MATERIALS AND FIRE PROTECTION FEATURES

THE BUILDING IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND WILL REQUIRE A CLASS A

THIS PROJECT WILL COMPLY WITH ALL ASPECTS OF CHAPTER 7A OF THE 2019 CALIFORNIA BUILDING CODE.

- SECTION 704A IGNITION RESISTANT MATERIALS
- SECTION 705A ROOF COVERINGS SHALL COMPLY
- SECTION 706A ALL VENTS AND OTHER PENETRATIONS THROUGH THE BUILDING ENVELOPE SHALL
- BE COVERED WITH WIRE MESH OR OTHER MATERIALS COMPLYING WITH SECTION 706A SECTION 707A EXTERIOR COVER EXTERIOR COVERINGS SHALL COMPLY WITH SECTION 707A.

EXTERIOR MATERIALS

ROOF

• CLASS 'A' ROOFING AND PREFORMED METAL FLASHING; SOFFITS SHALL BE METAL OR OTHER NON COMBUSTIBLE MATERIAL

WALLS

- OPAQUE SURFACES OTHER THAN SPANDREL GLASS TO BE CAST IN PLACE CONCRETE, PRECAST CONCRETE OR
- ALUMINUM FRAMED WINDOWS AND SPANDREL GLASS TO BE GLAZED WITH DOUBLE OR TRIPLE PANE GLAZING UNITS WITH ONE PANE TEMPERED

SUSPENDED DECKS (IST FLOOR, SECOND FLOOR AND ROOF

COMPOSITE DECK CONSISTING OF CAST IN PLACE CONCRETE AND METAL PAN DECK

SECOND FLOOR EXTERIOR DECK

• COMPOSITE DECK CONSISTING OF CAST IN PLACE CONCRETE AND METAL PAN DECK COVERED WITH RIGID INSULATION, PROTECTION BOARD, WATERPROOFING, PEDESTALS AND CEMENTITIOUS PLAZA PAVING UNITS

UN SHADES

STEEL BRACKETS SUPPORTING SHEET METAL ROOFING

AUTOMATIC SPRINKLERS THROUGHOUT. THE PROPOSED ADA UNIT IS EQUIPPED WITH FIRE SPRINKLERS

SMOKE DETECTORS WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE AND THE STATE FIRE MARSHAL REGULATIONS, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.

AUTOMATIC FIRE SPRINKLER SYSTEM: (FIRE SPRINKLER PLANS WILL REQUIRE A SEPARATE PERMIT). AS PER SAN MATEO COUNTY BUILDING STANDARDS, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. SPRINKLER COVERAGE SHALL BE PROVIDED THROUGHOUT THE RESIDENCE TO INCLUDE ALL BATHROOMS, GARAGES, AND ANY AREA USED FOR STORAGE. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE SAN MATEO COUNTY FIRE DEPARTMENT FOR REVIEW.

INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DEPARTMENT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN. PLEASE CALL THE SAN MATEO COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

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

SMOKE DETECTORS WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE AND THE STATE FIRE MARSHAL REGULATIONS, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 1030).



VIEW FROM SOUTHWEST

PROJECT DESCRIPTION

COVEDACE

THIS PROJECT PROPOSES TO CONSTRUCT A NEW DWELLING WITH ATTACHED SHOP AND CONVERT THE EXISTING COTTAGE/DWELLING INTO AN ACCESSORY DWELLING UNIT.

THE PROJECT WILL COMPLY OR EXCEED CONSTRUCTION REQUIREMENTS OF CHAPTER 7A OF THE CBC WHICH GOVERNS CONSTRUCTION IN THE WUI.

ACCESSORY DWELLING UNIT CALCULATION PER SECTION 6429.2: THE FLOOR AREA OF A DETACHED ACCESSORY DWELLING UNIT SHALL NOT EXCEED EIGHT HUNDRED (800) SQ. FT. OR THIRTY-FIVE PERCENT (35%) OF THE LIVABLE FLOOR AREA OF THE EXISTING OR PROPOSED PRIMARY RESIDENCE.

FT. OR THIRTY-FIVE PERCENT (35%) OF THE LIVABLE FLOOR AREA OF THE EXISTING OR PROPOSED PRIMARY RESIDENCE, WHICHEVER IS LARGER, UP TO A MAXIMUM OF ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET.

PROPOSED NON HABITABLE SPACE: 3,073 SQ. FT. PROPOSED DWELLING - LIVABLE AREA: 4,461 SQ. FT. MAX . FLOOR AREA ADU IS 35% OF 4,461: 1,561 SQ. FT. MAX. FLOOR AREA ALLOWED: 1,500 SQ. FT.

EX. COTTAGE LIVEABLE AREA/PROPOSED ADU: 1,099 SQ. FT. LOT AREA: 3.1 ACRES

COVERAGE		
PROPOSED HOUSE/SHOP	2,931 SC). FT.
EXISTING COTTAGE+GARAGE	1,920 SC). FT.
NEW DECK LEV 1	927 SC). FT.
SHOP LEVEL TERRACE	2,347 SC	<u>). FT.</u>
TOTAL	8,125 SC). FT
BUILDING AREA		
EXISTING COTTAGE LIVEABLE AF	REA	1,099 SQ. FT.
EXISTING GARAGE		824 SQ. FT.
PROPOSED DWELLING LIVEABLE	E AREA	4,461 SQ. FT.
PROPOSED SHOP		1,241 SQ. FT.
		04000 ==

PROJECT INFORMATION

OWNERS: Omid Zahedi and Susan Payrovi 12400 Skyline Boulevard

ARCHITECT

James Gwise Architect, p.c./Studio Gwise 837 A Stannage Ave.

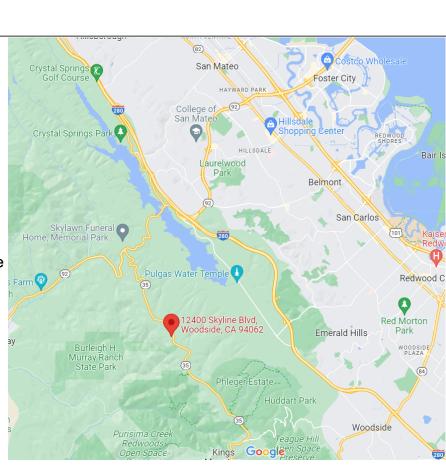
Albany Ca 94706 510 326 8342

Contact:
James Gwise/jgwise@jamesgwise.com

CIVIL ENGINEER: BKF 255 Shoreline Drive Suite 200 Redwood City, CA 94065

Contact: Dale Leda

650 482 6300



PROJECT LOCATION

Sheet Number	Sheet Name
DS 0.00	COVER
C0.0	TITLE SHEET
C0.1	NOTES
C1.1	TOPO
C1.2	TOPO
C2.1	GRADING PLAN
C2.2	DRIVEWAY PROFILE/FIRE TURNAROUND
C3.1	UTILITY PLAN
C4.1	EROSION CONTROL PLAN
C4.2	BEST MANAGEMENT PRACTICES
C5.1	DETAILS
C5.2	DETAILS
DS 0.01	AREA PLANS
DS 0.02	PROPOSED ADU
DS 1.00	PLOT PLAN
DS 1.01	SITE PLAN
DS 1.02	SHOP/STORAGE LEVEL PLAN
DS 1.03	LEVEL 1
DS 1.04	LEVEL 2
DS 1.05	ROOF PLAN
DS 2.02	ELEVATIONS
DS 2.03	ELEVATIONS
DS 2.04	EXT EAST + WEST WINDOW SCHEDULE
DS 2.05	EXT. NORTH + SOUTH WINDOW SCHEDULE
DS 2.06	MATERIALS BOARD
DS 2.07	WUI MATERIALS
DS 2.08	EXTERIOR LIGHT FIXTURES
DS 3.01	SECTIONS
DS 3.02	ROOF EDGE SECTIONS
DS 3.03	ROOF EDGE SECTION
DS 4.01	AXONOMETRICS
DS 4.02	AXONOMETRIC
DS 4.03	KID'S COMMONS CASEWORK

Cycle 4 Sheet List

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

213 SQ. FT.

144 SQ. FT.

1,475 SQ. FT.

9,457 SQ. FT.

COVER DS 0.00

Studio Gwise

837_A Stannage Ave. Albany, Ca

510 326 8342

www.jamesgwise.com

EQUIPMENT ROOMS CONDITIONED

<u>UNFINISHED BASMÈN</u>T

TOTAL BUILDINGS

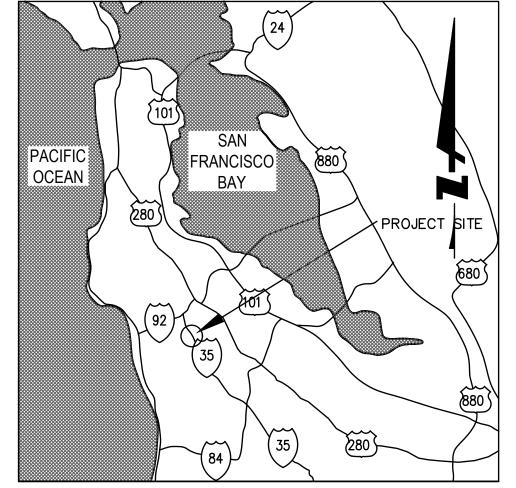
POOL EQUIPMENT (UNCONDITIONED)

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2022-1223

Project number

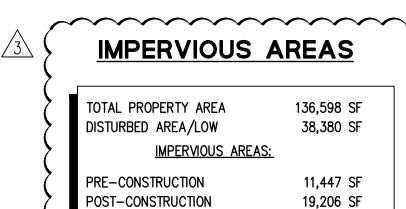




VICINITY MAP

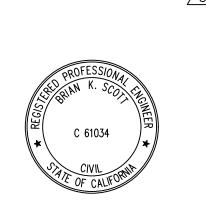
ABBREVIATIONS:

AGGREGATE BASE ASPHALT CONCRETE AREA DRAIN ATRIUM DRAIN BRICKSLOT TRENCH DRAIN BOTTOM OF WALL ELEVATION CRAWL SPACE ELEVATION CAST IRON PIPE DOUBLE DETECTOR CHECK VALVE ROOF DOWN SPOUT EXISTING GRADE FIRE DEPARTMENT CONNECTION FINISHED GROUND ELEVATION FLOW LINE ELEVATION FORCE MAIN LINE FINISHED SURFACE ELEVATION FINISHED PAVEMENT ELEVATION FIRE WATER LINE GRADE BREAK GAS METER GRATE ELEVATION GATE VALVE HIGH POINT INVERT ELEVATION JOINT TRENCH JOINT POLE LANDSCAPE DRAIN LINEAR FEET LOW POINT POST INDICATOR VALVE PARKING POINT OF CONNECTION RETAINING WALL RIM ELEVATION SEE ARCHITECTURAL PLANS STORM SUB DRAIN STORM SUB DRAIN CLEANOUT STORM DRAIN STORM DRAIN CLEANOUT SGR SICB SLP SEE GEOTECHNICAL REPORT SIDE INLET CATCH BASIN SEE LANDSCAPE PLANS SEE PLUMBING PLANS SANITARY SEWER SANITARY SEWER CLEANOUT SEE STRUCTURAL PLANS TOP OF TANK OR PIPE TOP OF WALL ELEVATION TYPICAL USD VCC UNDERSLAB DRAIN VERTICAL CREST CURVE PIPE VERTICAL DROP VERTICAL SAG CURVE DOMESTIC WATER LINE



WATER METER





12/19/2022

12/19/2022

DATE

BRIAN K. SCOTT PRINCIPAL P.E. #61034 BKF ËNGINEERS

ENGINEER OF WORK

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

DALE LEDA PROJECT MANAGER P.E. #78436 BKF ËNGINEERS



EARTHWORK QUANTITIES QUANTITY BREAKDOWN SITE WORK AND LANDSCAPING BUILDINGS

CUT 820 CUBIC YARDS 90 CUBIC YARDS FILL O CUBIC YARDS 200 CUBIC YARDS POOL/SPA DRIVEWAY 30 CUBIC YARDS O CUBIC YARDS FILL 180 CUBIC YARDS FILL O CUBIC YARDS

GROSS FIGURES 940 CUBIC YARDS

FILL	380 CUBIC YARDS
TOTAL	1,320 CUBIC YARDS
BALANCE	560 CUBIC YARDS OF IMPORT

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

FEMA FLOOD PLAIN NOTES:

- 1. THE PROJECT SITE IS LOCATED IN ZONE X, OUTSIDE OF SPECIAL FLOOD

HAUL ROUTE:

CONTRACTOR SHALL UTILIZE THE FOLLOWING HAUL ROUTE FOR IMPORTING/EXPORTING SOILS AND OTHER CONSTRUCTION MATERIALS:

- FROM JOB SITE, HEAD NORTH ON MISTY RIDGE ROAD TOWARDS
- TURN LEFT ONTO SKYLINE BLVD HEADING NORTHWEST TOWARDS SAN MATEO ROAD.
- TURN RIGHT ONTO SAN MATEO ROAD TOWARDS HIGHWAY 280.

PROJECT SITE **LOCATION MAP**

LEGEND:

EXISTING	PROPOSED	
		BOUNDARY
		LIMIT OF WORK
6" SS	<u>6" SS</u>	SANITARY SEWER
10" SD		SOLID STORM DRAIN
<u>4" SBD </u>	<u>4"</u> <u>SBD</u>	PERFORATED SUB DRAIN
FM	2 <u>"FM</u> >	FORCE MAIN
—10" FW—	— <u>10"FW</u> —	FIRE SERVICE
2" W	2"W	DOMESTIC WATER SERVICE
IRR	2"IRR	IRRIGATION SERVICE
——-G——	——-G——	NATURAL GAS
T	——т——	TELEPHONE
TV	TV	TV/CABLE TV
——Е——	——E——	ELECTRIC
JT	——JT——	JOINT TRENCH
0/H	——0/H——	OVERHEAD WIRES
X	X	FENCE
0	0	CLEAN OUT TO GRADE
	•	FOUND MONUMENT
0404		DOUBLE DETECTOR CHECK VALVE
\bowtie	\bowtie	VALVE
	\boxtimes	METER BOX
- ☆-	- \$	STREET LIGHT
	•	DRAIN
		ATRIUM DRAIN
		CATCH BASIN
Д Д	A	FIRE HYDRANT
A	A	FIRE DEPARTMENT CONNECTION
•	•	BENCHMARK
	lacktriangle	MANHOLE
	- 0	SIGN
	\Rightarrow	SPLASH BLOCK
	2 C5.1	DETAIL NUMBER SHEET LOCATION

SHEET INDEX

C0.1

C1.2

C2.1

C2.2

C3.1

C4.1

C4.2

C5.1

C5.2

DESCRIPTION

TITLE SHEET

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

UTILITY AND SEPTIC PLAN

EROSION CONTROL PLAN

BEST MANAGEMENT PRACTICES

DRIVEWAY PROFILE/FIRE TURNAROUND

GRADING PLAN

DETAIL SHEET

DETAIL SHEET

NOTES

- HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT ANNUAL CHANCE OF FLOOD.
- 2. REFER TO FEMA PANEL 06081C0280E FOR MORE DETAIL.

- SKYLINE BLVD.





GRAPHIC SCALE

0

S

Drawing Number:

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

GENERAL SITE NOTES:

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

DEMOLITION NOTES

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

RECORD DRAWINGS:

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

STORM DRAIN MAINTENANCE NOTES:

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

- 1. THE CLEARING OF DEBRIS FROM THE DETENTION SYSTEM/SEDIMENTATION INLET AND STORM DRAIN LINES.
- 2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
- 3. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE-FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING. MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
- GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NEEDED.
- FINALLY. DRAINAGE SWALES AND CONCRETE VALLEY GUTTERS UPHILL OF THE SITE WALLS

SHOULD BE CONTINUOUSLY MONITORED AND CLEARED OF LEAVES AND DIRT DEBRIS.

TREE/PLANT PROTECTION NOTES:

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

HORIZONTAL CONTROL NOTES:

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

PAVEMENT SECTION:

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

SITE MAINTENANCE:

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

DUST CONTROL:

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

NPDES REQUIREMENTS:

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

EROSION AND SEDIMENTATION CONTROL NOTES:

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

SITE FENCE NOTES:

UNLESS OTHERWISE NOTED.

