

0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:4,513



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

O'CONNOR-PENG HOUSE

538 VALENCIA AVE, EL GRANADA, CA 94019

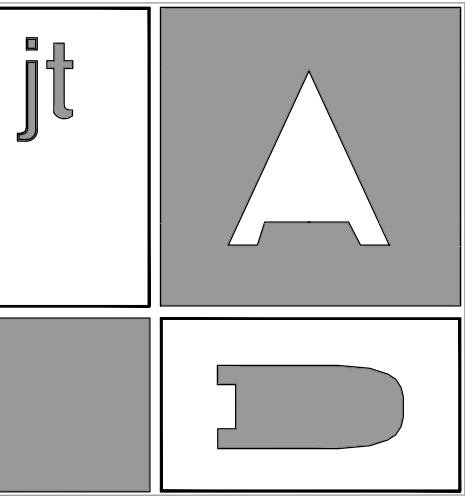
DRAWING LIST

- ARCHITECTURAL**
 A1.0 SITE & DRAINAGE PLAN, DRAWING LIST & PROJECT INFO
 L1.0 LANDSCAPE PLAN
 A2.0 FIRST & SECOND FLOOR PLANS (w/FLOOR AREA DIAGRAM)
 A3.0.1 EXTERIOR ELEVATIONS
 A3.0.2 EXTERIOR ELEVATIONS
 A4.0 CROSS-SECTIONS & RENDERED PERSPECTIVE VIEWS

- SURVEY**
 SU-1 BOUNDARY & TOPOGRAPHIC SURVEY

- CIVIL**
 BMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 C1 GRADING PLAN
 C2 SECTIONS
 C3 EROSION CONTROL PLAN, DETAILS & NOTES
 C4 DRAINAGE PLAN

PRIMARY GOVERNING CODES
 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE,
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 CALIFORNIA
 FIRE CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA
 PLUMBING CODE, 2016 CA. ELEC. CODE & 2016 CA. ENERGY CODE



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SUMMARY OF WORK

THE PROPOSED PLAN IS A SINGLE FAMILY RESIDENCE WITH AN ATTACHED SECOND DWELLING UNIT. THREE OFF-STREET PARKING SPACES ARE SHOWN INCLUDING TWO COVERED SPACES AND ONE TANDEM SPACE WITHIN THE FRONT YARD SETBACK ON THE DRIVEWAY. THOUGH NO EXISTING TREES ARE WITHIN THE PARCEL, THE TWO EXISTING TREES RECORDED IN THE PUBLIC RIGHT OF WAY TO THE NORTH OF THE SITE ARE TO REMAIN.

THE HOUSE DESIGN IS INTENDED TO BE A MODEST CRAFTSMAN STYLE WITH BOTH UNITS BLENDING TOGETHER HAVING SEPARATE ENTRIES TO THE WEST AND NORTH & SEPARATE ATTACHED PATIOS FACING SOUTH. BECAUSE OF THE SITE'S EXISTING TOPOGRAPHY, THE HOUSE IS PROPOSED TO BE SITUATED BELOW GRADE WITH THE DRIVEWAY SLOPE REMAINING BELOW 10% AT 1:12 AND THE SECOND UNIT STEPPED UP TOWARDS THE REAR OF THE PROPERTY. DAYLIGHT PLANE TO BE USED TO VERIFY MEETING ENVELOPE REQUIREMENTS.

VICINITY MAP

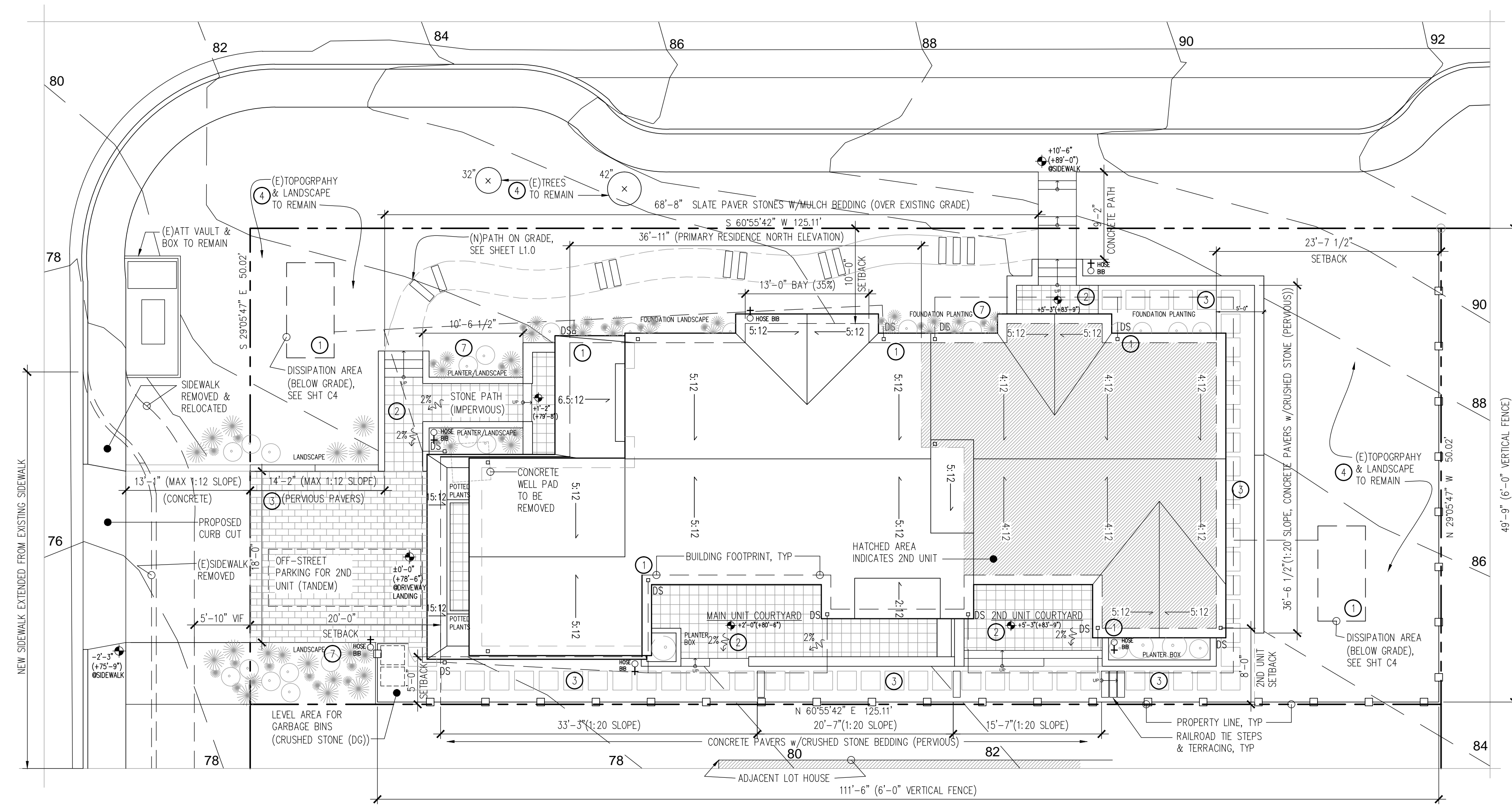


PROJECT INFO & TABULATION

PROJECT LOCATION: 538 VALENCIA AVE, EL GRANADA, CA 94019
PARCEL NUMBER (APN): 047-103-010
ZONING: R1/S-17, SINGLE FAMILY RESIDENTIAL WITH SECONDARY UNIT
BUILDING OCCUPANCY: R-3, SINGLE FAMILY RESIDENTIAL
BUILDING TYPE: V-B

