

VICINITY MAP



PROJECT SITE

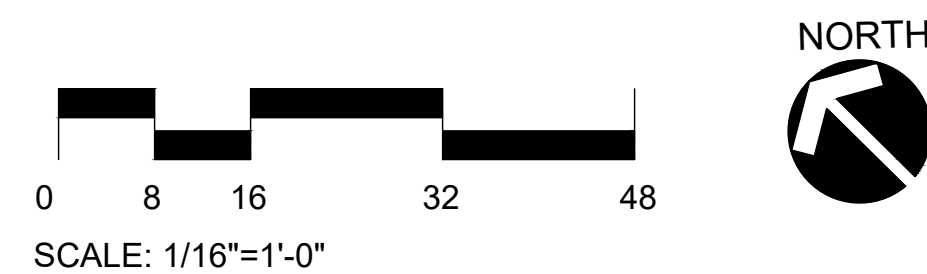
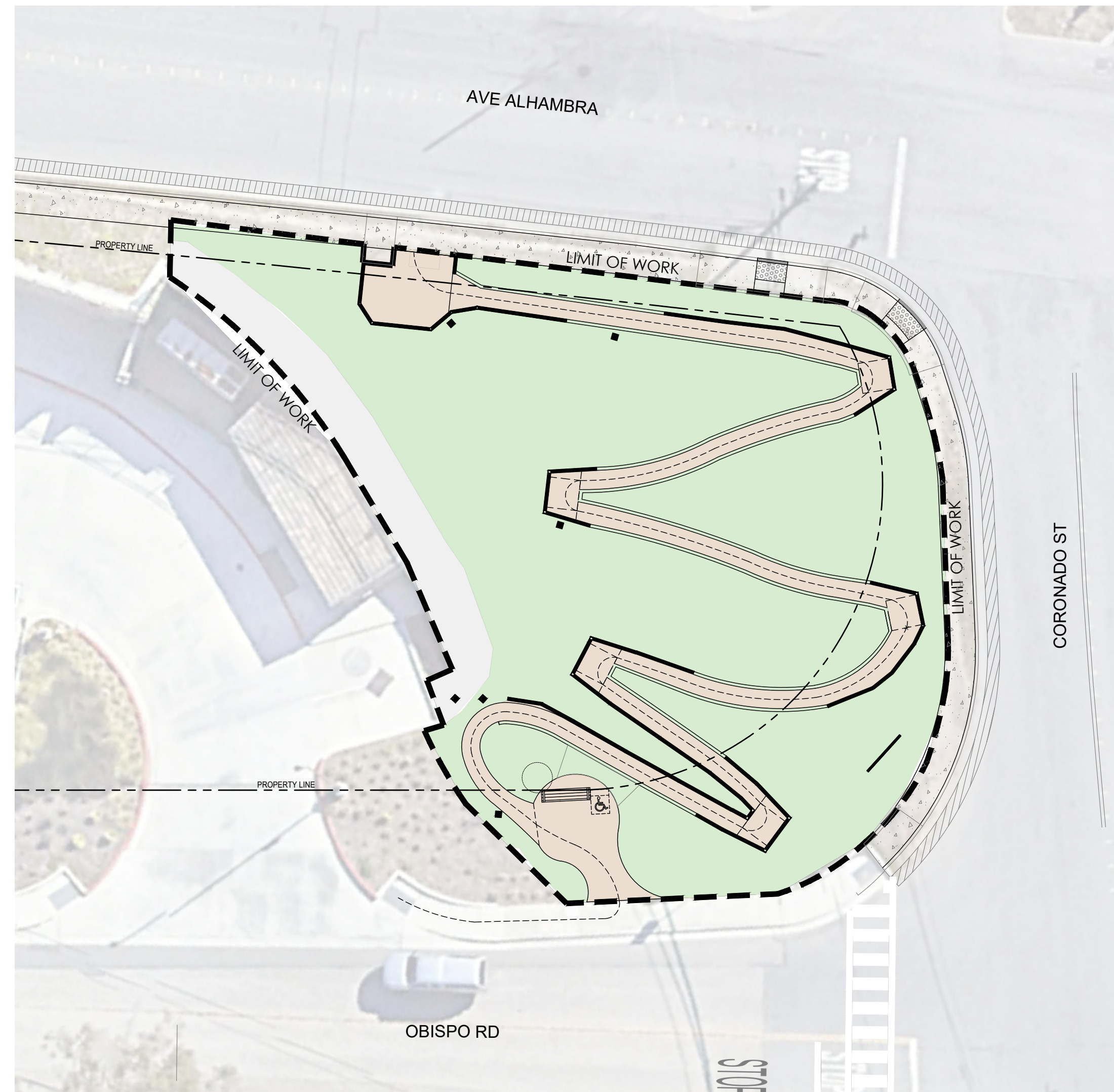


NARRATIVE

EXPANDING ON PREVIOUS LANDSCAPE IMPROVEMENTS TO FIRE STATION #41, THIS PROJECT IMPROVES AN APPROXIMATELY 9,119 SQUARE FOOT PIECE OF UNDEVELOPED LAND LOCATED TOWARD THE SOUTHERN END OF THE FIRE STATION PROPERTY. THE PROPOSED DESIGN INCLUDES A NEW WELCOME SIGN, MEMORIAL BENCH, ACCESSIBLE GARDEN PATH, AND DEFENSIBLE SPACE DEMONSTRATION GARDEN. SIDEWALK CONNECTION AND STREET CROSSING IMPROVEMENTS ARE ALSO PROPOSED.

THIS PROJECT WILL BE PLANTED WITH DROUGHT TOLERANT, CALIFORNIA NATIVE, AND/OR PLANTS SPECIFICALLY ADAPTED TO THE SITE CONDITIONS. PLANT SELECTION WILL BE BASED ON DEFENSIBLE SPACE PRINCIPLES, WATER USE, MATURE HEIGHT AND SPREAD, AND MAINTENANCE. THE DRIP IRRIGATION SYSTEM ON SITE WILL PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH FOR ALL NEW PLANTING AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO BE EASILY MAINTAINED AND OPERATED AND TO AUTOMATICALLY IRRIGATE EACH NEW HYDROZONE INDEPENDENTLY. HYDROZONES WILL BE BASED ON PLANT TYPE, SITE LAYOUT, IRRIGATION TYPE, LINE PRESSURE, FLOW RATE AND SUN-SHADE-WIND EXPOSURE.

SITE PLAN



APPLICABLE CODES

CODES WHICH APPLY TO THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING INCLUDING ADDITIONS, CHANGES, AND INTERPRETATIONS ADOPTED BY THE ENFORCING AGENCY IN EFFECT AS OF THE DATE OF THESE CONTRACT DOCUMENTS.

- CALIFORNIA BUILDING CODE, 2022 EDITION (CBC), INCLUDING CALGREEN (PART 11, TITLE 24) AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REGULATIONS.
- CALIFORNIA FIRE CODE.
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA): PAMPHLETS 13, 24, 71, AND 80.
- NATIONAL ELECTRICAL CODE (NEC).
- COUNTY OF SAN MATEO ORDINANCES AND AMENDMENTS TO THE ABOVE CODES.
- CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL-OSHA).
- OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA): HAZARD COMMUNICATION STANDARD.
- CALIFORNIA CODE OF REGULATIONS (CCR): TITLES 8, 19, AND 24, INCLUDING THE OFFICE OF STATE ARCHITECT "HANDICAPPED ACCESS REGULATIONS" CONTAINED IN PART 2 OF TITLE 24.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS): STANDARD SPECIFICATIONS, LATEST EDITION.
- AMERICANS WITH DISABILITIES ACT (ADA).
- CLEAN WATER ACT, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, AND PORTER-COLOGNE CLEAN WATER ACT, STATE OF CALIFORNIA.

GENERAL NOTES:

- THE DRAWINGS AND SPECIFICATIONS DESCRIBE IN GENERAL THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE AND CONFIGURATION OF IMPROVEMENTS AND THE DESIGN INTENT OF THE COMPLETED, INSTALLED WORK. MISCELLANEOUS ITEMS OF WORK, MATERIAL, EQUIPMENT, ETC., NECESSARY TO COMPLETE THE INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- CONTRACTOR SHALL PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED IN KIND AT NO ADDITIONAL COST TO THE OWNER. BARRICADES, SIGNS, LIGHTS, ETC., REQUIRED FOR THE PROTECTION OF PUBLIC, PERSONNEL, PROPERTY AND MATERIAL SHALL BE PROVIDED FOR AND MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR, AND SHALL CONFORM TO ALL GOVERNING CODES, ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO CONTROL DUST AT AND NEAR THE SITE OF WORK AND ALONG APPROACH ROUTES TO THE CONSTRUCTION SITE.
- CONTRACTOR SHALL PROVIDE ALL TOOLS, TRANSPORTATION, UTILITIES, TEMPORARY FACILITIES, AND OTHER SERVICES AS NECESSARY FOR PROPER EXECUTION OF THE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF THESE ELEMENTS DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE IN ADVANCE FOR APPROVAL OF THE MATERIAL STORAGE AREA AT THE JOB SITE.
- CONTRACTOR SHALL MAINTAIN GOOD CLEANLINESS PRACTICES AT THE JOB SITE. EXCESS BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED PROMPTLY FROM THE JOB SITE AND DISPOSED OF AT AN APPROVED DUMPSITE. THE JOB SITE SHALL BE LEFT CLEAN AT THE END OF EACH WORKDAY. BEFORE ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, THE COMPLETED CONSTRUCTION SHALL BE CLEARED, ANY APPLICABLE LABELS REMOVED, AND ALL OTHER TOUCHUP WORK COMPLETED. ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DIFFERENCES IN LOCATIONS OF EXISTING UTILITIES FROM THAT SHOWN, OR ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.
- PROVIDE ADEQUATE COVER FOR THE PROTECTION OF ALL PROPOSED AND EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- ANY REVISIONS OR ADDITIONAL WORK REQUIRED AS A RESULT OF FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. WORK PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN AUTHORIZATION SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR WHO SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO. ANY AND ALL REVISIONS SHALL BE IN WRITTEN CHANGE ORDER FORM AND APPROVED AND AUTHORIZED BY THE OWNER BEFORE BEGINNING WORK.
- ALL REVIEWS AND APPROVALS REQUIRED BY LANDSCAPE ARCHITECT REFERENCED WITHIN THESE DRAWINGS SHALL BE REFERRED TO THE OWNER'S REPRESENTATIVE.

SHEET INDEX

- L-0.00 COVER SHEET AND GENERAL NOTES
- L-1.00 CONSTRUCTION PLAN
- L-1.01 KEY DIMENSION AND GRADING PLAN
- L-1.02 LANDSCAPE SECTIONS
- L-1.03 LANDSCAPE DETAILS
- L-2.00 IRRIGATION LEGEND
- L-2.01 IRRIGATION PLAN
- L-2.02 IRRIGATION DETAILS
- L-2.03 IRRIGATION DETAILS
- L-3.00 PLANTING PLAN AND SCHEDULE
- L-3.01 PLANTING DETAILS
- L-4.00 DEFENSIBLE SPACE CONCEPT SLIDES
- C-100 CIVIL TITLE SHEET
- C-200 DEMOLITION PLAN
- C-201 DEMOLITION PLAN
- C-300 IMPROVEMENT PLAN
- C-301 IMPROVEMENT PLAN
- C-400 EROSION CONTROL PLAN
- C-401 EROSION CONTROL DETAILS
- C-402 BEST MANAGEMENT PRACTICES
- C-500 CONSTRUCTION DETAILS

PROJECT TEAM

CLIENT:
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PROJECT/CLIENT NAME
COASTSIDE FIRE PROTECTION DISTRICT FIRE STATION #41

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER
22103A

CONSULTANT

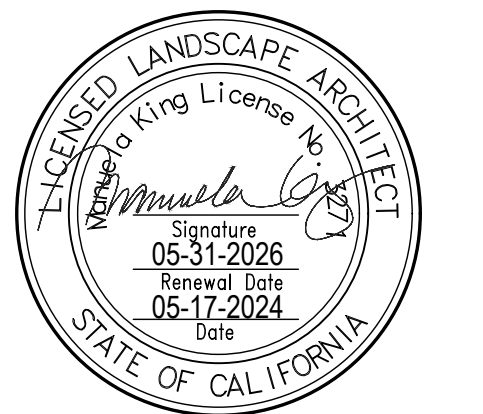
SUBMITTAL
BID SET CONSTRUCTION DOCUMENTS

DATE
13TH JAN 2025

REVISIONS

No.	Date	Description

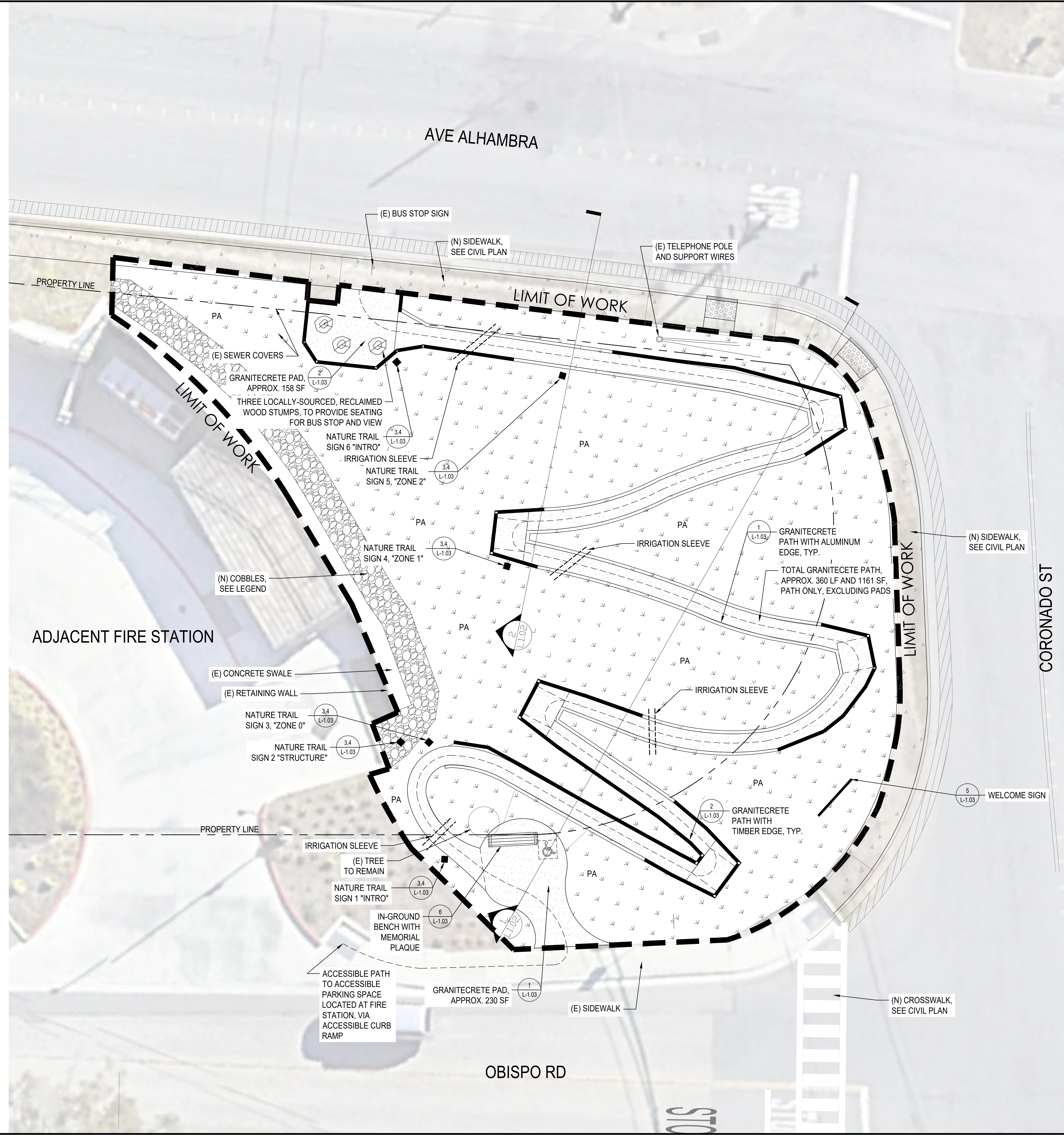
REGISTRATION AND SIGNATURE



SHEET TITLE
COVER SHEET AND GENERAL NOTES

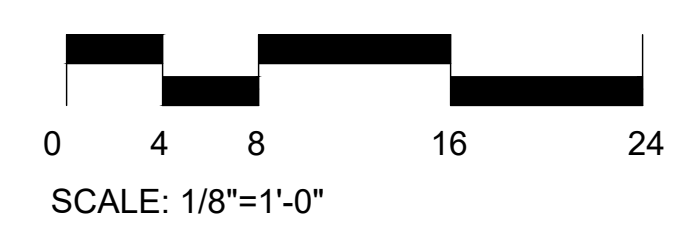
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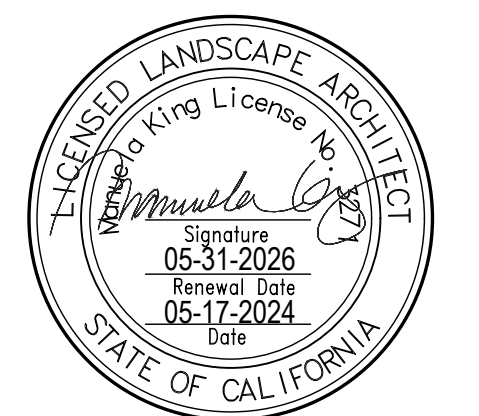
LEGEND

- GRANITECRETE PATH AND PADS, SEE CALLOUTS FOR APPROX. SQUARE FOOTAGE
- ACCESSIBLE ROUTE
- LANDSCAPE TIMBER EDGING, SEE SECTIONS ON L-1.02 AND DETAIL 2 ON L-1.03
- SLEEVING UNDER PATH FOR IRRIGATION LINES
- PLANTING AREA, AMEND SITE SOIL, PREPARE PER SOIL ANALYSIS AND RECOMMENDATIONS, 3" MULCH TOP LAYER APPROX. 6800 SF
- COBBLES, SEE PLANTING SPECIFICATIONS, THIS IS THE 5' WIDE "ZONE 0 DEFENSIBLE SPACE", APPROX. 490 SF
- NEW CONCRETE SIDEWALK, PER CIVIL PLAN
- LIMIT OF WORK



Date Plotted: 1/13/2025 4:34 PM

No.	Date	Description



LEGEND

- + 47.63 EXISTING ELEVATION
- EXISTING CONTOURS
- +42.4' NEW PATH FINISHED GRADE ELEVATION
- 5% → NEW PATH FINISHED SLOPE. PATH TO BE 5% OR LESS, WITH 2% OR LESS CROSS SLOPE. LANDINGS AND PADS TO BE 2% OR LESS
- APPROXIMATE AREA OF RE-GRADING, MAX SLOPE 3:1, SEE SECTIONS ON L-1.02 FOR EXAMPLE
- NEW CONCRETE SIDEWALK, PER CIVIL PLAN

KEY DIMENSION NOTES

1. THE CONTRACTOR IS RESPONSIBLE TO LAYOUT ALL IMPROVEMENTS AS SHOWN AND SPECIFIED.
2. THE CONTRACTOR SHALL FIELD VERIFY THAT ALL STAKING SET FOR IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT OF THESE PLANS AND IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
3. ALL CURVES TO BE CONTINUOUS WITH SMOOTH TRANSITIONS AS SHOWN IN THE DRAWINGS, UNLESS OTHERWISE NOTED.