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

GENERAL UTILITY SYSTEM NOTES: FIRE PROTECTION NOTES:

- 1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- 2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
- 3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
- 4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
- 5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.
- 6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
- 8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- 9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
- 10. VERTICAL SEPARATION REQUIREMENTS:
- A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.
- WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
- 11. HORIZONTAL SEPARATION REQUIREMENTS:
 - A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.
 - A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH,
- 13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING

ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

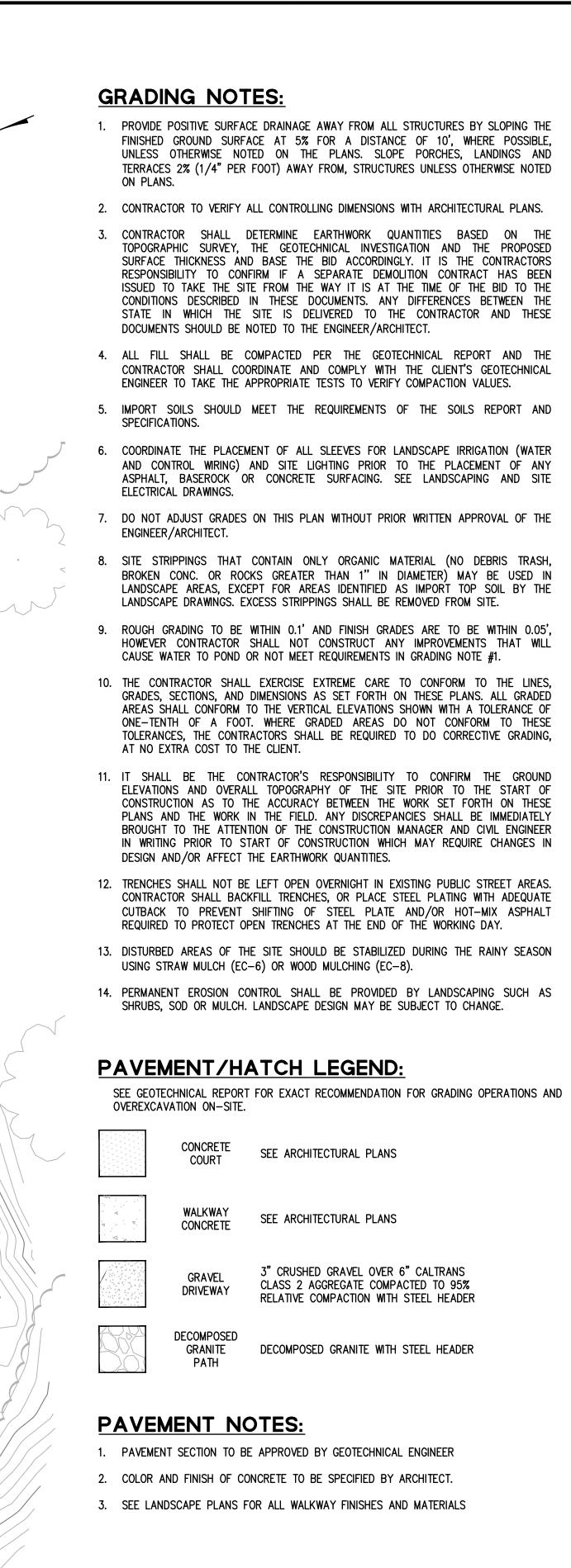
- 1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR. SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND
- 2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL. INCLUDING ANGLES. THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
- 3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF
- 4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- 5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.
- 6. ALL WORK MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."
- 7. THE 2016 CALIFORNIA FIRE CODE CHAPTER 49 PUBLIC RESOURCES CODE 4291: A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP TO 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES. WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- 8. AS PER 2016 CFC, APPENDIX B AND C, A FIRE DEPARTMENT APPROVED FIRE HYDRANT (CLOW 960) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2016 CFC, APPENDIX B THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.
- 9. FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER TO BE SURFACED W/ ASPHALT OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FT. IN LENGTH WITH A MINIMUM OF 500 FT. BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FT., 20 FT. WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20%. (PLAN AND PROFILE REQUIRED) CFC 503.

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Drawing Number Call before you dig.



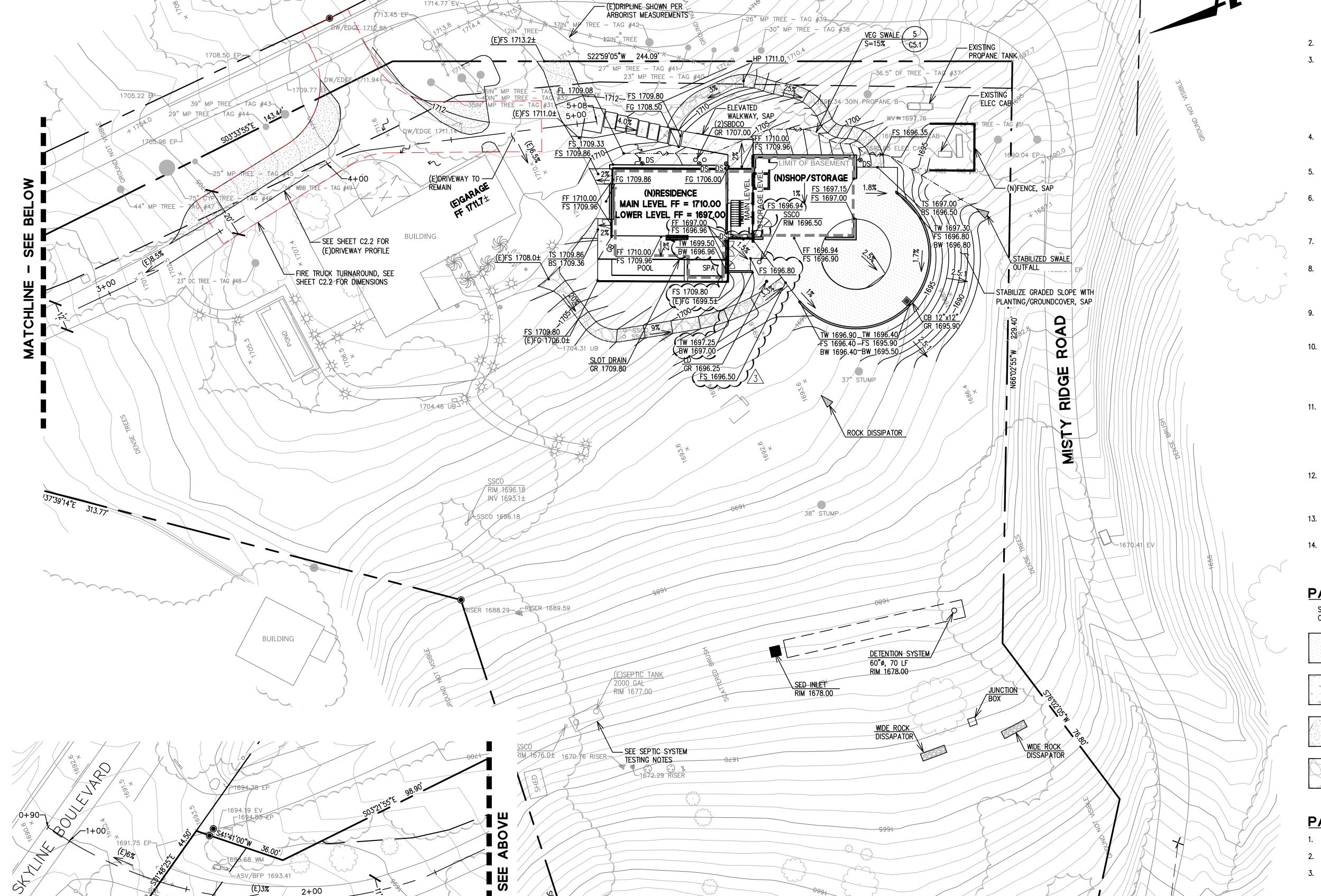
SEE SHEETS CO.O AND CO.1 FOR NOTES AND **LEGENDS**

GRAPHIC SCALE

PROPOSED 13 FT DEEP OBSERVATION TRENCH PER SMCO ENVIRONMENTAL HEALTH REQUIREMENTS. SEE SEPTIC

SYSTEM TESTING NOTES.

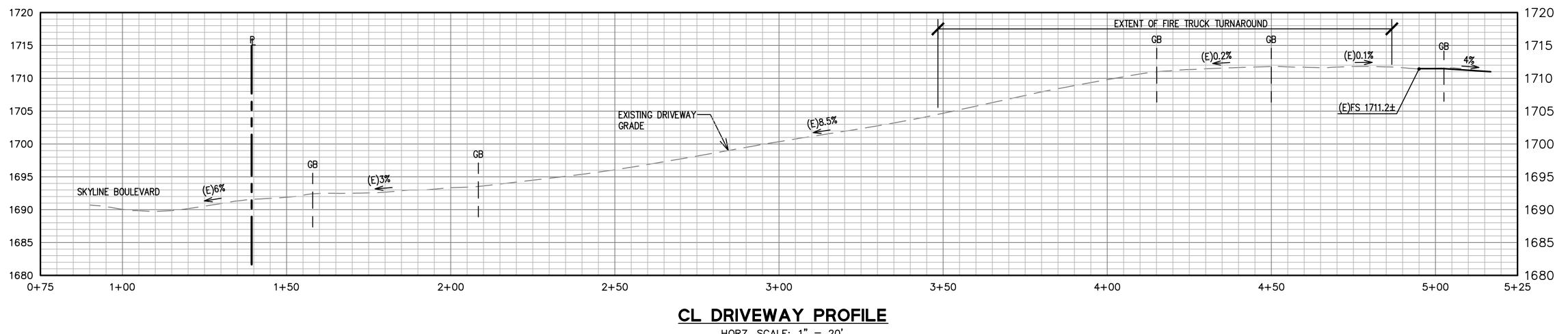




WAY PROFILE/FIRE TURNAROUND 12400 SKYLINE BOULEVARD

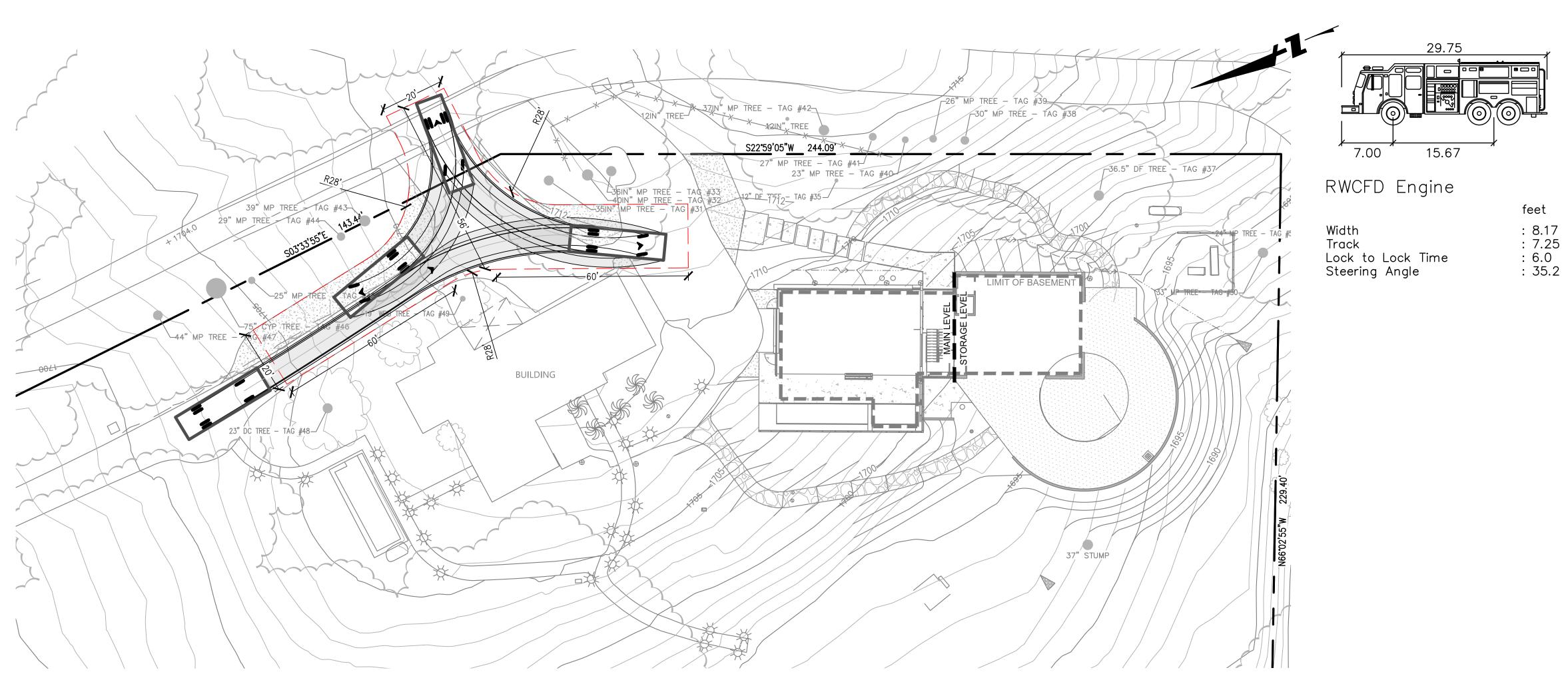
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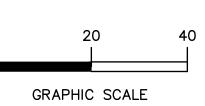


HORZ. SCALE: 1" = 20' VERT. SCALE: 1" = 10'

SEE SHEET C2.1 FOR STATIONING



FIRE TRUCK TURNAROUND SCALE: 1" = 20'



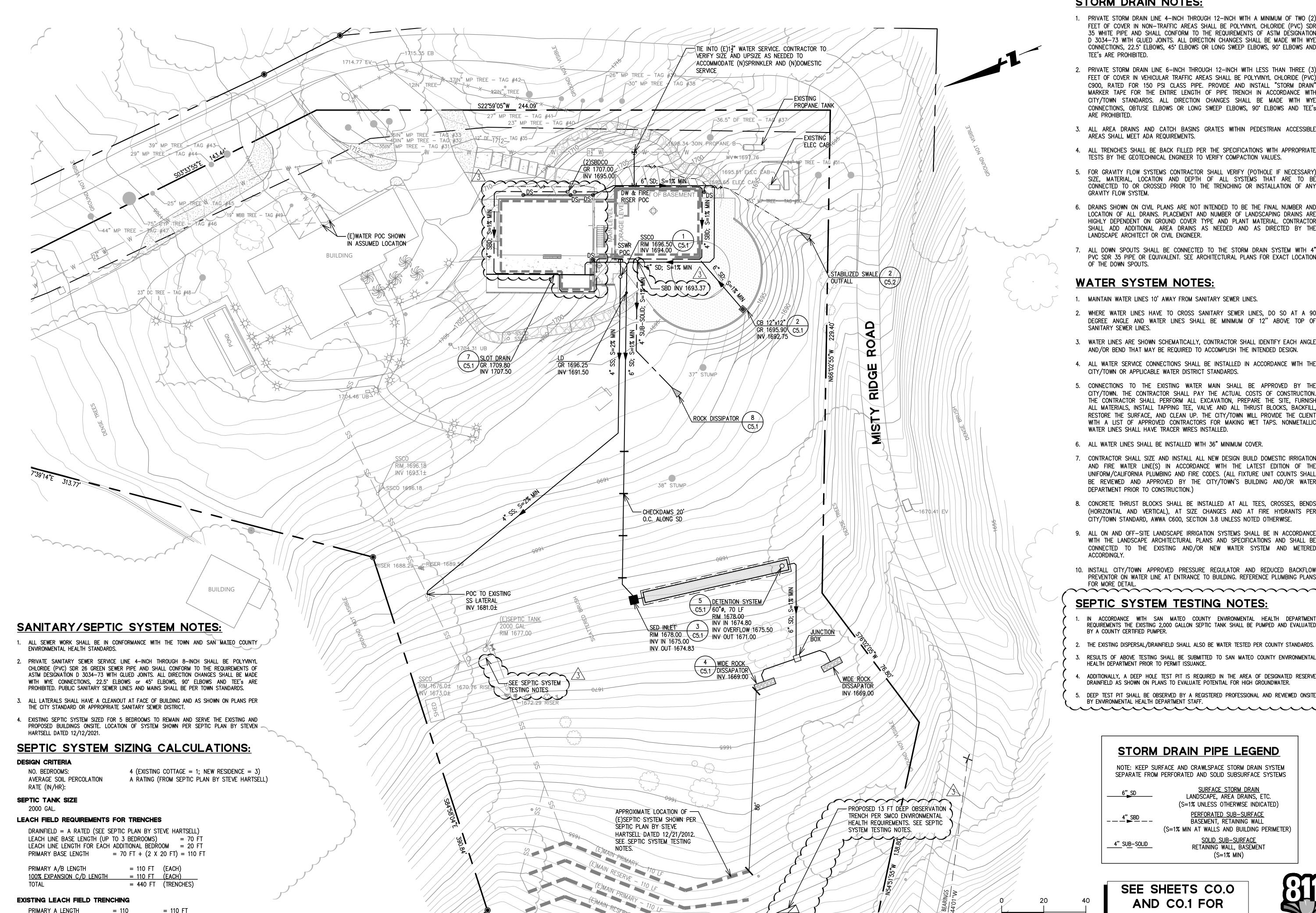
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Know what's below. Call before you dig.



PRIMARY B LENGTH

TOTAL

100% EXPANSION C LENGTH = 110

100% EXPANSION D LENGTH = 110

= 110

= 110 FT

= 110 FT

= 110 FT

= 440 FT (TRENCHES)

STORM DRAIN NOTES:

- 1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
- PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
- 3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- 4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- 5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- 6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
- 7. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

WATER SYSTEM NOTES:

- 1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
- 2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- 4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
- 5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- 6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- 7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
- 8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- 9. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- 10. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING, REFERENCE PLUMBING PLANS

SEPTIC SYSTEM TESTING NOTES:

- IN ACCORDANCE WITH SAN MATEO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS THE EXISTING 2,000 GALLON SEPTIC TANK SHALL BE PUMPED AND EVALUATED BY A COUNTY CERTIFIED PUMPER.
- 2. THE EXISTING DISPERSAL/DRAINFIELD SHALL ALSO BE WATER TESTED PER COUNTY STANDARDS.
- 3. RESULTS OF ABOVE TESTING SHALL BE SUBMITTED TO SAN MATEO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO PERMIT ISSUANCE.
- 4. ADDITIONALLY, A DEEP HOLE TEST PIT IS REQUIRED IN THE AREA OF DESIGNATED RESERVE DRAINFIELD AS SHOWN ON PLANS TO EVALUATE POTENTIAL FOR HIGH GROUNDWATER.
- 5. DEEP TEST PIT SHALL BE OBSERVED BY A REGISTERED PROFESSIONAL AND REVIEWED ONSITE

STORM DRAIN PIPE LEGEND

NOTE: KEEP SURFACE AND CRAWLSPACE STORM DRAIN SYSTEM SEPARATE FROM PERFORATED AND SOLID SUBSURFACE SYSTEMS

SURFACE STORM DRAIN LANDSCAPE, AREA DRAINS, ETC. (S=1% UNLESS OTHERWISE INDICATED) PERFORATED SUB-SURFACE BASEMENT, RETAINING WALL

4" SUB-SOLID

GRAPHIC SCALE

(S=1% MIN AT WALLS AND BUILDING PERIMETER) SOLID SUB-SURFACE RETAINING WALL, BASEMENT (S=1% MIN)

SEE SHEETS CO.O AND CO.1 FOR **NOTES AND LEGENDS**



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MANAGEMENT 400 SKYLINE BO

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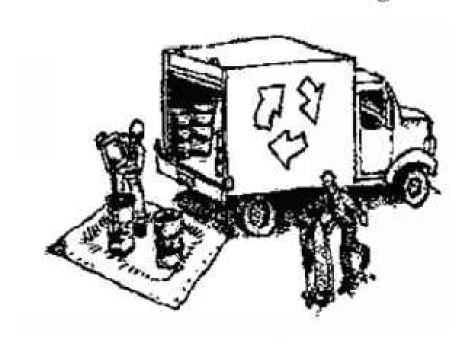


Construction Best Management Practices (BMPs)

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

Clean Water, Healthy Community.

