

NEW RESIDENCE AT 634 PALOMAR DRIVE REDWOOD CITY, CA 94062

PROJECT TEAM

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REDWOOD CITY, CA 94062
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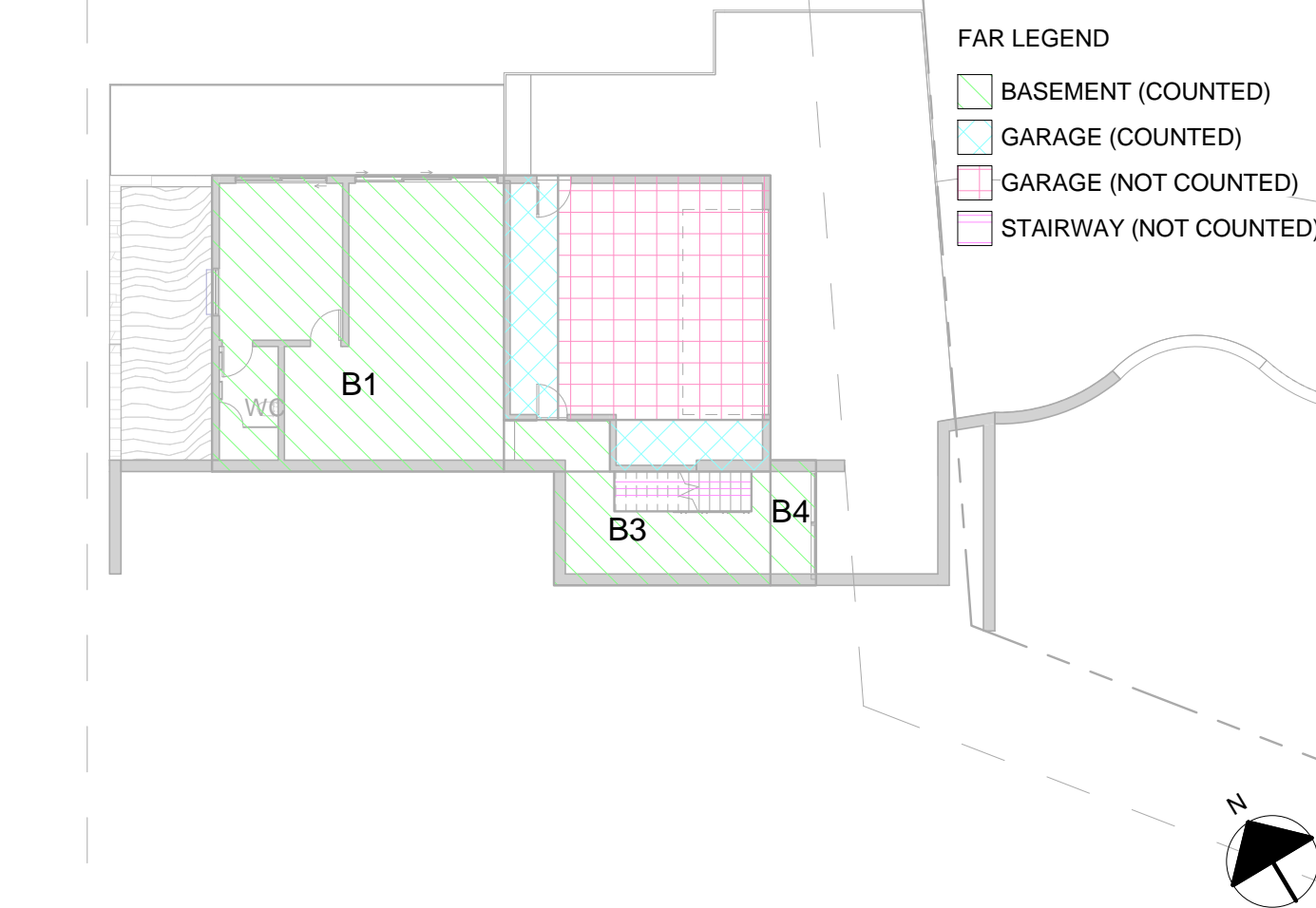
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5 FAR - BASEMENT DIAGRAM (SEE A1.2)



Description	Date
REVISION 1	12/18/2020
REVISION 3	06/01/2021

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PROJECT DATA TABLES

ZONING SUMMARY

ZONE: R-1,S-91 COMBINING DISTCT. DR - PALOMAR PARK
APN: 051-022-380
FLOOD ZONE: X
PUBLIC R.O.W.: NA
CONFORMITY: VACANT LOT
LOT DIMENSIONS: +/- 18,122 SF (VERIFY SURVEY)
SCOPE OF WORK: NEW RESIDENCE ON A VACANT LOT
BASEMENT + TWO-STORIES AND OUTDOOR SWIMMING POOL

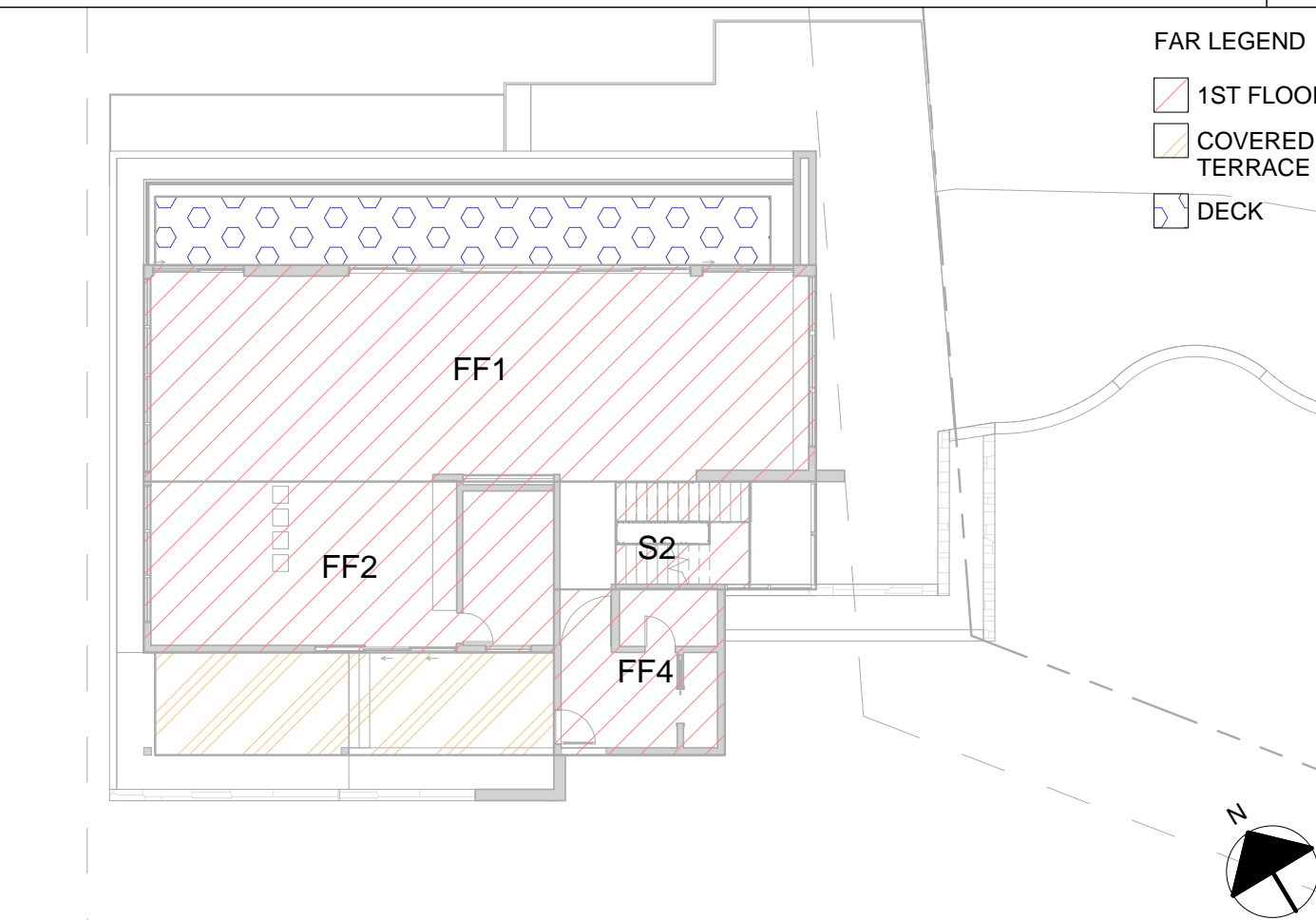
LOT AREA SUMMARY

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
FLOOR AREA RATIO	NA	4863.00 SF	5036.73 SF
LOT COVERAGE	NA	2958.00 SF	5436.6 SF
LANDSCAPE AREA	NA	####SF	####SF

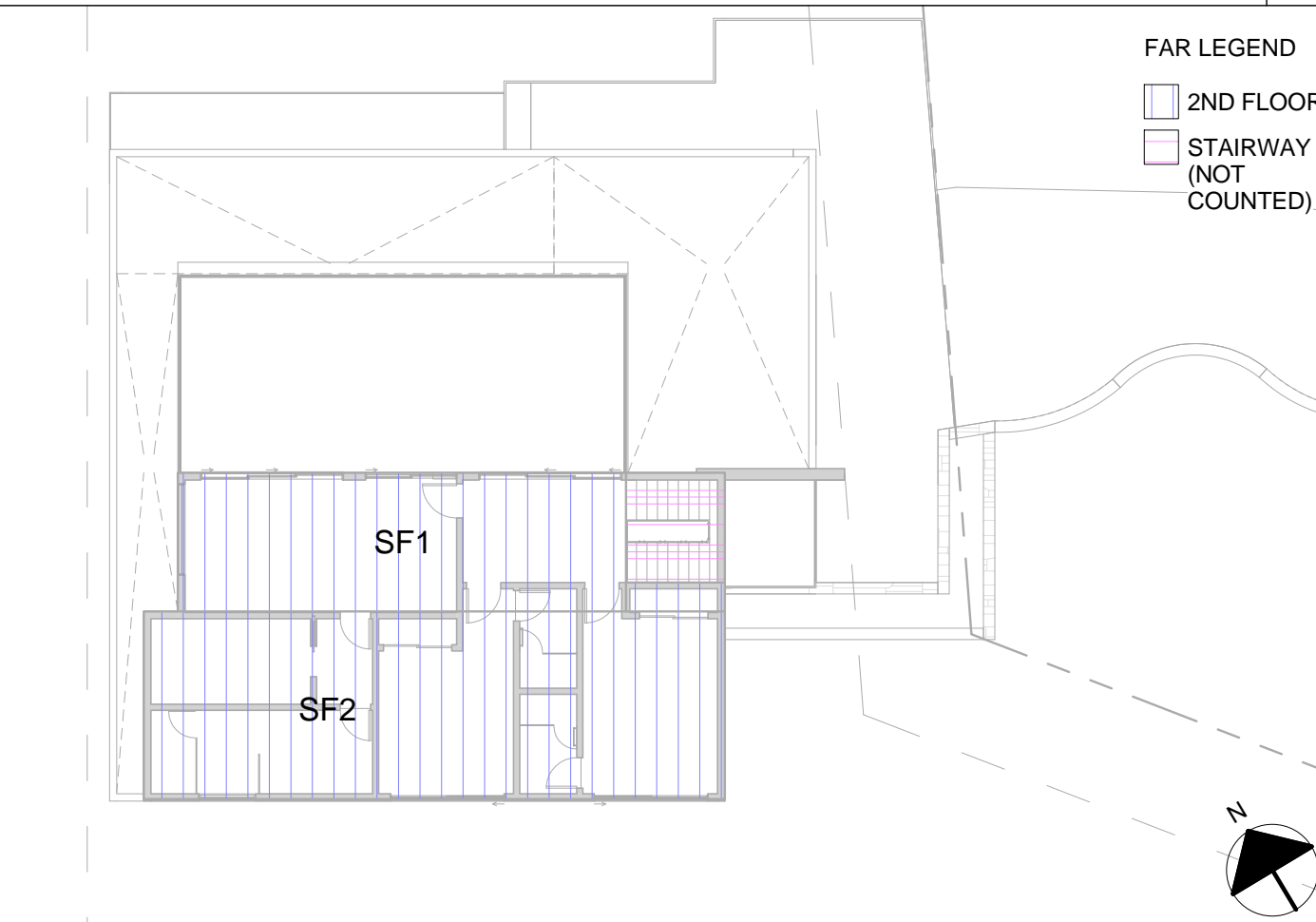
FAR BREAKDOWN

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
BASEMENT	N/A	1023.00 SF	
FIRST FLOOR	N/A	2500.00 SF	
SECOND FLOOR	N/A	1340.00 SF	
TOTAL	N/A	4863.00 SF	5036.73 SF

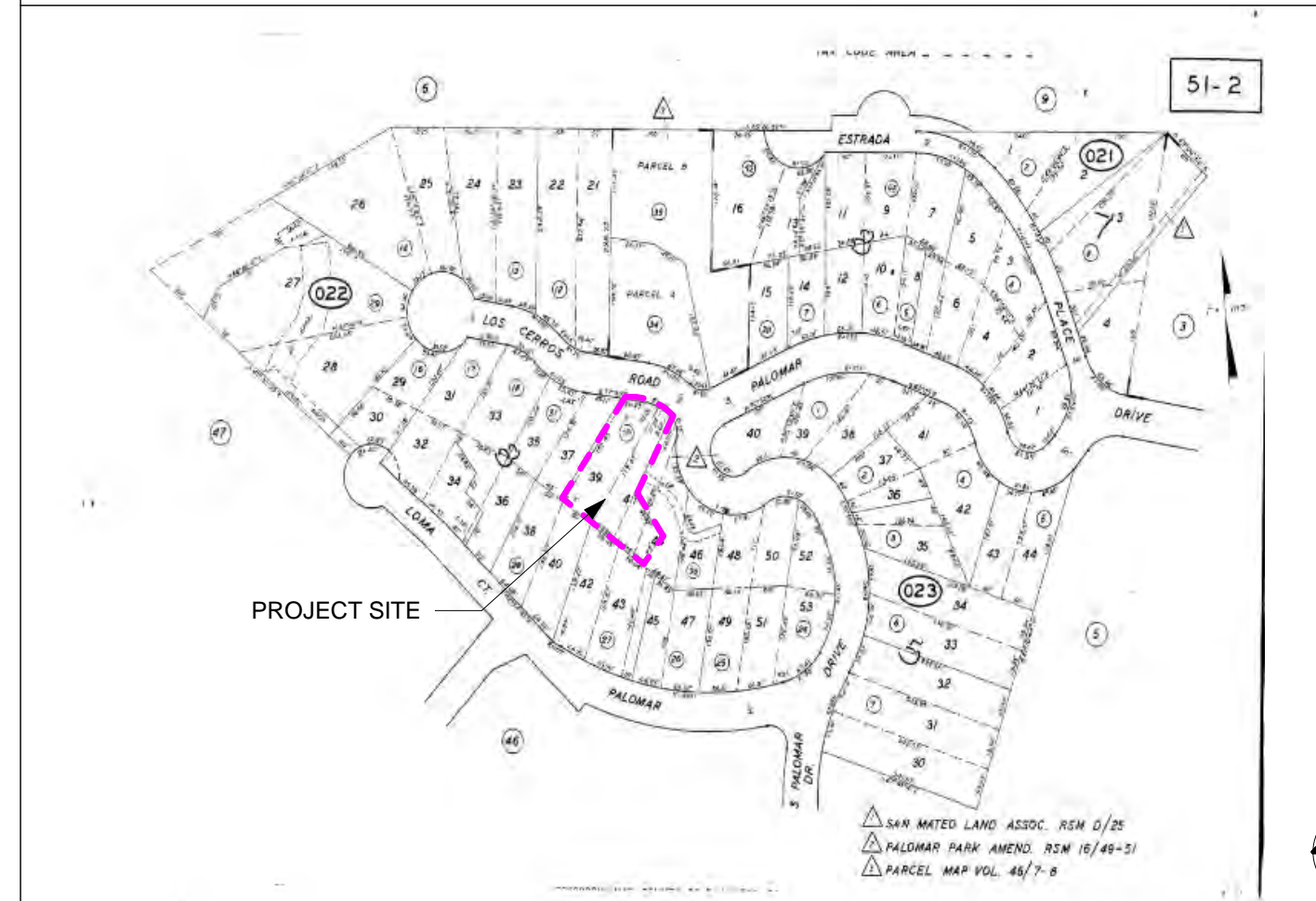
6 FAR - 1ST FLOOR DIAGRAM (SEE A1.2)



7 FAR - 2ND FLOOR DIAGRAM (SEE A1.2)



PARCEL MAP



1 SHEET INDEX

IN.1 (P) ELEVATIONS- 1ST FLR - PANTRY	CB.1 COLOR/MATERIAL BOARD
IN.2 (P) ELEVATIONS- 1ST FLR - MUD ROOM	E2.0 EXTERIOR LIGHTING
IN.3 (P) ELEVATIONS- 2ND FLR- BATH 1, 2, 3	
T0.1 TITLE SHEET	1 TOPOGRAPHIC SURVEY
T0.2 EXHIBITS	BMP BEST MANAGEMENT PRACTICES
T1.2 (P) FLOOR AREA DIAGRAMS	C-1.0 TITLE SHEET
T1.3 (P) LOT COVERAGE CALCULATIONS	C-2.0 GRADING & DRAINAGE PLAN
T2.1 ARBORIST REPORT	C-3.0 UTILITY PLAN
T2.2 ARBORIST REPORT	C-4.0 DETAILS
A1.1 (E) SITE PLAN / TREE PROTECTION MEASURES	C-4.1 DETAILS
A1.2 (P) SITE PLAN	C-5.0 GRADING SPECIFICATIONS
A2.1 (P) BASE FLOOR PLAN	ER-1 EROSION CONTROL
A2.2 (P) 1ST FLOOR PLAN	ER-2 EROSION CONTROL DETAILS
A2.3 (P) 2ND FLOOR PLAN	
A4.1 (P) ROOF PLAN	SS-1 SEPTIC CONSTRUCTION PLAN
A5.1 (P) A-A SECTION	SS-2 SEPTIC DETAILS
A5.2 (P) B-B SECTION	SS-3 SEPTIC DETAILS
A5.3 (P) C-C SECTION	SS-4 SEPTIC DETAILS
A6.1 (P) NORTH ELEVATIONS	SS-5 SEPTIC DETAILS
A6.2 (P) EAST ELEVATIONS	
A6.3 (P) SOUTH ELEVATION	L-1 LANDSCAPE PLAN
A6.4 (P) WEST ELEVATION	L-2 HYDROZONE PLAN
A10.1 SPECIFICATION SHEET	L-3 LANDSCAPE PLANTING MATERIAL

Total Sheets: 43

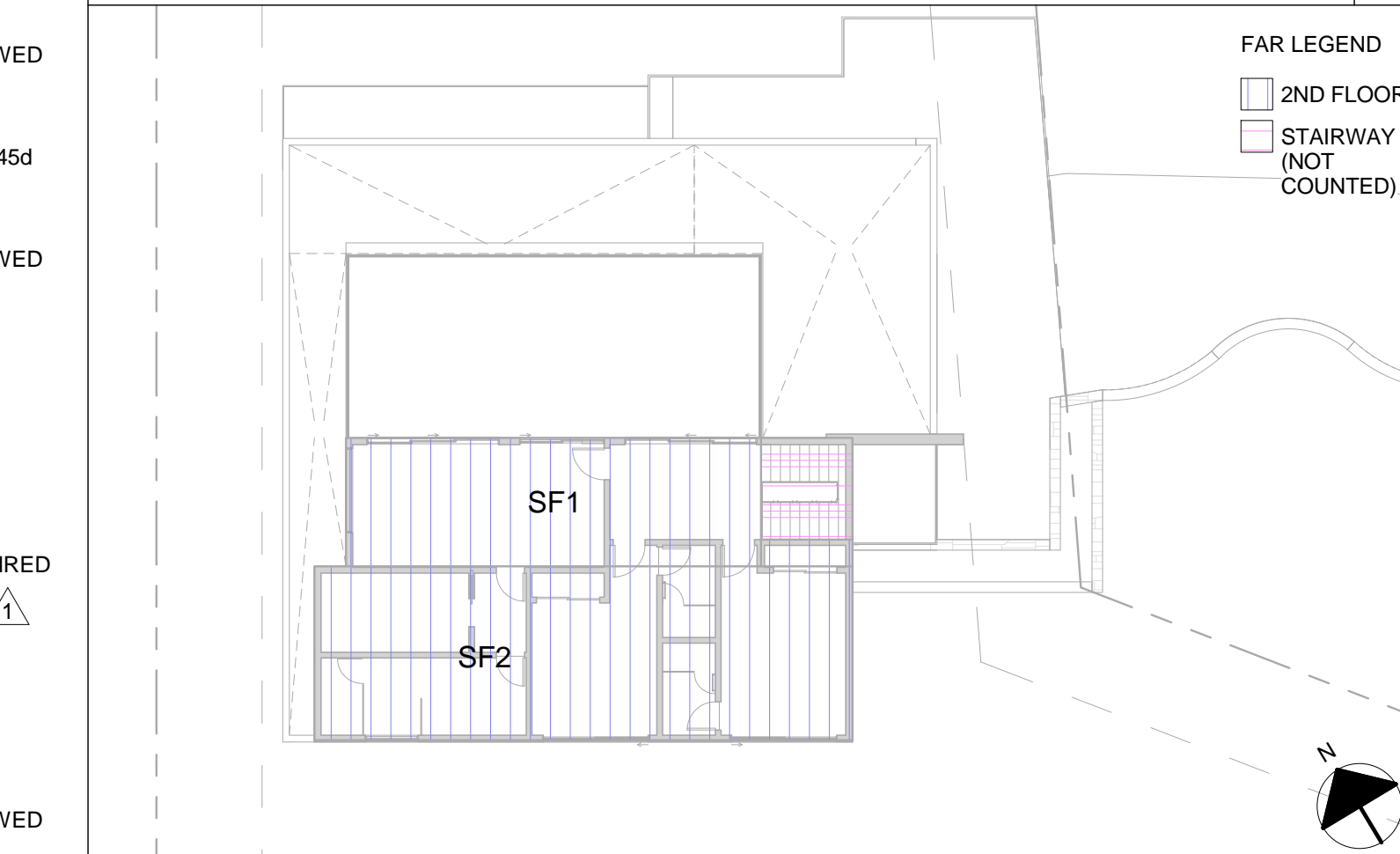
3 HEIGHT

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
HEIGHT	NA	27'-2"	28'-0"
DAYLIGHT PLANE	NA	20'-0" 45d	20'-0" 45d

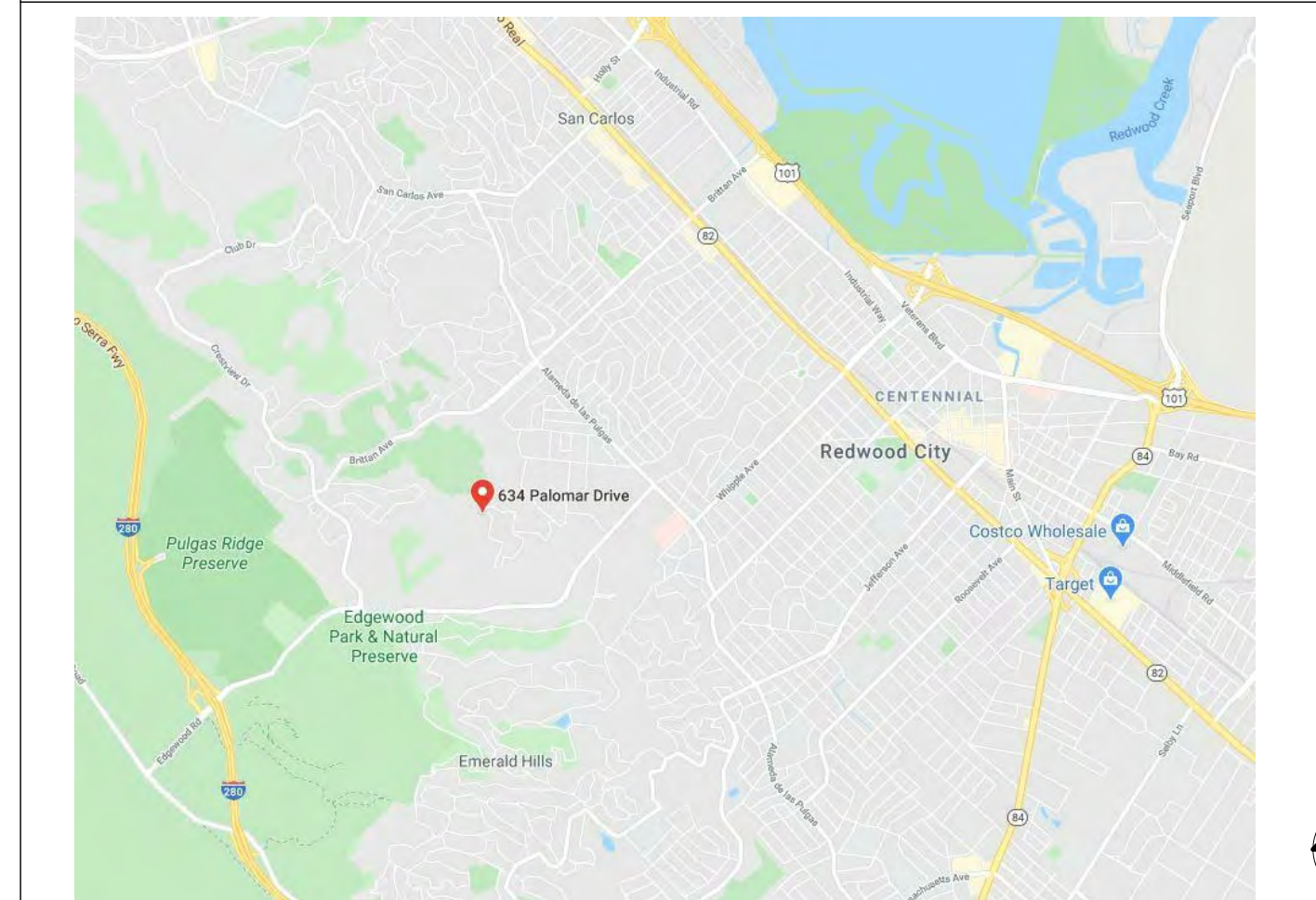
SETBACK LINES

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
FRONT	NA	61'-10"	20'-0"
REAR	NA	50'-1"	20'-0"
LEFT SIDE	NA	15'-8" (A)	10'-0"
RIGHT SIDE	NA	10'-0"	10'-0"

8 FAR - 2ND FLOOR DIAGRAM (SEE A1.2)



VICINITY MAP



2 CODE COMPLIANCE

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- REDWOOD CITY MUNICIPAL CODE

CODE SUMMARY

OCCUPANCY:	R3/U
OCCUPANT LOAD:	200 GROSS
TYPE OF CONSTRUCTION:	V-B
FIRE SUPPRESSION:	SPRINKLED
OCCUPANCY SEPARATION:	1-HOUR
HEIGHT MAXIMUM:	28'-0"
ALLOWABLE FLOOR AREA RATIO:	5,036.73 SF
ALLOWABLE COVERAGE:	5,436.73 SF

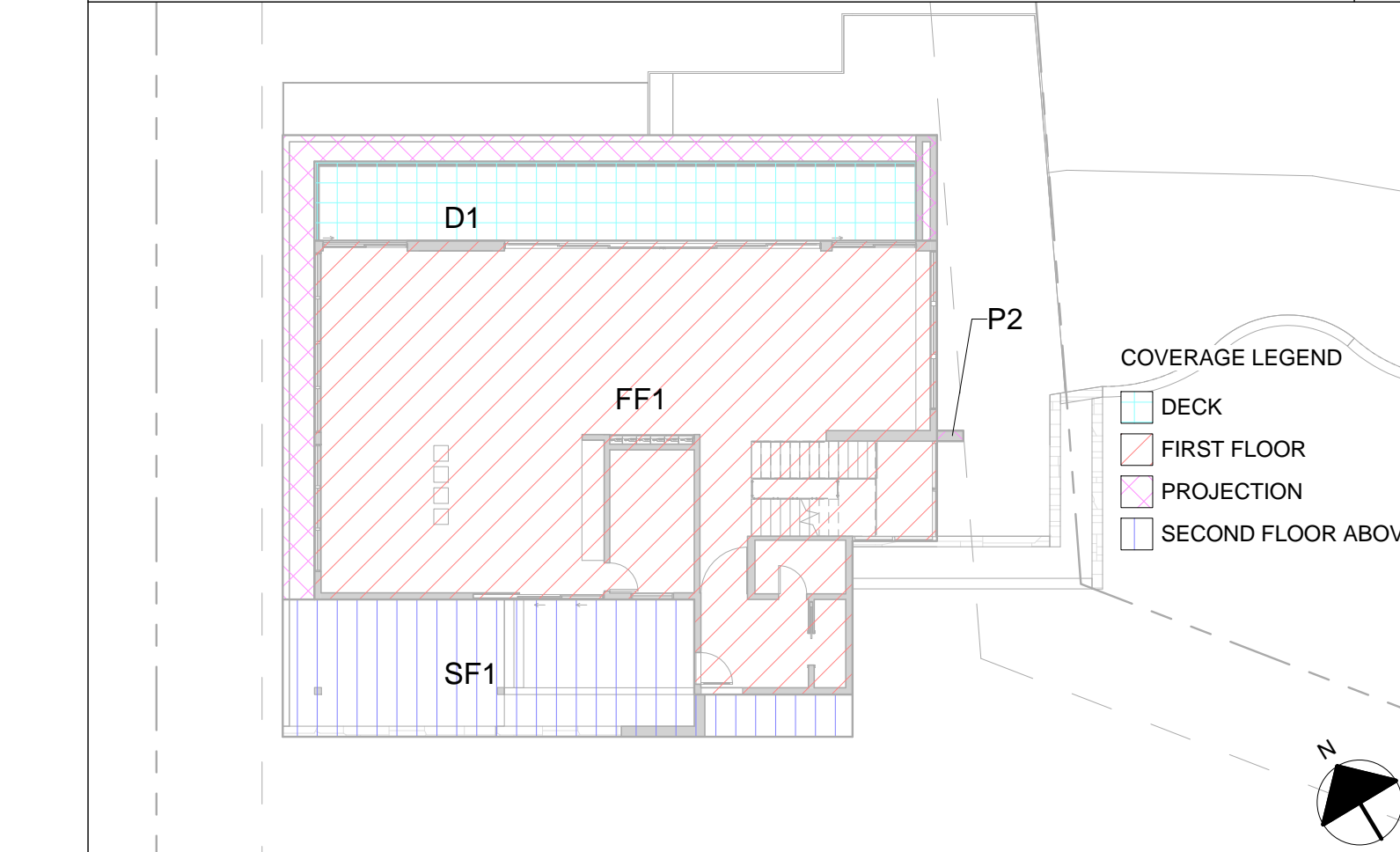
DEFERRED SUBMITTALS

- POOL
- PRE-MANUFACTURED GUARDRAILS & HANDRAILS
- PRE-MANUFACTURED STAIRWAY
- POTABLE WATER
- GAS LINE DIAGRAM
- LANDSCAPING
- FIRE SUPPRESSION SYSTEM
 - THE BUILDING SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- FIRE ALARM SYSTEM

4 DRIVEWAY

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
NUMBER OF CURB CUTS	NA	NA	NA
CURB CUT WIDTH	NA	NA	NA
DRIVEWAY WIDTH	NA	16'-0"	
DRIVEWAY LENGTH	NA	10'-0"	

9 LOT COVERAGE DIAGRAM (SEE A1.3)



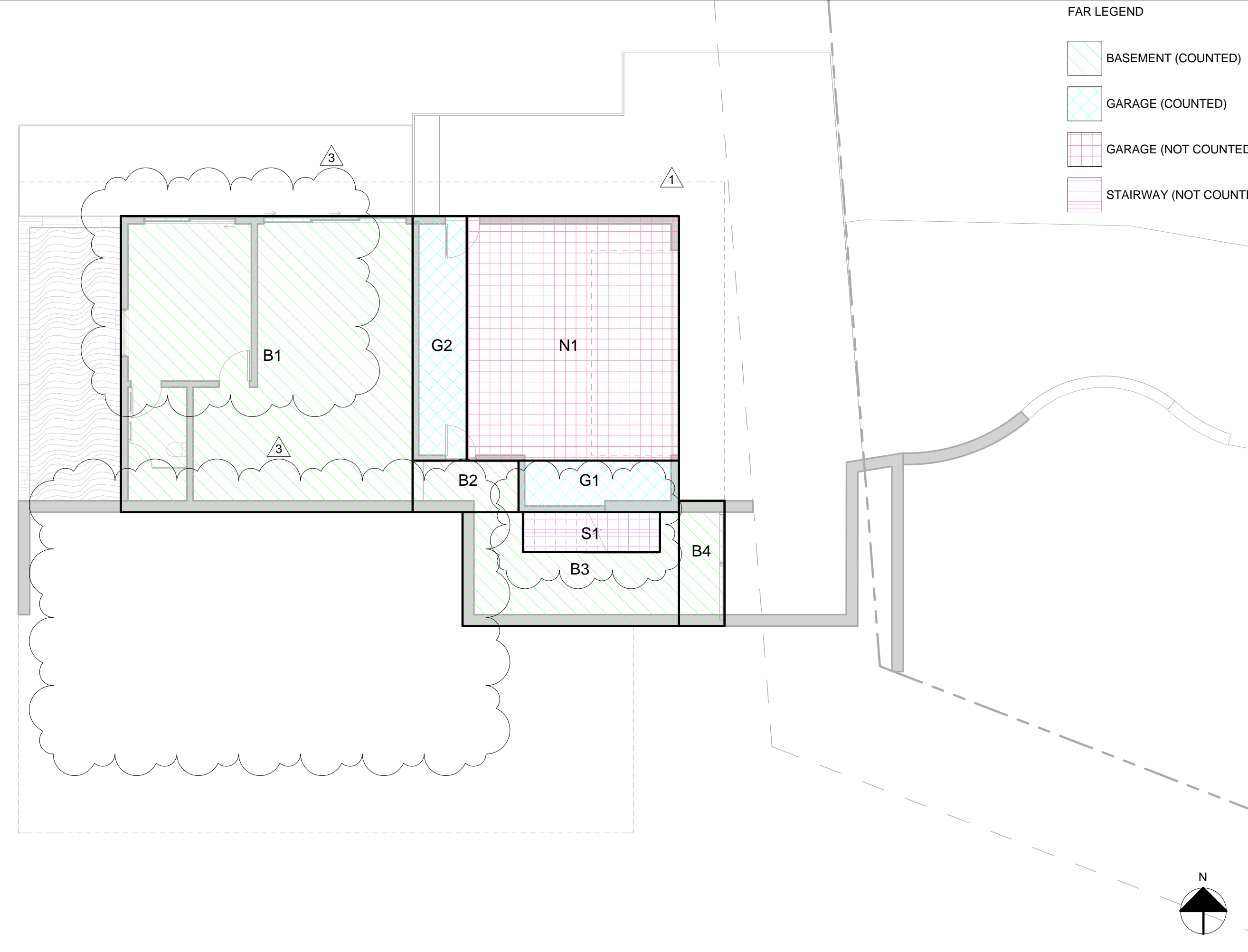
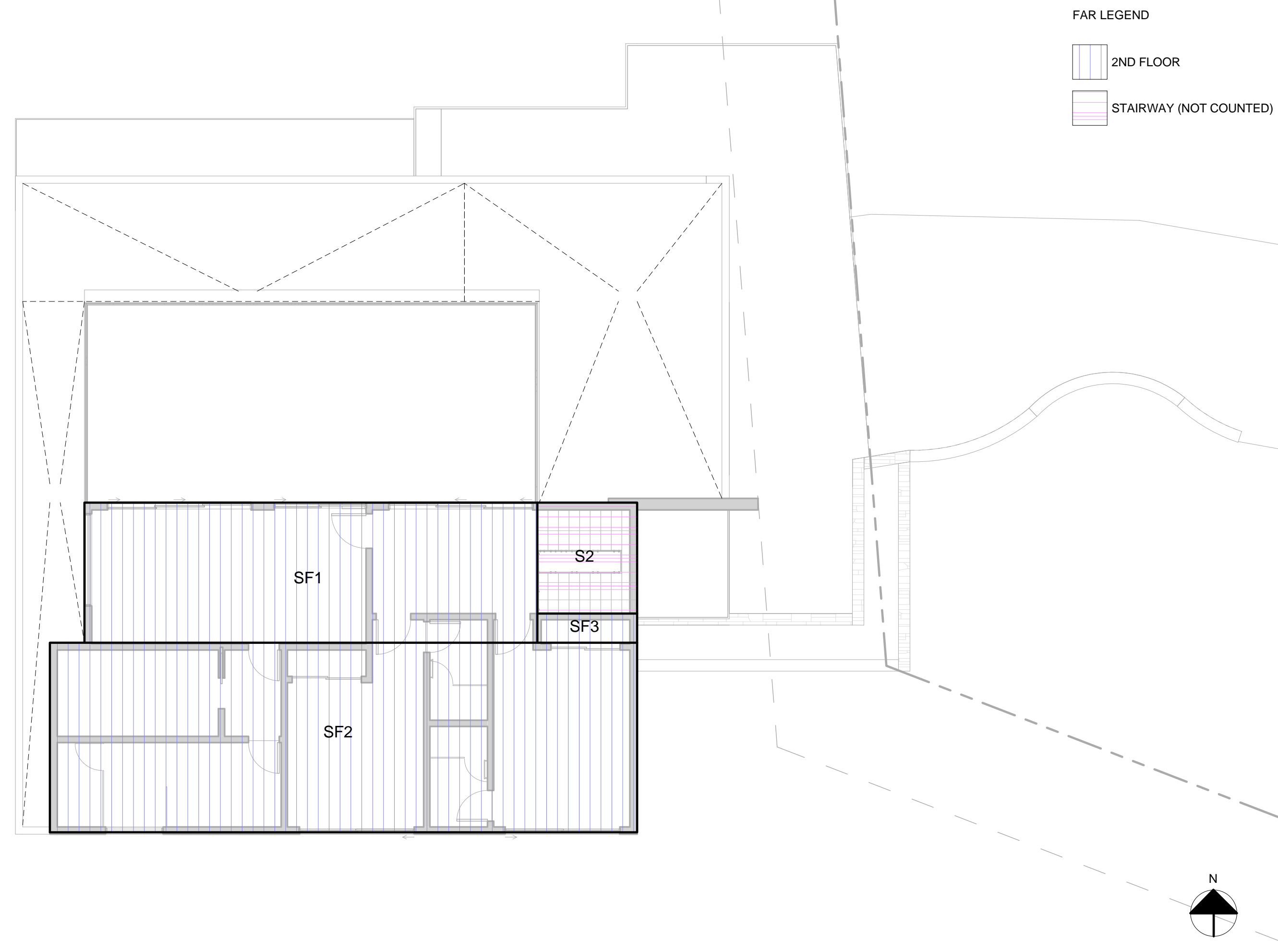
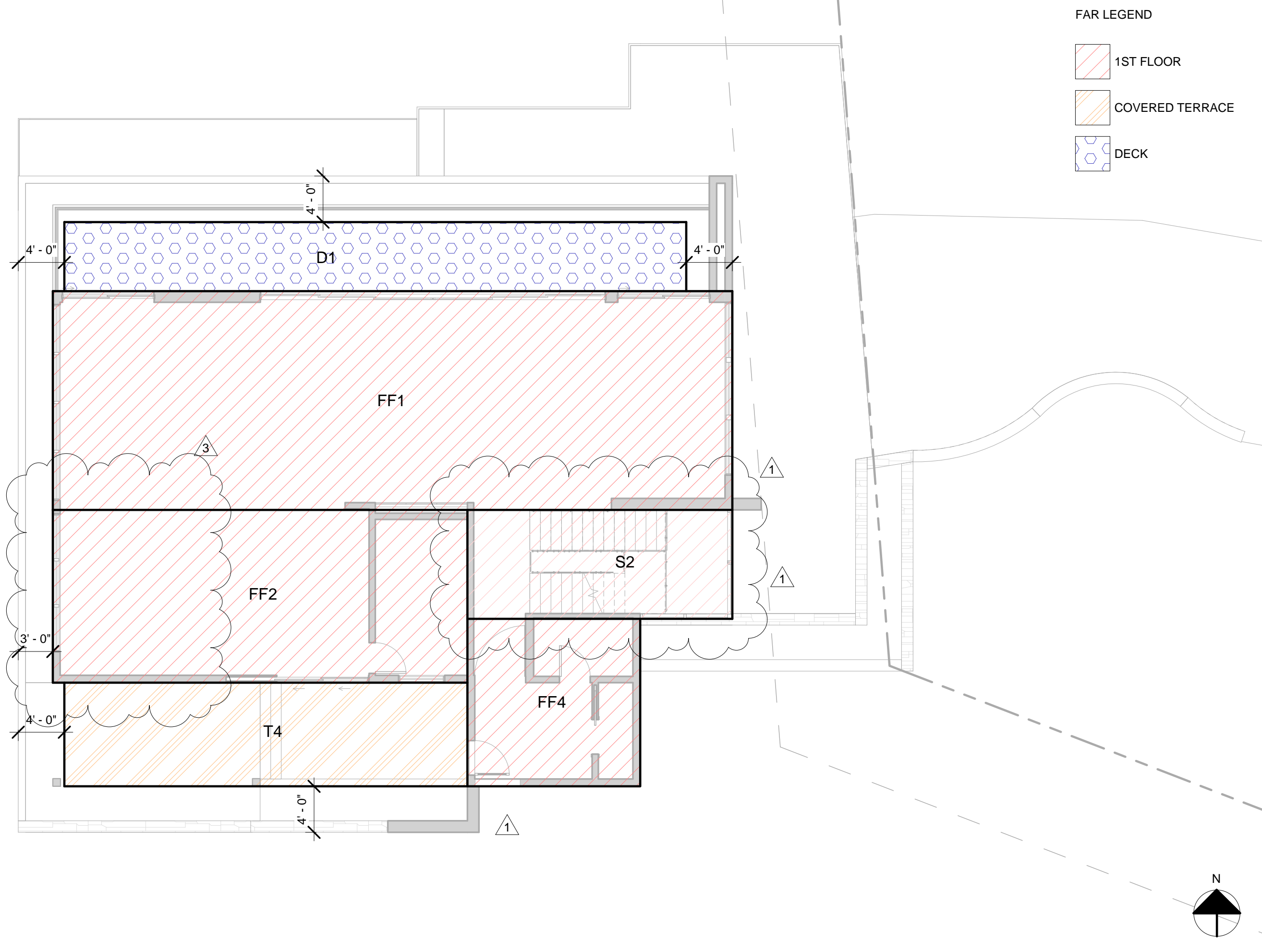
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INTERIOR DESIGN PACKAGE
TITLE SHEET

04/22/2020

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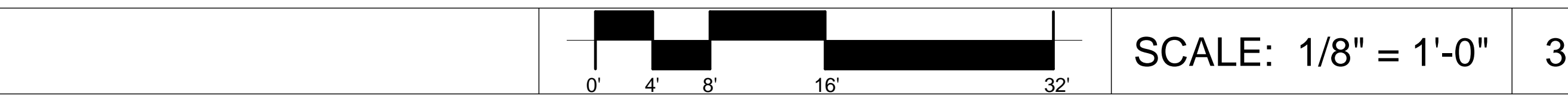


SCALE: 1/8" = 1'-0" 1

SCALE: 1/8" = 1'-0" 2

(P) FLOOR AREA RATIO			
NO.	WIDTH	LENGTH	AREA
BASEMENT (COUNTED)			
B1	26' - 0"	25' - 7"	666 SF
B2	9' - 4"	4' - 6"	42 SF
B3	27' - 0"	5' - 6"	148 SF
B4	11' - 0"	4' - 0"	44 SF
GARAGE (COUNTED)			
G1	14' - 1"	4' - 6"	64 SF
G2	21' - 6"	4' - 9"	102 SF
BASE FLR			
			166 SF
			1066 SF
1ST FLOOR			
FF1	59' - 0"	19' - 0"	1121 SF
FF2	36' - 0"	15' - 0"	540 SF
FF4	15' - 0"	14' - 7"	218 SF
S2	25' - 9"	3' - 8"	95 SF
COVERED TERRACE			
T4	35' - 0"	9' - 0"	315 SF
DECK			
D1	54' - 0"	6' - 0"	324 SF
1ST FLR			
			2613 SF
2ND FLOOR			
SF1	39' - 4"	12' - 2"	479 SF
SF2	51' - 0"	16' - 6"	840 SF
SF3	8' - 8"	2' - 6"	22 SF
2ND FLR			
			1340 SF
TOTAL			5019 SF
ALLOWED			5036.73 SF

(P) FLOOR AREA RATIO (NOT COUNTED)			
NO.	WIDTH	LENGTH	AREA
GARAGE (NOT COUNTED)			
N1	21' - 6"	18' - 8"	400 SF
STAIRWAY (NOT COUNTED)			
S1	12' - 0"	3' - 6"	42 SF
BASE FLR			
			42 SF
			442 SF
STAIRWAY (NOT COUNTED)			
S2	9' - 8"	8' - 8"	84 SF
2ND FLR			
			84 SF
TOTAL			526 SF



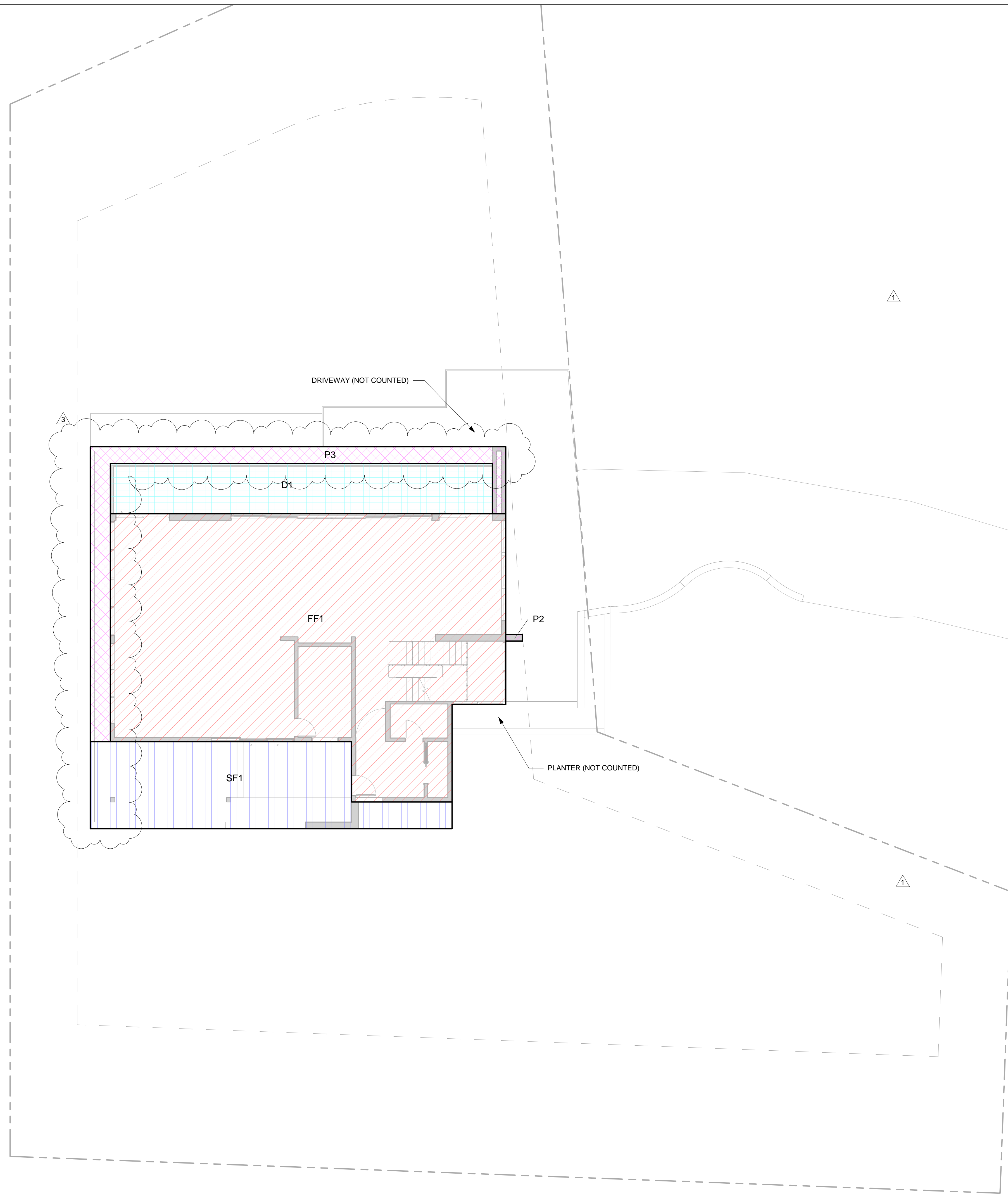
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INTERIOR DESIGN PACKAGE
(P) FLOOR AREA DIAGRAMS

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(P) LOT COVERAGE CALCULATIONS		
NO.	AREA	PERCENTAGE
DECK		
D1	428 SF	2.36%
	428 SF	2.36%
FIRST FLOOR		
FF1	2097 SF	11.57%
	2097 SF	11.57%
PROJECTION		
P2	3 SF	0.01%
P3	295 SF	1.63%
	297 SF	1.64%
SECOND FLOOR ABOVE		
SF1	567 SF	3.13%
	567 SF	3.13%
TOTAL	3388 SF	18.70%
ALLOWED	5436.6 SF	30.00%

- COVERAGE LEGEND**
- DECK
 - FIRST FLOOR
 - PROJECTION
 - SECOND FLOOR ABOVE

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REVISION 2	04/19/2021
REVISION 3	06/01/2021

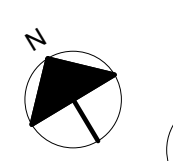
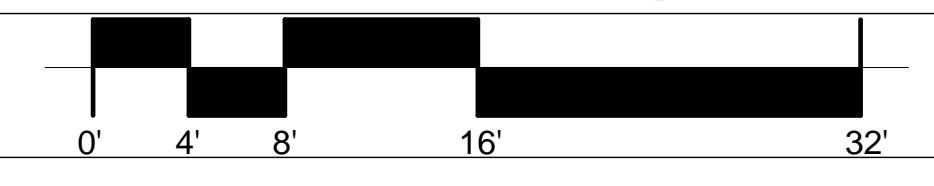

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**INTERIOR DESIGN PACKAGE
 (P) LOT COVERAGE
 CALCULATIONS**

04/22/2020

T1.3





Description	Date
REVISION 1	12/18/2020

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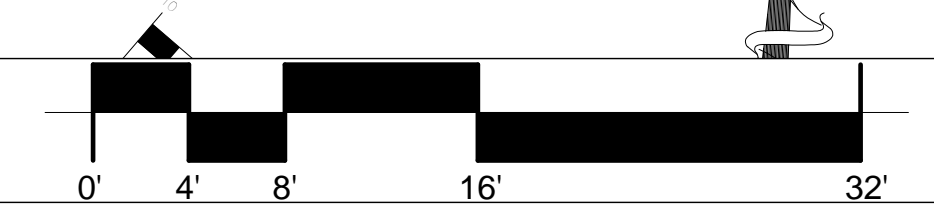
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REDWOOD CITY, CA 94062**

