SONG RESIDENCE ADDITION

140 WINDING WAY SAN CARLOS CA 94070

PROJECT DATA

ADDRESS	140 WINDIING WAY SAN CARLOS CA 94070	
APN	049-14-1420	
TYPE OF CONSTRUCTION	V-B	
OCCUPANCY	R-3	
ZONING	R1/S71/DR	
LOT SIZE	4,590	
LOT ARVERAGE SLOPE	15%	
FIRE SPRINKLER SYSTEM	NO	
FLOOD ZONE:	NO	
EASEMENT	YES, REAR AND WEST	
MAX. ALLOWED FLOOR AREA	2,000	SF
PROPOSED FLOOR AREA	1,989.9	SF
MAX. ALLOWED COVERAGE RATIO	43.51%	
PROPOSED FLOOR AREA		
MAX. ALLOWED BUILDING HEIGHT	30'	
MAX. ALLOWED BUILDING HEIGHT	28' 5 1/2"	
SETBACK		
FRONT	20 FT	
REAR	15 FT	
WEST	5 FT	
EAST	5 FT	

PROJECT SUMMARY

	EXISTING	PROPOSED
TOTAL FLOOR AREA	880	1,990
LEVEL 1	0	553 SF
LEVEL 2	880	1437 SF
FAR	19.2%	43.4%
LOT COVERAGE	1,890	1,997
LOT COVERAGE %	41.2%	43.5%
BUILDING HEIGHT	14'10 7/8"	28' 5 1/2"
STORIES	1	2
PARKING SPACE	1	1
GARAGE SIZE	230	230
PORCH SIZE	0	0
NUMBER OF BEDROOMS	2	5
NUMBER OF BATHROOMS	2	4

DRAWING INDEX

VICINITY MAP

SUBJECT PROJECT

PROJECT SCOPE

THIS PROJECT IS TO:
1. ADD (N) LIVING SPACE OF 1,110 SF
2. ALTERNATE PARTIAL OF A (E) SINGLE FAMILY HOUSE

APPLICABLE CODES

2019 CRC, CEBC, CES, CPC, CMC, CFC, CALGREEN, CALIFORNIA ENERGY EFFICIENCY STANDARDS
SAN MATEO COUNTY 2020 ZONING REGULATIONS

ABBREVIATIONS

A/C	AIR CONDITIONING	FIN	FINISH	PERP	PERPENDICULAR
ADJ	ADJACENT	FLR	FLOOR(ING)	PL	PROPERTY LINE OR PLATE
AFF	ABOVE FINISHED FLOOR	FOF	FACE OF FINISH	PLYWD	PLYWOOD
AL	ALUMINUM	FOS	FACE OF STUDS		
ANOD	ANODIZED	FR	FIRE RATED	RRC	REINFORCED CONCRETE
APPROX	APPROXIMATE(LY)	FT	FOOT / FEET	RD	ROOF DRAIN
ARCH	ARCHITECT(URAL)	FTG	FOOTING	REF	REFERENCE
				RM	ROOM
BD	BOARD	GA	GAUGE	RO	ROUGH OPENING
BLDG	BUILDING	GALV	GALVANIZED		
BLK	BLOCK	GL	GLASS	S	SOUTH
BOT	BOTTOM	GR	GRADE	SD	STORM DRAIN
BTU	BRITISH THERMAL UNIT	GYP	GYPSUM	SF	SQUARE FOOT
				SHT	SHEET (ING)
CEM	CEMENT	HB	HOSE BIB	SHTHG	SHEATHING
CER	CERAMIC	HDWR	HARDWARE	SIM	SIMILAR
CJ	CONTROL JOINT	HORIZ	HORIZONTAL	SPEC(S)	SPECIFICATION(S)
CLG	CEILING	HW	HOT WATER	SSL	STAINLESS STEEL
CLR	CLEAR	HT	HEIGHT	STD	STANDARD
CONC	CONCRETE	HP	HORSEPOWER	STL	STEEL
CONT	CONTINUOUS				
CTR	CENTER	INSUL	INSULATION	T	THERMOSTAT
		INT	INTERIOR	TEMP	TEMPERED
DBL	DOUBLE			TOS	TOP OF SLAB
DEMO	DEMOLITION	MAX	MAXIMUM	TYP	TYPICAL
DIA	DIAMETER	MECH	MECHANICAL		
DIM	DIMENSION	MFR	MANUFACTURER	UON	UNLESS OTHERWISE NOTED
DN	DOWN	MIN	MINIMUM		
DR	DOOR	MISC	MISCELLANEOUS	VERT	VERTICAL
DWG	DRAWING	MTD	MOUNTED	VIF	VERIFY IN FIELD
DS	DOWN SPOUT				
E	EAST	N	NORTH	W/	WITH
(E)	EXISTING	(N)	NEW	W/O	WITHOUT
ELEC	ELECTRICAL	N/A	NOT APPLICABLE	WC	WATER CLOSET
EQ	EQUAL	NTS	NOT TO SCALE	WD	WOOD
EXT	EXTERIOR			WH	WATER HEATER
		OC	ON CENTER	W.O.	WHERE OCCURS
FD	FLOOR DRAIN	OPP	OPPOSITE	WR	WATER RESISTANT
FDN	FOUNDATION			WT	WEIGHT

(E) BACK VIEW

(E) FRONT VIEW

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE.. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
3. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
4. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
5. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODE (UBC), UNIFORM MECHANICAL CODE (UMC), NATIONAL ELECTRICAL CODE (NEC), NATIONAL PLUMBING CODE (NPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
6. THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
8. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
9. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

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140 WINDING WAY
SAN CARLOS, CA 94070

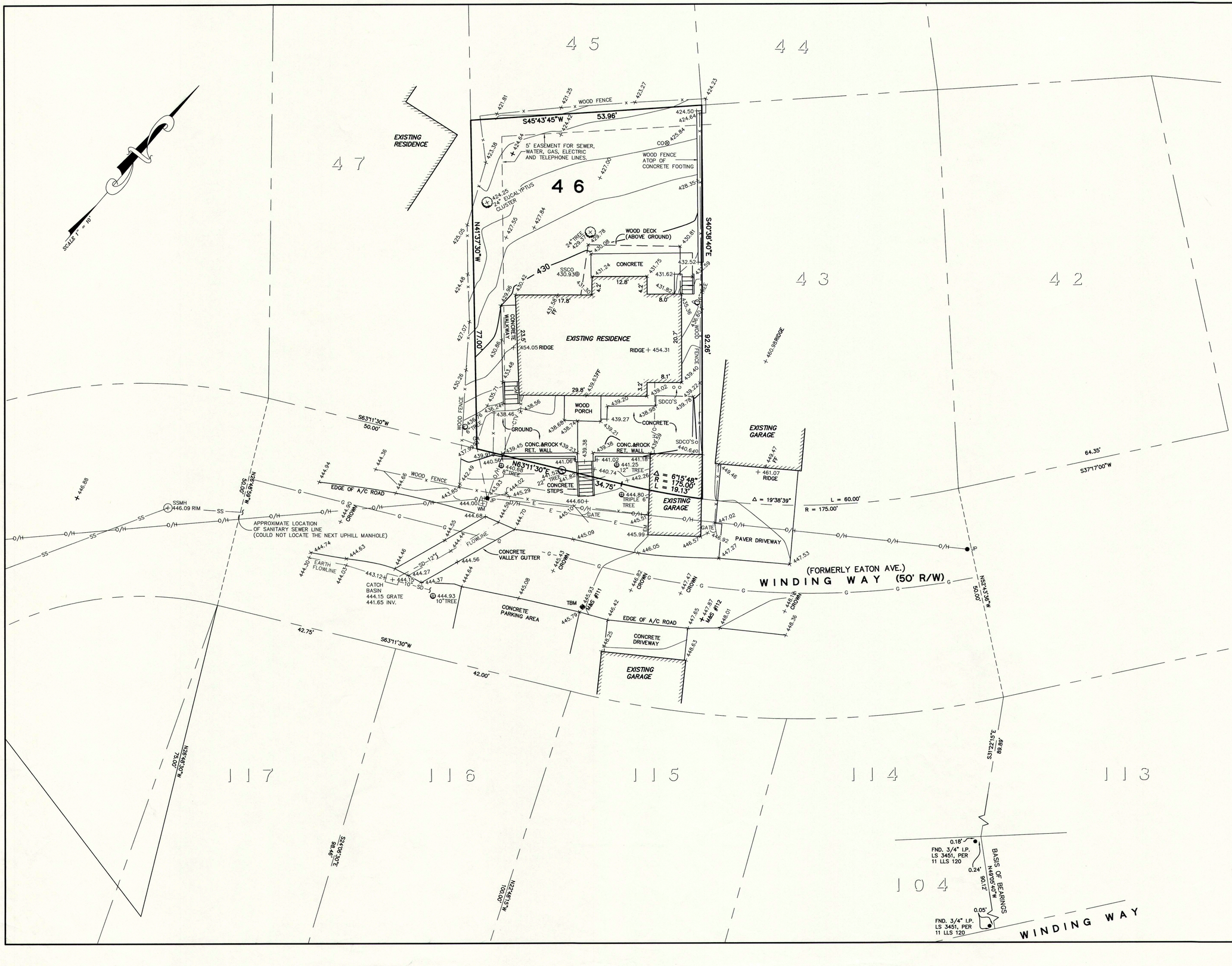
PLANNNING SUBMITTAL 03-10-2021

Rev. Date Issue

Project No: 2021-02
Date: 03-10-2020
Scale: NA

COVER PAGE

A0.1



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

TBM: NAIL AND SHINER SET AT EDGE OF ROAD POINT NUMBER 111
ELEVATION = 445.93'

BASIS OF BEARINGS:

THE BEARING N 49°05'40" W ON THE NORTHEASTERLY LINE OF LOT 104, BLOCK 15, AS SHOWN ON 13 MAPS 51, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

A/C	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
LAT.	LATERAL
LG	LIP OF GUTTER
O/H	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RET. WALL	RETAINING WALL
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
T/W	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
--CTV--	CABLE TELEVISION LINE
--E--	ELECTRICAL LINE
--G--	GAS LINE
--SS--	SANITARY SEWER LINE
--SD--	STORM DRAIN LINE
--T--	TELEPHONE LINE
--W--	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