GRADING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL IMPROVEMENTS TO THE ADJACENT EXISTING CONDITIONS WITH SMOOTH TRANSITIONS TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES, CROSS SLOPE, HAZARDOUS CONDITIONS, ETC.
2. CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE DESIGN INTENT AND EXISTING CONDITIONS AND ANY CONFLICTING INFORMATION REGARDING FINISH GRADES AND ELEVATIONS.
3. ALL EXISTING UTILITY STRUCTURES (SHOWN OR NOT SHOWN ON THE DRAWINGS) WITHIN THE AREA OF WORK SHALL BE ADJUSTED OR RECONSTRUCTED TO THE FINISH GRADES SHOWN AND SPECIFIED.
4. ALL FINISH GRADES AND CONTOURS IN PLANTING AREAS REFER TO FINISH GRADE OF THE MULCHED LANDSCAPE.



WATER EFFICIENT LANDSCAPE (MWELO) WORKSHEET

Project Information
 Date: 21-May-2024
 Project Applicant: Coastside Fire Protection District
 Project Address: 555 Obispo Road, El Granada, CA 94018
 Total Landscape Area: 5,913 sq ft
 Project Type: New
 Water Supply Type: Potable
 Project Contact Project Applicant
 Project Contact Project Owner

Manuela King
 MANUELA KING
 LANDSCAPE ARCHITECT, LICENCE NO. 3271

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

Name of City: Half Moon Bay
 Reference Evapotranspiration (Eto) = 33.7 inches/year

Hydrozone (a)	Plant Description	Plant Factor (PF) (g)	Irr Method (b)	Irrigation Efficiency IE (c)	ETAF (PF/IE) (f)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) (e)
REGULAR LANDSCAPE AREAS								
Shrubs	T5	Moderate	0.4	Drip	0.81	0.49	1,918	947
Shrubs	T6	Moderate	0.4	Drip	0.81	0.49	502	248
Shrubs	T7	Low	0.3	Drip	0.81	0.37	1,557	577
Shrubs	T8	Low	0.3	Drip	0.81	0.37	1,515	561
Shrubs	T9	Low	0.3	Drip	0.81	0.37	421	156
TOTALS						5,913	2,489	

SPECIAL LANDSCAPE AREAS (SLA)				
None	0	0	0	0
TOTALS	0	0	0	0

ETWU Total	52,000
Maximum Allowed Water Allowance (MAWA) (e)	55,596

(a) Hydrozone #/Planting Description
 Eg 1) front lawn
 2) low water use plantings
 3) medium water use planting

(b) Irrigation Method
 overhead spray
 or drip

(c) Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

(d) ETWU (Annual Gallons Required) = $Eto \times 0.62 \times ETAF \times Area$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

(e) MAWA (Annual Gallons Allowed) = $(Eto) \times (0.62) \times [(ETAF \times LA) + ((1-ETAF) \times SLA)]$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet.

(f) ETAF Evapotranspiration Adjustment Factor
 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

(g) Plant Factor
 Very Low Water Use 0.1
 Low Water Use 0.1 - 0.3
 Moderate Water Use 0.4 - 0.6
 High Water Use 0.7 - 1.0

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	2,489 (B)
Total Area	5,913 (A)
Average ETAF	0.42 (B/A)

All Landscape Areas	
Total ETAF x Area	2,489 (B + D)
Total Area	5,913 (A + C)
Site-wide ETAF	0.42 (B + D) / (A + C)

IRRIGATION LEGEND

- 2-WIRE WEATHER BASED IRRIGATION CONTROLLER SYSTEM
 RAINBIRD ESP-LXMM CONTROLLER (WALL MOUNTED),
 HARDWIRED RAIN SENSOR RSD-CE (LOCATION PER PLANS)
- MASTER VALVE
 GRISWOLD PRESSURE REGULATING VALVE, NORMALLY OPEN (LINE SIZE)
- FLOW METER
 RAINBIRD 2" FS-200-B
- MAINLINE: 2" SCHEDULE 40 PVC
- LATERAL LINE: SCH 40 PVC, 1" AND LARGER, SEE SIZING CHART BELOW
- SLEEVE: CLASS 200 PVC, SIZE AS SHOWN
- GATE VALVE
 NIBCO T113-IRR (LINE SIZE)
- FLUSH RELIEF VALVE
 RAINBIRD MANUAL ASSEMBLY IN BOX, PER DETAIL 1/L-2.03
- AIR VACUUM RELIEF VALVE: PER DETAIL 2/L-2.03
- DRIP OPERATION INDICATOR: PER DETAIL 3/L-2.03
- REMOTE CONTROL VALVES W/ PRESSURE REGULATION, FD 2-WIRE DECODERS, & SMRT-Y SOIL MOISTURE SENSORS
 MEDIUM-HIGH FLOW RAINBIRD PESB-PRS-D PRESSURE REGULATING TYPE
 LOW FLOW-DRIP ZONES RAINBIRD XERIGATION CONTROL ZONE KITS XCZ-PRB-100-COM & XCZ-PRB-150-COM
- CONTROLLER / STATION NUMBER
- FLOW RATE (GPM)
- VALVE SIZE (INCHES)
- ON SURFACE DRIP ZONE
 XFD-06-18 W/18" OC ROW SPACING BY RAINBIRD OR APPROVED EQUAL.
- TEMPORARY IRRIGATION ZONE
 SPRAY IRRIGATION BY RAINBIRD OR APPROVED EQUAL FOR TEMPORARY ESTABLISHMENT OF HYDROSEED.
- TREE DRIP RING
 TWO (2) 1/2 GPM BUBBLERS PER TREE

PVC PIPE SIZING		TYPICAL VALVE SIZING	
0-6 GPM: 0.75"	29-45 GPM: 2.0"	00 - 25 GPM: 1.0" VALVE	
7-12 GPM: 1.0"	46-65 GPM: 2.5"	26 - 35 GPM: 1.25"	
13-28 GPM: 1.5"	66-100 GPM: 3.0"	36 - 50 GPM: 1.5"	
		51 - 100 GPM: 2"	

IRRIGATION NOTES

- REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR IRRIGATION SYSTEM COMPONENTS, INSTALLATION, MAINTENANCE, SCHEDULING, AND REPORTING REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLY WITH LOCAL WATER DISTRICT PROCEDURES & REQUIREMENTS, ALL COUNTY OF SAN MATEO REQUIREMENTS, AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE. ORDINANCE CRITERIA HAS BEEN APPLIED ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS ARE TO BE INSTALLED WITHIN PLANTING AREAS TO THE GREATEST EXTENT POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED.
- THE CONTRACTOR IS TO INVESTIGATE THE EXISTING AND PROPOSED FINISHED CONDITION OF THE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITIONS WHICH WILL AFFECT THE WORK, BEFORE PROCEEDING WITH THE WORK. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES, INCLUDING THE INSTALLATION OF ALL PIPE, CONDUIT AND SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES.
- PRIOR TO TRENCHING AND DIGGING, CONTACT USA (800-227-2600) TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS UNDERGROUND UTILITIES, VAULTS, ETC. THE CONTRACTOR SHALL AVOID CONFLICTS WITH UNDERGROUND UTILITIES, NEW PLANTING, SITE OR ARCHITECTURAL ELEMENTS, AND EXISTING TREES; ANY DAMAGE TO THESE CAUSED BY THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE REPAIRED AND/OR REPLACED AT NO EXPENSE TO THE OWNER.
- DO NOT TRENCH OR INSTALL IRRIGATION PIPING OR EQUIPMENT IN LIME-TREATED SOIL.
- NO FLOW RATE OR LINE PRESSURE WAS AVAILABLE DURING THE DESIGN OF THIS IRRIGATION PLAN. THE CONTRACTOR SHALL VERIFY FLOW RATE AND PRESSURE AT THE POINT OF CONNECTION PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM AND NOTIFY THE OWNER'S REPRESENTATIVE OF TEST RESULTS BEFORE CONSTRUCTION BEGINS. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IS GREATER OR LESS THAN THE STATIC PRESSURE STATED ON THE PLANS TO DETERMINE IF PRESSURE REGULATION OR A BOOSTER PUMP IS REQUIRED.
- CONTRACTOR TO FIELD VERIFY CONDITION OF ALL EXISTING IRRIGATION EQUIPMENT IMPACTED BY NEW CONSTRUCTION AND REPAIR AND REPLACE AS NECESSARY.
- INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL ONE SPARE COMMON AND CONTROL WIRE FROM EACH CONTROLLER IN A CONTINUOUS LOOP THROUGH EACH VALVE BOX FOR FUTURE USE.
- WHERE PIPE SIZES HAVE BEEN OMITTED OR THERE IS A CONFLICT, REFER TO THE LATERAL PIPE SIZING CHART FOR SIZES. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION, PIPE SIZES MAY NEED TO BE ADJUSTED ACCORDINGLY. ALL LATERAL END RUNS SHALL BE 1" SIZE UNLESS OTHERWISE NOTED.
- THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS ARE PRESSURE REDUCING TYPES. SET THE DISCHARGE PRESSURE AS RECOMMENDED BY MANUFACTURER.
- CONTRACTOR TO ASSUME (4) ADDITIONAL CONTROL VALVES TO BE INSTALLED AS NEEDED.
- LARGE AREAS OF ORNAMENTAL GRASSES ARE TO BE IRRIGATED BY A DEDICATED CONTROL VALVE.
- ALL IRRIGATION BOXES AND LIDS TO BE BLACK.
- LOCATE BUBBLERS AND EMITTERS ON UPHILL SIDE OF PLANT OR TREE.
- CONTRACTOR TO MAINTAIN EXISTING PLANTED AREAS THROUGHOUT CONSTRUCTION AND COORDINATE OPERATIONS TO KEEP EXISTING PLANTING AREAS ALIVE AND HEALTHY. EXISTING AND NEW IRRIGATION SYSTEMS SHALL BE INSTALLED, ADJUSTED AND MAINTAINED TO PROVIDE 100% COVERAGE OF PLANTING AREAS AND TO PREVENT MISTING, OVERSPRAY AND RUNOFF ONTO BUILDINGS, WALLS WINDOWS, PAVED AREAS, ETC.
- FLUSH AND ADJUST IRRIGATION EMITTERS, NOZZLES AND OUTLETS FOR OPTIMUM PERFORMANCE AND TO PREVENT SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- CONTRACTOR SHALL MAKE FINAL CONNECTION BETWEEN ELECTRICAL SUPPLY AND THE CONTROLLER, AND BETWEEN THE MAIN LINE AND WATER SOURCE AT THE POINT OF CONNECTION(S).
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURE.
- THE CONTRACTOR SHALL COORDINATE VALVE NUMBERING, CONTROLLER OPERATIONS AND PROGRAMMING WITH OWNER'S REPRESENTATIVE.



225 Miller Avenue, Mill Valley, CA 94941
 T 415 383 7900
 rhaa.com

PROJECT/CLIENT NAME
COASTSIDE FIRE PROTECTION DISTRICT FIRE STATION #41

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER
 22103A

CONSULTANT

SUBMITTAL
BID SET CONSTRUCTION DOCUMENTS

DATE
 13TH JAN 2025

REVISIONS
 No. Date Description

REGISTRATION AND SIGNATURE



SHEET TITLE

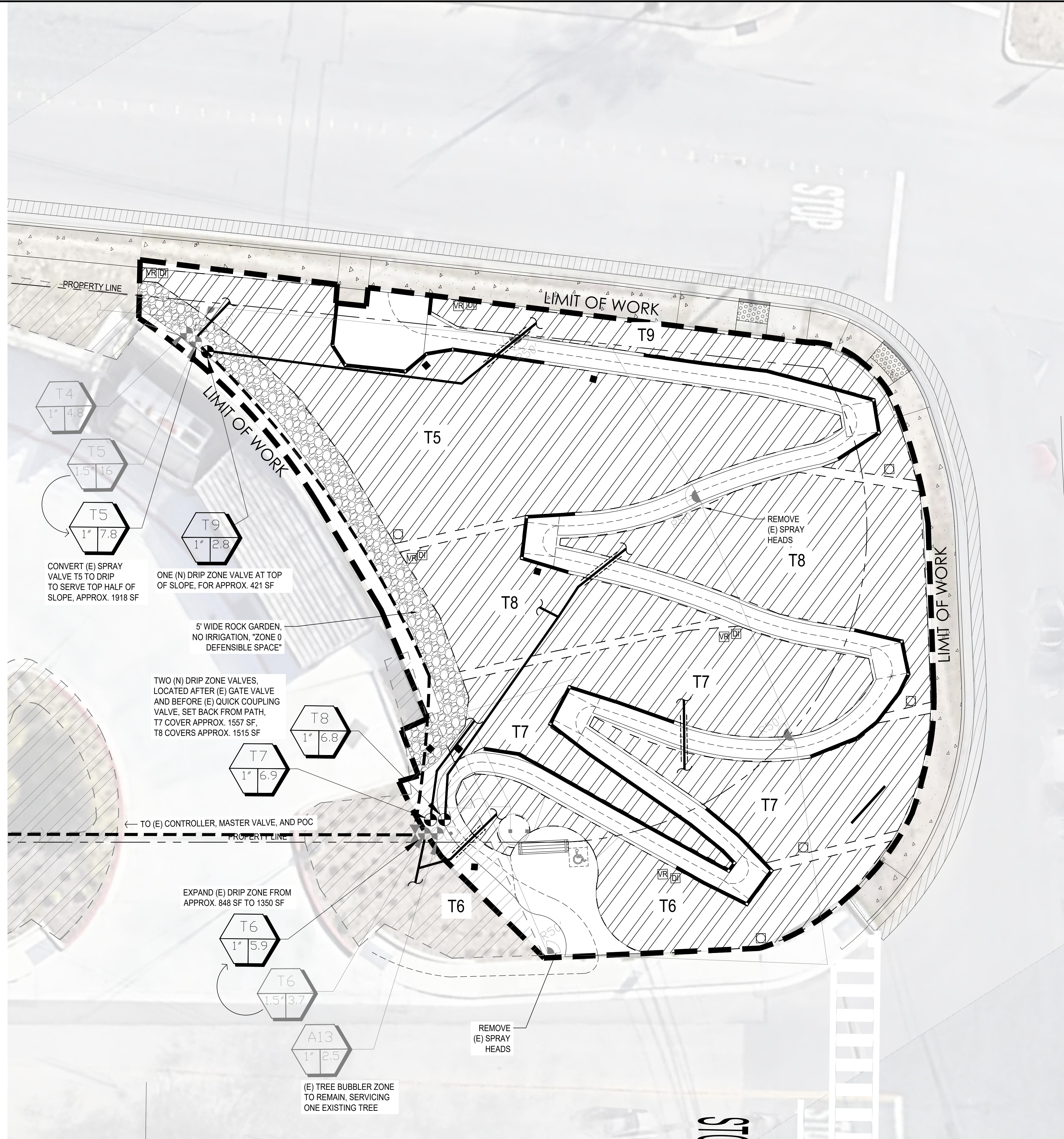
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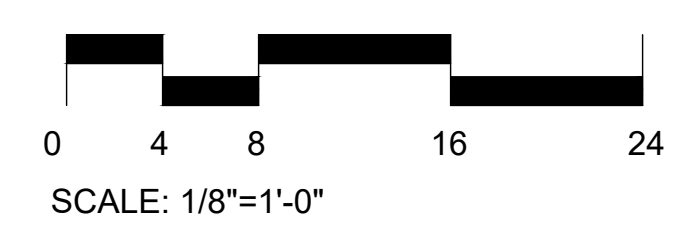
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REVISIONS

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- NOTES:**
- (E) IRRIGATION IS FADED BACK, (N) IRRIGATION IS BOLD
 - (E) CONTROLLER AT FIRESTATION TO REMAIN AND SERVICE IMPROVED / EXPANDED SYSTEM
 - SEE FULL NOTES AND LEGEND ON L-2.00



