

## PROJECT DATA

**PROPERTY ADDRESS:** 108 Dolton Avenue, San Carlos, CA 94070 (Proposed)

**ASSESSOR'S PARCEL NUMBER:** 049-103-170

### SCOPE OF WORK

CLEAR AND GRADE THE EXISTING VACANT LOT, BUILD RETAINING WALLS, INSTALL DRAINAGE. BUILD A NEW SINGLE-FAMILY RESIDENCE WITH YARD, DRIVEWAY, AND ACCESS ROAD. INSTALL LANDSCAPING AND IRRIGATION.

### PLANNING INFORMATION

**ZONING DISTRICT:** R-1/S-71/DR  
**LOT SIZE:** 15,739 SQ FT  
**NO. OF STORIES:** 3

**SETBACKS/YARD REQUIREMENTS:**

DESCRIPTION	ALLOWABLE	EXISTING	NEW
FRONT SETBACK	20'	N/A	28'-1", 34'-0"
REAR SETBACK	20'	N/A	54'-2", 40'-2"
SIDE SETBACK	5'	N/A	15'-1", 34'-3"
BUILDING HEIGHT	30'	N/A	29'-9"
SITE COVERAGE AREA	7,869.5 SQ FT	N/A	3,933.5 SQ FT
SITE COVERAGE %	50%	N/A	25%
BLD FLOOR AREA	4,100 SQ FT	N/A	3,828 SQ FT

### BUILDING INFORMATION

**OCCUPANCY TYPE:** R3  
**CONSTRUCTION TYPE:** VB  
**FIRE SPRINKLERS:** REQUIRED

**FLOOR AREA:**

CATEGORY	DESCRIPTION	EXISTING SQ FT	PROPOSED SQ FT
CONDITIONED	1ST FLOOR	0	247
	2ND FLOOR	0	1,613
	3RD FLOOR	0	1,703
	SUBTOTAL	0	3,563
UNCONDITIONED	GARAGE	0	598
	SUBTOTAL	0	4,161
	GARAGE ALLOWANCE	0	-400
	PROTECTED DECKS/PORCHES	0	67
INTERIOR	EXTERIOR STORAGE	0	0
	<b>TOTAL GROSS AREA</b>	0	<b>3,828</b>

### LANDSCAPING INFORMATION

**EXISTING LANDSCAPING:** 0 SQ FT  
**REHABILITATED:** 0 SQ FT  
**NEW LANDSCAPING:** 1,012 SQ FT  
**NEW TURF:** 0 SQ FT

## CODES

2022 CALIFORNIA BUILDING CODE (CBC)      2022 CA FIRE CODE (CFC)  
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)      2022 CA GREEN BUILDING CODE  
 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
 2022 CALIFORNIA MECHANICAL CODE (CME)      APPLICABLE SAN MATEO COUNTY MUNICIPAL CODES  
 2022 CALIFORNIA PLUMBING CODE (CPC)  
 2022 CA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

## PROJECT DIRECTORY

**OWNER**  
 Dolton Estates LLC  
 1025 Alameda #701  
 Belmont, CA 94002  
 Contact: Irene Velasquez  
 E: doltonestates@gmail.com  
 T: 415-999-6189

**DESIGNER**  
 SF Modern  
 1080 San Carlos #940  
 San Carlos CA 94070  
 Contact: Bich-Khoi Do  
 E: bk@sfmodern.com  
 T: 650-281-4832

**SURVEYOR**  
 DMG Engineering, Inc.  
 Contact: Dylan Gonsalves  
 E: dylan@dmgbayarea.com  
 T: 925-787-0463

**GEOTECHNICAL ENGINEER**  
 Atlas Technical Consultants, LLC (Formerly Geosphere Consultants, Inc.)  
 2100 Crow Canyon Rd, #210  
 San Ramon, CA 94583  
 Contact: Joel Baldwin  
 E: Joel.baldwin@oneatlas.com  
 T: 650-557-0262

**CIVIL ENGINEER**  
 Precision Engineering and Construction, Inc.  
 Contact: Travis Lutz  
 E: travis@precision-ec.com  
 T: 415-743-0527

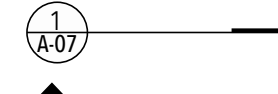
**ARBORIST**  
 Advanced Tree Care, Inc.  
 Contact: Robert Weatherill  
 E: rweather@pacbell.net  
 T: 650-839-9539


**STRUCTURAL ENGINEER**


**FIRE PROTECTION**


**TITLE 24 ENERGY**


## SYMBOLS


DETAIL MARKER 

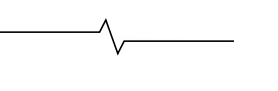
ELEVATION MARKER 

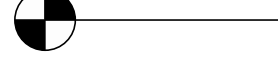
SECTION MARKER 


INTERIOR ELEVATION MARKER 

REVISION MARKER 

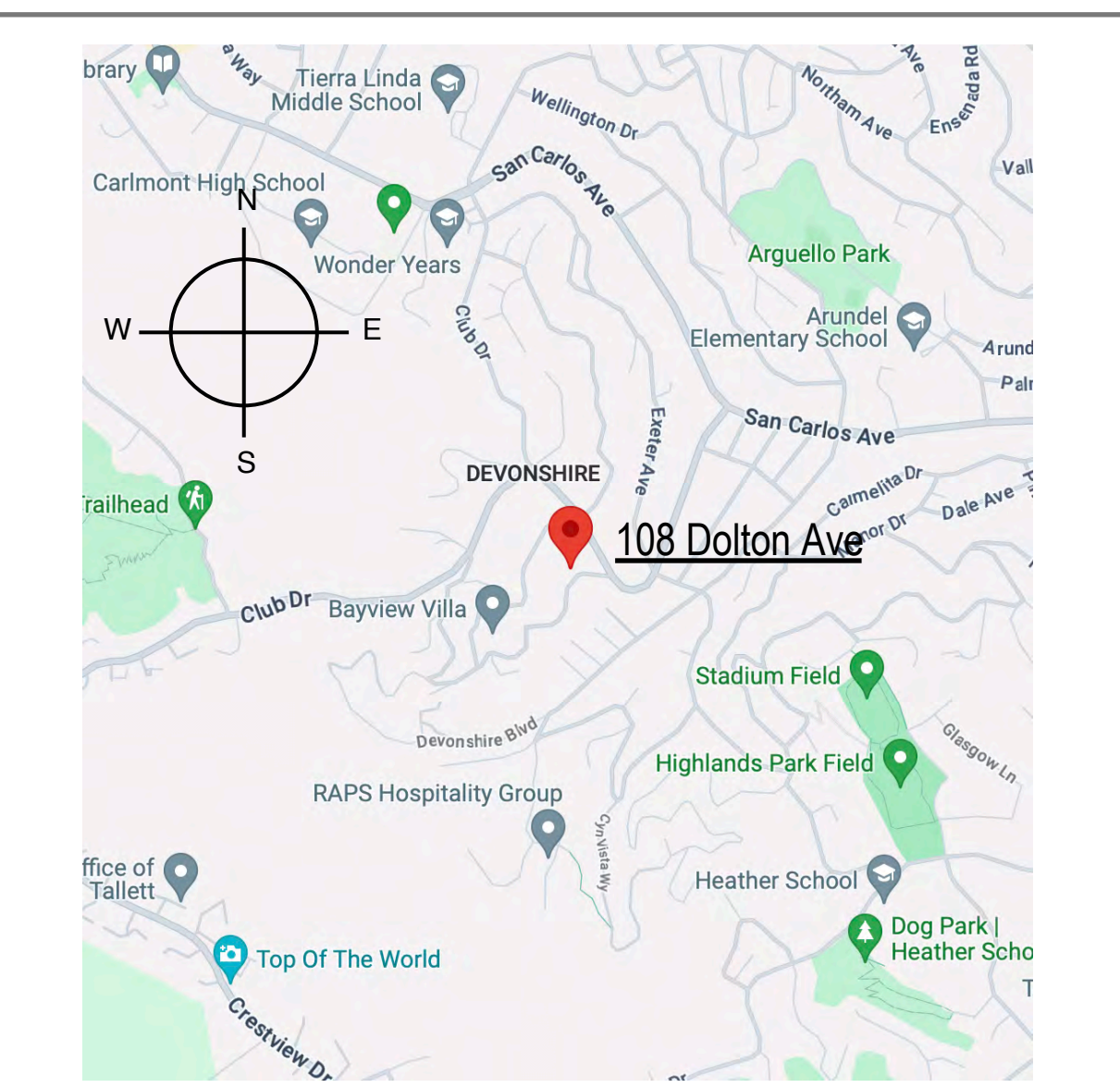
DOOR SYMBOL 

WINDOW SYMBOL 

BREAK LINE 

ELEVATION LINE 

## VICINITY MAP



## DRAWING INDEX

**ARCHITECTURAL**  
 T-01 TITLE SHEET  
 A-01 SITE - EXISTING  
 A-02 SITE - PROPOSED  
 A-03 ROOF / FOOTPRINT  
 A-04 FLOOR 1 PLAN  
 A-05 FLOOR 2 PLAN  
 A-06 FLOOR 3 PLAN  
 A-07 ELEVATIONS  
 A-08 ELEVATIONS  
 A-09 ELEVATIONS  
 A-10 COLORS  
 A-11 RENDERINGS  
 A-12 SECTIONS  
 A-13 RETAINING WALLS  
 A-14 LANDSCAPE PLAN  
 A-15 PLANTS & NOTES  
 A-16 IRRIGATION PLAN  
 A-17 FLOOR 1 LIGHTING  
 A-18 FLOOR 2 LIGHTING  
 A-19 FLOOR 3 LIGHTING

**CIVIL ENGINEERING**  
 C-0 TITLE SHEET  
 C-1 NOTES  
 C-2 GRADING AND UTILITIES  
 C-3 EROSION CONTROL  
 C-3.1 BEST MANAGEMENT PRACTICES  
 C-3.2 TREE PROTECTION PLAN  
 C-4 DETAIL SHEET  
 C-4.1 DETAIL SHEET  
 C-4.2 DETAIL SHEET

**SURVEY**  
 See separate survey by DMG Engineering, Inc.

**GEOTECHNICAL REPORT**  
 See separate Geotechnical Report by Engineering Geologist Geosphere Consultants, Inc.


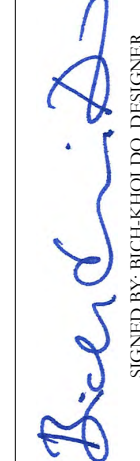
**ARBORIST REPORT**  
 See separate Arborist Report by Advanced Tree Care

## GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN MATEO COUNTY CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
- CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
- SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR APPROVAL OF DESIGNER.
- DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ONSITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE DESIGNER IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
- ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
- CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
- IN THE EVENT THAT FOUNDATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
- WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
- DIMENSIONS ARE TO TOP OF FINISHED FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS NOTED.
- "SIM." OR "SIMILAR" MEANS COMPARABLE ATTRIBUTES FOR THE ITEM NOTED. VERIFY DIMENSIONS & ORIENTATION ON PLAN.
- "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED.
- DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS. CLEARANCES MUST BE ACCURATELY MAINTAINED.
- CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH DESIGNER.
- ALL MATERIALS & EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
- ALL MATERIALS & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
- PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
- MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
  - MIN. ROOF/CEILING INSULATION R-19
  - MIN. WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
  - MIN. FLOOR INSULATION OVER CRAWL/UNOCCUPIED SPACES R-13
  - ALL INSULATION TO MEET CEC QUALITY STANDARDS
  - INFILTRATION CONTROL:
    - DOORS AND WINDOWS WEATHER-STRIPPED.
    - EXHAUST SYSTEMS DAMPENED.
    - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
    - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
  - DUCTS CONSTRUCTED AND INSTALLED PER UMC.
  - ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REFER TO PLANS FOR LOCATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF NOT IN CONTRACT ITEMS WITH OTHER TRADES.
- LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS WITH GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE TEMPERED GLASS (UBC SECTION 2406)

**108 DOLTON AVENUE**  
Title Sheet

NO.	DATE	REVISIONS
1	08/22/24	Version 1
2		
3		
4		
5		

  
 DESIGN - CONSTRUCTION DEVELOPMENT  
  
 SIGNED BY: BICH-KHOI DO

SF MODERN | General Contractor | License # 995405  
 BICH-KHOI DO | bk@sfmodern.com | 650-281-4832  
 1180 San Carlos Ave #940, San Carlos CA 94070

**LEGAL DESCRIPTION**

LOTS 2 AND 3, EXCEPTING THE WESTERLY 10' OF LOT 3, BLOCK 32, AS SHOWN ON THAT CERTAIN MAP ENTITLED "DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY, AMENDED AND SUPPLEMENTARY MAP OF SUBDIVISION NUMBER SIX, SAN MATEO COUNTY, CALIFORNIA", RECORDED ON APRIL 13, 1926 IN BOOK 13 OF MAPS AT PAGES 52-5, SAN MATEO COUNTY RECORDER'S OFFICE.

**TOPOGRAPHIC AND BOUNDARY SURVEY**

DOLTON AVENUE  
CITY OF SAN CARLOS  
SAN MATEO COUNTY - CALIFORNIA  
SCALE: 1 INCH = 10 FEET  
OCTOBER 2019

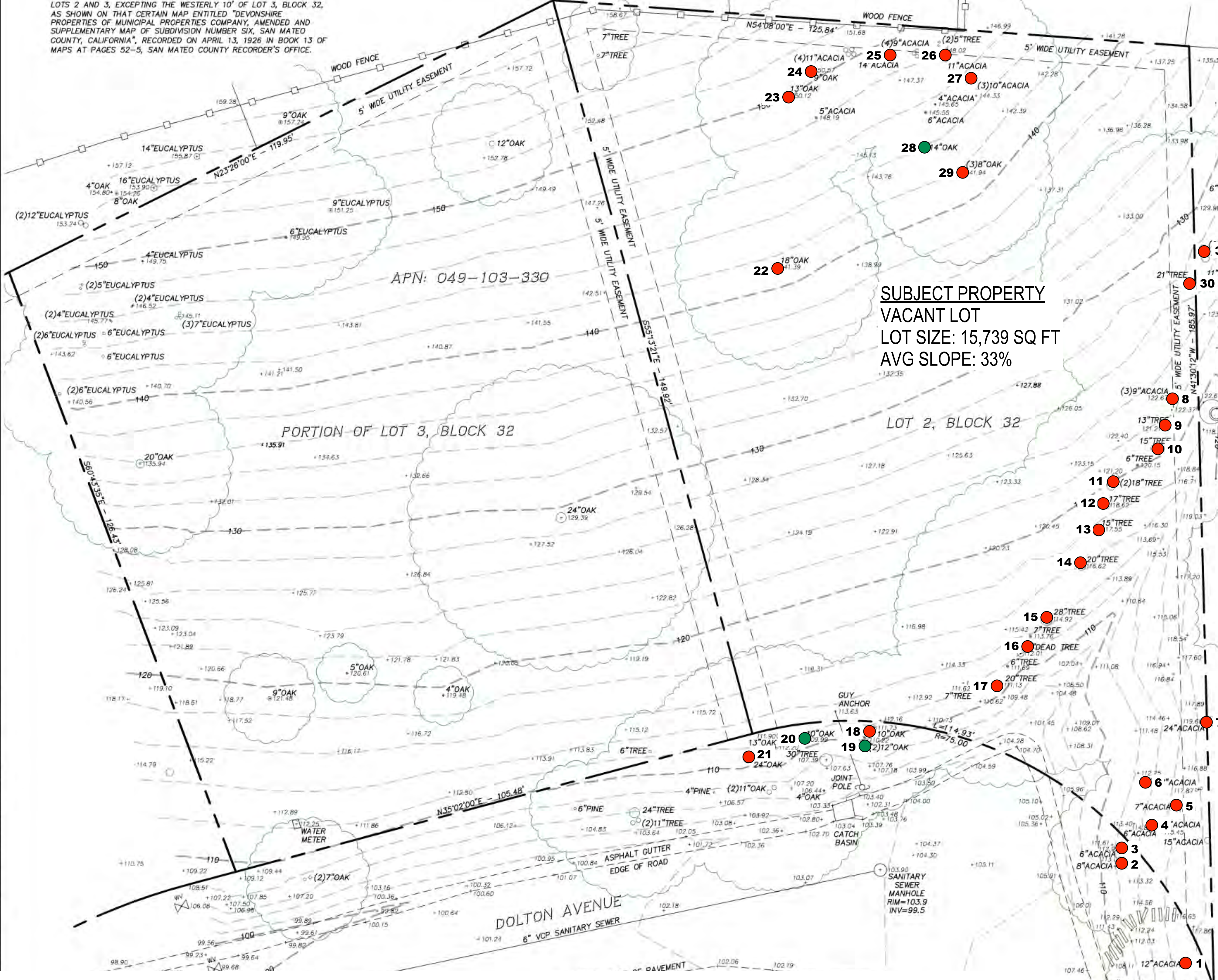
**DMG ENGINEERING, Inc.**  
30 OAKVUE COURT  
PLEASANT HILL, CA 94523  
PHONE: (925) 787-0463  
FAX: (925) 287-8503

DMG ENGINEERING, Inc.  
RESTRICTED ENGINEERING DRAWINGS  
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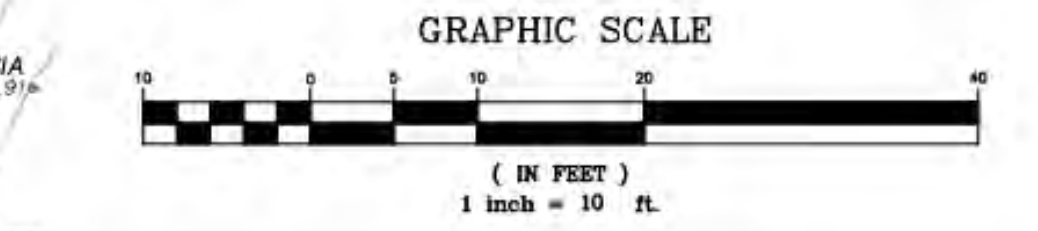
NO.	DATE	DESCRIPTION	BY

**TOPOGRAPHIC AND BOUNDARY SURVEY**  
DOLTON AVENUE  
CITY OF SAN CARLOS - CALIFORNIA  
SCALE: 1 INCH = 10 FEET  
OCTOBER 2019

SHEET 1  
OF 1 SHEETS  
ORIG.DWG: 10-25-2019  
REV.DWG: 3-9-2021  
JOB: 19-126



**SUBJECT PROPERTY**  
VACANT LOT  
LOT SIZE: 15,739 SQ FT  
AVG SLOPE: 33%



**NOTES:**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- BASIS OF ELEVATION: ELEVATIONS SHOWN ARE BASED UPON AN ASSUMED ELEVATION. ELEVATION OF MANHOLE IN DOLTON AVENUE AT CURVE IN ROAD SHOWN HEREON TAKEN AS 103.80 FEET.
- 2' CONTOUR INTERVAL.

**ASSESSOR PARCEL NUMBER:**

049-103-170  
049-103-330

**LOT AREA:**

APN 049-103-170: 15,739± SQUARE FEET  
APN 049-103-330: 15,450± SQUARE FEET

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:  
IRENE VELASQUEZ IN: SEPTEMBER 2019  
I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475  
ON OCTOBER 14, 2019  
I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

*Dylan M. Gonsalves*  
DYLAN M. GONSALVES DATE 10-25-2019



● Trees to be removed	● Trees to be protected
(2) 4" Acacia (3) 6" Acacia (2) 7" Acacia (3) 9" Acacia	Preserve Existing Trees: (#19) 16.5"/8.3" Coast Live Oak (#20) 12" Coast Live Oak (#28) 15.5" Valley Oak Refer to Arborist's Report for more information
8" Acacia 12" Acacia 15" Acacia 24" Acacia	
10" Oak 18" Oak 15 Other trees (Non-significant)	

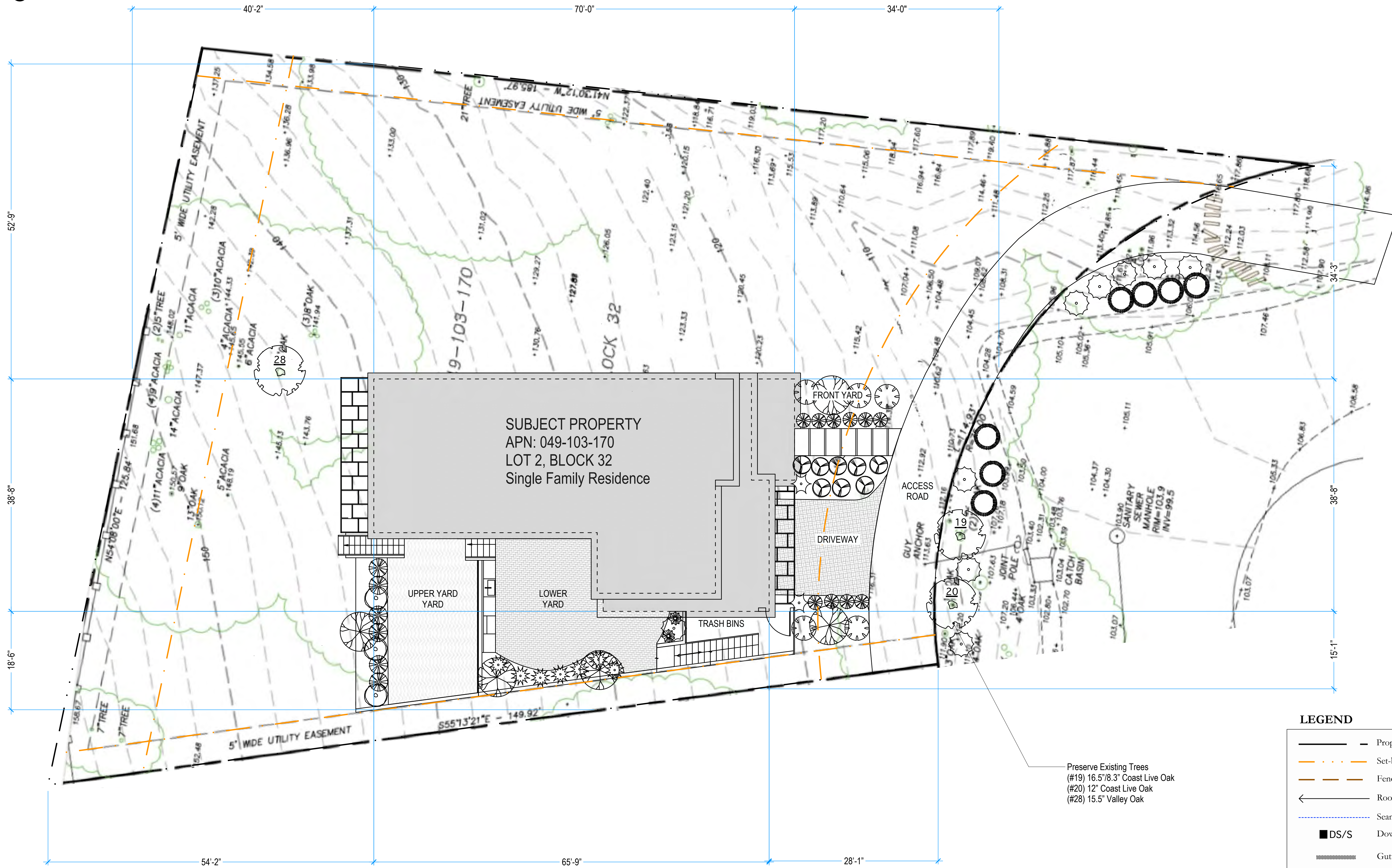
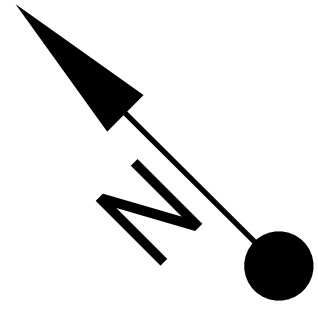
- NOTES:**
- TREES INDICATED FOR REMOVAL WILL BE MULCHED AND RE-USED ON THE PROJECT.
  - LEAVE ROOTS FOR SOIL STABILIZATION.
  - TREE REMOVAL AREAS TO BE COVERED WITH 3" MULCH.

NO.	DATE	REVISIONS	REMARKS
1	09/06/24	Version 2	
2			
3			
4			
5			

**SF modern**  
DESIGN - CONSTRUCTION - DEVELOPMENT  
*Brenda*  
SUNSHINE ARCHITECTURAL GROUP

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BICI-KHOLIDO | bh@smodern.com | 650-281-4832  
1180 San Carlos Ave #940, San Carlos CA 94070

**108 DOLTON AVENUE**  
Survey Plan / Existing Site



SUBJECT PROPERTY  
 APN: 049-103-170  
 LOT 2, BLOCK 32  
 Single Family Residence

Preserve Existing Trees  
 (#19) 16.5'x8.3' Coast Live Oak  
 (#20) 12" Coast Live Oak  
 (#28) 15.5' Valley Oak

LEGEND

- Property Line
- Set-back Line
- Fence, 6' H
- Roof slope 1/4" H : 1" L
- Seam in roof geometry
- DS/S
- Gutter
- Roof drain w/overflow
- Skylight

REV	DATE	REVISIONS
1	09/06/24	Version 2
2		
3		
4		
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**SF modern**  
 DESIGN - CONSTRUCTION - DEVELOPMENT

*Belen*  
 SENIOR ARCHITECTURAL DESIGNER








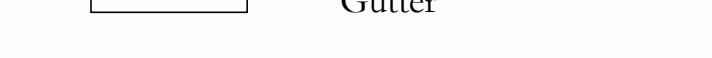

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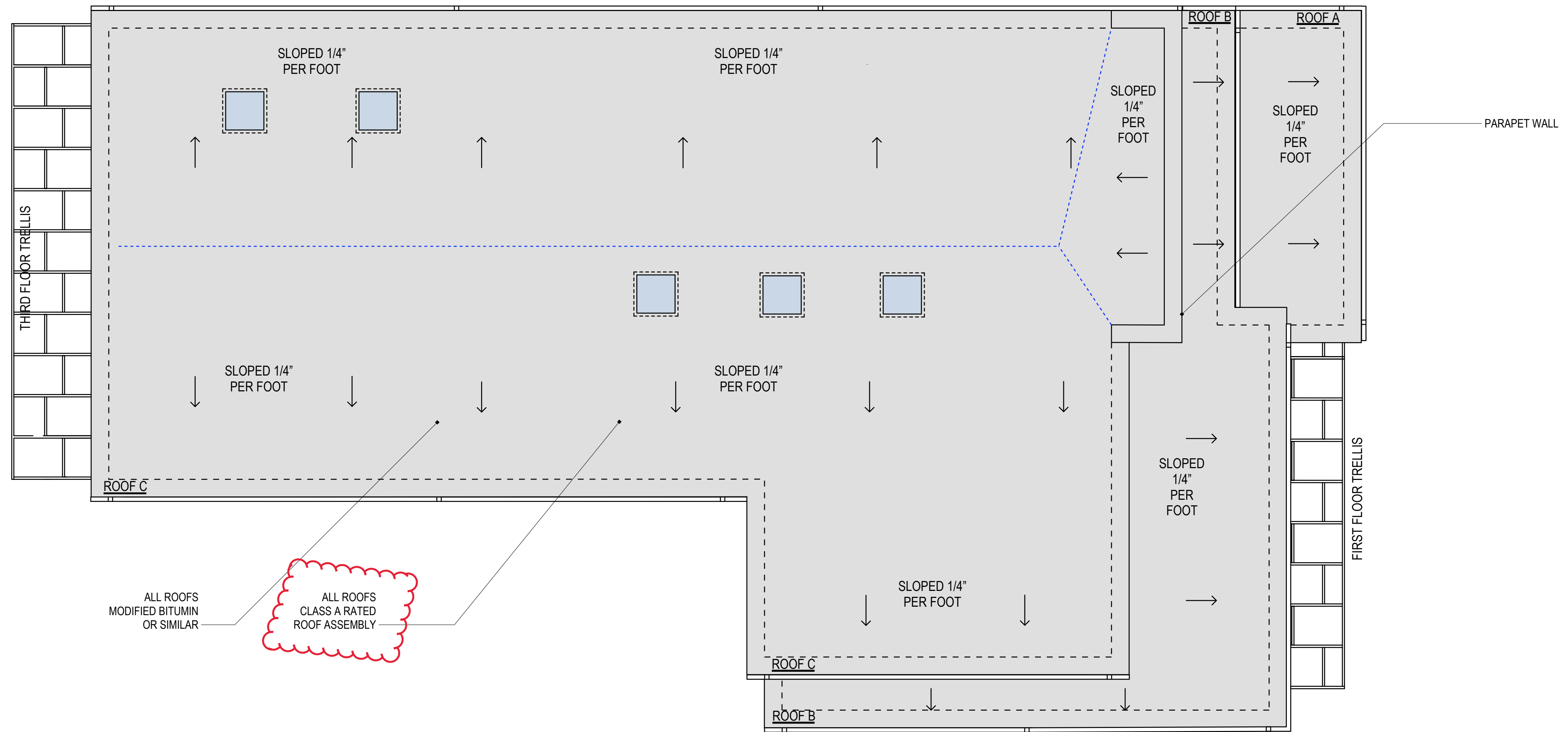
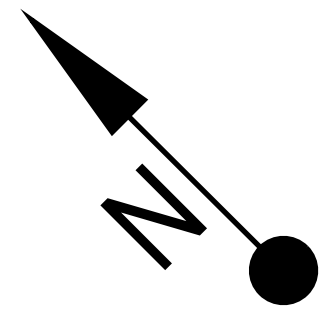
**108 DOLTON AVENUE**  
 Site Plan - Proposed

# 1 ROOF PLAN - PROPOSED

SCALE: 1/4" = 1'

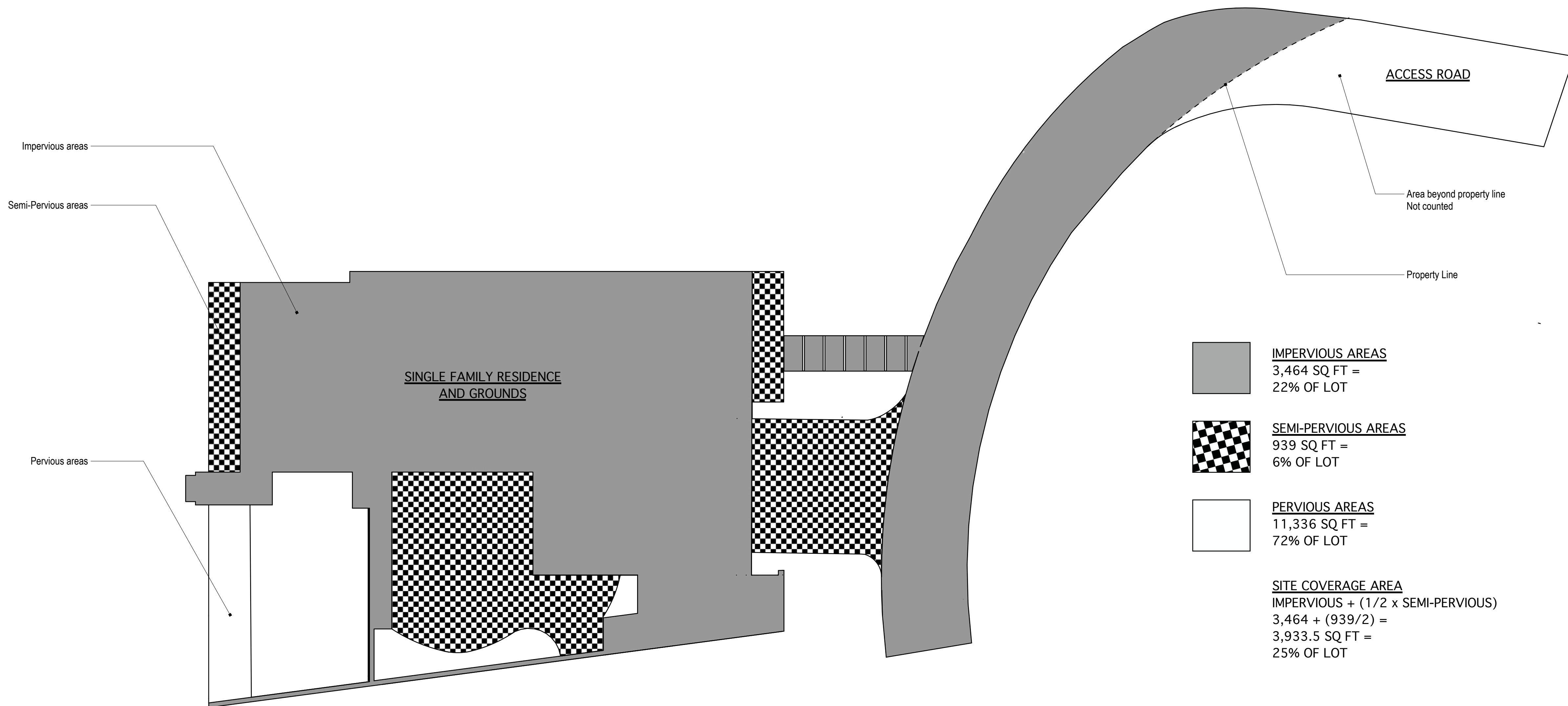
## LEGEND

-  Property Line
-  Set-back Line
-  Fence, 6' H
-  Roof slope 1/4" H : 1" L
-  Seam in roof geometry
-  Downspout or Scupper
-  Gutter
-  Roof drain w/overflow
-  Skylight



