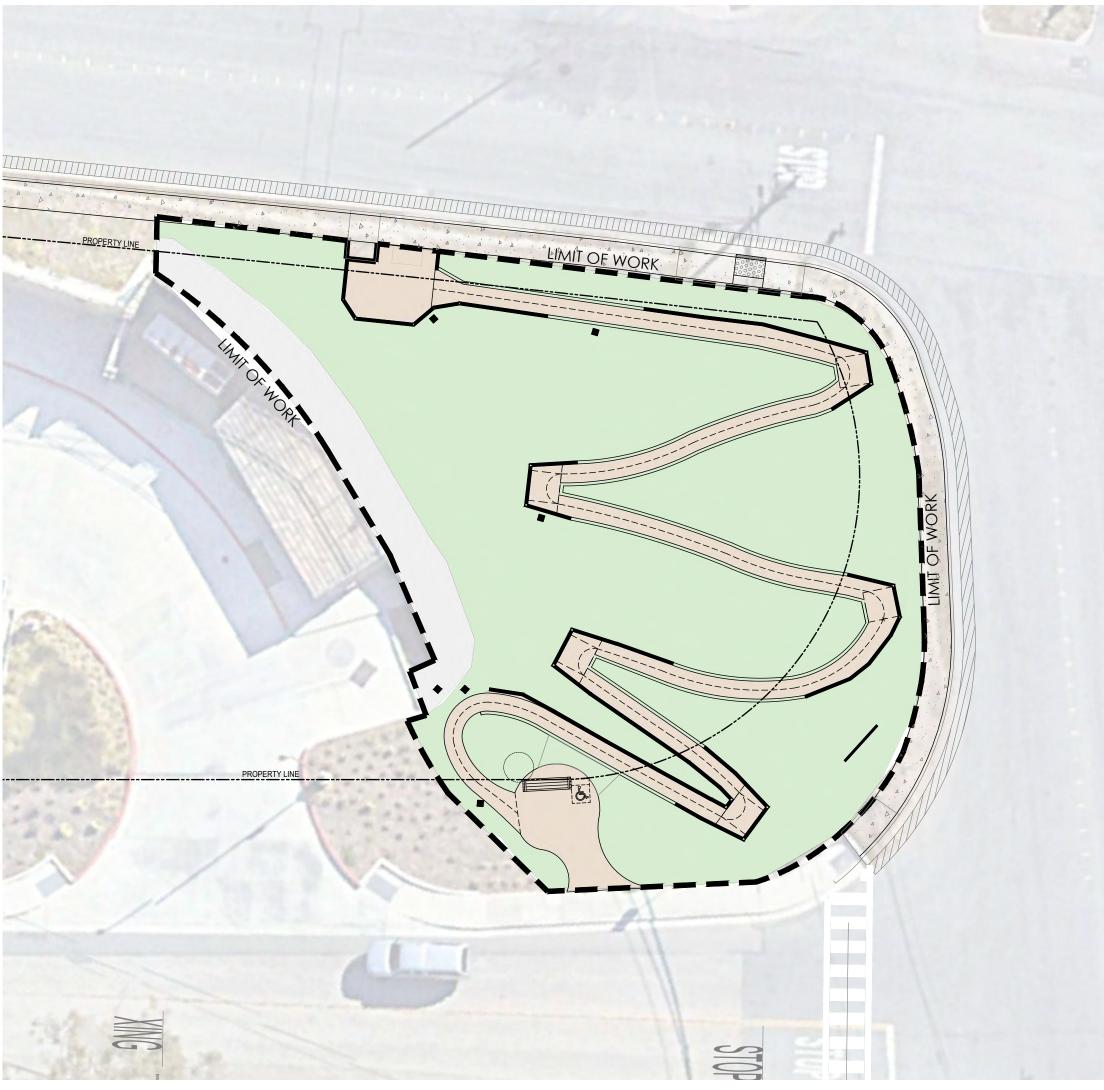
# **VICINITY MAP**

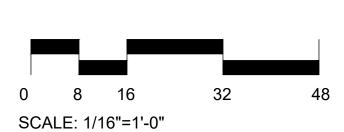


# PROJECT SITE



# SITE PLAN







# **GENERAL NOTES:**

- 1. 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.
- 2. 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
- 3. 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.
- 4. 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 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.
- 6. 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.
- 7. 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.
- 8. PROVIDE ADEQUATE COVER FOR THE PROTECTION OF ALL PROPOSED AND EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- 9. 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.
- 10. ALL REVIEWS AND APPROVALS REQUIRED BY LANDSCAPE ARCHITECT REFERENCED WITHIN THESE DRAWINGS SHALL BE REFERRED TO THE OWNER'S REPRESENTATIVE.

# SHEET INDEX

- L0.00 GENERAL NOTES
- L1.00 CONSTRUCTION PLAN
- L1.01 KEY DIMENSION AND GRADING PLAN
- L1.02 LANDSCAPE SECTIONS
- L1,03 LANDSCAPE DETAILS
- L2.00 IRRIGATION LEGEND
- L2.01 IRRIGATION PLAN L2.02 IRRIGATION DETAILS
- L2.03 IRRIGATION DETAILS
- L3.00 PLANTING PLAN AND SCHEDULE
- L3.01 PLANTING DETAILS L4.00 DEFENSIBLE SPACE CONCEPT SLIDES
- C-1 CIVIL SIDEWALK DEMO PLAN C-2 CIVIL SIDEWALK GRADING PLAN

CLIENT:

- CALFIRE JONATHAN COX, DEPUTY CHIEF
- SAN MATEO DIVISION E: JONATHAN.COX@FIRE.CA.GOV

PROJECT TEAM

- 1191 MAIN STREET,
- HALF MOON BAY, CA 94019 (650) 861-4084
- LANDSCAPE ARCHITECT: RHAA LANDSCAPE ARCHITECTS KENDRA MANNING (ASSOCIATE) E: KENDRA.MANNING@RHAA.COM
- 225 MILLER AVENUE MILL VALLEY, CA 94941 (415) 360-2869 X 1031
- **CIVIL ENGINEER:** BKF ENGINEERS PHONG KIET, PE
- E:PKIET@BKF.COM 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 (408) 709-6297



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

**PROJECT/CLIENT NAME** 

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

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER

22103A

**CONSULTANT** 

**SUBMITTAL** 

100% CONSTRUCTION **DOCUMENTS** 

DATE 17TH MAY 2024

**REVISIONS** 

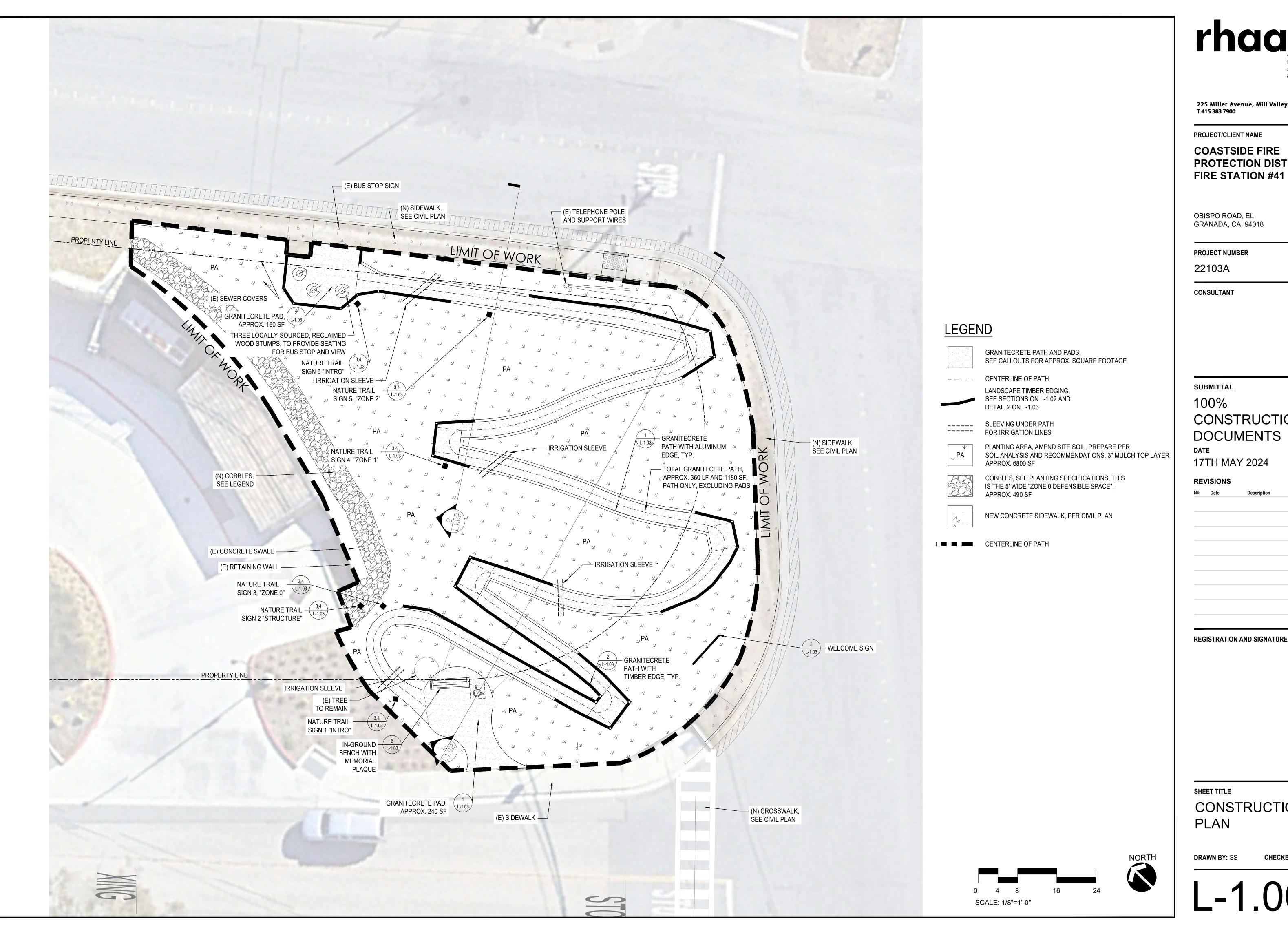
No.	Date	Description	

**REGISTRATION AND SIGNATURE** 

SHEET TITLE

**COVER SHEET AND** GENERAL NOTES

DRAWN BY: SS





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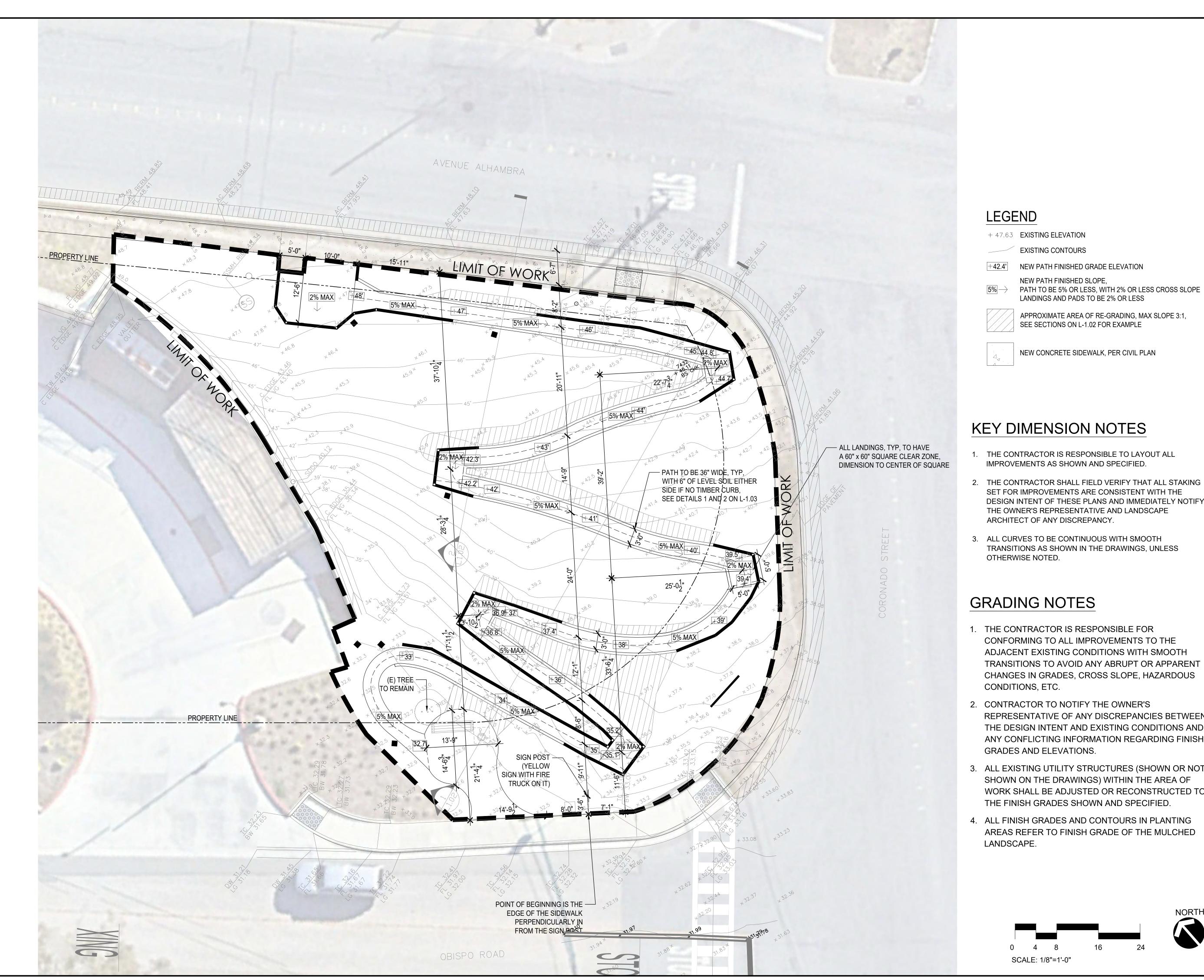
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SHEET TITLE CONSTRUCTION PLAN

