COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 24, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP), Use Permit Amendment, Design Review Permit, Resource Management Permit, and Grading Permit for the El Granada Elementary Modernization Project, including construction of a new 8,650 sq. ft. one-story building containing 7 classrooms and 3 restrooms, classroom replacements and relocation, parking lot and access improvements, and landscaping, at the developed El Granada Elementary school campus located at 400 Santiago Avenue in the unincorporated El Granada area of San Mateo County. The CDP is appealable to the California Coastal Commission.

County File Number: PLN2023-00223 (El Granada Elementary School)

PROPOSAL

The applicant requests a Coastal Development Permit (CDP), Use Permit Amendment, Design Review Permit, Resource Management Permit, and Grading Permit for the El Granada Elementary Modernization Project, including construction of a new 8,650 sq. ft. one-story building (referred to in this report as "Large Classroom Building") containing 7 classrooms and three restrooms (two for staff and one for students), where total classrooms are reduced by 10 classrooms and total parking is reduced by 11 spaces. The project involves additional classroom replacements and relocation to other areas of the campus, including the use of temporary portable buildings (as described below):

Additional campus changes (as shown in Attachment D):

1. Seven (7) modular classrooms and one (1) restroom building would be removed/demolished to accommodate the Large Classroom Building;

2. Existing play equipment would be removed/demolished to accommodate the Large Classroom Building;

3. An existing modular structure (3 classrooms) would be moved across the playground to the field area to accommodate the Large Classroom Building;

4. Four (4) new 24-inch by 40-inch portable classrooms and one (1) 12-inch by 40-inch portable restroom building would be added behind the 2nd and 3rd grade class areas located along Santiago Avenue; and

5. A new play equipment area would be installed along with a new turf field.

The project also involves access improvements (including American Disabilities Act (ADA) path lighting; parking lot lighting may be requested in a separate CDP application in the future), relocation of trash storage and compactor, and new landscaping. Project construction will involve 1,450 cubic yards (c.y.) of cut, 1300 c.y. of fill, and export of 150 c.y. of earth, and no tree removal. Project construction is planned for Summer 2024. The subject site is located within the Cabrillo Highway County Scenic Corridor.

RECOMMENDATION

That the Planning Commission approve the CDP, Use Permit Amendment, Design Review Permit, Resource Management Permit, and Grading Permit, by making findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner

Applicant: Roger Anchartechahar, Senior Project Manager, Cabrillo Unified School District

Owner: Cabrillo Unified School District

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners and residents of property located within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo County Times, a newspaper of general public circulation.

Location: 400 Santiago Avenue, El Granada

APN: 047-330-020

Size: Approximately 7.74 acres

Existing Zoning: Resource Management-Coastal Zone/Design Review District/Coastal Development District (RM-CZ/DR/CD)

General Plan Designation: Institutional

Local Coastal Plan Designation: Institutional

Existing Land Use: Institutional

Sphere-of-Influence: City of Half Moon Bay

Water Supply: Existing connection to Coastside County Water District (CCWD)

Sewage Disposal: Existing connection to Granada Community Services District (GCSD)

Williamson Act: This parcel is not under a Williamson Act Contract.

Flood Zone: The project site is located in Flood Zone X (Area of Minimal Flood Hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Flood Panel 06081C0252F, Effective Date: 08-02-2017

Environmental Evaluation: Cabrillo Unified School District determined that the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15314 (Classes 1, 2, 3, 4, and 14), and Section 15061(b)(3).

Setting: Developed elementary school campus consisting of various buildings and play areas, including 31 classrooms and 62 parking spaces.

Chronology:

Date		Action
1980	-	School was opened, likely associated with Use Permit (UP 1492), but the file could not be found.
August 15, 1988	-	County approves Coastal Development Permit (CDP 88-49) for Multipurpose Building, with conditions requiring that the color samples of the exterior finish and roof be submitted, subject to review and approval by the County.
November 16, 1990	-	County approves Coastal Development Permit (CDP 90-71) for four (4) portable classrooms, with a condition that: 1) the finish of the new classrooms match the existing structures; and 2) sanitary district approval is obtained.
May 19, 2023	-	Cabrillo Unified School District files Notice of Exemption from CEQA for the proposed project.
December 28, 2023	-	Project Planner makes site visit with Applicant and Doug Machado (interested member of the community; Vice President of the El Granada Elementary School Parent Teacher Organization (PTO)). Staff encourages applicant to move location of proposed trash enclosure to cluster with existing buildings and outside ocean viewshed for uphill residents.

January 24, 2024	-	Midcoast Community Council (MCC) submits letter, which expressed concerns regarding project parking, lighting, and view impacts.
January 25, 2024	-	Community meeting hosted by Cabrillo Unified School District.
February 16, 2024	-	Planning staff received updated plans. In responding to County comments, applicant informs the County that parking lot lighting will not be pursued in this permit application, only ADA path lighting. New parking lot lighting will be applied for in the future in a separate application.
February 28, 2024	-	MCC submits letter, which expresses support of phased permitting for lighting and general support of the project.
March 29, 2024	-	Project is deemed complete.
April 24, 2024	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The subject parcel is designated by the General Plan for Institutional use, including schools, and is located in an urban area.

a. Visual Quality

Policy 4.36 (*Urban Area Design Concept*) call for the County to: a. Maintain and, where possible, improve upon the appearance and visual character of development in urban areas. b. Ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The site is located in an urban scenic corridor within a developed area of El Granada. The site abuts Santiago Avenue (a residential street) to the north and Cabrillo Highway to the south. Currently, one-story classroom buildings are located and visible from atop a hillside upslope and east from travel lanes on Cabrillo Highway. The one-story, 20 feet 9-inch new classroom building would be located along the southern Cabrillo Highway property line, replacing seven (7) modular classrooms and a restroom building. Views of the area from Highway 1 would remain largely the same. While the total height of the new classroom building would be 7 feet 9 inches taller than existing buildings in the same location, the low end of the shed roof design would face the highway. The low end of the new building is 13 feet high (same height as existing buildings) and slopes to a height of 20 feet 9 inches towards the east.

2. Conformance with Local Coastal Program

A CDP is required for the enlargement and intensification of the existing school use. While the site is not located within the Coastal Commission appeals jurisdiction, it involves the expansion of a conditionally permitted use. Thus, if granted by the County, the CDP is appealable to the Coastal Commission. The areas proposed for development are disturbed with existing school uses and do not contain sensitive habitat. The property is located within the Cabrillo Highway County Scenic Corridor. Staff has determined that the project, as proposed and conditioned, is in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below.

a. Locating and Planning New Development Component

Policy 1.19.a.b. (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) prohibits the approval of development permits in the urban area unless it can be demonstrated that, among other things, it will be served with an adequate municipal water supply and wastewater treatment facilities. The project involves the removal and replacement of existing school buildings and parking lot improvements within the existing developed school property. The project involves new restroom buildings and new landscaping. The project has been preliminarily approved by the Coastside County Water District and the Granada Community Services District, with agency conditions added to Attachment A.

b. Visual Resources Component

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed project complies with these guidelines as follows:

(1) *Design structures that fit the topography of the site and do not require extensive cutting, grading, or filling for construction.* While the project involves 1,450 cubic yards (c.y.) of cut, 1300 c.y. of fill, and export of 150 c.y. of earth, the project clusters new buildings with existing buildings and includes replacement of many small modulars with a larger, more efficient building.

(2) *Employ the use of natural materials and colors that blend with the vegetative cover of the site.* The project primarily uses beige and brown tones and includes landscaping that would blend the new buildings and with the surrounding environment.

(3) *Use pitched roofs that are surfaced with non-reflective materials except for the employment of solar energy devices.* The project uses pitched shed-style metal roofs that would be painted brown and would not be reflective.

(4) *Design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urbanscape.* The proposed one-story new classroom building would create a focal point to the school campus and the use of modulars minimizes the scale of secondary building forms.

(5) *To the extent feasible, design development to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches*. The project employs one-story buildings that would be clustered with existing buildings. Views of the area from Highway 1 would remain largely the same. While the new classroom building would be approximately 7 feet 9 inches taller than existing buildings in the same location, the low end of the shed roof design would face the highway. The applicant has relocated a trash enclosure that would have obscured views of the ocean of the surrounding residences.

3. Conformance with Zoning Regulations

a. Resource Management-Coastal Zone (RM-CZ) Zoning District: As shown in the table below, the proposal complies with the minimum setbacks of the zoning district.

Table 1 - Compliance with the RM-CZ Zoning District

	Required (feet)	*Proposed (feet)*	*Project Complies?*
Min. Front Setback	50 ft.	52 ft. *	Yes
Min. Rear Setback	20 ft.	Approx. 270 ft.	Yes
Min. Side Yard Setback	20 ft.	Right – Approx 279 ft. Left – 28.25 ft.	Yes Yes
Max. Building Height	36 ft. (commercial)	20 ft. 9-inch	Yes
Max. Floor Area Ratio	--	--	N/A
Max. Building Site Coverage	--	--	N/A

* *Non-conforming modular classroom buildings along Santiago Avenue have a non-conforming front setback.*

As discussed below, the project complies with applicable Development Review Criteria of Chapter 36A.2.

(1) *All development shall be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties and the community-at-large. (Section 6912.2.e):* The proposal includes downward-directed pathway lighting. Parking lot lighting would be contained in a separate CDP application in the future. The proposed trash compactor would comply with County Noise Ordinance standards.

(2) *Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). (Section 6912.2.h)*: Condition 16.e requires use of yellow- or brown-toned lights, rather than blue toned fluorescents.

(3) *Projects shall utilize methods to maintain surface water runoff at or near existing levels (Section 6912.4.e):* The project has been reviewed by the County Building Inspection Section and Caltrans. The proposed drainage systems have been found to comply with this standard and has been preliminarily approved by the Building Inspection Section and Caltrans.

(4) *Cultural Resources Criteria (Section 6912.5):* Applicable criteria pertaining to potential discovery of an archeological site have been added as Condition 17.

b. Design Review District

LCP Policy 8.12 directs the County to apply the standards of Section 6565.17 and the Community Design Manual to non-residential development. The following is a discussion of the relevant standards:

(1) *Public views to and along the shoreline from public roads and other public lands are protected. Section 6565.17(J) and Page 12 of Community Design Manual:* New buildings and structures are clustered with existing buildings and are not located in the ocean view corridor.

(2) *The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent building in the community. Section 6565.17(L):* The proposed one-story buildings blend with the existing structures on the property, while giving the campus a focal point.

(3) *Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways. Section 6565.17(O) and Pages 10 and 18 of Community Design Manual:* While the proposed landscape plan incorporates new landscaping around the new large classroom building and at the back of the parking lot, no landscaping is proposed along the front of the parking lot along Santiago Avenue. Condition 8 requires the applicant to maintain existing landscaping (non-irrigated ice plants) in planters along Santiago Avenue and requires that any new landscaping in this area shall not exceed a total of 3 inches in maximum height and shall be drought-tolerant, native, and non-invasive.

c. Conformance with Use Permit

Use Permit 1492 (UP1492) was issued for the school use in 1980. The applicant requests to amend and update the use permit with the proposed site plan. Section 6503 (Use Permits) of the Zoning Regulations establishes that, in order to grant the use permit, the findings of the Planning Commission must include:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

As described in this report, the proposed campus modernization project would reduce the total number of classrooms and reduce on-site parking in a manner consistent with the County Parking Regulations; only downward-directed, path lighting is proposed at this time; and the scale of proposed one-story buildings would be compatible with existing buildings on the campus and in the surrounding neighborhood.

d. Conformance with Parking Regulations

The project complies with parking required for school, as shown in the table below:

Table 2 - Compliance with Parking Requirements for Schools

Parking Ratio: for each classroom, plus 1 for each 100 sq. ft. in the Auditorium, or any space so used.

	Current	*Proposed*	*Required Parking Spaces*
Classrooms*	31	21	21
Auditorium (sq. ft.)	3,000	*No Change*	30
			51
		Proposed Total Parking:	51**
		Project Complies?	Yes

**Excludes non-instruction classrooms (e.g., after school child care)*
***Includes ADA parking spaces*

4. Conformance with Grading Regulations

The proposed project requires approximately 1,450 cubic yards (c.y.) of cut, 1,300 c.y. of fill, and export of 150 c.y. of earth, to accommodate the improved parking lot, walkways, and new buildings. Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Grading Regulations. The findings and supporting evidence are outlined below:

a. *That the granting of the permit will not have a significant adverse effect on the environment.* As stated in the School Districts Notice of Exemption from CEQA, the project is categorically exempt from environmental review. This means that the project is the type of project that typically does not have significant environmental impacts, and there are no unusual circumstances present that would provide a basis to conclude that a significant environmental impact would result from the proposed project.

b. *That the project conforms to the criteria of the San Mateo County Grading Ordinance.* County Drainage and Geotechnical staff have reviewed and preliminarily approved the project. The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan and dust control measures.

c. *That the project is consistent with the General Plan.* As outlined earlier in Section A of this report, the project conforms to applicable components of the County's General Plan.

B. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The project was referred to the Midcoast Community Council (MCC) for review by the advisory body. In a letter dated January 24, 2024, the MCC described concerns related to building design and landscaping; impacts to neighborhood traffic and parking; impact of additional lighting on the night sky; as well view impacts from the initial location of the trash area. Since then, the applicant hosted a community meeting on January 25, 2024, and after collecting community comments and further discussions with MCC members and Planning staff, the applicant has adjusted the proposal to address these concerns. The applicant has decided to separate the parking lot lighting (which will be included in a separate CDP application) from the current proposal in order to allow the campus modernization project to go forward

and meet its Summer 2024 construction schedule, while allowing more community discussion regarding the design of parking lot lighting. In a letter dated February 28, 2024, the MCC expressed support of the project and the phased permitting approach to lighting.

D. ENVIRONMENTAL REVIEW

Cabrillo Unified School District determined that the project is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15314 (Classes 1, 2, 3, 4, and 14), and Section 15061(b)(3), and has filed a Notice of Exemption (Attachment E).

E. REVIEWING AGENCIES

County Department of Public Works
County Planning and Building Department's Geotechnical Section
County Planning and Building Department's Drainage Section
Coastside County Water District
Granada Community Services District
CA Coastal Commission
CA Division of State Architect
Caltrans

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Project Plans
D. Proposed Use of Portable and Modular Buildings Plan
E. CEQA Notice of Exemption by Cabrillo Unified School District
F. Letter from Midcoast Community Council, dated January 24, 2024
G. Letter from Midcoast Community Council, dated February 28, 2024

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2023-00223 Hearing Date: April 24, 2024

Prepared By: Camille Leung, Senior Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Coastal Development Permit, Find:

1. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to LCP Policies regarding Locating and Planning New Development and Visual Resources. The project allows a conditionally permitted use to continue at the existing school campus. As proposed and conditioned, the project does not pose any adverse significant impacts on coastal resources, the visual quality of the area, or sensitive habitat.

2. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code), as the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.

3. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development and Visual Resources Components. The project will be served with an adequate municipal water supply and wastewater treatment facilities and as proposed and conditioned, blends with the surrounding environment and would not significantly impact views from Cabrillo Highway.

Regarding the Use Permit, Find:

4. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The project would reduce the total number of classrooms and reduce on-site parking in a manner consistent with the County Parking Regulations; only downward-directed, path lighting is proposed at this time; and the scale of proposed one-story buildings would be compatible with existing buildings on the campus and in the surrounding neighborhood.

Regarding the Resource Management Permit, Find:

5. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Resource Management Permit contained in Chapter 36A.2 of the San Mateo County Zoning Regulations, including:

    a. All development shall be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties and the community-at-large. (Section 6912.2.e): The proposal includes downward-directed pathway lighting. Parking lot lighting will be evaluated in a separate CDP application in the future. The proposed generator will comply with San Mateo County Noise Ordinance standards.

    b. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). (Section 6912.2.h): Condition 16.e requires use of yellow- or brown-toned lights, rather than blue toned fluorescents.

    c. Projects shall utilize methods to maintain surface water runoff at or near existing levels (Section 6912.4.e): The project has been reviewed by the County Building Inspection Section and Caltrans. The proposed drainage systems have been found to comply with this standard and have been preliminarily approved by the Building Inspection Section and Caltrans.

    d. Cultural Resources Criteria (Section 6912.5): Applicable criteria pertaining to potential discovery of an archeological site have been added as Condition 17.

Regarding the Grading Permit, Find:

6. That the granting of the permit will not have a significant adverse effect on the environment. As stated in the School District's Notice of Exemption from CEQA, the project is categorically exempt from environmental review. This means that the project is the type of project that typically does not have significant environmental impacts, and there are no unusual circumstances present that would provide a basis to conclude that a significant environmental impact would result from the proposed project.

7. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. County Drainage and Geotechnical staff have reviewed and preliminarily approved the project. As outlined in the staff report, the project complies with applicable policies of the San Mateo County General Plan.

Regarding the Design Review Permit, Find:

8. The project, as proposed and conditioned, has been reviewed under and found to be in compliance with Section 6565.17 of the Zoning Regulations and the Community Design Manual, specifically elaborated as follows:

    a. Public views to and along the shoreline from public roads and other public lands are protected. Section 6565.17(J) and Page 12 of Community Design Manual: New buildings and structures are clustered with existing buildings and are not located in the ocean view corridor.

    b. The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent building in the community. Section 6565.17(L): The proposed one-story buildings blend with the existing structures on the property, while giving the campus a focal point.

    c. Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways. Section 6565.17(O) and Pages 10 and 18 of Community Design Manual: While the proposed landscape plan incorporates new landscaping around the new large classroom building and at the back of the parking lot, no landscaping is proposed along the front of the parking lot along Santiago Avenue. Condition 8 requires the applicant to maintain the existing landscaping (non-irrigated ice plants) along Santiago Avenue and to restrict the height of any new landscaping in this area to 3 inches in maximum height.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on April 24, 2024. Minor modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of, and in substantial conformance with, this approval.

2. The Coastal Development Permit, Use Permit Amendment, Resource Management Permit, Design Review, and Grading Permit shall be valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of such building permit. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

4. The site is considered a Construction Stormwater Regulated Site. Any grading and/or ground disturbance activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section.

5. Overhead utility lines shall be placed underground to reduce the visual impact in open and scenic areas. (Section 6565.17.M of the Zoning Regulations)

6. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

    c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

    d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

    e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.

7. All new buildings, including portable classrooms buildings, the restroom building, and the modular classroom building, shall comply with a minimum 50 feet setback and all other required setbacks.

8. Existing landscaping (non-irrigated ice plants) shall be maintained in planters along Santiago Avenue. Any new landscaping in this area shall not exceed a total of 3 feet in maximum height and shall be drought-tolerant, native, and non-invasive.

Grading Permit

9. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

10. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

11. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for construction and demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved the building permit, the Project Planner will send an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, the applicant is required to contact the Project Planner to schedule an inspection. A $144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection.

12. No site disturbance shall occur, including any vegetation removal, grading, or landscaping, until a building permit has been issued, and then only disturbance associated with issued permit.

13. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.

14. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

15. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department’s Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department’s Geotechnical Engineer and the Current Planning Section.

16. The applicant shall submit a lighting plan along with the building permit application which demonstrates compliance with the following requirements:

    a. No new light posts will be allowed. Path lighting on bollards of up to 4 feet are allowed along driveways and pathways.

    b. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.

    c. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting shall be directed toward the ground.

    d. Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area.

    e. The project shall use of yellow- or brown-toned lights, rather than blue toned fluorescents.

    f. No parking lot lighting is permitted under this Coastal Development Permit.

17. Protection of Cultural Resources:

    a. In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

    b. The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Building Inspection Section

18. County building permits are required for the site work, driveway, parking, landscape, and associated utility improvements. The building permits shall be obtained prior to start of work requiring a building permit. Pursuant to Education Code Section 17280 *et seq.*, the State Department of General Services is responsible for design and construction oversight for school buildings, and, as such, no County building permit is required for the school structures.

Drainage Section

19. The project involves over 1 acre of land disturbance. Notice of Intent under State General Construction Permit is required and shall be submitted prior to issuance of Grading Permit Hard Card.

20. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. The project requires Stormwater Treatment per Provision C.3 of the Municipal Regional Permit (Institutional Use; proposed Impervious Surface: 49,872 square feet).

Prior to the issuance of the building permit, the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Drainage Section.

The project includes the use of an infiltration trench and flow-through planters:

a. Infiltration Trench:

(1) In-situ infiltration rate shall be determined or confirmed by means of percolation testing for all infiltration treatment measures and devices.

(2) Infiltration devices shall not be used where confirmed seasonal high groundwater is less than 10 feet from the bottom of infiltration measure or device.

(3) Infiltration treatment measures or devices shall be designed in accordance with the infiltration guidance in Appendix E of the C.3 Technical Guidance.

(4) All infiltration devices shall be located and designed to ensure no damage will occur to surrounding improvements from underground water.

(5) Soil media within the bio-infiltration measure shall consist of 18 inches of biotreatment soil consistent with Attachment L of the MRP. vi. Other parameters of final design shall be consistent with the design guidelines presented in the latest version of the C.3 Regulated Projects Guide: https://www.smcgov.org/media/146080/download?attachment

21. As project impervious surface exceeds 1 acre, the project is subject to the following hydromodification requirements:

a. Post-construction stormwater discharge rates and durations shall not exceed pre-project rates and durations from 10% of the pre-project 2-year peak flow up to the pre-project 10-year peak flow.

b. The post-project flow duration curve shall not deviate above the pre-project flow duration curve by more than 10% over more than 10% of the length of the curve corresponding to the range of flows to control.

c. Flow control structures may be designed to continuously discharge stormwater at the very low flow rate Q_{cp}, where $Q_{cp} \leq$ 10% of the pre-project 2-year flow.

d. Hydromodification (HM) controls shall be designed using the Bay Area Hydrology Model (BAHM), unless the applicant uses an alternative continuous simulation hydrologic computer model as described in Attachment E of the MRP. Site-specific data shall be used with BAHM (www.Bayareahydrologymodel.org) or alternate continuous simulation hydrologic computer model.

22. Operation and Maintenance requirements for Stormwater Treatment Facilities:

a. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Director of Planning and Building) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures according the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

b. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) and HM measure Maintenance Plan(s). Maintenance of all site design and treatment control and HM measures shall be the owner's responsibility.

c. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.

d. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.

e. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and HM controls.

f. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

23. The applicant shall submit an updated C3C6 Form, drainage plan and narrative at the time of Building Permit application.

Department of Public Works

24. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

25. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 %) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

26. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside County Water District (CCWD)

27. The existing domestic water service (2 inches) will be dedicated to supply indoor domestic water use.

28. Prior to installation of irrigation for new landscaping, a new dedicated irrigation service (2 inches) is required to be installed to serve all irrigation on the property.

29. Approved backflow protection is required on all domestic, irrigation, and fire services.

30. The existing fire service shall remain to provide fire protection.

Caltrans

31. Prior to construction of drainage facilities, the applicant shall demonstrate compliance with the following comments and associated plan mark-ups dated 3/8/24:

    a. Hydrology: Please provide additional information addressing the following:

        (1) Provide existing condition plan that clearly shows existing grading/contours and all existing drainage facility and connections.

        (2) Provide watershed maps for existing and proposed condition.
        (3) The proposed drainage design changes the points of discharge. It

appears that the existing ditches on the hillslope would receive more flow as a result. Provide design and calculations to show that the proposed discharges will not adversely impact the integrity of the existing ditches on the slope.

(4) Drainage report Comments: Part III Project Drainage Calculation, since it proposed two discharge points to the existing swale along Highway 1. Please also provide pre- and post-development project peak flow calculation for two separate areas (1-Parking Lot and 2- Building C) instead of one tributary area.

b. Water Quality:

(1) Please demonstrate that the outlet velocity from Pipe No. 4 and once it leaves the rock slope protection (RSP), it will not erode the existing dirt ditch.

(2) The developer shall provide an assessment of the impacts of draining the proposed project to Highway 1 (be it erosion of down slope between the school and the highway or flooding of the roadway). If the assessment finds that the impact will compromise the slope or the function of the highway, the developer shall present a mitigation plan.

c. Construction-Related Impacts:

(1) Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (https://dot.ca.gov/programs/traffic-operations/transportation-permits).

(2) Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

d. Equitable Access: If any Caltrans facilities are impacted by the project, those facilities must meet ADA Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

e. Encroachment Permit: Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of

plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 (https://dot.ca.gov/programs/traffic-operations/ep/applications) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (https://dot.ca.gov/programs/traffic-operations/ep). Your application package may be emailed to D4Permits@dot.ca.gov.

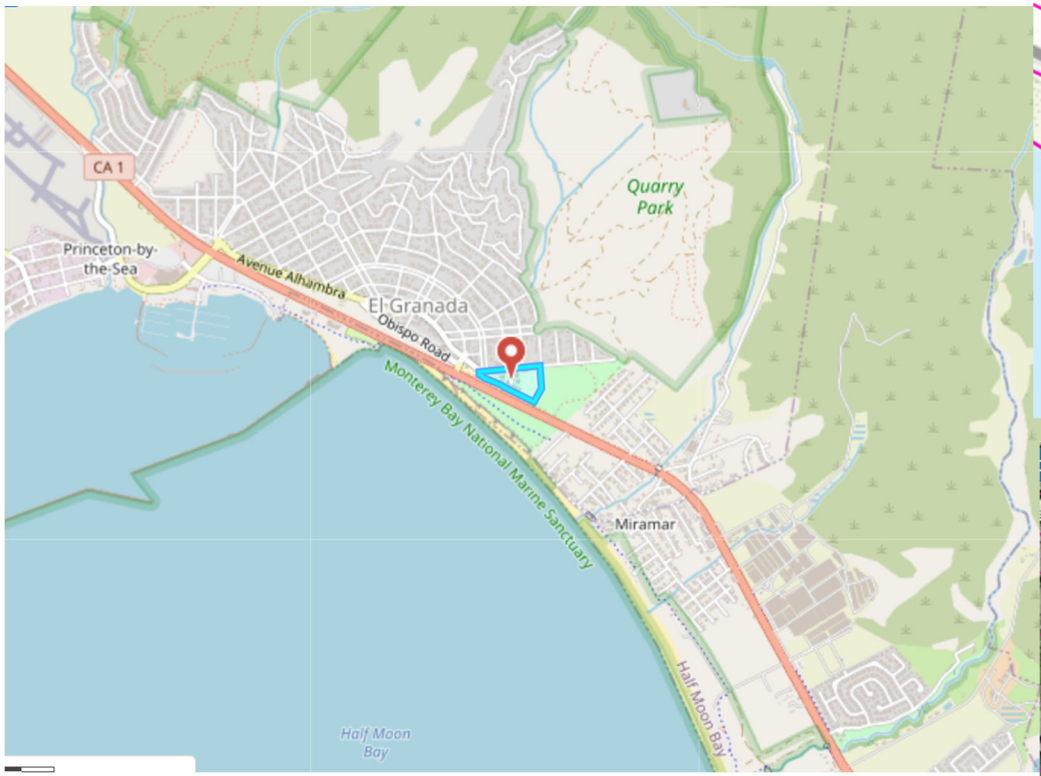
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

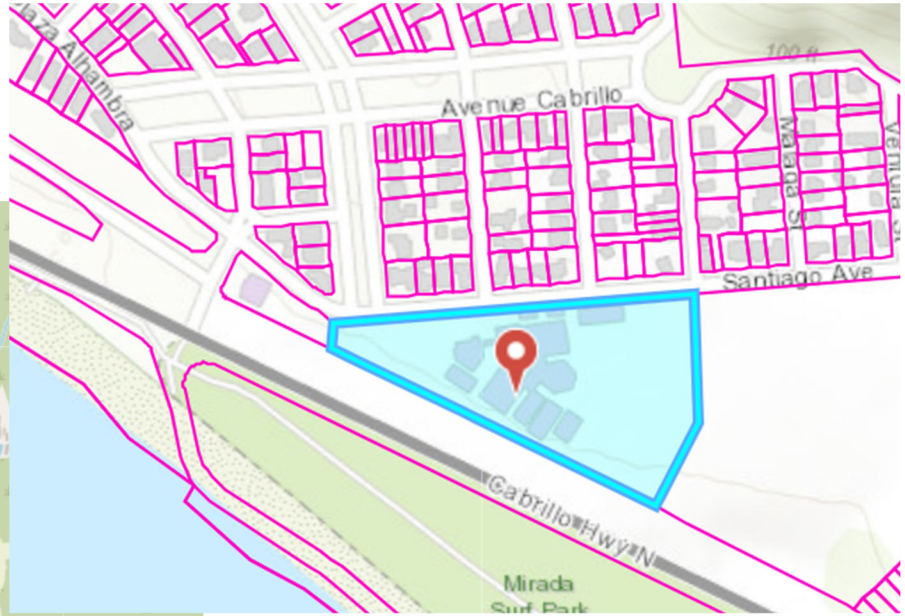
ATTACHMENT B

ATTACHMENT B – LOCATION MAP

PLN2023-00223 – El Granada Elementary School Modernization Project

Location: 400 Santiago Ave., El Granada





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C' AND SITE WORK

2.16.2024 Coastal Development Permit (CDP) Responses

400 SANTIAGO AVE, HALF MOON BAY , CA 94109

CABRILLO UNIFIED SCHOOL DISTRICT

DSA FILE NO: 41-37 **DSA APPLICATION NO:** 01-120558 **PTN:** 68890-45

PROJECT TEAM

OWNER

Cabrillo Unified School District
498 Kelly Avenue
Half Moon Bay, CA 94019
Phone: 650-712-7100
Fax: 650-726-0279
Email: contrerasj@cabrillo.k12.ca.us

ARCHITECT

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Fax: 707-576-0295
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LANDSCAPE ARCHITECT

ANLA Associates, Inc.
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San Jose, CA 95125
Phone: 408-292-2196
Email: mikeh@anla-associates.com

CIVIL ENGINEER

HMH
1570 Oakland Road
San Jose, CA 95131
Phone: 408-487-2200
Fax: 408-487-2222
Email: zjimenez@hmhca.com

STRUCTURAL ENGINEER

ZFA Structural Engineers
1212 Fourth Street, Suite Z
Santa Rosa, CA 95404
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Fax: 707-526-0217
Email: chrisw@zfa.com

MECHANICAL ENGINEER

Costa Engineers
3274 Villa Lane
Napa, CA 94558
Phone: 707-252-9177
Fax: 707-252-6473
Email: cdelcore@costaengineers.com

ELECTRICAL ENGINEER

O'Mahony & Myer
4340 Redwood Highway, Suite 245
San Rafael, CA 94903
Phone: 415-492-0420
Fax: 415-479-6962
Email: pcolenbrander@ommconsulting.com

FIRE PROTECTION

Cypress Engineering Group
8 Harris Ct, A8
Monterey, CA 93940
Phone: 831-917-0551
Fax: 831-218-1802
Email: steve@cypresseg.com

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120558 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/12/2023

QUATTROCCHI KWOK
ARCHITECTS
Main Office:
636 Fifth Street, Santa Rosa, CA 95404
Pleasanton Office:
600 Main Street, Suite E,
Pleasanton, CA 94566
(707) 576-0829

