HOUSE ON A HILL - PNL2021-00187-0360312800-CDR PLANS

APN: 036-031-280
10th Street
Montara, California 94037

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#	NAME
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REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021
4	COASTSIDE DESIGN REVIEW	02/16/2022

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

David Jaehning #1486 727-28577 License Architect 381 11th Street, San Francisco, California 94103 REN: 12/31/2023 State of California C-34474

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IRRIGATION:
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MECHANICAL, ELECTRICAL, & PLUMBING:

DESIGN/BUILD/PERMIT BY LICENSED CONTRACTOR

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FIRE PROTECTION:

TBD

LANDSCAPE DESIGN:

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SURVEYOR:

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BUILDING/PLANNING CODE INFORMATION:

APPLICABLE BUILDING CODE:	2016 CA BUILDING STANDARDS CODE, CA CODE OF REGULATIONS TITLE 24, CA RESIDENTIAL CODE, CA PLUMBING CODE, CA MECHANICAL CODE, CA ENERGY CODE, CA FIRE CODE, CALIFORNIA ELECTRICAL CODE
CITY ZONED:	S-17 COASTAL DEVELOPMENT DISTRICT
PARCEL SIZE:	5,995 SQ FT
LOT COVERAGE:	BUILDING: 1,576 SF HARDSCAPE: 94 SF TOTAL: 1,670 SF
DRIVEWAY AREA (PERMEABLE PAVING):	752 SF
FLOOR AREA RATIO:	GOVERNED BY 6300.2.5a
LANDSCAPE AREA (PLANTING):	3,157 SF
OCCUPANCY CLASSIFICATION:	R-3
BUILDING AREA (GROSS):	LEVEL 1: 1,579 SF LEVEL 2: 1,322 SF TOTAL: 2,901 SF
ALLOWABLE AREA PER 6300.2.5a:	(0.53)(5,995 SF) = 3,177 SF
GRADE ELEVATION:	198'-0"
BUILDING HEIGHT:	27' - 11 1/2"
BUILDING LEVELS:	2

BUILDING/PLANNING CODE INFORMATION:

SEE SHEET A112 FOR ADD'L PARCEL COVERAGE CALCULATIONS	
TYPE OF CONSTRUCTION:	TYPE V-B
ROOF CONSTRUCTION:	CLASS 'B' OR HIGHER PER CBC TABLE 1505.1
ALLOWABLE HEIGHT:	50'-0" PER TABLE 504.3
BUILDABLE AREA:	12,000 SF
OCCUPANT LOAD:	2883 SF/ 200 GROSS = 14 PERSONS
EGRESS REQUIREMENTS:	PER SECTION 1006.2.1: IN GROUP-R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 903.2.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET
SMOKE DETECTOR REQUIREMENTS:	SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED WITH BATTERY BACKUP PER CBC, STATE FIRE MARSHAL REGS, AND COASTSIDE FIRE ORDINANCE 2019-03. ONE DETECTOR MIN AT EACH FLOOR, ONE DETECTOR PER SLEEPING AREA, ONE CENTRALLY-LOCATED DETECTOR PER ACCESS AREA TO SLEEPING AREA.

BUILDING/PLANNING CODE INFORMATION:

FIRE SPRINKLER REQUIREMENTS: PROVIDE AUTOMATIC SPRINKLER SYSTEM (INSTALLED UNDER SEPARATE PERMIT) AT DWELLING AND GARAGE. ALL UNDERGROUND SPRINKLER LINES SHALL BE FLUSHED AND INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER.

1 LOCATION PLAN
1" = 800'-0"

COUNTY APPROVAL STAMP

PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 10th Street
Montara, CA 94037

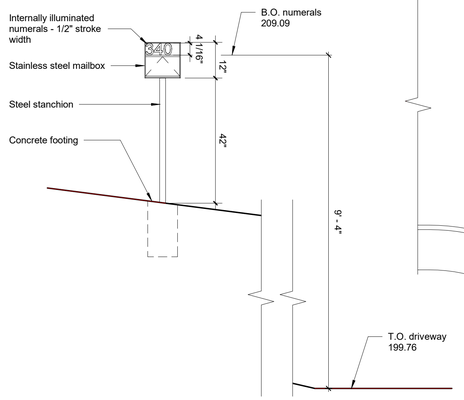
PROJECT PHASE: **Construction Documents**

DRAWN: AG CHECKED: Checker

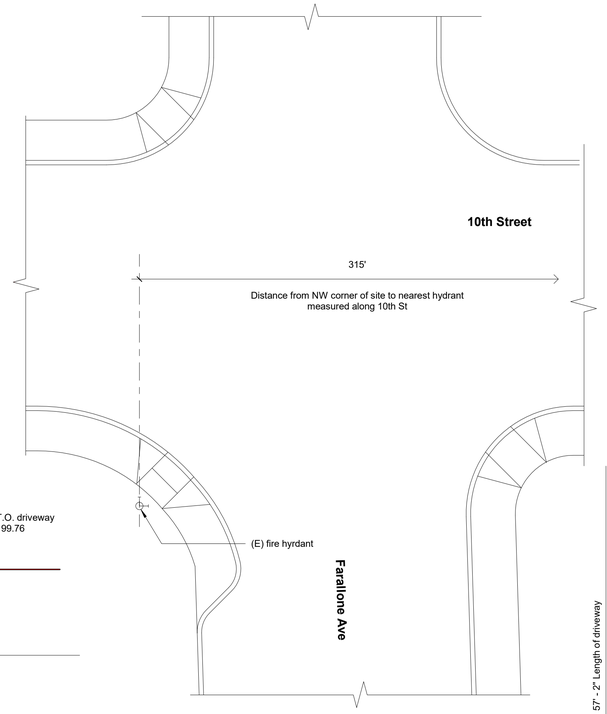
ISSUE DATE: 2/16/2022 9:03:01 PM

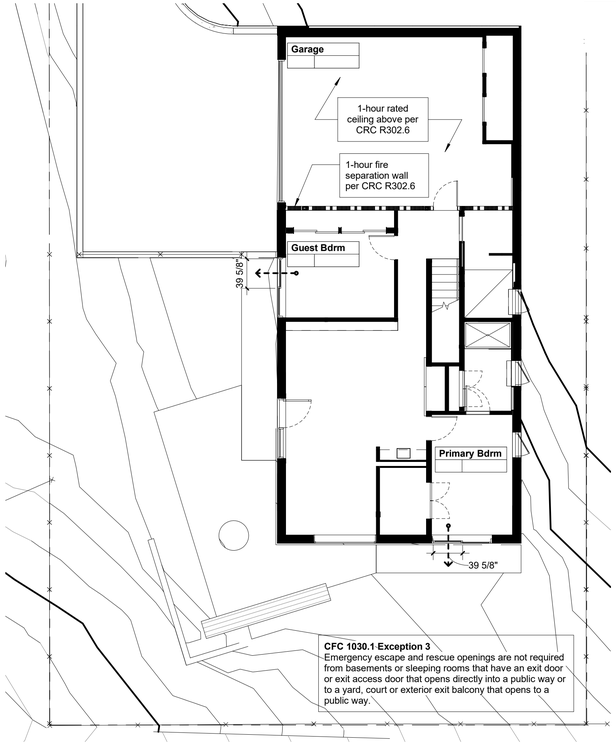
DRAWING TITLE: **COVER SHEET**

DRAWING NO: **A000**

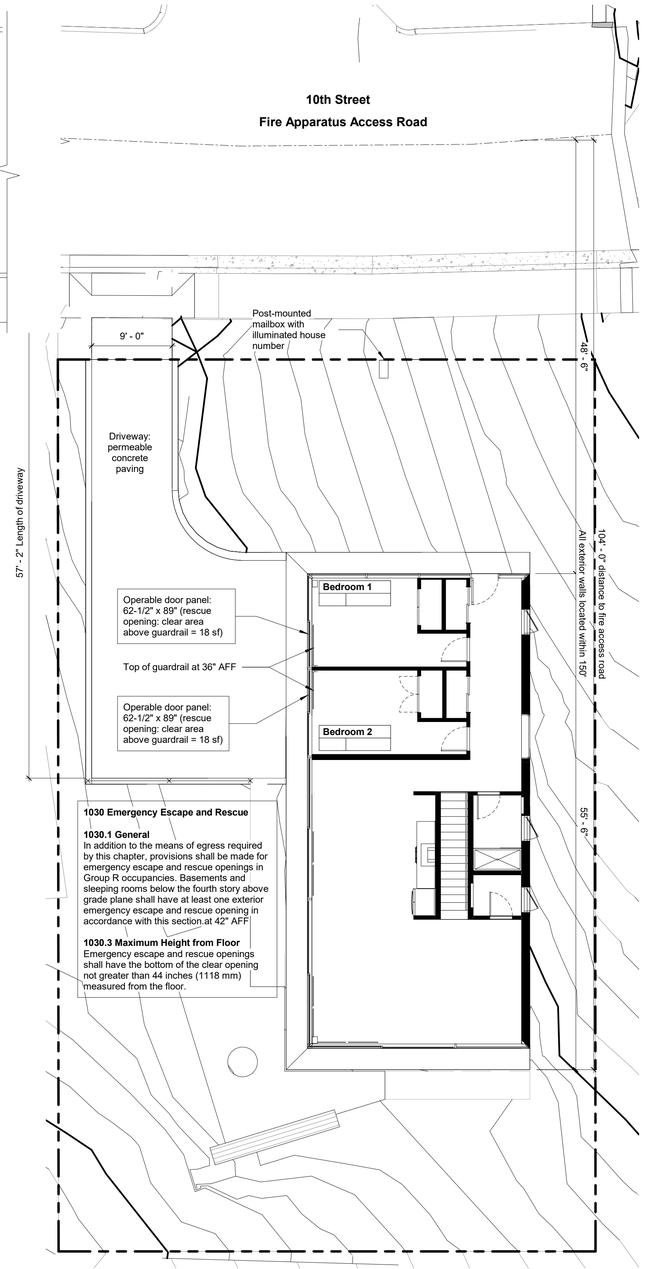


MAILBOX DETAIL
1/2" = 1'-0"





1 GROUND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0" REF 1 - A113



2 SECOND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0" REF 1 - A113

Fire Resistive Construction

703A.2 Qualification by Testing
Material and material assemblies tested in accordance with the requirements of Section 703A shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal, or identified in a current report issued by an approved agency.

704A.4 Alternative Methods for Determining Ignition-Resistant Material
1. Noncombustible material. Material that complies with the definition for noncombustible materials in Section 202.

NONCOMBUSTIBLE. Material of which no part will ignite and burn when subjected to fire. Any material passing ASTM E136 shall be considered noncombustible.

705A.2 Roof Coverings
Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to resist the intrusion of flames and embers, be firestopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

705A.4 Roof Gutters
Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:

707A.3 Exterior Walls
1. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing

2. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

707A.5 Enclosed Roof Eaves and Roof Eave Soffits

The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the under-side of the rafter tails, shall be protected by one of the following:
Noncombustible material
Ignition-resistant material
One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

REVISION:

NO.	DESCRIPTION	DATE
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021

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LANDSCAPE ARCHTECTURE:
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IRRIGATION:
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2760 Camino Diablo, Walnut Creek, CA 94597

CLIENT:
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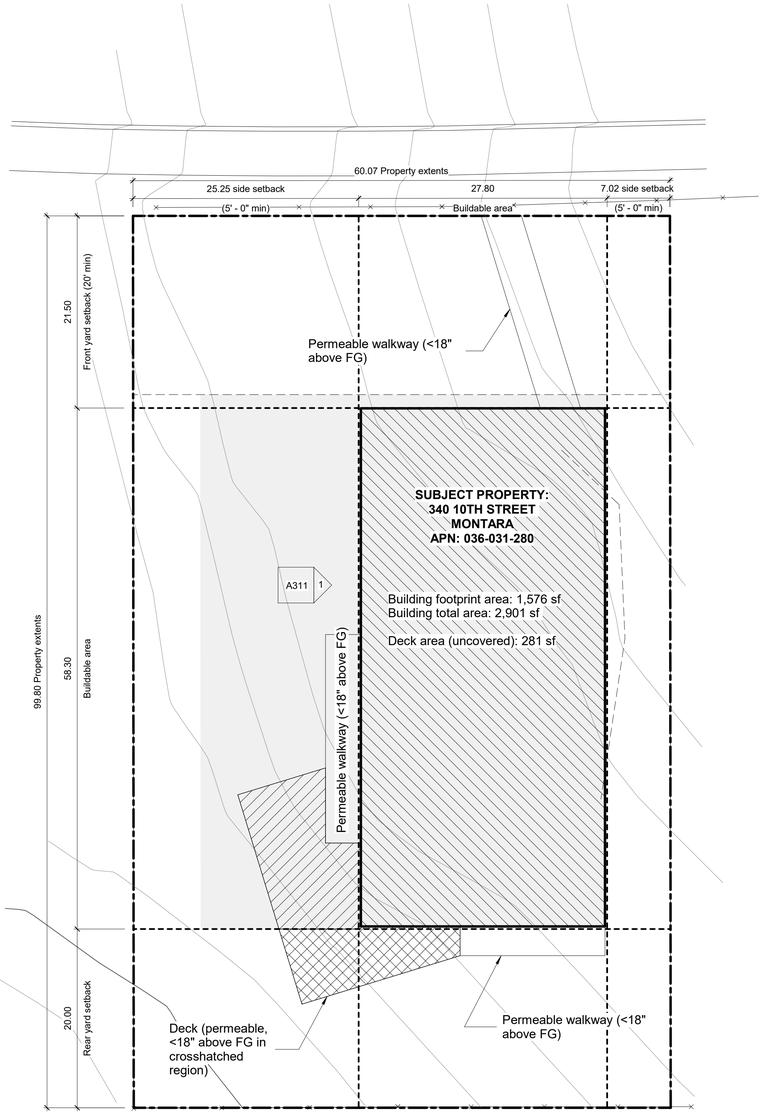
COUNTY APPROVAL STAMP

PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**
APN: 036-031-280
PROJECT ADDRESS: 10th Street Montara, CA 94037
PROJECT PHASE: **Construction Documents**
DRAWN: Author CHECKED: Checker
ISSUE DATE: 2/16/2022 9:03:03 PM
DRAWING TITLE: **LIFE & FIRE SAFETY PLAN**
DRAWING NO: **A002**



1 LOT COVERAGE DIAGRAM
1/8" = 1'-0"

The following regulations shall apply in any single-family residential district with which the "S-17" District is combined.

Building Site Width
The minimum building site width shall be an average of 50 feet.

Building site is 60.07' wide

Building Site Area
The minimum building site area shall be 5,000 sq ft

Building site area is 5,995 sq ft ±

Building Setbacks
The minimum setbacks shall be:
Front setback: 20 ft
Rear setback: 20 ft
Side setback: 5 ft if 16 ft in height or less; For structures over 16 feet in height: combined total of 15 feet with a minimum of 5 feet on any side.

Proposed front yard setback: 20 ft
Proposed rear yard setback: 20 ft
Proposed side yard setbacks: 25.25 ft (west) + 7.02 ft (east) = 32.27' total (>15')

In any area where the "S-17" District is combined with the "DR" District, the minimum side yard setback may be reduced to provide for creative design concepts such as "zero" side yard setbacks provided that: (1) the Design Review Committee approves, (2) the application involves joint development of two or more adjacent parcels, (3) the total side yard requirement is met and (4) a minimum side yard of 5 feet is maintained adjacent to any parcel not included with the application.

Parcel Coverage
The maximum parcel coverage shall be:

a. For structures 16 feet in height or less: 50%.

b. For structures greater than 16 feet in height: 35%.

Parcel coverage shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

Building Floor Area
The maximum building floor area shall be established according to the parcel size:
5,000 - 11,968 sq ft = 0.53 of parcel size (or 3,177 SF)

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes:
(1) gross floor area of all stories,
(2) the area of all decks, porches, balconies or other areas covered by a waterproof roof, which extends four (4) or more feet from exterior walls,
(3) the area of all garages and carports.

Parcel Coverage:

Structures >16' in height: 1,576 SF = 26.22% (complies with 35% limit)
Structures <16' in height: 281 SF = 4.6% (complies with 50% limit)
Hardscape: 94 SF = 1.5% (complies with 10% limit)
Total: 1,670 SF (28%)

Driveway (pervious) area: **752 SF**

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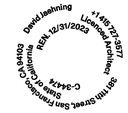

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COUNTY APPROVAL STAMP

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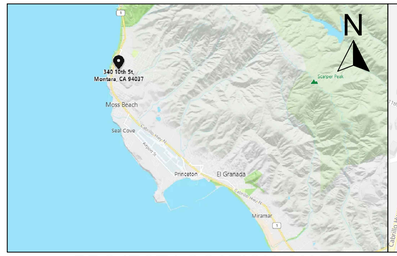
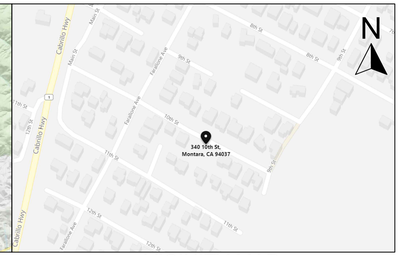
PROJECT NAME: **House on a Hill**
APN: 036-031-280
PROJECT ADDRESS: 10th Street, Montara, CA 94037
PROJECT PHASE: **Construction Documents**
DRAWN: Author CHECKED: Checker
ISSUE DATE: 2/16/2022 9:03:04 PM
DRAWING TITLE: **LOT COVERAGE DIAGRAM**
DRAWING NO: **A003**

SITE IMPROVEMENT PLAN



PROJECT LOCATION MAP



VICINITY MAP

BASIS OF BEARINGS:

THE BEARING, SOUTH 61°17'53" EAST, OF THE CENTERLINE OF 10TH STREET, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN BOOK 23 OF LLS MAPS PAGE 87 ON JUNE 20, 2002, SAN MATEO COUNTY RECORDS., WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 29 ("MEAN SEA LEVEL" DATUM. SITE BENCHMARK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 200.75 FEET.

SURVEY NOTES:

BGT RELIED UPON A LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0051900303, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

EARTHWORK QUANTITIES

CUT:	342 CY
FILL:	33 CY
EXPORT:	309 CY
IMPORT:	0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

SHEET INDEX:

STATEMENT OF RESPONSIBILITY:

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR WORK ON THIS PROJECT.
2. PROTECT TREES TO REMAIN, UNLESS OTHERWISE NOTED, BOTH ON-SITE AND ADJACENT PROPERTIES.
3. PROTECT NEIGHBORING PROPERTIES FROM DAMAGE DURING CONSTRUCTION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND PRESERVE THE EXISTING MONUMENTS OF RECORD. SHOULD THE CONTRACTOR DESTROY OR DISTURB ANY MONUMENTS OF RECORD, THE CONTRACTOR SHALL, AT ITS SOLE EXPENSE, RETAIN A CALIFORNIA LICENSED LAND SURVEYOR TO REPLACE SAID MONUMENTS AND FILE AN APPROPRIATE CORNER RECORD.
5. CONTRACTOR SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, OR IMPROVEMENTS IN KIND.
6. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS RELATED TO SHORING OF EXCAVATIONS.
7. CONTRACTOR SHALL CLEAN STREETS TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FORM CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO EXISTING PAVEMENT, ADJACENT LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALK, ETC. TO AVOID ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS
9. CONTRACTOR TO OBTAIN REQUIRED PERMITS FOR HAUL ROUTES PRIOR TO DEMOLITION AND CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AS REQUIRED.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT THOSE TREES AND ANY FENCES WHICH MAY BE REQUIRED TO REMAIN BY THE OWNER.

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

PERVIOUS CONCRETE REQUIREMENTS:

CONTRACTOR OR PERMITEE SHALL:

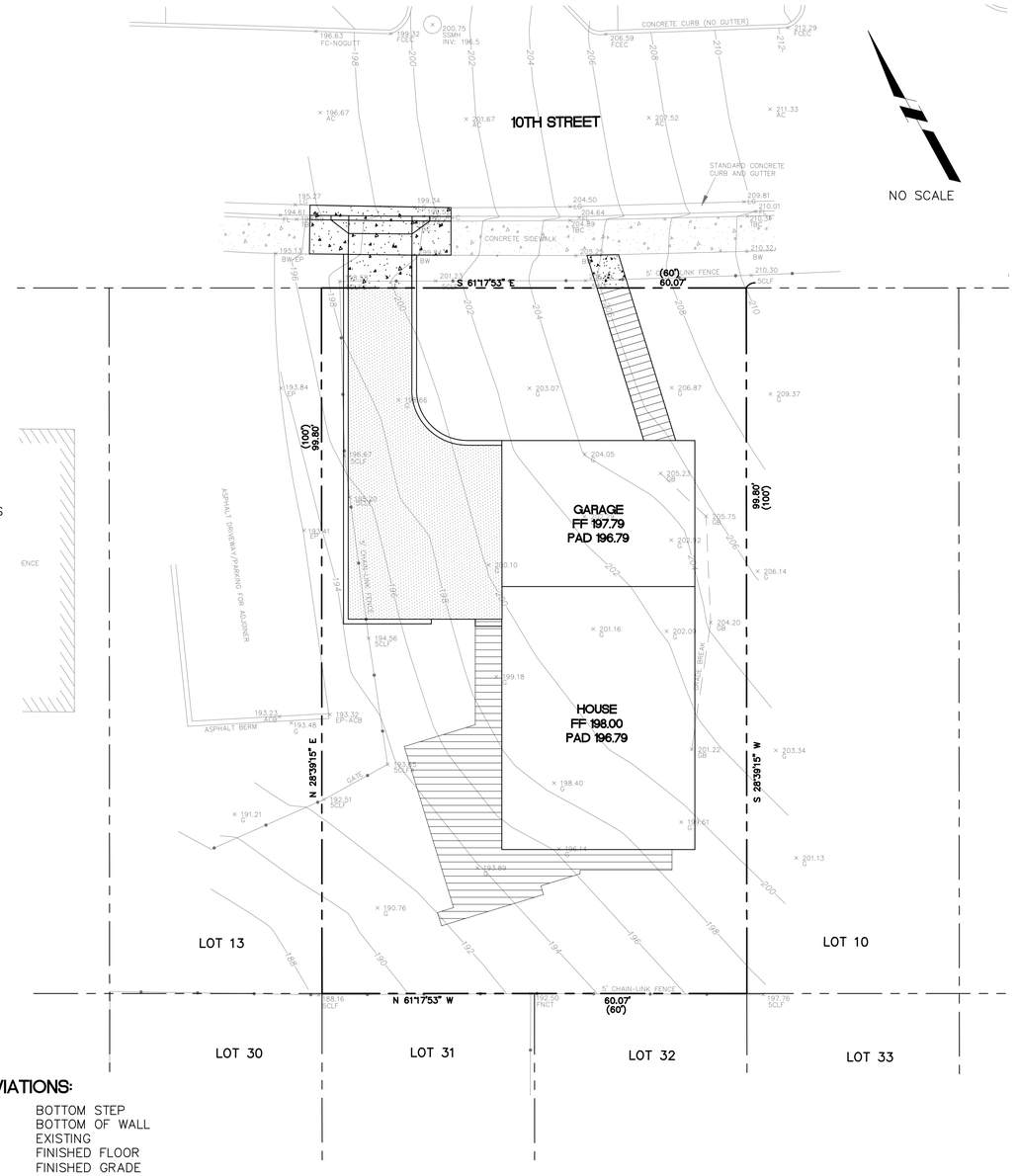
1. PROVIDE CERTIFICATION FROM THE CONCRETE MANUFACTURER THAT THE CONCRETE MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS CONCRETE. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100 INCHES PER HOUR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
2. ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION FROM THE NATIONAL READY MIX CONCRETE ASSOCIATION (NRMA) SHALL INSTALL THE CONCRETE AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOB SITE AT ALL TIMES DURING CONCRETE INSTALLATION.
3. PROTECT THE EXCAVATED AREA FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

MAINTENANCE:

1. A MAINTENANCE PLAN SHALL BE PROVIDED
2. KEEP LANDSCAPED AREAS WELL MAINTAINED.
3. PREVENT SOIL FROM WASHING ONTO THE PAVEMENT. PERVIOUS PAVEMENT SURFACE SHALL BE VACUUM CLEANED USING COMMERCIALLY AVAILABLE SWEEPING MACHINES AT FOLLOWING TIMES:
   - -END OF WINTER (APRIL)
   - -MID-SUMMER (JULY / AUGUST)
   - -AFTER AUTUMN LEAF-FALL (NOVEMBER)
4. INSPECT OUTLETS YEARLY, PREFERABLY BEFORE WET SEASON. REMOVE ACCUMULATED TRASH/DEBRIS.
5. WHEN VACUUM CLEANING, INSPECT PERVIOUS PAVING FOR ANY SIGNS OF HYDRAULIC FAILURE.

AS NEEDED MAINTENANCE:

1. IF ROUTINE CLEANING DOES NOT RESTORE INFILTRATION RATES, THEN RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE MAY BE REQUIRED.
2. THE SURFACE AREA AFFECTED BY HYDRAULIC FAILURE SHOULD BE LIFTED, IF POSSIBLE, FOR INSPECTION OF THE INTERNAL MATERIALS TO IDENTIFY THE LOCATION AND EXTENT OF BLOCKAGE.
3. LIFT AND REPLACE SURFACE MATERIALS AS NEEDED TO RESTORE INFILTRATION. GEOTEXTILES MAY NEED COMPLETE REPLACEMENT.
4. SUB-SURFACE LAYERS MAY NEED CLEANING AND REPLACING.
5. REMOVED SILTS MAY NEED TO BE DISPOSED OF AS CONTROLLED WASTE.



NO SCALE

ABBREVIATIONS:

BS	BOTTOM STEP
BW	BOTTOM OF WALL
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
HMA-A	HOT MIX ASPHALT (TYPE A)
INV	INVERT
GB	GRADE BREAK
LP	LOW POINT
O.C.	ON CENTER
OG	ORIGINAL GROUND
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RET	RETAINING
SD	STORM DRAIN
SUB	SUBDRAIN
TC	TOP OF CURB
TD	TOP OF DECK
TG	TOP OF GRATE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL

LEGEND:

	PROPERTY LINE
FG XXX.XX	SPOT ELEVATION
1	CONSTRUCTION REFERENCE NOTE
SUB SUB	SUBDRAIN SYSTEM
SD SD	DRAIN PIPE SYSTEM
	EXISTING BUILDING
DS	DOWNSPOUT
	CLEAN OUT
	PERMEABLE WOOD DECK
	PERVIOUS CONCRETE DRIVEWAY
	CONCRETE SIDEWALK AND DRIVEWAY

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

REGISTERED PROFESSIONAL ENGINEER
CHEE KIN YAP
NO. 70344
Exp. 9-30-22
CIVIL
STATE OF CALIFORNIA

DESIGN EVEREST
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MOUNTAIN VIEW, CA 94043
FOR SALES:
PHONE: (888) 311-3015
FOR CONSTRUCTION SUPPORT:
PHONE: (888) 512-3152
EMAIL: constructionsupport@designeverest.com

PROJECT NO: **2101**

PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 340 10th Street
Montara, CA 94307

PROJECT PHASE: **100% Schematic Design**

DRAWN: CK CHECKED: CK

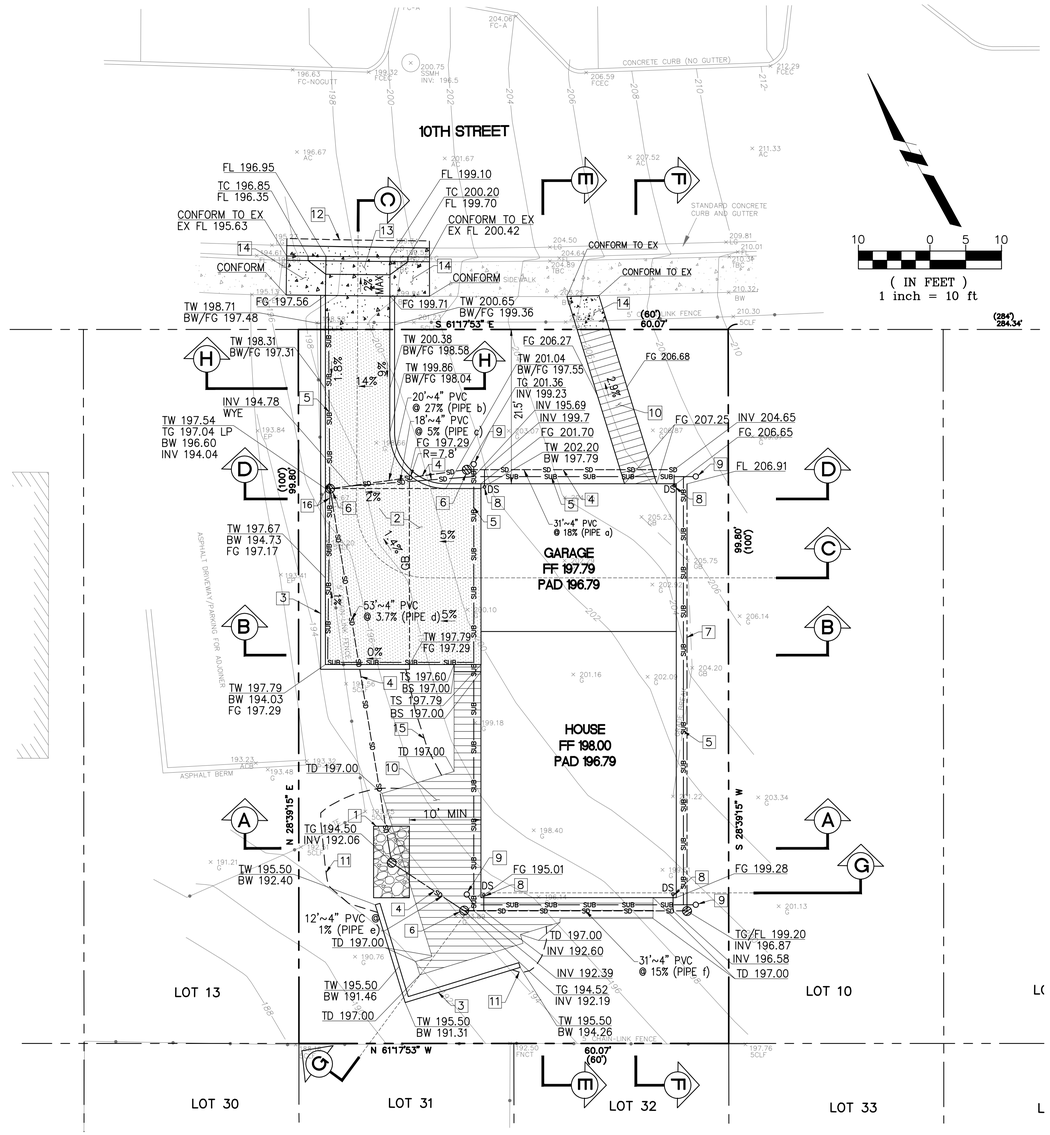
ISSUE DATE: November 02, 2021

DRAWING TITLE: **COVER SHEET**

DRAWING NO: **C001**

GRADING/DRAINAGE NOTES:

