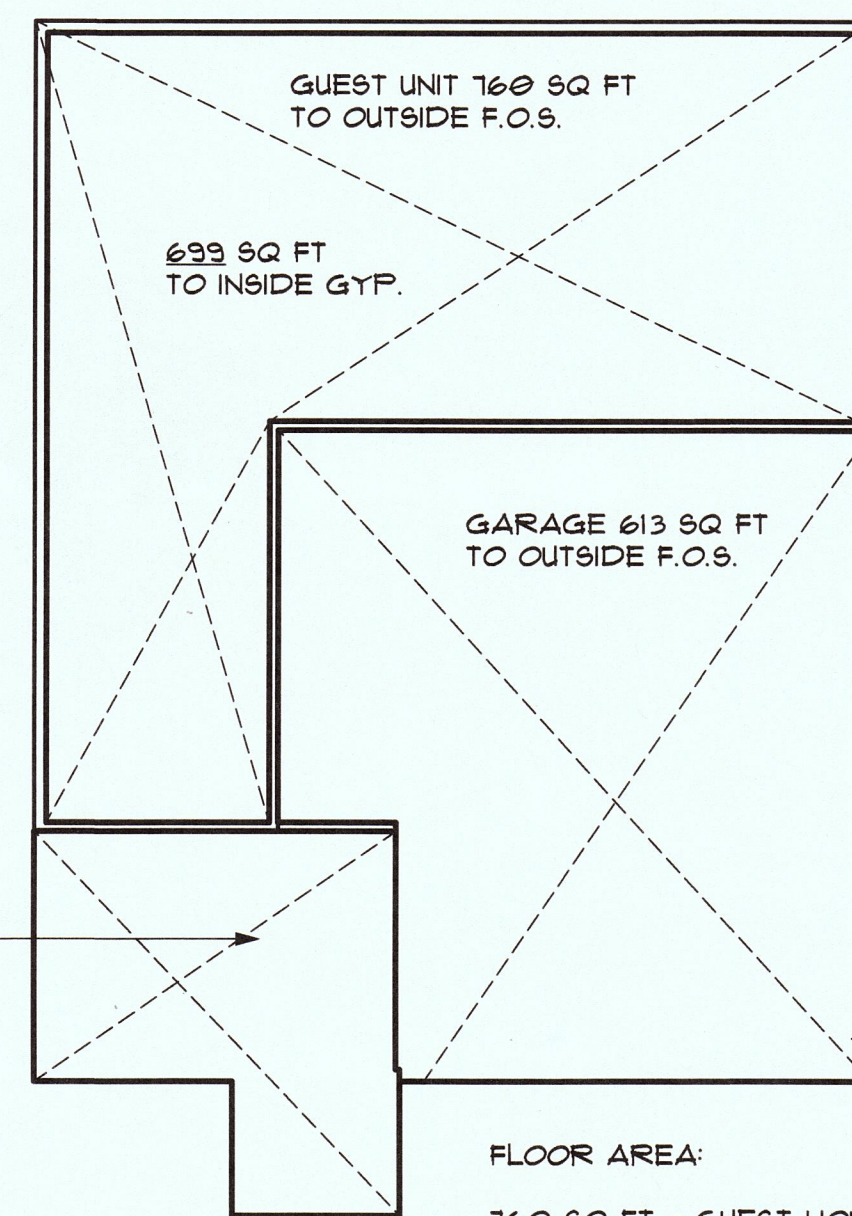
|      |             |
|------|-------------|
| A3.1 | ELEVATIONS  |
| A3.2 | ELEVATIONS  |
| A3.3 | AXONOMETRIC |

|      |          |
|------|----------|
| A4.1 | SECTIONS |
|------|----------|

|         |                  |
|---------|------------------|
| SU1     | SURVEY           |
| L51     | LANDSCAPING PLAN |
| L52     | IRRIGATION PLAN  |
| L53     | TREE PLAN        |
| C0-C4.1 | CIVIL DESIGN     |

SEE SHEET AI.2 FOR OTHER PERTINENT NOTES RELATING TO THE CONSTRUCTION OPERATION PLAN (C.O.P.) & CIVIL

- 1: **PARKING AREA:** CONSTRUCTION PERSONNEL WILL PARK IN THE DRIVEWAY AREAS AND NOT IN THE STREET.
- 2: **SANITARY FACILITIES:** LOCATED ON THE NORTH SIDE END OF THE PROPERTY. SEE C-3
- 3: **CLEAN-UP AREA:** LOCATED ON THE NORTH SIDE END OF THE PROPERTY.
- 4: **DEBRIS BOX:** LOCATED ON THE NORTH SIDE END OF THE PROPERTY. SEE C-3
- 5: **TRUCK TRAFFIC ISSUES:** EXISTING PAVED DRIVEWAYS TO BE MAINTAINED DURING CONSTRUCTION. AN ON SITE MANAGER SHALL ENSURE THAT NO CONSTRUCTION VEHICLES SHALL IMPEDED THROUGH TRAFFIC ALONG THE RIGHT OF WAY ON MAIN STREET. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON SITE OUTSIDE OF THE PUBLIC RIGHT. THERE SHALL BE NO STORAGE OF CONSTRUCTION VEHICLES IN THE PUBLIC RIGHT OF WAY.



RECEIVED

APR 04 2017

San Mateo County  
Planning Division

NEW 1ST SQUARE FOOTAGE PLAN SCALE 1/8"=1'-0"

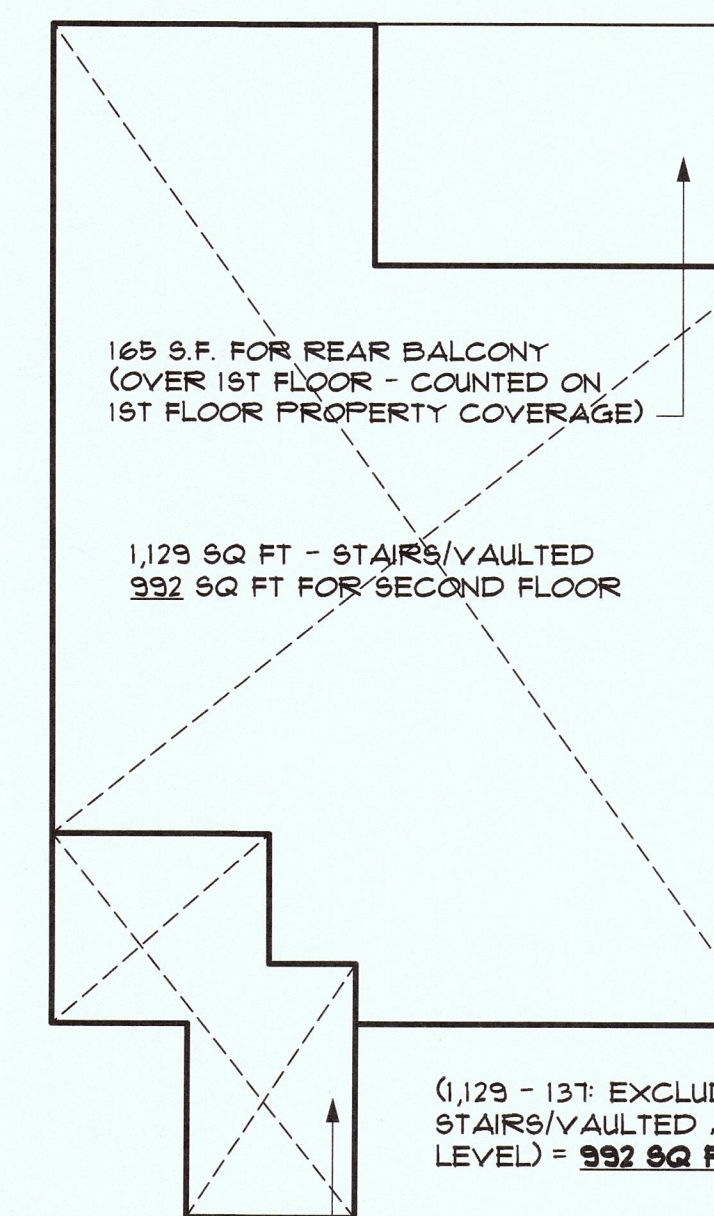
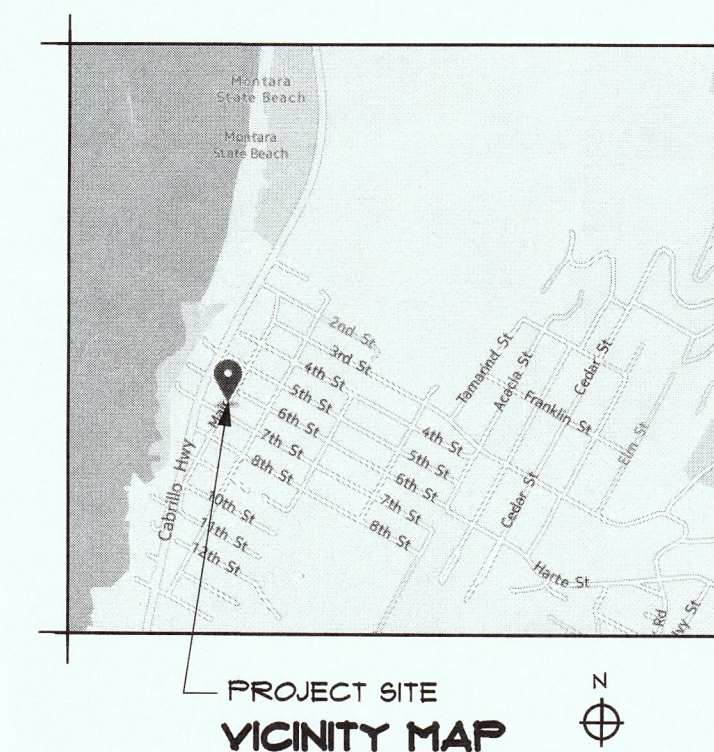
| AREA INCLUDED IN |            | SQUARE FOOTAGE | PLANNING DEPARTMENT: COUNTY OF SAN MATEO<br>ZONING: R1/S1/DR<br>A.P.N. # 036-041-030/040 |
|------------------|------------|----------------|------------------------------------------------------------------------------------------|
| SITE COVERAGE    | FLOOR AREA |                |                                                                                          |
| X                | X          | 1,567*         | AREA<br>FIRST FLOOR INCLUDING GARAGE                                                     |

\* 2ND UNIT IS 699 SQ FT TO INTERIOR WALLS

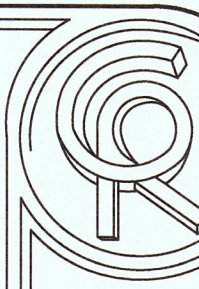
|   |   |     |                                                                               |
|---|---|-----|-------------------------------------------------------------------------------|
| X | X | 392 | SECOND FLOOR (EXCLUDES ITEMS BELOW)                                           |
| X |   | 165 | 2ND STORY BALCONY AND OVER 1ST FLOOR (PROPERTY COV. COUNTED ON THE 1ST FLOOR) |

|       |                               |
|-------|-------------------------------|
| 1,567 | OUR SITE COVERAGE             |
| 35%   | PERCENTAGE OF SITE COVERAGE   |
| 5,000 | LOT SIZE                      |
| 1,150 | MAXIMUM SITE COVERAGE ALLOWED |
| 183   | UNDER THE MAXIMUM SQUARE FEET |

|       |                                  |
|-------|----------------------------------|
| 2,559 | OUR TOTAL FLOOR AREA             |
| 53%   | PERCENTAGE OF FLOOR AREA ALLOWED |
| 5,000 | LOT SIZE                         |
| 2,650 | MAXIMUM FLOOR AREA ALLOWED       |
| 91    | UNDER THE MAXIMUM SQUARE FEET    |



NEW 2ND FLOOR SQUARE FOOTAGE PLAN SCALE 1/8"=1'-0"



CHRIS RIDGWAY ARCHITECT, INC.  
610 POPLAR STREET, HALF MOON BAY, CA 94019  
PH: 650.420.6361 WEB SITE: CRRARCHITECT.NET  
EMAIL: CRRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:  
**JOO & HAAS**  
MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB #  
1403

SCALE  
AS NOTED

DATE  
4/4/17

SHEET  
AI.1



## ABBREVIATIONS

|           |                          |              |                            |
|-----------|--------------------------|--------------|----------------------------|
| A.B.      | ANCHOR BOLT              | LAV.         | LAVATORY                   |
| A.B.M.    | AGGREGATE BASE MATERIALS | L.H.         | LEFT HAND                  |
| ACOUS.    | ACOUSTIC                 | LKR.         | LOCKER                     |
| A/C       | AIR CONDITIONING         | L.F.         | LOW FOUNT                  |
| A.C.      | ASPHALTIC CONCRETE       | LT.          | LIGHT                      |
| A.D.      | ACCESS DOOR              | LTWT.        | LIGHTWEIGHT                |
| ADJ.      | ADJUSTABLE               | MU           | MICRO-WAVE                 |
| A.F.S.    | AUTOMATIC FIRE SPRINKLER | MED.         | MEDIUM                     |
| AGGR.     | AGGREGATE                | MAX.         | MAXIMUM                    |
| ALT.      | ALTERNATE                | M.B.         | MACHINE BOLT               |
| ALUM.     | ALUMINUM                 | M.D.F.       | MEDIUM DENSITY FIBER BD.   |
| ANOD.     | ANODIZED                 | MECH.        | MECHANICAL                 |
| A/P       | ACCESS PANEL             | MEMB.        | MEMBRANE                   |
| ARCH.     | ARCHITECTURAL            | MFR.         | MANUFACTURER               |
| ASPH.     | ASPHALT                  | MANOLE       | MANHOLE                    |
| A.T.      | ASH TRAY                 | MIN.         | MINIMUM                    |
| #         | ANGLE                    | MTD.         | MOUNTED                    |
| \$        | AND                      | M.S.         | MACHINE SCREW              |
|           |                          | MTL.         | METAL                      |
|           |                          | MULL.        | MULLION                    |
| BD.       | BOARD                    |              |                            |
| BKSP.L.   | BACKSP.LASH              | (N)          | NEW                        |
| BLDG.     | BUILDING                 | N.           | NORTH                      |
| BLK.      | BLOCK                    | N.C.         | NOT IN CONCRETE            |
| BLKG.     | BLOCKING                 | NOY.         | NOMINAL                    |
| BH.       | BEAM                     | N.T.S.       | NOT TO SCALE               |
| B.O.J.    | BOTTOM OF JOISTS         | #            | NUMBER                     |
| BOT.      | BOTTOM                   |              |                            |
| B.SBD.    | BASEBOARD                |              |                            |
| B.U.      | BUILT-UP                 | O.           | OVER                       |
| B.U.R.    | BUILT-UP ROOF            | O.B.         | OVERSICURE                 |
|           |                          | O.C.         | ON CENTER                  |
| CABT.     | CABINET                  | O.D.         | OUTSIDE DIAMETER           |
| C.B.      | CATCH BASIN              | O.F.S.       | OUTER FACE OF STUD         |
| CBD.      | CLICKBOARD               | O.H.         | OVER HEAD                  |
| CER.      | CEMENT                   | O.F.         | OFFAGE                     |
| CEM.      | CERAMIC                  | OFFG.        | OFFENS                     |
| C.G.      | COVER GUARD              | OFFP.        | OFFPOSITE                  |
| C.I.      | CAST IRON                |              |                            |
| C.J.      | CEILING JOIST            | P.A.         | PUBLIC ADDRESS             |
| CLG.      | CLEAR                    | P.D.F.       | POWER DRIVEN FASTENER      |
| CLR.      | CLEAR                    | P.G.         | PAINT GRADE                |
| CLO.      | CLOSET                   | P.H.         | PHILLIPS HEAD              |
| CMLU      | CONC. MASONRY UNIT       |              |                            |
| CNT.      | COUNTERTOP               | P.L.V.       | PUBLIC AND HOUSE PHONE     |
| COL.      | COLUMN                   | PL.          | PLATE                      |
| COMP.     | COMPOSITION              | P/L.         | PROPERTY LINE              |
| CONC.     | CONCRETE                 | PLAS.        | PLASTER                    |
| CONST.    | CONSTRUCTION             | PLAS. LAM.   | PLASTIC LAMINATE           |
| CONTR.    | CONTRACTOR               | PLYWOOD      | PLYWOOD                    |
| CT.       | COOKTOP                  | PCL.         | POLYURETHANE               |
| CT.       | COATS                    | PLR.         | PLASTER                    |
| CUST.     | CUSTOMIAN                | PRCST.       | PRECAST                    |
| C.W.      | COLD WATER               | P.S.F.       | POUNDS PER SQUARE FOOT     |
| C.O.      | CLEAN OUT                | P.S.I.       | POUNDS PER SQUARE INCH     |
| £         | CENTERLINE               | P.SL.        | PARALLEL BEAM              |
|           |                          | P.T.         | PRESSURE TREATED           |
| D.        | DRYER                    | P.T.D.       | PAPER TOWEL DISPENSER      |
| DET.      | DETAIL                   | FIN.         | PARTITION                  |
| DS        | DARK SKY LIGHT           |              |                            |
| D.F.      | DOUGLAS FIR              | R.           | RISE                       |
| D/G       | DUALGLAZE                | R.A.         | RETURN AIR                 |
| Ø         | DIAMETER OR ROUND        | RAD.         | RADIUS                     |
| DIA.      | DIAMETER                 | R.C.P.       | REFLECTED CEILING PLAN     |
| DM.       | DIMENSION                | R.D.         | ROOF DRAIN                 |
| DISP.     | GARBAGE DISPOSAL         | REC.         | RECESSED                   |
| DN.       | DOWN                     | REF.         | REFERENCE                  |
| DEM'OD.   | DEMOLISHED               | REF.         | REFRIGERATOR               |
| DR.       | DOOR                     | REINFC.      | REINFORCING                |
| D.S.      | DOWNSPOUT                | REQ'D.       | REQUIRED                   |
| D/W       | DISHWASHER               | R.H.         | RIGHT HAND                 |
| DUG.      | DRAWING                  | R.H.         | ROUND HEAD                 |
|           |                          | ROOM.        | ROOM                       |
| (E)       | EXISTING                 | R.R.         | ROOM RAFTER                |
| EA.       | EACH                     | R.W.L.       | RAIN WATER LEADER          |
| ELEV.     | ELEVATION                |              |                            |
| E.J.      | EXPANSION JOINT          | S.B.         | SOLID BLOCKING             |
| E.Q.      | EQUAL                    | S.C.         | SOLID CORE                 |
| E.S.      | EXPANSION SHIELD         | S.C.D.       | SEAT COVER DISPENSER       |
| EXH.      | EXHAUST                  | S.D.         | SMOKE DETECTOR             |
| EXT.      | EXTERIOR                 | SECT.        | SECTION                    |
|           |                          | S.G.         | SAFETY GLAZE               |
| F.A.      | FIRE ALARM               | SHR.         | SHEAR                      |
| F.B.      | FLAT BAR                 | SHEET        | SHEET                      |
| FBRGL.    | FIBERGLASS               | SHWR.        | SHOWER                     |
| F.D.      | FLOOR DRAIN              | SK.          | SINK                       |
| FDN.      | FOUNDATION               | SHLAR.       | SHILAR                     |
| F.E.      | FIRE EXTINGUISHER        | S.M.         | SHEET METAL                |
| F.F.      | FINISH FLOOR             | S.M.S.       | SHEET METAL SCREWS         |
| F.G.      | FINISH GRADE             | S.N.D.       | SANITARY NAPKIN DISPOSAL   |
| F.H.      | FLAT HEAD                | S.N.V.       | SANITARY NAPKIN VENDOR     |
| F.H.C.    | FIRE HOSE CABINET        | S.O.V.       | SHUT OFF VALVE             |
| FIN. FLR. | FINISH FLOOR             | S.F.D.       | SOAP DISPENSER             |
| F.J.      | FLOOR JOIST              | SPEC'S.      | SPECIFICATIONS             |
| FOLDG.    | FOLDING                  | SQ.          | SQUARE                     |
| FLR.      | FLOOR                    | S.S.         | SERVICE SINK               |
| FLUOR.    | FLUORESCENT              | STEE.        | STEEL                      |
| F.O.      | FINISHOPENING            | STD.         | STANDARD                   |
| F.O.C.    | FACE OF CONCRETE         | STOR.        | STORAGE                    |
| F.O.S.    | FACE OF STUD/STEEL       | STRUC.       | STRUCTURAL                 |
| FR.       | FRAME                    | ST.S.        | SELF TAPPING SCREW         |
| F.R.P.    | FIBER GLASS              | ST. STL.     | STAINLESS STEEL            |
|           | REINFORCED PLASTIC       | SUSP.        | SUSPENDED                  |
| FT.       | FOOT OR FEET             | SYTH.        | SYMMETRICAL                |
| FTG.      | FOOTING                  | T.           | TREAD                      |
|           |                          | T.B.         | TOWEL BAR                  |
| GA.       | GAUGE                    | TB.          | TOP OF BOTTOM              |
| GALV.     | GALVANIZED               | TIC.         | TRASH COMPACTOR            |
| G.B.      | GREEN BOARD              | T.D.         | TOWEL DISPENSER            |
| G.C.      | GENERAL CONTRACTOR       | T.D.L.       | TRUE-DIVIDED LIGHTS        |
| G.F.I.    | GROUND FAULT INTERRUPTER | T.O.D.       | TOWEL DISPENSER & DISP.    |
| G.I.      | GALVANIZED IRON          | TELE.        | TELEPHONE                  |
| GL.       | GLASS                    | TEMP.        | TEMPERED GLASS             |
| G.L.B.    | GULLAM BEAM              | T & G        | TONGUE & GROOVE            |
| GND.      | GROUND                   | THK.         | THICK                      |
| G.S.M.    | GALVANIZED SHEET METAL   | T.K.         | TOE KICK                   |
| G.V.      | GATE VALVE               | T.O.C.       | TOP OF CURB                |
| GYP BD.   | GYPBUM BOARD             | T.O.P.       | TOP OF PAVEMENT            |
|           |                          | T.O.F.       | TOP OF FLUTE               |
|           |                          | T.O.S.       | TOP OF SLAB                |
|           |                          | T.O.STL.     | TOP OF STEEL               |
|           |                          | T.P.D.       | TOILET PAPER DISPENSER     |
|           |                          | TYP.         | TYPICAL                    |
| H.B.      | HOSE BIBB                |              |                            |
| H.C.      | HOLLOW CORE              | U.O.N.       | UNLESS OTHERWISE NOTED     |
| HCAP.     | HANDICAP                 | UR.          | URINAL                     |
| HDBD.     | HARDBOARD                |              |                            |
| HDR.      | HEADER                   | V.C.T.       | VINYL COMPOSITION TILE     |
| K.P.      | KICKPLATE                | VERT.        | VERTICAL                   |
| HQWD.     | HARDWOOD                 | V.G.D.F.     | VERTICAL GRAIN DOUGLAS FIR |
| HQWE.     | HARDWARE                 | VIN.         | VINYL                      |
| H.M.      | HOLLOW METAL             | V.T.R.       | VENTILATION THRU ROOF      |
| HORIZ.    | HORIZONTAL               | V.H.F.       | VINYL WALL FABRIC          |
| H.P.      | HIGH POINT               |              |                            |
| H.R.C.    | HOSE REEL CABINET        | W.           | WASHER                     |
| HT.       | HEIGHT                   | W.           | WITH                       |
| H.T.D.    | HANDICAP TOWEL DISP.     | W.C.         | WATER CLOSET               |
| HTG.      | HEATING                  | WD.          | WOOD                       |
| H.W.      | HOT WATER                | WDO/WDOS.    | WINDOW/WINDOWS             |
|           |                          | WDBD.        | WONDERBOARD                |
| I.D.      | INSIDE DIAMETER          | W/O.         | WITHOUT                    |
| INSUL.    | INSULATION               | W.P.         | WATER PROOF                |
| INT.      | INTERIOR                 | WRGP.        | WATER RESISTANT GYPBUM     |
| INV.      | INVERT                   | W.S.         | WEATHER STRIPPING          |
| J.B.      | JUNCTION BOX             | OR WOOD SREU | OR WOOD SREU               |
| JT.       | JOIST                    | WBCOT.       | WAINSCOT                   |
|           |                          | WT.          | WEIGHT                     |

## MISC. SITE PLAN NOTES & CONSTRUCTION OPERATION PLAN

UNDERGROUND SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE PACIFIC GAS & ELECTRIC COMPANY REQUIREMENTS. SEE COMPLETE INFO ON SHEET E-1

CLEANOUTS IN BLDG. SEWERS SHALL BE APPROVED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE SEWER AUTHORITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT

THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA

SPECIAL INSPECTION REQUIRED FOR CONCRETE FOUNDATION GREATER THAN 2,500 P.S.I., EPOXY HOLDOWNS, HIGH STRENGTH BOLTS, SEISMIC RESISTANCE AND STRUCTURAL STEEL WELDING & FOR SHEAR WALL NAILING SPACED 4" OR LESS. COMPLETE AND SUBMIT A STAMPED & SIGNED SPECIAL INSPECTION FORM FORM PRIOR TO PERMIT ISSUANCE.

AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPALITY'S RIGHT OF WAY

THE APPLICANT/CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE BLDG. INSPECTION SECTION, THE DEPT. OF PUBLIC WORKS AND THE COASTSIDE FIRE PROTECTION DISTRICT.

PRIOR TO FINAL INSPECTION, PAINT THE ADDRESS NUMBER ON THE FACE OF THE CURB NEAR THE DRIVEWAY APPROACH WITH BLACK LETTERING ON A WHITE BACKGROUND.

INCLUDE HOUSE ADDRESS NUMERALS SHALL BE A MIN. 4" IN HEIGHT AND 3/4" STROKE OF CONTRASTING COLOR TOP THEIR BACKGROUND AND MUST BE LIGHTED DURING THE HOURS OF DARKNESS (SEE ELEVATION) FOR NEW CONSTRUCTION ONLY.

COORDINATE UNDERGROUND CONSTRUCTION ACTIVITIES TO UTILIZE THE SAME JOINT TRENCH. MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED. THE SOIL IS TO BE REPLACED USING ACCEPTED COMPACTION METHODS.

STOCKPILE AND PROTECT DISPLACED TOPSOIL FOR REUSE.

GENERAL CONTRACTOR (G.C.) TO VERIFY UTILITIES ARE MAINTAINED IN SAFE CONDITION AT TIMES OR REMOVE FROM SITE.

G.C. TO VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED.

G.C. TO VERIFY THAT THE WATER LINE THE BUILDING HAS BEEN CUT OFF AT THE PROPERTY LINE AND A HOSE BIB WITH A VACUUM BREAKER TYPE BACKFLOW PREVENTION DEVICE IS PROVIDED FOR DUST CONTROL

IF THERE IS NO CONSTRUCTION TRAILER USED FOR THIS PROJECT, THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT BE LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.

THE DEBRIS BOX TO BE LOCATED SOMEWHERE ON THE SITE. DEBRIS TO BE HAULED OFF-SITE TO AS NECESSARY. THE APPLICANT/CONTRACTOR SHALL MONITOR THE SITE TO ENSURE THAT TRASH IS PICKED UP AND APPROPRIATELY DISPOSED DAILY.

THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.

THE APPLICANT/CONTRACTOR SHALL ENSURE THE NO CONSTRUCTION-RELATED VEHICLES SHALL IMPEDE THROUGH TRAFFIC ALONG THE RIGHT-OF-WAY ON MAIN STREET. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON-SITE OUTSIDE OF THE PUBLIC RIGHT OF WAY OR IN LOCATIONS WHICH DO NOT IMPEDED SAFE ACCESS ON MAIN STREET. THERE SHALL BE NO STORAGE OF CONSTRUCTION VEHICLES IN THE PUBLIC RIGHT OF WAY.

NOISE LEVELS PRODUCED BY THE PROPOSED CONSTRUCTION ACTIVITY SHALL NOT EXCEED THE 80DBAS LEVEL AT ANY ONE MOMENT. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS FROM 7:00 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 5:00 P.M. ON SATURDAY. CONSTRUCTION OPERATIONS SHALL BE PROHIBITED ON SUNDAY AND ANY NATIONAL HOLIDAY.

WATER SHALL BE AVAILABLE ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS

SURFACE RUNOFF FROM ALL IMPERVIOUS SURFACES SHALL BE DIRECTED TO THE WATER DETENTION AREAS. SEE CIVIL PLANS

IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPE AREAS. SEE "GRADING, DRAINAGE & EROSION CONTROL PLAN" ON SHEET C-1. CONTRACTOR TO PROVIDE INTENT

SEE SEPARATE DRAINAGE PLAN BY CIVIL ENGINEER FOR OFFICIAL DESIGN OF EROSION CONTROL AND DRAINAGE PLAN

RAINWATER LEADERS (DOWNSPOUTS) TO TIE INTO UNDERGROUND DRAIN. SEE DRAINAGE PLAN BY CIVIL ENGINEER ON SHEET C-1.

MAINTAIN 6" MINIMUM CLEARANCE FROM SOIL TO BOTTOM OF SIDING. (6" FROM SILL).

DRAIN WATER AWAY FROM THE BUILDING. MAKE CERTAIN THAT ALL WATER DRAINS AND THERE IS NO PONDING.

PRIOR TO THE ISSUANCE OF THE BLDG. PERMIT, THE APPLICANT/CONTRACTOR SHALL SUBMIT A DRIVEWAY "PLAN & PROFILE" TO THE DEPT. OF PUBLIC WORKS, SHOWING THE DRIVEWAY ACCESS TO THE PARCEL (GARAGE SLAB) COMPLYING WITH THE COUNTY STANDARDS FOR DRIVEWAY SLOPES (NOT TO EXCEED 20%) AND TO COUNTY STANDARDS (AT THE PROPERTY LINE) BEING THE SAME ELEVATIONS AS THE CENTER OF THE ACCESS ROADWAY. WHEN APPROPRIATE, AS DETERMINED BY THE DEPT. OF PUBLIC WORKS, THIS PLAN AND PROFILE SHALL BE PREPARED FROM ELEVATIONS AND ALIGNMENT SHOWN ON THE ROADWAY IMPROVEMENT PLANS. THE DRIVEWAY PLAN SHALL ALSO INCLUDE AND SHOW SPECIFIC PROVISIONS AND DETAILS FOR BOTH THE EXISTING AND THE PROPOSED DRAINAGE PATTERNS AND DRAINAGE FACILITIES.

NO PROPOSED CONSTRUCTION WORK WITHIN THE COUNTY RIGHT OF WAY SHALL BEGIN UNTIL THE COUNTY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. THE APPLICANT/CONTRACTOR SHALL CONTACT THE DEPT. OF PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT MAY BE REQUIRED TO PROVIDE PAYMENT OF ROADWAY MITIGATION FEES\* BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE) OF THE PROPOSED BUILDING PER ORDINANCE NO. 3271.

THE APPLICANT SHALL SUBMIT A PERMANENT STORMWATER MANAGEMENT PLAN IN COMPLIANCE WITH THE COUNTY'S DRAINAGE POLICY AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYTEM (NPDES) REQUIREMENT FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.

SCHEDULE WORK SO AS NOT TO INTERFERE UNDULY WITH THE NORMAL HOUSEHOLD OPERATIONS.

## FIRE DEPARTMENT NOTES

1: AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA-13D MUST BE SUBMITTED. THE ENTIRE STRUCTURE TO HAVE FIRE SPRINKLERS. THEY MUST BE DRAWN BY A CONTRACTOR HAVING A C/16 LICENSE. THE SUBCONTRACTOR SHALL PRODUCE DRAWINGS FOR APPROVAL BY THE CITY, COUNTY OR FIRE DEPARTMENT.

2: SMOKE DETECTORS ARE HARDWIRED: AS PER THE CALIFORNIA BUILDING CODE (CBC) STATE FIRE MARSHALL REGULATIONS AND COASTSIDE FIRE DISTRICT ORDINANCE # 2013-03, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHALL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW ROOM AND RECONDITIONED SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL.

2A: SMOKE/CARBON MONOXIDE DETECTORS: TO BE HARDWIRED, INTERCONNECTED OR WITH BATTERY BACKUP. DETECTORS ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTION AND NFPA 72.

4: ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

4A: IDENTIFY RESCUE WINDOWS IN EACH BEDROOM AND VERIFY THAT THEY MEET ALL REQUIREMENTS.

5: OCCUPANCY SEPARATION: ATTACHED GARAGE TO MEET OCCUPANCY SEPARATION REQUIREMENTS PER CRC R302.6. A ONE-HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20-MINUTE FIRE RATED, SELF CLOSING DOOR ASSEMBLY WITH SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED.

6: ADDRESS NUMBERS: FOR NEW RESIDENTIAL BUILDINGS AND PER COASTSIDE FIRE DISTRICT NO. 2013-03, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED & VISIBLE FROM THE STREET. (TEMP. ADDRESS #S SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 3/4-INCH STROKE. SUCH LETTERS/NUMERALS 3D BE INTERNALLY ILLUMINATED & FACING THE DIRECTION OF ACCESS. FINISHED HEIGHT OF BOTTOM OF ADDRESS LIGHT UNIT SHALL BE GREATER THAN OR EQUAL TO 6 FEET FROM THE FINISHED GRADE. WHEN THE BUILDING IS SERVED BY A LONG DRIVEWAY OR IS OTHERWISE OBSCURED, A 6-INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT SHALL BE PLACED AT THE ENTRANCE FROM THE NEAREST PUBLIC ROADWAY. SEE FIRE ORDINANCE FOR STANDARD SIGN.

7: ROOF COVERING: AS PER COASTSIDE FIRE DISTRICT ORDINANCE # 2013-03, THE ROOF COVERING OF EVERY NEW BUILDING AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DERIVED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE

8: AUTOMATIC FIRE SPRINKLER SYSTEM: AS PER SAN MATEO COUNTY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2013-03, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. ALL AREAS THAT ARE ACCESSIBLE FOR STORAGE PURPOSES SHALL BE EQUIPPED WITH FIRE SPRINKLERS INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS SMALL LINEN CLOSERS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION OR THE CITY OF HMB. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW. THE FEE SCHEDULE FOR AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH HALF MOON BAY ORDINANCE NO. 2006-01. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

9: INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN.

10: EXTERIOR BELL AND INTERIOR HORN/STROBE: REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

11: SOLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE COASTSIDE FIRE PROTECTION DISTRICT AS OUTLINED IN STANDARD DETAIL DI-001 SOLAR PHOTOVOLTAIC SYSTEMS.

12: FIRE ACCESS ROADS: THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03 AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS. AS PER THE 2013 CFC, DEAD END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH HALF MOON BAY FIRE DISTRICT SPECIFICATIONS. AS PER THE 2001 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.

13: FIRE APPARATUS ROADS TO BE A MINIMUM OF 20 FEET WIDE WITH A MINIMUM OF 35 FEET CENTERLINE RADIUS AND A VERTICAL CLEARANCE OF 15 FEET CFC03, DI03, T-14 I273

FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER TO BE SURFACED WITH ASPHALT, OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FEET IN LENGTH WITH A MINIMUM OF 500 FEET BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FEET, 20 FEET WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20%. (PLAN AND PROFILE REQUIRED CFC 503)

14: "NO PARKING - FIRE LANE" SIGNS SHALL BE PROVIDED ON BOTH SIDES OF ROADS 20 TO 26 FEET WIDE AND ON ONE SIDE OF ROADS 26 TO 32 FEET WIDE. CFC DI03.6

15: FIRE HYDRANT: AS PER 2013 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (GLOW 360) MUST BE LOCATED WITHIN 250 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2013 CFC, APPENDIX B, THE HYDRANT/STANDPIPE MUST PRODUCE A MINIMUM FLOW OF 1,000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS. (THE APPLICANT SHALL PROVIDE DOCUMENTATION INCLUDING HYDRANT LOCATION, MAIN SIZE AND FIRE FLOW REPORT. A THE BUILDING PERMIT APPLICATION STAGE. INSPECTION REQUIRED PRIOR TO THE FIRE'S FINAL APPROVAL OF THE BUILDING PERMIT OR BEFORE COMBUSTIBLES ARE BROUGHT ON SITE).

16: THE REQUIRED FIRE FLOW SHALL BE AVAILABLE FROM A COUNTY STANDARD WET BARREL FIRE HYDRANT. THE CONFIGURATION OF THE HYDRANT SHALL HAVE A MINIMUM OF ONE EACH 4 1/2" OUTLET AND ONE EACH 2 1/2" OUTLET LOCATED NOT MORE THAN 250 FEET FROM THE BUILDING MEASURED BY WAY OF APPROVED DRIVABLE ACCESS TO THE PROJECT SITE.

A: VEGETATION MANAGEMENT: THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03, THE 2013 CALIFORNIA FIRE CODE AND PUBLIC RESOURCES CODE 4291. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE IN 3RA (STATE RESPONSIBLE AREA) THE FUEL BREAK IS 100 FEET OR TO THE PROPERTY LINE.

B: TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 TO 10 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.

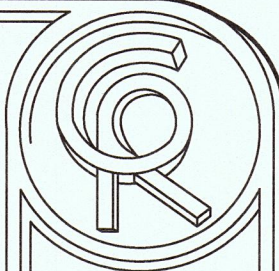
C: REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.

D: THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHIMNEYS - EXISTING AND NEW. SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12-GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2". NOTE: NO FIREPLACE FOR THIS DESIGN.

E: A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.

F: TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.

G: REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD



CHRIS RIDGWAY ARCHITECT, INC.

610 POPLAR STREET, HALF MOON BAY, CA 94015  
PH: 650.622.6201 WEB SITE: CRARCHITECT.NET  
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:  
**JOJO & HAAS**

MAIN STREET, MONTARA, CA A.P.N. 036-047-0301040

JOB #  
1403

SCALE  
AS NOTED

DATE  
4/4/17

SHEET  
**A1.2**





**CHRIS RIDGWAY ARCHITECTS**  
670 POPLAR STREET, HALF MOON BAY, CA. 94019  
PH: 650.622.0301 WEB SITE: CRARCHITECT.NET  
EMAIL: CRARCHITECT@COASTSIDE.NET

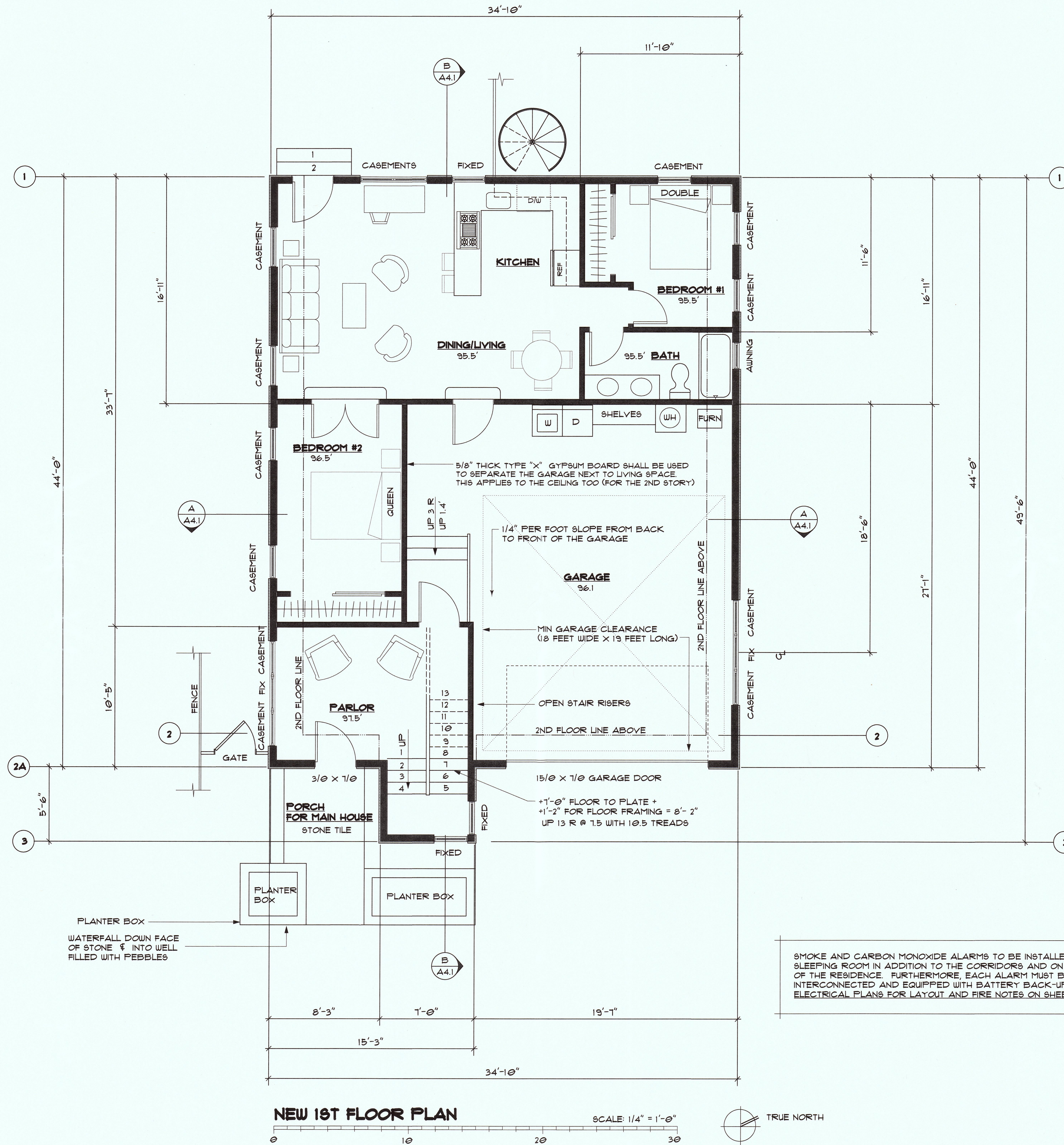
NEW RESIDENCE FOR:  
**JOO & HAAS**  
MAIN STREET MONTAÑE

MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

SCALE  
AS NOTED

SHEET

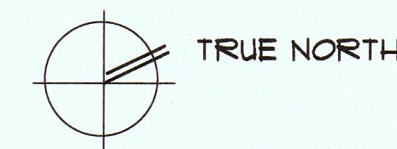
## A2.1



SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE, EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL PLANS FOR LAYOUT AND FIRE NOTES ON SHEET AI.2.

## NEW 1ST FLOOR PLAN

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

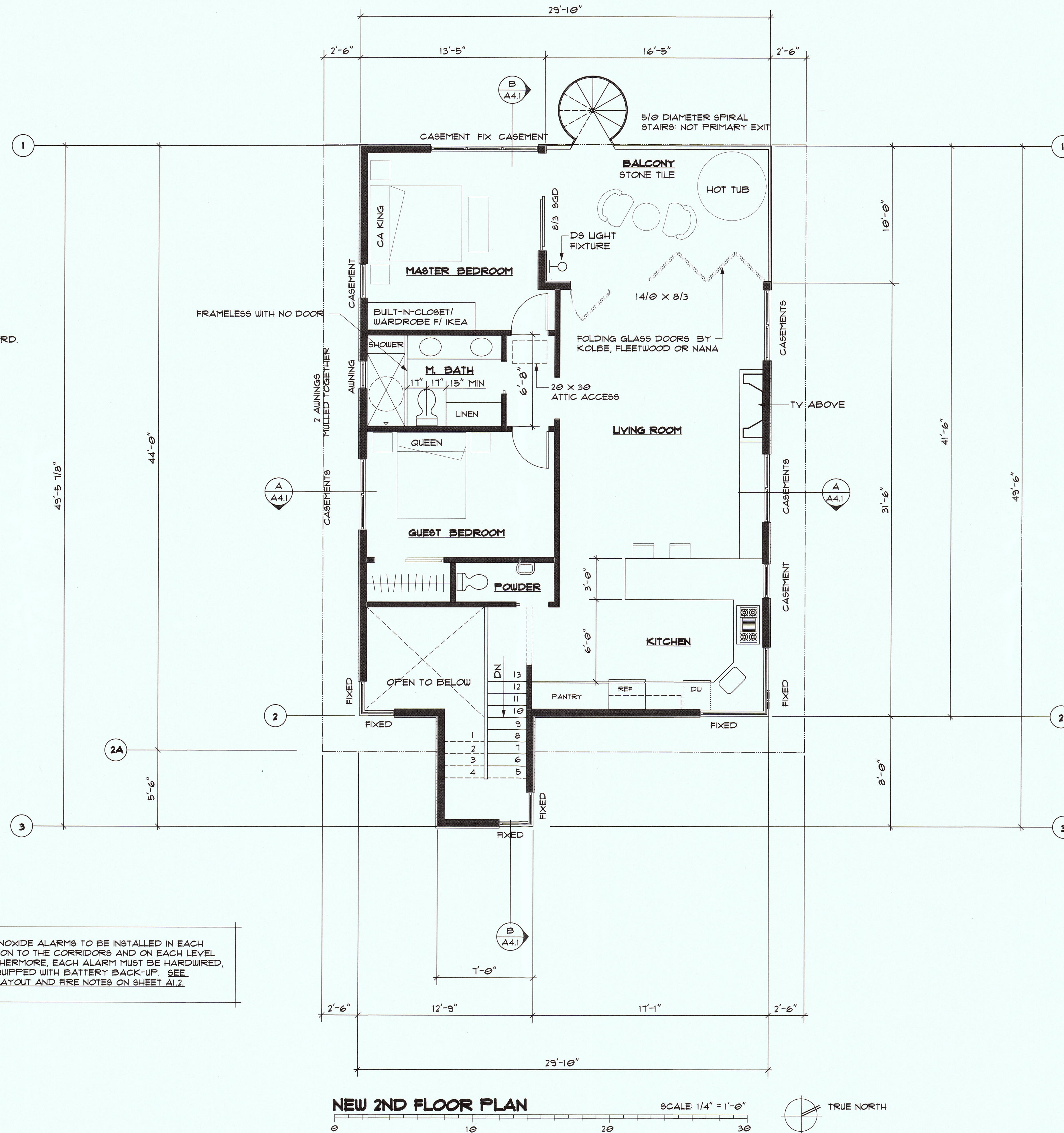




MISC NOTES:

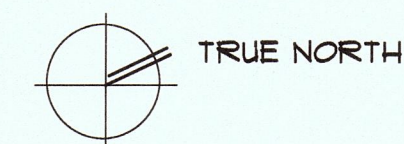
- 1: HVAC IN ATTIC FOR 2ND FLOOR
- 2: ALL HARDWOOD FLOORS IN HOUSE EXCEPT IN BATHROOMS - INSTALL TILE ON HARDIE BOARD.
- 3:

SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE, EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL PLANS FOR LAYOUT AND FIRE NOTES ON SHEET A1.2.