LICENSED LAND SURVEYOR
WAYNE HAAS
No. LS 7701
Exp. 12-31-08
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 46, BLOCK 19
"DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY, AMENDED & SUPPLIMENTRY MAP OF SUBDIVISION NUMBER FOUR"
VOLUME 13 OF MAPS AT PAGES 49 – 51
ASSESSOR'S PARCEL NUMBER: 049-141-420
(140 WINDING WAY)

SAN CARLOS | SAN MATEO COUNTY | CALIFORNIA

SCALE: 1" = 10' | SEPTEMBER, 2008

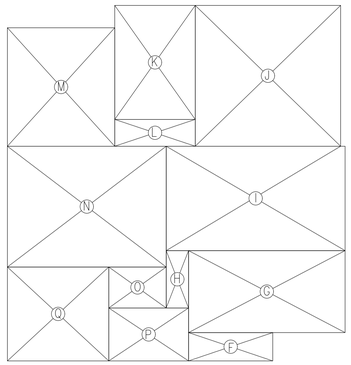
B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
901 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1590
FAX (650) 637-1059

A1.1

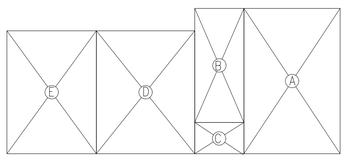
JOB: 5654-08
DWG: 5654-FIN
BY: RP

FLOOR AREA CALCULATION

LABEL	DIMENSIONS	AREA
LEVEL 1:		
A	10' 9" X 16' 3"	174.7 SF
B	5' 6" X 12' 9"	70.1 SF
C	5' 6" X 3' 6"	19.3 SF
D	11' 0" X 13' 9"	151.3 SF
E	10' 0" X 13' 9"	137.5 SF
		552.8 SF
LEVEL 2:		
F	9' 5" X 3' 2"	29.8 SF
G	17' 6" X 9' 2"	160.4 SF
H	2' 6" X 6' 5"	16.0 SF
I	20' 0" X 11' 8"	233.3 SF
J	15' 9" X 16' 3"	255.9 SF
K	9' 0" X 12' 9"	114.8 SF
L	9' X 3' 0"	27.0 SF
M	12' X 13' 3"	159.0 SF
N	17' 9" X 13' 6"	239.6 SF
O	6' 5" X 4' 7"	29.4 SF
P	8' 11" X 5' 11"	52.8 SF
Q	11' 4" X 10' 6"	119.0 SF
		1,437.1 SF
TOTAL CONDITIONED AREA		1,989.9 SF
MAX. ALLOWED FLOOR AREA		2,000.0 SF
LOT SIZE		4,590.0 SF
F. A. R.		43.4%



AREA PLAN 03
Scale: N.T.S.



AREA PLAN 02
Scale: N.T.S.

COVERAGE RATIO CALCULATION

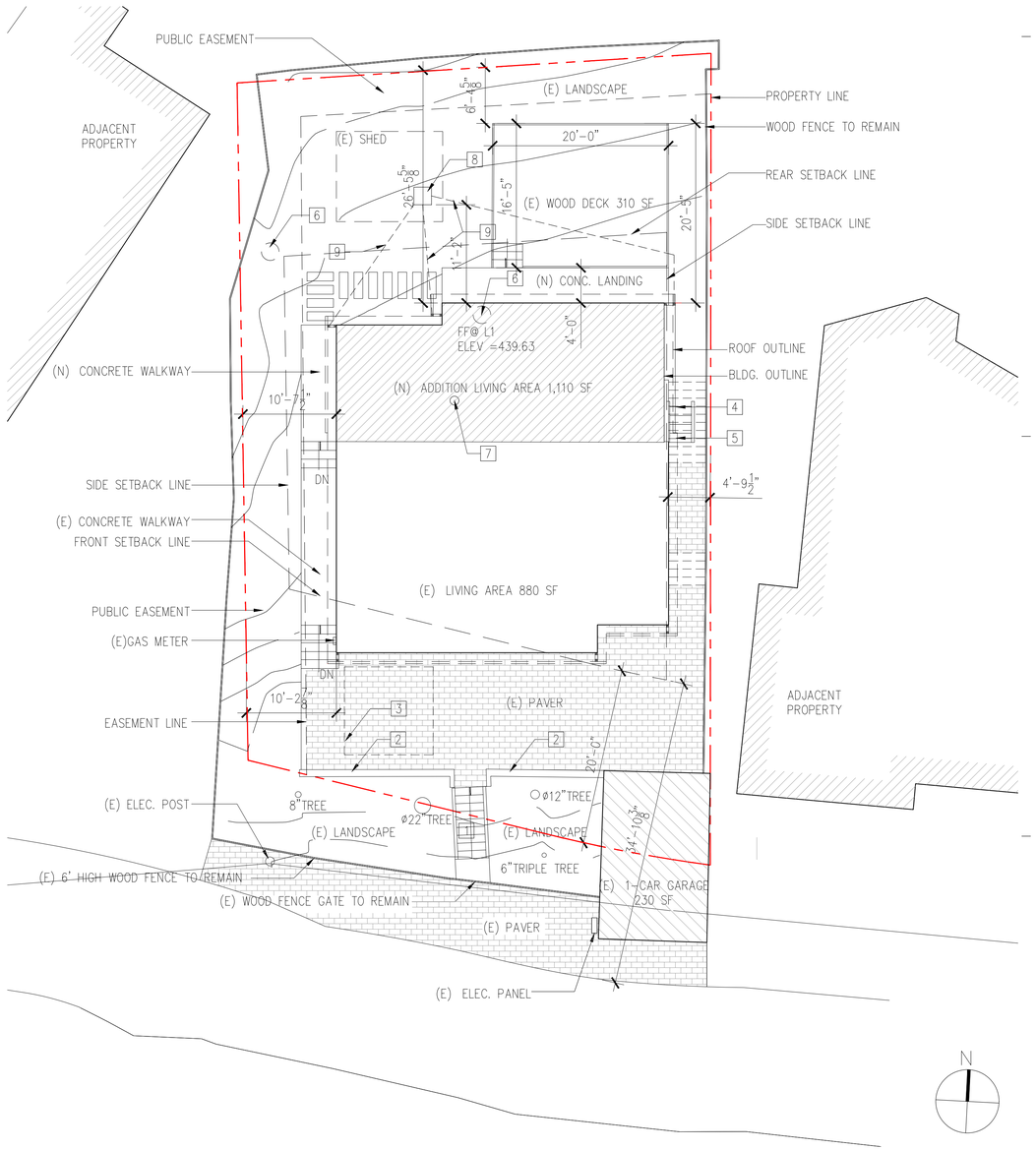
	PROPOSED		EXISTING
MAIN RESIDENCE	1,437	SF	880
GARAGE	230	SF	230
DECK	330	SF	500
SUNROOM	0	SF	160
SHED	0	SF	120
TOTAL	1,997	SF	1,890
LOT SIZE	4,590	SF	4590
COVERAGE RATIO	43.51%		41.18%

KEYNOTES

1. (E) CONC. STEPS
2. (E) CONC. ROCK RET. WALL
3. (E) TEMP. GAZEBO TO REMOVE
4. (E) WOOD STAIRS TO REMOVE
5. (E) CONC. STEPS
6. (E) TREE REMOVED BY PREVIOUS OWNER
7. (E) SEWER CLEANOUT
8. 40 GALLON DRY WELL, CONTRACTOR TO VERIFY INSTALLATION DETAILS
9. Ø4" ABS DRY WELL INLET PIPE

SITEWORK NOTES

1. DISTURBED SURFACE NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION;
2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE ADJACENT PROPERTIES;
3. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, FIBER ROLLS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE;
4. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
5. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6MIL PLASTIC SHEETS, SUITABLY ANCHORED.
6. THE SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.
7. PROTECT (E) CATCH BASIN WITH GRAVEL BAGS
8. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WIHTIN THE FIRST 10'. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACE WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.



SITE PLAN 01
Scale: 1/8" = 1'

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140 WINDING WAY
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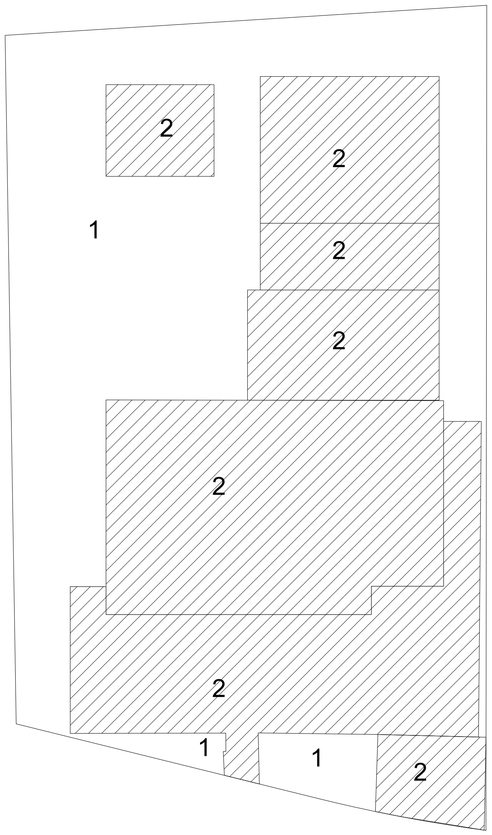
PLANNNING SUBMITTAL	03-10-2021

