

SCOPE OF DESIGN:
SITE GRADING (INCLUDING EXCAVATION & BACKFILL), CONSTRUCTION OF DEBRIS CAPTURE WALLS, ASSOCIATED DRAINAGE FEATURES, & CORRESPONDING EROSION & SEDIMENT CONTROL.

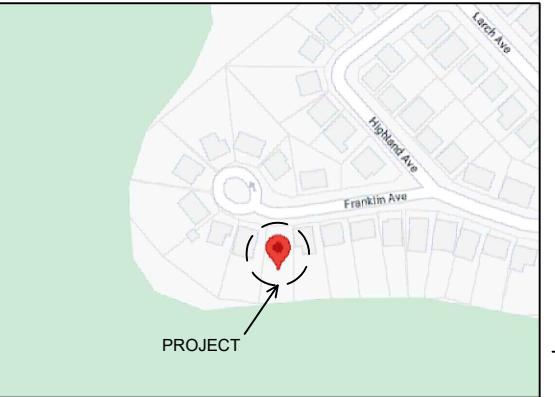
FOR FOUNDATION PLANS OF THE PROPOSED RESIDENTIAL STRUCTURE, SEE THE ARCHITECTURAL PLANS BY I.C.E. DESIGN, INC.

SITE DATA:
APN #: 175-312-01
OCCUPANCY: R-3
ZONING DISTRICT: N/A
HEIGHT & BULK DISTRICTS: N/A
SITE COORDINATES: 37.665292°N, 122.415926°W

PRIMARY DESIGN STANDARDS & REFERENCES:
1. CITY OF SOUTH SAN FRANCISCO BUILDING & MUNICIPAL CODE.
2. COUNTY OF SAN MATEO BUILDING REGULATIONS, AS APPLICABLE.
3. 2022 CALIFORNIA BUILDING CODE.
4. ASCE/SEI 7-16 MINIMUM DESIGN LOADS & ASSOCIATED CRITERIA FOR BUILDINGS & OTHER STRUCTURES.
5. ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE & COMMENTARY.
6. PROJECT GEOTECHNICAL REPORT BY MICHELUCCI & ASSOCIATES, INC. DATED 7/11/23 WITH CORRESPONDING UPDATES.

DESIGN PLANS FOR:
**DEBRIS CAPTURE WALLS,
GRADING, & DRAINAGE**

**52 FRANKLIN AVE
SOUTH SAN FRANCISCO, CA 94080**



GENERAL SPECIFICATIONS

CODES & RELATED DOCUMENTS:
CODES & STANDARDS LISTED IN THESE SPECIFICATIONS REPRESENT THE MINIMUM REQUIREMENTS FOR WORK NOT OTHERWISE SPECIFIED BY MORE DETAILED OR MORE STRINGENT REQUIREMENTS IN THESE PLANS. IN THE CASE OF CONFLICTING STANDARDS APPLICABLE TO THE SAME WORK, THE MORE STRINGENT STANDARD SHALL GOVERN.

PLANS & SPECIFICATIONS:
ALL DIMENSIONS & LAYOUT SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR ORDERING MATERIALS. CONTRACTOR SHALL BE FAMILIAR WITH ALL PARTS OF THE PLANS & SPECIFICATIONS & SHALL BRING ANY ITEMS REQUIRING CLARIFICATION TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK. CONTRACTOR SHALL MAINTAIN A LEVEL OF FAMILIARITY WITH THE ENTIRE SET OF PLANS & SPECIFICATIONS TO ENSURE EARLIER PORTIONS OF THE PROJECT ARE CONSTRUCTED TO PROPERLY ACCOMMODATE SUBSEQUENT WORK. WHERE NOTES OR DETAILS ARE NOT SHOWN FOR ANY SECTION OF THE WORK, IT SHALL BE CONSTRUCTED USING THE SAME DETAILS SPECIFIED FOR SIMILAR PORTIONS SHOWN ELSEWHERE ON THESE PLANS FOR SIMILAR CONDITIONS.

DIMENSIONS:
THESE PLANS HAVE BEEN CREATED FOR PRINTING ON 11x17 SHEETS. DRAWINGS SHALL NOT BE SCALED TO OBTAIN DIMENSIONS. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, & ELEVATIONS OF THESE PLANS, AS WELL AS THE PROVISIONS OF ALL CONSTRUCTION DOCUMENTS, & REPORT ANY CONFLICTS TO THE ENGINEER PRIOR TO COMMENCING WORK.

ENGINEER OF RECORD (E.O.R.):
BERNS INFRASTRUCTURE IS THE CIVIL E.O.R. FOR THE GRADING, DRAINAGE, & DEBRIS CAPTURE WALL DESIGNS CONTAINED AS PART OF THESE PLANS. MENTION OF "ENGINEER" IN THESE PLANS SHALL REFER TO BERNS INFRASTRUCTURE. MICHELUCCI & ASSOCIATES, INC IS THE GEOTECHNICAL E.O.R. FOR THE PROJECT AND MAINTAINS OWNERSHIP OVER THEIR RESPECTIVE SCOPE OF SERVICES & DELIVERABLES.

CHANGES TO THE WORK:
CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS OR SPECIFICATIONS, OR SUBSTITUTE ANY ITEM, WITHOUT THE ENGINEER'S PRIOR APPROVAL. REQUESTS FOR CHANGES OR SUBSTITUTIONS SHALL BE IN WRITING & WHERE RELEVANT, SHALL INCLUDE ADDITIONAL INFORMATION (I.E. MANUFACTURER'S

SPECIFICATIONS, PHOTOS, ETC). CONTRACTOR SHALL SUBMIT REQUESTS TO THE ENGINEER AT LEAST 72 HOURS PRIOR TO THE TIME APPROVAL IS REQUIRED. CHANGES OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR OWNER SHALL NOT BE INCORPORATED INTO THE WORK WITHOUT THE ENGINEER'S PRIOR APPROVAL.

PRODUCT AVAILABILITY:
CERTAIN PRODUCTS OR MATERIALS SPECIFIED MAY REQUIRE SPECIAL ORDERING. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING NON-STOCK ITEMS & ORDERING IT WITH SUFFICIENT LEAD TIME TO AVOID SCHEDULING PROBLEMS.

PROJECT SAFETY:
CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING WORK COMPLIES WITH ALL APPLICABLE FEDERAL, STATE, & LOCAL SAFETY LAWS & STATUTES, AS WELL AS THE REGULATIONS OF AGENCIES WITH JURISDICTION. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.

RECORDS:
RECORDS SHALL BE KEPT FOR ALL MATERIAL USED. RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST. EXAMPLES OF RECORDS INCLUDE INSTALLATION CHECK LISTS, MATERIAL PURCHASE RECEIPTS, JOBSITE PHOTOS, ETC. PHOTOS SHALL BE TAKEN FOR ALL FEATURES & DURING ALL STAGES OF CONSTRUCTION. THESE PHOTOS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.

RIGGING & PICKING:
PLANS ARE DRAWN SHOWING THE FINAL CONFIGURATION OF COMPONENTS. CONTRACTOR IS RESPONSIBLE FOR DESIGN & IMPLEMENTATION OF ANY SHORING, FORMWORK, MISC. FALSEWORK, RIGGING, PICKING, OR TRANSPORT WHICH MAY BE NECESSARY PRIOR TO COMPLETION OF ASSEMBLY UNLESS NOTED OTHERWISE.

UTILITIES:
CONTRACTOR SHALL VERIFY THE LOCATIONS, DIMENSIONS, AND DEPTHS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

NOTIFY THE ENGINEER OF ANY UTILITY CONFLICTS DISCOVERED. CONTRACTOR HAS FULL RESPONSIBILITY TO AVOID SUB-SURFACE UTILITIES AND CONSTRUCTION FEATURES (EXISTING OR PROPOSED) UNLESS OTHERWISE CALLED TO BE REMOVED OR RELOCATED.

SURVEY:
CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY STAKES, HUBS,

OR MARKERS PLACED BY SURVEYORS FOR THE DURATION OF THE JOB.

CONSTRUCTION METHODS:

CONTRACT DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE & DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCES OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF CONSTRUCTION AND SHALL PROVIDE ANY NECESSARY TEMPORARY BRACING. DESIGN, CONSTRUCTION, & ADEQUACY OF TEMPORARY BRACING, SHORING, FALSEWORK, & FORMWORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.

MATERIAL SPECIFICATIONS:

DRILLED SHAFTS:
30" DIAMETER, LENGTHS AS NOTED.

REBAR:

UNCOATED STEEL, GRADE 60 ($f_y = 60$ KSI). SEE C2 FOR ADDITIONAL SPECIFICATIONS.

CONCRETE:

ALL WALL, FOOTING, AND PIER CONCRETE TO BE $f_c = 4,000$ PSI. CONSTRUCT WALLS WITH 3/4" CHAMFER AT ALL EXPOSED EDGES. SEE C2 FOR ADDITIONAL SPECIFICATIONS.

TIMBER:

PLANKS AT DEBRIS CAPTURE ACCESS SHALL BE PARALLAM PSL 1.8E ($f_c = 2,400$ PSI), SIZED AS NOTED IN THESE PLANS, WITH PRESERVATIVE TREATMENT FOR EXTERIOR APPLICATION.

STEEL ANGLES:

A992 ($f_y = 50$ KSI), PAINTED OR GALVANIZED TO PROTECT FROM CORROSION. SIZE AS NOTED.

WEDGE ANCHORS:

TRUBOLT BY REDHEAD, OR APPROVED EQUIVALENT. SIZE AS NOTED.

CONCRETE TURF PAVERS:

OPEN-GRID PATTERN PERMEABLE CONCRETE PAVERS SUPPORTING 4,000 PSI (MINIMUM) RATED LOAD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

INSPECTION & MONITORING REQUIREMENTS

CONTRACTOR SHALL HAVE THE PROJECT INSPECTED BY THE ENGINEER, OR A REPRESENTATIVE DESIGNATED BY THE ENGINEER, WHEN REQUIRED BY THE ENGINEER, OWNER, OR LOCAL BUILDING DEPARTMENT. CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST ONE WEEK IN ADVANCE OF THE TIME INSPECTIONS ARE NEEDED.

WHEN APPLICABLE, CONTRACTOR SHALL REFER TO THE ARCHITECTURAL SPECIFICATIONS & THE GEOTECHNICAL REPORT FOR INFORMATION REGARDING ADDITIONAL INSPECTIONS REQUIRED BY THE ARCHITECT, ENGINEER, OR GEOTECHNICAL ENGINEER.

LONG-TERM INSPECTION & MAINTENANCE:

OWNER SHALL REGULARLY INSPECT THE DEBRIS CAPTURE AREA, DEBRIS ACCESS TIMBERS, AND DRAINAGE FEATURES (PIPES AND V-GUTTERS). REMOVE ANY DEBRIS FLOW BUILDUP FROM THE DEBRIS CAPTURE AREA AS SOON AS WEATHER PERMITS - BUT NO LATER THAN TWO WEEKS AFTER DEBRIS FLOW EVENT. REMOVE DRAINAGE BLOCKAGES IMMEDIATELY TO ALLOW SURFACE WATER RUNOFF FLOW THROUGH DRAINAGE FEATURES. REPLACE ACCESS TIMBER PLANKS WHEN ROT OR OTHER SIGNS OF STRUCTURAL DETERIORATION BECOME EVIDENT.

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SYMBOLS & DESCRIPTIONS:

| | |
|--|-------------|
| | CONCRETE |
| | EARTH |
| | STEEL |
| | ROCK/GRAVEL |

PRIMARY DESIGN LOADS & DATA:

NOTE: VALUES PER GEOTECHNICAL REPORT.
DESIGNED USING LOAD AND RESISTANCE FACTOR DESIGN.
BEDROCK DEPTH: 8'± BELOW GRADE.

CROSS-LOT WALL (GREATER OF):
IMPACT FORCE = 8.5 KIPS/FT OVER BOTTOM 6.6'.
EQUIVALENT FLUID PRESSURE = 124 PSF/FT OVER 10' HEIGHT.

SIDE-LOT WALLS:
EQUIVALENT FLUID PRESSURE = 124 PSF/FT OVER WALL HEIGHT.