NEW 2ND FLOOR PLAN

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



NEW RESIDENCE FOR:  
**JOO & HAAS**

MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB #  
1403

SCALE  
AS NOTED

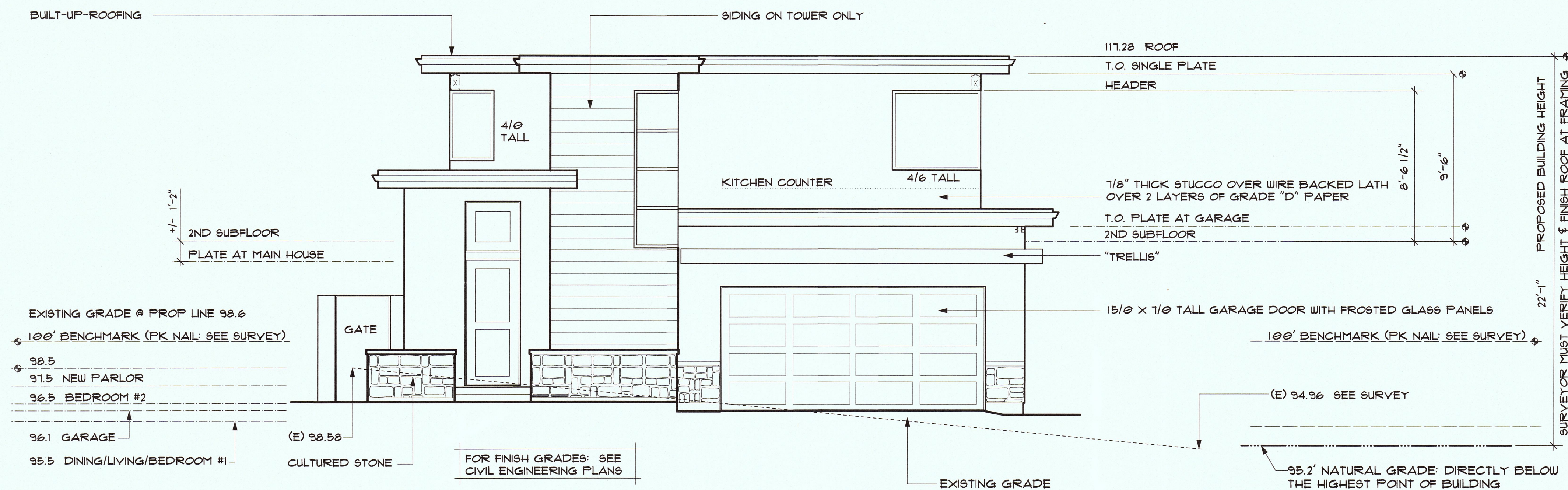
DATE  
4/4/17

SHEET  
**A2.2**

**CHRIS RIDGWAY ARCHITECT, INC.**

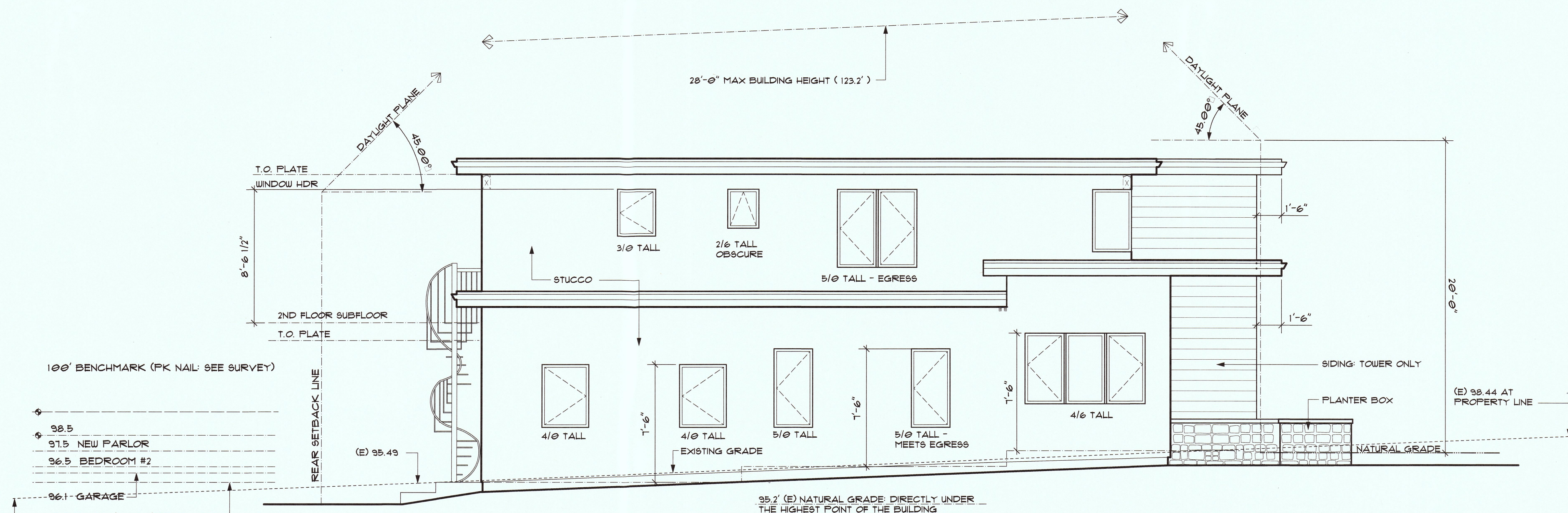
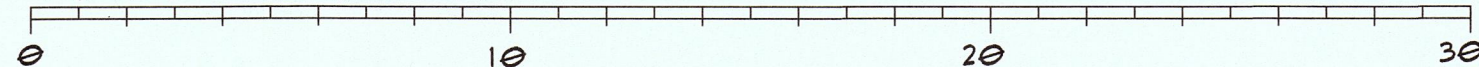
670 POPULAR STREET, HALF MOON BAY, CA 94019  
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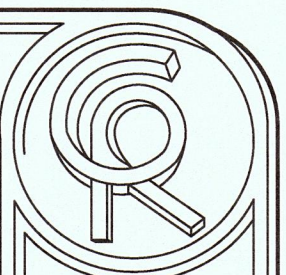
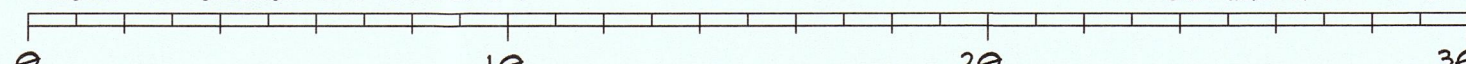
**FRONT ELEVATION**

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



**LEFT ELEVATION**

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



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NEW RESIDENCE FOR:  
**JOO & HAAS**

MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB #

1403

SCALE  
AS NOTED

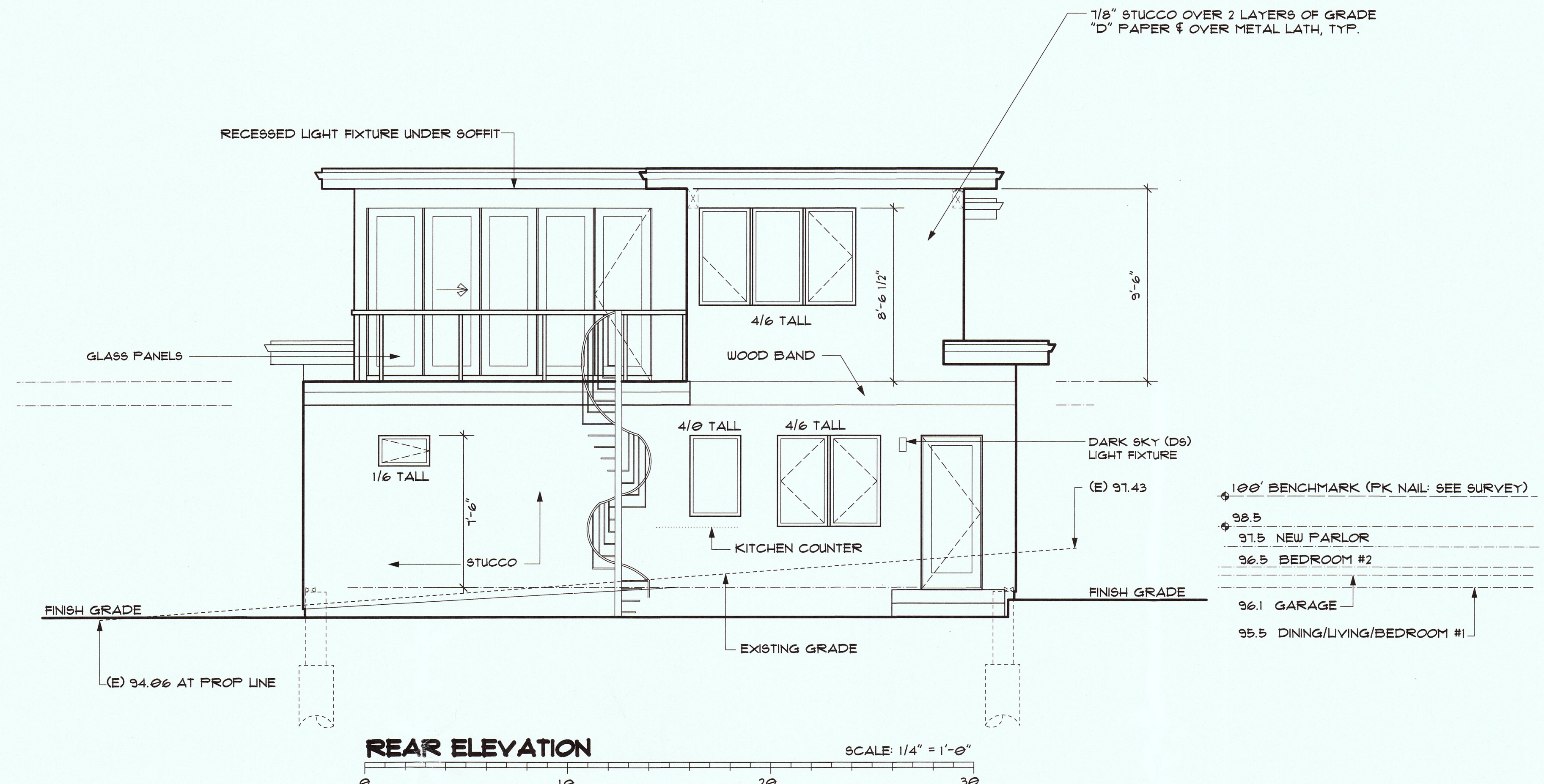
DATE

4/4/17

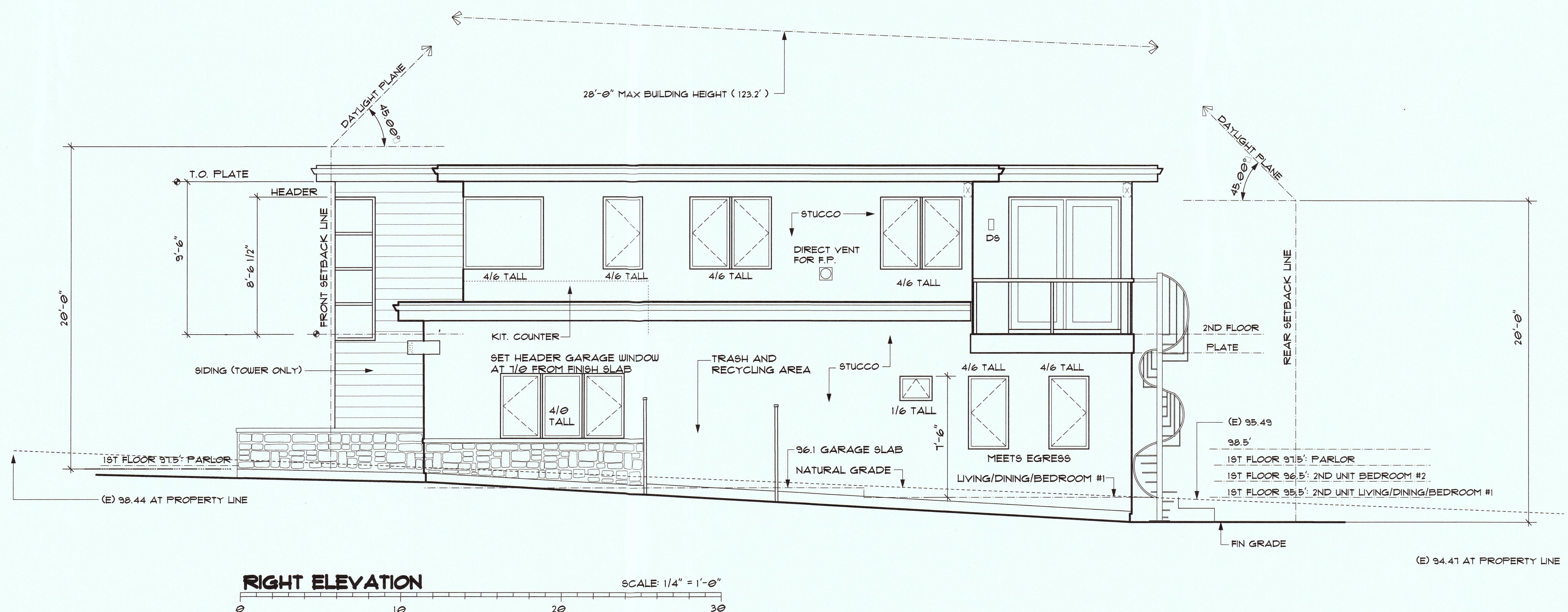
SHEET

**A3.1**



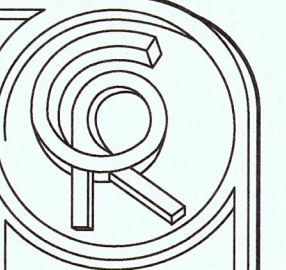
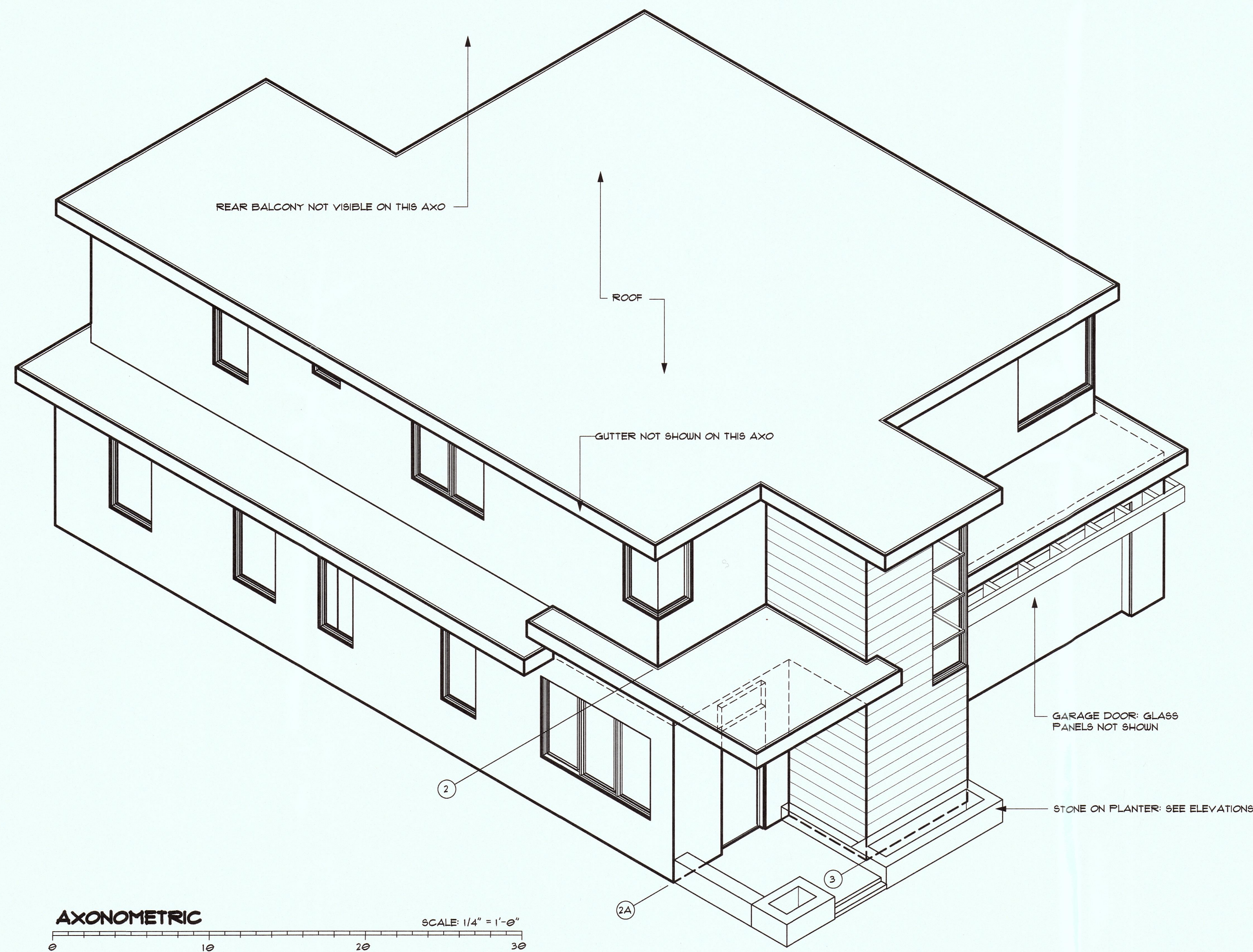


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"





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NEW RESIDENCE FOR:  
**JOO & HAAS**

MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB #  
1403

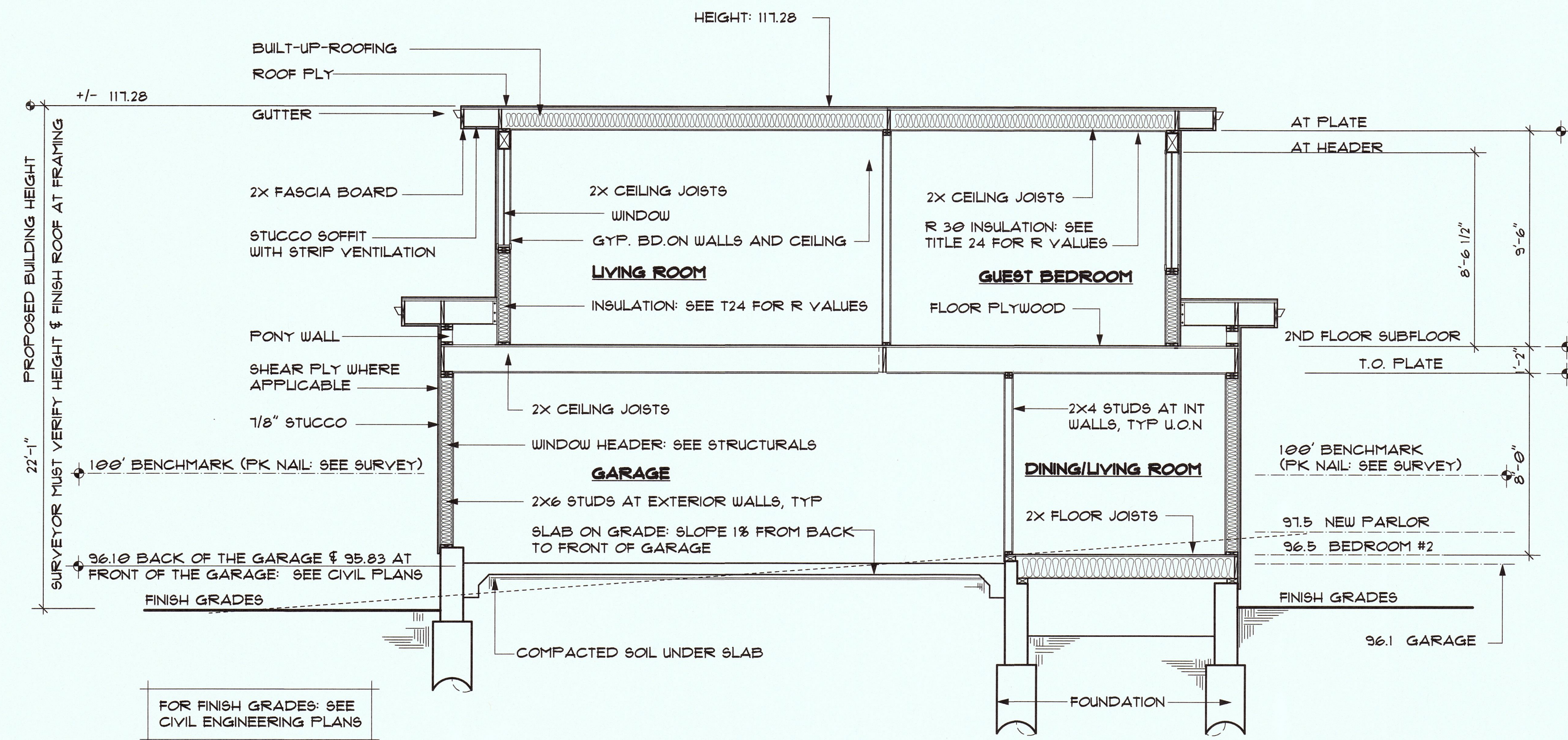
SCALE  
AS NOTED

DATE  
4/4/17

SHEET

**A3.3**

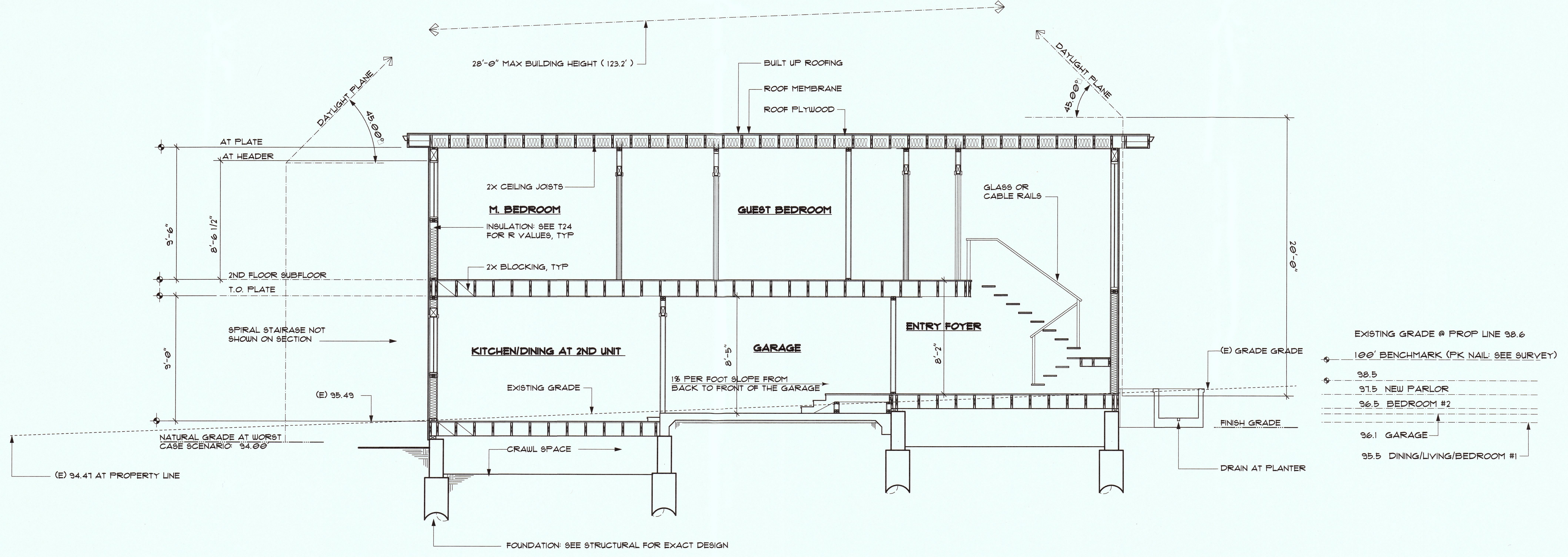




SECTION A-A

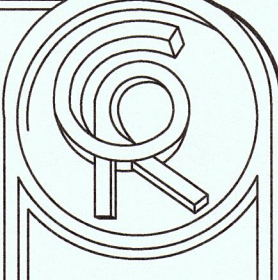
SCALE: 1/4" = 1'-0"

NOTE:  
SEE STRUCTURAL DRAWINGS FOR SPECIFICS  
SUCH AS SIZE FOR RAFTERS, HEADERS,  
PLYWOOD, FASTENERS, FOUNDATION, ETC.



SECTION B-B

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



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NEW RESIDENCE FOR:  
**JOO & HAAS**  
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB #  
1403  
SCALE  
AS NOTED  
DATE  
4/4/17

SHEET  
A4.1



|               |                |
|---------------|----------------|
| DRAWN BY: CT  | CHECKED BY: CT |
| SCALE: 1"=10' |                |

|                       |       |
|-----------------------|-------|
| DATE: August 25, 2014 |       |
| DWG NUMBER            | SHEET |

|       |        |
|-------|--------|
| S91-2 | 1 OF 1 |
|-------|--------|

LOT 3

LOT 10

LOT 11

LOT 1

LOT 13

LOT 12

LEGEND:  
EP EDGE OF PAVEMENT  
AC ASPHALT CONCRETE

NOTES:

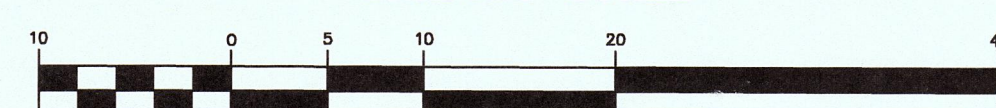
- 1) Elevations shown hereon are based on an assumed datum.
- 2) A reasonable attempt was made without success to locate surface evidence of utilities.
- 3) The precise location of underground utilities can only be determined by careful hand digging and/or probing in compliance with article 6 of the CAL/OSHA Safety Orders and California State Assembly Bills 73 of 1989.
- 4) Users of this drawing must verify field conditions before starting design or construction.
- 5) This is an Exhibit Plat showing selected elevations.
- 6) A title report was not available. Easements, if any, are not shown.