PROJECT/CLIENT NAME

**COASTSIDE FIRE
PROTECTION DISTRICT
FIRE STATION #41**

OBISPO ROAD, EL
GRANADA, CA, 94018

PROJECT NUMBER

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CONSULTANT

SUBMITTAL

**BID SET
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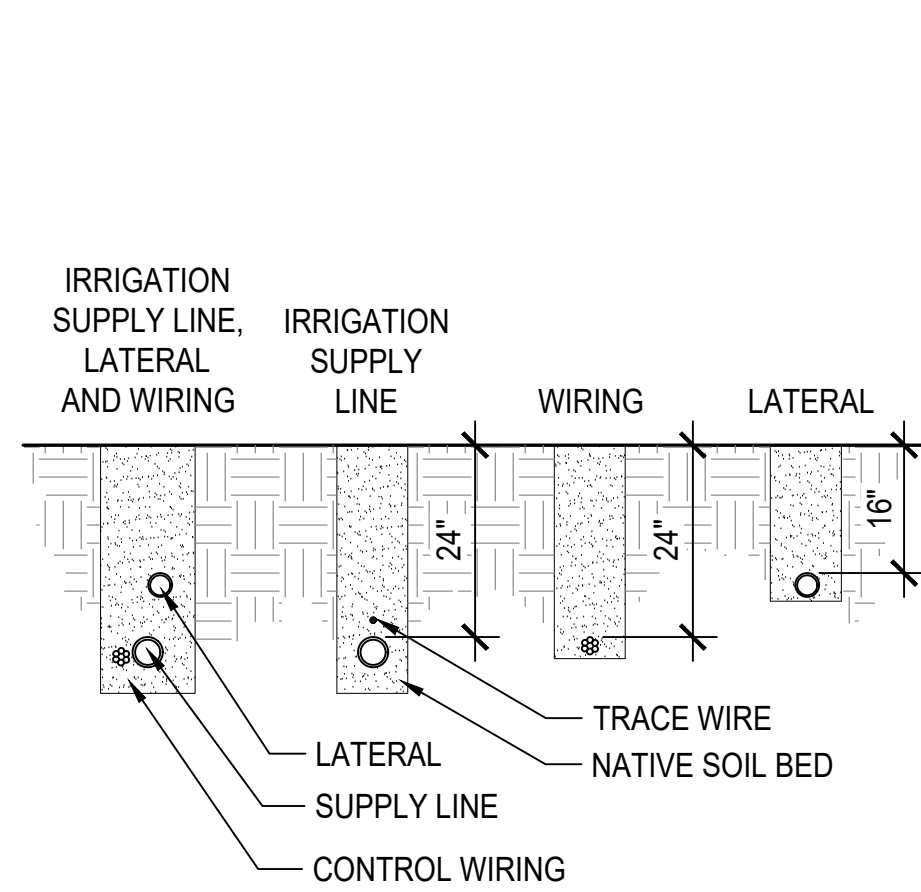


SHEET TITLE

**IRRIGATION
DETAILS**

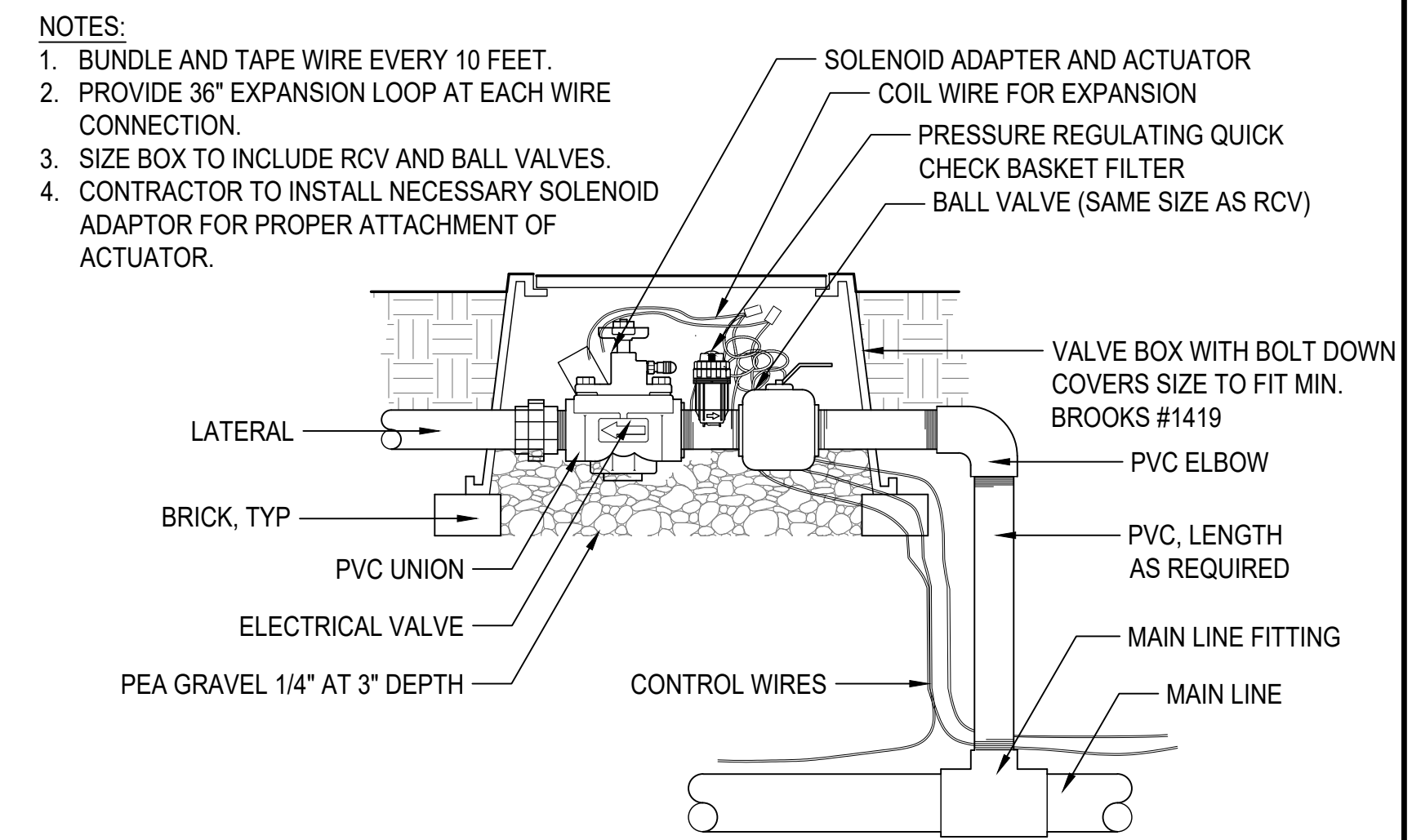
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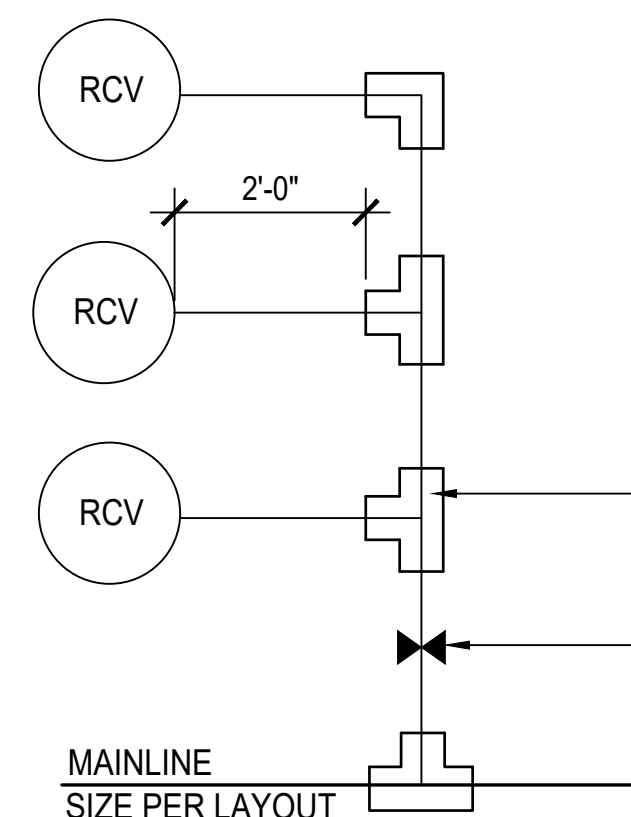
- NOTES:
- LAY IRRIGATION SUPPLY LINE ON NATIVE SOIL BED UNLESS SAND BED IS SPECIFIED.
 - BUNDLE AND TAPE WIRE EVERY TEN FEET.
 - PROVIDE 36" COVER OVER ALL PIPE AND PIPE SLEEVES UNDER ROADWAYS, PARKING LOTS, ENTRANCES TO PARKING LOTS AND FIRE ACCESS LANES PER NFPA 24, SECTION 10.44.
 - PROVIDE SEPARATE SLEEVES FOR ALL WIRES CROSSING UNDER ROADWAYS, PARKING LOTS AND FIRE ACCESS LANES PER NFPA 24, SECTION 10.44.

6 IRRIGATION TRENCHING
SCALE: 1/2" = 1'-0"



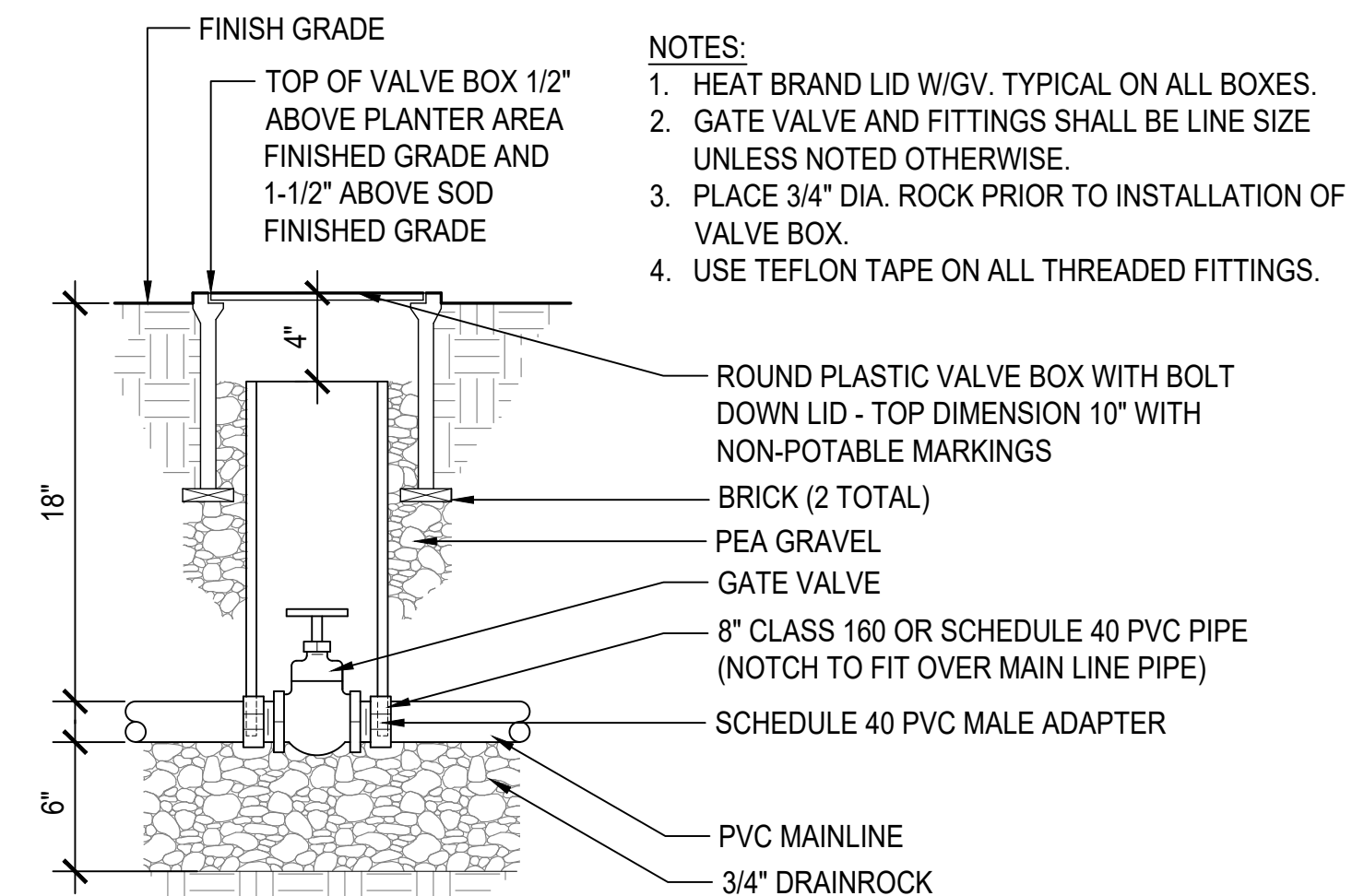
- NOTES:
- BUNDLE AND TAPE WIRE EVERY 10 FEET.
 - PROVIDE 36" EXPANSION LOOP AT EACH WIRE CONNECTION.
 - SIZE BOX TO INCLUDE RCV AND BALL VALVES.
 - CONTRACTOR TO INSTALL NECESSARY SOLENOID ADAPTOR FOR PROPER ATTACHMENT OF ACTUATOR.

3 REMOTE CONTROL VALVE
SCALE: 3" = 1'-0"



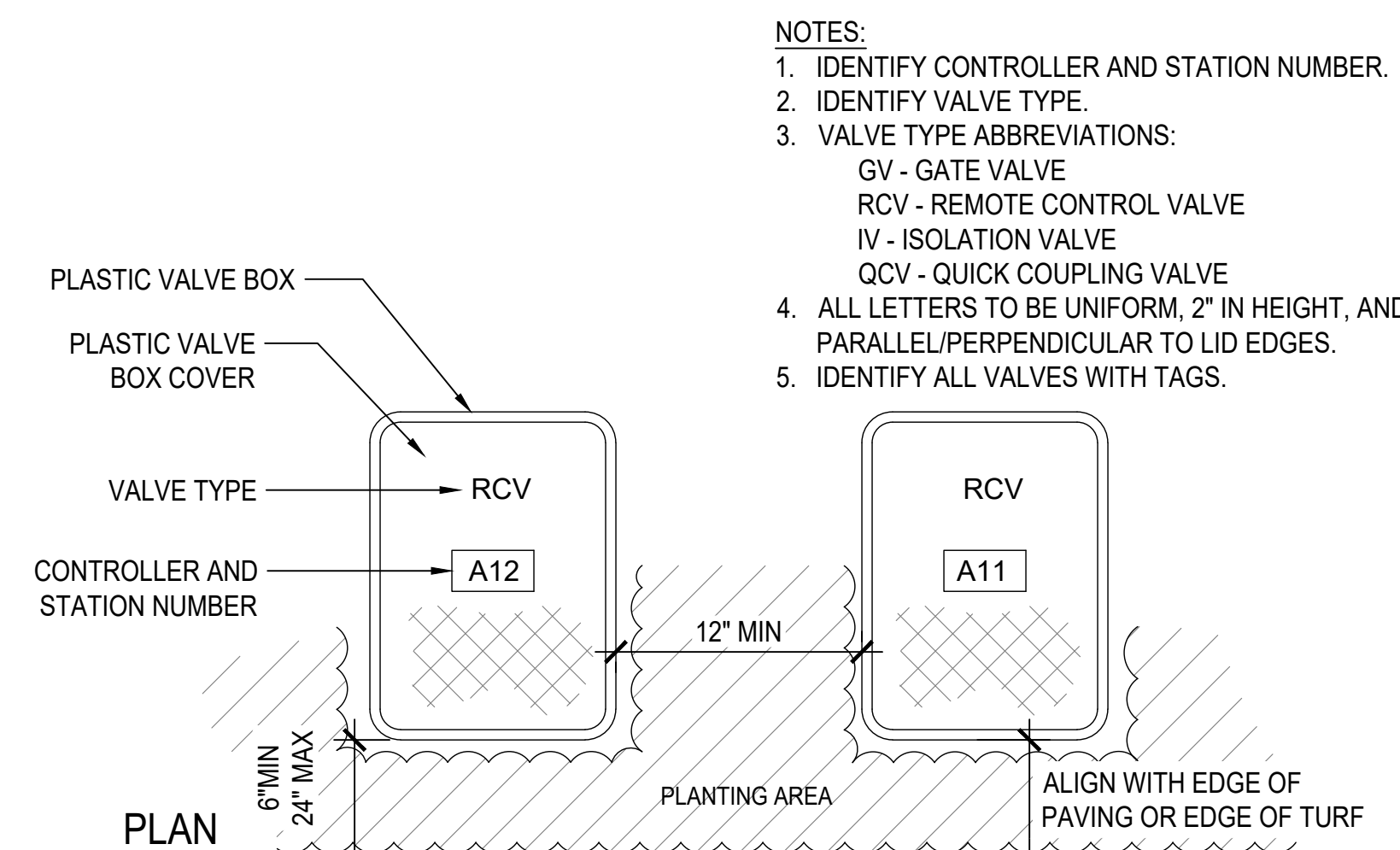
- NOTES:
- SEE IRRIGATION PLAN FOR SUGGESTED VALVE SIZES AND GROUPING. GROUP AS DICTATED BY SITE CONDITIONS.
 - MAXIMUM NUMBER OF VALVES PER MANIFOLD SHALL BE 7.

5 VALVE GROUPINGS
SCALE: 1/2" = 1'-0"



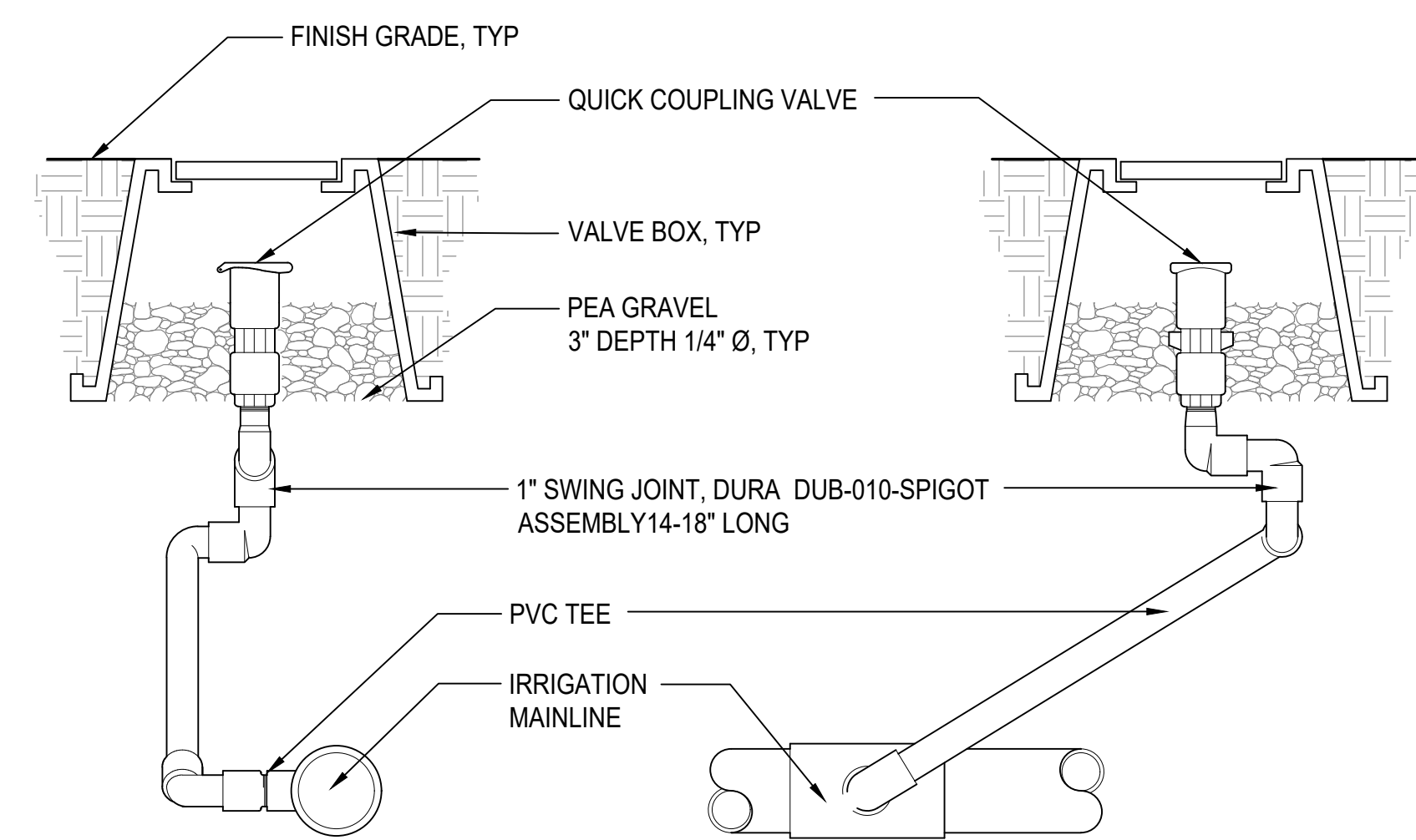
- NOTES:
- HEAT BRAND LID W/GV. TYPICAL ON ALL BOXES.
 - GATE VALVE AND FITTINGS SHALL BE LINE SIZE UNLESS NOTED OTHERWISE.
 - PLACE 3/4" DIA. ROCK PRIOR TO INSTALLATION OF VALVE BOX.
 - USE TEFLON TAPE ON ALL THREADED FITTINGS.

2 ISOLATION GATE VALVE
SCALE: 3" = 1'-0"

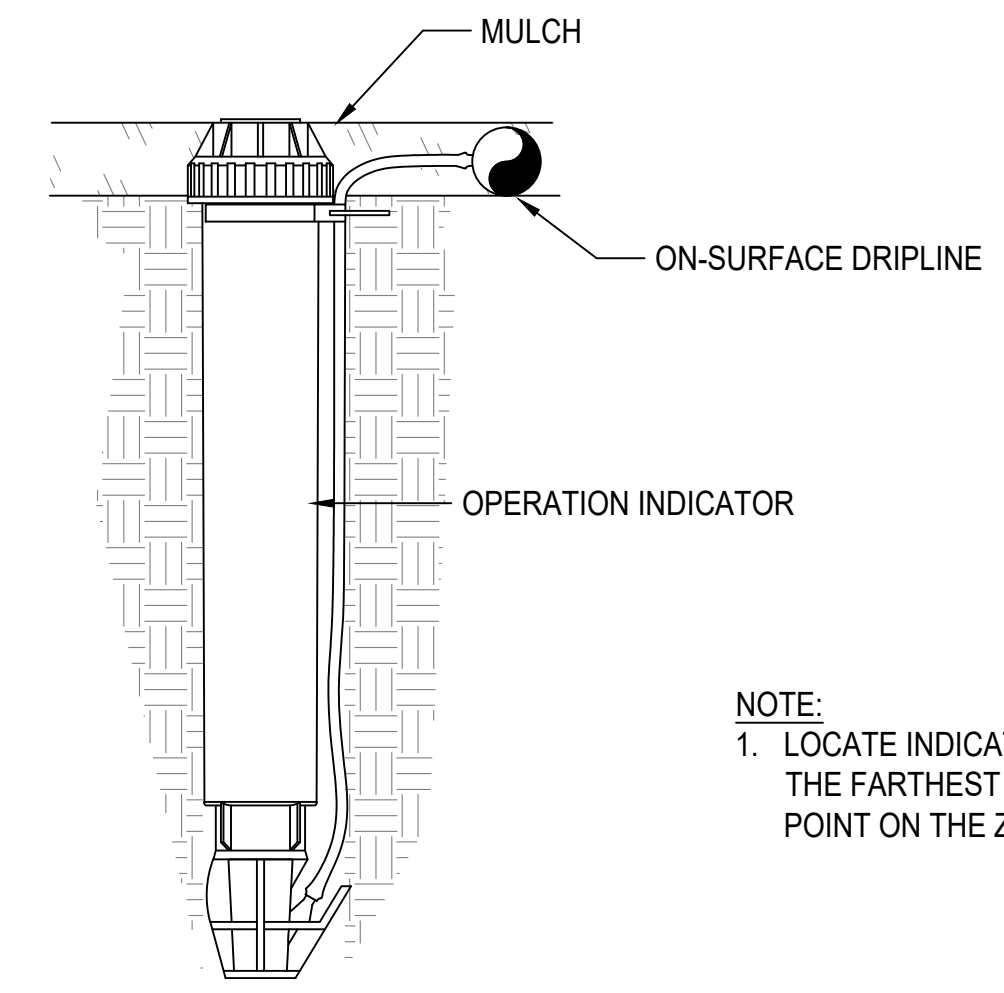


- NOTES:
- IDENTIFY CONTROLLER AND STATION NUMBER.
 - IDENTIFY VALVE TYPE.
 - VALVE TYPE ABBREVIATIONS:
GV - GATE VALVE
RCV - REMOTE CONTROL VALVE
IV - ISOLATION VALVE
QCV - QUICK COUPLING VALVE
 - ALL LETTERS TO BE UNIFORM, 2" IN HEIGHT, AND PARALLEL/PERPENDICULAR TO LID EDGES.
 - IDENTIFY ALL VALVES WITH TAGS.