LICENSED ARCHITECT
AARON JOBSON
LICENSE # C30020
EXP. OCTOBER 31, 2023
STATE OF CALIFORNIA

SIGNED: AUGUST 11, 2023

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C' AND SITE WORK

400 SANTIAGO AVE
HALF MOON BAY , CA
94109

CABRILLO UNIFIED
SCHOOL DISTRICT

	2.16.24	CDP Response

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: N.T.S.
PTN: 68890-45

Coastal Development Permit

SHEET TITLE

COVER SHEET

SHEET NUMBER

G-0.1

ABBREVIATIONS

&	AND	GB	GRAB BAR	S.TH.D.	SEE THEATER DRAWINGS
L	ANGLE	GC	GENERAL CONTRACTOR	STA	STATION
@	AT	GI	GALVANIZED IRON	STD	STANDARD
℄	CENTERLINE	GL	GLASS/ GLAZING	STL	STEEL
'	FEET	GLB	GLUE LAMINATED BEAM	STOR	STORAGE
"	INCHES	GND	GROUND	STRUCT	STRUCTURAL
d	PENNY	GR	GRADE	SUSP	SUSPENDED
#	POUND/ NUMBER	GYP BD	GYPSUM BOARD	SYM	SYMMETRICAL
AB	ANCHOR BOLT	HB	HOSE BIBB	T	TREAD
ABBREV	ABBREVIATION	HC	HOLLOW CORE	T&B	TOP & BOTTOM
AC	ASPHALT CONCRETE	HDR	HEADER	TC	TOP OF CURB
A/C	AIR CONDITIONING	HDWD	HARDWOOD	TEL	TELEPHONE
ACC	ACCESSIBLE	HDWR	HARDWARE	TER	TERRAZZO
ACOUS	ACOUSTICAL	HM	HOLLOW METAL	T&G	TONGUE & GROOVE
AC T	ACOUSTICAL TILE	HOR	HORIZONTAL	TH	THICK
AD	AREA DRAIN	HP	HIGH POINT	THRU	THROUGH
ADJ	ADJUSTABLE	HR	HOUR	TJ	TOOL JOINT
A.F.F.	ABOVE FINISH FLOOR	HSS	HOLLOW STEEL SECTION	TN	TOE NAIL
AGG	AGGREGATE	HT	HEIGHT	T.O.D.	TOP OF DECK
ALUM	ALUMINUM	HTG	HEATING	T.O.P.	TOP OF PLATE
ANOD	ANODIZED	HVAC	HEATING, VENTILATING, AIR-CONDITIONING	T.O.R.	TOP OF ROOF
APPROX	APPROXIMATE			T.O.W.	TOP OF WALL
ARCH	ARCHITECTURAL			T.P.	TOP OF PAVEMENT
ASPH	ASPHALT	ID	INSIDE DIAMETER	TRN	TRANSOM
		INSUL	INSULATION	TRANS	TRANSPARENT
BD	BOARD	INT	INTERIOR	TS	TUBE STEEL
BITUM	BITUMINOUS	INTEG	INTEGRAL	TUB	TUBULAR
BLDG	BUILDING	INTERMED	INTERMEDIATE	TV	TELEVISION
BLK	BLOCK	INV	INVERT	TW	TACKWALL
BLKG	BLOCKING			TYP	TYPICAL
BM	BEAM	JH	JOIST HANGER		
BOT	BOTTOM	JST	JOIST	UNF	UNFINISHED
BO	BY OWNER	JT	JOINT	U.O.N.	UNLESS OTHERWISE NOTED
BRK	BREAK			UR	URINAL
BRG	BEARING	KIT	KITCHEN	UTIL	UTILITY
BTWN	BETWEEN	KP	KICK PLATE		
BU	BUILT-UP			VB	VAPOR BARRIER
BUR	BUILT-UP ROOFING	LAB	LABORATORY	VCT	VINYL COMPOSITION TILE
		LAM	LAMINATE	VERT	VERTICAL
CAB	CABINET	LAV	LAVATORY	VEST	VESTIBULE
CB	CATCH BASIN	LL	LIVE LOAD	V.I.F.	VERIFY IN FIELD
CBC	CALIFORNIA BUILDING CODE	LP	LOW POINT	VTR	VENT THROUGH ROOF
CEM	CEMENT	LT	LIGHT	VWC	VINYL WALL COVERING
CER	CERAMIC				
CI	CAST IRON	MAT	MATERIAL	W	WEST
CIR	CIRCLE	MAX	MAXIMUM	W/	WITH
CJ	CONTROL JOINT	MB	MACHINE BOLT	WC	WATER CLOSET
CORR	CORRIDOR	MC	MEDICINE CABINET	WD	WOOD
CL	CLOSET/ CENTER LINE	MECH	MECHANICAL	WDW	WINDOW
CLG	CEILING	MED	MEDIUM	WH	WATER HEATER
CLR	CLEAR	MEMB	MEMBRANE	W/O	WITHOUT
CLS	CLOSURE	MFR	MANUFACTURER	WP	WATER PROOF
CMU	CONCRETE MASONRY UNIT	MH	MANHOLE	W.P.	WORK POINT
CO	CLEANOUT	MIN	MINIMUM	WR	WATER RESISTANT
COL	COLUMN	MIR	MIRROR	WSCT	WAINSCOT
COMB	COMBINATION	MISC	MISCELLANEOUS	WT	WEIGHT
COMP	COMPOSITION	MO	MASONRY OPENING		
CONC	CONCRETE	MOD	MODULAR	YD	YARD
CONN	CONNECTION	MR	MOISTURE RESISTANT		
CONST	CONSTRUCTION	MTD	MOUNTED		
CONT	CONTINUOUS	MTL	METAL		
CONTR	CONTRACTOR	MUL	MULLION		
CT	CERAMIC TILE				
CTR	CENTER	N	NORTH		
CTSK	COUNTERSINK	(N)	NEW		
CUST	CUSTODIAN	NAT	NATURAL		
CW	COLD WATER	N.I.C.	NOT IN CONTRACT		
		NO	NUMBER		
DBL	DOUBLE	NOM	NOMINAL		
DEMO	DEMOLITION	N.T.S.	NOT TO SCALE		
DEPT	DEPARTMENT				
DET	DETAIL	O/	OVER		
DF	DRINKING FOUNTAIN	OA	OVERALL		
DG	DECOMPOSED GRANITE	OBS	OBSCURE		
DI	DRAIN INLET	OC	ON CENTER		
DIA	DIAMETER	OD	OUTSIDE DIAMETER		
DIAG	DIAGONAL	OF	OVERFLOW		
DIM	DIMENSION	OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED		
DISP	DISPOSAL	O.L.F.	OCCUPANT LOAD FACTOR		
DIV	DIVISION	OFF	OFFICE		
DN	DOWN	OPNG	OPENING		
DO	DOOR OPENING	OPP	OPPOSITE		
DIR	DIRECTLY	OVHD	OVERHEAD		
DR	DOOR				
DSA	DIVISION OF STATE ARCHITECT	PC	PORTLAND CEMENT		
DS	DOWN SPOUT	P.C.F.	POUNDS PER CUBIC FOOT		
DSP	DRY STAND PIPE	PDA	POWER DRIVEN ANCHOR		
DT	DRAIN TILE	PERF	PERFORATED		
DW	DISHWASHER	PH	PLATE HEIGHT		
DWG	DRAWING	PL	PLATE		
DWR	DRAWER	P/L	PROPERTY LINE		
		PLAM	PLASTIC LAMINATE		
E	EAST	PLAS	PLASTER/ PLASTIC		
(E)	EXISTING	PLF	POUNDS PER LINEAL FOOT		
EA	EACH	PLYWD	PLYWOOD		
EB	EXPANSION BOLT	P.O.C.	POINT OF CONTACT		
EE	EACH END	PR	PAIR		
EF	EXHAUST FAN	PROP	PROPERTY		
EJ	EXPANSION JOINT	PSF	POUNDS PER SQUARE FOOT		
EL	ELEVATION GRADE	PSI	POUNDS PER SQUARE INCH		
ELEC	ELECTRICAL	PT	POINT		
ELEV	ELEVATION	PTDF	PRESSURE TREATED DOUGLAS FIR		
EMER	EMERGENCY				
EMT	ELECTRIC METALLIC TUBING	PTN	PARTITION		
ENCL	ENCLOSURE	PTR	PAPER TOWEL RECEPTACLE		
EP	ELECTRIC PANEL	PVC	POLYVINYL CHLORIDE		
EQ	EQUAL	PVMT	PAVEMENT		
EQUIP	EQUIPMENT				
EQUIV	EQUIVALENT	R	RISER		
ES	EACH SIDE	R / RAD	RADIUS		
EW	EACH WAY	RD	ROOF DRAIN		
EXH	EXHAUST	REF	REFERENCE		
EXIST	EXISTING	REFR	REFRIGERATOR		
EXP	EXPANSION	REG	REGULAR		
EXT	EXTERIOR	REQD	REQUIRED		
		REINF	REINFORCED		
F	FACE	RH	ROOF HATCH		
FA	FIRE ALARM	RHMS	ROUND HEAD MACHINE SCREW		
FCO	FLOOR CLEAN OUT	RHWS	ROUND HEAD WOOD SCREW		
FD	FLOOR DRAIN	RM	ROOM		
FDN	FOUNDATION	RO	ROUGH OPENING		
FE	FIRE EXTINGUISHER	RWL	RAIN WATER LEADER		
FEC	FIRE EXTINGUISHER CABINET	RWD	REDWOOD		
FF	FINISH FLOOR				
FG	FINISH GRADE	S	SOUTH		
FGL	FIBERGLAS	S.A.D.	SEE ARCHITECTURAL DRAWINGS		
FH	FIRE HYDRANT	S.AV.D.	SEE AUDIOVIDEO DRAWINGS		
FHMS	FLAT HEAD MACHINE SCREW	SC	SOLID CORE		
FHS	FIRE HOSE STATION	S.C.D.	SEE CIVIL DRAWINGS		
FHWS	FLAT HEAD WOOD SCREW	SCHED	SCHEDULE		
FIN	FINISH	SD	STORM DRAIN		
FIXT	FIXTURE	SECT	SECTION		
FL	FLOOR LINE	S.E.D.	SEE ELECTRICAL DRAWINGS		
FLASH	FLASHING	SEP	SEPARATION		
FLUOR	FLUORESCENT	S.F.P.D.	SEE FIRE PROTECTION DRAWINGS		
FLR	FLOOR	SHTG	SHEATHING		
FM / FOM	FACE OF MASONRY	SIM	SIMILAR		
FN	FACE NAIL	SL	SLIDING		
FOC	FACE OF CONCRETE	S.L.D.	SEE LANDSCAPE DRAWINGS		
FOF	FACE OF FINISH	SM	SHEET METAL		
FOS	FACE OF STUD	S.M.D.	SEE MECHANICAL DRAWING		
FRMG	FRAMING	SOV	SHUT OFF VALVE		
FR	FIRE-RESISTANT	S.P.D.	SEE PLUMBING DRAWINGS		
FRP	FIBERGLASS REINFORCED PANEL	SPEC	SPECIFICATION		
		SPKR	SPEAKER		
FT	FEET	SQ	SQUARE		
FTG	FOOTING	SS	STAINLESS STEEL		
FURR	FURRING	S.S.D.	SEE STRUCTURAL DRAWINGS		
GA	GAUGE				
GALV	GALVANIZED				

GENERAL NOTES

1. ALL WORK IS SHOWN, DESCRIBED OR SPECIFIED IN THE DRAWINGS INDEXED ON THIS PAGE OR IN THE SPECIFICATIONS.

   ALL WORK NOT INDICATED AS EXISTING (E) IS NEW.

2. ALL FRAMING DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
   - DO NOT SCALE DRAWINGS.
   - VERIFY ALL DIMENSIONS WHERE WORK INVOLVES FRAMING FOR WINDOWS, DOORS, OR CABINETS.

3 ONLY WORK SO NOTED IS NOT IN CONTRACT (N.I.C.) ALL N.I.C. ITEMS ARE NOT PART OF DSA APPROVAL

4. GOVERNING CODES: A COPY OF TITLE 24 PARTS 1-5 SHALL BE KEPT ON THE JOB AT ALL TIMES.
   CALIFORNIA CODE OF REGULATIONS TITLE 24 BUILDING STANDARDS CODE:
   PART 1 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR AND 2021 SUPPLEMENT
   PART 2 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
   (2018 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, 2019 CALIFORNIA AMENDMENTS, AND 2021 SUPPLEMENT)
   PART 3 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
   (2017 NATIONAL ELECTRICAL CODE, 2019 CALIFORNIA AMENDMENTS, AND 2021 SUPPLEMENT)
   PART 4 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
   (2018 IAPMO UNIFORM MECHANICAL CODE, 2019 CALIFORNIA AMENDMENTS,AND 2021 SUPPLEMENT)
   PART 5 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
   (2018 IAPMO UNIFORM PLUMBING CODE, 2019 CALIFORNIA AMENDMENTS, AND 2021 SUPPLEMENT)
   PART 6 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
   PART 9 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
   (2018 INTERNATIONAL FIRE CODE, 2019 CALIFORNIA AMENDMENTS, AND 2021 SUPPLEMENT)
   PART 10 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
   (2018 INTERNATIONAL EXISTING BUILDING CODE, 2019 CALIFORNIA AMENDMENTS, AND 2021 SUPPLEMENT)
   PART 11 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL-GREEN), PART 11, TITLE 24 CCR, AND 2021 SUPPLEMENT
   PART 12 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
   TITLE 19 CCR, PUBLIC SAFETY CODE, STATE FIRE MARSHAL REGULATIONS
   2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN
   2016 ASME A17.1-16/CSA B44-16 SAFETY CODE FOR ELEVATORS AND ESCALATORS
   NOTE: CAL/OSHA ELEVATOR UNIT ENFORCES CCR TITLE 8 AN USES THE 2004 ASME 17.1 BY ADOPTION

5. STANDARD AND GUIDES:

NFPA 13	INSTALLATION OF FIRE SPRINKLER SYSTEMS (CA AMENDED)	2016 EDITION
NFPA 14	INSTALLATION OF STANDPIPE AND HOSE SYSTEMS	2016 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2017 EDITION
NFPA 17A	WET CHEMICAL FIRE EXTINGUISHING SYSTEMS	2017 EDITION
NFPA 20	INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION	2016 EDITION
NFPA 24	STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES	2016 EDITION
NFPA 25	CALIFORNIA EDITION - TESTING, MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS	2013 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)	2016 EDITION
NFPA 80	STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES	2016 EDITION
NFPA 110	EMERGENCY AND STANDBY POWER SYSTEMS	2016 EDITION
NFPA 170	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS	2018 EDITION
NFPA 2001	STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2015 EDITION
UL 300	STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2010)
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES	2003 EDITION
UL 521	STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 1971	STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 EDITION
UL 2034	STANDARD FOR SINGLE AND MULTIPLE CARBON MONOXIDE ALARMS	2017 EDITION
ICC 300	STANDARD FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	2017 EDITION

6. ALL WORK SHALL CONFORM TO 2019 TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
   IN ACCORDANCE WITH TITLE 24 PART 1 CHAPTER 4: THE ADMINISTRATIVE REGULATIONS FOR THE DIVISION OF THE STATE ARCHITECT STRUCTURAL SAFETY (DSA/SS)
   - 4-331 DSA SHALL BE NOTIFIED AT THE START OF CONSTRUCTION.
   - 4-332 WHEN CONSTRUCTION IS SUSPENDED FOR MORE THAN ONE MONTH, THE PROJECT INSPECTOR SHALL INFORM DSA.
   - 4-333(a) OBSERVATIONS OF THE WORK SHALL BE BY ARCHITECT OR REGISTERED ENGINEER.
   - 4-333(b) A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
   - 4-334 SUPERVISION OF CONSTRUCTION BY DSA SHALL BE IN ACCORDANCE WITH THIS SECTION.
   - 4-335 A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT IN ACCORDANCE WITH THIS SECTION. COSTS OF RE-TEST MAY BE BACKCHARGED TO THE CONTRACTOR. ALL TESTS AND TESTING LAB SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4-335 AND APPROVED T & I SHEET (DSA-103)
   - 4-336 VERIFIED REPORTS SHALL BE SUBMITTED BY CONTRACTORS (DSA 006-C), INSPECTORS (DSA 006-PI), ARCHITECTS AND ENGINEERS (DSA 006-AE) IN ACCORDANCE WITH SECTIONS 4-336 AND 4-343.
   - 4-337 SEMI-MONTHLY REPORTS SHALL BE SUBMITTED BY INSPECTORS (DSA - 155), IN ACCORDANCE WITH SECTIONS 4-337.
   - 4-338 WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE APPROVED PLANS, ADDENDA AND CONSTRUCTION DOCUMENTS.
   CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR. ADDENDA AND CHANGE DOCUMENTS SHALL BE STAMPED AND SIGNED BY THE ARCHITECT OR REGISTERED ENGINEER IN CHARGE
   - 4-341(a) THE ARCHITECT AND THE REGISTERED ENGINEER SHALL PERFORM THEIR DUTIES IN ACCORDANCE WITH SECTIONS 4-333(a) AND 4-341.
   - 4-343 THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH THIS SECTION.

7. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, C.C.R. SHOULD ANY EXISTING CONDITIONS BE DISCOVERED WHICH ARE NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24 C.C.R. A CONSTRUCTION CHANGE DOCUMENT DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK. (TITLE 24 PART 1, SECTION 4-338 (c))

8. COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION SHALL BE ENFORCED.

9. EMERGENCY VEHICLE ACCESS ROADS AND ON-SITE FIRE HYDRANTS SHALL BE IN SERVICE AND OPERABLE PRIOR TO LOADING THE SITE WITH COMBUSTIBLE MATERIALS.

10. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES.

THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.

LIGHTING CONTROLS ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT FOR PROJECTS SUBMITTED ON OR AFTER OCTOBER 1, 2021.

ENVELOPE AND PROCESS EQUIPMENT ACCEPTANCE TESTS SHALL BE PERFORMED BY THE INSTALLING CONSTRACTOR, ENGINEER/ARCHITECT OF RECORD OR THE OWNER'S AGENT.

A LISTING OF CERTIFIED ATT CAN BE FOUND AT HTTPS://WWW.ENERGY.CA.GOV/PROGRAMS-AND-TOPICS/PROGRAMS/ACCEPTANCE-TEST-TECHNICIAN-CERTIFICATION-PROVIDER-PROGRAM/ACCEPTANCE

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.

PROJECT INSPECTORS WILL COLLECT THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

LEGEND

ALL NOTES AND SYMBOLS ARE INTENDED TO APPLY AT ALL OTHER LOCATIONS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY. NO LIMITATION OF APPLICATION IS INTENDED EXCEPT AS SPECIFICALLY NOTED.

A / 1 — COLUMN GRIDS A AND 1 IN NEW CLASSROOM BLDG

6'-0" — DIMENSION TO FACE OF STUD OR MASONRY

6'-0" — DIMENSION TO FACE OF FINISH

6'-0" — DIMENSION TO CENTER LINE OR COLUMN LINE

12'-0" — RELATIVE ELEVATION DIMENSION

DOOR A IN ROOM NUMBER A101 IN NEW CLASSROOM BLDG ACCESSIBLE CLEARANCES SHOWN DASHED
SEE 31 / A-8.1

W03 — WINDOW NUMBER W03. SEE FLOOR PLAN AND WINDOW SCHEDULE. FOR WINDOW TAGS WITH ASTERICKS SEE NOTE 4 ON SHEET A-8.1

11 / A-9.11 — DETAIL NUMBER 11 ON SHEET NUMBER A-9.11

3 / A-A6.1 — SECTION NUMBER 3 ON SHEET NUMBER A-A6.1

2 / A-A5.1 — ELEVATION NUMBER 2 ON SHEET NUMBER A-A5.1

FLOOR PLAN — CLASSROOM A204 / A-A7.6 — ROOM NAME; ROOM NUMBER 204 IN BUILDING A; INTERIOR ELEVATION SHOWN ON SHEET A-A7.6

REFLECTED CLG PLAN — CLASSROOM A204 / CL-6 / 10'-0" — ROOM NAME; ROOM NUMBER 204 IN BUILDING A; CEILING FINISH CODE CL-6; FINISH CEILING HEIGHT 10'-0"

FINISH FLR PLAN — CLASSROOM A204 / P1 / B1 / CPT1 — ROOM NAME; ROOM NUMBER 204 IN BUILDING A; WALL FINISH CODE P1; WALL BASE FINISH CODE B1; FLOOR FINISH CODE CPT1

33 — KEYNOTE NUMBER 33

2X4 — 2X6 STUDS OR 1 1/4" X 7 1/4" FOR EXTERIOR U.O.N 2X6 FOR INTERIOR U.O.N.

A / C — WALL COMPOSITION TYPE; TOILET ACCESSORY C

222 — ARCHITECTURAL WOODWORK STANDARDS (AWS) CABINET DESIGN SERIES IDENTIFIER

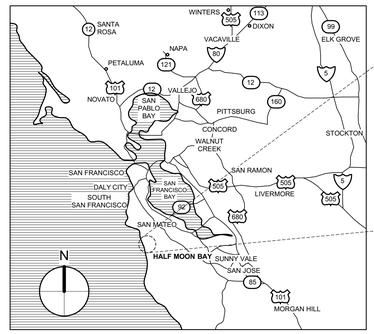
E1 — ROOM / BUILDING ACCESSIBLE SIGNAGE TYPE E1. SEE ARCHITECTURAL GRAPHICS PLAN AND ACCESSIBLE SIGNAGE DETAIL

W.P. — RELATIVE ORIGIN OR WORK POINT

A — EQUIPMENT TAG
REFER TO EQUIPMENT SCHEDULE

L01 — ARCHITECTURAL LOUVER TYPE L01, SEE ELEVATIONS AND LOUVER SCHEDULE. DOOR LOUVERS ARE NOT TAGGED, SEE DOOR SCHEDULE.

VICINITY MAP



EL GRANADA ELEMENTARY SCHOOL
400 SANTIAGO AVE, HALF MOON BAY, CA 94109

PROJECT DESCRIPTION

THE SCOPE OF WORK FOR PHASE 1 PROVIDES A NEW ONE-STORY CLASSROOM BUILDING "C" AND RELATED SITE DEVELOPMENT WORK.

- APPROXIMATELY 8,650 SF ONE-STORY BUILDING PROVIDING FOUR CLASSROOMS, THREE SPECIALIZED CLASSROOMS, STUDENT BREAKOUT SPACES, UTILITY SPACES, STORAGE, 3 FIRE RISER ROOMS, 2 STAFF RESTROOMS AND A GENDER NEUTRAL RESTROOM. IN ADDITION THERE WILL ALSO BE A COVERED WALKWAY.
- ADJACENT SITE AND COURTYARD PAVING AND LANDSCAPING FOR CLASSROOM ACCESS AND STUDENT GATHERINGS. AN EXTERIOR PLATFORM WILL BE ADDED TO THE MUSIC ROOM.
- SITE WORK WILL ALSO INCLUDE UTILITY EXTENSIONS TO THE NEW BUILDING, SITE LIGHTING, NEW STRIPED PARKING LOT WHICH WILL INCLUDE ACCESSIBLE PARKING STALLS, AN ACCESSIBLE STUDENT DROP OFF, RAMPS AND ACCESSIBLE PATH OF TRAVEL TO THE NEW BUILDING, NEW TRASH ENCLOSURE. THE EXISTING FIRE HYDRANT WILL BE RELOCATED.

DEFERRED APPROVALS

NONE

Statement of General Conformance

BY ARCHITECT UTILIZING PLANS (INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS) PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS

DSA Application No **01-120558** File No **41-37**

These drawings (marked Civil, Landscape, Structural, Mechanical, Plumbing, Fire Protection, Electrical, and Fire Alarm) and/or specifications and/or calculations for the items listed, have been prepared by other design professionals or consultants who are licensed and/or authorized to prepare such drawings in this state. It has been examined by me for:

1) design intent and appears to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications prepared by me, and

2) coordination with my plans and specifications and is acceptable for incorporation into the construction of this project.

The Statement of General Conformance "shall not be construed as relieving me of my rights, duties, and responsibilities under Sections 17302 and 81138 of the Education Code and Sections 4-336, 4-341, and 4-344 of Title 24, Part I. (Title 24, Part 1, Section 4-317 (b))

08.11.2023
Signature — Date

Architect or Engineer designated to be in general responsible charge

Aaron Jobson	C30620	October 31, 2023
Print Name	License Number	Expiration Date

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120558 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/12/2023

QUATTROCCHI KWOK ARCHITECTS
Main Office:
636 Fifth Street, Santa Rosa, CA 95404
Pleasanton Office:
600 Main Street, Suite E,
Pleasanton, CA 94566
(707) 576-0829

LICENSED ARCHITECT
AARON JOBSON
LICENSE # C30620
EXP. OCTOBER 31, 2023
STATE OF CALIFORNIA

SIGNED: AUGUST 11, 2023

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C' AND SITE WORK

400 SANTIAGO AVE
HALF MOON BAY , CA
94109

CABRILLO UNIFIED SCHOOL DISTRICT

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE:
PTN: 68890-45

Coastal Development Permit

SHEET TITLE

ABBREVIATIONS AND NOTES

SHEET NUMBER

G-0.2

SHEET INDEX SHEET COUNT = 134

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
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NEW CLASSROOM BUILDING 'C' AND SITE WORK

400 SANTIAGO AVE
HALF MOON BAY , CA
94109

CABRILLO UNIFIED SCHOOL DISTRICT

	2.16.24	CDP Response

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: N.T.S.
PTN: 68890-45

Coastal Development Permit

SHEET TITLE

INDEX

SHEET NUMBER

G-0.3

GENERAL NOTES

THE FOLLOWING NOTES ARE NOT PART OF THE CITY OF HALF MOON BAY STANDARD NOTES AND ARE PROVIDED AS SUPPLEMENTAL NOTES BY HMH.

1. REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY HMH AND THE DEPARTMENT OF THE STATE ARCHITECT PRIOR TO CONSTRUCTION OF AFFECTED ITEMS.
2. THE CONTRACTOR SHALL NOTIFY HMH, AT (408) 487-2200 BEFORE PROCEEDING WITH ANY WORK THAT APPEARS TO BE INSUFFICIENTLY DETAILED.
3. CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, OR IMPROVEMENTS IN KIND.
4. CONTRACTOR SHALL COORDINATE WORK WITH SUBCONTRACTORS, ONGOING GRADING OR SITE WORK OF OTHER CONTRACTORS, AND WITH THE INSTALLATION OF FACILITIES BY PG&E, AT&T AND CABLE TV.
5. IF TEMPORARY LANE CLOSURES ARE REQUIRED FOR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL FROM THE CITY OF HALF MOON BAY BEFORE COMMENCING WORK. THE CONTRACTOR SHALL ALSO PROVIDE FLAG MEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS, PER CALTRANS STANDARDS.
6. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND DISABLED ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE DSA INSPECTOR.
7. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS RELATED TO SHORING OF EXCAVATIONS.
8. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT, AS REQUIRED BY THE DSA INSPECTOR, TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.
9. CONTRACTOR SHALL CLEAN STREETS TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO EXISTING PAVEMENT, ADJACENT LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALK, ETC. TO AVOID ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
11. CONTRACTOR TO OBTAIN REQUIRED PERMITS FOR HAUL ROUTES PRIOR TO DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AS REQUIRED.
13. CONTRACTOR IS TO POTHOLE ALL UTILITY CONNECTIONS PRIOR TO CONSTRUCTION TO VERIFY INFORMATION PROVIDED ON PLAN REGARDING EXISTING UTILITIES.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CALL USA (UNDERGROUND SERVICE ALERT) TWO WORKING DAYS BEFORE DIGGING AT (811). LOCATIONS SHOWN ON THE PLANS WERE TAKEN FROM AVAILABLE RECORDS AND ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY, AND MAY BE INCOMPLETE. RELOCATION OR REPAIR OF ANY DAMAGE TO UTILITIES OR PIPELINES AND PLUGGING OR REMOVAL OF ABANDONED LINES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND PRESERVE THE EXISTING MONUMENTS OF RECORD. SHOULD THE CONTRACTOR DESTROY OR DISTURB ANY MONUMENTS OF RECORD, THE CONTRACTOR SHALL, AT CONTRACTOR'S SOLE EXPENSE, RETAIN A CALIFORNIA LICENSED LAND SURVEYOR TO REPLACE SAID MONUMENTS AND FILE AN APPROPRIATE CORNER RECORD.
16. CONTRACTOR SHALL KEEP UP-TO-DATE A COMPLETE RECORD SET OF CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT LOCATION, SIZES, MATERIALS AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE ENGINEER.
17. EXTENT OF PAVEMENT SAW CUTTING MAY REQUIRE FIELD ADJUSTMENT DUE TO THE UNEVEN NATURE OF EXISTING PAVEMENTS AND INTERMITTENT NATURE OF DATA COLLECTED FOR DESIGN PURPOSES. CONTACT ENGINEER IF FIELD CONDITIONS DIFFER FROM THOSE ANTICIPATED ON PLAN.

EXISTING CONDITIONS

1. EXISTING GRADES AND CONFORM DESIGNS SHOWN ARE BASED OFF OF INTERMITTENT FIELD TOPO DATA AND MAY NOT INCLUDE ALL CONFORM SITUATIONS. CONTRACTOR SHALL REVIEW ALL CONFORM CONDITIONS AND NOTIFY ENGINEER OF ANY AREAS THAT MAY REQUIRE FIELD FIT ADJUSTMENTS. ALL PAVING AND HARDSCAPE CONFORMS MUST COMPLY WITH ADA REQUIREMENTS AND MAINTAIN POSITIVE DRAINAGE TO DRAIN INLETS.
2. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
3. INFORMATION REGARDING EXISTING UTILITIES IS FROM RECORD DATA AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD EVALUATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT HMH IF ANY DISCREPANCIES ARE DISCOVERED.

UTILITIES

1. UTILITY BOXES AND LIDS IN PAVED AREAS SHALL BE DESIGNED FOR H-20 LOADING.
2. MANHOLES THAT ARE LOCATED IN UNPAVED AREAS SHALL HAVE BOLT DOWN COVERS.
3. CONTRACTOR TO COORDINATE THE ADJUSTMENT TO FINISH GRADE OF ALL PG&E, AT&T, CABLE, FIBER OPTIC OR OTHER UTILITY MANHOLES AND VAULTS.
4. CONSTRUCTION OF ALL GRAVITY FLOWING UTILITIES SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM CONNECTION. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UPSTREAM, CONTRACTOR SHALL PROCEED AT CONTRACTOR'S OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
5. PROPOSED WATER SYSTEM SHOWN ON CIVIL PLANS IS GRAPHICAL AND FOR COORDINATION PURPOSES ONLY. SEE PLANS BY OTHERS.
6. PROPOSED ELECTRIC, GAS, TELEPHONE, CABLE AND JOINT TRENCH INFORMATION SHOWN ON CIVIL PLANS IS GRAPHICAL AND FOR COORDINATION PURPOSES ONLY. SEE JOINT TRENCH PLANS.

