NEW RESIDENCE, GARAGE AND ADU

FAR CALCULATION

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed**TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification or these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	2339 Edgewater Way
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	4,723
ENTER Zone ONLY from drop-down list:	E-3
ENTER Net Lot Area (in sq. ft.):	33,945
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**
ENTER Average Slope of Lot:	25.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	
FLOOR AREA RATIO (FAR):	0.139
Lot Size Range:	>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.144
100% MAX FAR (in sq. ft.):	4,871
85% of MAX FAR (in sq. ft.):	4,141
80% of MAX FAR (in sq. ft.):	3,897
The 4723 square foot proposed total is 97% of the MAX FAR.*	

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

CITY ORDINANCES
COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS.
2019 CALIFORNIA BUILDING ADMINSTRATIVE CODE, PART 1
2019 CALIFORNIA BUILDING CODE, PART 2
2019 CALIFORNIA RESIDENTIAL CODE, PART 2.5
2019 CALIFORNIA ELECTRICAL CODE, PART 3
2019 CALIFORNIA MECHANICAL CODE, PART 4
2019 CALIFORNIA PLUMBING CODE, PART 5
2019 CALIFORNIA ENERGY CODE, PART 6
2019 CALIFORNIA FIRE CODE, PART 9
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12
2019 CALIFORNIA CODE, TITLE 24 CD-ROM
2019 CALIFORNIA TITLE 24 COMPLETE COLLECTION
NATIONAL ELECTRIC CODE
FEDERAL - OSHA

BEST MANAGEMENT PRACTICES

STORMWATER CONTROL MEASURES INCLUDE TWO BIORETENTION BASINS FOR TREATMENT/RETENTION ALONG WITH AN UNDERGROUND STORMTECH CHAMBER SYSTEM FOR FURTHER RETENTION ONSITE. THE BIORETENTION BASINS WILL BE SELF-CONTAINED AND ALL STORMWATER REQUIREMENTS ARE MET WITH THE COMBINATION OF THE BIORETENTION BASINS AND THE UNDERGROUND CHAMBER SYSTEM. ALL STORMWATER FROM THE SITE IS DIRECTED TO THE UNDERGROUND STORAGE TANK LOCATED AT THE SOUTHERN END OF THE SITE. ONCE STORMWATER IS COLLECTED HERE, IT WILL BE ROUTED TO THE TWO BASINS BY THE PRESSURIZED STORMWATER LINE FROM THE PUMP STATION. STORMWATER WILL FLOW EQUALLY BETWEEN THE TWO BASINS AT THE FRONT OF THE SITE AND WILL ENTER THE STORMTECH CHAMBERS ONCE STORMWATER REACHES A CERTAIN LEVEL IN THE BASINS. STORMWATER WILL BE DIRECTED TO THE CITY STORM DRAIN SYSTEM BY THE OVERFLOW STRUCTURE LOCATED IN THE SECOND BASIN.

ALL OF THE FOLLOWING MUST BE FOLLOWED

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, ARE DRAINS, NATURAL DRAINAGE COURSES OR WIND.

2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

3.FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL ANDSURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTEDFROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

4.EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANYOTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETEWASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.

5.TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BYRAIN OR OTHER MEANS.

7. ANY SLOPE WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

DEFERRED SUBMITTALS

FIRE SPRINKLERS
SOLAR PANELS

SHEET INDEX

SHEET #	DRAWING TITLE	ISSUE 1	ISSUE 2
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GENERAL			
T-1.0	COVER SHEET		
T-1.3	NEIGHBORHOOD PHOTOS		
T-1.4	AERIAL PHOTOS		
T-1.5	PROJECT HISTORY - PREVIOUS DESIGN		
T-1.6	MATERIAL BOARD		
T-1.7	NEIGHBORHOOD ARCHITECTURAL STYLES		
SURVEY			
S-1	EXISTING SITE SURVEY		
CIVIL			
C1.0	CIVIL COVER SHEET		
C2.0	NOTES		
C3.0	GRADING & DRAINAGE PLAN		
C4.0	UTILITY PLAN		
C5.0	SECTIONS & DETAILS		
EC-1	EROSION & SEDIMENT CONTROL PLAN		
EC-2	EROSION & SEDIMENT CONTROL PLAN		
LANDSCAPE			
PL-1A	CONCEPTUAL MASTER PLAN		
PL-2A	CONCEPTUAL MASTER PLAN		
ARCHITECTURAL			
A-1.1	SITE PLAN		
A-1.2	ENLARGED SITE PLAN		
A-1.3	ENLARGED SITE PLAN		
A-2.10	FIRST FLOOR PLAN		
A-2.20	SECOND FLOOR PLAN		
A-2.30	ROOF PLAN		
A-2.40	GARAGE & ADU PLAN		
A-2.50	ADU ROOF PLAN		
A-6.1	EXTERIOR ELEVATIONS		
A-6.2	EXTERIOR ELEVATIONS		
A-6.3	GARAGE & ADU ELEVATIONS		
A-7.1	CONCEPTUAL 3D VIEWS		
A-7.2	ALTERNATE ROOF CONCEPT		

AREA CALCULATIONS

EXISTING AREAS

	NET PLANNING	GROSS PLANNING
MAIN HOUSE (EXISTING)	1,976 SF	2,074 SF
GARAGE	200 SF	210 SF
	2,176 SF	**2,284 SF**

PROPOSED AREAS - MAIN HOUSE

	NET PLANNING	GROSS PLANNING
MAIN HOUSE - 1ST FLOOR	1,921 SF	2,169 SF
MAIN HOUSE - 2ND FLOOR	1,844 SF	2,049 SF
	3,765 SF	**4,218 SF**

PROPOSED AREAS - DETACHED GARAGE & ACCESSORY DWELLING UNIT

	NET PLANNING	GROSS PLANNING
DETACHED GARAGE - 1ST FLOOR	499 SF	567 SF
ACCESSORY DWELLING UNIT- 2ND FLOOR	458 SF	529 SF

FAR CALCULATION: 3,765 + 499 + 458 = 4,725 SF

PROJECT SCOPE

THE PROPOSED PROJECT INCLUDES DEMOLITION OF THE EXISTING 1,968 S.F. RESIDENCE, OUTDOOR BBQ AREA, DETACHED 200 S.F. ONE-CAR GARAGE AND UNPERMITTED RETAINING WALL INSTALLED AT THE BLUFF EDGE. PROPOSED IMPROVEMENTS CONSIST OF SITE GRADING (NET IMPORT OF 60 CY), REMEDIAL GRADING ALONG THE BLUFF EDGE, CONSTRUCTION OF A NEW 3,908 S.F. RESIDENCE A DETACHED 510 S.F. GARAGE WITH A 458 S.F. ADU ABOVE. OTHER SITE IMPROVEMENTS INCLUDE A POOL, PATIOS, NEW PERGOLA, DRIVEWAY PAVERS, DRAINAGE IMPROVEMENTS AND LANDSCAPING. THE PROPOSED PROJECT WILL ABATE THE VIOLATIONS ASSOCIATED WITH ENF2018-00339.

PLANNING APPLICATION: PLN2020-00014
COASTAL DEVELOPMENT PERMIT APPLICATION

PROJECT DATA

OWNERS:	CURT & KIM CUSTARD 716 GLENVIEW LANE LA JOLLA, CA 92037
PROJECT ADDRESS:	2339 EDGEWATER WAY SANTA BARBARA, CA 93109
APN:	041-350-003
OCCUPANCY:	R-3/U
ZONING:	E-3/SD-3
STORIES:	2
LOT SIZE:	0.78 ACRES / 33,945 S.F.
BUILDING HEIGHT:	25'-0"
SPRINKLERS:	YES
SLOPE:	9%
HIGH FIRE AREA:	NO
CONSTRUCTION TYPE:	VB
SWMP COMPLIANCE:	TIER 3
FRONT SETBACK:	20'
INTERIOR SETBACK:	6'
EXISTING PARKING:	1 COVERED
PROPOSED PARKING:	2 COVERED

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Architect

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tom@toarchitect.com
www.toarchitect.com

CLIENT

CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

COVER SHEET

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
No. 19[illegible]
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

T-1.0

VIEW OF 2325 EDGEWATER AND DRIVEWAY TO 2327

VIEW OF 2339 EDGEWATER (PROJECT SITE)

VIEW OF 2345 EDGEWATER

VIEW OF EDGEWATER WAY TOWARD WEST

VIEW OF EDGEWATER WAY TOWARD EAST

VIEW OF 2339 EDGEWATER (EXISTING BLDG)

NEIGHBORHOOD PHOTOS

NEIGHBORHOOD PHOTOS

NEIGHBORHOOD PHOTOS

NEIGHBORHOOD PHOTOS

NEIGHBORHOOD PHOTOS

NEIGHBORHOOD PHOTOS

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CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

NEIGHBORHOOD PHOTOS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-19190
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

T-1.3

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CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

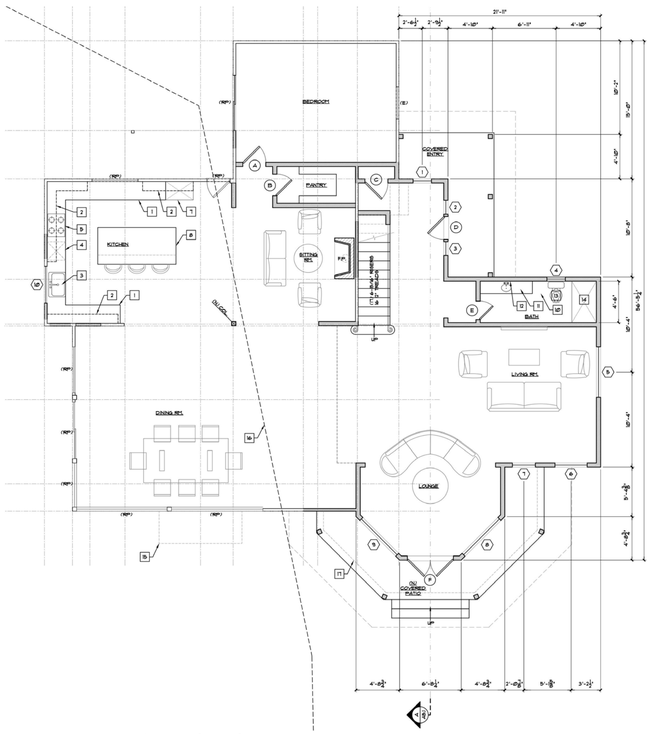
AERIAL PHOTOS

REVISIONS

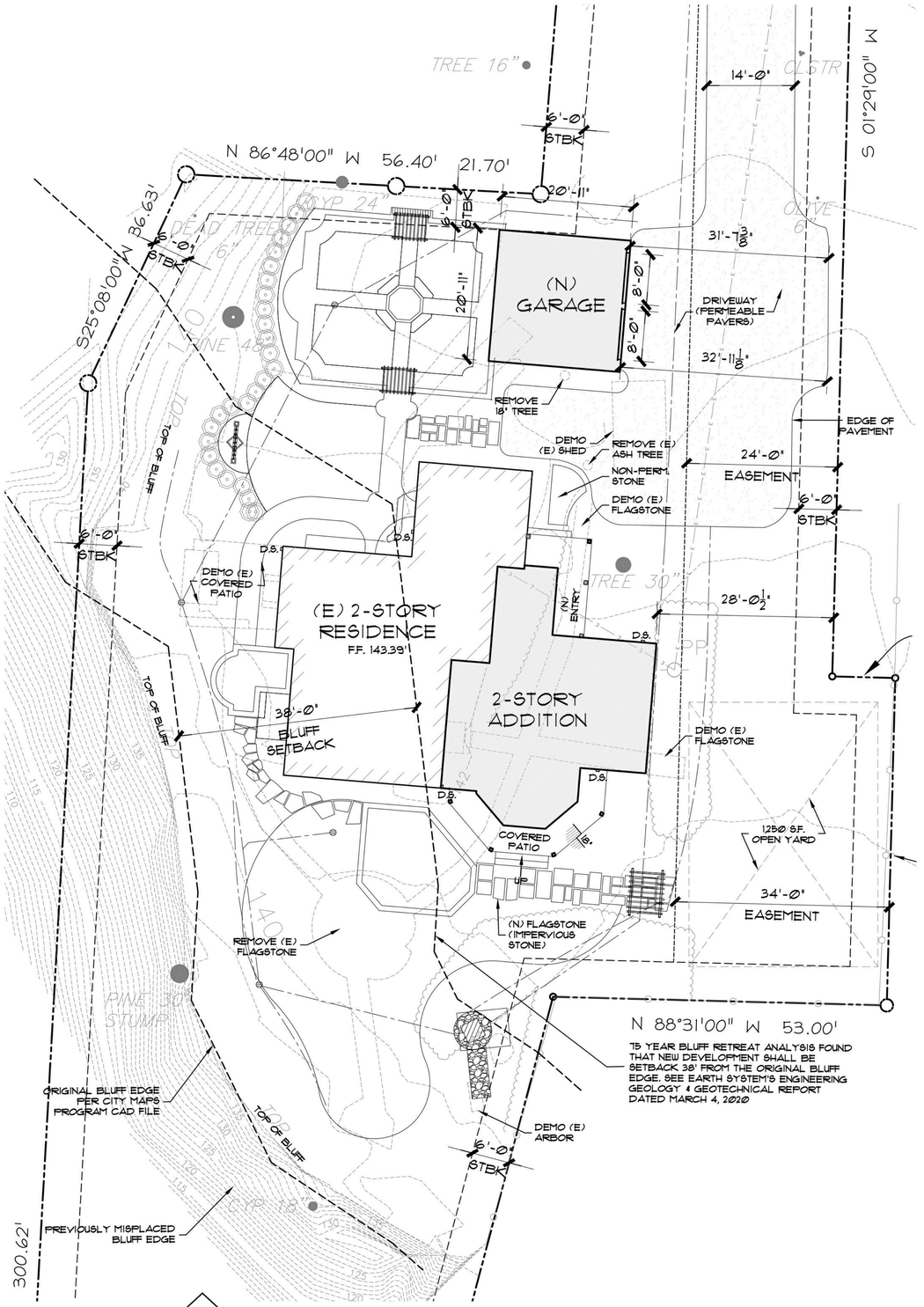
PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

T-1.4

PROPSOED SOUTH ELEVATION



PROPOSED 1ST FLOOR



PROJECT NORTH

ENLARGED SITE PLAN

SCALE: 1"=10'-Ø"

NOTE:
ALL DIMENSIONS TO THE EXISTING STRUCTURE ARE TO BE VERIFIED BY THE CONTRACTOR.

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CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

PROJECT HISTORY - PREVIOUS DESIGN

REVISIONS

REGISTERED ARCHITECT
THOMAS C. OCHSNER
C-19199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

T-1.5

MATERIALS

EX-06 CORTEN STEEL RAIN SCREEN

EX-04 WOOD SOFFIT

WOOD SPECIES: IPE
COLOR/ SYTLE: 1X6 T&G SOFFIT, OILED

EX-01 PLASTER

MANUFACTURER: 7/8" 3 COAT SMOOTH TROWELED PLASTER
COLOR/ SYTLE: WARM WHITE

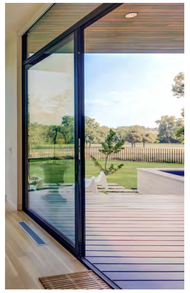
EX-05 METAL FASCIA

COLOR: DARK BRONZE ANODIZED, MATCH DOORS AND WINDOW

EX-02 POURED IN PLACE CONCRETE WALLS

EX-06 CLEAR GLASS RAILINGS

COLOR: LOW IRON GLASS WITH ANTI-REFLECTIVE COATING



EX-03 DOORS & WINDOWS

MANUFACTURER: WESTERN WINDOW SYSTEMS
COLOR/ SYTLE: 1X6 T&G SOFFIT, OILED

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CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

MATERIAL BOARD

REVISIONS

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

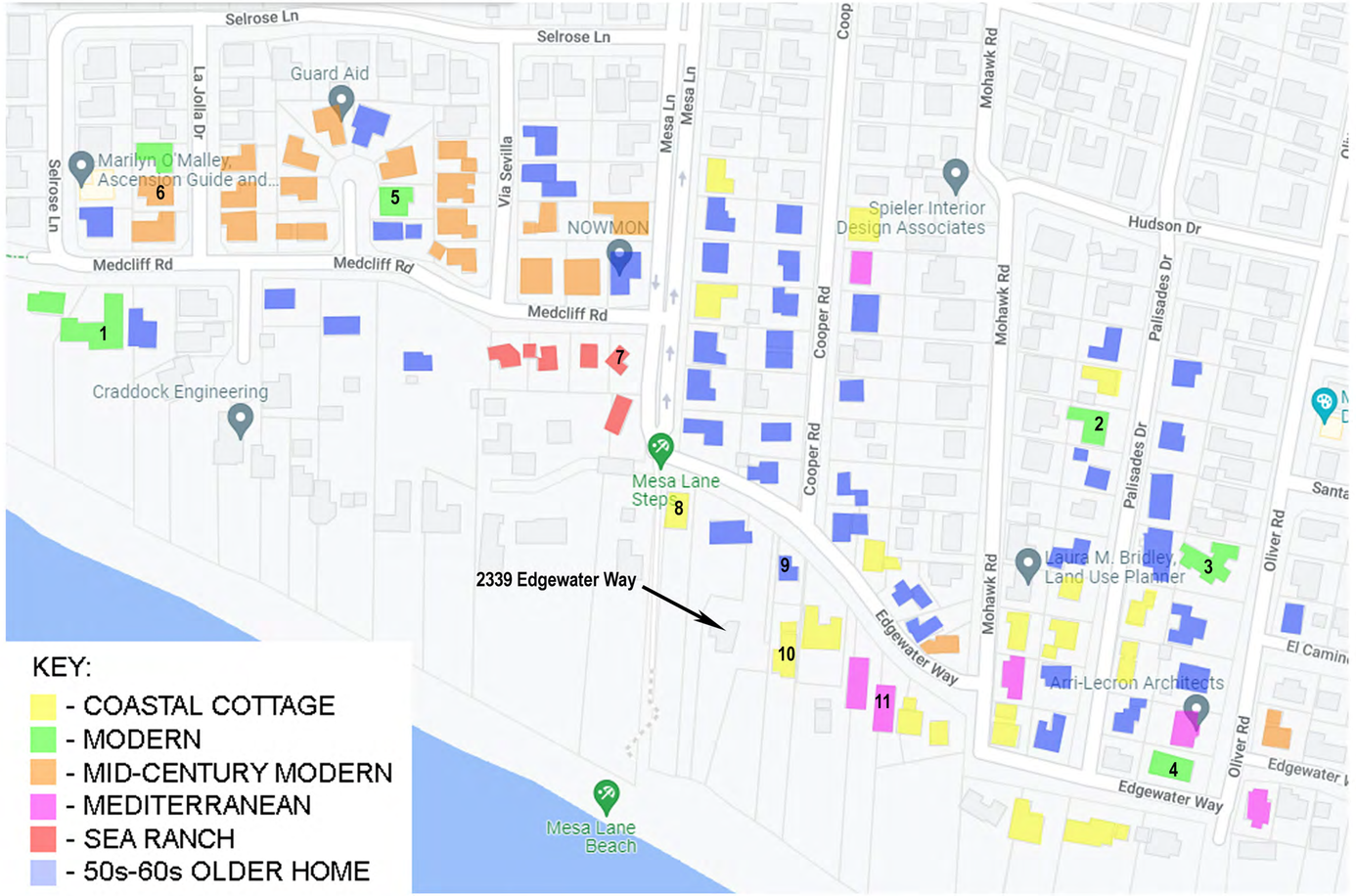
T-1.6

NEIGHBORHOOD ARCHITECTURAL STYLES

1. 2547 Medcliff Rd.

3. 129 Oliver Rd.

5. 210 Balboa Dr.



KEY:

- COASTAL COTTAGE
- MODERN
- MID-CENTURY MODERN
- MEDITERRANEAN
- SEA RANCH
- 50s-60s OLDER HOME

2. 147 Palisades Dr.

4. 2102 Edgewater Way

6. 209 La Jolla Dr.

7. 2401 Edgewater Way

8. 2345 Edgewater Way

9. 2325 Edgewater Way

10. 2327 Edgewater Way

11. 2307 Edgewater Way

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PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

NEIGHBORHOOD ARCHITECTURAL STYLES

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-22199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

T-1.7

SURVEYOR NOTES

BOUNDARY FIELD SURVEY CONDUCTED FEBRUARY 28, 2018
TOPOGRAPHIC FIELD SURVEY CONDUCTED SEPTEMBER 17, 2019

BOUNDARY DATA PER BK 27 PG 45 MAPS

● = FOUND 1/2" IRON PIPE MONUMENT PER BK 27 PG 45 MAPS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF BLOCK K OF THE PALISADES NO.2 SUBDIVISION. THE BEARING BEING N04°40'00E 119.35' FEET.

THE BENCHMARK FOR THIS SURVEY IS A SET SPIKE AT THE END OF THE DRIVEWAY SHOWN HEREON. THE ELEVATION BEING 147.14' FEET (NAVD88)

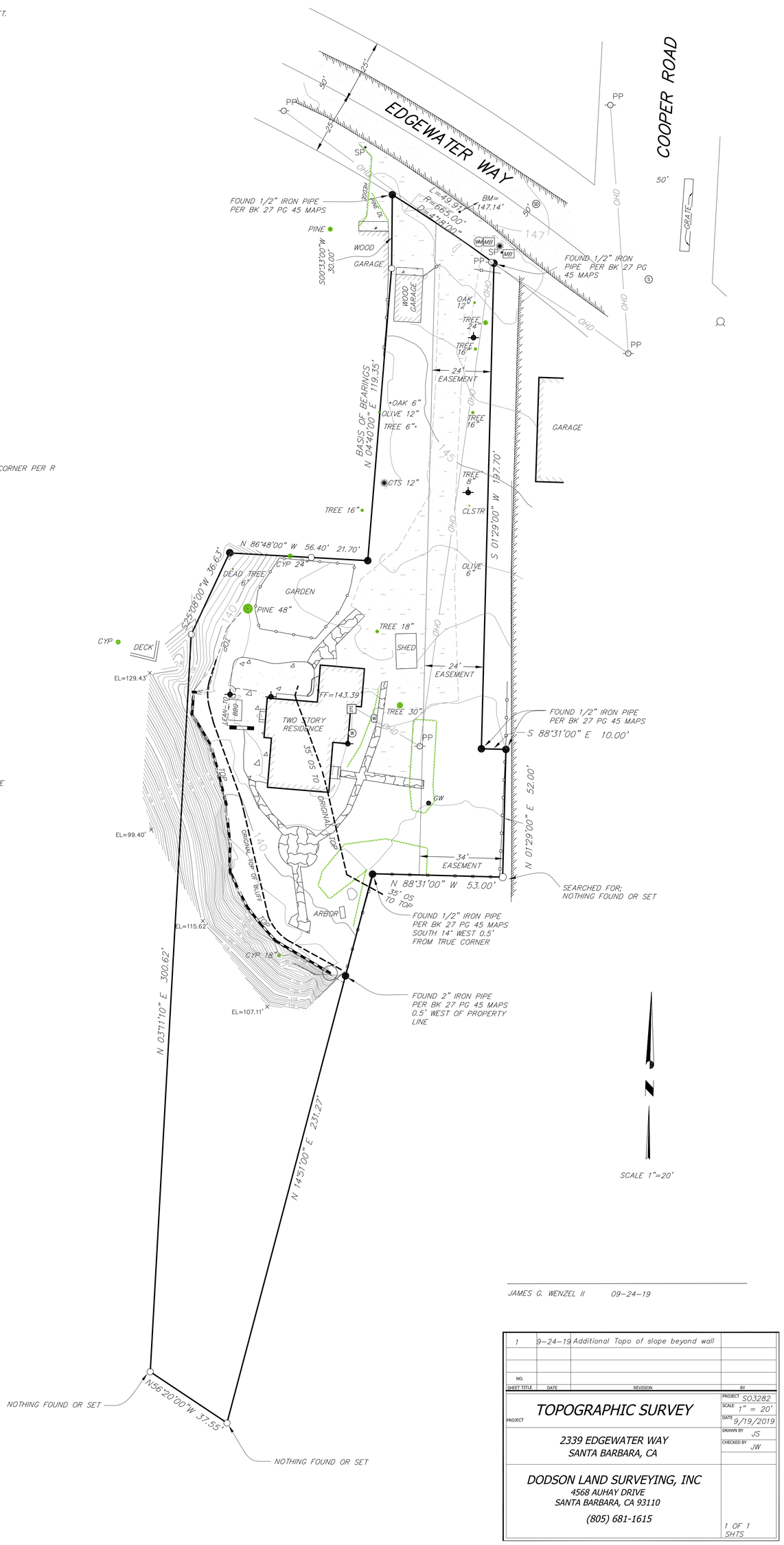
1 FOOT CONTOUR INTERVAL

LEGEND

AC	ASPHALT
BLDG	BUILDING
CONC	CONCRETE
CLSTR	CLUSTER
CTS	CACTUS
CYP	CYPRESS
DL	DRIP LINE
EL	ELEVATION
EM	ELEC METER
FF	FINISH FLOOR
FND	FOUND
FS	FINISH SURFACE
GM	GAS METER
HB	HOSE BIB
IN	INCH
IRRG	IRRIGATION
MB	MAIL BOX
NG	NATURAL GROUND
OHD	OVERHEAD ELECTRICITY
PP	POWER POLE
SCO	SEWER CLEAN OUT
SP	SIGN POST

R — 27 MB 45
FOUND MONUMENT PER R
LOCATION OF PROPERTY CORNER PER R
PROPERTY LINE
OHD — OVERHEAD WIRE
BUILDING LINE
TREE DRIP LINE/HEDGE
WOOD FENCE
RAIL FENCE
RAILROAD TIE WALL
ROCK WALL
EDGE OF GRAVEL ROAD
GRADE BREAK
PP — POWER POLE
WM — WATER METER
HOSE BIB
MB — MAILBOX
G — GAS METER
TREE TRUNK
W — WATER SOFTENER
IR — IRRIGATION CONTROL VALVE
GW — GUY WIRE
FIRE HYDRANT
E — ELECTRIC METER
CACTUS
DRAIN
S — SEWER MANHOLE
SD — STORM DRAIN MANHOLE

