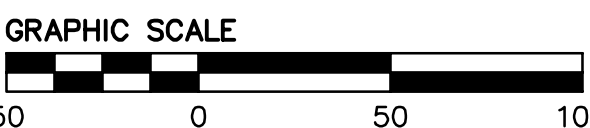
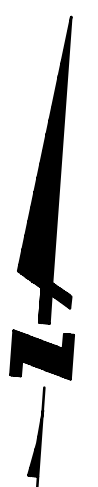


NOTES

1. GRADING EXCEEDING 50 CUBIC YARDS SHALL REQUIRE APPROVAL OF PLANS AND A GRADING PERMIT. A LICENSED CIVIL ENGINEER SHALL PREPARE ANY GRADING PLANS AND EROSION CONTROL PLANS IN CONFORMANCE WITH A SOIL REPORT PREPARED BY A LICENSED SOIL ENGINEER OR GEOLOGIST IN COMPLIANCE WITH NPDES REQUIREMENTS PRIOR TO ANY DEVELOPMENT ON THE PROPERTY.
2. AN ENCROACHMENT PERMIT SHALL BE REQUIRED TO BE ISSUED BY THE PUBLIC WORKS DEPARTMENT FOR ALL WORK PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
3. FOLLOWING NEW UTILITY INSTALLATION, THE APPLICANT SHALL REPLACE AREAS OF STREET PAVEMENT, SIDEWALK, CURB, AND GUTTER DAMAGED BY CONSTRUCTION. SUCH REPAIR SHALL BE PER CITY STANDARD SPECIFICATIONS.
4. ALL PROJECT IMPROVEMENTS SHALL BE ADA COMPLIANT.
5. THE APPLICANT SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF DALY CITY STANDARD DETAILS AND SPECIFICATIONS.
6. THE PROJECT'S ELECTRICAL TRANSFORMER SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
7. ALL ELECTRICAL AND TELECOMMUNICATIONS SERVICES SHALL BE PROVIDED THROUGH UNDERGROUND CONNECTIONS. THERE SHALL BE NO OVERHEAD DROPS.