# 2 FOOTPRINT - PROPOSED

SCALE: 1/8" = 1'



### REVISIONS

NO.	DATE	REVISIONS
1	09/06/24	Version 2
2		
3		
4		
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**SF MODERN**  
DESIGN - CONSTRUCTION - DEVELOPMENT

*Blenda*  
SUNSHINE ARCHITECTURE

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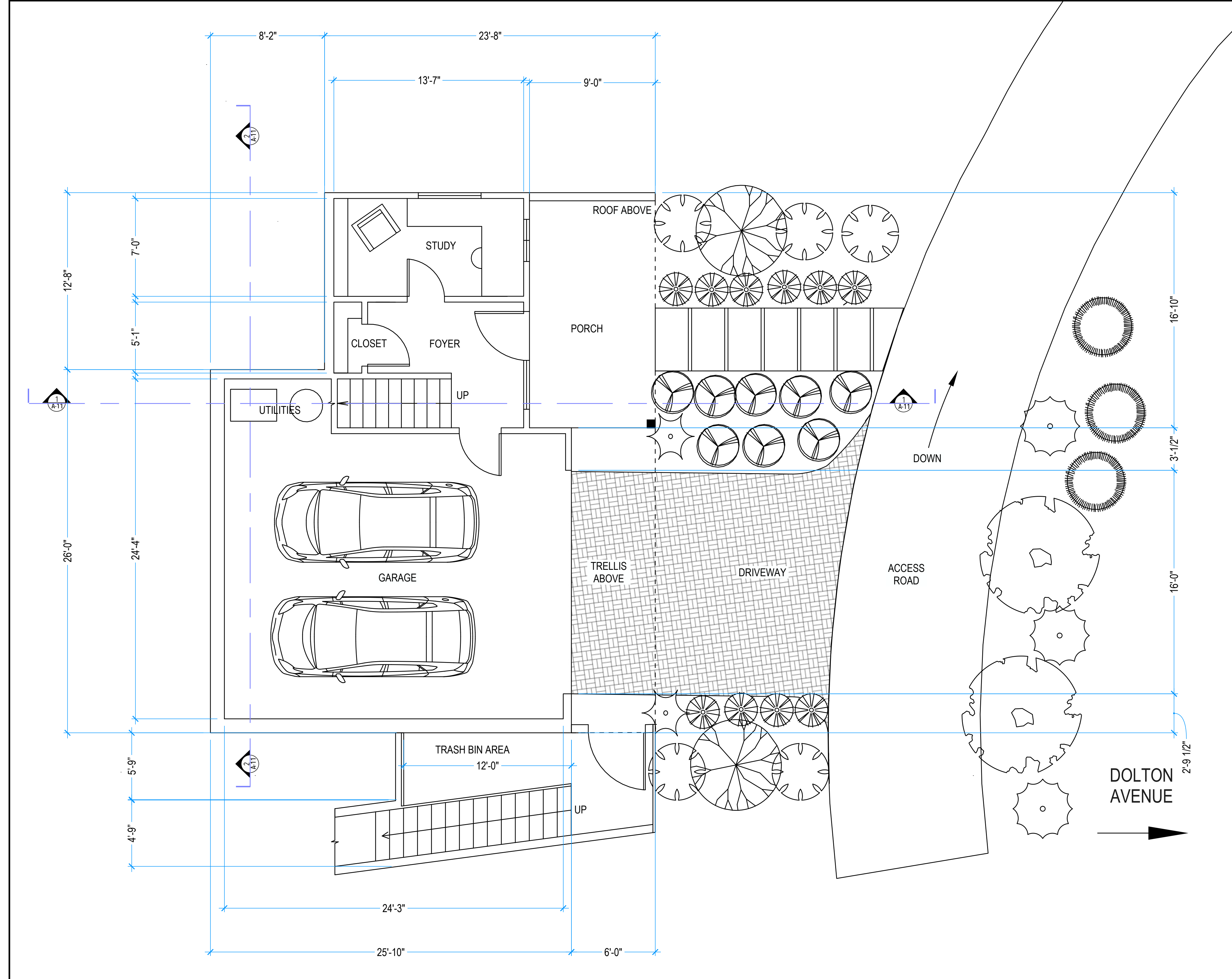
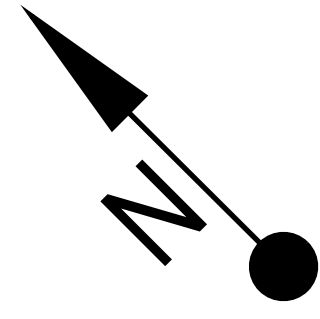
## 108 DOLTON AVENUE Roof Plan, Footprint

CONDITIONED: 3,563 SQ FT  
 1ST FLOOR: 247 SQ FT  
 2ND FLOOR: 1,613 SQ FT  
 3RD FLOOR: 1,703 SQ FT

UNCONDITIONED: 598 SQ FT

TOTAL INTERIOR: 4,161 SQ FT

COVERED PORCH: 67 SQ FT



REV	DATE	REVISIONS
1	09/06/24	Version 2
2		
3		
4		
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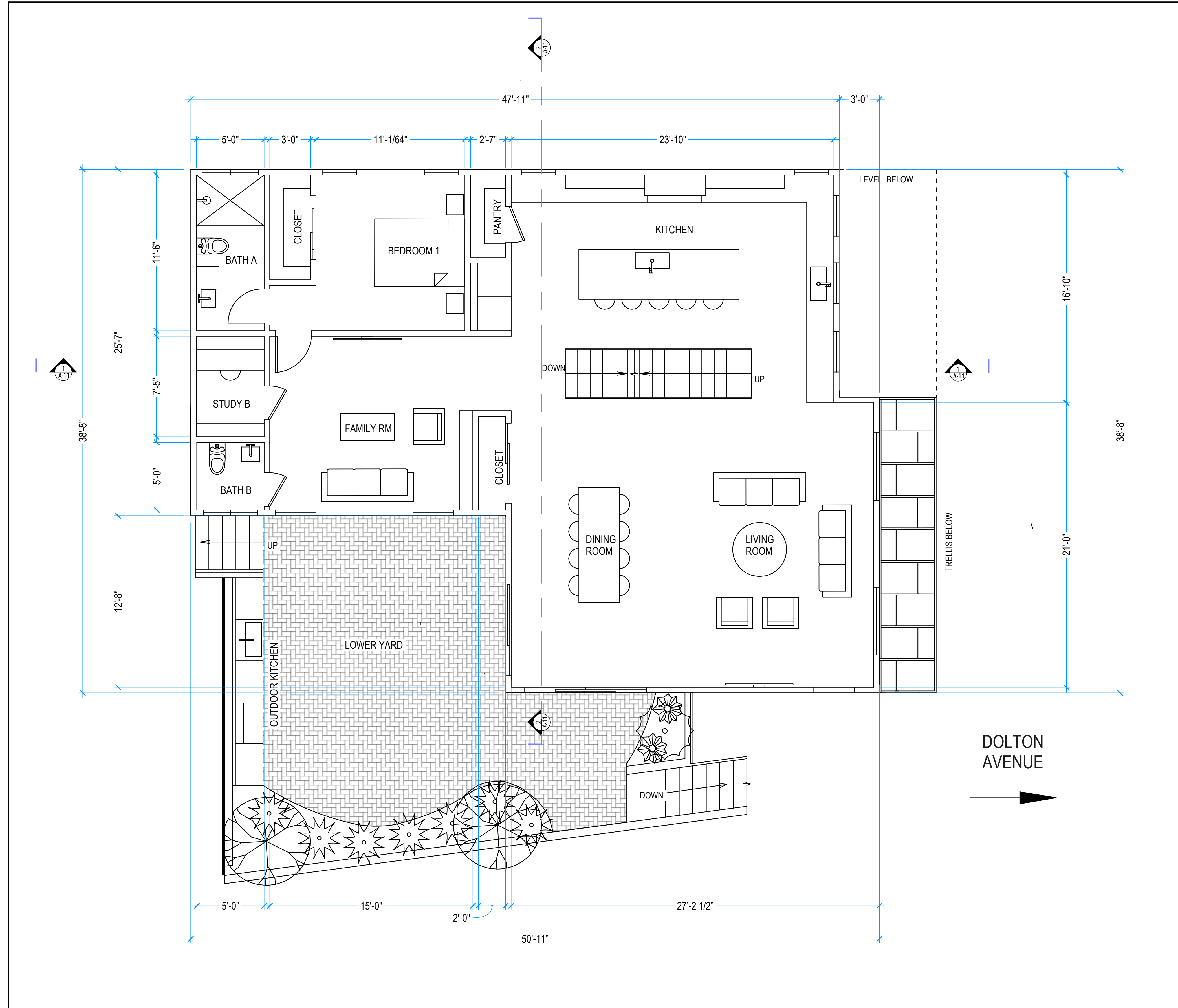
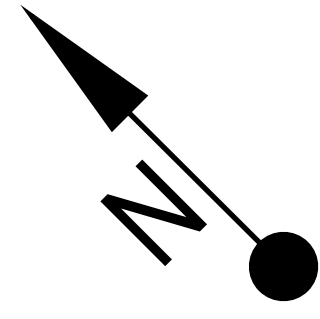
**108 DOLTON AVENUE**  
**Floor Plans**

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REVISIONS

NO.	DATE	REVISIONS
1	09/06/24	Version 2
2		
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**SF MODERN**  
 DESIGN - CONSTRUCTION - DEVELOPMENT

*Blenda*  
 SENIOR ARCHITECT/DESIGNER

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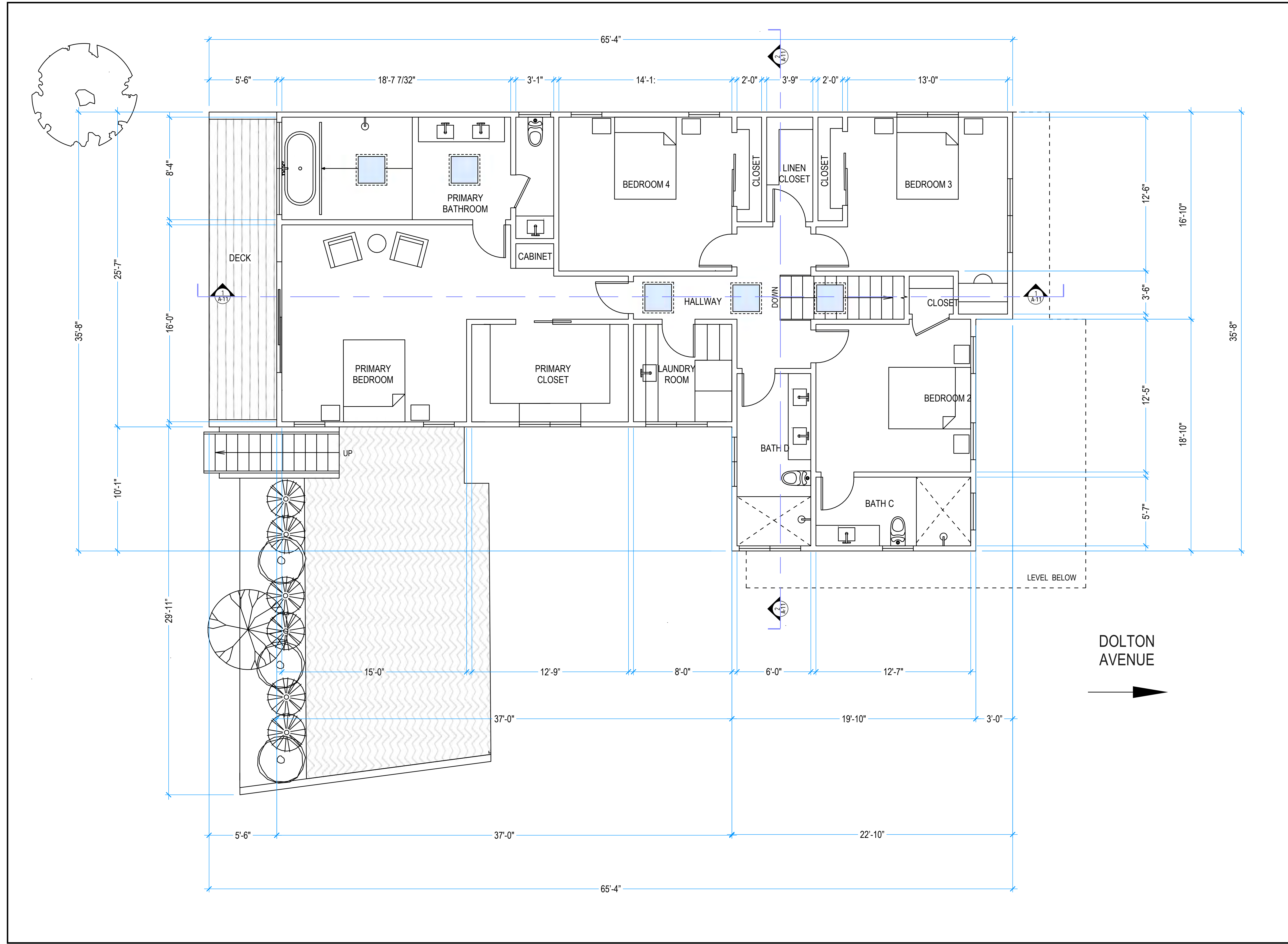
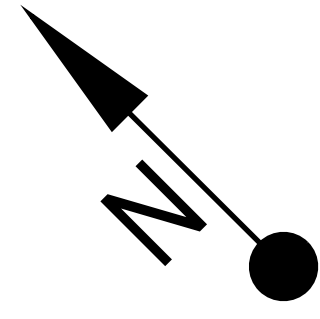
**108 DOLTON AVENUE**  
**Floor Plans**

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COVERED PORCH: 67 SQ FT

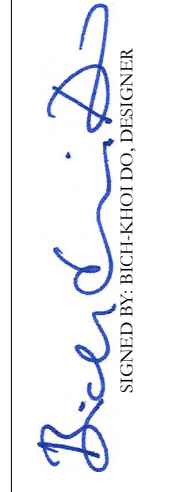


**DOLTON AVENUE**

REVISIONS

NO.	DATE	REVISIONS
1	09/06/24	Version 2
2	-	-
3	-	-
4	-	-
5	-	-

**SF modern**  
 DESIGN - CONSTRUCTION - DEVELOPMENT

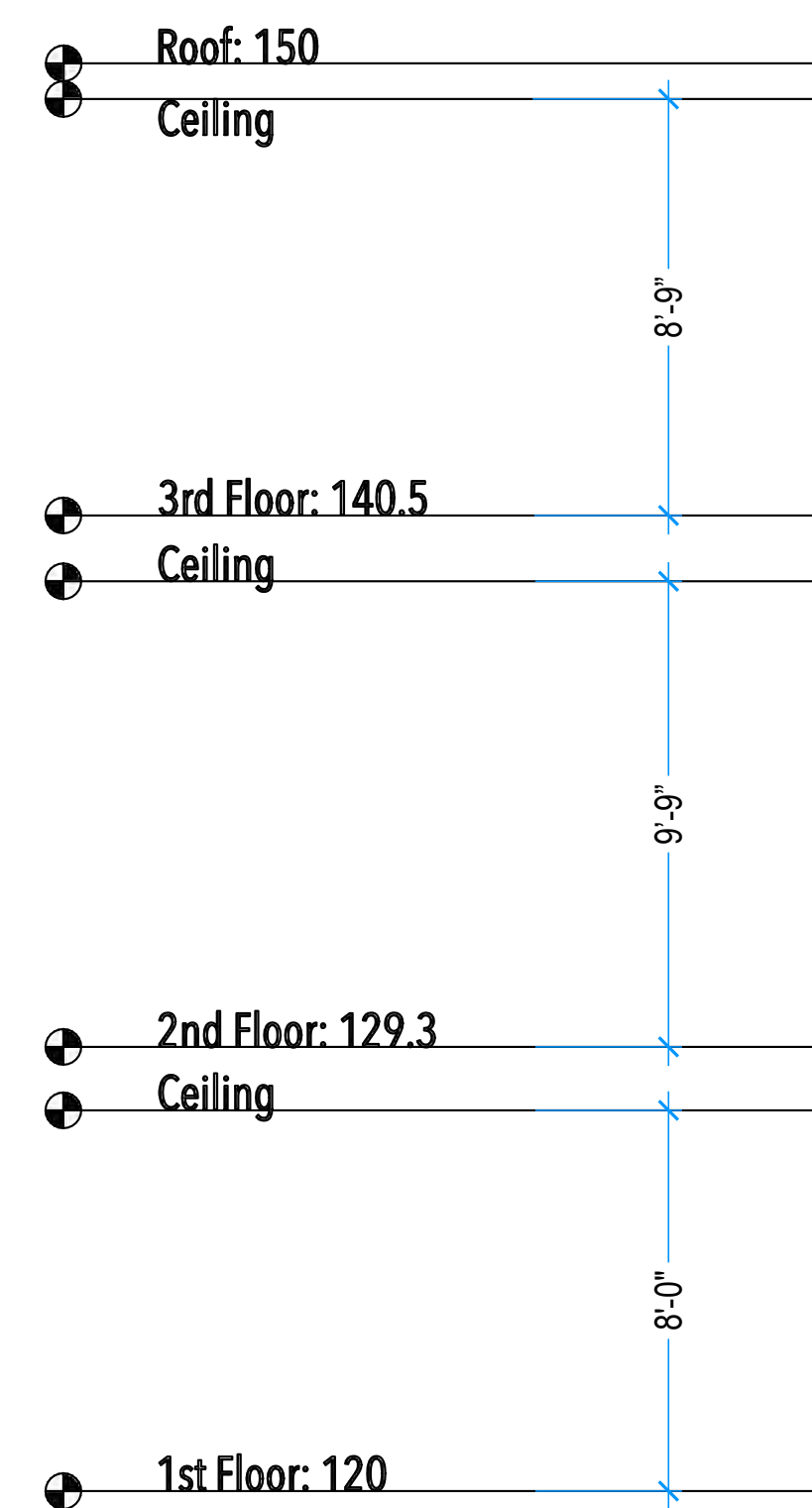


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**108 DOLTON AVENUE**  
**Floor Plans**

# 1 EAST ELEVATION (FRONT)

SCALE: 1/4" = 1'



PROPERTY LINE

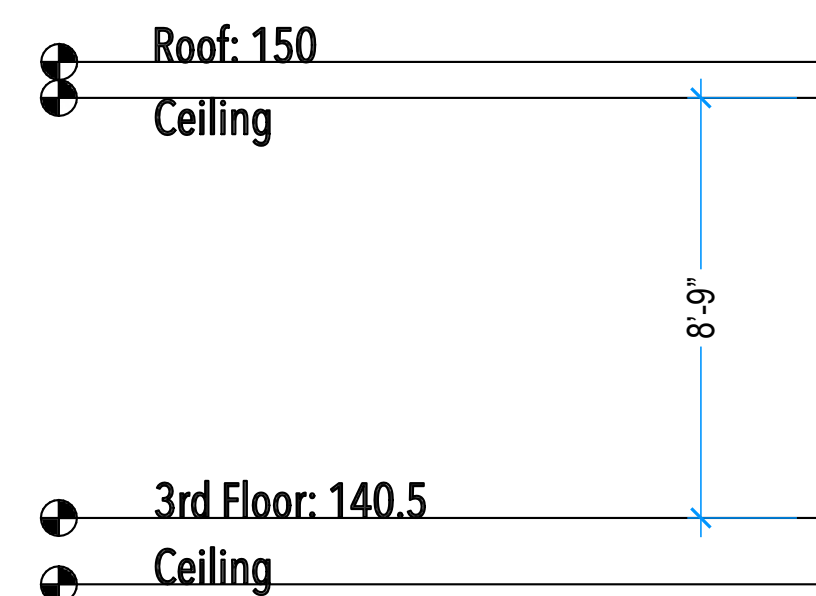
DAYLIGHT PLANE



Internally illuminated address numbers contrasting with the background, mounted a minimum of 72" from grade

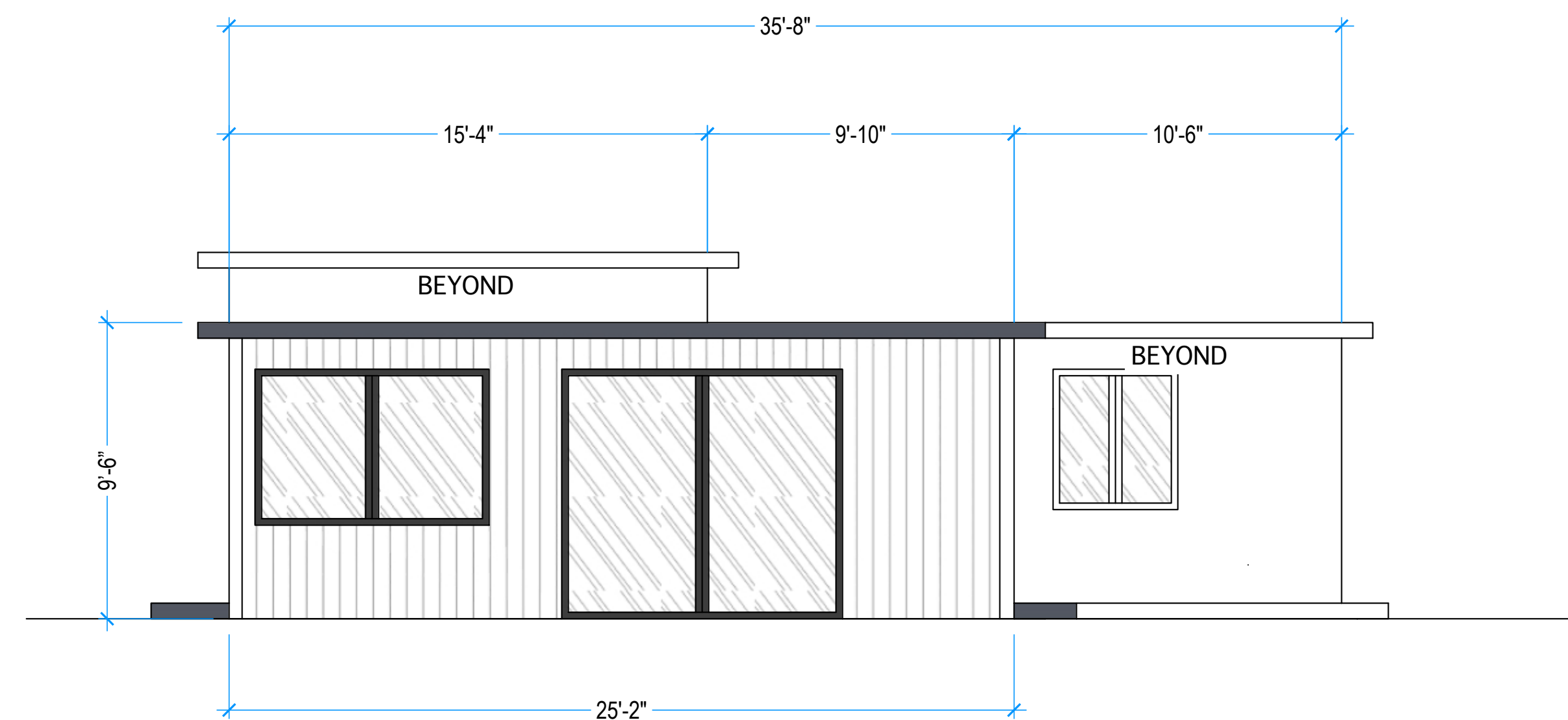
# 2 WEST ELEVATION (REAR)

SCALE: 1/4" = 1'



PROPERTY LINE

DAYLIGHT PLANE



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1	09/06/24	Version 2	
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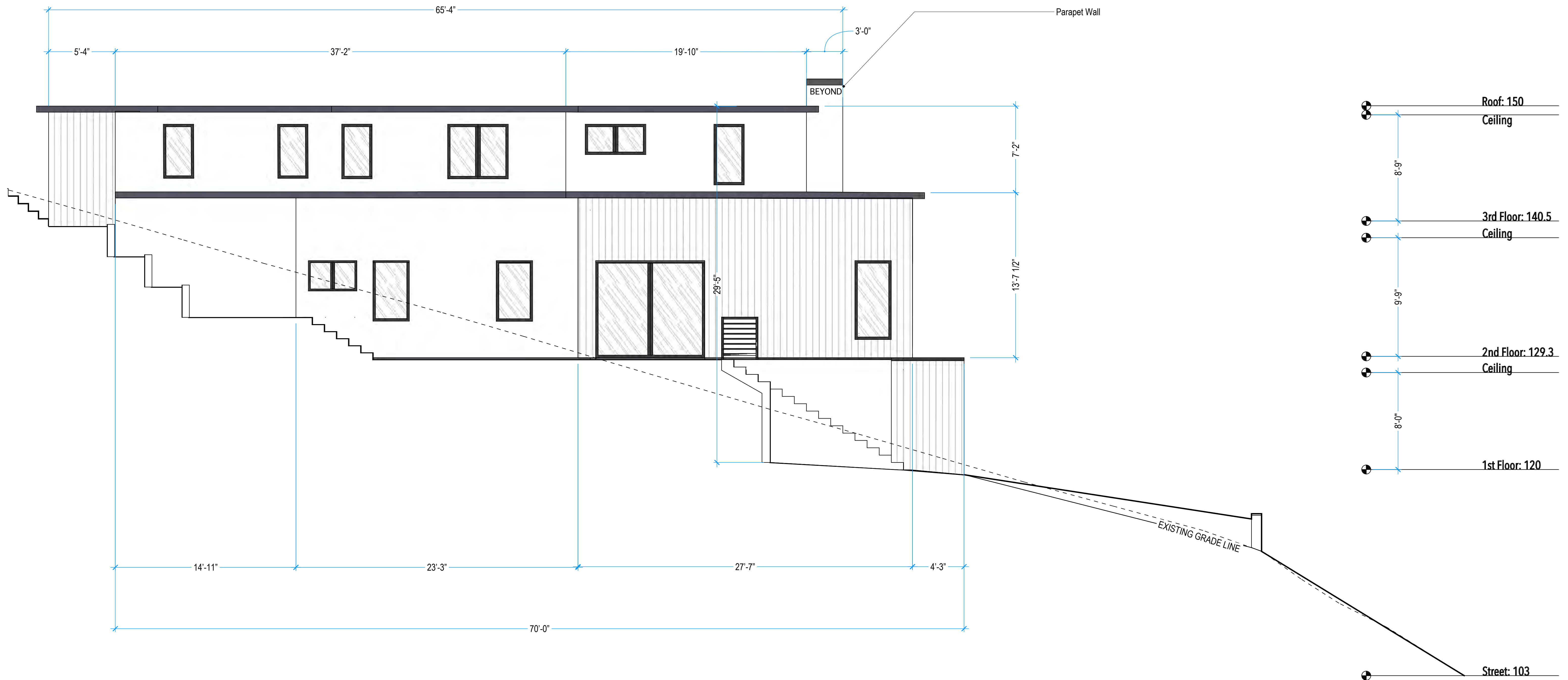
*Brenda*  
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## 108 DOLTON AVENUE Elevations



**X SOUTH ELEVATION (LEFT)**  
SCALE: 1/4" = 1'



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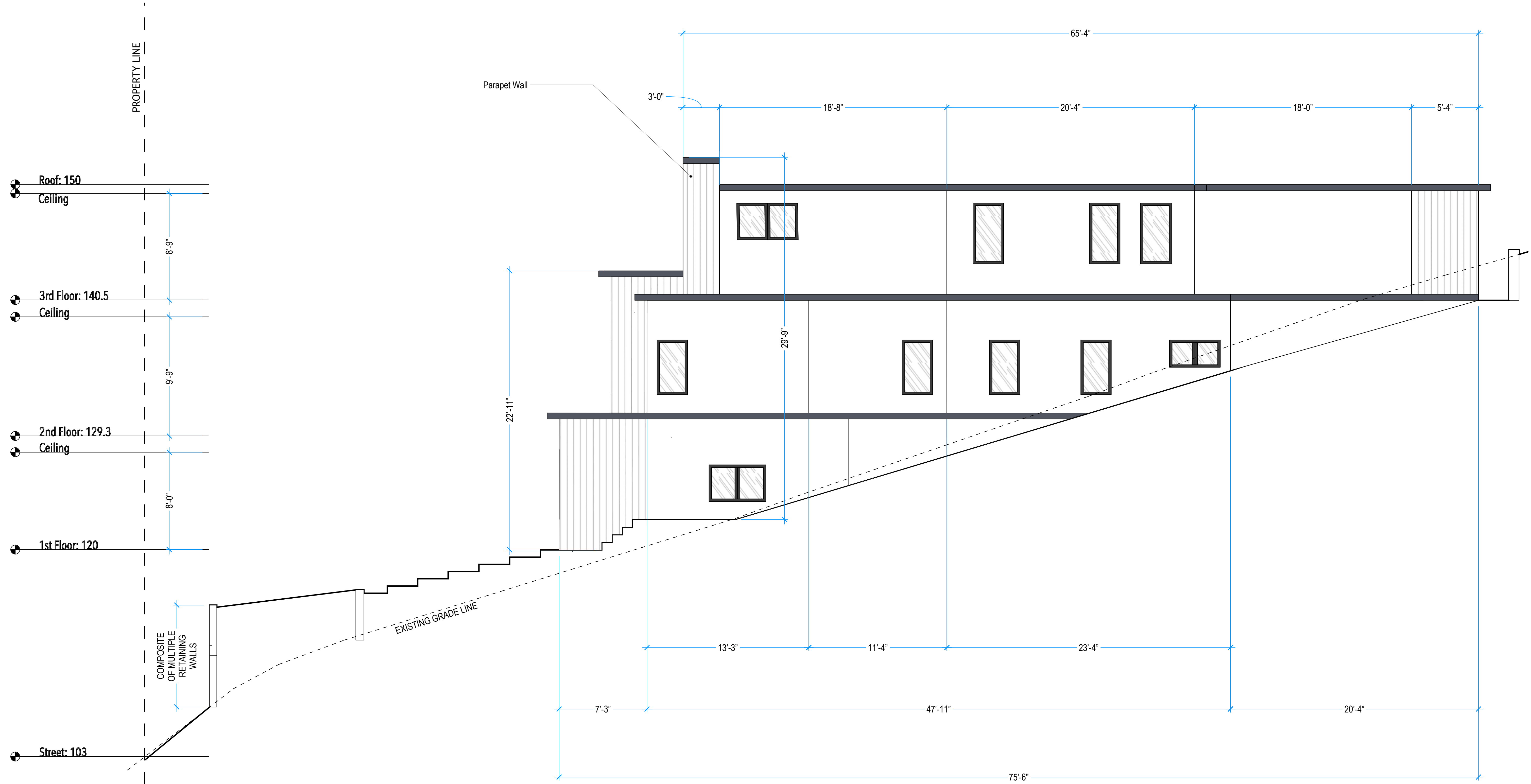
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**108 DOLTON AVENUE**  
Elevations

