### PROJECT NARRATIVE

125 LIVE OAK AVENUE FAIRFAX

### **EXISTING CONDITIONS**

a. The site currently consists of the existing foundation of a single-family residence, retaining wall and concrete V-ditch towards the bottom of the lot. It is a hillside property. It is a very steep slope with dominant view and light from the southern (rear) side of the lot.

The proposed scope of work entails the building of a new single-family residence utilizing the northern and western edge of the of the existing foundation. The home will be a two-story home with an attached 2 car garage. The front of the garage will be in the same location as the previous residence garage door opening. The lowest level of the structure, called "basement" will consist of one 800 sf attached Accessory Dwelling Unit.

The home will have finishes consistent with the surrounding homes and most of the glazing with be towards the rear of the lot. Each level of the home will have a deck at the rear. The ADU's deck will serve also as a primary entrope to the wint from the structure.

serve also as a primary entrance to the unit from the street.

The new home will meet all requirements of the Wildfire Urban Interface guidelines and the codes of the Town of Fairfax and the California Building Code.

### PROJECT SCOPE

NEW RESIDENCE WITH ATTACHED ACCESSORY DWELLING UNIT

### **PROJECT INFORMATION**

PROJECT DATA

		FAIRFAX, CA
APN:		001-236-03
TITLE:		NEW RESIDENCE W/AI
OWNER:		PAUL and MARIA CAD
		159 PROSPECT DRIVE
		SAN RAFAEL CA / 9490
	PH	628-233-4108
OCCUPANCY:		R-3
BUILDING SHELL CONSTRUCTION:		TYPE V-BN

125 LIVE OAK AVE

RD 5.5-7 HILL AREA DEVELOPMENT

### **AREAS TABULATION**

	MAX	PROPOSE
COVERAGE:	35% 1723.26	1067.2
FAR	0.40 1969.44	1913
SETBACKS		
	MIN	PROPOSE
FRONT*:	5' MIN	9'-0"
REAR*:	10' MIN	26'-2 3/4"
TOTAL	35'-0"	35'-2 3/4"
SIDE**:	5' MIN E	AST 14'-5/8"
	w	EST 6'-4"
TOTAL	20' MIN	20'-4 5/8"

\*\*SIDE SETBACKS COMBINED MIN OF 20 FT \*FRONT AND REAR EQ COMBINED MIN OF 35 FT

TOTAL FOOTPRINT

		PROP	OSED
HOUSE N	AAIN FLOOR*	915.4	SQFT
	*incl. stairs		
	NON-LIVING	40.1	SQFT
GARAGE		424.3	SQ FT
	TOTAL	1380	SQ FT
HOUSE L	OWER FLOOR	999	SQFT
	STAIRS NOT COUNTED	54.4	SQFT
	TOTAL	1053	SQ FT
	TOTAL LIVING AREA	1914	SQ FT
ADU		798.5	SQ FT
	NON-LIVING	40	SQ FT
	TOTAL	838.5	SQ FT

TOTAL LIVING SPACE (WITH ADU) 2713 SO FT

1067 SO FT

### **DRAWING INDEX**

AO COVER PAGE RECORD OF SURVEY SITE SURVEY STORY POLE PLAN

A1.0 SITE PLAN AND PROJECT INFORMATION CIVIL

CO.1 CIVIL COVER SHEET

CO.2 EROSION CONTROL AND DEMOLITION PLAN

CO.3 POLLUTION PREVENTION C1.0 UTILITY PLAN AND HORIZONTAL CONTROL

C1.1 UTILITY DETAILS C2.0 GRADING AND DRAINAGE

C2.1 STORMWATER CONTROL

C3.0 DETAILS ARCHITECTURAL

AIA GREEN BUILDING STANDARDS AIA GREEN BUILDING STANDARDS A2.0 PROPOSED BASEMENT FLOOR- ADU

A2.1 PROPOSED FLOOR PLAN-LOWER FLOOR A2.2 PROPOSED FLOOR PLAN-MAIN FLOOR

A2.3 PROPOSED ROOF PLAN

A3.0 EXTERIOR ELEVATION

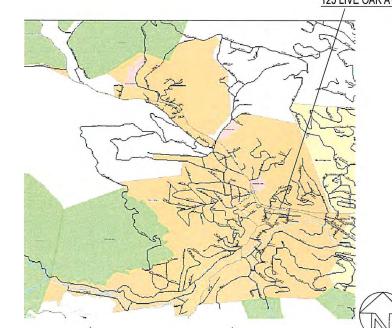
A3.1 EXTERIOR ELEVATION

A3.3 STREETSCAPE ELEVATION AND PHOTOS A4.0 SECTIONS NORTH-SOUTH

A4.1 SECTIONS EAST-WEST AD DETAILS

SHADOW STUDY 551 552 SHADOW STUDY

## 125 LIVE OAK AVE



NEW RESIDENCE WITH ADU

DATE DRAWN BY: BM

nto ST bacilia

BACILIA MACIAS
ARCHITECTURE

DATE: JAN 28, 2022

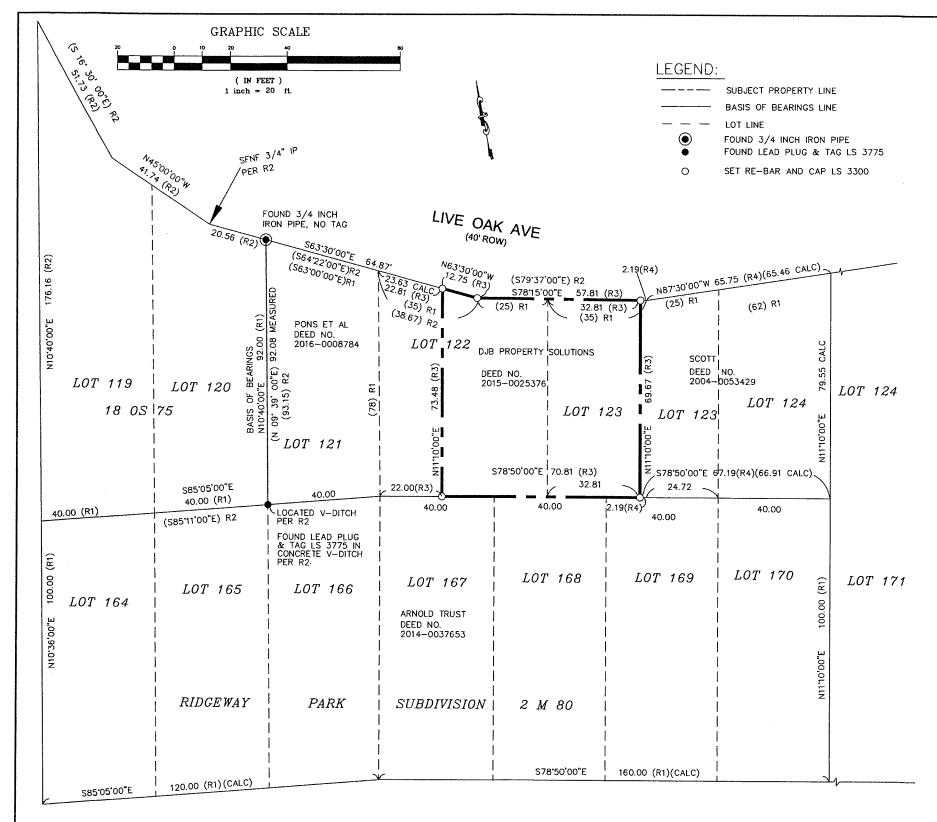
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125 LIVE OAK, FAIRFAX



### THE BASIS OF BEARINGS:

THE BEARING N10'40'00"E BETWEEN THE FOUND LEAD PLUG IN THE V-DITCH AND THE FOUND \$\frac{1}{2}\ INCH IRON PIPE WITH NO TAG AT LOT #120/#121 BOUNDARY, AS SHOWN.

### **REFERENCES:**

- R1. MAP OF P.H. JORDAN CO., SUBDIVISION OF RIDGEWAY PARK, MARIN CO., CALIFORNIA. RECORDED ON 3/30/1907, BOOK 2 OF MAPS, PAGE 80, MARIN CO. OFFICIAL RECORDS.
- R2. RECORD OF SURVEY, LOTS 119 AND 120, MAP OF P.H. JORDAN CO., RECORDED 9/30/1983, IN BOOK 18

- OF SURVEYS, PAGE 75, MARIN COUNTY RECORDS.

  R3. GRANT DEED RECORDED MAY 28, 2015, DEED NUMBER 2015—0025376.

  R4. GRANT DEED RECORDED JUNE 18, 2004, DEED NUMBER 2004—0053429.

### SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S MAY 2016, AT THE REQUEST OF DAN BETTENCOURT IN

WILEY PIERCE, LS 3300, V.P. KCP INC. EXPIRATION DATE: JUNE 30, 2018

DATE: 9-02-2016



### COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 7 DAY OF SEPTEMBER, 2016.

COUNTY SURVEYOR

BY DEPUTY



### RECORDER'S STATEMENT

FILED THIS 974 DAY OF SEPTEMBER, 2016. AT 9:00 A.M. IN BOOK 2016 OF MAPS, AT PAGE 109, AT THE REQUEST OF THE COUNTY SURVEYOR.

RICHARD N. BENSON COUNTY RECORDER

DEPUTY COUNTY RECORDER

4. U.

2016-40631 DOCUMENT NO.

#10 FEES

### NOTES:

- 1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- 2. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
  3. RECORD=MEASURED UNLESS OTHERWISE NOTED.
  4. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
- EXCEPT FOR THE EASEMENT WITHIN THE STREET FOR WATER SUPPLY PURPOSES IN FAVOR OF THE MARIN WATER AND POWER CO., NO OTHER EASEMENTS ARE SHOWN, AS NONE AS ARE SHOWN IN THE NORTH AMERICAN TITLE CO. REPORT, ORDER No. 1343391, DATED 2/17/2015.

THE LANDS OF DJB PROPERTY SOLUTIONS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2015-0025376, OFFICIAL RECORDS OF MARIN COUNTY BEING PORTIONS OF LOTS 122 & 123, AS SHOWN ON THE MAP OF P.H. JORDAN CO., SUBDIVISION OF RIDGEWAY PARK, FILED IN BOOK 2 OF RECORD MAPS AT PAGE 80, MARIN COUNTY RECORDS.

### **TOWN OF FAIRFAX**

COUNTY OF MARIN

STATE OF CALIFORNIA

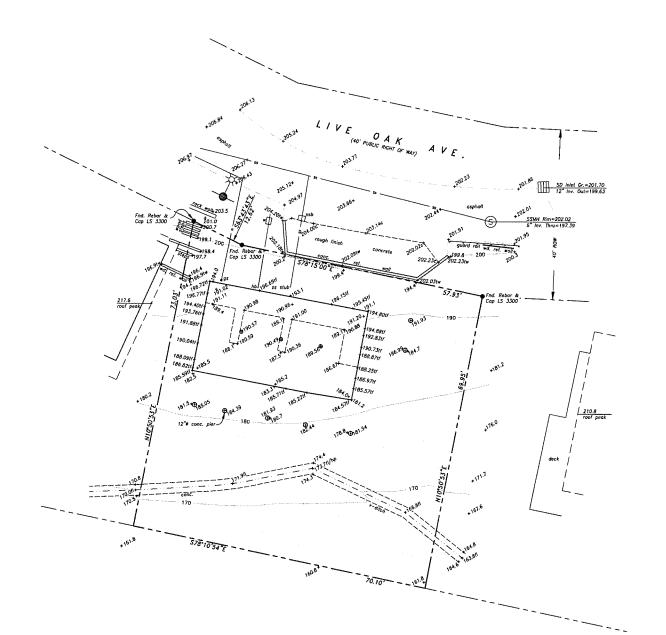
KCP, INC.

