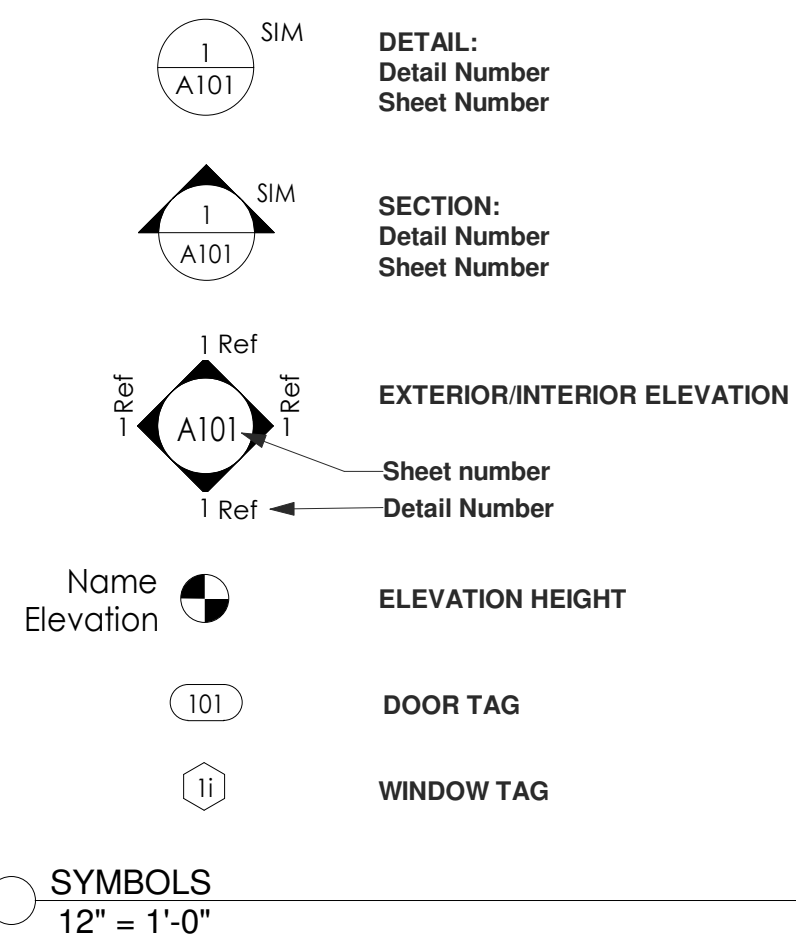


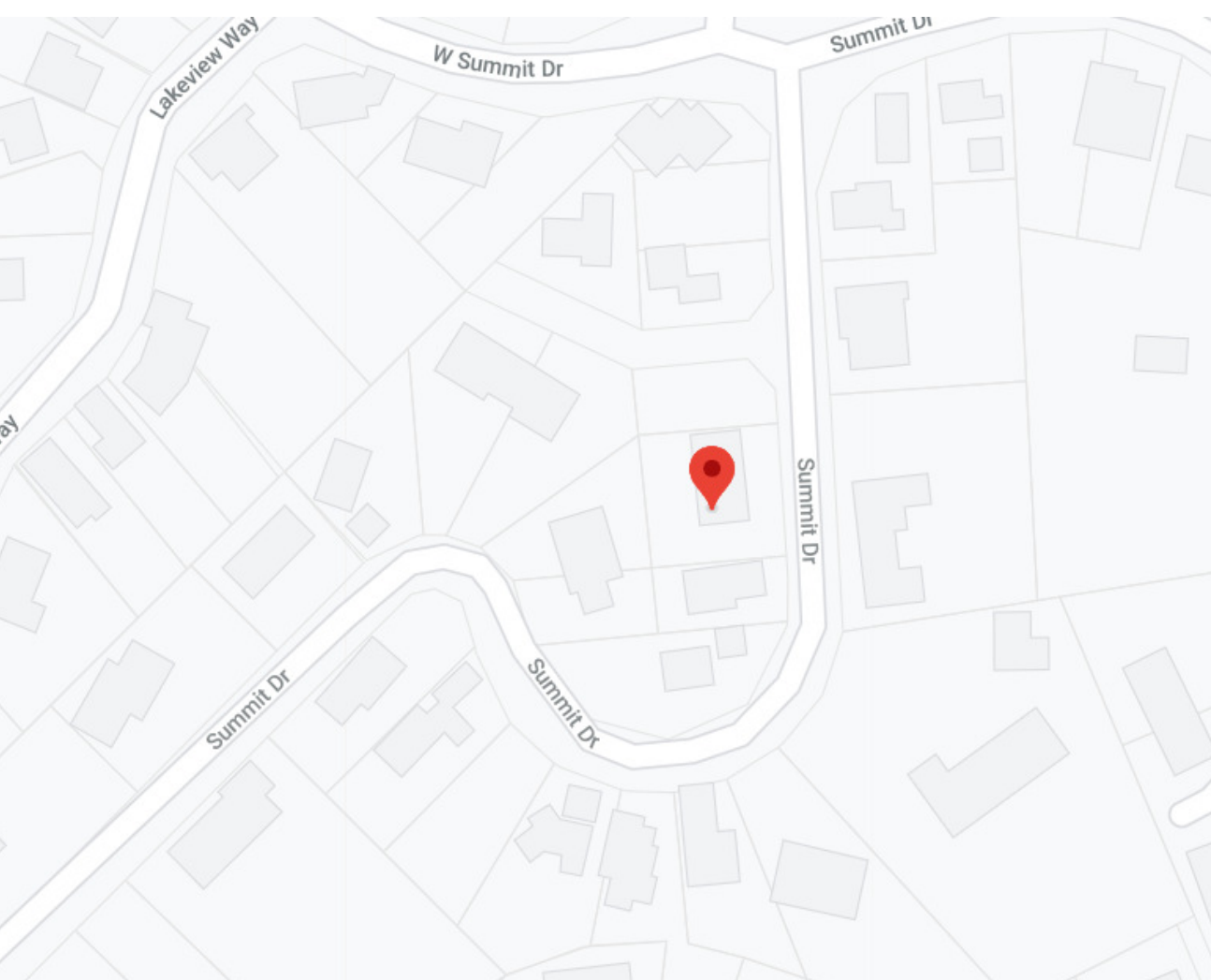
ABBREVIATIONS:

&	AND	HR	HOOR
<	ANGLE	LD.	INSIDE DIAMETER
@	AT	INSUL	INSULATION
AB	ANCHOR BOLT	INT	INTERIOR
ABV	ABOVE	JAN	JANITOR
ACOUS	ACOUSTICAL	KIT	KITCHEN
AD	AREA DRAIN	LAM	LAMINATE
ADJ	ADJUSTABLE	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	LBS	POUNDS
AGGR	AGGREGATE	LTG	LIGHTING
ALT	ALTERNATE	M.D.F.	MEDIUM DENSITY FIBERBOARD
ALUM	ALUMINUM	MATL	MATERIAL
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	MECH	MECHANICAL
ASPH	ASPHALT	MFR	MANUFACTURER
B	BATHROOM	MH	MANHOLE
B.O.	BOTTOM OF	MIN	MINIMUM
B.U.	BUILT UP	MISC	MISCELLANEOUS
BD	BOARD	MTD	MOUNTED
BITUM	BITUMINOUS	MTL	METAL
BLDG	BUILDING	MUL	MULLION
BLK	BLOCKING	N	NEW
BM	BEAM	N	NORTH
BR	BEDROOM	N.I.C.	NOT IN CONTRACT
BTM	BOTTOM	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN	NO	NUMBER
C.G.	CORNER GUARD	NOM	NOMINAL
C.H.	CEILING HEIGHT	O.C.	ON CENTER
C.I.	CAST IRON	O.D.	OUTSIDE DIAMETER
C.J.	CONTROL JOINT	OFF	OFFICE
C.M.U.	CONCRETE MASONRY UNIT	OPER	OPERABLE
C.O.	CLEAN OUT	OPNG	OPENING
C.T.	CERAMIC TILE	OPP	OPPOSITE
C.W.	COLD WATER	P.LAM.	PLASTIC LAMINATE
CAB	CABINET	P.T.	PRESSURE TREATED
CARP	CARPET	PAV	PAVING
CHAN	CHANNEL	PERF	PERFORATED
CL	CENTER LINE	PERP	PERPENDICULAR
CLG	CEILING	PL	PLATE
CLKG	CAULKING	PL	PROPERTY LINE
CLO	CLOSET	PL	PLATE
CLR	CLEAR	PLYWD	PLYWOOD
COL	COLUMN	PROP	PROPERTY
CONC	CONCRETE	PT	PAINT
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CTR	CENTER	QTY	QUANTITY
D.F.	DRINKING FOUNTAIN	R	RISER
DET	DETAIL	R.C.	RESILIENT CHANNEL
DH	DOUBLE HUNG	R.C.P	REFLECTED CEILING PLAN
DIA	DIAMETER	R.D.	ROOF DRAIN
DIM	DIMENSION	R.O.	ROUGH OPENING
DISP	DISPENSER	R.W.L	RAIN WATER LEADER
DN	DOWN	RAD	RADIUS
DS	DOWNSPOUT	REF	REFERENCE
DWG(S)	DRAWING(S)	REFR	REFRIGERATOR
E	EXISTING	REINF	REINFORCED
E.F.	EXHAUST FAN	REQ	REQUIRED
E.J.	EXPANSION JOINT	REV	REVISION
EL	ELEVATION	RGTR	REGISTER
ELEC	ELECTRICAL	RM	ROOM
ELEV	ELEVATOR	RWD	REDWOOD
EMER	EMERGENCY	S	SOUTH
ENG	ENGINEER	S.C.	SOLID CORE
EO	EQUAL	S.E.D	SEE ELECTRICAL DWGS
EOPT	EQUIPMENT	S.J	SEISMIC JOINT
EXT	EXTERIOR	S.S.	STAINLESS STEEL
F.A	FIRE ALARM	S.S.D	SEE STRUCTURAL DWGS
F.C.O.	FLOOR CLEAN OUT	SCHED	SCHEDULE
F.D.	FLOOR DRAIN	SECT	SECTION
F.E.	FIRE EXTINGUISHER	SHGT	SHEATHING
F.E.C.	FIRE EXTINGUISHER CABINET	SHT	SHEET
F.F&E	FURNITURE, FIXTURES AND EQUIPMENT	SIM	SIMILAR
F.F.	FINISH FLOOR	SL	SKY LIGHT
F.O.	FACE OF	SPEC	SPECIFICATION
F.S.	FIRE SPRINKLER	SPF	SPRAY FOAM INSULATION
FIN	FINISH	SQ	SQUARE
FIXT	FIXTURE	STD	STANDARD
FLR	FLOOR	STL	STEEL
FND	FOUNDATION	STOR	STORAGE
FPRF	FIREPROOF	STRUC	STRUCTURAL
FR	FRAME	SUSP	SUSPENDED
FT	FOOT OR FEET	T	TREAD
FTG	FOOTING	T.O.	TOP OF
G.B.	GRAB BAR	T.O.P.	TOP OF PLATE
GA	GAUGE	T.O.S.	TOP OF SLAB
GALV	GALVANIZED	T.O.W.	TOP OF WALL
GFI	GROUND FAULT INTERRUPTER	TEL	TELEPHONE
GL	GLASS	TEMP	TEMPERED
GND	GROUND	THK	THICK
GYP. BD.	GYPSUM BOARD	TYP	TYPICAL
H.B.	HOSE BIB	UNF	UNFINISHED
H.C.	HOLLOW CORE	UON	UNLESS OTHERWISE NOTED
H.M.	HOLLOW METAL	UR	URINAL
H.R.	HAND RAIL	V.C.T	VINYL COMPOSITION TILE
H.W.	HOT WATER	VAR	VARIES
HDR	HEADER	W	WEST
HGT	HEIGHT	W.C.	WATER CLOSET
		W.G.	WATER GLASS
		W.M.	WALL MOUNT
		W.O.	WHERE OCCURS
		W.R.	WATER RESISTANT
		W.W.F	WIRE WELDED FABRIC
		W.W.M	WOVEN WIRE MESH
		W/D	WASHER / DRYER
		W/O	WITHOUT
		WD	WOOD
		WDW	WINDOW
		WP	WATERPROOFING
		WT	WEIGHT

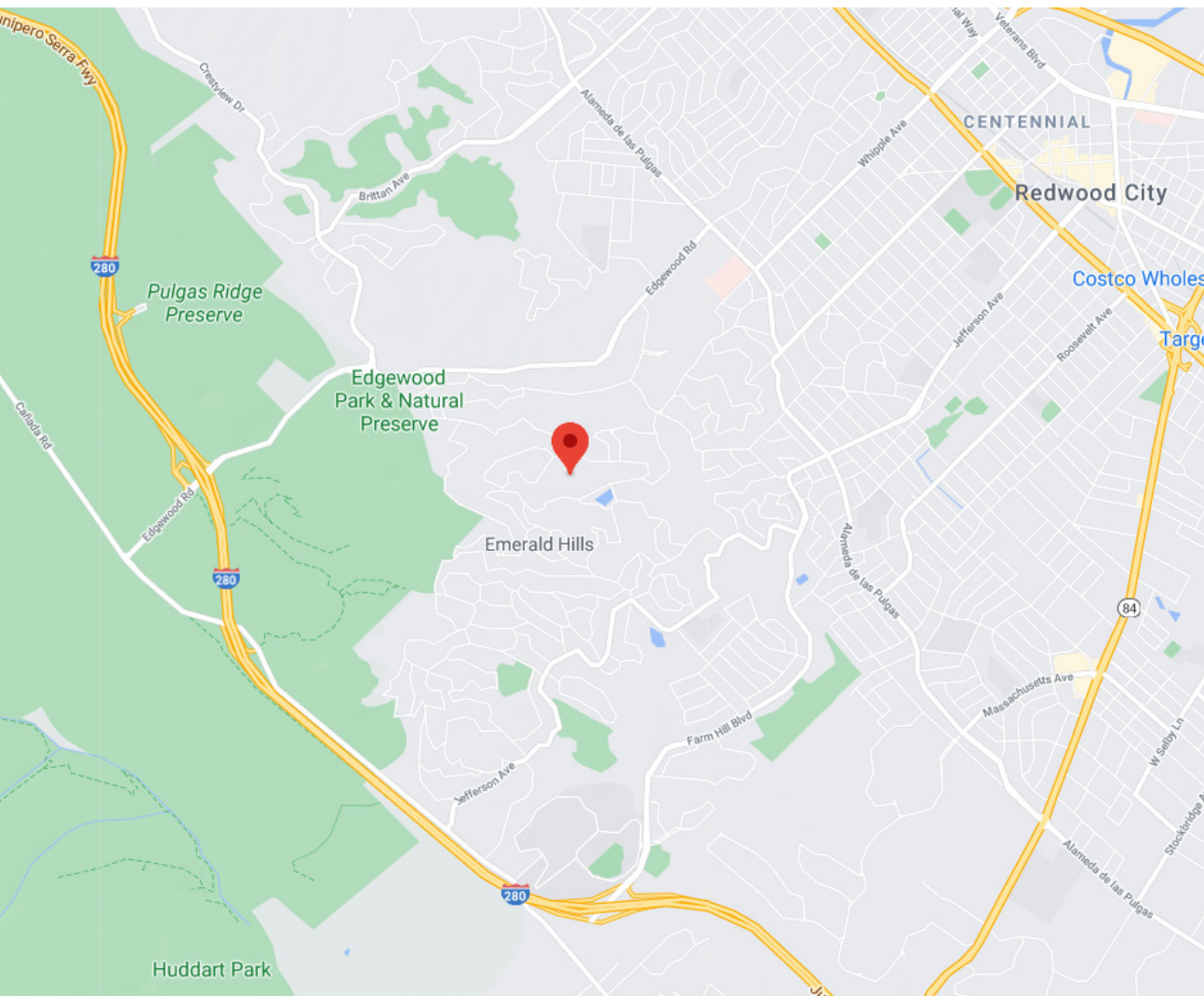
SYMBOLS:



AERIAL MAP



VICINITY MAP



320 SUMMIT DRIVE



PROJECT TEAM:

CLIENT:
GEDIS RAMANAUSKAS AND CHRISTINA HAAM
320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

ARCHITECT:
EDIT
120 MANOR DRIVE
SAN FRANCISCO, CA 94127
TEL: 415 359 7504
EMAIL: JAMES@EDITARCH.COM

CIVIL ENGINEER & SURVEYOR:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
TEL: 510-887-4086
EMAIL: rbarton@leabraze.com

PROJECT DESCRIPTION:

ADDITION TO AN EXISTING SINGLE FAMILY HOME, FOR A MASTER BEDROOM SUITE. INVOLVES A COMPLETE INTERIOR REMODEL WITH NEW BATHROOMS, KITCHEN, BEDROOM AND LIVING AREAS. CARPORT IS BECOMING ENCLOSED TO BECOME PART OF THE GARAGE. GARAGE IS EXPANDED UNDER THE HOME AND INVOLVES EXCAVATION OF SOIL AND NEW FOUNDATION/RETAINING WALL ALL WITHIN THE EXISTING BUILDING FOOTPRINT. GABLE ROOF IS CHANGING TO A FLAT ROOF WITH PARAPET.

APPLICABLE CODES:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS
- SAN MATEO COUNTY MUNICIPAL CODE

WILDLAND-URBAN INTERFACE FIRE ZONE NOTES:

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

BUILDING IS LOCATED IN AN LRA HIGH FIRE HAZARD SEVERITY ZONE. ALL EXTERIOR MATERIALS AND CONSTRUCTION METHODS SHALL MEET EXTERIOR WILDFIRE EXPOSURE STANDARDS.

PROJECT INFORMATION

TYPE: SINGLE FAMILY RESIDENCE
DESCRIPTION: 3 STORY HOME WITH ATTACHED GARAGE. INCLUDES 6 BEDROOMS, 6 BATHROOMS AND 2 WATER CLOSETS.
APN: 057-162-460
LOCAL JURISDICTION: SAN MATEO COUNTY
SUBDIVISION: EMERALD HILLS
OCCUPANCY CLASS: R-3/U SINGLE FAMILY CONSTRUCTION
BASE ZONING: RH / DR
CLIMATE ZONE: 3A
WUI ZONE: YES, CLASS A
CONSTRUCTION TYPE: TYPE VB SPRINKLERED

MATERIALS NOTES:

BUILDING IS LOCATED IN AN SRA VERY HIGH FIRE HAZARD SEVERITY ZONE. ALL EXTERIOR MATERIALS AND CONSTRUCTION METHODS SHALL MEET EXTERIOR WILDFIRE EXPOSURE STANDARDS, CBC 7A. CLASS A ROOF IS REQUIRED.