DRAWN BY: SS





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CONSULTANT

# **KEY DIMENSION NOTES**

**EXISTING CONTOURS** 

NEW PATH FINISHED SLOPE,

APPROXIMATE AREA OF RE-GRADING, MAX SLOPE 3:1,

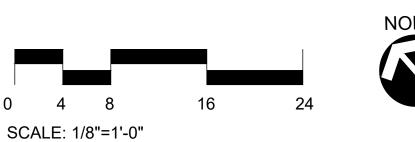
SEE SECTIONS ON L-1.02 FOR EXAMPLE

NEW CONCRETE SIDEWALK, PER CIVIL PLAN

- 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**

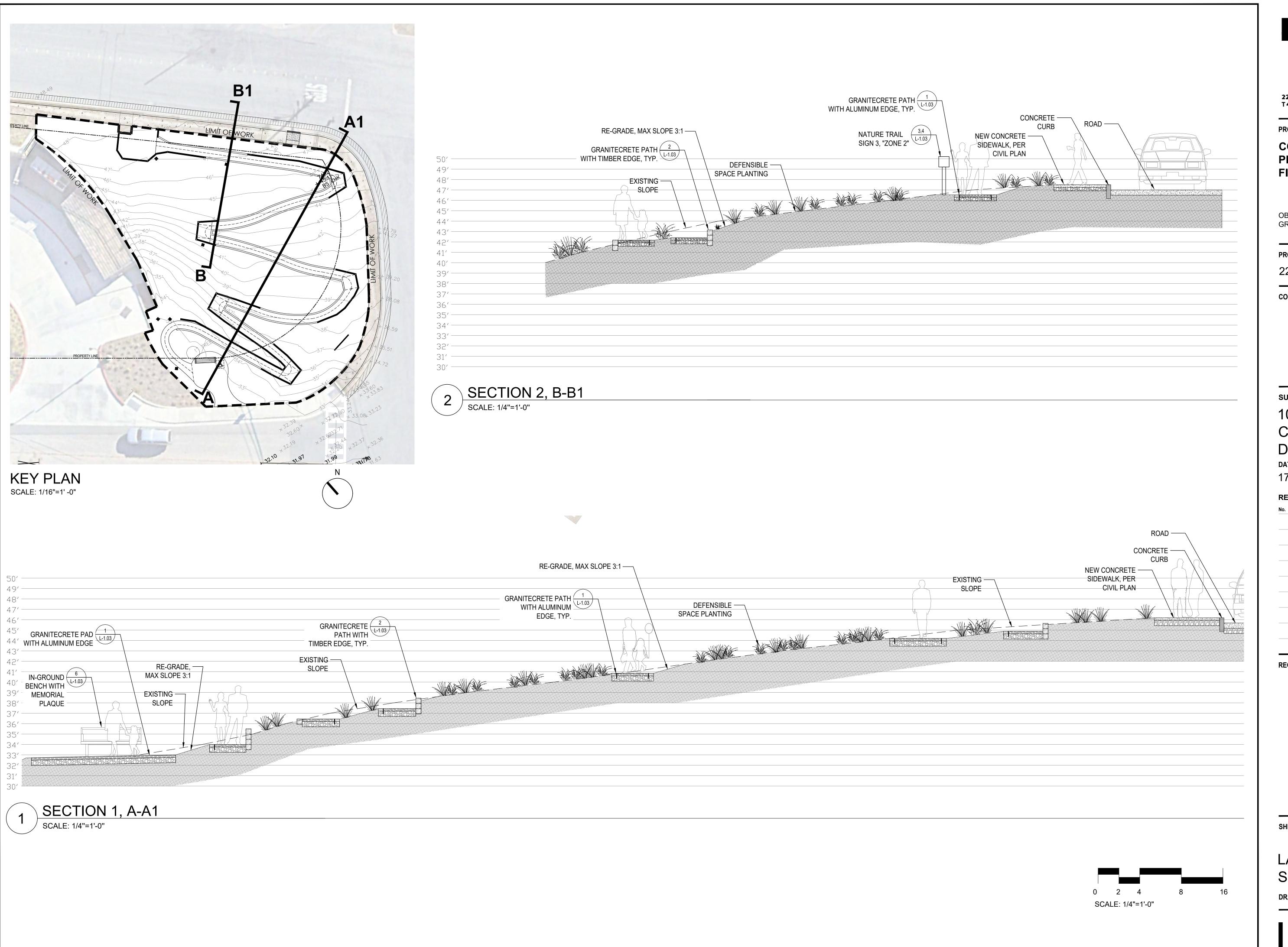
- 1. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL IMPROVEMENTS TO THE ADJACENT EXISTING CONDITIONS WITH SMOOTH TRANSITIONS TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES, CROSS SLOPE, HAZARDOUS CONDITIONS, ETC.
- 2. CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN 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.





SHEET TITLE KEY DIMENSION AND FINE GRADING **PLAN** 

CHECKED BY: KM DRAWN BY: SS





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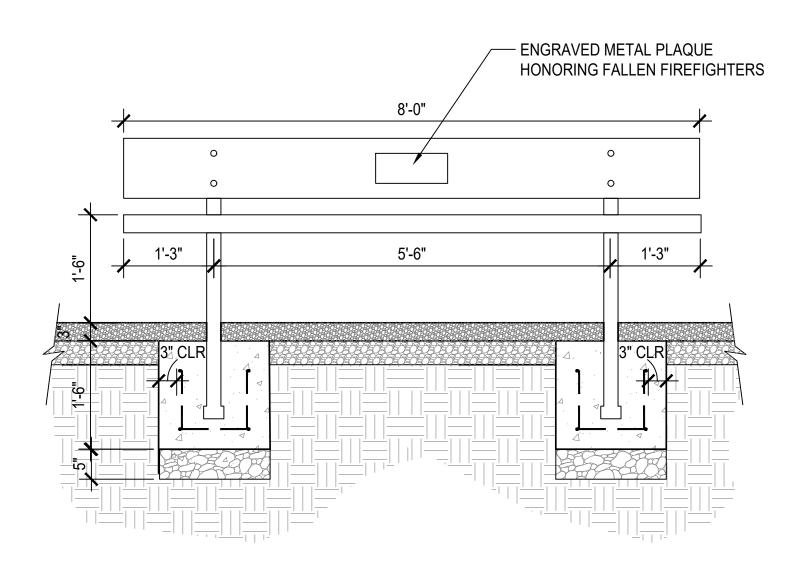
REGISTRATION AND SIGNATURE

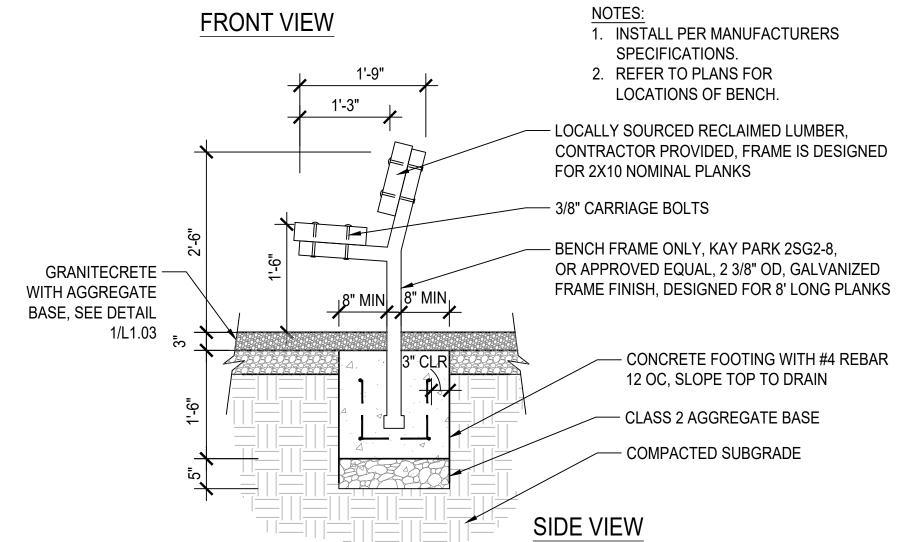
SHEET TITLE

LANDSCAPE SECTIONS

DRAWN BY: SS

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IN-GROUND BENCH WITH MEMORIAL PLAQUE

# SIGN 1

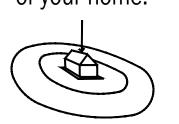
# FIRE RESISTANT LANDSCAPING

Walk this path to learn how to protect your home from fire with 'defensible space' planting zones. For more information visit defensiblespace.org

# SIGN 2

# STRUCTURE

Think of this wall in front of you as the outer wall of your home.

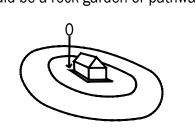


# SIGN 3

# ZONE 0

O-5FT FROM STRUCTURE

An ember resistant zone with no combustible materials or plants — could be a rock garden or pathway.



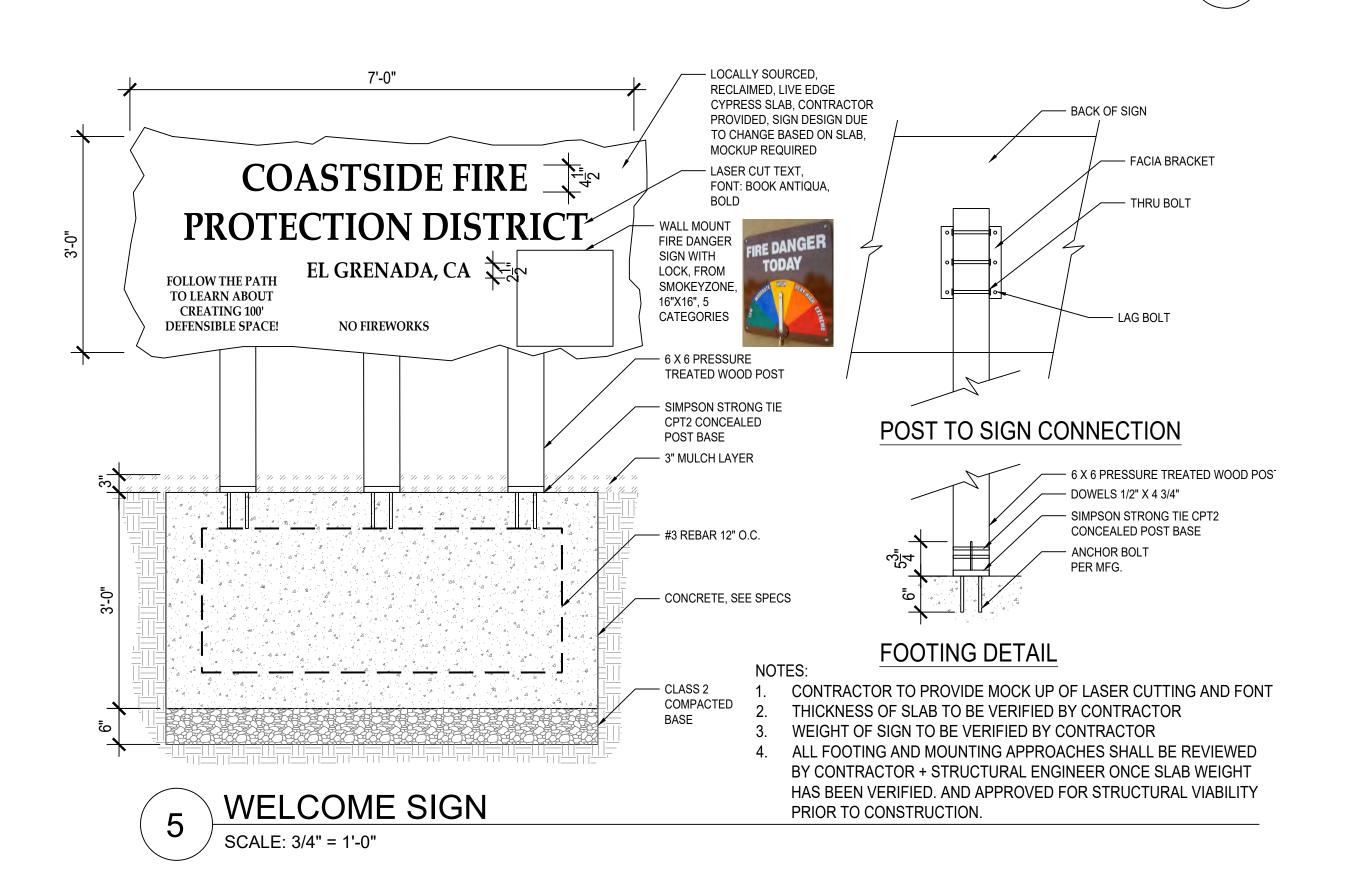
SCALE: 3" = 1'-0"

NOTES:

 CONTRACTOR TO PROVIDE MOCK UP OF SIGN 5 FOR REVIEW BY LANDSCAPE ARCHITECT, SEE SITE CARPENTRY SPEC FOR WOOD INFORMATION
 FONT: FRANKLIN GOTHIC BOOK

# 4

# NATURE TRAIL SIGN CONTENT



# SIGN 4

# 

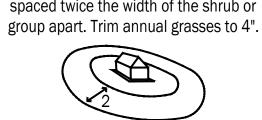
Clear dead and flammable material. Tree canopies should be at least 10' from the structure and other trees, and 6' above the ground. Groundcover should be low and green. Shrubs should be low and spaced at least twice the width of the shrub apart.

# SIGN 5

# ZONE 2

30-100FT FROM STRUCTURE

Clear dead and flammable material. Trim up tree canopies to at least 6' above the ground. Shrubs can be in groups and larger than in Zone 1 but should still be spaced twice the width of the shrub or



# SIGN 6

# FIRE RESISTANT LANDSCAPING

Walk this path to learn how to protect your home from fire with 'defensible space' planting zones. For more information visit defensiblespace.org

OPTIONAL 6"X6" TIMBER SQUARE CURB; USE IN PLACE OF ALUMINUM EDGING IF NEEDED FOR MINOR UPHILL AND DOWNHILL RETENTION, SEE PLAN AND SECTIONS FOR APPROXIMATE LOCATIONS 3' MIN PATH, #4 REBAR -PAD WIDTH STAKE CENTERED REBAR VARIES SHALL BE RECESSED STAKE CENTERED REBAR SHALL BE RECESSED STABILIZED GRANITECRETE, 3" THICK, SLOPE TO DRAIN 1% MIN, 2% MAX CROSS SLOPE - COMPACTED CLASS 2 AGGREGATE BASE, 4" THICK COMPACTED SUBGRADE

 LASER CUT TEXT, FONT STYLE AND CONTENT

TO BE COORDINATED WITH OWNER

---- 1.5" THICK SIGN

MOUNTING DETAIL

- 12" X 12" X 3/16" PLATE

- FOSSIL INDUSTRIES, SINGLE

1. TEXT SHALL BE FINISHED WITH A

2. CONTRACTOR TO PROVIDE SHOP

3. SEE SITE CARPENTRY SPECS FOR

CLEAR PENETRATING WOOD SEALER

WOOD AND ASSEMBLY INFORMATION

WOOD POST PLATE WPP1212-30

- S.S. 1/4" - 20 THREAD COUNTER SUNK SCREW

- 12"X12"X1.5" SIGN W/

LASER CUT TEXT

- 4X4 POST

- PITCH TO DRAIN

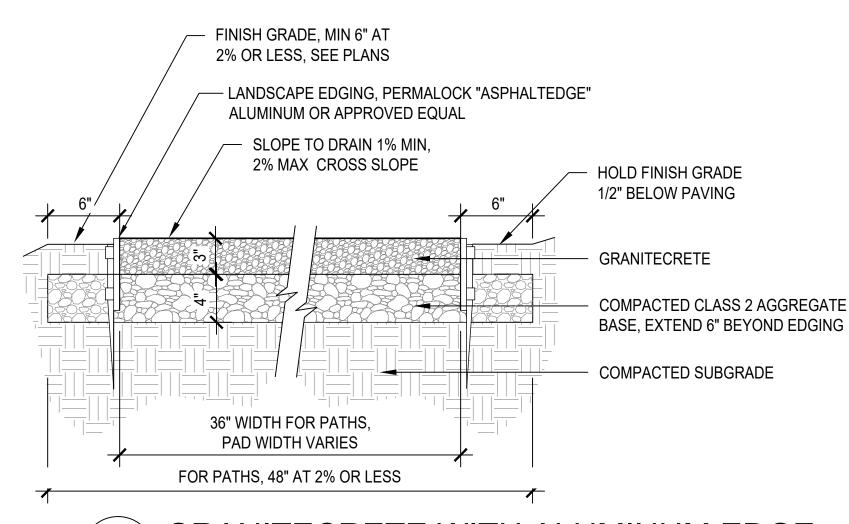
— CONCRETE, SEE SPECS

NATURE TRAIL SIGN

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

OF PLANTING

2 GRANITECRETE WITH TIMBER CURB



GRANITECRETE WITH ALUMINUM EDGE

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

rhad

Landscape
Architecture
& Planning

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PROJECT/CLIENT NAME

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LANDSCAPE DETAILS

DRAWN BY: SS

CHECKED BY: KM

L-1.03

# 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  $\mathbf{H}$ NIBCO T113-IRR (LINE SIZE)

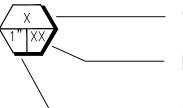
FLUSH RELIEF VALVE RAINBIRD MANUAL ASSEMBLY IN BOX. PER DETAIL 1/L-2.03

VR 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 MOSTURE SENSORS

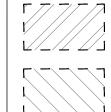
MEDIUM+HIGH FLOW RAINBIRD PESB-PRS-D PRESSURE REGULATING TYPE LOW FLOW-DRIP ZONES RAINBIRD XERIGATION CONTROL ZONE KITS XCZ-PRB-100-COM & XCZ-PRB-150-COM



