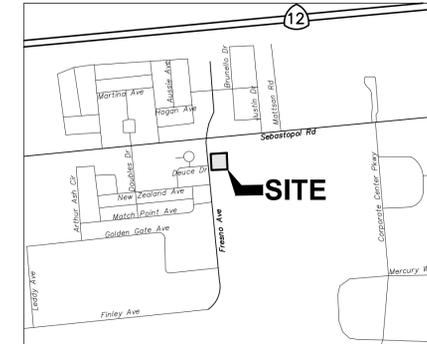


ALCAZAR RESIDENCE IMPROVEMENT PLAN

910 Fresno Avenue
Santa Rosa, California

APN: 035-101-006



LOCATION MAP
NOT TO SCALE

OWNER INFO

GIL ALCAZAR
1534 SEBASTOPOL ROAD
SANTA ROSA, CA 95407
PHONE: (707) 523-2192
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ENGINEERS & SURVEYORS

ADOBE ASSOCIATES, INC.
1220 N. DUTTON AVE.
SANTA ROSA, CA 95401
TEL: (707) 541-2300

PURPOSE STATEMENT:

THIS PROJECT PROPOSES GRADING AND DRAINAGE IMPROVEMENTS FOR NEW PARKING LOT AND BUILDING.

BENCHMARK & PROJECT BENCHMARKS:

BENCHMARK:
City of Santa Rosa Bench Mark E131
Found 3" Brass Disk Marked "City of Santa Rosa" in concrete well monument at centerline intersection of Fresno Avenue and Deuce Drive. Elevation = 101.178' (City of Santa Rosa Datum)

BASIS OF BEARING S 04°11'14" E:

Between a found 3" Brass Disk with punch in concrete well monument casing at the intersection of Sebastopol Road and Fresno Avenue and a found 2" Brass Disk with punch in concrete well monument casing, old City of Santa Rosa G-324 coordinate monument, in Fresno Avenue as shown on the map titled "Courtside Village Unit No. 1" filed in Book 575 of Maps at Pages 1-6, Sonoma County Records.

SHEET INDEX

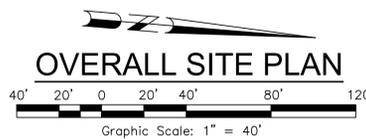
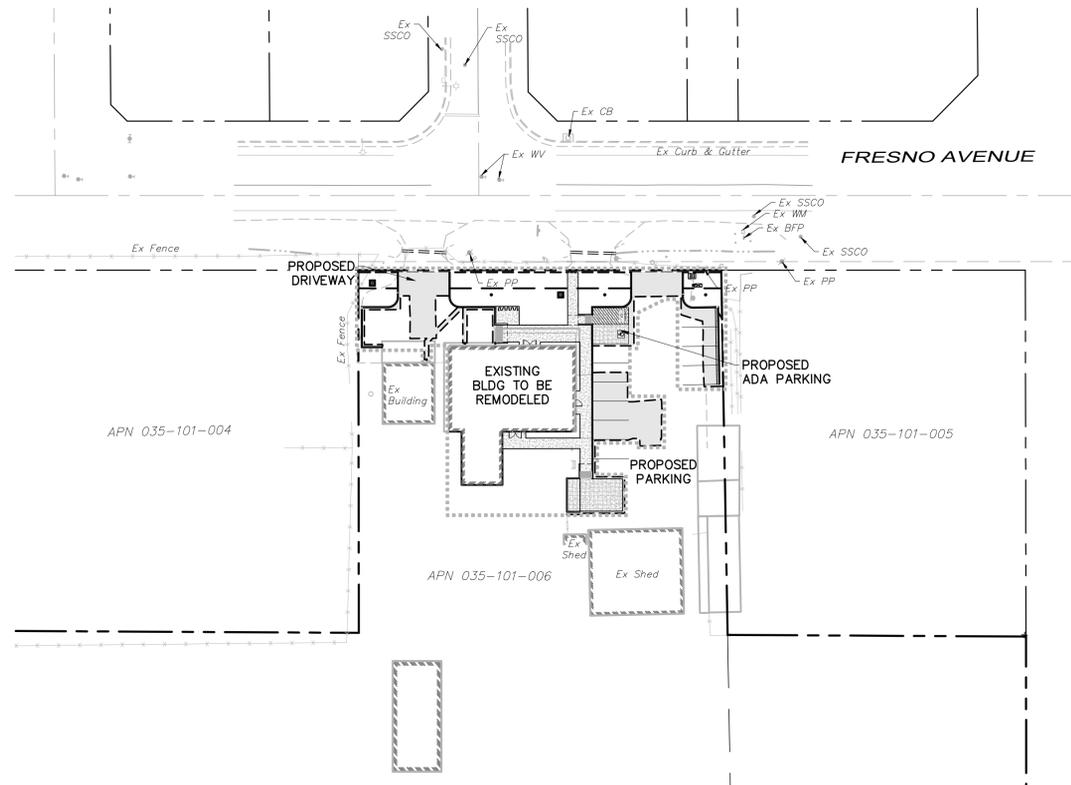
- C1.0 TITLE SHEET
- C1.1 NOTES
- C2.0 DEMOLITION PLAN
- C3.0 OVERALL SITE PLAN
- C4.0 GRADING AND DRAINAGE PLAN
- C5.0 DETAILS

ABBREVIATIONS:

AAI	ADOBE ASSOCIATES, INC.	INV	INVERT
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LAT	LATERAL
AD	AREA DRAIN	LS	LANDSCAPE
ADA	AMERICANS WITH DISABILITIES ACT	MAX	MAXIMUM
APPROX	APPROXIMATE	ME	MATCH EXISTING
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
BLDG	BUILDING	MON	MONUMENT
BM	BENCH MARK	NTS	NOT TO SCALE
BNDY	BOUNDARY	NO	NUMBER
BO	BLOWOFF VALVE	NP	NO PARKING SIGN
BSW	BACK OF SIDEWALK	OC	ON CENTER
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE, PORTLAND CEMENT CONCRETE
C&G	CURB & GUTTER	PG	PAD GRADE
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CL	CENTERLINE	PL	PROPERTY LINE
CL	CLASS	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CO	CLEANOUT	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONN	CONNECTION	PVC	POLYVINYL CHLORIDE PIPE
COSR	CITY OF SANTA ROSA	PVT	PRIVATE
DDCV	DOUBLE DETECTOR CHECK VALVE	RCE	REGISTERED CIVIL ENGINEER
DI	DRAINAGE INLET	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTOR
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
DS	DOWN SPOUT	S	SLOPE
DW	DOMESTIC WATER DRAWING	SCH	SCHEDULE
DWG	DRIVEWAY	SCWA	SONOMA COUNTY WATER AGENCY
EC	END HORIZONTAL CURVE	SD	STORM DRAIN
ECR	END CURB RETURN	SF	SQUARE FEET
EG	EXISTING GROUND	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SPEC	SPECIFICATIONS
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	STA	STATION
EVC	END VERTICAL CURVE	STD	STANDARD
EX	EXISTING	S/W	SIDEWALK
FL	FLOWLINE	SWE	SIDEWALK EASEMENT
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEL	TELEPHONE
FOC	FACE OF CURB	TYP	TYPICAL
FS	FINISHED SURFACE	UNO	UNLESS NOTED OTHERWISE
GB	GRADE BREAK	VAR	VARIES
GR	GRATE	VC	VERTICAL CURVE
HC	HANDICAPPED RAMP	VERT	VERTICAL
HDPE	HIGH DENSITY POLYETHYLENE	W	WATER
HORIZ	HORIZONTAL	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
HWY	HIGHWAY	WWF	WELDED WIRE FABRIC
IG	INVERT GRADE		

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		ROOF DRAIN & DOWN SPOUT (DS)
		WATER SERVICE / WM
		WATER SERVICE / RBPB
		FIRE LINE / DDCV
		BLOW-OFF
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		UTILITY POLE W/NO GUY WIRE
		DETAIL X ON SHEET CY
		DRAINAGE SWALE
		DAYLIGHT LINE
		LIMIT OF GRADING/DISTURBED AREAS
		GRADE BREAK



GRADING QUANTITIES:
Site Grading is based upon subgrade to existing grade. No account has been taken for stripings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
100 CY	20 CY	80 CY (CUT)	70 CY

Note:
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revision(s) to the grading permit.
Area of Disturbance = 0.13 Acres
New Impervious area = 9,980 SF

PLANNING RECEIVED
DATE: April 5, 2023
FILE#: DR21-041
PLANNER: M.S.W.

civil engineering land surveying wastewater 1220 N. DUTTON AVE. SANTA ROSA, CA 95401 P: (707) 541-2300 F: (707) 541-2301 Website: www.adobeinc.com	
"A Service You Can Count On!"	
SCALE: AS SHOWN Date: March 27, 2023 Design by: AP Drawn by: DB Checked by: ILS	Revisions No. Date Description Approved
ALCAZAR RESIDENCE	
TITLE SHEET 910 Fresno Avenue Santa Rosa, California APN 035-101-006	
Sheet C1.0 1 of 6 Sheets Job 19154	

GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SANTA ROSA (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.
- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, ENGINEERING DEVELOPMENT SERVICES, PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS AND THEIR DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA ENVIRONMENTAL COMPLIANCE DIVISION PRIOR TO DISCHARGING GROUNDWATER TO THE SEWER.
- STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. STOCKPILES TALLER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.
- TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES UNLESS A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT IS OBTAINED FOR THE STOCKPILE.
- IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD (NCRWQCB). HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.
- ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNSUITABLE MATERIAL DISPOSED OF OFFSITE AT AN APPROVED LOCATION BY ENGINEERING DEVELOPMENT SERVICES. CONTAIN AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.
- ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE UTILITIES AND PUBLIC WORKS DEPARTMENTS PRIOR TO PAVING. TRENCH PAVING FOR ALL UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.
- 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. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL, THE OWNER AND THEIR CONSULTANTS, AND THE CITY OF SANTA ROSA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS 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 PROFESSIONAL.
- THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS.
- THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.
- UNDERGROUND FACILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PG&E, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.
- CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELL DISKS, ETC.) IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO DISTURBANCE. RE-ESTABLISH MONUMENTS WHICH HAVE BEEN DISTURBED AS A RESULT OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.
- CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.
- RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.

GRADING NOTES

- NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.
- DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- SITE GRADING SHALL BE DONE UNDER OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 18 APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE AND THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
- EXISTING NON-COMPLYING FILLS AS IDENTIFIED IN THE PROJECT GEOTECHNICAL INVESTIGATION SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
- PRIOR TO ANY GRADING OPERATION, THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AROUND THE DRIP LINE OF TREES TO BE SAVED IN COMPLIANCE WITH THE CITY TREE ORDINANCE. THE CUTTING, FILLING, PAVING OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND PERFORMED UNDER THEIR ON SITE SUPERVISION.
- DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFORDED THE SAME LEVEL OF PROTECTION AS TREES ON SITE THAT ARE TO REMAIN.
- RECORD DRAWINGS SHALL INCLUDE SUB-DRAINS AND CLEAN-OUTS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
- DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
- FILLING IS RESTRICTED TO 1 FOOT MAXIMUM ABOVE EXISTING GROUND AND 2 FOOT MINIMUM ADJACENT TO EXISTING RESIDENTIAL LOTS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

GENERAL NOTES CONT.