SAN MATEO COUNTY ZONING REGULATIONS ANALYSIS

SECTION	REQUIRED	EXISTING	PROPOSED
6807 BUILDING SITE WIDTH	50 FEET	150 FEET	150 FEET
6803 BUILDING SITE AREA	12,000 SF MIN. (0-17% AVERAGE SLOPE)	14,865 SQ. FT.	14,865 SQ. FT.
6804 BUILDING SETBACKS			
FRONT	20 FEET	25'-6"	20 FEET
SIDE	20 FEET COMBINATION, 7'-6" MIN.	NORTH 60'-10", SOUTH 12'-10"	NORTH 48'-9", SOUTH 9'-11"
REAR	20 FEET	43'-5"	20 FEET
6806 BUILDING SITE COVERAGE AREA RATIO	3,716 SF (25% OF 14,865 SF.)	2,123 SF, 14.3%	2,916 SF, 19.6%
6808 BUILDING FLOOR AREA	4,459 SF MAX (30% OF 14,865 SF)	2,053 SF, 13.8%	3,654 SF, 24.6%
GARAGE		462 SF	1044 SF
1ST FLOOR		1,837 SF	2610 SF
6805 BUILDING HEIGHT	28 FEET MAX	19'-8"	24'-6" FEET

SHEET LIST

Sheet No.	Sheet Name
G010	PROJECT DATA
C1.0	TITLE SHEET
C2.0	GRADING & DRAINAGE
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
SW-1	STORMWATER POLLUTION PREVENTION PLAN
SU1	SURVEY
A100	SITE PLAN
A101A	GARAGE FLOOR PLAN - EXISTING
A101	GARAGE FLOOR PLAN - PROPOSED
A102A	FIRST FLOOR PLAN - EXISTING
A102	FIRST FLOOR PLAN
A103A	ROOF PLAN - EXISTING
A103	ROOF PLAN - PROPOSED
A104	BUILDING AREA CALCULATIONS
A200	ELEVATIONS EAST - FRONT
A201	ELEVATIONS WEST - REAR
A202	ELEVATIONS SOUTH - SIDE
A203	ELEVATIONS NORTH - SIDE
A300	LONGITUDINAL SECTION
A301	LATERAL SECTIONS
A999	EXTERIOR MATERIALS BOARD

1	CIVIL PLAN	3-29-21
	CHECK	COMMENTS
Rev	Description	Date

320 SUMMIT DRIVE

Date: 4/5/2021
10:02:47 PM

Scale: As indicated

Sheet Title

BUILDING AREA CALCULATIONS

GARAGE	1044 SF
1ST FLOOR	2610 SF
TOTAL BUILDING FLOOR AREA	3654 SF
BUILDING SITE COVERAGE	
1ST FLOOR DECK ABOVE GARAGE	307 SF
1ST FLOOR	2610 SF
TOTAL	2917 SF

PROJECT DATA

G010

RAMANAUSKAS RESIDENCE 320-379 SUMMIT DRIVE EMERALD HILLS, CALIFORNIA

LEGEND

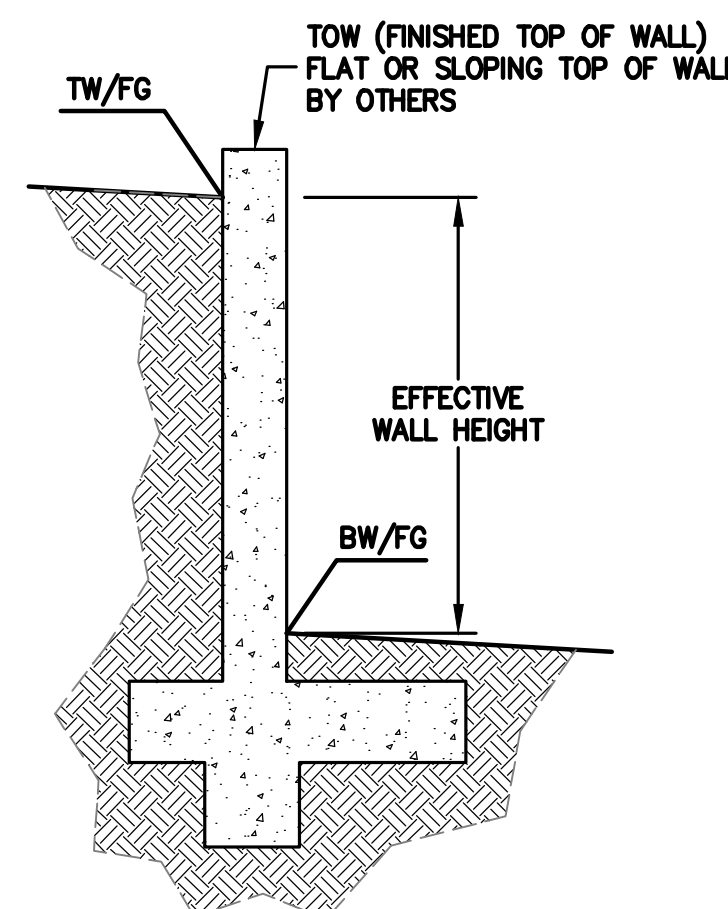
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	--- RW --- RW ---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	STORM DRAIN MANHOLE
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	SPOT ELEVATION
←	←	FLOW DIRECTION
⊘	⊘	DEMOLISH/REMOVE
⊘	⊘	BENCHMARK
---	---	CONTOURS
XX	XX	TREE TO BE REMOVED
TP	TP	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
⊘	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAGE OR GAUGE	STA	STATION
GA	GRADE BREAK	STD	STANDARD
GB	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUCT	STRUCTURAL
HDPE	HORIZONTAL	T	TELEPHONE
HORIZ	HIGH POINT	TC	TOP OF CURB
HT	HUB & TACK	TOW	TOP OF WALL
ID	INSIDE DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
JP	JOINT UTILITY POLE	VC	VERTICAL CURVE
L	LENGTH	VCP	VITRIFIED CLAY PIPE
LNDG	LANDING	VERT	VERTICAL
		W/	WATER LINE
		W/ WL	WATER METER
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	85	0	75
FILL	0	5	5
EXPORT			90

NOTE:

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

OWNER'S INFORMATION

OWNER:
GEDIMINAS & CHRISTINA RAMANAUSKAS
379 SUMMIT DRIVE
REDWOOD CITY, CA, 94062

APN: 057-162-460 & 047

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED: "TOPOGRAPHIC SURVEY" 320-379 SUMMIT DRIVE EMERALD HILLS, CA DATED: 9-14-20 JOB# 2200910
 - SITE PLAN BY .EDIT ENTITLED: "SITE PLAN" 320-379 SUMMIT DRIVE EMERALD HILLS, CA DATED: 12-7-20

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 416.43'
(NAVD 88 DATUM)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

REDWOOD CITY BENCHMARK
CITY BM 76
HANDLEY TRAIL AT HADLEY ROCK - SET BRASS DISC STAMPED CITY OF REDWOOD CITY BENCHMARK ON CONCRETE RETAINING WALL, NE SIDE OF STREET, 35' NORTH OF UTILITY POLE, 40 SE OF FIRE HYDRANT.
ELEVATION = 511.5'
(NAVD 88 DATUM)

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

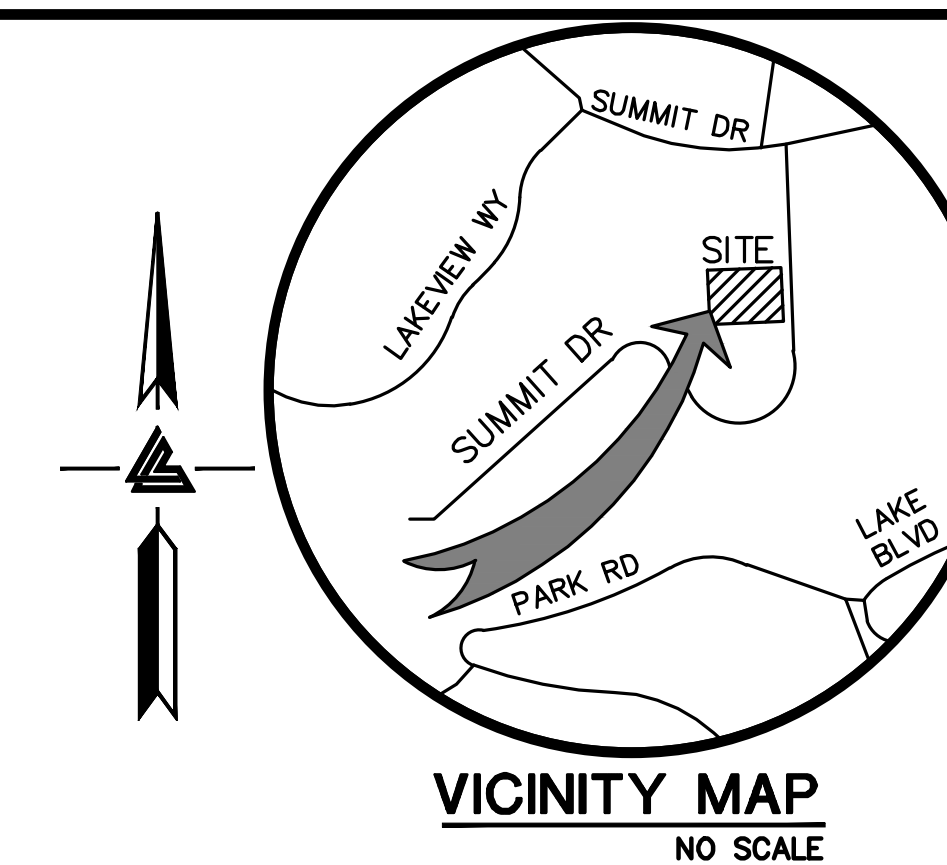
* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
SW-1	STORMWATER POLLUTION PREVENTION PLAN

PRELIMINARY PLAN - NOT FOR CONSTRUCTION



VICINITY MAP
NO SCALE



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1000 CALIFORNIA BLVD, SUITE 100, DUBLIN, CALIFORNIA 94568
SAN JOSE (510) 887-4086
WWW.LEABRAZE.COM

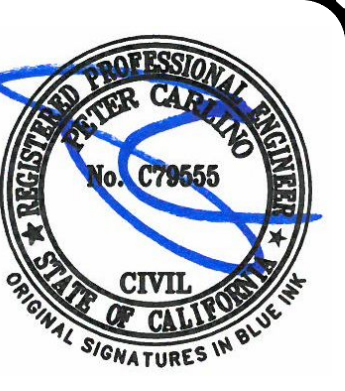
RAMANAUSKAS RESIDENCE
320-379 SUMMIT DRIVE
EMERALD HILLS, CALIFORNIA
SAN MATEO COUNTY
APN: 057-162-046 & -047

TITLE SHEET

PLAN CHECK	DATE	BY
1	3-29-21	VD
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-	-	-
REVISIONS	BY	
JOB NO:	2201611	
DATE:	12-18-20	
SCALE:	AS NOTED	
DESIGN BY:	AQ	
CHECKED BY:	RB	
SHEET NO:		

C-1.0

01 OF 05 SHEETS



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 SAN ANTONIO, TEXAS
 SAN JOSE, CALIFORNIA 94045
 SAN JOSE, CALIFORNIA 94045
 (510) 887-4086
 WWW.LEABRAZE.COM

RAMANAUSKAS RESIDENCE
320-379 SUMMIT DRIVE
EMERALD HILLS, CALIFORNIA
 SAN MATEO COUNTY
 APN: 057-162-046 & -047

PRELIMINARY GRADING & DRAINAGE PLAN

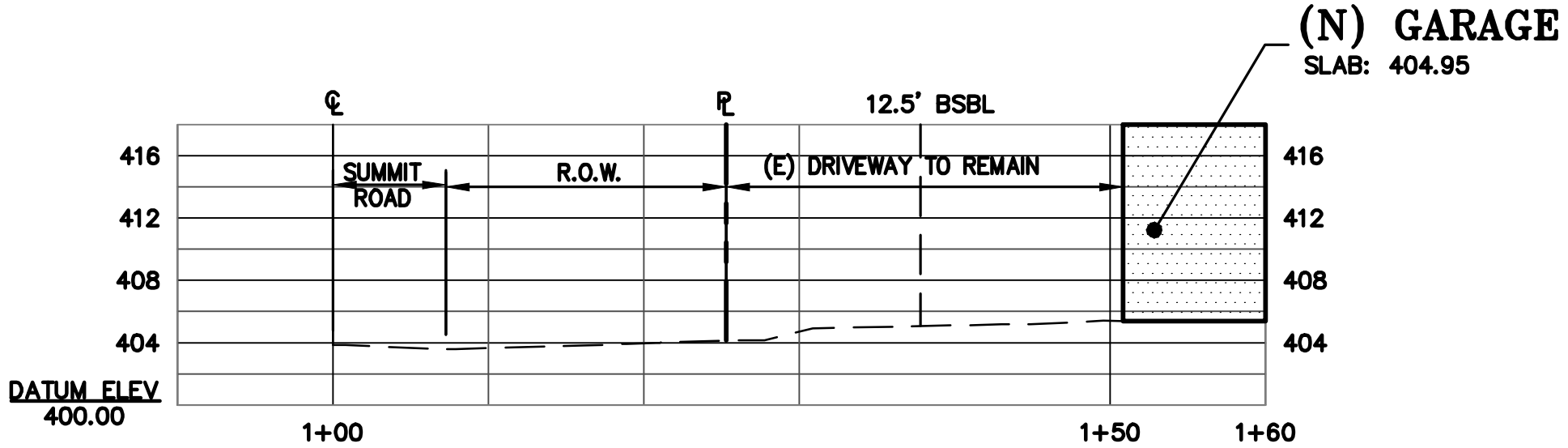
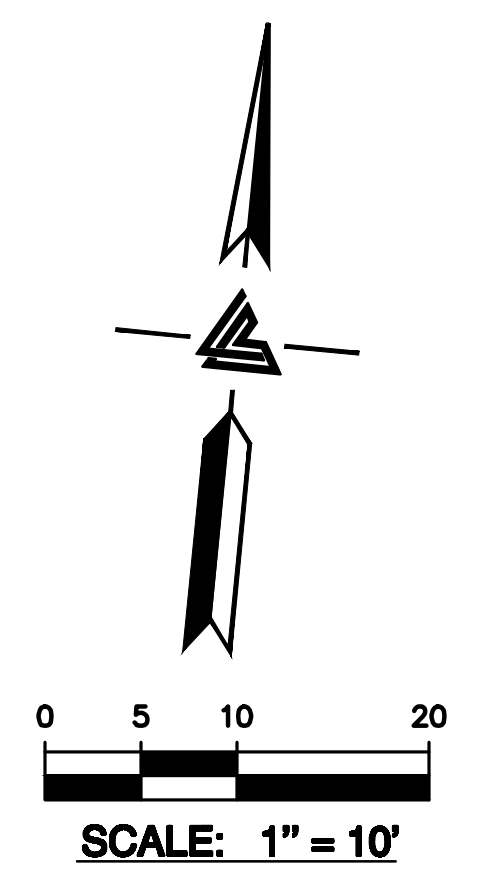
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- FLATWORK** KEYNOTES 1 TO 5
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 - 2 SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DRIP
 - 3 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 4 (N) CONCRETE DRIVEWAY.
 - 5 (N) CONCRETE PATIOS/WALKWAYS.

- STORM DRAIN** KEYNOTES 10 TO 17
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
 - 12 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
 - 13 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
 - 14 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB).
 - 15 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE).
 - 16 INSTALL (N) CATCH BASIN.
 - 17 INSTALL (N) RETENTION SYSTEM.

- UTILITIES** KEYNOTES 31 TO 33
- 31 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
 - 32 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
 - 33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

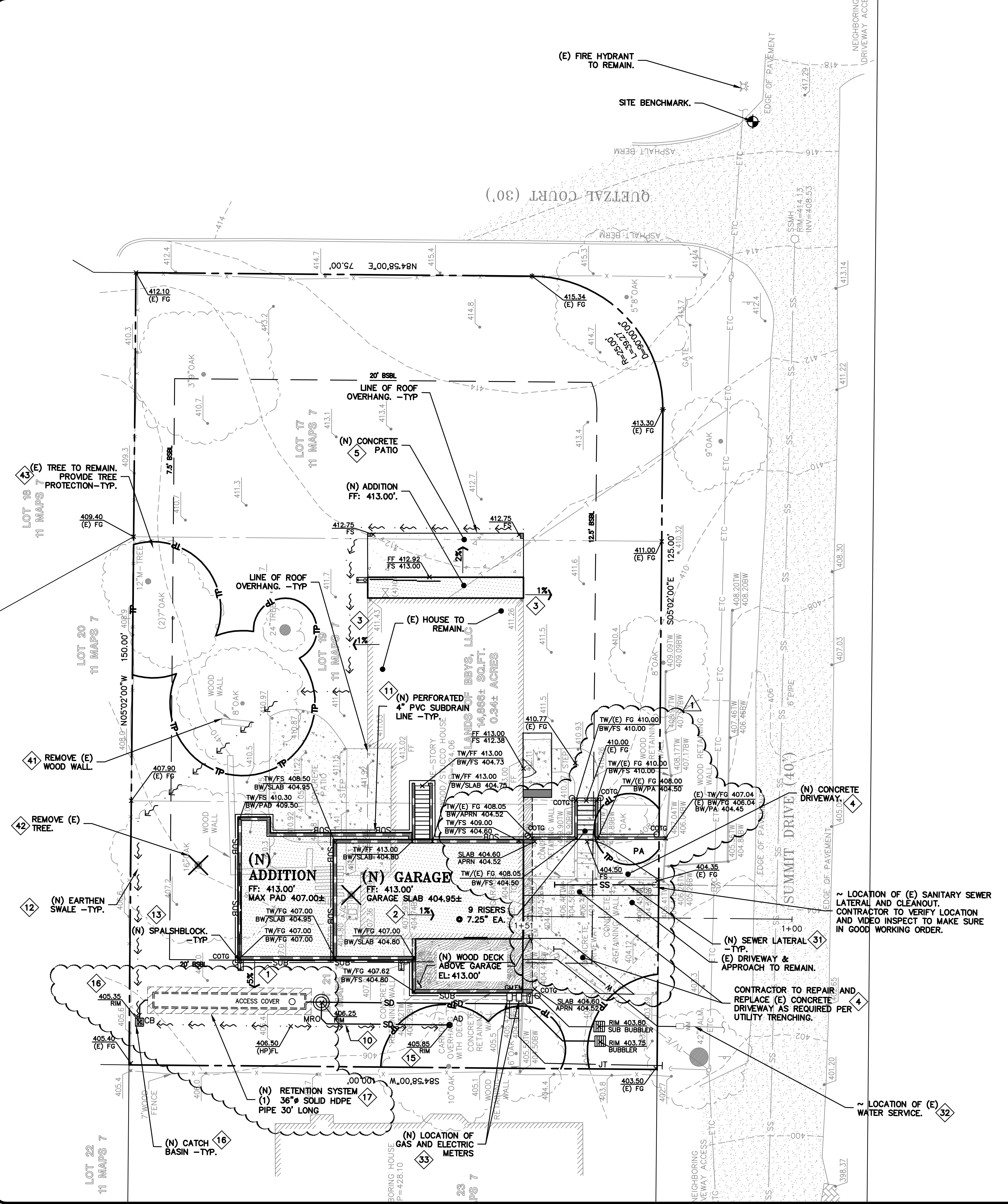
- DEMOLITION** KEYNOTES 41 TO 43
- 41 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 42 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
 - 43 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.