Centerline of 60 ft. Right of Way

30'

30'

GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

**4th STREET (80' WIDE)**

**Charles Tocci**

Licensed land Surveyor

**Tel 510-409-1237**

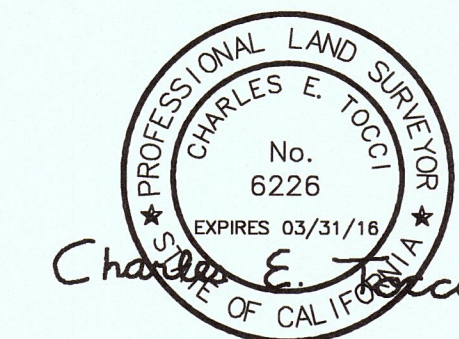
MANHOLE  
RIM ELEV = 106.35

MANHOLE  
RIM ELEV = 107.55

WATER VALVE

BENCH MARK  
PK NAIL, ELEV = 100.00'  
(Assumed Datum)

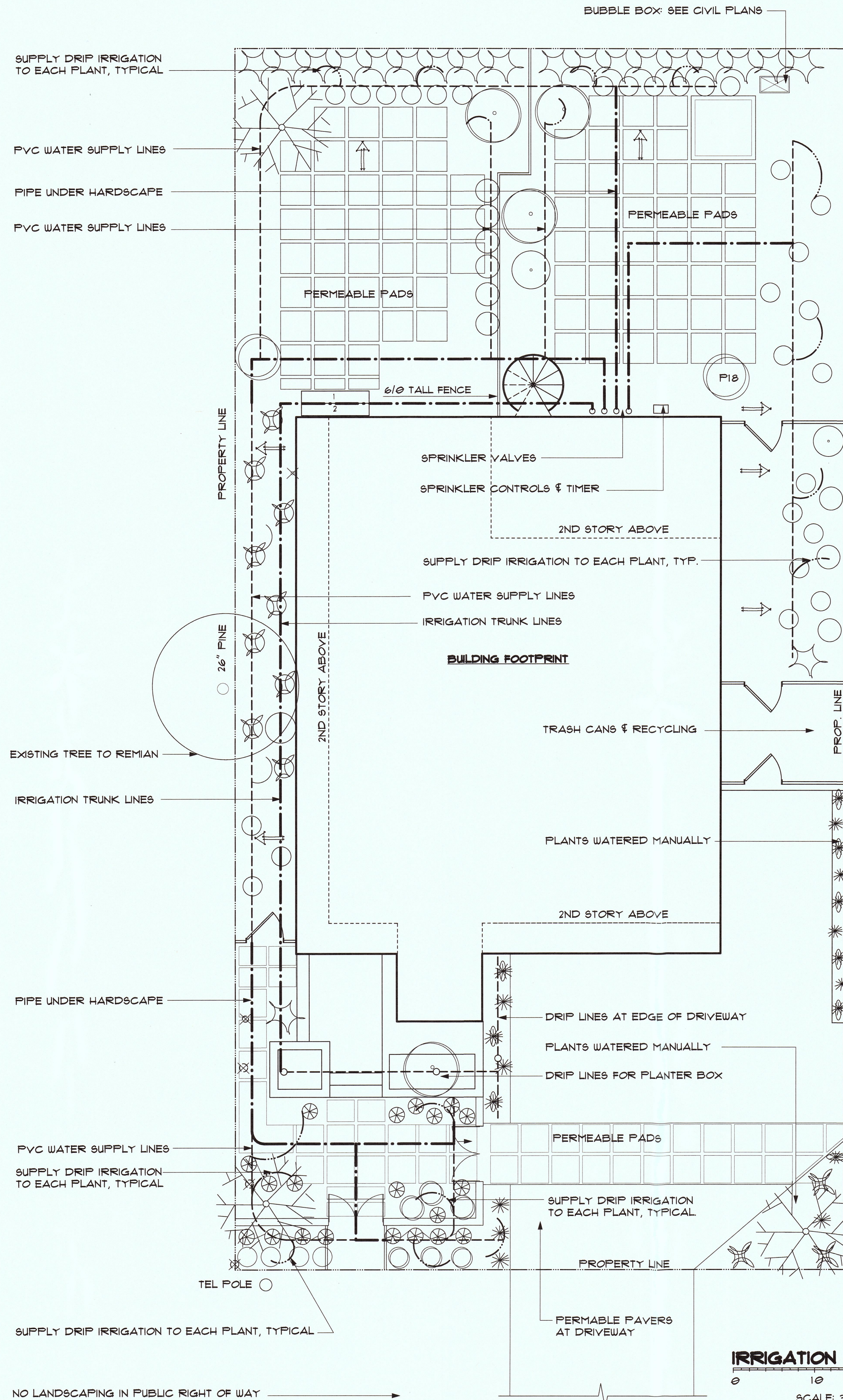
**MAIN STREET**  
(80' WIDE)











- IRRIGATION NOTES**
- 1: THE DESIGNED LANDSCAPE SHALL BE IRRIGATED WITH DRIP IRRIGATION ENGINEERED BY LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM WILL TIE INTO DOMESTIC WATER SYSTEM WITH BACKFLOW PREVENTION.
  - 2: IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE SITE AND GRADE DIFFERENTIALS, LOCATION OF WALLS, RETAINING WALLS, ETC.
  - 3: LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (25 AMP) SERVICE TO CONTROLLER LOCATION.
  - 4: LOCATE VALVES AND VALVE BOXES IN GROUND COVER AREAS AWAY FROM PLANTING.
  - 5: SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED, EXCEPT IN VALVE BOXES.
  - 6: LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER AS-BUILTS OF COMPLETE IRRIGATION SYSTEM AT COMPLETION OF PROJECT.

**IRRIGATION PLAN**

0 10 20 30

SCALE: 3/16" = 1'-0"

TRUE NORTH



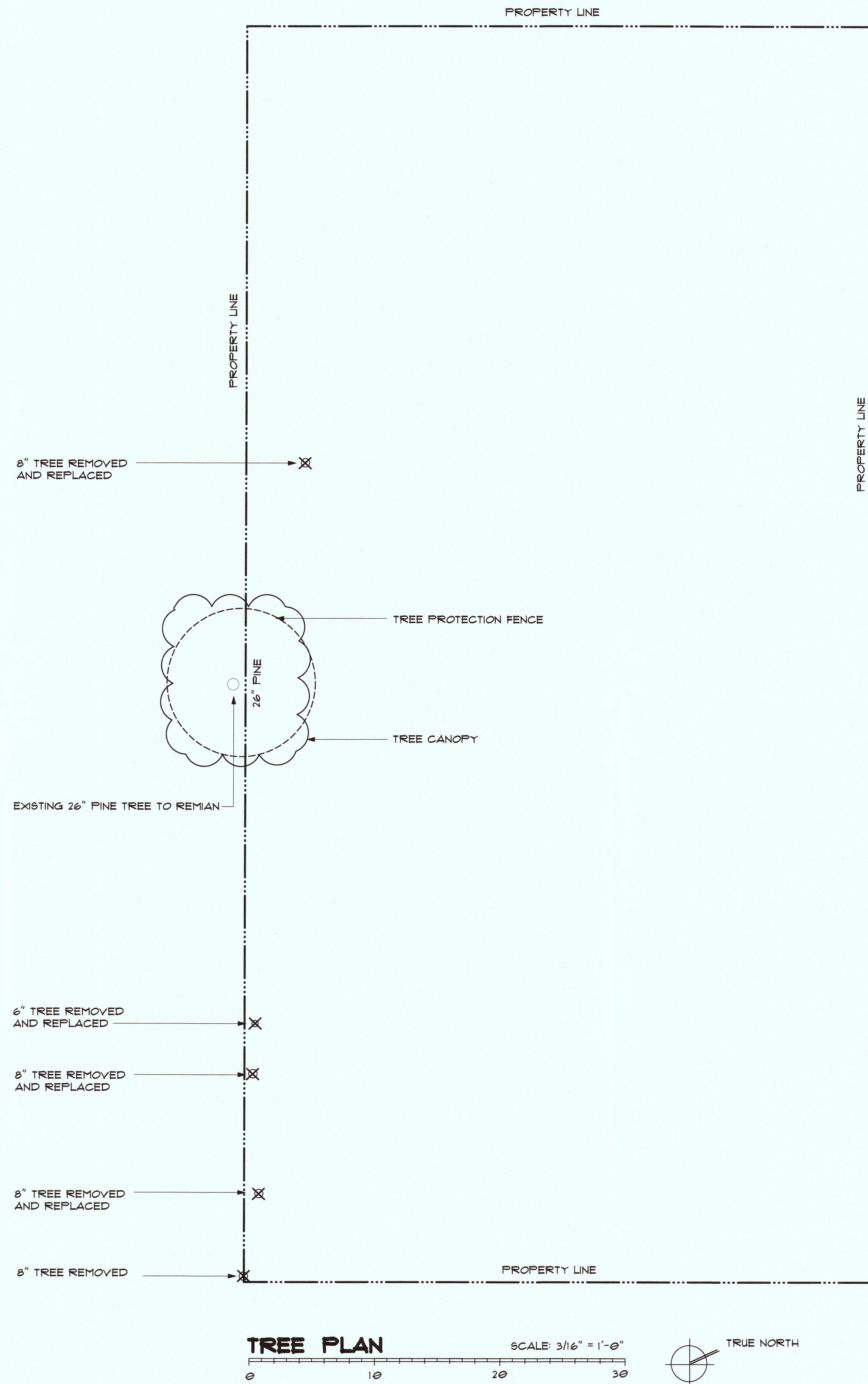
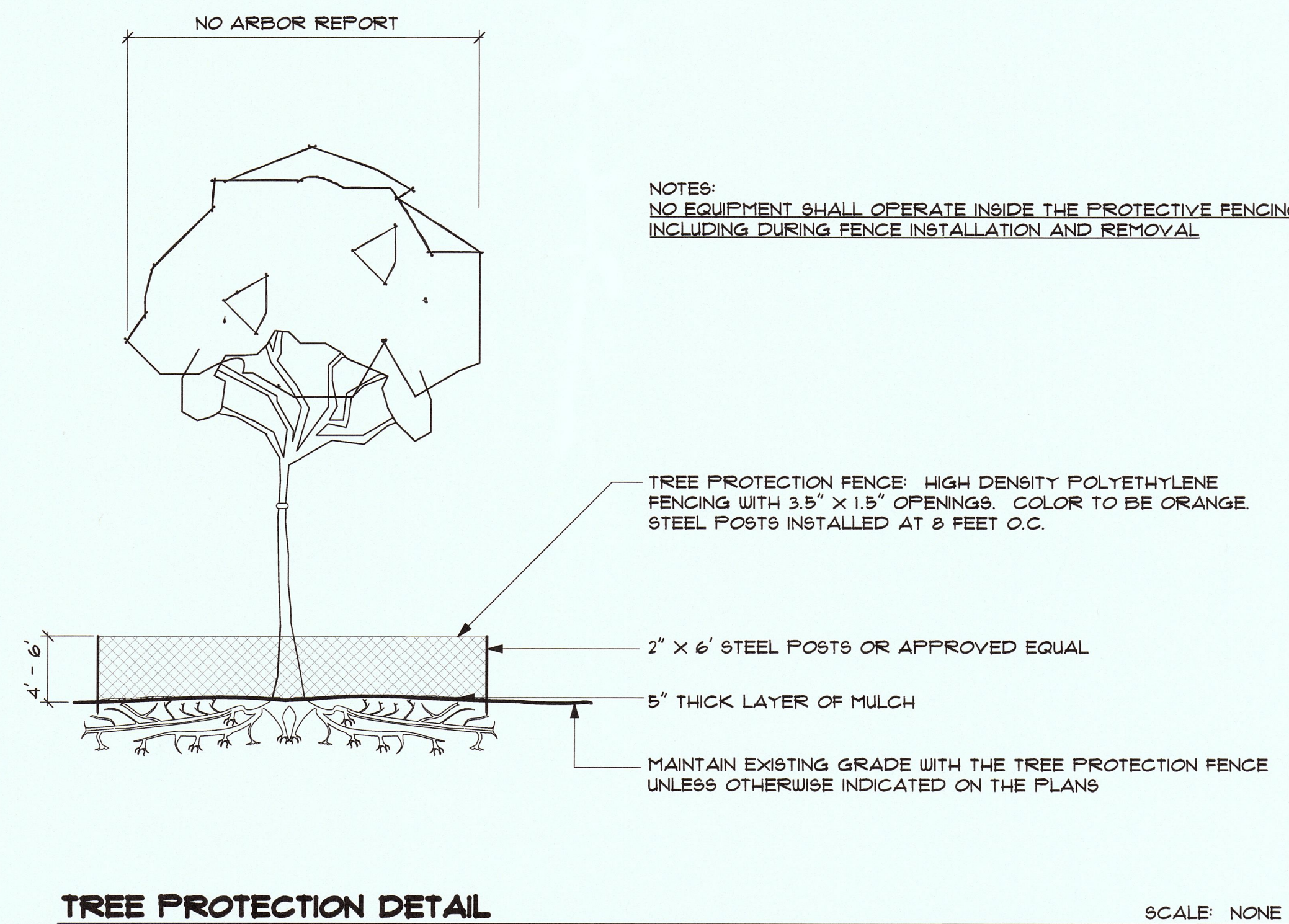
**CHRIS RIDGWAY ARCHITECT, INC.**  
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NEW RESIDENCE FOR:  
**JOO & HAAS**  
 MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

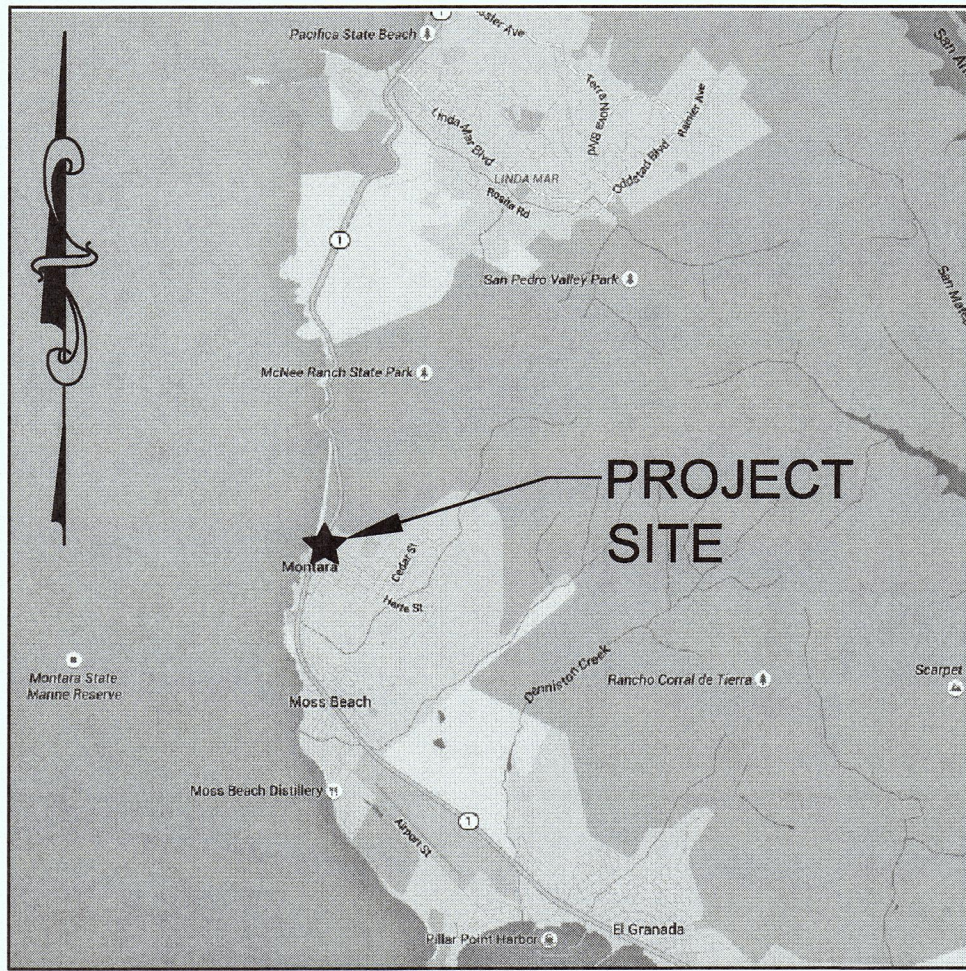
JOB #  
 1403  
 SCALE  
 AS NOTED  
 DATE  
 4/4/11

SHEET  
**LS2**

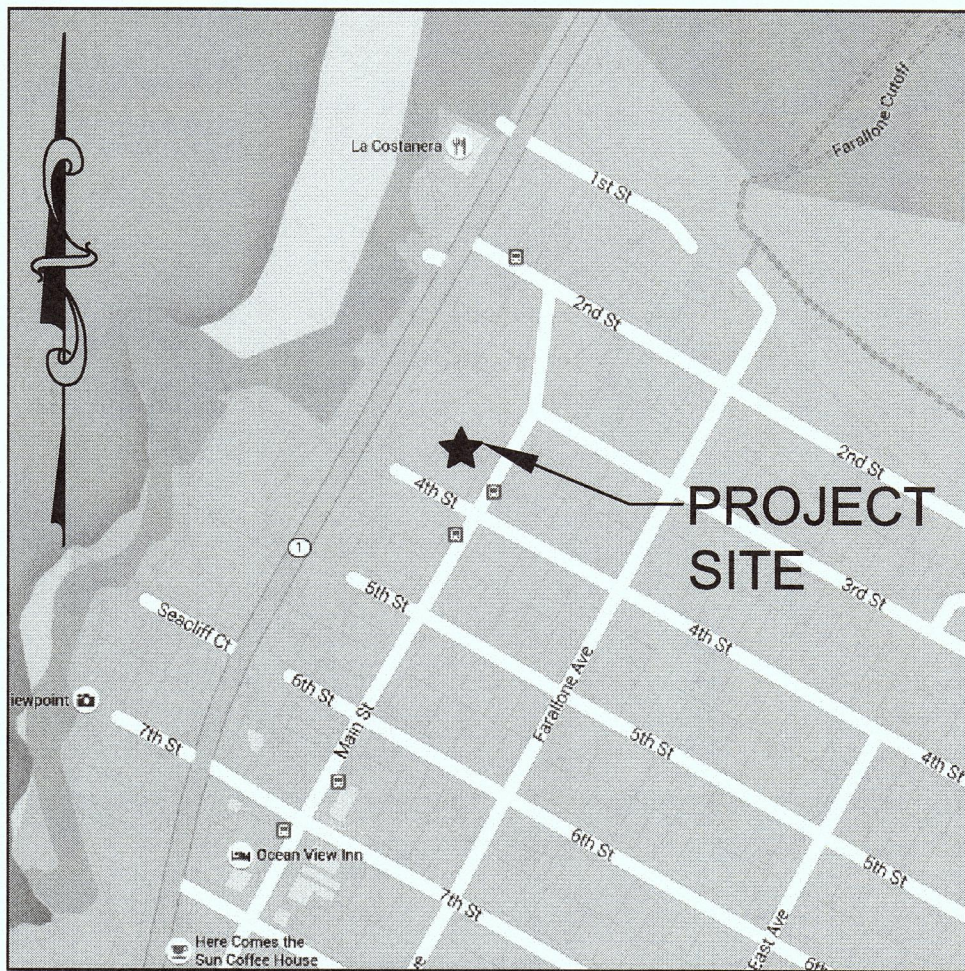








VICINITY MAP  
N.T.S.



LOCATION MAP  
N.T.S.

ABBREVIATIONS

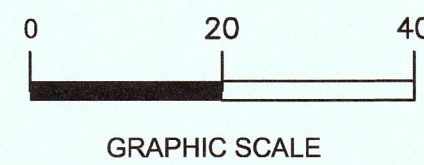
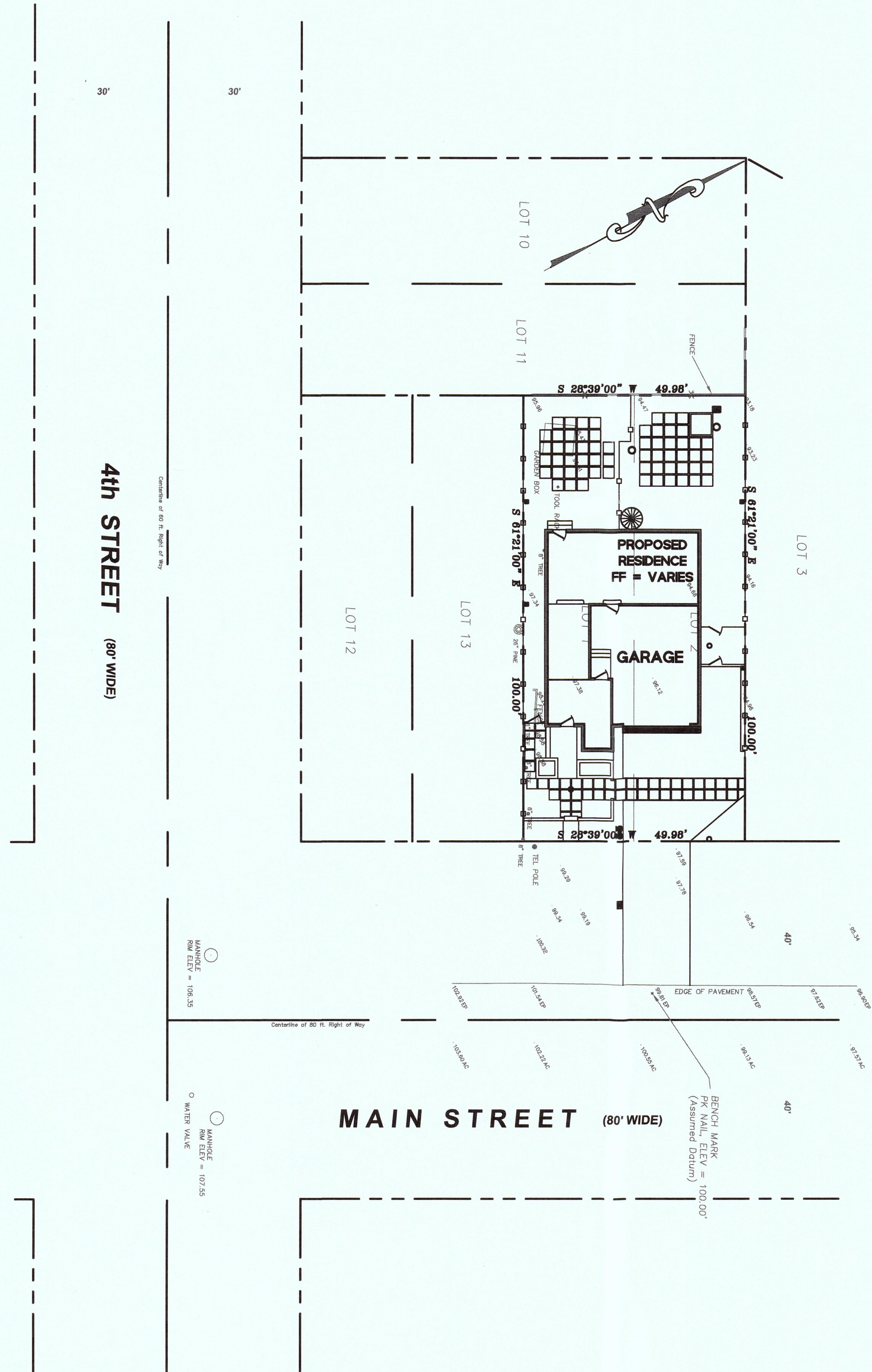
|        |                             |
|--------|-----------------------------|
| AB     | AGGREGATE BASE              |
| AC     | ASPHALT CONCRETE            |
| AD     | AREA DRAIN                  |
| ATD    | ATRIUM DRAIN                |
| BFP    | BACK FLOW PREVENTION DEVICE |
| BW     | BOTTOM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

EARTHWORK QUANTITIES

|                   |                         |
|-------------------|-------------------------|
| CUT               | 240 C.Y.                |
| FILL              | 0 C.Y.                  |
| TOTAL TO BE MOVED | 240 C.Y.                |
| BALANCE           | 240 C.Y. CUT (OFF-HAUL) |

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

JOO & HAAS RESIDENCE  
MAIN STREET  
MONTARA (SMCO), CA 94037



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

SHEET INDEX

| SHEET NO. | DESCRIPTION               |
|-----------|---------------------------|
| C-0       | TITLE SHEET               |
| C-1       | NOTES                     |
| C-2       | GRADING AND UTILITY PLAN  |
| C-3       | EROSION CONTROL PLAN      |
| C-3.1     | BEST MANAGEMENT PRACTICES |
| C-4       | DETAIL SHEET              |
| C-4.1     | DETAIL SHEET              |

HYDROLOGY

| (E) IMPERVIOUS AREA | (N) IMPERVIOUS AREA | REQUIRED STORAGE VOL. | STORAGE VOL. PROVIDED |
|---------------------|---------------------|-----------------------|-----------------------|
| 0 SF                | 2,322 SF            | 85 CF                 | 162 CF                |

| (N) IMPERVIOUS AREA             |          |
|---------------------------------|----------|
| ROOF AREA(S)                    | 1,591 SF |
| SIDEWALK, PATIO PATHS, DRIVEWAY | 731 SF   |



PRECISION ENGINEERING AND CONSTRUCTION, INC.  
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Burlington, CA 94002  
T: 850.226.8640  
F: 850.637.1059  
Travis@precision-ec.com

| DATE:            | 05/26/2016 |
|------------------|------------|
| COUNTY COMMENTS: |            |
| SITE REVISIONS:  | 04/04/2017 |



TITLE SHEET  
JOO & HAAS RESIDENCE  
MAIN STREET  
MONTARA (SMCO), CA 94037

|                 |            |
|-----------------|------------|
| Date:           | 08/20/2015 |
| Scale:          | AS SHOWN   |
| Design:         | AJP        |
| Check:          | TRL        |
| Drawing Number: | C-0        |
| PEC Job No.     | PEC 15-082 |



CAUTION:

- 1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
- 2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.
- 3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES:

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

EXISTING CONDITIONS:

- 1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY CHARLES TOCCI ON AUGUST 24, 2014 (JOB # S91-2). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- 2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

SURVEYOR'S NOTES:

BENCHMARK:

PK NAIL, ELEVATION = 100.00' (ASSUMED DATUM)

DEMOLITION NOTES :

- 1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
- 2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- 4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
- 7. 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.
- 8. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- 9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 10. 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.