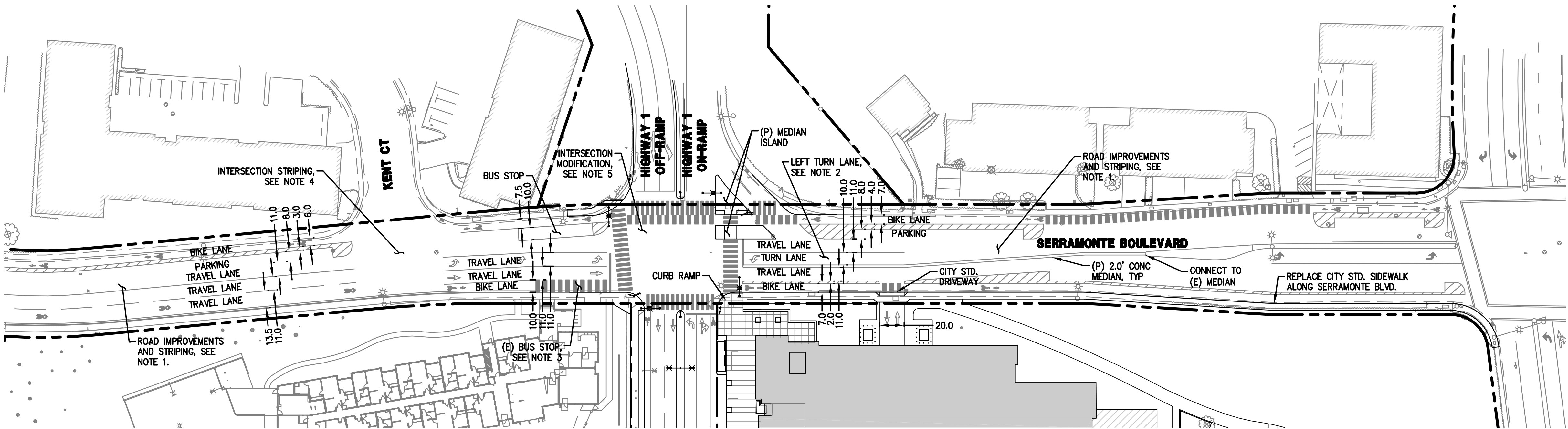
STRIPING NOTES

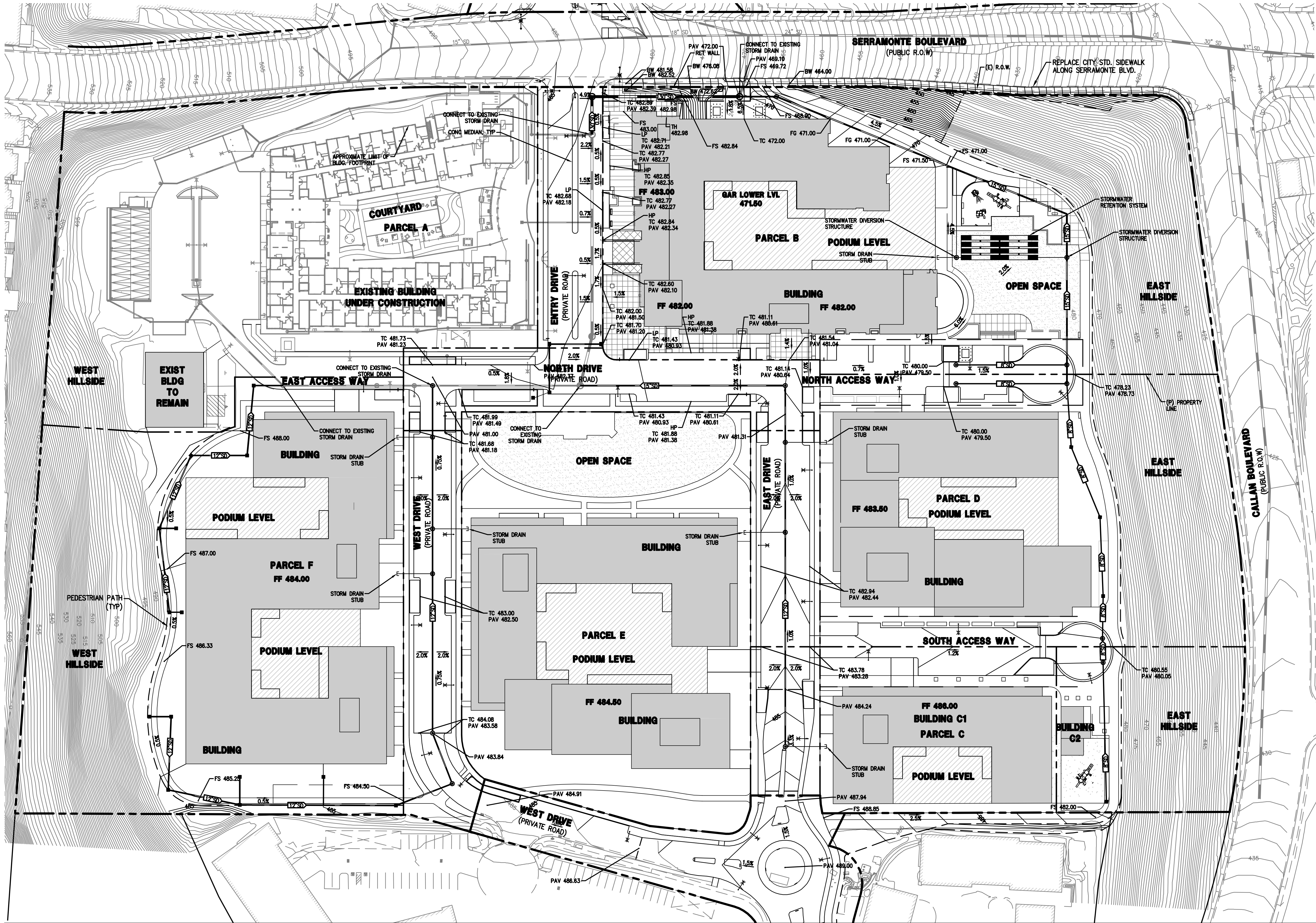
1. STRIPING IMPROVEMENTS WEST OF CALLAN DRIVE AND EAST OF ST FRANCIS BLVD. ARE PER THE CITY OF DALY CITY "CENTRAL CORRIDOR BICYCLE & PEDESTRIAN SAFETY IMPROVEMENTS" PROJECT, WITH INTERSECTION MODIFICATIONS PER SHEET C2.2.
2. REVISED CURBS PER THE CITY OF DALY CITY "CENTRAL CORRIDOR BICYCLE & PEDESTRIAN SAFETY IMPROVEMENTS" PROJECT
3. MARKINGS, MARKERS AND STRIPING SHALL CONFORM TO THE CITY OF DALY CITY, CALTRANS, AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) STANDARDS.