DRIVEWAY PROFILE
 SCALE: 1" = 10' HORIZ & VERT

NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN 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 SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR, THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPIILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST 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.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- 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 MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

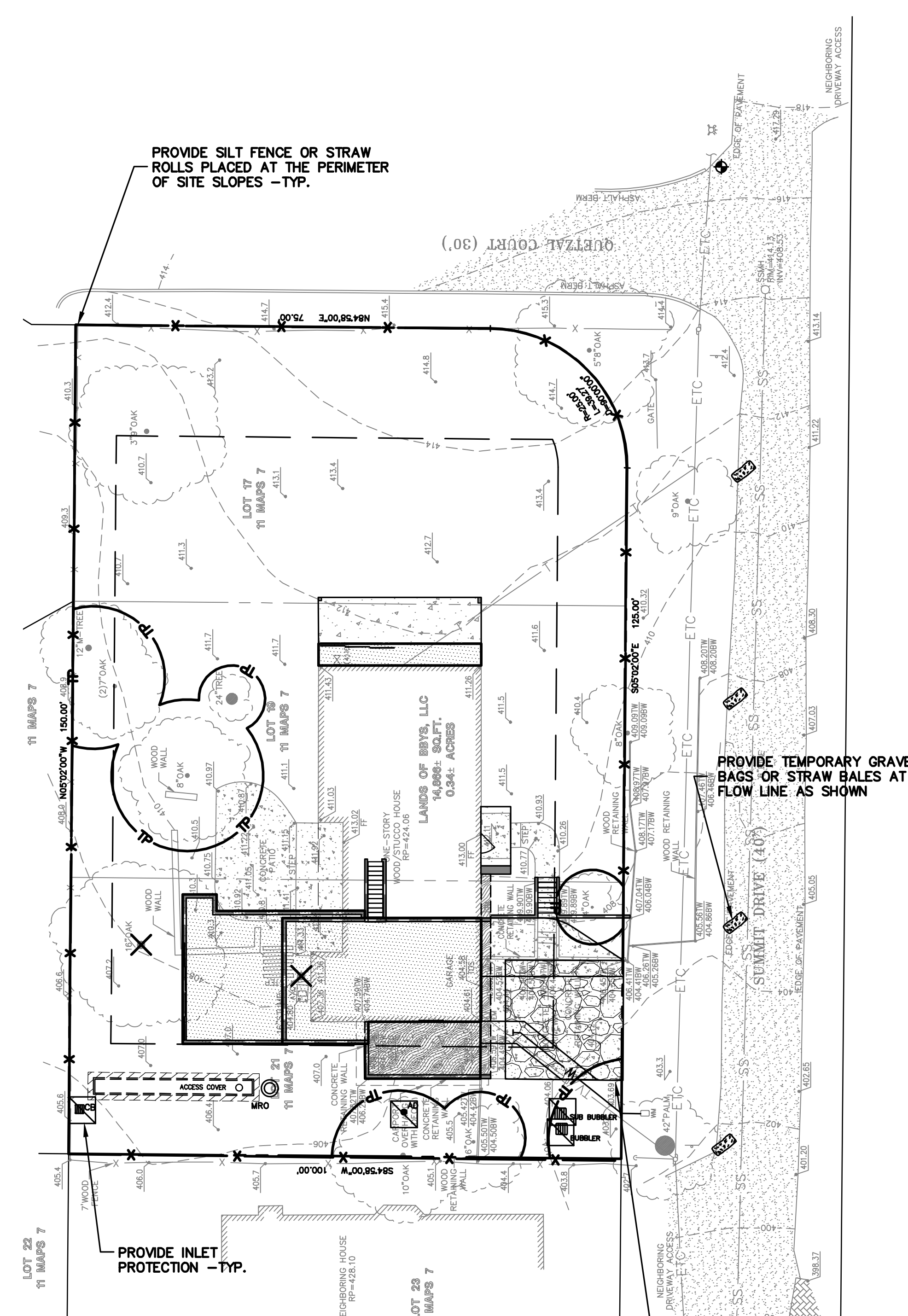
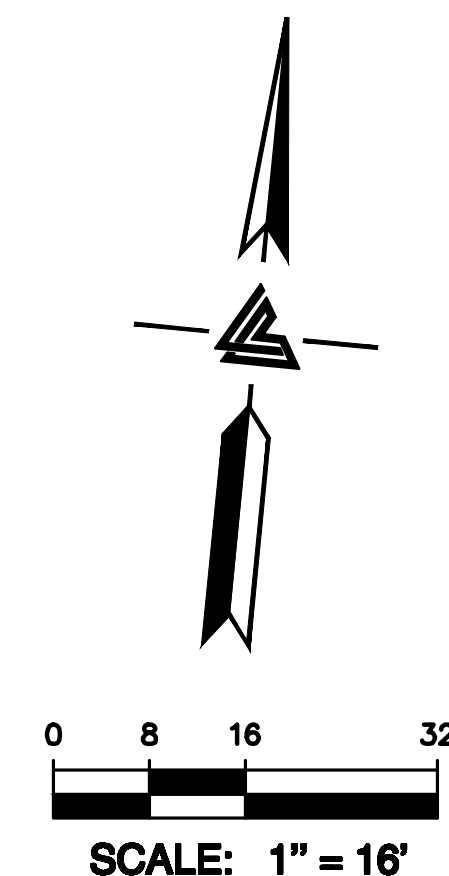
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDING. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, 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. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- 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. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- 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. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLER SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

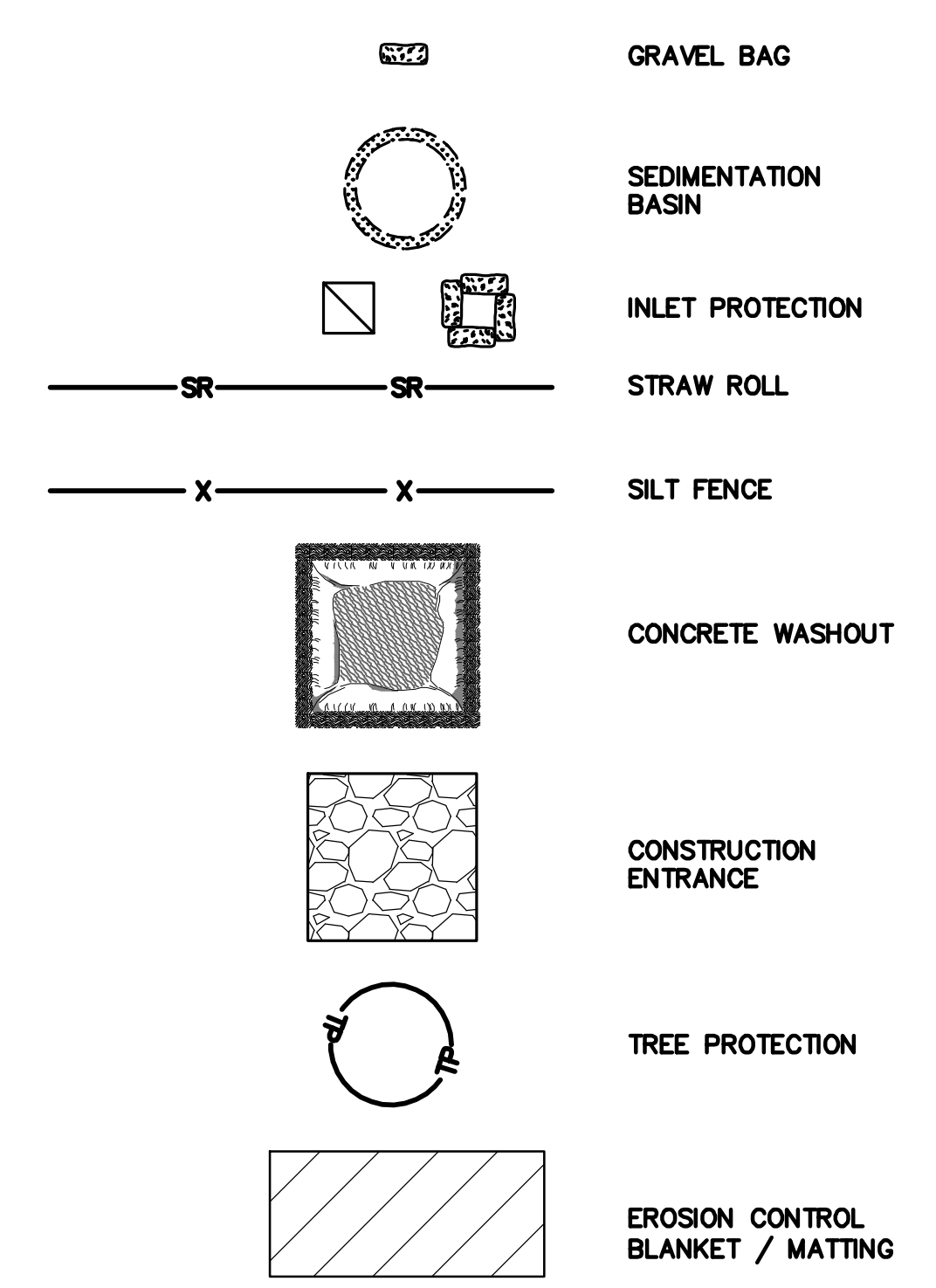
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



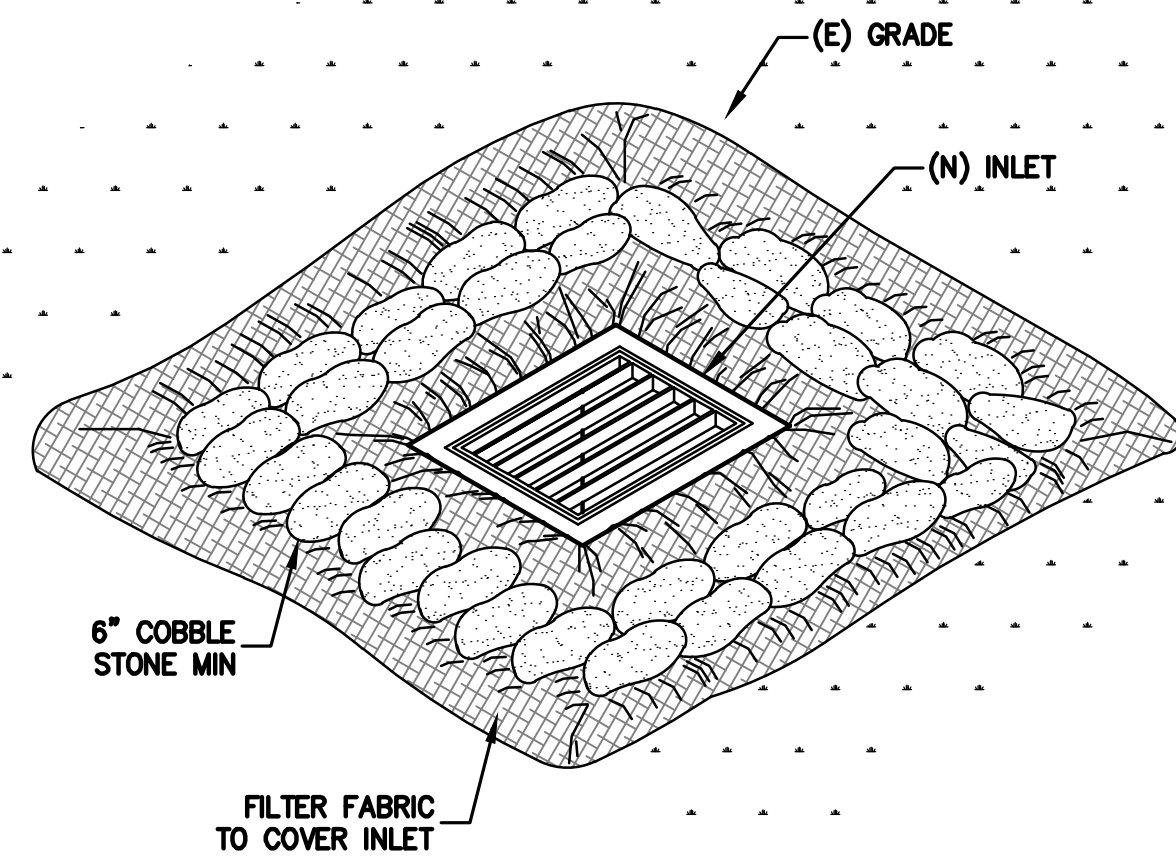
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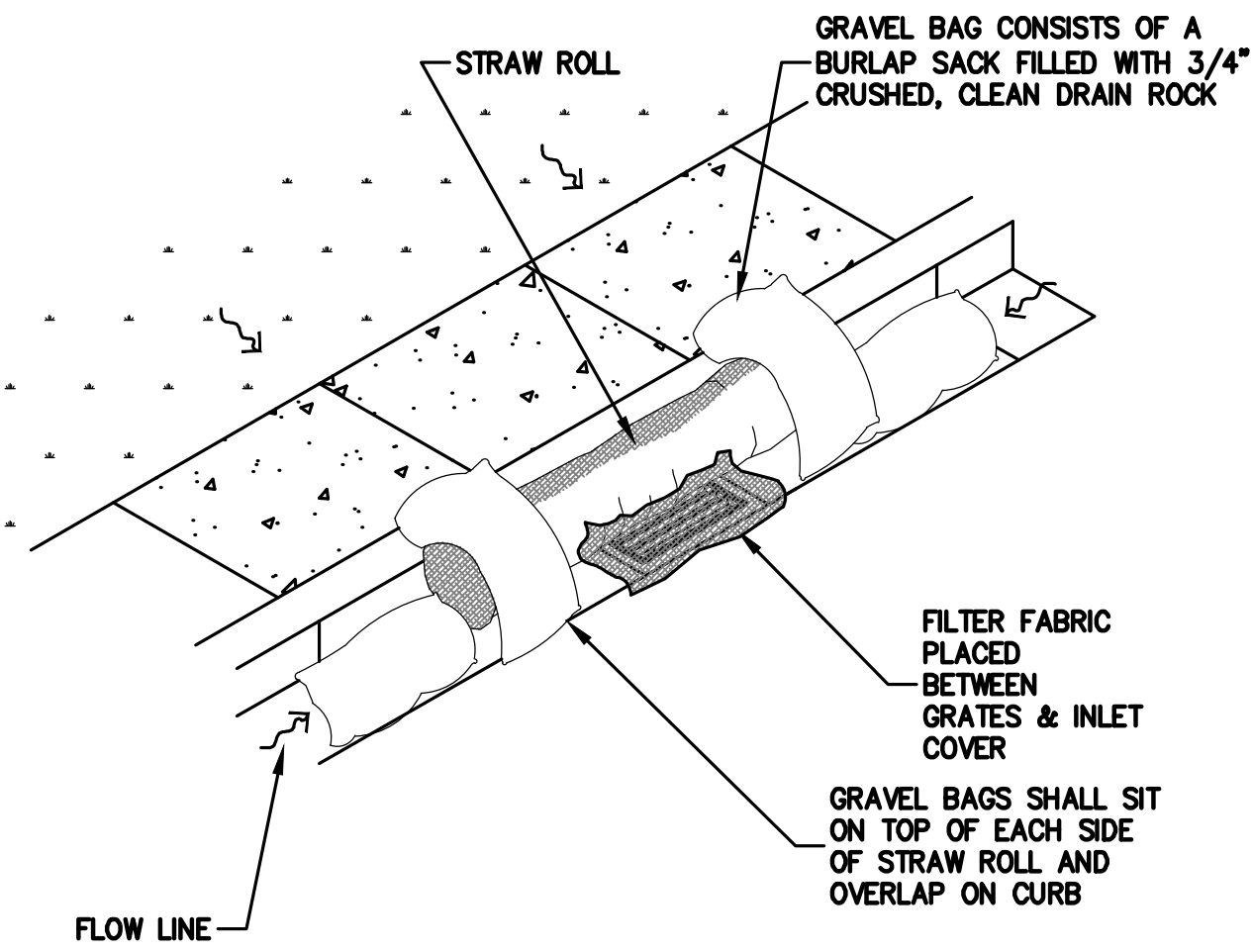
EROSION CONTROL PLAN

PLAN CHECK	3-29-21	VD
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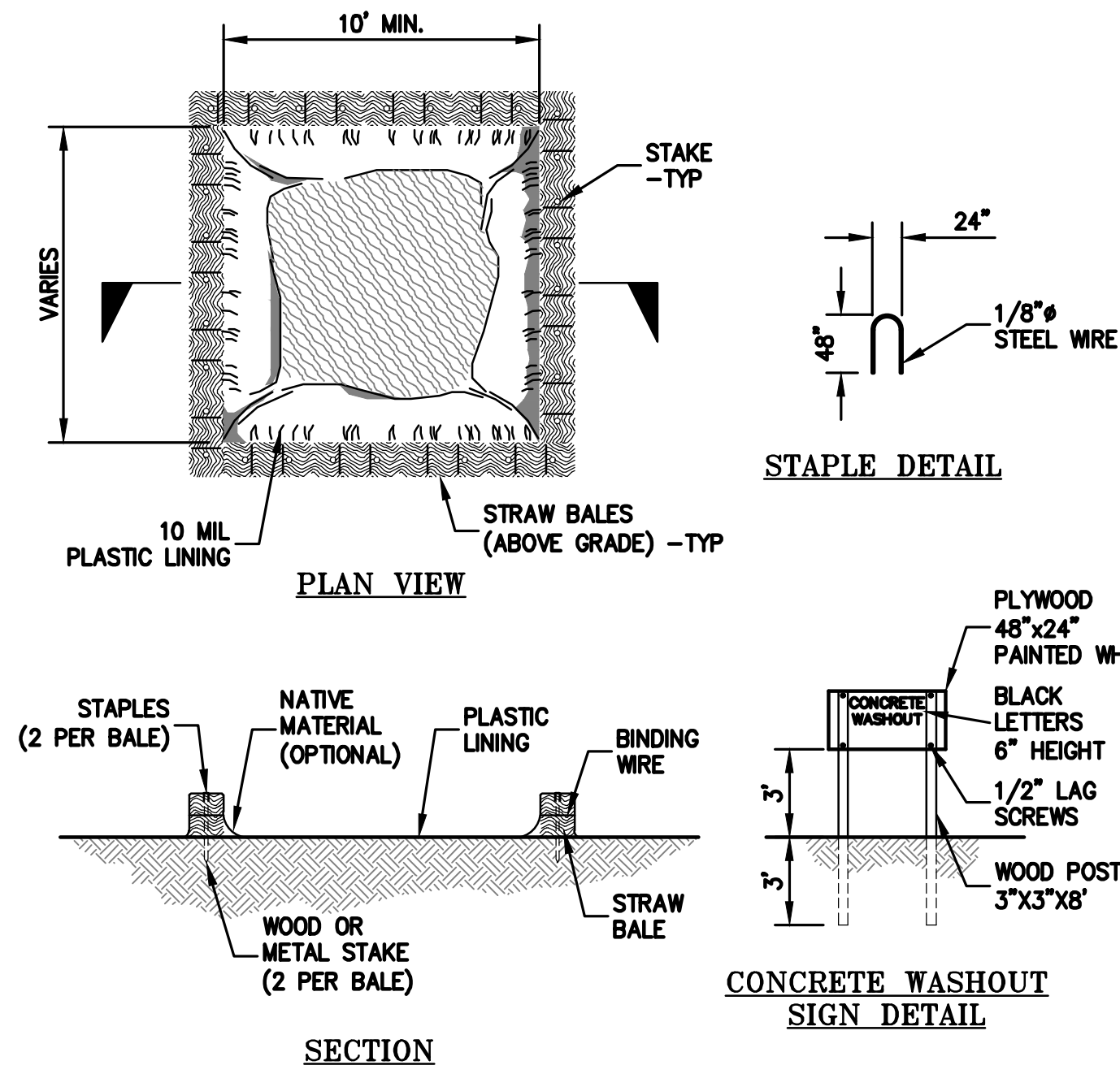