OWNERS: KEVIN O'CONNOR & KEVIN PENG
PROJECT APPLICANT: JAMES CHOW TROTTER
 JT ARCHITECTURE + DESIGN
 733 ALLSTON WAY, BERKELEY, CA 94710
 TEL: 415-934-1955, EMAIL: JTROTTER@JTD.NET

TABULATION	EXISTING	PROPOSED	PERMITTED/REQUIRED
UNITS, PARKING SPACES & BEDROOMS			
DWELLING UNITS:		2(WITH 2ND UNIT)	2(WITH 2ND UNIT)
PARKING SPACES:		3(2 COVERED)	3(2 COVERED/1 TANDEM)
BEDROOMS:		5	N/A
YARD SETBACKS & HEIGHT			
FRONT YARD SETBACK:		20'-0"(24'-10")	20'-0"
(2ND FLOOR IN PARENTHESES)			
SIDE YARD SETBACK(NORTH):		10'-0"	15'-0"(TOTAL SIDES)
SIDE YARD SETBACK(SOUTH):		5'-0"	15'-0"(TOTAL SIDES)
REAR YARD SETBACK:		23'-7"	20'-0"
BUILDING HEIGHT: (MAXIMUM)		27'-6"	28'-0"
AREAS			
LOT AREA:	6258 sf (SURVEY)	N/A	N/A
GROSS FLOOR AREA:		3317 sf	3317 sf (53% lot area)
BUILDING FOOTPRINT:		2175 sf	2190 sf (35% lot area)
LOT COVERAGE:		34.7%	35%
IMPERVIOUS SURFACE AREA:		616.0 sf	625.8 sf
PATIO DECKS & ENTRY AREAS:		415 sf	N/A



SITE DESIGN MEASURES

- DIRECT RUNOFF HARDCIPPED FROM ROOF TO DISSIPATION AREAS FOR FILTRATION BEFORE DISSIPATING TO EXISTING LANDSCAPE/SOILS.
- DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS & PERMEABLE SURFACES.
- NEW WALKWAYS, DRIVEWAYS & SIDEYARD AREAS WITH PERVIOUS OR PERMEABLE SURFACES MEETING SPECIFICATIONS NOTED IN THE C3 TECHNICAL GUIDANCE.
- NATURAL AREAS TO BE CONSERVED, INCLUDING EXISTING TREES, OTHER VEGETATION AND SOILS.

SOURCE CONTROL MEASURES

- ON-SITE INLETS TO BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT (TBD REGARDING EXISTING DRAINS @CURBSIDE)
- INTERIOR FLOOR DRAINS TO BE PLUMBED TO SANITARY SEWER.
- LANDSCAPING: EXISTING VEGETATION TO BE RETAINED AS PRACTICABLE; DIVERSE SPECIES APPROPRIATE TO THE SITE INCLUDING PLANTS THAT ARE PESTICIDE AND/OR DISEASE-RESISTANT, DROUGHT TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS TO BE SELECTED; USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS TO BE MINIMIZED. PLANTINGS PROPOSED DO NOT REQUIRE IRRIGATION SYSTEM. SEE SHEET L1.0 FOR PLANTINGS/VEGETATION.

DRAINAGE/IRRIGATION NOTES & CALCS

- ALL SURFACE DRAINAGE AT IMPERVIOUS PATHWAYS & DECKS TO DRAIN TO ADJACENT PERVIOUS SURFACES INDICATED ON PLANS, U.O.N. MIN 2% (1/4":12) SLOPE.
- ALL DOWNSPOUTS SHALL BE HARD PIPED TO TERMINATE @CITY STORM DRAIN SYSTEM AS NOTED ON SITE PLAN.
- POSITIVE (2%) SLOPE PROVIDED FROM ALL PROPOSED STRUCTURES WHERE (E)GRADING IS BEING ALTERED. NO FINAL GRADING IS TO INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.
- NO IRRIGATION SYSTEM REQUIRED FOR PROPOSED LANDSCAPE WITH ALL PLANTINGS PROPOSED TO BE DROUGHT TOLERANT REQUIRING LITTLE OR NO SUMMER WATER.
- CALCULATIONS
STORMWATER CALCULATIONS (INCLUDING DECKS):
 SEE CIVIL DRAWINGS FOR DRAINAGE CALCULATIONS, SHEET C4

GRADING & EROSION CONTROL NOTES (BMP)*

* SEE BMP, CIVIL GRADING & CIVIL EROSION CONTROL PLANS FOR ADDITIONAL NOTES & DETAILS REGARDING BMP & EROSION CONTROL MEASURES.

1 SITE & DRAINAGE (ROOF) PLAN

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



REVISIONS

No.	Description	Date
1	DESIGN REVIEW SUBMITTAL	03/14/18
2	DESIGN REVIEW RESUBMITTAL	05/14/18
3	DESIGN REVIEW RESUBMIT #2	10/16/18

