

GENERAL NOTES

- 1. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND SHEET NOTES CONTAINED IN SUBSECTIONS OF THESE DRAWINGS.
- 2. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND THE SPECIFICATIONS SUPPLEMENT THESE DRAWINGS AND ARE A PART OF THE CONTRACT DOCUMENTS.
- 3. CONTRACTOR SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL FIELD CONDITIONS PRIOR TO SUBMITTING BID. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE CONTRACTING OFFICER.
- 4. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD. ON DRAWINGS, ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN, AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- 5. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 6. CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARIZATION WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES, AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK, AND ASSUMES ALL RISK THEREFROM.
- 7. THE DRAWINGS SCHEMATICALLY INDICATE EXISTING AND NEW CONSTRUCTION. DUE TO THE NATURE OF THE WORK, ADJUSTMENTS WILL LIKELY BE REQUIRED IN THE FIELD TO MEET THE DESIGN OBJECTIVES.

VICINITY MAP



PROJECT LOCATION

RENEWAL

HOUSING

Project Title:

PROJECT DIRECTORY

<u>CLIENT</u>

EDEN HOUSING, INC. 22645 GRAND STREET HAYWARD, CA 94541 CONTACT: SARAH ALLEN, PROJ. DEV. T: (510) 247-8110 E: SARAH.ALLEN@EDENHOUSING.ORG

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SHERWOOD DESIGN ENGINEERS 2548 MISSION STREET SAN FRANCISCO, CA 94110 CONTACT: MIKE HASTINGS, P.E. T: (415) 813-1211 E: MHASTINGS@SHERWOODENGINEERS.COM

LANDSCAPE ARCHITECT

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O'MAHONY & MEYER 4340 REDWOOD HWY, SUITE 245 SAN RAFAEL, CA 94903 CONTACT: PIETER COLENBRANDER, P.E. T: (415) 492-0420 X 112 E: PCOLENBRANDER@OMMCONSULTING.COM

<u>SURVEYOR</u>

CBG, CIVIL ENGINEERS, SURVEYORS, PLANNERS 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 CONTACT: RYAN HANSEN, P.E., PRINCIPAL T: (925) 866-0322 X 258 E:RHANSEN@CBANDG.COM

Design Firm:

COMMUNITY

SIEGEL & STRAIN Architects 6201 Doyle Street, Suite B Emeryville, CA 94608 TEL 510 / 547-8092 info@siegelstrain.com

POINT

Consultant:

Description Date Planning R1 03/15/23 Issue Note:

PLANNING SET 07/29/22

PRH Project ID: File Name: ΑJ Drawn by: CF Checked by: 03/15/2023 Plot Date: Scale: Sheet Title:

COVER SHEET & NOTES

Sheet No.:

SYMBOLS	
1 A1.01	EXTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER
1 A1.01	SECTION DRAWING NUMBER SHEET NUMBER
1 A1.01	INTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER
1 A1.01	DETAIL DRAWING NUMBER SHEET NUMBER
0 — —	GRIDLINE
NAME 0'-0"	ELEVATION MARKER
1 View A3.03 1/8" = 1'-0"	VIEW TITLE SCALE
Â	WINDOW TAG
(101A)	DOOR TAG
XXXX #	WALL TAG —INDICATES FIRE RATING
	REVISION CLOUD
XX.XX	KEYNOTE
A 101	BUILDING KEY
N	NORTH ARROW —INDICATES TRUE NORTH

SHEET INDEX

GENERAL BLDG 100C G1.00 COVER SHEET & NOTES D2.01C EXISTING & DEMO PLANS & ELEVATIONS - 100C A2.01C G1.01 ABBREVIATIONS, SHEET INDEX PROPOSED FLOOR PLANS, ELEVATIONS, & G1.02 PROJECT INFORMATION G2.00 **EXISTING CONDITIONS PLAN BLDG 100A** G2.01 **EXISTING CONDITIONS PLAN** G2.02 D2.01A EXISTING & DEMO FLOOR PLAN - 100A/B EXISTING CONDITIONS PLAN D2.02A EXISTING & DEMO ROOF PLAN - 100A/B G2.03 **EXISTING CONDITIONS PLAN** G2.04 **EXISTING CONDITIONS PLAN** D2.03A EXISTING & DEMO ELEVATIONS - 100A/B D2.04A **EXISTING & DEMO ELEVATIONS - 100A/B** G2.05 EXISTING CONDITIONS PLAN A2.01A G2.06 **EXISTING CONDITIONS PLAN** PROPOSED FLOOR PLAN - 100A A2.02A PROPOSED ROOF PLAN - 100A G2.07 EXISTING CONDITIONS PLAN G2.08 A3.01A PROPOSED ELEVATIONS - 100A EXISTING CONDITIONS PLAN A3.02A PROPOSED ELEVATIONS - 100A G2.09 EXISTING CONDITIONS PLAN G2.10 **EXISTING CONDITIONS PLAN** G2.11 BLDG 50 **EXISTING CONDITIONS PLAN** D2.01B EXISTING & DEMO FLOOR PLANS - 50 G2.12 EXISTING CONDITIONS PLAN G2.13 **EXISTING CONDITIONS PLAN** D2.02B EXISTING & DEMO ROOF PLAN - 50 **EXISTING & DEMO ELEVATIONS - 50** G2.14 **EXISTING CONDITIONS PLAN** D2.03B A2.01B G2.15 EXISTING CONDITIONS PLAN PROPOSED FLOOR PLANS - 50 A2.02B PROPOSED ROOF PLAN - 50 A3.01B PROPOSED ELEVATIONS - 50 CIVIL A4.01B PROPOSED SECTIONS - 50 C0.00 **GENERAL NOTES & INFORMATION** C1.00 PROPOSED LOT LINE ADJUSTMENTS **BLDG 101** C1.10 FIRE ACCESS PLAN C2.00 OVERALL SITE & GRADING PLAN D2.01D EXISTING & DEMO FLOOR PLANS - 101 C2.01 D3.01D EXISTING & DEMO ROOF PLAN & ELEVATIONS -101 **GRADING PLAN** C2.02 A2.01D PROPOSED FLOOR PLANS - 101 **GRADING PLAN** A3.01D PROPOSED ROOF PLAN & ELEVATIONS - 101 C2.03 **GRADING PLAN** A4.01D C2.04 **GRADING PLAN** PROPOSED SECTIONS - 101 C2.05 **GRADING PLAN BLDG 102** C2.06 **GRADING PLAN** C2.07 **GRADING PLAN** D2.01E EXISTING & DEMO FLOOR PLANS - 102 C2.08 **GRADING PLAN** D2.02E EXISTING & DEMO ROOF PLAN & ELEVATIONS - 102 C3.00 STORMWATER CONTROL PLAN A2.01E PROPOSED FLOOR PLANS - 102 C4.00 OVERALL UTILITY PLAN A3.01E PROPOSED ROOF PLAN & ELEVATIONS - 102 C4.01 UTILITY PLAN A4.01E PROPOSED SECTIONS - 102 C4.02 UTILITY PLAN C4.03 **UTILITY PLAN BLDG 103** C4.04 UTILITY PLAN D2.01F EXISTING & DEMO FLOOR PLANS - 103 C4.05 UTILITY PLAN D2.02F EXISTING & DEMO ROOF PLAN & ELEVATIONS - 103 PROPOSED FLOOR PLANS - 103 C4.06 UTILITY PLAN A2.01F C4.07 UTILITY PLAN A3.01F PROPOSED ROOF PLAN & ELEVATIONS - 103 C5.01 **DETAILS** A4.01F PROPOSED SECTIONS - 103 DETAILS C5.02 C5.03 DETAILS **BLDG 104** WW1.00 WASTEWATER TREATMENT PLAN D2.01H EXISTING & DEMO FLOOR PLANS - 104 WW2.00 SUBSURFACE DRIP PLAN D2.02H EXISTING & DEMO ROOF PLAN & ELEVATIONS - 104 A2.01H PROPOSED FLOOR PLANS - 104 LANDSCAPE A3.01H PROPOSED ROOF PLAN & ELEVATIONS - 104 TITLE SHEE NOTES, SYMBOLS, AND ABBREVIATIONS L0.00 PROPOSED SECTIONS - 104 A4.01H L0.01 LANDSCAPE MATERIAL PALETTE L1.00 FULL LANDSCAPE PLAN **BLDG 201** L1.01 LANDSCAPE PLAN D2.01J EXISTING & DEMO FLOOR PLANS - 201 L1.02 LANDSCAPE PLAN D2.02J EXISTING & DEMO ROOF PLAN & ELEVATIONS - 201 L1.03 LANDSCAPE PLAN A2.01J PROPOSED FLOOR PLANS - 201 L1.04 LANDSCAPE PLAN PROPOSED ROOF PLAN & ELEVATIONS - 201 A3.01J L1.05 LANDSCAPE PLAN A4.01J PROPOSED SECTIONS - 201 L2.01 TREE DISPOSITION LIST L2.02 TREE DISPOSITION LIST **BLDG 202** TREE DISPOSITION LIST L2.03 D2.01K EXISTING & DEMO FLOOR PLANS - 202 L2.04 TREE DISPOSITION LIST D3.01K EXISTING & DEMO ROOF PLAN & ELEVATIONS - 202 L2.05 TREE DISPOSITION LIST A2.01K PROPOSED FLOOR PLANS - 202 L2.06 TREE DISPOSITION LIST A3.01K PROPOSED ROOF PLAN & ELEVATIONS - 202 TREE DISPOSITION LIST AND DETAILS L2.07 A4.01K PROPOSED SECTIONS - 202 L2.08 TREE DISPOSITION PLAN L2.09 TREE DISPOSITION PLAN **BLDG 203** L2.10 TREE DISPOSITION PLAN D2.01L EXISTING & DEMO FLOOR PLANS - 203 L2.11 TREE DISPOSITION PLAN D2.02L EXISTING & DEMO ROOF PLAN & ELEVATIONS - 203 L2.12 TREE DISPOSITION PLAN A2.01L PROPOSED FLOOR PLANS - 203 L3.01 PLANTING LIST AND LEGEND A3.01L PROPOSED ROOF PLAN & ELEVATIONS - 203 L3.02 PLANT LIST PROPOSED SECTIONS - 203 A4.01L L3.03 PLANTING PLAN L3.04 PLANTING PLAN **BLDG 204** L3.05 PLANTING PLAN D2.01M EXISTING & DEMO PLANS & ELEVATIONS - 204 PLANTING PLAN L3.06 A2.01M PROPOSED PLANS, ELEVATIONS, & SECTIONS - 204 L3.07 PLANTING PLAN L4.01 **VEGETATION MANAGEMENT PLAN BLDG 205** L4.02 VEGETATION MANAGEMENT PLAN D2.01N EXISTING & DEMO FLOOR PLANS - 205 L4.03 VEGETATION MANAGEMENT PLAN D2.02N EXISTING & DEMO ROOF PLAN & ELEVATIONS - 205 **VEGETATION MANAGEMENT PLAN** L4.04 A2.01N PROPOSED FLOOR PLANS - 205 L4.05 VEGETATION MANAGEMENT PLAN A3.01N PROPOSED ROOF PLAN & ELEVATIONS - 205 L4.06 VEGETATION MANAGEMENT PLAN A4.01N PROPOSED SECTIONS - 205 LANDSCAPE DETAILS L5.01 **BLDG 206 ARCHITECTURE** D2.01P EXISTING & DEMO PLANS - 206 A0.01 ARCHITECTURAL MATERIALS PALETTE D2.02P EXISTING & DEMO ELEVATIONS - 206 A0.02 ARCHITECTURAL MATERIALS PALETTE A2.01P PROPOSED PLANS - 206 A1.01 SITE PLAN - EXISTING & DEMO PROPOSED ELEVATIONS & SECTIONS - 206 A3.01P A1.02 SITE PLAN - PROPOSED A1.03 SITE PLAN - PROPOSED ROOF **ELECTRICAL** ´ A1.04 ˈ SÍTE ACCESSIBILITÝ PLAN E1.1 SITE PLAN EAST - ELECTRICAL & LIGHTING A1.05 NOISE GENERATING EQUIP. PLAN E1.2 SITE PLAN WEST - ELECTRICAL & LIGHTING E5.1 SINGLE LINE DIAGRAM - ELECTRICAL **BLDG 1 - GALLEY** D2.01G EXISTING & DEMO PLANS - 1 D3.01G **EXISTING & DEMO ELEVATIONS - 1** A2,01G PROPOSED PLANS 1 SHEET COUNT: 158 A2.02G PROPOSED ROOF PLAN - 1 A3.01G PROPOSED ELEVATIONS-1 A4.01G PROPOSED SECTIONS - 1

A MARIN ENE 3 8 3 8 (1) RE WEB; ATION, - 240 HOOH 000 O V LAND COMMUNIT POIN Design Firm: SIEGEL & STRAIN Architects 6201 Doyle Street, Suite B Emeryville, CA 94608 TEL 510 / 547-8092 info@siegelstrain.com Consultant: Date Description Planning R1 03/15/23 Issue Note: **PLANNING SET** 07/29/22 PRH Project ID: File Name: Drawn by: ΑJ CF Checked by:

Project Title:

17/2023 1 :38:44 PM

03/15/2023

12" = 1'-0"

G1.01

ABBREVIATIONS.