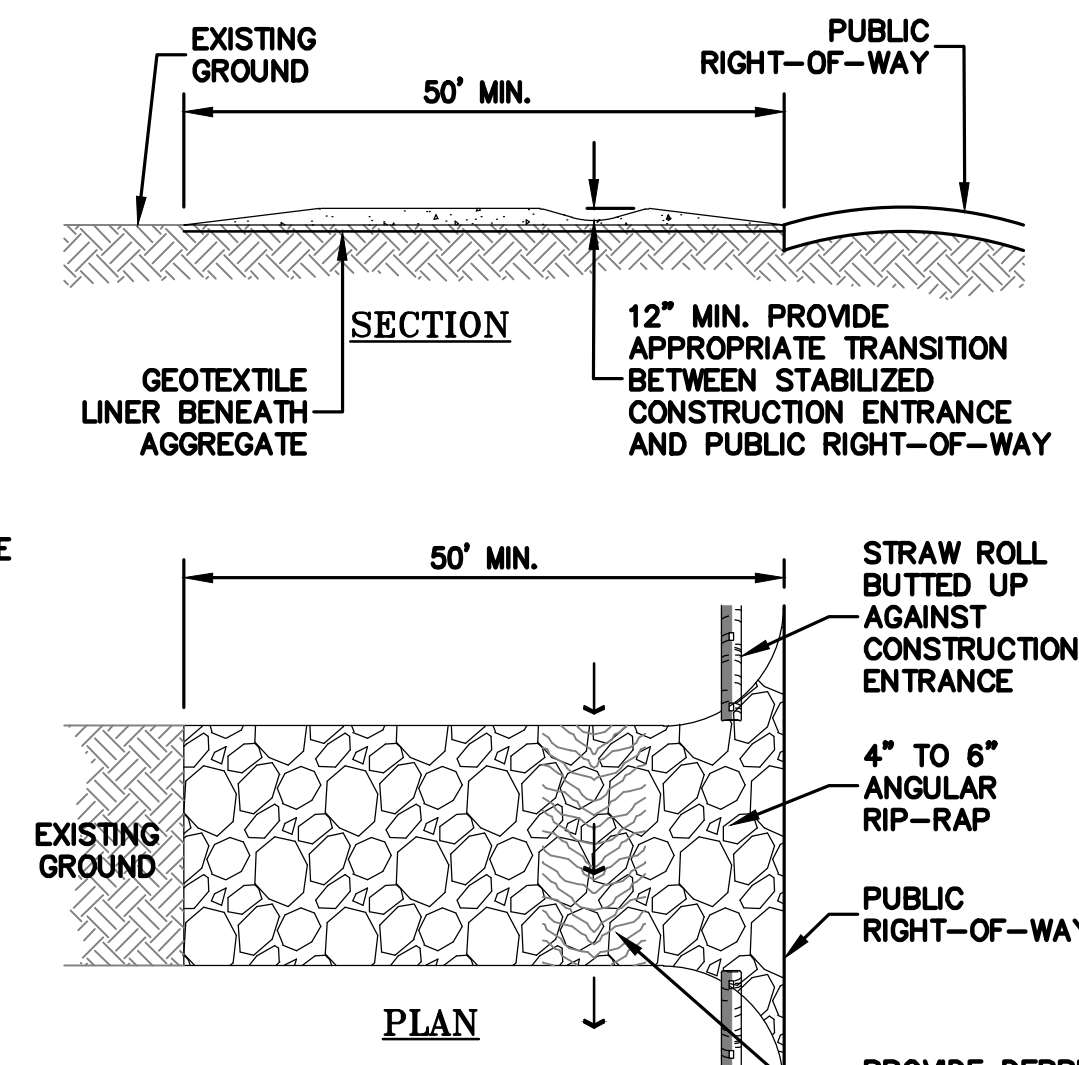
1 INLET PROTECTION
ER-2 NTS



2 STREET INLET PROTECTION
ER-2 NTS

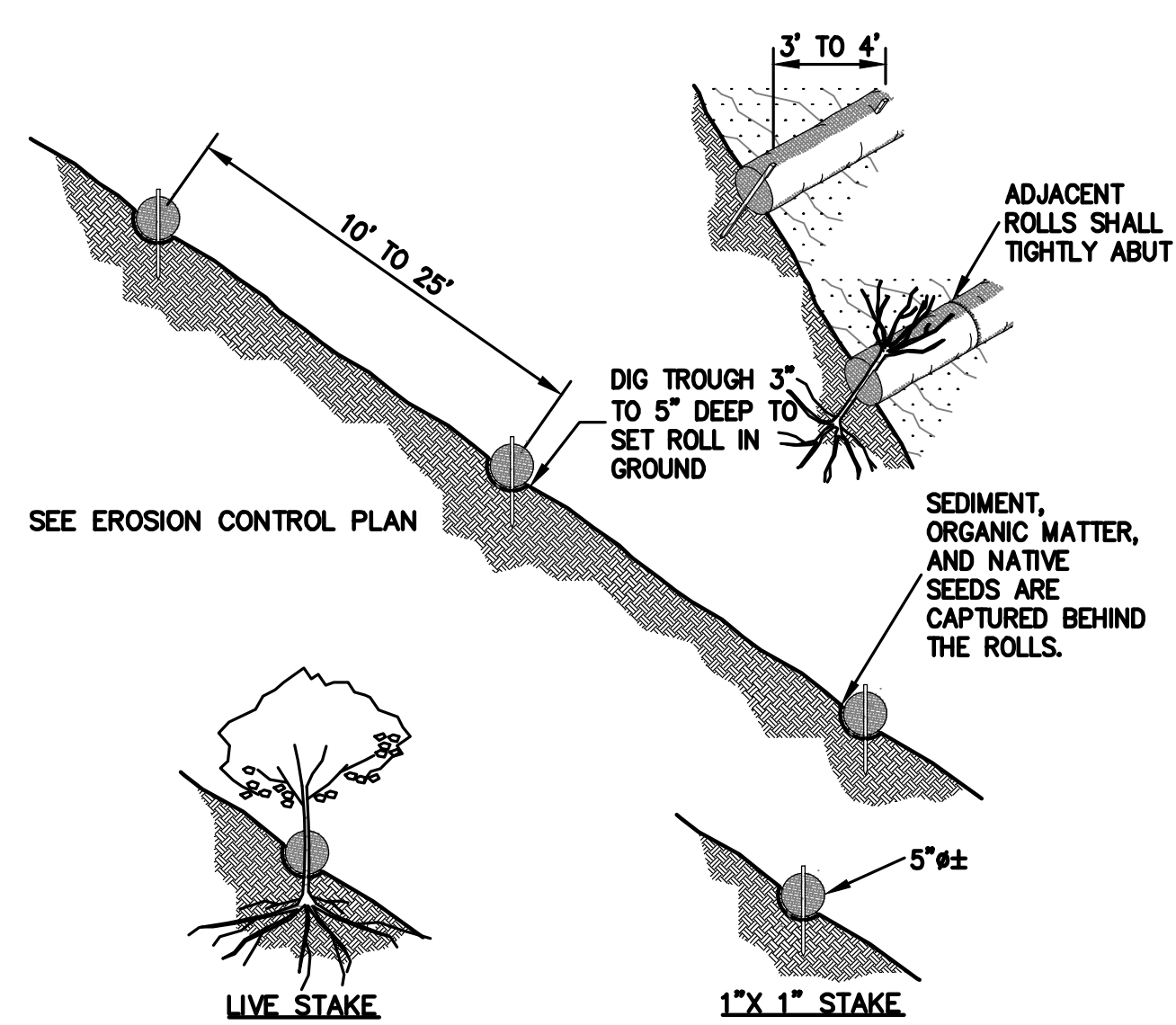


3 CONCRETE WASHOUT
ER-2 NTS



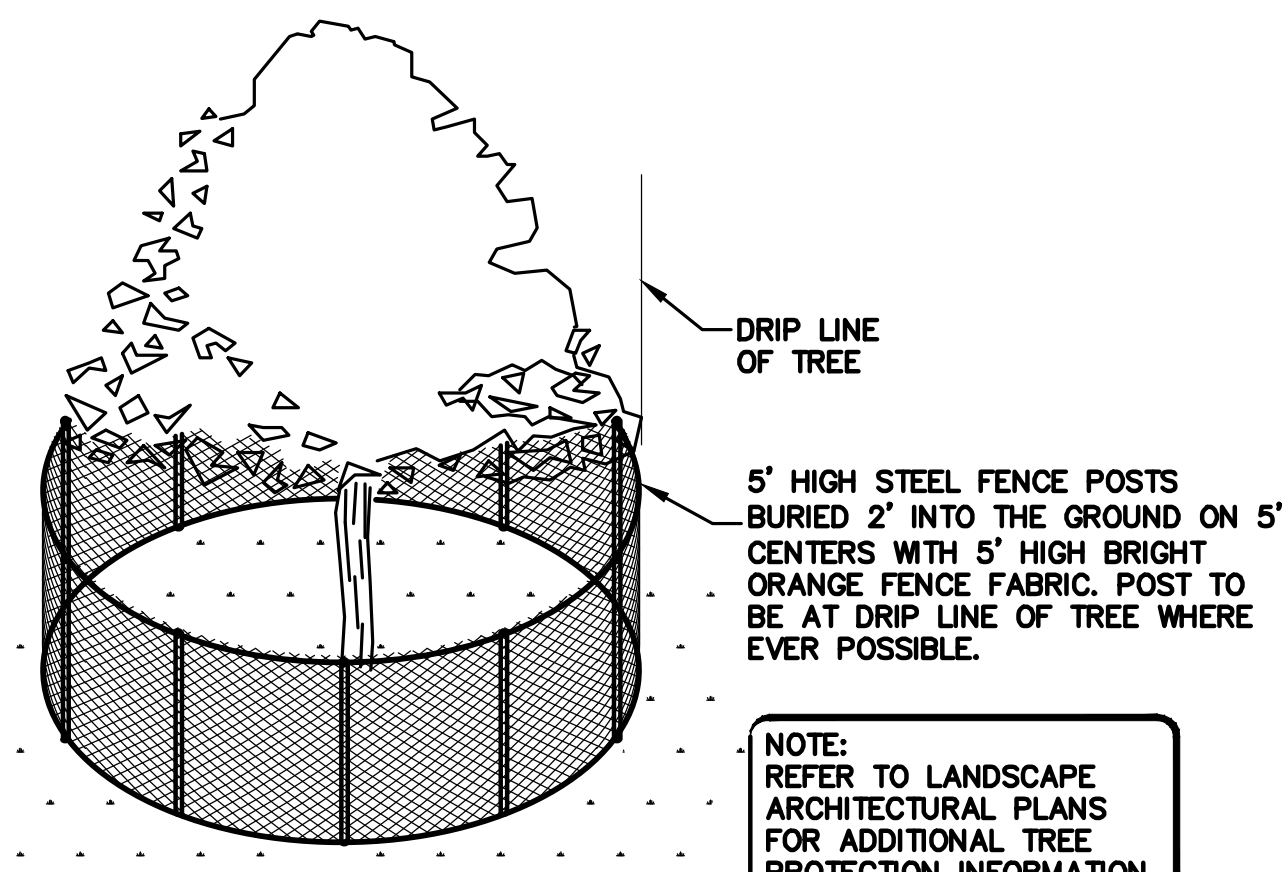
4 CONSTRUCTION ENTRANCE
ER-2 NTS

NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADI.
THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



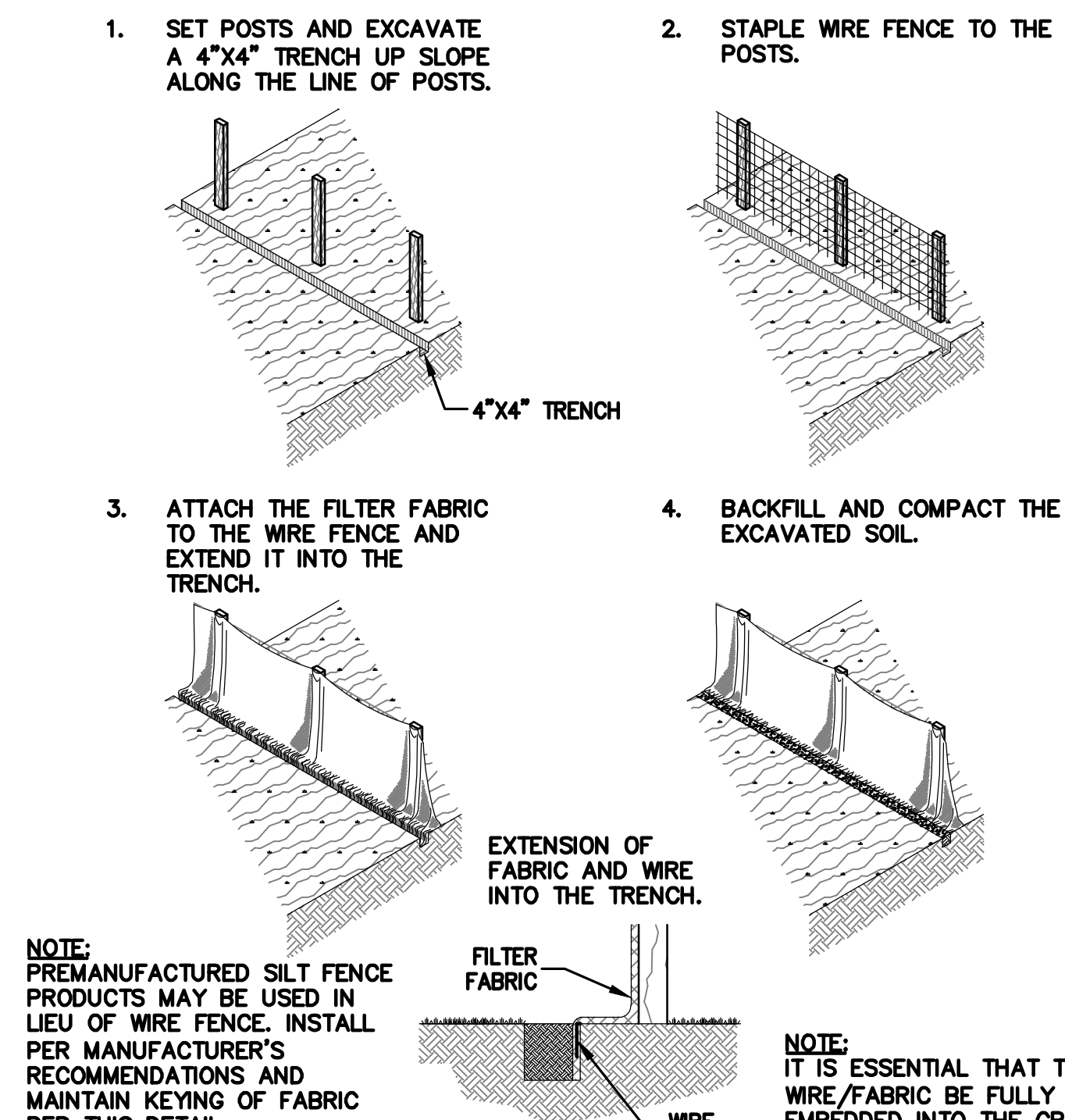
NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 STRAW ROLLS
ER-2 NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.
NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.
NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

7 SILT FENCE
ER-2 NTS



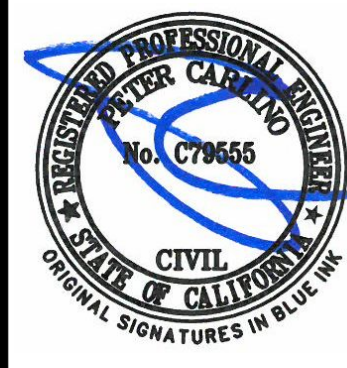
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EROSION CONTROL
DETAILS

NO.	REVISIONS	BY
1	PLAN CHECK	VD
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JOB NO: 2201611
DATE: 12-18-20
SCALE: NTS
DESIGN BY: AQ
CHECKED BY: RB
SHEET NO:
ER-2
04 OF 05 SHEETS



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 SAN MATEO COUNTY

STORMWATER POLLUTION PREVENTION PLAN

PLAN CHECK	3-29-21	VD
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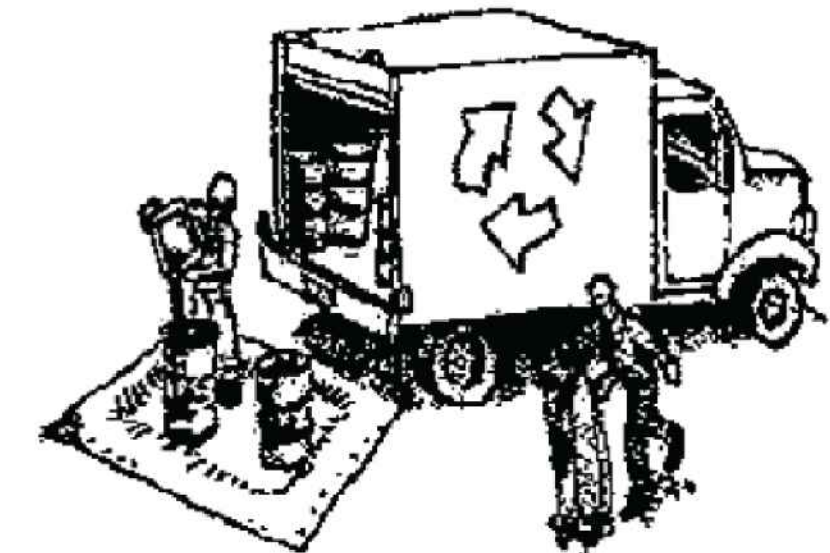
SW-1
 05 OF 05 SHEETS



Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



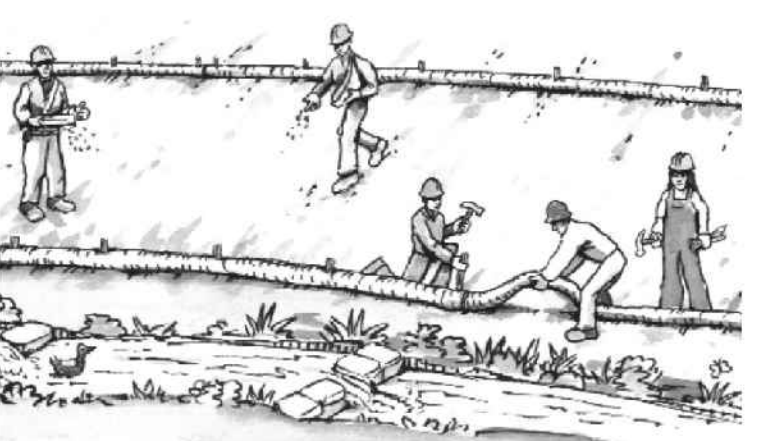
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



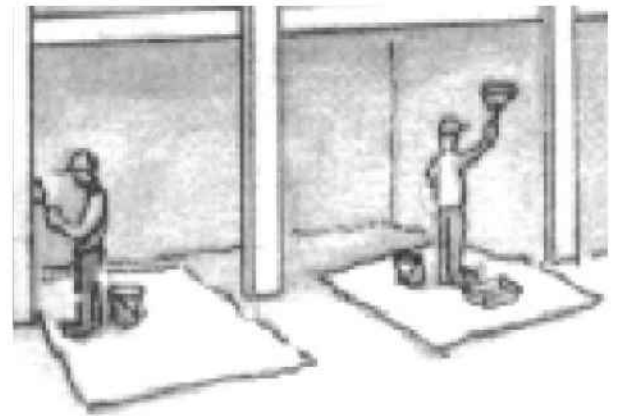
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

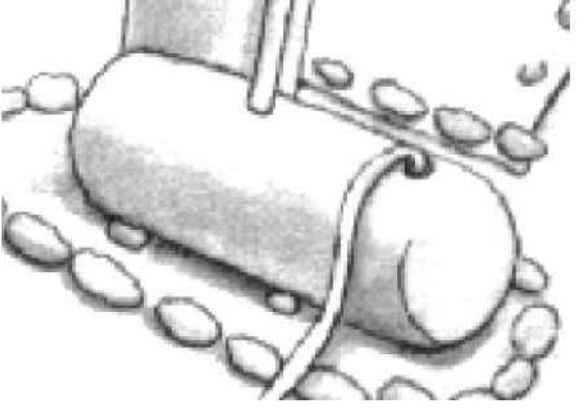
Painting & Paint Removal



Painting Cleanup and Removal

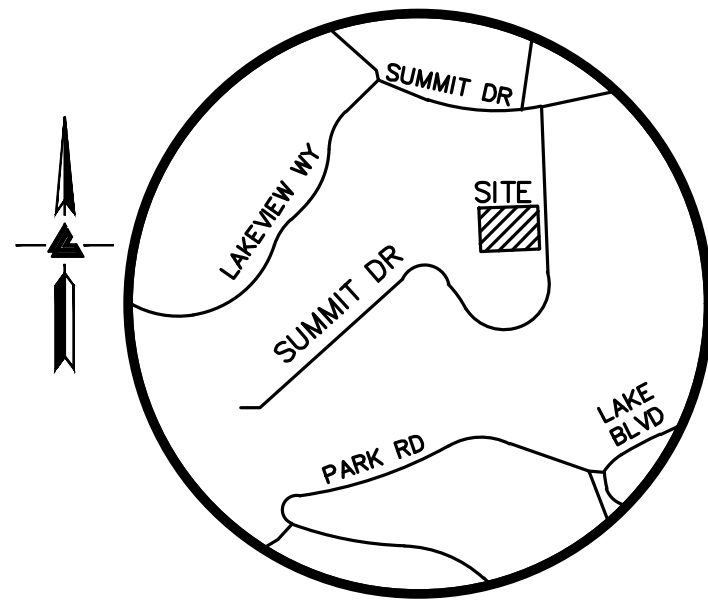
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to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

Dewatering



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

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



VICINITY MAP
NO SCALE

LOT 22
11 MAPS 7

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 14,866± SQUARE FEET / 0.34± ACRES

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY PACIFIC COAST TITLE COMPANY, ORDER NO. 10162209, DATED AS OF JUNE 17, 2020

BENCHMARK

REDWOOD CITY BENCHMARK
CITY BM 76
HANDLEY TRAIL AT HADLEY ROCK - SET BRASS DISC STAMPED CITY OF REDWOOD CITY BENCHMARK ON CONCRETE RETAINING WALL, NE SIDE OF STREET, 35' NORTH OF UTILITY POLE, 40' SE OF FIRE HYDRANT.
ELEVATION = 511.5'
(NAVD 88 DATUM)