1. THE DESIGN AND LOCATIONS OF SUBDRAINAGE SYSTEMS AROUND THE FOUNDATION PERIMETER ARE DEPEND ON THE AVAILABLE INFORMATION DURING DESIGN PHASE. GEOTECHNICAL CONSULTANT SHALL REVIEW AND PROVIDE THE RECOMMENDATIONS BEFORE GRADING WORKS BEGIN.
2. IT IS EXTREMELY IMPORTANT THAT STRONG MEASURES BE TAKEN TO CONTROL AND CONDUCT ALL SURFACE AND SUBSURFACE WATERS AWAY FROM THE PROJECT SITE SO THAT THEY DO NOT ADVERSELY AFFECT THE FOUNDATION OF THE STRUCTURE OR THE STABILITY OF ADJACENT SLOPES, AND THAT ALL DRAINAGE FACILITIES BE DILIGENTLY MAINTAINED.
3. PROTECTIVE NATURAL VEGETATION, AND EVEN PLANTING TREES AND SHRUBS ON BARREN SLOPES WILL ALSO HELP TO MAINTAIN SLOPE STABILITY AND LIMIT EROSION.
4. THE CONTRACTOR SHALL POTHOLE AND VERIFY LOCATIONS AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING UNDERGROUND FACILITIES BEFORE ANY CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS SO THAT DESIGN CHANGES CAN BE MADE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND DRAIN PIPES. CALL USA (UNDERGROUND SERVICE ALERT) 2 WORKING DAYS BEFORE DIGGING AT 811. LOCATIONS SHOWN ON THE PLANS WERE TAKEN FROM AVAILABLE RECORDS AND ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY, AND MAY BE INCOMPLETE. RELOCATION OR REPAIR OF ANY DAMAGE TO UTILITIES OR PIPELINES AND PLUGGING OR REMOVAL OF ABANDONED LINES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ACCESSING AND EXITING THE SITE MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
7. INFORMATION REGARDING EXISTING UTILITIES IS FROM RECORD DATA AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD EVALUATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK.
8. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THE PROJECT.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE COUNTY/CITY ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE CALIFORNIA MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
10. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
11. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
12. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN AND PERMIT.
13. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS.
14. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
15. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
16. DO NOT CONDUCT WORK ON ADJOINING PROPERTY UNLESS DIRECTED BY ENGINEER.
17. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE.
18. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATION.
19. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
20. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES AND FROST. REMOVE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIALS.
21. EXCAVATE BY HAND AROUND TREE TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES. USE NARROW-TIME SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS. DO NOT BREAK, TEAR, OR CHOP EXPOSED ROOTS. DO NOT USE MECHANICAL EQUIPMENT THAT RIPS, TEARS, OR PULLS ROOTS.
22. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
23. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
24. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
25. NO CUT OR FILL SLOPES MAY BE STEEPER THAN 2:1 (H:V) MAXIMUM.
26. IN THE EVENT ADVERSE BEDDING PLANES ARE DISCOVERED DURING CONSTRUCTION REQUIRING SLOPE STABILIZATION TECHNIQUES, SUCH WORK SHALL BE APPROVED BY THE COUNTY ENGINEER UNDER A REVISED GRADING PLAN AND CHANGE ORDER.
27. FINE GRADING AROUND STRUCTURES SHALL DRAIN AWAY FROM FOOTINGS, TO THE SATISFACTION OF THE COUNTY INSPECTOR, TO SWALES WITH 1% MINIMUM SLOPE TO APPROVED DRAINAGE POINTS OR NOTED OTHERWISE ON PLANS.
28. ANY CHANGES IN THE WORK SHOWN HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.
29. NO STOCKPILING AND/OR IMPORT/EXPORT HAULING SHALL BE PERMITTED UNLESS APPROVED ON THE GRADING PERMIT.
30. THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER OR SOIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS.
31. WHERE IMPORT MATERIALS ARE REQUIRED FOR USE ON SITE, THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF IMPORTING IN ORDER TO SAMPLE AND TEST MATERIALS FROM PROPOSED BORROW SITES.
32. AREAS TO RECEIVE FILL OR FLATWORK SHALL BE CLEARED OF VEGETATION AND STRIPPED TO A SUFFICIENT DEPTH TO REMOVE MAJOR ROOT SYSTEMS. THE STRIPPED ORGANIC TOP SOIL MATERIAL MAY BE STOCK PILED FOR LATER USE IN LANDSCAPING AREAS.
33. PERMANENT CUT SLOPES SHALL BE AT A MAXIMUM INCLINATION OF 2:1 (HORIZONTAL TO VERTICAL) OR SHALL BE RETAINED BY STRUCTURAL WALLS.
34. FILLS PLACED ON SLOPING GRADES SHALL BE KEYED INTO FIRM SOIL AT THE BASE (OR RETAINED BY ENGINEERED WALLS), AND PROGRESSIVELY STEP-BENCHED UP THE SLOPE. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE SUBGRADE PREPARATION PRIOR TO PLACEMENT OF FILL. FILLS SHALL BE PLACED IN LEVEL LIFTS NO MORE THAN 8 INCHES IN THICKNESS, AND SHALL BE COMPACTED TO 95% RELATIVE COMPACTION UNDER ALL BUILDING AND PAVEMENT AREAS, AND TO 90% RELATIVE COMPACTION UNDER ALL OTHER AREAS. EXISTING SITE SOILS ARE SUITABLE AS FILL PROVIDED THEY ARE FREE OF ORGANIC MATERIAL AND ROCKS OR RUBBLE OVER 6 INCHES IN DIAMETER.
35. DRAINAGE SYSTEM REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING. CATCH BASINS AND DOWNSPOUT PIPES SHOULD BE FLUSHED REGULARLY (DEPENDANT ON THE RATE OF FALLING LEAF LITTER). IT IS CRITICAL THAT OUTLET DISSIPATERS/DRAINAGE BASINS BE INSPECTED AND FLUSHED APPLICABLE FACILITIES ON A REGULAR BASIS. IT IS RECOMMENDED THAT AN ACCURATE AS-BUILT PLAN OF THE DRAINAGE SYSTEMS BE PREPARED, AND THAT MAINTENANCE REQUIREMENTS BE DISCLOSED TO ALL FUTURE BUYERS OF THE PROPERTY.
36. IT IS RECOMMENDED THAT A TEMPORARY SHORING SYSTEM BE CONSTRUCTED AROUND THE BASEMENT AREA, FOR THE SAFETY OF THE CONSTRUCTION WORKERS AND FOR THE PROTECTION OF THE NEIGHBORS' EXISTING STRUCTURES.
37. PRIOR TO GRADING, THE PROPOSED STRUCTURE AND PAVEMENT AREAS SHOULD BE CLEARED OF ALL OBSTRUCTIONS, AND DELETERIOUS MATERIALS. THE EXISTING FOUNDATION AND PIPES SHOULD BE REMOVED. AFTER CLEARING, THESE AREAS SHOULD BE STRIPPED OF ALL ORGANIC TOPSOIL. THE PREDOMINANTLY ORGANIC MATERIALS GENERATED FROM THE STRIPPING SHOULD BE REMOVED FROM THE SITE.
38. AFTER THE ORGANIC TOPSOIL HAS BEEN STRIPPED, THE PROPOSED PAD AND BASEMENT AREA CAN BE EXCAVATED. THE TOP 8 INCHES OF THE BASEMENT AND GARAGE SUBGRADE SOIL SHOULD BE SCARIFIED, WATERED OR AERATED AS NECESSARY TO BRING THE SOIL TO ABOUT 2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT, THE SUBGRADE SHOULD THEN BE UNIFORMLY RECOMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. RELATIVE COMPACTION IS BASED ON THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 LATEST VERSION LABORATORY TEST PROCEDURE.



CONSTRUCTION NOTES:

1. GRAVEL BASIN 10'X5'X2' (SEE DETAIL 2 ON SHEET C005)
2. PERVIOUS CONCRETE DRIVEWAY (SEE DETAIL 4 ON SHEET C005)
3. RETAINING WALL (SEE STRUCTURAL PLAN)
4. INSTALL 4" (SDR-35 PVC) NON-PERFORATED PIPE
5. INSTALL 4" (SDR-35 PVC) PERFORATED SUBDRAIN PIPE (SEE DETAIL 5 ON SHEET C005 FOR SUBDRAIN PIPE BEHIND WALL)
6. INSTALL STANDARTPARK CATCH BASIN OR APPROVED EQUAL (SEE DETAIL 1 ON SHEET C005)
7. CONSTRUCT GRAVEL SWALE (SEE DETAIL 3 ON SHEET C005)
8. CONNECT DOWNSPOUT FROM ROOF TO UNDERGROUND STORM DRAIN PIPE (SEE DETAIL 7 ON SHEET C005)
9. SUBDRAIN PIPE TO BE CONNECTED TO CLEAN OUT RISER THAT EXTEND TO SURFACE (SEE DETAIL 6 ON SHEET C005)
10. PERMEABLE WOOD DECK (SEE ARCHITECTURE'S PLANS)
11. FILL CATCH POINT
12. 1' SAWCUT & CONFORM
13. CONSTRUCT DRIVEWAY APPROACH (SEE SAN MATEO COUNTY Std DETAILS D-1)
14. CONSTRUCT SIDEWALK, CURB & GUTTER AND TRANSITION TO EXISTING (SEE SAN MATEO COUNTY Std DETAILS D-3)
15. CUT DAYLIGHT
16. CONNECT SUBDRAIN PIPES TO CATCH BASIN

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REVISION:

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NO. 70344
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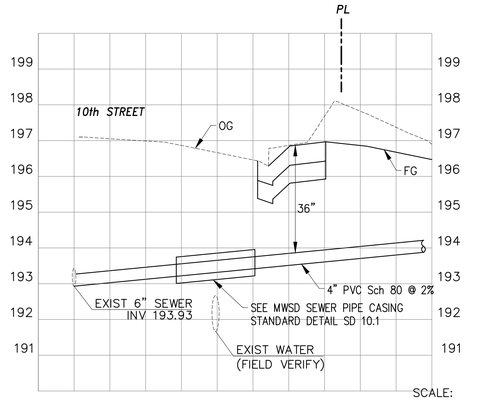
PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**
APN: 036-031-280
PROJECT ADDRESS: 340 10th Street, Montara, CA 94307
PROJECT PHASE: **100% Schematic Design**
DRAWN: CK CHECKED: CK
ISSUE DATE: November 02, 2021
DRAWING TITLE: GRADING AND DRAINAGE PLAN
DRAWING NO: **C002**

CONSTRUCTION NOTES:

1. TIE INTO EXISTING SEWER MAIN (SEE MWSD TYPICAL SIDE SEWER DETAIL SD-5)
2. TIE INTO EXISTING WATER MAIN (SEE MWSD 1" METERED SERVICE INSTALLATION DETAIL SD-01)
3. 4" SEWER LATERAL PVC Sch 80 (MINIMUM 18" COVER, SEE PROFILE)
4. UNDERGROUND JOINT UTILITY LINE (FOR INFORMATION ONLY, SEE UTILITY COMPANIES PLANS)
5. DOMESTIC SERVICE POINT OF ENTRY
6. JOINT UTILITY LINE POINT OF ENTRY
7. SEWER LATERAL POINT OF ENTRY
8. TYPE K COPPER TUBING 1" DOMESTIC WATER LINE (MINIMUM 36" COVER)
9. INSTALL 1" WATER METER (SEE MWSD 1" METERED SERVICE INSTALLATION DETAIL SD-01)
10. INSTALL TYPE "A" BACKWATER PREVENTION DEVISE (SEE MWSD STANDARD CLEANOUT & BACKWATER PREVENTION DEVICE STANDARD DETAIL SD-6)



SCALE:
H: 1"=10'
V: 1"=2'

PROPOSED SEWER LATERAL

SANITARY SEWER SYSTEMS CONSTRUCTION NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HIS CONTRACTOR TO LOCATE AND UNCOVER THE LATERAL STUB OR WYE INSTALLED TO SERVE THE PROPERTY. WHEN THE LATERAL STUB OR WYE CANNOT BE LOCATED, EVEN THOUGH THE DISTRICT'S RECORDS INDICATE SUCH A CONNECTION EXISTS, THE LATERAL SEWER MUST BE CONNECTED TO THE MAIN SEWER AT A LOCATION DESIGNATED BY THE DISTRICT AT THE EXPENSE OF THE PROPERTY OWNER AS REQUIRED IN SECTION 3-10 OF THIS SPECIFICATION. THE DISTRICT DOES NOT GUARANTEE THE PRESENCE OR LOCATION OF LATERAL STUBS OR WYES.

2. LATERAL SEWERS MUST BE LAID BY THE SHORTEST ROUTE FROM THE BUILDING PLUMBING OUTLET TO CONNECT TO THE MAIN SEWER AND MUST BE PERPENDICULAR TO THE PUBLIC RIGHT-OFWAY WHEN POSSIBLE. ALL PIPES MUST BE LAID TO LINE AND GRADE. EACH LENGTH OF PIPE MUST BE LAID ON A FIRM BED AS DETAILED IN STANDARD DRAWING SD-4 AND MUST HAVE FULL BEARING FOR ITS ENTIRE LENGTH BETWEEN BELLS. WHEN APPLICABLE, AN ADEQUATE BELL HOLE MUST BE DUG AT THE END OF EACH PIPE LENGTH FOR MAKING THE JOINT. BLOCKING UNDER THE LATERAL SEWER WILL NOT BE PERMITTED. THE INSIDE EDGE OF ANY CUT PIPE MUST BE BEVELED, AND BOTH BELL AND SPIGOT MUST BE MARKED FOR PROPER INSPECTION AND CLEANED BEFORE THE JOINT IS MADE. CARE MUST BE TAKEN TO PREVENT FOREIGN MATERIALS FROM ENTERING THE PIPE. WATER MUST BE PUMPED FROM THE TRENCH WHILE THE PIPES ARE LAID AND THE JOINTS MADE. BACKFILL MUST BE CAREFULLY AND UNIFORMLY PLACED AROUND THE PIPE, WITH NO ROCKS OR CLODS TOUCHING THE PIPE. IN ROCKY AREAS, IMPORTED BEDDING MATERIAL MAY BE REQUIRED. PIPE MUST NOT BE COVERED UNTIL INSPECTED BY A DISTRICT REPRESENTATIVE.

3. PRIOR TO BACKFILLING, LATERAL SEWER INSTALLATIONS AND MODIFICATIONS MUST BE INSPECTED BY A DISTRICT REPRESENTATIVE OR ENGINEER (REPRESENTATIVE). WHEN REQUIRED, TESTS FOR WATERTIGHTNESS MUST BE DONE IN THE PRESENCE OF A DISTRICT REPRESENTATIVE. CONNECTIONS TO THE MAIN SEWER MUST BE DONE IN THE PRESENCE OF A DISTRICT REPRESENTATIVE. INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT GIVING THREE WORKING DAYS ADVANCE NOTICE. INSPECTIONS ARE NOT MADE ON SATURDAYS, SUNDAYS, OR HOLIDAYS.

4. EXCAVATION AND BACKFILLING. TRENCHES FOR LATERAL SEWERS WITHIN PUBLIC STREETS MUST BE EXCAVATED AND BACKFILLED AND THE PAVEMENT RESTORED IN STRICT ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF CALIFORNIA, SAN MATEO COUNTY AND/OR AGENCY HAVING JURISDICTION OVER SAID STREET. THE DISTRICT, CITY AND/OR COUNTY RESERVES THE RIGHT TO REQUIRE COMPACTION TESTS ON TRENCH BACKFILL BY A SOILS ENGINEER. THE COST OF COMPACTION TESTS MUST BE PAID BY THE CONTRACTOR OR PROPERTY OWNER.

5. IMPERVIOUS CLAY TRENCH PLUGS MUST BE CONSTRUCTED IN THE PIPE ZONE BACKFILL AT INTERVALS OF APPROXIMATELY FIFTY (50) FEET, OR AS OTHERWISE DIRECTED BY A DISTRICT. IMPERVIOUS CLAY TRENCH PLUGS MUST: A) CONSIST OF DENSE CLAY MATERIAL FREE OF ROCKS AND VEGETATION, AND B) BE MOISTURE-CONDITIONED AND MECHANICALLY COMPACTED TO THE SAME DENSITY AS THE ADJOINING BACKFILL MATERIAL.

6. TRENCHES IN GROUND SLOPING GREATER THAN FIFTY PERCENT (50%) FROM THE HORIZONTAL MUST BE PROTECTED FROM EROSION BY PLACING RIP-RAP IN CEMENT MORTAR OR CONCRETE LAID FLUSH WITH THE SLOPE OVER THE BACKFILLED TRENCH, OR OTHER PROTECTIVE MEASURES MUST BE TAKEN AS DIRECTED BY A SOILS ENGINEER AND APPROVED BY THE DISTRICT. DRAINS WHICH ARE TWO INCHES IN DIAMETER MUST BE INSTALLED IN THE CONCRETE COVERING AT FIVE-FOOT INTERVALS ALONG THE TRENCH LINE. FOR TRENCHES IN SLOPES LESS THAN FIFTY PERCENT (50%) THE DISTRICT MAY REQUIRE THE USE OF REDWOOD TRENCH DAMS OR OTHER TYPES OF EROSION CONTROL.

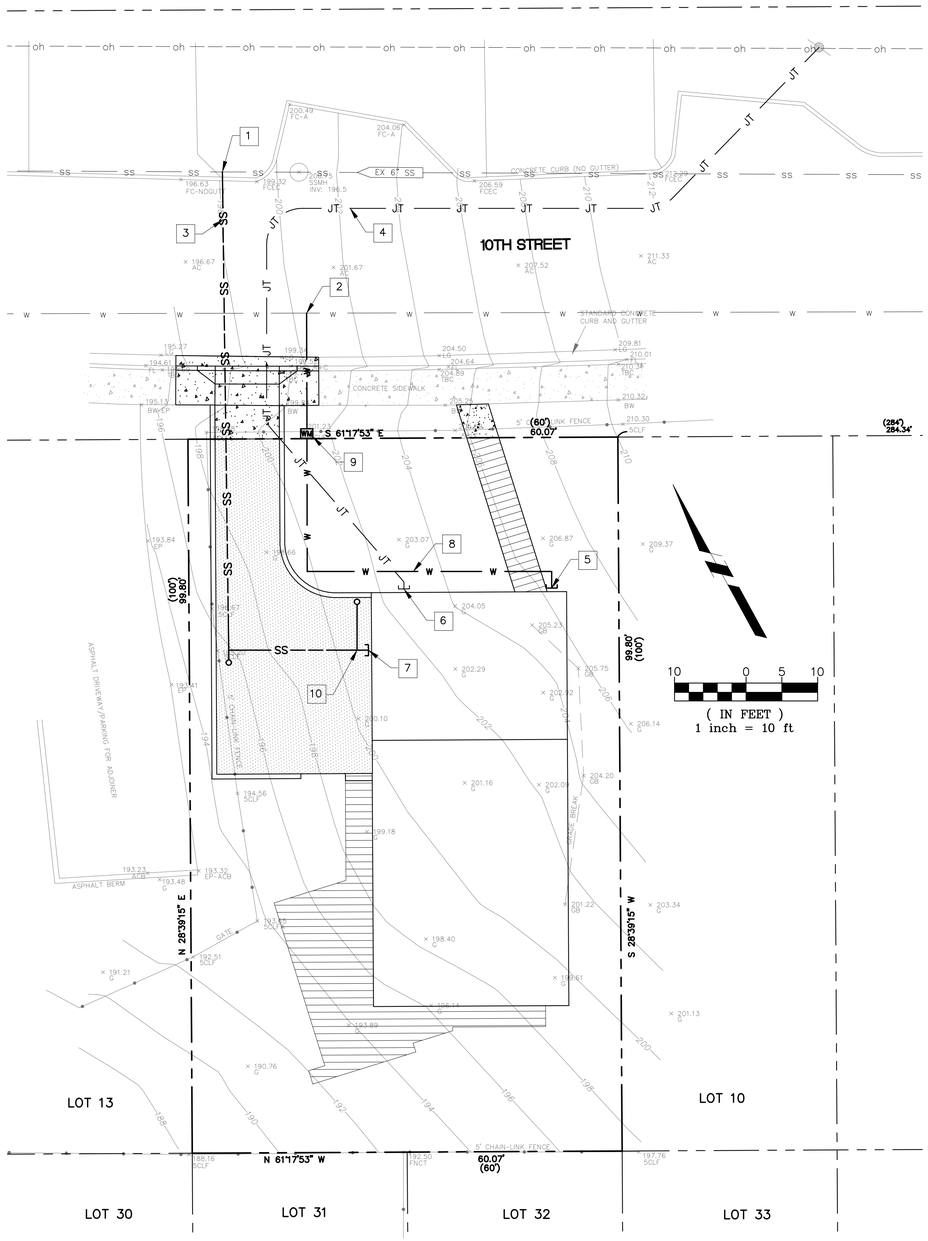
7. UNLESS OTHERWISE DIRECTED BY THE DISTRICT, LATERAL SEWERS MUST BE TESTED BY PLUGGING AND FILLING WITH EITHER WATER OR COMPRESSED AIR TO FOUR (4) PSI, IN ACCORDANCE WITH THE DISTRICT STANDARD SEWER SPECIFICATIONS. FOR WATER TESTS, LEAKAGE MUST NOT EXCEED 20 GALLONS PER DAY PER INCH OF INTERNAL DIAMETER PER MILE OF SEWER LINE BEING TESTED (0.07 GALLONS PER HOUR PER 100 FEET OF 4-INCH DIAMETER PIPE). FOR AIR TESTS, THE PRESSURE MUST NOT DROP MORE THAN ONE PSI OVER A THREE-MINUTE PERIOD. TESTS MUST BE PERFORMED IN THE PRESENCE OF A DISTRICT REPRESENTATIVE.

8. PRESSURE SEWERS MUST BE TESTED UNDER A PRESSURE OF NOT LESS THAN 50 PSI WITHOUT LEAKAGE FOR A PERIOD OF FIFTEEN MINUTES. AIR TESTING IS NOT ALLOWED.

9. WHEN ENCOUNTERING SPECIAL CONDITIONS WHICH ARE NOT COVERED BY THE SPECIFICATIONS HEREIN OR THE DISTRICT STANDARD SPECIFICATIONS AND/OR CODE, A DISTRICT REPRESENTATIVE AND/OR THE DISTRICT ENGINEER WILL DIRECT THE CONTRACTOR OR PROPERTY OWNER IN THE REQUIRED PROCEDURES.

UTILITY NOTES:

1. UTILITY INFORMATION FROM PLANS AND MARKINGS WAS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES FROM THE FIELD AND COUNTY/DISTRICT RECORDS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES SHOWN HEREIN.
2. CONTRACTOR SHALL PROTECT EXISTING UTILITIES NOT DEEMED FOR REMOVAL.
3. ALL UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, AND STANDARD DETAILS FROM MONTARA WATER AND SANITRAY DISTRICT (MWSD).
4. ALL UTILITY PIPE BEDDING SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE MONTARA WATER AND SANITARY DISTRICT (MWSD) STANDARD SPECIFICATIONS AND DETAILS.
5. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE UTILITY DISTRICT. THE MONTARA WATER AND SANITARY DISTRICT ENGINEER MUST BE NOTIFIED AT LEASE 48 HOURS PRIOR TO ANY UTILITY WORK.
6. 24 HOURS NOTICE SHALL BE GIVEN TO THE UTILITY COMPANIES, AND THE DISTRICT, BEFORE THE BEGINNING OF ANY OPERATION INVOLVING THEIR FACILITIES OR SYSTEMS.
7. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
8. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE INSTALLATION OF ELECTRICAL CONDUIT AND CONNECTION TO EXISTING POWER SOURCE.
9. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
10. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
11. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
12. ALL ELECTRIC, TV CABLE AND TELEPHONE SERVICE LINES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS AS APPLICABLE. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
13. ALL TRENCH BACKFILL TO BE COMPACTED TO A MINIMUM OF 95 PERCENT OR AS INDICATED IN MWSD SPECIFICATIONS.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE COUNTY ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE CALIFORNIA MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
15. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, WATER LATERAL OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND DETERMINE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLAN PRIOR TO CONSTRUCTION. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION, THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
16. SEE UTILITY COMPANIES PLANS FOR ADDITIONAL INFORMATION.
17. NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS PRIOR TO SITE WORK TO IDENTIFY LOCATION OF UNDERGROUND UTILITIES.



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REVISION:

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PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 340 10th Street, Montara, CA 94307

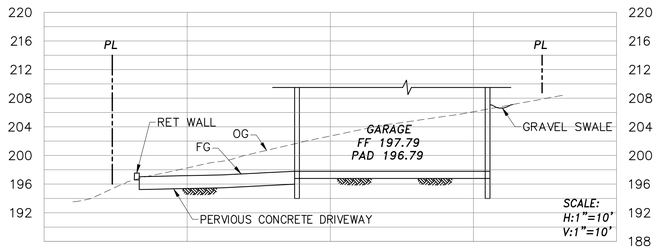
PROJECT PHASE: **100% Schematic Design**

DRAWN: CK CHECKED: CK

ISSUE DATE: November 02, 2021

DRAWING TITLE: UTILITY PLAN

DRAWING NO: **C003**



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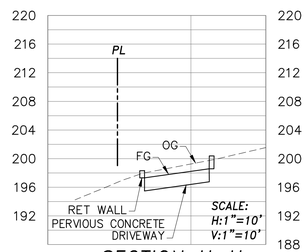

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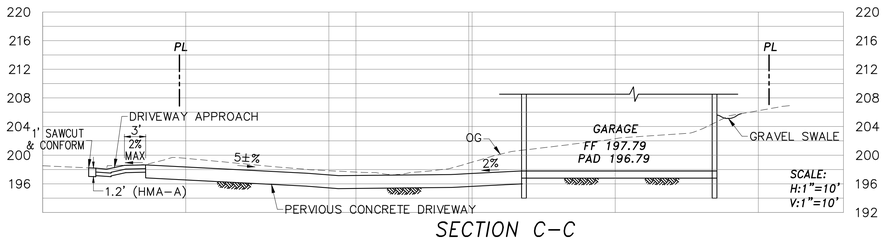

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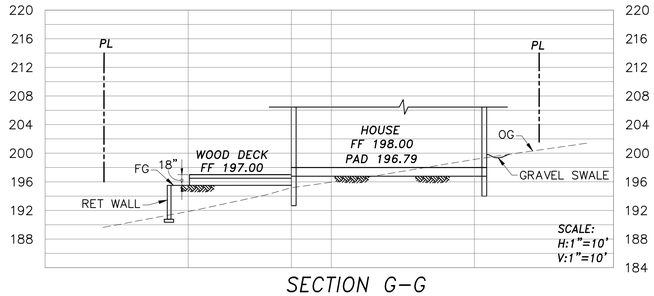

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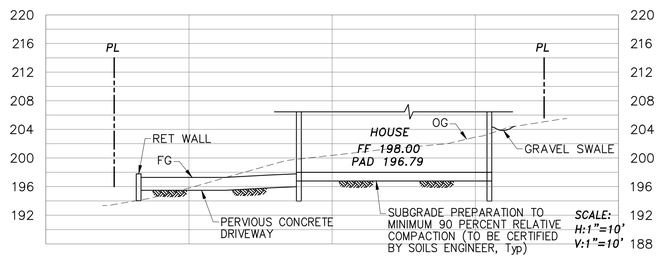

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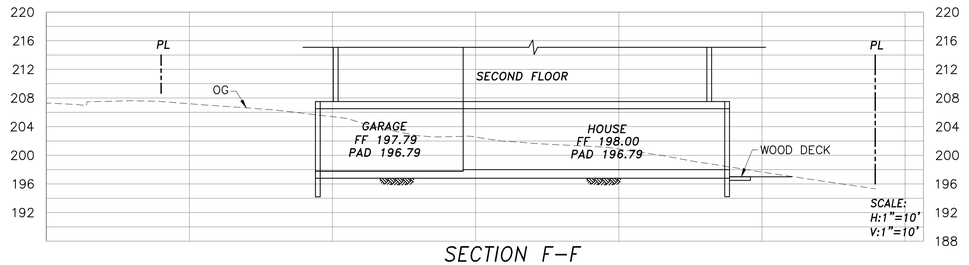

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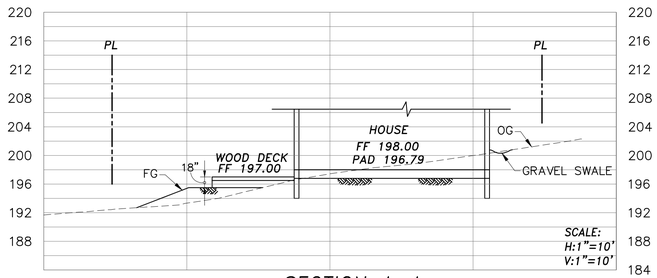
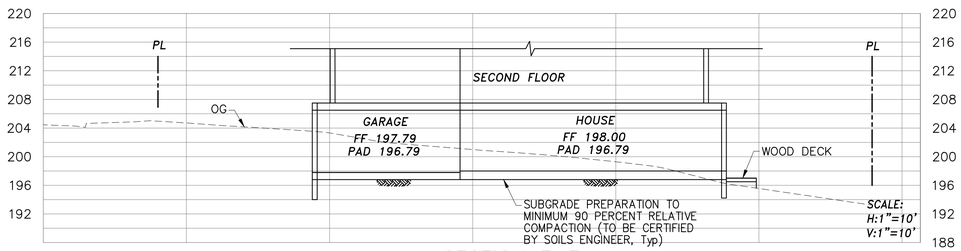


SECTION A–A



SECTION E–E

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

REGISTERED PROFESSIONAL ENGINEER
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811
Know what's below.
Call before you dig.