**X NORTH ELEVATION (RIGHT)**

SCALE: 1/4" = 1'



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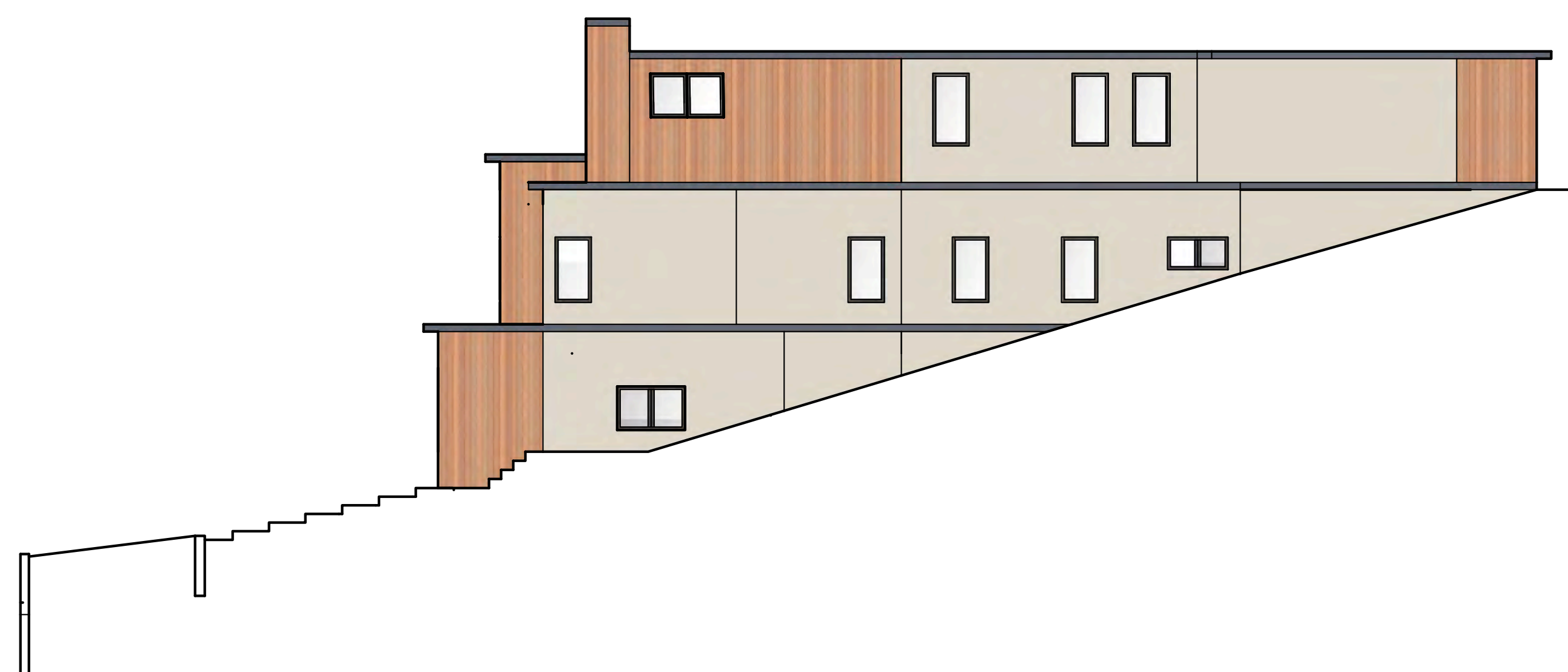
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**108 DOLTON AVENUE**  
Elevations

# 1 COLOR ELEVATIONS



# 2 PROPOSED MATERIALS & COLORS



**SIDING**

ARBOR WOOD COMPANY  
THERMALLY MODIFIED WOOD SIDING  
NATURAL ASH - NO FINISH



**STUCCO**

SHERWIN WILLIAMS  
SW 7541  
GRECIAN IVORY



**TRIM**

SHERWIN WILLIAMS  
SW 2740  
MINERAL GRAY

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SHERWIN WILLIAMS ACCOUNT

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**108 DOLTON AVENUE**  
**Colors**



**108 DOLTON AVENUE**  
**Renderings**

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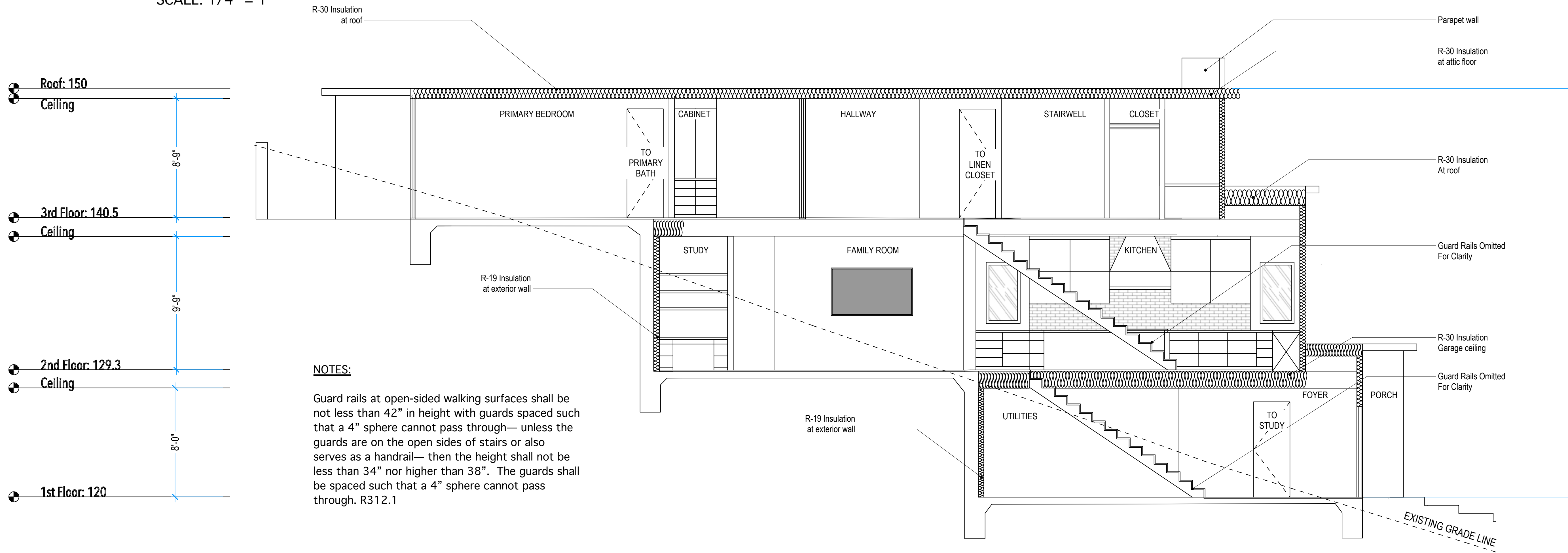
DESIGN - CONSTRUCTION - DEVELOPMENT

*Brenda*  
 SENIOR ARCHITECTURAL DESIGNER

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3	-/-/-	-/-/-
4	-/-/-	-/-/-
5	-/-/-	-/-/-

# 1 FRONT-TO-BACK SECTION

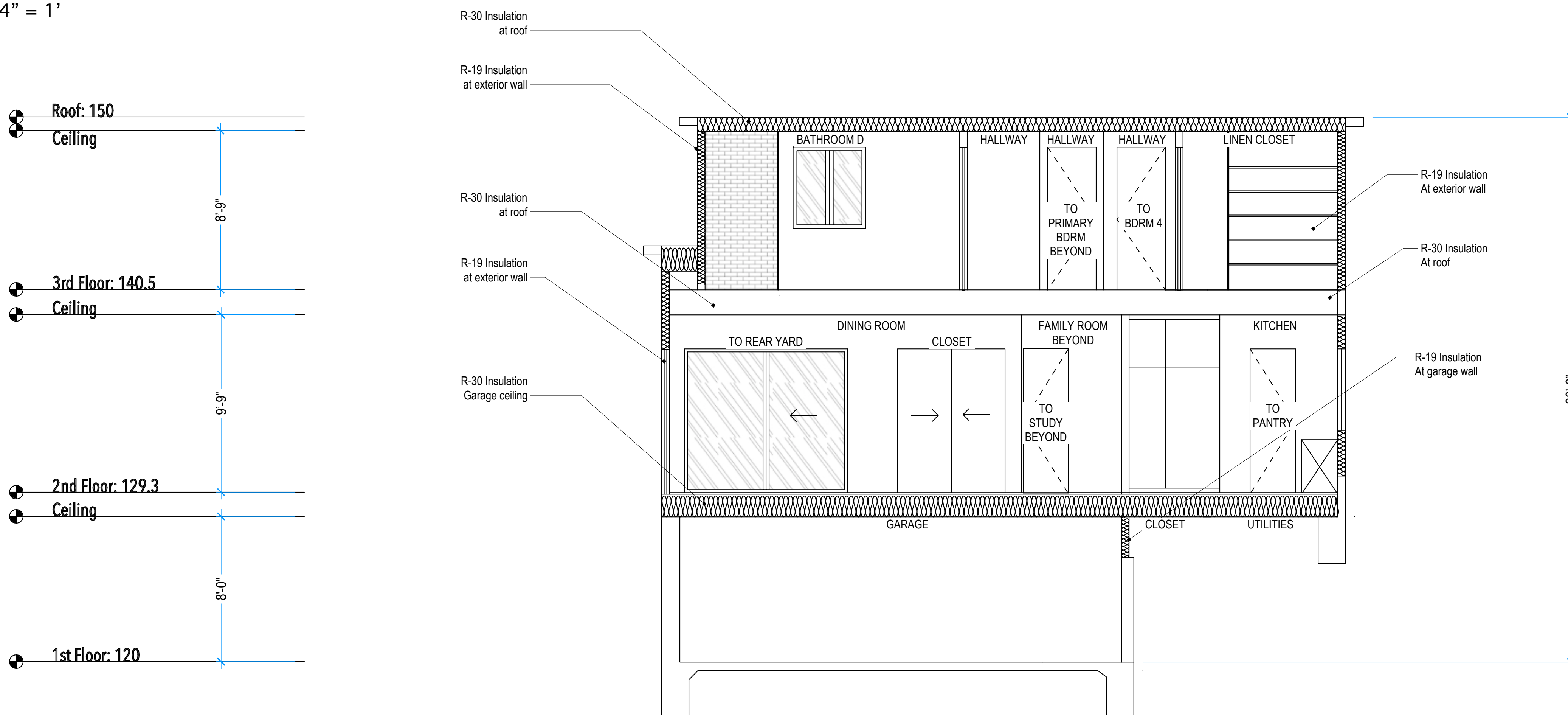
SCALE: 1/4" = 1'



**NOTES:**  
Guard rails at open-sided walking surfaces shall be not less than 42" in height with guards spaced such that a 4" sphere cannot pass through— unless the guards are on the open sides of stairs or also serves as a handrail— then the height shall not be less than 34" nor higher than 38". The guards shall be spaced such that a 4" sphere cannot pass through. R312.1

# 2 LEFT-TO-RIGHT SECTION

SCALE: 1/4" = 1'



**NOTES:**  
Guard rails at open-sided walking surfaces shall be not less than 42" in height with guards spaced such that a 4" sphere cannot pass through— unless the guards are on the open sides of stairs or also serves as a handrail— then the height shall not be less than 34" nor higher than 38". The guards shall be spaced such that a 4" sphere cannot pass through. R312.1

NO.	DATE	REVISIONS	REMARKS
1	09/06/24	Version 2	
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Blendi K. Ilioddo  
GENERAL CONTRACTOR

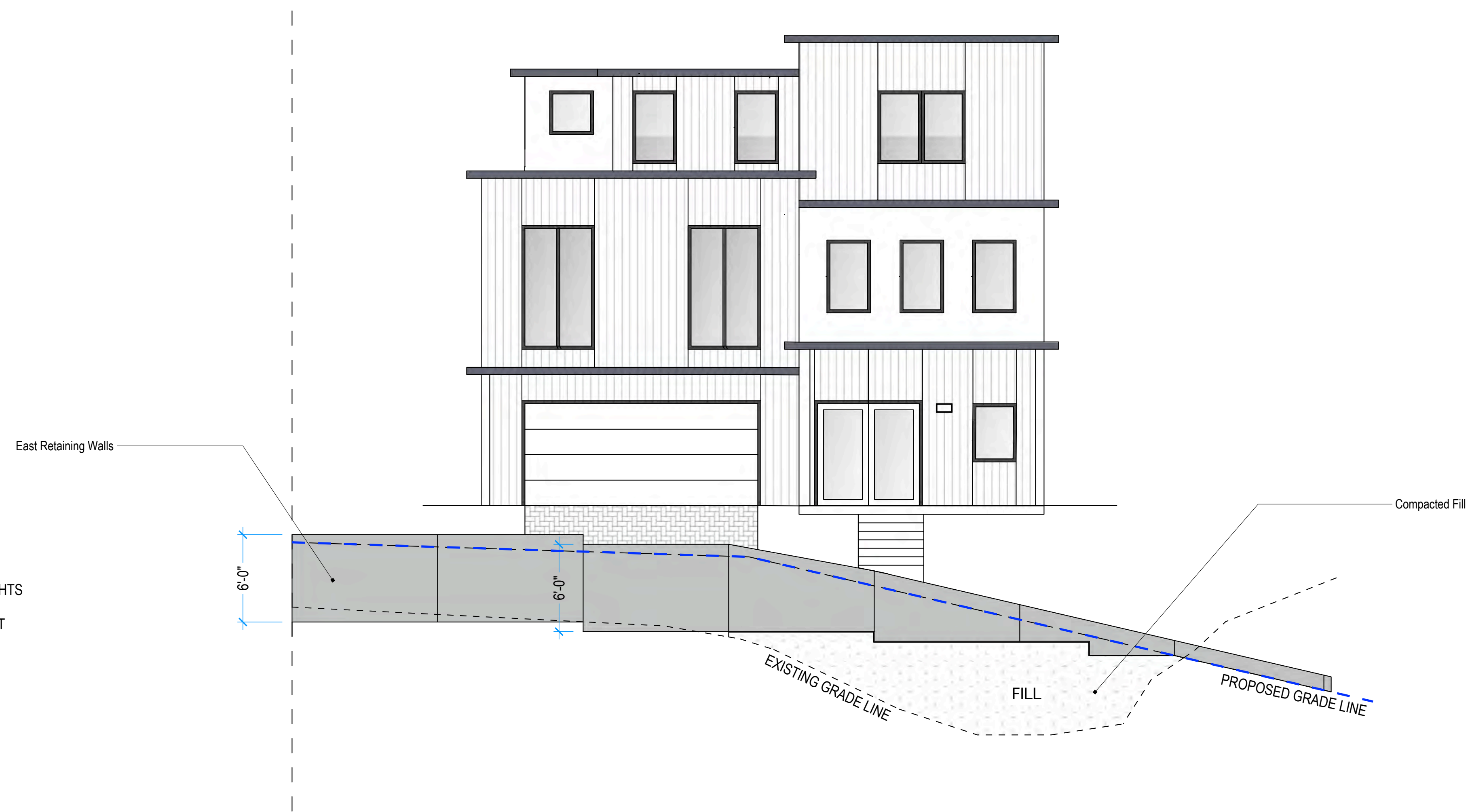
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# 108 DOLTON AVENUE Sections

# 1 EAST RETAINING WALLS

SCALE: 3/16" = 1'

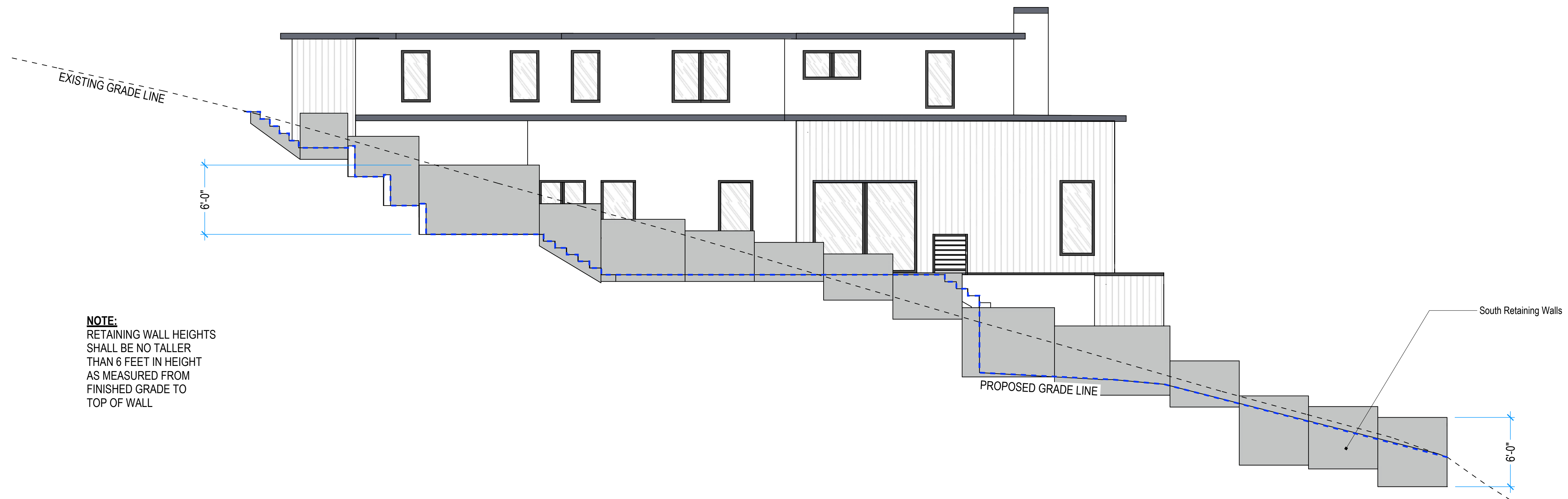
**NOTE:**  
RETAINING WALL HEIGHTS SHALL BE NO TALLER THAN 6 FEET IN HEIGHT AS MEASURED FROM FINISHED GRADE TO TOP OF WALL



# 2 SOUTH RETAINING WALLS

SCALE: 3/16" = 1'

**NOTE:**  
RETAINING WALL HEIGHTS SHALL BE NO TALLER THAN 6 FEET IN HEIGHT AS MEASURED FROM FINISHED GRADE TO TOP OF WALL



REVISIONS

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SUNSHINE ARCHITECTURE ASSOCIATES

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## 108 DOLTON AVENUE Retaining Walls



# 1 PLANTS LIST

ID	Botanical Name	Common Name	Water Use	ET %	Light level	Sunset / USDA Zone	Growth	Size	QTY (B)	Factor	Product (A)
1	Achillea millefolium (CA native cultivars) 'Salmon Beauty'	Salmon Yarrow	Low	10-30	Sun to part shade, most soils	Sunset: 1-24, A1-3	Growth: 1-3 feet tall and wide	5 Gallon	6	0.2	1.2
2	Arctostaphylos bakeri 'Louis Edmunds'	Manzanita with pink flowers	Low	10-30	Sun to part shade, well-drained soils	Sunset: 4-9, 14-17	Growth: 5-6 feet tall and wide	5 Gallon	5	0.2	1
3	Frangula californica and cvs. (Rhamnus californica)	coffeeberry	Low	10-30	Sun or part shade	Sunset 3a-10, 14-24	Growth: 4-8 ft tall and wide	15 Gallon	3	0.2	0.6
4	Rhaphiolepis indica 'Springtime'	India Hawthorn 'Springtime'	Low	10-30	Sun or partial shade	Sunset Zone: 4-10, 12-24	4-6 ft tall and wide	5 Gallon	9	0.2	1.8
5	Quercus Douglas	Blue Oak	Low	10-30	Sun to partial shade	Sunset: 3-11, 14-24	Growth: 30-60 feet tall and wide	24" Box	1	0.2	0.2
6	Daphne odora 'Marginata' ('Aureo-marginata')	Winter Daphne	Low	10-30	Partial Shade	Sunset Zone: 4-10, 12, 14-24	3-4 feet tall and wide	5 Gallon	2	0.2	0.4
7	Chilopsis linearis	Desert Willow	Low	10-30	Full sun	Sunset: 3b, 7-14, 18-23	Fast growing 15-30 feet tall and 10-20 feet wide	24" Box	1	0.2	0.2
8	Arctostaphylos uva-ursi 'Point Reyes'	Pt. Reyes manzanita	Low	10-30	Sun or partial shade	Sunset: 1-9, 14-24, A1-3	12-18 inches tall and 6-8 feet wide	1 Gallon	6	0.2	1.2
9	Cercis Occidentalis	Western Redbud	Low	10-30	Sun, part shade	Sunset: 1-9, 12, 14-24	Growth: 10-20 feet tall and 10-15 feet wide	24" Box	2	0.2	0.4
10	Elymus triticoides (Leymus triticoides)	Creeping wild rye, Rio variety is most robust	Low	10-30	Sun to part shade, most soils	Sunset: N/A	Growth: 18-51 inches tall. Plant every 2'-3'	1 Gallon	8	0.2	1.6
11	Hesperaloe parviflora	Red Yucca	Low	10-30	Sun or partial shade	Sunset: 2B, 3, 7-16, 18-24	Growth: 3-4 ft tall and wide	1 Gallon	10	0.2	2
12	Arctostaphylos manzanita	Common Manzanita	Low	10-30	Sun to part shade, most well-drained soils	Sunset: 4-9, 14-24	Growth: evergreen shrub, upright to 10-15 feet tall and 10-12 feet	24" Box	1	0.2	0.2
13	Bougainvillea spp.	Bougainvillea	Low	10-30	Sun, most well-drained soils	Sunset: 12-17, 19, 21-24	Growth: 15-30 feet tall	15 Gallon	2	0.2	0.4
14	Iva hayesiana	Poverty weed	Low	<10	Sun to part shade, most soils		Growth: 2-3 feet tall and 5-8 feet wide	1 Gallon	7	0.2	1.4
<b>TOTAL</b>									<b>56</b>		<b>11.2</b>

# 2 NOTES

- 1) A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- 2) TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
- 3) NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.
- 4) TURF NOT PERMITTED ON SLOPES GREATER THAN 25%.
- 5) TURF PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.
- 6) AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- 7) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE PRESSURE RANGE OF CONNECTION OF THE WATER SUPPLY.
- 8) AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- 9) FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE ARAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
- 10) AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION.
- 11) UNLESS CONTRAINDICATED BY SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR DEPTH OF SIX INCHES INTO THE SOIL.
- 12) UNLESS CONTRAINDICATED BY SOILS TEST, COMPOST AT A RATE OF MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- 14) MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.

# 3 AVERAGE WUCOLS FACTOR CALCULATION

REFER TO PLANT LIST FOR (A) AND (B) VALUES

A = Sum of (Plant Factor x Quantity)	11.2
B = Total Quantity of Plants	56
A/B = Average WUCOLS Factor	0.20
Maximum Average WUCOLS Allowed	0.30

REVISIONS

REMARKS

Version 2

09/06/24

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*Beled*  
SUNSHINE LANDSCAPE ARCHITECTURE

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**108 DOLTON AVENUE**  
**Plants List**

A

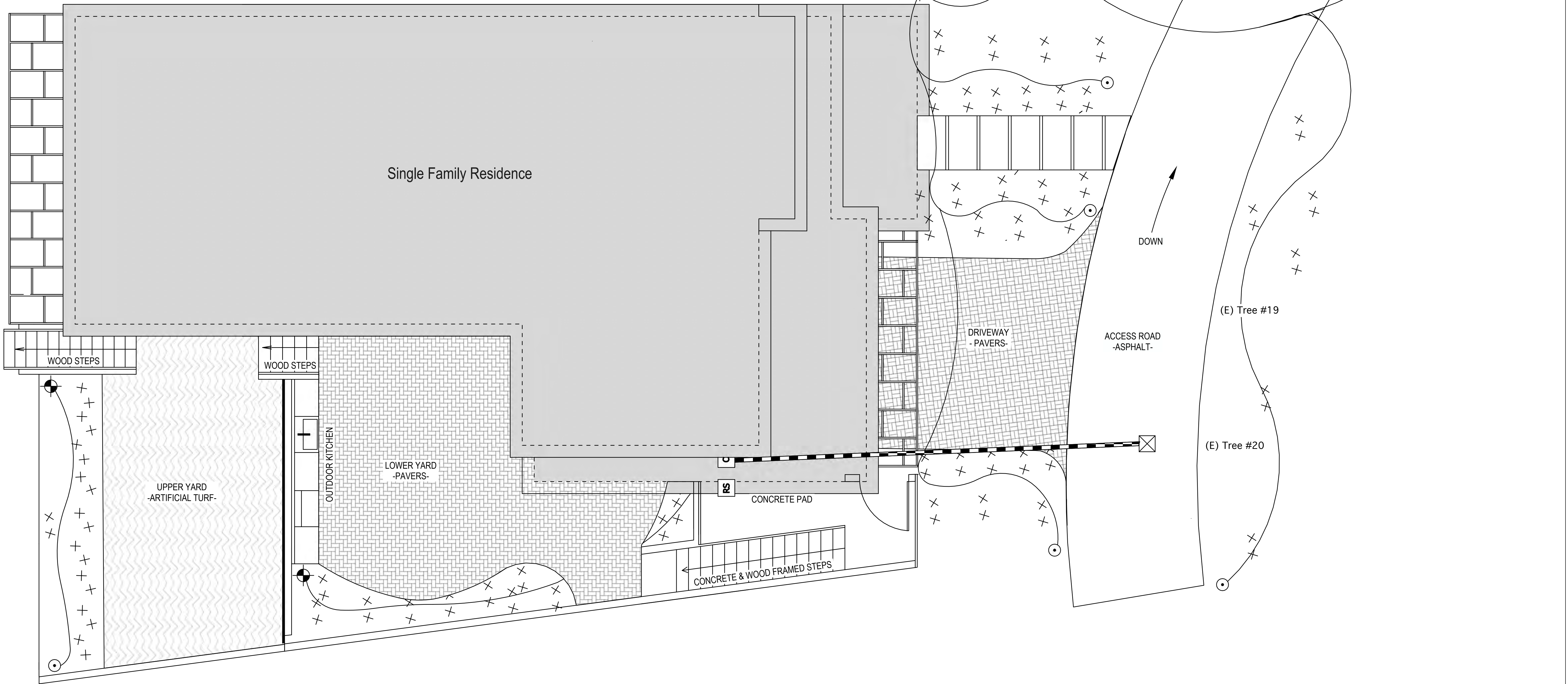
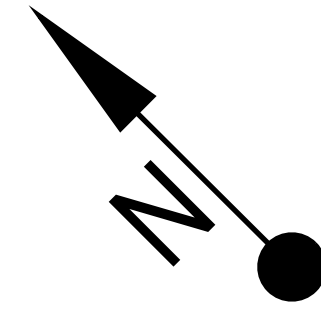
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**X IRRIGATION PLAN - PROPOSED**

SCALE: 1/4" = 1'

EXISTING LANDSCAPED AREA: 0 SQ FT  
NEW LANDSCAPED AREA: 1,012 SQ FT



**IRRIGATION LIST**

SYMBOL	SIZE	NAME / NOTES
☒	1"	WATER METER, MIN 15 GPM, 65 PSI
C		HUNTER X-CORE #XC-600i MOUNTED INSIDE GARAGE
RS		HUNTER SOLAR SYNC SENSOR MOUNTED TO WALL. RUN WIRE TO IRRIGATION CONTROLLER
⊙	1"	RAINBIRD VALVE #XACZ-100 PRF, ASVF WITH 1" PR #RBY FILTER. INSTALL PER LOCAL CODES USING A 1" PVC BALL VALVE
—	1"	MAINLINE SCH 40 PVC PIPE, 18" MIN DEPTH

SYMBOL	SIZE	NAME / NOTES
✕✕		RAINBIRD DRIP EMITTER, RAINBIRD #XB-10PC (BLACK) (1.0 GPH). PRESSURE COMPENSATING MODULE CONSTRUCTION
○	1/2"	AIR VALVE, RAINBIRD #ARV050 AIR RELIEF VALVE INSTALL IN CARSON R-910 VALVE BOX
⊙	1/2"	FLUSH VALVE, NETAFIM #TLFV-1, INSTALL IN A CARSON R-910 VALVE BOX
~	3/4"	BLACK POLY PLASTIC DISTRIBUTION LINE, STAKE EVERY 5'-0" O.C. USING WIRE U-STAKES

**NOTES**

- 1) AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- 2) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- 3) MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- 4) AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- 5) FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
- 6) AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION.
- 7) IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.