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**

- 1. REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR IRRIGATION SYSTEM COMPONENTS, INSTALLATION, MAINTENANCE, SCHEDULING, AND REPORTING REQUIREMENTS.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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
- 6. 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.
- 7. DO NOT TRENCH OR INSTALL IRRIGATION PIPING OR EQUIPMENT IN LIME-TREATED SOIL
- 6. 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.
- 7. CONTRACTOR TO FIELD VERIFY CONDITION OF ALL EXISTING IRRIGATION EQUIPMENT IMPACTED BY NEW CONSTRUCTION AND REPAIR AND REPLACE AS NECESSARY.
- 8. INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- 9. INSTALL ONE SPARE COMMON AND CONTROL WIRE FROM EACH CONTROLLER IN A CONTINUOUS LOOP THROUGH EACH VALVE BOX FOR FUTURE USE.
- 10. 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.
- 11. THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS ARE PRESSURE REDUCING TYPES. SET THE DISCHARGE PRESSURE AS RECOMMENDED BY MANUFACTURER.
- 12. CONTRACTOR TO ASSUME (4) ADDITIONAL CONTROL VALVES TO BE INSTALLED AS NEEDED
- 13. LARGE AREAS OF ORNAMENTAL GRASSES ARE TO BE IRRIGATED BY A DEDICATED CONTROL VALVE.
- 14. ALL IRRIGATION BOXES AND LIDS TO BE BLACK.
- 15. LOCATE BUBBLERS AND EMITTERS ON UPHILL SIDE OF PLANT OR TREE.
- 16. 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.
- 17. 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.
- 18. 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).
- 19. 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.
- 20. THE CONTRACTOR SHALL COORDINATE VALVE NUMBERING, CONTROLLER OPERATIONS AND PROGRAMMING WITH OWNER'S REPRESENTATIVE.



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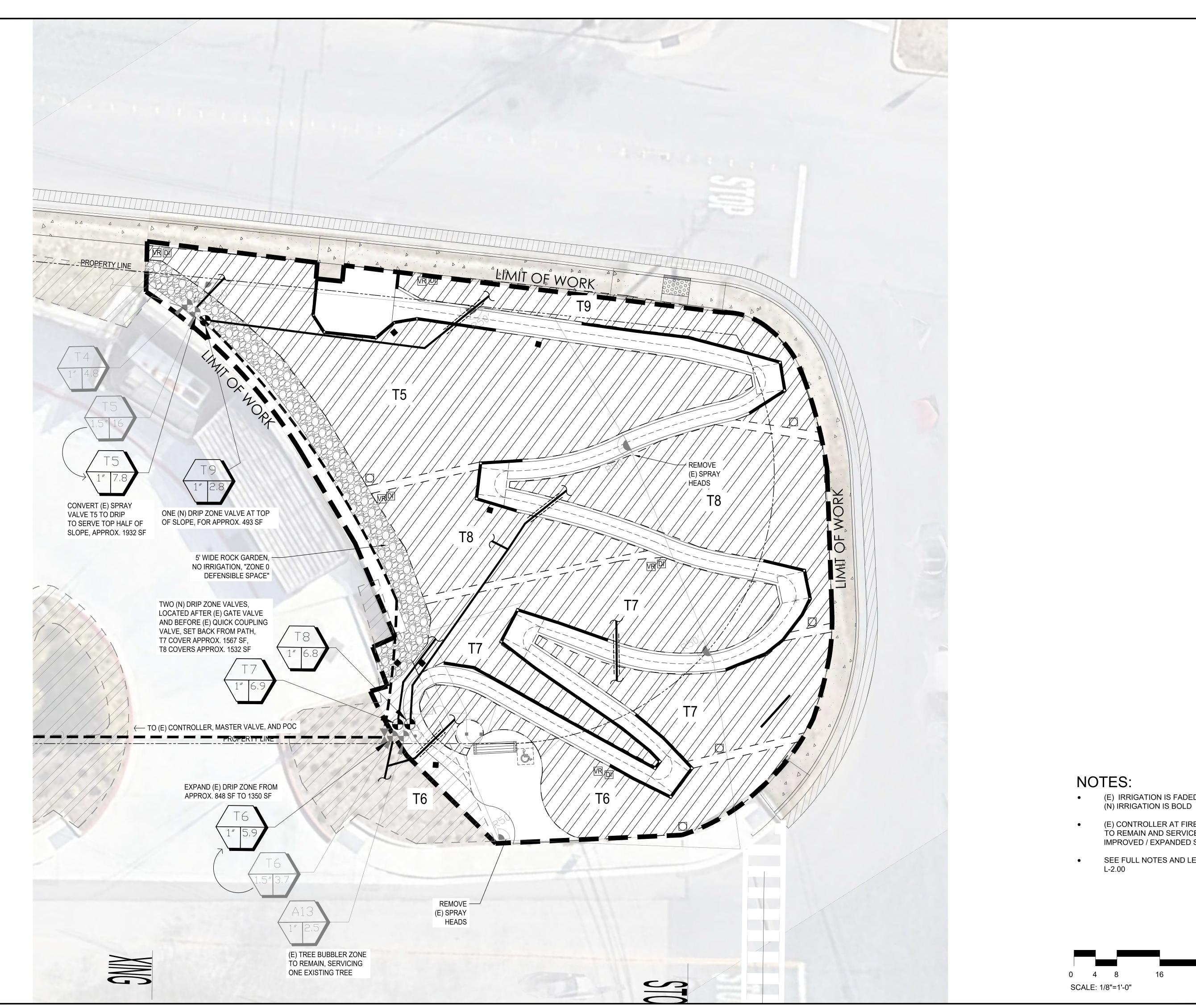
DATE 17TH MAY 2024

**REVISIONS** 

**REGISTRATION AND SIGNATURE** 

SHEET TITLE

**IRRIGATION** LEGEND





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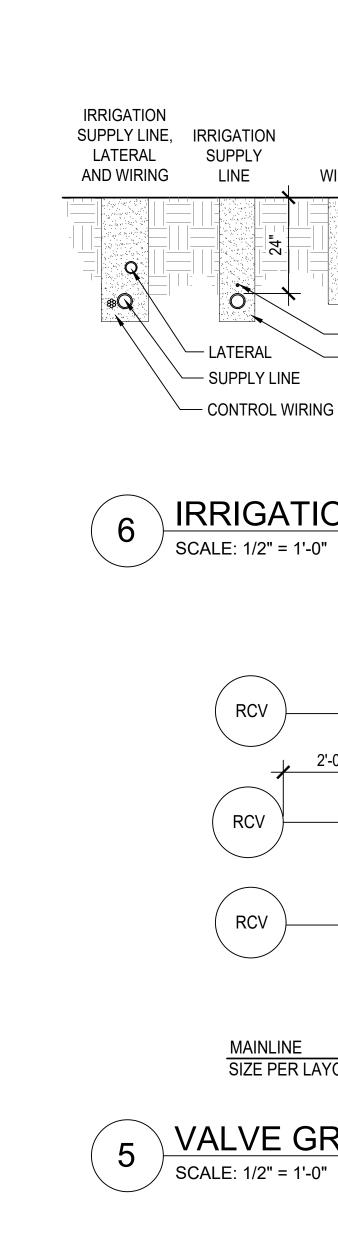
- (E) IRRIGATION IS FADED BACK,
- (E) CONTROLLER AT FIRESTATION TO REMAIN AND SERVICE IMPROVED / EXPANDED SYSTEM
- SEE FULL NOTES AND LEGEND ON



SHEET TITLE

IRRIGATION PLAN

**DRAWN BY:** SS



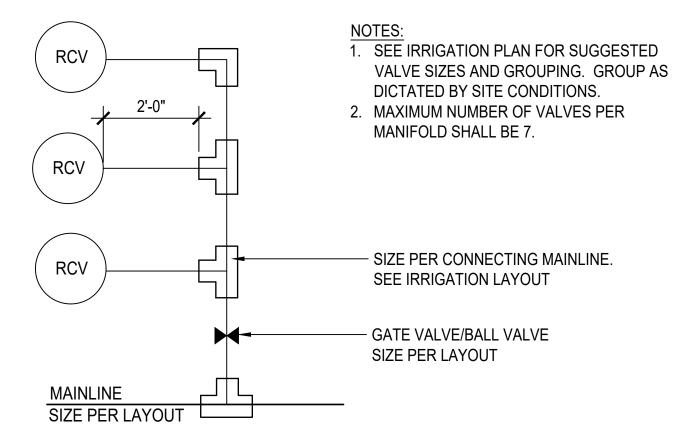
1. LAY IRRIGATION SUPPLY LINE ON NATIVE SOIL BED UNLESS SAND BED IS SPECIFIED. 2. BUNDLE AND TAPE WIRE EVERY TEN FEET. 3. PROVIDE 36" COVER OVER ALL PIPE AND PIPE SLEEVES UNDER ROADWAYS, PARKING LOTS, ENTRANCES TO PARKING LATERAL LOTS AND FIRE ACCESS LANES PER NFPA 24, SECTION 10.44. 4. PROVIDE SEPARATE SLEEVES FOR ALL WIRES CROSSING UNDER ROADWAYS, PARKING LOTS AND FIRE ACCESS LANES PER NFPA 24, SECTION 10.44.

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

TRACE WIRE

- NATIVE SOIL BED

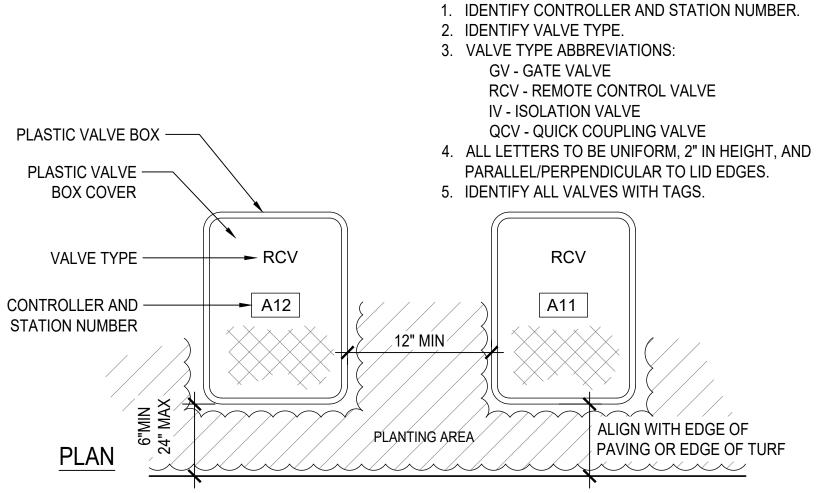
WIRING



# VALVE GROUPINGS

**VALVE BOXES** 

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

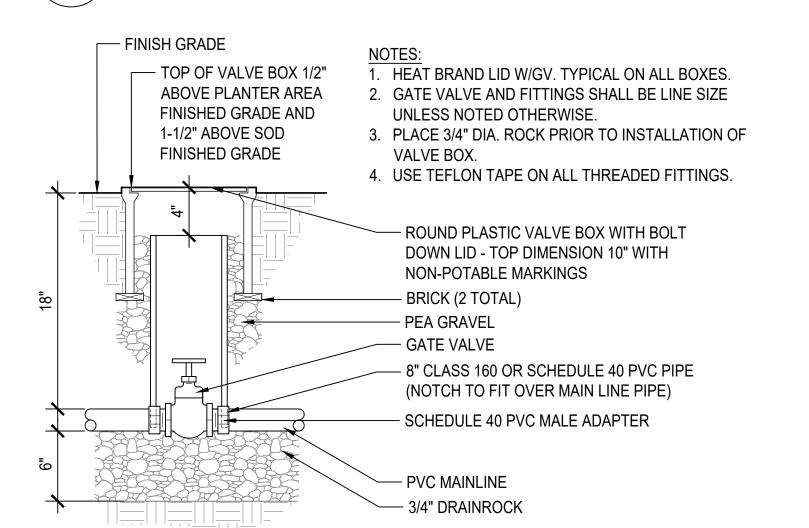


1. BUNDLE AND TAPE WIRE EVERY 10 FEET. SOLENOID ADAPTER AND ACTUATOR 2. PROVIDE 36" EXPANSION LOOP AT EACH WIRE - COIL WIRE FOR EXPANSION CONNECTION. - PRESSURE REGULATING QUICK 3. SIZE BOX TO INCLUDE RCV AND BALL VALVES CHECK BASKET FILTER 4. CONTRACTOR TO INSTALL NECESSARY SOLENOID — BALL VALVE (SAME SIZE AS RCV) ADAPTOR FOR PROPER ATTACHMENT OF ACTUATOR. VALVE BOX WITH BOLT DOWN COVERS SIZE TO FIT MIN. BROOKS #1419 LATERAL PVC ELBOW BRICK, TYP — - PVC, LENGTH PVC UNION -AS REQUIRED ELECTRICAL VALVE -— MAIN LINE FITTING