**INTERIOR DESIGN PACKAGE
(E) SITE PLAN / TREE
PROTECTION MEASURES**

04/22/2020

A1.1

(E) SITE PLAN / TREE PROTECTION MEASURES



SCALE: 3/32" = 1'-0" 1

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Description	Date
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REVISION 3	06/01/2021



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INTERIOR DESIGN PACKAGE
(P) SITE PLAN

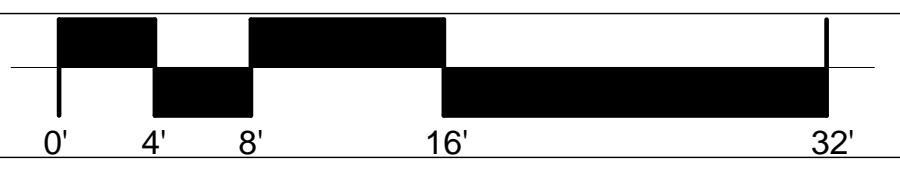
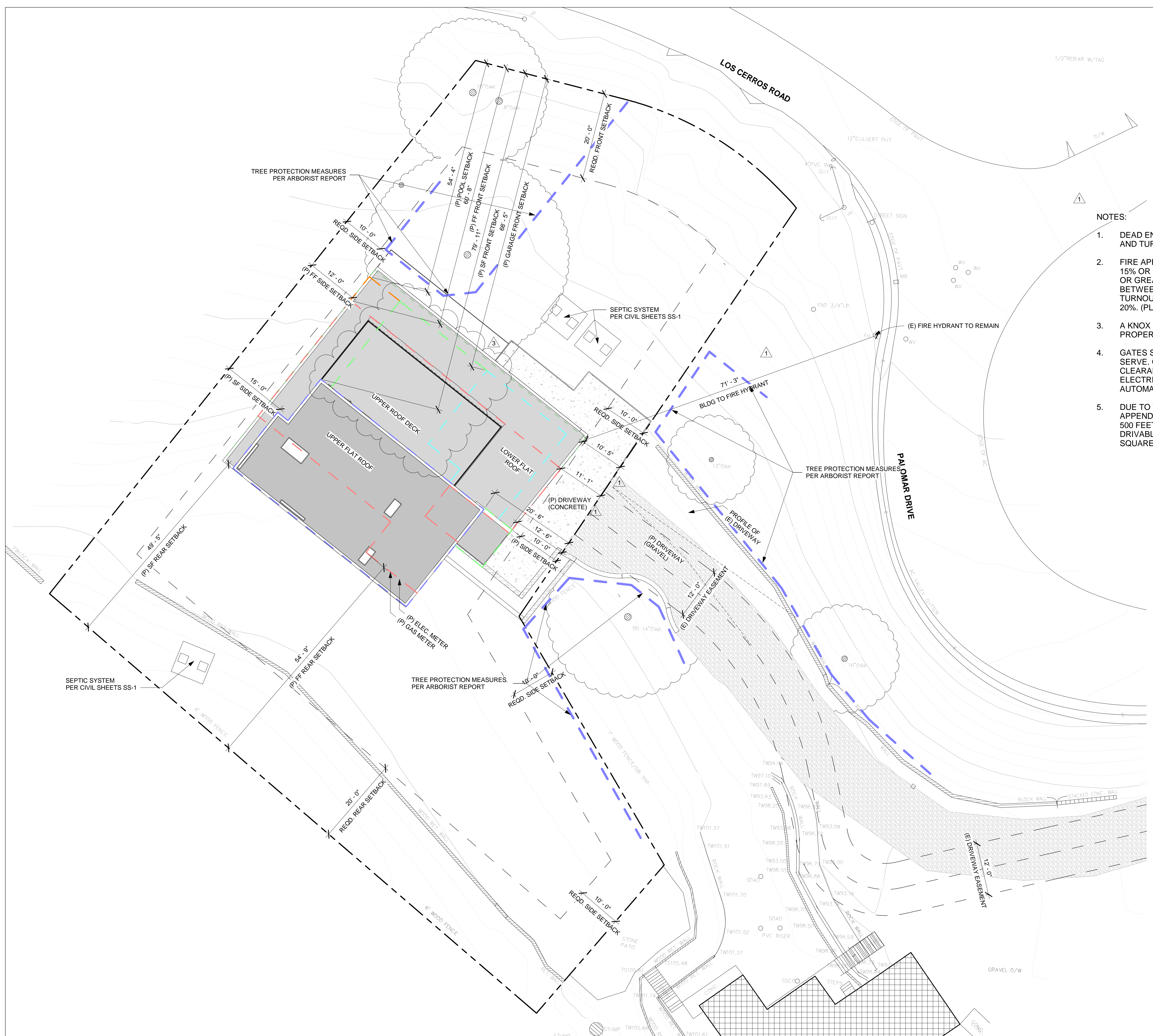
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LEGEND	
---	PROPERTY LINES
- - -	SETBACK LINES
- - -	BASEMENT OUTLINE
- - -	1ST FLOOR OUTLINE
- - -	2ND FLOOR OUTLINE
- - -	2ND FLOOR OUTLINE
- E - E - E - E - E	ELEC. LINE
- G - G - G - G - G	GAS LINE
- SS - SS - SS - SS - SS	SANITARY SEWER LINE
- W - W - W - W - W	WATER LINE
- O - O - O - O - O	FENCE LINE
- X - X - X - X - X	TREE PROTECTION LINE

NOTES:

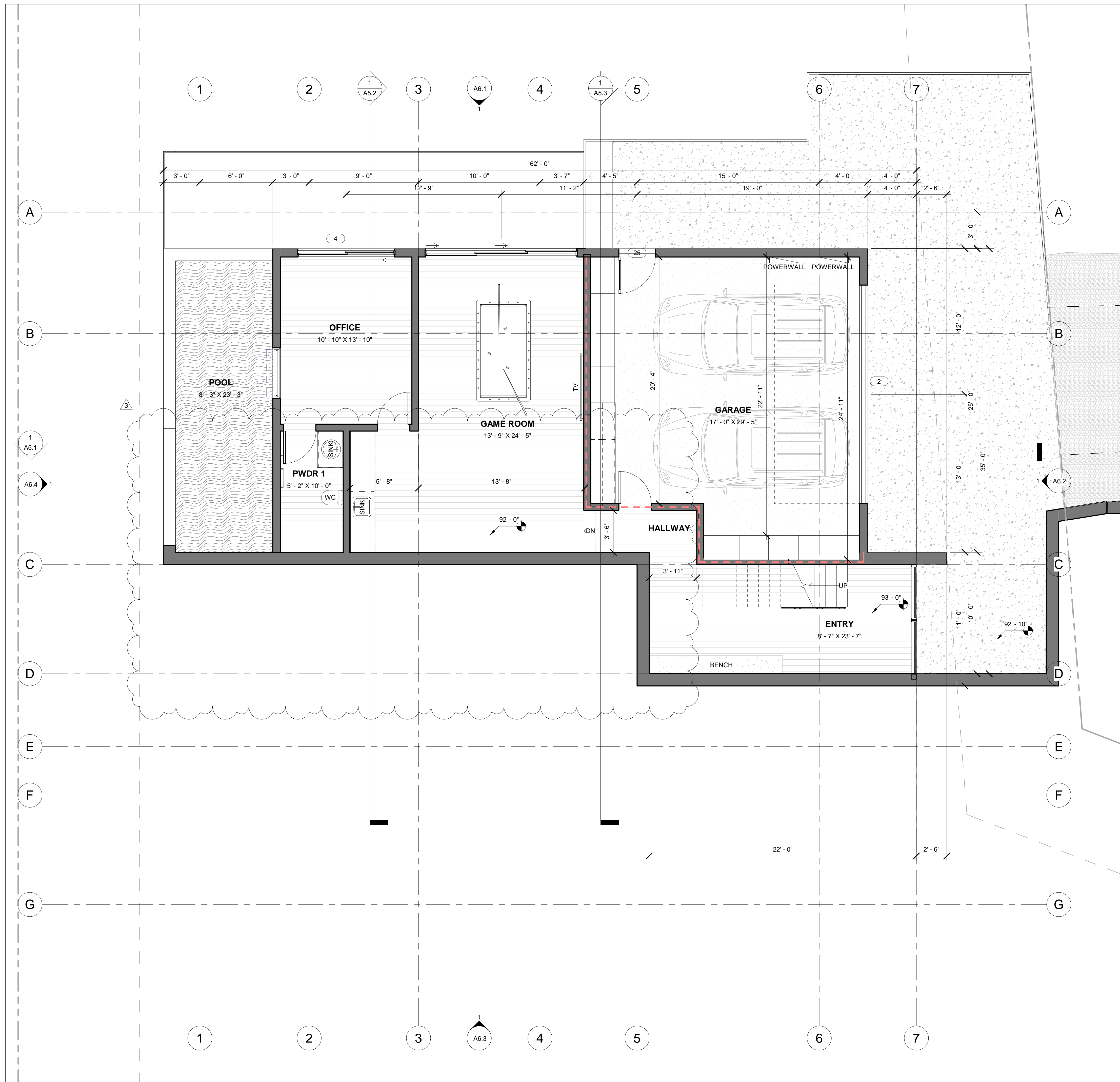
- DEAD END EMERGENCY ACCESS EXCEEDING 150 FEET SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS MEETING CALIFORNIA FIRE CODE APPENDIX D.
- FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER TO BE SURFACED W/ ASPHALT, OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FT. IN LENGTH WITH A MINIMUM OF 500 FT. BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FT., 20 FT. WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20%. (PLAN AND PROFILE REQUIRED) CFC 503.
- A KNOX PADLOCK OR KEY SWITCH WILL BE REQUIRED IF THERE IS LIMITED ACCESS TO PROPERTY PER CFC 506.1.
- GATES SHALL BE A MINIMUM OF 2 FEET WIDER THAN THE ACCESS ROAD/DRIVEWAY THEY SERVE. OVERHEAD GATE STRUCTURES SHALL HAVE A MINIMUM OF 15 FEET OF VERTICAL CLEARANCE. LOCKED GATES SHALL BE PROVIDED WITH A KNOX BOX OR KNOX PADLOCK. ELECTRIC GATES SHALL HAVE A KNOX KEY SWITCH. ELECTRIC GATES SHALL AUTOMATICALLY OPEN DURING POWER FAILURES PER CFC 503.6, 506
- DUE TO THE SIZE OF THE STRUCTURE (OVER 3600 SQUARE FEET), AS PER 2019 CFC, APPENDIX B AND C, AN APPROVED FIRE HYDRANT (CLOW 960) SHALL BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS WITH A MINIMUM FIRE FLOW OF 875 PER MINUTE AT 20 POUNDS PER SQUARE INCH. CONTACT THE LOCAL PURVEYOR FOR WATER FLOW DETAILS.



SCALE: 3/32" = 1'-0"

(P) SITE PLAN

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LEGEND

- (E) WALLS TO REMAIN
- (P) NEW WALLS
- 1-HOUR FIRE-RATED WALLS
- WALL TAG
- WINDOW TAG
- DOOR TAG
- TEMPERED TAG
- OBSCURE TAG
- PLAN NOTE
- SMOKE DETECTOR
- SMOKE & CARBON MONOXIDE DETECTOR
- EM ELECTRIC METER
- GM GAS METER

NOTES:

1. SMOKE ALARM SHALL BE HARD WIRED PER THE CALIFORNIA BUILDING CODE, AND STATE FIRE MARSHAL REGULATIONS. THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.
2. SMOKE ALARMS TO BE INSTALLED PER MANUFACTURES INSTRUCTION AND NFPA 72
3. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM ET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 2019 SECTION 1030.2).
4. NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2-INCH STROKE. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY, WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6 INCH BY 18 INCH GREEN REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS/ LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
5. (FIRE SPRINKLER PLANS WILL REQUIRE A SEPARATE PERMIT). THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. SPRINKLER COVERAGE SHALL BE PROVIDED THROUGHOUT THE RESIDENCE TO INCLUDE ALL BATHROOMS, GARAGES, AND ANY AREA USED FOR STORAGE. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW.
6. AN EXTERIOR BELL IS REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM

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INTERIOR DESIGN PACKAGE
 (P) BASE FLOOR PLAN

04/22/2020

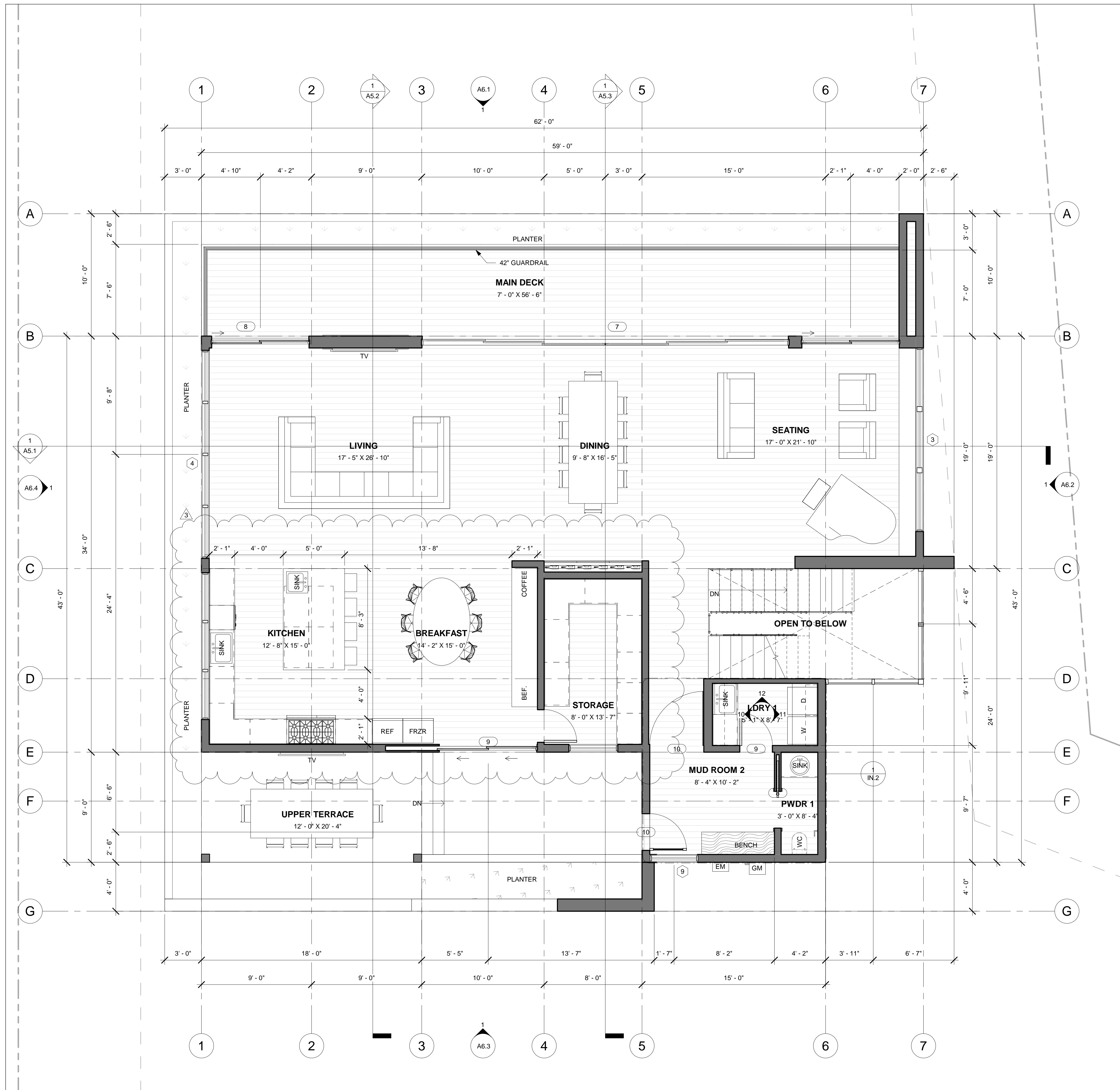
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(P) BASE FLOOR PLAN



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



LEGEND

	(E) WALLS TO REMAIN
	(P) NEW WALLS
	1-HOUR FIRE-RATED WALLS
	WALL TAG
	WINDOW TAG
	DOOR TAG
	TEMPERED TAG
	OBSCURE TAG
	PLAN NOTE
	SMOKE DETECTOR
	SMOKE & CARBON MONOXIDE DETECTOR
	ELECTRIC METER
	GAS METER

NOTES:

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- SMOKE ALARMS TO BE INSTALLED PER MANUFACTURES INSTRUCTION AND NFPA 72
- ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM ET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 2019 SECTION 1030.2).
- NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2-INCH STROKE. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY, WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6 INCH BY 18 INCH GREEN REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS/ LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
- (FIRE SPRINKLER PLANS WILL REQUIRE A SEPARATE PERMIT). THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. SPRINKLER COVERAGE SHALL BE PROVIDED THROUGHOUT THE RESIDENCE TO INCLUDE ALL BATHROOMS, GARAGES, AND ANY AREA USED FOR STORAGE. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW.
- AN EXTERIOR BELL IS REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM

Description	Date
REVISION 1	12/18/2020
REVISION 3	06/01/2021

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Phone: 650-565-9036
Fax: 650-625-7869

NEW RESIDENCE AT
634 PALOMAR DRIVE
REDWOOD CITY, CA 94062

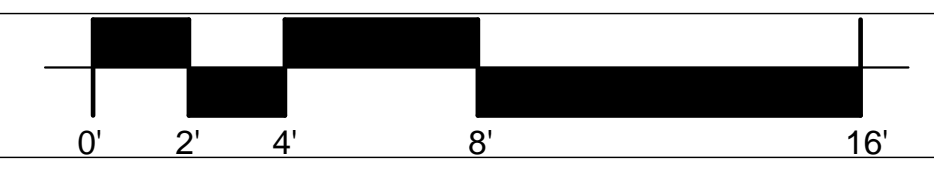
INTERIOR DESIGN PACKAGE
(P) 1ST FLOOR PLAN

04/22/2020

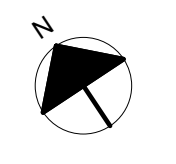
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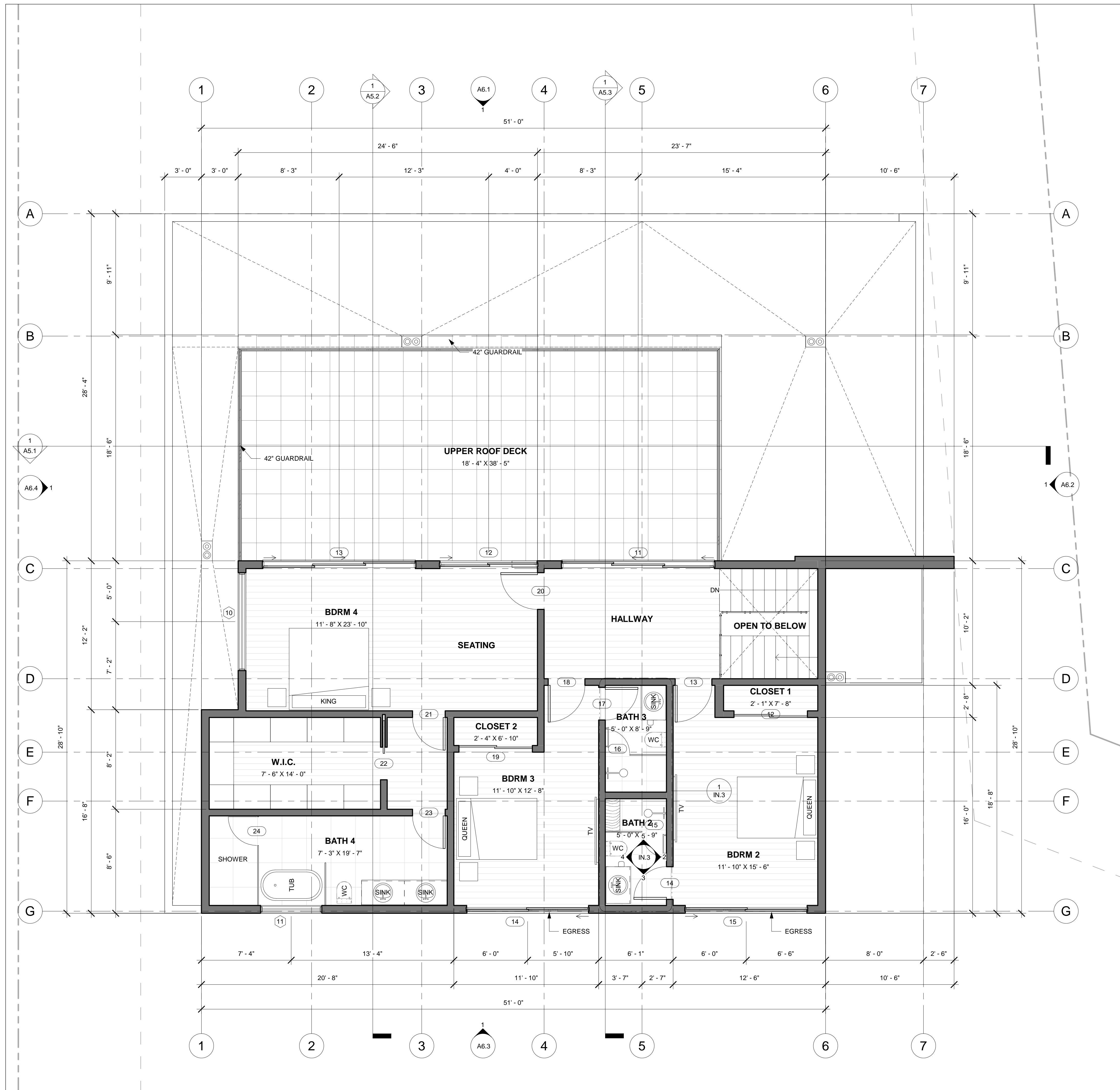
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(P) 1ST FLOOR PLAN



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





LEGEND

	(E) WALLS TO REMAIN
	(P) NEW WALLS
	1-HOUR FIRE-RATED WALLS
	WALL TAG
	WINDOW TAG
	DOOR TAG
	TEMPERED TAG
	OBSCURE TAG
	PLAN NOTE
	SMOKE DETECTOR
	SMOKE & CARBON MONOXIDE DETECTOR
	ELECTRIC METER
	GAS METER

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

Description
REVISION 1

Date
12/18/2020

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4131 WEST EL CAMINO REAL, SUITE 200, PALO ALTO CA 94306
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Fax: 650-565-7869

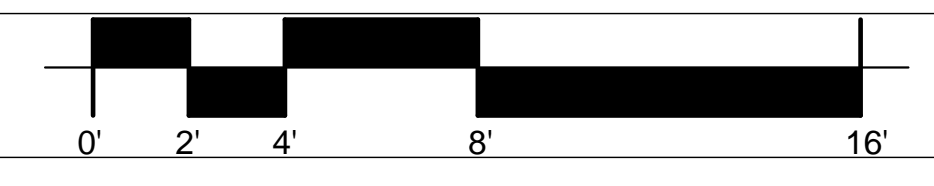
NEW RESIDENCE AT
634 PALOMAR DRIVE
REDWOOD CITY, CA 94062

INTERIOR DESIGN PACKAGE
(P) 2ND FLOOR PLAN

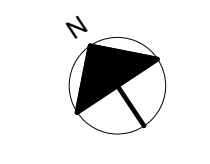
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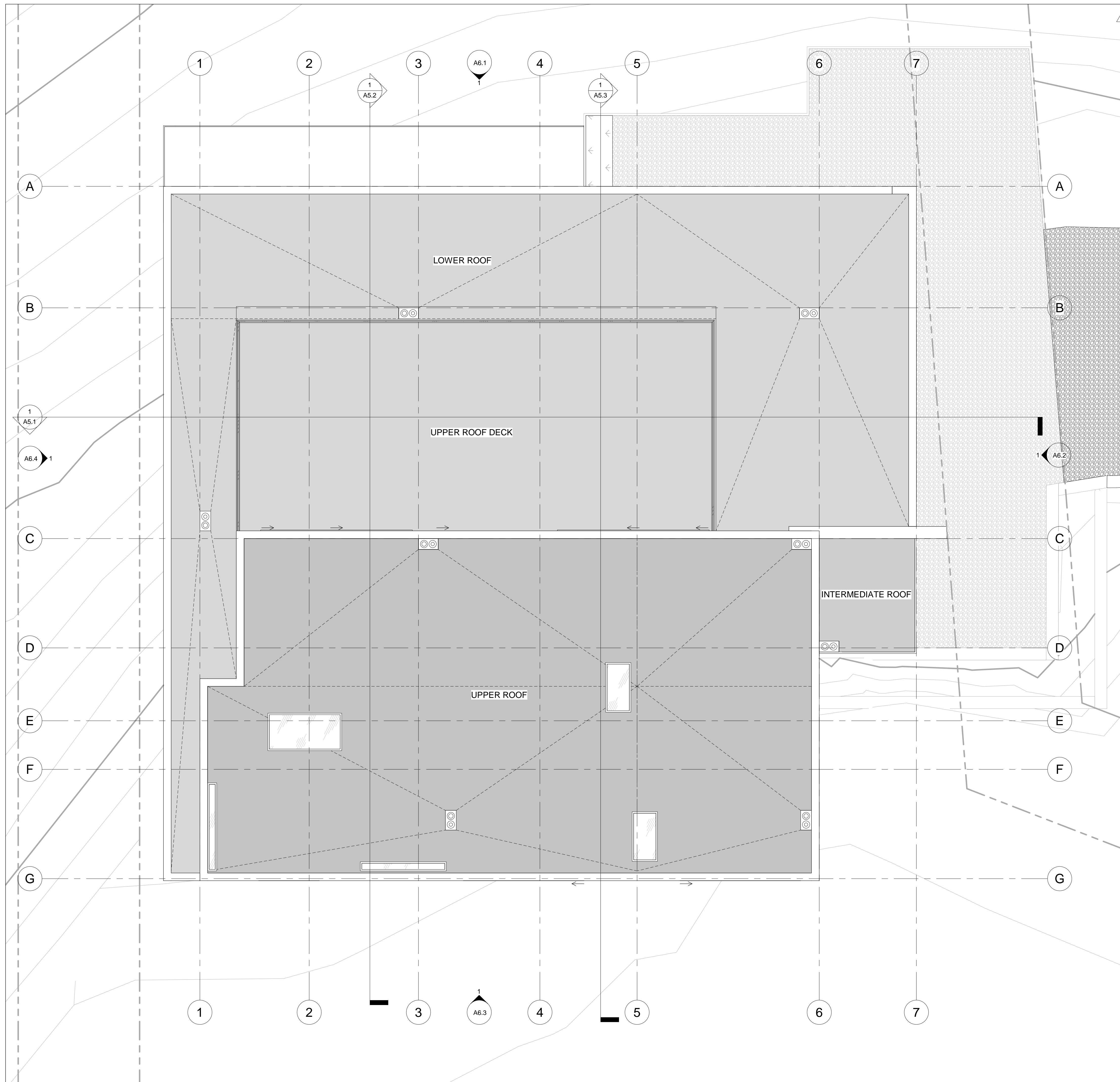
A2.3

(P) 2ND FLOOR PLAN



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





NOTE: THE BUILDING IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND WILL REQUIRE A CLASS A ROOF.

Description	Date
REVISION 1	12/18/2020



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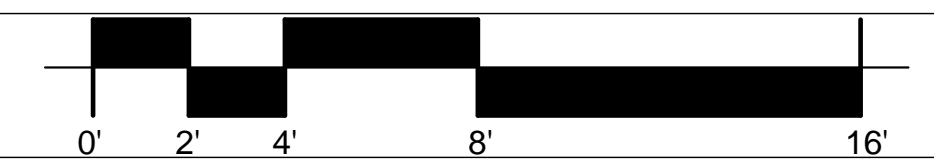
NEW RESIDENCE AT
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 REDWOOD CITY, CA 94062

INTERIOR DESIGN PACKAGE
 (P) ROOF PLAN

04/22/2020

A4.1

(P) ROOF PLAN



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

6/8/2021 3:07:28 PM

LEGEND	
(E) WALLS, FLOORS, AND ROOFS TO REMAIN	LEGEND
(N) NEW WALLS, FLOORS AND ROOFS	LEGEND
# WALL TAG	LEGEND
# WINDOW TAG	LEGEND
# WINDOW TAG	LEGEND
# DOOR TAG	LEGEND
# DOOR TAG	LEGEND
T TEMPERED TAG	LEGEND
T TEMPERED TAG	LEGEND
OBS OBSCURE TAG	LEGEND
OBS OBSCURE TAG	LEGEND
# PLAN NOTE	LEGEND
# PLAN NOTE	LEGEND

Description	Date
REVISION 3	06/01/2021

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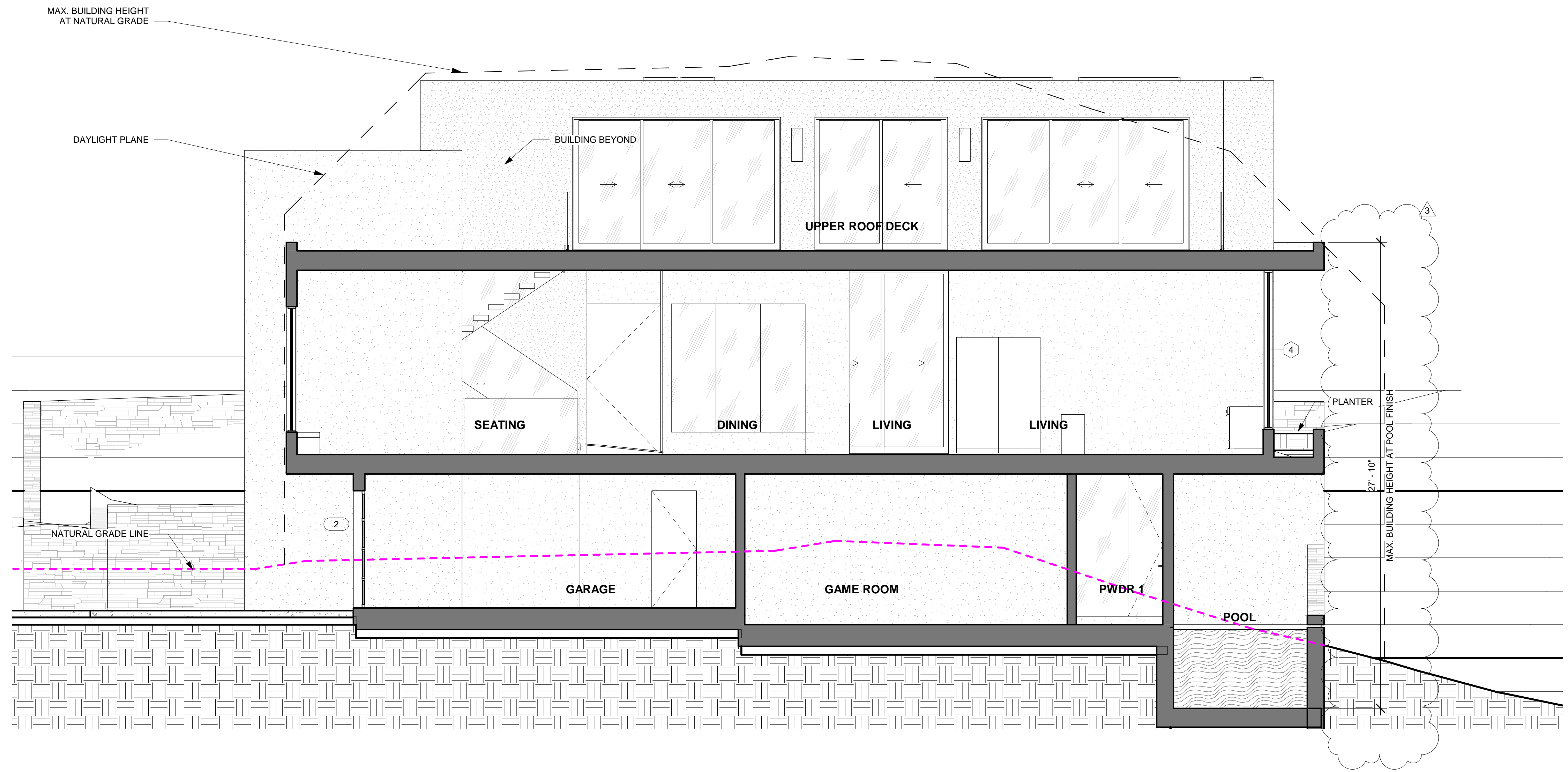
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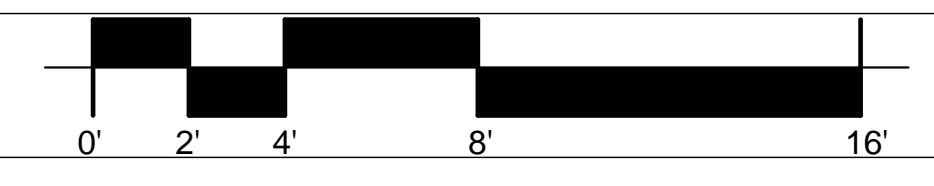
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(P) A-A SECTION**

04/22/2020

A5.1



(P) A-A SECTION



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

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Description	Date
REVISION 3	06/01/2021

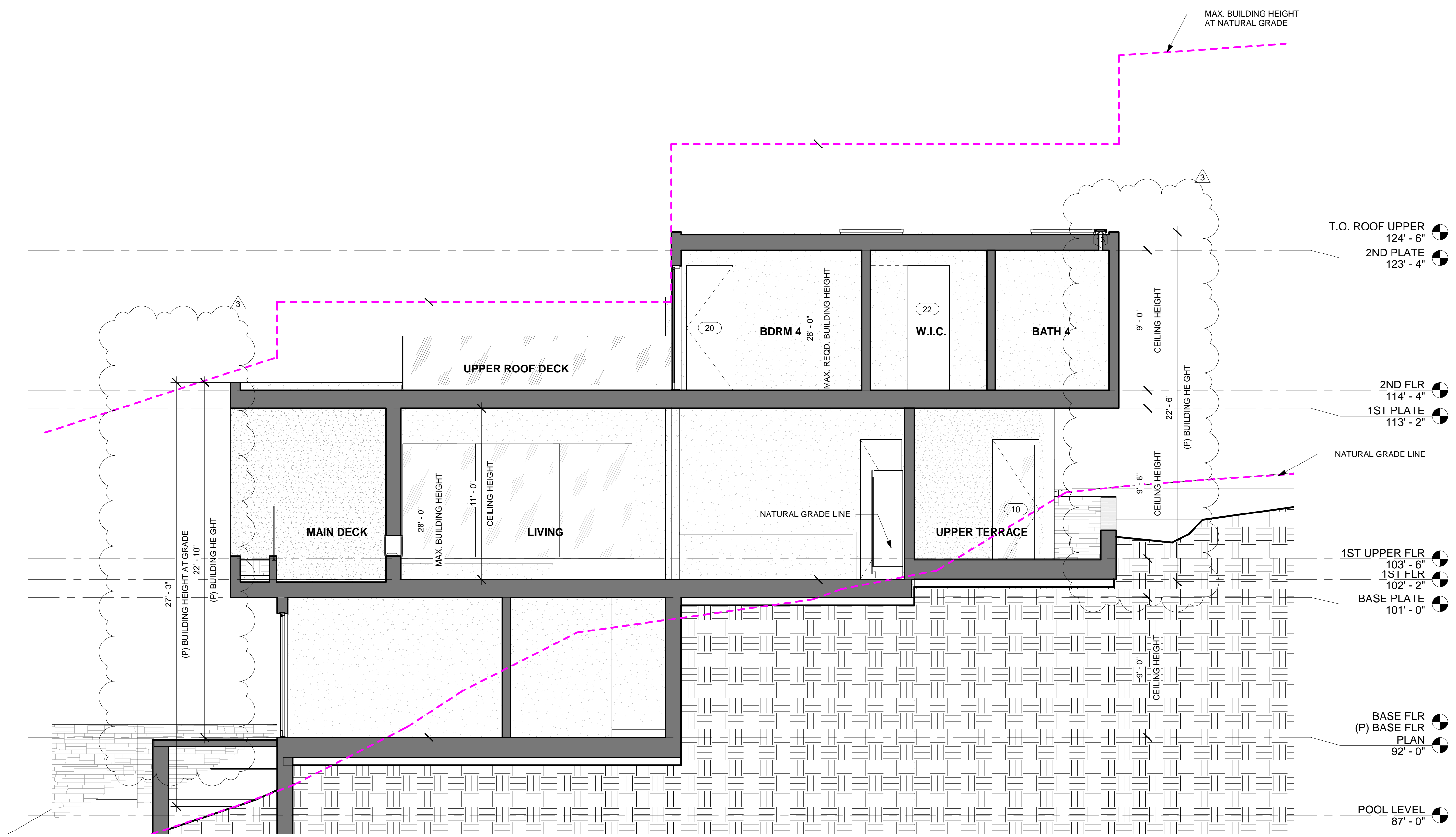
M-DESIGNS ARCHITECTS
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 REDWOOD CITY, CA 94062**

**INTERIOR DESIGN PACKAGE
 (P) B-B SECTION**

04/22/2020
A5.2
 6/8/2021 3:07:30 PM

- LEGEND
- ◇ # WALL TAG
 - ⊞ # WINDOW TAG
 - # DOOR TAG
 - T TEMPERED TAG
 - OBS OBSOLETE TAG
 - # PLAN NOTE



(P) B-B SECTION

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

Description	Date
REVISION 3	06/01/2021



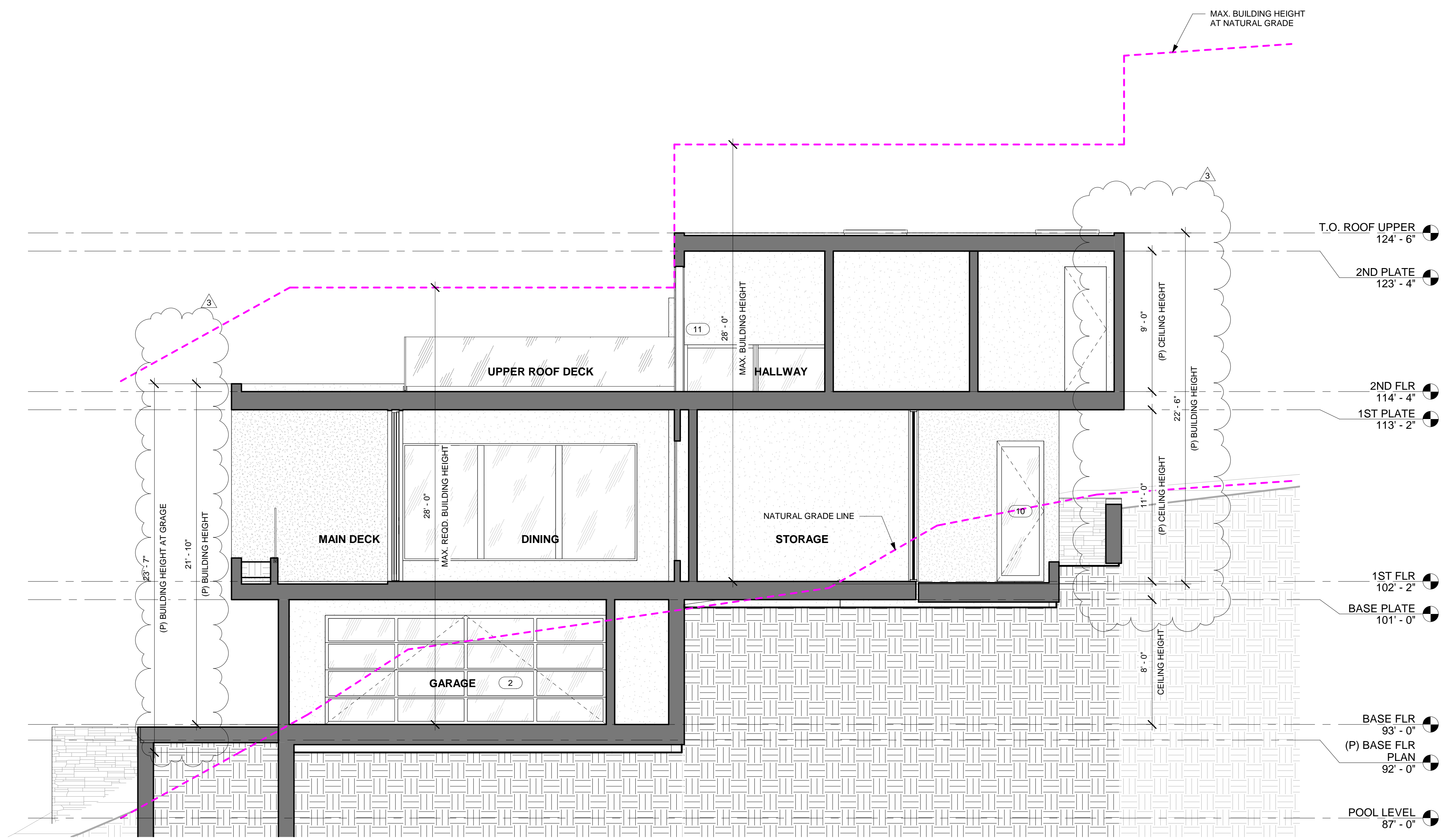
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 REDWOOD CITY, CA 94062

INTERIOR DESIGN PACKAGE
 (P) C-C SECTION

04/22/2020
A5.3

- LEGEND
- ◇ # WALL TAG
 - ⊞ # WINDOW TAG
 - ⊞ # DOOR TAG
 - ⊞ T TEMPERED TAG
 - ⊞ OBS OBSCURE TAG
 - ⊞ # PLAN NOTE



(P) C-C SECTION



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

6/8/2021 3:07:30 PM

Description	Date


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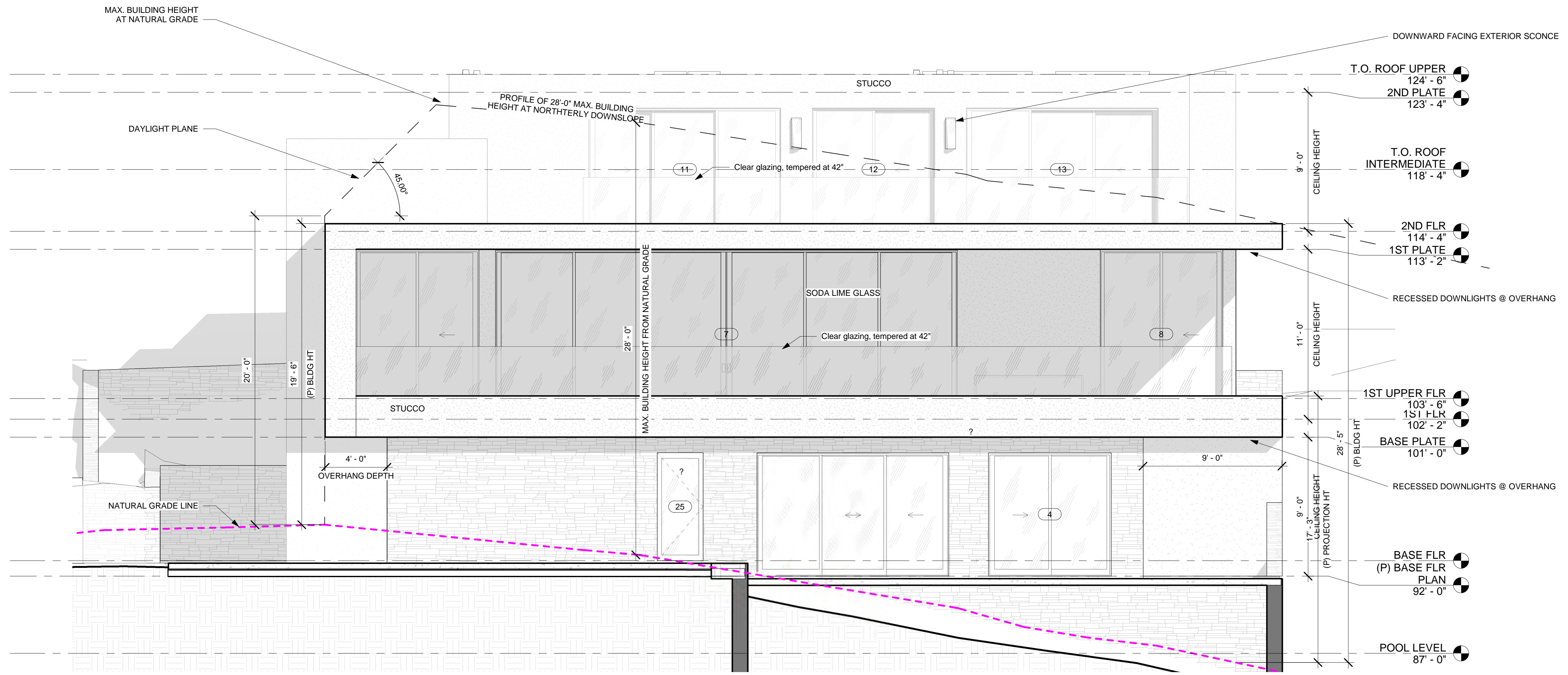
NEW RESIDENCE AT
 634 PALOMAR DRIVE
 REDWOOD CITY, CA 94062

INTERIOR DESIGN PACKAGE
 (P) NORTH ELEVATIONS

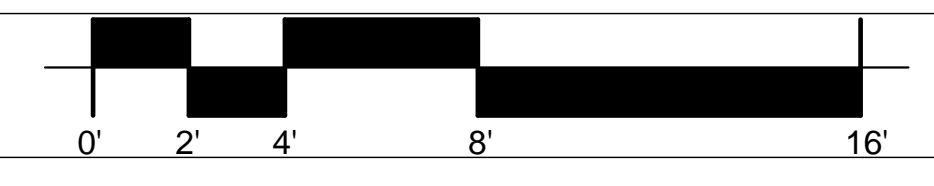
04/22/2020

A6.1

- LEGEND
- WALL TAG
 - WINDOW TAG
 - DOOR TAG
 - TEMPERED TAG
 - OBSCURE TAG
 - PLAN NOTE



(P) NORTH ELEVATIONS



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

Description	Date
REVISION 3	06/01/2021

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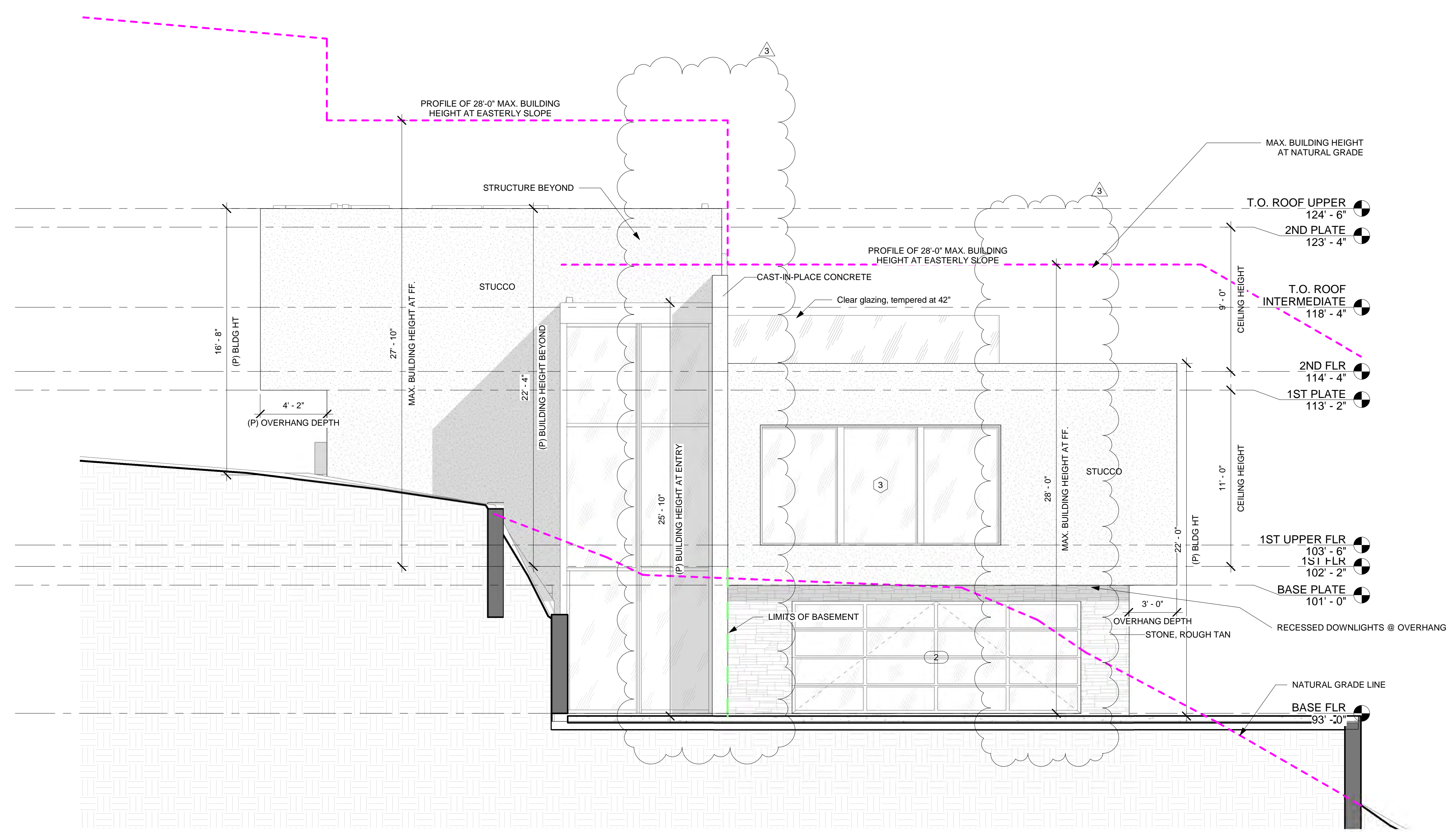
**NEW RESIDENCE AT
 634 PALOMAR DRIVE
 REDWOOD CITY, CA 94062**

**INTERIOR DESIGN PACKAGE
 (P) EAST ELEVATIONS**

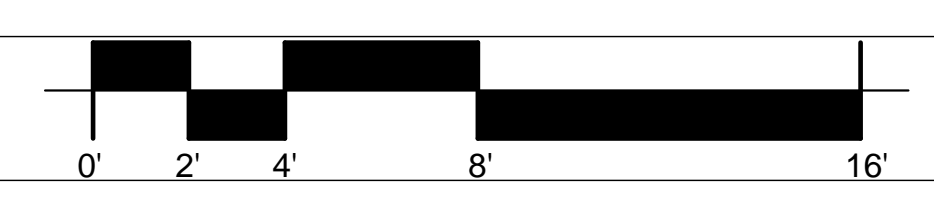
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A6.2
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- LEGEND
- ◇ WALL TAG
 - # WINDOW TAG
 - # DOOR TAG
 - T TEMPERED TAG
 - OBS OBSCURE TAG
 - # PLAN NOTE