ASPHALT
CONCRETE
FLAGSTONE
GRAVEL



JAMES G. WENZEL II 09-24-19

NO.	DATE	REVISION	BY
1	9-24-19	Additional Topo of slope beyond wall	

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECT

2339 EDGEWATER WAY
SANTA BARBARA, CA

PROJECT SO3282
SCALE 1" = 20'
DATE 9/19/2019
DRAWN BY JS
CHECKED BY JW

DODSON LAND SURVEYING, INC
4568 AUHAY DRIVE
SANTA BARBARA, CA 93110
(805) 681-1615

1 OF 1 SHTS

ONSITE IMPROVEMENT PLANS

FOR

CUSTARD RESIDENCE

2339 EDGEWATER WAY, SANTA BARBARA
APN: 041-350-003

CUSTARD RESIDENCE

ABBREVIATIONS

±	APPROXIMATE VALUE PLUS OR MINUS	LF	LINEAL FEET
( )	EXISTING ELEVATION	MAX	MAXIMUM
AB	AGGREGATE BASE	MEP	MECHANICAL, ELECTRICAL, PLUMBING
AC	ASPHALT CONCRETE	MH	MANHOLE
BC	BEGINNING OF CURVE	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	(N)	NEW ITEM
BFE	BASE FLOOD ELEVATION	NTS	NOT TO SCALE
BLD	BUILDING	OH	OVERHEAD UTILITY
BO	BLOW-OFF ASSEMBLY	OR	OVERLAND RELEASE FOR DRAINAGE
BOW	BACK OF WALK	(P)	PROPOSED ITEM
CO	CLEANOUT	P	PROPERTY LINE
℄	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
DW	DOMESTIC WATER SERVICE	RCP	REINFORCED CONCRETE PIPE
(E)	EXISTING ITEM	ROW	RIGHT OF WAY
EC	END OF CURVE	R/W	RIGHT OF WAY
EVC	END OF VERTICAL CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FS	FINISH SURFACE	TF	TOP OF FOOTING
FL	FLOW LINE	TG	TOP OF GRATE
FW	FIRE WATER SERVICE	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
HWM	HIGH WATER MARK	VC	VERTICAL CURVE
INV	INVERT	VCP	VITRIFIED CLAY PIPE
IRR	IRRIGATION	W	WATER SERVICE
JT	JOINT TRENCH UTILITIES	WR	RECLAIMED WATER SERVICE

ANNOTATION LEGEND

- NOTE — GENERAL NOTE
- (10) — STORM DRAIN KEY NOTE/GENERAL KEY NOTE
- [10] — WATER KEY NOTE
- ⟨10⟩ — SANITARY SEWER KEY NOTE
- ◇1◇ — DRY UTILITY KEY NOTE
- {10} — CAUTIONARY KEY NOTES
- 1/C7.0 — REVISION TO PLAN OR MODIFICATION TO DETAIL
- 1 / C7.0 — DETAIL CALLOUT (TOP=DETAIL NO./BTTM.=SHEET NO.)
- 1 / C7.0 — SECTION CALLOUT (TOP=SECTION NO./BTTM.=SHEET NO.)
- TC 10.10 — ELEVATION GRADE CALLOUT (PROPOSED)
- (TC 10.10±) — ELEVATION GRADE CALLOUT (MATCH EXISTING)
- FF 100.10 — BUILDING FINISH FLOOR ELEVATION/PAD ELEVATION
- 2.0% — DIRECTION OF FLOW/ PERCENT SLOPE
- 18"INV.(N)10.10 — UTILITY INVERT (SIZE, DIRECTION, ELEVATION)
- 19.99' — DIMENSION

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℄)
- PROPOSED PROPERTY LINE (℄)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED GRASSCRETE PAVING
- PROPOSED TREX DECKING
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB RIDGE HINGE — GRADE BREAK
- CUT / FILL — DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 — CONTOUR MAJOR
- 99 — CONTOUR MINOR
- 2:1 — TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

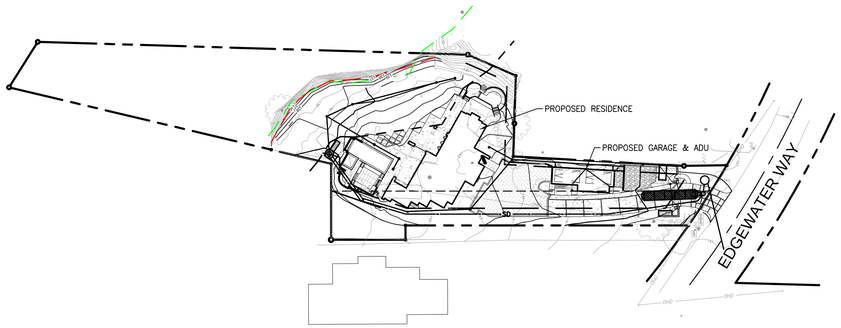
- 75LF6"SS@2.0% — SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- 6"DW — DOMESTIC WATER SERVICE AND SIZE (DW)
- 8"FW — FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)
- THRUST BLOCK PER CITY STANDARD.

DRY UTILITY LEGEND:

- G E OH JT — DRY UTILITY SERVICE
- PB — PROPOSED PULL BOX
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHT



SITE LIMITS MAP

0 50' 100'

SCALE: 1" = 50'

SHEET INDEX

C1.0 – COVER SHEET

C2.0 – NOTES

C3.0 – DEMOLITION PLAN

C4.0 – GRADING AND DRAINAGE PLAN

C5.0 – UTILITY PLAN

C6.0 – SECTIONS AND DETAILS

EC1.0 – EROSION AND SEDIMENT CONTROL PLAN

EC2.0 – EROSION AND SEDIMENT CONTROL DETAILS

PARCEL INFORMATION

OWNER: CURT & KIM CUSTARD

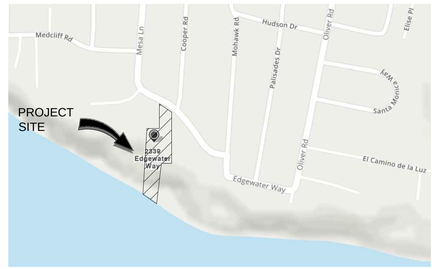
ADDRESS: 2339 EDGEWATER WAY
SANTA BARBARA, CA

APN: 041-350-003

SIZE: 0.7 ACRES

ZONING: E-3 / SD-3

AVERAGE SITE SLOPE: 6%



VICINITY MAP

APPLICABLE CODES

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2019 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
2019 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
2019 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CCR

ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE APPLICABLE STANDARDS OF THE CODE SECTIONS REFERENCED ABOVE, AND ANY OTHER APPLICABLE STATE AND LOCAL GOVERNING AGENCY ORDINANCES, LAWS, RULES, REGULATIONS, AND PROJECT CONDITIONS OF APPROVAL.

NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, STANDARDS, OR PROJECT REQUIREMENTS.

STANDARDS

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS LISTED BELOW. IN THE EVENT OF A DISCREPANCY BETWEEN THESE PLANS AND THE STANDARD DRAWINGS AND SPECIFICATIONS, THE GOVERNING ORDER OF PRECEDENCE SHALL BE AS FOLLOWS:

1. STATE STANDARD PLANS AND SPECIFICATIONS (CALTRANS)
2. CITY OF SANTA BARBARA STANDARD PLANS AND SPECIFICATIONS
3. STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (PWC)
4. IMPROVEMENT PLAN DRAWINGS AND SPECIFICATIONS BY WALSH ENGINEERING

SURVEY AND MAPPING

THE TOPOGRAPHIC SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEY BELOW. A COPY WAS PROVIDED TO BY THE PROFESSIONAL LAND SURVEYOR OR OWNER UPON THE START OF OUR DESIGN. A COPY OF SAID SURVEY IS ON FILE WITH THE DESIGN ENGINEER. WALSH ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

TITLE: "TOPOGRAPHIC SURVEY"
DATED: 09/19/2019

DODSON LAND SURVEYING, INC.
4568 AUHAY DRIVE
SANTA BARBARA, CA 93110
(805) 681-1615

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A SET SPIKE AT THE END OF THE DRIVEWAY.

ELEVATION = 147.14' (NAVD88)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF BLOCK K OF THE PALISADES NO. 2 SUBDIVISION. THE BEARING BEING N04°44'00"E 119.35'.

GEOTECHNICAL REPORT/LETTER

GEOTECHNICAL ENGINEERING REPORT(S):
TITLE: "ENGINEERING GEOLOGY AND GEOTECHNICAL ENGINEERING REPORT"
BY: EARTH SYSTEMS PACIFIC
DATE: 7/30/2019 (REVISED 03/04/20)
PROJECT #: 302772-001
REPORT #: 19-7-112

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED FOR THIS PROJECT. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) PERFORMING THE WORK WILL UTILIZE THE GEOTECHNICAL ENGINEERING REPORT AS A SUPPLEMENT TO THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO REFERENCE THE PLANS AND REPORTS AND INCORPORATE THE RECOMMENDATIONS AND STANDARDS PROVIDED IN EACH DOCUMENT.

THESE PLANS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS STATED IN THE REFERENCED GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

PROJECT IMPERVIOUS AREA TOTALS

DESCRIPTION	NEW IMPERVIOUS AREA	REPLACED IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA TO REMAIN	TOTAL IMPERVIOUS AREA
BUILDING/ROOF	3,667	0	1,658	0	5,325
HARDSCAPE	1,085	1025	548	0	2,658
TOTAL	A) 4,752	B) 1,025	C) 2,206		D) 7,983

*E) NET IMPERVIOUS AREA = (A+B) – (C–D) OR WHERE (C–D) IS ZERO OR A NEGATIVE NUMBER
(A+B) = NET IMPERVIOUS AREA: (4752 + 1025) = 5777 SF
PERFORMANCE REQUIREMENT = 3

NO.	DATE	REVISIONS

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

CURT & KIM CUSTARD

CUSTARD RESIDENCE

2339 EDGEWATER, SANTA BARBARA, CA 93108

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C 79026
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

DESIGNED BY: DP/TW
CHECKED BY: MRW
APPROVED BY: MRW
DATE: 04/12/2022

COVER

SHEET
C1.0

saved: 5/4/2022, plotted: 5/4/2022, path: x:\projects_eng\2019452_custard residence_2339 edgewater way\drawings\cover.dwg

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY AGENCY MOST RECENTLY ADOPTED EDITION OF THE STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY AGENCY (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.
3. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY
4. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
5. IF ANY CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD.
6. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED AND DISPOSED OF ON SITE PER THE GRADING PERMIT OR AT A SITE APPROVED BY A GRADING PERMIT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
7. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO PAVING.
8. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE DESIGN PROFESSIONAL AND THEIR CONSULTANTS, AND THE CITY AGENCY, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
9. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER, THE CITY AGENCY AND DESIGN PROFESSIONAL ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.
10. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. THE ENGINEER WILL NOT MARK ANY GRADE STAKES UNTIL AFTER THE EXACT LOCATION OF ALL EXISTING UTILITIES HAS BEEN VERIFIED.
11. THE CONTRACTOR SHALL RECOGNIZE THAT UNDERGROUND FACILITIES NOT SHOWN AS CIVIL IMPROVEMENTS (PG&E, TELEPHONE, TV, IRRIGATION, ETC.) SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.
12. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (IRON PIPES ON LOT LINES AND CORNER, CENTERLINE WELL DISKS, ETC.), WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY RELATED TO CONSTRUCTION OF THE COMMON IMPROVEMENTS (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REQUIRED REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT PRUDENTLY IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.
14. CONSTRUCTION SITE WASTE MANAGEMENT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE CONSTRUCTION SITE MUST BE KEPT CLEAN AND FREE FROM NON-STORM WATER MATERIAL DISCHARGES, INCLUDING BUT NOT LIMITED TO SOLID WASTE SUCH AS PACKAGING MATERIALS, WOOD, PAPER, AND PLASTIC; SCRAP OR SURPLUS BUILDING MATERIALS SUCH AS METALS, RUBBER, PLASTIC, GLASS AND MASONRY PRODUCTS; DOMESTIC WASTES SUCH AS FOOD CONTAINERS, COFFEE CUPS, PAPER BAGS, AND CIGARETTES; CONSTRUCTION AND LANDSCAPING MATERIALS; AND HAZARDOUS WASTE SUCH AS PETROLEUM PRODUCTS, WOOD PRESERVATIVES, PAINTS, MORTARS, AND SOLVENTS. ANY ACTIVITY DURING CONSTRUCTION WHICH ACTUALLY AND/OR MAY POTENTIALLY RESULT IN THE DISCHARGE OF SUCH POLLUTANTS INTO THE CITY'S STORM WATER SYSTEM IS IN VIOLATION OF CITY AGENCY STORM WATER ORDINANCE AND STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL REMAIN NEAT AND FREE FROM ANY SUCH POLLUTANTS. THE SITE MUST HAVE AN ADEQUATE NUMBER OF WATERTIGHT CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER TO KEEP OUT RAIN OR TO PREVENT LOSS OF WASTE DUE TO WIND. THE CONTRACTOR MUST COLLECT SITE TRASH DAILY AND ARRANGE FOR REGULAR WASTE COLLECTION BEFORE CONTAINER OVERFLOWS.
15. ADA AND TITLE 24 COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND TITLE 24 WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. FAILURE TO COMPLY WITH THE ADA AND TITLE 24 CAN HAVE SERIOUS CONSEQUENCES FOR THE CONSTRUCTION CONTRACTOR. SUCH FAILURE MAY RESULT IN LAWSUITS FOR REGULATORY ACTIONS BY THE DEPARTMENT OF JUSTICE OR THE STATE ATTORNEY GENERAL.
16. IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY AGENCY INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY AGENCY, HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIALS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

CLEARING NOTES

1. THE CONTRACTOR SHALL REVIEW SITE PRIOR TO BIDDING. ALL VEGETATION, STRUCTURES, TREES, DELETERIOUS MATERIAL, ETC. SHALL BE REMOVED FROM THE SITE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL ENGINEERING INVESTIGATION COMPLETED FOR THIS PROJECT.
2. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS FROM DAMAGE UNLESS NOTED OTHERWISE. COST OF REPLACING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND REPLACEMENT OF EXISTING IMPROVEMENTS.
3. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED AFTER PROPER BACKFILLING WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
4. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
5. ALL EXISTING WELLS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF THE CITY AGENCY AND THE ENVIRONMENTAL HEALTH DEPARTMENT, AND UNDER PERMIT AND INSPECTION OF SAID AGENCIES. THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

STORMWATER POLLUTION PREVENTION

1. FOR SITES WITH 1 OR MORE ACRES OF DISTURBED SURFACE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT STATE WATER RESOURCES CONTROL BOARD N.P.D.E.S. PERMIT REQUIREMENTS. CONTRACTOR SHALL SUPPLY A SWPPP COMPLETED BY A QUALIFIED SWPPP DEVELOPER (QSD). THE SWPPP SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

GRADING NOTES

1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT FROM LOCAL GOVERNING AGENCIES.
2. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
3. SITE GRADING SHALL BE DONE UNDER DIRECTION OF THE SOILS ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 33, 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE AND THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
4. EXISTING NON-COMPLYING FILLS SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 33 AND 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE SOILS ENGINEER.
5. ANY EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.
6. CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
7. ALL HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.
8. ALL PADS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM SHOWN PAD ELEVATION.
9. RECORD DRAWINGS SHALL INCLUDE ANY SUB-DRAINS REQUIRED BY THE PROJECT SOILS ENGINEER DURING CONSTRUCTION.
10. PROPOSED DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
11. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTMENT.
12. PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS.
13. PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE ENGINEER IN COMPLIANCE WITH C.B.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.
14. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY AGENCY STANDARDS AND THE SOILS REPORT FOR THE PROJECT.
15. ALL INDEPENDENT LABORATORY INSPECTION AND TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
16. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THE CITY AGENCY STANDARD SPECIFICATIONS.
17. ROUGH GRADING CONTRACTOR SHALL COORDINATE WITH DEVELOPER PRIOR TO CONSTRUCTION AS TO THE RESPONSIBILITIES OF HIS WORK.
18. THE CONTRACTOR IS TO PROVIDE COMPACTED BUILDING PADS AT THE ELEVATIONS SHOWN ON THE GRADING PLAN.
19. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
20. ALL AREAS ARE TO BE GRADED TO THE ELEVATIONS SHOWN.
21. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.

REFERENCE TO OTHER PLANS

1. CONTRACTOR TO REFER TO LANDSCAPE PLANS PREPARED BY OTHERS FOR LANDSCAPE IRRIGATION SERVICE SIZE AND LOCATIONS.

UTILITY NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY AGENCY STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. A SEWER RELIEF VALVE MUST BE INSTALLED AS REQUIRED BY THE BUILDING DEPARTMENT ON ALL LOTS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THE RIM OF THE NEXT UPSTREAM MANHOLE OF THE PUBLIC SEWER PER THE CPC SECTION 710.0. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY AGENCY STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
3. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
4. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO PAVING ANY STREET.
5. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER, THE CITY AGENCY AND ENGINEER ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.
6. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENT MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS UNTIL ALL CONFLICTS ARE RESOLVED. PRECAST ITEMS ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK. THE ENGINEER WILL NOT MARK ANY GRADE STAKES UNTIL AFTER THE EXACT LOCATION OF ALL EXISTING UTILITIES HAS BEEN VERIFIED.
7. RECORD PLAN DRAWINGS SHALL BE PROVIDED UPON COMPLETION OF PROJECT PRIOR TO FINAL ACCEPTANCE.
8. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.
9. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY AGENCY WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE WATER UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.
10. ALL PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO INSIDE EDGE OF MANHOLE STRUCTURES OR TO THE CENTER OF MINOR DEVICES SUCH AS INLETS OR CLEANOUTS.
11. ALL STREET TRENCHING IN PUBLIC R/W REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF CITY INSPECTOR AND PER CITY STANDARDS.

WATER NOTES

1. CONTRACTOR SHALL EXPOSE EXISTING WATER LINES TO VERIFY EXISTING ELEVATION AND LOCATION PRIOR TO START OF CONSTRUCTION.
2. WATER LINE CROSSINGS SHALL MEET STATE HEALTH STANDARDS AND CITY AGENCY STANDARD SPECIFICATIONS.
3. WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AGENCY STANDARD SPECIFICATIONS.
4. INSTALL TRACER WIRE FOR ALL WATER LINES. ALL WATER LINES SHALL BE INSTALLED WITH A NO. 12 GAGE TW SOLID COATED TRACER WIRE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY MARKING THE INSTALLED LOCATION OF SERVICES PRIOR TO CURB AND GUTTER INSTALLATION.
6. ALL VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR VALVES.
7. PRIOR TO FINAL ACCEPTANCE, ALL WATER LINES SHALL BE TESTED AND DISINFECTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY AGENCY IMPROVEMENT STANDARD SPECIFICATIONS.
8. ALL CONNECTIONS TO EXISTING CITY FACILITIES SHALL BE MADE IN THE PRESENCE OF THE CITY PUBLIC WORKS DEPARTMENT. HOT TAPS SHALL CONFORM TO CITY REQUIREMENTS.

WATER MATERIALS

THE FOLLOWING PIPE MATERIALS SHALL BE USED FOR WATER MAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF APPROPRIATE AMERICAN WATER WORKS ASSOCIATION STANDARDS AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	AWWA C900-CLASS 200 MIN. ASTM D2241 ASTM D1785, NSF 61 - SCH 40	4"-48" 1/2"-3"
PVC PIPE FITTINGS	ASTM D2466, NSF 61 - SCH 40	1/2"-3"
PVC PIPE JOINTS	ASTM D2122-BELL AND SPIGOT ASTM F477-ELASTOMERIC SEAL ASTM D3139	4"-48" 4"-48" 4"-48"
HIGH DENSITY POLYETHYLENE PIPE	AWWA C901- DR 11 AWWA C906 - DR 11 NSF STANDARD 14 NSF STANDARD 61 ASTM D3035	1/2"-3" 4"-63" ALL ALL
HIGH DENSITY POLYETHYLENE JOINTS	ASTM D2657, HEAT FUSION JOINING OF THE SAME DR PIPE. NO SOLVENT JOINTS.	ALL
DUCTILE IRON PIPE	AWWA C151	3"-48"
DUCTILE IRON PIPE FITTINGS	AWWA C110-PUSH ON OR MECHANICAL	3"-48"

STORM DRAIN NOTES

1. THE CONTRACTOR SHALL EXPOSE ALL EXISTING STORM DRAIN PIPES WHERE A CONNECTION IS TO BE MADE SO THAT THE ENGINEER CAN VERIFY EXISTING FLOWLINES AND LOCATIONS SUFFICIENTLY BEFORE START OF CONSTRUCTION TO ALLOW FOR A REASONABLE LENGTH OF TIME FOR REVISING PLANS, IF NECESSARY.
2. CONTRACTOR TO BE RESPONSIBLE FOR ALL TESTING OF STORM DRAIN FACILITIES IN ACCORDANCE WITH THE CITY AGENCY SPECIFICATIONS.
3. ALL MANHOLE RIMS TO BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR MANHOLES.
4. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

STORM DRAIN MATERIALS

THE FOLLOWING STANDARD PIPE MATERIALS SHALL BE USED FOR STORM DRAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF THE STATE OF CALIFORNIA, AASHTO, AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F679-PS 46	18"-36"
PVC PIPE DEFELECTION	ASTM D2412-5% DEFLECTION	ALL
PVC PIPE FITTINGS	ASTM D2855-ELASTOMERIC WATER TIGHT	ALL
PVC PIPE MANHOLE CONNECTIONS	ASTM C923-RUBBER WEEP RING	ALL
HDPE	STATE SPEC. SECTION 64	ALL
HDPE TYPE S	AASHTO M-252 -DUAL WALL	3"-10"
HDPE TYPE S	AASHTO M-294 -DUAL WALL	12"-48"
HDPE FITTINGS	ASTM D-3212-WATER TIGHT	ALL
REINFORCED CONCRETE PIPE	ASTM C76 -CLASS I, II, III, IV, OR V	ALL

SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL EXPOSE ALL EXISTING SANITARY SEWER PIPES WHERE A CONNECTION IS TO BE MADE SO THAT THE ENGINEER CAN VERIFY EXISTING FLOWLINES AND LOCATIONS BEFORE START OF CONSTRUCTION.
2. SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AGENCY STANDARD SPECIFICATIONS.
3. ALL MANHOLE RIMS AND CLEANOUTS TO BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR MANHOLES AND CLEANOUTS.
4. ALL CROSSINGS SHALL BE MADE IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH DEPARTMENT REQUIREMENTS. (INCLUDES SERVICE RUNS)
5. SANITARY SEWER LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH CITY AGENCY STANDARD SPECIFICATIONS, EXCEPT THAT LATERAL SHALL EXTEND TO BACK OF PROPOSED SIDEWALK OR PROPERTY LINE, WHICHEVER IS GREATER.
6. IF APPLICABLE FOR GOVERNING JURISDICTION, ALL SANITARY SEWER MAINS SHALL BE TELEVISED AND APPROVED PRIOR TO PAVING. THE CONTRACTOR SHALL FURNISH AT HIS SOLE EXPENSE, A TELEVISION UNIT AND EXPERIENCED CREW, ACCEPTABLE TO THE CITY ENGINEER, COMPLETE TAPES AND REPORTS OF ALL TELEVISED LINES SHALL BE FURNISHED TO BY THE CITY. "AS-BUILT" IMPROVEMENTS PLANS SHALL REFLECT THE INFORMATION CONTAINED IN THE REPORT (I.E. MH, WYE AND CO LOCATIONS). THE CONTRACTOR SHALL EXPOSE ALL MANHOLES AND FLUSHING INLETS TO FACILITATE THIS OPERATION. ALL T.V. INSPECTION SHALL BE MADE IN THE PRESENCE OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. ALL WORK SHALL BE DONE DURING REGULAR WORKING HOURS FOR CITY PERSONNEL.