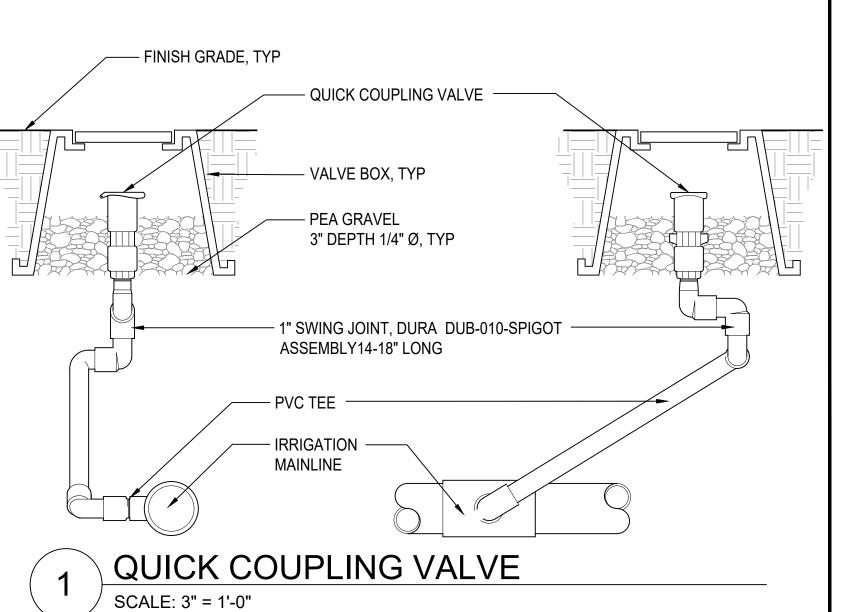
CONTROL WIRES -

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

PEA GRAVEL 1/4" AT 3" DEPTH -



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



Architecture & Planning

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

PROJECT/CLIENT NAME

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

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER

22103A

CONSULTANT

— MAIN LINE

**SUBMITTAL** 100% CONSTRUCTION **DOCUMENTS** 

17TH MAY 2024

**REVISIONS** 

DATE

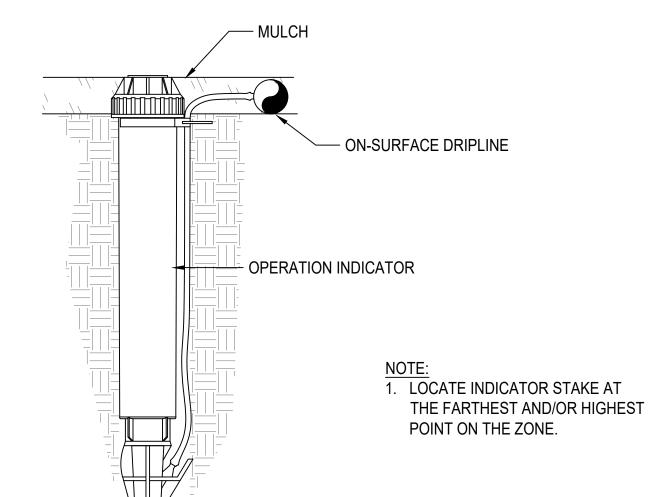
**REGISTRATION AND SIGNATURE** 

SHEET TITLE

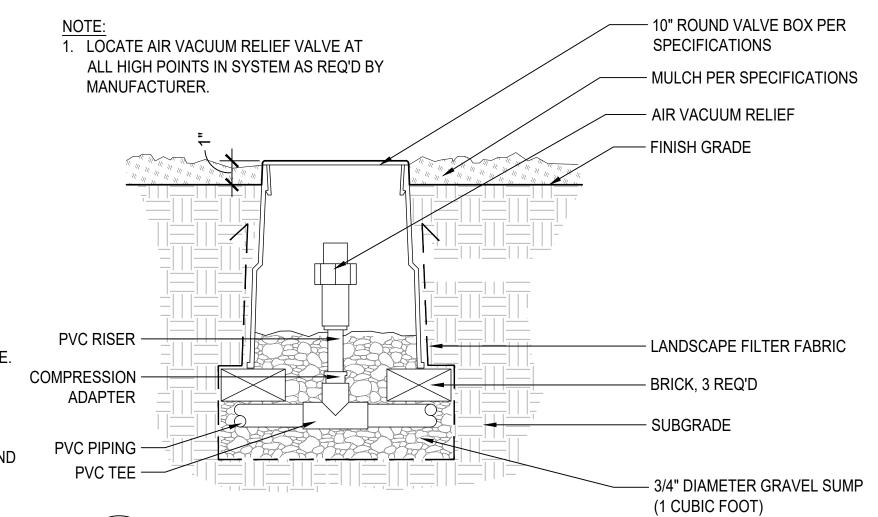
**IRRIGATION DETAILS** 

CHECKED BY: KM DRAWN BY: SS

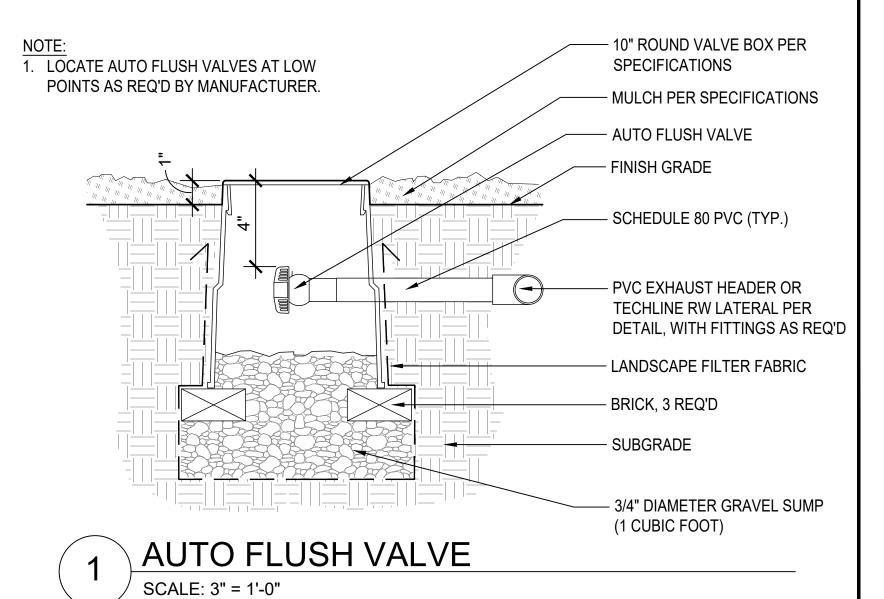
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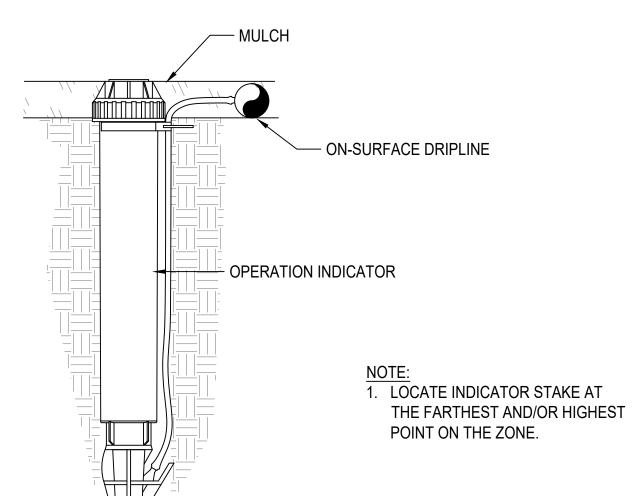


DRIP OPERATION INDICATOR



AIR VACUUM RELIEF VALVE SCALE: NTS





SUBMITTAL 100% CONSTRUCTION **DOCUMENTS** DATE

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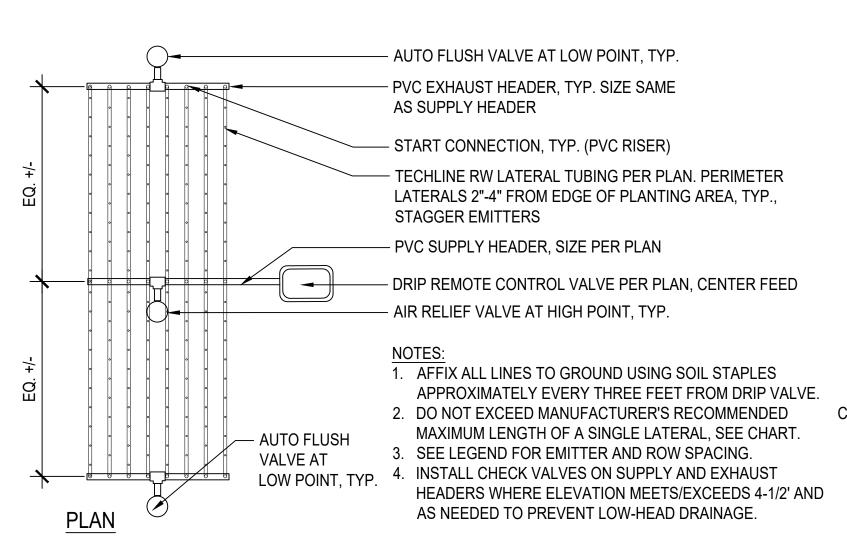
**REGISTRATION AND SIGNATURE** 

SHEET TITLE

IRRIGATION **DETAILS** 

**DRAWN BY:** SS CHECKED BY: KM

L-2.03



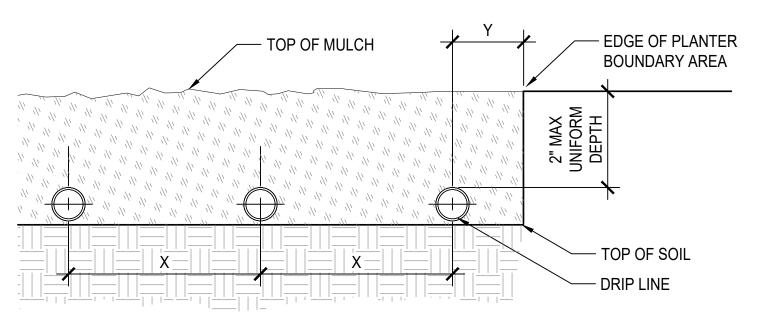
X DIMENSION Y DIMENSION (INCHES) (INCHES) 12 4 OR 6

NOTES:

1. TYPICAL DIMENSIONS FOR DRIP LINE GRID LAYOUT IN PLANTING AREAS.

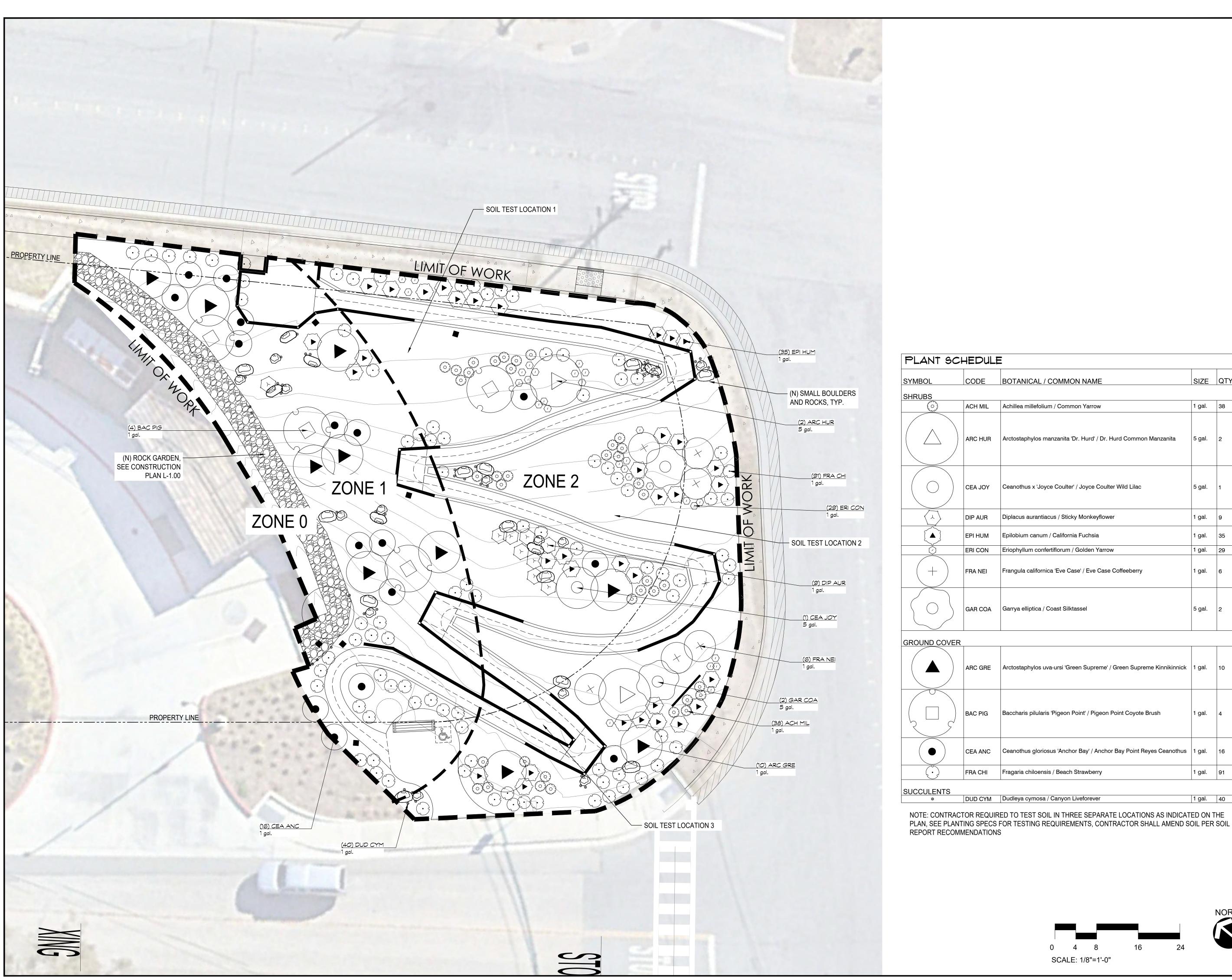
2. COORDINATE PLANTING INSTALLATION WITH GRID LAYOUT TO AVOID DAMAGE TO INSTALLED DRIP LINE AND TO PROVIDE UNIFORM IRRIGATION COVERAGE.

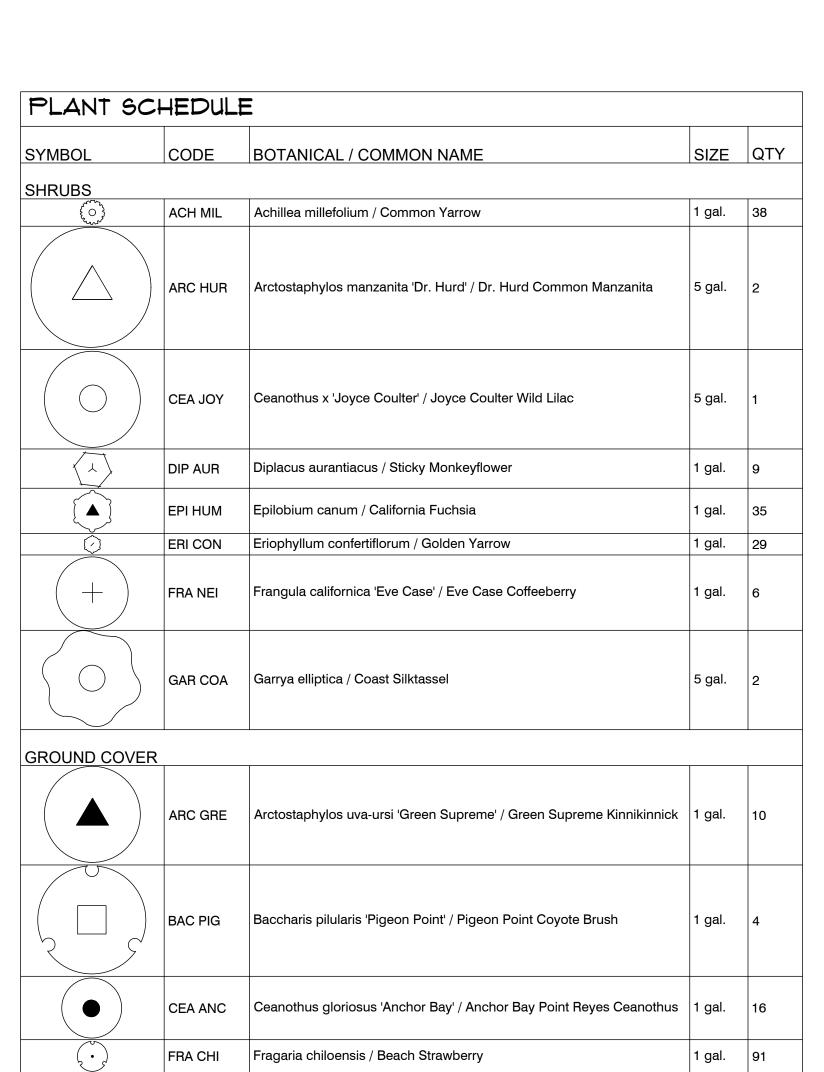
3. INSTALL DRIPLINE PARALLEL TO CONTOUR LINES.