COMMONLY USED ACRONYMS:

| | |
|---------|--------------------------|
| C&G | CURB & GUTTER |
| CBC | CALIFORNIA BUILDING CODE |
| C.J. | CONSTRUCTION JOINT |
| CO | CLEAN OUT |
| DI | DROP INLET |
| (E) | EXISTING |
| EL | ELEVATION |
| EMBED. | EMBEDMENT |
| HORZ. | HORIZONTAL |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| MH | MANHOLE |
| (N) | NEW / PROPOSED |
| N/A | NOT APPLICABLE |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER |
| O/H | OVERHEAD |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| RH | RETAINED HEIGHT |
| R/W | RIGHT-OF-WAY |
| RW | RETAINING WALL |
| T.O.F. | TOP OF FOOTING |
| TYP. | TYPICAL |
| U.N.O. | UNLESS NOTED OTHERWISE |
| VERT. | VERTICAL |
| V.I.F. | VERIFY IN FIELD |
| W/ | WITH |
| W/O | WITHOUT |
| " | INCH/INCHES |
| # | FOOT/FEET |
| & | POUND OR NUMBER |
| @ | AND |
| ° | AT |
| DEGREES | DEGREES |
| Ø | DIAMETER |
| ± | PLUS OR MINUS |
| ∠ | ANGLE |
| € | CENTERLINE |



Sealed: 9/6/23
Expires: 9/30/25

| DESIGNER | PROJECT | SHEET TITLE | REV. | DATE | VERSION DESCRIPTION | | SCALE |
|--|---|--------------------------------------|------|--------|------------------------------------|--|-------|
| | | | | | | | |
| BERNS INFRASTRUCTURE, LLC | 52 FRANKLIN AVE SOUTH SAN FRANCISCO, CA | GENERAL INFORMATION & SPECIFICATIONS | | 9/6/23 | PRELIMINARY - NOT FOR CONSTRUCTION | | N/A |
| 1345 N. JEFFERSON STREET #434 MILWAUKEE, WI 53202 | CLIENT JUAN PEDRO DIAZ 23 CARLSBAD CT, S. SAN FRANCISCO, CA | | | | | | SHEET |
| WWW.BERNSINFRASTRUCTURE.COM | | | | | | | C1 |

ADDITIONAL EXCAVATION & GRADING SPECIFICATIONS:
ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS, AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING (OR ADJACENT) BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING (OR ADJACENT) BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.

EXCAVATION SHORING, IF DETERMINED TO BE NECESSARY, SHALL SHALL BE DESIGNED BY AN EXPERIENCED SHORING ENGINEER & CONFORM TO CBC SECTION 3307 REQUIREMENTS.

THE CONTRACTOR SHALL TAKE EXTREME CARE AND PROTECT ALL EXISTING TREES TO REMAIN, AS REQUIRED BY THE LANDSCAPE PLAN. PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT ARBORIST REPORT AND SHALL BE INSPECTED BY THE ARBORIST PRIOR TO BEGINNING GRADING (IF REQUIRED).

GRADING SHALL OCCUR ONLY BETWEEN MAY 1 AND SEPTEMBER 30. IN RARE CASES, IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE CITY OR COUNTY ENGINEER MAY APPROVE LIMITED GRADING OUTSIDE OF THIS TIME.

IN AREAS TO RECEIVE COMPAKTED STRUCTURAL FILL, TOPSOIL AND PREVIOUS DEBRIS FLOW MATERIAL SHALL BE REMOVED TO THE ELEVATIONS SHOWN IN THESE PLANS. ADDITIONAL REMOVAL MAY BE NECESSARY IF INADEQUATE SUBGRADE CONDITIONS EXIST AT THE PLANNED SUBGRADE ELEVATIONS.

FOOTINGS FOR SHALLOW FOUNDATIONS SHALL EXTEND AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE. CONTACT THE ENGINEER IF ANY FOOTING ELEVATIONS SHOWN IN THESE PLANS NEED ADJUSTMENT TO MEET THIS REQUIREMENT.

THE GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE PROFESSIONAL INSPECTIONS OF ALL EXCAVATION, SUBGRADE PREPARATION, PIER/SHAFT DRILLING, AND FILL/BACKFILL, AND COMPACTION. IF THE ENGINEER FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE CBC OR APPROVED GRADING AND DRAINAGE PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERMITTEE AND TO THE ENGINEERING DEPARTMENT. THE GEOTECHNICAL ENGINEER SHALL CERTIFY BACKFILL AND COMPACTION UPON COMPLETION OF WORK FOR ANY AND ALL EARTHWORK.

EXCAVATED ON-SITE SOILS SHALL BE USED FOR FILL AND BACKFILL IF DETERMINED TO BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER AS WORK PROGRESSES. FILL AND BACKFILL SOILS SHALL BE FREE FROM ORGANICS, CONTAIN ALL NECESSARY CHARACTERISTICS DEEMED ACCEPTABLE FOR FILL AND BACKFILL AS DETERMINED BY THE GEOTECHNICAL ENGINEER, AND SHALL BE PROPERLY MOISTURE CONDITIONED, PLACED, AND COMPAKTED IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS, SPECIFICATION REQUIREMENTS, AND GEOTECHNICAL ENGINEER REQUIREMENTS. UNSATISFACTORY MATERIALS SHALL NOT BE USED FOR STRUCTURAL FILL OR BACKFILL.

THE CONTRACTOR SHALL SCHEDULE INSPECTIONS WITH THE ENGINEERING DEPARTMENT AS REQUIRED BY LOCAL CODE.

ALL STRUCTURAL & SUBGRADE PREPARATION SHALL CONFORM TO THE REQUIREMENTS PROVIDED IN THE PROJECT'S GEOTECHNICAL REPORT. PREPARED STRUCTURE SUBGRADES AND FLATWORK SUBGRADES SHALL BE SCARIFIED, MOISTURE TREATED, AND COMPAKTED TO 90% MINIMUM PER ASTM D 1557. STRUCTURE FILL SHALL BE PLACED AND MOISTURE TREATED IN LIFTS NO GREATER THAN 4" IF COMPAKTED WITH HAND EQUIPMENT, OR 12" IF COMPAKTED WITH HEAVY EQUIPMENT, AND COMPAKTED TO 95% MINIMUM PER ASTM D 1557. SITE CONDITIONS AND EQUIPMENT SELECTION MAY WARRANT THINNER LIFTS. ALL FILL AND BACKFILL MATERIAL ON THE PROJECT SHALL BE CONSIDERED STRUCTURAL EXCEPT TOPSOIL PLACED AS PART OF THE LANDSCAPING DESIGN. ALL SUBGRADES AND STRUCTURAL BACKFILL SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY THE GEOTECHNICAL ENGINEER.

ALL EARTHWORK IS SUBJECT TO CIVIL AND GEOTECHNICAL ENGINEERING INSPECTION. COPIES OF TESTING AND INSPECTION RECORDS FROM THE GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE ENGINEER ONCE RECEIVED BY THE CONTRACTOR.

EROSION AND SEDIMENT CONTROL:

EROSION AND SEDIMENT CONTROL DEVICES AND MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND SHALL BE PROPERLY FUNCTIONING AND MAINTAINED THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION - NOT TO BE REMOVED UNTIL LANDSCAPING OR GROUND COVER IS INSTALLED AND ESTABLISHED.

GRADING WORK SHALL NOT BE PERFORMED BETWEEN OCTOBER 1 AND APRIL 30 UNLESS SPECIAL AUTHORIZATION IS ATTAINED FROM THE CITY. SEE ATTACHED BEST MANAGEMENT PRACTICES (BMP) PLAN SHEET FOR ADDITIONAL INFORMATION.

CONTRACTOR SHALL ADHERE TO NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.

CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR.

SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS SITE CONDITIONS CHANGE AND AS THE NEEDS OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING THE SITE. CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ON SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.

CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE, AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS.

SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF CONSTRUCTION ACTIVITIES SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.

CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS, AND STORM DRAINS WITH ROCK FILLED SANDBAGS, TEMPORARY SWALES, SILT FENCES, AND/OR EARTH BERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.

ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISION OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS), AS LAST REVISED.

STOCKPILE MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPANUL UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IS MAY BE SEADED OR PLACED TO PROVIDE GROUND COVER PRIOR TO THE RAINY SEASON.

EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND, FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE SYSTEM. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED

FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.

DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE CITY INSPECTOR.

SILT FENCES AND/OR FIBER ROLLS SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.

DRAINAGE SPECIFICATIONS:

DRAIN PIPES:

DRAIN PIPE AT DEBRIS CAPTURE CROSS-LOT WALL SHALL BE 4" DIAMETER PVC (SCH. 40 OR 80). DRAIN PIPE BENEATH RESIDENCE SHALL BE 12" DIAMETER N-12 DUAL WALL HDPE BY ADVANCED DRAINAGE SYSTEMS (ADS).

MAINTENANCE:

ALL DRAINAGE SYSTEMS AND PATHWAYS SHALL BE REGULARLY CLEANED AND MAINTAINED DURING AND AFTER CONSTRUCTION TO ENSURE PROPER SITE DRAINAGE.

CONCRETE & REBAR SPECIFICATIONS:

FOOTINGS SHALL BE LOCATED IN UNDISTURBED GROUND OR IN AREAS OF APPROVED COMPAKTED FILL, IF PRIOR APPROVAL IS GIVEN BY THE ENGINEER. FOOTING SUBGRADE SHALL BE FIRM AND UNYIELDING AND COMPAKTED TO DENSITIES CALLED OUT EITHER IN THE PLANS, SPECIFICATIONS, GEOTECHNICAL ENGINEER'S REQUIREMENTS, OR THE GOVERNING BUILDING CODE, WHICHEVER IS GREATER. ALL LOOSE MATERIAL SHALL BE REMOVED FROM THE BOTTOM OF ANY EXCAVATION OR DRILLED PIER SHAFT PRIOR TO POURING CONCRETE.

UNLESS SPECIFIED OTHERWISE, ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS.

- ACI 318 (LATEST VERSION) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- ACI 301 (LATEST VERSION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
- ACI 332 (LATEST VERSION) "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- ACI 332.1R (LATEST VERSION) "GUIDE TO RESIDENTIAL CONCRETE CONSTRUCTION".
- "CALIFORNIA BUILDING CODE" (LATEST VERSION).

IN ADDITION, ALL LOCAL, COUNTY AND CITY ORDINANCES, AND ANY LOCAL ADDITIONS TO THE ABOVE CODES, SHALL THE COMPLIED WITH.

CONCRETE STRENGTH:

CONCRETE SHALL HAVE A MINIMUM 28 COMPRESSIVE STRENGTH AS NOTED IN THESE PLANS. CONCRETE SHALL BE STANDARD WEIGHT (145 PCF) UNLESS SPECIFIED OTHERWISE.

PORTLAND CEMENT:

ASTM C150 TYPE II, 5 SACK MINIMUM (470 LBS) PER CUBIC YARD.

WATER:

WATER SHALL BE FROM CITY WATER SUPPLY, CLEAN AND DRINKABLE. MAXIMUM SLUMP 4". MINIMUM SLUMP 1".

COARSE AGGREGATE:

ASTM C33, ¾" MAXIMUM SIZE, STANDARD WEIGHT. PEA GRAVEL MIXES SHALL BE ALLOWED PROVIDING THE MIX DESIGN RECEIVES PRIOR APPROVAL FROM THE ENGINEER.

ADMIXTURES:

NO ADMIXTURES SHALL BE INCLUDED WITHOUT PRIOR APPROVAL

FROM THE ENGINEER.

FORMWORK:

ALL DIMENSIONS SHOWN ON THE PLANS ARE ACTUAL - NOT NOMINAL.

FORMS SHALL BE CONSTRUCTED IN SUCH A MANNER THAT PARALLEL WALLS SHALL VARY NO MORE THAN ¼" FROM LINE AND THE TOP OF FOOTINGS, GRADE BEAMS OR WALLS HALL VARY NO MORE THAN ¼" FROM THE ELEVATION SPECIFIED ON THE PLANS. BOW OR DEFLECTION OF FORMS BETWEEN STAKES AND TIES SHALL NOT EXCEED 1/8".

