

A	(E)	- EXISTING
	(N)	- NEW
	@	- AT (CENTER TO CENTER SPACING)
	A.B.	- ANCHOR BOLT
	ABV.	- ABOVE
	AC	- ASPHALT CONCRETE
	ADDNL.	- ADDITIONAL
	A.F.F.	- ABOVE FINISHED FLOOR
	ASTM	- AMERICAN SOCIETY OF TESTING AND MATERIALS
		- BASE PLATE
B	B.P.	- BUILDING
	BLDG	- BUILDING
	BLW	- BELOW
	BM	- BEAM
	BOT.	- BOTTOM
	BTW.	- BETWEEN
	B.S.	- BOTH SIDES
	C.C.	- CENTER-TO-CENTER
	C.H.	- CEILING HEIGHT
		- CONSTRUCTION JOINT
C	CONST. JNT.	- CONTROL JOINT
	CNTRL. JNT.	- CENTERLINE
	CL	- CLEAR
	CLR	- CONCRETE MASONRY UNIT
	CNU	- COLUMN
	COL	- CONCRETE
	CONC.	- CONNECTION
	CONN.	- CONTINUOUS
	CONT.	- DIAMETER
	DIA or Ø	- DOUBLE
D	DBL	- DETAIL
	DET.	- DOUGLAS FIR
	D.F.	- DECOMPOSED GRANITE
	D.G.	- DRAWING
	DWG.	- DRIVEWAY
	D/W	- EACH FACE
	E.F.	- EACH SIDE
	E.S.	- EACH WAY
	E.W.	- ELEVATION
	ELEV.	- FLOOR DRAIN
F	F.D.	- FINISHED FLOOR
	F.F.	- FINISHED GRADE
	F.G.	- FACE OF CONCRETE
	F.O.C.	- FACE OF FINISH
	F.O.F.	- FACE OF STUD OR STRUCTURE
	F.O.S.	- FACE OF WALL
	F.O.W.	- FOUNDATION
	FDN.	- FLOOR
	FLR	- FRAMING
	FRMG	- FAR SIDE
F	F.S.	- FASTENER
	FSNR.	- FOOTING
	FTG.	- GALVANIZED SHEET METAL
	G.I.M.	- GAUGE
	GA	- GALVANIZED
	GALV.	- GRADE BEAM
	GB	- GLUE-LAMINATED BEAM
	GLB	- HIGH POINT
	H.P.	- HORIZONTAL
	HORIZ.	- HOLLOW STEEL SECTION
H	HSS	- INTERNATIONAL BUILDING CODE
	I.B.C.	- INSIDE FACE
	I.F.	- JOIST
	JST	- LOW POINT
	L.P.	- MACHINE BOLT
	L.P.	- MANUFACTURER
	M.B.	- MATERIAL
	MANF.	- MAXIMUM
	MATL	- MINIMUM
	MAX.	- NOT IN CONTRACT
M	MIN.	- NOT APPLICABLE
	N.I.C.	- NOT TO SCALE
	N/A	- ON CENTER
	N.T.S.	- OUTSIDE FACE
	O.C.	- PORTLAND CEMENT CONCRETE
	O.F.	- POWER DRIVEN FASTENER
	O.F.	- POUR JOINT
	P.C.C.	- PRESSURE TREATED
	P.D.F.	- PLATE
	PJ.	- PLYWOOD
O	PT.	- PAINTED
	PLYWD.	- REFLECTED CEILING PLAN
	PTD.	- ROOF DRAIN
	R.C.P.	- RECOMMENDED
	R.D.	- REINFORCEMENT
	RCMD.	- REQUIRED
	REIN.	- ROUGH OPENING
	RENO.	- SEE Architectural Drawings
	R.O.	- SEE CIVIL DRAWINGS
	S.A.D.	- SELF ADHERING FLASHING
S	S.C.D.	- S.F.
	SAF	- SEE LANDSCAPE ARCH. DRAWINGS
	S.F.	- SEE MECHANICAL DRAWING
	S.L.A.D.	- SHEET METAL SCREW
	S.M.D.	- SLAB ON GRADE
	S.M.S.	- SEE STRUCTURAL DRAWING
	S.O.G.	- STANDARD STEEL PIPE
	S.S.D.	- SELF TAPING SCREW
	S.S.P.	- SHEAR WALL
	S.T.S.	- SHEET
T	S.W.	- SIMILAR
	SHT.	- SPECIFICATIONS
	SIM.	- SQUARE
	SPECS.	- STANDARD
	SO.	- STEEL
	STD.	- SIDEWALK
	STL.	- SYMMETRICAL
	S/W	- TOP AND BOTTOM
	SYM.	- TOP OF CONCRETE
	T&B	- TOP OF JOIST
T	T.O.C.	- TOP OF SLAB
	T.O.J.	- TOP OF WALL
	T.O.S.	- TYPICAL
	T.O.W.	- UNIFORM BUILDING CODE
	TYP.	- UNLESS OTHERWISE NOTED
	U.B.C.	- VERIFY IN FIELD
	U.D.N.	- VERTICAL
	V.I.F.	- WITH
	VERT.	- WOOD
	W.	- WATER HEATER
W	W.D.	- WATER RESISTANT BARRIER
	WH	- WELDED WIRE FABRIC
	W.R.B.	
	W.W.F.	

- ALL CONDUIT RUNS LOCATED IN FINISHED AREAS SHALL BE CONCEALED.
- ALL CONDUIT PENETRATIONS THRU AIR PLENUMS SHALL BE SEALED AIRTIGHT
- ALL CONDUIT PENETRATIONS THROUGH EXTERIOR WALLS, ROOFS, AND FLOOR SHALL BE SEALED WATERTIGHT.
- PROVIDE COVER PLATES TO ALL OUTLET BOXES.
- RUN ALL CONDUITS AND CONDUCTORS CONCEALED IN WALLS OR CEILINGS. PAINT ALL EXPOSED CONDUITS AND WIREWAY TO MATCH.
- FOR ELECTRICALLY OPERATED EQUIPMENT, PROVIDE POWER FOR AND MAKE FINAL CONNECTIONS TO THAT EQUIPMENT, AS PER MANUFACTURER'S REQUIREMENTS.
- VERIFY EQUIPMENT DIMENSIONS AND SPACE REQUIREMENTS PRIOR TO ROUGHING-IN FOR ELECTRICALLY OPERATED EQUIPMENT. PROVIDE OUTLETS AT HEIGHTS AND LOCATIONS AS REQUIRED FOR NEW EQUIPMENT IN KITCHEN
- CONTRACTOR SHALL PROVIDE CUT SHEETS OF ALL FIXTURES PRIOR TO ORDERING AND INSTALLATION FOR OWNER REVIEW
- ALL SURFACE MOUNTED AND DECORATIVE FIXTURES TO BE SELECTED BY OWNER AND INSTALLED BY G.C.
- EXACT LOCATION OF LIGHT FIXTURES TO BE COORDINATED IN THE FIELD W/ OWNER AND ARCHITECT.
- CENTER AND ALIGN LIGHT FIXTURES AS SHOWN AND PROVIDE EQUAL SPACING BETWEEN SIMILAR FIXTURES IN SEQUENCE.
- DIMENSIONS SHOWN ARE FROM FINISH WALL SURFACE, U.O.N.
- NOTIFY THE ARCHITECT REGARDING CONFLICTS BETWEEN THE ELECTRICAL PLANS AND OTHER DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR IS TO REVIEW ALL RESIDENTIAL EQUIPMENT AND APPLIANCE SPECIFICATIONS AND VERIFY ALL POWER AND GAS REQUIREMENTS.
- VERIFY ALL LIGHTING & ELECTRICAL APPLIANCE LOCATIONS & POWER REQUIREMENTS BEFORE ANY SHEETROCK INSTALLATION OCCURS. VERIFY WITH OWNER ANY FUTURE APPLIANCE LOCATIONS PRIOR TO SHEETROCK INSTALLATION.
- ALL DUPLEX OUTLETS AND SIMPLE TOGGLE SWITCHES TO BE LUTRON CLARO, WHITE MATTE U.O.N.
- ALL DIMMER SWITCHES TO BE LUTRON DIVA, WHITE MATTE U.O.N.
- PROVIDE GENUINE LUTRON CONCEALED FASTENER COVER PLATE IN WHITE MATTE TO ALL OUTLET BOXES, U.O.N.
- ALL ELECTRICAL SWITCH PLATES MOUNTING HEIGHTS SHALL BE CENTER OF 42" A.F.F., U.O.N.
- ALL ELECTRICAL OUTLETS, PHONE JACKS AND TV. HOOKUPS MOUNTING HEIGHTS SHALL BE CENTER OF 12" A.F.F., U.O.N.
- ALL OUTLETS AND SWITCHES ABOVE COUNTERS, VANITIES AND SIMILAR SITUATIONS SHALL BE MOUNTED HORIZONTALLY
- ALL MULTIPLE SWITCHES SHOWN IN ONE LOCATION SHALL BE GANG-SWITCHED WITH ONE COVER PLATE
- RECEPTACLES IN BATHROOMS MUST BE SUPPLIED BY AT LEAST ONE 20 AMP CIRCUIT WHICH SHALL HAVE NO OTHER OUTLET.
- ALL MOTORLOADS TO BE ON DEDICATED CIRCUITS. DISPOSALS, DISHWASHERS, ETC.
- OUTLETS OPPOSING ONE ANOTHER IN FIREWALLS SHALL BE SEPARATED BY 24" HORIZONTAL MINIMUM DISTANCE.
- MINIMUM OF TWO 20 AMP DEDICATED SMALL APPLIANCE CIRCUITS TO KITCHEN / DINING AREA SHALL BE SUPPLIED FOR COUNTER OUTLETS. THESE CANNOT SERVE DINING ROOM, OUTSIDE PLUGS, RANGEHOOD, DISPOSALS, DISHWASHERS OR MICROWAVE - ONLY THE REQUIRED COUNTERTOP/ WALL OUTLETS - INCLUDING THE REFRIGERATOR
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
- ALL CLOSET ELECTRICAL FIXTURES SHALL COMPLY WITH N.E.C. 410.8.
- ALL LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND CERTIFIED AIR TIGHT TO ASTM E283
- ALL EXHAUST FANS IN BATHROOMS MUST BE CAPABLE OF FIVE (5) AIR CHANGES PER HOUR AND MUST VENT DIRECTLY TO OUTSIDE AIR. THE POINT OF DISCHARGE AT A ROOF IS TO BE FIVE (5) OR MORE FEET FROM ANY PROPERTY LINE. ALL MECHANICAL VENTILATION FANS IN BATHROOMS SHALL HAVE AN EXHAUST CAPACITY OF AT LEAST 50 CFM
- EACH BUILDING OR STRUCTURE CONTAINING MORE THAN ONE (1) BRANCH CIRCUIT REQUIRES ITS OWN GROUNDING ELECTRODE SYSTEM. FEEDERS TO SEPARATE BUILDINGS REQUIRE AN INSULATED NEUTRAL IN ADDITION TO AN EQUIPMENT GROUNDING CONDUCTOR. PANELS IN SEPARATE BUILDINGS ARE SUB-PANELS. (GROUNDRODS OR UFER).
- ALL RECEPTACLES IN BEDROOMS SHALL BE AFCI PROTECTED AT THE PANEL
- OUTLETS IN BEDROOMS SHALL BE ON A DEDICATED ARC FAULT CIRCUIT INTERRUPTER BREAKER.
- RECEPTACLES ARE REQUIRED FOR ANY WALL 2 FT OR MORE IN LENGTH. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET PER CEC 210.52
- LIGHTS IN BEDROOM, HALLWAY, AND LIVING ROOM SHALL BE CONTROLLED WITH A DIMMER.
- ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A OF THE CALIFORNIA ENERGY CODE. AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES (BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS) SHALL BE CONTROLLED BY A VACANCY SENSOR
- INSTALL SMOKE & CARBON MONOXIDE DETECTORS PER THE PLAN. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, IMMEDIATE VICINITY OF BEDROOMS, AND AT A CENTRAL POINT IN THE CORRIDOR PER CBC 907. PROVIDE CARBON MONOXIDE DETECTOR OUTSIDE SLEEPING AREAS AND AT EACH LEVEL IN COMPLIANCE WITH CBC 915. COMBINATION SMOKE AND CARBON DETECTORS WITH PROPER LISTING ARE PERMISSIBLE AND PREFERRED. PRIMARY POWER SOURCE SHALL BE FROM BUILDING WIRING WITH A BATTERY BACKUP AND MUST BE INTER-CONNECTED IN ACCORDANCE WITH C.B.C. SECTION 907.2.10 AND ARE TO BE AUDIBLE IN ALL SLEEPING AREAS. VERIFY LOCATION WITH ARCHITECT IN THE FIELD.
- MEMBRANE PENETRATIONS AT RECESSED LIGHT FIXTURE AND FAN HOUSINGS, AT FIRE RESISTIVE HORIZONTAL FLOOR/CEILING ASSEMBLIES, SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4
- KITCHEN COUNTERTOP RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER RESISTANT. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" FROM EACH OTHER OR NO MORE THAN 24" FROM THE EDGE OF A COUNTERTOP. KITCHEN COUNTERTOP RECEPTACLES SHALL BE MOUNTED NO MORE THAN 20" ABOVE THE COUNTERTOPS. AT THE KITCHEN ISLAND, THE RECEPTACLE SHALL BE MOUNTED NO MORE THAN 12" BELOW THE COUNTERTOP
- ALL 125-VOLT THROUGH 250-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGE, OUTDOORS, CRAWL SPACES, BASEMENTS, KITCHENS WHERE THE RECEPTACLES SERVE THE COUNTERTOP SURFACES, SINKS, LAUNDRY, UTILITY, AND WET BARS SHALL HAVE GFCI PER CEC 210.8(A)
- PROVIDE IC RATED CAN LIGHTS AT INSULATED CEILINGS.
- UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP PER CMC 920.3.2. PROVIDE THE COOKING APPLIANCES MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER CMC 920.3.1
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC1203.1
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ. INCHES MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.

- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS, THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING THE CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL BY THE CITY AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.
- GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNERS REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION OF PLAN.
- ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY EXISTING ADJACENT BUILDINGS.
- CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED.
- ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE.
- GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
- HVAC, PLUMBING, A/V, AND SECURITY SYSTEMS TO BE DESIGN-BUILD BY G.C. LAYOUTS SHOWN ON THE DRAWINGS ARE FOR DESIGN INTENT ONLY.
- NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNERS OR ARCHITECTS FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUCTED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION FOR EACH CONTRACTOR AND SUBCONTRACTORS WORK.
- CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO AVAILABILITY OF SPECIFIED PRODUCTS. REQUESTS FOR SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER CONSTRUCTION STARTS.
- THE GENERAL CONTRACTOR SHALL PROVIDE WINDOW & DOOR SUBMITTALS FOR APPROVAL PRIOR TO PLACING ORDERS.
- GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT TEN BUSINESS DAYS TO REVIEW, COMMENT, AND RETURN. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY.
- SUBMIT THREE SAMPLES, THREE SETS, OF SHOP DRAWINGS, OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITEM.
- THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE CORRECTED.
- ALL GWB PARTITIONS SHALL BE TAPED & SANDED W/ NO VISIBLE JOINTS. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH TO LEVEL 4.
- ALL DIMENSIONS ARE F.O.F., U.O.N. DIMENSIONS NOTED "CLEAR" OR "CLR." ARE MINIMUM REQUIRED DIMENSIONS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCLUDING CARPET (& PAD), CERAMIC TILE, GROUT, ETC.
- ALL EXPOSED GWB EDGES TO HAVE APPROPRIATE METAL EDGE TRIM.
- ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, AND IN PROPER ALIGNMENT.
- VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS - BOTTOM OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE, AND THE LIKE, AS APPLICABLE, BY 1/4" MAX., U.O.N. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQUIREMENTS FOR FIRE-RATED DOORS.
- DIMENSIONS LOCATING DOORS BY EDGE ARE TO INSIDE OF FACE OF JAMB, U.O.N.
- "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- PENETRATIONS OF FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED AS REQUIRED BY CODE.
- ALL STRUCTURAL (AMONG OTHER) DRAWINGS SHALL BE THOROUGHLY CROSS-REFERENCED AGAINST ARCHITECTURAL DRAWINGS PRIOR TO WORK DONE. ANY CONFLICTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM.
- SOURCE AGGREGATE: SCM, AND CEMENT WITHIN 100 MILES OF THE PROJECT SITE.
- SOURCE CONCRETE MIX IN COMPLIANCE WITH THE MARIN COUNTY CODE 19.07 REDUCED CARBON CONCRETE CODE.
- GENERAL CONTRACTOR AND STRUCTURAL ENGINEER MUST COMPLETE THE LOW CARBON CONCRETE COMPLIANT FORM IN ACCORDANCE WITH BUILDING REGULATION 19.07 AND SUBMIT TO THE ARCHITECT WITHIN 6 WEEKS OF COMPLETION OF CONCRETE WORK.
- GENERAL CONTRACTOR SHALL SUBMIT BATCH CERTIFICATES AND/OR ENVIRONMENTAL PRODUCT DECLARATIONS OF ALL CONCRETE MIXES ON SITE TO THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION INSPECTION.
- SPECIFY CONCRETE WITH HIGH FLY ASH, WHERE POSSIBLE USE GLASS POZZOLAN OR RICE HUSK ASH AS SCM ALTERNATIVE.
- ALL WOOD TO BE FSC CERTIFIED. FSC PLYWOOD FOR ALL SHEATHING. FIRE RATED OSB FOR ALL REQUIRED 1-HR WALLS.
- KEYS: MANUFACTURER'S ORIGINALS SHALL BE COPIED FOR CONTRACTORS USE UPON RECEIPT. MANUFACTURER'S ORIGINALS SHALL, NOT OTHERWISE BE USED. PROVIDE TWO COPIES TO THE OWNER, WITH THE ORIGINALS PLACED IN A SMALL MANILLA ENVELOPE.

Siol

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GENERAL NOTES

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE 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; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND DESIGN ENGINEER.

ALL MATERIAL, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS (DATED JULY 1992) AND THE CURRENT MARIN COUNTY UNIFORM CONSTRUCTION STANDARDS AND SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.) CALL TOLL FREE (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION. CONTRACTOR TO UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATION AND ELEVATION. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, GAS, ELECTRICAL AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH GREATER THAN FIVE FEET IN DEPTH.

ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.

NOT TO BE USED AS BOUNDARY SURVEY, SURVEY PROVIDED BY L.A. STEVENS AND ASSOCIATES, NOVATO CA 415-382-7713

ALL TREES TO REMAIN SHALL BE FENCED AS DIRECTED BY ARBORIST OR COUNTY PRIOR TO BEGINNING OF CONSTRUCTION. NO TREES OF PERMIT SIZE TO BE REMOVED WITHOUT OBTAINING A TREE REMOVAL PERMIT.

TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CALTRANS MANUAL OF TRAFFIC CONTROL DEVICES AND AS DIRECTED BY ENGINEER.

PROPERTY LINES , RIGHT OF WAY AND EASEMENTS TO BE FLAGGED PRIOR TO CONSTRUCTION.

GRADING NOTES

CONTRACTOR SHALL ENLIST THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO MONITOR THE PLACEMENT OF EMBANKMENTS. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SOILS REPORT THAT CERTIFIES THAT THE EMBANKMENTS WERE PLACED IN ACCORDANCE WITH THE PROJECT PLANS (AND AMENDMENTS THERETO, IF ANY), SPECIFICATIONS, AND SOUND GEOTECHNICAL PRACTICE. THE REPORT SHALL ADDRESS IN PARTICULAR THE SUSTAINABILITY OF THE NATIVE SOIL ENCOUNTERED AT THE TOE AND BASE OF ALL FILLS. FURTHER, THE REPORT SHALL CONTAIN ANALYSIS OF THE SOILS ENCOUNTERED AND A COMPILATION OF COMPACTION TESTS PERFORMED.

CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1. WITH A GEOTECHNICAL ENGINEER'S WRITTEN PERMISSION, WEATHERED ROCK CUTS MAY BE STEEPENED. FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1 OR REINFORCED WITH GEOGRID PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IF STEEPER THAN 2:1 AND SHALLOWER THAN 1:1.

ALL EXCESS SOIL MATERIAL, STUMPS, AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND THE PERMITING AGENCY'S GRADING ORDINANCE AS THEY MAY APPLY.

IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1ST OR LATER THAN OCTOBER 1ST IN ANY GIVEN YEAR, AN APPROVED SILTATION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.

STRUCTURAL SECTION NOTES

ACTUAL DIMENSION OF THE DRIVEWAY PAVEMENT SECTION SHALL BE DESIGNED BY THE SOILS ENGINEER.

THE ROAD SUBGRADE WITHIN THE ROADWAY SECTION SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND COMPACTED TO A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT TO AT LEAST 95% OF RELATIVE COMPACTION AND SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL.

THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%. SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL AND BE A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.

THE ASPHALT CONCRETE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%.

A SOILS ENGINEER SHALL TEST, AND APPROVE THE CONSTRUCTION OF ROADS, AND, IF REQUIRED, PARKING AREAS. THE SOILS ENGINEER SHALL PROVIDE COPIES OF THE TEST RESULTS AND WRITTEN APPROVALS TO THE COUNTYS INSPECTOR WITHIN THREE WORKING DAYS OF TESTING OR APPROVAL. THE APPROVAL SHALL INCLUDE THE STABILITY AND RELATIVE DENSITY OF SUBGRADES AND BASE COURSES PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. A FINAL SOILS REPORT SHALL BE SUBMITTED BY THE PROJECT SOILS ENGINEER TO THE CONSTRUCTION INSPECTION SUPERVISOR OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WHICH CONTAINS AN ANALYSIS OF THE SOILS ENCOUNTERED AND COMPILATION OF COMPACTION TESTS PERFORMED.

STORM DRAIN NOTES

TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS, EXCEPT THAT THE TRENCH WDTN NEED ONLY BE ONE FOOT ON EACH SIDE OF THE PIPE.

ALL DRAINAGE PIPE IN DRIVEWAY SHALL HDPE TYPE N AASHTO RATED OR SDR35. GRATES IN DRIVEWAY AREA SHALL BE TRAFFIC RATED. DRAINAGE INLETS SHALL BE OF THE SIZE OR TYPE CALLED OUT AND CAN BE PRECAST OR POURED IN PLACE. CLEANOUTS REQUIRED EVERY 100 FEET AND AT ANY PIPE DIRECTION CHANGE 45 DEGREES OR GREATER.

ALL ROOF DRAINS SHALL BE TIED INTO STORM DRAINAGE SYSTEM AND SEPARATED FROM FOUNDATION DRAINS.. RAINWATER LEADERS AND FOUNDATION DRAINS SHALL HAVE CLEANOUTS AT ALL CHANGES IN DIRECTION GREATER THAN 44 DEGREES.. FOUNDATION SUBDRAINS SHALL BE SEPARATE PIPING SYSTEMS TO OUTFALL FROM SURFACE DRAINS/ROOF DRAINS

MISCELLANEOUS NOTES

TESTING FOR RELATIVE DENSITIES SHALL BE IN ACCORDANCE WITH CALTRANS' TEST METHOD NO. 216 PART II OR ASTM 1557. THE USE OF SAND CONE METHODS - SUCH AS ASTM 1556 OR CALTRANS 216 PART I - SHALL NOT BE ALLOWED.

PLACEMENT OF MAIL BOXES IS TO BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.

DESIGN ENGINEER SHALL CERTIFY TO THE CITY IN WRITING THAT ALL GRADING, DRAINAGE, AND RETAINING WALL CONSTRUCTION WAS DONE IN ACCORDANCE WITH THE PLANS AND FIELD DIRECTIONS. ALSO NOTE THAT DRIVEWAY, PARKING AND OTHER SITE IMPROVEMENTS SHALL BE INSPECTED BY A DEPARTMENT OF PUBLIC WORKS ENGINEER.

ADDITIONAL GENERAL NOTES

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENTNT DEPARTMENT AND THE PREPARER OF THESE PLANS.

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; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.

THE CONTRACTOR MUST EXPOSE ALL EXISTING UTILITIES AS A FIRST ORDER OF WORK, INCLUDING SEWER AND STORM DRAINS, TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION.

EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS OR INSTALL ANY IMPROVEMENTS UNTIL ALL CONFLICTS ARE RESOLVED. ALL IMPROVEMENTS INSTALLED OR ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK AND AT NO EXPENSE TO THE OWNER.

THE CONTRACTOR SHALL RECOGNIZE THAT UNDERGROUND FACILITIES NOT SHOWN AS CIVIL IMPROVEMENTS (PG&E, TELEPHONE, TELEVISION, IRRIGATION, ETC.) SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.

ALL EARTHWORK AND SITE GRADING SHALL COMPLY WITH CHAPTER 33 AND APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE.

PRIOR TO BEGINING CONSTRUCTION, THE OWNER SHALL OBTAIN ALL NECESSARY AGREMENTS & EASEMENTS AS REQUIRED TO COMPLETE THE WORK.

EARTHWORK QUANTITIES

EARTHWORK QUANTITIES ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. VOLUMES ARE APPROXIMATED FROM EXISTING AND FINISHED GRADE AND DO NOT INCLUDE TRENCH SPOILS, SITE STRIPPING, FOUNDATIONS OR KEYWAY EXCAVATIONS. ACTUAL VOLUMES WILL VARY DEPENDING ON CONTRACTORS METHODS.

ESTIMATED QUANTITIES:

CUT 300.35 CY

FILL 113.26 CY

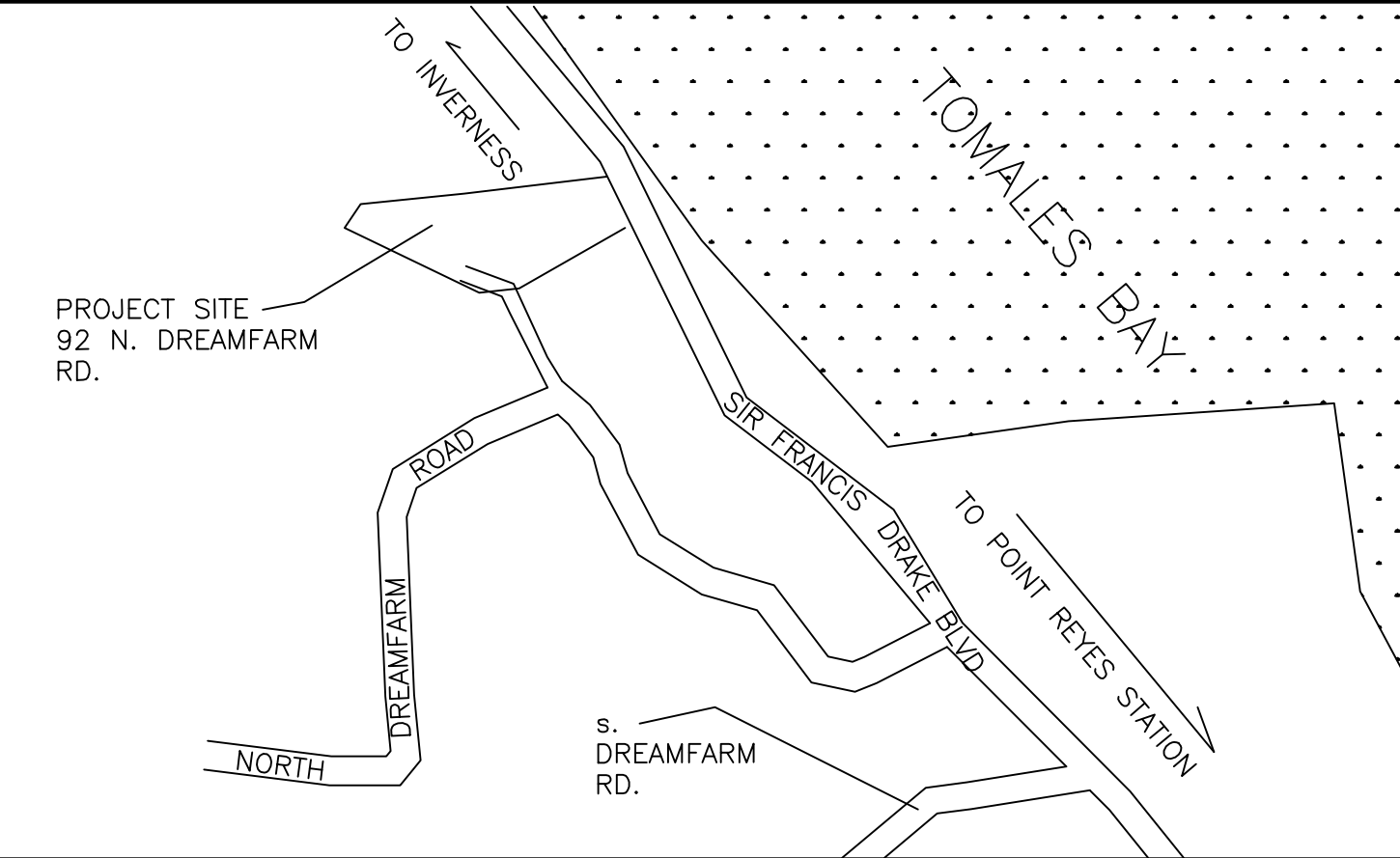
NET 187.09 CY CUT (EXPORT)