- THE CONTRACTOR SHALL KEEP THE WORK SITE, STAGING AREAS AND OTHER AREAS USED BY IT IN A NEAT AND CLEAN CONDITION, AND FREE FROM ANY ACCUMULATION OF TRASH. THE CONTRACTOR SHALL DISPOSE OF ALL TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND GENERATED BY THE CONTRACTOR, SUBCONTRACTOR OR ANY COMPANY HIRED BY THE CONTRACTOR ON A DAILY BASIS. THE CONTRACTOR SHALL ALSO KEEP HAUL ROADS FREE FROM DIRT, RUBBISH, AND UNNECESSARY OBSTRUCTIONS RESULTING FROM SITE OPERATION. DISPOSAL OF ALL TRASH, RUBBISH AND DEBRIS MATERIALS SHALL BE IN A COVERED WASTE RECEPTACLE OR HAULED OFF SITE, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES GOVERNING LOCATIONS AND METHODS OF DISPOSAL, AND IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WASTE RECEPTACLES SHALL BE COVERED AT THE END OF EVERY DAY AND DURING RAIN EVENTS.
- ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM, ROADS OR RECEIVING WATERS. SANITATION FACILITIES MUST BE MAINTAINED PERIODICALLY BY A LICENSED SERVICE COMPANY TO KEEP THEM IN GOOD WORKING ORDER AND PREVENT OVERFLOWS. PORTABLE TOILETS ARE REQUIRED TO HAVE SECONDARY CONTAINMENT.
- EQUIPMENT AND MATERIALS NECESSARY FOR CONTROL OF SPILLS SHALL BE AVAILABLE ON SITE AT ALL TIMES. SPILLS AND LEAKS SHALL BE STOPPED AND THE MATERIAL CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. USE PROPER BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT OIL, GREASE, OR FUEL FROM LEAKING ON THE GROUND, INTO THE STORM DRAINS OR SURFACE WATERS.
- CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.
- ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES AND TRACKED MATERIALS FROM LEAVING THE SITE. AT A MINIMUM DAILY AND PRIOR TO ANY RAIN EVENT, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
- PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- AT A MINIMUM, ALL BMPs WILL BE INSPECTED EACH WORKING DAY AND BEFORE ALL RAIN EVENTS. BMPs THAT REQUIRE MAINTENANCE OR REPLACEMENT TO FUNCTION PROPERLY SHALL BE COMPLETED BEFORE THE NEXT FORECASTED RAIN, OR WITHIN THE NEXT 3 WORKING DAYS IF NO RAIN IS PREDICTED.
- MAINTENANCE INCLUDES REMOVAL OF ACCUMULATED SEDIMENT AND TRASH.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPs LISTED IN THE EROSION CONTROL AND /OR STORM WATER POLLUTION PREVENTION PLAN.
- ADA COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- SECTION 39 ASPHALT CONCRETE OF THE CITY CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING: LIQUID ANTI-STRIPPING AGENT (LAS) SHALL BE ADDED TO THE ASPHALT BINDER AT A RATE OF 0.5% BY WEIGHT OF ASPHALT BINDER. THE LAS SHALL BE AD-HERE LOF 65-00 OR EQUIVALENT, AND SHALL BE STORED, MEASURED AND BLENDED IN ACCORDANCE WITH THE LAS MANUFACTURER'S RECOMMENDED PRACTICE. THE LAS CAN BE ADDED TO THE ASPHALT BINDER AT THE ASPHALT PLANT OR AT THE REFINERY. WHEN ADDED AT THE ASPHALT PLANT, THE EQUIPMENT SHALL INDICATE AND RECORD THE AMOUNT OF LAS ADDED. IF ADDED AT THE REFINERY, THE SHIPPING TICKET FROM THE REFINERY SHALL CERTIFY THE TYPE AND AMOUNT OF LAS ADDED.
- THE ASPHALT CONCRETE MIXTURE FOR ASPHALT CONCRETE SURFACE AND ASPHALT CONCRETE BASE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- MINIMUM TENSILE STRENGTH RATIO (TSR) OF 70, AND A MINIMUM DRY TENSILE STRENGTH OF 65 POUNDS PER SQUARE INCH, BASED ON AASHTO T 283-07.
- AT ANY TIME DURING THE FIRST 12 MONTHS FROM THE TIME OF PLACEMENT OF THE ASPHALT CONCRETE, THE SURFACE SHALL BE VISUALLY INSPECTED BY THE CITY. IF SIGNS OF STRIPPING OF BINDER FROM AGGREGATE OR LOSS OF AGGREGATE IS APPARENT, THE CITY SHALL CORE THE ASPHALT CONCRETE SURFACE. THE CORE SAMPLES SHALL BE PREPARED PER THE METHOD FOR FIELD MIXED, LABORATORY-COMPACTED SPECIMENS AND TESTED FOR TSR. ASPHALT CONCRETE WITH A TSR LESS THAN 70 SHALL BE REMEDIATED AS REQUIRED BY THE CITY ENGINEER.
- IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY OF SANTA ROSA INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY OF SANTA ROSA, HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIAL REMAINS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY OF SANTA ROSA AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.
- STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA.
- ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.
- PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
- THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
- BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITHIN 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.
- UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
- ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
- ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.
- ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.
- ALL PROJECTS SHALL HAVE A CITY APPROVED EROSION AND SEDIMENT CONTROL PLAN OR A SWRCB STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC FOR THE PROJECT. A COPY SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP SHALL BE UPDATED AND KEPT CURRENT AS WORK PROGRESSES AND CONDITIONS CHANGE AND SHALL BE MADE AVAILABLE TO CITY AND SWRCB INSPECTORS WHEN REQUESTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT, INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE OR UNTIL THE NOTICE OF TERMINATION IS FILED FOR THE CONSTRUCTION GENERAL PERMIT.
- THE EROSION AND SEDIMENT CONTROL PLAN SHALL EMPHASIZE SOURCE CONTROL AND ADDRESS CONTROLLING WATER AND WIND EROSION, SEDIMENTATION, TRASH AND OTHER POSSIBLE POLLUTANTS USING BEST MANAGEMENT PRACTICES (BMPs). THE PLAN SHALL REFERENCE CASQA "STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION" FOR PROPER BMP SELECTION, INSTALLATION AND MAINTENANCE.
- THE EROSION AND SEDIMENT CONTROL PLAN SHALL CONTAIN ALL APPLICABLE BMPs AND CONFORM TO ALL REQUIREMENTS LISTED UNDER SECTION E, PART 8 NCRWQCB ORDER NO. 2009-0050-STORM WATER NON-STORM WATER DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS, REGULATION STORM WATER RUNOFF FROM THE CITY OF SANTA ROSA AT A MINIMUM. WWW.SRCITY.ORG/STORMWATERPERMIT. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP.
- TRASH OR MATERIALS DEPOSITED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED DAILY.
- THE EROSION AND SEDIMENT CONTROL PLAN SHALL INCLUDE A STATEMENT DESCRIBING THE LOCATION OF BMPs AND RATIONALE FOR BMP SELECTION, AS WELL AS A STATEMENT CONFIRMING THAT THE OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS AND MEET COMPLIANCE WITH LOCAL CODES AND ORDINANCES.
- THE CITY CONSIDERS DISCHARGES FROM CONSTRUCTION SITES WITH TURBIDITY EXCEEDING 500 NTUS HAVE INADEQUATE LEVEL OF EROSION CONTROL MEASURES/BMPs. IMMEDIATE ASSESSMENT AND CORRECTIVE ACTION IS REQUIRED TO REDUCE TURBIDITY. CONTINUED EXCEEDING TURBIDITY LEVELS WILL BE CONSIDERED A VIOLATION OF CITY ORDINANCE 17-12, PROHIBITING NON-STORM WATER DISCHARGES. ADDITIONALLY, PROJECT SUBJECT TO REGULATION BY THE CCP MAY BE OUT OF COMPLIANCE AND SUBJECT TO ENFORCEMENT ACTION BY THE SWRCB.
- FAILURE TO IMPLEMENT OR MAINTAIN BMPs AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE CONSIDERED A POTENTIAL NON-STORM WATER DISCHARGE AND A VIOLATION OF CITY ORDINANCE 17-12.
- AFTER CONSTRUCTION IS COMPLETED ALL STORM DRAIN SYSTEMS IMPACTED BY THIS PROJECT SHALL BE CLEANED OF ACCUMULATED SEDIMENT AND DEBRIS AND INSPECTED. STORM DRAIN CLEANING/FLUSHING WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM.
- PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER): NAME: KRISTEN HUMPHREYS LOCAL PHONE NO. (707)-568-1200
- STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.

