ABBREVIATIONS

@	AT
#	NUMBER
X < Y	"X" IS LESS THAN "Y"
A > B	"A" IS GREATER THAN "B"
AB	ANCHOR BOLT
A/C	AIR CONDITIONER
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADJ	ADJUSTIBLE OR ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ASF	ABOVE SUBFLOOR
AS	ABOVE SLAB
AMSL	ABOVE MEAN SEA LEVEL
BD	BOARD
BI	BUILT IN
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BUR	BUILT-UP ROOF
C	COMPACT CAR PARKING SPACE
CAB	CABINET
CB	CATCH BASIN
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED
CL	CENTERLINE OR CLOSET
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	COOKTOP OR CERAMIC TILE
D	DRYER
DBL	DOUBLE
DEPT	DEPARTMENT
DEG	DEGREES
DH	DOOR HEADER
DF	DRINKING FOUNTAIN OR DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOUBLE OVEN
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STAND PIPE
DU	DWELLING UNIT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EM	ELECTRICAL METER
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
EP	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION OR EXPOSED
EXT	EXTERIOR
F	FURNACE
FAU	FORCED AIR UNIT
FAR	FLOOR AREA RATIO
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FP	FIREPLACE
FPRF	FIREPROOFING
FT	FOOT OR FEET
FTG	FOOTING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GE	GOOGLE EARTH
GL	GLASS
GM	GAS METER
GR	GRADE
GSM	GALVANIZED SHEET METAL
GYP BD	GYPSUM BOARD

HC	HANDICAP, HOLLOW CORE, OR HOSE CABINET
HD	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HP	HEAT PUMP
HORIZ	HORIZONTAL
HR	HOUR
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT OR JOINT TRENCH
L	LINEN CLOSET
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
LT WGT	LIGHT WEIGHT
M	MICROWAVE
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
(N)	NEW
N/A	NOT APPLICABLE
NA	NOT AVAILABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NR	NON-RATED
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
O	OVEN
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OF	OVERFLOW
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OL	OCCUPANT LOAD
OLF	OCCUPANT LOAD FACTOR
OPG	OPENING
OH	OVERHANG
O/H	OVERHEAD
OPP	OPPOSITE
OP	OPERABLE
P	POLE OR PANTRY
P & S	POLE & SHELF
PB	PARTICLE BOARD
PL	PLATE OR PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PT	POINT, PRESSURE TREATED OR POST TENSIONED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PUE	PUBLIC UTILITIES EASEMENT
PW	PLUMBING WALL
QT	QUARRY TILE
R	RISER
(R)	REMODEL OR REPLACEMENT
RAD	RADIUS
RAG	RETURN AIR GRILLE
RD	ROOF DRAIN
REF	REFRIGERATOR
R/F	REFRIGERATOR/FREEZER
REINF	REINFORCEMENT
REQ'D	REQUIRED
RESIL	RESILIENT
REV	REVISION
RF	RESILIENT FLOORING
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RWL	RAIN WATER LEADER
S	SOUTH OR SHELF
S & P	SHELF AND POLE
SB	SLASH BLOCK
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SD	SMOKE DETECTOR OR SOAP DISPENSER
SF	SQUARE FEET OR FOOT
SH	SOAP HOLDER
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDING
SND	SANITARY NAPKIN DISPENSER
SUB	SUBCONTRACTOR
SUBFLR	SUBFLOOR
SH	SHOWERHEAD
SD	STORM DRAIN
SB	SETBACK
SOG	SLAB ON GRADE
SP	SUMP PUMP
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
ST	STATIONARY
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUBFLR	SUBFLOOR
SUSP	SUSPENDED
SYM	SYMMETRICAL
SW	SHEARWALL
SS	SANITARY SEWER
T	TILE, TREAD, TOP, OR TRANSFORMER
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TBD	TO BE DETERMINED
TOC	TOP OF CURB
TDL	TRUE DIVIDED LITES
TEL	TELEPHONE
TER	TERRAZZO
TH	TOWNHOUSE
THK	THICK
THR	THRESHOLD
TO	TOP OF
TOP	TOP OF PLATE
TOS	TOP OF SUBFLOOR
TP	TOP OF PAVEMENT
TPD	TOILET PAPER DISPENSER
TRANS	TRANSPARENT
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
TPH	TOILET PAPER HOLDER
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WEST, WASHER, OR WATER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER OR WINDOW HEADER
W X H	WIDTH BY HEIGHT
W/O	WITHOUT
WO	WHERE OCCURS
WP	WATERPROOF OR WORKING POINT
WR	WATER RESISTANT
WIN	WINDOW
WSCT	WAINSCOT
WSP	WET STAND PIPE
WT	WEIGHT
WWF	WELDED WIRE FABRIC
XO	SLIDER - FIXED WINDOW
XOX	SLIDER - FIXED - SLIDER WINDOW

LEGEND

PLAN, SECTION, DETAIL NUMBER
SHEET ON WHICH IT OCCURS

SECTION CUT, DETAIL NUMBER
SHEET ON WHICH IT OCCURS

EXTERIOR ELEVATION NUMBER
SHEET ON WHICH IT OCCURS
OR WHERE DETAIL IS CUT

INTERIOR ELEVATION NUMBER
SHEET ON WHICH INT OCCURS

DETAIL NUMBER
SHEET ON WHICH IT OCCURS

1 — REVISION NUMBER

1 — DOOR TYPE

A — WINDOW TYPE

1 — GRID LINE IDENTIFICATION

101 — ROOM NUMBER

C — UNIT TYPE
9 — UNIT NUMBER

REVISION CLOUD

ELEVATION CHANGE
(NOTED ON PLAN)

8'-0" — CEILING HEIGHT

1/4"=12" — DOWN SLOPE INDICATION

0.00' TOS — DATUM ELEVATION

(E) ITEM TO BE REMOVED

(E) WALL, ITEM TO REMAIN

(E) WALL OR WINDOW TO BE REMOVED

(N) WALL

2640 — SIZE OF DOOR OR WINDOW
OR SKYLIGHT (2'-6" X 4'-0", EG.)

THERMAL BATT INSULATION

23 — KEYED SHEET NOTE

DRAWING INDEX

CONSTRUCTION QUALITY

ALL WORK TO CONFORM TO "RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES" PRODUCED BY NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB)

PROPERTY ADDRESS

AT FRONT OF BUILDING, PROVIDE AN ILLUMINATED ADDRESS W/ NUMERALS THAT ARE 4" HIGH MIN. & 1/2" THICK MIN. WIDE STROKE ON A CONTRASTING BACKGROUND.

PLANNING DATA

PROJECT COMMON ADDRESS:
21210 HILLCREST
REDWOOD CITY, CA (EMERALD HILLS)
UNINCORPORATED SAN MATEO COUNTY JURISDICTION
APN: 058-262-010 (MAIN)
APN: 058-262-050
ZONING: RH/DR
LOT AREA = 6861 SF (MAIN) + 2516 SF = 9377 SF
MAX. LOT COVERAGE = .25 X LOT = 2344 SF
MAX. FAR = .3 X LOT AREA = 2813 SF
FRONT YARD SETBACK = 20 FT.
REAR YARD SETBACK = 20 FT
SIDE YARD SETBACKS = 20 FT. COMBINED, 7'-6" MIN.
HT. LIMIT = 28 FT.
HT. LIMIT ACCESSORY = 26 FT.

SUMMARY OF EXISTING AREAS:
1-STORY MAIN RES. LIVING = 1445 SF (CONDITIONED)
(E) LAUNDRY / CRAWL SPACE = 185 SF (UNCONDITIONED, NOT COUNTED TOWARDS FAR)
(E) FRONT PORCH DECK = 198 SF (COUNTS TOWARDS COVERAGE)

PROPOSED NEW AREAS:
1ST FLOOR FREESTANDING ADU = 385 SF (CONDITIONED) EXEMPT FROM FAR/COVERAGE
2ND FLOOR FREESTANDING ADU = 415 SF (CONDITIONED) EXEMPT FROM FAR/COVERAGE
TOTAL ADU = 800 SF (STAIR COUNTED ONCE)

2-CAR DETACHED GARAGE = 377 SF (SEPARATE DR-X APPLICATION)

2ND STORY ADDITION TO MAIN HOUSE = 895 SF (STAIR COUNTED ONCE)

OTHER:
MASTER BEDROOM BALCONY = 79 SF (COUNTS TOWARDS LOT COVERAGE)

FINAL PRODUCT AREAS:
1ST FLOOR MAIN RESIDENCE = 1445 SF (NO INCREASE)
2ND FLOOR ADDITION = 895 SF
(N) 2-CAR GARAGE = 377 SF
TOTAL LIVING = 2340 SF (CONDITIONED)
TOTAL RESIDENCE = 2717 SF < 2813 SF, FAR OK

LOT COVERAGE CHECK = 1775 + 377 = 2152 SF < 2344 SF, OK

BUILDING CODE DATA

TYPE OF OCCUPANCY: R-3 & U (NEW 2-CAR GARAGE)
CONSTRUCTION: TYPE V-B

- 2019 CA ADMINISTRATIVE CODE
- 2019 CA BUILDING CODE (VOLS. 1 & 2)
- 2019 RESIDENTIAL CODE (FOR 1 & 2 UNIT DWELLINGS)
- 2019 CA ELECTRICAL CODE
- 2019 CA MECHANICAL CODE
- 2019 CA PLUMBING CODE
- 2019 CA ENERGY CODE (TITLE 24, PART 6)
- 2019 CA HISTORICAL CODE (WHEN APPLICABLE)
- 2019 CA FIRE CODE
- 2019 CA GREEN CODE
- 2019 CA REFERENCE STANDARDS

SCOPE OF WORK / PROJECT DESCRIPTION

2ND STORY ADDITION TO AN (E) 1-STORY SFR. SUBJECT TO DESIGN REVIEW & USE PERMIT SINCE VALUATION EXCEEDS 50%.

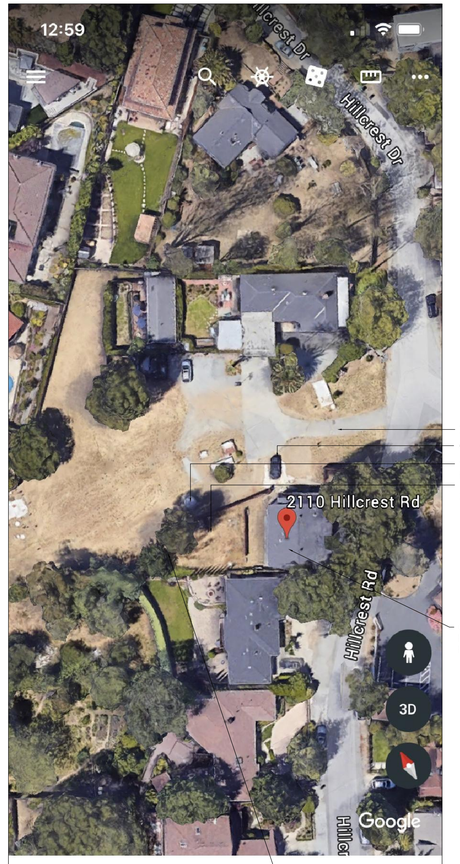
TITLE 24 CERT.

1. PER T-24 SHEET T-24.1, GC TO REVIEW CA ENERGY COMMISSION FORMS CF2R-ENV-21-H & CF2R-ENV-22-H (PER 2019 CODE, REV. 1/19)
2. WEBSITE LINK TO "QII BOOKLET": https://www.calcerts.com/forms/public/CalCERTS_QII_Handbook_2019.pdf
3. SEE SECTION ON A2.1 FOR INSULATION LOCATIONS
4. SEE A2.1, ROOF PLAN & ELEVATIONS FOR PV LOCATION

MILESTONE ROSTER

12/22/20	DESIGN REVIEW SUBMITTAL FOR PRELIMINARY REVIEW PER COVID PROTOCOL (PRE-APPLICATION)
5/17/21	FORMAL DESIGN REVIEW / USE PERMIT SUBMITTAL ONLINE PER PLANNER CAMILLE LEUNG
9/6/21	PLANNING RESUB. W/ CIVIL MASTER PLAN FOR D.R. & USE PERMIT
2/7/22	RESUBMITTAL W/ PRE-APPROVED SFPUC ADJUSTMENTS TO CIVIL PLANS

GE SATELLITE VIEW



DRIVEWAY APPROACH
(E) ADU PARKING
"THE DRUM" IN HETCH-HETCHY EASEMENT
PROPOSED 2-CAR GARAGE
(E) MAIN RES. PROPOSED 2ND FLOOR ADDITION
GENERAL LOCATION OF PREVIOUSLY PERMITTED ADU TO BE REVISED UNDER A SEPARATE PERMIT

PROJECT DIRECTORY

OWNERS & GENERAL CONTRACTOR	ERWIN MEDIOS & LORELLE SETO	T: 650.362.3418 (LORELLE)
CIVIL ENGINEER	JET	JIM THOMPSON, CE T: 650.455.1207
ARCHITECT	BAUKUNST	MARK BUCCIARELLI, AIA (C 23159) T: 650.455.1207 E: baukunst2000@yahoo.com www.baukunstarchitecture.com
STRUCTURAL ENGINEER	NY ENGINEERING	NILGUN WOLPE, CE T: 415.568.1270
TITLE 24 (ENERGY)	TAILORED ENERGY	KEVIN LAUGHTON ONLINE
GEOTECHNICAL ENGINEER	PGSOILS, INC	PAUL GRISHABER, PE T: 650.347.3934
RENDERER	BOO!ARCHITECTURE	ONLINE

DATE
ISSUED FOR

LICENSED ARCHITECT
MARK BUCCIARELLI
No. C-23159
3/31/23
Renewal Date
STATE OF CALIFORNIA

BAUKUNST
68 Fairlawn Avenue, Daly City, CA 94015
T: 650.455.1207 W:baukunstarchitecture.com
E: baukunst2000@yahoo.com

2ND STORY ADDITION

2110 HILLCREST
REDWOOD CITY (EMERALD HILLS), CA

-	-
8/28/19	NO SCALE

A0.0

FIRE

THIS LOT IS LOCATED IN A VERY HIGH LOCAL RESPONSIBILITY AREA OF FIRE HAZARD (VERY HIGH LRA). FOR CONSTRUCTION OF THE NEW DETACHED ADU, ALL APPLICABLE REQUIREMENTS OF THE CRC R337, MUST BE MET. REFER TO CA RES. CODE R337.1.3 & R337'S APPLIACBLE SUB-SECTION CODE REQUIREMENTS.

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CA FIRE CODE SEC. 4906, INCLUDING CA PUBLIC RESOURCES CODE 4291 OR CA GOVERMENT CODE SEC. 51182 PER CRC R337.1.5.

SINCE DETACHED UNIT IS LESS THAN 1000 SF, FIRE SPRINKLERS NOT REQUIRED.

CONSTRUCTION WASTE MANAGEMENT

PER CALGREEN SEC. 4.408.2 (OR IN ACCORDANCE WITH THE LOCAL ORD.). DIVERT A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE PER SEC. 4.408.1. THE FORM MAY BE FOUND ON PAGES 64-66 OF THE 2013 CA GREEN BUILDING CODE. IDENTIFY THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTED WILL BE TAKEN.

ADDRESSING

PROVIDE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING W/ BACKGROUND SO AS TO BE SEEN FROM PUBLIC WAY FRONTING THE BUILDING. RESIDNTIAL ADDRESS SHALL BE AT LEAST 6 FT. ABOVE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY (THIS CASE), ADDITIONAL SIGANAGE AT THE DRIVEWAY/ROADWAY LEADING TO THE BUILDING SHALL BE REQUIRED BY S.M. CO. FIRE DEPT.. REMOTE SIGNAGE SHALL BE 6"H. X 18"W. GREEN REFLECTIVE METAL SIGN W/ 3"H. REFLECTIVE NUMERALS SIM. TO 'HY-KO 911' OR EQUIVALENT.

PLUMBING NOTE

ALL POTABLE WATER PIPING & FITTINGS SHALL BE BRASS, COPPER, CAST IRON, GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL. ALL MATERIALS USED IN THE WATER SUPPLY SYSTEM, EXCEPT VALVES, & SIMILAR DEVICES, SHALL BE OF LIKE MATERIAL PER SAN MATEO CO. BLDG. REGS SEC. #9184 UPC - MATEIALS; SEC.#604.1.

50% Valuation
Page 3 of 3

To calculate 50% as of March 17, 2008:

Existing Livable	Sq. Ft. 1445	X 300.00	= $	433,500
Existing Garage (attached only)	Sq. Ft. 185 BASEMENT	X 40.00 25.00	= $	4625
	Total Dollar Value of Existing Sq. Ft.		$	438,125 100%
			$	219,062.5 50%
New Livable	Sq. Ft. 895	X 300.00	= $	268,500
New Garage (attached only)	Sq. Ft. 0	X 40.00	= $	0
	Total Dollar Value of New Sq. Ft.		$	268,500
Remodel (if any) to Existing Structure – straight dollar cost			$	50,000
New and Remodel Combined Value			$	318,500

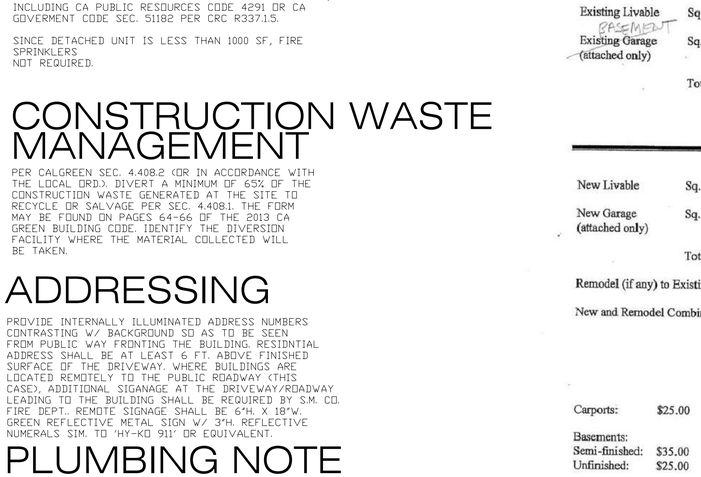
∴ 318,500 > 219,062.5
EXCEEDS 50% VALUATION.

Carports: $25.00

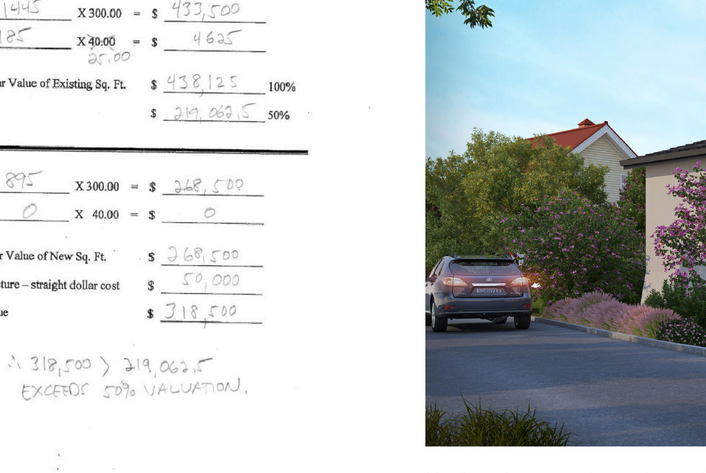
Basements:
Semi-finished: $35.00
Unfinished: $25.00

FRM00447.BLD.DOC
(2/28/11)

50% VALUATION THRESHOLD EXCEEDED: USE PERMIT REQD.