4 VALVE BOXES
SCALE: 1-1/2" = 1'-0"



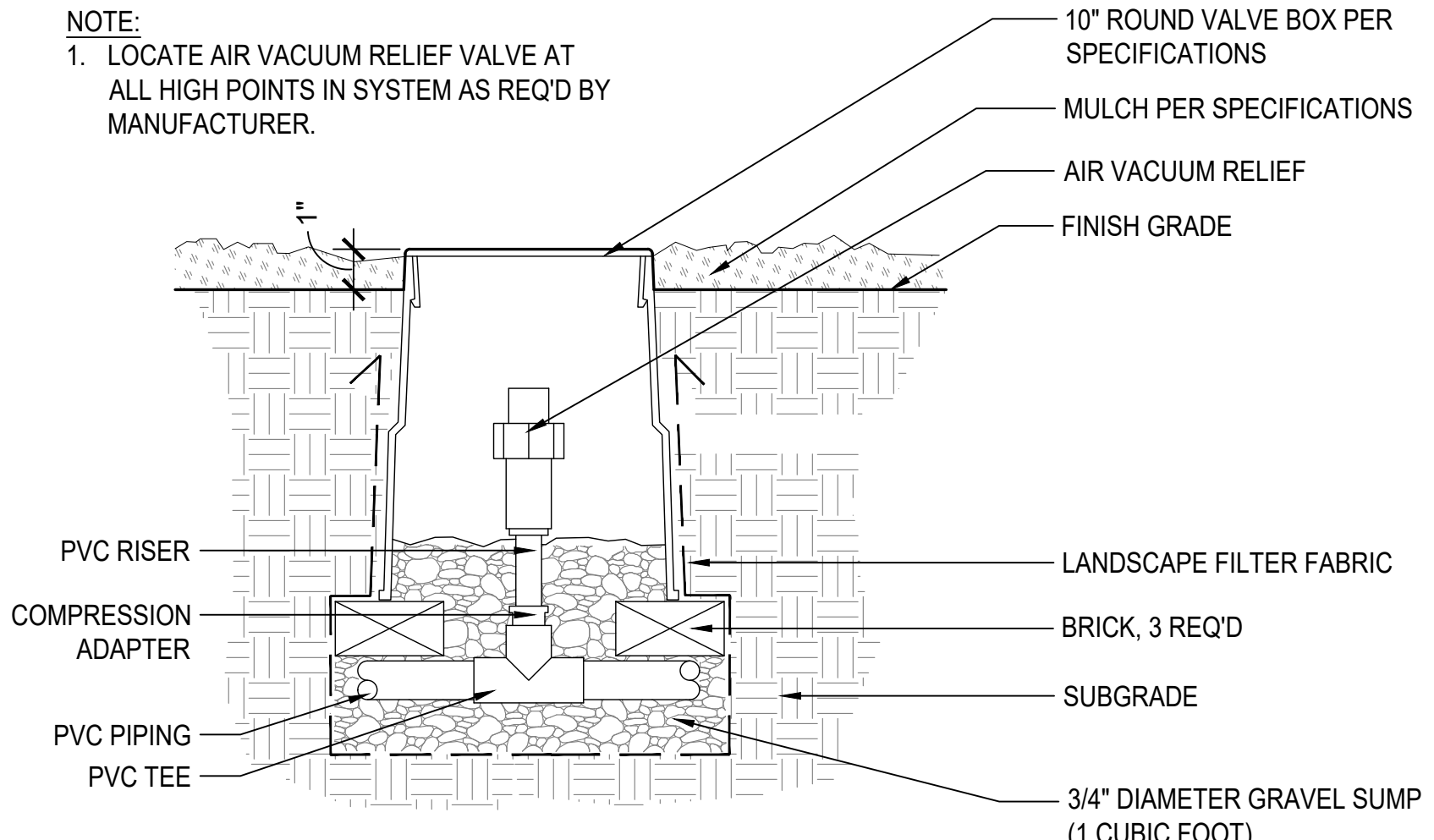
1 QUICK COUPLING VALVE
SCALE: 3" = 1'-0"



NOTE:
1. LOCATE INDICATOR STAKE AT THE FARTHEST AND/OR HIGHEST POINT ON THE ZONE.

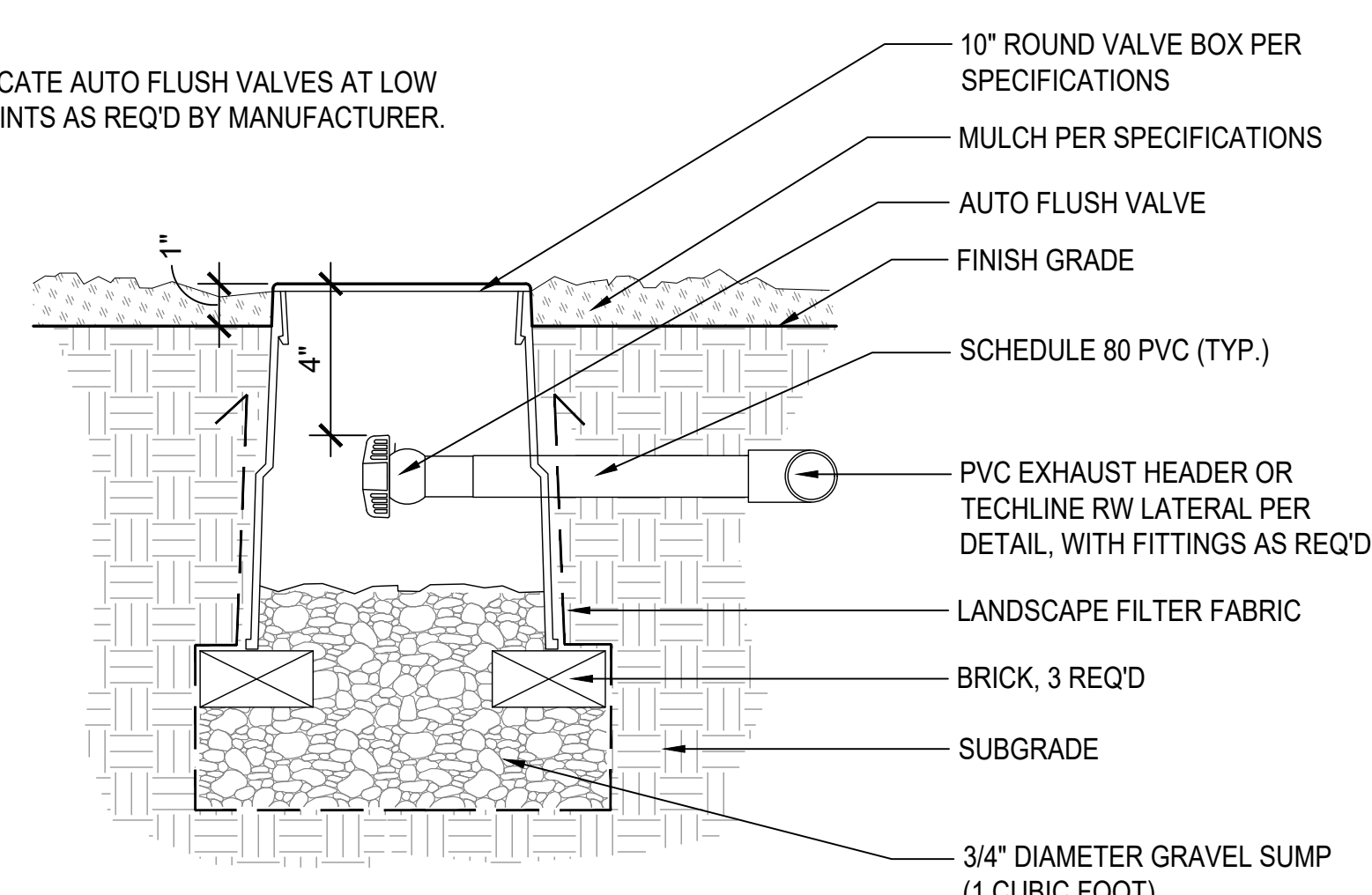
3 DRIP OPERATION INDICATOR
NTS

NOTE:
1. LOCATE AIR VACUUM RELIEF VALVE AT ALL HIGH POINTS IN SYSTEM AS REQ'D BY MANUFACTURER.

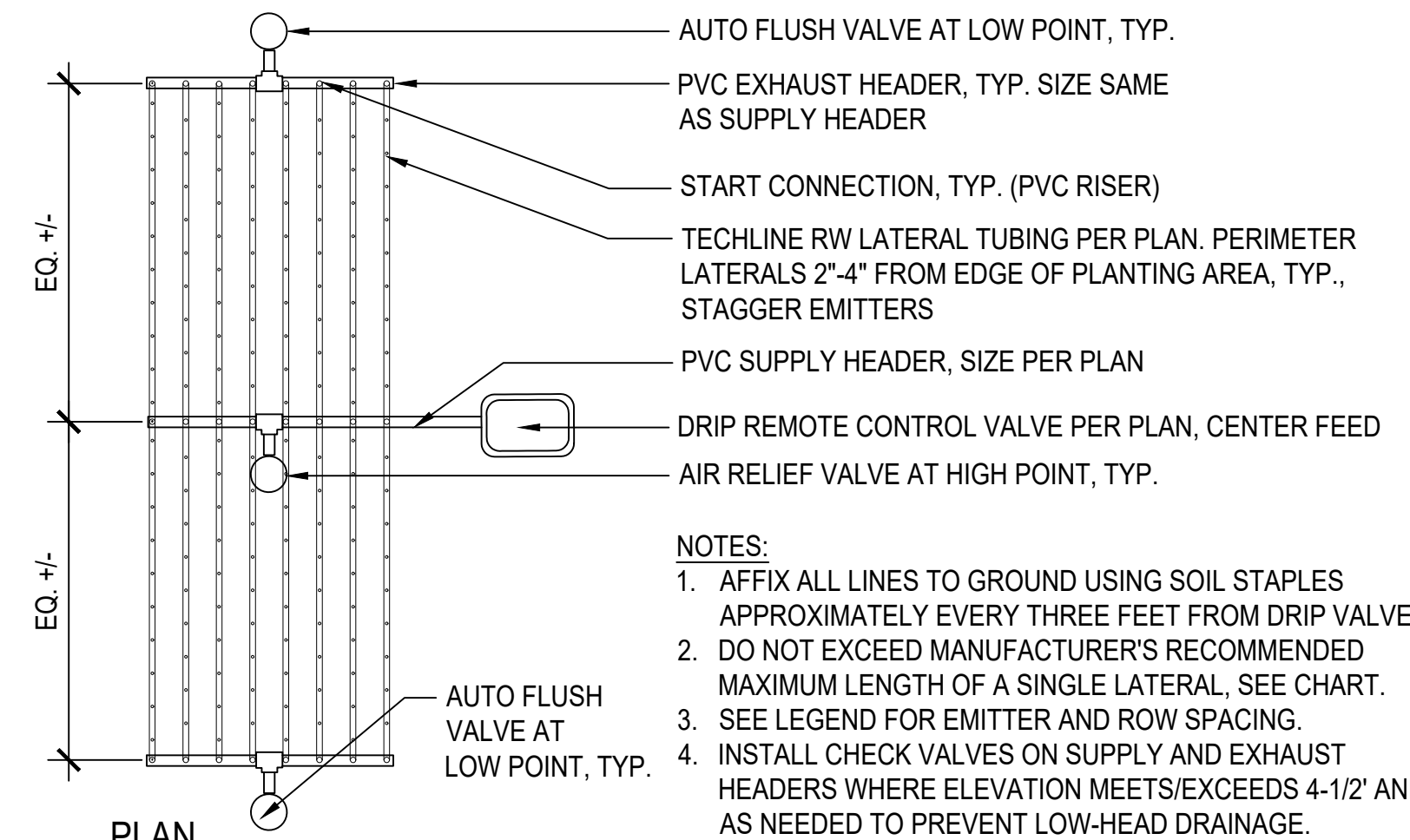


2 AIR VACUUM RELIEF VALVE
SCALE: NTS

NOTE:
1. LOCATE AUTO FLUSH VALVES AT LOW POINTS AS REQ'D BY MANUFACTURER.



1 AUTO FLUSH VALVE
SCALE: 3" = 1'-0"

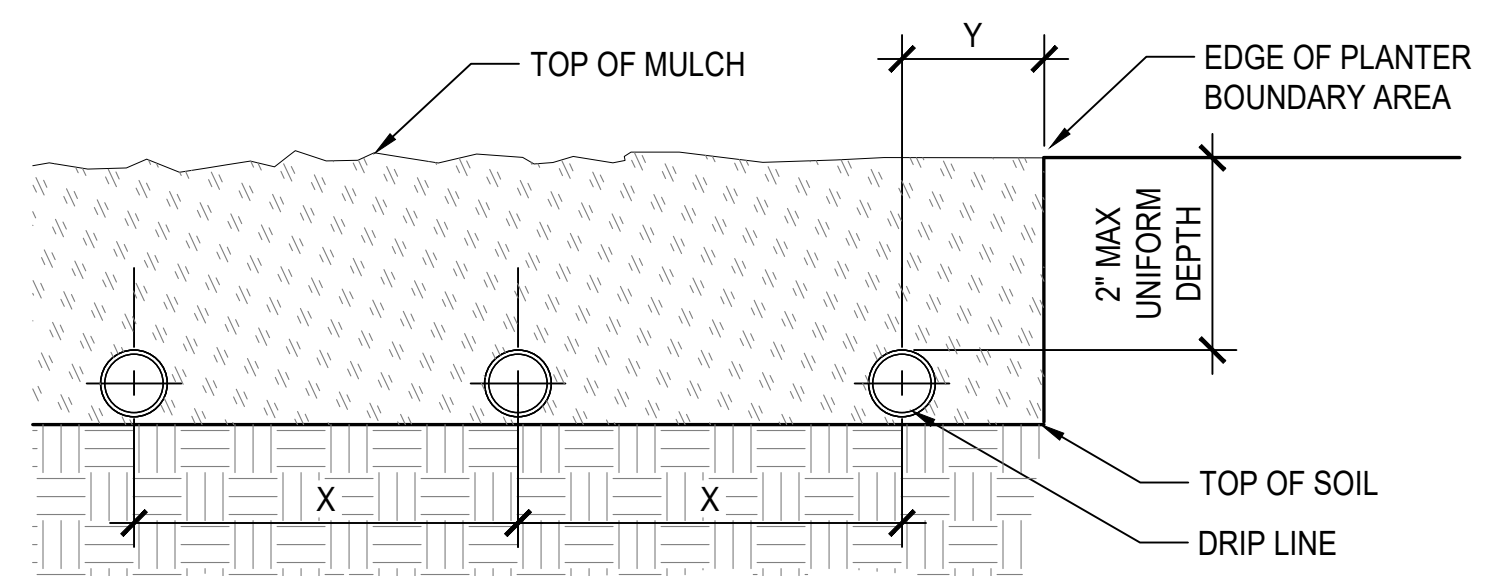


NOTES:
1. AFFIX ALL LINES TO GROUND USING SOIL STAPLES APPROXIMATELY EVERY THREE FEET FROM DRIP VALVE.
2. DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM LENGTH OF A SINGLE LATERAL. SEE CHART.
3. SEE LEGEND FOR EMITTER AND ROW SPACING.
4. INSTALL CHECK VALVES ON SUPPLY AND EXHAUST HEADERS WHERE ELEVATION MEETS/EXCEEDS 4-1/2' AND AS NEEDED TO PREVENT LOW-HEAD DRAINAGE.

5 LINEAR DRIP TUBING LAYOUT
NTS

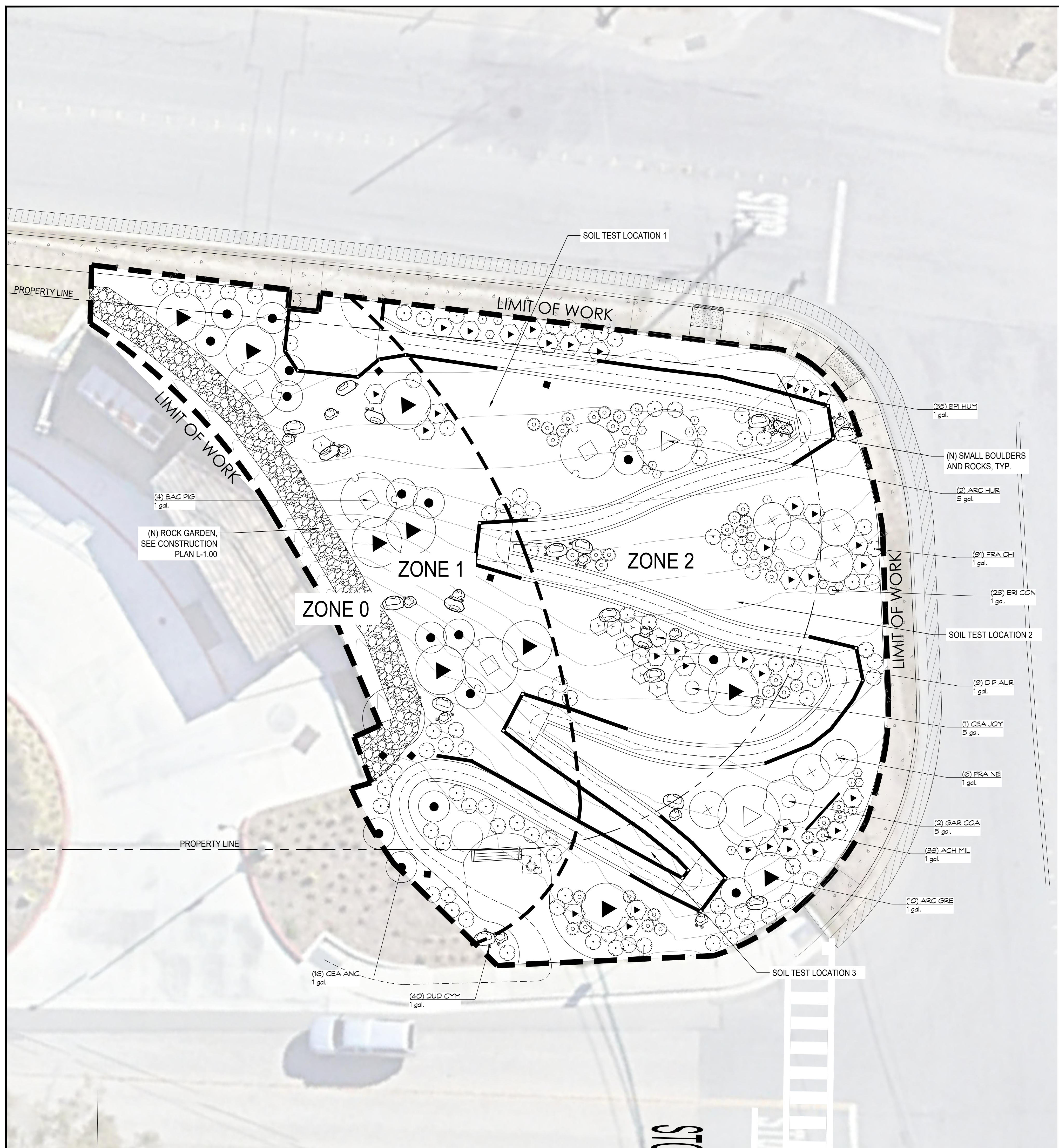
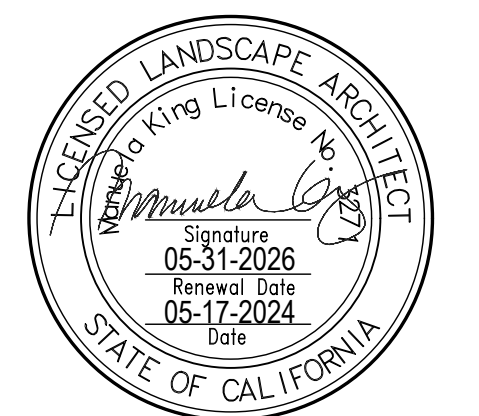
X DIMENSION (INCHES)	Y DIMENSION (INCHES)
12	4 OR 6

NOTES:
1. TYPICAL DIMENSIONS FOR DRIP LINE GRID LAYOUT IN PLANTING AREAS.
2. COORDINATE PLANTING INSTALLATION WITH GRID LAYOUT TO AVOID DAMAGE TO INSTALLED DRIP LINE AND TO PROVIDE UNIFORM IRRIGATION COVERAGE.
3. INSTALL DRIPLINE PARALLEL TO CONTOUR LINES.