**REVISIONS**

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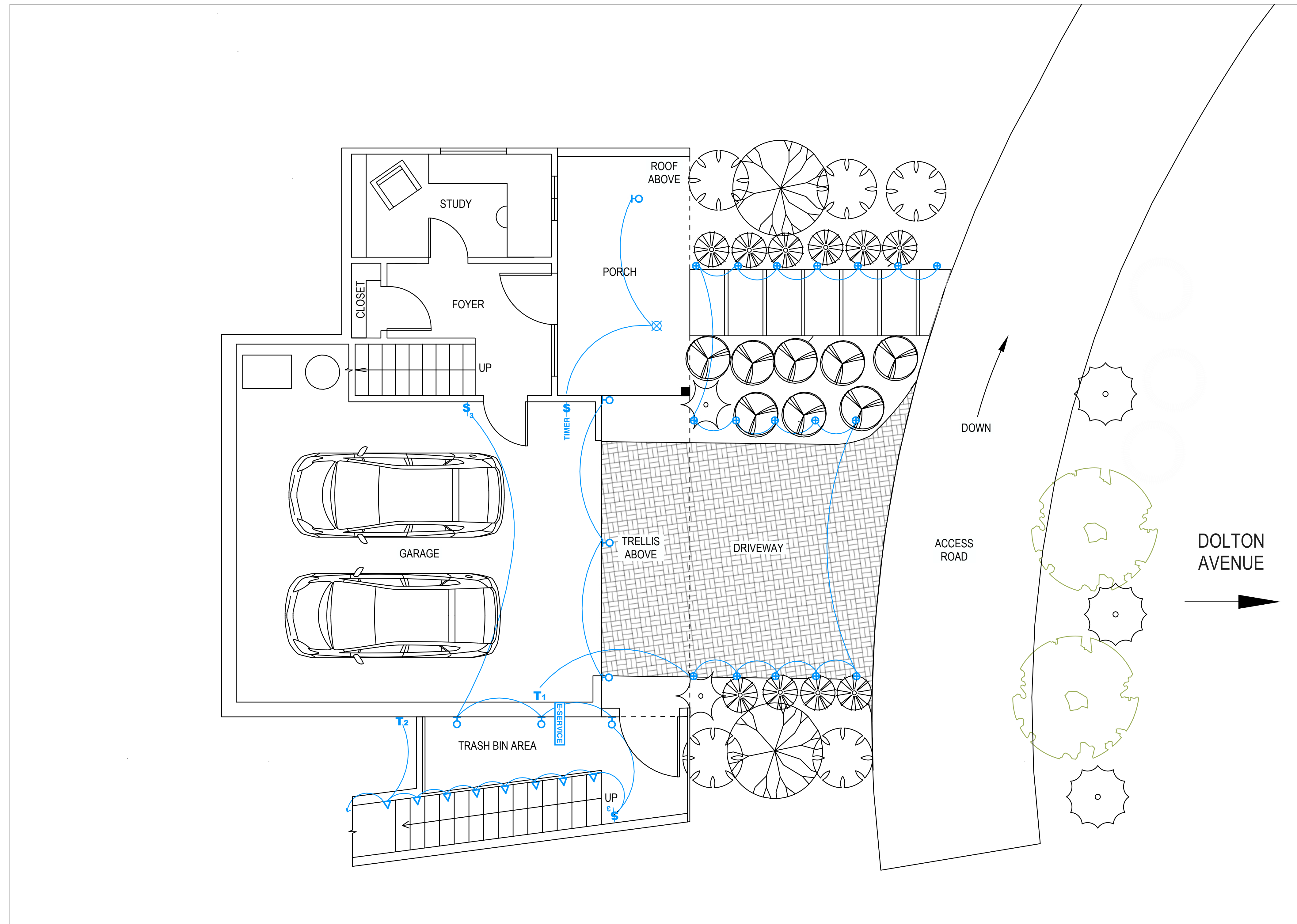
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SUNSHINE IRRIGATION SYSTEMS

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**108 DOLTON AVENUE**  
**Irrigation Plan**

**LEGEND**

ICON	DESCRIPTION
	120 VOLT OUTLET, MOUNT 12”H
	240 VOLT OUTLET
	GFI OUTLET, MOUNTED AT 42”H
	EXTERIOR OUTLET
	APPLIANCE OUTLET
	OUTLET MOUNTED AT SPECIFIED HEIGHT
	FLOOR OUTLET
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	3-WAY DIMMER SWITCH
	AUTO-TIMER SWITCH
	CABLE LINE OUTLET
	CAT-6 DATA OUTLET
	WATER LINE
	HOSE BIB
	GAS LINE
	4” LED RECESSED CAN
	4” LED RECESSED CAN, DIRECTIONAL
	CEILING MOUNTED FIXTURE, FLUORESCENT
	WALL MOUNTED FIXTURE
	PENDANT FIXTURE
	SMOKE & CARBON MONOXIDE DETECTOR
	UNDERCABINET LIGHT
	VENTILATION FAN
	HVAC INDOOR EVAPORATOR
	HVAC OUTDOOR CONDENSER
	LANDSCAPING UP LIGHT
	LANDSCAPING DOWN LIGHT
	LANDSCAPING PATHWAY LIGHT
	TRANSFORMER



**WALL-MOUNTED LIGHT FIXTURE**

Tech Lighting Pitch Outdoor Wall Light, 5" in Bronze. 120V LED



**DOWN-LIGHT, WALL**

VOLT Deck Light (Cast Brass, Antique Bronze Finish), VDL-600-4-BBZ, 12 Volt LED



**DOWN-LIGHT, STEPS**

VOLT Brass Bunker Louvered Step Light, VHS-630-4-BBZ, 12 Volt LED



**PATHWAY LIGHT**

VOLT Mushroom Brass Path & Area Light, BDL-340-BBZ, 12V LED



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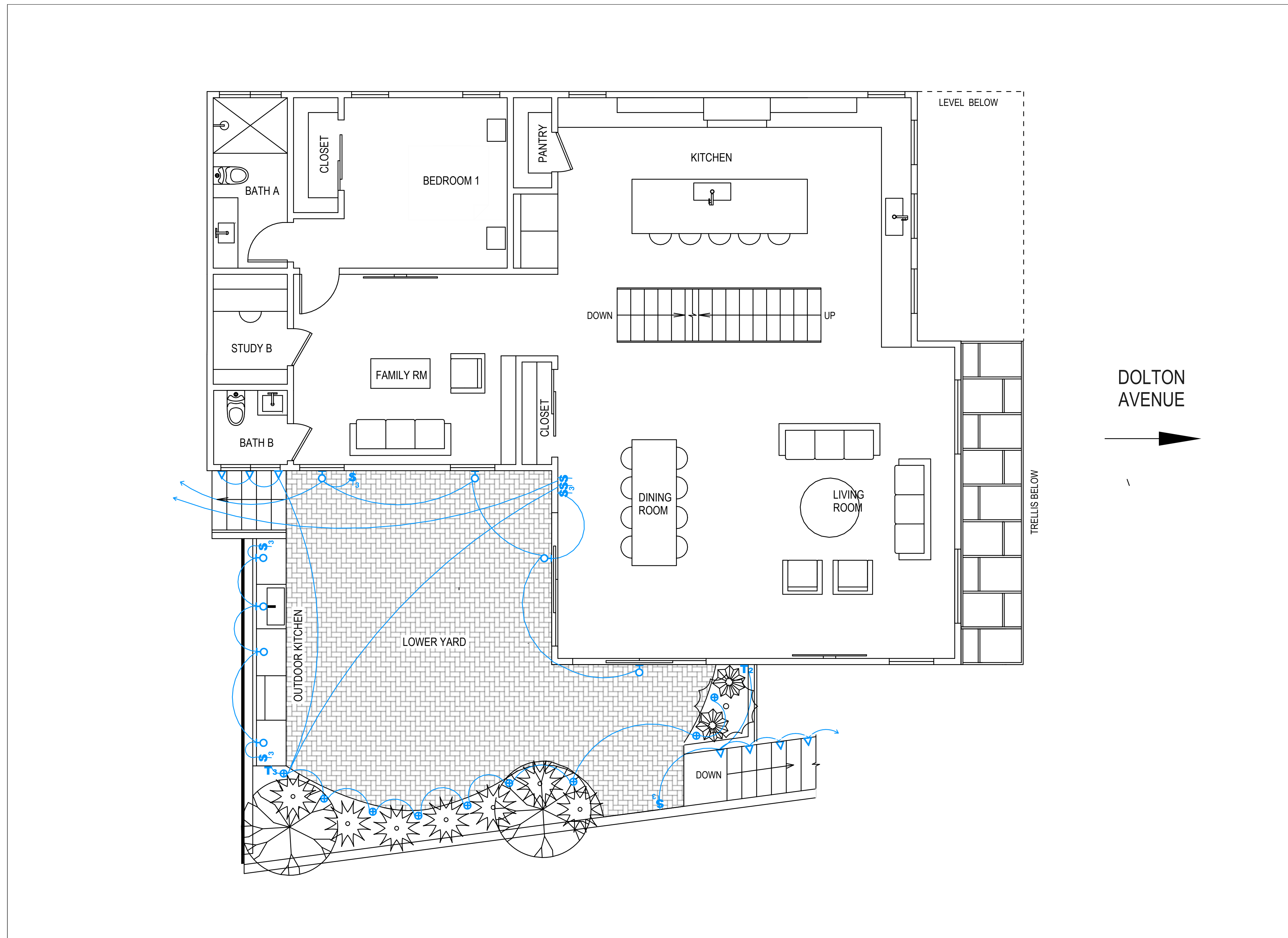
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*Beck*  
 SAN DIEGO, CALIFORNIA

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**108 DOLTON AVENUE**  
**Exterior Lighting Plan**

LEGEND

ICON	DESCRIPTION
	120 VOLT OUTLET, MOUNT 12"H
	240 VOLT OUTLET
	GFI OUTLET, MOUNTED AT 42"H
	EXTERIOR OUTLET
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	OUTLET MOUNTED AT SPECIFIED HEIGHT
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	PENDANT FIXTURE
	SMOKE & CARBON MONOXIDE DETECTOR
	UNDERCABINET LIGHT
	VENTILATION FAN
	HVAC INDOOR EVAPORATOR
	HVAC OUTDOOR CONDENSER
	LANDSCAPING UP LIGHT
	LANDSCAPING DOWN LIGHT
	LANDSCAPING PATHWAY LIGHT
	TRANSFORMER



WALL-MOUNTED LIGHT FIXTURE

Tech Lighting Pitch Outdoor Wall Light, 5" in Bronze. 120V LED



DOWN-LIGHT, WALL

VOLT Deck Light (Cast Brass, Antique Bronze Finish), VDL-600-4-BBZ, 12 Volt LED



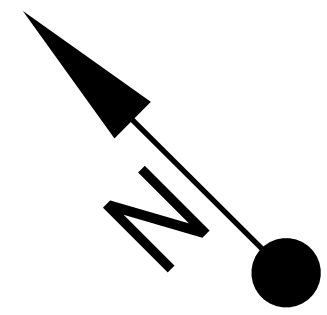
DOWN-LIGHT, STEPS

VOLT Brass Bunker Louvered Step Light, VHS-630-4-BBZ, 12 Volt LED



PATHWAY LIGHT

VOLT Mushroom Brass Path & Area Light, BDL-340-BBZ, 12V LED



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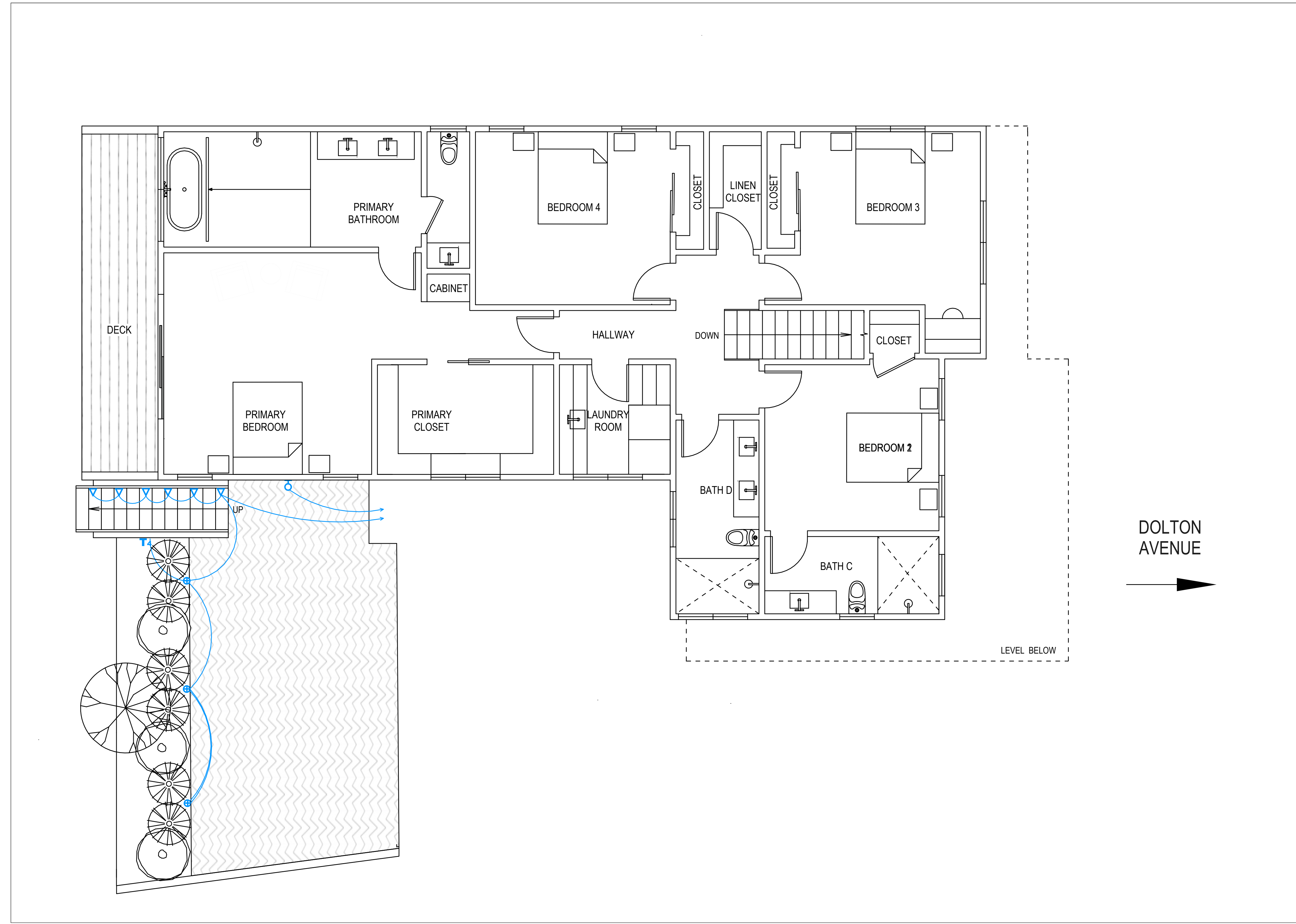
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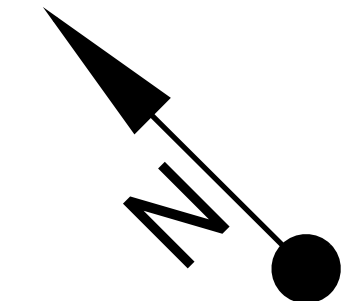
**108 DOLTON AVENUE**  
**Exterior Lighting Plan**





**LEGEND**

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	GFI OUTLET, MOUNTED AT 42"H
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	APPLIANCE OUTLET
	OUTLET MOUNTED AT SPECIFIED HEIGHT
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	DIMMER SWITCH
	3-WAY DIMMER SWITCH
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	4" LED RECESSED CAN
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	SMOKE & CARBON MONOXIDE DETECTOR
	UNDERCABINET LIGHT
	VENTILATION FAN
	HVAC INDOOR EVAPORATOR
	HVAC OUTDOOR CONDENSER
	LANDSCAPING UP LIGHT
	LANDSCAPING DOWN LIGHT
	LANDSCAPING PATHWAY LIGHT
	TRANSFORMER



DOLTON AVENUE  
→



<p><b>WALL-MOUNTED LIGHT FIXTURE</b></p> <p>Tech Lighting Pitch Outdoor Wall Light, 5" in Bronze. 120V LED</p> 	<p><b>DOWN-LIGHT, WALL</b></p> <p>VOLT Deck Light (Cast Brass, Antique Bronze Finish), VDL-600-4-BBZ, 12 Volt LED</p> 	<p><b>DOWN-LIGHT, STEPS</b></p> <p>VOLT Brass Bunker Louvered Step Light, VHS-630-4-BBZ, 12 Volt LED</p> 	<p><b>PATHWAY LIGHT</b></p> <p>VOLT Mushroom Brass Path &amp; Area Light, BDL-340-BBZ, 12V LED</p> 
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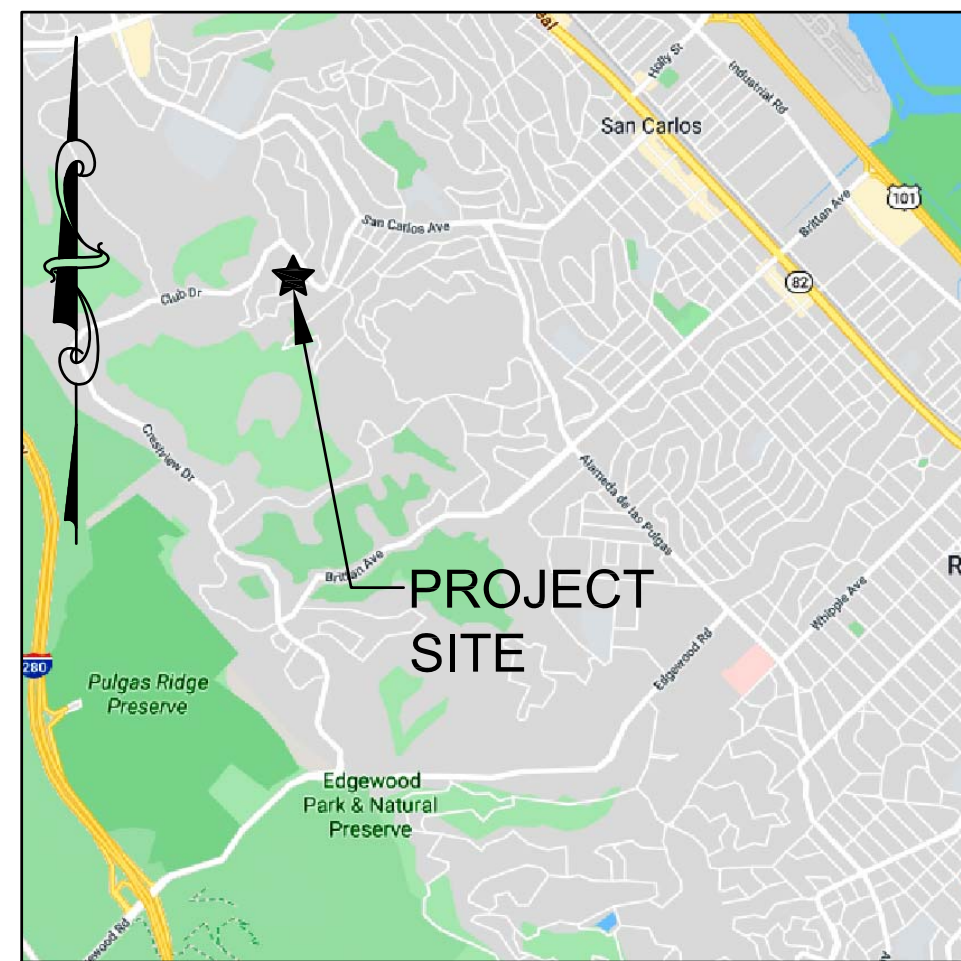
NO.	DATE	REVISIONS	REMARKS
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DESIGN - CONSTRUCTION - DEVELOPMENT

*Brenda*  
SUNSHINE ARCHITECTURE

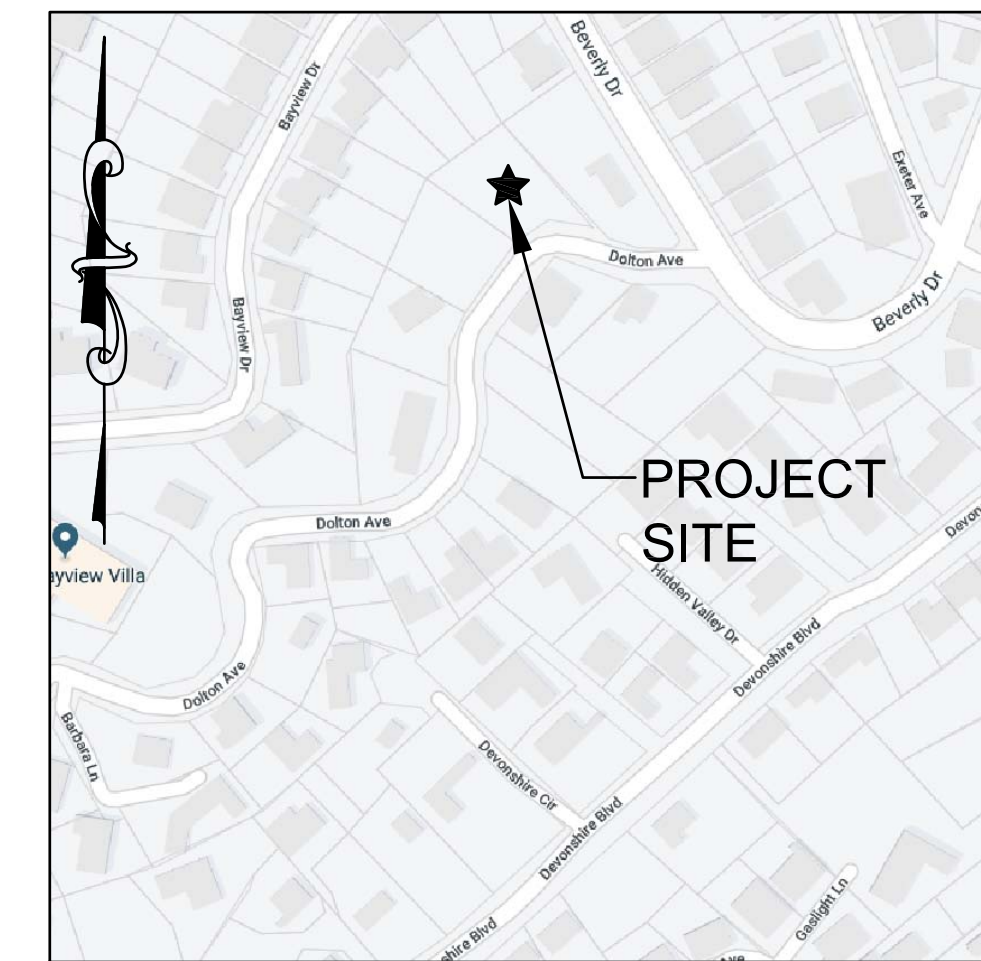
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**108 DOLTON AVENUE**  
Exterior Lighting Plan



**VICINITY MAP**  
N.T.S.

# NEW RESIDENCE 108 DOLTON AVENUE SAN CARLOS (SMCO), CA 94070



**LOCATION MAP**  
N.T.S.

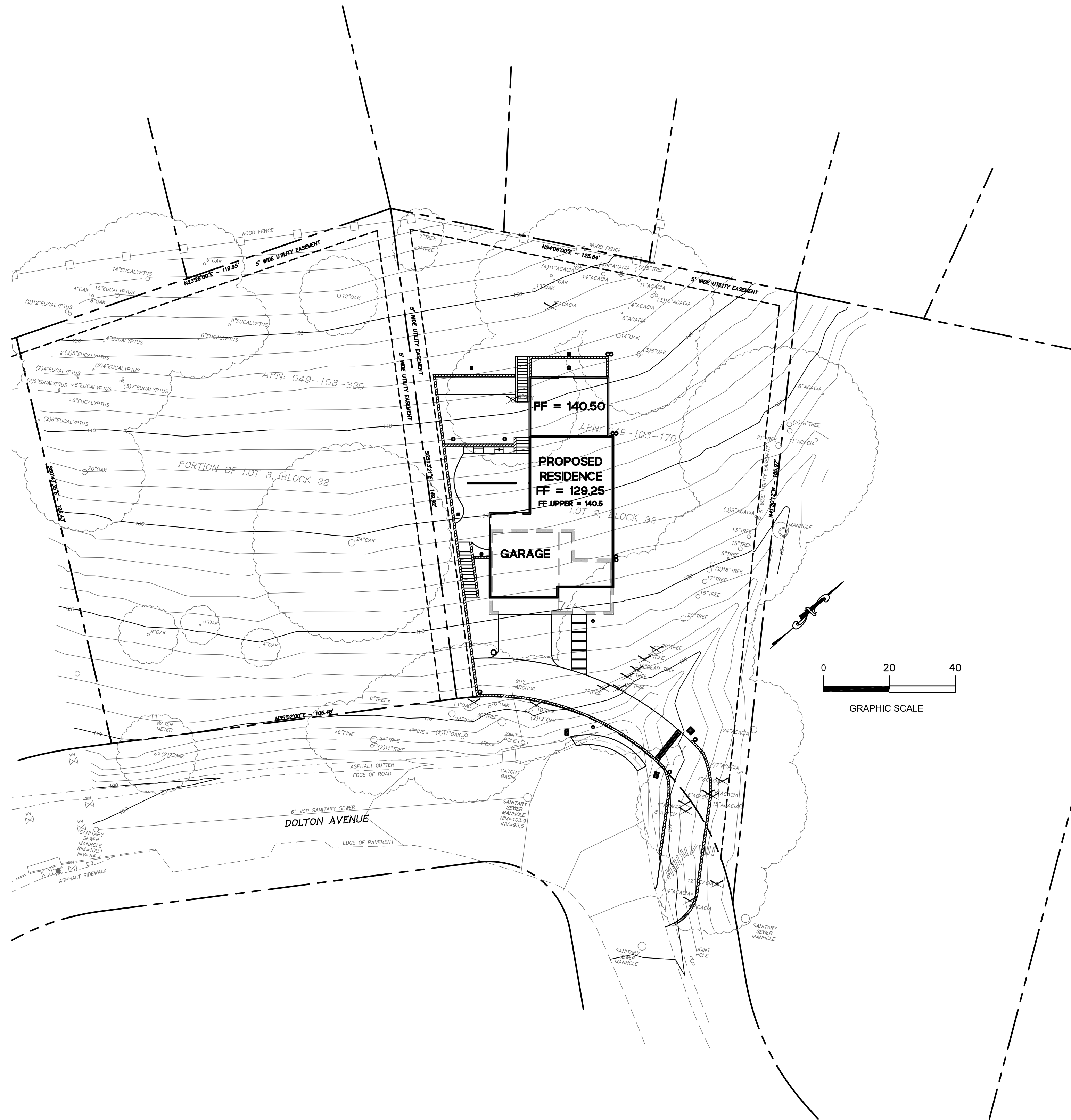
**ABBREVIATIONS**

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

**EARTHWORK QUANTITIES**

<b>GROSS QUANTITIES:</b>		<b>QUANTITY BREAKDOWN:</b>	
CUT	670 C.Y.	<b>BUILDINGS:</b>	
FILL	225 C.Y.	CUT	225 C.Y.
TOTAL TO BE MOVED	895 C.Y.	FILL	25 C.Y.
BALANCE	445 C.Y. CUT (OFF-HAUL)	<b>SITE WORK:</b>	
		CUT	445 C.Y.
		FILL	200 C.Y.
<b>NET QUANTITIES (BUILDING AND STRUCTURES OMITTED):</b>			
CUT	445 C.Y.		
FILL	200 C.Y.		
TOTAL TO BE MOVED	645 C.Y.		
BALANCE	245 C.Y. CUT (OFF-HAUL)		

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



**LEGEND**

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
	SD	STORM SUB-DRAIN (PERFORATED PIPE)
	---	TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X	X	FENCE
○	○	CLEAN OUT
○	○	DOUBLE DETECTOR CHECK VALVE
○	○	POST INDICATOR VALVE
○	○	VALVE
○	○	METER BOX
○	○	STREET LIGHT
○	○	AREA DRAIN
○	○	CATCH BASIN
○	○	FIRE HYDRANT
○	○	FIRE DEPARTMENT CONNECTION
○	○	BENCHMARK
○	○	MANHOLE
○	○	SIGN
○	○	DOWNSPOUT
○	○	SPLASH BLOCK
○	○	CONTOURS
○	○	PROPERTY LINE
○	○	SETBACK
○	○	GRASS SWALE
○	○	RETAINING WALL/ BUILDING STEMWALL
○	○	(E) TREE TO BE REMOVED

**SHEET INDEX**

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING AND UTILITY PLAN
C-2.1	DRIVEWAY PROFILE
C-3	EROSION AND SEDIMENT CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES (BMPs)
C-3.2	TREE PROTECTION PLAN
C-4	DETAIL SHEET
C-4.1	DETAIL SHEET
C-4.2	DETAIL SHEET

**HYDROLOGY**

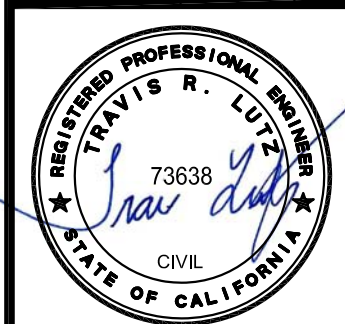
(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
0 SF	4,167 SF	250 CF	251 CF

PRECISION ENGINEERING AND CONSTRUCTION, INC.  
13118 Old County Road  
Belmont, CA 94002  
T: 650.226.8640  
travis@precisionec.com

DATE: 09/07/2024

REVISIONS:

NO.	DATE	DESCRIPTION



**TITLE SHEET**  
**NEW RESIDENCE**  
**108 DOLTON AVENUE**  
**SAN CARLOS (SMCO), CA 94070**

Date: 05/21/2024

Scale: AS SHOWN

Design: AJP

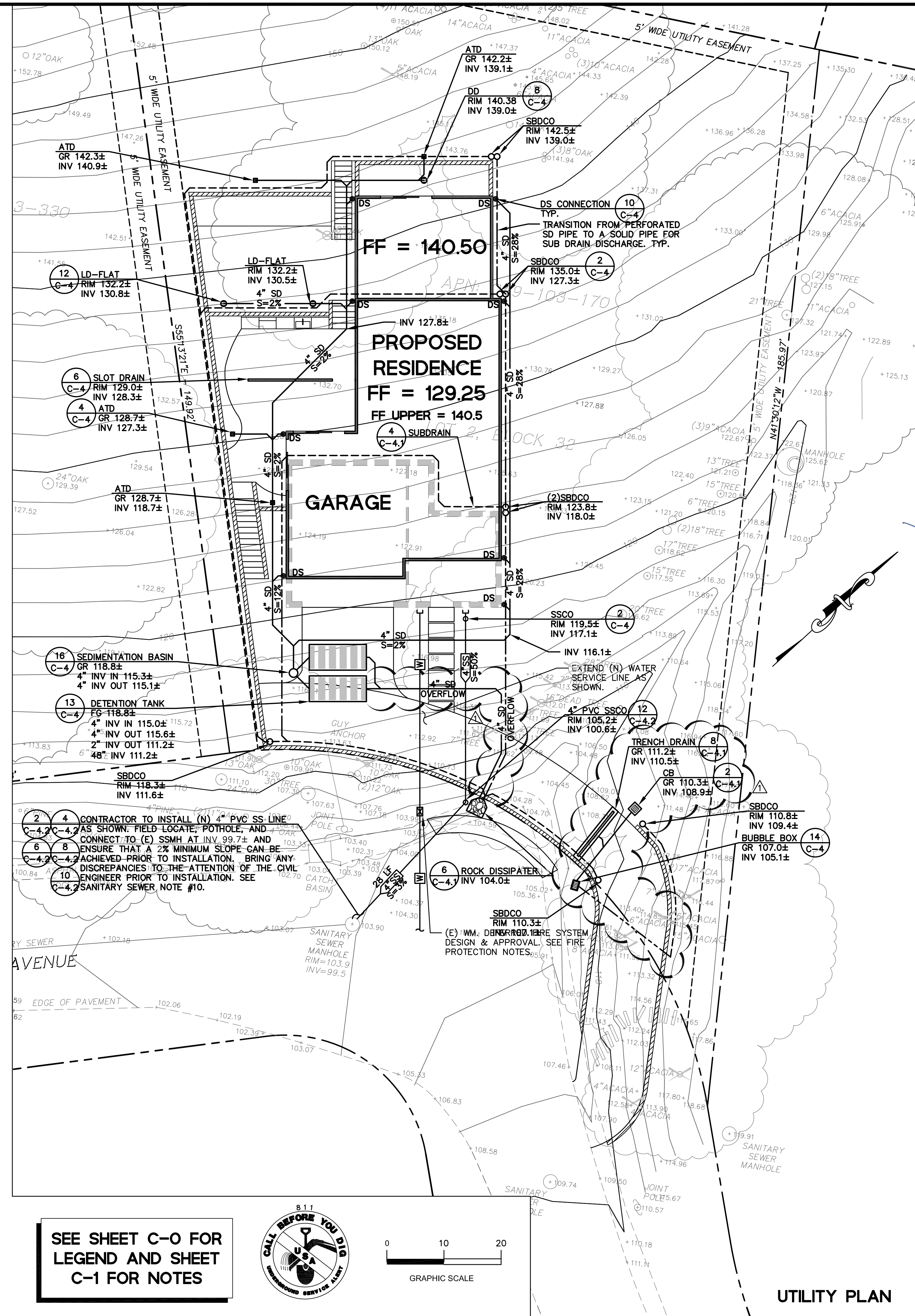
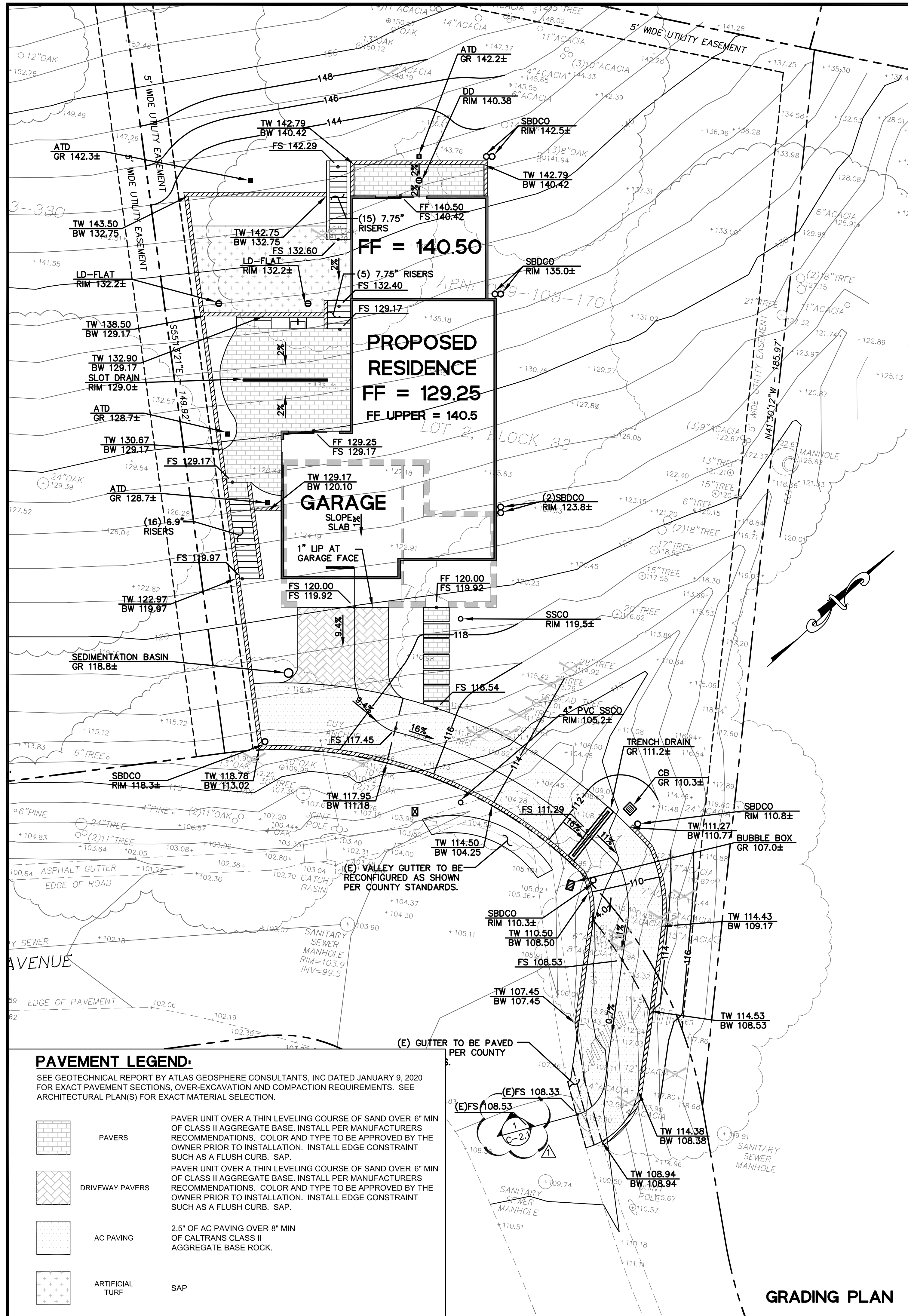
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Drawing Number: C-0

