project directory

OWNER	**gary and catherine miller** 755 sunshine road los altos. ca 94024	SURVEY	**MBS land surveys** 3559 south higuera street san luis obispo. ca 93401 contact: mike stanton. 805 594 1960
ARCHITECT RESIDENCES	**bracket architecture office** po box 1810 san luis obispo. ca 93406 contact: bryan ridley. 805 704 0535	GEOTECH + PERC	**geosolutions, inc.** 220 high street san luis obispo. ca 93401 contact: kraig crozier. 805 543 8539
ARCHITECT BARN	**reiss design studio** 3055 duncan lane san luis obispo. ca 93401 contact: shana reiss. 805 706 0645	CIVIL	**above grade engineering** 245 higuera street san luis obispo. ca 93401 contact: 805 540 5115

project data

DESCRIPTION	construction of a new 5,395sf primary residence [19' max ht abv ANG] w/ 1,261sf attached garage w/2,098 covered outdoor areas - 1,145 sf accessory dwelling [15' max ht abv ANG] w/ 1,461 covered patio - 4,510sf barn [34' max ht abv ANG] w/ 1,030sf covered stalls, and associated site improvements including driveways and septic systems. Area of disturbance is 4.22 acres. Approximate earthwork cut = 7,250 CY, fill = 4,000 CY, net = 11,250 CY	
SITE		
jurisdiction	county of san luis obispo	
APN	033-281-041	
street address	4455 Almond Drive	
land use	RR rural residential	
gross lot size	14.44 acres	
lot coverage	0% existing | 2.7% proposed	
PROPOSED SINGLE-FAMILY RESIDENCE		
number of stories	one	
occupancy	R-3 (residential), U (garage)	
construction type	type V B (non-rated)	
fire sprinklers	yes	
building areas	living	5,395 sf
	breezeway	519 sf
	garage	1,261 sf
	covered patio	1,579 sf
total conditioned area		5,395 sf
PROPOSED ACCESSORY DWELLING		
number of stories	one	
occupancy	R-3 (residential)	
construction type	type V B (non-rated)	
fire sprinklers	yes	
building areas	living	1,145 sf
	covered patio	1,461 sf
total conditioned area		2,606 sf
PROPOSED BARN		
number of stories	one	
occupancy	U (utility)	
construction type	type V B (non-rated)	
fire sprinklers	yes	
building areas	interior	4,510 sf
	covered stalls	1,030 sf
total area		5,540 sf

project notes

1. all work shall be in conformance with the 2019 editions of the CALIFORNIA BUILDING CODES based on the 2018 IBC, 2018 IRC, 2018 UMC & 2018 UPC & the 2019 edition of the california electrical code based on the 2017 NEC, the 2019 california energy code and the 2019 california green building standards code.
2. any existing survey monuments shall be protected in place or shall be tied out by a licensed land surveyor prior to disturbance and then replaced prior to occupancy in accordance with section 8771 of the California Business and Professions Code.
3. new residential construction, including additions over 168 square feet and alterations exceeding 200 square feet result in a valuation exceeding $10,000 and shall comply with the applicable portions of the san luis obispo county green building ordinance.
4. the project is located in a state responsibility area for fire prevention and is located in a high fire hazard severity zone.

sheet index

drawing log

SET	ISSUE DATE	REVISION
Conditional Use Permit Application to the County of San Luis Obispo	21.0716	

vicinity map

bryan ridley.architect
po box 1810
san luis obispo. ca 93406
805.704.0535
bracketarchitecture.com

[bracket architecture office

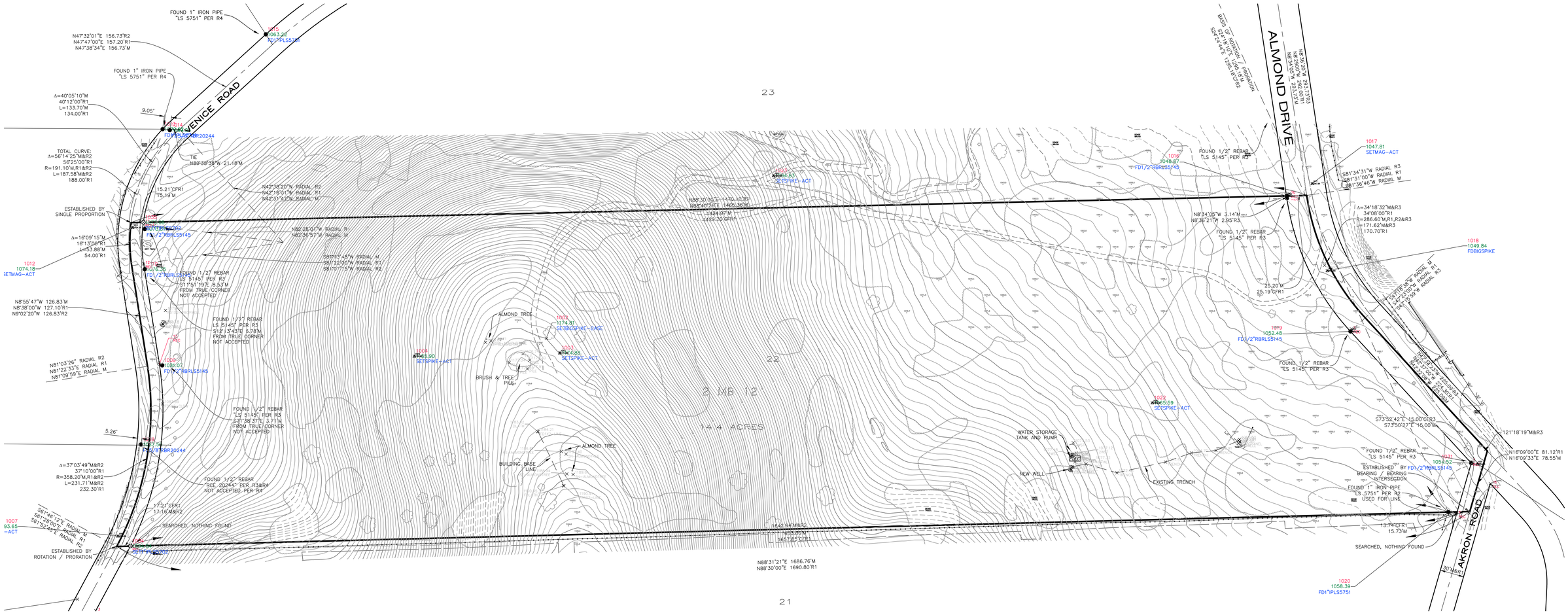
CUP SUBMITTAL

CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN
4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.0716
revision

title sheet +
project information

A0.1



SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY CENTRAL COAST AERIAL MAPPING, PHOTOGRAPHY DATED 9-12-2018, JOB NO. 18-231, WITH GROUND CONTROL SET BY MBS LAND SURVEYS. CONTACT: ROBERT LAFICA, CCAM 805-543-4307

MICHAEL B. STANTON, PLS 5702 DATE

REGISTERED LAND SURVEYOR MICHAEL B. STANTON L.I.C. NO. 5702 STATE OF CALIFORNIA

SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC/TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JOINT POLE
- POWER POLE
- GUY WIRE

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY WHICH IS CURRENTLY IN PROGRESS. PERMANENT MONUMENTS WILL BE SET AT ALL PROPERTY CORNERS AND A CORNER RECORD MAP OR RECORD OF SURVEY MAP WILL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AS REQUIRED BY STATE LAW.

BENCH MARK

THE BENCH MARK FOR THIS PROJECT IS NGS VERTICAL CONTROL DISK FV1964 SET IN THE NORTH END OF THE WEST ABUTMENT AT THE INTERSECTION OF TEMPLETON ROAD AND THE SOUTHERN PACIFIC RAILROAD
ELEVATION: 209.33

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON GPS OBSERVATION OF GEODETIC NORTH AT THE FOUND 1/2" REBAR "RCE 20244" AT THE CENTERLINE INTERSECTION OF VENICE ROAD AND ALMOND DRIVE.

SITE DATA:

ADDRESS: ALMOND DRIVE, TEMPLETON, CA.

ASSESSOR'S PARCEL NO. APN 033-281-041

DATE	REVISION
–	–

TOPOGRAPHIC MAP

LOT 22 OF ALMOND RIDGE ORCHARDS AS SHOWN ON MAP FILED IN MAP BOOK 2 AT PAGE 12, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF JOHN TRICAMO

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

April 3, 2019 JOB #18-248

N:\2018\18-248 Almond Dr - Templeton\C3D\Almond Drive-Base Map (18-248).dwg, 30X42 TOPO, Apr 03, 2019 12:59pm, dblackwell

GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS IN THE SOILS INVESTIGATION REPORT FOR THIS PROJECT, THE 2019 CALIFORNIA BUILDING CODE AND CALIFORNIA AMENDMENTS, THE COUNTY BUILDING AND CONSTRUCTION ORDINANCE (TITLE 19), THE COUNTY LAND USE ORDINANCE (TITLE 22), THE THE COUNTY COASTAL ZONE LAND USE ORDINANCE (TITLE 23).
2. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE OWNER AND IT'S REPRESENTATIVES, THE ENGINEER, AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
3. SOILS ENGINEER TO DETERMINE THE SOIL IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE SUCH REPORT INCLUDING PROGRESS AND/OR COMPACTION REPORTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION. THE COUNTY POLICY REGARDING PAD CERTIFICATION SHALL BE FOLLOWED. WHEN APPLICABLE THE ENGINEER SHALL OBSERVE THE GRADING OPERATION(S) AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPACTION REPORTS AND A REPORT STATING THAT THE GRADING PERFORMED HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH THE CBC & COUNTY ORDINANCES.
4. MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES SHALL BE MAINTAINED FOR ALL GRADING.
5. MINIMUM SLOPE AWAY FROM BUILDINGS FOUNDATION SHALL BE: 5% SLOPE FOR THE FIRST 10 FEET AROUND PERIMETER IN UNPAVED CONDITIONS, AND 2% SLOPE IN PAVED CONDITIONS.
6. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. THE OWNER OR THE ENGINEER OF WORK MAY REQUIRE EROSION CONTROL DEVICE INSTALLATION WITHIN ANY DOWNSTREAM DRAINAGE FACILITY.
8. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT. SEE EROSION CONTROL PLAN FOR CONTACT INFORMATION OF THE PERSON RESPONSIBLE SHOULD AN EMERGENCY OCCUR.
9. ALL PROTECTIVE DEVICES DIRECTED TO BE INSTALLED BY THE CONTRACTOR SHALL BE IN PLACE AT THE END OF EACH WORK DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY EXCEEDS 40%.
10. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL MANMADE SLOPES. NO RUNOFF MAY BE CONCENTRATED.
11. ALL DISTURBED AREAS SHALL BE HYDROSEEDED OR PLANTED WITH COUNTY APPROVED VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
12. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES MORE THAN THREE (3) WEEKS AFTER INITIAL GRADING SHALL BE SOWN WITH A FAST GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
13. ALL DISTURBED SURFACES SLOPED FOUR HORIZONTAL TO ONE VERTICAL (4:1) AND GREATER SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING TO BE COMPLETED NO LATER THAN THIRTY (30) DAYS PRIOR TO REQUEST FOR FINAL APPROVAL.
14. AN EROSION AND SEDIMENT CONTROL PLAN IS REQUIRED AND SHALL BE IMPLEMENTED WHILE GRADING ACTIVITIES OCCUR THROUGH THE LIFE OF THE PROJECT UNTIL OCCUPANCY HAS BEEN ISSUED.
15. OVER EXCAVATION, REPLACEMENT AND COMPACTION REQUIREMENTS SHALL CONFORM TO THE SOILS INVESTIGATION REPORT FOR THIS PROJECT.
16. ENGINEERING REPORTS FOR CUT OR FILL SLOPE STEEPER THAN (2:1) SHALL BE SUBMITTED TO THE FIELD INSPECTOR.
17. ALL CONTACT SURFACES BETWEEN ORIGINAL GROUND AND RECOMPACTED FILL MATERIAL SHALL BE EITHER HORIZONTAL OR VERTICAL (PER CBC STANDARD). CONTACT SURFACES BETWEEN ORIGINAL GROUND AND RECOMPACTED FILL MATERIAL SHALL BE STRIPPED OF EXISTING VEGETATION PRIOR TO RECEIVING FILL MATERIAL.
18. FILL MATERIAL SHALL BE SPREAD IN LIFTS AS REQUIRED BY THE SOILS INVESTIGATION REPORT. AREAS OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PER THE RECOMMENDATIONS IN THE SOILS INVESTIGATION REPORT. FILL OPERATIONS SHALL BE OBSERVED BY THE SOILS ENGINEER. THE MATERIALS FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER. ANY IMPORTED MATERIALS MUST BE APPROVED BEFORE BEING BROUGHT TO THE SITE. THE MATERIALS USED SHALL BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL NON-COMPLIANT FILL MATERIAL WILL BE REMOVED AND DISPOSED OF PER THE DIRECTION OF THE SOILS ENGINEER.
19. FIELD DENSITY TESTS SHALL BE MADE UNDER THE DIRECTION OF THE SOILS ENGINEER. AT LEAST ONE (1) TEST SHALL BE MADE FOR EACH FIVE-HUNDRED (500) CUBIC YARDS, OR A FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO (2) TESTS PER LAYER IN ISOLATED AREAS OR AS DIRECTED BY THE SOILS ENGINEER.
20. UPON COMPLETION OF THE GRADING OPERATION, THE SOILS ENGINEER SHALL CERTIFY THAT ALL GRADING COMPLIES WITH THE RECOMMENDATIONS OF THE SPECIFICATIONS REFERENCED IN THE SOILS INVESTIGATION REPORT.
21. EXPORT MATERIAL (IF ANY) SHALL BE DISPOSED OF IN AN ACCEPTABLE LOCATION.
22. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1) WITHOUT JUSTIFICATION FROM THE SOILS ENGINEER.
23. THE PAVING STRUCTURAL SECTION SHALL BE BASED ON THE SOILS TESTS PERFORMED AT THE TIME OF CONSTRUCTION.
24. ALL SITES LOCATED WITHIN THE COUNTY OF SAN LUIS OBISPO THAT ARE LESS THAN 5 ACRES SHALL HAVE ALL UTILITIES UNDERGROUNDED.
25. ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN FIVE (5) FEET OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTABLE MATERIALS OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE BUILDING.
26. SPECIAL INSPECTORS SHALL PERFORM A SOILS SPECIAL INSPECTION FOR THIS PROJECT. SPECIAL INSPECTORS SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, NAMES AND QUALIFICATIONS OF SPECIAL INSPECTOR(S) SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND BUILDING FOR APPROVAL. IF YOU USE GSI, THEN THEY HAVE BEEN PRE-APPROVED.
27. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO GO OVER THE SPECIAL INSPECTION REPORTING REQUIREMENTS, EROSION/SEDIMENTATION CONTROL, QSP, WDID# AND REPORTS REQUIRED CALL MICHELLE FREEMAN, 461-6199.
28. THE SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVAL PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).
29. BUILDING CLEARANCES FROM THE TOP OF ADJACENT ASCENDING SLOPES TO BE IN SUBSTANTIAL CONFORMANCE WITH THE 2019 CBC CODE SECTION 1805.3. BUILDING CLEARANCES FROM THE TOE OF ADJACENT DESCENDING SLOPES TO BE IN SUBSTANTIAL CONFORMANCE WITH THE 2019 CBC CODE SECTION 1805.3.

SEPTIC SYSTEM GENERAL NOTES:

1. MINIMUM SETBACK FOR SEPTIC TANK FROM BARN SHALL BE 5 FEET.
2. MIMIMUM SETBACK FOR LEACH FIELD FROM BARN SHALL BE 8 FEET.
3. MINIMUM SETBACK FOR LEACH FIELD FROM ANY PROPERTY LINE SHALL BE 5 FEET.
4. SPACING OF TRENCHES SHALL BE 6 FEET MINIMUM CENTER TO CENTER.
5. HORIZONTAL DISTANCE BETWEEN FLOW LINE OF LEACH PIPE AND DAY LIGHT OF EXISTING GROUND SLOPE WILL EXCEED 15 FEET.
6. TRENCHES ARE TO BE LAID LEVEL.
7. MINIMUM SETBACK FROM WELL SHALL BE 100 FEET.
8. THE BUILDER SHALL CONTACT THE DESIGN ENGINEER PRIOR TO BEGINNING CONSTRUCTION TO ENSURE THAT THE CONSTRUCTION PROGRAM CONFORMS TO THE INTENT OF THIS PLAN.
9. BUILDER TO VERIFY ALL SLOPES, ELEVATIONS AND DIMENSIONS IN THE FIELD.
10. ALL CRITERIA NOT ADDRESSED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SAN LUIS OBISPO AND THE MOST RECENT EDITION OF THE UNIFORM PLUMBING CODE.
11. THIS SYSTEM INSTALLATION MUST BE INSPECTED AND CERTIFIED BY THE COUNTY BUILDING DEPARTMENT. THE BUILDING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO AND AT EACH STAGE OF CONSTRUCTION.
12. INSPECTION IS REQUIRED OF THE SEPTIC TANK AND LEACH FIELD AFTER PLACEMENT OF PIPE AND GRAVEL AND PRIOR TO BACKFILL. APPROVED PLANS SHALL BE ONSITE AT ALL TIMES DURING CONSTRUCTION AND INSPECTION.
13. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-642-2444 2 TO 10 DAYS PRIOR TO BEGINNING EXCAVATION.
14. THE SEPTIC TANK SHALL BE CONSTRUCTED OF CONCRETE AND SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE UNIFORM PLUMBING CODE.
15. SEPTIC TANKS INSTALLED UNDER CONCRETE OR ASPHALT CONCRETE PAVING SHALL HAVE THE REQUIRED MANHOLES ACCESSIBLE BY EXTENDING THE MANHOLE OPENINGS TO GRADE BY MEANS OF AN ACCESS RISER.
16. SEPTIC TANKS SHOULD BE INSPECTED EVERY 2 TO 5 YEARS AND PUMPED WHENEVER THE BOTTOM OF THE SCUM LAYER IS WITHIN 3" OF THE TOP OF THE OUTLET DEVICE, OR SLUDGE IS WITHIN 18" OF THE SCUM AND SLUDGE EXCEEDS ONE THIRD THE EFFECTIVE DEPTH OF THE SEPTIC TANK.
17. EFFLUENT FILTER SHALL BE INSPECTED AND MAINTAINED (OR REPLACED) PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, COUNTY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. WET WEATHER EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED BETWEEN OCTOBER 15 AND APRIL 15 OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%.
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR COUNTY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT COUNTY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. THE COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
10. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WDID NO.: _____ RISK LEVEL: _____

PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM: DUSTY ROBERSTON, SUPERINTENDENT, 805.235.6473
STORM WATER COMPLIANCE OFFICER: SCOTT STOKES, CERTIFICATE #00509, 805.540.5115

QSD: SCOTT STOKES, PE 58256, CERTIFICATE #00509, (805) 540-5115
QSP: SCOTT STOKES, PE 58256, CERTIFICATE #00509, (805) 540-5115
LRP: _____

PRE-CONSTRUCTION MEETING:

A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO GO OVER THE SPECIAL INSPECTIONS REPORTING REQUIREMENTS, EROSION AND SEDIMENTATION CONTROL, SWPPP, QSP AND REPORTS REQUIRED CALL MICHELLE FREEMAN, 805-461-6199.

SOILS INSPECTOR:

GEOSOLUTIONS, INC
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
805.543.8539

VICINITY MAP
SCALE: NONE

STORM WATER POST CONSTRUCTION REQUIREMENTS - NON-RESIDENTIAL

		YES	NO	IF YES, THEN	IF NO, THEN
A	DOES PROJECT COMPLETELY DRAIN TO AN ON-SITE UNDRAINED DEPRESSION?		X	EXEMPT	GO TO B
	IS THE PROJECT LOCATED OUTSIDE OF THE COUNTY MS4 PERMIT AREA?	X			
	DOES PROJECT CONSIST OF ONLY A SINGLE ITEM FROM TABLE 3-2?		X		

PROJECT STORMWATER STATISTICS:

- *THE PROJECT SITE IS LOCATED OUTSIDE OF A MS-4 AREA.*

TRACT DRAINAGE:

THE DRAINAGE SHOWN HAS BEEN VERIFIED TO MEET THE APPROVED DRAINAGE FOR THE TRACT.

PROPERTY INFORMATION:

APN:
033-281-041

STREET ADDRESS:
4455 ALMOND DRIVE
TEMPLETON, CA 93465

OWNER:
GARY & CATHERINE MILL
755 SUNSHINE DRIVE
LOS ALTOS, CA 94024
650.492.1594

SHEET INDEX:

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE MAJOR GRADING FOR A BARN, STABLES, MAIN SFD, GUEST SFD, DRIVEWAY, RETAINING WALLS (1,210 LF) AND TRENCHING FOR UTILITIES.

APPROXIMATE EARTHWORK INFORMATION:

CUT	7,250 CY
FILL	4,000 CY
NET	11,250 CY
MAX DEPTH OF CUT	12.0 FT
MAX DEPTH OF FILL	6.0 FT
AREA OF DISTURBANCE	4.22 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

SOILS ENGINEER INFORMATION:

THE SOILS ENGINEER FOR THIS PROJECT IS:
GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
805.543.8539

THE SOILS REPORT AND PERCOLATION REPORT FOR THIS PROJECT ARE DATED JULY 01, 2020, PROJECT NO. SL10887-1.

NOTE: A PAD CERTIFICATION FOR THIS PROJECT WILL BE REQUIRED. A SOILS OR CIVIL ENGINEER IS TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE. A SOILS ENGINEER WILL NEED TO BE ON-SITE TO OBSERVE CERTAIN CONSTRUCTION ACTIVITIES.

SURVEY INFORMATION:

TOPOGRAPHIC SURVEY PERFORMED DECEMBER, 2018
BY MBS LAND SURVEYS

BENCHMARK: THE BENCH MARK FOR THE PROJECT IS A NGS VERTICAL CONTROL DISK FV1964 SET IN THE NORTH END OF THE WEST ABUTMENT AT THE INTERSECTION OF TEMPLETON ROAD AND THE SOUTHERN PACIFIC RAILROAD, ELEVATION = 209.33.

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON GPS OBSERVATION OF GEODETIC NORTH AT THE FOUND 1/2" REBAR "RCE 20244" AT THE CENTERLINE INTERSECTION OF VENICE ROAD AND ALMOND DRIVE.

SEPARATE SUBMITTALS:

1. SEPTIC/LEACH SYSTEM INSTALLATION TO BE INCLUDED UNDER BUILDING PERMIT PMT2021-_____. INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY.
2. MAIN SFD CONSTRUCTION UNDER BUILDING PERMIT PMT2021-_____. INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY.
3. GUEST SFD CONSTRUCTION UNDER BUILDING PERMIT PMT2021-_____. INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY.
4. STABLES & BARN CONSTRUCTION UNDER BUILDING PERMIT PMT2021-_____. INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY.
5. MAJOR GRADING FOR MAIN SFD PAD, BARN PAD, GUEST SFD PAD, STABLES PAD, DRIVEWAY, TRENCHING FOR UTILITIES AND RETAINING WALLS UNDER PERMIT PMTG2021-_____.
6. FIRE SYSTEM AND SPRINKLER DESIGN PER FIRE SAFETY PLAN UNDER PERMIT _____. INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY.

ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:
REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA
DO NOT FOLLOW
DATE:

ALMOND DRIVE OVERALL
4455 ALMOND DRIVE, TEMPLETON, CA 93465

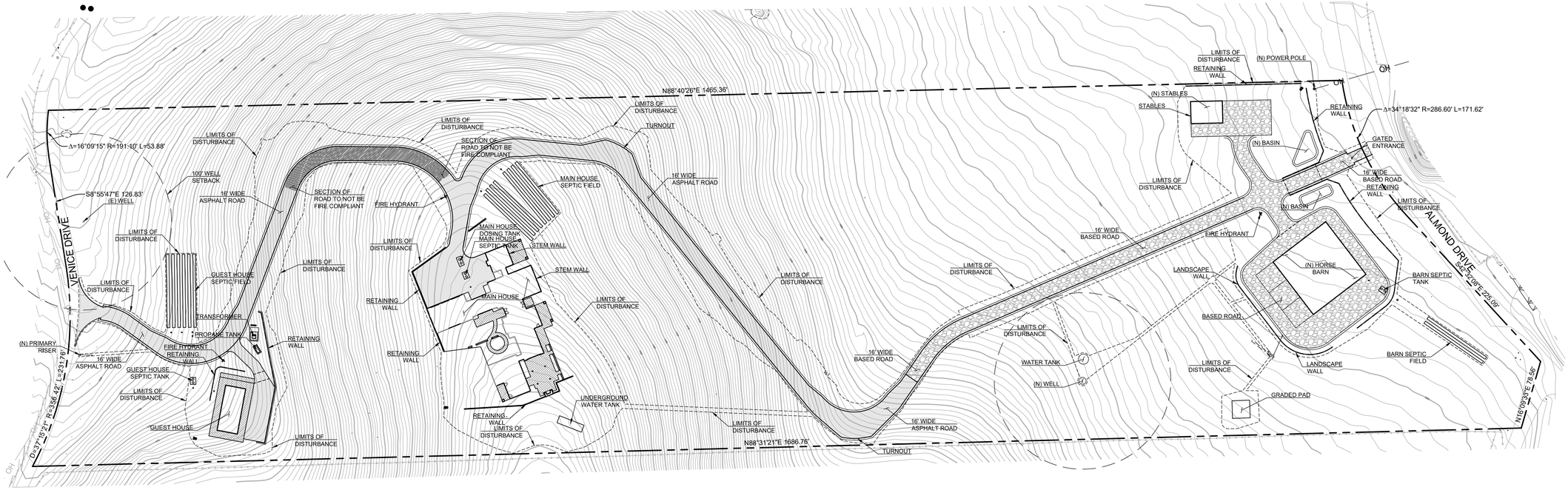
TITLE SHEET

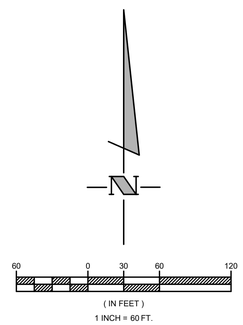
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C0.1
DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 9:32am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C001-NS.dwg





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A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
SCOTT J. STOKES
No. 58256
CIVIL
STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

SITE PLAN OVERALL

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET:
C0.2
DATE: JULY 01, 2021

Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C001-NS.dwg
PLOT DATE: Jul 01, 2021 - 11:26am
PLOT BY: AGE03

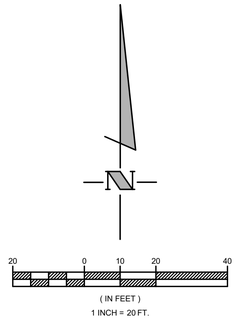
LEGEND:

PROPOSED	
340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR
W	WATER LINE
SS	SANITARY SEWER
E	PRIMARY CONDUIT
LV	SECONDARY CONDUIT
OH	OVERHEAD ELECTRICAL
G	GAS LINE
347.20	ELEVATION
2%	SLOPE & DIRECTION OF FLOW
	GRADED SWALE
	PROPERTY LINE
	GRADE BREAK
	ASPHALT ROAD/DRIVEWAY
	DECOMPOSED GRANITE
	NO-FIRE ACCESS ROAD
	DECK
	BUILDING STEM WALL/RETAINING WALL
	BUILDING CURB WALL

EXISTING	
340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR
OH	OVERHEAD ELECTRICAL
(347.20)	ELEVATION
(2%)	SLOPE & DIRECTION OF FLOW
	FENCE

ABBREVIATIONS:

(E)	EXISTING
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
FS	FINISH SURFACE
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
TG	TOP OF GRATE
TC	TOP OF CURB
TW	TOP OF WALL
RIM	RIM OR TOP OF FRAME HOLDING GRATE
L	LENGTH
S	SLOPE
INV	INVERT
HDPE	HIGH DENSITY POLYETHELENE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE



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A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

SITE PLAN: GUEST HOUSE

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C0.3

DATE: JULY 01, 2021

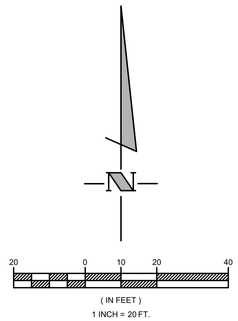
PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 9:33am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C001-NS.dwg