FORMS FOR FOOTINGS, GRADE BEAMS AND WALLS 2' OR LESS IN HEIGHT SHALL REMAIN IN PLACE 12 HOURS BEFORE BEING REMOVED. FORMS FOR HIGHER WALLS SHALL REMAIN IN PLACE FOR 48 HOURS BEFORE BEING REMOVED, U.N.O. IN THESE PLANS. FORMS FOR ELEVATED STRUCTURAL SLABS AND CONCRETE FORMED ABOVE GRADE SHALL NOT BE REMOVED UNTIL 14 DAYS AFTER BEING POURED AND SHALL NOT BE LOADED UNTIL THEY HAVE CURED 28 DAYS, U.N.O. IN THESE PLANS. FORMS SHALL BE REMOVED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE CONCRETE. NEW AND REMAIN-IN-PLACE EXISTING CONCRETE SHALL BE PROTECTED FROM DAMAGE.

CONSTRUCTION JOINTS (COLD JOINTS) SHALL NOT BE PERMITTED, EXCEPT WHERE INDICATED ON THE PLANS, WITHOUT THE ENGINEER'S PRIOR APPROVAL.

CONCRETE PLACEMENT:

ALL DEBRIS SHALL BE REMOVED FROM FORMS, HOLES, AND EXCAVATIONS BEFORE PLACING ANY CONCRETE. COLD JOINTS AND THE TOPS OF PREVIOUSLY POURED PIERS SHALL BE BLOWN OR SWEEP CLEAN. SURFACES WHICH WET CONCRETE WILL CONTACT INCLUDING UN-OILED FORMS, EXISTING CONCRETE, AND EARTH OR BASE ROCK, SHALL BE LIGHTLY SPRAYED WITH WATER JUST PRIOR TO CONCRETE PLACEMENT. CONCRETE SHALL NOT BE PLACED ON FILLED AREAS UNLESS THEY HAVE BEEN COMPAKTED TO SPECIFIED LEVELS.

CONCRETE SHALL BE DEPOSITED WITHIN FOUR FEET OF ITS FINAL POSITION TO AVOID SEGREGATION FROM RE-HANDLING OR FLOWING. CONCRETE SHALL NOT BE DROPPED MORE THAN FIVE FEET VERTICALLY. CONCRETE PLACED IN PIERS OR FORMS DEEPER THAN FIVE FEET SHALL BE PLACED WITH A TREMMY OR HOSE. CONCRETE SHALL NOT BE PLACED IN PIER HOLES CONTAINING WATER WITHOUT THE USE OF A TREMMY. PLACEMENT SHALL BE BY TAILGATE, PUMP, OR (FOR DISTANCES NOT TO EXCEED 20 FEET) BY WHEELBORROW. NO CONCRETE WHICH HAS PARTIALLY HARDENED OR BEEN CONTAMINATED BY FOREIGN MATERIALS SHALL BE DEPOSITED IN THE STRUCTURE. A SUFFICIENT NUMBER OF READY MIX TRUCKS SHALL BE PROVIDED TO INSURE THE POUR WILL PROCEED CONTINUOUSLY. THE CONCRETE SHALL BE POURED IN A MANNER TO PREVENT UNDESIRED COLD JOINTS FROM BEING CREATED.

ALL CONCRETE SHALL BE CONSOLIDATED WITH A HIGH FREQUENCY, MECHANICAL VIBRATOR TO INSURE IT IS THOROUGHLY WORKED AROUND THE REINFORCEMENT, EMBEDDED ITEMS, AND INTO THE CORNERS OF FORMWORK. THE VIBRATOR SHALL NOT BE USED TO MOVE CONCRETE INSIDE THE FORMWORK.

REINFORCEMENT:

REINFORCING STEEL SHALL CONFORM TO ASTM A615. ALL BARS SHALL BE OF THE STRUCTURAL GRADE NOTED IN THESE PLANS. FABRICATION AND PLACEMENT SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRACTICE".

REINFORCEMENT SHALL BE PLACED WITHIN ½" OF THE LOCATION SHOWN ON THE DETAILS AND SHALL BE POSITIVELY SECURED AGAINST DISPLACEMENT. REINFORCEMENT SHALL BE PREVENTED FROM COMING INTO CONTACT WITH FORMS OR OTHER SURFACES

WITH CONCRETE DOBIES IF DISPLACEMENT IS NOT OTHERWISE PREVENTED.

MINIMUM CONCRETE COVERAGE FOR ALL REBAR:

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
- FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
 - NO. 5 BAR AND SMALLER = 1½"
 - NO. 6 BAR AND LARGER = 2"

REBAR BEND, HOOK, & SPLICE REQUIREMENTS:

| BAR SIZE | #4 | #5 | #6 | #8 |
|-------------------------|------|-------|------|-----|
| DIAMETER | 1/2" | 5/8" | 3/4" | 1" |
| MIN. BEND DIAMETER | 3" | 3.75" | 4.5" | 6" |
| MIN. HOOK LENGTH | 8" | 10" | 12" | 16" |
| MIN. LAP SPLICE (CL. B) | 25" | 40" | 48" | 80" |

*ACI REQUIREMENTS APPLY TO ALL REBAR DETAILING.

CURING:

EXCEPT FOR SURFACES WHICH ARE TO BE JOINED TO CONCRETE IN A FUTURE POUR, EXPOSED CONCRETE SHALL BE SPRAYED WITH A VISIBLE CONCRETE CURE IMMEDIATELY AFTER THE SURFACE HAS BEEN FINISHED. FORMED CONCRETE SURFACES SHALL BE SPRAYED WITH CURE IMMEDIATELY AFTER THE FORMS HAVE BEEN STRIPPED UNLESS PRIOR AUTHORIZATION OTHERWISE HAS BEEN PROVIDED BY THE ENGINEER.

RECORDS:

RECORDS SHALL BE KEPT FOR ALL MATERIAL USED. RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST. EXAMPLES OF RECORDS INCLUDE CONCRETE DELIVERY TICKETS, CONCRETE, GROUT, AND REBAR PURCHASE RECEIPTS OR PHOTOS WHICH INDICATE BASIC PROPERTIES SUCH AS MATERIAL STRENGTH, REBAR MILL CERTIFICATION REPORTS, GEOTECHNICAL INSPECTIONS REPORTS, BUILDING INSPECTOR REPORTS, ETC.

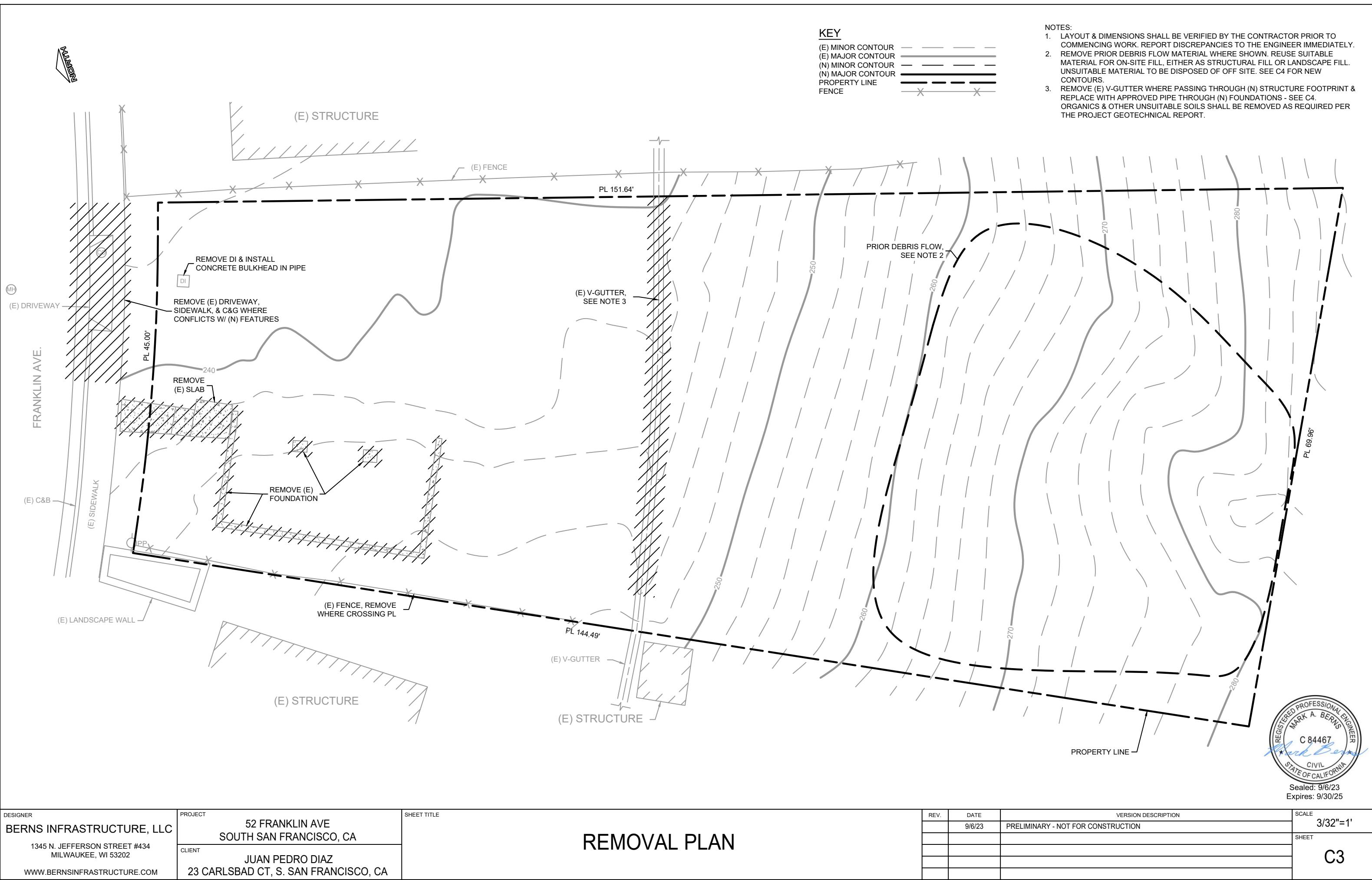
GENERAL INFORMATION & SPECIFICATIONS

DESIGNER
BERNS INFRASTRUCTURE, LLC
1345 N. JEFFERSON STREET #434
MILWAUKEE, WI 53202
WWW.BERNSINFRASTRUCTURE.COM

PROJECT
52 FRANKLIN AVE
SOUTH SAN FRANCISCO, CA
CLIENT
JUAN PEDRO DIAZ
23 CARLSBAD CT, S. SAN FRANCISCO, CA

SHEET TITLE

| REV. | DATE | VERSION DESCRIPTION | SCALE |
|------|--------|------------------------------------|------------------|
| | 9/6/23 | PRELIMINARY - NOT FOR CONSTRUCTION | N/A |
| | | | SHEET |
| | | | C2 |
| | | | Expires: 9/30/25 |