PROJECT NO: **2101**

PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 340 10th Street
Montara, CA 94307

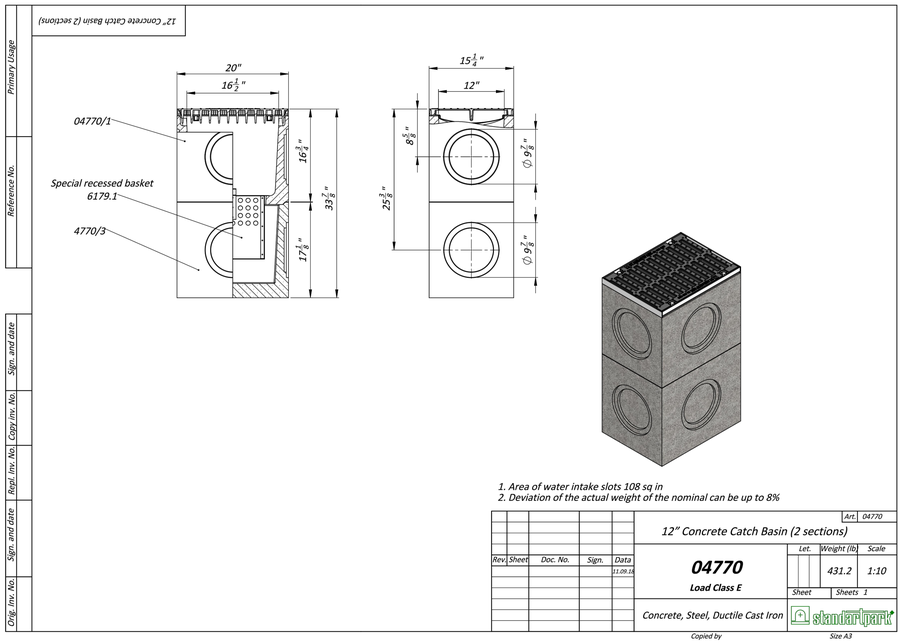
PROJECT PHASE: **100% Schematic Design**

DRAWN: CK CHECKED: CK

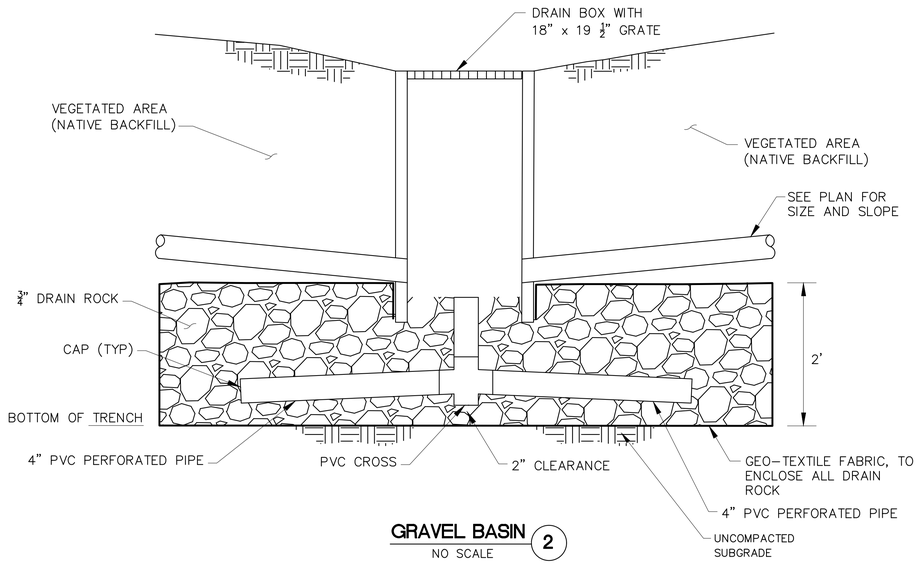
ISSUE DATE: November 02, 2021

DRAWING TITLE: CROSS SECTIONS

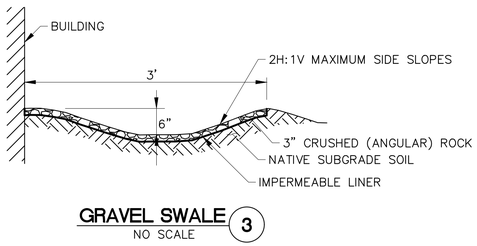
DRAWING NO: **C004**



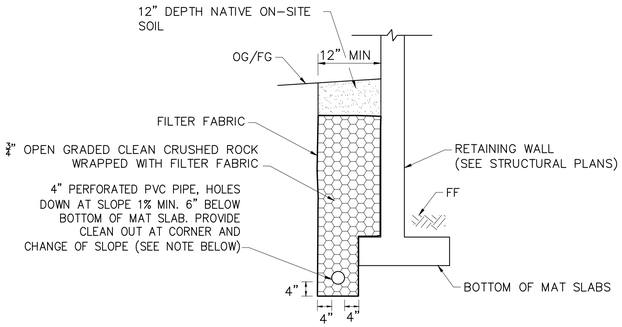
CATCH BASIN 1
NO SCALE



GRAVEL BASIN 2
NO SCALE

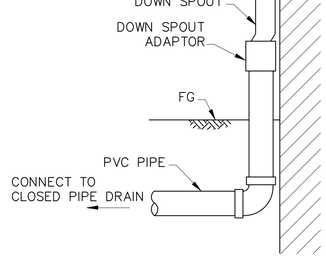


GRAVEL SWALE 3
NO SCALE

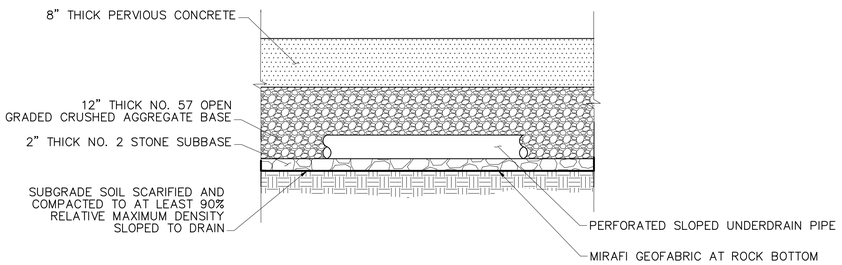


NOTE: ALL PIPING USED SHOULD HAVE COUPLINGS THAT ARE GLUED OR HAVE RUBBER GASKET JOINTS TO ENSURE THAT THE PIPE SECTIONS WILL NOT SEPARATE.

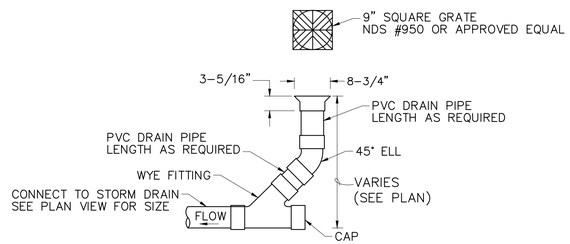
SUBDRAIN PIPE BEHIND WALL 5
NO SCALE



DOWNSPOUT TO CLOSED
PIPE CONNECTION 7
NO SCALE



UNDERDRAIN IN PERVIOUS CONCRETE
(SUBJECT TO TRAFFIC LOADING) 4
NO SCALE



CLEANOUT 6
NO SCALE

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STAMP:

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PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 340 10th Street
Montara, CA 94307

PROJECT PHASE: **100% Schematic Design**

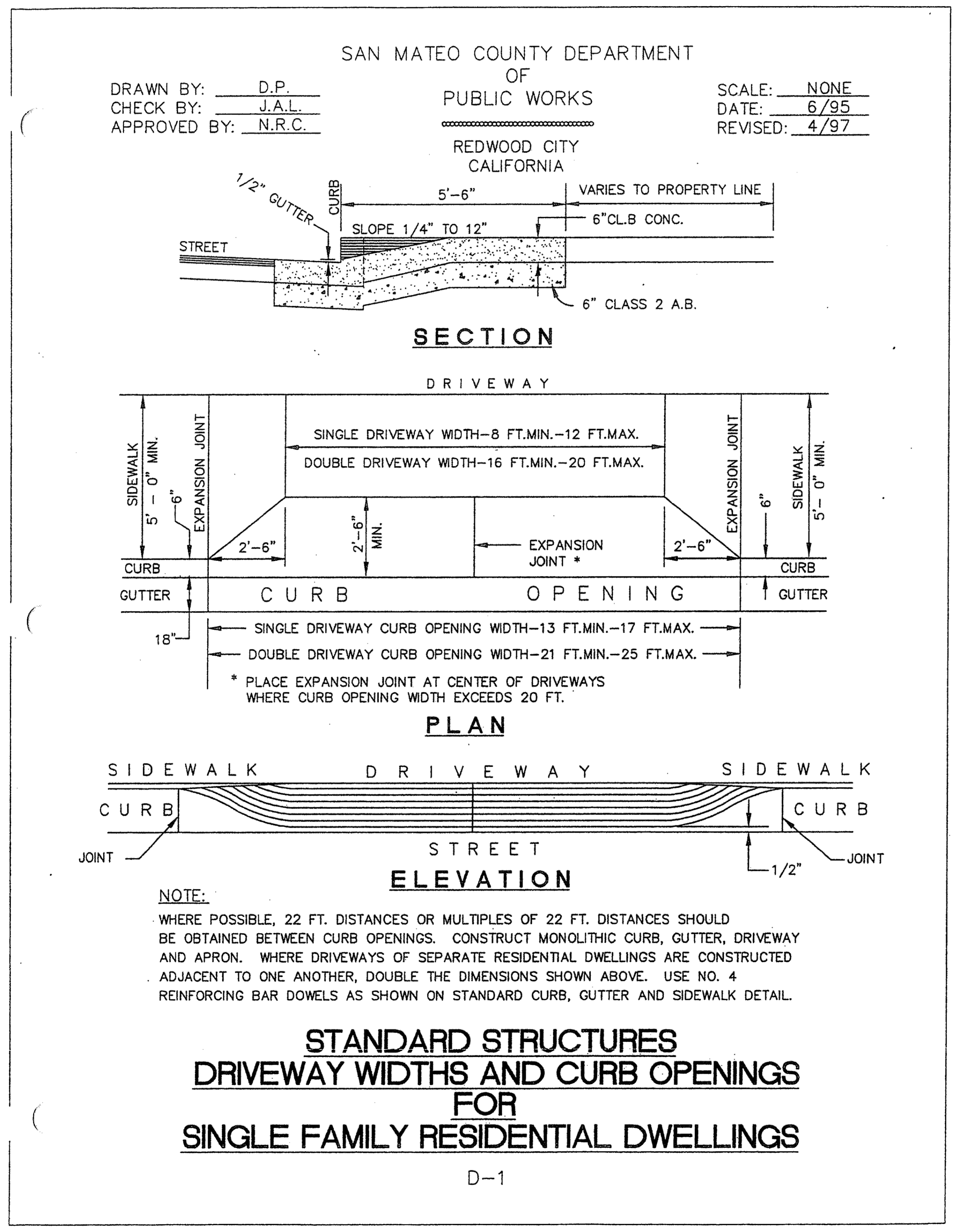
DRAWN: CK CHECKED: CK

ISSUE DATE: November 02, 2021

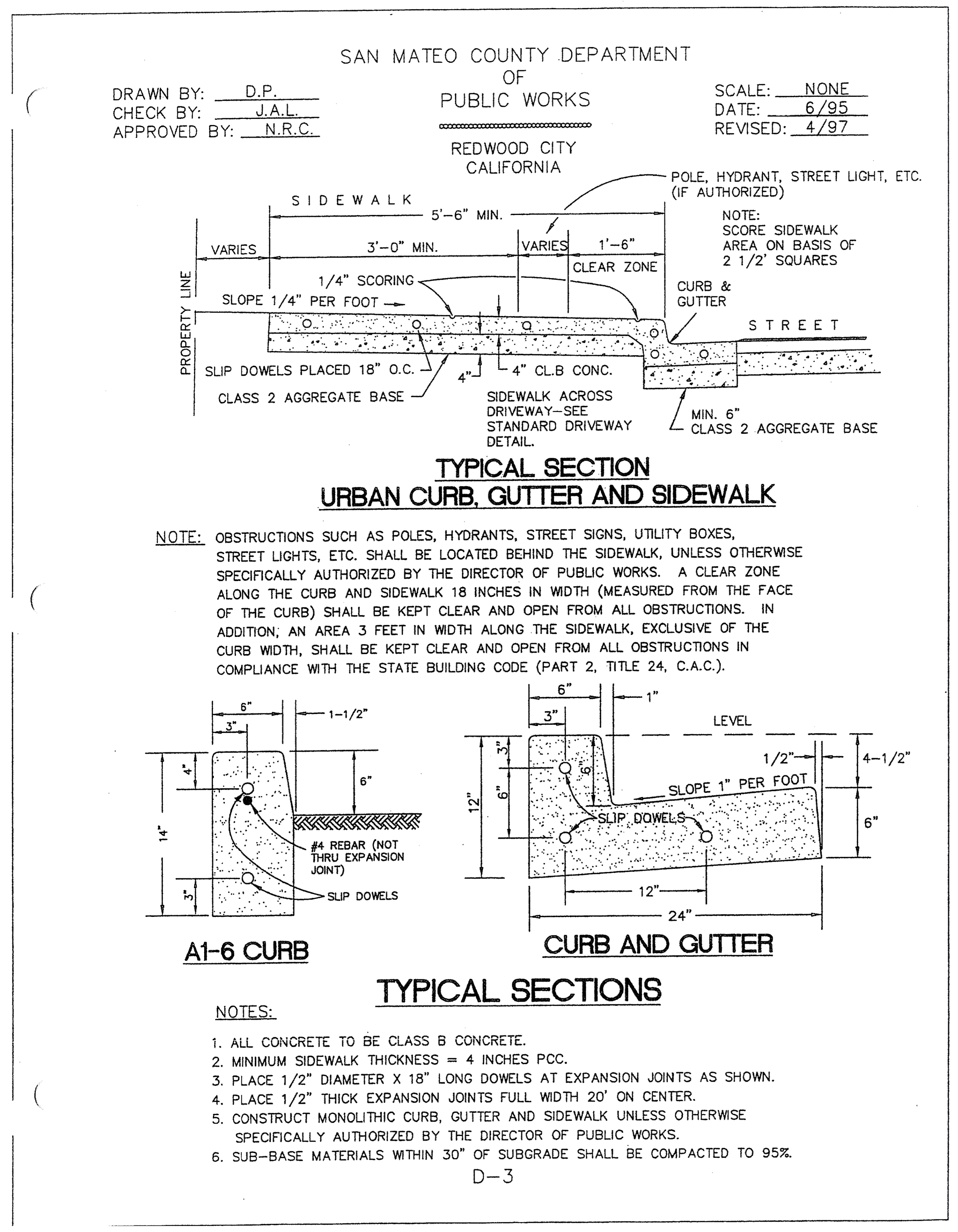
DRAWING TITLE: CONSTRUCTION DETAILS

DRAWING NO: **C005**

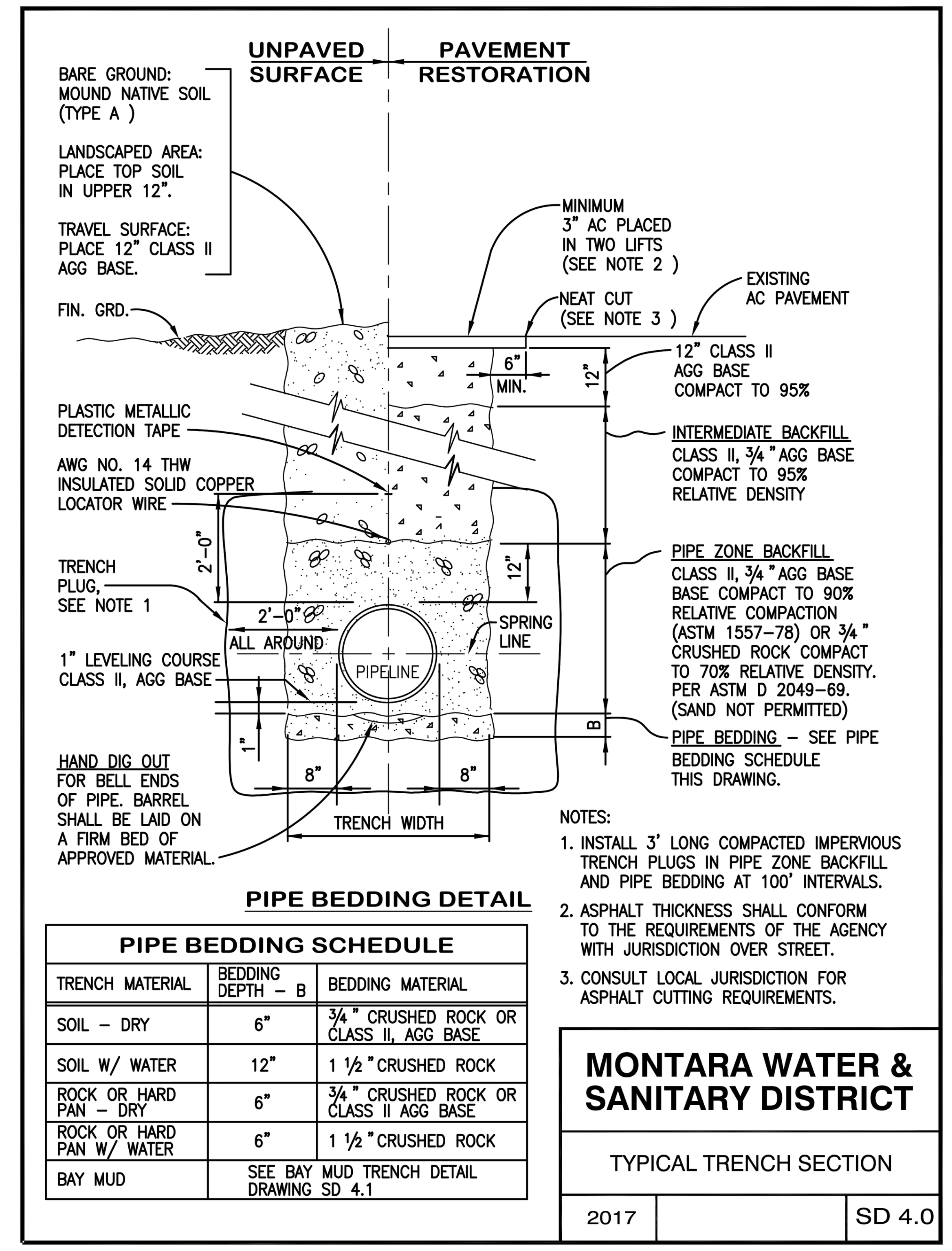
REVISION:



SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA
DRAWN BY: D.P.
CHECK BY: J.A.L.
APPROVED BY: N.R.C.
SCALE: NONE
DATE: 6/95
REVISED: 4/97
1/2" GUTTER
CURB
5'-6"
VARIES TO PROPERTY LINE
SLOPE 1/4" TO 12"
6"CLB CONC.
STREET
6" CLASS 2 A.B.
SECTION
DRIVEWAY
SINGLE DRIVEWAY WIDTH-8 FT.MIN.-12 FT.MAX.
DOUBLE DRIVEWAY WIDTH-16 FT.MIN.-20 FT.MAX.
SIDEWALK
EXPANSION JOINT
EXPANSION JOINT *
CURB
GUTTER
CURB OPENING
SINGLE DRIVEWAY CURB OPENING WIDTH-13 FT.MIN.-17 FT.MAX.
DOUBLE DRIVEWAY CURB WIDTH-21 FT.MIN.-25 FT.MAX.
* PLACE EXPANSION JOINT AT CENTER OF DRIVEWAYS WHERE CURB OPENING WIDTH EXCEEDS 20 FT.
PLAN
SIDEWALK DRIVEWAY SIDEWALK
CURB CURB
STREET
JOINT JOINT
ELEVATION
NOTE:
WHERE POSSIBLE, 22 FT. DISTANCES OR MULTIPLES OF 22 FT. DISTANCES SHOULD BE OBTAINED BETWEEN CURB OPENINGS. CONSTRUCT MONOLITHIC CURB, GUTTER, DRIVEWAY AND APRON. WHERE DRIVEWAYS OF SEPARATE RESIDENTIAL DWELLINGS ARE CONSTRUCTED ADJACENT TO ONE ANOTHER, DOUBLE THE DIMENSIONS SHOWN ABOVE. USE NO. 4 REINFORCING BAR DOWELS AS SHOWN ON STANDARD CURB, GUTTER AND SIDEWALK DETAIL.
STANDARD STRUCTURES
DRIVEWAY WIDTHS AND CURB OPENINGS
FOR
SINGLE FAMILY RESIDENTIAL DWELLINGS
D-1



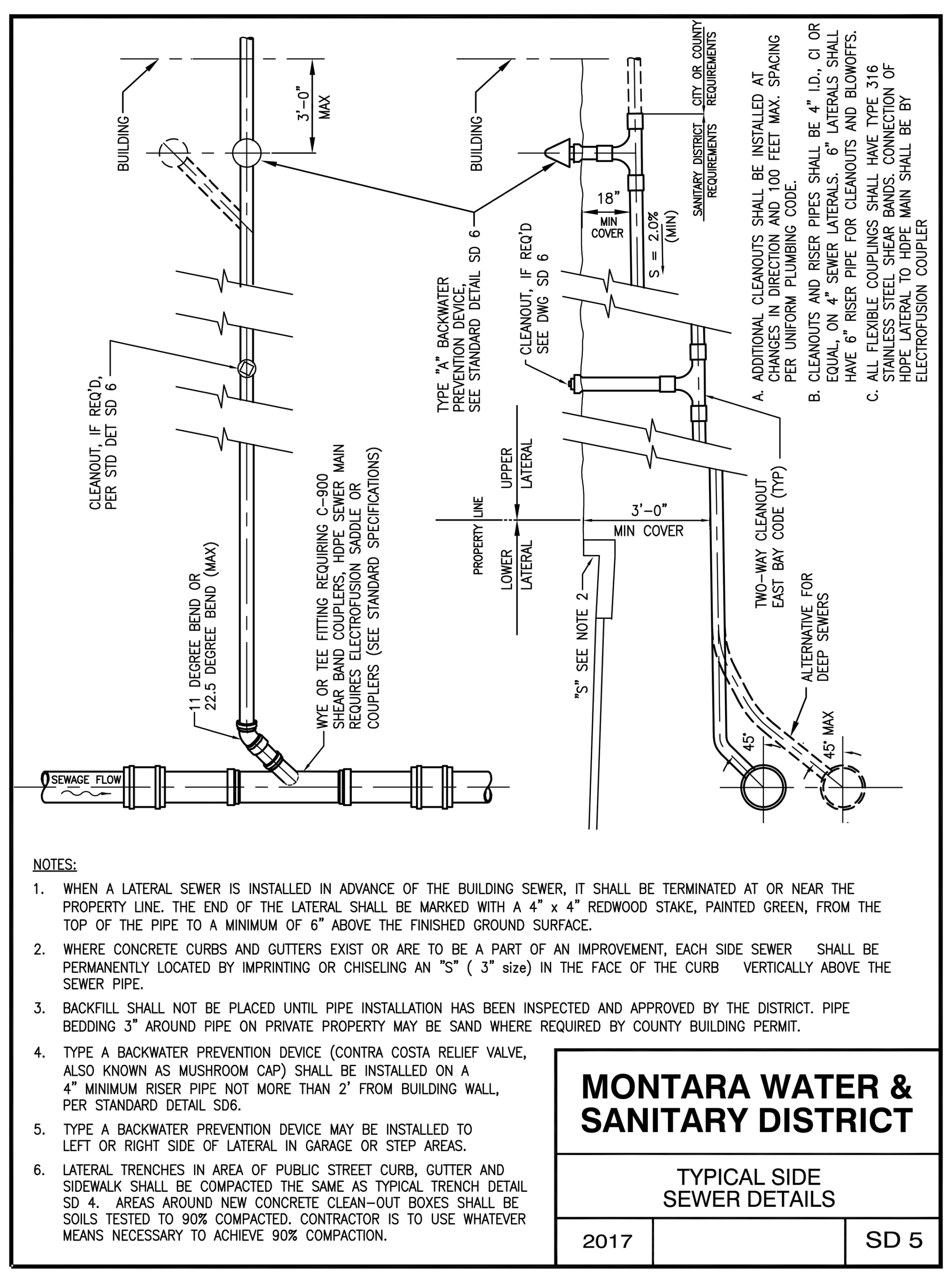
SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA
DRAWN BY: D.P.
CHECK BY: J.A.L.
APPROVED BY: N.R.C.
SCALE: NONE
DATE: 6/95
REVISED: 4/97
SIDEWALK
5'-6" MIN.
POLE, HYDRANT, STREET LIGHT, ETC. (IF AUTHORIZED)
NOTE: SCORE SIDEWALK AREA ON BASIS OF 2 1/2' SQUARES
VARIES 3'-0" MIN. VARIES 1'-6"
CLEAR ZONE
1/4" SCORING
SLOPE 1/4" PER FOOT
CURB & GUTTER
STREET
PROPERTY LINE
SLIP DOWELS PLACED 18" O.C.
4" CL.B CONC.
CLASS 2 AGGREGATE BASE
SIDEWALK ACROSS DRIVEWAY-SEE STANDARD DRIVEWAY DETAIL
MIN. 6" CLASS 2 AGGREGATE BASE
TYPICAL SECTION
URBAN CURB, GUTTER AND SIDEWALK
NOTE: OBSTRUCTIONS SUCH AS POLES, HYDRANTS, STREET SIGNS, UTILITY BOXES, STREET LIGHTS, ETC. SHALL BE LOCATED BEHIND THE SIDEWALK, UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS. A CLEAR ZONE ALONG THE CURB AND SIDEWALK 18 INCHES IN WIDTH (MEASURED FROM THE FACE OF THE CURB) SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS. IN ADDITION, AN AREA 3 FEET IN WIDTH ALONG THE SIDEWALK, EXCLUSIVE OF THE CURB WIDTH, SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS IN COMPLIANCE WITH THE STATE BUILDING CODE (PART 2, TITLE 24, C.A.C.).
#4 REBAR (NOT THRU EXPANSION JOINT)
SLIP DOWELS
LEVEL
SLOPE 1" PER FOOT
A1-6 CURB
CURB AND GUTTER
TYPICAL SECTIONS
NOTES:
1. ALL CONCRETE TO BE CLASS B CONCRETE.
2. MINIMUM SIDEWALK THICKNESS = 4 INCHES PCC.
3. PLACE 1/2" DIAMETER X 18" LONG DOWELS AT EXPANSION JOINTS AS SHOWN.
4. PLACE 1/2" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER.
5. CONSTRUCT MONOLITHIC CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
6. SUB-BASE MATERIALS WITHIN 30" OF SUBGRADE SHALL BE COMPACTED TO 95%.
D-3