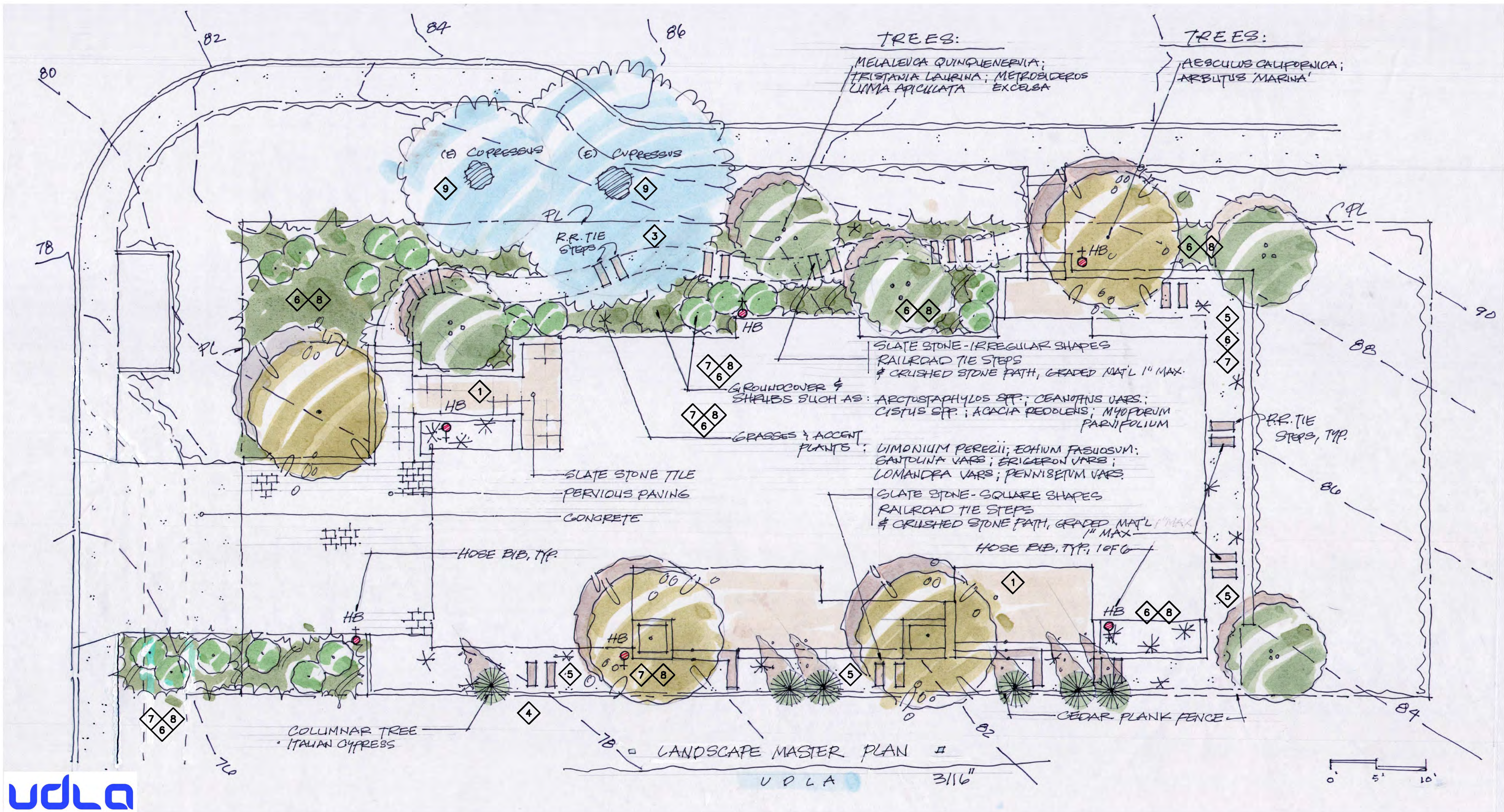
PROJECT

O'CONNOR-PENG HOUSE
 (New Construction)
 538 Valencia Avenue
 El Granada, CA 94019

DRAWING

SITE & ROOF PLAN, PERSPECTIVES, DRAWING LIST & PROJECT INFO

NO: 2017.02
 DRAWN BY: JCT
 SC: AS NOTED
 DATE: 02-10-18
A1.0



LANDSCAPE CONCEPT: DRY GARDEN NEAR THE COAST

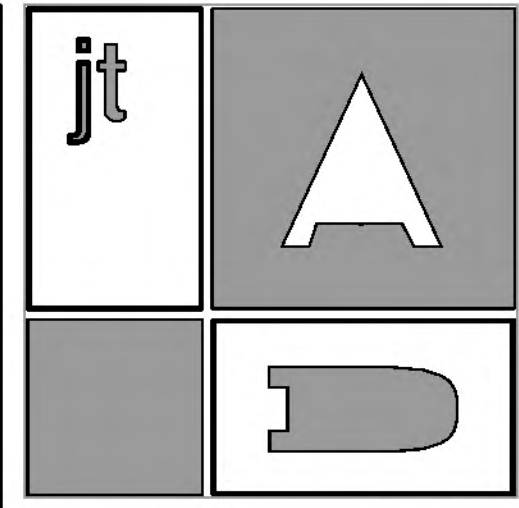
WATER APPLICATION NOTES:

1. It is anticipated that the landscape garden designed for this project be hand watered during the establishment period. A minimum of 2 years of maintenance should be planned. Fall through early spring is the best time to install the Mediterranean and California native plants specified on this drawing. During the plan establishment period, it is important that the root balls never dry out during the first two to three months. Hand water as required, every other day in warm, windy conditions. After two months, water deeply. Trees should be deep watered once a week during the summer.
2. Plant in Fall as the weather cools and the rains come, evaporation is reduced, and soil holds moisture longer. If a drought persists during the Fall, water plants just enough to keep the plant from wilting.
3. Water deeply and frequently the first dry summer season. In warm weather, recently planted plants may need to be irrigated as frequently as every other day, especially if it is windy.
4. Reduce watering frequency the second summer but apply enough water to wet the top 18". Apply water slowly to penetrate the soil and does not run off. If runoff is a problem, as with clay soils, run a short application of water, let the water soak in and repeat.
5. Cover the soil with a thick layer of organic mulch, like wood chips, to reduce evaporation, smother weed seedlings, keep the soil cool, and reduce erosion.
6. Hose bibs (5 min.) to be located and spaced to facilitate hand watering.

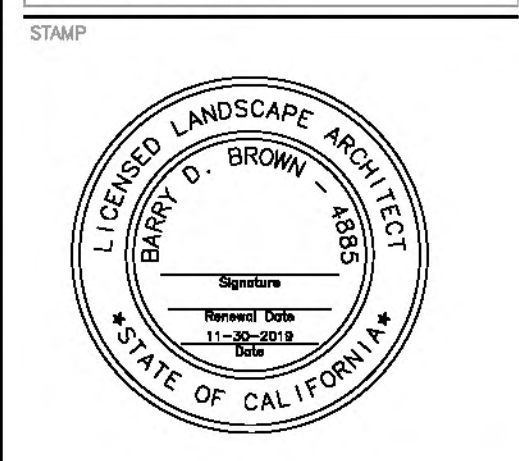
LANDSCAPE NOTES & FINISHES

- 1 SLATE STONE TILE, CHINA AUTUMN, 8x8 or 16x16
- 2 PERVIOUS PAVING, 4x8 (HANOVER OR SIM, CHARCOAL)
- 3 SLATE STONE SLABS, IRREGULAR SHAPES, PAVERS, CHINA AUTUMN OR SIM. BARK MULCH OR COMPOST BEDDING
- 4 CEDAR PLANK FENCING; MAXIMUM ALLOWED HEIGHT @PROPERTY LINE (6'-0" HEIGHT INDICATED, TYP)
- 5 GROUNDCOVER WITH PAVERS, STONE MULCH (MAX 3/4" DIA), STONE COBBLE (4-6" DIA) OR CRUSHED STONE (10); GROUNDCOVER NOTED ON PLAN.
- 6 GROUNDCOVER WITH PLANTINGS, BARK MULCH; 3" MINIMUM DEPTH. MINIMUM 4 CU YDS OF COMPOST PER 1,000 SF OF NEW LANDSCAPE AREA WITH PLANTINGS
- 7 SHRUBS & PERENNIALS, 2FT MAX HEIGHT; BLUE FESCUE OR LOMANDRA BREEZE. SPECIFIC PLANTING NOTED IN PLAN.
- 8 SHRUBS & PERENNIALS, 2-7 FT HEIGHT (MAX SPREAD 3 FT); ERYTHIMUM BOWLES MAUIVE OR PITISPORUM MARJORIE CHANNON. SPECIFIC PLANTING NOTED IN PLAN.
- 9 EXISTING TREES(2), CYPRESS TO REMAIN, 32" & 42" DIA. TRUNKS.