Rev.	Date	Issue

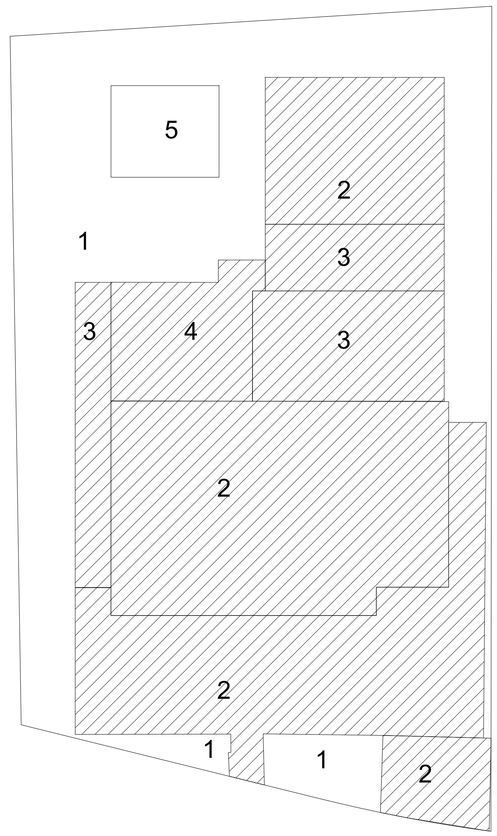
Project No: 2021-02
Date: 03-10-2020
Scale: 1/8"=1'0"

SITE PLAN & AREA PLAN

A1.2



(E)DRAINAGE CACULATION 01
Scale: 1/8" = 1'



(N)DRAINAGE CACULATION 02
Scale: 1/8" = 1'

IMPREVIOUS AREA SUMMARY

EXISTING CONDITION (PRE-PROJECT)

A	TOTAL AREA OF PARCEL		A	4,590
B	EXISTING PREVIOUS AREA		B	1,972
C	EXISTING INPREVIOUS AREA		C	2,618
D	EXISTING % INPREVIOUS	C / A X 100	D	57.04%

PROPOSED CHANGES

E	EXISTING IMPREVIOUS AREA TO BE RETAINED		E	2,494
F	EXISTING IMPREVIOUS AREA TO BE REPLCAED W/ NEW IMPREVIOUS AREA		F	413
G	EXISTING PREVIOUS AREA TO BE REPLCAED W/ NEW IMPREVIOUS AREA		G	361
H	NEW IMPREVIOUS AREA (CREATED AND/OR REPLACED)	= F + G	H	774
I	EXISTING IMPREVIOUS AREA TO BE REPLACED W/ NEW PREVIOUS AREA		I	124
J	NET CHANGE IN IMPREVIOUS AREA	= G - I	J	237

PROPOSED CONDITIONS (POST-PROJECT)

K	PROPOSED PREVIOUS AREA	= B - J	K	1,735
L	PROPOSED IMPREVIOUS AREA	= C + J	L	2,855
M	PROPOSED % IMPREVIOUS AREA	= L / A X 100	M	62.20%

1	1,972 SQFT (E) PREVIOUS AREA (E.G. LANDSCAPING, PREVIOUS PAVERS, GREEN ROOFS)
2	2,618 SQFT (E) IMPREVIOUS AREA (E.G. ROOFS, SIDEWALKS, PATIOS, PATHS, DRIVEWAYS,DECKS)
3	413 SQFT (E) IMPREVIOUS REPLACED BY (N) IMPREVIOUS
4	361 SQFT (E) PREVIOUS REPLACED BY (N) IMPREVIOUS
5	124 SQFT (E) IMPREVIOUS REPLACED BY (N) PREVIOUS

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140 WINDING WAY
SAN CARLOS, CA 94070

DR SUBMITTAL	03-10-2021

Rev.	Date	Issue

Project No:	2021-02
Date:	03-10-2020
Scale:	1/8"=1'0"

DRAINAGE CACULATION

A1.3

GRAPHIC LEGEND

(E) WALL TO REMAIN

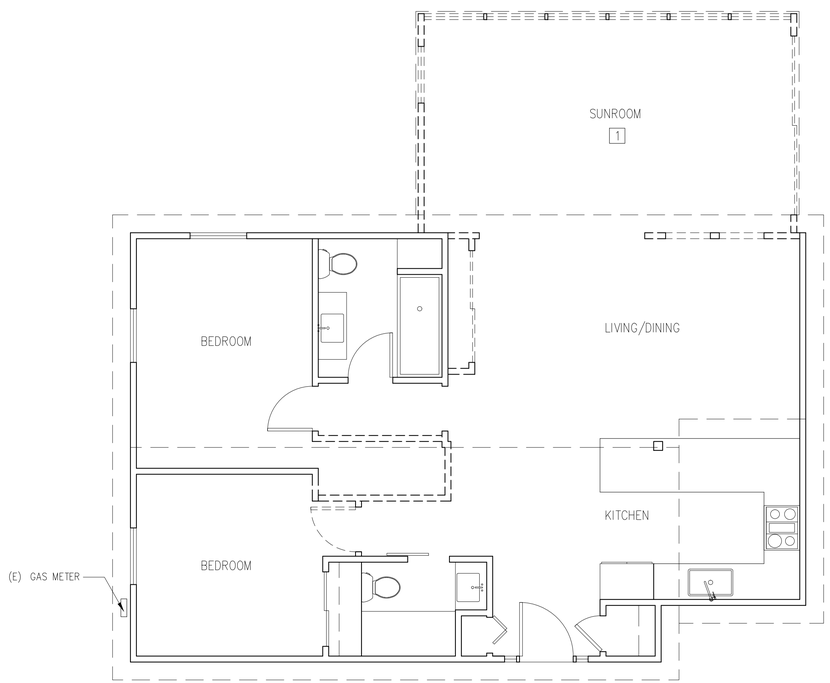
(E) WALL TO BE REMOVED

(E) WINDOW TO REMAIN

(E) WINDOW TO BE REMOVED

(E) DOOR TO REMAIN

(E) DOOR TO BE REMOVED



N

DEMOLOTION PLAN 01
Scale: 1/4"=1'-0"

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140 WINDING WAY
SAN CARLOS, CA 94070

PLANNNING SUBMITTAL 03-10-2021

Rev.	Date	Issue

Project No: 2021-02
Date: 03-10-2020
Scale: 1/4"=1'0"

DEMOLITION PLAN

A2.1

GRAPHIC LEGEND

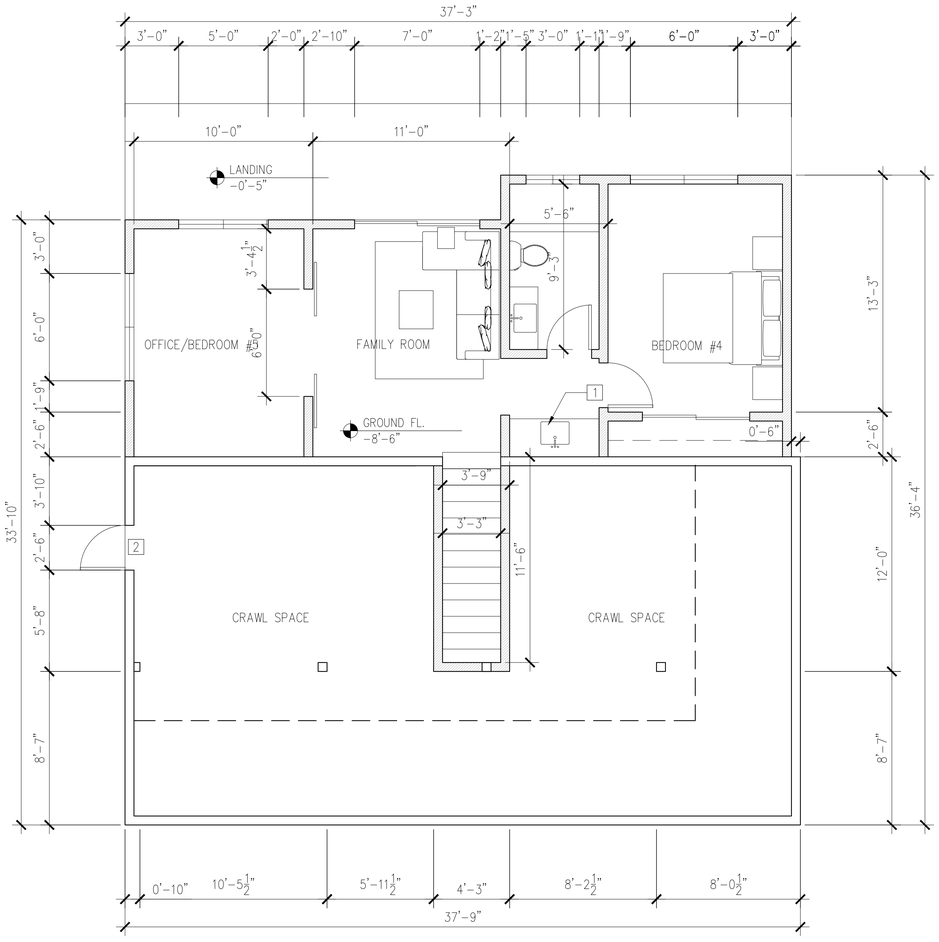
(E) WALL

(N) WALL PER GENERAL NOTES

(N) WINDOW PER GENERAL NOTES

KEYNOTES

1 WET BAR



N

PROPOSED L1 PLAN 01
Scale: 1/4"=1'-0"

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Date: 03-10-2020
Scale: 1/4"=1'0"