SHEET NOTES:

1. ROADWAY IMPROVEMENTS SHOWN BASED ON CITY OF DALY CITY BIKE/PED MASTER PLAN PREPARED BY PARIS! WITH MODIFICATIONS NOTED BELOW.
2. DEDICATED WESTBOUND SERRAMONTE BLVD. LEFT TURN LANE INTO PROPOSED DEVELOPMENT.
3. EXISTING BUS STOP TO REMAIN.
4. INTERSECTION STRIPING REVISED. WESTBOUND LEFT TURN LANE NO LONGER REQUIRED BECAUSE OF CURRENT WORKFORCE HOUSING PROJECT.
5. MEDIAN ISLANDS ELIMINATED TO ACCOMMODATE BUS STOPS AND LANE CONFIGURATIONS.







EARTHWORK NOTES:

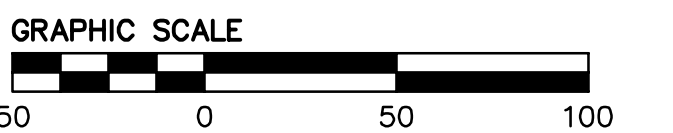
1. EARTHWORK NUMBERS ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING TAKEOFFS FOR THEIR OWN PURPOSES AS MEANS AND METHODS AND CONSTRUCTION TECHNIQUES MAY AFFECT EARTHWORK QUANTITIES.
2. EARTHWORK NUMBERS DO NOT INCLUDE TRENCH, FOUNDATION OR FOOTING SPOILS.
3. EARTHWORK NUMBERS DO NOT INCLUDE BULKING OR SHRINKAGE FACTORS.
4. VOLUMES ARE BASED ON AN AVERAGE OF 12" REMOVAL OF MATERIAL WITHIN THE LIMITS OF WORK (CLEAR AND GRUB, AC PAVING, ETC.) AND AN AVERAGE OF 12" DEPTH OF PLANTING SOIL, SLABS, BASE ROCK, ASPHALT, ETC.).

SITE GRADING APPROXIMATE EARTHWORK QUANTITIES:

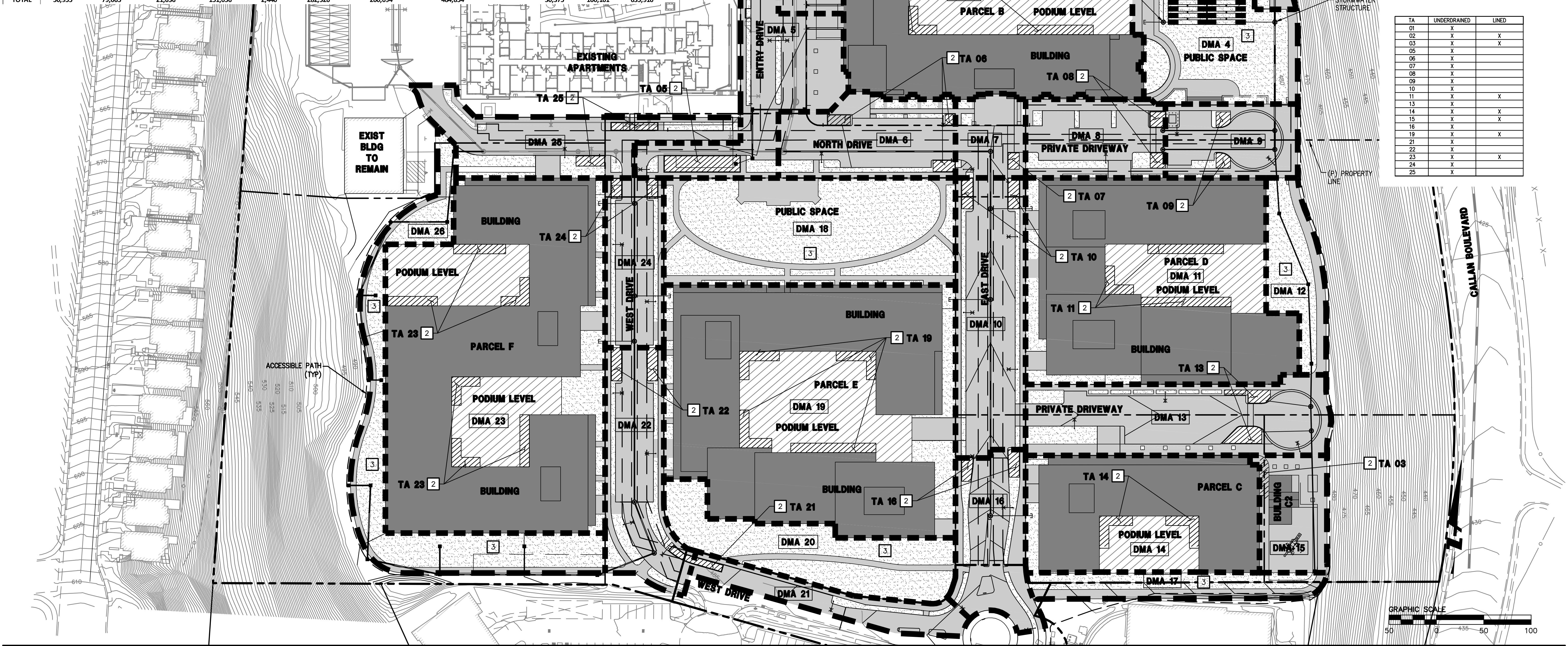
CUT: 35,340 CY
FILL: 42,040 CY
NET: 6,700 CY IMPORT