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



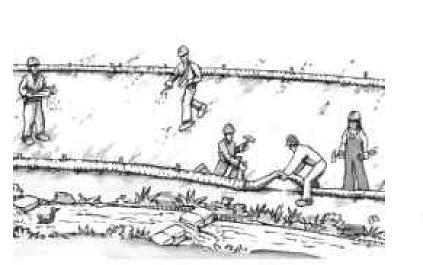
Maintenance and Parking

- 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

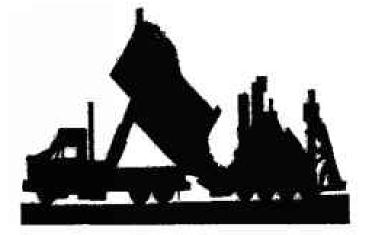


- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately
- 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

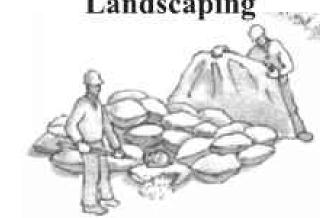
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



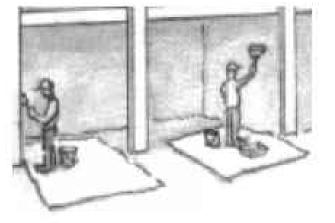
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



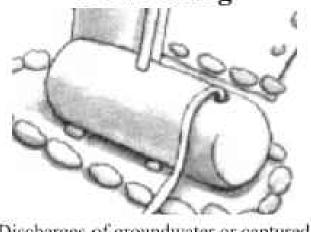
- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any crodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint 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.



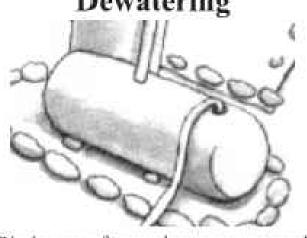
- runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- 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!



- containers into a street, gutter, storm

Dewatering



- ☐ Discharges of groundwater or captured
- ☐ Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain
- ☐ In areas of known or suspected

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PLAN CHEC BUILDING F

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C4.2

ZX

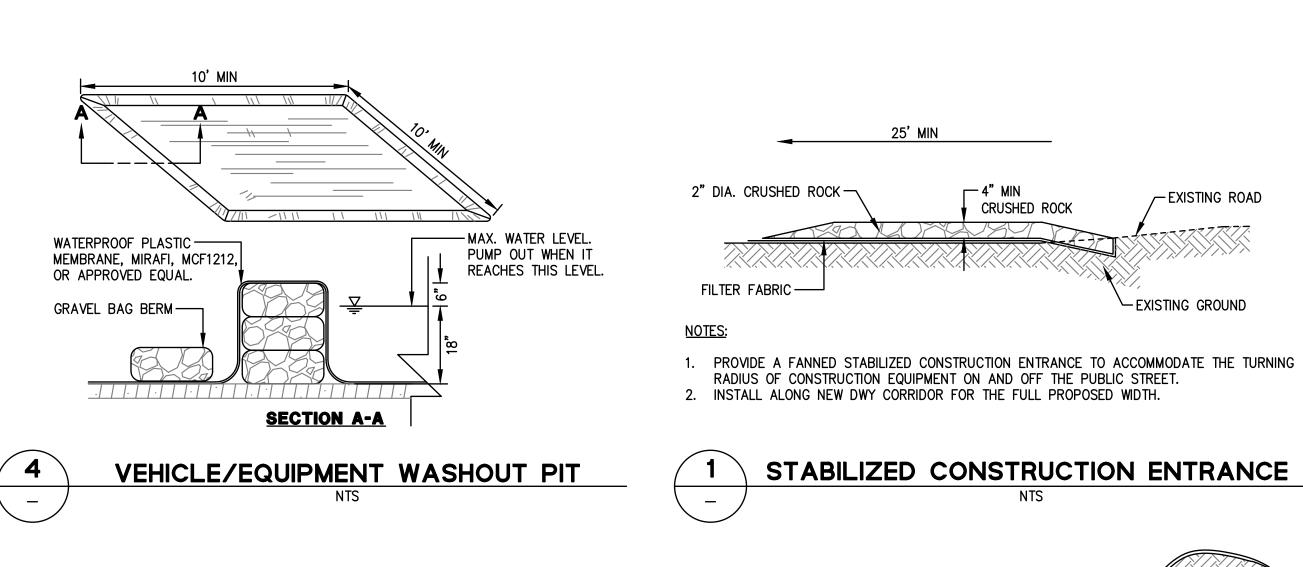
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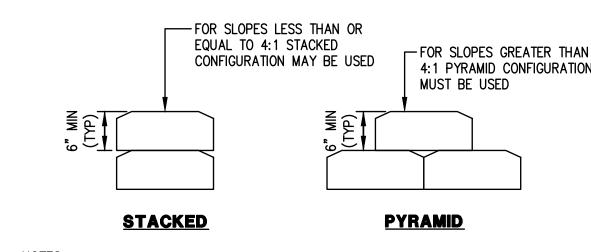
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C4.1

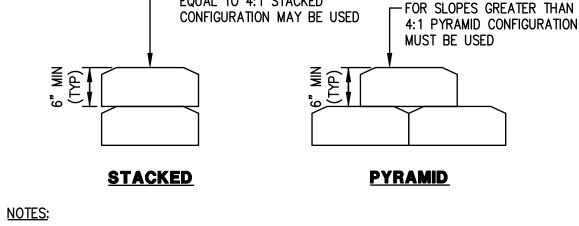
Know what's **below**. Call before you dig.





INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION,

GRAVEL BAG BERM



PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

-SEDIMENT, ORGANIC MATTER, "CAPTURED BEHIND THE ROLLS. ROLLS BY 12 INCHES

VERTICAL SPACING

DEPENDS SLOPE

STEEPNESS. SEE

NOTE NUMBER 2.

GRAPHIC SCALE

FIBER ROLLS MUST

BE PLACED ALONG

SLOPE CONTOURS

AND NATIVE SEEDS ARE

BERM/(SE/6) \ C4.1/

PROTECTION SHALL BE IMPLEMENTED, REFER TO ARBORIST REPORT. 2. FENCING SHALL CONSIST OF 6 FT MIN. HEIGHT CHAIN LINK FENCE SET ON STEEL POSTS DRIVEN 2 FT INTO GROUND. SPACE FENCE POSTS 10 FT MIN. O.C.

1. TREE PROTECTION FENCING (TPF)

NOTES:

C4.1 WASHOUT PN (NS-8)

6 FIBER ROLLS

TREE PROTECTION ,

VEHICLES, OR CONSTRUCTION EQUIPMENT. 4. ONCE INSTALLED, TPF MUST NOT BE APPROVED BY A CERTIFIED

IS COMPLETE. NO STOCKPILING OF CONSTRUCTION MATERIALS OR SOIL IS ALLOWED WITHIN TPF. NO GRADING, TRENCHING OR SURFACE SCRAPING IS ALLOWED INSIDE THE TPF OF PROTECTED TREES UNLESS SPECIFIED BY A

CERTIFIED ARBORIST. TRENCHING FOR UNDERGROUND UTILITIES WITHIN THE TPF MUST BE APPROVED BY A CERTIFIED ARBORIST AND BE COMPLETED BY HAND. NO ROOTS ENCOUNTERED SHALL BE CUT WITHOUT APPROVAL OF A CERTIFIED ARBORIST. 8. COVER ALL BARE SOILS WITHIN THE TPF. THIS MATERIAL MUST BE 6 TO 8 INCHES IN DEPTH AFTER SPREADING, WHICH MUST BE DONE

LIVE STAKE

(2) 1' X 1' STAKES CROSSED

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. 1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:

SLOPE OF 2:1 OR GREATER = 10 FEET APART SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART SLOPE OF 4:1 OR FLATTER = 20 FEET APART 2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND

REMOVE SEDIMENT WHEN NECESSARY. 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

TREE PROTECTION FENCING

MIN. RADIAL DISTANCE (R):

 $R = (12) \times TRUNK DIAMETER$

1 STABILIZED CONSTRUCTION

C4.1 ENTRANCE (TC-T)

ARBORIST NOTES:

FOR UTILITIES PASSING THROUGH THE RPZ.

APPROVED.

PLACED ON TOP.

MOISTURE HOLDING CAPACITY.

EXPOSED WITHOUT DAMAGE.

AND CAN REMAIN IN PLACE WHEN BACKFILLED.

ARBORIST SUPERVISION — ALL ACTIVITIES OCCURRING WITHIN THE DESIGNATED RPZ MUST BE UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. ENCROACHMENT IS NOT PERMITTED UNTIL ALL ADDITIONAL PROTECTIONS ARE IN PLACE AND HAVE BEEN

REQUIRED METHOD OF EXCAVATION WITHIN CRITICAL ROOT ZONE -WHEN TRENCHING IS

REQUIRED, CAREFUL HAND EXCAVATION OR THE USE OF THE AIR SPADE ARE

ACCEPTABLE METHODS. PROJECT ARBORIST MUST APPROVE AND SUPERVISE ALL

SUCH ACTIVITY. NO HEAVY EQUIPMENT IS ALLOWED. WHEREVER POSSIBLE, ROUTE UTILITIES OUTSIDE OF THE DESIGNATED RPZ. TUNNELING IS THE PREFERRED METHOD

SOIL PROTECTION — THE EFFECTS OF FOOT TRAFFIC CAN BE MITIGATED USING SIX (6) INCHES OF WOOD CHIP MULCH AND $rac{3}{4}$ INCH PLYWOOD PLACED ON TOP. SOIL PROTECTIONS FOR EQUIPMENT OPERATING WITHIN THE DESIGNATED RPZ REQUIRES 12

TRUNK AND SCAFFOLD PROTECTION - WHENEVER CONSTRUCTION ACTIVITY MUST OCCUR INSIDE THE TREE PROTECTION ZONE, THE BASE OF THE TREE AND THE FIRST

EIGHT-FEET AND EXPOSED SCAFFOLD LIMBS MUST BE ARMORED. PROTECTION IS GENERALLY PROVIDED BY ARMORING THE TRUNK AND EXPOSED SCAFFOLD BRANCHES WITH 2X4 BOARDS WRAPPED TOGETHER WITH ORANGE PLASTIC FENCING MATERIAL.

ROOT PROTECTION - ALL EXPOSED ROOTS MUST BE COVERED WITH 2 LAYERS OF

NECESSARY ROOT PRUNING - LATE FALL SEASON IS THE BEST TIME FOR ROOT

DAMP BURLAP SECURED WITH JUTE STAPLES. BURLAP SHALL ALWAYS KEMAIN DAMP

PRUNING AND SPRING CAN BE THE MOST HARMFUL. ALL NECESSARY ROOT PRUNING

AND SHAVING IS CONDUCTED BY PROJECT ARBORIST AFTER THE ROOTS HAVE BEEN

STRAW WATTLES ARE NOT TO BE USED FOR SUCH PURPOSES DUE TO THEIR

INCHES OF MULCH WITH EITHER METAL TRENCHING PLATES OR 1 1/8-INCH PLYWOOD

TYPE I - LANDSCAPE ONLY

CONTINUE FENCING BEYOND SIDEWALK WHERE REQUIRED. 7 5. DO NOT OBSTRUCT PUBLIC SIDEWALKS OR STREETS WITH TREE PROTECTION FENCING.

TYPE II - NEAR PUBLIC ROW

TREE PROTECTION FENCING

FIBER ROLL

NOTES:

SHALL BE SET A RADIAL DISTANCE (R) AT THE BASE OF THE TREE, OR EXTENDING TO THE LIMITS OF THE TREE DRIPLINE, WHICHEVER IS GREATER. WHERE FENCING IS NOT POSSIBLE AND CONSTRUCTION ACTIVITIES ENCROACH INTO THE PROTECTED AREA ALTERNATIVE

FENCING MUST BE INSTALLED PRIOR

TO ARRIVAL OF MATERIALS,

MOVED, EVEN TEMPORARILY, UNLESS ARBORIST, OR WHEN CONSTRUCTION

BY HAND. COURSE WOOD CHIPS ARE

SEE SHEETS CO.O AND CO.1 FOR NOTES AND **LEGENDS**

— 4" MIN

RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

WATERPROOF PLASTIC MEMBRANE SECURE

WITH ANCHORS OR WEIGHTS TO PREVENT

USE MIRAFI PREFABRICATED SILT

- SILT DEPOSIT ON

GRAVEL FILLED DITCH

8"x12" TRENCH WITH

COMPACTED BACKFILL

EXTRA STRENGTH BLACK FILTER -

-10 FT MAX SPACING WITH WIRE

WITHOUT WIRE SUPPORT FENCE

SILT FENCE

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN

3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE

SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SUPPORT FENCE 6 FT MAX SPACING

FABRIC NEEDED WITHOUT WIRE

MESH SUPPORT

TO UPSTREAM SIDE OF POST.

FENCE OR EQUAL. ATTACH SECURELY

WIND OR RAIN FROM DISTURBING

FILTER FABRIC —

SILT FENCE —

STACKED GRAVEL BAGS —

PONDING HT.

STANDARD DETAIL

TRENCH WITH

NATIVE BACKFILL

STEEL OR ---

WOOD POST

NOTES:

NECESSARY.

PLACED AROUND THE

BASE OF STOCKPILE

1x1 STEEL OR — +

WOOD POST 40"

MIN LENGTH

CRUSHED ROCK

STABILIZED CONSTRUCTION ENTRANCE

STOCKPILE COVERING

_EXISTING ROAD

-EXISTING GROUND

STOCKPILE

PONDING HT.

ALTERNATE DETAIL

TRENCH WITH GRAVEL

- GRAVEL

9" MAX.

(RECOMMENDED)

STORAGE HT.



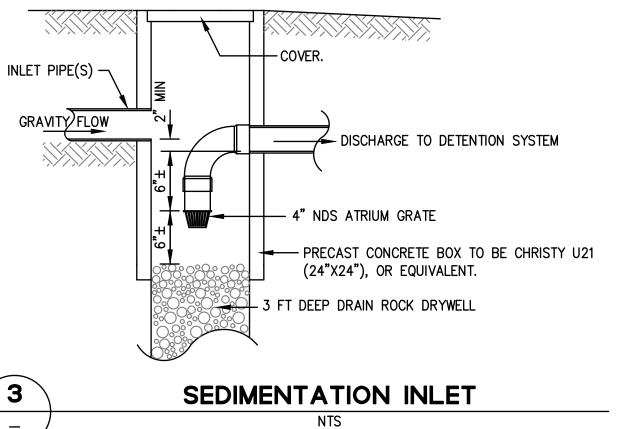


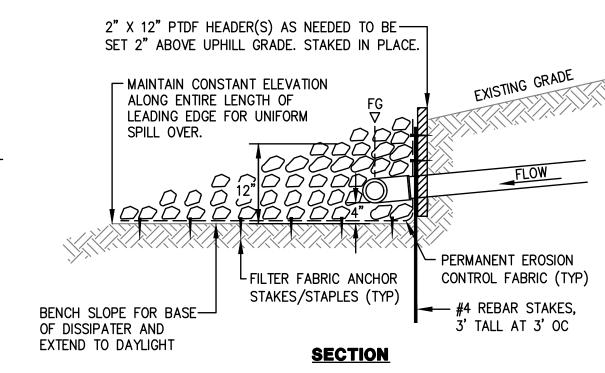
SHEET E BOULEVARD

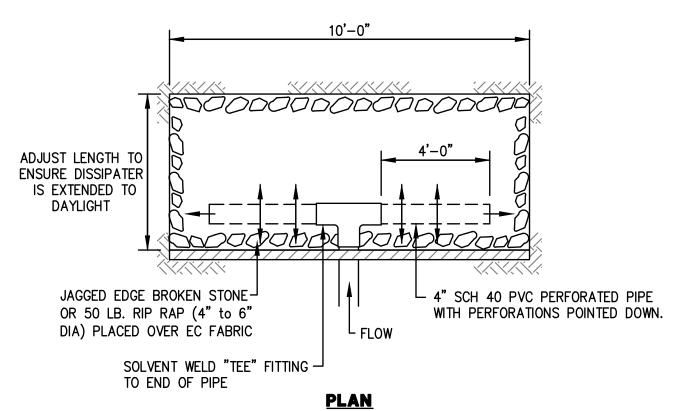
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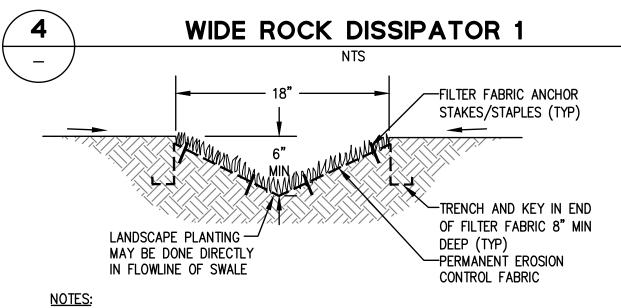
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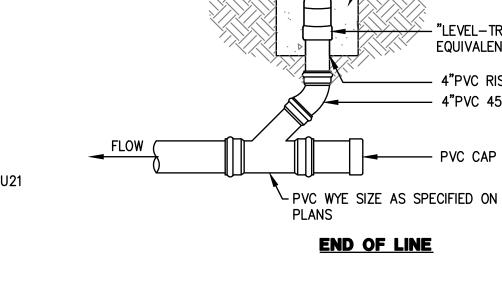