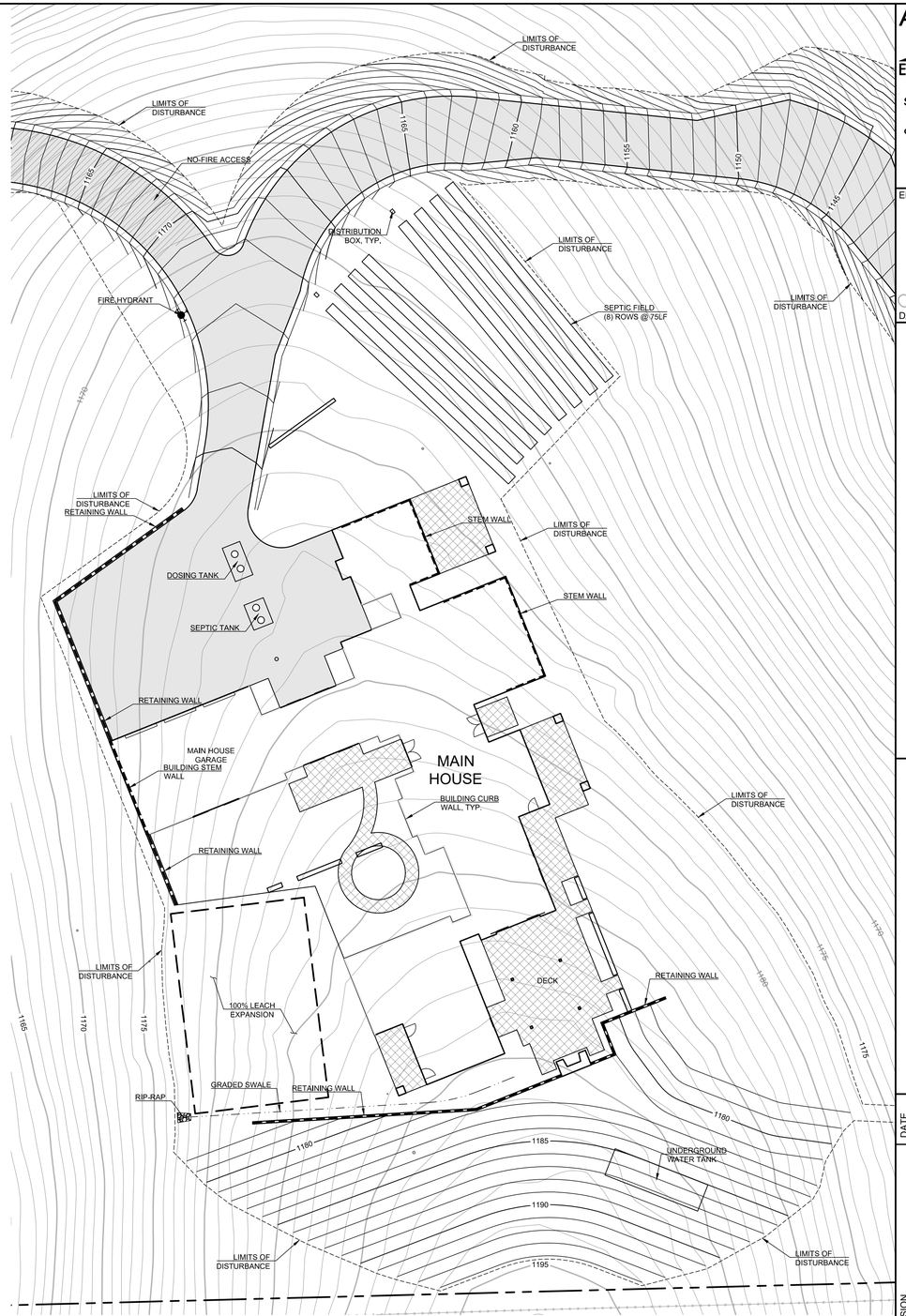
LEGEND:

PROPOSED		EXISTING	
340	INDEX CONTOUR	340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR	342	INTERMEDIATE CONTOUR
W	WATER LINE	OH	OVERHEAD ELECTRICAL
SS	SANITARY SEWER	(347.20)	ELEVATION
E	PRIMARY CONDUIT	(2%)	SLOPE & DIRECTION OF FLOW
LV	SECONDARY CONDUIT		FENCE
OH	OVERHEAD ELECTRICAL		
G	GAS LINE		
347.20	ELEVATION		
2%	SLOPE & DIRECTION OF FLOW		
	GRADED SWALE		
	PROPERTY LINE		
	GRADE BREAK		
	ASPHALT ROAD/DRIVEWAY		
	DECOMPOSED GRANITE		
	NO-FIRE ACCESS ROAD		
	DECK		
	BUILDING STEM WALL/RETAINING WALL		
	BUILDING CURB WALL		

ABBREVIATIONS:

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHELENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		





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A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

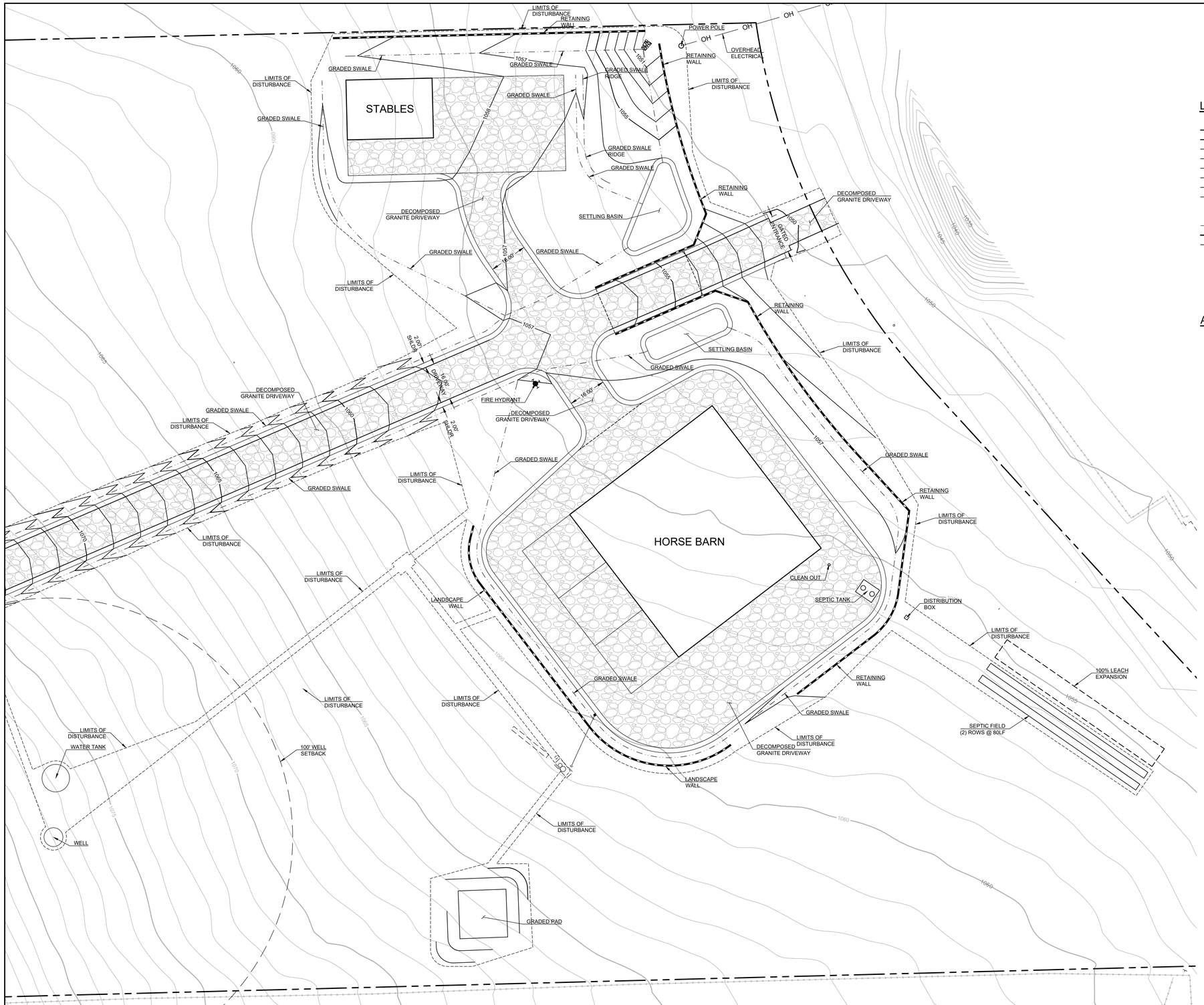
SITE PLAN: MAIN HOUSE

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET:
C0.4
DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 9:35am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C001-NS.dwg

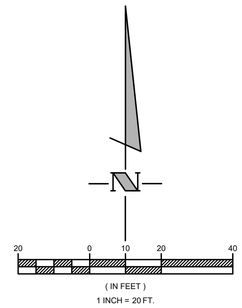


LEGEND:

PROPOSED		EXISTING	
340	INDEX CONTOUR	340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR	342	INTERMEDIATE CONTOUR
W	WATER LINE	OH	OVERHEAD ELECTRICAL
SS	SANITARY SEWER	(347.20)	ELEVATION
E	PRIMARY CONDUIT	(2%)	SLOPE & DIRECTION OF FLOW
LV	SECONDARY CONDUIT		FENCE
OH	OVERHEAD ELECTRICAL		
G	GAS LINE		
347.20	ELEVATION		
2%	SLOPE & DIRECTION OF FLOW		
	GRADED SWALE		
	PROPERTY LINE		
	GRADE BREAK		
	ASPHALT ROAD/DRIVEWAY		
	DECOMPOSED GRANITE		
	NO-FIRE ACCESS ROAD		
	DECK		
	BUILDING STEM WALL/RETAINING WALL		
	BUILDING CURB WALL		

ABBREVIATIONS:

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHELENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		



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A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

SITE PLAN: BARN & STABLES

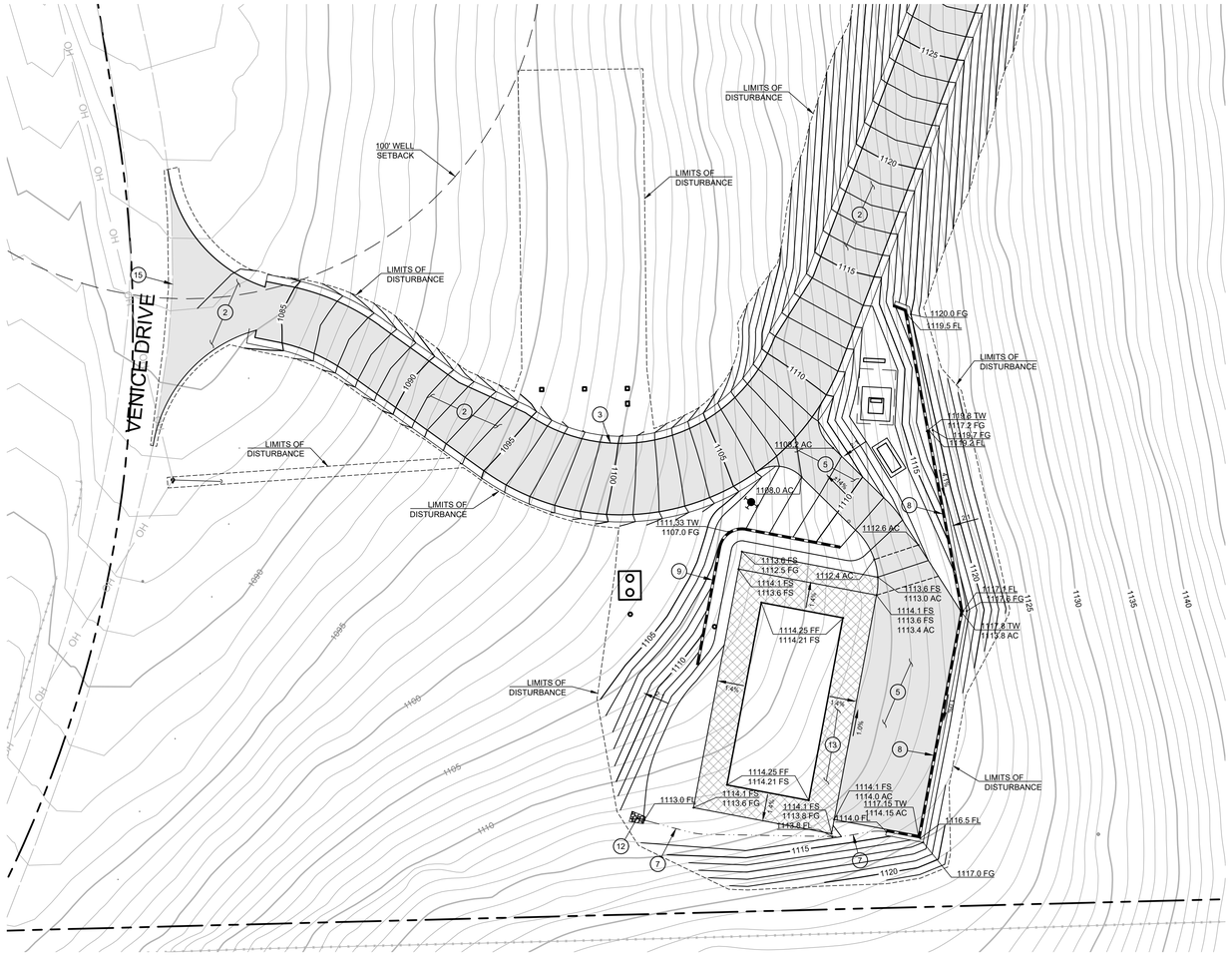
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C0.5

DATE: JULY 01, 2021

PLOT BY: AGE03
PLOT DATE: Jul 01, 2021 - 11:26am
Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C001-NS.dwg



LEGEND:

PROPOSED		EXISTING	
340	INDEX CONTOUR	340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR	342	INTERMEDIATE CONTOUR
W	WATER LINE	OH	OVERHEAD ELECTRICAL
SS	SANITARY SEWER	(347.20)	ELEVATION
E	PRIMARY CONDUIT	(2%)	SLOPE & DIRECTION OF FLOW
LV	SECONDARY CONDUIT		FENCE
OH	OVERHEAD ELECTRICAL		
G	GAS LINE		
347.20	ELEVATION		
2%	SLOPE & DIRECTION OF FLOW		
	GRADED SWALE		
	PROPERTY LINE		
	GRADE BREAK		
	ASPHALT ROAD/DRIVEWAY		
	DECOMPOSED GRANITE		
	NO-FIRE ACCESS ROAD		
	DECK		
	BUILDING STEM WALL/RETAINING WALL		
	BUILDING CURB WALL		

ABBREVIATIONS:

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHELENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		

20 0 10 20 40

(IN FEET)

1 INCH = 20 FT.

(#) SPECIFIC CONSTRUCTION NOTES:

		DETAIL/SHEET
1	CONSTRUCT GRAVEL ROAD PER CAL FIRE STANDARD DETAIL FP-9. REFER TO SHEET C5.1 FOR ROAD PROFILE AND CROSS-SECTIONS.	FP-9/C4.1
2	CONSTRUCT PAVED ROAD PER CAL FIRE STANDARD DETAIL FP-10. REFER TO SHEET C5.1 FOR ROAD PROFILE AND CROSS-SECTIONS.	FP-10/C4.1
3	CONSTRUCT ROAD HORIZONTAL CURVE PER CAL FIRE STANDARD DETAIL FP-8. REFER TO SHEET C5.1 FOR ROAD PROFILE AND CROSS-SECTIONS.	FP-8/C4.1
4	CONSTRUCT ROAD TURNOUT PER CAL FIRE STANDARDS. REFER TO SHEET C5.1 FOR ROAD PROFILE AND CROSS-SECTIONS.	
5	CONSTRUCT ASPHALT CONCRETE (AC) PAVEMENT PER DETAIL.	A/C4.1
6	CONSTRUCT COMPACTED DECOMPOSED GRANITE (DG) DRIVEWAY PER DETAIL.	B/C4.1
7	CONSTRUCT GRADED SWALE PER DETAIL.	C/C4.1
8	CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS. CONSTRUCT CONCRETE GUTTER ALONG BACKSIDE PER DETAIL.	
9	CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS.	
10	CONSTRUCT LANDSCAPE WALL PER STRUCTURAL PLANS.	
11	CONSTRUCT SETTLING BASIN PER DETAIL. SEE PLAN FOR MINIMUM CAPACITY.	D/C4.1
12	CONSTRUCT ROCK SLOPE DISSIPATER PER COUNTY OF SAN LUIS OBISPO STANDARD DETAIL H-5.	
13	PROVIDE DECK PER ARCHITECTURAL PLANS. SHOWN FOR COORDINATION ONLY.	
14	PROVIDE REQUIRED LANDINGS AT DOORWAYS AT 2.0% OR LESS IN ALL DIRECTIONS PER ARCHITECTURAL DETAILS.	
15	MATCH EXISTING. CONTRACTOR TO VERIFY MATCH LOCATION AND ELEVATION PRIOR TO CONSTRUCTION TO ENSURE THEY ARE CONSISTENT WITH PLAN. CONTACT ENGINEER OF RECORD IF DISCREPANCIES ARISE.	
16	PROVIDE BUILDING STEM WALL PER STRUCTURAL PLAN & DETAILS.	
17	PROVIDE BUILDING CURB WALL PER STRUCTURAL PLAN & DETAILS.	

ABOVE GRADE ENGINEERING
245 Higuera Street
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abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

GRADING & DRAINAGE PLAN: GUEST HOUSE

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C1.1

DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 9:37am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C1.1-GD.dwg


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LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
1175.00 FS
1176.00 TW
1175.45 FS
1175.44 FS
1176.95 FS
1175.4 FG
1177.70 FS
(1174.0 EG)
1178.00 FF
1177.98 FS
1177.8 FG
1176.5 FG
(1175.0 EG)
1177.3 FG
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1176.15 FS
(1170.8 EG)
1177.70 FS
1177.85 FS
1177.85 FS
(1177.0 EG)
1177.75 FS
1177.3 FG
1177.55 FS
1177.1 FG
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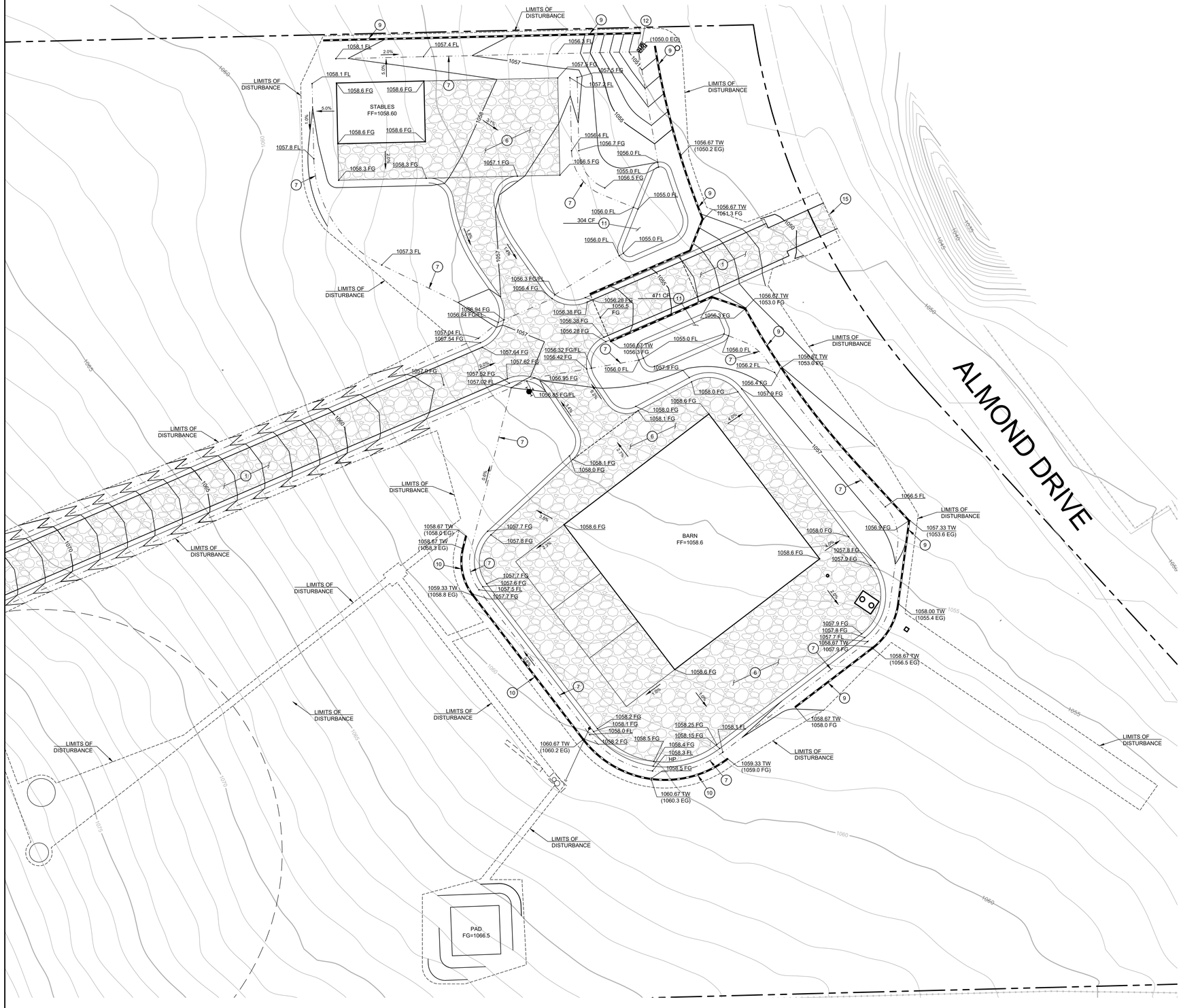
-200


ALMOND DRIVE
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BARN
FF=1058.6
PAD
FG=1066.5
1058.1 FL
1057.4 FL
1058.6 FG
1057.8 FL
1058.3 FG
1057.1 FG
1056.3 FL
1057.3 FG
1057.5 FG
1057.2 FL
(1050.0 EG)
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1056.0 FL
1056.5 FG
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(1050.2 EG)
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304 CF
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1056.3 FG/FL
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1057.54 FG
1057.64 FG
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1056.42 FG
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1056.95 FG
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1056.0 FL
1057.9 FG
1056.2 FL
1056.4 FG
1057.9 FG
1058.0 FG
1058.6 FG
1058.0 FG
1058.1 FG
1058.1 FG
1058.0 FG
1057.7 FG
1057.8 FG
1058.6 FG
1058.67 TW
(1058.0 EG)
1058.67 TW
(1058.2 EG)
1059.33 TW
(1058.8 EG)
1057.7 FG
1057.6 FG
1057.5 FL
1057.7 FG
1066.5 FL
1057.33 TW
(1053.6 EG)
1056.9 FG
1058.0 FG
1057.8 FG
1057.9 FG
1058.00 TW
(1055.4 EG)
1057.9 FG
1057.8 FG
1057.7 FL
1058.67 TW
1057.9 FG
1058.67 TW
(1056.5 EG)
1058.6 FG
1058.67 TW
1058.0 FG
1058.2 FG
1058.1 FG
1058.0 FL
1058.2 FG
1058.5 FG
1058.25 FG
1058.15 FG
1058.4 FG
1058.3 FL
HP
1058.5 FG
1058.1 FL
1059.33 TW
(1059.0 FG)
1060.67 TW
(1060.2 EG)
1060.67 TW
(1060.3 EG)
1%
2%
3.1%
3.7%
4.0%
5.0%
5.6%
6.0%
7.1%
7.4%
8.0%
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17.4%
17.6%
18.0%
18.1%
18.4%
18.6%
19.0%
19.1%
19.4%
19.6%

LEGEND:

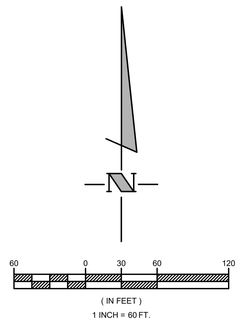
PROPOSED		EXISTING	
340	INDEX CONTOUR	340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR	342	INTERMEDIATE CONTOUR
W	WATER LINE	OH	OVERHEAD ELECTRICAL
SS	SANITARY SEWER	(347.20)	ELEVATION
E	PRIMARY CONDUIT	(2%)	SLOPE & DIRECTION OF FLOW
LV	SECONDARY CONDUIT		FENCE
OH	OVERHEAD ELECTRICAL		
G	GAS LINE		
FW	FIRE WATER LINE		
347.20	ELEVATION		
	GRADED SWALE		
	PROPERTY LINE		
	GRADE BREAK		
	ASPHALT ROAD/DRIVEWAY		
	DECOMPOSED GRANITE		
	NO-FIRE ACCESS ROAD		
	DECK		
	BUILDING STEM WALL/RETAINING WALL		
	BUILDING CURB WALL		

ABBREVIATIONS:

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHELENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		

(#) SPECIFIC CONSTRUCTION NOTES:

		DETAIL/SHEET
1	INSTALL FIRE WATER SERVICE LINE PER FIRE SPRINKLER DESIGN. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
2	INSTALL FIRE HYDRANT PER FIRE SPRINKLER DESIGN PLAN.	
3	INSTALL DOMESTIC WATER SERVICE LINE PER FIRE SPRINKLER DESIGN PLAN. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
4	INSTALL UNDERGROUND TANK PER FIRE SPRINKLER DESIGN PLAN. SHOWN FOR COORDINATION PURPOSES ONLY.	
5	INSTALL GAS LINE PER GAS COMPANY PROVIDER STANDARDS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
6	INSTALL PROPANE TANK PER GAS COMPANY PROVIDER STANDARDS. TANK SHOWN FOR COORDINATION PURPOSES ONLY.	
7	INSTALL ELECTRICAL PRIMARY CONDUIT PER ELECTRICAL PLANS & DETAILS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
8	INSTALL ELECTRICAL SECONDARY CONDUIT PER ELECTRICAL PLANS & DETAILS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
9	INSTALL NEW POWER POLE WITH POLE MOUNTED TRANSFORMER PER ELECTRICAL PLANS & DETAILS. POLE SHOWN FOR COORDINATION PURPOSES ONLY.	
10	INSTALL NEW PRIMARY RISER PER ELECTRICAL PLANS & DETAILS. RISER SHOWN FOR COORDINATION PURPOSES ONLY.	
11	INSTALL NEW PAD MOUNTED TRANSFORMER PER ELECTRICAL PLANS & DETAILS. PAD SHOWN FOR COORDINATION PURPOSES ONLY.	
12	INSTALL METER BANK PER ELECTRICAL PLANS & DETAILS. METER BANK SHOWN FOR COORDINATION PURPOSES ONLY.	
13	RE-ROUTE EXISTING OVERHEAD PRIMARY TO NEW POWER POLE PER ELECTRICAL PLANS & DETAILS. OVERHEAD LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
14	INSTALL 4" SDR-35 PVC SANITARY SEWER LINE PER DETAIL. PROVIDE MINIMUM 2.0% PIPE SLOPE.	A/C4.2
15	INSTALL SANITARY SEWER CLEAN OUT PER DETAIL.	B/C4.2
16	INSTALL 1,000 GALLON 'MID STATE' CONCRETE SEPTIC TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. LID TO BE TRAFFIC RATED.	
17	INSTALL 1,200 GALLON 'MID STATE' CONCRETE SEPTIC TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. LID TO BE TRAFFIC RATED.	
18	INSTALL 'JENSEN' SERIES 1200T-D DUAL SIPHON DOSING TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.	
19	INSTALL 'JENSEN' D3 DISTRIBUTION BOX, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. BOX TO BE SET LEVEL.	
20	INSTALL 'JENSEN' D5 DISTRIBUTION BOX, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. BOX TO BE SET LEVEL.	
21	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (6) ROWS AT 83 LINEAR FEET OF TRENCH FOR A TOTAL 498 LINEAR FEET OF TRENCH.	C/C4.2
22	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (8) ROWS AT 75 LINEAR FEET OF TRENCH FOR A TOTAL 600 LINEAR FEET OF TRENCH.	C/C4.2
23	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (2) ROWS AT 80 LINEAR FEET OF TRENCH FOR A TOTAL 160 LINEAR FEET OF TRENCH.	C/C4.2
24	PROVIDE 100% EXPANSION AREA FOR LEACH LINE SYSTEM.	



ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
SCOTT J. STOKES
No. 58256
CIVIL
STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

UTILITY PLAN: OVERALL

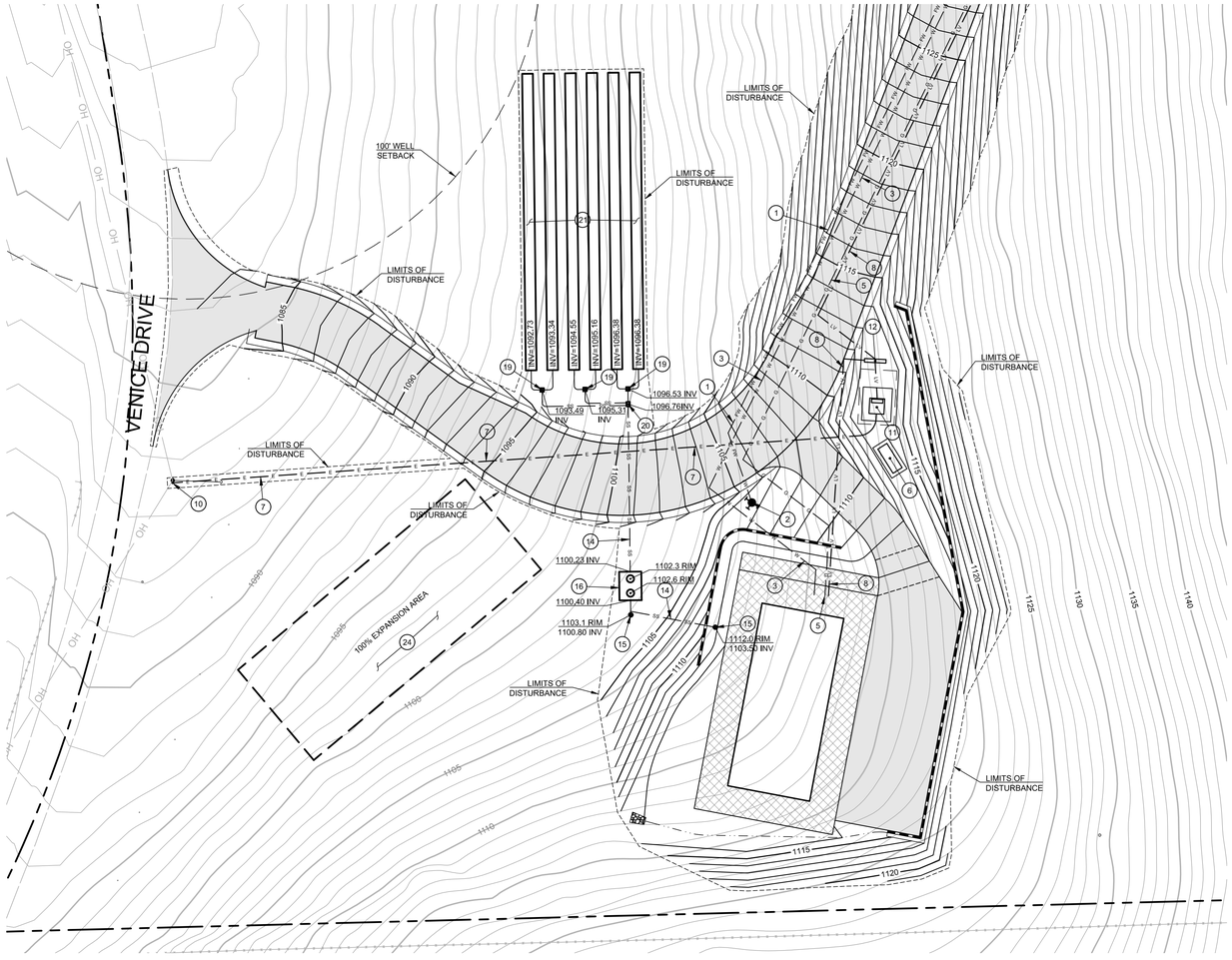
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET:
C2.1

DATE: JULY 01, 2021

PLOT BY: AGE03
PLOT DATE: Jul 01, 2021 - 11:23am
Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C2.1-UT.dwg

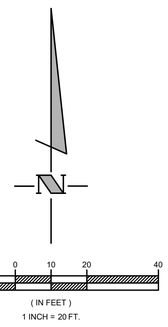


LEGEND:

PROPOSED		EXISTING	
340	INDEX CONTOUR	340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR	342	INTERMEDIATE CONTOUR
W	WATER LINE	OH	OVERHEAD ELECTRICAL
SS	SANITARY SEWER	(347.20)	ELEVATION
E	PRIMARY CONDUIT	(2%)	SLOPE & DIRECTION OF FLOW
LV	SECONDARY CONDUIT		FENCE
OH	OVERHEAD ELECTRICAL		
G	GAS LINE		
347.20	ELEVATION		
2%	SLOPE & DIRECTION OF FLOW		
	GRADED SWALE		
	PROPERTY LINE		
	GRADE BREAK		
	ASPHALT ROAD/DRIVEWAY		
	DECOMPOSED GRANITE		
	NO-FIRE ACCESS ROAD		
	DECK		
	BUILDING STEM WALL/RETAINING WALL		
	BUILDING CURB WALL		

ABBREVIATIONS:

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHELENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		



PERCOLATION TEST NOTES:

1. PERCOLATION DATA REPORT BY:
   GEOSOLUTIONS, INC.,
   220 HIGH STREET, SAN LUIS OBISPO, CA 93401
   PROJECT NO. SL10887-1

2. DESIGN PERCOLATION RATE = 62.5 MIN. / IN

3. GROUNDWATER DEPTH > 25' (LIMITS OF BORING W/NO WATER FOUND)

SEPTIC SYSTEM DESIGN:

1. SEPTIC TANK SIZING:
   - # OF BEDROOMS: 3 BEDROOM
   - SEPTIC TANK SIZE: 1,000 GAL MIN.

2.DISPOSAL FIELD SIZING:
   - PERCOLATION RATE: 62.5 MIN/INCH
   - APPLICATION RATE: 0.19 GAL/DAY/FT^2
   - PEAK DAILY FLOW: 375 GAL/DAY
   - LEACH LINE SIDE WALL: 4 LF
   - REQUIRED TRENCH LENGTH [(375 GAL/DAY)/(0.19 GAL/DAY/FT^2)]/(4 LF) = 493 LF

3. INSTALLED SYSTEM:
   - SEPTIC TANK: 1,000 GALLON
   - LEACH LINES: (6) ROWS OF 83 LF (TOTAL 498 LF)

(#) SPECIFIC CONSTRUCTION NOTES:

#		DETAIL/SHEET
1	INSTALL FIRE WATER SERVICE LINE PER FIRE SPRINKLER DESIGN. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
2	INSTALL FIRE HYDRANT PER FIRE SPRINKLER DESIGN PLAN.	
3	INSTALL DOMESTIC WATER SERVICE LINE PER FIRE SPRINKLER DESIGN PLAN. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
4	INSTALL UNDERGROUND TANK PER FIRE SPRINKLER DESIGN PLAN. SHOWN FOR COORDINATION PURPOSES ONLY.	
5	INSTALL GAS LINE PER GAS COMPANY PROVIDER STANDARDS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
6	INSTALL PROPANE TANK PER GAS COMPANY PROVIDER STANDARDS. TANK SHOWN FOR COORDINATION PURPOSES ONLY.	
7	INSTALL ELECTRICAL PRIMARY CONDUIT PER ELECTRICAL PLANS & DETAILS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
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12	INSTALL METER BANK PER ELECTRICAL PLANS & DETAILS. METER BANK SHOWN FOR COORDINATION PURPOSES ONLY.	
13	RE-ROUTE EXISTING OVERHEAD PRIMARY TO NEW POWER POLE PER ELECTRICAL PLANS & DETAILS. OVERHEAD LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
14	INSTALL 4" SDR-35 PVC SANITARY SEWER LINE PER DETAIL. PROVIDE MINIMUM 2.0% PIPE SLOPE.	A/C4.2
15	INSTALL SANITARY SEWER CLEAN OUT PER DETAIL.	B/C4.2
16	INSTALL 1,000 GALLON 'MID STATE' CONCRETE SEPTIC TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. LID TO BE TRAFFIC RATED.	
17	INSTALL 1,200 GALLON 'MID STATE' CONCRETE SEPTIC TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. LID TO BE TRAFFIC RATED.	
18	INSTALL 'JENSEN' SERIES 1200T-D DUAL SIPHON DOSING TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.	
19	INSTALL 'JENSEN' D3 DISTRIBUTION BOX, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. BOX TO BE SET LEVEL.	
20	INSTALL 'JENSEN' D5 DISTRIBUTION BOX, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. BOX TO BE SET LEVEL.	
21	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (6) ROWS AT 83 LINEAR FEET OF TRENCH FOR A TOTAL 498 LINEAR FEET OF TRENCH.	C/C4.2
22	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (8) ROWS AT 75 LINEAR FEET OF TRENCH FOR A TOTAL 600 LINEAR FEET OF TRENCH.	C/C4.2
23	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (2) ROWS AT 80 LINEAR FEET OF TRENCH FOR A TOTAL 160 LINEAR FEET OF TRENCH.	C/C4.2
24	PROVIDE 100% EXPANSION AREA FOR LEACH LINE SYSTEM.	

ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
SCOTT J. STOKES
No. 58256
CIVIL
STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL
4455 ALMOND DRIVE, TEMPLETON, CA 93465

UTILITY PLAN: GUEST HOUSE

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C2.2
DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 9:40am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C2.1-UT.dwg

LEGEND:

PROPOSED		EXISTING	
340	INDEX CONTOUR	340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR	342	INTERMEDIATE CONTOUR
W	WATER LINE	OH	OVERHEAD ELECTRICAL
SS	SANITARY SEWER	(347.20)	ELEVATION
E	PRIMARY CONDUIT	(2%)	SLOPE & DIRECTION OF FLOW
LV	SECONDARY CONDUIT		FENCE
OH	OVERHEAD ELECTRICAL		
G	GAS LINE		
347.20	ELEVATION		
2%	SLOPE & DIRECTION OF FLOW		
	GRADED SWALE		
	PROPERTY LINE		
	GRADE BREAK		
	ASPHALT ROAD/DRIVEWAY		
	DECOMPOSED GRANITE		
	NO-FIRE ACCESS ROAD		
	DECK		
	BUILDING STEM WALL/RETAINING WALL		
	BUILDING CURB WALL		

ABBREVIATIONS:

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHELENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		

PERCOLATION TEST NOTES:

1. PERCOLATION DATA REPORT BY:
   GEOSOLUTIONS, INC.
   220 HIGH STREET, SAN LUIS OBISPO, CA 93401
   PROJECT NO. SL10887-1

2. DESIGN PERCOLATION RATE = 62.5 MIN. / IN

3. GROUNDWATER DEPTH > 25' (LIMITS OF BORING W/NO WATER FOUND)

SEPTIC SYSTEM DESIGN:

1. SEPTIC TANK SIZING:
   - # OF BEDROOMS: 4 BEDROOM
   - SEPTIC TANK SIZE: 1,200 GAL MIN.

2. DISPOSAL FIELD SIZING:
   - PERCOLATION RATE: 62.5 MIN/INCH
   - APPLICATION RATE: 0.19 GAL/DAY/FT^2
   - PEAK DAILY FLOW: 450 GAL/DAY
   - LEACH LINE SIDE WALL: 4 LF
   - REQUIRED TRENCH LENGTH: [(450 GAL/DAY)/(0.19 GAL/DAY/FT^2)]/(4 LF) = 592 LF

3. INSTALLED SYSTEM:
   - SEPTIC TANK: 1,200 GALLON
   - LEACH LINES: (8) ROWS OF 75 LF (TOTAL 600 LF)

SPECIFIC CONSTRUCTION NOTES:

#		DETAIL/SHEET
1	INSTALL FIRE WATER SERVICE LINE PER FIRE SPRINKLER DESIGN. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
2	INSTALL FIRE HYDRANT PER FIRE SPRINKLER DESIGN PLAN.	
3	INSTALL DOMESTIC WATER SERVICE LINE PER FIRE SPRINKLER DESIGN PLAN. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
4	INSTALL UNDERGROUND TANK PER FIRE SPRINKLER DESIGN PLAN. SHOWN FOR COORDINATION PURPOSES ONLY.	
5	INSTALL GAS LINE PER GAS COMPANY PROVIDER STANDARDS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
6	INSTALL PROPANE TANK PER GAS COMPANY PROVIDER STANDARDS. TANK SHOWN FOR COORDINATION PURPOSES ONLY.	
7	INSTALL ELECTRICAL PRIMARY CONDUIT PER ELECTRICAL PLANS & DETAILS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
8	INSTALL ELECTRICAL SECONDARY CONDUIT PER ELECTRICAL PLANS & DETAILS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
9	INSTALL NEW POWER POLE WITH POLE MOUNTED TRANSFORMER PER ELECTRICAL PLANS & DETAILS. POLE SHOWN FOR COORDINATION PURPOSES ONLY.	
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13	RE-ROUTE EXISTING OVERHEAD PRIMARY TO NEW POWER POLE PER ELECTRICAL PLANS & DETAILS. OVERHEAD LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
14	INSTALL 4" SDR-35 PVC SANITARY SEWER LINE PER DETAIL. PROVIDE MINIMUM 2.0% PIPE SLOPE.	A/C4.2
15	INSTALL SANITARY SEWER CLEAN OUT PER DETAIL.	B/C4.2
16	INSTALL 1,000 GALLON 'MID STATE' CONCRETE SEPTIC TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. LID TO BE TRAFFIC RATED.	
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18	INSTALL 'JENSEN' SERIES 1200T-D DUAL SIPHON DOSING TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.	
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21	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (6) ROWS AT 83 LINEAR FEET OF TRENCH FOR A TOTAL 498 LINEAR FEET OF TRENCH.	C/C4.2
22	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (8) ROWS AT 75 LINEAR FEET OF TRENCH FOR A TOTAL 600 LINEAR FEET OF TRENCH.	C/C4.2
23	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (2) ROWS AT 80 LINEAR FEET OF TRENCH FOR A TOTAL 160 LINEAR FEET OF TRENCH.	C/C4.2
24	PROVIDE 100% EXPANSION AREA FOR LEACH LINE SYSTEM.	

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

ABOVE GRADE ENGINEERING
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A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL
4455 ALMOND DRIVE, TEMPLETON, CA 93465

UTILITY PLAN: MAIN HOUSE

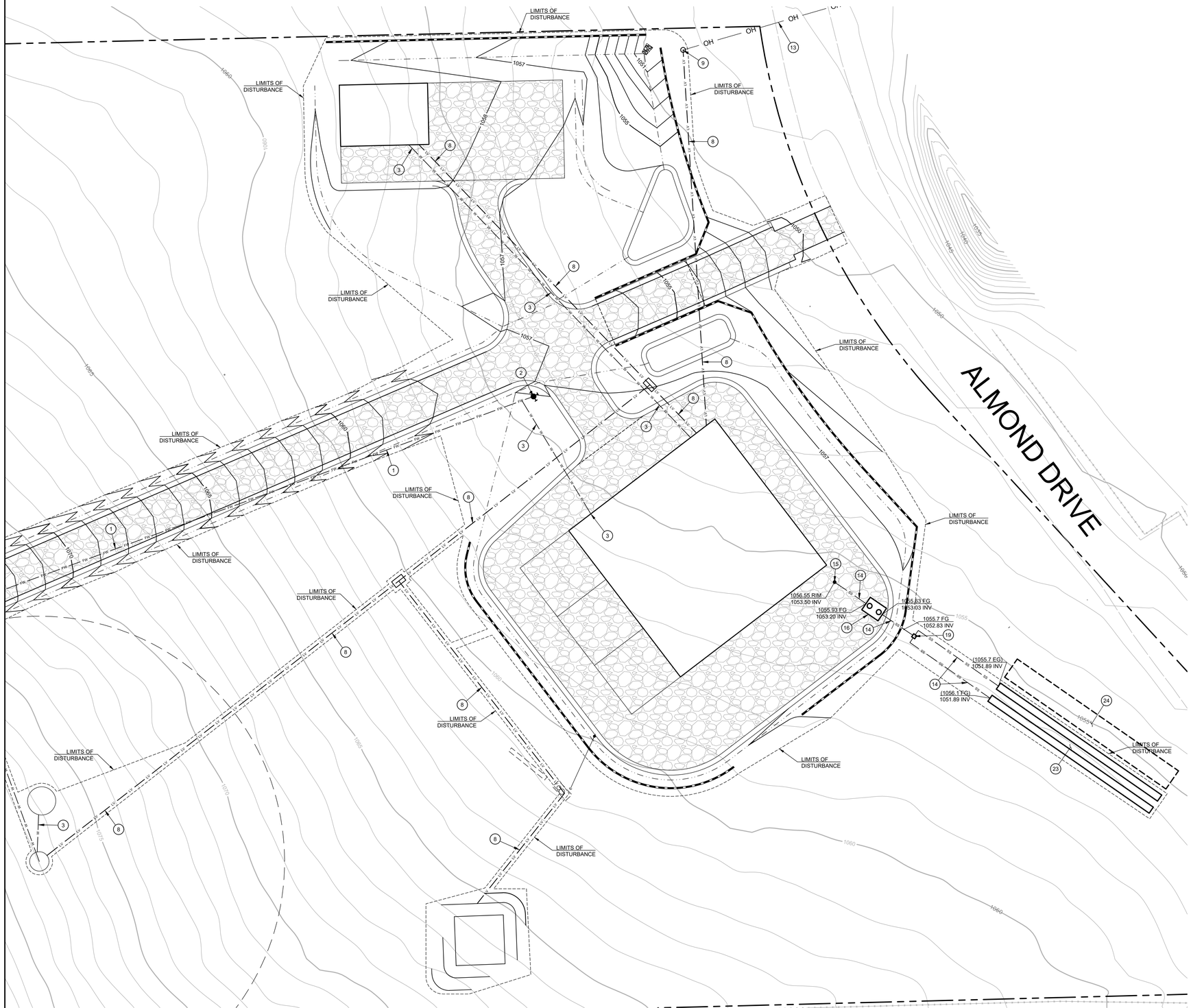
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C2.3

DATE: JULY 01, 2021

PLOT BY: AGED3 PLOT DATE: Jul 01, 2021 - 9:40am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C2.1-UT.dwg



LEGEND:

PROPOSED		EXISTING	
340	INDEX CONTOUR	340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR	342	INTERMEDIATE CONTOUR
W	WATER LINE	OH	OVERHEAD ELECTRICAL
SS	SANITARY SEWER	(347.20)	ELEVATION
E	PRIMARY CONDUIT	(2%)	SLOPE & DIRECTION OF FLOW
LV	SECONDARY CONDUIT		FENCE
OH	OVERHEAD ELECTRICAL		
G	GAS LINE		
347.20	ELEVATION		
2%	SLOPE & DIRECTION OF FLOW		
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	DECOMPOSED GRANITE		
	NO-FIRE ACCESS ROAD		
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	BUILDING STEM WALL/RETAINING WALL		
	BUILDING CURB WALL		

ABBREVIATIONS:

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
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GB	GRADE BREAK		
TG	TOP OF GRATE		
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RIM	RIM OR TOP OF FRAME HOLDING GRATE		

PERCOLATION TEST NOTES:

1. PERCOLATION DATA REPORT BY:
   GEOSOLUTIONS, INC.,
   220 HIGH STREET, SAN LUIS OBISPO, CA 93401
   PROJECT NO. SL10887-1

2. DESIGN PERCOLATION RATE = 42 MIN. / IN

3. GROUNDWATER DEPTH > 25' (LIMITS OF BORING W/NO WATER FOUND)

SEPTIC SYSTEM DESIGN:

1. SEPTIC TANK SIZING:
   BARN WITH: (1) TOILET, (2) SINKS, (1) CLOTHES WASHER MACHINE
   SEPTIC TANK SIZE: 1,000 GAL MIN.

2.DISPOSAL FIELD SIZING:
   PERCOLATION RATE: 42 MIN/INCH
   APPLICATION RATE: 0.4 GAL/DAY/FT^2
   PEAK DAILY FLOW: 250 GAL/DAY
   LEACH LINE SIDE WALL: 4 LF
   REQUIRED TRENCH LENGTH [(250 GAL/DAY)/(0.4 GAL/DAY/FT^2)]/(4 LF) = 156 LF

3. INSTALLED SYSTEM:
   SEPTIC TANK: 1,000 GALLON
   LEACH LINES: (2) ROWS OF 80 LF (TOTAL 160 LF)

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

(#) SPECIFIC CONSTRUCTION NOTES:

		DETAIL/SHEET
1	INSTALL FIRE WATER SERVICE LINE PER FIRE SPRINKLER DESIGN. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
2	INSTALL FIRE HYDRANT PER FIRE SPRINKLER DESIGN PLAN.	
3	INSTALL DOMESTIC WATER SERVICE LINE PER FIRE SPRINKLER DESIGN PLAN. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
4	INSTALL UNDERGROUND TANK PER FIRE SPRINKLER DESIGN PLAN. SHOWN FOR COORDINATION PURPOSES ONLY.	
5	INSTALL GAS LINE PER GAS COMPANY PROVIDER STANDARDS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
6	INSTALL PROPANE TANK PER GAS COMPANY PROVIDER STANDARDS. TANK SHOWN FOR COORDINATION PURPOSES ONLY.	
7	INSTALL ELECTRICAL PRIMARY CONDUIT PER ELECTRICAL PLANS & DETAILS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
8	INSTALL ELECTRICAL SECONDARY CONDUIT PER ELECTRICAL PLANS & DETAILS. LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
9	INSTALL NEW POWER POLE WITH POLE MOUNTED TRANSFORMER PER ELECTRICAL PLANS & DETAILS. POLE SHOWN FOR COORDINATION PURPOSES ONLY.	
10	INSTALL NEW PRIMARY RISER PER ELECTRICAL PLANS & DETAILS. RISER SHOWN FOR COORDINATION PURPOSES ONLY.	
11	INSTALL NEW PAD MOUNTED TRANSFORMER PER ELECTRICAL PLANS & DETAILS. PAD SHOWN FOR COORDINATION PURPOSES ONLY.	
12	INSTALL METER BANK PER ELECTRICAL PLANS & DETAILS. METER BANK SHOWN FOR COORDINATION PURPOSES ONLY.	
13	RE-ROUTE EXISTING OVERHEAD PRIMARY TO NEW POWER POLE PER ELECTRICAL PLANS & DETAILS. OVERHEAD LINE SHOWN FOR COORDINATION PURPOSES ONLY.	
14	INSTALL 4" SDR-35 PVC SANITARY SEWER LINE PER DETAIL. PROVIDE MINIMUM 2.0% PIPE SLOPE.	A/C4.2
15	INSTALL SANITARY SEWER CLEAN OUT PER DETAIL.	B/C4.2
16	INSTALL 1,000 GALLON 'MID STATE' CONCRETE SEPTIC TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. LID TO BE TRAFFIC RATED.	
17	INSTALL 1,200 GALLON 'MID STATE' CONCRETE SEPTIC TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. LID TO BE TRAFFIC RATED.	
18	INSTALL 'JENSEN' SERIES 1200T-D DUAL SIPHON DOSING TANK, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.	
19	INSTALL 'JENSEN' D3 DISTRIBUTION BOX, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. BOX TO BE SET LEVEL.	
20	INSTALL 'JENSEN' D5 DISTRIBUTION BOX, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. BOX TO BE SET LEVEL.	
21	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (6) ROWS AT 83 LINEAR FEET OF TRENCH FOR A TOTAL 498 LINEAR FEET OF TRENCH.	C/C4.2
22	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (8) ROWS AT 75 LINEAR FEET OF TRENCH FOR A TOTAL 600 LINEAR FEET OF TRENCH.	C/C4.2
23	INSTALL LEACH LINE PER COUNTY OF SAN LUIS OBISPO LAMP. PROVIDE A MINIMUM OF (2) ROWS AT 80 LINEAR FEET OF TRENCH FOR A TOTAL 160 LINEAR FEET OF TRENCH.	C/C4.2
24	PROVIDE 100% EXPANSION AREA FOR LEACH LINE SYSTEM.	

ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:
REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA
DATE:

ALMOND DRIVE OVERALL
4455 ALMOND DRIVE, TEMPLETON, CA 93465

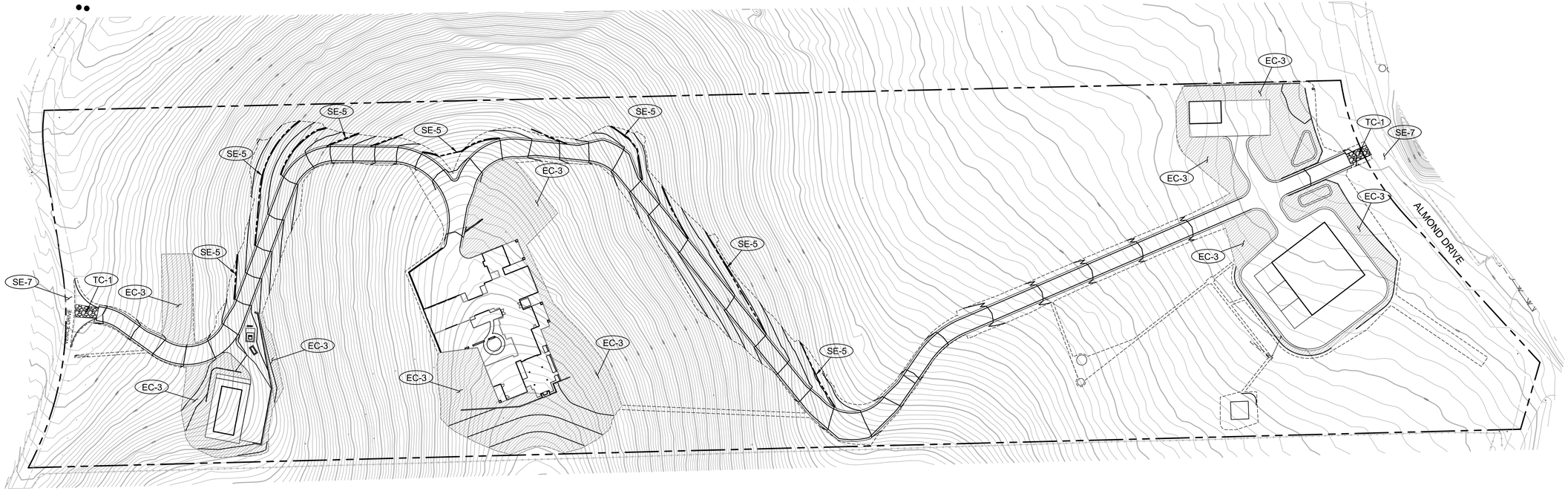
UTILITY PLAN: BARN & STABLES

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C2.4
DATE: JULY 01, 2021

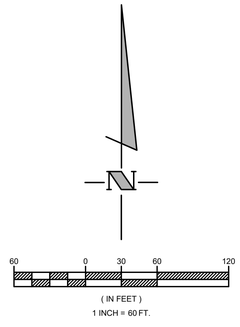
PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 11:24am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C2.1-UT.dwg



EROSION CONTROL NOTES:

SYMBOL	CASQA#	DESCRIPTION	DETAIL/SHEET
	SE-5	INSTALL FIBER ROLLS PER MANUFACTURERS SPECIFICATIONS.	A/C3.5
	SE-1	INSTALL SILT FENCE PER MANUFACTURER SPECIFICATIONS.	B/C3.5
	EC-3	INSTALL HYDROMULCH TO DISTURBED SLOPES.	H/C3.5
	TC-1	INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.	C/C3.5
	SE-6	INSTALL GRAVEL BAG BERM.	
	WE-1	PROVIDE WIND EROSION CONTROL.	F/C3.5
	EC-7	PROVIDE GEOTEXTILE MAT, NORTH AMERICAN GREEN SC250.	
	SE-7	PROVIDE STREET SWEEPING & VACUUMING.	G/C3.5
	WM-1	MATERIAL DELIVERY & STORAGE	D/C3.5
	WM-8	CONCRETE WASHOUT	J/C3.5

* NOT ALL EROSION CONTROL MEASURES LISTED ABOVE ARE USED ON THIS PLAN, BUT ARE PROVIDED FOR THE FUTURE USE BY THE CONTRACTOR PRIOR OR DURING CONSTRUCTION.



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ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

EROSION CONTROL PLAN: OVERALL

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C3.1

DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 11:23am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C3.1-EC.dwg

EROSION CONTROL NOTES:

SYMBOL	CASQA#	DESCRIPTION	DETAIL/SHEET
	SE-5	INSTALL FIBER ROLLS PER MANUFACTURERS SPECIFICATIONS.	A/C3.5
	SE-1	INSTALL SILT FENCE PER MANUFACTURER SPECIFICATIONS.	B/C3.5
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	EC-7	PROVIDE GEOTEXTILE MAT, NORTH AMERICAN GREEN SC250.	
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	WM-1	MATERIAL DELIVERY & STORAGE	D/C3.5
	WM-8	CONCRETE WASHOUT	J/C3.5

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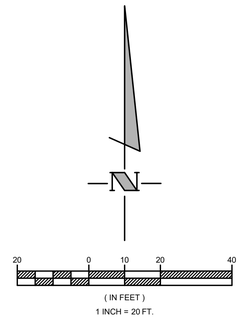

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ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

EROSION CONTROL PLAN: GUEST HOUSE

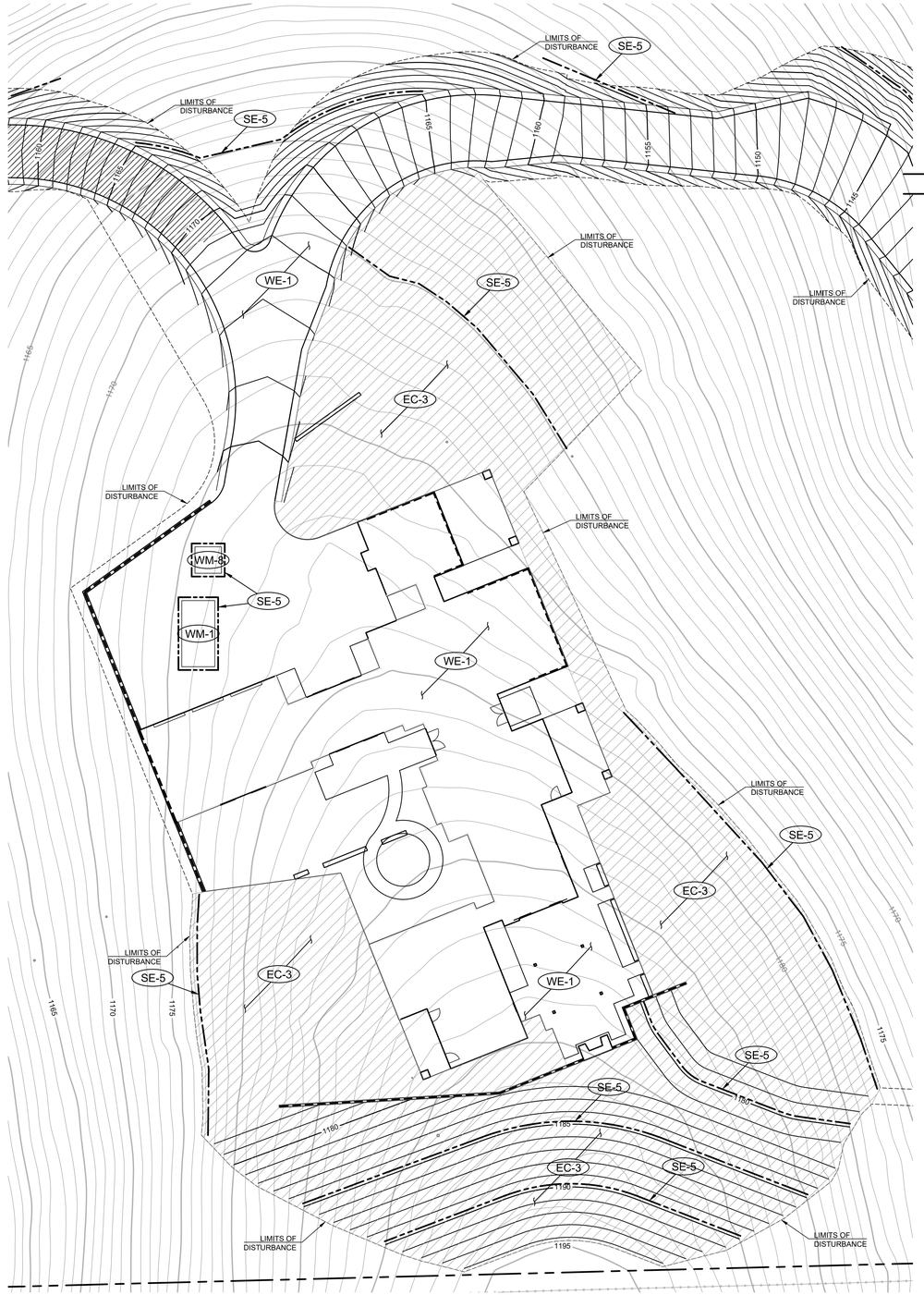
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C3.2

DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 10:06am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C3.1-EC.dwg



EROSION CONTROL NOTES:

SYMBOL	CASQA#	DESCRIPTION	DETAIL/SHEET
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	SE-1	INSTALL SILT FENCE PER MANUFACTURER SPECIFICATIONS.	B/C3.5
	EC-3	INSTALL HYDROMULCH TO DISTURBED SLOPES.	H/C3.5
	TC-1	INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.	C/C3.5
	SE-6	INSTALL GRAVEL BAG BERM.	
	WE-1	PROVIDE WIND EROSION CONTROL.	F/C3.5
	EC-7	PROVIDE GEOTEXTILE MAT, NORTH AMERICAN GREEN SC250.	
	SE-7	PROVIDE STREET SWEEPING & VACUUMING.	G/C3.5
	WM-1	MATERIAL DELIVERY & STORAGE	D/C3.5
	WM-8	CONCRETE WASHOUT	J/C3.5

* NOT ALL EROSION CONTROL MEASURES LISTED ABOVE ARE USED ON THIS PLAN, BUT ARE PROVIDED FOR THE FUTURE USE BY THE CONTRACTOR PRIOR OR DURING CONSTRUCTION.

