(1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME.

(2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.

(3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921.

(4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."

(5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA.

(6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS." WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.

(7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL

(B) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL.

FIRE NOTES

PREMISES IDENTIFICATION. NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE(S). FOR THOSE PARCELS LOCATED IN THE STATE RESPONSIBILITY AREA (SRA), NUMBERS, AND SYMBOLS SHALL ALSO BE REFLECTORIZED, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN.

SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET

EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE MINIMUM OF 20 FEET OF UNOBSTRUCTED IMPROVED WIDTH, 2, SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH.

FIRE APPARATUS ACCESS ROAD - WHERE REQUIRED. FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THIS DISTANCE IS PERMITTED TO BE EXTENDED FROM 150 FFFT TO 300 FFFT.

FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE. FIRE APPARATUS ACCESS ROADS SHOULDERS, AND 1 FOOT ON EACH SIDE FOR A TOTAL 14 FEET UNOBSTRUCTED HORIZONTAL CLEARANCE, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES. GRADE UNLESS OTHERWISE APPROVED BY THE RCFD FIRE MARSHAL. THE GRADE OF FIRE APPARATUS ACCESS ROAD SHALL NOT EXCEED 16 PERCENT AND THE CROSS SLOPE SHALL NOT EXCEED 2.5

ANGLES OF APPROACH AND DEPARTURE. THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE A MAXIMUM OF 6 PERCENT GRADE FOR 25 FEET OF

SECURITY GATES: AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. WHERE THIS SECTION REQUIRES AN APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAW ENFORCEMENT PERSONNEL. (CFC SECTION 503.6 AMENDMENT) ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE GATE.

SURFACE AND LOAD CAPACITIES. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (40,000-POUND LIVE LOAD "GROSS VEHICLE WEIGHT" DISTRIBUTED OVER TWO AXLES) AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES "REAR WHEEL DRIVE APPARATUS" FOR THE LENGTH AND GRADE(S) OF THE FIRE APPARATUS ACCESS ROAD. STORM WATER RUNOFF/EROSION CONTROL SHALL BE INCORPORATED. THE FINAL PLANS FOR THE ROAD CONSTRUCTION, SURFACE AND STORM WATER RUNOFF/EROSION CONTROL SHALL BE SIGNED AND STAMPED BY A CALIFORNIA REGISTERED CIVIL ENGINEER RESPONSIBLE FOR THE PREPARATION OF THE DESIGN.

GATES. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL THE FOLLOWING, -MINIMUM UNOBSTRUCTED GATE WIDTH SHALL BE NOT LESS THAN 14 FEET. -FOR PARCELS LOCATED IN THE SRA, GATES SHALL BE SETBACK FROM THE INTERSECTING ROADWAY AT LEST 30 FEET AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THAT ROAD. -GATES SHALL BE SWINGING OR SLIDING TYPE

-GATES SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION: MANUALLY OPERATED GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAIN AND PADLOCK UNLESS A KNOX-BOX CONTAINING THE KEY TO THE PADLOCK IS INSTALLED AT THE GATE IN AN APPROVED LOCATION, OR A KNOX PADLOCK CAPABLE OF UNLOCKING THE GATE IS UTILIZED, OR OTHER MEANS OF EMERGENCY OPERATION ACCEPTABLE TO THE RCFD FIRE MARSHAL ARE PROVIDED.

-ELECTRIC GATES SHALL INCLUDE THE CAPABILITY OF BEING OPENED VIA A KNOX KEY SWITCH IN AN APPROVED LOCATION. -ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325.

-GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. TURNAROUNDS. FOR THOSE PARCELS LOCATED IN THE LOCAL RESPONSIBILITY AREA (LRA),

-A TURNAROUND SHALL BE PROVIDED TO ALL BUILDING SITES ON FIRE APPARATUS ACCESS ROADS OVER 150 FEET IN LENGTH AND SHALL BE WITHIN 50 FEET OF THE BUILDING. -THE MINIMUM OUTSIDE TURNING RADIUS FOR A TURNAROUND SHALL BE 38 FEET, NOT INCLUDING PARKING IF A HAMMERHEAD/T IS USED INSTEAD, THE TOP OF THE "T" SHALL BE A MINIMUM OF 80 FEET IN LENGTH.

TURNAROUNDS. FOR THOSE PARCELS LOCATED IN THE STATE RESPONSIBILITY AREA (\$RA), A TURNAROUND SHALL BE PROVIDED TO ALL BUILDING SITES ON FIRE APPARATUS ACCESS ROADS OVER 300 FEET IN LENGTH AND SHALL BE WITHIN 50 FEET OF THE BUILDING.

-THE MINIMUM OUTSIDE TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET, NOT INCLUDING PARKING IF A HAMMERHEAD/T IS USED INSTEAD, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH. -THE CROSS SLOPE WITH A TURNAROUND SHALL NOT EXCEED 5 PERCENT IN ALL DIRECTIONS

TURNOUTS. WHEN A FIRE APPARATUS ACCESS ROAD EXCEEDS 150 FEET IN LENGTH. BUT LESS THAN 800 FEET IN LENGTH, A TURNOUT SHALL BE PROVIDED NEAR THE MIDPOINT OF THE FIRE APPARATUS ACCESS ROAD. WHERE THE FIRE APPARATUS ACCESS ROAD EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED NO MORE THAN 400 FEET APART. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM 25-FOOT TAPER ON EACH END.

TURNING RADIUS. THE INSIDE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE IN ACCORDANCE WITH ANY OF THE FOLLOWING,

-FOR CURVES OF 18 TO 50 FEET INSIDE RADIUS, THE DRIVING SURFACE SHALL BE 20 FEET MINIMUM. A 56-FOOT STRAIGHT LEG IS REQUIRED BETWEEN TURNS IN A COMPOUND CURVE TO PROVIDE SUFFICIENT RECOVERY DISTANCE FOR THE APPARATUS.

-FOR CURVES GREATER THAN 50 BUT LESS THAN OR EQUAL TO 100 FEET INSIDE RADIUS, THE DRIVING SURFACE

SHALL BE 16 FEET. -FOR CURVES GREATER THAN 100 BUT LESS THAN OR EQUAL TO 200 FEET INSIDE RADIUS, THE DRIVING SURFACE SHALL BE 14 FEET.

-FOR CURVES GREATER THAN 200 FEET INSIDE RADIUS, THE DRIVING SURFACE SHALL BE 12 FEET. -AN ALTERNATE DESIGN MEETING THE INTENT FOR APPARATUS TURNING MAY BE APPROVED BY THE RCFD FIRE MARSHAL.

ENGINEERING NOTES

RIGHT OF WAY NOTE

OWNER IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY. FAILURE TO DO SO WILL RESULT IN AN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW THE LOCATION OF THE

CONTACT THE LOCAL UTILITY COMPANIES AND/OR SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD (FOR SEPTIC SYSTEMS) REGARDING WATER SERVICE, GAS, AND ELECTRIC.

DRAINAGE NOTE

NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES.WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.

EARTHWORK NOTE

GRADING PERMITS ARE NOT REQUIRED FOR: AN EXCAVATION BELOW THE EXISTING FINISHED GRADE FOR RE-COMPACTION WITHIN THE BUILDING ZONE (WITHIN FIVE FEET OF FOOTINGS) OR FOR BASEMENTS AND FOOTINGS FOR A BUILDING, MOBILE HOME, RETAINING WALL, SEPTIC SYSTEM, WELL OR STRUCTURE AUTHORIZED BY A BUILDING PERMIT. THIS SHALL NOT EXEMPT ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATION OR EXEMPT ANY EXCAVATION HAVING AN UNSUPPORTED HEIGHT GREATER THAN TWO FEET AFTER THE COMPLETION OF SUCH STRUCTURE. REGARDLESS OF EXEMPTION, THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED OF ACTIVITY:

AN EXCAVATION NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES AND WHICH: (A) IS LESS THAN TWO FEET IN VERTICAL DEPTH OR (B) DOES NOT CREATE A CUT SLOPE GREATER THAN THREE FEET IN VERTICAL HEIGHT AND STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1). THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED. SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH GRADING.