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

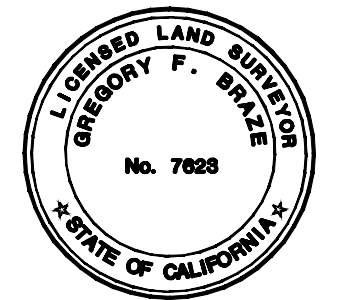
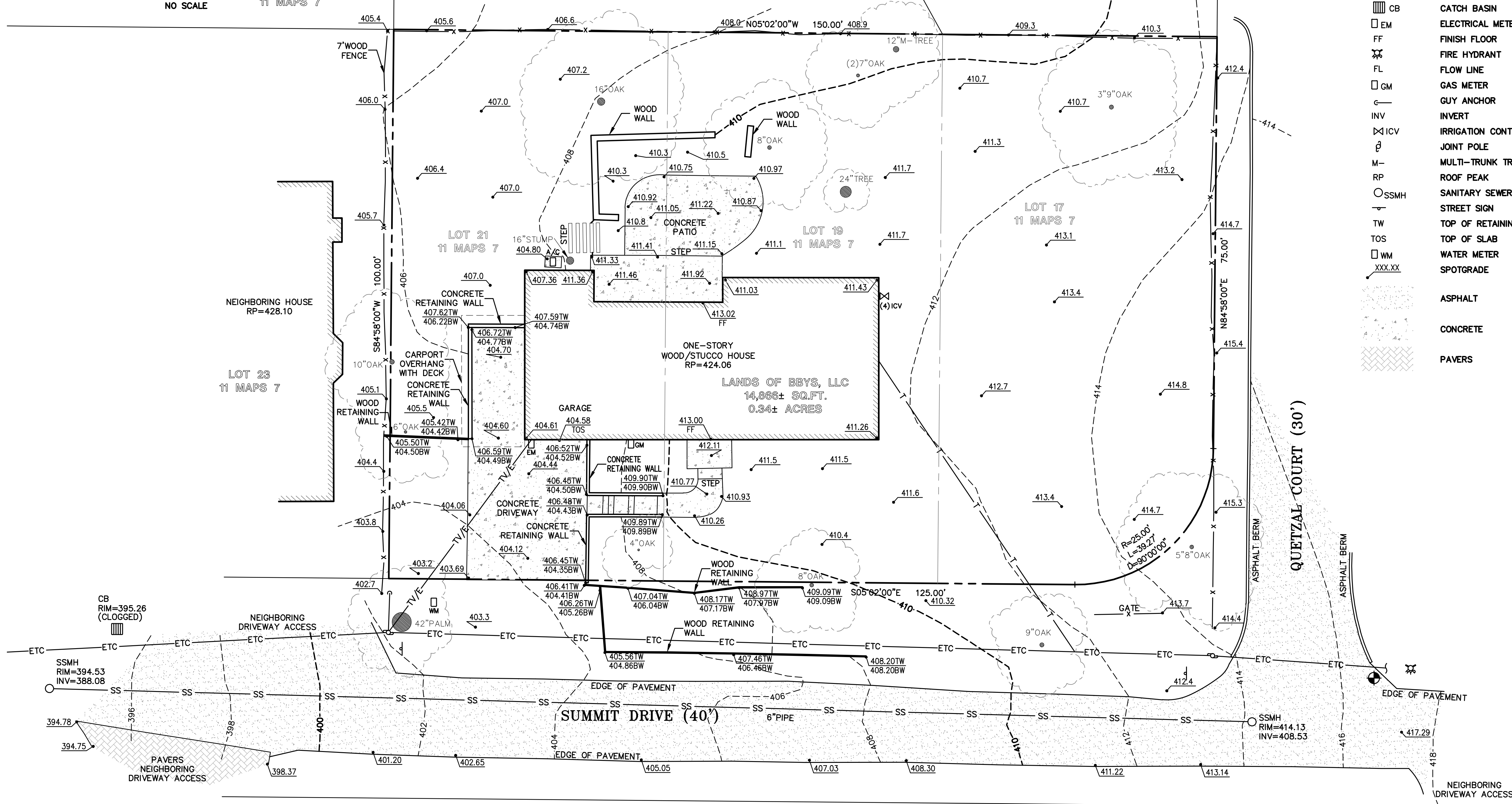
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 416.43'
(NAVD 88 DATUM)

LEGEND AND NOTES

- BOUNDARY LINE
- ETC --- ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- TV/E --- ELECTRICAL/CABLE TV OVERHEAD LINE
- T --- TELEPHONE OVERHEAD LINE
- X --- FENCE LINE
- SS --- SANITARY SEWER LINE
- A/C AIR CONDITIONING UNIT
- ⊕ BENCHMARK
- ⊞ BW BOTTOM RETAINING WALL
- ▤ CB CATCH BASIN
- EM ELECTRICAL METER
- FF FINISH FLOOR
- ⊞ FL FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GUY ANCHOR
- INV INVERT
- ⊞ ICV IRRIGATION CONTROL VALVE
- ⊞ JOINT POLE
- M- MULTI-TRUNK TREE
- RP ROOF PEAK
- SSMH SANITARY SEWER MAINTENANCE HOLE
- STREET SIGN
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- WM WATER METER
- XXX.XX SPOTGRADE
- ASPHALT
- CONCRETE
- PAVERS



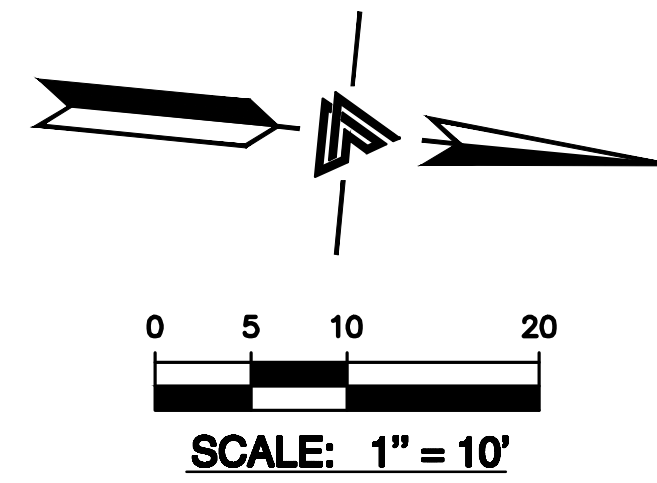
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
DUBLIN, CA
DUBLIN, CA
SAN JOSE, CA
WWW.LEABRAZE.COM

379 SUMMIT DRIVE
REDWOOD CITY
CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO: 2200910
DATE: 09-14-2020
SCALE: 1"=10'
FIELD BY: DR
DRAWN BY: DR/ZB
SHEET NO:
SU1
1 OF 1 SHEETS



James W. Skelton

WALL LEGEND

DEMOLISHED WALL: 

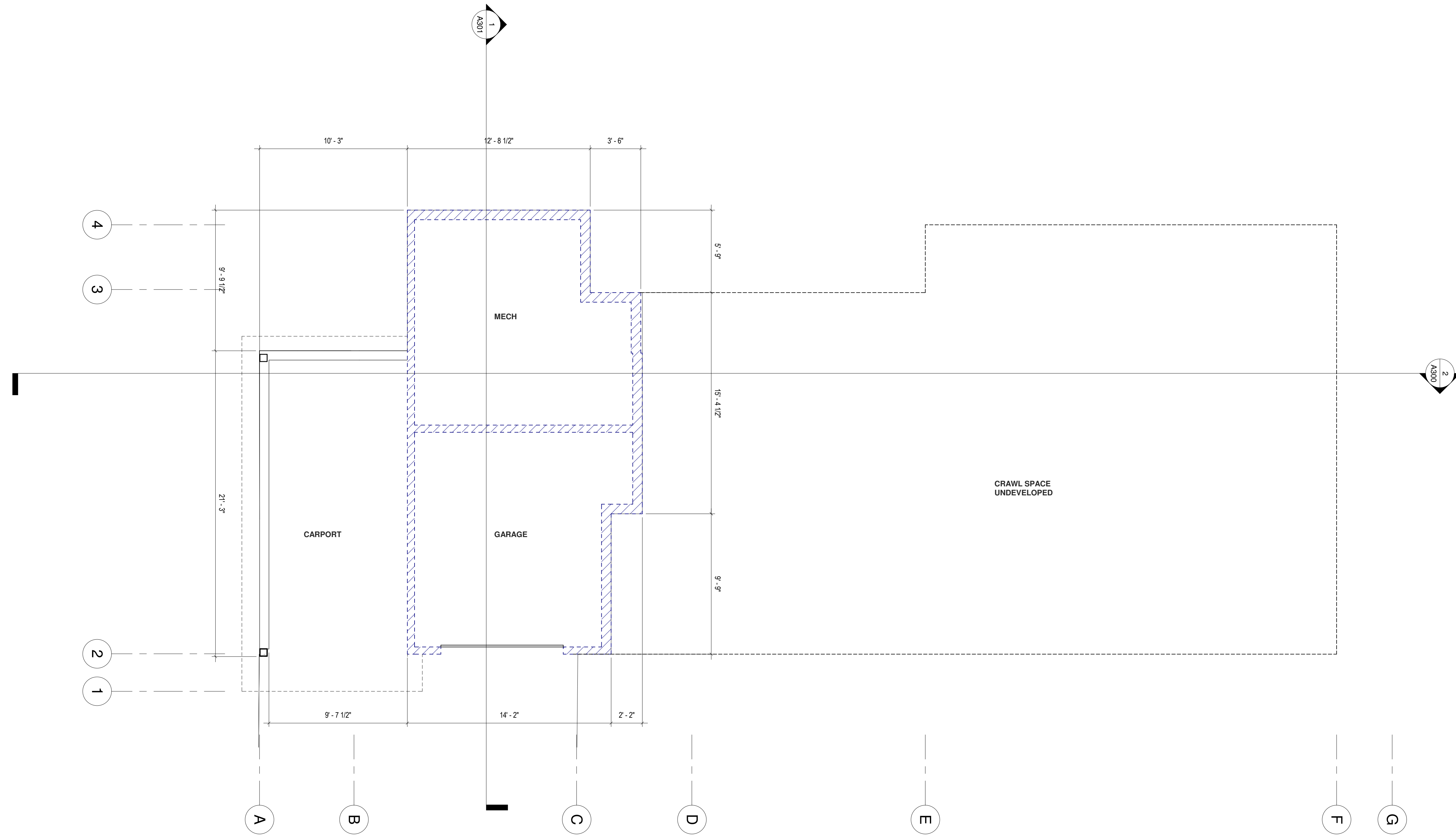
EXISTING WALL: 

NEW WALL: 

RAMANAUSKAS HAAM

320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



Rev Description Date

320 SUMMIT DRIVE

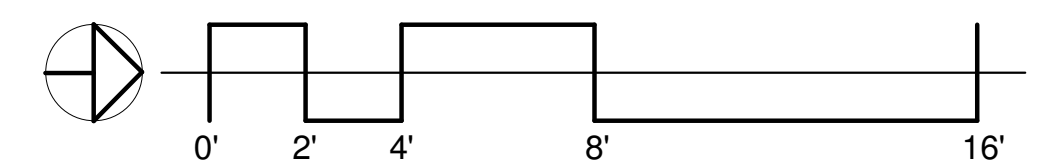
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Sheet Title

GARAGE FLOOR PLAN - EXISTING

A101A



WALL LEGEND

DEMOLISHED WALL: 

EXISTING WALL: 

NEW WALL: 

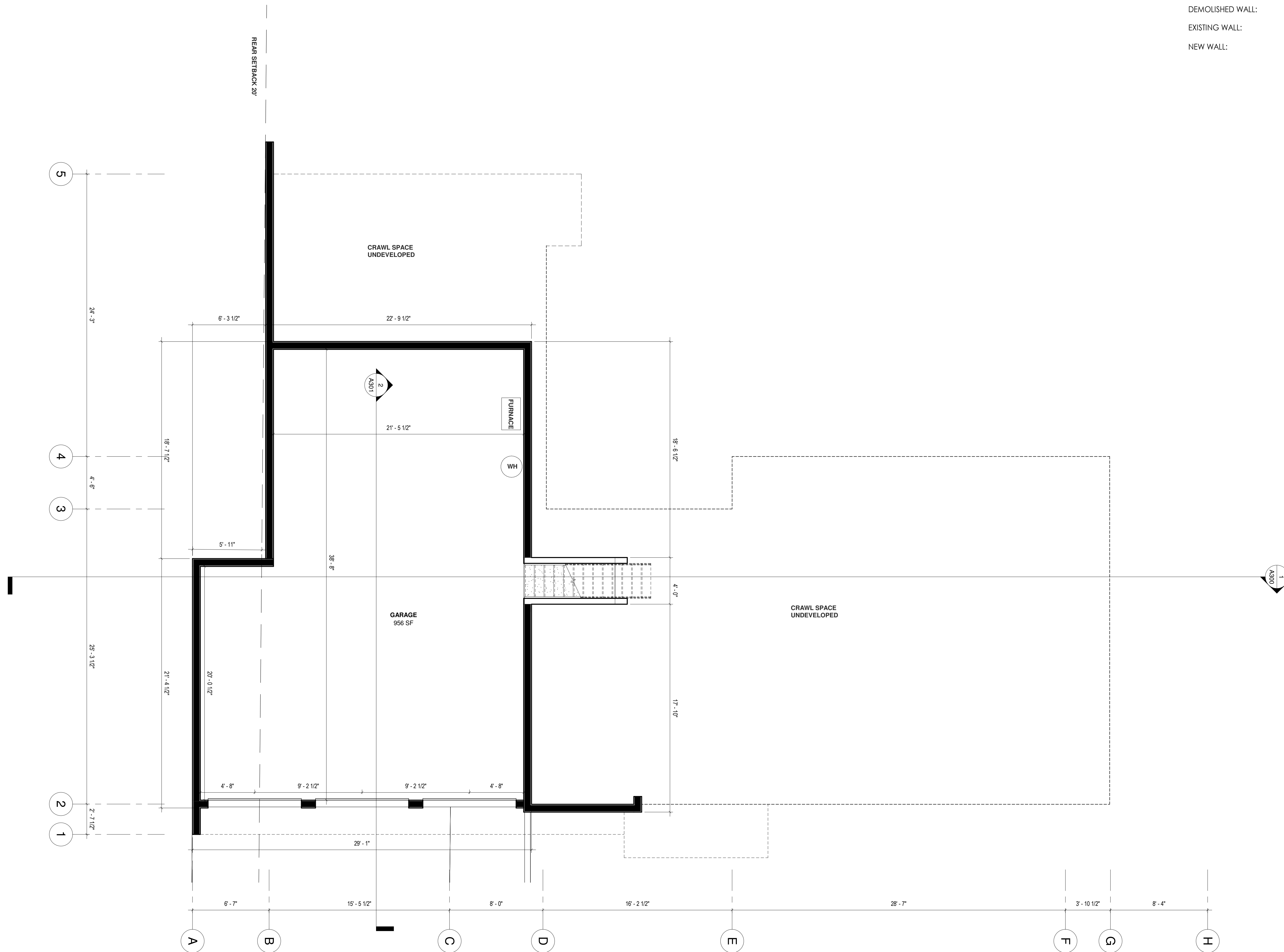


James W. Skelton

RAMANAUSKAS HAAM

320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



1	Date 6
Rev	Description Date

320 SUMMIT DRIVE

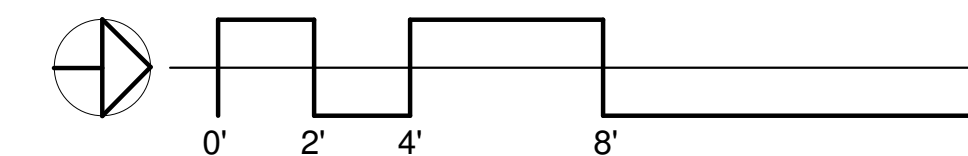
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Sheet Title

GARAGE FLOOR PLAN - PROPOSED

A101



James W. Skelton

WALL LEGEND

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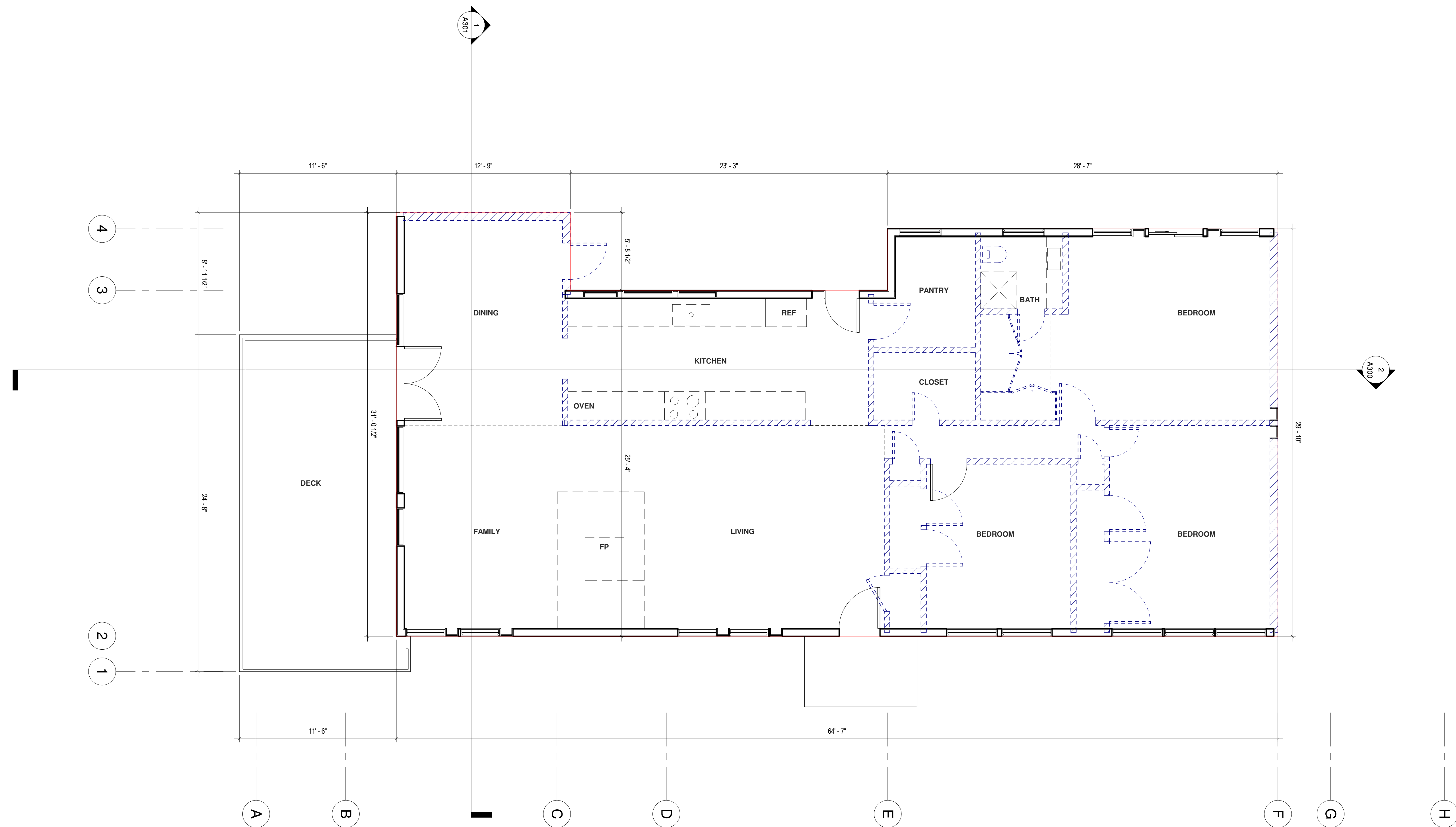
EXISTING WALL: 

NEW WALL: 

RAMANAUSKAS HAAM

320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



Rev Description Date

320 SUMMIT DRIVE

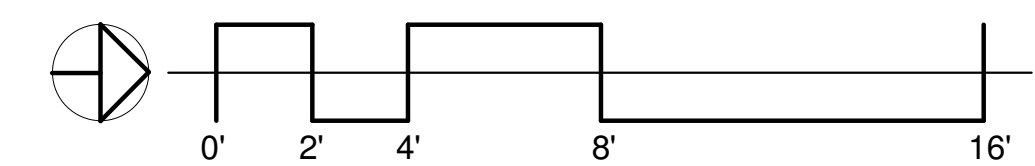
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Sheet Title