2201 BROADWAY #M5 OAKLAND, CA 94612 (510) 832-4800 EMAIL: WIPIERCE301@COMCAST.NET

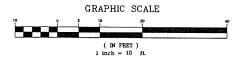
SEPTEMBER, 2016

APN: 001-236-03

PAGE 1 OF 1







Legend

Approx. Boundary Line

Building Line

Building Roaf Line

Concrete

Drainage Inlet
gs Gas Utility Stub
hb Hase Bib
ssb Sanitory Sewer Bax

Sanitary Sewer Manhale

x 50.00 Spat Elevation
x 50.00 Spat Elevation
Spat Elevation
Tipe of Foundation
Wall 9 Step (upper)

6° Tree - Trunk size as noted

### General Notes:

1) PROJECT DATUMS:

Horizontal Datum is assumed

Bearings are based upon the north line of the subject parcel as established between found manyment per Book 2016 of Maps. Page 109, as shown berean

ertical Datum: NAVD 88 as determined by RTK GPS network solution. n-site control points are shown hereon to perpetuate the project datum

2) All features shown hereon represent surface conditions of the project areo as compiled from a ground survey conducted November 3, 2021. Where shown, underground utilities are of upon visible surface structures and Underground Service Alert markings observed during the course of the field work. No other attempt has been made by Surveyor to determine the

3) Boundary information shown hereon is based upon a combination of found manuments and record data. Based upon a review of the Chicago Title Insurance Owner's Policy (Policy No. CA-FSDT-MS-72031-21-200256840 dated 09/02/21) there are no easements of record encumbering the subject parcel.

### Surveyor's Statement

This plan was prepared by me or under my direction in conformance with the requirements of the California Land Surveyor's Act.



MOUNTAIN PACIFIC

S U R V E Y S

735 Enterprise Drive. Suite 109 PH (702) 435-6334
Fairleid, CA 94533 FAX (702) 435-9569

CMW

02/23/22 Added NIy R/W. DATE DESC

4000004

BOUNDARY & TOPOGRAPHIC SURVEY 125 Live Oak Avenue Assessor's Parcel Number 001-236-03 Fairfax Marin County California

DATE Nov. 22, 2021

SCALE 1° = 10'

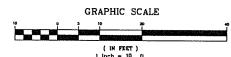
DRAWN CMW

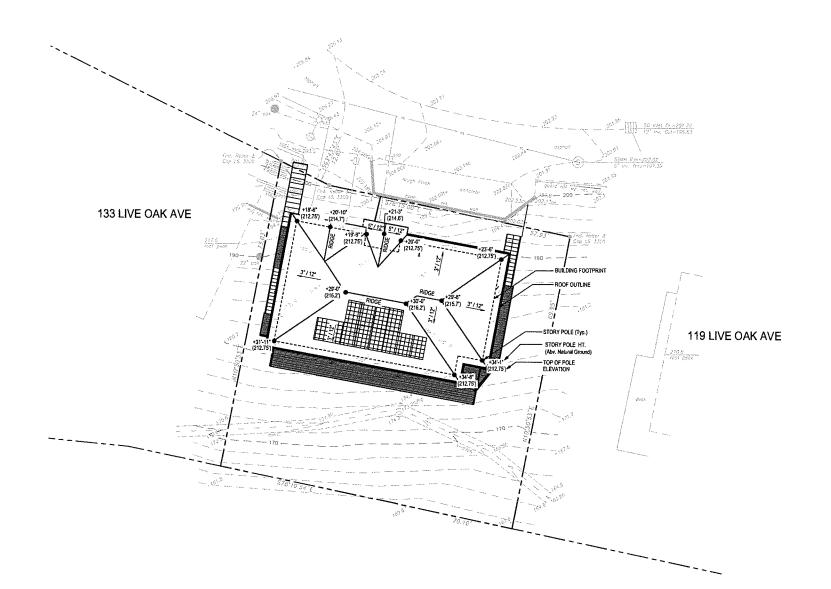
CHECKED

JOB NO. 521107

SHEET NO. 1







### General Notes:

Surveyor's Statement



4000000

MOUNTAIN PACIFIC

S U R V E Y S

1735 Enterprise Drive - Sulte 109 PH (707) 445-9434
Fairleid, CA 94533

Jan. 28, 2022

HECKED

JOB NO. 521107.1 SHEET NO. 1

### GENERAL NOTES:

- WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, AND CITY OF FARRIX AND COUNTY OF MARIN LOCAL ORDINANCES AS APPLICABLE CONSTRUCT SEWER LATERAL, PER SAN RAFAEL SANITATION DISTRICT SPECIFICATIONS FOR SIDE SEWERS AND LATERALS.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY BY MOUNTAIN PACIFIC SURVEYS.
- 4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING. HOUSE.
- 5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES, IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- 6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE AITENTION OF THE ARCHTECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- 7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- 9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAUD UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LUNES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- 11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUSTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- Straight grade shall be maintained between contour lines and spot elevations unless otherwise shown on the plans.
- 13. ALL DEBRIS AND FOREICN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL DETAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- 14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST 0—1557.
- 15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DMISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- 16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 18. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- 20. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
- 21. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- 22. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- 23. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- 24. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF FAIRFAX FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 25. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACQUARTE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- 26. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING INPOES, FROM THE APPROPRIATE JURISDICTIONAL ACENCIES FOR DISCHARGE OF CROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

### LEGEND:

N . .

CLEANDUT. TRAFFIC RATED COVER IF IN AREA WHERE CARS
CAN TRAVEL.

PROPOSED

SANITARY SEWER PIPE

WATER METER BOX TO

WATER METER BOX. TO BE CONSTRUCTED BY UTILITY COMPANY.

CONCRETE CAPABLE OF SUPPORTS
40,000 GROSS VEHICLE WEIGHTS.

A/C PAVING CAPABLE OF SUPPORTING 40,000 GROSS VEHICLE WEIGHTS.

EXISTING SURFACE FLOW DIRECTION

PROPOSED SURFACE FLOW DIRECTION

27% SLOPE AND DIRECTION

### ABBREVIATIONS:

BW BACK OF WALK
EX EXISTING
FG FINISHED GRADE
FF FINISHED FLOOR
FL FLOW LINE
FS FINISHED SURFACE
HIGH DENSITY POLY ETHYLENE
INV INVERT
PL PROPERTY UNE
RWL RAIN WATER LEADER
SDR STANDARD DIMENSION RATIO
SD STORM DRAIN
SS SANITARY SEWER
SSCO SANITARY SEWER CLEAN OUT
TC TOP OF CURB
W WATER

### SHEET INDEX:

	CML	DRAWINGS
	CD.1	CMIL COVER PLAN
	CO.2	EROSION CONTROL AND DEMOLITION PLAN
-	CO.3	POLLUTION PREVENTION PLAN
ı	C1.0	UTILITY PLAN AND HORIZONTAL CONTROL PL
	C1.1	UTILITY PLAN DETAILS
	C2.D	GRADING AND DRAINAGE PLAN AND
	C2.1	STORMWATER CONTROL PLAN
1	C3.0	DETAILS 1

MATCH EXISTING
FLOW LINE
SHOWN IN SURVEY.
6" TO 12", TYP.

MATCH EXISTING GRADES SHOWN
IN SURVEY FOR V DITCH

30'

BOTTOM MAY BE ROUNDED
AT THE COTION OF THE
CONTRACTOR

TYPE A

TYPE A

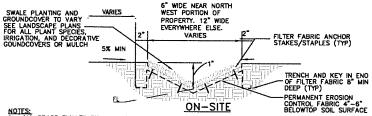
MATCH EXISTING
FLOW LINE
SHOWN IN SURVEY.
6" TO 12", TYP.
6" TO 12", TYP.
17 GAGE STUCCO NETTING.

NOTES

- 1. LONGITUDINAL SLOPE OF LINED DITCH SHALL BE 2% MINIMUM
- 2. OVER SLOPE DOWN DITCHES SHALL EMPLOY & THICKENED EDGE SECTION AT BOTH SIDES OF DITCH.
- 3. STUCCO NETTING SHALL BE GALVANIZED AND SHALL HAVE 1 12" COVER.



NOTE: EXISTING V DITCH IN REAR YARD TO BE REPLACED. MATCH EXISTING GRADES AND FLOWLINE OF V DITCH, TYP.



NOTES: SUMPOSE SHALL BE UNED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS ENKAMAT 7000 SERIES OR EQUIVALENT.

OR EQUIVALENT.

A) ENKAMAT CONTACT INFORMATION:
P.O. BOX 1057, SAND HILL ROAD
ENKA, NC 28728

2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.

3. ALL PLANTING, MAINTANENCE, AND IRRIGATION SHALL BE PER THE LANDSCAPE ARCHITECTS PLAN. ALL PLANTING SHALL CONTINUE TO THE EDGE OF INLETS TO ENSURE FULL TREATMENT OF STORM WATER.

SWALE

### WITH 3 \ | | CA 36-03 Ш ₹ ENC LIVE O/ AIRFAX N # 001-SIDI Z ES 75 F N N N $\triangleleft$ ΕV Z

 $\Box$ 

CONSULTANT:
COMPANY NAME: SF CIVIL
CIVIL ENGINEER: PATRICK MACDONALD
2532 SANTA CLARA AVE #151
ALAMEDA, CALIFORNIA 94501
(P) 510–2825–5281
(E) sfcivil Dychoo.com



REVISIONS	
	DATE
Δ	
Δ	
Δ	

SHEET NUMBER 2022-05-11 CIVIL COVER PLAN

Chlorosyfetratyf Gai thabaatsi Cadholubinge 115 the Out feel todentyspicitypoings-Caer F 5/11/2027 11:1 todesk Feleck