UTILITY NOTES

- THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.
 - THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.
 - CONTRACTOR SHALL CONTACT CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERAL. ALL SEWER MAINS AND LATERALS MUST BE CLEANED & MANDRELED PRIOR TO CITY ACCEPTANCE.
 - THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED -CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRUCTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN-OUT. THE TELEVISION SHALL BE PERFORMED PER SECTION 71-1.08 OF THE CITY OF SANTA ROSA SEWER SYSTEM CONSTRUCTION STANDARD SPECIFICATIONS
 - ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS.
 - ALL STORM DRAIN SHOWN "SD" SHALL BE R.C.P. , CLASS III ASTM UNLESS OTHERWISE NOTED, CONFORMING TO C-76.
 - ALL PRIVATE SD SHALL BE A.D.S. (N12) OR PVC (SDR-35) UNLESS OTHERWISE NOTED, CONFORMING TO AASHTO M-292M AND ASTM D3034 RESPECTIVELY.
 - THE USE OF ASBESTOS-CEMENT PIPE IS NOT AUTHORIZED.
 - ALL ONSITE PRIVATE DRAINAGE FEATURES AND STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - WATER MAIN MATERIAL SHALL CONFORM TO SPECIFICATION 4 OF THE CITY OF SANTA ROSA WATER STANDARDS UNLESS EXPLICITLY STATED IN THESE PLANS.
 - APPLICABLE WATER STANDARDS:
- | COMPONENT: | DESCRIPTION: |
|------------|--------------|
| LATERAL | CITY STD 863 |
| LATERAL | CITY STD 513 |
- APPLICABLE SEWER STANDARDS:

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Checked by: JLS	

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2 of 6 Sheets
Job 19154

ALCAZAR RESIDENCE

NOTES
910 Fresno Avenue
Santa Rosa, California
APN 035-101-006

PLANNING RECEIVED
DATE: April 5, 2023
FILE#: DR21-041
PLANNER: M.S.W.

Professional Engineer Seal: Timothy L. Schrom, RCE 67890, My license expires 6/30/2023