STATEMENT OF RESPONSIBILITY

CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
EASEMENT		
CURB AND GUTTER		
SIDEWALK		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN MANHOLE		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (1X1)		
STORM DRAIN FIELD INLET (2X2)		
AREA DRAIN		
DIRECTION OF SURFACE DRAINAGE		
OVERLAND RELEASE PATH		
TREE		
AC PAVEMENT GRIND AND OVERLAY		
AC DEEP LIFT (AC PLUG)		
SAWCUT LINE		
DETAIL CALLOUT	A/3 DETAIL / SHEET NUMBER	
WATER LINE	W	W(E)
WATER VALVE		
FIRE LINE	F	F(E)
FIRE HYDRANTS		
FIRE SERVICE CONNECTION		
STREET SIGN		
ELECTROLIER		
UTILITY POLE		
JOINT TRENCH	JT	JT(E)
GAS		G(E)
OVERHEAD		OH(E)

ABBREVIATIONS

@	AT
AC	ASPHALTIC CONCRETE
BC	BEGIN CURVE
BOW	BACK OF WALK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CL	CENTER LINE
CLR	CLEARANCE
DIP	DUCTILE IRON PIPE
DW	DRIVEWAY
EC	END CURVE
ELEC	ELECTRIC
EL/ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ER	END OF RETURN
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EXI(E)	EXISTING
F	FIRE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOC/FC	FACE OF CURB
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
LP	LOW POINT
LT, RT	LEFT, RIGHT
MUTCD	CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NTS	NOT TO SCALE
PCC	POINT OF COMPOUND CURVATURE
PL	PROPERTY LINE
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVE
PVMT	PAVEMENT
RAD/R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCI	STORM DRAIN CURB INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSFI	SANITARY SEWER FLUSHING INLET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TBD	TO BE DETERMINED
TBV	TO BE VERIFIED
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB
TW	TOP OF WALL
U.O.N.	UNLESS OTHERWISE NOTED
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER
WV	WATER VALVE

QUATTROCCHI KWOK ARCHITECTS
Main:
636 Fifth Street, Santa Rosa, CA 95404
East Bay:
55 Harrison Street, Suite 525,
Oakland, CA 94607
(707) 576-0829

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

REGISTERED PROFESSIONAL ENGINEER
ALAN TURNEY
No. 72243
CIVIL
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C' AND SITE WORK

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY: CM/AL
DRAWING SCALE: AS SHOWN
PTN: 68860 FILE NO: 41-37

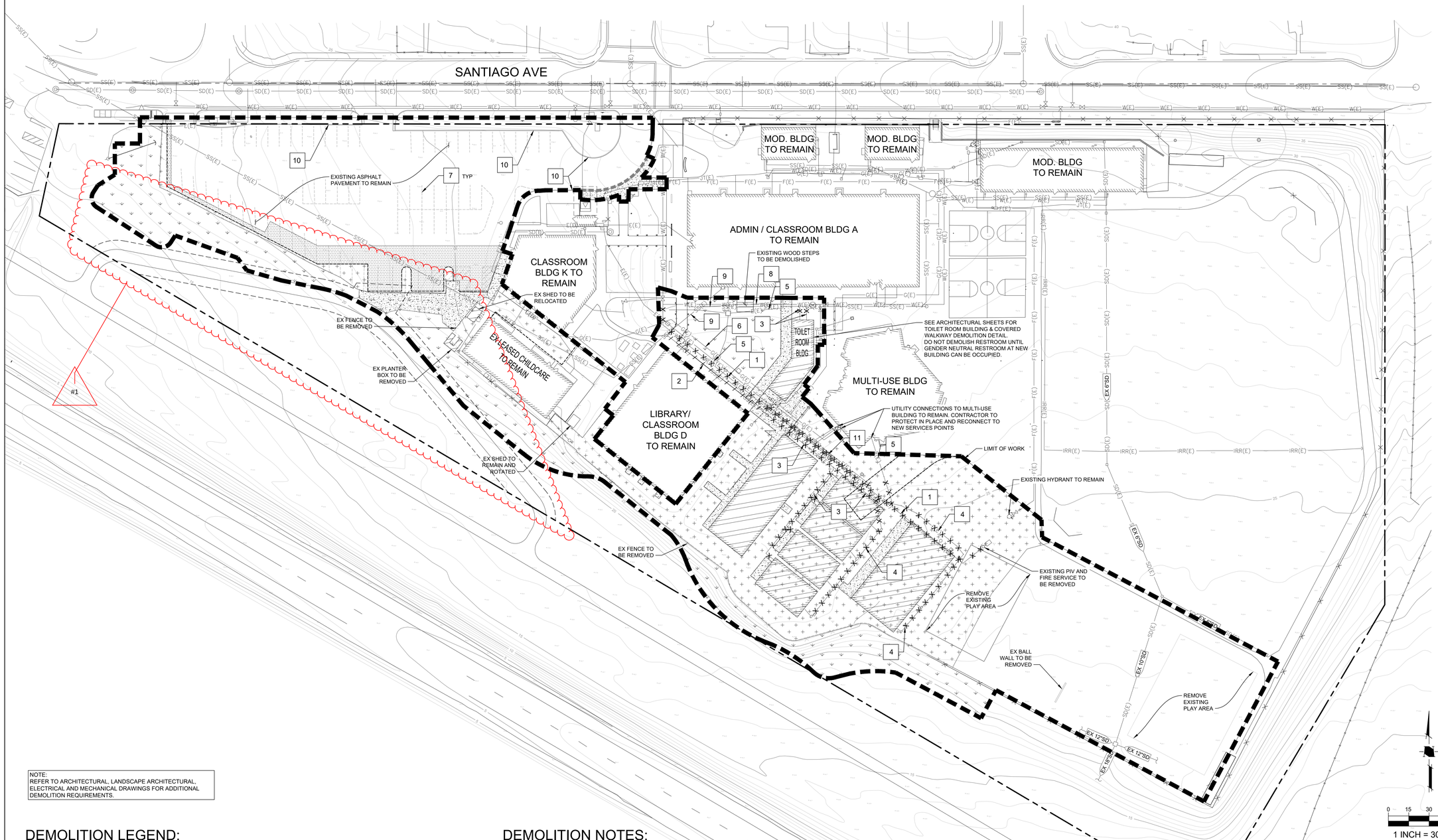
Coastal Development Permit

SHEET TITLE

NOTES & DETAILS

SHEET NUMBER

C1.0



NOTE:
REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

DEMOLITION LEGEND:

- EXISTING BUILDING & APPURTENANCES TO BE REMOVED
- REMOVE ALL SHRUBS AND VEGETATION WITHIN THE LIMIT OF WORK
- REMOVE ALL ASPHALT PAVEMENT, FENCES, ARBORS & APPURTENANCES
- REMOVE ALL CONCRETE, FENCES, ARBORS & APPURTENANCES
- EXISTING ASPHALT TO REMAIN. 2" MIN GRIND

- SITE BOUNDARY
- LIMIT OF WORK
- EXISTING CURB & GUTTER TO BE REMOVED
- X X X X X EXISTING UTILITY TO BE REMOVED
- / / / / / EXISTING UTILITY TO BE ABANDONED IN PLACE
- SAWCUT
- SS(E) SANITARY SEWER
- SD(E) STORM DRAIN PIPE
- W(E) WATER PIPE
- G(E) GAS PIPE
- E(E) ELECTRICAL
- F(E) FIRE WATER PIPE
- IRR(E) IRRIGATION PIPE

1. EXISTING WATER PIPE TO BE REMOVED
2. EXISTING SEWER PIPE TO BE ABANDONED
3. EXISTING SEWER PIPE TO BE REMOVED
4. EXISTING UNDERGROUND ELECTRIC TO BE REMOVED
5. EXISTING UNDERGROUND ELECTRIC TO REMAIN
6. EXISTING GAS PIPE TO REMAIN
7. ALL PARKING LOT STRIPING TO BE REMOVED
8. EXISTING WATER TO REMAIN
9. EXISTING SEWER TO REMAIN
10. EXISTING CURB TO REMAIN
11. EXISTING STORM DRAIN TO BE REMOVED

DEMOLITION NOTES:

1. ALL DEMOLITION ACTIVITIES ARE SUBJECT TO REQUIREMENTS CONTAINED IN THE DEMOLITION PERMIT, AND ARE SUBJECT TO BAY AREA AIR QUALITY MANAGEMENT DISTRICT REQUIREMENTS.
2. ALL WORK SHALL BE FULLY COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO PG&E AND THE PUBLIC WORKS DEPARTMENT. ALL WORK SHALL COMPLY WITH THE CITY'S STANDARD SPECIFICATIONS, LATEST EDITION.
3. INFORMATION SHOWN ON THESE DRAWINGS REFLECT FIELD OBSERVATIONS AND/OR UTILITY AGENCY RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS OF ALL UTILITY COMPONENTS, USING HAND TOOLS TO CONFIRM ACTUAL CONDITIONS IF NECESSARY. CONTRACTOR SHALL UTILIZE THE SERVICES OF AN UNDERGROUND UTILITIES LOCATION CONTRACTOR (USA, ETC.) TO DETERMINE LOCATIONS OF ACTIVE UNDERGROUND UTILITIES. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 1-800-227-2600) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).
4. CONTRACTOR SHALL COORDINATE WITH PG&E TO DE-ENERGIZE THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL DEMOLITION WORK FROM THE METER TO THE MAIN SOURCE IN CONFORMANCE WITH CITY AND UTILITY COMPANY STANDARDS.
5. CONTRACTOR SHALL COORDINATE WITH PG&E BEFORE STARTING ANY WORK NEAR NATURAL GAS LINES.
6. CONTRACTOR SHALL REMOVE ALL SURFACE ITEMS WITHIN THE LIMIT OF WORK, WHETHER SHOWN ON THE PLANS OR NOT, UNLESS OTHERWISE NOTED TO REMAIN.
7. CONTRACTOR SHALL REMOVE ALL UTILITIES NOTED TO BE REMOVED WITHIN THE LIMIT OF WORK ONCE ALL UTILITIES ARE DISCONNECTED FROM THE MAIN FEEDERS IN THE PUBLIC RIGHT-OF-WAY. LOCATIONS SHOWN ON PLANS SUBJECT TO VERIFICATION BY CONTRACTOR.
8. UPON DISCOVERY OF ANY UNKNOWN EX. UNDERGROUND UTILITY ON THIS SITE, CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANY AND NOTIFY THE ENGINEER.
9. CONTRACTOR TO VERIFY AND REMOVE ANY ELECTRICAL PANELS FROM SIDE OF BUILDINGS ONCE ELECTRICAL OVERHEAD SERVICE IS REMOVED BY OTHERS. CONTRACTOR SHALL PROTECT EXISTING GUY WIRES.
10. CONTRACTOR SHALL VERIFY THAT TELEPHONE AND CABLE SERVICES ARE REMOVED (BY OTHERS) PRIOR TO BUILDING DEMOLITION.
11. CONTRACTOR SHALL PROTECT THE EXISTING SIDEWALK. IF THE SIDEWALK IS DAMAGED BY REASON OF CONTRACTOR'S OPERATIONS, IT SHALL BE REPAIRED.
12. CONTRACTOR SHALL NOTIFY THE PROJECT INSPECTOR AT LEAST 48 HOURS PRIOR TO STARTING WORK.
13. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LOCATION SUITABLE TO THE CLASSIFICATION OF THE MATERIAL REMOVED.
14. UPON DISCOVERY OF HAZARDOUS MATERIAL THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY IN WRITING OF ANY MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE MATERIAL THAT IS HAZARDOUS WASTE AS DEFINED IN SECTION 25117 OF THE HEALTH AND SAFETY CODE, THAT IS REQUIRED TO BE REMOVED TO A CLASS I OR CLASS II, OR CLASS III DISPOSAL SITE IN ACCORDANCE WITH PROVISIONS OF EXISTING LAWS.
15. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE CORONER IMMEDIATELY.
16. CONTRACTOR SHALL REMOVE ALL U.S.A MARKINGS AS SOON AS THEY ARE NO LONGER NEEDED.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND PRESERVE THE EXISTING MONUMENTS OF RECORD. SHOULD THE CONTRACTOR DESTROY OR DISTURB ANY MONUMENTS OF RECORD, THE CONTRACTOR SHALL, AT ITS SOLE EXPENSE, RETAIN A CALIFORNIA LICENSED LAND SURVEYOR TO REPLACE SAID MONUMENTS AND FILE AN APPROPRIATE CORNER RECORD WITH THE COUNTY SURVEYOR'S OFFICE PER SECTION 8773 OF THE PROFESSIONAL LAND SURVEYORS ACT.
18. PROTECT NEIGHBORING PROPERTIES FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES.
19. PROTECT TREES TO REMAIN, BOTH ON-SITE AND ADJACENT PROPERTIES.
20. TREE PROTECTION MEASURES SHALL BE PROVIDED BEFORE EQUIPMENT IS ALLOWED ON THE PROPERTY AND ANY DEMOLITION ACTIVITY. PRIOR TO REMOVAL, CONTRACTOR SHALL VERIFY ANY REQUIRED TREE REMOVAL PERMIT HAS BEEN OBTAINED AND IS AVAILABLE ON-SITE.
21. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY AND TRAFFIC CONTROL REQUIRED ON EXISTING STREETS DURING CONSTRUCTION. COMPENSATION FOR THESE ITEMS SHALL BE INCLUDED IN THE PRICES OF THE VARIOUS ITEMS OF WORK.
22. THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES UNTIL FINAL COMPLETION.
23. PRIOR TO MOVING ANY MATERIALS TO OR FROM THE SITE, THE CONTRACTOR SHALL OBTAIN APPROVAL FOR HAUL ROUTE FROM THE CITY.
24. PRACTICAL EROSION CONTROL MEASURES SHALL BE IN PLACE DURING DEMOLITION.
25. THIS PLAN DOES NOT AUTHORIZE ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
26. ALL ASPHALT TO BE REMOVED WITHIN THE LIMIT OF DEMOLITION BOUNDARY SHALL BE DISPOSED OF OR RECYCLED TO THE SATISFACTION OF THE GOVERNING AGENCY AND CLIENT.
27. EXISTING GRADES AND CONFORM DESIGNS SHOWN ARE BASED OFF OF INTERMITTENT FIELD TOPO DATA AND MAY NOT INCLUDE ALL CONFORM SITUATIONS. CONTRACTOR SHALL REVIEW ALL CONFORM CONDITIONS AND NOTIFY ENGINEER OF ANY AREAS THAT MAY REQUIRE FIELD FIT ADJUSTMENTS. ALL PAVING AND HARDSCAPE CONFORMS MUST COMPLY WITH ADA REQUIREMENTS AND MAINTAIN POSITIVE DRAINAGE TO DRAIN INLETS.

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REGISTERED PROFESSIONAL ENGINEER
ALAN TURA
No. 72243
CIVIL
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C' AND SITE WORK

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

1	2.16.24	CDP Response

DSA APP NO. 01-120558

ARCH PROJECT NO:	1972.00
DRAWN BY:	CM/AL
DRAWING SCALE:	AS SHOWN
PTN: 68860	FILE NO: 41-37

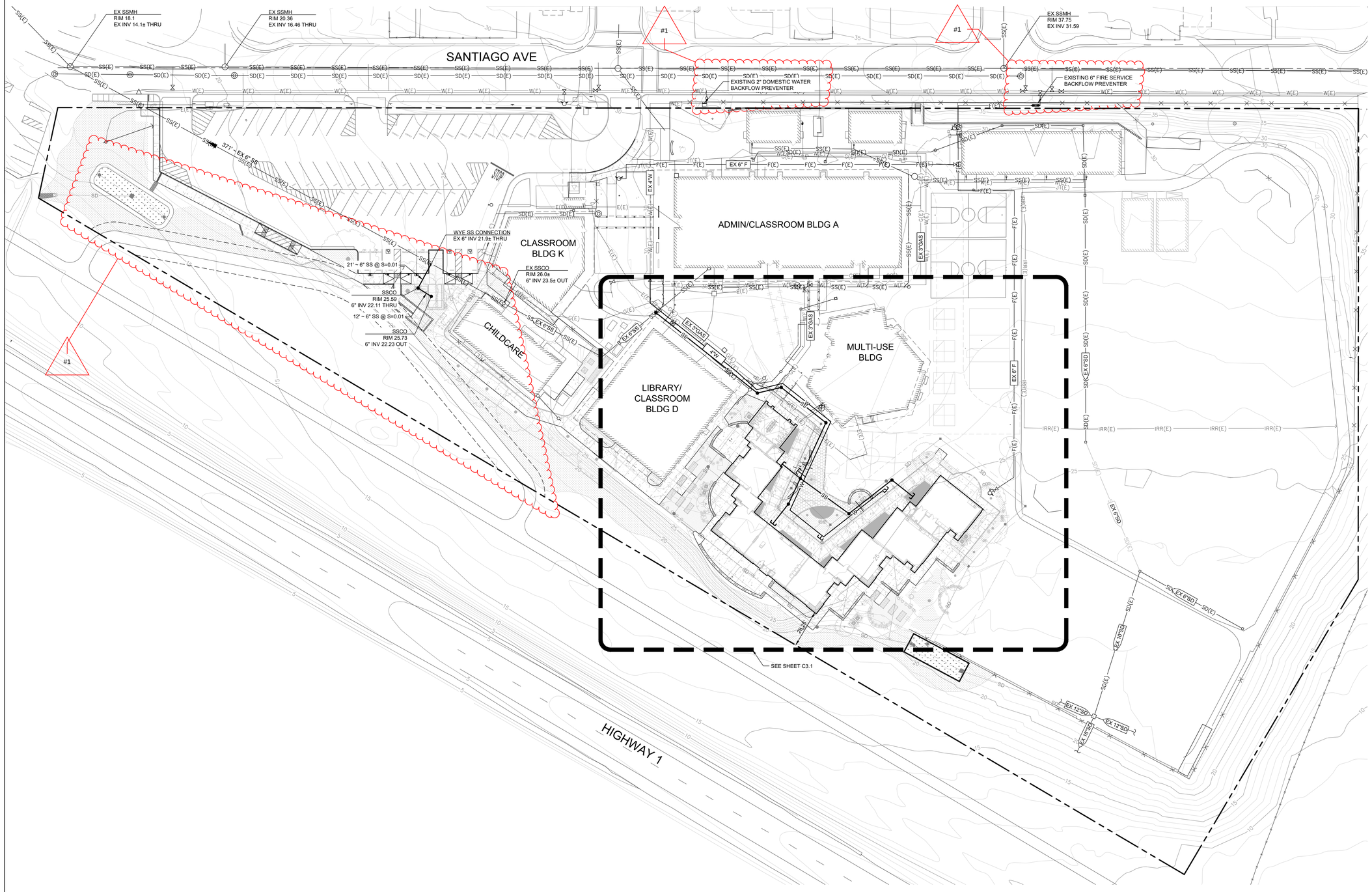
Coastal Development Permit

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C2.0



NOTES

1. ALL SANITARY SEWER PIPE SHALL BE PVC SCHEDULE-40, U.O.N.
2. ALL DOMESTIC WATER PIPE SHALL BE PVC C900, U.O.N.
3. SEE DETAIL ON SHEET C1.1 FOR ALL CLEANOUTS.
4. SEE DETAIL ON SHEET C1.1 FOR ALL UTILITY TRENCHING.
5. ALL FIRE SERVICES AND APPURTENANCES ARE DESIGNED BY OTHERS AND ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.
6. EXISTING UTILITIES SHOWN WERE DRAWN PER RECORD DRAWINGS AND LIMITED SURVEY INFORMATION. CONTRACTOR TO VERIFY THROUGH POTHOLING ALL PROPOSED UTILITY CONNECTIONS PRIOR TO CONSTRUCTION
7. SEE GRADING & DRAINAGE PLAN SHEETS FOR STORM DRAINAGE DESIGN.
8. ALL EXISTING UTILITIES TO REMAIN IN AREA OF WORK TO PROPOSED FINISHED GRADE, SEE GRADING AND DRAINAGE PLANS.

0 15 30 60

1 INCH = 30 FEET

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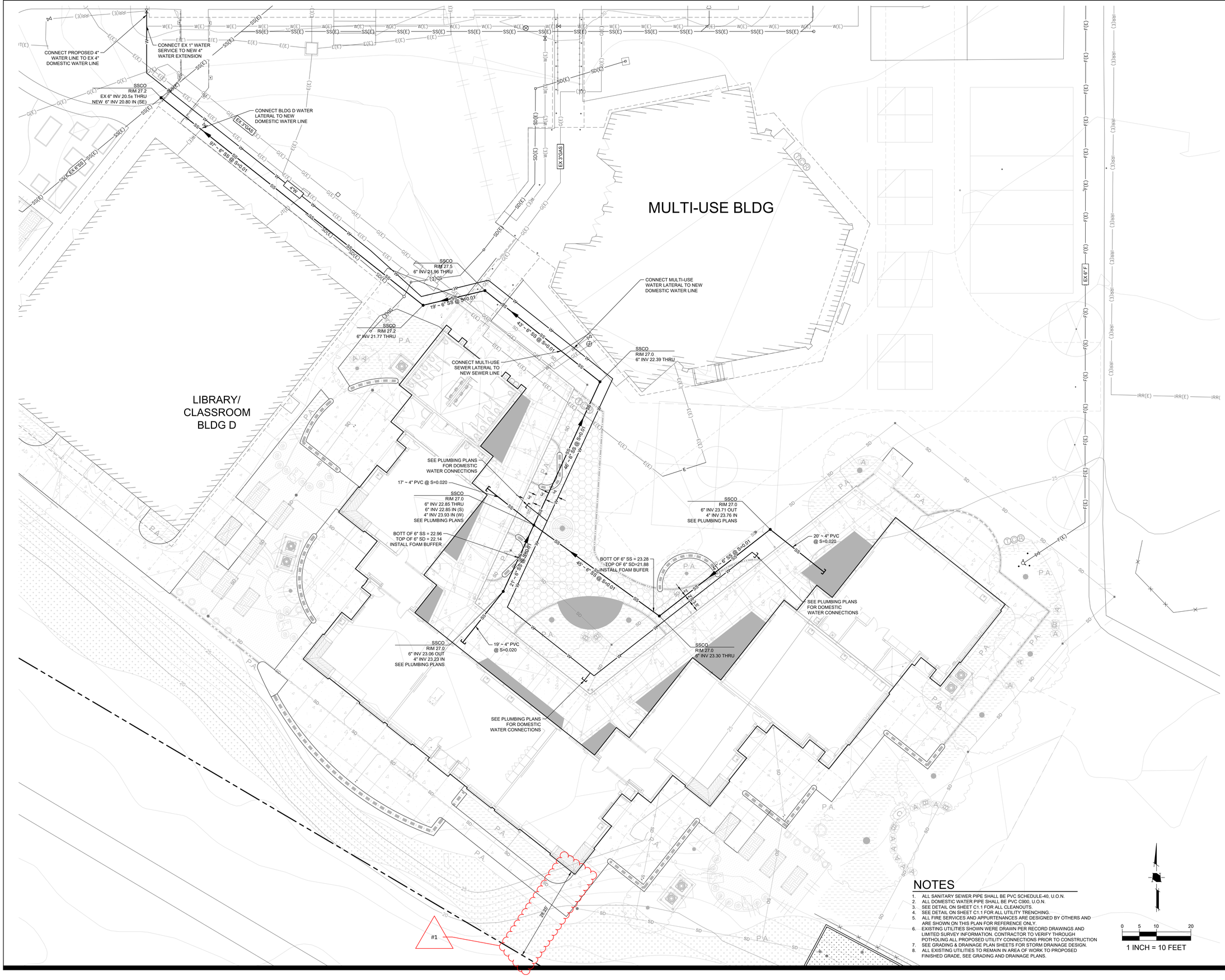
Coastal Development Permit

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C3.0



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0 5 10 20

1 INCH = 10 FEET

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DRAWING SCALE: AS SHOWN
PTN: 68860 FILE NO: 41-37

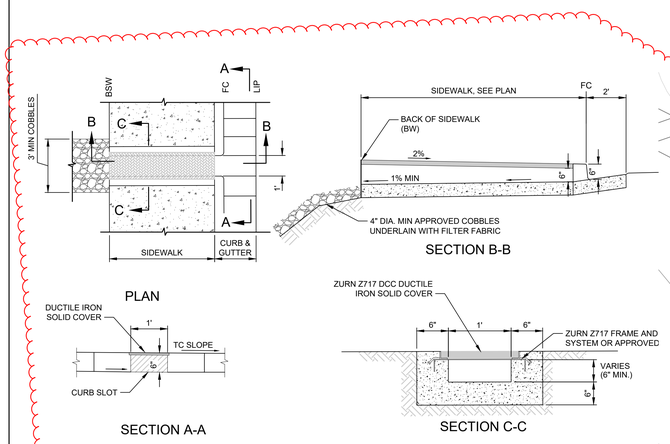
Coastal Development Permit

SHEET TITLE

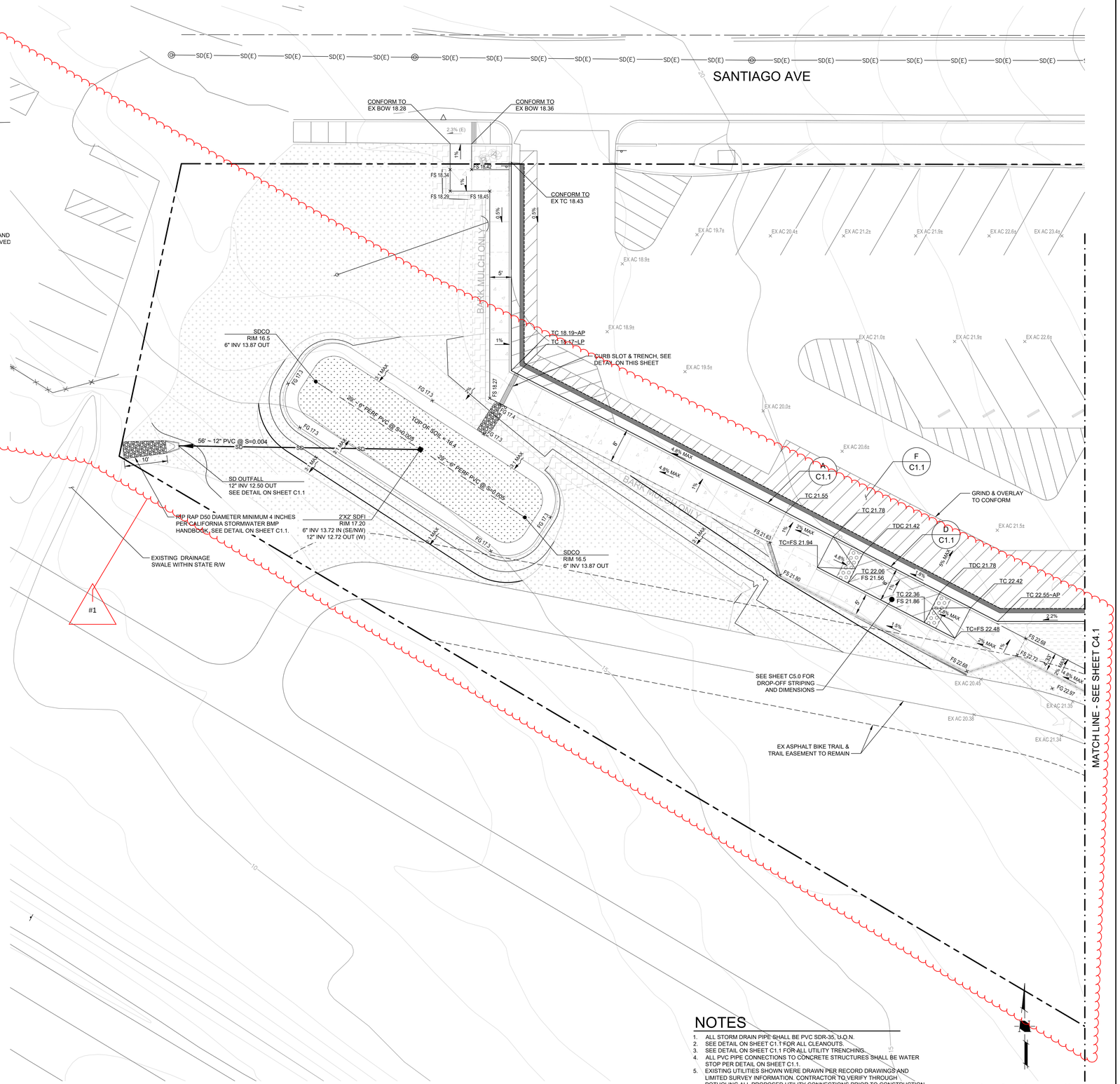
UTILITY PLAN

SHEET NUMBER

C3.1



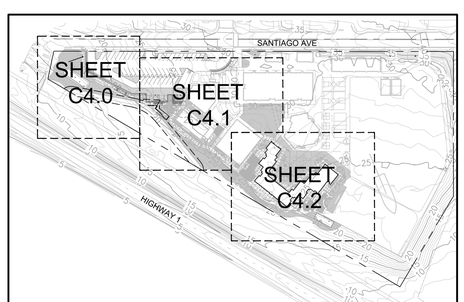
1 CURB SLOT AND TRENCH DRAIN DETAIL
NTS



EARTHWORK QUANTITIES

CUT: 1450 CY
FILL: 1300 CY
EXPORT: 150 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.



N.T.S. KEYMAP

NOTES

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7. MARK ALL ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.

0 5 10 20
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SHEET TITLE

GRADING AND DRAINAGE PLAN

SHEET NUMBER

C4.0

MODULAR BLDG 6
EX FF 30.45

ADMIN/ CLASSROOM BLDG A

CLASSROOM BLDG K

CHILDCARE

LIBRARY/ CLASSROOM BLDG D
EX FF 27.5

MATCH LINE - SEE SHEET C4.0

MATCH LINE - SEE SHEET C4.2

MATCH LINE - SEE SHEET C4.2

GRIND & OVERLAY TO CONFORM

SEE DETAIL A/C5.0 FOR ACCESSIBLE AND EV PARKING STRIPING AND DIMENSIONS

CONFORM TO EX TC 30.0±

CONFORM TO EX BOW 30.2±

CONFORM TO EX FS 30.5±

CONFORM TO EX TC 27.66

TC 28.26-ER

TC 28.78

CONFORM TO EX BOW 27.69

CONFORM TO EX FS 30.6±

CONFORM TO EX FS 29.0±

CONFORM TO EX FS 28.8±

CONFORM TO EX TVC 26.68 EX AC 26.23

CONFORM TO EX TVC 26.67

TC 23.26-ER

TC 23.49-ER

CONFORM TO EX AC 22.4±

CONFORM TO EX ASPHALT BIKE TRAIL

CONFORM TO EX AC 23.0±

RAMP W/ HANDRAILS

TC 24.65
FS 24.15

6" CURB WALL

EX ASPHALT BIKE TRAIL & TRAIL EASEMENT TO REMAIN

CONFORM TO EX AC 25.9±

CONFORM TO EX AC 25.8±

CONFORM TO EX AC 26.3±

CONFORM TO EX AC 25.7±

EX TANBARK PLANTER

EX SHED TO BE ROTATED 90° CLOCKWISE

CONFORM TO EX AC 27.3±

8'-0" NEW WALKWAY

6' NEW WALKWAY

EX SDF(
RIM 29.81
EX 4" INV 27.52 OUT

NEW PEDESTRIAN ASPHALT. SEE LANDSCAPE PLANS FOR DETAIL.

CONFORM TO EX FS 30.56

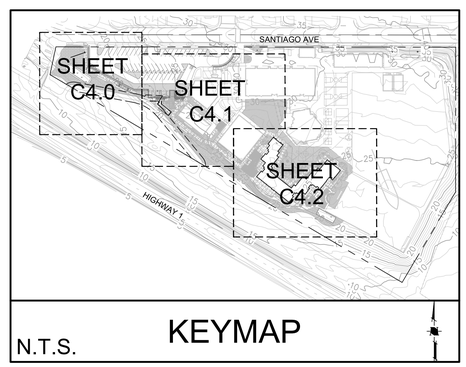
CONFORM TO EX FS 30.57

CONFORM TO EX FS 28.66

CONFORM TO EX FS 28.56

STOP

#1



N.T.S. KEYMAP

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7. MARK ALL ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.

0 5 10 20
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Coastal Development Permit

SHEET TITLE

GRADING AND DRAINAGE PLAN

SHEET NUMBER

C4.1

MATCH LINE - SEE SHEET C4.1

MATCH LINE - SEE SHEET C4.1

LIBRARY/
CLASSROOM
BLDG D
EX FF 27.5

MULTI-USE
BLDG

FF 27.10
PAD 26.27

FF 27.10
PAD 26.27

FF 27.10
PAD 26.27

NEW VEHICULAR ASPHALT. SEE LANDSCAPE PLANS FOR DETAIL.

NEW PEDESTRIAN ASPHALT. SEE LANDSCAPE PLANS FOR DETAIL.

EX SDFI
RIM 25.41
EX 6" INV 22.16 THRU

SDCO
RIM 27.0
6" INV 23.00 OUT

SDCO
RIM 27.0
6" INV 22.81 THRU

SDAD
RIM 26.85
6" INV 19.97 OUT

SDCO
RIM 27.0
6" INV 22.59 THRU

SDCO
RIM 26.1
6" INV 21.91 THRU

1'x1' SDFI
RIM 26.7
6" INV 21.94 OUT

1'x1' SDFI
RIM 26.8
6" INV 21.79 OUT

1'x1' SDFI
RIM 26.6
6" INV 21.66 IN (S)
6" INV 21.66 THRU

1'x1' SDFI
RIM 26.5
6" INV 21.46 IN (S)
6" INV 21.46 THRU

1'x1' SDFI
RIM 26.1
6" INV 20.96 THRU

1'X1' SDFI
RIM 24.3
6" INV 20.55 THRU

CONFORM TO
EX AC 24.3±

1'X1' SDFI
RIM 24.2
6" INV 20.45 THRU

1'X1' SDFI
RIM 24.6
6" INV 20.24 THRU

SDAD
RIM 26.66
6" INV 21.55 THRU

SDAD-RIM 26.65
6" INV 23.69 THRU

SD WYE
INV 21.45

SD WYE
INV 20.81

SD BUBBLE-UP
RIM 22.60
6" INV 20.47

SD BUBBLE-UP
RIM 22.60
6" INV 19.91

2'X2' SDFI
RIM 22.60
6" INV 18.80 IN (NW)
12" INV 18.30 OUT (SE)

EX SDCB
RIM 22.09
EX 18" INV 17.69 OUT (S)
NEW 12" INV 17.75 IN (NW)

FLOW-THROUGH PLANTER
TOP OF WALL 22.70
TOP OF SOIL 21.50

CONDENSING UNIT PAD 25.9

CONDENSING UNIT PAD 25.7

CONDENSING UNIT PAD 26.7

CONFORM TO EX WALKWAY

CONFORM TO EX WALKWAY

RAMP W/ HANDRAILS

CONNECT DOWNSPOUT TO SD. SEE PLUMBING PLANS, TYP.

CONNECT DOWNSPOUT TO SD, TYP.

CONNECT DOWNSPOUT TO SD. SEE PLUMBING PLANS, TYP.

CONNECT DOWNSPOUT TO SD, TYP.

BARK MULCH ONLY

#1

SHEET C4.0

SHEET C4.1

SHEET C4.2

SANTIAGO AVE

HIGHWAY 1

KEYMAP

N.T.S.

0 5 10 20

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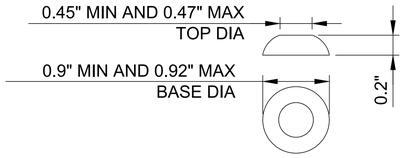
SHEET TITLE

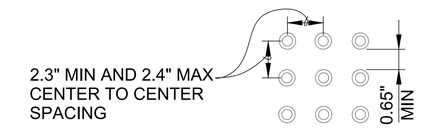
GRADING AND DRAINAGE PLAN

SHEET NUMBER

C4.2



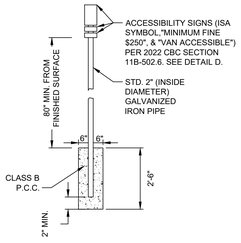
RAISED TRUNCATED DOME



RAISED TRUNCATED DOME PATTERN (IN-LINE)

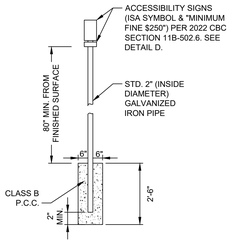
NOTE:
DETECTABLE WARNING SURFACE TO
CONFORM TO 2022 CBC SECTION 11B-705

E DETECTABLE WARNING SURFACE
NTS



NOTE:
ACCESSIBLE PARKING SIGNING SHALL
CONFORM TO 2022 CBC SECTION 11B-502.6
AND 11B-502.8

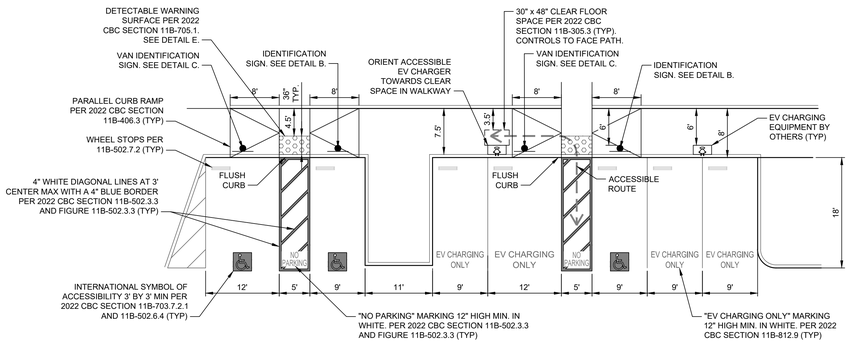
C VAN ACCESSIBLE PARKING SIGN
NTS



NOTE:
ACCESSIBLE PARKING SIGNING SHALL
CONFORM TO 2022 CBC SECTION 11B-502.6

B ACCESSIBLE PARKING SIGN
NTS

NOTE:
STRIPING SHALL CONFORM TO 2022 CBC
SECTION 11B-502 AND FIGURES 11B-502.2.2,
11B-502.2.3 AND 11B-502.3.3.