FIRST FLOOR PLAN - EXISTING

A102A



James W Skelton

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REDWOOD CITY, CA 94062

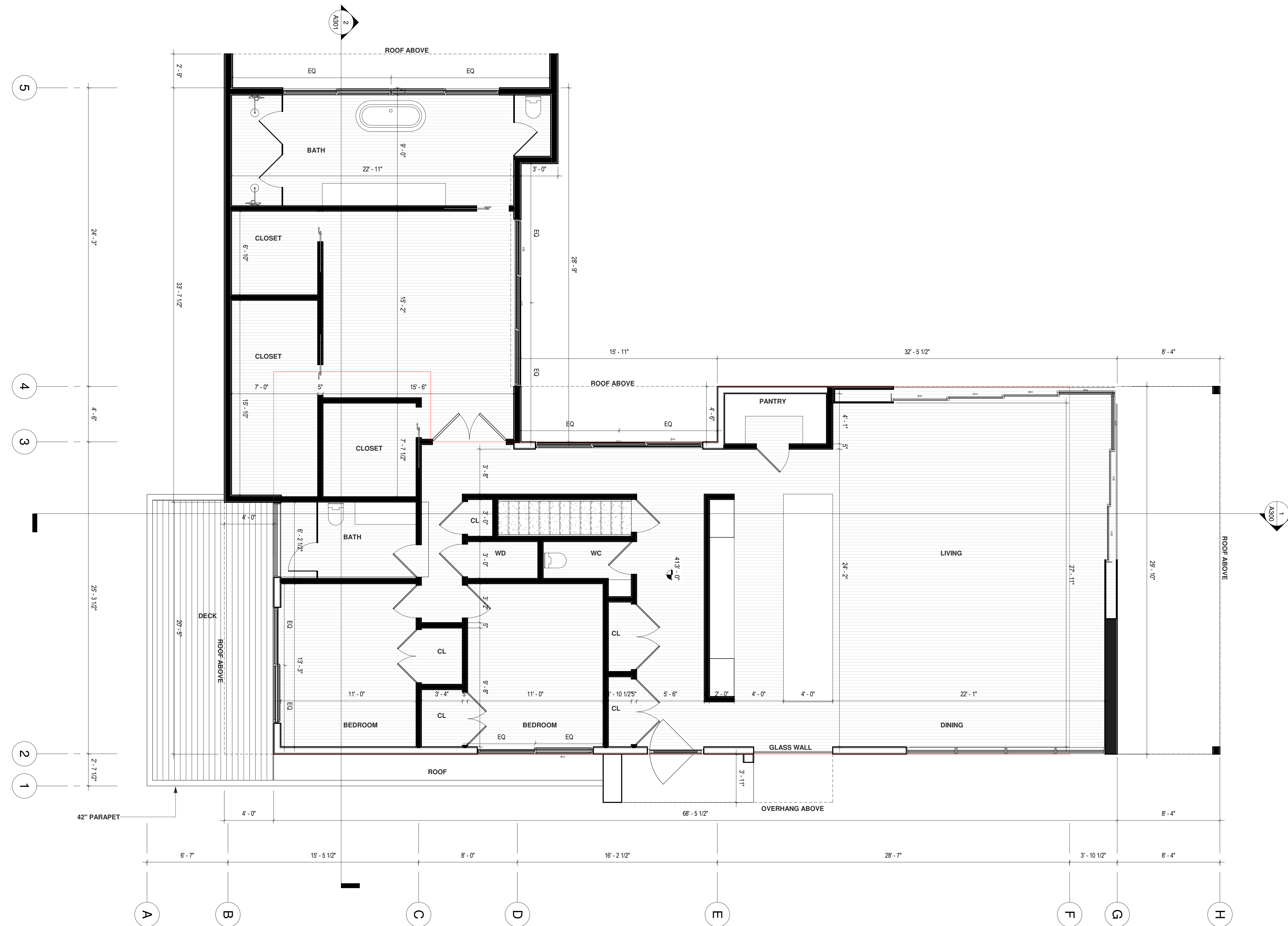
BLOCK/LOT:057-162-460

WALL LEGEND

DEMOLISHED WALL: 

EXISTING WALL: 

NEW WALL: 



Rev Description Date

320 SUMMIT DRIVE

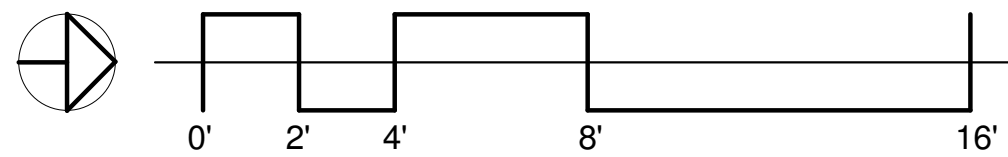
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Sheet Title

FIRST FLOOR PLAN

A102



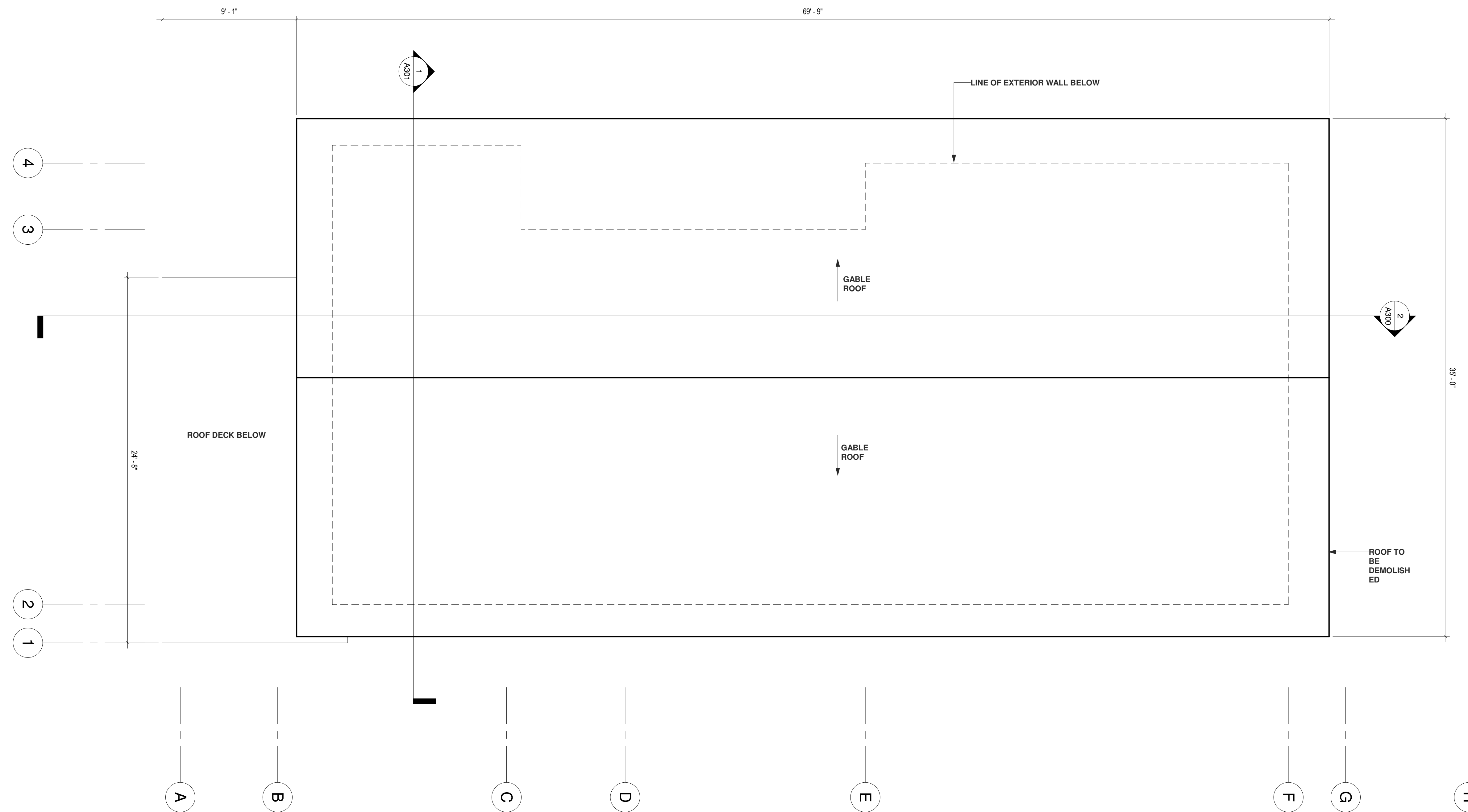
James W. Skelton

WALL LEGEND

DEMOLISHED WALL: 

EXISTING WALL: 

NEW WALL: 



RAMANAUSKAS HAAM

320 SUMMIT DRIVE
 REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460

Rev Description Date

320 SUMMIT DRIVE

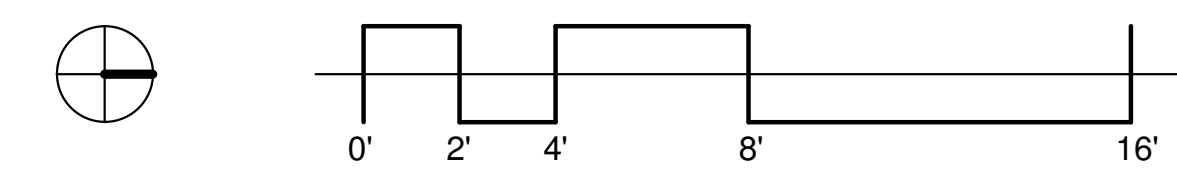
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Sheet Title

ROOF PLAN - EXISTING

A103A



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 REDWOOD CITY, CA 94062

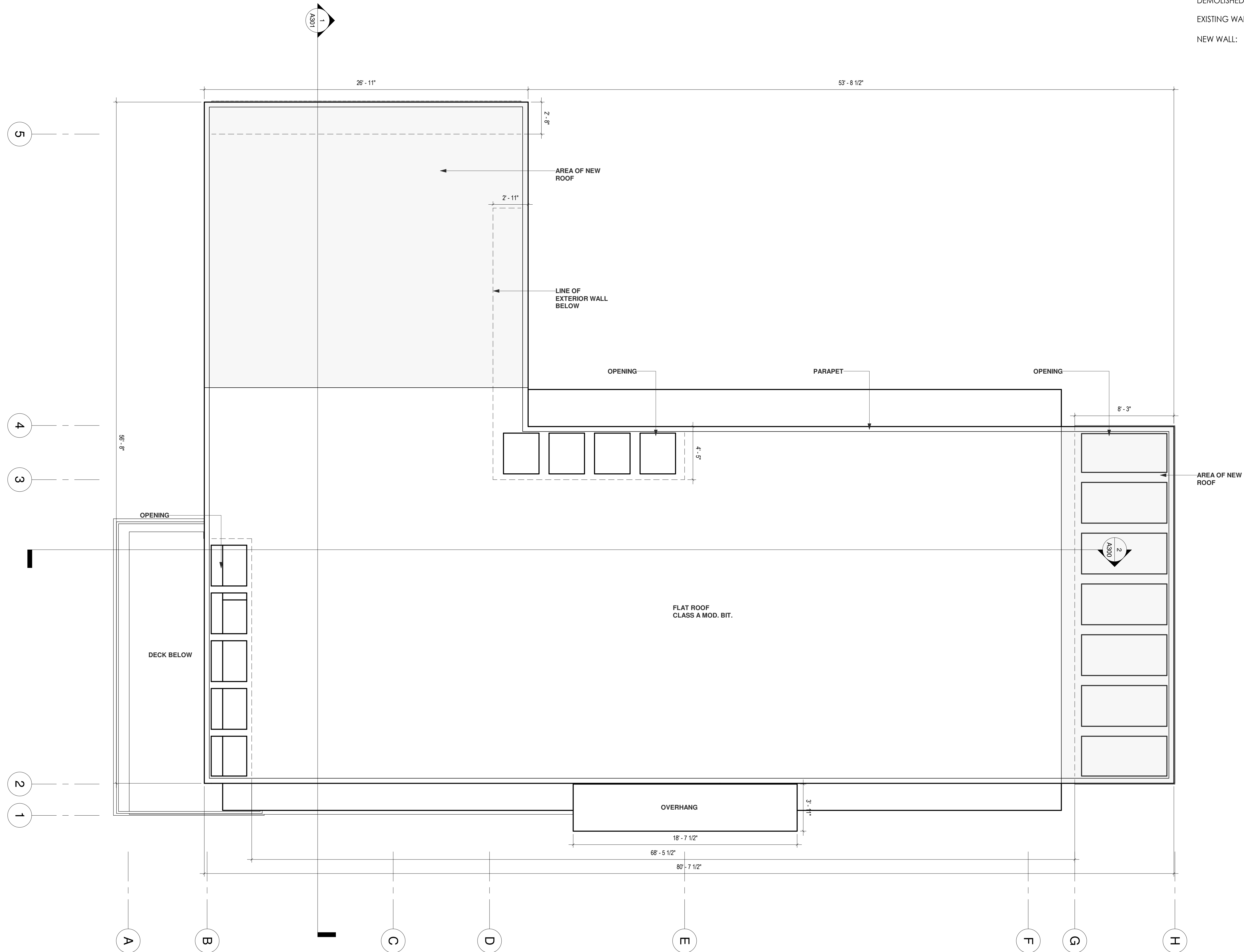
BLOCK/LOT:057-162-460

WALL LEGEND

DEMOLISHED WALL: 

EXISTING WALL: 

NEW WALL: 



Rev Description Date

320 SUMMIT DRIVE

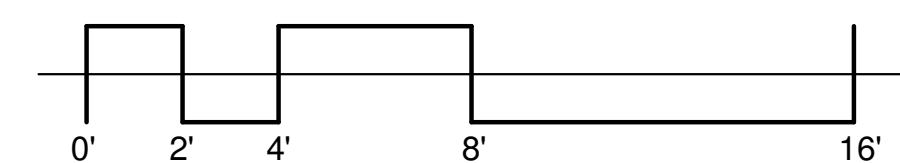
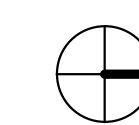
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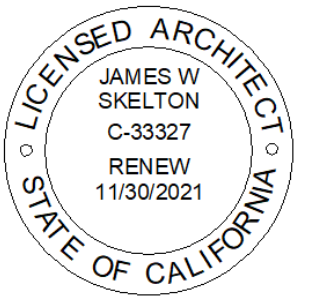
Sheet Title

ROOF PLAN - PROPOSED

A103



Area Schedule (Gross Building)	
Level	Area
1ST FLOOR	2610 SF
GARAGE	1044 SF
TOTAL: 2	3653 SF

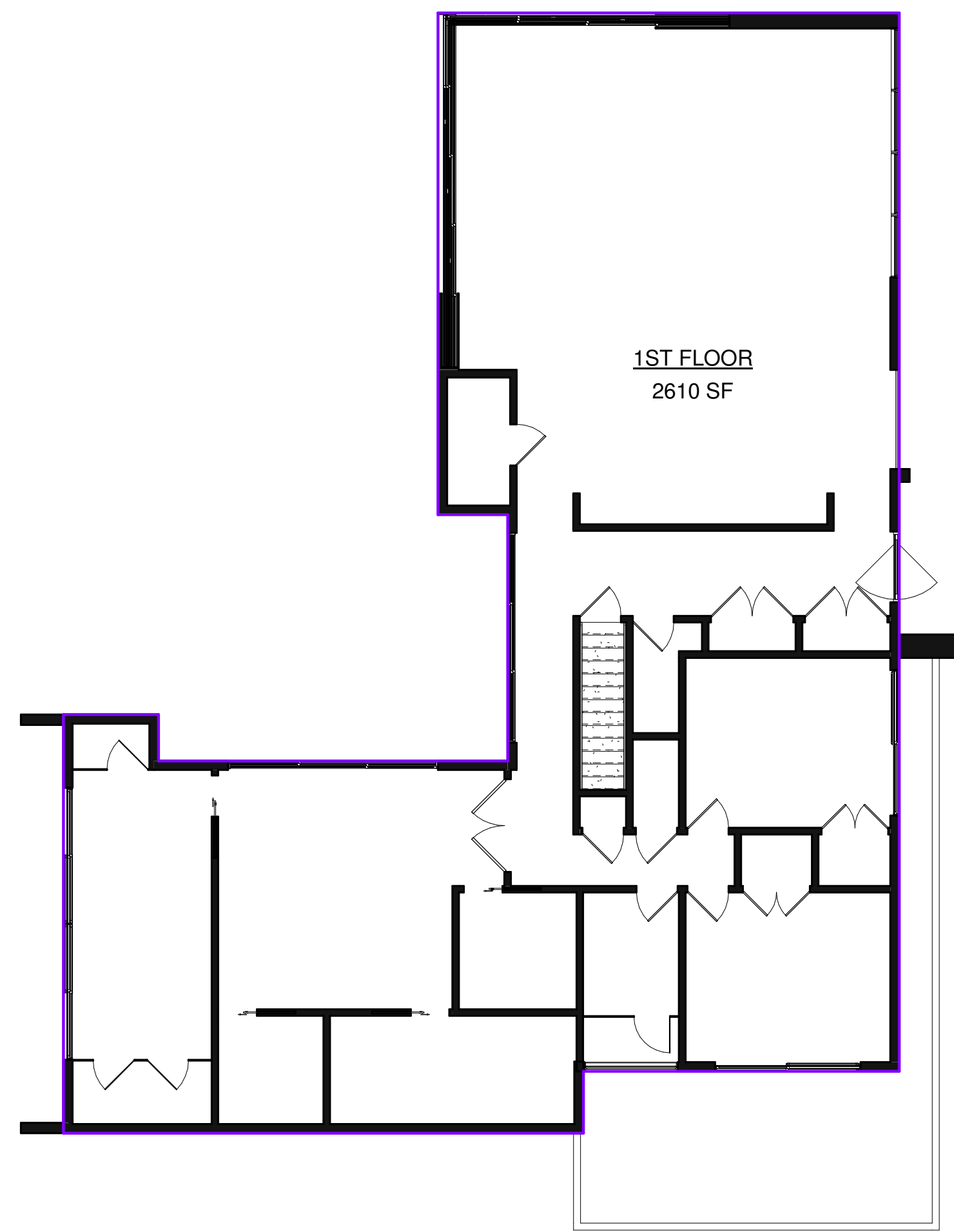


James W. Skelton

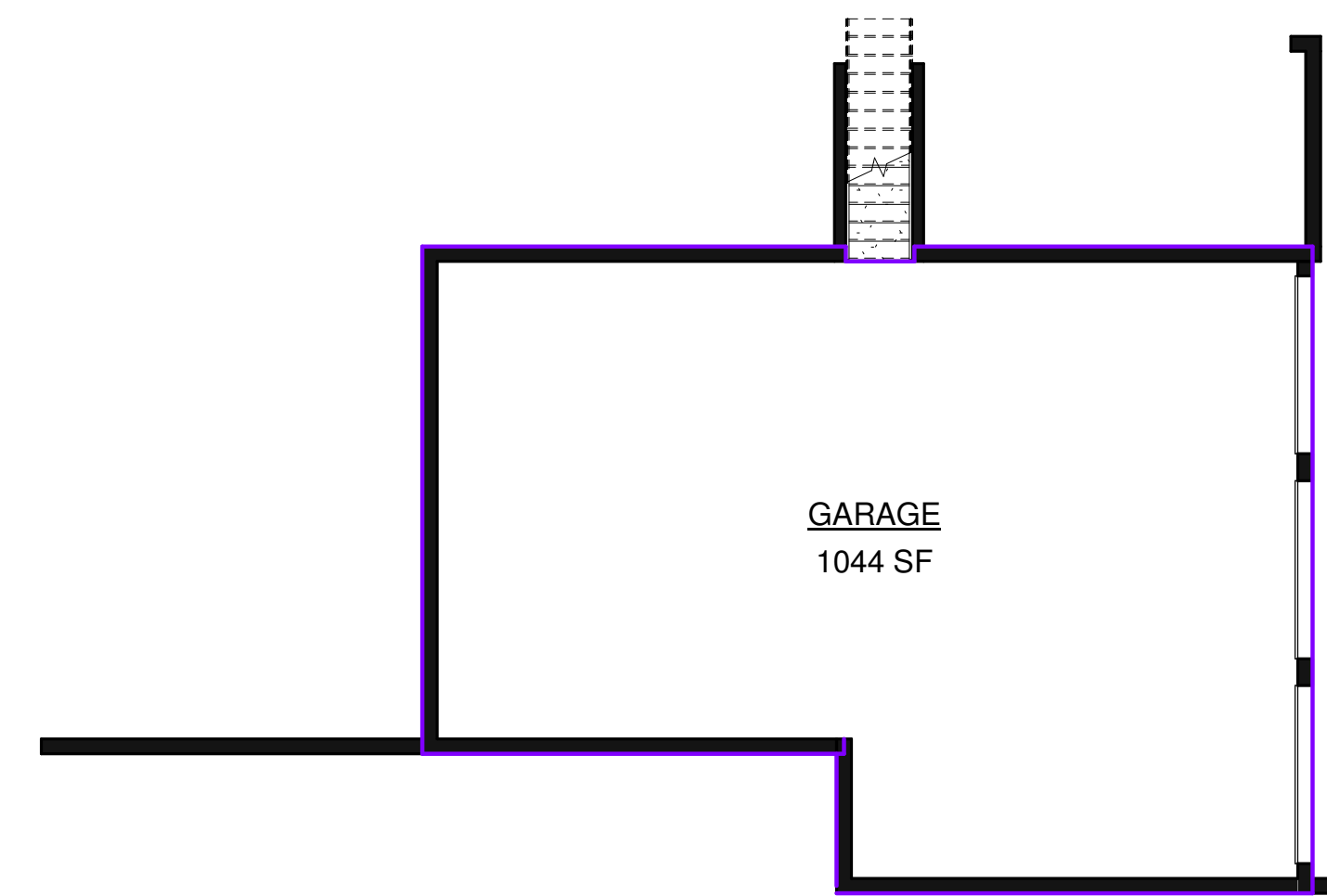
RAMANAUSKAS HAAM

320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



② 1ST FLOOR
1/8" = 1'-0"