4 DRIP TUBING ON GRADE INSTALLATION
SCALE: 6" = 1'-0"

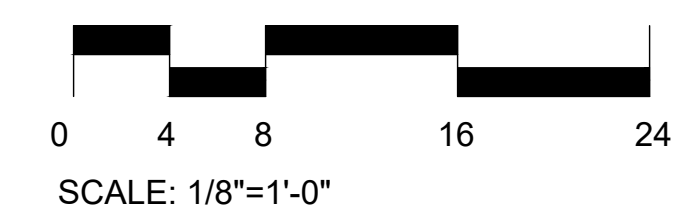
No.	Date	Description



PLANT SCHEDULE

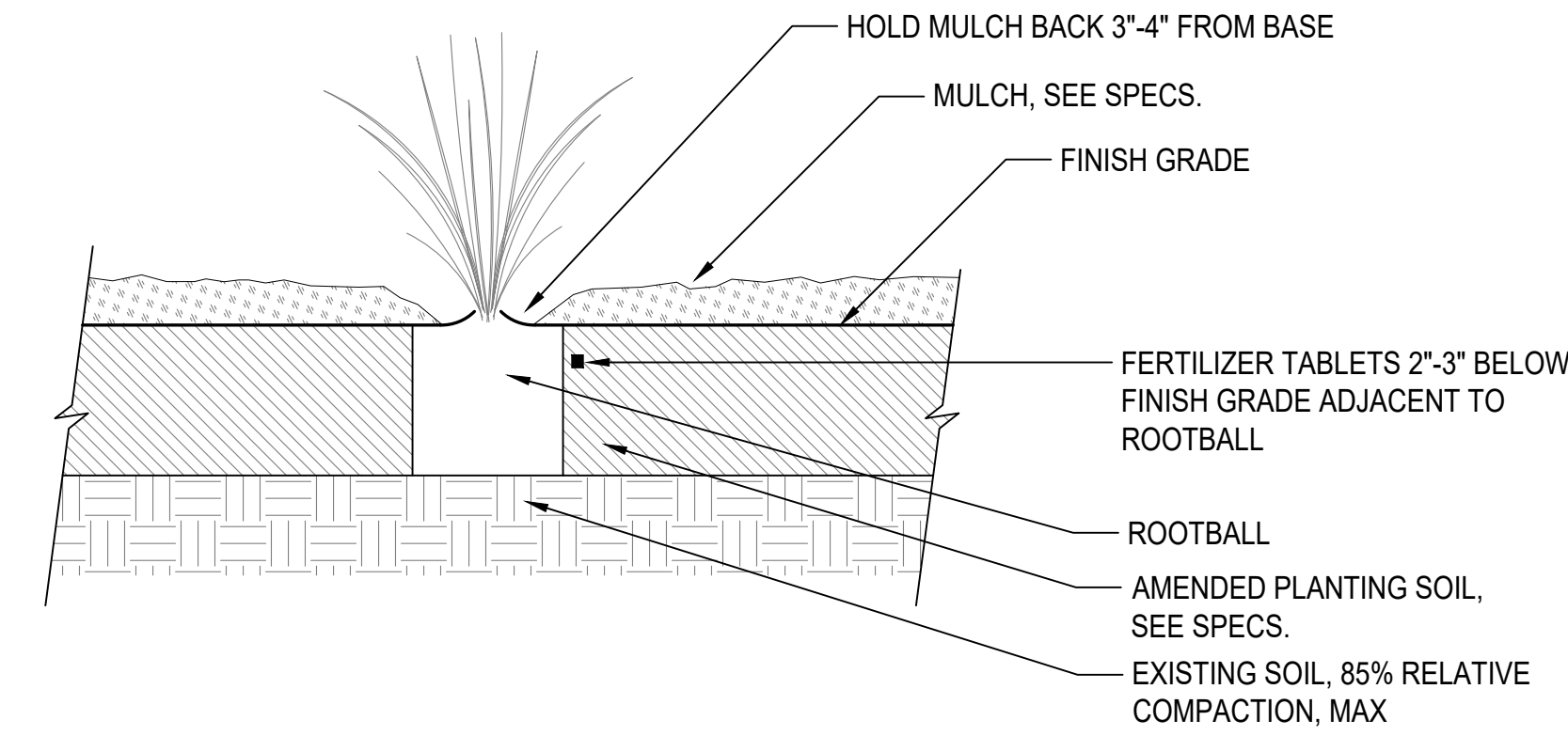
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
○	ACH MIL	Achillea millefolium / Common Yarrow	1 gal.	38
△	ARC HUR	Arctostaphylos manzanita 'Dr. Hurd' / Dr. Hurd Common Manzanita	5 gal.	2
○	CEA JOY	Ceanothus x 'Joyce Coulter' / Joyce Coulter Wild Lilac	5 gal.	1
△	DIP AUR	Diplacus aurantiacus / Sticky Monkeyflower	1 gal.	9
▲	EPI HUM	Epiobium canum / California Fuchsia	1 gal.	35
○	ERI CON	Eriophyllum confertiflorum / Golden Yarrow	1 gal.	29
+	FRA NEI	Frangula californica 'Eve Case' / Eve Case Coffeeberry	1 gal.	6
○	GAR COA	Garrya elliptica / Coast Silktassel	5 gal.	2
GROUND COVER				
▲	ARC GRE	Arctostaphylos uva-ursi 'Green Supreme' / Green Supreme Kinnikinnick	1 gal.	10
□	BAC PIG	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	1 gal.	4
●	CEA ANC	Ceanothus gloriosus 'Anchor Bay' / Anchor Bay Point Reyes Ceanothus	1 gal.	16
○	FRA CHI	Fragaria chiloensis / Beach Strawberry	1 gal.	91
SUCCULENTS				
●	DUD CYM	Dudleya cymosa / Canyon Liveforever	1 gal.	40

NOTE: CONTRACTOR REQUIRED TO TEST SOIL IN THREE SEPARATE LOCATIONS AS INDICATED ON THE PLAN. SEE PLANTING SPECS FOR TESTING REQUIREMENTS, CONTRACTOR SHALL AMEND SOIL PER SOIL REPORT RECOMMENDATIONS



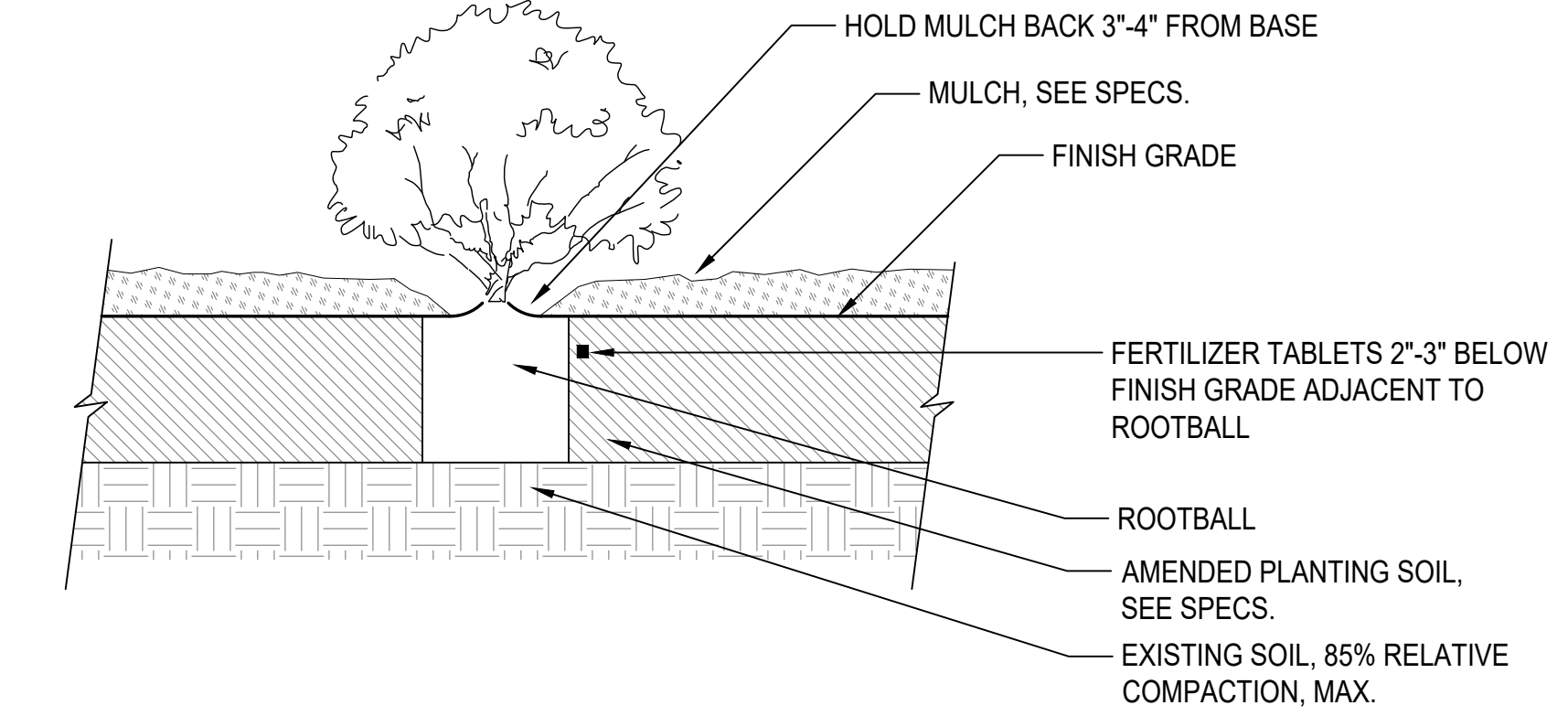


NOTE:
1. SEE SPECS FOR MORE INFORMATION REGARDING PLANT INSTALLATION AND SOIL PREPARATION.

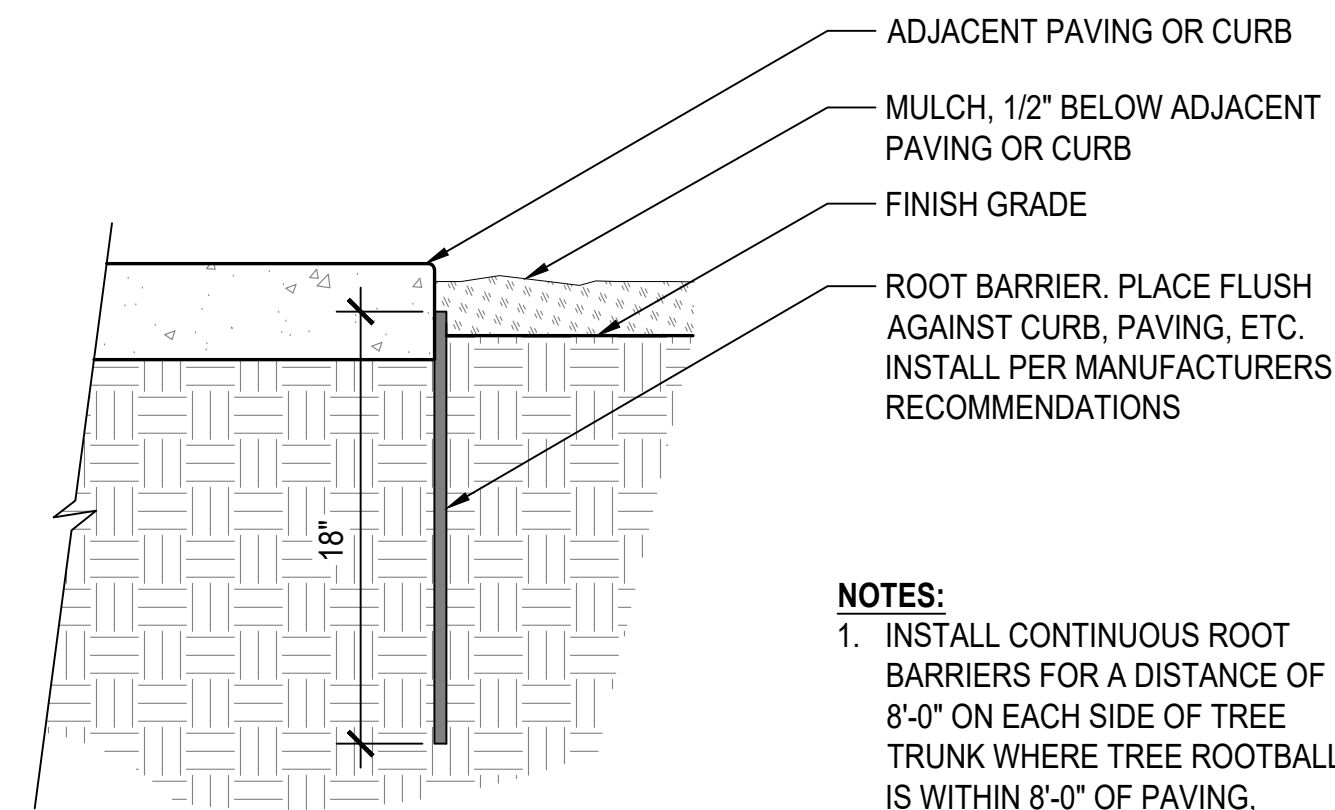


4 ORNAMENTAL GRASS PLANTING
SCALE: 1" = 1'-0"

NOTE:
1. SEE SPECS FOR MORE INFORMATION REGARDING PLANT INSTALLATION AND SOIL PREPARATION.

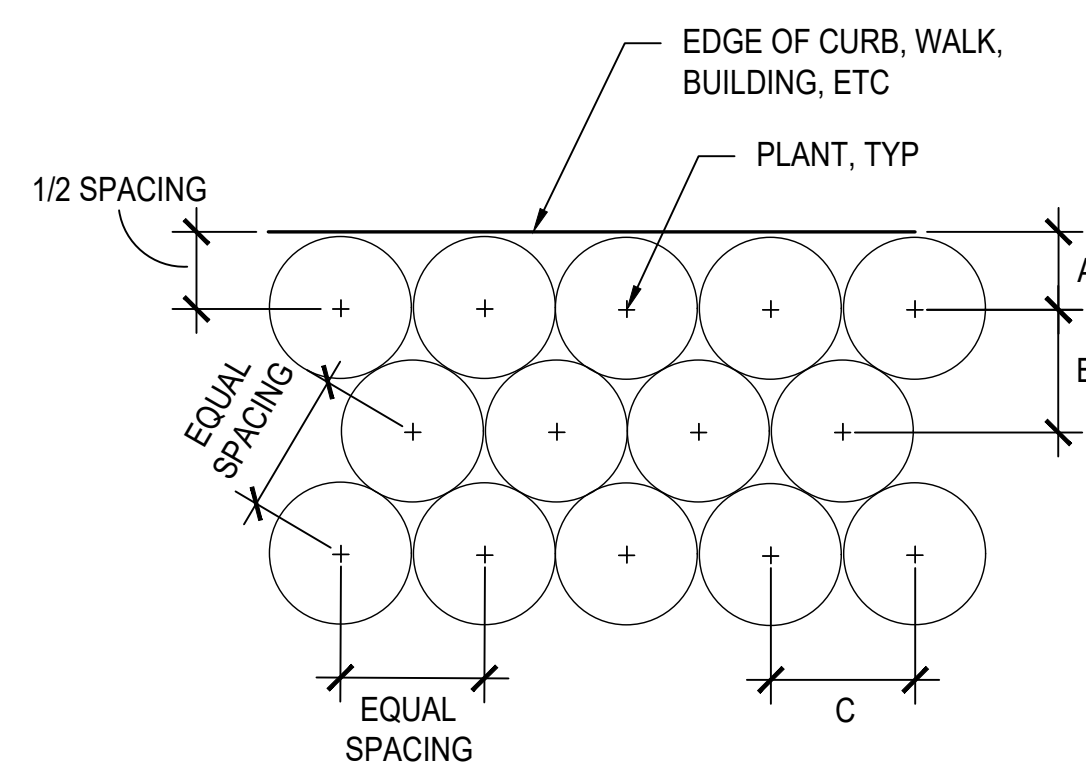


2 SHRUB PLANTING
SCALE: 1" = 1'-0"



NOTES:
1. INSTALL CONTINUOUS ROOT BARRIERS FOR A DISTANCE OF 8'-0" ON EACH SIDE OF TREE TRUNK WHERE TREE ROOTBALL IS WITHIN 8'-0" OF PAVING, CURB, ETC.

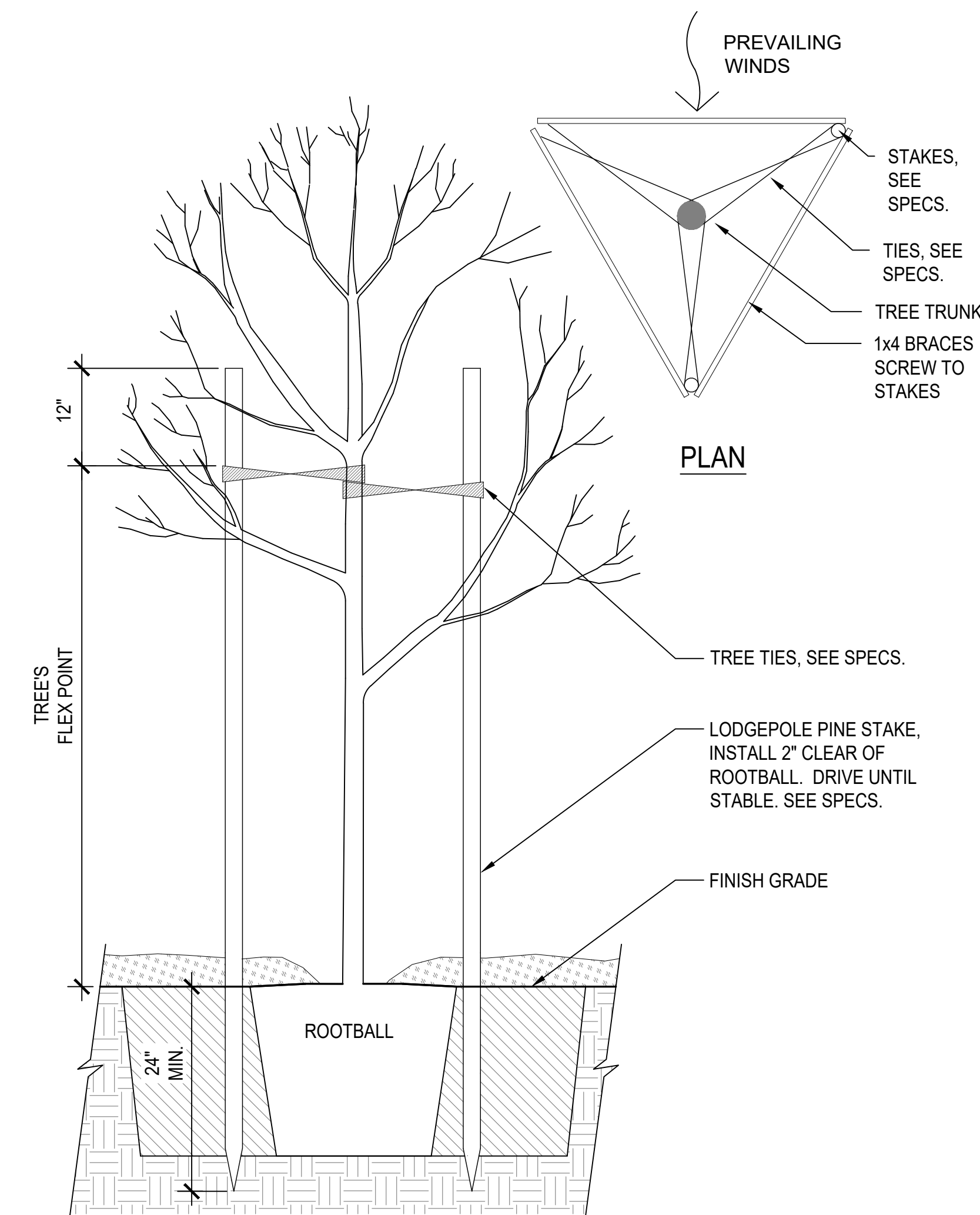
6 ROOT BARRIER
SCALE: 1-1/2" = 1'-0"



NOTES:
1. SEE PLANTING PLAN FOR SPACING BY PLANT SPECIES.
2. INSTALL TRIANGULATED PLANT LAYOUT, UNLESS OTHERWISE SHOWN ON PLANS.