PROPOSED PLAN

A2.2

GRAPHIC LEGEND

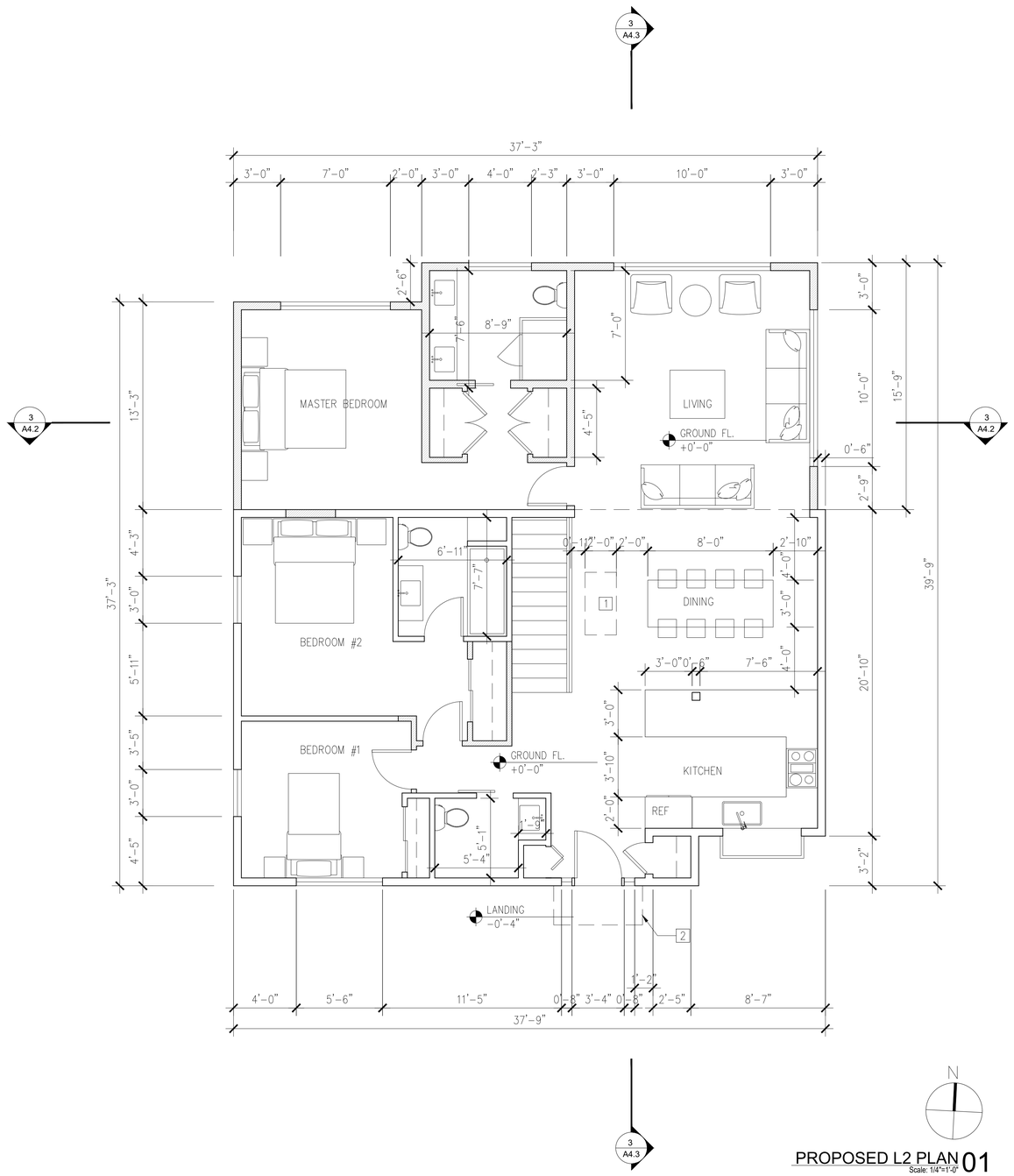
(E) WALL

(N) WALL PER GENERAL NOTES

(N) WINDOW PER GENERAL NOTES

KEYNOTES

1 2'x4' SKYLIGHT, VELUX FIXED SKYLIGHT OR EQUAL
2 AWNING



PROPOSED L2 PLAN 01
Scale: 1/4"=1'-0"

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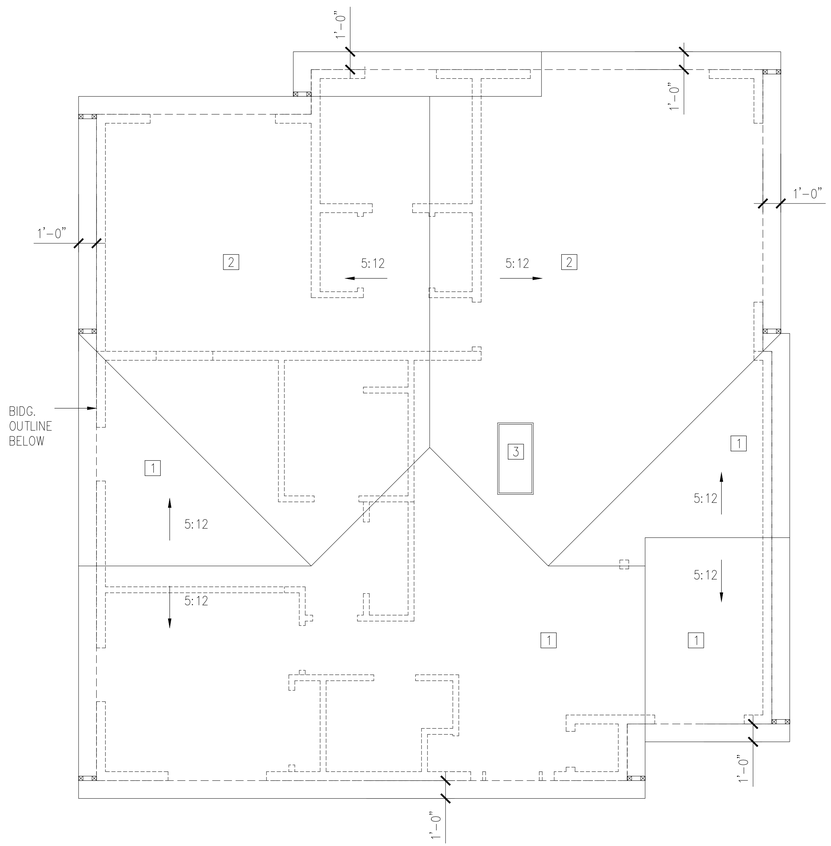
Date: 03-10-2020
Scale: 1/4"=1'0"

PROPOSED PLAN

A2.3

KEYNOTES

1 (E) ROOF TO REMAIN
2 (N) ROOF TO MATCH EXISTING
3 (N) SKYLIGHT



N

PROPOSED ROOF PLAN 01
Scale: 1/4"=1'-0"

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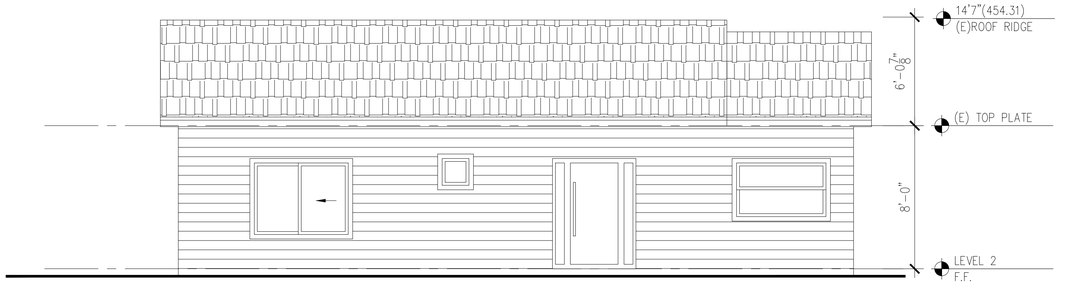
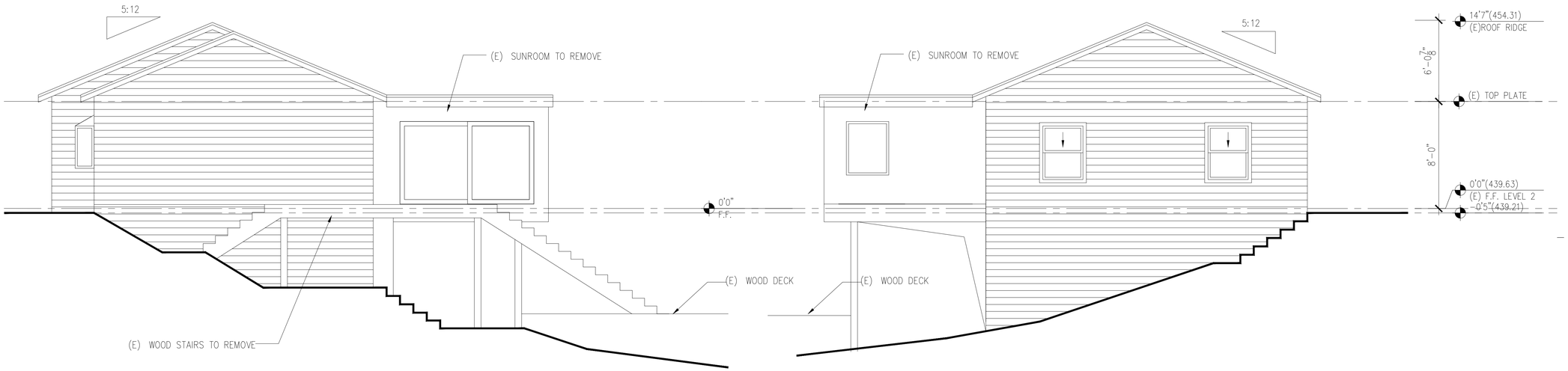
Scale: 1/4"=1'0"

PROPOSED ROOF PLAN

A2.4

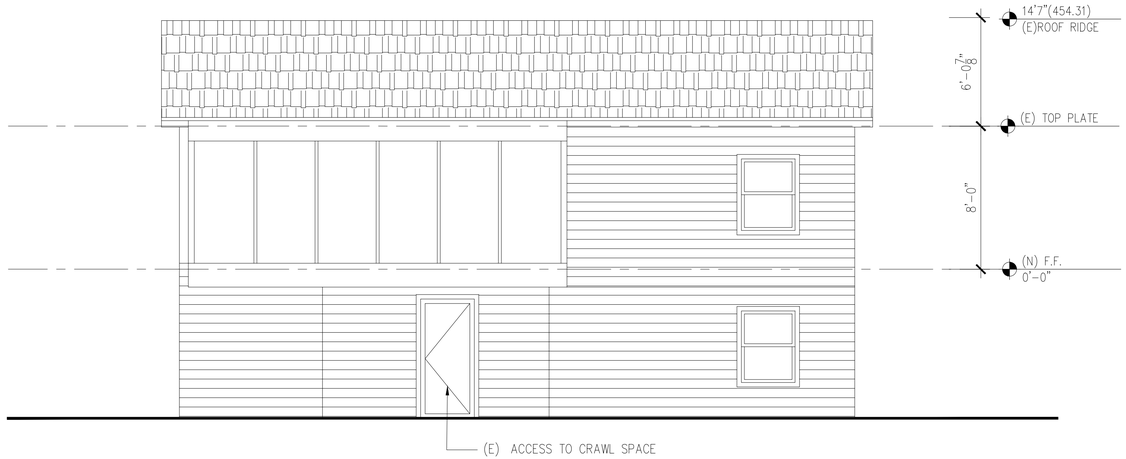


EXISITNG ELEVATION - SOUTH 04
Scale: 1/4"=1'-0"