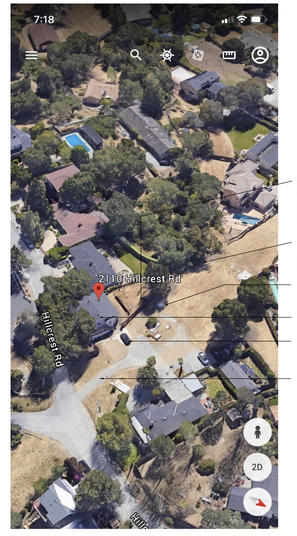
DRIVEWAY APPROACH



DRIVEWAY APPROACH

(E) SIDING TO BE REMOVED & REPLACED W/ STUCCO. PAINTED APPROVED COUNTY COLOR PER 3D RENDERING

3D RENDERING: (N) 2ND STORY ADDITION TO (E) SFR (W/ COMPLIANT COLOR)



PROPOSED 2-CAR GARAGE UNDER A SEPARATE DR-X APPLICATION

PROPOSED ADU (EXEMPT FROM FAR/COVERAGE & DR)

"THE DRUM"

PROPOSED 2ND STORY ADDITION AT HOUSE

(E) PARKING FOR ADU

DRIVEWAY APPROACH

✕ 2110 Hillcrest Rd Building

3D SITE

DATE

ISSUED FOR

LICENSED ARCHITECT
MARK BUCCIARELLI
No. C-23159
3/31/23
Renewal Date
STATE OF CALIFORNIA

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2ND STORY ADDITION

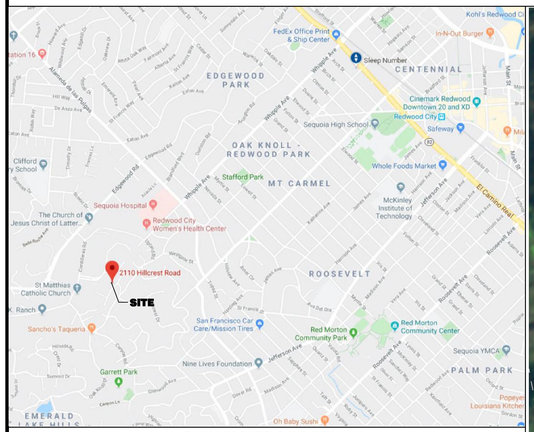
2110 HILLCREST
REDWOOD CITY (EMERALD HILLS), CA

-	-
8/28/19	NO SCALE

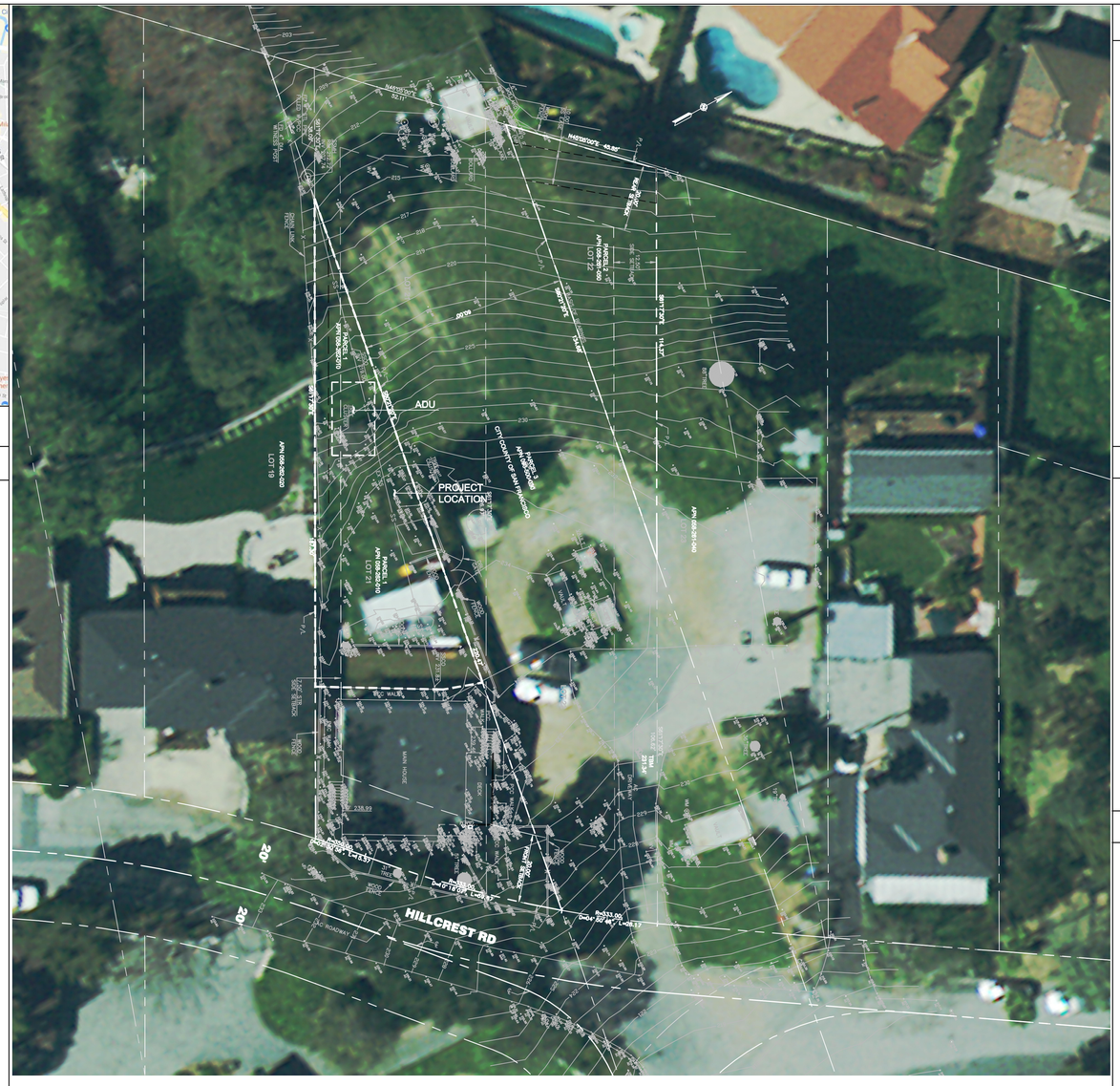
A0.1

RESIDENTIAL
BUILDING SITE IMPROVEMENT

APN 058-262-010



VICINITY MAP
NOT TO SCALE



EXSITING SITE PLAN

SCOPE OF WORK

1. THE PROJECT SCOPE OF WORK INCLUDES THE NECESSARY DEMOLITION, AND CONSTRUCTION OF WALKWAYS, ON-SITE RETAINING WALLS, GRADING, DRAINAGE UTILITIES, AND SITE SURFACE IMPROVEMENTS AS SHOWN HERIN FOR THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT, ACCESSORY BUILDING AND 2ND STORY ADDITION TO THE MAIN RESIDENCE.

2. ONLY WORK DETAILED ON THESE PLANS IS APPROVED FOR CONSTRUCTION. ANY ADDITIONAL WORK REQUIRED NOT DETAILED ON THESE PLANS MUST BE SUBMITTED SEPARATELY AS A REVISION TO THE PROJECT. REVISIONS MAY REQUIRE NEW PLANS, PERMITS AND ADDITIONAL FEES.

3. THE ENGINEER SHALL NOT BE RESPONSIBLE NOR LIABLE FOR ANY UNAUTHORIZED CHANGES TO THESE PLANS. ALL PROPOSED CHANGES TO PLANS SHALL BE IN WRITING AND MUST BE APPROVED BY ENGINEER PRIOR TO PROCEEDING.

4. APPLICABLE CODES FOR THIS PROJECT:
   - COUNTY OF SAN MATEO MUNICIPAL CODE.
   - 2019 CALIFORNIA BUILDING CODE (2018 INTERNATIONAL BUILDING CODE)
   - 2019 CALIFORNIA ADMINISTRATIVE CODE T24 - PART 1
   - 2019 CALIFORNIA BUILDING CODE T24, PART 2.1
   - 2019 CALIFORNIA BUILDING CODE T24, PART 2.2
   - 2019 CALIFORNIA RESIDENTIAL CODE T24, PART 2.5
   - 2019 CALIFORNIA ELECTICAL CODE T24, PART 3
   - 2019 CALIFORNIA MECHANICAL CODE T24, PART 4
   - 2019 CALIFORNIA PLUMBING CODE T24, PART 5
   - 2019 CALIFORNIA ENERGY CODE T24, PART 6
   - 2019 CALIFORNIA HISTORICAL BUILDING CODE T24, PART 8
   - 2019 CALIFORNIA FIRE CODE T24, PART 9
   - 2019 CALIFORNIA EXISTING BUILDING CODE T24, PART 10
   - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE T24, PART 11
   - 2019 CALIFORNIA REFERENCED STANDARDS CODE T24, PART 12
   - ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS.

OWNER INFORMATION:

NAME: DEAN BAYANGOS C/O ERWIN MEDIOS
ADDRESS: 2110 HILLCREST RD
EMERALD HILLS, CA 94062
PHONE: ((415) 350-8158

CONSULTANT INFORMATION:

CIVIL ENGINEER
JET ENGINEERING

CONTACT: JAMES E. THOMPSON
ADDRESS: 1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063
PHONE: (650) 260-2755

GEOTECHNICAL ENGINEER
PG SOILS, INC.

CONTACT: PAUL A. GRISHABER
ADDRESS: 901 ROSE COURT
BURLINGAME, CA 94010
PHONE: (650) 347-3934

ARCHITECTURE
BAUKUNST

CONTACT: MARK BUCCIARELLI
ADDRESS: 58 FAIRLAWN AVE
DALY CITY, CA 94015
PHONE: (650) 455-1207

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
CENTERLINE		
SETBACK LINE		
FENCE		x x
FIRE HYDRANT		
MANHOLE		
VALVE		
AREA SPOT ELEVATION		× 101.50
VALLEY GUTER		
SANITARY SEWER	SS	SS
CLEANOUT		
STORM DRAIN	SD	SD
WATER		W
GAS		G
INFILTRATION TRENCH	INF	INF
UNDERGROUND ELECTRIC		E
TELEPHONE		T
PAVED INVERT		
OVERHEAD WIRE		OHW
SWALE		
REMOVE TREE		
TREE PROTECTION FENCING		

ABBREVIATIONS

AB	=	AGGREGATE BASE	FF	=	FINISH FLOOR	TC	=	TOP OF CURB
ABD	=	ABANDON	FG	=	FINISH GRADE	TW	=	TOP OF WALL
AC	=	ASPHALT CONCRETE	FOC	=	FACE OF CURB	TYP	=	TYPICAL
AD	=	AREA DRAIN	H	=	HEIGHT	VC	=	VERTICAL CURVE
BM	=	BENCHMARK	GM	=	GAS METER	W	=	WATER
BOW	=	BACK OF WALK	INF TR	=	INFILTRATION TRENCH	WM	=	WATER METER
BLDG	=	BUILDING	INT	=	INTERCEPTOR			
BVC	=	BEGIN VERTICAL CURVE	INV	=	INVERT			
BW	=	BOTTOM OF WALL	JT	=	JOINT TRENCH			
CB	=	CATCH BASIN	OC	=	ON CENTER			
CMU	=	CONCRETE MASONRY UNIT	PCC	=	PORTLAND CEMENT CONCRETE			
CONC	=	CONCRETE	PG	=	PROFILE GRADE			
CONN	=	CONNECT	PKNG	=	PARKING			
DI	=	DRAINAGE INLET	P/L	=	PROPERTY LINE			
DRN	=	DRAIN	PPUD	=	PERFORATED PIPE UNDER DRAIN			
DTL	=	DETAIL	PTDF	=	PRESSURE TREATED DOUGLAS FIR			
EM	=	ELECTRIC METER	PT	=	POINT			
EG	=	EXISTING GRADE	PVC	=	POLYVINYL CHLORIDE			
ELEV	=	ELEVATION	RWL	=	RAINWATER LEADER			
EP	=	EDGE OF PAVEMENT	SD	=	STORM DRAIN			
EVC	=	END VERTICAL CURVE	SHT	=	SHEET			
EXIST	=	EXISTING	SS	=	SANITARY SEWER			
EW	=	EACH WAY	TBM	=	TEMPORARY BENCHMARK			

SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER
JAMES E. THOMPSON
No. 41008
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA
02-02-22

JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

LANDS OF MEDIOS & BAYANGOS
2110 HILLCREST RD
REDWOOD CITY, CA 94061

COVER SHEET

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	1" - 20'

SHEET NO.
C1.0
1 OF 14 SHEETS

SCOPE WORK

1. THE PROJECT SCOPE OF WORK INCLUDES THE NECESSARY DEMOLITION, AND CONSTRUCTION OF WALKWAYS, ON-SITE RETAINING WALLS, GRADING, DRAINAGE UTILITIES, AND SITE SURFACE IMPROVEMENTS AS SHOWN HERIN FOR THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT, ACCESSORY BUILDING AND 2ND STORY ADDITION TO THE MAIN RESIDENCE.

2. ONLY WORK DETAILED ON THESE PLANS IS APPROVED FOR CONSTRUCTION. ANY ADDITIONAL WORK REQUIRED NOT DETAILED ON THESE PLANS MUST BE SUBMITTED SEPARATELY AS A REVISION TO THE PROJECT. REVISIONS MAY REQUIRE NEW PLANS, PERMITS AND ADDITIONAL FEES.

3. THE ENGINEER SHALL NOT BE RESPONSIBLE NOR LIABLE FOR ANY UNAUTHORIZED CHANGES TO THESE PLANS. ALL PROPOSED CHANGES TO PLANS SHALL BE IN WRITING AND MUST BE APPROVED BY ENGINEER PRIOR TO PROCEEDING.

4. APPLICABLE CODES FOR THIS PROJECT:
   - COUNTY OF SAN MATEO MUNICIPAL CODE.
   - 2019 CALIFORNIA BUILDING CODE (2018 INTERNATIONAL BUILDING CODE)
   - 2019 CALIFORNIA ADMINISTRATIVE CODE T24 - PART 1
   - 2019 CALIFORNIA BUILDING CODE T24, PART 2.1
   - 2019 CALIFORNIA BUILDING CODE T24, PART 2.2
   - 2019 CALIFORNIA RESIDENTIAL CODE T24, PART 2.5
   - 2019 CALIFORNIA ELECTICAL CODE T24, PART 3
   - 2019 CALIFORNIA MECHANICAL CODE T24, PART 4
   - 2019 CALIFORNIA PLUMBING CODE T24, PART 5
   - 2019 CALIFORNIA ENERGY CODE T24, PART 6
   - 2019 CALIFORNIA HISTORICAL BUILDING CODE T24, PART 8
   - 2019 CALIFORNIA FIRE CODE T24, PART 9
   - 2019 CALIFORNIA EXISTING BUILDING CODE T24, PART 10
   - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE T24, PART 11
   - 2019 CALIFORNIA REFERENCED STANDARDS CODE T24, PART 12
   - ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS.

5. INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE.
   - INSPECTION REQUEST LINE , PRIOR TO 3 PM.

6. PERMIT EXPIRATION & RENEWAL
   ONCE A PERMIT IS ISSUED, AN INSPECTION IS REQUIRED WITHIN 180 DAYS AND EVERY 180 DAYS THEREAFTER OR THE PERMIT WILL EXPIRE. ADDITIONAL FEES ARE REQUIRED TO REINSTATE AN EXPIRED PERMIT. ALL EXPIRED PLANS MUST BE REVISED TO COMPLY WITH CURRENT CODE REQUIREMENTS.

7. WORK IN THE PUBLIC RIGHT OF WAY.
   A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT FOR ANY WORK IN THE CITY RIGHT OF WAY.

GENERAL NOTES

1. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SAN MATEO, STATE OF CA AND IS DESCRIBED AS FOLLOWS:
   LOT 10, BLOCK 7, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 553, REDWOOD MANOR SAN MATEO COUNTY, CALIFORNIA", REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MAY 7, 1946 IN BOOK 25 OF MAPS AT PAGES 46 AND 47.

2. CITY OF REDWOOD CITY BM54, ELEVATION 13.235' (NAVD 1988) DESCRIBED AS FOLLOWS: PAGE ST AT TENTH AVE. – TOP OF DISC ON CURB, NORTH OF INTERSECTION ON TENTH ST, WEST SIDE OF STREET AT BC OF CURB RETURN, OVER CATCH BASIN.

3. TEMPORARY BENCHMARK (TBM) MAG NAIL SET ON ELEVENTH AVE IN FRONT OF THE PROJECT SITE, ELEVATION 18.32'

4. TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED MAY 16, 2018

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY OF SAN MATEO.

6. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO STARTING WORK.

7. ANY AND ALL CONSTRUCTION STAGING, PARKING, STORAGE OF MATERIALS OR REQUIPMENT, ETC. SHALL OCCUR ON SITE.

8. IF A CONFLICT OCCURS DURING CONSTRUCTION THAT REQUIRES A CHANGE IN DESIGN, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SOLUTIONPRIOR TOPROCEEDING.

9. THE ENGINEER SHALL NOT BE RESPONSIBLE NOR LIABLE FOR ANY UNAUTHORIZED CHANGES TO THESE PLANS. ALL PROPOSED CHANGES TO PLANS SHALL BE IN WRITING AND MUST BE APPROVED BY ENGINEER PRIOR TO PROCEEDING.

10. THE CONTRACTOR SHALL VISIT PROJECT SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING CONDITIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR ORDERING OF ANY ITEMS. VERIFY ALL WORK TO BE DONE WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY WHICH ITEMS, FIXTURES, OR APPLICANCES SHALL BE SUPPLIED OR REUSED BY THE OWNER AND THE EXACT LOCATION OF SAID ITEMS.

11. THE CONTRACTOR SHALL TAKE CARE DURING DEMOLITION AND CONSTRUCTION NOT TO DAMAGE ANY EXISITNG CONSTRUCTION AND PLANTING WHICH IS TO REMAIN. ANY DAMAGE OF EXISTING CONDITIONS SHALL BE REPLACED AT NO COST TO OWNER. THE CONTRACTOR SHALL RESTORE ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMETS OR FEATURES OF WHATEVER NATURE, DUE TO CONTRACTOR'S WORK.

12. ALL MATERIALS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROPRIATE LOCATION AWAY FROM THE SITE.

13. ALL WORK SHALL BE PERFORMED SO THAT THERE SHALL BE MINIMUM INTERFERENCE WITH NEIGHBORS.

14. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORTS, SHORING AND BRACING REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY AND SAFETY.

15. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM SITE ALL DEBRIS AND WASTE MATERIALS CREATED BY DEMOLITION AND CONSTRUCTION.

16. THESE PLANS ARE FOR GENERAL CONSTRUCTION PUPROSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.

17. FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. UNPAVED FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT 5%. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING AT 2% CROSS SLOPE. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.0%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).

18. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY.

19. NEW RAINWATER DOWNSPOUTS SHALL BE DISCHARGED TO A LANDSCAPED AREA THAT DIRECTS WATER AWAY FROM THE BUILDING (UNO).

20. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

STANDARD GRADING NOTES

1. ALL CLEARING, GRUBBING, EXCAVATIONS AND EARTHWORK SHALL BE IN ACCORDANCE WITH SECTION 16 "CLEARING AND GRUBBING" AND SECTION 19 "EARTHWORK" OF THE STATE STANDARD SPECIFICATIONS.

2. APROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS AND CONSTRUCTION OF EROSION CONTROL DEVICES SHOWN IN THIS PLAN SET. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERY OR THE PRIVATE PROPERTY OF OTHERS.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CALL U.S.A. (UNDERGROUND SERVICE ALERT) 48 HOURS BEFORE DIGGING AT (800) 227-2600. LOCATIONS SHOWN ON THE PLANS WERE TAKEN FROM AVAILABLE RECORDS AND ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY, AND MAY BE INCOMPLETE. RELOCATION OR REPAIR OF ANY DAMAGE TO UTILITIES OR PIPELINES AND PLUGGING OR REMOVAL OF ABANDONED LINES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.

5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT ANY FENCES WHICH MAY BE REQUIRED TO REMAIN BY THE OWNER.

6. THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

7. THIS PLAN DOES NOT AUTHORIZE REMOVAL OF TREES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT THOSE TREES WHICH ARE TO REMAIN.

8. ALL TEMPORARY EXCAVATION SHALL BE ADEQUATELY SHORED AS NECESSARY AND SHALL COMPLY WITH ALL APPLICABLE CAL/OSHA REQUIREMENTS.

9. ALL EXISTING CESSPOOLS, FOUNDATIONS, BASEMENTS, TANKS OR OTHER UNDERGROUND STRUCTURES SHALL BE REMOVED AND THE RESULTING DEPRESSIONS BACKFILLED AND COMPACTED UNDER THE OBSERVATION OF THE ENGINEER. ALL COSTS INVOLVED IN THIS WORK SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE FOR THE GRADING ITEMS UNLESS COVERED IN SEPARATE PAY ITEMS.

10. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREIN OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

11. THE SITE AREA SHOULD BE STRIPPED OF ALL SURFACE VEGETATION AND SURFACE AND SUBSURFACE IMPROVEMENTS WITHIN THE PROPOSED PROJECT AREA. SURFACE VEGETATION AND TOPSOIL SHOULD BE STRIPPED TO A SUFFICIENT DEPTH TO REMOVE ALL MATERIAL GREATER THAN 3 PERCENT ORGANIC CONTENT BY WEIGHT. SURFACE STRIPPING SHOULD EXTEND ABOUT 2 TO 4 INCHES BELOW EXISTING GRADE IN VEGETATED AREAS. DEEPER EXCAVATIONS TO REMOVE SHRUB ROOTS MAY REQUIRE FURTHER EXCAVATION. TREES AND SHRUBS DESIGNATED FOR REMOVAL SHOULD HAVE THE ROOT BALLS AND ANY ROOTS GREATER THAN ½-INCH DIAMETER REMOVED COMPLETELY. MATURE TREES ARE ESTIMATED TO HAVE ROOT BALLS EXTENDING TO DEPTHS OF 2 TO 6 FEET, DEPENDING ON THE TREE SIZE.