1 LANDSCAPE MASTER PLAN SCALE: 3/16"=1'-0"



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COMMENTS

udla
 Urban Design & Landscape Architecture
 1225 9th Street, San Francisco, Ca 94107, 415.680.7008

REVISIONS

No.	Description	Date

PROJECT
O'CONNOR-PENG HOUSE
 (New Construction)
 538 Valencia Avenue
 El Granada, CA 94019

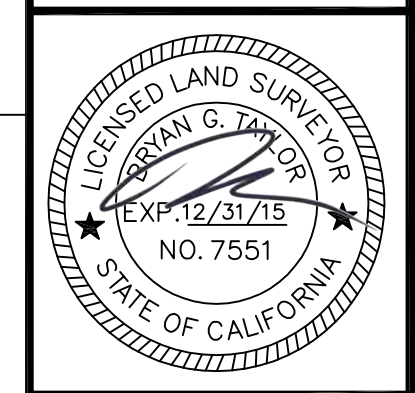
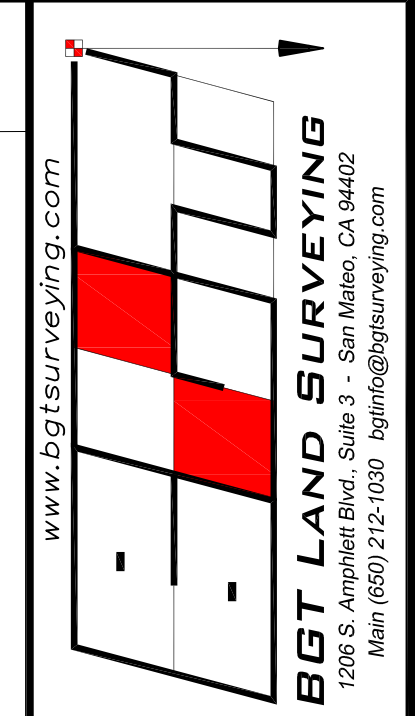
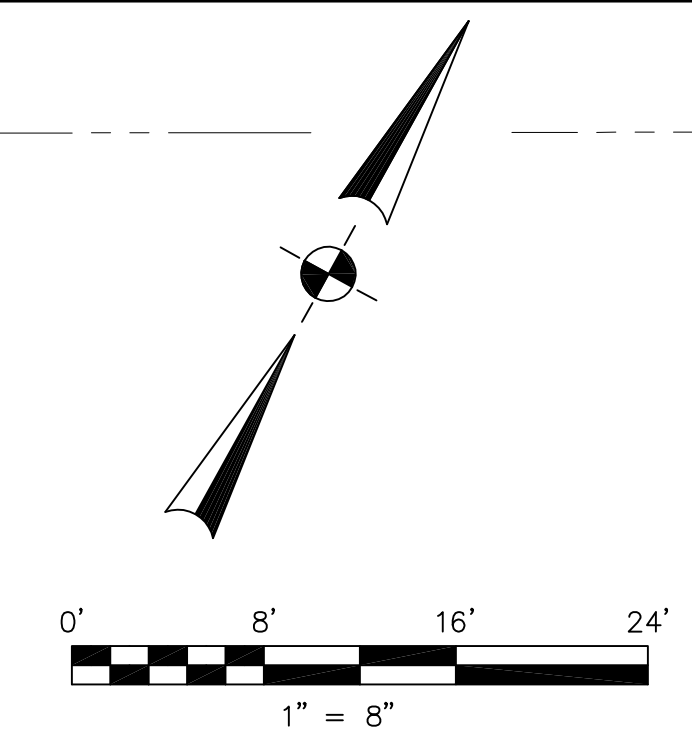
DRAWING
LANDSCAPE MASTER PLAN

NO: 2018.10
 DRAWN BY: BDB
 SC: AS NOTED
 DATE: 9-11-18
L1.0

FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE



Assessor Parcel Number: 047-103-010

Prepared For: MICHAEL W. O'BRIEN, 55 River Front Drive, Unit #113, Manchester, NH, 03102

BASIS OF BEARINGS

THE BEARING, NORTH 60°55'42" EAST, OF CARMEL AVENUE, BASED UPON STREET MONUMENTS FOUND, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "PLAT OF SUBDIVISION NO. 5 GRANADA" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 50, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. THE CENTER OF LID OF THE SEWER MANHOLE WAS HELD AS THE BASIS OF ELEVATIONS FOR THIS SURVEY WITH AN ASSUMED ELEVATION OF 80.37 FEET.

NOTES:

BGT RELIED UPON A NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 1188719, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

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

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

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

DATE OF FIELD SURVEY: FEBRUARY, 2015
JOB NUMBER: 15-034

LOT 17

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PVI	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

Date: MARCH 2015

Scale: 1" = 8'

Contour Interval: 2'

Drawn: LHL

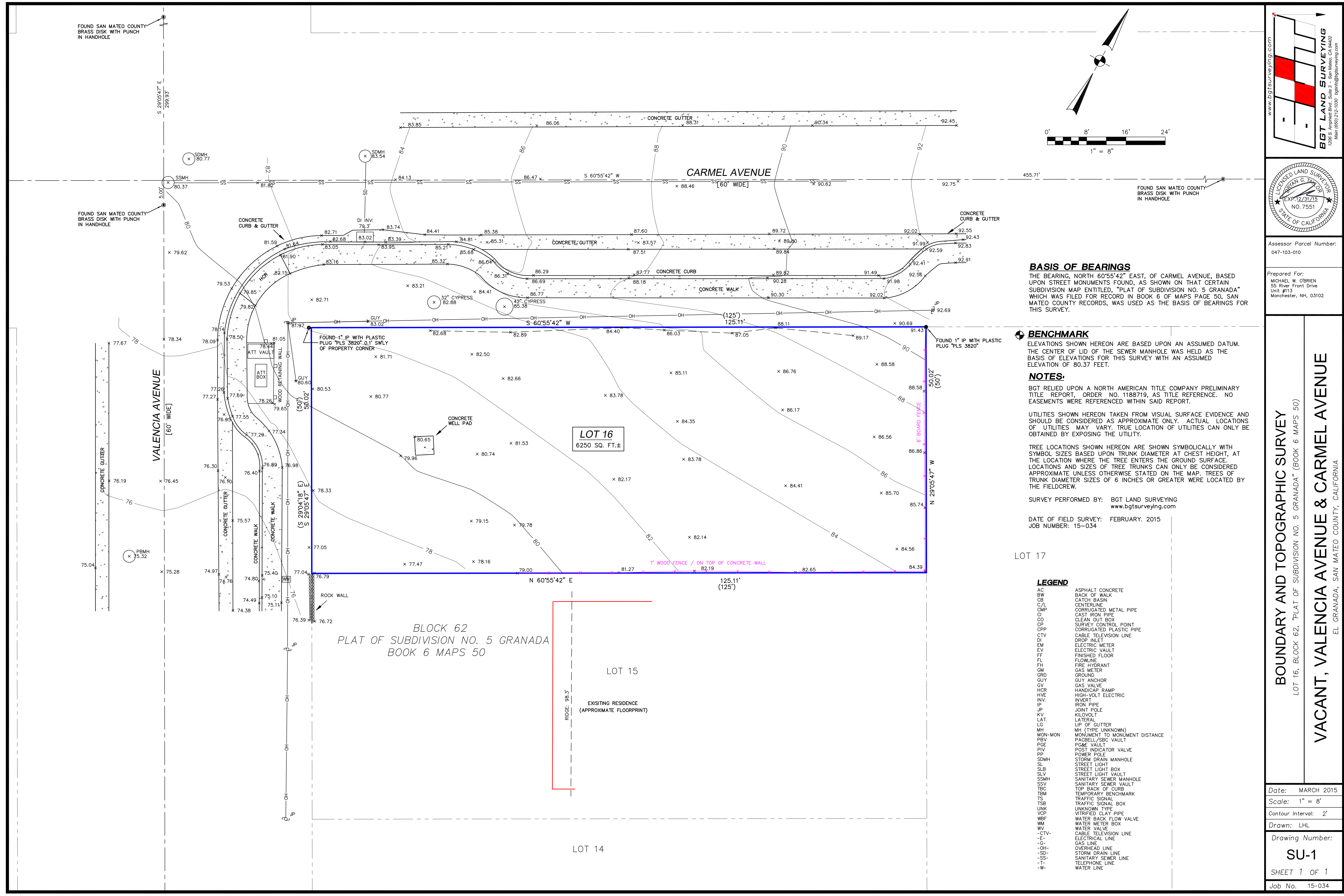
Drawing Number:

SU-1

SHEET 1 OF 1

Job No. 15-034

BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 16, BLOCK 62, "PLAT OF SUBDIVISION NO. 5 GRANADA" (BOOK 6 MAPS 50)
VACANT, VALENCIA AVENUE & CARMEL AVENUE
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

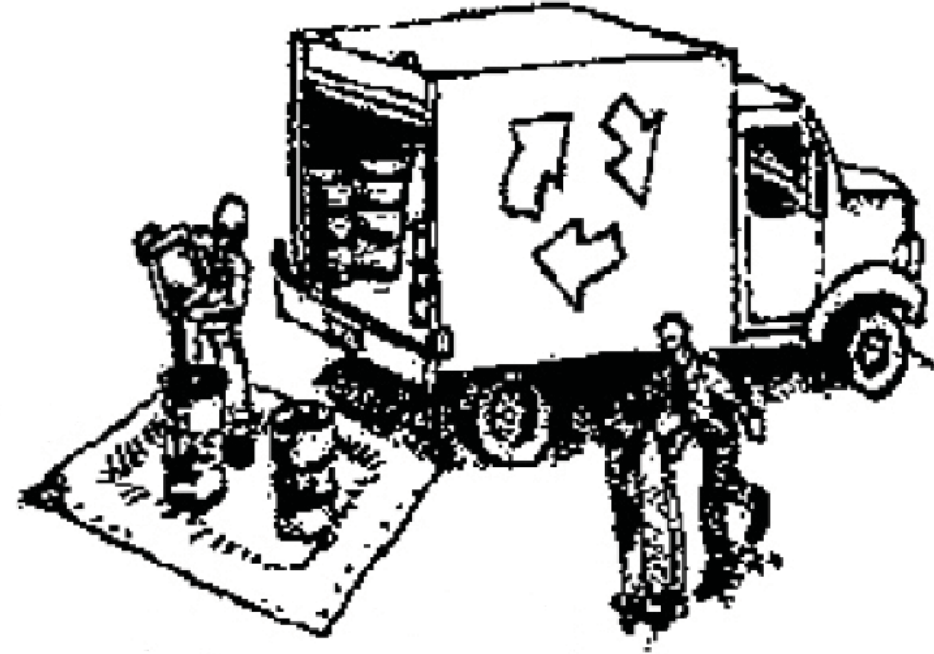




Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



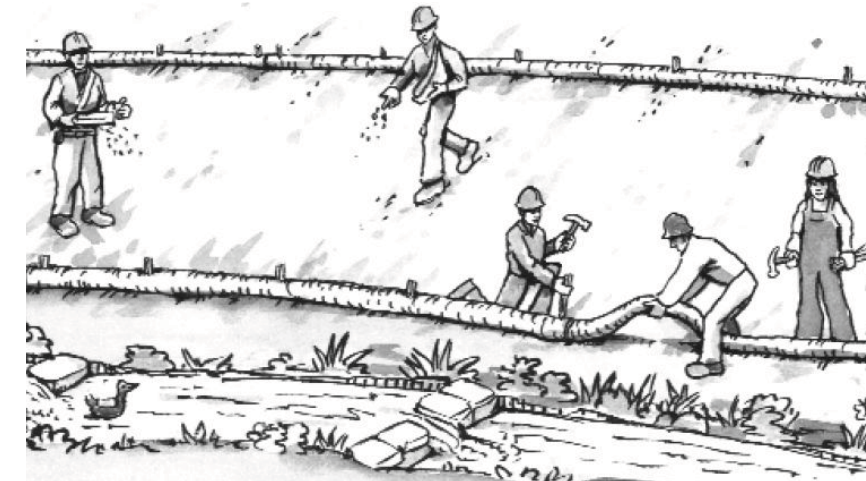
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

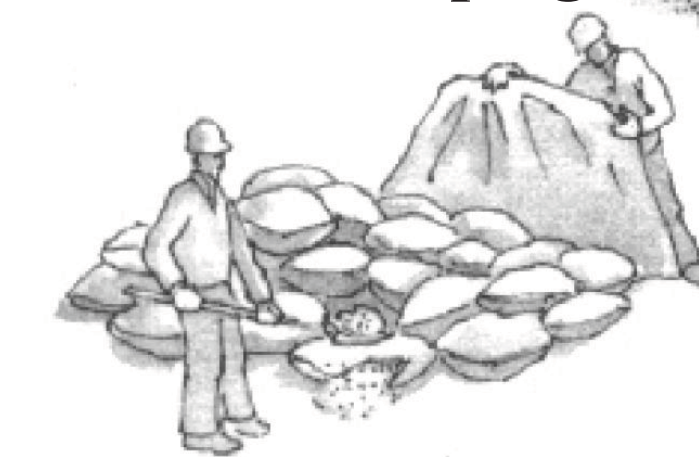
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



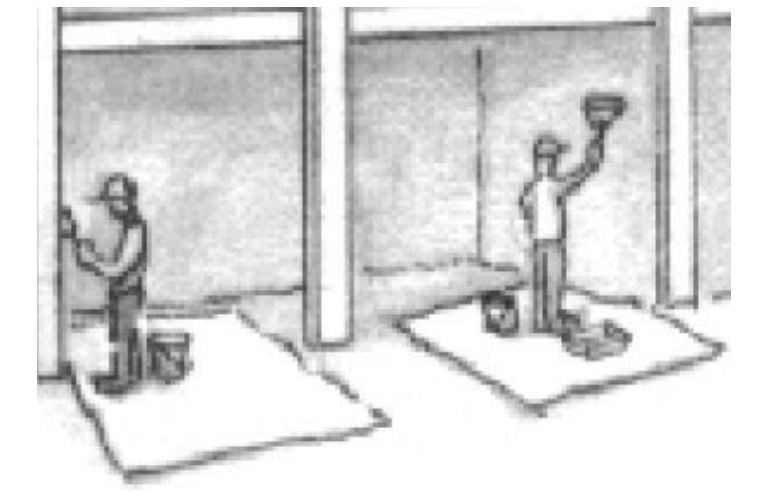
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