(P) EAST ELEVATIONS



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

Description	Date



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 Fax: 650-625-7869

NEW RESIDENCE AT
 634 PALOMAR DRIVE
 REDWOOD CITY, CA 94062

INTERIOR DESIGN PACKAGE

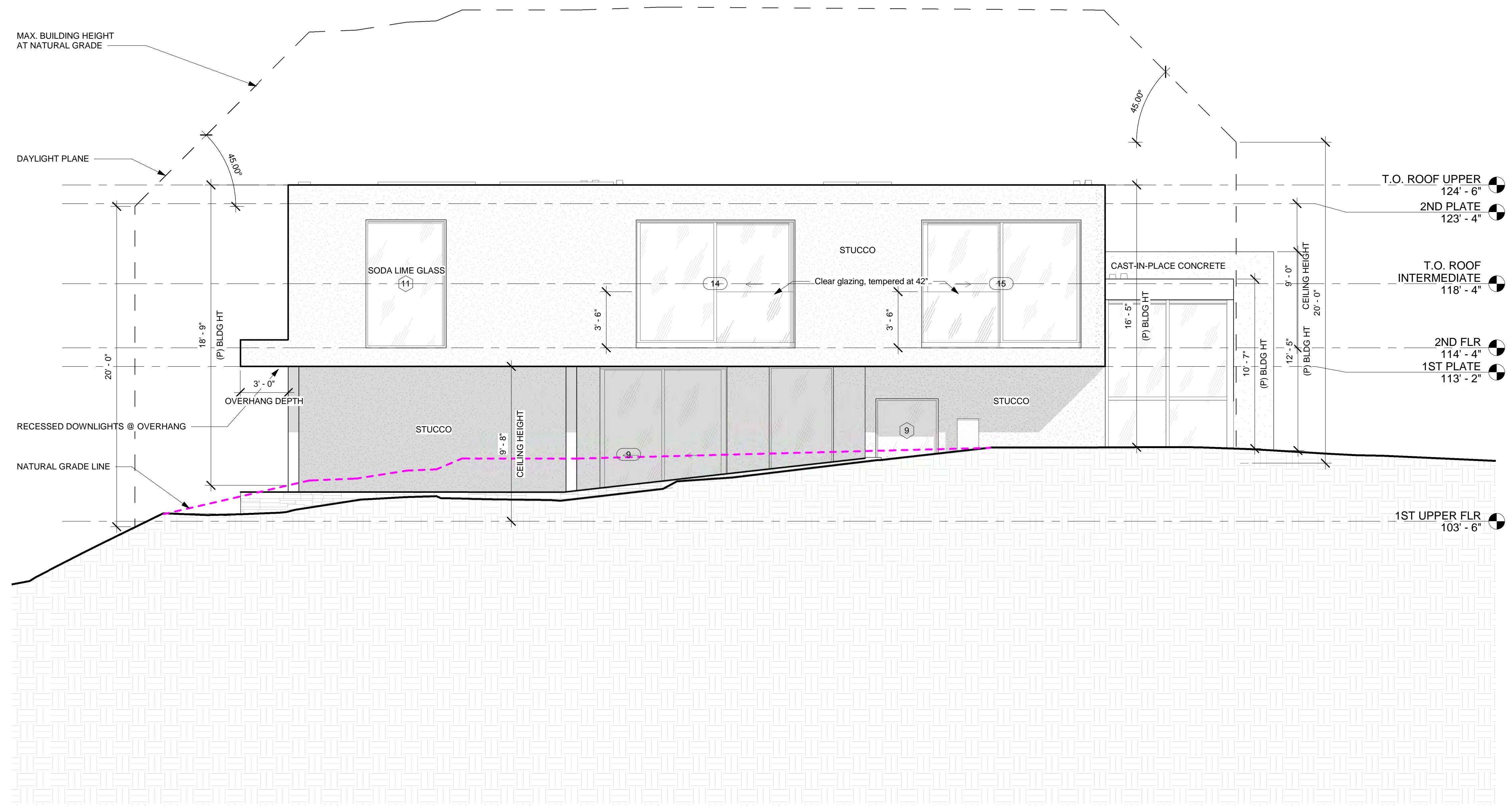
(P) SOUTH ELEVATION

04/22/2020

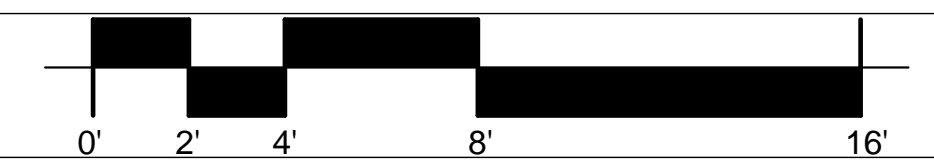
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- LEGEND
- ◆ WALL TAG
 - Ⓜ WINDOW TAG
 - Ⓜ DOOR TAG
 - Ⓜ TEMPERED TAG
 - Ⓜ OBSCURE TAG
 - Ⓜ PLAN NOTE



(P) SOUTH ELEVATION



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

1

Description	Date
REVISION 3	06/01/2021

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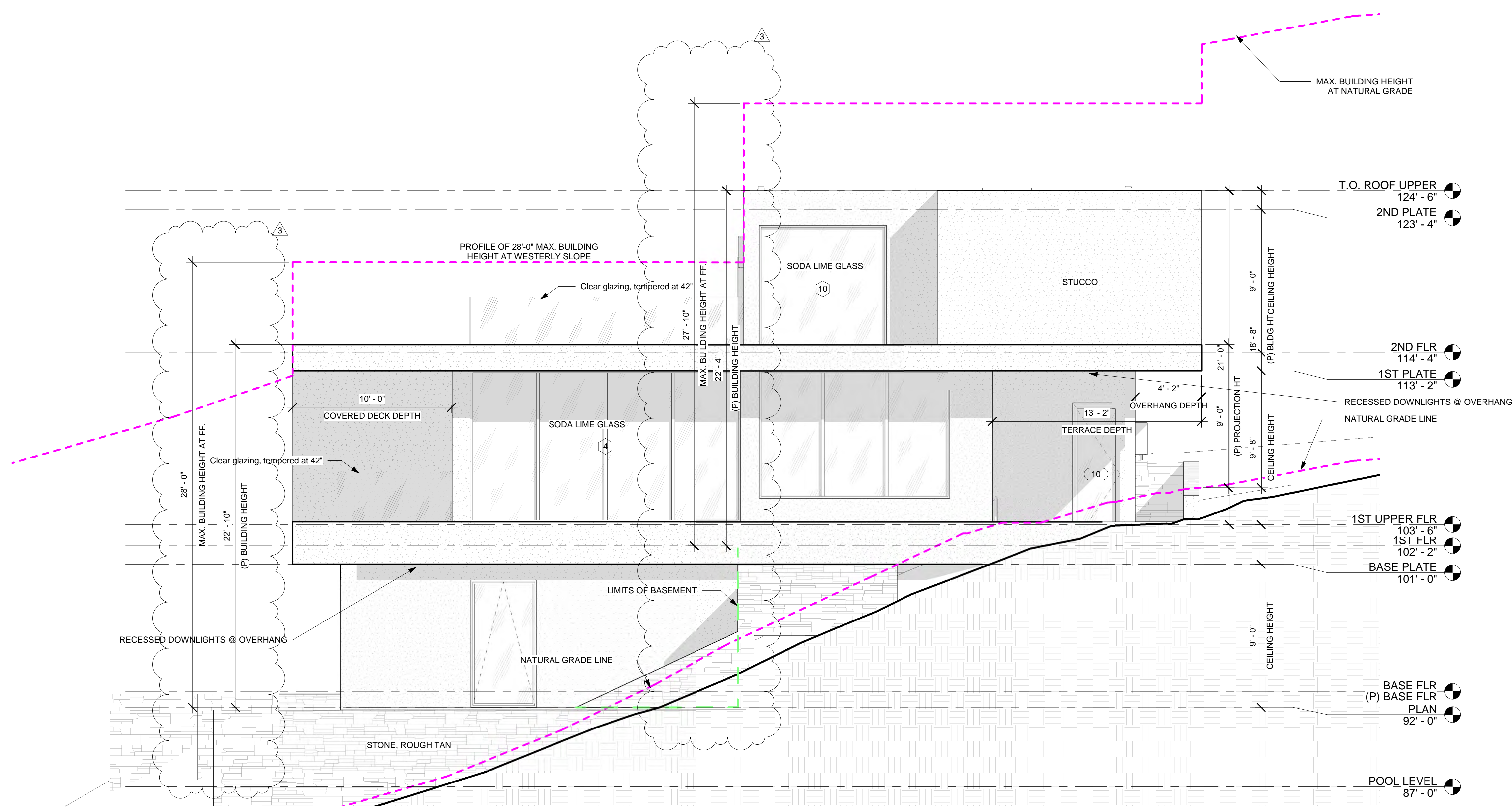
**NEW RESIDENCE AT
 634 PALOMAR DRIVE
 REDWOOD CITY, CA 94062**

**INTERIOR DESIGN PACKAGE
 (P) WEST ELEVATION**

04/22/2020

A6.4

- LEGEND
- ◇ WALL TAG
 - # WINDOW TAG
 - # DOOR TAG
 - T TEMPERED TAG
 - OBS OBSCURE TAG
 - # PLAN NOTE



(P) WEST ELEVATION



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

6/8/2021 3:07:45 PM

Description	Date
REVISION 1	12/18/2020



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NEW RESIDENCE AT
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 REDWOOD CITY, CA 94062

INTERIOR DESIGN PACKAGE
 COLOR/MATERIAL BOARD

04/22/2020

CB.1

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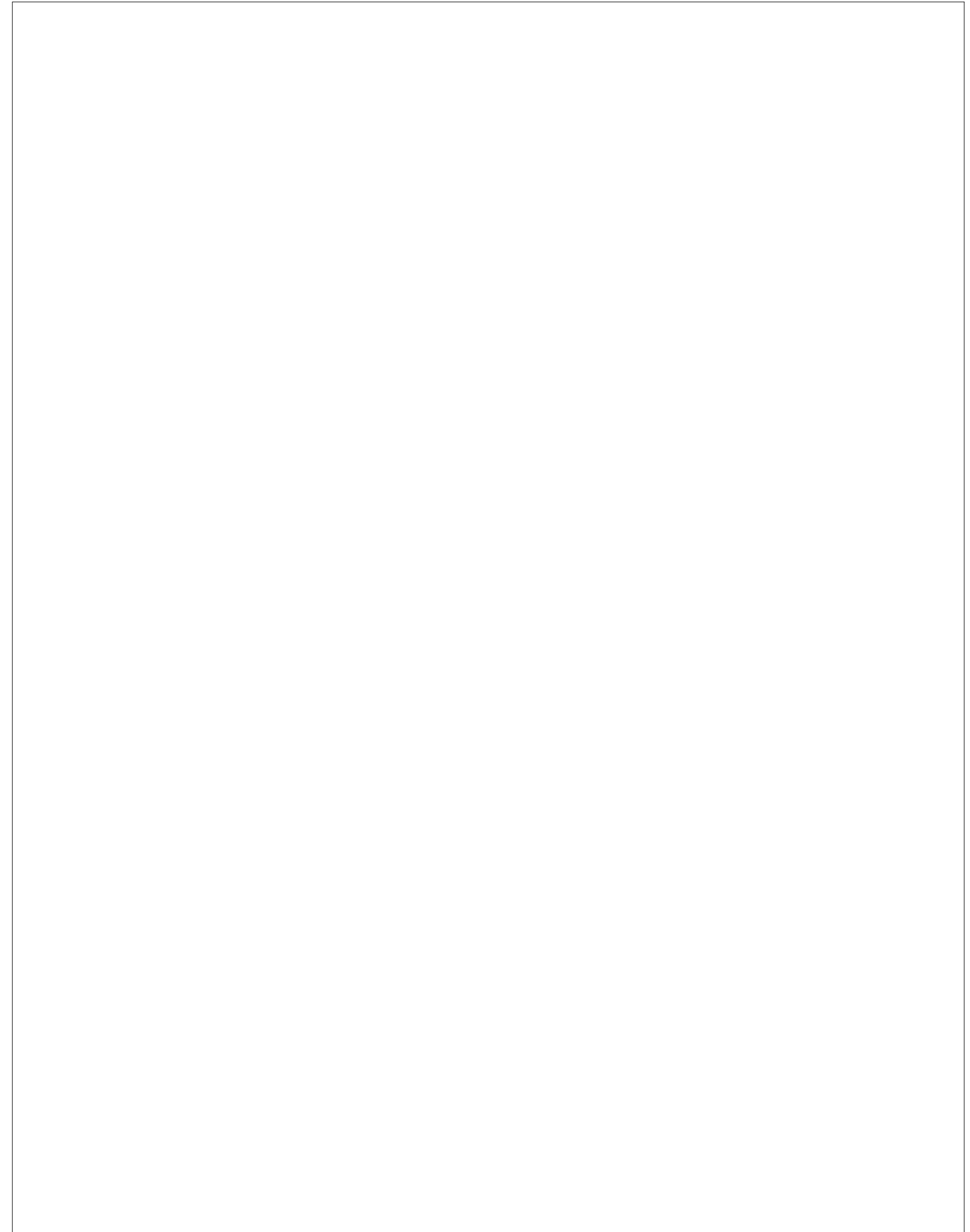
FRONT VIEW



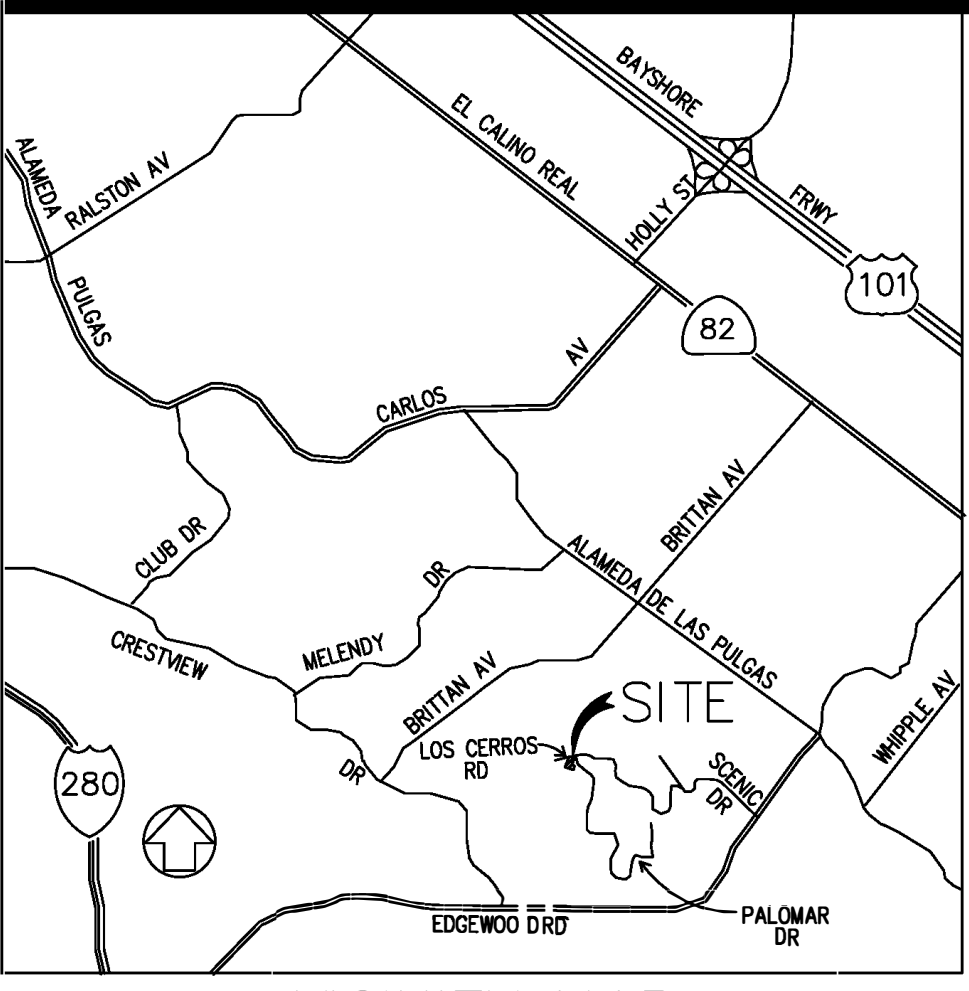
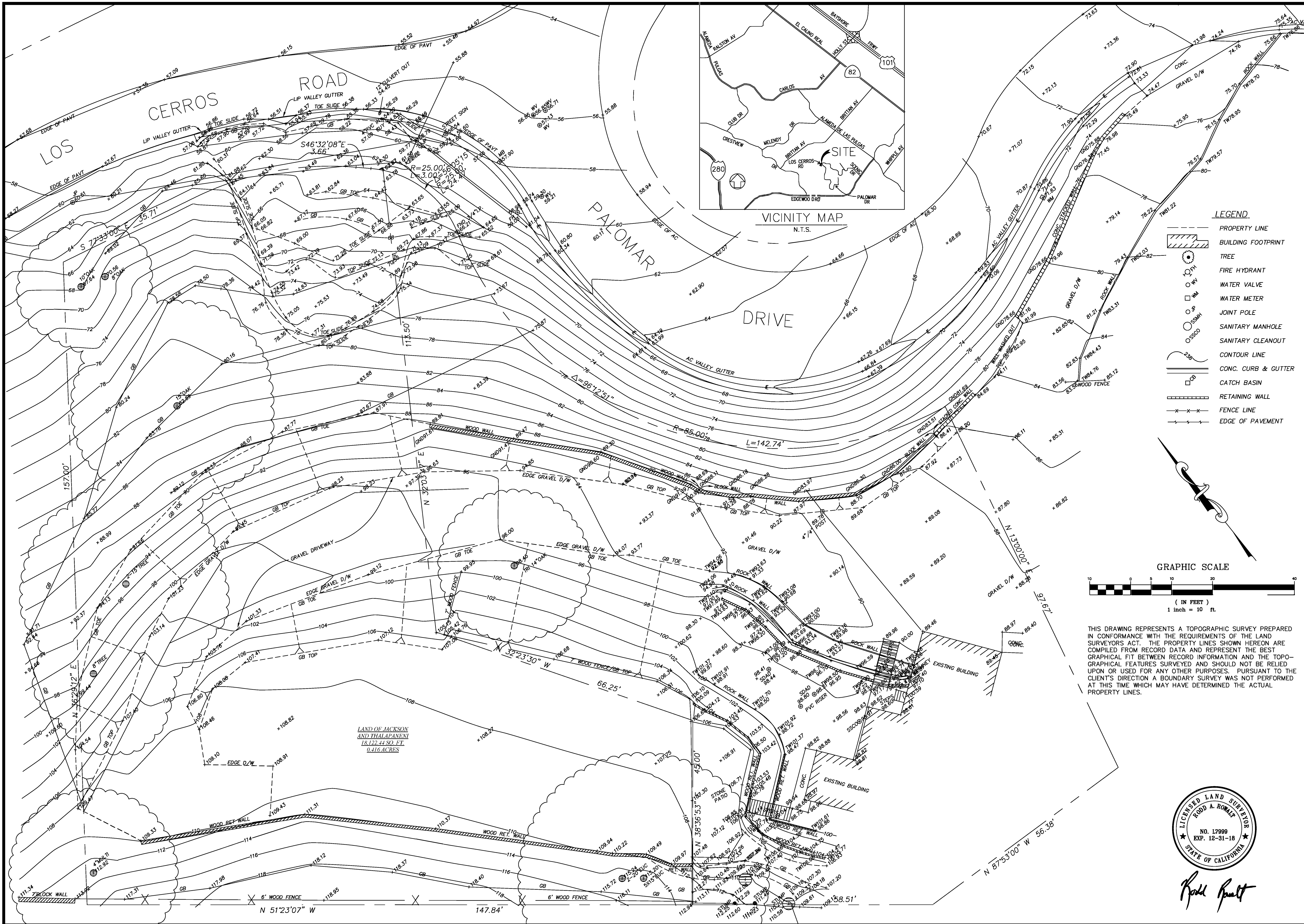
REAR VIEW



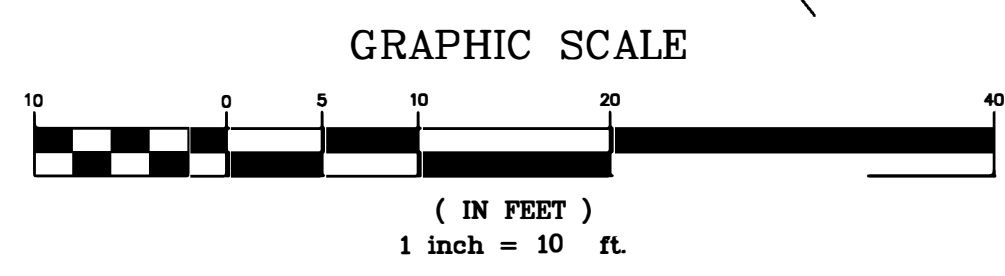
STREET VIEW



THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.



- LEGEND**
- PROPERTY LINE
 - BUILDING FOOTPRINT
 - TREE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - JOINT POLE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - CONTOUR LINE
 - CONC. CURB & GUTTER
 - CATCH BASIN
 - RETAINING WALL
 - FENCE LINE
 - EDGE OF PAVEMENT



THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



Raul Romo

SCALE	1"=10'
REVISIONS	
DATE	
DRAWN BY	E.T.
DESIGNED BY	
CHECKED BY	

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 4880 Stevens Creek Blvd., Suite 205, San Jose, CA 95129
 (408) 615-4000 Fax (408) 615-4004
 Auburn • San Jose • Oakland

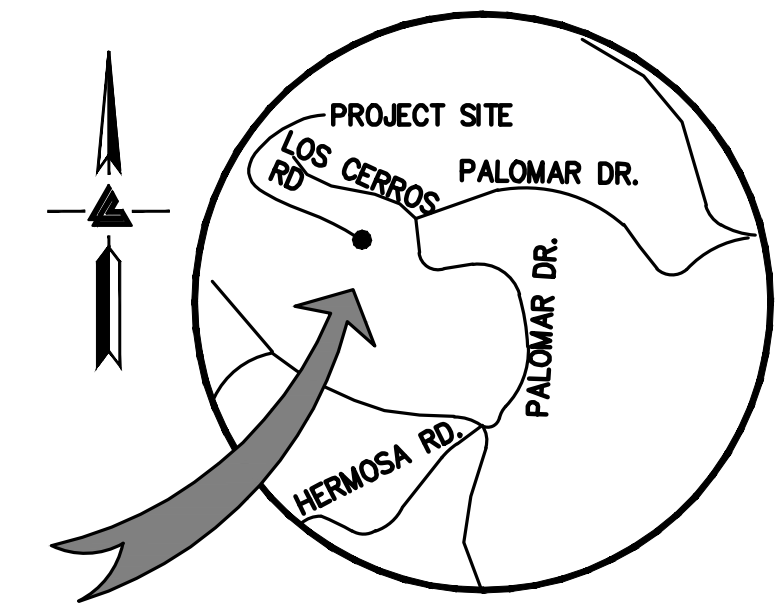
634 PALOMAR DRIVE
REDWOOD CITY, CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET	1
OF	1
DATE	3/24/17
JOB NO.	14144

C:\SMA\14144\Map\14144-Topo.dwg 3/28/2018 8:58:03 PM PST

634 PALOMAR DRIVE REDWOOD CITY, CALIFORNIA UNINCORPORATED SAN MATEO COUNTY



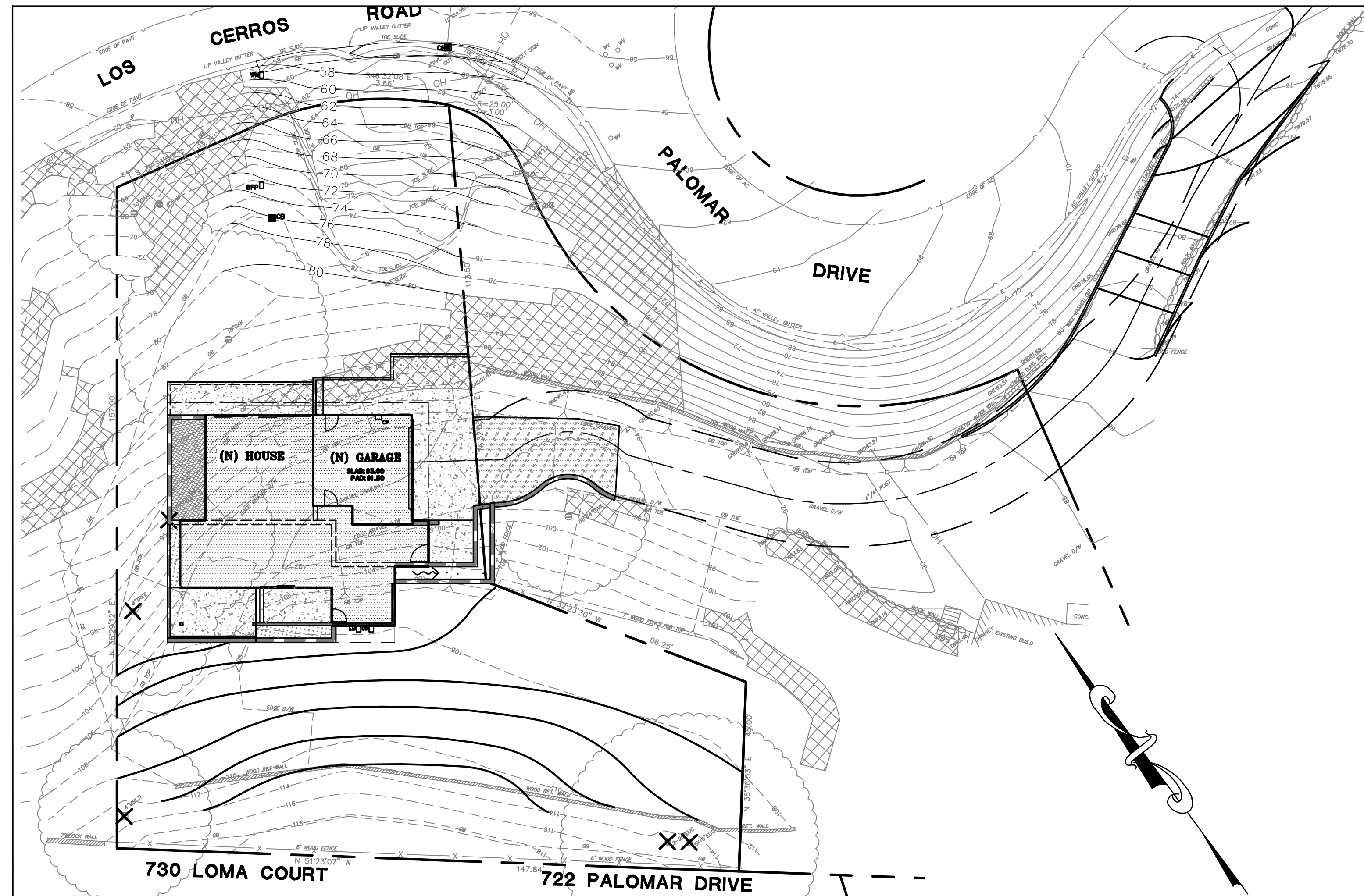
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
DUBLIN, CALIFORNIA 94568
HAYWARD, CALIFORNIA 94545
SAN JOSE
(510) 887-4086
WWW.LEABRAZE.COM

LEGEND

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

ABBREVIATIONS

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

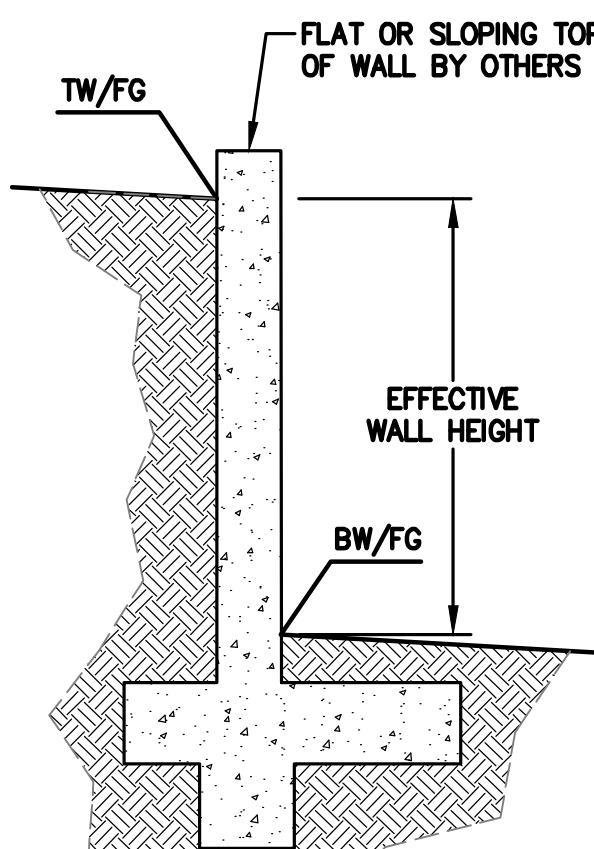


KEY MAP

1" = 20'

RETAINING WALL NOTES

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



SCHEMATIC RETAINING WALL
PLEASE NOTE THE DETAIL ABOVE IS SCHEMATIC ONLY AND DOES NOT PERTAIN TO ANY SPECIFIC RETAINING WALL LOCATED ON-SITE.

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

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



OWNER'S INFORMATION

OWNER:
DAVID JACKSON AND ANUSHA THALAPANEN
485 BRYANT STREET, APT. B
SAN FRANCISCO, CALIFORNIA

APN: 051-022-380

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY GIULIANI & KULL, INC., ENTITLED: "TOPOGRAPHIC SURVEY" 634 PALOMAR DRIVE, REDWOOD CITY, CALIFORNIA DATED: 3-24-17 JOB#14144
 - ARCHITECTURAL AND SITE DESIGN PLANS BY M. DESIGN ARCHITECTS. ENTITLED: "NEW RESIDENCE AT 634 PALOMAR DRIVE" 634 PALOMAR DRIVE, REDWOOD CITY, CALIFORNIA DATED: 04-22-20 JOB#:
 - SOIL REPORT BY ATLAS GEOSPHERE CONSULTANTS, INC., ENTITLED: "PROPOSED RESIDENTIAL DEVELOPMENT" 634 PALOMAR DRIVE, REDWOOD CITY, CALIFORNIA DATE: 07-29-2020 JOB# 91-55905-A

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

SITE DEVELOPMENT INFORMATION

TOTAL SITE AREA:	18,129 SQFT / 0.42 ACRE
TOTAL DISTURBED AREA:	14,359 SQFT / 0.33 ACRE

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	SWIMMING POOL(S) AND SPA(S)	OFFSITE/ROADWAY	TOTAL CUBIC YARDS
CUT	525	290	35	30	880
FILL	0	90	0	0	90
EXPORT					790

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

INSPECTIONS REQUIRED
THE COUNTY OF SAN MATEO REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY LEA & BRAZE ENGINEERING, INC. OCCURS.
POINT OF CONTACT:
JIM TOBY
LEA & BRAZE ENGINEERING, INC.
(510)887-4086 jtoby@leabraze.com

SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	DETAILS
C-4.1	DETAILS
C-5.0	GRADING SPECIFICATIONS
C-6.0	DRIVEWAY PROFILES
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
BMP	BEST MANAGEMENT PRACTICES

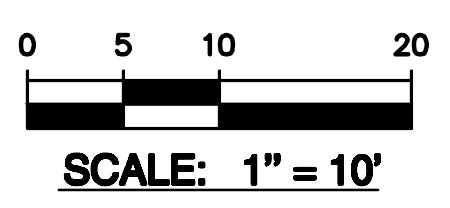
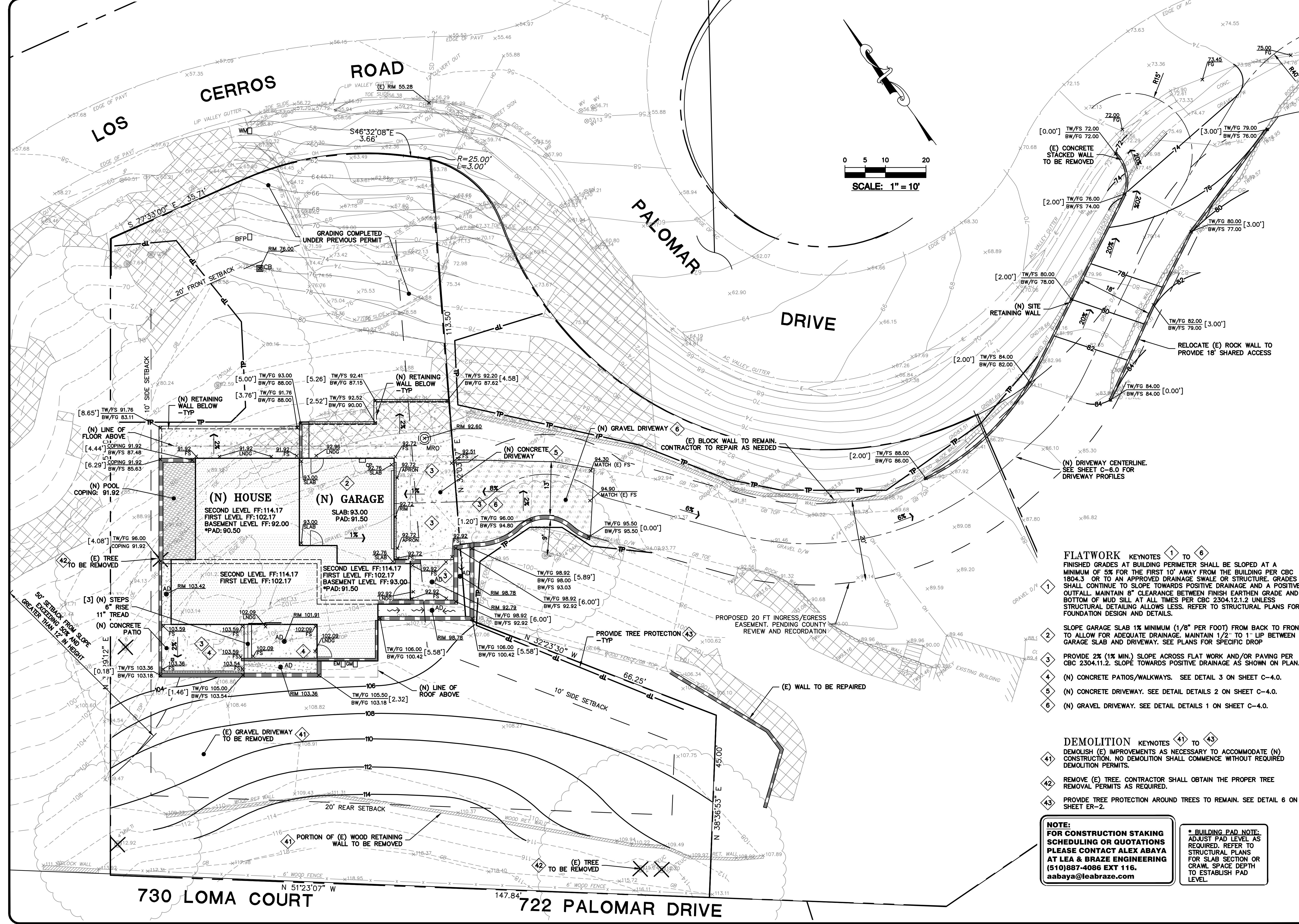
634 PALOMAR DRIVE
REDWOOD CITY,
CALIFORNIA

TITLE SHEET

NO.	REVISIONS	BY
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1	PLANCHECK 12-10-20	JOR

JOB NO: 2200474
DATE: 07-17-20
SCALE: 1"=20'
DESIGN BY: JOR
DRAWN BY: JOR
SHEET NO:

C-1.0
1 OF 9 SHEETS



- FLATWORK** KEYNOTES 1 TO 6
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 - 2 SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
 - 3 PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 4 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 3 ON SHEET C-4.0.
 - 5 (N) CONCRETE DRIVEWAY. SEE DETAIL DETAILS 2 ON SHEET C-4.0.
 - 6 (N) GRAVEL DRIVEWAY. SEE DETAIL DETAILS 1 ON SHEET C-4.0.
- DEMOLITION** KEYNOTES 41 TO 43
- 41 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 42 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
 - 43 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

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

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



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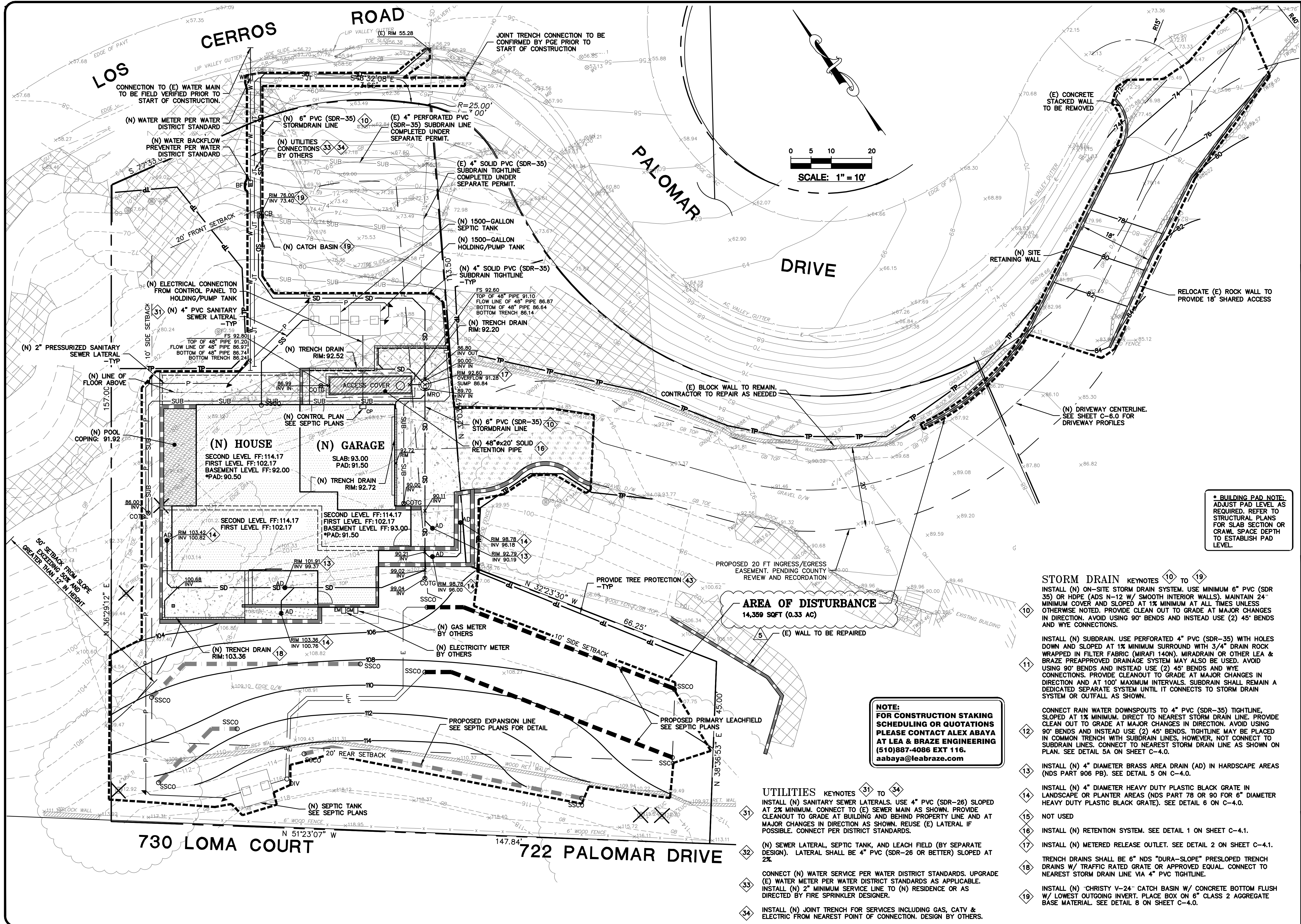
**634 PALOMAR DRIVE
 REDWOOD CITY,
 CALIFORNIA**

APN: 051-022-380
 SAN MATEO COUNTY

**GRADING &
 DRAINAGE PLAN**

NO.	REVISIONS	BY
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JOB NO: 2200474
 DATE: 07-17-20
 SCALE: 1"=10'
 DESIGN BY: JOR
 DRAWN BY: JOR
 SHEET NO:



SCALE: 1" = 10'

*** BUILDING PAD NOTE:**
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NOTE:
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STORM DRAIN KEYNOTES 10 TO 19
INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN. SEE DETAIL 5A ON SHEET C-4.0.

INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB). SEE DETAIL 5 ON C-4.0.

INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 6 ON C-4.0.

NOT USED

INSTALL (N) RETENTION SYSTEM. SEE DETAIL 1 ON SHEET C-4.1.

INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 2 ON SHEET C-4.1.

TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.

INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 8 ON SHEET C-4.0.

UTILITIES KEYNOTES 31 TO 34
INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
(N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%.
CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.



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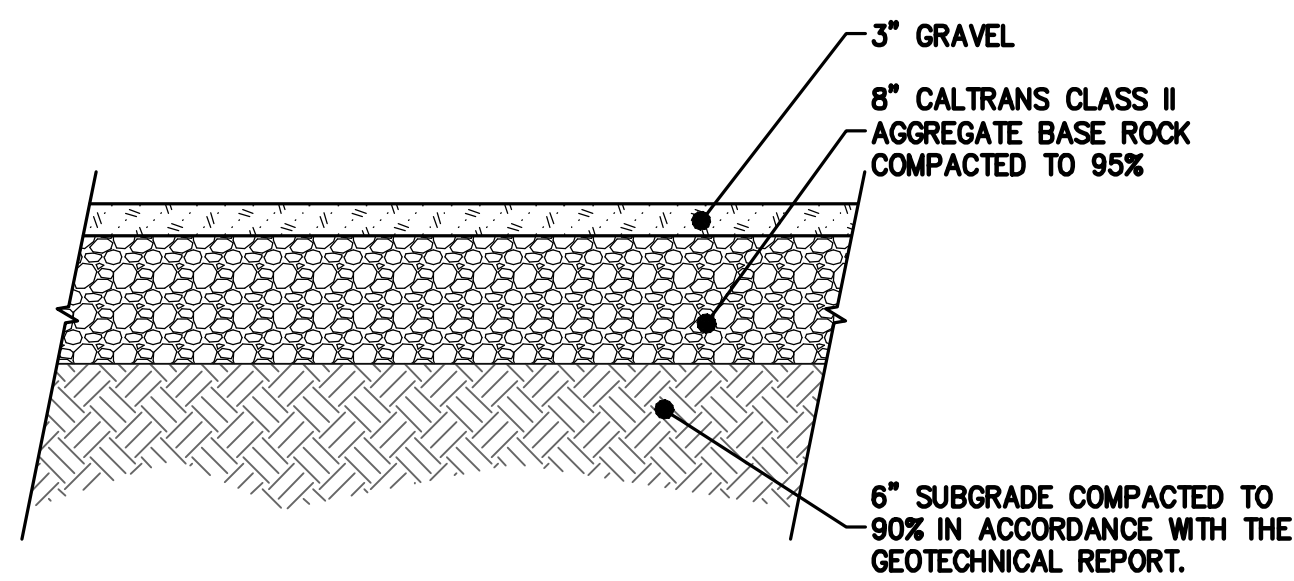
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UTILITY PLAN

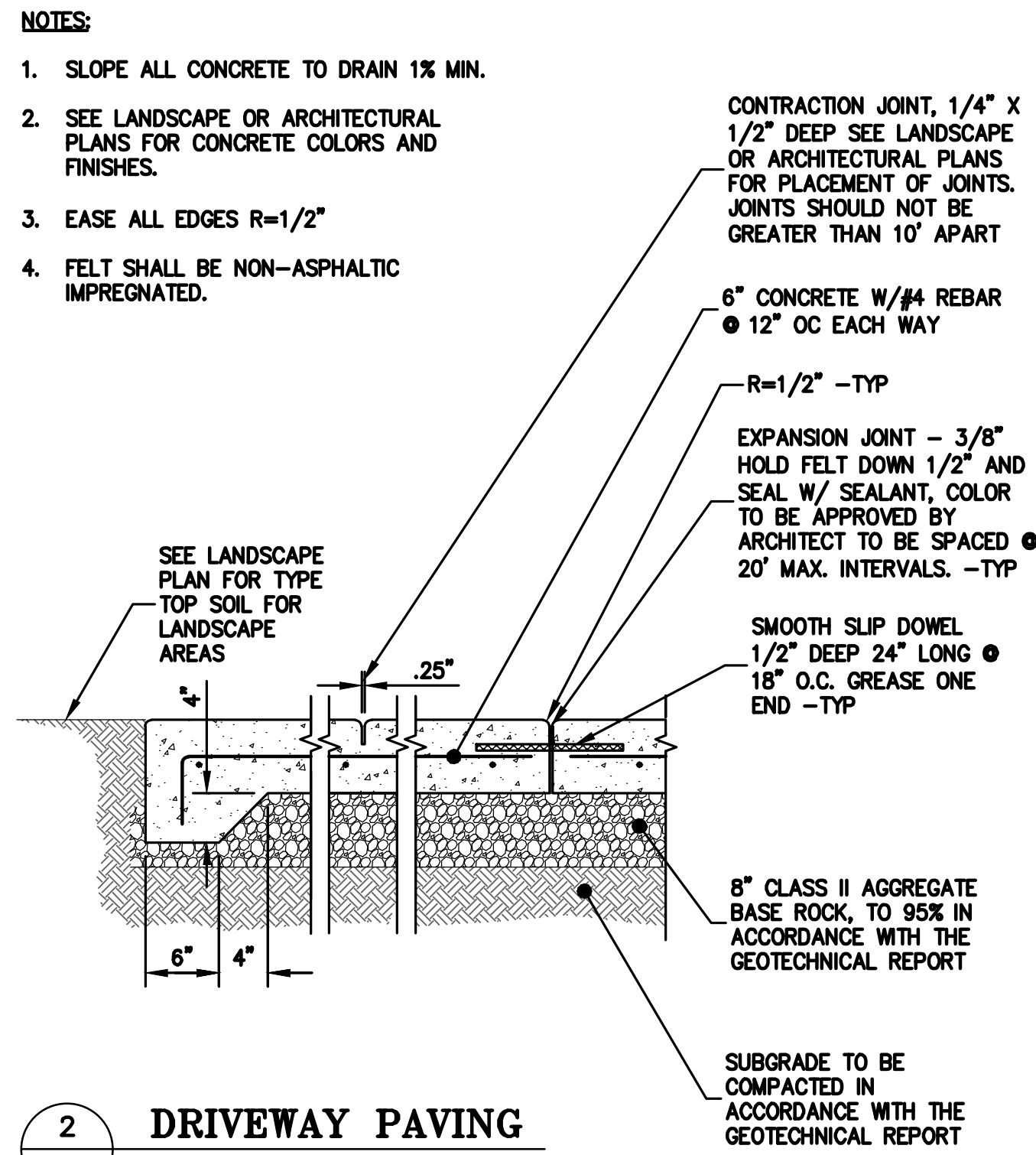
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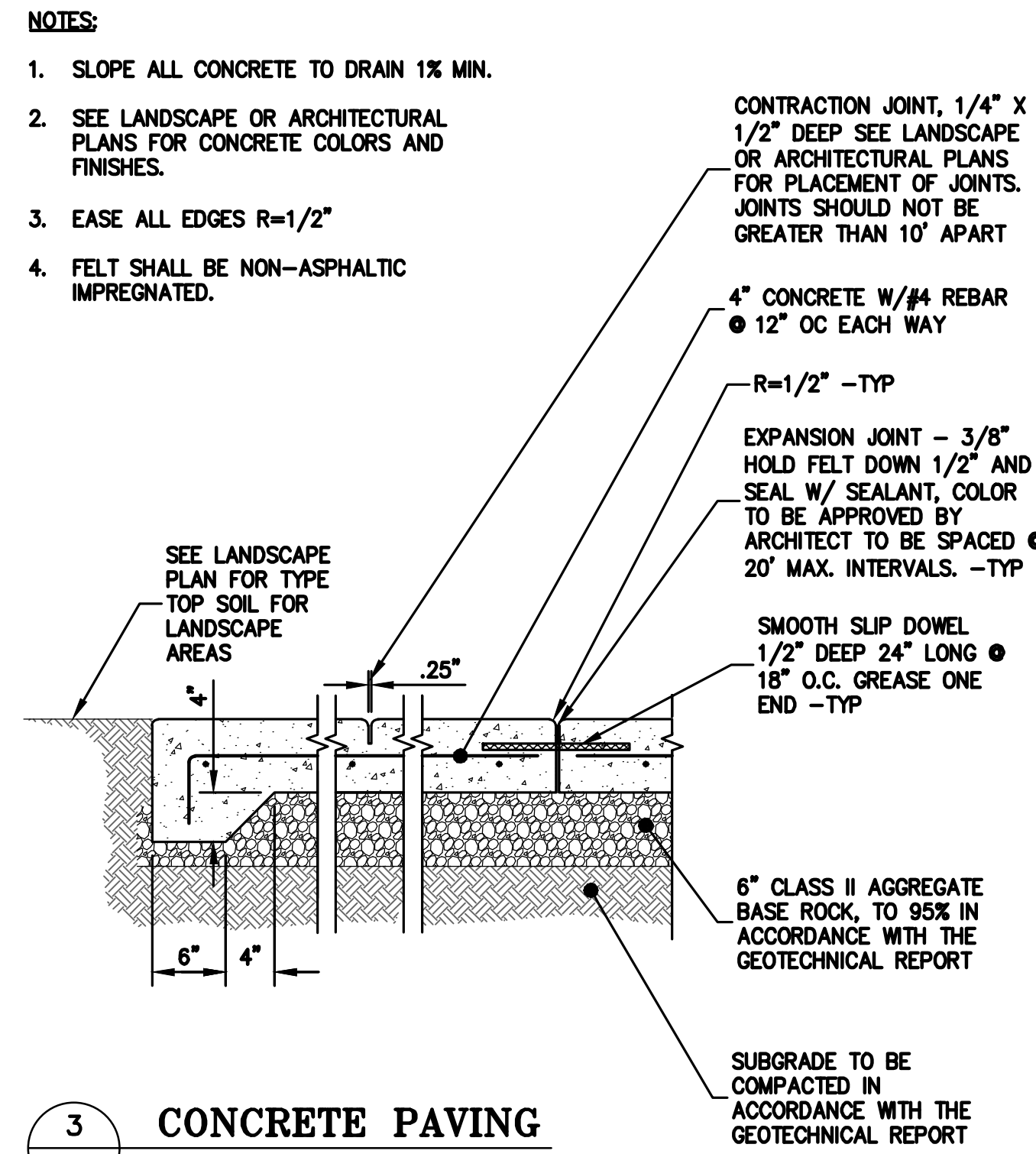
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3 OF 9 SHEETS