N

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

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DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

EROSION CONTROL PLAN: MAIN HOUSE

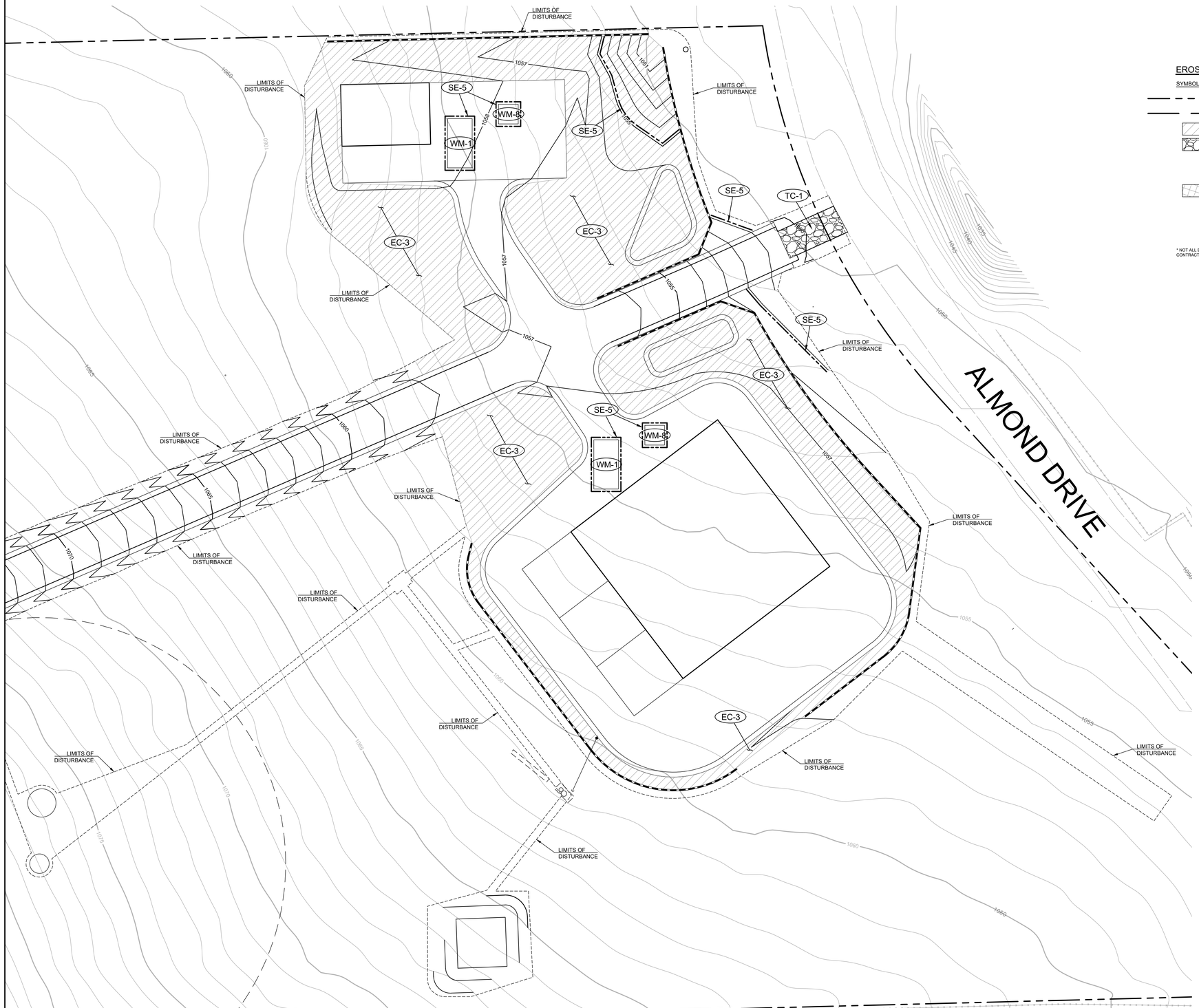
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET:
C3.3

DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 10:06am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C3.1-EC.dwg



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SYMBOL	CASQA#	DESCRIPTION	DETAIL/SHEET
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	WM-8	CONCRETE WASHOUT	J/C3.5

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(IN FEET)
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DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

EROSION CONTROL PLAN: BARN & STABLES

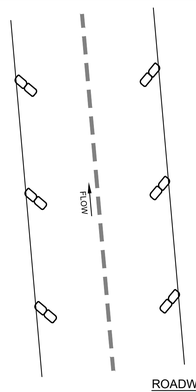
NO.	REVISION	DATE

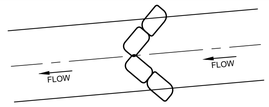
DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C3.4

DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 11:22am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C3.1-EC.dwg





VALLEY GUTTER/SWALE

DESCRIPTION AND PURPOSE

RETAINS THE SEDIMENT, AND RELEASES THE WATER AS SHEET FLOW.

GRAVEL BAG PRACTICES

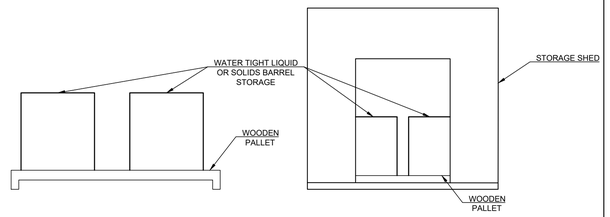
- INSTALL AT INTERVALS OF 50 TO 70 FEET
- INSTALL IN A "CHEVRON" FASHION, FORCING THE RUNOFF TOWARDS THE EDGE-OF-PAVEMENT, CURB FACE, GUTTER FLOWLINE OR VALLEY GUTTER/SWALE FLOW LINE

INSPECTION AND MAINTAINENCE

- REPLACE WHEN BROKEN
- REMOVE ACCUMULATED SEDIMENT WHEN ONE-THIRD BARRIER HEIGHT

ROADWAYS, CURBS, GUTTERS

E



DESCRIPTION AND PURPOSE

PREVENT, REDUCE, OR ELIMINATE THE DISCHARGE OF POLLUTANTS FROM MATERIAL DELIVERY AND STORAGE TO THE STORMWATER SYSTEM OR WATERCOURSES BY MINIMIZING THE STORAGE OF HAZARDOUS MATERIALS ONSITE, STORING MATERIALS IN WATERTIGHT CONTAINERS AND/OR A COMPLETELY ENCLOSED DESIGNATED AREA, INSTALLING SECONDARY CONTAINMENT, CONDUCTING REGULAR INSPECTIONS, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

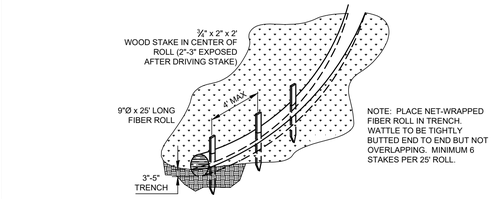
MATERIAL STORAGE AREAS AND PRACTICES

- CHEMICALS MUST BE STORED IN WATER TIGHT CONTAINERS WITH APPROPRIATE SECONDARY CONTAINMENT OR IN A STORAGE SHED.
- WHEN MATERIAL STORAGE AREA IS LOCATED ON BARE SOIL, THE AREA SHOULD BE LINED AND BERMED.
- USE CONTAINMENT PALLETS OR OTHER PRACTICAL AND AVAILABLE SOLUTIONS, SUCH AS STORING MATERIALS WITHIN NEWLY CONSTRUCTED BUILDINGS OR GARAGES, TO MEET MATERIAL STORAGE REQUIREMENTS.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVER WHEN NOT IN USE.
- CONTAIN ALL FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN NOT IN USE.
- EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES MUST BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUIDS ARE UNLOADED.
- A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
- SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
- MATERIALS SHOULD BE COVERED PRIOR TO, AND DURING RAIN EVENTS.
- PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATION.
- AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN UP MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.

INSPECTION AND MAINTAINENCE

- KEEP STORAGE AREAS CLEAN AND WELL ORGANIZED, INCLUDING A CURRENT LIST OF ALL MATERIALS ONSITE.
- INSPECT LABELS ON CONTAINERS FOR LEGIBILITY AND ACCURACY.
- REPAIR OR REPLACE PERIMETER CONTROLS, CONTAINMENT STRUCTURES, COVERS, AND LINERS AS NEEDED TO MAINTAIN PROPER FUNCTION.

MATERIAL DELIVERY & STORAGE

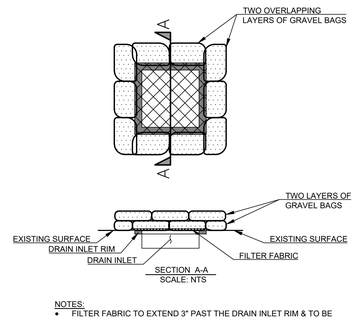


NOTE: PLACE NET-WRAPPED FIBER ROLL IN TRENCH. WATTLE TO BE TIGHTLY BUTTED END TO END BUT NOT OVERLAPPING. MINIMUM 6 STAKES PER 25' ROLL.

FIBER ROLLS

-NTS-

A



SECTION A-A
SCALE: NTS

NOTES:
- FILTER FABRIC TO EXTEND 3" PAST THE DRAIN INLET RIM & TO BE HELD IN PLACE BY OVERLAYING GRAVEL BAGS.
- REMOVE ACCUMULATED SEDIMENT WHEN ONE-THIRD OF THE BARRIER HEIGHT.
- INSPECT BEFORE & AFTER STORM EVENTS.

DRAIN INLET PROTECTION

I

DESCRIPTION AND PURPOSE

STABILIZING MATERIALS ARE APPLIED TO THE DISTURBED SOIL SURFACE TO PREVENT THE TRANSPORT OF SOIL FROM EXPOSED SURFACES ON CONSTRUCTION SITES EITHER BY WIND OR STORM WATER RUNOFF.

DUST/WIND EROSION CONTROL PRACTICES

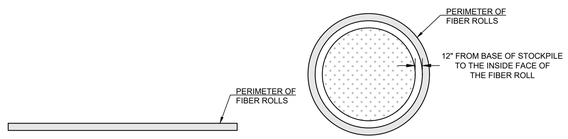
- USE OF WATER TRUCKS TO APPLY WATER TO THE DISTURBED SOILS
- APPLY WATER, OR AN ALTERNATIVE METHOD, TO THE DISTURBED SOILS THREE TIMES A DAY (MINIMUM), ONCE IN THE MORNING (7 AM - 10 AM), ONCE DURING THE AFTERNOON (10 AM - 1 PM), AND ONCE MORE AT THE END OF THE DAY

INSPECTION AND MAINTAINENCE

- INSPECT AREAS WITH EXCESSIVE WIND, VEHICULAR TRAFFIC OR WHEN RAIN IS EXPECTED
- APPLY SOIL STABILIZERS AT DESCRIBED INTERVALS, AND BASED ON NEED

DUST/WIND EROSION CONTROL

F



DESCRIPTION AND PURPOSE

PREVENT, REDUCE, OR ELIMINATE THE DISCHARGE OF SEDIMENT FROM STOCKPILES TO THE STORMWATER SYSTEM OR WATERCOURSES BY PROVIDING TARPS TO AS COVERAGE TO MINIMIZE DUST AND PROVIDING PERIMETER CONTROLS SUCH AS FIBER ROLLS TO CONTROL THE SEDIMENT AS PLACED.

STOCKPILING AREAS AND PRACTICES

- SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN THE BASE OF THE STOCKPILE AND THE SURROUNDING PERIMETER CONTROL MEASURE TO ALLOW FOR SPILL SETTLEMENT AND SHIFTS WITHIN THE STOCKPILE
- STOCKPILES SHALL BE COVERED WITH TARPS AND HELD IN PLACE WITH GRAVEL BAGS PRIOR TO, AND DURING RAIN EVENTS.
- PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATION.
- AN AMPLE SUPPLY OF APPROPRIATE TARPS, FIBER ROLLS AND GRAVEL BAGS SHOULD BE KEPT NEAR STORAGE AREAS.

INSPECTION AND MAINTAINENCE

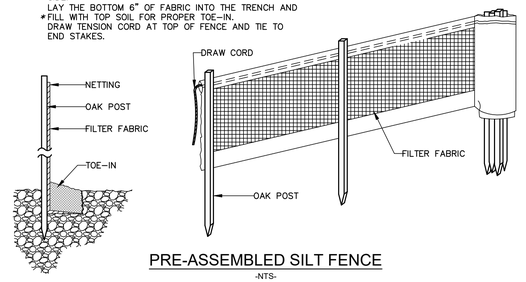
- KEEP STORAGE AREAS CLEAN AND WELL ORGANIZED, INCLUDING A CURRENT LIST OF ALL MATERIALS ONSITE.
- REPAIR OR REPLACE PERIMETER CONTROLS, COVERS, AND LINERS AS NEEDED TO MAINTAIN PROPER FUNCTION.

STOCKPILING

D

INSTALLATION PROCEDURES:

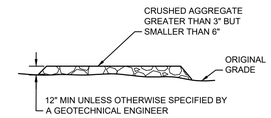
- DIG A 6" x 6" TRENCH AT DESIRED FENCE LOCATION.
- UNROLL SILT FENCE ALONG TRENCH.
- DRIVE STAKES INTO THE DOWN HILL SIDE OF TRENCH WITH NETTING AND STAKES FACING THE DOWN HILL SIDE.
- LAY THE BOTTOM 6" OF FABRIC INTO THE TRENCH AND FILL WITH TOP SOIL FOR PROPER TOE-IN.
- DRAW TENSION CORD AT TOP OF FENCE AND TIE TO END STAKES.



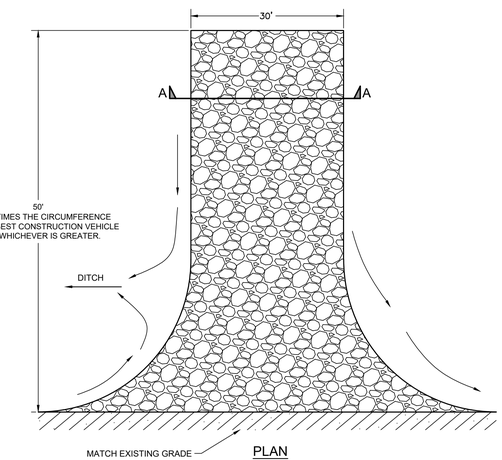
PRE-ASSEMBLED SILT FENCE

-NTS-

B



SECTION A-A

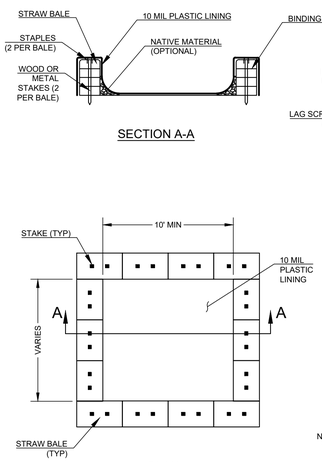


PLAN

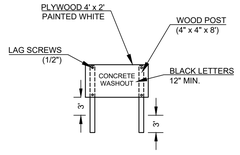
STABILIZED CONSTRUCTION ENTRANCE/EXIT

-NTS-

C

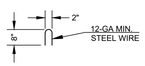


SECTION A-A



CONCRETE WASHOUT SIGN (OR EQUIVALENT)

PLAN



STAPLE DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT

J

DESCRIPTION AND PURPOSE

REMOVAL OF SEDIMENT, DEBRIS AND MATERIALS TRACKED OUT FROM THE SITE THROUGH THE USE OF EITHER A STREET SWEEPER OR MANUAL LABOR.

STREET SWEEPING & VACUUMING PRACTICES

- SHALL OCCUR DURING PHASES OF CONSTRUCTION WHICH CONTAIN REOCCURRING VEHICULAR TRAFFIC TO AND FROM THE SITE, WHICH INCLUDES ALL VEHICLE SIZES, WHEN THERE ARE STILL EXPOSED DISTURBED SOILS
- CLEANING ACTIVITIES SHALL OCCUR AT A MINIMUM ONCE A DAY AT THE END OF DAY
- USE OF WATER TO PRESSURE WASH SEDIMENT BUILD-UP ON PRIVATE ROADS OR PUBLIC STREETS SHALL NOT BE ALLOWED

INSPECTION AND MAINTAINENCE

- INSPECT PUBLIC/PRIVATE STREETS FOR SEDIMENTATION BUILD-UP
- DEDICATE PERSONNEL AT THE END OF EACH SHIFT TO WALK THE PERIMETER OF THE SITE AND DOWNSTREAM STREET SECTIONS FOR SEDIMENTATION BUILD-UP

STREET SWEEPING AND VACUUMING

G

DESCRIPTION AND PURPOSE

ESTABLISH A PERMANENT PERENNIAL VEGETATIVE COVER ON AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION ACTIVITIES. ESTABLISHMENT OF PERMANENT VEGETATION REDUCES EROSION BY SLOWING RUNOFF VELOCITIES, ENHANCES INFILTRATION AND TRANSPIRATION.

HYDROMULCH/HYDROSEEDING PRACTICES

- APPLY TO ALL DISTURBED SLOPES, CUT AND FILL AREAS, WATERWAYS (SWALES) AND LANDSCAPE CORRIDORS

INSPECTION AND MAINTAINENCE

- NEW VEGETATION SHOULD BE SUPPLIED WITH SUPPLEMENTAL WATER UNTIL FIRMLY ESTABLISHED
- CUTTING OR MOWING GRASSES WILL ENCOURAGE THE ESTABLISHMENT AND SPREAD OF THE GRASS
- INSPECT SEEDED AREAS FOR FAILURES AND RESEEDED, FERTILIZED, AND MULCHED WITHIN THE PLANTING SEASON USING HALF THE ORIGINAL APPLICATION RATES

HYDROSEEDING / HYDROMULCHING

H

ABOVE GRADE ENGINEERING
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(805) 540-5115
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Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL
4455 ALMOND DRIVE, TEMPLETON, CA 93465

EROSION CONTROL DETAILS

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

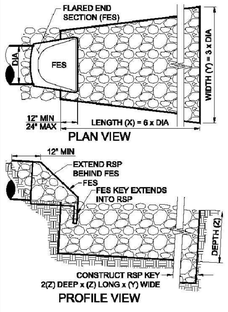
SHEET: C3.5
DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 10:06am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C3.1-EC.dwg

W50 STANDARD ROCK WEIGHT. SELECT A W50 GREATER THAN DETERMINED STABLE ROCK WEIGHT (W)	D50 FEET OF STANDARD W50	TRENCH DEPTH (Z) IN FEET, 1.5 TIMES D50 OF STANDARD W50	RSP-CLASS METHOD OF PLACEMENT	RSP-FABRIC TYPE NONWOVEN OR WOVEN
25 LBS	0.66	1.0	BACKING No 2	A or B
75 LBS	0.95	1.5	BACKING No 1	A or B
200 LBS	1.32	2.0	LIGHT	B
1/4 TON	1.79	2.7	1/4 TON	B
1/2 TON	2.26	3.4	1/2 TON	B
1 TON	2.65	4.3	1 TON	B

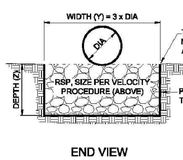
ROCK SIZE RSP CLASS	TRENCH DEPTH RANGE (Z)	TYPE OF RSP FABRIC
BACKING No 2	10"-16"	A or B
BACKING No 1	12"-18"	A or B
LIGHT	18"-24"	B
1/4 TON	30"-36"	B
1/2 TON	36"-42"	B
1 TON	48"-60"	B

CONSTRUCTION NOTES:
A. EXCAVATE AND/OR FILL DISSIPATER TRENCH TO DIMENSIONS (X, Y AND Z, SHOW ON PLAN SET (SQUARED EDGES NOT REQUIRED).
B. INSTALL FLARED END SECTION APPROPRIATELY SIZED FOR CULVERT.
C. PLACE RSP-FABRIC LOOSELY AND PIN IT TO ALL SIDES AND BOTTOM OF TRENCH.
D. PLACE RSP-CLASS OF DISSIPATER ROCK IN TRENCH. ROCK SHALL NOT PROTRUDE ABOVE CULVERT FLOWLINE OR ADJACENT GROUND. MATCH DISSIPATER GRADE WITH DOWNSTREAM FLOWLINE AND ADJACENT GROUND.
E. TRIM RSP FABRIC SO THAT NONE PROTRUDES ABOVE GROUND.



PLAN VIEW

PROFILE VIEW



END VIEW

DESIGN METHOD:
1. DETERMINE ROCK SIZE BASED ON CULVERT OUTLET VELOCITY:
   a. FIRST TRIAL ROCK SIZE BY N.K. BERRY'S EQUATION (1948), SEE USBR EM-25:

$$d = 0.0128 V \frac{s}{(s-1)}$$

WHERE DIAMETER (d) FEET, VELOCITY (V) FPS, AND SG = 2.65.

   b. COMPARE TO CALTRANS BANK & SHORE EQUATION 1 WITH $V \leq 1.8\sqrt{H}$ (IF H>1.5 SIZE WILL BE SMALL) AND SG = 2.65

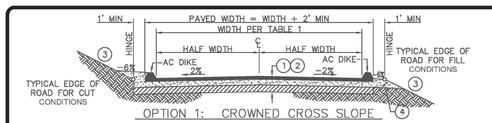
STABLE ROCK WEIGHT $W = 0.000058 V^6$

EQUATION GIVES ROCK SIZE ON BANK USUALLY SMALLER THAN BERRY FOR BEDLOAD MOVEMENT ALONG CHANNEL BOTTOM.

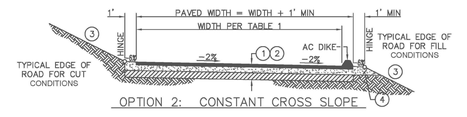
   c. ALSO COMPARE ABOVE ROCK SIZE TO HEC-14 CHART, FIGURE II-C-1, ON PAGE II-8 (1975), ORIGINALLY FROM SEARCY (1967).
   d. SELECT FINAL ROCK SIZE BASED ON ENGINEERING JUDGMENT AND FIELD EXPERIENCE. ADJUST (X) BASED ON SITE SPECIFIC CONSTRAINTS.
2. DETERMINING STABLE ROCK WEIGHT (W), STEP 1 ABOVE.
3. EXTEND FES 12" TO 24" INTO RSP TO PREVENT HEADCUT.
4. TABLE (STANDARD ROCK SIZES, D50, Z, RSP CLASS, RSP FABRIC TYPE),
5. RSP FABRIC DETAILS.

DEPT. OF PUBLIC WORKS - STANDARD DRAWINGS
HYDROLOGY
ROCK SLOPE PROTECTION SIZING

Issued: June 2019 | Scale: NTS
Revised: | Revision No:
Drawing No: H-5



OPTION 1: CROWNED CROSS SLOPE



OPTION 2: CONSTANT CROSS SLOPE

NOTES:
1. THE STRUCTURAL SECTION MUST BE DETERMINED BY THE PROJECT ENGINEER AT THE TIME OF CONSTRUCTION BASED ON THE SUBGRADE R-VALUE AND A MINIMUM TRAFFIC INDEX (TI) OF 4.5.
2. TYPICAL SECTION SHALL BE:
   - HOT MIX ASPHALT (HMA) TO 95% RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
3. CUT AND FILL SLOPES MUST NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3h:1v IN NATIVE SAND).
4. THE AGGREGATE BASE MATERIAL MUST EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.
5. ADDITIONAL WIDTH SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE FOR ROADSIDE DRAINAGE. DRAINAGE MUST NOT ENCROACH WITHIN THE TRAVEL LANE.
6. ASPHALT DIKE SHALL BE REQUIRED WHERE NEEDED TO CONTROL DRAINAGE OR EROSION AND ON LONGITUDINAL GRADES OF 5% OR GREATER. DIKE MUST CONFORM TO COUNTY PUBLIC IMPROVEMENT STANDARDS, DWG C-3.

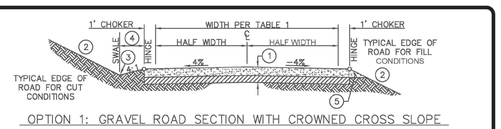
TABLE 1: DRIVEWAY AND ACCESS ROAD WIDTH REQUIREMENTS

DRIVEWAY WIDTH REQUIREMENTS FOR RESIDENTIAL (REQUIRED FOR ALL ROADS SERVING MORE THAN 2 PARCELS OR MORE THAN 2 RESIDENTIAL UNITS): 12–FEET MINIMUM WIDTH FOR LENGTHS 0 TO 199–FEET 14–FEET MINIMUM WIDTH FOR LENGTHS GREATER THAN 200–FEET
DRIVEWAY WIDTH REQUIREMENTS FOR COMMERCIAL: 20–FEET MINIMUM WIDTH WITH 2–FEET OF SHOULDERS ON EITHER SIDE 16 FEET MINIMUM FOR ONE WAY (REQUIRES PRIOR DEPARTMENT APPROVAL) 18–FEET MINIMUM WIDTH FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503, MUST BE PAVED SURFACE
ACCESS ROAD WIDTH REQUIREMENTS FOR RESIDENTIAL: 20–FEET MINIMUM WIDTH WITH NO–PARKING AND 2–FEET SHOULDERS 8–FEET ADDITIONAL WIDTH PER SIDE FOR PARKING LANES 12–FEET MINIMUM WIDTH FOR ONE–WAY (REQUIRES PRIOR DEPARTMENT APPROVAL)
ACCESS ROAD WIDTH REQUIREMENTS FOR COMMERCIAL: 24–FEET MINIMUM WIDTH WITH NO–PARKING, INCLUDES SECONDARY ACCESS EGRESS 8–FEET ADDITIONAL WIDTH PER SIDE FOR PARKING LANES 18–FEET MINIMUM WIDTH FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503, MUST BE PAVED SURFACE

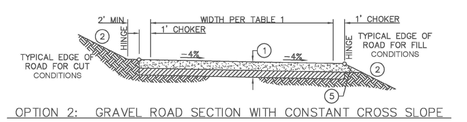
ADDITIONAL DESIGN CRITERIA:
1. FOR ROAD LONGITUDINAL SLOPE DESIGN REQUIREMENTS REFER TO DWG FP–7.

COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE
PAVED ROAD STANDARD
FOR PRIVATE DRIVEWAYS & ACCESS ROADS

Revised: July 2020
Drawing No.: FP–10



OPTION 1: GRAVEL ROAD SECTION WITH CROWNED CROSS SLOPE



OPTION 2: GRAVEL ROAD SECTION WITH CONSTANT CROSS SLOPE

NOTES:
1. TYPICAL SECTION MUST BE DESIGNED TO SUPPORT FIRE TRUCK APPARATUS, BUT SHALL NOT BE LESS THAN:
   - 4" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION FOR R>40, OR
   - 6" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION FOR R<40 OVER
   - 12" MINIMUM SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION
2. CUT AND FILL SLOPES MUST NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3h:1v IN NATIVE SAND).
3. ROADSIDE DRAINAGE MUST BE ACCOMMODATED FOR SUCH THAT IT DOES NOT ERODE THE AGGREGATE SHOULDER. THE SIDE SLOPE OF ANY DRAINAGE SWALE DIRECTLY ADJACENT TO THE EDGE OF ROADWAY MUST NOT EXCEED 4h:1v.
4. ADDITIONAL WIDTH MUST BE PROVIDED AS NECESSARY TO ACCOMMODATE FOR ROADSIDE DRAINAGE. DRAINAGE MUST NOT ENCROACH WITHIN THE TRAVEL LANE.
5. THE AGGREGATE BASE MATERIAL MUST EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.