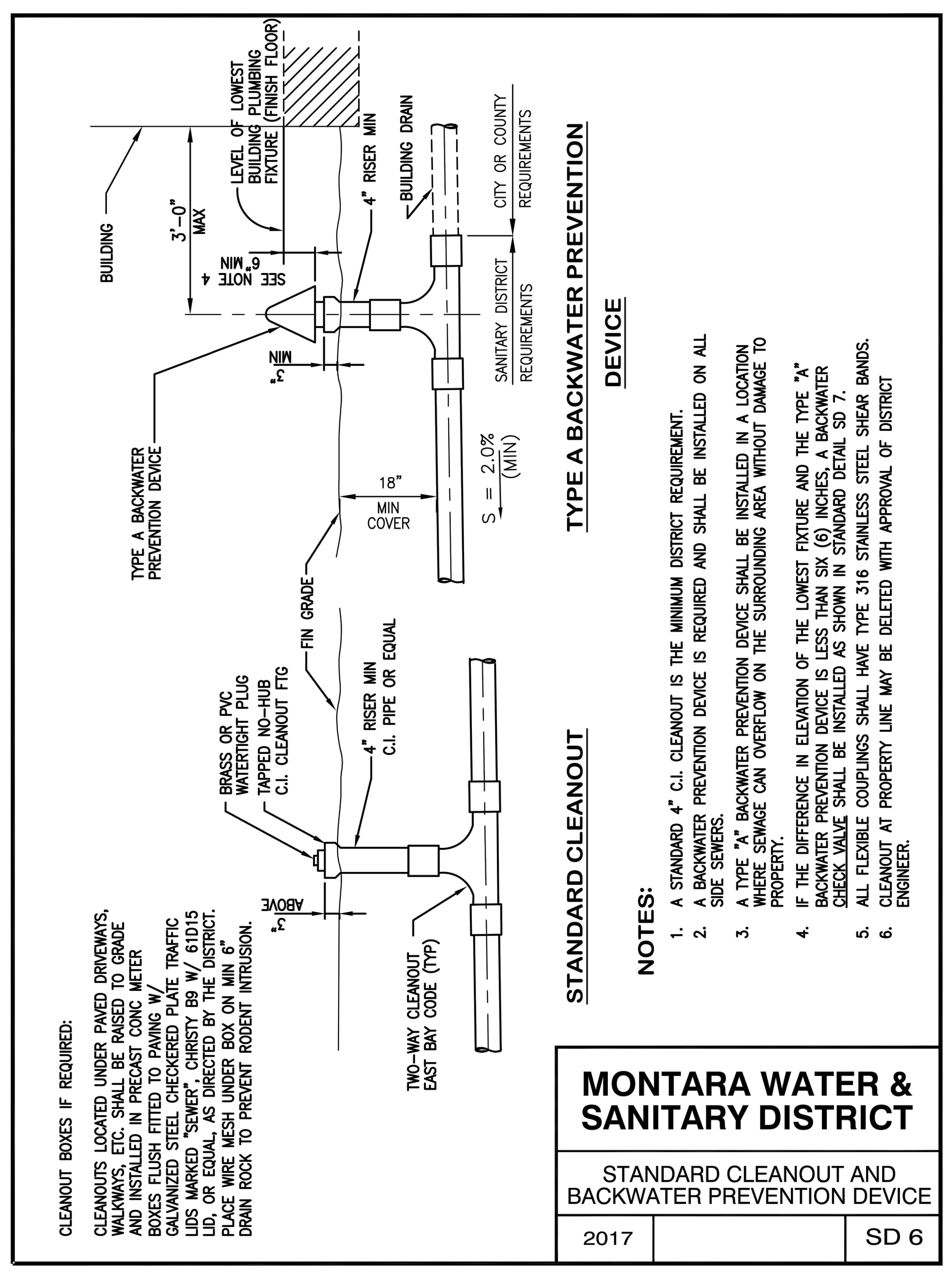
UNPAVED SURFACE
PAVEMENT RESTORATION
BARE GROUND: MOUND NATIVE SOIL (TYPE A)
LANDSCAPED AREA: PLACE TOP SOIL IN UPPER 12".
TRAVEL SURFACE: PLACE 12" CLASS II AGG BASE.
FIN. GRD.
MINIMUM 3" AC PLACED IN TWO LIFTS (SEE NOTE 2)
NEAT CUT (SEE NOTE 3)
EXISTING AC PAVEMENT
12" CLASS II AGG BASE COMPACT TO 95%
PLASTIC METALLIC DETECTION TAPE
AWG NO. 14 THW INSULATED SOLID COPPER LOCATOR WIRE
INTERMEDIATE BACKFILL
CLASS II, 3/4" AGG BASE COMPACT TO 95% RELATIVE DENSITY
TRENCH PLUG, SEE NOTE 1
PIPE ZONE BACKFILL
CLASS II, 3/4" AGG BASE BASE COMPACT TO 90% RELATIVE COMPACTION (ASTM 1557-78) OR 3/4" CRUSHED ROCK COMPACT TO 70% RELATIVE DENSITY. PER ASTM D 2049-69. (SAND NOT PERMITTED)
ALL AROUND
PIPELINE
SPRING LINE
1" LEVELING COURSE CLASS II, AGG BASE
PIPE BEDDING - SEE PIPE BEDDING SCHEDULE THIS DRAWING.
HAND DIG OUT FOR BELL ENDS OF PIPE. BARREL SHALL BE LAID ON A FIRM BED OF APPROVED MATERIAL.
TRENCH WIDTH
PIPE BEDDING DETAIL
NOTES:
1. INSTALL 3' LONG COMPACTED IMPERVIOUS TRENCH PLUGS IN PIPE ZONE BACKFILL AND PIPE BEDDING AT 100' INTERVALS.
2. ASPHALT THICKNESS SHALL CONFORM TO THE REQUIREMENTS OF THE AGENCY WITH JURISDICTION OVER STREET.
3. CONSULT LOCAL JURISDICTION FOR ASPHALT CUTTING REQUIREMENTS.
MONTARA WATER & SANITARY DISTRICT
TYPICAL TRENCH SECTION
2017
SD 4.0

PIPE BEDDING SCHEDULE

TRENCH MATERIAL	BEDDING DEPTH - B	BEDDING MATERIAL
SOIL - DRY	6"	3/4" CRUSHED ROCK OR CLASS II, AGG BASE
SOIL W/ WATER	12"	1 1/2" CRUSHED ROCK
ROCK OR HARD PAN - DRY	6"	3/4" CRUSHED ROCK OR CLASS II AGG BASE
ROCK OR HARD PAN W/ WATER	6"	1 1/2" CRUSHED ROCK
BAY MUD	SEE BAY MUD TRENCH DETAIL DRAWING SD 4.1	



BUILDING
3'-0" MAX
CLEANOUT, IF REQ'D, PER STD DET SD 6
11 DEGREE BEND OR 22.5 DEGREE BEND (MAX)
WYE OR TEE FITTING REQUIRING C-900 SHEAR BAND COUPLERS, HDPE SEWER MAIN REQUIRES ELECTROFUSION SADDLE OR COUPLERS (SEE STANDARD SPECIFICATIONS)
SEWAGE FLOW
TYPE "A" BACKWATER PREVENTION DEVICE, SEE STANDARD DETAIL SD 6
CLEANOUT, IF REQ'D SEE DWG SD 6
PROPERTY LINE
UPPER LATERAL
LOWER LATERAL
3'-0" MIN COVER
18" MIN COVER
S = 2.0% (MIN)
"S" SEE NOTE 2
TWO-WAY CLEANOUT EAST BAY CODE (TYP)
ALTERNATIVE FOR DEEP SEWERS
45°
45° MAX
SANITARY DISTRICT REQUIREMENTS
CITY OR COUNTY REQUIREMENTS
A. ADDITIONAL CLEANOUTS SHALL BE INSTALLED AT CHANGES IN DIRECTION AND 100 FEET MAX. SPACING PER UNIFORM PLUMBING CODE.
B. CLEANOUTS AND RISER PIPES SHALL BE 4" I.D., CI OR EQUAL, ON 4" SEWER LATERALS. 6" LATERALS SHALL HAVE 6" RISER PIPE FOR CLEANOUTS AND BLOWOFFS.
C. ALL FLEXIBLE COUPLINGS SHALL HAVE TYPE 316 STAINLESS STEEL SHEAR BANDS. CONNECTION OF HDPE LATERAL TO HDPE MAIN SHALL BE BY ELECTROFUSION COUPLER.
NOTES:
1. WHEN A LATERAL SEWER IS INSTALLED IN ADVANCE OF THE BUILDING SEWER, IT SHALL BE TERMINATED AT OR NEAR THE PROPERTY LINE. THE END OF THE LATERAL SHALL BE MARKED WITH A 4" x 4" REDWOOD STAKE, PAINTED GREEN, FROM THE TOP OF THE PIPE TO A MINIMUM OF 6" ABOVE THE FINISHED GROUND SURFACE.
2. WHERE CONCRETE CURBS AND GUTTERS EXIST OR ARE TO BE A PART OF AN IMPROVEMENT, EACH SIDE SEWER SHALL BE PERMANENTLY LOCATED BY IMPRINTING OR CHISELING AN "S" (3" size) IN THE FACE OF THE CURB VERTICALLY ABOVE THE SEWER PIPE.
3. BACKFILL SHALL NOT BE PLACED UNTIL PIPE INSTALLATION HAS BEEN INSPECTED AND APPROVED BY THE DISTRICT. PIPE BEDDING 3" AROUND PIPE ON PRIVATE PROPERTY MAY BE SAND WHERE REQUIRED BY COUNTY BUILDING PERMIT.
4. TYPE A BACKWATER PREVENTION DEVICE (CONTRA COSTA RELIEF VALVE, ALSO KNOWN AS MUSHROOM CAP) SHALL BE INSTALLED ON A 4" MINIMUM RISER PIPE NOT MORE THAN 2" FROM BUILDING WALL, PER STANDARD DETAIL SD6.
5. TYPE A BACKWATER PREVENTION DEVICE MAY BE INSTALLED TO LEFT OR RIGHT SIDE OF LATERAL IN GARAGE OR STEP AREAS.
6. LATERAL TRENCHES IN AREA OF PUBLIC STREET CURB, GUTTER AND SIDEWALK SHALL BE COMPACTED THE SAME AS TYPICAL TRENCH DETAIL SD 4. AREAS AROUND NEW CONCRETE CLEAN-OUT BOXES SHALL BE SOILS TESTED TO 90% COMPACTED. CONTRACTOR IS TO USE WHATEVER MEANS NECESSARY TO ACHIEVE 90% COMPACTION.
MONTARA WATER & SANITARY DISTRICT
TYPICAL SIDE SEWER DETAILS
2017
SD 5



BUILDING
LEVEL OF LOWEST BUILDING PLUMBING FIXTURE (FINISH FLOOR)
3'-0" MAX
6" MIN SEE NOTE 4
4" RISER MIN
BUILDING DRAIN
TYPE A BACKWATER PREVENTION DEVICE
18" MIN COVER
S = 2.0% (MIN)
SANITARY DISTRICT REQUIREMENTS
CITY OR COUNTY REQUIREMENTS
TYPE A BACKWATER PREVENTION DEVICE
FIN GRADE
BRASS OR PVC WATERTIGHT PLUG TAPPED NO-HUB C.I. CLEANOUT FTG
4" RISER MIN C.I. PIPE OR EQUAL
TWO-WAY CLEANOUT EAST BAY CODE (TYP)
STANDARD CLEANOUT
NOTES:
1. A STANDARD 4" C.I. CLEANOUT IS THE MINIMUM DISTRICT REQUIREMENT.
2. A BACKWATER PREVENTION DEVICE IS REQUIRED AND SHALL BE INSTALLED ON ALL SIDE SEWERS.
3. A TYPE "A" BACKWATER PREVENTION DEVICE SHALL BE INSTALLED IN A LOCATION WHERE SEWAGE CAN OVERFLOW ON THE SURROUNDING AREA WITHOUT DAMAGE TO PROPERTY.
4. IF THE DIFFERENCE IN ELEVATION OF THE LOWEST FIXTURE AND THE TYPE "A" BACKWATER PREVENTION DEVICE IS LESS THAN SIX (6) INCHES, A BACKWATER CHECK VALVE SHALL BE INSTALLED AS SHOWN IN STANDARD DETAIL SD 7.
5. ALL FLEXIBLE COUPLINGS SHALL HAVE TYPE 316 STAINLESS STEEL SHEAR BANDS.
6. CLEANOUT AT PROPERTY LINE MAY BE DELETED WITH APPROVAL OF DISTRICT ENGINEER.
MONTARA WATER & SANITARY DISTRICT
STANDARD CLEANOUT AND BACKWATER PREVENTION DEVICE
2017
SD 6

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Exp. 9-30-22
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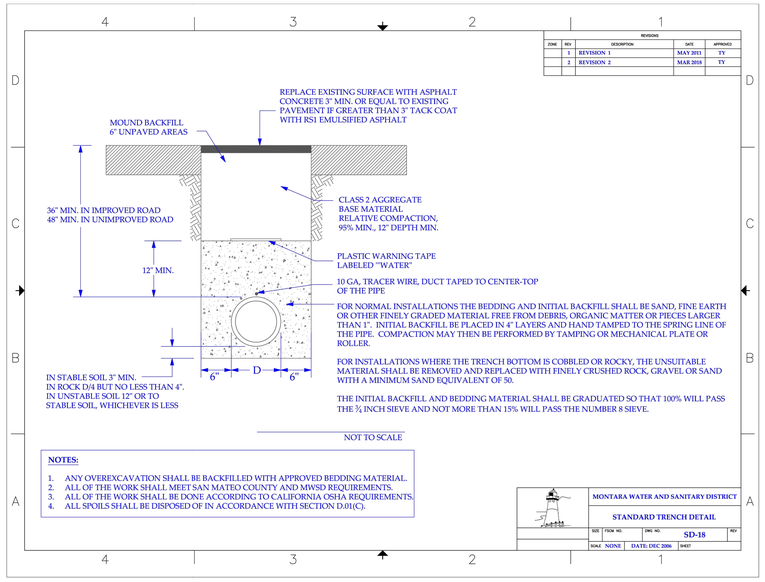
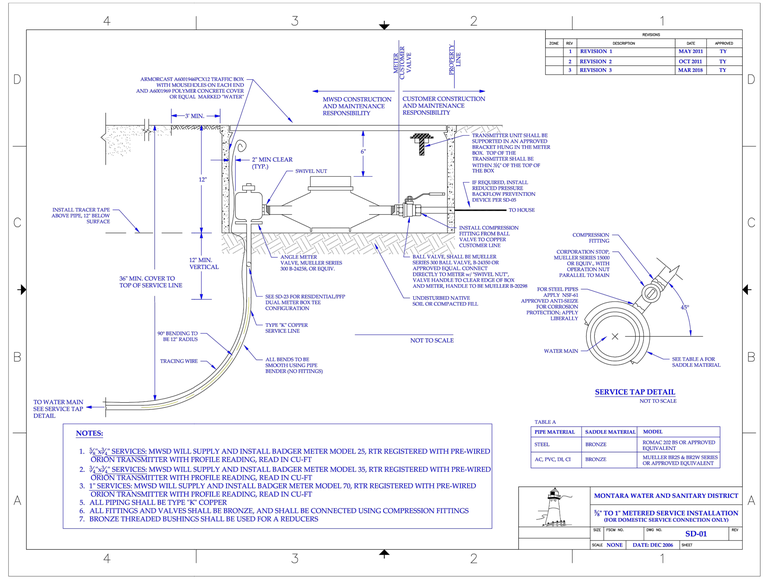
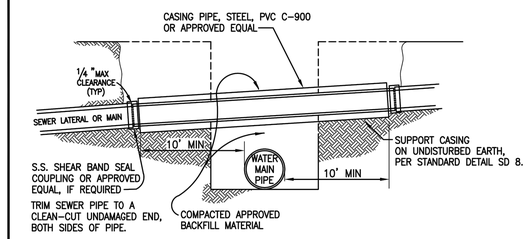
PROJECT NO: 2101
PROJECT NAME: **House on a Hill**
APN: 036-031-280
PROJECT ADDRESS: 340 10th Street, Montara, CA 94307
PROJECT PHASE: **100% Schematic Design**
DRAWN: CK CHECKED: CK
ISSUE DATE: November 02, 2021
DRAWING TITLE: CONSTRUCTION DETAILS
DRAWING NO: **C006**







NOTES:

1. SEWER CASING PROTECTION, AS DETAILED HEREON, SHALL BE PROVIDED FOR ALL SEWER PIPES, MAIN OR LATERAL, INSTALLED OVER WATER MAINS.
2. BACKFILL SHALL NOT BE PLACED UNTIL PIPE INSTALLATION HAS BEEN INSPECTED AND APPROVED BY DISTRICT.
3. WHEN THE OUTSIDE DIAMETER OF THE WATER PIPE AND CASING ARE WITHIN 1" OF THE OTHER THERE SHALL BE A 4" x 4" PAD OF 35-45 DUROMETER RUBBER PLACED SNUGLY BETWEEN PIPES.
4. CASING LENGTH MUST EXTEND 10' BEYOND EITHER SIDE OF THE WATER MAIN.

MONTARA WATER & SANITARY DISTRICT

SEWER PIPE CASING ABOVE WATER MAIN CROSSING

2017 | | SD 10.1

REVISION:

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PROJECT NO: **2101**

PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 340 10th Street, Montara, CA 94307

PROJECT PHASE: **100% Schematic Design**

DRAWN: CK CHECKED: CK

ISSUE DATE: November 02, 2021

DRAWING TITLE: CONSTRUCTION DETAILS

DRAWING NO: **C007**

EROSION CONTROL NOTES:

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE CITY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE COUNTY ENGINEER.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

F. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

G. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

H. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE CITY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

I. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4–HOURS AFTER MIXING, MIXED MATERIAL NOT USED WITHIN 4–HOURS SHALL BE REMOVED FROM THE SITE.

J. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE CITY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OF OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

K. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON. GRADING OPERATIONS DURING RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING OF THE SLOPES.

L. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TOO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.

M. 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 COUNTY.

N. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.

O. STRAW MULCH OR FIBER MATTE SHALL BE SUFFICIENTLY AVAILABLE ON–SITE DURING THE GRADING PERIOD READY TO BE INSTALLED ON FRESH SLOPES THAT MAY BE ERODED DURING STORMY WEATHER.

P. 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.

Q. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

R. CLEANOUT THE CONCRETE DITCH AT COMPLETION OF THE PROJECT.

S. SITE CLEARING AND EARTH–MOVING ACTIVITIES ARE ONLY ALLOWED DURING DRY WEATHER. EROSION AND SEDIMENTS CONTROL PRACTICES SHALL BE INSTALLED AND IMPLEMENTED PRIOR TO EARTH–MOVING ACTIVITIES AND CONSTRUCTION.

MAINTENANCE NOTES:

1. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
3. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. RILLS AND GULLIES MUST BE REPAIRED.

NON-STORM WATER MANAGEMENT

1. CONTRACTOR SHALL IMPLEMENT MEASURES TO CONTROL ALL NON–STORM WATER DISCHARGES DURING CONSTRUCTION.
2. CONTRACTOR SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON–STORM WATER DISCHARGES TO SURFACE WATERS OR MS4 DRAINAGE SYSTEM.
3. CONTRACTOR SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON–STORM WATER DISCHARGES FROM REACHING SURFACE WATER OR MS4 DRAINAGE SYSTEMS.

DUST CONTROL

1. THE CONSTRUCTION ACTIVITIES WILL GENERATE DUST AND PARTICULATE MATTER. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, A DUST MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE PLAN SHALL SPECIFY THE METHODS OF CONTROL THAT WILL BE UTILIZED, DEMONSTRATE THE AVAILABILITY OF NEEDED EQUIPMENT AND PERSONNEL, AND IDENTIFY A RESPONSIBLE INDIVIDUAL WHO CAN AUTHORIZE THE IMPLEMENTATION OF ADDITIONAL MEASURES, IF NEEDED. THE CONSTRUCTION DUST MITIGATION PLAN SHALL, AT MINIMUM, INCLUDE THE FOLLOWING:
   - A. THE PROVISION OF EQUIPMENT AND STAFFING FOR WATERING OF ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, INCLUDING WEEKENDS AND HOLIDAYS. AN APPROPRIATE DUST PALLIATIVE OR SUPPRESSANT ADDED TO WATER BEFORE THE APPLICATION SHOULD BE UTILIZED.
   - B. WATERING OR COVERING OF STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT CAN BE BLOWN BY THE WIND.
   - C. THE REGULAR SWEEPING OF CONSTRUCTION AREAS AND ADJACENT STREETS OF ALL MUD AND DEBRIS, SINCE THIS MATERIAL CAN BE PULVERIZED AND LATER RE–SUSPENDED BY VEHICLE TRAFFIC.
   - D. THE ENFORCEMENT OF A SPEED LIMIT OF 15 MILES PER HOUR FOR ALL CONSTRUCTION VEHICLES WHEN OFF–PAVEMENT.
   - E. ALL MATERIALS TRANSPORTED BY TRUCK WILL BE COVERED OR WETTED DOWN.
   - F. ALL INACTIVE PORTIONS OF THE SITE WILL BE WATERED WITH AN APPROPRIATE DUST SUPPRESSANT, COVERED OR SEEDED.
   - G. SUSPENSION OF EARTHMOVING OR OTHER DUST–PRODUCING ACTIVITIES DURING PERIODS OF HIGH WINDS WHEN DUST CONTROL MEASURES ARE UNABLE TO AVOID VISIBLE DUST PLUMES.
2. COUNTY INSPECTOR MAY ADD/MODIFY EROSION CONTROL MEASURES AS REQUIRED.

HAZARDOUS MATERIALS AND WASTES MANAGEMENT:

USE THIS BMP WHEN PROJECTS INVOLVE THE STORAGE AND USE OF HAZARDOUS MATERIALS, AND THE GENERATION OF WASTE BYPRODUCTS FROM THE FOLLOWING:

– PETROLEUM PRODUCTS SUCH AS OILS, FUELS, GREASES, COLD MIX AND TARS
– GLUES, ADHESIVES AND SOLVENTS
– HERBICIDES, PESTICIDES AND FERTILIZERS
– PAINTS, STAINS AND CURING COMPOUNDS
– OTHER HAZARDOUS OR TOXIC SUBSTANCES

HAZARDOUS MATERIALS AND WASTES SHALL BE MANAGED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

EARTH BERMS

– MINIMIZE THE AMOUNT OF HAZARDOUS MATERIALS STORED AT THE CONSTRUCTION SITE AND THE PRODUCTION AND GENERATION OF HAZARDOUS WASTE AT THE CONSTRUCTION SITE.

– COVER OR CONTAINERIZE AND PROTECT FROM VANDALISM ANY HAZARDOUS MATERIALS AND WASTE.

– CLEARLY MARK ALL HAZARDOUS MATERIALS AND WASTE. PLACE HAZARDOUS WASTE CONTAINERS IN SECONDARY CONTAINMENT SYSTEMS IF STORED AT THE CONSTRUCTION SITE.

– STOCKPILED COLD MIX SHOULD BE PLACED ON AND COVERED WITH PLASTIC.

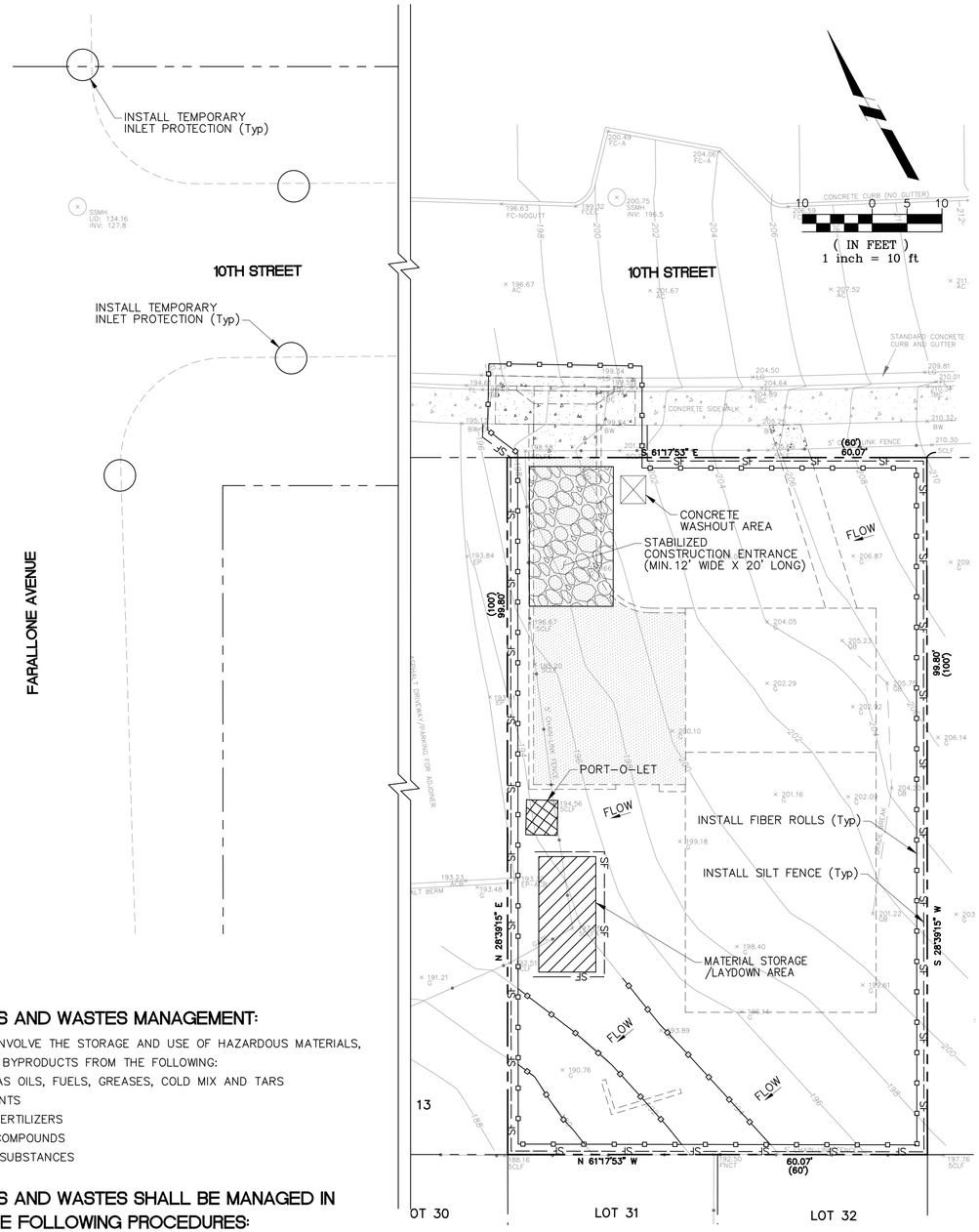
–DO NOT MIX WASTE MATERIALS, BECAUSE THIS COMPLICATES OR INHIBITS DISPOSAL AND RECYCLING OPTIONS AND CAN RESULT IN DANGEROUS CHEMICAL REACTIONS.

– STORM WATER THAT COLLECTS WITHIN SECONDARY CONTAINMENT STRUCTURES MUST BE INSPECTED PRIOR TO BEING DISCHARGED TO ENSURE NO POLLUTANTS ARE PRESENT. CONTAMINATED STORM WATER IS NOT ALLOWED TO BE DISCHARGED AND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

–SPILLS CONNOT BE DISCHARGED FROM A SECONDARY CONTAINMENT SYSTEM.

–HAZARDOUS WASTE MUST BE SEGREGATED FROM OTHER SOLID WASTE AND DISPOSED OF PROPERLY.

–IN ADDITION TO FOLLOWING THIS BMP, EMPLOYEES AND CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS REGARDING STORAGE, HANDLING, TRANSPORTATION, AND DISPOSAL OF HAZARDOUS WASTE.



REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

REGISTERED PROFESSIONAL ENGINEER
CHEE KIN YAP
NO. 70344
Exp. 9–30–22
CIVIL
STATE OF CALIFORNIA

DESIGN EVEREST

365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES:
PHONE: (888) 311–3015
FOR CONSTRUCTION SUPPORT:
PHONE: (888) 512–3152
EMAIL: constructionsupport@designeverest.com

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

PROJECT NO: **2101**

PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 340 10th Street, Montara, CA 94307

PROJECT PHASE: **100% Schematic Design**

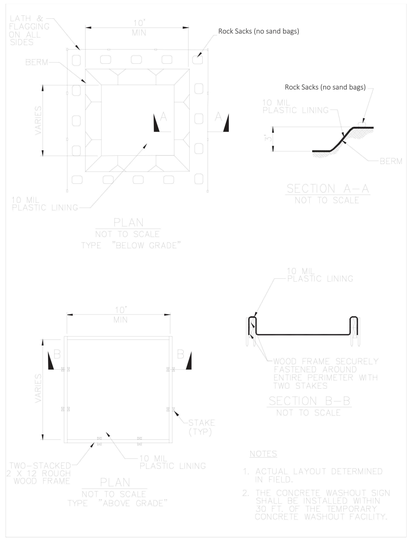
DRAWN: CK CHECKED: CK

ISSUE DATE: November 02, 2021

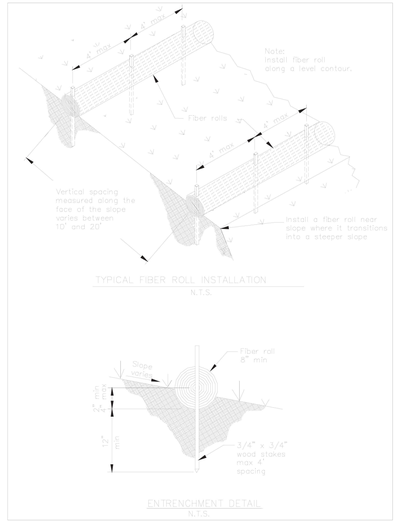
DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN

DRAWING NO: **C008**

Concrete Waste Management WM-8

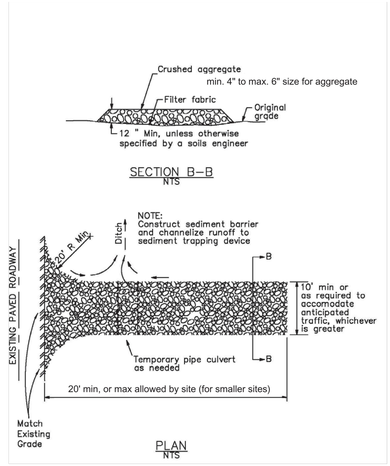


Fiber Rolls SE-5

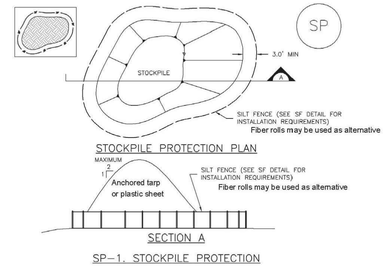


NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

Stabilized Construction Entrance/Exit TC-1



Stockpile Management (SP)



SP–1, STOCKPILE PROTECTION

REVISION:

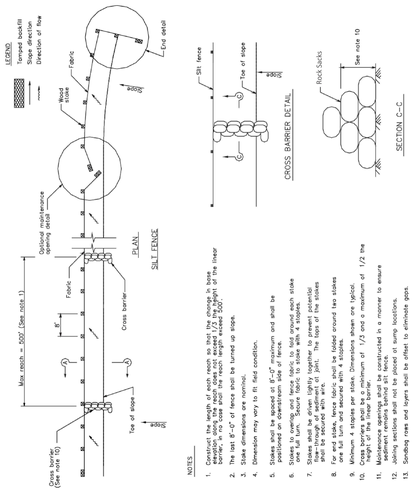
FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

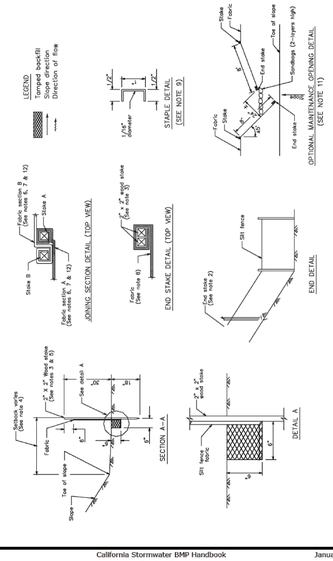
Storm Drain Inlet Protection SE-10

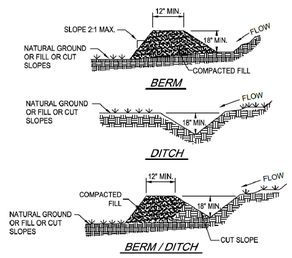
Storm Drain Inlet Protection SE-10

Silt Fence SE-1



SE-1 Silt Fence





NOTES:

1. POSITIVE GRADE MUST BE PROVIDED TO ASSURE DRAINAGE. 2:1 MAX. SIDE SLOPE. IF SLOPE EXCEEDS 2% OR CHANNEL IS CONSTRUCTED IN FILL, PROVIDE CHANNEL LINER PER DETAIL, EC 5, TRY NOT TO EXCEED 5% (HIGH RUNOFF VELOCITIES RESULT). MAXIMUM DRAINAGE AREA IS 5.00 ACRES WITHOUT SUPPORTING CALCULATIONS FOR PERMANENT CHANNEL. DIVERSIONS AT THE TOPS OF SLOPES MUST EMPTY INTO AN APPROVED SLOPE DRAIN.