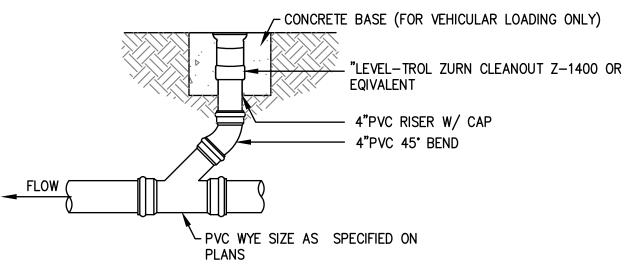




- 1. ALL GRASS SWALES SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS VMAX SC250 OR EQUIVALENT. 2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE
- PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS. 3. THE CONTRACTOR AND/OR HOME OWNER SHALL INSPECT, MAINTAIN AND REPAIR VEGETATED SWALE DIMENSIONS, SLOPE AND EROSION CONTROL FABRIC IN

VEGETATED SWALE NTS





- CONCRETE BASE (FOR VEHICULAR LOADING ONLY)

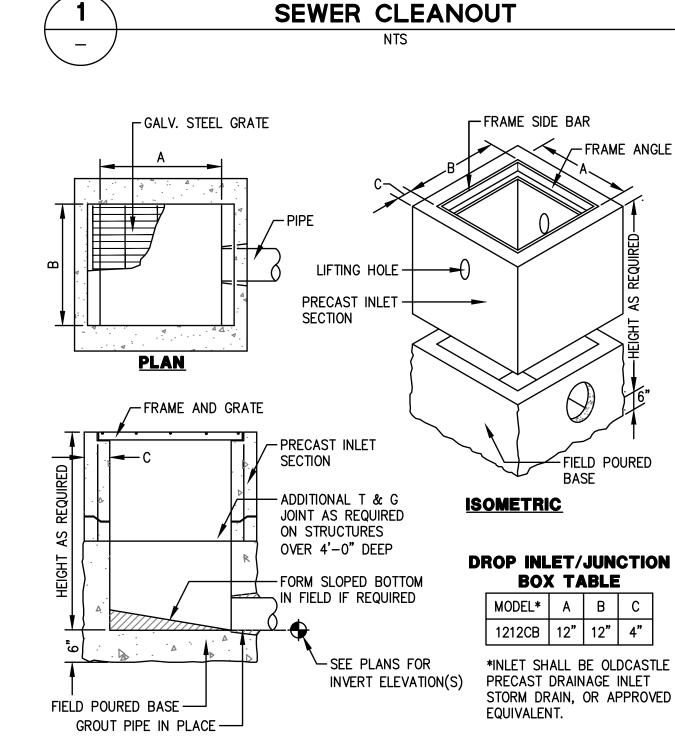
EQUIVALENT

— 4"PVC RISER W/ CAP — 4"PVC 45" BEND

LEVEL-TROL ZURN CLEANOUT Z-1400 OR

<u>IN-LINE</u>

GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

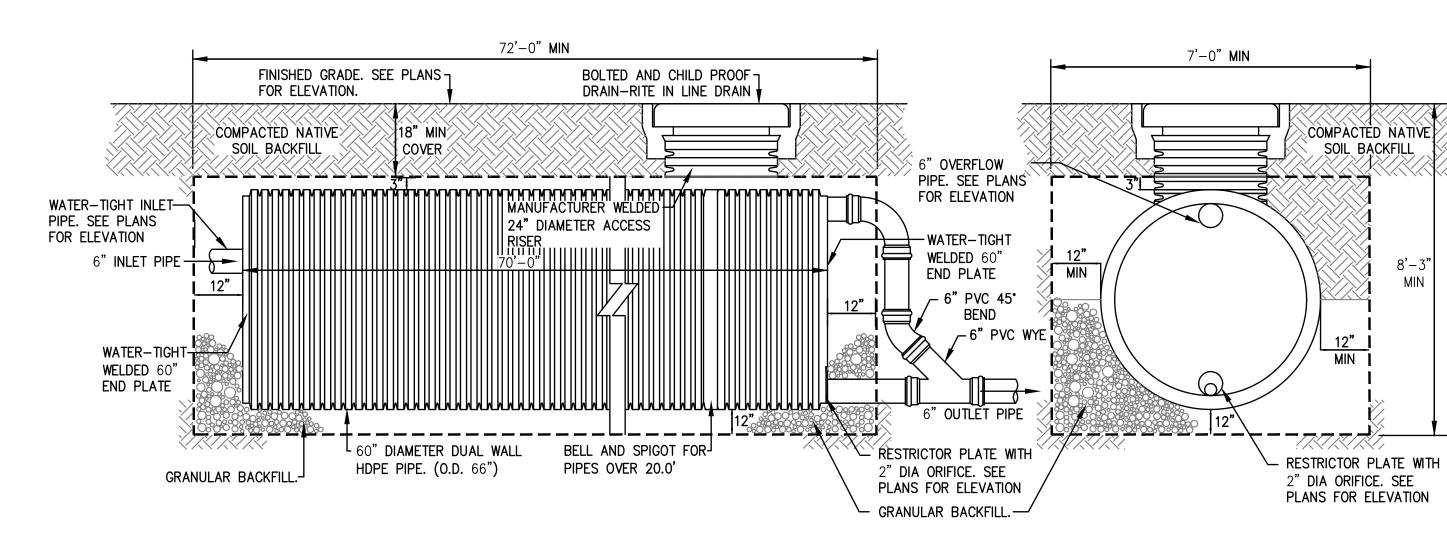


TYPICAL SECTION

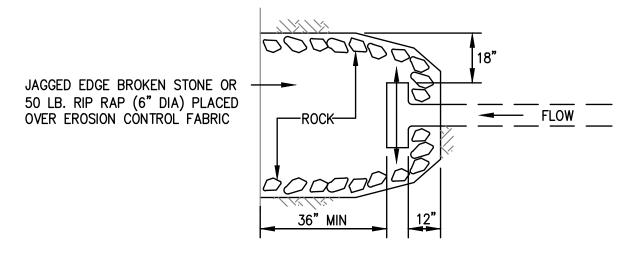
NOTES:

1. USE ADA COMPLIANT GRATE IN ADA ACCESSIBLE AREAS.

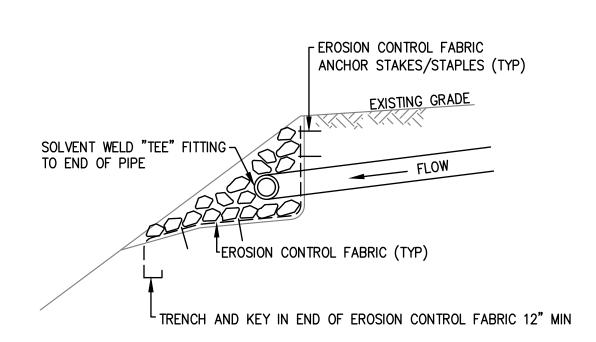
2	CATCH BASIN
	NTS



DETENTION SYSTEM



<u>PLAN</u>



SECTION

NOTES: 1. ACO BRICKSLOT 0.6% SLOPED CHANNELS IN METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

<u>PLAN</u>

11.69"

ACO BRICKSLOT-

DRAIN OR EQUAL

ROCK DISSIPATOR NTS

ACO BRICKSLOT DRAIN

ON PLANS

MINOR CONCRETE

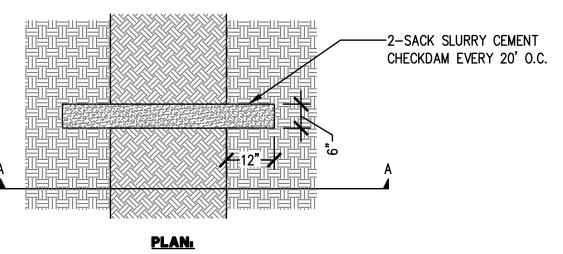
SECTION A-A

0.5"

3.3" PLUS CHANNEL DEPTH **END VIEW** - MATERIAL TRANSITION, SEE PLANS

ACCORDANCE WITH THE EROSION CONTROL PLAN NOTES AND RECOMMENDATIONS.

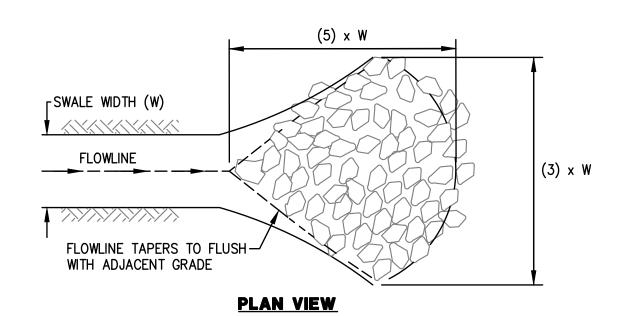
—SELECT BACKFILL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION. SEE NOTE 1. -CLASS 1 TYPE A PERMEABLE COMPACTED TO 95% RELATIVE COMPACTION -2-SACK SLURRY CEMENT CHECKDAM EVERY 20' O.C. SECTION A-A:

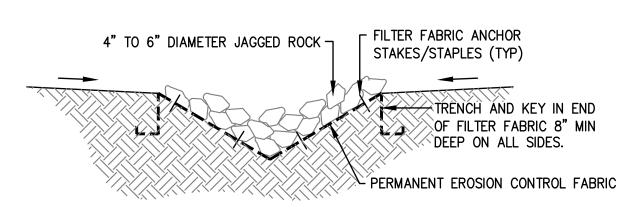


<u>NOTES:</u>

1. SELECT BACKFILL MATERIAL - MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3" IN GREATEST DIMENSION, VEGETABLE MATTER, OR UNSATISFACTORY MATERIAL.







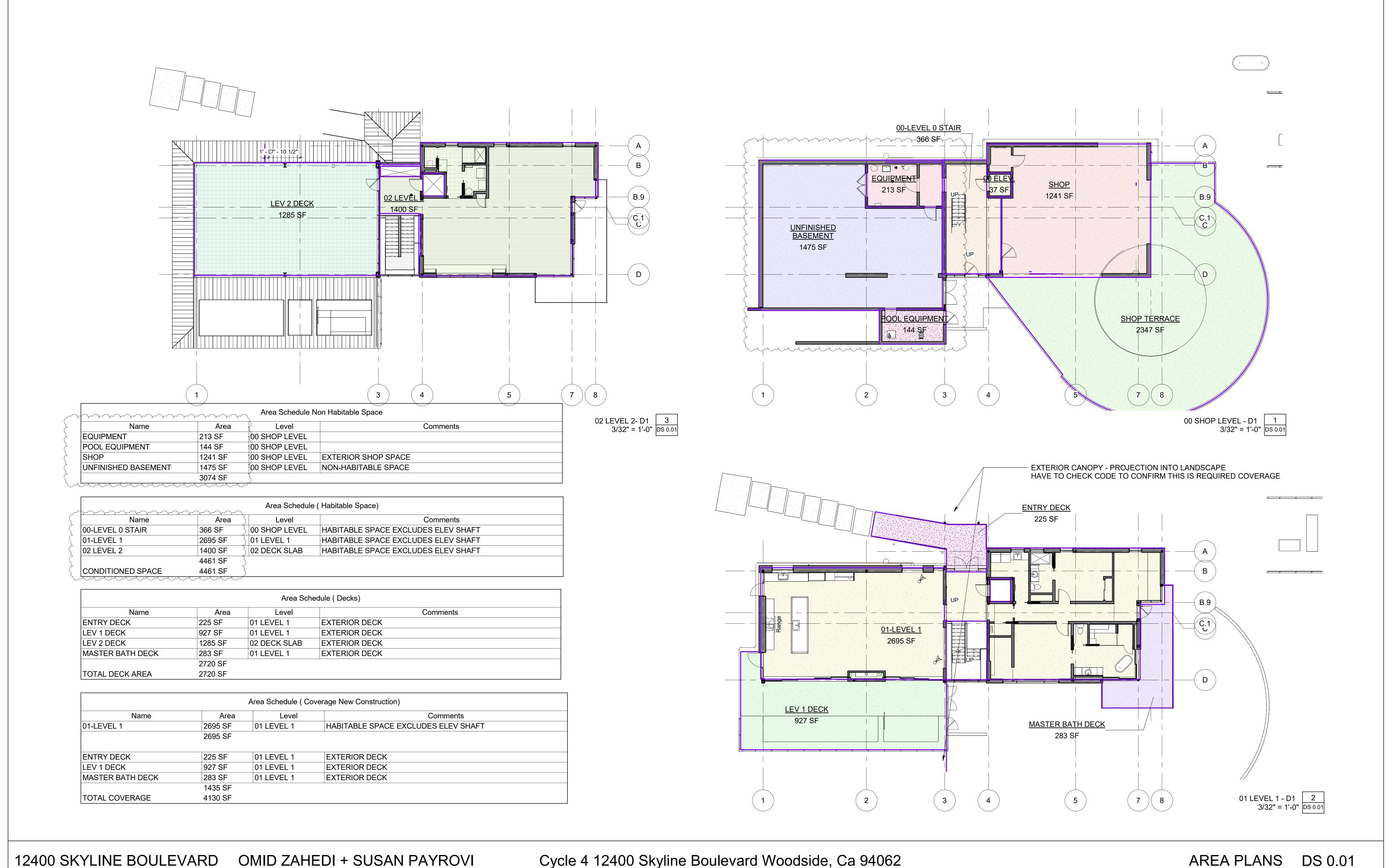
SECTION VIEW

- 1. ROCK OUTFALL SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS VMAX 350 REINFORCING MAT (BY NORTH AMERICAN GREEN).
- 2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
- AND INSTALLATION SPECIFICATIONS AND DETAILS.

 3. PLANTING MAY BE DONE DIRECTLY WITHIN SWALE, OUTFALL, OR IMMEDIATELY DOWNSTREAM OF OUTFALL.



STABILIZED SWALE OUTFALL



Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

Studio Gwise

837_A Stannage Ave. Albany, Ca

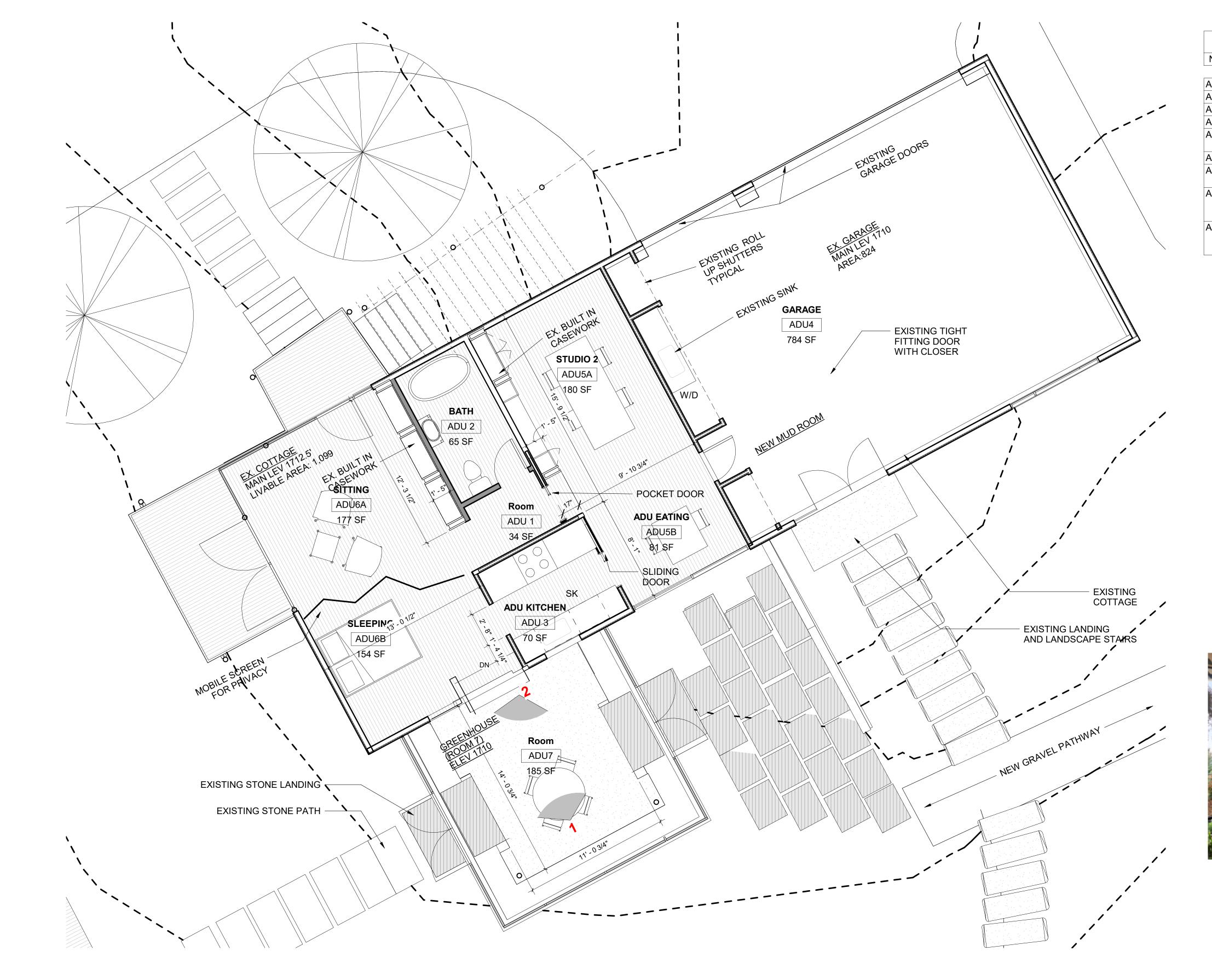
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2022-1223