A FILL LESS THAN ONE FOOT IN VERTICAL DEPTH, PLACED ON NATURAL TERRAIN WITH A SLOPE FLATTER THAN FIVE HORIZONTAL TO ONE VERTICAL (5:1), OR LESS THAN THREE FEET IN DEPTH, NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES, WHICH DOES NOT EXCEED FIFTY CUBIC YARDS ON ANY SITE AND DOES NOT OBSTRUCT A DRAINAGE COURSE. THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED, SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH GRADING.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE

EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES (E.G.

SILT FENCING, FIBER ROLLS, DETENTION BASINS) MUST BE IN PLACE TO PREVENT ERODED SOIL FROM LEAVING SITE MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS,

PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE

NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCIA) SHALL BE ALLOWED. DCIA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN. MOST COMMON MEASURES ARE DESIGNATED TURF AREAS. WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPED AREAS THAT ARE DESIGNED FOR BMP'S SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A CITY PERMIT. RAIN GUTTERS FOR STORM WATER POLLUTION CONTROL PURPOSES, ALL RUNOFF FROM ALL ROOF DRAINS SHALL DISCHARGE ONTO GRASS AND LANDSCAPE AREAS PRIOR TO COLLECTION AND DISCHARGE ONTO THE STREET AND/OR INTO THE PUBLIC STORM DRAIN SYSTEM. GRASS AND LANDSCAPE AREAS DESIGNATED FOR STORM WATER POLLUTION CONTROL SHALL NOT BE MODIFIED WITHOUT A PERMIT FROM THE CITY.

CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO

STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING

CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR,

CONSTRUCTION SITE ACCESS

A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND

INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS

CONSTRUCTION VEHICLES

EROSION CONTROL

EROSION CONTROL MUST BE PROVIDED FOR ALL EROSIVE SURFACES. SLOPED SURFACES

ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT

TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT

PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.

STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND

STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND

PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE

ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES

MAY INCLUDE SOIL, PARING MATERIALS, ASPHALT CONCRETE, AGGREGATE BASE, ETC. STOCKPILES

SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS.

RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE.

IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES, EROSION SHALL BE PREVENTED BY

SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION,

CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE.

DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE

CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY

A SPECIFIC AREA AWAY FROM GUTTERS AND STORMD RAIN SHALL BE DESIGNATED FOR

WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

GENERAL NOTES

SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS 6. AND NOTES NOT SHOWN. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND

YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO. ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD

THE PLANNED WALL FINISH THICKNESS TO THE FOUNDATION SETBACK. NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE

REVIEWS AND PERMITS LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS

GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING

NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO

AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER.

DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP

PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE

EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.

ON-SITE CONSTRUCTION MATERIAL STORAGE

WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.

REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY

ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

AND BONDED FIBER MATRIX.

EROSION CONTROL MEASURES.

WET WEATHER.

DECREASE EROSION.

ADU WILL BE CONNECT TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. 8. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING:

NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES, LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA, DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM

ADMINISTRATIVE CODE SECTION 302. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS.

STORMWATER POLLUTION CONTROL BMP NOTES RELATIVE TO CONSTRUCTION ACTIVITIES

4. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.

CITY OF

CARRY THEM

CONSTRUCTION SITE

OWN RESPONSIBILITIES.