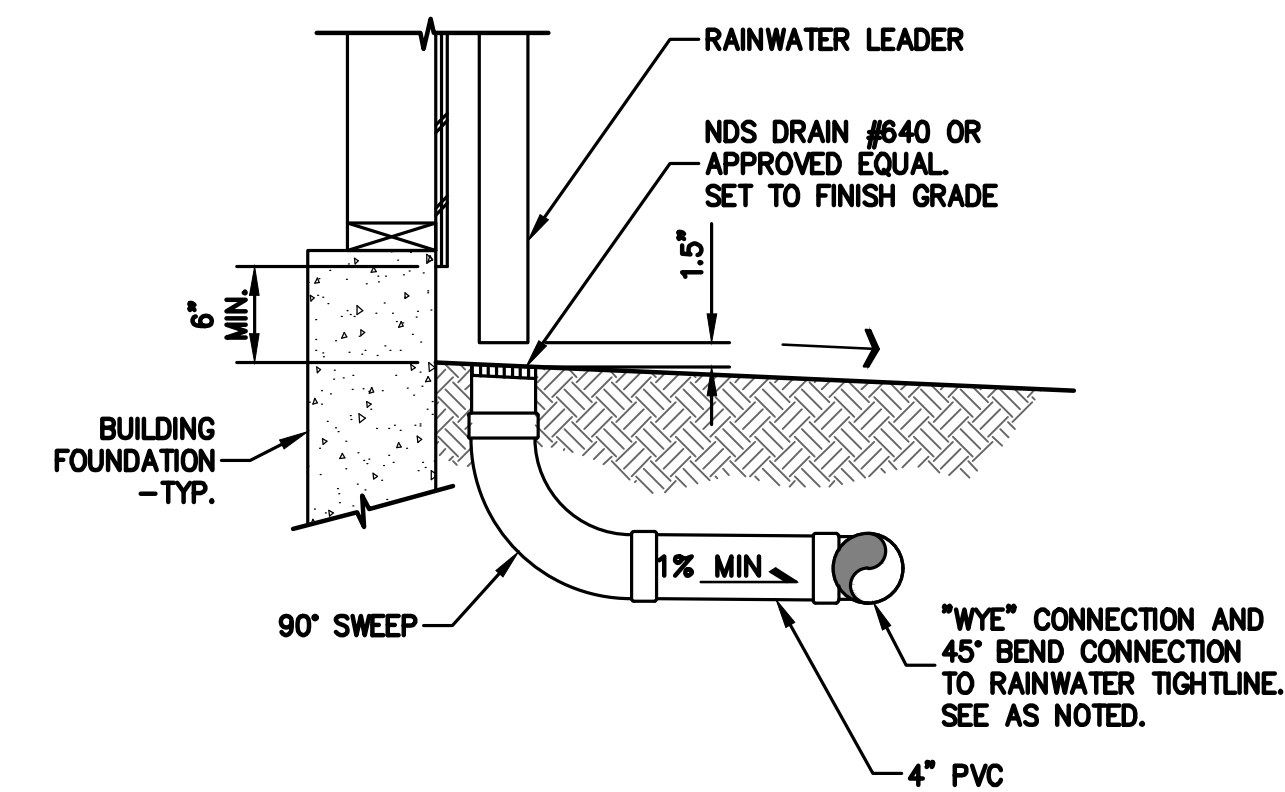
1 GRAVEL DRIVEWAY SECTION
C-4.0 NTS



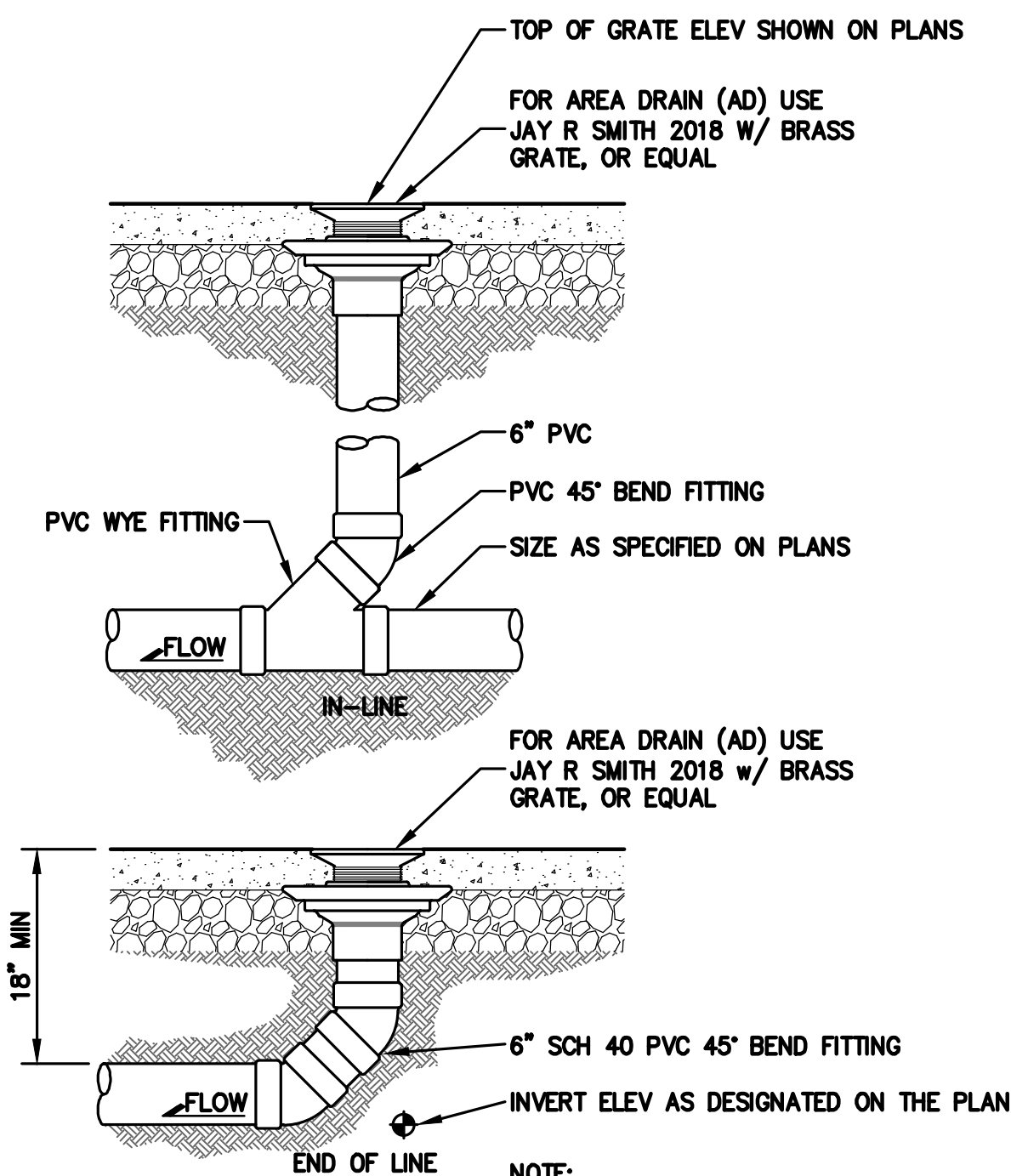
2 DRIVEWAY PAVING
C-4.0 NTS



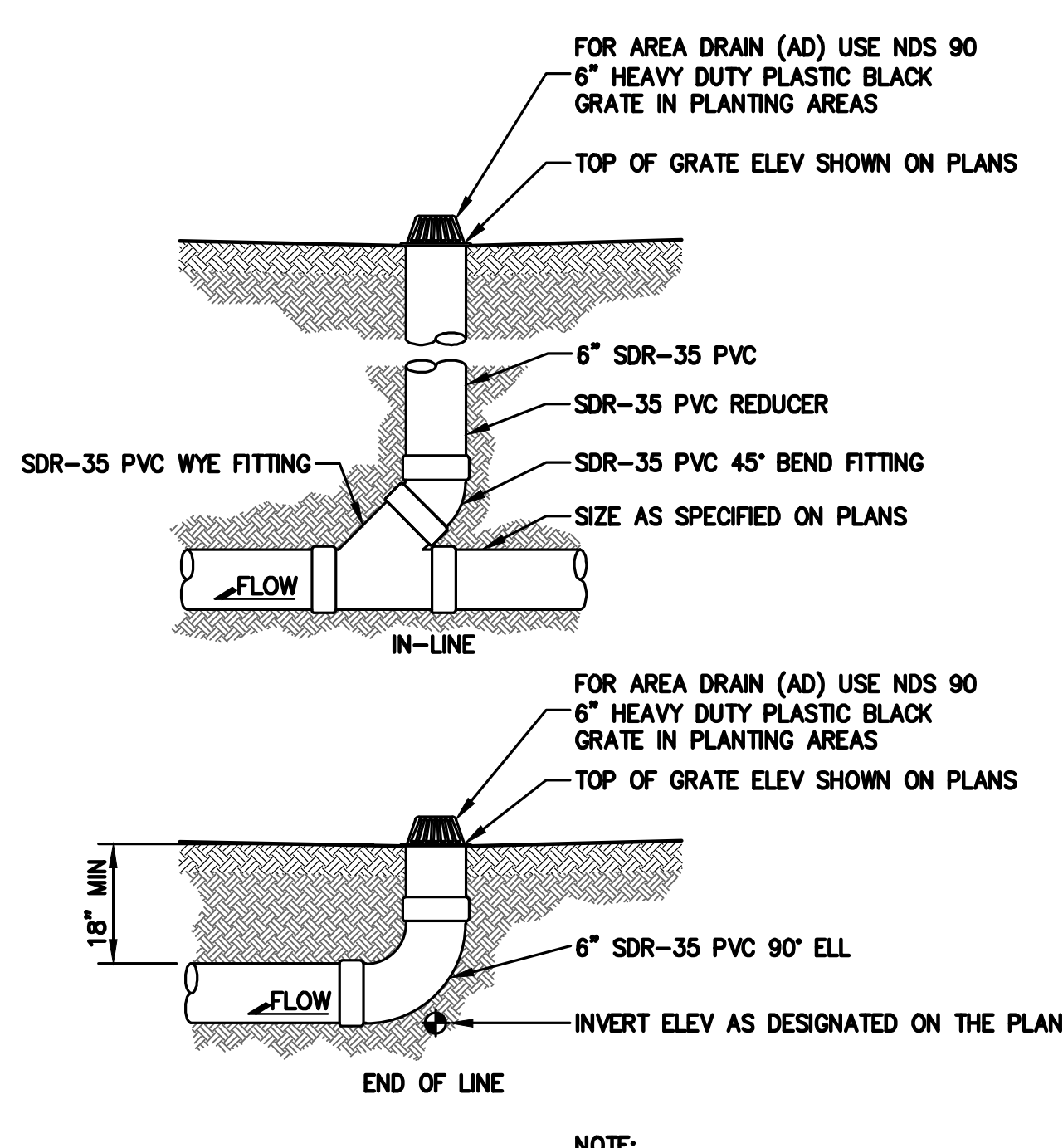
3 CONCRETE PAVING
C-4.0 NTS



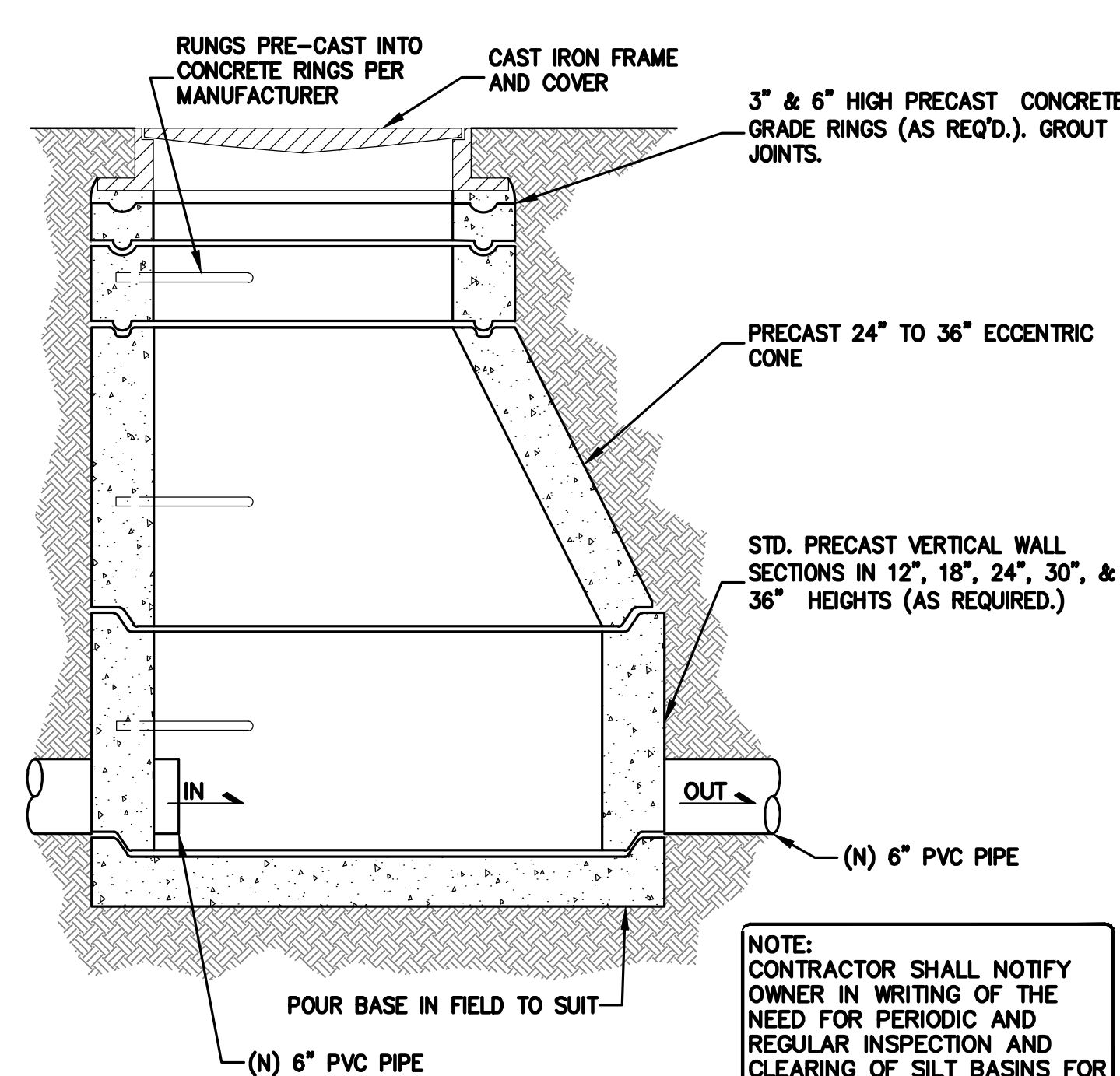
4 RAIN WATER LEADER TO TIGHTLINE CONNECTION
C-4.0 NTS



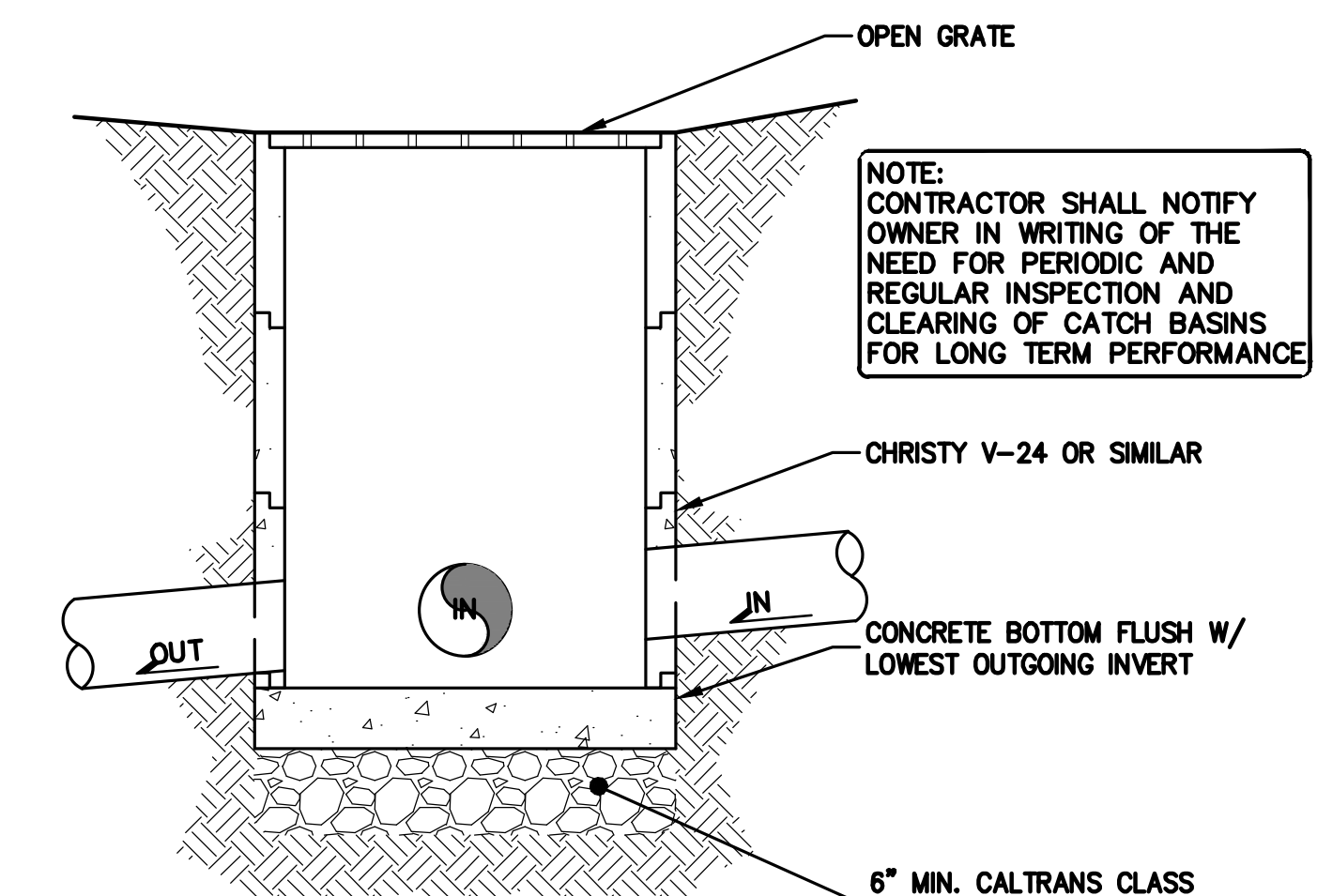
5 FLATWORK DRAIN
C-4.0 NTS



6 AREA DRAIN
C-4.0 NTS



7 STORM DRAIN MANHOLE
C-4.0 NTS



8 CATCH BASIN
C-4.0 NTS



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DETAILS

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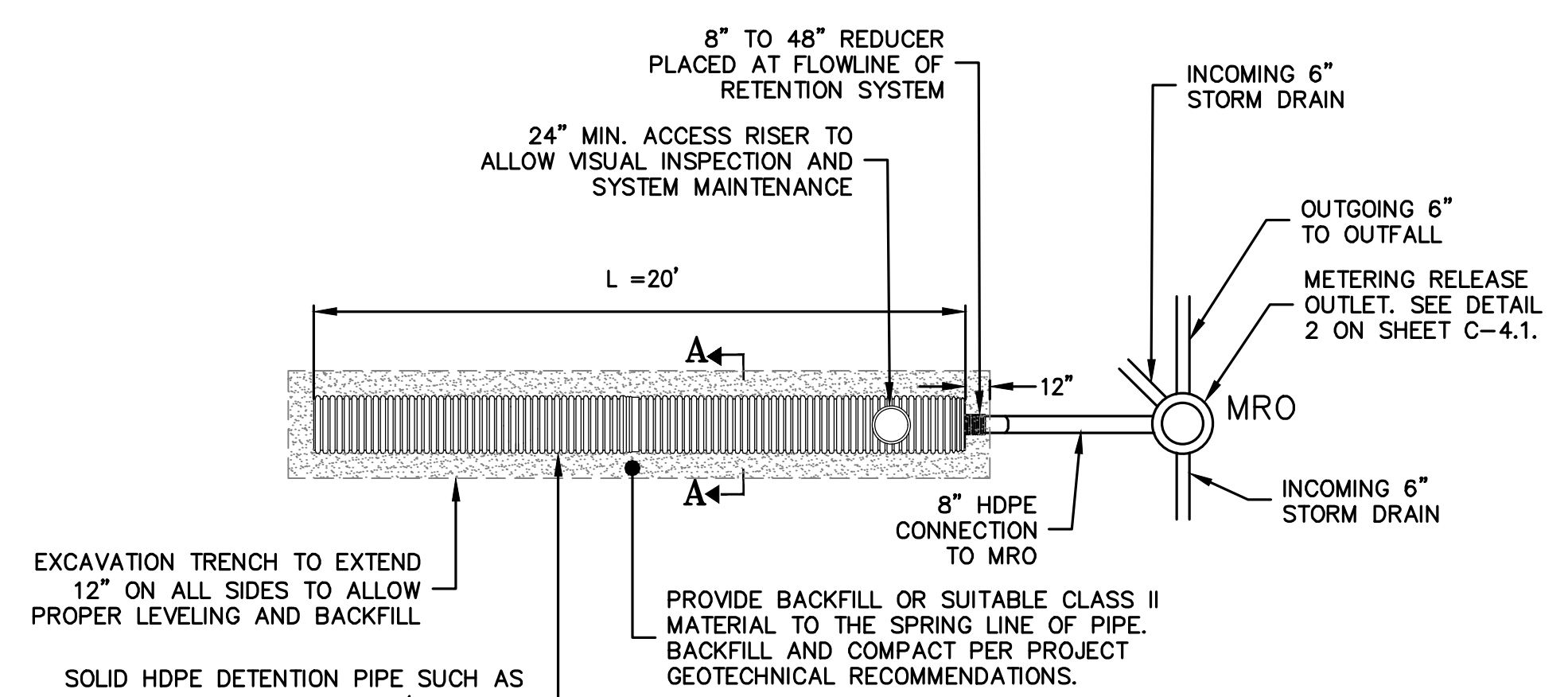
SAN MATEO COUNTY

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C-4.1
 5 OF 9 SHEETS



EXCAVATION TRENCH TO EXTEND 12" ON ALL SIDES TO ALLOW PROPER LEVELING AND BACKFILL

SOLID HDPE DETENTION PIPE SUCH AS ADS N-12 OR EQUIVALENT W/ 48-INCH INNER DIAMETER. JOIN PIPES PER MANUFACTURER SPECIFICATIONS FOR WATERTIGHT CONNECTIONS

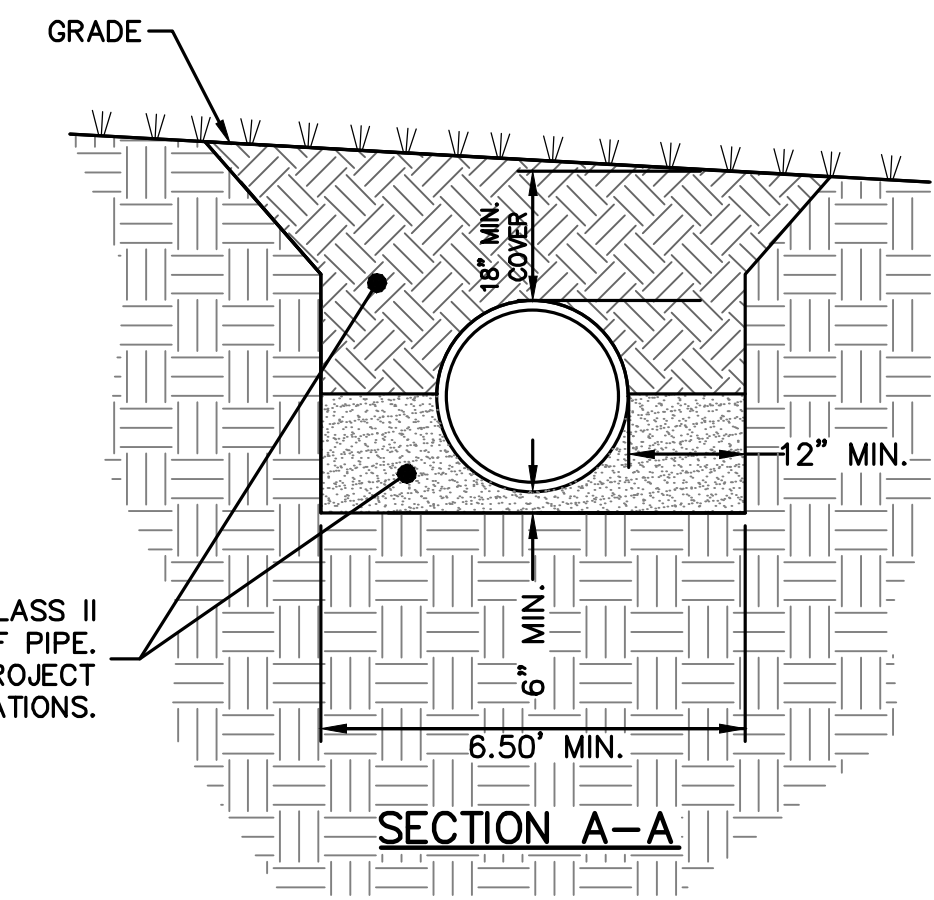
PLAN VIEW

NOTE:
 REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.
 REFER TO THE PLANS FOR SPECIFIC ACCESS COVER LOCATIONS.

STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	MIN. SIDE COVER
48" (1200 MM)	54" (1372 MM)	12" (292 MM)

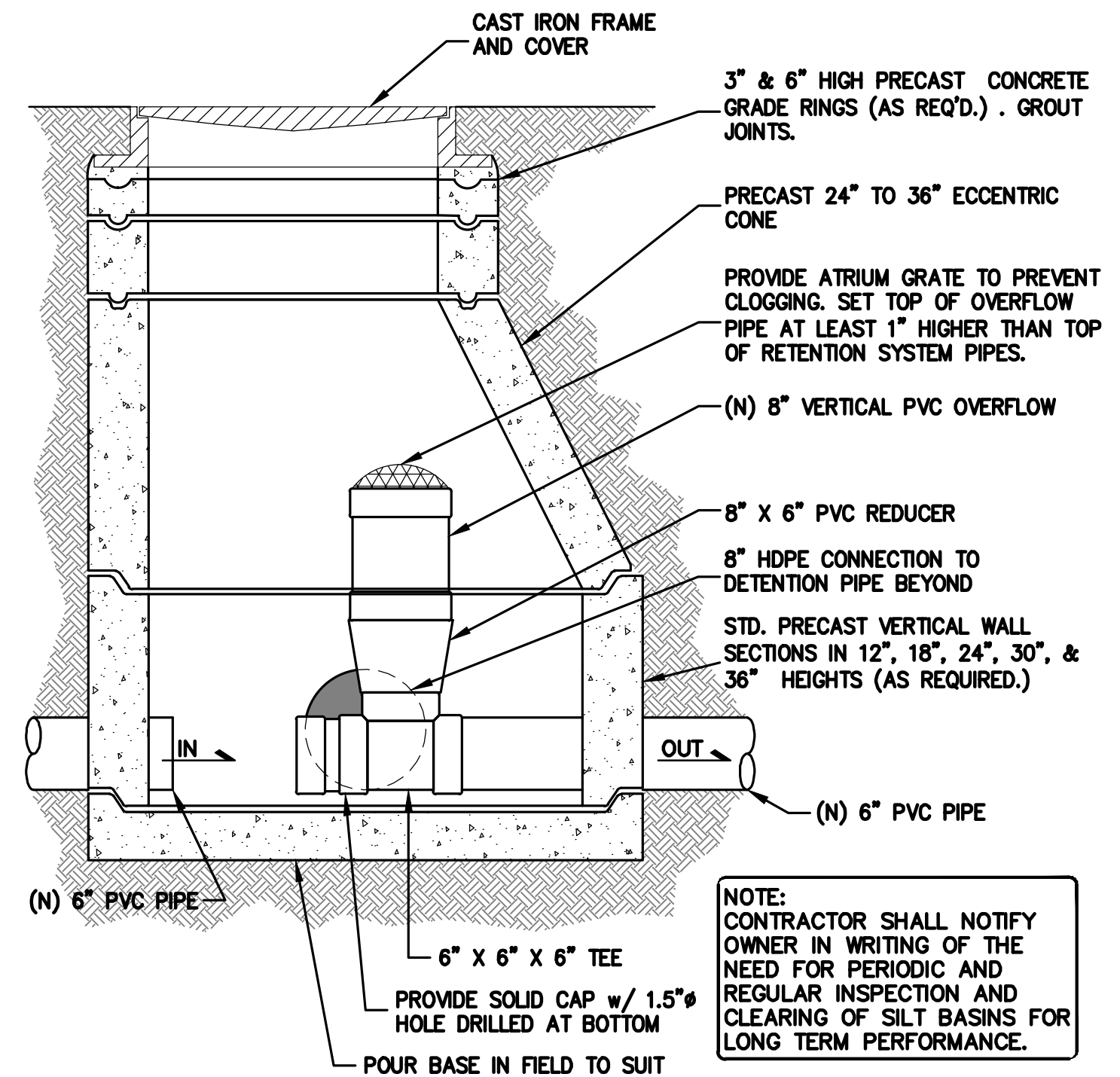
1 DETENTION SYSTEM DETAIL
 C-4.1 NTS

- NOTES:
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.



PROVIDE BACKFILL OR SUITABLE CLASS II MATERIAL TO THE SPRING LINE OF PIPE. BACKFILL AND COMPACT PER PROJECT GEOTECHNICAL RECOMMENDATIONS.

6. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 8" (150mm) FOR 30"-60" (750mm-900mm) COMPACTED TO 90% SPD.
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE. COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
9. CONNECTIONS: ALL CONNECTIONS FOR EACH SEGMENT SHALL BE WATER TIGHT.
 * CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.



NOTE:
 CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

2 METERED RELEASE OUTLET
 C-4.1 NTS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT...

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT...

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE...

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED...

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED...

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER...

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY...

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK...

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER...

STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY EARTH INVESTIGATIONS CONSULTANTS; AND THE COUNTY OF SAN MATEO.
B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557, FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017.

3. CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

4. SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION.

5. EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS.
B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

- A. FILL MATERIALS
THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.
B. FILL CONSTRUCTION
THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE OPERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY. THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL), DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERRILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER LETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY 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, GENERALLY FROM 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 LOCAL JURISDICTION.
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. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
H. 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.
I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
K. 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.
L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING, OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
N. 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 COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR 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.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE: THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



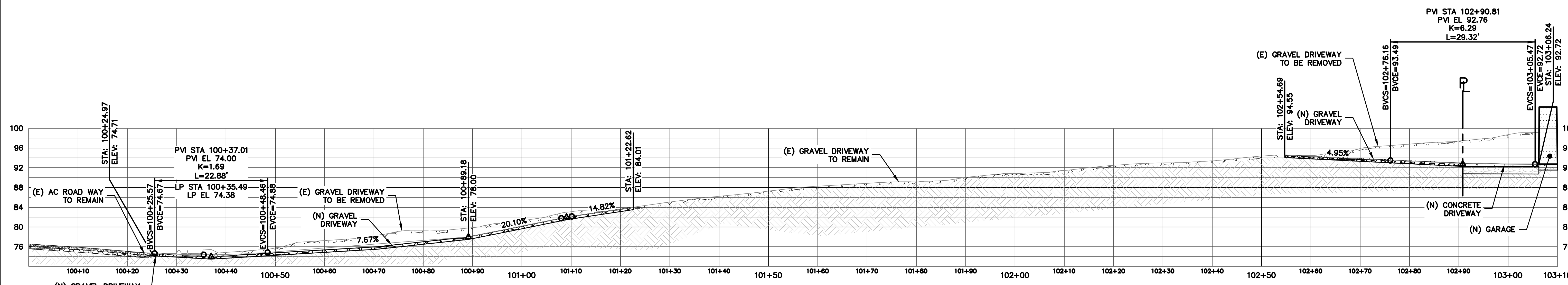
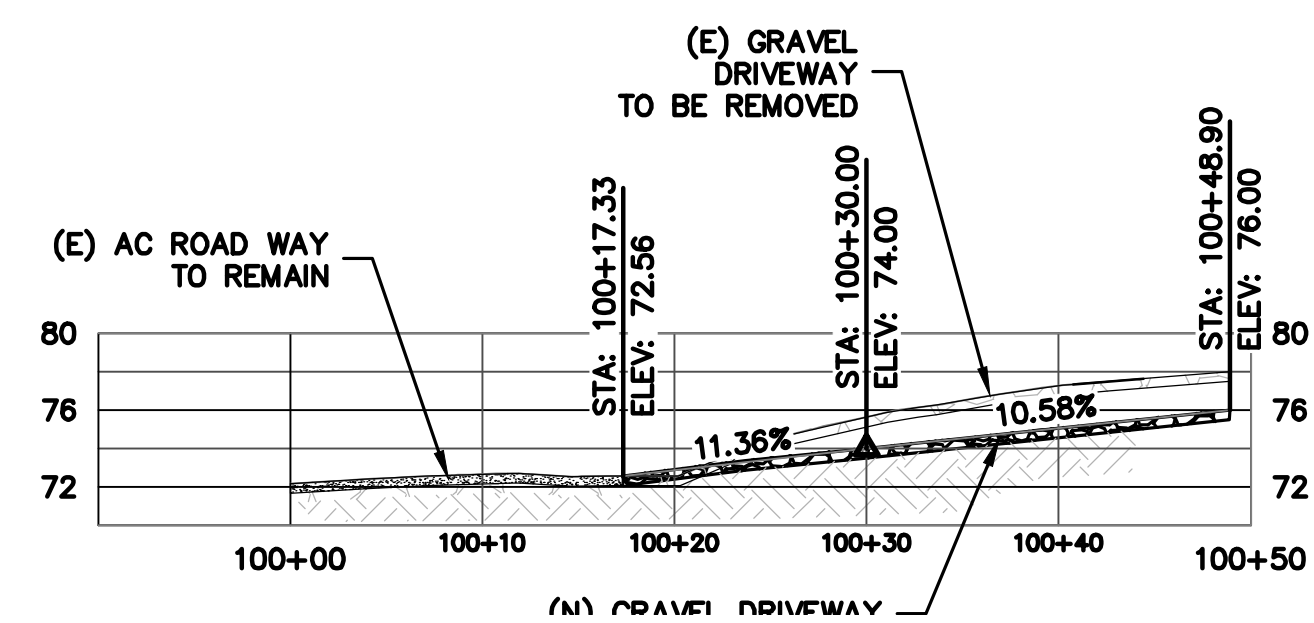
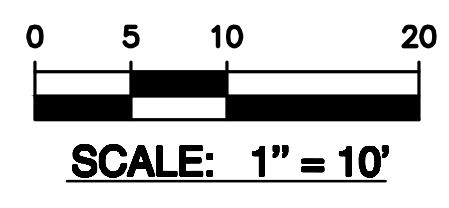
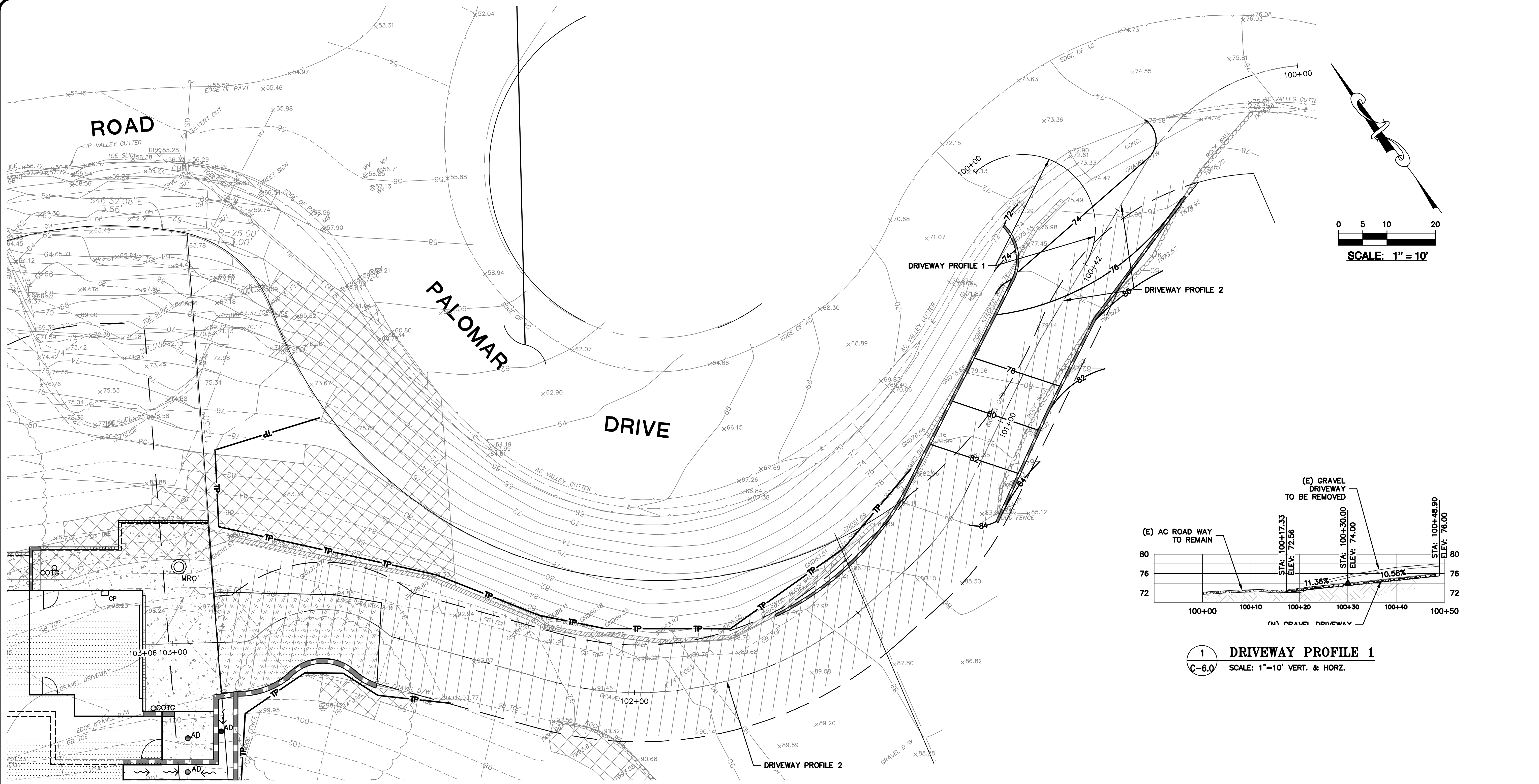
LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS • LAND SURVEYORS REGIONAL OFFICES: OAKLAND, RIVERSIDE, SAN JOSE, SAN FRANCISCO, SAN JOSE

634 PALOMAR DRIVE REDWOOD CITY, CALIFORNIA

GRADING SPECIFICATIONS

Table with 3 columns: Revision Number, Description, and Responsibility. Includes entries for Plancheck 05-24-22, 04-07-22, 11-25-21, 05-28-21, and 12-10-20.

JOB NO: 2200474 DATE: 07-17-20 SCALE: NO SCALE DESIGN BY: JOR DRAWN BY: JOR SHEET NO:



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634 PALOMAR DRIVE
REDWOOD CITY,
CALIFORNIA
SAN MATEO COUNTY APN: 051-022-380

DRIVWAY PROFILE

NO.	DESCRIPTION	DATE	BY
5	PLANCHECK	05-24-22	JOR
4	PLANCHECK	04-07-22	JOR
3	PLANCHECK	11-25-21	JOR
2	PLANCHECK	05-28-21	JOR
1	PLANCHECK	12-10-20	JOR

REVISIONS BY

JOB NO: 2200474
DATE: 07-17-20
SCALE: 1"=10'
DESIGN BY: JOR
DRAWN BY: JOR
SHEET NO:

PURPOSE:

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

EROSION CONTROL NOTES:

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

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1ST, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

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

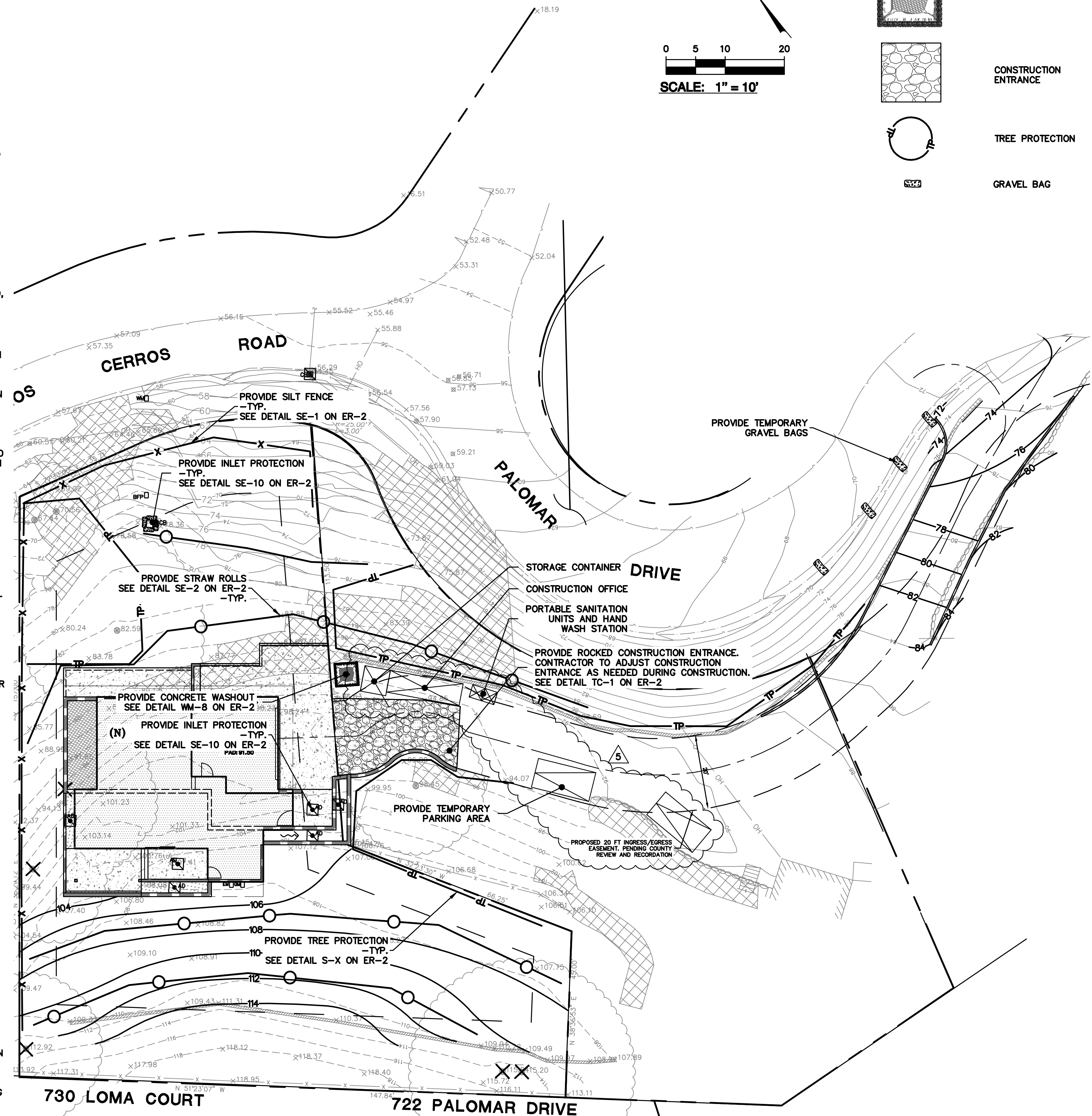
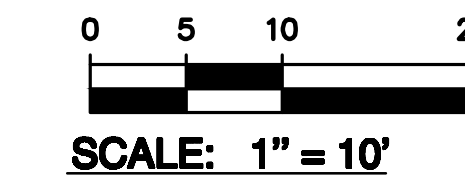
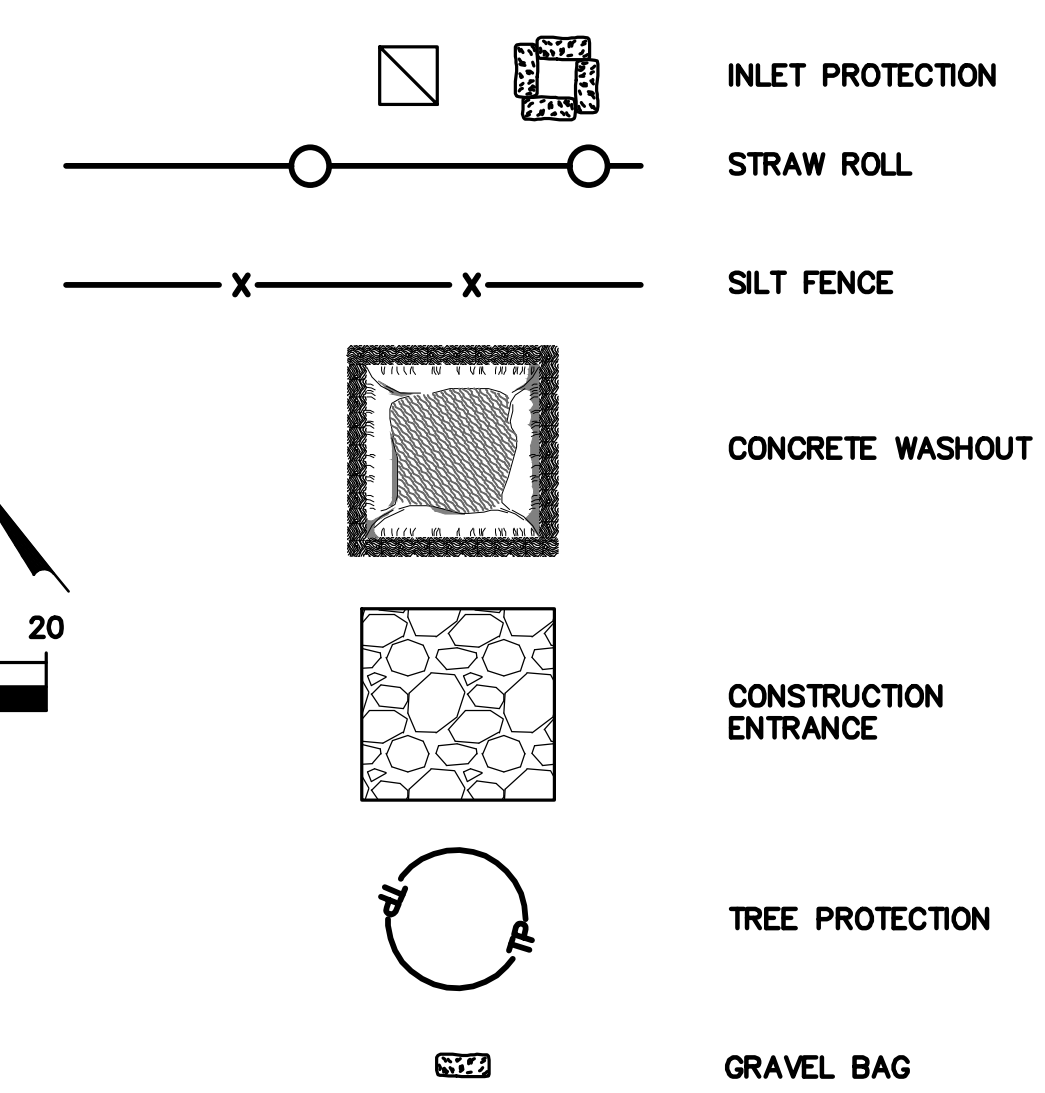
PERIODIC MAINTENANCE:

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

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

NOTE: ACCESS ROAD AND SITE WILL BE RESTORED TO NATURAL CONDITIONS ONCE THE STAGING WORK IS COMPLETED

EROSION CONTROL LEGEND



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
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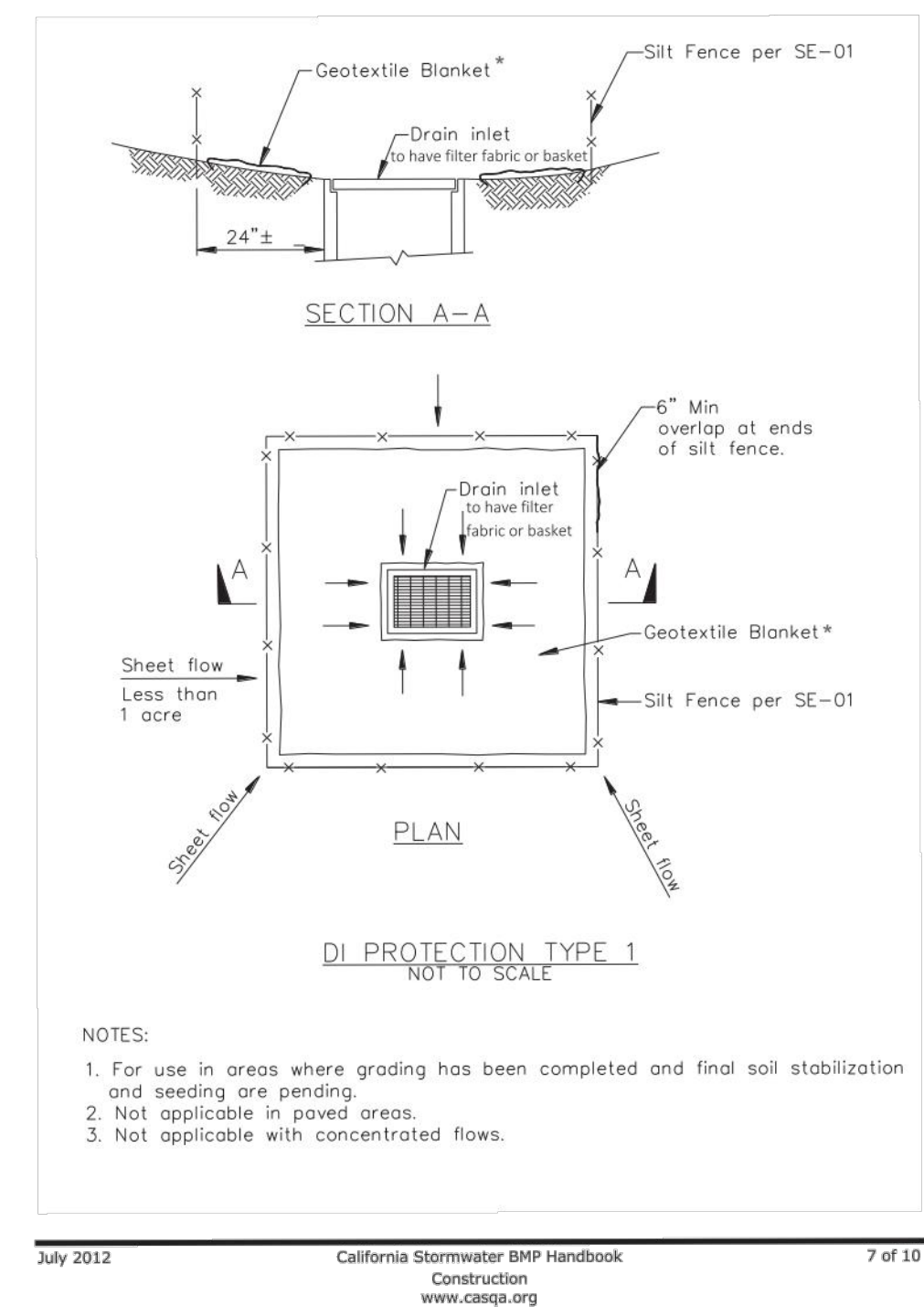
634 PALOMAR DRIVE
 REDWOOD CITY,
 CALIFORNIA