LINEAR DRIP TUBING LAYOUT

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





DUD CYM Dudleya cymosa / Canyon Liveforever

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



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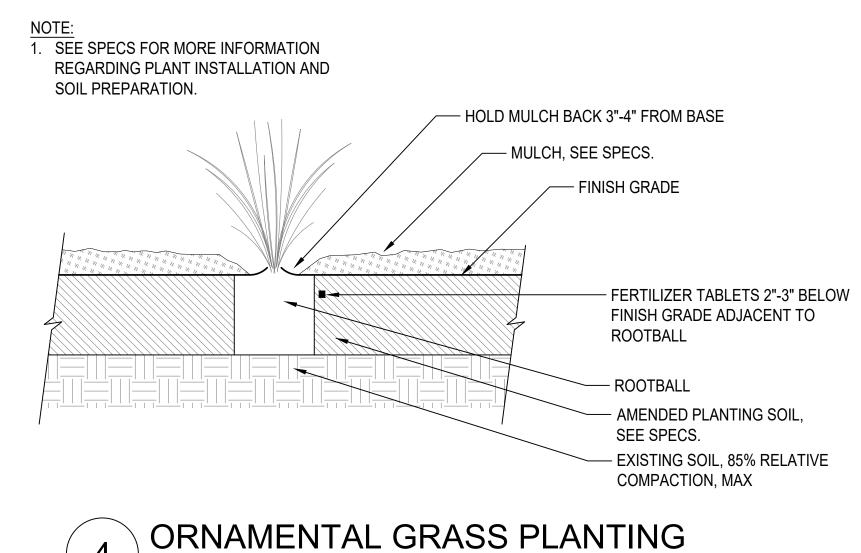
**REVISIONS** 

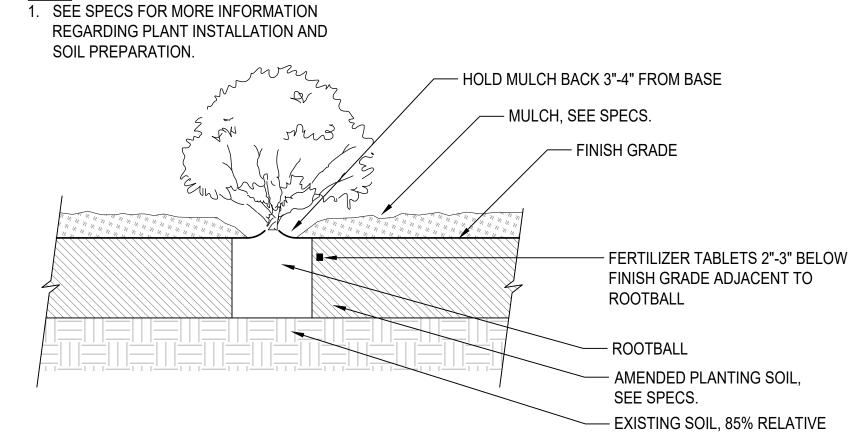
**REGISTRATION AND SIGNATURE** 

SHEET TITLE

PLANTING PLAN AND SCHEDULE







SHRUB PLANTING

SCALE: 1" = 1'-0"

SPECS.

TIES, SEE

SPECS.



— FINISH GRADE ROOT BARRIER. PLACE FLUSH AGAINST CURB, PAVING, ETC. INSTALL PER MANUFACTURERS

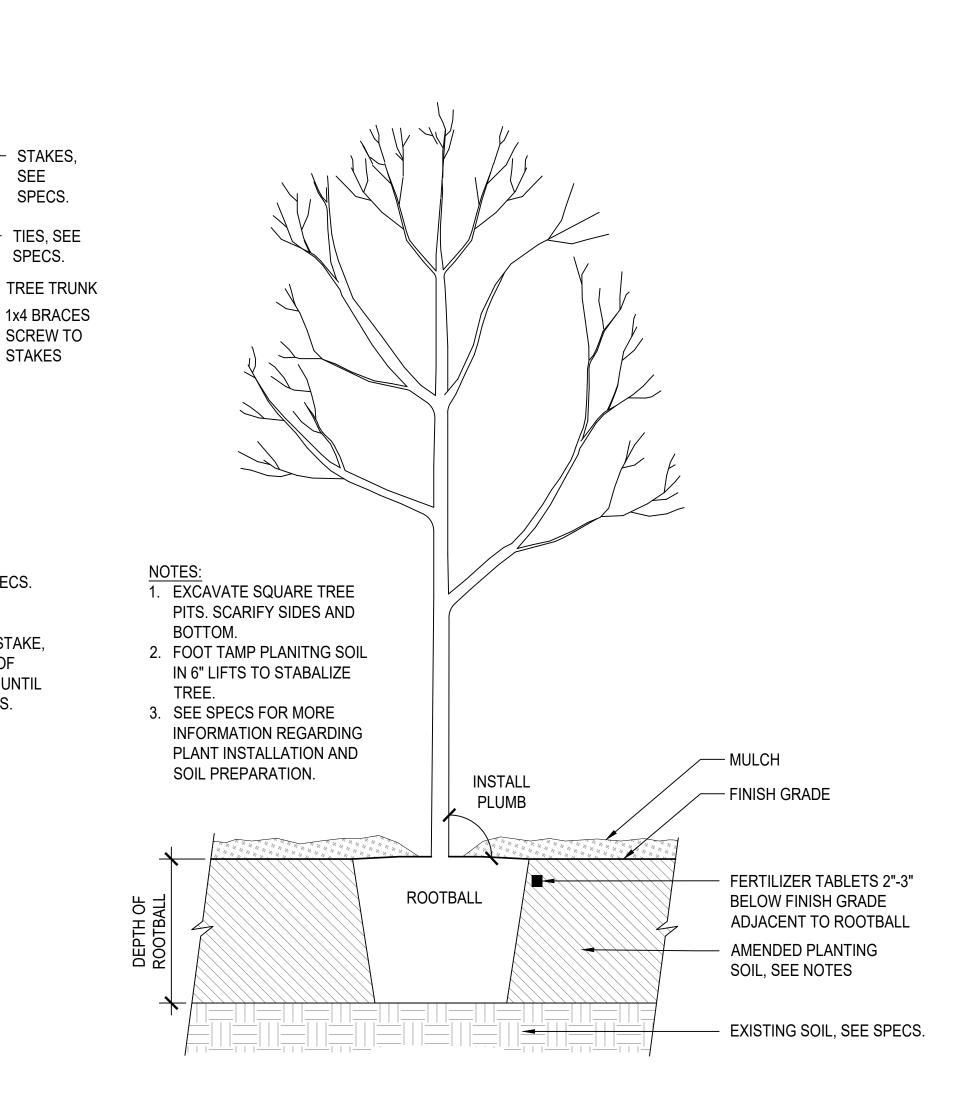
RECOMMENDATIONS 1. INSTALL CONTINUOUS ROOT BARRIERS FOR A DISTANCE OF 8'-0" ON EACH SIDE OF TREE TRUNK WHERE TREE ROOTBALL IS WITHIN 8'-0" OF PAVING,

CURB, ETC.

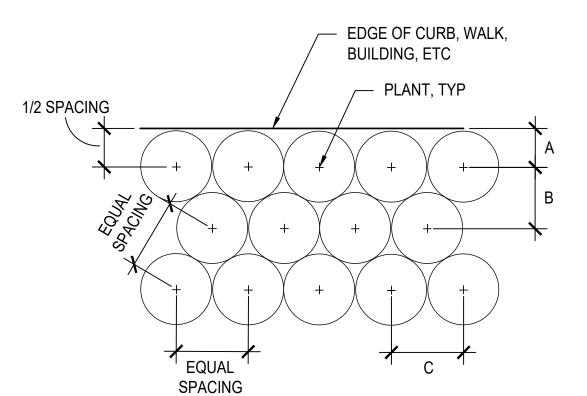
# PREVAILING WINDS PLAN

SCALE: 1" = 1'-0"

1x4 BRACES SCREW TO STAKES - TREE TIES, SEE SPECS. LODGEPOLE PINE STAKE, INSTALL 2" CLEAR OF ROOTBALL. DRIVE UNTIL STABLE. SEE SPECS. - FINISH GRADE







PLANTING LAYOUT

NTS

NOTES:

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

PLANT SPACING	Α	В	С
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"

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

ROOTBALL

TREE PLANTING

rhaa/ Architecture & Planning

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CONSULTANT

COMPACTION, MAX.

SUBMITTAL 100%

CONSTRUCTION **DOCUMENTS** 

DATE 17TH MAY 2024

**REVISIONS** 

**REGISTRATION AND SIGNATURE** 

SHEET TITLE

PLANTING **DETAILS** 

DRAWN BY: SS

CHECKED BY: KM

L-3.01

# DESIGN CONCEPT – DEFENSIBLE SPACE DEMONSTRATION GARDEN\* \*ALL NATIVE PLANT SPECIES AND SPACING PER THE "FIRE SAFE SAN MATEO COUNTY" PLANT LIST AND GUIDELINES "ZONE 0: zone with no combustible ZONE 2 could be a rock SIGN 2: "STRUCTURE: Think of this fence as the outer wall of your home." SIGN 1: "FIRE RESISTANT LANDSCAPING: Walk this path to learn how to protect your home from fire with 'defensible space' planting zones. For more information visit URL"

SIGN 6: SAME AS #1 "FIRE RESISTANT LANDSCAPING: Walk this path to learn how to protect your home from fire with 'defensible space' planting zones. For more information visit URL."

SIGN 5: "ZONE 2: 30-100ft from Structure Clear dead and flammable material. Trim up tree canopies to at least 6' above the ground. Shrubs can be slightly larger and taller than in zone 1 but should still be spaced twice the width of the shrub apart."

SIGN 4: "ZONE 1: 5-30ft from Structure Clear dead and flammable material. Tree canopies should be at least 10' from the structure and other trees, and 6' above the ground. Groundcover should be low and green. Shrubs should be low and spaced at least twice the width of the shrub apart."



SIMPLE 4X4 POST WITH 1'X1' APPROX WOOD,



STABILIZED DECOMPOSED GRANITE

PLANTING - ZONE 0 EMBER RESISTANT ZONE





SIMPLE GRAVEL STRIP

rhaa / COASTSIDE FIRE PROTECTION DISTRICT

GBISPO RD

PLANTING - ZONE 1 NATIVE, LOW, EVERGREEN GROUNCOVERS



BACCHARIS PILULARIS 'PIGEON POINT'



rhad / COASTSIDE FIRE PROTECTION DISTRICT



FRAGARIA CHILOENSIS



CEANOTHUS GLORIOSUS 'ANCHOR BAY'



DUDLEYA CYMOSA

# PLANTING - ZONE 2 NATIVE, SPACED, EVERGREEN SHRUBS AND PERENNIALS

rhad / COASTSIDE FIRE PROTECTION DISTRICT



EPILOBIUM CANUM

BACCHARIS PILULARIS 'PIGEON POINT'

rhaa / COASTSIDE FIRE PROTECTION DISTRICT



RHAMNUS CALIFORNICA 'EVE CASE'



CEANOTHUS GLORIOSUS 'ANCHOR BAY'



DIPLACUS AURANTIACUS



GARRYA ELLIPTICA



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

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SUBMITTAL 100% CONSTRUCTION **DOCUMENTS** 

17TH MAY 2024

REVISIONS

**REGISTRATION AND SIGNATURE** 

SHEET TITLE

DEFENSIBLE SPACE CONCEPT SLIDES

# GENERAL NOTES

### I. GENERAL NOTES

1. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES. CONTRACT UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR ACTUAL LOCATIONS.

2. ALL APPLICABLE WORK AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF SAN MATEO STANDARD TECHNICAL SPECIFICATIONS AND DETAILS, UNLESS NOTED OTHERWISE.

3. THE CONTRACTOR SHALL RESTORE ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, DUE TO CONTRACTOR'S WORK.

4. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES BY PG&E, AT&T, AND COMCAST. VALVE BOXES, MANHOLES, AND STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.

5. ALL STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENT BY THE COUNTY ENGINEER.

6. THE CONTRACTOR SHALL GIVE THE COUNTY ENGINEER AND OWNER TWO (2) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.

7. NO TREES 12" IN DIAMETER OR LARGER MEASURED BETWEEN 6" AND 36" ABOVE GRADE, SHALL BE REMOVED WITHOUT THE WRITTEN CONSENT OF THE COUNTY ENGINEER. TREE REMOVALS, IF NECESSARY, SHALL CONFORM TO THE HERITAGE TREE ORDINANCE, ORDINANCE NO. 1536.

8. FOR LANE CLOSURES, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL OF THE COUNTY ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR SHALL ALSO PROVIDE FLAGMEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS PER THE CALIFORNIA STANDARD PLANS, SPECIFICATIONS, AND MANUAL ON TRAFFIC CONTROL DEVICES, LATEST

9. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS, AND KEEP THEM INFORMED DAILY OF DETOURS.

10. PEDESTRIAN, PUBLIC ACCESSES, WHEELCHAIR ACCESSES SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE COUNTY

11. NO TRENCHES OR HOLES SHALL BE LEFT OPEN OVERNIGHT; USE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES

12. THE CONTRACTOR SHALL PROVIDE DUST CONTROL AND VACUUM STREETS AS OFTEN AS NECESSARY DURING CONSTRUCTION AS REQUIRED BY THE

THE COUNTY ENGINEER PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY COUNTY ENGINEER PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.

13. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED AND APPROVED BY

14. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, ELECTROLIERS, ETC., SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND

15. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THESE NOTES.

16. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 5:00 P.M., MONDAY THROUGH FRIDAY. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS UNLESS APPROVED, IN WRITING, BY THE OWNER AND COUNTY.

17. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR PAVED AREAS, UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT. STUB-OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE PAVEMENT, CURB AND GUTTER AND WALKS WHEN SERVICE CONNECTIONS ARE MADE.

18. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA

19. DURING CONSTRUCTION, THE CONSTRUCTION AREA AND COUNTY STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM CONSTRUCTION. IF IMPORT OR EXPORT OF DIRT IS NECESSARY. THE CONTRACTOR SHALL OBTAIN AN APPROVAL FOR THE HAULING ROUTE FROM THE COUNTY ENGINEERING DIVISION. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND SUBCONTRACTORS. DIRT HAULING PERMIT REQUIRED.

20. SHOULD IT APPEAR THAT THE WORK OUTLINED ON THESE PLANS IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION AND REQUEST CLARIFICATION.

21. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, NOTIFY OWNER AND REQUEST 22. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL

BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER AND OWNER.

23. ARTICLE 87 OF THE CFC SHALL BE FOLLOWED FOR AREAS UNDER CONSTRUCTION. CONTACT THE COUNTY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDINGS UNDER CONSTRUCTION.

24. THE CONTRACTOR SHALL BE AWARE THAT DEWATERING ACTIVITIES SHALL COMPLY WITH THE CONDITIONS OF THE BAY AREA REGIONAL WATER QUALITY CONTROL BOARD GENERAL PERMIT FOR CONSTRUCTION SITES. 25. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF

THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. 26. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE EXISTING AND/OR

NEW UTILITY BOX, MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS, UNLESS NOTED OTHERWISE. 27. THE CONTRACTOR SHALL MEET AND FOLLOW NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

28. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, WORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

### II. LAYOUT NOTES

1. CURB RETURN RADII AND CURB DATA ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. CURB INLETS ARE REFERENCED TO CENTERLINE OF STRUCTURE AT TOP OF

3. DRAINAGE AND SANITARY SEWER STRUCTURES ARE REFERENCED TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

### III. EXISTING CONDITIONS

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON TOPOGRAPHIC SURVEY DATA COLLECTED ON NOVEMBER 14, 2014 BY BGT LAND SURVEYING, AERIAL TOPO DATED MARCH 5, 2015 BY AMERICAN AERIAL MAPPING AND BY BKF FIELD SURVEY DATED NOVEMBER 8, 2023. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

2. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM SURVEY DATA, RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CIVIL DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE

3. ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AFFECTING SAID

1. BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY IS SHUT DOWN. MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC. WITH A REPRESENTATIVE OF THE COUNTY AND/OR RESPECTIVE UTILITY AGENCY.