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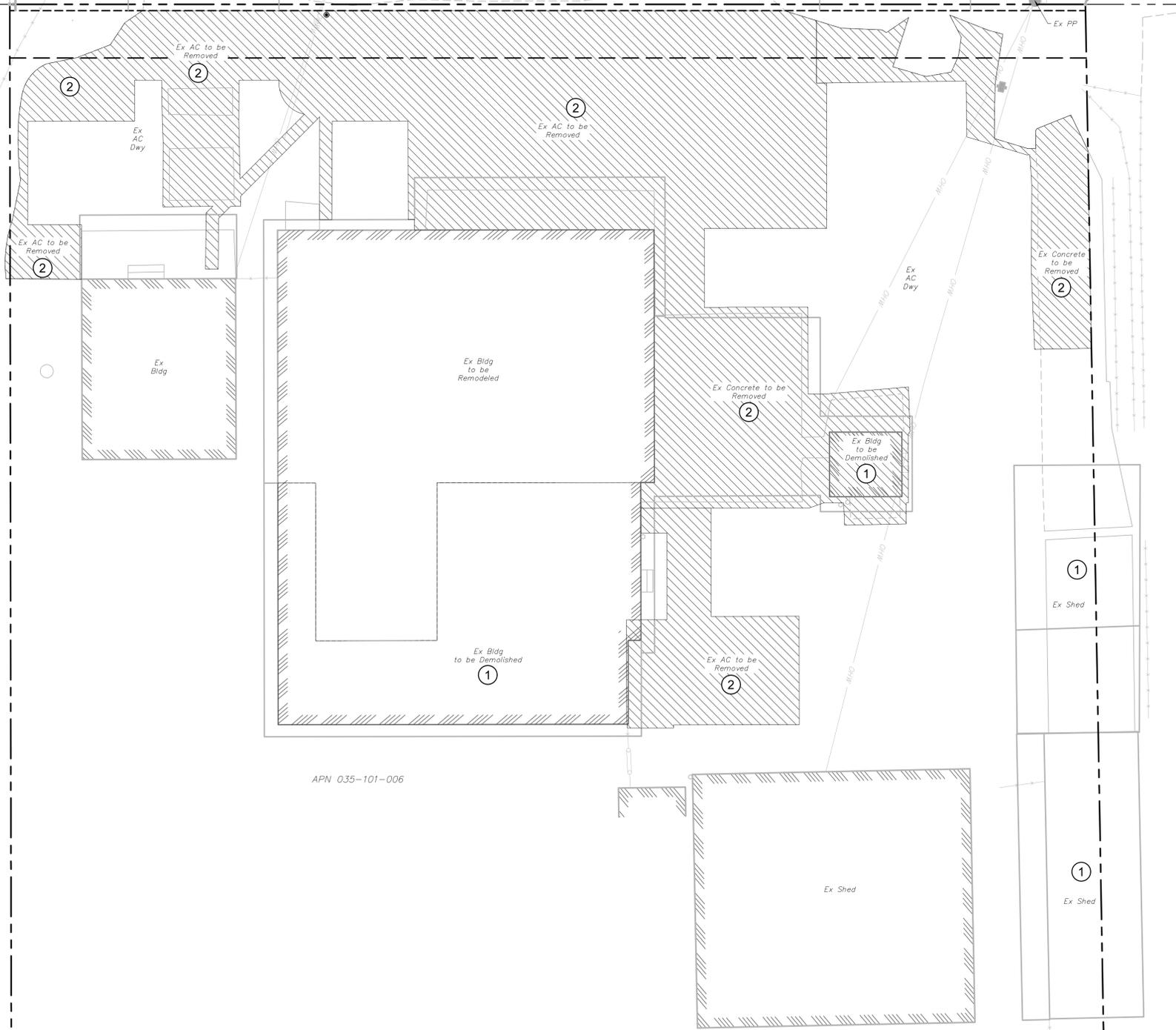
FRESNO AVENUE

SEE ALCAZAR FRONTAGE IMPROVEMENT PLANS (USP)

APN 035-101-004

APN 035-101-005

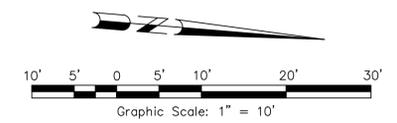
APN 035-101-006



DEMOLITION TABLE *

SYMBOL	DEMOLITION FEATURE	UNITS	QUANTITY
①	BUILDING DEMOLITION WORK	SQ FT	±3,532
②	REMOVE EXISTING ASPHALT/CONCRETE	SQ FT	±5,900

* CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION



DEMOLITION PLAN

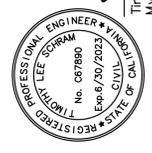
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 Checked by: T.L.S.

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C2.0
 3 of 6 Sheets
 Job 19154