SANITARY SEWER MATERIALS

THE FOLLOWING STANDARD MATERIALS SHALL BE USED FOR GRAVITY SEWER CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F679-PS 46	18"-36"
PVC PIPE DEFLECTION	ASTM D2412-5% DEFLECTION	ALL
PVC PIPE FITTINGS	ASTM D2855-ELASTOMERIC WATER TIGHT	ALL
PVC PIPE MANHOLE CONNECTIONS	ASTM C923-RUBBER WEEP RING	ALL
VITRIFIED CLAY PIPE	ASTM C700-EXTRA STRENGTH	ALL
VITRIFIED CLAY PIPE FITTINGS	ASTM C425-FLEXIBLE JOINT	ALL
DUCTILE IRON PIPE	ASTM-A746-LINED GRAVITY SEWER	4"-64"
DUCTILE IRON FITTINGS	ASTM-A746-PUSH ON JOINT	4"-64"

WATER - UNDERGROUND FIRE SERVICE NOTES

1. THE UNDERGROUND PIPING SHALL HAVE A MINIMUM DEPTH OF BURY OF 30 INCHES FROM TOP OF PIPE TO FINISHED GRADE (36 INCHES BELOW DRIVEWAYS). NON METALLIC PIPE SHALL HAVE A TRACER WIRE AND/OR TAPE PROVIDED. (10.4) NFPA 24.
2. INITIAL BACKFILL AND BEDDING SURROUNDING THE PIPE SHALL CONSIST OF CLEAN FILL SAND OR PEA GRAVEL TO A MINIMUM OF 6" BELOW AND 12" ABOVE THE PIPE AND CONTAIN NO ASHES, CINDERS, REFUSE, ORGANIC MATTER OR OTHER CORROSIVE MATERIALS. (10.9.1) NFPA 24 (FIRE DISTRICT POLICY) ¾" AGGREGATE IS NO LONGER APPROVED IN ACCORDANCE WITH SFM AMENDMENT TO NFPA 24 2010 SECTION 10.9.1.
3. PVC PIPE SHALL BE A MINIMUM OF C900 CLASS 200. DUCTILE IRON PIPE SHALL BE CEMENT LINED.
4. ALL PIPING, VALVES, JOINTS AND FITTINGS SHALL BE LISTED FOR FIRE PROTECTION SERVICE AND SHALL BE INSTALLED, SUPPORTED, ANCHORED, CLEANED, COATED WITH AN APPROVED MASTIC, NOT TAR, AND/OR WRAPPED WITH A CORROSION-RETARDING MATERIAL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AS APPLICABLE. (CHAPTER 10) NFPA 24.
5. INSTALLATION OF THE FDC SHALL INCLUDE DUCTILE IRON FROM THE UNDERGROUND PIPING TO A POINT ABOVE GRADE, AND THEN MAY TRANSITION TO GALVANIZED PIPE BELOW THE CHECK VALVE/FDC. (10.1.2) NFPA 24.
6. THE FDC SHALL BE AT LEAST 40 FEET, BUT NO FARTHER THAN 150 FEET, AWAY FROM THE NEAREST FIRE HYDRANT.
7. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE OFFSET FROM THE POST INDICATOR VALVE (PIV) BY NOT LESS THAN 3 FEET. THE PIV & FDC SHALL BE LOCATED 3 FEET FROM NEARBY OBJECTS INCLUDING HIGH GROWTH OR DENSE VEGETATION, TO MAINTAIN VISIBILITY AND ACCESSIBILITY AT ALL TIMES. (5.9.5.2) NFPA 24.
8. THE FDC SHALL BE SET AT A HEIGHT OF BETWEEN 30 AND 44 INCHES ABOVE FINISHED GRADE AND THE PIV SHALL BE SET SO THAT THE TOP OF THE POST WILL BE 36" ABOVE FINISHED GRADE. BOTH SHALL BE PROPERLY SUPPORTED AND PROTECTED FROM MECHANICAL DAMAGE AND FDC PROVIDED CAPS (5.9.1.2) (6.3.4.1) NFPA 24.
9. THE FDC/PIV SHALL BE AFFIXED WITH AN APPROVED PERMANENT SIGN AS TO THE ADDRESS BEING SERVED. THE SIGN SHALL HAVE RAISED OR ENGRAVED LETTERS AT LEAST 1 INCH IN HEIGHT ON A PLATE OR FITTING. THE SIGN SHALL INDICATE THE TYPE OF SYSTEM FOR WHICH THE CONNECTION IS INTENDED. WHERE THERE IS NO SPECIFIC ADDRESS, THE AREA, BUILDING, OR PORTION THEREOF SHALL BE IDENTIFIED ON THE SIGN. (5.9.5.3) NFPA 24.
10. PROVIDE A CONCRETE FOOTING WITH RESTRAINING RODS AT THE BASE OF THE PIV. PROVIDE CHAIN AND/OR BREAK-AWAY LOCKS FOR THE PIV AND BACKFLOW PREVENTION DEVICES.
11. THE PIV SHALL BE PAINTED RED AND SHALL BE PROVIDED WITH A DURABLE WEATHERPROOF LABEL OR PLACARD INDICATION THE ADDRESS SUPPORTED BY THE SYSTEM. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF 2 INCHES HIGH ON A CONTRASTING BACKGROUND.
12. PRIVATE FIRE HYDRANTS SHALL BE LOCATED AT LEAST 24 INCHES, AND NO MORE THAN 36 INCHES, FROM THE BACK EDGE OF THE CURB TO CENTERLINE OF THE HYDRANT.
13. PRIVATE HYDRANTS SHALL BE PAINTED WHITE TO INDICATE THEY ARE PART OF A PRIVATE FIRE SERVICE SYSTEM.
14. CENTER OF THE LOWEST OUTLET ON THE HYDRANT SHALL BE NOT LESS THAN 18 INCHES ABOVE FINISHED GRADE.
15. PROVIDE SINGLE CHECK VALVE (SWING OR WAFER) LOCATED IN AN APPROVED LOCATION ON THE SUPPLY SIDE OF THE PIV AND FDC WHEN PRIVATE FIRE SERVICE MAINS SERVE FIRE HYDRANTS. PROVIDE AN APPROVED VALVE BOX.
16. PIPE INSTALLED UNDER THE BUILDING OR BUILDING FOUNDATION SHALL NOT CONTAIN MECHANICAL JOINTS. PROVIDE CONTINUOUS CONNECTION FROM OUTSIDE THE BUILDING TO BOTTOM OF RISER. PROVIDE MINIMUM OF 2 INCHES ANNULAR CLEARANCE WITH SLEEVE AROUND ENTIRE PIPE PENETRATION OF FOUNDATION, FLOOR, OR PAVEMENT. (9.3.4) NFPA 13 (10.6.5.1) NFPA 24.
17. PRIOR TO THE SPRINKLER RISER HOOKUP TO ABOVE GROUND PIPING, OR ACCEPTANCE OF HYDRANT SYSTEM, THIS OFFICE SHALL WITNESS A HYDROSTATIC TEST OF NOT LESS THAN 200 PSI PRESSURE FOR 2 HOURS AND FLUSH OF THE ENTIRE UNDERGROUND SYSTEM. REQUIRED FOR THE FLUSH SHALL BE BURLAP SACKS OR EQUIVALENT (WITH DE-CHLORINATION TABLETS) TO STRAIN THE HOSE OUTLET(S). ADEQUATE DRAINAGE SHALL BE AVAILABLE TO ACCEPT A MINIMUM OF FIVE MINUTES FLOW PER 100 FEET OF PIPE AT THE REQUIRED FLUSH FLOW RATE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY APPROVALS PRIOR TO RELEASE OF WATER TO THE ENVIRONMENT. (10.10.2.1) (10.10.2.1.2) (10.10.2.2) NFPA 24.
18. PROVIDE UNDERGROUND ELECTRICAL CONDUIT FOR THE CONNECTION TAMPER SWITCHES TO SUPERVISE ALL THE VALVES CONTROLLING WATER SUPPLY TO SPRINKLER SYSTEMS AND/OR PRIVATE HYDRANTS. THIS INCLUDES BOTH PIVS AND BACK-FLOW PREVENTION ASSEMBLIES (6.6.2) NFPA 24 (903.4) CFC.
19. INSTALLING CONTRACTOR SHALL COMPLETE AND PROVIDE A COPY OF THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR PRIVATE FIRE SERVICE MAINS FORM TO THE FIRE DISTRICT AT THE CONCLUSION OF THE HYDROSTATIC TEST AND FLUSH INSPECTION. (9-2.1) NFPA 24.

WATER - FIRE SERVICE MATERIALS

THE FOLLOWING PIPE MATERIALS SHALL BE USED FOR WATER MAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF APPROPRIATE AMERICAN WATER WORKS ASSOCIATION STANDARDS AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	AWWA C900-CLASS 200 MIN. ASTM D2241	ALL
PVC PIPE JOINTS	ASTM D2122-BELL AND SPIGOT ASTM F477-ELASTOMERIC SEAL ASTM D3139	ALL ALL ALL
DUCTILE IRON PIPE	AWWA C151	3"-64"
DUCTILE IRON PIPE FITTINGS	AWWA C110-PUSH ON OR MECHANICAL	3"-48"

CUSTARD RESIDENCE

NO.	DATE	REVISIONS
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WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

CURT & KIM CUSTARD

CUSTARD RESIDENCE

2339 EDGEWATER, SANTA BARBARA, CA 93108

REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C79026 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DESIGNED BY: DP/TW
CHECKED BY: MRW
APPROVED BY: MRW
DATE: 04/12/2022

NOTES

SHEET
C2.0

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DEMOLITION LEGEND

- EXISTING TREE TO BE PROTECTED IN PLACE.
- EXISTING TREE TO BE REMOVED
- EXISTING BBQ PIT TO BE REMOVED
- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED

DEMOLITION KEY NOTES

1. REMOVE EXISTING HARDSCAPE
2. REMOVE EXISTING FENCE
3. REMOVE EXISTING STRUCTURES
4. REMOVE EXISTING BBQ PIT

GENERAL NOTES

1. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
2. ALL EXISTING IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
3. FOR TREE REMOVALS AND TREE PROTECTION, SEE TREE REPORT/PLANS PREPARED BY OTHERS.

CUSTARD RESIDENCE

0 10' 20'
SCALE: 1" = 10'

811 Know what's below. Call 811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NO.	DATE	REVISIONS
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DEMOLITION PLAN

SHEET C3.0

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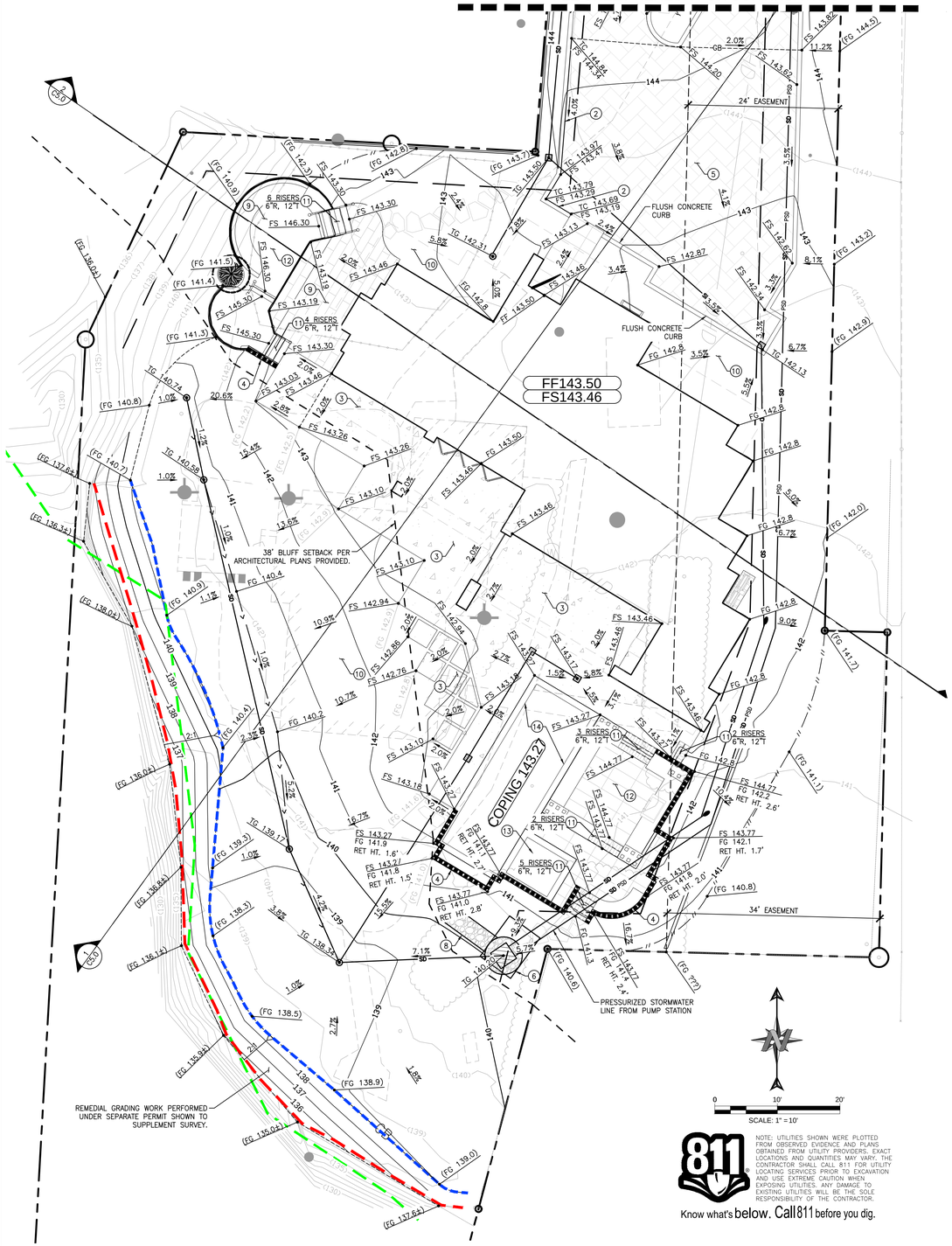
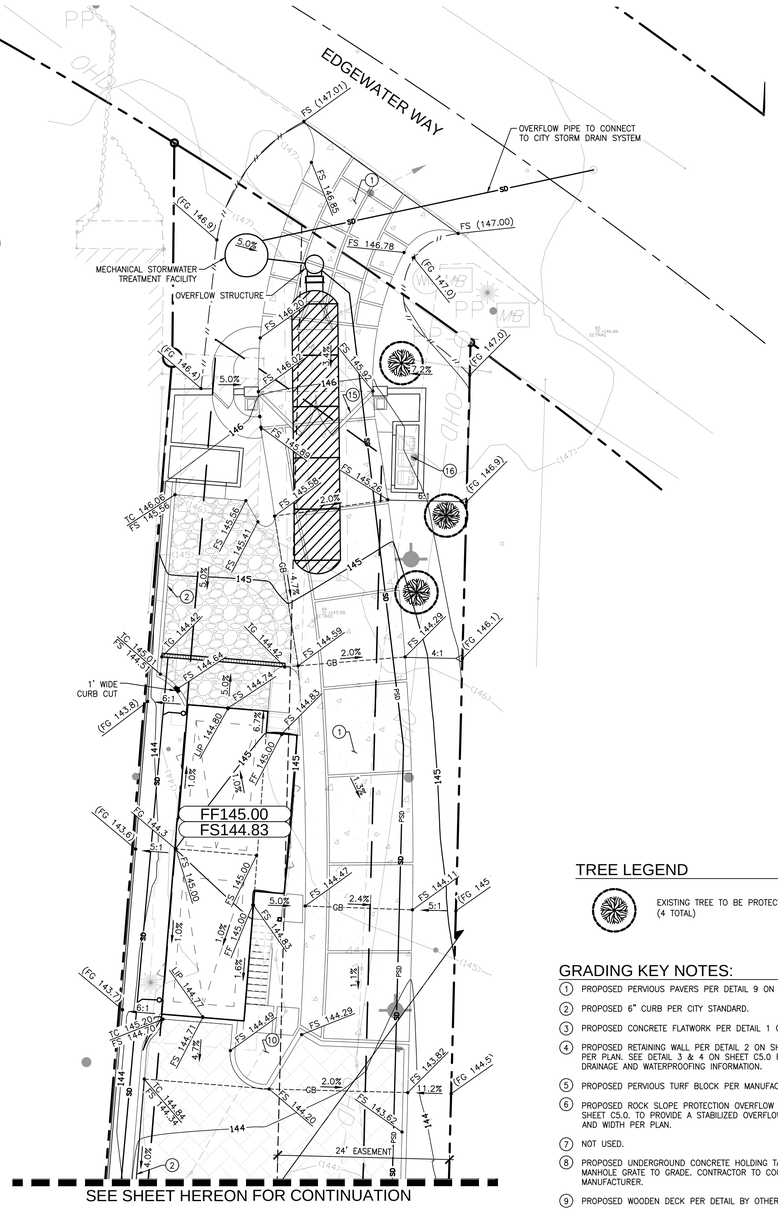
SEE SHEET HEREON FOR CONTINUATION





NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811 Know what's below. Call811 before you dig.

SEE SHEET HEREON FOR CONTINUATION

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℙ)
- PROPOSED PROPERTY LINE (ℙ)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED GRASSCRETE PAVING
- PROPOSED TREX DECKING
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB RIDGE HINGE — GRADE BREAK
- CUT FILL — DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 — CONTOUR MAJOR
- 99 — CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING GENERAL NOTES:

A. SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C4.0.

B. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT BY EARTH SYSTEM PACIFIC, DATED 03/04/2020.

C. ESTIMATED EARTHWORK QUANTITIES:

CUT	FILL	NET
220 CY	280 CY	60 CY

NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.

D. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.

E. PER FIGURE 1808.7.1 OF THE CBC (CRC FIGURE R403.1.7.1), BUILDINGS LOCATED AT THE TOE OF A SLOPE SHALL BE LOCATED AT LEAST THE SMALLER OF H/2 AND 15 FEET AWAY FROM THE TOE OF SLOPE AND SHALL BE LOCATED AT LEAST THE SMALLER OF H/3 AND 40 FEET AWAY FROM THE TOP OF SLOPE, "H" IS THE HEIGHT OF SLOPE AND HAS BEEN PROVIDED HEREON. PER CBC SECTION 1808.7.1 (CRC R403.1.7.1), WHEN A RETAINING WALL IS PRESENT AT THE TOE OF A SLOPE, THE HEIGHT OF THE SLOPE SHALL BE MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE SLOPE. FOR ALTERNATIVE SLOPE SETBACKS, THE GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS AND ISSUE AN APPROVAL LETTER IN COMPLIANCE WITH CBC SECTION 1803.5.10 (CRC R403.1.7.4).

F. TYPE I/II CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI SHALL BE USED TO COMPENSATE FOR POTENTIAL SULFATE REACTIVITY.

G. PER CBC SECTION 2304, IN LANDSCAPE AREAS ADJACENT TO BUILDING FOUNDATIONS, CONTRACTOR SHALL PROVIDE 8" FROM FINISH FLOOR ELEVATION DOWN TO SOIL FINISH GRADE FOR PROPER CLEARANCE BETWEEN SOIL AND BOTTOM SILL PLATES. IN HARDSCAPE AREAS, CONTRACTOR SHALL PROVIDE MINIMUM OF 2" FROM FINISH FLOOR TO DOWN TO FINISH SURFACE OF HARDSCAPE FOR PROPER CLEARANCE BETWEEN SOIL AND WOOD SIDING, UNLESS OTHER MEANS OF WATERPROOFING IS NOTED ON BUILDING PLANS/DETAILS AND APPROVED BY LOCAL AGENCY.

H. THE CONTRACTOR SHALL CONTACT WALSH ENGINEERING TO SCHEDULE THE INSPECTION OF THE PROPOSED BIORETENTION BASIN(S) AND UNDERGROUND INFILTRATION CHAMBERS ONCE THE EXCAVATION IS COMPLETE AND ALL MATERIAL BEING PLACED IN THE EXCAVATION HAS BEEN DELIVERED TO THE SITE INCLUDING ROCK, BIORETENTION SOIL, FILTER FABRIC, CHAMBERS, ETC. WALSH ENGINEERING SHALL INSPECT THE EXCAVATION PRIOR TO PLACEMENT OF SAID MATERIAL. MATERIAL AND TRUCK DELIVERY SLIP TICKETS SHALL BE AVAILABLE ONSITE FOR INSPECTION WHEN WALSH ENGINEERING IS SCHEDULED. FOR UNDERGROUND CHAMBER SYSTEMS, WALSH ENGINEERING SHALL ALSO INSPECT THE SYSTEM ONCE ALL CHAMBERS HAVE BEEN PLACED AND PRIOR TO BACKFILLING.

TREE LEGEND

EXISTING TREE TO BE PROTECTED IN PLACE. (4 TOTAL)

GRADING KEY NOTES:

1. PROPOSED PERVIOUS PAVERS PER DETAIL 9 ON SHEET C5.0.
2. PROPOSED 6" CURB PER CITY STANDARD.
3. PROPOSED CONCRETE FLATWORK PER DETAIL 1 ON SHEET C5.0.
4. PROPOSED RETAINING WALL PER DETAIL 2 ON SHEET C5.0. RETAINED HEIGHT PER PLAN. SEE DETAIL 3 & 4 ON SHEET C5.0 FOR RETAINING WALL DRAINAGE AND WATERPROOFING INFORMATION.
5. PROPOSED PERVIOUS TURF BLOCK PER MANUFACTURER'S SPECIFICATIONS.
6. PROPOSED ROCK SLOPE PROTECTION OVERFLOW SPILLWAY PER DETAIL 6 ON SHEET C5.0. TO PROVIDE A STABILIZED OVERFLOW RELEASE PATH. LENGTH AND WIDTH PER PLAN.
7. NOT USED.
8. PROPOSED UNDERGROUND CONCRETE HOLDING TANK AND SUMP PUMP WITH MANHOLE GRATE TO GRADE. CONTRACTOR TO COORDINATE SUMP PUMP WITH MANUFACTURER.
9. PROPOSED WOODEN DECK PER DETAIL BY OTHERS.
10. LANDSCAPED AREA PER PLANS BY OTHERS.
11. PROPOSED STEPS. RISE AND TREAD PER PLAN.
12. PROPOSED RAISED DECK. RETAINED HEIGHT PER PLAN.
13. PROPOSED RECESSED SPA WITH COVER BELOW BY OTHERS.
14. PROPOSED RECESSED POOL WITH COVER BELOW BY OTHERS.
15. PROPOSED GATE BY OTHERS.
16. PROPOSED TRASH ENCLOSURE BY OTHERS.

CUSTARD RESIDENCE

NO.	DATE	REVISIONS
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REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C 79026 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DESIGNED BY:	DP/TW
CHECKED BY:	MRW
APPROVED BY:	MRW
DATE:	04/12/2022

GRADING & DRAINAGE PLAN

SHEET C3.0

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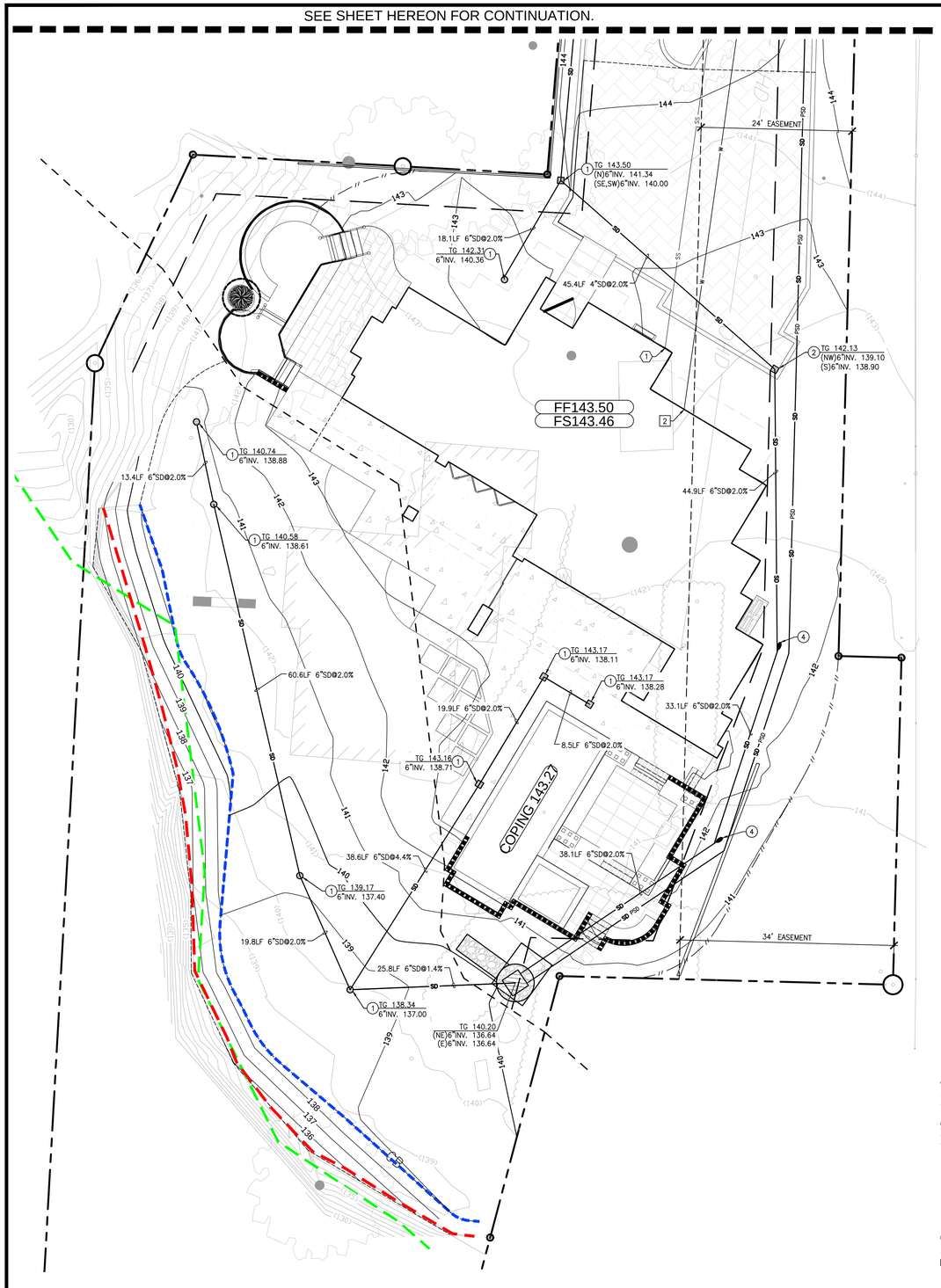

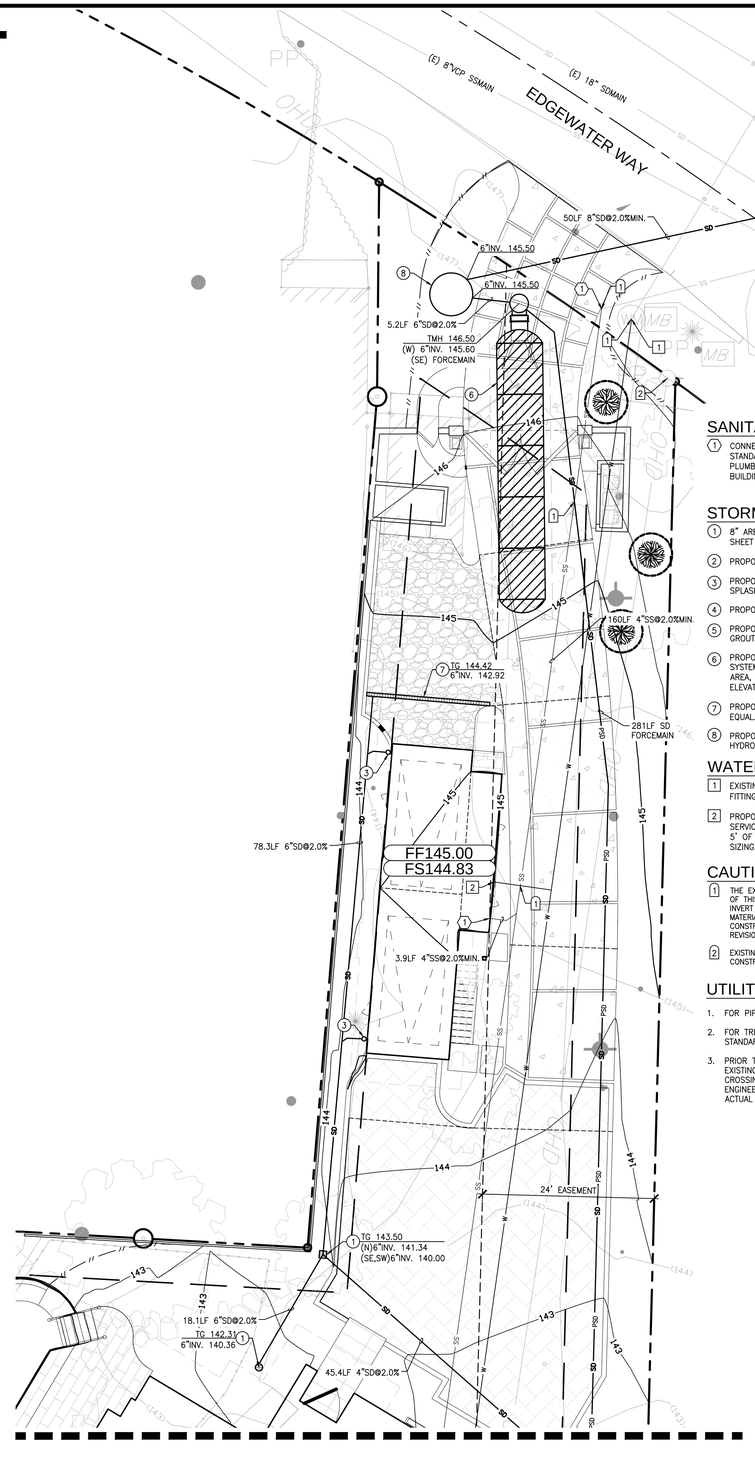

SANITARY SEWER KEY NOTES

1. CONNECTION TO EXISTING 6" SANITARY SEWER LATERAL PER CITY STANDARD S-SL1. MAINTAIN A MINIMUM SLOPE OF 2% IN LATERAL. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5' OF THE BUILDING, INCLUDING CLEANOUT AT FACE OF BUILDING.