12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SLOPES AND PROVIDING TEMPORARY SHORING WHERE REQUIRED. TEMPORARY SHORING, BRACING, AND CUT/FILLS SHOULD BE PERFORMED IN ACCORDANCE WITH THE STRICTEST GOVERNMENT SAFETY STANDARDS.

13. ON-SITE SOILS WITH AN ORGANIC CONTENT LESS THAN 3 PERCENT BY WEIGHT MAY BE REUSED AS GENERAL FILL. GENERAL FILL SHOULD NOT HAVE LUMPS, CLODS OR COBBLE PIECES LARGER THAN 6 INCHES IN DIAMETER; 85 PERCENT OF THE FILL SHOULD BE SMALLER THAN 2-1/2 INCHES IN DIAMETER. MINOR AMOUNTS OF OVERSIZE MATERIAL (SMALLER THAN 12 INCHES IN DIAMETER) MAY BE ALLOWED PROVIDED THE OVERSIZED PIECES ARE NOT ALLOWED TO NEST TOGETHER AND THE COMPACTION METHOD WILL ALLOW FOR LOOSELY PLACED LIFTS NOT EXCEEDING 12 INCHES.

14. ALL FILLS, AND SUBGRADE AREAS WHERE FILL AND SLABS-ON-GRADE ARE PLANNED, SHOULD BE PLACED IN LOOSE LIFTS 8 INCHES THICK OR LESS AND COMPACTED IN ACCORDANCE WITH ASTM D1557 (LATEST VERSION) REQUIREMENTS. EACH LIFT OF FILL AND ALL SUBGRADE SHOULD BE FIRM AND UNYIELDING UNDER CONSTRUCTION EQUIPMENT LOADING IN ADDITION TO MEETING THE COMPACTION REQUIREMENTS TO BE APPROVED.

STORM DRAIN NOTES

1. ALL STORM DRAINAGE PIPES 12" IN DIAMETER OR LARGER SHALL BE ADS N-12 HDPE DOUBLE WALL PIPE OR APPROVED EQUAL.
2. ALL STORM DRAINAGE PIPES LESS THAN 12" DIA SHALL BE PVC SDR35 OR APPROVED EQUAL.
3. ALL PVC STORM DRAIN PIPES SHALL HAVE A MINIMUM SLOPE 1% UNLESS OTHERWISE NOTED.
4. ALL INFILTRATION TRENCHES PERFORATED PIPE UNDERDRAINS SHALL HAVE MINIMUM SLOPE OF 0.5% UNLESS OTHERWISE NOTED.
5. CONNECT ALL NEW RAIN WATER LEADERS TO PVC SD PIPE OR INFILTRATION TRENCH WITH 4" STANDARD FITTINGS.
6. ALL AREA DRAINS SHALL BE NDS 12x12 CATCH BASINS WITH ¾" GRATE OPENINGS (UON).
7. ALL FLOW WELLS SHALL HAVE A LOW PROFILE ADAPTER WITH A 12x12 SQUARE GRATE WITH ¾" GRATE OPENINGS.

UTILITY NOTES

1. CONTRACTOR TO COORDINATE WITH PG&E TO OBTAIN NEW ELECTRICAL SERVICE DROP.
2. PROVIDE GAS SHUT-OFF VALVE PER LOCAL COUNTY ORDINANCE. THE VALVE SHALL BE LOCATED TO PROTECT THE ENTIRE BUILDING.
3. CONTRACTOR TO COORDINATE WITH PG&E TO PROVIDE GAS METER AND TO PROVIDE GAS SERVICE CONNECTION.
4. CONTRACTOR SHALL COORDINATE WITH WATER COMPANY TO CHECK WATER METER AND WATER SERVICE IS OF ADEQUATE SIZE.

GENERAL PLUMBING NOTES

1. ALL SANITARY DRAINAGE PIPES SHALL BE PVC SDR35 OR APPROVED EQUAL.
2. PROVIDE MINIMUM OF 1/4" PER FOOT (2%) SLOPE FOR HORIZONTAL SANITARY DRAINAGE PIPE PER, CPC SECTION 708 (UON).
3. ALL SANITARY DRAINAGE PIPE FITTINGS SHALL BE STANDARD AND LISTED.
4. SANITARY CLEANOUTS SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND EXTENDED TO GRADE PER CPC SECTION 707.0 CLEANOUTS. ALL CLEANOUTS SHALL HAVE STANDARD FITTINGS AND SHALL BE GAS AND WATERTIGHT.

GENERAL CONSTRUCTION BMPs NOTES

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
3. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WEHRE WASHWATER IS CONTAINED AND TREATED.
5. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
11. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMPs.

LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects.	
	Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width.	
	Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.	
	Irrigation controller programming data will not be lost due to an interruption in the primary power source.	
	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.	
	A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. EROSION CONTROL MEASURES SHALL CONFORM TO FEDERAL, STATE, CASQA, ABAG, AND MUNICIPAL STANDARDS.
3. SEDIMENT/EROSION CONTROL MEASURES SHOWN ON THIS SHEET ARE THE MINIMUM REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES AS DEEMED NECESSARY TO ASSURE ADEQUATE PROTECTION DURING THE PROGRESS OF CONSTRUCTION AND AT THE CONTRACTOR'S EXPENSE.
4. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE ENGINEER OF ANY FIELD CHANGES. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE BUILDING INSPECTOR OR BUILDING OFFICIALS.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
6. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE MUNICIPAUTY.
7. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE ON SITE BY SEPTEMBER 15TH AND IN PLACE BY OCTOBER 1ST.
8. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
9. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
11. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
12. PROJECTS MUST HAVE ALL CUT AND FILL SLOPES PROTECTED BY AND DISTURBED AREAS BY ONE OF THE FOLLOWING MEASURES OR THE COMBINATION OF THEM: TEMPORARY SEEDING AND MULCHING, PERMANENT SEEDING AND MULCHING, HYDROMULCHING-HYDROSEEDING, EROSION CONTROL BLANKETS/GEOTEXTILES, AND FIBER ROLLS.
13. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
14. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING, MONITORING, AND REPAIRING EROSION CONTROL MEASURES AND SYSTEMS BEFORE, DURING AND AFTER EACH STORM. OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS.
16. PROJECTS SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM.
17. FAILURE TO IMPLEMENT EROSION CONTROL MEASURES DURING PERIODS OF RAINFALL MAY RESULT IN A PROHIBITION OF ANY ADDITIONAL CONSTRUCTION DURING THE REMAINDER OF THE RAINY SEASON.

SOLDIER PILE WALL NOTES AND SPECIFICATIONS

STRUCTURAL NOTES

1. CODES:
   A. 2016 CALIFORNIA BUILDING CODE
   B. ACI 318-08 CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   C. 2007 AMERICAN IRON AND STEEL INTITUTE HANDBOOK OF COLD-FORMED STEEL DESIGN W/ 2008 SUPPLEMENT.

DRILLED PIER FOUNDATION NOTES

1. VERIFY ALL DIMENSIONS WITH PLANS. REPORT ANY DISCREPANCIES BETWEEN ACTUAL CONDITION AND DESIGN ASSUMPTION TO THE ENGINEER IMMEDIATELY. STRUCTURAL DETAILS ARE SCHEMATIC AND NOT TO SCALE AND REFLECT ONLY THE STRUCTURAL CONSTRUCTION REQUIREMENTS. ADDITIONAL FOUNDATION AND FRAMING WORK MAY BE REQUIRED DUE TO FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION. DESIGN AND CONSTRUCTION TO BE IN CONFORMANCE WITH THE CURRENT CALIFORNIA BUILDING CODE (2013 CBC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. FOUNDATION DESIGN IS BASED ON THE CURRENT IBC / CBC, AND ASCE STANDARD 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".
3. PIERS SHALL DRILLED NEAT AND FREE OF DEBRIS.
4. ALL PIERS SHALL BE IMBEDED INTO BEDROCK A MINIMUM OF 5 FEET OR AS A REQUIRED BY GEOTECHNICAL INVESTIGATION, IF GREATER.
5. BOTTOM OF ALL FOOTINGS ARE TO BE LEVEL AND EXTEND THRU ANY FILL TO REST ON UNDISTURBED SOIL REGARDLESS OF ELEVATIONS SHOWN ON PLAN.
6. WHERE NO SOILS REPORT IS AVAILABLE THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUBSURFACE CONDITIONS. REFER TO THE CURRENT BUILDING CODE AND SITE PLAN FOR GRADING, DRAINAGE, SITE PREPARATION, ETC.
7. PRIOR TO PLACING STEEL SOLDIER BEAMS ALL DRILLED SHALL BE INSPECTED BY THE ENGINEER, PER NOTE 6 "SPECIAL INSPECTIONS", AND CBC SECTION 1705.8 "CAST IN PLACE DEEP FOUNDATIONS".
8. IT IS RECOMMENDED TO RETAIN THE ENGINEER OF RECORD TO PROVIDE STRUCTURAL OBSERVATIONS AND DOCUMENTATION IN ACCORDANCE WITH CBC / IBC SECTION 1709 NOTE #5 FOR THE FOUNDATION AND SHEAR SYSTEM AND THE MAJOR FRAMING MEMBERS. CONTRACTOR OR OWNER TO NOTIFY ENGINEER PRIOR TO CONCRETE POURING FOR REINFORCEMENT AND HOLD DOWN INSPECTION AND AFTER SHEAR WALL SHEATHING FOR FRAMING INSPECTION. A WRITTEN REPORT SHALL BE SUBMITTED STATING THAT FIELD VISITS HAVE BEEN MADE AND WHETHER ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS, OR TO REVISE DETAILS APPROVED BY THE BUILDING OFFICER PRIOR TO FINAL. CONSTRUCTION OBSERVATIONS WILL BE AVAILABLE WITH 48 HOURS ADVANCE NOTICE.

CONCRETE

1. CONCRETE SHALL BE IN CONFORMANCE WITH SECTION 90 "CONCRETE" OF THE STATE STANDARD SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, CONCRETE SHALL BE CLASS A AND FLOWABLE WITH A MINIMUM COMPRESSIVE STRENGTH 2,500 PSI.
3. TEMPERATURE OF MIXED CONCRETE AT TIME OF PLACEMENT SHALL BE AT LEAST 50° F AND NOT MORE THAN 90° F. KEEP SURFACE WET FOR 7 DAYS IMMEDIATELY FOLLOWING PLACEMENT.
4. FOOTINGS MAY REST ON OR AGAINST COMPACTED ENGINEERED FILL WHERE APPROVED IN ADVANCE BY ENGINEER OR SOILS ENGINEER.

STEEL SOLDIER BEAMS

1. STEEL SOLDIER BEAMS SHALL BE W SHAPE BEAMS AND SHALL HAVE A MINIMUM GRADE OF A50 STEEL WITH A MINIMUM YIELD STRENTH OF 50 KSI
2. ALL STEEL SOLDIER BEAMS SHALL BE CLEANED PRIMED AND PAINTED WITH AN EPOXY RESIN COATING, IN ACCORDANCE WITH THE PROVISIONS IN SECTION 59 "PAINTING" OF THE STATE STANDARD SPECIFICATIONS.

TIMBER LAGGING

1. TIMBER LAGGING SHAL BE PRESSURE TREATED DOUGLAS FIR, STRUCTURAL NO 1.
2. TIMBER LAGGING SHALL BE IN ACCORDANCE WITH SECTION 57 "TIMBER STRUCTURES" OF THE STATE STANDARD SPECIFICATIONS.
3. PRESERVATIVE TREATMENT OF TIMBER LAGGING SHALL BE IN ACCORDANCE WITH SECTION 58 OF THE STATE STANDARD SPECIFICATIONS.
4. CUT ENDS OF TIMBER LAGGING SHALL BE TREATED IN ACCORDANCE WITH SECTION 58-1.04 "WOOD PRESERVATIVE FOR MANUAL TREATMENT OF THE STATE STANDARD SPECIFICATIONS.
5. SAMPLES OF THE STAIN OR COLOR TO BE PROVIDED SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL SURFACE TREATMENT OF TIMBER SHALL CONFORM TO SECTION 57-3.03 OF THE STATE STANDARD SPECIFICATIONS.

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REGISTERED PROFESSIONAL ENGINEER JAMES E. THOMPSON No. 41908 Exp. 3/31/22 CIVIL STATE OF CALIFORNIA 02-02-22

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1048 EL CAMINO REAL, SUITE C
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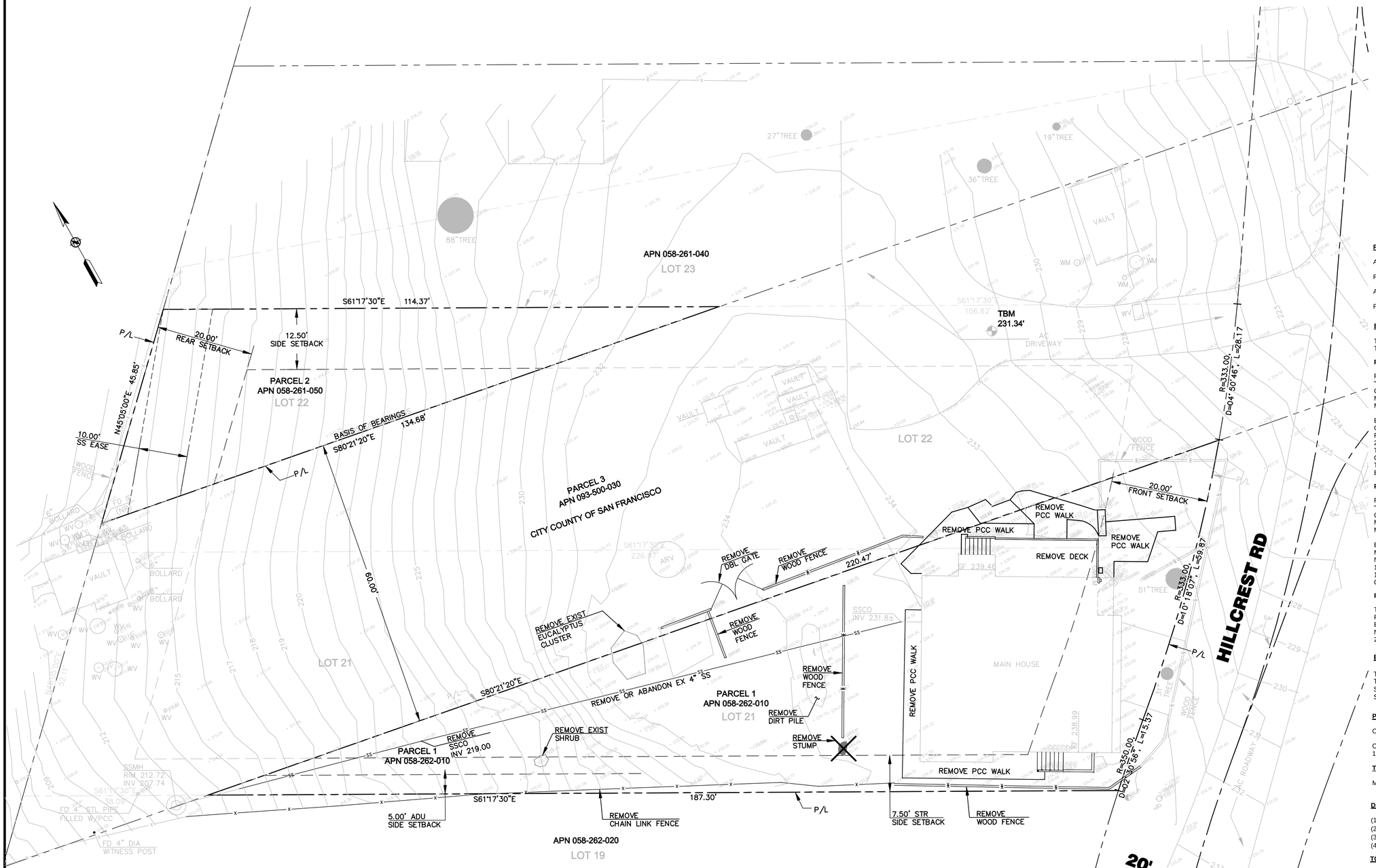
LANDS OF MEDIOS & BAYANGOS
2110 HILLCREST RD
REDWOOD CITY, CA 94061

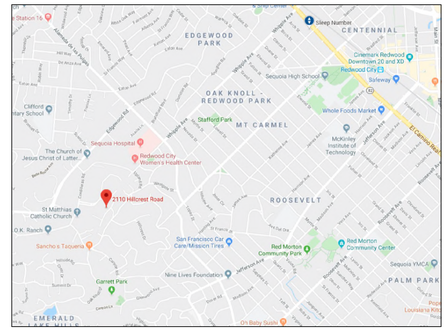
GENERAL CONSTRUCTION NOTES

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. R2110-H-19
DATE : 02/02/22
DRAWN: DC
CHECKED: JET
SCALE: NTS

SHEET NO.
C2.0
2 OF 12 SHEETS





VICINITY MAP
NOT TO SCALE

PARCEL INFORMATION

APN: 058-262-010 – PARCEL 1 (DEED)

PARCEL AREA 6,827.12 SF CALC'D GROSS

APN: 058-261-050 – PARCEL 2 (DEED)

PARCEL AREA 2,515.58SF CALC'D GROSS

BOUNDARY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PORTION OF LOTS 21 AND 22 IN BLOCK 27, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "RESUBDIVISION OF LOTS 1, 2, 3 AND 4, BLOCK 27 OF OAK KNOLL MANOR NEAR REDWOOD CITY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON SEPTEMBER 5, 1919 IN BOOK 10 OF MAPS AT PAGE 25, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LOT 21 IN BLOCK 27, AS SHOWN ON THE MAP ABOVE MENTIONED, DISTANT ALONG SAID LINE, SOUTH 61° 17' 30" EAST 38.09 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 21; RUNNING THENCE SOUTH 80° 21' 20" EAST 220.67 FEET TO THE NORTHWESTERLY LINE OF HILLCREST DRIVE OR ROAD; THENCE SOUTHWESTERLY ALONG THE SAID LINE OF HILLCREST DRIVE OR ROAD, ON A CURVE TO THE RIGHT, 74.99 FEET TO THE SAID SOUTHWESTERLY LINE OF SAID LOT AND THENCE ALONG SAID LINE, NORTH 61° 17' 30" WEST 186.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PORTION OF LOT 22, IN BLOCK 27, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "RESUBDMSION OF LOTS 1, 2, 3 AND 4, BLOCK 27 OF OAK KNOLL MANOR NEAR REDWOOD CITY, CALIFORNIA" FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON SEPTEMBER 5, 1919 IN BOOK 10 OF MAPS AT PAGE 25, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 22 IN BLOCK 27, AS SHOWN ON THE MAP ABOVE MENTIONED AND RUNNING THENCE SOUTH 45° 5' WEST, ALONG THE NORTHWESTERLY LINE OF OAK KNOLL MANOR, 45.85 FEET; THENCE SOUTH 80° 21' 20" EAST 134.68 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 22; THENCE NORTH 61° 17' 30" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 22, 114.37 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE RIGHT TO CROSS OVER THE LAND LOCATED BETWEEN THE ABOVE DESCRIBED PARCELS, AS SAID RIGHT WAS RESERVED IN THE DEED FROM CHARLES B. PARSONS AND EMMA H. PARSONS, HIS WIFE, TO THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED NOVEMBER 17, 1922 IN BOOK 55 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 237.

BASIS OF BEARING

THE BEARING S80°23'22"E FOR THE NORTHERLY SFPUC RIGHT OF WAY LINE WAS ROTATED TO S80°21'20"E (1) AS SHOWN ON THE RECORD OF SURVEY "LANDS OF HARRISON AND SAGEHORN", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MARCH 13TH, 2007 IN BOOK 29 OF LLS, AT PAGE 58.

PROJECT BENCHMARK

CITY OF REDWOOD CITY BM69, ELEVATION 121.83' (NAVD 1988) DESCRIBED AS FOLLOWS:

CANYON RD AT BAIN PL – TOP OF DISC ON CATCH BASIN, ON CANYON, SE SIDE OF STREET, 135' NE OF BASIN, 20' NE OF UTILITY POLE.