### **EROSION CONTROL NOTES:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS. IN CENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNDFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO PREVENT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. THIS PLAN MAY NOT COVER ALL THE STUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, BUT IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THE SITE AND PREVENT SEDIMENT FROM LEAVING THE SITE.
- THE RAINY SEASON IS DECLARED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES AND ACTIONS MAY BE NECESSARY DURING THE RAINY SEASON. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUCH MEASURES REQUIRED PER THE CALIFORNIA STORMINATER QUALITY ASSOCIATION (CASOA)
- THIS PLAN IS TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED, AS AND WHEN, DIRECTED AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
- EXCEPT WHEN DIRECTED OTHERWISE, ALL DEVICES SHOWN TO BE IN PLACE AT THE END OF EACH WORKING DAY, WHEN RAIN IS FORECASTED, AND MAINTAINED.
- TAKE REASONABLE CARE WHEN HAULING ANY EARTH, SAND, GRAVEL STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. IF DRT, MATERIALS, OR SEDIMENT BLOW, SPILL OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, THEN THE DIRT, MATERIALS, OR SEDIMENT SHOULD IMMEDIATELY BE CLEANED.
- DURING THE RAINY SEASON, KEEP ALL PAVED AREAS CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES. ALL LOOSE SOIL AND OEBRIS SHALL BE REMOYED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE CITY INSPECTOR.
- CONTRACTOR PROVIDES DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- FILLED FILTER BAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED, OR WHEN THE CITY OR INSPECTOR SO DIRECTS.
- CONTRACTOR PROVIDES WATER ONSITE AND USE IT FOR DUST CONTROL DURING CONSTRUCTION.
- CONTRACTOR MAINTAINS STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MULD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY INSPECTOR. SEE CONSTRUCTION ENTRANCE/EXIST ON DETAILS. SHEET.
- INSTALL INLET PROTECTION AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- BEST MANAGEMENT PRACTICES (BMPS) SHOWN ARE OUTLINED IN, BUT NOT LIMITED TO, THE CONSTRUCTION BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASOA), 2009, OR THE LATEST REVISED EDITION, AND APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS).
- MAINTENANCE IS TO BE PERFORMED PER THE CASQA BMP HANDBOOK AND AS FOLLOWS:
  - A REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION BY THE END OF EACH WORKING DAY.
- B. INSPECT SEDIMENT TRAPS, BERMS, AND SWALES PERIODICALLY AND AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
- C. REMOVE SEDIMENT AND RESTORE SEDIMENT BARRIER TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF HALF THE SEDIMENT BARRIER HEIGHT.
- D. DEPOSIT SEDIMENT THAT HAS BEEN REMOVED FROM BARRIER SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- CLEAN OUT INLET PROTECTION WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FILLED FILTER BAG.
- 8. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SEDIMENT, DUST, AND JOB SITE MATERIALS TO PREVENT THESE MATERIALS FROM LEAVING THE SITE.
- 19. IF VEHICLES ARE USED DURING CONSTRUCTION TO ACCESS THE PROJECT SITE, THEN THE CONTRACTOR SHALL USE DRAIN ROCK AS A GRAVEL ROADWAY/DRIVEWAY FOR THE VEHICLES TO ACCESS THE SITE. THE GRAVEL DRIVEWAY/ROADWAY SHALL HAVE 8" MINIMUM THICKNESS AND BE WIDE ENDUGH FOR VEHICLES TO ACCESS AND LEAVE THE SITE. CONSTRUCTION ROADWAY/DRIVEWAY SHALL BE APPROVED BY THE CITY'S CONSTRUCTION INSPECTOR OR ENGINEER. THE VEHICULAR ROADWAY/DANEWAY SHALL BE ACCOMPANIED WITH A VEHICULAR WASHING STATION. ALL VEHICLES SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPOPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY.

LEGEND:

CO.2-

\_\_\_\_\_

---- PROPERTY LINE

DETAIL NUMBER

SAW CUT LINE LIMIT LINE OF DEMOLITION

PAGE NUMBER OF DETAIL SHEET

EROSION BLANKET. APPLY AS NECESSARY TO PREVENT EROSION AT SITE.

STORM DRAIN INLET PROTECTION.
USE GRAVEL BAGS OR
APPROVED EQUAL STORM DRAIN
INLET GUARD AS SHOWN ON
DETAIL ON THIS SHEET.

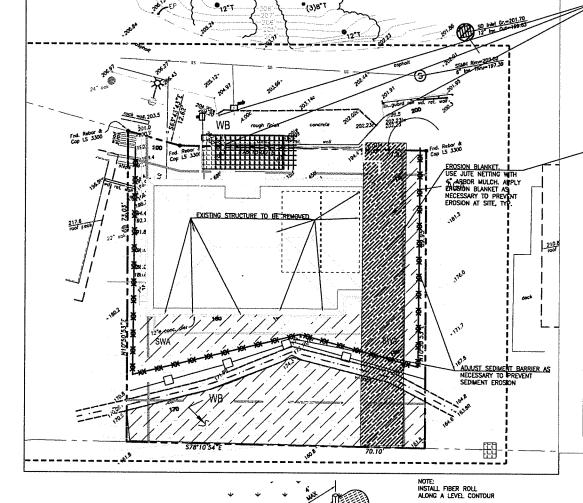
FIBER ROLL SEDIMENT BARRIER. SEE DETAIL 2 ON THIS SHEET.

SILT FENCE. APPLY AS NECESSARY TO PREVENT SEDIMENT FROM LEAVING SITE.

20. USE CONCRETE WASH OUT PER DETAIL 1 ON SHEET C.3.D.

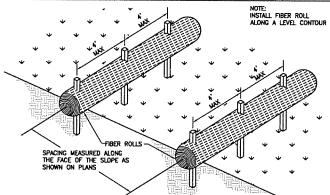
### GENERAL DEMOLITION NOTES:

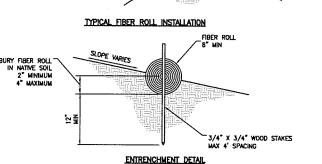
- CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONTINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROCKMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- CAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
- DUST CONTROL SHALL BE EMPLEMENTED DURING DEMOLITION.
- DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED DTHERWISE.



London Status State St Ver Stope Long Erosion Blanket DENN HABIN Factor "Above Brade" Site Entrance Catch Basins with 4 4

EXISTING DRIVEWAY WALL TO BE REMOVED





FIBER ROLL SEDIMENT BARRIER

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CONSULTANT: COMPANY NAME: SF CIVIL CIVIL ENGINEER: PATRICK MACDONAL 2532 SANTA CLARA AVE #151 ALAMEDA, CALIFORNIA 94501 ) 510-282-5281 E) sfcivil@vahoo.com



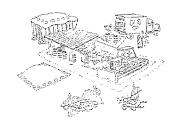
REVISIONS

SHEET NUMBER 2022 05-11 EROSION CONTROL AND

DEMOLITION PLAN C0.2

Make sure your crews and subs do the job right! Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors

and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of



### Materials storage & spill cleanup

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from eatch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or
- Recycle all asphalt, concrete, and aggregate base material from demolition activities Comply with City Ordinances for recycling construction materials, wood, gyp board, pipe, etc
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promotly
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

### Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state,
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

### Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at
- When spills or leaks occur, contain them immediately and be particularly eareful to prevent leaks and spills from reaching the gatter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanun materials properly
- Report any hazardous materials spills inunediately! Dial 911 or Public Works Department

### Construction Entrances and Perimeter

- Fistablish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source

### Vehicle and equipment maintenance & cleaning

Berkeley requirements.

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipmer on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets. storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers,



### Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street
- Transfer to dump trucks should take place on the site, not in the street
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt



- → Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field. - Mature vegetation is the best form of
- erosion control. Minim ze disturbance to existing vegetation whenever possible. If you disturb a slope during construction, prevent crosion by securing the soil with erosion control fabric, or seed with fastgrowing grasses as soon as possible. Place

fiber rolls down-slope until soil is secure.

- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of entaminated soil according to their instruction

### Dewatering operations

- → Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Runson from off site shall be directed. away from all disturbed areas or shall collectively be in compliance,
- Reuse water for dust control, irrivation or another on-site purpose to the greatest extent possible.
- ▶ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter. or storm crain. Filtration or diversion through a basis, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal

### Saw cutting

- Always completely cover or barrieade storm drait inlets when saw cutting. Use filter fabric, eatch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is
- If saw cut slurry enters a eatch basin, clean it up immediately

### Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying scal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage course with sand/gravel bags, or earthen berms → Do not sweep or wash down excess send from sand scaling into gutters, storm drains,
- stockpile, or dispose of it as trash. Do not use water to wash down fresh asphalt concrete pavement

or creeks. Collect sand and return it to the

### Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets and away from drainage areas. These materials must never reach a stoon desire
- → Wash out concrete equipment/tracks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil



Collect the wash water from washing expesed aggregate concrete and remove it for appropriate disposal off site.

### Painting

- · Never rinse paint brushes of materials in a gutter or street? Paint out excess water-based paint before rinsing bushes,
- rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner Filter paint thinners and solvents for reuse whenever possible.
- Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

### Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any crodible landscape material within 2 days of forerasted rain and during wet weather

For references and more detailed information

POLLUTION PREVENTION

REVISIONS

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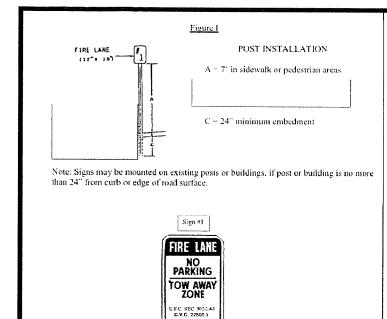
P) 510-282-5281 E) sfcivil**0**yahoo.com

COMPANY NAME: SF CIVIL CIVIL ENGINEER: PATRICK MACDONALD 2532 SANTA CLARA AVE \$151 ALAMEDA, CALIFORNIA 94501

RESIDENCE V 125 LIVE OAK FAIRFAX, C

SHEET NUMBER 2022-05-11

Storm drain polluters may be liable for fines of \$10,000 or more per day!



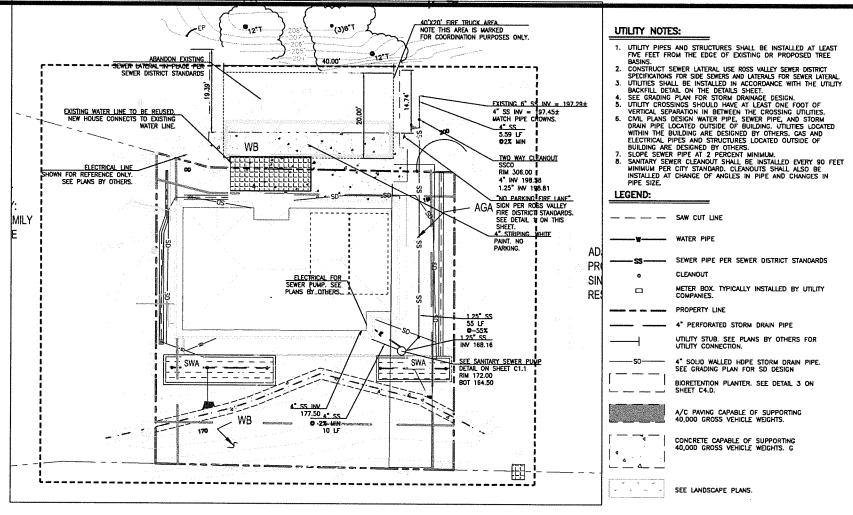
Fire Lanc Sign

Reflectorized .063 Gauge

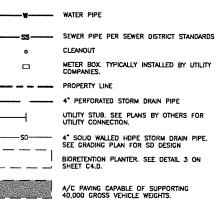
12 X 18" Red on White

SEE PLAN ON THIS SHEET FOR SIGN LOCATION

DETAIL 1



### UTILITY NOTES:



### HORIZONTAL CONTROL:

SEE LANDSCAPE PLANS.

CONCRETE CAPABLE OF SUPPORTING 40,000 GROSS VEHICLE WEIGHTS. G

DIMENSIONS SHOWN ARE TO AID CONTRACTOR IN LAYING OUT THE STIE.
 CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN PROJECT PLAN SET SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.