SYMBOL LEGEND

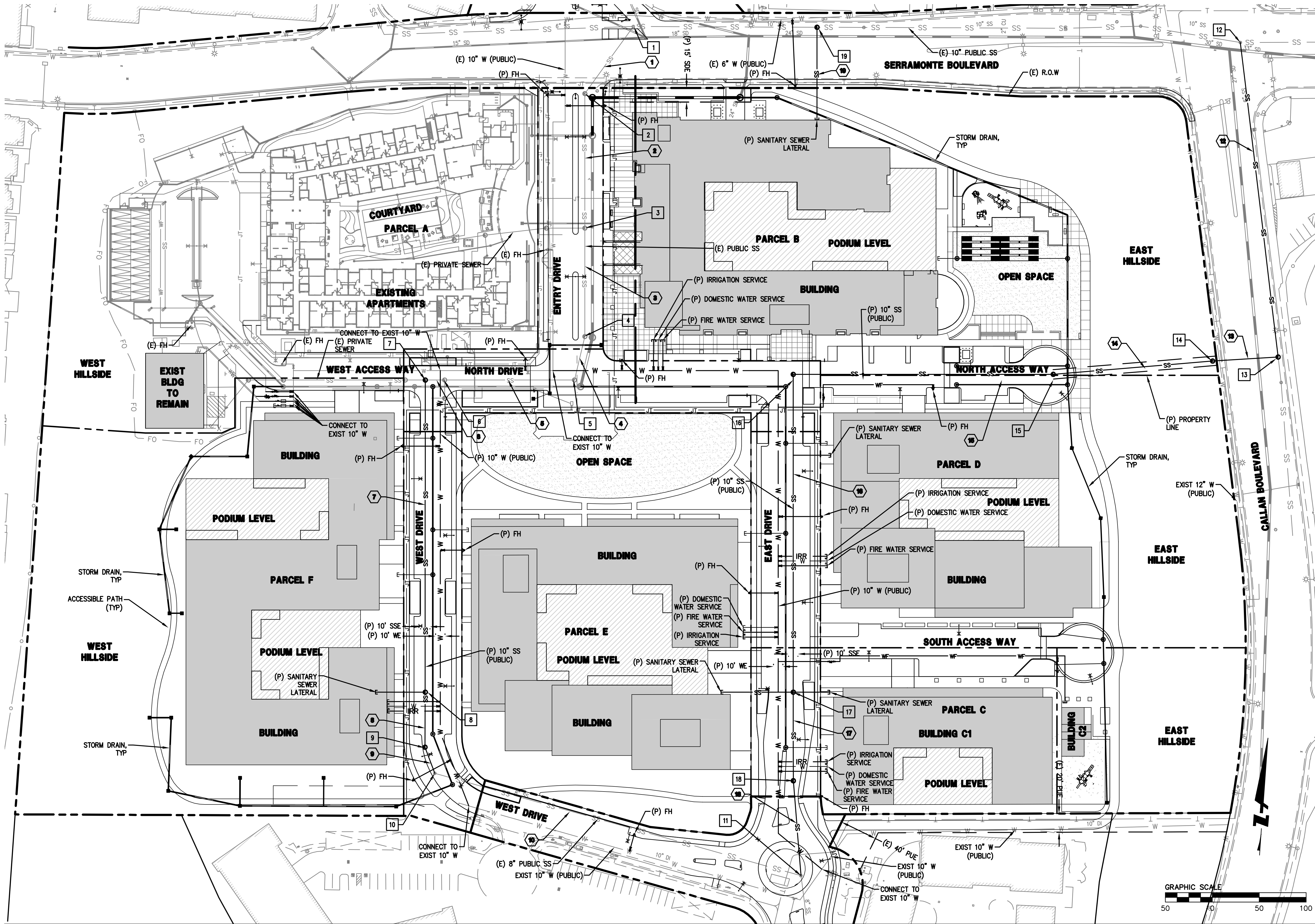
DROP INLET 
MANHOLE 



DMA	PERVIOUS				IMPERVIOUS				TREATMENT			TOTAL
	LANDSCAPE	SELF RETAINING	BIORETENTION	TOTAL PERVIOUS	PLAY AREA	ROOF/PODIUM	ROAD, PATH, S/W	TOTAL IMPERVIOUS	TYPE	REQ	PROVIDED	
01	895		414	1,309			10,200	10,200	BR	413	414	11,509
02			2,695	2,695		63,890		63,890	BR	2,566	2,695	66,585
03	2,110		428	2,538	2,440		4,212	6,652	BR	276	428	9,190
04	1,620	12,830		14,450			4,692	4,692	SR	2,346	12,830	19,142
05	2,770		1,330	4,100			21,025	21,025	BR	857	1,330	25,125
06	2,250		642	2,892			12,080	12,080	BR	495	642	14,972
07	415		223	638			5,500	5,500	BR	223	223	6,138
08	1,975		512	2,487			9,790	9,790	BR	402	512	12,277
09	555		445	1,000			9,735	9,735	BR	393	445	10,735
10	2,460		746	3,206			18,250	18,250	BR	743	746	21,456
11	3,440		2,250	5,690		51,110	1,000	52,110	BR	2,107	2,250	57,800
12		7,065		7,065			2,140	2,140	SR	1,070	7,065	9,205
13	2,610		1,015	3,625			20,785	20,785	BR	846	1,015	24,410
14	1,270		1,180	2,450		27,390	560	27,950	BR	1,128	1,180	30,400
15			367	367		1,370	7,560	8,930	BR	359	367	9,297
16	1,810		590	2,400			10,990	10,990	BR	449	590	13,390
17		5,315		5,315			3,195	3,195	SR	1,598	5,315	8,510
18		27,260		27,260			7,550	7,550	SR	3,775	27,260	34,810
19	5,845		2,780	8,625			2,190	68,490	BR	2,774	2,780	77,115
20	5,865	11,105		16,970			1,460	1,460	SR	730	11,105	18,430
21	730		383	1,113			7,500	7,500	BR	304	383	8,613
22	3,120		746	3,866			12,390	12,390	BR	511	746	16,256
23	5,280		3,150	8,430		72,260	1,180	73,440	BR	2,971	3,150	81,870
24	1,480		447	1,927			9,110	9,110	BR	372	447	11,037
25	3,745		693	4,438			12,720	12,720	BR	527	693	17,158
26	710	15,490		16,200			4,280	4,280	SR	2,140	15,490	20,480
TOTAL	50,955	79,065	21,036	151,056	2,440	282,320	200,094	484,854		30,375	100,101	635,910



No Copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express permission of SEIDEL ARCHITECTS INCORPORATED. All design indicated within these drawings are property of SEIDEL ARCHITECTS INCORPORATED. All copyrights reserved © 2018.



SEWER LEGEND

- | | |
|---|---|
| 1 (E) SSMH 01
RIM 481.0±
INV 470.0±
(E) 88 LF 10" PVC
S=0.004 | 11 (E) SSMH 11
CONNECT TO (E) SSMH
RIM 489.0±
INV 479.0± |
| 2 (E) SSMH 02
RIM 483.15
INV 470.35
(E) 143 LF 10" PVC
S=0.004 | 12 (E) SSMH 12
CONNECT TO (E) SSMH
RIM 415.5±
INV 403.5± |
| 3 (E) SSMH 03
RIM 480.25
INV 470.92
(E) 115 LF 10" PVC
S=0.004 | 13 SSMH 13
CONNECT TO (E) SEWER
RIM 423.0±
INV 415.9± |
| 4 (E) SSMH 04
RIM 480.89
INV 471.39
(E) 48 LF 10" PVC
S=0.004 | 13 70 LF 10" PVC
S=0.040 |
| 5 (E) SSMH 05
RIM 480.90
INV 471.58
(E) 13.7 LF 10" PVC
S=0.004 | 14 SSMH 14
RIM 425.00
INV 418.81 |
| 6 (E) SSMH 06
RIM 480.89
INV 472.13
21 LF 10" PVC
S=0.004 | 14 170 LF 10" PVC
S=0.306 |
| 7 SSMH 07
RIM 480.89
INV 472.05
(E) 333 LF 10" PVC
S=0.010 | 15 SSMH 15
RIM 481.70
INV 470.95 |
| 8 SSMH 08
RIM 481.56
INV 475.97
(E) 58 LF 8" PVC
S=0.010 | 15 277 LF 10" PVC
S=0.010 |
| 9 SSMH 09
RIM 481.85
INV 476.65
(E) 30 LF 10" PVC
S=0.010 | 16 SSMH 16
RIM 480.90
INV 473.72 |
| 10 (E) SSMH 10
CONNECT TO (E) SSMH
RIM 482.00
INV 477.00
(E) 405 LF 8" PVC
S=0.005 | 16 332 LF 10" PVC
S=0.010 |
| | 17 SSMH 17
RIM 482.56
INV 477.04 |
| | 17 94 LF 10" PVC
S=0.010 |
| | 18 SSMH 18
RIM 483.10
INV 477.98 |
| | 18 101 LF 10" PVC
S=0.010 |
| | 19 SSMH 19
CONNECT TO (E) SEWER
RIM 461.9±
INV 452.5± |
| | 19 99 LF 10" PVC
S=0.02 |