TEMPORARY BENCHMARK (TBM)

MAG NAIL SET IN FRONT OF THE PROJECT SITE, ELEVATION 231.34'

DOCUMENTS AND MAP REFERENCES

(1) PRELIMINARY REPORT 05-84701478-MG, FILED DATED JULY 7, 2005.
(2) RESUBDIVISION OF LOTS 1,2,3 & 4 BLOCK 27 OF OAK KNOLL MANOR (10 RSM 25)
(3) OAK KNOLL MANOR (10 RSM 4-11)
(4) RECORD OF SURVEY (29 LLS 58)

TOPOGRAPHIC SURVEY NOTES:

1. TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED SEPTEMBER 14, 2019
2. RECORD BOUNDARY PREPARED BY JET ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
JAMES E THOMPSON
No. 44108
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA
02-02-22

JET ENGINEERING
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1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

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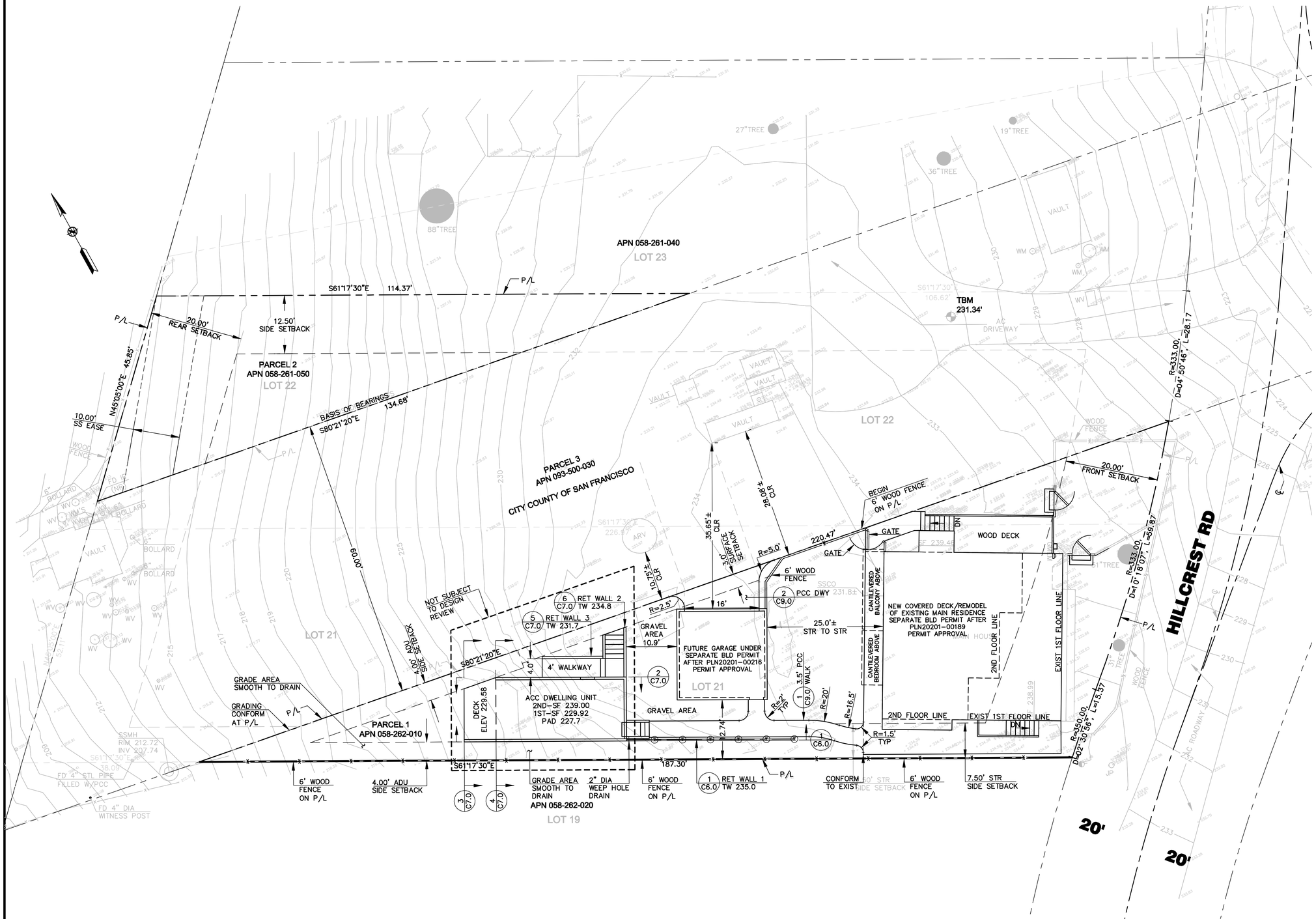
2110 HILLCREST RD
REDWOOD CITY, CA 94061

TOPOGRAPHIC SURVEY AND REMOVAL AND DEMOLITION PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	1" - 10'

SHEET NO.
C3.0
3 OF 14 SHEETS



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REGISTERED PROFESSIONAL ENGINEER
JAMES E. THOMPSON
No. 44008
Exp. 09/31/22
CIVIL
STATE OF CALIFORNIA
02-02-22

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REDWOOD CITY, CA 94063

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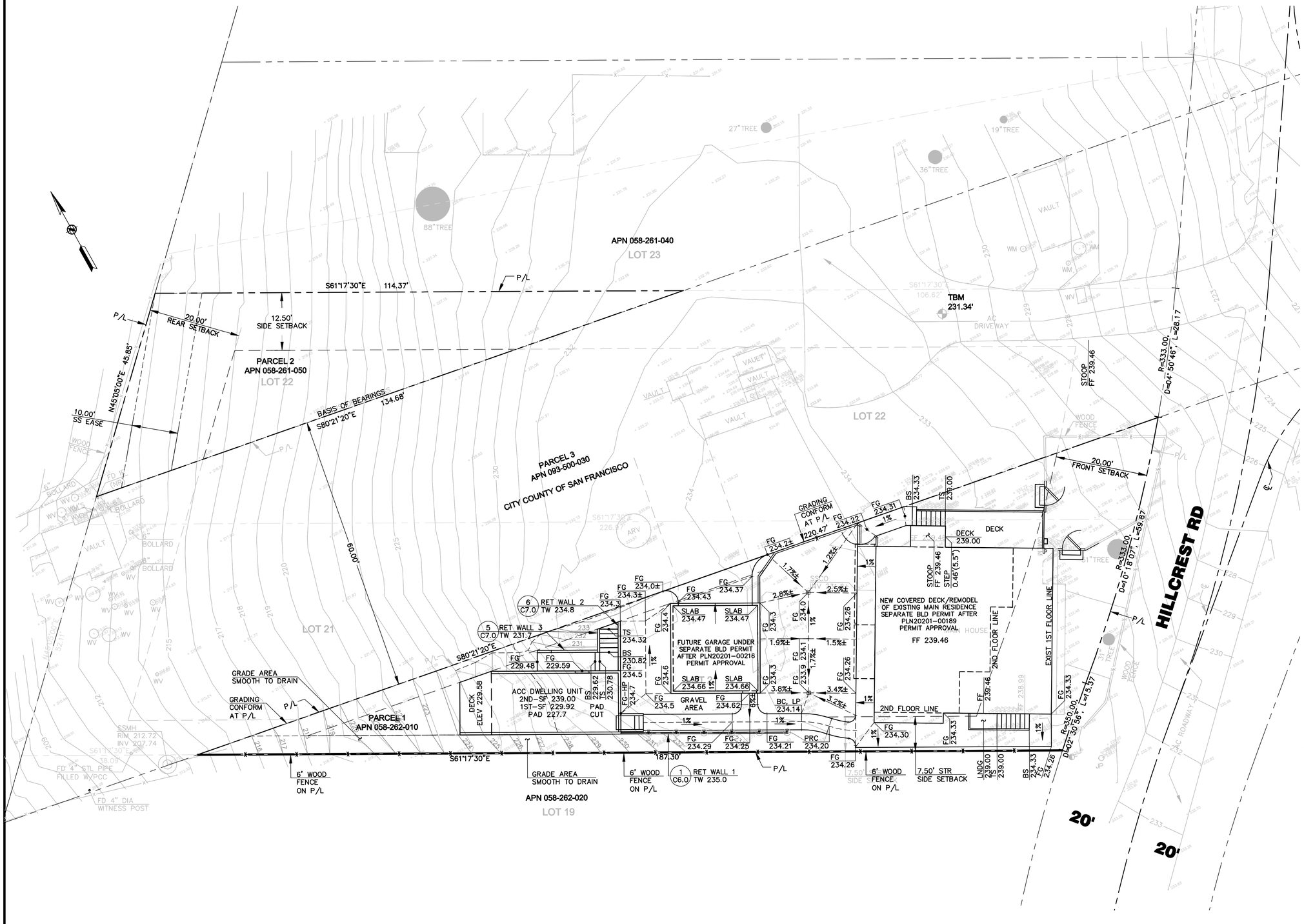
SITE PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	1" - 10'

SHEET NO.
C4.0
4 OF 14 SHEETS



ESTIMATED EARTHWORK QUANTITIES

CUT YARDS (CY)	FILL YARDS (CY)	NET IMPORT (CY)
17.23	40.41	23.19(F)

1. CUT / FILL LINES SHOWN IN SITE GRADING AREAS ARE BETWEEN FINISH GRADES SHOWN ON SHEET C4.1 AND EXISTING GRADES SHOWN ON THE TOPOGRAPHIC SURVEY SHEET C3.0
2. ALL EARTHWORK QUANTITIES ARE BASED UPON THE FINISH GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN AND ARE IN BANK YARDS WITHOUT ADJUSTMENTS FOR EXPANSION.

DIGALERT 800-227-2600 Call 2 Full Working Days In Advance.

REGISTERED PROFESSIONAL ENGINEER JAMES E THOMPSON No. 44578 Exp. 9/31/22 CIVIL STATE OF CALIFORNIA 02-02-22

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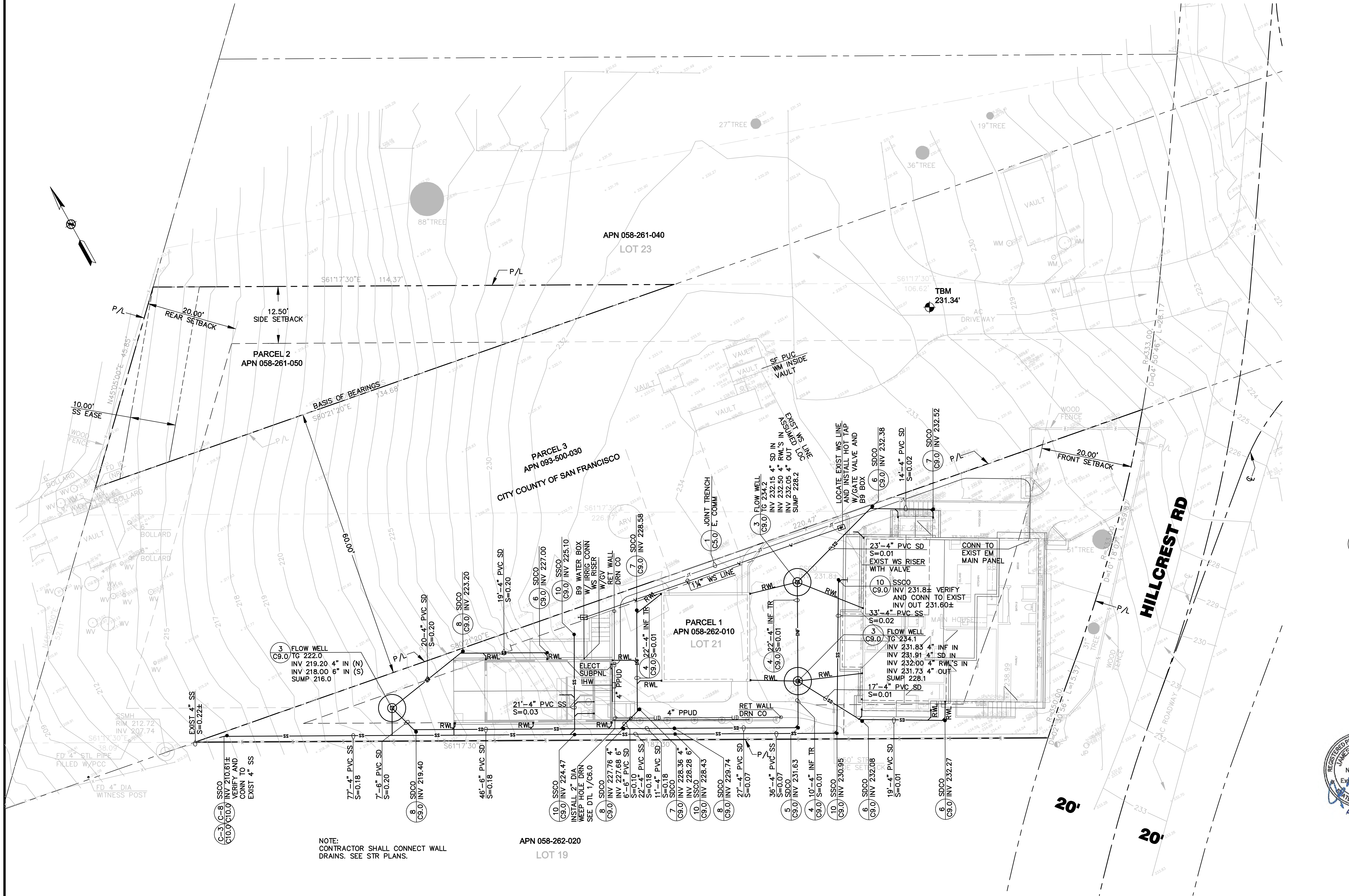
GRADING PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. R2110-H-19
DATE : 02/02/22
DRAWN: DC
CHECKED: JET
SCALE: 1" - 10'

SHEET NO.
C4.1
5 OF 14 SHEETS



APN 058-261-040
LOT 23
PARCEL 2
APN 058-261-050
PARCEL 3
APN 093-500-030
CITY COUNTY OF SAN FRANCISCO
PARCEL 1
APN 058-262-010
LOT 21
APN 058-262-020
LOT 19
HILLCREST RD
BASIS OF BEARINGS
20.00' REAR SETBACK
12.50' SIDE SETBACK
10.00' SS EASE
20.00' FRONT SETBACK
TBM 231.34'
88" TREE
27" TREE
36" TREE
19" TREE
VAULT
SF PUC WM INSIDE VAULT
EXIST WS LINE ASSUMED LOC
1¼" WS LINE
JOINT TRENCH E, COMM
LOCATE EXIST WS LINE AND INSTALL HOT TAP W/GATE VALVE AND B9 BOX
CONN TO EXIST EM MAIN PANEL
23'-4" PVC SD S=0.01 EXIST WS RISER WITH VALVE
SSCO INV 231.8± VERIFY AND CONN TO EXIST INV OUT 231.60±
33'-4" PVC SS S=0.02
FLOW WELL TG 234.1 INV 231.83 4" INF IN INV 231.91 4" SD IN INV 232.00 4" RWL'S IN INV 231.73 4" OUT SUMP 228.1
17'-4" PVC SD S=0.01
FLOW WELL TG 234.2 INV 232.15 4" SD IN INV 232.50 4" RWL'S IN INV 232.05 4" OUT SUMP 228.2
FLOW WELL TG 222.0 INV 219.20 4" IN (N) INV 218.00 6" IN (S) SUMP 216.0
B9 WATER BOX W/ IRRIG CONN WS RISER W/GV
RET WALL DRN CO
ELECT SUBPNL IHW
4" PPUD
21'-4" PVC SS S=0.03
EXIST 4" SS S=0.22±
SSCO INV 210.61± VERIFY AND CONN TO EXIST 4" SS
INSTALL 2" DIA WEEP HOLE DRN SEE DTL 1/C6.0
NOTE: CONTRACTOR SHALL CONNECT WALL DRAINS. SEE STR PLANS.

TYPICAL
SERVICE TRENCH

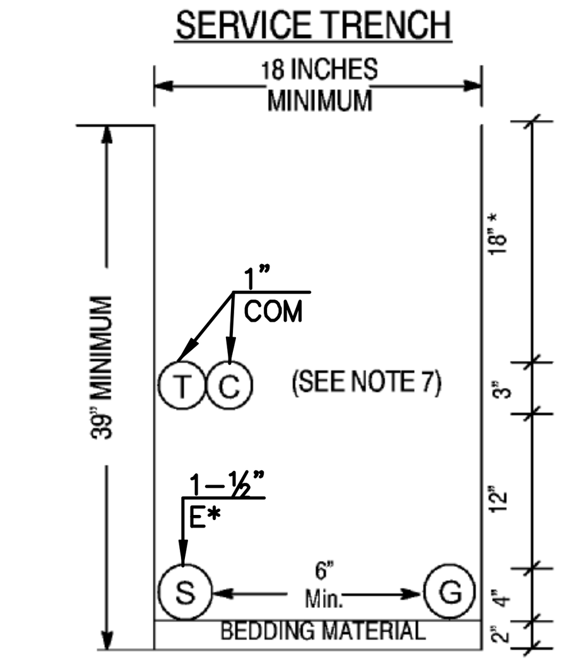


FIG. 2
(View facing Distribution Trench)

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS		G	DUCT T	DB T	C	S	P
G	(GAS) SEE NOTES 4, 7 & 13	—	12"	12"	12"	6"	12"
T	(TELEPHONE) DUCT	12"	—	1"	1"	12"	12"
T	(TELEPHONE) DIRECT BURY	12"	1"	—	1"	12"	12"
C	(CATV)	12"	1"	1"	—	12"	12"
S	(ELECTRIC SECONDARY)	6"	12"	12"	12"	—	3"
P	(ELECTRIC PRIMARY)	12"	12"	12"	12"	3"	—
SL	(STREETLIGHT) SEE NOTE 5	6"	12"	12"	12"	1"	3"

SEPARATION AND CLEARANCE DEFINITIONS

Cover:
The term "cover" means the radial distance between the surface of an underground cable, conduit, pipe, or other substructure and the surface elevation (grade).

Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

Shading:
The term "shading" refers to the materials used to provide a measure of separation between facilities installed at different levels within an excavation or cut.

Lift:
The term "lift" is a layer of fill as spread or as compacted or a measurement of material depth that is the rated effective soil depth a compactor can achieve.

Bedding:
The term "bedding" refers to the materials installed beneath facilities at the bottom of a cut or other excavation and intended to provide support and/or protection for those facilities.