### ABBREVIATIONS:

EXISTING GROUND
EXISTING
HIGH DENSITY POLY ETHYLENE
INVERT
PROPERTY LINE
STANDARD DIMENSION RATION
SANITARY SEWER CLEAN OUT



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UTILITY PLAN AND HORIZONTAL CONTROL



# DH071/DR071

The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and elaim panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can allow be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
   70 gallons (265 liters) of capacity
- Indoor or outdeor installation
- Standard outdoor heights range from E1 inches to 160 inches

The CH071 is the "hardwired," or "wired," model where a cable connects the

The DR071 is the fractio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

### Operational Information

1 hp. 1,725 rpm, high torque, capacitor start, thermally protected, 129/240V, 60

4-inch inlet grommet standard for DWV tipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge ferminates in 1.25-inch NPT female thread, Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes,

Discharge 15 gpm at 0 psig (0.95 lps at 0 m) 11 gpm at 40 psig (0.69 lps at 28 m) 7.8 gpm at 80 psig (0.49 lps at 56 m)

SANITARY SEWER PUMP DETAIL

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump sation and the street main for added protection against backflow.

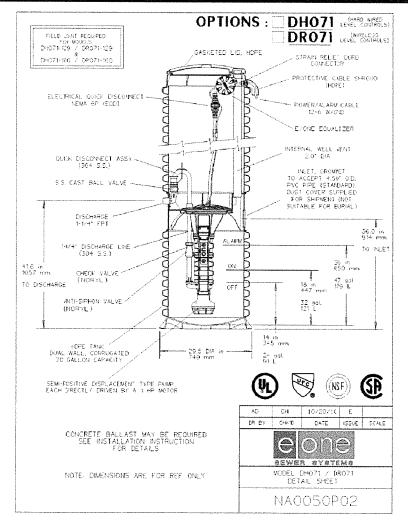
Alarm panels are available with a variety of options, from basic monitoring to

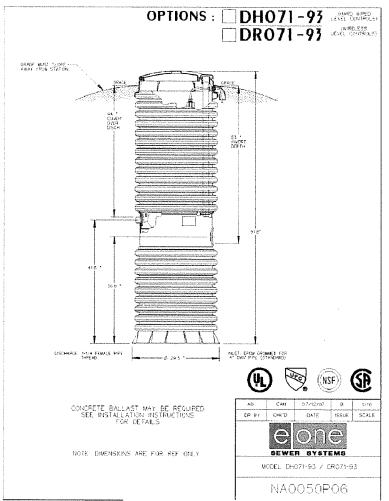
The Remote Sentry is ideal for installations where the alarm panel may be hidden

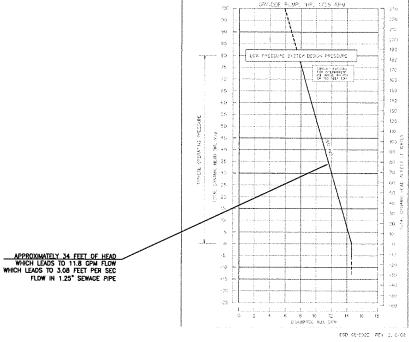
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Patent Numbers: 5,752,315 5,562,234 5,439,180







PUMP CURVE

ELONE SPD PUMP PERFORMANCE CURVE

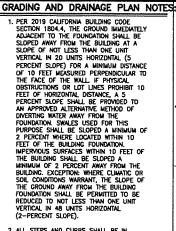
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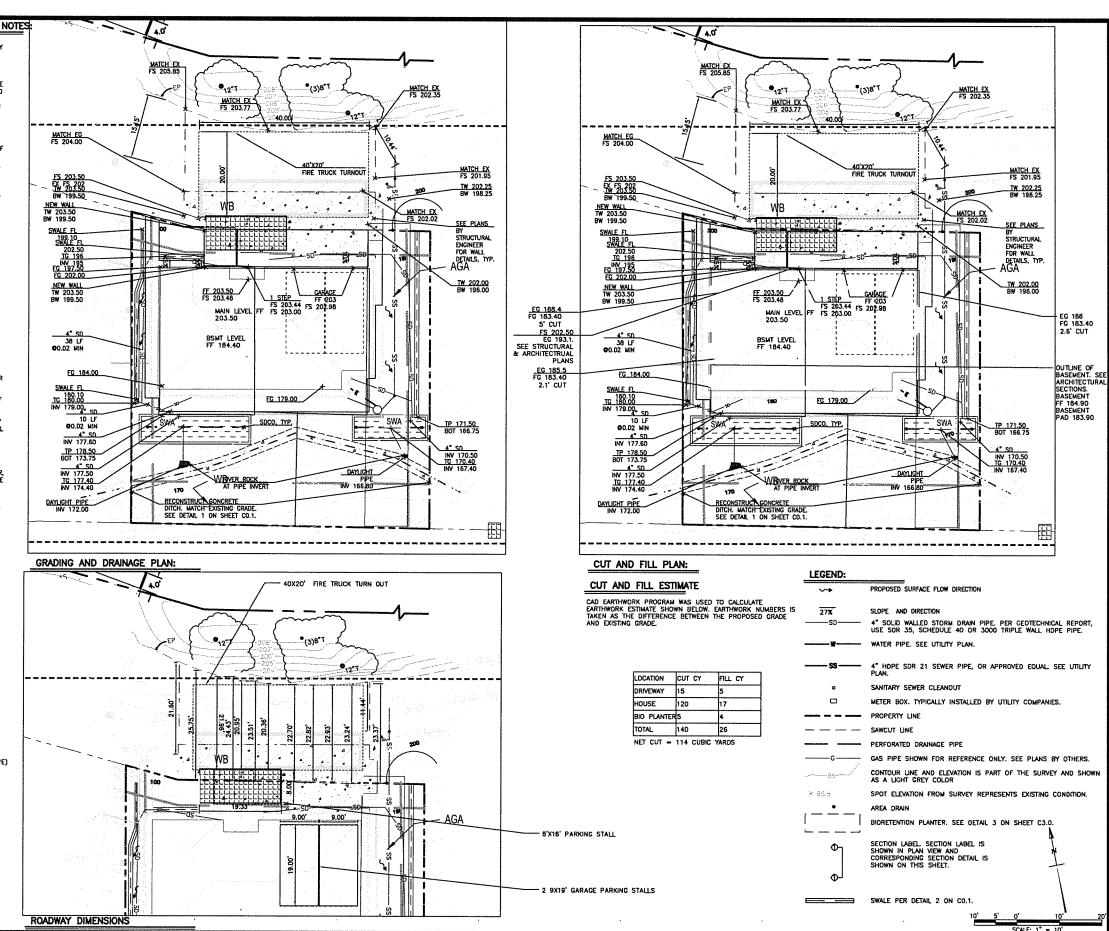
SHEET NUMBER 2022-05-11 UTILITY DETAILS C1.1



- ALL STEPS AND CURBS SHALL BE IN BETWEEN 4" AND 7".
   ASPHALT AND CONCRETE IN PUBLIC RIGH
- 3. ASPHALT AND CONCRETE IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF FAIRFAX STANDARDS AND SPECIFICATIONS.
- 4. ELEVATION OF LANDSCAPED AREAS ADJACENT TO SIDEWALKS OR WALKWAYS SHALL BE LESS THAN FOUR INCHES DIFFERENCE PER 1118A.1 OF THE CALIFORNIA BUILDING CODE.
- 5. THRESHOLDS, IF PROVIDED AT DOORWAYS SHALL BE HALF INCH HIGH MAXIMUM PER CALIFORNIA BUILDING CODE 11B-404.2.5.
- 5. PROVIDE LEVEL LANDING AT DOORWAYS PER CALIFORNIA BUILDING CODE. DEPTH OF LEVEL LANDING SHALL NOT BE LESS THAN 44° AND MAX SLOPE IN ANY DIRECTION OF LEVEL LANDING SHALL BE TWO PERCENT.
- 7. PER CALIFORNIA PLUMBING CODE, SANITARY SEWER HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT (20.8 MM/M) OR 2 PERCENT TOWARD THE POINT OF DISPOSAL DUE TO THE DEPTH OF THE STREET SEWER, TO THE STRUCTURAL FEATURES, OR TO THE ARRANGEMENT OF A BUILDING OR STRUCTURE TO OBTAIN A SLOPE OF 1/4 INCH PER FOOT (20.8 MM/M) OR 2 PERCENT, SUCH PIPE OR PIPING 4 INCHES (10.0 MM) OR LARGER IN DIAMETE SHALL BE PERMITTED TO HAVE A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT (LOA MM/M) OR I PERCENT, WHERE FIRST APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- 8. SLOPE OF STORM DRAIN PIPE SHALL TYPICALLY PROVIDE VELOCITY OF STORMWATER IN BETWEEN 2 FEET PER SECOND AND 5 FEET PER SECOND.
- MAXIMUM YARD SLOPES ARE 3:1 WHERE SOIL HAS BEEN DISTURBED DURING THE CONSTRUCTION PROCESS.
- Finished Floor Elevation must be no less than B inches above finished grade around the Building.
- INSTALL FOUNDATION DRAIN AND RETAINING WALL DRAINS PER STRUCTURAL ENGINEERING PLANS AND GEOTECHINICAL REPORT RECOMMENDATIONS.

### ABBREVIATIONS:

BOT BOTTOM OF PLANTER
EC EXISTING GROUND
EX EXISTING
FF FINISHED FLOOR
FG FINISHED GROUND
FL FLOW LINE
FM FORCE MAIN
FS FINISHED SURFACE (HARDSCAPE)
INV INFERT
INV INVERT
FL PL PROPERTY LINE
FL PL PROPERTY LINE
FRU RAIN WATER LEADER
SD STORM ORAIN
SDCO STORM ORAIN
SDCO STORM ORAIN
SDCO SANTRAYY SEWER CLEAN OUT
TOP OF PLANTER



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CONSULTANT:

COMPANY NAME: SF CIVIL

COVIL ENGINEER: PATRICK MACDONALD

2532 SANTA CLARA AVE §151

ALAMEDA, CAUFORNIA 94501

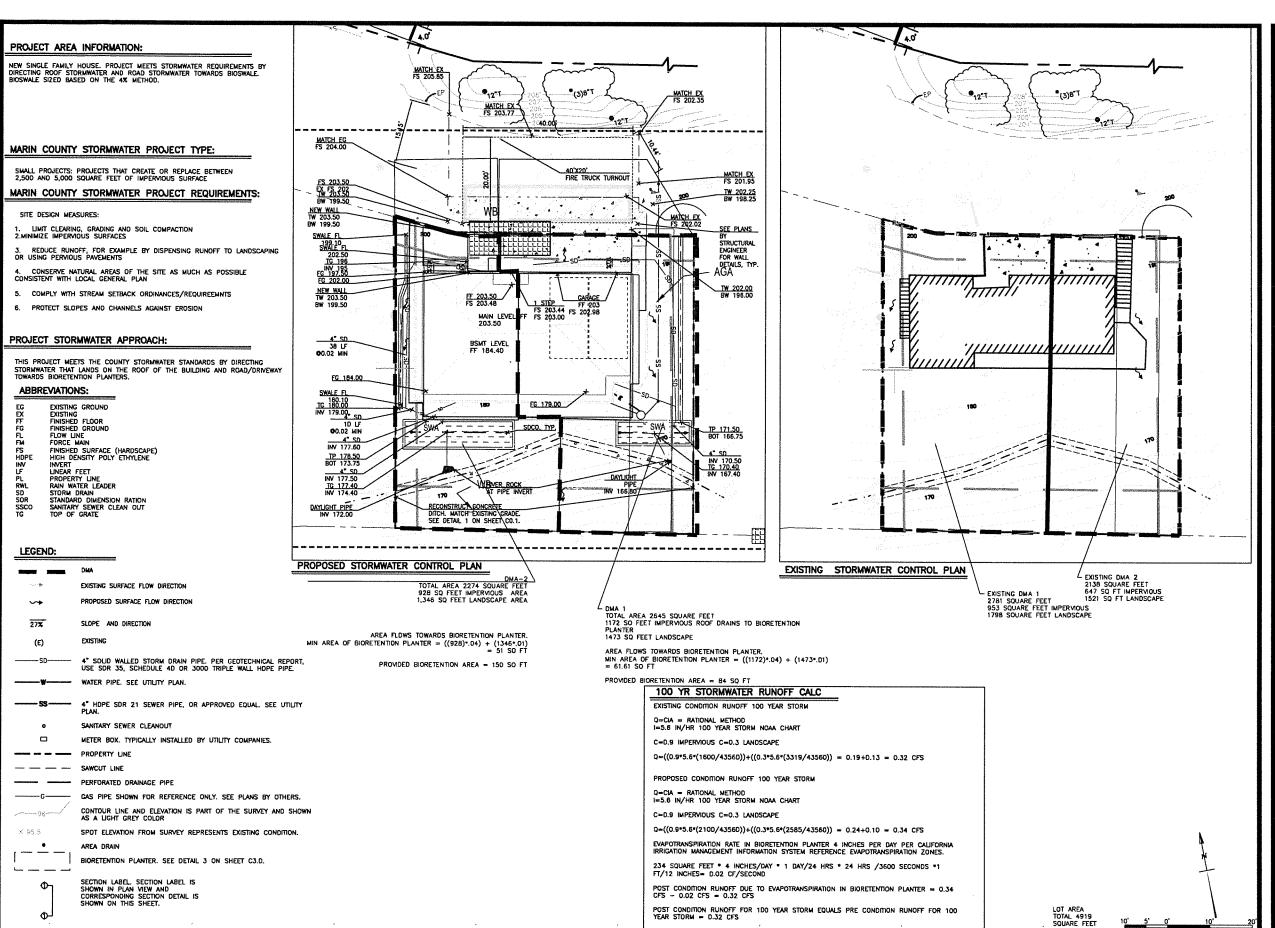
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GRADING AND DRAINAGE PLAN



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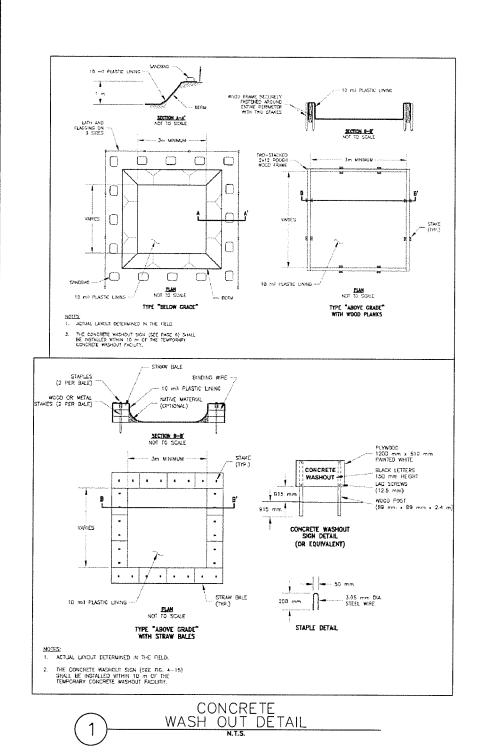
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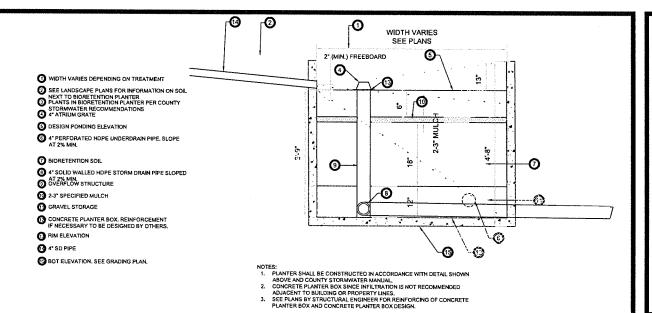
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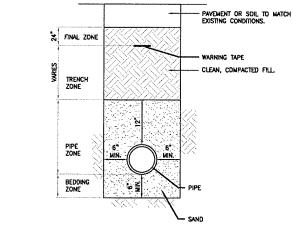
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STORMWATER CONTROL





BIORETENTION PLANTER



1. SELECT BACKFILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

3"-6" CRUSHED NOTE: ADJUST CONSTRUCTION ENTRANCE/EXIT AS NECESSARY TO FIT SITE AND PREVENT MUO AND DIRT FROM TRACKING ONTO ADJACENT STREET FROM CONSTRUCTION SITE

STABILIZED CONSTRUCTION

ENTRANCE/EXIT

N.T.S.

TEMPORARY PIPE CULVERT AS REQUIRED

SELECT FILL SHOULD CONSIST OF SAND THAT IS NON-PLASTIC, NON-CORROSNE, FREE OF DRGANIC MATTER, AND CONTAINS NO ROCKS OR LUMPS LARGER THAN THREE INCHES IN GREATEST DIMENSION. SELECT FILL SHOULD BE PLACED IN LIFTS NOT EXCEEDING EIGHT INCHES IN LOOSE THICKNESS, MOSTURE-CONDITIONED TO ABOVE THE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION.

IF IMPORTED CLEAN SAND OR GRAVEL IS USED AS BACKFILL, IT SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. JETTING OF TRENCH BACKFILL SHOULD NOT BE PERMITTED.