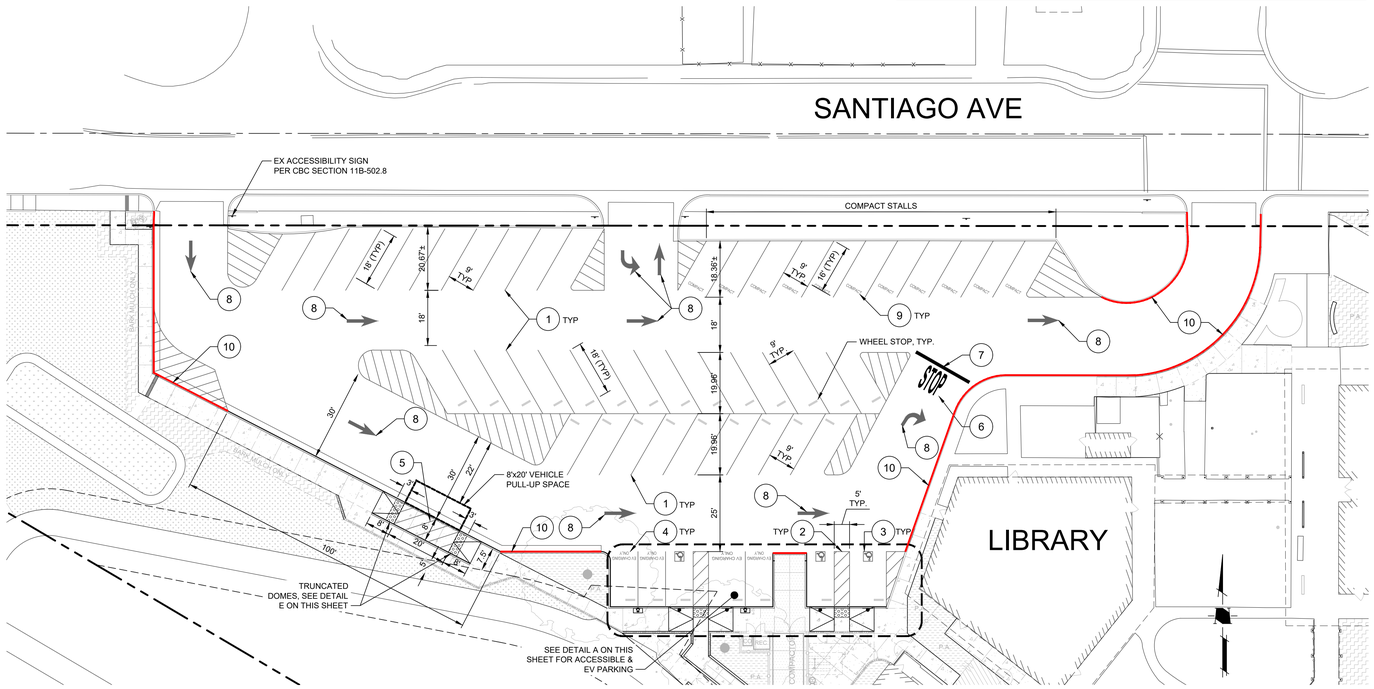
A ACCESSIBLE & EV PARKING STALL STRIPING, SIGNAGE, AND DIMENSIONS
NTS

STRIPING LEGEND			
IDENTIFIER	STRIPE ELEMENT	DESCRIPTION	CODE REFERENCE
①	PARKING STALL	4" WIDE WHITE	-
②	ACCESSIBLE AISLE	4" WHITE DIAGONALS AT 3' MAX ON CENTER WITH 4" BLUE LINE BORDER AND THE WORDS "NO PARKING" 12" HIGH	2022 CBC SECTION 11B-502.3.3
③	ISA MARKING	3'x3' MIN WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING (3'X3' DOES NOT INCLUDE BORDER)	2022 CBC SECTION 11B-703.7.2.1
④	EV MARKING	12" MARKING STATING "EV CHARGING ONLY" CENTERED WITH THE LOWER END OF THE VEHICLE SPACE LENGTH	2022 CBC SECTION 11B-812.9
⑤	DROP-OFF & LOADING ZONE	4" WHITE DIAGONALS AT 3' MAX ON CENTER WITH 4" BLUE LINE BORDER	2022 CBC SECTION 11B-503.3
⑥	MESSAGES	8' HEIGHT WHITE TEXT MARKING	2018 CALTRANS STANDARD PLANS PLAN NO. A24D
⑦	LIMIT LINE	1' WIDE WHITE STRIPE	2018 CALTRANS STANDARD PLANS PLAN NO. A24E
⑧	ARROWS	THRU - TYPE 1 10' TALL WHITE THRU/RIGHT - TYPE VII (R) 13' TALL WHITE	2018 CALTRANS STANDARD PLANS PLAN NO. A24A
⑨	COMPACT MARKING	12" MARKING STATING "COMPACT" CENTERED WITH LOWER END OF THE VEHICLE SPACE LENGTH	-
⑩	"NO PARKING" RED CURB	RED CURB WITH WHITE TEXT "NO PARKING" ON TOP OF CURB	-

NOTE:
ACCESSIBLE PARKING SIGNING SHALL
CONFORM TO 2022 CBC SECTION 11B-502.6

D ACCESSIBLE PARKING SIGN DETAIL
NTS

R7-8b



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Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

REGISTERED PROFESSIONAL ENGINEER
ALAN TURNEY
No. 72243
CIVIL
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C' AND SITE WORK

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY: CM/AL
DRAWING SCALE: AS SHOWN
PTN: 68860 FILE NO: 41-37

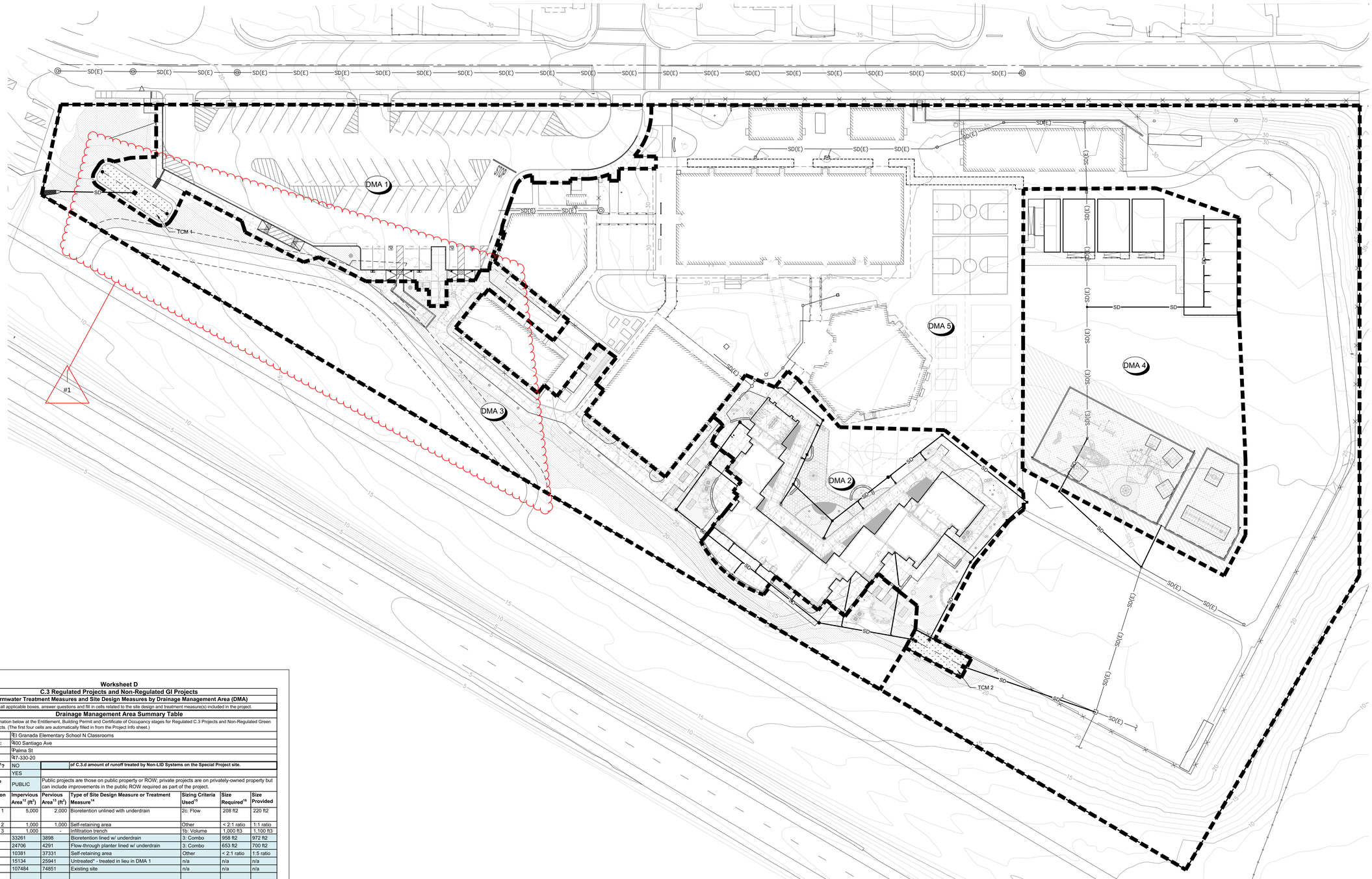
Coastal Development Permit

SHEET TITLE

SIGNING & STRIPING PLAN

SHEET NUMBER

C5.0



Worksheet D

C.3 Regulated Projects and Non-Regulated GI Projects

Stormwater Treatment Measures and Site Design Measures by Drainage Management Area (DMA)

Check all applicable boxes, answer questions and fill in cells related to the site design and treatment measure(s) included in the project.

Drainage Management Area Summary Table

Complete the information below at the Entitlement, Building Permit and Certificate of Occupancy stages for Regulated C.3 Projects and Non-Regulated Green Infrastructure Projects. (The first four cells are automatically filled in from the Project Info sheet.)

Project Name:	[1]El Granada Elementary School N Classrooms		
Project Address:	[9]00 Santiago Ave		
Cross Streets:	[D]alma St		
APN:	[9]7-330-20		
Special Project[11]?	NO		**of C.3.d amount of runoff treated by Non-LID Systems on the Special Project site.**
C.3 Regulated?	YES		
Public or Private Project?	PUBLIC	Public projects are those on public property or ROW; private projects are on privately-owned property but can include improvements in the public ROW required as part of the project.	

DMA Identification Number	Impervious Area[12] (ft²)	Pervious Area[13] (ft²)	Type of Site Design Measure or Treatment Measure[14]	Sizing Criteria Used[15]	Size Required[16]	Size Provided
Example DMA 1	5,000	2,000	Bioretention unlined with underdrain	2c: Flow	208 ft2	220 ft2
Example DMA 2	1,000	1,000	Self-retaining area	Other	< 2:1 ratio	1:1 ratio
Example DMA 3	1,000	-	Infiltration trench	1b: Volume	1,000 ft3	1,100 ft3
1	33261	3898	Bioretention lined w/ underdrain	3: Combo	958 ft2	972 ft2
2	24706	4291	Flow-through planter lined w/ underdrain	3: Combo	653 ft2	700 ft2
3	10381	37331	Self-retaining area	Other	< 2:1 ratio	1:5 ratio
4	15134	25941	Untreated* - treated in lieu in DMA 1	n/a	n/a	n/a
5	107484	74851	Existing site	n/a	n/a	n/a
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
add rows, if needed						
TOTALS	190966 -	146312-	N/A	N/A	N/A	N/A
Totals from Project Info Sheet Cells	190966 *	146312 *				

Is the project harvesting and using rainwater? Yes ☐

Rainwater Harvesting/Use Measures:

☐ Rainwater Harvesting for indoor non-potable water use

☐ Rainwater Harvesting for landscape irrigation use

A long term Operations and Maintenance (O&M) Agreement and Plan for this project will be required. Please contact the municipality for an agreement template and/or consult the C.3 Regulated Projects Guide and table of contents at www.flowstobay.org/newdevelopment for maintenance plan templates for specific facility types.

11 Special Projects are smart growth, high density, transit-oriented or affordable housing developments with the criteria defined in Provision C.3.e.ii.(2), (3) or (4) (see Worksheet F).
12 The sq.ft. of impervious area within the Drainage Management Area
13 The sq.ft. of pervious area within the Drainage Management Area
14 "Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.
15 Select from the menu which of the following Provision C.3.d.i hydraulic sizing methods was used, if any. Volume based approaches: 1(a) Urban Runoff Quality Management approach, or 1(b) 80% capture approach (recommended volume-based approach). Flow-based approaches: 2(a) 10% of 50-year peak flow approach, 2(b) 2 times the 85th percentile rainfall intensity approach, 2(c) 0.2-inch-per-hour intensity approach (recommended flow-based approach - also known as the 4% rule for bioretention), or 3 Combination flow and volume-based approach. "Other" is used for Site Design Measures such as Self-Retaining or Self-Treating Areas.
16 Each DMA should drain to one treatment area (unless it is self-treating or self-retaining). If multiple DMAs are draining to one treatment area, they should be combined into one DMA. If one DMA drains to multiple treatment areas, that DMA should be split up so there is one DMA per treatment area (which allows the treatment area to be properly sized).
7/1/23

NOTES

1. DRAINAGE MANAGEMENT AREA #4 IS UNTREATED. AN EQUIVALENT AREA OF THE EXISTING PARKING LOT IN DMA #1 IS TO BE TREATED IN PLACE OF THE PROPOSED PORTABLE AND PLAYGROUND AREAS IN DMA #4.
   - UNTREATED IMPERVIOUS AREA IN DMA 4 = 15,134 SF
   - TREATED IMPERVIOUS AREA IN DMA 1 = 33,261 SF

LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN PIPE (EXISTING)
- PERFORATED UNDERDRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA (SEE SIZING CALCULATIONS, SHEET C6.1) — DMA#

0 15 30 60

1 INCH = 30 FEET

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REVISIONS

1	2.16.24	CDP Response

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY: CM/AL
DRAWING SCALE: AS SHOWN
PTN: 68860 FILE NO: 41-37

Coastal Development Permit

SHEET TITLE

STORMWATER CONTROL PLAN

SHEET NUMBER

C6.0

1.0 Project Information

1-1	Project Name:	El Granada Elementary School
1-2	City application ID:	
1-3	Site Address or APN:	47-330-20
1-4	Tract or Parcel Map No:	
1-5	Rainfall Region	3
1-6	Region Mean Annual Precipitation (MAP	25.90
1-7	Site Mean Annual Precipitation (MAP)	28

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.1 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

1-8 ***MAP adjustment factor is automatically calculated as:*** **1.08**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **1**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	**33,261**	**1.0**	**33,261**
2-3	Pervious surface	**3,898**	**0.1**	**390**
	Total DMA Area (square feet) =	**37,159**		
2-4		***Total Effective Impervious Area (EIA)***		**33,651** **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 55.9"	2.04"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 21.0"	0.73"
6	San Francisco airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

3-1 ***Unit basin storage volume from Table 5-3:*** **0.82**
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 ***Adjusted unit basin storage volume:*** **0.89** **Inches**
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 ***Required Capture Volume (in cubic feet):*** **2,486** **Cubic feet**
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	**0.2** **Inches per hour**
4-2	Divide Item 3-2 by Item 4-1	**4.43** **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA EIA (Item 2-4)	**1346.032** **Square feet**
5-2	Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA)	**1009.524** **Square feet**
5-3	Volume of treated runoff for area in Item 5-2	**1864.44** **Cubic feet** (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	**621.48** **Cubic feet** (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	**0.62** **Feet** (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from feet to inches	**7.39** **Inches** (Depth of stored runoff in surface ponding area)
6-4	If ponding depth in Item 6-3 meets your target depth (recommend 6"), skip to Item 8-1. If not, continue to Step 7-1.	

(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	**958** **Sq.ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	**1769.28** **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	**716.64** **Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	**0.75** **Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	**8.98** **Inches** (Depth of stored runoff in surface ponding area)
7-6	If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.	

(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment **958** **Square feet** (Either Item 5-2 or final amount in Item 7-1)

1.0 Project Information

1-1	Project Name:	El Granada Elementary School
1-2	City application ID:	
1-3	Site Address or APN:	47-330-20
1-4	Tract or Parcel Map No:	
1-5	Rainfall Region	3
1-6	Region Mean Annual Precipitation (MAP	25.90
1-7	Site Mean Annual Precipitation (MAP)	28

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.1 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

1-8 ***MAP adjustment factor is automatically calculated as:*** **1.08**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **2**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	**24,706**	**1.0**	**24,706**
2-3	Pervious surface	**4,291**	**0.1**	**429**
	Total DMA Area (square feet) =	**28,997**		
2-4		***Total Effective Impervious Area (EIA)***		**25,135** **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 55.9"	2.04"
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5	San Francisco, 21.0"	0.73"
6	San Francisco airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

3-1 ***Unit basin storage volume from Table 5-3:*** **0.82**
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 ***Adjusted unit basin storage volume:*** **0.89** **Inches**
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 ***Required Capture Volume (in cubic feet):*** **1,857** **Cubic feet**
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	**0.2** **Inches per hour**
4-2	Divide Item 3-2 by Item 4-1	**4.43** **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA EIA (Item 2-4)	**1005.404** **Square feet**
5-2	Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA)	**754.053** **Square feet**
5-3	Volume of treated runoff for area in Item 5-2	**1392.62** **Cubic feet** (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	**464.21** **Cubic feet** (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	**0.62** **Feet** (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from feet to inches	**7.39** **Inches** (Depth of stored runoff in surface ponding area)
6-4	If ponding depth in Item 6-3 meets your target depth (recommend 6"), skip to Item 8-1. If not, continue to Step 7-1.	

(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	**653** **Sq.ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	**1205.99** **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	**650.84** **Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	**1.00** **Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	**11.96** **Inches** (Depth of stored runoff in surface ponding area)
7-6	If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.	

(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment **653** **Square feet** (Either Item 5-2 or final amount in Item 7-1)

#1

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	----------
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

#1

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

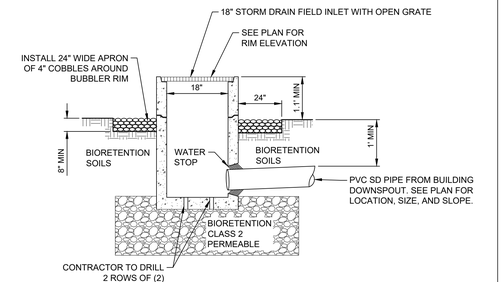
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

STANDARD STORMWATER CONTROL NOTES:

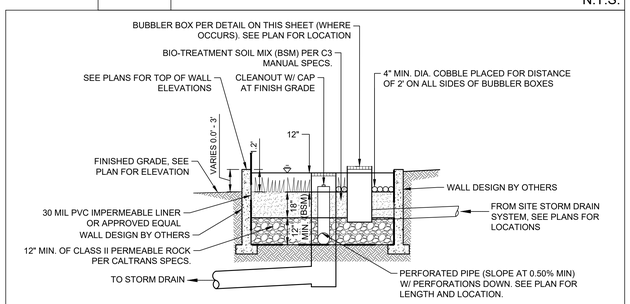
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE FINE GRADING AND UTILITYPLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

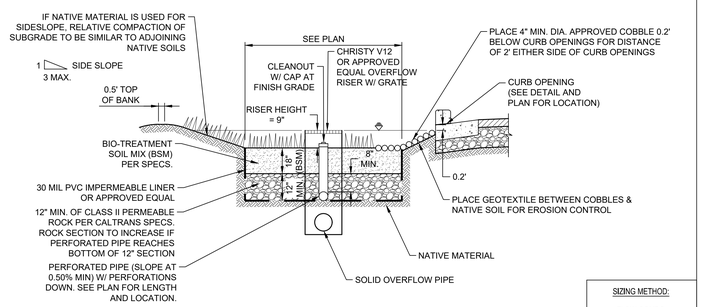


BUBBLER BOX DETAIL N.T.S.



SIZING METHODS: FLOW-COMBO

DMA 2 - BIORETENTION FLOW-THROUGH PLANTER N.T.S.



SIZING METHOD: FLOW-COMBO

DMA 1 - BIORETENTION BASIN W/ LINER N.T.S.

QUATTROCCHI KWOK ARCHITECTS
Main:
636 Fifth Street, Santa Rosa, CA 95404
East Bay:
55 Harrison Street, Suite 525,
Oakland, CA 94607
(707) 576-0829

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Land Use Entitlements
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San Jose, CA 95131 HMHca.com

REGISTERED PROFESSIONAL ENGINEER — ALAN TURNEY — No. 72243 — CIVIL — STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C' AND SITE WORK

400 Santiago Ave
Half Moon Bay, CA
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CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

1	2.16.24	CDP Response

DSA APP NO. 01-120558

ARCH PROJECT NO:	1972.00
DRAWN BY:	CM/AL
DRAWING SCALE:	AS SHOWN
PTN: 68860	FILE NO: 41-37

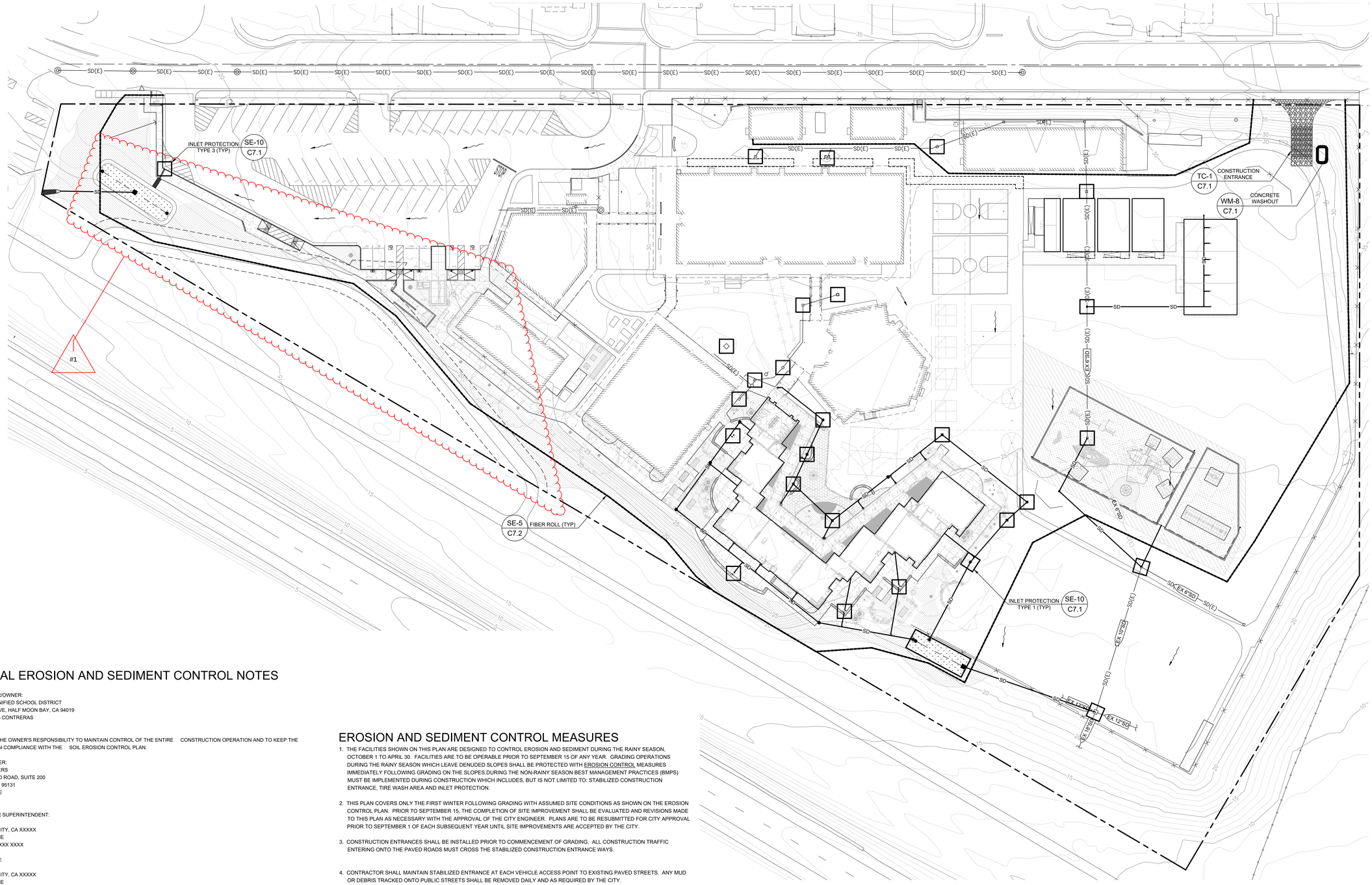
Coastal Development Permit

SHEET TITLE

STORMWATER CONTROL PLAN NOTES & DETAILS

SHEET NUMBER

C6.1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   CABRILLO UNIFIED SCHOOL DISTRICT
   498 KELLY AVE, HALF MOON BAY, CA 94019
   ATTN: JESUS CONTRERAS
   605-376-4429

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD, SUITE 200
   SAN JOSE, CA 95131
   ATTN: ALAN LE
   408 487 2200

3. CONTRACTOR SUPERINTENDENT:
   NAME
   ADDRESS CITY, CA XXXXX
   ATTN: NAME
   24-HOUR 408 XXX XXXX

   CONTRACTOR:
   NAME
   ADDRESS CITY, CA XXXXX
   ATTN: NAME
   24-HOUR 408 XXX XXXX

4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

5. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.

6. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.

7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO SEPTEMBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED TO: STABILIZED CONSTRUCTION ENTRANCE, TIRE WASH AREA AND INLET PROTECTION.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.

5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 09/23, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.

6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.

8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.

2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

BMP SUMMARY TABLE

BMP CATEGORY	BMP USED
EROSION CONTROL	FIBER ROLL, STABILIZED CONSTRUCTION ENTRANCE/EXIT
SEDIMENT CONTROL	INLET PROTECTION
GOOD SITE MANAGEMENT	STENCILLED INLETS, STREET SWEEP
NON-STORMWATER MANAGEMENT	NOT APPLICABLE
RUN-ON AND RUN-OFF CONTROL	NOT APPLICABLE
ACTIVE TREATMENT SYSTEMS	NOT APPLICABLE

LEGEND

STANDARD CURB INLET SEDIMENT BARRIER
FIELD INLET SEDIMENT BARRIER
AREA DRAIN PLANTING AREA
STORM DRAIN MANHOLE
STRAW WATTLE
STABILIZED CONSTRUCTION ENTRANCE
DIRECTION OF SURFACE DRAINAGE

0 15 30 60
1 INCH = 30 FEET

QUATTROCCHI KWOK ARCHITECTS
Main:
636 Fifth Street, Santa Rosa, CA 95404
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PTN: 68860 FILE NO: 41-37

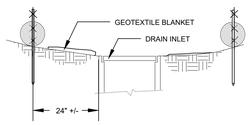
Coastal Development Permit

SHEET TITLE

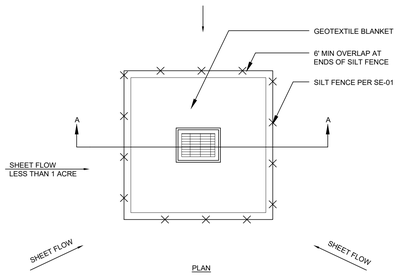
EROSION CONTROL PLAN

SHEET NUMBER

C7.0



SECTION A-A

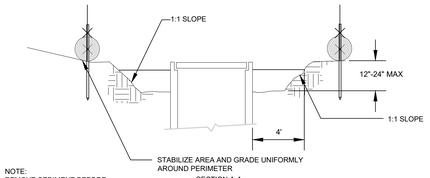


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

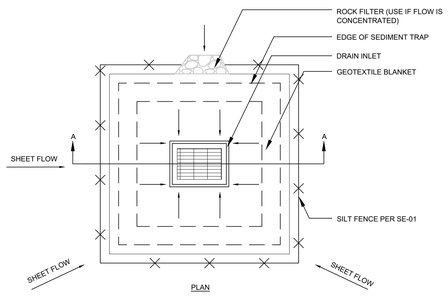
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

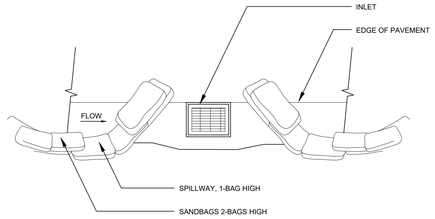


PLAN

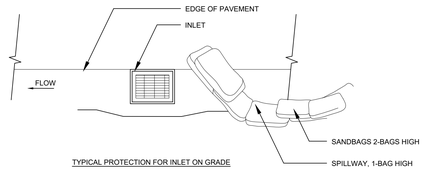
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

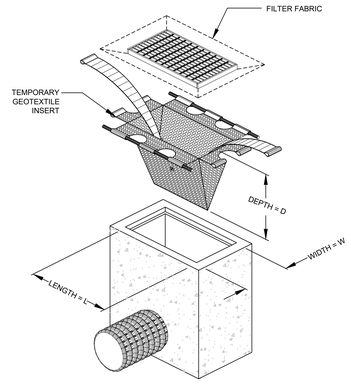


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

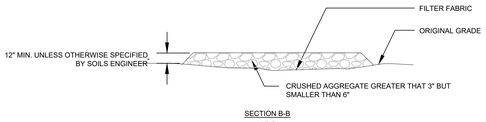
N.T.S.



NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

N.T.S.



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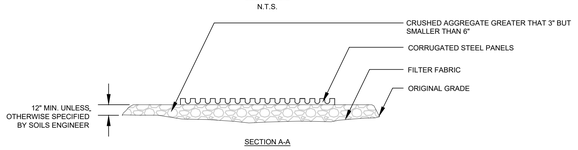

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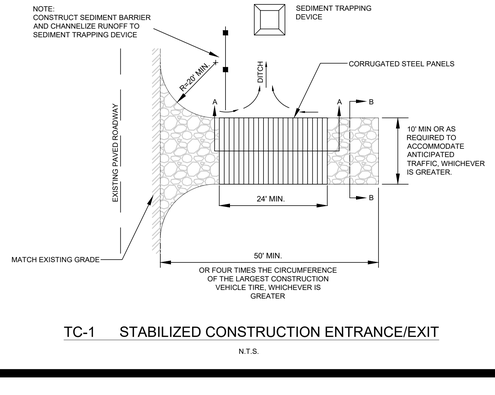
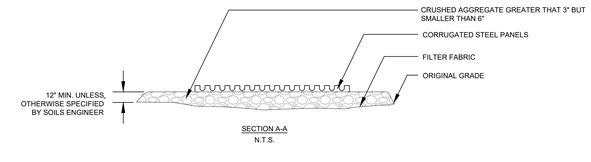


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



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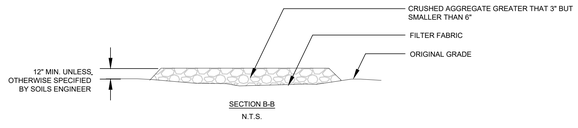

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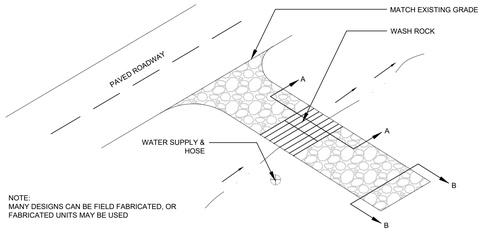
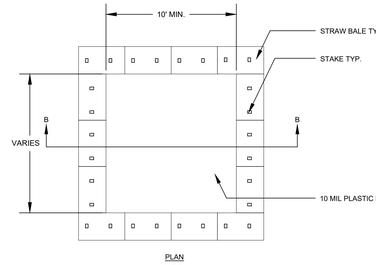


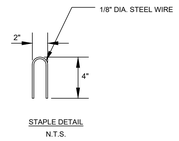
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.

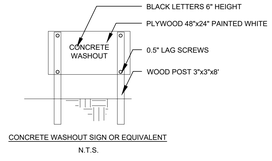


PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

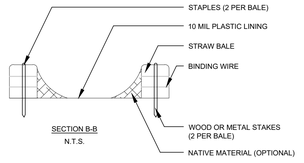


STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK

QUATTROCCHI KWOK ARCHITECTS
Main:
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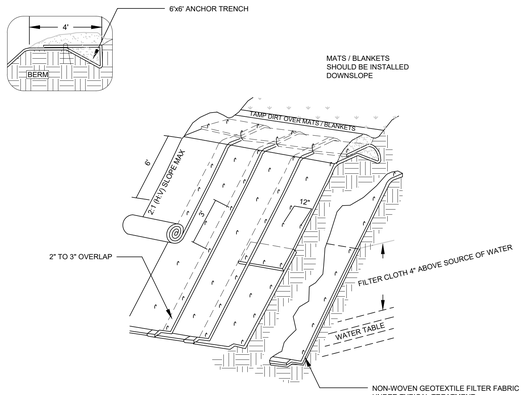


ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

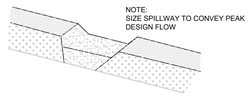
N.T.S.