SHEET INDEX

Plot Date:

Sheet Title:

Sheet No.:

Scale:

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		ATA TABLE														
#	Suffix		SE	UNITS		UNITS PROPOSED		BEDROOMS		FLOOR AREA (SQ.FT)		HEIGHT/STORIES		CONST. TYPE	FIRE SPRINKLERS	
		EXISTING	PROPOSED	EXISTING	PROF	POSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	ALLOWED ³	PROPOSED		EXISTING	PROPOSED
				NON-ACC	NON-ACC1	ACC ²										
PARCEL C	- CLAM					7.00										
100C	С	STORAGE	STORAGE	-	-	-	-	-	1158	1123	14' - 1/2"	25' 0"	NO CHANGE	VB	N	N
											1 STORY					
PARCEL B		PARTNERSHIP														
1	G	GALLEY	RESIDENT SERVICES	<u>}</u> /1\	-	-	-	-	1822	3528	13' 5 7/8"	25' 0"	23' 6 1/2"	VA	N	Y
100P		KITCHEN STORAGE	Manual Ma						1106		15' 3"	25' 0"	1	VB	N	n/a
100B	-	STORAGE	N/A		-	· ·	-	-	1126	0	1 STORY	25 0	0	VB	N	n/a
100A	A	OFFICES	RESIDENCES	\	3	-	-	3	4139	3512	15' 1 3/4"	25' 0"	NO CHANGE	VB	N	Y
100/1		STORAGE	Willie								1 STORY		110 01 11 11 10 2	"		
50	В	SINGLE OCCUPANCY	APARTMENTS	21 (SRO)	12 (1BR)	3 (1BR)	22 (SRO)	15 (1 BR)	4674	5123	23' 11 3/8"	25' 0"	25' 3 3/8"	VB	N	Y
l		RESIDENCES									2 STORY					
l									4712	5123						
l								Subtotal	0000	10010	-					
101	D	TOWNHOME	TOWNHOME	4	4		4	3ubiolai 4	9386 2764	10246 2830	22' 5 3/4"	25' 0"	NO CHANGE	VB	N	N
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l								Subtotal	5689	5775	1 2010111					
102	Е	TOWNHOME	TOWNHOME	4	4	-	3	3	2238	2300	22' 5 5/8"	25' 0"	NO CHANGE	VB	N	N
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103	F	TOWNHOME	TOWNHOME	4	4	-	3	3	2238	2300	22' 8 3/4"	25' 0"	NO CHANGE	VB	N	N
l								0.14-4-1	2518	2536	1 STORY					
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l								Subtotal	4756	4836						
202	К	TOWNHOME	ACCESSIBLE FLAT	4	2	2	3	3	2238	2536	22' 6 3/4"	25' 0"	NO CHANGE	VB	N	Y
									2518	2536	2 STORY					
								Subtotal	4756	5072						
203	L	TOWNHOME	TOWNHOME	4	4	-	3	3	2238	2300	22' 7"	25' 0"	NO CHANGE	VB	N	N
l								Subtotal	2518	2536	2 STORY					
204	М	TOWNHOME	ACCESSIBLE FLAT	2	1	1	2	Subtotal 2	4756 900	4836 927	22' 8"	25' 0"	NO CHANGE	VB	N	Y
204	l W	TOWNHOWE	ACCESSIBLE FLAT	2	'	'			908	927	2 STORY	25 0	INO CHANGE	VB	N	1
l								Subtotal	1808	1854	1 2010111					
205	N	TOWNHOME	TOWNHOME	3	3	-	4	4	2082	2135	22' 6"	25' 0"	NO CHANGE	VB	N	N
									2202	2219	2 STORY					
								Subtotal	4284	4354						
206	Р	TOWNHOME	TOWNHOME	3	3	-	2	2	1370	1404	22' 8 7/8"	25' 0"	NO CHANGE	VB	N	N
l											2 STORY					
l								Subtotal	1380	1404	4					
Total				57	45	6	52	45	2750 60698	2808 62452					_	
Notes:				37	70		52	40	00090	02402						

1. All non-accessilbe units will be adaptable 2. Number of accessible units based on CTCAC requirements for 10% mobility and 5% communication 3. Per MCLCP Land Use Plan, §22.64.030

				king Spaces		}	
Parcels A & C			(includes S		Provided	Bike Parkir	ng Spaces
Building	No of Units	II Init Type	Acces per Unit	sible)* Total	Accessible	Short-Term	Long-Term
Townhomes	140 or Orlito	Offic Type	per onit	Total	Spaces	Choit-teilii	Long-Tollin
101	4	4BR	2	8		4	6
102	4	3BR	2	8		4	6
103	4	3BR	2	8		4	6
104	4	3BR	2	8		7	6
201	4	3BR	2	8		4	6
202	4	3BR ²	2	8	2	4	6
203	4	3BR	2	8		4	6
204	2	2BR ³	1.5	3	1	1	2
205	3	4BR	2	6		3	5
206	3	2BR	1.5	5		1	3
2770 8		Resident Spa		70			
Townhowes	36	Guest Space		7	1)	
Subtotal		Subtotal		77 ⁴	4(33	52
Senior Housi	ng Apartmen	t Building					
_ 50_	15_	1BR	_ 11			8	5
100A	3	3BR	7	6		3	5
(2000 7	21	3	3	- 3
Building 50 &	10	Resident Spa					
100A Subtotal	18	Guest Space	S	4	0	9.0	
}		Subtotal		25 ⁴	3	11	10
Resident Serv	rices & Prope						
<u> </u>	n/a	Resident Ser	vices ⁵	4	1	0	0
100C	n/a	Storage/World	kshop	2		0	0
Resident							
Services &		Subtotal		64	1	0	0
Prop.Mgt							
}		То	tal Required	108	8	44	62
			tal Provided	119 ⁴	86	58	6 ⁸
\sim \sim \sim	Standard and	Accessible Spa		le unit	~~~		
5. The manager site and will prin accommodate s 6, Four out of th 7. One space pr Housing; .5 space 8. Long-term bik	nent and reside narily be used b taff. e eight Accessi er unit is propos ces per unit with	Accessible Spa ent services room by residents and ble spaces are lied in excess of in 1 guest space	ms in Building 1 staff. Four space Van Accessible MCMC Schedu per 5 units.	are ancillary to ces are required lle 24.04.340-A	senior Citizen	}	
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PROPOSED OCCUPANT LOAD CALCS

Function of space	Occupancy	Area	OCC. LOA	D FACTOR	OCC. LOAD
100C					
Storage	В	747	300	GROSS	3
Entry	ACC	85	300	GROSS	1
Storage	В	296	300	GROSS	1
			Subtotal	Parcel C	5
PARCEL B - HOUSING PARTN	ERSHIP				
Function of space	Occupancy .	Area		D FACTOR	OCC. LOAD
	Occupancy	Area	OCC. LOA	DFACTOR	OCC. LOAD
RESIDENT SERVICES (BLDG 1		050	150	1 00000	
Entry Hall	B	250	150	GROSS	2
Storage	В	105	300	GROSS	1
Community Room	A-3	999	15	NET	67
Library	B-2	302	50	NET	7
Property Manager	В	170	150	GROSS	2
Resident Services Manager	В	150	150	GROSS	1
Mechanical	U	64	300	GROSS	1
Document Storage	В	84	300	GROSS	1
Office Supplies	В	107	300	GROSS	1
Hall	В	154	150	GROSS	2
	S-1	356	100	GROSS	4
Maintenance			0		0
Janitorial	B	34	_	GROSS	
Restroom	В	60	0	GROSS	0
Restroom	В	60	0	GROSS	0
			Sub	total	89
100A					
301	R-2	1176	200	GROSS	6
302	R-2	1081	200	GROSS	6
303	R-2	1077	200	GROSS	6
				total	18
50					
Residential	R-2.1	9292	200	GROSS	47
Laundry	S-1	262	100	GROSS	3
Resident Lounge	B	266	50	NET	6
Mech/Storage	U	269	300	GROSS	1
			Sub	total	57
101					
Residential	R-2	5775	200	GROSS	29
102					
Residential	R-2	4836	200	GROSS	25
103					
Residential	R-2	4836	200	GROSS	25
104	11.2	7000	200	511000	
Residential	R-2	1035	200	GPOSS	25
	₹- 2	4836	200	GROSS	
201		1000	200	00000	
Residential	R-2	4836	200	GROSS	25
202					
Residential	R-2	5072	200	GROSS	26
203		1000	200	GROSS	25
203	R-3	4836			
203 Residential	R-3	4836			
Residential			200	GROSS	10
Residential Residential	R-3 R-2	1854	200	GROSS	10
Residential Residential Residential	R-2	1854			
Residential Residential Residential Residential			200	GROSS GROSS	10
Residential Residential Residential Residential	R-2 R-2	1854	200	GROSS	22
Residential Residential Residential Residential	R-2	1854	200	GROSS	22
Residential Residential Residential Residential	R-2 R-2	1854	200	GROSS	22

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL REHABILITATE AND REUSE THE FORMER UNITED STATES COAST GUARD HOUSING FACILITY IN POINT REYES STATION AS AFFORDABLE HOUSING.

THE AFFORDABLE HOUSING PROJECT INCLUDES THE REHABILITATION OF 36 TOWNHOMES, ADAPTIVE REUSE OF BUILDING 50 INTO 15 SENIOR HOUSING UNITS, AND THE REHAB OF BUILDING 100 INTO 3 APARTMENTS. BUILDING 1 (THE FORMER GALLEY) WILL CONTAIN PROPERTY MANAGEMENT AND RESIDENT SERVICES OFFICE SPACE AND RESIDENT COMMUNITY SPACES. BUILDING 100C WILL BE RETAINED AND IMPROVED AS A MAINTENANCE AND STORAGE BUILDING. A NEW PLAYGROUND WILL BE CONSTRUCTED AT THE CENTER OF THE SITE, AND AN ON-SITE WASTEWATER TREATMENT SYSTEM WILL BE INSTALLED. THE EXISTING HARDSCAPE AREAS, INCLUDING THE SMALL PARKING AREA, TENNIS COURT AND OTHER PAVED SURFACES, WILL BE IMPROVED OR REPURPOSED TO ALLOW FOR BETTER PEDESTRIAN FLOW, USE AND DRAINAGE.