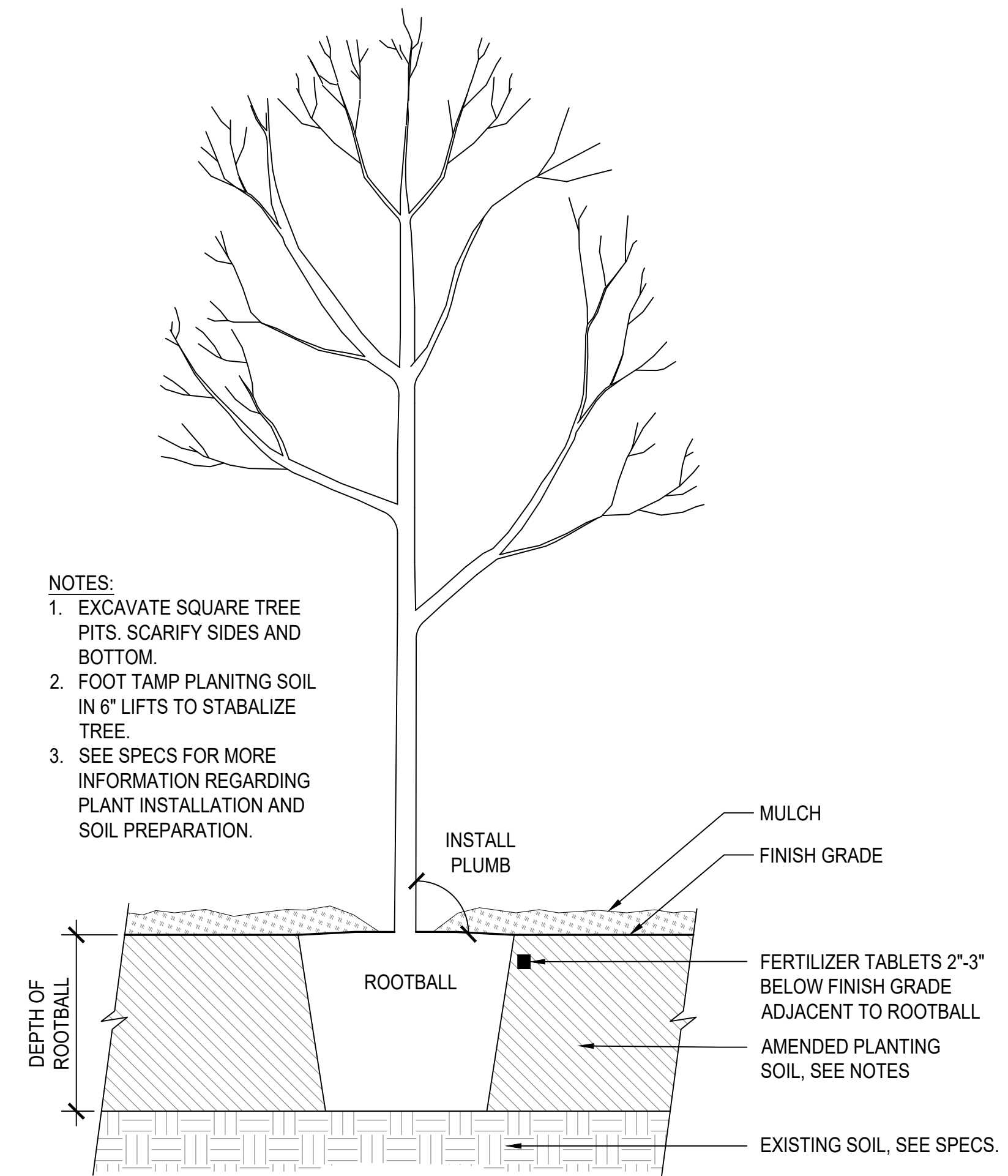
PLANT SPACING	A	B	C
12"	6"	10"	12"
1'-6"	9"	1'-4"	1'-6"
2'-0"	12"	1'-9"	2'-0"
2'-6"	1'-3"	2'-2"	2'-6"
3'-0"	1'-6"	2'-7"	3'-0"
3'-6"	1'-9"	3'-0"	3'-6"
4'-0"	2'-0"	3'-6"	4'-0"
4'-6"	2'-3"	3'-11"	4'-6"
5'-0"	2'-6"	4'-4"	5'-0"

5 PLANTING LAYOUT
NTS



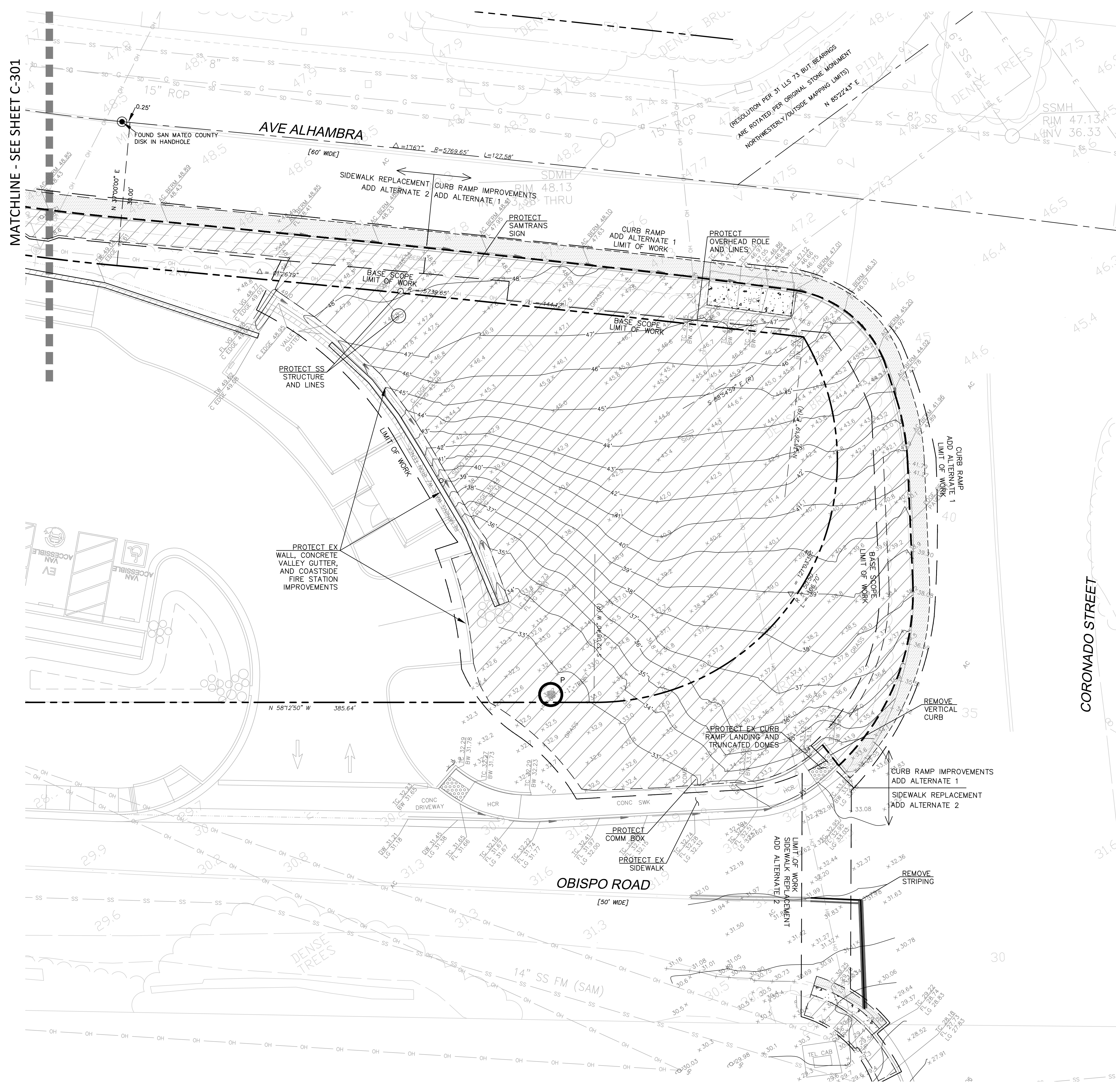
3 TREE STAKING
SCALE: 3/4" = 1'-0"

NOTES:
1. EXCAVATE SQUARE TREE PITS. SCARIFY SIDES AND BOTTOM.
2. FOOT TAMP PLANING SOIL IN 6" LIFTS TO STABILIZE TREE.
3. SEE SPECS FOR MORE INFORMATION REGARDING PLANT INSTALLATION AND SOIL PREPARATION.



1 TREE PLANTING
NTS

DRAWING NAME: \\bke-s\1\2023\232238_Coastside\ENG-1\Sheets\C-200_CS-DE.dwg
 PLOT DATE: 01-14-25 PLOTTED BY: sjnannat



LEGEND

LIMIT OF WORK	---
ROAD CENTER LINE	---
PROPERTY LINE	---
ADJ. PROPERTY LINE	---
REMOVE EXISTING CURB & GUTTER, VERTICAL CURB, AC BERM	---
REMOVE CURB RAMP, CONCRETE, & ASSOCIATED BASE ROCK	---
CLEAR AND GRUB, FOR PLANTING SEE LANDSCAPE PLANS,	---
REMOVE EXISTING ASPHALT & ASSOCIATED BASE ROCK	---
EXISTING CONTOURS	45
EXISTING STORM DRAIN LINES	SS SS
EXISTING SANITARY SEWER LINES	SS SS
EXISTING WATER LINE	W W
EXISTING GAS LINE	G G
EXISTING OVERHEAD LINE	OH OH
EXISTING TREE TO BE PRESERVED	P

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DATE OF THE FIELD SURVEY: NOVEMBER 8, 2023

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM "PLAT OF RESUBDIVISION OF SUBDIVISIONS NO. 2 AND 3 OF GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 29 ON AUGUST 4, 1908, SAN MATEO COUNTY RECORDS.

SAID BASIS OF BEARINGS INFORMATION WAS TAKEN FROM THAT CERTAIN SURVEY PREPARED BY BGT LAND SURVEYING, JOB NO. 14-179 WITH A DATE OF FIELD SURVEY OF NOVEMBER 14, 2014.

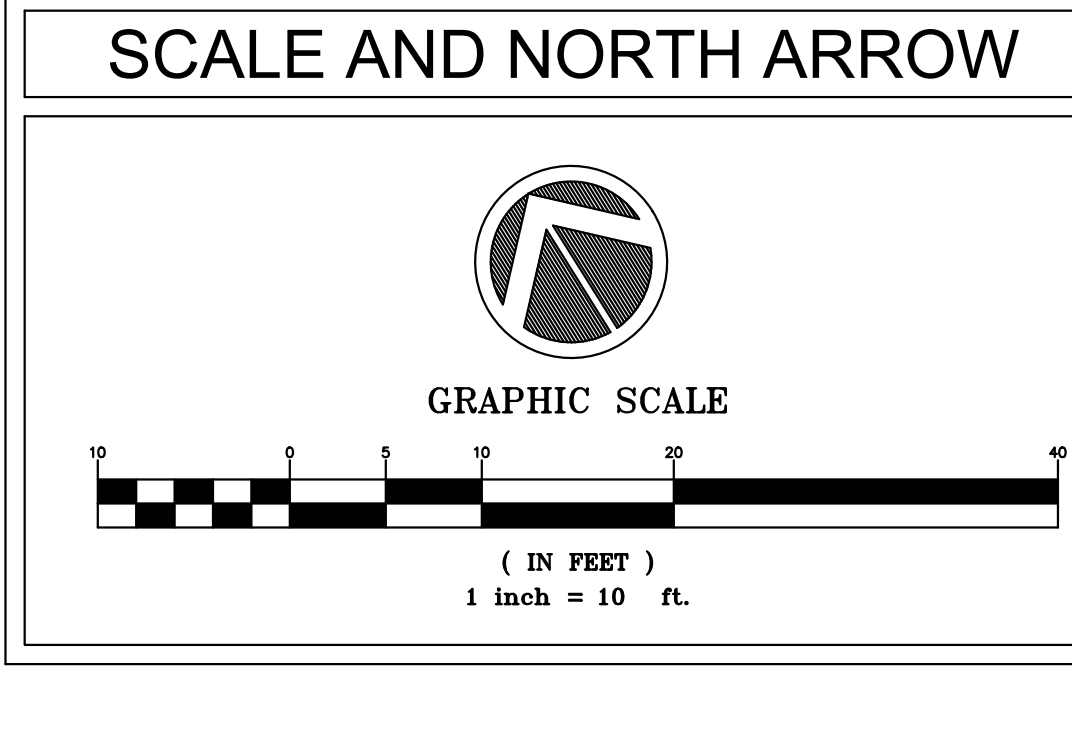
BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK ON HEADWALL SOUTHWESTERLY OF SUBJECT PROPERTY "N 1240" (PID HT0453) WITH AN ELEVATION OF 19.98 FEET.

SAID BENCHMARK INFORMATION WAS TAKEN FROM THAT CERTAIN SURVEY PREPARED BY BGT LAND SURVEYING, JOB NO. 14-179 WITH A DATE OF FIELD SURVEY OF NOVEMBER 14, 2014.

DEMOLITION GENERAL NOTES

- THIS PLAN IS NOT INTENDED AS A COMPLETE CATALOG OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED.
- MIXED DEBRIS OF ANY TYPE MUST BE DISPOSED OF IN CONTAINERS PROVIDED AND SERVICED BY THE CITY'S FRANCHISED HAULER, SPECIALTY SOLID WASTE & RECYCLING (UNLESS REMOVED AND TRANSPORTED BY THE CONTRACTED COMPANY PROVIDING THE DEMOLITION/CONSTRUCTION SERVICE, UTILIZING THAT COMPANY'S OWN VEHICLES, CONTAINERS, AND EQUIPMENT).
- IF CONTRACTOR ENCOUNTERS UTILITIES OR ANY OTHER ITEMS THAT ARE NOT SHOWN ON THIS PLAN, THEY ARE TO CONTACT THE ENGINEER PRIOR TO REMOVING UTILITY. ITEMS SHOWN TO BE REMOVED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. IT IS THE INTENT OF THESE PLANS TO REMOVE OR ABANDON ALL ON-SITE EXISTING UTILITIES AND IMPROVEMENTS NECESSARY TO ALLOW CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AND PROTECT THE ON-SITE UTILITIES AND STRUCTURES THAT ARE NOT IN THE PROJECT LIMIT OF WORK, WHETHER INDICATED ON THESE PLANS OR NOT. IT IS THE INTENTION OF THESE PLANS TO PROTECT ALL OFF-SITE EXISTING UTILITIES, WHETHER INDICATED ON THESE PLANS OR NOT, UNLESS OTHERWISE NOTED.
- CLEARING AND GRUBBING OF THE SITE INCLUDES THE REMOVAL OF GRASS, ROOTS, SHRUBS, TREE STUMPS, WEED GROWTH, VEGETATION, MASONRY, RUBBISH, DEBRIS, FOREIGN OBJECTS, FENCING, LANDSCAPING, ASPHALT AND PORTLAND CONCRETE PAVING, TREES, AND OTHER SITE CONSTRUCTION, AS REQUIRED TO PROVIDE A SITE SUITABLE FOR CONSTRUCTING THE PROPOSED PROJECT.
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225 Miller Avenue, Mill Valley, CA 94941
 T 415 383 7900 rhaa.com

PROJECT/CLIENT NAME
COASTSIDE FIRE PROTECTION DISTRICT FIRE STATION #41

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER
 20232238



SUBMITTAL
BID SET CONSTRUCTION DOCUMENTS
 DATE
 13 JANUARY 2025

REVISIONS

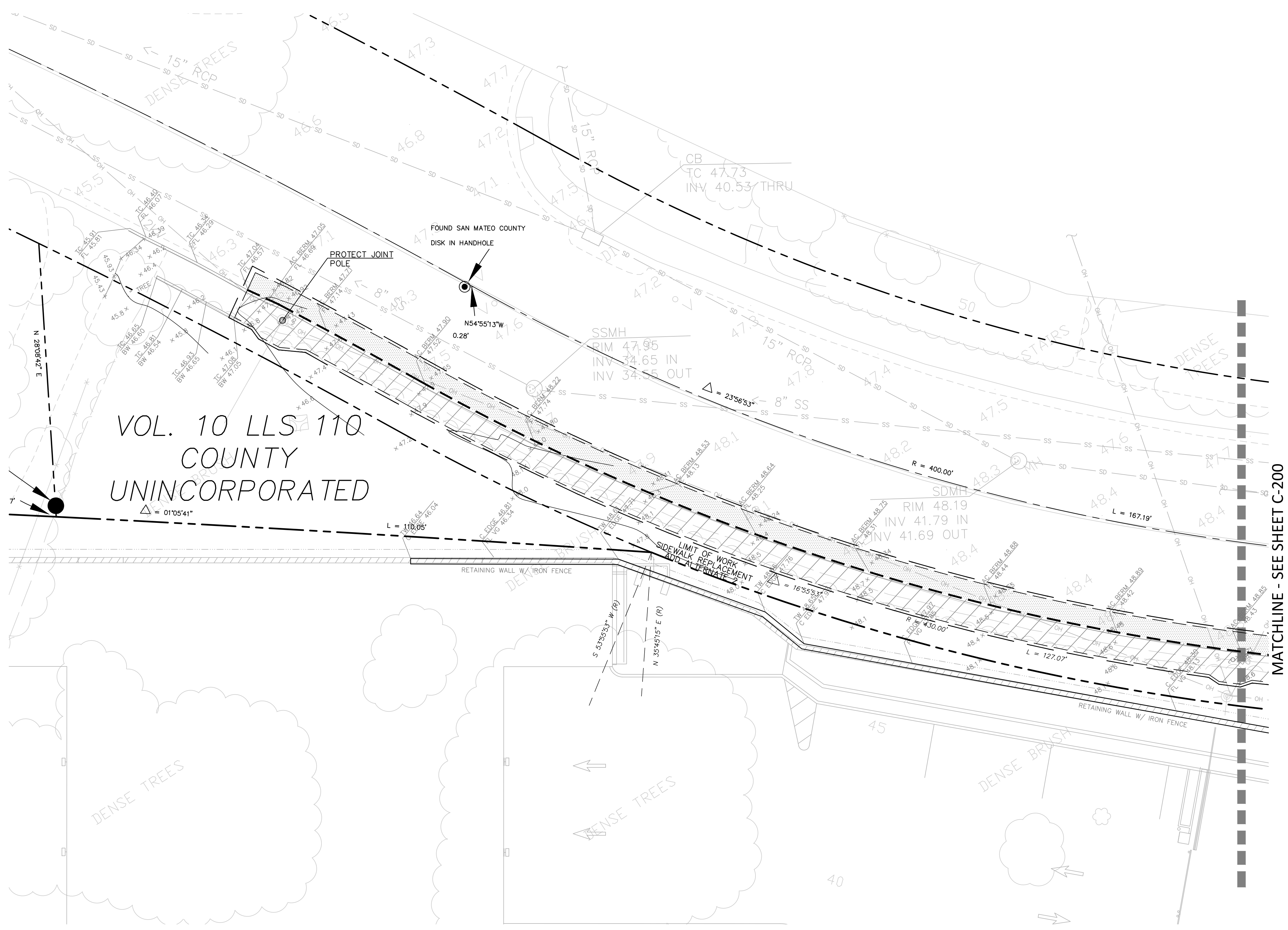
No.	Date	Description



SHEET TITLE
DEMOLITION PLAN
 DRAWN BY: CA CHECKED BY: PK

C-200

DRAWING NAME: \\bke-s\1\2023\232238_Coastside\ENG-1\Sheets\C-200_CS-DE.dwg
 PLOT DATE: 01-14-25
 PLOTTED BY: sjnmat