2. THE BERM/ DITCH IS THE MOST COMMONLY USED DIVERSION.

3. MACHINE COMPACTING OF ALL FILL IS REQUIRED.

4. DIVERSIONS SUFFICIENT TO DIRECT ALL SEDIMENT–LADEN STORMWATER INTO SEDIMENT CONTROL DEVICE MUST BE INSTALLED PRIOR TO CLEARING AND GRUBBING OF AREA (OR IN CONJUNCTION WITH THIS OPERATION IF SEDIMENT CONTROLS AND DIVERSIONS ARE INSTALLED AT EACH CRITICAL POINT AS INDICATED).

5. DIVERSIONS SHOULD BE LOCATED AS SHOWN ON THE PLANS AND TO MINIMIZE DAMAGES BY CONSTRUCTION OPERATIONS.

6. DIVERSIONS SHOULD BE SEEDED AND LINED WITH STRAW MAT IF THEY ARE TO REMAIN IN PLACE OVER 14 DAYS.

7. CHECK DIVERSIONS AFTER EACH RAIN, AND ONCE PER SEVEN CALENDAR DAYS OR MORE FREQUENTLY IF REQUIRED BY REGULATORY AGENCY. REPAIR AS NEEDED TO MAINTAIN FUNCTION.

TEMPORARY DIVERSION BERM / DITCH

(NOT TO SCALE)

DESIGN EVEREST
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
FOR SALES:
PHONE: (888) 311–3015
FOR CONSTRUCTION SUPPORT:
PHONE: (888) 512–3152
EMAIL: constructionsupport@designeverest.com

PROJECT NO: **2101**

PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 340 10th Street Montara, CA 94307

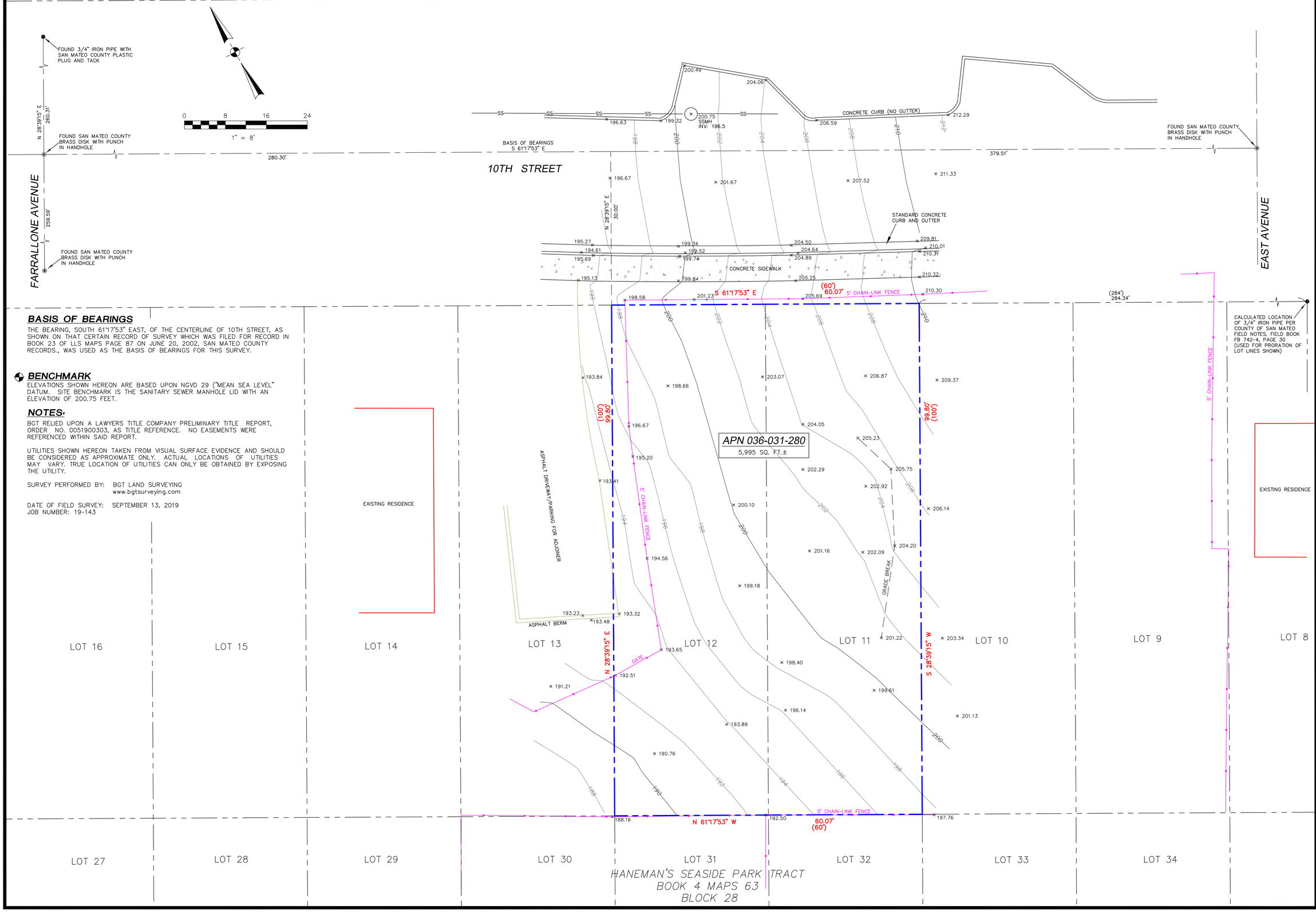
PROJECT PHASE: **100% Schematic Design**

DRAWN: CK CHECKED: CK

ISSUE DATE: November 02, 2021

DRAWING TITLE: EROSION AND SEDIMENT CONTROL DETAILS

DRAWING NO: **C009**



BASIS OF BEARINGS

THE BEARING, SOUTH 61°17'53" EAST, OF THE CENTERLINE OF 10TH STREET, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN BOOK 23 OF LLS MAPS PAGE 87 ON JUNE 20, 2002, SAN MATEO COUNTY RECORDS., WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 29 ("MEAN SEA LEVEL" DATUM. SITE BENCHMARK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 200.75 FEET.

NOTES:

BGT RELIED UPON A LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0051900303, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: SEPTEMBER 13, 2019
JOB NUMBER: 19-143

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bginfo@bgtsurveying.com

LICENSED LAND SURVEYOR
BRIAN G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 11-12, BLOCK 28, "HANEMAN'S SEASIDE PARK TRACT" (BOOK 4 MAPS 63)

VACANT LOTS 11 & 12, 10TH STREET

MONTARA, COUNTY OF SAN MATEO, CALIFORNIA

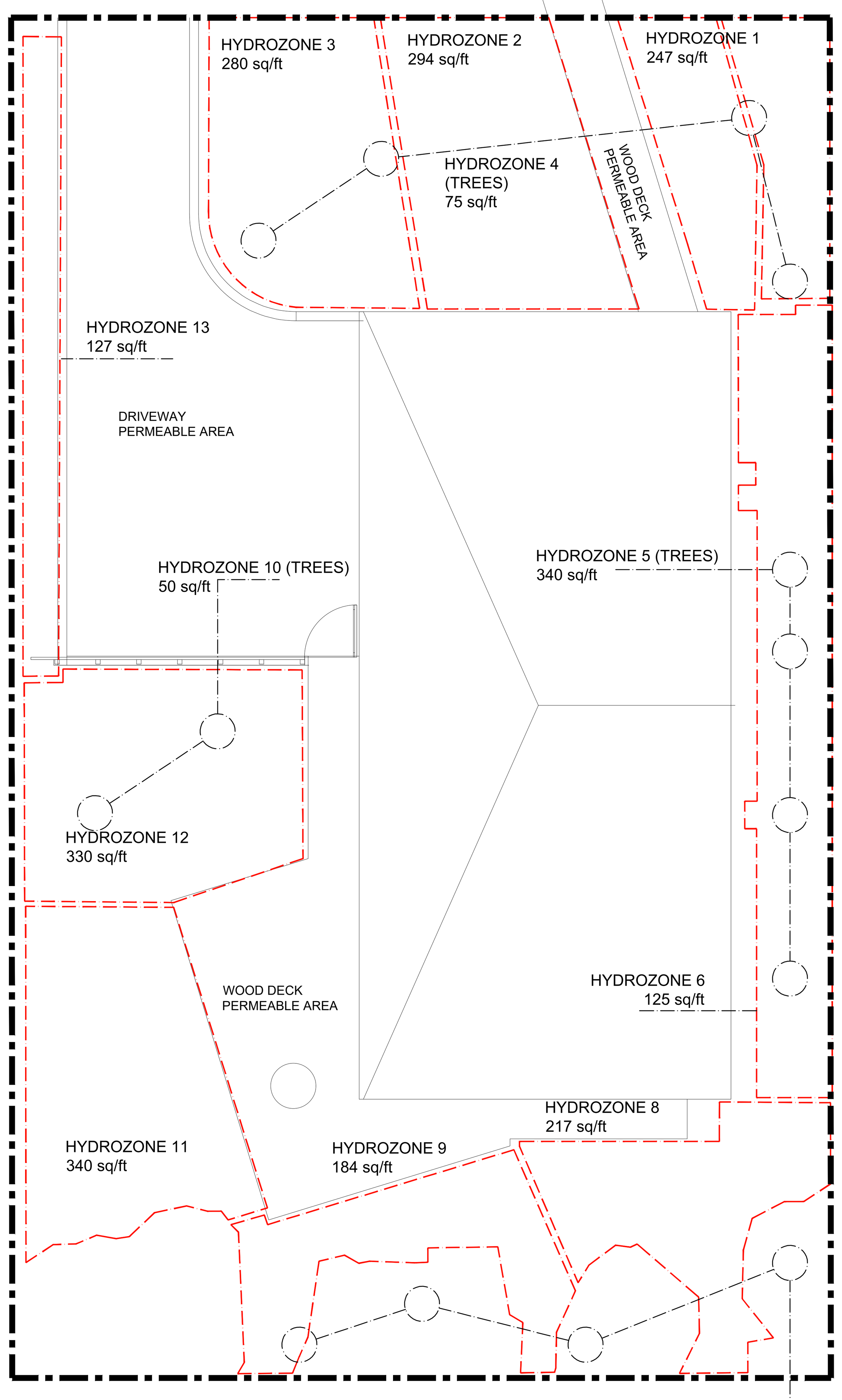
Assessor Parcel Number:
036-031-280

Prepared For:
FULI LI
1855 SUNSHINE VALLEY ROAD
MOSS BEACH, CA 94038

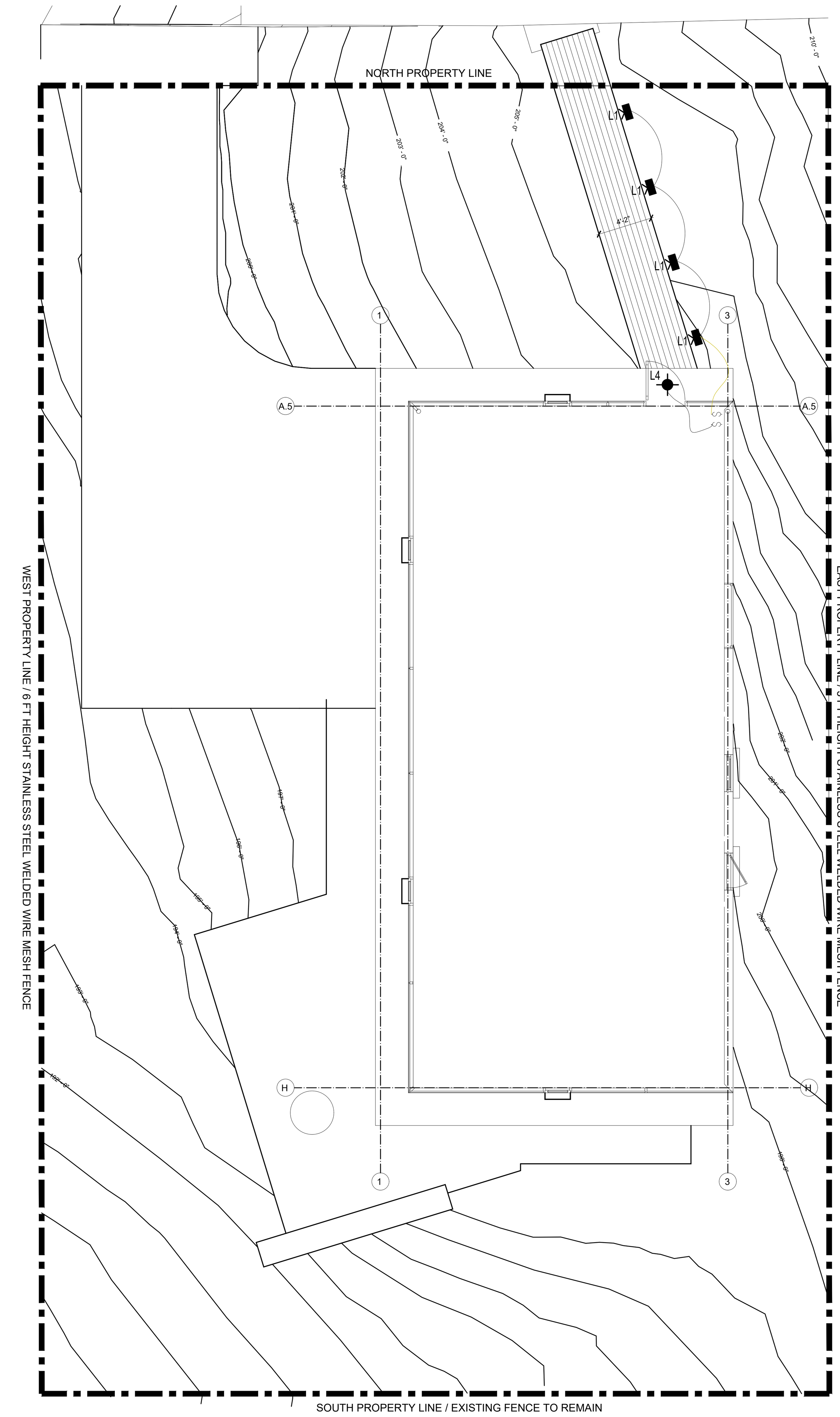
Date: SEPT. 2019
Scale: 1" = 8'
Contour Interval: 2'
Drawn by: LHL
Revisions:

SU-1

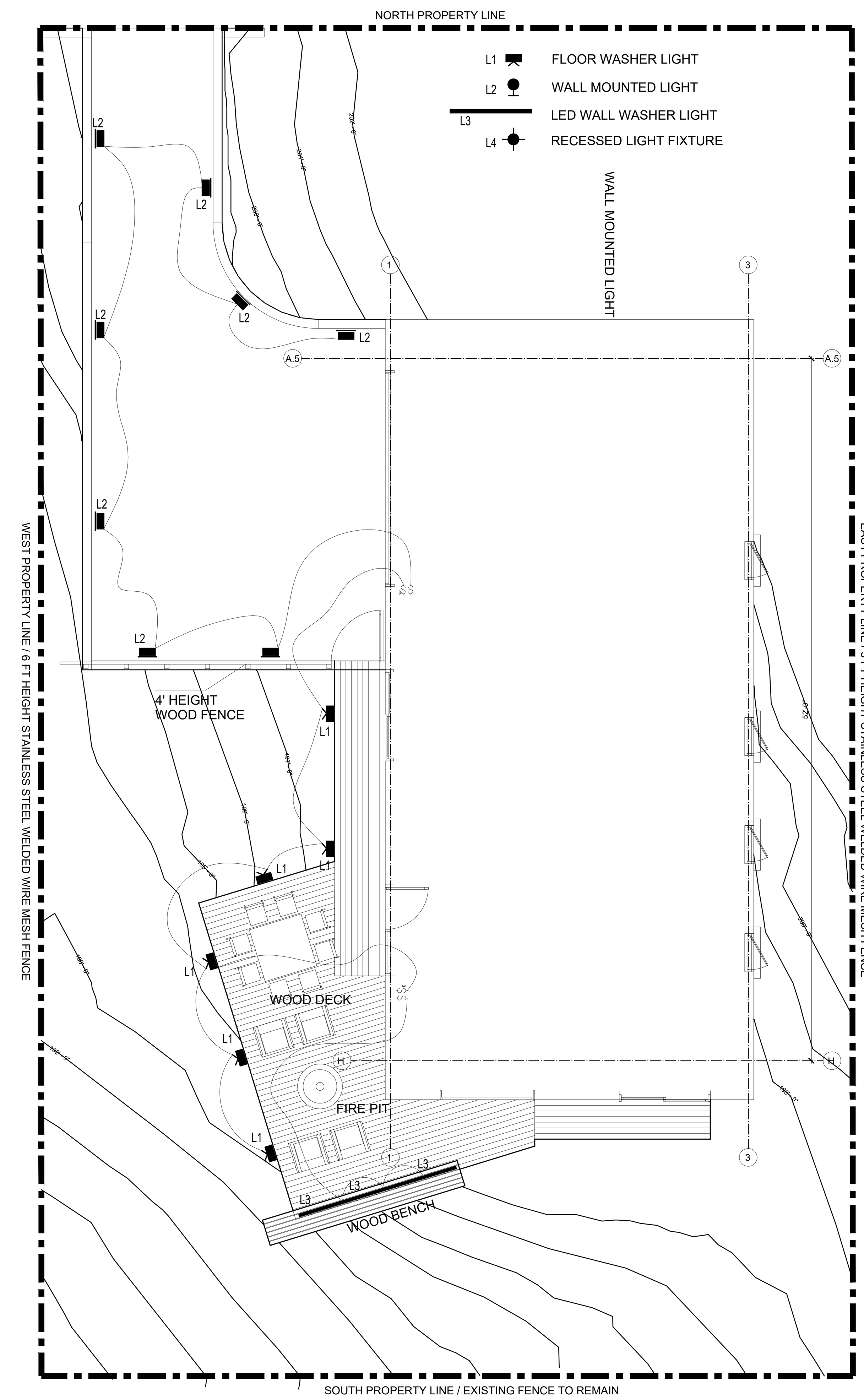
Job No. 19-143



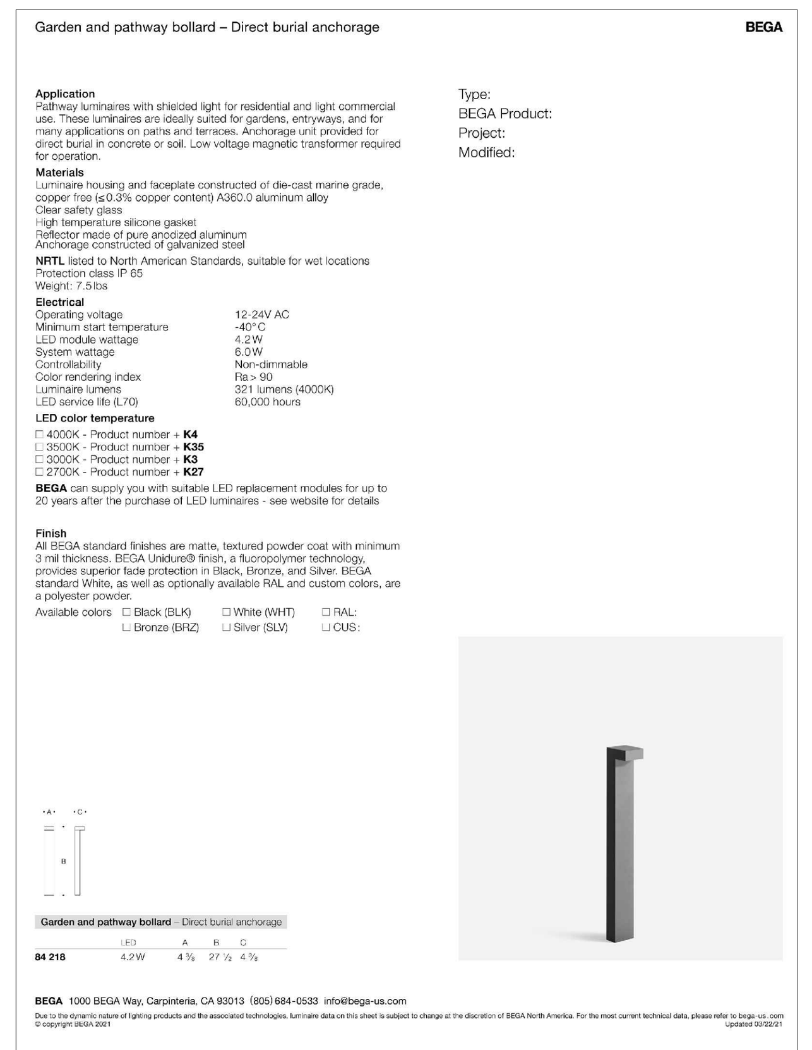
1 LANDSCAPE ARCHITECTURE DESIGN
1/8" = 1'-0" HYDROZONES



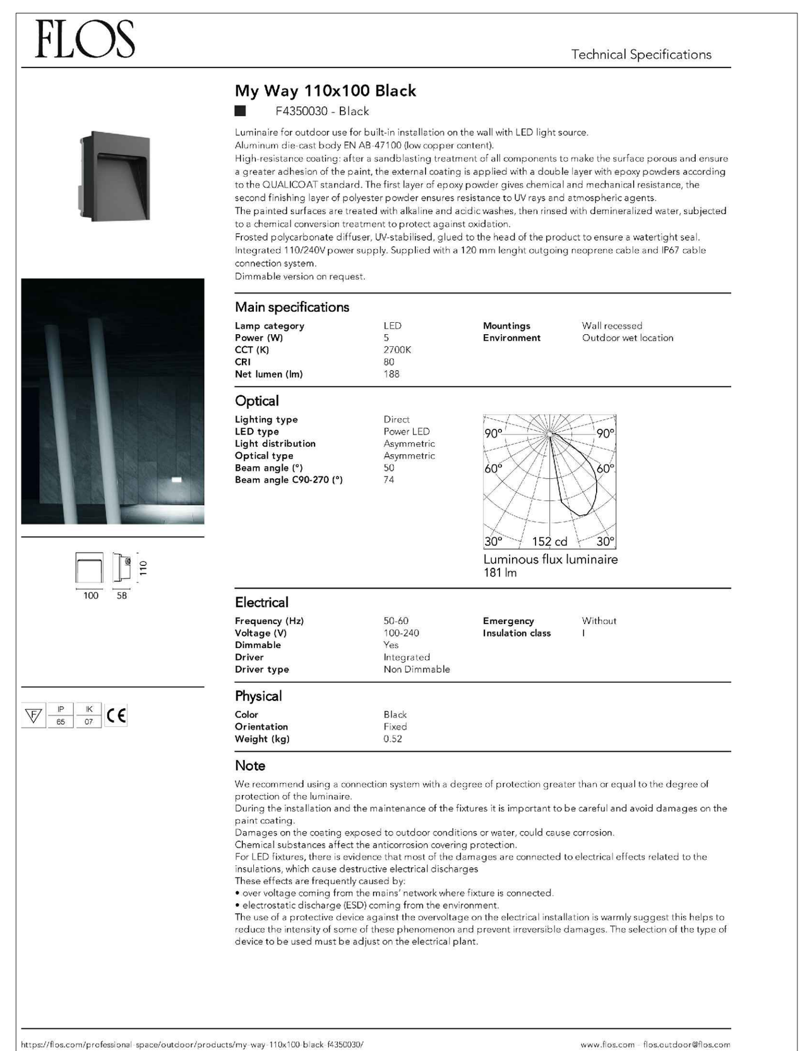
2 LANDSCAPE ARCHITECTURE DESIGN / SECOND FLOOR
1/8" = 1'-0" EXTERIOR LIGHTS



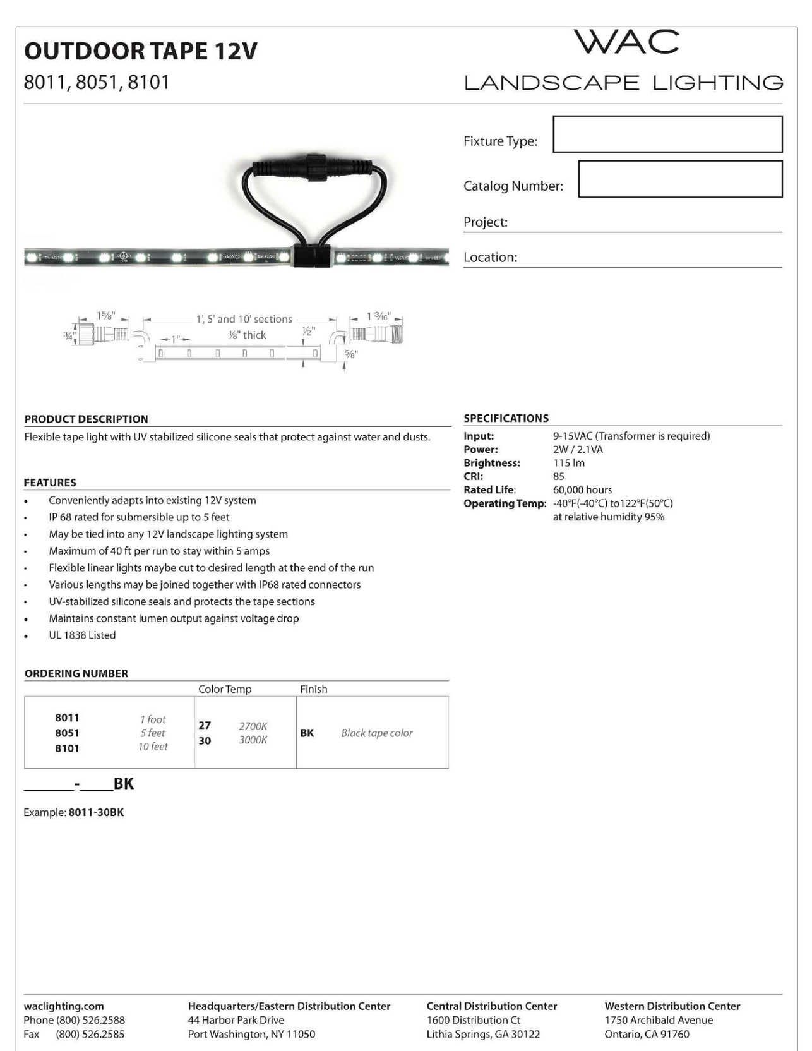
3 LANDSCAPE ARCHITECTURE DESIGN / FIRST FLOOR
1/8" = 1'-0" EXTERIOR LIGHTS



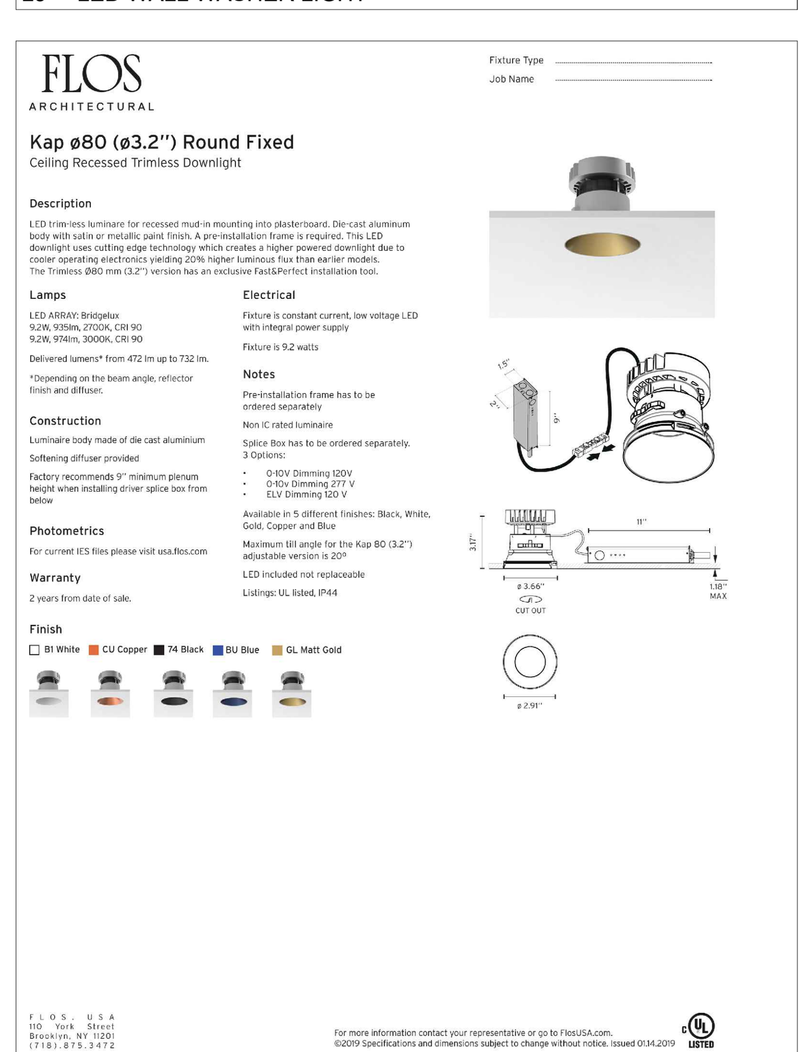
L1 FLOOR WASHER LIGHT



L2 RECESSED STEP/BRICK LIGHT



L3 LED WALL WASHER LIGHT



L4 RECESSED LIGHT FIXTURE

PERFORMANCE APPROACH

Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)

- ☐ The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.
- ☐ Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- ☐ Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget calculations shall be submitted for plan check.
- ☐ A landscape design plan and irrigation design plan shall be submitted for plan check.

Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)

- ☐ Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
- ☐ The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
- ☐ The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: http://ucanr.edu/sites/WUCOLS/
- ☐ All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone.
- ☐ All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
- ☐ For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)

- ☐ The landscape design plans, at a minimum, shall:
  - ☐ Delineate and label each hydrozone by number, letter, or other methods.
  - ☐ Identify each hydrozone as low, moderate, high water, or mixed water use.
  - ☐ Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
- ☐ For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
- ☐ Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
- ☐ Add note to plans: "Recirculating water systems shall be used for water features"
- ☐ Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- ☐ Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"

WATER EFFICIENTE LANDSCAPE WORKSHEET
Reference Evapotranspiration (ETo) 33.9

Hydrozone #	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sp, ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1. Front yard east	0.3	DRIP	0.81	0.4	247	99	1,923
2. Front yard mid 1	0.3	DRIP	0.81	0.4	294	118	2,289
3. Front yard mid 2	0.3	DRIP	0.81	0.4	280	112	2,180
4. Front yard trees	0.3	DRIP	0.75	0.4	75	30	631
5. Side yard east trees	0.3	DRIP	0.81	0.4	340	136	2,647
6. Side yard east	0.3	DRIP	0.75	0.4	125	50	1,051
7. Back yard trees	0.5	DRIP	0.75	0.7	100	70	1,401
8. Back yard east	0.3	DRIP	0.81	0.4	217	87	1,689
9. Back yard mid	0.5	DRIP	0.81	0.6	184	110	2,387
10. Side yard west trees	0.3	DRIP	0.75	0.4	50	20	420
11. Back yard west	0.3	DRIP	0.81	0.4	340	136	2,647
12. Side yard west	0.3	DRIP	0.81	0.4	330	132	2,569
13. Front yard west	0.3	DRIP	0.81	0.4	127	51	989
				TOTALS	2,709 (A)	1,151 (B)	
Special Landscape Areas							
NONE	-	-	-	1	-	-	-
				TOTALS	0 (C)	0 (D)	
						ETWU Total	22,821
						Maximum Allowed Water Allowance (MAWA)	31,316

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1,151
Total Area	(A)	2,709
Average ETAF	B/A	0,42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non residential areas.

All Landscapes Areas

Total ETAF x Area	(B/D)	1,151
Total Area	(A+C)	2,709
Average ETAF	(B/D) + (A/C)	0,42

Project Type	New dwelling
Water Supply	Potable water Montara Water and Sanitary District
Total Landscape Area	3,346 sq/ft
Total Landscape Area covered by entrance and backyard decks	455 sq/ft
Total Landscape Area to be planted	2,891 sq/ft
New landscape area	2,891 sq/ft
Planted area	2,891 sq/ft

- The site is located in the USDA Plant Hardiness Zone 10a : 30 to 35 (F)

- Recirculating water systems shall be used for water features
- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

- 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.
- Unless contradicted by a soil test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

- A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes
- A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection.

COUNTY APPROVAL STAMP

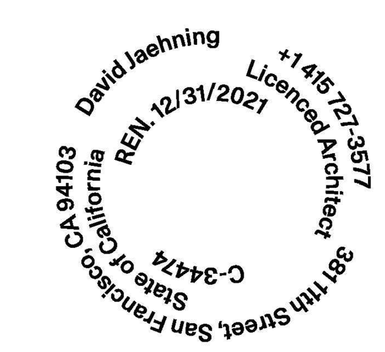
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

Tomas McKay. May 6th, 2021

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:



ARCHITECT:
David Jaehning Architect
381 11th Street, San Francisco, California 94103

CONSULTANT TEAM:

STRUCTURAL/CIVIL:
Design Everest, Inc.
365 Flower Lane, Mountain View, CA 94043

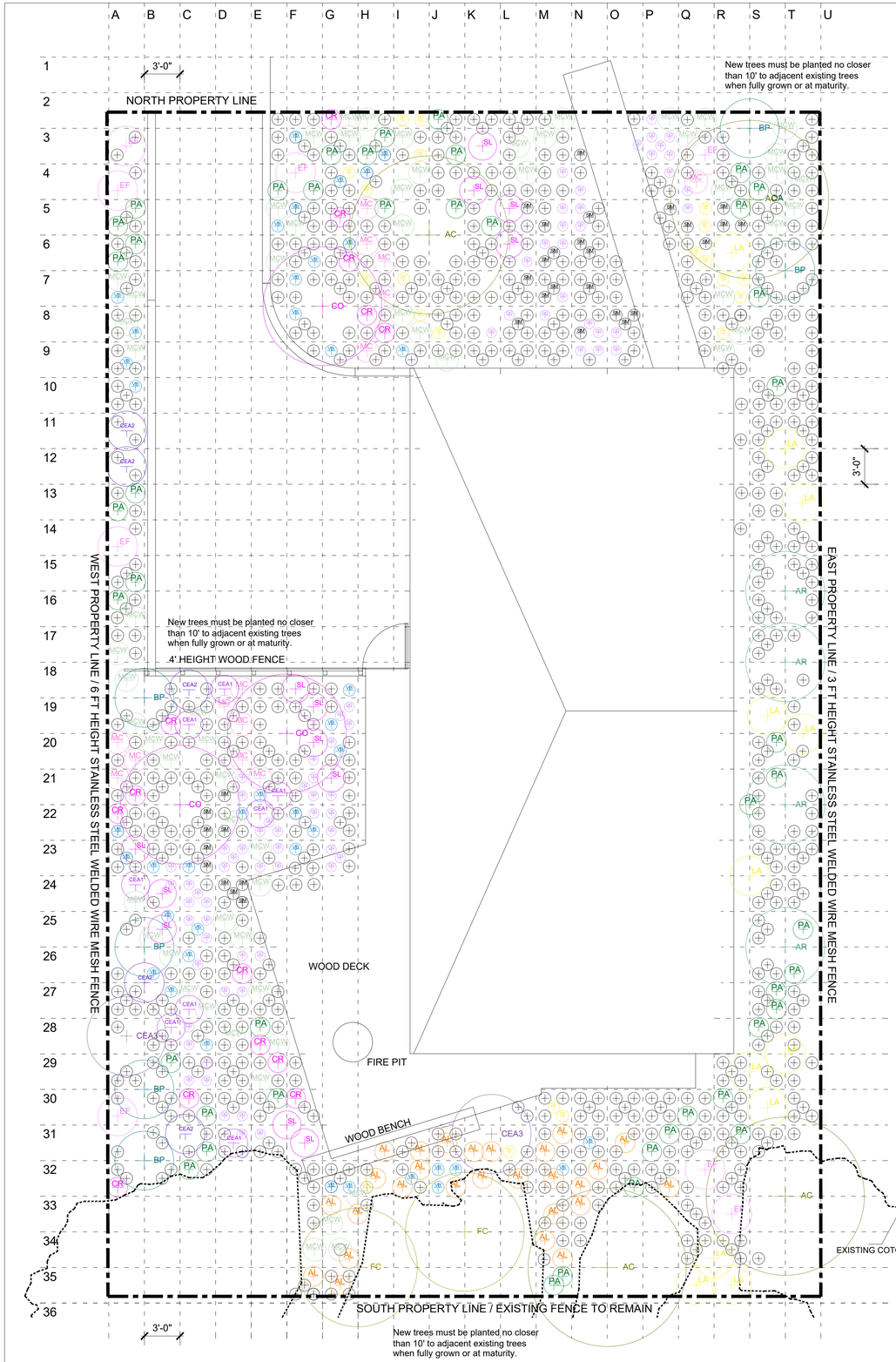
LANDSCAPE ARCHITECTURE:
Tomas McKay: Architecture-Landscape Architecture
217 Bonita Avenue, Piedmont, CA 94611

IRRIGATION:
Russell D Mitchel Associates, Inc.
2760 Camino Diablo, Walnut Creek, CA 94597

CLIENT:
Irene Chan-Jones and Bill Jones

100 Burlwood Drive, San Francisco, CA 94127

PROJECT NO: **2101**	PROJECT NAME: **House on a Hill**
PROJECT ADDRESS:	340 10th Street Montara, CA 94037
PROJECT PHASE:	**100% Schematic Design**
DRAWN:	TMc CHECKED: DJ
ISSUE DATE:	02/14/2022 12:00 PM
DRAWING TITLE:	**LANDSCAPE DESIGN PLAN & SITE LIGHTING PLAN**
DRAWING NO:	**L001**



1 LANDSCAPE ARCHITECTURE DESIGN
3/16" = 1'-0" PLANTING PLAN

TREES

02. California Buckeye
Aesculus californica
Water Use Very Low
Sun Exp Full sun - Part shade
Dimensions 13 to 40 ft Tall
10 to 40 ft Wide
Quantity 4
AC

03. Western Redbud
Cercis occidentalis
Water Use Very Low
Sun Exp Full sun - Part shade
Dimensions 10 to 20 ft Tall
10 to 15 ft Wide
Quantity 3
CO

04. Fig Black Mission
Ficus carica "Black Mission"
Water Use Moderate / Medium
Sun Exp Full sun - Part shade
Dimensions 20 to 35 ft Tall
20 to 35 ft Wide
Quantity 2
FC

05. Coyote Brush
Baccharis pilularis
Water Use Low
Sun Exp Full sun - Part shade
Dimensions 1.5 to 10 ft Tall
12 ft Wide
Quantity 6
BP

06A. Ceanothus
C. griseus horizontalis (Carmel Creeper)
Water Use Low
Sun Exp Part shade
Dimensions 3 to 15 ft Tall
4 to 15 ft Wide
Quantity 8
CEA1

06B. Ceanothus
C. gloriosus exaltatus (Point Reyes)
Water Use Low
Sun Exp Part shade
Dimensions 3 to 7 ft Tall
3 to 7 ft Wide
Quantity 5
CEA2

06C. Ceanothus
C. imppressus (Santa Barbara)
Water Use Low
Sun Exp Full sun - Part shade
Dimensions 4 to 6 ft Tall
4 to 6 ft Wide
Quantity 2
CEA3

07. Mariposa Manzanita
Arctostaphylos viscida ssp. mariposa
Water Use Very low
Sun Exp Full sun - Part shade
Dimensions 8 to 10 ft Tall
8 to 10 ft Wide
Quantity 5
AR

08. Coastal Bush Lupine
Lupinus arboreous
Water Use Low
Sun Exp Full sun
Dimensions 3.5 to 7 ft Tall
4 ft Wide
Quantity 12
LA

09. Purple Sage
Salvia leucophylla
Water Use Low
Sun Exp Full sun
Dimensions 3 to 4 ft Tall
6 to 8 ft Wide
Quantity 13
SL

10. California Buckwheat
Eriogonum fasciculatum
Water Use Very Low
Sun Exp Full sun
Dimensions 1 to 6.6 ft Tall
3 ft Wide
Quantity 8
EF

11. Calandrina
Calandrinia grandiflora
Water Use Low
Sun Exp Full sun - Part shade
Dimensions 1 to 3 ft Tall
2 to 3 ft Wide
Quantity 79
CG

12.Red Valerian
Centranthus ruber
Water Use Very low
Sun Exp Full sun
Dimensions 2 to 3 ft Tall
2 ft Wide
Quantity 14
CR

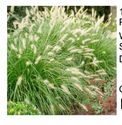
13. Dwarf Little One Verbena
Verbena bonariensis
Water Use Very low
Sun Exp Full sun - Part Shade
Dimensions 2 to 4 ft Tall
1.5 to 3 ft Wide
Quantity 41
VB

14. Threadleaf Coreopsis
Coreopsis verticillata cvs.
Water Use Low
Sun Exp Full sun
Dimensions 1 to 2 ft Tall
3 ft Wide
Quantity 21
CGS

15. Blue Grama
Bouteloua gracilis
Water Use Low
Sun Exp Full sun - Part Shade
Dimensions 0.5 to 2 ft Tall
2 ft Wide
Quantity 722
BG

16. Pink Muhlygrass
Muhlenbergia capillaris
Water Use Low
Sun Exp Full sun - Part Shade
Dimensions 2 to 3 ft Tall
2 to 3 ft Wide
Quantity 14
MC

17. White Cloud Muhlygrass
Muhlenbergia capillaris 'White Cloud'
Water Use Low
Sun Exp Full sun - Part Shade
Dimensions 3 to 4 ft Tall
3 to 4 ft Wide
Quantity 62
MCW



18. Fountain Grass
Pennisetum alopecuroides 'Hameln'
Water Use Low
Sun Exp Full sun - Part Shade
Dimensions 1.5 to 2.5 ft Tall
1.5 to 2.5 ft Wide
Quantity 45
PA

19. New Zealand Wind Grass
Anemanthele lessoniana
Water Use Moderate / Medium
Sun Exp Full sun - Part Shade
Dimensions 2 to 3 ft Tall
2 to 3 ft Wide
Quantity 27
AL

20. Blue Chalksticks
Senecio mandraliscae
Water Use Low
Sun Exp Full sun - Part Shade
Dimensions 12 to 18 in. Tall
18 to 24 in. Wide
Quantity 33
SM

- Recirculating water systems shall be used for water features
- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
- 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.
- Unless contradicted by a soil test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
- A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes
- A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection.

- Trees located within the defensible space (30 feet from structure) shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground.
- New trees planted in the defensible space shall be located no closer than 10' 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.

COUNTY APPROVAL STAMP

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

Tomas McKay. May 6th, 2021

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

David Jaehning Licensed Architect 381 11th Street, San Francisco, CA 94103 REN. 12/31/2021 C-34474 State of California +1 415 827 3577

ARCHITECT:
David Jaehning Architect
381 11th Street, San Francisco, California 94103

CONSULTANT TEAM:
STRUCTURAL/CIVIL:
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365 Flower Lane, Mountain View, CA 94043

LANDSCAPE ARCHTECTURE:
Tomas McKay: Architecture-Landscape Architecture
217 Bonita Avenue, Piedmont, CA 94611

IRRIGATION:
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DRAWN: TMc CHECKED : DJ
ISSUE DATE: 02/14/2022 12:00 PM
DRAWING TITLE: **LANDSCAPE PLANTING PLAN**
DRAWING NO: **L002**

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

8. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS.

9. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.

11. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.

12. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

13. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

14. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

15. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

16. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

17. IRRIGATION DEMAND: REFER TO PLANS.

18. THE EXISTING MAIN LINE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC. VERIFY AND LOCATE EXISTING MAIN LINE IN FIELD. REPORT TO ARCHITECT IN WRITING ANY DEVIATION OF EXISTING MAIN LINE LOCATION FROM THAT SHOWN ON THE DRAWINGS.

19. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

20. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

21. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

33. CONTRACTOR SHALL PROVIDE COMPLETE CONTROLLER HYDROZONES CHARTS AND PLACE WITHIN CONTROLLER ENCLOSURE AFTER AS-BUILT DRAWINGS HAVE BEEN COMPLETED, REVIEWED AND APPROVED BY THE CITY LANDSCAPE ARCHITECT.

34. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER LA, DESIGNER, OF THE PLANTING/ THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

35. 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, ALL THESES SHALL BE COMPLETED BY LANDSCAPE CONTRACTOR.

"A Landscape Irrigation Audit is require. This Audit must be completed by a Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

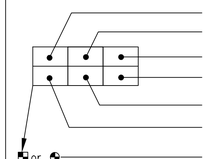
WATER CONSERVATION STATEMENT

RUSSELL D MITCHELL AND ASSOCIATES, INC. (RMA) HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JOSE L. CRUZ
IRRIGATION CONSULTANT-PROJECT MANAGER

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
⊙	DB-04-PC-CV	TORO BUBBLE (SHRUB) MIN. 1 PER SHRUB	0.066	30	TRICKLE
(3)	HDL-04-CV	ON GRADE HUNTER HDL DRIP RING FOR TREES (3 RINGS PER TREE) SEE DETAIL	0.10	30	TRICKLE
	ICV-100	HUNTER REMOTE CONTROL VALVE			
	ICZ-101	HUNTER REMOTE CONTROL VALVE DRIPZONE KIT			
	PLD-BV	HUNTER MANUAL FLUSH VALVE			
	ECO-ID	HUNTER ECO-INDICATOR			
	T-580-A-1.25"	NIBCO BRASS BALL VALVE			
MV	ICV-101G	HUNTER MASTER VALVE (NORMALLY CLOSED)			
FS	HC-100-FLOW	HUNTER FLOW METER-PRIVATE METER			
	975XLSEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY			
C	PHC-600i	HUNTER PRO-HC (6-24) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE.			
R	WR-CLIK	HUNTER WIRELESS RAIN-CLIK SYSTEM. AUTOMATICALLY SHUTS THE SYSTEM OFF AS SOON AS IT STARTS RAINING			
CV	KC OR KSC	NDS KSC SERIES CHECK VALVE FOR UPHILL FLOW DIRECTION OR KC SERIES SPRING CHECK VALVE FOR DOWNHILL FLOW DIRECTION (LINE SIZE)			



CONTROLLER AND STATION NUMBER

REMOTE CONTROL VALVE SIZE (IN INCHES)

FLOW (GPM)

WATER USE CLASSIFICATION OF ZONE

APPLICATION RATE (IN/HR) or DRIPLINE SPACING

AREA (SQ. FT.)

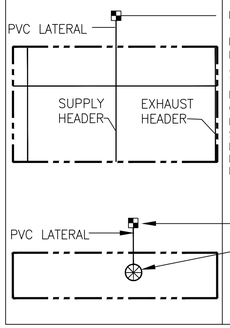
ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE: 1.5" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE: 3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.



DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE: HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

Irrigation Consultant:
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2760 Camino Diablo
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COUNTY APPROVAL STAMP

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

ARCHITECT:
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381 11th Street, San Francisco, California 94103

CONSULTANT TEAM:

STRUCTURAL/CIVIL:
Design Everest, Inc.
365 Flower Lane, Mountain View, CA 94043

LANDSCAPE ARCHTECTURE:
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APN: 036-031-280

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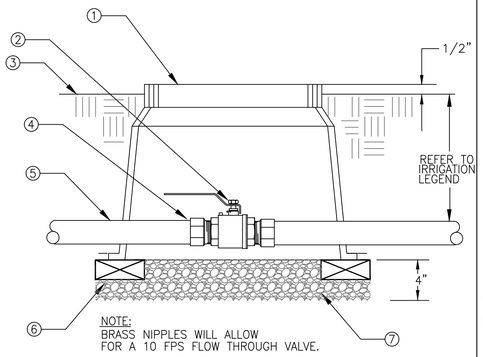
PROJECT PHASE: **100% Schematic Design**

DRAWN: Jose Cruz CHECKED:

ISSUE DATE: 6/30/2021

DRAWING TITLE: **IRRIGATION NOTES AND LEGEND**

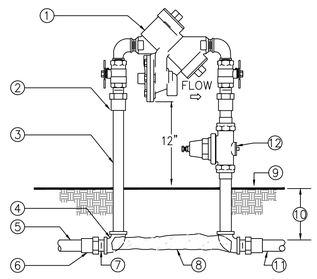
DRAWING NO: **IR-I2**



1. 10" ROUND X 12" DEEP PLASTIC VALVE BOX
2. BALL VALVE
3. FINISH GRADE
4. PVC MAIN LINE
5. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
6. COMMON BRICK, TWO TOTAL–180° APART
7. PEA GRAVEL (NO SOIL IN VALVE BOX)

1 BRASS BALL VALVE

SCALE: NONE



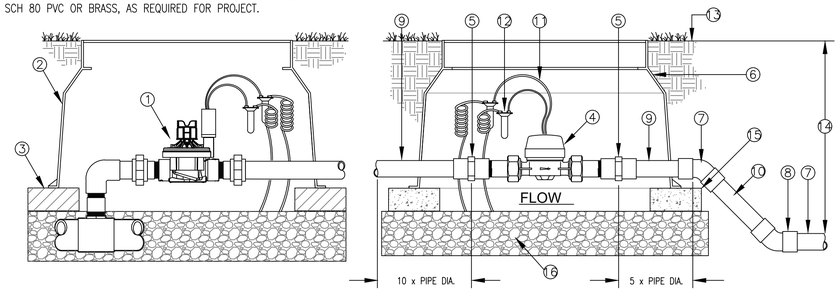
1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. WROUGHT COPPER MALE ADAPTER–2 OTAL (SOLDER x THREAD CONNECTION).
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
4. WROUGHT COPPER 90° ELBOW–2 TOTAL (SOLDER x THREAD CONNECTION).
5. PVC MAIN LINE TO POINT OF CONNECTION.
6. BUSH AS NECESSARY FOR SIZE TRANSITION.
7. SCHEDULE 40 PVC MALE ADAPTER–2 TOTAL.
8. CONCRETE SUPPORT BLOCK.
9. FINISH GRADE.
10. REFER TO IRRIGATION LEGEND.
11. PVC MAIN LINE TO IRRIGATION SYSTEM.
12. WILKINS NR3XL DOUBLE UNION PRESSURE REDUCING VALVE. SET DISCHARGE PRESSURE AS INDICATED ON PLANS (MATCH SIZE OF BACKLFOW) INSTALL IF NEED.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

2 REDUCED PRESSURE BACKFLOW ASSEMBLY

SCALE: NONE

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

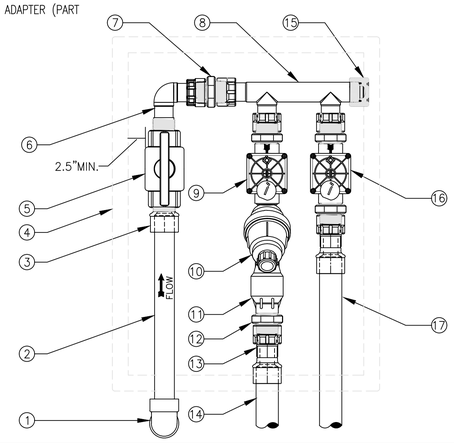


1. MASTER VALVE
2. VALVE BOX
3. BRICK SUPPORT
4. HUNTER HC FLOW METER HC–100 WITH UNION CONNECTIONS
5. SCH 80 PVC FEMALE ADAPTER (S X T)
6. RECTANGULAR VALVE BOX PER SPECIFICATIONS
7. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
8. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
9. 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
10. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
11. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG–UF (2.08 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
12. WEATHERPROOF WIRE CONNECTOR
13. FINISH GRADE
14. SPECIFIED SOIL COVER (SEE LEGEND)
15. COMMON BRICK
16. GRAVEL BASE, 6" (15 cm) DEEP

3 HUNTER HC–100 FLOW METER & MASTER VALVE INSTALLATION

Scale: NONE
Det:

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO–TORQ BALL VALVE THREADED (PART #LT–1000–T)
6. DURA 1" MIPT x 1" SWIVEL 90° (PART #306–009)
7. DURA 1"x1" THREADED ADAPTER (PART #08303) 3 TOTAL.
8. DURA 1" MULTI–PORT MANIFOLD (PART #301–010–2)
9. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
10. FILTER. REFER TO LEGEND FOR MODEL.
11. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
12. DURA 1" x 3/4" MALE ADAPTER (PART #08303–131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
13. DURA 1" SLIP X 1" SWIVEL (PART #329–011) 4 TOTAL.
14. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
15. DURA 1" CAP (PART #348–010)
16. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
17. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.



4 TWO REMOTE VALVE MANIFOLD DETAIL

SCALE: NONE

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

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COUNTY APPROVAL STAMP

PROJECT NO: PROJECT NAME:

APN: 036-031-280

PROJECT ADDRESS: 10th St Montara, CA 94037

PROJECT PHASE: **100% Schematic Design**

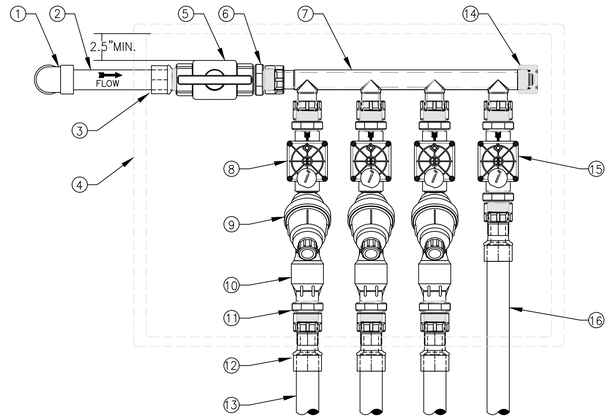
DRAWN: Jose Cruz CHECKED:

ISSUE DATE: 6/30/2021

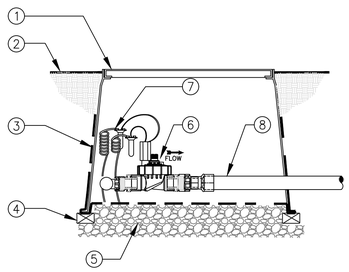
DRAWING TITLE: **IRRIGATION DETAILS**

DRAWING NO: **IR-I3**

① SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
② SCH 40 PVC PIPE. LENGTH AS REQUIRED.
③ SCH 80 PVC MALE ADAPTER.
④ CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
⑤ NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
⑥ DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
⑦ DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
⑧ DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
⑨ FILTER. REFER TO LEGEND FOR MODEL.
⑩ 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
⑪ DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
⑫ DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
⑬ SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
⑭ DURA 1" CAP (PART #348-010)
⑮ BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
⑯ SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.

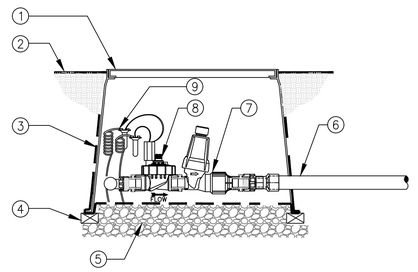


1 FOUR REMOTE VALVE MANIFOLD DETAIL
SCALE: NONE



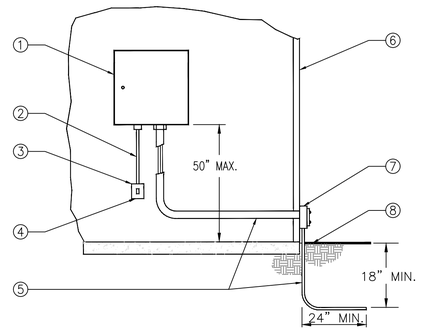
① CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
② FINISH GRADE
③ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
④ BRICK-1 EACH CORNER
⑤ PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
⑥ REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
⑦ VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
⑧ SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY

2 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD
SCALE: NONE



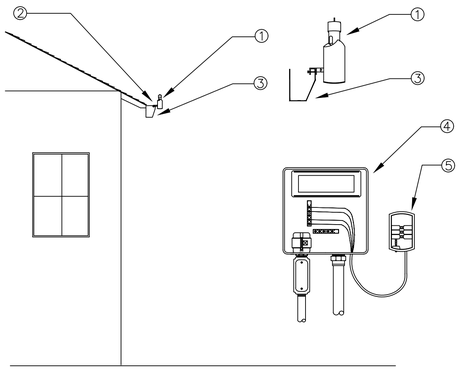
① CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
② FINISH GRADE
③ 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
④ BRICK-1 EACH CORNER
⑤ PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
⑥ SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.
⑦ DRIP FILTER AND REGULATOR
⑧ REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
⑨ VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL

3 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD
SCALE: NONE



①IRRIGATION CONTROLLER
②120 VOLT SERVICE IN RIGID STEEL CONDUIT
③120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
④120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
⑤SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
⑥EXTERIOR WALL
⑦ELECTRICAL PULL BOX PER ELECTRICAL CODE
⑧FINISH GRADE

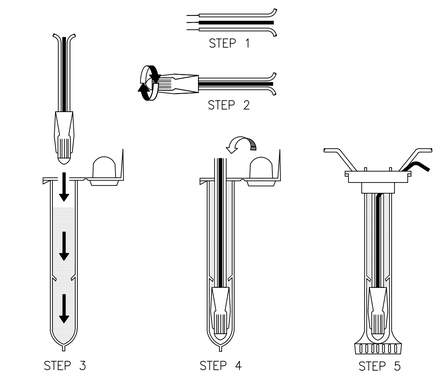
4 INTERIOR MOUNTED CONTROLLER
SCALE: NONE



NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

① WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
② MOUNT RAIN SENSOR ON GUTTER/EVE
③ GUTTER
④ CONTROLLER
⑤ RAIN SENSOR RECEIVER

5 WIRELESS RAIN SENSOR-GUTTER MOUNT
SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

6 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE

REVISION:

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APN: 036-031-280

PROJECT ADDRESS: 10th St Montara, CA 94037

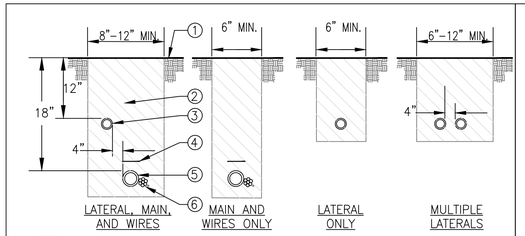
PROJECT PHASE: **100% Schematic Design**

DRAWN: Jose Cruz CHECKED:

ISSUE DATE: 6/30/2021

DRAWING TITLE: **IRRIGATION DETAILS**

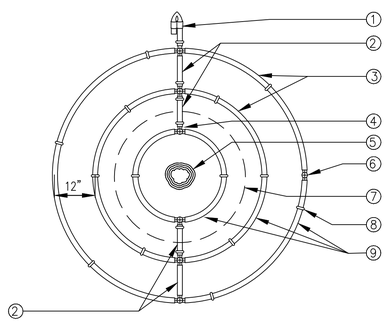
DRAWING NO: **IR-I4**



NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP–UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

1. FINISH GRADE.
2. CLEAN BACKFILL MATERIAL.
3. LATERAL LINE.
4. 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA–DT–3–BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA–DT–3–PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
5. MAIN LINE.
6. LOW VOLTAGE CONTROL WIRES, TWO–WIRE CABLE, OR CONDUIT WITH WIRES. FOR MULTIPLE WIRES, TAPE AND BUNDLE WIRES AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.