ABBREVIATIONS

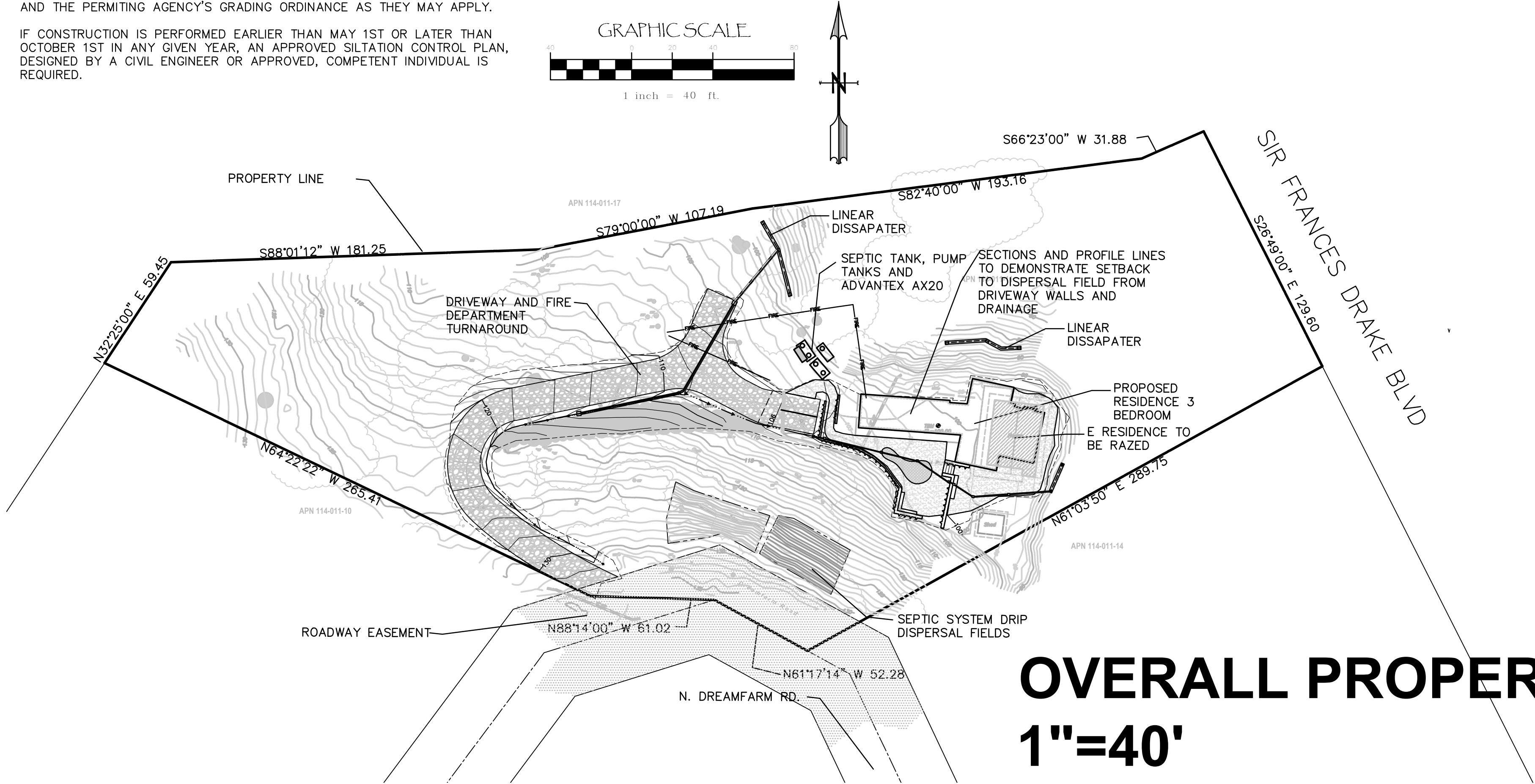
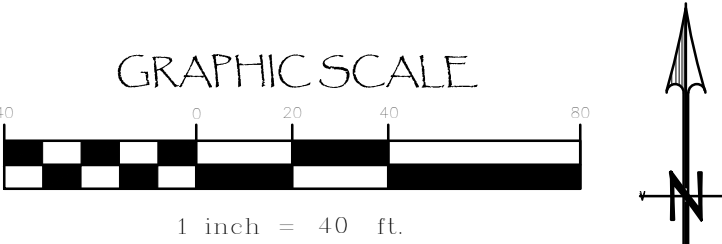
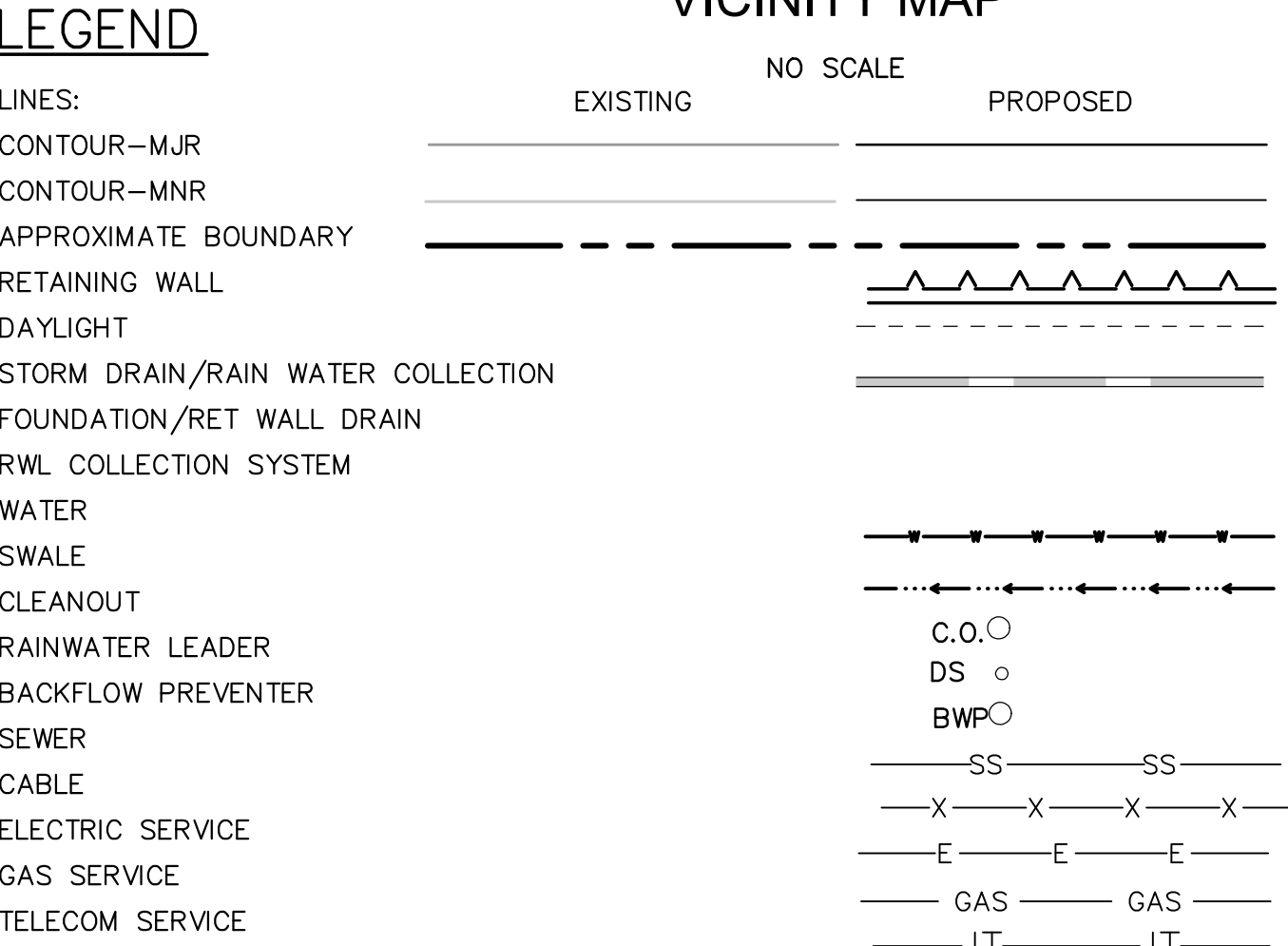
- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- BC BEGIN HORIZONTAL CURVE
- BOW BASE OF WALL
- BVC BEGIN VERTICAL CURVE
- CL CENTERLINE
- C,G,C&G CURB AND GUTTER
- CB CATCH BASIN
- CO CLEANOUT
- CONC CONCRETE
- DI DRAINAGE INLET
- EC END HORIZONTAL CURVE
- EG EXISTING GROUND
- EVC END VERTICAL CURVE
- EX EXISTING
- FL FLOWLINE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FH FIRE HYDRANT
- GB GRADE BREAK
- HP HIGH POINT
- Ht. EXPOSED FACE HEIGHT OF WALL
- INV INVERT
- JOINT TRENCH
- JT MAXIMUM
- MH MAN HOLE
- N/A NOT APPLICABLE
- NTS NOT TO SCALE
- O/H OVERHEAD
- PCC PORTLAND CEMENT CONCRETE
- POC POINT ON CURVE
- PRC POINT OF REVERSE CURVATURE
- PUE PUBLIC UTILITY EASEMENT
- PVC POLYVINAL CHLORIDE
- PVI POINT OF VERTICAL INTERSECTION
- R/W RIGHT OF WAY
- RCP REINFORCED CONCRETE PIPE
- S SEWER
- S/W SIDEWALK
- SD STORM DRAIN
- SOG SLAB ON GRADE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MAN HOLE
- STA STATION
- STD STANDARD
- TC TOP OF CURB
- TEMP TEMPORARY
- TOE TOE OF WALL/SLOPE
- TOW TOP OF WALL
- TW TOP OF WALL
- TYP TYPICAL
- W WATER
- WM WATER METER

SHEET INDEX

- C1 - TITLE SHEET
- C2 - GRADING PLAN
- C3 - GRADING DETAILS
- C4 - DRIVEWAY PROFILES AND SECTIONS
- C5 - DRAINAGE PLAN
- C6 - DRAINAGE DETAILS
- C7 - EROSION CONTROL PLAN
- C8 - STORMWATER CONTROL PLAN
- C9 - SCHEMATIC UTILITIES LAYOUT PLAN



VICINITY MAP



OVERALL PROPERTY
1"=40'

TITLE SHEET

Revisions:

PREPARED FOR:
EDWIN B METCALF
795 SUTTER STREET #303
SAN FRANCISCO CA 94103

IMPROVEMENT PLANS
92 NORTH DREAMFARM ROAD
INVERNESS CA
APN 114-011-11

AYS
Engineering Group, Inc
PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

Job No.
2022-037

Date
1-08-24

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TKP

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TKP

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Sheet 1 of 5

C1

GRADING PLAN

SCALE 1"=10'

GRADING PLAN

811

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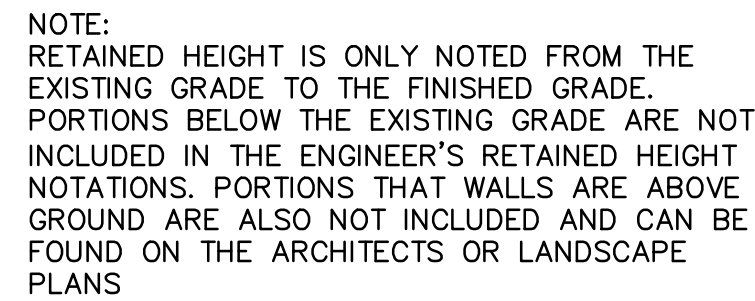
C2

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IMPROVEMENT PLANS
92 NORTH DREAMFARM ROAD
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APN 114-011-11

PREPARED FOR:
EDWIN B METCALF
795 SUTTER STREET #303
SAN FRANCISCO CA 94103

Revisions:



GRADING DEPTHS AND WALL HTS LAYOUT

LEGEND

-1.5	CUT
1.3	FILL
1.0	RETING WALL HT

EARTHWORK QUANTITIES APPROX.

CUT 300.35 CY
FILL 113.26 CY
NET 187.09 CY CUT(EXPORT)



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Sheet 3 of 8

C3

[illegible]

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2022-037

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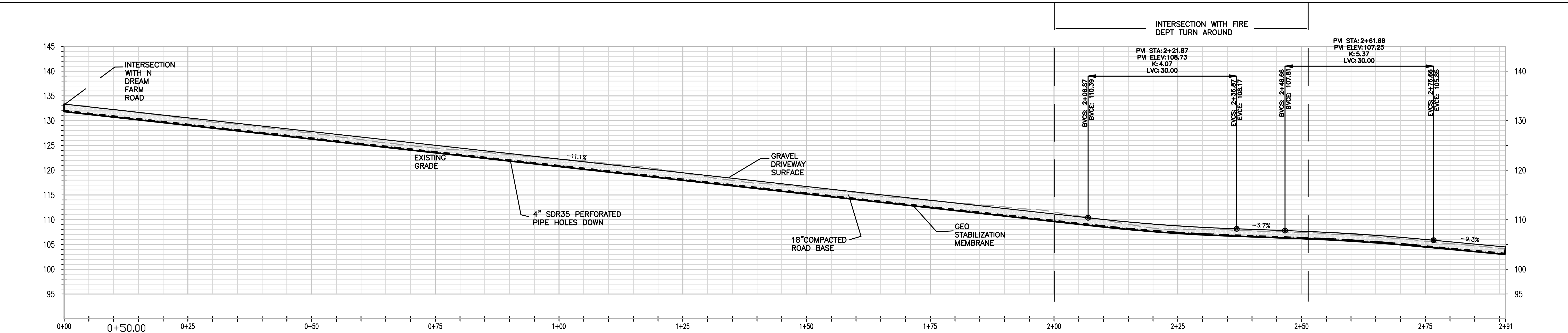
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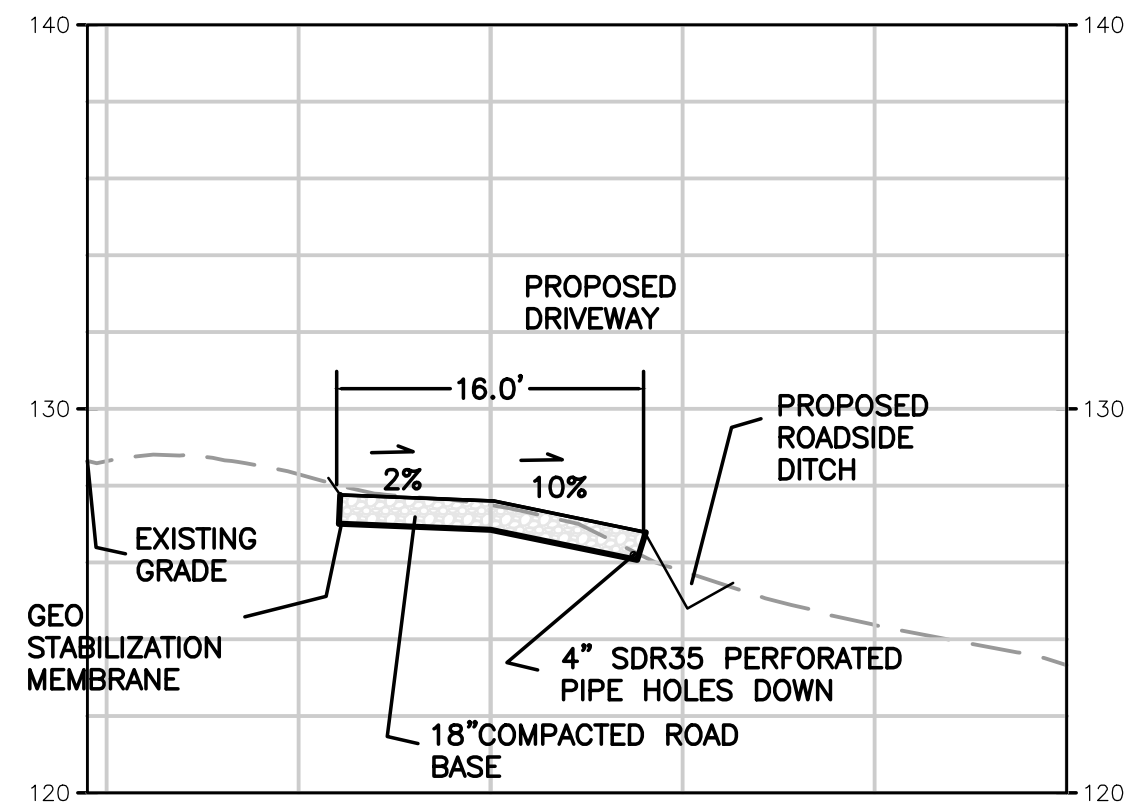
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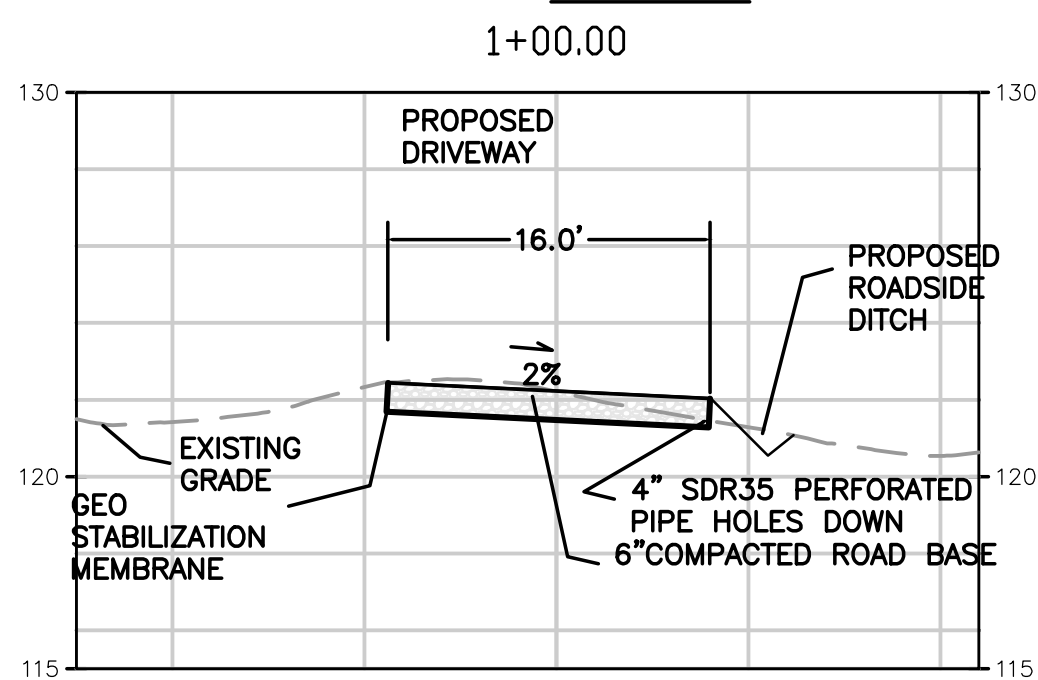
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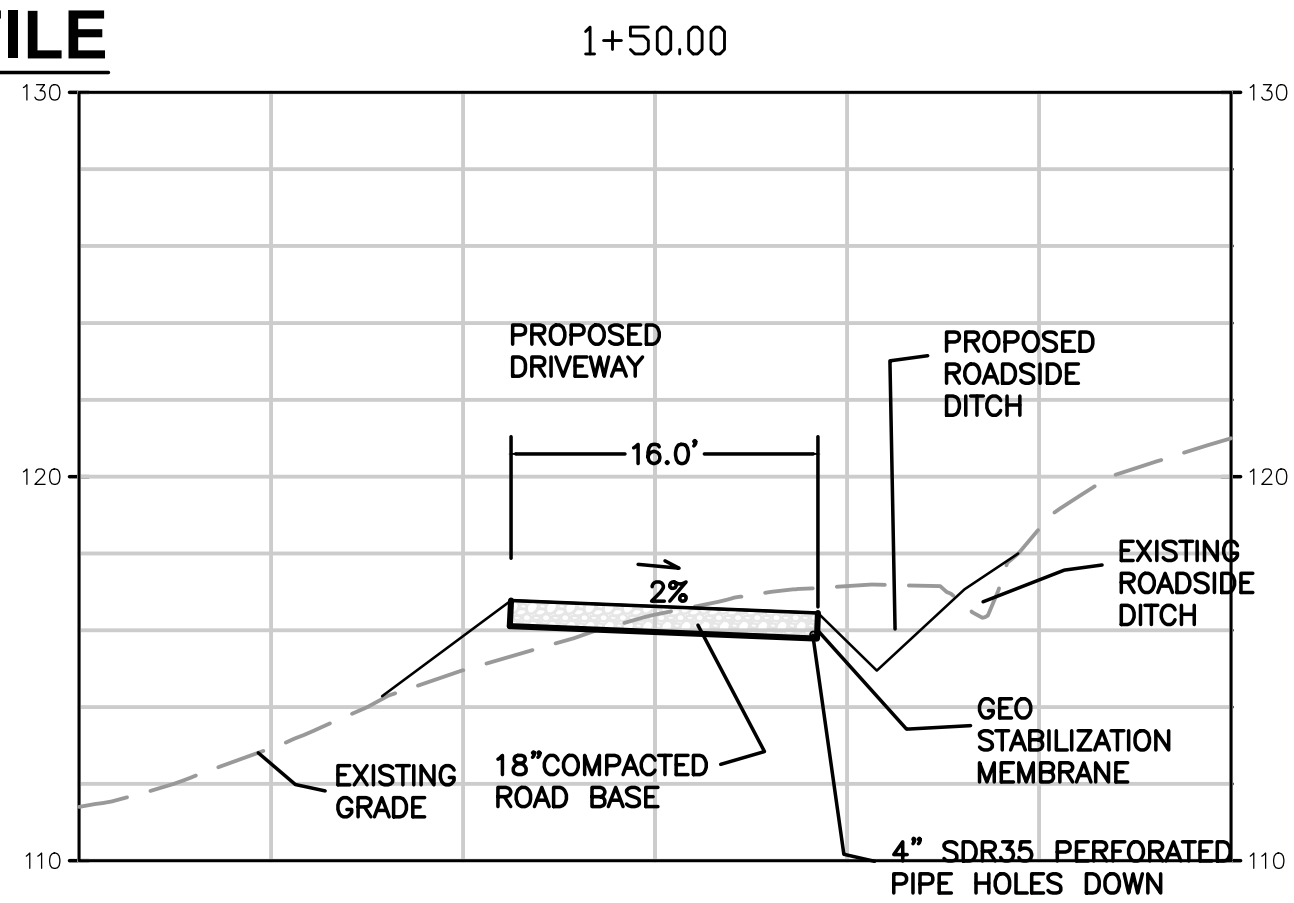
MAIN DRIVEWAY PROFILE
1"=10'



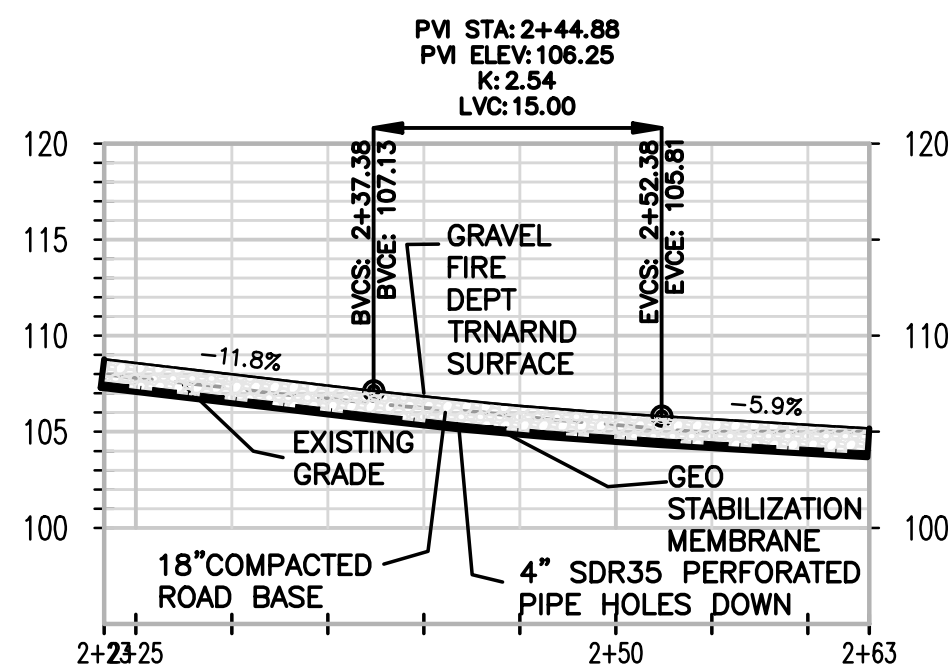
STA 0+50
SECTION 1



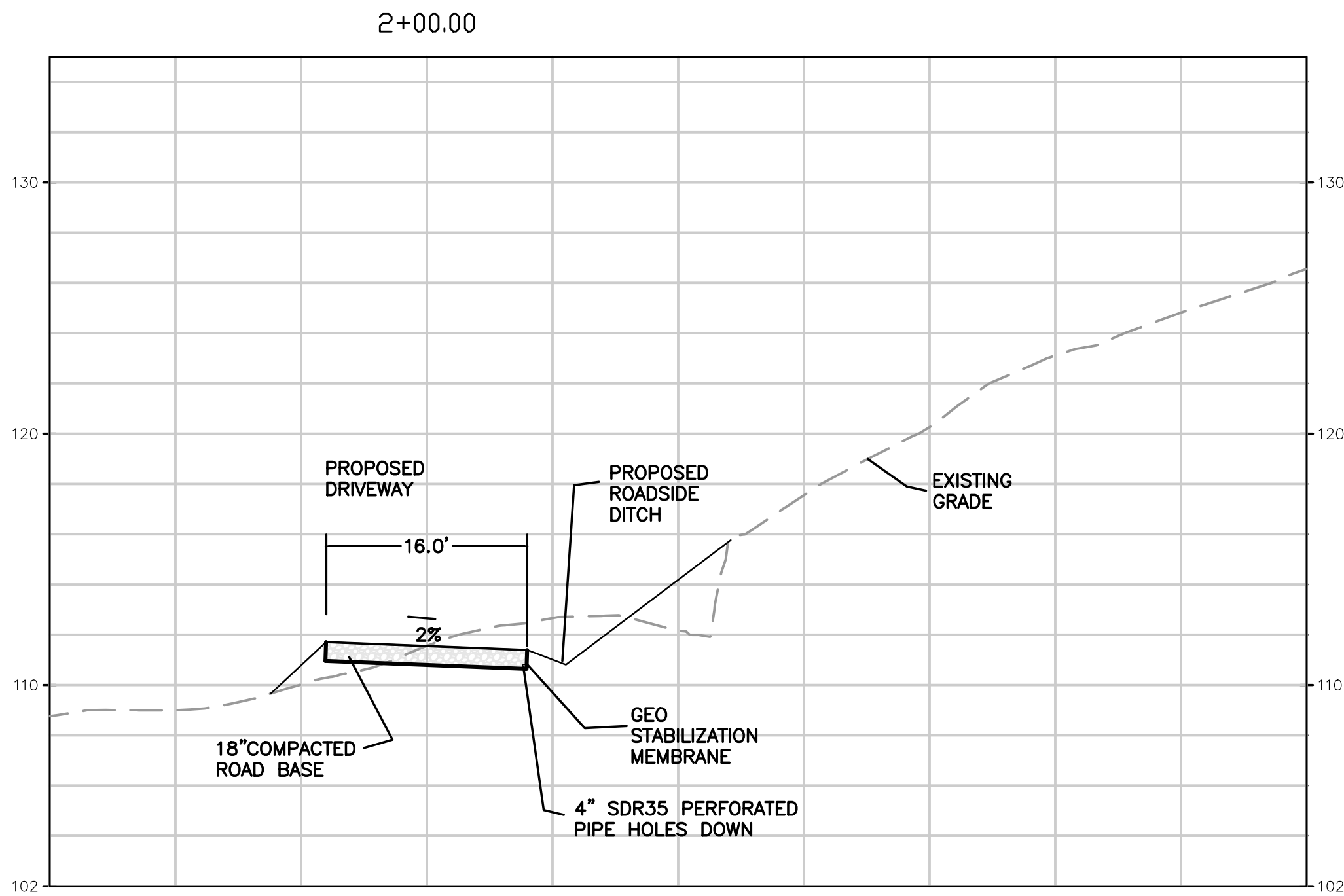
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SECTION 2