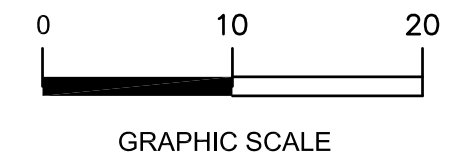
PEC Job No. PEC 24-034



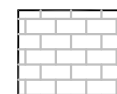







SEE SHEET C-0 FOR  
LEGEND AND SHEET  
C-1 FOR NOTES



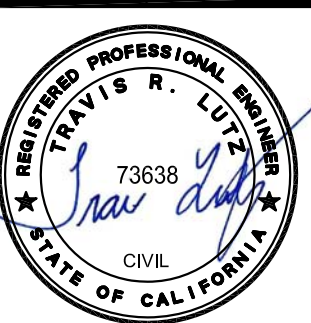
**PAVEMENT LEGEND:**

- SEE GEOTECHNICAL REPORT BY ATLAS GEOSPHERE CONSULTANTS, INC DATED JANUARY 9, 2020 FOR EXACT PAVEMENT SECTIONS, OVER-EXCAVATION AND COMPACTION REQUIREMENTS. SEE ARCHITECTURAL PLAN(S) FOR EXACT MATERIAL SELECTION.
-  PAVERS  
PAVER UNIT OVER A THIN LEVELING COURSE OF SAND OVER 6" MIN OF CLASS II AGGREGATE BASE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. INSTALL EDGE CONSTRAINT SUCH AS A FLUSH CURB. SAP.
  -  DRIVEWAY PAVERS  
PAVER UNIT OVER A THIN LEVELING COURSE OF SAND OVER 6" MIN OF CLASS II AGGREGATE BASE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. INSTALL EDGE CONSTRAINT SUCH AS A FLUSH CURB. SAP.
  -  AC PAVING  
2.5" OF AC PAVING OVER 8" MIN OF CALTRANS CLASS II AGGREGATE BASE ROCK.
  -  ARTIFICIAL TURF  
SAP

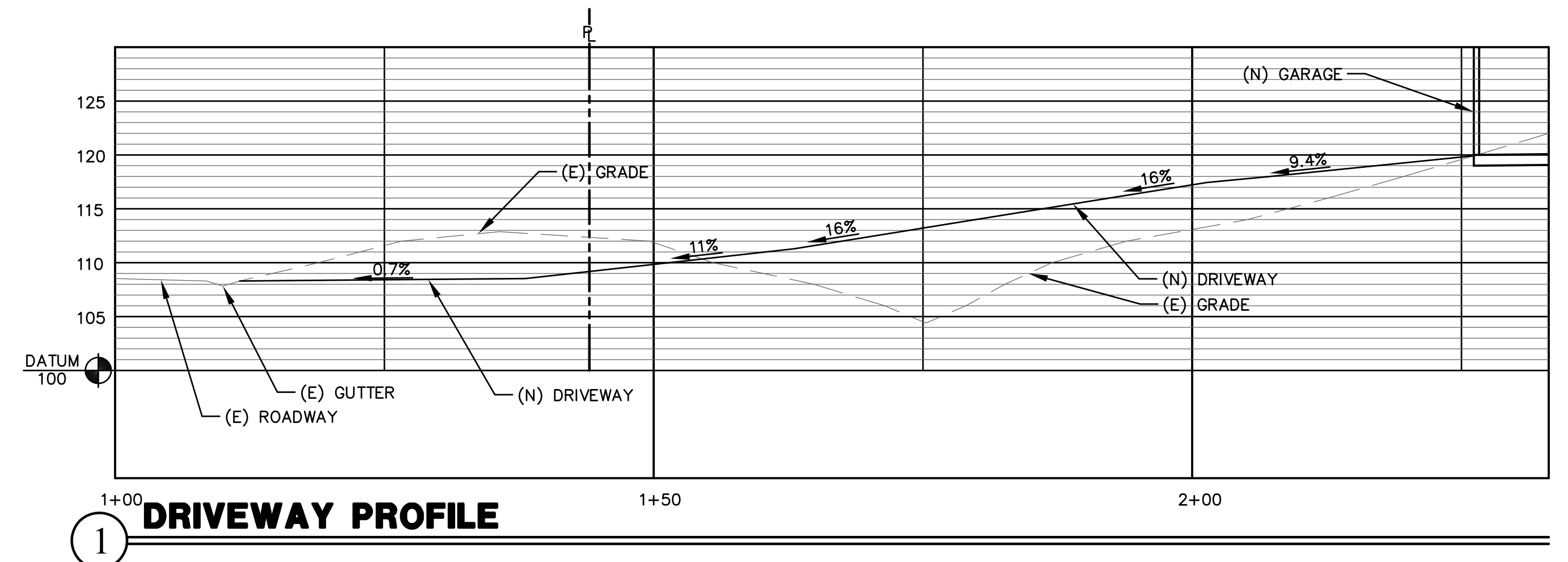
GRADING PLAN

UTILITY PLAN

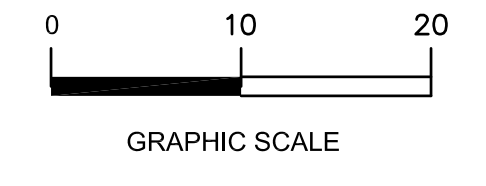
PRECISION ENGINEERING AND CONSTRUCTION, INC.  
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Belmont, CA 94002  
T: 650.228.8840  
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DATE:	09/07/2024
REVISIONS:	COUNTY COMMENTS
	
<p><b>GRADING AND UTILITY PLAN</b> NEW RESIDENCE 108 DOLTON AVENUE SAN CARLOS (SMCO), CA 94070</p>	
Date:	05/21/2024
Scale:	1" = 10'
Design:	AJP
Check:	TRL
Drawing Number:	C-2
PEC Job No.	PEC 24-034

DRAWING NAME: 811/812/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000  
 PROJECT NO: 24-034  
 SHEET NO: 24-034

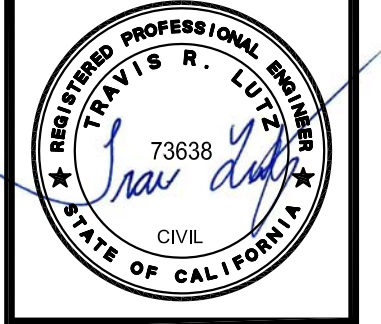


**SEE SHEET C-0 FOR  
LEGEND AND SHEET  
C-1 FOR NOTES**



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REVISIONS:	DATE:	COUNTY COMMENTS
△	09/07/2024	



**DRIVEWAY PROFILE**  
**NEW RESIDENCE**  
**108 DOLTON AVENUE**  
**SAN CARLOS (SMCO), CA 94070**

Date:	05/21/2024
Scale:	1" = 10'
Design:	AJP
Check:	TRL
Drawing Number:	C-2.1
PEC Job No.	PEC 24-034



**EC POINT OF CONTACT:**  
TO BE DETERMINED

**CONSTRUCTION SCHEDULE:**  
ANTICIPATED CONSTRUCTION DURATION 18 MONTHS

**EC SYMBOL LEGEND:**

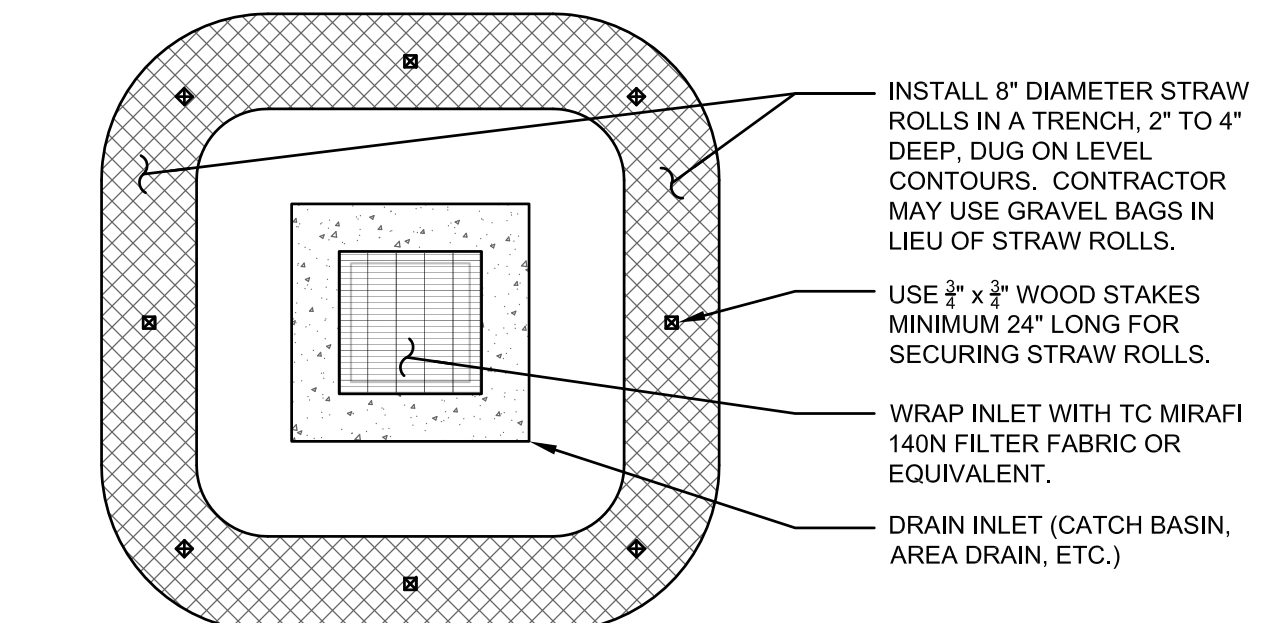
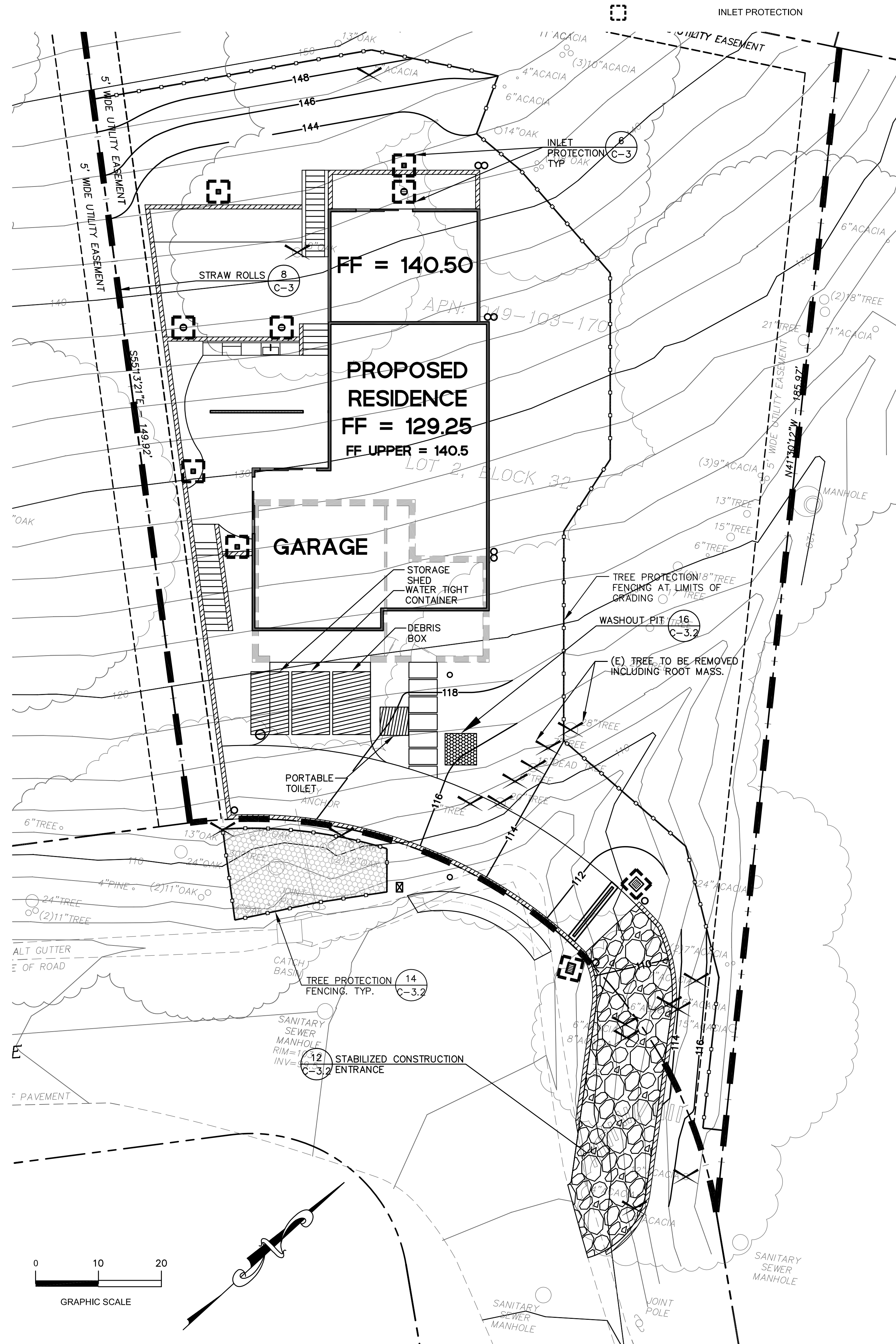
STRAW ROLLS

**EROSION AND SEDIMENTATION CONTROL NOTES:**

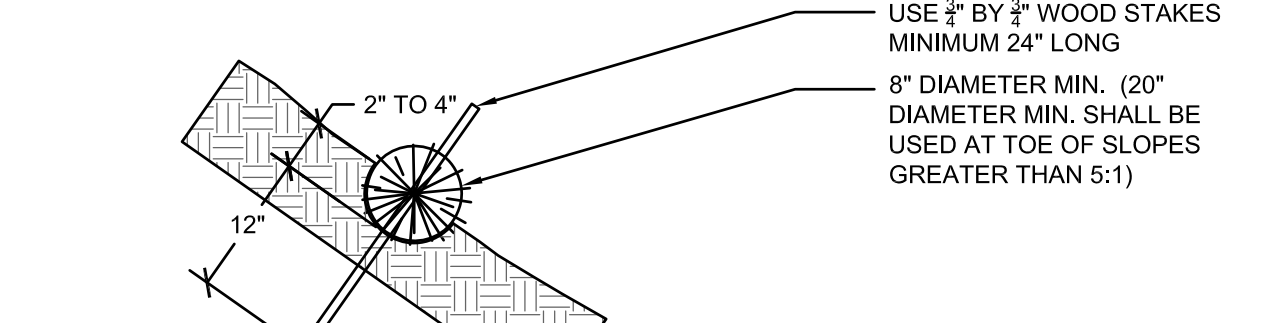
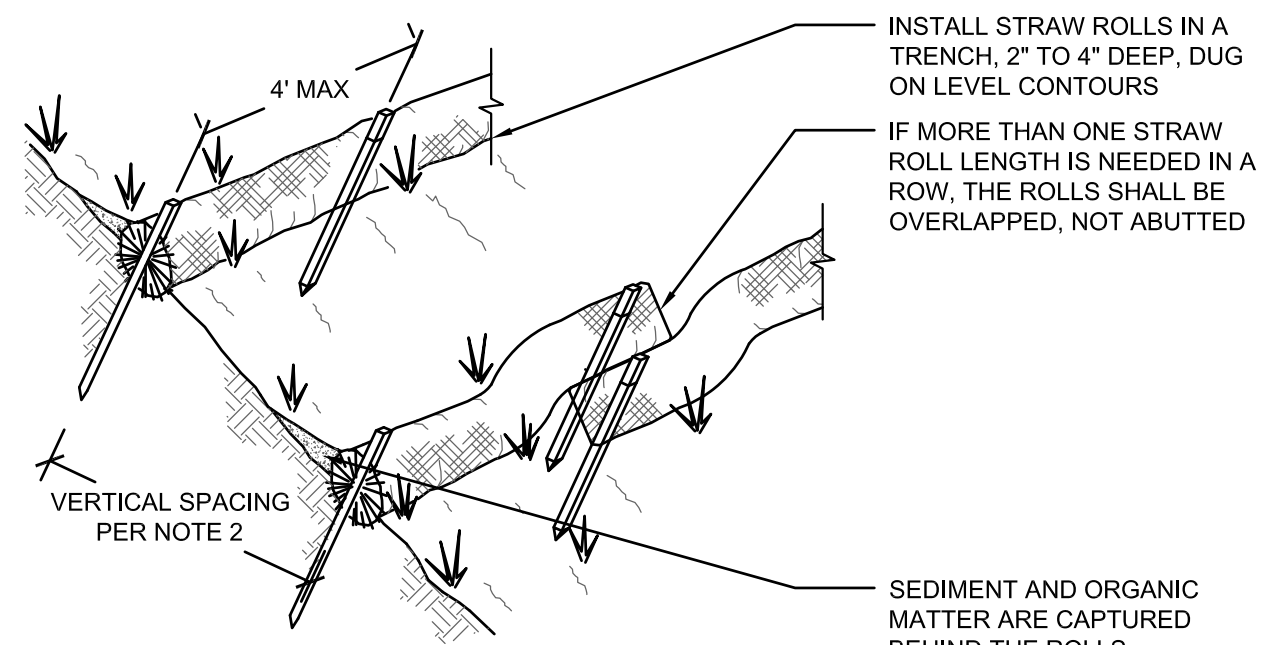
- ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED, BY OCTOBER 1st AND SHALL CONTINUE IN EFFECT UNTIL APRIL 30th OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
- CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
- NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
- WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY GREYSTONE WEST AND/OR THE DISTRICT IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
- WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).

**EROSION AND SEDIMENTATION CONTROL NOTES CONT.:**

- GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE HOME OWNER RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH VISQUEUM OR A TARPAILIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAILINS OR OTHER EFFECTIVE COVERS.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
- CLEAN UP ALL SPILLS USING DRY METHODS.
- CALL 911 IN CASE OF A HAZARDOUS SPILL.
- BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
- UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
- THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OF COUNTY STORM DRAIN SYSTEMS.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
- SILT FENCE(S) AND FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
- 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.
- 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.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 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.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: (LIST LOCATIONS).
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

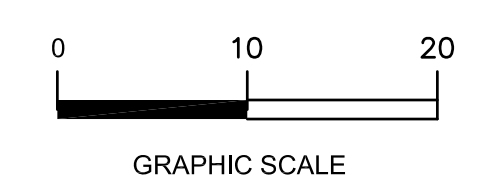


**6 INLET PROTECTION**  
SCALE: 3/4"=1'-0"



- NOTES:**
- INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
  - SPACE STRAW ROLLS AS FOLLOWS:
    - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
    - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
    - SLOPE OF 2:1 OR GREATER = 10 FEET APART
  - INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
  - IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

**8 STRAW ROLL**  
SCALE: 3/4"=1'-0"



**SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES**



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Tel: 650.226.8640  
Travis@precisionec.com

DATE: 09/07/2024

REVISIONS: COUNTY COMMENTS

**EROSION AND SEDIMENT CONTROL PLAN**  
NEW RESIDENCE  
108 DOLTON AVENUE  
SAN CARLOS (SMCO), CA 94070

Date: 05/21/2024  
Scale: AS SHOWN  
Design: AJP  
Check: TRL  
Drawing Number: C-3  
PEC Job No. PEC 24-034

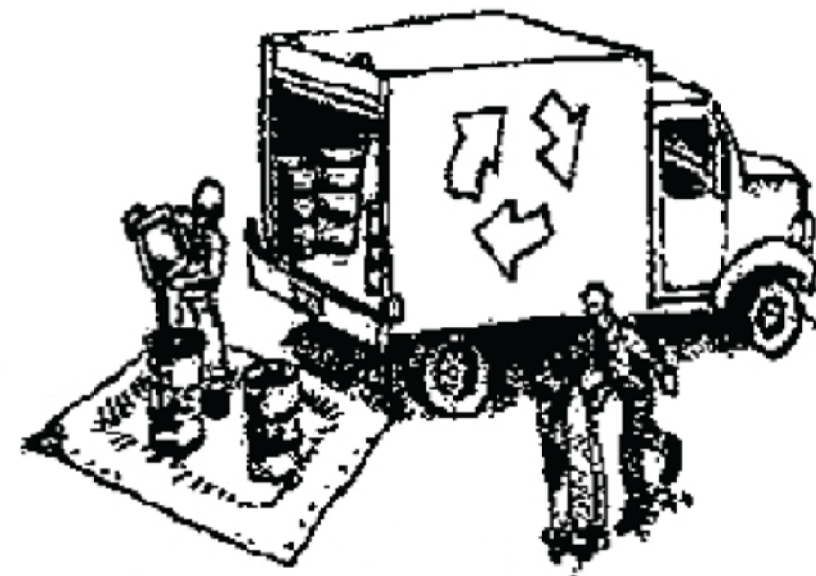


SAN MATEO COUNTYWIDE  
**Water Pollution Prevention Program**  
 Clean Water. Healthy Community.

# 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

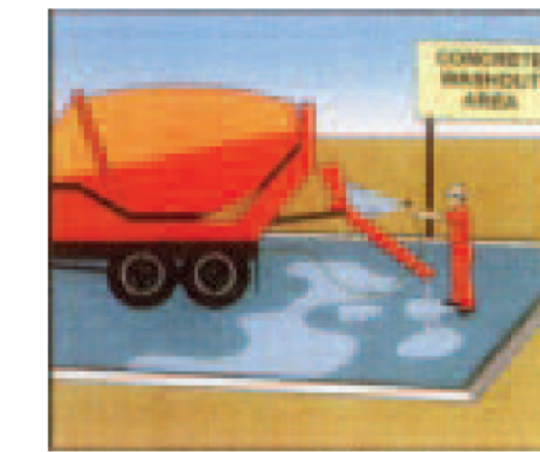


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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



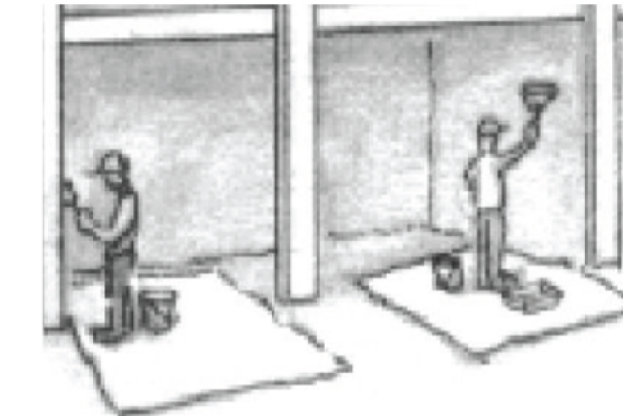
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

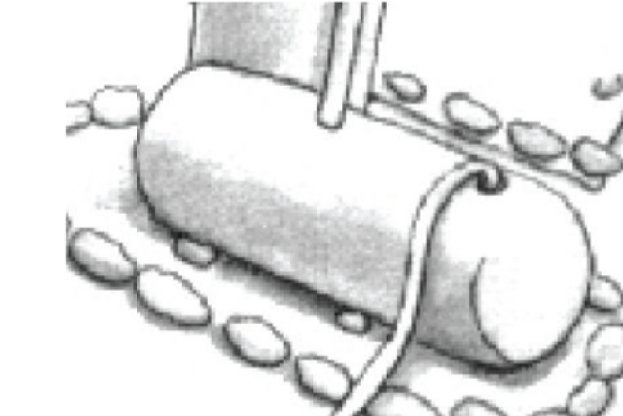
## Painting & Paint Removal



### 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

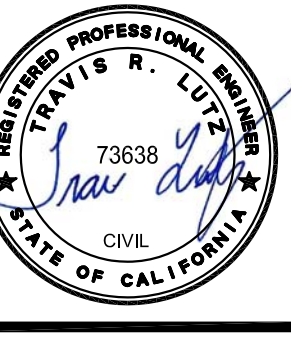


- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite 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!**

DATE: 09/07/2024

REVISIONS: COUNTY COMMENTS



Date: 05/21/2024

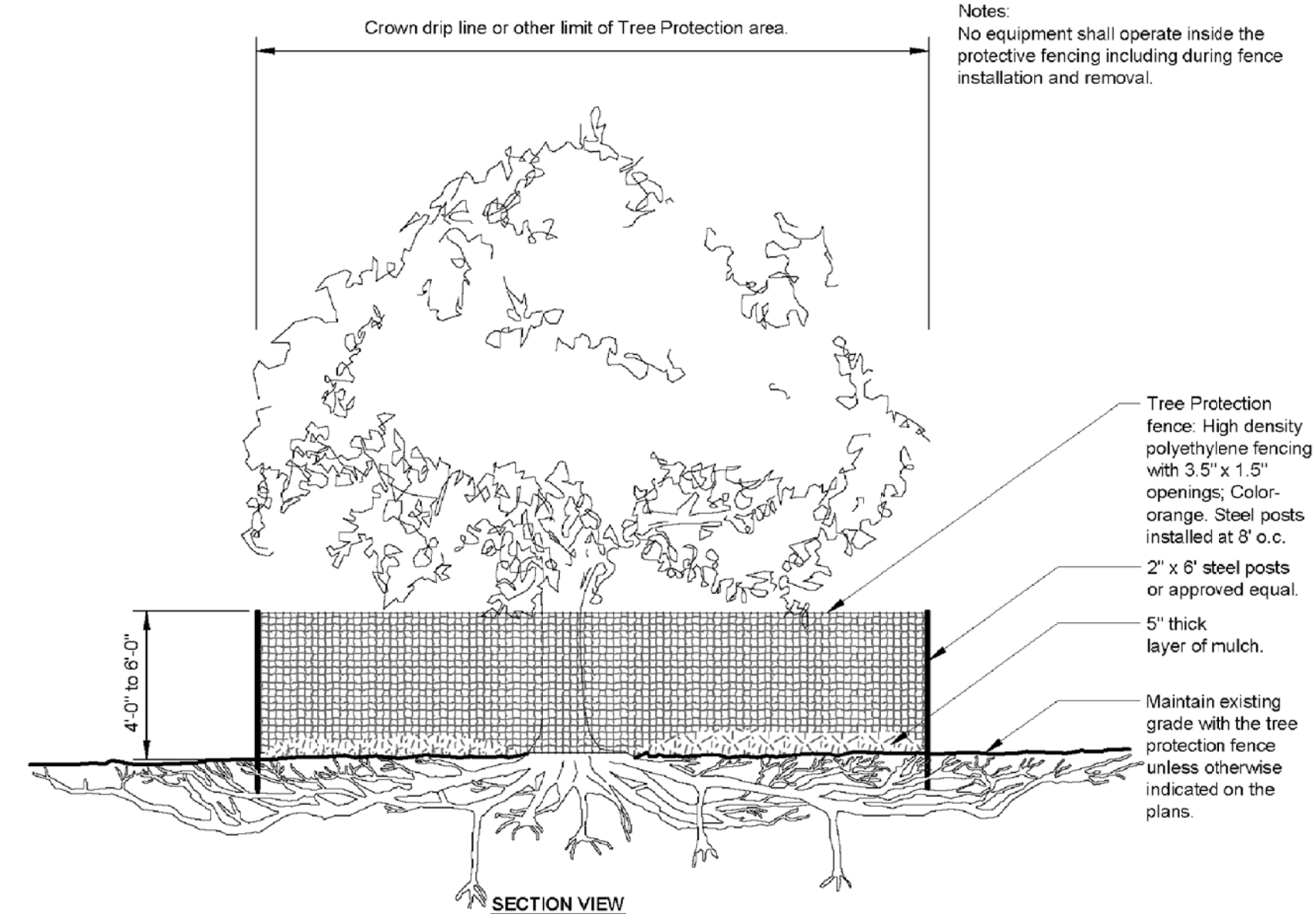
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Design: AJP

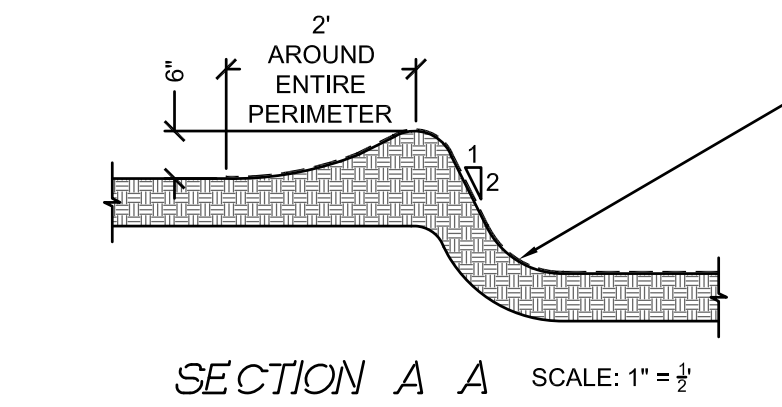
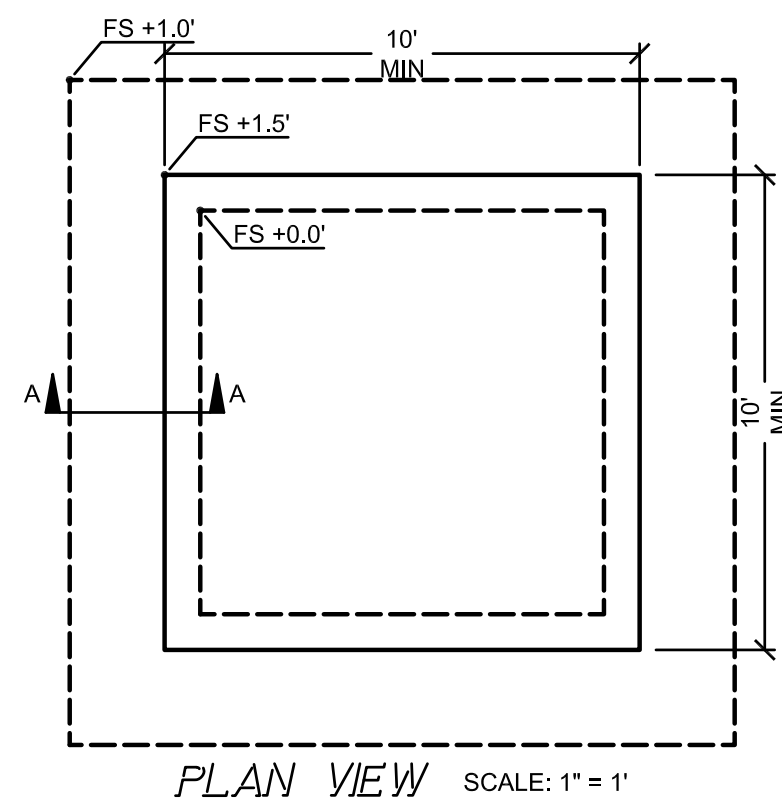
Check: TRL