DEMOLITION NOTES (CONT)

- 11. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
- 12. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST, WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

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'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

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

PAVEMENT SECTION:

- 1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
- 2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
- 3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY 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.

GRADING NOTES:

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

GENERAL UTILITY SYSTEM NOTES :

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

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

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

HORIZONTAL SEPARATION REQUIREMENTS:

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

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

STORM DRAIN NOTES:

- 1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".
- 2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- 3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- 4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
- 5. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- 6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.
- 7. DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
- 8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.

SANITARY SEWER NOTES:

- 1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".
- 2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE SAN MATEO COUNTY OR APPROPRIATE SANITARY SEWER DISTRICT.
- 3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- 4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE SAN MATEO COUNTY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
- 5. IN THE EVENT THE EXISTING SEWER LATERAL NEEDS TO BE ABANDONED: A MINIMUM OF 12" IN LENGTH OF THE ABANDONED LATERAL IMMEDIATELY UPSTREAM FROM THE PREVIOUS CONNECTION POINT SHALL BE PLUGGED WITH CEMENT SLURRY. IF THE DISTANCE BETWEEN NEW AND OLD CONNECTION IS 5 FEET OR LESS, THE ENTIRE SECTION OF THE SEWER MAIN BETWEEN THESE CONNECTION POINTS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH SEWER DISTRICT STANDARDS. SANITARY SEWER CONNECTION AND TESTING MUST BE MADE IN THE PRESENCE OF A SEWER DISTRICT REPRESENTATIVE.

WATER SYSTEM NOTES:

- 1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".
- 2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
- 3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FUTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
- 4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- 5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.
- 6. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
- 7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.
- 8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
- 10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- 11. INSTALL CITY APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

FIRE PROTECTION NOTES:

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

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 OWNER PRIOR TO FINAL ACCEPTANCE.

SITE MAINTENANCE

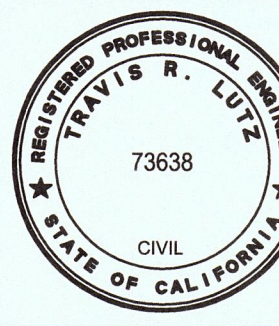
- 1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE: ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS, SEDIMENTATION BASIN, TRENCH DISSIPATER AND DISCHARGE POINTS (BUBBLE BOX). STORM DRAIN SYSTEM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

PRECISION ENGINEERING AND CONSTRUCTION, INC.



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|            |                 |                |  |  |
|------------|-----------------|----------------|--|--|
| DATE:      | 05/28/2016      |                |  |  |
| REVISIONS: | COUNTY COMMENTS | SITE REVISIONS |  |  |
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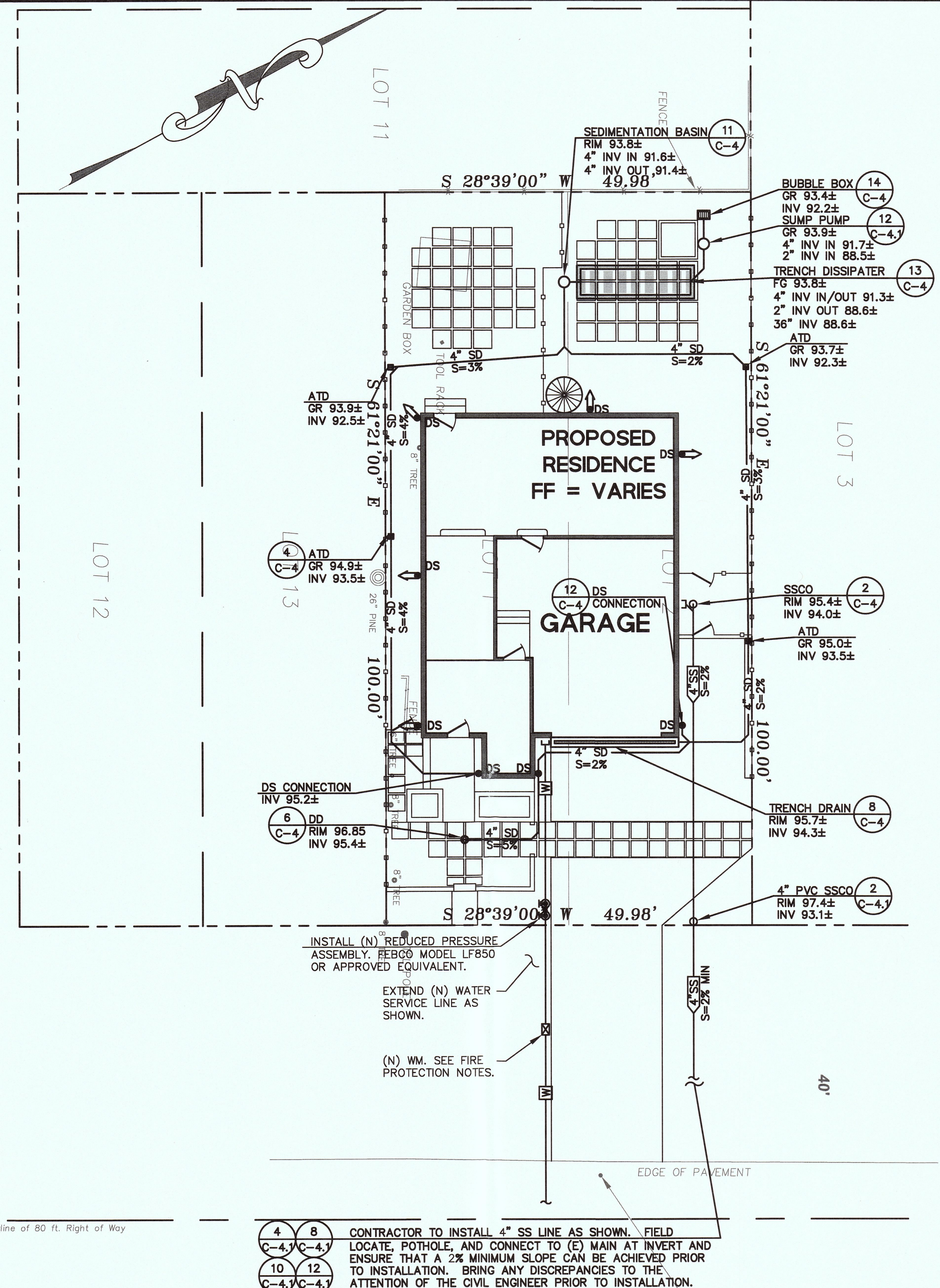
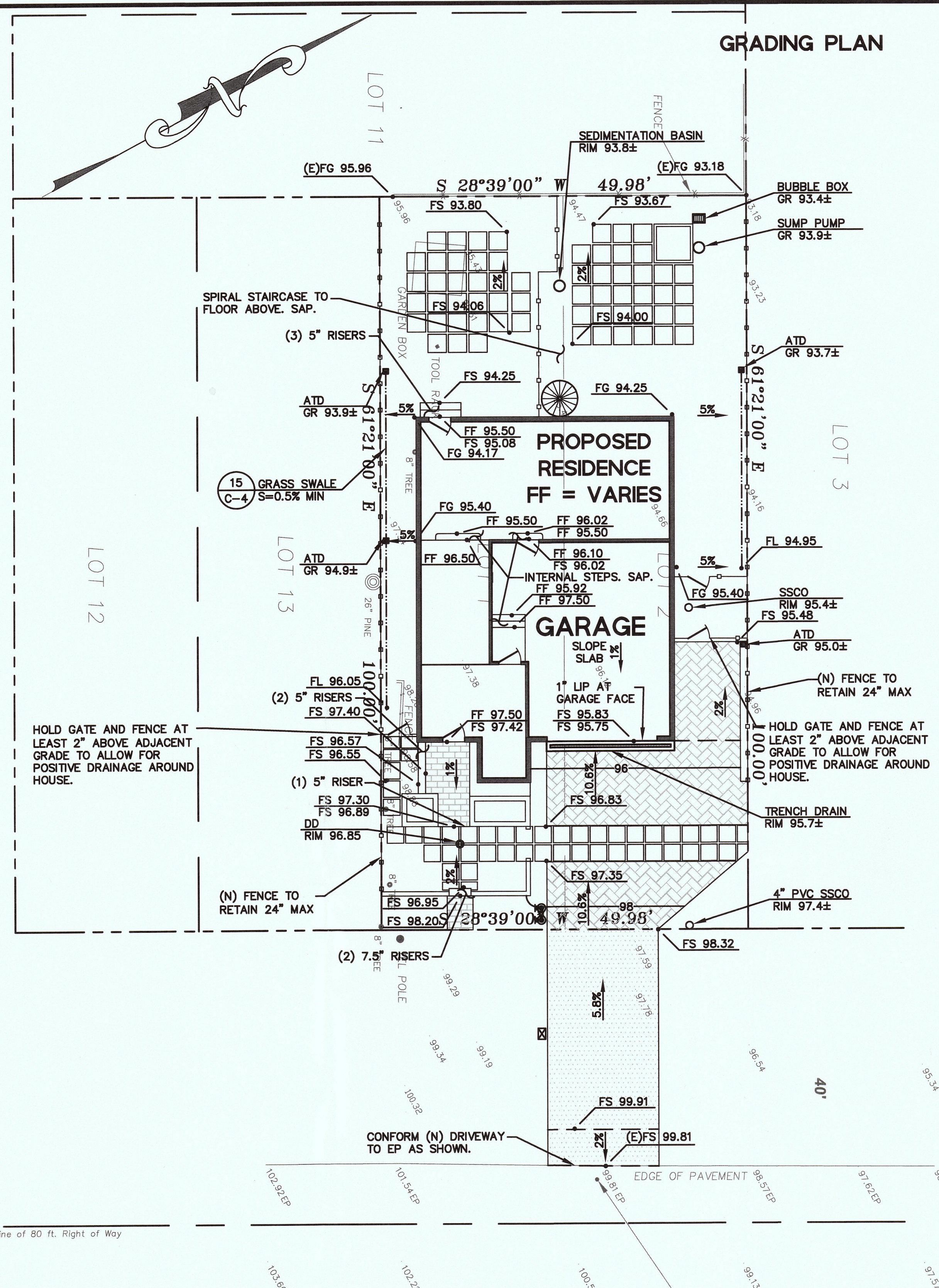
NOTES SHEET  
JOO & HAAS RESIDENCE  
MAIN STREET  
MONTARA (SMCO), CA 94037

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|-----------------|------------|
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| Scale:          | NONE       |
| Design:         | AJP        |
| Check:          | TRL        |
| Drawing Number: | C-1        |
| PEC Job No.     | PEC 15-082 |



# GRADING PLAN

# UTILITY PLAN



**PRECISION ENGINEERING AND CONSTRUCTION, INC.**  
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| DATE:           | 05/26/2016 |
|-----------------|------------|
| COUNTY COMMENTS |            |
| SITE REVISIONS  |            |

**REGISTERED PROFESSIONAL ENGINEER**  
TRAVIS R. LUTZ  
73638  
CIVIL  
STATE OF CALIFORNIA

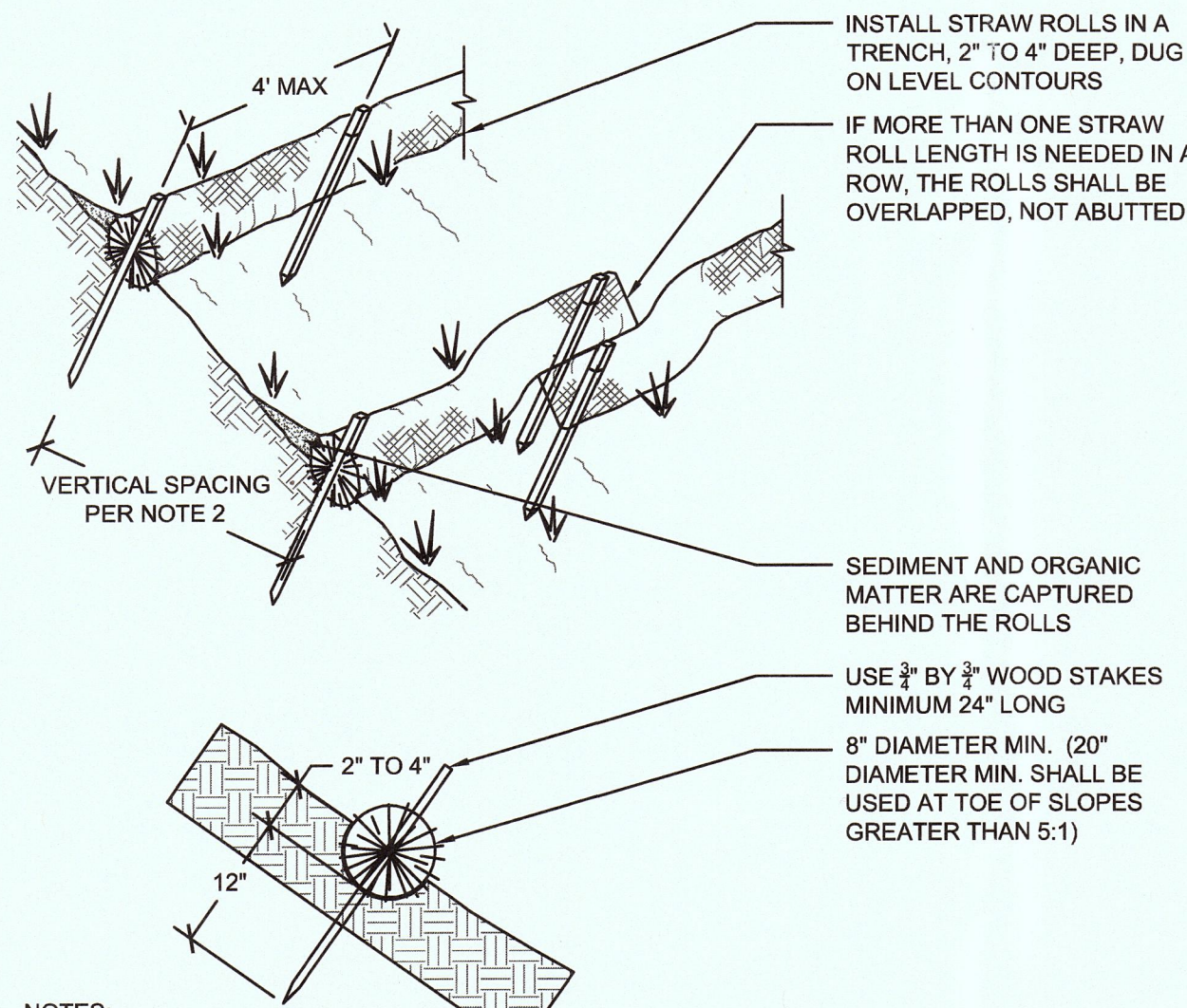
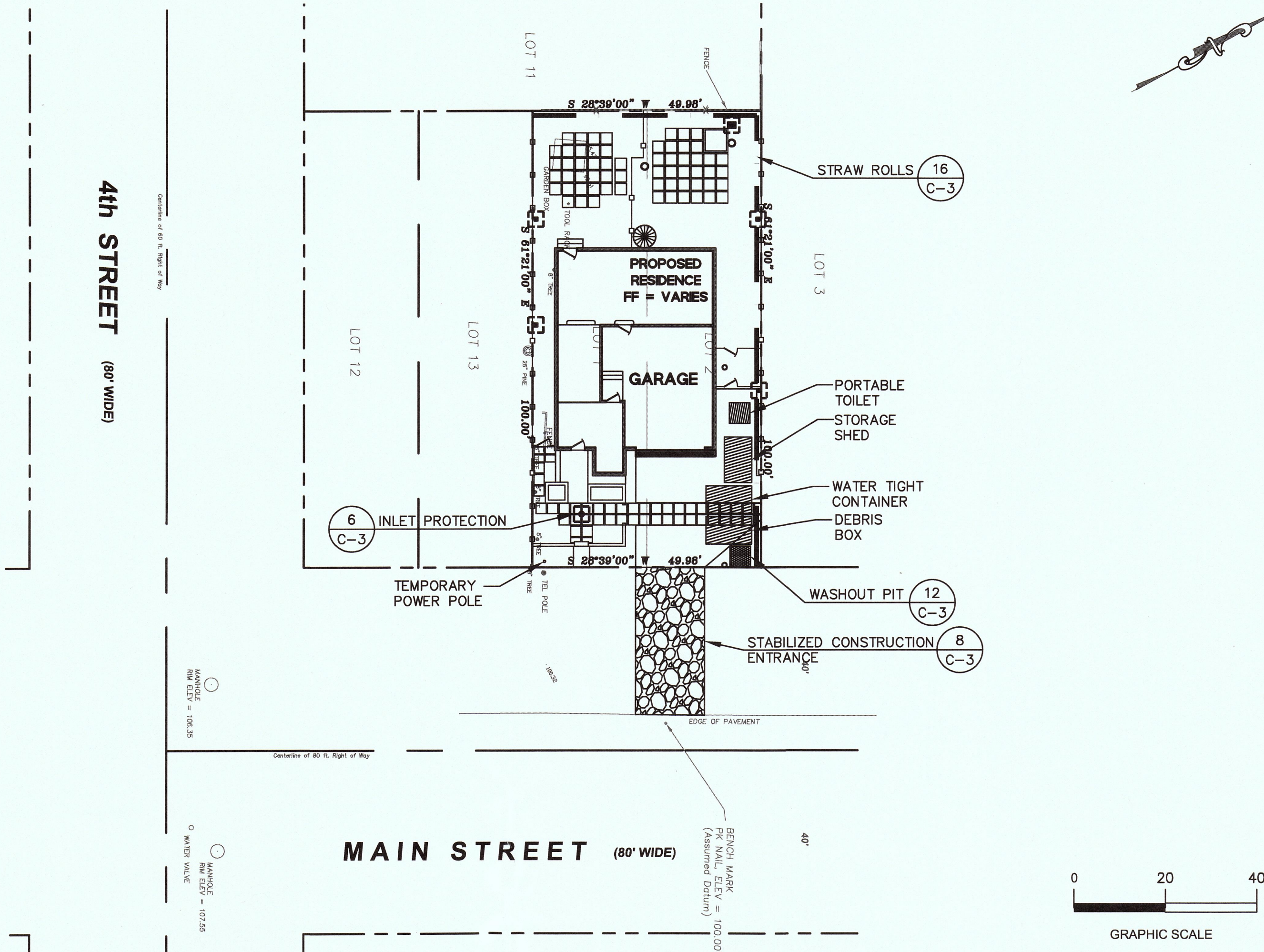
**GRADING AND UTILITY PLAN**  
**JOO & HAAS RESIDENCE**  
**MAIN STREET**  
**MONTARA (SMCO), CA 94037**

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| Date:           | 08/20/2015 |
| Scale:          | 1" = 10'   |
| Design:         | AJP        |
| Check:          | TRL        |
| Drawing Number: | C-2        |
| PEC Job No.     | PEC 15-082 |



EC POINT OF CONTACT: TO BE DETERMINED

CONSTRUCTION SCHEDULE: ANTICIPATED CONSTRUCTION DURATION 18 MONTHS



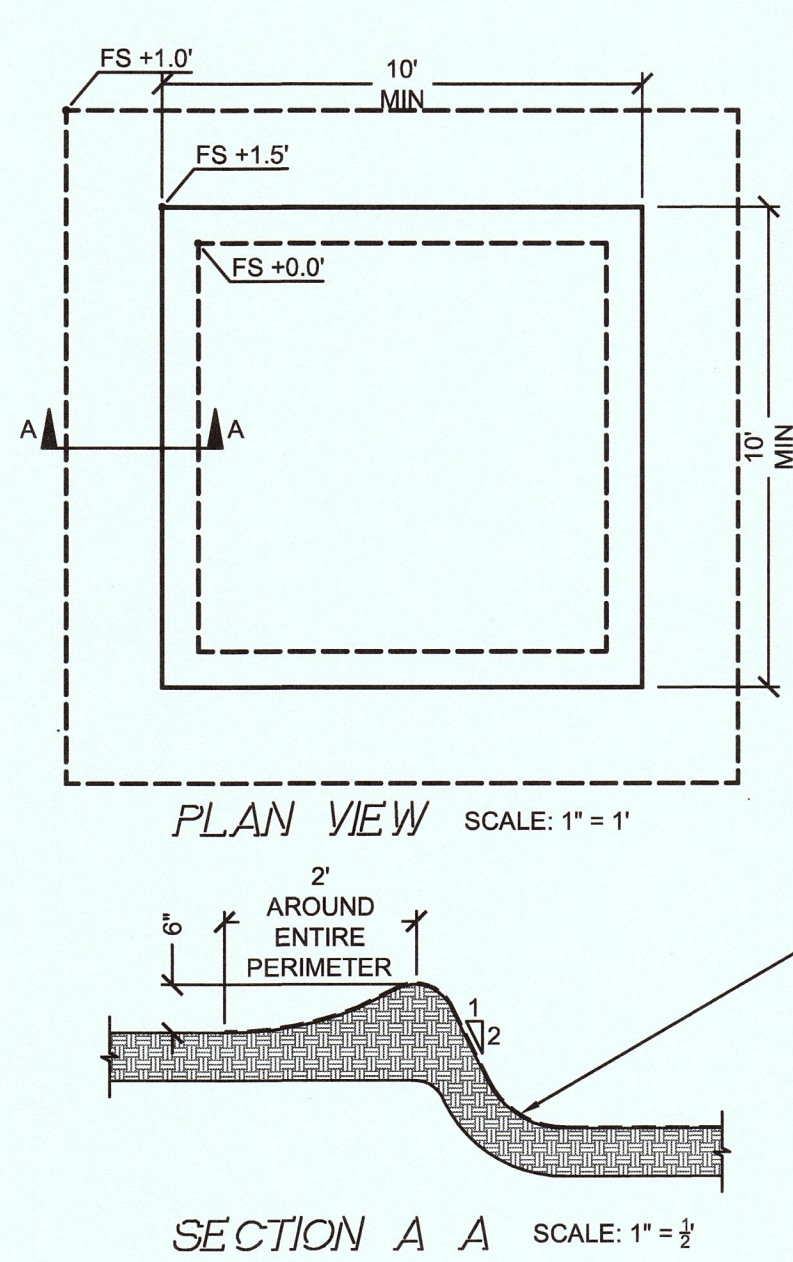
NOTES:

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

16 STRAW ROLL

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

STRAW ROLL - 016 - MSTR



NOTES:

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

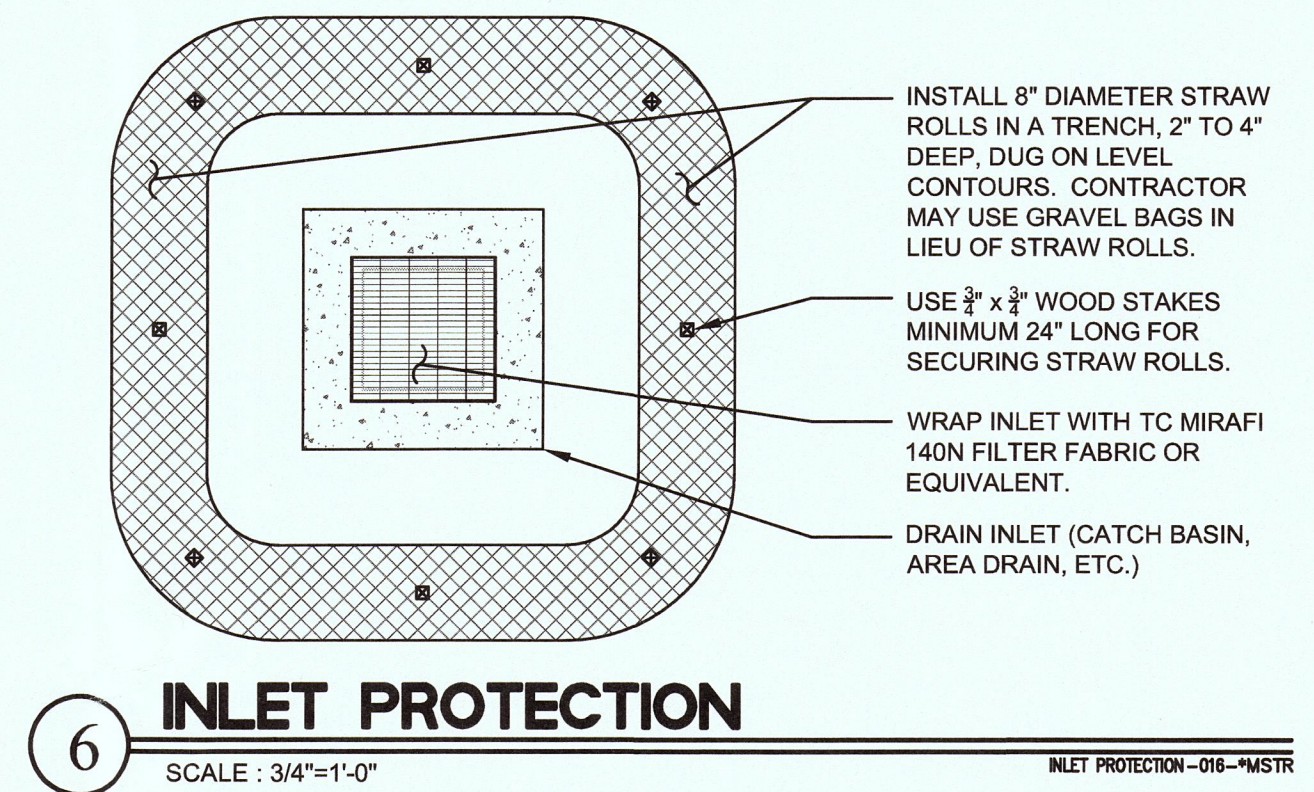
12 TEMPORARY WASHOUT PIT

SCALE: AS SHOWN

WASHOUT PIT - 024 - MSTR

EROSION AND SEDIMENTATION CONTROL NOTES:

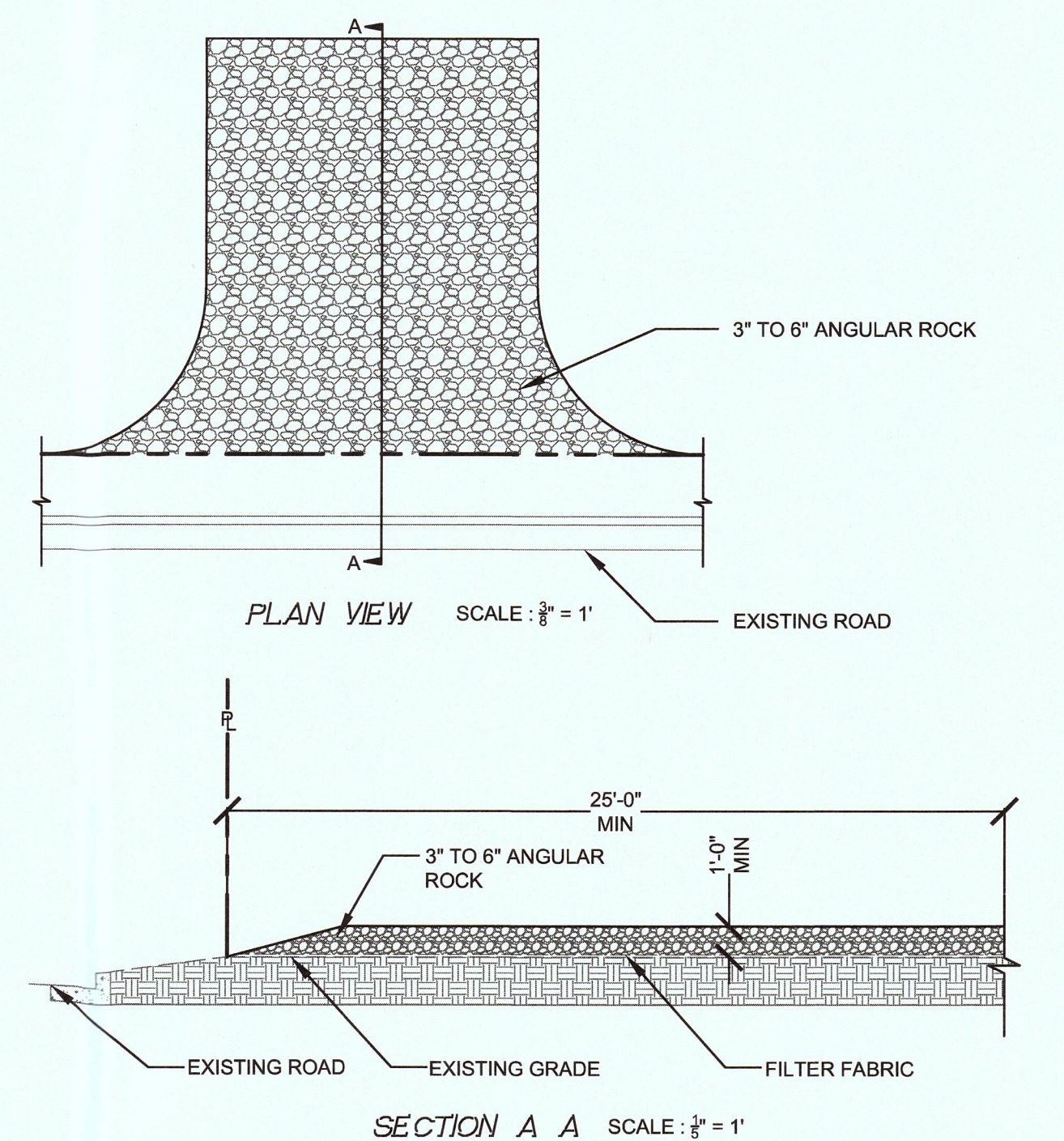
- ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED, BY OCTOBER 1ST AND SHALL CONTINUE IN EFFECT UNTIL APRIL 30th OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
- CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
- NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
- WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY GREYSTONE WEST AND/OR THE DISTRICT IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
- WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).



6 INLET PROTECTION

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

INLET PROTECTION - 018 - MSTR



NOTES:

- PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

8 GRAVEL CONSTRUCTION ENTRANCE

SCALE: AS SHOWN

TEMP GRAY CONST ENT - 000 - MSTR

EROSION AND SEDIMENTATION CONTROL NOTES CONT:

- GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE HOME OWNER RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONSTRUCTION SHALL BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDE OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
- CLEAN UP ALL SPILLS USING DRY METHODS.
- CALL 911 IN CASE OF A HAZARDOUS SPILL.
- BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
- UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
- THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OF COUNTRY STORM DRAIN SYSTEMS.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
- SILT FENCE(S) AND FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDE AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: (LIST LOCATIONS).
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

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



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| DATE:      | 05/26/2016 | COUNTY COMMENTS: |  |
| REVISIONS: |            | SITE REVISIONS:  |  |
| A          |            |                  |  |

73638

EROSION CONTROL PLAN

JOO & HAAS RESIDENCE

MAIN STREET

MONTARA (SMCO), CA 94037

Date: 08/20/2015

Scale: AS SHOWN

Design: AJP

Check: TRL

Drawing Number: C-3

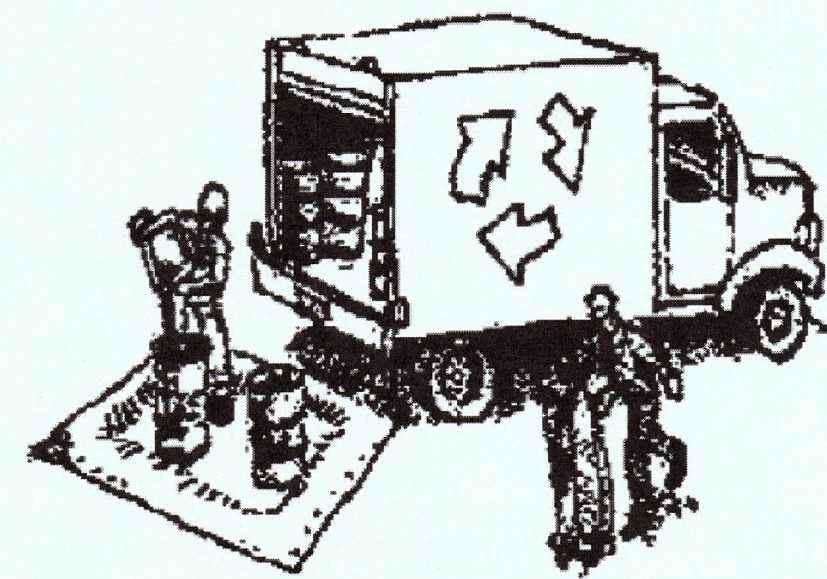
PEC Job No. PEC 15-082



# 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



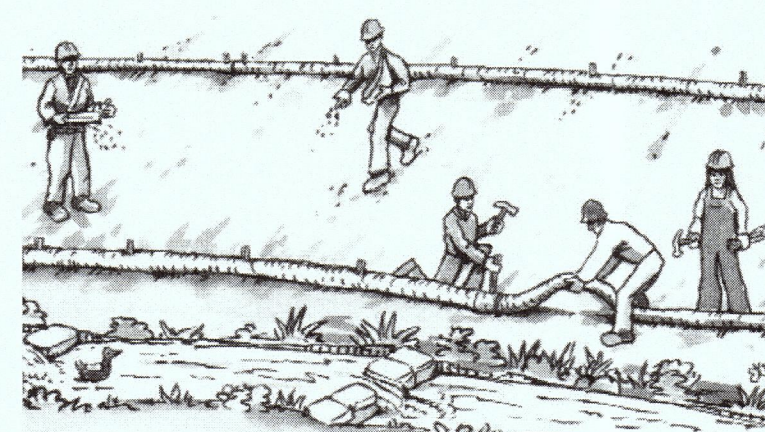
### Maintenance and Parking

- ☐ 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

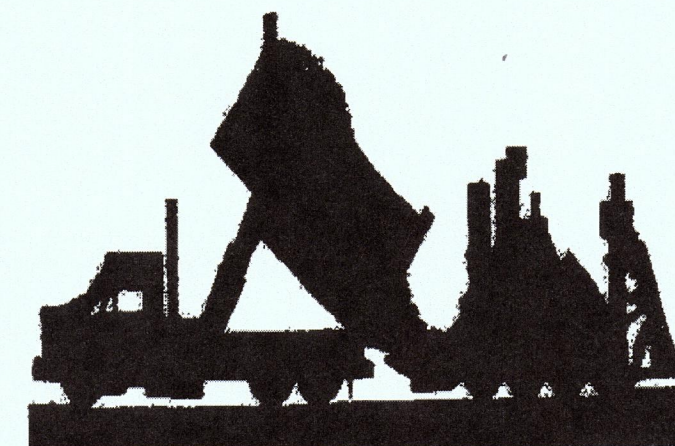


- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed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

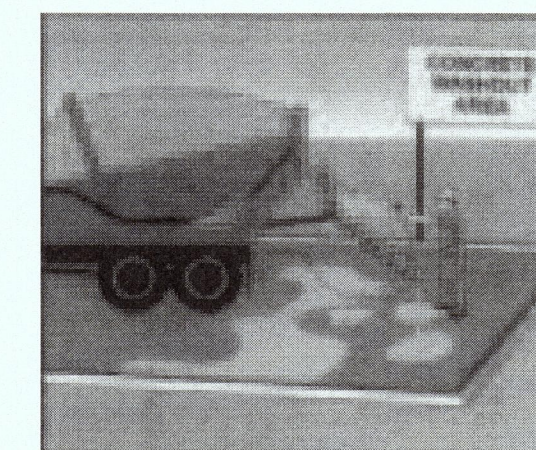


- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose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

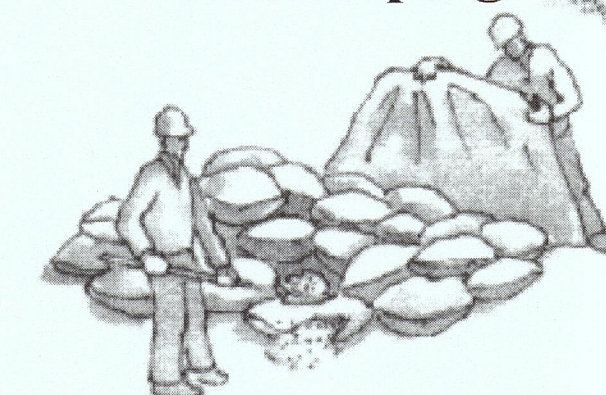
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

## Concrete, Grout & Mortar Application



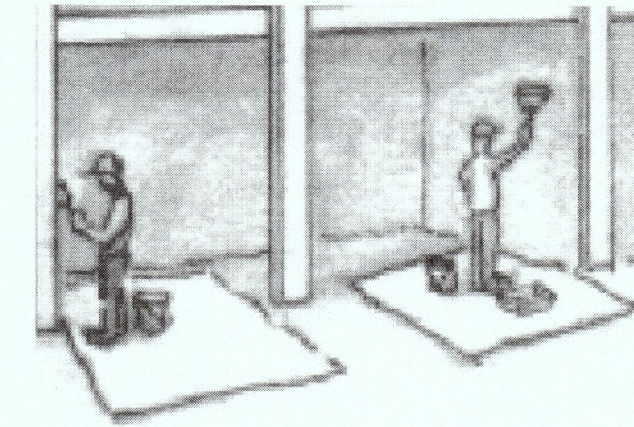
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

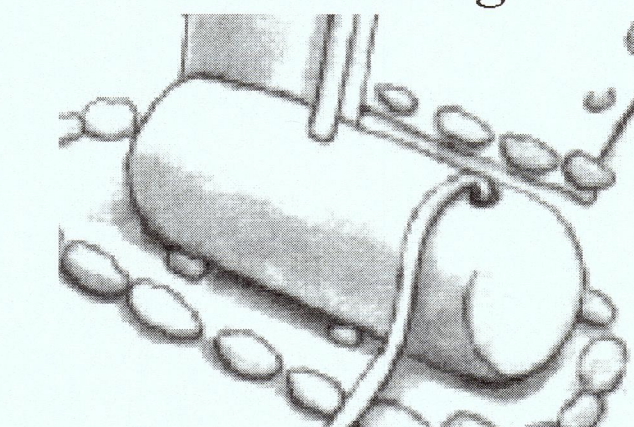
## Painting & Paint Removal



### 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.

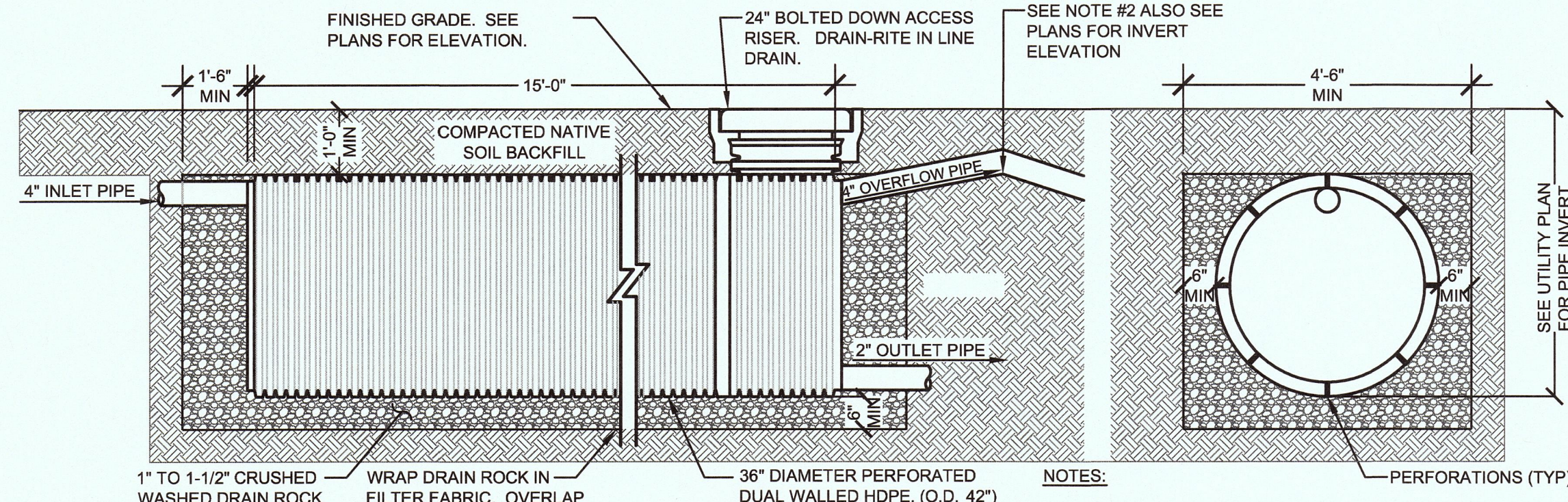
## Dewatering



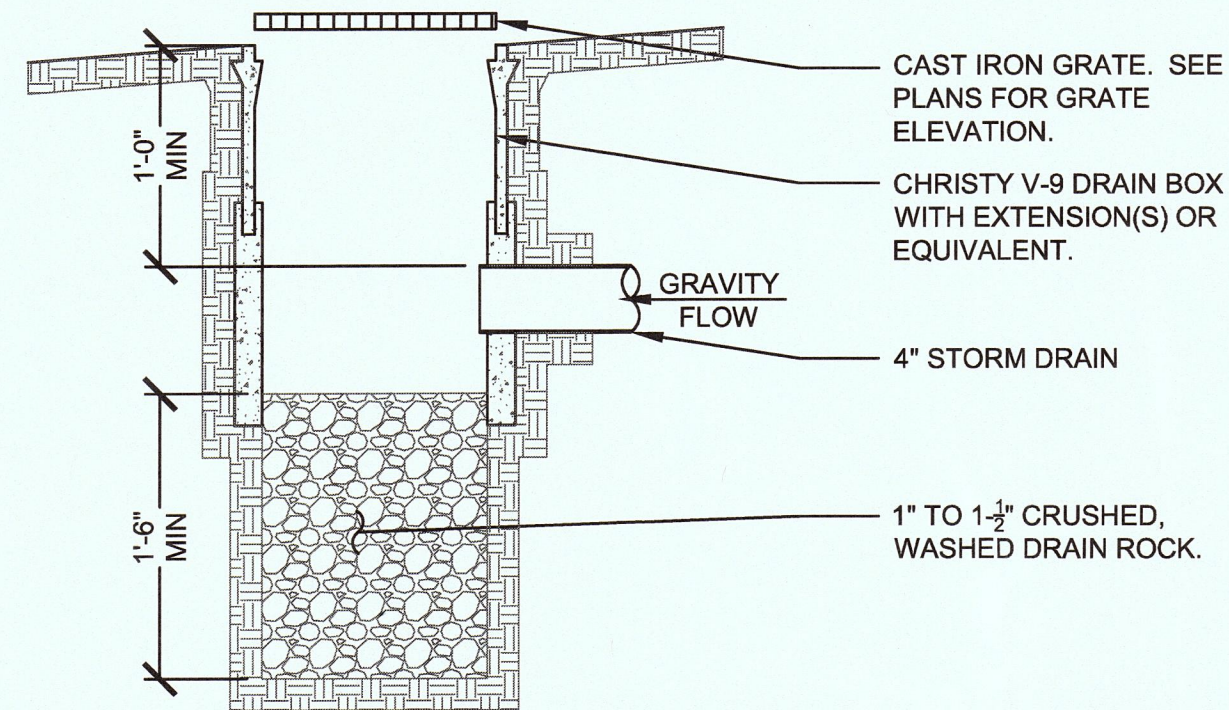
- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from 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!**