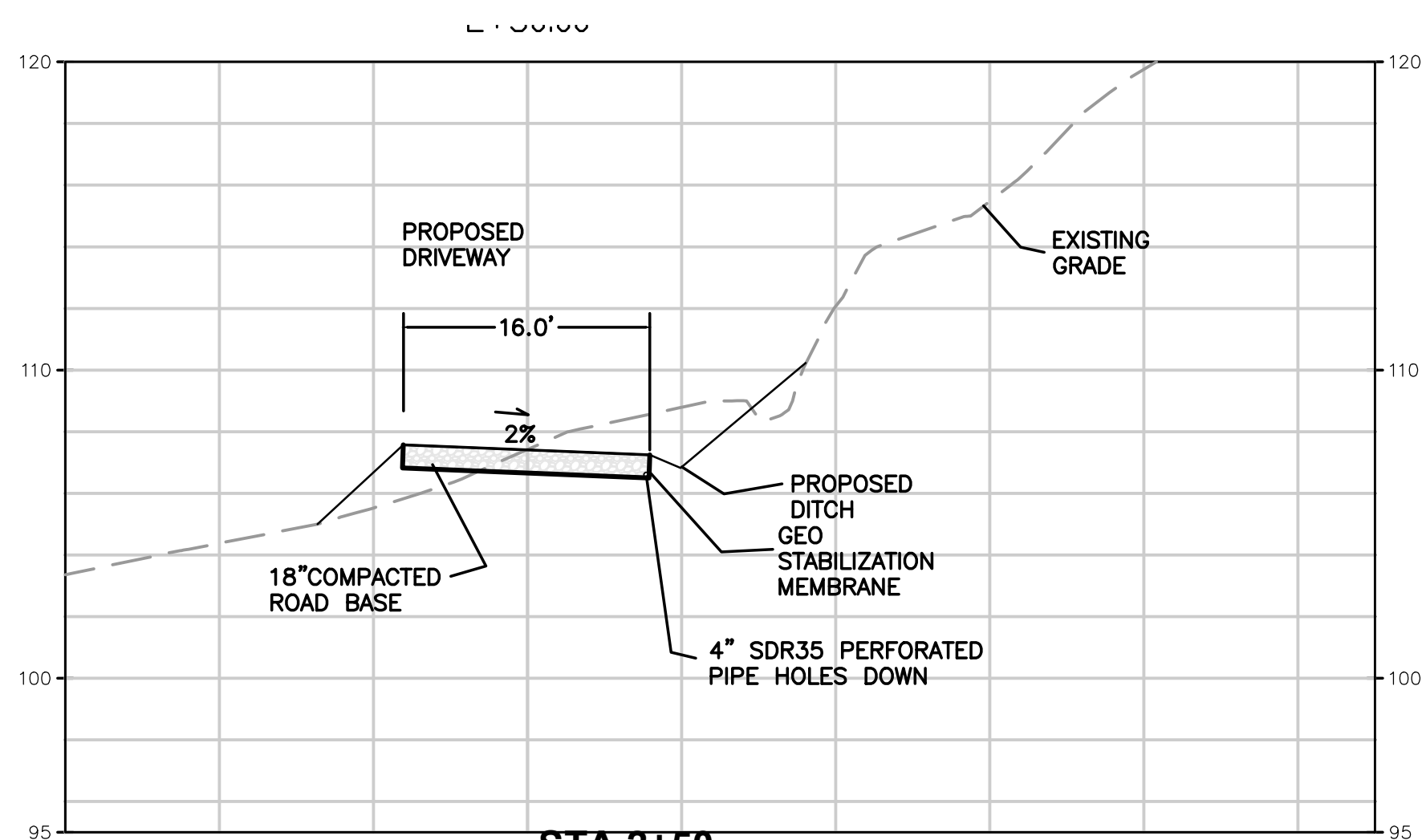
STA 1+50
SECTION 3



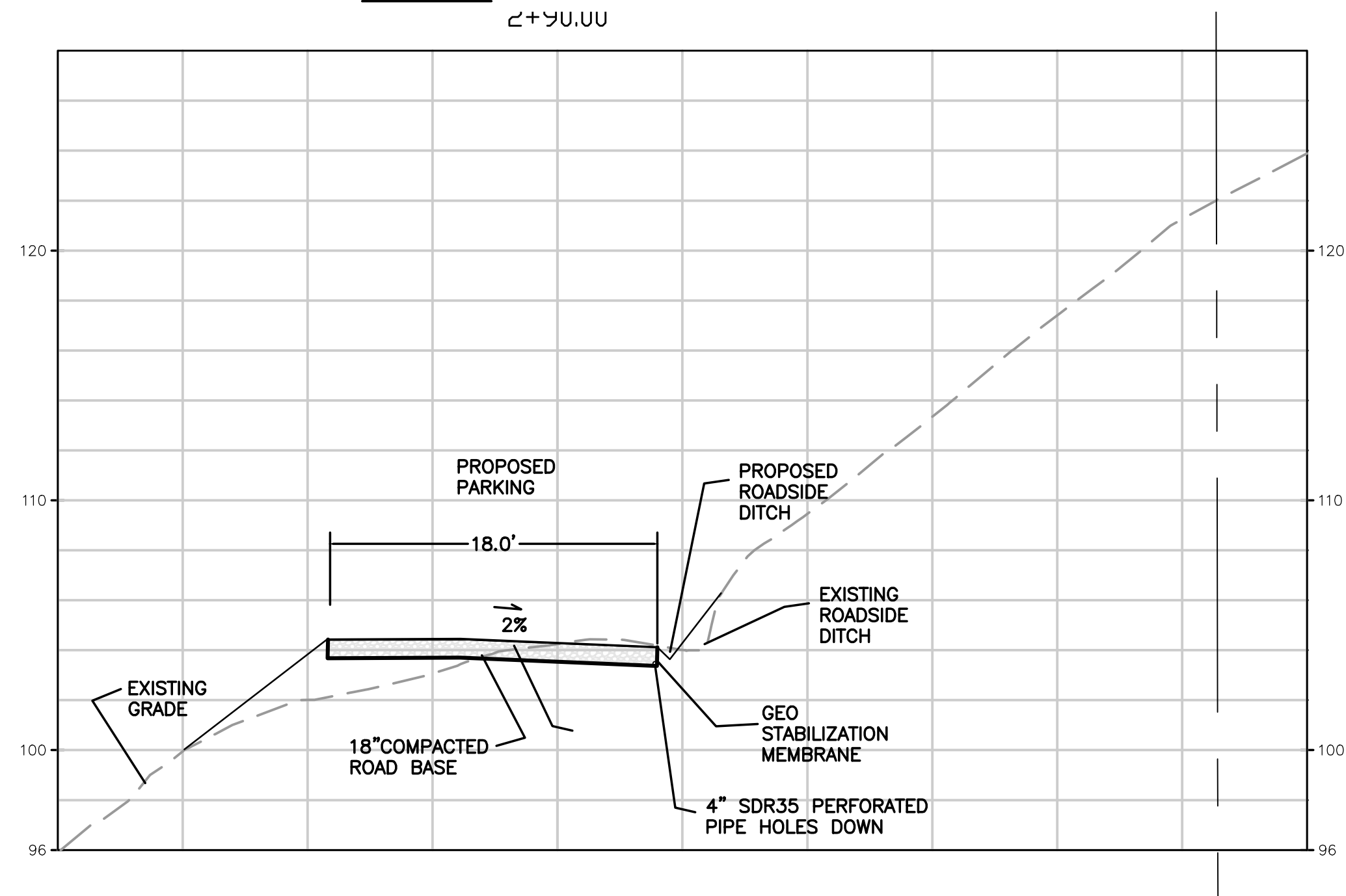
FIRE DEPARTMENT TURNAROUNDS PROFILE
1"=10'



STA 2+00
SECTION 4



STA 2+50
SECTION 5



STA 2+90
SECTION 6

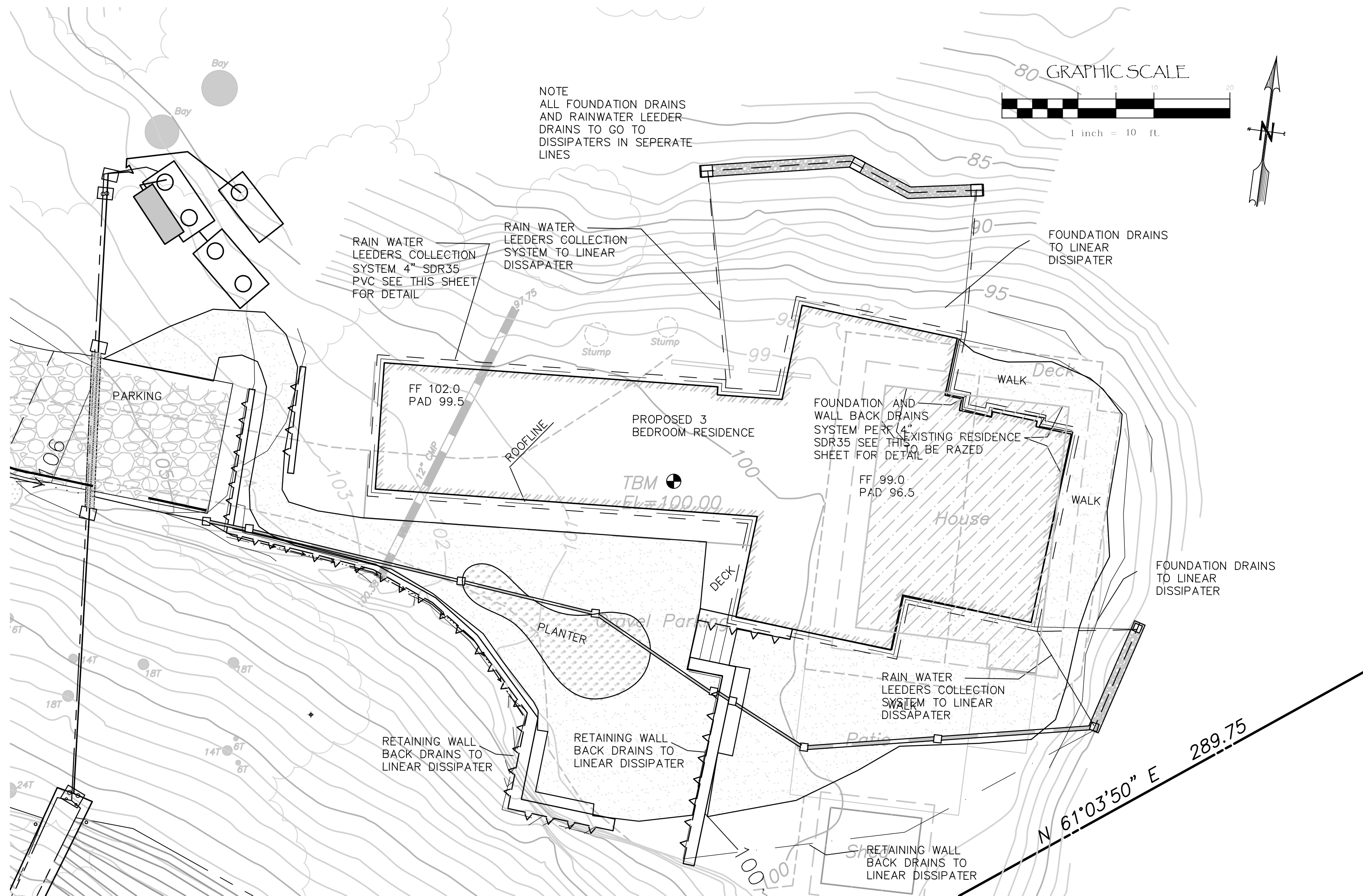
DRIVEWAY SECTIONS 1"=10'



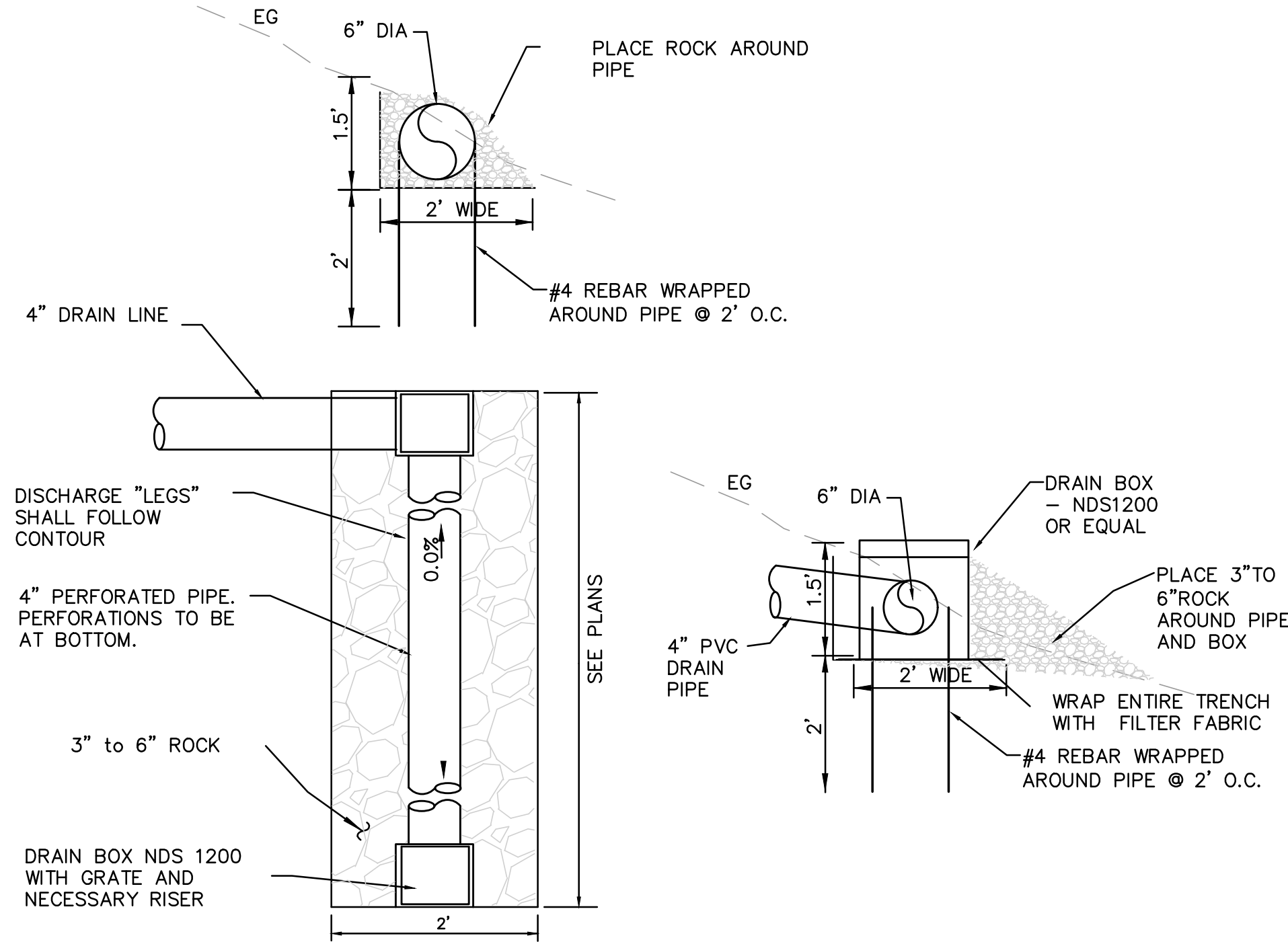
DRIVEWAY PROFILES AND SECTIONS



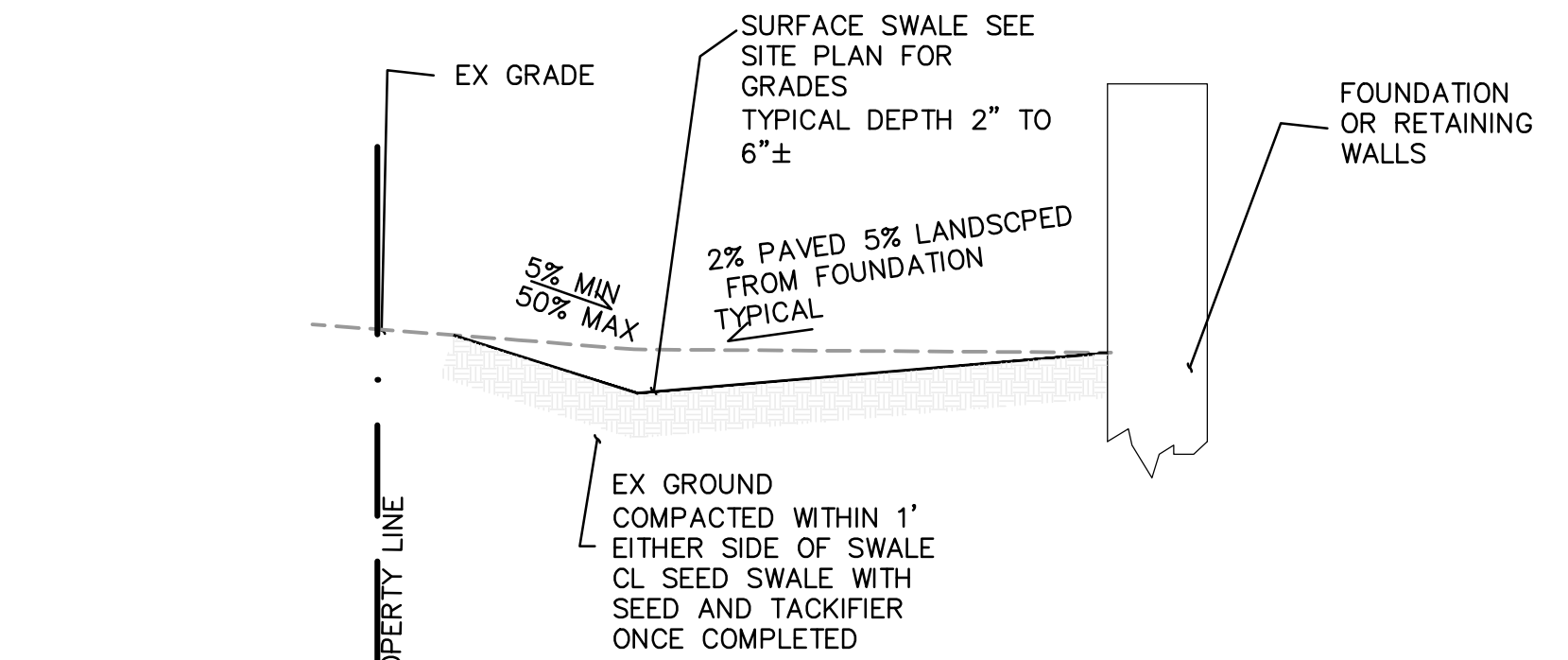
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C4	



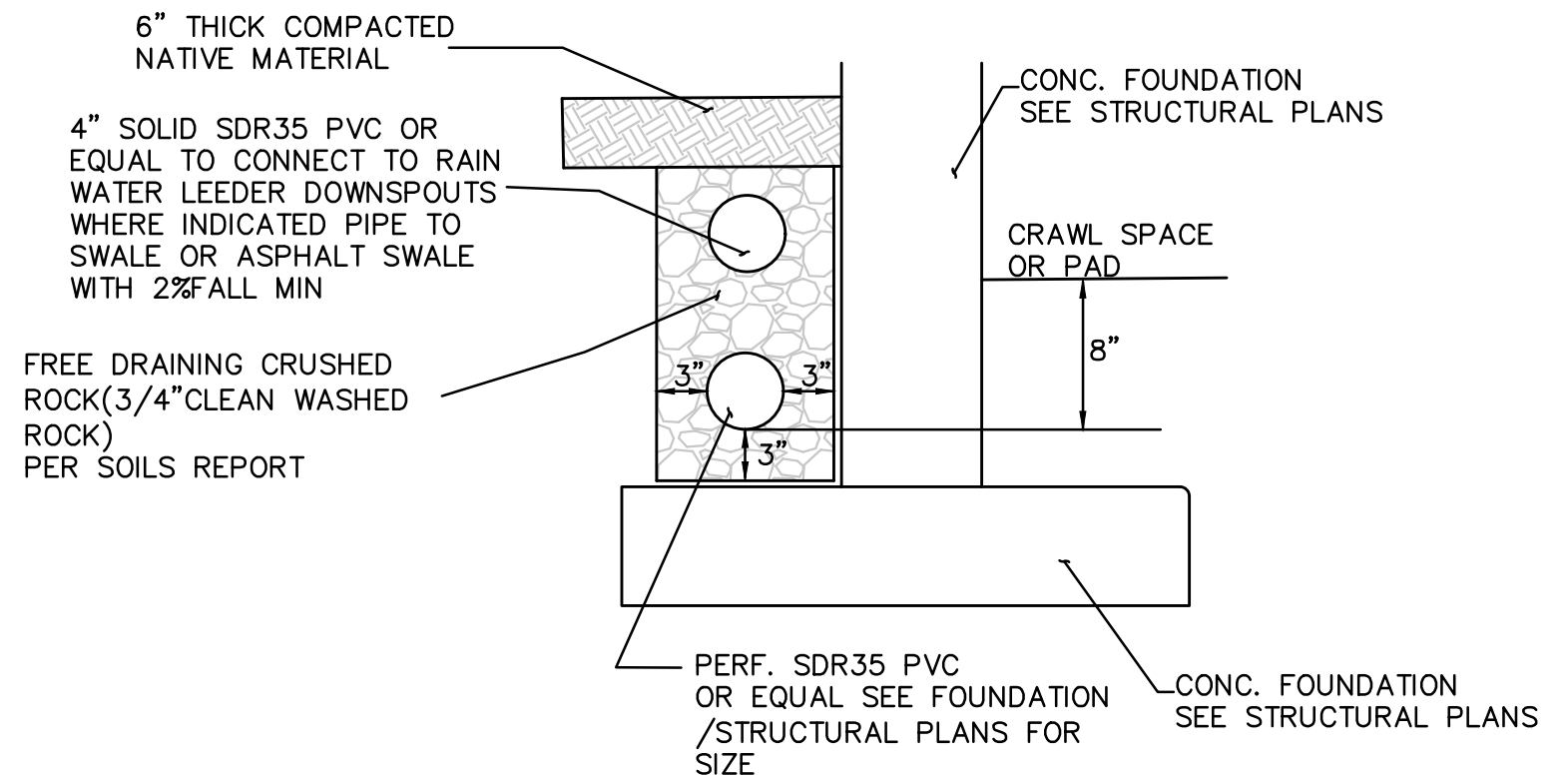
RAINWATER LEEDER COLLECTION/ FOUNDATION DRAIN LAYOUT
SCALE 1"=10'



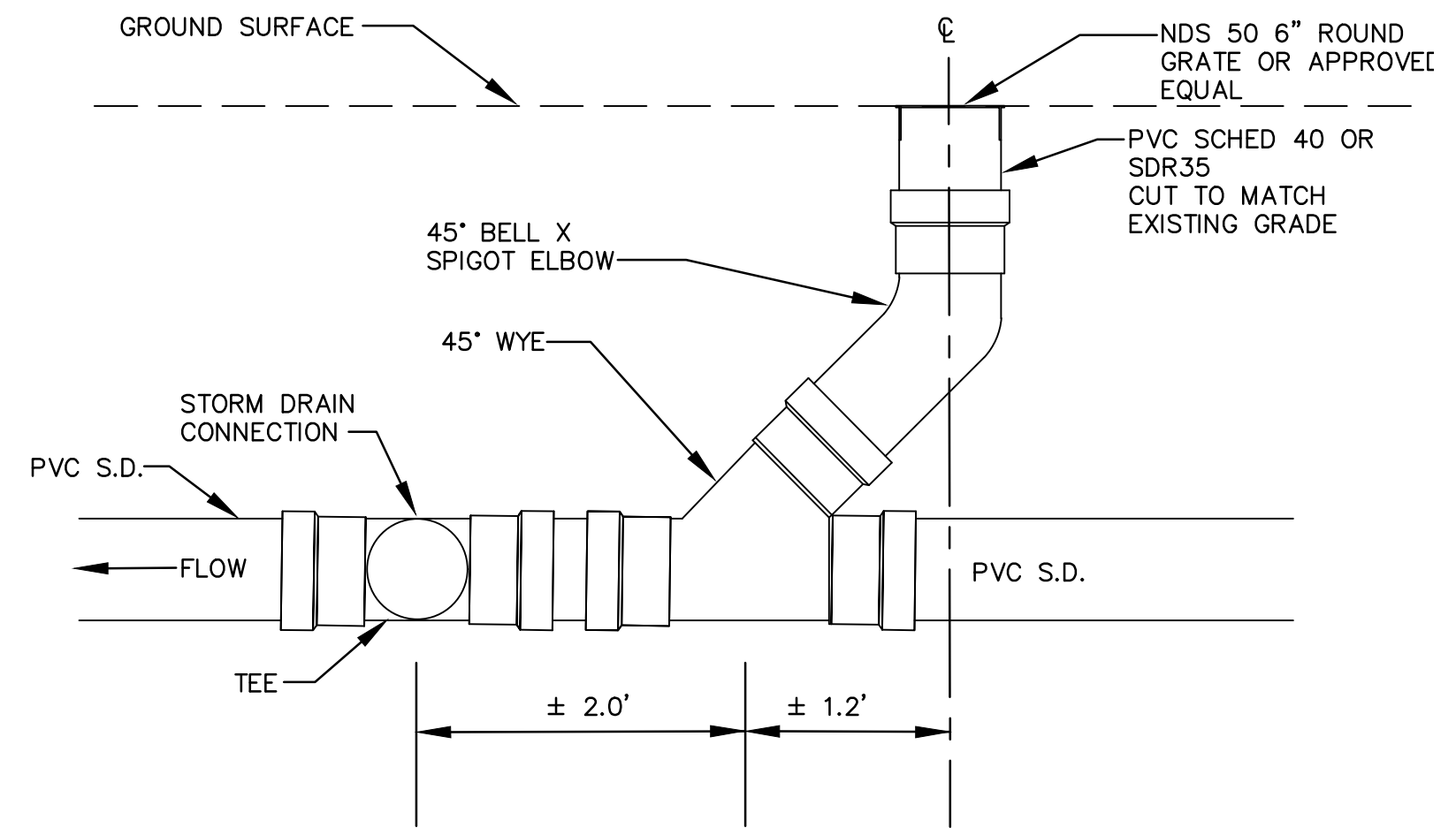
LINEAR DISSIPATER
SCALE 1"=10'



SWALE
SCALE 1"=10'



RAINWATER LEEDER COLLECTION/ FOUNDATION DRAINS
SCALE 1"=10'



STANDARD CLEANOUT
SCALE 1"=10'



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DRAINAGE DETAILS



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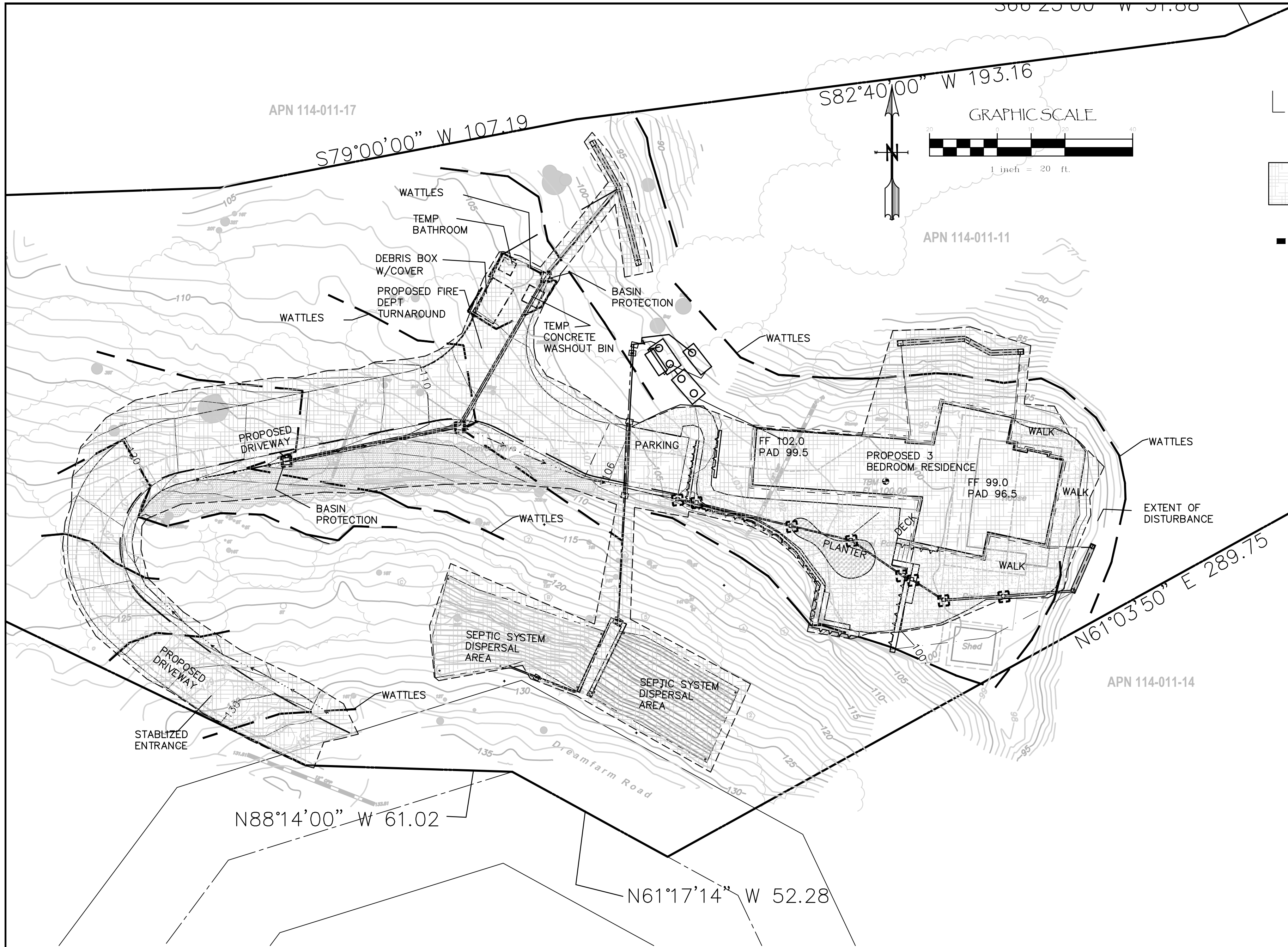
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92 NORTH DREAMFARM ROAD
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APN 114-011-11

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C6



EROSION CONTROL PLAN

SCALE 1"=20'

EROSION CONTROL NOTES

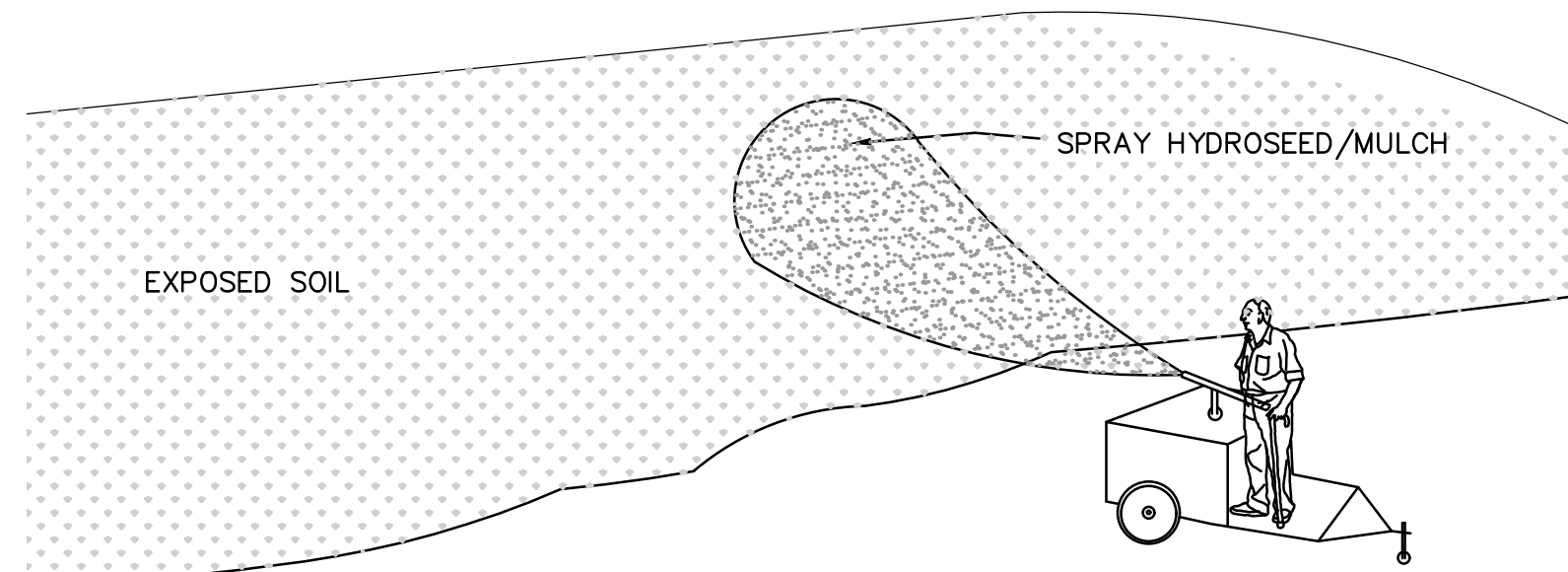
- 1) BOUNDARY FOR REFERENCE PURPOSES ONLY NOT TO BE USED AS BOUNDARY SURVEY.
- 2) ALL MODIFICATIONS TO THIS PLAN AND ALL EROSION CONTROL REPAIRS SHALL BE NOTED ON THIS PLAN AND KEPT UPDATED BY THE CONTRACTOR IN THE FIELD DURING CONSTRUCTION.
- 3) ALL EROSION CONTROL MEASURES SHALL BE REGULARLY MONITORED AND REPLACED IF NECESSARY.
- 4) ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND THEIR OPERATION VERIFIED AFTER STORM EVENTS.
- 5) NO SILT LADEN WATER SHALL LEAVE SITE.
- 6) ANY MATERIAL OR DEBRIS STOCKPILED ON SITE SHALL BE CONTAINED BY WATTLES AND COVERED.
- 7) A GRAVEL ACCESSWAY AT LEAST 50' LONG SHALL BE MAINTAINED AT DRIVEWAY ENTRANCE. 6" OF GRAVEL MUST BE MAINTAINED IN THIS AREA AND WILL REQUIRE REPLENISHMENT OVER THE COURSE OF CONSTRUCTION.
- 8) AS PART OF THE MONITORING, ANY SILT THAT BUILDS UP BEHIND THE WATTLES SHALL BE REMOVED.
- 9) MINIMIZE THE AMOUNT OF MATERIAL STOCKPILED ON SITE.
- 10) ANY EXCAVATED MATERIAL STOCKPILED ON SITE SHALL BE COVERED WITH 15 MIL PLASTIC AND THE ENDS HELD DOWN WITH SAND BAGS.