Drawing Number:

**C-3.1**



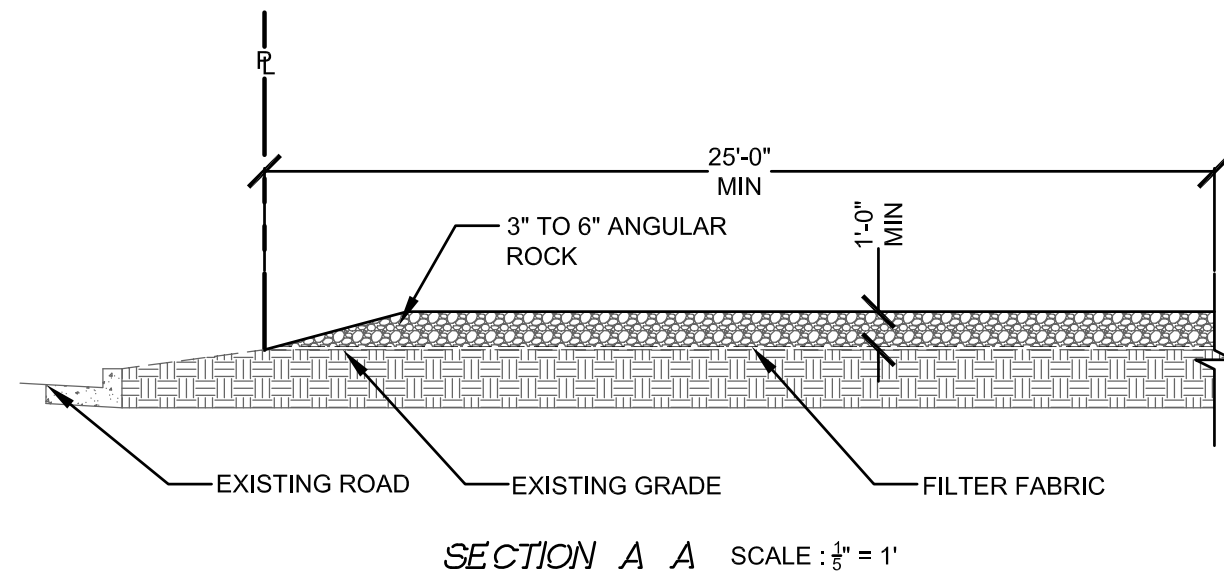
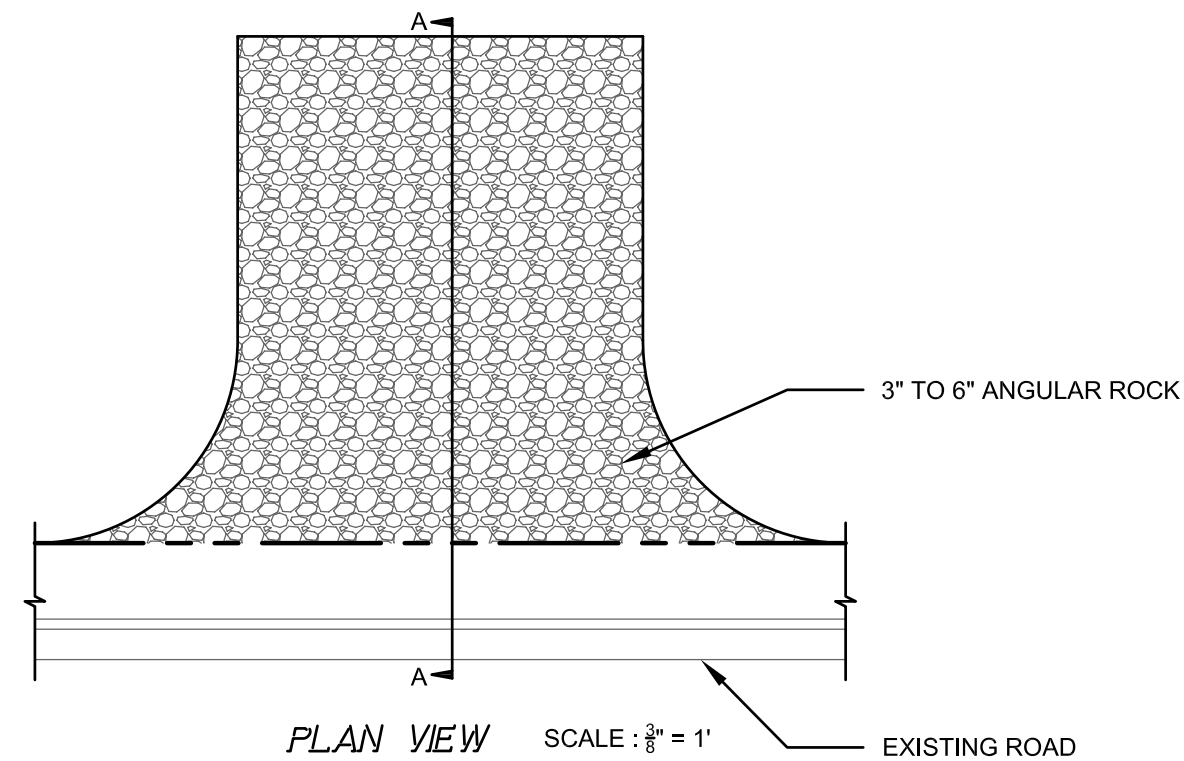
**14 TREE PROTECTION**



- NOTES:**
1. LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT DISCHARGE WASH WATER TO STORM DRAINS OR WATERCOURSES.
  2. BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNON AND RUNOFF.
  3. IF WASH WATER REACHES WITHIN 3" OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESILTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

**16 TEMPORARY WASHOUT PIT**

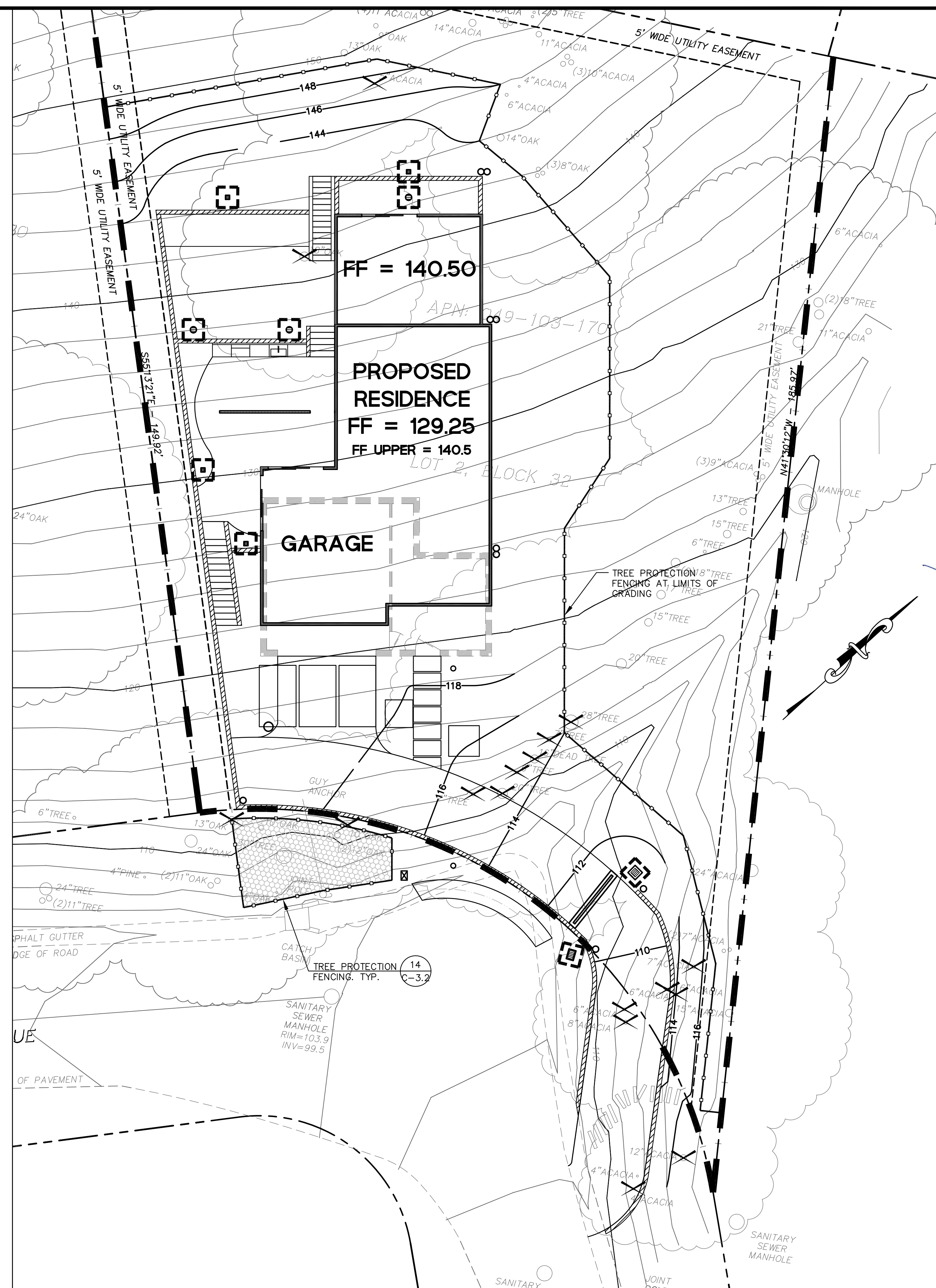
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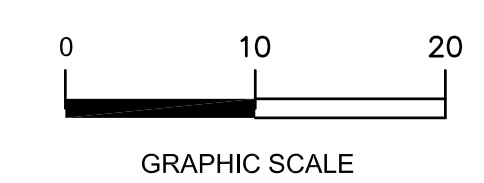
- NOTES:**
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

**12 GRAVEL CONSTRUCTION ENTRANCE**

SCALE: AS SHOWN TEMP GRAY CONST ENT-060-MSTR

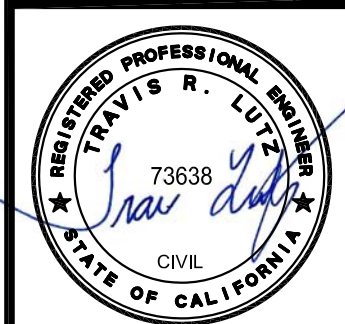


**SEE SHEET C-0 FOR  
LEGEND AND SHEET  
C-1 FOR NOTES**



**PRECISION ENGINEERING  
AND  
CONSTRUCTION, INC.**  
13118 Old County Road  
Belmont, CA 94002  
T: 650.226.8640  
Travis@precisionec.com

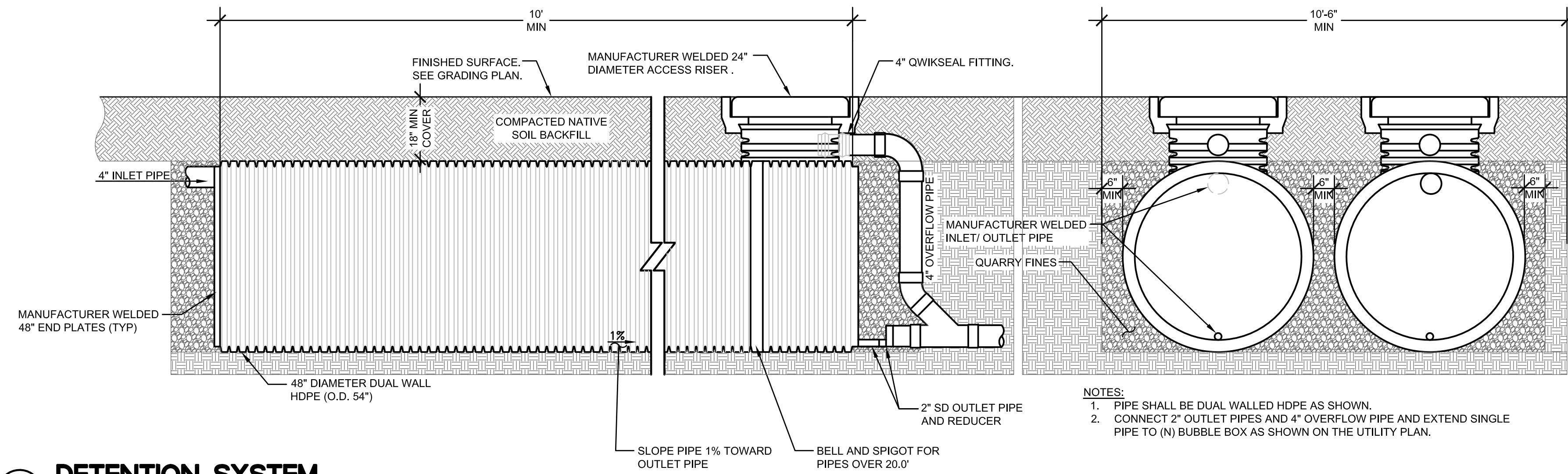
DATE:	09/07/2024
REVISIONS:	COUNTY COMMENTS



**TREE PROTECTION PLAN  
NEW RESIDENCE  
108 DOLTON AVENUE  
SAN CARLOS (SMCO), CA 94070**

Date:	05/21/2024
Scale:	1" = 10'
Design:	AJP
Check:	TRL
Drawing Number:	C-3.2
PEC Job No.	PEC 24-034

05/21/24 108 DOLTON AVENUE PROJECT - 108 DOLTON AVENUE, SAN CARLOS (SMCO) (2023) (SHEET 24-034) SHEETS: 049  
 DRAWN BY: JML  
 CHECKED BY: TRL  
 DATE: 05/21/24

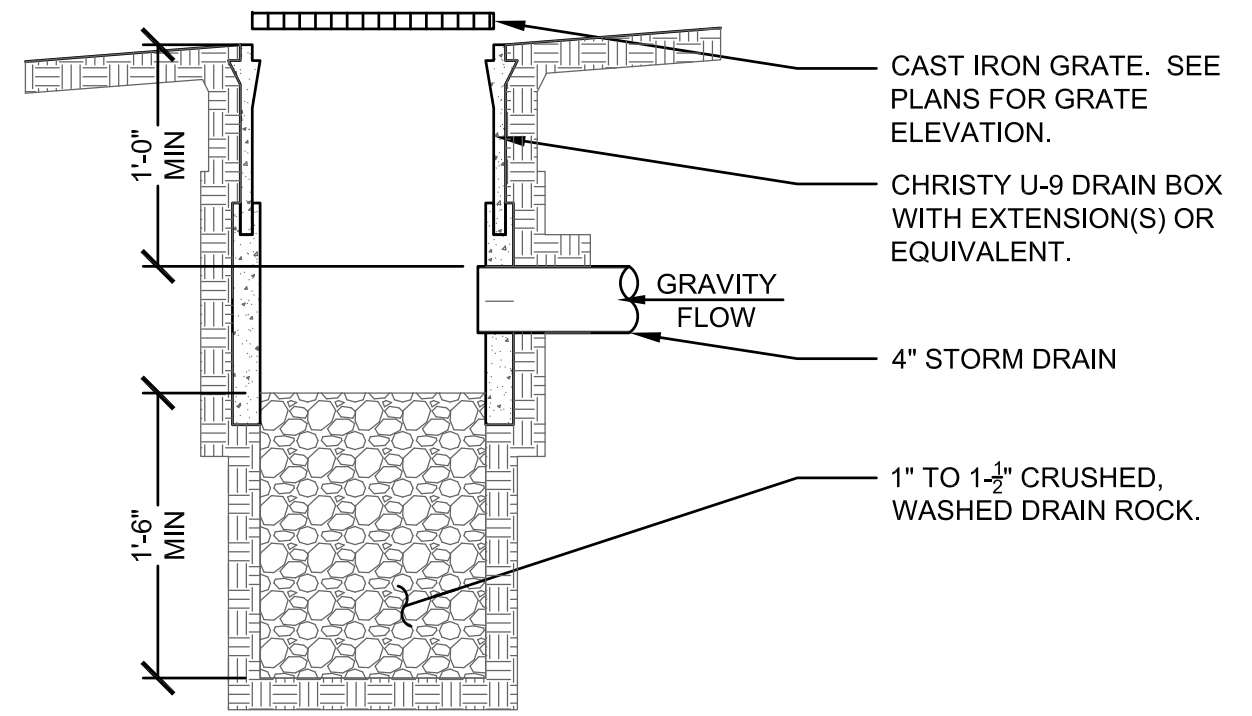


NOTES:  
 1. PIPE SHALL BE DUAL WALLED HDPE AS SHOWN.  
 2. CONNECT 2" OUTLET PIPES AND 4" OVERFLOW PIPE AND EXTEND SINGLE PIPE TO (N) BUBBLE BOX AS SHOWN ON THE UTILITY PLAN.

**13 DETENTION SYSTEM**

SCALE : NO SCALE

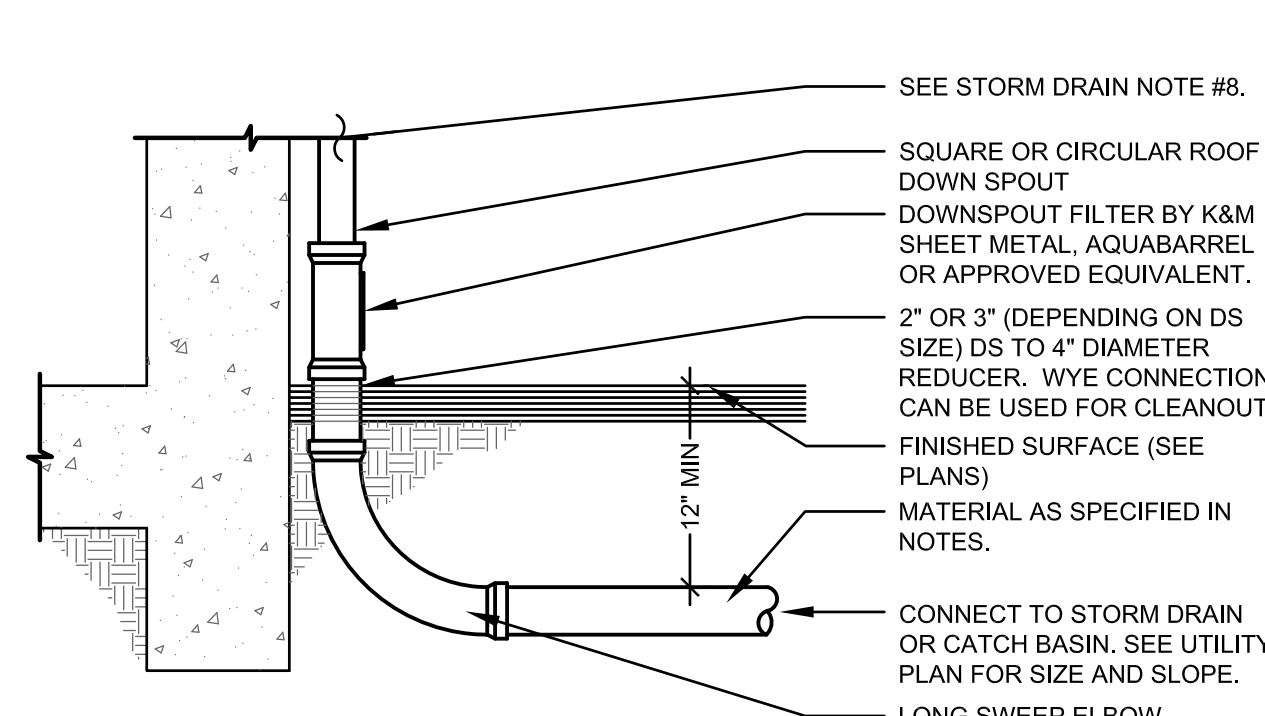
DETENTION DOUBLE-024-MSTR



**14 BUBBLE BOX**

SCALE : 1"=1'-0"