STORM DRAIN KEY NOTES

1. 8" AREA DRAIN WITH PEDESTRIAN RATED GRATED PER DETAIL 10 ON SHEET C5.0.
2. PROPOSED 12" DROP INLET WITH TRAFFIC RATED GRATE.
3. PROPOSED ROOF DOWNSPOUT. DISCHARGE TO ADJACENT GRADE VIA SPLASH BLOCK IN A NON-EROSIVE MANNER.
4. PROPOSED STORM DRAIN CLEANOUT WITH COVER TO GRADE.
5. PROPOSED TIE INTO EXISTING STORM DRAIN MANHOLE. NON-SHRINK GROUT TO SEAL FOR WATER TIGHT CONNECTION.
6. PROPOSED STORMTECH MC-3500 UNDERGROUND INFILTRATION CHAMBER SYSTEM PER STORMTECH DETAILS PROVIDED IN SWMP REPORT. VOLUME, AREA, TOP/BOTTOM OF ROCK ELEVATIONS, TOP/BOTTOM OF CHAMBER ELEVATIONS PER PLAN.
7. PROPOSED 6" WIDE SLOT DRAIN. SLOTDRAIN 9000 SERIES OR APPROVED EQUAL.
8. PROPOSED MECHANICAL STORMWATER TREATMENT FACILITY, CONTECH CDS HYDRODYNAMIC SEPARATOR.

WATER KEY NOTES

1. EXISTING 5/8" DOMESTIC WATER METER. PROVIDE 1" TO 2" REDUCER FITTING ON PRIVATE SIDE OF METER TO TRANSITION TO A 2" LINE.
2. PROPOSED 2" WATER LINE TO PROVIDE DOMESTIC AND FIRE SPRINKLER SERVICES. SEE MECHANICAL PLANS BY OTHERS FOR CONTINUATION WITHIN 5' OF BUILDING. MECHANICAL AND FIRE SPRINKLER DESIGNERS TO VERIFY SIZING. NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTIONARY KEY NOTES

1. THE EXACT UTILITY INVERT AND LOCATION IS UNKNOWN DURING PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL POTHOLE AND VERIFY EXISTING UTILITY INVERT AND LOCATION PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. PROVIDE ENGINEER WITH POTHOLE INFORMATION 30 DAYS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS TO ALLOW ADEQUATE TIME FOR REVISIONS TO PLANS.
2. EXISTING OVERHEAD UTILITY LINE TO REMAIN. CONTRACTOR SHALL INCORPORATE CONSTRUCTION MEASURES TO ENSURE THE OVERHEAD LINE IS NOT IMPACTED.

UTILITY GENERAL NOTES

1. FOR PIPE MATERIALS AND ADDITIONAL NOTES, SEE SHEET C2.0.
2. FOR TRENCH SECTION, BACKFILL AND SURFACE REPLACEMENT, SEE CITY STANDARD 8 ON SHEET C5.0.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℄)
- PROPOSED PROPERTY LINE (℄)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED GRASSCRETE PAVING
- PROPOSED TREX DECKING
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB RIDGE HINGE — GRADE BREAK
- CUT / FILL — DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 — CONTOUR MAJOR
- 99 — CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

- 75LF6"SS@2.0% — SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- 6"DW — DOMESTIC WATER SERVICE AND SIZE (DW)
- 8"FW — FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)
- THRUST BLOCK PER CITY STANDARD.

DRY UTILITY LEGEND:

- G E OH JT — DRY UTILITY SERVICE
- PB — PROPOSED PULL BOX
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHT

0 10' 20'
SCALE: 1" = 10'

811 Know what's below. Call811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CUSTARD RESIDENCE

NO.	DATE	REVISIONS
1		
2		
3		
4		

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

CURT & KIM CUSTARD

CUSTARD RESIDENCE

2339 EDGEWATER, SANTA BARBARA, CA 93108

REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C 79026 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DESIGNED BY:	DP/TW
CHECKED BY:	MRW
APPROVED BY:	MRW
DATE:	04/12/2022

UTILITY PLAN

SHEET C5.0

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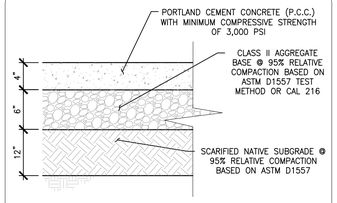
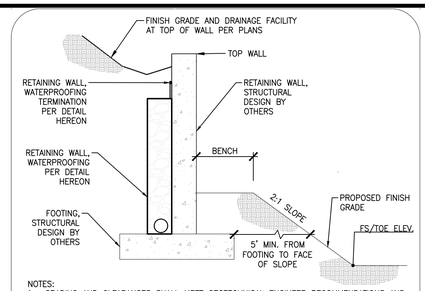


NOTES:
1. FINAL STREET SECTIONS SHALL BE VERIFIED WITH R-VALUE TEST DURING GRADING OPERATIONS, PER SOILS REPORT.
2. PAVEMENT SECTIONS, PREPARATION OF SUBGRADE, AND EARTHWORK SHALL COMPLY WITH THE SOILS REPORT.
3. ALL CONCRETE PAVEMENT SHALL BE PROVIDED FULL DEPTH (OR ↓ DEPTH OF SLAB MINIMUM) CONTROL JOINTS OR CONSTRUCTION JOINTS SPACED AT 15' O.C. MAXIMUM TO CONTROL CRACKING.

1 PEDESTRIAN CONCRETE SECTION

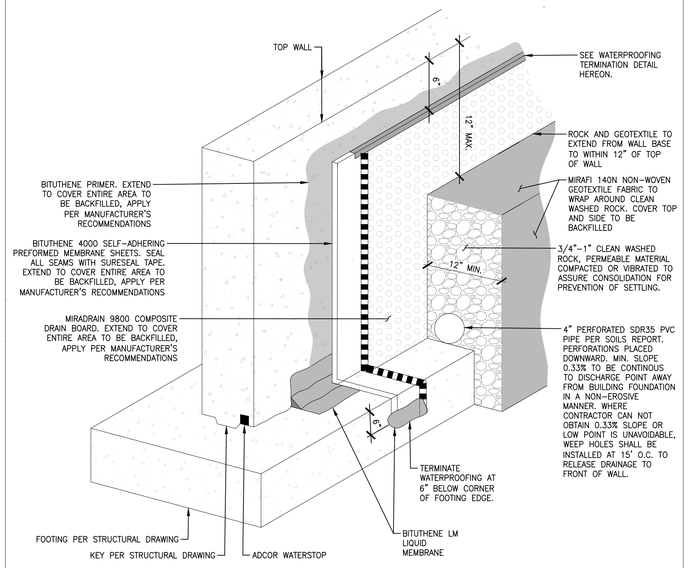
NTS



NOTES:
1. GRADING AND CLEARANCES SHALL MEET GEOTECHNICAL ENGINEER RECOMMENDATIONS AND INSPECTION.
2. CONTRACTOR SHALL VERIFY STRUCTURAL FOOTING AND EMBEDMENT PRIOR TO POUR. NOTIFY ENGINEER OF ANY DISCREPANCIES.

2 RETAINING WALL GRADING

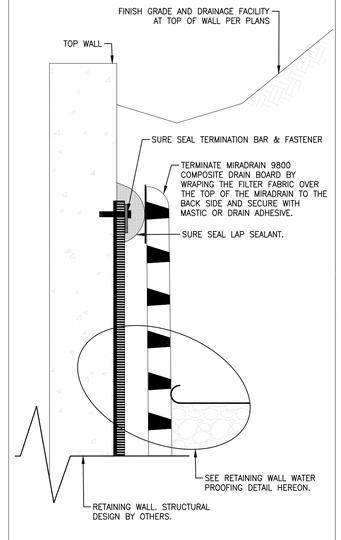
NTS



NOTES:
1. CLEAN WASHED ROCK TO BE TOPPED WITH 12 INCHES OF COMPACTED NATIVE SOILS OF LOW PERMEABILITY PER SOILS REPORT.
2. INSTALL WATER PROOFING MATERIAL IN CONFORMANCE WITH MANUFACTURER SPECIFICATION
3. SEAL ALL SEAMS OF MEMBRANE WITH SURESEAL TAPE.
4. REFER TO GEOTECHNICAL REPORT FOR ALL WATERPROOFING RECOMMENDATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCORPORATE GEOTECHNICAL RECOMMENDATIONS
5. RETAINING WALL DRAINAGE TO BE CONSTRUCTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. INSPECTIONS TO BE CONDUCTED DURING CONSTRUCTION.

3 RETAINING WALL WATERPROOFING

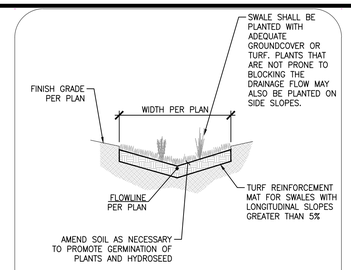
NTS



NOTES:
1. TERMINATE WATERPROOFING MEMBRANE USING CCW TERMINATION BAR FASTENED AT 6" O.C, WITHIN 1/4" OF EDGE OF MATERIAL
2. APPLY 3/4" LAYER OF BITHUENE LM LIQUID MEMBRANE OR SURE-SEAL LAP SEALANT COVERING TOP EDGE OF AND ENTIRE TERMINATION.

4 WATERPROOFING TERMINATION DETAIL

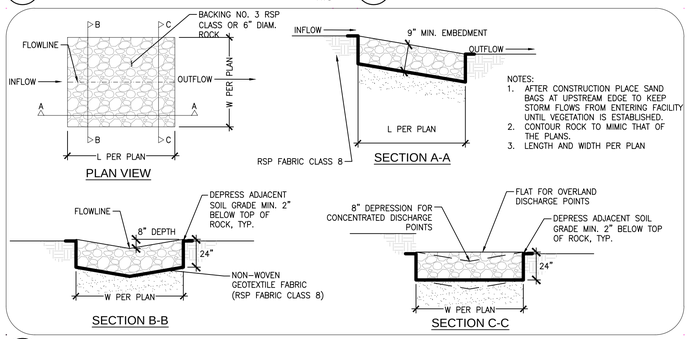
NTS



NOTES:
1. SWALES SHALL BE VEGETATED AND STABILIZED TO EFFECTIVELY MANAGE EROSION AND SEDIMENT CONTROL OF GRADED AREAS.
2. VEGETATED SWALES ON GRADES OF MORE THAN 5% FOR A LENGTH GREATER THAN 25 FEET MUST INSTALL CHECK DAMS TO LIMIT THE SLOPE OF THE SWALE UNLESS OTHERWISE APPROVED.

5 VEGETATED SWALE

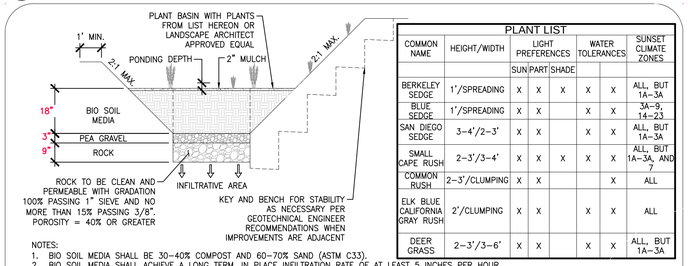
NTS



NOTES:
1. AFTER CONSTRUCTION PLACE SAND BAGS AT UPSTREAM EDGE TO KEEP STORM FLOWS FROM ENTERING FACILITY UNTIL VEGETATION IS ESTABLISHED.
2. CONTOUR ROCK TO MIMIC THAT OF THE PLANS.
3. LENGTH AND WIDTH PER PLAN

6 ROCK SLOPE PROTECTION OVERFLOW SPILLWAY

NTS

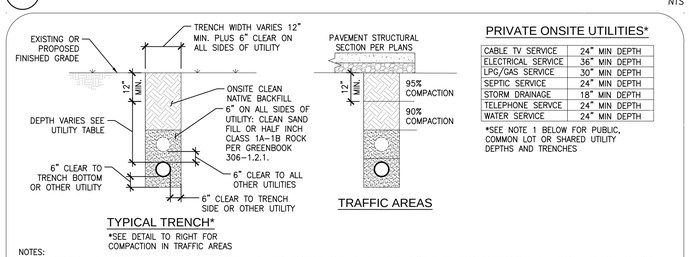


PLANT LIST							
COMMON NAME	HEIGHT/WIDTH	LIGHT PREFERENCES			WATER TOLERANCES		SUNSET CLIMATE ZONES
		SUN	PART	SHADE			
BERKELEY SEDGE	1'/SPREADING	X	X	X	X	X	ALL, BUT 1A-3A
BLUE SEDGE	1'/SPREADING	X	X		X	X	3A-9, 14-23
SAN DIEGO SEDGE	3-4'/2-3'	X	X		X	X	ALL, BUT 1A-3A
SMALL CAPE RUSH	2-3'/3-4'	X	X	X	X	X	ALL, BUT 1A-3A, AND 7
COMMON RUSH	2-3'/CLUMPING	X	X			X	ALL
ELK BLUE CALIFORNIA GRAY RUSH	2'/CLUMPING	X	X		X	X	ALL
DEER GRASS	2-3'/3-6'	X	X		X	X	ALL, BUT 1A-3A

NOTES:
1. BIO SOIL MEDIA SHALL BE 30-40% COMPOST AND 60-70% SAND (ASTM C33).
2. BIO SOIL MEDIA SHALL ACHIEVE A LONG TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
3. SCARIFY SUBGRADE BEFORE INSTALLING ROCK. NOTIFY ENGINEER FOR INSPECTION WHEN EXCAVATION IS COMPLETE AND MATERIALS ARE DELIVERED ONSITE.
4. EXCAVATE TO ALLOW FOR SPECIFIED SOIL AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS PER PLAN
5. COMPACT EACH 6" LIFT OF BIO SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, ALLOW TO DRY OVERNIGHT BEFORE PLANTING.
6. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS
7. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
8. PEA GRAVEL LAYER SHALL BE UNIFORM TO FORM A FILTERING MEMBRANE TO PREVENT MIGRATION OF FINES FROM BIO SOIL MEDIA.

7 BIO RETENTION AREA CROSS SECTION

NTS



PRIVATE ONSITE UTILITIES*

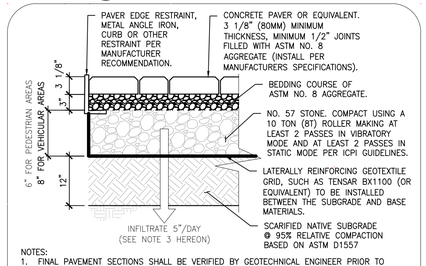
CABLE TV SERVICE	24" MIN DEPTH
ELECTRICAL SERVICE	36" MIN DEPTH
LPG/GAS SERVICE	30" MIN DEPTH
SEPTIC SERVICE	24" MIN DEPTH
STORM DRAINAGE	18" MIN DEPTH
TELEPHONE SERVCE	24" MIN DEPTH
WATER SERVICE	24" MIN DEPTH

*SEE NOTE 1 BELOW FOR PUBLIC, COMMON LOT OR SHARED UTILITY DEPTHS AND TRENCHES

NOTES:
1. ALL COMMON LOT OR SHARED UTILITY TRENCHES WILL BE UNDERGROUND AND TO THE COUNTY SPECIFICATIONS, COUNTY STD U-4 AND U-4A FOR TRENCH.
2. ALL SIZING OF THE UTILITY PIPING AND CONDUITS FOR THIS PROJECT IS TO BE DETERMINED IN THE FIELD BASED ON THE CURRENT UTILITY DEMANDS, ANY SIZE INDICATED ON THE PLANS IS FOR GENERAL INFORMATION ONLY.
3. WHERE APPLICABLE PG&E SERVICE DETAILS AND SPECIFICATIONS OVERRIDE THIS TRENCH DETAIL FOR ELECTRICAL SUPPLY TO SITE, IF SO THEN SEE JOINT TRENCH CONFIGURATIONS AND OCCUPANCY GUIDE BY PG&E FOR ADDITIONAL DETAIL AND CLARIFICATION ON ELECTRICAL TRENCHING AND PLANS BY OTHERS.
4. WET UTILITIES MUST HAVE A MINIMUM OF 36" SEPARATION FROM THE ELECTRICAL SERVICE, WATER SERVICE AND SEWER SERVICE MUST BE IN SEPARATE TRENCHES.
5. SEWER OR SEPTIC SERVICE, STORM DRAINAGE AND WATER SERVICE MUST NOT BE IN THE SAME TRENCH AS THE ELECTRICAL SERVICE.
6. SAND OR ROCK TO BE PLACED AND TAMPED TO INSURE COMPLETE FILL OF HAUNCHING AREA FOR AVOIDANCE OF SETTLEMENT.

8 PRIVATE UTILITY TRENCH DETAIL

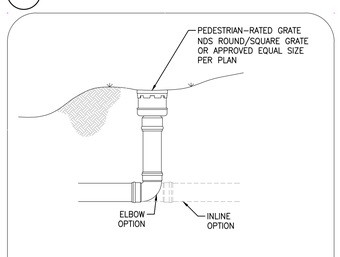
NTS



NOTES:
1. FINAL PAVEMENT SECTIONS SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
2. PAVEMENT SECTIONS, PREPARATION OF SUBGRADE, AND EARTHWORK SHALL COMPLY WITH THE SOILS REPORT OR GEOTECHNICAL RECOMMENDATIONS.
3. PERFORM FIELD TESTING DURING CONSTRUCTION TO VERIFY INFILTRATION OF 5" PER DAY PER SLO COUNTY PCR HANDBOOK SECTION 3.2. NOTIFY ENGINEER OF RESULTS.
4. DETAIL HEREON PER MANUFACTURERS RECOMMENDATIONS (AIR VOL BLOCK DWG ICPI-68).

9 PERVIOUS PAVER SECTION

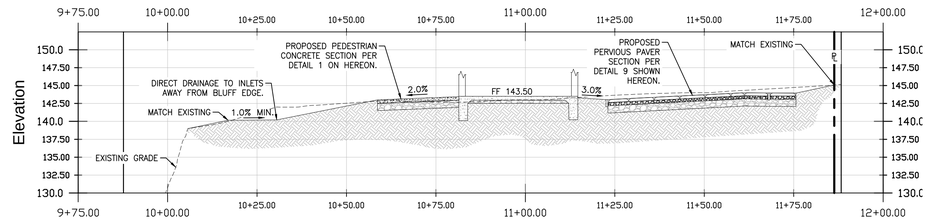
NTS



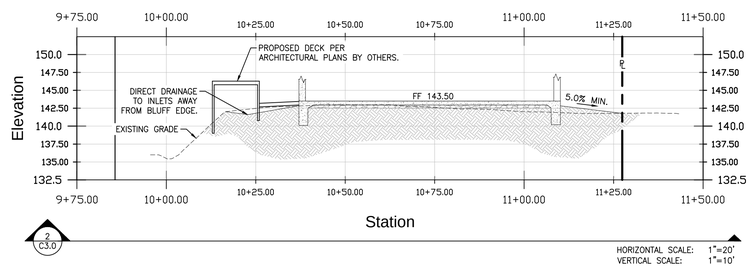
NOTES:
1. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

10 PEDESTRIAN-RATED AREA DRAIN

NTS



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

CUSTARD RESIDENCE

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NO.	DATE	REVISIONS
1		
2		
3		
4		

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

CURT & KIM CUSTARD

CUSTARD RESIDENCE

2339 EDGEWATER, SANTA BARBARA, CA 93108

REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C 79026 STATE OF CALIFORNIA

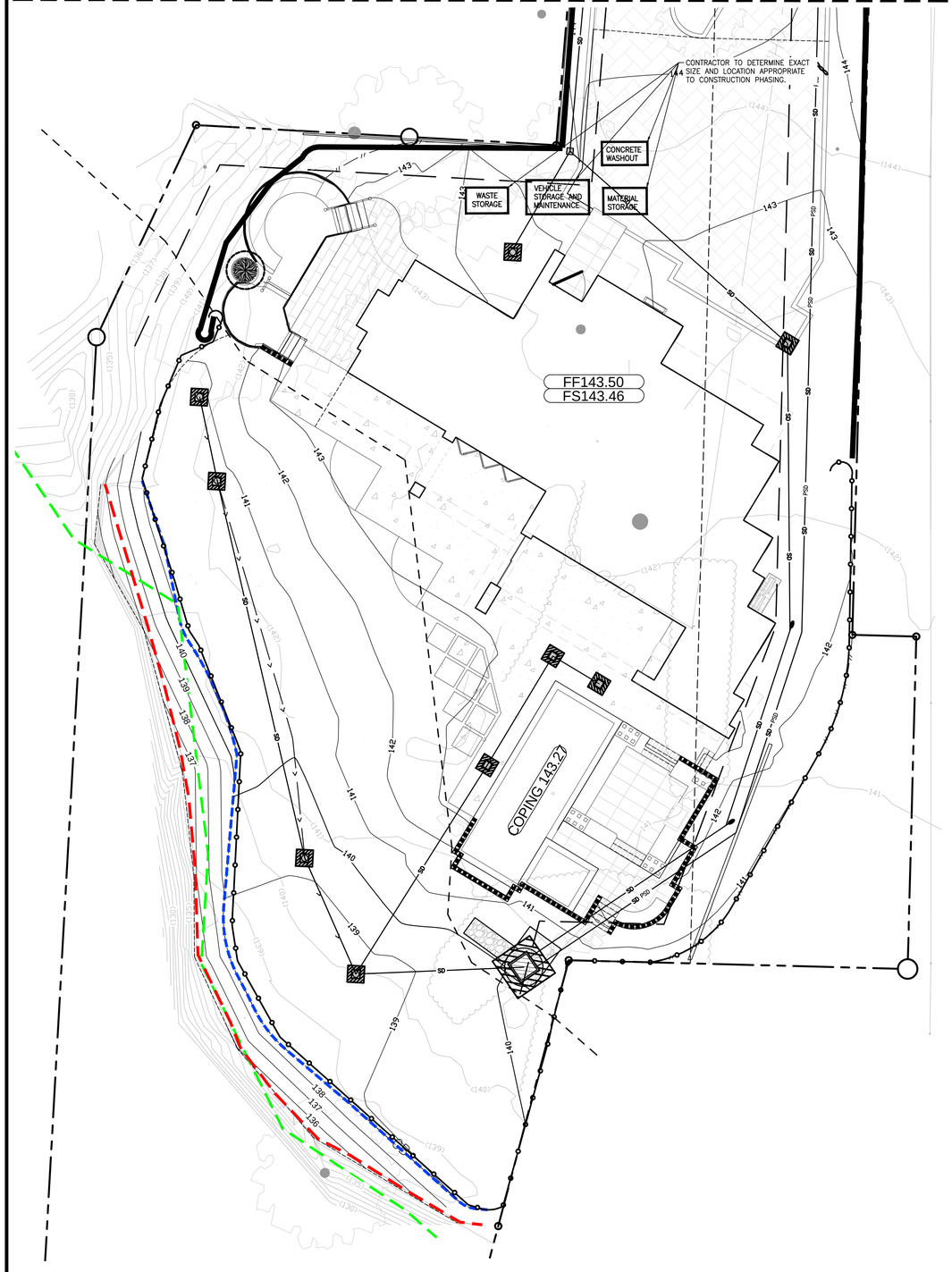
NOT FOR CONSTRUCTION

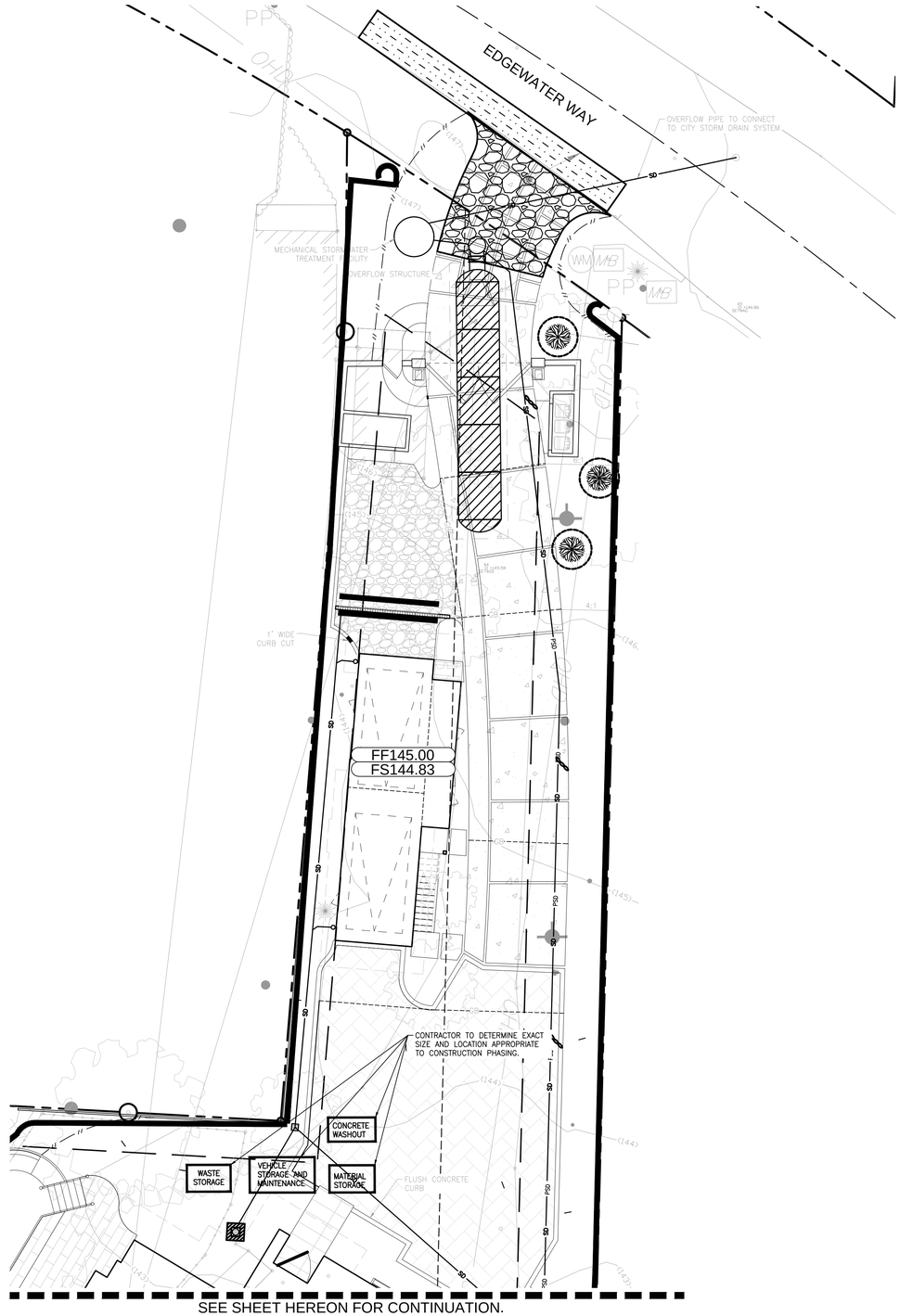
DESIGNED BY:	DP/TW
CHECKED BY:	MRW
APPROVED BY:	MRW
DATE:	04/12/2022

SECTIONS & DETAILS

SHEET C6.0

SEE SHEET HEREON FOR CONTINUATION.