NOTES:

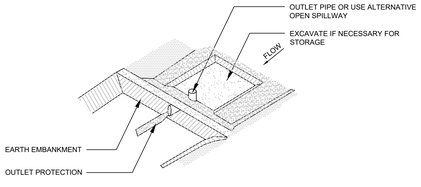
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

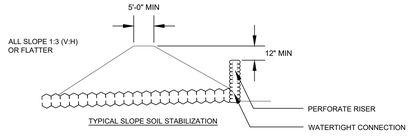
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



TYPICAL OPEN SPILLWAY

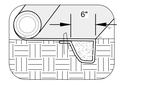




TYPICAL SLOPE SOIL STABILIZATION

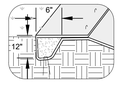
SE-3 SEDIMENT TRAP

N.T.S.



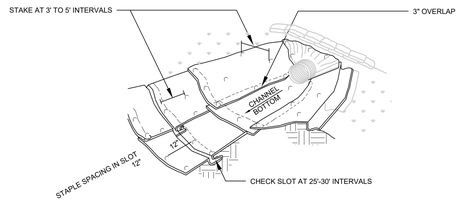
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



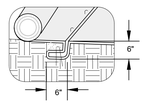
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



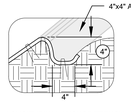
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

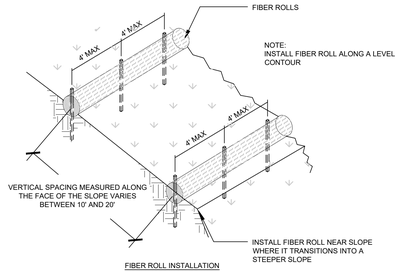
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

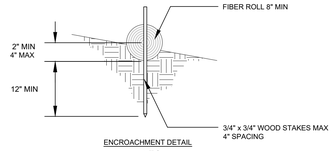
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

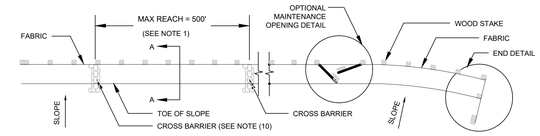


ENCROACHMENT DETAIL

N.T.S.

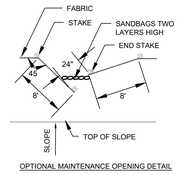
SE-5 FIBER ROLLS

N.T.S.

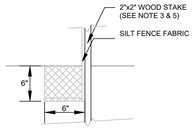


SILT FENCE PLAN

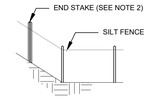
N.T.S.



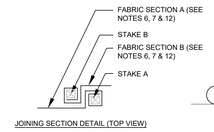
OPTIONAL MAINTENANCE OPENING DETAIL



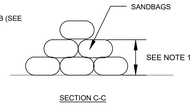
DETAIL A



END DETAIL

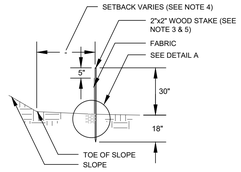


JOINING SECTION DETAIL (TOP VIEW)

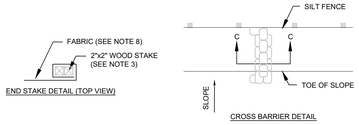


SECTION C-C

N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)

CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK

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NEW CLASSROOM BUILDING 'C' AND SITE WORK

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94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY: CM/AL
DRAWING SCALE: AS SHOWN
PTN: 68860 FILE NO: 41-37

Coastal Development Permit

SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER

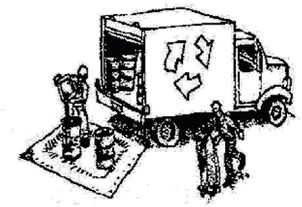
C7.2

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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

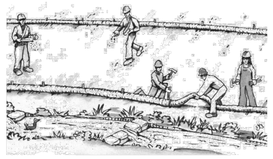
Maintenance and Parking

- ❑ 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



- ❑ 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.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, 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.

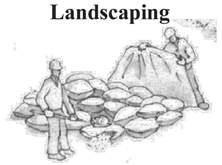
Sawcutting & Asphalt/Concrete Removal

- ❑ 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, abosorb, 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.

Concrete, Grout & Mortar Application

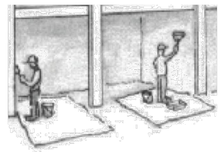
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

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.

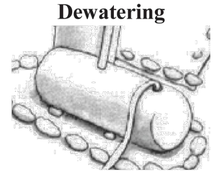
Painting & Paint Removal



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!

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CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY: CM/AL
DRAWING SCALE: AS SHOWN
PTN: 68860 FILE NO: 41-37

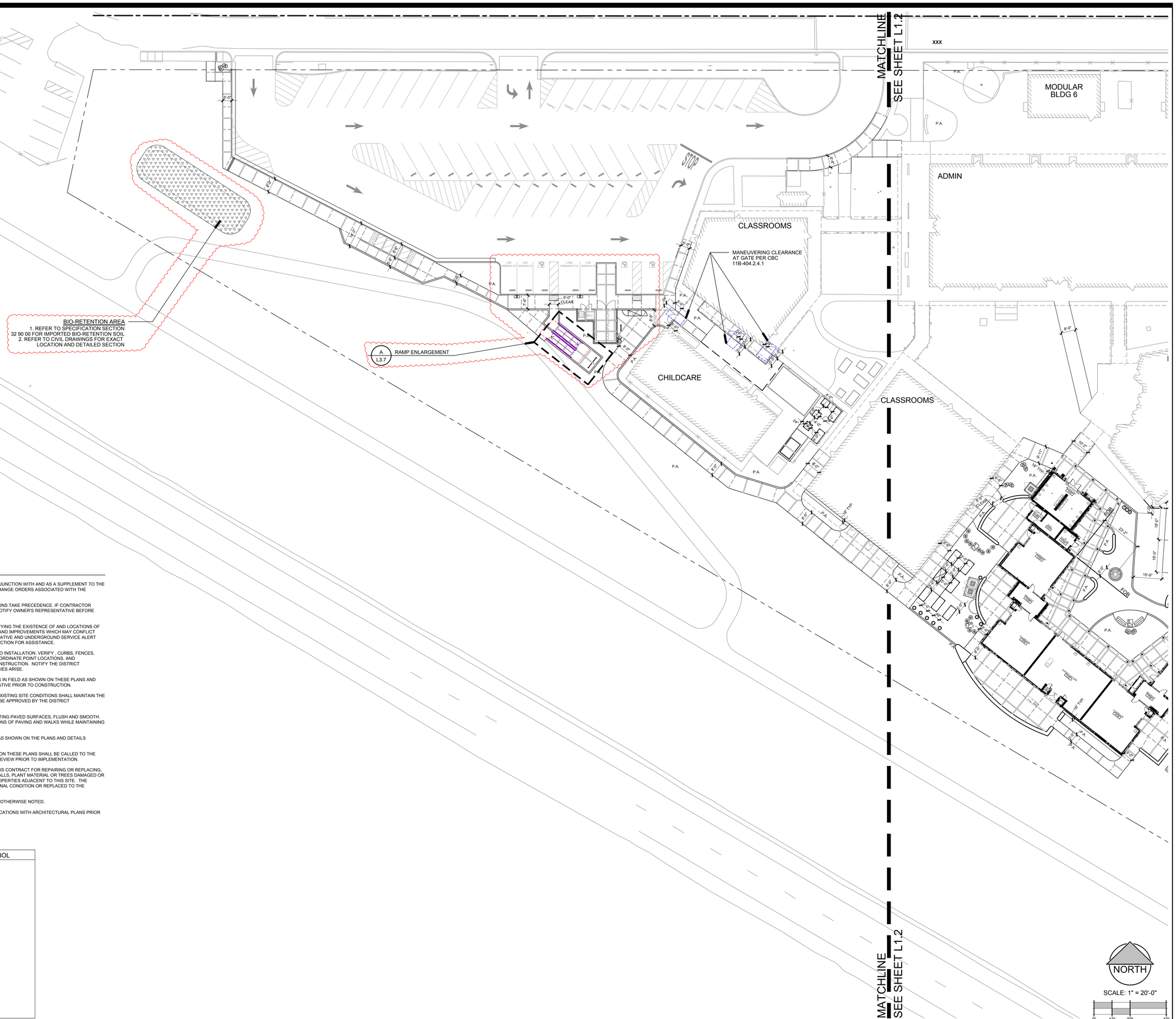
Coastal Development Permit

SHEET TITLE

CLEANBAY BLUEPRINT

SHEET NUMBER

C7.3



LAYOUT NOTES

1. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
2. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. IF CONTRACTOR FINDS A DISCREPANCY WITH WRITTEN DIMENSIONS, NOTIFY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE OF AND LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK. CONTACT THE DISTRICT REPRESENTATIVE AND UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO INITIATING CONSTRUCTION FOR ASSISTANCE.
4. COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY , CURBS, FENCES, ETC. AND CRITICAL DIMENSIONS, REFERENCE AND COORDINATE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE DISTRICT REPRESENTATIVE IMMEDIATELY SHOULD DISCREPANCIES ARISE.
5. CONTRACTOR SHALL LAYOUT ALL PROJECT ELEMENTS IN FIELD AS SHOWN ON THESE PLANS AND HAVE THEM APPROVED BY THE DISTRICT REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. ALL MINOR ADJUSTMENTS MADE TO ACCOMMODATE EXISTING SITE CONDITIONS SHALL MAINTAIN THE OVERALL DESIGN LAYOUT. ALL ADJUSTMENTS SHALL BE APPROVED BY THE DISTRICT REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. ALL NEW PAVED SURFACES SHALL CONFORM TO EXISTING PAVED SURFACES, FLUSH AND SMOOTH. CONTRACTOR SHALL CONSTRUCT SMOOTH TRANSITIONS OF PAVING AND WALKS WHILE MAINTAINING POSITIVE DRAINAGE.
8. COORDINATE ALL SLEEVING AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.
9. CONDITIONS NOT SPECIFICALLY NOTED OR DETAILED ON THESE PLANS SHALL BE CALLED TO THE ATTENTION OF THE DISTRICT REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE DISTRICT REPRESENTATIVE.
11. ALL ANGLES FOR LAYOUT TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
12. CONTRACTOR TO COORDINATE CONCRETE APRON LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO INSTALLATION.

LAYOUT LEGEND

SYMBOL	DESCRIPTION OF SYMBOL
BOC	BACK OF CURB
BOW	BACK OF WALL
℄	CENTERLINE
℄	CENTERLINE OF COLUMN
COP	CENTER OF POST
EOD	EDGE OF DOOR
ER	END OF RADIUS
EQ	EQUAL
(E)	EXISTING
FOB	FACE OF BUILDING
FOC	FACE OF CURB
FOW	FACE OF WALL
IOC	INSIDE OF CURB
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
OC	ON CENTER SPACING
R	RADIUS
TYP	TYPICAL

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CONSULTANT

ANLA ASSOCIATES, INC.
1213 Lincoln Ave, Suite 211
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

STAMP

LICENSED LANDSCAPE ARCHITECT
ALYSSA J. NOGUEZ
NO. 3676
05/31/2025
Renewal Date
02/16/2024
Date
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

	2.16.24	CDP RESPONSE

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00 ANLA 2202
DRAWN BY: SL / EN
DRAWING SCALE: AS NOTED
PTN: 68890-45 FILE NO: 41-37
COASTAL DEVELOPMENT PERMIT

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1.1

SEE SHEET L1.1 MATCHLINE

SEE SHEET L1.1 MATCHLINE

MODULAR BLDG 6

MODULAR BLDG 5

MODULAR BLDG 1-4

ADMIN

CLASSROOMS

CLASSROOMS

CLASSROOMS

CHILDCARE

MULTI-USE

STOP

MANEUVERING CLEARANCE AT GATE PER CBC 11B-404.2.4.1

(E) TETHERBALL POLE

(E) TETHERBALL POLE

ASPHALT SAW CUT LINE, REFER TO CIVIL DRAWINGS FOR EXACT LOCATION, TYP.

(E) BACK STOP TO REMAIN

BIO-RETENTION AREA
1. REFER TO SPECIFICATION SECTION 32 90 00 FOR IMPORTED BIO-RETENTION SOIL
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION AND DETAILED SECTION

REFER TO SHEET L1.1 FOR LAYOUT NOTES AND LEGEND

NORTH

SCALE: 1" = 20'-0"

0' 10' 20' 40'

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Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558

ARCH PROJECT NO:	1972.00 Alt6.A.2024
DRAWN BY:	SL / EN
DRAWING SCALE:	AS NOTED
PTN: 68890-45	FILE NO: 41-37

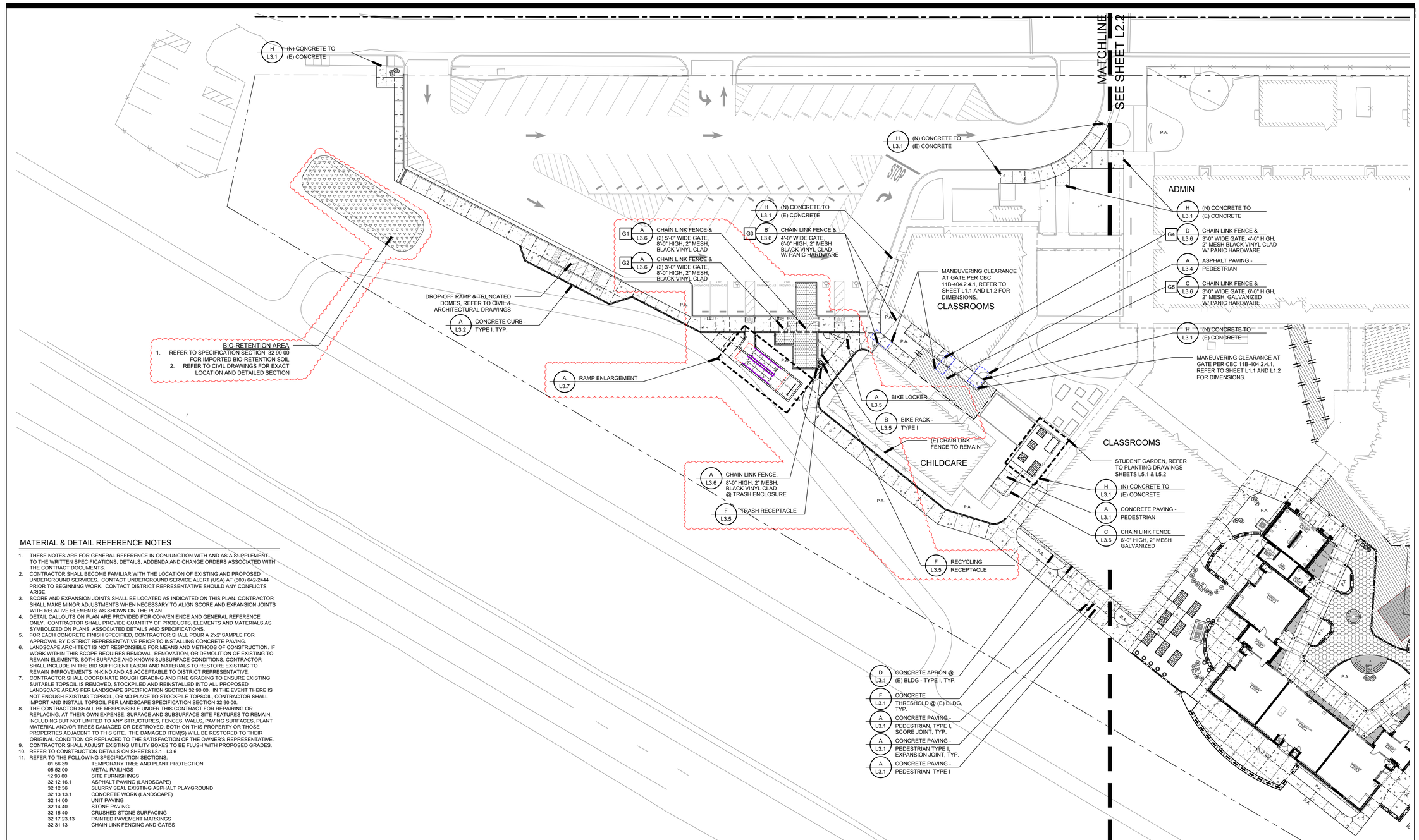
Coastal Development Permit

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1.2



MATERIAL & DETAIL REFERENCE NOTES

1. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO BEGINNING WORK. CONTACT DISTRICT REPRESENTATIVE SHOULD ANY CONFLICTS ARISE.
3. SCORE AND EXPANSION JOINTS SHALL BE LOCATED AS INDICATED ON THIS PLAN. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS WHEN NECESSARY TO ALIGN SCORE AND EXPANSION JOINTS WITH RELATIVE ELEMENTS AS SHOWN ON THE PLAN.
4. DETAIL CALLOUTS ON PLAN ARE PROVIDED FOR CONVENIENCE AND GENERAL REFERENCE ONLY. CONTRACTOR SHALL PROVIDE QUANTITY OF PRODUCTS, ELEMENTS AND MATERIALS AS SYMBOLIZED ON PLANS, ASSOCIATED DETAILS AND SPECIFICATIONS.
5. FOR EACH CONCRETE FINISH SPECIFIED, CONTRACTOR SHALL POUR A 2'x2' SAMPLE FOR APPROVAL BY DISTRICT REPRESENTATIVE PRIOR TO INSTALLING CONCRETE PAVING.
6. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. IF WORK WITHIN THIS SCOPE REQUIRES REMOVAL, RENOVATION, OR DEMOLITION OF EXISTING TO REMAIN ELEMENTS, BOTH SURFACE AND KNOWN SUBSURFACE CONDITIONS, CONTRACTOR SHALL INCLUDE IN THE BID SUFFICIENT LABOR AND MATERIALS TO RESTORE EXISTING TO REMAIN IMPROVEMENTS IN-KIND AND AS ACCEPTABLE TO DISTRICT REPRESENTATIVE.
7. CONTRACTOR SHALL COORDINATE ROUGH GRADING AND FINE GRADING TO ENSURE EXISTING SUITABLE TOPSOIL IS REMOVED, STOCKPILED AND REINSTALLED INTO ALL PROPOSED LANDSCAPE AREAS PER LANDSCAPE SPECIFICATION SECTION 32 90 00. IN THE EVENT THERE IS NOT ENOUGH EXISTING TOPSOIL, OR NO PLACE TO STOCKPILE TOPSOIL, CONTRACTOR SHALL IMPORT AND INSTALL TOPSOIL PER LANDSCAPE SPECIFICATION SECTION 32 90 00.
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT THEIR OWN EXPENSE, SURFACE AND SUBSURFACE SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO ANY STRUCTURES, FENCES, WALLS, PAVING SURFACES, PLANT MATERIAL AND/OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL ADJUST EXISTING UTILITY BOXES TO BE FLUSH WITH PROPOSED GRADES.
10. REFER TO CONSTRUCTION DETAILS ON SHEETS L3.1 - L3.6
11. REFER TO THE FOLLOWING SPECIFICATION SECTIONS:

01 56 39	TEMPORARY TREE AND PLANT PROTECTION
05 52 00	METAL RAILINGS
12 93 00	SITE FURNISHINGS
32 12 16.1	ASPHALT PAVING (LANDSCAPE)
32 12 36	SLURRY SEAL EXISTING ASPHALT PLAYGROUND
32 13 13.1	CONCRETE WORK (LANDSCAPE)
32 14 00	UNIT PAVING
32 14 40	STONE PAVING
32 15 40	CRUSHED STONE SURFACING
32 17 23.13	PAINTED PAVEMENT MARKINGS
32 31 13	CHAIN LINK FENCING AND GATES

MATERIAL & DETAIL REFERENCE LEGEND

SYMBOL	DETAIL DESCRIPTION	DETAIL REFERENCE
	CONCRETE PAVING - PEDESTRIAN TYPE I	A / L3.1
	CONCRETE PAVING - PEDESTRIAN TYPE II (STAMPED AND COLORED)	B / L3.1
	CONCRETE PAVING - VEHICULAR	C / L3.1
	EXPANSION JOINT	A, B & C/ L3.1
	TOOLED SCORE JOINT	A, B & C/ L3.1
	CONCRETE APRON @ (E) BLDG. - TYPE I	D / L3.1
	CONCRETE APRON @ (N) BLDG. - TYPE II	E / L3.1
	CONCRETE CURB - TYPE I	A / L3.2
	CONCRETE CURB - TYPE II	B / L3.2
	CONCRETE CURB - TYPE III	C / L3.2
	CONCRETE CURB - TYPE V	E / L3.2

SYMBOL	DETAIL DESCRIPTION	DETAIL REFERENCE
	CONCRETE CURB - TYPE VI	F / L3.2
	CONCRETE CURB - TYPE VII	G / L3.2
	CONCRETE WALL - TYPE I	A / L3.3
	CONCRETE WALL - TYPE II	B / L3.3
	CONCRETE WALL - TYPE III	C / L3.3
	CONCRETE WALL - TYPE IV	D / L3.3
	CONCRETE WALL - TYPE V	E / L3.3
	CONCRETE WALL - TYPE VI	F / L3.3
	CONCRETE WALL - TYPE VII	G / L3.3
	ASPHALT PAVING - PEDESTRIAN	A / L3.4
	ASPHALT PAVING - VEHICULAR	B / L3.4

SYMBOL	DETAIL DESCRIPTION	DETAIL REFERENCE
	HEADERBOARD @ ASPHALT	D / L3.4
	UNIT PAVERS	G / L3.4
	BIKE LOCKER (1 TOTAL)	A / L3.5
	BIKE RACK - TYPE I (1 TOTAL)	B / L3.5
	BIKE RACK - TYPE II (1 TOTAL)	C / L3.5
	COMPOST RECEPTACLE (3) TOTAL	E / L3.5
	RECYCLING RECEPTACLE (3) TOTAL	F / L3.5
	TRASH RECEPTACLE (3) TOTAL	G / L3.5
	BENCH (5) TOTAL	I / L3.5

SYMBOL	DETAIL DESCRIPTION	DETAIL REFERENCE
	CHAIN LINK FENCE 8'-0" HIGH, 1" MESH, BLACK VINYL CLAD @ TRASH ENCLOSURE	A / L3.6
	CHAIN LINK FENCE 8'-0" HIGH, 1" MESH, BLACK VINYL CLAD	B / L3.6
	CHAIN LINK FENCE 4'-0" HIGH, 2" MESH, BLACK VINYL CLAD	C & D / L3.6
	CHAIN LINK FENCE 8'-0" HIGH, 1" MESH, BLACK VINYL CLAD @ ELECTRICAL ENCLOSURE	F & G / L3.6
	HANDRAILS HANDRAIL IN CURB @ STAIRS	K / L3.4
	ASPHALT SAWCUT LINE REFER TO CIVIL PLANS FOR EXACT LOCATIONS	
	SLURRY SEAL (E) ASPHALT PAVING OVER-KOTE ASPHALT PAVEMENT COATING REFER TO SPECIFICATION SECTION 32 12 36	
A B C	BOULDERS 'A', 'B' AND 'C' REFER TO PLANTING PLAN SHEET L5.1 & L5.2	
P.A.	PLANTING AREA REFER TO SPECIFICATION SECTION 32 90 00	
	BIO-RETENTION AREA 1. REFER TO SPECIFICATION SECTION 32 90 00 FOR IMPORTED BIO-RETENTION SOIL 2. REFER TO CIVIL PLANS FOR EXACT LOCATION AND DETAILED SECTION	

GATE SCHEDULE

KEY NOTE #	DETAIL REFERENCE	DESCRIPTION
G1	A / L3.6	(2) 5'-0" WIDE MAINTENANCE GATES, 8'-0" HIGH, 2" MESH BLACK VINYL CLAD @ TRASH ENCLOSURE.
G2	A / L3.6	(2) 3'-0" WIDE MAINTENANCE GATES, 8'-0" HIGH, 2" MESH BLACK VINYL CLAD @ TRASH ENCLOSURE
G3	B / L3.6	4'-0" WIDE GATE, 6'-0" HIGH, 2" MESH, BLACK VINYL CLAD W/ PANIC HARDWARE.
G4	D / L3.6	3'-0" WIDE GATE, 4'-0" HIGH, 2" MESH, BLACK VINYL CLAD W/ PANIC HARDWARE
G5	C / L3.6	3'-0" WIDE GATE, 6'-0" HIGH, 2" MESH, GALVANIZED, W/ PANIC HARDWARE
G6	F / L3.6	(2) 5'-0" WIDE MAINTENANCE GATES, 8'-0" HIGH, 1" MESH

QUATTROCCHI KWOK ARCHITECTS
Main Office:
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East Bay:
55 Harrison Street, Suite 525,
Oakland, CA 94607
(707) 576-0829

CONSULTANT
ANLA ASSOCIATES, INC.
1213 Lincoln Ave, Suite 211
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

STAMP

LICENSED LANDSCAPE ARCHITECT
ALYSA J. NOGUES
NO. 3676
05/31/2025 Renewal Date
02/16/2024 Date
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

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CABRILLO UNIFIED SCHOOL DISTRICT

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2.16.24	CDP RESPONSE

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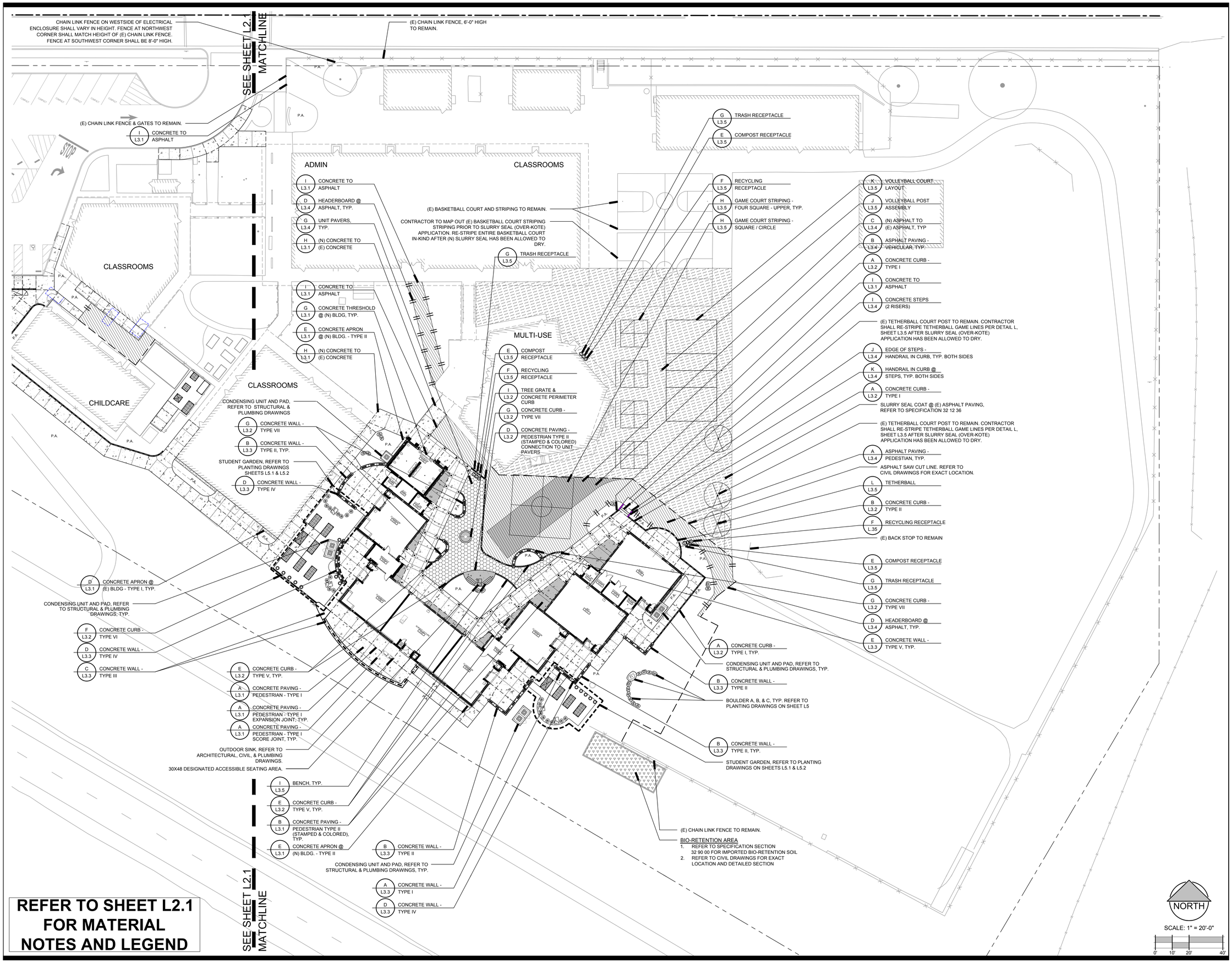
MATERIAL & DETAIL REFERENCE PLAN

SHEET NUMBER

L2.1



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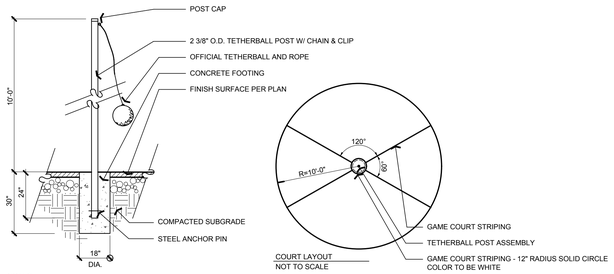
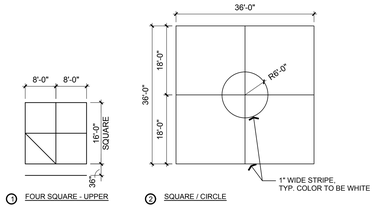


COURT LAYOUT
NOT TO SCALE

NOTES:
1. POST TO BE GALVANIZED STEEL, SET PLUMB
2. MANUFACTURER: PATTERSON-WILLIAMS
   MODEL #2221-10 - TETHERBALL POST W/ BALL
3. AVAILABLE THROUGH NORTHERN CALIFORNIA PLAY WORKS
   CONTACT: TERRI BARBER (408) 557-0462
4. ALL STRIPING TO BE 2" WIDE WHITE GAME LINE PAINT. REFER TO SPECIFICATION SECTION 32 12 16.1
5. REFER TO SPECIFICATION 32 13 13.1 CONCRETE WORK (LANDSCAPE) FOR CONCRETE MIX AT CONCRETE FOOTING.

L TETHERBALL — SCALE: NTS



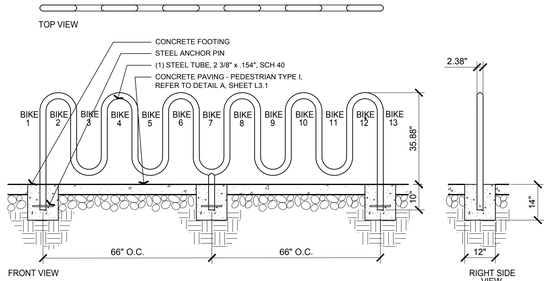
1 FOUR SQUARE - UPPER
2 SQUARE / CIRCLE

NOTES:
1. REFER TO SPECIFICATION SECTION 32 12 16.1 FOR GAME LINE PAINT REQUIREMENTS FOR ALL GAME COURT STRIPING.
2. FONT AT ALL LETTERS AND/OR NUMBERS IS TO BE ARIAL. HEIGHT & COLOR AS SHOWN. EDGES OF ALL LETTERS ARE TO BE CRISP AND WITH NO OVERSPRAY OR OVERPAINTING ON ADJACENT SURFACES. IF A STENCIL IS USED FOR THE LETTERS THEN ALL STENCIL GAPS SHALL BE FILLED IN TO CREATE CONTINUOUS LETTERING WITH NO GAPS.
3. FOUR SQUARE - UPPER STRIPING TO BE 2" WIDE WHITE GAME LINE PAINT.
4. SQUARE / CIRCLE STRIPING TO BE 2" WIDE WHITE GAME LINE PAINT.
5. BALL WALL COURT STRIPING TO BE 2" WIDE WHITE GAME LINE PAINT. LAYOUT OF BALL WALL COURT STRIPING TO BE AS SHOWN ON LAYOUT PLANS.

H GAME COURT STRIPING — SCALE: NTS

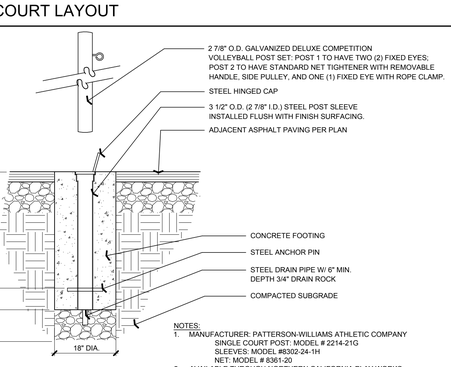
NOT USED

D



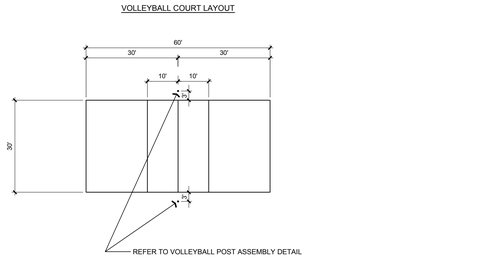
NOTES:
1. ECHO BIKE RACK - MODEL #EC2-13-EM-PF
2. POWDERCOAT FINISH, COLOR TO BE BLACK
3. AVAILABLE THROUGH SITESCAPES (888) 331-9464.
4. MINIMUM RECYCLED CONTENT 84%.
5. REFER TO SPECIFICATION 32 13 13.1 CONCRETE WORK (LANDSCAPE) FOR CONCRETE MIX AT CONCRETE FOOTING. CONCRETE FOOTING TO BE FLUSH WITH ADJACENT FINISH SURFACE, SLOPE TOP OF FOOTING TO DRAIN, TYP.