VOL. 10 LLS 110
 COUNTY
 UNINCORPORATED

LEGEND

LIMIT OF WORK	---
ROAD CENTER LINE	---
PROPERTY LINE	---
ADJ. PROPERTY LINE	---
REMOVE EXISTING CURB & GUTTER, VERTICAL CURB, AC BERM	---
REMOVE CURB RAMP, CONCRETE, & ASSOCIATED BASE ROCK	---
CLEAR AND GRUB, FOR PLANTING SEE LANDSCAPE PLANS,	---
REMOVE EXISTING ASPHALT & ASSOCIATED BASE ROCK	---
EXISTING CONTOURS	45
EXISTING STORM DRAIN LINES	SS SS
EXISTING SANITARY SEWER LINES	SS SS
EXISTING WATER LINE	W W
EXISTING GAS LINE	-G-
EXISTING OVERHEAD LINE	OH
EXISTING TREE TO BE PRESERVED	P

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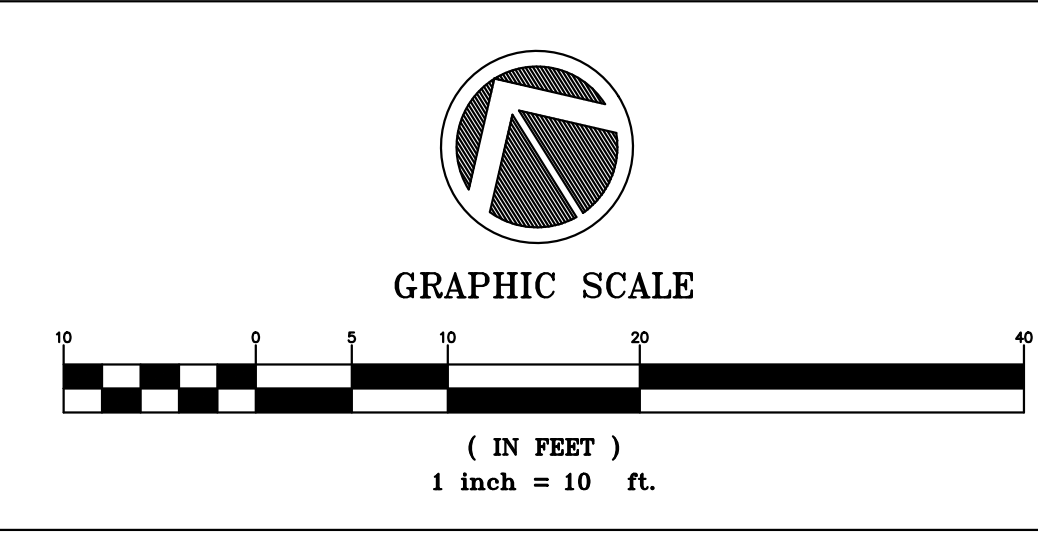
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SCALE AND NORTH ARROW



225 Miller Avenue, Mill Valley, CA 94941
 T 415 383 7900 rhaa.com

PROJECT/CLIENT NAME
COASTSIDE FIRE PROTECTION DISTRICT FIRE STATION #41

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER
 20232238

CONSULTANT



1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

SUBMITTAL
BID SET CONSTRUCTION DOCUMENTS
 DATE
 13 JANUARY 2025

REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE



SHEET TITLE
DEMOLITION PLAN
 DRAWN BY: CA CHECKED BY: PK

C-201

DRAWING NAME: \\BKF-S\1\2023\232238_Coastside\de_F5_41_S\dwg\ENG-1\Sheets\C-300_CS-HC.dwg
 PLOT DATE: 01-14-25 PLOTTED BY: sjnmat1



LEGEND

LIMIT OF WORK	---
PROPERTY LINE	---
ADJ. PROPERTY LINE	---
VERTICAL CURB & GUTTER	=====
VERTICAL CURB (CURB RAMP)	=====
16" AC DEEP LIFT	=====
FLUSH CURB (CURB RAMP)	=====
CONCRETE SIDEWALK 4" PCC/4" CL2 AB PER SMCO STD D-3	=====
LANDSCAPING, SEE LANDSCAPE PLANS FOR PLANTING AND GRADING.	=====
GRANITECTRE, SEE LANDSCAPE PLANS	=====
EXISTING CONTOURS	---
EXISTING ELEVATION	(TC 97.0±)
PROPOSED ELEVATION	TC 100.8
SLOPE (HARDSCAPE)	↘
SLOPE (LANDSCAPE)	↘

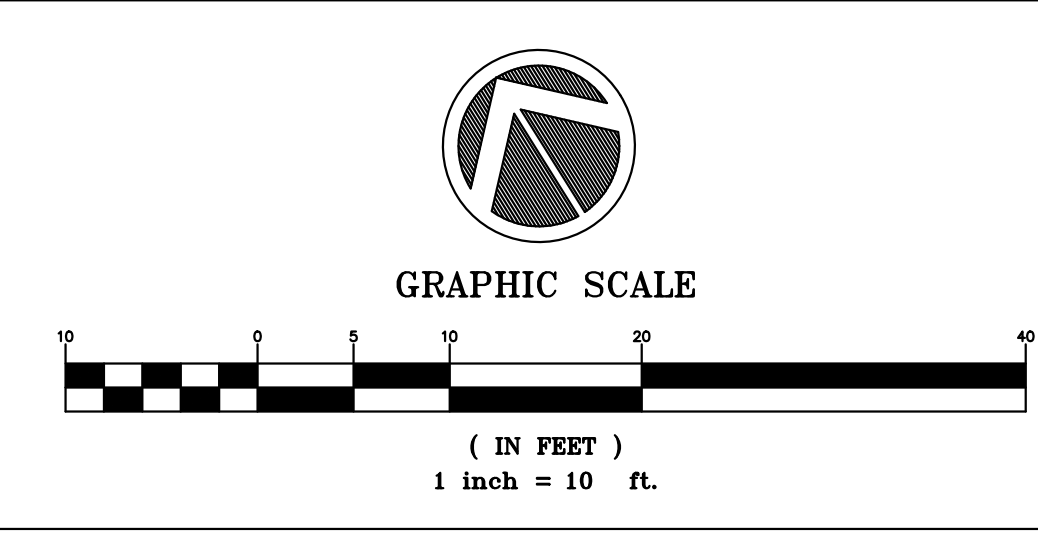
KEY NOTES

- 1 INSTALL CURB & GUTTER PER SMCO STD D-3, SHEET C-500
- 2 INSTALL 6" VERTICAL CURB PER SMCO STD D-3, SHEET C-500
- 3 INSTALL CURB RAMP PER CALTRANS STD PLAN RSP AB8A, TYPE C, SHEET C-500
- 4 INSTALL 16" AC DEEP LIFT
- 5 EXISTING GRADING TO REMAIN. SEE LANDSCAPE PLANS FOR PLANTING.
- 6 GRANITECTRE PATH AND PADS. SEE LANDSCAPE PLANS FOR GRADING AND DETAILS.
- 7 MONUMENT WELCOME SIGN. FOOTING NOT TO CONFLICT WITH CURB RAMP. SEE LANDSCAPE PLANS
- 8 PEDESTRIAN BENCH. SEE LANDSCAPE PLANS
- 9 SAMTRANS BUS STOP ADA PASSENGER LOADING PAD. COORDINATE WITH SAMTRANS TO ADD MAP AND SCHEDULE TO THE EXISTING BUS STOP POLE ON AVENUE ALHAMBRA.
- 10 NATURE TRAIL SIGN. SEE LANDSCAPE PLANS FOR DETAILS.
- 11 PROTECT JOINT POLE
- 12 REMOVE & SALVAGE EX. POST. INSTALL NEW POST FOR RELOCATED SIGN.
- 13 INSTALL 6' MIN LONG, 2" WIDE YELLOW SCHOOL LADDER CROSSWALK STRIPING PER CALTRANS A24F.

GRADING GENERAL NOTES

1. THIS PLAN PROVIDES GENERAL GRADING INFORMATION. ALL SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. EXPORTATION AND IMPORTATION OF SOIL, WHICH MAY BE NECESSARY TO MEET THE GRADES SHOWN ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PART OF THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ANY SOIL THAT IS TO BE EXPORTED FROM THE PROJECT SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SOIL TESTING. IF THE EXISTING SOIL IS FOUND TO BE HAZARDOUS, IT SHALL BE TAKEN TO AN APPROVED FACILITY (CLASS I, II OR III).
3. ALL HIGH POINTS, LOW POINTS, OR GRADE BREAKS ON CONCRETE SURFACES SHALL HAVE A SMOOTH CURVE. CONCRETE SHALL NOT BE BUILT TO A POINT.
4. THE CONTRACTOR SHALL MATCH THE NEW GRADES WITHIN THE LIMITS OF WORK TO THE EXISTING GRADES WITHOUT DAMAGING THE EXISTING NATIVE GRASSES, FENCE LINE, TREES, OR EXISTING PAVING TO REMAIN, ALONG THE LIMIT LINE. ANY DAMAGE TO THESE AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S OWN EXPENSE.
5. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS, IS COMPLETED AND APPROVED.
6. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SANTA CLARA COUNTY CORONER IMMEDIATELY.
8. ALL WALKWAYS SHALL HAVE A 2% MAX CROSS SLOPE.
9. NO GRADING OR STORAGE OF MATERIALS SHALL OCCUR UNDER THE TREE'S CANOPY AT ANY TIME, UNLESS OTHERWISE SPECIFY BY PLAN.
10. ALL STRIPING, MARKINGS, SIGNAGE, AND PAVEMENT MARKERS SHOWN ON THIS PLAN ARE PER THE LATEST CALIFORNIA MUTCD AND CALTRANS STANDARD PLANS AND SPECIFICATIONS. INSTALLATION TO BE PERFORMED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
11. CENTER LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO CENTER OF STRIPING.
12. ALL STRIPING, PAVEMENT MARKERS, AND MARKINGS SHALL BE THERMOPLASTIC.

SCALE AND NORTH ARROW



225 Miller Avenue, Mill Valley, CA 94941
 T 415 383 7900 rhaa.com

PROJECT/CLIENT NAME
**COASTSIDE FIRE PROTECTION DISTRICT
 FIRE STATION #41**

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER
 20232238



SUBMITTAL
**BID SET
 CONSTRUCTION DOCUMENTS**

DATE
 13 JANUARY 2025

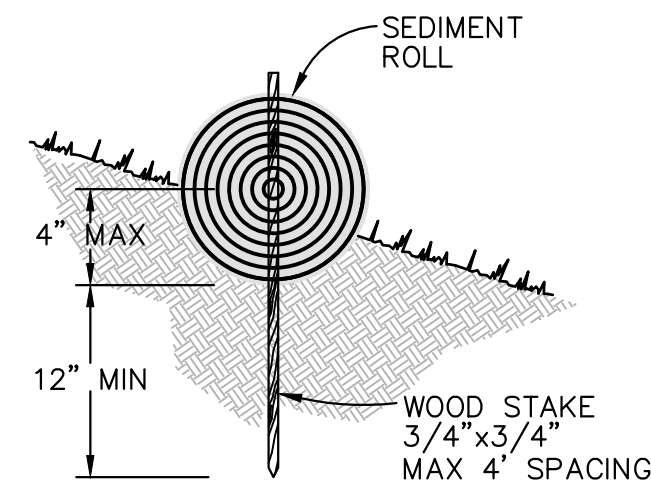
REVISIONS

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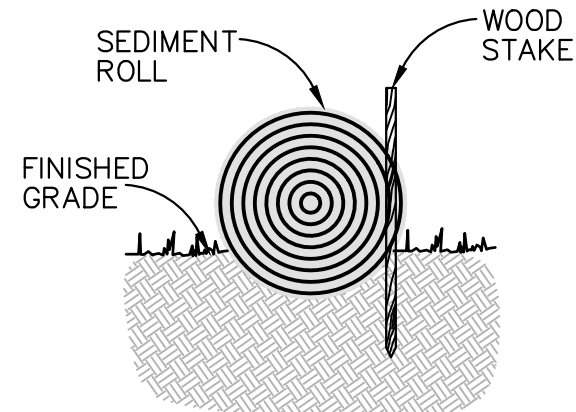


SHEET TITLE
**IMPROVEMENT
 PLAN**
 DRAWN BY: CA CHECKED BY: PK

C-301



ENTRENCHMENT DETAIL IN SLOPE AREA



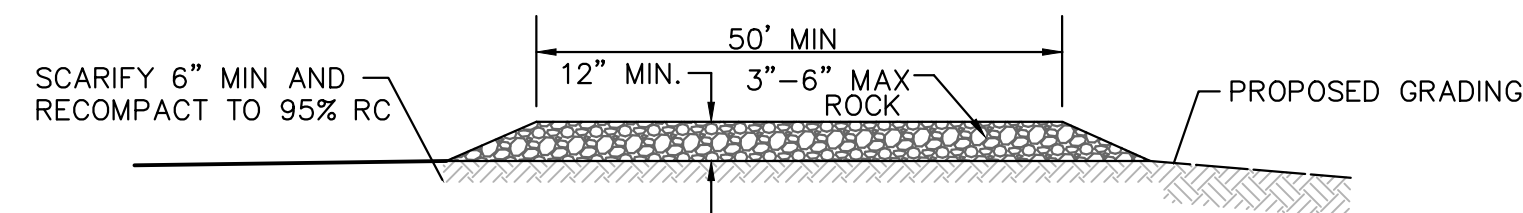
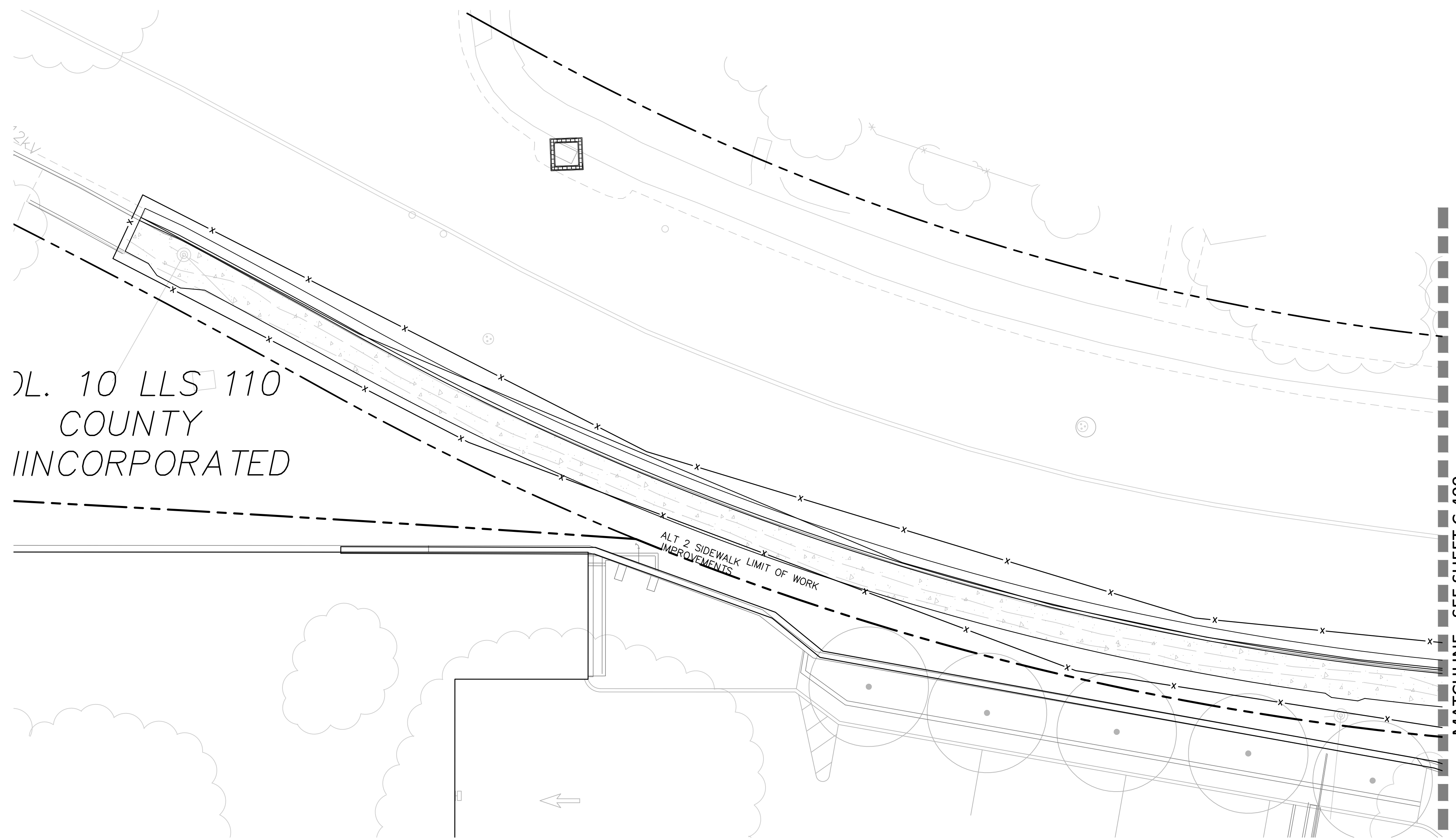
ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9' X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE ROCK SACKS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