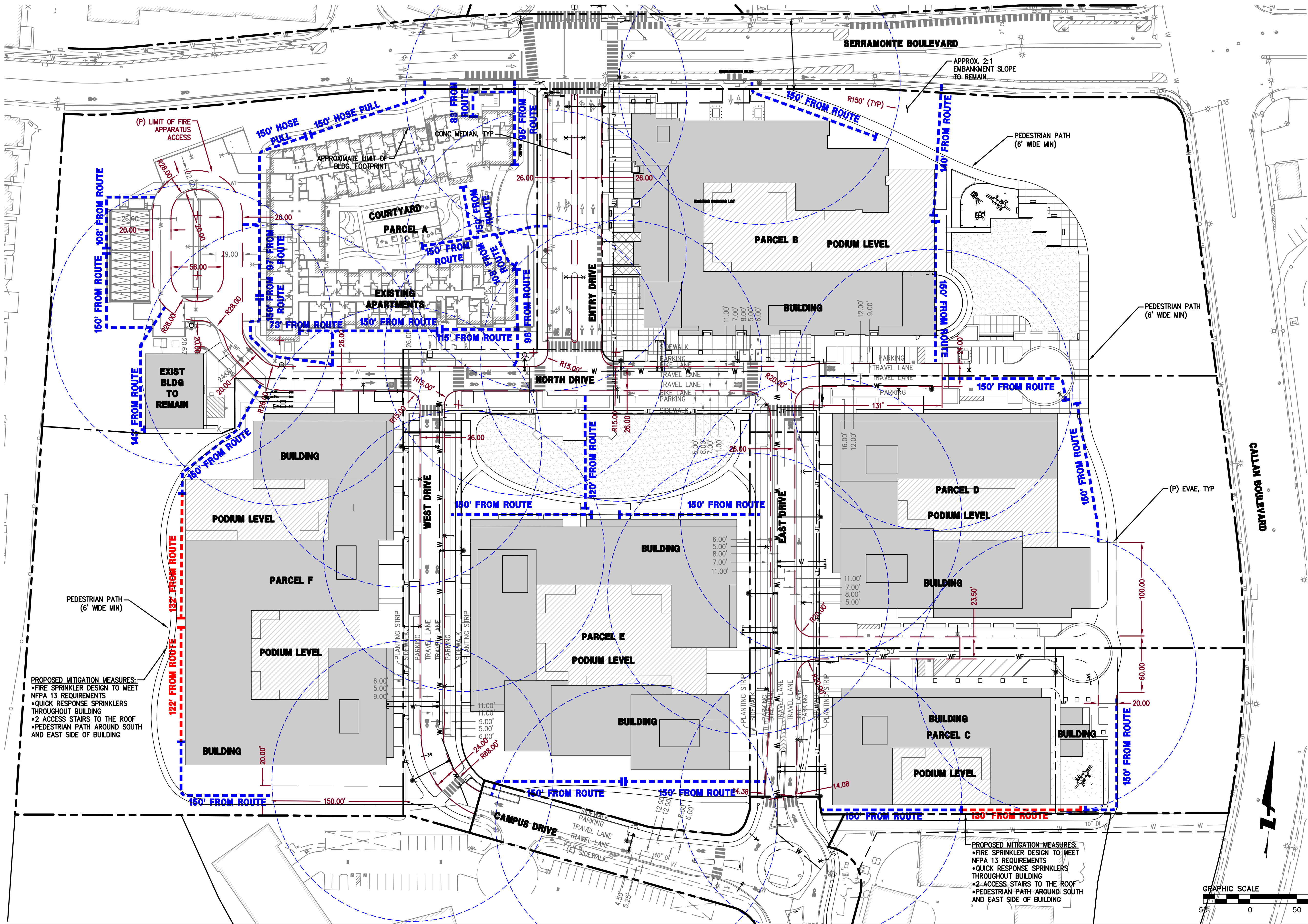
NOTES:

1. THIS CONCEPTUAL SITE PLAN IS INTENDED TO SHOW GENERAL SITE AND UTILITY LAYOUT.
2. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS
3. REFER TO LANDSCAPE PLANS FOR MATERIALS
4. SEWER AND WATER MAINS BUILT IN PRIVATE STREETS SHALL BE OWNED BY THE CITY
5. SEWERS OWNED OR CONNECTED TO CITY OWNED INFRASTRUCTURE SHALL BE INSTALLED PER SECTION 02720 OF THE CITY OF DALY CITY STANDARD SPECIFICATIONS.
6. UTILITY CLEARANCES AND SEPARATION REQUIREMENTS SET FORTH IN SECTION 02710, 3.05 AND 02720, 3.07 OF THE CITY OF DALY CITY STANDARD CONDITIONS AND DRAWINGS SHALL ALWAYS BE FOLLOWED.
7. WATER CONNECTIONS TO BE CONNECTED TO CITY OWNED WATER INFRASTRUCTURE SHALL BE INSTALLED PER SECTION 02710 OF THE CITY OF DALY CITY STANDARD SPECIFICATIONS. CONNECTIONS SHALL BE MADE WITH A 3-VALVE TEE.
8. WATER SERVICES SHALL BE INSTALLED PER DALY CITY STANDARD DETAIL DRAWING W-3
9. FIRE SERVICES SHALL BE INSTALLED PER DALY CITY STANDARD DETAIL DRAWING W-12