C BIKE RACK - TYPE II — SCALE: NTS



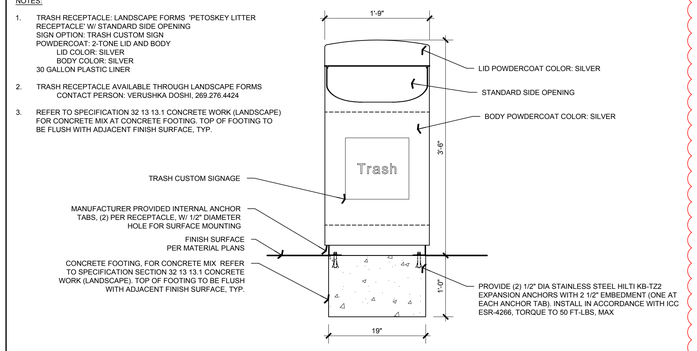
NOTES:
1. MANUFACTURER: PATTERSON-WILLIAMS ATHLETIC COMPANY
   SINGLE COURT POST: MODEL # 2214-21G
   SLEEVES: MODEL #8302-24-1H
   NET: MODEL # 8361-20
2. AVAILABLE THROUGH NORTHERN CALIFORNIA PLAY WORKS
   CONTACT: TERRI BARBER (408) 557-0462
3. REFER TO SPECIFICATION 32 13 13.1 CONCRETE WORK (LANDSCAPE) FOR CONCRETE MIX AT CONCRETE FOOTING.

J VOLLEYBALL POST ASSEMBLY — SCALE: NTS



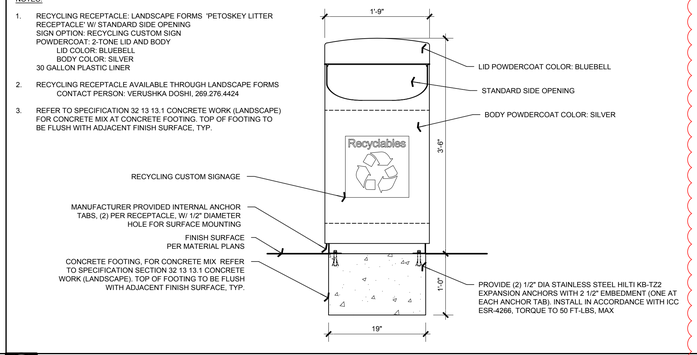
NOTES:
1. ALL STRIPING TO BE 2" WIDE BLUE GAME LINE PAINT UNLESS NOTED OTHERWISE, REFER TO SPECIFICATION SECTION 32 12 16.1.
2. REFER TO VOLLEYBALL POST ASSEMBLY DETAIL FOR POST AND NET INSTALLATION.

K VOLLEYBALL COURT LAYOUT — SCALE: NTS



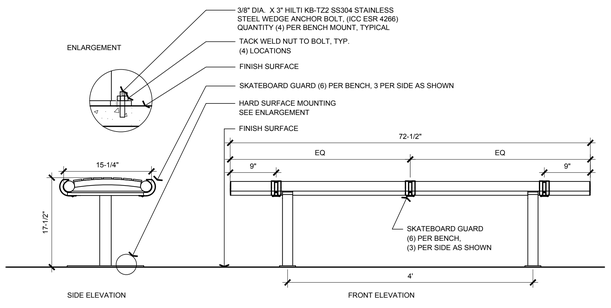
NOTES:
1. TRASH RECEPTACLE: LANDSCAPE FORMS 'PETOSKEY LITTER RECEPTACLE' W/ STANDARD SIDE OPENING
   SIGN OPTION: TRASH CUSTOM SIGN
   POWDERCOAT: 2-TONE LID AND BODY
   LID COLOR: SILVER
   BODY COLOR: SILVER
   30 GALLON PLASTIC LINER
2. TRASH RECEPTACLE AVAILABLE THROUGH LANDSCAPE FORMS
   CONTACT PERSON: VERUSHKA DOSHI, 269.276.4424
3. REFER TO SPECIFICATION 32 13 13.1 CONCRETE WORK (LANDSCAPE) FOR CONCRETE MIX AT CONCRETE FOOTING. TOP OF FOOTING TO BE FLUSH WITH ADJACENT FINISH SURFACE, TYP.

G TRASH RECEPTACLE — SCALE: NTS



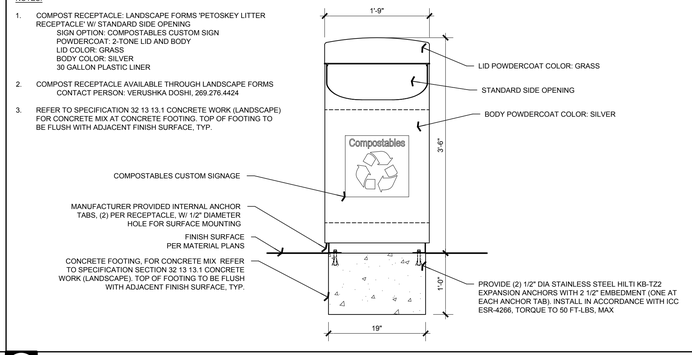
NOTES:
1. RECYCLING RECEPTACLE: LANDSCAPE FORMS 'PETOSKEY LITTER RECEPTACLE' W/ STANDARD SIDE OPENING
   SIGN OPTION: RECYCLING CUSTOM SIGN
   POWDERCOAT: 2-TONE LID AND BODY
   LID COLOR: BLUEBELL
   BODY COLOR: SILVER
   30 GALLON PLASTIC LINER
2. RECYCLING RECEPTACLE AVAILABLE THROUGH LANDSCAPE FORMS
   CONTACT PERSON: VERUSHKA DOSHI, 269.276.4424
3. REFER TO SPECIFICATION 32 13 13.1 CONCRETE WORK (LANDSCAPE) FOR CONCRETE MIX AT CONCRETE FOOTING. TOP OF FOOTING TO BE FLUSH WITH ADJACENT FINISH SURFACE, TYP.

F RECYCLING RECEPTACLE — SCALE: NTS



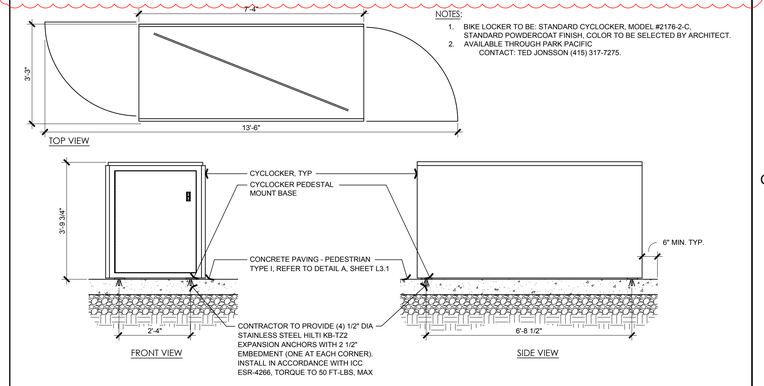
NOTES:
1. ARCHITECT SHALL SELECT STANDARD POWDERCOAT FINISH.
2. BENCH MANUFACTURER: VICTOR STANLEY.
   MODEL NUMBER: FBF-53, 6 FT. LENGTH, SURFACE MOUNT WITH (6) SKATEBOARD GUARDS PER BENCH
   AVAILABLE THROUGH VICTOR STANLEY
   CONTACT PATTY TORBOLI (301)-855-8300 X 365

I BENCH — SCALE: NTS



NOTES:
1. COMPOST RECEPTACLE: LANDSCAPE FORMS 'PETOSKEY LITTER RECEPTACLE' W/ STANDARD SIDE OPENING
   SIGN OPTION: COMPOSTABLES CUSTOM SIGN
   POWDERCOAT: 2-TONE LID AND BODY
   LID COLOR: GRASS
   BODY COLOR: SILVER
   30 GALLON PLASTIC LINER
2. COMPOST RECEPTACLE AVAILABLE THROUGH LANDSCAPE FORMS
   CONTACT PERSON: VERUSHKA DOSHI, 269.276.4424
3. REFER TO SPECIFICATION 32 13 13.1 CONCRETE WORK (LANDSCAPE) FOR CONCRETE MIX AT CONCRETE FOOTING. TOP OF FOOTING TO BE FLUSH WITH ADJACENT FINISH SURFACE, TYP.

E COMPOST RECEPTACLE — SCALE: NTS



NOTES:
1. BIKE LOCKER TO BE: STANDARD CYCLOCKER, MODEL #2176-2-C, STANDARD POWDERCOAT FINISH, COLOR TO BE SELECTED BY ARCHITECT.
2. AVAILABLE THROUGH PARK PACIFIC
   CONTACT: TED JONSSON (415) 317-7275.

A BIKE LOCKER — SCALE: NTS

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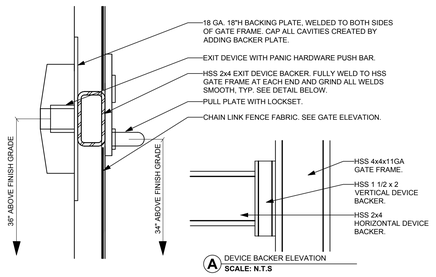
SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

L3.5



L GATE SECTION THROUGH EXIT DEVICE SCALE: NTS

NOT USED

H

NOT USED

K

NOT USED

G

NOT USED

J

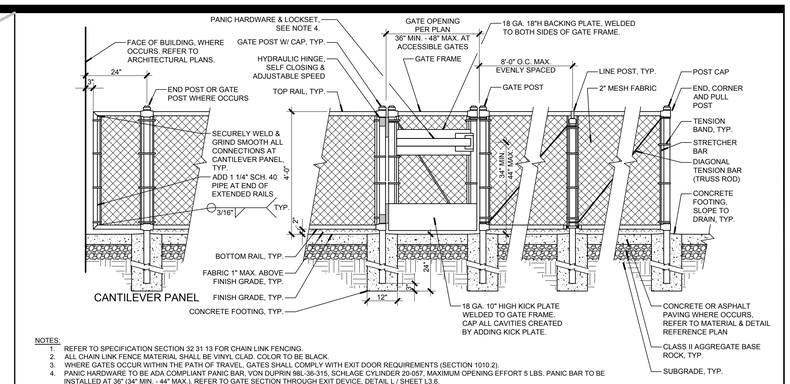
NOT USED

F

NOT USED

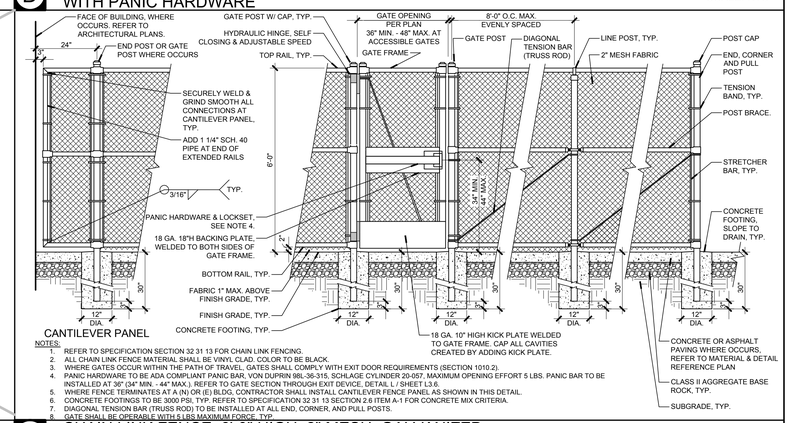
I

E



NOTES:
1. REFER TO SPECIFICATION SECTION 32 31 13 FOR CHAIN LINK FENCING.
2. ALL CHAIN LINK FENCE MATERIAL SHALL BE VINYL CLAD. COLOR TO BE BLACK.
3. WHERE GATES OCCUR WITHIN THE PATH OF TRAVEL, GATES SHALL COMPLY WITH EXIT DOOR REQUIREMENTS (SECTION 1010.2).
4. PANIC HARDWARE TO BE ADA COMPLIANT PANIC BAR, VON DUPRIN 98L-36-315, SCHLAGE CYLINDER 20-057, MAXIMUM OPENING EFFORT 5 LBS. PANIC BAR TO BE INSTALLED AT 36" (34" MIN. - 44" MAX.). REFER TO GATE SECTION THROUGH EXIT DEVICE, DETAIL L / SHEET L3.6.
5. WHERE FENCE TERMINATES AT A (N) OR (E) BLDG, CONTRACTOR SHALL INSTALL CANTILEVER FENCE PANEL AS SHOWN IN THIS DETAIL.
6. CONCRETE FOOTINGS TO BE 3000 PSI, TYP. REFER TO SPECIFICATION 32 31 13 SECTION 2.6 ITEM A-1 FOR CONCRETE MIX CRITERIA.
7. DIAGONAL TENSION BAR (TRUSS ROD) TO BE INSTALLED AT ALL END, CORNER, AND PULL POSTS.
8. GATE SHALL BE OPERABLE WITH 5 LBS MAXIMUM FORCE, TYP.

D CHAIN LINK FENCE, 4' HIGH, 2" MESH, BLACK VINYL CLAD WITH PANIC HARDWARE SCALE: NTS



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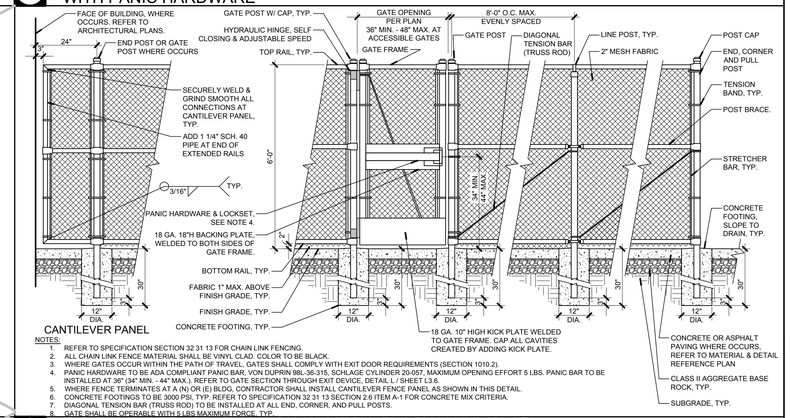
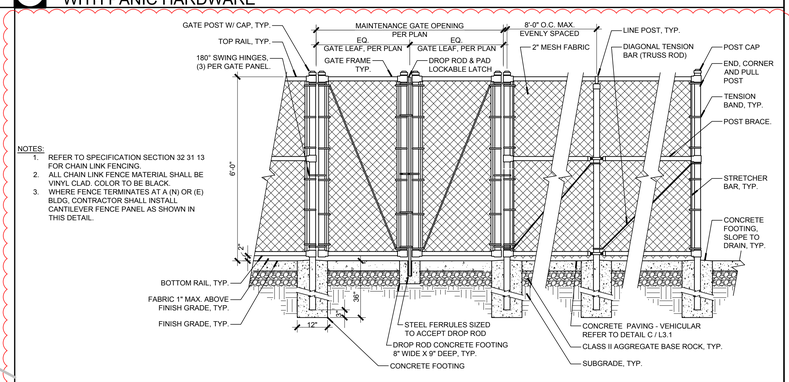
6. CONCRETE FOOTINGS TO BE 3000 PSI, TYP. REFER TO SPECIFICATION 32 31 13 SECTION 2.6 ITEM A-1 FOR CONCRETE MIX CRITERIA.
7. DIAGONAL TENSION BAR (TRUSS ROD) TO BE INSTALLED AT ALL END, CORNER, AND PULL POSTS.
8. GATE SHALL BE OPERABLE WITH 5 LBS MAXIMUM FORCE, TYP.

C CHAIN LINK FENCE, 6'-0" HIGH, 2" MESH, GALVANIZED WITH PANIC HARDWARE SCALE: NTS



NOTES:
1. REFER TO SPECIFICATION SECTION 32 31 13 FOR CHAIN LINK FENCING.
2. ALL CHAIN LINK FENCE MATERIAL SHALL BE VINYL CLAD. COLOR TO BE BLACK.
3. WHERE GATES OCCUR WITHIN THE PATH OF TRAVEL, GATES SHALL COMPLY WITH EXIT DOOR REQUIREMENTS (SECTION 1010.2).
4. PANIC HARDWARE TO BE ADA COMPLIANT PANIC BAR, VON DUPRIN 98L-36-315, SCHLAGE CYLINDER 20-057, MAXIMUM OPENING EFFORT 5 LBS. PANIC BAR TO BE INSTALLED AT 36" (34" MIN. - 44" MAX.). REFER TO GATE SECTION THROUGH EXIT DEVICE, DETAIL L / SHEET L3.6.
5. WHERE FENCE TERMINATES AT A (N) OR (E) BLDG, CONTRACTOR SHALL INSTALL CANTILEVER FENCE PANEL AS SHOWN IN THIS DETAIL.
6. CONCRETE FOOTINGS TO BE 3000 PSI, TYP. REFER TO SPECIFICATION 32 31 13 SECTION 2.6 ITEM A-1 FOR CONCRETE MIX CRITERIA.
7. DIAGONAL TENSION BAR (TRUSS ROD) TO BE INSTALLED AT ALL END, CORNER, AND PULL POSTS.
8. GATE SHALL BE OPERABLE WITH 5 LBS MAXIMUM FORCE, TYP.

B CHAIN LINK FENCE, 6'-0" HIGH, 2" MESH, BLACK VINYL CLAD WITH PANIC HARDWARE SCALE: NTS



NOTES:
1. REFER TO SPECIFICATION SECTION 32 31 13 FOR CHAIN LINK FENCING.
2. ALL CHAIN LINK FENCE MATERIAL SHALL BE VINYL CLAD. COLOR TO BE BLACK.
3. WHERE FENCE TERMINATES AT A (N) OR (E) BLDG, CONTRACTOR SHALL INSTALL CANTILEVER FENCE PANEL AS SHOWN IN THIS DETAIL.

A CHAIN LINK FENCE 8'-0" HIGH, 2" MESH, BLACK VINYL CLAD @ TRASH ENCLOSURE SCALE: NTS

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STAMP

LICENSED LANDSCAPE ARCHITECT
ALYSSA J. NOGUEZ
NO. 3676
05/31/2025
Renewal Date
02/16/2024
Date
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

	2.16.24	CDP RESPONSE

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00 Arc A 2202
DRAWN BY: SL / EN
DRAWING SCALE: AS NOTED
PTN: 68890-45 FILE NO: 41-37

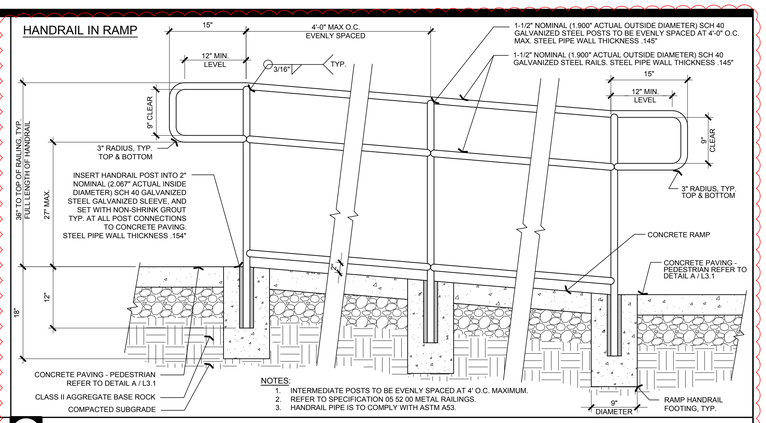
Coastal Development Permit

SHEET TITLE

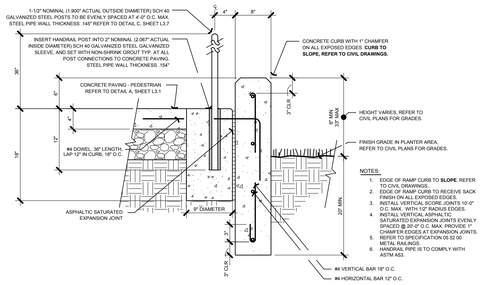
CONSTRUCTION DETAILS

SHEET NUMBER

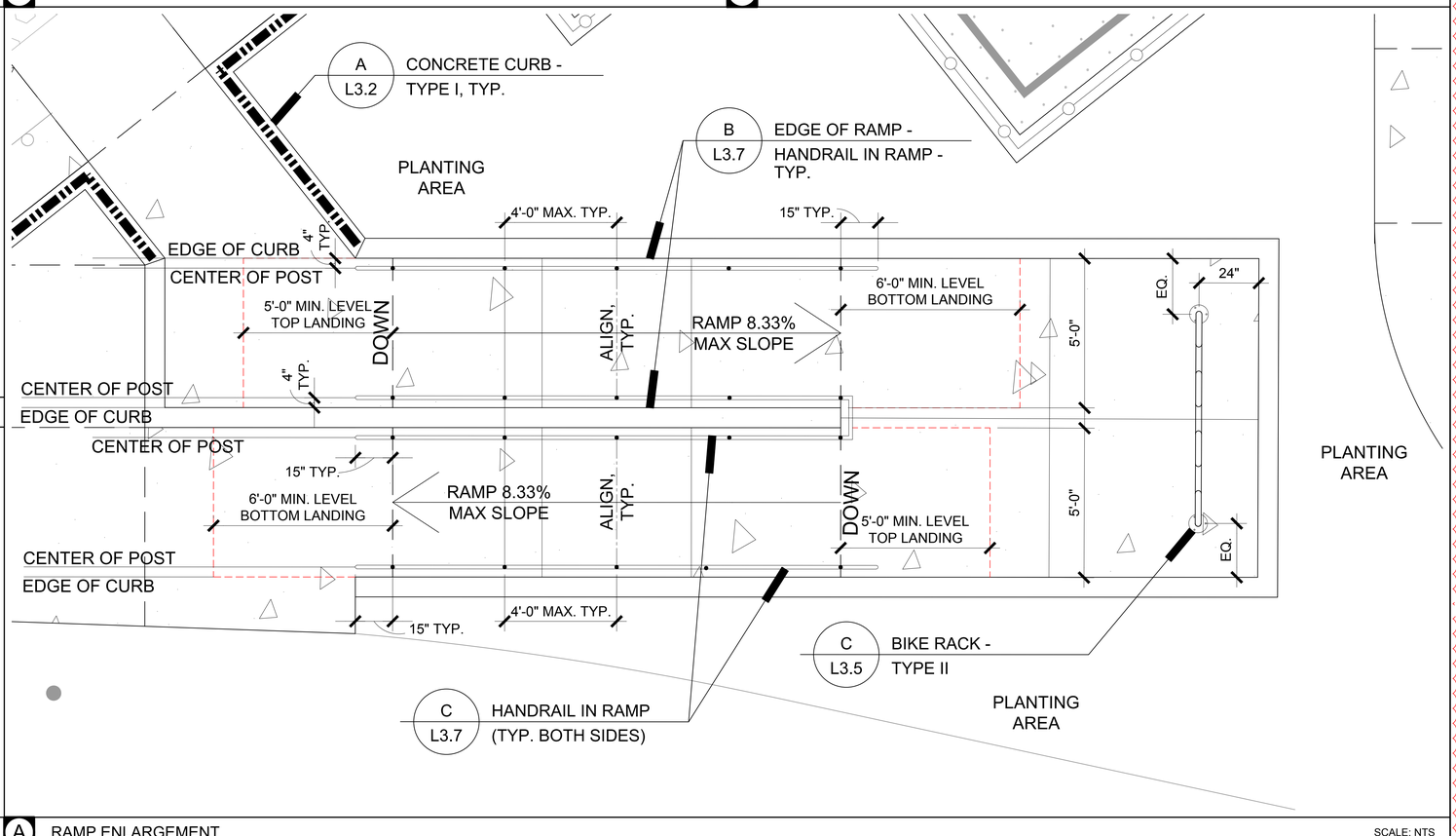
L3.6



C HANDRAIL IN RAMP



B EDGE OF RAMP - HANDRAIL IN RAMP



A RAMP ENLARGEMENT

SCALE: NTS

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LICENSED LANDSCAPE ARCHITECT ALYSA J. NOGUERA NO. 3676 05/31/2025 Renewal Date 02/16/2024 Date STATE OF CALIFORNIA

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REVISIONS

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ARCH PROJECT NO:	1972.00 AN-A 2024
DRAWN BY:	SL / EN
DRAWING SCALE:	AS NOTED
PTN: 68890-45	FILE NO: 41-37

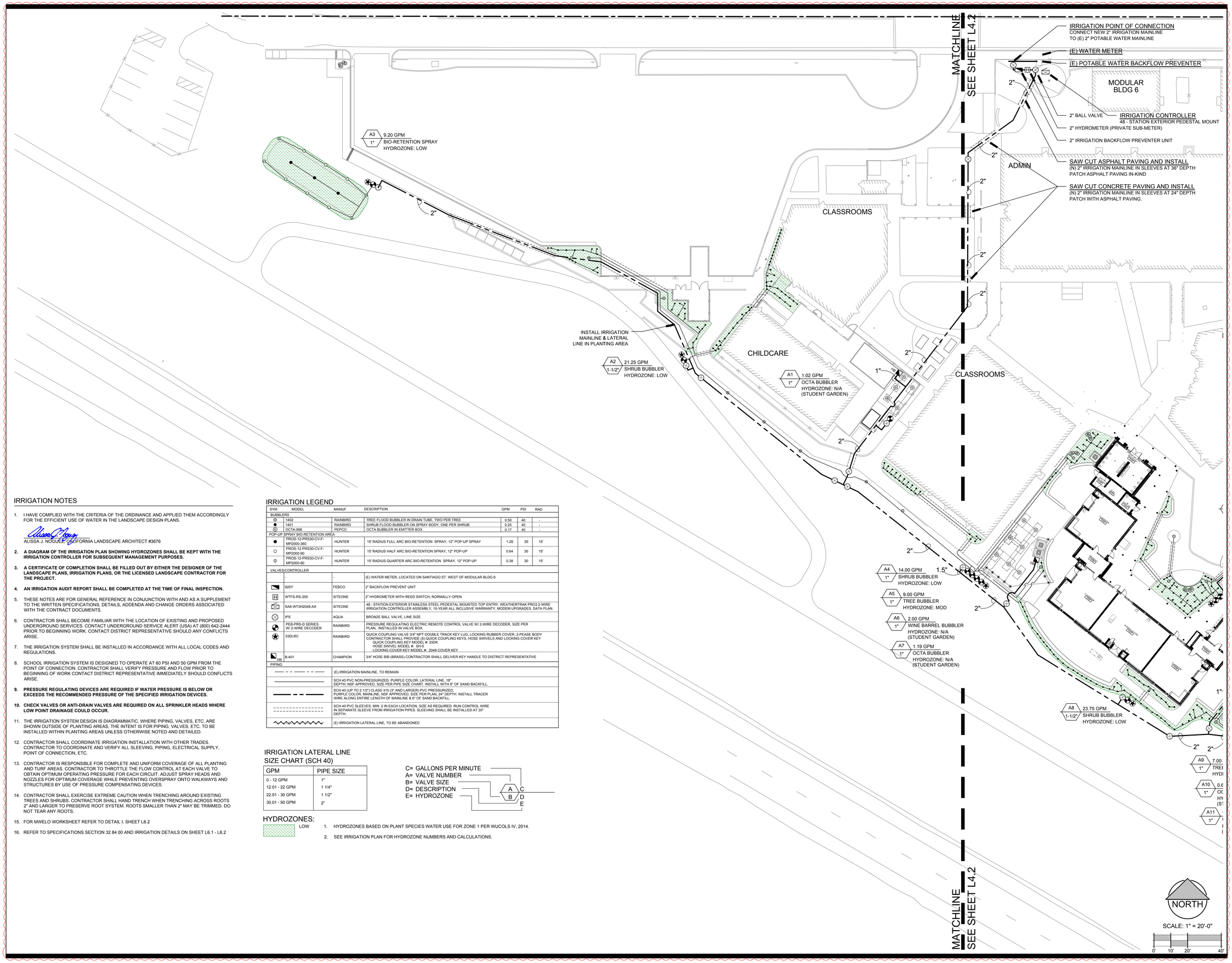
Coastal Development Permit

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

L3.7



IRRIGATION NOTES

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

   ALISSA J. NOGUEZ - CALIFORNIA LANDSCAPE ARCHITECT #3676

2. **A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.**
3. **A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.**
4. **AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.**
5. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO BEGINNING WORK. CONTACT DISTRICT REPRESENTATIVE SHOULD ANY CONFLICTS ARISE.
7. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
8. SCHOOL IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 60 PSI AND 50 GPM FROM THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AND FLOW PRIOR TO BEGINNING OF WORK CONTACT DISTRICT REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
9. **PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.**
10. **CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.**
11. THE IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. WHERE PIPING, VALVES, ETC. ARE SHOWN OUTSIDE OF PLANTING AREAS, THE INTENT IS FOR PIPING, VALVES, ETC. TO BE INSTALLED WITHIN PLANTING AREAS UNLESS OTHERWISE NOTED AND DETAILED.
12. CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH OTHER TRADES. CONTRACTOR TO COORDINATE AND VERIFY ALL SLEEVING, PIPING, ELECTRICAL SUPPLY, POINT OF CONNECTION, ETC.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLETE AND UNIFORM COVERAGE OF ALL PLANTING AND TURF AREAS. CONTRACTOR TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH CIRCUIT. ADJUST SPRAY HEADS AND NOZZLES FOR OPTIMUM COVERAGE WHILE PREVENTING OVERSPRAY ONTO WALKWAYS AND STRUCTURES BY USE OF PRESSURE COMPENSATING DEVICES.
14. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN TRENCHING AROUND EXISTING TREES AND SHRUBS. CONTRACTOR SHALL HAND TRENCH WHEN TRENCHING ACROSS ROOTS 2" AND LARGER TO PRESERVE ROOT SYSTEM. ROOTS SMALLER THAN 2" MAY BE TRIMMED. DO NOT TEAR ANY ROOTS.
15. FOR MWELO WORKSHEET REFER TO DETAIL I, SHEET L6.2
16. REFER TO SPECIFICATIONS SECTION 32 84 00 AND IRRIGATION DETAILS ON SHEET L6.1 - L6.2

IRRIGATION LEGEND

SYM	MODEL	MANUF.	DESCRIPTION	GPM	PSI	RAD
BUBBLERS						
	1402	RAINBIRD	TREE FLOOD BUBBLER IN DRAIN TUBE, TWO PER TREE	0.50	40	-
	1401	RAINBIRD	SHRUB FLOOD BUBBLER ON SPRAY BODY, ONE PER SHRUB	0.25	40	-
	OCTA-896	PEPCO	OCTA BUBBLER IN EMITTER BOX	0.17	40	-
POP-UP SPRAY BIO-RETENTION AREA						
	PROS-12-PRS30-CV-F-MP2000-360	HUNTER	15' RADIUS FULL ARC BIO-RETENTION SPRAY, 12" POP-UP SPRAY	1.28	30	15'
	PROS-12-PRS30-CV-F-MP2000-90	HUNTER	15' RADIUS HALF ARC BIO-RETENTION SPRAY, 12" POP-UP	0.64	30	15'
	PROS-12-PRS30-CV-F-MP2000-90	HUNTER	15' RADIUS QUARTER ARC BIO-RETENTION SPRAY, 12" POP-UP	0.38	30	15'
VALVES/CONTROLLER						
	-	-	(E) WATER METER, LOCATED ON SANTIAGO ST. WEST OF MODULAR BLDG 6			
	625Y	FEBCO	2" BACKFLOW PREVENT UNIT			
H	WTFS-RS-200	SITEONE	2" HYDROMETER WITH REED SWITCH, NORMALLY OPEN			
	SA6-WT3H2048-AX	SITEONE	48 - STATION EXTERIOR STAINLESS STEEL PEDESTAL MOUNTED TOP ENTRY, WEATHERTRAK PRO3 2-WIRE IRRIGATION CONTROLLER ASSEMBLY, 10-YEAR ALL INCLUSIVE WARRANTY, MODEM UPGRADES, DATA PLAN.			
	IPS	AQUA	BRONZE BALL VALVE, LINE SIZE			
	PEB-PRS-D SERIES W/ 2-WIRE DECODER	RAINBIRD	PRESSURE REGULATING ELECTRIC REMOTE CONTROL VALVE W/ 2-WIRE DECODER, SIZE PER PLAN, INSTALLED IN VALVE BOX.			
	33DLRC	RAINBIRD	QUICK COUPLING VALVE 3/4" NPT DOUBLE TRACK KEY LUG, LOCKING RUBBER COVER, 2-PEASE BODY CONTRACTOR SHALL PROVIDE (5) QUICK COUPLING KEYS, HOSE SWIVELS AND LOCKING COVER KEY QUICK COUPLING KEY MODEL #: 33DK HOSE SWIVEL MODEL #: SH-0 LOCKING COVER KEY MODEL #: 2049 COVER KEY			
HB	B-401	CHAMPION	3/4" HOSE BIB (BRASS) CONTRACTOR SHALL DELIVER KEY HANDLE TO DISTRICT REPRESENTATIVE			
PIPING						
			(E) IRRIGATION MAINLINE, TO REMAIN			
			SCH 40 PVC NON-PRESSURIZED, PURPLE COLOR, LATERAL LINE, 18" DEPTH, NSF APPROVED, SIZE PER PIPE SIZE CHART. INSTALL WITH 6" OF SAND BACKFILL.			
			SCH 40 (UP TO 2 1/2") CLASS 315 (3" AND LARGER) PVC PRESSURIZED, PURPLE COLOR, MAINLINE, NSF APPROVED, SIZE PER PLAN, 24" DEPTH. INSTALL TRACER WIRE ALONG ENTIRE LENGTH OF MAINLINE & 6" OF SAND BACKFILL.			
			SCH 40 PVC SLEEVES, MIN. 2 IN EACH LOCATION, SIZE AS REQUIRED. RUN CONTROL WIRE IN SEPARATE SLEEVE FROM IRRIGATION PIPES. SLEEVING SHALL BE INSTALLED AT 30" DEPTH.			
			(E) IRRIGATION LATERAL LINE, TO BE ABANDONED			

IRRIGATION LATERAL LINE SIZE CHART (SCH 40)

GPM	PIPE SIZE
0 - 12 GPM	1"
12.01 - 22 GPM	1 1/4"
22.01 - 30 GPM	1 1/2"
30.01 - 50 GPM	2"

C= GALLONS PER MINUTE
A= VALVE NUMBER
B= VALVE SIZE
D= DESCRIPTION
E= HYDROZONE

A C
B D
E

HYDROZONES:

LOW

1. HYDROZONES BASED ON PLANT SPECIES WATER USE FOR ZONE 1 PER WUCOLS IV, 2014.
2. SEE IRRIGATION PLAN FOR HYDROZONE NUMBERS AND CALCULATIONS.