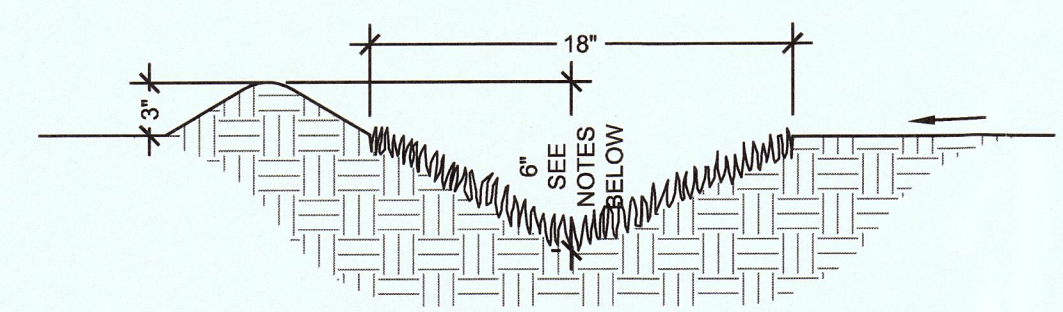




**13 TRENCH DISSIPATER**  
SCALE: 3/8"=1'-0"  
DETENTION TANK-S24-MSTR

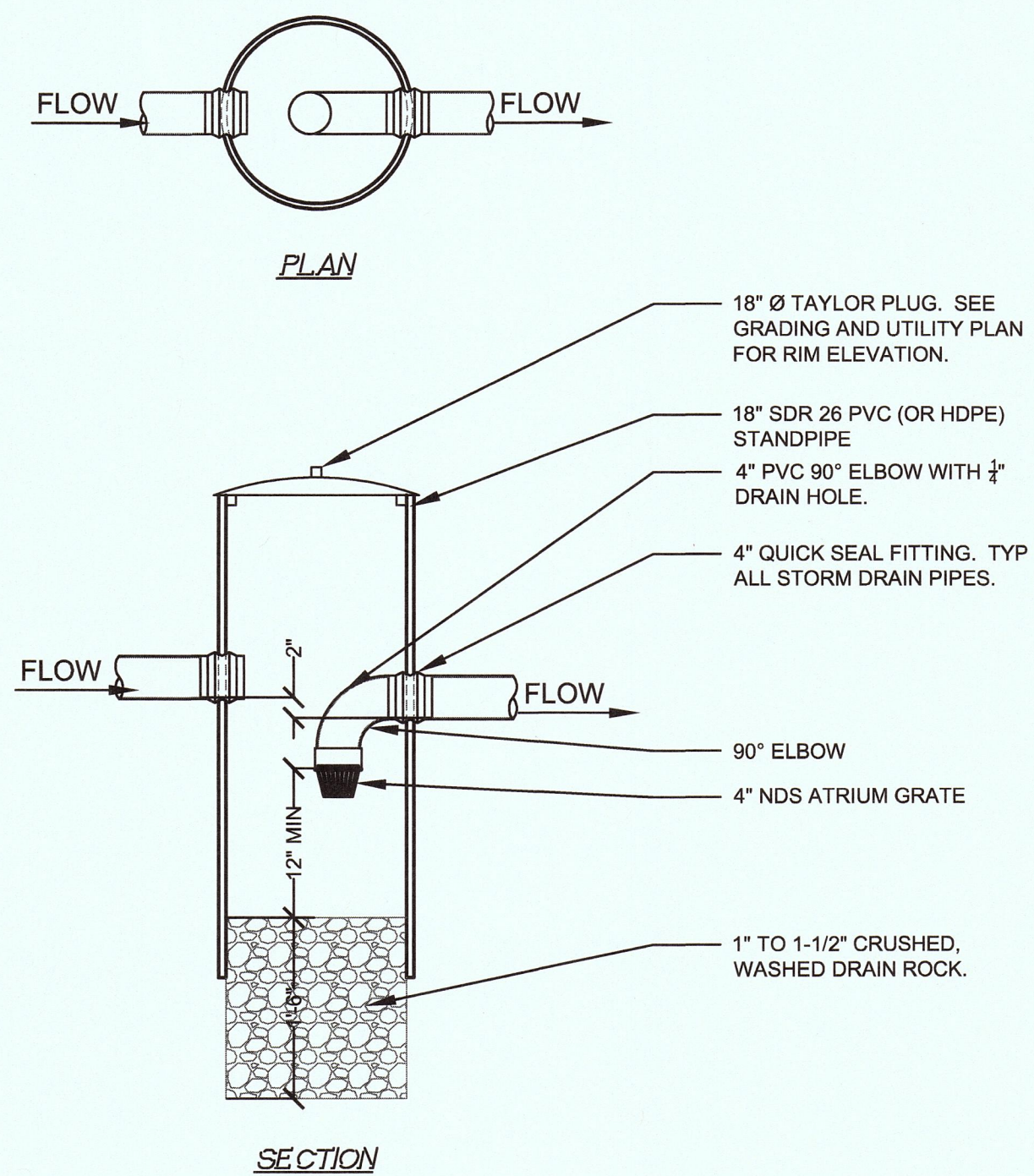


**14 BUBBLE BOX**  
SCALE: 1"=1'-0"  
BUBBLE BOX-012-MSTR

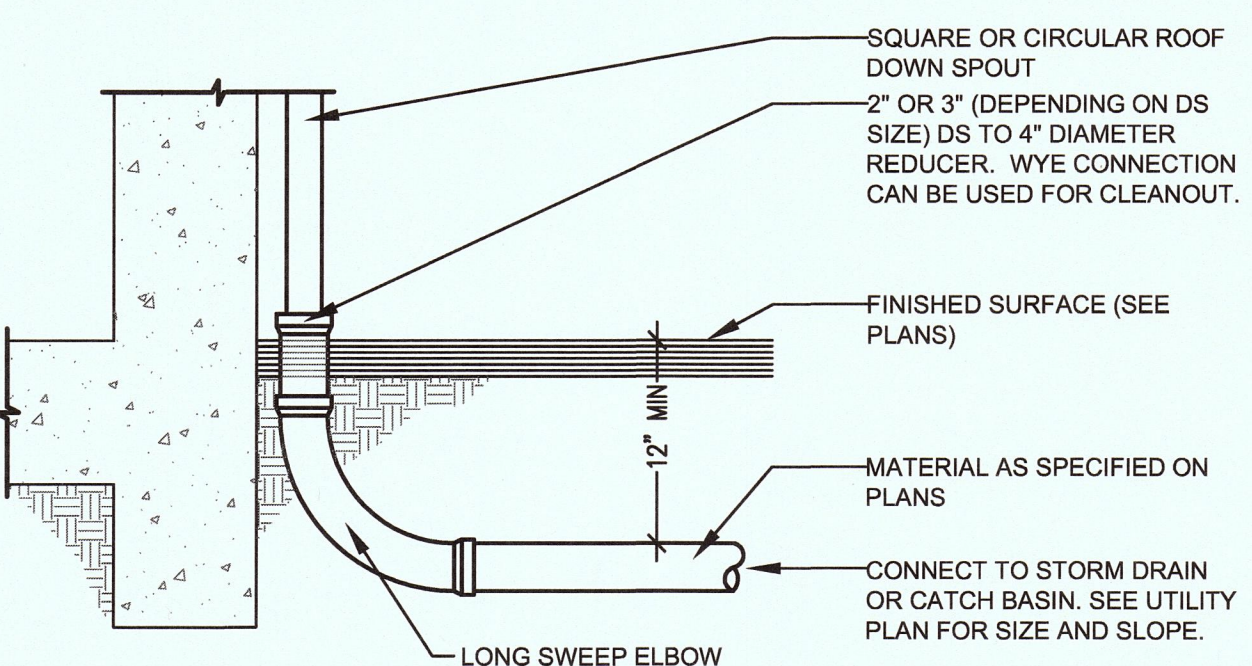


- NOTES:**
- BEGIN SWALE AT HIGH POINT WITH A 3" DEPTH IN ORDER TO MAINTAIN SLOPE TOWARDS AREA DRAIN.
  - THE CONTRACTOR AND/OR HOME OWNER SHALL INSPECT, MAINTAIN AND REPAIR GRASS SWALE DIMENSIONS, SLOPE AND EROSION CONTROL FABRIC IN ACCORDANCE WITH THE EROSION CONTROL PLAN NOTES AND RECOMMENDATIONS.

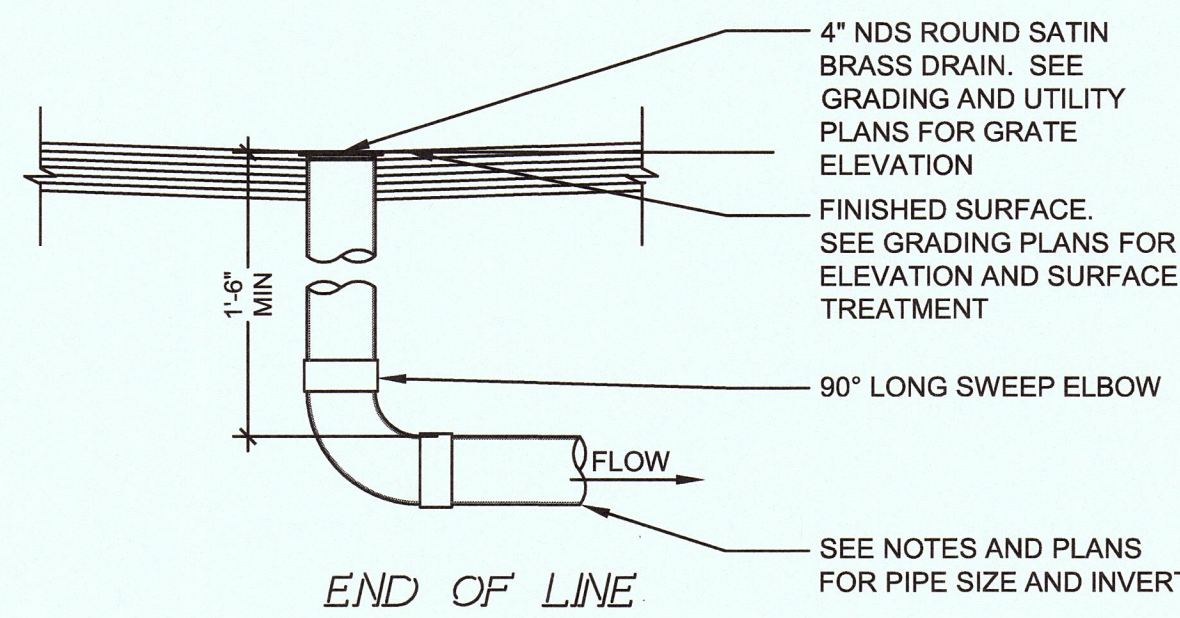
**15 GRASS SWALE**  
SCALE: NO SCALE  
GRASS SWALE-001-MSTR



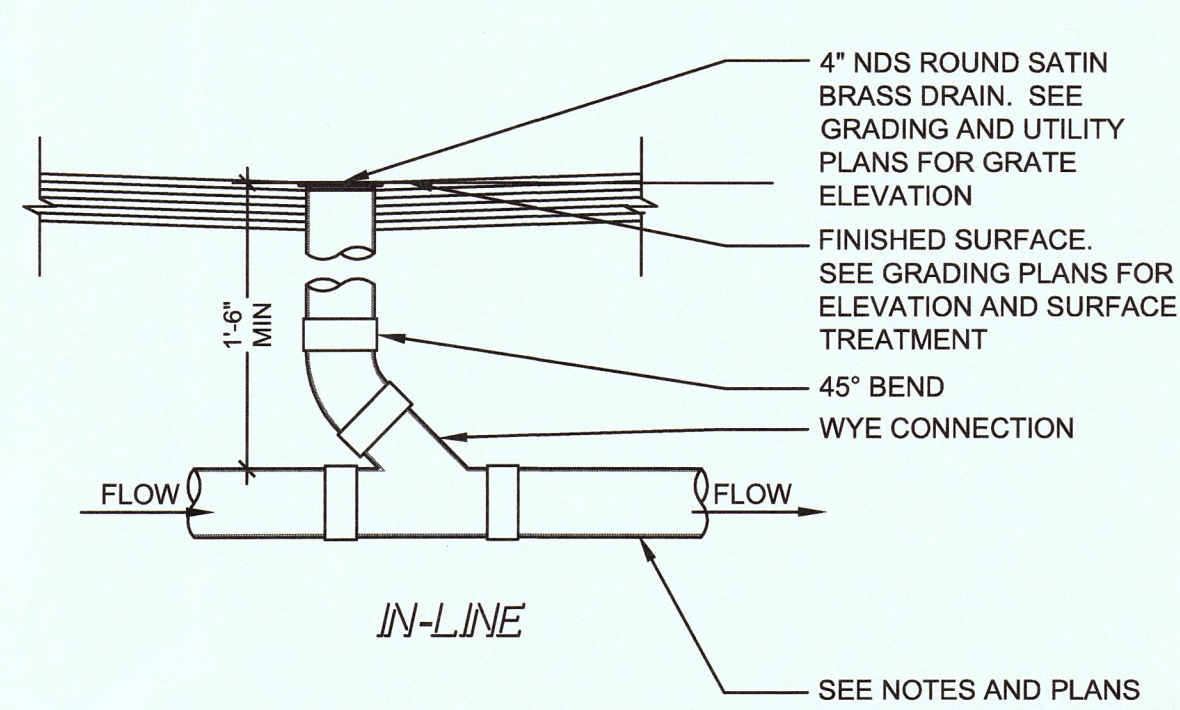
**11 SEDIMENT BASIN**  
SCALE: 3/4"=1'-0"  
SED BASIN-016-MSTR



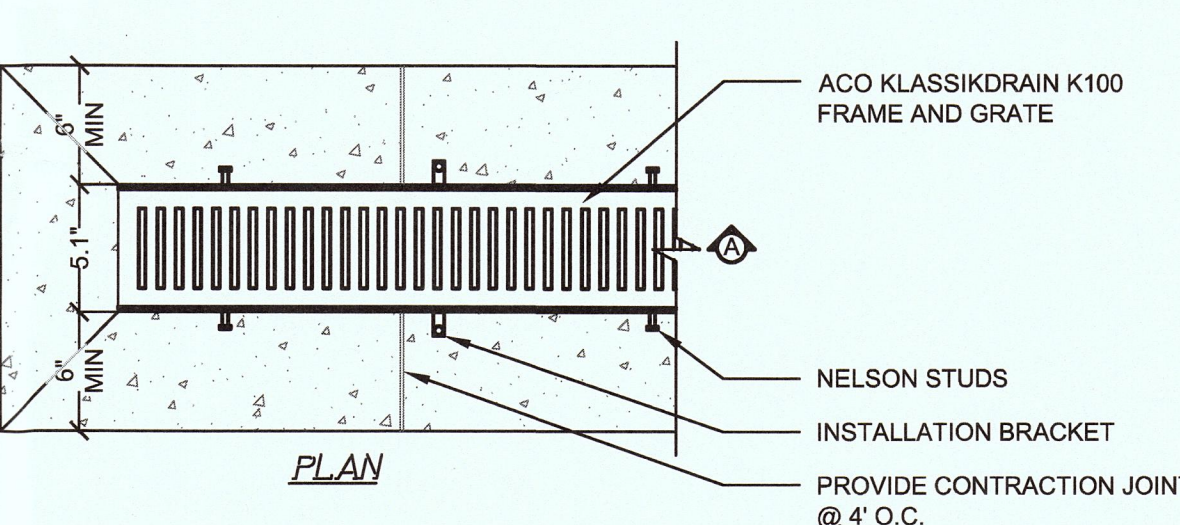
**12 DOWNSPOUT CONNECTION**  
SCALE: 3/4"=1'-0"  
DS CONNECT-016-MSTR



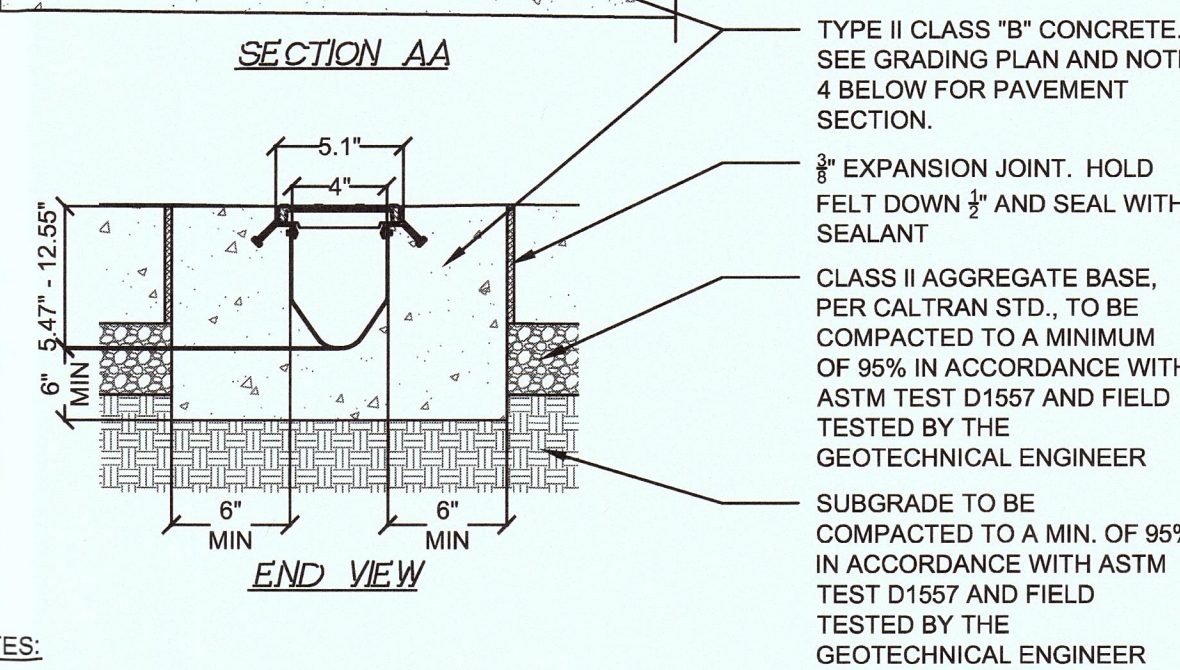
**6 DECK DRAIN**  
SCALE: 1"=1'-0"  
DECK DRAIN-012-MSTR



**6 DECK DRAIN**  
SCALE: 1"=1'-0"  
DECK DRAIN-012-MSTR

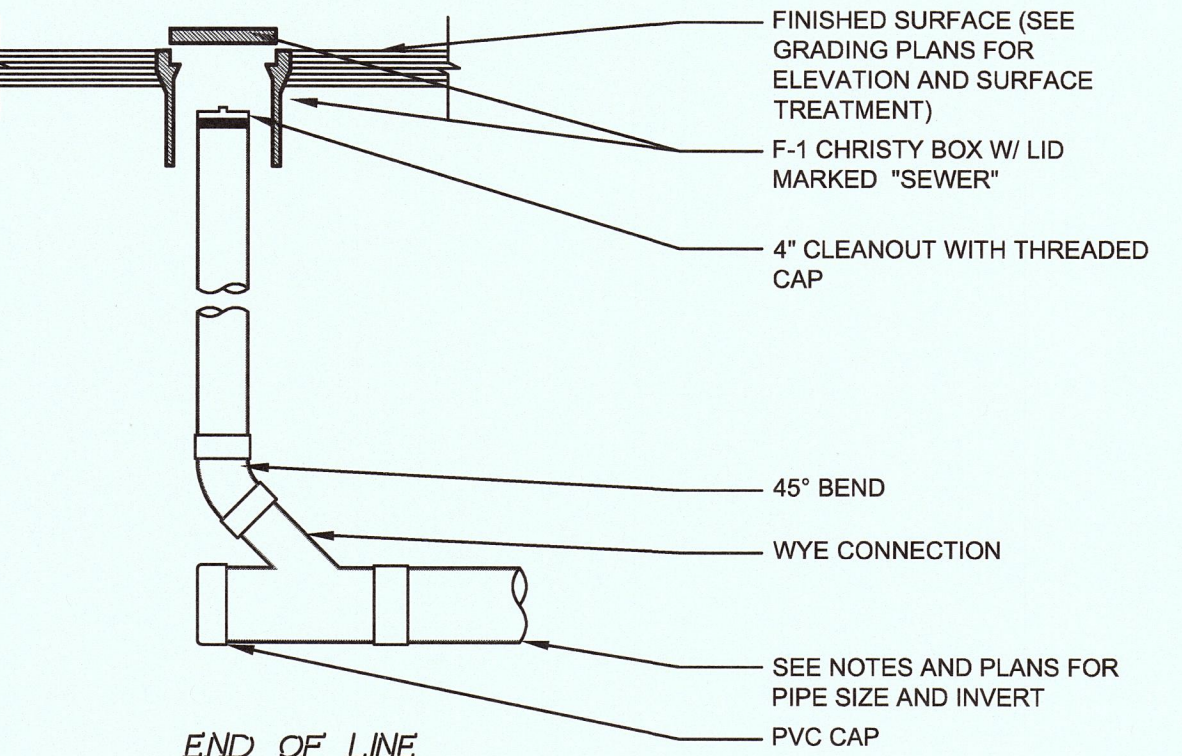


**6 DECK DRAIN**  
SCALE: 1"=1'-0"  
DECK DRAIN-012-MSTR

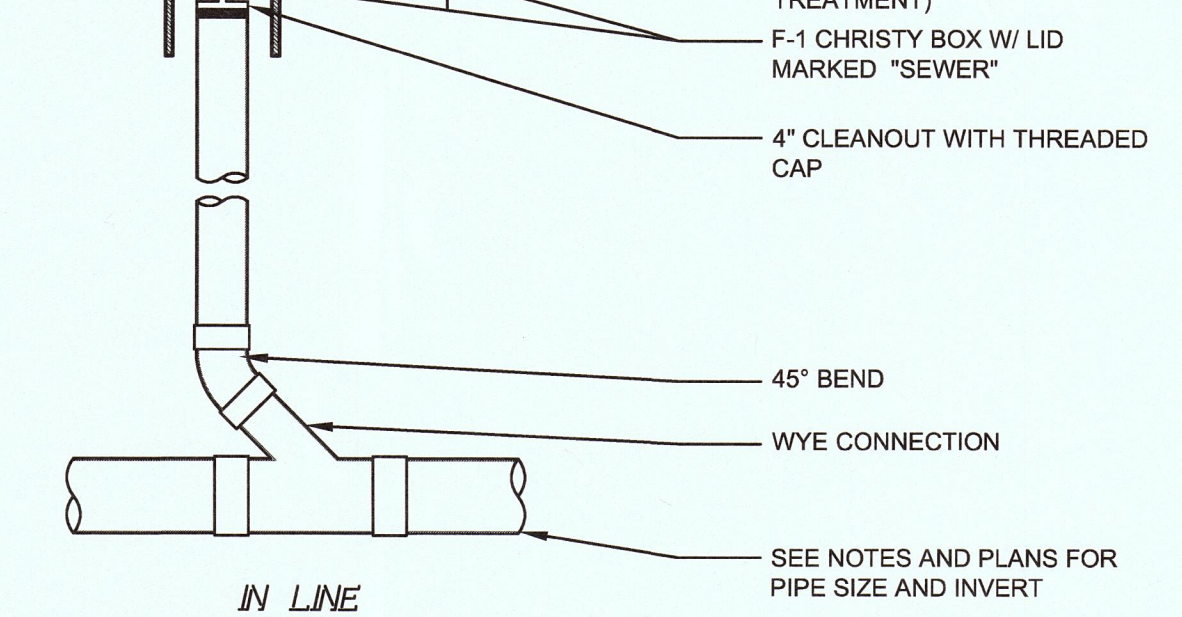


- NOTES:**
- TRENCH DRAIN SYSTEM AND ALL HARDWARE SHALL BE FIBERGLASS FG200 CHANNEL SYSTEM WITH STEEL FRAME AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.
  - CHANNEL AND GRATE SHALL WITHSTAND LOADING TO LOAD CLASS B.
  - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROXIMATELY 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
  - CONCRETE BASE THICKNESS TO MATCH SLAB THICKNESS. MINIMUM CONCRETE STRENGTH OF 3000 PSI SHALL BE USED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.