- 11) ADDITIONAL SAND BAGS, WATTLES AND OTHER EROSION CONTROL MATERIAL SHALL BE STORED ON SITE TO ALLOW FOR IMMEDIATE REPAIR OF PROPOSED FACILITIES.
- 12) A WATTLE DIKE SHALL BE INSTALLED ON THE PROPOSED DRIVEWAY ROUGH GRADE EVERY 10' OF VERTICAL SEPARATION OR MORE OFTEN AS NEEDED TO PREVENT EROSION OF THE PROPOSED DRIVEWAY.
- 13) REMOVE SEDIMENT WHEN ACCUMULATION REACHES 1/2 OF THE BARRIER HEIGHT.
- 14) MINIMIZE THE AMOUNT OF EARTHWORK EXPOSED AT ANY ONE TIME.
- 15) INSTALL DRIVEWAY GRAVEL BASE COURSE AS SOON AFTER ROUGH GRADING AS POSSIBLE.
- 16) PRIOR TO PLACING AC ON ROADWAY OR DRIVEWAY, DRIVEWAYS TO BE USED FOR CONCRETE WASHDOWN. ONCE THE DRIVEWAY IS COMPLETE, USE A DESIGNATED CONCRETE WASH DOWN AREA.
- 17) HYDROSEED ALL EXPOSED AREAS OF EARTH PRIOR TO START OF RAINY SEASON. IF RAIN IS IMMINENT OR GRASS IS NOT MATURE PRIOR TO OCTOBER 15 COVER EXPOSED EARTH WITH STRAW & TACKIFIER.
- 18) THE ACTUAL AMOUNT AND TYPES OF EROSION CONTROL DEVICES WILL VARY BASED ON CONSTRUCTION METHODOLOGIES AND STAGING. THIS PLAN SHOWS A MINIMUM REQUIREMENT AND SHOULD BE SUPPLEMENTED AS NEEDED.

LEGEND

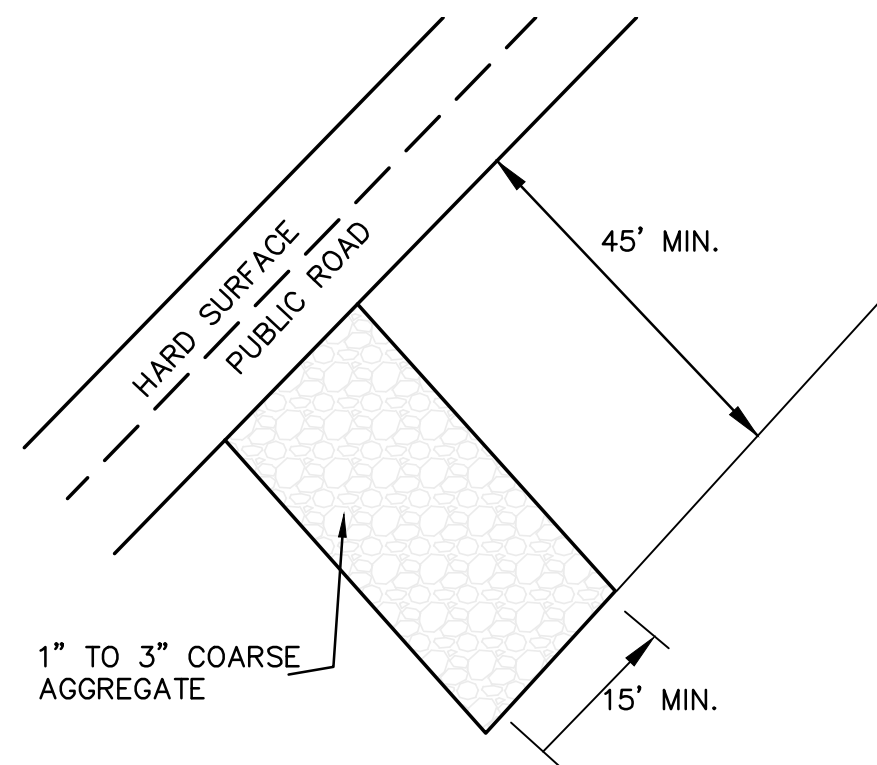
HYDROSEED/MULCH WOOD CHIPS OR EROSION CONTROL BLANKET ALL DISTURBED AREAS BEFORE RAIN

WATTLES
AREA OF DISTURBANCE= 19670 SQ FT

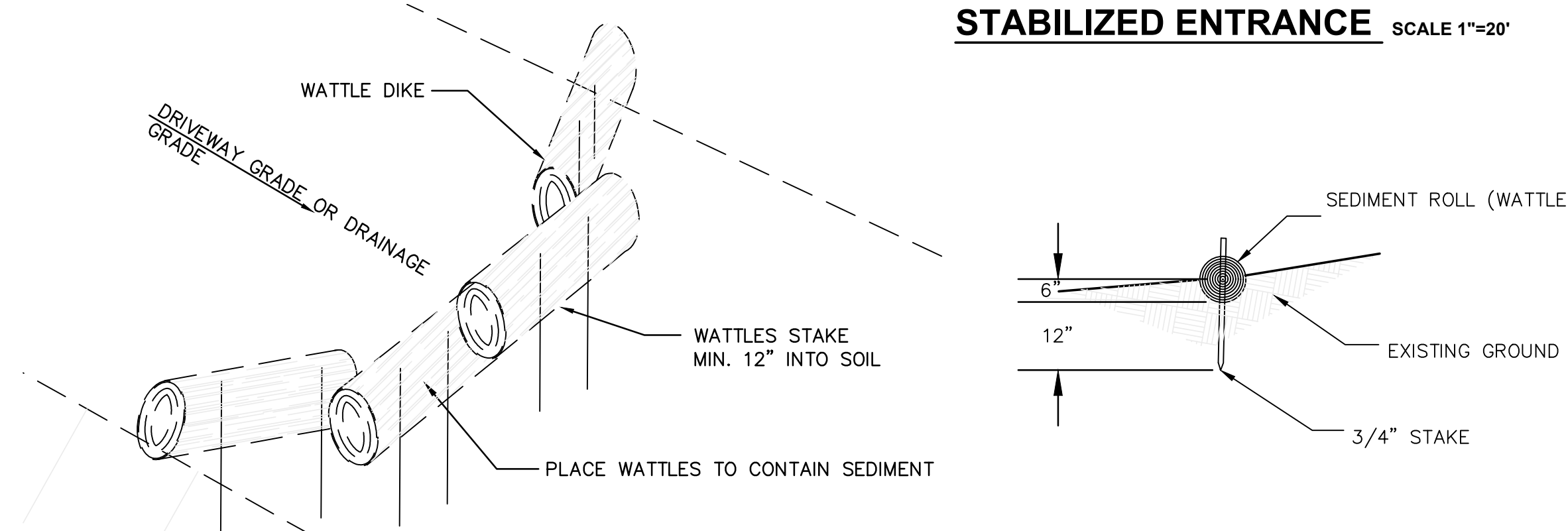


NOTE: MULCH TO BE BLOWN ONTO EXPOSED EARTH. ANCHOR MULCH USING A TACKIFIER OR BY MECHANICAL MEANS. APPLY AT A RATE OF 4000LBS OR USING MANUFACTURER'S RECOMMENDATIONS. MAY ALSO BE HAND MULCHED WITH STRAW TO , OF 1" MIN OVER ALL BARE GROUND.

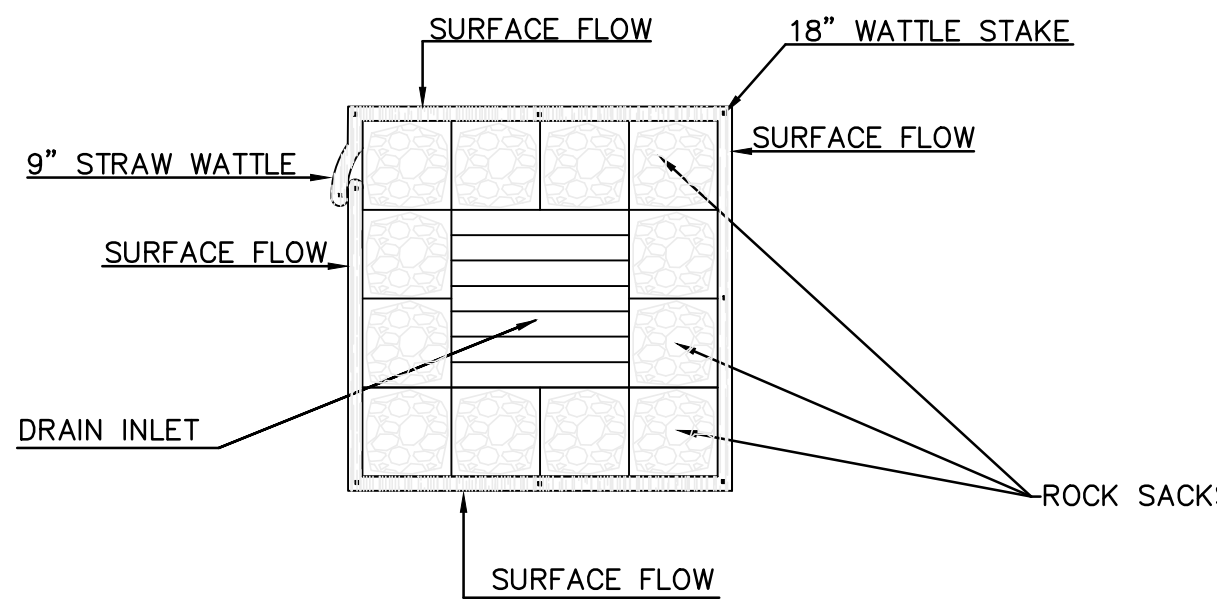
HYDROSEED/MULCH SCALE 1"=10'



STABILIZED ENTRANCE SCALE 1"=20'



WATTLE INSTALLATION SCALE 1"=10'



- NOTES:
1. ROCK BAGS SHALL CONTAIN ONE INCH ROUND DRAIN ROCKS.
 2. STRAW ROLLS SHALL BE 9 INCHES IN DIAMETER AND STAKED IN PLACE WITH 1" X 1" X 18" WOODEN STAKES AS SHOWN.
 3. INSTALL SILTSTACK, OR APPROVED EQUAL.

BASIN PROTECTION SCALE 1"=10'



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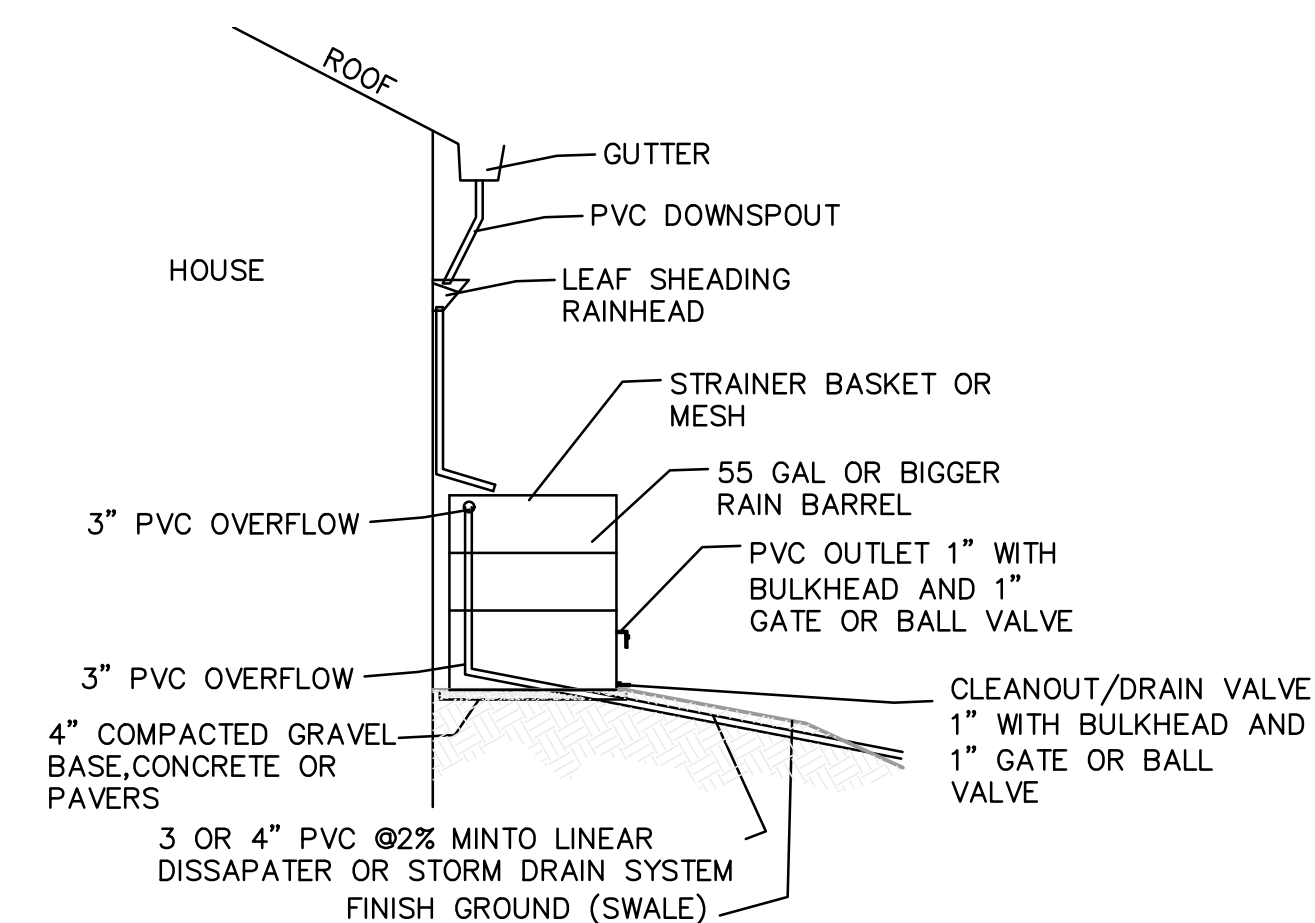
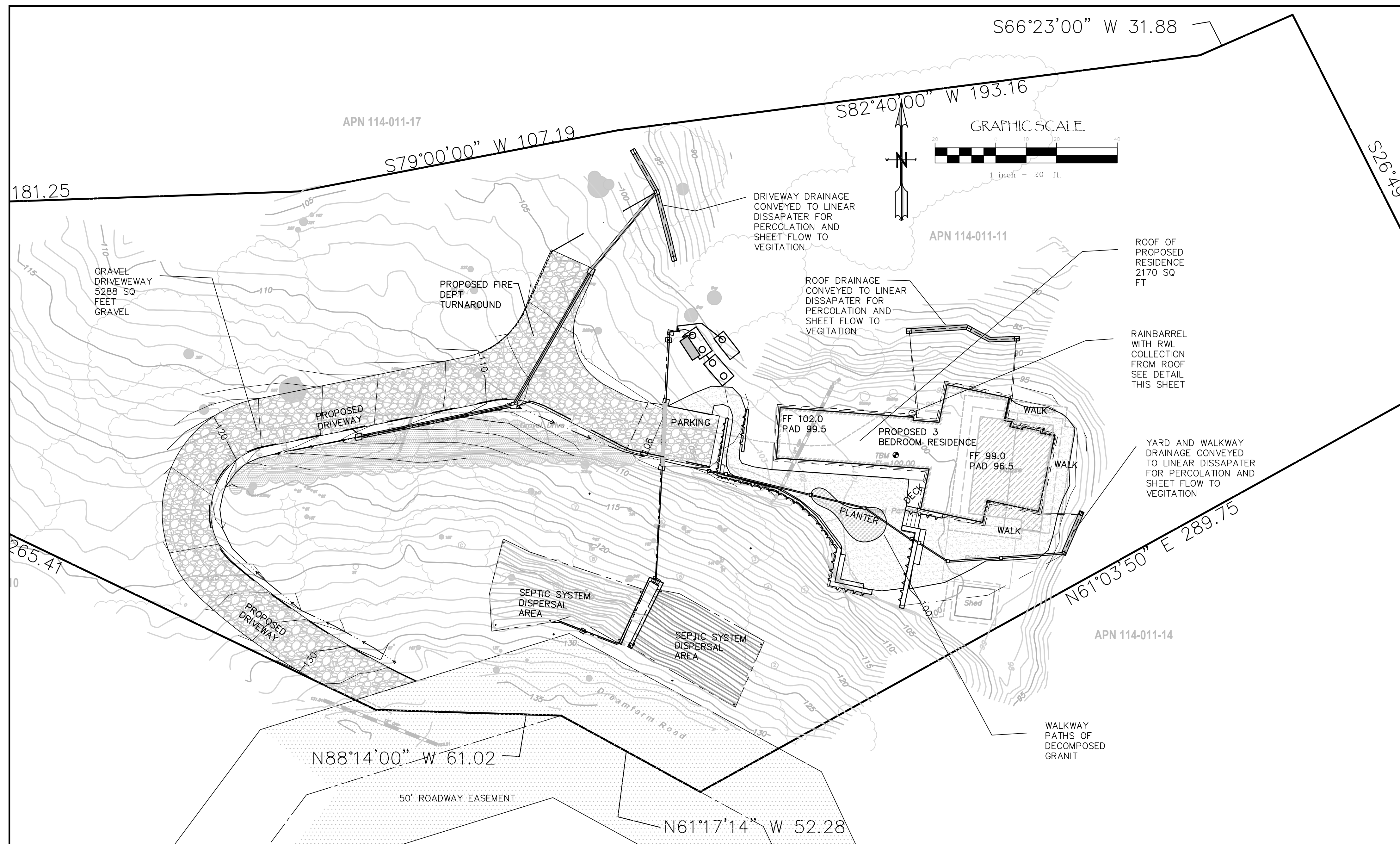
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92 NORTH DREAMFARM ROAD
INVERNESS CA
APN 114-011-11

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C7



RAINBARREL COLLECTION

SCALE 1"=10'

STORMWATER CONTROL PLAN

SCALE 1"=20'



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APN 114-011-11

Revisions:

Sheet 8 of 8

C8

P:\2022-jobs\2022-037-92 N Dream Farm-Metcalfe\dwg\2-10-25AYS IMP PLANS.dwg, 2/10/2025 4:07:48 PM, DWG To PDF.pc3,



EXISTING PLANT LEGEND						
#	IMAGE	BOTANICAL NAME	COMMON NAME	NATIVE	CONTAINER	HEIGHT AT MATURITY
101		UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	Y	1 GAL.	40' TO 80'
102		CORYLUS CORNUTA	HAZELNUT	Y	1 GAL.	6' TO 15'
103		FRANGULA CALIFORNICA	COFFEEBERRY	Y	1 GAL.	6' TO 15'
104		VACCINIUM OVATUM	HUCKLEBERRY	N	1 GAL.	2' TO 10'
105		TOXICODENDRON DIVERSILOBUM	POISON OAK	Y	N/A	1' TO 15'
106		HEDRA HELIX	ENGLISH IVY	N	N/A	N/A
107		PTERIDIUM AQUILINUM	BRACKEN FERN	Y	1 GAL.	2' TO 6'
108		POLYSTICHUM MUNITUM	SWORD FERN	Y	1 GAL.	2' TO 5'
109		RUBUS URSINUS	NATIVE BLACKBERRY	Y	1 GAL.	2' TO 5'
110		CAREX	SEDGE	Y	1 GAL.	1' TO 3'
111		CORNUS SERICEA	RED OSIER DOGWOOD	Y	1 GAL.	6' TO 12'

**REFER TO CIVIL DRAWING SHEET C7 FOR AREA OF DISTURBANCE. OFF HAUL WILL BE TAKEN TO REDWOOD LANDFILL, UNLESS OTHERWISE DETERMINED BY THE CONTRACTOR.

NEW PLANT LEGEND						
#	IMAGE	BOTANICAL NAME	COMMON NAME	NATIVE	CONTAINER	HEIGHT AT MATURITY
G-01		FESTUCA CALIFORNICA	CALIFORNIA FESCUE	Y	1 GAL.	2' TO 3'
G-02		CAREX PANSA	CALIFORNIA MEADOW SEDGE	Y	1 GAL.	3' TO 4'
G-03		LIMONIUM CALIFORNICUM	CALIFORNIA SEA LAVENDER	Y	1 GAL.	1' TO 2'
G-04		PENNISETUM SETACEUM	WHITE FOUNTAIN GRASS	N	2 GAL.	4' TO 6'
F-01		POLYSTICHUM MUNITUM	SWORD FERN	Y	1 GAL.	3' TO 6'

**REFER TO CIVIL DRAWING SHEET C7 FOR AREA OF DISTURBANCE. OFF HAUL WILL BE TAKEN TO REDWOOD LANDFILL, UNLESS OTHERWISE DETERMINED BY THE CONTRACTOR.

- 1
- EXISTING TREE DRIPLINES

2

DG

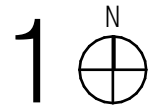
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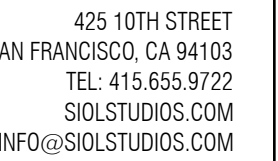
MIN. 5' DEFENSIBLE SPACE BARRIER

4

SETBACK LINE

NOTE: EXISTING CONDITIONS TAKEN FROM SITE SURVEY CONDUCTED ON 09/27/2023 BY 1031SURVEY, INC.





DREAM FARM
APN: 114-011-11
92 N DREAM FARM ROAD
INVERNESS, CA 94937



EXISTING & DEMO SITE PLAN

DATE 3/3/25

22-09

SUE	
CDP SUBMISSION	06 MAR 2025

PAGE #

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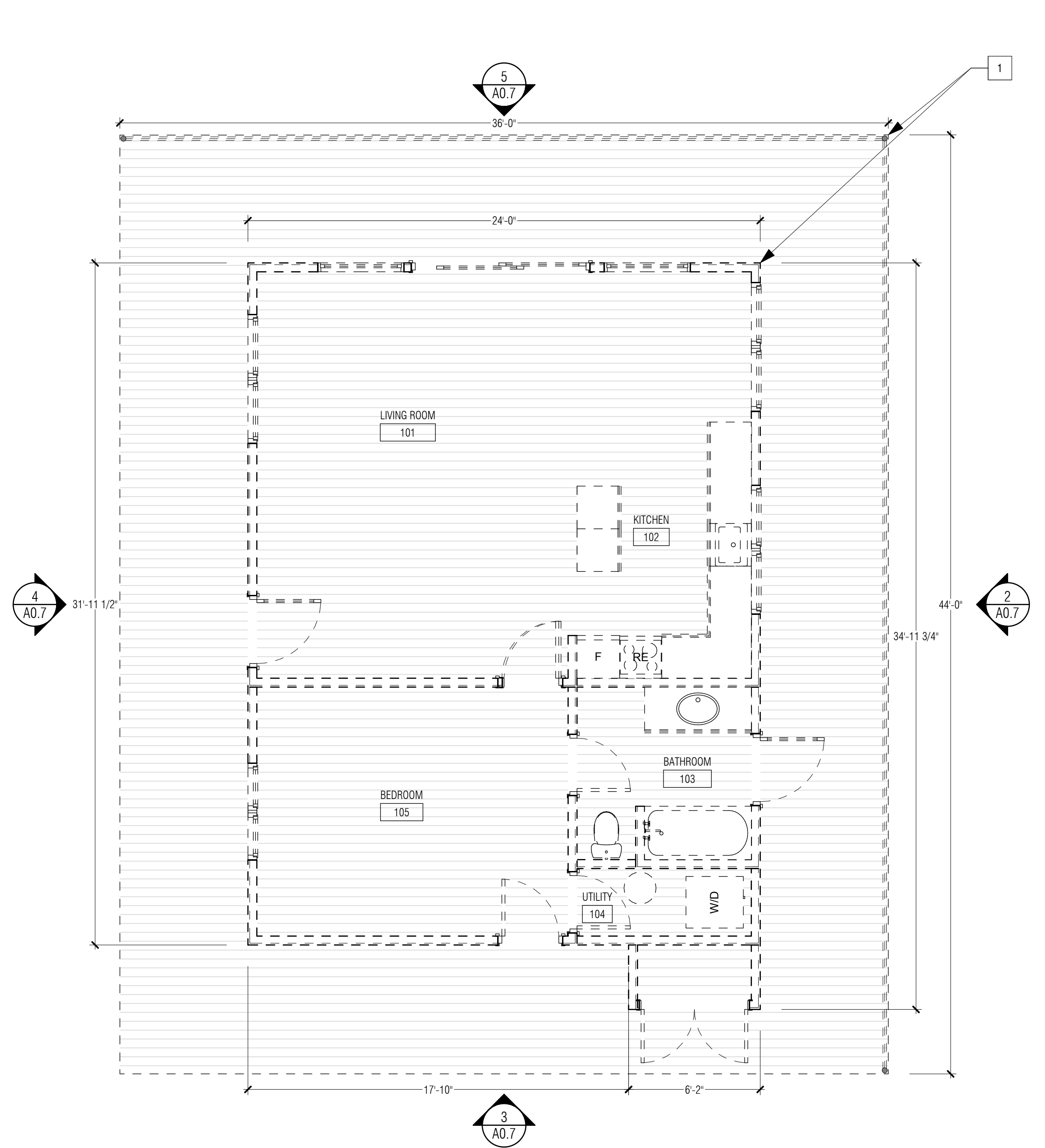
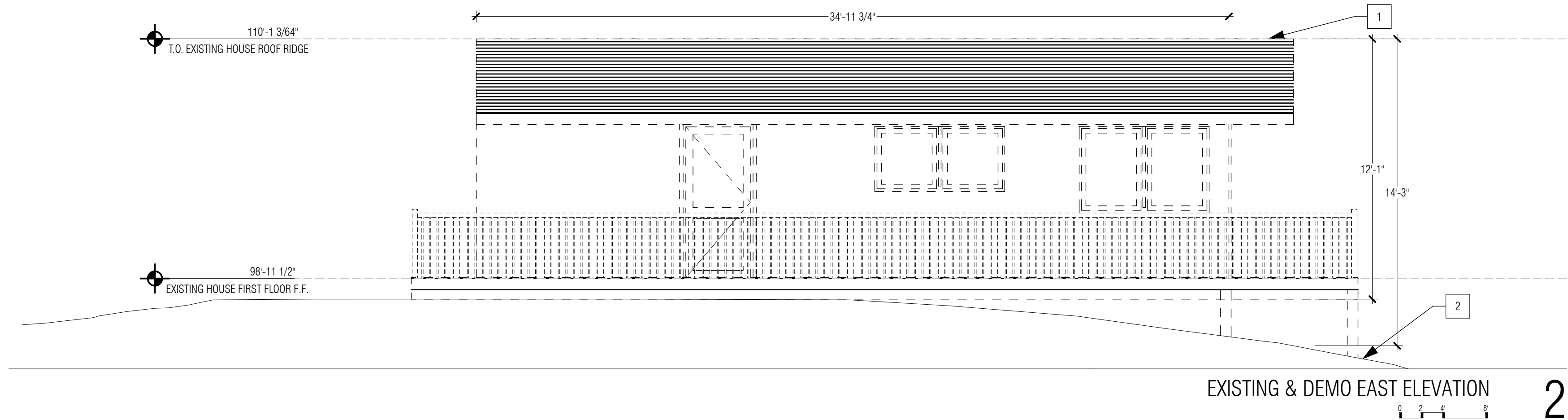
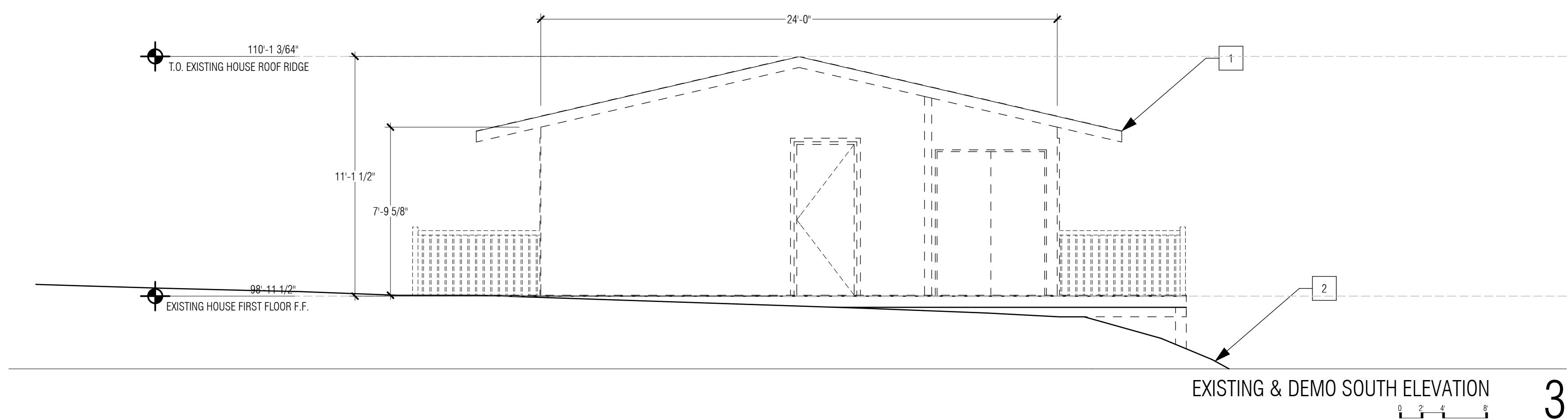
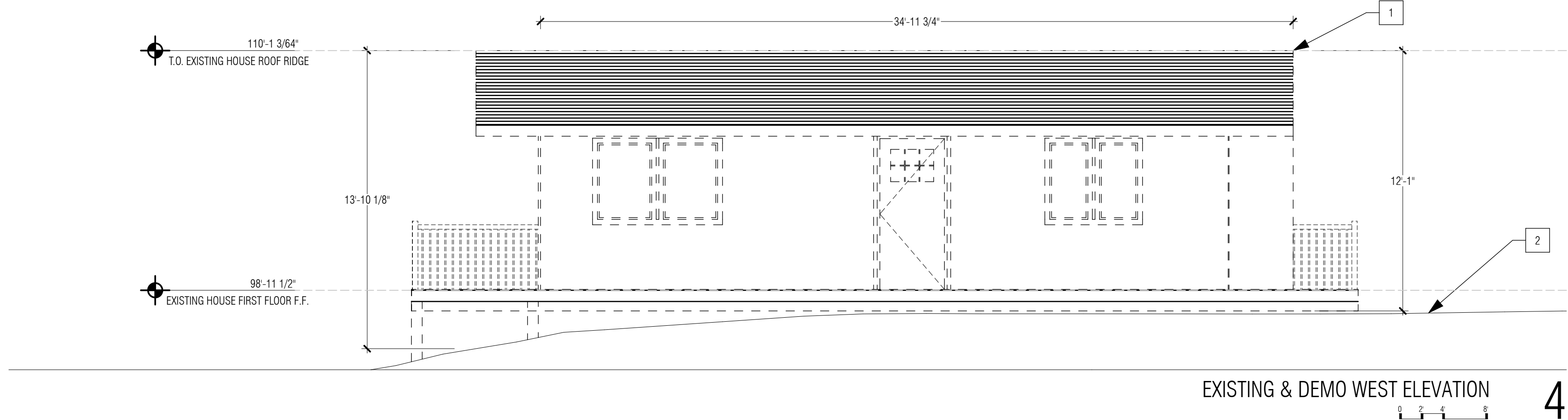
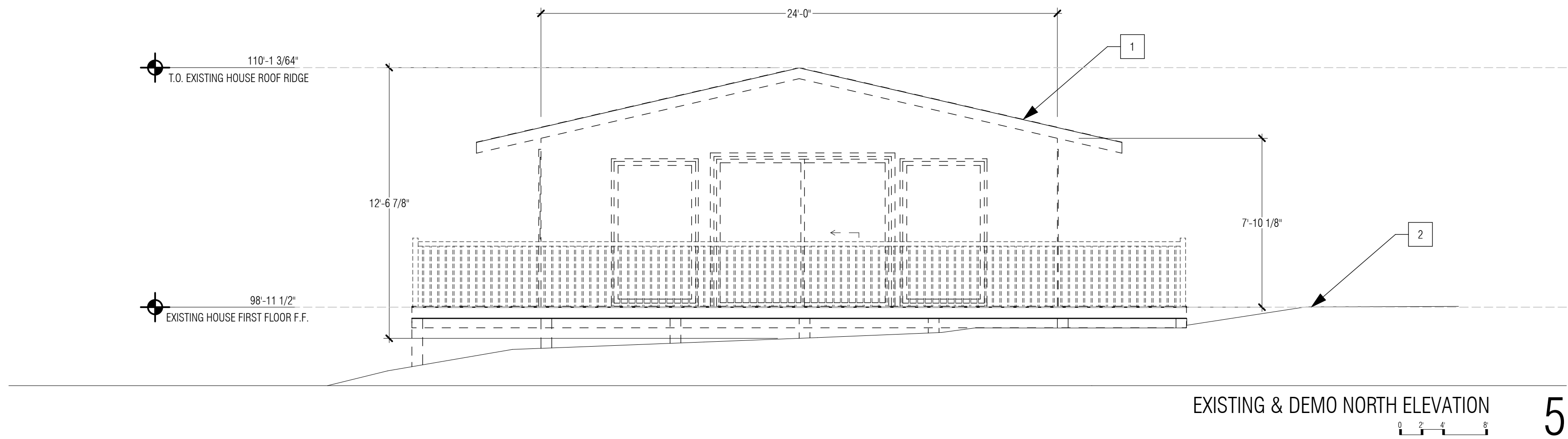
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|---|--|
| 1 | ALL PARTS OF EXISTING BUILDING STRUCTURES, INCLUDING FENCES, DECKS, RAILING, AND HARDSCAPE MATERIALS TO BE DECONSTRUCTED AND REMOVED |
| 2 | PROPOSED BUILDING FOOTPRINT |
| 3 | (E) DRIVEWAY |
| 4 | (E) CULVERT TO BE REMOVED, S.C.D. |