NOTES:

G* SEE GAS SIZING CALCS
E* SEE VOLTAGE DROP CALCS

1 JOINT TRENCH DETAIL
NTS

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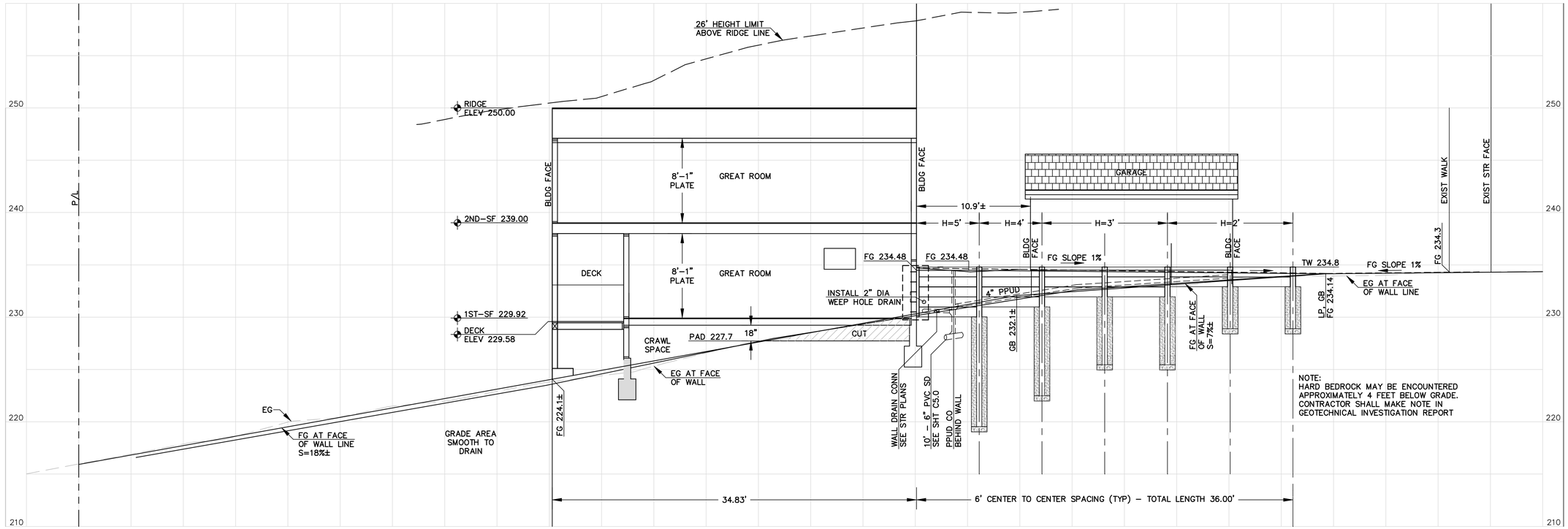
DRAINAGE AND UTILITY PLAN

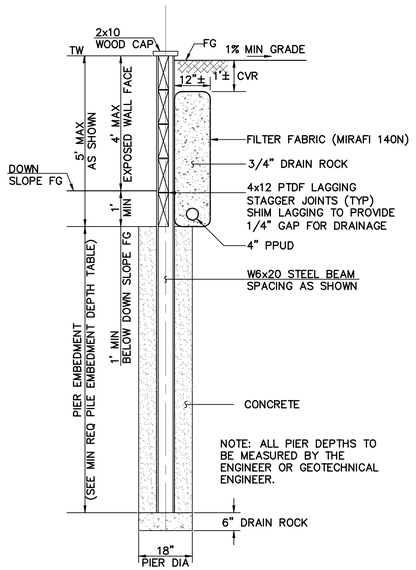
REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	1" - 10'

SHEET NO.
C5.0
6 OF 14 SHEETS



1 RET WALL 1
SCALE: 1"- 5'

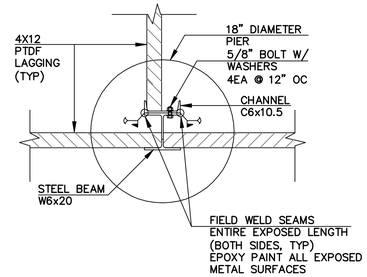


2 WALL 3 - TYPICAL SECTION
SCALE 1"-2'

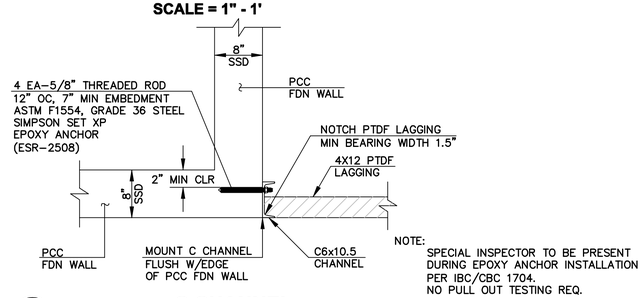
WALL MINIMUM REQUIRED PILE EMBEDMENT DEPTHS

WALL HEIGHT	EMBEDMENT MIN. DEPTH (FT)
1	2.0'
2	4.0'
3	6.5'
4	8.5'
5	10.5'

NOTE:
HARD BEDROCK MAY BE ENCOUNTERED APPROXIMATELY 4 FEET BELOW GRADE. CONTRACTOR SHALL MAKE NOTE IN GEOTECHNICAL INVESTIGATION REPORT



3 ANGLE POINT WALL CONNECTION DETAIL
SCALE = 1" - 1'



4 C CHANNEL WALL CONNECTION DETAIL
SCALE = 1" - 1'

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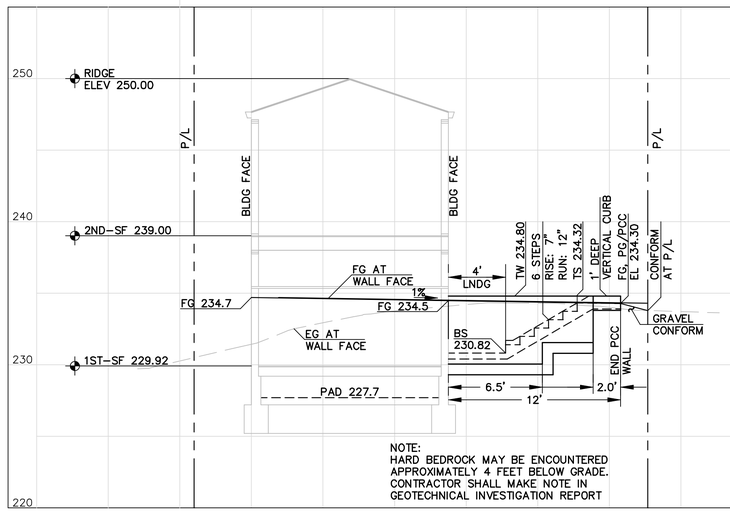
RETAINING WALL ELEVATIONS AND DETAILS

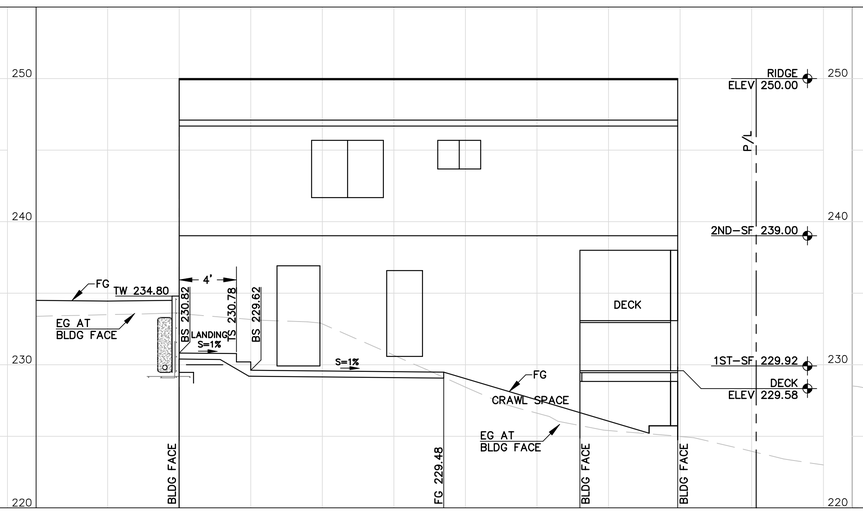
REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	AS SHOWN

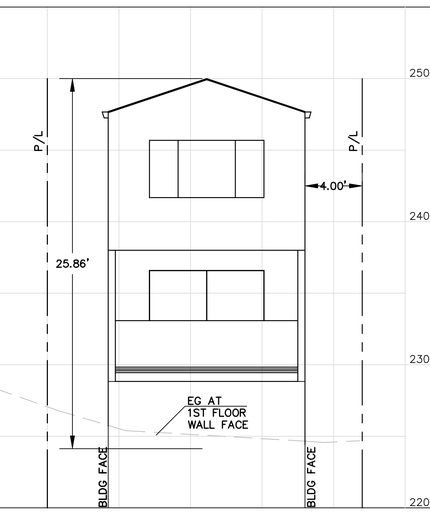
SHEET NO.
C6.0
7 OF 14 SHEETS



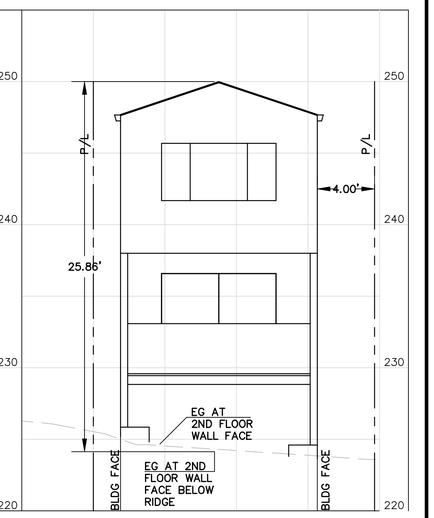
1 EAST ELEVATION
SCALE: 1"- 5'



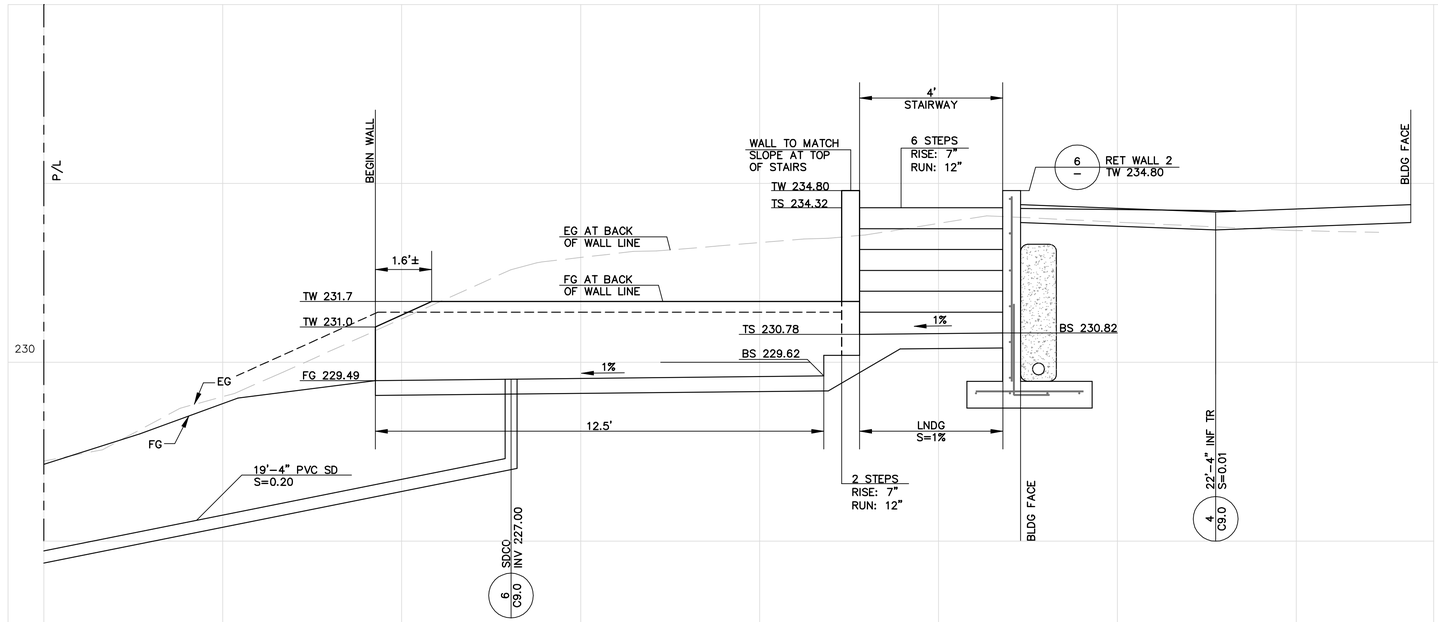
2 NORTH ELEVATION
SCALE: 1"- 5'



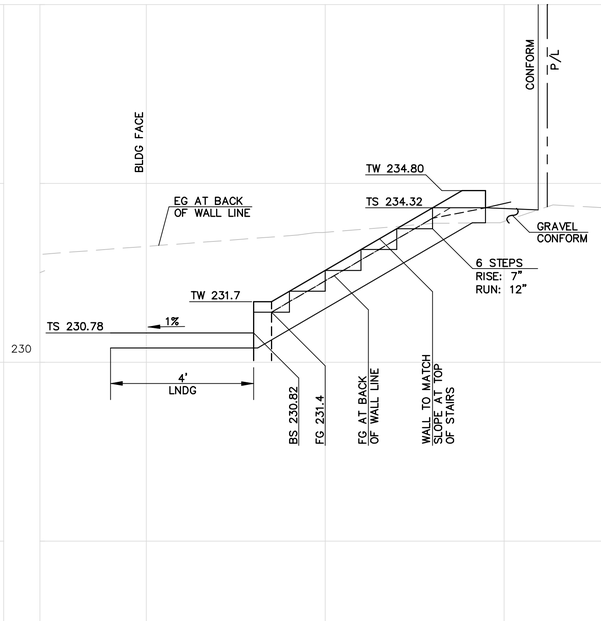
3 WEST ELEVATION AT 1ST FLOOR FACE
SCALE: 1"- 5'

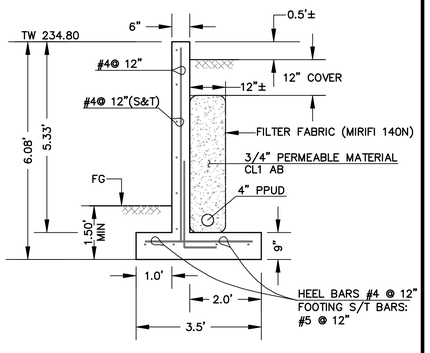


4 WEST ELEVATION AT 2ND FLOOR FACE
SCALE: 1"- 5'



5 RET WALL 3 - STAIR SECTIONS
SCALE: 1"- 2'





6 PCC RET WALL 2 DETAIL
SCALE: 1"- 2'

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REGISTERED PROFESSIONAL ENGINEER JAMES E. THOMPSON No. 41098 Exp. 3/31/22 CIVIL STATE OF CALIFORNIA 02-02-22

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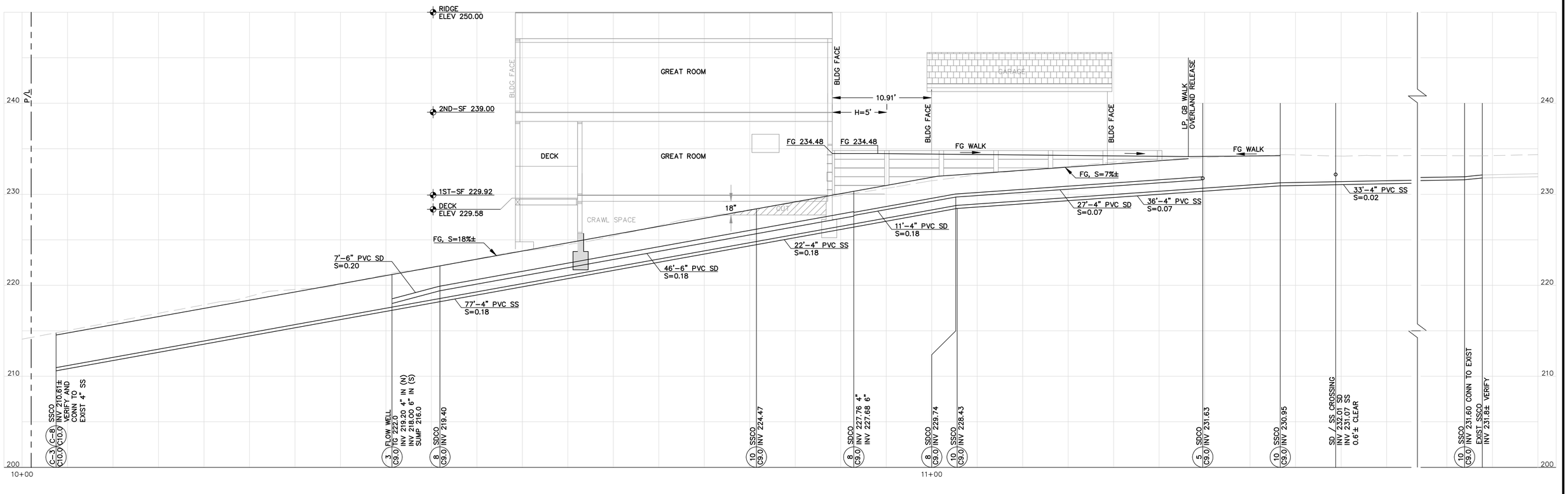
BUILDING ELEVATIONS AND STAIR SECTIOS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	AS SHOWN

SHEET NO.
C7.0
8 OF 14 SHEETS



1 SANITARY SEWER PROFILE
SCALE: 1"- 5'

DIGALERT 800-227-2600 Call 2 Full Working Days In Advance

REGISTERED PROFESSIONAL ENGINEER JAMES E. THOMPSON No. 44106 Exp. 3/31/22 CIVIL STATE OF CALIFORNIA 02-02-22

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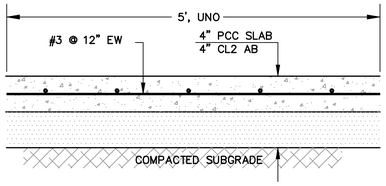
STORM AND SANITARY SEWER PROFILE

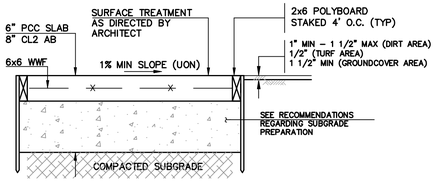
REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. R2110-H-19
DATE : 02/02/22
DRAWN: DC
CHECKED: JET
SCALE: AS SHOWN

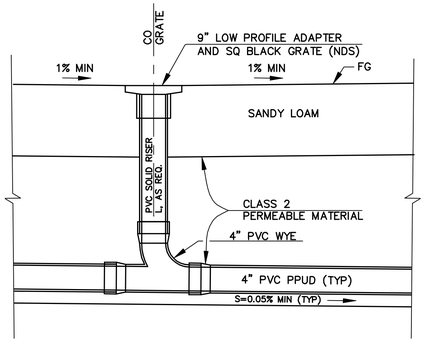
SHEET NO.
C8.0
9 OF 14 SHEETS



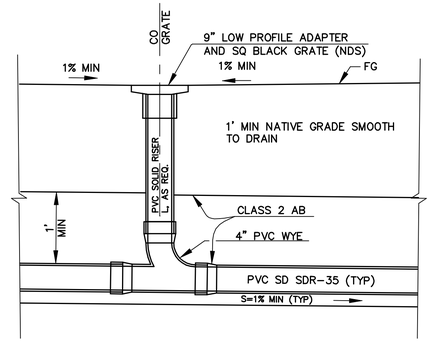
1 PCC WALK / PATIO
SCALE 1"-1'



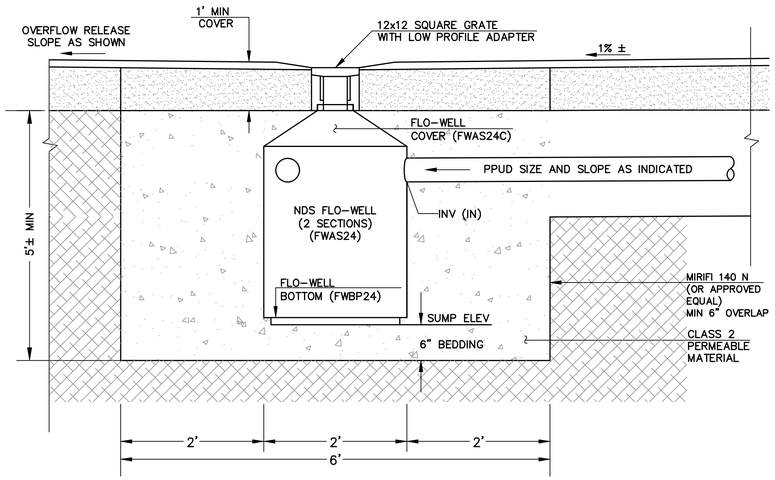
2 PCC DRIVEWAY SECTION
SCALE 1"-1'



5 SD CLEANOUT (GRATED, FLAT)
SCALE 1"-1'

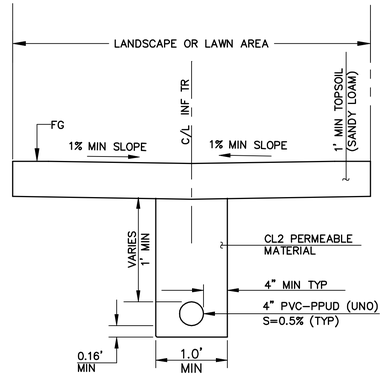


8 SD CLEANOUT (GRATED, FLAT)
SCALE 1"-1'

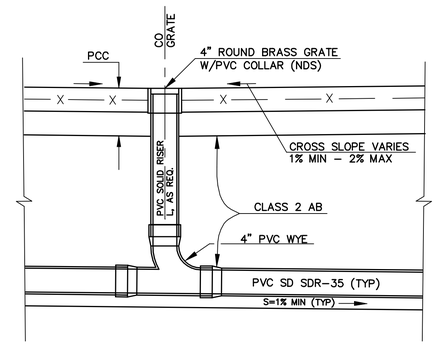


3 FLOW WELL DETAIL
SCALE 1"-1'

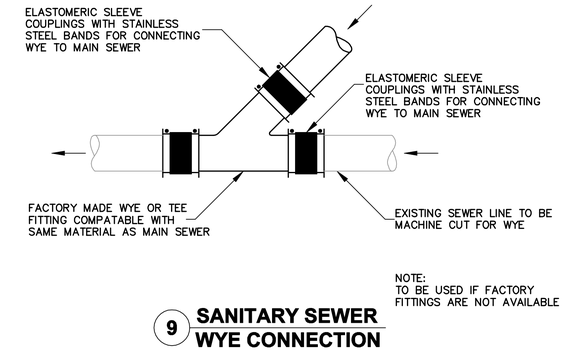
NOTE:
1) DRY WELL MUST BE INSTALLED A MIN OF 10' FROM ANY STRUCTURE OR FOUNDATION