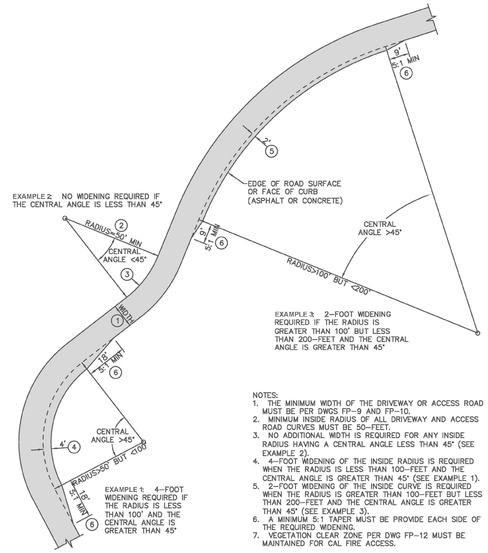
TABLE 1: DRIVEWAY AND ACCESS ROAD WIDTH REQUIREMENTS

DRIVEWAY WIDTH REQUIREMENTS FOR RESIDENTIAL (REQUIRED FOR ALL ROADS SERVING MORE THAN 2 PARCELS OR MORE THAN 2 RESIDENTIAL UNITS): 12–FEET MINIMUM WIDTH FOR LENGTHS 0 TO 199–FEET 14–FEET MINIMUM WIDTH FOR LENGTHS GREATER THAN 200–FEET
DRIVEWAY WIDTH REQUIREMENTS FOR COMMERCIAL: 20–FEET MINIMUM WIDTH WITH 2–FEET OF SHOULDERS ON EITHER SIDE 16 FEET MINIMUM FOR ONE WAY (REQUIRES PRIOR DEPARTMENT APPROVAL) 18–FEET MINIMUM WIDTH FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503, MUST BE PAVED SURFACE
ACCESS ROAD WIDTH REQUIREMENTS FOR RESIDENTIAL: 20–FEET MINIMUM WIDTH WITH NO–PARKING AND 2–FEET SHOULDERS 8–FEET ADDITIONAL WIDTH PER SIDE FOR PARKING LANES 12–FEET MINIMUM WIDTH FOR ONE–WAY (REQUIRES PRIOR DEPARTMENT APPROVAL)
ACCESS ROAD WIDTH REQUIREMENTS FOR COMMERCIAL: 24–FEET MINIMUM WIDTH WITH NO–PARKING, INCLUDES SECONDARY ACCESS EGRESS 8–FEET ADDITIONAL WIDTH PER SIDE FOR PARKING LANES 18–FEET MINIMUM WIDTH FOR EMERGENCY EGRESS ONLY FIRE LANES PER CFC SECTION 503, MUST BE PAVED SURFACE

ADDITIONAL DESIGN CRITERIA:
1. FOR ROAD LONGITUDINAL SLOPE DESIGN REQUIREMENTS REFER TO DWG FP–7.

COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE
GRAVEL ROAD STANDARD
FOR PRIVATE DRIVEWAYS & ACCESS ROADS

Revised: July 2020
Drawing No.: FP–9



NOTES:
1. THE MINIMUM WIDTH OF THE DRIVEWAY OR ACCESS ROAD MUST BE PER DWGS FP–9 AND FP–10.
2. MINIMUM INSIDE RADIUS OF ALL DRIVEWAY AND ACCESS ROAD CURVES MUST BE 50–FEET.
3. NO ADDITIONAL WIDTH IS REQUIRED FOR ANY INSIDE RADIUS HAVING A CENTRAL ANGLE LESS THAN 45° (SEE EXAMPLE 2).
4. A 4–FOOT WIDENING OF THE INSIDE RADIUS IS REQUIRED WHEN THE RADIUS IS LESS THAN 100–FEET AND THE CENTRAL ANGLE IS GREATER THAN 45° (SEE EXAMPLE 1).
5. 2–FOOT WIDENING OF THE INSIDE CURVE IS REQUIRED WHEN THE RADIUS IS GREATER THAN 100–FEET BUT LESS THAN 200–FEET AND THE CENTRAL ANGLE IS GREATER THAN 45° (SEE EXAMPLE 3).
6. A MINIMUM 5:1 TAPER MUST BE PROVIDE EACH SIDE OF THE REQUIRED WIDENING.
7. VEGETATION CLEAR ZONE PER DWG FP–12 MUST BE MAINTAINED FOR CAL FIRE ACCESS.

COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE
HORIZONTAL CURVE DESIGN STANDARD
FOR PRIVATE DRIVEWAYS & ACCESS ROADS

Revised: July 2020
Drawing No.: FP–8

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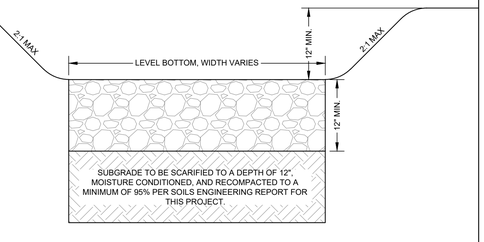
Scott Stokes PE # 58256

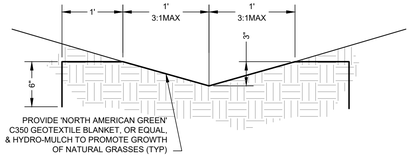
ENGINEER OF RECORD:
REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA
DO NOT FOLLOW
DATE:



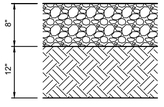
STABLE BASIN
- SURFACE AREA: 500 SQFT
- SURFACE VOLUME (12"): 500 CUBIC FEET
- ROCK VOLUME (12"): 200 CUBIC FEET (40% VOIDS)
- STORAGE VOLUME: 700 CUBIC FEET (304 CUBIC FEET MINIMUM)

BARN BASIN
- SURFACE AREA: 345 SQFT
- SURFACE VOLUME (12"): 345 CUBIC FEET
- ROCK VOLUME (12"): 138 CUBIC FEET (40% VOIDS)
- STORAGE VOLUME: 483 CUBIC FEET (471 CUBIC FEET MINIMUM)

SETTLING BASIN
SCALE = NONE
D

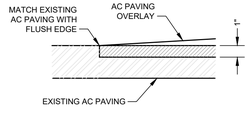


LINED SWALE DETAIL
SCALE = NONE
C

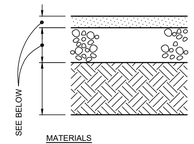


NOTE: DECOMPOSED GRANITE DRIVEWAY REQUIRES MAINTENANCE BY OWNER FOR DRIVEABILITY AND DRAINAGE PURPOSES.

DECOMPOSED GRANITE SECTION
SCALE = NONE
B



PAVEMENT GRINDING DETAIL



MATERIALS	SECTION THICKNESS		CALTRANS SPECIFICATIONS
ASPHALT CONCRETE SURFACE COURSE	3"	**	SECTION 39 *
CRUSHED AGGREGATE BASE COURSE	6"		SECTION 26, CLASS 2 *

NOTES:
* COMPACTION TO A MINIMUM DENSITY OF 95 PERCENT
** PAVEMENT SECTION IS TO BE BASED ON A T.I. OF 4.5. ACTUAL SECTION SHALL BE DETERMINED BY R-VALUES TAKEN DURING CONSTRUCTION.
*** CROSS SLOPES NOT TO EXCEED 2% ON ALL WALKWAYS, AND NOT TO EXCEED 2% IN ANY DIRECTION IN PLAZA AREAS.

AC PAVING SECTION
SCALE = NONE
A

ALMOND DRIVE OVERALL
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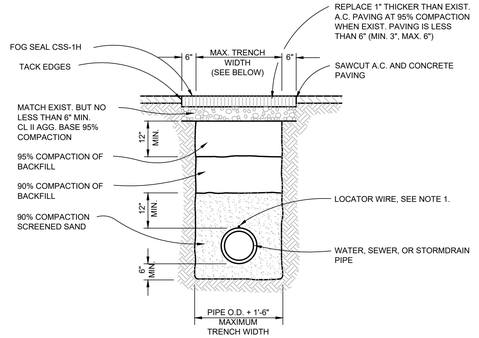
DETAIL SHEET

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C4.1
DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 11:21am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C4.1-DT.dwg



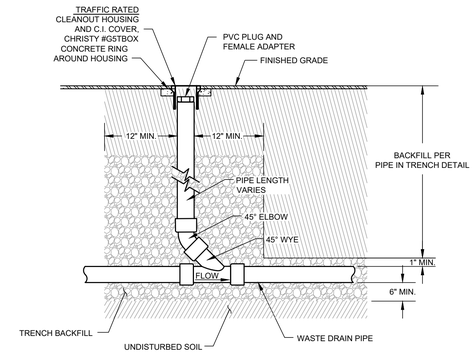
NOTES:

1. PROVIDE BLUE No. 18 AWG LOCATOR COPPER WIRE REQUIRED ON ALL WATER MAINS AND SERVICES, TAPED TO TOP OF PIPE & MUST TERMINATE ABOVE GROUND AT EACH END OF PLASTIC PIPING.
2. NO ROCKS OR OLD PAVEMENT MAY BE DEPOSITED WITH BACKFILL.
3. COLD MIX SHALL BE A MINIMUM THICKNESS OF 2 INCHES (50.8mm).

PIPE TRENCH DETAIL

SCALE = NONE

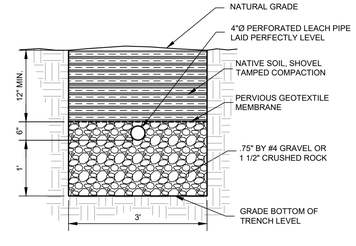
A



CLEANOUT DETAIL

SCALE = NONE

B



LEACH TRENCH DETAIL

SCALE = NONE

C

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ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

DETAIL SHEET

NO.	REVISION	DATE

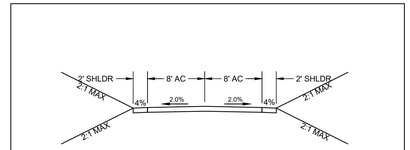
DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C4.2

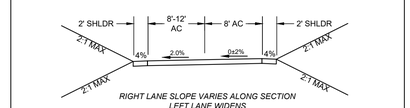
DATE: JULY 01, 2021

PLOT BY: AGE03 PLOT DATE: Jul 01, 2021 - 10:12am Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C4.1-DT.dwg

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L1	37.79'	N78°35'29"W	C1	24.59'	58.0'
L2	47.27'	N54°17'45"W	C2	106.09'	58.0'
L3	166.33'	S20°54'09"W	C3	70.60'	58.0'
L4	61.93'	N89°21'34"W	C4	130.06'	75.0'
L5	16.53'	N10°00'00"E			

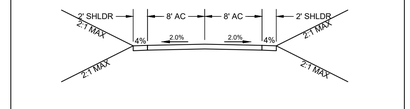


CROSS-SECTION: 0+06.00 - 0+89.64



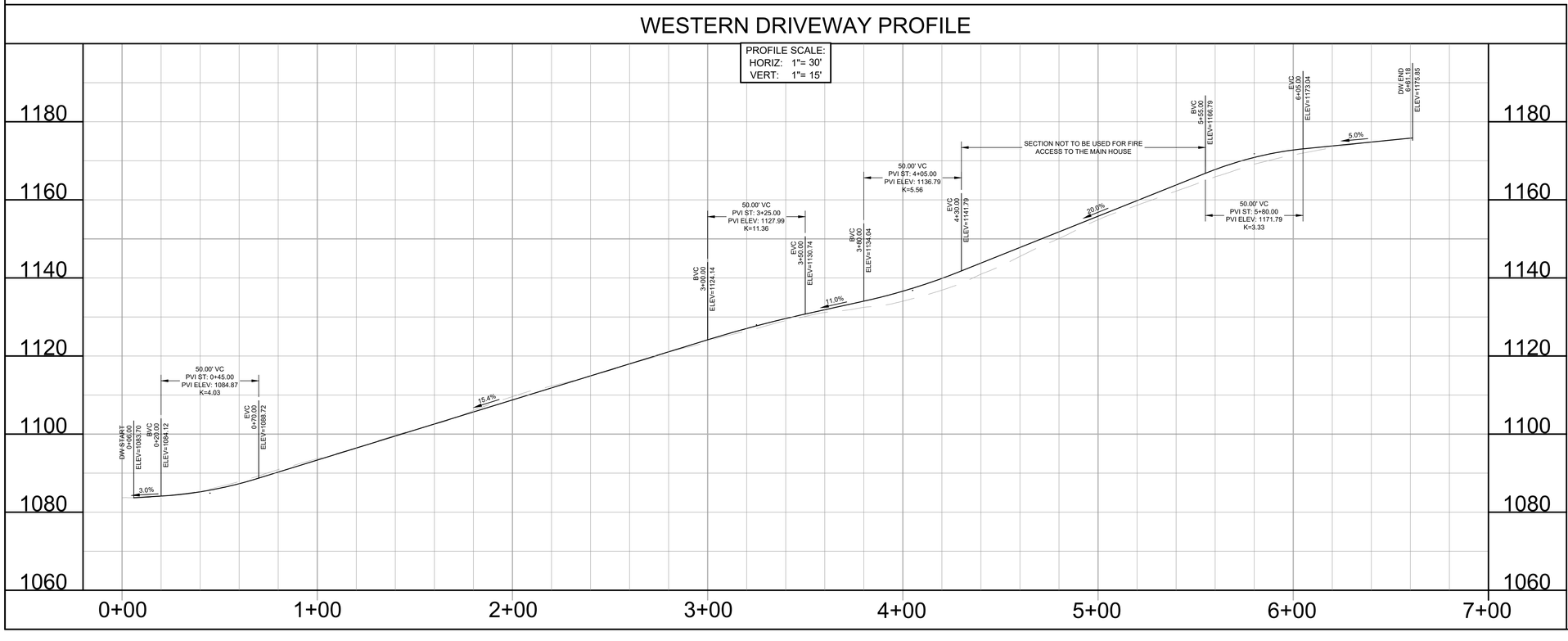
RIGHT LANE SLOPE VARIES ALONG SECTION
LEFT LANE WIDENS

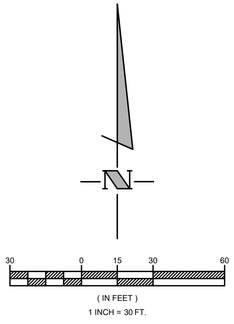
CROSS-SECTION: 0+89.65 - 2+35.74



CROSS-SECTION: 2+35.75 - 6+61.18

WESTERN DRIVEWAY PROFILE





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ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

ROAD PROFILE: WESTERN DRIVEWAY

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C5.1

DATE: JULY 01, 2021

Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C5.1-PRO.dwg
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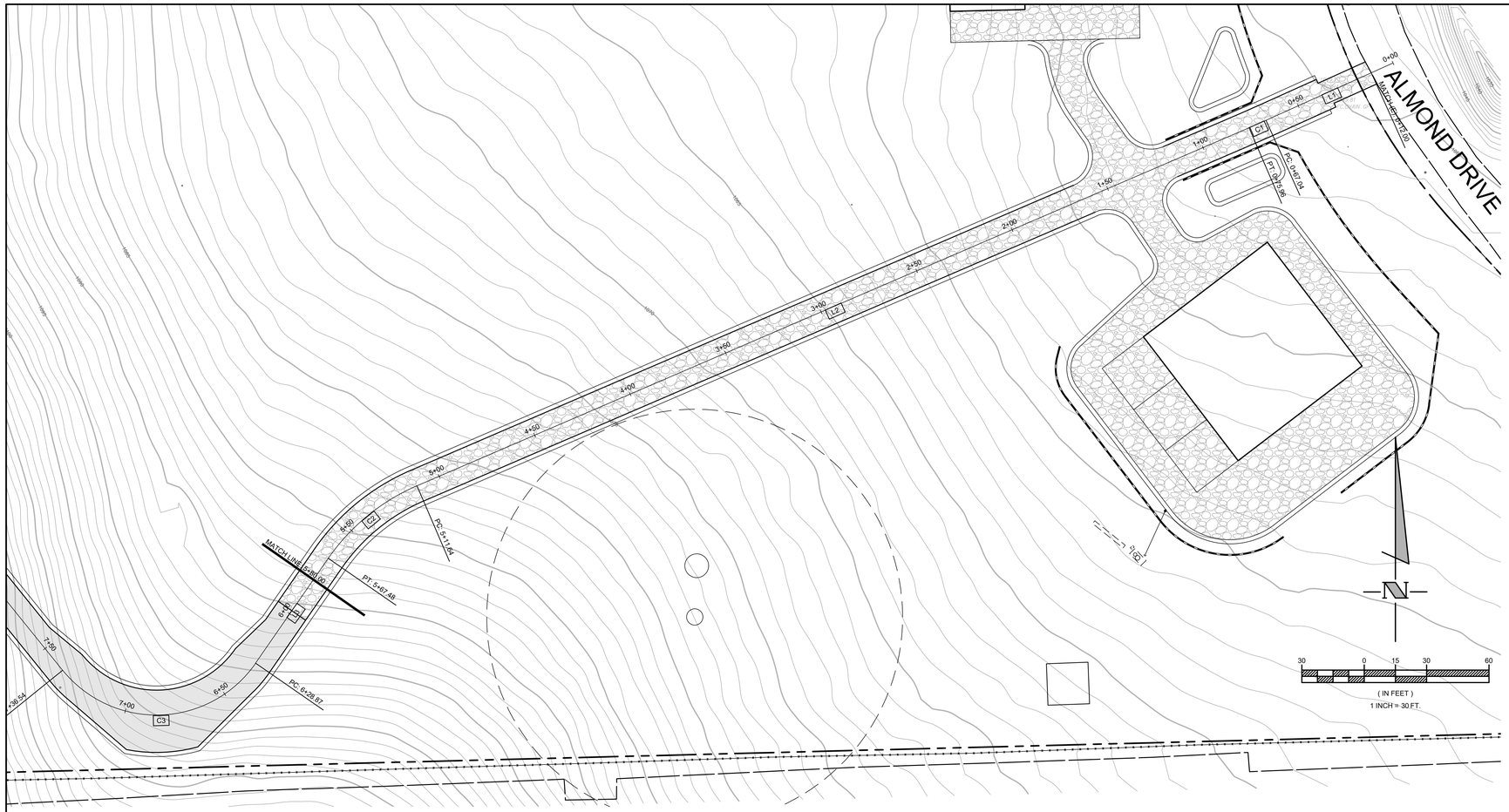
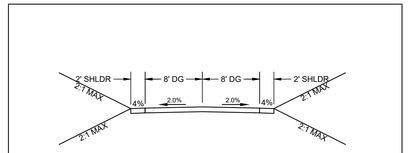
PLOT BY: AGE03

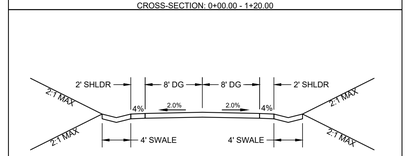


LINE TABLE		
LINE	LENGTH	BEARING
L1	67.04'	S65°41'04"W
L2	435.68'	S66°42'20"W
L3	61.39'	S34°42'35"W
L4	336.74'	N38°55'42"W
L5	80.60'	N84°04'27"W
L6	66.52'	S10°00'00W

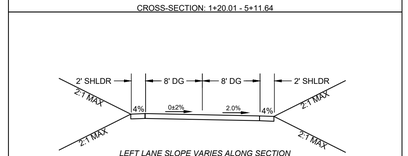
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	8.91'	500.0'
C2	55.84'	100.0'
C3	107.67'	58.0'
C4	45.70'	58.0'
C5	86.98'	58.0'



CROSS-SECTION: 0+00.00 - 1+20.00

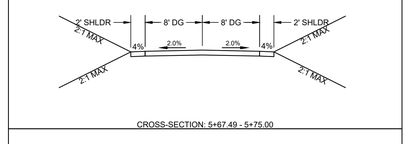


CROSS-SECTION: 1+20.01 - 5+11.64

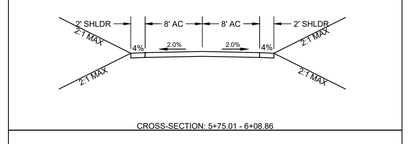


LEFT LANE SLOPE VARIES ALONG SECTION

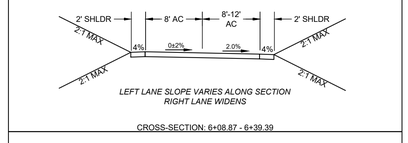
CROSS-SECTION: 5+11.65 - 5+67.48



CROSS-SECTION: 5+67.49 - 5+75.00

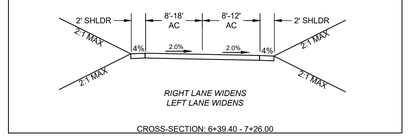


CROSS-SECTION: 5+75.01 - 6+08.86



LEFT LANE SLOPE VARIES ALONG SECTION
RIGHT LANE WIDENS

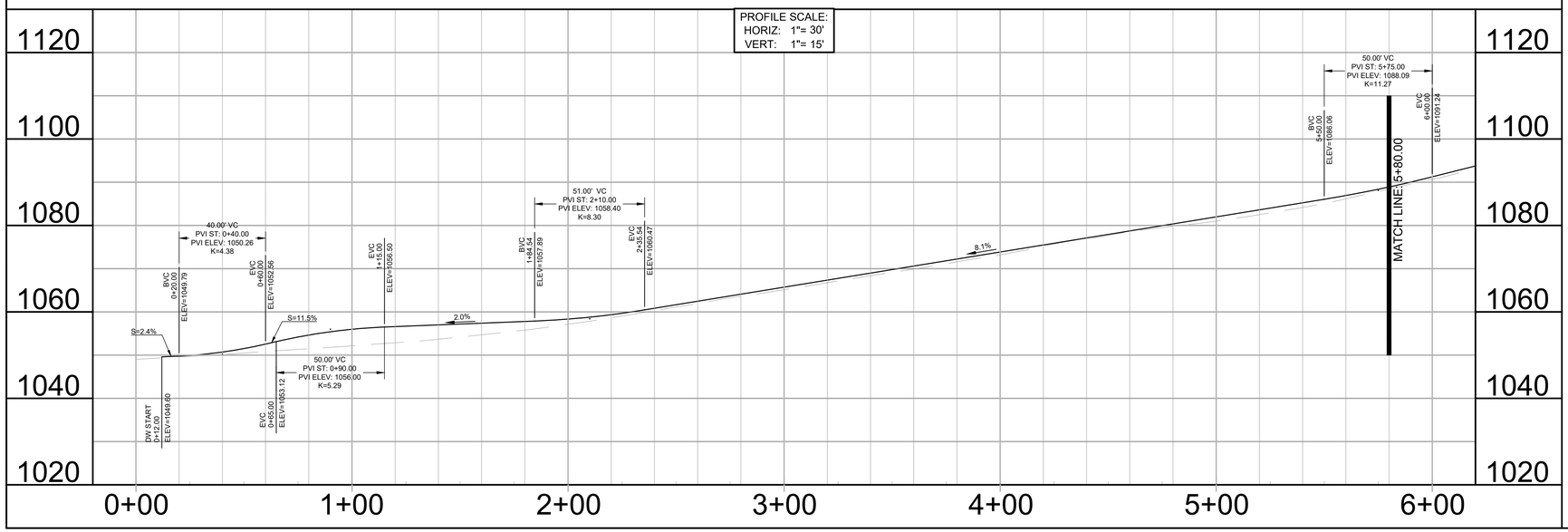
CROSS-SECTION: 6+08.87 - 6+39.39



RIGHT LANE WIDENS
LEFT LANE WIDENS

CROSS-SECTION: 6+39.40 - 7+26.00

EASTERN DRIVEWAY PROFILE



ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
SCOTT J. STOKES
No. 58256
CIVIL
STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL

4455 ALMOND DRIVE, TEMPLETON, CA 93465

ROAD PROFILE: EASTERN DRIVEWAY

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET:
C5.2
DATE: JULY 01, 2021

Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C5.1-PROD.dwg
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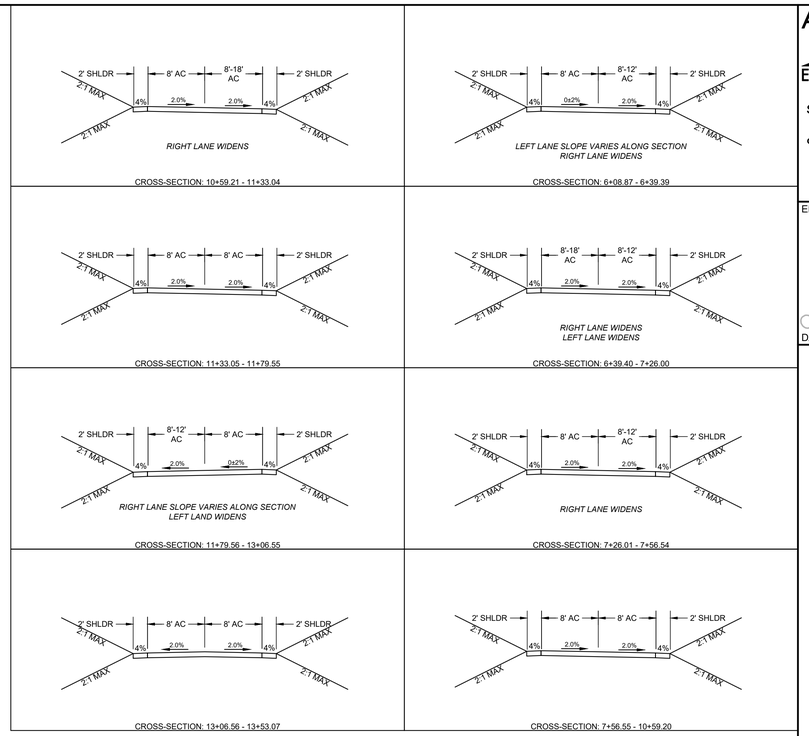

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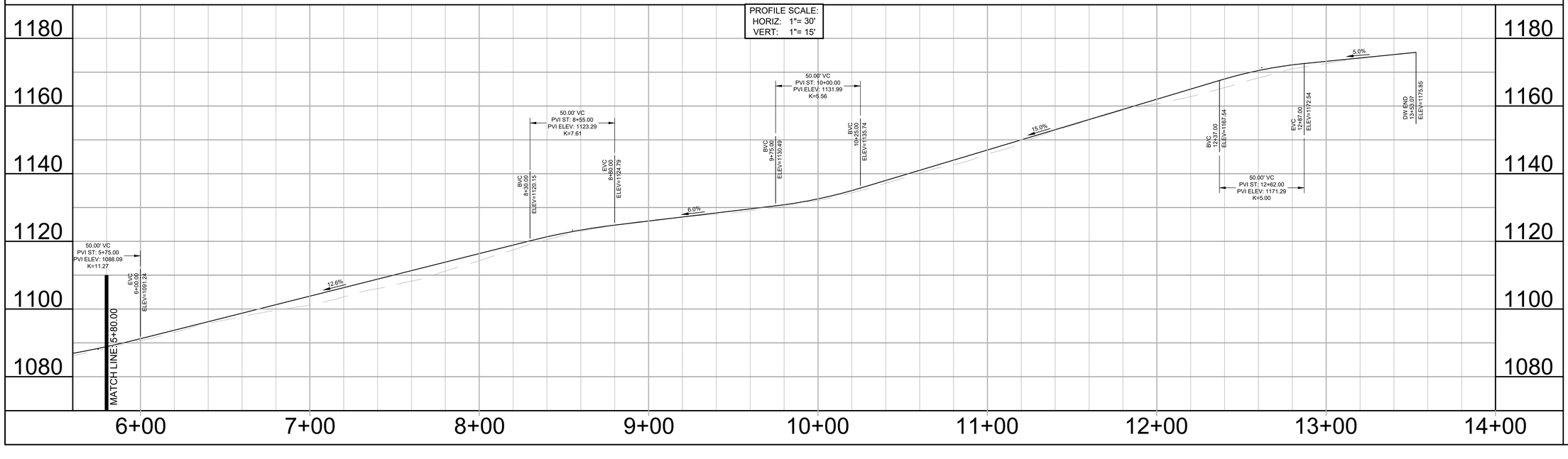
EASTERN DRIVEWAY PROFILE



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Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

ALMOND DRIVE OVERALL
4455 ALMOND DRIVE, TEMPLETON, CA 93465

ROAD PROFILE: EASTERN DRIVEWAY

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 19013

SHEET: C5.3

DATE: JULY 01, 2021

Drawing name: N:\2019\19013-AlmondDrive\Engineering\Condocs\Sheetfiles-Civil\Overall\19013-OV-C5.1-PROD.dwg
PLOT DATE: Jul 01, 2021 - 8:31am
PLOT BY: AGE03

natural grade calculation

main residence

high point
1189.9'
1173.6'
low point
average natural grade
1181.75'

accessory dwelling

high point
1117.1'
1106.3'
low point
average natural grade
1111.7'

barn

high point
1058.8'
1052.9'
low point
average natural grade
1055.85'

site plan notes

(#) reference note callout all improvements are new unless noted otherwise, see **civil** for additional information

1. 'hammerhead' turnaround, 5% cross slope maximum, per Cal Fire standard FP-2
2. based driveway
3. retaining wall
4. landscape wall
5. asphalt flatwork, driveway, or patio
6. residential fire connection per cal fire standard FP-3, provide 3' minimum radius clear and level area
7. (e) well
8. limit of disturbance
9. septic field
10. septic tank
11. dosing tank
12. 100' well setback line
13. transformer
14. propane tank
15. fire hydrant
16. underground water tank
17. turnout
18. location of future stables
19. graded pad
20. basin
21. power pole
22. over head electrical line
23. 16' wide based road
24. 16' wide asphalt road
25. well
26. primary riser

01 site plan

SCALE : 1" = 60'

0 15 30 60

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[bracket architecture office]