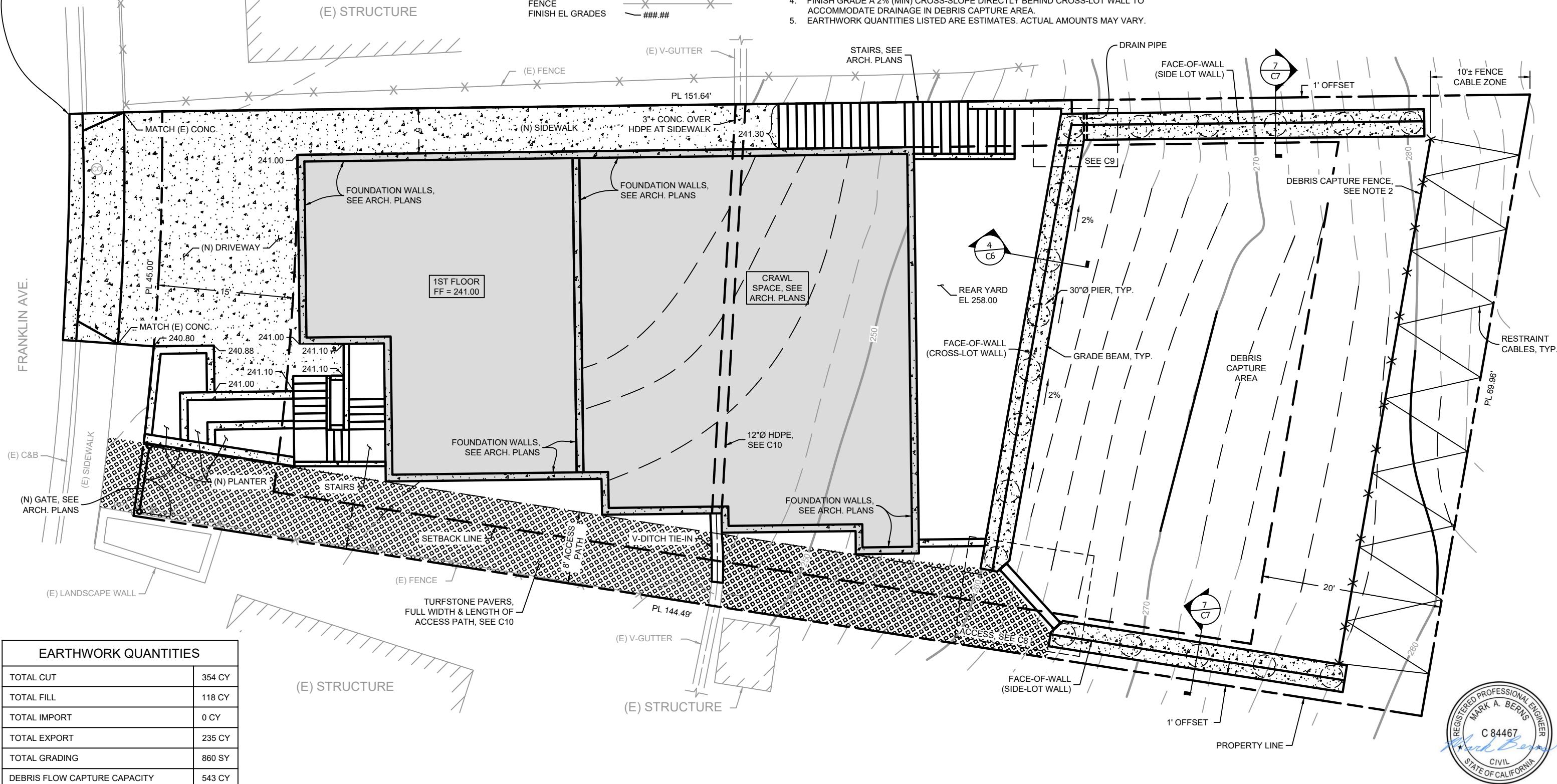


(N) SIDEWALK & C&G,
MATCH (E) CONC.
ELEVATIONS, TYP. ON 3
SIDES, SEE NOTE 6

KE

NOTES:

1. LAYOUT & DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. DEBRIS CAPTURE FENCE NEAR SOUTH LOT LINE TO BE GEOBRUGG BRAND OR APPROVED EQUIVALENT. DESIGN BY OTHERS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. DESIGN & INSTALLATION SHALL BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER.
3. CROSS-LOT WALL SHALL BE BUILT PARALLEL TO SOUTH LOT LINE. SIDE-LOT WALLS SHALL BE BUILT PARALLEL TO THEIR ADJACENT LOT LINES.
4. FINISH GRADE A 2% (MIN) CROSS-SLOPE DIRECTLY BEHIND CROSS-LOT WALL TO ACCOMMODATE DRAINAGE IN DEBRIS CAPTURE AREA.
5. EARTHWORK QUANTITIES LISTED ARE ESTIMATES. ACTUAL AMOUNTS MAY VARY.
6. INSTALL (N) CURB, GUTTER, SIDEWALK, & DRIVEWAY TRANSITION PER CITY DETAILS ON C11. DRIVEWAY SECTION TO MATCH DETAIL ON C11.
7. SEE ARCHITECTURAL PLANS FOR LAYOUT, ELEVATIONS, & DETAILS FOR LANDSCAPING PLANTERS, LANDSCAPE WALLS, & EXTERIOR STAIRS.
8. LIMITS OF TURFSTONE PAVERS AT ACCESS PATH MAY BE EXTENDED TO ENTIRETY OF WEST WALLS OF RESIDENCE.



| EARTHWORK QUANTITIES | |
|------------------------------|--------|
| TOTAL CUT | 354 CY |
| TOTAL FILL | 118 CY |
| TOTAL IMPORT | 0 CY |
| TOTAL EXPORT | 235 CY |
| TOTAL GRADING | 860 SY |
| DEBRIS FLOW CAPTURE CAPACITY | 543 CY |

DESIGNER
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MILWAUKEE, WI 53202
WWW.BERNSINFRASTRUCTURE.COM

PROJECT 52 FRANKLIN AVE
SOUTH SAN FRANCISCO, CA

CLIENT JUAN PEDRO DIAZ
23 CARLSBAD CT. S. SAN FRANCISCO, CA

SWEET TITI

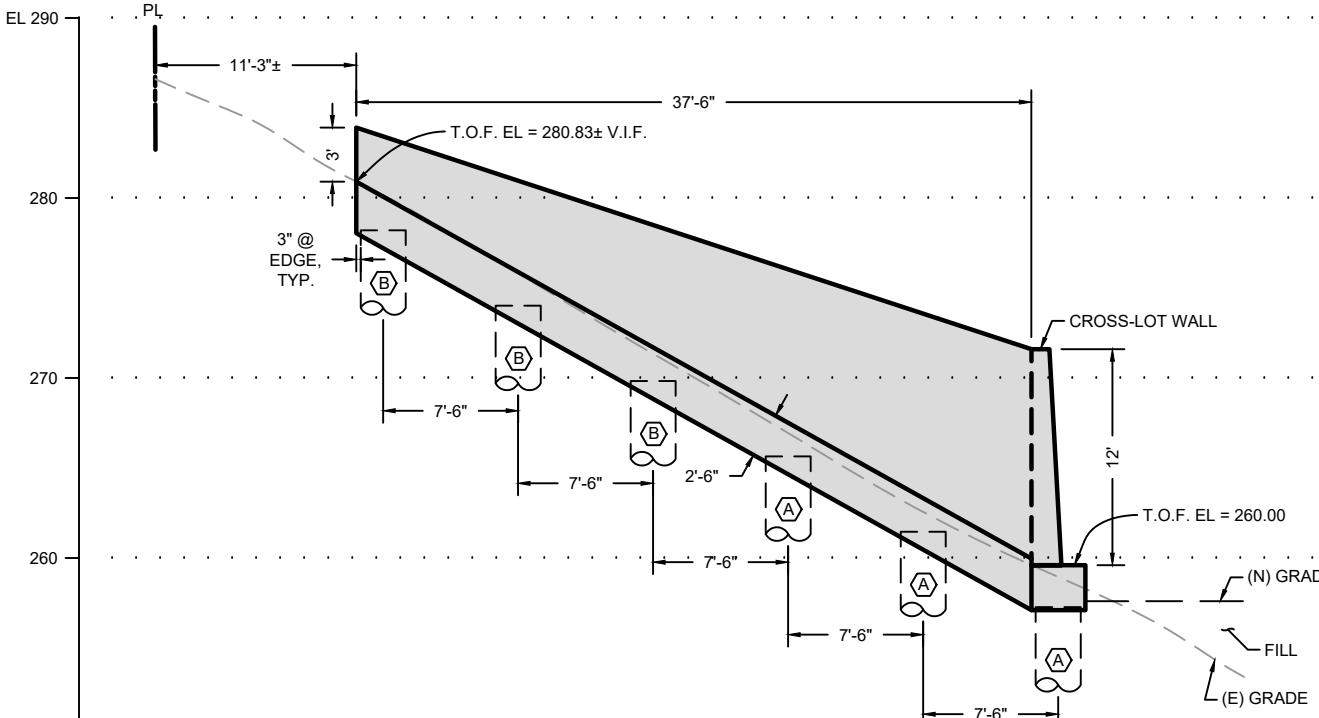
GRADING PLAN

A circular seal for Mark A. Berns, Civil Engineer, State of California, Registered Professional Engineer. The text "REGISTERED PROFESSIONAL ENGINEER" is at the top, "MARK A. BERN'S" is in the center, "C 84467" is below it, "CIVIL" is at the bottom, and "STATE OF CALIFORNIA" is at the bottom. The name "Mark Berns" is written in cursive across the center.

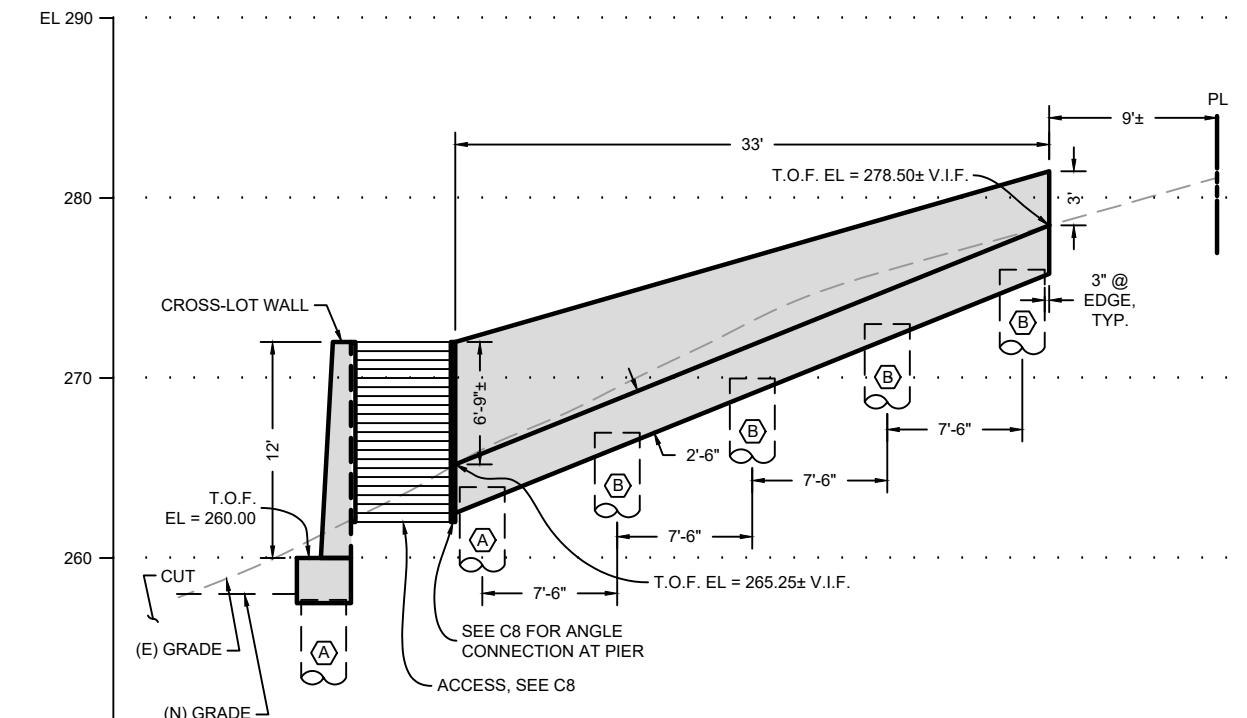
Sealed: 9/6/23
Expires: 9/30/25

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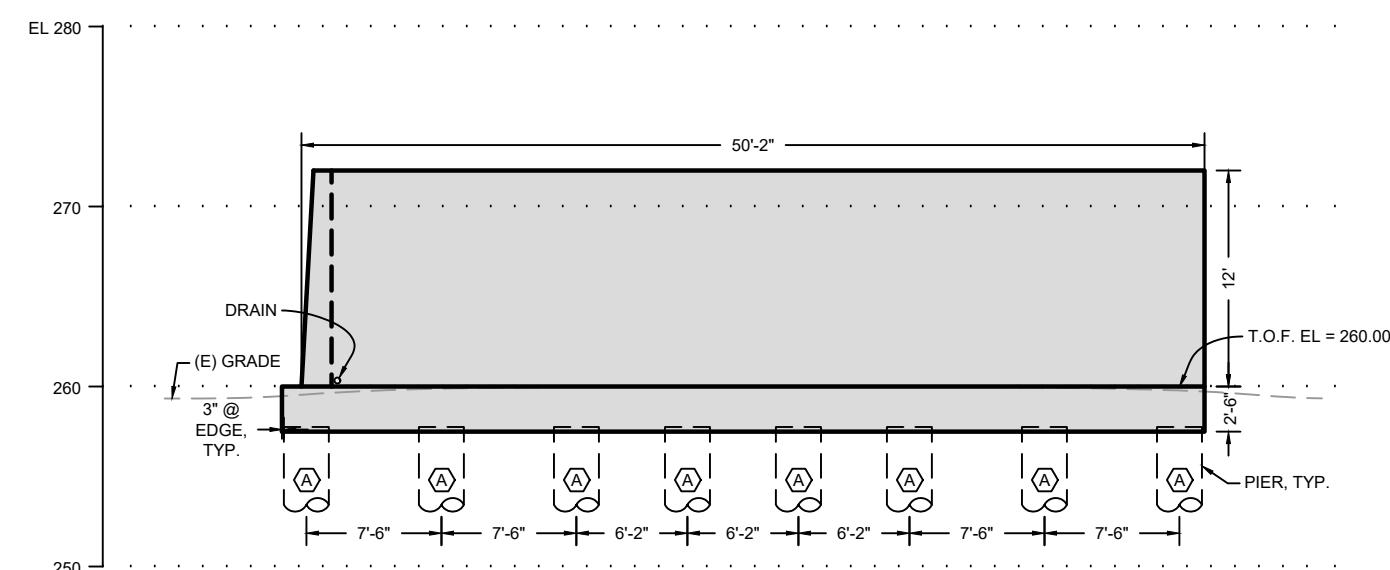
C4