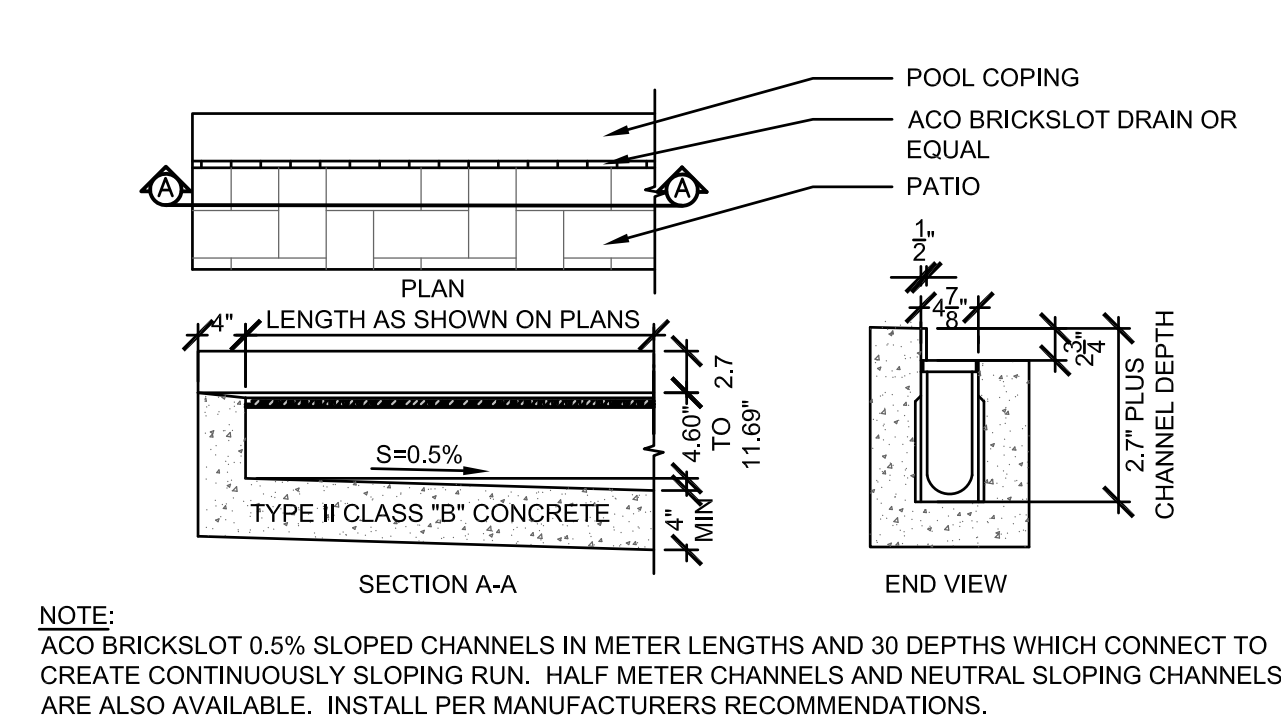
BUBBLE BOX-012-MSTR



**10 DOWNSPOUT CONNECTION**

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

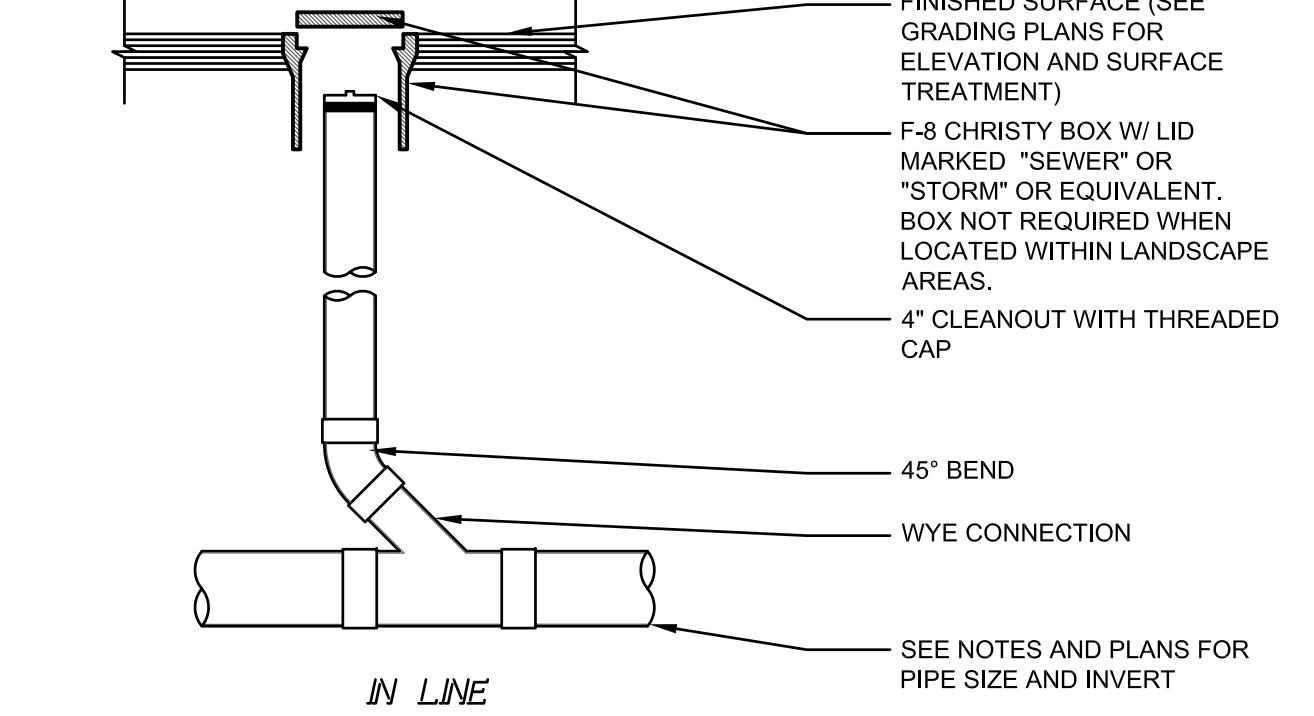
DS CONNECT-016-MSTR



**6 ACO BRICKSLOT TRENCH DRAIN**

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

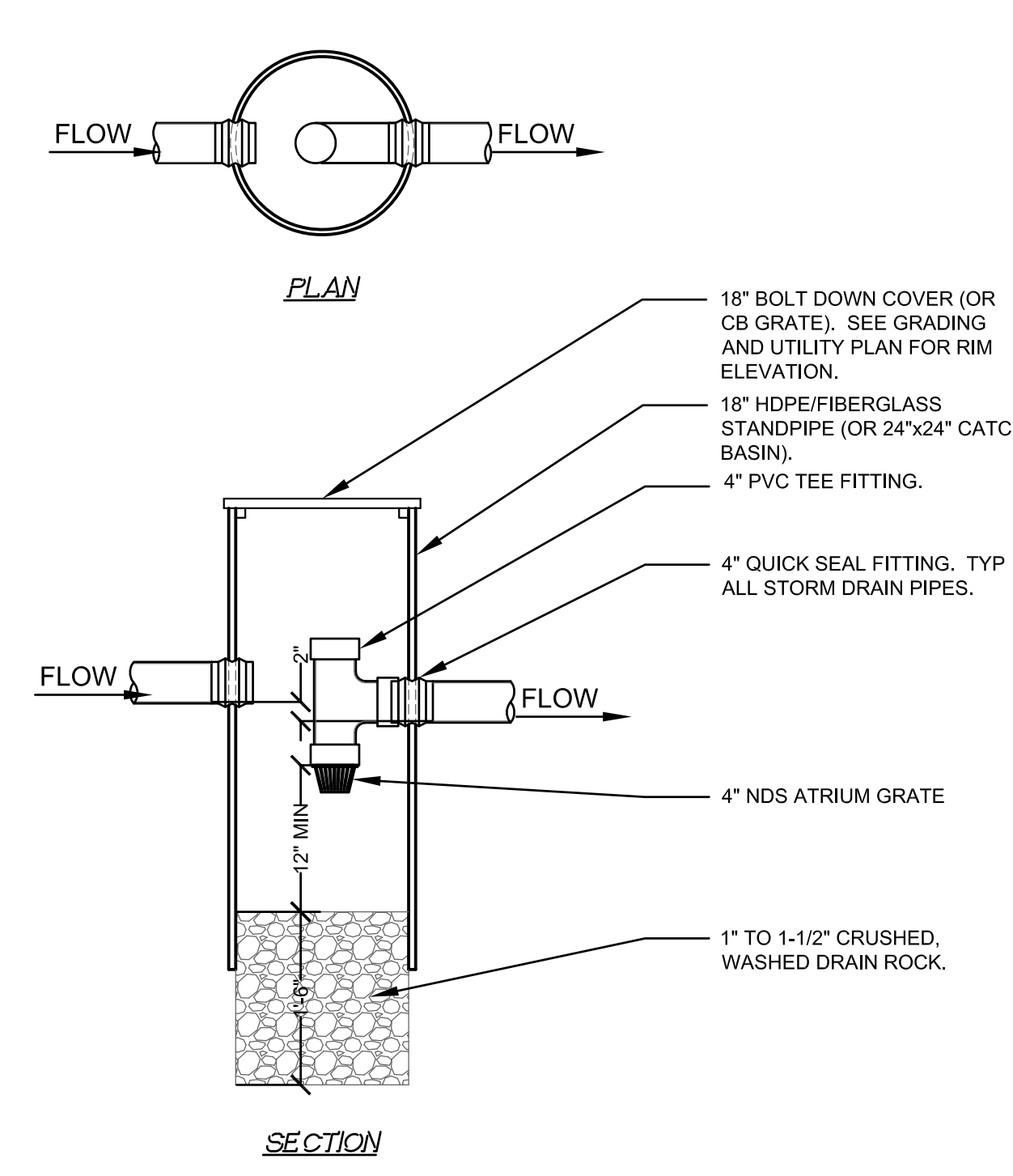
BRICKSLOT TRENCH DRAIN-014-MSTR



**2 CLEANOUT NON-TRAFFIC RATED**

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

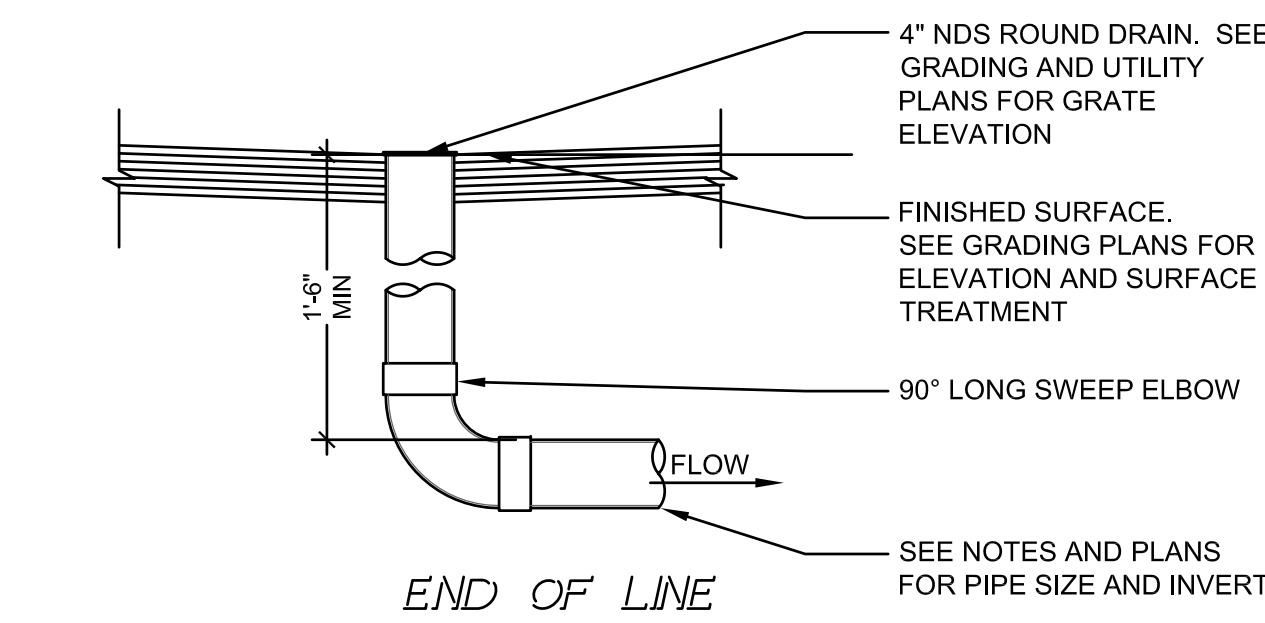
CLEANOUT RES-016-MSTR



**16 SEDIMENT BASIN**

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

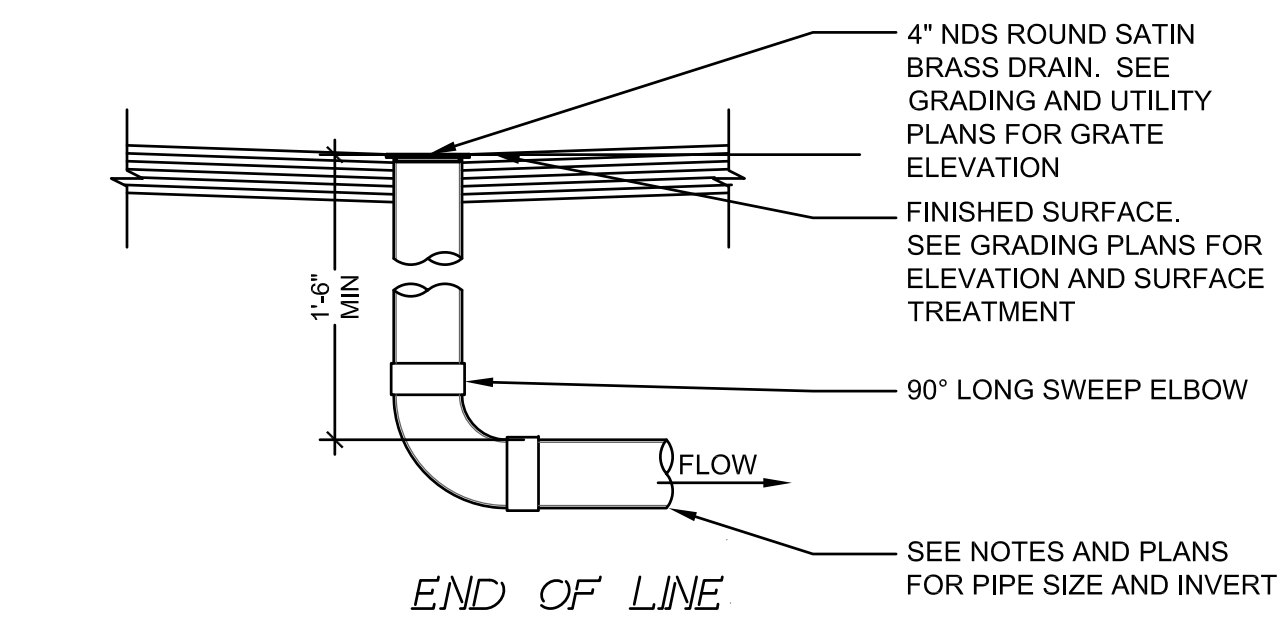
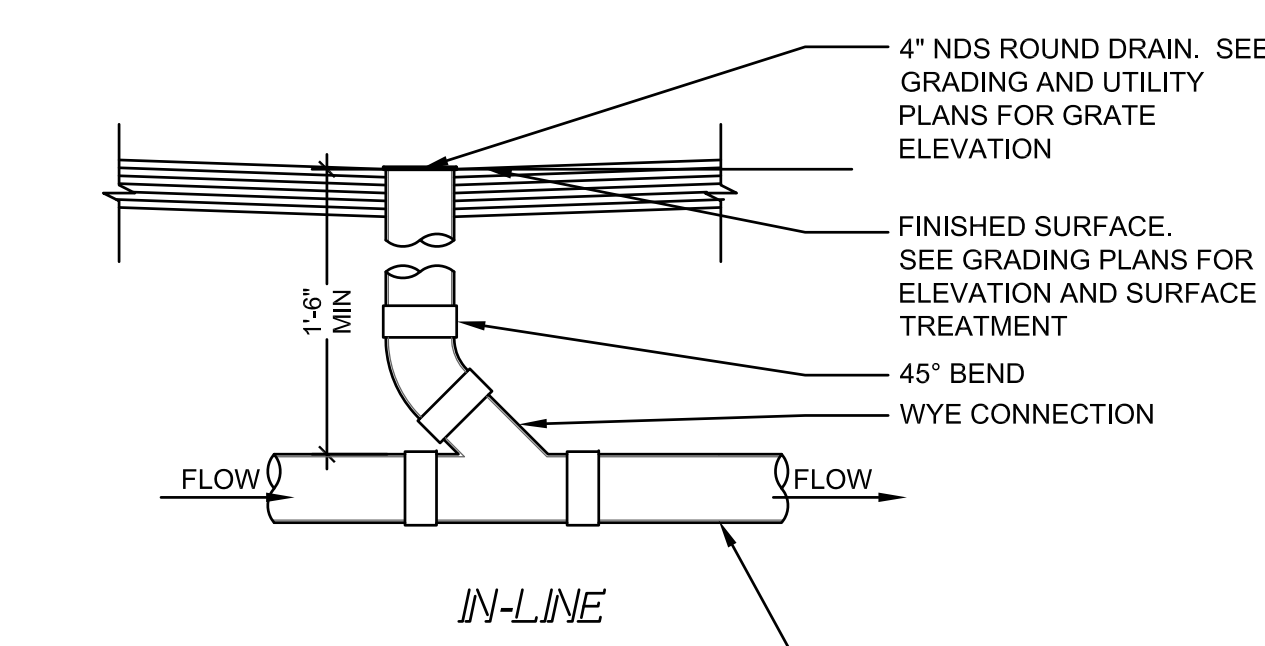
SED BASIN-016-MSTR



**12 LANDSCAPE DRAIN - FLAT**

SCALE : 1"=1'-0"

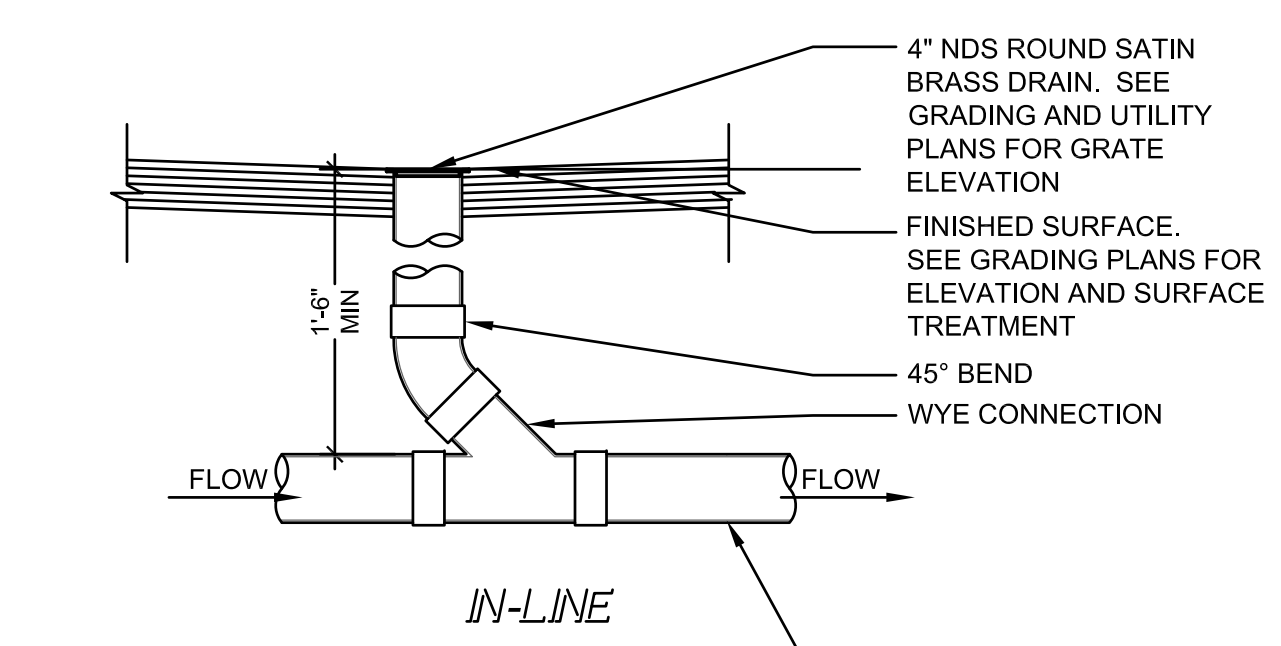
LAND DRAIN FLAT-012-MSTR



**8 DECK DRAIN**

SCALE : 1"=1'-0"

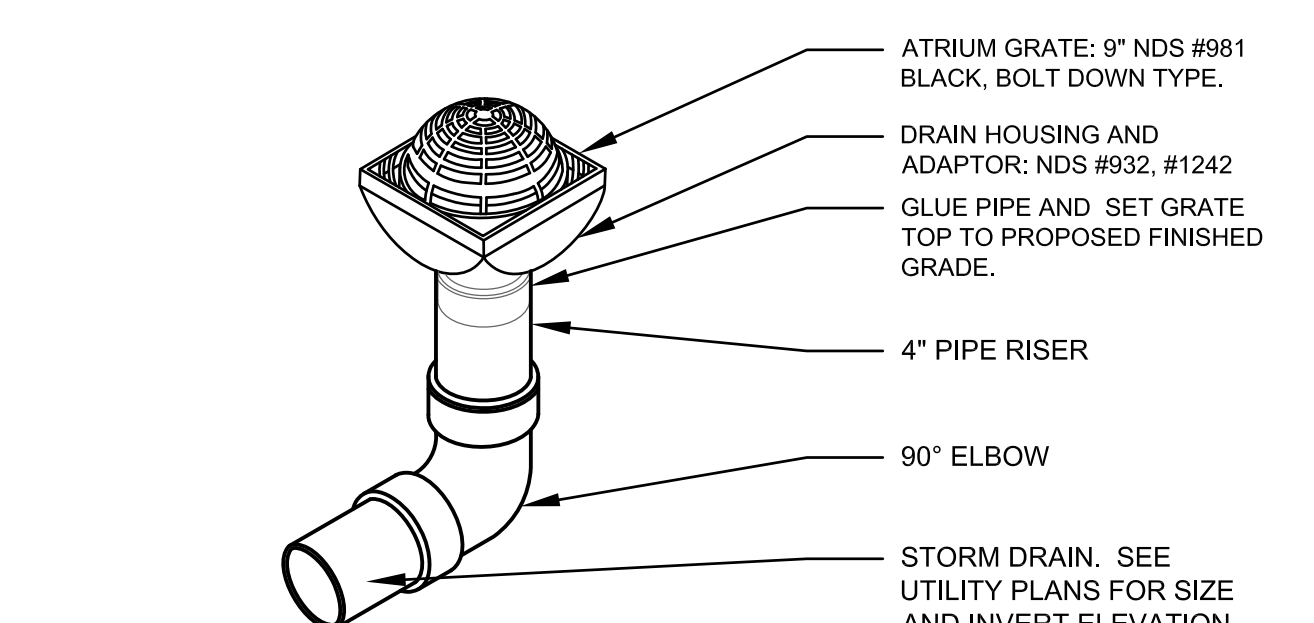
DECK DRAIN 012-MSTR



**4 SQUARE ATRIUM DRAIN**

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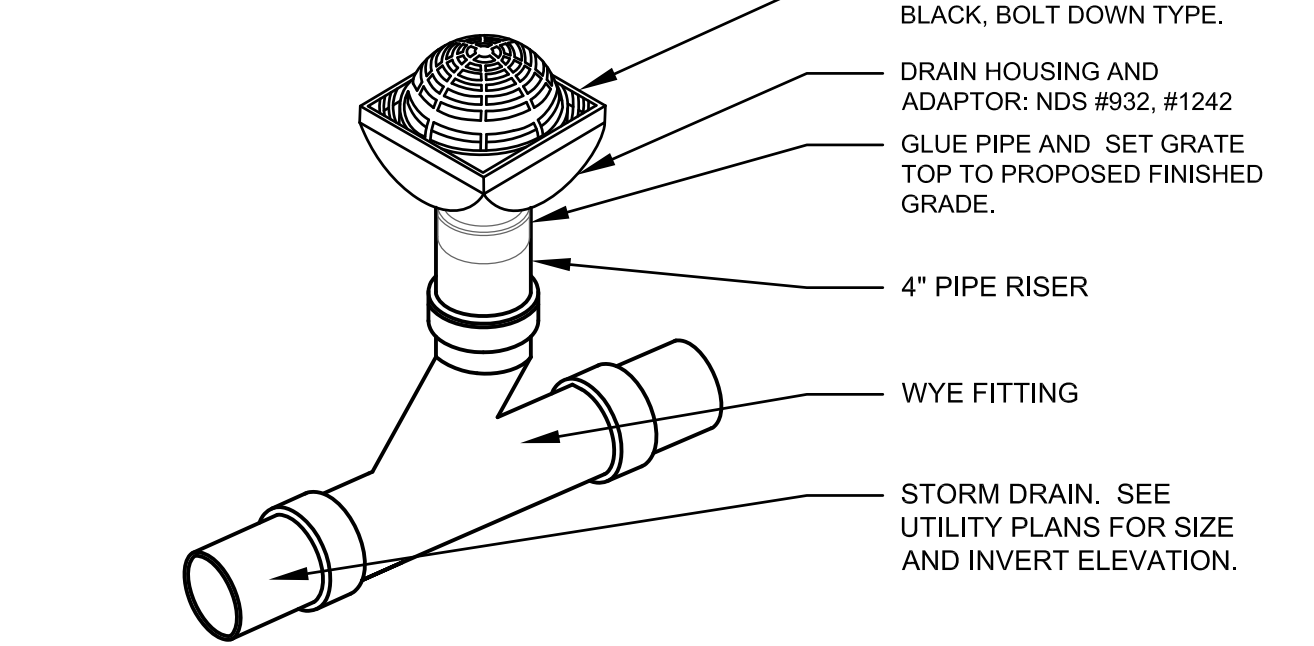
SQUARE ATRIUM DRAIN-012-MSTR



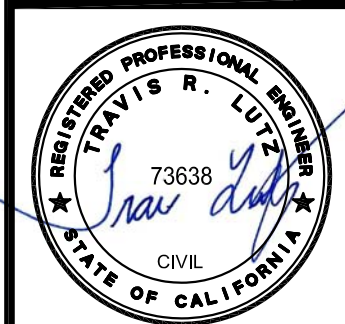
**4 SQUARE ATRIUM DRAIN**

SCALE : 1"=1'-0"

SQUARE ATRIUM DRAIN-012-MSTR

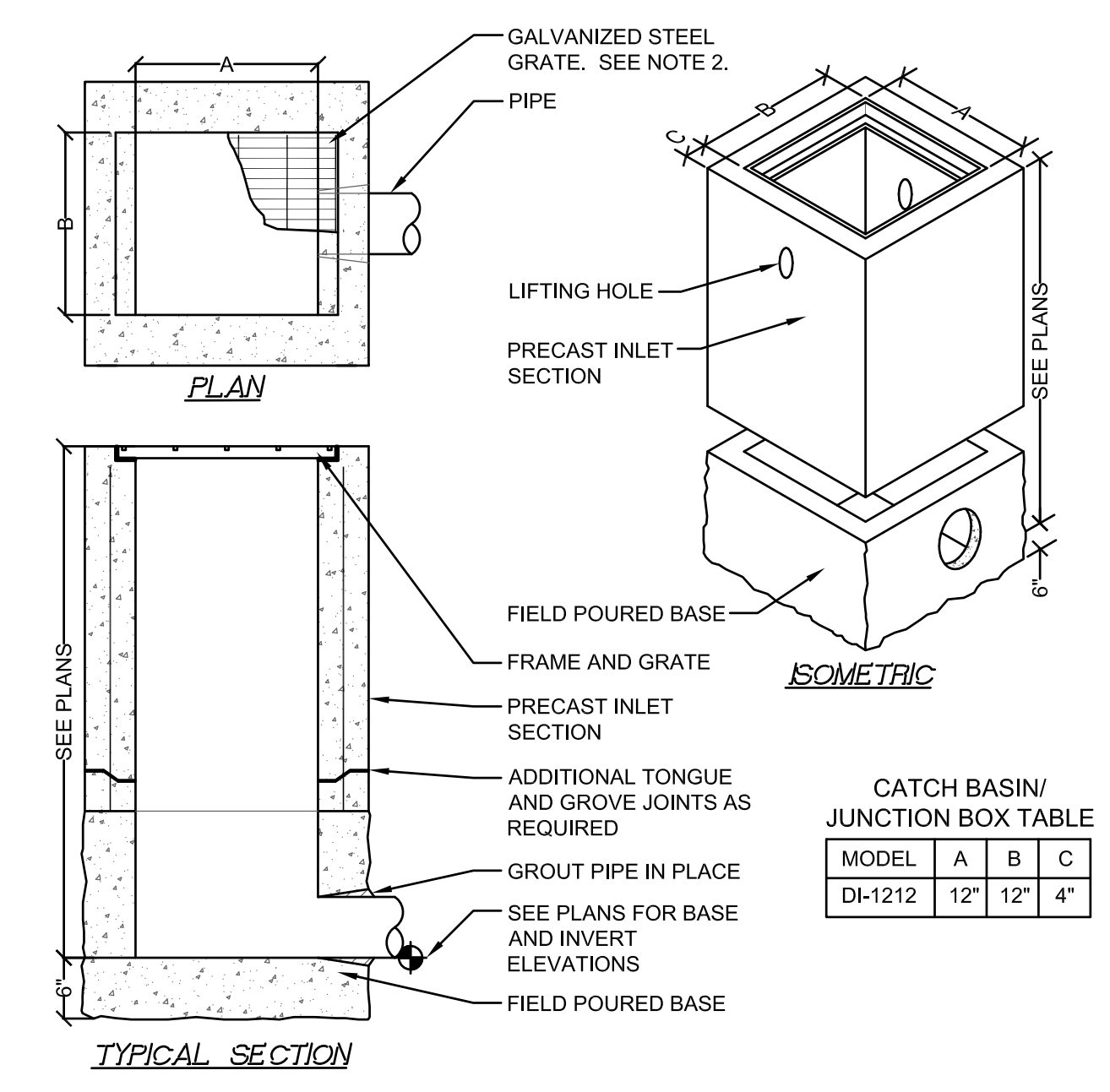
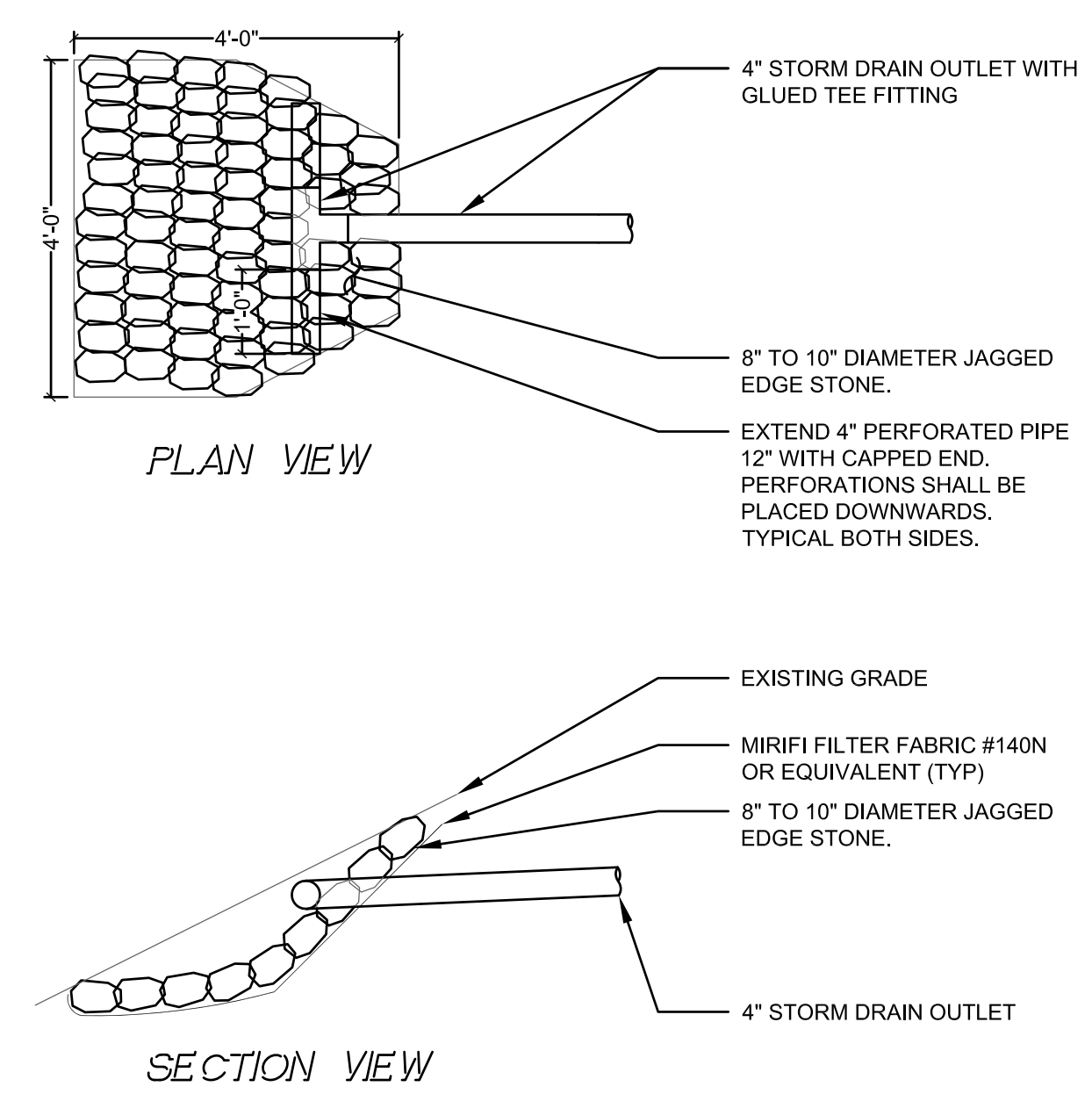


DATE:	09/07/2024
REVISIONS:	COUNTY COMMENTS



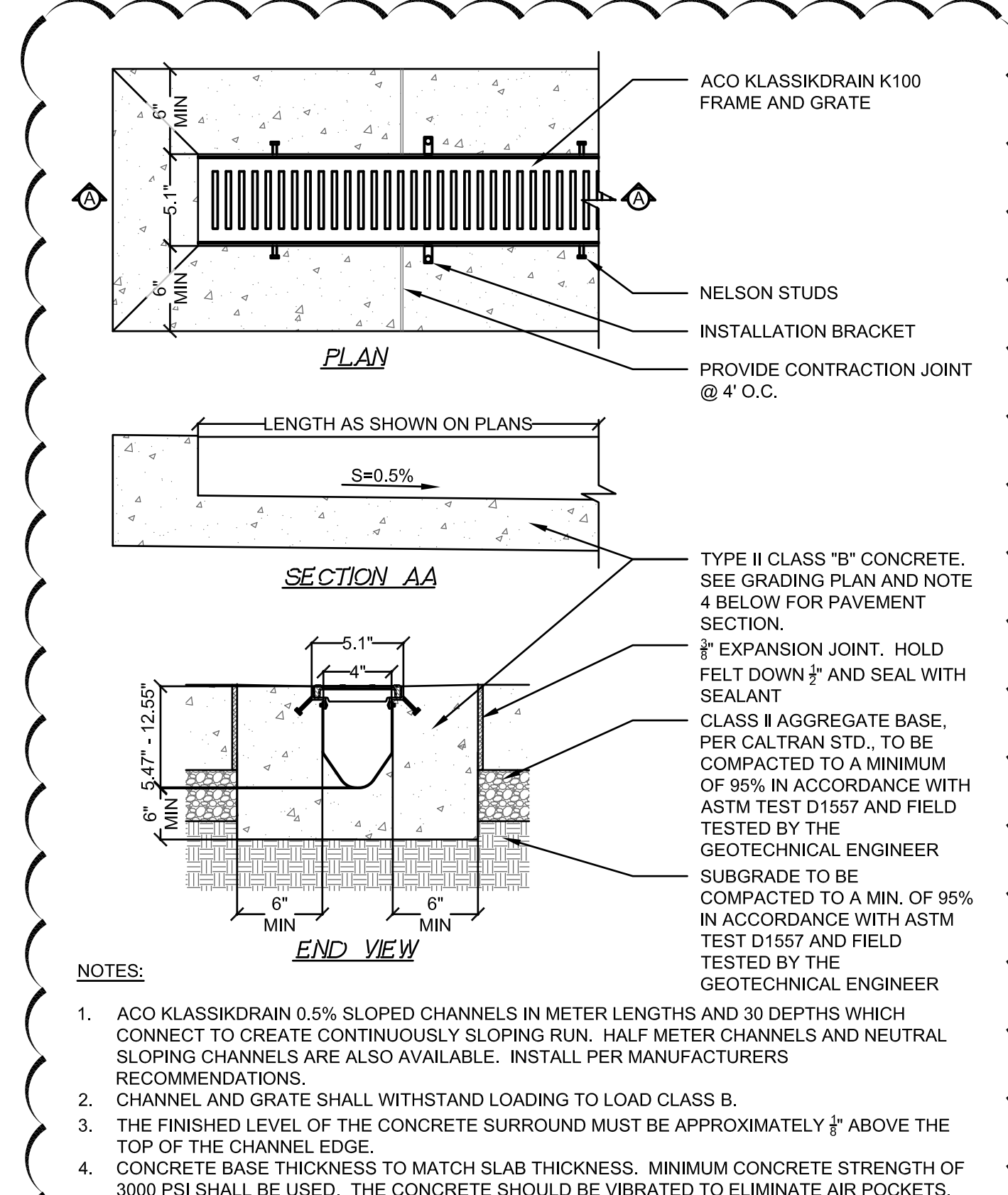
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Scale:	AS SHOWN
Design:	AJP
Check:	TRL
Drawing Number:	C-4
PEC Job No.	PEC 24-034

DRAWING NAME: C-4  
 PROJECT: 24-034  
 SHEET: 034  
 DATE: 05/21/2024  
 SCALE: AS SHOWN  
 DESIGNER: AJP  
 CHECKER: TRL  
 DRAWING NUMBER: C-4  
 PEC JOB NO: PEC 24-034



- NOTES:
1. INLET AND GRATE SHALL BE OLDCASTLE PRECAST DROP INLET, OR EQUIVALENT.
  2. FRAMES AND GRATES SHALL BE HEAVY DUTY, DESIGNED FOR H20 HIGHWAY LOADING. GRATE TO BE BICYCLE PROOF.

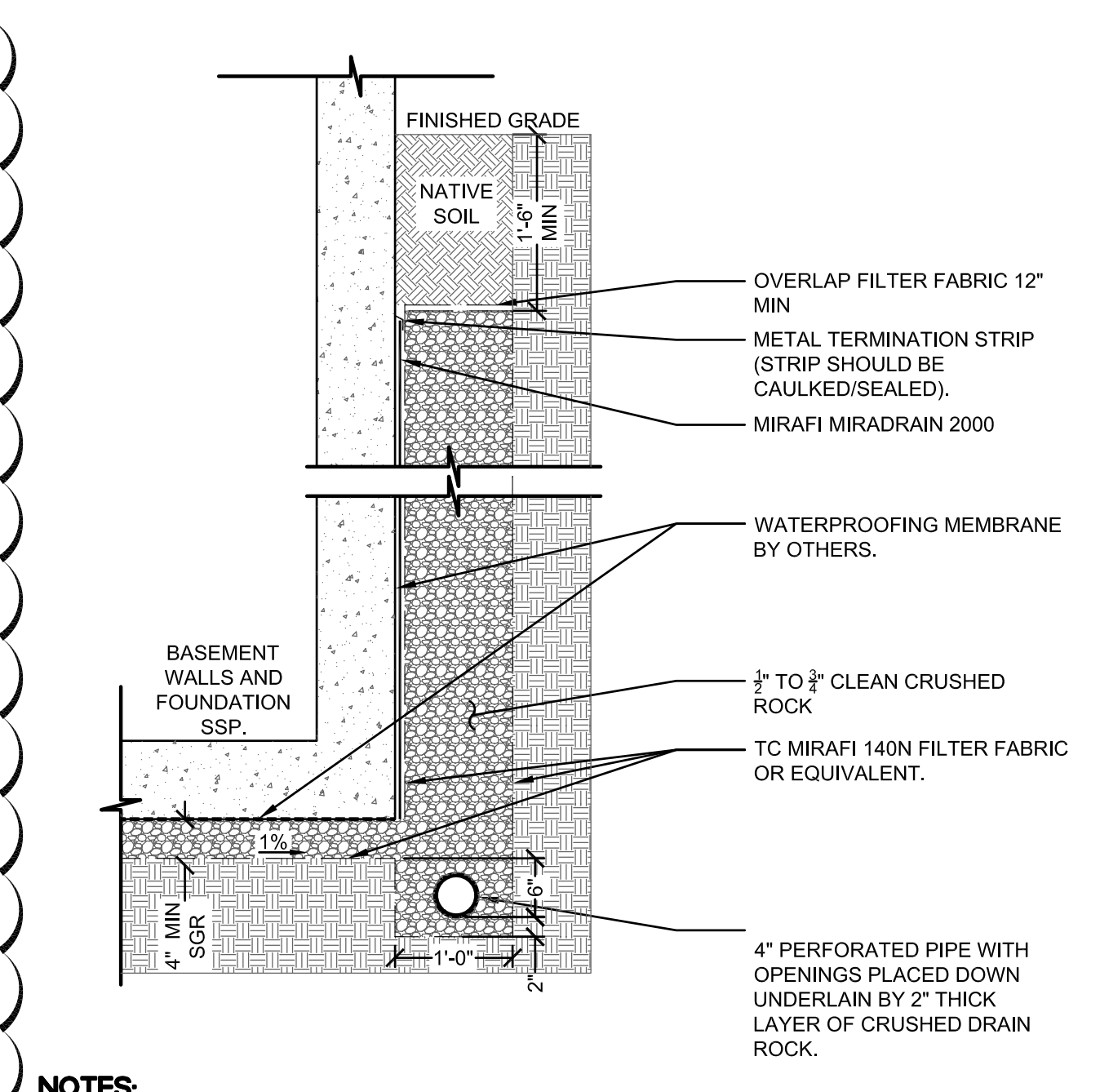
**6 STORM DRAIN DISSIPATOR**  
SCALE: 3/8"=1'-0" SD DRS-024-MSTR



- NOTES:
1. ACO KLASSIKDRAIN 0.5% SLOPED CHANNELS IN METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
  2. CHANNEL AND GRATE SHALL WITHSTAND LOADING TO LOAD CLASS B.
  3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROXIMATELY 1/4" ABOVE THE TOP OF THE CHANNEL EDGE.
  4. CONCRETE BASE THICKNESS TO MATCH SLAB THICKNESS. MINIMUM CONCRETE STRENGTH OF 3000 PSI SHALL BE USED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.

**8 4\"/>**

**2 CATCH BASIN**  
SCALE: NO SCALE CATCH BASIN-016-MSTR



- NOTES:
1. PROVIDE A MINIMUM SLOPE OF 0.5% ON SUB-DRAIN PIPE. SEE PLANS FOR CLEANOUT LOCATIONS AND INVERT ELEVATIONS.
  2. SEE GEOTECHNICAL REPORT FOR ALL COMPACTION RECOMMENDATIONS. GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE FINAL INSTALLATION OF THE SUB-DRAIN SYSTEM.
  3. SEE STRUCTURAL PLANS FOR BASEMENT MAT SLAB, FOOTING AND FOUNDATION DESIGN.