EROSION CONTROL PLAN

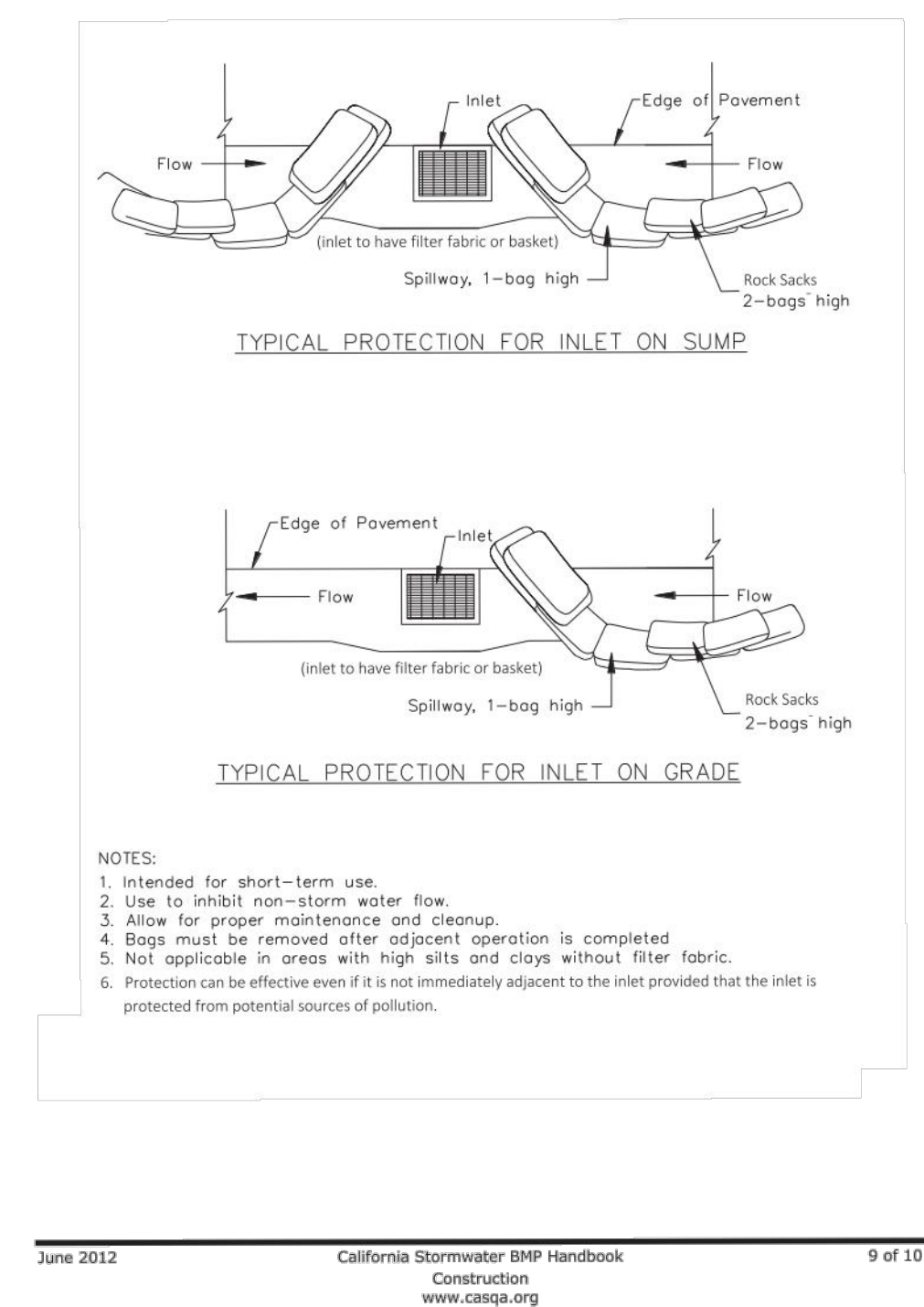
NO.	REVISIONS	BY
5	PLANCHECK 05-24-22	JOR
4	PLANCHECK 04-07-22	JOR
3	PLANCHECK 11-25-21	JOR
2	PLANCHECK 05-28-21	JOR
1	PLANCHECK 12-10-20	JOR

JOB NO: 2200474
 DATE: 07-17-20
 SCALE: 1"=10'
 DESIGN BY: JOR
 DRAWN BY: JOR
 SHEET NO:

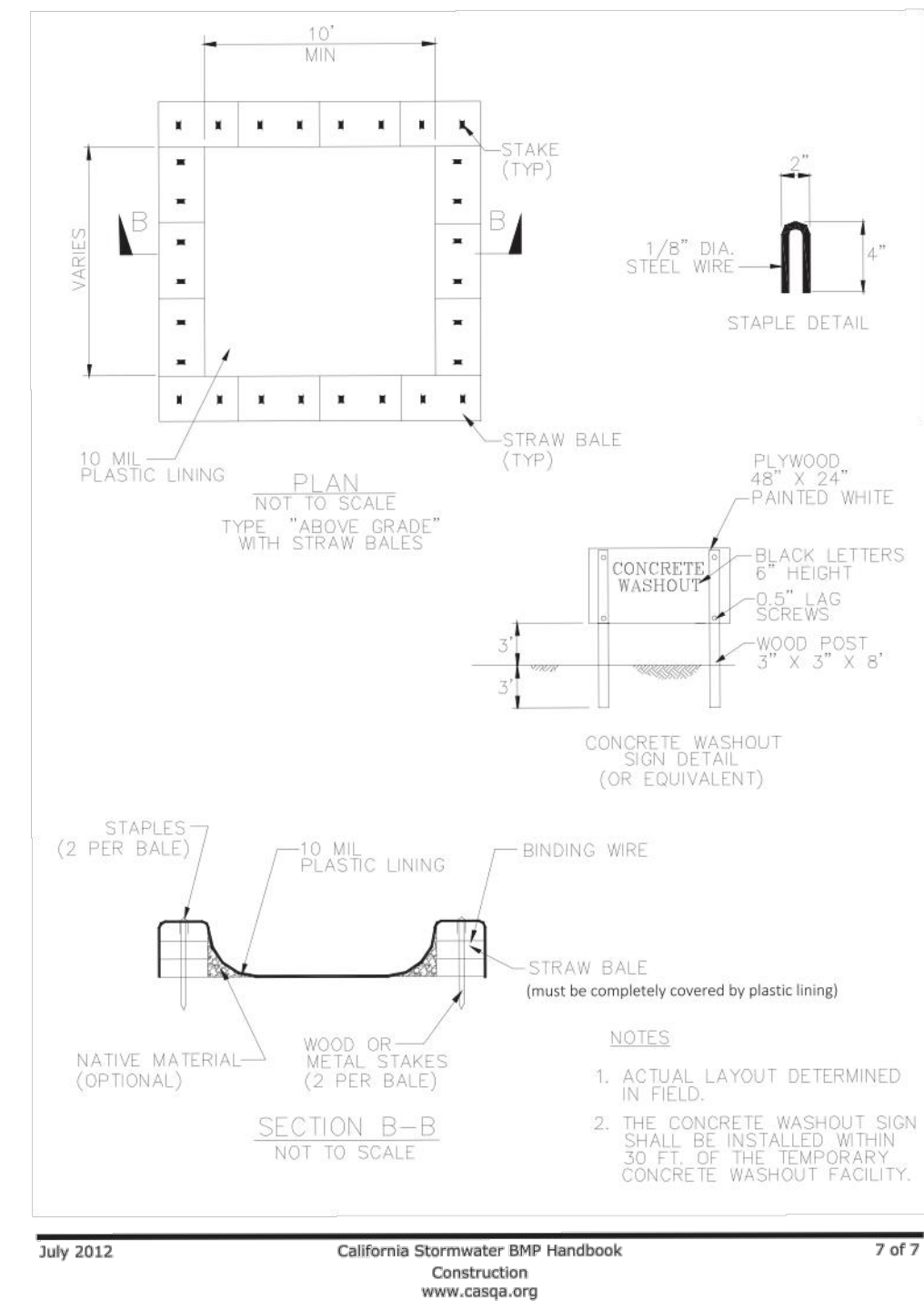
Storm Drain Inlet Protection SE-10



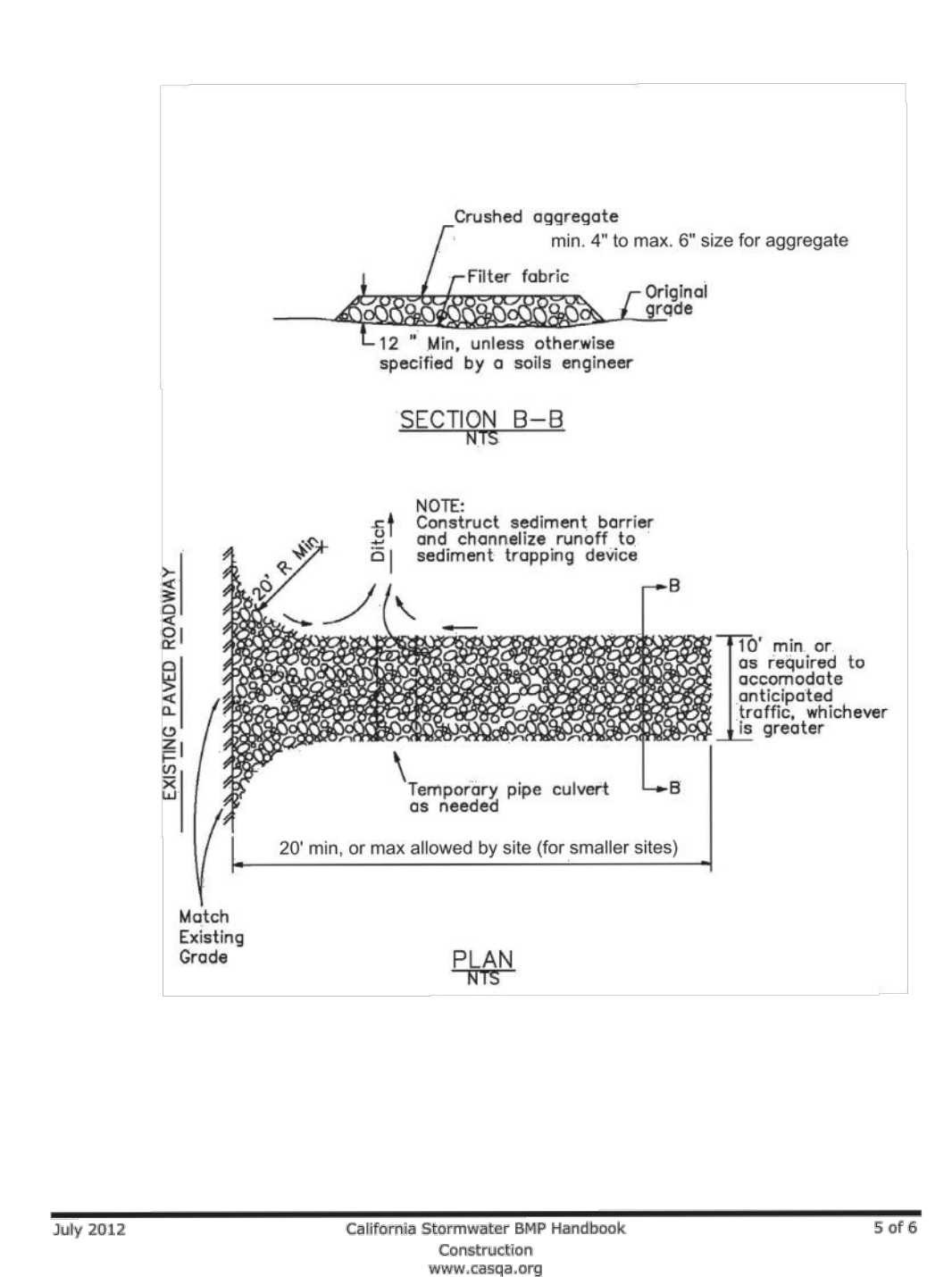
Storm Drain Inlet Protection SE-10



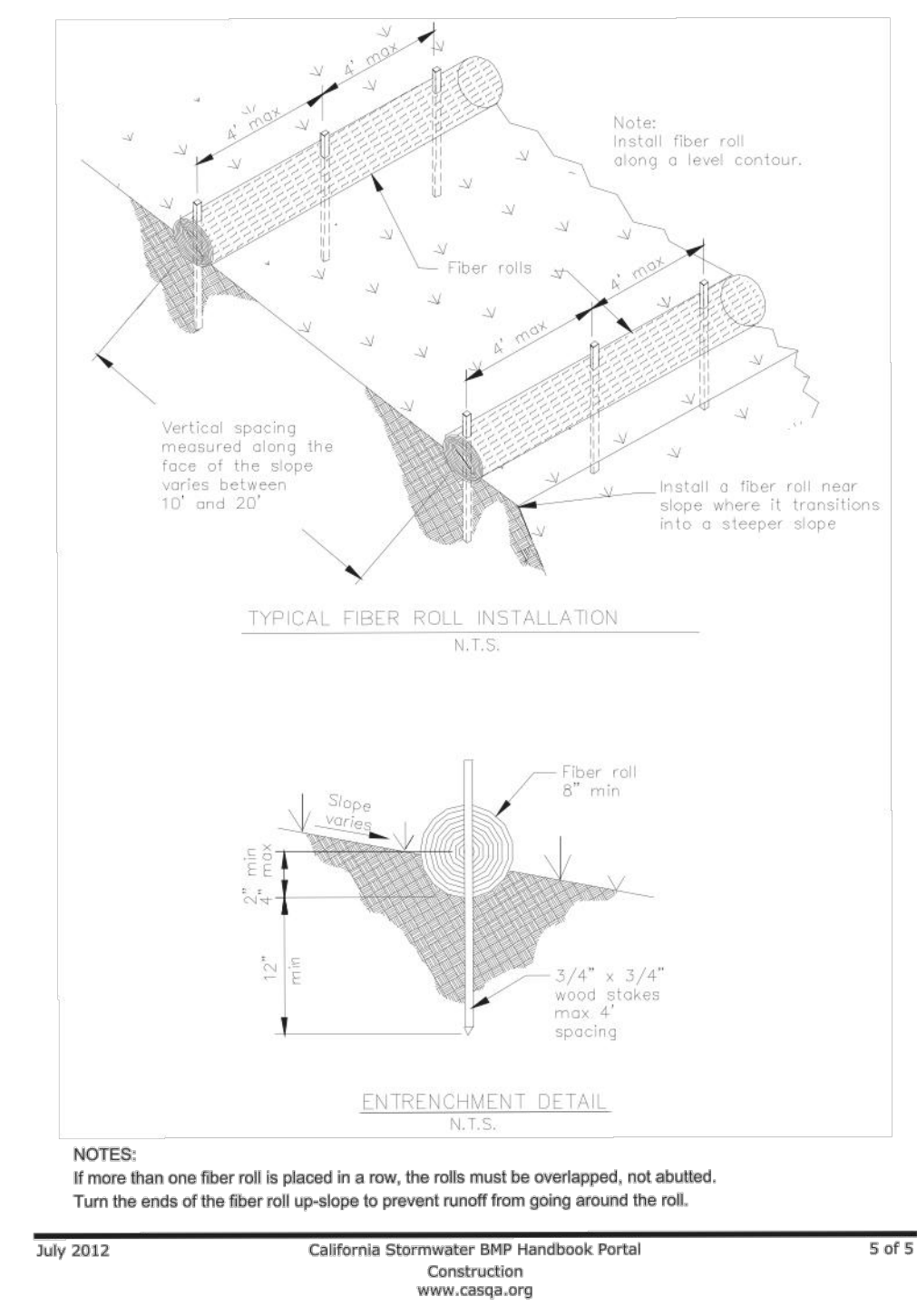
Concrete Waste Management WM-8



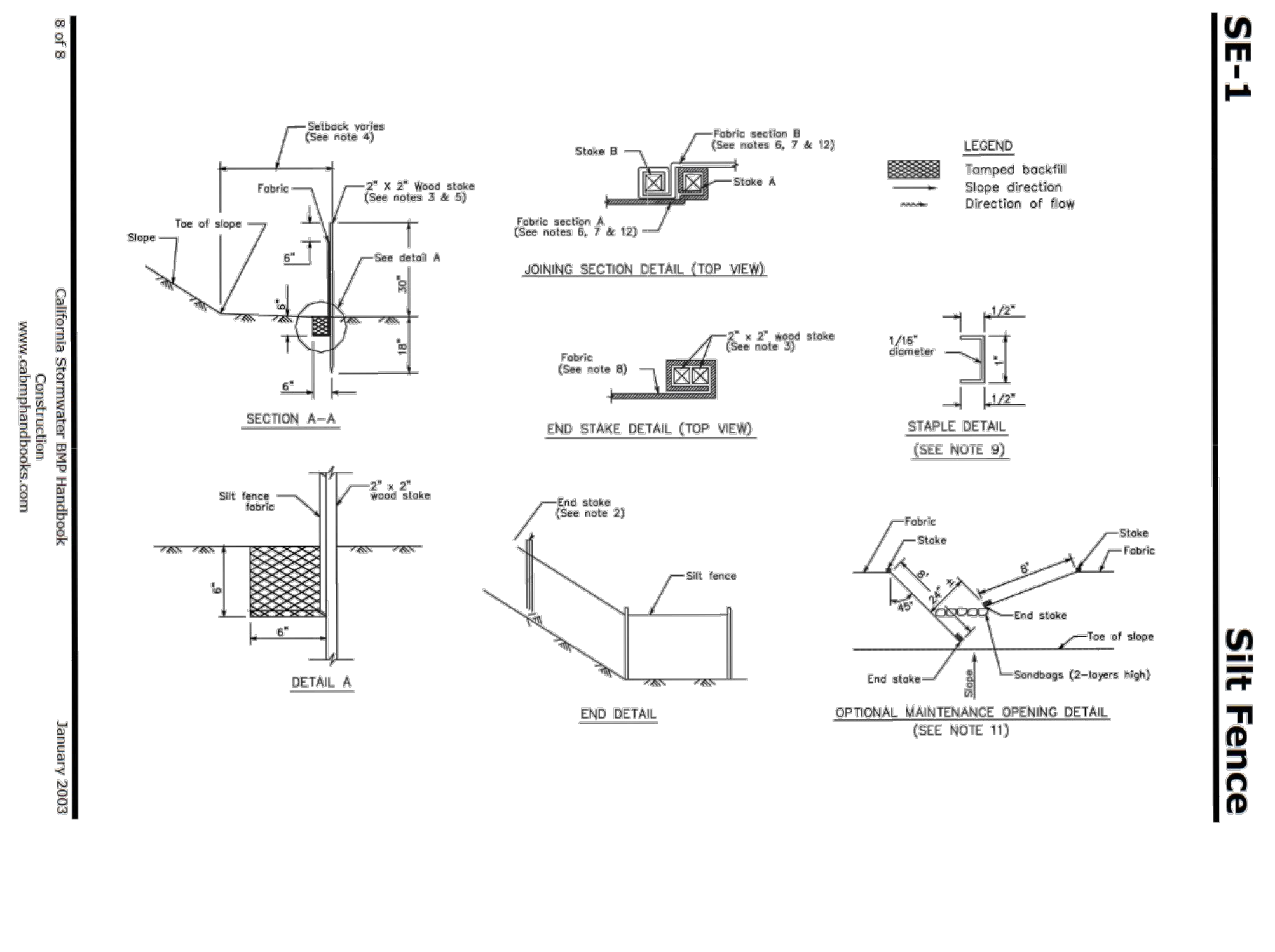
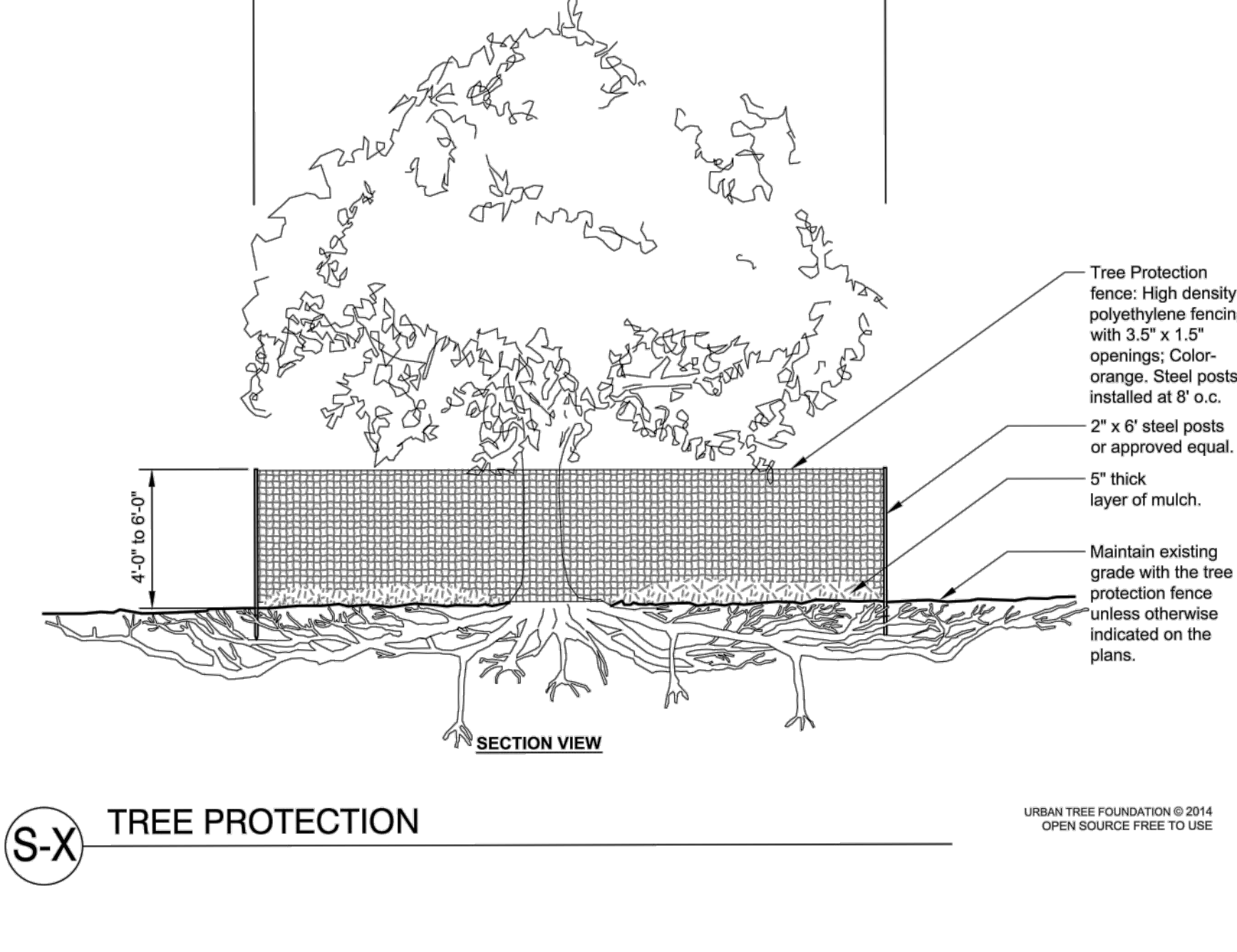
Stabilized Construction Entrance/Exit TC-1



Fiber Rolls SE-5



Notes:
No equipment shall operate inside the protective fencing including during fence installation and removal.



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634 PALOMAR DRIVE
REDWOOD CITY,
CALIFORNIA
SAN MATEO COUNTY
APN: 051-022-380

EROSION CONTROL DETAILS

NO.	REVISIONS	BY
5	PLANCHECK 05-24-22	JOR
4	PLANCHECK 04-07-22	JOR
3	PLANCHECK 11-25-21	JOR
2	PLANCHECK 05-28-21	JOR
1	PLANCHECK 12-10-20	JOR

JOB NO: 2200474
DATE: 07-17-20
SCALE: AS NOTED
DESIGN BY: JOR
DRAWN BY: JOR
SHEET NO:

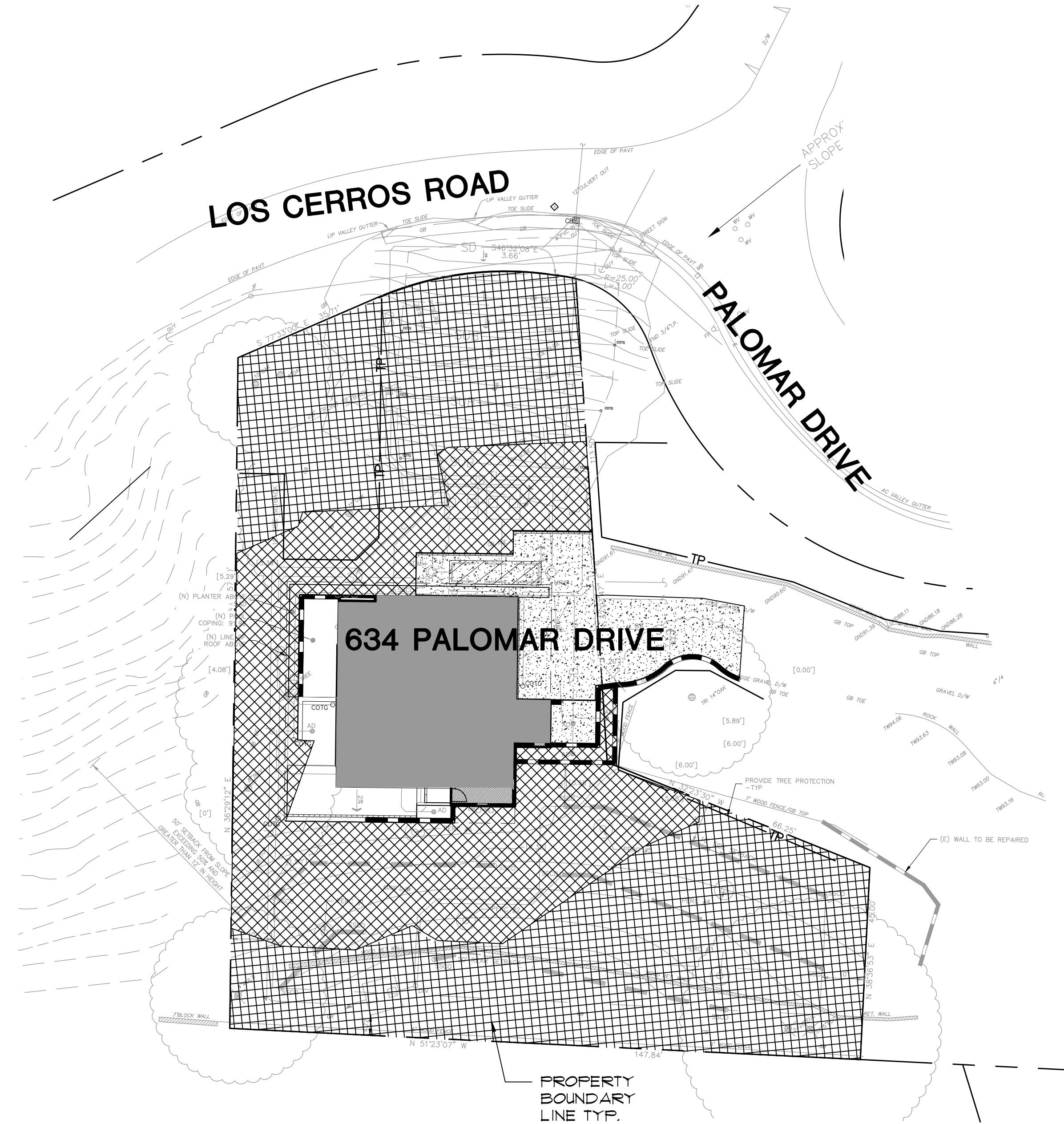
LANDSCAPE IMPROVEMENTS 634 PALOMAR DR. REDWOOD CITY, CALIFORNIA

SHEET INDEX

TITLE SHEET	L-1
IRRIGATION PLAN	L-2
HYDROZONE PLAN	L-3
IRRIGATION DETAILS	L-4
PLANTING PLAN	L-5
PLANTING DETAILS/NOTES	L-6

GENERAL NOTES

- All construction and installation of landscape items are subject to the County of San Mateo Guidelines and Specifications for Landscape Development.
- The Landscape Contractor is responsible for obtaining all permits necessary for installation prior to beginning work. This includes all building and plumbing permits prior to commencing wall construction and irrigation installation, respectively.
- The Contractor is responsible for knowing all site conditions and all underground utilities, pipes, and structures, and shall take sole responsibility for replacement costs incurred due to damage during construction. Contractor shall call for all underground utilities to be marked-out in field prior to excavation. Before excavation, verify the location of underground utilities. Call Dig Alert (underground services alert) 811 or 1(800)227-2600.
- The Contractor is to verify existing PSI at the job site prior to installing the landscape irrigation system. Verification shall be made with the Bayshore District San Carlos Water (650-558-7800). Discrepancies between the design pressures shown on the plan and existing static pressures shall be reported to the project Landscape Architect.
- The Contractor shall not willfully proceed with construction when it is obvious that discrepancies exist between this plan and actual site conditions, and assumes responsibility that any discrepancies are brought to the attention of the Owner's representative. The Contractor shall bear the cost of necessary revisions due to failure to give such notification, and no change in contract price will be allowed for actual or claimed discrepancy between existing conditions and those shown on the plan.
- The Contractor must notify the Landscape Architect and County Public Works Inspector minimum of 48 hours (two working days) prior to starting construction. Within the 48 hours (two working days) notice, prior to beginning landscape construction, the Job Superintendent, Landscape Contractor, Landscape Architect of work, and the City Public Works Inspector shall meet for a pre-construction site meeting. Any work not meeting the approval of the Owner, Owner's representative or the approved landscape plan shall be corrected at the Contractor's expense.
- All property, lot lines and buffer lines shall be verified and marked in an obvious manner prior to construction.
- A soils report shall be prepared by County approved equal. Soils testing for agricultural suitability shall be accomplished at the conclusion of rough grading and submitted to the Landscape Architect for conformance review prior to soil preparation. All soils reports shall meet all of the specifications of the MWEL0 ordinance for soil fertility, infiltration and percolation tests and soil texture information. Contact the project Landscape Architect for a copy of the preliminary soils analysis, dated August 7, 2020, prior to beginning work. Any subsequent report shall be EQUALLY comprehensive in the information provided in the preliminary report and the recommendations for soil preparation and backfill amendments. If a subsequent report is incomplete, then the original soils report recommendations shall take precedence.
- All reduced pressure backflow preventors and pressure vacuum breaker assemblies shall be tested by a County approved certified tester after installation, relocation, or repairs. Notify the Bayshore District San Carlos Water Department for a current list. (If applicable)
- Approved landscape plans and specifications shall be at the job site location at all times.
- Note: ALL trees and palms shall have a one (1) year warranty, both in the right of way and in common area landscapes. The Contractor or Owner is required to maintain all common areas shrubs and groundcovers for 90 days and the public right of way landscaping for one (1) year prior to City acceptance of all improvements. Thereafter, permanent maintenance responsibility will be that of the owner.
- The 'As-Built' plans must be completed and approved by the City Engineer prior to the commencement of the required one (1) year maintenance period. The Landscape Contractor shall provide As-Built to Landscape Architect prior to end of the 90 Day maintenance period per the City's policy and Landscape Manual specifications.
- Any turfed areas, if applicable, shall have a maximum design slope of 4:1. Ground cover areas shall have a maximum design slope of 2:1.
- All graffiti shall be removed within 24 hours of occurrence.
- Contractor shall obtain for reference purposes, all approved grading plans and all relative technical reports, drawings and documents and keep on site with landscape plans.
- For details not referenced or shown on these plans, please refer to the County of San Mateo Manual or Manufacturer's details and specifications for installation.
- The project Landscape Architect is aware of the County of San Mateo policy which prohibits trees and permanent structures in utility easements and has designed the project landscape plans in accordance with this requirement, based on the easement information received from the project Engineer of Work. The project Landscape Architect has verified that these plans meet the requirements of said policy.
- The project Contractor is aware of the County policy which prohibits trees and structures in utility easements and shall install the project in accordance with this requirement. The Contractor shall verify the location of all easements, property mark or stake all property lines and easements, and verify the scope of work within the easement prior to installing improvements within any easement.
- Guarantee of Irrigation Work. Per the County's policy, the Landscape Contractor shall provide "Guarantee of Irrigation Work" letter. See irrigation notes for required content of the Irrigation Guarantee.
- The landscape contractor shall provide Controller certification letter to Landscape Architect for documentation package. See irrigation plan, notes and details.
- MWEL0 Compliance. The landscape contractor shall provide to Landscape Architect all required permanent irrigation schedules, installation certification letter, maintenance information and third party audit as required by the Water Efficiency Landscape Ordinance. See Irrigation Notes for additional requirements.



SITE PLAN

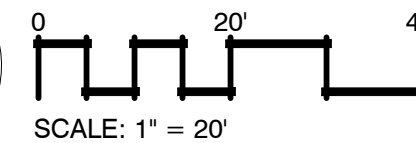
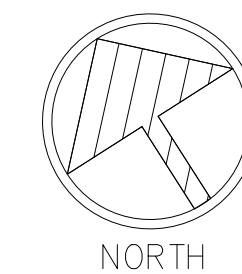
NOTE: BASE INFORMATION SHOWN IS FOR REFERENCE ONLY. FOR STORMWATER TREATMENT PLAN, DETAILS, SPECIFICATIONS AND MANAGEMENT INFORMATION, OR EASEMENTS, UTILITIES, GRADING AND IMPROVEMENTS REFER TO CIVIL PLANS.

SYMBOL



LEGEND

APPROXIMATE TOTAL SQ. FT. OF LANDSCAPE AND MAINTENANCE RESPONSIBILITY FOR PROJECT PRIVATE AREA LANDSCAPE = 14,265 SQ. FT. THIS AREA SHALL BE PERMANENTLY MAINTAINED BY THE OWNER



NOTES:

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.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION. REPORT SHALL BE SUBMITTED TO SAN MATEO COUNTY PLANNING FOR REVIEW AND ACCEPTANCE.

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 LANDSCAPE ARCHITECT, DESIGNER, OF THE PLANTING / IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

LANDSCAPE ARCHITECT

DATE

634 PALOMAR DRIVE
REDWOOD CITY, CALIFORNIA

APN: 051-022-380

SAN MATEO COUNTY

SHEET TITLE:
TITLE SHEET
DATE: 10.30.20
REV: 5.10.21

SHEET NUMBER:

L-1

SCALE: AS NOTED



Irrigation System Pressure Requirements
Worst Case Operation/Friction Loss Analysis

VALVE NO 5 @ 10 GPM
POINT OF CONNECTION 1" Meter 2" Service Line
DATE: 4-28-2021
LATERAL PIPE SECTION (CL 200)

PIPE SIZE	SECTION LENGTH	SECTION GPM FLOW	PIPE MULT. FACTOR	SECTION FRICTION LOSS
1. 3/4"	45	10.00	0.0431	1.94
2. 1"	30	11.00	0.0156	0.47
3. 1-1/2"	25	25.00	0.0134	0.00
4. 2"	44	44.00	0.018	0.00
5. 2-1/2"	0	0	0.0141	0.00

TOTAL LATERAL LINE LOSS 2.41

PIPE SIZE	SECTION LENGTH	SECTION GPM FLOW	SECTION MULT. FACTOR	SECTION FRICTION LOSS
1. 1"	200	10	0.0263	5.26

TOTAL MAINLINE LOSS 5.26

TOTAL IRRIGATION LINE LOSS 7.67

SYSTEM PRESSURE LOSS CALCULATION

METER 'A'	1"
METER SIZE	1"
STATIC PRESSURE AT POC	40.00
Elevation @ POC	96.0
Elevation @ LAST HEAD	110.0
ELEVATION PSI LOSS	-14.0

WATER METER LOSS	0.70
BACKFLOW PREVENTER LOSS	NA
MASTER VALVE LOSS	3.00
MAIN LINE LOSS	5.26
GATE/BALL VALVE LOSS	1.50
REMOTE CONTROL VALVE LOSS	2.00
LATERAL LINE LOSS	2.41

FRICITION LOSS SUBTOTAL = 14.87

FITTING LOSSES 10%	1.49
ELEVATION LOSS	-6.02
MINIMUM OPERATIONAL PSI	40.00
FRICITION LOSS SUBTOTAL	14.87
SYSTEM OPERATIONAL TOTAL =	62.37

STATIC PRESSURE	40.00
BOOSTER PUMP	30.00
SYSTEM OPERATIONAL REQ.	62.37
RESIDUAL PSI =	7.63

NOTES:
FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVERSPRAY ONTO SIDEWALKS OR DRIVEWAYS

FOC A

POTABLE WATER METER ID.	M
METER LOCATION:	PRIVATE DRIVEWAY
METER ELEVATION:	96
METER SIZE:	1"
SERVICE LINE:	2"
STATIC PSI:	40 PSI
WORST CASE VALVE CIRCUIT:	VALVE 5 @ 10 GPM
MINIMUM PSI FOR OPERATIONAL:	63 PSI
BOOSTER PUMP:	30 PSI
RESIDUAL PSI:	7.63 GPM
MAX FLOW:	9 GPM

CONTRACTOR TO VERIFY STATIC WATER PRESSURE FOR IRRIGATION SYSTEM PERFORMANCE PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT OF STATIC PRESSURE IF PRESSURE DOES NOT MEET MINIMUM PSI FOR OPERATION.

DETAIL	SYM.	MANUFACTURER / MODEL #	DESCRIPTION
CIVIL	M	EXISTING 1" RESIDENTIAL METER WITH 2" SERVICE LINE	METER DETAIL / PER CIVIL PLANS VERIFY LOCATION AND SIZE PER CIVIL PLANS
A/L-4	P.O.C.	IRRIGATION POINT OF CONNECTION	SYSTEM CONNECTION DOWN STREAM OF METER
A/L-3	H	HUNTER IBV-1016-F5 MASTER VALVE	1" BRASS VALVE NORMALLY CLOSED-INSTALL IN STANDARD RECTANGULAR VALVE BOX-BRAND LID "BV"
B/L-3	F	HUNTER FCT100-FLOW SENSOR	1" FLOW METER -INSTALL IN STD. ROUND VALVE BOX-BRAND LID "FS"
F/L-4	X	KING BROS SERIES BALL VALVE	BALL VALVE - LINE SIZE - INSTALL IN 10" ROUND VALVE BOX-BRAND "BV"
E/L-4	I	HAMMOND UP801/8503 SERIES ISOLATION VALVE	STANDARD PORT BRASS BALL VALVE - LINE SIZE - BRAND "RR SHUT OFF" IN ROUND VALVE BOX
K/L-4	C	HUNTER HQ-383DLRC QUICK COUPLER	3/4" QUICK COUPLER VALVE - INSTALL IN 10" ROUND VALVE BOX - BRAND LID "QCV" PROVIDE KEY TO OWNER
G/L-4	A	HUNTER ANTI-SIPHON VALVE PGV-015-ASV WITH FLOW CONTROL	ANTI-SIPHON VALVE - INSTALL 12" ABOVE HIGHEST HEAD PER DETAIL & MANUFACTURER SPECIFICATION - SIZE PER PLAN
C/L-3	A	HUNTER PGV-101A ANGLE VALVE	1" ANGLE / GLOVE VALVE INSTALLED WITH ATMOSPHERIC VACUUM BREAKER
D/L-3	B	WILKINS ATMOSPHERIC VACUUM BREAKER 35 SERIES 3/4" BACKFLOW DEVICE	3/4" AVB INSTALL HEIGHT PER DETAIL/MFR.
B/C/L-4	C	HUNTER A2C-1200-SS CONTROLLER W/ A2C-F5, A2C-WIFI AND HUNTER WR-CLK RAIN SENSOR	12 STA. SMART CONTROLLER (WIFI)-COORDINATE HARD WIRE RAIN SENSOR ATTACH TO GUTTER/EAVE. HALL MOUNT IRRIGATION ENCLOSURE EXACT LOCATION PER OWNER. WET BUBBLER SENSOR, 1 RAIN SHUT-OFF.
L/L-4	B	BARETT IRRIGATION BOOSTER PUMP INSTALLED IN STAINLESS ENCLOSURE (30 PSI BOOST)	INSTALL PUMP PER MFR SPEC. CONTRACTOR SHALL VERIFY EXISTING DYNAMIC WATER PRESSURE, STATIC PRESSURE AND ELECTRICAL POWER SUPPLY PRIOR TO ORDERING PUMP. CONTACT MFR FOR PROPER PUMP SPEC. BR-232-1861
L/L-4	A	DURA 912 SERIES	PVC INLINE SPRING CHECK VALVE

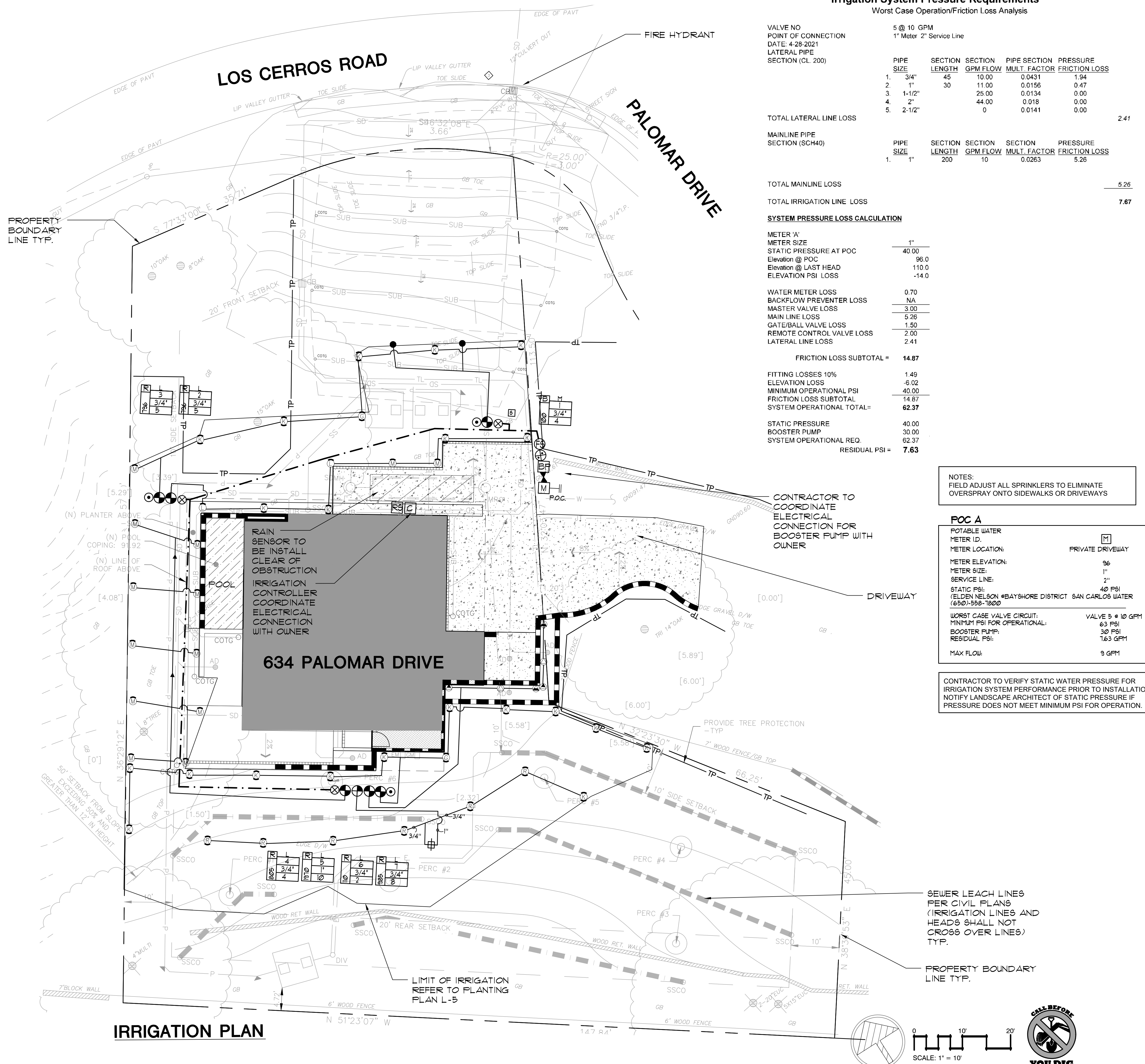
DETAIL	SYMBOLS	MANUFACTURER / MODEL #	GPM - AT 40 PSI	DESCRIPTION
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP1000	360 270 210 180 90	POP-UP ROTATOR
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP2000	15 51 43 37 14	FIXED RISER
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP3000	147 110 86 74 40	POP-UP ROTATOR
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP4000	3.64 2.73 2.12 1.82 1.66	SLOPE AREA
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP5000	360 270 210 180 90	POP-UP ROTATOR
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP6000	15 51 43 37 14	FIXED RISER
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP7000	147 110 86 74 40	POP-UP ROTATOR
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP8000	3.64 2.73 2.12 1.82 1.66	SLOPE AREA
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP9000	360 270 210 180 90	POP-UP ROTATOR
H/L-4	H	HUNTER PROS-12-PRS40-CV W/ HUNTER MP10000	15 51 43 37 14	FIXED RISER

VALVE KEY	IRRIGATION TYPE *	IRRIGATION TYPE
M	METERS	M = ROTATOR/ROTOR
H	HIGH	D = DRIFLINE
L	LOW	B = BUBBLER
S	SPECIAL	
A	LANDSCAPE AREA	
I	IRRIGATION AREA	
3/4"	VALVE SIZE	
4	VALVE FLOW GPM	

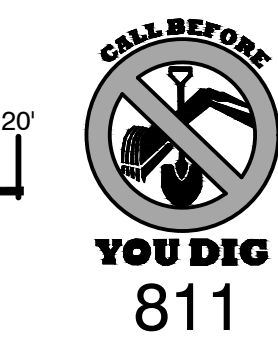
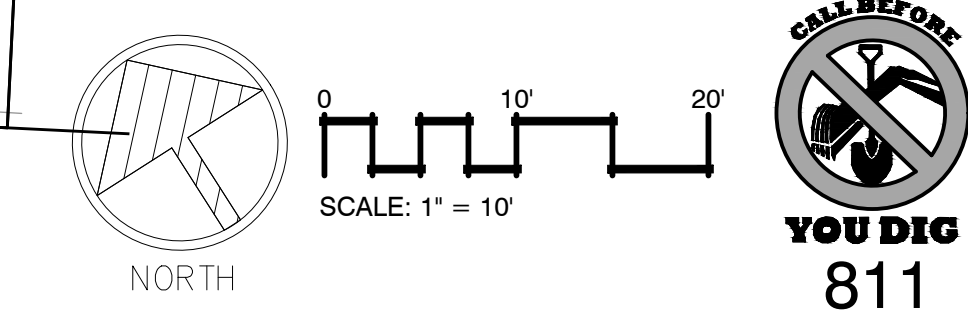
DETAIL	SYM.	DESCRIPTION
J	S	SCHEDULE 40 PVC PRESSURE MAINLINE PIPING - WITH MYLAR DETECTION TAPE 1" SIZE UNLESS NOTED
J	L	PVC CLASS 200 NON-PRESSURE LATERAL LINE PIPING - 3/4" SIZE UNLESS NOTED
J	L	PVC SCH 40 SLEEVING FOR MAIN AND LATERAL LINE PIPING SLEEVE SIZE 2X PIPE DIAMETER OF PIPING
NOT SHOWN GRAPHICALLY		CONTROL VALVE CONDUCTORS - TAPE TO MAINLINE EVERY 20' - PROVIDE 18" WIRE COIL AT CHANGES IN DIRECTION PROVIDE SPARE COMMON AND 2 SPARE CONDUCTORS WIRE CONNECTORS TO BE DB-SERIES "GREASE PACK" TYPE CONNECTOR INSTALL CONDUCTORS IN DB-60 PVC RNC IN PVC SCH. 40 SLEEVE UNDER ALL FLATWORK AND PAVING

IRRIGATION PIPE AND EQUIPMENT ARE DIAGRAMMATIC. INSTALL ALL EQUIPMENT IN LANDSCAPE AREAS. INSTALL PIPE IN PLANTERS, SLEEVE AS REQUIRED UNDER HARDSCAPE DEPTH OF COVER. CONTRACTOR TO PROVIDE IRRIGATION SCHEDULE PRINT OUT PRIOR TO END OF 90 DAY MAINTENANCE AND SWITCH TO SMART CONTROLLER SETTINGS BEFORE TURNOVER FOR ALL CONTROLLERS AND PROVIDE OWNER & LANDSCAPE ARCHITECT WITH SCHEDULE AND RUN TIMES FOR DOCUMENTATION PKGS.

- IRRIGATION NOTES**
- ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE SAN MATEO COUNTY STANDARD AND REQUIREMENTS. AN AUTOMATIC BELOW GRADE IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME, LOW FLOW IRRIGATION EQUIPMENT AND CONSERVATION TECHNIQUES SHALL BE EMPLOYED ALONG WITH THE DOCUMENTATION PACKAGE TO PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. ZERO RUNOFF IS PERMITTED.
 - BUBBLERS AND ROTARY SPRAYS IRRIGATION SYSTEMS SHALL BE USED WITH HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS, MASTER VALVE, FLOW SENSOR AND RAIN SHUT-OFF SENSOR AND OTHER NECESSARY IRRIGATION EQUIPMENT FOR BEST EFFICIENCY AND WATER CONSERVATION.
 - ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL.
 - ALL IRRIGATION EQUIPMENT, SENSORS AND CONTROLLERS SHALL BE INSTALLED PER MANUFACTURER GUIDELINES AND SPECIFICATIONS, AND ADHERE TO ALL CODE RESTRICTIONS AND GUIDELINES.
 - ALL IRRIGATION PIPING AND WIRING SHALL BE SLEEVED UNDER ALL HARDSCAPE AND VEHICULAR AREAS, WITH STANDARD DEPTH OF COVER PER SAN MATEO COUNTY REQUIREMENTS.
 - SPRAY NOZZLES, AND/OR OR EFFICIENT ROTARY AND ROTOR SPRAY SYSTEMS THAT ARE ORDINANCE-COMPLIANT AND PROVIDE ZERO OVERSPRAY MAY BE USED.
 - FIELD ADJUST ALL SPRINKLERS AND EMITTERS TO ELIMINATE OVERSPRAY ONTO SIDEWALKS, DRIVEWAYS AND HARDSCAPE AREAS.
 - ALL IRRIGATION AREAS SHALL BE APPROPRIATELY HYDROZONED AND INSTALLED ACCORDING TO ORDINANCE REQUIREMENTS AND LANDSCAPE DESIGN STANDARDS.