SEE SHEET HEREON FOR CONTINUATION.

EROSION CONTROL LEGEND

- SILT FENCE SEDIMENT CONTROL PER DETAIL 1 ON SHEET EC2.0.
- FIBER ROLL SEDIMENT CONTROL PER DETAIL 2 ON SHEET EC2.0.
- CONSTRUCTION ENTRANCE TRACKING CONTROL BMP PER DETAIL 5 ON SHEET EC2.0.
- CONCRETE WASHOUT — CONCRETE WASHOUT BMP PER DETAIL 4 ON SHEET EC2.0.
- DROP INLET SEDIMENT CONTROL PER DETAIL 6 ON SHEET EC2.0.
- GRAVEL BAG CHECK DAM PER DETAIL 7 ON SHEET EC2.0.
- STREET SWEEPING AND VACUUMING PER CASQA FACT SHEET SE-7

CUSTARD RESIDENCE

0 10' 20'

SCALE: 1" = 10'

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Know what's below. Call 811 before you dig.

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NOT FOR CONSTRUCTION

DESIGNED BY:	DP/TW
CHECKED BY:	MRW
APPROVED BY:	MRW
DATE:	04/12/2022

EROSION & SEDIMENT CONTROL PLAN

SHEET

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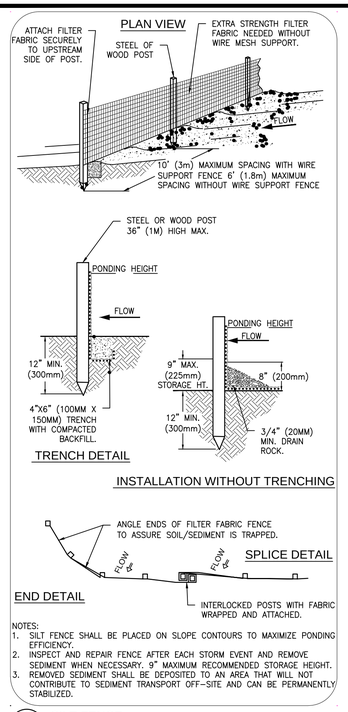
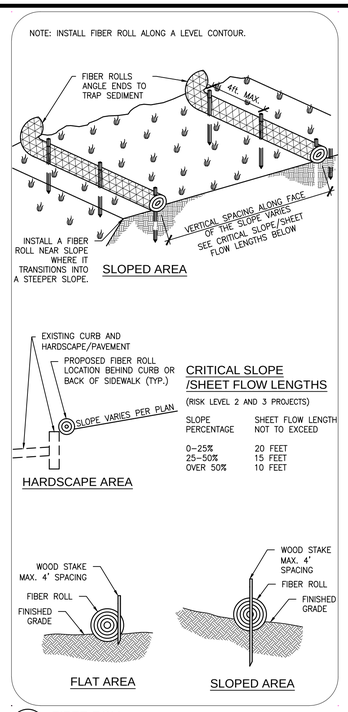
CUSTARD RESIDENCE

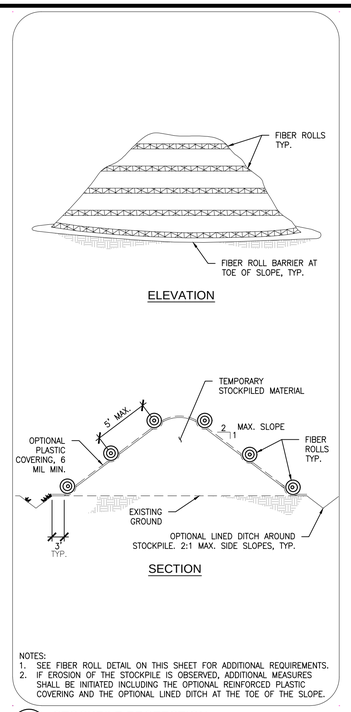


NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT TRANSPORT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

1 SILT FENCE — NTS

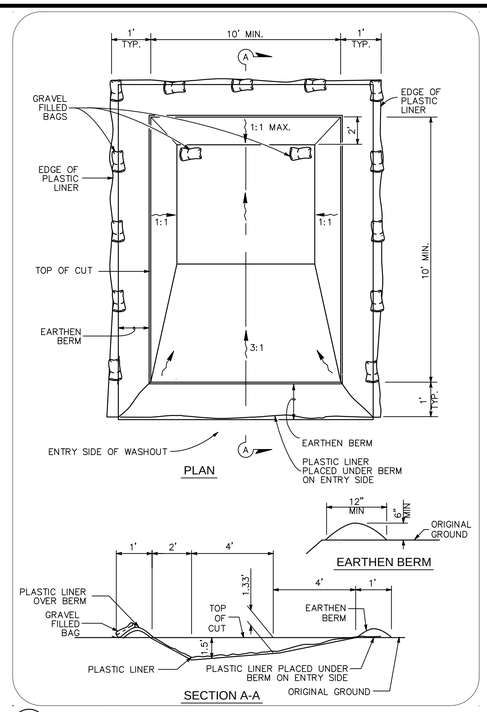


2 FIBER ROLL — NTS

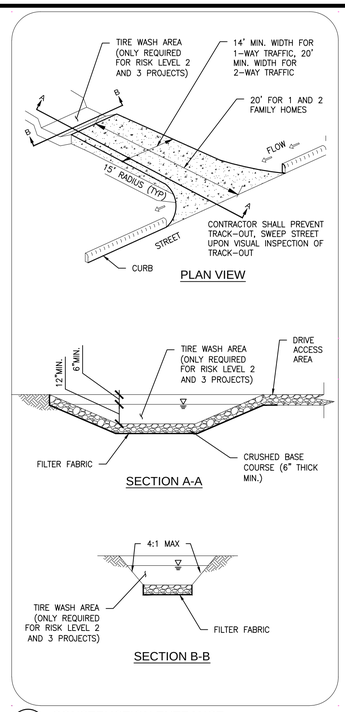


NOTES:
1. SEE FIBER ROLL DETAIL ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.
2. IF EROSION OF THE STOCKPILE IS OBSERVED, ADDITIONAL MEASURES SHALL BE INITIATED INCLUDING THE OPTIONAL REINFORCED PLASTIC COVERING AND THE OPTIONAL LINED DITCH AT THE TOE OF THE SLOPE.

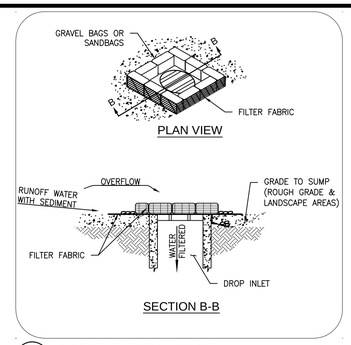
3 STOCKPILE PROTECTION — NTS



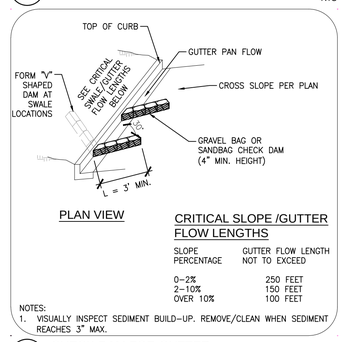
4 CONCRETE WASHOUT — NTS



5 CONSTRUCTION ENTRANCE — NTS



6 DROP INLET PROTECTION — NTS



CRITICAL SLOPE /GUTTER FLOW LENGTHS

SLOPE PERCENTAGE	GUTTER FLOW LENGTH NOT TO EXCEED
0–2%	250 FEET
2–10%	150 FEET
OVER 10%	100 FEET

NOTES:
1. VISUALLY INSPECT SEDIMENT BUILD-UP. REMOVE/CLEAN WHEN SEDIMENT REACHES 3" MAX.

7 CHECK DAM FOR GUTTER — NTS

DUST CONTROL NOTES

1. APPROPRIATE DUST CONTROL SHALL BE PROVIDED TO MINIMIZE ANY DUST NUISANCE, IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY AGENCY.
2. SPRAY WATER ON ALL EXPOSED EARTH SURFACED DURING CLEARING, GRADING, EARTH MOVING AND OTHER SITE PREPARATION ACTIVITIES THROUGHOUT THE DAY TO MINIMIZE DUST. USE TARPAULINS OR OTHER EFFECTIVE COVERS ON ALL STOCKPILED EARTH MATERIAL AND ON ALL HAUL TRUCKS TO MINIMIZE DUST. SWEEP THE ADJACENT STREET FRONTAGES AT LEAST ONCE A DAY OR AS NEEDED TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES. ENSURE THAT CONSTRUCTION VEHICLES ARE CLEANED PRIOR TO LEAVING THE SITE TO PREVENT DUST AND DIRT FROM BEING TRACKED OFF SITE.
3. ALL EXPOSED SURFACES SHALL BE WATERED A MINIMUM OF TWICE DAILY UNLESS DEEMED UNNECESSARY DUE TO WEATHER. WATER SHALL BE APPLIED AS PROVIDED IN THE CALTRANS STANDARD SPECIFICATIONS.
4. DUST PALLIATIVES MAY BE SUBSTITUTED FOR WATERING UPON THE APPROVAL OF THE CITY ENGINEER. DUST PALLIATIVES SHALL BE APPLIED AS PROVIDED IN SECTION 18 OF CALTRANS STANDARD SPECIFICATIONS.
5. ALL EXPOSED EARTH SURFACES SHALL BE PLANTED AT THE EARLIEST POSSIBLE TIME.
6. IF APPLICABLE, CONTRACTOR SHALL COMPLY WITH DUST CONTROL PERMIT AND PERFORMANCE REQUIREMENTS OF THE AIR POLLUTION CONTROL DISTRICT. COPIES OF THE APPROVED DUST CONTROL PLAN SHALL BE PROVIDED TO CITY ENGINEER AND MAINTAINED ON SITE.
7. CONTRACTOR TO PRACTICE DUST CONTROL MEASURES IN ACCORDANCE WITH THE CITY STANDARDS THROUGHOUT CONSTRUCTION.
8. VISIBLE DUST EMISSIONS (VDE) SHALL BE MINIMIZED TO THE EXTENT FEASIBLE WHERE SOIL IS BEING DISTURBED BY EQUIPMENT OR BY WIND.
9. DUST CONTROL MAY BE ACHIEVED BY APPLYING WATER BEFORE/DURING EARTHWORK AND ONTO UNPAVED TRAFFIC AREAS, APPLYING DUST PALLIATIVES, PHASING WORK TO LIMIT DUST, AND SETTING UP WIND FENCES TO LIMIT WIND BLOWN DUST.
10. SOIL STABILIZATION IMAY BE REQUIRED AT REGULATED CONSTRUCTION SITES AFTER NORMAL WORKING HOURS AND ON WEEKENDS AND HOLIDAYS. THIS REQUIREMENT MAY ALSO APPLY TO INACTIVE CONSTRUCTION AREAS SUCH AS PHASED PROJECTS WHERE DISTURBED LAND IS LEFT UNATTENDED. APPLYING WATER TO FORM A VISIBLE CRUST ON THE SOIL AND RESTRICTING VEHICLE ACCESS ARE OFTEN EFFECTIVE FOR SHORT-TERM STABILIZATION OF DISTURBED SURFACE AREAS. LONG-TERM METHODS INCLUDING APPLYING DUST SUPPRESSANTS AND ESTABLISHING VEGETATIVE COVER MAY ALSO BE SUITABLE.
11. CARRYOUT AND TRACKOUT OF SOIL & SEDIMENT SHALL BE MINIMIZED TO THE EXTENT FEASIBLE. TRACKOUT MATERIAL MUST BE CLEANED UP AT LEAST DAILY, AND IMMEDIATELY IF IT EXTENDS MORE THAN 50 FEET FROM THE EXIT POINT ONTO A PAVED ROAD. METHODS MAY INCLUDE USING A BLOWER, DRY SWEEPING, MECHANICAL DEVICES OR STREET SWEEPING.
12. UNPAVED ACCESS AND HAUL ROADS, AS WELL AS UNPAVED VEHICLE AND EQUIPMENT TRAFFIC AREAS AT CONSTRUCTION SITES MAY REQUIRE DUST CONTROL. SPEED LIMIT SIGNS LIMITING VEHICLE SPEED MAY BE UTILIZED AS NECESSARY.
13. LITTER SHALL BE PREVENTED. ALL CONSTRUCTION MATERIAL AND DEBRIS SHALL BE LIMITED TO MATERIAL STORAGE AREAS AND TRASH AREAS.

EROSION & SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM BELOW THE CONSTRUCTION SITE IS EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY AGENCY. EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.
4. IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE CITY AGENCY. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.
5. STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY AGENCY.
8. ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.
9. BETWEEN OCTOBER 15 AND APRIL 15, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
10. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
11. DURING THE RAINY SEASON (TYPICALLY OCTOBER 15 TO APRIL 15) ALL SEDIMENT BARRIERS ARE TO BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH STORM. CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL MEASURES AND INLETS AFTER EACH SIGNIFICANT RAINFALL AND DAILY DURING PROLONGED STORM EVENTS. REMOVE SEDIMENTS WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.
12. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
13. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
14. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF- WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.
15. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS- OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.
16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
18. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.
19. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.
20. GRADED AREAS TO BE SEEDED FOR EROSION CONTROL SHALL USE GRASS SEED AT THE RATE OF 75-100/LBS. PER ACRE. SEEDED AREAS SHALL BE IRRIGATED TO ENSURE COVER IS ROOTED PRIOR TO RAINY SEASON.
21. HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPSOIL.
22. STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
23. THIS PLAN PROVIDES EROSION CONTROL AND SEDIMENTATION INFORMATION AND DESIGN USING THE FOLLOWING ASSUMPTIONS:
    *GROUND HAS BEEN ROUGH GRADED.
    *STORM DRAIN UTILITIES AND INLETS HAVE BEEN INSTALLED.
24. CONTRACTOR SHALL ADJUST THE SEDIMENTATION AND EROSION CONTROL METHODS AS THE PROJECT DEVELOPS. IT SHALL BE THE QUALIFIED SWPPP PRACTITIONER'S (QSP) RESPONSIBILITY TO ENSURE THAT THE INSTALLED EROSION CONTROL AND SEDIMENTATION IMPROVEMENTS ARE IN CONFORMANCE WITH THE STATE OF CALIFORNIA STORM WATER POLLUTION PREVENTION PLAN GUIDELINES AND THE CALIFORNIA BEST MANAGEMENT PRACTICES.
25. TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE CITY ENGINEER AND IN PLACE PRIOR TO THE START OF GRADING.
26. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR CONSTRUCTION AND ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.
27. ALL MATERIALS NECESSARY FOR WINTERIZATION SHALL BE AVAILABLE AT THE SITE BY OCTOBER 12, AND ALL WINTERIZATION MEASURES SHALL BE INSTALLED AND COMPLETED BY OCTOBER 15.
28. WINTERIZATION SHALL BE INSTALLED ACCORDING TO THIS PLAN AND AS DIRECTED BY THE QUALIFIED SWPPP PRACTITIONER (QSP), AND SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH APRIL 1.
29. FILL SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL BE TO WALK A TRACK-TYPE TRACTOR UP AND DOWN THE SLOPE, CREATING CLEAT MARKS ON THE SLOPE WITH CONTOURS. THESE WILL PROVIDE SEED AND FIBER COLLECTION POINTS.
30. CUT SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL LEAVE THE SLOPE IN A ROUGHENED CONDITION WITH 2 INCHES OF LOOSENED MATERIAL FOR SEEDING.
31. EACH FIBER ROLL SHALL BE SECURELY HELD WITH 1"X1"X18" STAKES (MIN).
32. IF ANY GRAVEL BAGS ARE MOVED AND/OR RELOCATED IN GAINING ACCESS TO THE SITE DURING THE WINTER MONTHS, THEY SHALL BE REPLACED IF THEY ARE NO LONGER STABLE.
33. ONCE INSTALLED, ALL WINTERIZATION MATERIALS SHOULD BE CHECKED BEFORE EACH WEEKEND AND EACH STORM.
34. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
35. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND THE SEDIMENT CONTROL DEVICE WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THIS PLAN AND IN THE DETAIL ON THE SHEET UNTIL THE SITE IS PAVED.
36. CONTRACTOR TO PROVIDE TEMPORARY SEDIMENT CONTROL DEVICE AT CATCH BASINS AS SHOWN IN DETAIL. CONTRACTOR MAY SUBSTITUTE OTHER SEDIMENT CONTROL DEVICES (GRAVEL BAGS, SILT TRAPS, ETC.) UNDER THE DIRECTION OF THE QSP. ALL MODIFICATIONS NEED TO BE APPROVED BY QSD, AND LOGGED IN THE SWPPP AMENDMENT LOG.
37. ACCESS ROADS: AS NECESSARY, ANY SEDIMENT OR OTHER CONSTRUCTION RELATED MATERIALS DEPOSITED ON ACCESS ROADS SHALL BE REMOVED PRIOR TO ANY RAIN EVENT BY VACUUMING OR SWEEPING.
38. WIND EROSION CONTROL: STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND EROSION AT ALL TIMES WHEN NOT IN USE.
39. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS WHERE CONSTRUCTION ACTIVITY HAS DISTURBED SOIL BUT ARE NOT SCHEDULED TO RE-DISTURB SOIL FOR AT LEAST 14 DAYS.

NO.	DATE	REVISIONS
1		
2		
3		
4		

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

CURT & KIM CUSTARD

CUSTARD RESIDENCE

2339 EDGEWATER, SANTA BARBARA, CA 93108

REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C 79026 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DESIGNED BY: DP/TW
CHECKED BY: MRW
APPROVED BY: MRW
DATE: 04/12/2022

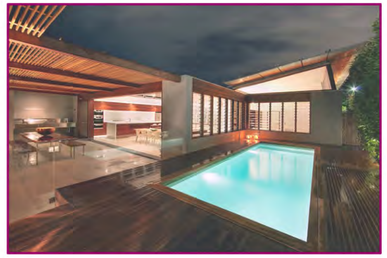
EROSION & SEDIMENT CONTROL DETAILS

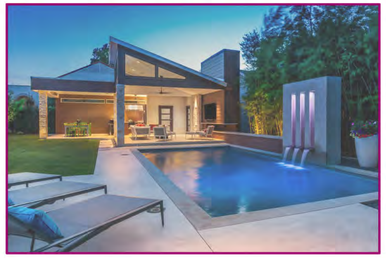
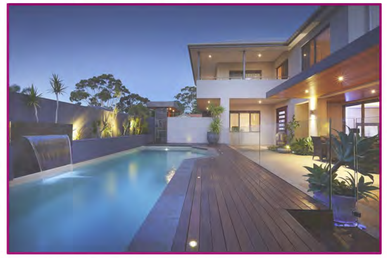
SHEET EC2.0

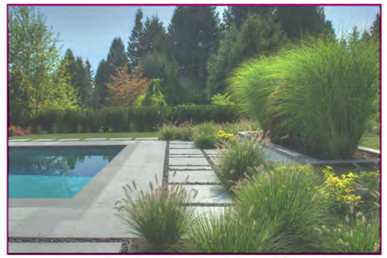
saved: 5/4/2022, plotted: 5/4/2022, path: x:\projects_eng\2019452_custard residence_2339 edgewater way\drawings\erosion control.dwg

COASTAL BLUFF RESTORATION PLAN

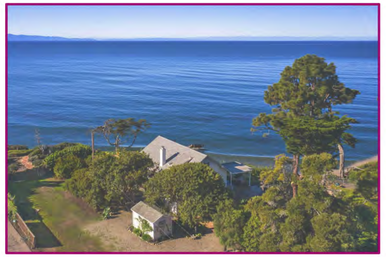
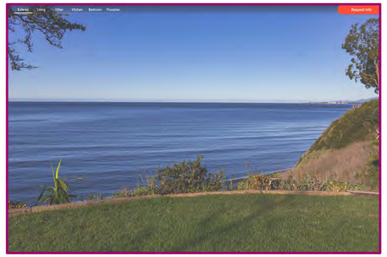
PROJECT IMAGERY ••• PROPOSED





PROJECT IMAGERY ••• EXISTING

COASTAL BLUFF PROPERTY

SANTA BARBARA SINGLE FAMILY RESIDENCE

5TH SUBMITTAL

April 14, 2022
February 09 2022
December 01 2021
October 19, 2021

PL-1A

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CONCEPTUAL MASTER PLAN

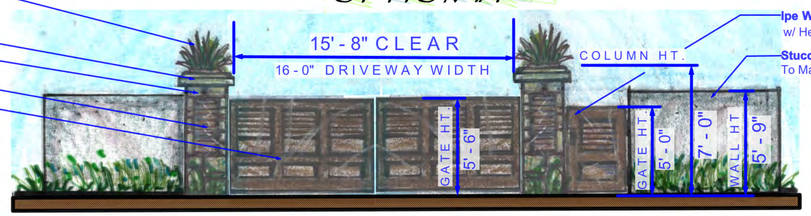
CUSTARD FAMILY RESIDENCE

2339 EDGEWATER WAY • SANTA BARBARA, CALIFORNIA

AUTO / PEDESTRIAN ENTRY GATES & WING WALLS

OPTION #1

1/4" = 1' - 0"



- **Rusted Metal Agave 'Finial'**
  Alt.#1: Accent Light - 'Dark Sky'
  Alt.#2: Agave in Pltg. Pocket
- **'Oklahoma' Stone Cap**
- **'S. B. Sandstone' Veneer over CMU Square Column**
- **Ipe Wood Louvered Panel**
- **Ipe Wood Swinging Gates w/ Metal Frame**
  Alt.#1: 'TREX' Gate - Dark Brown
- **Ipe Wood Louvered Panel Gate**
  w/ Heavy Duty Gate Hardware
- **Stucco Wing Walls**
  To Match Residence

SYNTHETIC TURF SPEC. SHEET

CHILDREN'S ACTIVE PLAY • FAMILY ACTIVITY

SYNLAWN® Plant-Based Artificial Grass — PRODUCT SPECIFICATIONS

PET PLATINUM

Offering superior durability in high foot traffic areas is what sets this artificial grass variety apart from the rest of the pack. Ideal turf for a multitude of applications where durability and reliability matter.