CUP SUBMITTAL

CONDITIONAL USE PERMIT MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

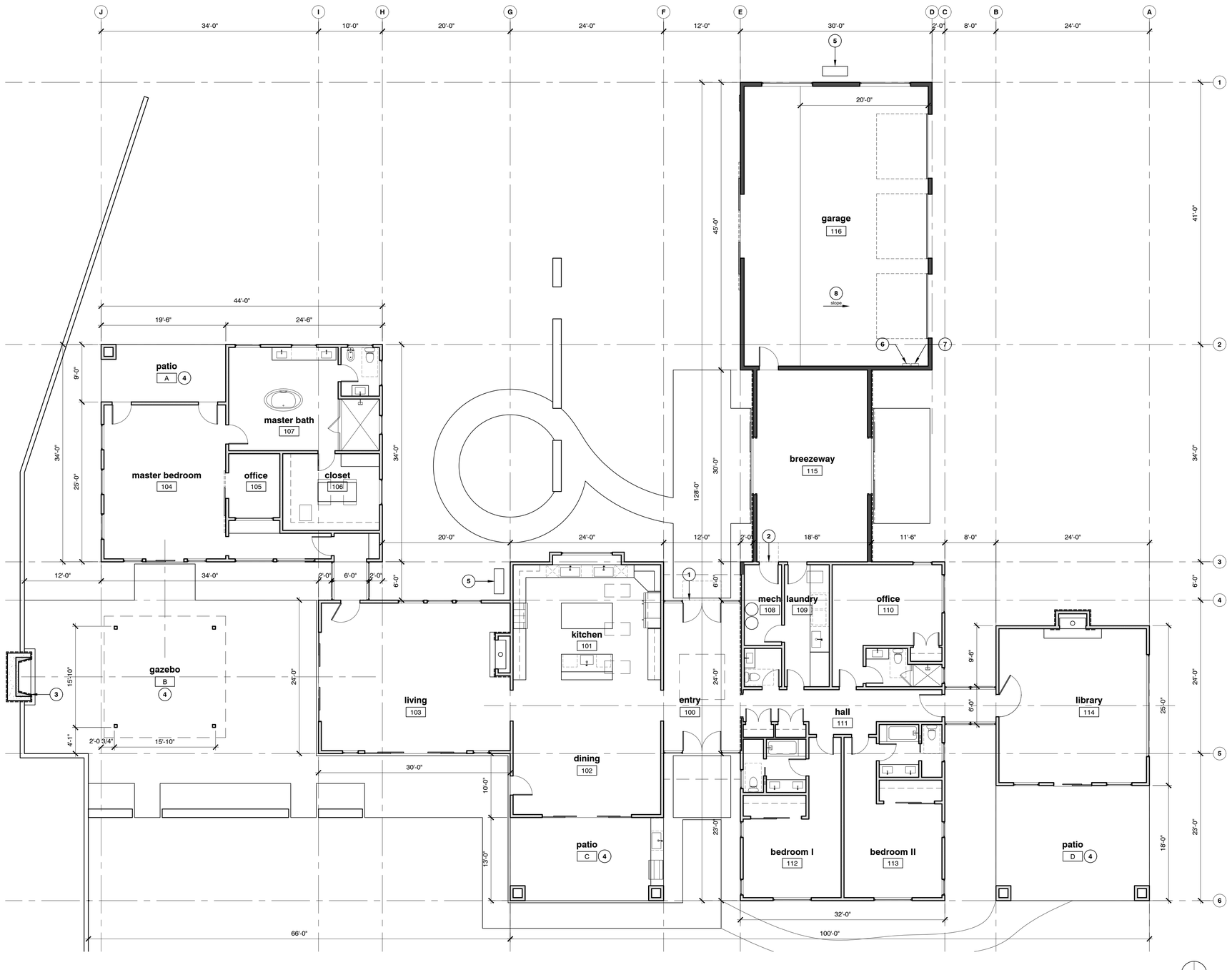
project AO228
print 21.0716
revision

architectural site plan
A1.10

floor plan notes

(#) reference note callout

1. required egress door, landing is not more than 7.75" lower than top of threshold and the door does not swing over the landing, slope shall not exceed 2% for min 36" in direction of travel, CRC R311.3 and R311.3.1
2. landing at door shall not be more than 7.75" lower than top of threshold, slope shall not exceed 2% for min 36" in direction of travel, CRC R311.3 and R311.3.2 (doors other than the main egress door)
3. fireplace: outdoor, isokern magnum 60, hearth + surround
4. cast-in-place concrete patio
5. ground mounted HVAC equipment
6. location of EV infrastructure
7. solar ready infrastructure
8. slope garage floor surface 1% to vehicular opening



01 floor plan

SCALE : 1/8" = 1'-0"

0 1 2 4 8

legend

- 2x8 wood frame construction, provide min. R-19 insulation at exterior
- 2x6 wood frame construction, provide min. R-19 insulation at exterior
- 2x4 wood frame interior wall construction
- concrete masonry construction
- stone veneer
- (#) door callout
- (X) window callout

wall assembly note - fireblocking is required at the following locations:

a. in concealed spaces of stud walls and partitions vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 feet
b. at all interconnections between concealed vertical and horizontal spaces (soffits, drop ceilings, cove ceilings)
c. in all concealed spaces between main stringers at the top and bottom of the stair run
d. at openings around vents, pipes, ducts, cables and wires at ceiling and floor level

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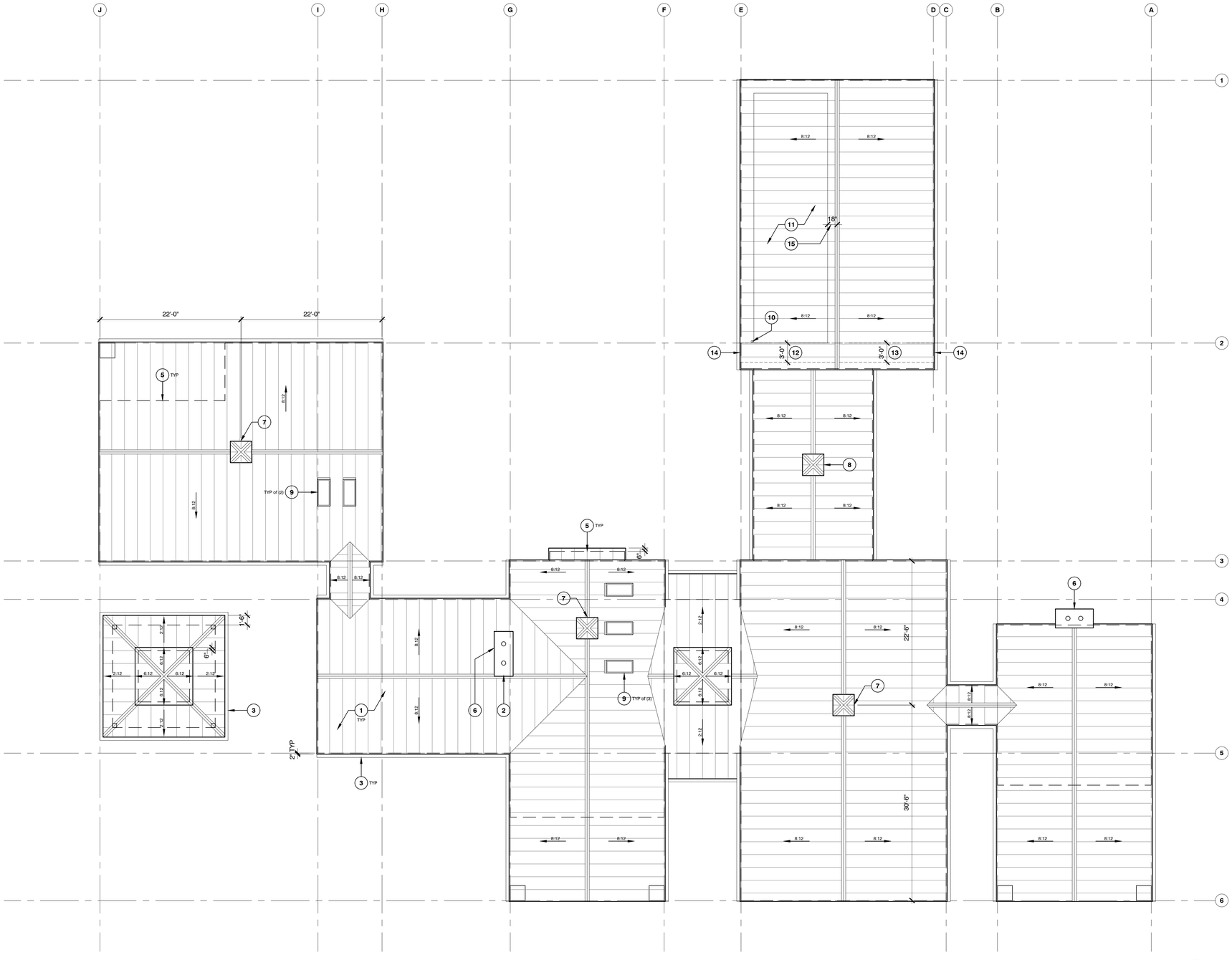
CUP SUBMITTAL

CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN
4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AC228
print 21.0716
revision

main residence floor plan
A2.10



01 roof plan

SCALE : 1/8" = 1'-0"

0 1 2 4 8

roof plan notes

(#) reference note callout

1. standing seam sheet metal roof, 'cool zinc gray' by AEP span, profile shall be rated for slope applications as low as 2:12 and feature lap sealant per the requirements of CRC 905.10.2
2. roof 'cricket' at chimney
3. rain gutter, provide leaf guard per WUI requirements
4. downspout location
5. outline of wall or structure below shown dashed
6. fireplace vent terminations and steel chimney surround
7. combine and locate plumbing vent stack terminations to roof cupola locations
8. weathervane cupola, 8:12 roof slope
9. skylight
10. wire for photovoltaic renewable energy installation, provide (1) 1" conduit from electrical panel to roof above for 200A 40 amps @ 120V service rating
11. photovoltaic panel area
12. roof pathways shall be provided for each roof plane with a photovoltaic array, minimum 3' wide from the eave to the ridge where panels are to be located per R324.6.1
13. one roof pathway shall be provided on the driveway side of the roof per R324.6.1
14. a minimum of two pathways, on separate roof planes from lowest roof edge to ridge, minimum 3' wide, shall be provided on all buildings. roof access points located where ground ladder placement is not over windows or doors, does not conflict with overhead obstructions, and is at a strong point of building construction per R324.6.1
15. for photovoltaic arrays occupying not more than 33 percent of the plan view total roof area, not less than an 18-inch clear set back is required on both sides of a horizontal ridge per R324.6.2

roof ventilation

all attic and roof rafter cavities shall be un-vented per CRC R806.5

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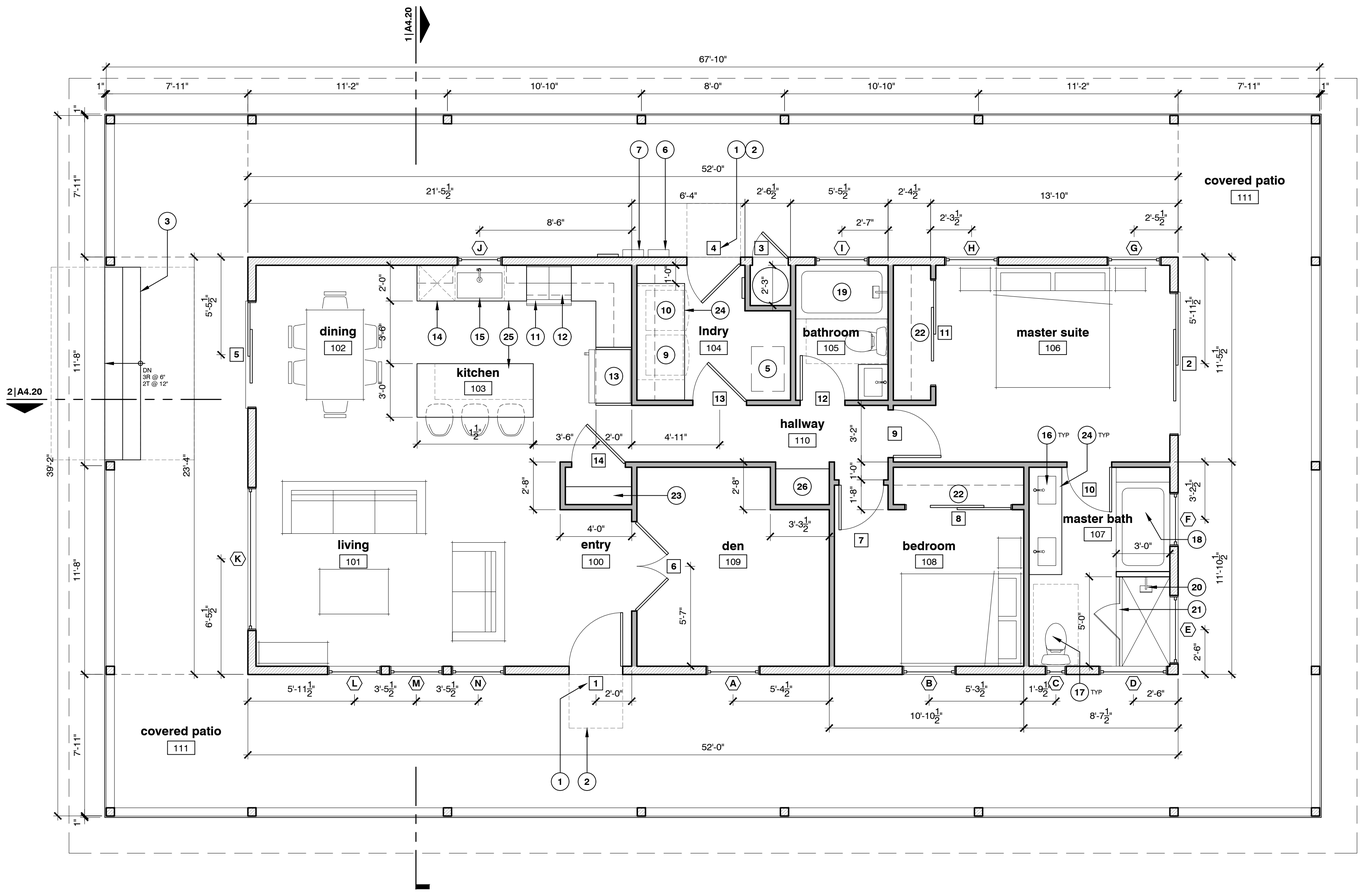
CUP SUBMITTAL

CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN
4455 almond drive
templeton, ca 93465
APN: 033-281-041

project A0228
print 21.0716
revision

main residence roof plan

A2.11



01 floor plan

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

0 1 2 4

floor plan notes

(#) reference note callout

1. required egress door, landing is not more than 7.75" lower than top of threshold and the door does not swing over the landing, slope shall not exceed 2% for min 36" in direction of travel, CRC R311.3 and R311.3.1
2. landing at door shall not be more than 7.75" lower than top of threshold, slope shall not exceed 2% for min 36" in direction of travel, CRC R311.3 and R311.3.2 (doors other than the main egress door)
3. stair: 7.75" max riser height, 11" tread min, provide landing at top and bottom of stairs equal to its width, 36" in the direction of travel, CRC R311.7.6
4. tempered glass at hazardous locations
5. 22"x30" min attic access
6. location of EV infrastructure
7. solar ready infrastructure
8. OMIT
9. washing machine: CEE Tier 2 minimum efficiency, per owner selection
10. gas dryer: per owner selection
11. range: 36" wide dual fuel per owner selection
12. exhaust hood: 36" insert per owner selection, see reflected ceiling plan for more information on ventilation requirements
13. refrigerator|freezer: 36" wide per owner selection
14. dishwasher: 24" wide
15. sink, kitchen: per owner selection
16. sink, bathroom: per owner selection
17. toilet: per owner selection, provide 24" clr space in front of toilet, center of toilet 15" clear from walls or other obstructions per CPC 402.5
18. bathtub: per owner selection
19. bathtub + shower: per owner selection
20. shower: per owner selection, provide tile walls continuous from base to ceiling
21. shower enclosure: tempered glass
22. casework: closet shelf + pole
23. casework: custom closet shelving
24. casework: custom vanity cabinetry
25. casework: custom kitchen cabinetry
26. casework: built-in linen|shelving

legend

- 2x6 wood frame construction, provide min. R-19 insulation at exterior
- 2x4 wood frame interior wall construction
- (#) door callout
- (X) window callout

wall assembly note - fireblocking is required at the following locations:

a. in concealed spaces of stud walls and partitions vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 feet
b. at all interconnections between concealed vertical and horizontal spaces (soffits, drop ceilings, cove ceilings)
c. in all concealed spaces between main stringers at the top and bottom of the stair run
d. at openings around vents, pipes, ducts, cables and wires at ceiling and floor level

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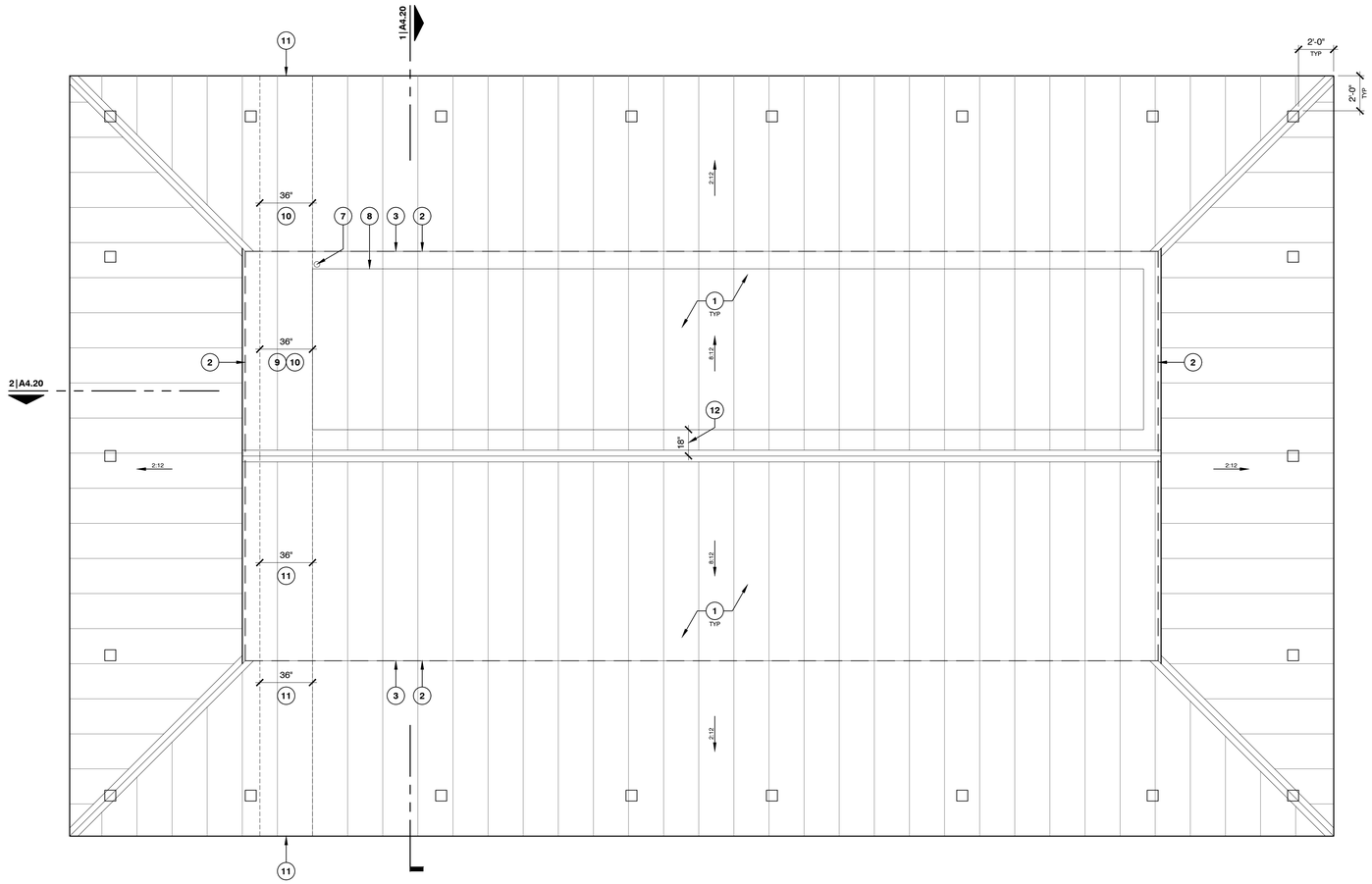
CUP SUBMITTAL

CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN
4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.0716
revision

secondary residence
floor plan

A2.20



01 roof plan

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

0 1 2 4

roof plan notes

(#) reference note callout

1. standing seam sheet metal roof, 'cool zinc gray' by AEP span, profile shall be rated for slope applications as low as 2:12 and feature lap sealant per the requirements of CRC 905.10.2
2. outline of wall or structure below shown dashed
3. line of split pitch, occurs along exterior building edge below
4. rain gutter, provide leaf guard per WUI requirements
5. downspout location
6. combine and locate plumbing vent stack terminations to the east side of roof ridge
7. wire for photovoltaic renewable energy installation, provide (1) 1" conduit from electrical panel to roof above for 200A 40 amps @ 120V service rating
8. photovoltaic panel area
9. roof pathways shall be provided for each roof plane with a photovoltaic array, minimum 36" wide from the eave to the ridge where panels are to be located per R324.6.1
10. one roof pathway shall be provided on the driveway side of the roof per R324.6.1
11. a minimum of two pathways, on separate roof planes from lowest roof edge to ridge, minimum 36' wide, shall be provided on all buildings. roof access points located where ground ladder placement is not over windows or doors, does not conflict with overhead obstructions, and is at a strong point of building construction per R324.6.1
12. for photovoltaic arrays occupying not more than 33 percent of the plan view total roof area, not less than an 18" clear set back is required on both sides of a horizontal ridge per R324.6.2

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CUP SUBMITTAL

CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN
4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.0716
revision

secondary residence
roof plan

A2.21

FLOOR PLAN GENERAL NOTES

1. Do not scale drawings. All dimensions are rough and to face of stud (F.O.S.).
2. All dimensions shall be field verified prior to commencement of work. If any variation, discrepancy or omission is found, the Contractor or Sub-contractor shall notify the Architect in writing and obtain written resolution from Architect prior to proceeding with any work.
3. All exterior walls shall be 2x6 framing with insulation or per Title 24, U.N.O. Refer to Wall Legend
4. Thresholds and Landings. Refer to CRC R311.3
   - Thresholds at doorways shall not exceed 3/4" in height afs for sliding doors serving dwelling units or 1.5" for other doors. The threshold height shall be limited to 7 3/4" provided the door does not swing over a landing or step. A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.
   - There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a min. dimension of 36" measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 2%. Exterior balconies less than 60 s.f. and only accessible from a door are permitted to have a landing less than 36" deep.
   - Storm and screen doors shall be permitted to swing over all exterior stairs and landings.

WALL LEGEND

Metal stud wall per Structural Plans

Metal stud wall per Structural Plans

WINDOW SCHEDULE

Mark	Width	Height	Comments
A	5'0"	4'0"	Slider, per Owner
B	5'0"	4'0"	Slider, per Owner
C	3'0"	2'0"	Fixed, per Owner
D	3'0"	4'0"	Casement, per Owner
E	3'0"	4'0"	Fixed, per Owner
F	3'0"	4'0"	Casement, per Owner
G	3'0"	2'0"	Slider, per Owner
H	5'0"	4'0"	Slider, per Owner
I	4'0"	2'0"	Fixed, per Owner
J	4'0"	2'0"	Fixed, per Owner
K	4'0"	2'0"	Fixed, per Owner
L	4'0"	2'0"	Fixed, per Owner
M	4'0"	2'0"	Fixed, per Owner
N	4'0"	2'0"	Fixed, per Owner
O	4'0"	2'0"	Fixed, per Owner
P	4'0"	2'0"	Fixed, per Owner
Q	4'0"	2'0"	Fixed, per Owner
R	4'0"	2'0"	Fixed, per Owner
S	4'0"	2'0"	Fixed, per Owner
T	4'0"	2'0"	Fixed, per Owner

DOOR SCHEDULE

Mark	Width	Height	Seals (Y/N)	Notes
1	12'0"	8'0"	Y	Per Owner
2	12'0"	8'0"	Y	Per Owner
3	3'0"	6'8"	Y	Per Owner
4	14'0"	14'0"	Y	Per Owner
5	10'0"	11'0"	Y	Per Owner
6	3'0"	6'8"	Y	Per Owner
7	14'0"	14'0"	Y	Per Owner
8	3'0"	6'8"	N	Per Owner
9	3'0"	6'8"	N	Per Owner
10	3'0"	6'8"	N	Per Owner
11	6'0"	6'8"	N	Per Owner
12	3'0"	6'8"	N	Per Owner
13	3'0"	6'8"	N	Per Owner
14	10'0"	14'0"	N	Per Owner
15	10'0"	14'0"	N	Per Owner

1 BARN FLOOR PLAN

Scale: 3/16" = 1'-0"

REISS DESIGN STUDIO
AN ARCHITECTURAL FIRM
3055 Dunoan Lane Suite A, San Luis Obispo, CA 93401 • (805) 706-6645 • www.reissdesignstudio.com

PROJECT:

Ag Barn

Miller Barn

APN: 033-281-041

4455 Almond Drive
Templeton, CA 93465

CLIENT:

Gary & Catherine Miller

755 Sunshine Drive
Los Altos, CA 94024

(650) 492-1594

SHEET CONTENTS:

BARN FLOOR PLAN

CONSULTANT:

STAMP:

LICENSED ARCHITECT C-32972 REN. 09-30- STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DATE:

January 09, 2021

REVISIONS:

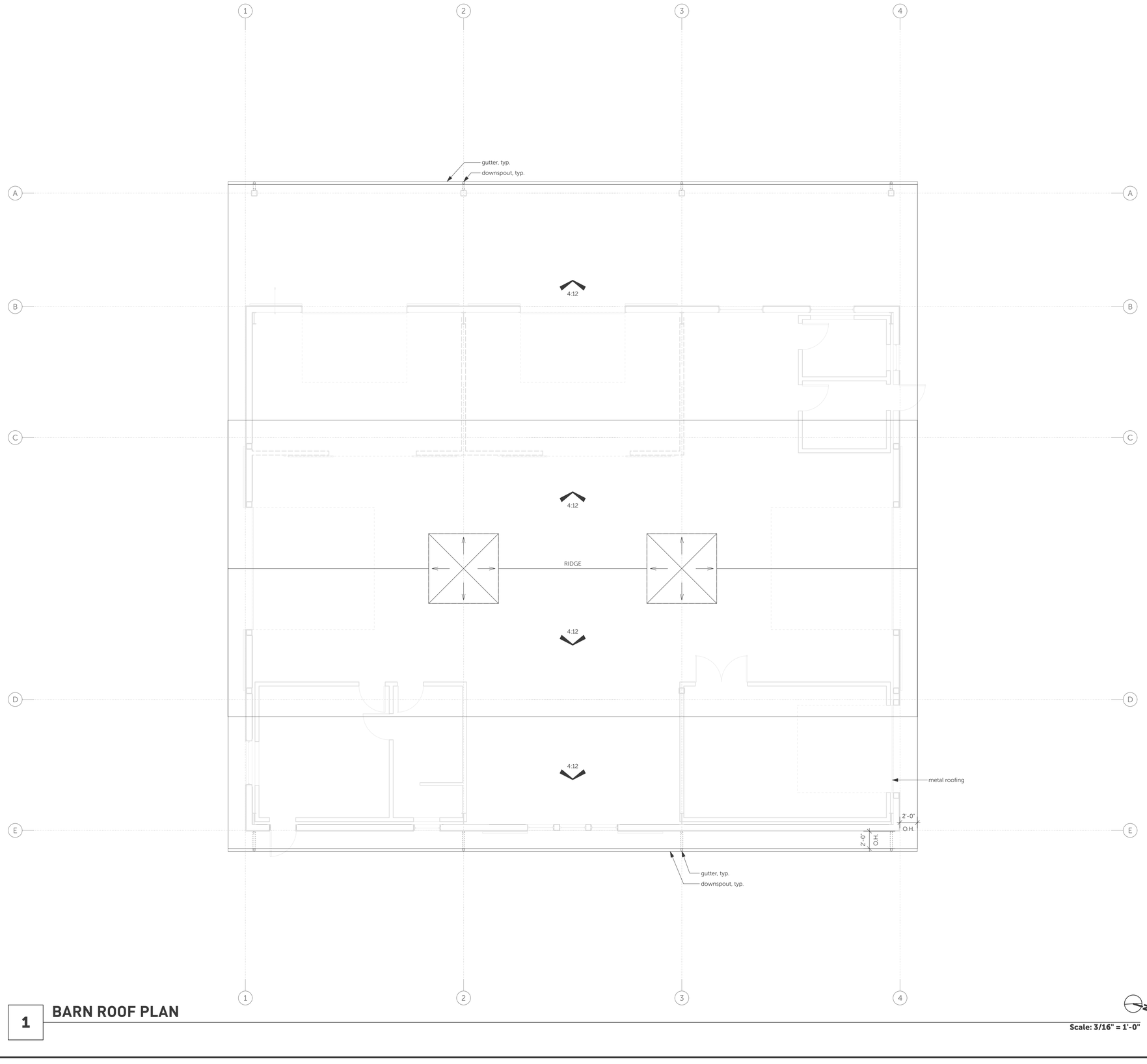
JOB NUMBER:

2015

SHEET:

A2.30

Date: January 19, 2021 Time: 9:43:03 AM File name: Miller Almond Drive -03.3-NEW.vwx



ROOF PLAN GENERAL NOTES

1. Flashing and counter flashing shall be provided at wall and roof intersections, where there is a change in roof slope or direction, at gutters and roof edges, and around roof openings. Flashing shall be installed in a manner to prevent moisture from entering the wall and roof through joints in copings, through moisture permeable materials, and intersections with walls, and penetrations through the roof plane. Metal flashing shall be corrosion resistant, 0.019" thick min, 26 gauge galvanized sheet. Flashing with exosed edges shall be hemmed 1/2" min. Refer to CBC Section 1503 and CRC R903.
   • Flash crickets and valleys per CBC Section 1503.6 or CRC Sections R327.5.3, R903, and R905, and roofing manufacturer's specifications.
   • Install cap flashing over metal base flashing or 77 lb mineral-surfaced roll roofing.
   • Valley flashing of one ply smooth roll surface roofing complying with ASTM D6380 or self adhering polymer modified bitument underlayment complying with ASTM D1970 at least 36" wide running the full length of the valley. The valley flashing shall extend at least 11" from the centerline each way and have a splash diverter rib not less than 1" high at the flowline formed as part of the flashing. Sections of flashings shall have an end lap of not less than 4".
   • A cricket shall be installed on the high side of any chimney or penetration more than 30" wide. Cricket covering shall be sheet metal or of teh same material as roof covering.
   • Flash all roof penetrations for plumbing, mechanical, electrical, or other.
   • Base flashing against a vertical sidewall shall be continuous or step flashing 4" min. in height and 4" min. in width and shall direct water away from the vertical sidewall onto the roof or gutter. Where siding is provided on vertical wall the vertical leg of flashing shall be continuous under the siding. Where vertical sidewall is anchored masonry or plaster the base flashing shall be in accordance with CRC R703.7.2.2 and R703.6.3 respectively.
2. Roofing materials and installation shall be per CBC Section 1506 & 1507. Roofing material fire classification shall be per CBC Section 1505 and Table 1505.1. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
3. All roof penetrations for plumbing, mechanical, and electrical shall be flashed with corrosion-resistant metal with a thickness of not less than 0.019" (No. 26 galvanized sheet).
4. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated. Exceptions:
   • 1/300 shall be permitted provided that at least 40% and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3' below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3' below the ridge or highest point of the space shall be permitted. Refer to Attic Vent Calculations and Requirements on this
5. Provide a drip edge at all eave and rake/gable ends. Provide a minimum of 2" overlap. Drip edges shall extend a minimum 0.25" below sheathing and extend back on the roof a minimum of 2". Drip edges shall be mechanically fastened at a maximum of 12" oc. Drip edges shall be installed under underlayment at eaves, over underlayment at rakes/gable ends.
6. Roofing assemblies and materials shall be installed in accordance with its listing, manufacturer's installation instructions and per CBC Section 1506 &1507 and CRC R904 & R905.
   • Roof assemblies shall be of materials that are compatible with each other and building structure.
   • Roof coverings shall be installed over solid sheathing
   • Refer to respective roof covering type Sections for wind resistance, fasteners, and additional flashing requirements.
   • Provide Roof Underlayment per CBC Section 1507 and CRC R905. Underlayment materials shall comply with ASTM D226, D1970, D4869 and D6757 and shall bear a label indicating compliance and type classification indicated in Underlayment Types Table. Underlayment shall be applied according to Underlayment Application Table and attached according to Underlayment Attachment Table. Alternate underlayment, self-adhering polumer-modified bitumen.