IRRIGATION PLAN



634 PALOMAR DRIVE
REDWOOD CITY, CALIFORNIA
SAN MATEO COUNTY
APN: 051-022-380

SHEET TITLE:
IRRIGATION PLAN

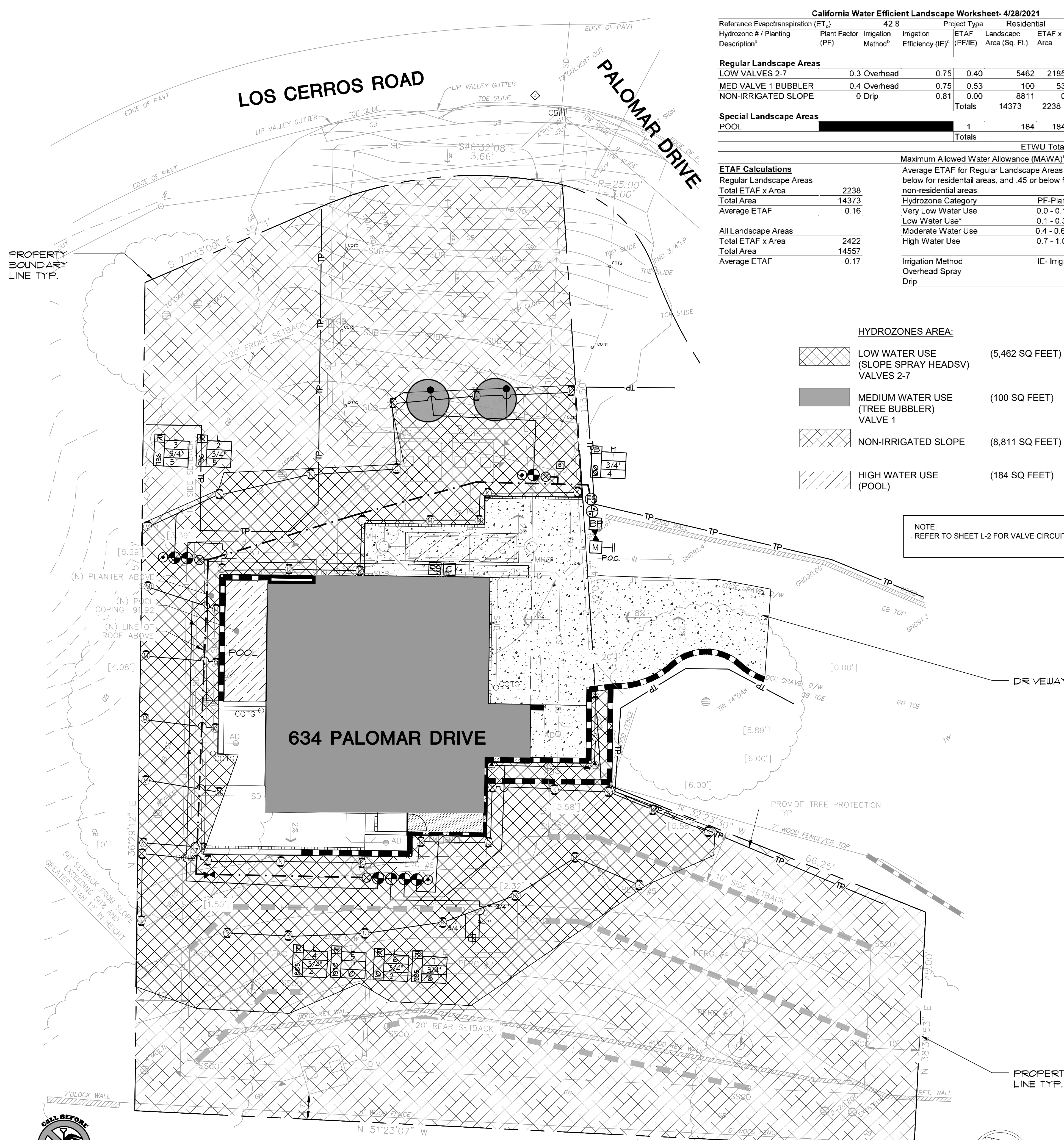
SHEET NUMBER:
L-2

SCALE: AS NOTED

DATE: 10.30.20
REV: 5.10.21

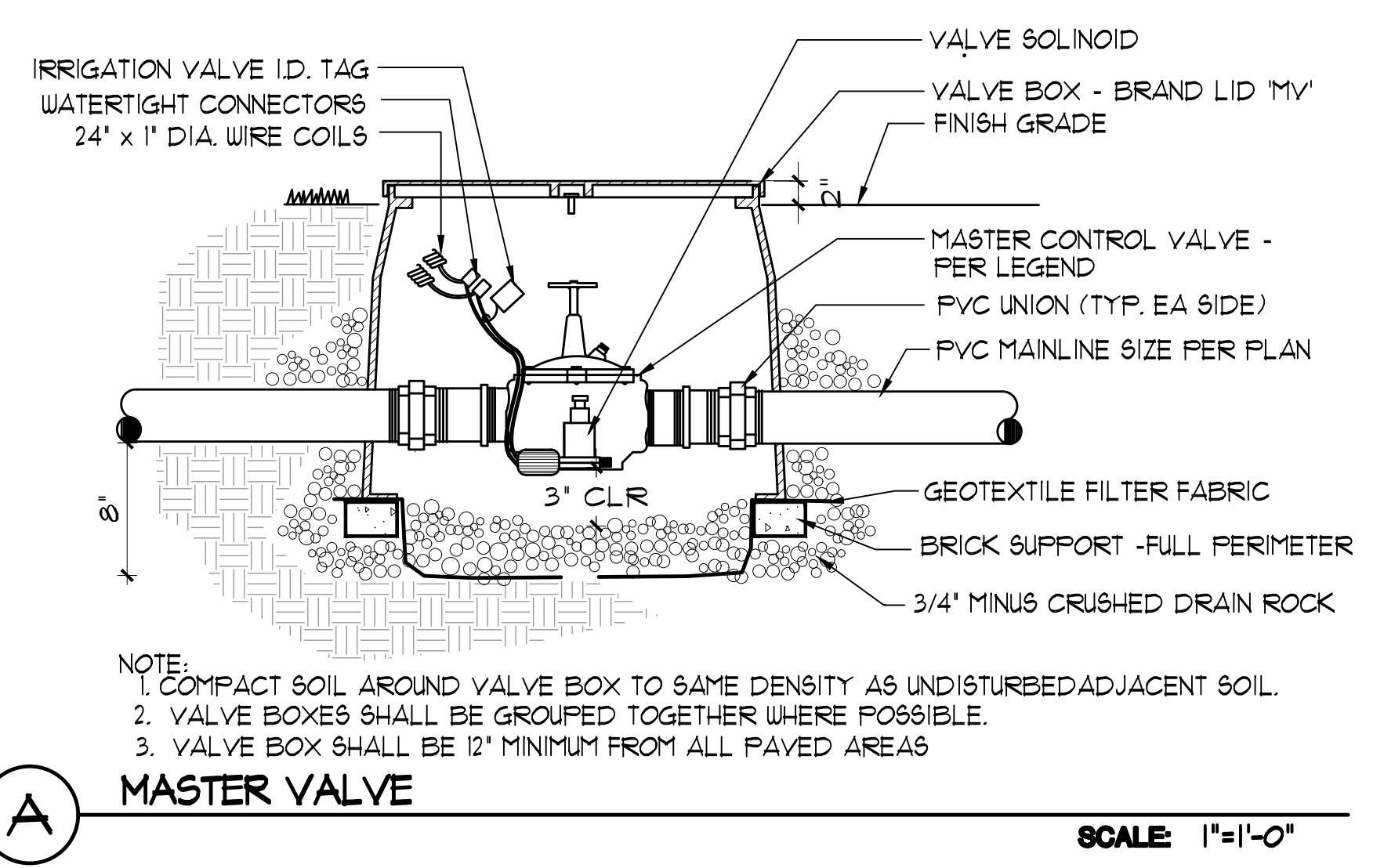
MAWA (MAXIMUM ALLOWED WATER ALLOWANCE)

California Water Efficient Landscape Worksheet- 4/28/2021						
Reference Evapotranspiration (ET _r)	42.8	Project Type	Residential	ETAF	0.55	Estimated Total Water Use (ETWU) ^g
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Efficiency (IE) ^c	Area (Sq. Ft.) (PF/IE)	ETAF x Area	Estimated Total Water Use (ETWU) ^g
Regular Landscape Areas						
LOW VALVES 2-7	0.3	Overhead	0.75	0.40	5462	2185
MED VALVE 1 BUBBLER	0.4	Overhead	0.75	0.53	100	53
NON-IRRIGATED SLOPE	0	Drip	0.81	0.00	8811	0
Totals					14373	2238
Special Landscape Areas						
POOL				1	184	184
Totals						4883
				ETWU Total	64274	
				Maximum Allowed Water Allowance (MAWA) ^e	214654	
ETAF Calculations						
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non-residential areas.						
Hydrozone Category PF-Plant Factor						
Very Low Water Use 0.0 - 0.1						
Low Water Use* 0.1 - 0.3						
Moderate Water Use 0.4 - 0.6						
High Water Use 0.7 - 1.0						
Irrigation Method IE- Irrigation Efficiency						
Overhead Spray 0.75						
Drip 0.81						



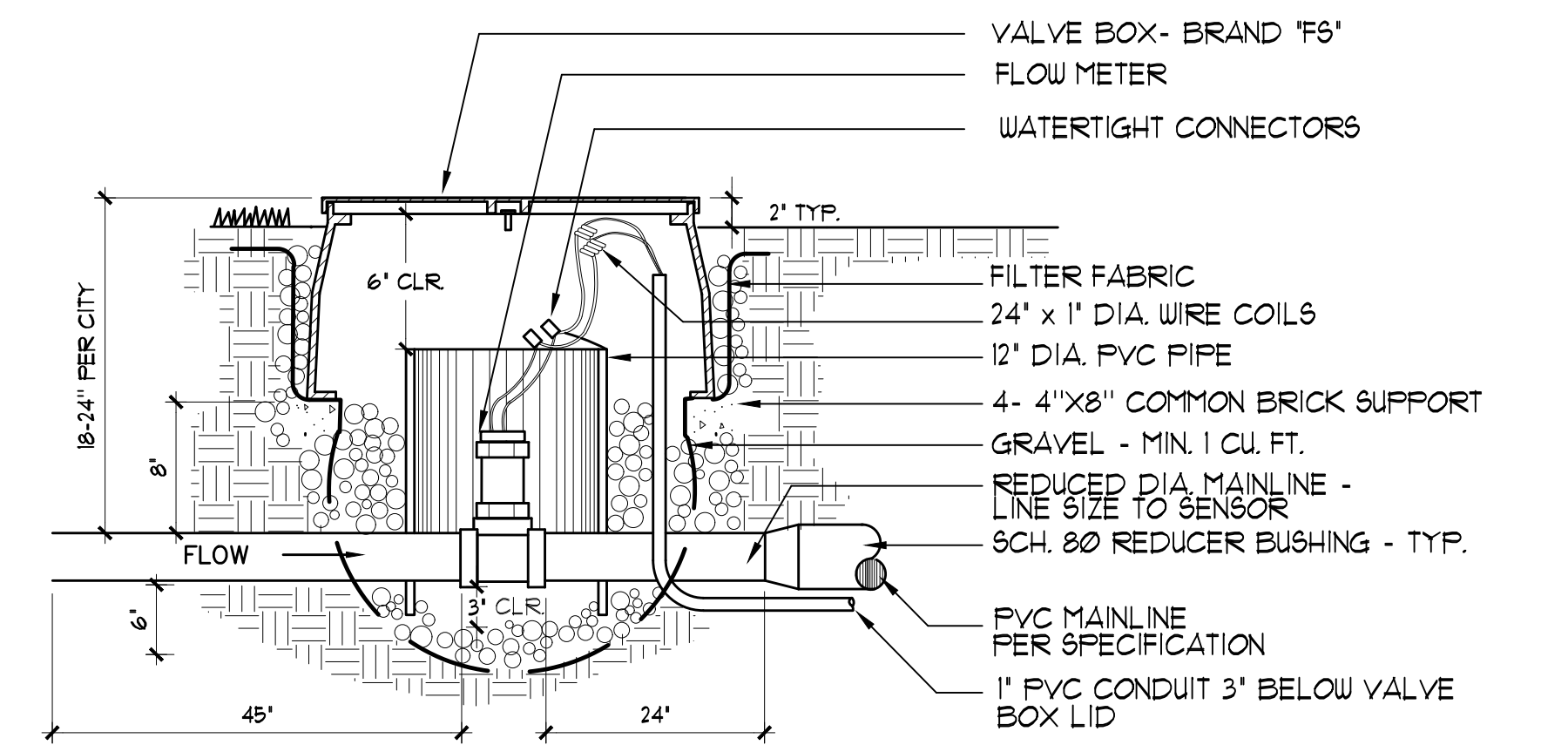
HYDROZONES AREA:	
	LOW WATER USE (SLOPE SPRAY HEADS) VALVES 2-7 (5,462 SQ FEET)
	MEDIUM WATER USE (TREE BUBBLER) VALVE 1 (100 SQ FEET)
	NON-IRRIGATED SLOPE (8,811 SQ FEET)
	HIGH WATER USE (POOL) (184 SQ FEET)

NOTE: REFER TO SHEET L-2 FOR VALVE CIRCUIT LINES.

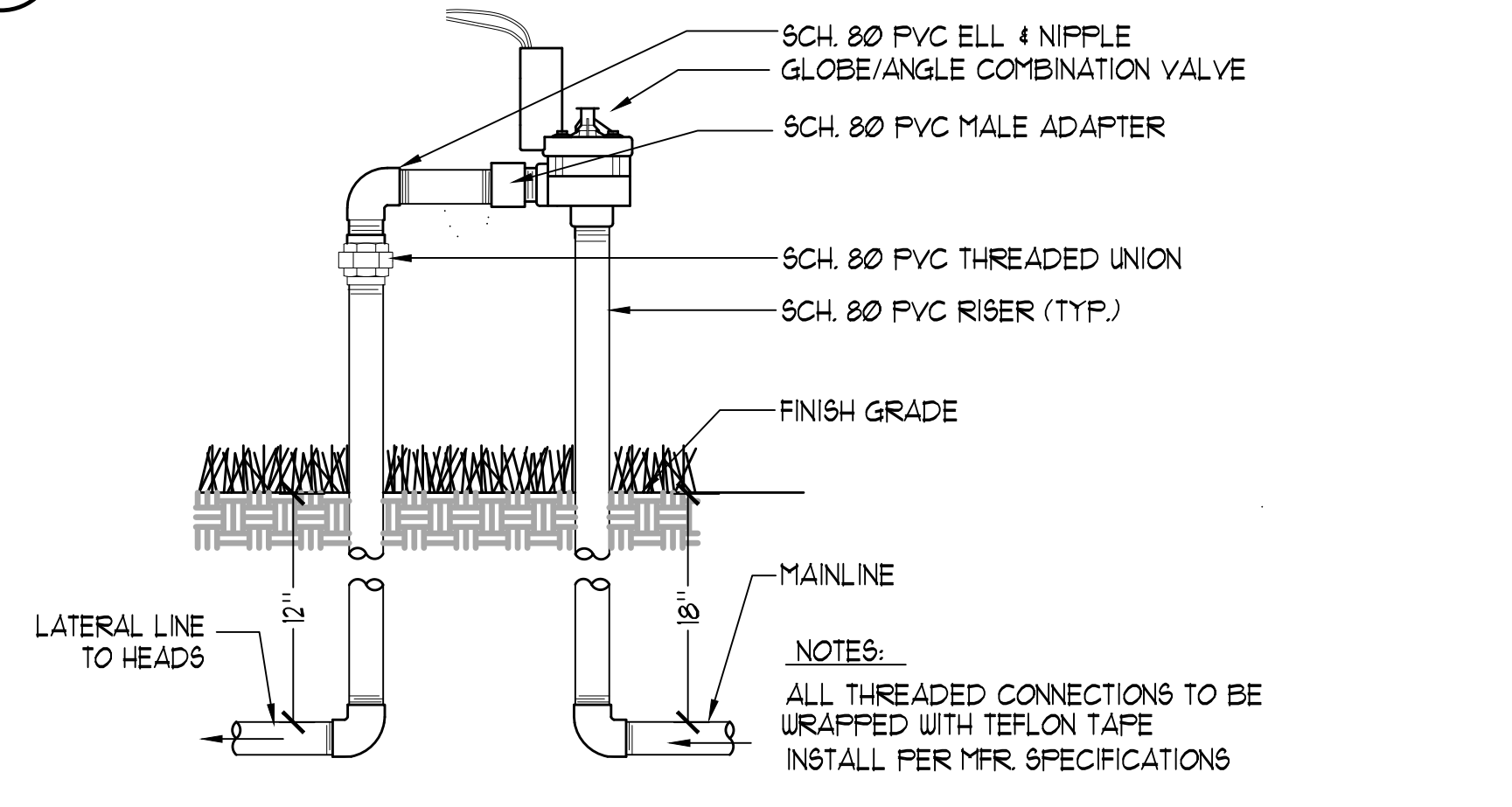


NOTE:
1. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
2. VALVE BOXES SHALL BE GROUPED TOGETHER WHERE POSSIBLE.
3. VALVE BOX SHALL BE 12\"/>

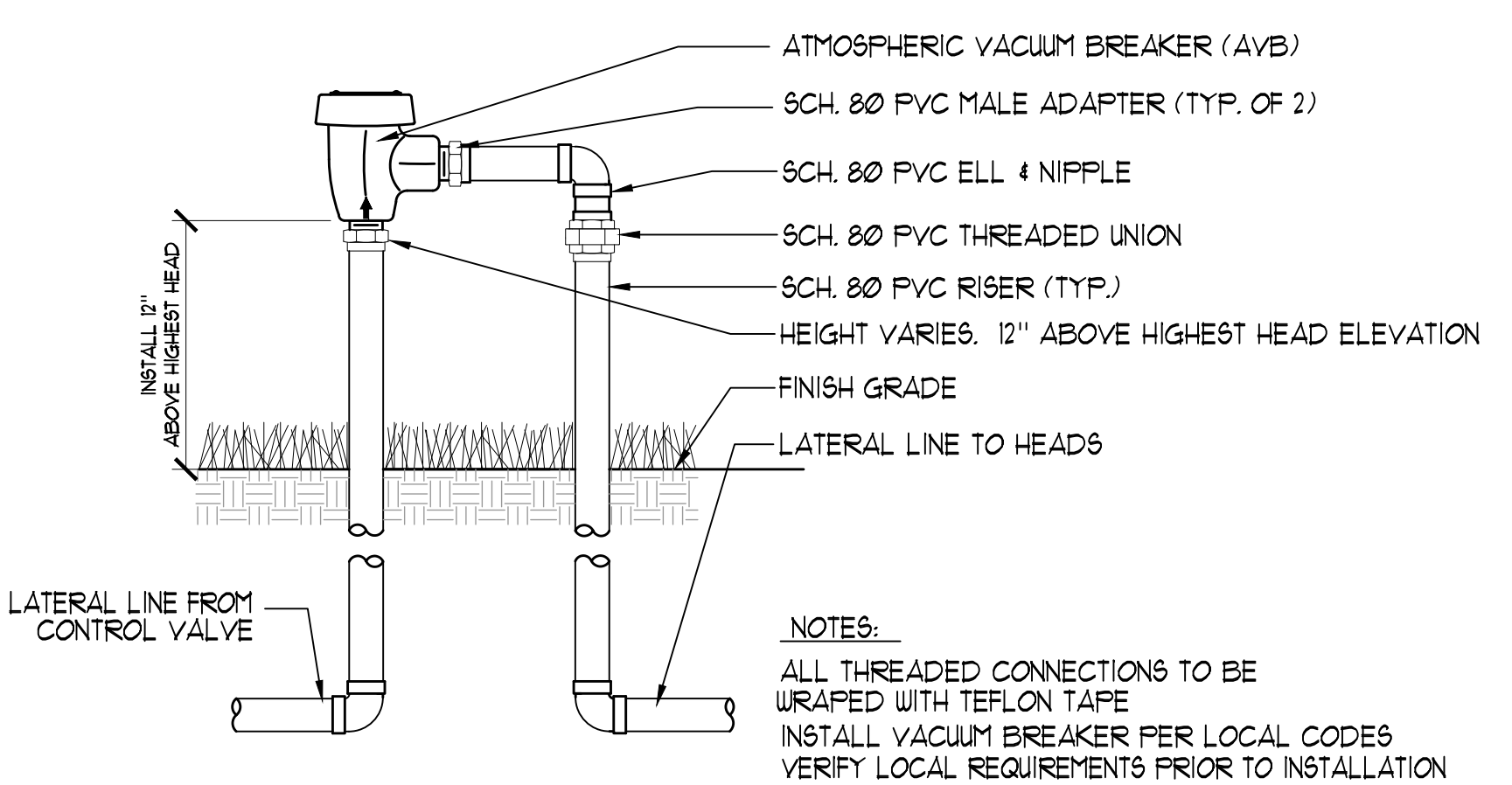
A MASTER VALVE SCALE: 1"=1'-0"



B FLOW METER (SENSOR) SCALE: NTS



C GLOBE/ANGLE VALVE SCALE: 1/2"=1'-0"

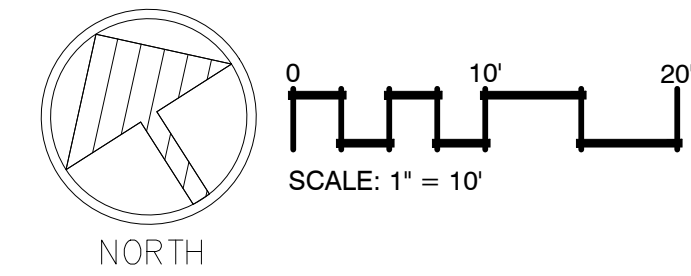


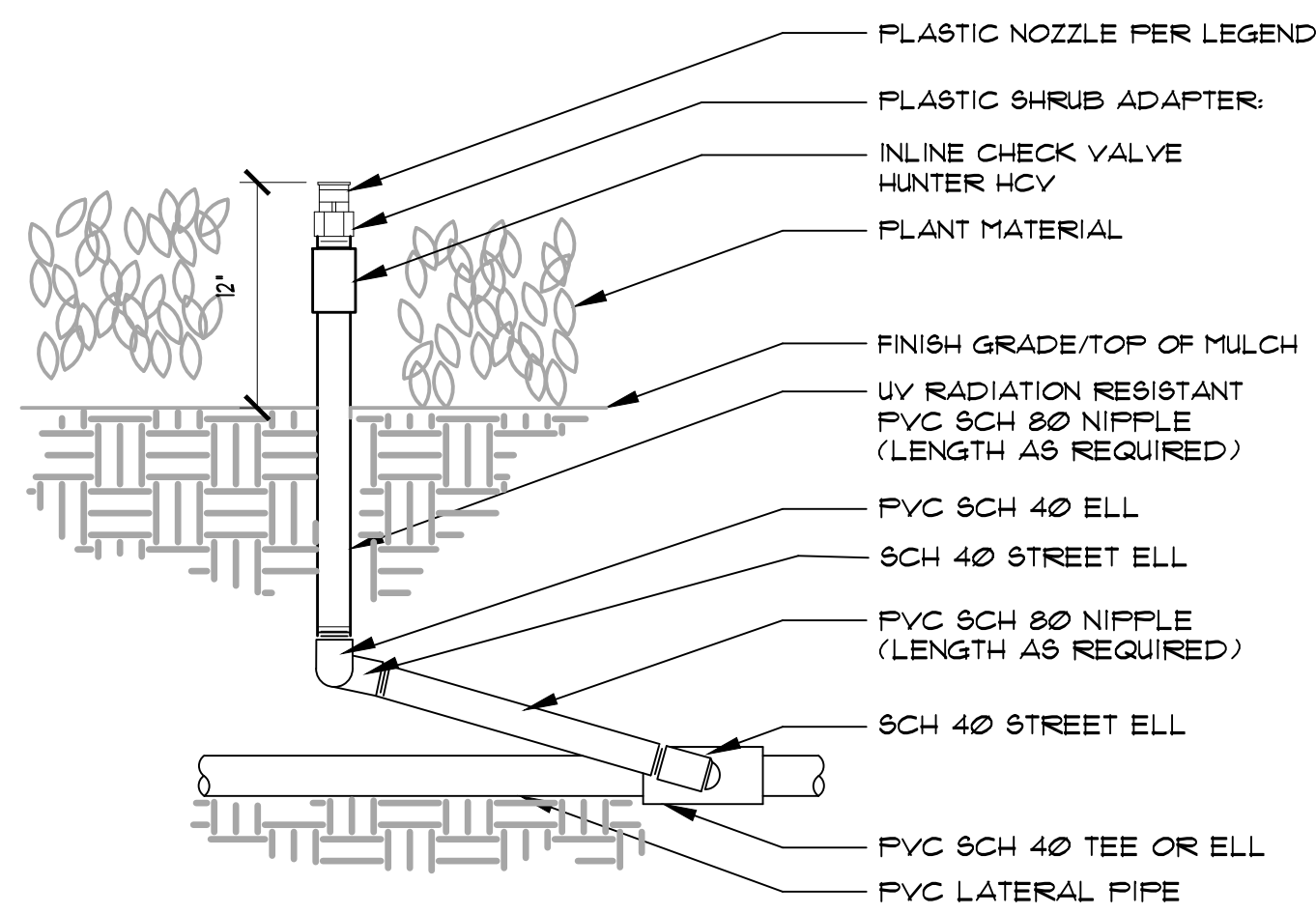
D ATMOSPHERIC VACUUM BREAKER SCALE: 1/2"=1'-0"

634 PALOMAR DRIVE
REDWOOD CITY, CALIFORNIA
SAN MATEO COUNTY
APN: 051-022-380

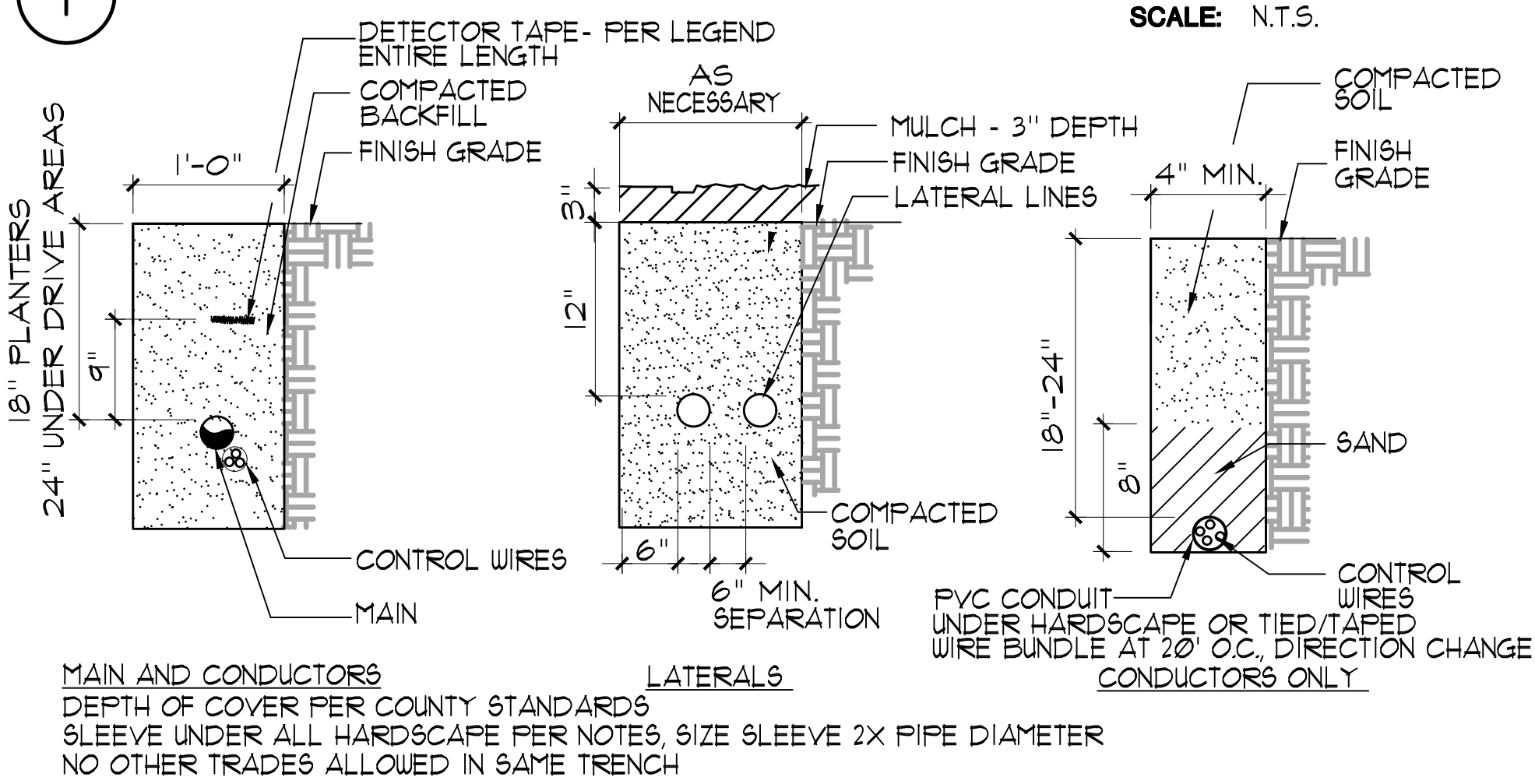
SHEET TITLE:
HYDROZONE PLAN
DATE: 10.30.20
REV: 5.10.21

SHEET NUMBER:
L-3
SCALE: AS NOTED

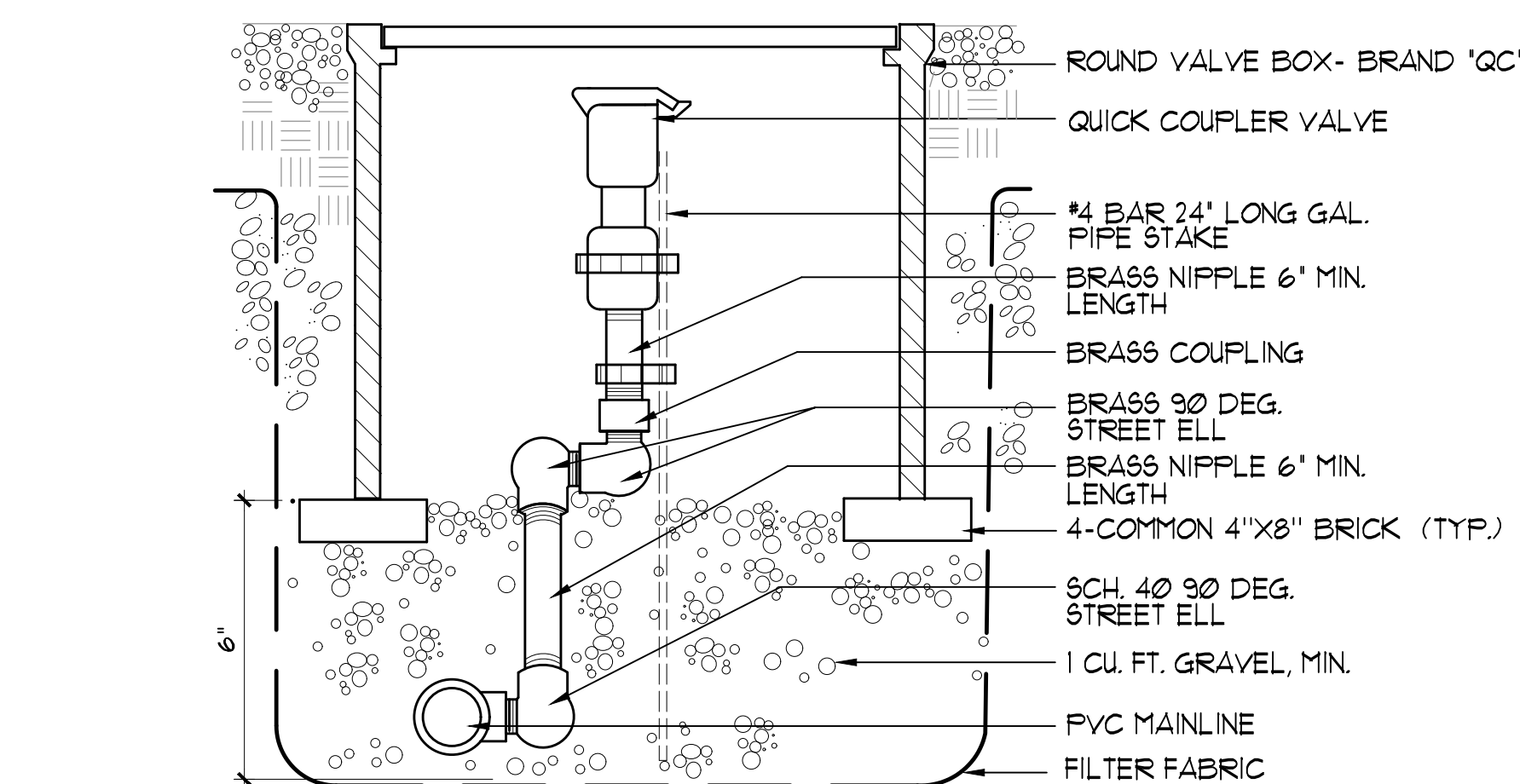




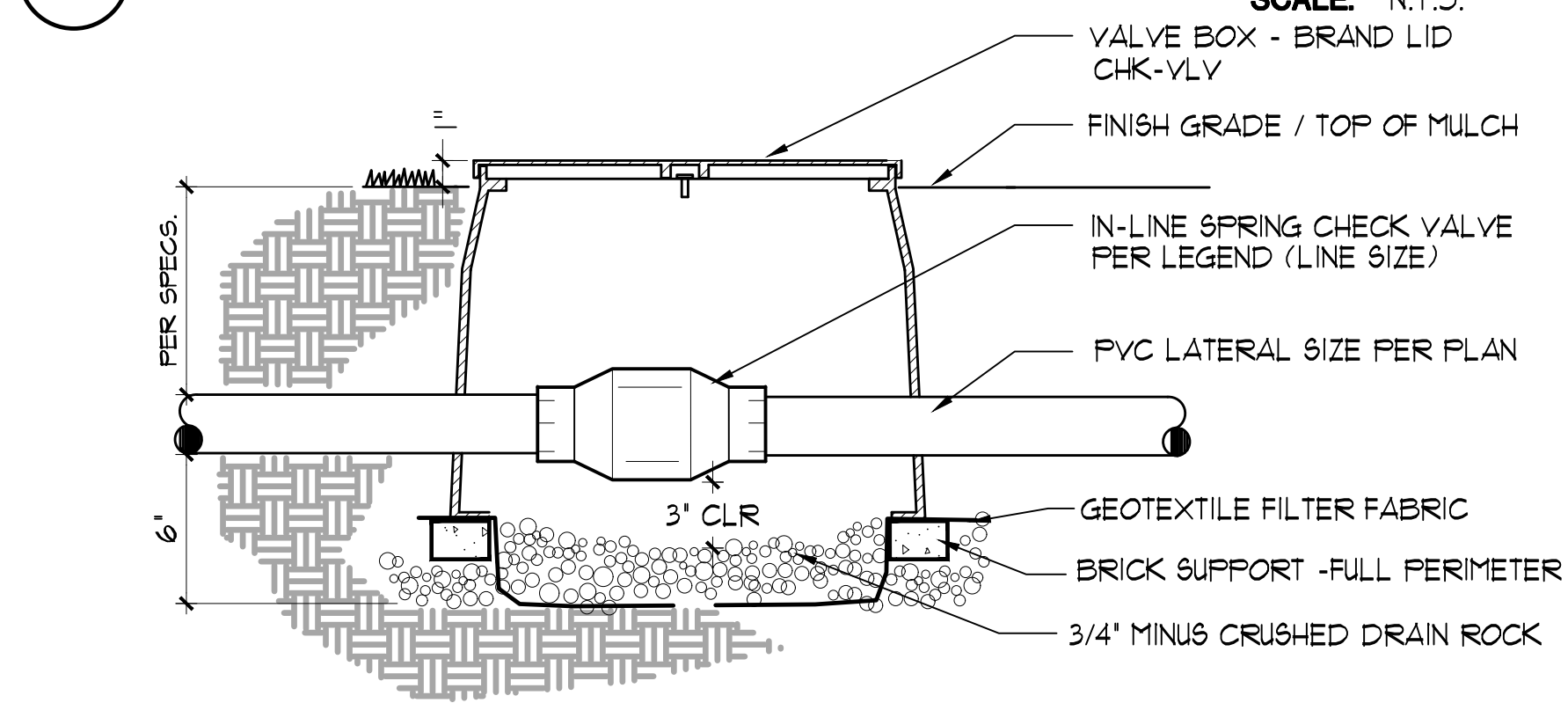
I **FIXED RISER HEAD** SCALE: N.T.S.



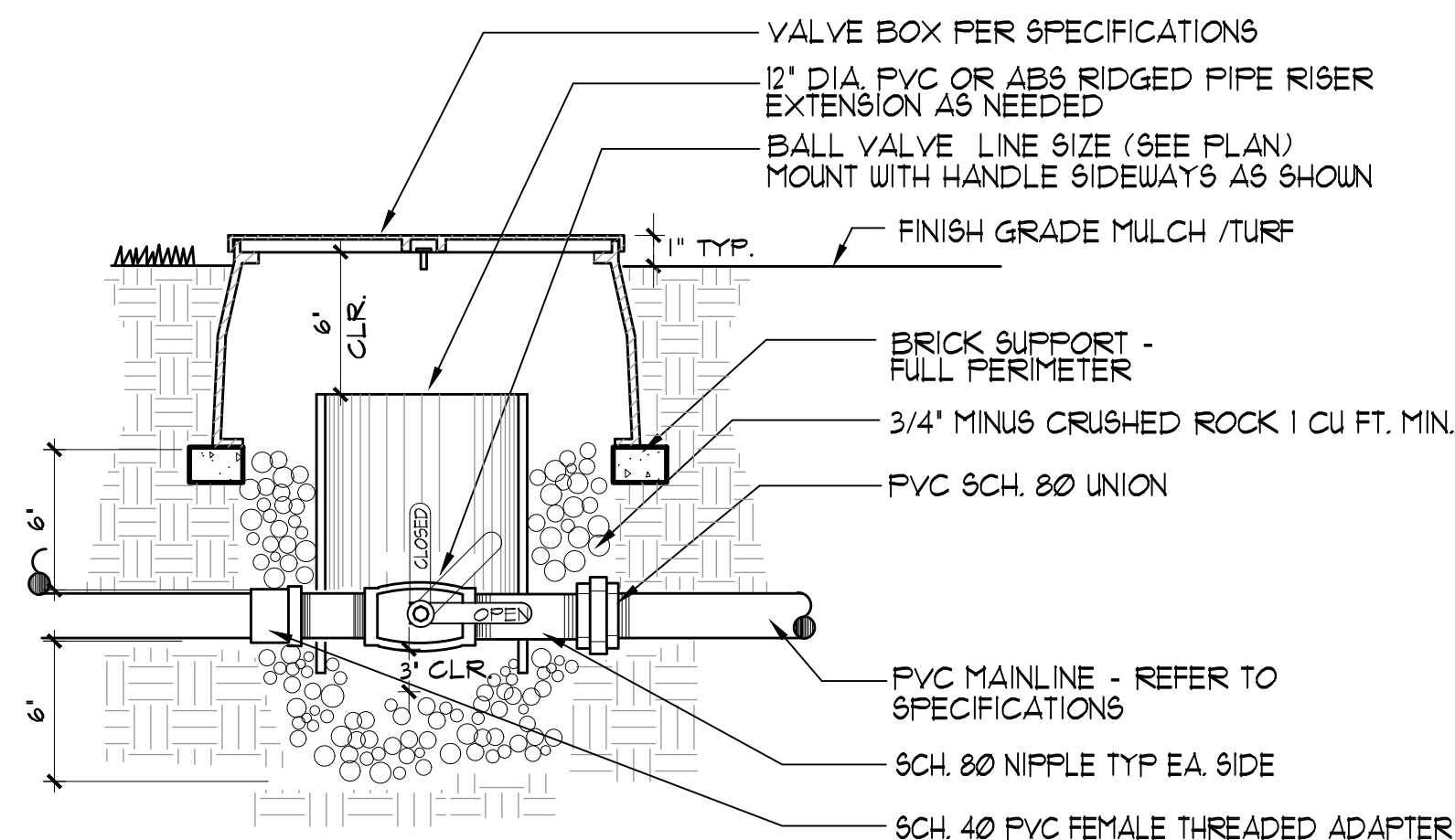
L **TRENCHING DETAIL** SCALE: N.T.S.



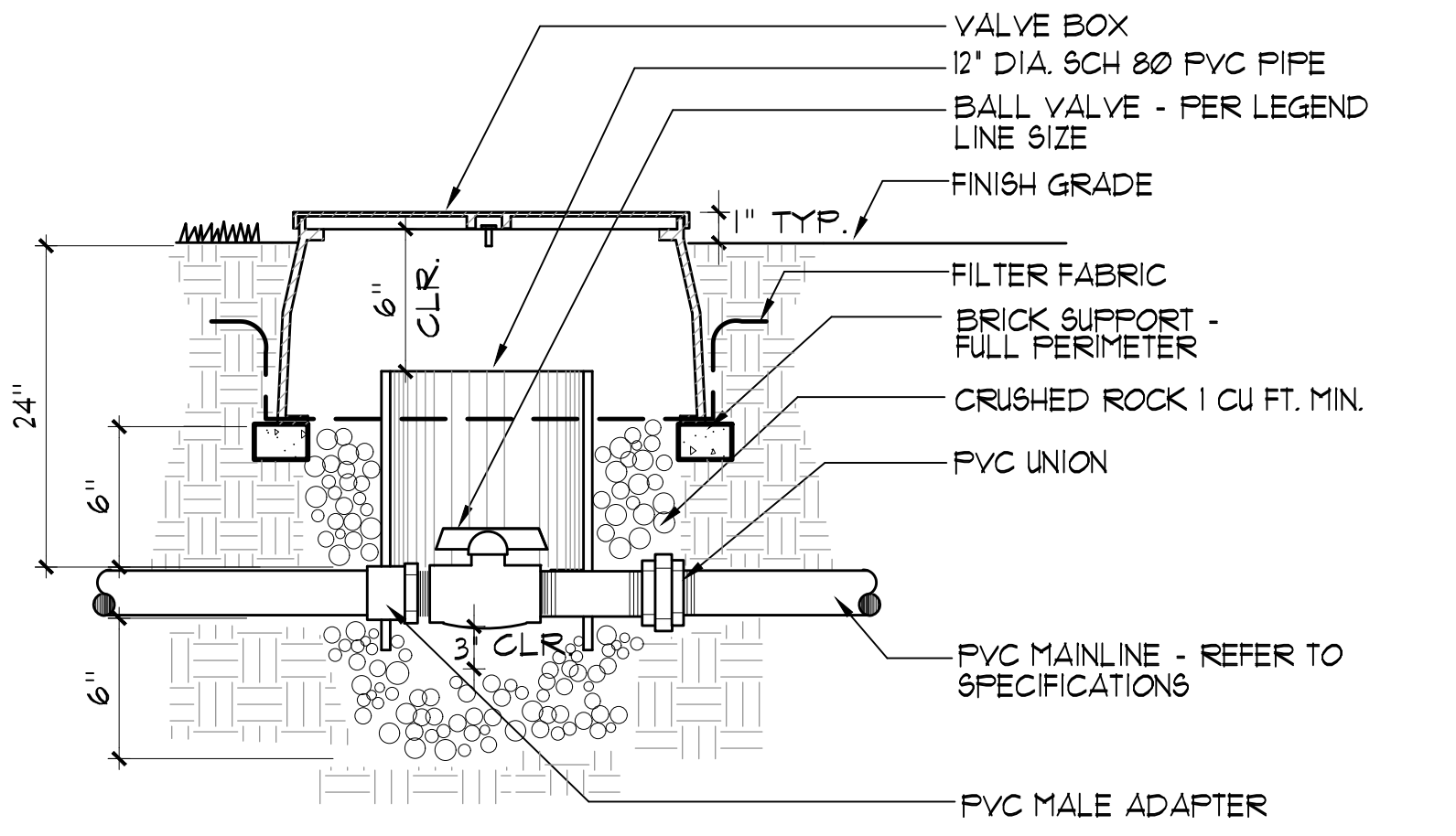
K **QUICK COUPLER VALVE** SCALE: N.T.S.



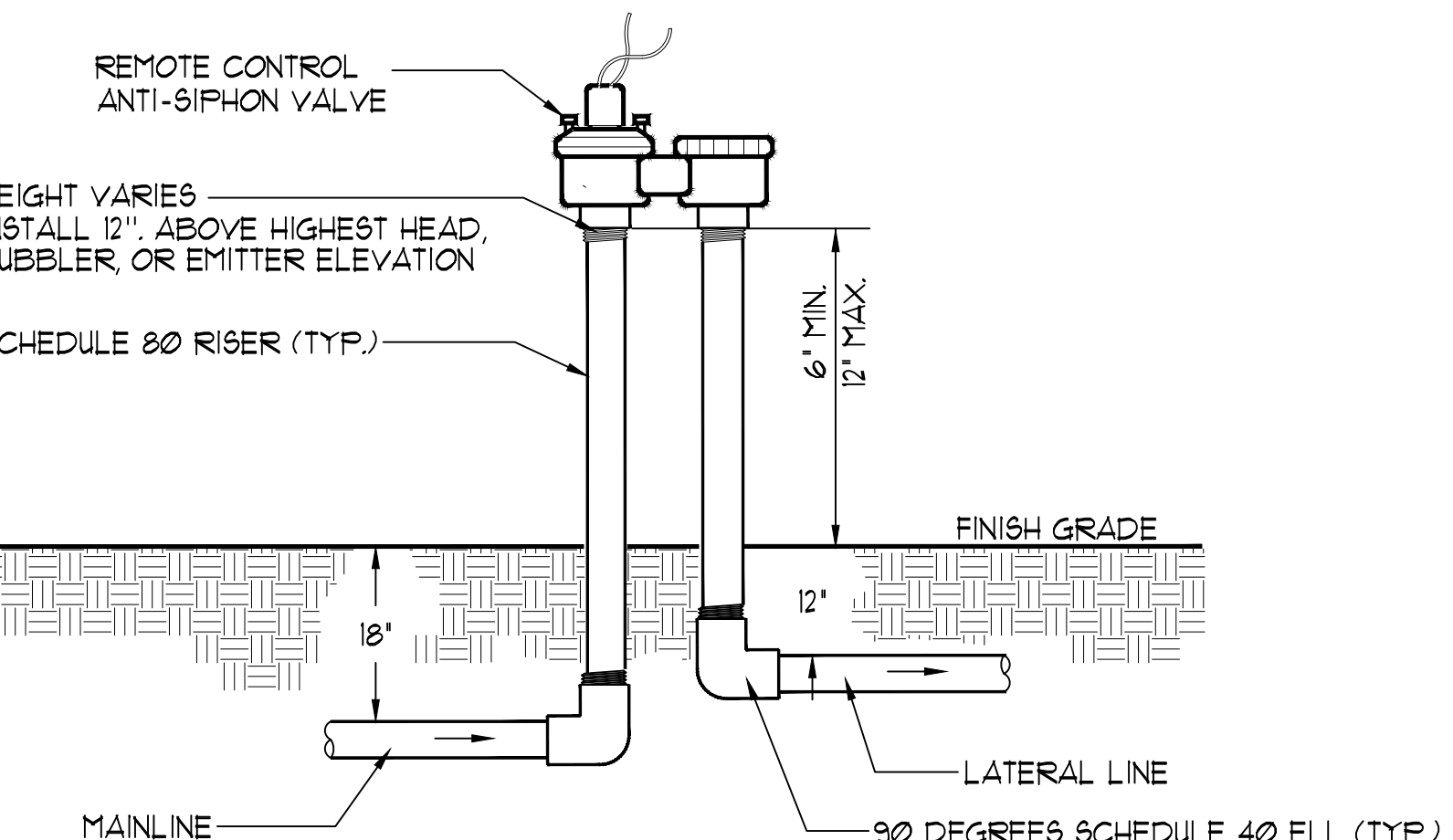
L **SPRING CHECK VALVE** SCALE: 1"=1'-0"



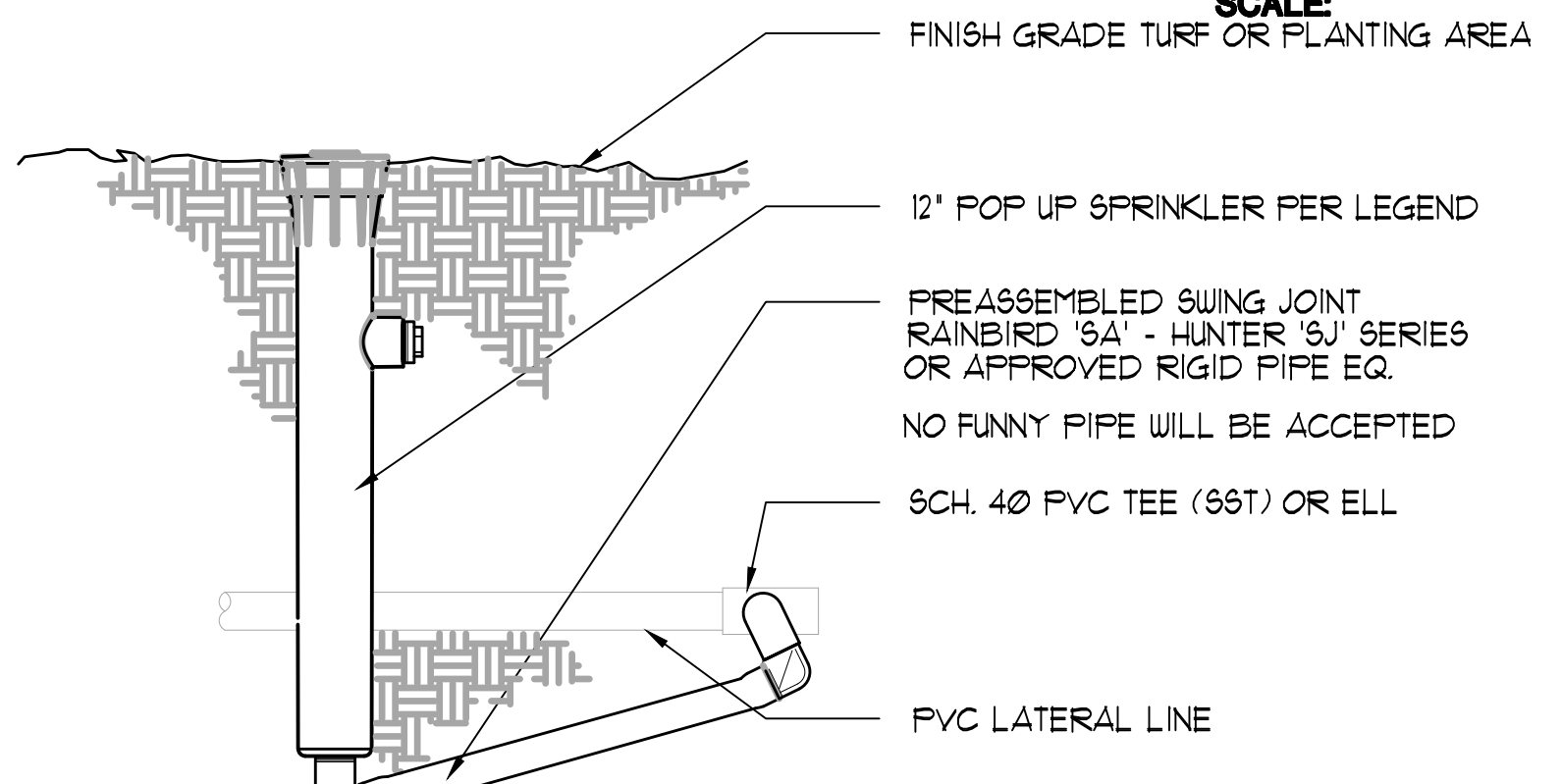
E **ISOLATION BALL VALVE** SCALE: 1"=1'-0"



F **BALL VALVE** SCALE: N.T.S.

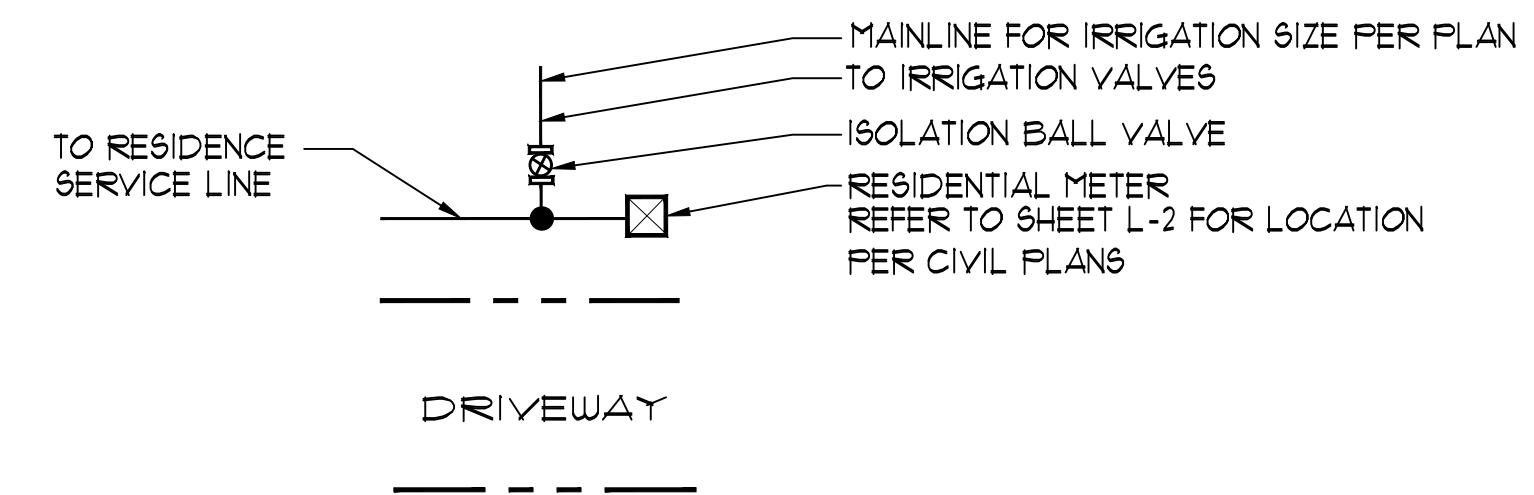


G **REMOTE CONTROL ANTI-SIPHON VALVE** SCALE: N.T.S.