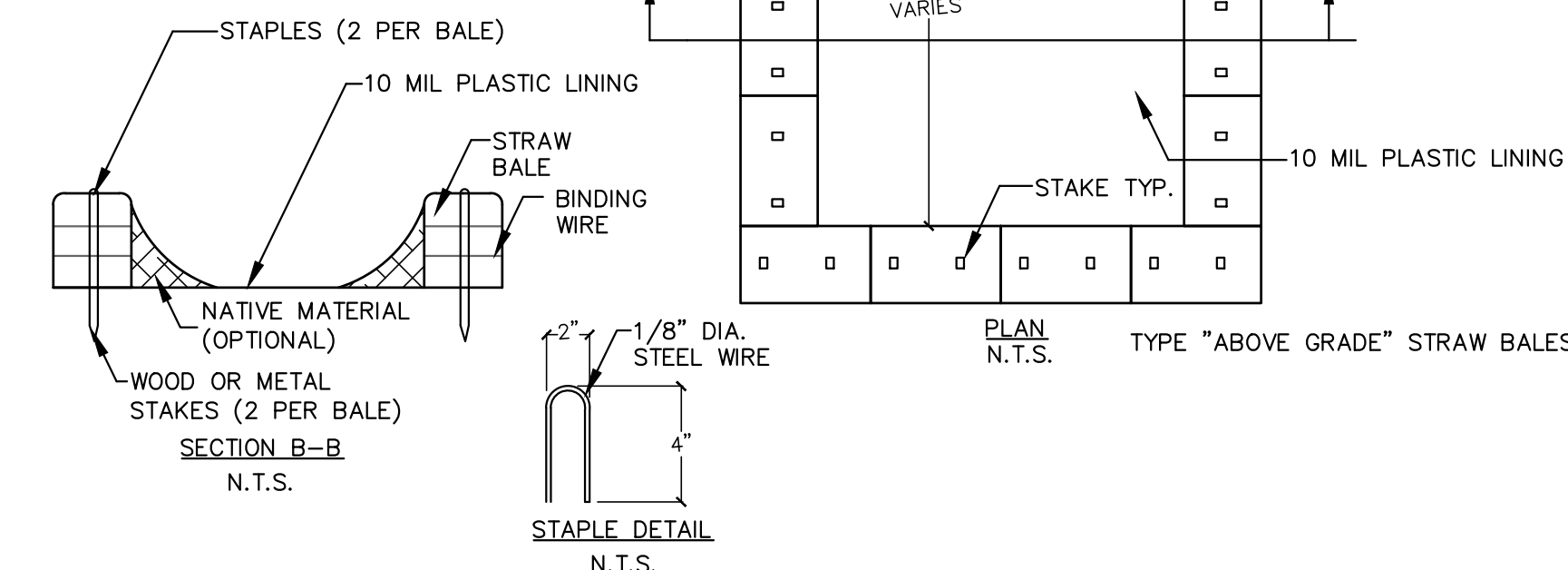
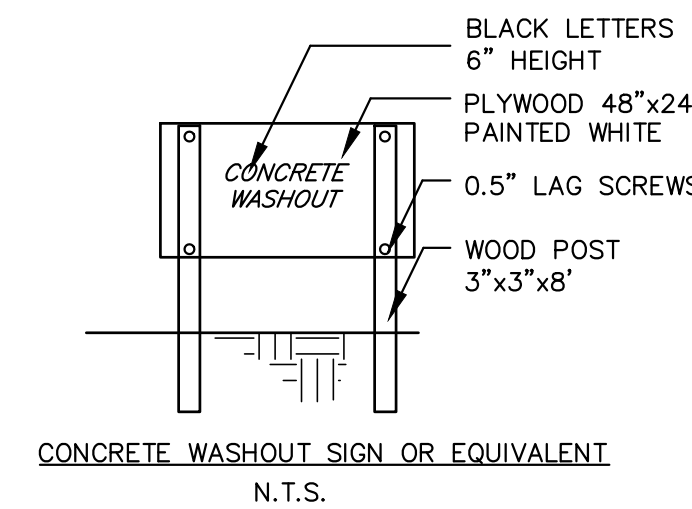
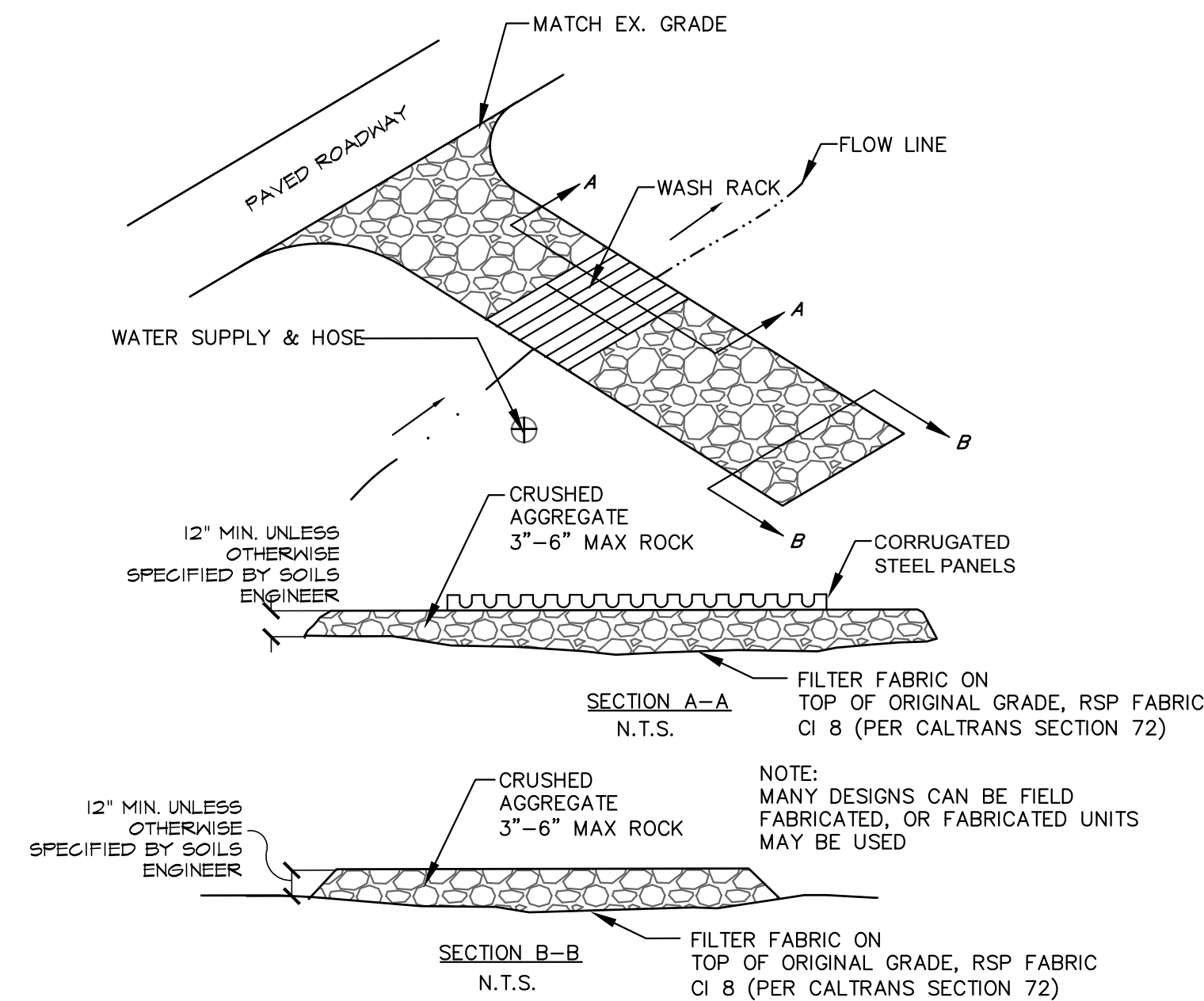


DL. 10 LLS 110
COUNTY
INCORPORATED



NOTES:

1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2016 CFC, CHAPTER 5, 503.2.3.MVV 45,000 LBS.
2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.
3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
5. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE A MINIMUM OF 3" AND A MAXIMUM OF 6" ROCK PER THE 2023 BMP HANDBOOK.
6. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25", WHICHEVER IS LESS.
7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.



REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE

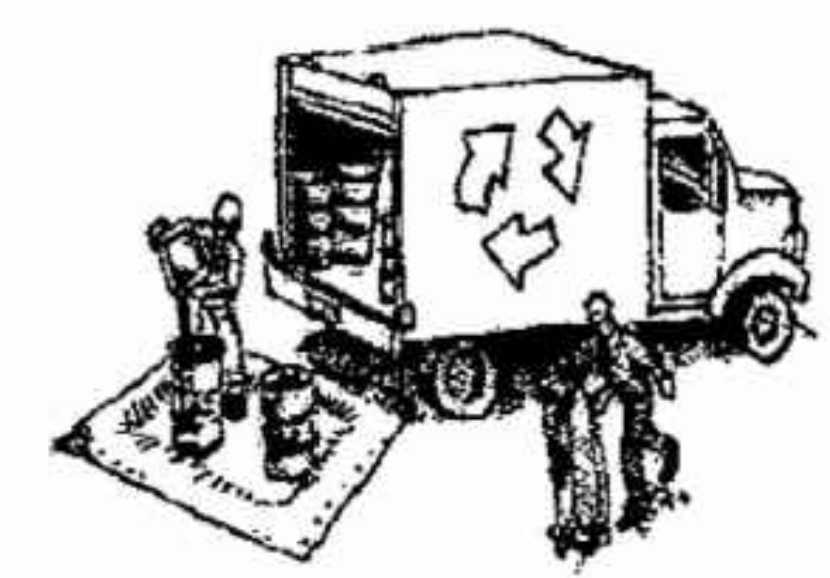


Construction Best Management Practices (BMPs)



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

Materials & Waste Management



- Non-Hazardous Materials**
- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

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

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

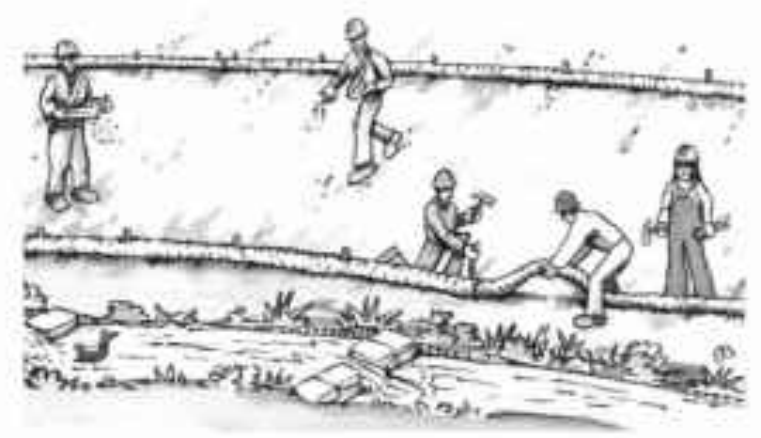
Equipment Management & Spill Control



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

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

Earthwork & Contaminated Soils



- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

- Sediment Control**
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

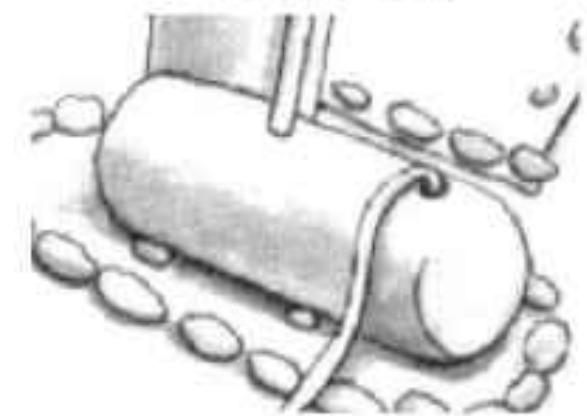
- Completely cover or barricade storm drain inlets when saw cutting. Use fiber fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

Concrete, Grout & Mortar Application



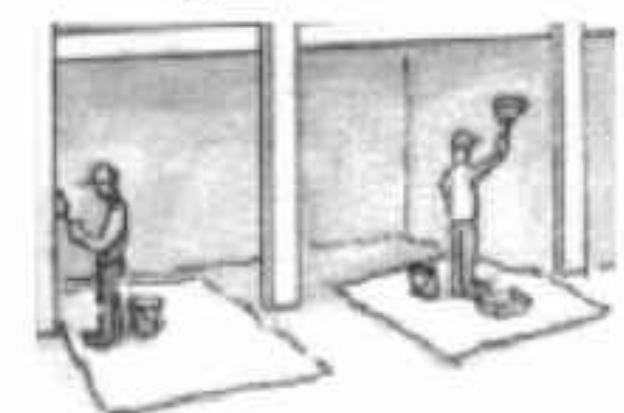
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



- Painting cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

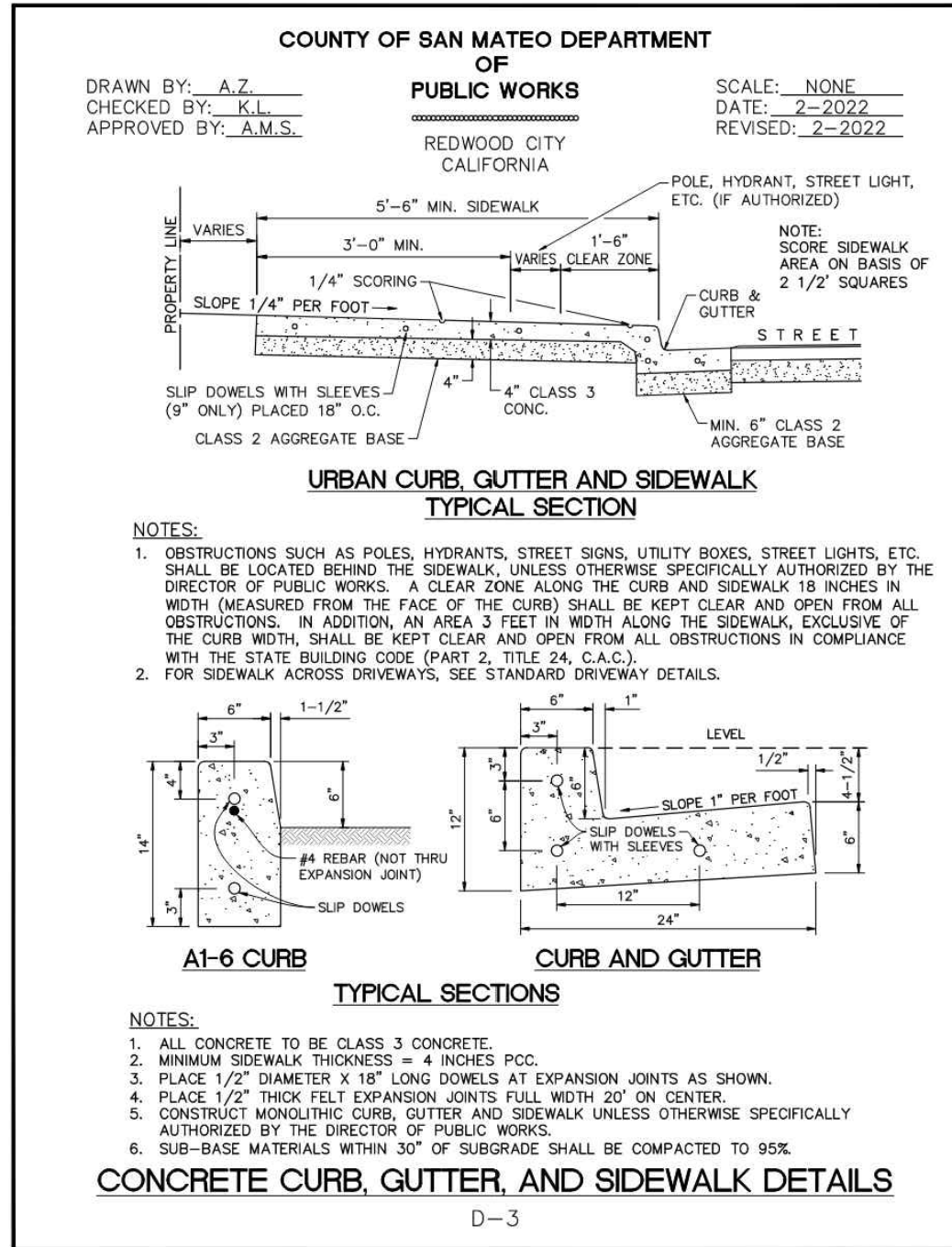
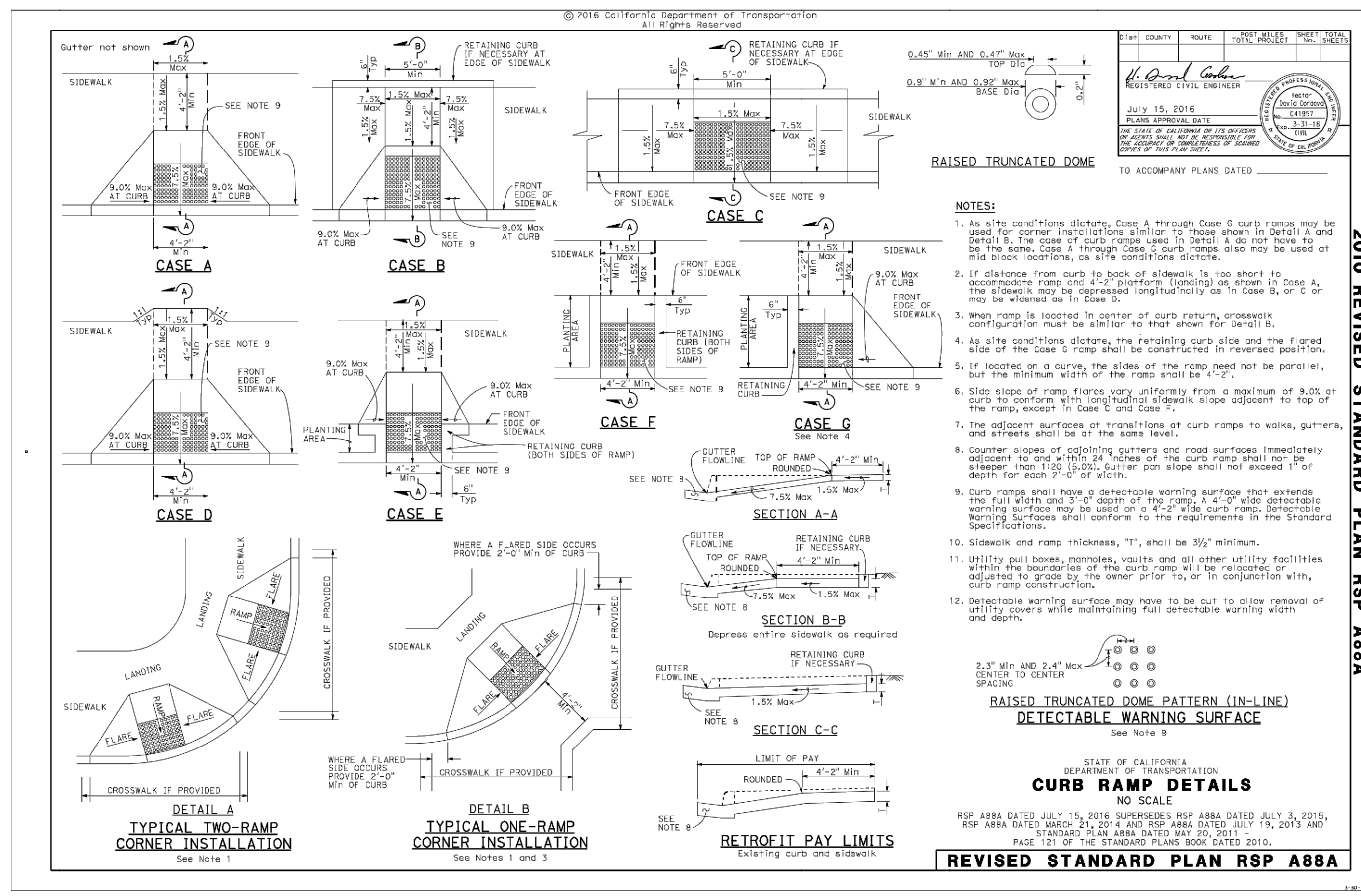
Storm drain polluters may be liable for fines of up to \$10,000 per day!

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PLOT DATE: 01-14-25 PLOTTED BY: sjennotti

REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE



1 URBAN CURB, GUTTER AND SIDEWALK

2 CURB RAMPS AND DETECTABLE WARNING SURFACE

DRAWING NAME: \\BKF-S\A\2023\232238_Coastside\FS_41_S\sidewalk\ENG-1\Sheets\C-500_CS-CD.dwg
PLOT DATE: 01-14-25 PLOTTED BY: sjnnoati