EXISITNG ELEVATION - EAST 03
Scale: 1/4"=1'-0"

EXISITNG ELEVATION - WEST 02
Scale: 1/4"=1'-0"



EXISITNG ELEVATION - NORTH 01
Scale: 1/4"=1'-0"

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SONG
RESIDENCE

140 WINDING WAY
SAN CARLOS, CA 94070

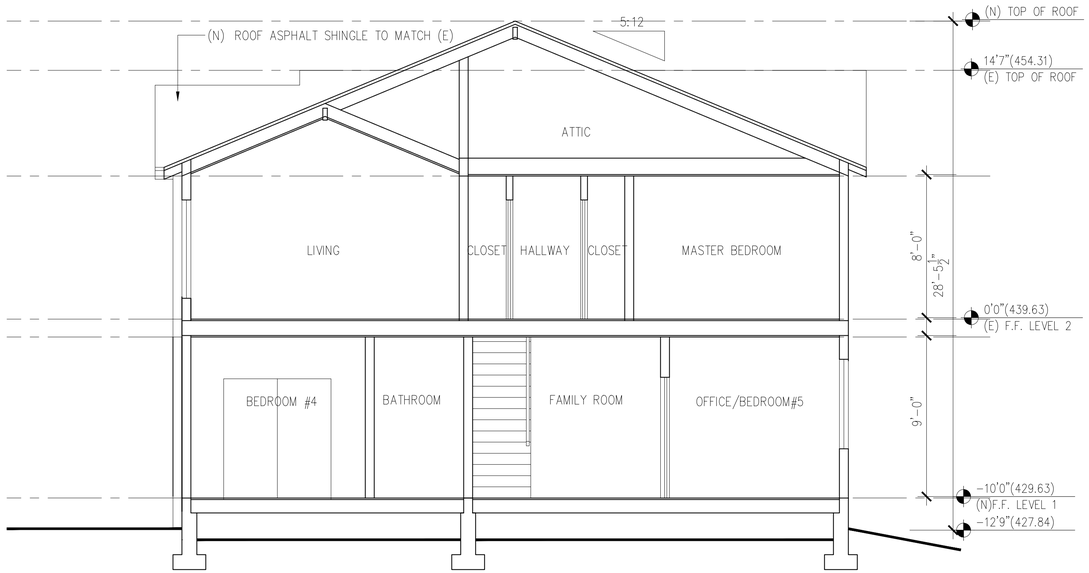
PLANNNING SUBMITTAL 03-10-2021

Rev.	Date	Issue

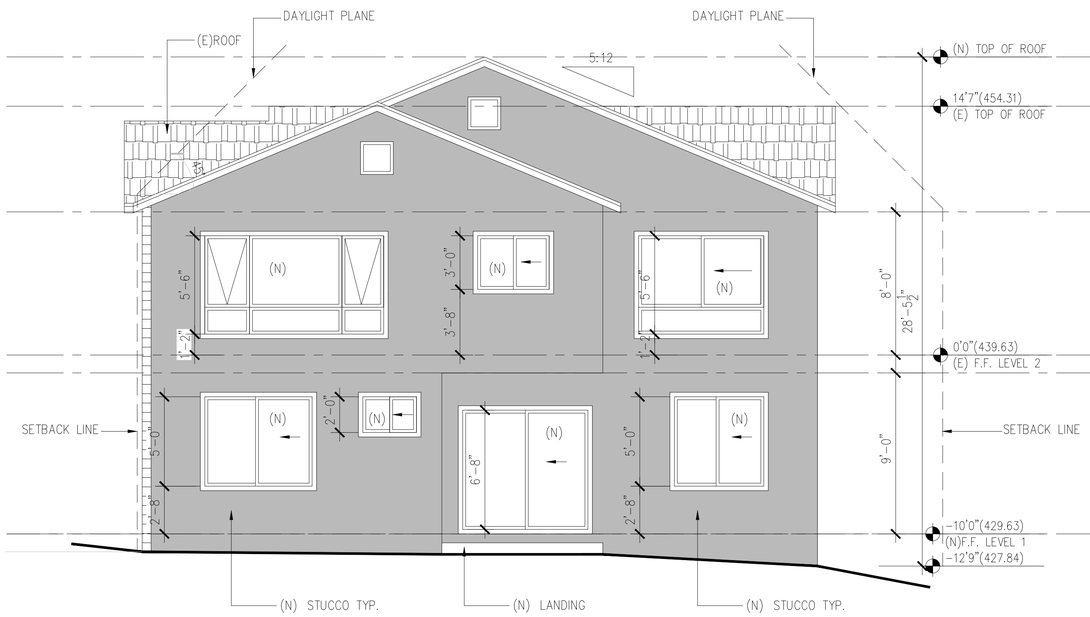
Project No: 2021-02
Date: 03-10-2020
Scale: 1/4"=1'0"

EXISTING ELEVATION

A4.1



PROPOSED SECTION 1 03
Scale: 1/4"=1'-0"



PROPOSED ELEVATION - NORTH 02
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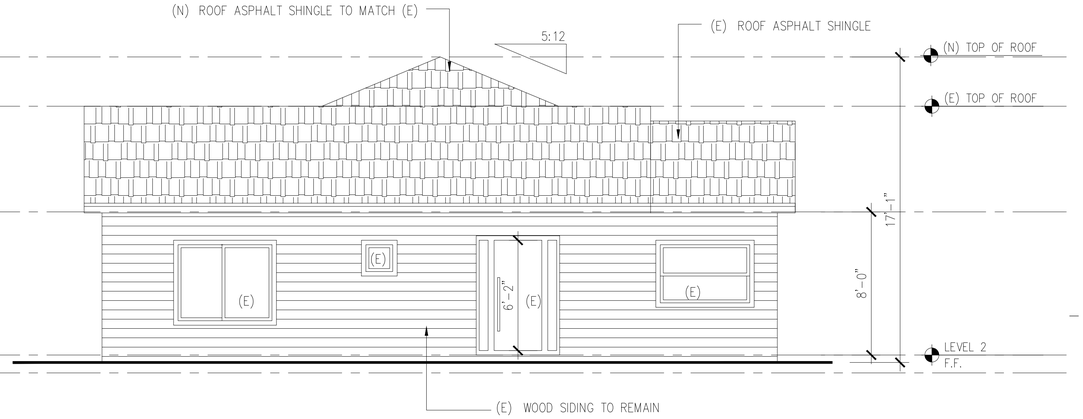


PROPOSED ELEVATION - SOUTH 01
Scale: 1/4"=1'-0"

Qing Ye

cel. 650 . 797 . 3999

quinn.ye.sf @ gmail.com

SONG
RESIDENCE

140 WINDING WAY
SAN CARLOS, CA 94070

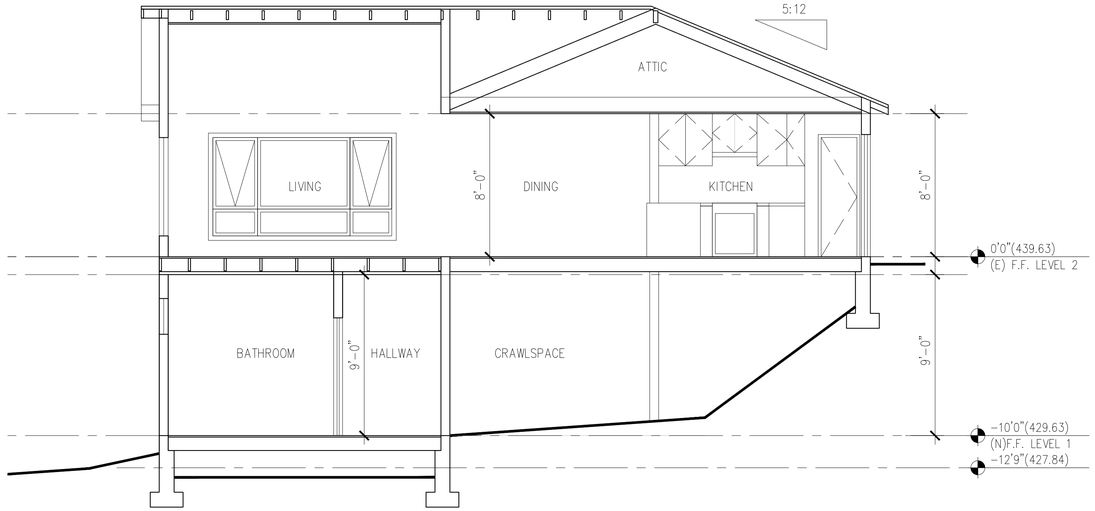
PLANNNING SUBMITTAL 03-10-2021

Rev.	Date	Issue

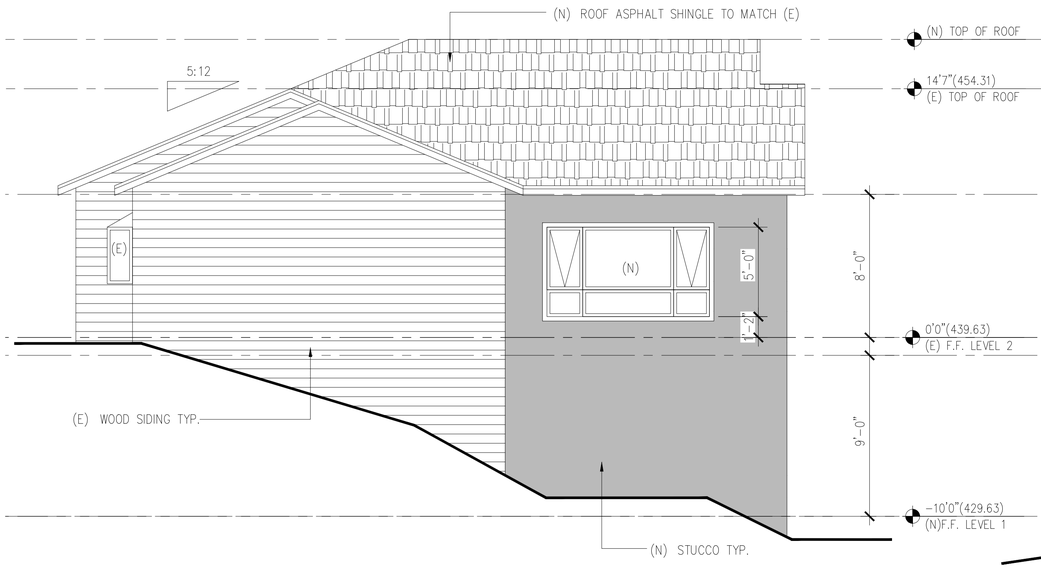
Project No: 2021-02
Date: 03-10-2020
Scale: 1/4"=1'0"