THE PROJECT ALSO PROPOSES THE REMOVAL OF CERTAIN FEATURES, SUCH AS A SHED, BUILDING 100B AND A PLAYGROUND. HABITAT RESTORATION IN SOME OF THOSE AREAS WILL IMPROVE SITE DRAINAGE.

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA EXISTING BUILDING CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) 2019 CALIFORNIA REFERENCED STANDARDS CODE 2019 CALIFORNIA FIRE CODE (CFC) MARIN COUNTY DEVELOPMENT CODE (MCDC) MARIN COUNTY LOCAL COASTAL PROGRAM LAND USE PLAN (LCP) MARIN COUNTY FIRE CODE - TITLE 16 MCC MARIN COUNTY GREEN BUILDING AND ENERGY EFFICIENCY REQUIREMENTS

ZONING SUMMARY

ADDRESS:

APN:

ZONING:

DISTRICT:

FLOOD ZONE:

100 COMMODORE WEBSTER DR. POINT REYES STATION, CA 94956 119-240-73 C-OA (OPEN AREA) UNINCORPORATED MARIN COUNTY MODERATE FHSZ, COUNTY FIRE CSA-31

LOT SIZE: 32.57 ACRES (1,418,749.2 SF) VARIES: SEE PROJECT DATA TABLE, 2 STORIES MAX # OF STORIES:

BUILDING AREA:

EXISTING <u>PROPOSED</u> AGGREGATE FLOOR AREA: 60,698 SF 62,575 SF MCMC §22.130.030 ACCESSORY STRUCTURES: 3,273 SF 3,890 SF 63,971 SF 66,465 SF

TOTAL LOT COVERAGE:

FOOTPRINTS, OVERHANGS, STAIRS: 54,226 SF 53,377 SF MCMC §22.130.030 ACCESSORY STRUCTURES: 7,279 SF 2,681 SF ENCLOSURES: 473 SF 791 SF MPERVIOUS SURFACES: 124,158 SF 131,161 SF ∑ SUBTOTAL: 186,136 SF 188,010 SF < $^{\succ}$ TOTAL LOT AREA: 1,463,184 SF 1,463,184 SF ⁻ PERVIOUS AREA: 1,277,048 SF 1,275,174 SF TOTAL IMPERV. AS % OF TOTAL: (12.72 %) (12.85 %)

AREA OF ADDITIONAL DSTRB. : 328,535 SF (7.54 ACRES)

ZONING REGULATIONS:

<u>PROPOSED</u> NO CHANGE LCP 22.64.030 FRONT/STREET SETBACK SIDE/REAR SETBACK PER LCP NO CHANGE BUILDING HEIGHT LIMIT SEE PROJECT DATA TABLE

N/A

BICYCLE PARKING

GRADING CALCULATIONS:

FILL VOLUME (CU YD) = 426 CUT VOLUME (CU YD) = 200 NET VOLUME (CU YD) = 226

EXISTING 109 **PARKING CALCULATIONS:**

PROPOSED SEE PARKING ANALYSIS TABLE

RENEWAL TER DR A 94956 7 3 SING HOU LAND EDEN I

COMMUNIT

Project Title:

MARIN

Design Firm: SIEGEL & STRAIN Architects 6201 Doyle Street, Suite B Emeryville, CA 94608 TEL 510 / 547-8092

POINT

Consultant:

info@siegelstrain.com

Description Date Planning R1 03/15/23

PLANNING SET

Issue Note:

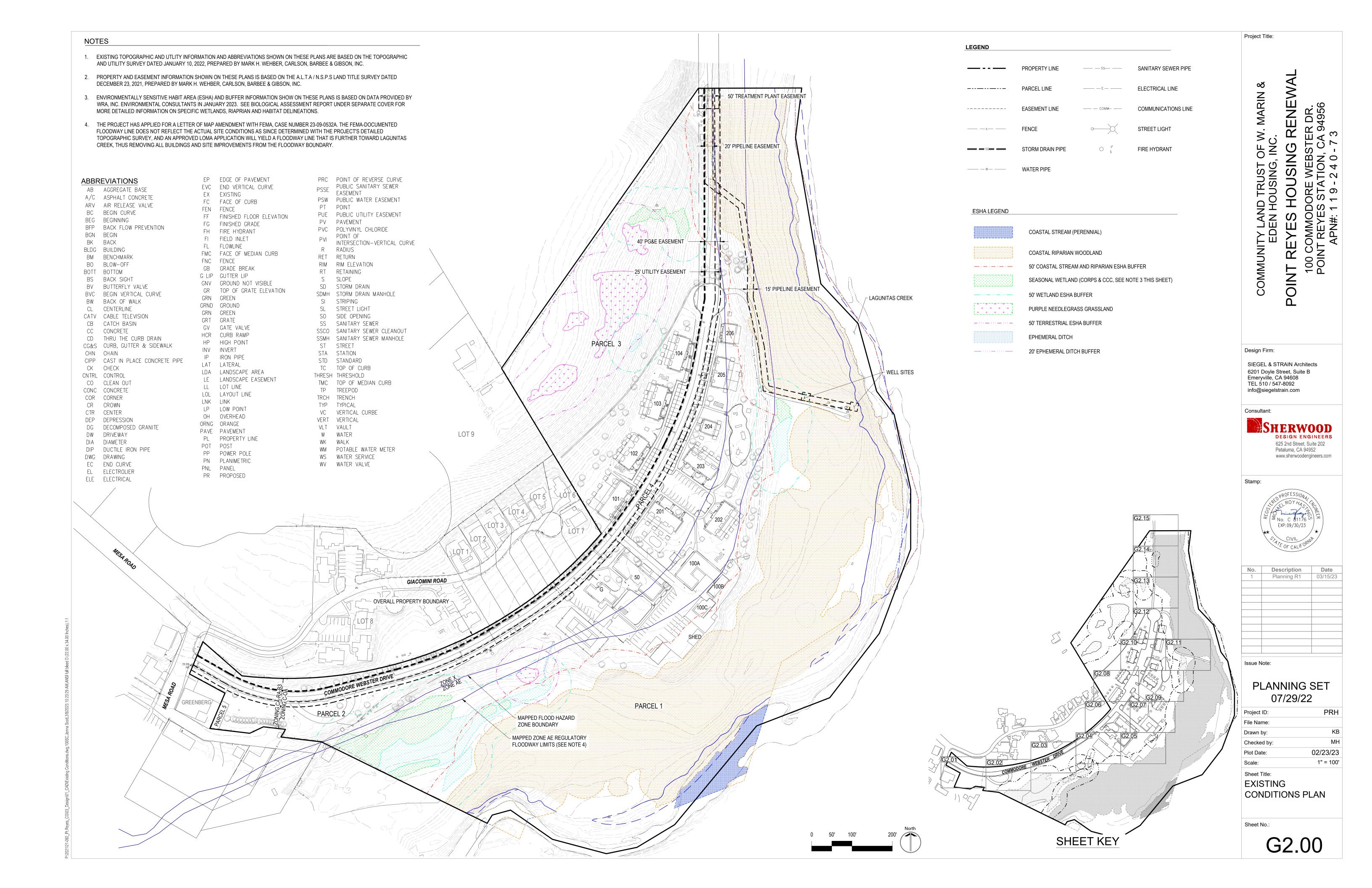
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Scale: Sheet Title: **PROJECT**