- Unmatched Lifetime Warranty
- EnviroLoc™ Plant-Based Backing
- Deluster + UV Protection
- ASTM E108 Class A Fire Rating

SUPER YARN™ TECHNOLOGY

Sanitized® Antimicrobial	DualChill™ IR Reflective	StatBlock™ Anti-Static

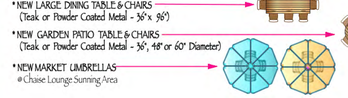
RECOMMENDED USES: LANDSCAPE · PETS · PLAY · ROOFTOP

SKU	ST343 PETS		
Grass Zone Yarn/Color	PE / Field Green / Apple		
Grass Zone Denier	10,800 / 6		
Thatch Zone Yarn/Color	PE / Field Green / Beige		
Thatch Zone Denier	5,000 / 8		
Grass Zone Yarn Shape	Omega		
Finished Pile Height	1 1/2"		
Finished Pile Weight	80 oz.		
Backing	15 / 18 PP 2-Part / 22oz. EnviroLoc™		
Tuft Gauge	3/8"		
Total Weight	108 oz.		
Tuft Bind	> 8 lbs.		
Permeability	> 1,200 inches per / SY		
Features	SanNized®, EnviroLoc™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers		
Test Data	ASTM E108 Class A Fire Rating, F1292, F1551, F1951, IPEMA Certified		
Primary Yarn Polymer	Polyethylene		
Yarn Cross Section	Omega	Primary Backing	15/18 PP 2-Part
Standard Color	Field Green / Apple	Coating Type	22 oz. EnviroLoc™
Fabric Construction	Tufted	PE Yarn Denier / Ends	10,800 / 6
Second Yarn Polymer Thatch	Polyethylene	Texturized Thatch Denier / Ends	5,000 / 8
Secondary Yarn Color	Field Green / Beige	Warranty Period	Limited Lifetime

SYNLAWN — For ordering and questions, contact SYNLawn at 866-796-5296 or visit SYNLawn.com

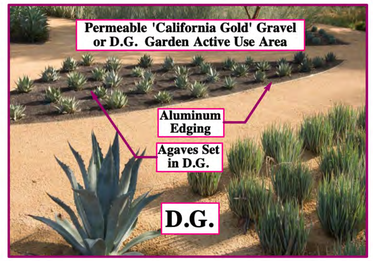
GARDEN FURNITURE KEY

- NEW DECORATIVE FOUNTAIN URN on MASONRY PEDESTAL (Focal Point Garden Element - In Colorful Ceramic Urn ~ 28" Diameter x 40" Height)
- NEW FIRE EFFECTS FEATURE on MASONRY PEDESTAL (Focal Point Garden Element - In Colorful Ceramic Urn ~ 28" Diameter x 40" Height)
- NEW DECORATIVE PLANTING URN on MASONRY PEDESTAL (Focal Point Garden Element - In Colorful Ceramic Urn ~ 28" Diameter x 40" Height)
- NEW OUTDOOR KITCHEN - Finished Surface Height Elevated to Maximize View (Built-in BBQ, Sink, Under Counter Refrigerator & Food Prep Counter @ 36" Ht.) (Raised Bar Counter @ 42" Ht & Bar Stool w/ Perimeter 6" x 6" Back-of Counter Curb)
- NEW FOCAL POINT GARDEN ART on MASONRY PEDESTAL (Selected by Owner - Secure in Place)
- NEW CHAISE LOUNGE / HAMMOCKS
- NEW HALF-CHAISE / ADIRONDACK CHAISE
- NEW OUTDOOR LIVING ROOM ENSEMBLE
  - LARGE SOFA - (8' Length)
  - INDIVIDUAL CHAIRS - (3' Width)
  - COFFEE TABLE - (Teak or Ipe - 3' x 60")
  - SIDE TABLE - (Teak or Ipe - 24" x 24")
  - FIRE PIT TABLE - (Connect to Gas Line - Size as Shown)
- NEW LARGE DINING TABLE & CHAIRS (Teak or Powder Coated Metal - 36" x 96")
- NEW GARDEN PATIO TABLE & CHAIRS (Teak or Powder Coated Metal - 36", 48" or 60" Diameter)
- NEW MARKET UMBRELLAS @ Chaise Lounge Sunning Area



For Bluff Restoration Landscaping

- See Detailed Planting / Sheet PL-2A



PL-1A / PL-2A

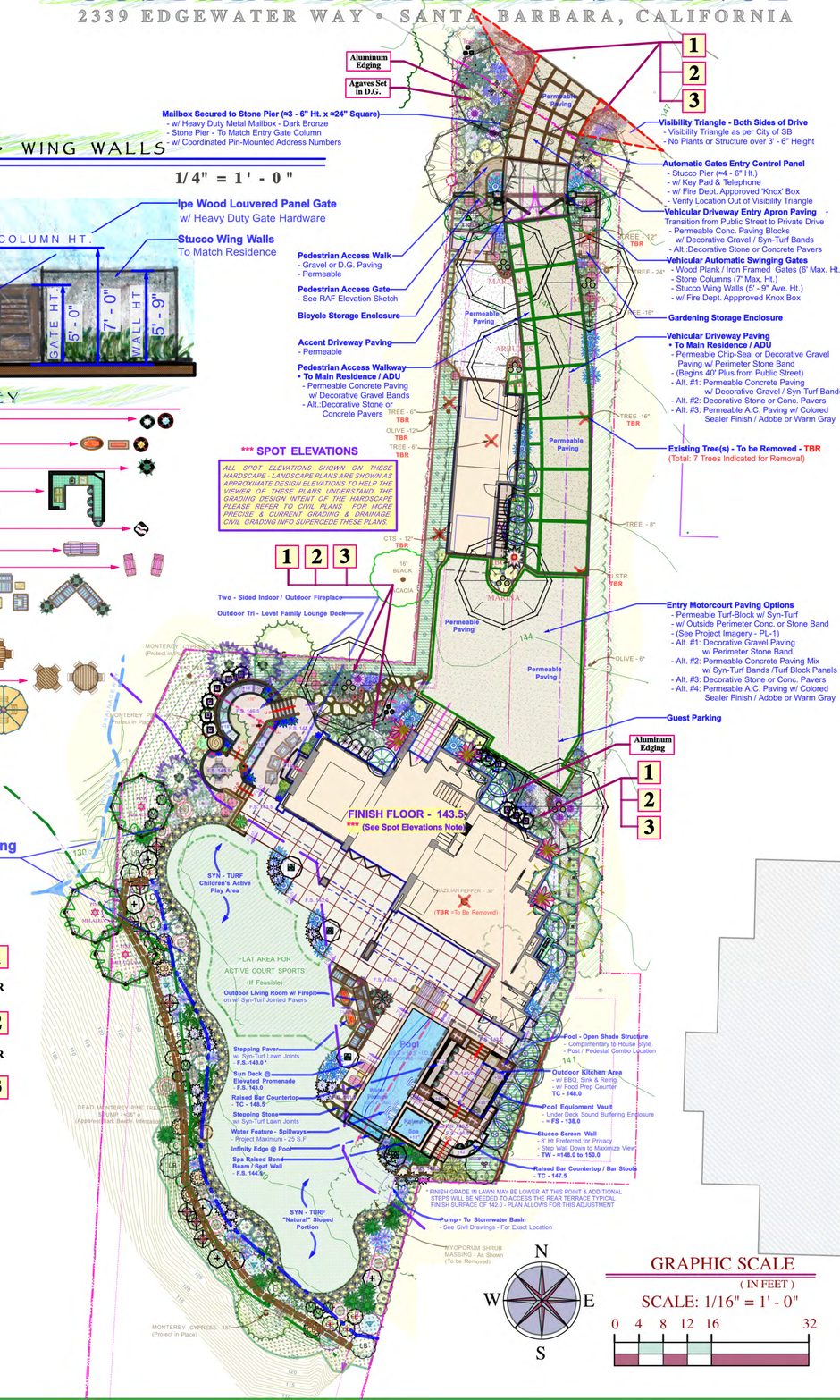
PROPOSED DECORATIVE GRAVEL TOPDRESS IN SELECTED PLANTING AREAS

DECORATIVE ROCK in PLANTING AREAS, TYP. AAA

- Choice #1: 'CORAL' ROUNDED AGGREGATE
- Choice #2: 'PALOMINO' ANGLED / CRUSHED GRAVEL or
- Choice #2A: 'DEL RIO' - TAN & BLACK ANGLED / CRUSHED GRAVEL
- Choice #3: 'CALIFORNIA GOLD' ANGLED GRAVEL
- 3/8" to 5/8" SIZE RANGE - 2" MIN. DEPTH
- w/ UNDERLYING PERMEABLE WEED CONTROL FABRIC (SECURE IN PLACE)

1 OR 2 OR 3

1 OR 2 OR 3



GRAPHIC SCALE
(IN FEET)
SCALE: 1/16" = 1' - 0"
0 4 8 12 16 32

COASTAL BLUFF RESTORATION PLAN

COASTAL BLUFF PROPERTY

SANTA BARBARA SINGLE FAMILY RESIDENCE

CONCEPTUAL MASTER PLAN

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CUSTARD FAMILY RESIDENCE

2339 EDGEWATER WAY • SANTA BARBARA, CALIFORNIA

5TH SUBMITTAL

April 14, 2022
February 09 2022
December 01 2021
October 19, 2021

PL - 2A

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SITE FEATURES KEY PROJECT NOTES

- **A** — **(N) REAR OCEAN VIEW MAIN ENTERTAINMENT TERRACE**
  - w/ LIMESTONE PAVING - TO MATCH HOUSE INTERIOR
- **B** — **(N) OUTDOOR LIVING ROOM TERRACE w/ FIREPIT ON STONE PAVERS w/ SYN-TURF JOINTS**
- **C** — **(N) POOLSIDE ELEVATED PROMENADE / SUN DECK TERRACE w/ LIMESTONE PAVERS**
- **D** — **(N) POOLSIDE ELEVATED OUTDOOR KITCHEN TERRACE** (≈+18" ABOVE F.F. OF HOUSE)
  - w/ BUILT-IN BBQ, SINK & REFRIGERATOR & • w/ FOOD PREP COUNTER (36" HT.)
  - w/ FOOD PREP COUNTER (36" HT.) & • w/ LIMESTONE PAVING - TO MATCH HOUSE INTERIOR
  - POOL EQUIPMENT LOCATED UNDER KITCHEN TERRACE DECK IN SOUND PROOF CONCRETE VAULT
- **E** — **(N) POOLSIDE ELEVATED RAISED BAR COUNTERTOP** (42" HT.) **& BAR STOOLS**
- **F** — **(N) REAR YARD ACTIVE FAMILY USE AREA w/ SYNTHETIC TURF** (NON-IRRIGATED)
- **G** — **(N) TWO - SIDED INDOOR / OUTDOOR FIREPLACE**
- **H** — **(N) OUTDOOR FAMILY LOUNGE w/ FIREPLACE ON IPE or 'TREX' TRI-LEVEL DECK**
- **I** — **(N) STUCCO SCREEN WALL** (≈ 6' TO 8' HT.) **ALONG EAST PL**

PLANTING

UPON COMPLETION AND APPROVAL OF THE PRELIMINARY LANDSCAPE / PLANTING PLAN A FINAL PLANTING PLAN CONSTRUCTION DOCUMENT WILL BE PREPARED INDICATING PROPOSED PLANT QUANTITIES & SIZES. THE FINAL PLANTING DESIGN, AS ALLUDED TO IN THIS PLAN, TO INCORPORATE DROUGHT TOLERANT, WATER WISE & NATIVE PLANTINGS & WILL INCLUDE & COMPLY WITH THE ASSOCIATED & REQUIRED WATER USE CALCULATIONS AS PER THE STATE OF CALIFORNIA WATER CONSERVATION MANDATE ~ **AB #1881**.

OUTDOOR LIGHTING

DURING PREPARATION OF A FINAL SITE LIGHTING PLAN, THE PROJECT LANDSCAPE ARCHITECT WILL COORDINATE WITH THE ELECTRICAL ENGINEER'S (IF APPLICABLE) & THE ARCHITECT'S DRAWINGS IN AN EFFORT TO COORDINATE THE PROPOSED LOCATIONS OF ARCHITECTURAL WALL SCONCES WITH LIGHT STANDARDS & BOLLARDS, AS WELL AS, ACCENT BUILDING & LANDCAPE ACCENT FEATURES LIGHTING TO CREATE A SAFE & ENJOYABLE NIGHTIME ENVIRONMENT AS WELL AS, CONFORM TO THE LOCAL ORDINANCES AND GUIDELINES AND SHALL BE "**DARK SKY**" COMPLIANT AND NOT IMPOSE ON ADJACENT PROPERTIES AND USES.

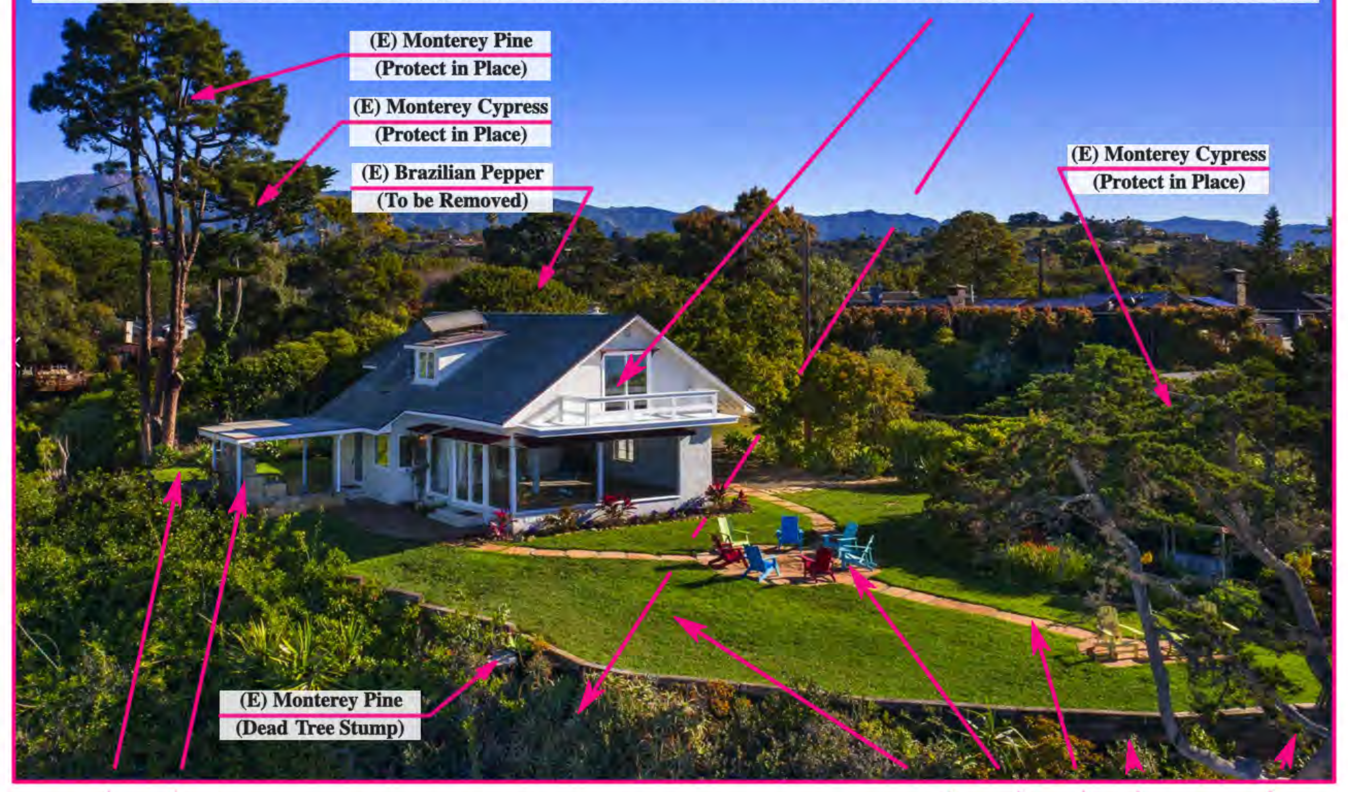
SAFETY NOTES

1. ALL CONSTRUCTION WORKERS TAKEN PART IN ANY CONSTRUCTION WORK WITHIN 10' OF BLUFF'S EDGE SHALL BE PROPERLY TRAINED WITH CURRENT "OSHA" GUIDELINES AND SAFETY PRACTICES ASSOCIATED WITH WORKING ON OR IN THE PROXIMITY OF A STEEP SLOPES AND / OR HAZARDOUS CLIFF CONDITIONS ASSOCIATED WITH THIS PROJECT. CONTRACTOR RESPONSIBLE FOR OVERSIGHT OF SITE IMPROVEMENTS SHALL ENSURE THAT EACH WORKER TAKEN PART IN ANY CONSTRUCTION WORK WITHIN 10' OF BLUFF'S EDGE IS SAFELY SECURED WITH THE APPROPRIATE SAFETY HARNESSES, ROPES, ETC... IN ORDER TO PROTECT EACH LABORER FROM INJURY OR DEATH IN THE EVENT THAT THEY STUMBLE, TRIP OR FALL WITHIN THE PROXIMITY OF BLUFF EDGE.
2. LIKEWISE, GENERAL & SUB CONTRACTORS TAKEN PART IN ANY CONSTRUCTION WORK WITHIN 10' OF BLUFF'S EDGE SHALL BE RESPONSIBLE TO ENSURE THAT BEACH AREA BELOW CONSTUCTION ZONE IS PROPERLY CORDONED OFF AND MONITORED DURING CONSTRUCTION TO PREVENT ACCESS TO DESIGNATED BEACH AREA BELOW IN ORDER TO PROTECT THE PUBLIC FROM ANY ACCIDENTAL FALLING DEBRIS OR EQUIPMENT.
3. GENERAL & SUB CONTRACTORS MUST SUPPLY OWNER & LANDSCAPE ARCHITECT WITH ANY & ALL CERTIFICATES OF INSURANCE AND RELEASE OF LIABILITY DOCUMENTATION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN 10' OF BLUFF EDGE. LANDSCAPE ARCHITECT ASSUMES NO REPONSIBILITY AND /OR LIABILITY FOR FAILURE OF CONTRACTORS TO ADHERE TO THESE REQUIREMENTS & CONDITIONS.

(E) MIX OF LOW PROFILE BLUFF PLANTINGS
- Protect Aloes ~ Agaves ~ Lemonade Berry ~ Jade ~ Elephant's Food
- Remove Higher Water Use Plantings - i.e - Ivy Geranium

(E) HOUSE - TO BE DEMOLISHED & REPLACED AS PROPOSED

RECENT BIRD'S - EYE PHOTO LOOKING NORTHEAST OF RESIDENCE & CURRENT BLUFF TOP CONDITION



(E) LAWN AREA @ NORTH SIDE OF SHED
- To be Removed & (E) Bluff Natural Grade Restored as per Civil
- Replace w/ (N) Syn-Lawn Active Use Area & Water Wise Plantings

(E) FLAGSTONE PATIO & PATHWAYS
- To be Removed & (E) Bluff Natural Grade Restored as per Civil Plans

(E) RAILROAD TIE RETAINING WALL (≈36" Ht.) @ BLUFF EDGE
- To be Removed & (E) Bluff Natural Grade Restored as per Civil Plans
- Install (N) Native Coastal Bluff Plantings - See Plant List

(E) SHED & STONE BBQ @ NORTH SIDE OF SHED
- To be Removed As Part of (E) House Demo & Bluff Restoration

(E) LAWN AREA @ NORTH SIDE OF SHED
- (E) Bermuda Grass - Remove & Replace w/ (N) Hardscape - Landscape as per RAF Plans

OLDER BIRD'S - EYE PHOTO OF RESIDENCE & CURRENT BLUFF FACE CONDITION

(E) RHUS INTEGRIFOLIA SHRUB MASSING
- Protect Lemonade Berry in Place

(E) CORDYLINE / YUCCA TREE GROUPINGS
- Protect in Place

(E) COASTAL SAND / LIME STONE BLUFF FACE

(E) GREEN WASTE / BRUSH PILES (≈9' x 15')
- To be Removed from Bluff Face & Hauled Off-Site
- HYDROSEED - Remaining Bare Dirt for Effective Erosion Control

(E) MESA LANE BEACH PUBLIC ACCESS WOODEN STEPWAY

PRELIMINARY PLANT PALETTE*

** THIS PLANT LIST IS PRELIMINARY - NOT ALL PLANTINGS AS PROPOSED WILL BE UTILIZED FINAL PLANT SELECTIONS WILL BE SIMPLIFIED AND DEPICTED IN A FINAL PLANTING PLAN*

	BOTANICAL / COMMON NAME	WELO (WUCOLS)
TREES	**Feioja sellowiana** (Pineapple Guava) (Low Spreading Multi-Trunk Form)	L
	Alt.: Cercis 'Forest Pansy' (Western Redbud); Alt.: Feioja sellowiana (Pineapple Guava)	L
	Prunus ilicifolia lyonii (Hollyleaf Cherry) (Upright Tree Grove Form)	L
	Alt.: Laurus nobilis 'Saratoga' (Grecian Laurel)	L
	Melaleuca nesophila (Pink Melaleuca) (Upright Multi-Trunk Form)	L
	Alt.: Feioja sellowiana (Pineapple Guava); Alt.: Cotinus 'Royal Purple' (Purple Smoke Tree)	L
	Olea europaea 'Fruitless' (Fruitless Olive) (Upright Multi-Trunk Form)	L
	Alt.: Arbutus 'Marina' (Madrone Cultivar)	L
	Arbutus 'Marina' (Madrone Cultivar) (Upright Multi-Trunk Form)	L
	Himalayacalamus hookerianus (Blue Bamboo) ® (Upright Multi-Trunk Form) ® CLUMPING VARIETY ONLY; Alt.: Bambusa m. 'Golden Goddess' (Golden G. Clumping Bamboo)	L-Ω
	Miscellaneous Fruit Tree (To Be Selected by Owner Land. Arch.) (Standard Tree Form)	SLA
SPECIMEN PLANTINGS	**Aloe thraskii** (Tree Aloe - Single)	L-Ω
	Yucca rostrata (Specimen - Yucca)	L-Ω
	Euphorbia lambii (Tree Euphorbia)	L-Ω
	Cordyline australis 'Electric Pink' (Red-Striped Grass Palm)	L-Ω
	Aloe bainseii (Tree Aloe - Multi)	L-Ω
	Phoenix roebellenii (Pygmy Date Palm)	L-Ω

BOTANICAL / COMMON NAME	WELO (WUCOLS)
UNDERSTORY SHRUB PLANTINGS	
Agave 'Sea Star' (Dwarf Yellow-Striped Agave)	L
Agave americana var. medio-picta (Yellow Striped Century Plant)	L
Agave 'Arboleda Blue' (Blue Foxtail Agave); ALT.:Agave attenuata 'Boutin Blue' (Blue Foxtail Agave)	L
Agave americana 'Glauca' (Blue Century Plant)	L
Agave attenuata 'Kara's Stripes (Variegated Foxtail Agave); ALT.:Agave attenuata 'Variegata' (Variegated Foxtail Agave)	L
Phormium t. 'Amazing Red' (New Zealand Flax-Red-Striped)	L
Chrondropetalum tectorum (Cape Rush)	L
Cordyline stricta 'Soledad Purple' (Ti Palm)	M
Elymus c. 'Canyon Prince' (Eulaia Grass)	L
Pennisetum orientale (Evergreen Fountain Grass)	L
Carex glauca (Blue Sedge)	L
Carex divulsa (Berkley Sedge)	L
PERIMETER SCREEN HEDGE PLANTINGS	
Prunus caroliniana 'Bright & Tight' (Carolina Cherry Laurel); ALT.: Ficus retusa 'Nitida' (Indian Laurel Fig Hedge)	L
Ligustrum japonicum 'Texanum' (Texas Privet); ALT.:Pittosporum t. 'Silver Sheen' (Variegated Kohunu)	L
GROUNDCOVERS PLANTINGS	
Arctostaphylos 'Emerald Carpet' (Coastal Manzanita) (T. S. @ 5' - 6" O.C.); ALT.:Ceanothus g. h. 'Carmel Creeper' (Prostrate California Wild Lilac)	VL
Cotoneaster d. 'Coral Beauty' (Prostrate Cotoneaster) (Triangle Space @ 4' - 9" O.C.)	L
Senecio malandraciae (Blue Chalksticks) [T.S. (Triangle Space) @ 18" O.C. - (On Center) Spacing] AS DIRECTED BY L. ARCH.); ALT.:Fragaria c. 'Lipstick' (Ornamental Strawberry)	L
Agave 'Silver Mist' (Dwarf Silver -Tipped Agave); ALT.:Agave parryi var. 'Truncata' (Dwarf Agave)	L
Decorative Gravel Topdress in Selected Planting Areas (Install as per PSheet PL-1A)	N/A
'Syn-Lawn' Platinum #351 ~ (Long Bladed Synthetic Turf) **; ALT.:Native Bentgrass (Agrostis pallens) ** ** ~ NON-IRRIGATED	N/A
Walk-on Bark~**SLOPES:** "Sequoia-Gorilla Hair"/ **FLAT:** "Sequoia-Walk-on Bark (Install as per Planting Note #2)	SLA

BOTANICAL / COMMON NAME	WELO (WUCOLS)
UNDERSTORY SHRUB PLANTINGS	
Pennisetum o. 'Eaton Canyon' (Dwarf Red Fountain Grass)	L
Olea europaea 'Little Ollie' (Dwarf Olive Shrub)	L
Mahonia 'Soft Caress' (Soft Caress Mahonia)	L
Tradescantia pallida 'Purpurea' (Trailing Purple Heart)	L
Alstroemeria 'Indian Summer' (Compact Peruvian Lily); ALT.:Razzleberri 'Bright Star' (Dwarf Yucca)	L
Agapanthus o. 'Queen of-the-Nile' (Varieg. Med. Lily-of-the-Nile)	L
Hemerocallis 'Ming Empress' (Evergr'n Daylily - ≈18" Ht./Yel. Flwrs.)	L
Rosa floribunda'Iceburg' (Shrub Rose) *Modern Landscape Rose - White Flowers*	M
Raphiolepis umbellata 'Indica Minor' (White India Hawthorn); ALT.: Pittosporum crassifolium 'Nana' (Dwarf Karo)	L
Aucuba japonica 'Fructo Albo' (Variegated Japanese Aucuba); ALT.: Tibouchina heteromalla (Princess Flower)	M
Salvia 'Waverly' (Waverly's Sage)	L
Phormium t. 'Yellow Wave' (New Zealand Flax-Yellow)	L
Osmanthus heteophyllus 'Variegatus' (Variegated Sweet Olive)	L
Pittosporum tenuifolium 'Marj. Channon' (Black-Twigged Pittosporum)	L
Anigozanthos f. 'Harmony' (Tallest Kangaroo Paw)	L
Euonymous fortunei 'Emerald 'n Gold' (Variegated Euonymous)	M
Leucadendron 'Red Gem' (Silver Tree - Shrub Hybrid)	L
Strelitzia reginae (Bird-of-Paradise)	L
Helictotrichon sempervirens (Blue Oat Grass)	L
Tecoma stans (Yellow Bells); ALT.: Plumbago capensis ' Royal Cape' (Cape Plumbago)	L
Coleonema p. 'Sunset Gold' (Dwarf Breath of Heaven)	L
Coprosma 'Marble Queen' (Dwarf Variegated Mirror Plant)	L
Rosa 'Garden Carpet - Pink' (Groundcover Roses - Pink Flowers)	M
Lomandra 'Breeze' (Mat Rush - True Green)	L
Lomandra 'Platinum Beauty' (Mat Rush -Variegated Foliage)	L