4 PERMEABLE AREA INFILTRATION TRENCH
SCALE 1"-1'

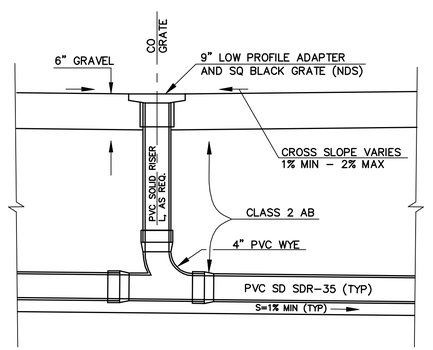


6 SD CLEANOUT (GRATED, BRASS)
SCALE 1"-1'

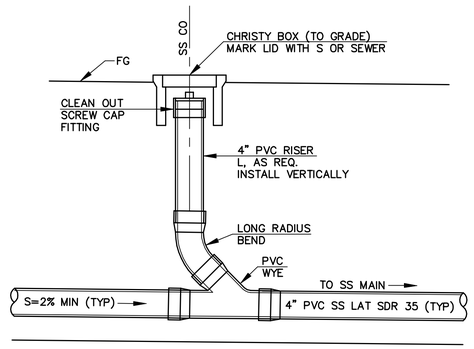


NOTE:
TO BE USED IF FACTORY FITTINGS ARE NOT AVAILABLE

9 SANITARY SEWER WYE CONNECTION
SCALE : NTS



7 SD CLEANOUT (GRATED, FLAT)
SCALE 1"-1'



10 ON-SITE SANITARY CLEANOUT
SCALE 1"-1'

DIGALERT 800-227-2600 Call 2 Full Working Days In Advance

REGISTERED PROFESSIONAL ENGINEER JAMES E THOMPSON No. 43098 Exp. 3/31/22 CIVIL STATE OF CALIFORNIA 02-02-22

JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

LANDS OF MEDIOS & BAYANGOS
2110 HILLCREST RD
REDWOOD CITY, CA 94061

DETAILS

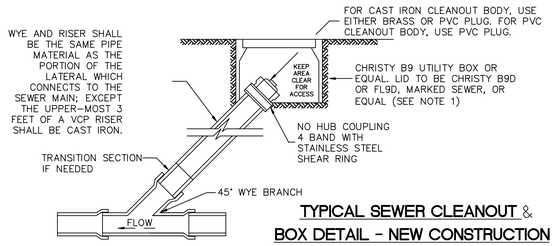
REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	AS SHOWN

SHEET NO.
C9.0
10 OF 14 SHEETS

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.
CHECK BY: A.M.S.
APPROVED BY: N.R.C.
SCALE: NONE
DATE: 8/06
REVISED:



TYPICAL SEWER CLEANOUT & BOX DETAIL - NEW CONSTRUCTION

NOTES:

1. WHEN BOX IS SUBJECT TO TRAFFIC LOADING, PROVIDE CAST IRON LID.
2. BOX TO BE PLACED SUCH THAT CLEANOUT CAP CAN BE EASILY REMOVED, SEE ILLUSTRATION.
3. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LATERAL FROM THE PROPERTY STRUCTURE TO DISTRICT MAIN. DISTRICT PROVIDES COURTESY SERVICE FROM DISTRICT STANDARD PROPERTY LINE CLEANOUT TO THE MAIN.
4. SDR-26 WYE, RISER, CLEANOUT BODY AND CAP CAN BE USED ONLY WHEN LATERAL FROM PROPERTY LINE TO MAIN LINE IS REPLACED WITH SDR-26.
5. WHEN ENTIRE LATERAL IS REPLACED, LATERAL FROM PROPERTY LINE CLEANOUT TO MAIN LINE SHALL HAVE A 14-1-UF GUAGE MINIMUM SINGLE CONDUCTOR TRACER WIRE TAPED TO THE ENTIRE LENGTH OF THE PIPE.

CONSTRUCTION OF A STANDARD CLEANOUT REQUIRES MULTIPLE INSPECTIONS BY DISTRICT PERSONEL:
1. FIRST INSPECTION – TO INSPECT WYE AND RISER, WYE AND RISER MUST BE EXPOSED.
2. SECOND INSPECTION – TO INSPECT PLACEMENT OF BOX, LID AND LOCATION OF CLEANOUT WITHIN BOX .

C-3

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
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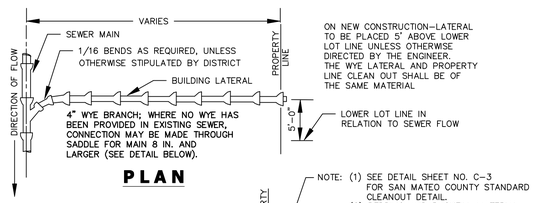
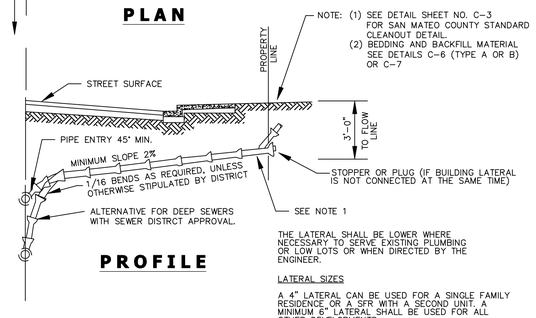
SCALE: NONE
DATE: 6/95
REVISED:



ON NEW CONSTRUCTION-LATERAL TO BE PLACED 5' ABOVE LOWER LOT LINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE WYE LATERAL AND PROPERTY LINE CLEAN OUT SHALL BE OF THE SAME MATERIAL

PLAN



PROFILE

THE LATERAL SHALL BE LOWER WHERE NECESSARY TO SERVE EXISTING PLUMBING OR LOW LOTS OR WHEN DIRECTED BY THE ENGINEER.

LATERAL SIZES

A 4" LATERAL CAN BE USED FOR A SINGLE FAMILY RESIDENCE OR A SFR WITH A SECOND UNIT. A MINIMUM 6" LATERAL SHALL BE USED FOR ALL OTHER DEVELOPMENTS.

METHOD OF ATTACHING LATERAL TO EXISTING SEWER WHERE NO WYE HAS BEEN PROVIDED

1/16 BENDS AS REQUIRED

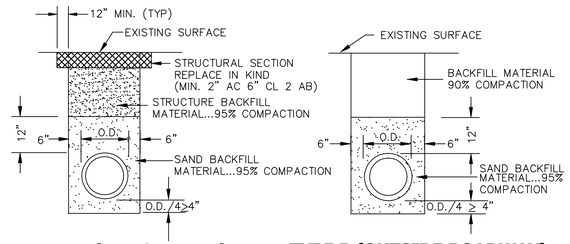
1. EXISTING MAIN ≤ 8": FOR MEANS BY WHICH CONNECTION IS TO BE MADE TO MAIN LINE SEE DETAIL C-8.
2. EXISTING MAIN 10"-18": CONNECTION BY MEANS OF AN APPROVED SADDLE "TEE"
3. EXISTING MAIN >18": CONNECTION SHALL BE AT A MANHOLE UNLESS OTHERWISE APPROVED BY THE SEWER DISTRICT.

SEWER LATERAL DETAIL

C-5

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.
SCALE: NONE
DATE: 6/95
REVISED: 7/97



TYPE A (IN ROADWAY)

TYPE B (OUTSIDE ROADWAY)

NOTES:

1. SAND.... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5

2. STRUCTURE BACKFILL MATERIAL.... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35-100
No. 30	20-100

3. BACKFILL MATERIAL.... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE

C-7

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.
SCALE: NONE
DATE: 6/95
REVISED:

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

GENERAL NOTES

1. ALL REFERENCES TO "DISTRICT" IN THESE GENERAL NOTES SHALL MEAN THE APPROPRIATE COUNTY SEWER OR SANITATION DISTRICT.
2. THE APPROVAL OF THESE PLANS BY THE DISTRICT SHALL BE INTERPRETED TO MEAN THAT THE SANITARY SEWER DESIGN SHOWN ON THESE PLANS MEETS THE DISTRICT'S STANDARDS. THE DISTRICT'S APPROVAL IN NO WAY GUARANTEES ANY OTHER ASPECT OF THIS PLAN OR ITS ACCURACY RELATIVE TO ACTUAL FIELD CONDITIONS.
3. THE CONTRACTOR SHALL CONTACT THE DISTRICT AT 363-4765 OR 363-4100 TWO (2) WOKING DAYS IN ADVANCE OF BEGINNING ANY SANITARY SEWER WORK. THE CONTRACTOR SHALL THEREAFTER KEEP THE INSPECTOR FOR THE DISTRICT INFORMED OF HIS SCHEDULE FOR SANITARY SEWER WORK.
4. ALL SANITARY SEWER WORK CONSTRUCTED WITHOUT INSPECTION BY THE DISTRICT SHALL BE REMOVED AND RECONSTRUCTED WITH INSPECTION.
5. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK.
6. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATING.
7. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE COUNTY OR CITY BEFORE BEGINNING ANY SANITARY SEWER WORK.
8. UPON THE COMPLETION OF CONSTRUCTION A COMPLETE SET OF REPRODUCIBLE "AS-CONSTRUCTED" PLANS SHALL BE PROVIDED TO THE DISTRICT.
9. SANITARY SEWER SERVICE SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS ARE NECESSARY (E.G. PUMPS, ETC.) TO MAINTAIN THIS SERVICE DURING CONSTRUCTION.
10. PRIOR TO COMMENCING ANY SANITARY SEWER WORK IN OFF-SITE EASEMENTS THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH ADEQUATE EVIDENCE THAT ALL AFFECTED PROPERTY OWNERS (AND TENANTS WHERE APPLICABLE) WERE NOTIFIED WELL IN ADVANCE OF THE DATE WORK IN THESE EASEMENTS WAS TO BEGIN AND THAT THEY HAVE UPDATED THAT NOTICE IN A TIMELY MANNER WHEN THOSE DATES HAVE CHANGED.

C-13

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.A.
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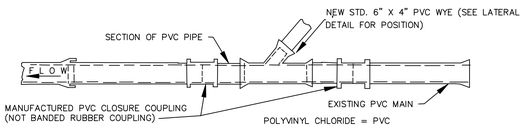
APPROVED BY: N.R.C.
SCALE: NONE
DATE: 6/95
REVISED: 4/97



NOTE: ALL PVC, PIPE AND FITTINGS SHALL BE SDR 35 35 AND SHALL HAVE RUBBER GASKETED JOINTS. SOLVENT WELDED JOINTS SHALL NOT BE ALLOWED.

PLAN

POLYVINYL CHLORIDE PIPE

LATERAL CONNECTION INSTALLATION DETAIL ON EXISTING PIPE

NOTE: LATERAL CONNECTION INSTALLATION ON NEWLY INSTALLED PIPE WILL BE AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS.

C-8

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.
SCALE: NONE
DATE: 6/95
REVISED:

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

PIPE AND FITTINGS

POLYVINYL CHLORIDE PIPE (PVC)

1. ALL PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS D3034, SDR 35.
2. ALL JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH ELASTOMERIC SEALING GASKETS. SEALING GASKETS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D1869. SOLVENT CEMENT JOINTS ARE NOT PERMITTED.
3. ALL PIPE ENTERING OR LEAVING A CONCRETE STRUCTURE SHALL HAVE A RUBBER WATERSTOP GASKET ATTACHED TO IT. THE WATERSTOP GASKET SHALL CONFORM TO THE PIPE MANUFACTURER'S SPECIFICATIONS. THE WATERSTOP GASKET SHALL BE SEATED FIRMLY AROUND THE PIPE EXTERIOR AND BE CAST INTO THE CONCRETE STRUCTURE.
4. ALL PIPE JOINTS SHALL BE MADE USING MANUFACTURED PVC COUPLINGS. BAND TYPE COMPRESSION COUPLINGS ARE NOT PERMITTED.

DUCTILE IRON PIPE (DIP)

1. ALL PIPE SHALL BE THICKNESS CLASS 50 (FOUR INCH PIPE SHALL BE THICKNESS CLASS 51) IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.51. FITTINGS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATION A21.10.

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.
SCALE: NONE
DATE: 6/95
REVISED:

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

TESTING REQUIREMENTS

1. ALL REFERENCES TO "DISTRICT" IN THESE TESTING REQUIREMENTS SHALL MEAN THE APPROPRIATE COUNTY SEWER OR SANITATION DISTRICT.
2. ALL REQUIRED CLEANING AND TESTING OF SANITARY SEWER MAINS AND LATERALS SHALL BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE DISTRICT.
3. ALL SANITARY SEWER MAINS BEING CONSTRUCTED SHALL BE CLEANED BY MEANS OF A HIGH SPEED JET RODDER PRIOR TO TESTING. VCP AND DIP SHALL BE TESTED FOR OBSTRUCTION BY BALL ROLLING.
4. ALL SANITARY SEWER MAINS BEING CONSTRUCTED SHALL PASS A LOW PRESSURE AIR TEST. EACH SECTION OF MAIN SHALL BE TESTED BETWEEN SUCCESSIVE MANHOLES. THE LOW PRESSURE AIR TEST SHALL BE CONDUCTED IN THE FOLLOWING MANNER.

   A COMPRESSED AIR SUPPLY SHALL BE ATTACHED TO AN AIR FITTING ON THE MAIN AND THE AIR PRESSURE WITHIN THE LINE INCREASED TO FOUR (4) POUNDS PER SQUARE INCH. (PSI). AFTER THE AIR SUPPLY IS SECURELY TURNED OFF OR DISCONNECTED, THERE SHALL BE A TWO (2) MINUTE WAITING PERIOD BEFORE THE ACTUAL TEST PERIOD BEGINS TO ALLOW STABILIZATION OF AIR WITHIN THE MAIN.

IN NO CASE SHALL THE AIR PRESSURE WITHIN THE LINE BE LESS THAN 3.5 PSI AT THE BEGINNING OF THE TEST PERIOD. REFER TO THE CHART WHICH FOLLOWS FOR THE LENGTH OF THE TEST PERIOD. THE MINIMUM LENGTH OF TEST IS TWO (2) MINUTES). THE ALLOWABLE AIR PRESSURE LOSS DURING THE TEST PERIOD SHALL BE 1.0 PSI. A WRITTEN RECORD OF THE TEST SHALL BE SUBMITTED TO THE DISTRICT BY THE CONTRACTOR.

NOMINAL PIPE SIZE (inches)	LENGTH OF LINE (feet)	LENGTH OF TEST (minutes)
4	ALL	2
6	0 – 300	2
6	300 – 370	2 1/2
6	370 AND GREATER	3
8	0 – 170	2
8	170 – 210	2 1/2
8	210 – 250	3
8	250 – 290	3 1/2
8	290 AND GREATER	3 3/4
10	0 – 110	2
10	110 – 165	3
10	165 – 215	4
10	215 AND GREATER	4 3/4

C-15

JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

LANDS OF MEDIOS & BAYANGOS
2110 HILLCREST RD
REDWOOD CITY, CA 94061

SANITARY SEWER DETAILS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. R2110-H-19
DATE: 02/02/22
DRAWN: DC
CHECKED: JET
SCALE: NTS

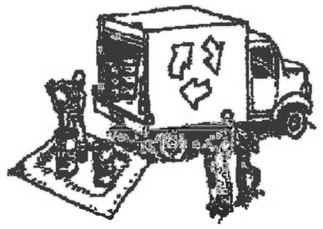
SHEET NO.
C10.0
11 OF 14 SHEETS

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

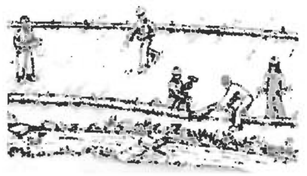
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

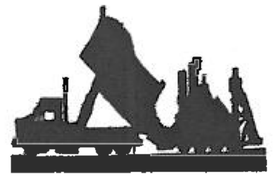


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

Paving/Asphalt Work

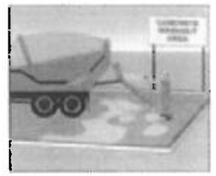


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application

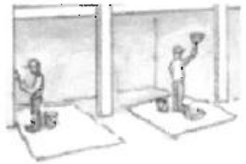


- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping

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

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering

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

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

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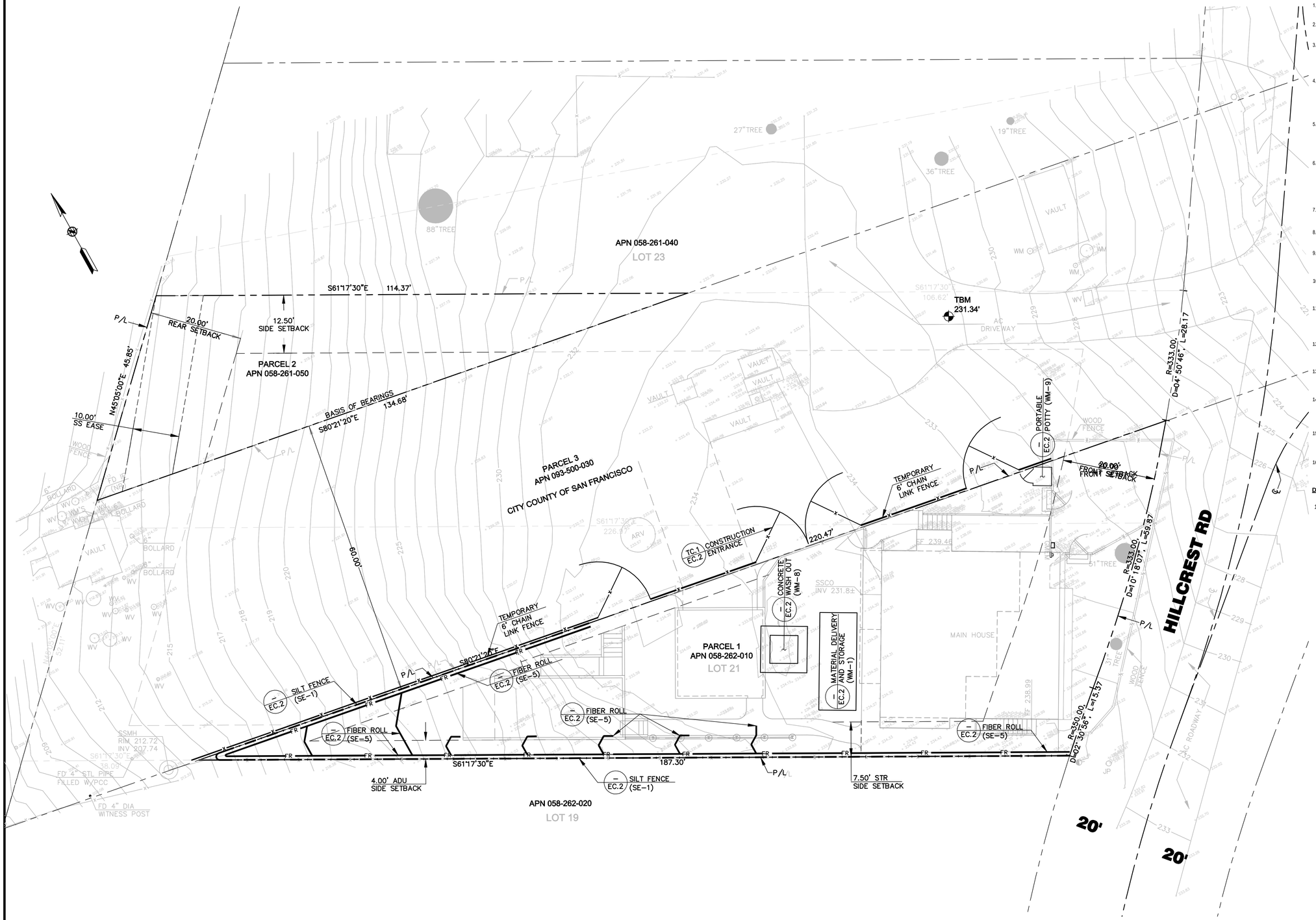
REDWOOD CITY, CA 94061

STORMWATER POLLUTION PREVENTION PLAN
BEST MANAGEMENT PRACTICES

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. R2110-H-19
DATE: 02/02/22
DRAWN: DC
CHECKED: JET
SCALE: NTS

SHEET NO.
EC.0
12 OF 14 SHEETS



GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. EROSION CONTROL MEASURES SHALL CONFORM TO FEDERAL, STATE, CASQA, ABAG, AND MUNICIPAL STANDARDS.
3. SEDIMENT/EROSION CONTROL MEASURES SHOWN ON THIS SHEET ARE THE MINIMUM REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES AS DEEMED NECESSARY TO ASSURE ADEQUATE PROTECTION DURING THE PROGRESS OF CONSTRUCTION AND AT THE CONTRACTOR'S EXPENSE.
4. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE ENGINEER OF ANY FIELD CHANGES. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE BUILDING INSPECTOR OR BUILDING OFFICIALS.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
6. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE MUNICIPALITY.
7. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE ON SITE BY SEPTEMBER 15TH AND IN PLACE BY OCTOBER 1ST.
8. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
9. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
10. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
11. PROJECTS MUST HAVE ALL CUT AND FILL SLOPES PROTECTED BY AND DISTURBED AREAS BY ONE OF THE FOLLOWING MEASURES OR THE COMBINATION OF THEM: TEMPORARY SEEDING AND MULCHING, PERMANENT SEEDING AND MULCHING, HYDROMULCHING-HYDROSEEDING, EROSION CONTROL BLANKETS/GEOTEXTILES, AND FIBER ROLLS.
12. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
13. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING, MONITORING, AND REPAIRING EROSION CONTROL MEASURES AND SYSTEMS BEFORE, DURING AND AFTER EACH STORM. OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS.
15. PROJECTS SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM.
16. FAILURE TO IMPLEMENT EROSION CONTROL MEASURES DURING PERIODS OF RAINFALL MAY RESULT IN A PROHIBITION OF ANY ADDITIONAL CONSTRUCTION DURING THE REMAINDER OF THE RAINY SEASON.