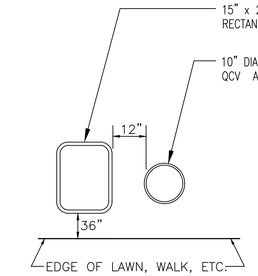
1 TRENCHING
SCALE: NONE



1. FIGURE 8 LINE END
2. BLANK TUBING
3. DRIPLINE
4. HUNTER PLD–TEE (PLD–TEE)
5. TREE TRUNK
6. ADAPTER TEE FROM PVC TO DRIPLINE.
7. ROOT BALL
8. 6–INCH SOIL STAPLE (TYP) EQUALLY SPACE 4 AROUND EACH TUBE RING
9. LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL. LOCATE THE THIRD RING 12" OUTSIDE THE SECOND RING

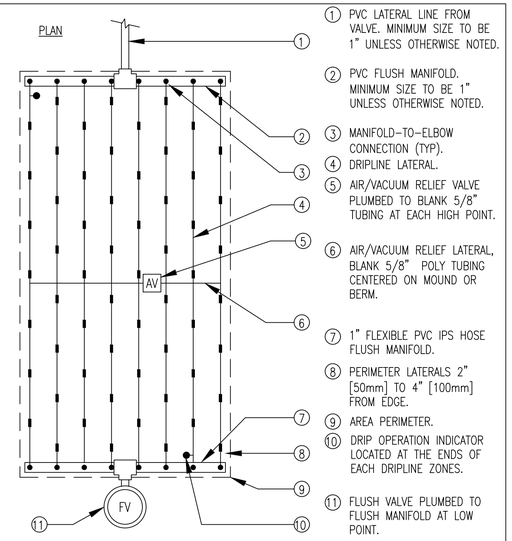
NOTE:
SUGGESTED QUANTITY DRIP RINGS PER TREES SIZE:
- 15 GAL OR 24" BOX = 2 RINGS
- 36 GAL OR 48" BOX = 3 RINGS
- 60 GAL OR LARGER = 4 RINGS

2 DRIP RINGS AROUND TREE
SCALE: NONE



INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

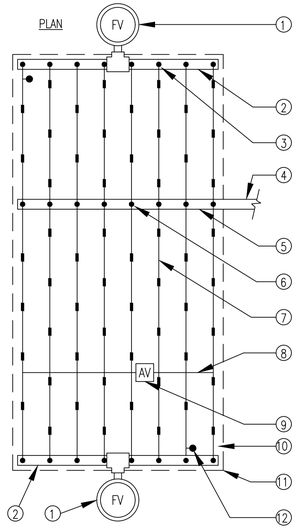
3 VALVE BOX INSTALLATION (BOX AND LID SHALL BE BLACK IN COLOR)
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD–TO–ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
7. 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE ON GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

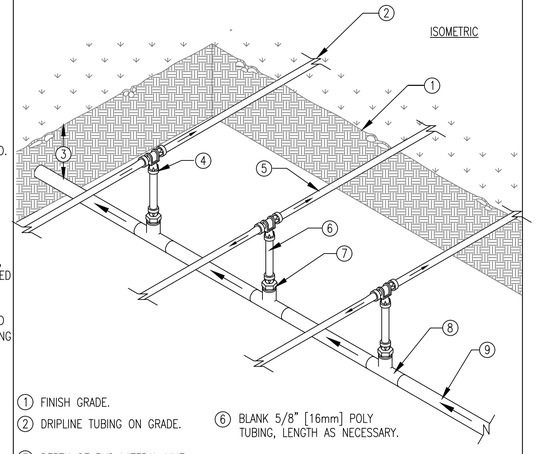
4 PLD DRIPLINE END FEED LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
3. MANIFOLD–TO–ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD–TO–TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE ON GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

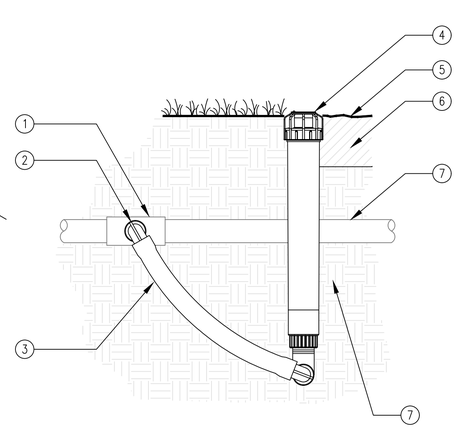
5 PLD DRIPLINE CENTER FEED LAYOUT
SCALE: NONE



1. FINISH GRADE.
2. DRIPLINE TUBING ON GRADE.
3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
4. HUNTER PLD–LOC TEE (PLD–LOC–TEE)
5. DRIPLINE TUBING.
6. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
7. HUNTER PLD–LOC MPT ADAPTER (PLD–LOC–050)
8. PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTES:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL HUNTER PLD DRIPLINE ON GRADE AND STAKE DOWN EVERY 4' AND COVERED WITH MINIMUM 2" OF BARK MULCH.
3. SCHEDULE 40 PVC LATERAL LINE–STUB INTO EACH PLANTING AREA.
4. CONVERT SCH 40 PVC LATERAL LINE TO DRIPLINE WITH A HUNTER 3/4" FEMALE T ADAPTER.

6 PLD DRIPLINE CENTER FEED MANIFOLD
SCALE: NONE



1. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
2. 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.
3. FLEX TUBIN
4. ECO INDICATOR
5. FINISHED GRADE
6. ADJACENT MULCH
7. PVC LATERAL PIPE

7 DRIPLINE OPERATION INDICATOR
SCALE: NONE

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

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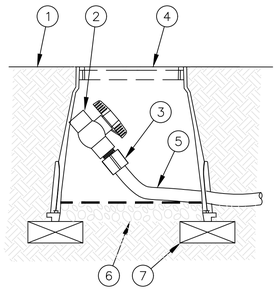
ISSUE DATE: 6/30/2021

DRAWING TITLE: **IRRIGATION DETAILS**

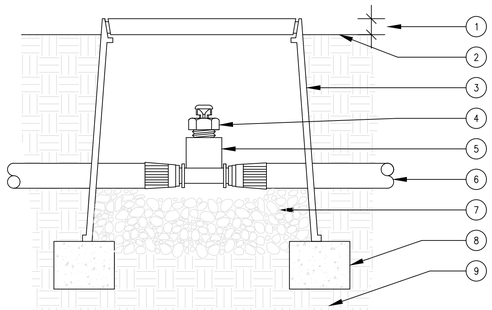
DRAWING NO: **IR-I5**



NOTE:
ALLOW A 12" MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. FINISH GRADE
2. 1/2" SCH 40 THREADED BALL VALVE.
3. 1/2" SCH 40 MALE ADAPTER.
4. 6" ROUND PLASTIC VALVE BOX.
5. 1" IPS PVC HOSE FROM EXHAUST HEADER OR BLANK DRIP TUBING.
6. PEA GRAVEL SUMP (6" DEEP).
7. BRICK (1 OF 2)

1 DRIPLINE–FLUSH POINT
SCALE: NONE

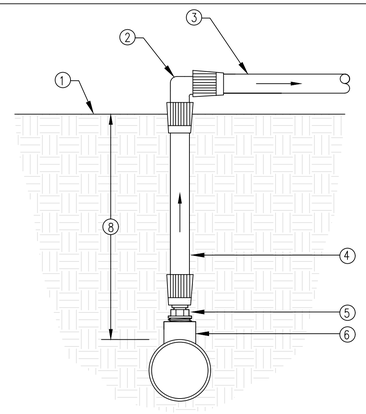


SECTION/ELEVATION

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. HUNTER AIR/VACUUM RELIEF VALVE PLD–AVR.
5. HUNTER 17mm BARB TEE X 3/4" ADAPTER (PLD–075–TBTEE)
6. PLD TUBING
7. PEA GRAVEL (4" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

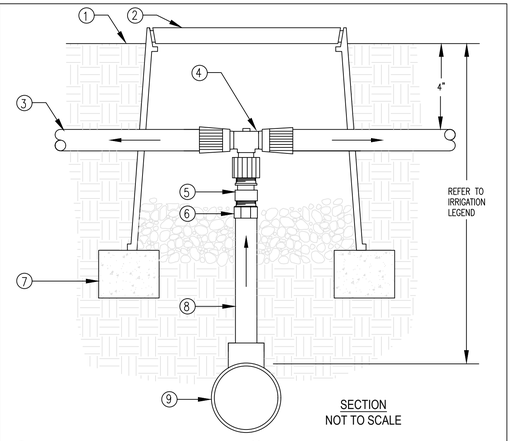
2 AIR VACUUM RELIEF VALVE IN DRIPLINE
SCALE: NONE



SECTION/ELEVATION
NOT TO SCALE

1. FINISH GRADE
2. HUNTER PLD–LOC ELL (PLD–LOC–ELB)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. HUNTER PLD–LOC MPT ADAPTER (PLD–LOC–050)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

3 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE



SECTION
NOT TO SCALE

1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. HUNTER PLD–TEE X 1/2" FPT ADAPTER
5. TORO 1/2" CHECK VALVE (PCV–500)
6. 1/2" SCH 40 MALE ADAPTER.
7. BRICK (1 OF 2)
8. 1/2" SCH 40 PVC (LENGTH AS REQUIRED)
9. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

4 DRIPLINE TO PVC CONNECTION
SCALE: NONE

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

ARCHITECT:
David Jaehning Architect
381 11th Street, San Francisco, California 94103

CONSULTANT TEAM:

STRUCTURAL/CIVIL:
Design Everest, Inc.
365 Flower Lane, Mountain View, CA 94043

LANDSCAPE ARCHTECTURE:
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217 Bonita Avenue, Piedmont, CA 94611

IRRIGATION:
Russell D Mitchell & Associates, Inc.
2760 Camino Diablo, Walnut Creek, CA 94597

CLIENT:

100 Burlwood Drive, San Francisco, CA 94127

COUNTY APPROVAL STAMP

PROJECT NO: PROJECT NAME:

APN: 036-031-280

PROJECT ADDRESS: 10th St Montara, CA 94037

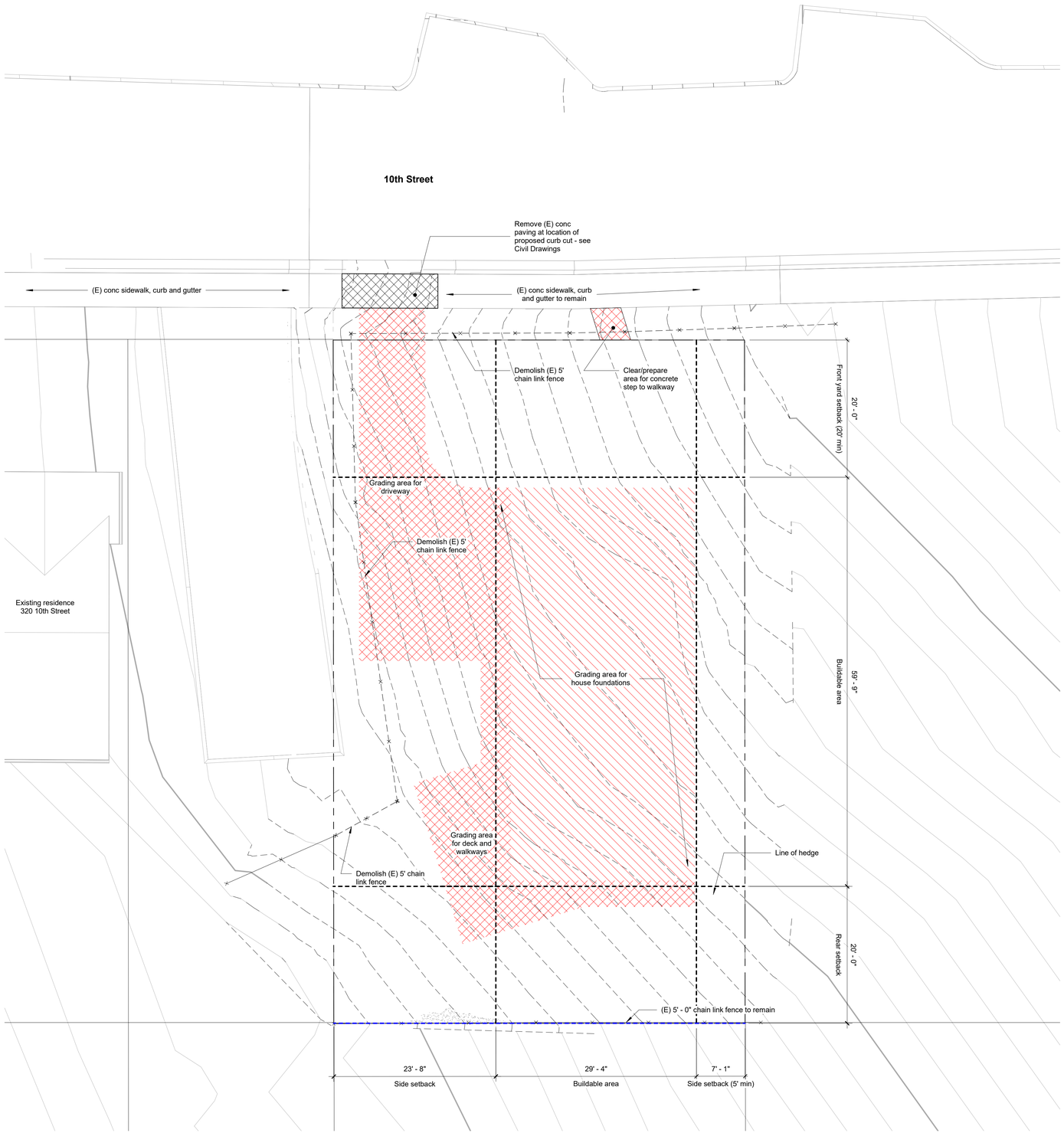
PROJECT PHASE: **100% Schematic Design**

DRAWN: Jose Cruz CHECKED:

ISSUE DATE: 6/30/2021

DRAWING TITLE: **IRRIGATION DETAILS**

DRAWING NO: **IR-I6**



1 DEMOLITION SITE PLAN
1/8" = 1'-0"

REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021

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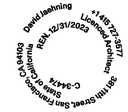

ARCHITECT:
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CONSULTANT TEAM:

STRUCTURAL/CIVIL:
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IRRIGATION:
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CLIENT:
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COUNTY APPROVAL STAMP

PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 10th Street
Montara, CA 94037

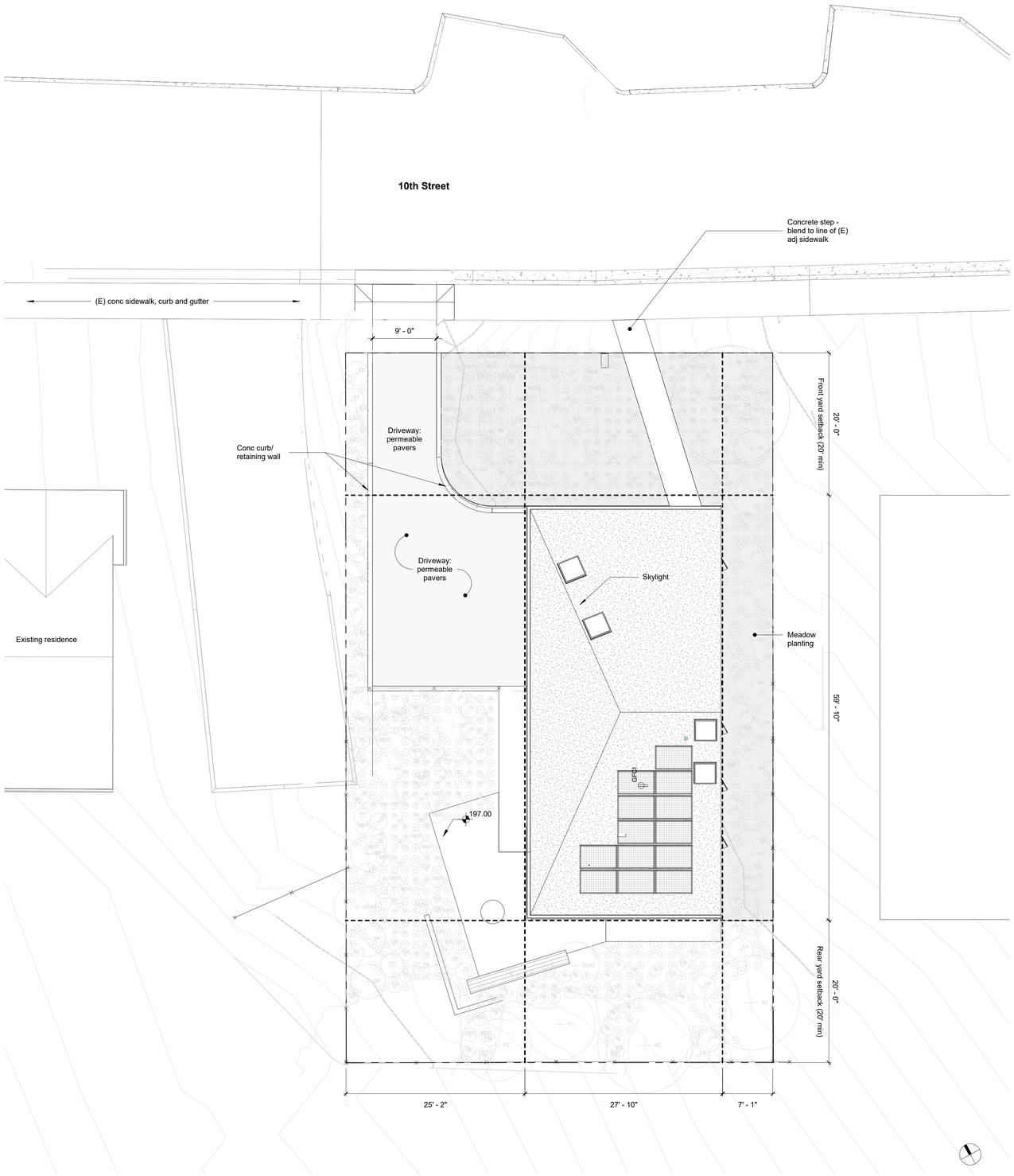
PROJECT PHASE: **Construction Documents**

DRAWN: AG CHECKED: Checker

ISSUE DATE: 2/16/2022 9:03:05 PM

DRAWING TITLE: **DEMOLITION SITE PLAN**

DRAWING NO: **A011**



3 SITE PLAN
1/8" = 1'-0"

ELEMENT KEYNOTES

VALUE	DESCRIPTION

REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021

Section 6300.2 Regulations for "S-17" Combining District (Midcoast)

The following regulations shall apply in any single-family residential district with which the "S-17" District is combined.

Building Site Width
The minimum building site width shall be an average of 50 feet.

Building site is 60.0" wide

Building Site Area
The minimum building site area shall be 5,000 sq ft

Building site area is 5,995 sq ft ±

Building Setbacks
The minimum setbacks shall be:
Front setback: 20 ft
Rear setback: 20 ft
Side setback: 5 ft if 16 ft in height or less; combined 15 ft if over 16 ft in height with
a minimum of 5 ft on any side

In any area where the "S-17" District is combined with the "DR" District, the minimum side yard setback may be reduced to provide for creative design concepts such as "zero" side yard setbacks provided that: (1) the Design Review Committee approves, (2) the application involves joint development of two or more adjacent parcels, (3) the total side yard requirement is met and (4) a minimum side yard of 5 feet is maintained adjacent to any parcel not included with the application.

Parcel Coverage
The maximum parcel coverage shall be:

a. For structures 16 feet in height or less: 50%.

b. For structures greater than 16 feet in height: 35%.

Parcel coverage shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

Building Floor Area
The maximum building floor area shall be established according to the parcel size:
5,000 - 11,968 sq ft = 0.53 of parcel size (or **3,177 sq ft**)

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes:
(1) gross floor area of all stories,
(2) the area of all decks, porches, balconies or other areas covered by a waterproof roof, which extends four (4) or more feet from exterior walls,
(3) the area of all garages and carports.

Building floor area:

Ground floor (gross enclosed floor area, incl garage): 1,579 sf
Second floor (gross enclosed floor area): 1,322 sf

Second floor unoccupied exterior setback area (269 sf) extends 2' - 6" (>4' - 0") from the line of the exterior wall.

Total building floor area: **2,901 sf** (< 3,177 sf)

Impervious Surface Area.
The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios,
walkways and swimming pools.

Parcel size: 5,995 SF

Parcel Coverage:

Structures >16' in height: 1,576 SF= 26.22% (complies with 35% limit)
Hardscape: 94 SF = 1.5% (complies with 10% limit)
Total: 1,670 SF (28%)

Driveway (pervious) area: **752 SF**

COUNTY APPROVAL STAMP

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

David Jaehning #14867 27-28377 Licensed Architect 381 11th Street, San Francisco, California 94103 REN: 12/31/2023 C-34474

ARCHITECT:
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381 11th Street, San Francisco, California 94103

CONSULTANT TEAM:

STRUCTURAL/CIVIL:
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LANDSCAPE ARCHTECTURE:
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217 Bonita Avenue, Piedmont, CA 94611

IRRIGATION:
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2760 Camino Diablo, Walnut Creek, CA 94597

CLIENT:
Irene Chan-Jones and Bill Jones
100 Burlwood Drive, San Francisco, CA 94127

PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 10th Street
Montara, CA 94037

PROJECT PHASE: **Construction Documents**

DRAWN: AG CHECKED:

ISSUE DATE: 2/16/2022 9:03:15 PM

DRAWING TITLE: **ARCHITECTURAL SITE PLAN**

DRAWING NO: **A112**

Section 6300.2 Regulations for "S-17" Combining District (Midcoast)

Building Height
The maximum building height shall be established, as follows:

a. Up to 30% Slope. Where the average slope of the parcel area covered by the main residence is less than 30%, maximum building height is 28 feet.

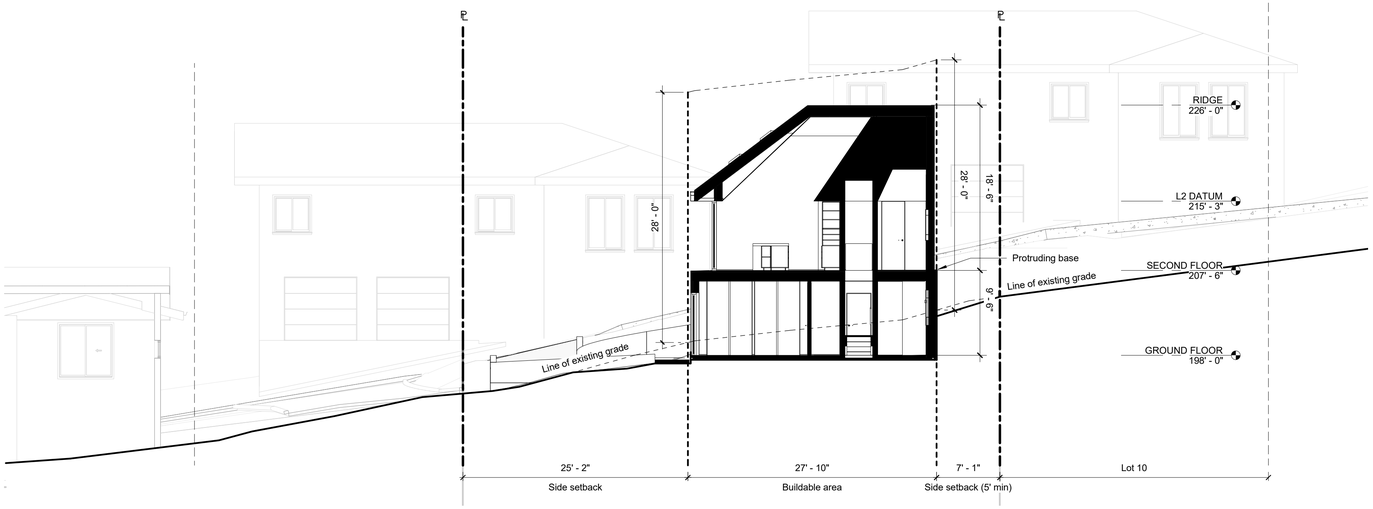
The average slope on the subject property is less than 30% - project is governed by this height limit.

b. 30% Slope or Greater. Where the average slope of the parcel area covered by the main residence is 30% or greater, maximum building height is 28 feet, unless increased by the Design Review Committee.

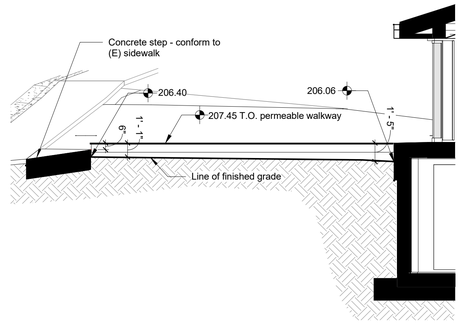
The Design Review Committee may increase the maximum building height to 33 feet for either:
(1) The center 40% of the house, or
(2) The downslope wall. Where the downslope wall height limit is increased to 33 feet, maximum building height for the house shall be the plane formed by connecting the maximum upslope wall height (28 feet) with the maximum downslope wall height (33 feet).

Building height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above.

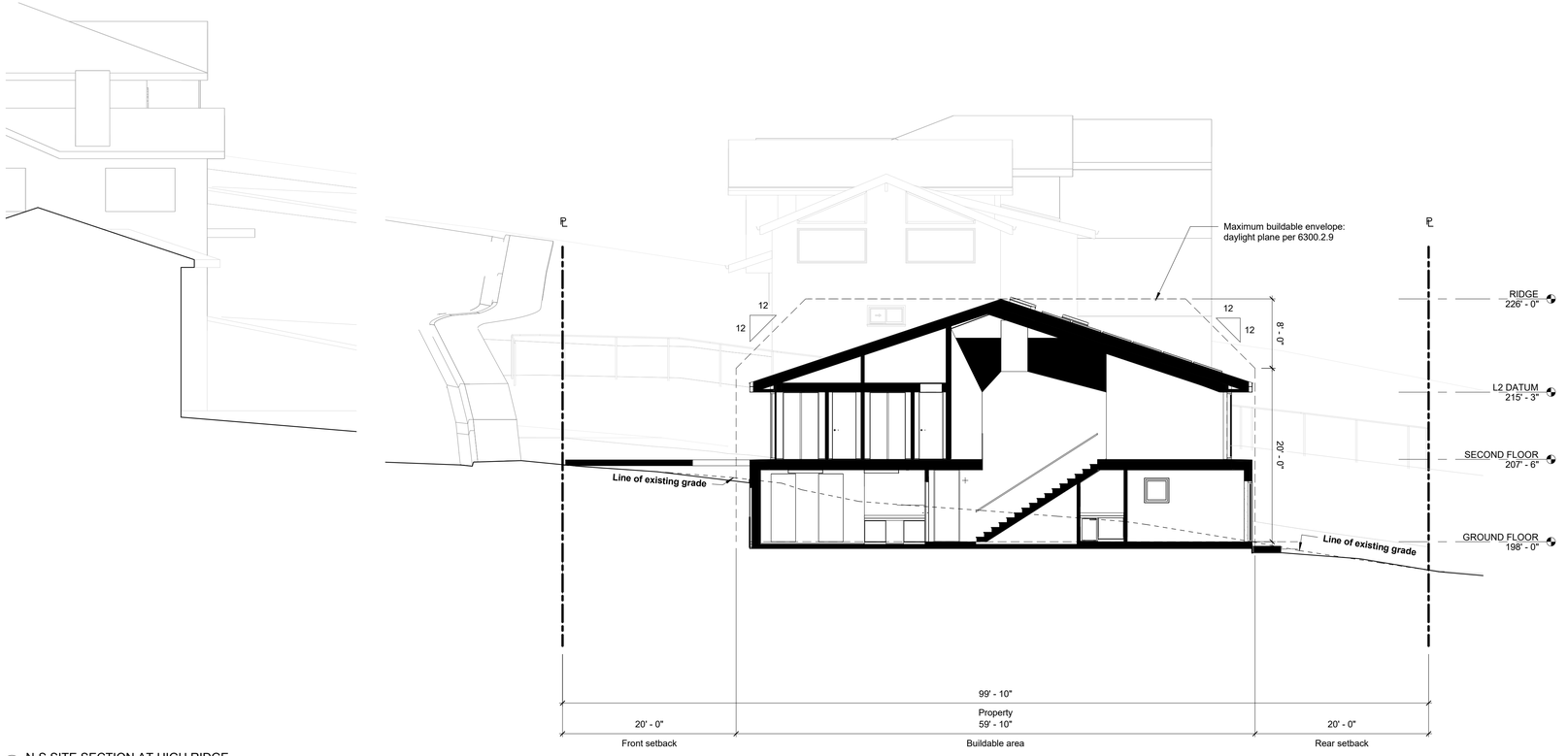
Finished grade, measured at the outside face of exterior perimeter walls, shall not significantly deviate from the natural grade, to the satisfaction of the Design Review Committee.