NOTE: EXISTING CONDITIONS TAKEN FROM SITE SURVEY CONDUCTED ON 09/27/2023 BY 1031SURVEY, INC.

EXISTING SITE PLAN KEYED NOTES

1. THIS CONTRACT SHOWS GENERAL ARCHITECTURAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS.
2. CONTRACTOR TO ENSURE STRUCTURAL INTEGRITY OF ALL WALLS AND SURROUNDING DURING DEMOLITION AND MODIFICATION OF WALLS PROVIDE INCLUDING TEMPORARY SHORING AS REQUIRED DURING DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. SAFETY ON SITE INCLUDES PREVENTING ACCESS TO SITE WHEN AND IF IT CONSTITUTES A PUBLIC NUISANCE OR HAZARD. CONTRACTOR TO PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF A BUILDING AND WORKERS.
3. CONTRACTOR TO ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQ'D TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO THE REST OF THE BUILDING. REMOVE PARTITIONS ON COMPLETION AND REPAIR DAMAGED SURFACES TO MATCH ADJ.
4. CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION.
5. CONTRACTOR SHALL PATCH AND/OR REPAIR ALL EXISTING ADJACENT CONSTRUCTION AS REQUIRED AFTER DEMOLITION TO PROVIDE A COMPLETE AND FINISHED INSTALLATION.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGAL DISPOSING OR REUSING OF ALL DEBRIS CAUSED BY DEMOLITION AND OTHER DEBRIS IN THE BUILDING. NO ITEM IS TO BE ABANDONED. U.O.N. CONTRACTOR SHALL CLEAN UP DAILY AND SHALL NOT ALLOW AN EXCESSIVE AMOUNT OF DEBRIS TO ACCUMULATE AT ANY TIME.
7. ALL EXTERIOR PERIMETER WALLS AND GLAZING ARE TO REMAIN UNLESS OTHERWISE NOTED. ALL STRUCTURAL MEMBER AND FIRE RATED ASSEMBLIES SHALL BE PROTECTED DURING CONSTRUCTION SO AS TO MAINTAIN THE RESPECTIVE FIRE RATINGS. GENERAL CONTRACTOR SHALL REPLACE ANY FIRE RATED MATERIALS OR ASSEMBLIES IF DAMAGED BY DEMOLITION WORK.
8. WHERE EXISTING SERVICES SUCH AS PLUMBING, ELECTRICAL, GAS, ETC ARE AFFECTED BY DEMOLITION WORK, THE SERVICES SHALL BE REMOVED TO A POINT WHERE THEY CAN BE CAPPED AND TERMINATED IN ACCORDANCE WITH ALL APPLICABLE CODES AND HEALTH DEPARTMENT STANDARDS U.O.N.
9. CONTRACTOR SHALL INFORM ARCHITECT AT TIME OF DEMOLITION IF STUDS AND/OR JOISTS ARE MORE THAN 1 1/2" OUT OF PLUMB OR LEVEL.

GENERAL DEMOLITION NOTES



EXISTING & DEMO FIRST FLOOR PLAN

1

ALL PARTS OF EXISTING BUILDING STRUCTURES, INCLUDING FENCES, DECKS, RAILING, AND HARDSCAPE MATERIALS TO BE DECONSTRUCTED AND REMOVED

2

EXISTING GRADE

3

NOT USED

4

NOT USED

1

N

1. THIS PLAN SHOWS GENERAL ARCHITECTURAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS.

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9. CONTRACTOR SHALL INFORM ARCHITECT AT TIME OF DEMOLITION IF STUDS AND/OR JOISTS ARE MORE THAN 1/2" OUT OF PLUMB OR LEVEL.

DEMO KEYED NOTES

GENERAL DEMOLITION NOTES

Síol

425 10TH STREET
SAN FRANCISCO, CA 94103
TEL: 415.655.9722
SÍOL.STUDIOS.COM
INFO@SÍOLSTUDIOS.COM

DREAM FARM
APN: 114-011-11
92 N DREAM FARM ROAD
INVERNESS, CA 94937

LICENCED ARCHITECT
ROBERT GERSON
No. C-33297
31 AUG 2025
RENEWAL DATE
STATE OF CALIFORNIA

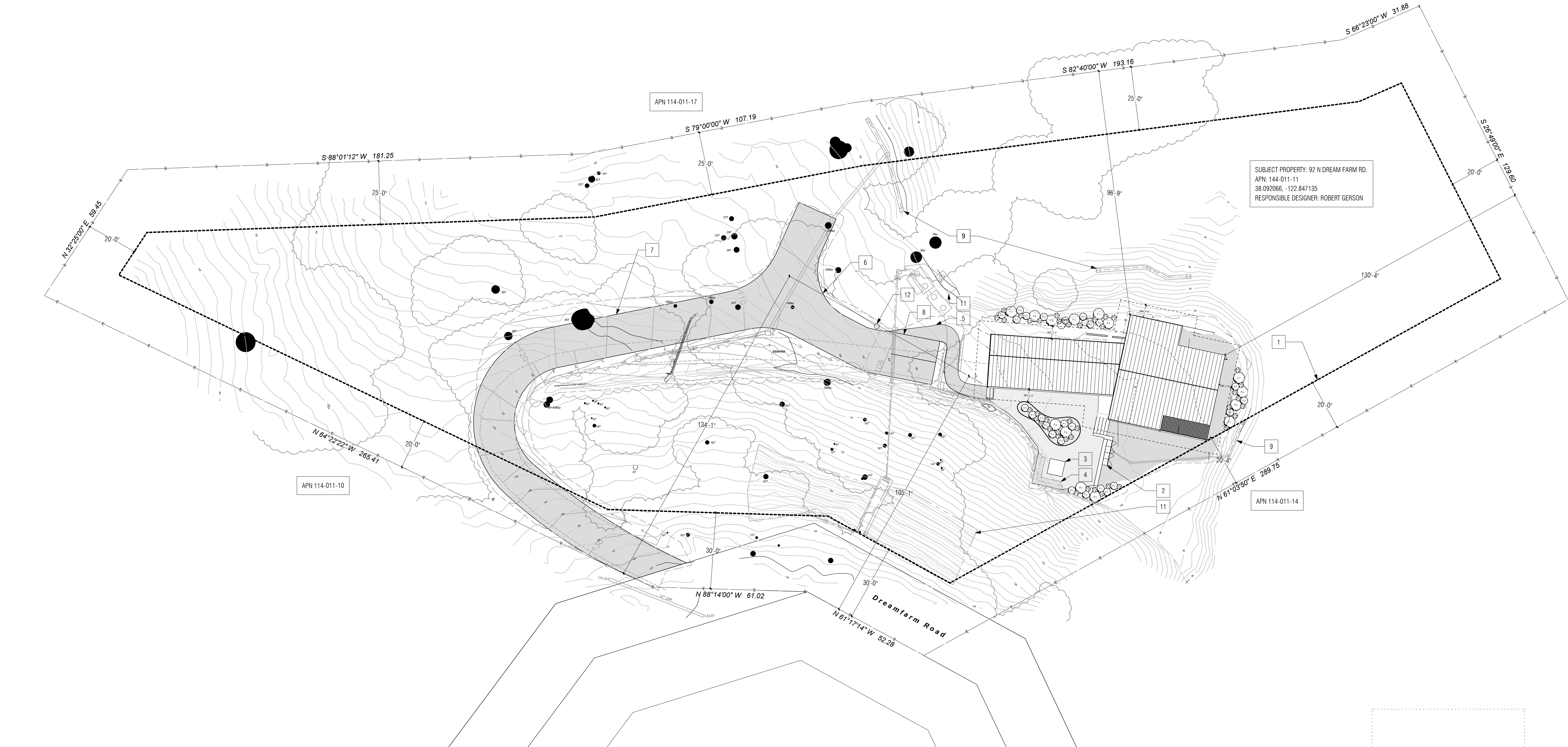
TITLE
EXISTING & DEMO FLOOR PLAN & ELEVATIONS

DATE
3/3/25

JOB #
22-09

ISSUE
CDP SUBMISSION 06 MAR 2025

PAGE #
A0.7



PROPOSED SITE PLAN 1

- 1 SETBACK LINE
- 2 OUTDOOR COUNTER
- 3 FIREPIT
- 4 OUTDOOR SEATING
- 5 ENTRY PATH
- 6 PROPOSED DRIVEWAY TURNAROUND, S.C.D.
- 7 PROPOSED DRIVEWAY, S.C.D.
- 8 PROPOSED PARKING, S.C.D.
- 9 PROPOSED LINEAR DISSIPATER, S.C.D.
- 10 PROPOSED SEPTIC SYSTEM, S.C.D.
- 11 PROPOSED SEPTIC AND PUMP TANKS, S.C.D.
- 12 PROPOSED FIRE HYDRANT LOCATION, S.C.D.

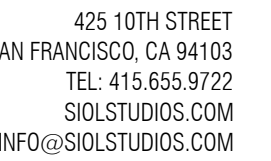
PROPOSED SITE PLAN KEYED NOTES

PROJECT DATA			
	EXISTING	MIN/MAX	PROPOSED
ZONING	C-R1-B5	-	C-R1-B5
LOT AREA TOTAL	87,220 SF	-	87,220 SF
BUILDING AREA	786 SF	-	2,153 SF
FLOOR AREA	744 SF	-	2,103 SF
FAR	744/87,220 = 0.01	MAX. 0.3	2,103/87,220 = 0.02
STORIES	1		1
PROPOSED AREA OF ADDITIONAL DISTURBANCE	-	-	19,670 SF
LOT COVERAGE			
IMPERVIOUS	2,197 SF		2,626 SF
PERVIOUS	85,023 SF		84,594 SF
GRADING CALCULATIONS	CUT	FILL	OFF-HAUL
	300.35 CY	113.26 CY	187.09 CY CUT

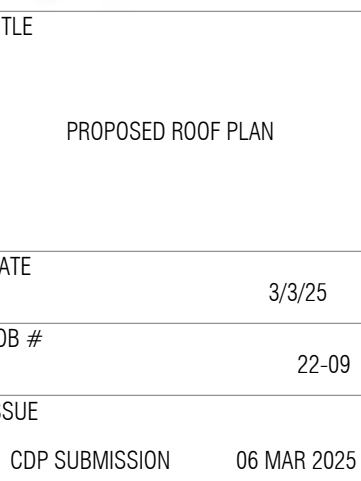
	EXISTING	MIN/MAX	PROPOSED
PARKING	2	MIN. 2	2
SETBACKS			
FRONT	120'-1"	30'	109'-1"
W. SIDE	142'-9"	20'	134'-1"
E. SIDE #1	131'-2"	20'	130'-4"
E. SIDE #2	20'-9"	20'	20'-4"
REAR	108'-9"	25'	96'-9"
MAX. HEIGHT OF PROPOSED BUILDING	12'-0"	25'	19'-4"



TITLE	PROPOSED SITE PLAN
DATE	3/3/25
JOB #	22-09
ISSUE	CDP SUBMISSION 06 MAR 2025



DREAM FARM
APN: 114-011-11
92 N DREAM FARM ROAD
INVERNESS, CA 94937



PAGE #

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#	BASE ELEVATION AT GRADE	T.O. BLDG CORNER & RIDGE	HEIGHT ABV. REFERENCE BASE ELEVATION
1	101.25'	112.33'	11'-1"
2	99.33'	112.33'	13'-0"
3	99.00'	111.00'	12'-0"
4	99.00'	111.00'	12'-0"
5	99.00'	113.83'	14'-10"
6	99.00'	113.83'	14'-10"
7	99.00'	118.33'	19'-4"
8	99.00'	113.83'	14'-10"
9	NOT USED	-	-
10	99.00'	108.50'	9'-6"
11	99.00'	113.83'	14'-10"
12	99.00'	111.67'	12'-8"
13	99.00'	111.67'	12'-8"
14	101.42'	111.00'	9'-7"
15	99.00'	118.33'	19'-4"
16	101.84'	115.17'	13'-4"
17	102.00'	111.00'	9'-0"

#	BASE ELEVATION AT GRADE	T.O. BLDG CORNER & RIDGE	HEIGHT ABV. REFERENCE BASE ELEVATION
18	NOT USED	-	-
19	101.42'	102.00'	7'
20	101.42'	102.00'	7'

*FOR SEPTIC, SITE DRAINAGE, UTILITIES, AND GRADING, SEE CIVIL DRAWINGS

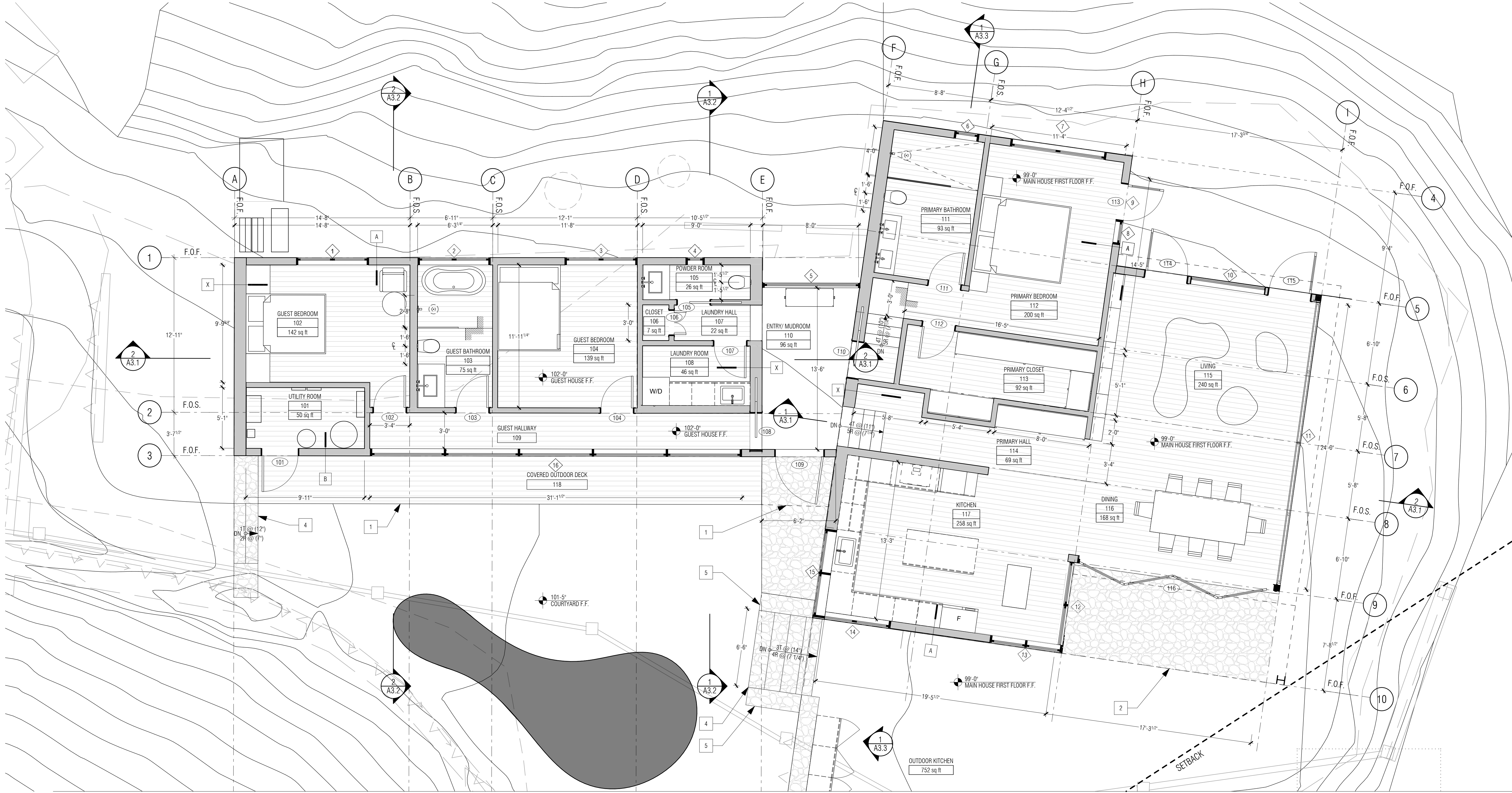
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|-----|---|-----|---|
| 1. | DO NOT SCALE DRAWINGS. | 16. | GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS. SEE FIELD VERIFICATION NOTES ON THIS SHEET. |
| 2. | SEE ENLARGED PLANS, FINISH SCHEDULE, AND INTERIOR ELEVATIONS FOR INTERIOR FINISHES AND SPECIFIC LOCATION OF PLUMBING FIXTURES. | 17. | ALL WOOD BLOCKING IN WET LOCATIONS OR IN CONTACT WITH CONCRETE PRODUCTS MUST BE PRESSURE TREATED. |
| 3. | SEE ENLARGED PLANS FOR DIMENSIONS AND MORE INFORMATION REGARDING THOSE AREAS. | 18. | ALL WORK PERFORMED SHALL BE DONE IN ACCORDING WITH ALL APPLICABLE CODES AND REGULATIONS. |
| 4. | PROVIDE BLOCKING FOR ALL WALL, FLOOR AND CEILING MOUNTED ACCESSORIES, EQUIPMENT, HARDWARE, ETC. | 19. | THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10 MEASURED PERPENDICULAR TO THE FACE OF THE WALL. |
| 5. | FUTURE, WHERE SHOWN, IS FOR GENERAL COORDINATION ONLY. | 20. | IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN OF 2% AWAY FROM THE BUILDING. |
| 6. | ALL DIMENSIONS ARE TO FACE OF STRUCTURE OF INTERIOR WALL, OR FACE OF FINISH AT EXTERIOR WALLS, U.O.N. | 21. | HERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS; PROVIDE R-13 INSULATION MIN. |
| 7. | ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS AND INSTRUCTIONS. MANUFACTURERS SPECIFICATIONS GOVERN. | 22. | FLOORING SHALL BE CONTINUOUS WALL TO WALL UNDER CABINERY. |
| 8. | COORDINATE THE LOCATION AND SUPPORT OF MECHANICAL, PIPING, AND ELECTRICAL SYSTEMS WORK WITH STRUCTURAL REQUIREMENTS. | | |
| 9. | IF PARTIAL DEMOLITION EXISTS THROUGHOUT THE BUILDING THE GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EXISTING CONDITIONS TO REMAIN. PREPARE EXISTING TO MATCH NEW WORK/FINISH. | | |
| 10. | GENERAL CONTRACTOR TO VERIFY AND COORDINATE ALL REQUIREMENTS OF ANY OWNER PROVIDED ITEMS. CONTACT ARCHITECT OF ANY CONFLICTING ISSUES WITH DRAWINGS. | | |
| 11. | REFERENCE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ITEMS NOT SHOWN. COORDINATE AS REQUIRED. | | |
| 12. | FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINERY, FRAMES, STRUCTURAL ITEMS, ETC. | | |
| 13. | VERIFY ALL DOOR CLEARANCES AND OPENINGS ARE COMPLIANT WITH CODE REQUIREMENTS. | | |
| 14. | NEW PARTITION/WALL FINISHES ARE TO BE FLUSH WITH EXISTING PARTITION/WALL FINISH FACE. | | |
| 15. | CONTRACTOR TO INSTALL ACCESS PANELS IN LOCATION AND SIZES AS REQUIRED BY ENGINEERS SPECIFICATIONS. NOT TO CONFLICT WITH ARCHITECTURAL WORK. | | |

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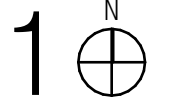
- | | |
|---|--|
| 1 | EDGE OF ROOF ABOVE |
| 2 | EDGE OF TRELLIS ABOVE |
| 3 | TRELLIS |
| 4 | STONE STEPS AND STAIRS |
| 5 | CONCRETE RETAINING WALLS CLAD IN STONE, S.C.D. C3. |
| 6 | GUTTER |

GENERAL FLOOR PLAN NOTES

PROPOSED FLOOR PLAN KEYED NOTES



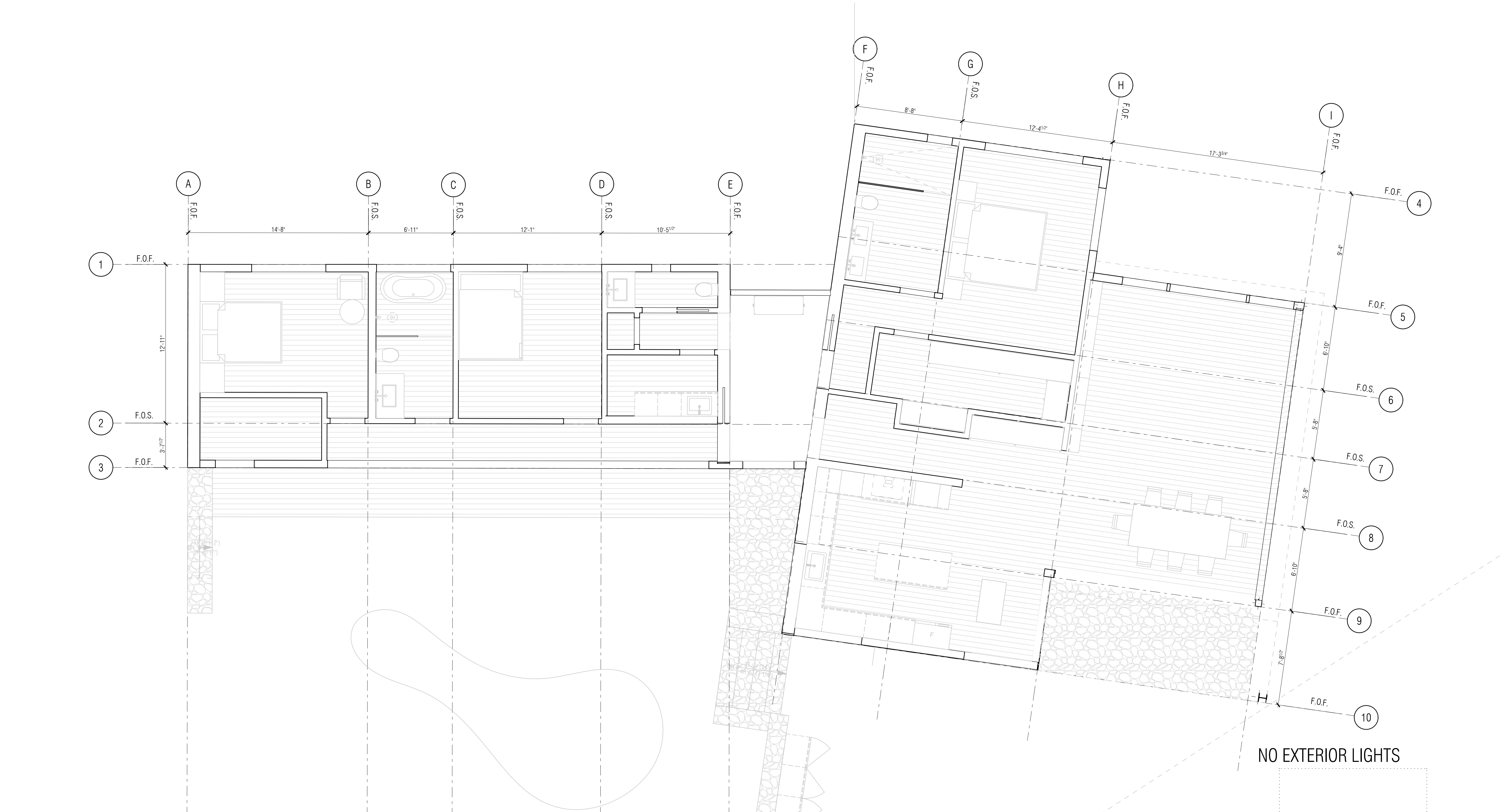
PROPOSED FIRST FLOOR PLAN



- DO NOT SCALE DRAWINGS.
- SEE ENLARGED PLANS, FINISH SCHEDULE, AND INTERIOR ELEVATIONS FOR INTERIOR FINISHES AND SPECIFIC LOCATION OF PLUMBING FIXTURES.
- SEE ENLARGED PLANS FOR DIMENSIONS AND MORE INFORMATION REGARDING THOSE AREAS.
- PROVIDE BLOCKING FOR ALL WALL, FLOOR AND CEILING MOUNTED ACCESSORIES, EQUIPMENT, HARDWARE, ETC. FURNITURE, WHERE SHOWN, IS FOR GENERAL COORDINATION ONLY.
- ALL DIMENSIONS ARE TO FACE OF STRUCTURE OF INTERIOR WALL OR FACE OF FINISH AT EXTERIOR WALLS, U.O.N.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS AND INSTRUCTIONS. MANUFACTURERS SPECIFICATIONS GOVERN.
- COORDINATE THE LOCATION AND SUPPORT OF MECHANICAL, PIPING, AND ELECTRICAL SYSTEMS WORK WITH STRUCTURAL REQUIREMENTS.
- IF PARTIAL DEMOLITION EXISTS THROUGHOUT THE BUILDING THE GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EXISTING CONDITIONS TO REMAIN. PREPARE EXISTING TO MATCH NEW WORK/FINISH.
- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ALL REQUIREMENTS OF ANY OWNER PROVIDED ITEMS. CONTACT ARCHITECT OF ANY CONFLICTING ISSUES WITH DRAWINGS.
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- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINETRY, FRAMES, STRUCTURAL ITEMS, ETC. VERIFY ALL DOOR CLEARANCES AND OPENINGS ARE COMPLIANT WITH CODE REQUIREMENTS.
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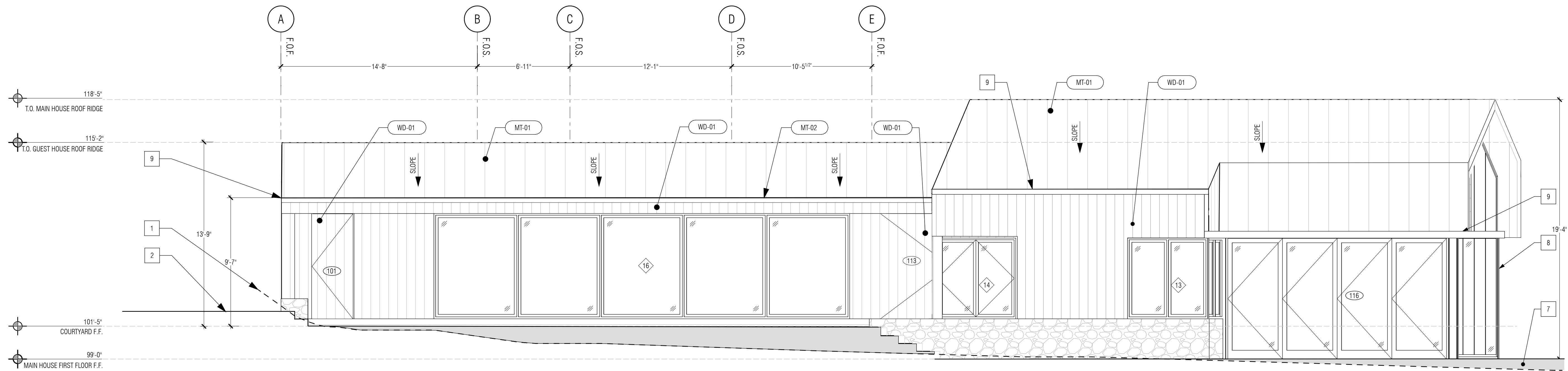
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- EDGE OF TRELLIS ABOVE
- TRELLIS
- STONE STEPS AND STAIRS
- CONCRETE RETAINING WALLS CLAD IN STONE, S.C.D. C3.
- GUTTER