DUST CONTROL NOTES

1. THE APPLICANT SHALL SUBMIT A DUST CONTROL PLAN FOR THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH ANY PROPOSED DEMOLITION OR CONSTRUCTION ACTIVITIES. THE PLAN SHALL INCLUDE THE FOLLOWING CONTROL MEASURES:
   a. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
   b. WATER OR COVER STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT CAN BE BLOWN BY THE WIND.
   c. COVER ALL TRUCKS HAULING SOIL AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO (2) FEET OF FREEBOARD.
   d. APPLY WATER THREE TIMES DAILY OR APPLY NON-TOXIC SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING, AND STAGING AREAS AT CONSTRUCTION SITES. ALSO, HYDROSEED OR APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTIVE AREAS.
   e. SWEEP (PREFERABLY WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING, AND STAGING AREAS AT CONSTRUCTION SITES ON AN "AS NEEDED" BASIS.
   f. SWEEP ADJACENT PUBLIC STREETS (PREFERABLY WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO THEM.
   g. ENCLOSE, COVER, WATER OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.) ON AN "AS NEEDED" BASIS.
   h. LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS WITHIN THE PROJECT PARCEL TO 15 M.P.H. INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS AND/OR THE ADJACENT WATERWAY.
   i. REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.

THE APPROVED PLAN SHALL BE IMPLEMENTED FOR THE DURATION OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES THAT GENERATE DUST AND OTHER AIRBORNE PARTICLES.

DIGALERT

REGISTERED PROFESSIONAL ENGINEER JAMES E. THOMPSON No. 44108 Exp. 3/31/22 CIVIL STATE OF CALIFORNIA 02-02-22

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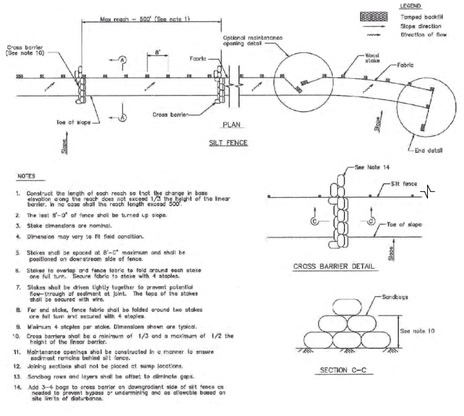
EROSION CONTROL PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	1" - 10'

SHEET NO.
EC.1
13 OF 14 SHEETS

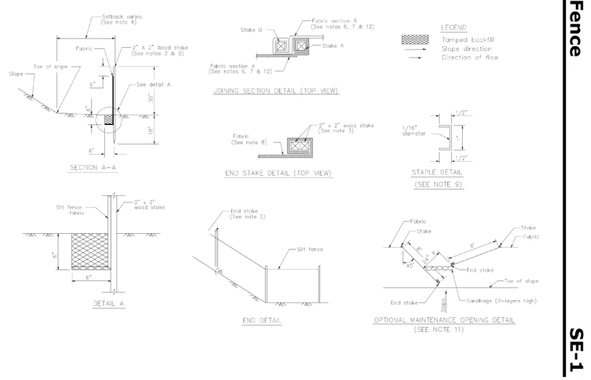
Silt Fence SE-1



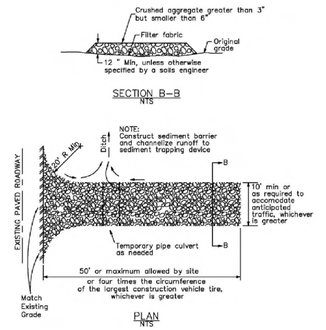
NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The face of the stakes shall be secured with wire.
8. For end stakes, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Maximum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind all fences.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.
14. Add 3-4 bags to cross barrier on downgradient side of silt fence as needed to prevent bypass or undermining and as allowable based on site limits of disturbance.

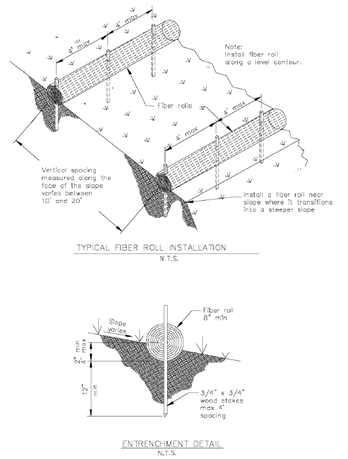
Silt Fence SE-1



Stabilized Construction Entrance/Exit TC-1



Fiber Rolls SE-5



Soil Preparation/Roughening EC-15

Categories	
EC Erosion Control	☑
SE Sediment Control	☒
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	

Legend: ☑ Primary Category ☒ Secondary Category

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives
EC-3 Hydraulic Mulch
EC-5 Soil Binders
EC-7 Geotextiles and Mats

Description and Purpose

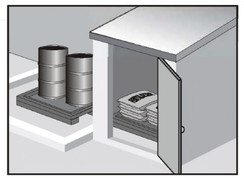
Soil Preparation/Roughening involves assessment and preparation of surface soils for BMP installation. This can include soil testing (for seed base, soil characteristics, or nutrients), as well as roughening surface soils by mechanical methods (including sheepsfoot rolling, track walking, scarifying, stair stepping, and imprinting) to prepare soil for additional BMPs, or to break up sheet flow. Soil Preparation can also involve tilling topsoil to prepare a seed bed and/or incorporation of soil amendments, to enhance vegetative establishment.

Suitable Applications

Soil preparation: Soil preparation is essential to proper vegetative establishment. In particular, soil preparation (i.e. tilling, raking, and amendment) is suitable for use in combination with any soil stabilization method, including RECPs or sod. Soil preparation should not be confused with roughening.

Roughening: Soil roughening is generally referred to as track walking (sometimes called imprinting) a slope, where treads from heavy equipment run parallel to the contours of the slope and act as mini terraces. Soil preparation is most effective when used in combination with erosion controls. Soil Roughening is suitable for use as a complementary process for controlling erosion on a site. Roughening is not intended to be used as a stand-alone BMP, and should be used with perimeter controls, additional erosion control measures, grade breaks, and vegetative establishment for maximum effectiveness. Roughening is intended to only affect surface soils and should not compromise slope stability or overall compaction. Suitable applications for soil roughening include:

Material Delivery and Storage WM-1



Categories	
EC Erosion Control	
SE Sediment Control	
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	☑

Legend: ☑ Primary Category ☒ Secondary Category

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives
None

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

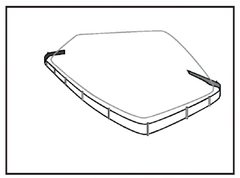
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Stockpile Management WM-3



Categories	
EC Erosion Control	
SE Sediment Control	☒
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	☒
WM Waste Management and Materials Pollution Control	☑

Legend: ☑ Primary Category ☒ Secondary Category

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives
None

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

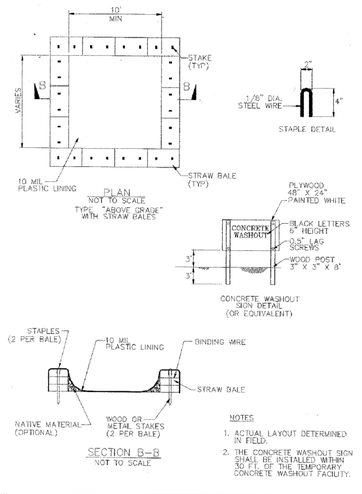
Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of plastic materials should be avoided when feasible and photodegradable plastics should not be used.

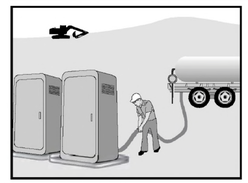
Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

Concrete Waste Management WM-8



Sanitary/Septic Waste Management WM-9



Categories	
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TC Tracking Control	
WE Wind Erosion Control	
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WM Waste Management and Materials Pollution Control	☑

Legend: ☑ Primary Category ☒ Secondary Category

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives
None

Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

NOTE 1

NOTE 1

NOTE 1

NOTE 1

NOTE 1

NOTES:

1. LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR, WITHIN EXIST FENCING.
2. ADDITIONAL INFORMATION INCLUDED IN PROJECT STORMWATER BMP BINDER.

REGISTERED PROFESSIONAL ENGINEER JAMES E THOMPSON No. 43028 Exp. 3/31/22 CIVIL STATE OF CALIFORNIA
02-02-22

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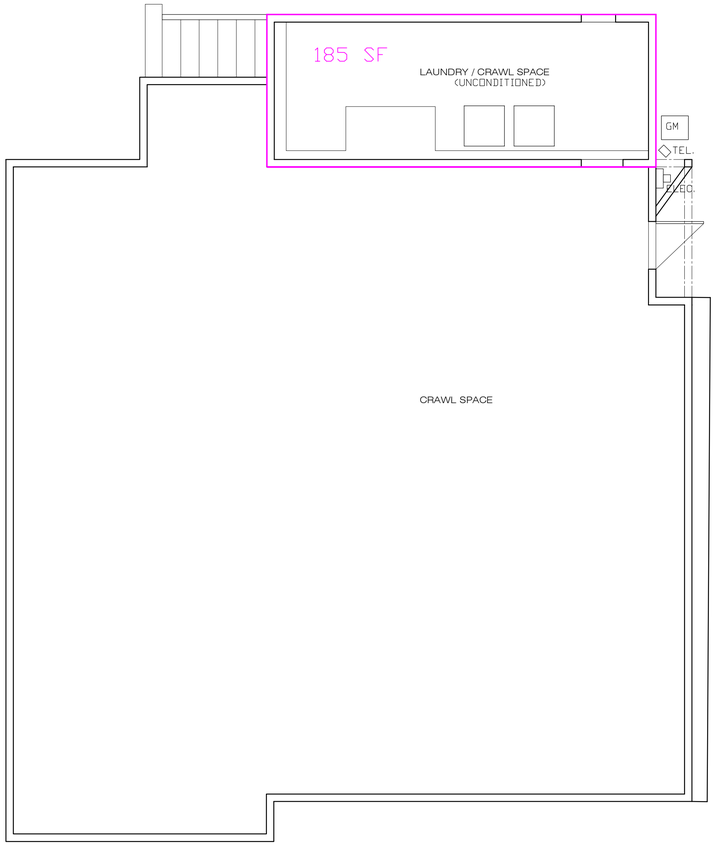
EROSION CONTROL DETAILS

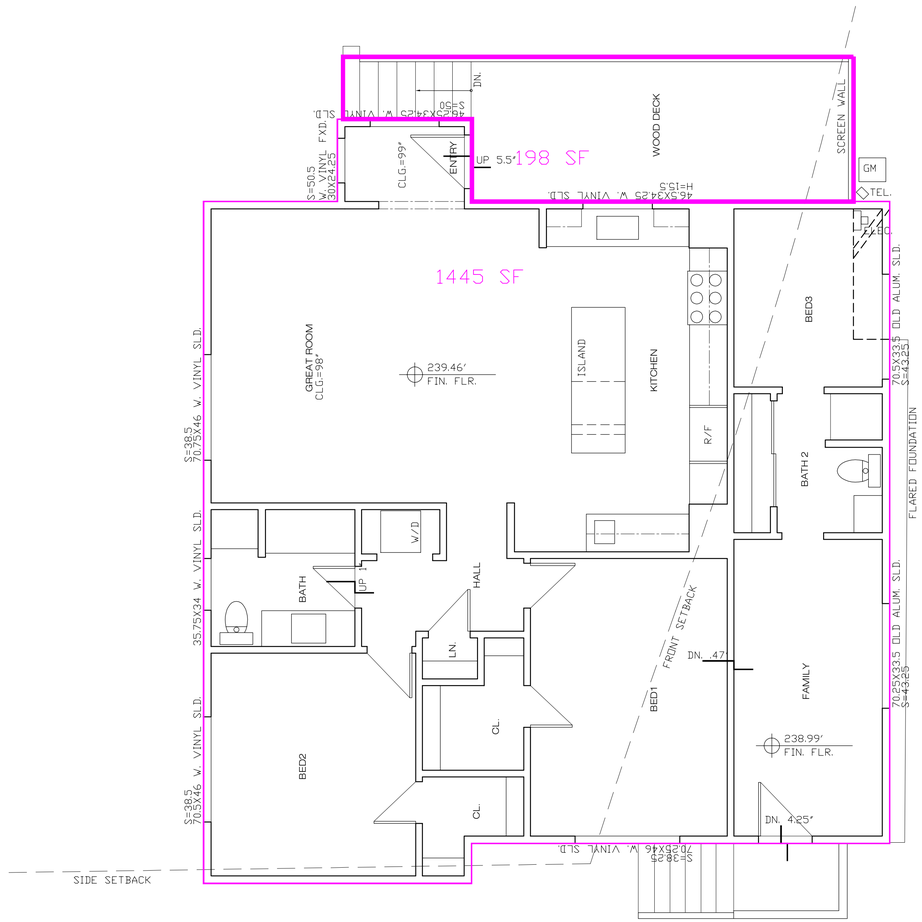
REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	R2110-H-19
DATE :	02/02/22
DRAWN:	DC
CHECKED:	JET
SCALE:	NTS

SHEET NO.
EC.2
14 OF 14 SHEETS



(E)/DEMO CRAWL SPACE FLOOR PLAN



(E)/DEMO 1ST FLOOR PLAN

ISSUED FOR

DATE

LICENSED ARCHITECT
MARK BUCCIARELLI
No. C-23159
3/31/23
Renewal Date
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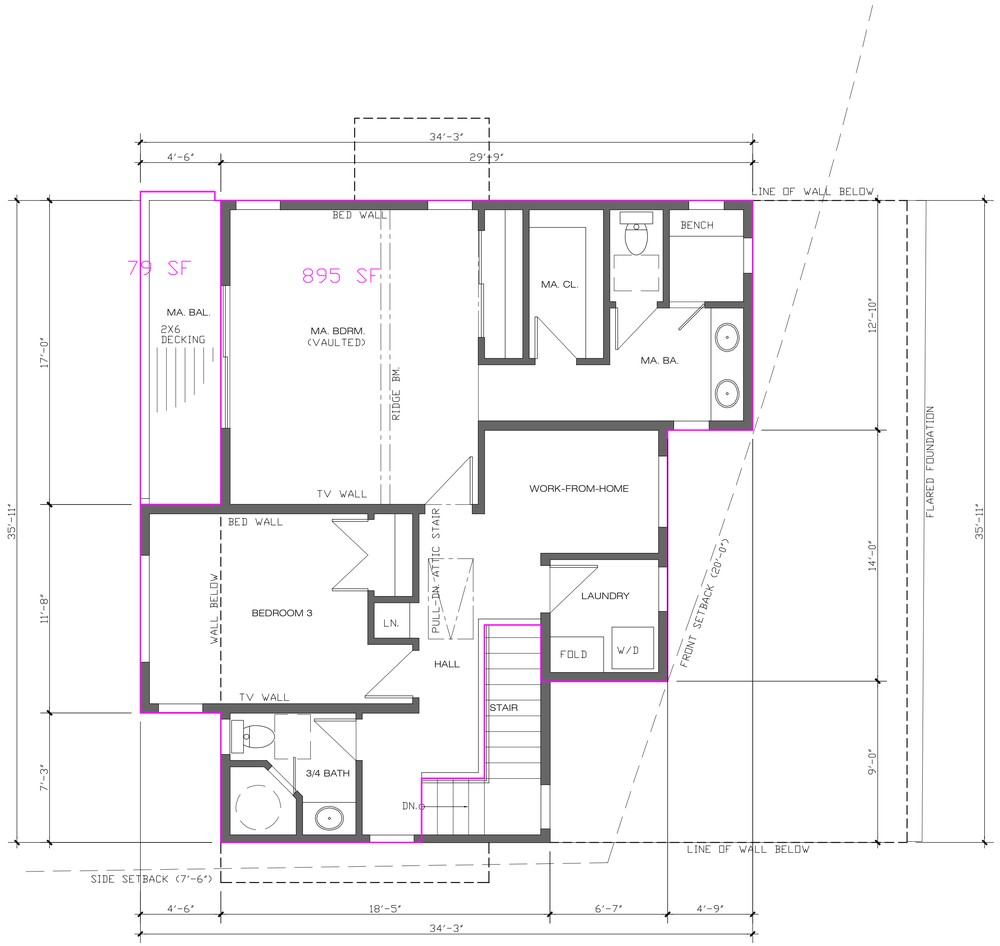
2ND FLOOR ADDITION

2110 HILLCREST
REDWOOD CITY (EMERALD HILLS), CA

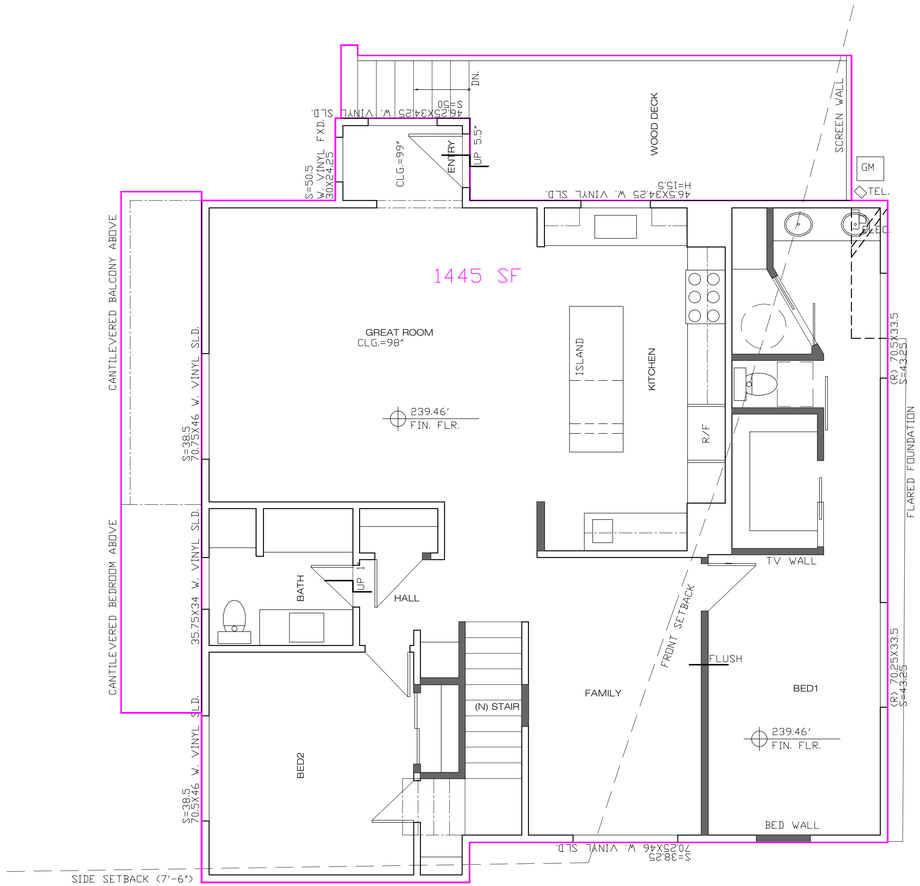
-	-
-	1/4"=1'-0"