1 EAST SIDE-LOT WALL PROFILE



2 WEST SIDE-LOT WALL PROFILE



3 CROSS-LOT WALL PROFILE

NOTES:

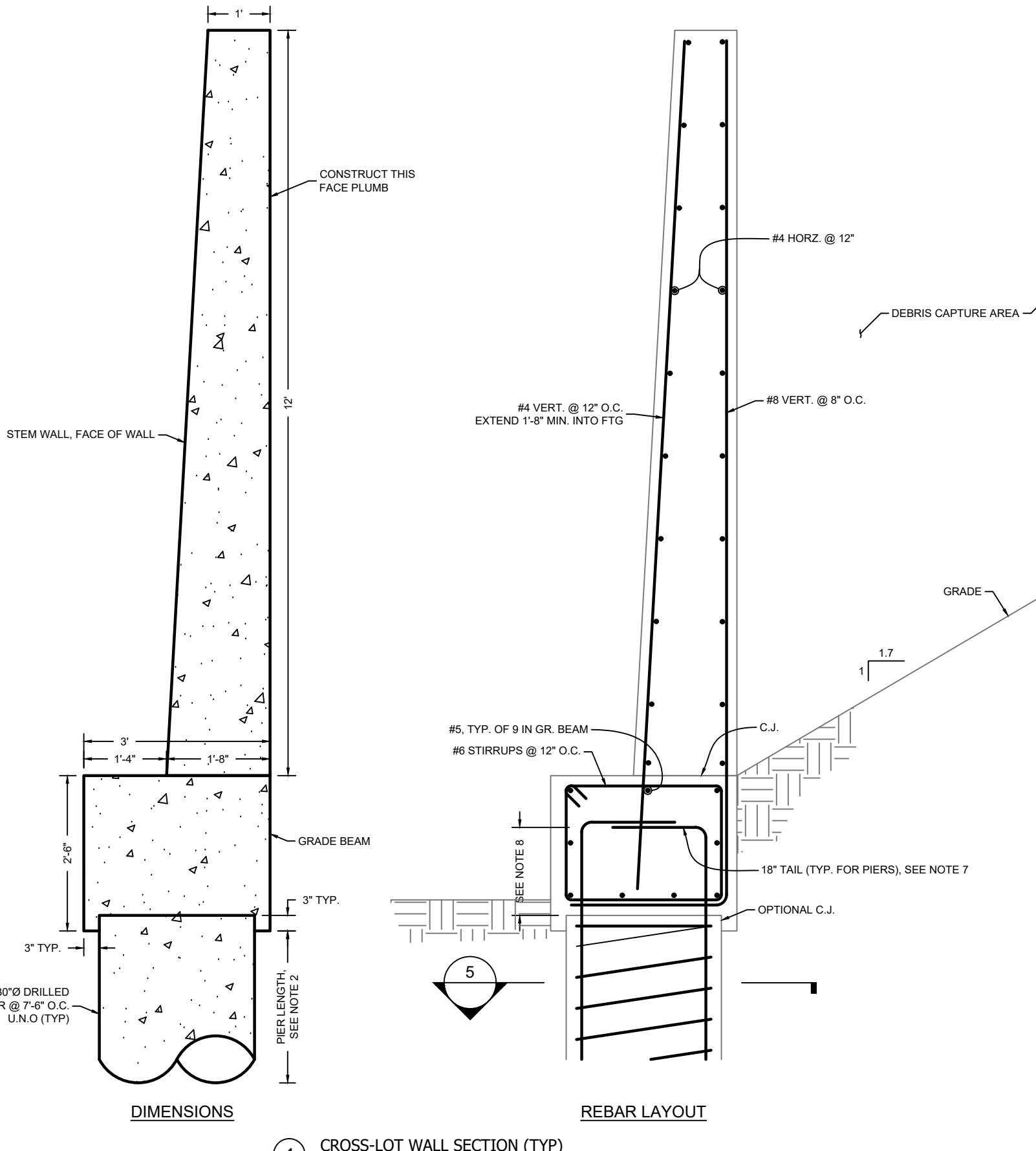
1. LAYOUT & DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. PROFILES SHOWN ARE TAKEN ALONG FACE-OF-WALL CALLOUTS PER C4.
3. TOP OF GRADE BEAM IS ALSO REFERRED TO AS TOP OF FOOTING.
4. LANDSCAPING & STAIRWAY WALLS NOT SHOWN FOR CLARITY. SEE ARCH. PLANS

KEY



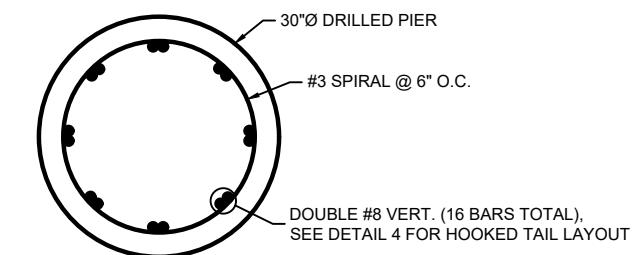
Sealed: 9/6/23
Expires: 9/30/25

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|---|---|---|----------------|--|---------------------|-------------------|
| DESIGNER BERNS INFRASTRUCTURE, LLC 1345 N. JEFFERSON STREET #434 MILWAUKEE, WI 53202 WWW.BERNSINFRASTRUCTURE.COM | PROJECT 52 FRANKLIN AVE SOUTH SAN FRANCISCO, CA | SHEET TITLE CAPTURE WALL PROFILES | REV. 9/6/23 | DATE PRELIMINARY - NOT FOR CONSTRUCTION | VERSION DESCRIPTION | SCALE AS NOTED |
| | CLIENT JUAN PEDRO DIAZ 23 CARLSBAD CT. S. SAN FRANCISCO, CA | | | | | |
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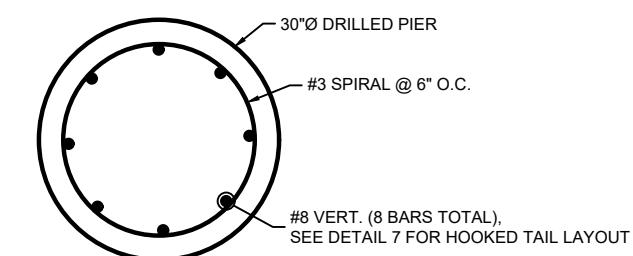


NOT

1. ALL DIMENSIONS TO BE V.I.F. BY CONTRACTOR PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES IMMEDIATELY TO THE ENGINEER FOR RESOLUTION.
2. DRILLED PIERS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - 2.1. EXTEND A MINIMUM OF 15' INTO BEDROCK;
 - 2.2. TYPE "A" PIERS SHALL HAVE A MINIMUM TOTAL LENGTH OF 25';
 - 2.2. TYPE "B" PIERS SHALL HAVE A MINIMUM TOTAL LENGTH OF 20';
 - 2.3. CAST 3" INTO BOTTOM OF GRADE BEAM FOOTING, AS SHOWN; AND
 - 2.4. CENTERED IN THE WIDTH OF THE GRADE BEAM.
3. CHANGES TO PIER DESIGN DURING CONSTRUCTION SHALL NOT BE ALLOWED UNLESS SPECIFIED OTHERWISE IN WRITING BY THE GEOTECHNICAL ENGINEER AND APPROVED BY BURNS INFRASTRUCTURE.
4. ALL PIERS SHALL BE 30" Ø AND SPACED AS SHOWN IN THESE PLANS (7'-6" MAX).
5. SEE C5 FOR PIER TYPE CALLOUTS.
6. STIRRUPS SHALL BE RECTANGULAR WITH 135° SEISMIC HOOKS & 4.5" MIN. HOOK RETURN. INSTALL PERPENDICULAR TO GRADE BEAM SUBGRADE.
7. ROTATE & SPREAD (I.E. "FAN") THE PIER VERTICAL REBAR HOOKS INTO EITHER SIDE OF THE SURROUNDING GRADE BEAM WHERE POSSIBLE. SEE DETAIL 13 ON C10.
8. EXTEND #8 PIER REBAR 1'-6" INTO GRADE BEAM WHERE GRADE BEAM IS LEVEL. REDUCE THIS DISTANCE WHERE GRADE BEAM IS SLOPED (9" MINIMUM).
9. ALL #8 STEM WALL REBAR SHALL BE INSTALLED PLUMB, INCLUDING ON SLOPED WALL SECTIONS (I.E. SIDE-LOT WALLS).
10. SEE C1 & C2 FOR MATERIAL INFORMATION & REQUIREMENTS.



5 TYPE A DRILLED PIER SECTION (TYP)



6 TYPE B DRILLED PIER SECTION (TYP)



Sealed: 9/6/23
Expires: 9/30/25

Sealed: 9/6/23
Expires: 9/6/25

Expires: 9/30/25

SCALE

AS NOTE

SHEET

DESIGNER
BERNS INFRASTRUCTURE, LLC
1345 N. JEFFERSON STREET #434
MILWAUKEE, WI 53202
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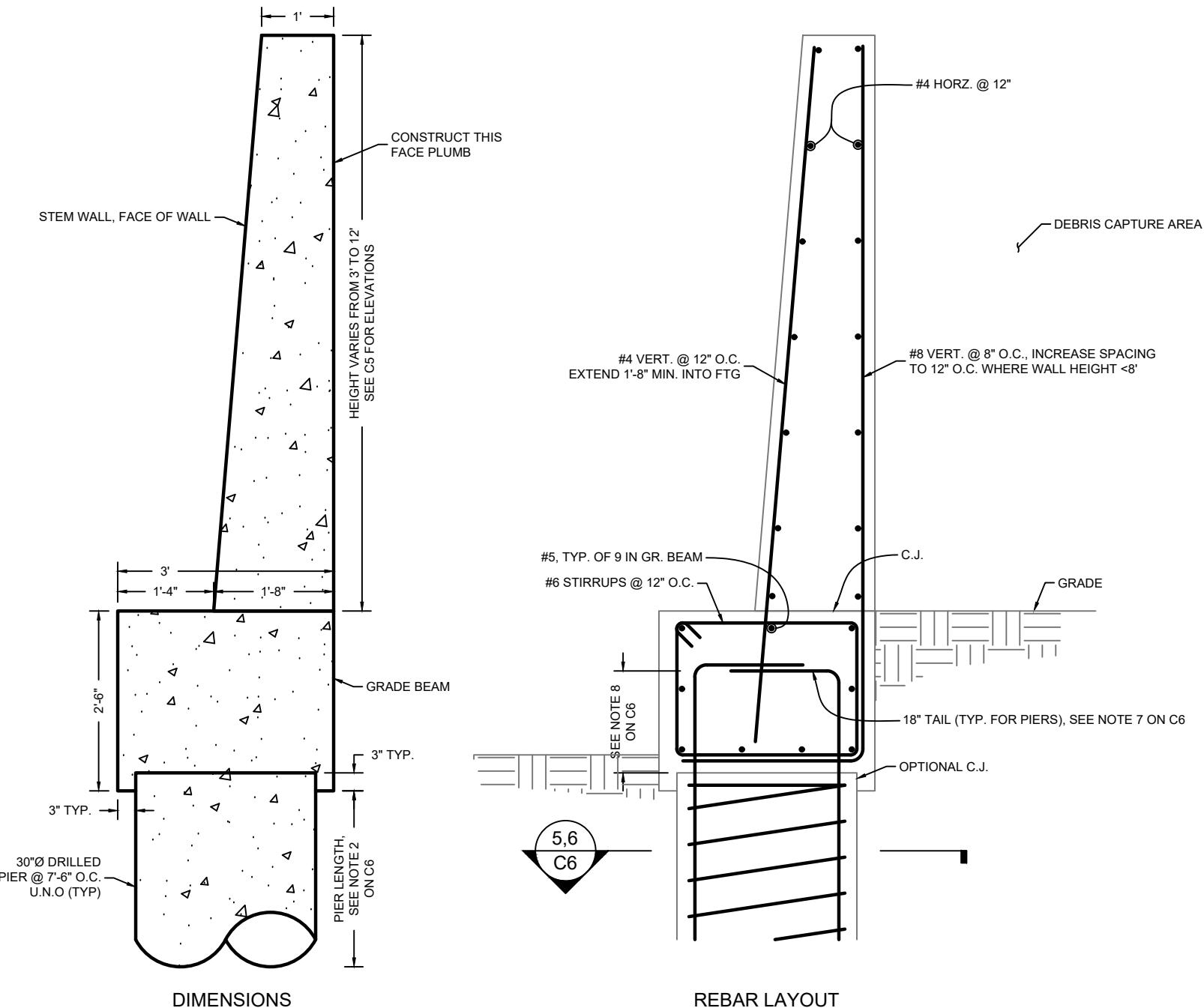
PROJECT 52 FRANKLIN AVE
SOUTH SAN FRANCISCO, CA
CLIENT JUAN PEDRO DIAZ
23 CARLSBAD CT. S. SAN FRANCISCO

SHEET TIT

WALL & PIER SECTIONS

NOTES:

1. SEE SHEET C6 FOR NOTES APPLICABLE TO THIS SHEET.



7 SIDE-LOT WALL SECTION (TYP)

SCALE: N.T.S.