PROPOSED FIRST FLOOR ELECTRICAL & WIRING - EXTERIOR

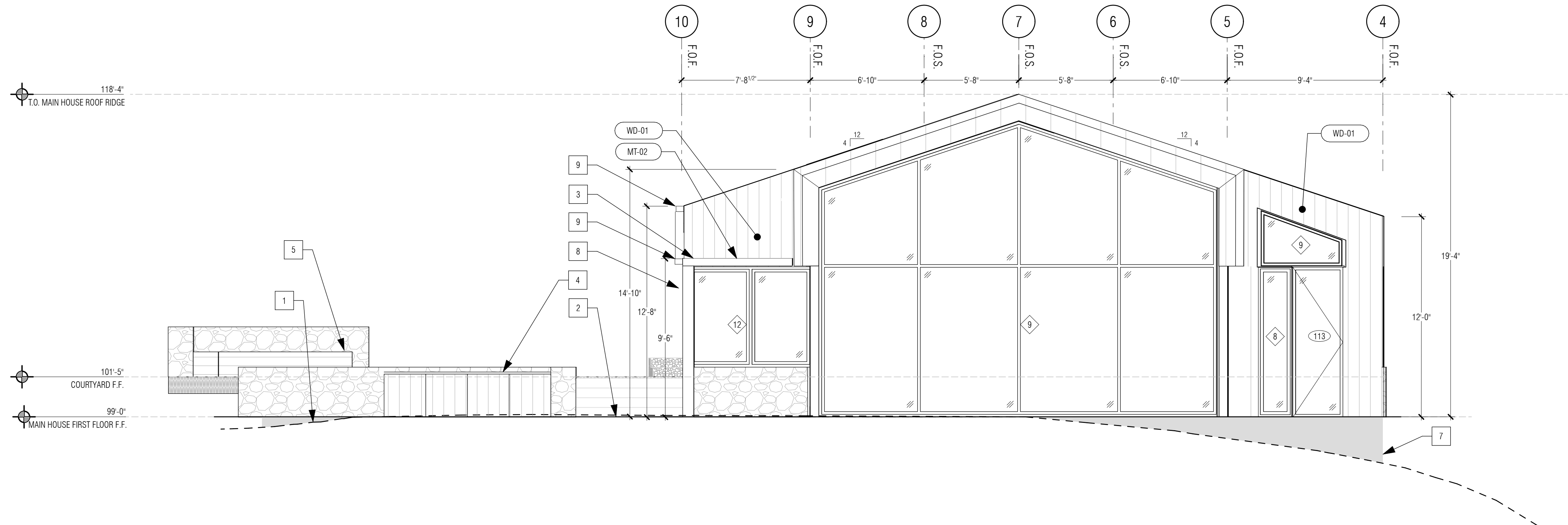
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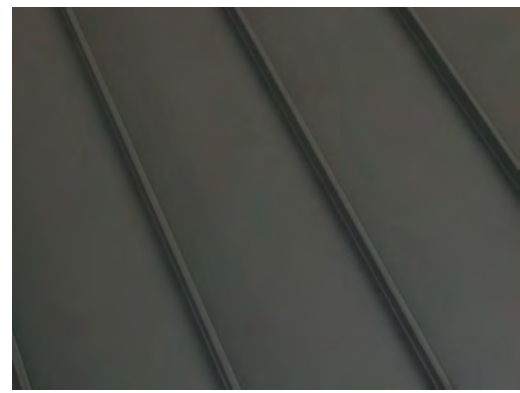
PROPOSED SOUTH ELEVATION

2



PROPOSED EAST ELEVATION

1



MT-01 CLASS A STANDING SEAM METAL ROOFING, DARK GREY



MT-02 BLACK ALUMINUM WINDOW FRAME AND DOOR TRIMS TEMPERED GLAZING



ST-01 STONE CLAD WOOD STUD FRAMED WALLS NON COMBUSTIBLE



WD-01 HEWN CLASS A VERTICAL CEDAR WALL SIDING, IGNITION RESISTANT ASTM E84 WALL ASSEMBLY

EXTERIOR MATERIALS KEYED NOTES

- 1 EXISTING GRADE
- 2 PROPOSED GRADE
- 3 TRELLIS
- 4 OUTDOOR COUNTER
- 5 OUTDOOR FIREPIT
- 6 OUTDOOR SEATING
- 7 FILL
- 8 NOT USED
- 9 GUTTER

PROPOSED EXTERIOR KEYED NOTES

- ALL DIMENSIONS GIVEN TAKE PRECEDENT OVER SCALE. CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS WITHOUT CONSULTING ARCHITECT.
- CRITICAL ALIGNMENTS MAY OCCUR BETWEEN ITEMS INSTALLED BY DIFFERENT TRADES. CONTRACTOR TO NOTE ALL SUCH ITEMS AND NOTIFY AFFECTED TRADES.
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EXTERIOR NOTES

Siol

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SIOLSTUDIOS.COM
INFO@SIOLSTUDIOS.COM

DREAM FARM
APN: 114-011-11
92 N DREAM FARM ROAD
INVERNESS, CA 94937



TITLE

PROPOSED ELEVATIONS

DATE

3/3/25

JOB #

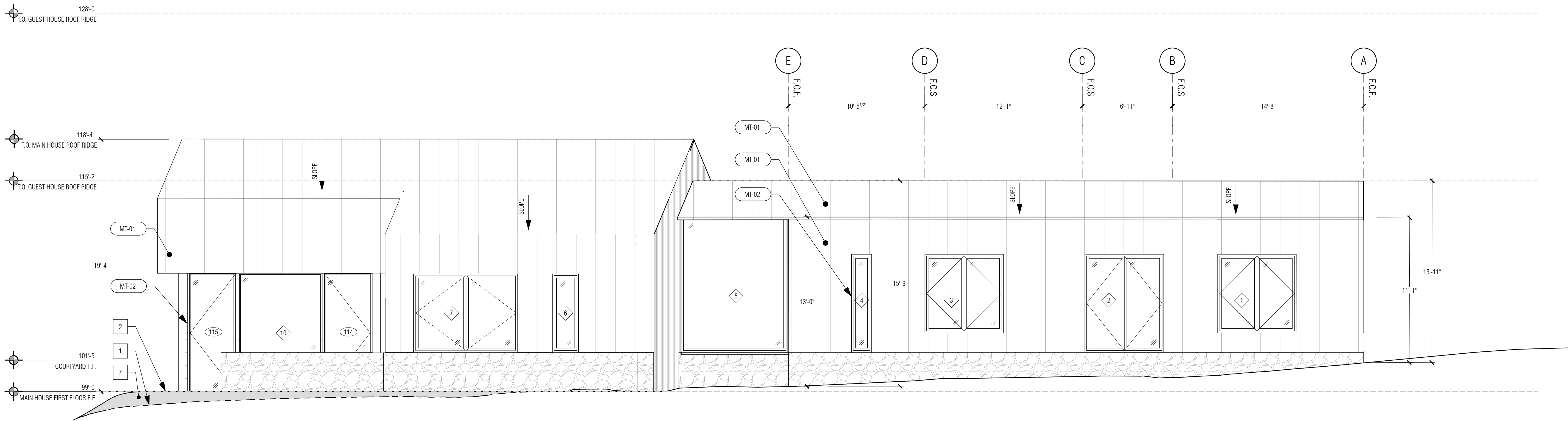
22-09

ISSUE

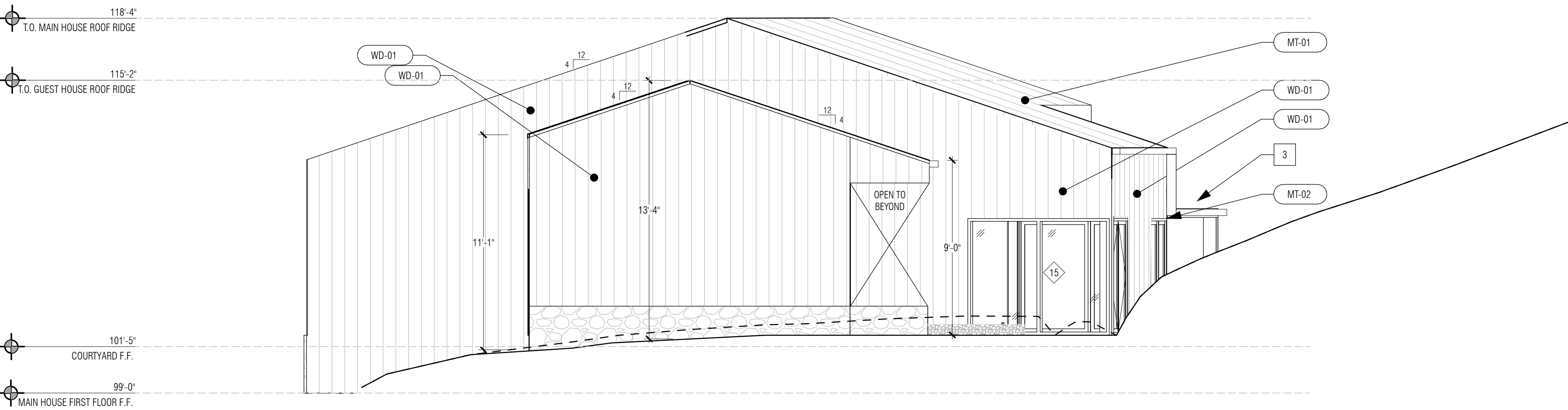
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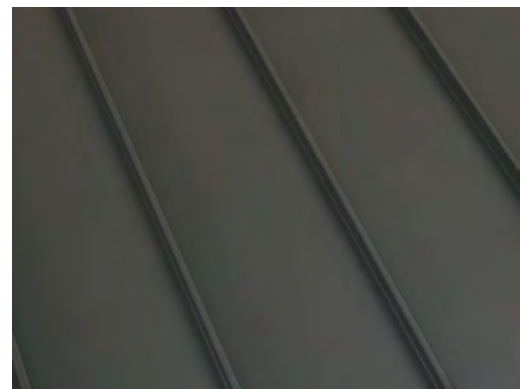
A2.1



PROPOSED NORTH ELEVATION 2



PROPOSED WEST ELEVATION 1



MT-01 CLASS A STANDING SEAM METAL ROOFING, DARK GREY



MT-02 BLACK ALUMINUM WINDOW FRAME AND DOOR TRIMS TEMPERED GLAZING



ST-01 STONE CLAD WOOD STUD FRAMED WALLS NON COMBUSTIBLE



WD-01 HEWN CLASS A VERTICAL CEDAR WALL SIDING, IGNITION RESISTANT ASTM E84 WALL ASSEMBLY

- | | |
|---|-----------------|
| 1 | EXISTING GRADE |
| 2 | PROPOSED GRADE |
| 3 | TRELLIS |
| 4 | OUTDOOR COUNTER |
| 5 | OUTDOOR FIREPIT |
| 6 | OUTDOOR SEATING |
| 7 | FILL |
| 8 | NOT USED |
| 9 | GUTTER |

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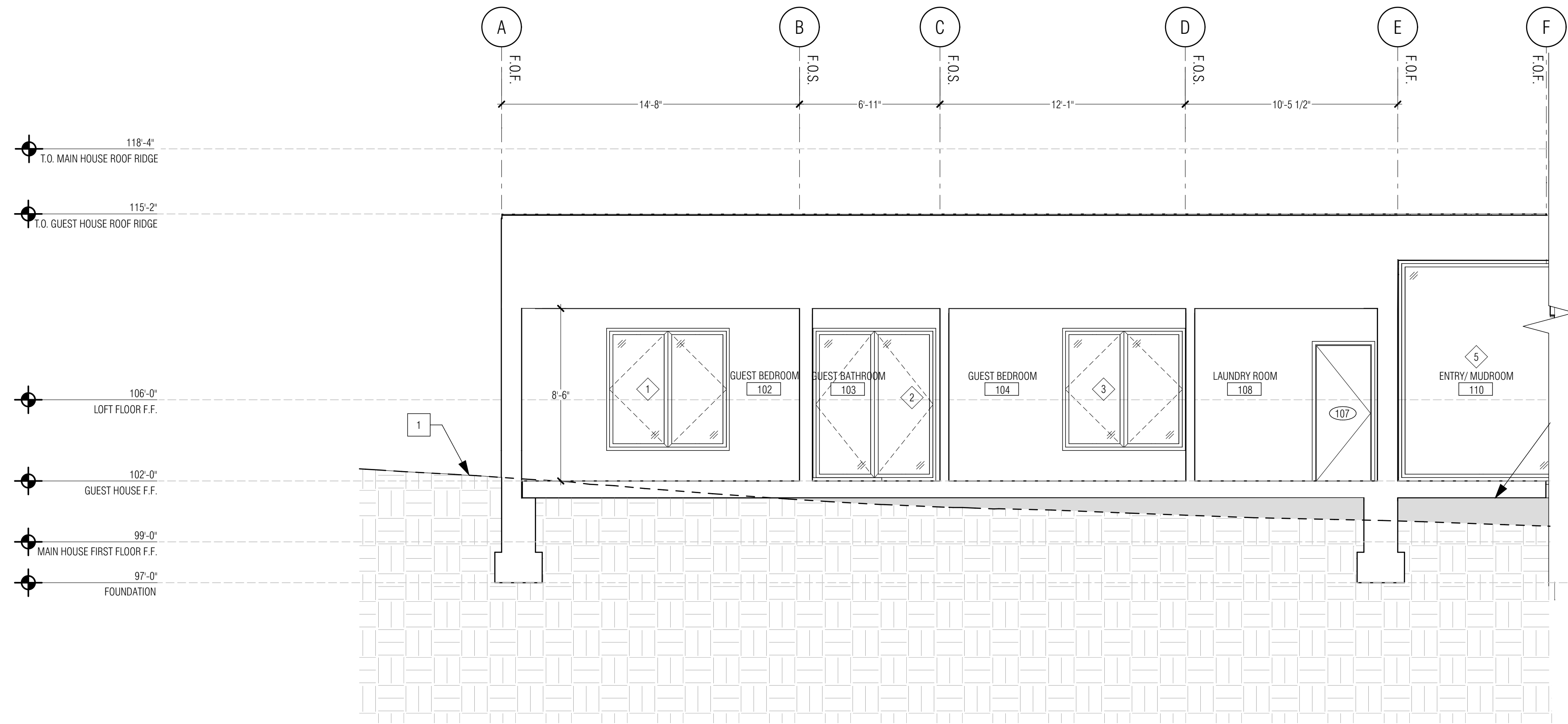
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DATE
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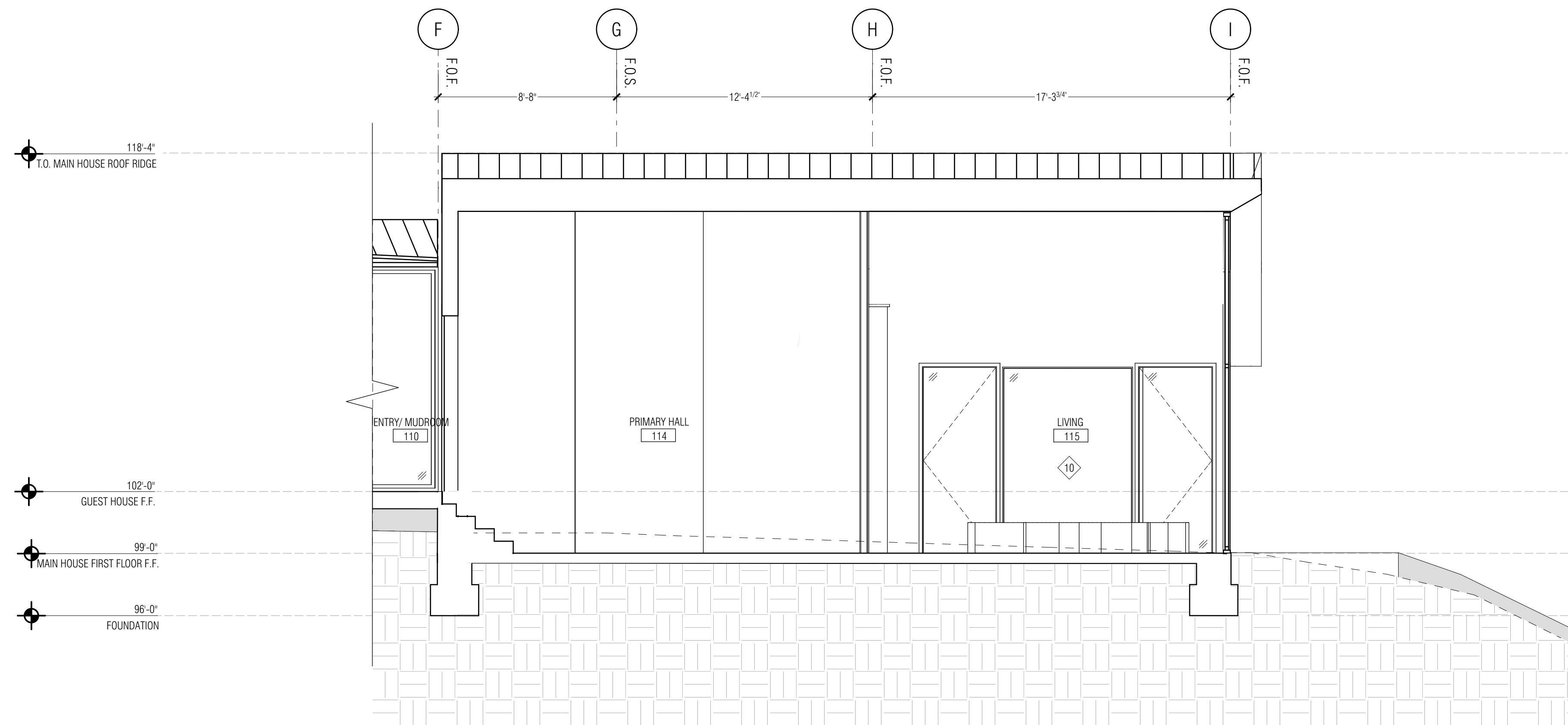
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PROPOSED SECTIONS	
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PROPOSED SECTION 2



PROPOSED SECTION 1

- 1 EXISTING GRADE
- 2 PROPOSED GRADE
- 3 TRELLIS
- 4 OUTDOOR COUNTER
- 5 OUTDOOR FIREPIT
- 6 OUTDOOR SEATING
- 7 FILL
- 8 NOT USED
- 9 GUTTER

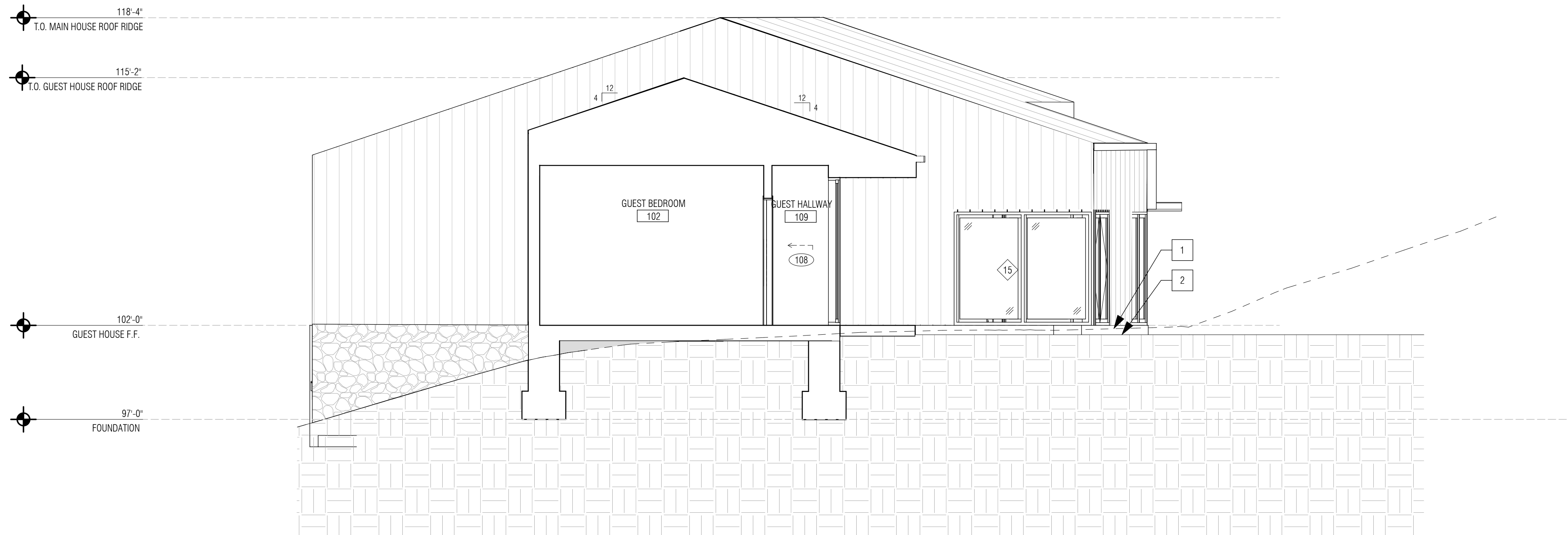
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EXTERIOR NOTES

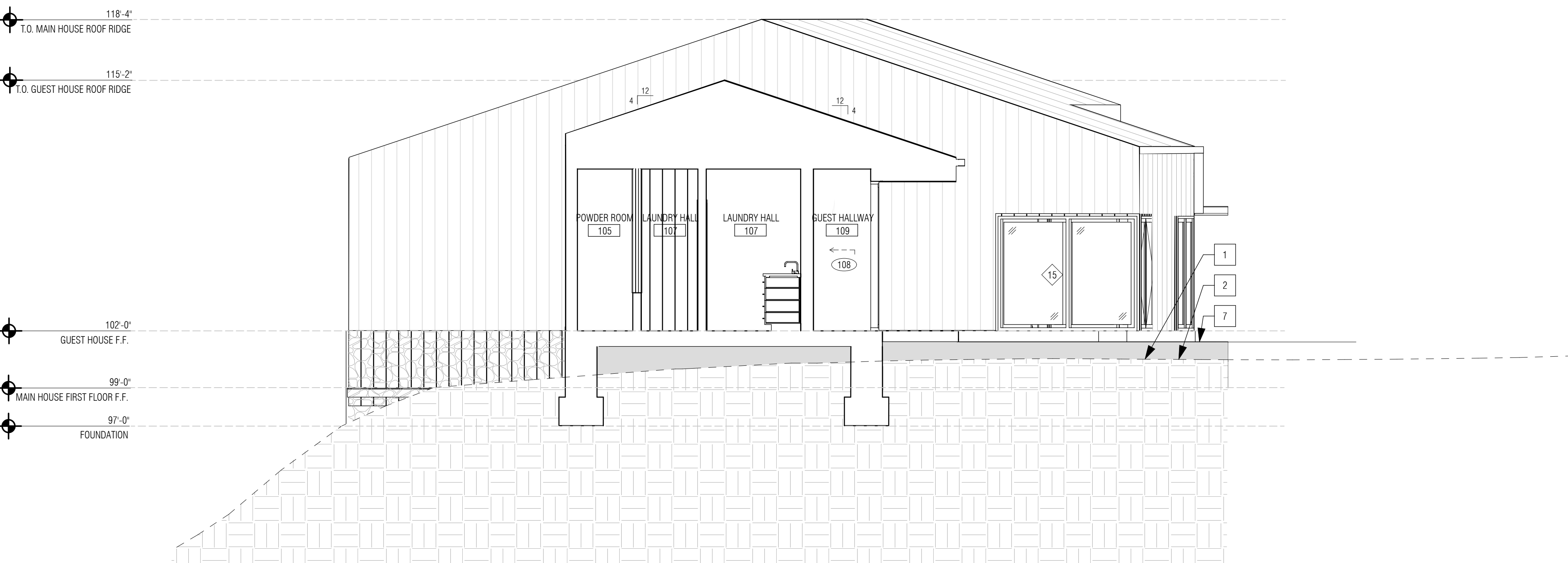


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PROPOSED SECTIONS	
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PROPOSED SECTION
0 2 4 8