PIPE BACKFILL DETAIL

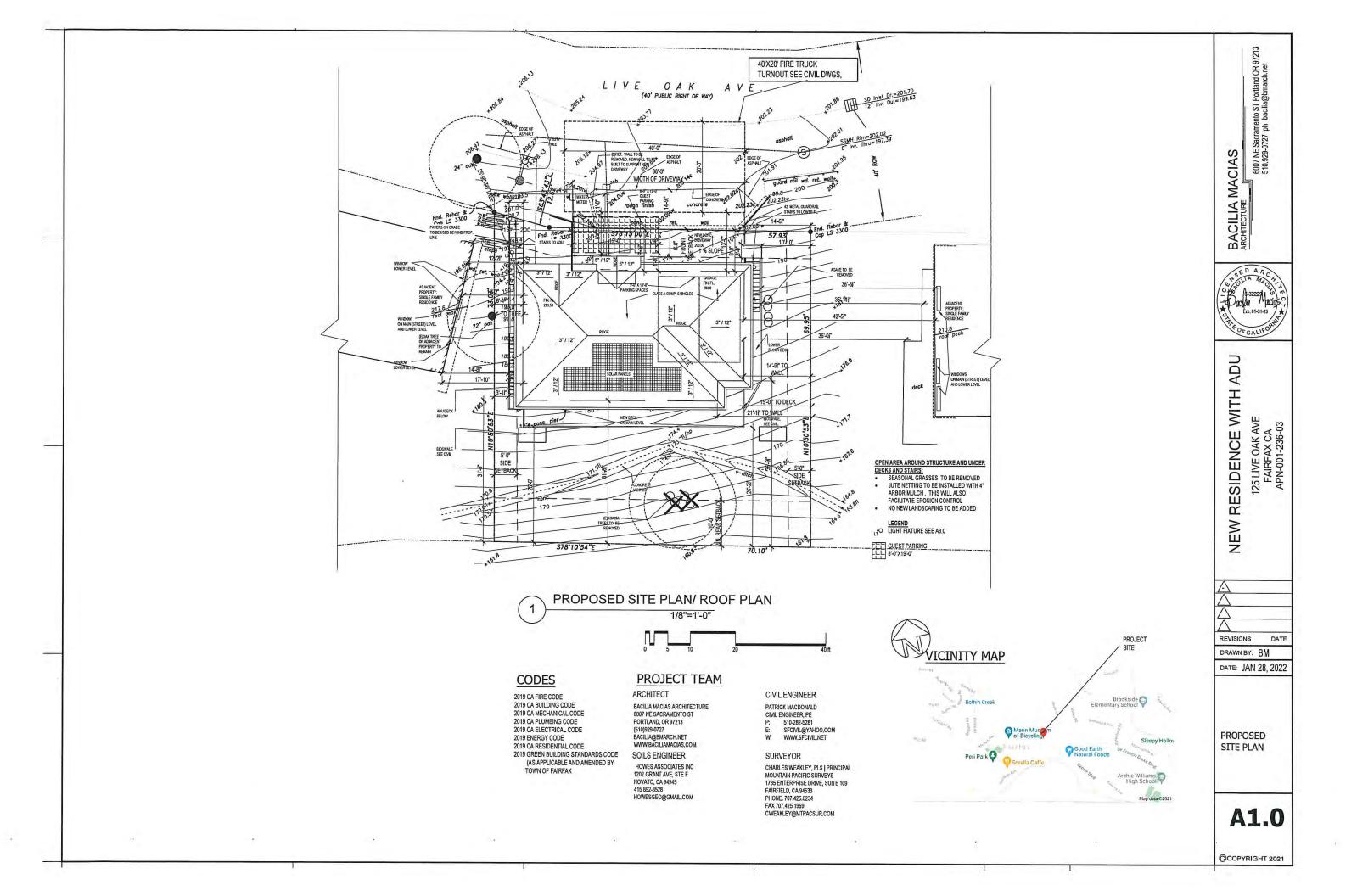
# ADU WITH K AVE CA 36-03 RESIDENCE V 125 LIVE OAK FAIRFAX, C APN # 001-23 NEW

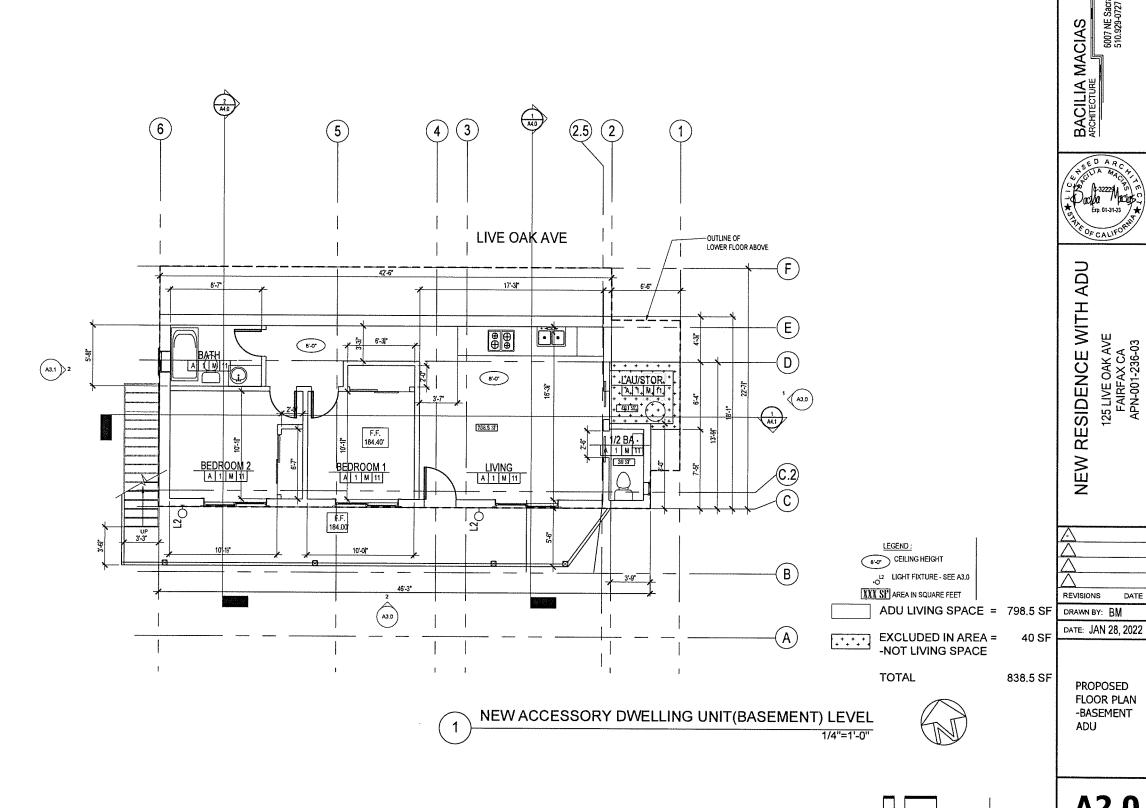
CONSULTANT: COMPANY NAME: SF CIVIL
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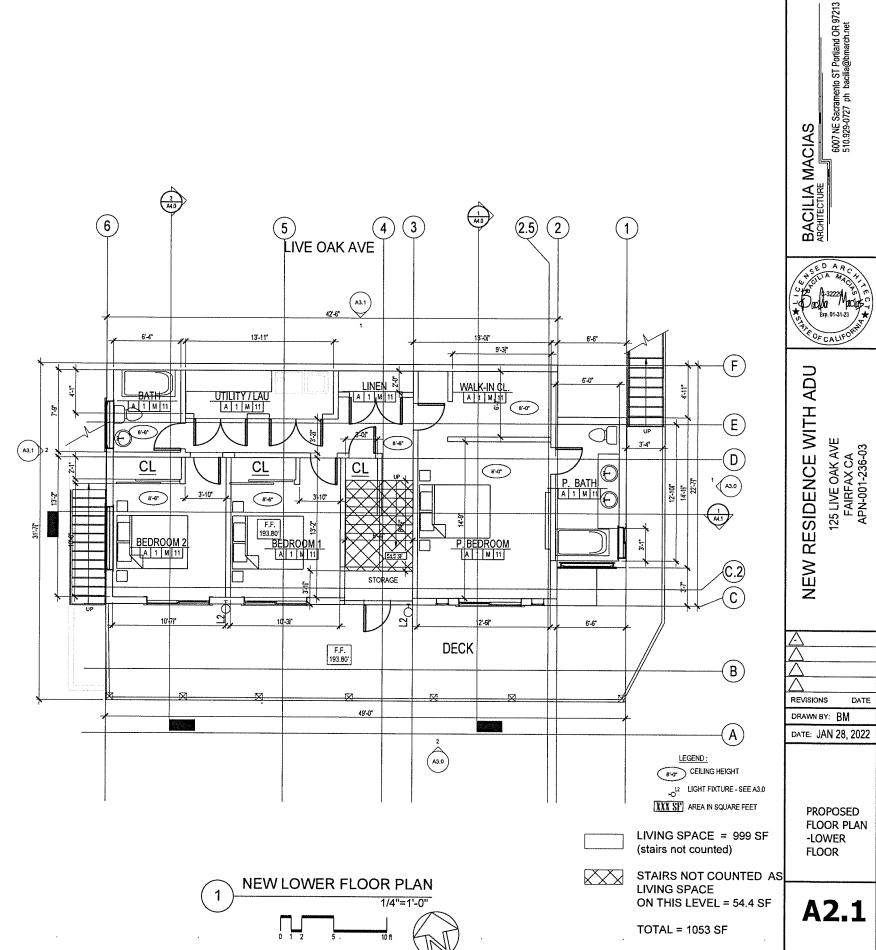
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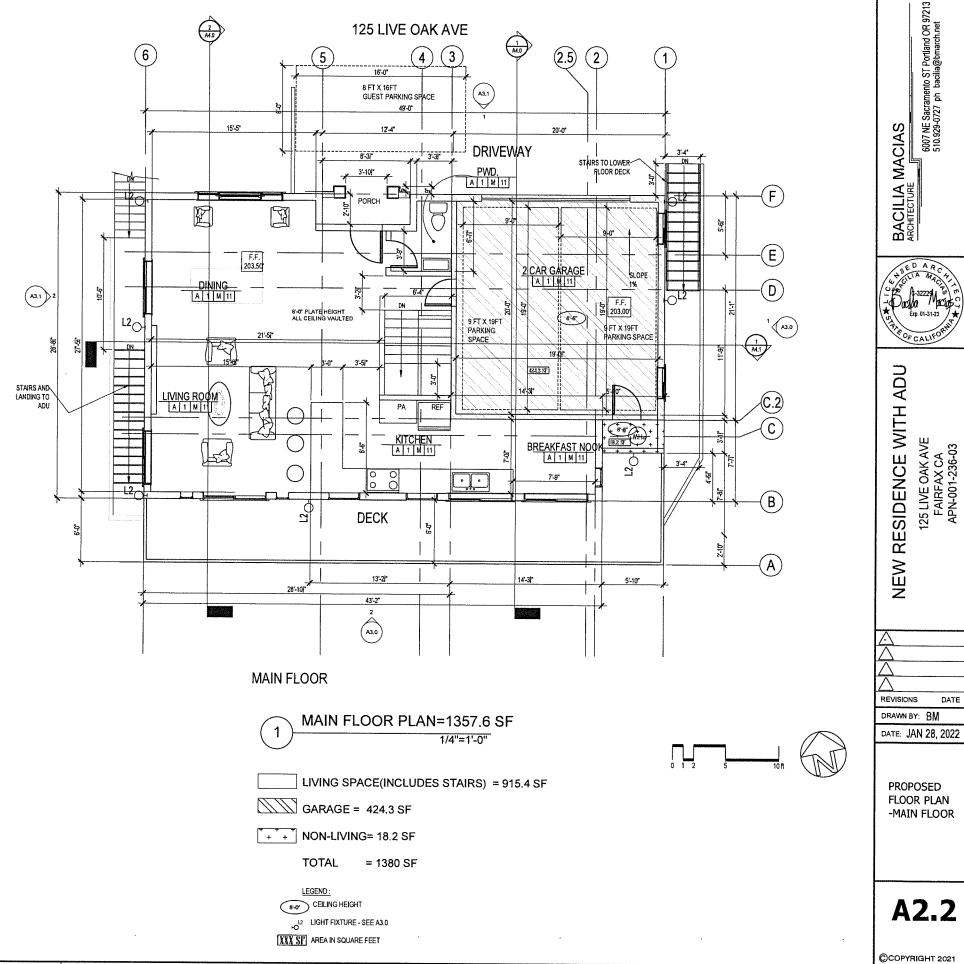


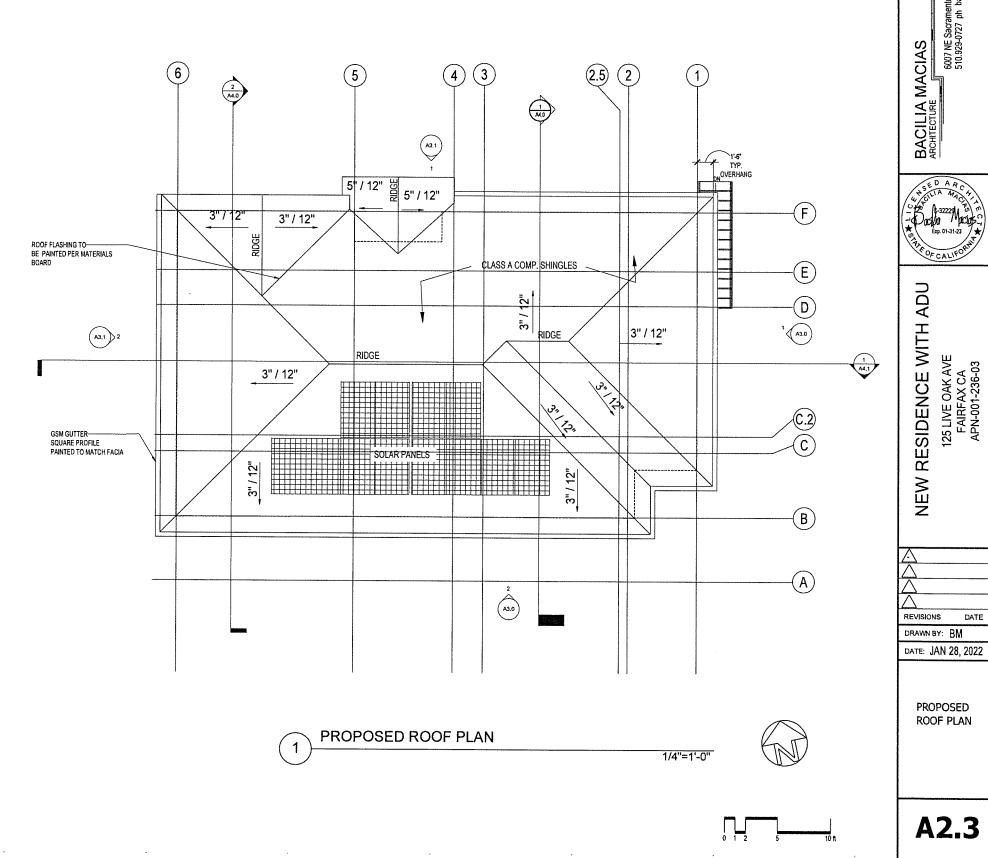
6007 NE Sacramento ST Portland OR 97213 510.929-0727 ph bacilia@bmarch.net