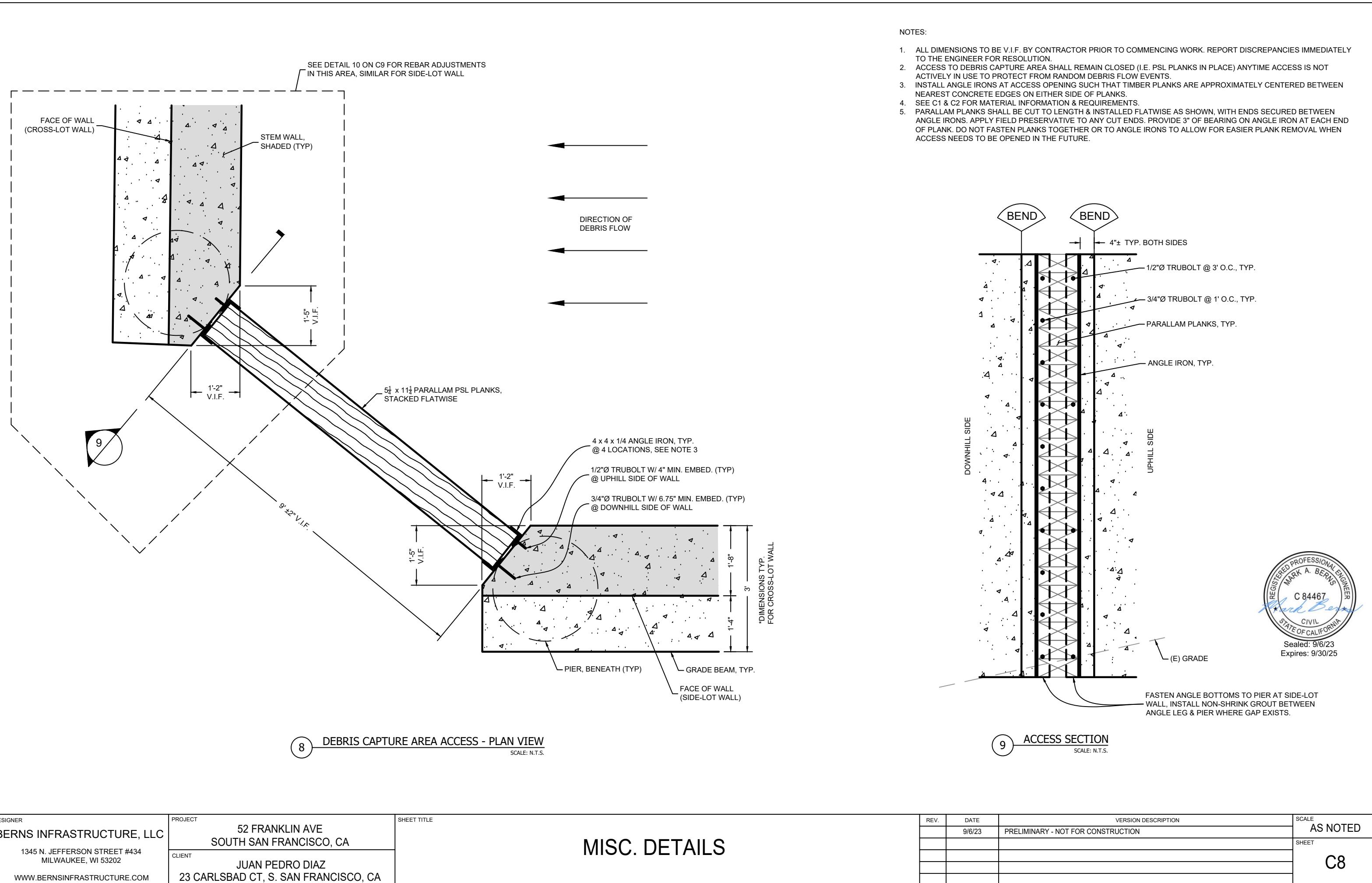
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PROJECT
52 FRANKLIN AVE
SOUTH SAN FRANCISCO, CA
CLIENT
JUAN PEDRO DIAZ
23 CARLSBAD CT, S. SAN FRANCISCO, CA

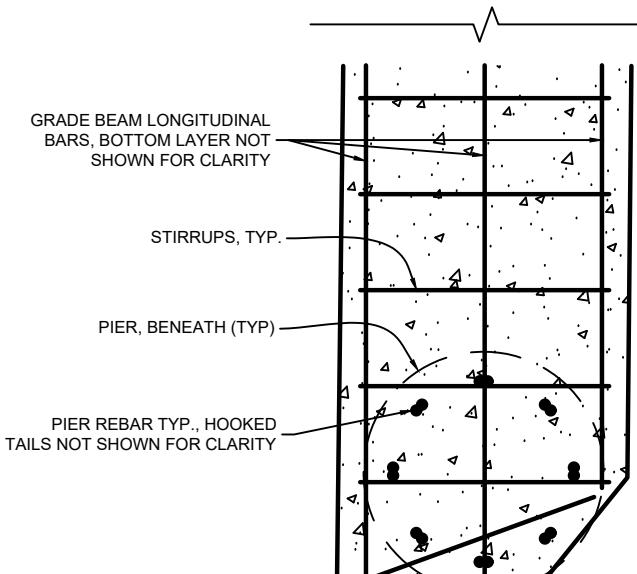
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WALL & PIER SECTIONS

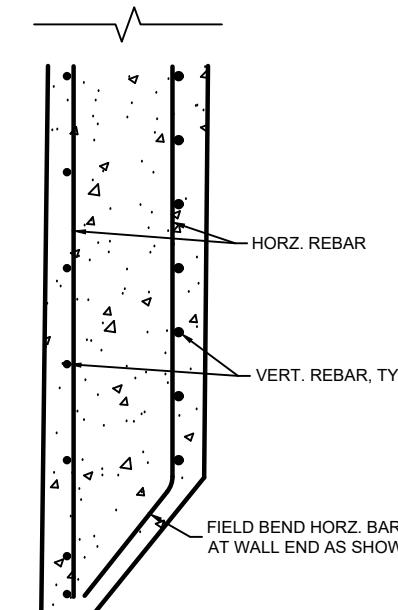
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| | 9/6/23 | PRELIMINARY - NOT FOR CONSTRUCTION | AS NOTED |
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CROSS-LOT WALL SHOWN.
SIMILAR AT SIDE-LOT WALL.



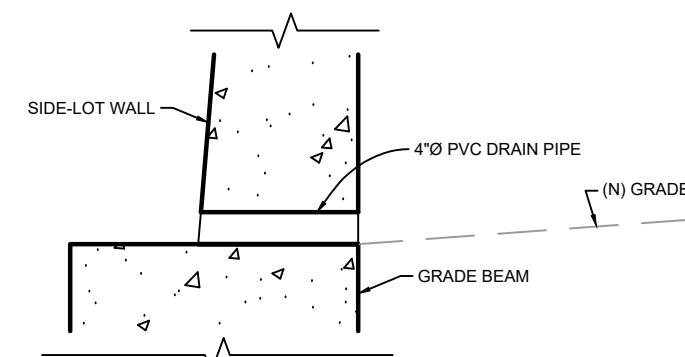
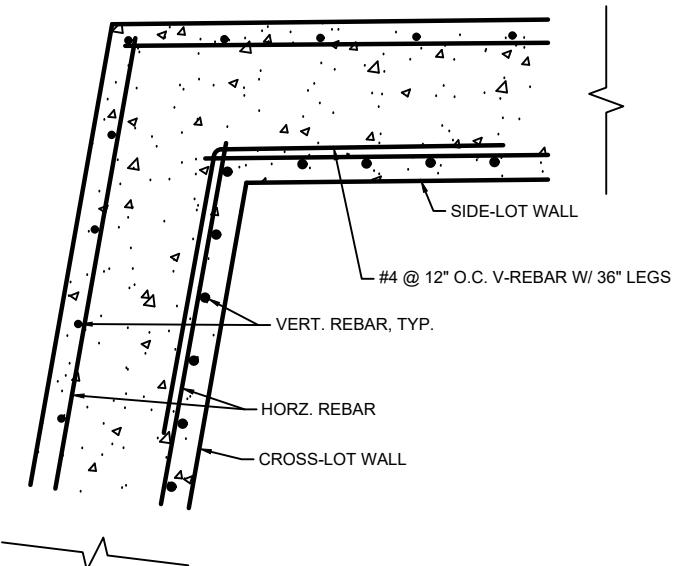
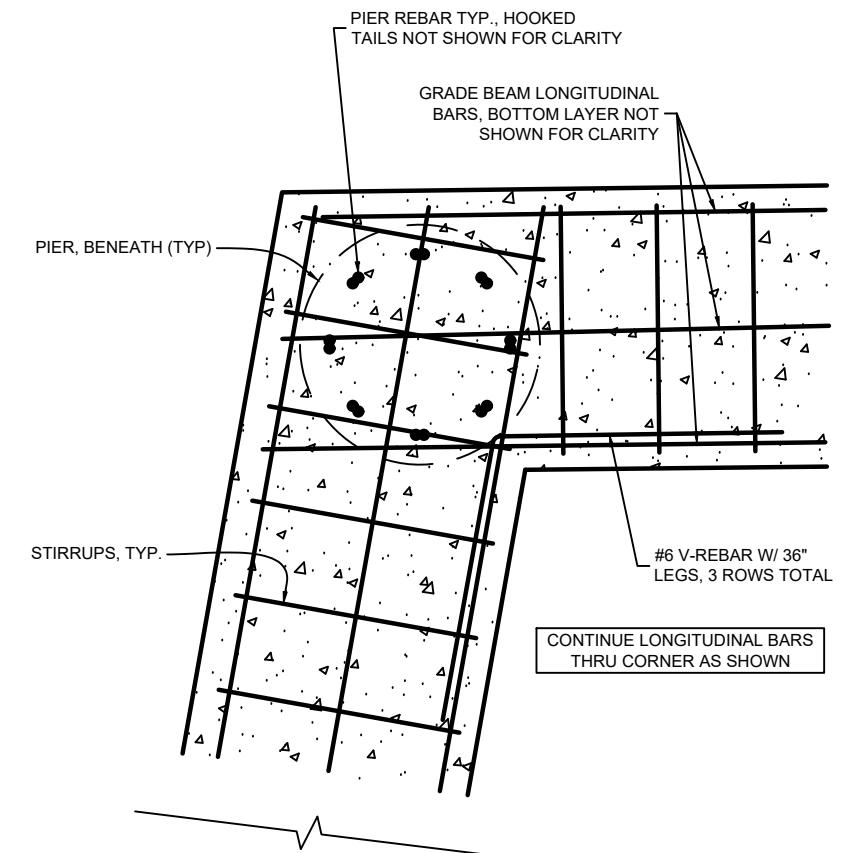
SECTION THRU TOP
OF GRADE BEAM



SECTION THRU
STEM WALL

10 CAPTURE WALL SECTION AT ACCESS - PLAN VIEW

SCALE: N.T.S.