ALCAZAR RESIDENCE
 DEMOLITION PLAN

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 APN 035-101-006

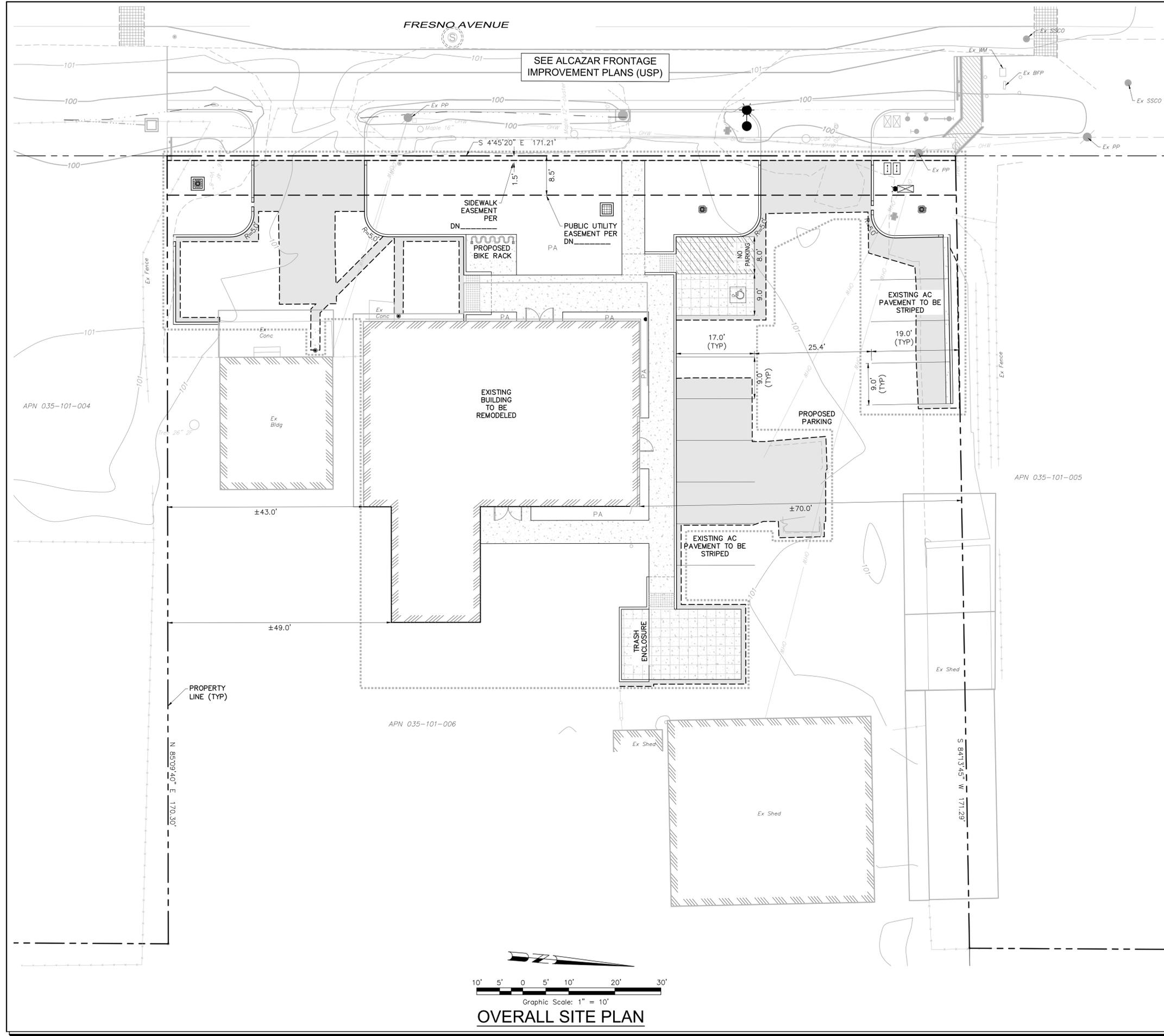


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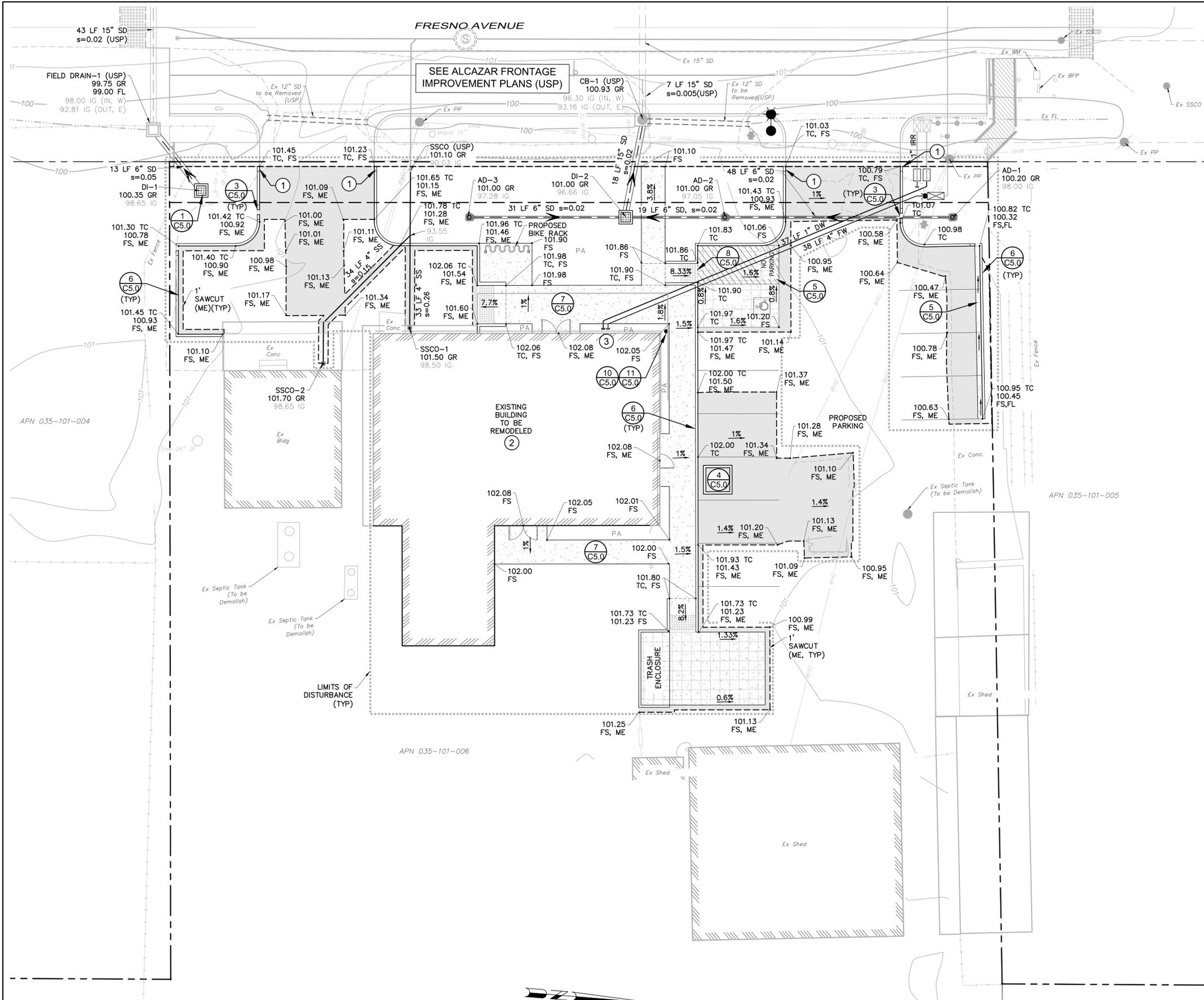


HATCHING LEGEND:

[Hatched Box]	4" PCC OVER 4" CL II AB	[Hatched Box]	6" PCC W/ #4 18 OCEW OVER 4" CL II AB
[Hatched Box]	0.2' AC OVER 0.67' CL II AB		

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 PLANNER: M.S.W.