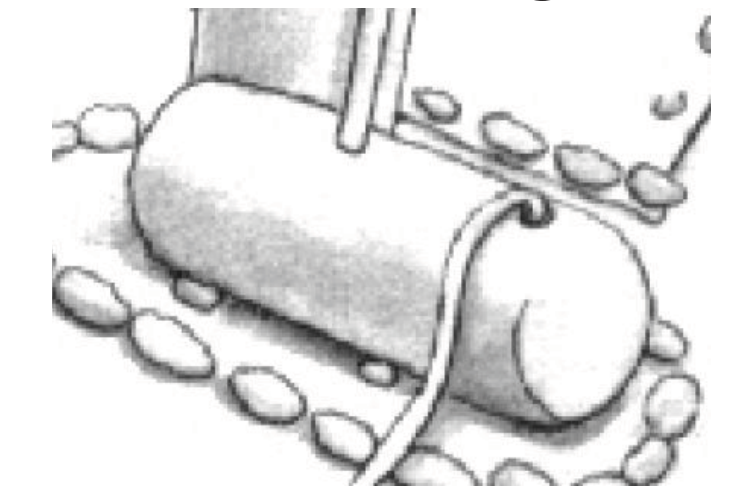
Painting & Paint Removal



Painting Cleanup and Removal

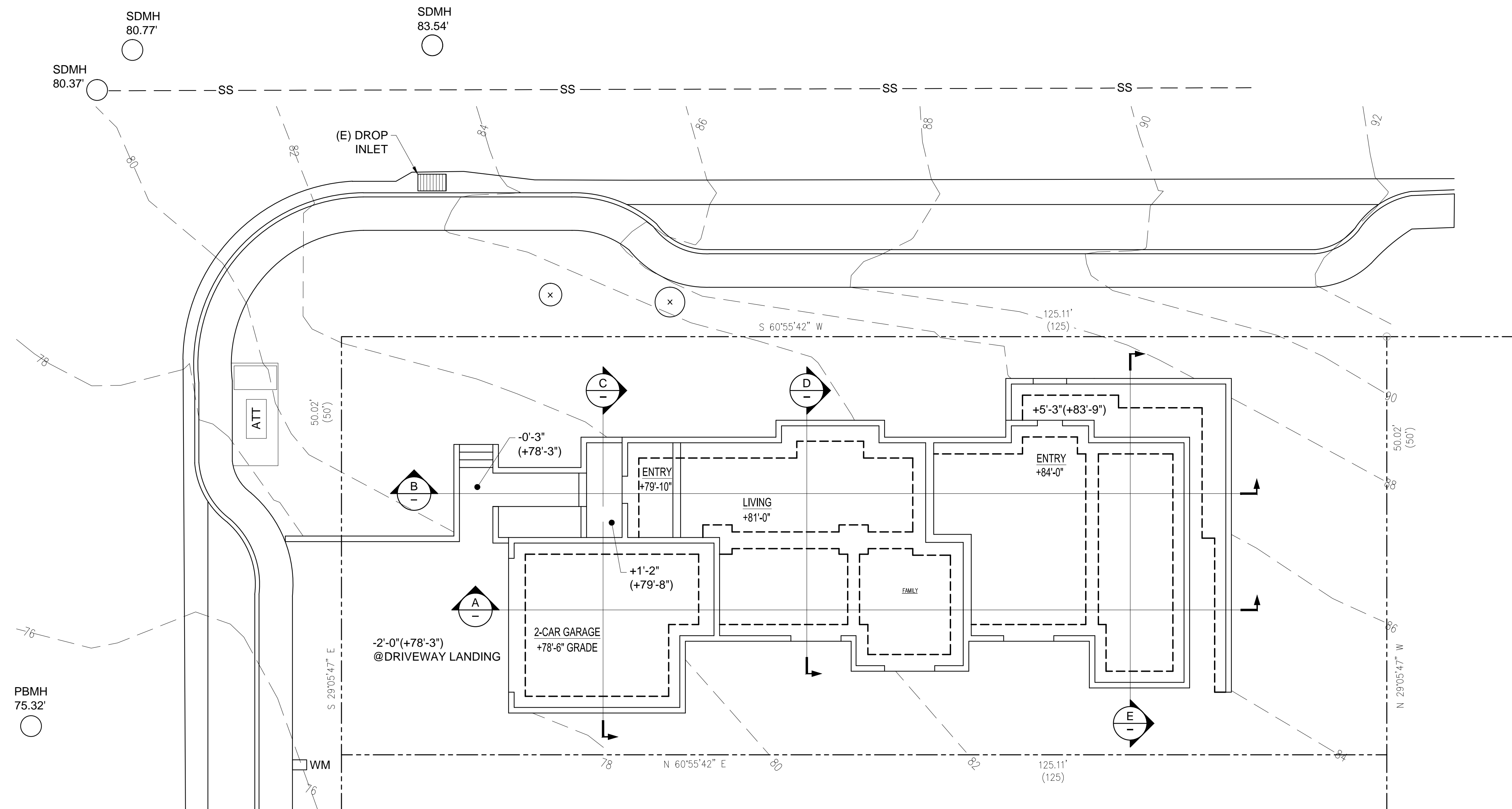
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes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

Dewatering



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

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



GRADING PLAN
1/8" = 1'-0"

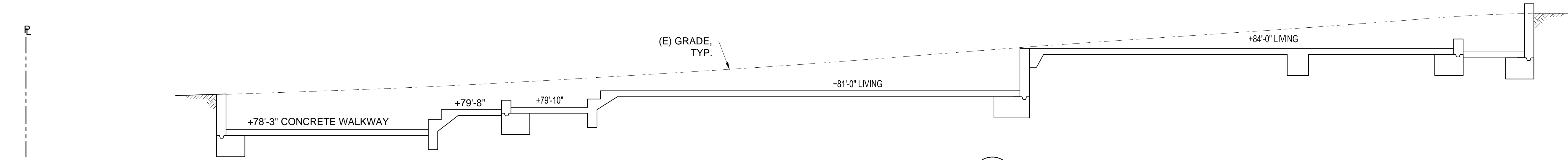


TOTAL EXCAVATION = 246 cy
 TOTAL FILL = 35cy
 NET OFF HAUL = 211 cy

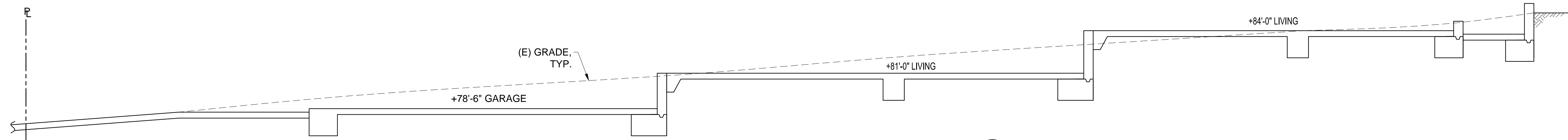
NOTE:
 CONTACT UNDERGROUND SERVICES ALERT (USA) AT LEAST 48 HOURS PRIOR TO AN EXCAVATION.



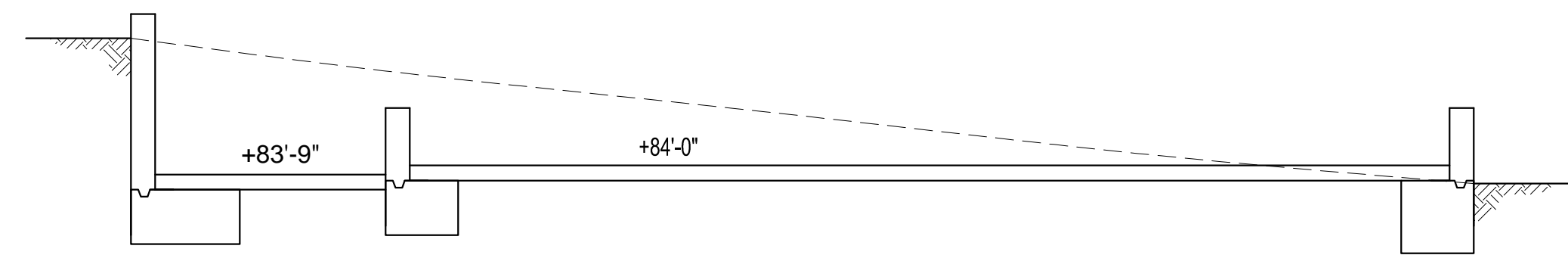
DESIGNED K.O.C.	DATE 2/7/18	KEVIN O'CONNOR, INC. 3401 LAWTON STREET San Francisco CA 94122 TEL: 415-286-3442 FAX: 415-665-5252 WWW.KOCENGINEERING.COM
DRAWN K.P.	DATE 2/7/18	
CHECKED K.O.C.	DATE 2/7/18	TITLE NEW 2-UNIT BUILDING 538 VALENCIA AVE EL GRANADA, CA 94019
PROJECT NO. 2017-	DRAWING NO. C1	REV.