   Metal Panel:
   Slope design for lapped, nonsoldered-seam metal roof without applied sealant shall be 3:12. For lapped, nonsoldered-seam metal roofs with applied lap sealant 1/2:12. For standing-seam roof systems 1/4:12.
   Underlayment per manufacturer's instructions.
   Apply in accordance with manufacturer's installation instructions.
7. WILDFIRE EXPOSURE/WILDLAND-URBAN INTERFACE
   This project shall comply with the following measures.
   Roofing:
   • Roofs shall comply with the requirements of CBC Chapters 7A & 15 and CRC Sections R337 & R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
   • Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of 72 lb (min.) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.
   • Roof gutters shall be provided w/the means to prevent the accumulation of leaves and debris in the gutter.

   Ventilation openings for underside of eaves and cornices shall not be installed, except:
   • Where approved by enforcing agency.
   • Vents complying with the requirements of CBC Section 714 (where applicable) and CRC Section R337.6.2 installed in accordance with either one of the following conditions:
   - The attic space being ventilated is fully protected by an automatic sprinkler system.
   - The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition resistant-materials as determined in accordance w/SFM Standard 12-7A-5
   - Ignition-resistant material and the vent is located more than 12' from the ground/walking surface.

1 BARN ROOF PLAN

Scale: 3/16" = 1'-0"

REISS DESIGN STUDIO
AN ARCHITECTURAL FIRM
3055 Dunnan Lane Suite A, San Luis Obispo, CA 93401 • (805) 706-6645 • www.reissdesignstudio.com

PROJECT:
Ag Barn

Miller Barn
APN: 033-281-041

4455 Almond Drive
Templeton, CA 93465

CLIENT:
Gary & Catherine Miller

755 Sunshine Drive
Los Altos, CA 94024

(650) 492-1594

SHEET CONTENTS:
BARN ROOF PLAN

CONSULTANT:

STAMP:
LICENSED ARCHITECT C-32912 EXP. 09-30-21 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DATE:
January 09, 2021

REVISIONS:

JOB NUMBER:
2015

SHEET:
A2.31

Date: January 19, 2021 Time: 9:23:04 AM File name: Miller Almond Draw - CD NEW.vwx

COOL ZINC GREY
standing seam sheet metal roof
sheet metal edge flashing
sheet metal fascia

AMERICAN PRAIRIE WEATHERED GRAY
vertical wood siding
beam or post w| reclaimed wood wrap
door: barn

FACTORY FINISH = DARK ANODIZE
window: aluminum frame
skylight
door: patio slider or paired french
door: garage
door: hinged

ACELAIDA
dimensional stone veneer

FACTORY FINISH = MATTE BLACK
rain gutters + downspouts

CONCRETE
precast wall cap
cast-in-place

IRON ORE
steel chimney surround
metal pickets
4"x4" wire mesh panel
weathervane cupola

01 project materials + colors

SCALE : N/A

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CUP SUBMITTAL

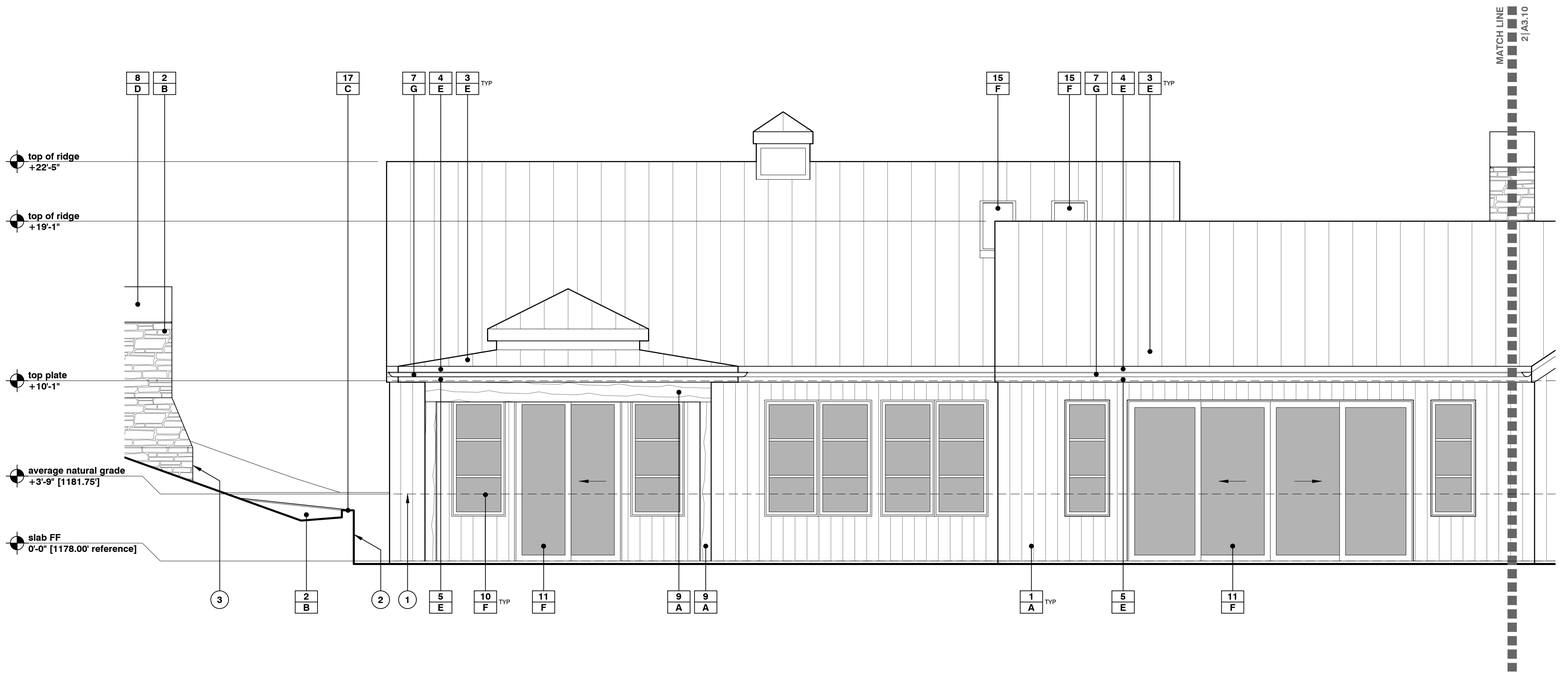
CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.07/16
revision

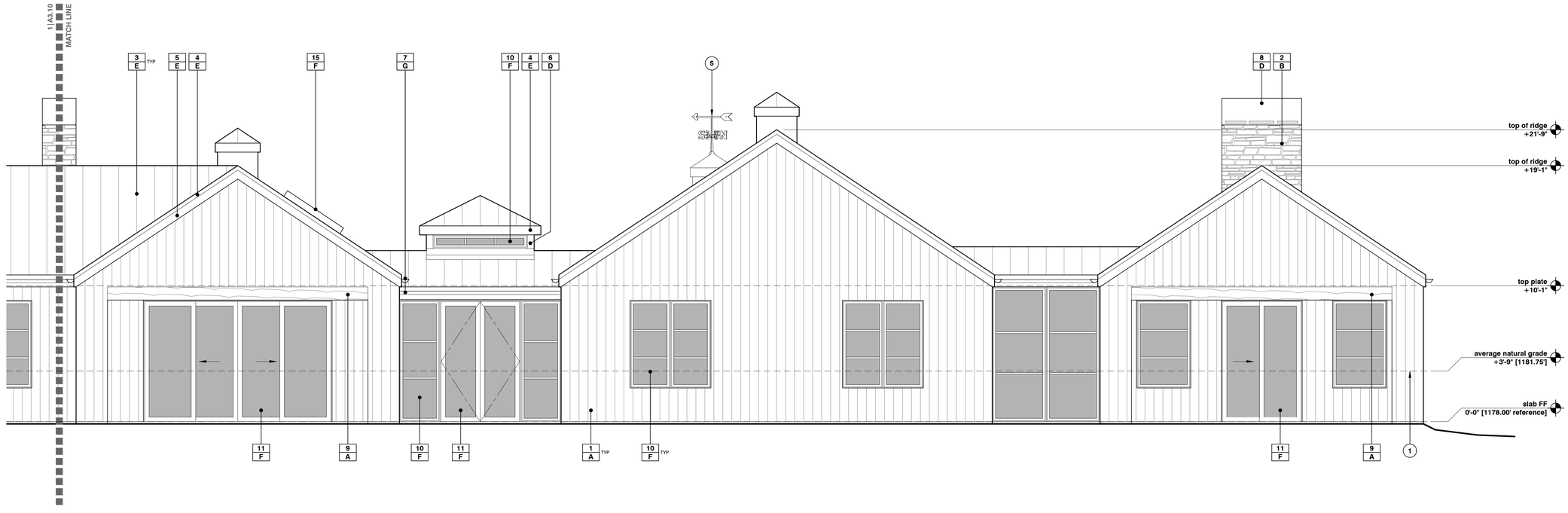
project materials + colors

A3.00



01 east elevation

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



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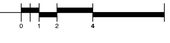

elevation notes

(#) reference note callout

1. average natural grade
2. site retaining wall
3. fireplace: outdoor
4. exterior lighting: fixtures shall be positioned down and into the development and shielded so that the lamp and the related reflector interior surface is not visible from surrounding properties, finishes shall be dark colored
5. weathervane, per owner selection

materials + colors

1	material
A	color|finish

note: all material, color, and finish selections shall be confirmed with the owner prior to procurement or installation

1. vertical wood siding
2. dimensional stone veneer
3. standing seam sheet metal roof
4. sheet metal edge flashing
5. sheet metal fascia
6. sheet metal trim
7. half-round gutter w|round downspout
8. steel chimney surround
9. beam or post w|reclaimed wood wrap
10. window: aluminum frame
11. door: patio slider or paired french
12. door: hinged
13. door: barn
14. door: garage
15. skylight
16. weathervane cupola
17. precast wall cap
18. 4"x4" wire mesh panel

A. 'American Prairie weathered gray' by pioneer millworks
B. adelaida
C. concrete
D. paint = 'iron ore' SW7069
E. 'cool zinc grey' by AEP span
F. factory finish = dark anodized
G. factory finish = matte black

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CUP SUBMITTAL

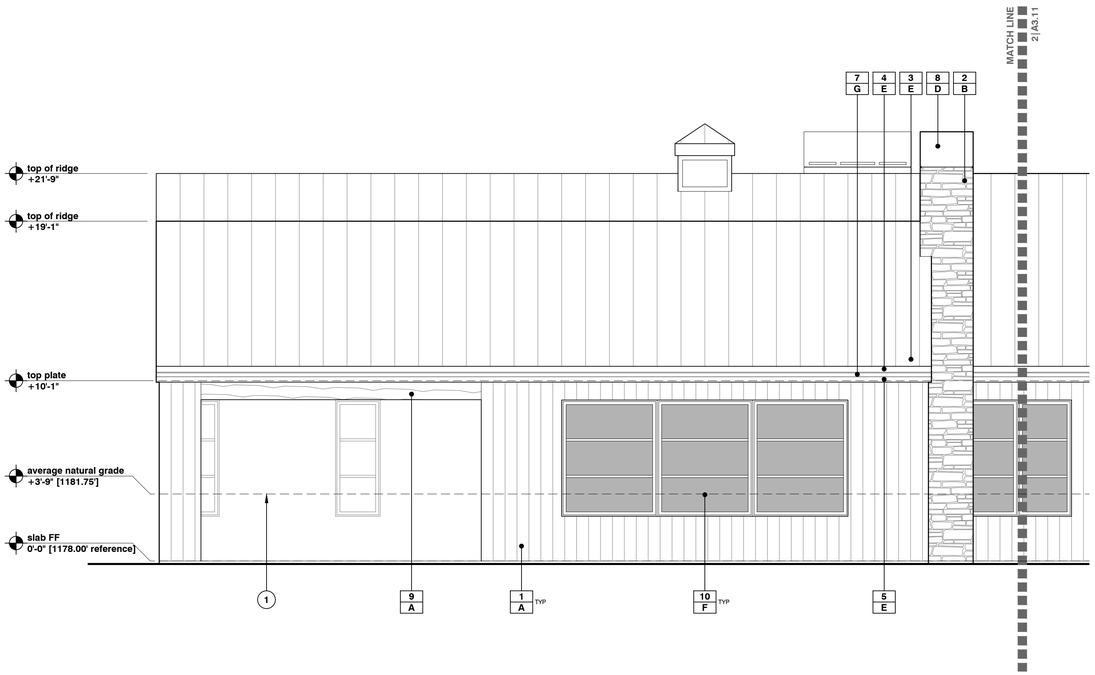
CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

project A0228
print 21.0716
revision

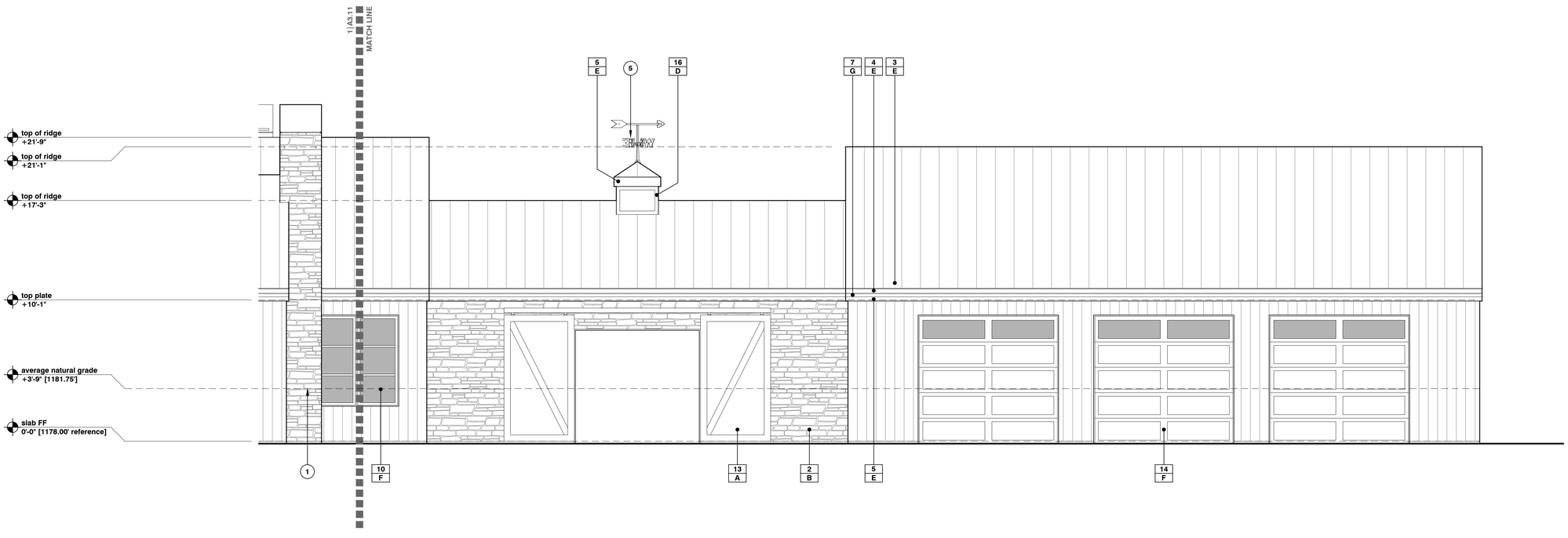
main residence
exterior elevations

A3.10



01 north elevation

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



02 north elevation

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

elevation notes

(#) reference note callout

1. average natural grade
2. site retaining wall
3. fireplace: outdoor
4. exterior lighting: fixtures shall be positioned down and into the development and shielded so that the lamp and the related reflector interior surface is not visible from surrounding properties, finishes shall be dark colored
5. weathervane, per owner selection

materials + colors

1	material
A	color|finish

note: all material, color, and finish selections shall be confirmed with the owner prior to procurement or installation

1. vertical wood siding
2. dimensional stone veneer
3. standing seam sheet metal roof
4. sheet metal edge flashing
5. sheet metal fascia
6. sheet metal trim
7. half-round gutter w|round downspout
8. steel chimney surround
9. beam or post w|reclaimed wood wrap
10. window: aluminum frame
11. door: patio slider or paired french
12. door: hinged
13. door: barn
14. door: garage
15. skylight
16. weathervane cupola
17. precast wall cap
18. 4"x4" wire mesh panel

A. 'American Prairie weathered gray' by pioneer millworks
B. adelaida
C. concrete
D. paint = 'iron ore' SW7069
E. 'cool zinc grey' by AEP span
F. factory finish = dark anodized
G. factory finish = matte black

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CUP SUBMITTAL

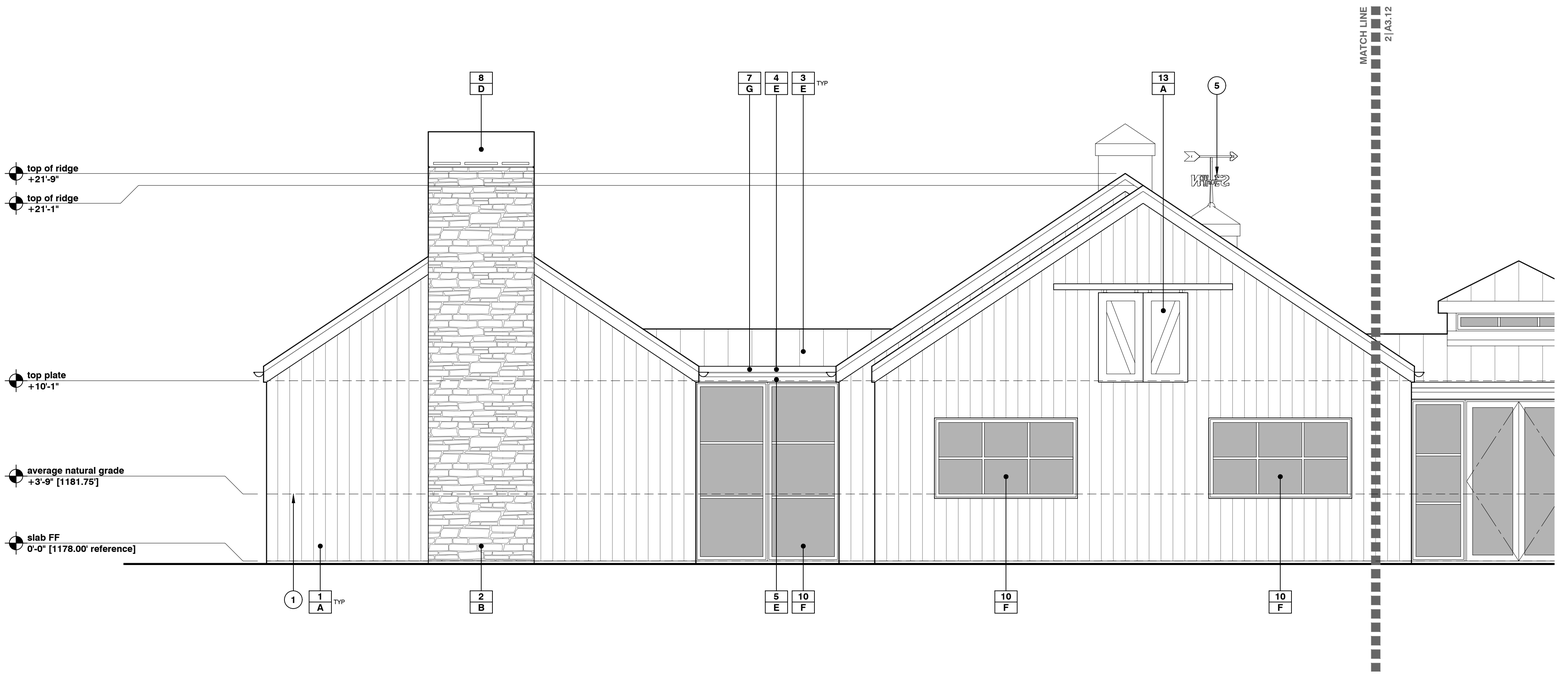
CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.0716
revision

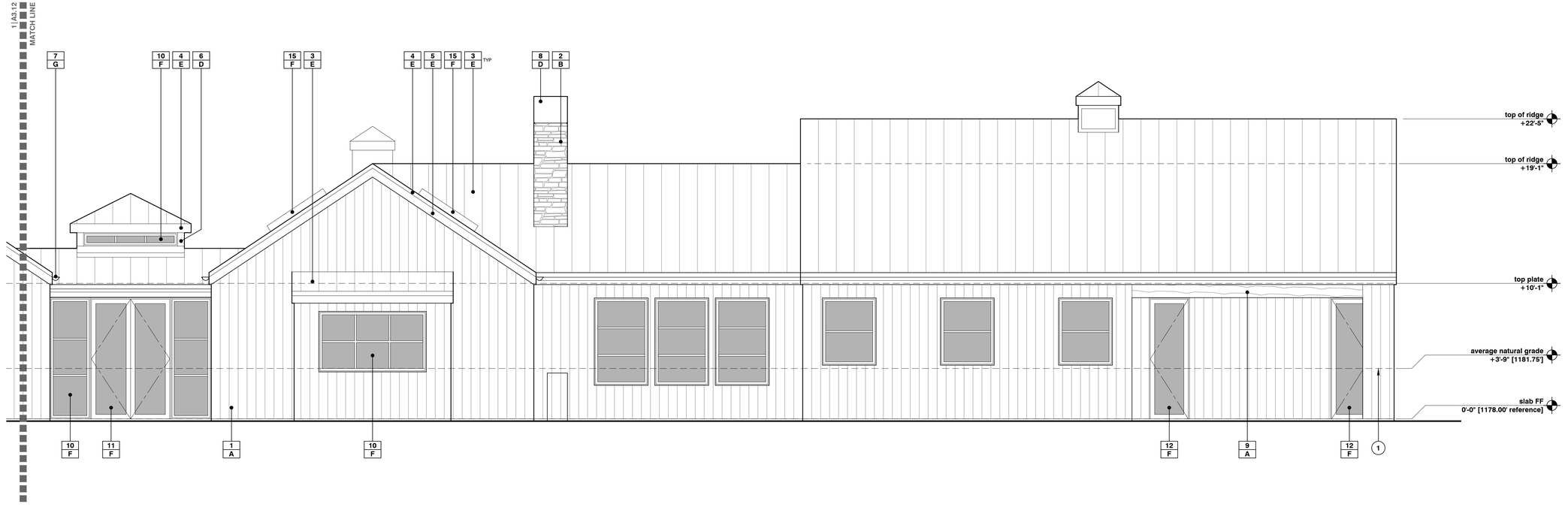
main residence
exterior elevations

A3.11



01 west elevation

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



02 west elevation

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

elevation notes

(#) reference note callout

1. average natural grade
2. site retaining wall
3. fireplace: outdoor
4. exterior lighting: fixtures shall be positioned down and into the development and shielded so that the lamp and the related reflector interior surface is not visible from surrounding properties, finishes shall be dark colored
5. weathervane, per owner selection

materials + colors

1	material
A	color | finish

note: all material, color, and finish selections shall be confirmed with the owner prior to procurement or installation

1. vertical wood siding
2. dimensional stone veneer
3. standing seam sheet metal roof
4. sheet metal edge flashing
5. sheet metal fascia
6. sheet metal trim
7. half-round gutter w | round downspout
8. steel chimney surround
9. beam or post w | reclaimed wood wrap
10. window: aluminum frame
11. door: patio slider or paired french
12. door: hinged
13. door: barn
14. door: garage
15. skylight
16. weathervane cupola
17. precast wall cap
18. 4"x4" wire mesh panel

A. 'American Prairie weathered gray' by pioneer millworks
B. adelaida
C. concrete
D. paint = 'iron ore' SW7069
E. 'cool zinc grey' by AEP span
F. factory finish = dark anodized
G. factory finish = matte black

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CUP SUBMITTAL

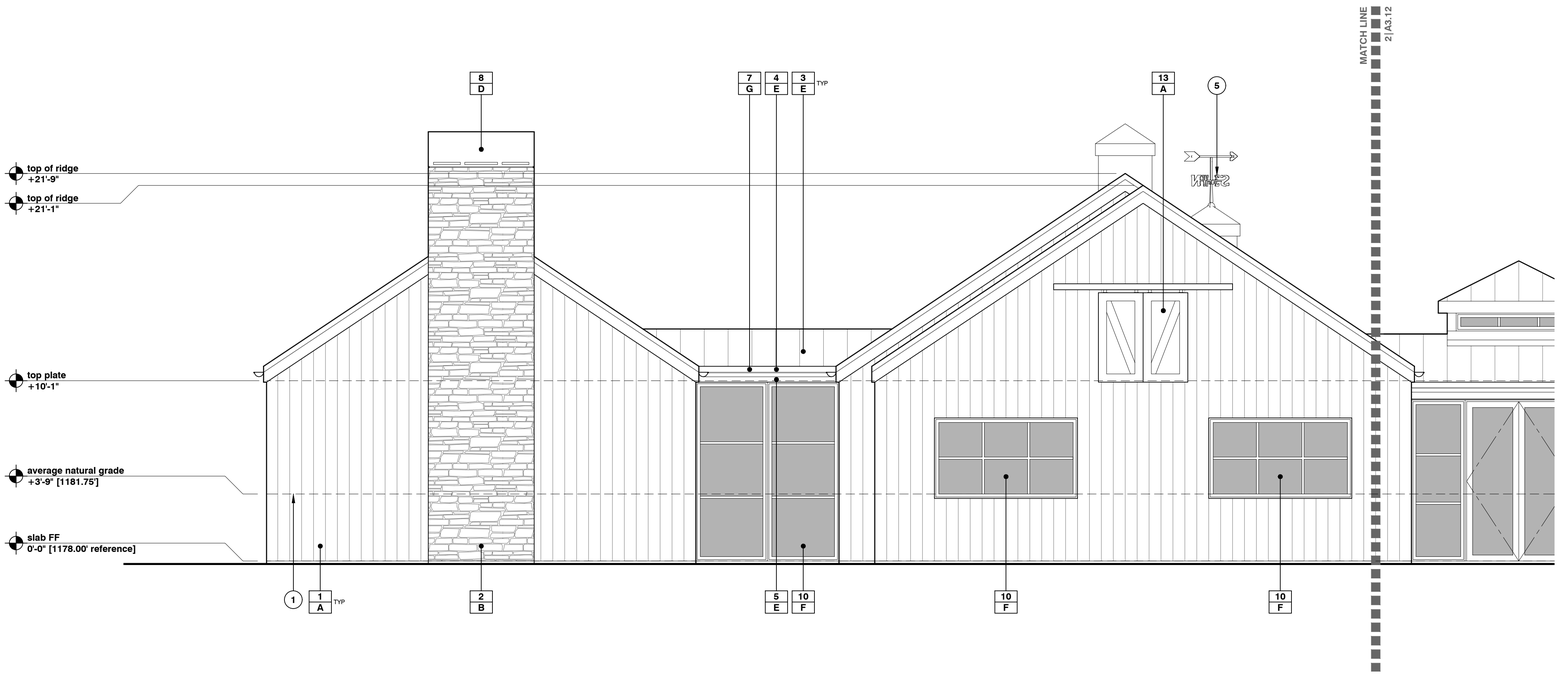
CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.0716
revision