HYDROSEED MIX

COASTAL BLUFF HYDROSEED MIX

FOR EROSION CONTROL / SLOPE STABILITY

Coastal Bluff Seed Mix by S & S SEEDS for:
Residential Bluff Property @ 2339 Edgewater Way, Santa Barbara, CA

Species	Pure Live Seed Lbs/Acre
Mimulus aurantiacus longiflorus	0.1
Eriogonum cinereum	0.5
Muhlenbergia rigens	0.1
Distichlis spicata	3.0
Hordeum brachyantherum	6.0
Hordeum intercedens	6.0
Melica imperfecta	3.0
Eschscholzia maritima	2.0
Lasthenia californica	1.0
Abronia villosum	1.0
Phacelia campanularia	2.0
Collinsia heterophylla	2.0
Linum lewisii	3.0
Gilia capitata	2.0
	31.7

Slurry Components

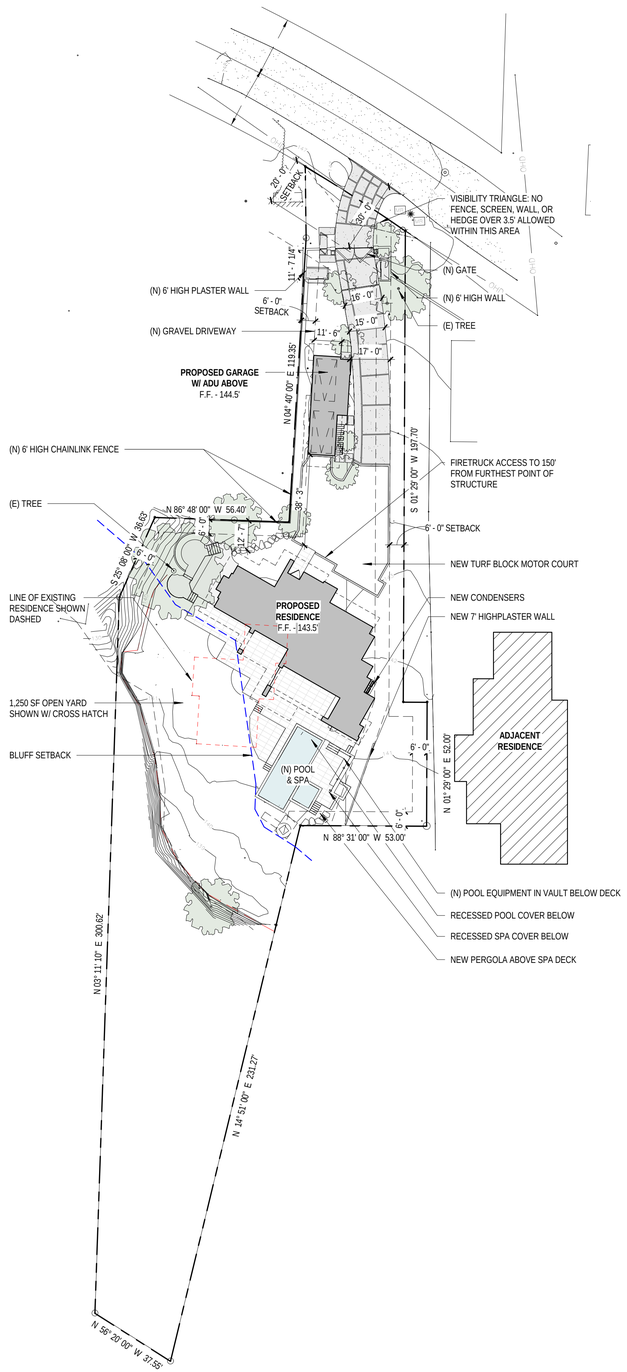
FlexTerra HP-FGM	4,000 lbs/acre
Hydropost Compost	1,000 lbs/acre
BioSol Forte 7-2-1 Fertilizer	600 lbs/acre
Tri-C Humate Soil Conditioner	400 lbs/acre
AM 120 Mycorrhizal Inoculum	60 lbs/acre

PLANTING NOTES

1. PRIOR TO PLANTING ~ PREPARE EXISTING ON-SITE SOIL BY SPREADING & ROTOTILLING TO A DEPTH OF 12" ~ A 3" LAYER OF NITROGEN FORTIFIED DECOMPOSED REDWOOD, CEDAR OR FIR COMPOST AND 50 LBS. OF *GRO-POWER PLUS* PER 1000 SQUARE FEET. AMEND PLANTING HOLES W/ A MIXTURE OF 2 PARTS OF ON-SITE SOIL ALONG W/ 1 - PART OF NITROGEN FORTIFIED REDWOOD SHAVINGS & 10 LBS. OF *GRO-POWER PLUS* / CU. YD OF BACKFILL.
2. ALL RELATIVELY FLAT SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE TOPDRESSED WITH A 3" DEPTH OF **"SEQUOIA WALK-ON"** REDWOOD BARK AND / OR ALL SLOPED SHRUB & GROUNDCOVER PLANTING AREAS TO BE TOPDRESSED WITH A 3" DEPTH OF **"GORILLA HAIR"** REDWOOD BARK. (ALLOTT: ≈1,500 S.F. OF 3" DEPTH COVERAGE ~ SEE PLANT LIST FOR TOTALS
3. ON ALL FILL SLOPES WITH A GRADIENT 4:1 OR STEEPER AND ON ALL SLOPES WITH A GRADIENT 3:1 OR STEEPER, THE LANDSCAPE CONTRACTOR SHALL INSTALL AN ACCEPTABLE EROSION CONTROL DEVICE SUCH AS JUTE NETTING, COCONUT MATTING, ETC.... AS APPROVED BY L. A.
4. STEPPING STONES (WHERE SHOWN ON PLANS) SHALL BE FIVE-SIDED 'CHEROKEE CREEK' FLAGSTONES (≈ 2' x 2' x 2.5" MIN. THICKNESS) WET-SET ON INDIVIDUAL CONCRETE PADS FOR STRENGTH & EASE OF LEVELING. PROVIDE 3" MIN. TO 6" MAX. GAPS BETWEEN EACH STONE.

IRRIGATION NOTES

UPON COMPLETION AND APPROVAL OF THE FINAL PLANTING PLAN CONSTRUCTION DOCUMENT, AN IRRIGATION PLAN TO SUPPLEMENT THE PLANTING PLAN AND HELP ENSURE THE ESTABLISHMENT OF THE PLANTINGS, WILL BE PREPARED. THE IRRIGATION SYSTEM WILL BE A "STATE OF-THE-ART" AUTOMATED LOW FLOW IRRIGATION SYSTEM INCORPORATING A COMBINATION OF LOW FLOW, LOW ANGLE MP ROTOR HEADS AND A DRIP IRRIGATION DELIVERY SYSTEM AS DEEMED APPROPRIATE. THE VALVING OF THE SYSTEM WILL SEPARATE PLANTINGS WITH DIFFERENT WATER REQUIREMENTS SUCH AS SUN VERSUS SHADE EXPOSURES, SLOPES FROM FLAT AREAS AND NATIVE PLANTINGS FROM NON-NATIVE PLANTINGS, AS WELL AS, INSTALL A WEATHER-BASED SMART CONTROLLER WITH RAIN SENSORS & AUTOMATIC SHUT-OFF MECHANISMS AS PER STATE OF CALIFORNIA WATER CONSERVATION MANDATE ~ AB #1881. ANY PLANTINGS SPECIFIED AS PART OF THE BLUFF RESTORATION HAVE BEEN SELECTED SO AS TO REQUIRE ONLY THE MINIMAL AMOUNT OF WATER NEEDED FOR THEIR ESTABLISHMENT. THOSE SPECIFIC PLANTINGS ARE TO BE MANUALLY WATERED OR DRIP IRRIGATED WITH DEDICATED AND TEMPORARY VALVE SECTIONS THAT SHALL BE REMOVED ONCE THOSE PLANTS ARE ESTABLISHED. FURTHERMORE, IN THE UNEXPECTED EVENT OF THE PRESSURIZED MAINLINE BEING COMPROMISED, THE IRRIGATION SYSTEM SHOULD INCORPORATE A "CLOSED" MASTER VALVE - WHERE THE MAIN LINE IS ONLY PRESSURIZED WHEN THE VALVE IRRIGATING A PARTICULAR SECTION OF LANDSCAPE IS ACTIVATED. THIS COMBINED WITH THE SMART CONTROLLER AND AUTOMATIC SHUT-OFF MECHANISMS WILL MINIMIZE THE POSSIBILITY OF HAVING A MAINLINE BREAK WHEN NO ONE IS OCCUPYING THE PROPERTY RESULTING IN THE UNINTENDED SATURATION OR EVEN PARTIAL FAILURE OF THE BLUFF SLOPES.



SITE PLAN

SCALE: 1" = 30'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- CLEANOUT (COTG)
- HOSE BIBB (HB)
- DRAINAGE FLOW DIRECTION
- GRAVEL DRIVEWAY - PERMEABLE
- TURF BLOCK DRIVEWAY - PERMEABLE
- PERMEABLE PAVING
- TILE DECK - IMPERVIOUS
- WOOD DECK - PERMEABLE

KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION

GENERAL NOTES - GRADING

1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE CHAPTER 14 GRADING ORDINANCE #4477 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST **48 HOURS** BEFORE START OF GRADING WORK OR PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS **OR** CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D - 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1½-HORIZONTAL TO 1-VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2-HORIZONTAL TO 1-VERTICAL. SLOPES OVER 3-FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL VEGETATION OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

STORMWATER CONTROL NOTES

1. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
2. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
3. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. PVC PIPE INSTALLATION SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERNCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
4. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 4" THROUGH 48" SIZE SHALL BE N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS.
5. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL
6. QUALITY REVIEW AND REPORTING MEASUREMENTS.
   - A. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.
   - B. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.
   - C. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.
   - D. UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS.

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CLIENT

CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

SITE PLAN

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
No. 19[illegible]
RENEWAL 01/31/2023
STATE OF CALIFORNIA

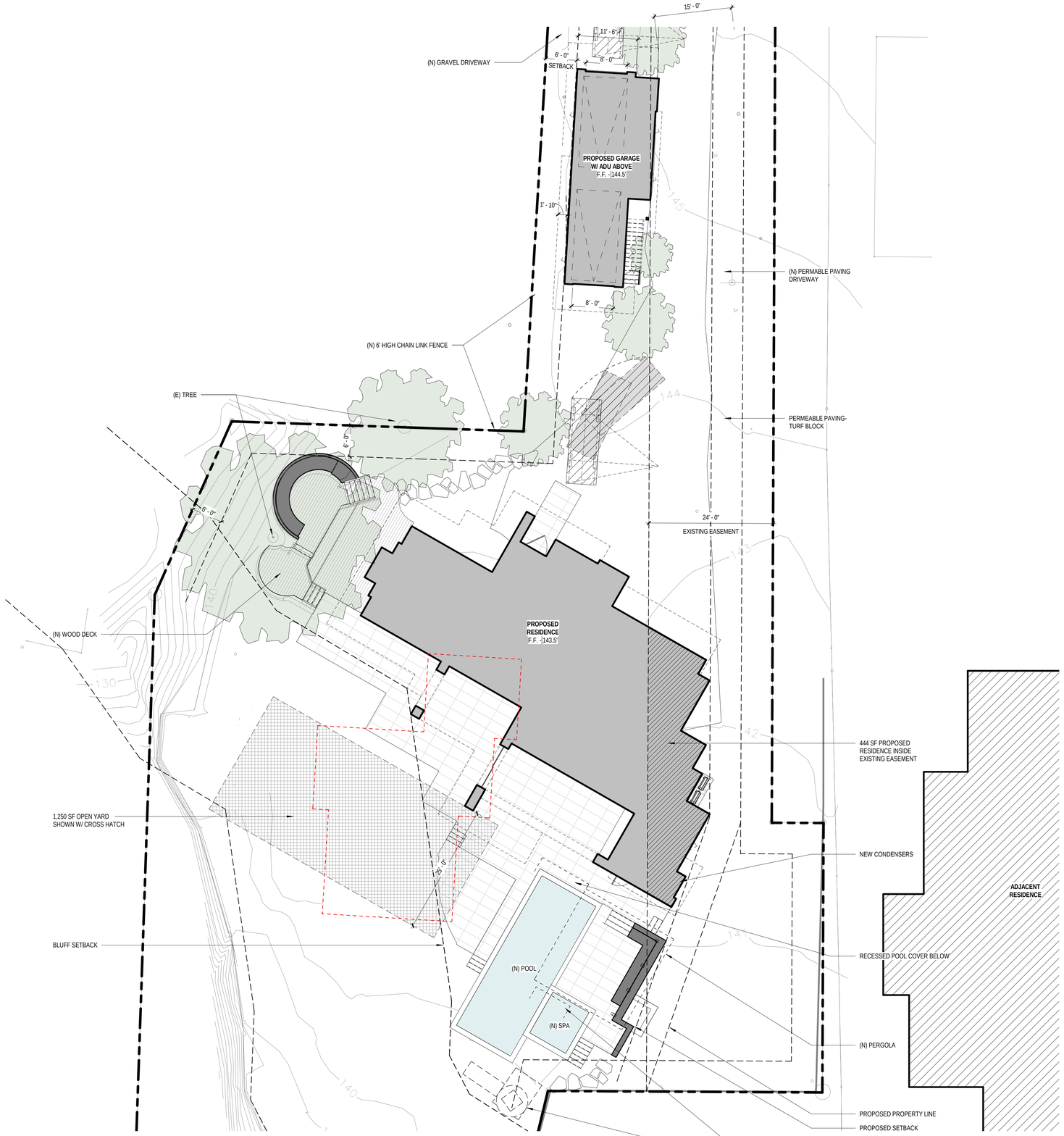
PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU

DATE DRAWN

DATE 8/8/2022

SHEET NO.

A-1.1



SITE PLAN LEGEND

- PROPERTY LINE
- COTG — CLEANOUT
- HB — HOSE BIBB
- DRAINAGE FLOW DIRECTION
- GRAVEL DRIVEWAY - PERMEABLE
- TURF BLOCK DRIVEWAY - PERMEABLE
- PERMEABLE PAVING
- TILE DECK - IMPERVIOUS
- WOOD DECK - PERMEABLE

ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

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PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

ENLARGED SITE PLAN

REVISIONS

LICENSED ARCHITECT
THOMAS C. OCHSNER
199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU

DATE DRAWN

DATE	8/8/2022

SHEET NO.

A-1.2

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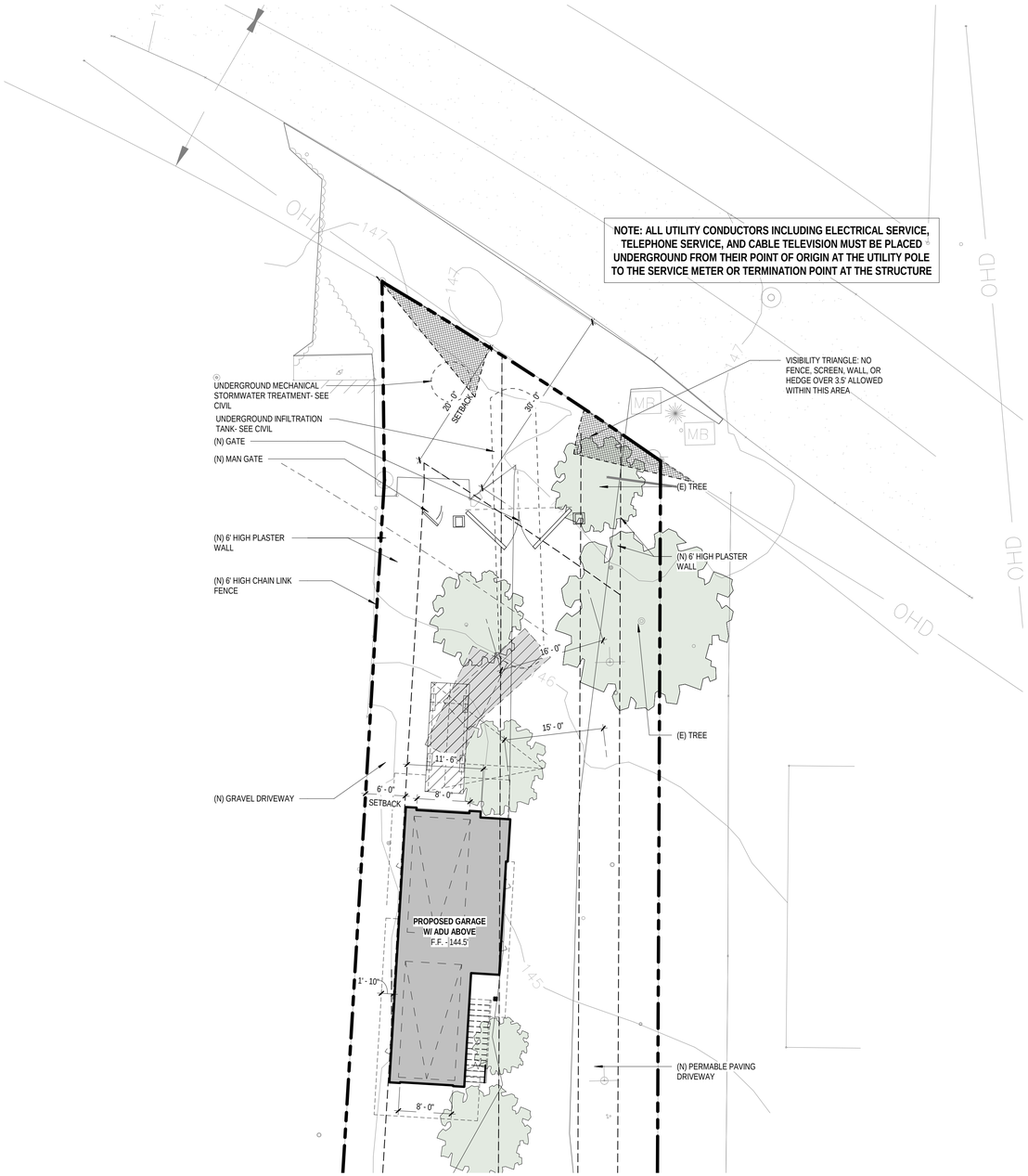
SITE PLAN LEGEND

- PROPERTY LINE
- CLEANOUT (COTG)
- HOSE BIBB (HB)
- DRAINAGE FLOW DIRECTION
- GRAVEL DRIVEWAY - PERMEABLE
- TURF BLOCK DRIVEWAY - PERMEABLE
- PERMEABLE PAVING
- TILE DECK - IMPERVIOUS
- WOOD DECK - PERMEABLE



ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

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PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

ENLARGED SITE PLAN

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-21199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

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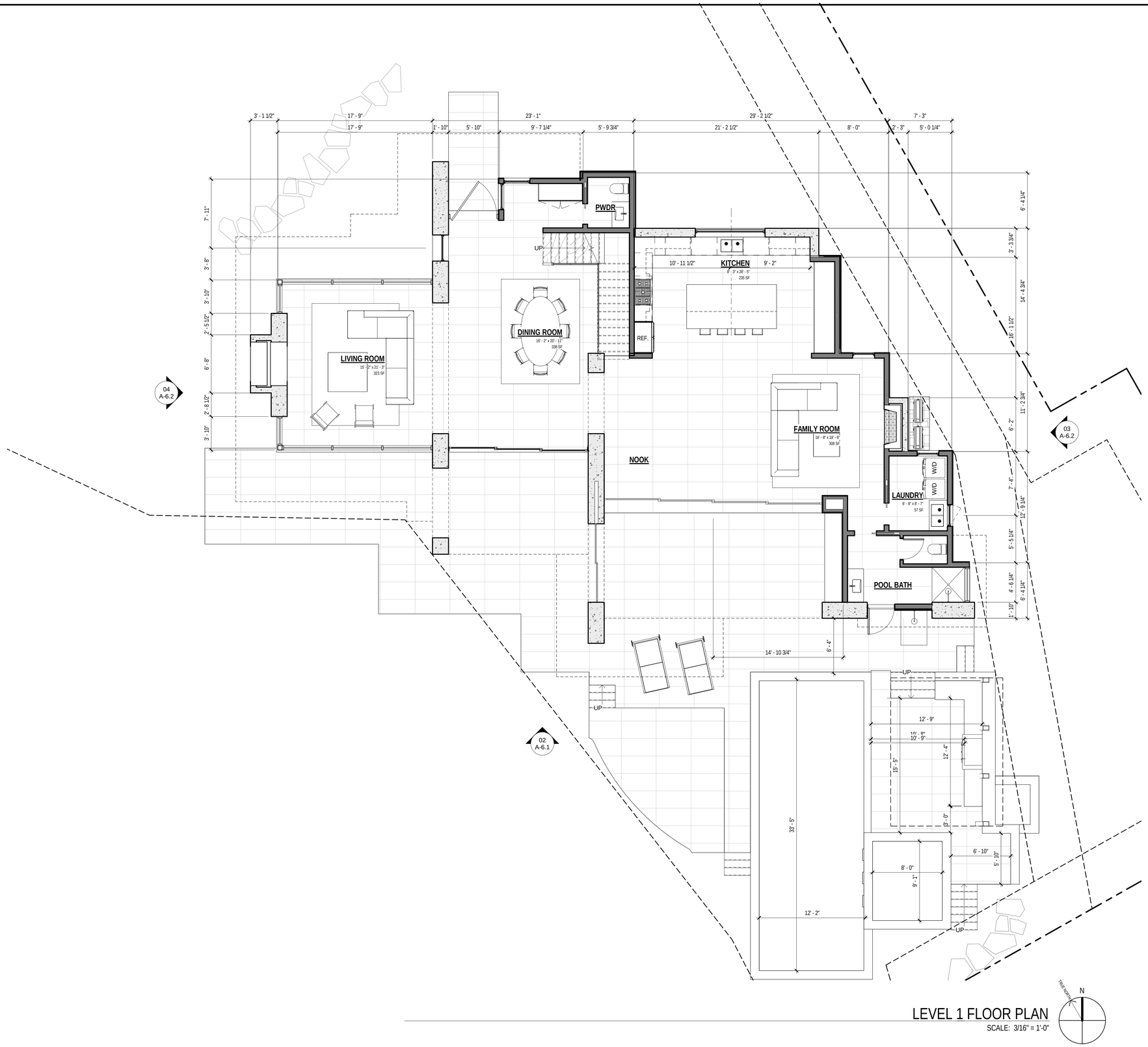

LEVEL 1 FLOOR PLAN

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

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PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

FIRST FLOOR PLAN

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
No. 19[illegible]
RENEWAL 08/31/2[illegible]
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

A-2.10

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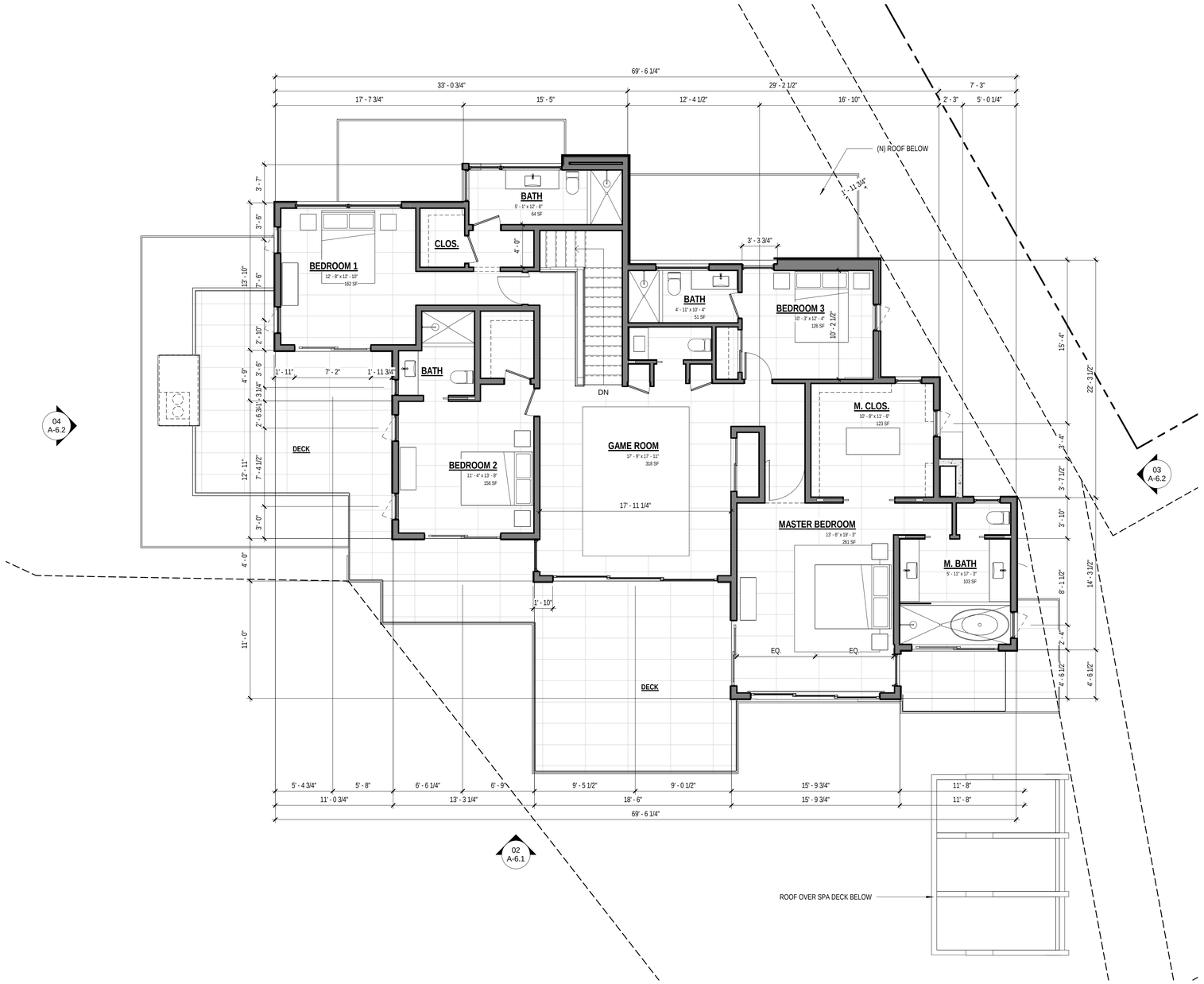
WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW EXTERIOR WALL: WOOD BOARD AND BATT SIDING, WEATHER RESISTIVE AIR BARRIER, PLYWOOD SHEATHING, 2X6 FRAMING, INT. 5/8" GYPSUM WALL BOARD
- NEW INTERIOR WALL: 2X4 WOOD FRAMING W 5/8" GYPSUM WALL BOARD BOTH SIDES, PROVIDE MOISTURE RESISTANT DRYWALL AS NOTED ON PLANS



LEVEL 2 FLOOR PLAN

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

GENERAL NOTES - FLOOR PLAN

1. HARDWIRED SMOKE DETECTORS W/ BATTERY BACK-UP ARE REQUIRED IN EA BEDROOM & IN AREAS LEADING TO BEDROOMS & AT TOP OF STAIRS.
2. ALL BEDROOMS REQUIRE AT LEAST ONE EGRESS WINDOW PER CBC SECTION 310.
3. GLAZING MUST CONFORM TO CBC SECTION 2406 WHERE APPLICABLE.
4. FURNITURE NOT IN CONTRACT.