**4 BASEMENT SUB-DRAIN**  
SCALE: 3/4"=1'-0" BASEMENT SUB-DRAIN-010-MSTR

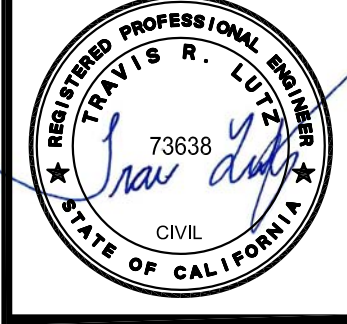
DRAWING NAME: PRECISION ENGINEERING AND CONSTRUCTION, INC. 13318 Old County Road Belmont, CA 94002 T: 650.226.8640 Travis@precision-ec.com  
 PROJECT NUMBER: 24-034  
 SHEET NUMBER: 24-034-01

DATE: 08/07/2024

REVISIONS:

NO.	DATE	DESCRIPTION
1		

COUNTY COMMENTS



**DETAIL SHEET**  
**NEW RESIDENCE**  
**108 DOLTON AVENUE**  
**SAN CARLOS (SMCO), CA 94070**

Date: 05/21/2024

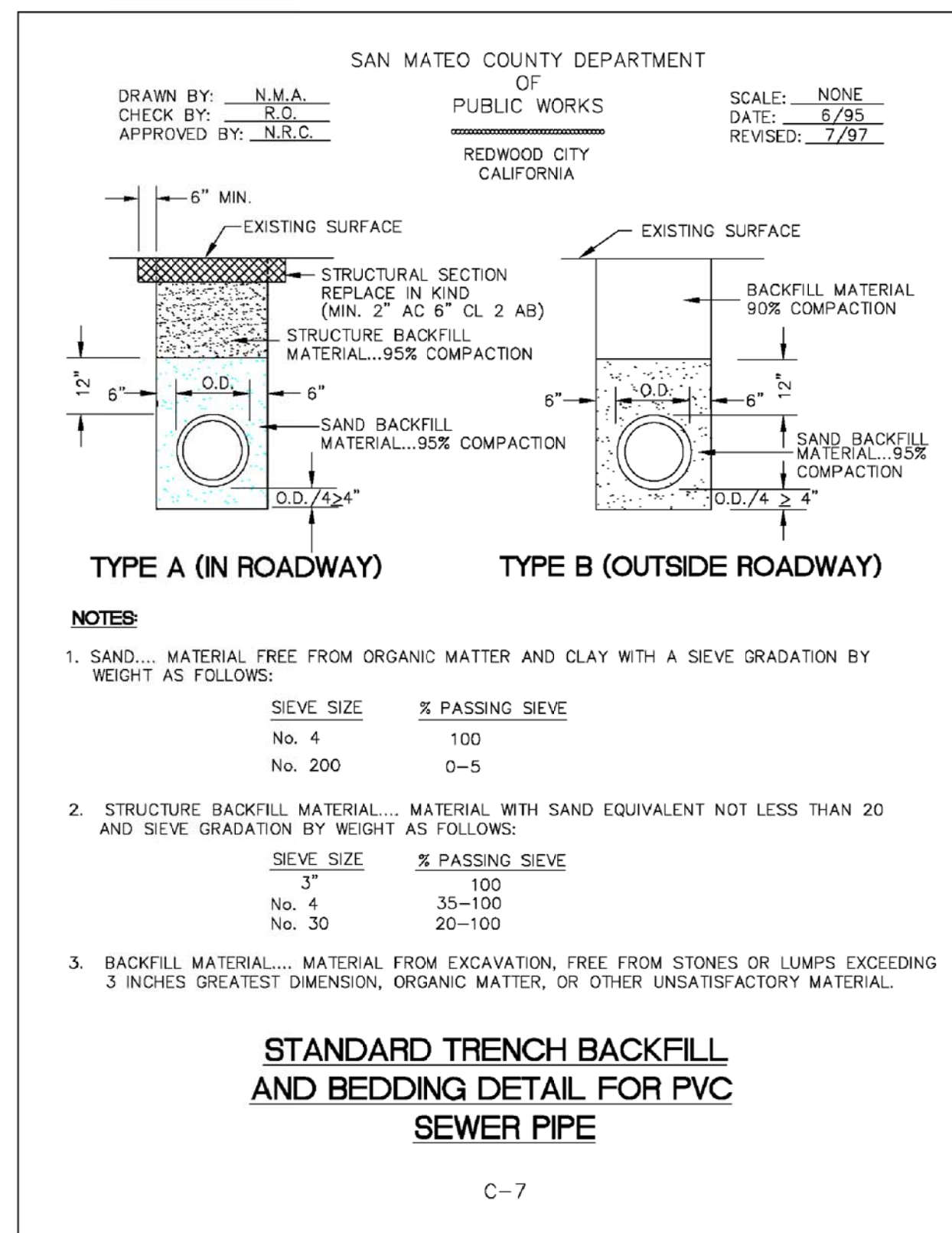
Scale: AS SHOWN

Design: AJP

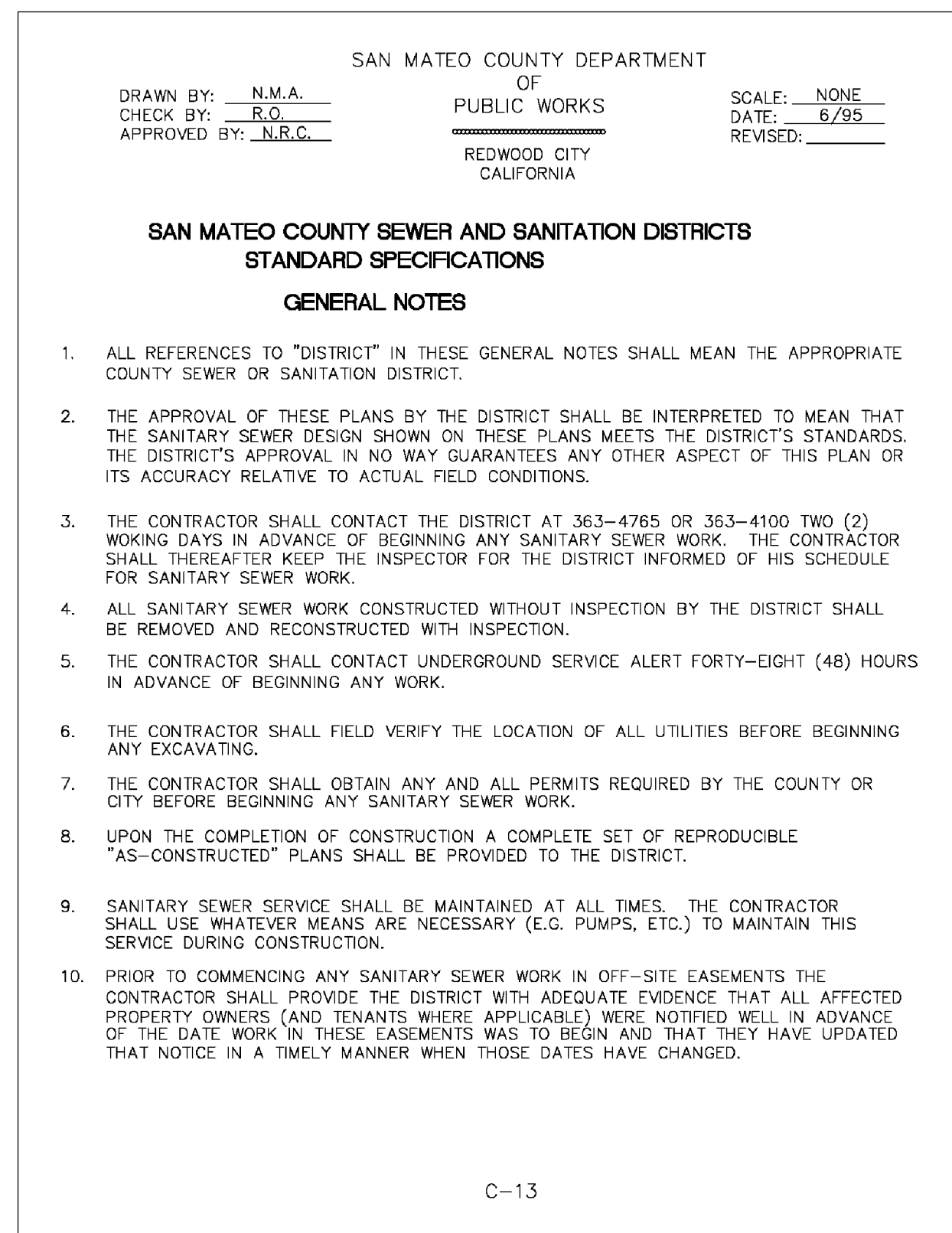
Check: TRL

Drawing Number: C-4.1

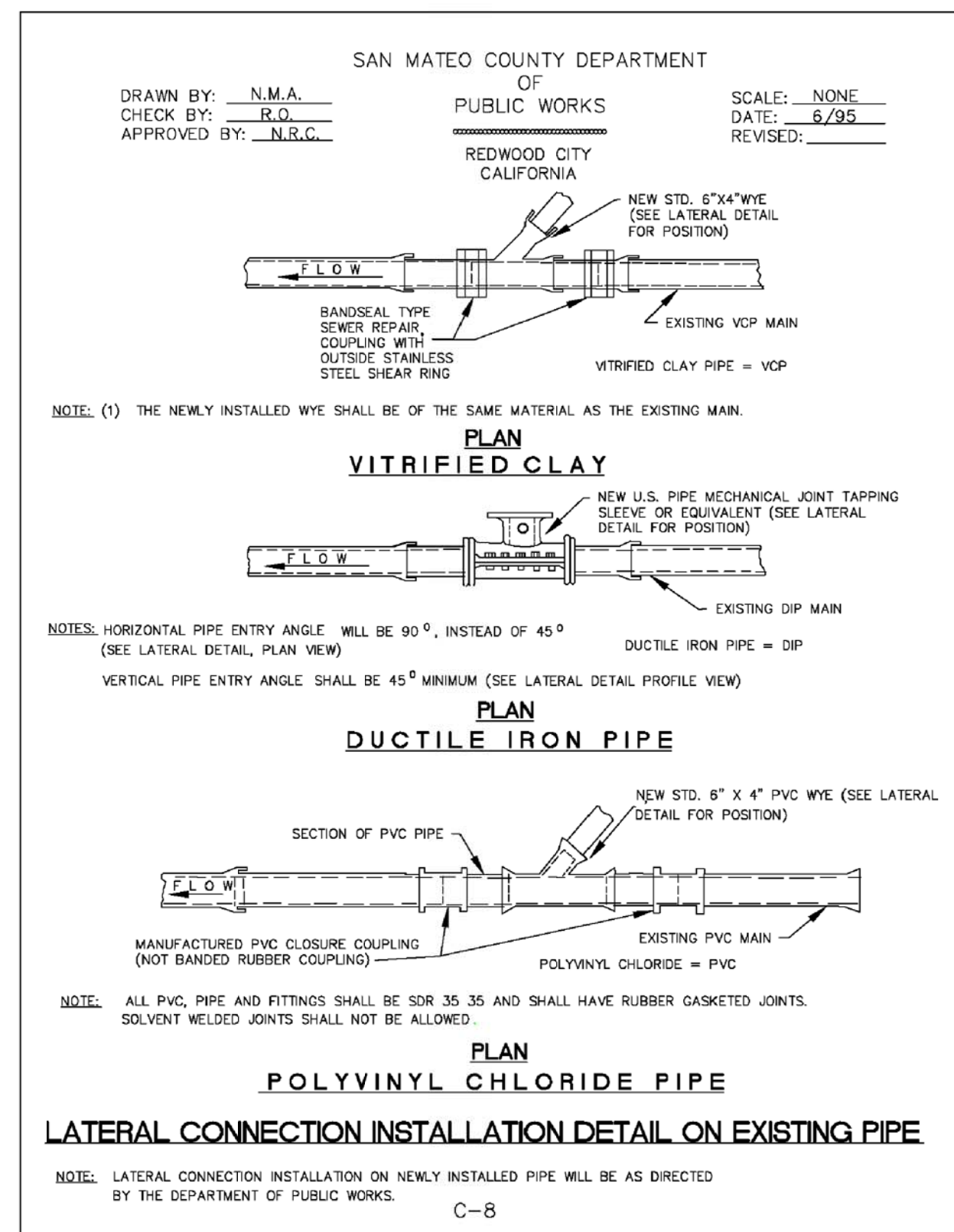
PEC Job No. PEC 24-034



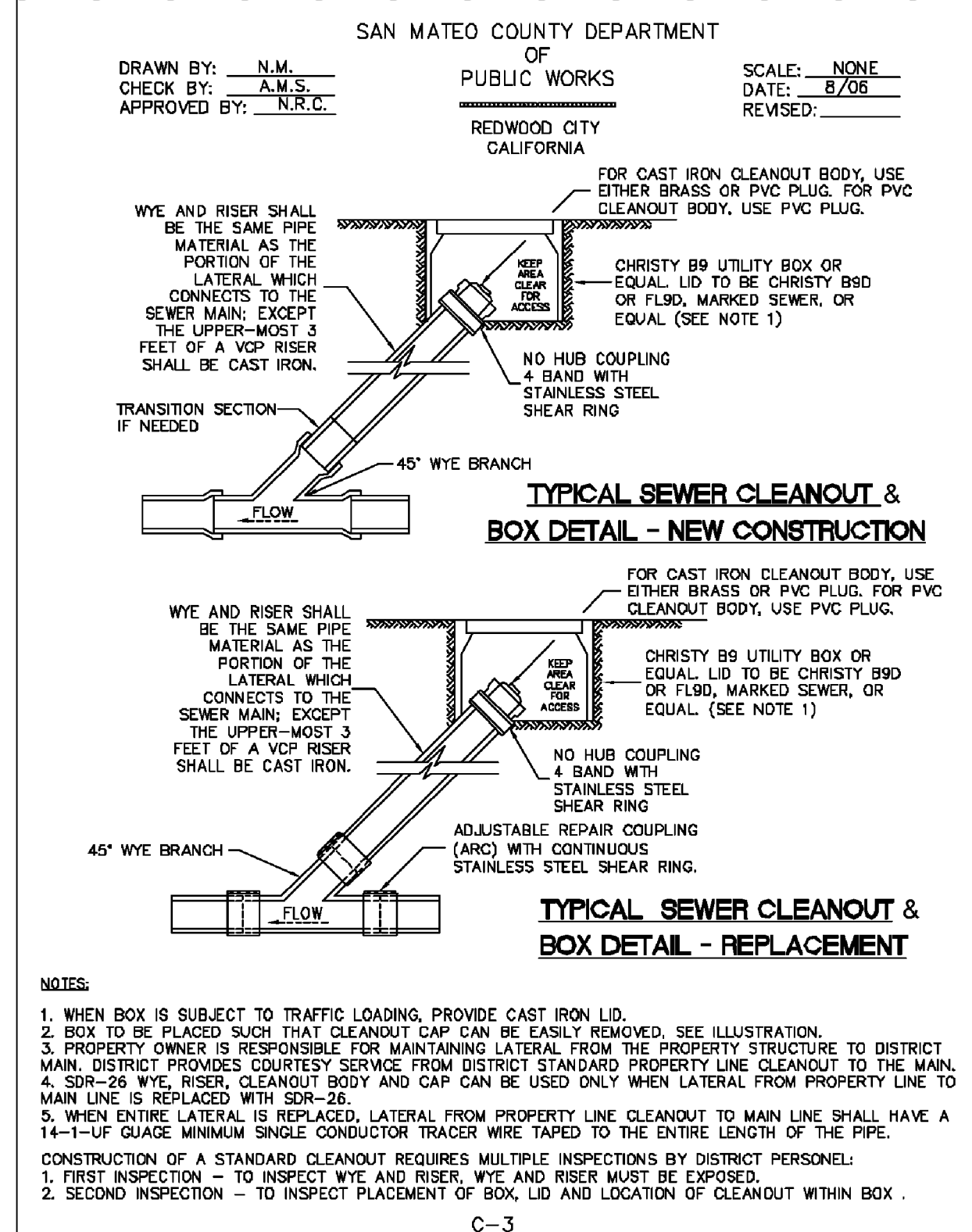
10 **CITY STANDARD TRENCH**



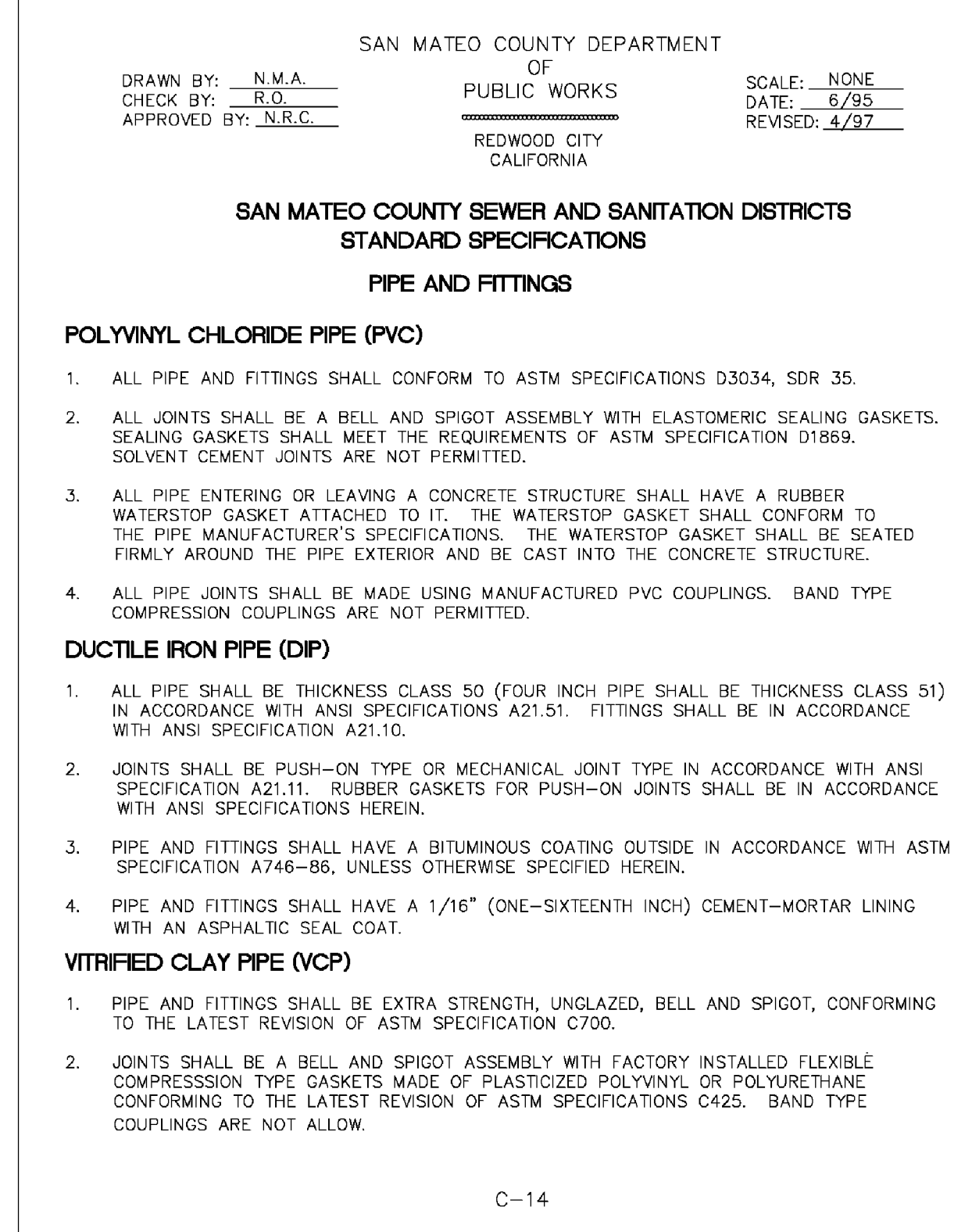
6 **GENERAL NOTES**



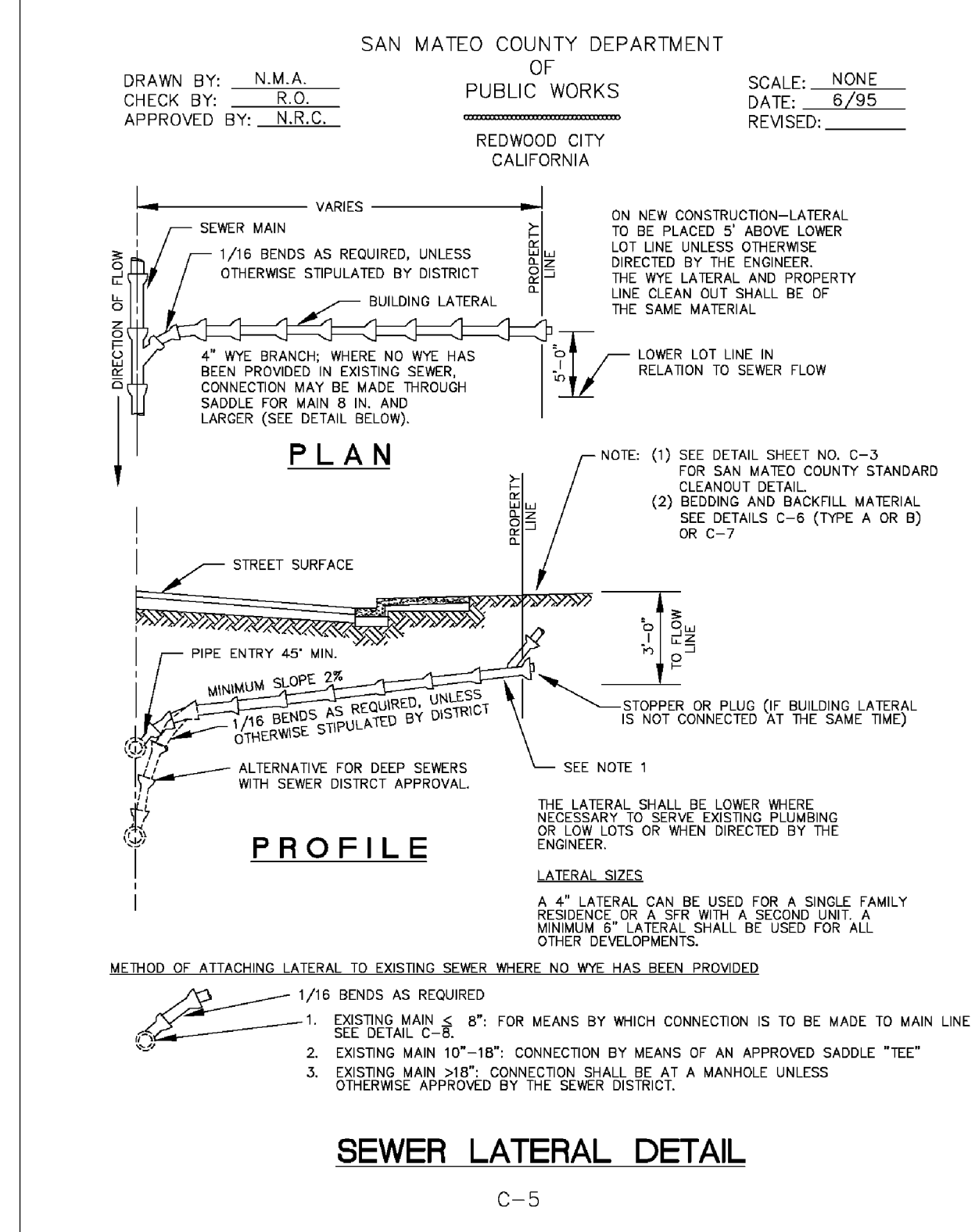
2 **LATERAL CONNECTION  
INSTALLATION**



12 **COUNTY CLEANOUT**



8 **PIPE AND FITTINGS**



4 **COUNTY LATERAL**

DRAWING NAME: C-4.2  
DRAWING NUMBER: C-4.2  
DATE: 05/21/2024  
SCALE: AS SHOWN  
DESIGNER: AJP  
CHECKER: TRL  
DRAWING NUMBER: C-4.2  
JOB NUMBER: PEC 24-034

PRECISION ENGINEERING  
AND  
CONSTRUCTION, INC.  
13118 Old County Road  
Belmont, CA 94002  
Tel: 650.226.8640  
Travis@precisionec.com

DATE: 09/07/2024  
REVISIONS:  
COUNTY COMMENTS

REGISTERED PROFESSIONAL ENGINEER  
TRAVIS R. LUTHE  
73638  
CIVIL  
STATE OF CALIFORNIA

DETAIL SHEET  
NEW RESIDENCE  
108 DOLTON AVENUE  
SAN CARLOS (SMCO), CA 94070

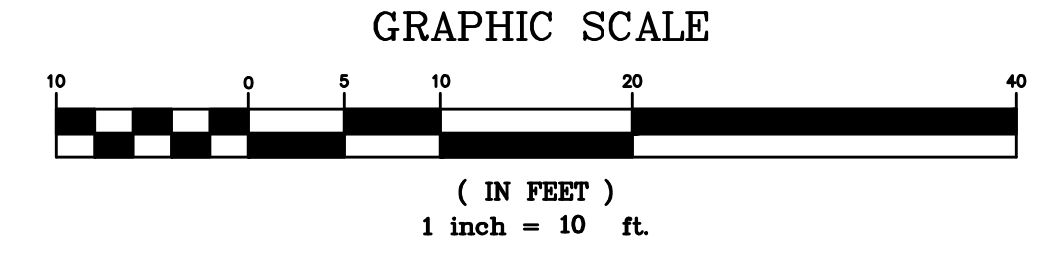
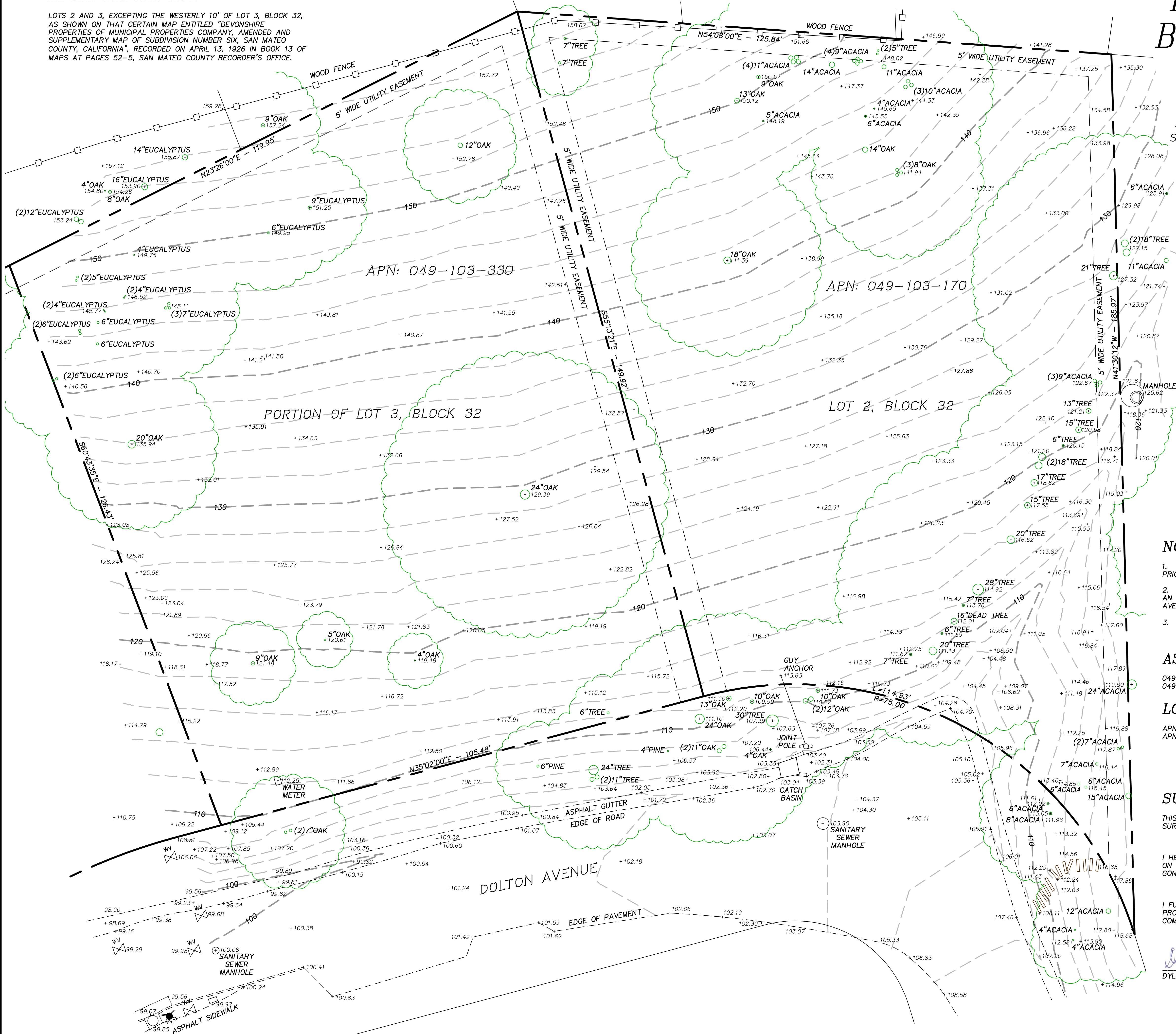
Date: 05/21/2024  
Scale: AS SHOWN  
Design: AJP  
Check: TRL  
Drawing Number: C-4.2  
PEC Job No. PEC 24-034

**LEGAL DESCRIPTION**

LOTS 2 AND 3, EXCEPTING THE WESTERLY 10' OF LOT 3, BLOCK 32, AS SHOWN ON THAT CERTAIN MAP ENTITLED "DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY, AMENDED AND SUPPLEMENTARY MAP OF SUBDIVISION NUMBER SIX, SAN MATEO COUNTY, CALIFORNIA", RECORDED ON APRIL 13, 1926 IN BOOK 13 OF MAPS AT PAGES 52-5, SAN MATEO COUNTY RECORDER'S OFFICE.

**TOPOGRAPHIC AND BOUNDARY SURVEY**

DOLTON AVENUE  
CITY OF SAN CARLOS  
SAN MATEO COUNTY - CALIFORNIA  
SCALE: 1 INCH = 10 FEET  
OCTOBER 2019



**NOTES:**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- BASIS OF ELEVATION: ELEVATIONS SHOWN ARE BASED UPON AN ASSUMED ELEVATION. ELEVATION OF MANHOLE IN DOLTON AVENUE AT CURVE IN ROAD SHOWN HEREON TAKEN AS 103.80 FEET.
- 2' CONTOUR INTERVAL.

**ASSESSOR PARCEL NUMBER:**

049-103-170  
049-103-330

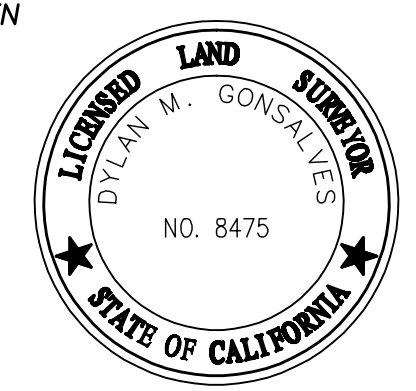
**LOT AREA:**

APN 049-103-170: 15,739± SQUARE FEET  
APN 049-103-330: 15,450± SQUARE FEET

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:  
IRENE VELASQUEZ IN: SEPTEMBER 2019  
I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475  
ON OCTOBER 14, 2019  
I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

*Dylan M. Gonsalves*  
DYLAN M. GONSALVES  
DATE: 10-25-2019



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NO.	DATE	REVISIONS	DESCRIPTION	BY

**TOPOGRAPHIC AND BOUNDARY SURVEY**  
DOLTON AVENUE  
CITY OF SAN CARLOS - CALIFORNIA  
SCALE: 1 INCH = 10 FEET  
OCTOBER 2019

SHEET 1  
OF 1 SHEETS  
ORIG.DWG: 10-25-2019  
REV.DWG:  
JOB: 19-126