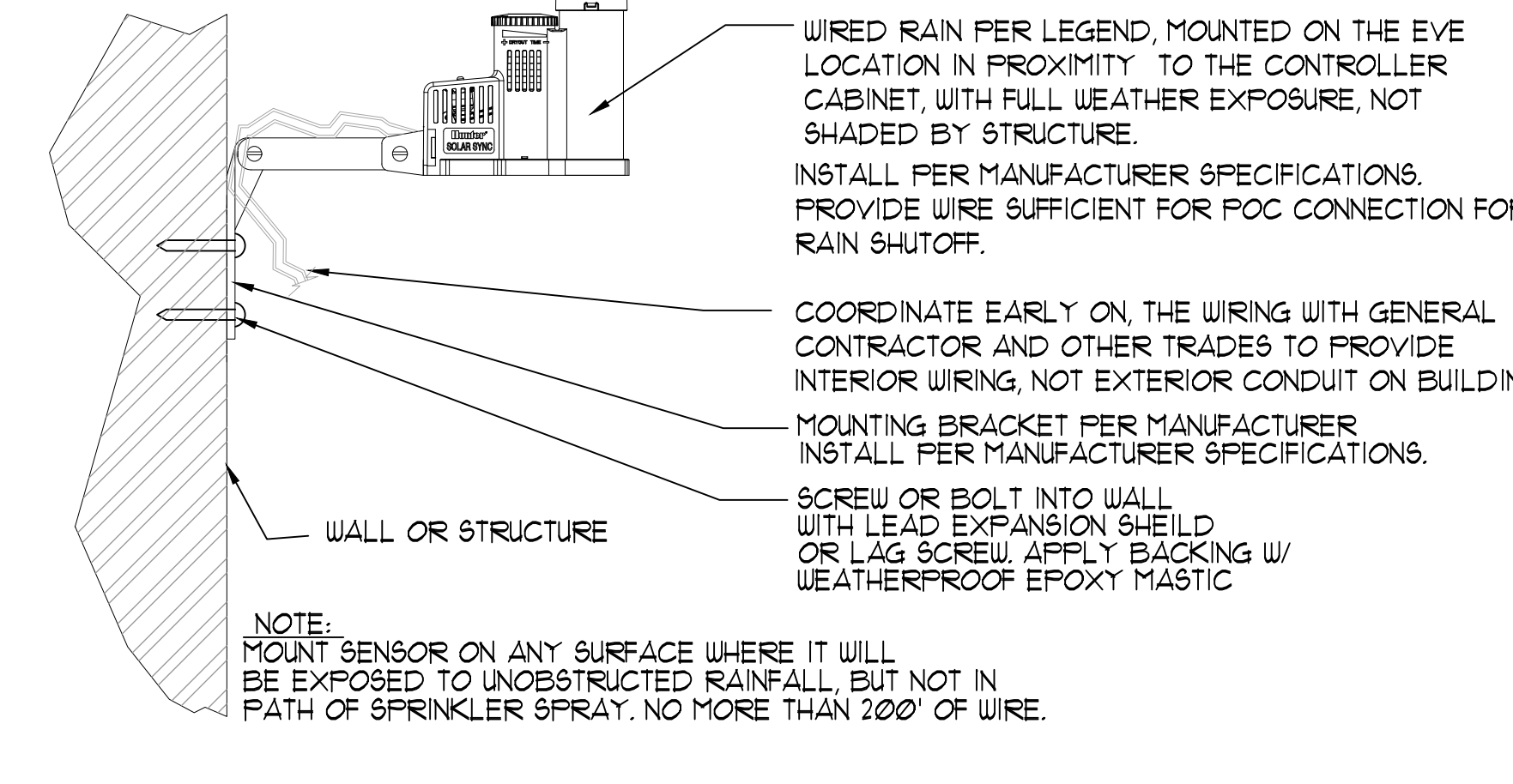


H **12" POP UP SPRAY HEAD** SCALE: 3"=1'-0"

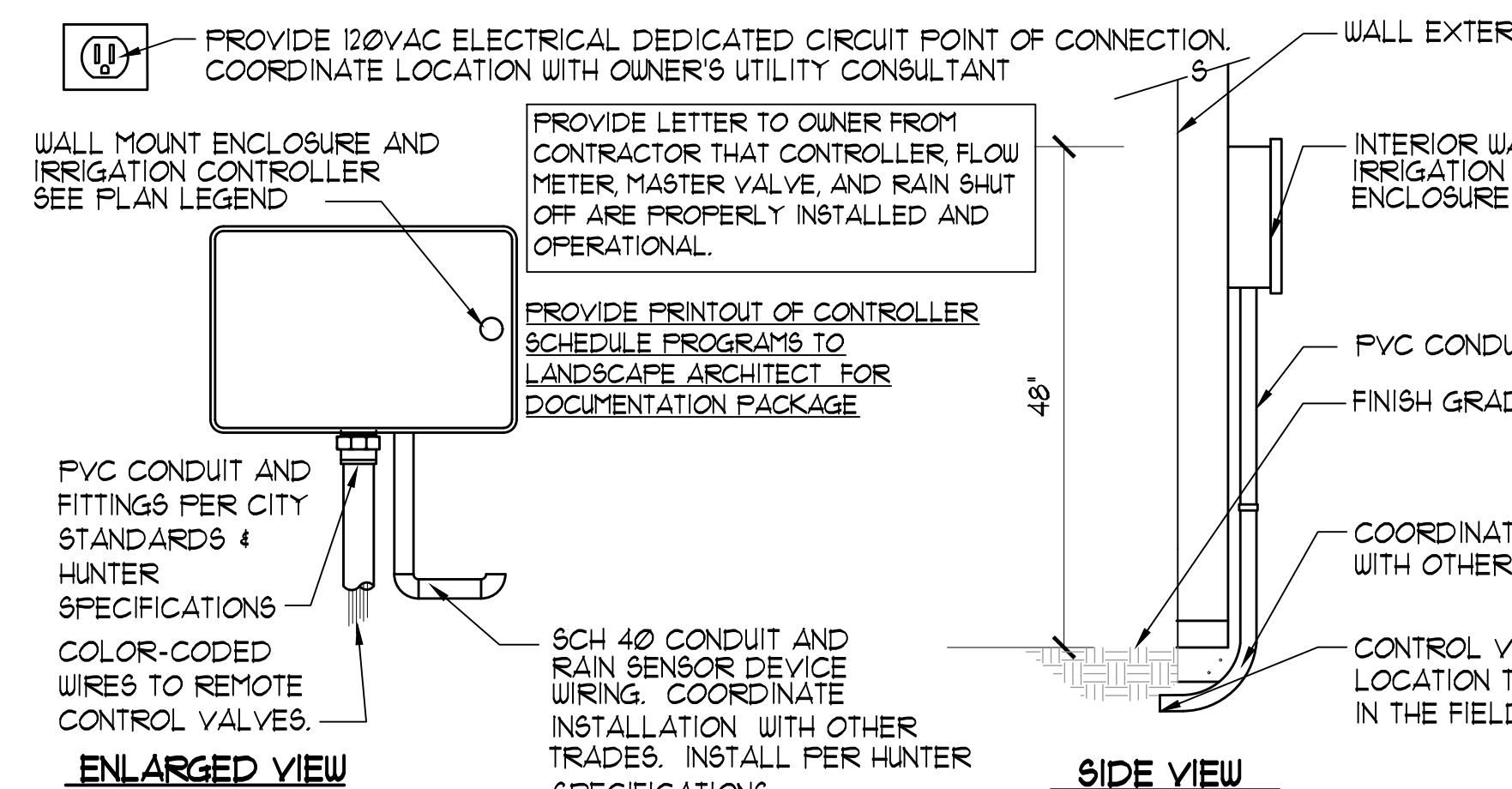
INSTALLATION SHALL MEET SAN MATEO COUNTY STANDARDS AND REGULATIONS



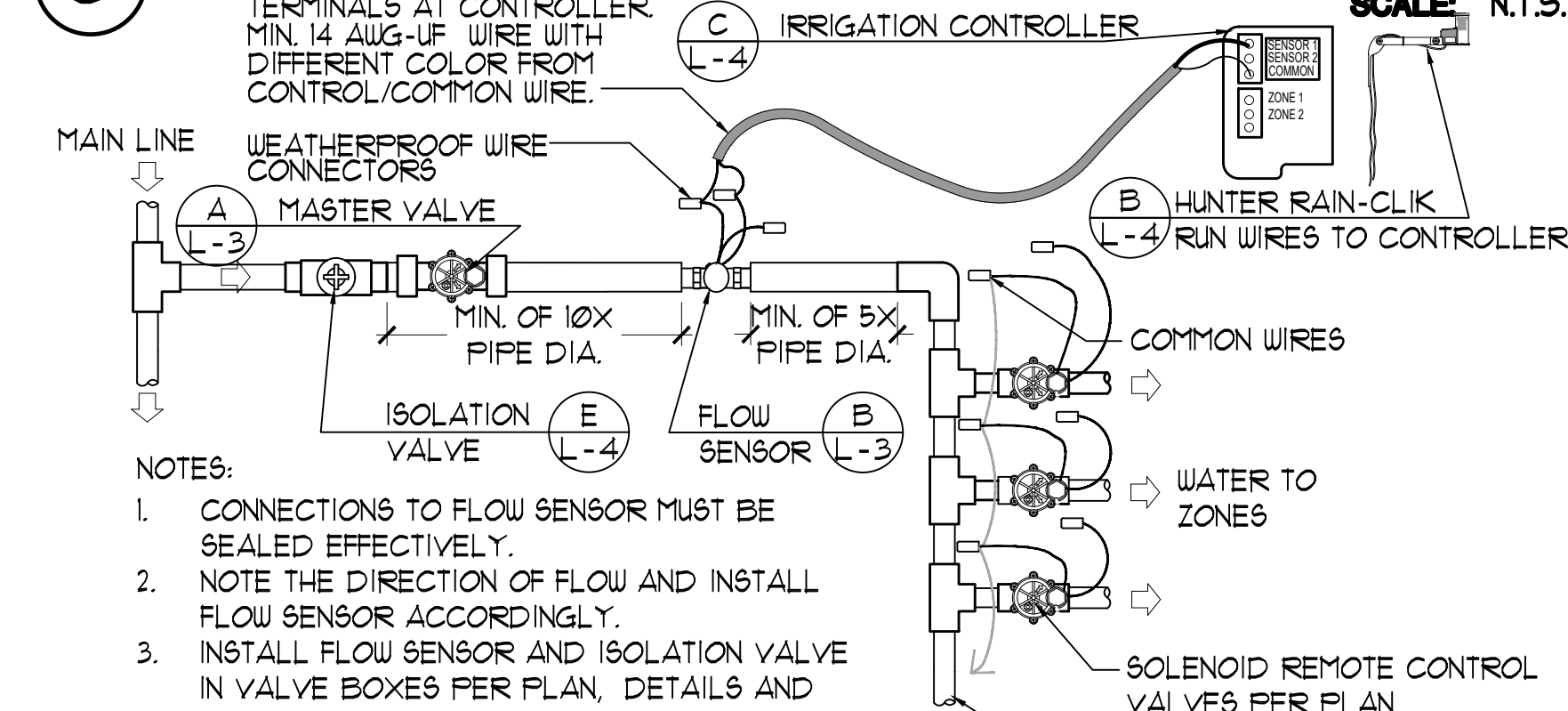
A **IRRIGATION P.O.C.** SCALE: 1/2"=1'-0"



B **WIRED RAIN SENSOR** SCALE: 3"=1'-0"

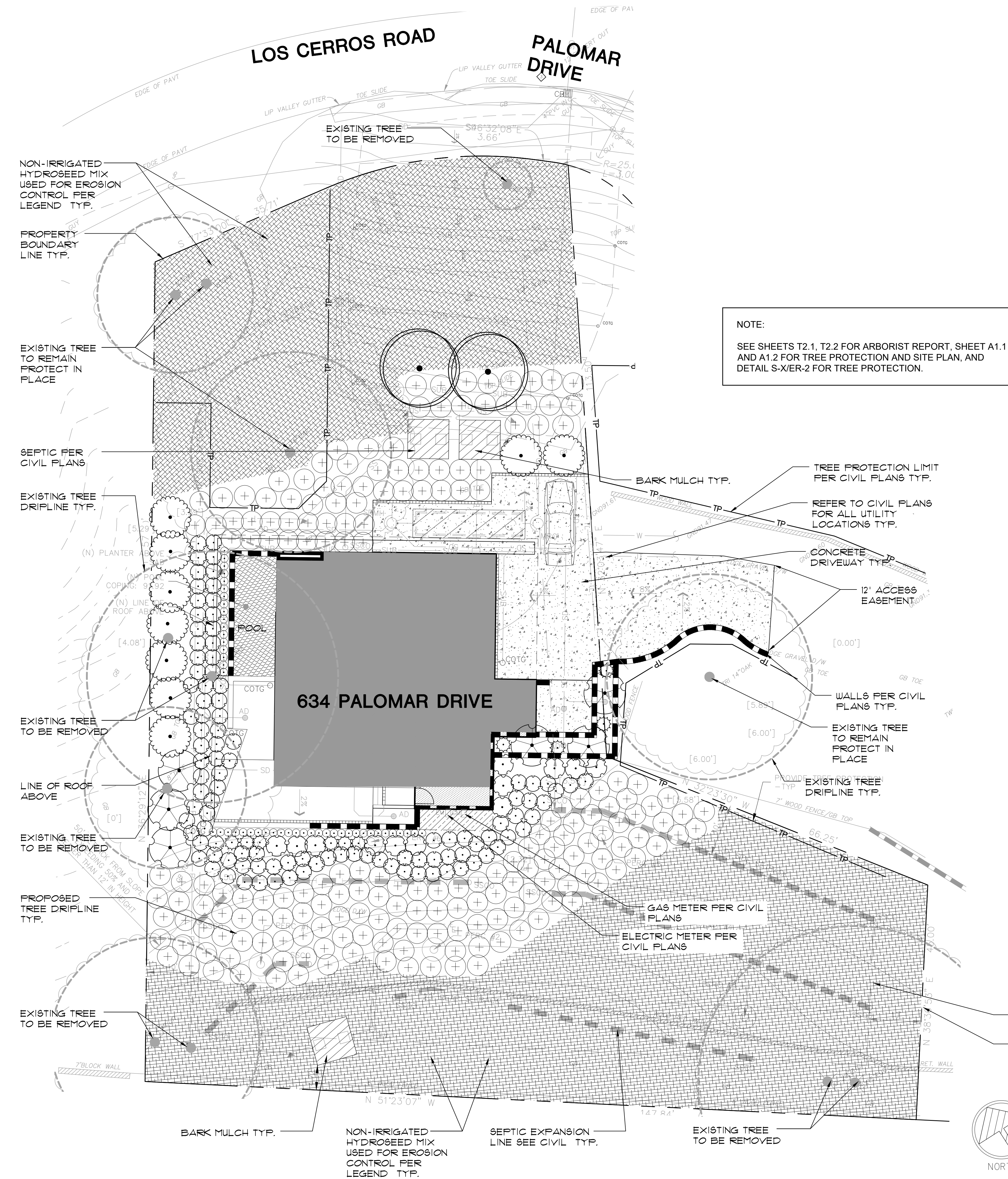


C **INTERIOR WALL MOUNT CONTROLLER** SCALE: N.T.S.



D **SCHEMATIC DIAGRAM** SCALE: 1/2"=1'-0"

634 PALOMAR DRIVE
 REDWOOD CITY, CALIFORNIA
 SAN MATEO COUNTY
 APN: 051-022-380
 SHEET TITLE:
 IRRIGATION DETAILS
 DATE: 10.30.20
 REV: 5.10.21
 SHEET NUMBER:
 L-4
 SCALE: AS NOTED



NOTE:
SEE SHEETS T2.1, T2.2 FOR ARBORIST REPORT, SHEET A1.1 AND A1.2 FOR TREE PROTECTION AND SITE PLAN, AND DETAIL S-X/ER-2 FOR TREE PROTECTION.

SOIL PREPARATION-FOR BID PURPOSES

Gro-Power Plus is designed for soil conditions that are impossible, such as highly compacted, hard pan areas (clay, adobe, caliche soils) or areas that have extremely high levels of salt (EC), sodium boron or pH problems. Here is what Gro-Power Plus does for you:

- (1) Increases the rate and depth water penetration.
- (2) Aerates the soil.
- (3) Reduces evaporation.
- (4) Deepens root system.
- (5) Makes plant food in soil more available.
- (6) Frees trace minerals.
- (7) Soil does not become waterlogged.

I. Gro-Power Plus Used For Soil Preparation:
Use Gro-Power Plus at the rate of 150 lbs. to 200 lbs. per 1000 square feet Rototill Gro-Power Plus into the top 6" to 8" of soil. Then water thoroughly; the water activates the penetrant and starts to break up the compacted soil. Each time the water is added, the soil is broken up deeper until the penetrant is finally used up. The best part - the Humus in Gro-Power is there to keep the soil loose and friable below the root zone.

II. Gro-Power Plus Used For Turf Maintenance:
Use Gro-Power Plus at the rate of 25 lbs. to 30 lbs. per 1000 square feet on areas that have become highly compacted, hard-pan areas, areas where water stands, the center of football fields or high traffic areas. Use Gro-Power Plus once a year; then regular Gro-Power formula or Gro-Power HI Nitrogen at 7 lbs. to 8 lbs per 1000 square feet the rest of the application. Usually one or two more applications of regular Gro-Power or Gro-Power HI-Nitrogen is all that is needed the balance of the year after Gro-Power Plus has been used.

III. Gro-Power Plus Used For Hydroseeding:
Use for those difficult soil conditions - on cut and fill slopes, decomposed granite, etc. Apply at the rate 1,000 lbs. to 1,300 lbs per acre in slurry.

GRO-POWER PLUS 5-3-1 with 1.00% S&S Penetrant (Guaranteed Analysis)	
Total Nitrogen (N)	5.00%
1.00% Ammoniacal Nitrogen	
4.00% Urea Nitrogen	
Available Phosphoric Acid (P2O5)	3.00%
Soluble Potash (K2O)	1.00%
Iron (Fe)	1.00%
Manganese(Mn)	0.25%
Zinc (Zn)	0.25%
Derived from ammonium phosphate, urea, sulphate of potash, compost and sulfur and oxides of iron, manganese and zinc.	
ALSO CONTAINS NON-PLANT FOOD INGREDIENT: Monoic Acids Derived from Compost	
Plantant active naphthalene sodium sulfonate	1.00%
Bacterial common soil and airborne organisms - aerobic, anaerobic, yeast & mold	Minimum 60,000 per 500 gram

- BACKFILL - FOR BID PURPOSES**
- 7 PARTS OF NATIVE ON-SITE SOIL, 3 PARTS OF NITROLIZED SHAVINGS AND 15LBS. OF GRO-POWER PER CUBIC YARD OF MIX. MIX THIS THOROUGHLY AND BACKFILL - OR-
 - MIX 7 PARTS OF ROCK-FREE SOIL AND 3 PARTS OF NITROLIZED SHAVINGS AND MIX THOROUGHLY. BACKFILL WITH THIS MIXTURE TO TOP OF PLANTING PIT. APPLY GO-POWER, PLUS OR PLUS w/M ON TOP OF MIX.

CONTAINER SIZE	PIT SIZE	FEED GRO-POWER
1 gallon	Dig hole twice the size of ball	1/2 cup
5 gallon	Dig hole twice the size of ball	1 cup
15 gallon	Dig hole twice the size of ball	2 cups
24" box	Allow 2 ft. on each side of box	4 cups
30" box	Allow 2 ft. on each side of box	4 1/2 cups
36" box	Allow 2 ft. on each side of box	5 cups
42" box	Allow 2 ft. on each side of box	6 cups
48" box	Allow 2 ft. on each side of box	7 cups
54" box	Allow 2 ft. on each side of box	8 cups
60" box	Allow 2 ft. on each side of box	9 cups
72" box	Allow 2 ft. on each side of box	12 cups

SPECIFICATIONS:

Gro-Power Plus 5-3-1 Soil Penetrant Added (1.00% Alkyl Naphthalene Sodium Sulfonate)
Fertilizer - Conditioner - Organic materials, higher plant form life, composted below the fibrous stage to support bacterial cultures. Gro-Power contains no poultry, animal or human waste.

PHYSICAL PROPERTIES: A uniform "beaded" homogenous mixture - 100.00% passing through a #4 mesh screen - a water soluble bio-degradable binder is used to insure fast breakdown.

CHEMICAL ANALYSIS: 5-3-1. Nitrogen (available) 5.00%, Phosphate 3.00%, Potash 1.00% Humus 70.00%, Humic Acids 15.00% Soil Penetrant 1.00%. Gro-Power bacterial "stimulator" included.

GROW PLANTING TABLETS

GRO-POWER PLANTING TABLETS: 7 gram planting tablet designed for 12 month slow release. Components of tablets allow for breakdown within all soil mediums. May be used in new plantings, existing plants, containers, water plants.

12-8-8 NPK, 20% Humus, 4% Humic Acids, 3.5% Sulfur, 2% Iron, Micronutrients.

Gro-Power Planting Tablets Application Rates for New Landscape Plantings or Containers:			
4" Pot Ground Cover	6" Pot Liner	1 Gal. Plant	3 Gal. Plant
1	1-2	2-3	3-6
5 Gal. Plant	7 Gal. Plant	10 Gal. Plant	15 Gal. Plant
6-9	8-10	10-12	12-15
20" - 24" Box	30" Box	36" Box	42" Box
14-16	15-18	18-20	20-22
48" Box	60" Box	Larger sizes for each 1/2" caliper use	
22-24	32-36	3-4	

NORTH

SCALE: 1" = 10'

CALL BEFORE YOU DIG 811

12/17/20
11/16/20
7/22/20

PLANT SCHEDULE							Water Use		
TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	Low	Medium	DETAILS	
	Geijera parviflora	Australian Willow	24" Box	As Shown	2		X	A,B/L-6	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	Low	Medium	DETAILS	
	Agave attenuata	Foxtail Agave	5 gal.	4' o.c.	12	X		C,D/L-6	
	Aloe x 'Blue Elf'	Aloe	1 gal.	18" o.c.	46	X		C,D/L-6	
	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush	15 gal.	8' o.c.	9	X		C,D/L-6	
	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	1 gal.	3' o.c.	104	X		C,D/L-6	
	Muhlenbergia rigens	Deer Grass	1 gal.	4' o.c.	195	X		C,D/L-6	
	Phormium x 'Amazing Red'	Amazing Red New Zealand Flax	5 gal.	3' o.c.	10	X		C,D/L-6	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	Low	Medium	DETAILS	
	Dymondia margaretae	Silver Carpet Dymondia	flat	12" o.c.	57 sf	X		D/L-6	
						Ornamental, Low Growing Native Hydroseed Mix- S & S Seeds - or approved equal. This is a mixture of showy, low growing annual and perennial species that will provide months of bright Spring color in a non-irrigated setting, or year-round color when irrigated. Recommended Application Rate - 42 lbs/acre	8,811 sf	X	MFR. SPEC.

634 PALOMAR DRIVE
REDWOOD CITY, CALIFORNIA
SAN MATEO COUNTY
APN: 051-022-380

SHEET TITLE:
PLANTING PLAN
DATE: 07.6.20
REV: 5.10.21

SHEET NUMBER:
L-5

SCALE: AS NOTED

PLANTING NOTES:

1. A MINIMUM OF THREE (3) INCHES OF MULCH SHALL BE ADDED TO THE SOIL SURFACE AFTER PLANTING IN NON-TURF AREAS. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.

2. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.

3. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM A SOIL SUITABILITY SAMPLE TAKEN FROM THE SITE PRIOR TO PLANTING.

4. DESIGN SHALL MEET ALL WATER CONSERVATION POLICY AND GUIDELINES AND THE SAN MATEO COUNTY REQUIREMENTS.

5. CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. COORDINATE WITH THE OWNER TO OBTAIN ANY REQUIRED PERMITS NECESSARY TO COMPLETE WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE(1) CALENDAR YEAR AFTER FINAL ACCEPTANCE.

6. MAINTAIN ALL PLANT MATERIAL FOR A THREE(3) MONTH PERIOD FROM DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, SPRAYING FOR DISEASE AND INSECTS. RECOMMENDED LONG-TERM MAINTENANCE PROCEDURES SHALL BE PROVIDED TO THE OWNER BEFORE EXPIRATION OF THIS PERIOD.

7. ALL REQUIRED LANDSCAPE AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER THE COUNTY OF SAN MATEO COUNTY REQUIREMENTS.

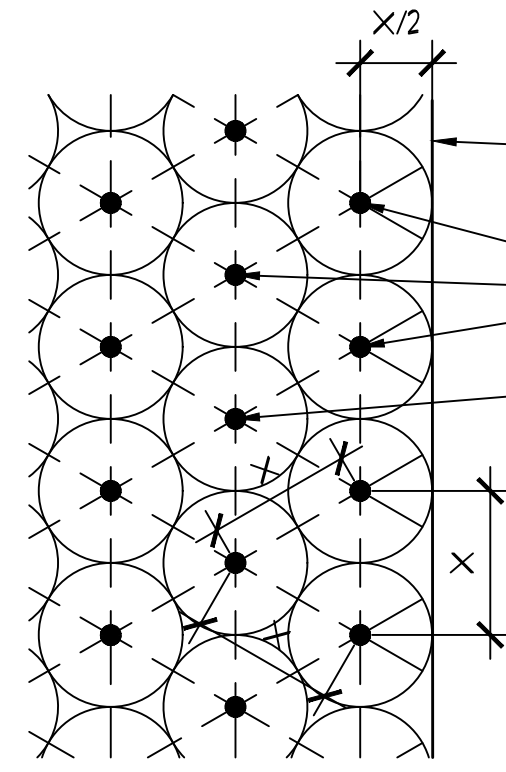
8. VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. REPAIR ALL DAMAGED UTILITIES IF DAMAGED BY CONSTRUCTION TO SATISFACTION OF THE OWNER AND OPERATING AUTHORITY AT NO ADDITIONAL COST.

9. ALL EXISTING TREES THAT ARE TO REMAIN SHALL BE PROTECTED IN PLACE AND SHALL NOT DISTURB ROOTS UNDER TREE DRIPLINE. REFER TO CIVIL FOR ADDITIONAL NOTES.

10. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVED THAT PORTION OF ANY EXISTING TREE, 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.

11. ROOT BARRIER SHALL BE IMPLEMENTED IN AREAS WHERE TREES ARE WITHIN 10 FEET ADJACENT TO COUNTY FACILITIES AND HARDSCAPE. DETAIL A/L-2

12. LANDSCAPING WITH DEEP ROOTS SYSTEM SHALL NOT BE PLACED ON STORMWATER IMPROVEMENTS UNLESS THEY ARE AN INTEGRAL PART OF THE STORMWATER POLLUTION PREVENTION MEASURES. CONSTRUCTOR TO VERIFY THAT LANDSCAPING DOES NOT IMPACT STORAGE VOLUMES IN STORMWATER BASINS, SWALES, OR OTHER HYDRAULIC STRUCTURES.



NOTE: DIAGRAM REFERS TO ALL PLANT SPACING UNLESS OTHERWISE NOTED (TYP)

EDGE CONDITION (CONCRETE PAVEMENT, EDGING MATERIAL, WALL, FENCE, BUILDING FACADE, ETC)

TRIANGULAR SPACING FOR OPTIMUM COVERAGE (TYP.)

CENTER OF PLANT (SHRUB, GROUNDCOVER, ETC.) (TYP.) REFER TO PLANT LIST FOR TYPE, SIZE AND SPACING REQUIREMENTS.

NOTES:
X = SPACE PLANTS ACCORDING TO THE ON-CENTER (O.C.) PLANT SPACING AS NOTED IN THE PLANTING PLANS. (TYP.)

X/2 = SPACE PLANTS ACCORDING TO 1/2 THE ON-CENTER (O.C.) PLANT SPACING AS NOTED IN THE PLANTING PLANS. (TYP.)

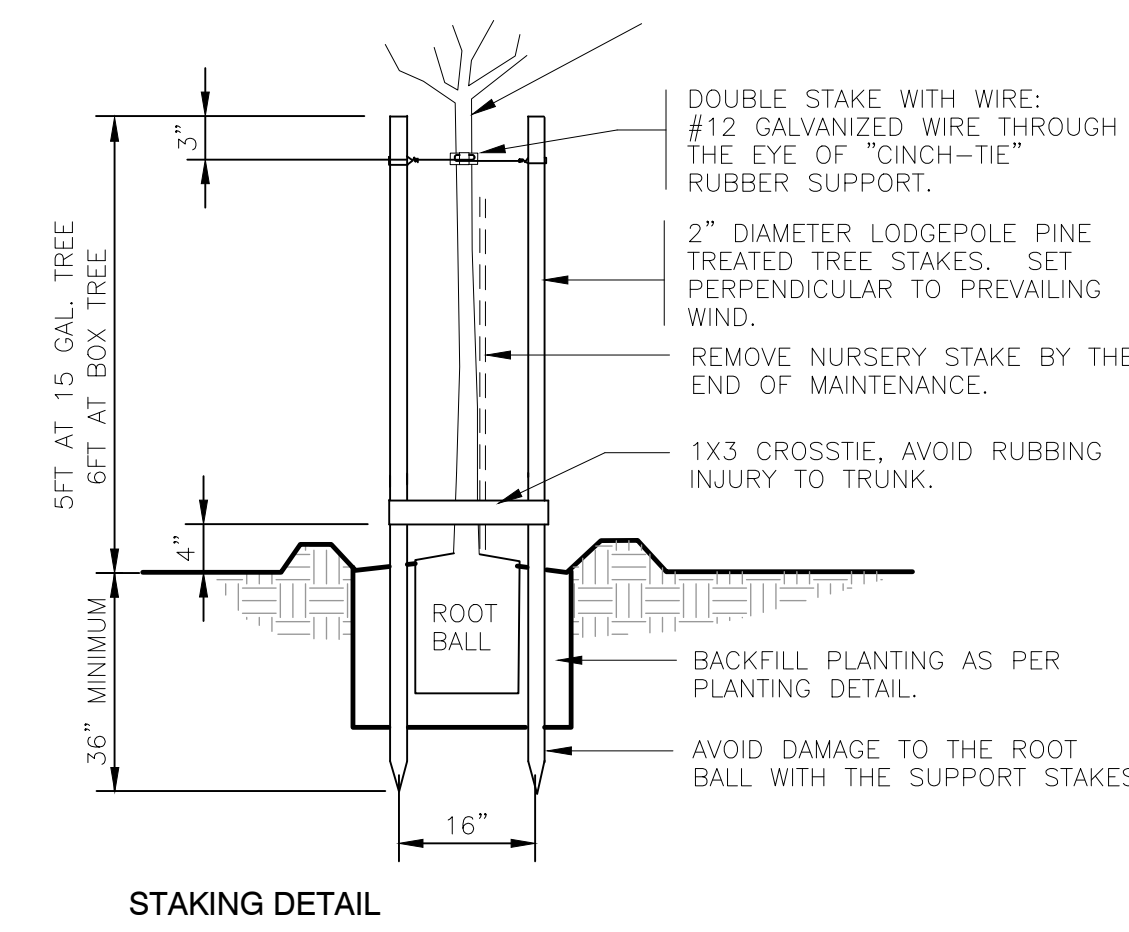
D TRIANGULAR SPACING DIAGRAM

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

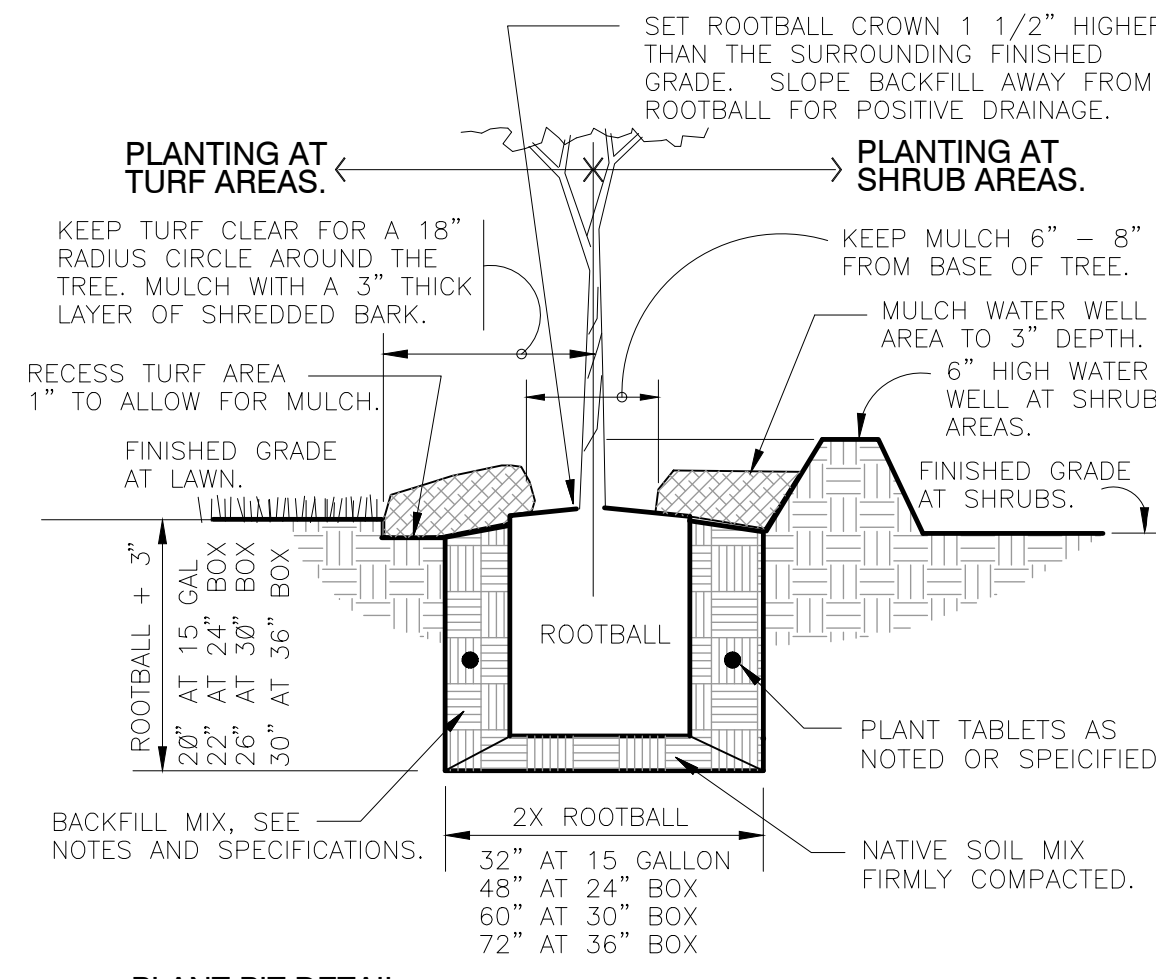
SOILS ANALYSIS REPORT

WALLACE LABS		SOILS REPORT	Print Date	Aug. 6, 2020	Receive Date	8/5/20
365 Coral Circle		Location	634 Palomar Dr., Redwood City, CA / Thalapaneni Residence			
El Segundo, CA 90245		Requester	Enrique Guzman, Contexto Landscape			
(310) 615-0116		graphic interpretation: *	very low, **	low, ***	moderate	
ammonium bicarbonate/DTPA			****	high, *****	very high	
extractable - mg/kg soil	Sample ID Number	20-219-28				
Interpretation of data	Sample Description	Redwood City, 6"				
low medium high	elements		graphic			
0-7 8-15 over 15	phosphorus		34.98	*****		
0-60 60-120 121-180	potassium		557.85	*****		
0-4 4- 10 over 10	iron		54.18	*****		
0-0.5 0.6-1 over 1	manganese		51.77	*****		
0-1 1- 1.5 over 1.5	zinc		12.80	*****		
0- 0.2 0.3-0.5 over 0.5	copper		4.30	*****		
0- 0.2 0.2-0.5 over 1	boron		0.20	**		
	calcium		447.80	****		
	magnesium		304.44	*****		
	sodium		27.78	*		
	sulfur		20.16	*		
	molybdenum		0.04	***		
	nickel		6.05	***		
	aluminum		nd	*		
	arsenic		0.20	*		
	barium		2.08	*		
	cadmium		0.08	*		
	chromium		0.15	*		
	cobalt		0.29	*		
	lead		8.37	***		
	lithium		0.23	*		
	mercury		nd	*		
	selenium		nd	*		
	silver		nd	*		
	strontium		2.07	*		
	tin		nd	*		
	vanadium		0.41	*		
	Saturation Extract					
	pH value		6.62	***		
	ECe (milli-mho/cm)		0.47	**		
					millieq/l	
	calcium		62.7		3.1	
	magnesium		24.3		2.0	
	sodium		11.1		0.5	
	potassium		24.1		0.6	
	cation sum				6.2	
	chloride		21		0.6	
	nitrate as N		7		0.5	
	phosphorus as P		4.7		0.2	
	sulfate as S		15.8		1.0	
	anion sum				2.3	
	boron as B		0.19	*		
	SAR		0.3	*		
	est. gypsum requirement-lbs./1000 sq. ft.		23			
	relative infiltration rate		fair/slow			
	estimated soil texture		loam			
	lime (calcium carbonate)		no			
	organic matter		fair/low		hydrophobic	
	moisture content of soil		5.2%			
	half saturation percentage		40.8%			

Elements are expressed as mg/kg dry soil or mg/l for saturation extract. pH and ECe are measured in a saturation paste extract. nd means not detected. Analytical data determined on soil fraction passing a 2 mm sieve.



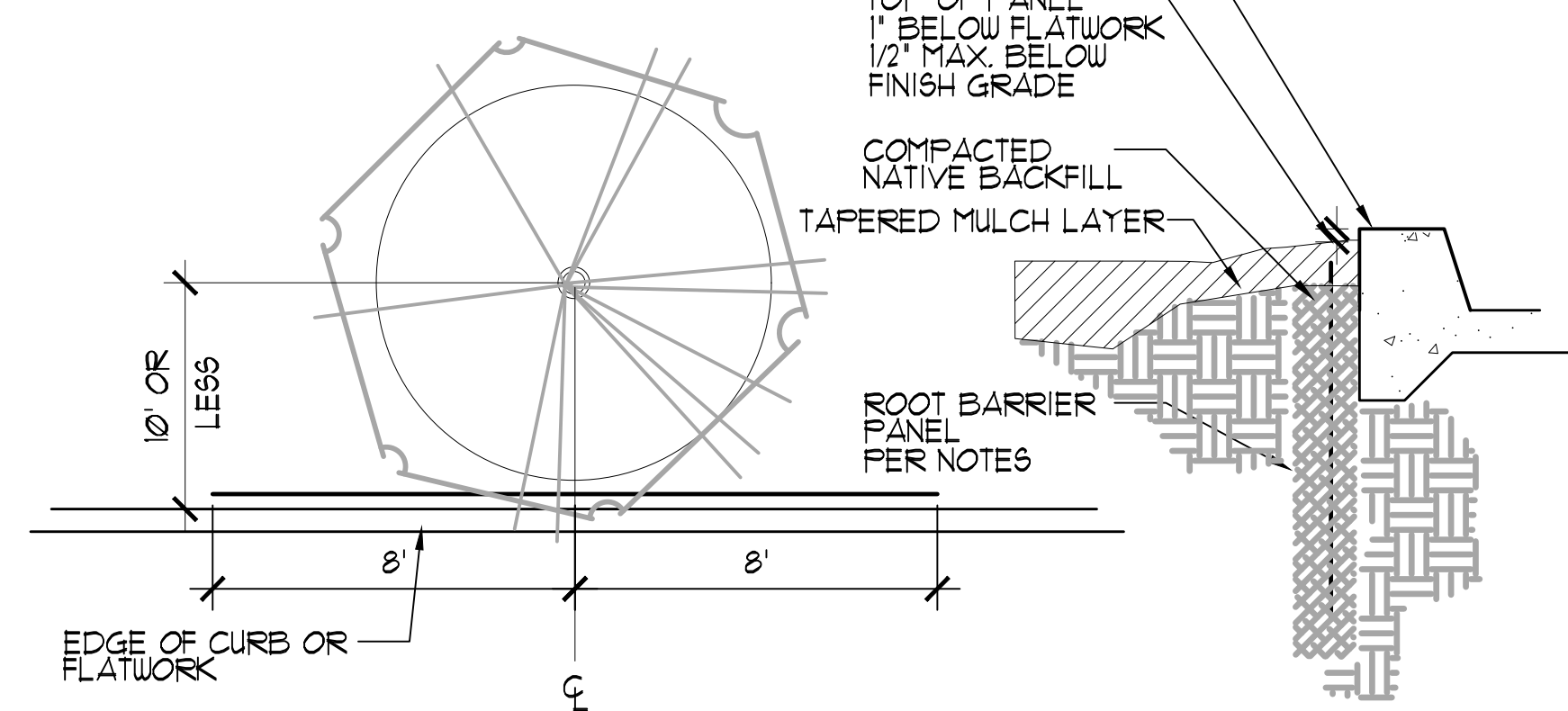
STAKING DETAIL



PLANT PIT DETAIL

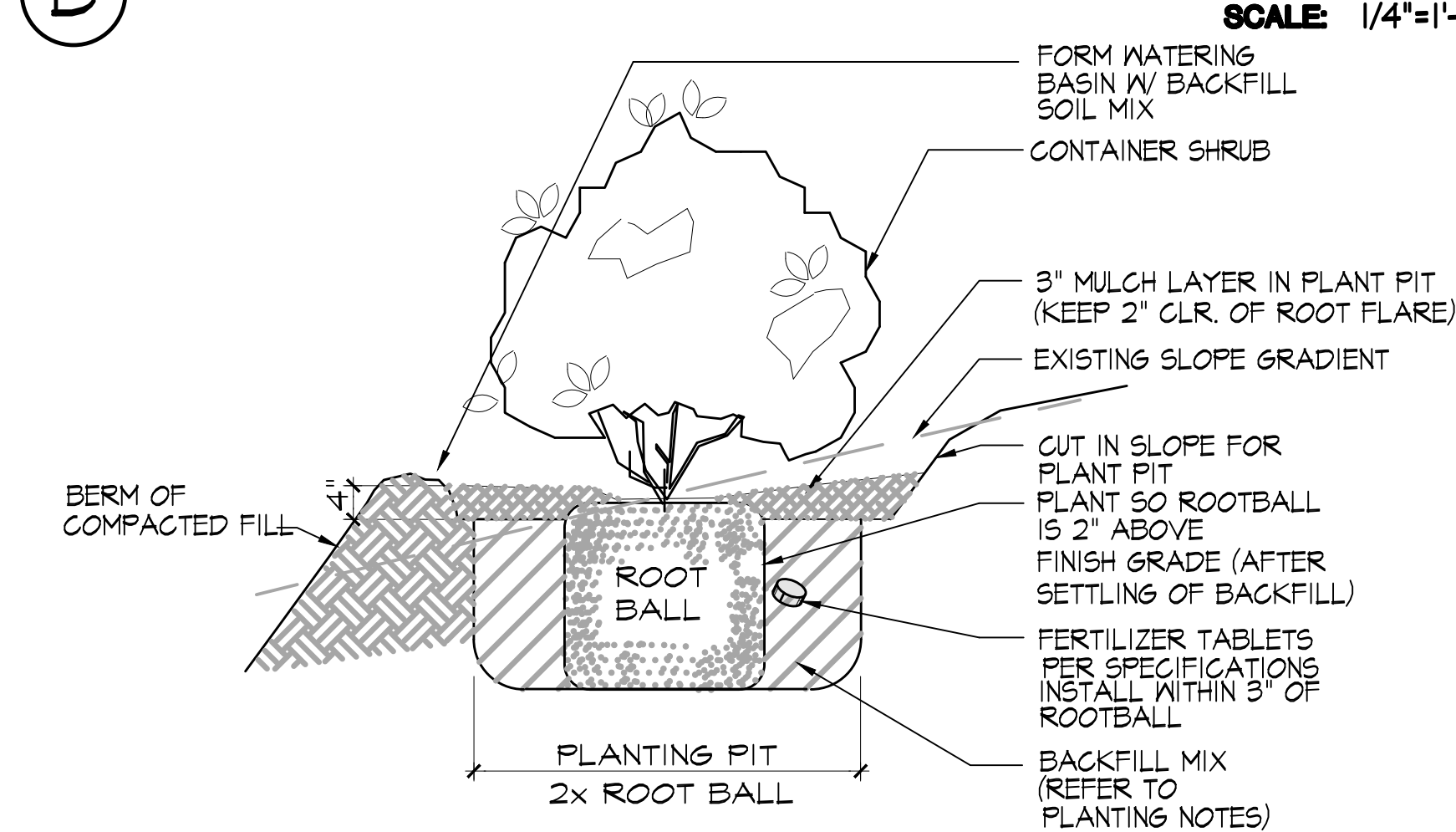
A TREE PLANTING DOUBLE STAKE

NOTES:
LINEAR ROOT BARRIER INSTALLATION DEPTH: 36" DEEP. DO NOT WRAP AROUND ROOTBALL.



B ROOT BARRIER

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



C CONTAINER PLANTING

SCALE: 1"=1'-0"

634 PALOMAR DRIVE
REDWOOD CITY, CALIFORNIA

APN: 051-022-380

SAN MATEO COUNTY

SHEET TITLE:
PLANTING DETAILS/ NOTES

DATE: 10.30.20
REV: 5.10.21

SHEET NUMBER:

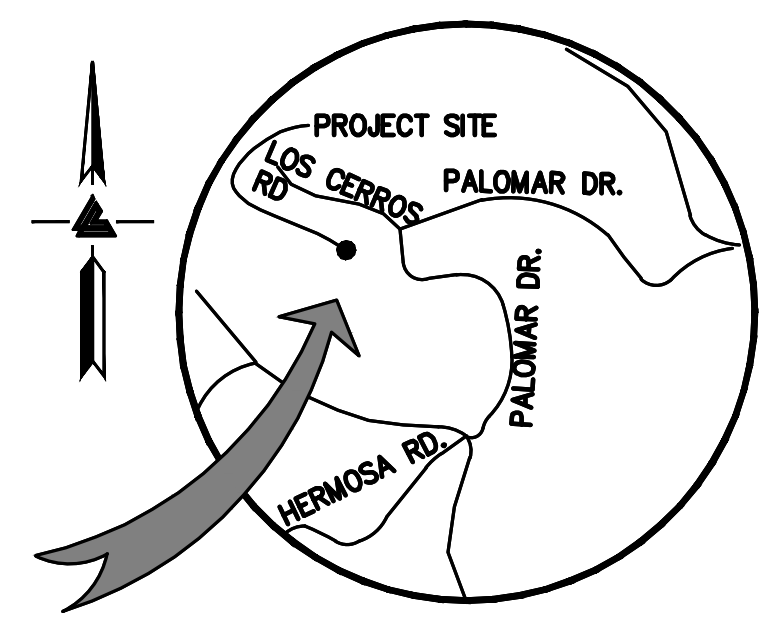
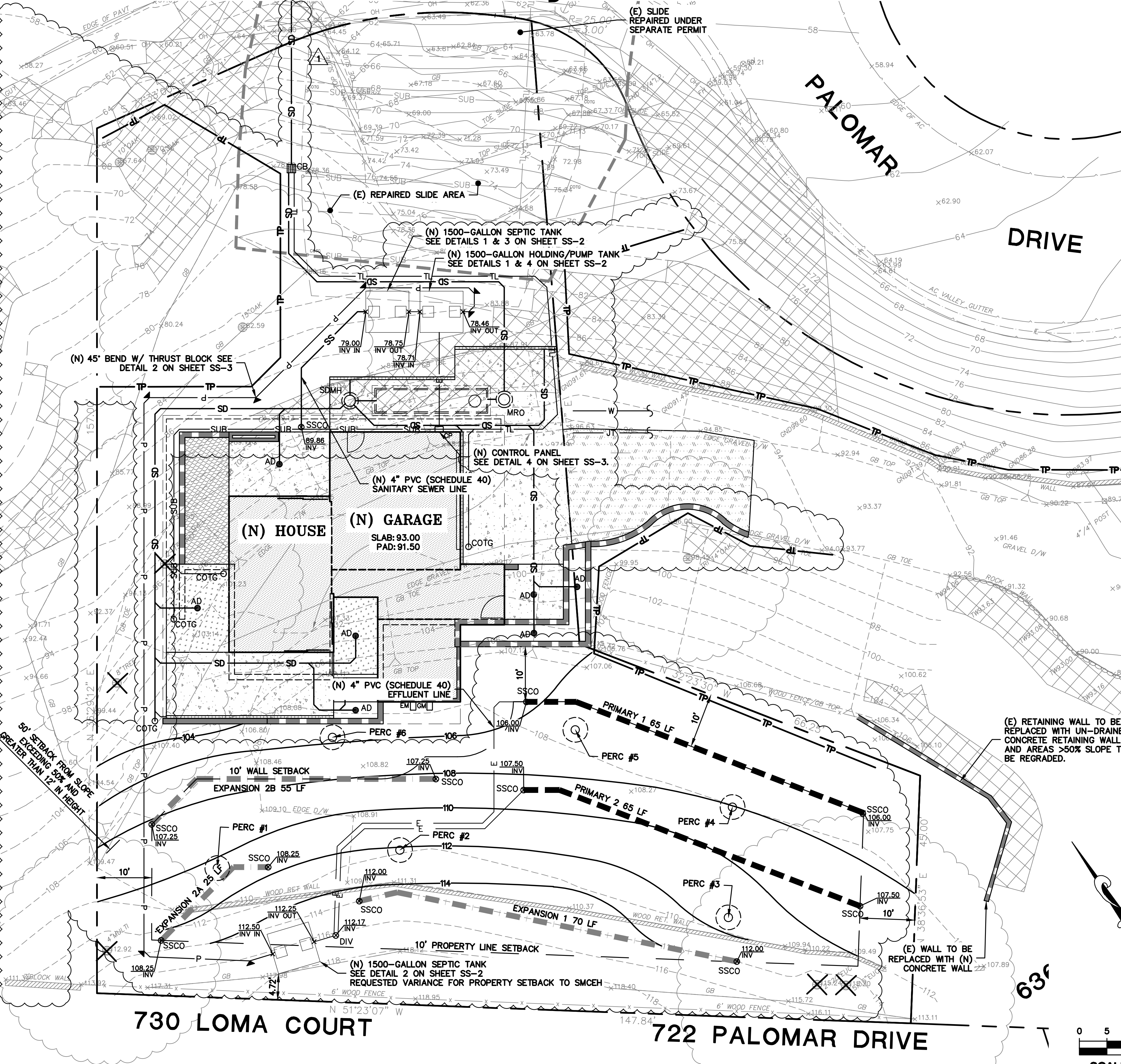
L-6

SCALE: AS NOTED

SEPTIC PLAN

634 PALOMAR DRIVE

REDWOOD CITY, CALIFORNIA



VICINITY MAP
NTS

LEGEND

PROPOSED	DESCRIPTION
---	BOUNDARY
- - - -	PRIMARY LEACH LINE
- · - · -	EXPANSION LEACH LINE
---	EXISTING LEACH LINE
-----	EXISTING LEACH LINE TO BE REMOVED
=====	RETAINING WALL
=====	LANDSCAPE RETAINING WALL
TL	TIGHTLINE
E	EFFLUENT LINE
W	SET BACK LINE
X	WATER LINE
P	FENCE LINE
JT	PRESSURE LINE
SUB	JOINT TRENCH
---	SUBDRAIN LINE
---	GRADING LIMIT LINE
○ _{Div}	DIVERSION VALVE
○ _{DS}	DOWNSPOUT
○ _{SSCO}	SANITARY SEWER CLEANOUT
AD	AREA DRAIN
○ _{222.57 INV}	SPOT ELEVATION
○ ₂₀₀	CONTOURS
○	PERCOLATION TESTING LOCATION

LEACHFIELD NOTES

THE LEACH FIELD DESIGN INCLUDES CALCULATIONS WHICH CONSIDER A THREE (3) BEDROOM HOUSE WITH AN "A" PERCOLATION.