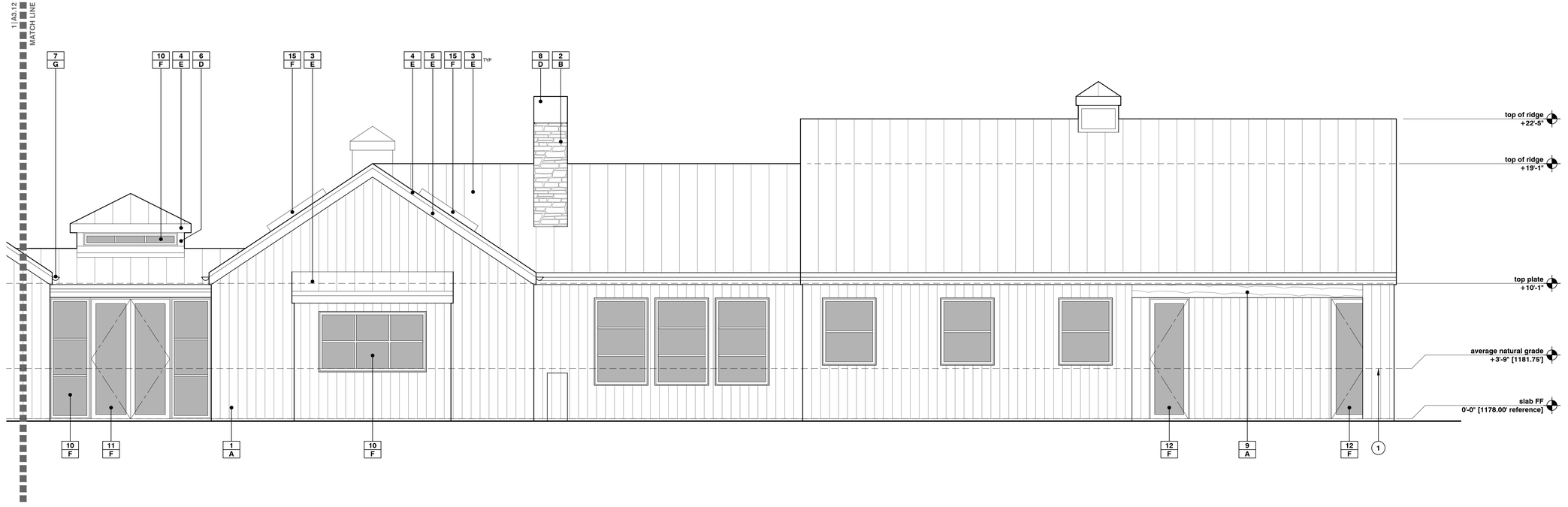
main residence
exterior elevations

A3.12



01 west elevation

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



02 west elevation

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

elevation notes

(#) reference note callout

1. average natural grade
2. site retaining wall
3. fireplace: outdoor
4. exterior lighting: fixtures shall be positioned down and into the development and shielded so that the lamp and the related reflector interior surface is not visible from surrounding properties, finishes shall be dark colored
5. weathervane, per owner selection

materials + colors

1	material
A	color | finish

note: all material, color, and finish selections shall be confirmed with the owner prior to procurement or installation

1. vertical wood siding
2. dimensional stone veneer
3. standing seam sheet metal roof
4. sheet metal edge flashing
5. sheet metal fascia
6. sheet metal trim
7. half-round gutter w | round downspout
8. steel chimney surround
9. beam or post w | reclaimed wood wrap
10. window: aluminum frame
11. door: patio slider or paired french
12. door: hinged
13. door: barn
14. door: garage
15. skylight
16. weathervane cupola
17. precast wall cap
18. 4"x4" wire mesh panel

A. 'American Prairie weathered gray' by pioneer millworks
B. adelaida
C. concrete
D. paint = 'iron ore' SW7069
E. 'cool zinc grey' by AEP span
F. factory finish = dark anodized
G. factory finish = matte black

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CUP SUBMITTAL

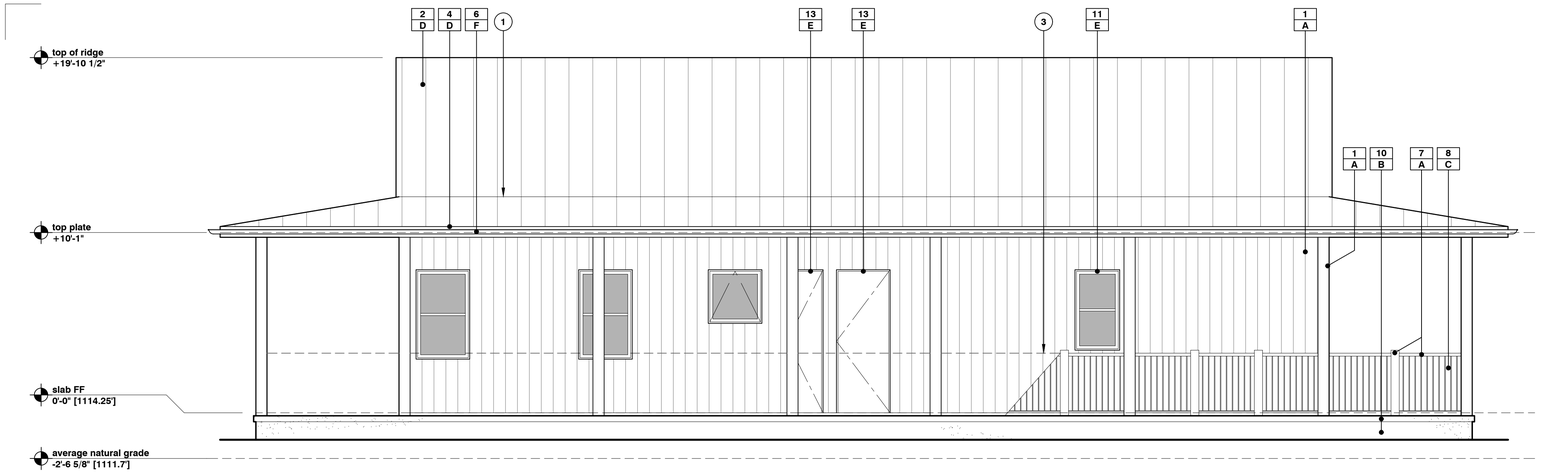
CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.0716
revision

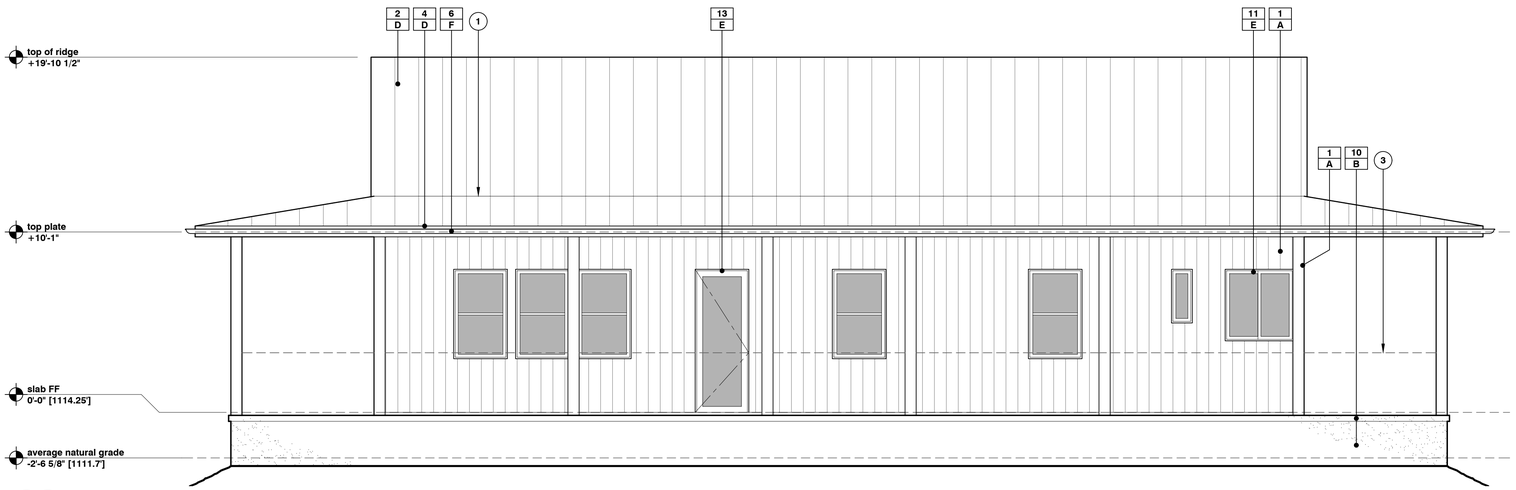
main residence
exterior elevations

A3.12



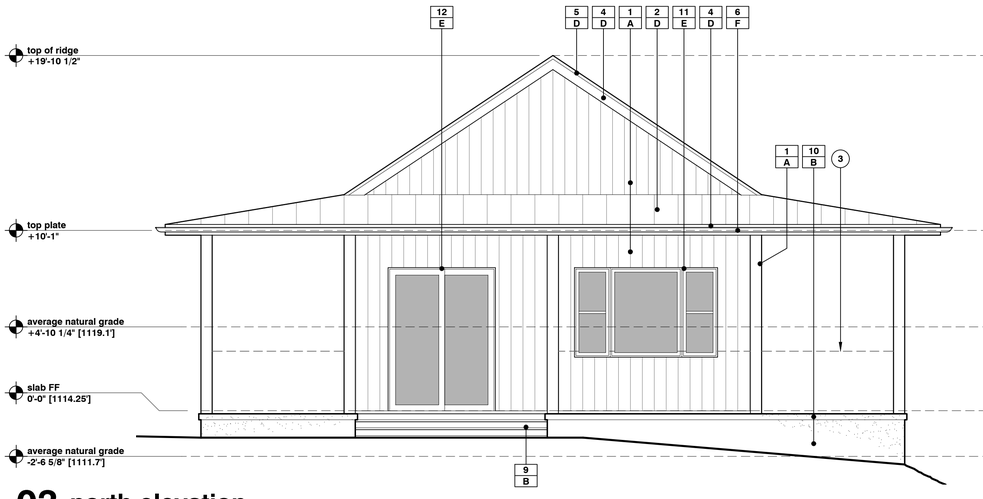
01 east elevation

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



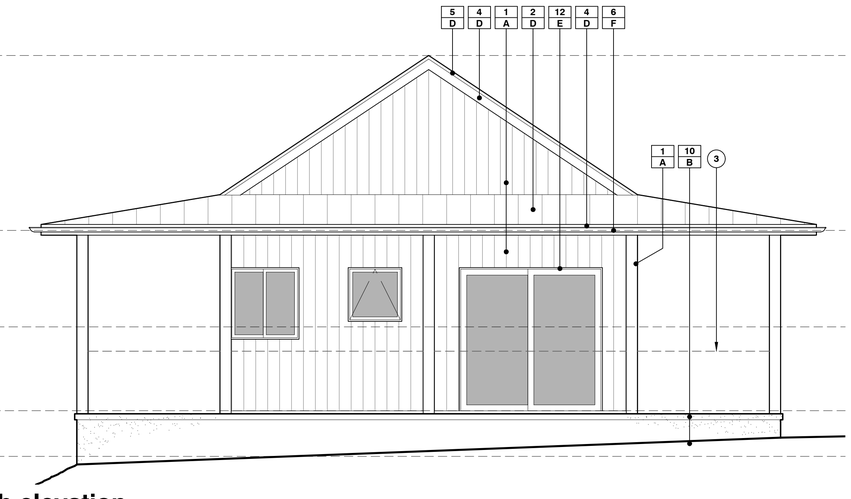
02 west elevation

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



03 north elevation

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



04 south elevation

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

elevation notes

(#) reference note callout

1. line of split pitch
2. exterior lighting: fixtures shall be positioned down and into the development and shielded so that the lamp and the related reflector interior surface is not visible from surrounding properties, finishes shall be dark colored
3. line of patio railing, as occurs

materials + colors

1	material
A	color|finish

note: all material, color, and finish selections shall be confirmed with the owner prior to procurement or installation

1. vertical wood siding + column or beam wrap
2. standing seam sheet metal roof
3. sheet metal edge flashing
4. sheet metal fascia
5. sheet metal trim
6. half-round gutter w\|round downspout
7. timber beam, post, or rail
8. metal pickets + bottom rail
9. cast-in-place concrete stairs
10. cast-in-place concrete patio + edge lip
11. window
12. door: patio slider or paired french
13. door: hinged

A. 'American Prairie weathered gray' by pioneer millworks
B. natural pigmentation
C. paint = 'iron ore' SW7069
D. 'cool zinc grey' by AEP span
E. factory finish = dark anodized
F. factory finish = matte black
G. reclaimed

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CUP SUBMITTAL

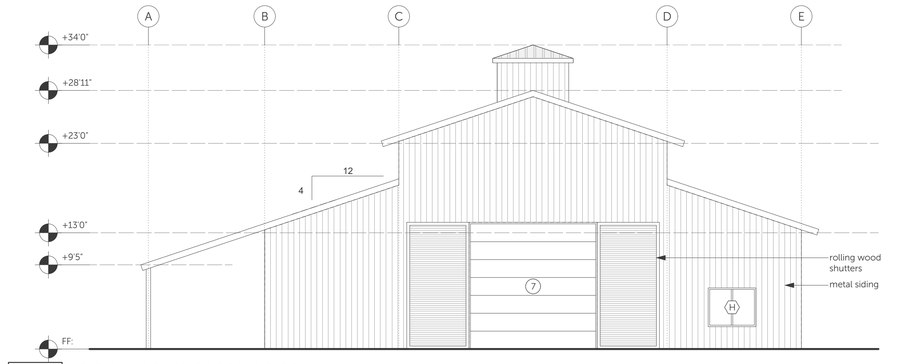
CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AC228
print 21.0716
revision

secondary residence
exterior elevations

A3.20



1 SOUTH ELEVATION

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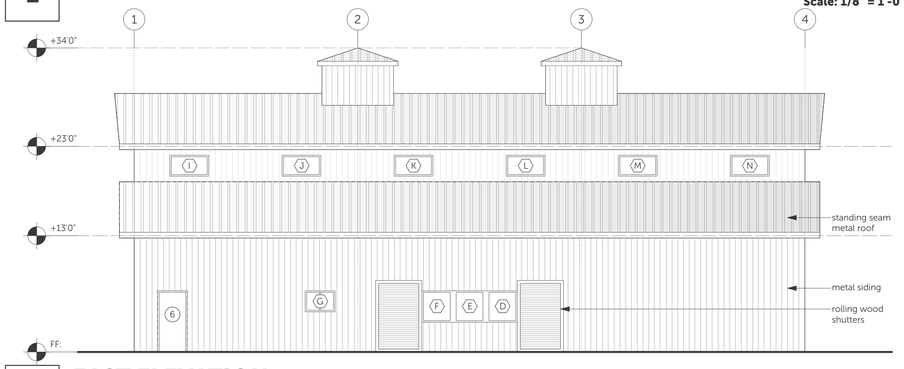
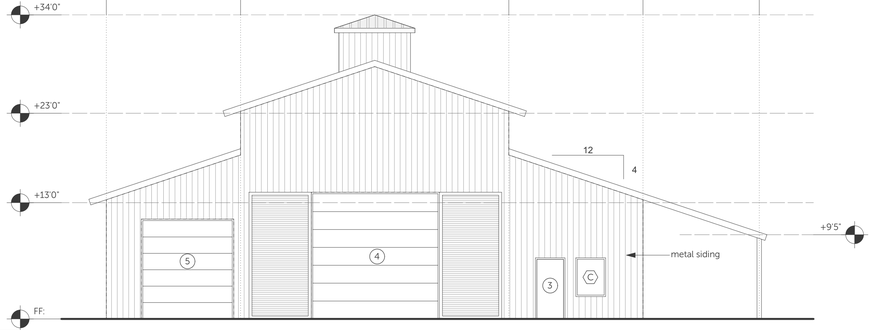


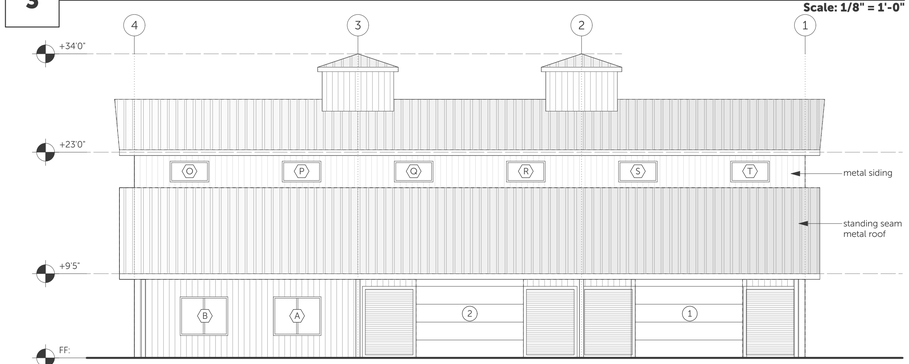
2 EAST ELEVATION

Scale: 1/8" = 1'-0"



3 NORTH ELEVATION

Scale: 1/8" = 1'-0"



4 WEST ELEVATION

Scale: 1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. Exterior finishes and colors shall be verified with the Owner prior to application, whether specified on the plans or not.
2. See structural documents for framing elevation details.

REISS DESIGN STUDIO
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PROJECT:

Ag Barn

Miller Barn

APN: 033-281-041

4455 Almond Drive
Templeton, CA 93465

CLIENT:

Gary & Catherine Miller

755 Sunshine Drive
Los Altos, CA 94024

(650) 492-1594

SHEET CONTENTS:

BARN EXTERIOR ELEVATIONS

CONSULTANT:

STAMP:

LICENSED ARCHITECT C-32972 EXP. 09-30-21 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DATE:

January 09, 2021

REVISIONS:

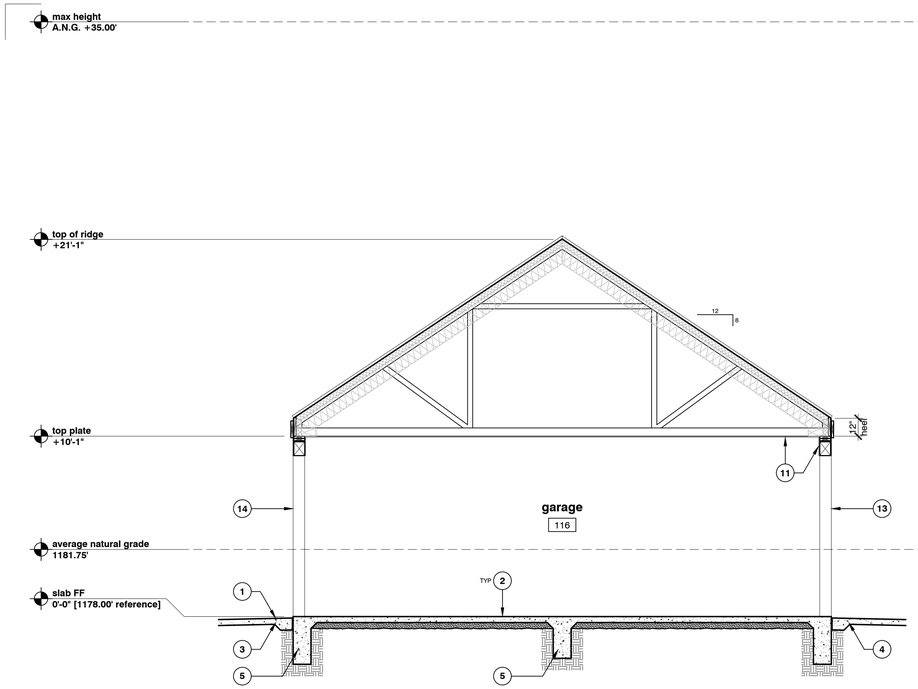
JOB NUMBER:

2015

SHEET:

A3.30

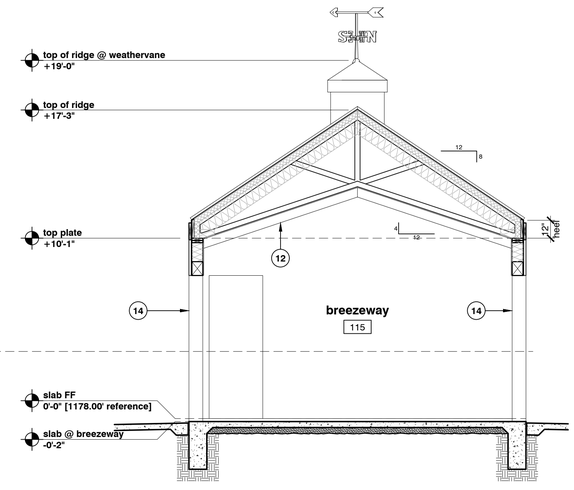
Date: January 19, 2021 Time: 9:23:05 AM File name: Miller Almond Drive_v13_NEW.vwx



01 section @ garage

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

0 1 2 4



02 section @ breezeway

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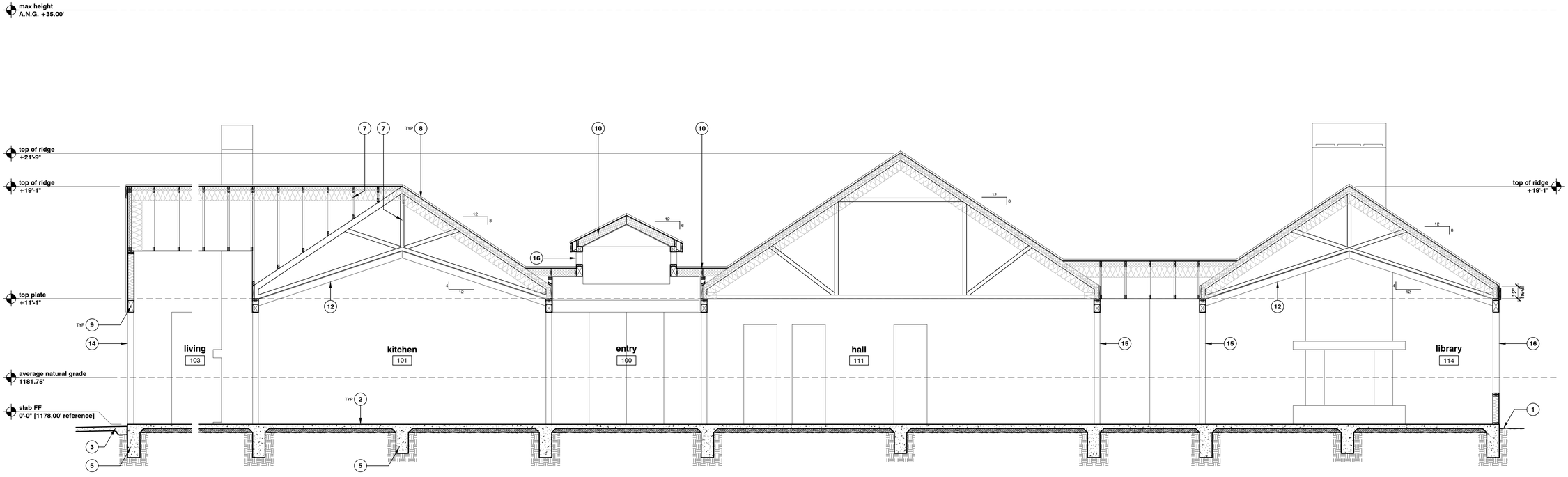

03 section

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

0 1 2 4

section notes

(#) reference note callout

1. slope grade 5% away from the building in first 10' minimum, typical. impervious surfaces shall slope 2% minimum away from the building per CRC R401.3, see **civil** drawings
2. cast-in-place slab on grade, per structural
3. cast-in-place concrete patio, or pavers
4. cast-in-place concrete driveway, or asphaltic concrete, see **civil** drawings
5. cast-in-place concrete footing|grade beam, per structural
6. wall framing per structural, provide minimum R-19 insulation
7. roof framing per structural, pre-fabricated roof trusses, provide minimum R-30 insulation
8. roof sheathing per structural **with radiant barrier**, install per manufacturer's instructions
9. beam or header per structural
10. ceiling joist per structural
11. 5/8" type-X gypsum wallboard separation from private garage to dwelling, typical at walls and ceilings to meet or exceed the requirements of CRC Table R302.6
12. decorative wood beam
13. garage door per schedule
14. exterior door per schedule
15. interior door per schedule
16. window per schedule

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CUP SUBMITTAL

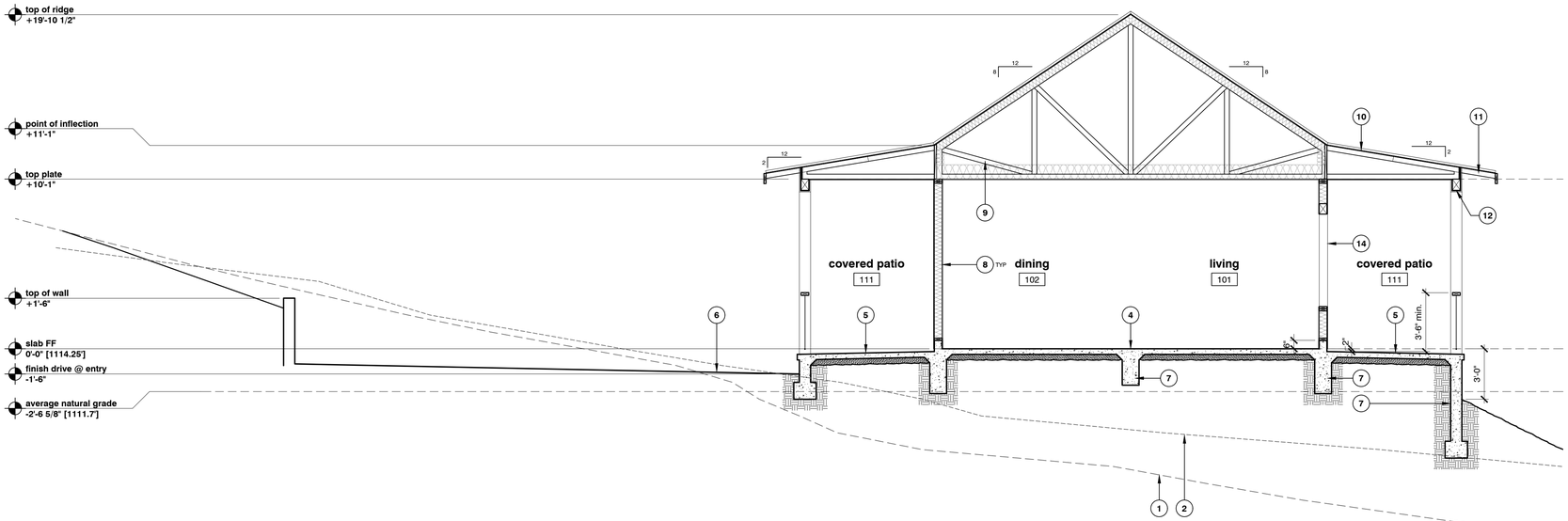
CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.0716
revision

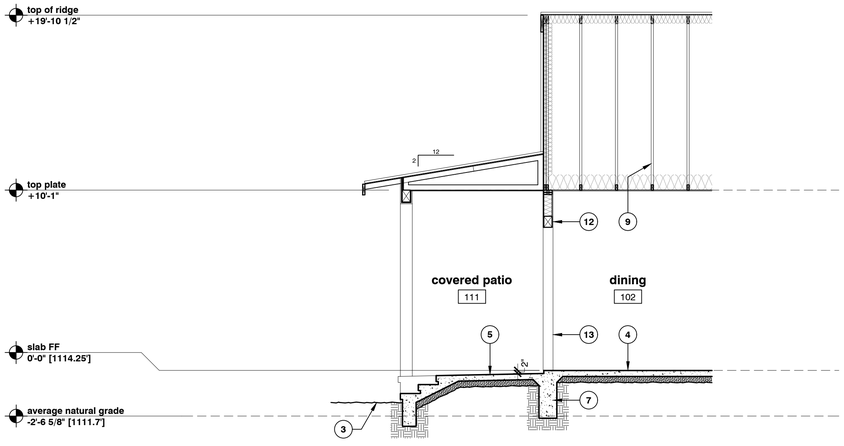
main residence
sections

A4.10



01 transverse section

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



02 longitudinal section

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

section notes

(#) reference note callout

1. line of existing grade at north end of structure
2. line of existing grade at south end of structure
3. slope grade 5% away from the building in first 10' minimum, typical. impervious surfaces shall slope 2% minimum away from the building per CRC R401.3, see **civil** drawings
4. cast-in-place slab on grade, per structural
5. cast-in-place concrete patio
6. cast-in-place concrete driveway, or asphaltic concrete, see **civil** drawings
7. cast-in-place concrete footing|stem wall, per structural
8. wall framing per structural, provide minimum R-19 insulation
9. roof framing per structural, pre-fabricated roof trusses, provide minimum R-30 insulation
10. roof sheathing per structural **with radiant barrier**, install per manufacturer's instructions
11. eave framing per structural
12. beam or header per structural
13. exterior door per schedule
14. window per schedule

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CUP SUBMITTAL

CONDITIONAL USE PERMIT
MILLER RESIDENCE + BARN

4455 almond drive
templeton, ca 93465
APN: 033-281-041

project AO228
print 21.0716
revision

secondary residence
sections

A4.20