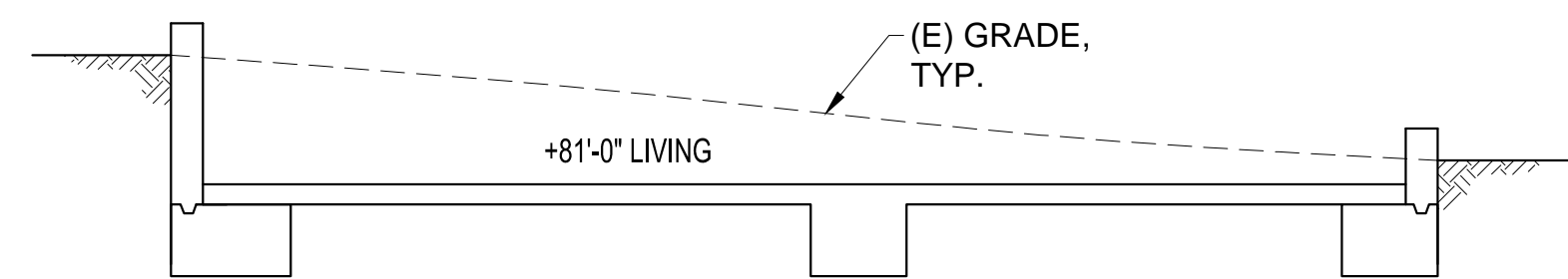
SECTION B
1/4"=1'-0"



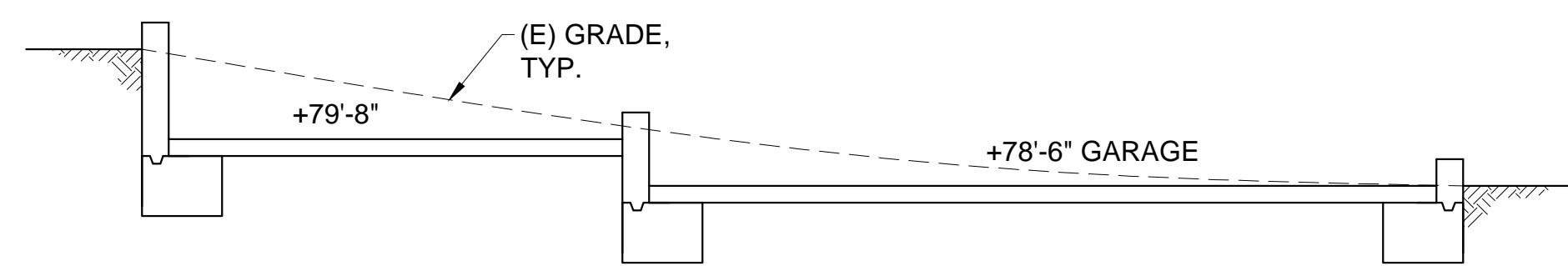
SECTION A
1/4"=1'-0"



SECTION E
1/4"=1'-0"



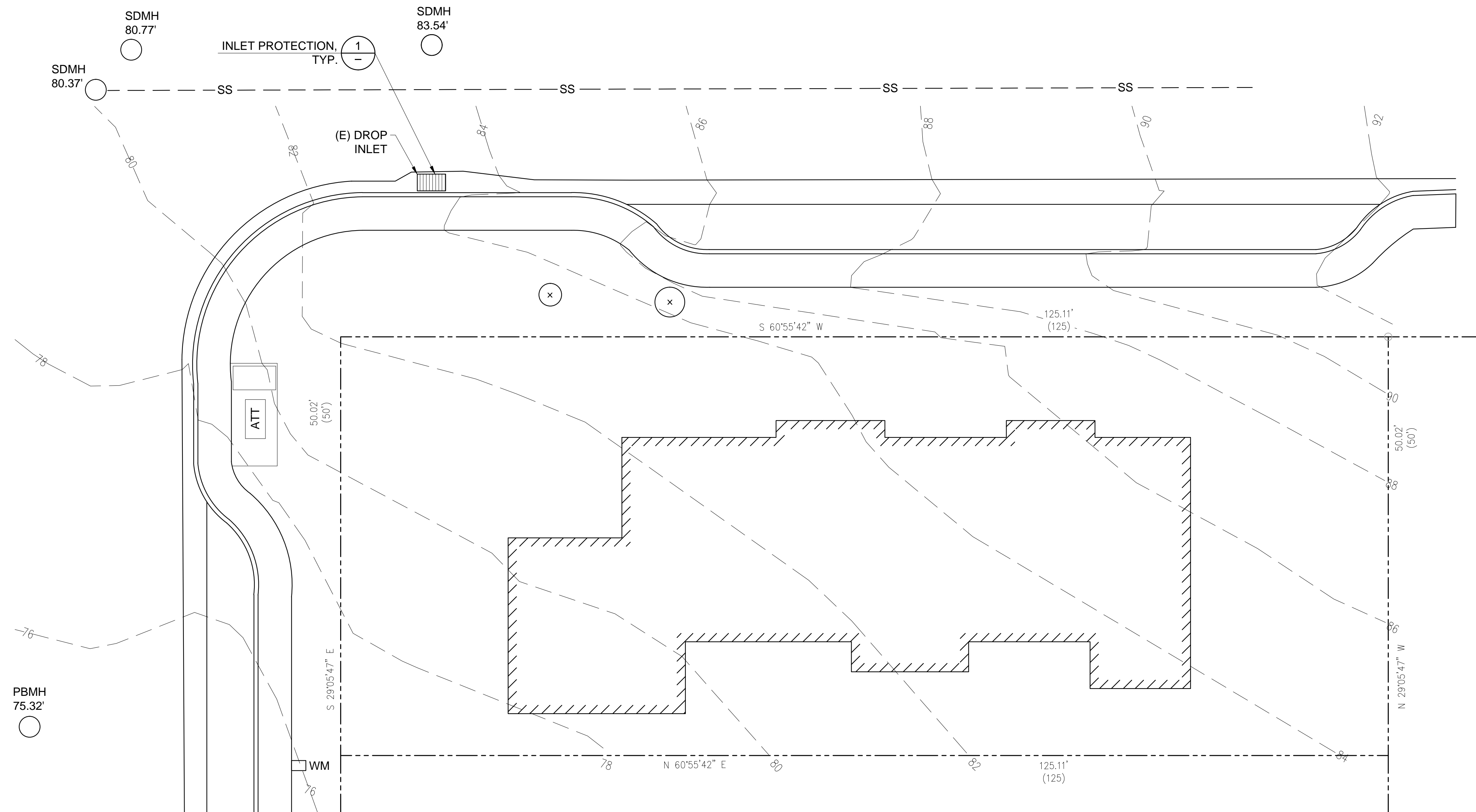
SECTION D
1/4"=1'-0"