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REVISIONS

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00 Arc.A 2202
DRAWN BY: SL / EN
DRAWING SCALE: AS NOTED
PTN: 68890-45 FILE NO: 41-37

Coastal Development Permit

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L4.1

SEE SHEET L4.1 MATCHLINE

IRRIGATION POINT OF CONNECTION
CONNECT NEW 2" IRRIGATION MAINLINE TO (E) 2" POTABLE WATER MAINLINE

(E) WATER METER

(E) POTABLE WATER BACKFLOW PREVENTER

2" BALL VALVE

IRRIGATION CONTROLLER
48 - STATION EXTERIOR PEDESTAL MOUNT

2" HYDROMETER (PRIVATE SUB-METER)

2" IRRIGATION BACKFLOW PREVENTER UNIT

SAW CUT ASPHALT PAVING AND INSTALL
(N) 2" IRRIGATION MAINLINE IN SLEEVES AT 36" DEPTH
PATCH ASPHALT PAVING IN-KIND

SAW CUT CONCRETE PAVING AND INSTALL
(N) 2" IRRIGATION MAINLINE IN SLEEVES AT 24" DEPTH
PATCH WITH ASPHALT PAVING.

MODULAR BLDG 6

MODULAR BLDG 5

MODULAR BLDG 1-4

ADMIN

CLASSROOMS

CLASSROOMS

CHILDCARE

CLASSROOMS

MULTI-USE

CUT AND CAP EXISTING IRRIGATION MAINLINE

TURF FIELD IRRIGATION DEMOLITION:

- CONTRACTOR CUT, CAP, AND ABANDON OR REMOVE AS REQUIRED EXISTING IRRIGATION LATERAL LINES THROUGHOUT TURF FIELD AREA WHERE OCCUR.
- EXISTING IRRIGATION VALVES TO BE REMOVED, CLEANED, AND RETURNED TO DISTRICT REPRESENTATIVE. FILL VOIDS WITH TOPSOIL.
- EXISTING IRRIGATION VALVE BOXES TO BE REMOVED AND DISPOSED OF. FILL VOIDS WITH TOPSOIL.
- TURF ROTORS THROUGHOUT TURF FIELD AREA ARE TO BE REMOVED, CLEANED, AND RETURNED TO DISTRICT REPRESENTATIVE.

CUT AND CAP EXISTING IRRIGATION MAINLINE

A1 / 1" — 1.02 GPM, OCTA BUBBLER, HYDROZONE: N/A (STUDENT GARDEN)

A4 / 1" — 14.00 GPM, SHRUB BUBBLER, HYDROZONE: LOW

A5 / 1" — 9.00 GPM, TREE BUBBLER, HYDROZONE: MOD

A6 / 1" — 2.00 GPM, WINE BARREL BUBBLER, HYDROZONE: N/A (STUDENT GARDEN)

A7 / 1" — 1.19 GPM, OCTA BUBBLER, HYDROZONE: N/A (STUDENT GARDEN)

A8 / 1-1/2" — 23.75 GPM, SHRUB BUBBLER, HYDROZONE: LOW

A9 / 1" — 7.00 GPM, TREE BUBBLER, HYDROZONE: MOD

A10 / 1" — 0.68 GPM, OCTA BUBBLER, HYDROZONE: N/A (STUDENT GARDEN)

A11 / 1" — 1.25 GPM, WINE BARRELL BUBBLER, HYDROZONE: N/A (STUDENT GARDEN)

A12 / 1" — 5.36 GPM, BIO-RETENTION SPRAY, HYDROZONE: LOW

A13 / 1" — 18.00 GPM, SHRUB BUBBLER, HYDROZONE: LOW

A14 / 1" — 17.25 GPM, SHRUB BUBBLER, HYDROZONE: LOW

A15 / 1" — 5.00 GPM, TREE BUBBLER, HYDROZONE: MOD

REFER TO SHEET L4.1 FOR IRRIGATION NOTES AND LEGEND

SEE SHEET L4.1 MATCHLINE

NORTH

SCALE: 1" = 20'-0"

0' 10' 20' 40'

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REVISIONS

DSA APP NO. 01-120558

ARCH PROJECT NO:	1972.00 ANLA 2206
DRAWN BY:	SL / EN
DRAWING SCALE:	AS NOTED
PTN: 68890-45	FILE NO: 41-37

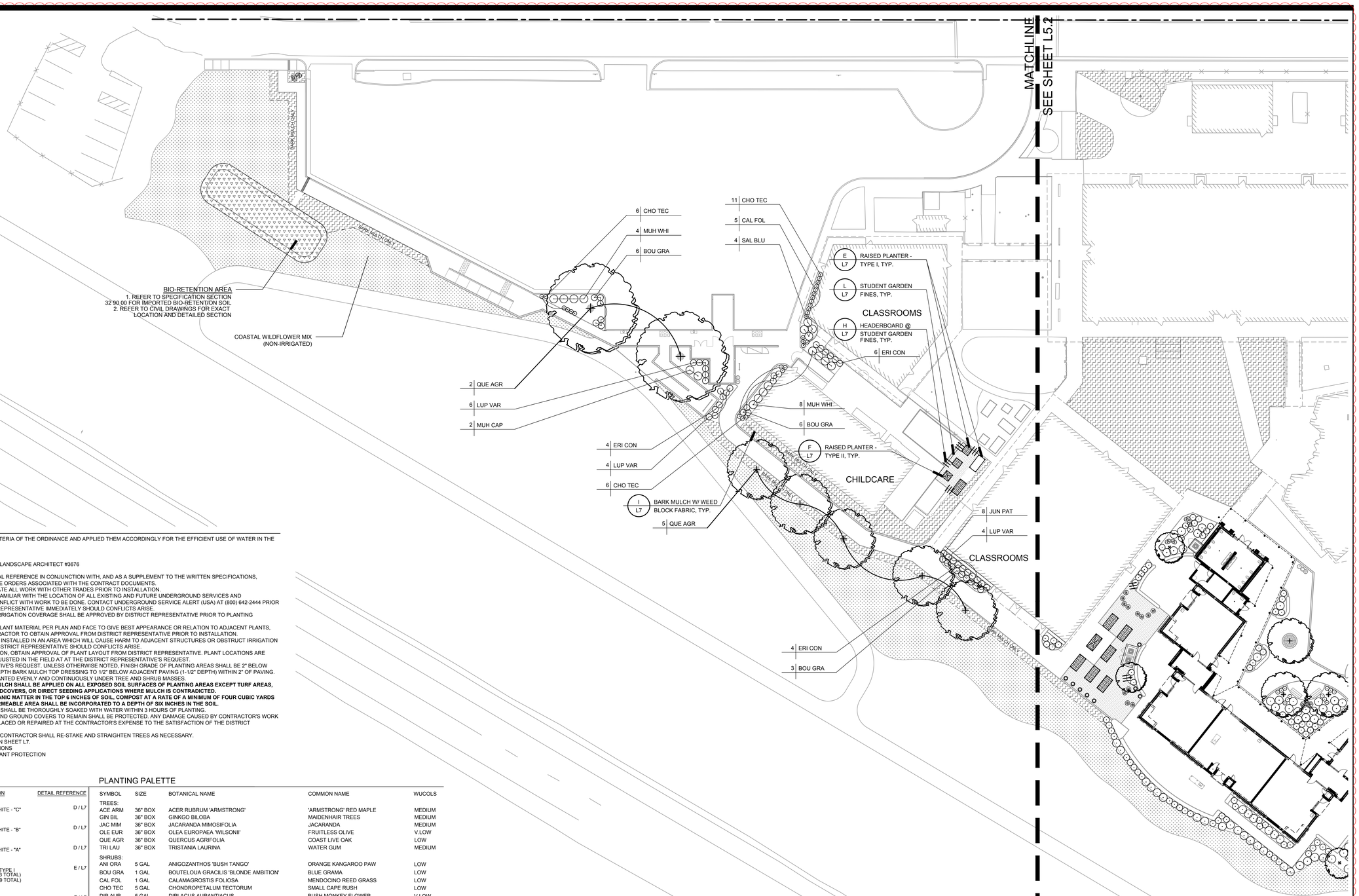
Coastal Development Permit

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L4.2



PLANTING NOTES

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS
   ALISSA J. NOGUEZ, CALIFORNIA LANDSCAPE ARCHITECT #3676
2. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY DISTRICT REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
5. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY DISTRICT REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
6. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM DISTRICT REPRESENTATIVE PRIOR TO INSTALLATION.
7. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE DISTRICT REPRESENTATIVE SHOULD CONFLICTS ARISE.
8. PRIOR TO PLANTING INSTALLATION, OBTAIN APPROVAL OF PLANT LAYOUT FROM DISTRICT REPRESENTATIVE. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT AT THE DISTRICT REPRESENTATIVE'S REQUEST.
9. AT THE DISTRICT REPRESENTATIVE'S REQUEST. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2" OF PAVING.
10. GROUND COVERS SHALL BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES.
11. **A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTED.**
12. **FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES IN THE SOIL.**
13. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
14. ALL EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE DISTRICT REPRESENTATIVE.
15. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
16. REFER TO PLANTING DETAILS ON SHEET L7.
17. REFER TO SPECIFICATION SECTIONS
    01 56 39 TREE AND PLANT PROTECTION
    32 90 00 PLANTING

PLANTING LEGEND

SYMBOL	DETAIL DESCRIPTION	DETAIL REFERENCE
BOULDERS		
	BOULDER MILKY WHITE - "C" 48" x 48" x 60"	D / L7
	BOULDER MILKY WHITE - "B" 30" x 30" x 40"	D / L7
	BOULDER MILKY WHITE - "A" 24" x 24" x 36"	D / L7
	RAISED PLANTER - TYPE I SQUARE - (3 TOTAL) RECTANGLES - (9 TOTAL)	E / L7
	RAISED PLANTER - TYPE II SQUARE - (1 TOTAL) RECTANGLES - (2 TOTAL)	F / L7
	SHOVEL CUT EDGE	G / L7
	HEADERBOARD @ STUDENT GARDEN FINES	H / L7
	BARK MULCH W/ WEED BLOCK FABRIC	I / L7
	WOOD ROUNDS (23 TOTAL)	J / L7
	WINE BARREL (15 TOTAL)	K / L7
	STUDENT GARDEN FINES	L / L7
	IMPORTED POTTING SOIL SHALL BE INSTALLED IN RAISED PLANTERS TYPE I & TYPE II. REFER TO SPECIFICATION SECTION 32 90 00	

PLANTING PALETTE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
TREES:				
ACE ARM	36" BOX	ACER RUBRUM 'ARMSTRONG'	'ARMSTRONG' RED MAPLE	MEDIUM
GIN BIL	36" BOX	GINKGO BILOBA	MAIDENHAIR TREES	MEDIUM
JAC MIM	36" BOX	JACARANDA MIMOSIFOLIA	JACARANDA	MEDIUM
OLE EUR	36" BOX	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	V.LOW
QUE AGR	36" BOX	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW
TRI LAU	36" BOX	TRISTANIA LAURINA	WATER GUM	MEDIUM
SHRUBS:				
ANI ORA	5 GAL	ANIGOZANTHOS 'BUSH TANGO'	ORANGE KANGAROO PAW	LOW
BOU GRA	1 GAL	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW
CAL FOL	1 GAL	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	LOW
CHO TEC	5 GAL	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	LOW
DIP AUR	5 GAL	DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	V.LOW
ERI CON	5 GAL	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	LOW
ERI ERI	5 GAL	ERICAMERIA ERICOIDES	MOCK HEATHER	V.LOW
JUN PAT	5 GAL	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	LOW
LUP VAR	5 GAL	LUPINUS VARICOLOR	MANYCOLORED LUPINE	LOW
MUH CAP	5 GAL	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	LOW
MUH WHI	5 GAL	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY	LOW
PIT TOB	5 GAL	PITTOSPORUM TOBIRA	MOCK ORANGE	LOW
SAL BLU	5 GAL	SALVIA 'POZO BLUE'	GREY MUSK SAGE	LOW

GROUND COVER

SEED — COASTAL WILDFLOWER MIX
AVAILABLE THROUGH PACIFIC COAST SEED
HTTPS://STORE.PCSEED.COM/PRODUCT/COASTAL-WILDFLOWER-MIX.ASPX
(925) 373-4417
INSTALL JUTE NETTING ON SLOPES 3:1 OR GREATER.

TURF

SOD — SOD
90/10 TALL FESCUE BLEND
90% TALL FESCUE BLEND / 10% BLUEGRASS
WWW.DELTABLUEGRASS.COM, (800) 637-8873

BIO-RETENTION

BIO-RETENTION
SIZE: 1 GAL - PLANT AT 8" O.C.
BOTANICAL NAME: CAREX PANSA
COMMON NAME: CALIFORNIA MEADOW SEDGE

LANDSCAPE SHADING:

AS REQUIRED PER CALGREEN 5.106.12: SHADE TREES

5.106.12.1: SURFACE PARKING AREAS:	
TOTAL AREA OF NEW SURFACE PARKING	1,238 S.F.
REQUIRED SHADING OF PARKING AREAS 50%	619 S.F.
TOTAL SHADED PARKING AREA PROVIDED	1,093 S.F.
5.106.12.2: LANDSCAPE AREAS:	
TOTAL AREA OF NEW LANDSCAPE	17,127 S.F.
REQUIRED SHADING OF LANDSCAPE AREAS 20%	3,426 S.F.
TOTAL SHADED LANDSCAPE AREA PROVIDED	4,911 S.F.
5.106.12.3: HARDSCAPE AREAS:	
TOTAL AREA OF NEW HARDSCAPE	23,187 S.F.
REQUIRED HARDSCAPE AREA SHADING (20%)	4,637 S.F.
TOTAL SHADED HARDSCAPE AREA PROVIDED	7,317 S.F.

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East Bay:
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1213 Lincoln Ave, Suite 211
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T. 408.292.2196
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LICENSED LANDSCAPE ARCHITECT
ALISSA J. NOGUEZ
NO. 3676
05/31/2025 Renewal Date
02/16/2024 Date
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

	2.16.24	CDP RESPONSE

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00 ANLA 2202
DRAWN BY: SL / EN
DRAWING SCALE: AS NOTED
PTN: 68890-45 FILE NO: 41-37

Coastal Development Permit

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L5.1

SEE SHEET L5.1 MATCHLINE

ADMIN

CLASSROOMS

I / L7 BARK MULCH W/ WEED BLOCK FABRIC, TYP.

I / L7 BARK MULCH W/ WEED BLOCK FABRIC, TYP.

CLASSROOMS

CHILDCARE

CLASSROOMS

MULTI-USE

3 BLO GRA
2 MUH WHI
1 ACE ARM
3 BOU GRA
3 LUP VAR
3 JUN PAT
2 BOU GRA

6 JUN PAT
3 MUH CAP
8 CHO TEC
12 MUH WHI
1 TRI LAU
3 MUH CAP

2 JAC MIM
12 CAL FOL
1 ACE ARM

2 MUH CAP
2 JUN PAT

2 MUH WHI
2 CHO TEC
1 JAC MIM
9 LUP VAR
3 MUH WHI

5 LUP VAR
1 JAC MIM
2 ERI ERI
4 ERI CON

(E) BACK STOP TO REMAIN

E / L7 RAISED PLANTER - TYPE I, TYP.

F / L7 RAISED PLANTER - TYPE II, TYP.

K / L7 WINE BARREL, TYP.

H / L7 HEADERBOARD @ STUDENT GARDEN FINES, TYP.

1 ACE ARM

J / L7 WOOD ROUNDS, TYP.

12 ERI ERI

COASTAL WILDFLOWER MIX (NON-IRRIGATED)

5 LUP VAR
6 ERI CON
3 LUP VAR
5 JUN PAT
6 ERI ERI
8 ERI CON

5 LUP VAR
8 CHO TEC
3 LUP VAR
3 ERI ERI
3 DIP AUR
6 MUH WHI
2 ERI CON
1 ERI CON

2 TRI LAU
6 LUP VAR
2 ERI CON
2 DIP AUR
10 ERI CON
1 JAC MIM
3 LUP VAR

2 ERI CON
5 DIP AUR
3 LUP VAR
5 ERI ERI

2 ACE ARM
10 DIP AUR
7 LUP VAR

3 LUP VAR
1 OLE EUR

D / L7 BOULDER - TYPE 'B', WEED BARRIER, TYP.

D / L7 BOULDER - TYPE 'C', WEED BARRIER, TYP.

D / L7 BOULDER - TYPE 'A', WEED BARRIER, TYP.

L / L7 STUDENT GARDEN FINES, TYP.

H / L7 HEADERBOARD @ STUDENT GARDEN FINES, TYP.

3 DIP AUR

10 LUP VAR
3 ERI ERI

3 ERI CON

BIO-RETENTION AREA
1. REFER TO SPECIFICATION SECTION 32 90 00 FOR IMPORTED BIO-RETENTION SOIL
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION AND DETAILED SECTION

SEE SHEET L5.1 MATCHLINE

REFER TO SHEET L5.1 FOR PLANTING NOTES AND LEGEND

NORTH

SCALE: 1" = 20'-0"

0' 10' 20' 40'

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DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00 ANLA 2209
DRAWN BY: SL / EN
DRAWING SCALE: AS NOTED
PTN. 68890-45 FILE NO: 41-37

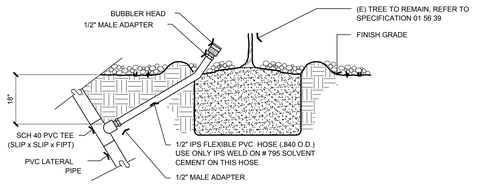
Coastal Development Permit

SHEET TITLE

PLANTING PLAN

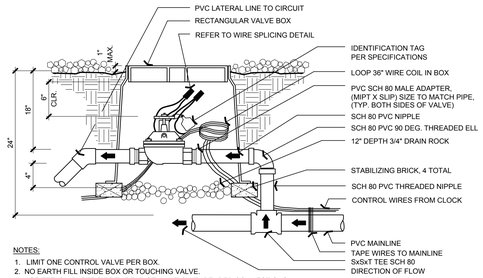
SHEET NUMBER

L5.2



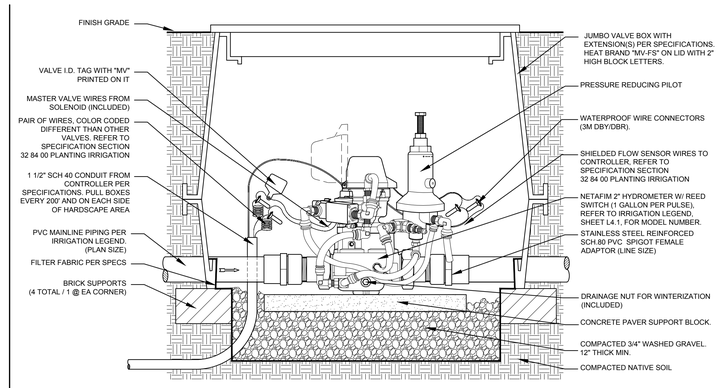
NOTES:
1. FLEXIBLE TUBING NOT TO EXTEND MORE THAN 1 1/2" ABOVE FINISH GRADE.
2. INSTALL AND ADJUST BUBBLER TO APPLY WATER ON ROOTBALL OF EACH SHRUB.
3. CONTRACTOR SHALL INSTALL CHECK VALVES AS REQUIRED ON SLOPES TO MINIMIZE RUN-OFF AND AVOID POOLING OF WATER FROM LOW HEAD RUN-OFF.

K TREE BUBBLER AT EXISTING TREE — SCALE: NTS

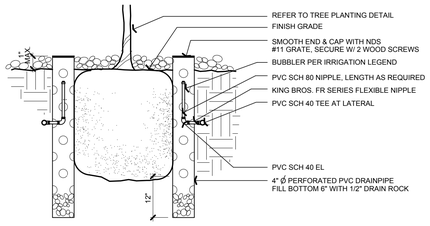


NOTES:
1. LIMIT ONE CONTROL VALVE PER BOX.
2. NO EARTH FILL INSIDE BOX OR TOUCHING VALVE.
3. USE TEFLON PASTE PIPE THREAD SEALANT ON THREADED CONNECTIONS.
4. EACH CONTROL VALVE TO HAVE MANUAL BLEED AND FLOW CONTROL.
5. ADJUST EACH CONTROL VALVE TO OPTIMUM FLOW AS REQUIRED BY THE HEADS.

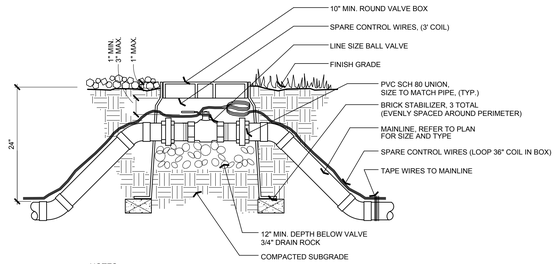
G REMOTE CONTROL VALVE — SCALE: NTS



C HYDROMETER — SCALE: NTS

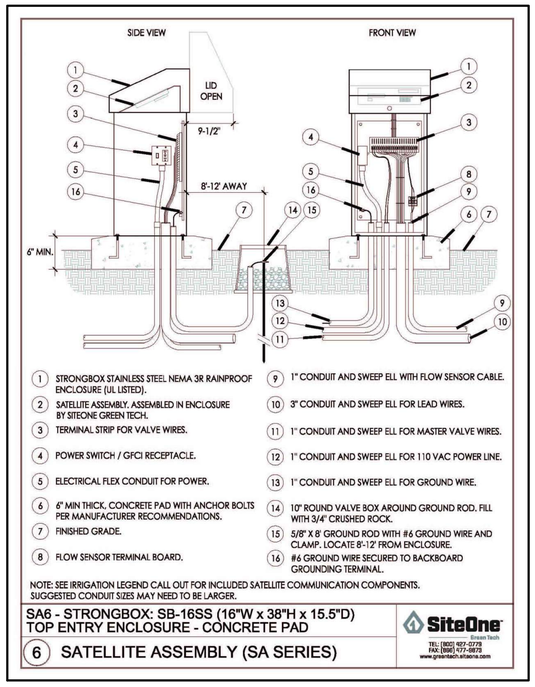


J TREE BUBBLER — SCALE: NTS

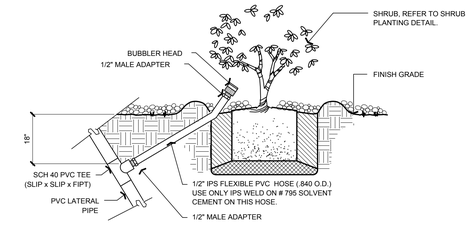


NOTES:
1. VALVE BOX SHALL BE SIZED AND INSTALLED TO ALLOW FREE MOVEMENT OF BALL VALVE HANDLE. DO NOT CUT VALVE HANDLE.
2. CONTRACTOR SHALL RUN SPECIFIED QUANTITY OF SPARE CONTROL WIRES THROUGH EACH BALL VALVE BOX AND COIL 3' LOOP FOR FUTURE USE.
3. CONTRACTOR SHALL INSTALL AN UPSTREAM FILTRATION DEVICE WHENEVER THE GALLONS PER MINUTE DOES NOT EXCEED 5.00 GPM

F BALL VALVE — SCALE: NTS

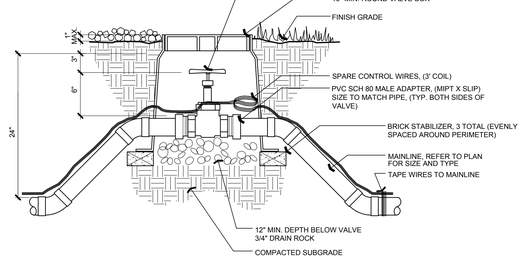


B IRRIGATION CONTROLLER (2-WIRE) & PEDESTAL — SCALE: NTS



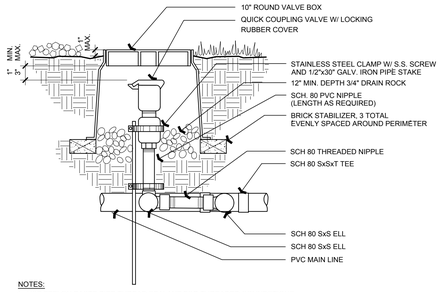
NOTES:
1. FLEXIBLE TUBING NOT TO EXTEND MORE THAN 1 1/2" ABOVE FINISH GRADE.
2. INSTALL AND ADJUST BUBBLER TO APPLY WATER ON ROOTBALL OF EACH SHRUB.
3. CONTRACTOR SHALL INSTALL CHECK VALVES AS REQUIRED ON SLOPES TO MINIMIZE RUN-OFF AND AVOID POOLING OF WATER FROM LOW HEAD RUN-OFF.

I SHRUB BUBBLER — SCALE: NTS



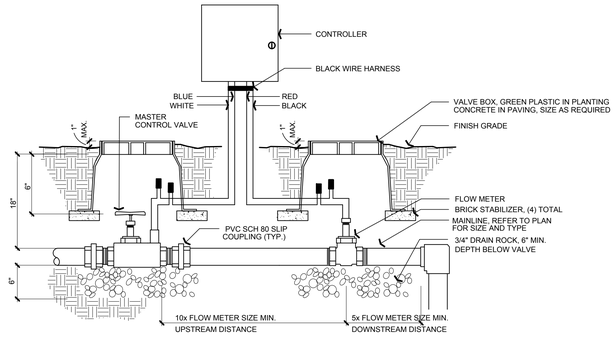
NOTES:
1. VALVE BOX SHALL BE SIZED AND INSTALLED TO ALLOW FREE MOVEMENT OF GATE VALVE HANDLE.
2. CONTRACTOR SHALL RUN SPECIFIED QUANTITY OF SPARE CONTROL WIRES THROUGH EACH GATE VALVE BOX AND COIL 3' LOOP FOR FUTURE USE.

E GATE VALVE — SCALE: NTS

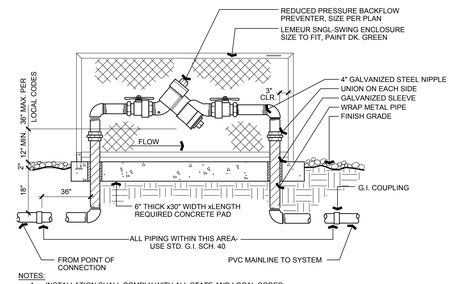


NOTES:
1. USE TEFLON PASTE PIPE THREAD SEALANT FOR THREADED CONNECTIONS
2. INSTALL QUICK COUPLER IN SAME BOX WITH REMOTE CONTROL VALVE WHEN PRACTICAL.

H QUICK COUPLING VALVE — SCALE: NTS



D MASTER CONTROL VALVE & FLOW SENSORS — SCALE: NTS



NOTES:
1. INSTALLATION SHALL COMPLY WITH ALL STATE AND LOCAL CODES.
2. INSTALL WITH 18" CLEAR TO WALL, EDGE, ETC.
3. PAINT ALL ABOVE GRADE MATERIALS WITH 2 COATS RUSTOLEUM PAINT. COLOR TO BE SELECTED BY OWNERS' REPRESENTATIVE.
4. WRAP ALL BELOW GRADE METAL PIPE WITH .010" x 2" P.E. TAPE, USE HALF LAP.
5. USE TEFLON PASTE PIPE THREAD SEALANT FOR ALL THREADED CONNECTIONS.

A BACKFLOW PREVENTER UNIT — SCALE: NTS

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LICENSED LANDSCAPE ARCHITECT — ALYSA J. NOGUEZ — NO. 3676 — 05/31/2025 Renewal Date — 03/16/2024 Date — STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

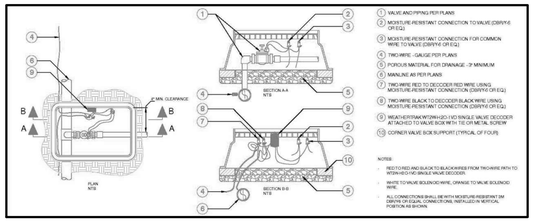
DSA APP NO. 01-120558

ARCH PROJECT NO:	1972.00 ANLA 2205
DRAWN BY:	SL / EN
DRAWING SCALE:	AS NOTED
PTN: 68890-45	FILE NO: 41-37

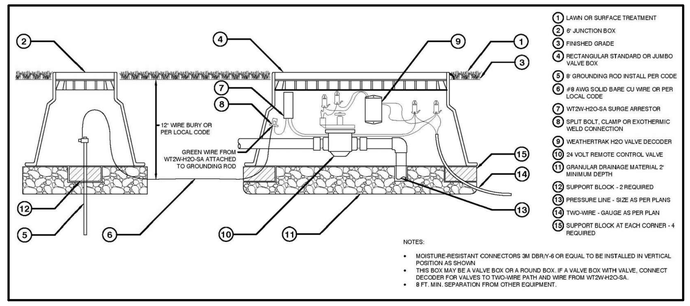
Coastal Development Permit

SHEET TITLE
IRRIGATION DETAILS

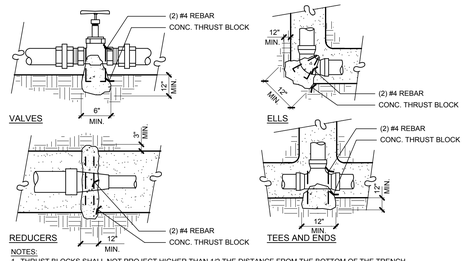
SHEET NUMBER
L6.1



J WEATHERTRAK H2O 2WIRE SINGLE VALVE DECODER



H WEATHERTRAK H2O 2WIRE SURGE DECODER



NOTES:
1. THRUST BLOCKS SHALL NOT PROJECT HIGHER THAN 1/2 THE DISTANCE FROM THE BOTTOM OF THE TRENCH TO FINISH GRADE. DO NOT COVER ENDS OF FITTINGS OR BOLTS WITH CONCRETE.
2. CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 2000 PSI.
3. THRUST BLOCKING IS REQUIRED ON 3" AND LARGER PIPE WHERE:
   - PIPE CHANGES DIRECTION
   - PIPE CHANGES SIZES
   - STOPS OR DEAD ENDS
   - THRUST DEVELOPS @ VALVES
   - THRUST DUE TO HIGH PRESSURE IS EXPECTED

D THRUST BLOCK

SCALE: NTS

California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ETo)		45.3	Project Type		School		0.65	
Hydrozone #	Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
1	OCTA BUBBLER	0.3	Drip	0.81	0.37	37	14	385
2	SHRUB BUBBLER	0.3	Drip	0.81	0.37	781	289	8124
3	BIO-RETENTION SPRAY	0.3	Overhead	0.75	0.40	338	135	3797
4	SHRUB BUBBLER	0.3	Drip	0.81	0.37	514	190	5347
5	TREE BUBBLER	0.6	Drip	0.81	0.74	331	245	6886
6	WINE BARREL BUBBLER	0.3	Drip	0.81	0.37	73	27	759
7	OCTA BUBBLER	0.3	Drip	0.81	0.37	44	16	458
8	SHRUB BUBBLER	0.3	Drip	0.81	0.37	873	323	9081
8	TREE BUBBLER	0.6	Drip	0.81	0.74	257	190	5347
10	OCTA BUBBLER	0.3	Drip	0.81	0.37	25	9	260
11	WINE BARREL BUBBLER	0.3	Drip	0.81	0.37	46	17	479
12	BIO-RETENTION SPRAY	0.3	Overhead	0.75	0.40	197	79	2213
13	SHRUB BUBBLER	0.3	Drip	0.81	0.37	661	245	6876
14	SHRUB BUBBLER	0.3	Drip	0.81	0.37	634	235	6595
15	TREE BUBBLER	0.6	Drip	0.81	0.74	184	136	3828
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
31								
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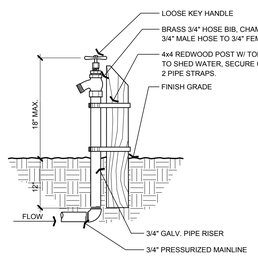
34								
35								
36								
37								
38								
39								
40								
41								
42								
43								
44								
45								
46								
47								
48								
					Totals	4995	2152	60435
Special Landscape Areas								
					1		0	0
					Totals	0	0	0
							ETWU Total	60435
							Maximum Allowed Water Allowance (MAWA)e	91188

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	2152
Total Area	4995
Average ETAF	0.43
All Landscape Areas	
Total ETAF x Area	2152
Total Area	4995
Average ETAF	0.43

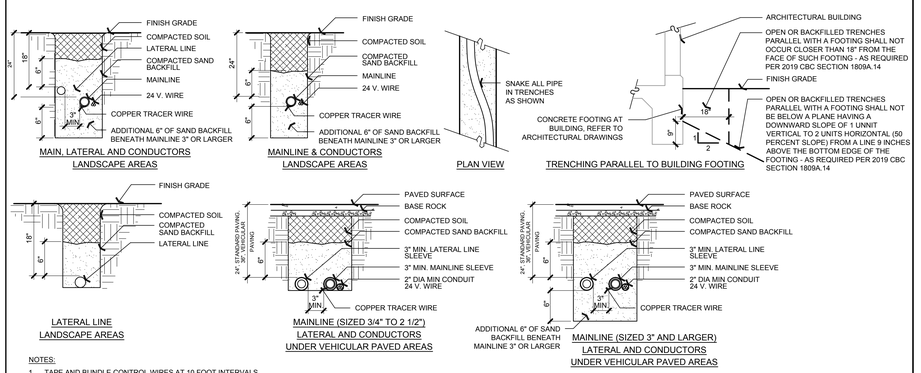
I MWELO WORKSHEET

SCALE: NTS



G HOSE BIB

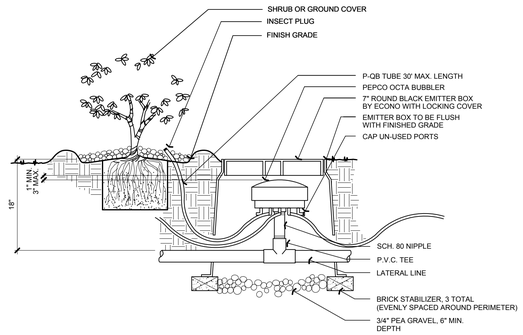
SCALE: NTS



NOTES:
1. TAPE AND BUNDLE CONTROL WIRES AT 10 FOOT INTERVALS.
2. LAY IRRIGATION SUPPLY LINE ON NATIVE SOIL BED. BACKFILL WITH SAND, COMPACT SAND BY FLOODING.
3. PROVIDE SLEEVES FOR ALL LINES AND WIRES BENEATH PAVING.