SYMBOL LEGEND

DROP INLET		ABBREVIATIONS
CLEANOUT		AD AREA DRAIN
SANITARY SEWER LINE		DN DOWN
DOMESTIC WATER LINE		DS DOWNSPOUT
STORM DRAIN LINE		DW DOMESTIC WATER
JOINT TRENCH		(E) EXISTING
TELEPHONE		FS FINISH SURFACE
FIBER OPTIC		FW FIRE WATER
GAS		(P) PROPOSED
STREET LIGHT		PA PLANTED AREA
		SD STORM DRAIN
		SS SANITARY SEWER
		W WATER





- LEGEND**
- END OF HOSE
 - HOSE PULL FROM ACCESS ROUTE
 - FIRE APPARATUS ACCESS ROUTE
 - (E) FIRE HYDRANT
 - (P) FIRE HYDRANT
- 150'
- FIRE HYDRANT COVERAGE
- ROAD DIMENSIONS
- FIRE ACCESS ROAD DIMENSIONS
- FIRE NOTES:**
- FIRE ACCESS ROADS FOR PROPOSED BUILDINGS ARE BASED ON THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 APPENDIX D.
 - HOSE LENGTHS ARE APPROXIMATE AND SHOWN FOR GENERAL LAYOUT/COVERAGE.
 - PER CFC SECTION 503.1.1 THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
 - EXCEPTIONS - THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150 FEET WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR:
 - THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2, OR 903.3.1.3.
 - FIRE APPARATUS ACCESS ROADS CANNOT BE INSTALLED BECAUSE OF LOCATION ON PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES OR OTHER SIMILAR CONDITIONS, AND AN APPROVED ALTERNATIVE MEANS OF FIRE PROTECTION IS PROVIDED.
 - PER CFC SECTION 503.2.1 FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
 - PER CFC SECTION 503.2.5 DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND FIRE APPARATUS. REFER TO PLAN FOR LIMITS OF DESIGNATED FIRE APPARATUS ACCESS ROADS.
 - PER CFC SECTION 507.2.1 PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24 AS AMENDED IN CHAPTER 80.
 - A FIRE HYDRANT SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION.
 - PER APPENDIX C102.1 THE NUMBER OF FIRE HYDRANTS AVAILABLE TO A BUILDING SHALL BE NOT LESS THAN THE MINIMUM SPECIFIED IN TABLE C102.1.
 - PER APPENDIX C103.1 FIRE APPARATUS ACCESS ROADS AND PUBLIC STREETS PROVIDING REQUIRED ACCESS TO BUILDINGS IN ACCORDANCE WITH SECTION 503 SHALL BE PROVIDED WITH ONE OR MORE FIRE HYDRANTS, AS DETERMINED BY SECTION C102.1.
 - PER APPENDIX C103.2 THE AVERAGE SPACING BETWEEN FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH TABLE C102.1.
 - PER APPENDIX C103.3 THE MAXIMUM SPACING BETWEEN FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH TABLE C102.1.
 - PER APPENDIX C103.1 WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET, EXCLUSIVE OF SHOULDERS.
 - PER APPENDIX D103.4 DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH TABLE D103.4.
 - PER APPENDIX D103.6 FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING-FIRE LANE SIGNS.
 - PER APPENDIX D105.1 WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED.
 - PER APPENDIX D105.2 AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.
 - PER APPENDIX D105.3 ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.