PROPOSED ELEVATION
AND SECTION

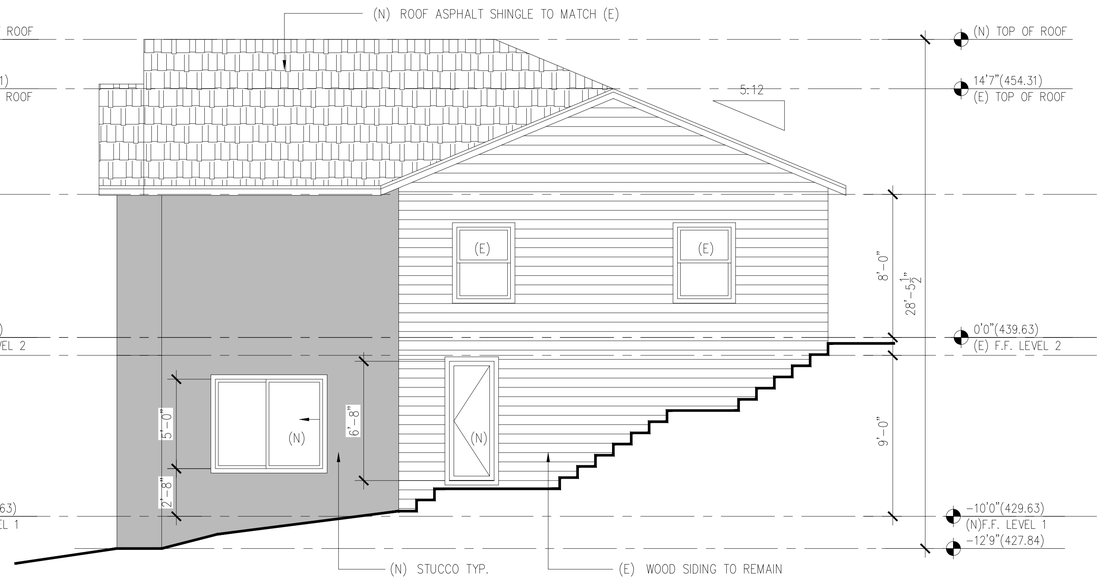
A4.2



PROPOSED SECTION 2 03
Scale: 1/4"=1'-0"



PROPOSED ELEVATION - EAST 02
Scale: 1/4"=1'-0"



PROPOSED ELEVATION - WEST 01
Scale: 1/4"=1'-0"

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SONG
RESIDENCE

140 WINDING WAY
SAN CARLOS, CA 94070

PLANNNING SUBMITTAL 03-10-2021

Rev.	Date	Issue

Project No: 2021-02
Date: 03-10-2020
Scale: 1/4"=1'0"

PROPOSED ELEVATION
AND SECTION

A4.3

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENTS OF COUNTY OF SAN MATEO.
2. CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE COUNTY ENGINEERING DEPARTMENT AND PAY APPROPRIATE FEE PRIOR TO COMMENCEMENT OF WORK. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER A SINGLE STREET OPENING PERMIT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642-2444.
4. EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.
6. PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.
7. ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.
8. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
9. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
10. GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
11. CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION, THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
12. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE COUNTY.
13. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY
14. THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

GRADING NOTES

1. CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
2. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
3. THE SITE SHALL BE CLEARED OF ALL EXISTING STRUCTURES, CONCRETE FOOTINGS, PAVEMENT, LANDSCAPING MATERIALS AND UNDERGROUND UTILITIES.
4. FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 5 FEET.
5. ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO. 521.
6. ASPHALT CONCRETE PAVEMENT SHALL BE TYPE B, 3/4" MAXIMUM, MEDIUM WITH SLURRY SEAL COAT. ASPHALT CONCRETE SHALL BE PLACED IN ONE OR MORE LIFTS TO THE MINIMUM TOTAL THICKNESS SHOWN ON THE PLANS. THE MAXIMUM THICKNESS OF EACH LIFT SHALL NOT EXCEED THREE (3) INCHES.
7. AGGREGATE BASE SHALL BE PLACED BENEATH ALL SIDEWALK, CURB AND GUTTER, AND ASPHALT CONCRETE PAVEMENT AS SHOWN ON THE PLANS. AGGREGATE BASE SHALL BE CLASS 2, 1-1/2" MAXIMUM COMPACTED TO AT LEAST 95" RELATIVE COMPACTION PER ASTM D1557-91
8. ON-SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
9. ALL UTILITIES SHALL BE UNDERGROUND FROM THE PROPERTY LINES IN. LOCATION OF METERS ARE AS NOTED. COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.
10. STORM DRAIN POLLUTION PREVENTION. PROTECT DOWNSLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH HAY BALES, TEMPORARY DRAINAGE SWALES, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS COVER STOCK PILES AND EXCAVATED SOIL WITH SECURED TARPS OR PLASTIC SHEETING.
11. CONTACT PUBLIC WORKS TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF PUBLIC IMPROVEMENT WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING AND FOR EACH SUBSEQUENT DAY OF WORK IN THE PUBLIC RIGHT OF WAY.
12. ALL EXISTING FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, VALLEY GUTTER, PARKING STRIP) THAT ARE DAMAGE DURING THE COURSE OF CONSTRUCTION MUST BE REPAIRED TO "AS NEW" CONDITION. COUNTY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
13. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE COUNTY OF SAN MATEO STANDARD DETAILS. ALL DETAILS APPLICABLE TO THE PARTICULAR CONSTRUCTION ACTIVITY SHALL BE UTILIZED.
14. ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ARE TO BE COMPLETED AND APPROVED BY THE CONSTRUCTION SUPERVISOR PRIOR TO FINAL INSPECTION BY THE BUILDING INSPECTOR.
15. DATE OF SURVEY: XXXX, 2021
16. ALL GRADING DURING THE RAINY SEASON (OCT. 1ST THROUGH APRIL 30TH) REQUIRES AND EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED THROUGHOUT THE YEAR, TO THE SATISFACTION OF THE CONSTRUCTION SUPERVISOR.
17. ALL CHANGES TO THE APPROVED GRADING AND DRAINAGE PLAN REQUIRE A PLAN MODIFICATION APPROVAL BY THE COUNTY IN ADVANCE OF CONSTRUCTION THE CHANGE. THE PROPOSED PLAN CHANGE MUST BE GENERATED FROM THE ENGINEER/ARCHITECT WHO ORIGINALLY PREPARED THE PLAN.
18. ANY DEVIATION FROM THE APPROVED PLAN AND/OR FAILURE TO OBTAIN GRADING AND DRAINAGE INSPECTION MAY AFFECT THE PUBLIC WORKS SIGN-OFF FOR BUILDING FINAL AND/OR OCCUPANCY.

LAND SURVEY

SURVEY COMPLETED BY B&H LAND SURVEYING
901 WALTERMIRE STREET, BELMONT, CA 94001
PHONE 650-637-1590

LOT AREA
4520 SQ. FT. +/-

BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

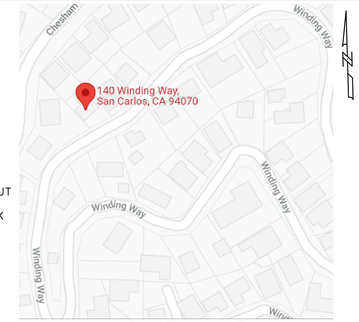
TBM: NAIL AND SHINER SET AT EDGE OF ROAD POINT NUMBER 111
ELEVATION = 445.93'

BASIS OF BEARINGS:

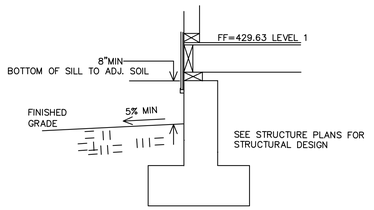
THE BEARING N 49°05'40" W ON THE NORTHEASTERLY LINE OF LOT 104, BLOCK 15, AS SHOWN ON 13 MAPS 51, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ABBREVIATIONS

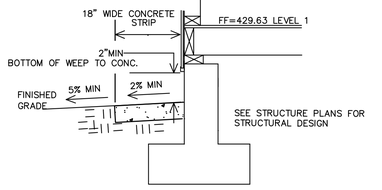
AC	ASPHALT CONCRETE
APN	ASSESSORS PARCEL NUMBER
BFP	BACK FLOW PREVENTER
BLD	BUILDING
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
CP	CONTROL POINT
DS	DOWN SPOUT
DWY	DRIVEWAY
EX	EXISTING
EM	ELECTRICAL METER
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
G	GAS/GROUND
GM	GAS METER
INV	PIPE INVERT
JP	JOINT POLE
LW	LIGHT WELL
MH	MAN HOLE
MON	MONUMENT
N	NEW
PL	PROPERTY LINE
PM	PARCEL MAP
PVMT	PAVEMENT
RD	ROOF DRAIN
RIM	TOP OF GRATE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
S/W	SIDEWALK
TBM	TEMPORARTY BENCH MARK
VG	VALLEY GUTTER
W	WATER
WDF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE



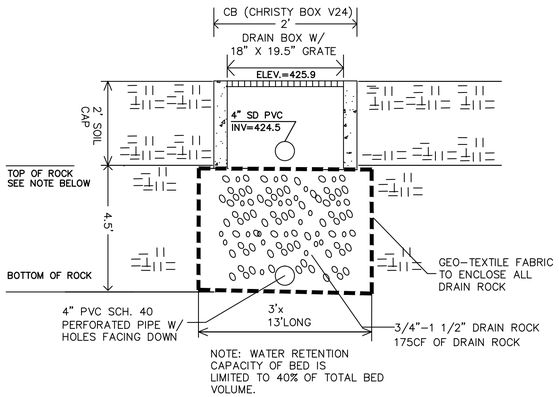
VICINITY MAP
N.T.S



CONCEPTUAL PERIMETER FOOTING-TYPE 1
CLEARANCE FROM ADJACENT SOIL
SEE STR. & ARCH. PLANS
ON-SITE ONLY SCALE: N.T.S 2



CONCEPTUAL PERIMETER FOOTING-TYPE 2
CLEARANCE WITH CONCRETE APRON
SEE STR. & ARCH. PLANS
ON-SITE ONLY SCALE: N.T.S 3



DRAIN ROCK RETENTION BASIN 1
SCALE: NOT TO SCALE

RETENTION CALCULATIONS

VOLUME OF DRAIN ROCK REQUIRED PER CALCULATIONS
V(CF) =143CF
VOLUME OF DRAIN ROCK
USE 3' X 11' FOOTPRINT WITH 4.5' DEPTH OF ROCK
VOL OF DRAIN ROCK=3'x11'X4.5'DEEP=148.5CF
TOTAL VOL. OF VOIDS=59.4 CF

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
	SD	STORM DRAIN
	SS	SANITARY SEWER
	G	GAS
	W	WATER
	DSO	DOWN SPOUT
		CATCH BASIN (CB)
		FIBER ROLL
		RETENTION ROCK FOOTPRINT
		TEMPORARY ORANGE TREE PROTECTION FENCING

GEOTECHNICAL REPORT

ALL WORK TO BE COMPLETED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS PROJECT NO. 5286-1, DECEMBER 2020.
PHONE: 650-591-5224

ESTIMATED EARTHWORK QUANTITIES

	CUT	FILL
TOTAL	10CY±	10CY

ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% COMPACTION FACTOR ON ALL CUT MATERIAL. ESTIMATE DOES NOT INCLUDE VOLUMES FOR CLEARING AND GRUBBING. ALL TOPSOIL FROM CUT CAN BE USED IN TOP 1' OF LANDSCAPE.
CONTRACTOR TO MAKE OWN ESTIMATES OF QUANTITIES FOR BIDDING PURPOSES BASED ON ALL PLANS.

REGISTERED PROFESSIONAL ENGINEER
SCOTT HOFFMAN
C58998
CIVIL
STATE OF CALIFORNIA

SHEET INDEX

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CIVIL ENGINEERS
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SERVING THE BAY AREA
BAYLAND CONSULTING
www.baylandconsulting.com

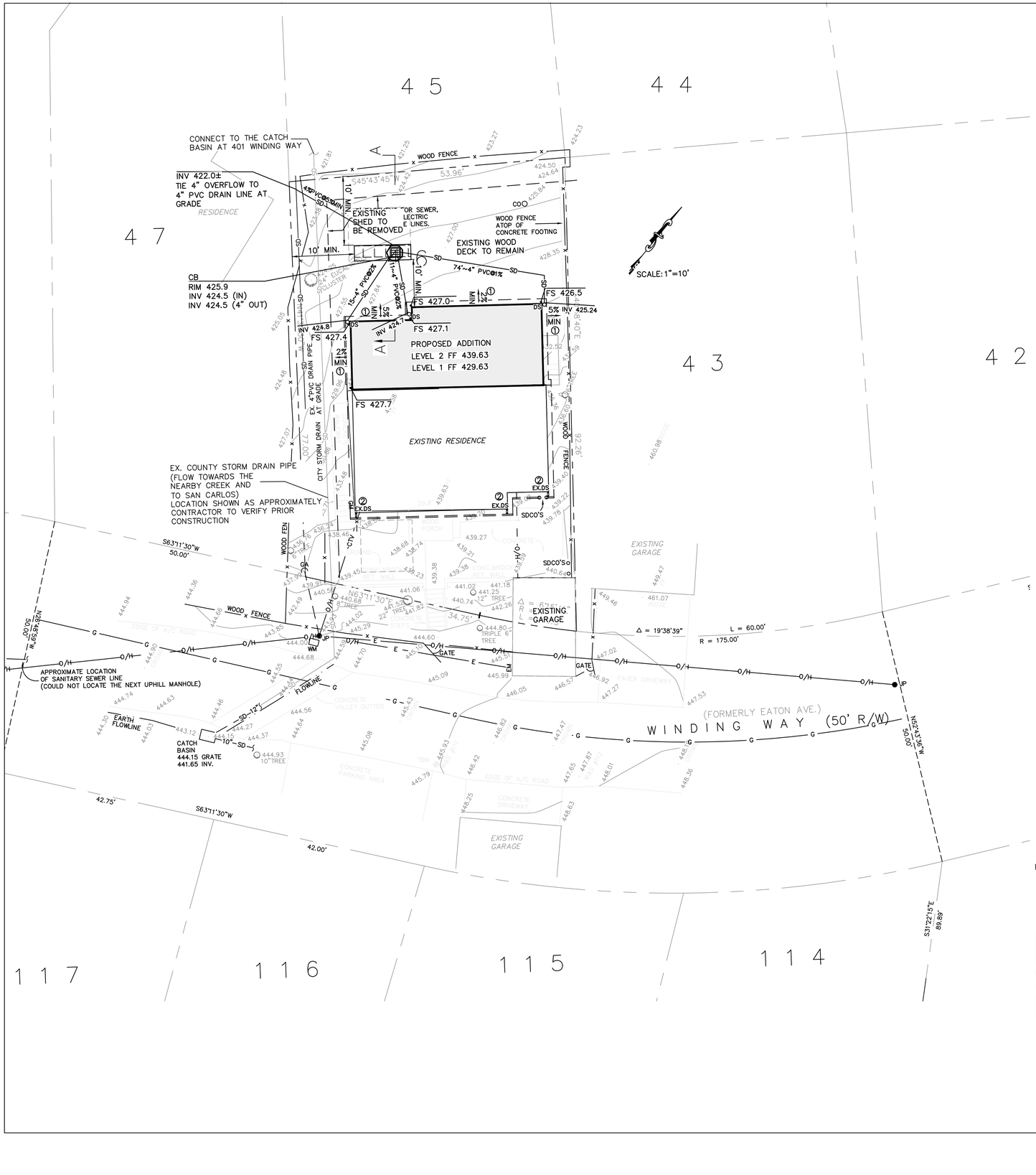
GRADING AND DRAINAGE PLAN
NOTES & DETAILS
140 WINDING WAY, SAN CARLOS, CA 94070
SAN MATEO COUNTY (UNINCORPORATED)
APN 049-14-1420

REVISIONS

DATE	DESCRIPTION

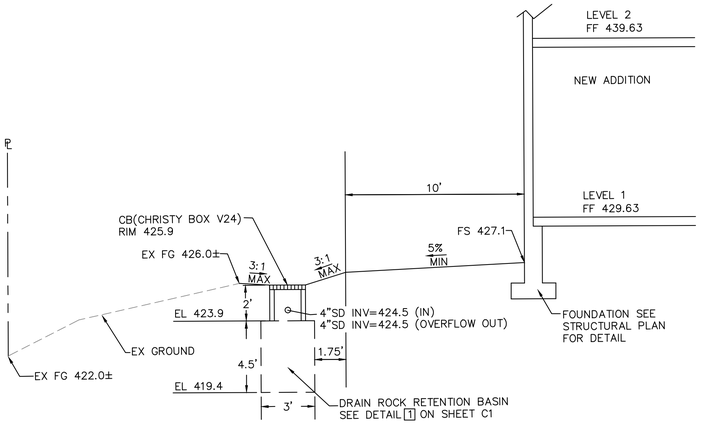
JOB NO. 21081
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
DATE: 10/18/21

SHEET
C1
OF 5 SHEETS



NOTATIONS

1. SLOPE GROUND AWAY FROM FOUNDATION @ 5% MIN ON SOIL AND @ 2% MIN ON CONCRETE FOR FIRST 10 FEET.
2. EXISTING DOWNSPOUTS TO REMAIN



SECTION A–A

SCALE: NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
SCOTT HOFMAN
C58998
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STATE OF CALIFORNIA

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Santa Clara, California 95050
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BAYLAND CONSULTING
www.baylandconsulting.com