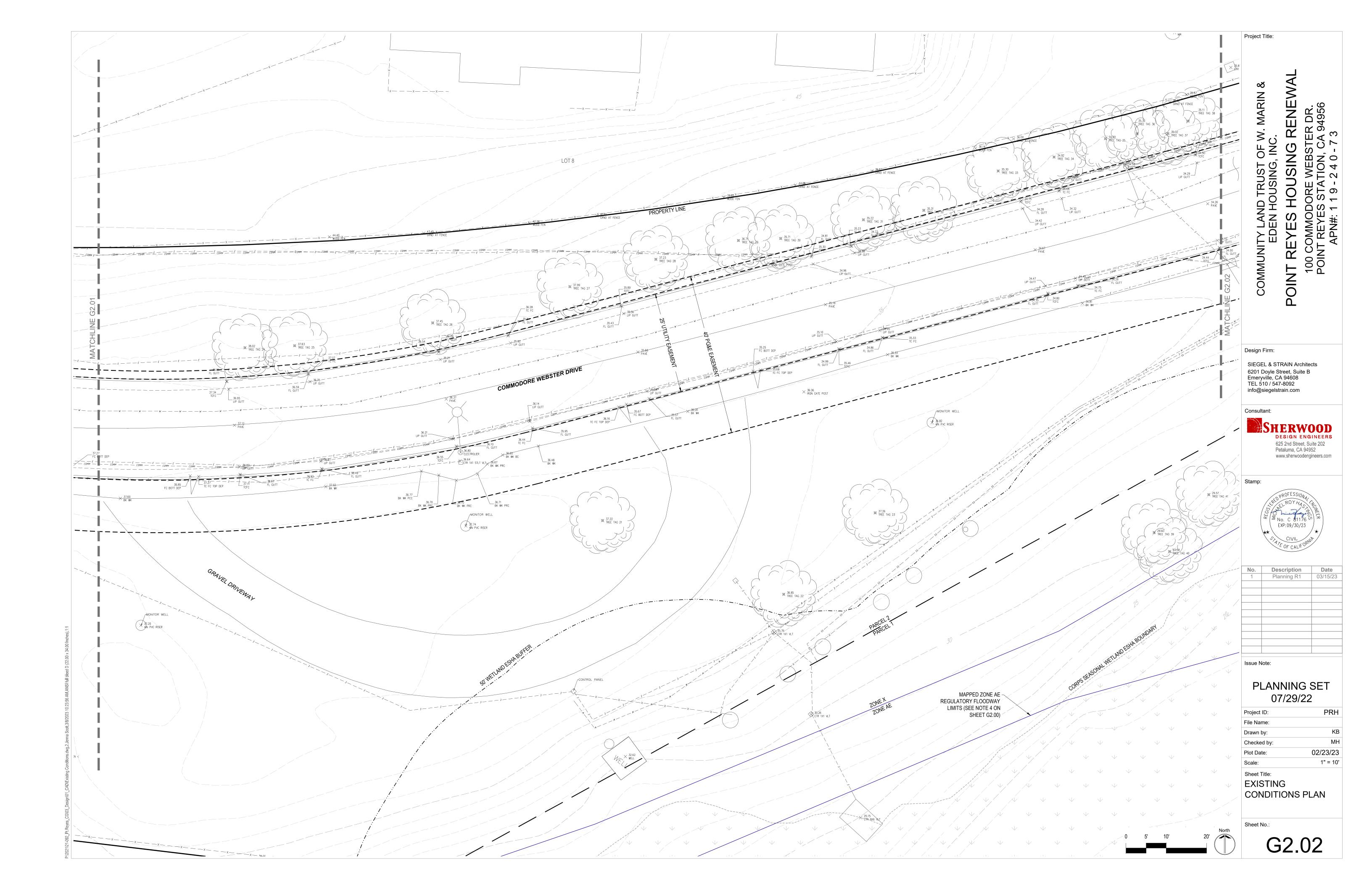
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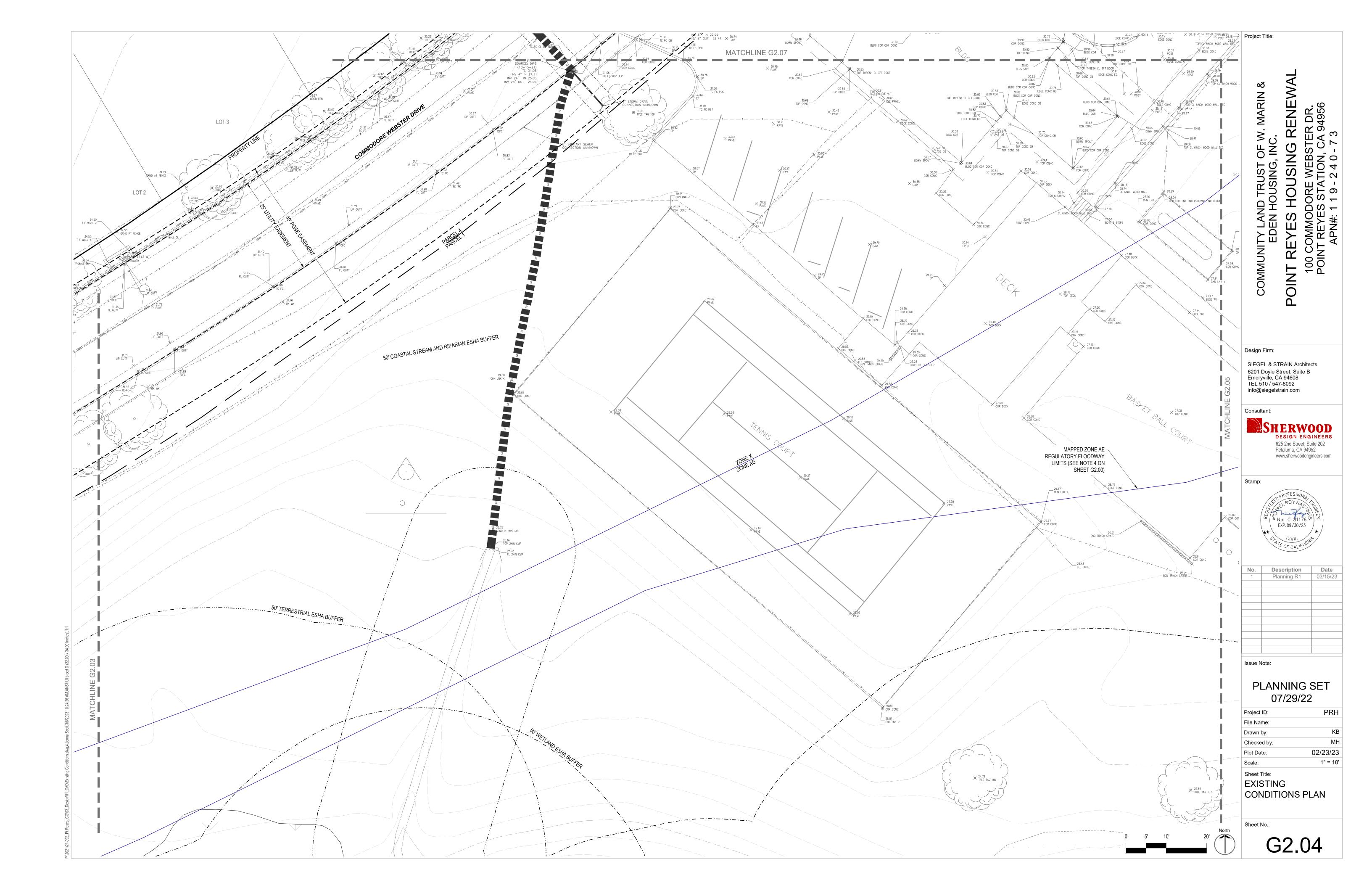
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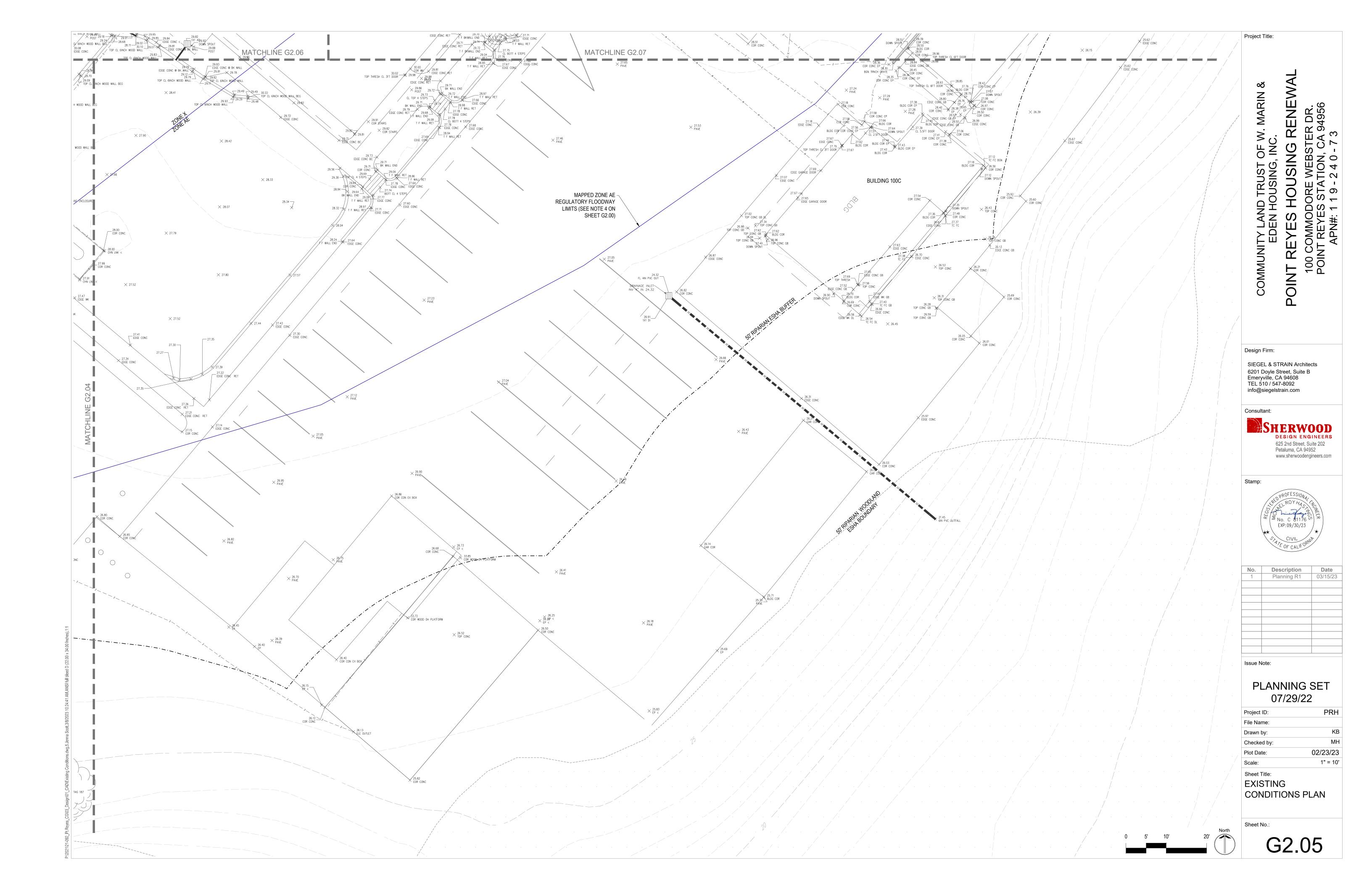