### V. GRADING

1. GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY GEOCON CONSULTANTS, INC., PROJECT NUMBER E8940-04-01, DATED AUGUST 15,

2. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE-TENTH OF A FOOT IN LANDSCAPE AREAS AND TWO HUNDRETHS OF A FOOT IN HARDSCAPE AREAS. MINIMUM THICKNESSES SHALL BE MAINTAINED WHERE NOTED. MINIMUM AND MAXIMUM SLOPES SHALL BE NOT BE EXCEEDED UNDER ANY CIRCUMSTANCE. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.

3. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. 4. THE GEOTECHNICAL ENGINEER WILL BE PRESENT AT THE SITE DURING FOOTING EXCAVATION AND OTHER GRADING OPERATIONS, AND SHALL PERFORM TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE

5. UPON COMPLETION OF FOOTING EXCAVATION AND OTHER GRADING OPERATIONS, THE GEOTECHNICAL ENGINEER WILL PROVIDE A WRITTEN REPORT DOCUMENTING THE RESULTS OF THE GEOTECHNICAL ENGINEER'S SITE OBSERVATION AND TESTING ACTIVITIES PERFORMED DURING SITE GRADING

6. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMIT PURPOSES. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES FOR BUILDING PURPOSES PRIOR TO BIDDING. FINAL GRADING QUANTITIES ARE DEPENDENT ON FIELD CONDITIONS, CONSTRUCTION TECHNIQUES AND SEQUENCES, FINAL COMPACTION OBTAINED, TRENCHING AND BACKFILL METHODS AND NUMEROUS OTHER FACTORS OUT OF THE CONTROL THE DESIGNER. ANY IMPORT OR EXPORT REQUIRED SHALL BE REFLECTED IN THE BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR IMPORT OR EXPORT REQUIRED UNLESS NECESSITATED BY UNFORESEEN FIELD CONDITIONS (E.G. UNSUITABLE EXISTING SOIL NOT DETECTED IN THE GEOTECHNICAL INVESTIGATION REPORT).

### VI. STORM DRAIN NOTES

1. THE ON-SITE PRIVATE STORM DRAIN SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THESE PLANS AND COUNTY DETAILS AND SPECIFICATIONS.

## VII. STATEMENT OF RESPONSIBILITY

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN

2. CONTRACTOR SHALL COMPLY WITH STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL

# VIII. UNAUTHORIZED CHANGES AND USES

1. THE CIVIL DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



LOCATION MAP

# **ABBREVIATIONS**

FIRE DEPT CONNECTION

FIRE HYDRANT

FLOWLINE

AB	AGGREGATE BASE	FOB	FACE OF BUILDING	P.S.D.E.	PRIVATE STORM
AC	ASPHALT CONCRETE	FOC	FACE OF CURB		DRAIN EASEMENT
ACC	ACCESSIBLE	FS	FINISH SURFACE	P.S.S.E.	PRIVATE SANITARY
ACP	ASBESTOS CEMENT PIPE	G	GAS	D.1. E	SEWER EASEMENT
AD	AREA DRAIN	GB	GRADE BREAK	P.U.E.	PUBLIC UTILITY EASEMENT
ALT	ALTERNATIVE	GCSD	GRANADA COMMUNITY SERVICE DISTRICT	PVC R	POLYVINYL CHLORIDE PIPE RIGHT/RADIUS
BC	BACK OF CURB			RCP	REINFORCED CONCRETE PIPE
BFE	BASE FLOOD ELEVATION	GR	GRATE	RPA	REDUCED PRESSURE
BFP	BACKFLOW PREVENTER	GRD	GROUND	RPA	ASSEMBLY
BLDG	BUILDING	GS	GARAGE SLAB	R/W	RIGHT-OF-WAY
ВОТ	BOTTOM	GSD	GRANADA SANITATION DISTRICT	RWD	REDWOOD
B/W	BACK OF WALL	0)////		S	SLOPE/SOUTH
BW	BACK OF WALK	GYW	GUY WIRE	SD	STORM DRAIN
CB	CATCH BASIN	HAG	HIGHEST ADJACENT GRADE	SDMH	STORM DRAIN MANHOLE
CCWD	COASTSIDE COUNTY	HP	HIGH POINT	SF	SQUARE FEET
00	WATER DISTRICT	I.E.E.	INGRESS, EGRESS EASEMENT	SHT	SHEET
CFPD	COASTSIDE FIRE	INV	INVERT (ELEVATION)	S/L	STREET LIGHT
	PROTECTION DISTRICT	IRR	IRRIGATION	SLB	STREET LIGHT BOX
CI	CURB INLET	JP	JOINT UTILITY POLE	SLD	SEE LANDSCAPE DRAWINGS
CIP	CAST IRON PIPE	JT	JOINT UTILITY TRENCH	SL	STREET LIGHT CONDUIT
C&G	CURB AND GUTTER	L	LEFT/LENGTH	SMCO	SAN MATEO COUNTY
Q, CL	CENTERLINE	LAG	LOWEST ADJACENT GRADE	SS	SANITARY SEWER
CLF	CHAIN LINK FENCE	LAT	LATERAL	SSCO	SANITARY SEWER CLEANOUT
CO	CLEANOUT	LF	LINEAL FEET	SSD	SEE STRUCTURAL DRAWINGS
CONC	CONCRETE	LG LOW	LIP OF GUTTER	SSMH	SANITARY SEWER MANHOLE
CONST	CONSTRUCTION		LIMIT OF WORK	ST	STREET
CR	CURB RETURN	MG	MATCH GRADE	STD	STANDARD
DET/DTL	DETAIL	MH	MANHOLE	S/W	SIDEWALK
DIP	DUCTILE IRON PIPE	N	NORTH	T, TEL	TELEPHONE
D/W	DRIVEWAY	(N)	NEW	TC	TOP OF CURB
DWG	DRAWING	NTS	NOT TO SCALE OUTSIDE DIMENSION	TRC	TOP OF ROLLED CURB
E	EAST/ELECTRIC	O.D. OH		TSW	TOP OF SCREEN WALL
(E),EX	EXISTING	OH PB	OVERHEAD (WIRES)	TW	TOP OF WALL
ELEC	ELECTRIC		PULL BOX	TYP	TYPICAL
ELEV	ELEVATION	PP (D)	POWER POLE	UNO	UNLESS NOTED OTHERWISE
EP	EDGE OF PAVEMENT	(P)	PROPOSED	UG	UNDERGROUND
E.V.A.E.	EMERGENCY VEHICLE	P/L	PROPERTY LINE	VCP	VITRIFIED CLAY PIPE
	ACCESS EASEMENT	PCC P. (SP.)	PORTLAND CEMENT CONCRETE	W	WATER/WEST
FC	FACE OF CURB		POWER/SBC TRENCH	w WM	WATER METER
FF	FINISH FLOOR	P.F.S.E.	PRIVATE FIRE	VV IVI	WATER VALVE

SERVICE EASEMENT

EGRESS EASEMENT

P.I.E.E. PRIVATE INGRESS,

WV WATER VALVE

# PROJECT TEAM

LANDSCAPE ARCHITECT RHAA LANDSCAPE ARCHITECTS 255 MILLER AVENUE MILL VALLEY, CA 94941 (415) 383-7900 CONTACT: AIMEE JESKA

<u>CIVIL</u>

BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 (408) 467-9100 CONTACT: PATRICK CHAN, PE

# 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.

# BASIS OF BEARINGS

BEARING 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.

# SHEET INDEX

VIL:	
<del>-100</del>	TITLE SHEET
-200	DEMOLITION PLAN
-201	DEMOLITION PLAN
-300	IMPROVEMENT PLAN
-301	IMPROVEMENT PLAN
-400	EROSION CONTROL PLAN
-401	EROSION CONTROL DETAILS
-402	BEST MANAGEMENT PRACTICES
-500	CONSTRUCTION DETAILS



& Planning

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

PROJECT/CLIENT NAME

## COASTSIDE FIRE PROTECTION DISTRICT FIRE STATION #41

OBISPO ROAD, EL GRANADA, CA, 94018

**PROJECT NUMBER** 

20232238

**CONSULTANT** 



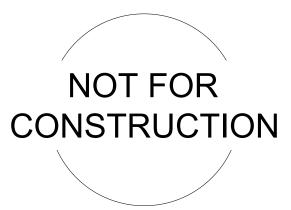
**SUBMITTAL** 

# CONSTRUCTION **DOCUMENTS**

17 MAY 2024

**REVISIONS** 

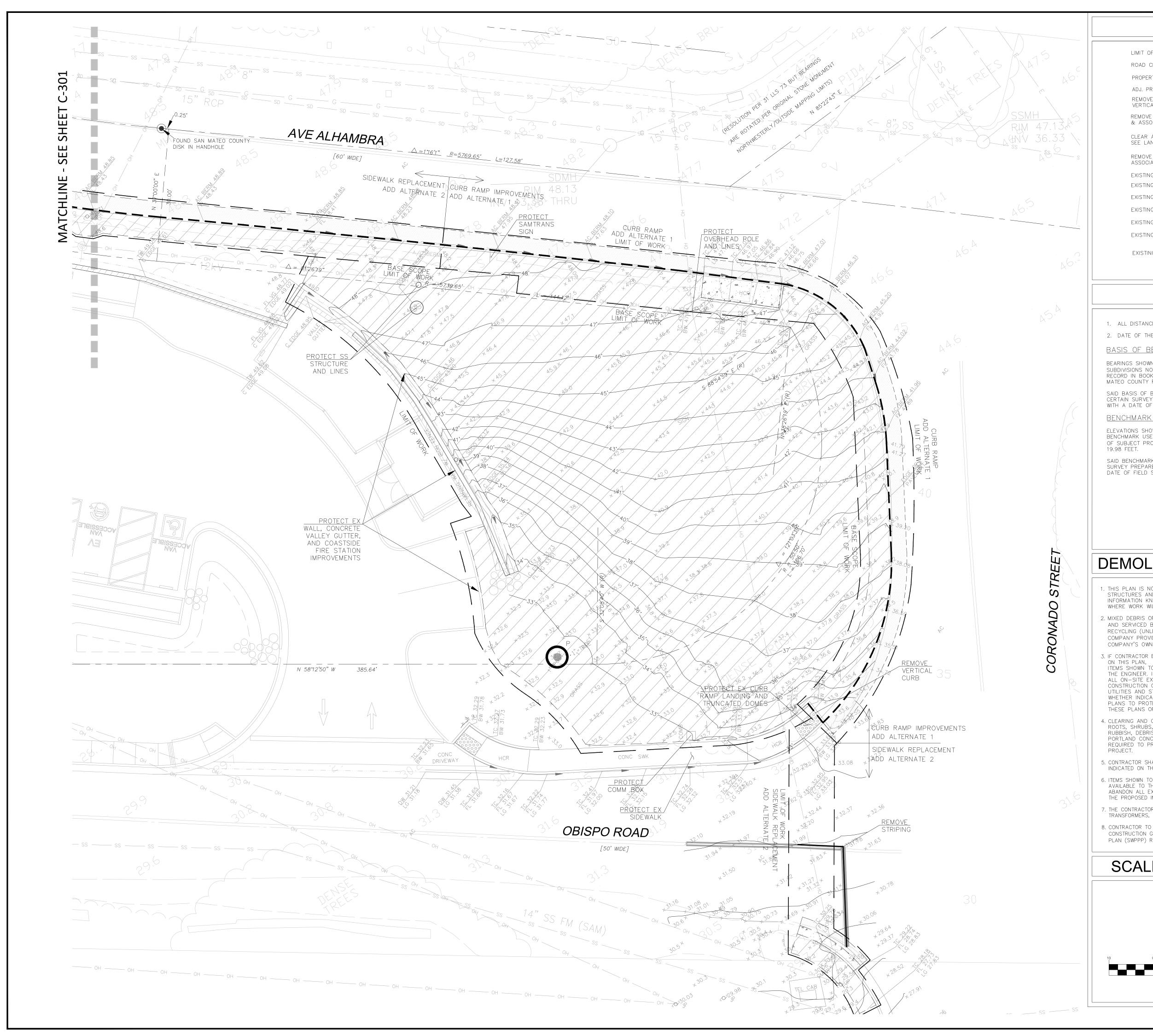

REGISTRATION AND SIGNATURE



SHEET TITLE

TITLE SHEET

DRAWN BY: CA



# 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 EXISTING STORM DRAIN LINES EXISTING SANITARY SEWER LINES EXISTING WATER LINE EXISTING GAS LINE EXISTING OVERHEAD LINE EXISTING TREE TO BE PRESERVED

# **SURVEY NOTES**

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. 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.

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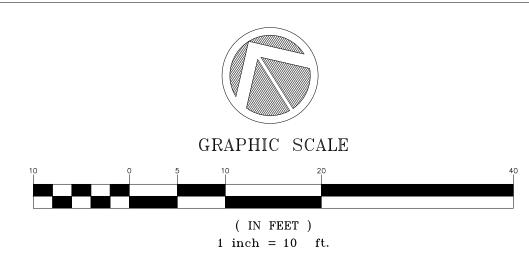
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# DEMOLITION GENERAL NOTES

- I. 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.
- 2. 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).
- 3. 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.
- 4. 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
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# SCALE AND NORTH ARROW





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

PROJECT/CLIENT NAME

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

OBISPO ROAD, EL GRANADA, CA, 94018

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**CONSULTANT** 



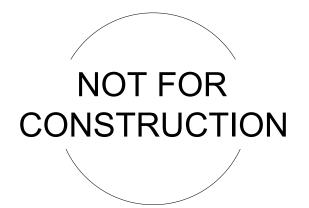
**SUBMITTAL** 

100% CONSTRUCTION **DOCUMENTS** 

DATE 17 MAY 2024

RE\	REVISIONS			
No.	Date	Description		

**REGISTRATION AND SIGNATURE** 



SHEET TITLE

DEMOLITION PLAN

DRAWN BY: CA



EPLACEMENT NATE 2

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 EXISTING STORM DRAIN LINES EXISTING SANITARY SEWER LINES EXISTING WATER LINE EXISTING GAS LINE EXISTING OVERHEAD LINE EXISTING TREE TO BE PRESERVED

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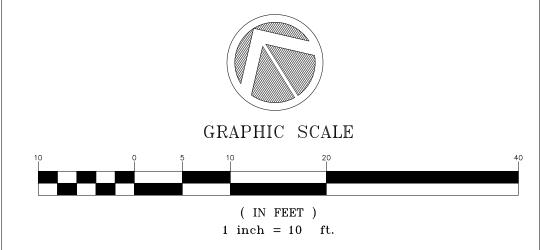
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# SCALE AND NORTH ARROW