1 E-W SITE SECTION AT HIGH RIDGE
1/8" = 1'-0" REF 4 - A251



2 SECTION AT ENTRY WALKWAY
3/16" = 1'-0" REF 1 - A211



4 N-S SITE SECTION AT HIGH RIDGE
1/8" = 1'-0"

COUNTY APPROVAL STAMP

REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021
4	COASTSIDE DESIGN REVIEW	02/16/2022

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

David Jaehning #1486 727-9577 Licensed Architect 381 11th Street, San Francisco, State of California 94103 C-34474 REN: 12/31/2023

ARCHITECT:
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2760 Camino Diablo, Walnut Creek, CA 94597

CLIENT:
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100 Burlwood Drive, San Francisco, CA 94127

PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 10th Street
Montara, CA 94037

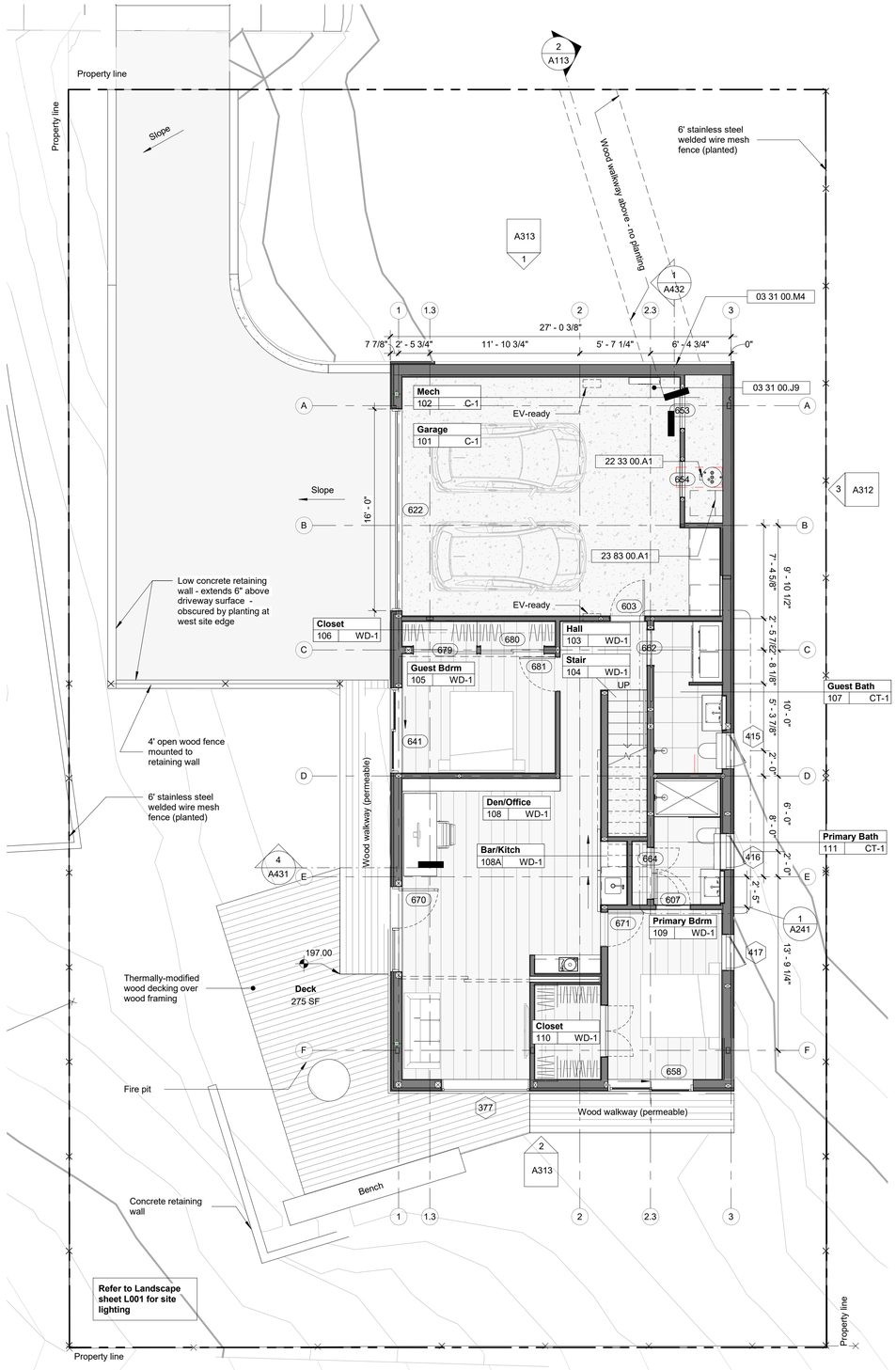
PROJECT PHASE: **Construction Documents**

DRAWN: AG CHECKED: Checker

ISSUE DATE: 2/16/2022 9:03:17 PM

DRAWING TITLE: **ARCHITECTURAL SITE SECTIONS**

DRAWING NO: **A113**



1 GROUND FLOOR PLAN
3/16" = 1'-0"

ELEMENT KEYNOTES

VALUE	DESCRIPTION
03 31 00.J9	12" CAST-IN-PLACE CONCRETE MAT SLAB
03 31 00.M4	12" CAST-IN-PLACE CONCRETE WALL
22 33 00.A1	WATER HEATER
23 83 00.A1	WALL-MOUNTED HYDRONIC HEATING MODULE

Flooring and Ceiling Type Legend

WD-1: 3/4" engineered wide-plank oak flooring

C-1: Concrete slab-on-grade

CT-1: 24" x 24" ceramic tile

GYP-1: 5/8" gypsum board

GYP-2: 5/8" Type 'X' gypsum board

GROUND FLOOR AREAS

Number	Name	Area
105	Guest Bdrm	128 SF
109	Primary Bdrm	133 SF
111	Primary Bath	55 SF
107	Guest Bath	74 SF
101	Garage	460 SF
110	Closet	46 SF
103	Hall	68 SF
102	Mech	44 SF
108	Den/Office	353 SF
113	Linen	9 SF
106	Closet	32 SF
104	Stair	43 SF
108A	Bar/Kitch	12 SF
Grand total: 13		1457 SF

Ground floor

Gross occupied area: 1,579 sf
Total gross occupied area (both floors): 2,901 sf

Room name
101 WD-1
Floor finish
Room number

COUNTY APPROVAL STAMP

REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

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ARCHITECT:
David Jaehning Architect
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LANDSCAPE ARCHTECTURE:
Tomas McKay: Architecture-Landscape Architecture
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IRRIGATION:
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2760 Camino Diablo, Walnut Creek, CA 94597

CLIENT:
Irene Chan-Jones and Bill Jones
100 Burlwood Drive, San Francisco, CA 94127

PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 10th Street
Montara, CA 94037

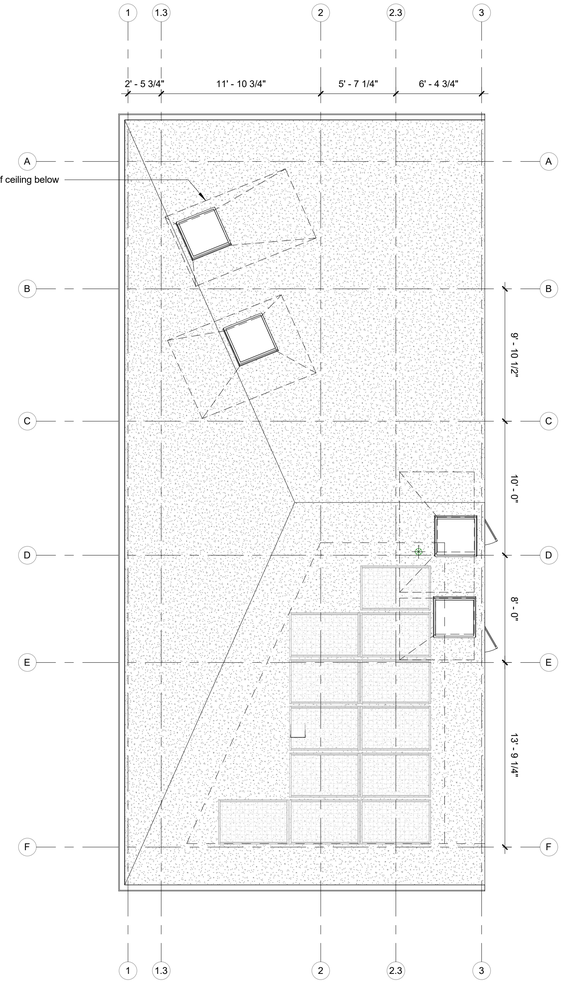
PROJECT PHASE: **Construction Documents**

DRAWN: AG CHECKED: Checker

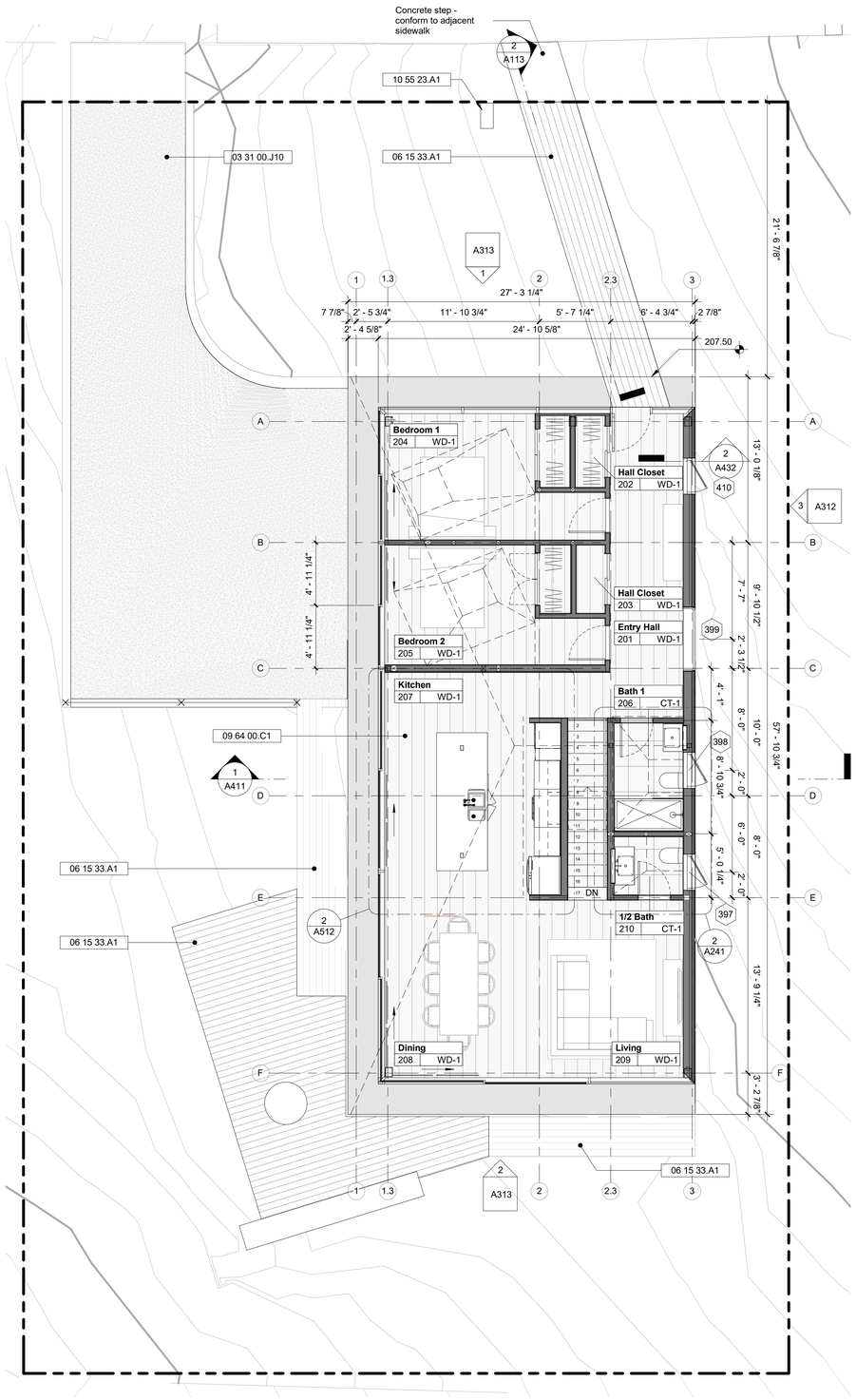
ISSUE DATE: 2/16/2022 9:03:20 PM

DRAWING TITLE: **GROUND FLOOR PLAN**

DRAWING NO: **A211**



1 ROOF PLAN
3/16" = 1'-0" REF 1 - A113



2 SECOND FLOOR PLAN
3/16" = 1'-0"

ELEMENT KEYNOTES

VALUE	DESCRIPTION
03 31 00.J10	PERMEABLE CONCRETE DRIVEWAY - SEE CIVIL DETAILS
06 15 33.A1	THERMALLY MODIFIED 4" WOOD DECKING
09 64 00.C1	3/4" WIDE PLANK ENGINEERED OAK FLOORING
10 55 23.A1	STAINLESS STEEL POST-MOUNTED MAILBOX WITH RAISED BUILDING ADDRESS NUMERALS

Flooring and Ceiling Type Legend

WD-1: 3/4" engineered wide-plank oak flooring

C-1: Concrete slab-on-grade

CT-1: 24" x 24" ceramic tile

GYP-1: 5/8" gypsum board

GYP-2: 5/8" Type 'X' gypsum board

SECOND FLOOR AREAS

Number	Name	Area
203	Hall Closet	15 SF
206	Bath 1	46 SF
204	Bedroom 1	168 SF
201	Entry Hall	176 SF
210	1/2 Bath	25 SF
207	Kitchen	251 SF
205	Bedroom 2	161 SF
209	Living	210 SF
202	Hall Closet	16 SF
208	Dining	135 SF
Grand total: 10		1204 SF

Second floor

Gross occupied area: 1,322 sf
Total gross occupied area (both floors): 2,901 sf

Room name
101 WD-1
Floor finish
Room number

COUNTY APPROVAL STAMP

REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021

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David Jaehning #1486 727-9577 Licensed Architect 381 11th Street, San Francisco, California 94103 REN: 12/31/2023 C-34474

ARCHITECT:
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PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**
APN: 036-031-280
PROJECT ADDRESS: 10th Street, Montara, CA 94037
PROJECT PHASE: **Construction Documents**
DRAWN: AG CHECKED: Checker
ISSUE DATE: 2/16/2022 9:03:30 PM
DRAWING TITLE: **SECOND FLOOR PLAN & ROOF PLAN**
DRAWING NO: **A212**

Section 6300.2.9.a Cornices, canopies, **eaves**, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the front, side, or rear yard, to the extent allowed by Zoning Regulations Section 6406.

Section 6406. For the purpose of computing front yard dimensions the measurement shall be taken from the nearest point of the front wall of the building to the street line; provided, however, that if an Official Plan Line has been established for the street, then the measurement shall be taken from the nearest point of the front wall of the building to such Official Plan Line; except that the certain architectural features hereinafter enumerated shall not be considered in making such measurements:
(a) Cornices, canopies, **eaves**, chimneys, or any other architectural features may extend into said front, side, or rear yard, a distance not exceeding **two (2) feet**, provided that no such architectural feature shall extend to within two (2) feet of any side or rear lot line.

1 WEST ELEVATION
1/4" = 1'-0" REF 1 - A003

Building materials legend

- A1. Exterior walls — Elastomeric masonry coating over smooth cement plaster rainscreen: Sto StoColor Lastic elastomeric coating (StoColor 37302)
- A2. Exterior walls — Elastomeric masonry coating over smooth cement plaster rainscreen: Sto StoColor Lastic elastomeric coating (StoColor 37300)
- B. Trim — Elastomeric coating over sheet metal: Sto StoColor Lastic elastomeric coating (StoColor 37304)
- C. Window frames — Anodized aluminum: C31 Bronze Anodized (Reynaers)
- D. Doors — Anodized aluminum: C31 Bronze Anodized (Reynaers)
- E. Roof — Elastomeric masonry coating over smooth cement plaster rainscreen: Sto StoColor Lastic elastomeric coating (StoColor 37302)
- G. Decks and railings — Thermally-modified ash decking
- I. Retaining walls — Reinforced poured concrete - light sandblast finish

COUNTY APPROVAL STAMP

REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021
4	COASTSIDE DESIGN REVIEW	02/16/2022

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

David Jaehning #1486 727-29577 License Architect 381 11th Street, San Francisco, State of California C-34474 REN: 12/31/2023

ARCHITECT:
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LANDSCAPE ARCHTECTURE:
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IRRIGATION:
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2760 Camino Diablo, Walnut Creek, CA 94597

CLIENT:
Irene Chan-Jones and Bill Jones
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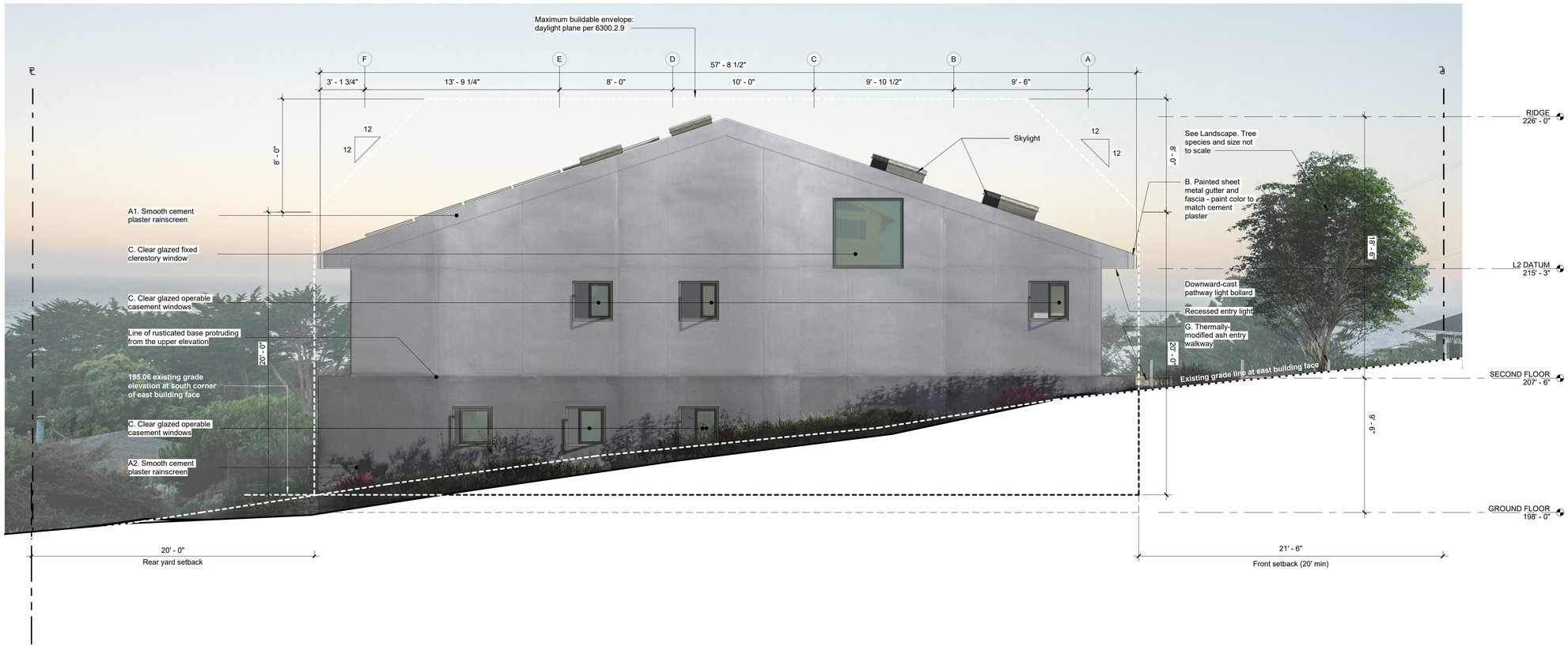
PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**
APN: 036-031-280
PROJECT ADDRESS: 10th Street, Montara, CA 94037
PROJECT PHASE: **Construction Documents**
DRAWN: AG CHECKED : Checker
ISSUE DATE: 2/16/2022 9:03:35 PM
DRAWING TITLE: **ELEVATIONS**
DRAWING NO: **A311**



3 EAST ELEVATION
1/4" = 1'-0" REF 1 - A211

Building materials legend

A1. Exterior walls
Elastomeric masonry coating over smooth cement plaster rainscreen: Sto StoColor Lastic elastomeric coating (StoColor 37302)

A2. Exterior walls
Elastomeric masonry coating over smooth cement plaster rainscreen: Sto StoColor Lastic elastomeric coating (StoColor 37300)

B. Trim
Elastomeric coating over sheet metal: Sto StoColor Lastic elastomeric coating (StoColor 37304)

C. Window frames
Anodized aluminum: C31 Bronze Anodized (Reynaers)

D. Doors
Anodized aluminum: C31 Bronze Anodized (Reynaers)

E. Roof
Elastomeric masonry coating over smooth cement plaster rainscreen: Sto StoColor Lastic elastomeric coating (StoColor 37302)

G. Decks and railings
Thermally-modified ash decking

I. Retaining walls
Reinforced poured concrete - light sandblast finish

COUNTY APPROVAL STAMP

REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021
4	COASTSIDE DESIGN REVIEW	02/16/2022

FOR REVIEW & FILING
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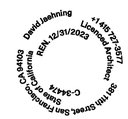
STAMP:



ARCHITECT:
David Jaehning Architect
381 11th Street, San Francisco, California 94103

CONSULTANT TEAM:

STRUCTURAL/CIVIL:
Design Everest, Inc.
365 Flower Lane, Mountain View, CA 94043

LANDSCAPE ARCHTECTURE:
Tomas McKay: Architecture-Landscape Architecture
217 Bonita Avenue, Piedmont, CA 94611

IRRIGATION:
Russell D Mitchell & Associates, Inc.
2760 Camino Diablo, Walnut Creek, CA 94597

CLIENT:
Irene Chan-Jones and Bill Jones
100 Burlwood Drive, San Francisco, CA 94127

PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 10th Street
Montara, CA 94037

PROJECT PHASE: **Construction Documents**

DRAWN: AG CHECKED : Checker

ISSUE DATE: 2/16/2022 9:03:37 PM

DRAWING TITLE: **ELEVATIONS**

DRAWING NO: **A312**

Building materials legend

A2. Exterior walls
Elastomeric masonry coating over smooth cement plaster rainscreen: Sto StoColor Lastic elastomeric coating (StoColor 37300)

B. Trim
Elastomeric coating over sheet metal: Sto StoColor Lastic elastomeric coating (StoColor 37304)

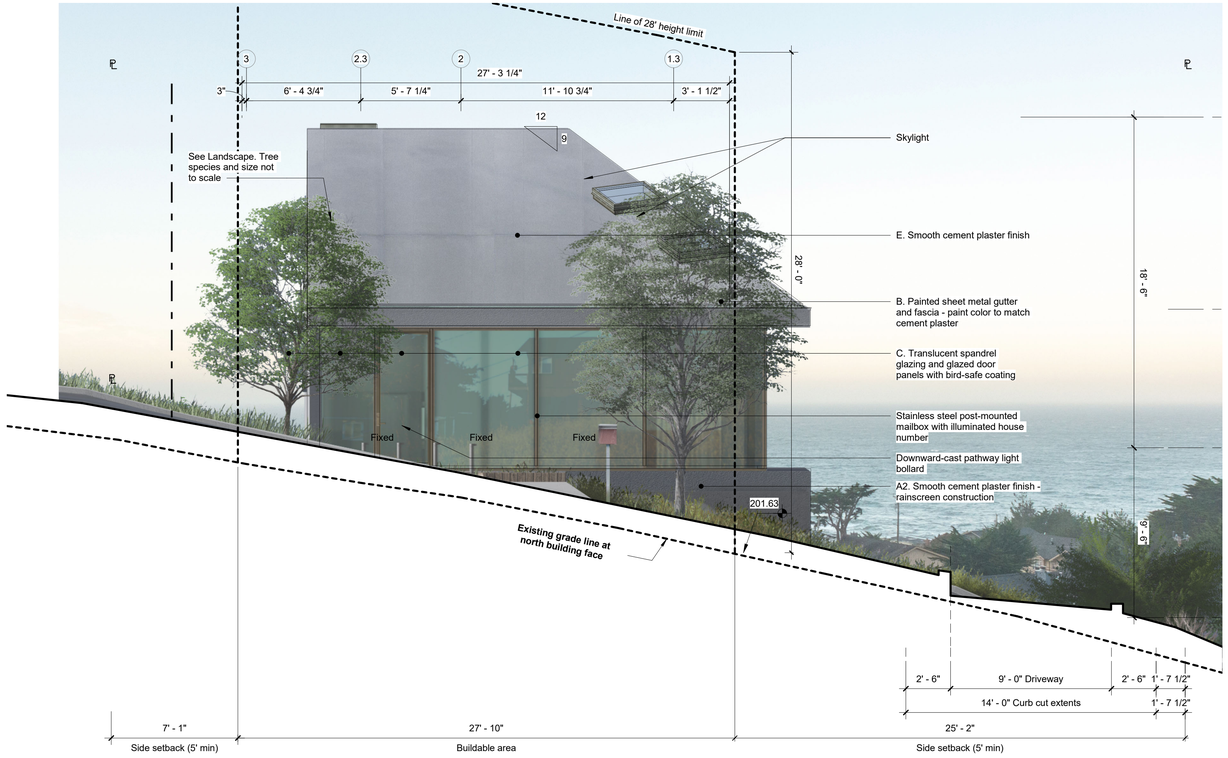
C. Window frames
Anodized aluminum: CH1 Champagne
Anodized New Silver (Reynaers)

D. Doors
Anodized aluminum: CH1 Champagne
Anodized New Silver (Reynaers)

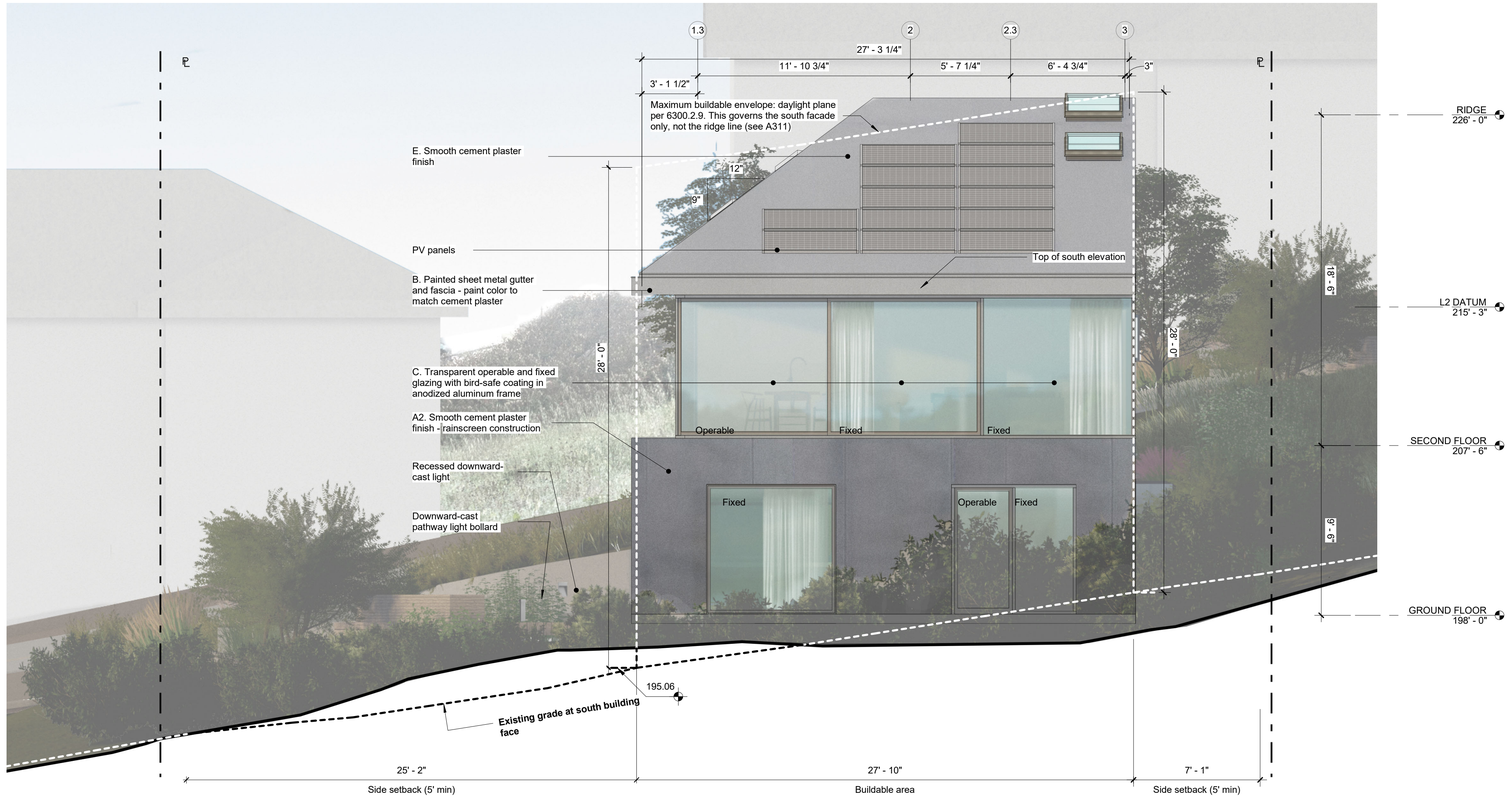
E. Roof
Elastomeric masonry coating over smooth cement plaster rainscreen: Sto StoColor Lastic elastomeric coating (StoColor 37304)

G. Decks and railings
Thermally-modified ash decking

I. Retaining walls
Reinforced poured concrete - light sandblast finish



1 NORTH ELEVATION
1/4" = 1'-0" REF 1 - A211



2 SOUTH ELEVATION
1/4" = 1'-0" REF 1 - A211

6300.2.6 Building Height

The maximum building height shall be established, as follows:

a. Up to 30% Slope. Where the average slope of the parcel area covered by the main residence is less than 30%, maximum building height is 28 feet.

b. 30% Slope or Greater. Where the average slope of the parcel area covered by the main residence is 30% or greater, maximum building height is 28 feet, unless increased by the Design Review Committee.

6300.2.9 Daylight Plane or Façade Articulation

New residential development shall conform to either the daylight plane or façade articulation options described in
this section, as determined by the project applicant.

a. Daylight Plane Option
The daylight plane shall be established on two opposite house sides, i.e.,either from the front and rear setback lines, or from the side setback lines, as determined by the project applicant and approved by the Design Review Committee.

The daylight plane shall be measured from the setback line at natural grade, upward a vertical distance of 20 feet, and then inward at an angle of 45° until the maximum building height is reached.

Cornices, canopies, eaves, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the front, side, or rear yard, to
the extent allowed by Zoning Regulations Section 6406.

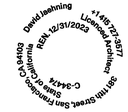
COUNTY APPROVAL STAMP

REVISION:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW APPLICATION	5/11/2021
2	PLN2021-00187 CYCLE 2	8/5/2021
3	PLN2021-00187 CYCLE 3	12/21/2021
4	COASTSIDE DESIGN REVIEW	02/16/2022

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:



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IRRIGATION:
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CLIENT:
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PROJECT NO: **2101**
PROJECT NAME: **House on a Hill**

APN: 036-031-280

PROJECT ADDRESS: 10th Street
Montara, CA 94037

PROJECT PHASE: **Construction Documents**

DRAWN: AG CHECKED : Checker

ISSUE DATE: 2/16/2022 9:03:41 PM

DRAWING TITLE: **ELEVATIONS**

DRAWING NO: **A313**