GRADING AND DRAINAGE PLAN

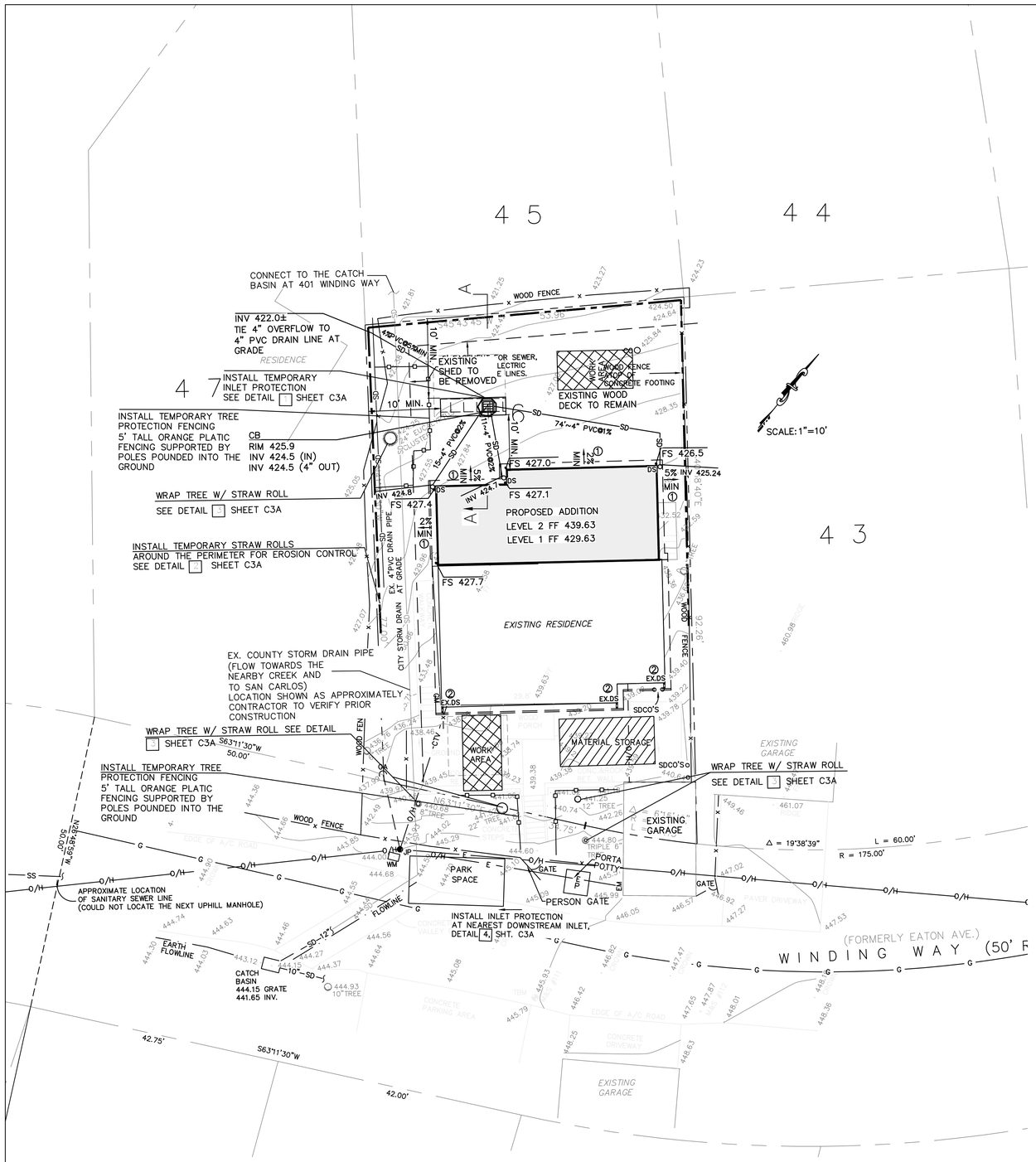
140 WINDING WAY, SAN CARLOS, CA 94070
SAN MATEO COUNTY (UNINCORPORATED)
APN 049–14–1420

REVISIONS

DATE	DESCRIPTION

JOB NO. 21081
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
DATE: 10/18/21

SHEET
C2
OF 5 SHEETS



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SERVING THE BAY AREA

BAYLAND CONSULTING
www.baylandconsulting.com

GRADING AND DRAINAGE
EROSION CONTROL, STAGING AND TREE PROTECTION PLAN

140 WINDING WAY, SAN CARLOS, CA 94070
SAN MATEO COUNTY (UNINCORPORATED)
APN 049-14-1420

REVISIONS

DATE	DESCRIPTION

JOB NO. 21081
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
DATE: 10/18/21

REGISTERED PROFESSIONAL ENGINEER
SCOTT HOFFMAN
C58998
CIVIL
STATE OF CALIFORNIA

SHEET
C3
OF 5 SHEETS

Standard Erosion Control Comments:

1. Erosion Control Point of Contact. (Please provide an Erosion Control Point of Contact including name, title/qualification, email, and phone number. The EC Point of Contact will be the County's main point of contact if Erosion Control or Tree Protection corrections are required).
   Name: _____
   Title: _____
   Email: _____
   Phone Number: _____
2. Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
3. Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
4. Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
5. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
6. Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
7. Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
8. Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
9. Limit construction access routes to stabilized, designated access points.
10. Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
11. Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
12. Placement of erosion materials at these locations are required on weekends and during rain events: (List locations)
13. The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or ?run over.?
14. Construction sites are required to have erosion control materials on-site during the ?off-season.?
15. Dust control is required year-round.
16. Erosion control materials shall be stored on-site.
17. Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
18. Tree protection shall be in place before any demolition, grading, excavating or grubbing is started.

Erosion Control Notes:

1. All erosion control measures shall be onsite and readily accessible prior to construction.
2. Sweep or scrape up soils tracked onto the road at the end of each day. Do not hose into street, gutter or storm drain.
3. Revegetate disturbed areas. Exposed bare dirt shall be covered with mulch, jut netting or other erosion control blanket.
4. All temporary stockpiles shall be covered with 6 mil. Plastic sheets, suitable anchored.
5. The site shall be monitored by the contractor/owner after rain event to verify erosion control measures are functioning.

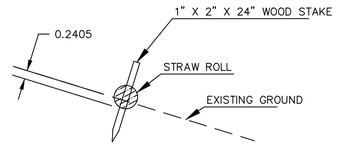
NOTE: MAX. DEPTH OF BED IS LIMITED TO 2FT & BED MUST BE LOCATED AT LEAST 10FT AWAY FROM NEAREST PROPERTY LINE & TREE.

EST. DIMENSIONS OF GRAVEL BED:

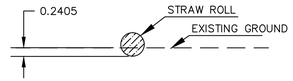
WIDTH = 4FT
LENGTH = 4FT — PER DETAIL BELOW
DEPTH = 2 FT

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.



ON SLOPES

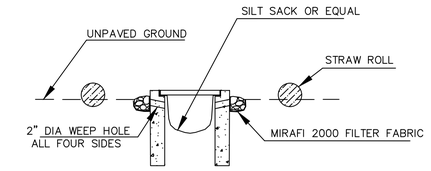


ON LEVEL GROUND

1. PLACE STRAW ROLL IN TRENCH EXCAVATED 3" (0.024') INTO GROUND ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL..
2. ON SLOPES PLACE ROLL TO FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
3. ABUT ADJACENT ROLLS TIGHTLY.

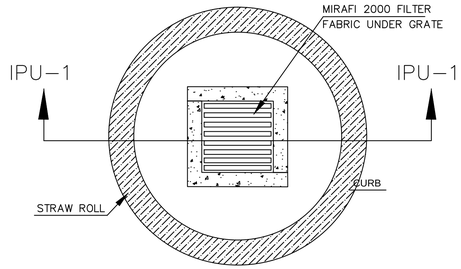
STRAW ROLL OR FIBER ROLL — 2

SCALE: NTS



SECTION IPU-1

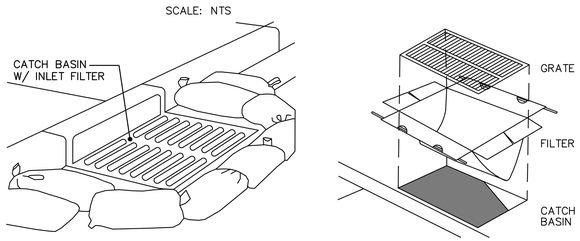
NOT TO SCALE



INLET PROTECTION IN UNPAVED AREAS — 1

SCALE: NTS

SCALE: NTS



NOTES:
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROXIMATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.

REMOVE ALL INLET PROTECTIOIN DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.

CATCH BASIN INLET FILTER

INSTALLATION
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

INSPECTION AND MAINTENANCE

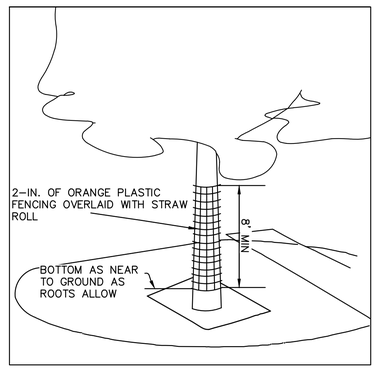
INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT

EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

STORM DRAIN INLET PROTECTION PUBLIC STREET — 4



DETAIL TREE PROTECTION WRAP WITH STRAW ROLL — 3

SCALE:. NTS

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P.B BOX 299
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SERVING THE BAY AREA
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www.baylandconsulting.com

GRADING AND DRAINAGE
EROSION CONTROL AND DETAILS
TREE PROTECTION DETAILS
140 WINDING WAY, SAN CARLOS, CA 94070
SAN MATEO COUNTY (UNINCORPORATED)
APN 049-14-1420

REVISIONS

DATE	DESCRIPTION

JOB NO. 21081
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
DATE: 10/18/21

REGISTERED PROFESSIONAL ENGINEER SCOTT HOFFMAN C58998 CIVIL STATE OF CALIFORNIA

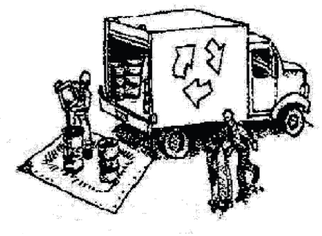
SHEET
C3A
OF 5 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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

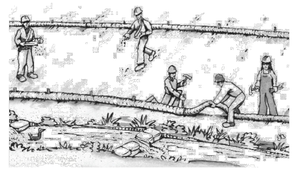
Maintenance and Parking

- ❑ 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

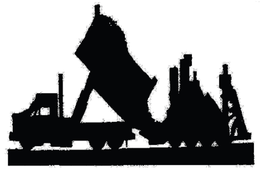


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed 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

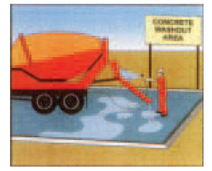


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose 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, abosorb, 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

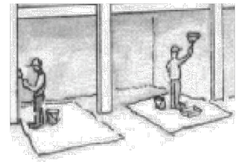


- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

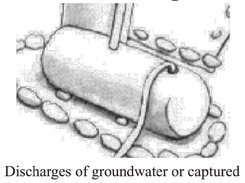
Painting & Paint Removal



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!

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GRADING AND DRAINAGE
BEST MANAGEMENT PRACTICE PLAN
140 WINDING WAY, SAN CARLOS, CA 94070
SAN MATEO COUNTY
APN 049-14-1420

REVISIONS

DATE	DESCRIPTION

JOB NO. 21081
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
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SHEET
C4
OF 4 SHEETS