Project number



12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

PROPOSED ADU SCHEDULE OF USES						
Number NAME Area USE						
ADU.1	HALL	34 SF	HALL			
ADU.2	BATH	65 SF	BATHROOM			
ADU.3	KITCHEN	69 SF	KITCHEN			
ADU.4	GARAGE	784 SF	GARAGE			
ADU.5A	STUDIO 2	180 SF	FORMERLY STUDIO 2; TO BE USED FOR WORKING AND MEETINGS			
ADU.5B	EATING	81 SF	FORMERLY STUDIO; 2 TO BE USED FOR EATING			
ADU.6A	SITTING	183 SF	FORMERLY STUDIO 1: TO BE USED FOR SITTING AND MEETING			
ADU.6B	SLEEPING	154 SF	FORMERLY STUDIO 1: TO BE USED FOR SLEEPING; TO BE EQUIPPED WITH PORTABLE SCREENS AND SMOKE DETECTOR			
ADU.7	GREEN HOUSE	283 SF	FORMERL STUDY;TO BE USED FOR PLANTING AND CIRCULATION TO EXTERIOR,TO BE USED AS STUDY AND MEETING ROOM			

1833 SF 1833 SF



1. GREEN HOUSE ROOM LOOKING EAST



2. GREEN HOUSE ROOM LOOKING WEST

DS PROPOSED ADU PLAN 1 1/4" = 1'-0" DS 0.02

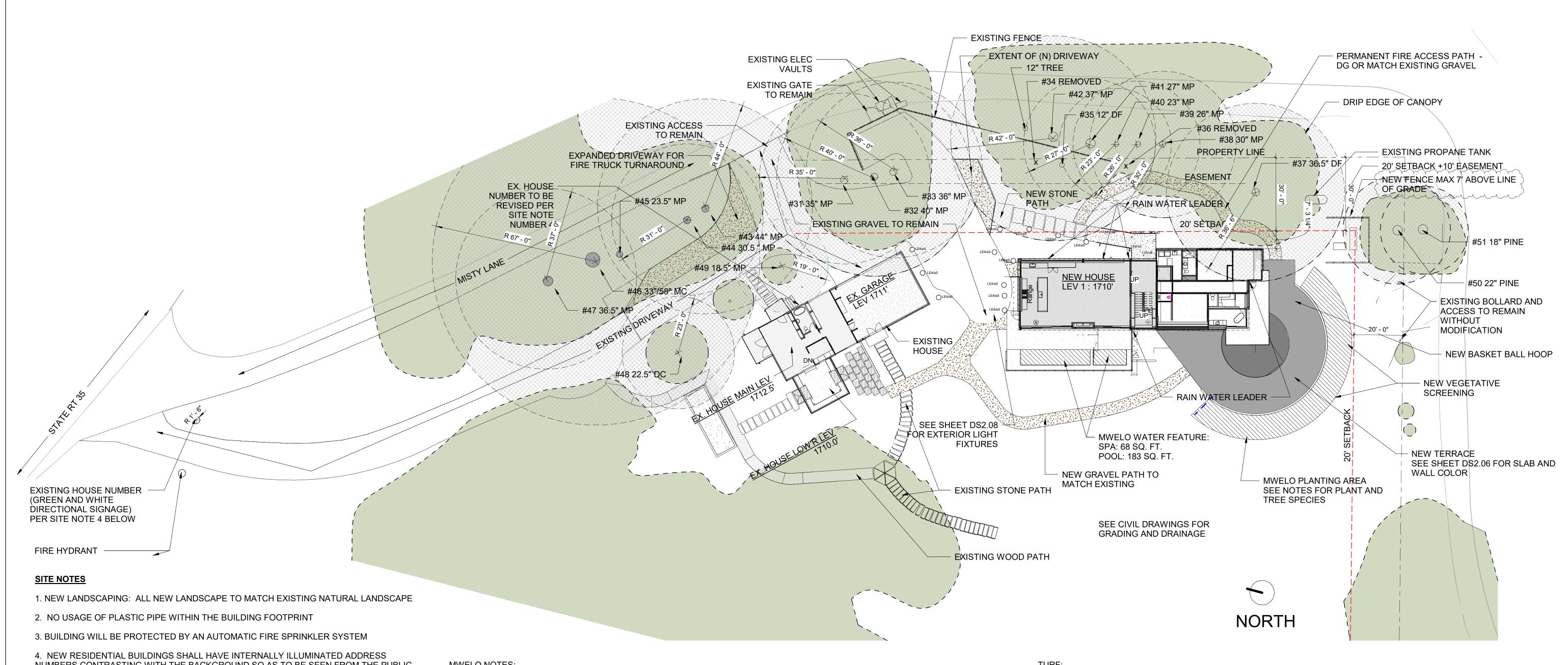
Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

PROPOSED ADU DS 0.02

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- NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE SAN MATEO COUNTY FIRE DEPARTMENT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6"x18" GREEN REFLECTIVE METAL SIGN WITH 3" REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.
- 4.A ADU USING THE SAME STREET ADDRESS NUMBERS, SHALL HAVE SUITE OR UNIT IDENTIFICATION POSTED AS REQUIRED BY THE SAN MATEO COUNTY FIRE DEPARTMENT
- 4.B ADU FOR REAR ADDRESSING WHEN REQUIRED BY THE CHIEF, APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE FIRE APPARATUS ROAD AT THE BACK OF THE PROPERTY
- 5. A FUEL BREAK OR DEFENSIBLE SPACE SHALL BE PROVIDED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE NOT LESS THAN 30'
- 6. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED TO 6' ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GORWN OR AT MATURITY.
- 7. PORTIONS OF ANY EXISTING TREES WHICH EXTENDS WITHIN 10' OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE SHALL BE REMOVED. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

MWELO NOTES:

PLANT MATERIAL (TITLE 23, CHAPTER 2.7, APPENDIC D (B) (3)

- 75 % OF LANDSCAPE. EXCLUDING EDIBLES. AND AREAS USING RECYCLED WATER. SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3
- POOLS AND WATER FEATURES ARE INCLUDED IN LANDSCAPE SQIARE FOOTAGE FOR ONE AND TWO FAMILY
- **DWELLINGS** WUCOLS PLANT FACTORS FOR THIS PROJECT ARE 0.5 OR LOWER
- LANDSCAPE AREA:
- NEW LANDSCAPE
 - 1,102 SF PLANTING BELOW NEW TERRACE
 - 183 SF POOL
 - 1,353 SF TOTAL NEW LANDSCAPE AREA
- REHABILITATED LANDSCAPE NONE
- PLANT LIST
 - OLEA EUROPAEA (OLIVE TREES) WUCOL'S FACTOR .1 SUNSET ZONE: 15 QTY: 8 QTY 20 (SPACED 3' APART) QTY 20 (SPACED 3' APART LAVANDULA SPP (LAVENDER) WUCOL'S FACTOR .3 SUNSET ZONE: 15 WUCOL'S FACTOR .3 SANTOLINA SUNSET ZONE: 15

AVERAGE WUCOLS CALCULATION: (.1X9)+ (.3 X 20) + (.3 X 20)/ 44 = .29

- TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS
- NO TURF PERMITTED IN NON-RESIDENTIAL AREAS TURF NOT PERMITTED ON SLOPES GREATER THAN 25%
- TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE

IRRIGATION: THE PROJECT DOES NOT PLAN TO INSTALL AN IRRIGATION SYSTEM AND WILL MANUALLY WATER PLANTS INSTALLED AS PART OF THIS PROJECT'S SCOPE. NOTES INCLUDED FOR INFORMATION.

- AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ONTHE **IRRIGATION SYSTEM**
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE
- WATER SUPPLY AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR
- OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY "FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ.FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
- 7. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

DS 0.1 SITE PLAN 1 1" = 20'-0" DS 1.01

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Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

SITE PLAN DS 1.01

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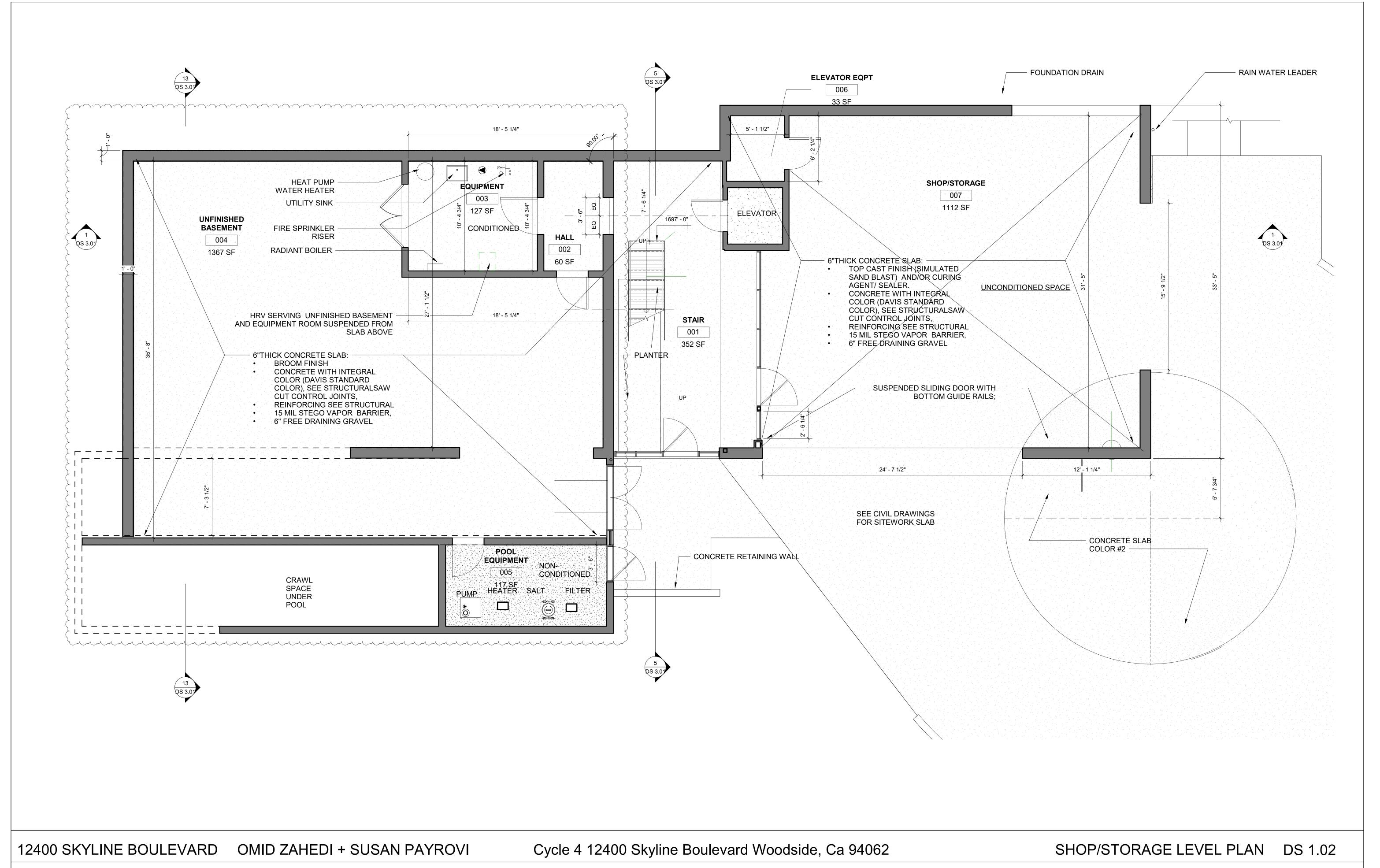
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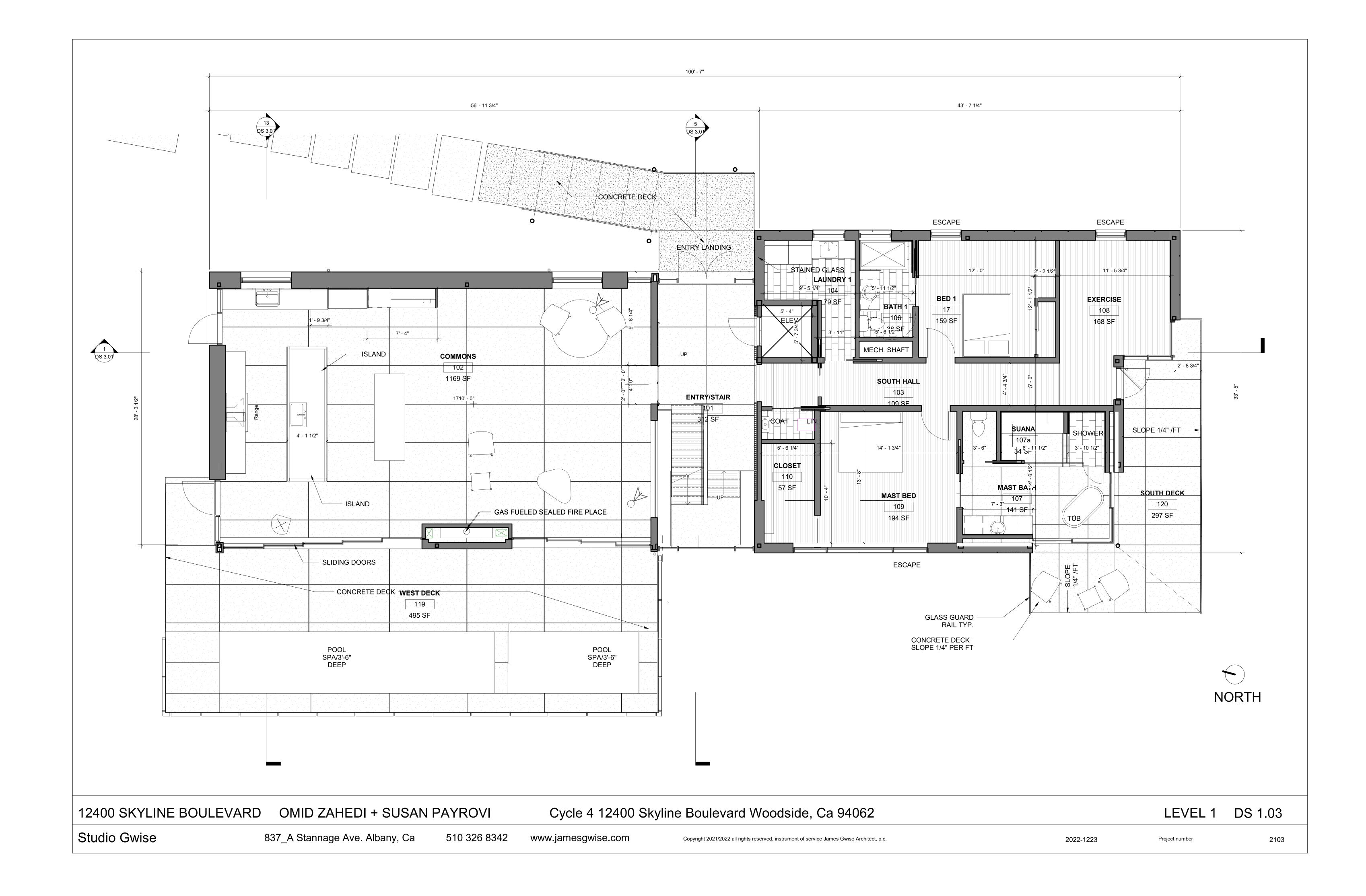
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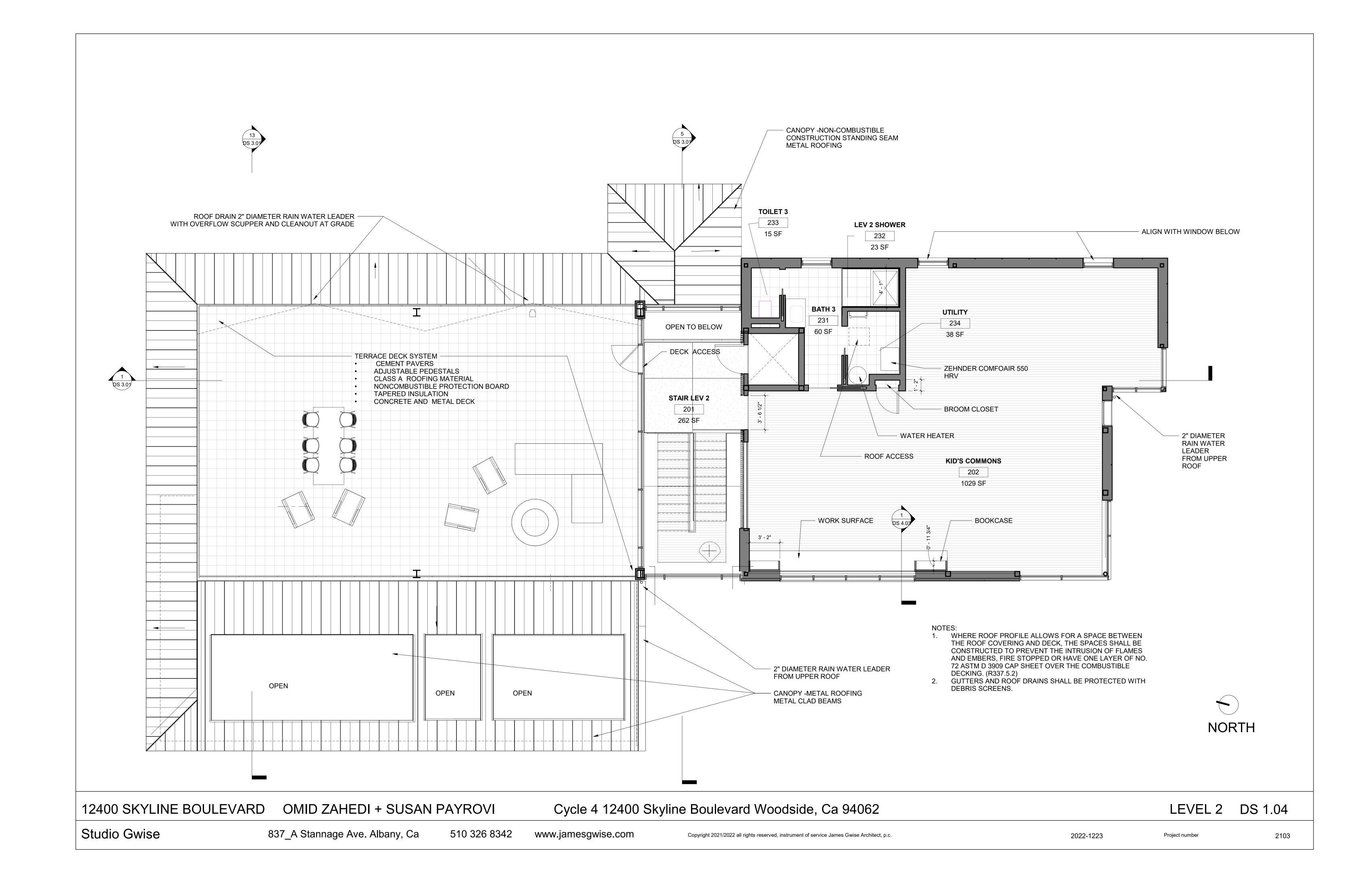
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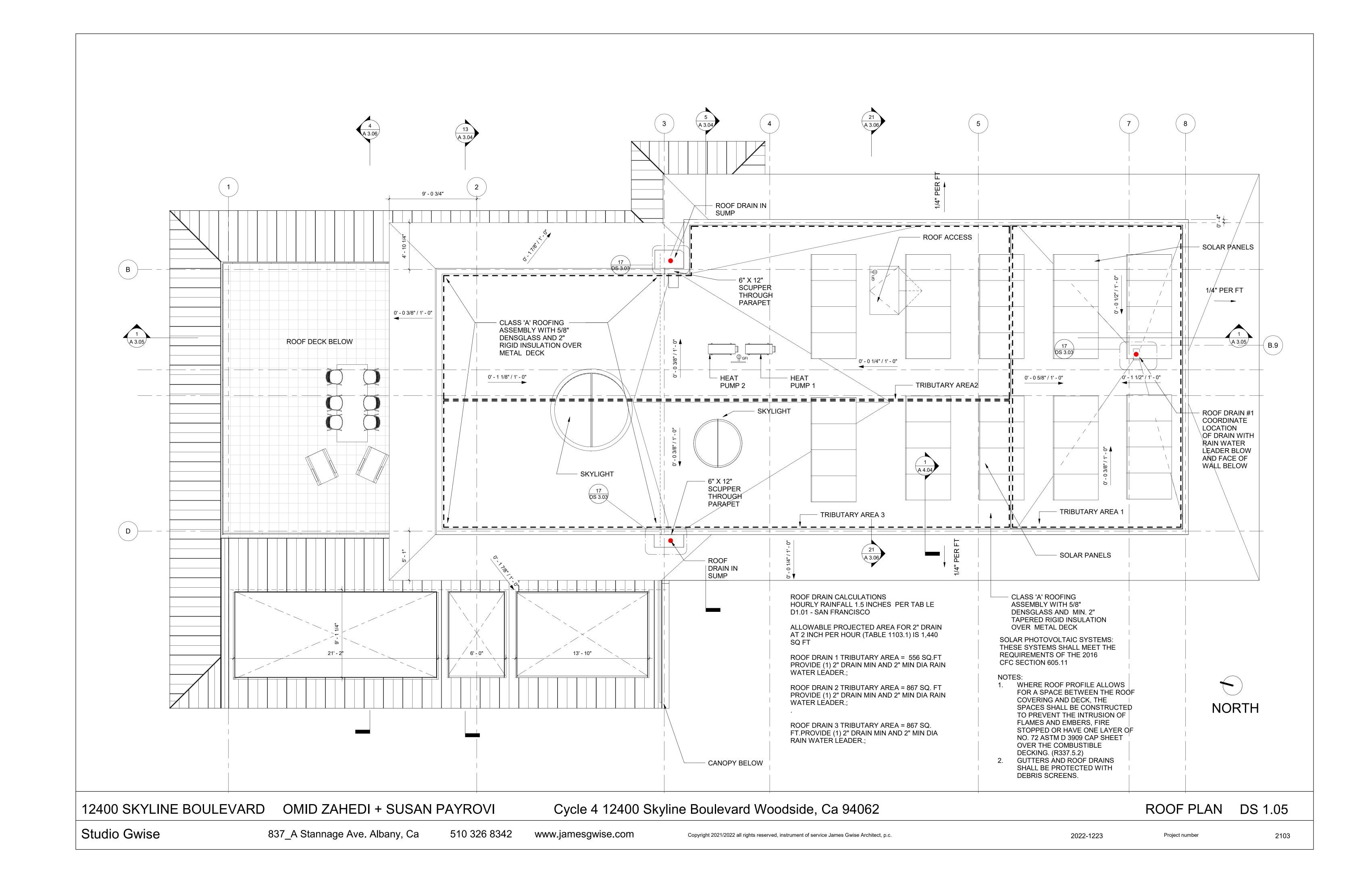
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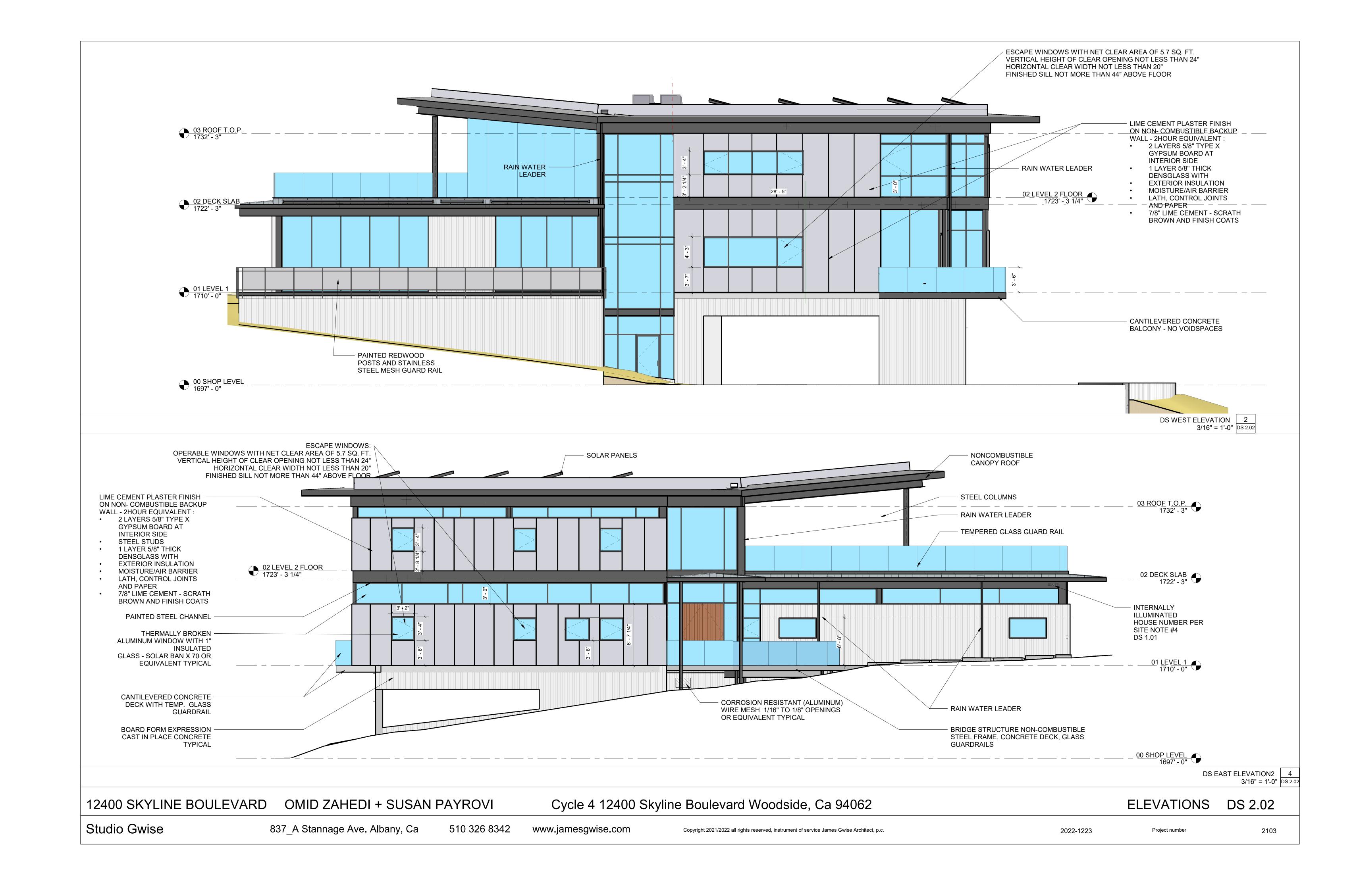