** SEE NOTE

BELOW |

CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE

OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3

THE FOLLOWING DISCHARGES INTO THE STORM

DISCHARGES THAT COULD HAVE AN IMPACT ON HUMAN

DISCHARGES THAT EXCEED ANY APPLICABLE WATER

HEALTH OR THE ENVIRONMENT, CAUSE OR THREATEN TO

QUALITY STANDARD CONTAINED IN THE BASIN PLAN; AND

DISCHARGES CONTAINING A HAZARDOUS SUBSTANCE EQUAL

TO OR IN EXCESS OF A REPORTABLE QUANTITY LISTED IN 40

MATERIALS THAT CAN CAUSE OR CONTRIBUTE TO

FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES

POLLUTION OR A VIOLATION OF ANY APPLICABLE WATER

QUALITY STANDARD INCLUDE, BUT ARE NOT LIMITED TO,

OR HERBICIDES, WOOD PRESERVATIVES OR SOLVENTS;

FRAGMENTS; FUELS, OILS, LUBRICANTS, OR HYDRAULIC,

VEHICLE/EQUIPMENT WASH WATER OR CONCRETE WASH

WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES;

WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR

CHEMICAL DEGREASING; AND CHLORINATED POTABLE WATER

STORMWATER PERMIT, ALL NONSTORMWATER DISCHARGES

REQUIRE PRIOR APPROVAL BY THE LOCAL STORMWATER

AREA, PHYSICALLY SEPARATED FROM POTENTIAL

ACCORDANCE WITH LOCAL, STATE, AND FEDERAL

STORMWATER RUN OFF, WITH ULTIMATE DISPOSAL IN

UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A

DURING CONSTRUCTION, TEMPORARY STORAGE OF SUCH

UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A

SEPARATE NPDES PERMIT, DEWATERING OF CONTAMINATED

GROUNDWATER, OR DISCHARGING CONTAMINATED SOLIDS VIA

MATERIALS, IDENTIFIED ABOVE, MUST OCCUR IN A DESIGNATED

ASBESTOS FIBERS, PAINT FLAKES OR STUCCO

RADIATOR AND BATTERY FLUIDS; FERTILIZERS;

SEDIMENTS, SOLID OR LIQUID CHEMICALS SPILLS; WASTES

CAUSE POLLUTION, CONTAMINATION, OR NUISANCE;

DRAIN SYSTEM ARE PROHIBITED:

CFR PARTS 117 AND 302; AND

LINE FLUSHING.

REQUIREMENTS.

AGENCY OR THE STATE BOARD.

SURFACE EROSION IS PROHIBITED.

RETENTION AREA SHALL BE

LEVEL AND DEPRESSED A

MINIMUM OF 6" FROM THE

SURROUNDING GRADE

-3" OF 3/8" GRAVE

3/4" CRUSHED ROCK

7. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.

CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE 10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0

> 11. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1

12. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.

PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKIS TO

2. SITE CLEARING CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO STARTING WORK.

THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING PURPOSES, THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED

4. SHORING IS TO BE PROVIDE AS REQUIRED

5. EARTH WORK

TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF SANTA ANA GRADING ORDINANCE

TO EXCAVATION.

c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

DIMENSIONED AND SCALED SITE PLAN SHOWING PROPERTY LINES, YARDS, **DIMENSIONED SETBACKS, EASEMENTS, UTILITIES, STREETS, EXISTING AND PROPOSED BUILDINGS, MINIMUM SEPARATION** FROM EXISTING STRUCTURES, AND FUEL

SWALE SHALL BE PLANTED WITH DEPTH ADEQUATE GROUNDCOVER OR TURF. PER PLAN PLANTS THAT ARE NOT PRONE TO -BLOCKING THE DRAINAGE FLOW MAY TURE REINFORCEMENT MAT ALSO BE PLANTED ON SIDE SLOPES. IF APPLICABLE 6" MIN. ENGINEERED SOIL *SEE NOTE BELOW 2" MIN. 3/8" GRAVEL **→** 24" MIN. → 16" MIN. 3/4" CRUSHED ROCK ENGINEERED SOIL" LAYER SHALL BE MINIMUM 6" DEEP "SANDY LOAM" SOIL MIX WITH NO

MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL

NOTE: VEGETATED SWALES ON GRADES OF MORE THAN 2.5% MUST INSTALL CHECK DAMS TO LIMIT THE SLOPE OF THE SWALE TO 2.5% UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES.