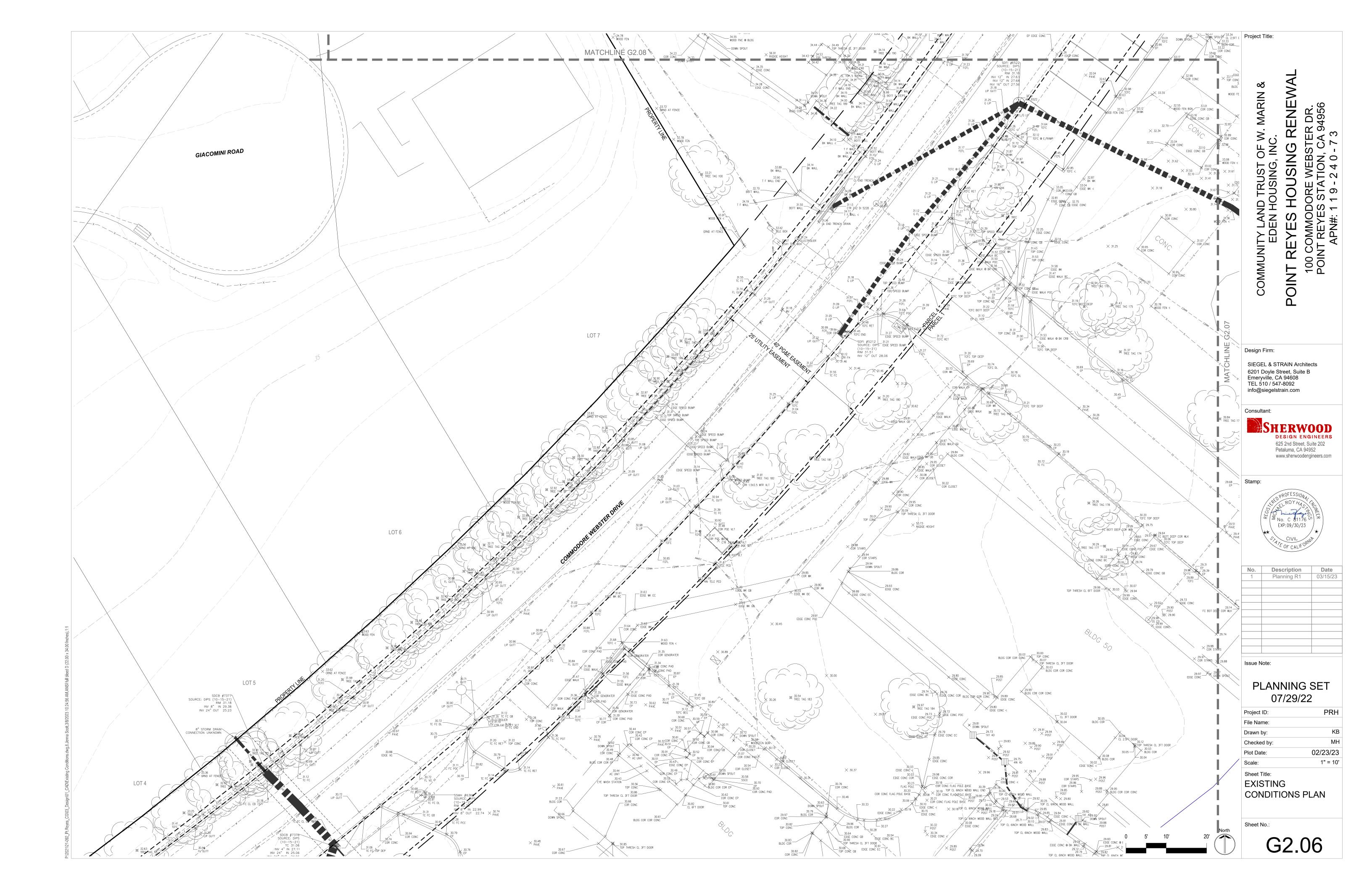


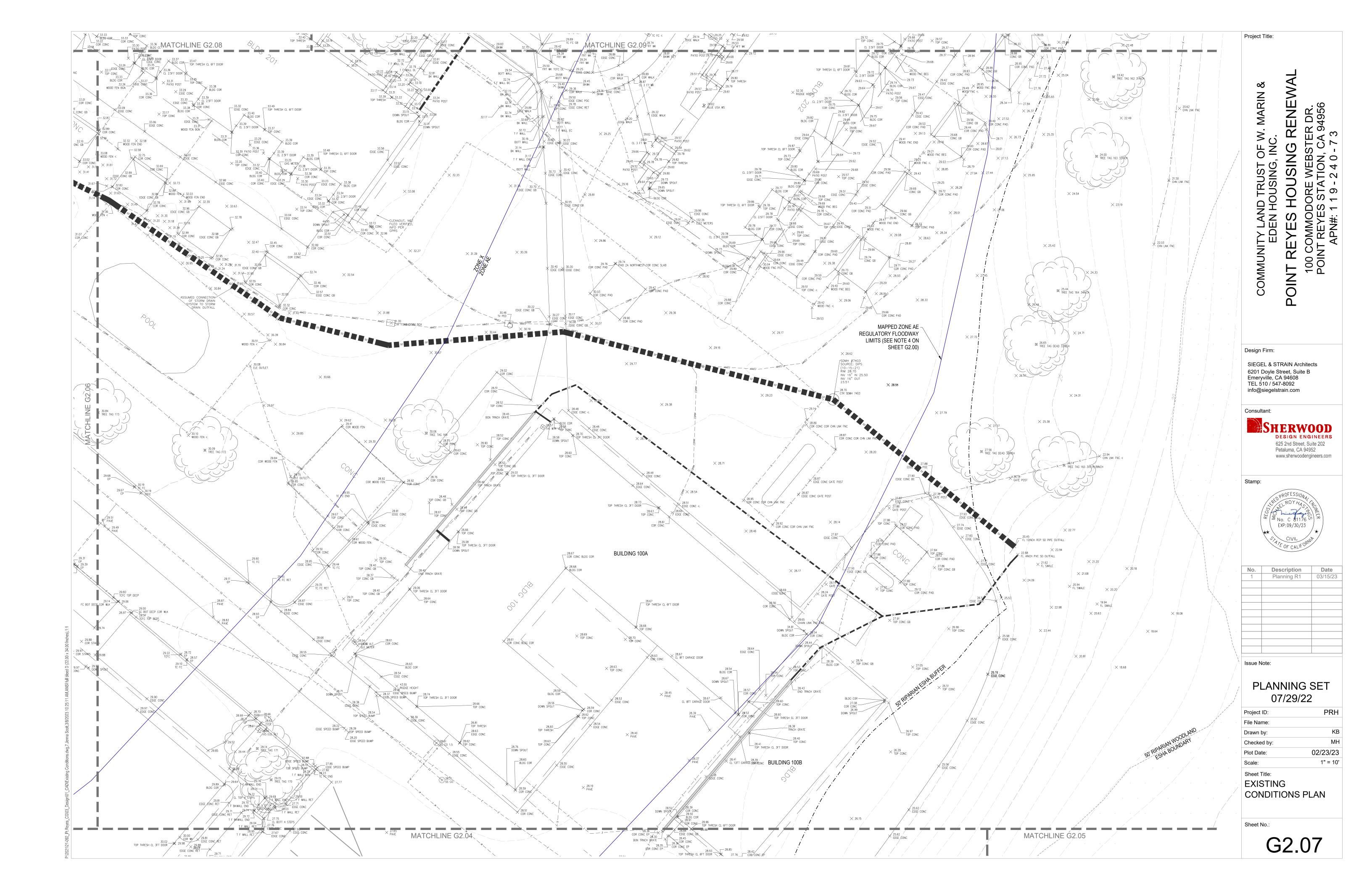


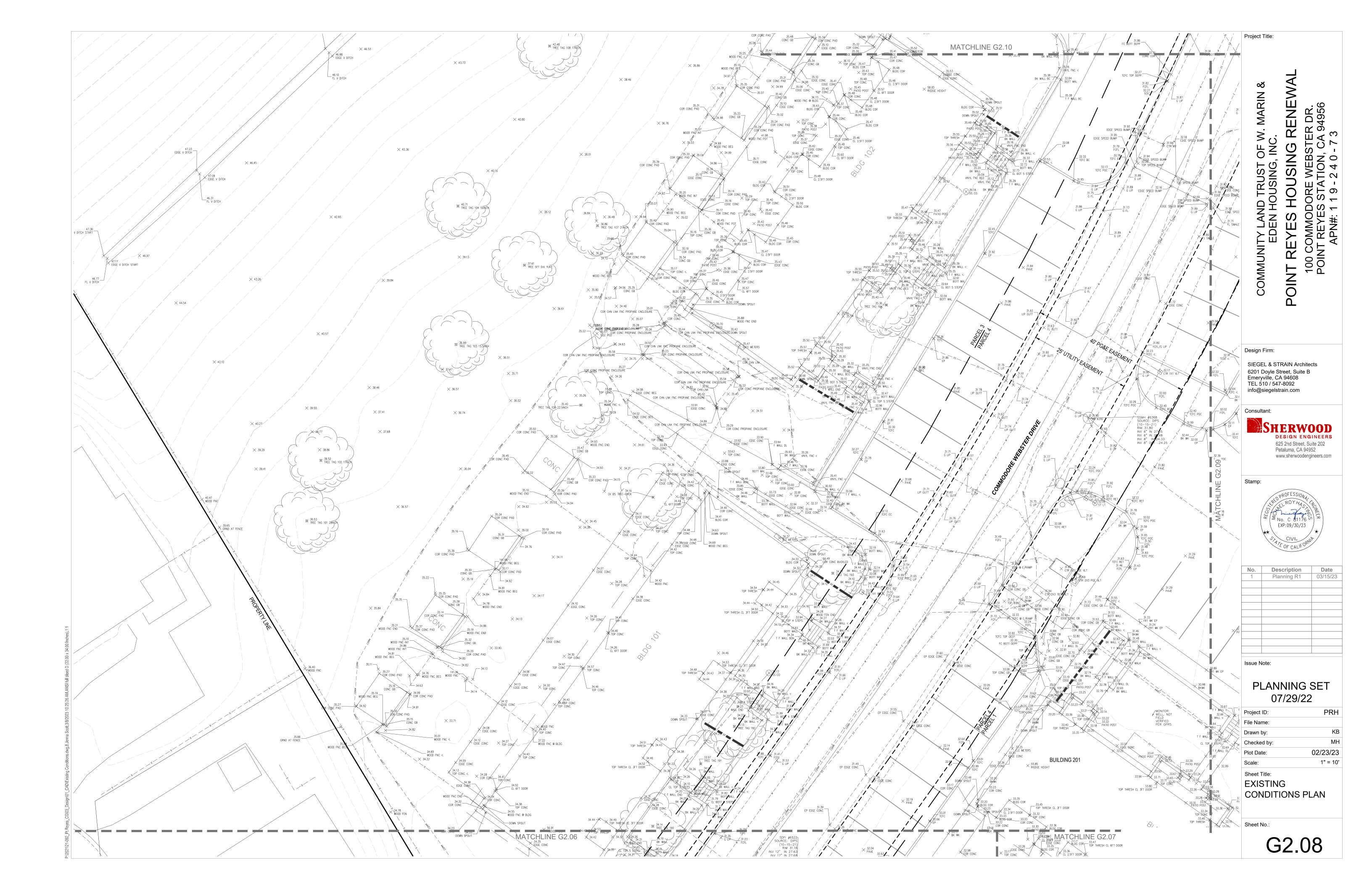


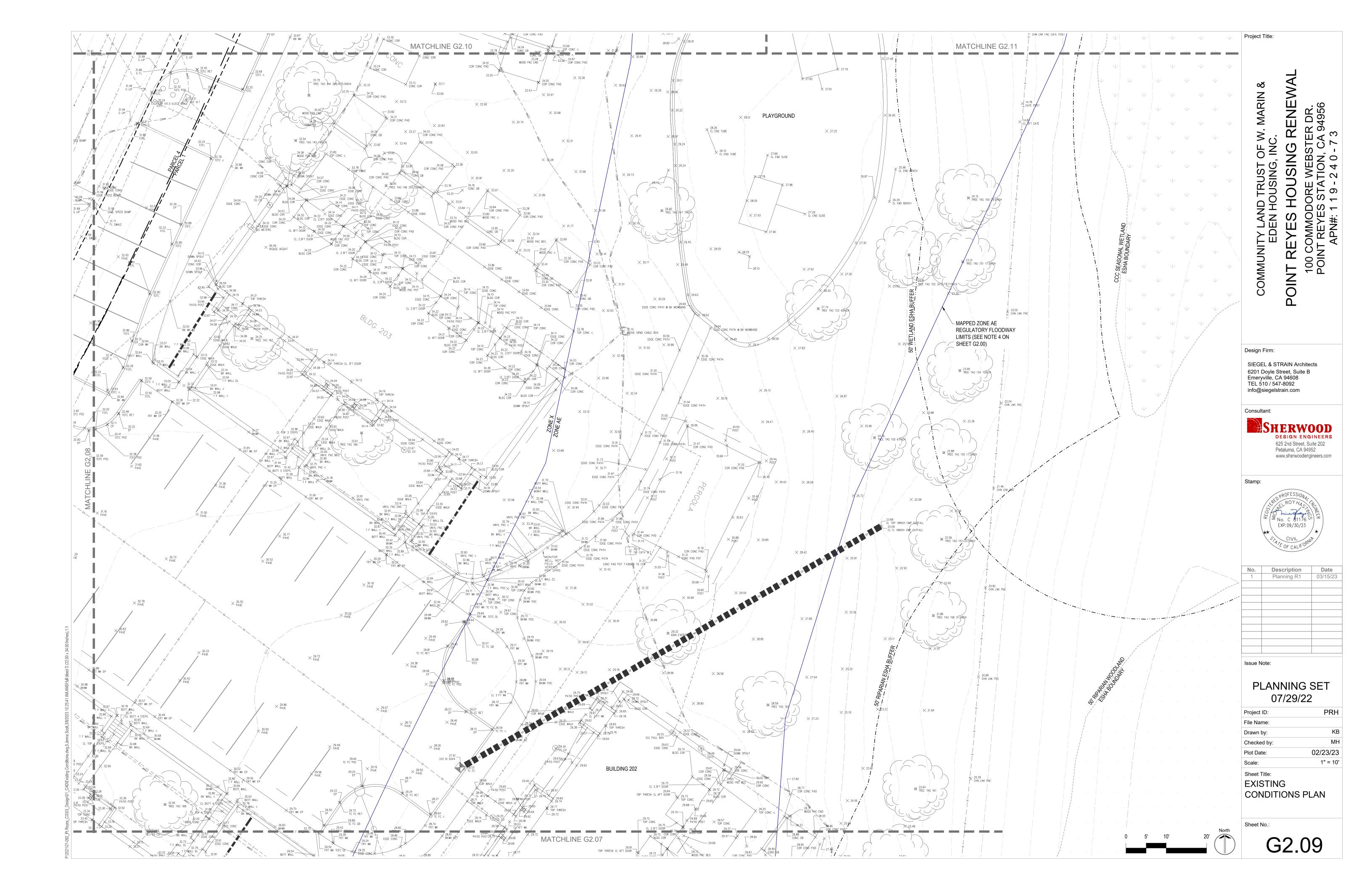


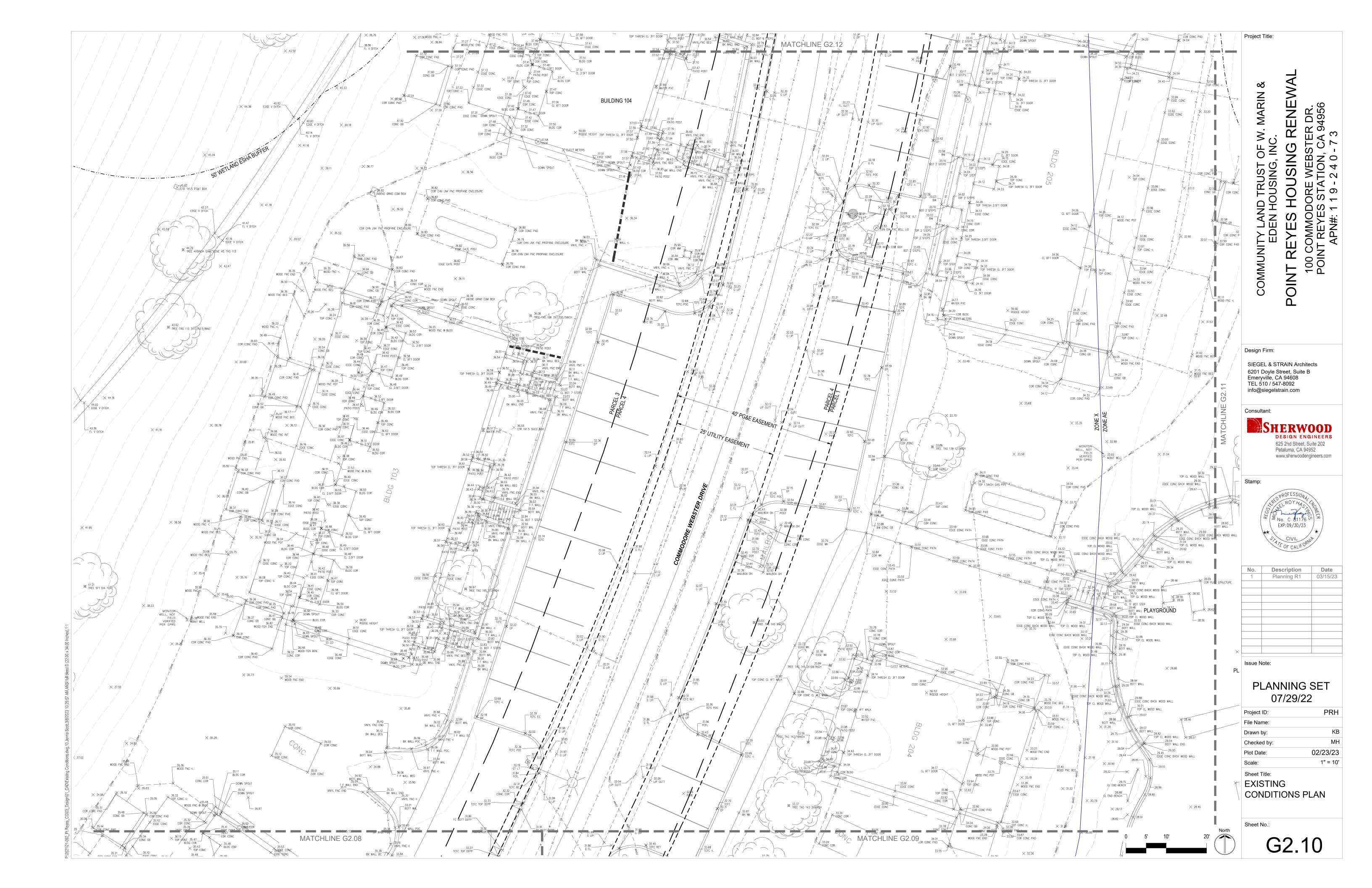


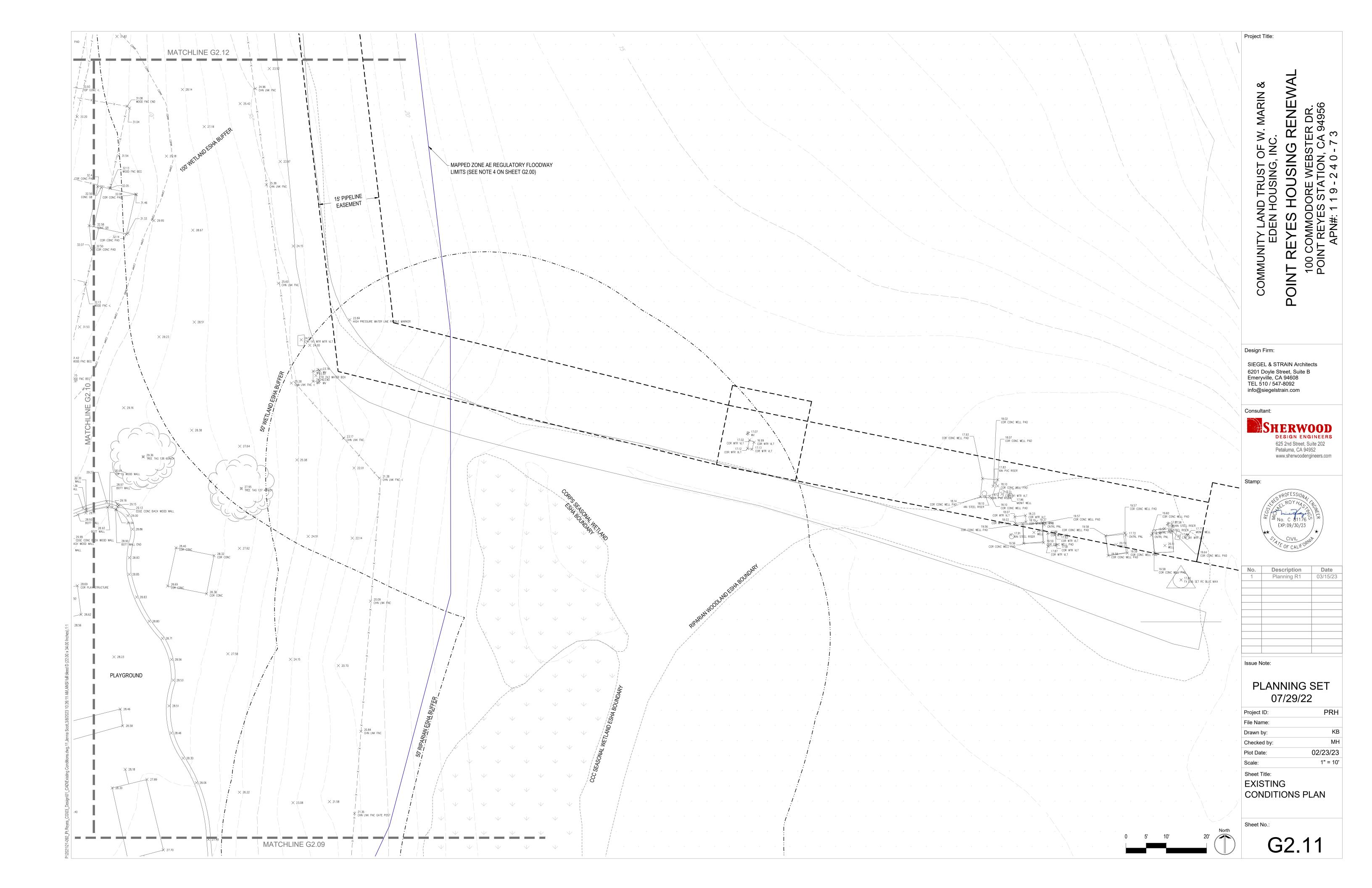


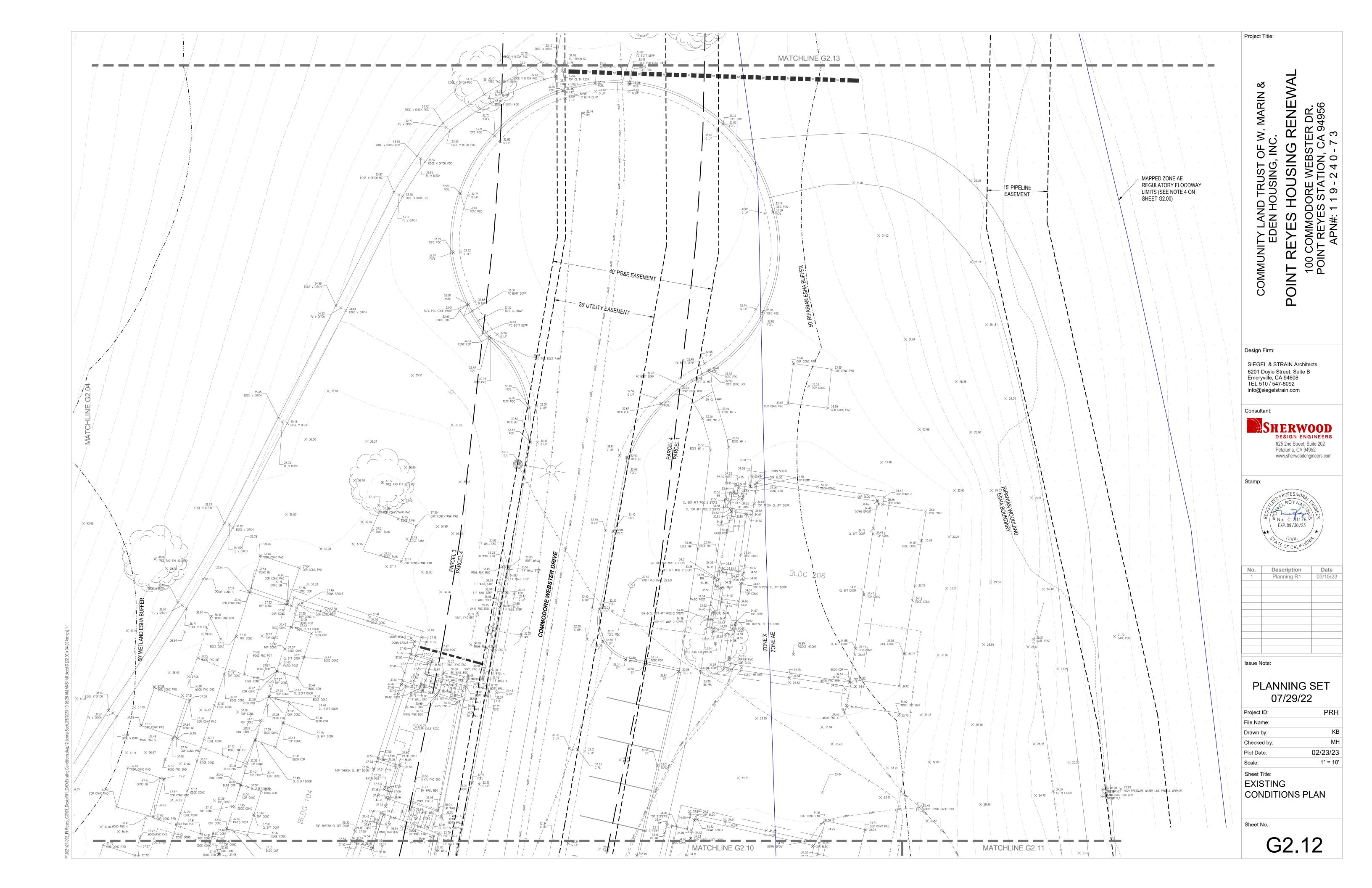


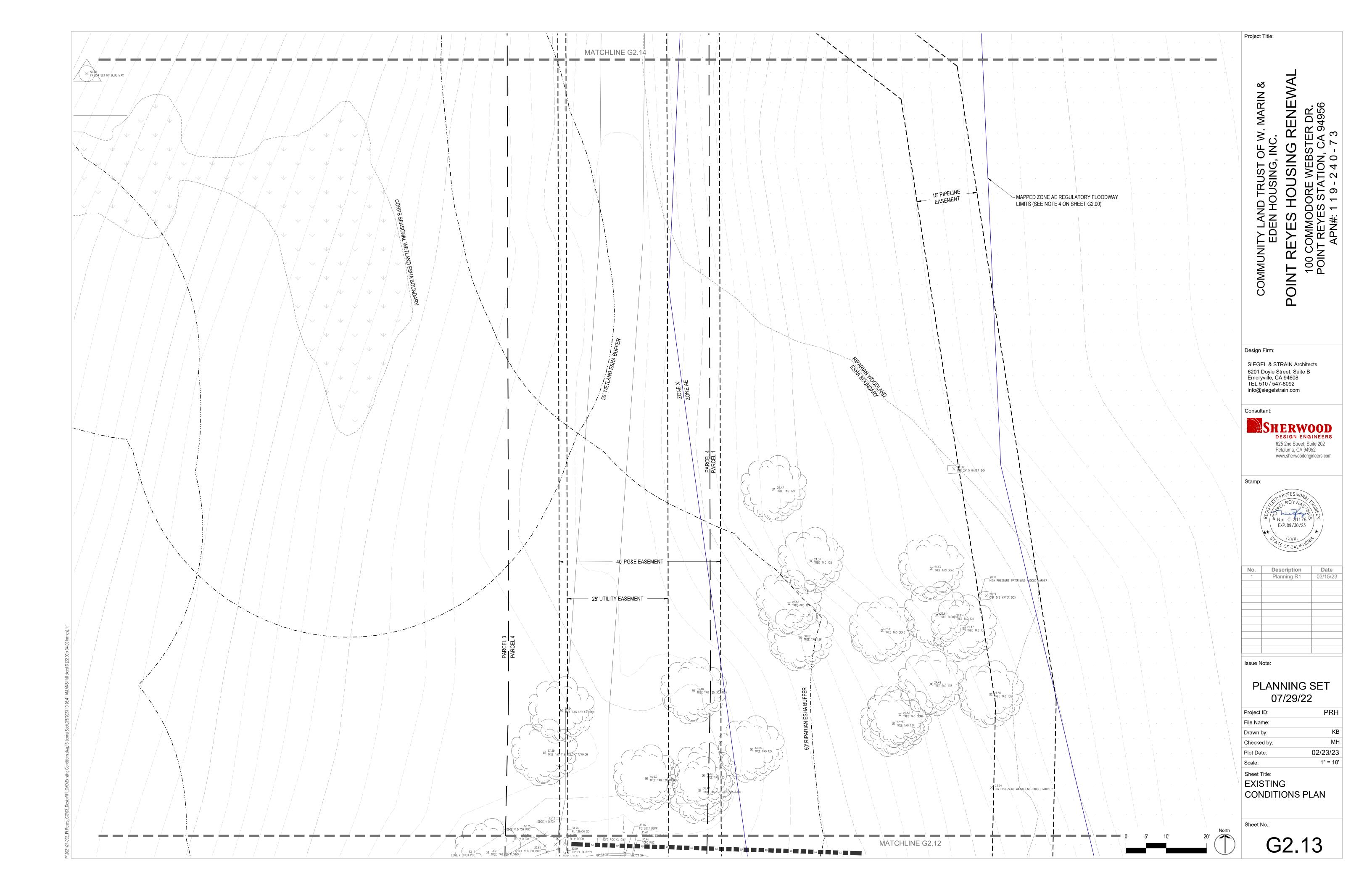


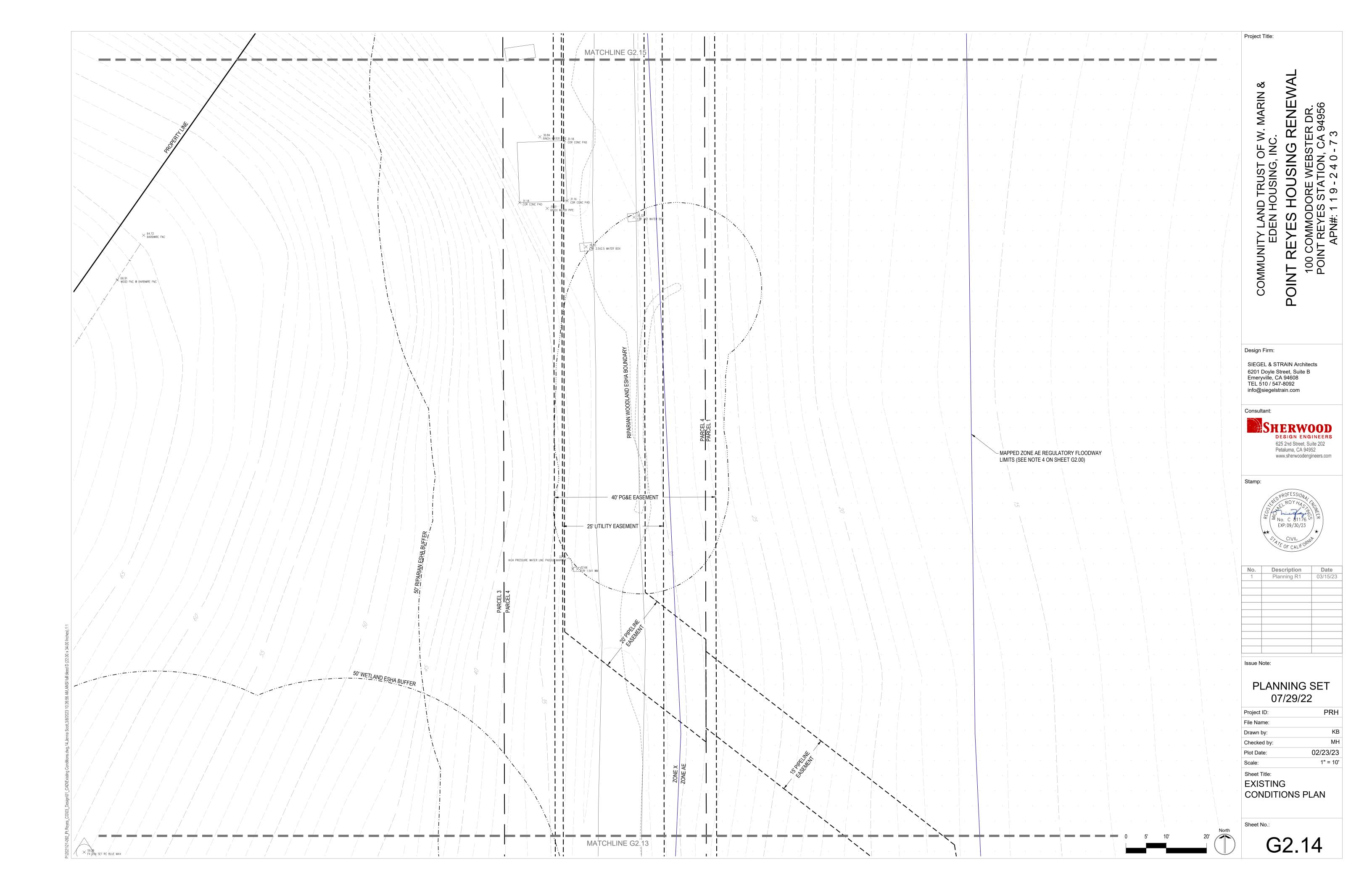


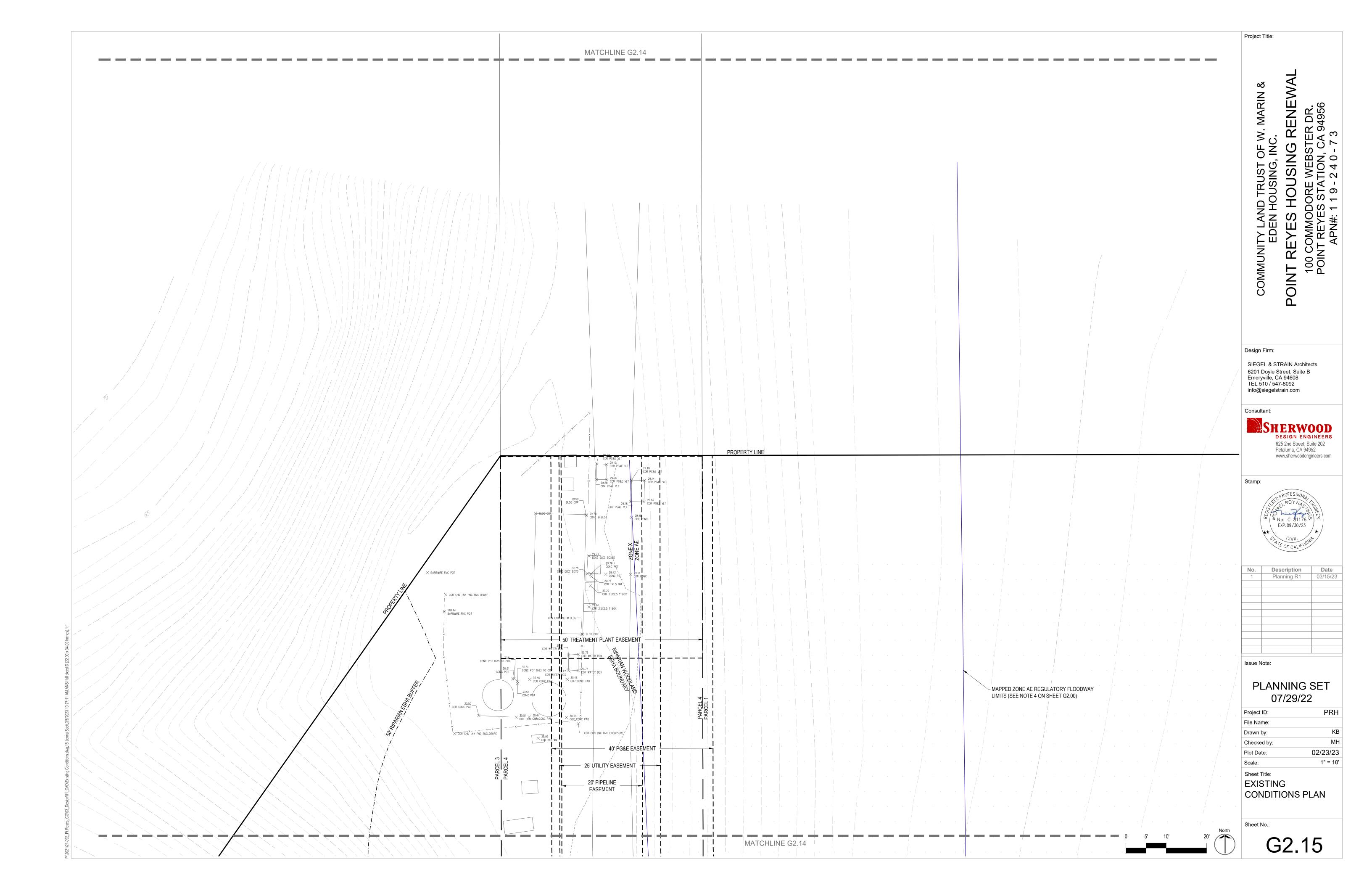












GENERAL NOTES

- REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.
- SHOULD IT APPEAR THAT THE WORK OUTLINED ON THESE PLANS IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION AND REQUEST CLARIFICATION.
- WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, NOTIFY OWNER FOR CLARIFICATION.
- 4. CONSTRUCTION STAKING SHALL BE PERFORMED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
- UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES AND /OR FIELD INVESTIGATION.
- THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 811. EXCAVATION IS DEFINED AS REMOVING MATERIAL 18 INCHES OR MORE BELOW EXISTING GRADE.
- THE CONTRACTOR SHALL ADJUST TO FINAL GRADE EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, VAULTS, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR AMBULANCE, POLICE, FIRE DEPARTMENTS. AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB
- THE CONTRACTOR SHALL MAINTAIN ON-SITE AND IN ALL VEHICLES A COPY OF THE SPILL PREVENTION AND RESPONSE PLAN AND SHALL BE KNOWLEDGEABLE OF THE REPORTING REQUIREMENTS AND PROCEDURES.
- 10. 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. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
- CONTRACTOR SHALL COMPLY WITH STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL 24-HOUR PER DAY. DUST CONTROL MEASURES SHALL BE APPLIED AS NECESSARY, OR AS DIRECTED BY MARIN COUNTY TO PREVENT THE TRANSPORT OFF-SITE OF ANY DUST OR OTHER AIRBORNE NUISANCE.
- 13. TREE PROTECTION FENCING SHALL BE PROVIDED AT THE DRIP LINE AROUND TREES TO REMAIN. ANY EXCAVATION REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE BY HAND EXCAVATION OR AIR ONLY AND THE CONTRACTOR SHALL AVOID DAMAGE TO THE TREE'S ROOTS. WHEN CUTTING ROOTS IS UNAVOIDABLE, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT ARBORIST.
- 14. TRUCKS HAULING DIRT AND DEBRIS SHALL BE COVERED TO REDUCE WINDBLOWN DUST SPILLS.
- 15. ON-SITE STOCKPILES OF IMPORTED AND EXCAVATED MATERIAL TO BE LEFT IN PLACE FOR MORE THAN 24 HOURS SHALL BE COVERED AND WATERED TO PREVENT DUST AND RUNOFF.
- 16. DURING CONSTRUCTION, THE PUBLIC STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM CONSTRUCTION. IF IMPORT OR EXPORT OF DIRT IS NECESSARY, THE CONTRACTOR SHALL OBTAIN AN APPROVAL FOR THE HAULING ROUTE. THE HAULING ROUTES SHALL