① GARAGE
1/8" = 1'-0"

Rev Description Date

320 SUMMIT DRIVE

Date: 2/8/2021
12:09:19 AM

Scale: 1/8" = 1'-0"

Sheet Title

**BUILDING AREA
CALCULATIONS**

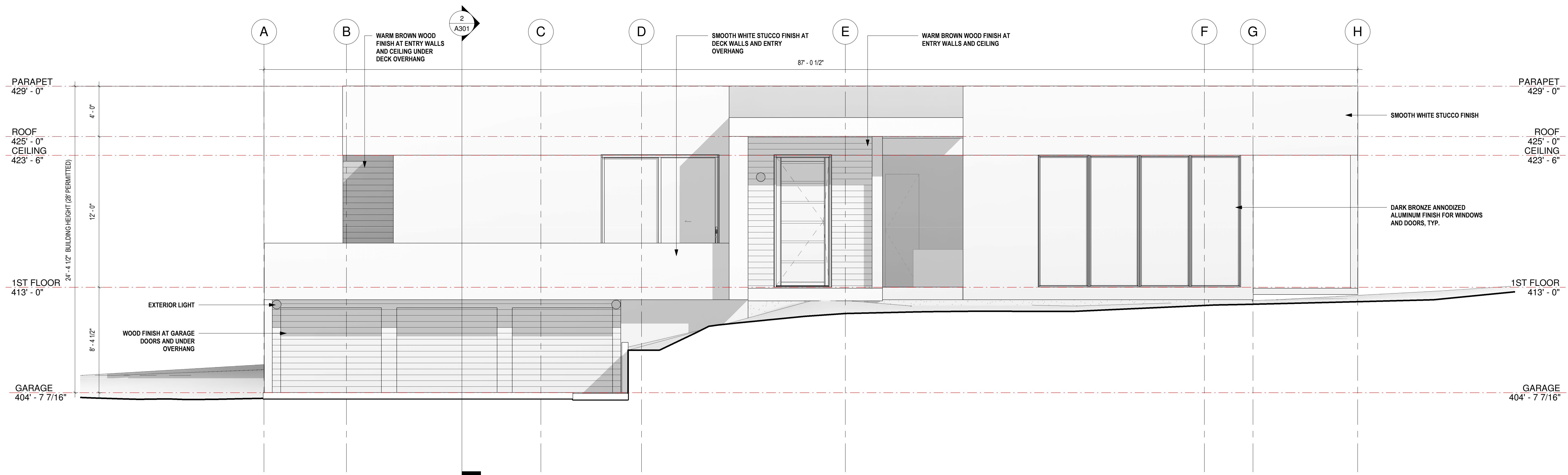
A104

James W. Skelton

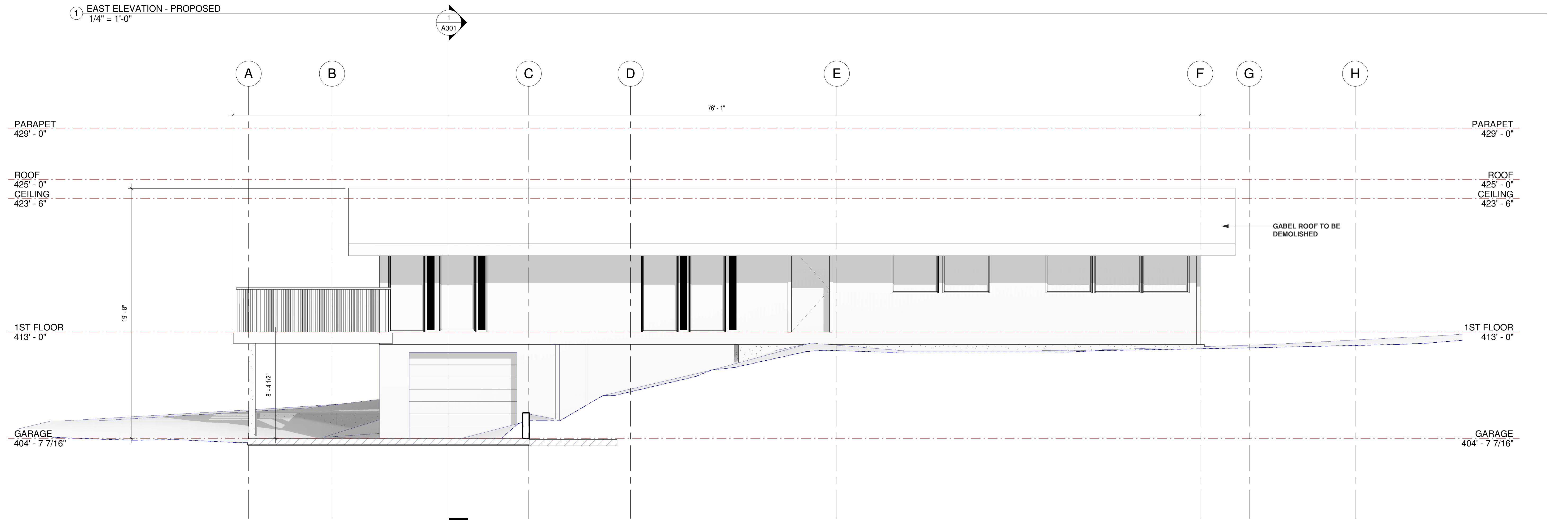
RAMANAUSKAS HAAM

320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



① EAST ELEVATION - PROPOSED
1/4" = 1'-0"



② EAST ELEVATION - EXISTING
1/4" = 1'-0"

Rev Description Date

320 SUMMIT DRIVE

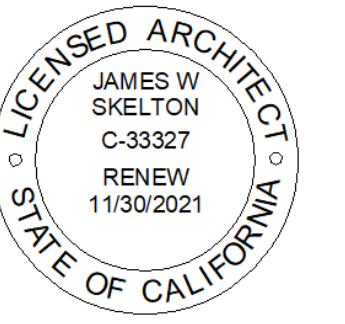
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Sheet Title

ELEVATIONS EAST - FRONT

A200

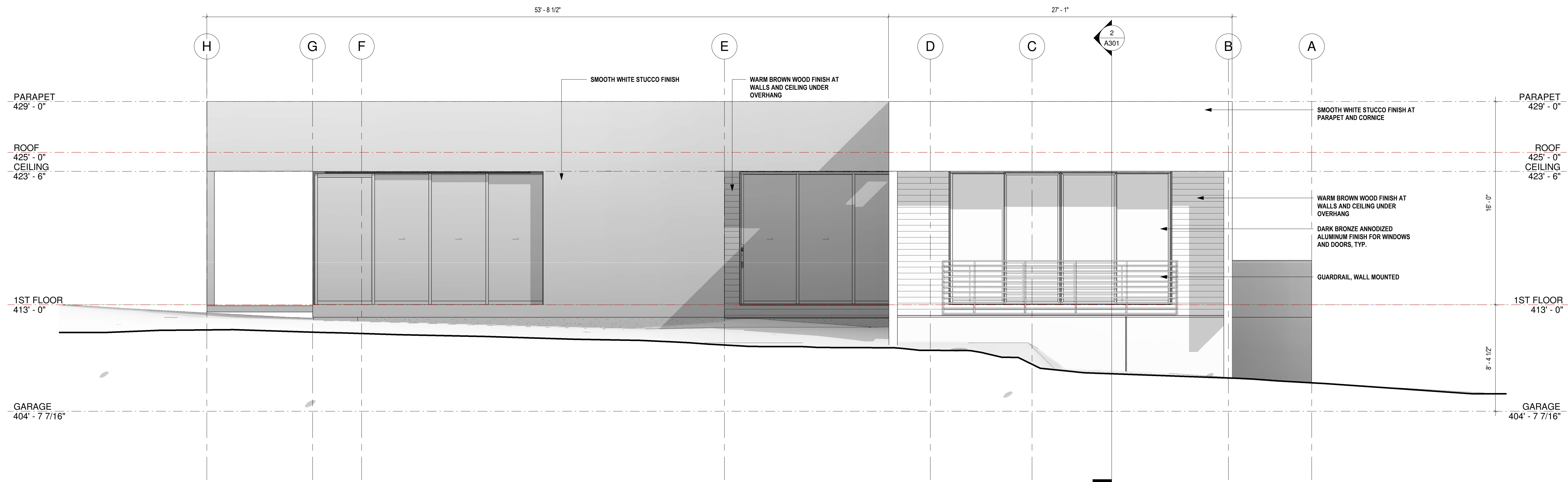


James V. Skelton

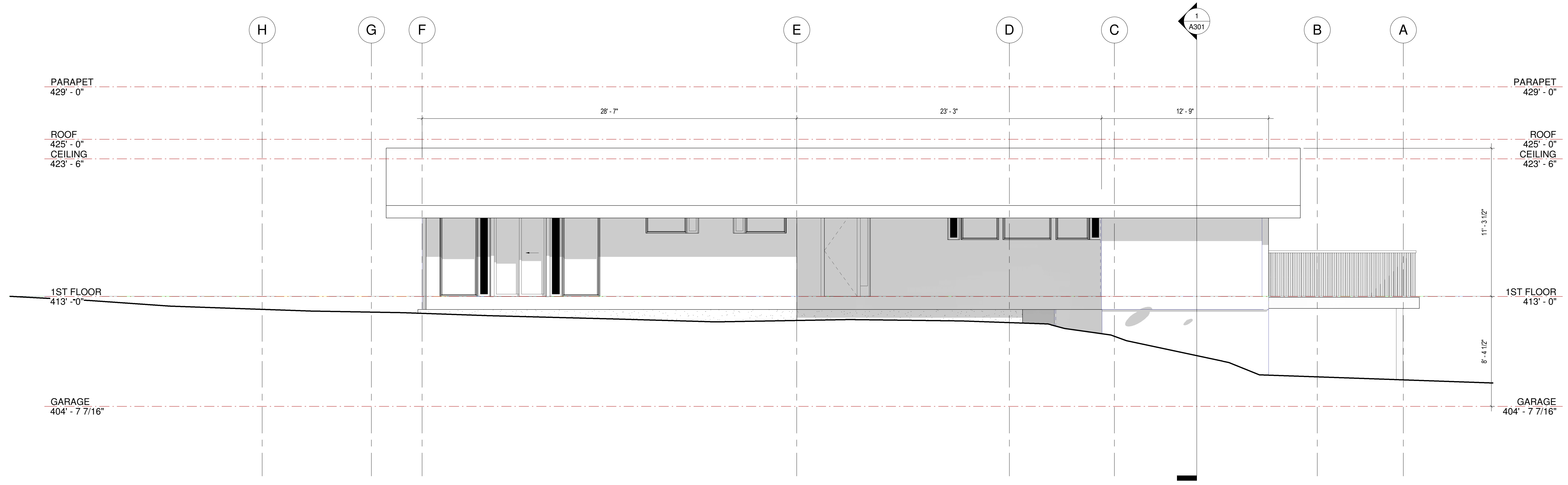
RAMANAUSKAS HAAM

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REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



② WEST ELEVATION - PROPOSED
1/4" = 1'-0"



① WEST ELEVATION - EXISTING
1/4" = 1'-0"

Rev Description Date

320 SUMMIT DRIVE

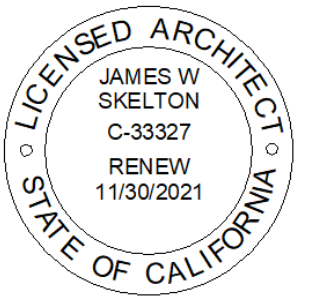
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Sheet Title

ELEVATIONS WEST - REAR

A201

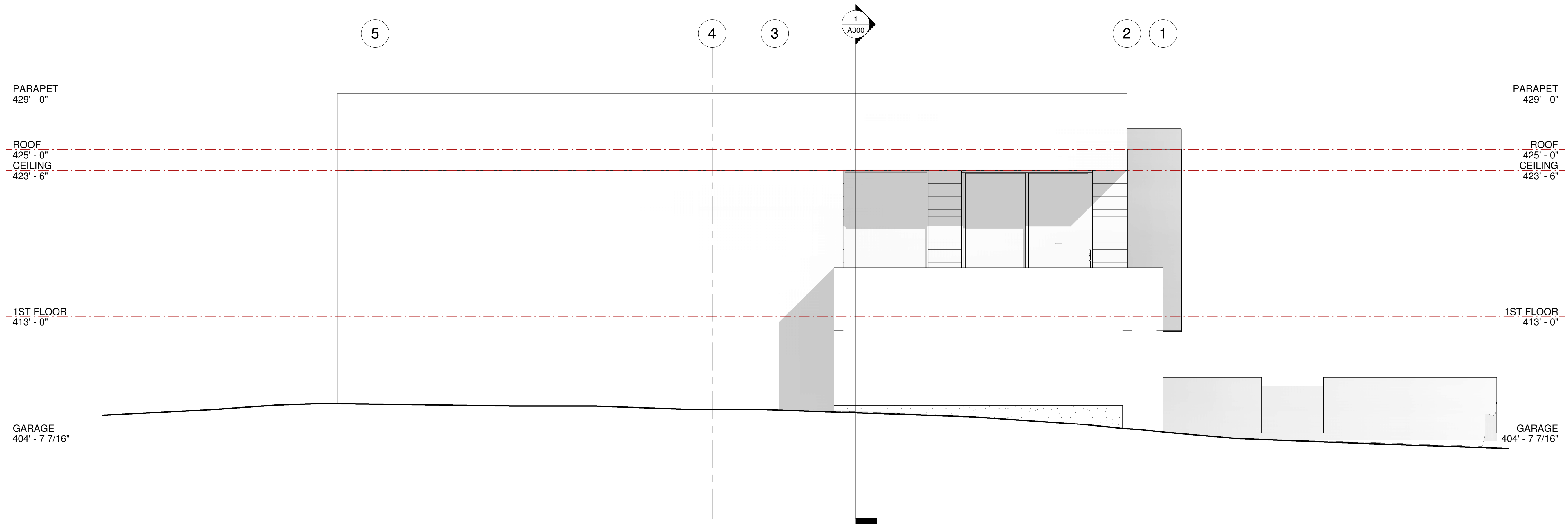


James W. Skelton

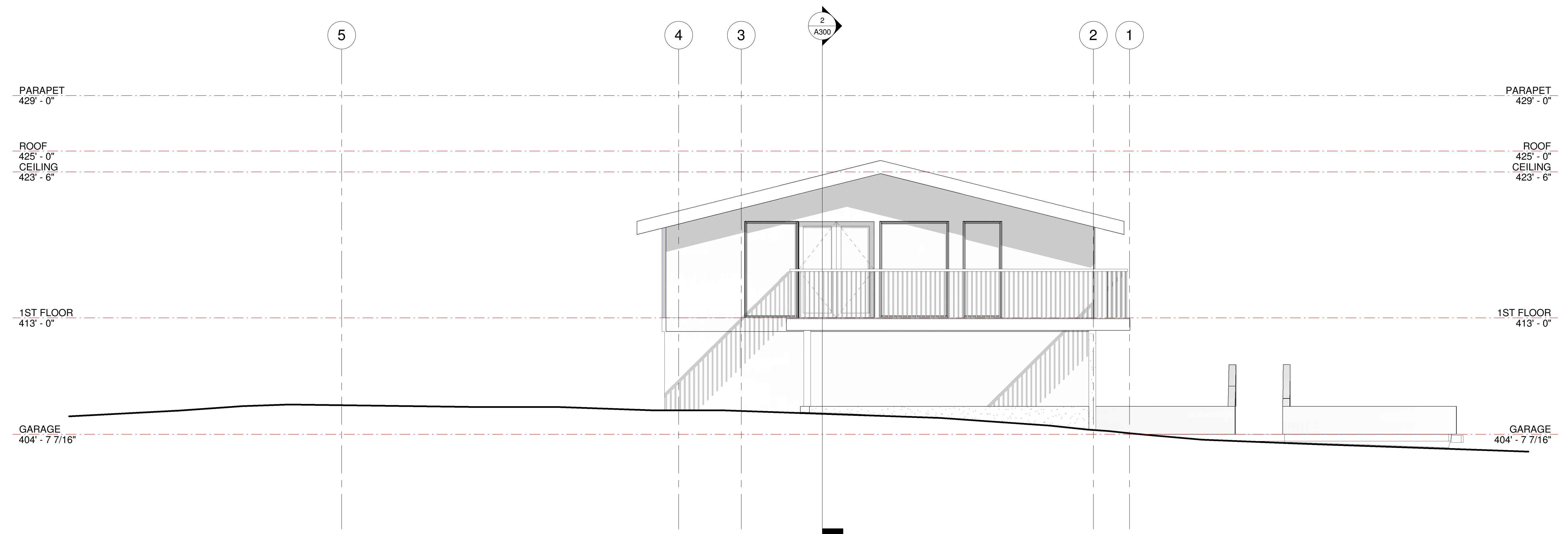
RAMANAUSKAS HAAM

320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



① SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



② SOUTH ELEVATION - EXISTING
1/4" = 1'-0"