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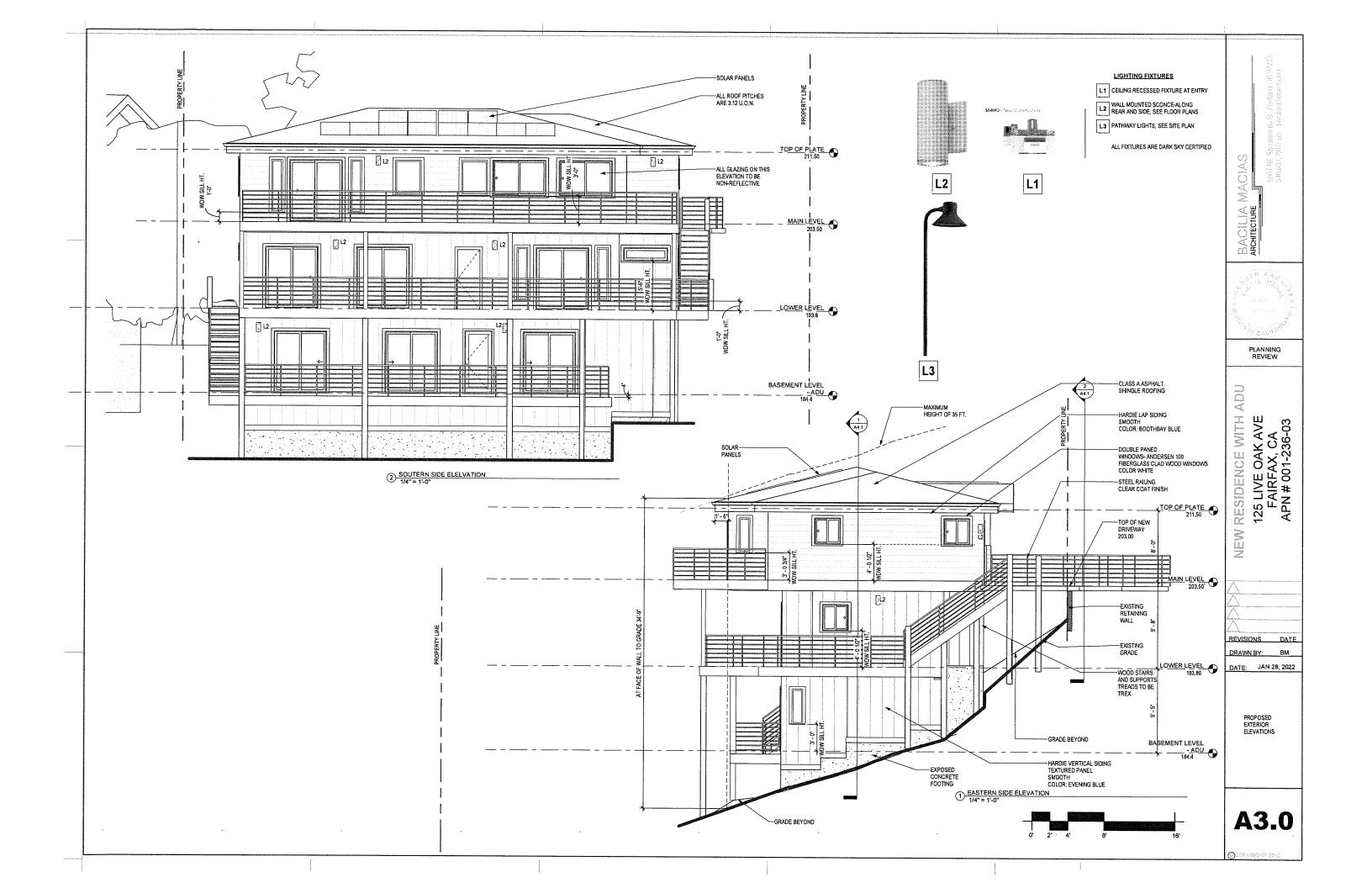


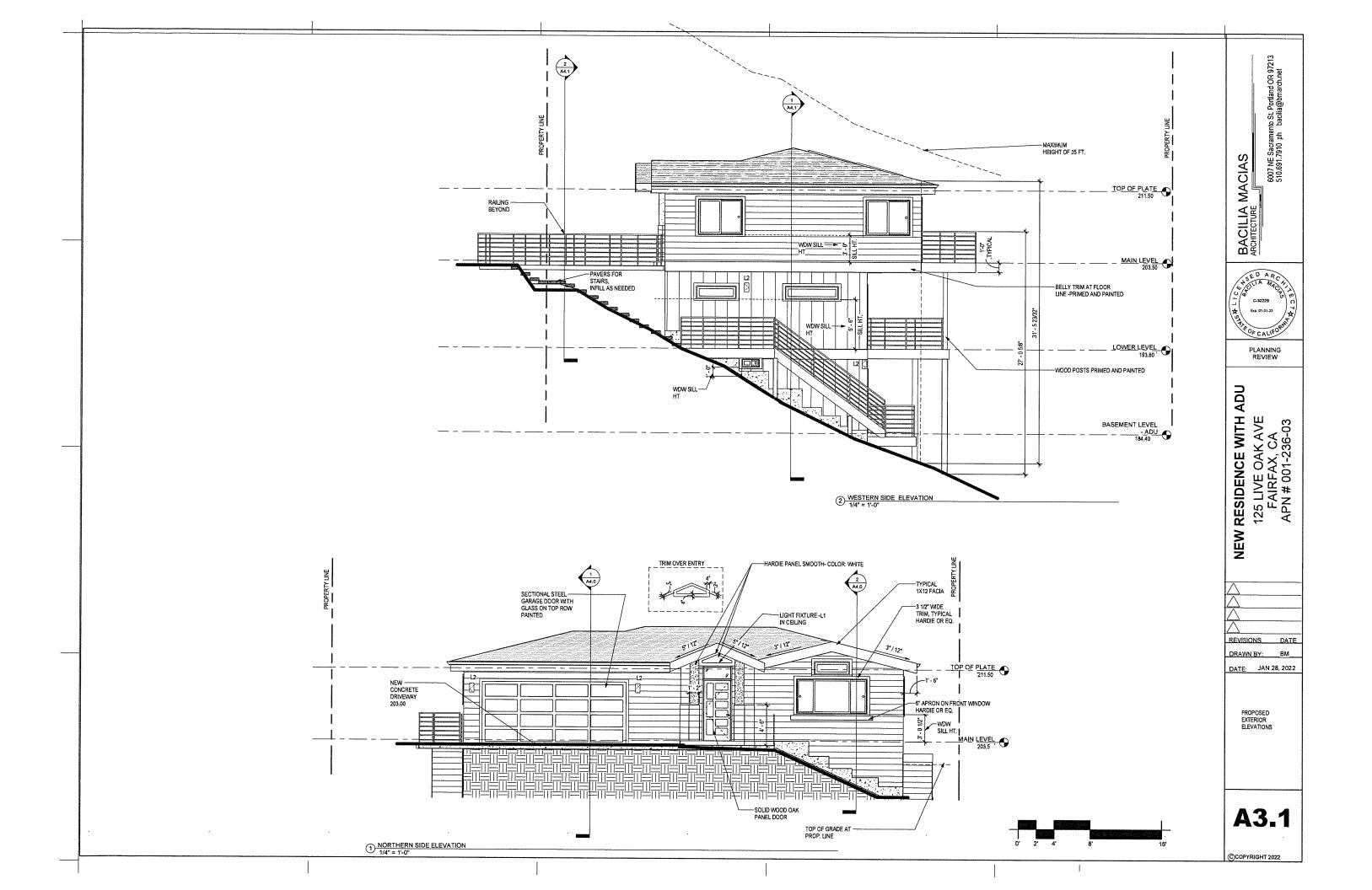
Proposed Floor Plan -Lower



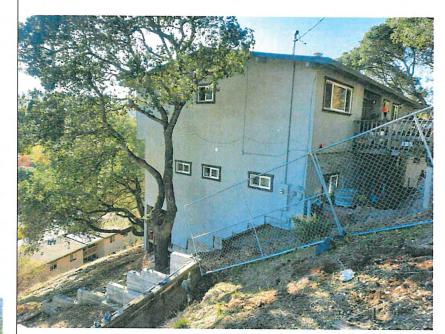


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VIEW FROM 125 LIVE OAK OF 119 LIVE OAK AVE



VIEW FROM 125 LIVE OAK OF 133 LIVE OAK AVE



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119 LIVE OAK AVE



133 LIVE OAK AVE



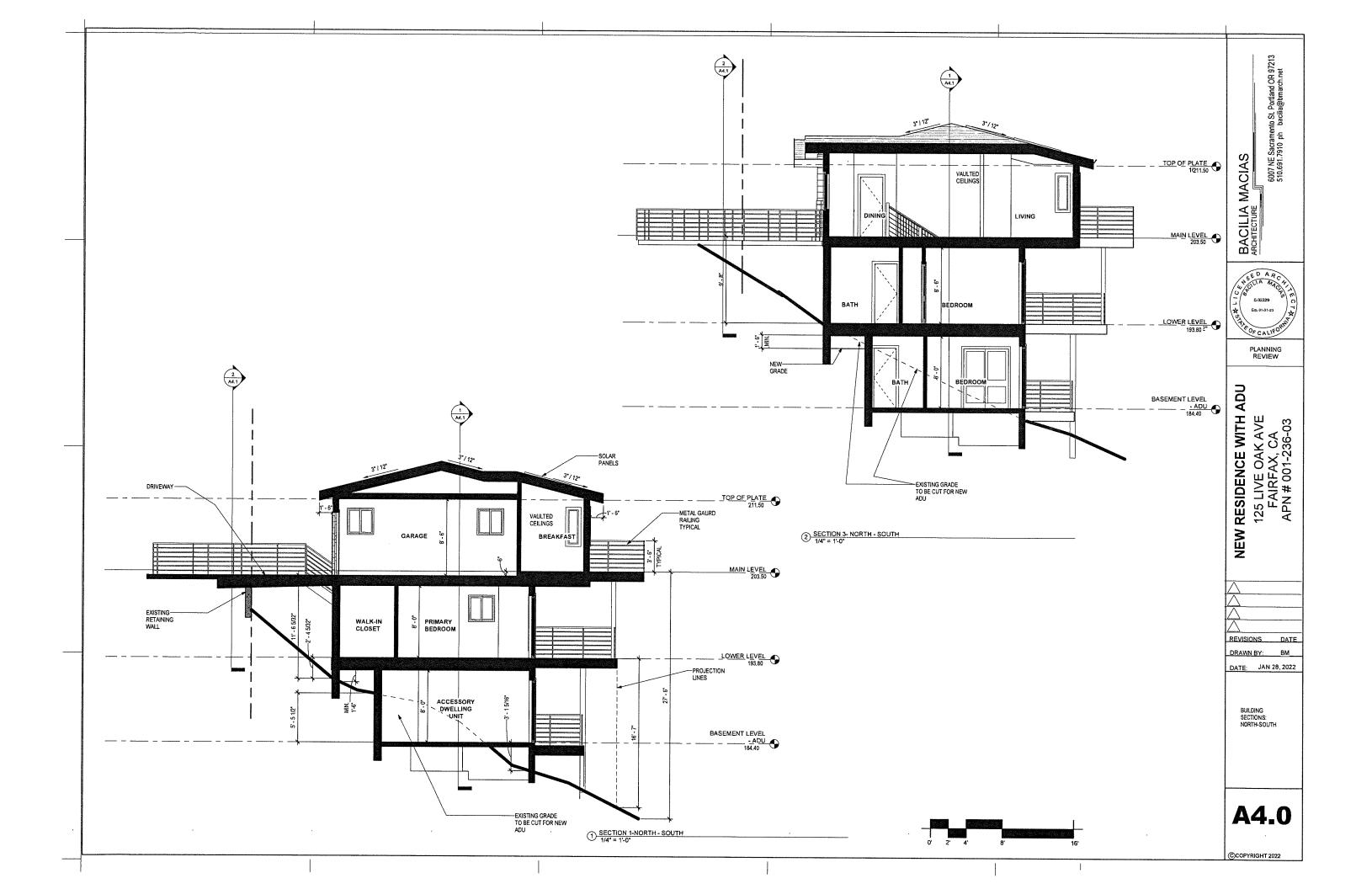
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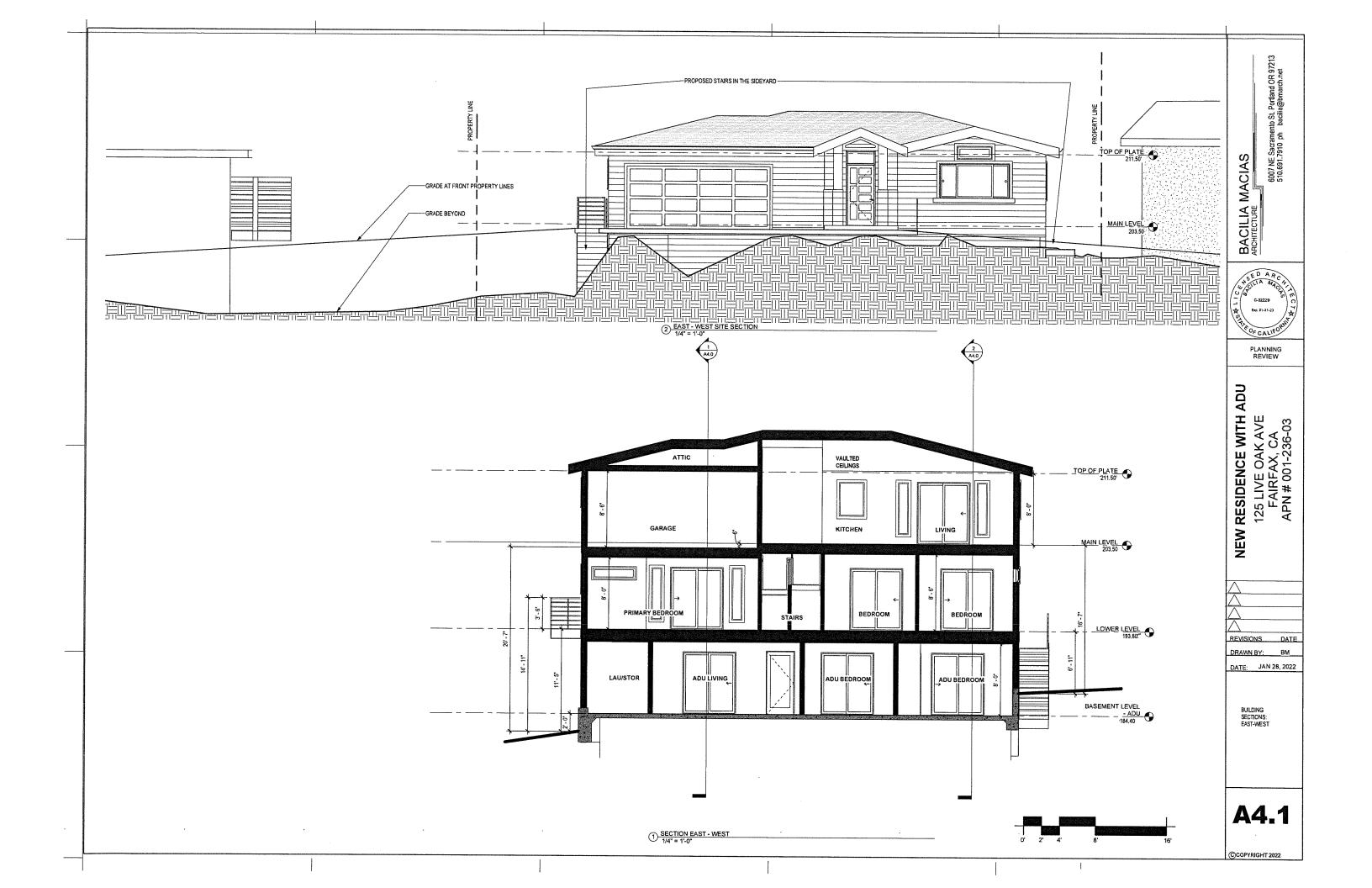
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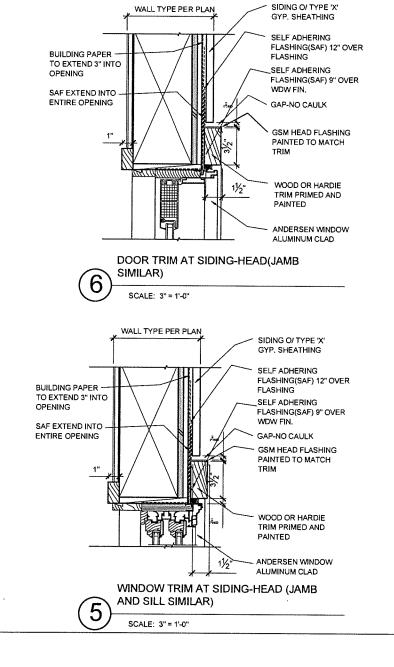
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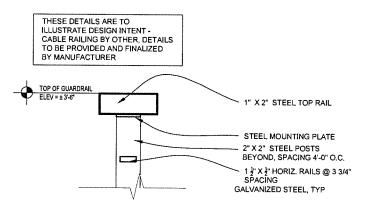
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> STREETSCAPE ELEVATION PHOTOS OF **ADJACENT PROPERTIES**