2



PROPOSED SECTION
0 2 4 8

1

1	EXISTING GRADE
2	PROPOSED GRADE
3	TRELLIS
4	OUTDOOR COUNTER
5	OUTDOOR FIREPIT
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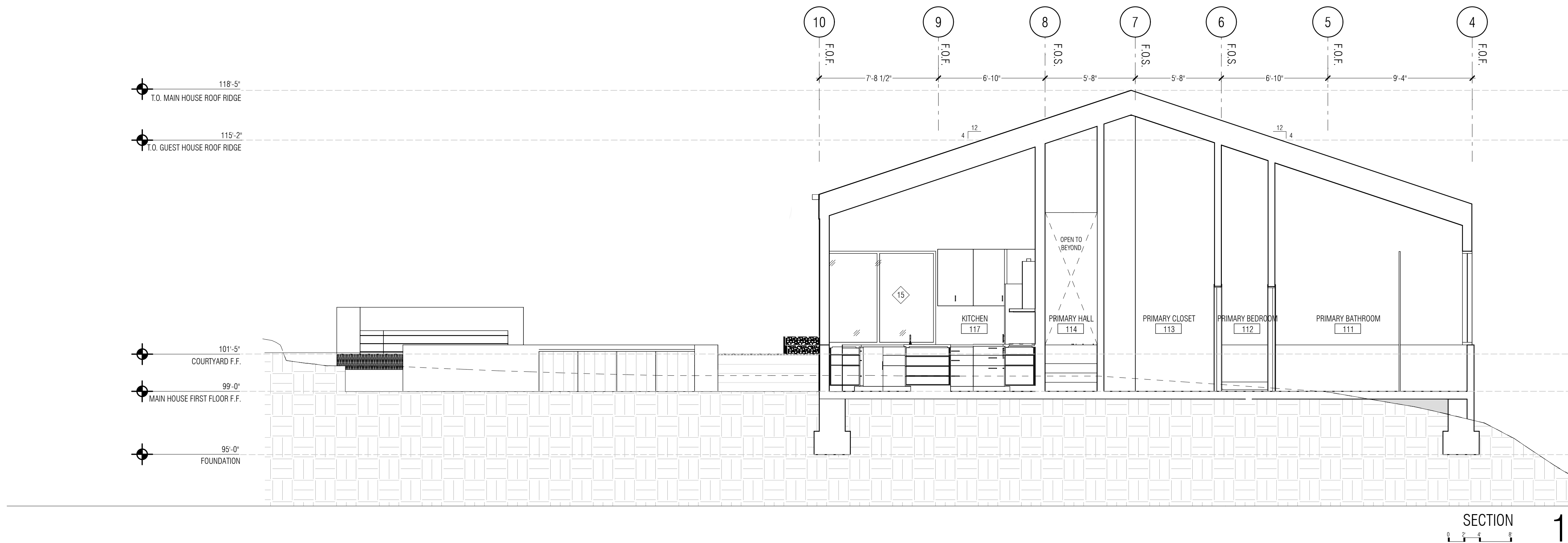
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1	EXISTING GRADE
2	PROPOSED GRADE
3	TRELLIS
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5	OUTDOOR FIREPIT
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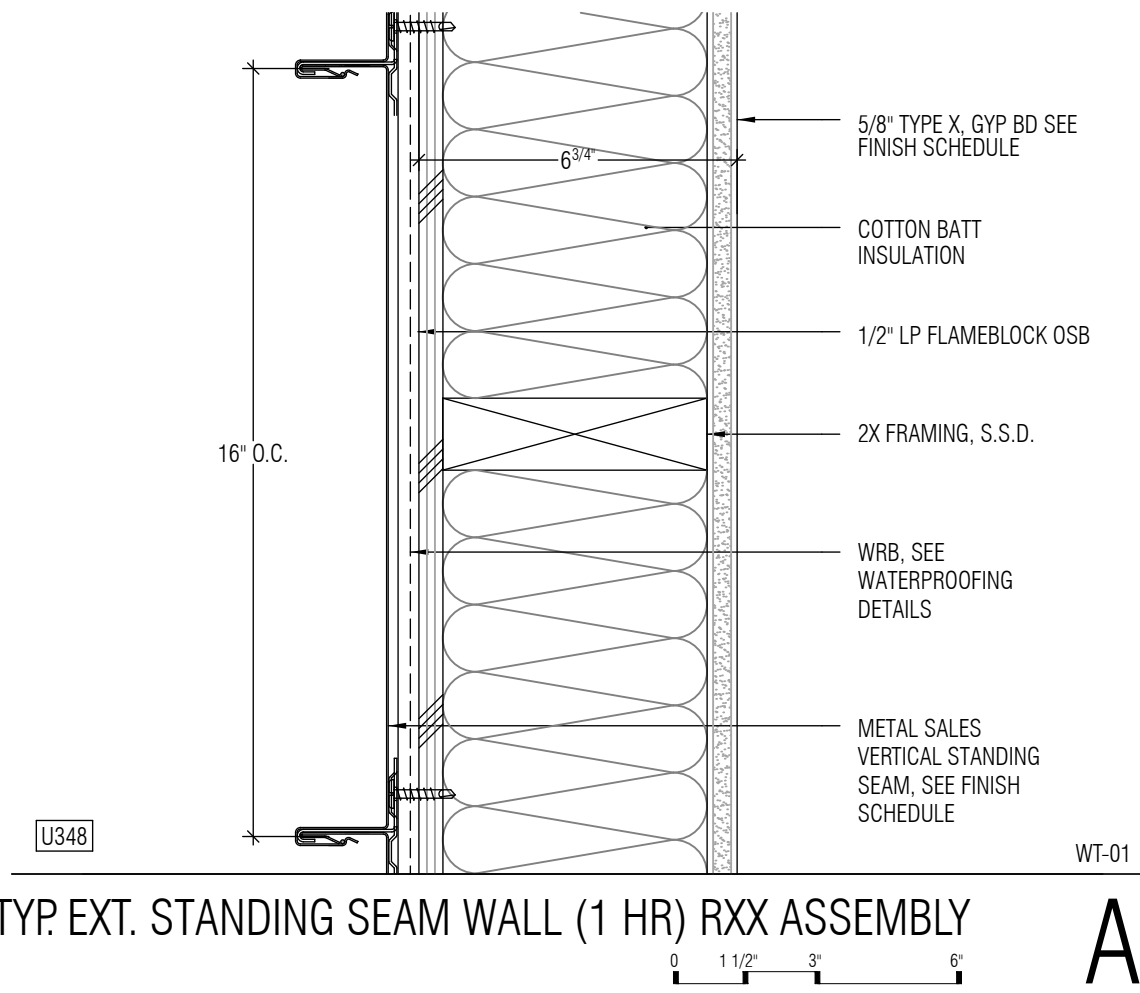
EXTERIOR NOTES



SECTION

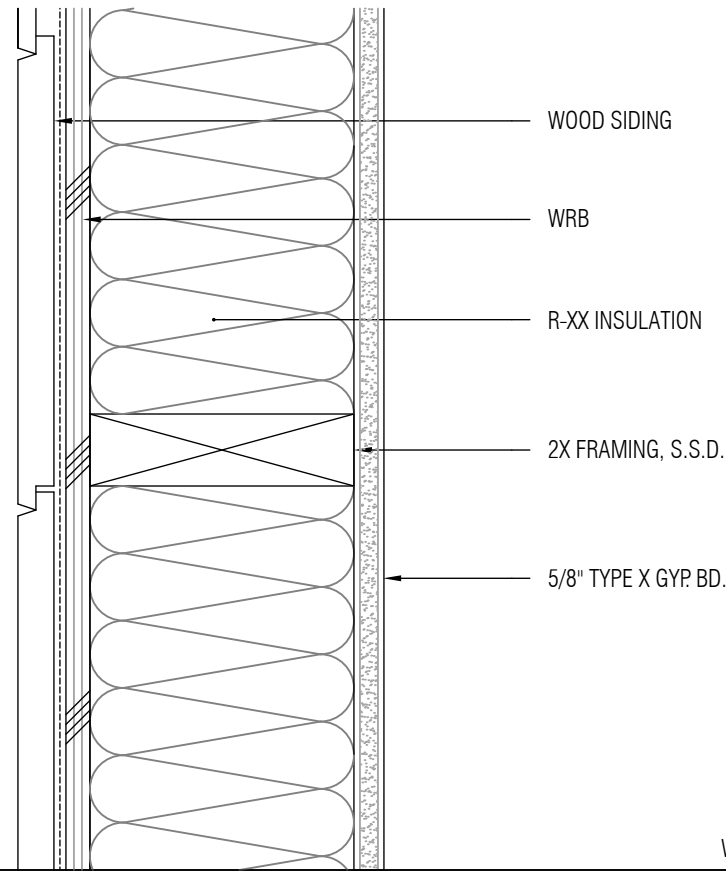
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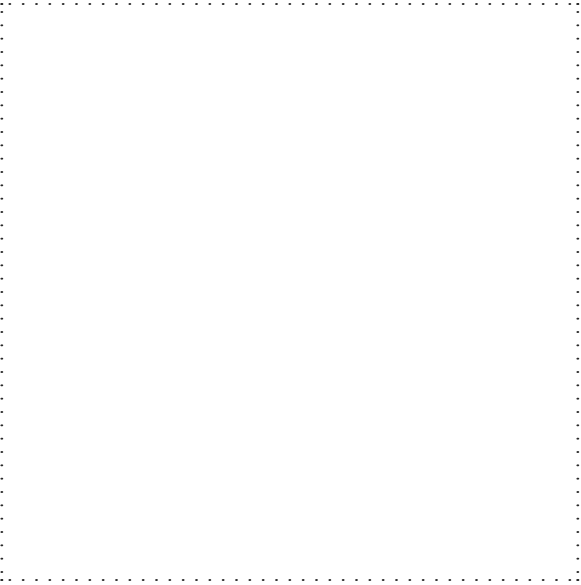
TYP. EXT. STANDING SEAM WALL (1 HR) RXX ASSEMBLY

A



TYP. EXT. SIDING WALL (1 HR) RXX ASSEMBLY

B



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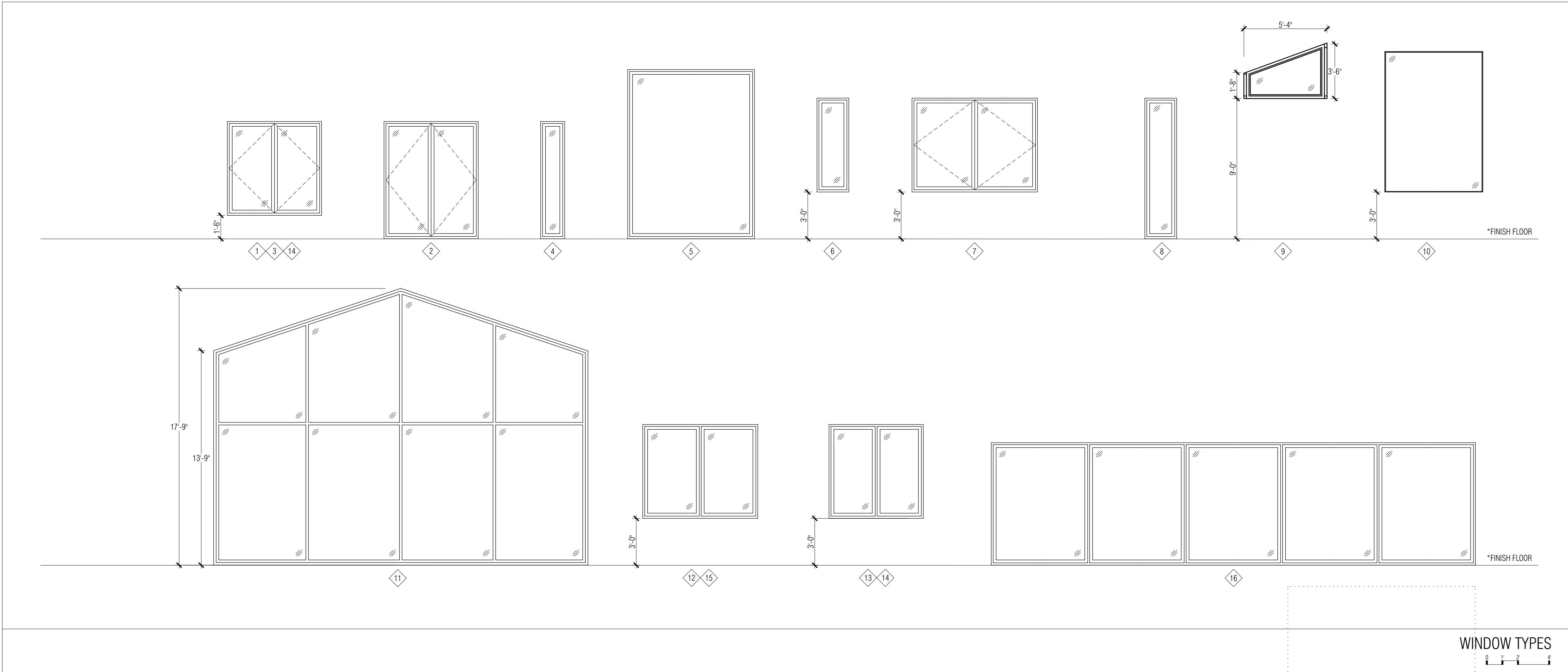
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WINDOW SCHEDULES	
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MARK	OPERATION	WINDOW		EXTERIOR		INTERIOR		GLAZING	DETAIL			REMARKS
		WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH		HEAD	JAMB	SILL	
1	CASEMENT	6'-0"	6'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
2	CASEMENT	6'-0"	7'-6"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
3	CASEMENT	6'-0"	6'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
4	FIXED	1'-6"	7'-6"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
5	FIXED	8'-1"	10'-10"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
6	CASEMENT	2'-0"	6'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
7	CASEMENT	8'-0"	6'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
8	FIXED	2'-0"	9'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
9	FIXED	5'-0"	3'-6"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
10	FIXED	6'-3"	9'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
11	FIXED	24'-0"	17'-9"	ALUMINUM	BLACK	TBD	WOOD	TBD				TEMPERED GLAZING
12	FIXED	7'-4"	6'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
13	FIXED	6'-0"	6'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
14	CASEMENT	6'-0"	6'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
15	FIXED	7'-4"	6'-0"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING
16	FIXED	31'-0"	7'-10"	ALUMINUM	BLACK	TBD	TBD	TBD				TEMPERED GLAZING

WINDOW SCHEDULE

DOOR NOTES

- AT PRIVATE AREAS THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT PER CBC 11 20A.2.4 EXCEPTION 3.
- DOOR THRESHOLDS SHALL COMPLY WITH CBC 11338.2.4.1.
- MAX FORCE REQUIRED TO OPERATE EXTERIOR DOORS SHALL NOT EXCEED 5 POUNDS.
- MAX FORCE REQUIRED TO OPERATE FIRE RATED DOORS SHALL MEET CODE REQUIREMENTS.
- ALL EXIT DOORS TO BE OPENABLE FROM INTERIOR WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- FIRE RATED ASSEMBLIES SHALL BE SELF-CLOSING AND PROVIDED WITH 1½ HOUR BALL BEARING OR ANTI-FRICTION HINGES/LATCHSET MIN.
- ALL RATED SMOKE AND FIRE RATED DOORS TO BE EQUIPPED WITH GASKETS AND CLOSERS.
- ALL FIRE RATED DOORS AND FRAME ASSEMBLIES SHALL BEAN AN APPROVED LABEL & NAME OF MFR AND IDENTIFICATION OF THE LISTING SERVICE.
- PROVIDE ACCESSIBLE SIGNAGE WHERE REQUIRED.
- FIELD VERIFY OPENINGS DIMENSIONS PRIOR TO FABRICATION.
- VERIFY ALL DOOR DIMS PER FIELD CONDITIONS, MFR AND IDENTIFICATION OF THE LISTING SERVICE.
- WHERE DOOR JAMB IS LOCATED AT INTERSECTION OF WALLS, DIM FROM F.O. WALL TO INSIDE OF F.O. DOOR JAMB SHALL BE 4" U.O.N.
- ALL ENTRY DOORS TO BE EQUIPPED WITH FIXED COMPRESSION TYPE BOTTOM GASKET INSTALLED IN CONJUNCTION WITH THRESHOLD.
- DOOR LEVERS AND LOCKSETS TO BE MOUNTED ALONG THEIR CENTER AT 3'-6" A.F.F. U.O.N.
- COORDINATE KEYING AND MASTER KEYING SYSTEM.
- ALL DOORS TO RECEIVE LEVER HARDWARE U.O.N.

WINDOW NOTES

- TOP OF WINDOW IS MEASURED FROM FINISH FLOOR. EMERGENCY ESCAPE- PER CBC310.4.
- EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE DOOR OR WINDOW.
 - PROVIDE MIN. NET CLEAR OPENING OF 5.7 S.F. MINIMUM DIMENSION TO BE 20" WIDE X 24" HIGH.
 - SILL HEIGHT SHALL NOT BE MORE THAN 44".
 - WHERE WINDOWS ARE REPLACED IN KIND, EGRESS REQUIREMENTS DO NOT APPLY EXEMPT FOR EMERGENCY ESCAPE AND RESCUE CBC1029.1
 - NEW WINDOWS IN NEW OR ALTERED OPENINGS SHALL COMPLY WITH EMERGENCY ESCAPE REQUIREMENTS.
 - FIELD VERIFY OPENING DIMS PRIOR TO FABRICATION, ESPECIALLY VERTICAL DIMS.
 - ALL GLAZING TO BE CLEAR U.O.N.
 - PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS, U.N.O.
 - ALL OPERABLE WINDOWS / DOORS SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY MECHANICAL EXHAUST OUTLETS. CONTRACTOR SHALL COMPLY WITH CBC 1203.3.
 - ALL WINDOWS UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS AND IN ACCORDANCE WITH ALL CODES AND REGULATIONS.

SAFETY GLAZING NOTES

- FOR PROJECTS LOCATED IN WUI ZONES, ALL WINDOWS NEED TO HAVE TEMPERED GLASS.
- GLAZING IN ALL DOORS SHALL BE TEMPERED.
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WITHIN 24" OF THE ARC OF THE DOOR SHALL BE TEMPERED AS REQUIRED BY CBC 2406.4.6.
- GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
- EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

DOOR & WINDOW NOTES

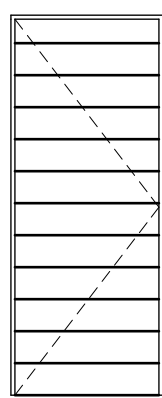


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DOOR SCHEDULES	
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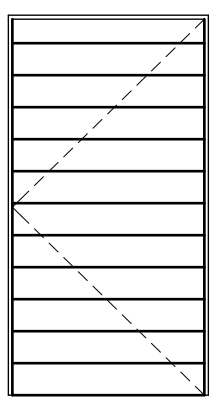
DOOR #	FROM	TO	DOOR SIZE			DOOR		FRAME MATERIAL	FIRE RATING	HAND	USE TYPE	HRDWR GROUP	FRAME DETAILS			REMARKS
			W	H	D	TYPE	MATERIAL						HEAD	JAMB	SILL	
101	UTILITY ROOM	UTILITY ROOM	3'-0"	7'-10"	1 3/4"	A	WOOD S.C.	-	-	LHR	SWING	-				TEMPERED GLAZING
102	<Undefined>	GUEST BEDROOM	2'-8"	6'-8"	1 3/4"	E	-	-	-	-	SWING	-				
103	HALLWAY	HALLWAY	2'-8"	6'-8"	1 3/4"	E	-	-	-	-	SWING	-				
104	GUEST HALLWAY	GUEST HALLWAY	2'-8"	6'-8"	1 3/4"	E	-	-	-	-	SWING	-				
105	LAUNDRY HALL	LAUNDRY HALL	2'-8"	6'-8"	1 3/4"	F	-	-	-	-	POCKET DOOR	-				
106	CLOSET	CLOSET	2'-0"	6'-8"	1 3/4"	G	-	-	-	-	FRENCH DOOR	-				
107	LAUNDRY ROOM	LAUNDRY ROOM	2'-8"	6'-8"	1 3/4"	E	-	-	-	-	SWING	-				
108	HALLWAY	HALLWAY	3'-0"	8'-6"	1 3/4"	F	-	-	-	-	POCKET DOOR	-				
109	<Undefined>		4'-0"	7'-10"	1 3/4"	B	-	-	-	RHR	SWING	-				TEMPERED GLAZING
110	<Undefined>		3'-0"	8'-6"	1 3/4"	F	-	-	-	-	POCKET DOOR	-				
111	PRIMARY BATHROOM	PRIMARY BATHROOM	2'-8"	6'-8"	1 3/4"	E	-	-	-	-	SWING	-				
112	PRIMARY CLOSET	PRIMARY CLOSET	2'-8"	6'-8"	1 3/4"	E	-	-	-	-	SWING	-				
113	PRIMARY BEDROOM	PRIMARY BEDROOM	3'-0"	9'-0"	1 3/4"	C	-	-	-	RHR	SWING	-				TEMPERED GLAZING
114	LIVING	LIVING	3'-6"	9'-0"	1 3/4"	C	-	-	-	RHR	SWING	-				TEMPERED GLAZING
115	LIVING	LIVING	3'-6"	9'-0"	1 3/4"	C	-	-	-	LHR	SWING	-				TEMPERED GLAZING
116	<Undefined>		16'-6"	9'-0"	1 3/4"	D	-	-	-	-	MULTIFOLD	-				TEMPERED GLAZING

DOOR SCHEDULE

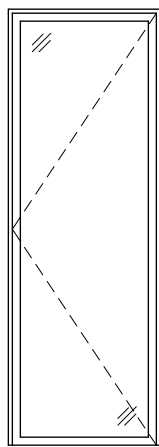
*ALL EXTERIOR GLAZED DOORS TO HAVE ONE PANE OF TEMPERED GLASS



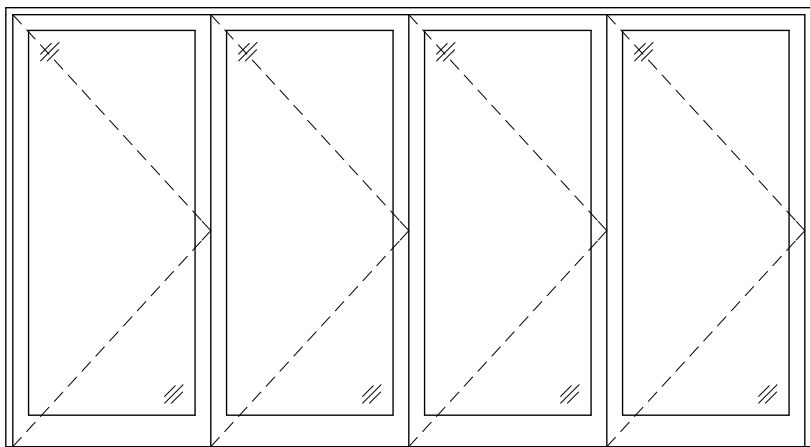
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SWING



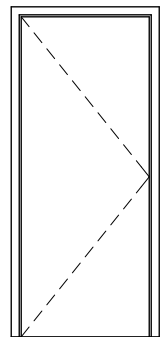
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SWING



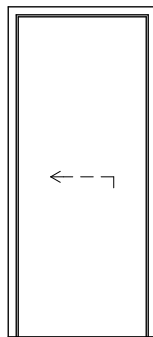
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SWING



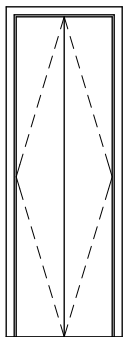
D
MULTIFOLD



E
SWING

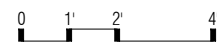


F
POCKET DOOR



G
FRENCH DOOR

DOOR ELEVATIONS



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- MAX FORCE REQUIRED TO OPERATE FIRE RATED DOORS SHALL MEET CODE REQUIREMENTS.
- ALL EXIT DOORS TO BE OPENABLE FROM INTERIOR WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- FIRE RATED ASSEMBLIES SHALL BE SELF-CLOSING AND PROVIDED WITH 1½ HOUR BALL BEARING OR ANTI-FRICTION HINGES/LATCHSET MIN.
- ALL RATED SMOKE AND FIRE RATED DOORS TO BE EQUIPPED WITH GASKETS AND CLOSERS.
- ALL FIRE RATED DOORS AND FRAME ASSEMBLIES SHALL BEAN AN APPROVED LABEL & NAME OF MFR AND IDENTIFICATION OF THE LISTING SERVICE.
- PROVIDE ACCESSIBLE SIGNAGE WHERE REQUIRED.
- FIELD VERIFY OPENINGS DIMENSIONS PRIOR TO FABRICATION.
- VERIFY ALL DOOR DIMS PER FIELD CONDITIONS, MFR AND IDENTIFICATION OF THE LISTING SERVICE.
- WHERE DOOR JAMB IS LOCATED AT INTERSECTION OF WALLS, DIM FROM F.O. WALL TO INSIDE OF F.O. DOOR JAMB SHALL BE 4" U.O.N.
- ALL ENTRY DOORS TO BE EQUIPPED WITH FIXED COMPRESSION TYPE BOTTOM GASKET INSTALLED IN CONJUNCTION WITH THRESHOLD.
- DOOR LEVERS AND LOCKSETS TO BE MOUNTED ALONG THEIR CENTER AT 3'-6" A.F.F. U.O.N.
- COORDINATE KEYING AND MASTER KEYING SYSTEM.
- ALL DOORS TO RECEIVE LEVER HARDWARE U.O.N.

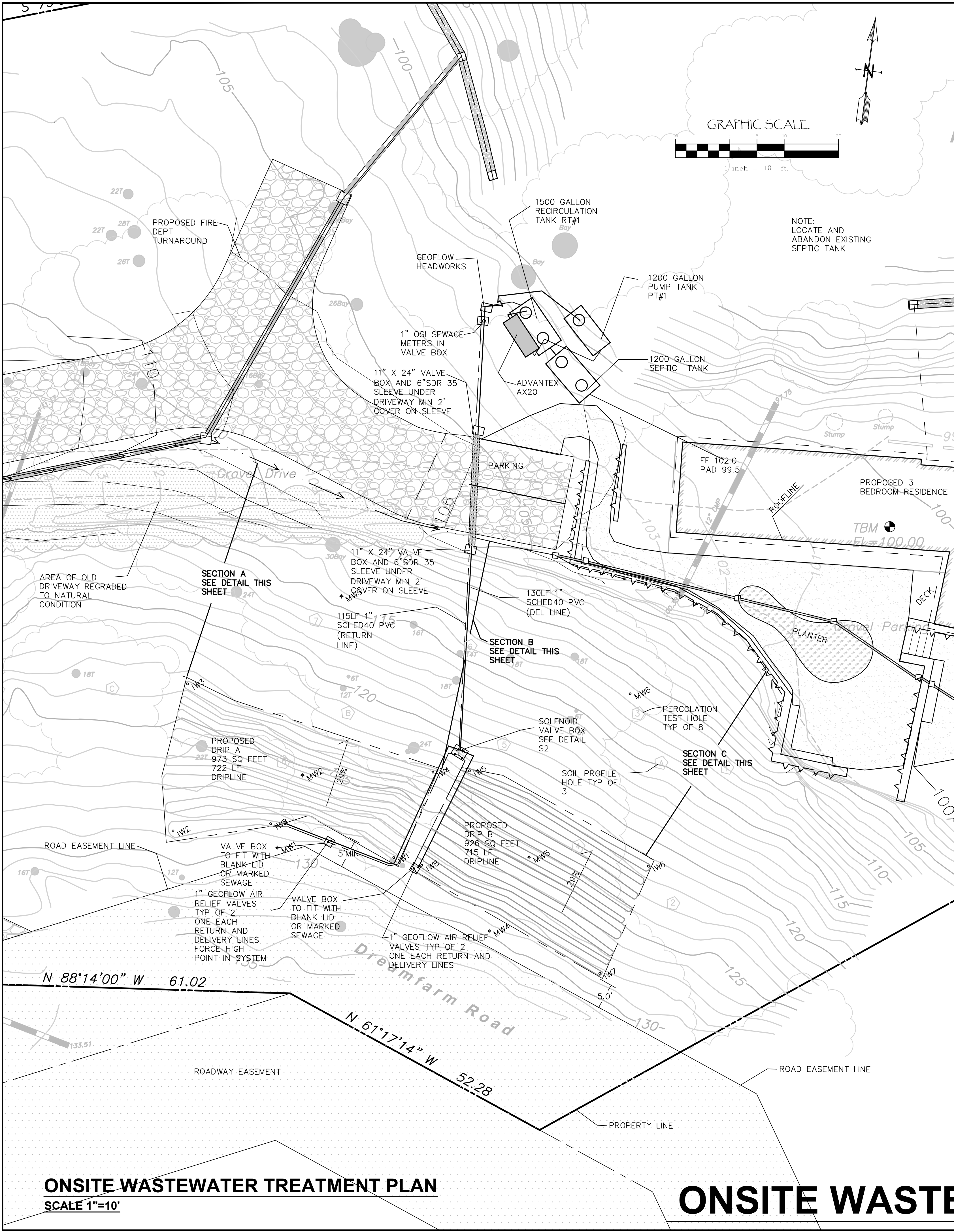
WINDOW NOTES

- TOP OF WINDOW IS MEASURED FROM FINISH FLOOR. EMERGENCY ESCAPE- PER CBC310.4.
- EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE DOOR OR WINDOW.
- PROVIDE MIN. NET CLEAR OPENING OF 5.7 S.F. MINIMUM DIMENSION TO BE 20" WIDE X 24" HIGH.
 - SILL HEIGHT SHALL NOT BE MORE THAN 44".
 - WHERE WINDOWS ARE REPLACED IN KIND, EGRESS REQUIREMENTS DO NOT APPLY. EXEMPT FOR EMERGENCY ESCAPE AND RESCUE CBC1029.1
 - NEW WINDOWS IN NEW OR ALTERED OPENINGS SHALL COMPLY WITH EMERGENCY ESCAPE REQUIREMENTS. FIELD VERIFY OPENING DIMS PRIOR TO FABRICATION, ESPECIALLY VERTICAL DIMS.
 - ALL GLAZING TO BE CLEAR U.N.O.
 - PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS, U.N.O.
 - ALL OPERABLE WINDOWS / DOORS SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY MECHANICAL EXHAUST OUTLETS. CONTRACTOR SHALL COMPLY WITH CBC 1203.3.
 - ALL WINDOWS UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS AND IN ACCORDANCE WITH ALL CODES AND REGULATIONS.