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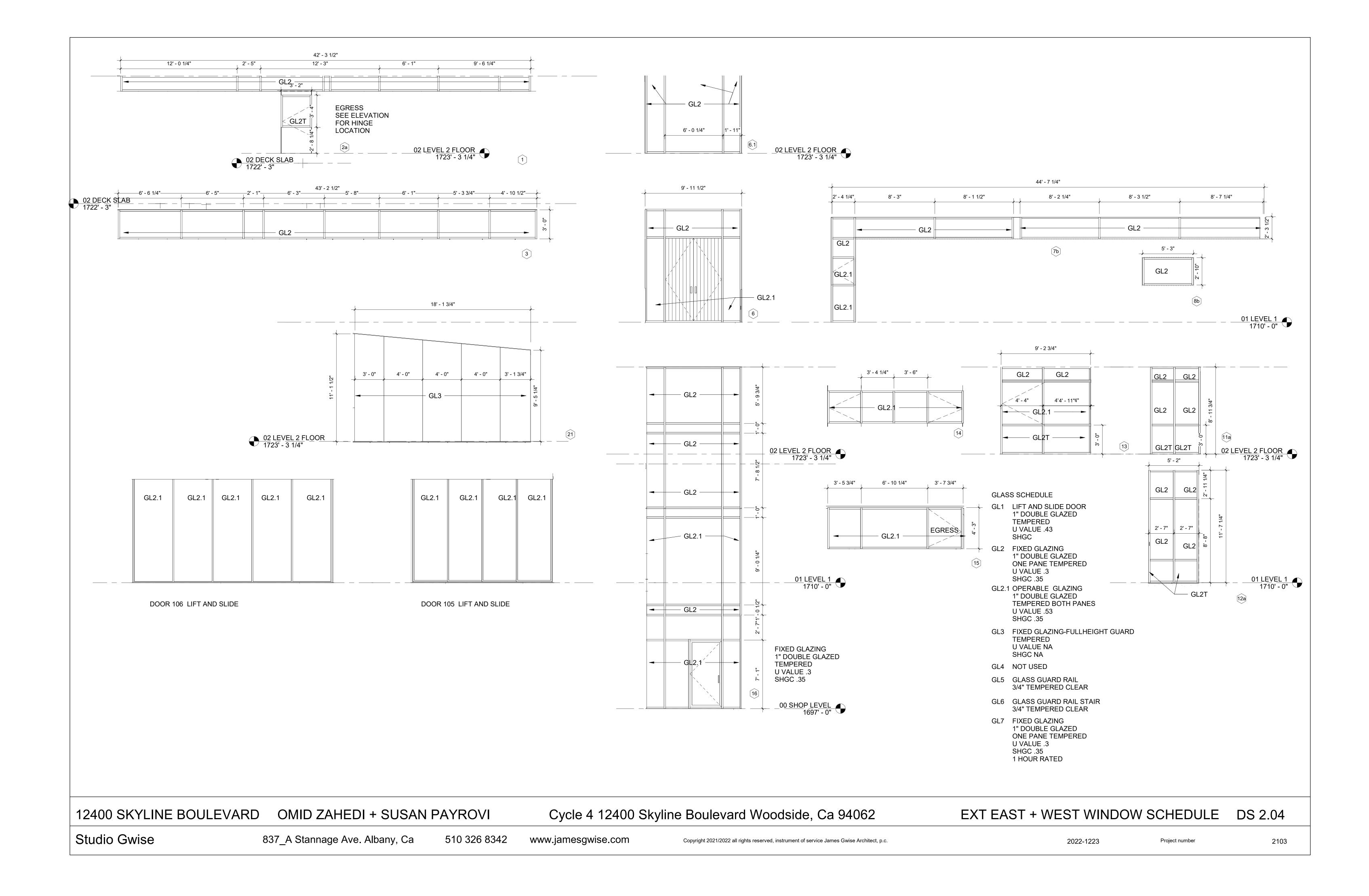


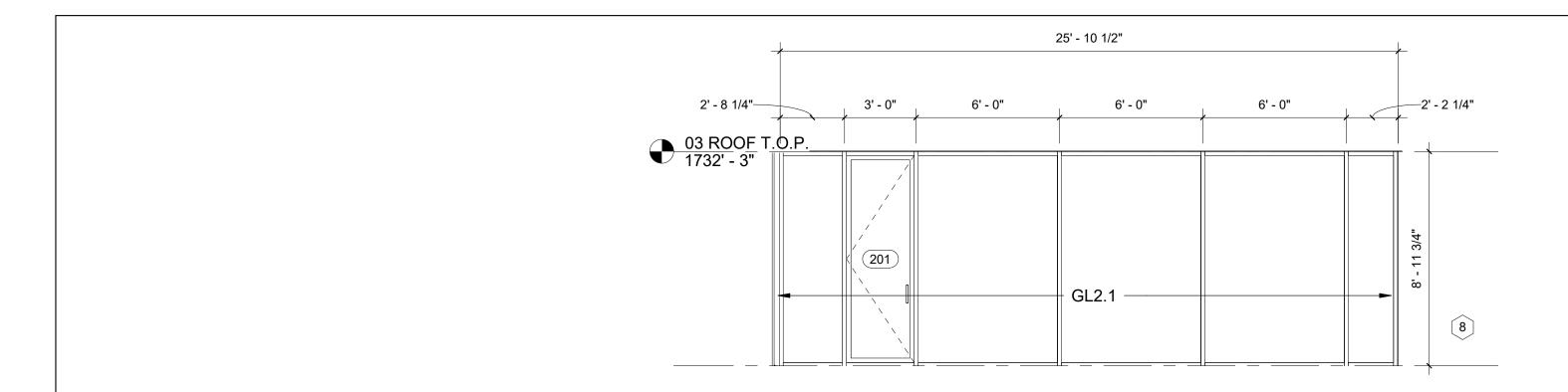


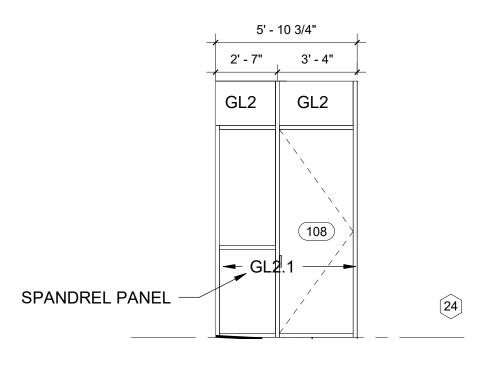


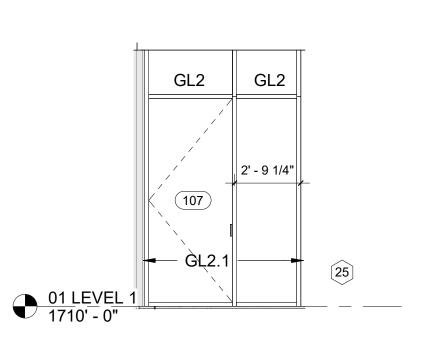






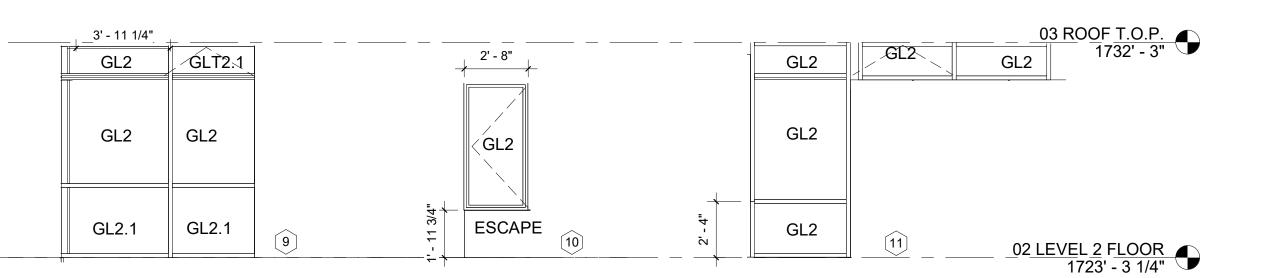


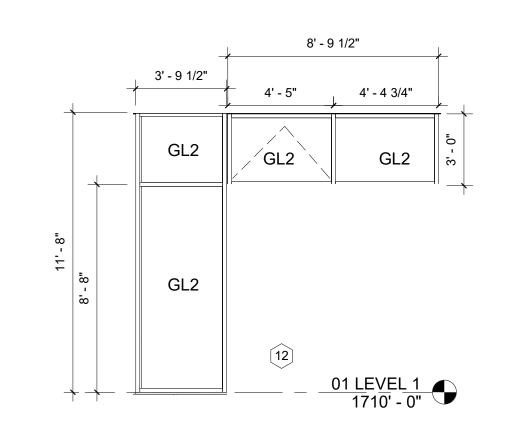


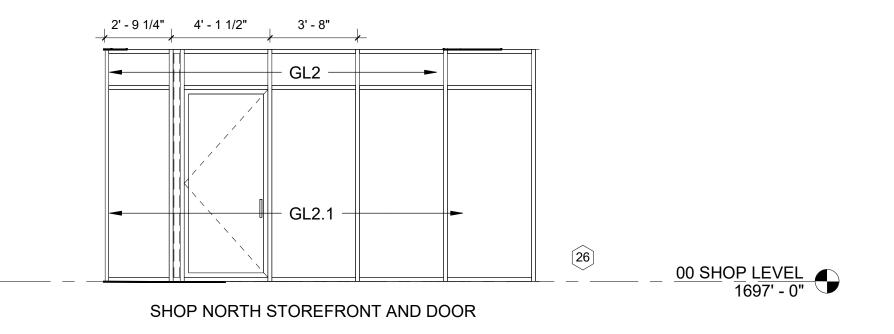


	Glazing Takeoff						
Type Mark		Area	Comments				
G1	LIFT AND SLIDE DOORS	59 SF	LIFT AND SLIDE DOOR - LA CANTINA OR SIM.				
G2	TYPICAL STOREFRONT	1578 SF	<varies></varies>				
G3	WIND GUARD	187 SF	HEAD/SILL CAPTURE BUTT GLAZED				
G4	STOREFRONT 1 HOUR	174 SF					
G5	GLASS GUARD RAIL - 42"	779 SF	<varies></varies>				
G6	GLASS GUARD RAIL-STAIR - 42"	444 SF	<varies></varies>				
	1	3220 SF					