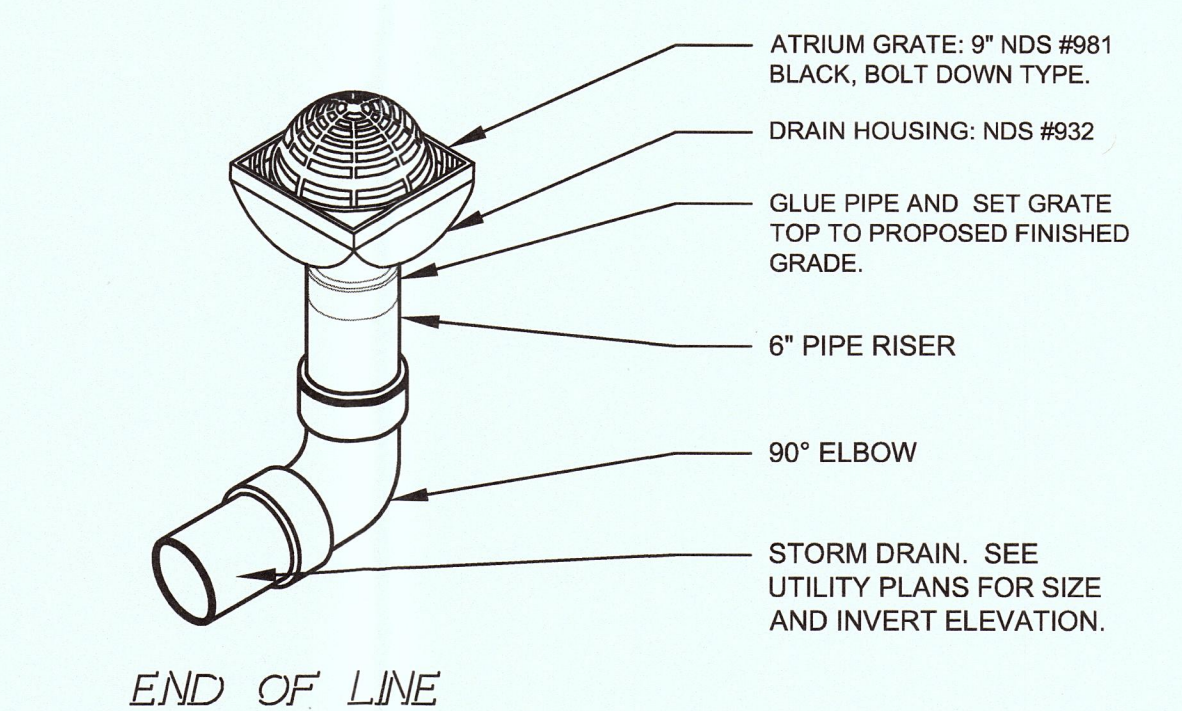
**8 4" WIDE TRENCH DRAIN**  
SCALE: NO SCALE  
TRENCH 4-016-MSTR



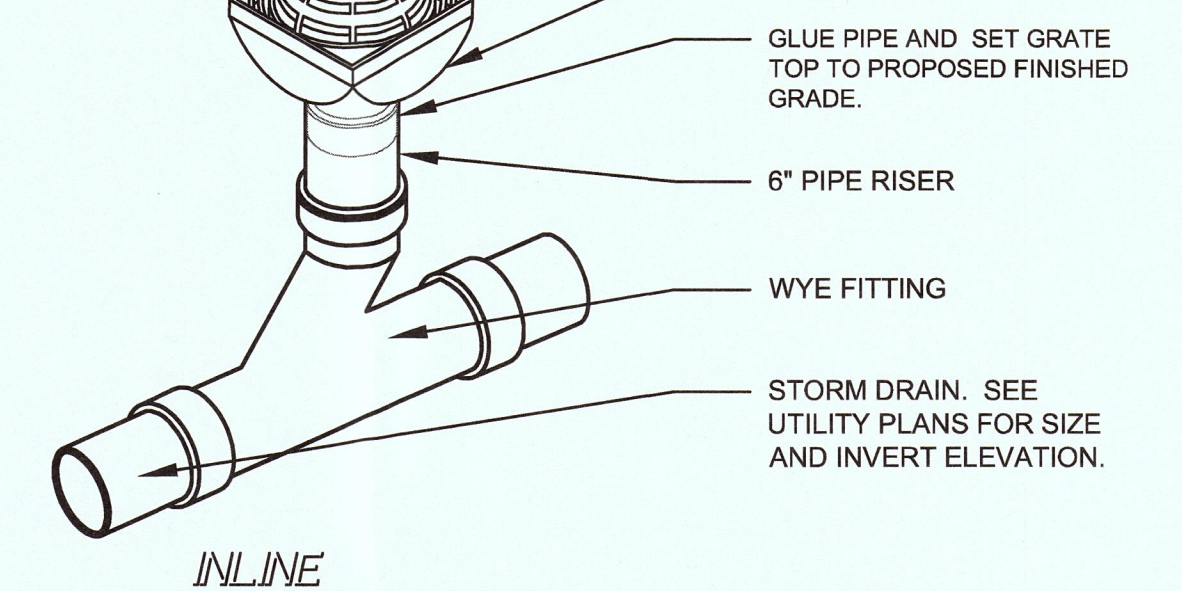
**2 CLEANOUT NON-TRAFFIC RATED**  
SCALE: 3/4"=1'-0"  
CLEANOUT RES-016-MSTR



**2 CLEANOUT NON-TRAFFIC RATED**  
SCALE: 3/4"=1'-0"  
CLEANOUT RES-016-MSTR

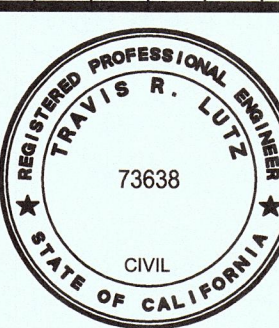


**4 SQUARE ATRIUM DRAIN**  
SCALE: 1"=1'-0"  
SQUARE ATRIUM DRAIN-012-MSTR



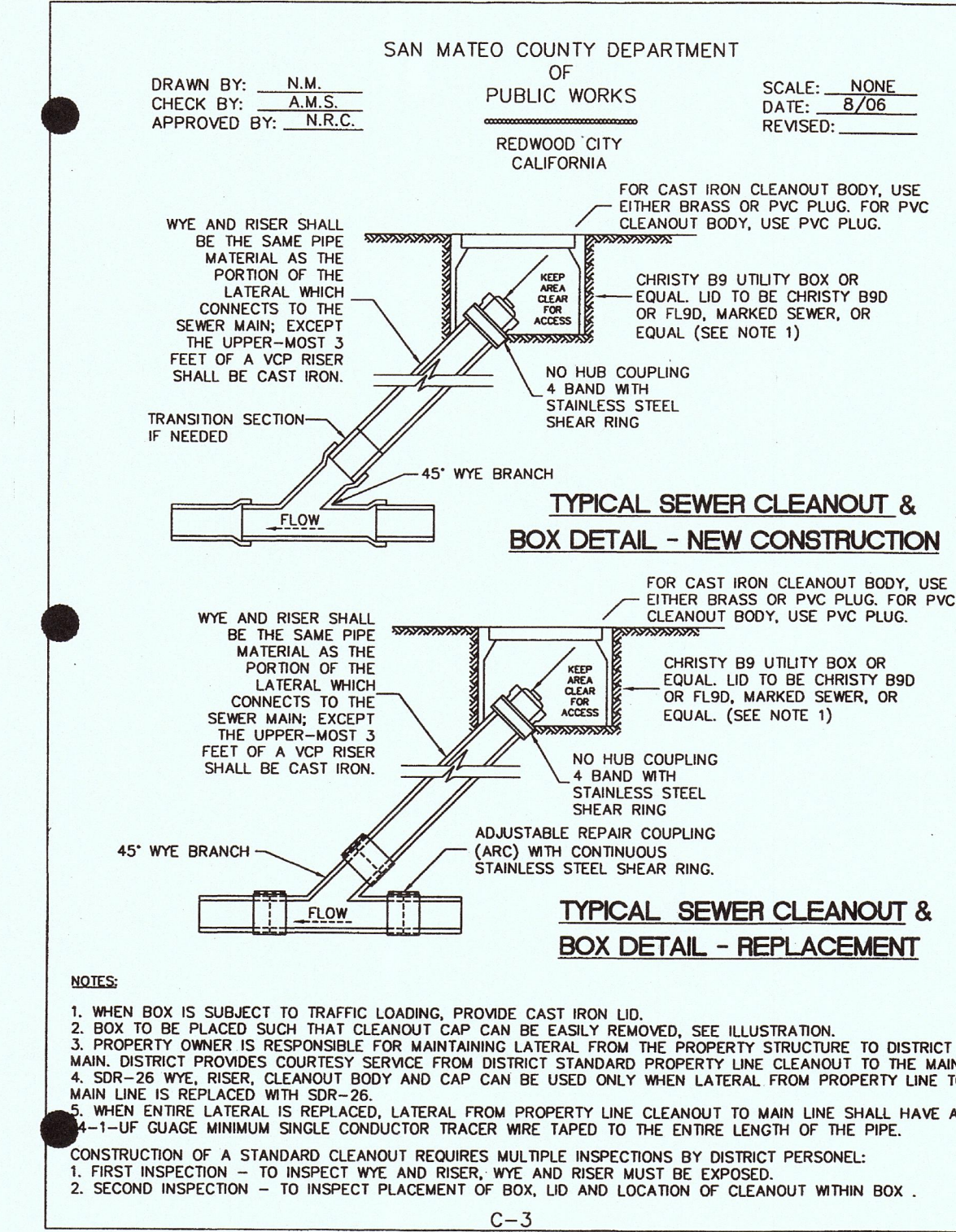
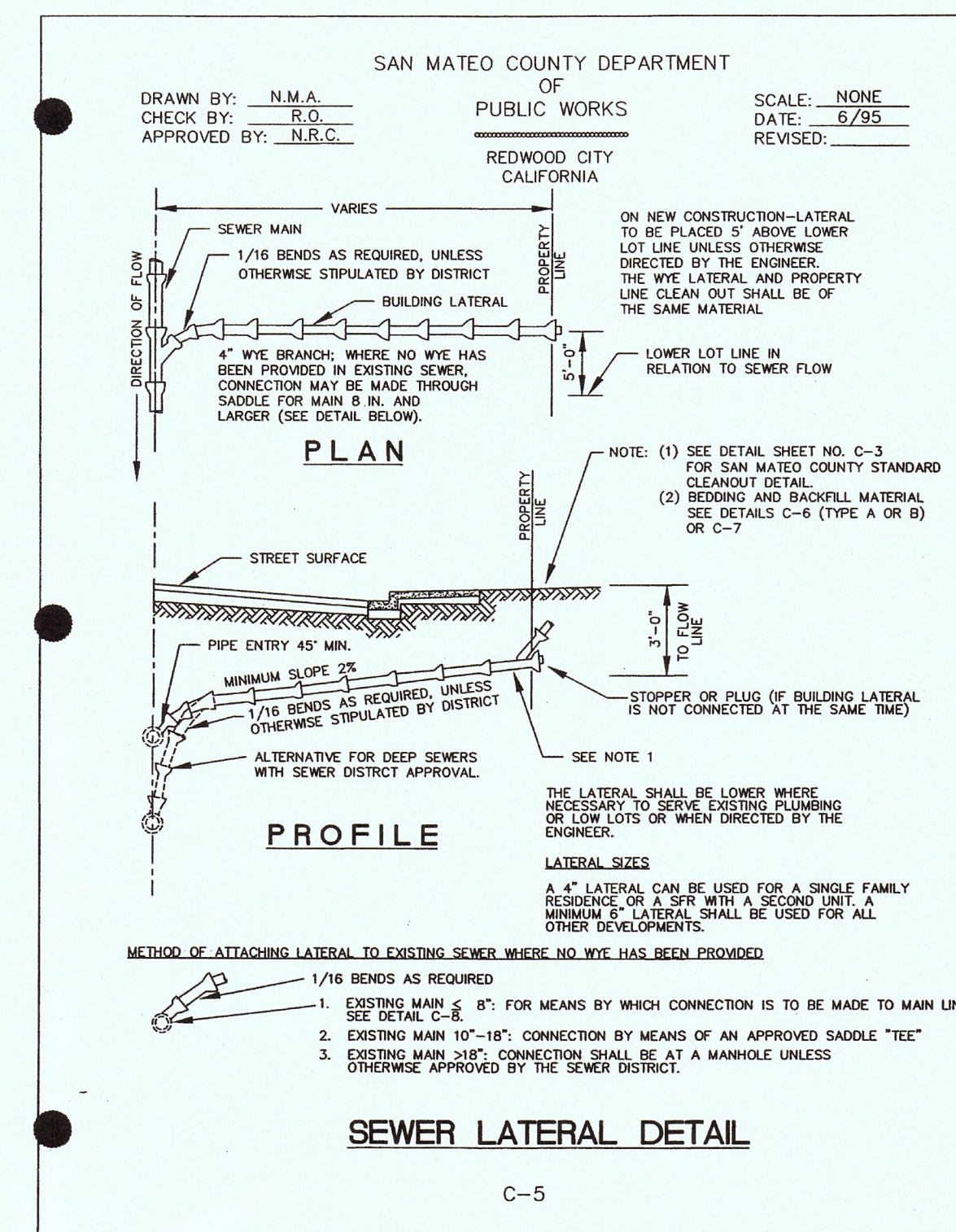
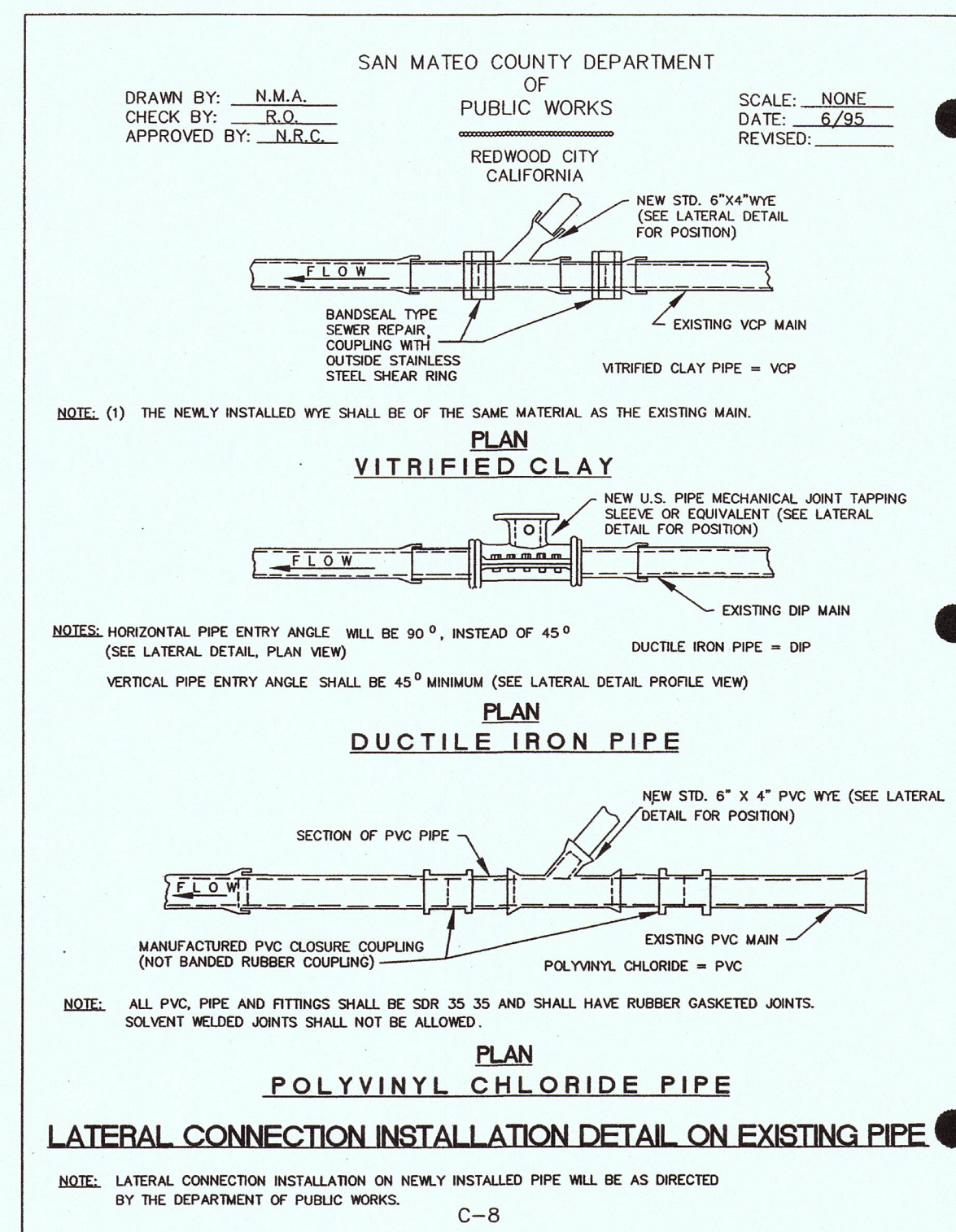
**4 SQUARE ATRIUM DRAIN**  
SCALE: 1"=1'-0"  
SQUARE ATRIUM DRAIN-012-MSTR

|                  |            |
|------------------|------------|
| DATE:            | 05/28/2016 |
| COUNTY COMMENTS: | 04/04/2017 |
| SITE REVISIONS:  |            |
|                  |            |
|                  |            |
|                  |            |

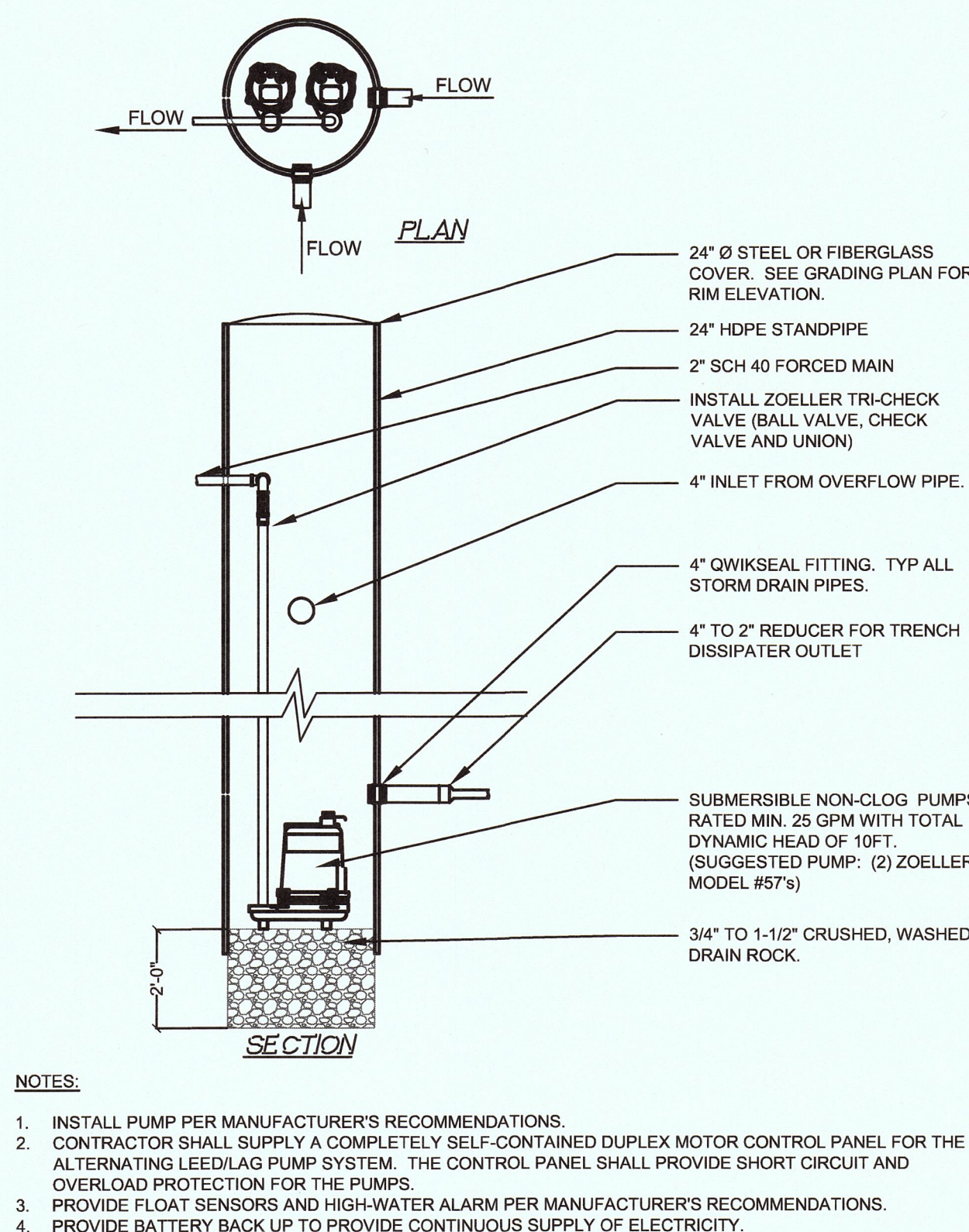


|                 |            |
|-----------------|------------|
| Date:           | 08/20/2015 |
| Scale:          | AS SHOWN   |
| Design:         | AJP        |
| Check:          | TRL        |
| Drawing Number: | C-4        |
| PEC Job No.     | PEC 15-082 |

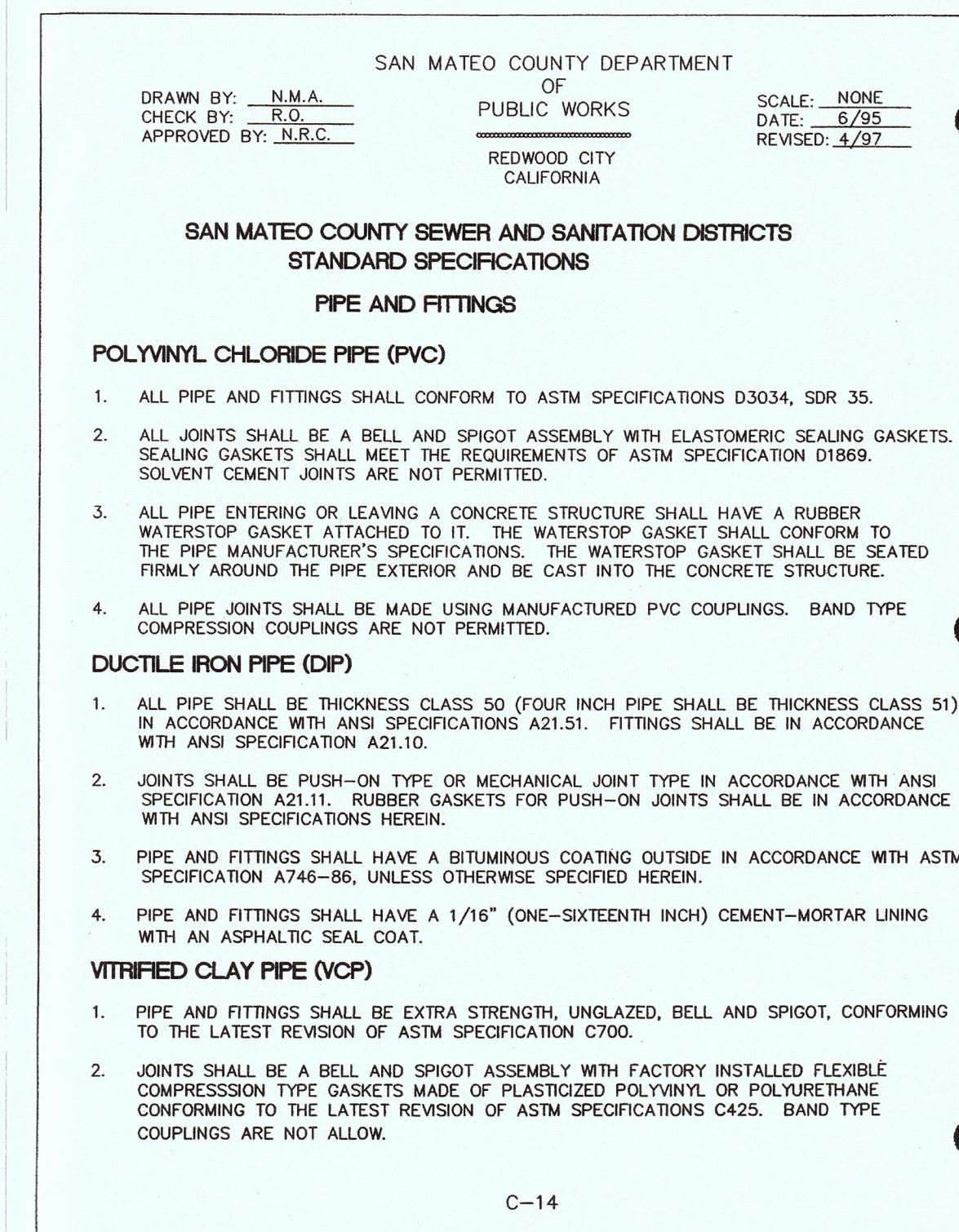




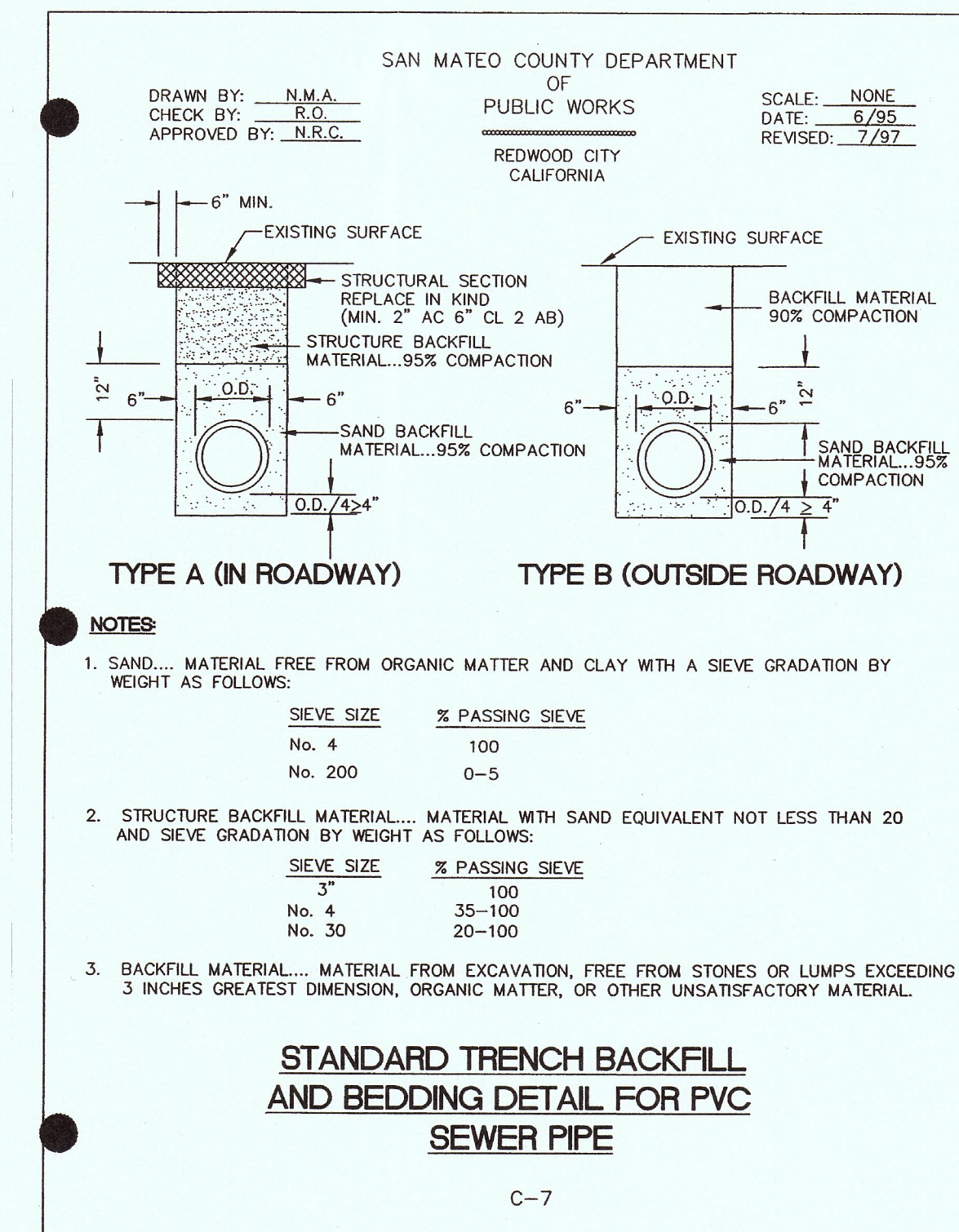
## 10 LATERAL CONNECTION INSTALLATION



**COUNTY LATERAL**



## COUNTY CLEANOUT



## PIPE AND FITTINGS



## 12 SUMP PUMP