SAFETY GLAZING NOTES

- FOR PROJECTS LOCATED IN WUI ZONES, ALL WINDOWS NEED TO HAVE TEMPERED GLASS.
- GLAZING IN ALL DOORS SHALL BE TEMPERED.
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WITHIN 24" OF THE ARC OF THE DOOR SHALL BE TEMPERED AS REQUIRED BY CBC 2406.4.6.
- GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
- EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

DOOR & WINDOW NOTES



NOTE: LOCATION OF EXISTING UTILITIES IS UNKNOWN AND MUST BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION. ENGINEER ASSUMES NO RESPONSIBILITY IN LOCATING EXISTING UTILITIES

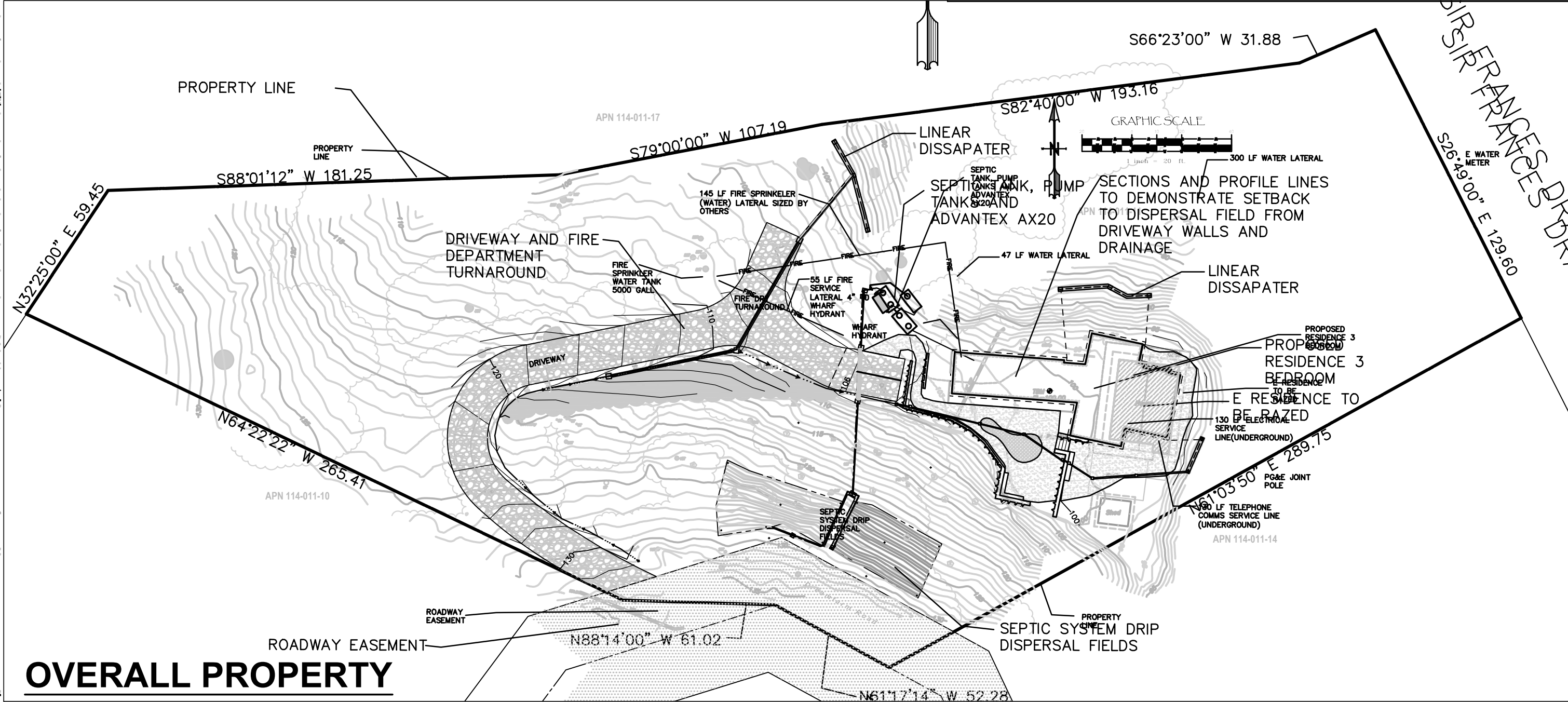
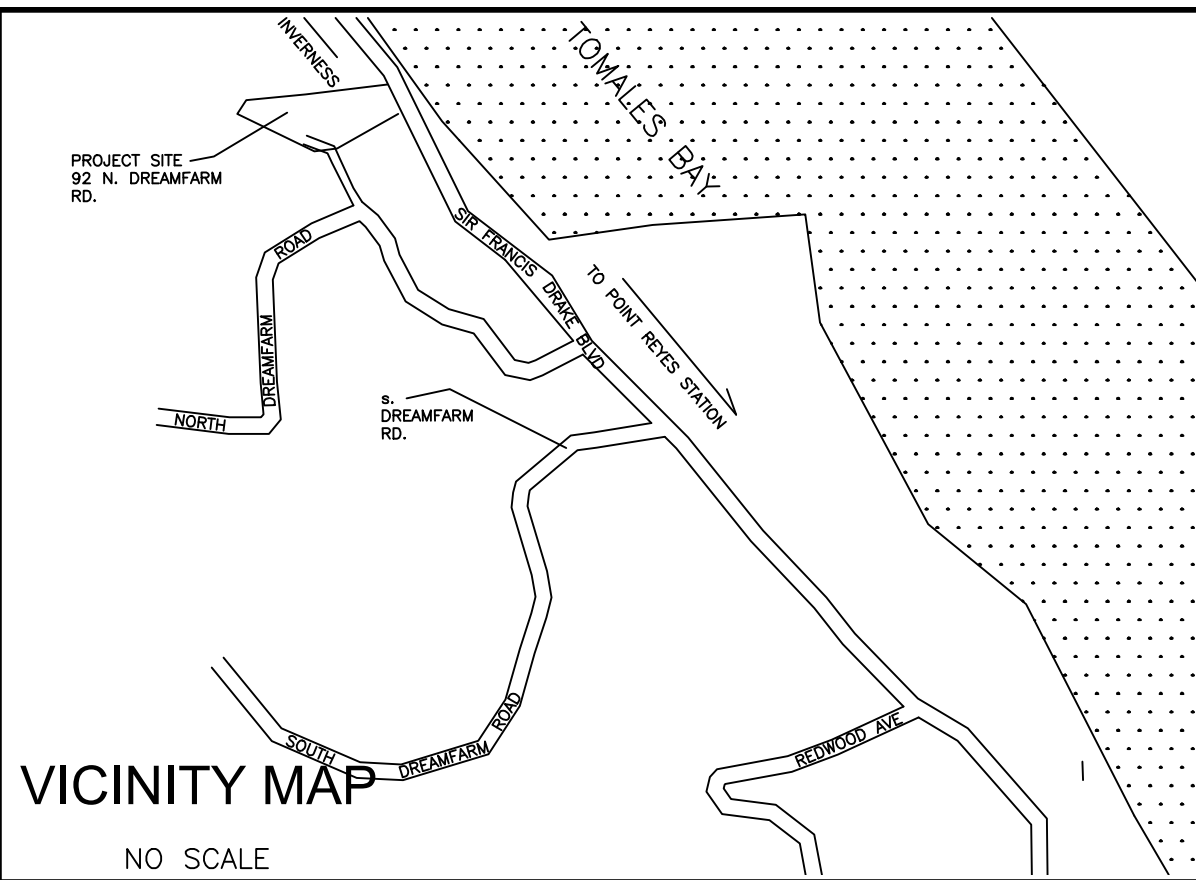
NOTE: REROUTE ANY WATERLINE WITHIN TEN FEET OF SEPTIC SYSTEM IF CROSSING OF WATER AND SEWER LINES MUST BE MADE THEN SLEEVE BOTH WATER AND SEWER WITHIN TEN FEET EACH OF EACH OTHER WITH SCH 80 PVC

NOTE: INSTALLING CONTRACTOR TO BE CERTIFIED INSTALLER OF ADVANTEX UNITS. CERTIFICATION AVAILABLE THROUGH ORENCO SYSTEMS 1-800-348-9843

NOTE: THIS SYSTEM IS DESIGNED TO DOSE THE FIELDS (A AND B) SEPARATELY AND IN SEQUENCE WITH THE ABILITY TO TAKE ANY OF THE FIELDS OUT OF SERVICE THROUGH THE CONTROL PANEL.

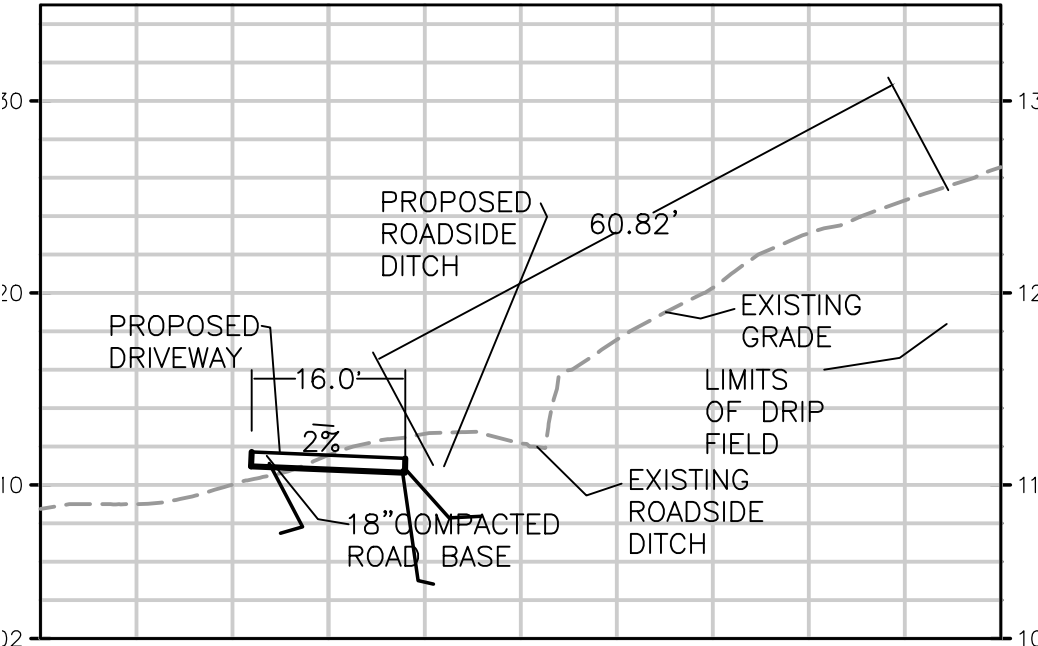
NOTE: DRAIN ALL SURFACES AND ROOF DRAINS AWAY FROM THE DRAINFIELD.

NOTE: PROVIDE 220 VOLT SINGLE PHASE POWER SOURCE. ELECTRICIAN TO PROVIDE A MINIMUM OF 40 AMPS TO THE CONTROL PANEL

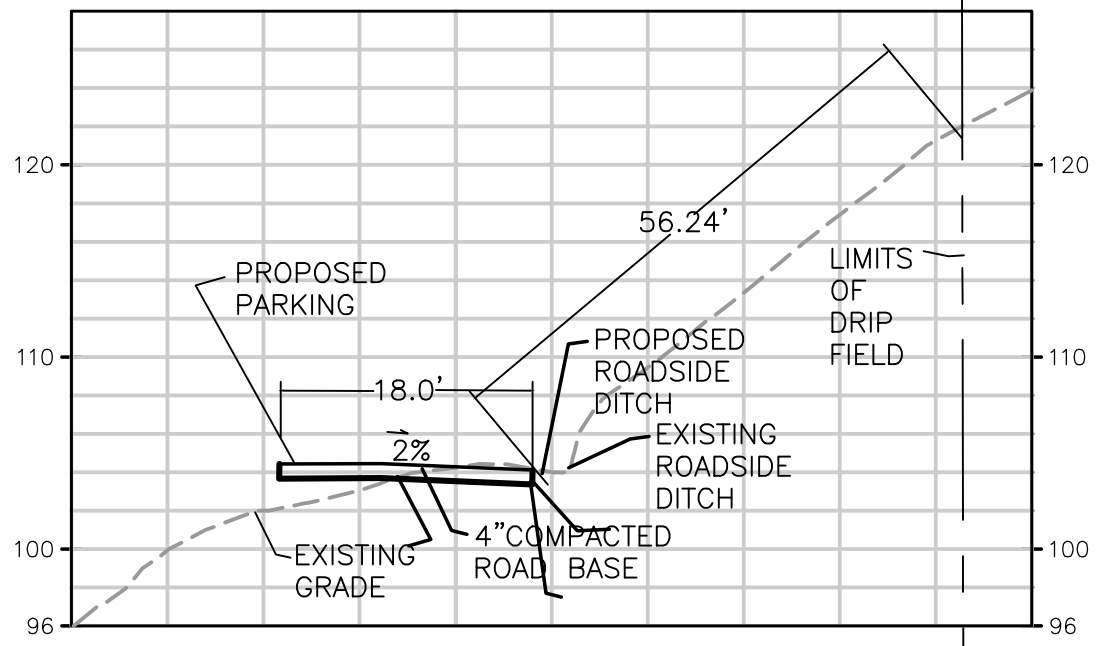


OVERALL PROPERTY

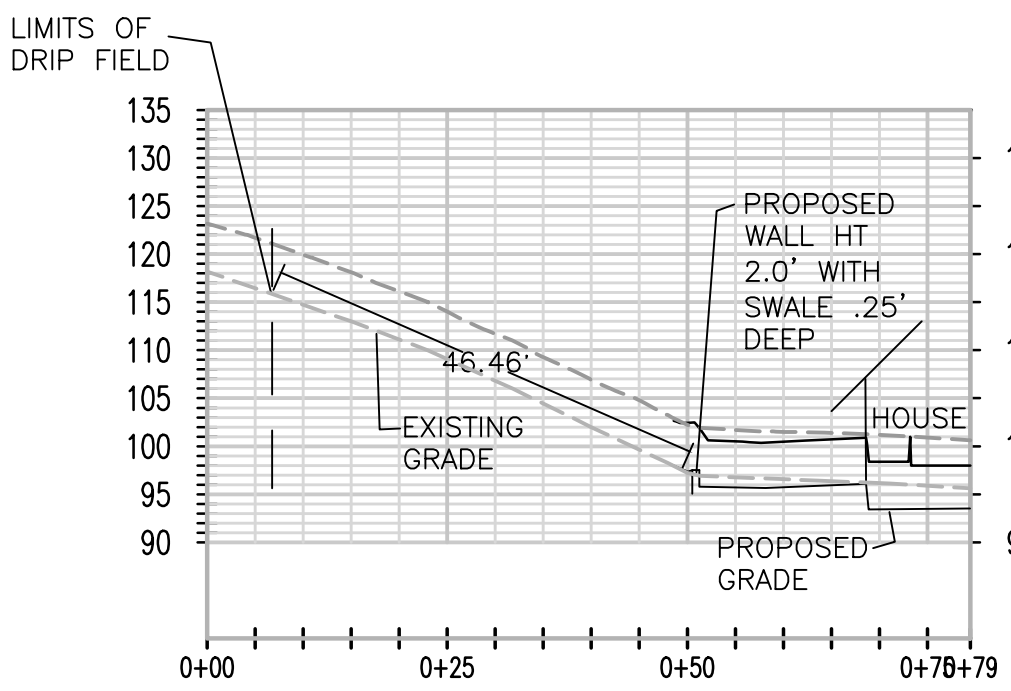
SCALE 1"=40'



SECTION A



SECTION B



SECTION C

SECTIONS SHOWING DITCH SETBACK

SCALE 1"=20'

ONSITE WASTEWATER TREATMENT PLAN

SCALE 1"=10'

ONSITE WASTEWATER TREATMENT SYSTEM LAYOUT

Revisions:

PREPARED FOR:
EDWIN B METCALF
795 SUTTER STREET #303
SAN FRANCISCO CA 94103

IMPROVEMENT PLANS
92 NORTH DREAMFARM ROAD
INVERNESS CA
APN 114-011-11

AYS Engineering Group, Inc
PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

Job No.
2022-037

Date
1-08-24

Drawn By:
TKP

Checked By:
TKP

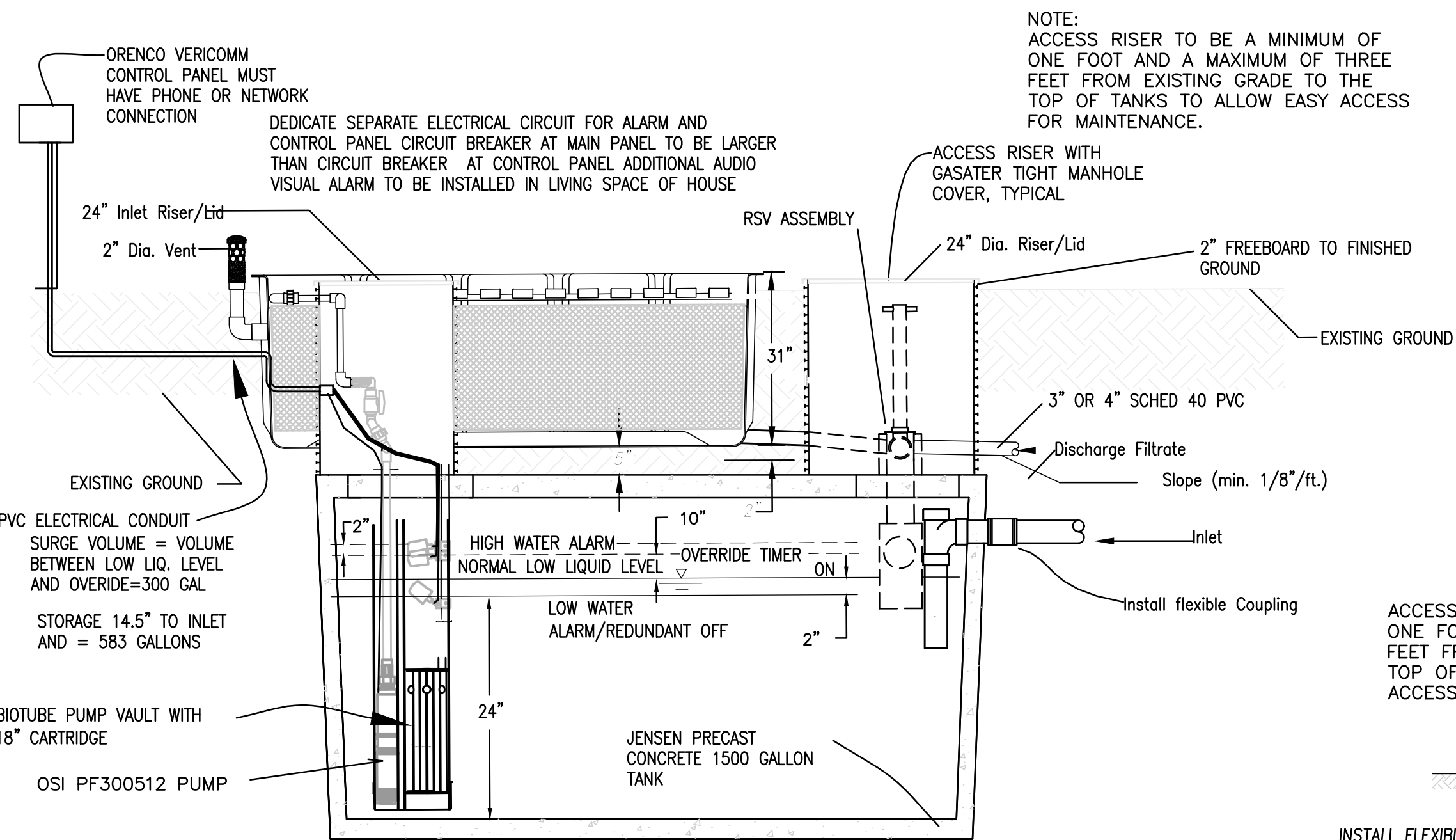
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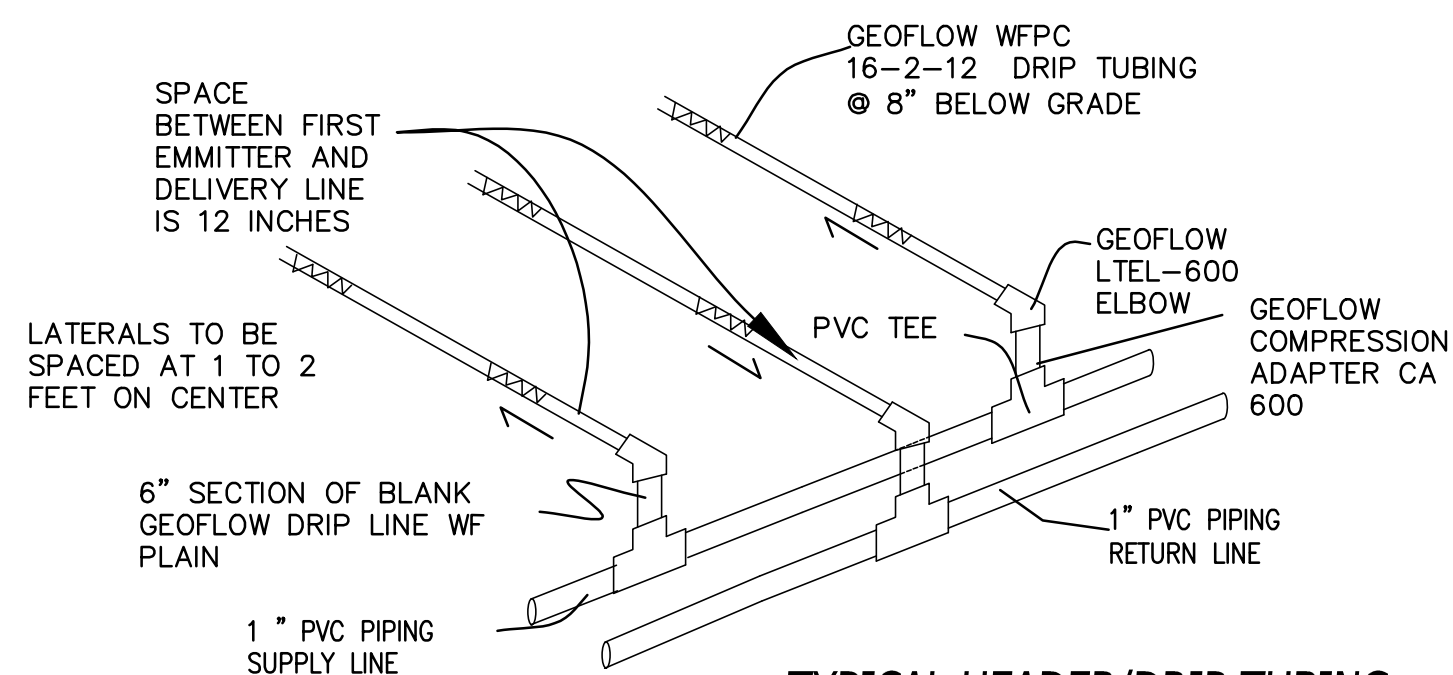
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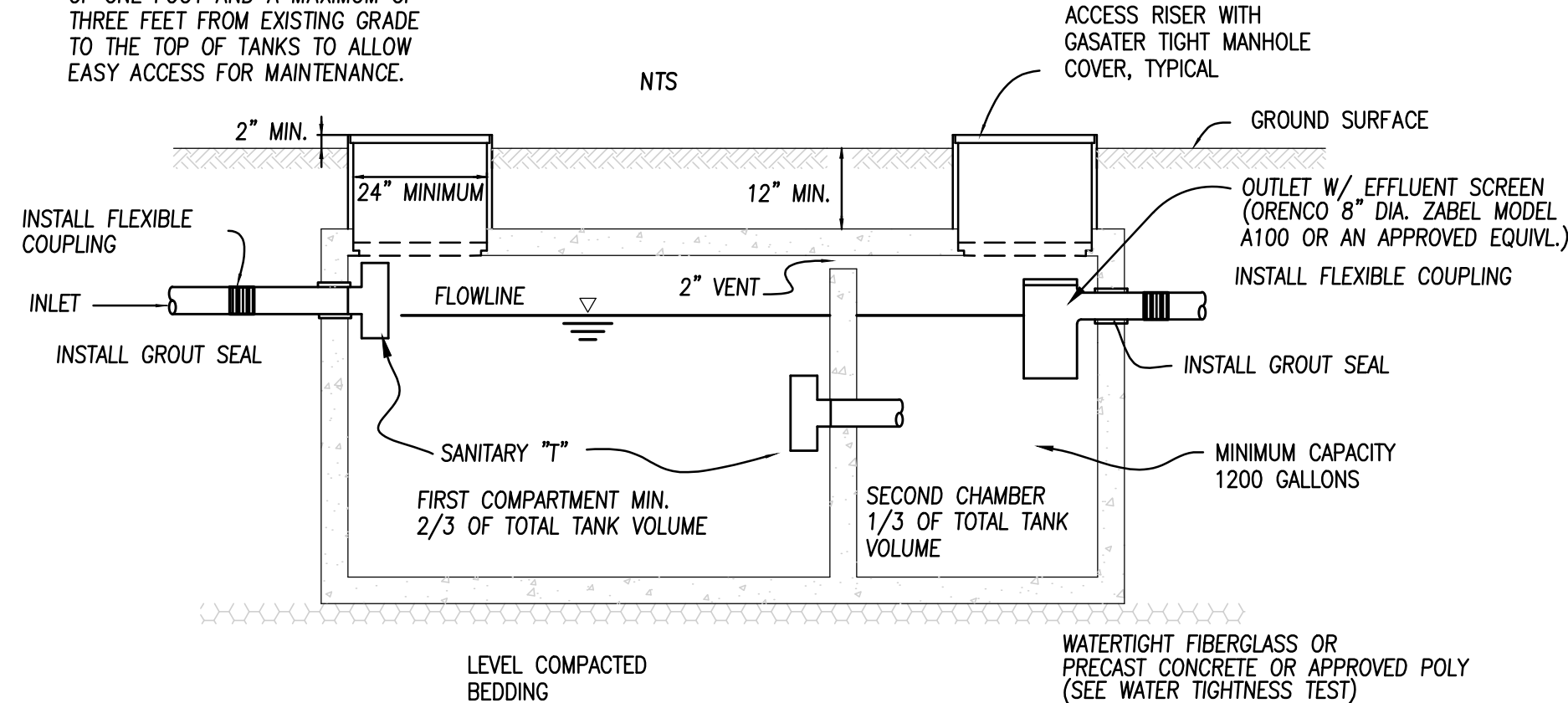
P:\2022-Jobs\2022-037-92 N. Dream Farm-Metcalfe.dwg, 2/10/2025 4:10:06 PM, DWG To PDF.pc3, 1:1



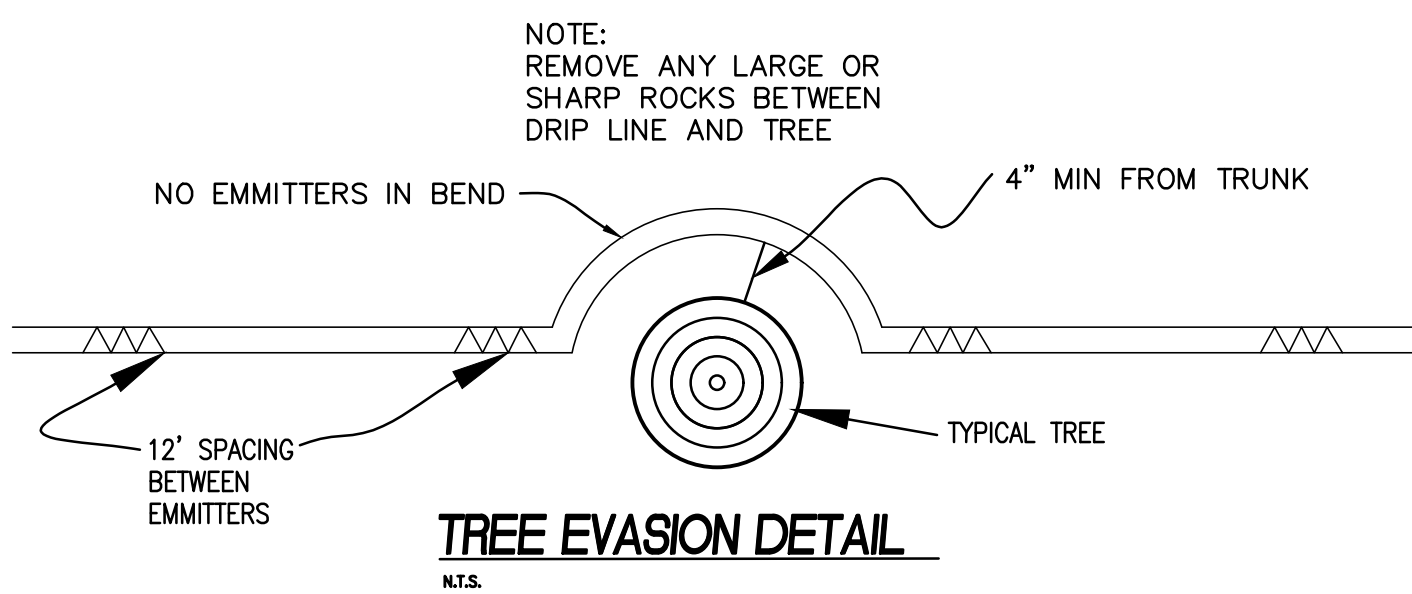
1500 GALLON RECIRC/ADVANTEX AX20 TANK DETAIL



TYPICAL HEADER/DRIP TUBING CONNECTION DETAIL



1200 GALLON SEPTIC TANK DETAIL



TREE EVASION DETAIL

NOTE:
ACCESS RISER TO BE A MINIMUM OF ONE FOOT AND A MAXIMUM OF THREE FEET FROM EXISTING GRADE TO THE TOP OF TANKS TO ALLOW EASY ACCESS FOR MAINTENANCE.

RT#1 TO ADVANTEX
TOTAL DYNAMIC HEAD = 28 FT
GALLONS PER MINUTE (GPM) = 32 GPM
DOSE = 13 GALLONS
RECOMMENDED PUMP TYPE: OSIPF300512
230 VOLTS, 6.6 AMPS
RECOMMENDED CONTROL PANEL:
USE ORENCO VERICOMM CONTROL PANEL
REQUIREMENTS THIS PAGE.
PUMP CYCLE
24 SEC ON AND 30 MIN OFF
HLOVERRIDE 24 SEC ON AND 10 MIN OFF

ACCESS RISER TO BE A MINIMUM OF ONE FOOT AND A MAXIMUM OF THREE FEET FROM EXISTING GRADE TO THE TOP OF TANKS TO ALLOW EASY ACCESS FOR MAINTENANCE.

PS#1 TO DRIP FIELDS
TOTAL DYNAMIC HEAD = 104 FT
GALLONS PER MINUTE (GPM) = 6.4 GPM
DOSE = 56 GALLONS
RECOMMENDED PUMP TYPE: STA-RITE 10DOM07221 (230 VOLTS, 6.5 AMPS)
RECOMMENDED CONTROL PANEL:
USE ORENCO VERICOMM CONTROL PANEL
REQUIREMENTS THIS PAGE.
PUMP CYCLE
9 MIN ON AND 81 MIN OFF
HLOVERRIDE 9 MIN ON AND 30 MIN OFF

TANK WATERTIGHTNESS TEST

1. CAP OR TEST PLUG ALL INLETS AND OUTLETS TO TANK.
2. FILL TANK WITH WATER TWO INCHES INTO THE RISER AND MARK WATER LEVEL. SCHEDULE WITH ENGINEER AND NECM 24 HOURS BEFORE FILLING TANK.
3. IF AFTER 24 HOURS WATER LEVEL DROPS, TANK MUST BE MADE WATERTIGHT BY APPLYING WATERPROOF SEALER (NOT BITUMINOUS PRODUCT) THOROPUS, THOROSEAL OR OTHER PORTLAND CONCRETE CEMENT PRODUCT.

ACCESS RISER WITH GASATER TIGHT MANHOLE COVER, TYPICAL

GROUND SURFACE

OUTLET W/ EFFLUENT SCREEN (ORENCO 8" DIA. ZABEL MODEL A100 OR AN APPROVED EQUIV.)

INSTALL FLEXIBLE COUPLING

INSTALL GROUT SEAL

SANITARY "T"

FIRST COMPARTMENT MIN. 2/3 OF TOTAL TANK VOLUME

SECOND CHAMBER 1/3 OF TOTAL TANK VOLUME

MINIMUM CAPACITY 1200 GALLONS

WATERTIGHT FIBERGLASS OR PRECAST CONCRETE OR APPROVED POLY (SEE WATER TIGHTNESS TEST)

LEVEL COMPACTED BEDDING

2" MIN.

24" MINIMUM

12" MIN.

2" VENT

2" DIA. VENT

2" FREEBOARD TO FINISHED GROUND

EXISTING GROUND

24" INLET RISER/LID

2" DIA. VENT

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