GENERAL NOTES - PLUMBING

1. WATER LINE OF TYPE 'L' COPPER
2. LOW FLOW FIXTURES
   ≤ 1.28 GPF TOILET*
   ≤ 1.8 GPM SINGLE SHOWER HEAD @ 80 PSI**
   ≤ 1.2 GPM LAVATORY FAUCETS @ 60 PSI
   *NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOISTE, AVERAGE FLSUH VOLUME OF TWO REDUCE FLUSHES AND ONE FULL FLUSH
   **NOTE: MULTIPLE SHOWER HEADS: COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
3. SHOWER AND TUB-SHOWER CONTROL VALVES TO BE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSSURE/ THERMOSTATIC MIXING VALVE TYPE.
4. BATHTUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE TO A HEIGHT OF 72" ABOVE THE FLOOR.
5. SHOWER COMPARTMENT INTERIOR DIMENSIONS SHALL HAVE A MINIMUM 1,024 SQ. IN. AND CABPABLE OF ENCOMPASSING A 30 IN. CIRCLE.
6. SHOWER AND/OR TUB ENCLOSURE SHALL BE TEMPERED GLASS, SAFETY GLASS OR OTHER LISTED AND APPROVED MATERIAL.
7. GLAZING (GLASS) WITHIN 60" OF TUB OR SHOWER WALKING SURFACE MUST BE TEMPERED, SAFETY GLASS OR OTHER LISTED MATERIAL.
8. FOR INDOOR AIR QUALITY AND EXHAUST, SEE CITY OF VENTURA CAL GREEN CHAPTER 4 RESIDENTIAL MANDATORY MEASURES HANDOUT, SECTION 4.506.1.
9. BATHTUB TRAP ACCESS OF MIN. 12" x 12" FOR CONCEALED SLIP JOINT CONNECTIONS OR INDICATE NON-SLIP TRAP JOINT TO BE USED.
10. WATER CLOSET SPACE - 30" WIDE BY 24" DEEP CLEAR ARE IN FRONT OF WATER CLOSET.
11. ALL BATHROOM RECEPTACLES TO BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED. (GFCI)
12. LIGHTING- PERMANENTLY INSTLALED LUMINARIES SHALL BE OF HIGH EFFICACY TYPE (LED OR PIN-BASE FLUORESCENT) AND PROVIDE MANUAL-ON OCCUPANT SENSOR OR VACANCY SENSOR SWITCH THAT MEETS CALIFORNIA ENERGY CODE REQUIREMENTS.

INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:

EXISTING 2X4 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-13 BATT INSULATION

NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-19 BATT INSULATION

ROOF INSULATION:
R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING

INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.

PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

KEYNOTES

X.XX	KEYNOTE DESIGNATION
KEY VALUE	KEYNOTE TEXT

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CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

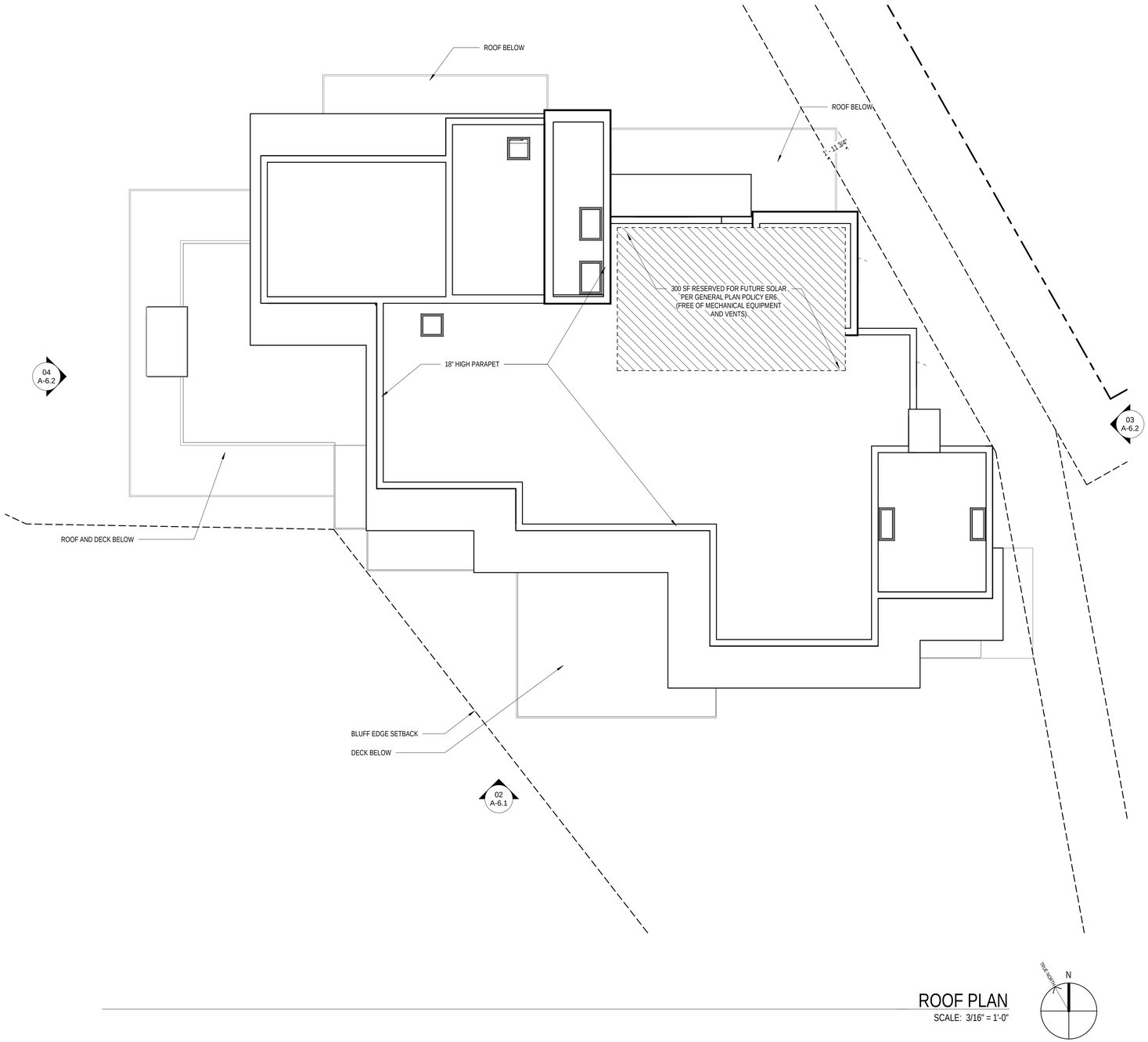
SECOND FLOOR PLAN

REVISIONS

REGISTERED ARCHITECT
THOMAS G. OCHSNER
C-23790
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

A-2.20



ROOF PLAN

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

GENERAL NOTES - ROOF PLAN

1. CLASS 'A' RATED ROOF OVER ROOFING UNDERLAYMENT.
2. ALL EXPOSED CRICKETS & SADDLES TO BE 26 GA. G.I., PAINT TO MATCH ADJOINING SURAFACES
3. OVERHANG SIZE AS NOTED ON PLAN
4. ROOF PITCH AS INDICATED ON PLAN
5. GUTTER GUARDS ARE TO BE PROVIDED AT ALL ROOF GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS PER CRC SECTION R327
6. COORDINATE LOCATION OF ALL VENT RISERS WITH ARCHITECT
7. COORDINATE ALL REQUIRED ROOF PENETRATIONS AND LOCATIONS WITH ARCHITECT
8. ALL ROOFING INSTALLATIONS SHALL BE CONSTRUCTED PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE MANUFACTURER'S INSTALLATION WARRANTY
9. ROOF DRAINS AND OVERFLOW DRAINS, WHERE CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE [**2019 CBC SECTION 506.4**]
10. ALL ATTICS ARE UNVENTILATED. SPRAY FOAM INSULATION IS APPLIED AT THE UNDERSIDE OF ROOF SHEATHING

KEYNOTES

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KEY VALUE	KEYNOTE TEXT

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CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

ROOF PLAN

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-23702
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

A-2.30

NORTH ELEVATION 01

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

SOUTH ELEVATION 02

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

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	7/8" 3 COAT SMOOTH TROWELED PLASTER WARM WHITE
EX-02	CAST IN PLACE CONCRETE WALLS
EX-03	DOORS AND WINDOWS ANODIZED ALUMINUM, DARK BRONZE
EX-04	SOFFIT IPE, OILED
EX-05	ALUMINUM FASCIA DARK BRONZE TO MATCH WINDOW FRAMES
EX-06	RAILINGS CLEAR GLASS RAILING WITH ANTI-REFLECTIVE COATING
EX-07	CORTEN STEEL PANELS PROVIDE CLEAR SEALER

CONTRACTOR TO PROVIDE SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING

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CURT & KIM CUSTARD

PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

EXTERIOR ELEVATIONS

REVISIONS

LICENSED ARCHITECT THOMAS G. OCHSNER 2199 RENEWAL 08/31/2023 STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

A-6.1

EAST ELEVATION 03

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

WEST ELEVATION 04

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

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	7/8" 3 COAT SMOOTH TROWELED PLASTER WARM WHITE
EX-02	CAST IN PLACE CONCRETE WALLS
EX-03	DOORS AND WINDOWS ANODIZED ALUMINUM, DARK BRONZE
EX-04	SOFFIT IPE, OILED
EX-05	ALUMINUM FASCIA DARK BRONZE TO MATCH WINDOW FRAMES
EX-06	RAILINGS CLEAR GLASS RAILING WITH ANTI-REFLECTIVE COATING
EX-07	CORTEN STEEL PANELS PROVIDE CLEAR SEALER

CONTRACTOR TO PROVIDE SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING

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PROJECT

EDGEWATER RESIDENCE, GARAGE & ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

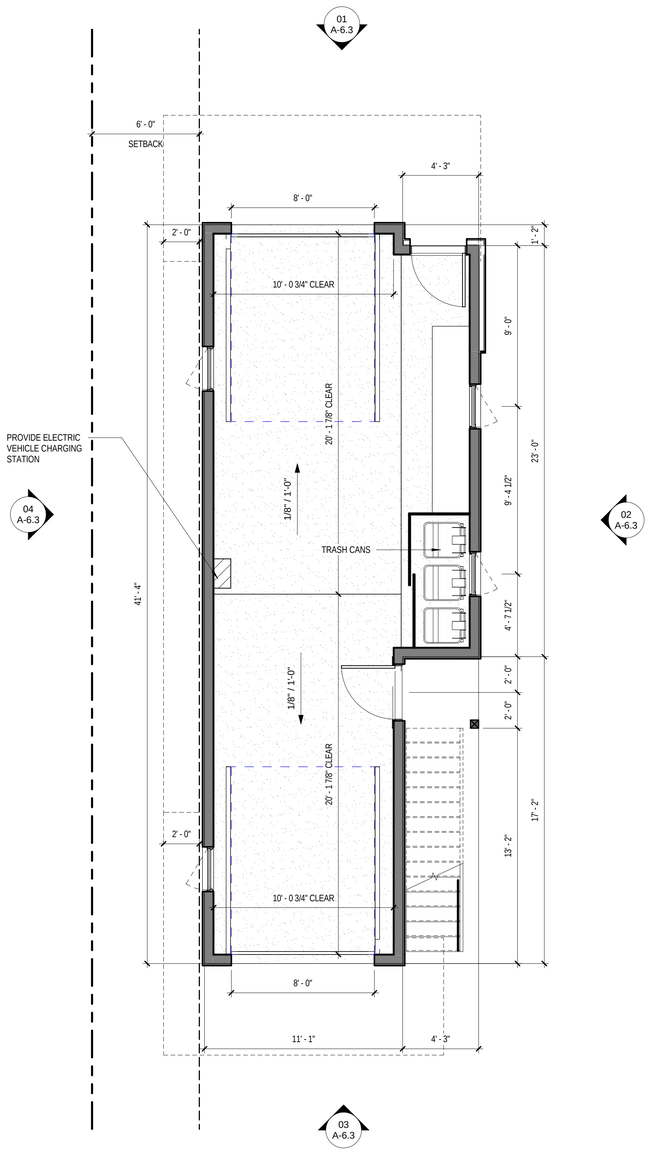
EXTERIOR ELEVATIONS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-19199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

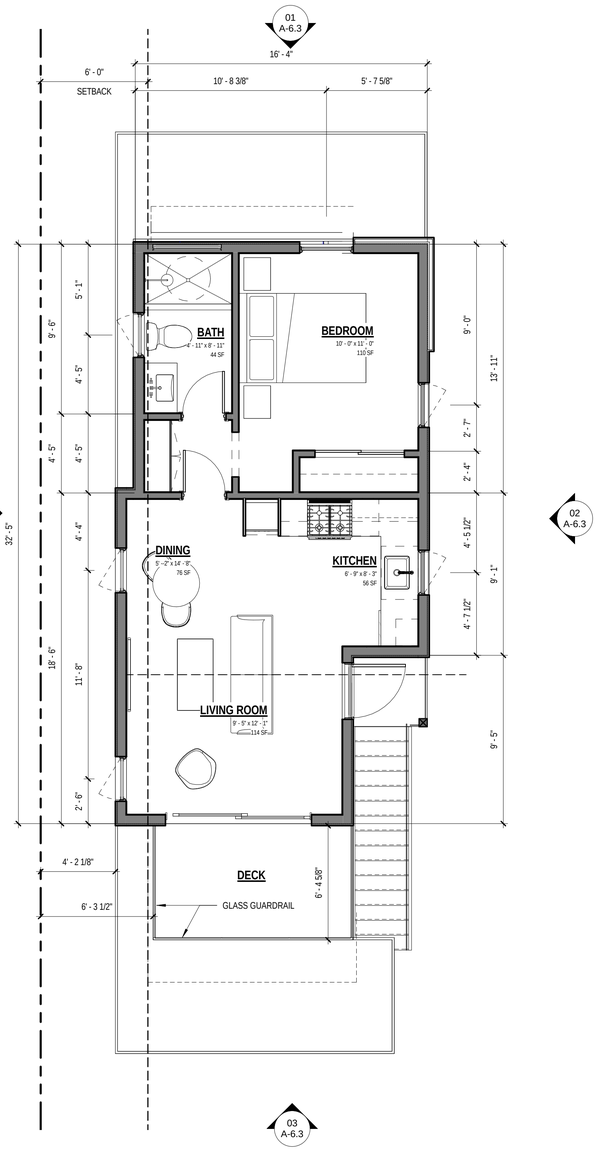
PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

A-6.2



PROPOSED LEVEL 1 GARAGE PLAN

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



PROPOSED LEVEL 2 ADU PLAN

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

WALL LEGEND

- NEW EXTERIOR WALL: WOOD SIDING, WEATHER RESISTIVE AIR BARRIER, PLYWOOD SHEATHING, 2X6 FRAMING, INT. 5/8" GYPSUM WALL BOARD
- NEW EXTERIOR WALL: WOOD SIDING, WEATHER RESISTIVE AIR BARRIER, PLYWOOD SHEATHING, 2X6 FRAMING, INT. 5/8" GYPSUM WALL BOARD
- NEW INTERIOR WALL: 2X4 WOOD FRAMING W 5/8" GYPSUM WALL BOARD BOTH SIDES. PROVIDE MOISTURE RESISTANT DRYWALL AS NOTED ON PLANS

GENERAL NOTES - FLOOR PLAN

1. HARDWIRED SMOKE DETECTORS W/ BATTERY BACK-UP ARE REQUIRED IN EA BEDROOM & IN AREAS LEADING TO BEDROOMS & AT TOP OF STAIRS.
2. ALL BEDROOMS REQUIRE AT LEAST ONE EGRESS WINDOW PER CBC SECTION 310.
3. GLAZING MUST CONFORM TO CBC SECTION 2406 WHERE APPLICABLE.
4. FURNITURE NOT IN CONTRACT.

GENERAL NOTES - PLUMBING

1. WATER LINE OF TYPE 'L' COPPER
2. LOW FLOW FIXTURES
   ≤ 1.28 GPF TOILET*
   ≤ 1.8 GPM SINGLE SHOWER HEAD @ 80 PSI**
   ≤ 1.2 GPM LAVATORY FAUCETS @ 60 PSI
   *NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOISTE, AVERAGE FLSUH VOLUME OF TWO REDUCE FLUSHES AND ONE FULL FLUSH
   **NOTE: MULTIPLE SHOWER HEADS. COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
3. SHOWER AND TUB-SHOWER CONTROL VALVES TO BE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSSURE/ THERMOSTATIC MIXING VALVE TYPE.
4. BATHTUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE TO A HEIGHT OF 72" ABOVE THE FLOOR.
5. SHOWER COMPARTMENT INTERIOR DIMENSIONS SHALL HAVE A MINIMUM 1,024 SQ. IN. AND CABPABLE OF ENCOMPASSING A 30 IN. CIRCLE.
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7. GLAZING (GLASS) WITHIN 60" OF TUB OR SHOWER WALKING SURFACE MUST BE TEMPERED, SAFETY GLASS OR OTHER LISTED MATERIAL.
8. FOR INDOOR AIR QUALITY AND EXHAUST, SEE CITY OF VENTURA CAL GREEN CHAPTER 4 RESIDENTIAL MANDATORY MEASURES HANDOUT, SECTION 4.506.1.
9. BATHTUB TRAP ACCESS OF MIN. 12" x 12" FOR CONCEALED SLIP JOINT CONNECTIONS OR INDICATE NON-SLIP TRAP JOINT TO BE USED.
10. WATER CLOSET SPACE - 30" WIDE BY 24" DEEP CLEAR ARE IN FRONT OF WATER CLOSET.
11. ALL BATHROOM RECEPTACLES TO BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED. (GFCI)
12. LIGHTING- PERMANENTLY INSTLALED LUMINARIES SHALL BE OF HIGH EFFICACY TYPE (LED OR PIN-BASE FLUORESCENT) AND PROVIDE MANUAL-ON OCCUPANT SENSOR OR VACANCY SENSOR SWITCH THAT MEETS CALIFORNIA ENERGY CODE REQUIREMENTS.

INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:

EXISTING 2X4 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-13 BATT INSULATION

NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-19 BATT INSULATION

ROOF INSULATION:
R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING

INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.

PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

KEYNOTES

X.XX	KEYNOTE DESIGNATION
KEY VALUE	KEYNOTE TEXT

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CURT & KIM CUSTARD

PROJECT

NEW RESIDENCE, GARAGE & ADU

2339 EDGEWATER WAY
SANTA BARBARA, CA

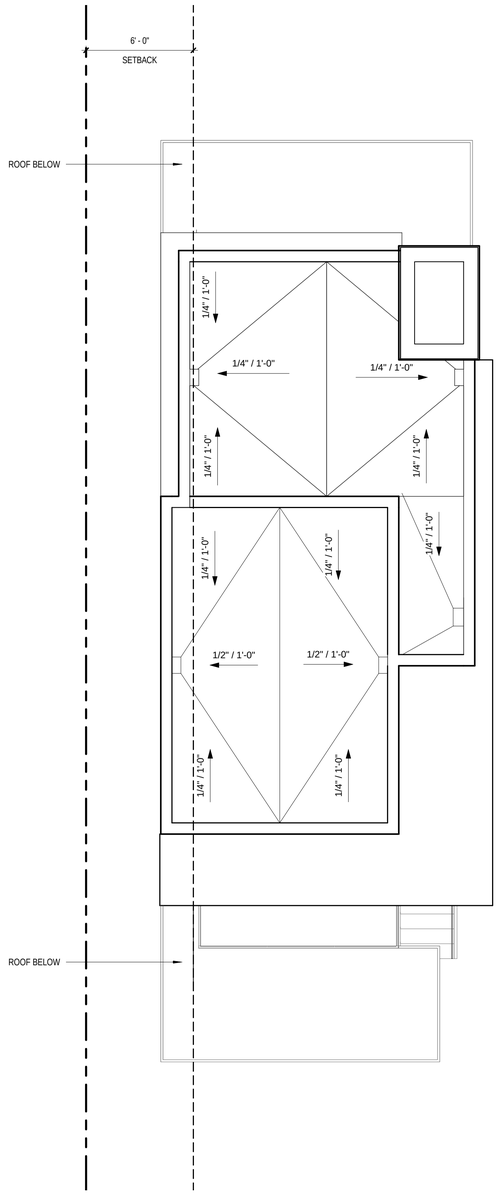
SHEET TITLE

PROPOSED GARAGE & ADU PLANS

REVISIONS

PROJECT NAME	NEW RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

A-2.40



PROPOSED ROOF PLAN

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

TRUE NORTH

GENERAL NOTES - ROOF PLAN

1. CLASS 'A' RATED ROOF OVER ROOFING UNDERLAYMENT. PROVIDE TORCH DOWN MEMBRANE ROOF FOR SLOPES LESS THAN 2:12
2. ALL ROOF EDGES TO HAVE G.I. DRIP EDGE, PAINTED TO MATCH ADJOINING SURFACES
3. ALL EXPOSED CRICKETS & SADDLES TO BE 26 GA. G.I., PAINT TO MATCH ADJOINING SURAFACES
4. VALLEY FLASHING TO BE 36" WIDE 26 GA. G.I. FLASHING RUN 18" ONTO EACH ROOF PLANE, OVER 36" MIN. WIDE UNDERLAYMENT CONSISTING OF 1-LAYER OF 72# MINERAL SURFACE NON-PERFORMATED CAP SHEEP COMPLYING W/ ASTM D3909 RUNNING THE ENTIRE LENGTH OF THE VALLEY, INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R327.5.3, AND PAINTED TO MATCH ADJOINING SURFACES
5. OVERHANG SIZE AS NOTED ON PLAN
6. ROOF PITCH AS INDICATED ON PLAN
7. GUTTER GUARDS ARE TO BE PROVIDED AT ALL ROOF GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS PER CRC SECTION R327
8. COORDINATE LOCATION OF ALL VENT RISERS WITH ARCHITECT
9. COORDINATE ALL REQUIRED ROOF PENETRATIONS AND LOCATIONS WITH ARCHITECT
10. ALL ROOFING INSTALLATIONS SHALL BE CONSTRUCTED PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE MANUFACTURER'S INSTALLATION WARRANTY
11. ROOF DRAINS AND OVERFLOW DRAINS, WHERE CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE [**2019 CBC SECTION 506.4**]
12. ALL ATTICS ARE UNVENTILATED. SPRAY FOAM INSULATION IS APPLIED AT THE UNDERSIDE OF ROOF SHEATHING

KEYNOTES

XXX	KEYNOTE DESIGNATION

KEY VALUE	KEYNOTE TEXT

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CLIENT

CURT & KIM CUSTARD

PROJECT

NEW RESIDENCE, GARAGE & ADU

2339 EDGEWATER WAY
SANTA BARBARA, CA

SHEET TITLE

PROPOSED ADU ROOF PLAN

REVISIONS

PROJECT NAME	NEW RESIDENCE, GARAGE & ADU

DATE DRAWN

DATE 8/8/2022

SHEET NO.

A-2.50

GARAGE/ ADU NORTH ELEVATION 01
SCALE: 3/16" = 1'-0"

GARAGE/ ADU EAST ELEVATION 02
SCALE: 3/16" = 1'-0"

GARAGE/ ADU SOUTH ELEVATION 03
SCALE: 3/16" = 1'-0"

GARAGE/ ADU WEST ELEVATION 04
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	HORIZONTAL SIDING NAKAMOTO FORRESTRY, SHOU SUGI BAN
EX-02	STONE TILE LIMESTONE VENEER
EX-03	DOORS AND WINDOWS ANODIZED ALUMINUM, DARK BRONZE
EX-04	HEAVY TIMBER BEAMS STAINED CEDAR - DARK BROWN
EX-05	ALUMINUM FASCIA DARK BRONZE TO MATCH WINDOW FRAMES
EX-06	RAILINGS GLASS RAILING WITH NON-REFLECTIVE COATING

CONTRACTOR TO PROVIDE SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING

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SHEET TITLE

GARAGE & ADU
EXTERIOR
ELEVATIONS

REVISIONS

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RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	NEW RESIDENCE, GARAGE & ADU
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A-6.3

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EDGEWATER RESIDENCE, GARAGE & ADU

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SHEET TITLE

CONCEPTUAL 3D VIEWS

REVISIONS

LICENSED ARCHITECT
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STATE OF CALIFORNIA

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
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SHEET NO.

A-7.1

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NORTH ELEVATION- ALTERNATE ROOF DESIGN

SOUTH ELEVATION- ALTERNATE ROOF DESIGN

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EDGEWATER
RESIDENCE, GARAGE
& ADU

2339 EDGEWATER
SANTA BARBARA, CA

SHEET TITLE

ALTERNATE ROOF
CONCEPT

REVISIONS

PROJECT NAME	EDGEWATER RESIDENCE, GARAGE & ADU
DATE DRAWN	
DATE	8/8/2022
SHEET NO.	

A-7.2