BASED ON THE ABOVE ASSUMPTIONS, MINIMUM LEACHFIELD LENGTHS REQUIRED:

MAIN HOUSE REQUIRED: 140 L.F. = 70 L.F. (PER FIELD)

MAIN HOUSE PROVIDED:
PRIMARY LINES #1 = 65 L.F.
PRIMARY LINES #2 = 65 L.F.

EXPANSION LINES #1 = 70 L.F.
EXPANSION LINES #2 = 25 L.F. + 55 L.F. = 80 L.F.

*SEE DETAIL 2 ON SHEET SS-5 FOR EQUIVALENT TRENCHING CALCULATIONS

NOTE: EXPANSION DRAIN FIELDS SHOWN FOR DEMONSTRATION PURPOSES ONLY AND IS NOT INTENDED TO BE INSTALLED.

OWNER'S INFORMATION

OWNER: DARIUS & MITRA SOLTANIEH
634 PALOMAR DRIVE
REDWOOD CITY, CA

APN: 051-022-380

THIS LEACHFIELD BASE MAP PLAN IS SUPPLEMENTAL TO:
1) TOPOGRAPHIC SURVEY BY GIULIANI & KULL, INC., ENTITLED: "TOPOGRAPHIC SURVEY"
634 PALOMAR DRIVE
REDWOOD CITY, CA
DATED: 3-24-17
JOB#: 14144

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

TRENCHING NOTE:
ALL TRENCHING FOR THE PROPOSED LEACHFIELDS WITHIN THE DRIP LINES OF ANY SIGNIFICANT TREE WILL BE DONE BY HAND UNDER THE SUPERVISION OF THE PROJECT ARBORIST

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

GENERAL INSTALLATION NOTES:

- PERMITS:**
CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL NOT COMMENCE WITHOUT WRITTEN APPROVAL FROM TOWN OF WOODSIDE AND SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES.
- PLAN CHANGES:**
CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL OF THE DESIGNER AND PERMITTING AGENCY.
- INSTALLATION:**
ALL INSTALLATION WORK SHALL BE IN ACCORDANCE WITH TOWN OF WOODSIDE AND SAN MATEO COUNTY SEWAGE DISPOSAL ORDINANCES.
- LOCATION OF THE SEPTIC TANK AND LEACHING TRENCHES:**
LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY DESIGNER WITH APPROVAL OF THE PERMITTING AGENCY. TRENCHES SHALL BE INSTALLED ALONG LEVEL CONTOUR TO ENSURE THE TRENCH BOTTOM IS MAINTAINED LEVEL THROUGHOUT THE ENTIRE LENGTH. A TRIPOD-MOUNTED LASER SHALL BE REQUIRED ON SITE.
- DRAINFIELDS (LEACHING TRENCH):**
THE FOLLOWING SHALL APPLY TO DRAIN FIELD INSTALLATION:
• TEN FEET FROM ANY BUILDING FOUNDATION AND RETAINING WALL.
• TEN FEET FROM ANY PROPERTY LINE.
• TRENCHES SHALL BE OUTSIDE DRIP LINE OF EXISTING TREES UNLESS APPROVED BY PERMITTING AUTHORITY UPON RECOMMENDATION OF LICENSED ARBORIST.
• 100' FROM ANY WELL.
• TWENTY-FIVE FEET (25') FROM ANY SLOPE EXCEEDING 50% AND LESS THAN TWELVE FEET (12') IN HEIGHT.
• FIFTY FEET (50') FROM ANY SLOPE EXCEEDING 50% AND GREATER THAN TWELVE FEET (12') IN HEIGHT.
• ALL LINES ARE SHOWN AT LEAST EIGHT (8) TIMES THE DIAMETER AWAY OF ALL MAJOR TREES.

ABBREVIATIONS

AD	AREA DRAIN	AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR	CB	CATCH BASIN
CB	CATCH BASIN	CL	CENTER LINE
CL	CENTER LINE	CO	CLEANOUT
CO	CLEANOUT	CV	DIVERSION VALVE
CV	DIVERSION VALVE	E	EFFLUENT
E	EFFLUENT	ELEV	ELEVATIONS
ELEV	ELEVATIONS	(E)	EXISTING
(E)	EXISTING	FL	FLOW LINE
FL	FLOW LINE	INV	INVERT ELEVATION
INV	INVERT ELEVATION	JT	JOINT TRENCH
JT	JOINT TRENCH	LANDG	LANDING
LANDG	LANDING	MAX	MAXIMUM
MAX	MAXIMUM	MIN	MINIMUM
MIN	MINIMUM	(N)	NEW
(N)	NEW	NTS	NOT TO SCALE
NTS	NOT TO SCALE	O.C.	ON CENTER
O.C.	ON CENTER	P	PROPERTY LINE
P	PROPERTY LINE	PL	RIM ELEVATION
PL	RIM ELEVATION	SS	SANITARY SEWER
SS	SANITARY SEWER	SSCO	SANITARY SEWER CLEANOUT
SSCO	SANITARY SEWER CLEANOUT	SSMH	SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE	STD	STANDARD
STD	STANDARD	TOP/FG	TOP OF WALL/FINISH GRADE
TOP/FG	TOP OF WALL/FINISH GRADE	TYP	TYPICAL
TYP	TYPICAL	W	WATER LINE
W	WATER LINE	WL	WATER LINE

HATCH LEGEND

[Hatched Box]	AREAS OF SLOPE GREATER THAN 50%
---------------	---------------------------------

SHEET INDEX

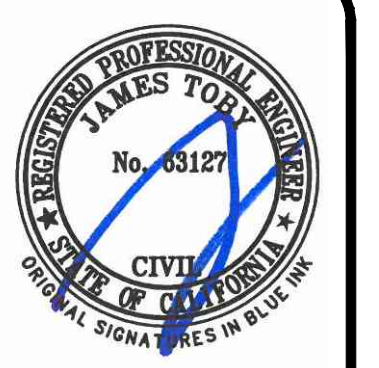
SS-1	SEPTIC CONSTRUCTION PLAN
SS-2	SEPTIC DETAILS
SS-3	SEPTIC DETAILS
SS-4	SEPTIC DETAILS
SS-5	SEPTIC DETAILS

STAKING NOTES:

LEA & BRAZE SHALL STAKE OUT PROPOSED SEPTIC SYSTEM FOR VERIFICATION BY SAN MATEO COUNTY ENVIRONMENTAL HEALTH PRIOR TO SITE INSPECTION

SEPTIC TANK AND DRAINFIELD CONSTRUCTION NOTES:

- INSTALL A 1500-GALLON CONCRETE PRECAST SEPTIC TANK.
- INSTALL A 1500-GALLON CONCRETE PRECAST HOLDING/PUMP TANK WITH A ZOELLER (MODEL 145) 3/4" H.P. SUBMERSIBLE PUMP. RECOMMEND PROVIDING A BATTERY OR GENERATOR BACK UP IN CASE OF A POWER FAILURE (LOCATION TO BE DETERMINED IN-FIELD IF PROVIDED).
- INSTALL GAS-TIGHT RISERS TO GRADE.
- INSTALL A 2" PRESSURE LINE WITH THRUST BLOCKS PROVIDED AT ALL MAJOR BENDS.
- INSTALL A 1500-GALLON CONCRETE PRECAST SEPTIC TANK.
- INSTALL A LANGLEY HILL QUARRY DIVERSION VALVE.
- INSTALL A DUAL LEACHING SYSTEM, SEPARATED BY THE DIVERSION VALVE.
- INSTALL AN INSPECTION RISER AND STANDPIPE AT THE END OF EACH LEACHFIELD TRENCH IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. THE INSPECTION RISER MAY BE CUT BELOW GRADE AND INSTALLED WITHIN A WATERTIGHT LANDSCAPE IRRIGATION BOX.
- INSTALL A VERICOMM S_{RO} CONTROL PANEL TO CONTROL THE LIFT STATION WITHIN THE PUMP TANK. PUMP IS SPECIFIED AT 115V, 13A, AND SINGLE PHASE. FOR PUMP PROGRAMMING, SEE DETAIL 3 ON SHEET SS-4.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
SACRAMENTO, CALIFORNIA 95611
ROSELAND, CALIFORNIA 94651
HAYWARD, CALIFORNIA 94545
(P) (916) 966-1338
(F) (916) 977-7363
WWW.LEABRAZE.COM

634 PALOMAR DRIVE
REDWOOD CITY,
CALIFORNIA

SEPTIC CONSTRUCTION
PLAN

NO.	REVISIONS	BY
1	PLAN CHECK	RM

JOB NO: 2200474
DATE: 05-20-20
SCALE: 1" = 20'
DESIGN BY: AH
DRAWN BY: JOR
SHEET NO: **SS-1**
1 OF 5 SHEETS

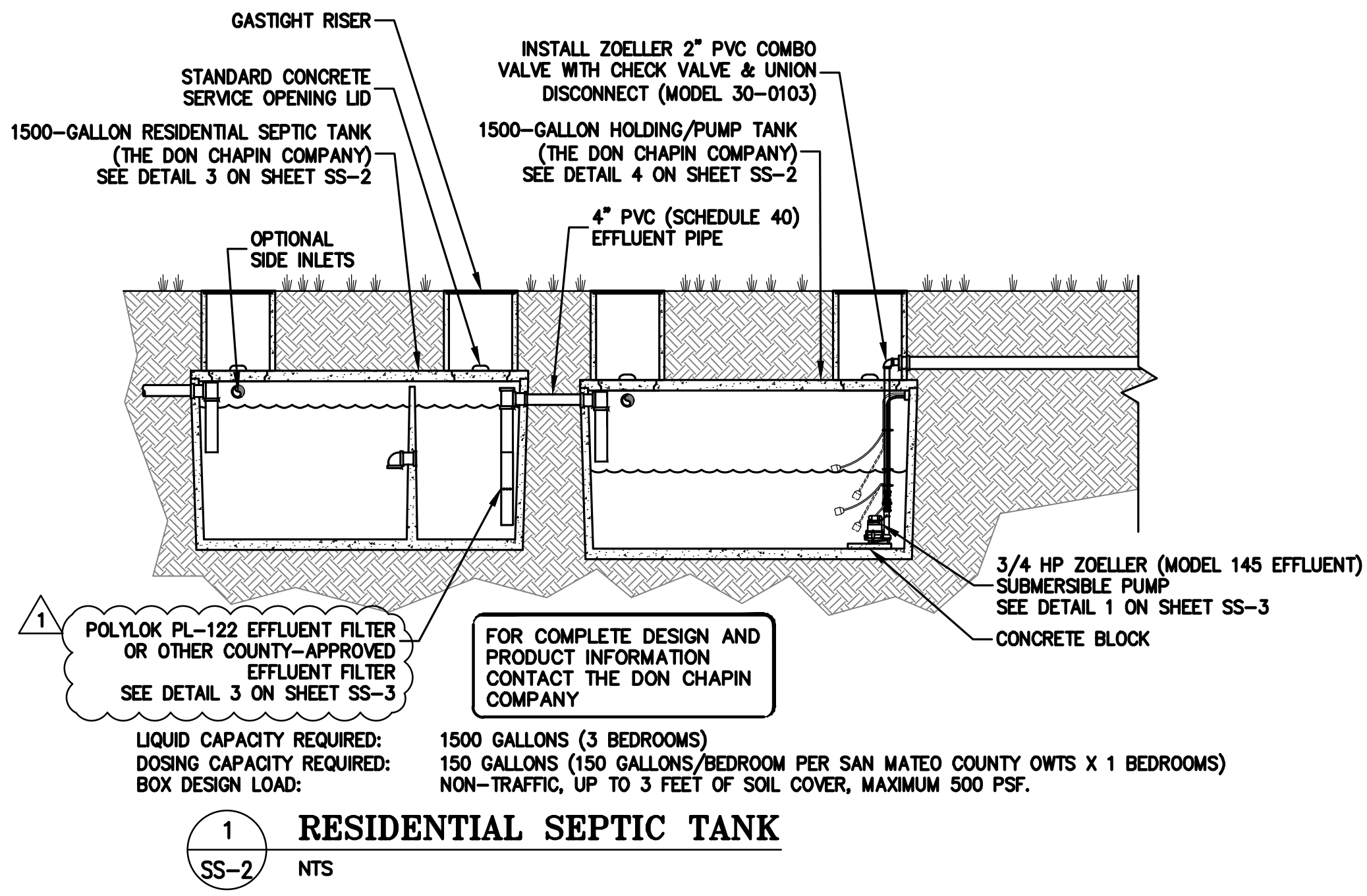


LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 SOUTHWEST REGION
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086
 (F) (510) 887-3019
 WWW.LEABRAZE.COM

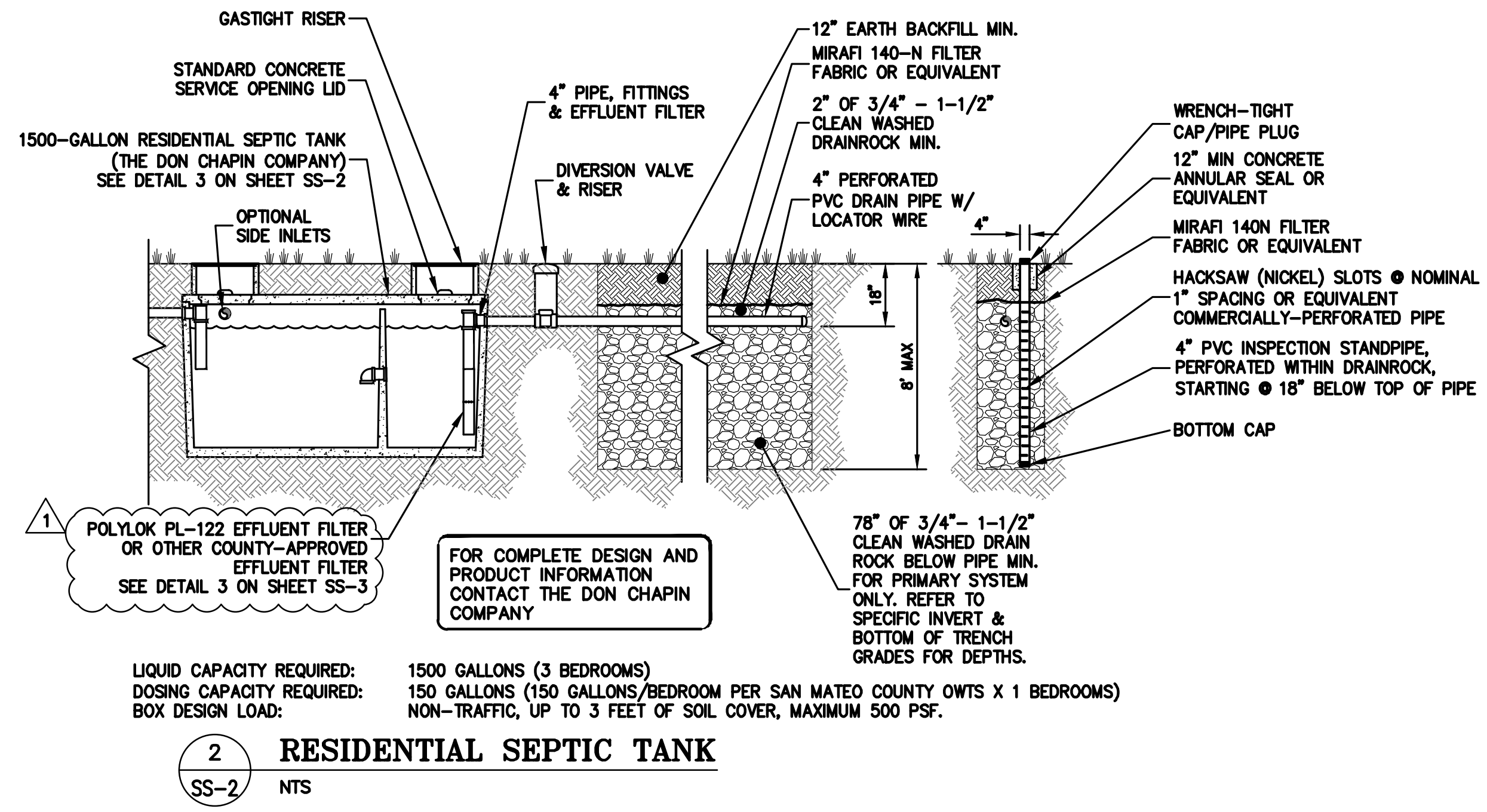
634 PALOMAR DRIVE
 REDWOOD CITY,
 CALIFORNIA

SEPTIC DETAILS

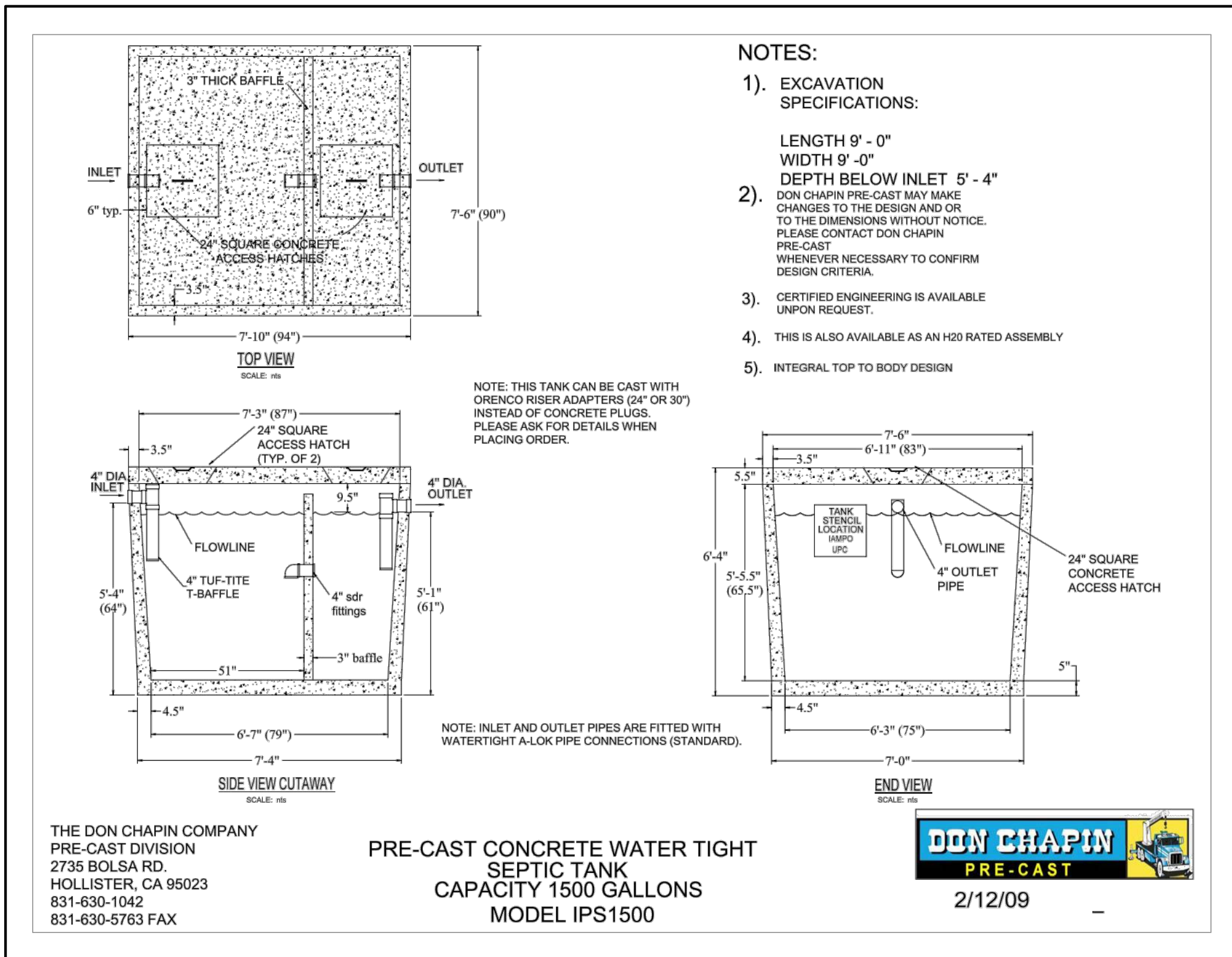
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	REVISIONS	BY
JOB NO: 2200474		
DATE: 05-20-20		
SCALE: AS NOTED		
DESIGN BY: AH		
DRAWN BY: JOR		
SHEET NO:		



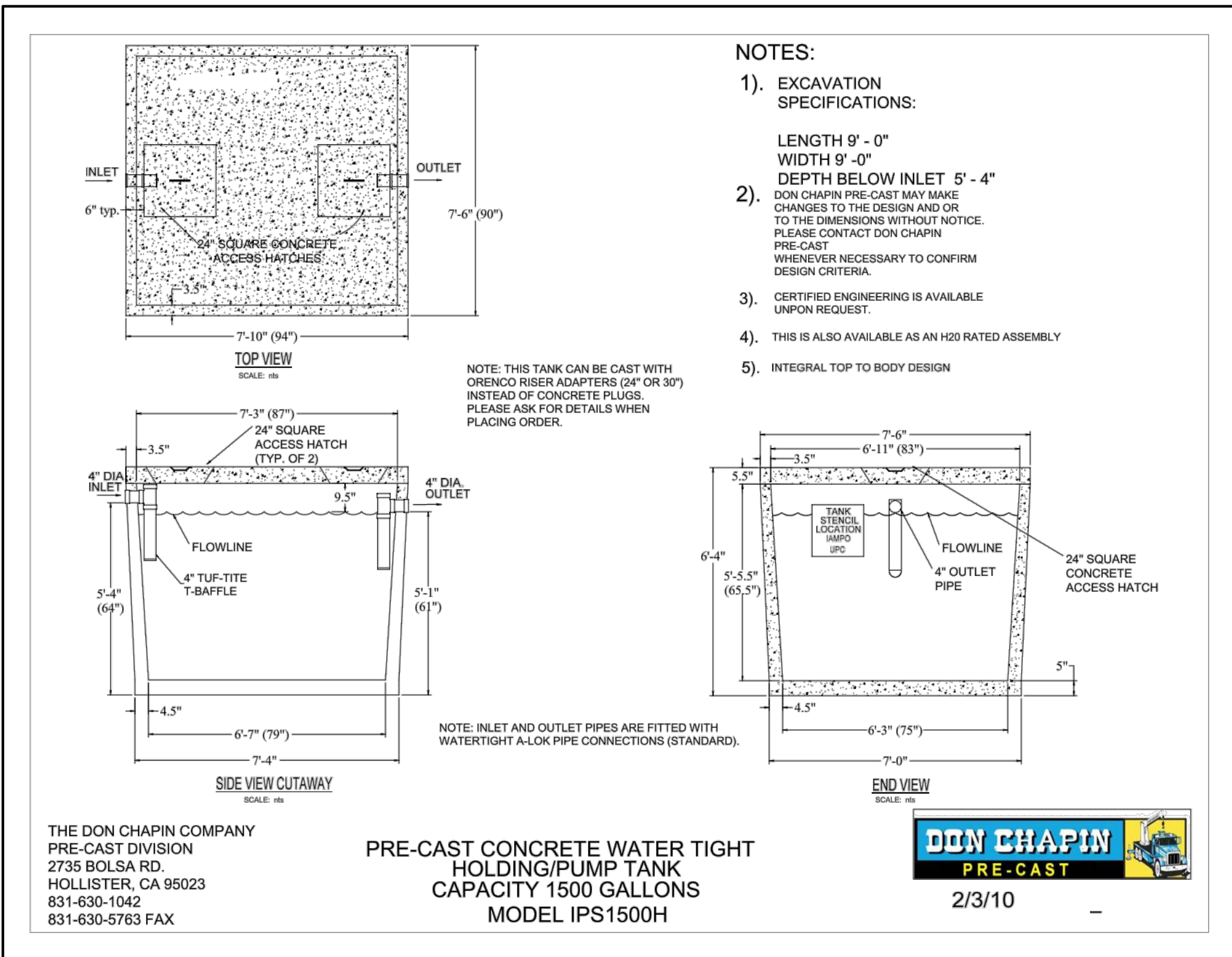
1 RESIDENTIAL SEPTIC TANK
 SS-2 NTS



2 RESIDENTIAL SEPTIC TANK
 SS-2 NTS



3 1500-GALLON SEPTIC TANK
 SS-2 NTS



4 1500-GALLON HOLDING/PUMP TANK
 SS-2 NTS

THE DON CHAPIN COMPANY
 PRE-CAST DIVISION
 2735 BOLSA RD.
 HOLLISTER, CA 95023
 831-630-1042
 831-630-5763 FAX

PRE-CAST CONCRETE WATER TIGHT
 SEPTIC TANK
 CAPACITY 1500 GALLONS
 MODEL IPS1500

DON CHAPIN
 PRE-CAST
 2/12/09

THE DON CHAPIN COMPANY
 PRE-CAST DIVISION
 2735 BOLSA RD.
 HOLLISTER, CA 95023
 831-630-1042
 831-630-5763 FAX

PRE-CAST CONCRETE WATER TIGHT
 HOLDING/PUMP TANK
 CAPACITY 1500 GALLONS
 MODEL IPS1500H

DON CHAPIN
 PRE-CAST
 2/3/10



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 634 PALOMAR DRIVE, SUITE 300
 REDWOOD CITY, CALIFORNIA 94061
 (P) (510) 887-4086 (F) (510) 887-7363
 WWW.LEA-BRAZE.COM

634 PALOMAR DRIVE
 REDWOOD CITY,
 CALIFORNIA

SEPTIC DETAILS

APN: 051-022-380
 SAN MATEO COUNTY

PLANCHHECK	12-10-20	RM
REVISIONS	BY	
JOB NO:	2200474	
DATE:	05-20-20	
SCALE:	AS NOTED	
DESIGN BY:	AH	
DRAWN BY:	JOR	
SHEET NO:	1	
SS-4		
4 OF 5 SHEETS		

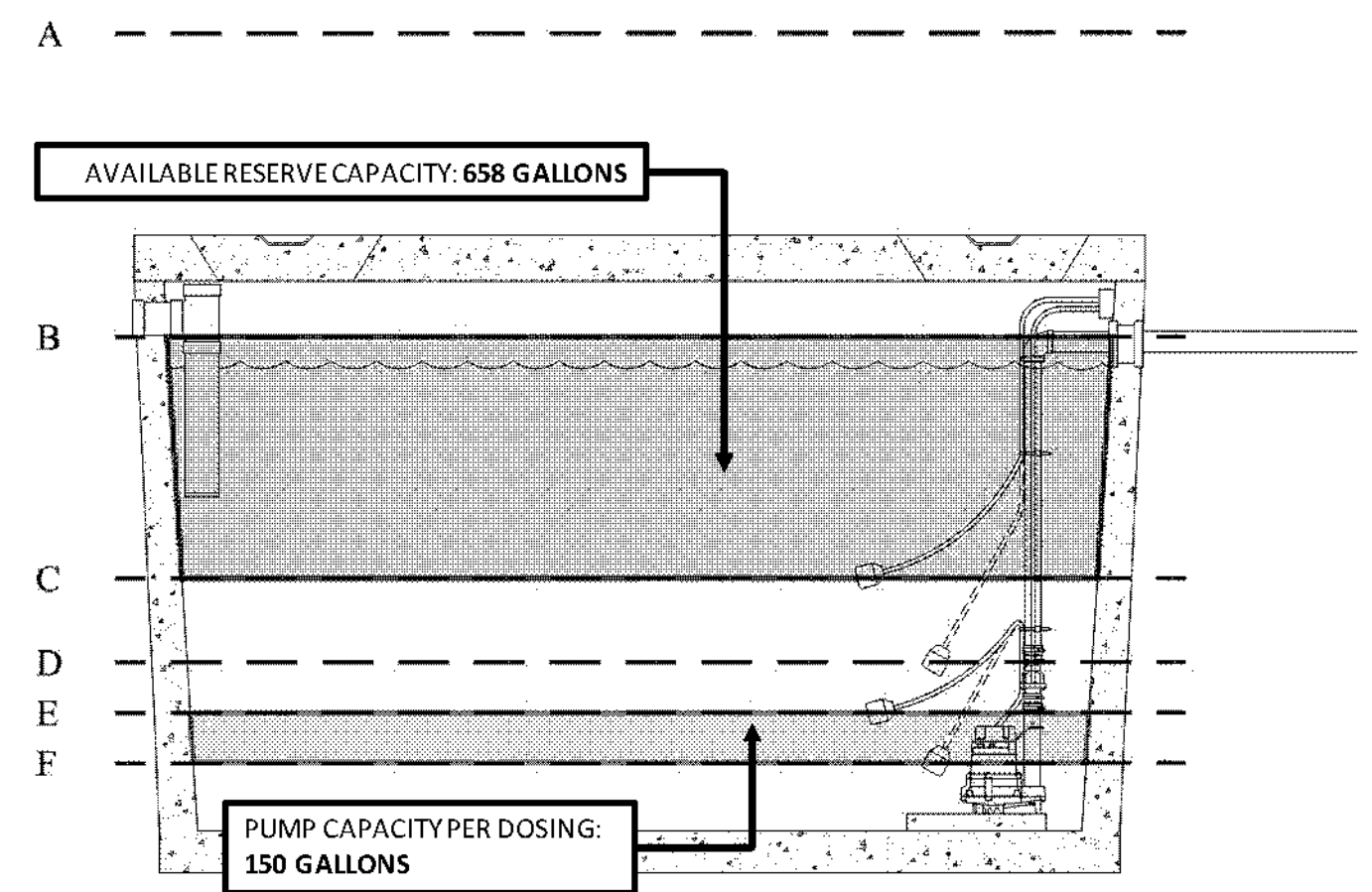
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS

PROJECT	634 Palomar Drive	DATE	December 4, 2020
JOB NO.	2200474	BY	R. MaGee

HOLDING TANK CAPACITY CALCULATIONS

SUMMARY:

HOLDING TANK & PUMP PROGRAMMING ELEVATIONS	(FT)
A - TANK RIM	82.50
B - TANK INVERT IN	78.71
C - EMERGENCY ALARM ELEVATION	76.57
D - PUMP OVERRIDE TIMER "ON"	75.41
E - PUMP TIMER "ON" ELEVATION	74.91
F - PUMP TIMER & OVERRIDE TIMER "OFF" ELEVATION	74.42



PUMP SETTINGS		
NUMBER OF DOSES PER DAY	3	doses
GALLONS PUMPED PER DOSING	150	gallons/dosing
GALLONS PUMPED PER DAY	450	gallons/day
PUMP TIMER "ON" PER DOSING	5.00	minutes
PUMP OVERRIDE TIMER "ON"	2.25	minutes

SEPTIC TANK SIZING:		
Tank Rim =	82.50	ft
Invert In =	78.71	ft
Pump Invert In =	73.92	ft
Inside Bottom of Tank =	73.75	ft
		pump sitting on 2" concrete block
Outside Depth of Tank =	6.33	ft
Inside Depth of Tank =	5.46	ft
Thickness of Tank =	0.38	ft
Inside Length of Chamber A =	6.58	ft
Inside Width of Tank =	6.25	ft
Area Chamber A =	41.15	ft ²

RESERVE CAPACITY CALCULATIONS:		
Required Reserve Capacity =	375.98	gal
	74.02	gallons stored in Septic Tank
Depth Above Pump Override =	1.17	ft
Elevation of Required Tank Reserve Capacity =	76.57	ft
		"Emergency" float must be minimum 6" above "Override"
Emergency Alarm Elevation =	76.57	ft
		at elevation of Required Tank Reserve Capacity
Available Reserve Capacity Above Emergency Alarm =	658.25	gal
Does Volume Meet Requirement?	Yes	

PUMP TIMER "ON" CALCULATIONS:		
Required Pump Capacity =	450.00	gal
	150	gallons/day/bedroom
Number of Doses Per Day =	3	doses
Gallons Pumped Per Dosing =	150.00	gallons
Total Gallons Pumped Per Day =	450.00	gal
Pump "On/Off" Cycle Time =	480	min
Average Pump Flow @ Required Head =	30.00	gpm
		from the Septic Pump Calculations
Pump Timer "On" For Dosing =	5.00	min
		should be more than 2 minutes
Depth Above Tank Invert for Pump Capacity =	0.49	ft
		"On" float must be minimum 6" above "Off"
Pump Timer "On" Elevation =	74.91	ft

PUMP OVERRIDE TIMER "ON" CALCULATIONS:		
Pump Override Timer Elevation =	75.41	ft
		set 6" higher than pump timer "on"
Capacity at Pump Override Timer Elevation =	69.53	gal
Average Pump Flow @ Required Head =	30.00	gpm
		from the Septic Pump Calculations
Pump Override Timer "On" =	2.25	min

3 HOLDING TANK CAPACITY CALCULATIONS
 SS-4 NTS

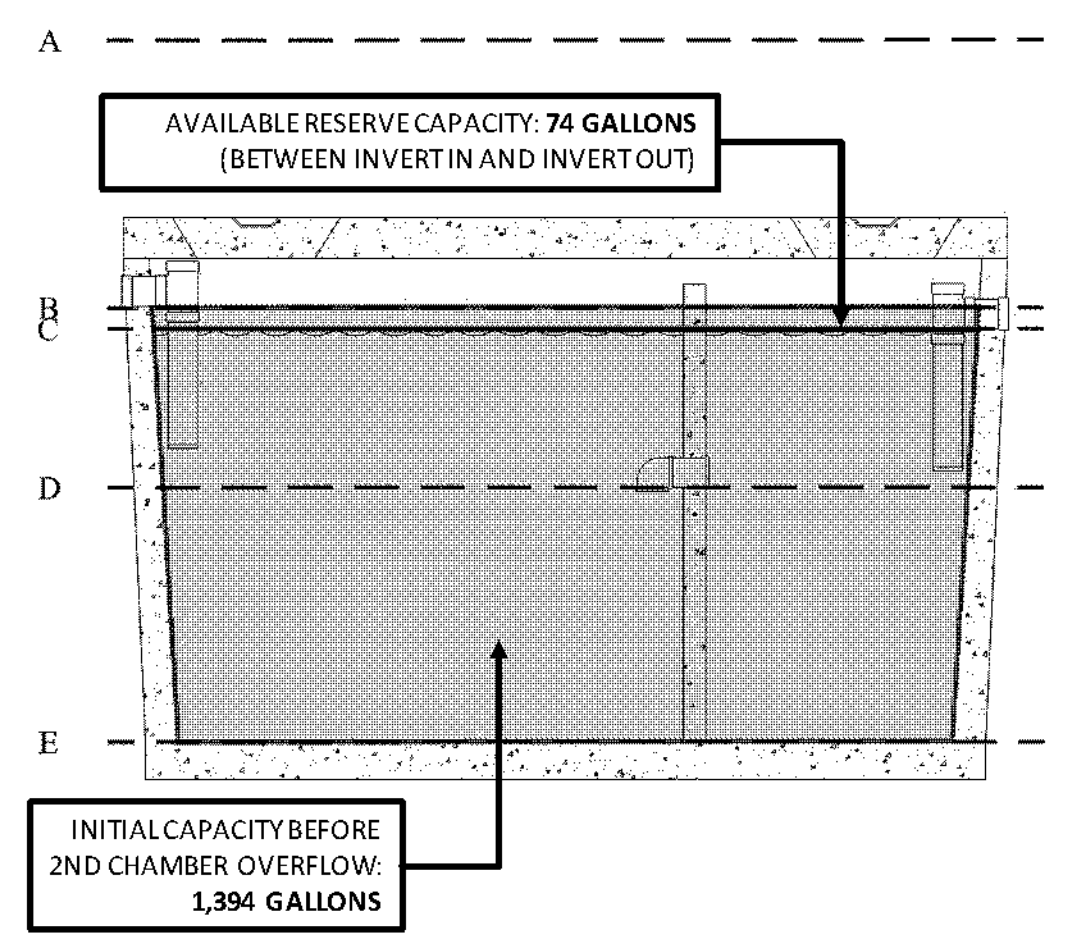
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS

PROJECT	634 Palomar Drive	DATE	December 4, 2020
JOB NO.	2200474	BY	R. MaGee

SEPTIC TANK CAPACITY CALCULATIONS

SUMMARY:

SEPTIC TANK ELEVATIONS	(FT)
A - TANK RIM	82.00
B - TANK INVERT IN	79.00
C - TANK INVERT OUT	78.75
D - CHAMBER OVERFLOW	76.88
E - INSIDE BOTTOM OF TANK	74.04



SEPTIC TANK SIZING:		
Tank Rim =	82.00	ft
Invert In =	79.00	ft
Invert Out =	78.75	ft
Inside Bottom of Tank =	74.04	ft
Outside Depth of Tank =	6.33	ft
Inside Depth of Tank =	5.46	ft
Thickness of Tank =	0.38	ft
Inside Length of Chamber A =	4.25	ft
Inside Length of Chamber B =	2.08	ft
Inside Width of Tank =	6.25	ft
Depth of Chamber Overflow Pipe Above Inside Bottom of Tank =	2.83	ft
		per tank manufacturer (used CAD file)
Area Chamber A =	26.56	ft ²
Area Chamber B =	13.02	ft ²

INITIAL CAPACITY & REQUIRED TANK CAPACITY CALCULATIONS:		
Number of Bedrooms =	3	bedrooms
Required Tank Capacity =	450.00	gal
	150	gallons/day/bedroom
Elevation of Chamber Overflow =	76.88	ft
Volume Below Overflow (at Chamber A) =	562.95	gal
Volume Below Overflow (at Chamber B) =	275.95	gal
Volume Above Overflow (at Chamber A & B) =	555.16	gal
Volume Provided =	1394.06	gal
Does Volume Meet Requirement?	Yes	

RESERVE CAPACITY CALCULATIONS:		
Required Reserve Capacity =	450.00	gal
Total Available Reserve Capacity =	74.02	gal
		Required Tank Capacity

2 SEPTIC TANK CAPACITY CALCULATIONS
 SS-4 NTS

LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS

PROJECT	634 Palomar Drive	DATE	December 4, 2020
JOB NO.	2200474	BY	R. MaGee

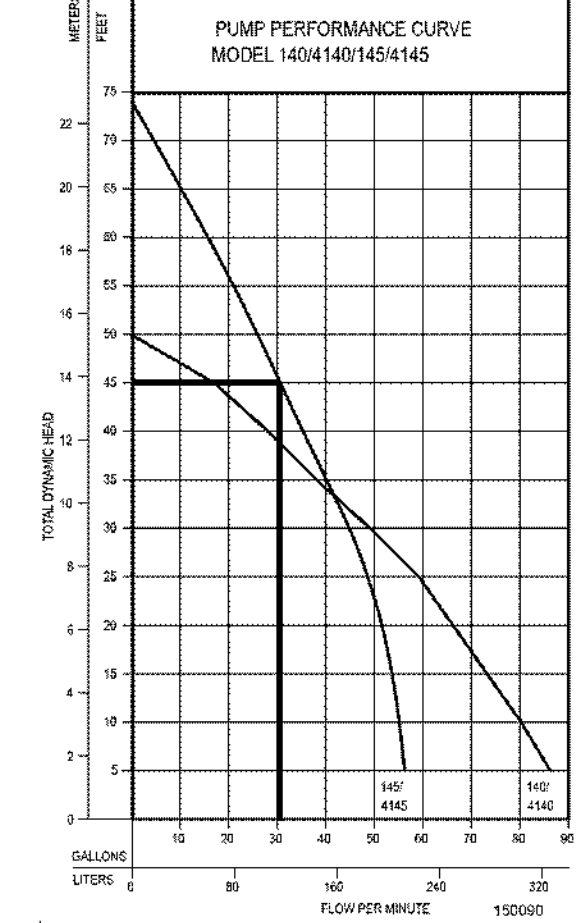
SEPTIC PUMP CALCULATIONS

SUMMARY:

Pump Chosen = 4/10 HP Zoeller (Model 152)
 Maximum Head Loss of Pump = 74 FT
 Total Head Loss of System = 45 FT
 Total Headloss < Max Pump Headloss: YES

	(FT)	(PSI)
STATIC HEAD LOSS	38.6	16.7
PIPE FRICTION LOSS	6.4	2.8
MINOR LOSS	0.1	0.1
TOTAL HEAD LOSS	45	20

3/4 HP ZOELLER (MODEL 145) PUMP CURVE



Elevation at Pump: 73.92
 Elevation at Highest Leachfield: 112.50
 Head Loss (ft): 38.58 ft
 Head Loss (psi): 16.70 psi

PIPE FRICTION HEAD LOSS:

$$h_f = \frac{10.44LQ^{1.85}}{C^{1.85}d^{4.87}}$$

Pipe Size (in)	C value	Flow (GPM)	Length (ft)	Head Loss (ft)	Head Loss (psi)	Velocity (ft/s)
2	110	30.00	198	6.39	2.8	3.07

1 SEPTIC PUMP CALCULATIONS
 SS-4 NTS



LAND USE FIELD & DATA REPORT

455 County Center, Redwood City, CA 94063 • (650) 383-4305 • Fax (650) 383-7882
www.smhealth.org/environ

APN #	Record ID	Date
051-022-3801	ON-4003	11-2-00
Site Address	Owner	Contractor
634 Palomar	Kirk	Langley-Hill
City	ZIP	
RWC		

Kevin of Langley Hill says
Observed 14ft deep hole has no evidence of groundwater
soil profile is constant from grade to 14ft:
silty sandy fine grained rock

15' 2'
#1 5'-6' #2 4'-3" #3 4'-3" #4 5'-6' #5 5'-6' #6 5'-6'

11:30 am 5' 1/16 7' 3/16 9' 5/16 11' 7/16 13' 9/16 15' 11/16

noon 5' 1/16 7' 3/16 9' 5/16 11' 7/16 13' 9/16 15' 11/16

9 + 37 + 65 + 24 + 14 + 20 = 10.56
0.56 = 6 = 1.76
1.76 in 1 hr = 3.52 in

Back prep line
side prep line
overall "A" perc rate

REHS RECEIVED BY

Langley Hill Quarry

Ph: 650-851-0129 • Septic Systems Installed & Repaired • Lic. No. A702033

SMC Certified Installer No. 00-01

Tested By: KEVIN VAUGHN - Soil Percolation Tester # 00-07 = WINTER Added

Observed in Field By: *Kevin Vaughn* Date: 11-02-00

1/2 HOUR INTERVALS	READINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
8:30	FINISH 6' 13/16"	7"	11"	7 3/16"	7 3/16"	9 13/16"	9 13/16"
18:00	START 4"	4"	4"	4"	4"	4"	4"
	= DIFF. = 2' 13/16"	3"	7"	3 3/16"	3 3/16"	5 13/16"	5 13/16"
9:00	FINISH 8"	7"	10 9/16"	8 3/16"	8 3/16"	10 9/16"	10 9/16"
28:30	START 6 1/4"	7"	6 3/4"	7 1/8"	7 1/8"	9 1/4"	9 1/4"
	= DIFF. = 1 7/16"	2"	4 3/16"	2"	1 3/16"	1 1/8"	1 1/8"
9:30	FINISH 8 1/2"	9 1/2"	10 3/4"	9"	9 1/2"	11 1/4"	11 1/4"
39:00	START 8"	9"	8 3/4"	9 1/4"	9 1/4"	11 1/4"	11 1/4"
	= DIFF. = 7/16"	1 3/16"	4 3/16"	8 1/16"	8 1/16"	3 1/16"	3 1/16"
10:00	FINISH 8 1/4"	10 3/4"	9 1/4"	9 1/4"	9 1/4"	11 1/4"	11 1/4"
49:30	START 8 1/4"	9 3/4"	6"	9"	9 1/4"	9 1/4"	9 1/4"
	= DIFF. = 3/16"	8 1/4"	3 3/4"	7 1/16"	6 1/16"	9 1/16"	9 1/16"
10:30	FINISH 6 1/4"	7 1/4"	9 1/4"	7 1/4"	7 1/4"	11 1/4"	11 1/4"
59:00	START 5"	5"	5"	5"	5"	5"	5"
	= DIFF. = 1 3/16"	2 1/16"	4 1/16"	2 1/16"	2 3/16"	2 1/16"	2 1/16"
11:00	FINISH 5 3/4"	7 1/4"	9 1/4"	6 3/4"	6 3/4"	7 1/4"	7 1/4"
69:30	START 5"	5"	5"	5"	5"	5"	5"
	= DIFF. = 3/16"	2 3/16"	4 1/16"	1 13/16"	1 13/16"	2 1/16"	2 1/16"
11:30	FINISH 5 1/4"	7 1/8"	9 1/8"	6 1/4"	6 1/4"	6 1/4"	6 1/4"
79:00	START 5"	5"	5"	5"	5"	5"	5"
	= DIFF. = 1/16"	2 3/16"	4 1/16"	1 1/4"	1 1/4"	1 1/4"	1 1/4"
12:00	FINISH 5 1/4"	7 1/8"	9 1/8"	6 1/4"	6 1/4"	6 1/4"	6 1/4"
89:30	START 5"	5"	5"	5"	5"	5"	5"
	= DIFF. = 1/16"	2 3/16"	4 1/16"	1 1/4"	1 1/4"	1 1/4"	1 1/4"
9	FINISH						
	START						
	DIFF.						
10	FINISH						
	START						
	DIFF.						

APPLICANTS NAME: LANGLEY HILL QUARRY PHONE: 650-851-0129
OWNERS NAME: *Kirk* APN: 051-022-380
ADDRESS: 634 Palomar Redwood city SMC
SIZE OF PARCEL: WATER SOURCE: city SUBDIVISION:
WET WEATHER TESTING REQUIRED? YES NO DEPTH TO GROUND WATER: 14" DRY
SOIL LOG: *fractured rock & clayey sandy soil mix*

1 PERCOLATION TEST DATA

SS-5 NTS

PROJECT	Primary Leachfields	SHEET NO.	1	OF	2
ADDRESS	634 Palomar Drive	JOB NO.	2200474		
CITY, CA ZIP	Redwood City	BY	RM	DATE	12/4/2020

Trench #1 (P1)	WIDTH OF TRENCH	DEPTH OF CAP
FG (MIN) 107.50	1.5 FT	1 FT (MIN)
BOTTOM OF CAP 106.50		
SSINV 106.00		
DEPTH OF TRENCH (BELOW PIPE) 6.50 FT		
BOTTOM OF TRENCH 99.50		
LENGTH OF TRENCH 65.00 FT		
SF OF SIDEWALL 845.00 FT^2		
TOTAL CUT 8.00 FT		

Trench #2 (P2)	WIDTH OF TRENCH	DEPTH OF CAP
FG (MIN) 109.00	1.5 FT	1 FT (MIN)
BOTTOM OF CAP 108.00		
SSINV 107.50		
DEPTH OF TRENCH (BELOW PIPE) 6.50 FT		
BOTTOM OF TRENCH 101.00		
LENGTH OF TRENCH 65.00 FT		
SF OF SIDEWALL 845.00 FT^2		
TOTAL CUT 8.00 FT		

Trench #1 (EX1)	WIDTH OF TRENCH	DEPTH OF CAP
FG (MIN) 114.00	1.5 FT	1.5 FT (MIN)
BOTTOM OF CAP 112.50		
SSINV 112.00		
DEPTH OF TRENCH (BELOW PIPE) 6.00 FT		
BOTTOM OF TRENCH 106.00		
LENGTH OF TRENCH 70.00 FT		
SF OF SIDEWALL 840.00 FT^2		
TOTAL CUT 8.00 FT		

Trench #1 (EX2A)	WIDTH OF TRENCH	DEPTH OF CAP
FG (MIN) 109.75	1.5 FT	1.5 FT (MIN)
BOTTOM OF CAP 108.25		
SSINV 108.25		
DEPTH OF TRENCH (BELOW PIPE) 4.75 FT		
BOTTOM OF TRENCH 103.50		
LENGTH OF TRENCH 16.50 FT		
SF OF SIDEWALL 156.75 FT^2		
TOTAL CUT 6.25 FT		

Trench #2 (EX2A)	WIDTH OF TRENCH	DEPTH OF CAP
FG (MIN) 111.50	1.5 FT	1.5 FT (MIN)
BOTTOM OF CAP 110.00		
SSINV 108.25		
DEPTH OF TRENCH (BELOW PIPE) 4.75 FT		
BOTTOM OF TRENCH 103.50		
LENGTH OF TRENCH 8.50 FT		
SF OF SIDEWALL 80.75 FT^2		
TOTAL CUT 8.00 FT		

Trench #3 (EX2B)	WIDTH OF TRENCH	DEPTH OF CAP
FG (MIN) 108.75	1.5 FT	1.5 FT (MIN)
BOTTOM OF CAP 107.25		
SSINV 107.25		
DEPTH OF TRENCH (BELOW PIPE) 6.50 FT		
BOTTOM OF TRENCH 100.75		
LENGTH OF TRENCH 55.00 FT		
SF OF SIDEWALL 715.00 FT^2		
TOTAL CUT 8.00 FT		

CHECK OF REQUIRED TREATMENT AREA (SF)	REQUIRED	PROPOSED	TOTAL	EXCESS
PRIMARY #1 (P1)	840	845	845	5
PRIMARY #2 (P2)	840	845	845	5

2 EQUIVALENT TRENCH CALCULATIONS

SS-5 NTS

PROJECT	Expansion Leachfields	SHEET NO.	2	OF	2
ADDRESS	634 Palomar Drive	JOB NO.	2200474		
CITY, CA ZIP	Redwood City	BY	RM	DATE	12/4/2020

CHECK OF REQUIRED TREATMENT AREA (SF)	REQUIRED	PROPOSED	TOTAL	EXCESS
EXPANSION #1 (EX1)	840	840	840	0
EXPANSION #2 (EX2A)	840	238	953	113
EXPANSION #2 (EX2B)		715		



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634 PALOMAR DRIVE
REDWOOD CITY,
CALIFORNIA

SEPTIC DETAILS

PLANCHICK	12-10-20	RM
REVISIONS	BY	
JOB NO:	2200474	
DATE:	05-20-20	
SCALE:	AS NOTED	
DESIGN BY:	AH	
DRAWN BY:	JOR	
SHEET NO:	1	