Exterior Door Schedule							
`	Width	Height	Level	Frame Material	Comments	Function	
001	3' - 6"	7' - 10"	00 SHOP LEVEL			Exterior	
002	3' - 3"	6' - 10"	01 LEVEL 1			Exterior	
800	5' - 11"	6' - 11"	00 SHOP LEVEL			Exterior	
009	3' - 2 1/4"	6' - 11"	00 SHOP LEVEL			Exterior	
101	5' - 9 1/4"	8' - 6"	01 LEVEL 1	ALUMINUM	SOLID CORE WOOD WITH STILE AND RAIL MIN 1 3/8" THICK AND PANEL THICKNESS NO LESS THAN 1 1/4" THICK	Exterior	
102	3' - 0 3/4"	8' - 4"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior	
103	3' - 9"	11' - 7 1/2"	01 LEVEL 1	ALUMINUM		Exterior	
104	4' - 1 3/4"	11' - 7 1/2"	01 LEVEL 1	ALUMINUM		Exterior	
105	3' - 8 1/4"	10' - 9"	01 LEVEL 1	ALUMINUM		Exterior	
106	4' - 2 3/4"	10' - 10"	01 LEVEL 1	ALUMINUM		Exterior	
107	3' - 5 3/4"	8' - 6"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior	
108	3' - 1"	8' - 6"	01 LEVEL 1	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior	
201	2' - 10"	8' - 8 1/4"	02 DECK SLAB	ALUMINUM	SEE GLASS TYPES GL2.1	Exterior	







ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 1030). GLASS SCHEDULE

GL1 LIFT AND SLIDE DOOR 1" DOUBLE GLAZED TEMPERED U VALUE .43 SHGC

GL2 FIXED GLAZING 1" DOUBLE GLAZED ONE PANE TEMPERED U VALUE .3 SHGC .35

GL2.1 OPERABLE GLAZING 1" DOUBLE GLAZED TEMPERED BOTH PANES U VALUE .53 SHGC .35

GL3 FIXED GLAZING-FULLHEIGHT GUARD TEMPERED U VALUE NA SHGC NA

GL4 NOT USED

GL5 GLASS GUARD RAIL 3/4" TEMPERED CLEAR

GL6 GLASS GUARD RAIL STAIR 3/4" TEMPERED CLEAR

GL7 FIXED GLAZING 1" DOUBLE GLAZED ONE PANE TEMPERED U VALUE .3 SHGC .35 1 HOUR RATED

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

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EXT. NORTH + SOUTH WINDOW SCHEDULE DS 2.05

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Project number

PERMAFLUOR™ ARCHITECTURAL FINISHES High-Performing Paints That Let You Design In Vibrant Living Color





BASE COLOR MATCH WINDOWS ON EXISTING COTTAGE/FUTURE ADU SAME COLOR WILL BE USED FOR EXTERIOR METAL TRIM, FLASHING AND EXPOSED STEEL STRUCTURE









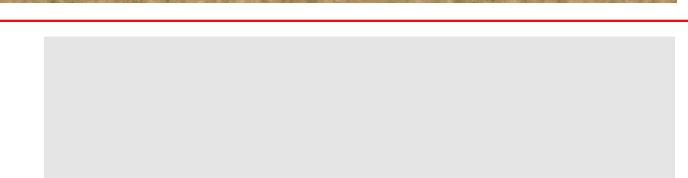
CONCRETE DETAIL AT EXISTING COTTAGE

Pewter 860

DAVIS CONCRETE COLOR PEWTER INTEGRAL CONCRETE COLOR TO MATCH EXISTING COTTAGE/FUTURE ADU USED AT BUILDING AND SLABS ON GRADE AND TERRACE RETAINING WALL

AMOUNT OF COLOR ADMIX IN CONCRETE ADJUSTS CONCRETE COLOR VALUE

WALLS AND MAJOR PORTION OF SLAB 25% LOADING CENTER CIRCLE OF TERRACE SLAB 50% LOADING



BIOLIME INTEGRAL COLOR CEMENT PLASTER -SMOOTH FINISH WITH CONTROL JOINTS



COLOR FOR ALUMINUM COMPOSITE METAL PANELS, INSTALLED AT UNDERSIDE OF CANOPIES AND SOFFITS

12400 SKYLINE BOULEVARD OMID ZAHEDI + SUSAN PAYROVI

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MATERIALS BOARD DS 2.06

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2103

MATERIALS 12" = 1'-0"

Project number

837_A Stannage Ave. Albany, Ca

FIRE JURISDICTION:	
☐ COASTSIDE FIRE	201
☐ SM COUNTY FIRE	

San Mateo County Building Dept. 19 CRC –R337 Development Worksheet

Materials and Construction Methods for Exterior Wildfire Exposure

Project is located in State Responsibility Area (SRA): ∠ Yes □ No If in SRA, is project in a Very High Fire Hazard Severity Zone (VHFHSZ): ∠ Yes □ No

Project is located in Local Responsibility Area (LRA): ☐ Yes ☐ No If in LRA, is project in a Very High Fire Hazard Severity Zone (VHFHSZ): ☐ Yes ☐ No

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Roofing		0		12.00
Class B minimum (2019 CRC R902.1.2) Roof coverings with SRA				
Class A in SRA and LRA VHFHSZ (2019 CRC R902.1.1)				DS 0.00 + DS 1.05
Where roof profile allows for a space between the roof covering and deck, the spaces shall be constructed to prevent the intrusion of flames and embers, fire stopped or have one layer of No. 72 ASTM D 3909 cap sheet over the combustible decking. (R337.5.2)			CLASS A ROOFING UNDERNEATH CEMENTITUOUS PAVERS	DS3.02
Valley flashings min. 0.019-inch (No 26 galv.) corrosion resistant metal over 36 inch wide underlayment of No. 72 lb mineral-surfaced nonperforated ASTM D 3909 cap sheet. (R337.5.3)			NO VALLEY FLASHING MEMBRANE ROOF	
Roof gutters shall be provided with the means to prevent the accumulation of debris. (R337.5.4)			NO GUTTER DRAINS PROTECTED WITH GRATES; RWL EQUIPPED WITH WUI COMPLIANT MESH	DS 3.02 and 3.03

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Exterior Coverings (continued)	-10	40		6.0 19.0
The exposed underside of enclosed roof eaves and roof eave soffits shall be protected by one of the 1 through 4 items as for exterior walls or have boxed in soffits meeting SFM 7A-3 (R337.7.5). Ex: Fascia and other architectural trim boards.			UNDERSIDE OF OVERHANGS AND CANOPIES SHALL BE NON COMBUSTIBLE MATERIAL - METAL DECKING OF SHEET METAL APPLIED TO METAL FURRING	1/DS3.02 AND 1/DS 3.03
Exterior porch ceilings shall be protected by one of the 1 through 4 items as for exterior walls or have porch ceiling assemblies meeting SFM 7A-3 (R337.7.6). Ex: Architectural trim boards.			PORCH AND CANOPY CEILINGS CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	1/DS3.02 AND 1/DS 3.03
Exposed underside of floor projections shall be protected by one of the 1 through 4 items as for exterior walls or have an underside assembly meeting SFM7A-3 (R337.7.7). Ex: Architectural trim boards.			EXPOSED UNDERSIDE OF FLOORS CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	1/DS3.02 AND 1/DS 3.03;
The underfloor area of overhangs, or elevated buildings; and underside of appendages shall be enclosed to grade or the underside shall be protected by one of the 1 through 4 items as for exterior walls or have an assembly meeting SFM 7A-3 (R337.7.8 & R337.7.9). Ex: Sawn lumber or glue-lam wood with the smallest minimum nominal dimension of 4"			EXPOSED UNDERSIDE OF OVERHANGS AND APPENDAGES CONSTRUCTED OF NON COMBUSTIBLE MATERIALS	4/DS2.02 1/DS3.02 AND 1/DS 3.03;

minimum nominal dimension of 4"		
Exterior Glazing		
Exterior windows, glazed doors, glazed openings within exterior doors and structural glass veneer shall be constructed of one of the following: Note - Provide on window schedule and call out on floor plan. (R337.8.2) 1. Multipane glass units with a minimum of one tempered pane meeting Sec R308 Safety Glazing. 2. Glass block units. 3. 20 minute minimum Fire Rated Window. 4. Meet SFM 12-7A-2	EXTERIOR GLAZING CONSISTS OF MULTIPANE UNITS WITH ON PANE OF SAFETY GLAZING.	DS 2.04 DS 2.05;

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Vents				2000
Ventilation openings for attics, enclosed eave soffits, enclosed rafter spaces and underfloor areas shall be non-combustible, corrosion resistant, and have wire mesh with 1/16 th to 1/8 th inch (1.6-3.2 mm) openings or its equivalent. (R337.6.2)			PROJECT DOES NOT INCLUDE VOID SPACES IN ROOF ASSEMBLY. UNDERFLOOR VENT OPENINGS TO SCREENED WITH ALUMINUM MESH IN ALUMINUM FRAME 1/16" TO 1/8" OPENINGS	4/DS2.02

Eave Vents		
Vents shall not be installed in eaves and cornices. Exceptions: 1. Approved flame and ember resistant vents. 2.1 Attic is fully protected by an automatic fire sprinkler system, and 2.2 Exterior wall and underside of eave is non-combustible, and is more than 12 ft from ground, patio, porch, deck or similar surface. (R337.6.3)	PROJECT DOES NOT HAVE EAVE VENTS	1/DS3.02 AND 1/DS 3.03

Exterior Coverings		
Exterior walls shall comply with one of the following (R337.7.3): 1. Noncombustible material 2. Ignition-resistant material 3. One layer of 5/8" type X gypsum sheathing behind exterior covering. 4. 1-hour fire resistant exterior assembly. 5. Sawn lumber or glue lam min dimension of 4" 6. Log wall construction. 7. Wall assemblies meeting SFM 12-7A-1	EXTERIOR WALL COVERINGS SHALL BE NON-COMBUSTIBLE: LIME CEMENT PLASTER FINISH ON NON- COMBUSTIBLE BACKUP WALL - 2HOUR EQUIVALENT: •2 LAYERS 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE •1 LAYER 5/8" THICK DENSGLASS WITH •EXTERIOR INSULATION (ROCKWOOL) •MOISTURE/AIR BARRIER •METAL LATH, CONTROL JOINTS AND PAPER •7/8" LIME CEMENT - SCRATH BROWN AND FINISH COATS	DS2.02 + DS 2.03
Open Roof Eaves: The exposed roof deck on the underside of the roof eave shall comply with one of 1 through 4 as for exterior walls above (R337.7.4). Ex: 1. 2" nominal solid wood rafter tails. 2. 2" nominal solid wood blocking between rafter tails. 3. Fascia and other architectural trim boards.	PROJECT DOES NOT HAVE OPEN ROOF EAVES	

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
Doors				100
 Exterior door assemblies, including garage doors, shall comply with one of the following (R337.8.3): Surface or cladding be of non-combustible, or ignition-resistant material. Constructed of solid core wood having stiles and rails not less than 1-3/8" with interior field panel thickness no less than 1-1/4" thick. Have a fire resistance rating of not less than 20 minutes. Meet SFM 12-7A-1 			EXTERIOR DOORS SHALL BE: 1 ALUMINUM STOREFRONT WITH MULTIPANE GLASS 2.ENTRY AND SHOP DOOR ALUMINUM OR STEEL FRAME CLAD WITH STEEL PANELS 3. DOOR 101 SHALL BE CONSTRUCTED OF SOLID CORE WOOD WITH STILE AND RAIL MIN 1 3/8" THICK AND PANEL THICKNESS NO LESS THAN 1 1/4" THICK	DS 2.04 DS 2.05;
Decking				
The walking surface material of decks, porches, balconies and stairs shall be constructed of one of the			EXTERIOR DECKING SURFACES:	DS 1.03
following where any portion of such surface is within 10 ft. of the structure (R337.9.3):			LEVEL 1 ENTRY BRIDGE CONCRETE ON STEEL FRAME	DS1.04 DS 3.03
 Ignition-resistant materials that complies with SFM 12-7A-4 and 12-7A-5. 			LEVEL 1 EXTERIOR SOUTH DECK MONOLITHIC	

following where any portion of such surface is within 10 ft. of the structure (R337.9.3): 1. Ignition-resistant materials that complies with SFM 12-7A-4 and 12-7A-5. 2. Exterior fire-retardant-treated wood. 3. Noncombustible material. 4. Material complying with SFM 12-7A-4A when attached to a noncombustible or ignition resistant wall covering. Ex: When decking surface material materials and stairs shall be constructed of one of the following within 10 LEVEL REINFO	DS 1.03 DS 1.03 DS 1.04 DS 3.03 I EXTERIOR SOUTH DECK MONOLITHIC ORCED CONCRETE I EXTERIOR WEST DECK CAST IN CONCRETE ON METAL DECK EXTERIOR DECK - CEMENTITIOUS S ON PEDESTALS OVER CLASS A NG MEMBRANE	
--	---	--

Accessory Structure	* * * * * * * * * * * * * * * * * * *	W.
Trellises, arbors, patio covers, gazebos and similar structures attached to applicable buildings and detached buildings within 50 ft shall be constructed of noncombustible or ignition resistant material. (R337.10)	EXISTING ARBOR ATTACHED TO EXISTING COTTAGE/FUTURE ADU IS CONSTRUCTED OF STEEL AND TIMBERS OF NOMINAL 6X6 DIMENSIONS	DS 1.00

Office of the State Fire Marshal – Building Materials Listing: http://osfm.fire.ca.gov/licensinglistings/licenselisting bml searchcotest.php 8110-Decking Materials, 8120-Exterior Windows, 8140-Exterior Siding & Sheathings, 8150-Exterior Doors, 8160-Under Eave, 8180-Non Wood Roof Coverings / Assemblies

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WUI MATERIALS DS 2.07

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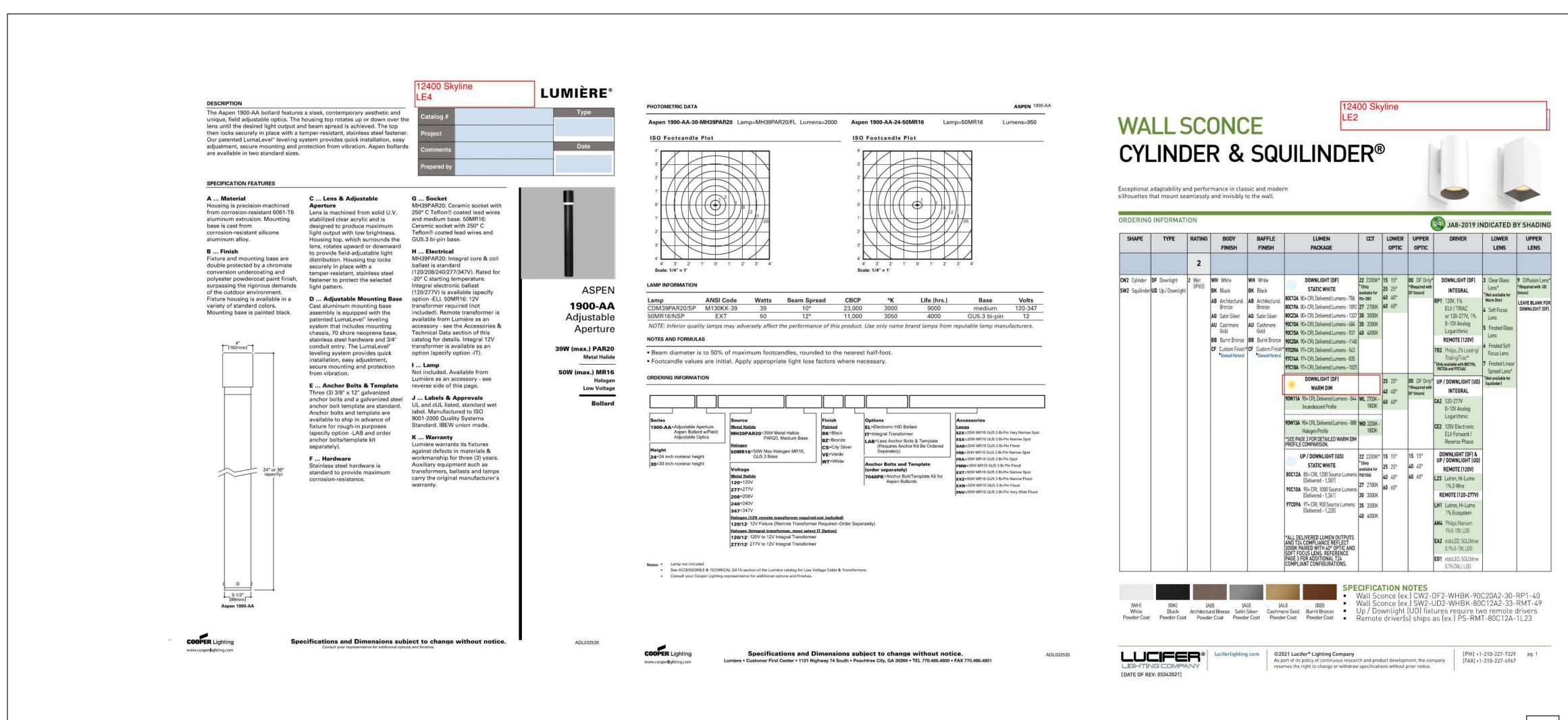
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EXTERIOR LIGHT FIXTURE CUTSHEETS 1/2" = 1'-0" DS 2.08