Rev Description Date

320 SUMMIT DRIVE

Date: 2/8/2021
12:09:31 AM

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

Sheet Title

ELEVATIONS SOUTH - SIDE

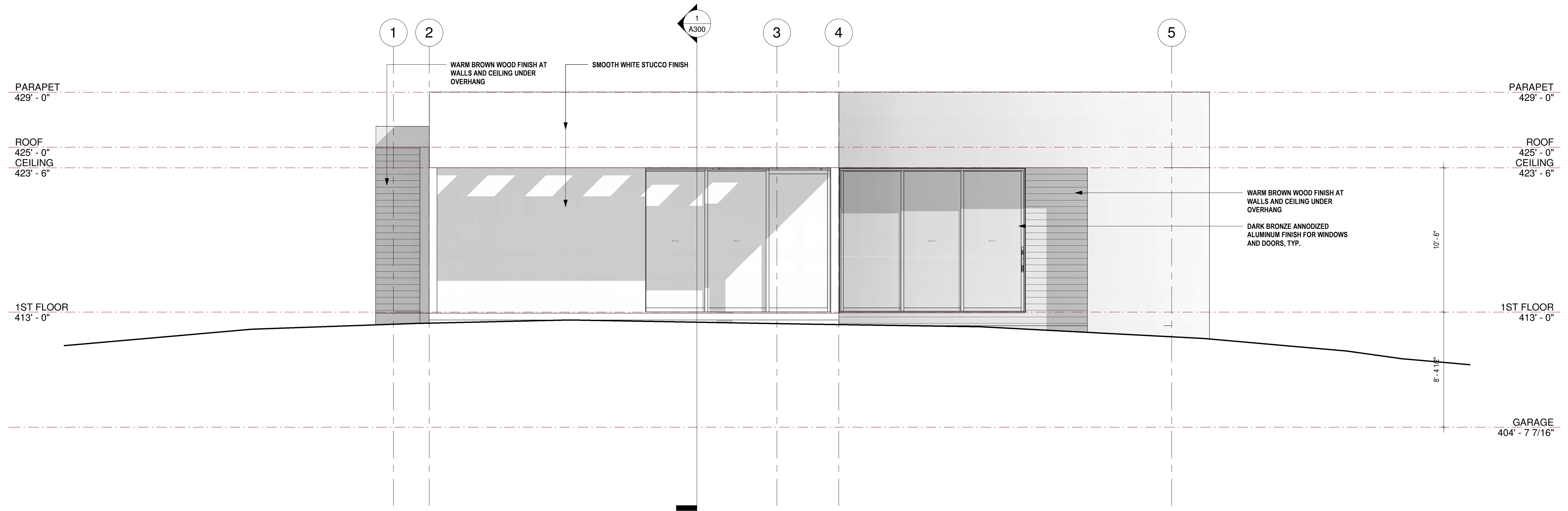
A202

James W. Skelton

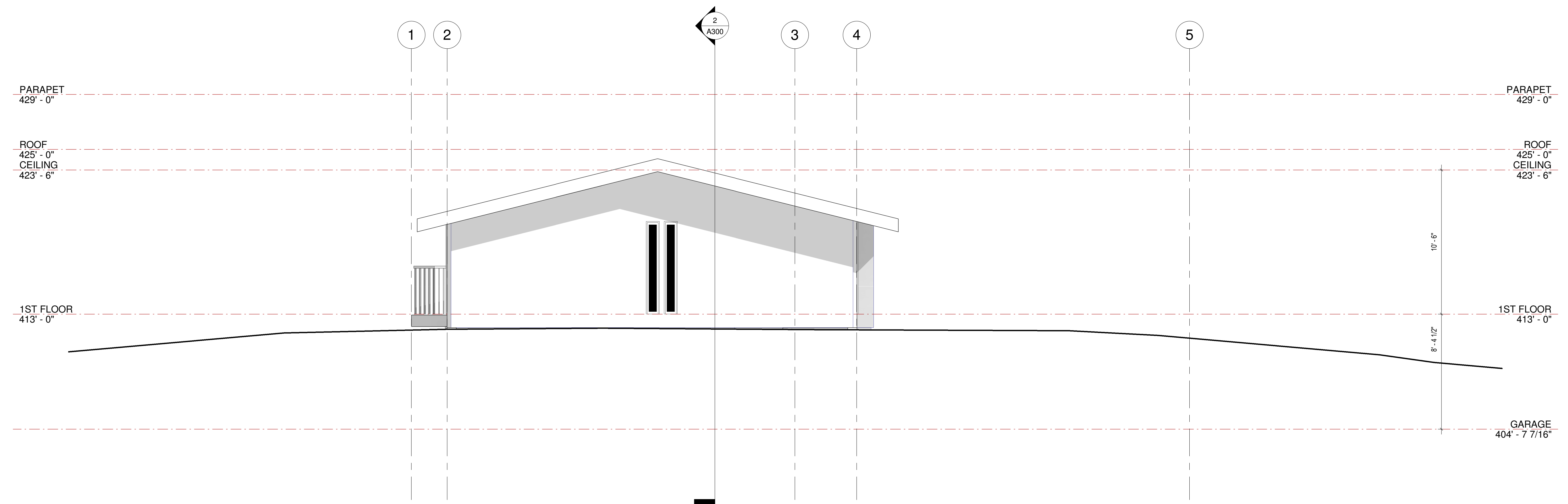
RAMANAUSKAS HAAM

320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



③ NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



① NORTH ELEVATION - EXISTING
1/4" = 1'-0"

Rev Description Date

320 SUMMIT DRIVE

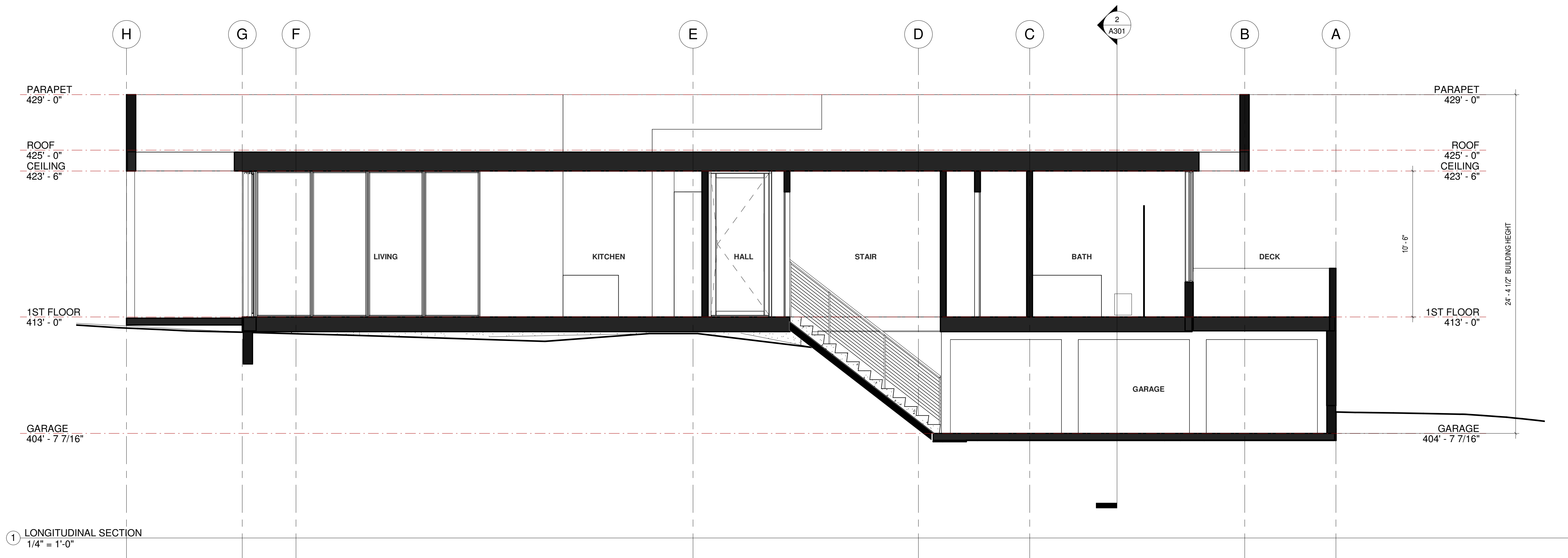
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Scale: 1/4" = 1'-0"

Sheet Title

ELEVATIONS NORTH - SIDE

A203



① LONGITUDINAL SECTION
1/4" = 1'-0"



② LONGITUDINAL SECTION EXISTING
1/4" = 1'-0"

Rev Description Date

320 SUMMIT DRIVE

Date: 2/8/2021
12:09:37 AM

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

Sheet Title

LONGITUDINAL SECTION

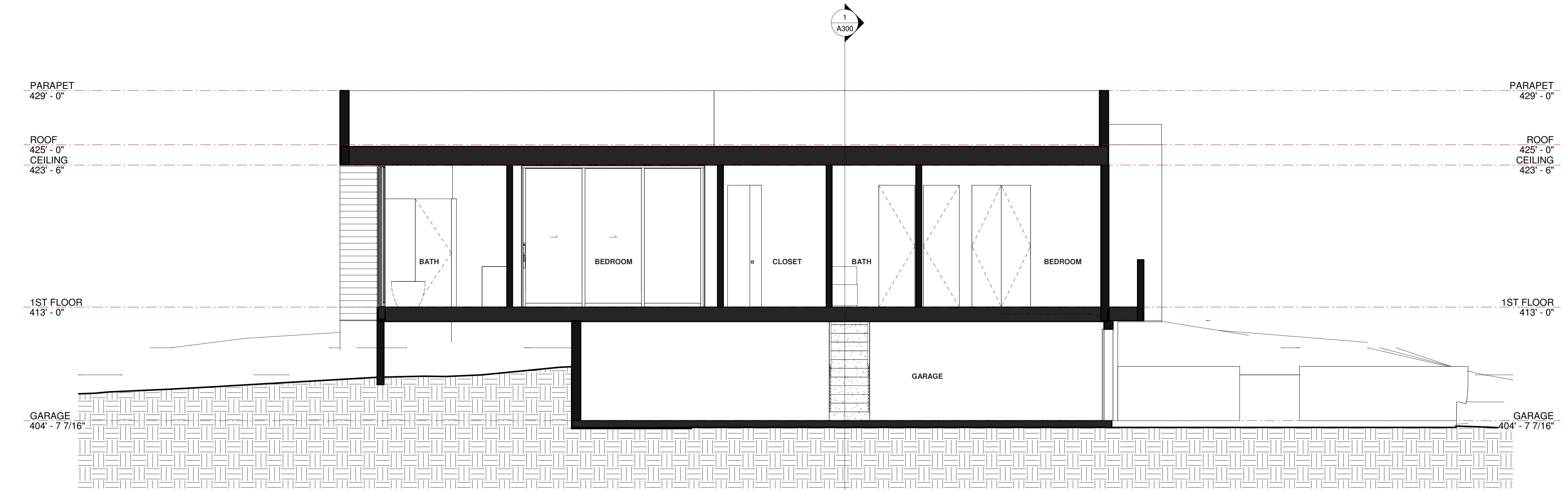
A300

James W. Skelton

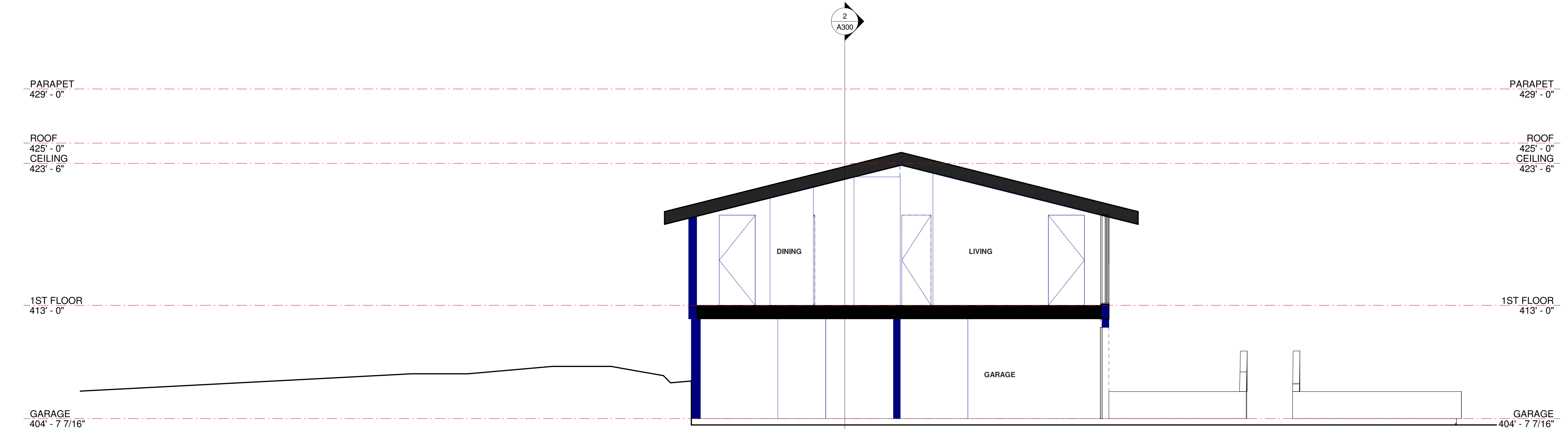
RAMANAUSKAS HAAM

320 SUMMIT DRIVE
REDWOOD CITY, CA 94062

BLOCK/LOT:057-162-460



② LATERAL SECTION
1/4" = 1'-0"



① LATERAL SECTION EXISTING
1/4" = 1'-0"

Rev Description Date

320 SUMMIT DRIVE

Date: 2/8/2021
12:09:38 AM

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

Sheet Title

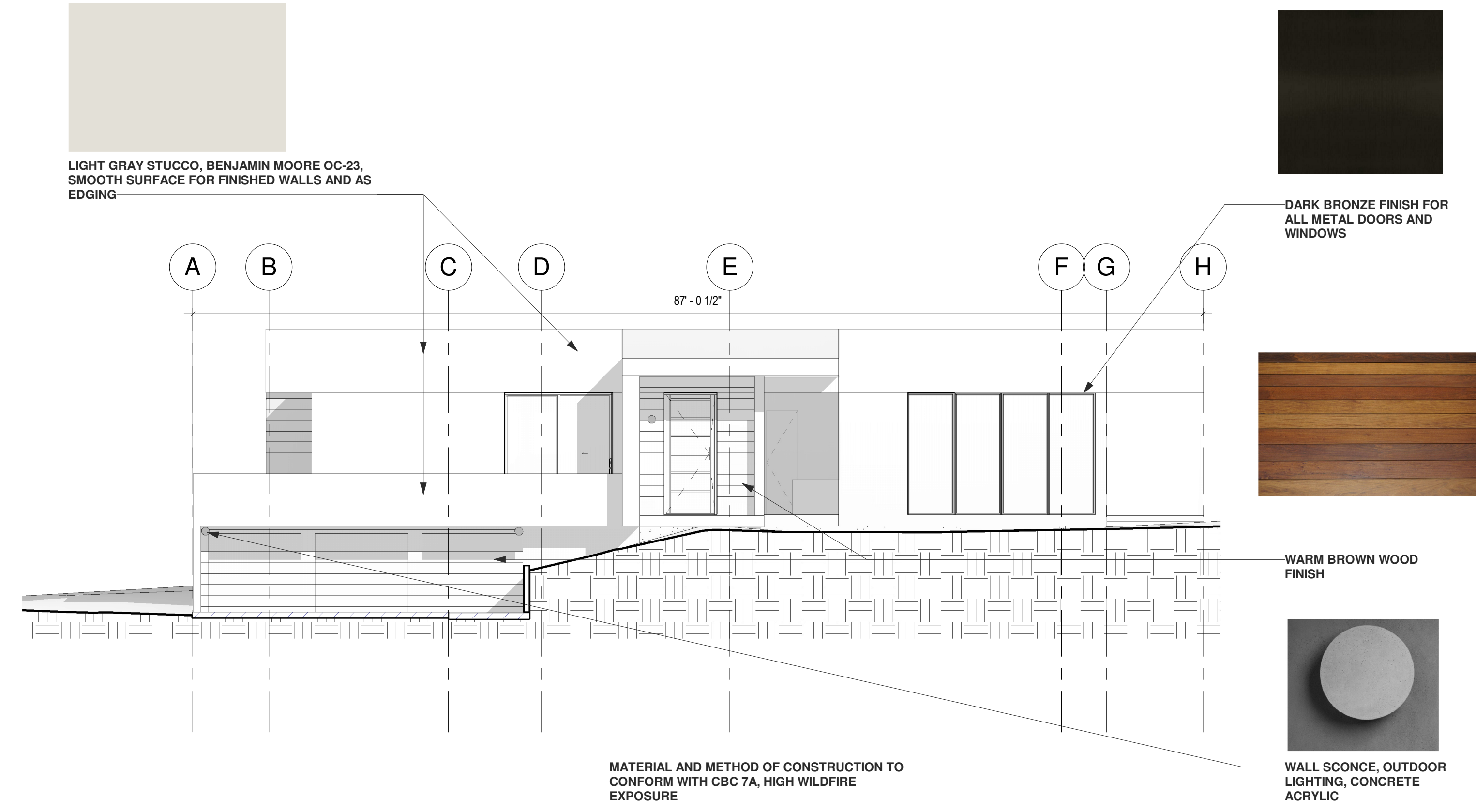
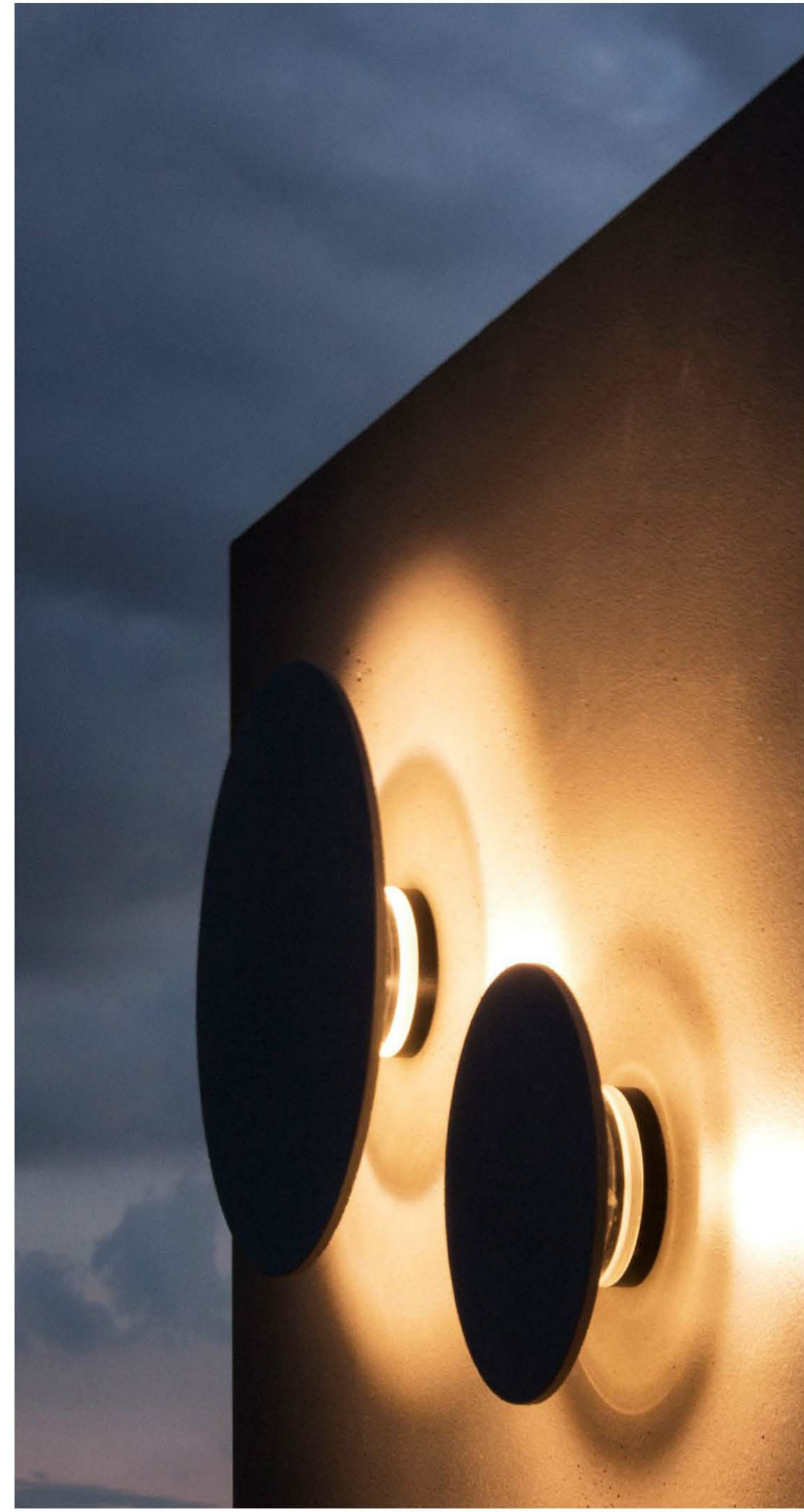
LATERAL SECTIONS

A301



户外壁灯 - 品
 主体材料: 混凝土, 建筑回收废渣骨料, 亚克力, 铝
 产品尺寸: S: Ø160 × H43 mm /
 L: Ø260 × H60 mm
 产品重量: 0.7 kg / 1.4 kg
 电线规格: 黑色, 0.9 米
 光源类型: AC LED
 色温范围: 3000 K
 额定功率: 3 W
 额定电压: 220-240 V
 防水级别: IP65
 主体颜色: 水泥原色

Wall Lamp - Pin (outdoor)
 Material: Concrete, Aluminum, Acrylic,
 Demolition Leftover Concrete
 Size: S: Ø160 × H43 mm /
 L: Ø260 × H60 mm
 Weight: 0.7 kg / 1.4 kg
 Cord: Black, 0.9 m
 Light Source: AC LED
 Colour Temperature: 3000 K
 Wattage: 3 W
 Voltage: 220-240 V
 Waterproofing: IP65
 Colour: Cement Grey



① MATERIALS ELEVATION
 1/8" = 1'-0"

② Bentu Exterior Light
 12" = 1'-0"