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

PROJECT/CLIENT NAME

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

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER

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**CONSULTANT** 



SUBMITTAL

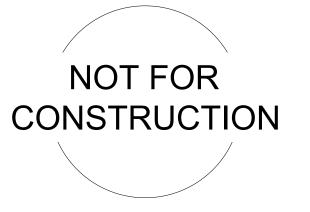
100% CONSTRUCTION DOCUMENTS

DATE 17 MAY 2024

**REVISIONS** 

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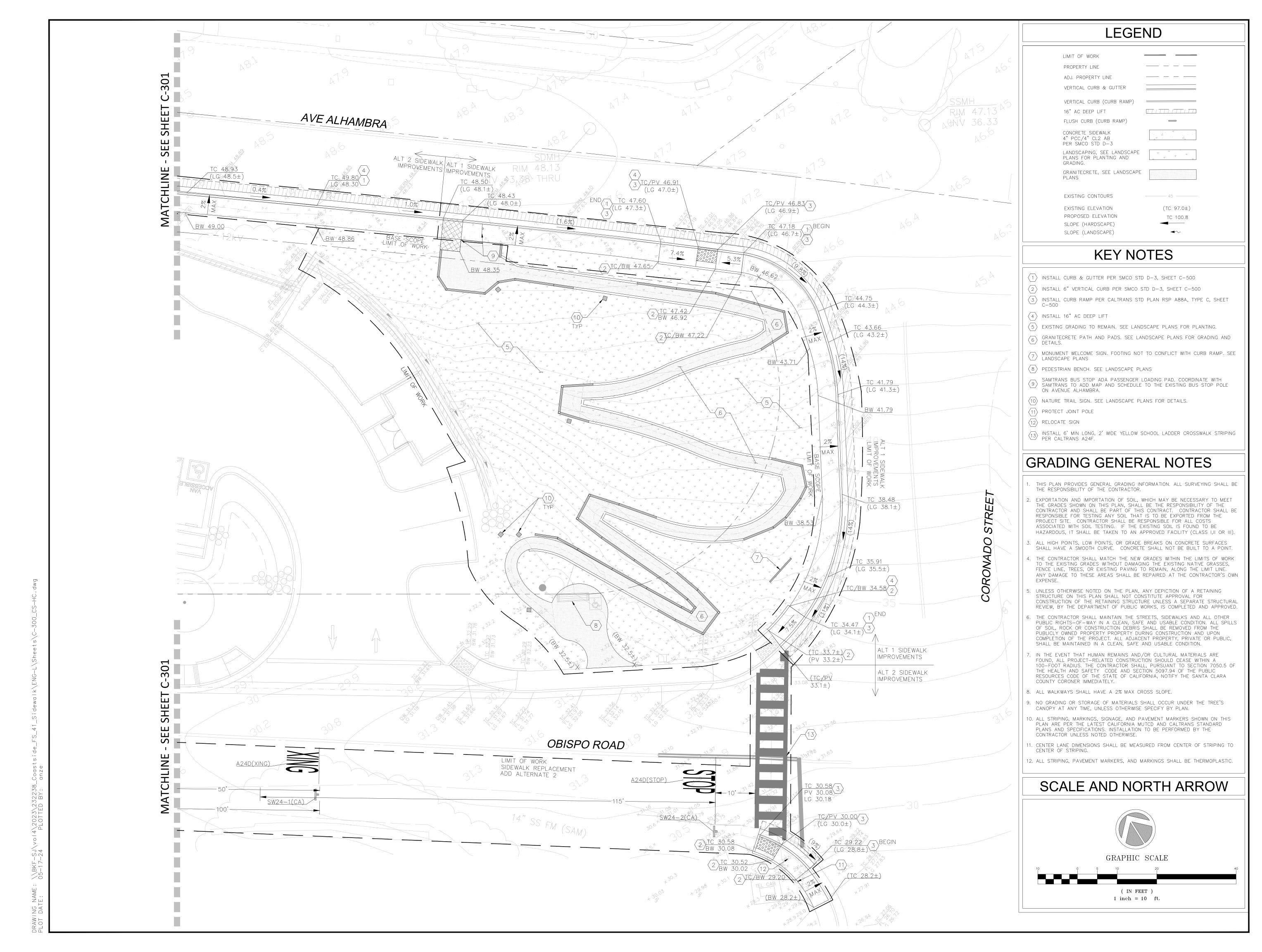
REGISTRATION AND SIGNATURE



SHEET TITLE

DEMOLITION PLAN

DRAWN BY: CA





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

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PROTECTION DISTRICT
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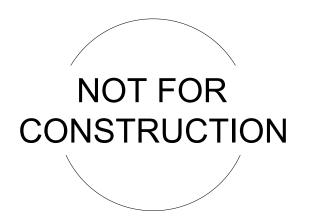
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SHEET TITLE

IMPROVEMENT PLAN

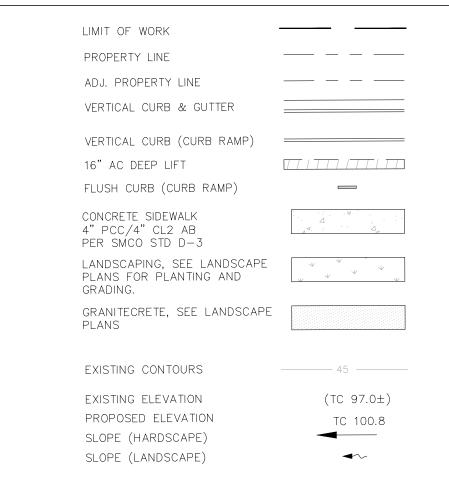
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C-300



# LEGEND



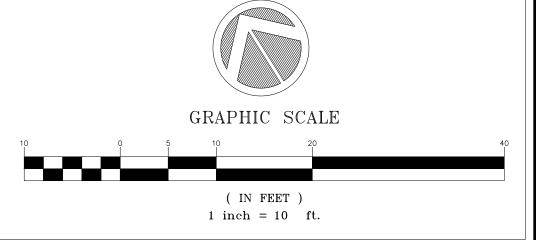
# **KEY NOTES**

- 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
- $\stackrel{\textstyle >}{\scriptstyle \sim}$  Install curb ramp per caltrans STD plan RSP A88A, Type C, sheet C-500
- $\langle 5 \rangle$  existing grading to remain. See Landscape plans for planting.
- GRANITECRETE PATH AND PADS. SEE LANDSCAPE PLANS FOR GRADING AND DETAILS.
- MONUMENT WELCOME SIGN. FOOTING NOT TO CONFLICT WITH CURB RAMP. SEE LANDSCAPE PLANS
- (8) PEDESTRIAN BENCH. SEE LANDSCAPE PLANS
- SAMTRANS BUS STOP ADA PASSENGER LOADING PAD. COORDINATE WITH SAMTRANS TO ADD MAP AND SCHEDULE TO THE EXISTING BUS STOP POLE
- (10) NATURE TRAIL SIGN. SEE LANDSCAPE PLANS FOR DETAILS.
- (11) PROTECT JOINT POLE
- install 6' min long, 2' wide yellow school ladder crosswalk striping per caltrans a24f.

# **GRADING GENERAL NOTES**

- THIS PLAN PROVIDES GENERAL GRADING INFORMATION. ALL SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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).
- . ALL HIGH POINTS, LOW POINTS, OR GRADE BREAKS ON CONCRETE SURFACES SHALL HAVE A SMOOTH CURVE. CONCRETE SHALL NOT BE BUILT TO A POINT.
- . 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
- 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.
- 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 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.
- 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.
- 3. 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.
- O. 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.
- . 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





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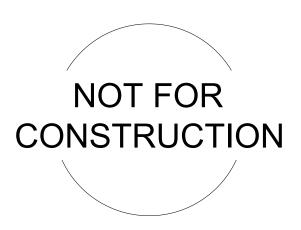
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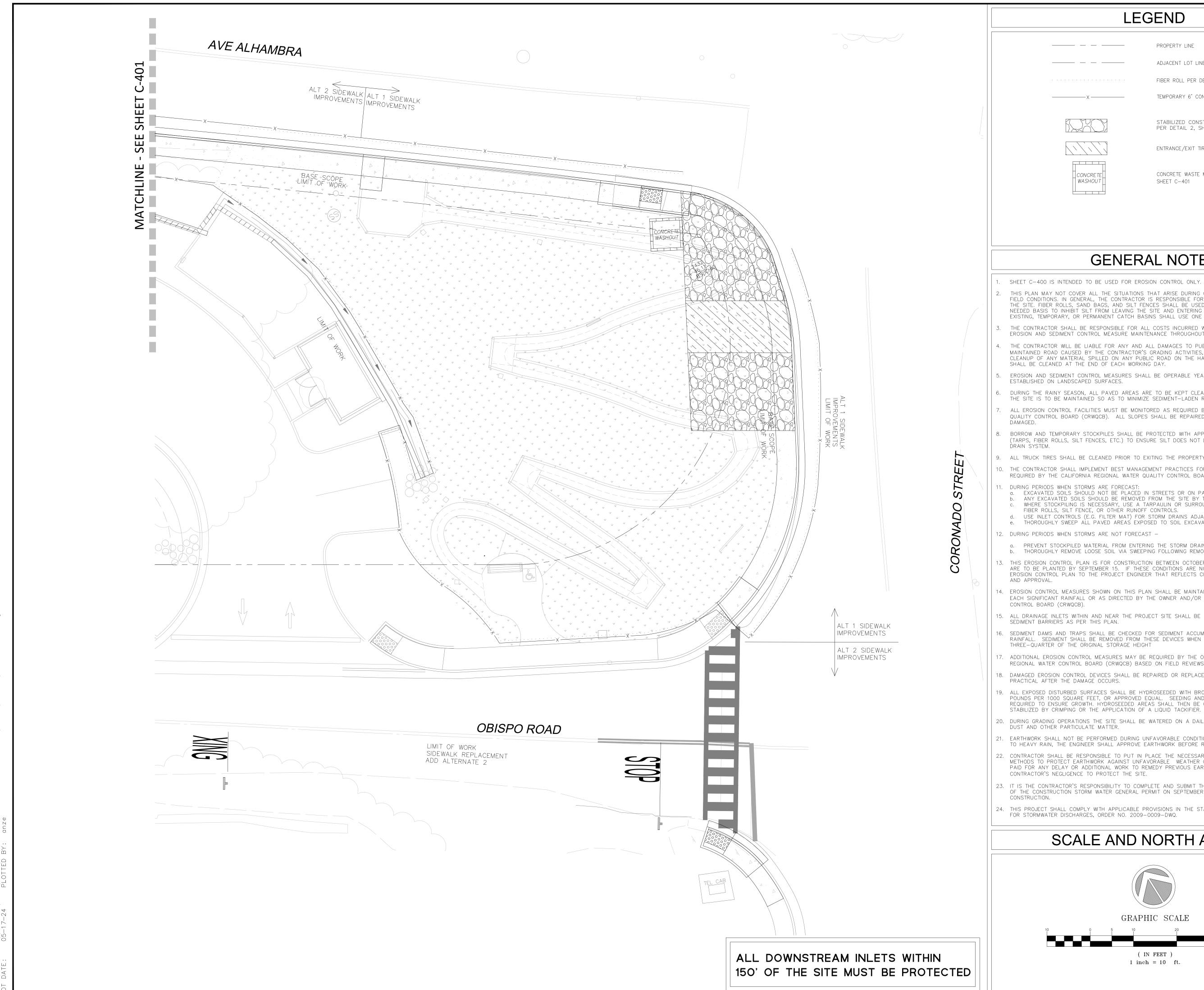
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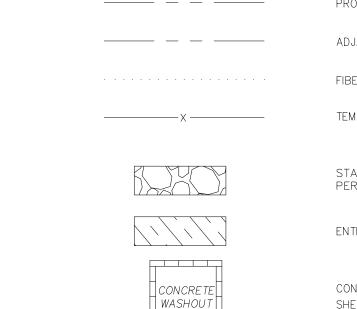
SHEET TITLE

**IMPROVEMENT PLAN** 

DRAWN BY: CA



# LEGEND



PROPERTY LINE

ADJACENT LOT LINE

FIBER ROLL PER DETAIL 1, SHEET C-401

TEMPORARY 6' CONSTRUCTION FENCE

STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 2, SHEET C-401

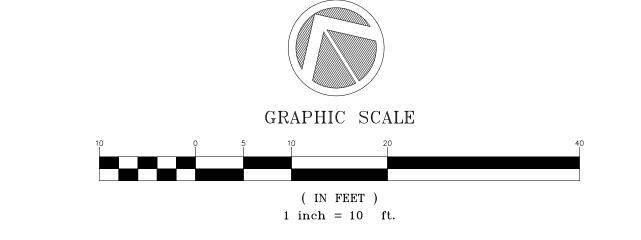
ENTRANCE/EXIT TIRE WASH PER DETAIL 3, SHEET C-401

CONCRETE WASTE MANAGEMENT PER DETAIL 4 SHEET C-401

# **GENERAL NOTES**

- SHEET C-400 IS INTENDED TO BE USED FOR EROSION CONTROL ONLY.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ANY SEDIMENT FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED WITH ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURE MAINTENANCE THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATE OWNED AND MAINTAINED ROAD CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS ESTABLISHED ON LANDSCAPED SURFACES.
- DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAIN SYSTEM. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED BY THE CALIFORNIA REGIONAL WATER
- QUALITY CONTROL BOARD (CRWQCB). ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCES, ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM
- ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- 10. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB).
- DURING PERIODS WHEN STORMS ARE FORECAST: a. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
- ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH
- FIBER ROLLS, SILT FENCE, OR OTHER RUNOFF CONTROLS. d. USE INLET CONTROLS (E.G. FILTER MAT) FOR STORM DRAINS ADJACENT TO STOCKPILED SOIL.
- 12. DURING PERIODS WHEN STORMS ARE NOT FORECAST -
- a. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
- THIS EROSION CONTROL PLAN IS FOR CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 30. OPEN SPACE AREAS ARE TO BE PLANTED BY SEPTEMBER 15. IF THESE CONDITIONS ARE NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE PROJECT ENGINEER THAT REFLECTS CURRENT SITE CONDITIONS FOR REVIEW
- 14. EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE MAINTAINED REPAIRED AND REPLACED AFTER EACH SIGNIFICANT RAINFALL OR AS DIRECTED BY THE OWNER AND/OR THE CALIFORNIA REGIONAL WATER CONTROL BOARD (CRWQCB).
- 15. ALL DRAINAGE INLETS WITHIN AND NEAR THE PROJECT SITE SHALL BE PROVIDED WITH SEDIMENT TRAPS OR SEDIMENT BARRIERS AS PER THIS PLAN.
- 16. SEDIMENT DAMS AND TRAPS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED FROM THESE DEVICES WHEN IT HAS ACCUMULATED TO THREE-QUARTER OF THE ORIGINAL STORAGE HEIGHT
- 17. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE OWNER AND/OR THE CALIFORNIA REGIONAL WATER CONTROL BOARD (CRWQCB) BASED ON FIELD REVIEWS OF THE SITE.
- 18. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS SOON AS PRACTICAL AFTER THE DAMAGE OCCURS.
- 19. ALL EXPOSED DISTURBED SURFACES SHALL BE HYDROSEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 POUNDS PER 1000 SQUARE FEET, OR APPROVED EQUAL. SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH. HYDROSEEDED AREAS SHALL THEN BE COVERED WITH STRAW MULCH AND
- 20. DURING GRADING OPERATIONS THE SITE SHALL BE WATERED ON A DAILY BASIS TO MINIMIZE THE RELEASE OF DUST AND OTHER PARTICULATE MATTER.
- 21. EARTHWORK SHALL NOT BE PERFORMED DURING UNFAVORABLE CONDITIONS. AFTER INTERRUPTION OF WORK DUE TO HEAVY RAIN, THE ENGINEER SHALL APPROVE EARTHWORK BEFORE RESUMING EARTHMOVING OPERATIONS.
- 22. CONTRACTOR SHALL BE RESPONSIBLE TO PUT IN PLACE THE NECESSARY MEANS AND EXECUTE PROPER METHODS TO PROTECT EARTHWORK AGAINST UNFAVORABLE WEATHER CONDITIONS. CONTRACTOR SHALL NOT BE PAID FOR ANY DELAY OR ADDITIONAL WORK TO REMEDY PREVIOUS EARTHWORK RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO PROTECT THE SITE.
- 23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE AND SUBMIT THE ANNUAL COMPLIANCE STATUS REPORT OF THE CONSTRUCTION STORM WATER GENERAL PERMIT ON SEPTEMBER 1ST OF EACH YEAR THE PROJECT IS IN
- 24. THIS PROJECT SHALL COMPLY WITH APPLICABLE PROVISIONS IN THE STATE OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES, ORDER NO. 2009-0009-DWQ.