12 PVC DRAIN

SCALE: N.T.S.

SECTION THRU TOP
OF GRADE BEAM

11 CAPTURE WALL SECTION AT WALL CORNER - PLAN VIEW

SCALE: N.T.S.

NOTES:

1. ALL DIMENSIONS TO BE V.I.F. BY CONTRACTOR PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES IMMEDIATELY TO THE ENGINEER FOR RESOLUTION.
2. SEE C6 AND C7 FOR REBAR SIZES AND SPACINGS.
3. PVC DRAIN SHALL BE PLACED AT INSIDE CORNER OF CROSS-LOT WALL AND EAST SIDE-LOT WALL, AS SHOWN ON C4. PVC MAY BE EITHER SCHEDULE 40 OR 80. OWNER SHALL REGULARLY MAINTAIN DRAINAGE BY CHECKING PIPE & REMOVING ANY DEBRIS BUILDUP WHICH MAY HINDER DRAINAGE FROM BEHIND WALL. OPTIONAL: PVC MAY BE REMOVED AFTER CONCRETE HAS HARDENED.
4. LANDSCAPING & STAIRWAY WALLS NOT SHOWN FOR CLARITY. SEE ARCH. PLANS.



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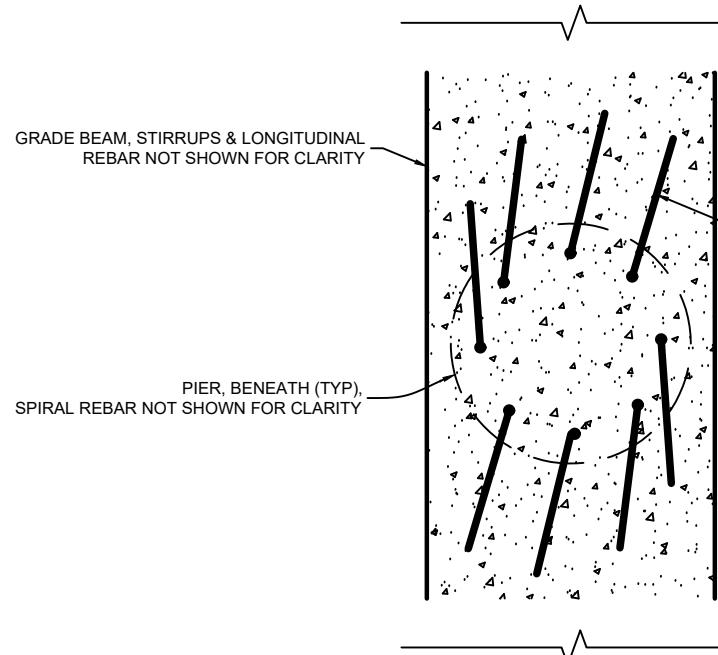
DESIGNER
BERNS INFRASTRUCTURE, LLC
1345 N. JEFFERSON STREET #434
MILWAUKEE, WI 53202
WWW.BERNSINFRASTRUCTURE.COM

PROJECT
52 FRANKLIN AVE
SOUTH SAN FRANCISCO, CA
CLIENT
JUAN PEDRO DIAZ
23 CARLSBAD CT, S. SAN FRANCISCO, CA

SHEET TITLE

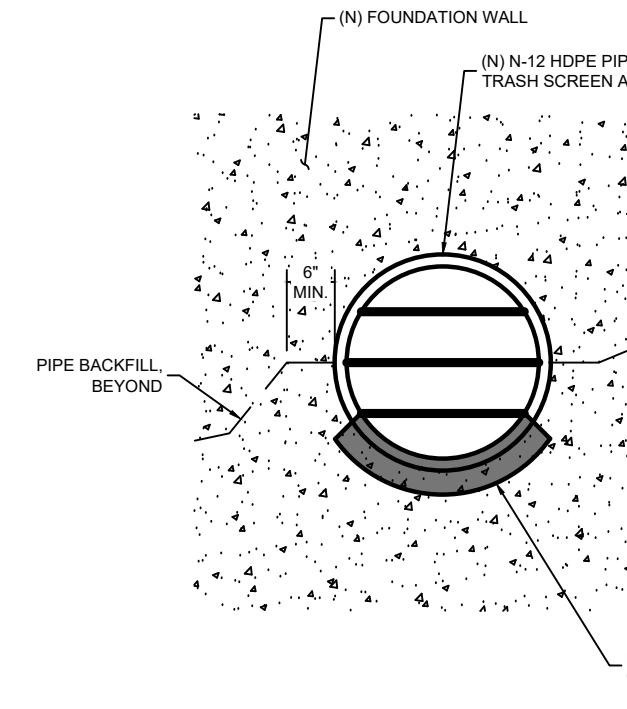
MISC. DETAILS

| REV. | DATE | VERSION DESCRIPTION | SCALE |
|------|--------|------------------------------------|----------|
| | 9/6/23 | PRELIMINARY - NOT FOR CONSTRUCTION | AS NOTED |
| | | | SHEET |
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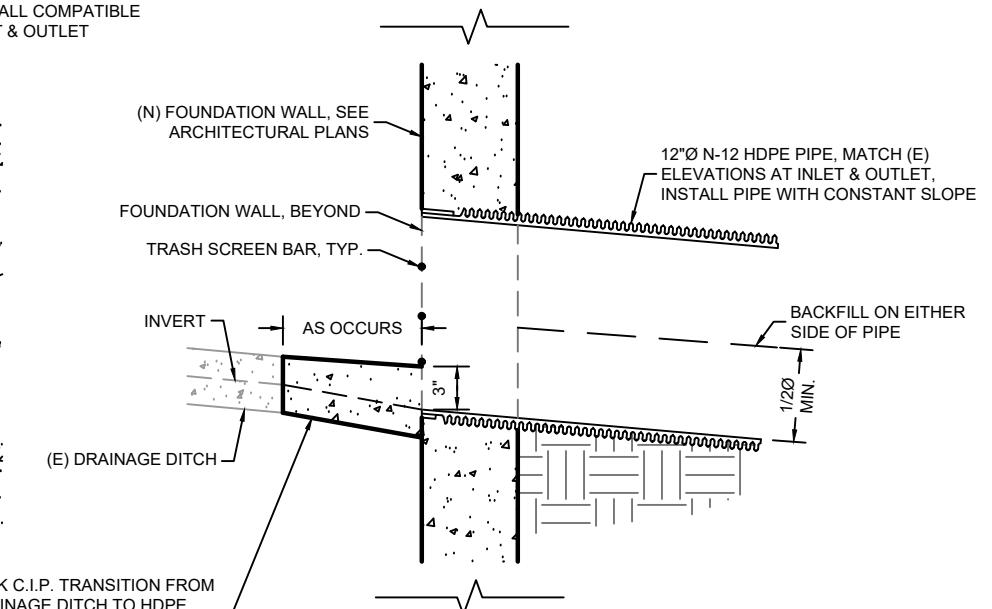


13 PIER REBAR HOOKS IN GRADE BEAM - PLAN VIEW

SCALE: N.T.S.



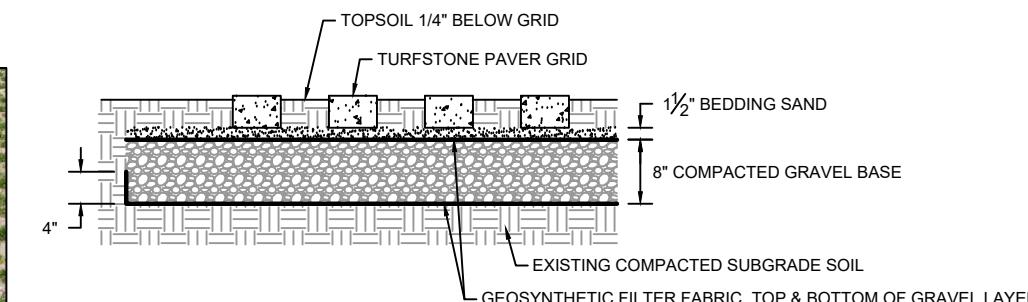
VIEW AT FACE OF FOUNDATION WALL



SECTION AT FOUNDATION WALL



VISUAL AID OF COMPLETED INSTALLATION



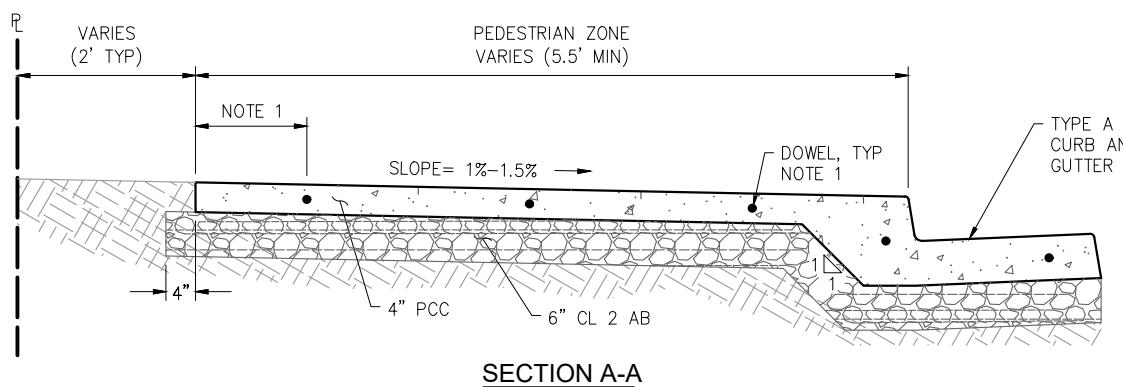
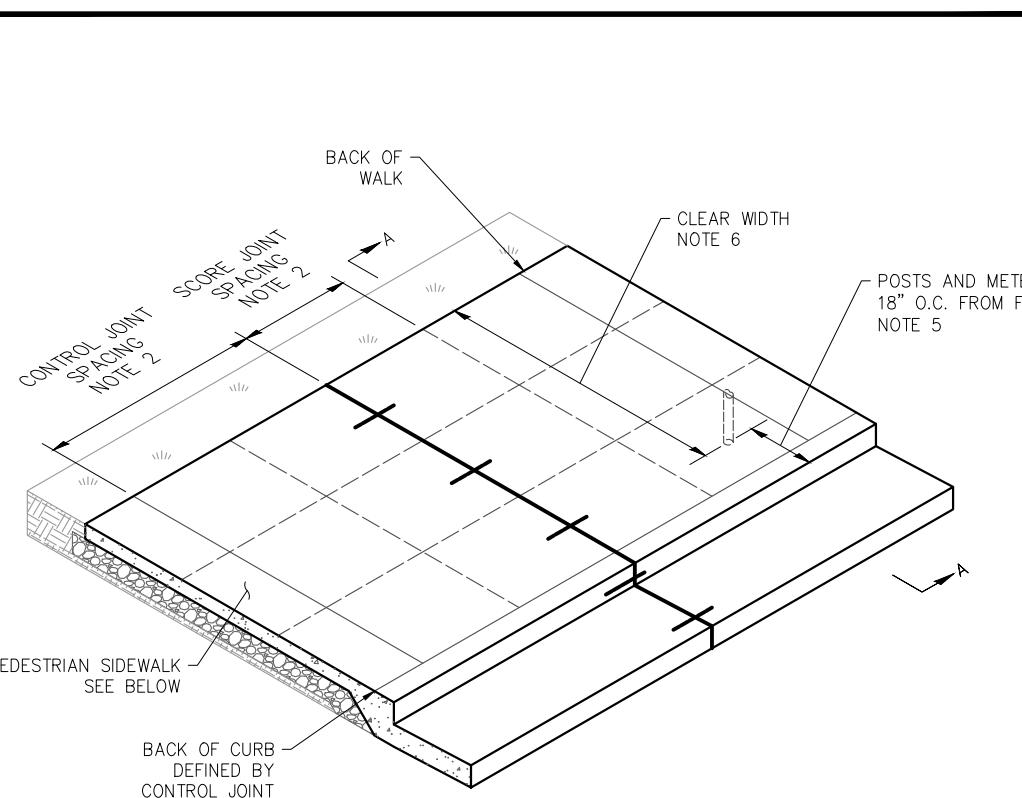
15 TYP. TURFSTONE PAVER SECTION

SCALE: N.T.S.