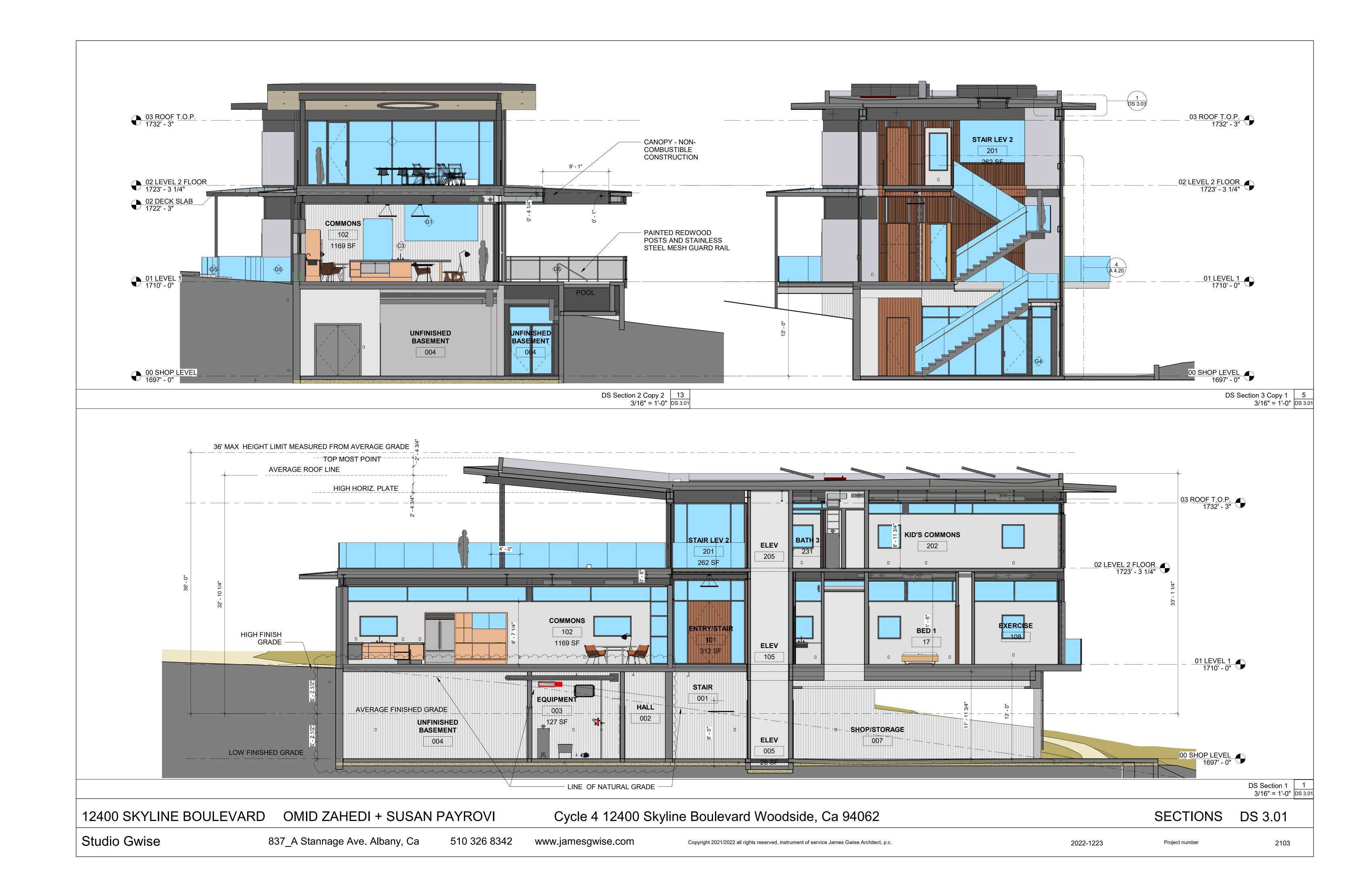
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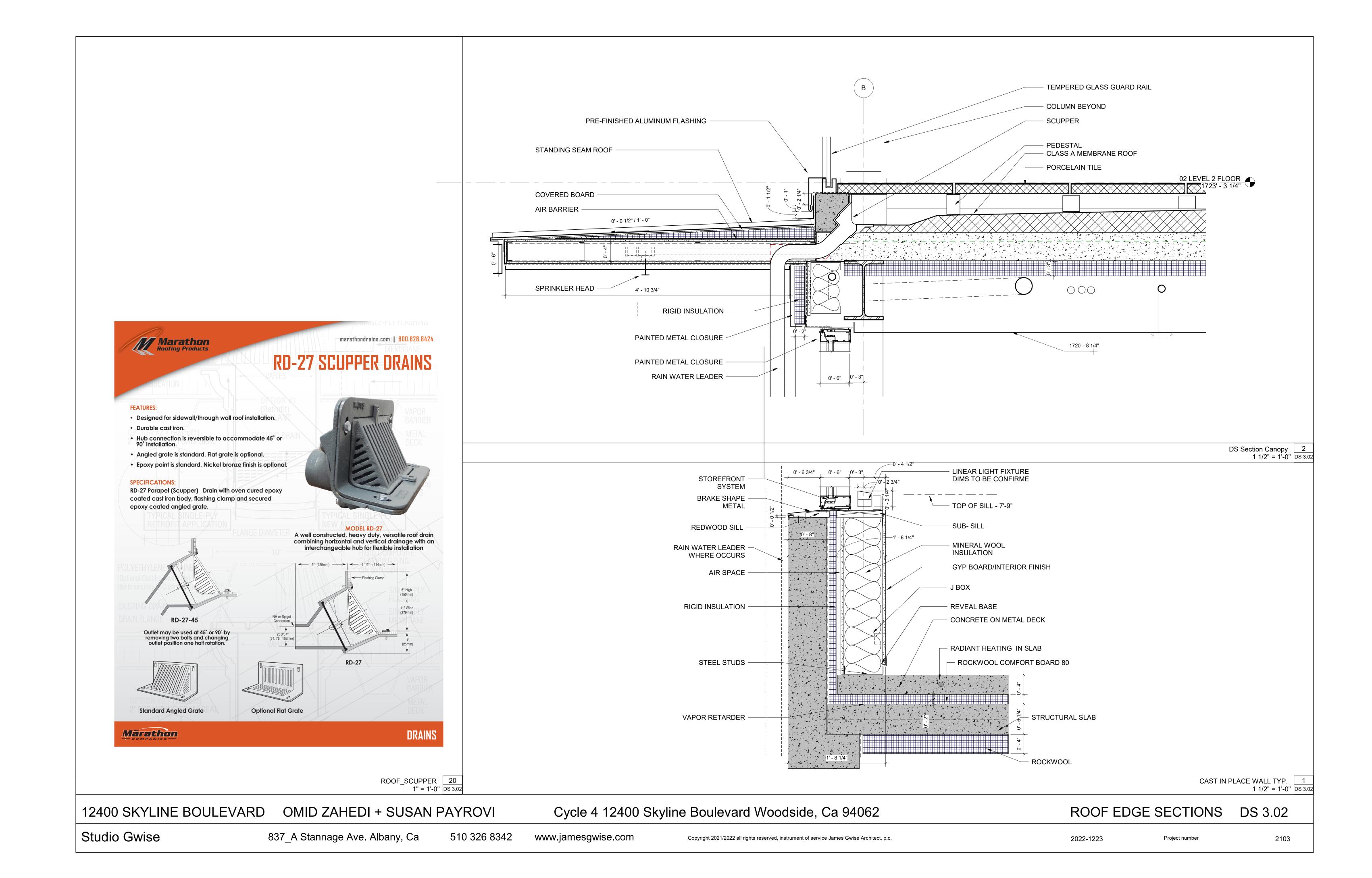
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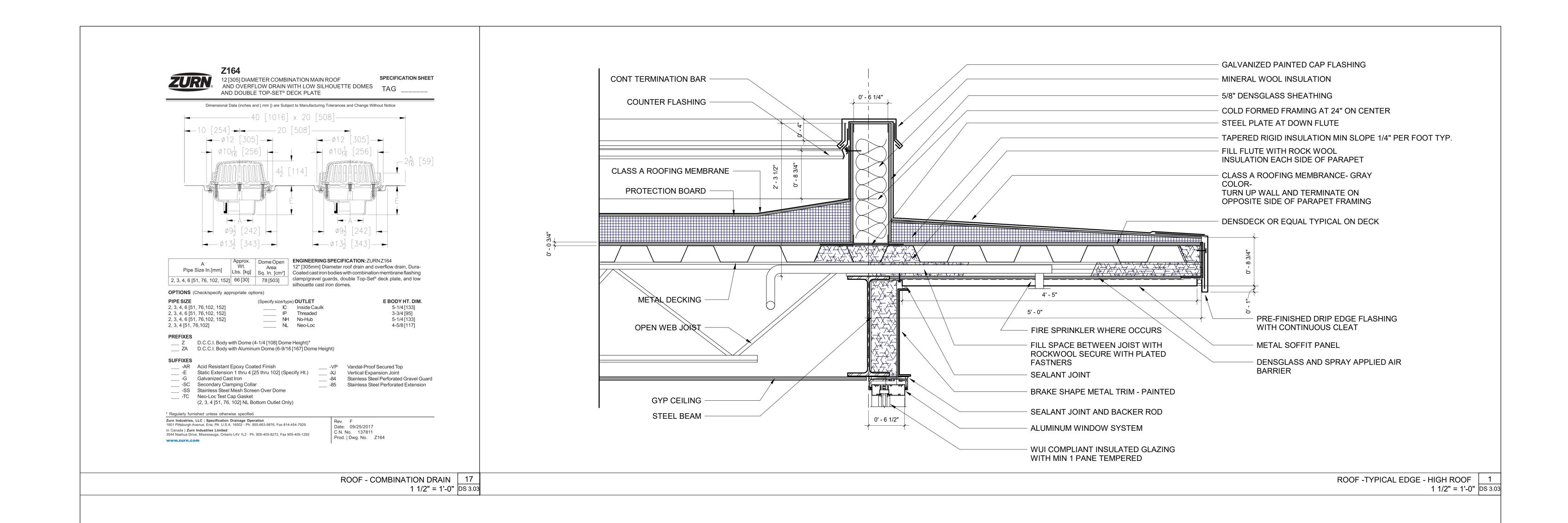
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EXTERIOR LIGHT FIXTURES DS 2.08

2022-1223







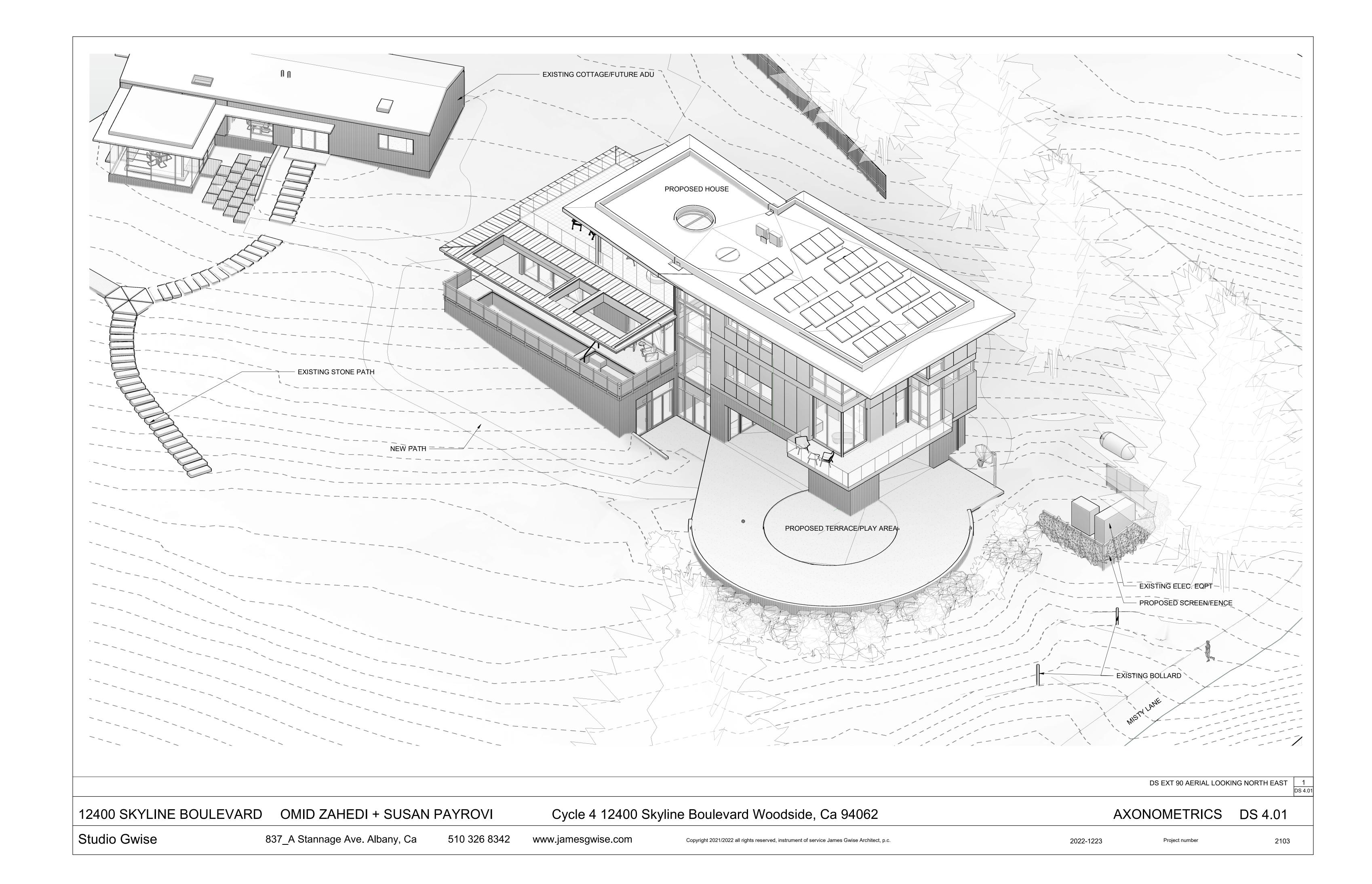
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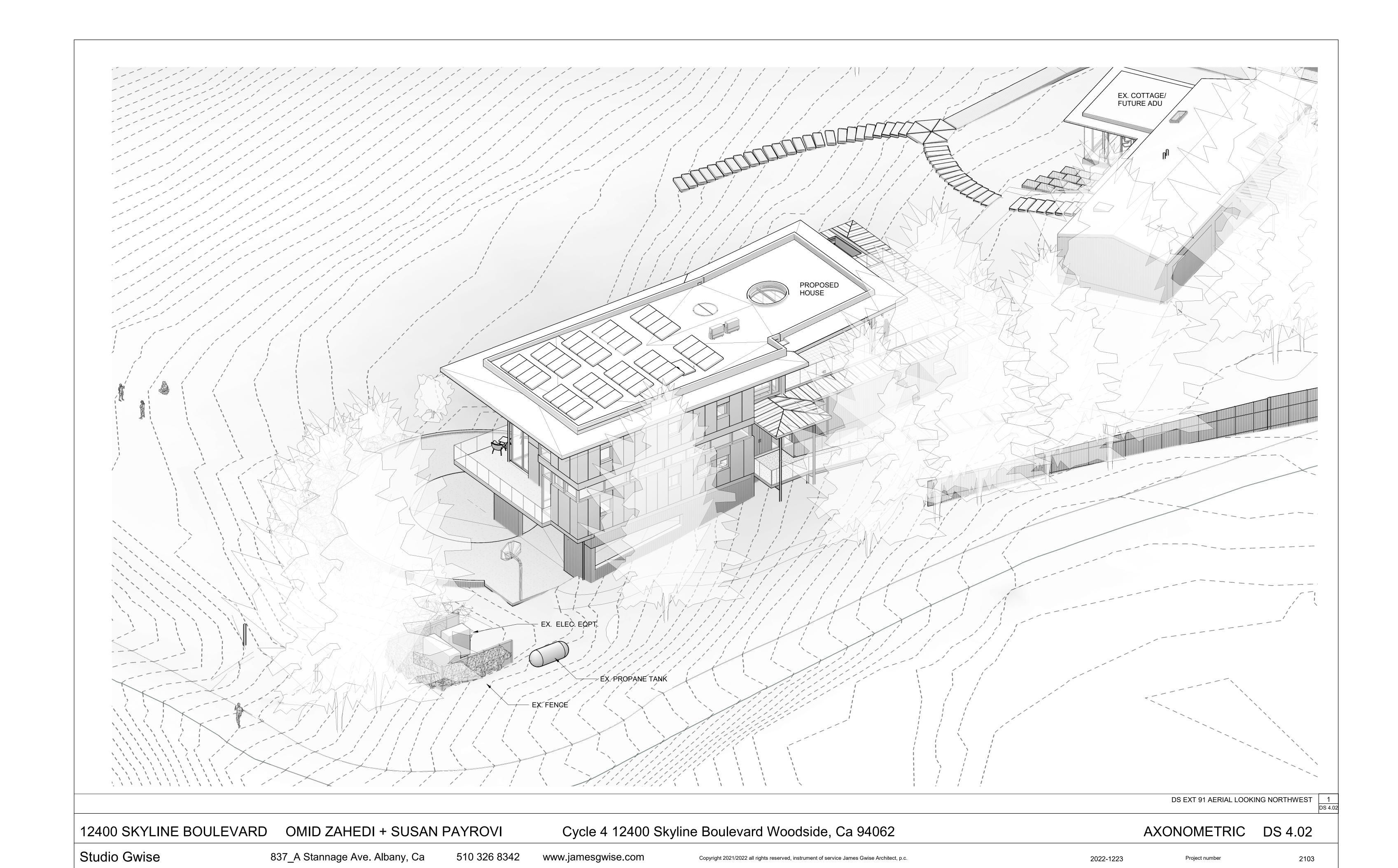
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ROOF EDGE SECTION DS 3.03

2022-1223

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LEVEL 2 BOOKCASE AND WORK COUNTER
1" = 1'-0"
DS 4.03

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Cycle 4 12400 Skyline Boulevard Woodside, Ca 94062

KID'S COMMONS CASEWORK DS 4.03

Project number