A2.1

Note: If this sheet is 12"x18" scale is half size



PROPOSED (N) 2ND FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

DATE

ISSUED FOR

LICENSED ARCHITECT
MARK BUCCIARELLI
No. C-23159
3/31/23
Renewal Date
STATE OF CALIFORNIA

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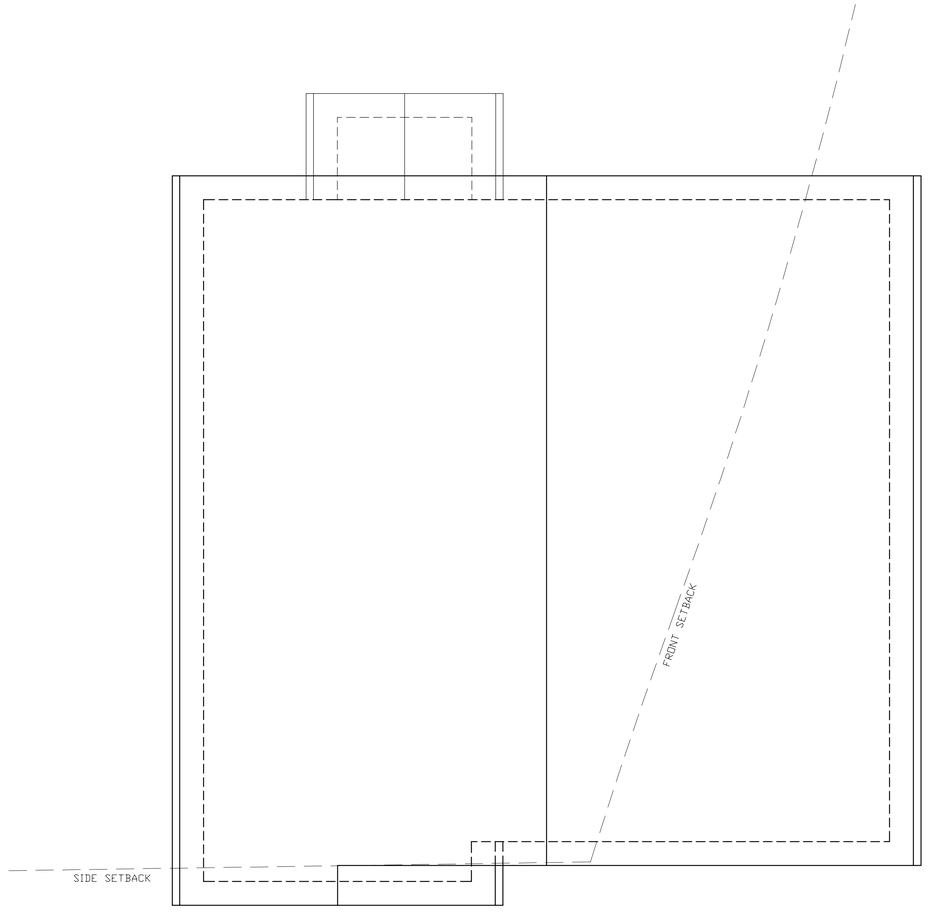
2ND FLOOR ADDITION

2110 HILLCREST
REDWOOD CITY (EMERALD HILLS), CA

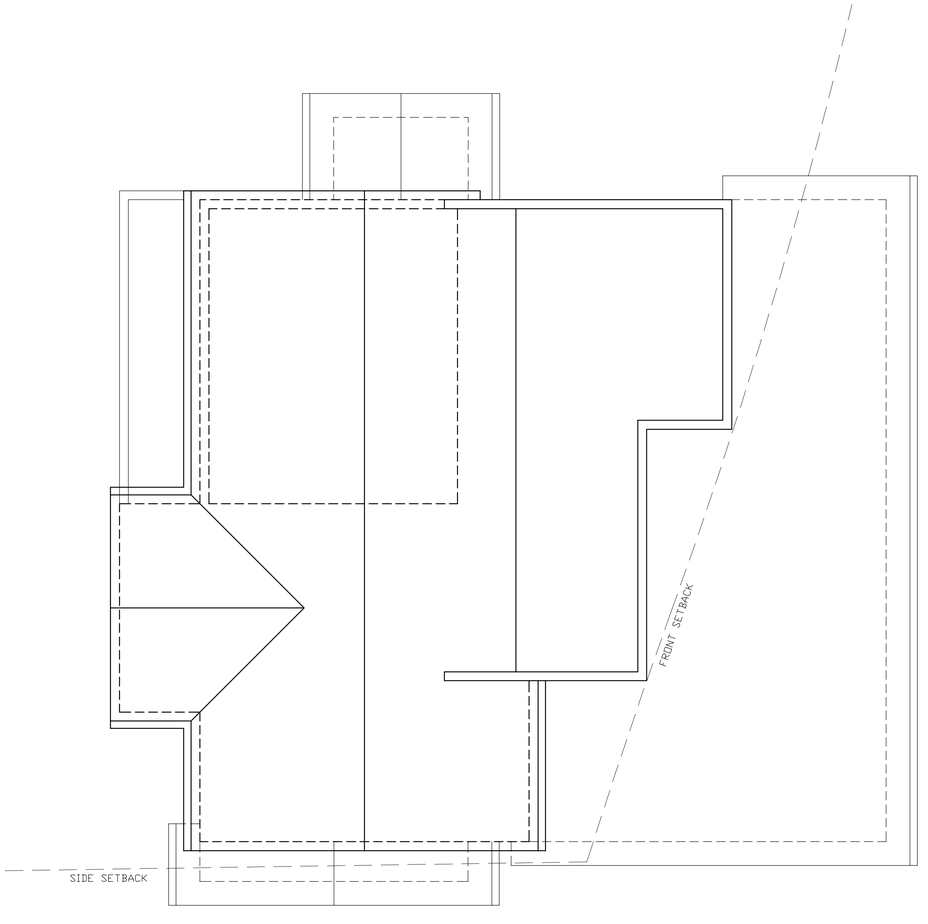
-	-
-	1/4"=1'-0"

A2.2

Note: If this sheet is 12"x18" scale is half size



(E)/DEMO ROOF PLAN



PROPOSED ROOF PLAN

DATE

ISSUED FOR

LICENSED ARCHITECT
MARK BUCCIARELLI
No. C-23159
3/31/23
Renewal Date
STATE OF CALIFORNIA

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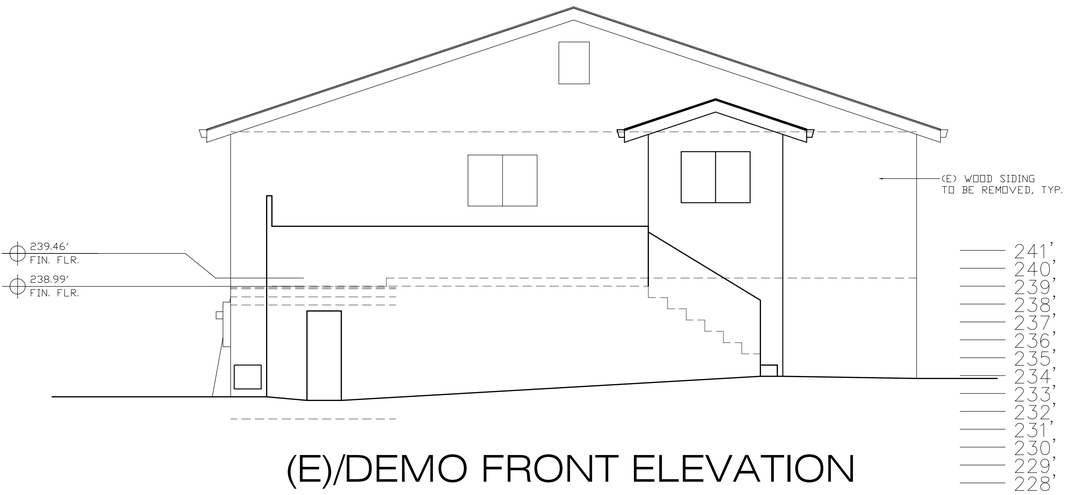
2ND FLOOR ADDITION

2110 HILLCREST
REDWOOD CITY (EMERALD HILLS), CA

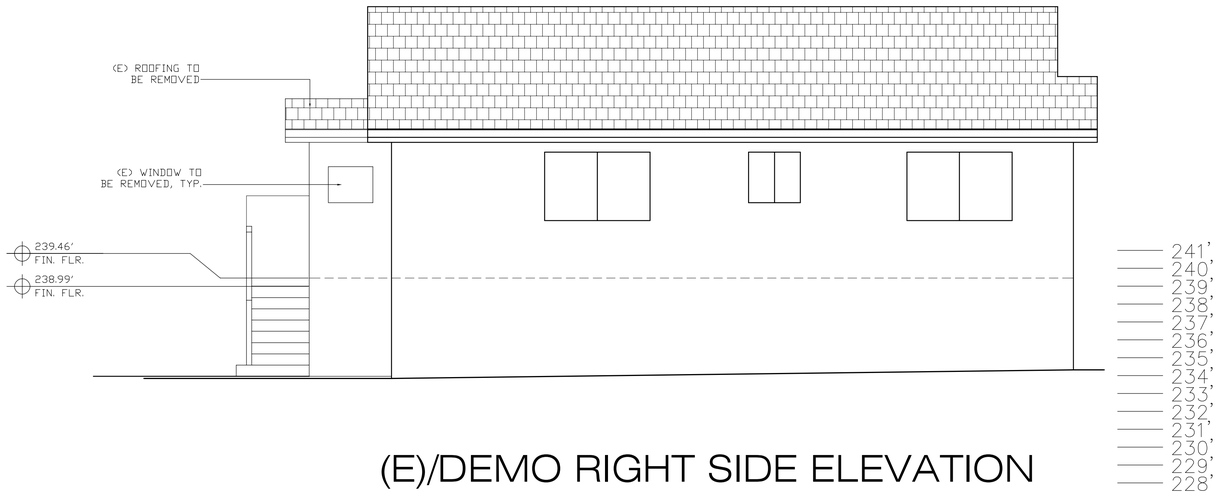
-	-
-	1/4"=1'-0"

A2.3

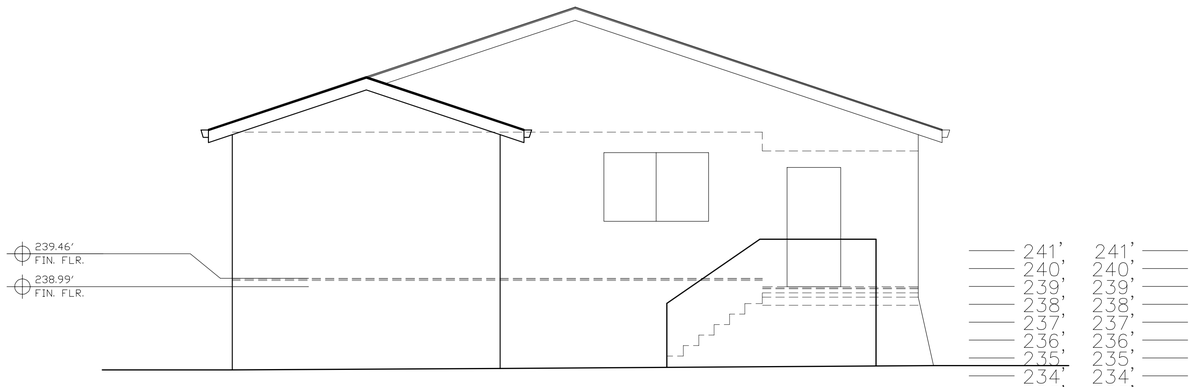
Note: If this sheet is 12"x18" scale is half size



(E)/DEMO FRONT ELEVATION



(E)/DEMO RIGHT SIDE ELEVATION



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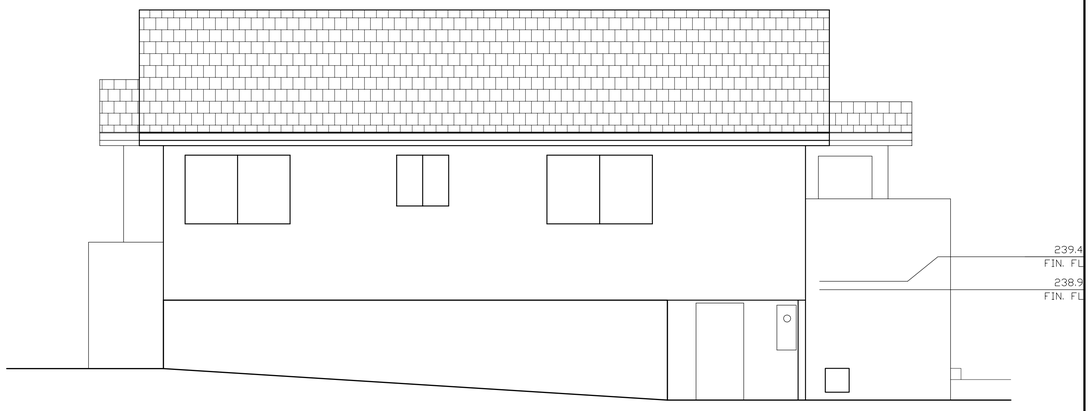

(E)/DEMO LEFT SIDE ELEVATION

DATE

ISSUED FOR

LICENSED ARCHITECT
MARK BUCCIARELLI
No. C-23159
3/31/23
Renewal Date
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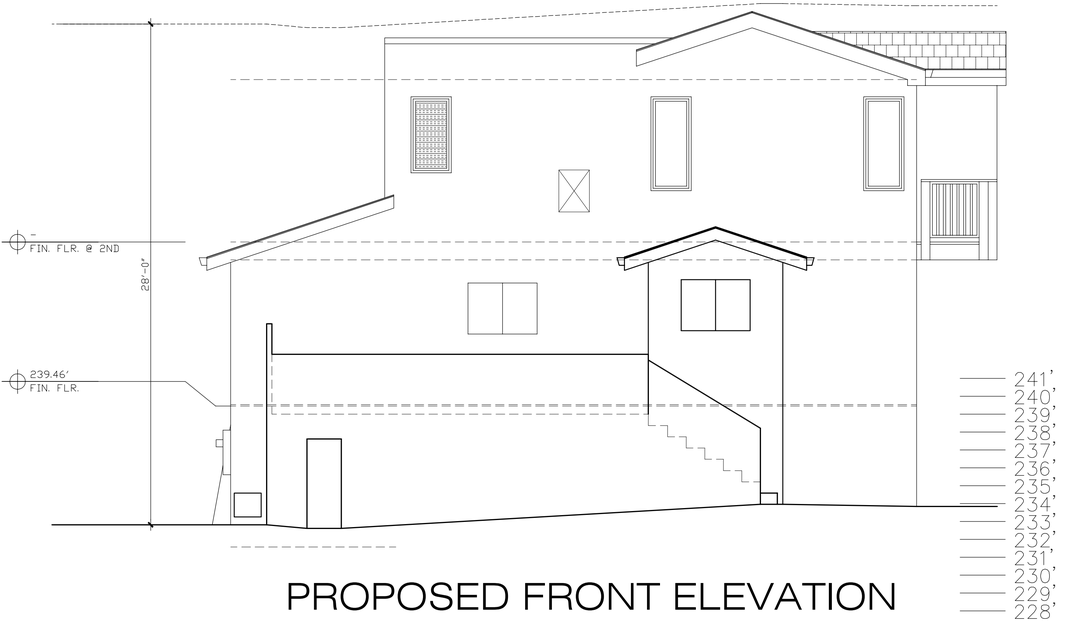
2ND FLOOR ADDITION

2110 HILLCREST
REDWOOD CITY (EMERALD HILLS), CA

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

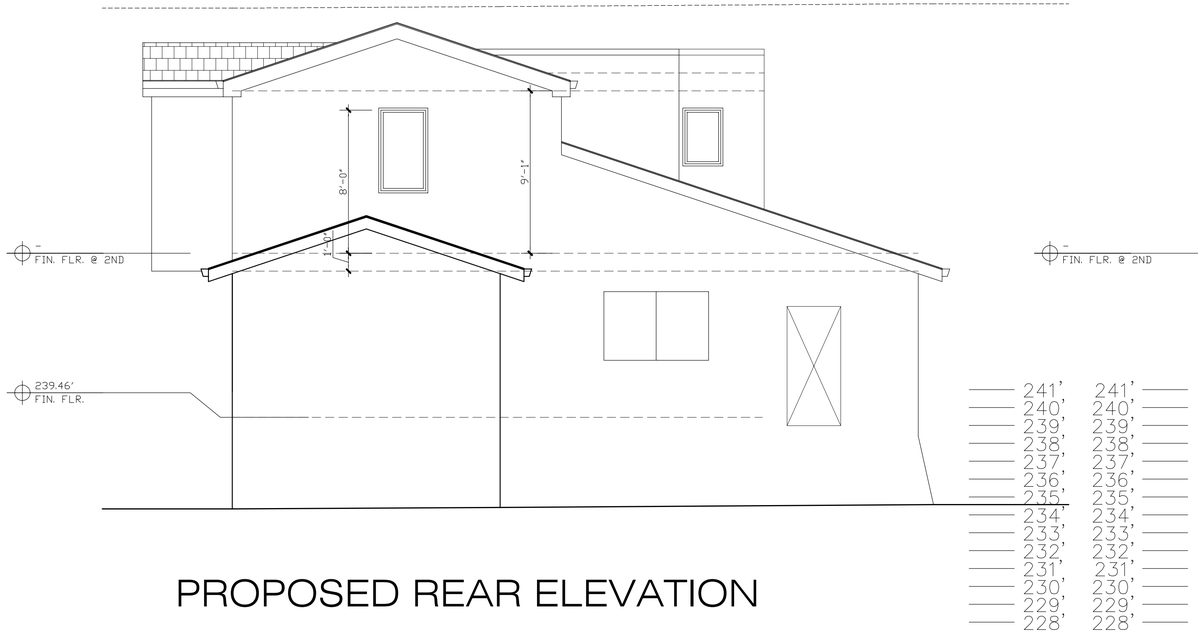
A3.1

Note: If this sheet is 12"x18" scale is half size

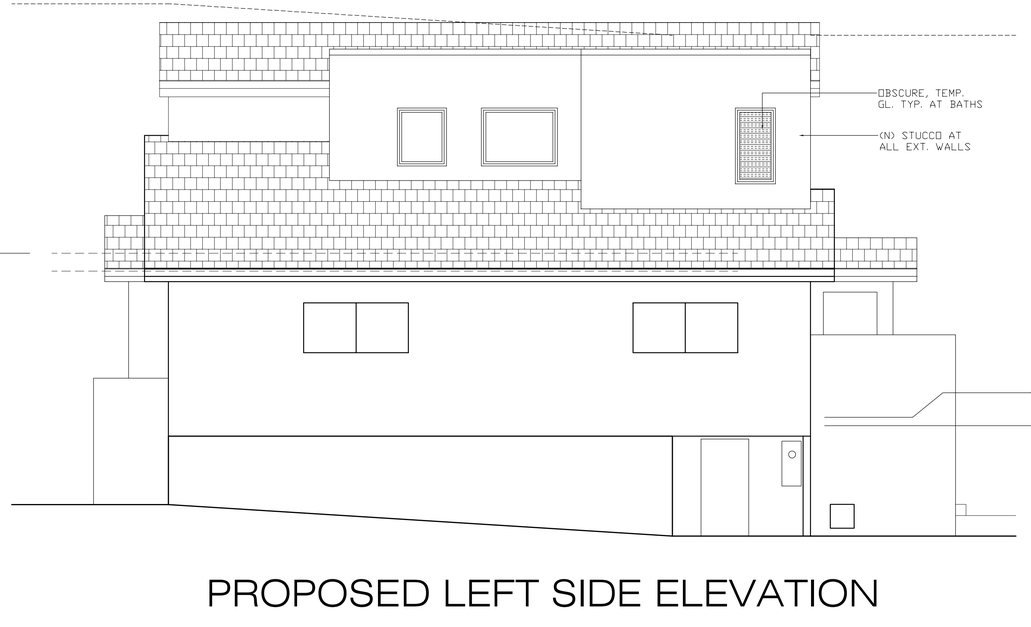


PROPOSED FRONT ELEVATION

PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

ISSUED FOR

DATE

LICENSED ARCHITECT
MARK BUCCIARELLI
No. C-23159
3/31/23
Renewal Date
STATE OF CALIFORNIA

BAUKUNST
68 Fairlawn Avenue, Daly City, CA 94015
T: 650.455.1207
E: baukunst2000@yahoo.com W:baukunstarchitecture.com

2ND FLOOR ADDITION

2110 HILLCREST
REDWOOD CITY (EMERALD HILLS), CA

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

A3.2

Note: If this sheet is 12"x18" scale is half size