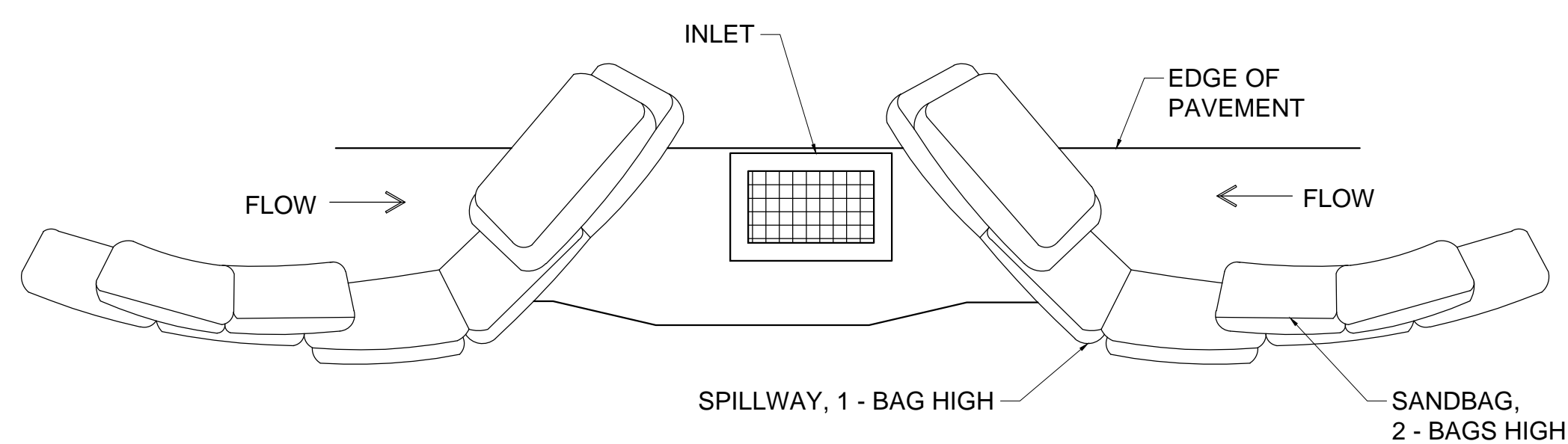
SECTION C
1/4"=1'-0"



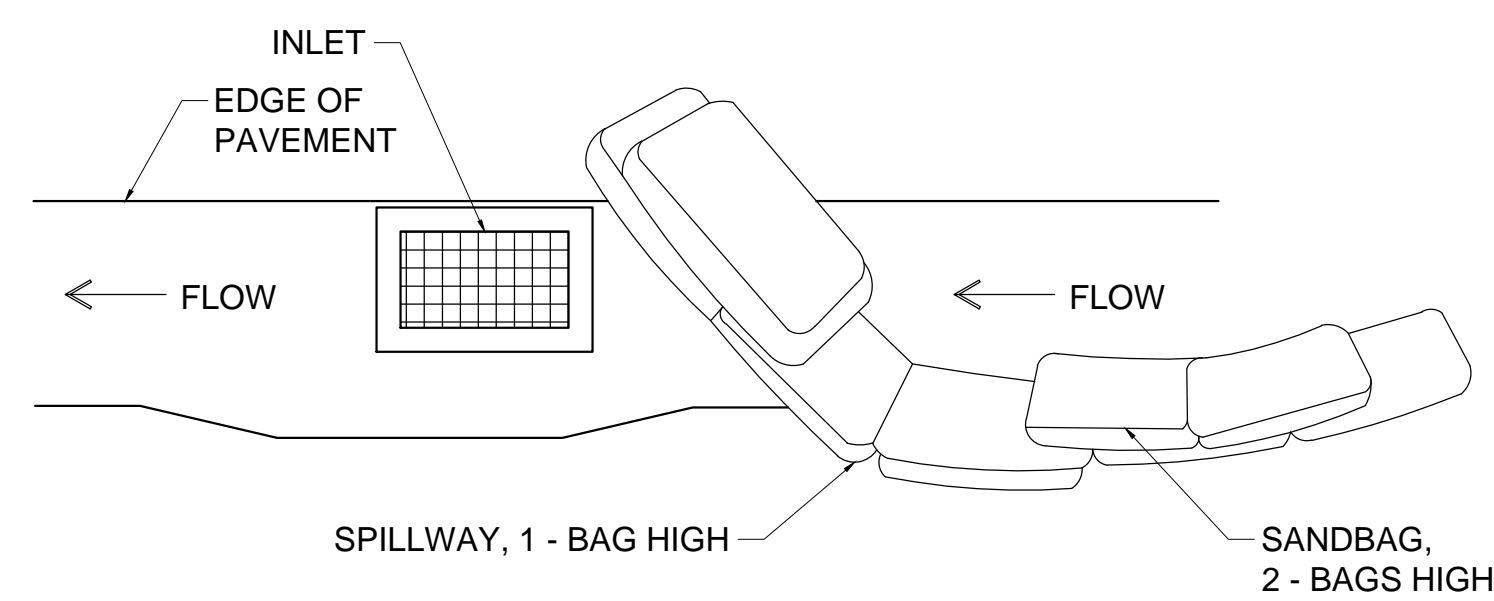
DESIGNED K.O.C.	DATE 2/7/18	KEVIN O'CONNOR, INC. 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-286-3442
DRAWN K.P.	DATE 2/7/18		FAX: 415-665-5252
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PROJECT NO. 2017-	DRAWING NO. C2	REV.	



EROSION CONTROL PLAN
1/8"=1'-0"



TYPICAL PROTECTION FOR
INLET ON SUMP NTS **1**



TYPICAL PROTECTION FOR
INLET ON GRADE NTS **1A**

NOTES:

1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENACNE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

EROSION CONTROL NOTES

1. STABILIZE ALL DENUDED AREAS WITH EROSION CONTROL BLANKETING, INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMP's
9. FOR CONSTRUCTION DURING DRY SEASON ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.
10. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
11. SEDIMENT SHALL NOT BE TRACKED OFFSITE AND CITY STREET SHALL BE SWEEPED AT PUBLIC WORKS INSPECTOR'S DISCRETION TO THE SATISFACTION OF THE CITY ENGINEER.
12. STRAW WATTLE TO BE USED FOR STABILIZATION OF SOIL SURFACES ONLY.
13. JUTE NETTING NOT TO BE USED FOR STABILIZATION OF SOIL SURFACES.
14. CONCRETE WASHOUT TO BE LEGALLY DISPOSED OFF-STE.
15. DEMOLITION: 60% OF WASTE TONNAGE INCLUDING CONCRETE AND ASPHALT, AND 25% OF WASTE TONNAGE EXCLUDING CONCRETE AND ASPHALT.
16. CONSTRUCTION: 55% OF WASTE TONNAGE INCLUDING CONCRETE AND ASPHALT, AND 20% OF WASTE TONNAGE EXCLUDING CONCRETE AND ASPHALT.
17. DEMOLITION DIVERSIONS AND CONSTRUCTION DIVERSIONS SHALL BE CALCULATED SEPARATELY.



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PROJECT NO. 2017-	DRAWING NO. C3	REV.