 BY ROCKRIDGE GEOTECHNICAL, AND KEEP A COPY OF THIS REPORT ON SITE. THE GEOTECHNICAL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND SUBCONTRACTORS.
- 17. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
- 18. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER, OR STORM DRAIN.
- 19. TRAFFIC CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY
- 20. THE CONTRACTOR SHALL MAINTAIN THE WORKSITE AND ADJACENT AREAS IN A CLEAN AND ORGANIZED MANNER THROUGHOUT THE PROJECT DURATION.
- 21. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SITE FEATURES/STRUCTURES NOT SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL MITIGATION TO DAMAGED SITE FEATURES/STRUCTURES.
- 22. THE COST OF PROTECTION AND/OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORMWATER DURING A STORM EVENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OR IMPROVEMENTS AS A RESULT OF NOT PROTECTING SUCH AREAS FROM STORMWATER FLOWING BEYOND THE WORK AREA.
- THE COST OF CORRECTIVE WORK REQUIRED FOR COMPLETION AND/OR ACCEPTANCE OF THE WORK NECESSITATED BECAUSE OF UNSATISFACTORY WORKMANSHIP OR MATERIALS OR DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 24. THE WORK SITE SHALL BE CLEANED AND LEFT FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- 25. ARTICLE 87 OF THE UNIFORM FIRE CODE SHALL BE FOLLOWED FOR AREAS UNDER CONSTRUCTION. CONTACT THE MARIN COUNTY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDINGS UNDER CONSTRUCTION.
- 26. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.

APPLICABLE CODES AND STANDARDS

WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE GEOTECHNICAL THE DESIGN SHOWN IN THESE DRAWINGS WAS BASED UPON THE FOLLOWING STANDARDS. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE WORK SHALL FOLLOW THE MORE STRINGENT STANDARD OR THE ORDER LISTED BELOW.

- 1. 2019 CALIFORNIA BUILDING CODE
- 2. 2021 MARIN COUNTY MUNICIPAL CODE
- MARIN COUNTY LOCAL COASTAL PROGRAM LAND USE PLAN
- 4. BASMAA POST-CONSTRUCTION MANUAL
- 5. 2019 CALIFORNIA FIRE CODE
- 6. MARIN COUNTY FIRE DEPARTMENT LAND DEVELOPMENT STANDARD
- 7. 2001 TOWN OF POINT REYES STATION COMMUNITY PLAN

UNAUTHORIZED CHANGE AND USE

- SHERWOOD DESIGN ENGINEERS, LTD. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUR THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CIVIL DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. ANY MODIFICATIONS TO THIS DOCUMENT, WITHOUT THE WRITTEN PERMISSION OF SHERWOOD DESIGN ENGINEERS, LTD., SHALL RENDER THE PLANS INVALID AND UNUSABLE.
- NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF SHERWOOD DESIGN ENGINEERS, LTD., EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES, AS REQUIRED, IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION.

SURVEY

- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON BASED ON THE TOPOGRAPHIC SURVEY DATED JANUARY 10, 2022, PREPARED BY MARK H. WEHBER, CARLSON, BARBEE & GIBSON, INC. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- PROPERTY AND EASEMENT INFORMATION SHOWN ON THESE PLANS IS BASED ON THE A.L.T.A / N.S.P.S LAND TITLE SURVEY DATED DECEMBER 23, 2021, PREPARED BY MARK H. WEHBER, CARLSON, BARBEE & GIBSON, INC.
- CONSTRUCTION STAKING SHALL BE PERFORMED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.

GEOTECHNICAL REPORT

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OR HERSELF WITH THE GEOTECHNICAL REPORT ENTITLED PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT, DATED JULY 28, 2021 AND PREPARED REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.

FEMA FLOOD ZONE NOTES

- THE PROJECT SITE FALLS WITHIN A MAPPED FEMA FLOOD HAZARD ZONE "AE"
- 2. THE LEVEL OF DETAIL OF THE FEMA MAPPING IS NOT ACCURATE PER OBSERVED ELEVATIONS IN THE GROUND TOPOGRAPHIC SURVEY.
- 3. A LOMA APPLICATION HAS BEEN SUBMITTED TO DEMONSTRATE THAT THE ACTUAL BASE FLOOD ELEVATION IS OUTSIDE THE LIMITS OF IMPROVED AREAS, AND AS SUCH ALL BUILDINGS WITHIN THE PROJECT SHOULD BE REMOVED FROM THE FLOOD HAZARD ZONE. SEE FEMA PROJECT NUMBER 23-09-0532A.

PROJECT CONTACTS

SIEGEL & STRAIN - ARCHITECT 6201 DOYLE STREET, SUITE B EMERYVILLE, CA 94608 PHONE: 510-547-8092 510-547-2604 FAX: CONTACT: NANCY MALONE PRINCIPAL

EDEN HOUSING - DEVELOPER

22645 GRAND STREET

PHONE: 510-247-8110

CONTACT: SARAH ALLEN

PROJECT DEVELOPER

HAYWARD, CA 94541

SHEET	INDEX
SHEET#	SHEET TITLE
C0.0	GENERAL NOTES & INFORMATION
C1.0	PROPOSED LOT LINE ADJUSTMENTS
C1.10	FIRE ACCESS PLAN
C2.00	OVERALL SITE & GRADING PLAN
C2.01	GRADING PLAN
C2.02	GRADING PLAN
C2.03	GRADING PLAN
C2.04	GRADING PLAN
C2.05	GRADING PLAN
C2.06	GRADING PLAN
C2.07	GRADING PLAN
C2.08	GRADING PLAN
C3.00	STORMWATER CONTROL PLAN
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN
C4.02	UTILITY PLAN
C4.03	UTILITY PLAN
C4.04	UTILITY PLAN
C4.05	UTILITY PLAN
C4.06	UTILITY PLAN
C4.07	UTILITY PLAN
C5.01	DETAILS
C5.02	DETAILS
C5.03	DETAILS
WW1.00	WASTEWATER TREATMENT PLAN
WW2.00	SUBSURFACE DRIP PLAN

SHERWOOD DESIGN ENGINEERS - CIVIL ENGINEER 625 2ND STREET, SUITE 202 PETALUMA, CA 94952 415-677-7300 **CONTACT: MIKE HASTINGS** PROJECT MANAGER

CARLSON, BARBEE & GIBSON, INC. (CBG) - SURVEYOR 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 PHONE: 925-866-0322 x258 CONTACT: RYAN HANSEN SURVEYOR

Project Title:

Design Firm:

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Consultant:





No.	Description	Date					
1	Planning R1	03/15/23					
Issue Note:							

PLANNING SET 07/29/22

Project ID:	PRH
File Name:	
Drawn by:	JSS
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Plot Date:	02/23/23
Scale:	NTS
Sheet Title:	

INFORMATION

GENERAL NOTES &

Sheet No.:

WATER METER

WATER SURFACE

ABBREVIATIONS

GRAY WATER

HOSE BIB

AB	AGGREGATE BASE	HDPE	HIGH-DENSITY POLYETHYLENE	S	SLOPE
ABD	ABANDONED	HP	HIGH POINT/ HINGE POINT	SAP	SEE ARCHITECTURAL PLANS
AC	ASPHALT CONCRETE	HT	HEIGHT	SCO	SOFTSCAPE CLEANOUT
AD	AREA DRAIN	HV	HIGH VOLTAGE	SD	STORM DRAIN
ADA	AMERICANS WITH DISABILITIES ACT	INV	INVERT OF PIPE OR CHANNEL	SDE	SHERWOOD DESIGN ENGINEER
BS	BOTTOM OF STEP	IRR	IRRIGATION	SDMH	STORM DRAIN MANHOLE
BW	BOTTOM OF WALL / BACK OF WALK	JB	JUNCTION BOX	SEP	SEE ELECTRICAL PLANS
C&G	CURB AND GUTTER	JP	JOINT POLE	SF	SQUARE FEET
СВ	CATCH BASIN	LA	LANDSCAPE ARCHITECT	SLP	SEE LANDSCAPE PLANS
CF	CUBIC FEET	LF	LINEAR FEET	SMP	SEE MECHANICAL PLANS
CL	CENTERLINE	LP	LIGHT POLE / LOW POINT	SPD	SEE PLUMBING DRAWINGS
CO	CLEAN OUT	LT	LEFT	SPRK	FW SPRINKLER LINE
CONC	CONCRETE	MAX	MAXIMUM	SQ	SQUARE
CS	CRAWL SPACE	MH	MAINTENANCE HOLE	SS	SANITARY SEWER
DEMO	DEMOLISH	MIN	MINIMUM	SSCO	SANITARY SEWER CLEAN OUT
DI	DRAINAGE INLET	N	NORTH	SSMH	SANITARY SEWER MANHOLE
DS	DOWN SPOUT	NFC	NOT FOR CONSTRUCTION	SSP	SEE STRUCTURAL PLANS
DW	DOMESTIC WATER	NIC	NOT IN CONTRACT	STD	STANDARD
E	EAST	NPW	NON-POTABLE WATER	STM	STEAM
(E)	EXISTING	NTS	NOT TO SCALE	SW	SIDEWALK
EB	ELECTRICAL BOX	OC	ON CENTER	ТВ	TOP OF BANK
EC	END CURVE	(P)	PROPOSED	TBD	TO BE DETERMINED
EL, ELEV	ELEVATION	PA	PLANTED AREA	TBM	TEMPORARY BENCHMARK
ELEC	ELECTRIC	PED	PEDESTRIAN	TBR	TO BE REMOVED
EP	EDGE OF PAVEMENT	PG&E	PACIFIC GAS AND ELECTRIC	TC	TOP OF CURB
EVA	EMERGENCY VEHICLE ACCESS	PIV	POST INDICATOR VALVE	TD	TRENCH DRAIN
FC	FACE OF CURB	PL	PROPERTY LINE	TEL	TELEPHONE
FFE	FINISHED FLOOR ELEVATION	POC	POINT OF CONNECTION	TEMP	TEMPORARY
FG	FINISH GRADE	PRW	PRESSURIZED RAINWATER	TG	TOP OF GRATE
FH	FIRE HYDRANT	PSI	POUNDS PER SQUARE INCH	TS	TOP OF STEP
FL	FLOWLINE	PUE	PUBLIC UTILITY EASEMENT	TW	TOP OF WALL
FS	FINISH SURFACE	PVMT	PAVEMENT	TYP	TYPICAL
FT	FEET	R, RAD	RADIUS	UG	UNDERGROUND
FW	FIRE WATER	RC	RELATIVE COMPACTION	UON	UNLESS OTHERWISE NOTED
G	GAS	RCP	REINFORCED CONCRETE PIPE	VERT	VERTICAL
GB	GRADE BREAK	REQ'D	REQUIRED	VIF	VERIFY IN FIELD
GM	GAS METER	RET	RETAINING	W	WATER
GV	GATE VALVE	RIM	TOP OF STRUCTURE GRATE/ COVER	WALK	WALKWAY/SIDEWALK

RAINWATER

RAINWATER LEADER