SCALE: AS SHOWN	Date: March 27, 2023	Design by: AP	Drawn by: DB	Checked by: JLS																									
ALCAZAR RESIDENCE OVERALL SITE PLAN																													
910 Fresno Avenue Santa Rosa, California APN 035-101-006																													
Timothy L. Schram, PCE 67890 My license expires 6/30/2023																													
1220 N. Dutton Ave. Santa Rosa, CA 95401 P: (707) 541-2300 F: (707) 541-2301 Website: www.adobeinc.com "A Service You Can Count On!"																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Revisions</th> <th style="width: 10%;">No.</th> <th style="width: 40%;">Description</th> <th style="width: 10%;">Date</th> <th style="width: 10%;">Approved</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Revisions	No.	Description	Date	Approved																				
Revisions	No.	Description	Date	Approved																									



- KEY NOTES:**
- 0" TO 6" CURB TRANSITION
 - CONTRACTOR TO VERIFY BUILDING SECTION AND NOTIFY ENGINEER IF DIFFERENT.
 - CONTRACTOR TO VERIFY FIRE LINE SIZE AND LOCATION WITH FIRE SPRINKLER CONSULTANT PRIOR TO CONSTRUCTION

HATCHING LEGEND:

	4" PCC OVER 4" CL II AB		6" PCC W/ #4 18 OCEW OVER 4" CL II AB
	0.2' AC OVER 0.67' CL II AB		

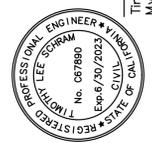
STORM DRAIN SCHEDULE

AD-1 THRU 3	6" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
DI-1 THRU 2	OLDCASTLE MODEL DI-2424 (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

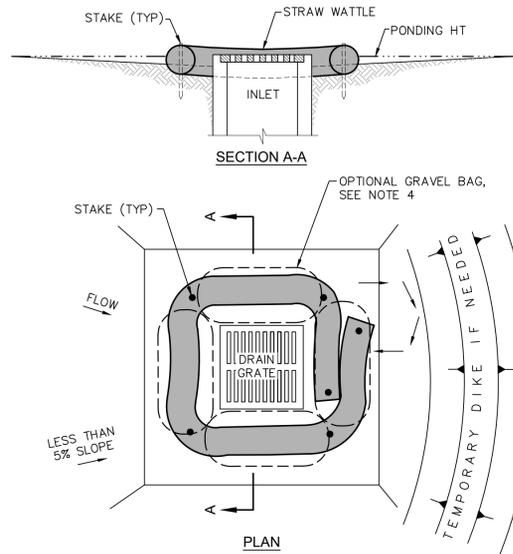
SANITARY SEWER SCHEDULE

SSCO'S	ADJUST TO GRADE, PER CITY STD 513
SS LATERALS	PER CITY STD 513
ALL SS MAIN SHALL BE SDR-26	

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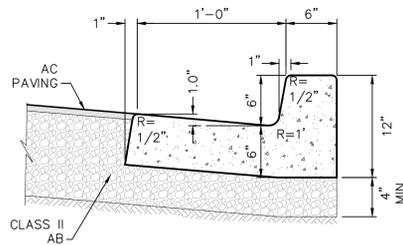
<p>SCALE: AS SHOWN</p> <p>Date: March 27, 2023</p> <p>Design by: AP</p> <p>Drawn by: DB</p> <p>Checked by: JLS</p>	<p style="text-align: center;">ALCAZAR RESIDENCE</p> <p style="text-align: center;">GRADING & DRAINAGE PLAN</p> <p style="text-align: center;">910 Fresno Avenue Santa Rosa, California APN 035-101-006</p>
<p>Sheet</p> <p style="font-size: 1.5em;">C4.0</p> <p>5 of 6 Sheets Job 19154</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> adobe associates, inc. civil engineering / land surveying / wastewater 1720 N. Dutton Ave., Santa Rosa, CA 95401 P: (707) 541-2300 F: (707) 541-2301 Website: www.adobeinc.com </p> <div style="text-align: center;">  <p>Timothy L. Schrom, PCE 67890 My license expires 6/30/2023</p> </div>

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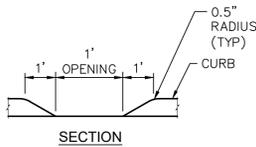


- NOTES:**
- INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
 - USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT MIN LENGTH).
 - THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
 - GRAVEL BAGS TO BE USED IN LIEU OF STRAW WATTLE AFTER PAVEMENT HAS BEEN INSTALLED.

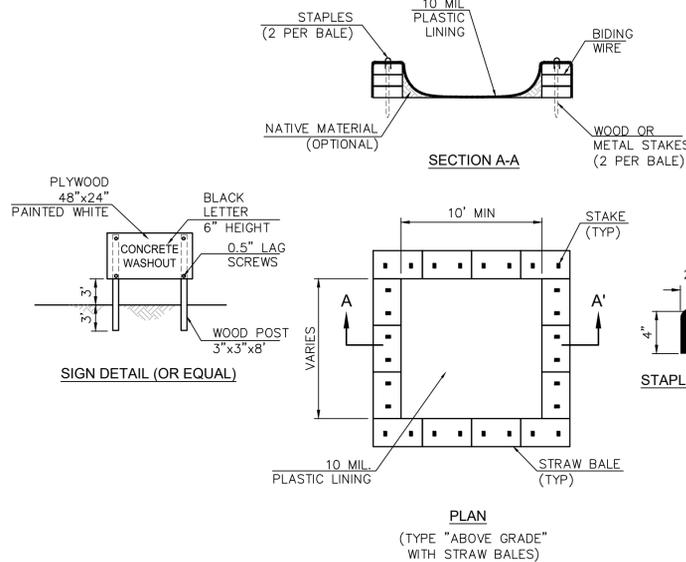
1 INLET SEDIMENT BARRIER
NTS



2 1-FT CONCRETE CURB & GUTTER
NTS

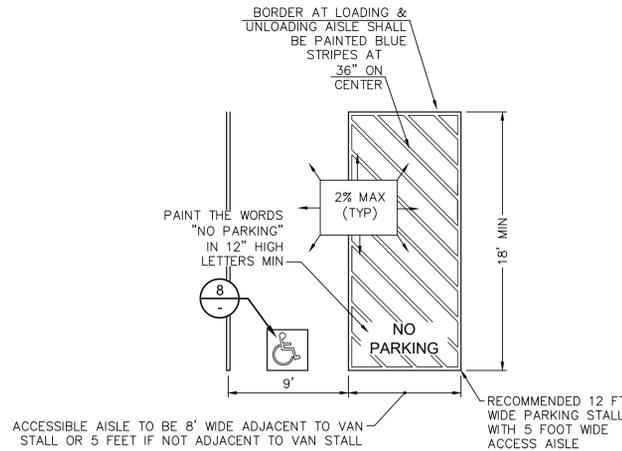


3 CURB OPENING DETAIL
NTS



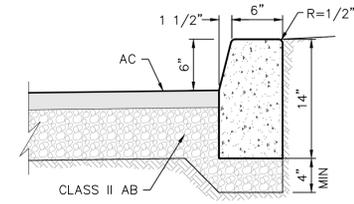
- NOTE:**
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