14 STORM DRAIN PIPE BELOW RESIDENCE

SCALE: N.T.S.





SECTION A-A

NOTES:

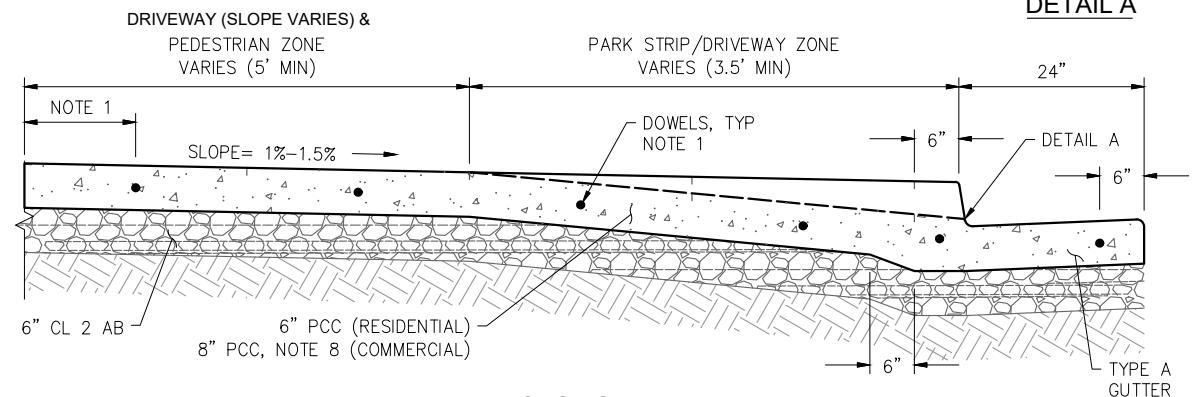
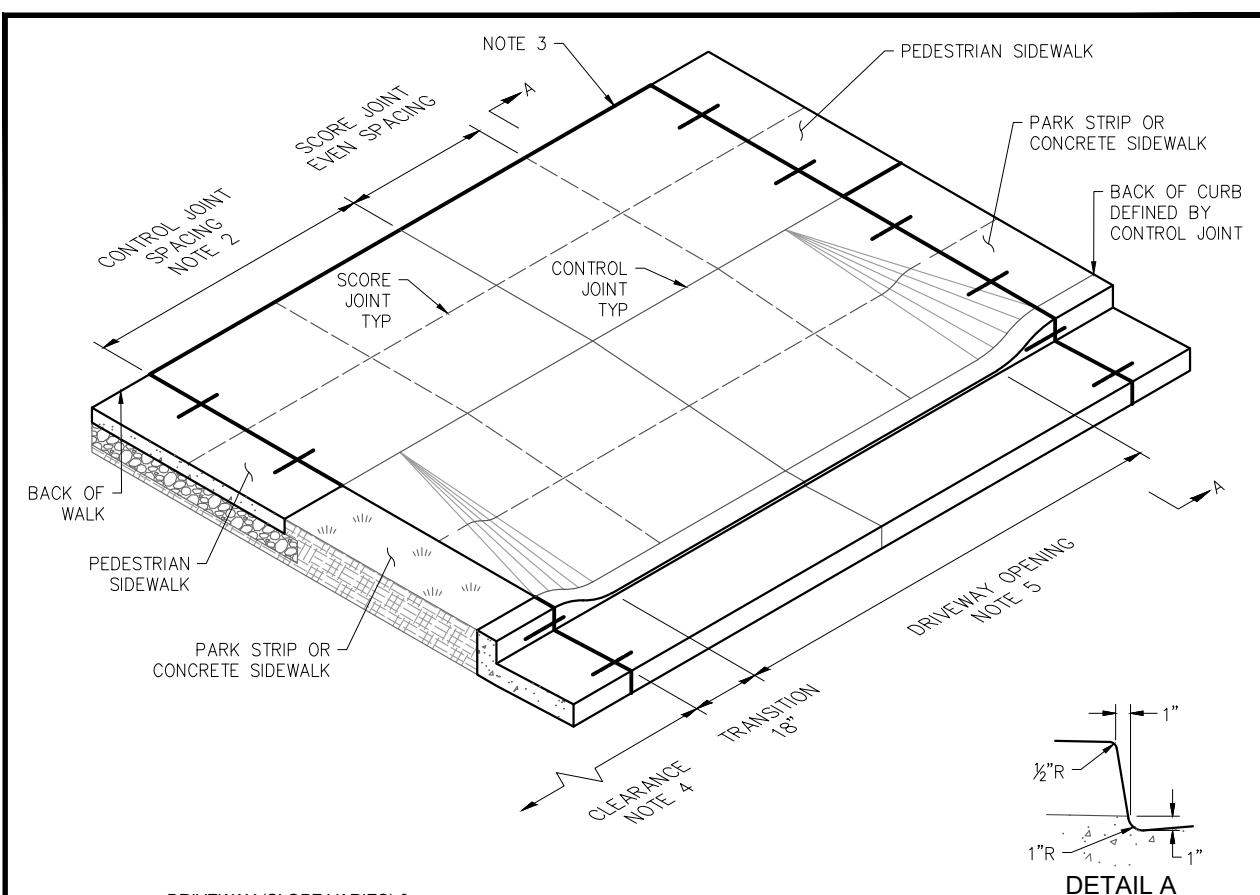
1. EXPANSION JOINTS SHALL BE PLACED WITH $\frac{1}{2}'' \times 12''$ SLIP DOWELS (CENTER DOWELS BETWEEN CONTROL AND SCORE JOINTS FOR 3' OR SMALLER PANELS, OR TWO EVEN-SPACED DOWELS FOR 3' TO 5' PANELS).
2. EXPANSION, CONTROL, AND SCORE JOINTS SHALL BE PLACED PER SPECIFICATIONS ON CITY DETAIL R-1.
3. NEW CONCRETE SHALL CONFORM TO EXISTING AT THE NEAREST JOINT.
4. WHERE EXISTING SIDEWALK WIDTHS ARE LESS THAN THE MINIMUM 5', PROVIDE A SIDEWALK WIDTH TRANSITION OF ONE PANEL LENGTH.
5. POSTS FOR SIGNAGE, PEDESTRIAN PUSH BUTTONS, OR PARKING METERS SHALL BE SET 18" ON CENTER FROM THE FACE OF CURB. ALL OTHER VERTICAL OBSTRUCTIONS SHALL PROVIDE 18" MIN CLEARANCE TO FACE OF CURB.
6. THE CLEAR WIDTH PEDESTRIAN PATH OF TRAVEL AT LOCATIONS OF VERTICAL OBSTRUCTIONS SHALL BE A MINIMUM OF 32" CLEARANCE FOR A LENGTH NOT GREATER THAN 24".
7. IN THE GRAND AVENUE DOWNTOWN AREA: RESTORATION SHALL BE A FULL PANEL (BRICK LINE TO BRICK LINE) OR AS DIRECTED BY THE PUBLIC WORKS INSPECTOR IN THE FIELD. SIDEWALK PATTERN, MATERIAL, AND FINISH SHALL MATCH EXISTING.

**SOUTH SAN
FRANCISCO
PUBLIC WORKS
ENGINEERING**

MONOLITHIC SIDEWALK

DEC 2022

R-3A



SECTION A-A

NOTES:

1. EXPANSION JOINTS SHALL BE PLACED AT DRIVEWAY EDGES WITH $\frac{1}{2}'' \times 12''$ SLIP DOWELS (CENTER DOWELS BETWEEN CONTROL AND SCORE JOINTS FOR 3' OR SMALLER PANELS, OR TWO EVEN-SPACED DOWELS FOR 3' TO 5' PANELS).
2. CONTROL JOINTS SHALL BE PLACED AT THE CENTERLINE OF THE DRIVEWAY OR 10' MAX INTERVALS.
3. PROVIDE EXPANSION JOINT BETWEEN PUBLIC R.O.W. AND PRIVATE DRIVEWAY.
4. DRIVEWAY EDGE MINIMUM CLEARANCES ARE 1' TO PARCEL LINE AND CURB INLETS, 5' TO FIRE HYDRANTS, 15' TO CURB RETURNS, AND 22' TO THE NEAREST DRIVEWAY ON SAME PARCEL.
5. RESIDENTIAL DRIVEWAY OPENINGS SHALL BE 10' TO 12'. RESIDENTIAL DOUBLE CAR DRIVEWAYS REQUIRE PLANNING DIVISION APPROVAL AND SHALL BE 24' MAX. COMMERCIAL DRIVEWAYS SHALL BE 16' TO 30'. DRIVEWAYS IN EXCESS OF 30' REQUIRE APPROVAL FROM PLANNING DIVISION AND CITY ENGINEER.
6. DRIVEWAY SHALL BE POURED MONOLITHIC WITH THE GUTTER.
7. NEW CONCRETE SHALL CONFORM TO EXISTING AT THE NEAREST JOINT.
8. COMMERCIAL DRIVEWAYS SHALL BE 8" THICK PCC AND INCLUDE REINFORCEMENT CONSISTING OF #4 REBAR AT 18" ON CENTER EACH WAY OR 6"X6" METAL WIRE MESH.

**SOUTH SAN
FRANCISCO
PUBLIC WORKS
ENGINEERING**

STANDARD DRIVEWAY

DEC 2021

R-4A

NOTES:

1. CONSTRUCT DRIVEWAY SECTION TO MATCH SECTION SHOWN ON CITY DETAIL R-41.
2. CONSTRUCTION SIDEWALK SECTION TO MATCH SECTION SHOWN ON CITY DETAIL R-3A. DOWELS MAY BE EXCLUDED OUTSIDE OF CITY SIDEWALK ZONE.



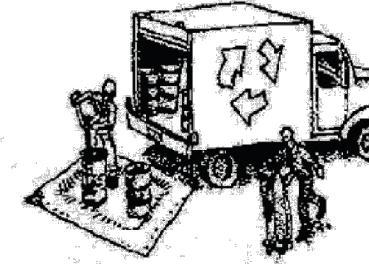
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| DESIGNER BERNS INFRASTRUCTURE, LLC 1345 N. JEFFERSON STREET #434 MILWAUKEE, WI 53202 WWW.BERNSINFRASTRUCTURE.COM | PROJECT 52 FRANKLIN AVE SOUTH SAN FRANCISCO, CA CLIENT JUAN PEDRO DIAZ 23 CARLSBAD CT, S. SAN FRANCISCO, CA | SHEET TITLE CITY DETAILS |
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| REV. | DATE | VERSION DESCRIPTION | SCALE |
|------|--------|------------------------------------|-------|
| | 9/6/23 | PRELIMINARY - NOT FOR CONSTRUCTION | N/A |
| | | | SHEET |
| | | | C11 |

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



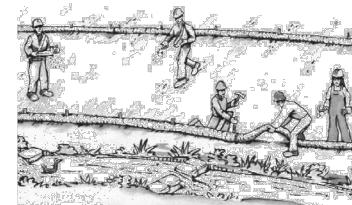
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

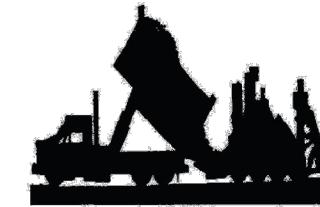
Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



Paving/Asphalt Work



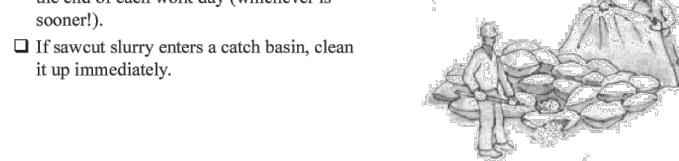
Concrete, Grout & Mortar Application



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

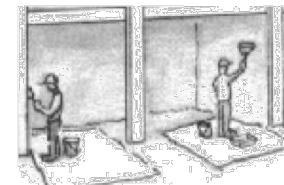


Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

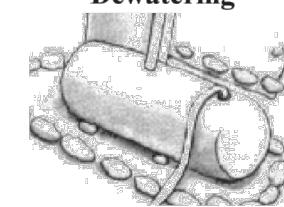
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