NOTE: NO FILTER FABRIC IS TO BE USED IN THIS SECTION.

stormwater bioretention:

SQ. FT. NEW FOOTPRINT AREA INCLUDING NEW PAVING (ENTRY, WALKWAY OR PATIOS) IS NOT GREATER THAN 500 SQ. FT. SIZING CALCULATION NOT REQUIRED IS GREATER THAN 500 SQ. FT. SIZING CALCULATION REQUIRED SIZING CALCULATION: ______SQ. FT. x 4% = _____ SQ. FT. (MIN BMP AREA REQUIRED) BMP DRAINAGE TYPE A - BIORETENTION BASIN - SURFACE FLOW WITH SPILLWAY B - VEGETATED SWALE C - SITE DESIGN AND LOW IMPACT DEVELOPMENT NOT REQUIRED

GREEN BUILDING CODE NOTES

SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.

BIORETENTION DETAIL FOR STANDARD PROJECTS ONLY

DEEP ROOTED, DENSE, DROUGHT

2-3" THICK ROCK LINED

OVERFLOW SPILLWAY

SET 4" ABOVE SURFACE

TOLERANT PLANTING SUITABLE

FOR WELL DRAINED SOIL

*BIORETENTION "ENGINEERED SOII." LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL

THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON DESIGN MANUAL CALCULATIONS.

THE APPLICANT SHALL IMPLEMENT SITE DESIGN

STORMWATER BEST MANAGEMENT PRACTICES

(BMP) AND LOW IMPACT DEVELOPMENT (LID)

CONCEPTS SUCH AS IMPERVIOUS AREA

DISPERSION, DRAINAGE TO NATURAL

VEGETATION, REDUCTION IN IMPERVIOUS

SURFACES, BREAKING UP HARDSCAPE AREA,

ETC. APPLICANT IS REQUIRED TO INCORPORATE

THESE CONCEPTS WITH NEW CONSTRUCTION IN

LIEU OF OPTION 'A' OR 'B' ABOVE.

MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND.

**3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 12" BUT MAY BE DEEPENED TO

20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL

INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE BASIN

65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.

3. VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS. CARPET AND COMPOSITION WOOD PRODUCTS.

PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT. THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.

CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN

THE CITY OF SANTA ANA SHALL BE TRAINED TO BE FAMILIAR WITH THE

SANTA ANA STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE

BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE

SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR

WASTE MANAGEMENT

OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF

UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN

NO SEEPAGE FROM DUMPSTERS SHALL BE DISCHARGED INTO

STORMWATER. BERMS/DIKES SHALL BE PLACED AROUND DUMPSTERS

TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE

ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL.

CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN

MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS,

CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED.

NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE

TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.

CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE

SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY

POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE

PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND

ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE

CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM

STREET, GUTTER, AND STORMDRAIN, CONTRACTOR MUST ROUTINELY

WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND

LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE.

FROM STORMDRAIN INLETS ON PERVIOUS SURFACES.

CLOSED AT ALL DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN

STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPS IN

INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING

PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM

MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE

6. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED

CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.

DIVISION 2 - SITEWORK

3. LINES AND LEVELS

ON THE SITE PLAN.

a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING

b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR

THE APPLICANT SHALL PROVIDE A MODIFICATION ZONES IF APPLICABLE

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project Santa Ana

address

revisions

description Site

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DESIGN PATH STUDIO drawn by

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