# SCALE AND NORTH ARROW





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

PROJECT/CLIENT NAME

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

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER

20232238

CONSULTANT



**SUBMITTAL** 

CONSTRUCTION **DOCUMENTS** 

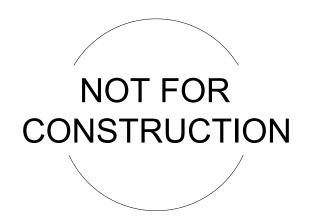
17 MAY 2024

**REVISIONS** 

DATE

No.	Date	Description	

**REGISTRATION AND SIGNATURE** 

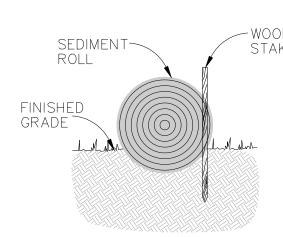


SHEET TITLE

**EROSION** CONTROL PLAN

DRAWN BY: CA

ENTRENCHMENT DETAIL
IN SLOPE AREA



ENTRENCHMENT DETAIL IN FLAT AREA

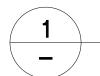
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INCORPORATED

COUNTY

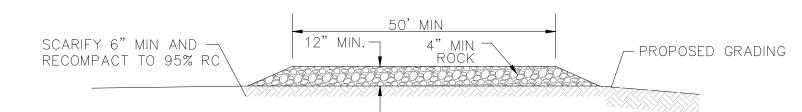
### NOTES:

- 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.



### FIBER ROLL

SCALE: NTS



### NOTES

- 1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2016 CFC, CHAPTER 5, 503.2.3.MVW 45,000 LBS.
- 2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.

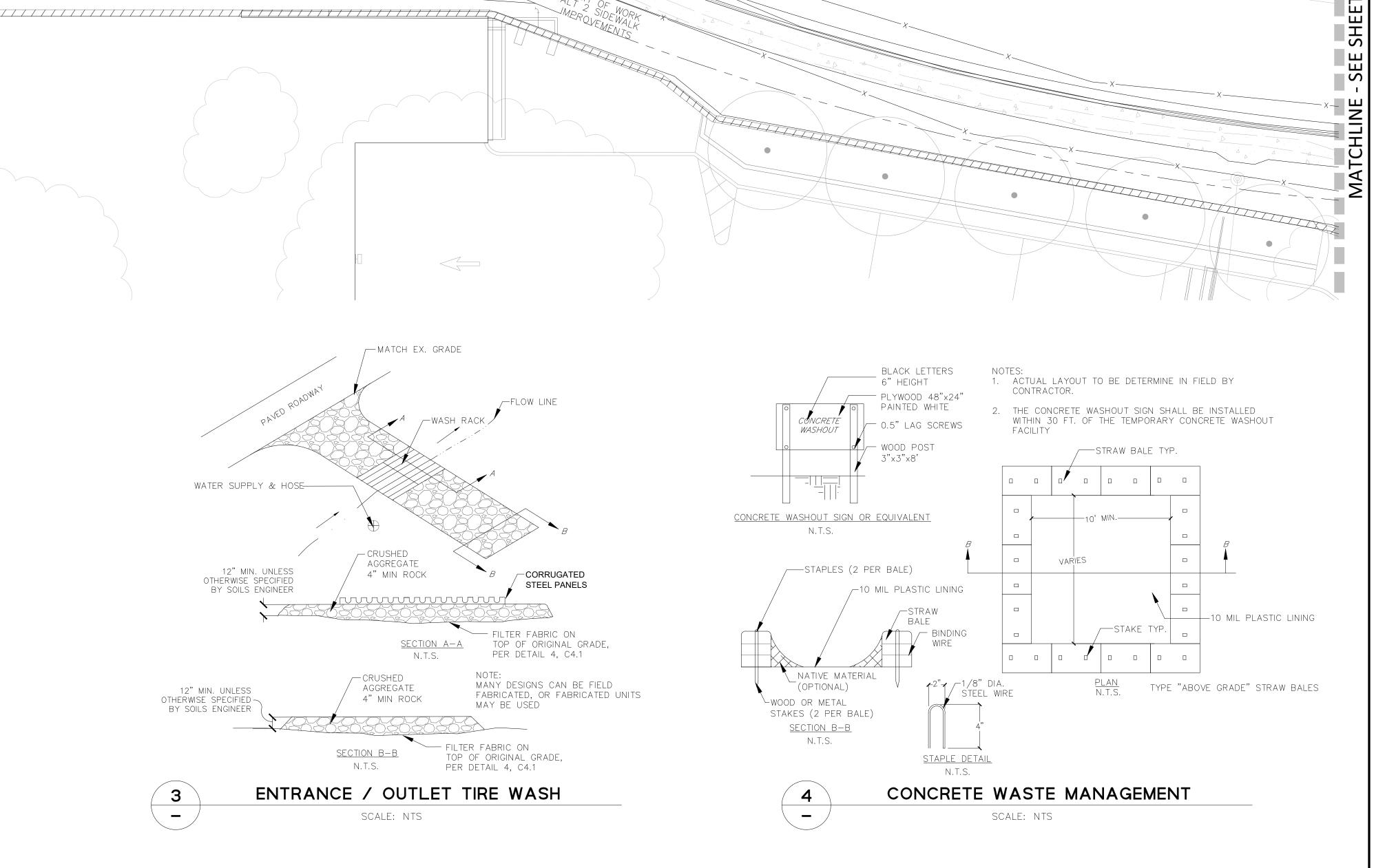
  3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT—OF—WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES 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 4" MIN ROCK.
  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',
- 7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.



WHICHEVER IS LESS.

# STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS





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PROJECT/CLIENT NAME

COASTSIDE FIRE
PROTECTION DISTRICT
FIRE STATION #41

OBISPO ROAD, EL GRANADA. CA. 94018

PROJECT NUMBER

20232238

CONSULTANT



SUBMITTAL

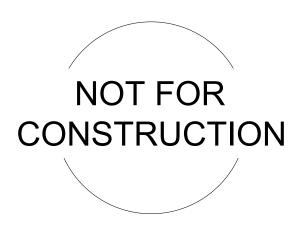
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CONSTRUCTION
DOCUMENTS

17 MAY 2024

REVISIONS

No. Date Description

REGISTRATION AND SIGNATURE



SHEET TITLE

EROSION
CONTROL DETAILS

DRAWN BY: CA

C-401



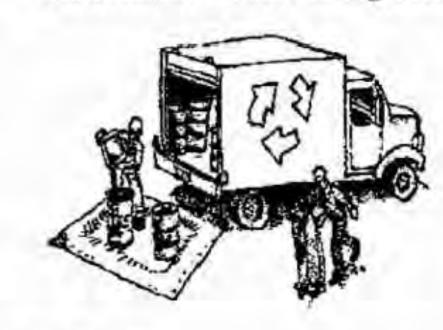
# Construction Best Management Practices (BMPs)

Water Pollution Prevention Program

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

Clean Water. Healthy Community.

# Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

### Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not over fled. Never hose down a dumpster on the
- 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 uids 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



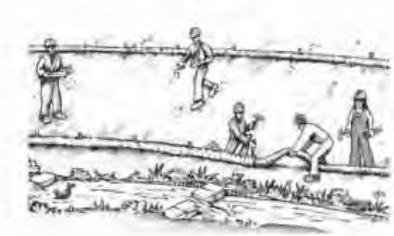
### Maintenance and Parking

- Designate an area, tted 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 uids. Recycle or dispose of uids 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 uids 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 signi cant spills immediately. You are required by law to report all signi cant releases of hazardous materials, including oil. To report a spill; 1) Dial 911 or your local emergency response number, 2) Call the Governor's Of ce 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 ber 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, ber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as ber 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 Iter fabric, catch basin inlet Iters, or gravel bags to keep slurry out of the storm drain
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are nished 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



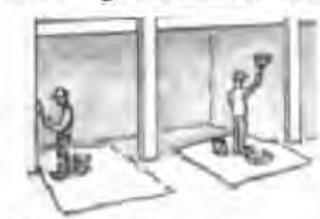
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden 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 bauled off-site for proper disposal.

# Painting & Paint Removal

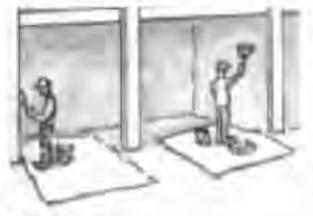


### Painting cleanup

- 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.
- reuse thinners and solvents. Dispose of bazardous waste.

- ☐ Chemical paint stripping residue and chips and dust from marine paints or 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.

- ☐ Stack erodible landscape material on pallets. Cover or store these materials
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and residue and unusable thinner/solvents as

paints containing lead or tributyltin must

# Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- when they are not actively being used or

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

C-402

**BEST MANAGEMENT** 

CHECKED BY: PK

SHEET TITLE

DRAWN BY: CA

**PRACTICES** 

rhaa

225 Miller Avenue, Mill Valley, CA 94941

T 415 383 7900

PROJECT/CLIENT NAME

OBISPO ROAD, EL

PROJECT NUMBER

20232238

**CONSULTANT** 

**SUBMITTAL** 

CONSTRUCTION

**DOCUMENTS** 

**REGISTRATION AND SIGNATURE** 

NOT FOR

CONSTRUCTION

17 MAY 2024

**REVISIONS** 

100%

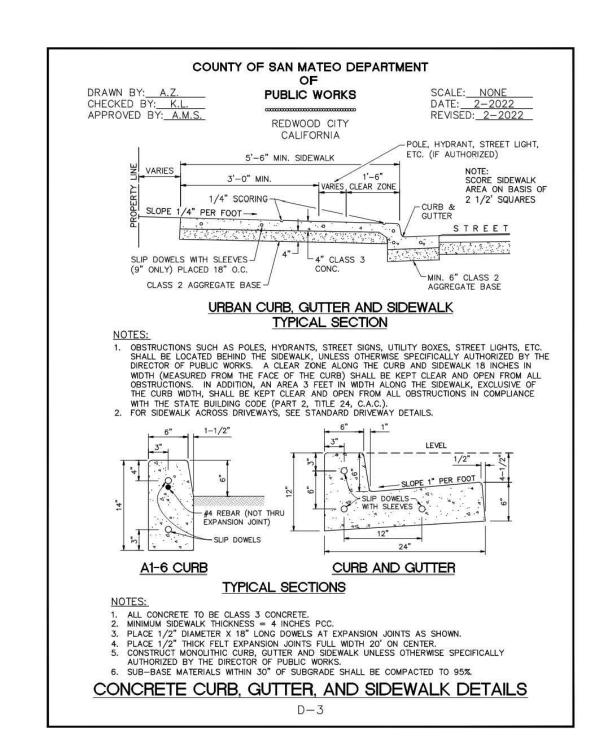
**DATE** 

GRANADA, CA. 94018

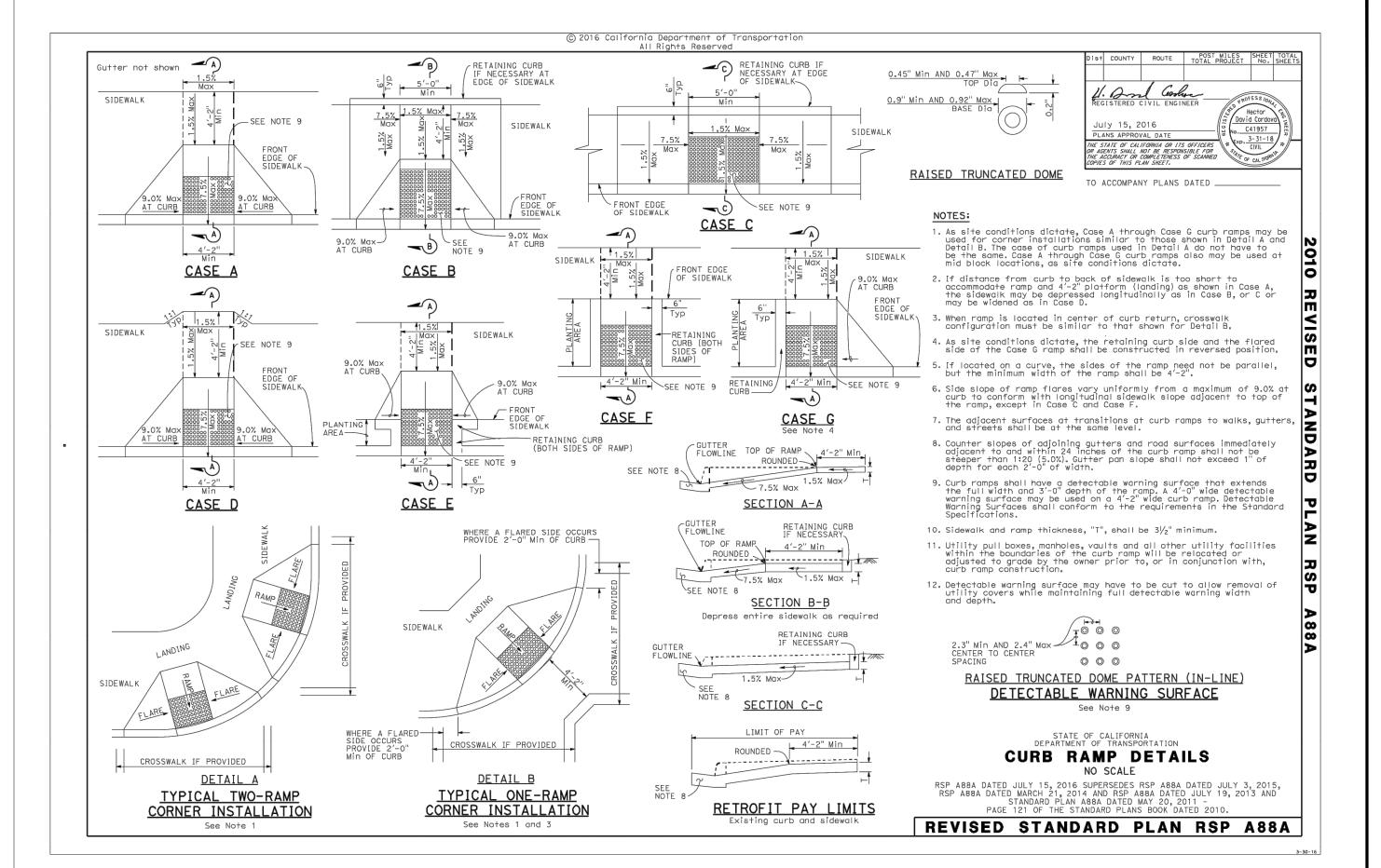
**COASTSIDE FIRE** 

**FIRE STATION #41** 

**PROTECTION DISTRICT** 



URBAN CURB, GUTTER AND SIDEWALK



CURB RAMPS AND DETECTABLE WARNING SURFACE

Landscape Architecture & Planning

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

PROJECT/CLIENT NAME

COASTSIDE FIRE
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OBISPO ROAD, EL GRANADA, CA, 94018

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