4 CONCRETE WASHOUT (WM8)
NTS

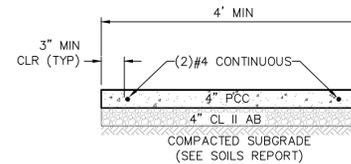


- ACCESSIBLE PARKING NOTES:**
- ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDER LINE AROUND THE PERIMETER. THE AREA WITHIN THE BLUE BORDER SHALL BE MARKED WITH HATCHED LINES AT 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE. BLUE STRIPING SHALL BE 4" WIDE, TYPICAL; HATCHING SHALL BE AT 45 DEGREE ANGLE TO PERIMETER LINES; BLUE COLOR SHALL BE PER CBC 11B-502.3.3 ON CONCRETE AND WHITE ON ASPHALT.
 - THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
 - REFER TO CBC (2019) SECTION 11B-502.3.3 AND SECTION 11B-502.6.4.2 FOR OTHER SPECIFIC REQUIREMENTS, DETAILS AND INSTALLATION.
 - 3' PRE-CAST CONCRETE WHEEL STOP, USE 12" LONG X 3/4" DIA REBAR AND 2-PART EPOXY TO SECURE TO PAVEMENT. PAINT WHEEL STOPS BLUE WHEN INSTALLED ON CONCRETE AND WHITE WHEN INSTALLED ON ASPHALT.
 - PROPOSED STRIPING SHOWN IN DETAIL ARE SCREENED TO EMPHASIZE PARKING DIMENSIONING AND LAYOUT.
 - REQUIRED DIMENSIONS FOR ACCESSIBLE PARKING SPACES AND EV PARKING SPACES SHALL BE TAKEN FROM THE CENTERLINE OF THE STRIPING.

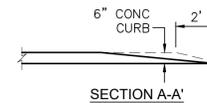
5 PLAN AT ACCESSIBLE PARKING
NTS



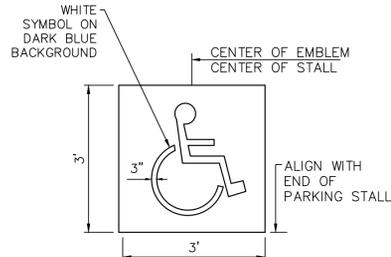
6 CONCRETE CURB DETAIL
NTS



7 CONCRETE WALK
NTS

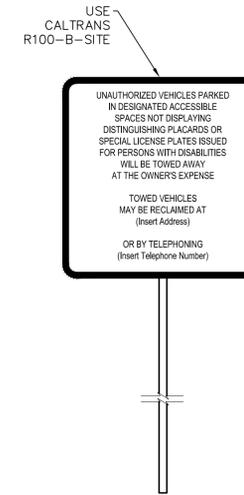


8 PEDESTRIAN RAMP
NTS



- ACCESSIBLE PARKING SYMBOL:**
- EMBLEM TO BE PAINTED ON SURFACE OF PARKING LOT PAVING
 - BACKGROUND COLOR IS BLUE
 - SEE SITE PLAN FOR LOCATION AND ORIENTATION
 - PAINT SHALL BE CALTRANS SPECIFICATION TRAFFIC RATED PAINT

9 PARKING SYMBOL FOR ACCESSIBLE PARKING
NTS



A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE (SEE SITE PLAN FOR LOCATION) AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES (432 MM BY 559 MM) IN SIZE WITH LETTERING NOT LESS THAN 1 INCH (25 MM) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

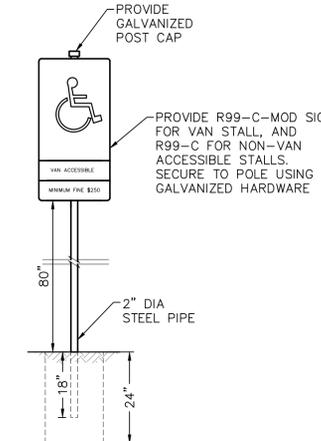
"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT:

OR BY TELEPHONING _____
MINIMUM FINE \$250"
CONTRACTOR SHALL FILL IN INFO AS REQ'D BY THE PERMITTING AGENCY

- NOTES:**
- AN ADDITIONAL SIGN SHALL BE POSTED EITHER IN A CONSPICUOUS PLACE AT EITHER EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.
 - THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17" WIDE BY 22" HIGH.
 - BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 - REFER TO CBC (2019) SECTION 11B-502.8.2 FOR OTHER SPECIFIC REQUIREMENTS, DETAILS AND INSTALLATION.

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____

10 UNAUTHORIZED VEHICLE SIGNAGE
NTS



- NOTES:**
- EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT PAINTED IN WHITE ON A DARK BLUE BACKGROUND.
 - THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN THE PATH OF TRAVEL SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE FINISH GRADE OF THE PARKING SPACE.
 - ADD THE WORDS STATING: "VAN ACCESSIBLE" OR SIGN AS SHOWN AT STALLS DESIGNATED FOR VAN ACCESSIBLE PARKING.

11 SIGNAGE AT ACCESSIBLE PARKING STALLS
NTS

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