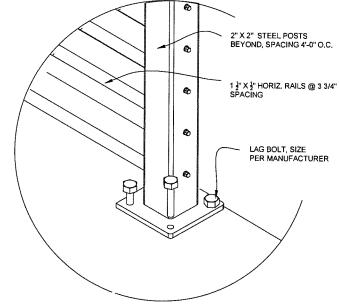




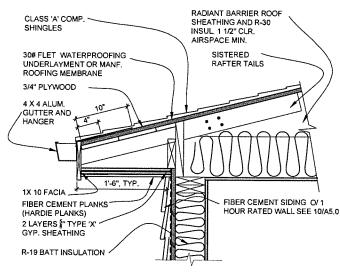




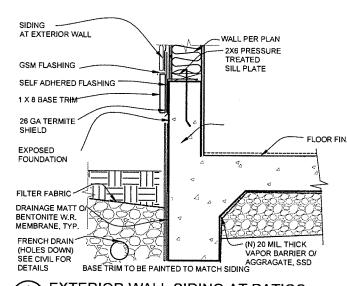




SURFACE MOUNTING FOR GUARDRAIL @ DECKS AND STAIRS, TYPICAL SCALE: 3" = 1'-0"







EXTERIOR WALL SIDING AT PATIOS SCALE: 1 1/2" = 1'-0"

amento ST Portland OR 97213 ph bacilia@bmarch.net 6007 NE Sacrai 510.929-0727

BACILIA MACIAS ARCHITECTURE

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RESIDENCE WITH ADU 125 LIVE OAK AVE FAIRFAX CA APN-001-236-03

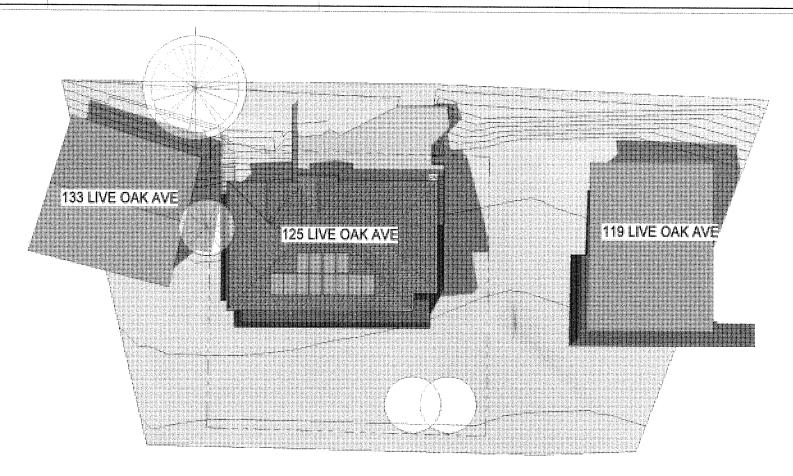
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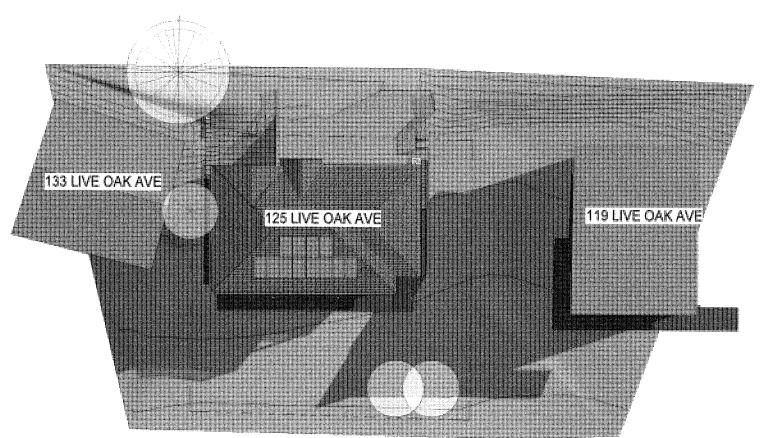
NEW

DATE: JAN 28, 2022

**DETAILS** 

**AD** 





BACILIA MACIAS ARCHITECTURE

PLANNING REVIEW

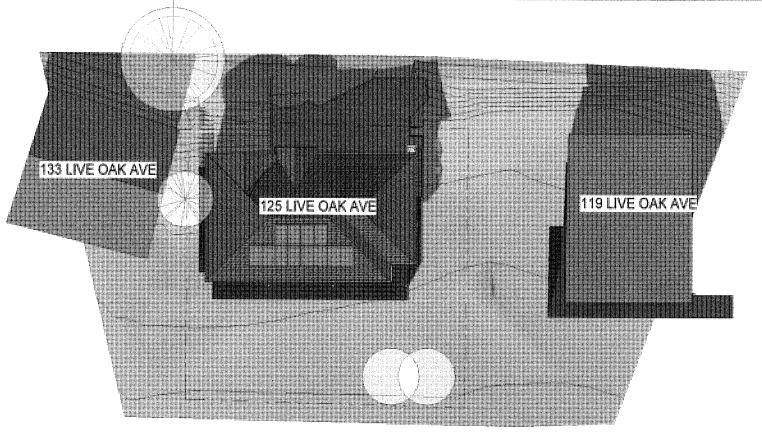
NEW RESIDENCE WITH ADU 125 LIVE OAK AVE FAIRFAX, CA APN # 001-236-03

DRAWN BY:

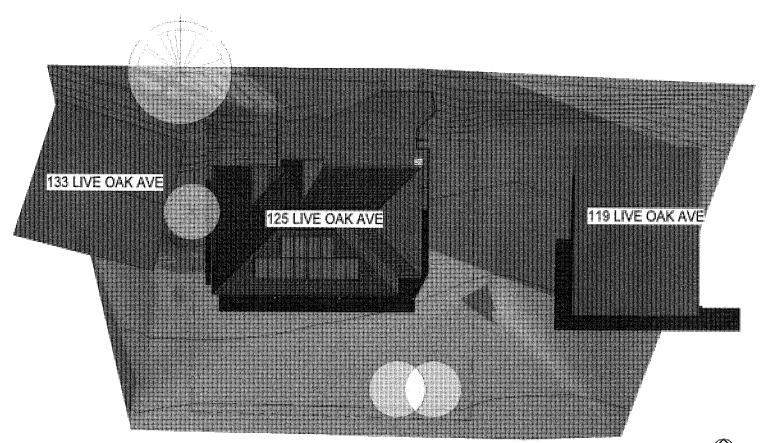
DATE: JAN 28, 2022

SHADOW STUDY -SUMMER SITE PLANS

**SS-2** 



2 WINTER SOLSTICE 3PM 3/32" = 1'-0"



BACILIA MACIAS ARCHITECTURE



PLANNING REVIEW

NEW RESIDENCE WITH ADU 125 LIVE OAK AVE FAIRFAX, CA APN # 001-236-03

DRAWN BY:

DATE: JAN 28, 2022

SHADOW STUDY -WINTER SITE PLANS

**SS-1** 