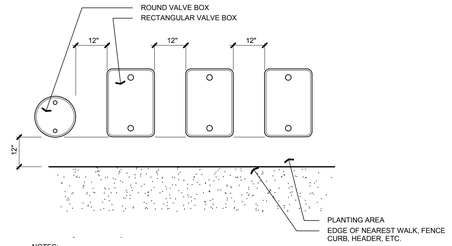
C TRENCHING

SCALE: NTS



F OCTA-BUBBLER

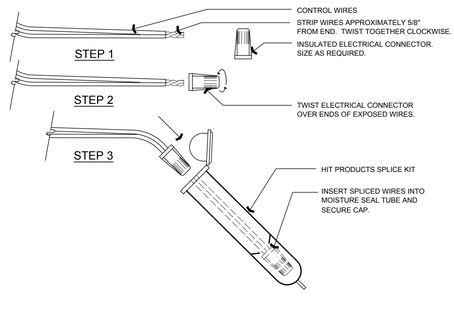
SCALE: NTS



NOTES:
1. SET BOXES PARALLEL AND PERPENDICULAR TO NEAREST EDGE AND EACH OTHER.
2. CENTER BOXES OVER ENCLOSED VALVES.
3. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING BOX.
4. VALVE BOXES IN SHRUB PLANTING AREAS SHALL BE GREEN.
5. VALVE BOXES SHALL BE SET 1" MAX. ABOVE FINISH GRADE OF SOIL.

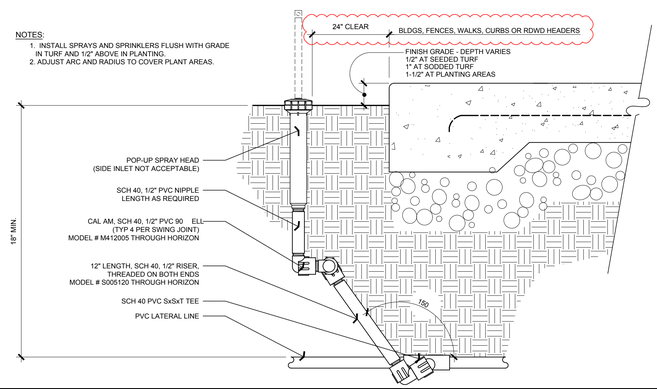
B VALVE BOX ALIGNMENT

SCALE: NTS



E WIRE CONNECTIONS

SCALE: NTS



A TURF ROTOR

SCALE: NTS

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DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00 ANLA 2020
DRAWN BY: SL / EN
DRAWING SCALE: AS NOTED
PTN: 68890-45 FILE NO: 41-37

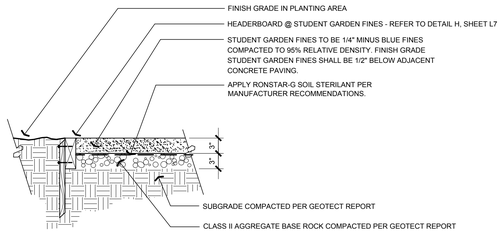
Coastal Development Permit

SHEET TITLE

IRRIGATION DETAILS

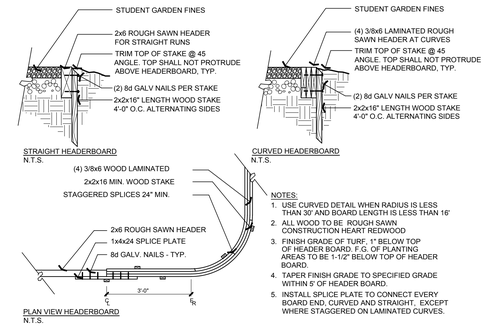
SHEET NUMBER

L6.2



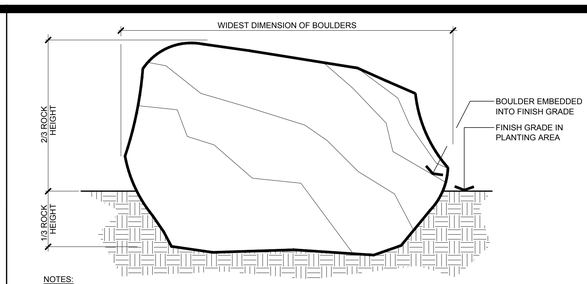
NOTES:
1. INSTALL STUDENT GARDEN FINES IN 1-1/2" LIFTS. WET & ROLL TO COMPACT EACH LIFT.

L STUDENT GARDEN FINES — SCALE: NTS



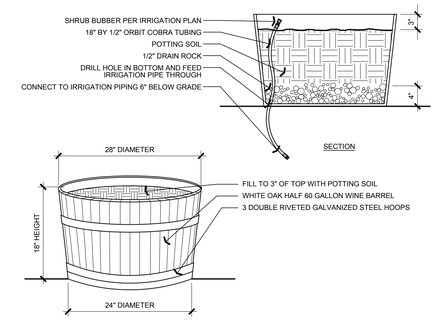
NOTES:
1. USE CURVED DETAIL WHEN RADIUS IS LESS THAN 30' AND BOARD LENGTH IS LESS THAN 16'
2. ALL WOOD TO BE ROUGH SAWN CONSTRUCTION HEART REDWOOD
3. FINISH GRADE OF TURF, 1" BELOW TOP OF HEADER BOARD. F.G. OF PLANTING AREAS TO BE 1-1/2" BELOW TOP OF HEADER BOARD.
4. TAPER FINISH GRADE TO SPECIFIED GRADE WITHIN 5' OF HEADER BOARD.
5. INSTALL SPLICE PLATE TO CONNECT EVERY BOARD END, CURVED AND STRAIGHT, EXCEPT WHERE STAGGERED ON LAMINATED CURVES.

H HEADERBOARD @ STUDENT GARDEN FINES — SCALE: NTS

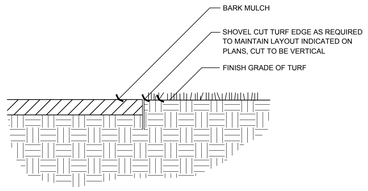


NOTES:
1. BOULDERS SHALL BE MILKY WAY BOULDERS, AVAILABLE FROM QUALITY ROCK.
   SALES REP: MIKE MCPHEE
   ADDRESS: 17201 CA-120, OAKDALE, CA 95361
   OFFICE PHONE: (209) 847-3370 CELL: (209) 606-2547
   EMAIL: RCKMAN1@HUGHES.NET WEBSITE: WWW.QUALITY-ROCK.COM
2. BOULDERS SHALL BE THE FOLLOWING APPROXIMATE SIZES (L x W x H):
   A. 24 x 24 x 36
   B. 30 x 30 x 40
   C. 48 x 48 x 60
3. CONTRACTOR SHALL SET ALL BOULDERS AND OBTAIN APPROVAL FROM DISTRICT REPRESENTATIVE PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL SUBMIT PHOTO OF BOULDERS TO DISTRICT REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO PLACING ORDER.

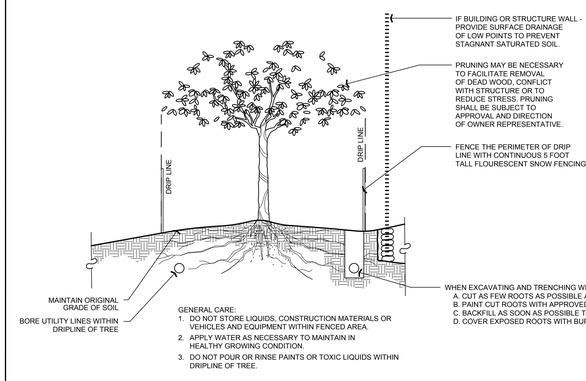
D BOULDER INSTALLATION — SCALE: NTS



K WINE BARREL — SCALE: NTS

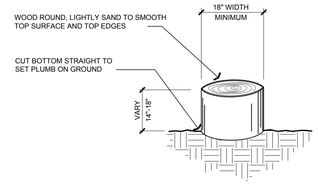


G SHOVEL CUT EDGE — SCALE: NTS



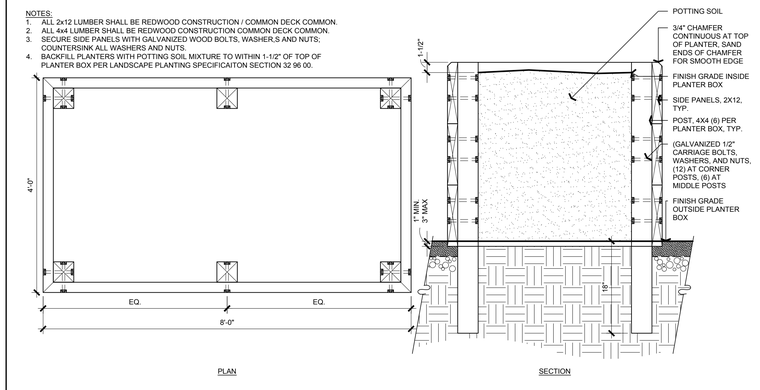
GENERAL CARE:
1. DO NOT STORE LIQUIDS, CONSTRUCTION MATERIALS OR VEHICLES AND EQUIPMENT WITHIN FENCED AREA.
2. APPLY WATER AS NECESSARY TO MAINTAIN IN HEALTHY GROWING CONDITION.
3. DO NOT POUR OR RINSE PAINTS OR TOXIC LIQUIDS WITHIN DRIPLINE OF TREE.

C TREE PROTECTION — SCALE: NTS

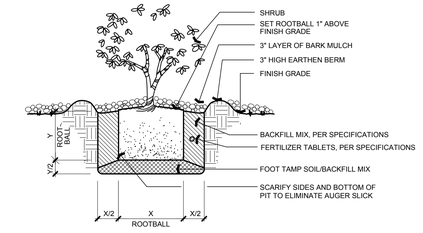


NOTES:
1. CONTRACTOR SHALL SUPPLY WOOD ROUNDS.
2. SAND TOP OF WOOD ROUND SURFACE SMOOTH, AND APPLY TWO COATS OF WATERPROOF SEAL, PENOFIN OR EQUAL.
3. WOOD ROUNDS TO BE, MOVABLE, SPREAD AROUND GARDEN AREA AS SHOWN ON PLAN.

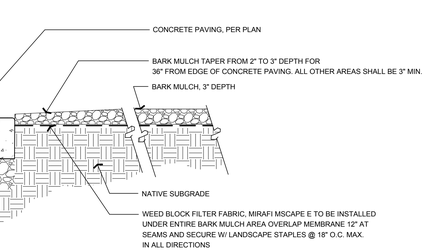
J WOOD ROUNDS — SCALE: NTS



F RAISED PLANTER - TYPE II — SCALE: NTS

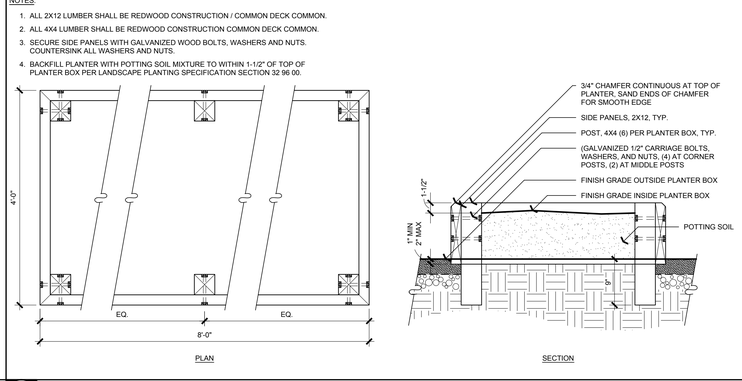


B SHRUB PLANTING — SCALE: NTS

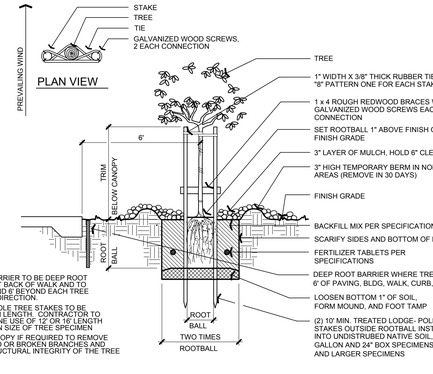


NOTES:
1. REFER TO SPECIFICATION SECTION 32 90 00
2. CONTRACTOR SHALL FINE GRADE BARK MULCH AREA, APPLY PRE-EMERGENT WEED CONTROL, INSTALL WEED BLOCK FILTER FABRIC WITH STAPLES, AND APPLY BARK MULCH 3" DEPTH MIN.
3. DO NOT INSTALL WEED BLOCK FILTER FABRIC OR MULCH WITHIN 2" OF (N) OR (E) PLANT STEMS AND 6" OF TREE TRUNKS
4. WEED BLOCK FILTER FABRIC TO BE MIRAFI MSCAPE E, ROLL SIZE TO BE 9' WIDE.
5. LANDSCAPE STAPLES TO BE 6-INCH 9-GAUGE GALVANIZED STEEL LANDSCAPING STAPLES, AVAILABLE THROUGH SANDBAGGY.COM, OR EQUAL.

I BARK MULCH W/ WEED BLOCK FABRIC — SCALE: NTS



E RAISED PLANTER - TYPE I — SCALE: NTS



NOTES:
1. ROOT BARRIER TO BE DEEP ROOT LB 18-2 AT BACK OF WALK AND TO TO EXTEND 8' BEYOND EACH TREE IN EACH DIRECTION.
2. LODGE POLE TREE STAKES TO BE 10' MIN. IN LENGTH. CONTRACTOR TO DETERMINE USE OF 12' OR 16' LENGTH BASED ON SIZE OF TREE SPECIMEN
3. TRIM CANOPY IF REQUIRED TO REMOVE DAMAGED OR BROKEN BRANCHES AND FOR STRUCTURAL INTEGRITY OF THE TREE

A TREE PLANTING — SCALE: NTS

QUATTROCCHI KWOK ARCHITECTS
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www.anla-associates.com

STAMP

LICENSED LANDSCAPE ARCHITECT
ALYSA J. NOGUEZ
NO. 3676
05/31/2025
Renewal Date
02/16/2024
Date
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558

ARCH PROJECT NO:	1972.00 ~~A20.3.2202~~
DRAWN BY:	SL / EN
DRAWING SCALE:	AS NOTED
PTN: 68890-45	FILE NO: 41-37

Coastal Development Permit

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

L7

COUNTY OF SAN MATEO WELO ORDINANCE NOTES

Landscape Documentation Package

- Project Address:
  El Granada Elementary School
  400 Santiago Ave
  El Granada, CA 94018
- Total Landscape Area: 4995 SF
- Water Supply Type: Domestic Water
- I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package.

ALISSA J. NOGUEZ
CALIFORNIA LANDSCAPE ARCHITECT #3676

- Water Efficient Landscape worksheet is provided as Detail I / Sheet L6.2
- For Landscape Design Plans - refer to sheets L4.1 and L4.2 for Irrigation Plans, and refer to sheet L5.1 and L5.2 for Planting Plans.
- For Grading Permit refer to Civil Engineer.

Model Water Efficient Landscape Worksheet

- Water Efficient Landscape Worksheet is provided as Detail I / Sheet L6.2
- The evapotranspiration adjustment factor for this project is 0.43 (0.45 maximum for non-residential areas)
- The Plant Factors used are from the WUCOLS plant database.
- There are no water features or temporary irrigated areas in this project.
- There are no Special Landscape Areas in this project.
- The ETWU calculations assume an irrigation efficiency of 0.75 for overhead spray devices and 0.81 for drip system devices.

Landscape Design Plan

- The hydrozones are identified with a hatch and identified in the valve callouts on sheet L4.1 and L4.2
- Hydrozones using a combination of low and moderate water use plants have been identified as Moderate water use hydrozones.
- There is no turf on the project.
- There are no water features on the project.
- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contradicted. Refer to Planting Notes on sheet L5.1 and refer to Specification 32 90 00 Planting.
- For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches in to the soil.Refer to Planting Notes on sheet L5.1 and refer to Specification 32 90 00 Planting.

Irrigation Design Plan

- Refer to Irrigation plans on sheet L4.1 and L4.2.
- A private irrigation sub-meter ("Hydrometer") is provided as part of this project. Refer to Irrigation notes and legends on sheet L4.1 and L4.2.
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices. Refer to Irrigation notes on sheet L4.1 and refer to Specification 32 84 00 Planting Irrigation.
- Manual shut-off valves are provided adjacent to point of connection and throughout irrigation system to minimize water loss in the case of an emergency or routine repair.
- Check Valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur. Refer to Irrigation notes on sheet L4.1

MWELO SUBMITTAL CHECKLIST

Submittal Date: 02-14-2024

Project Address: 400 Santiago Ave, Half Moon Bay, CA 94019

Applicant Name: Cabrillo Unified School District Phone: _____

The following checklist provides a list of information that must be included on the plans before your permit application can be processed. This checklist covers both the performance compliance method and the prescriptive compliance method. Please indicate which compliance method is used and provide the appropriate information on the plans.

☑ Performance Approach ☐ Prescriptive Approach (Skip to Page Four)

PERFORMANCE APPROACH (>2,500 sq ft of landscape area)

Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)

- ☑ The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.
- ☑ Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- ☑ Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget calculations shall be submitted for plan check.
- ☑ A landscape design plan and irrigation design plan shall be submitted for plan check.
- ☒ A soil management report shall be submitted with the initial submittal unless the project scope includes mass grading. If a grading permit is required, the report shall be submitted with the Certificate of Completion. **NOT APPLICABLE DUE TO MASS GRADING**

Model Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)

- ☑ Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
- ☑ The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
- ☑ The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: http://ucanr.edu/sites/WUCOLS/
- ☒ All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone. **NOT APPLICABLE**
- ☒ All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. **NOT APPLICABLE**
- ☑ For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)

- ☑ The landscape design plans, at a minimum, shall:
  - ☑ Delineate and label each hydrozone by number, letter, or other methods.
  - ☑ Identify each hydrozone as low, moderate, high water, or mixed water use.
  - ☑ Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
  - ☑ For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
  - ☒ Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape. **NOT APPLICABLE**
  - ☒ Add note to plans: "Recirculating water systems shall be used for water features" **NOT APPLICABLE**
  - ☑ Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
  - ☑ Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"

Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)

- ☑ The irrigation plans, at a minimum, shall contain the following:
  - ☑ Location and size of spate water meters for landscape
  - ☑ Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
  - ☑ Static water pressure at the point of connection the public water supply
  - ☑ Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.
- ☑ A dedicated water service meter or private submeter shall be installed for all (non-residential irrigated landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft).
- ☑ Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
- ☑ Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
- ☑ Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
- ☑ Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.
- ☑ Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

Soil Management Report (Title 23, Chapter 2.7 §492.5) **NOT APPLICABLE**

- ☒ The soil management report, at a minimum, shall contain the following:
  - ☐ soil texture; N-P-K and minor trace elements
  - ☐ infiltration rate determined by laboratory test or soil texture infiltration rate table;
  - ☐ pH
  - ☐ total soluble salts
  - ☐ sodium
  - ☐ percent organic matter
  - ☐ recommendations
- ☒ The soil management report shall be both integrated into the plans and submitted as a separate document.

SOIL MANAGEMENT REPORT IS NOT-APPLICABLE AT THIS POINT IN THE PROJECT DUE TO MASS GRADING. REPORT IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7 and §492.9)

- ☑ Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
- ☑ The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.
- ☑ Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
- ☑ Add note to plans: "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".
- ☑ Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."

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STAMP

LICENSED LANDSCAPE ARCHITECT
ALISSA J. NOGUEZ
NO. 3676
09/31/2025 Renewal Date
02/16/2024 Date
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA 94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

	2.16.24	CDP RESPONSE

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00 ANLA 2206
DRAWN BY: SL / EN
DRAWING SCALE: AS NOTED
PTN: 68890-45 FILE NO: 41-37

Coastal Development Permit

SHEET TITLE

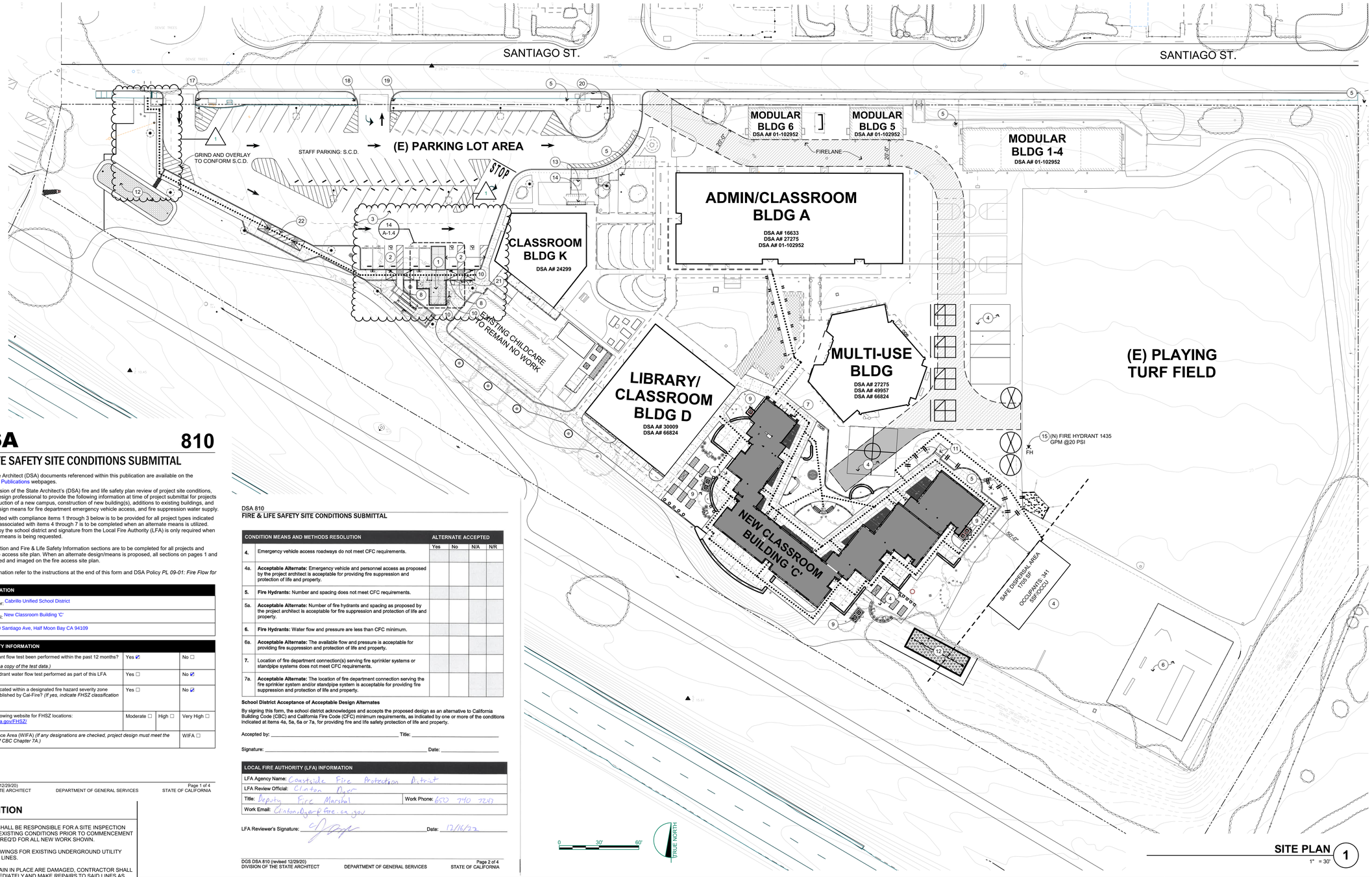
MWELO SUPPORT DOCUMENTS

SHEET NUMBER

L8

A MWELO SUBMITTAL CHECKLIST

SCALE: NTS



SITE PLAN 1
1" = 30'

DSA 810

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply.

Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire access site plan. When an alternate design/means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy *PL 09-01: Fire Flow for Buildings*.

PROJECT INFORMATION	
School District/Owner:	Cabrillo Unified School District
Project Name/School:	New Classroom Building 'C'
Project Address:	400 Santiago Ave, Half Moon Bay CA 94109

FIRE & LIFE SAFETY INFORMATION				
1.	Has a fire hydrant flow test been performed within the past 12 months? *(If yes, provide a copy of the test data.)*	Yes ☑		No ☐
2.	Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☐		No ☑
3.	Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? *(If yes, indicate FHSZ classification below.)*	Yes ☐		No ☑
	Refer to the following website for FHSZ locations: http://egis.fire.ca.gov/FHSZ/	Moderate ☐	High ☐	Very High ☐
	Wildland Interface Area (WIFA) *(If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)*			WIFA ☐

CONDITION MEANS AND METHODS RESOLUTION		ALTERNATE ACCEPTED			
		Yes	No	N/A	N/R
4.	Emergency vehicle access roadways do not meet CFC requirements.				
4a.	**Acceptable Alternate:** Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.				
5.	**Fire Hydrants:** Number and spacing does not meet CFC requirements.				
5a.	**Acceptable Alternate:** Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.				
6.	**Fire Hydrants:** Water flow and pressure are less than CFC minimum.				
6a.	**Acceptable Alternate:** The available flow and pressure is acceptable for providing fire suppression and protection of life and property.				
7.	Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.				
7a.	**Acceptable Alternate:** The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.				

School District Acceptance of Acceptable Design Alternates

By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Accepted by: _____ Title: _____

Signature: _____ Date: _____

LOCAL FIRE AUTHORITY (LFA) INFORMATION			
LFA Agency Name:	Coastside Fire Protection District		
LFA Review Official:	Clinton Dyer		
Title:	Deputy Fire Marshal	Work Phone:	650 740 7243
Work Email:	Clinton.Dyer@fire.ca.gov		

LFA Reviewer's Signature: _____ Date: 12/16/22

SITE DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY CONFIRM EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DEMO AS REQ'D FOR ALL NEW WORK SHOWN.
2. REFER TO CIVIL DRAWINGS FOR EXISTING UNDERGROUND UTILITY MAINS AND SERVICE LINES.
3. IF UTILITIES TO REMAIN IN PLACE ARE DAMAGED, CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY AND MAKE REPAIRS TO SAID LINES AS QUICKLY AS POSSIBLE, AT NO EXPENSE TO THE OWNER.
4. WITHIN THE LIMIT OF DEMOLITION, REMOVE ALL PAVING AND AGGREGATE BASE, STRUCTURES, TREES AND PLANTS, TOPSOILS, ORGANIC MATERIAL AND MISCELLANEOUS ITEMS UNLESS OTHERWISE NOTED ON PLANS. REFER TO GEOTECH REPORT FOR ADDITIONAL INFORMATION.
5. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
6. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
7. TO ACCOMPLISH THE FULL SCOPE OF WORK, ADDITIONAL WORK MAY BE REQUIRED BEYOND THE INDICATED SITE WORK. REFER TO ALL CONSTRUCTION DOCUMENTS. ALL SUCH WORK SHALL BE PATCHED AND REPAIRED TO ORIGINAL CONDITION.
8. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO EXISTING UNDISTURBED WORK.
9. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDCATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATIONS OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.
10. REMOVE AND REPLACE EXTERIOR CONCRETE OR ASPHALT FLATWORK WHERE REQUIRED FOR NEW WORK. REMOVE CONCRETE TO NEAREST APPROPRIATE CONTROL JOINT, COLOR AND FINISH TO MATCH EXISTING ADJACENT.

SITE PLAN KEYNOTES

1. TRASH ENCLOSURE AREA; SEE SHEET A-1.4 & S.C.D. & S.S.D.
2. ACCESSIBLE PARKING: SEE SHEET C4.0
3. FOR PARKING LOT AND STRIPING; SEE SHEET C4.0 AND C5.0
4. SEE S.C.D. & S.L.D. FOR SITE SCOPE
5. (E) FIRE HYDRANT TO REMAIN; PRESERVE AND PROTECT
6. (E) PLAY YARD; PRESERVE AND PROTECT DSA #01-102952
7. DRINKING FOUNTAIN; SEE 12 / A-10.2
8. ACCESSIBLE PARKING SIGNAGE; S.C.D,
9. CONDENSER UNIT AND ENCLOSURE: SEE A-A2.1 & S.M.D.'S
10. BIKE PARKING AND LOCKERS; S.L.D.
11. CONCRETE STAIRS AND RAILING; S.L.D.
12. BIO RETENTION AREA, S.L.D. & S.C.D.
13. (E) PG&E TRANSFORMER TO REMAIN: S.E.D.
14. (E) SWITCHBOARD TO REMAIN: S.E.D.
15. PRIVATE HYDRANT W/ BOLLARDS: S.F.P.D.
16. REMOVE/DEMOLISH (E) TRANSFORMER, S.E.D.
17. (E) TOW AWAY SIGN
18. DEMOLISH (E) EXIT SIGN AND INSTALL (N) TOW AWAY SIGN
19. (E) 'EXIT ONLY' SIGN TO BE REMOVED
20. (N) 'EXIT ONLY' SIGN
21. VAN ACCESSIBLE PARKING SIGNAGE; S.C.D.
22. STUDENT DROP OFF - SEE SHEET C5.0

GATE & FENCE LEGEND

FOR FENCE SCOPE: SEE S.L.D.

FOR EXISTING FENCE: SEE S.L.D.

ACCESS GATE SHOWN: SEE BELOW FOR NOTES

NOTES
1) FOR CONCRETE LAYOUT AT GATES SEE SHEETS L1.1 & L1.2

2) FOR GATE CONFIGURATION AND DETAIL CALLOUTS SEE L2.1 & L2.2

3) FOR GRADING AND ACCESSIBLE LANDINGS SEE SHEETS C4.0, C4.1 & C4.2

SITE PLAN GENERAL NOTES

1. IMPERVOUS SUFACES WTIHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. SUCH SURFACES SHALL BE PERMITTED TO SLOPE LESS THAN 2% WHERE THE SURFACE IS A DOOR LANDING OR REQUIRED RAMP.
2. SEE SHEET A-1.1 FOR ACCESSIBLE ROUTE (PATH OF TRAVEL) INFO.
3. SEE SHEET G-0.4 FOR CODE INFORMATION

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE
THE ARCHITECT VERIFIED THAT THERE ARE NO BARRIERS IN THE ACCESSIBLE ROUTE SERVING THE AREA OF WORK.
THE ACCESSIBLE ROUTE (PATH OF TRAVEL = P.O.T.) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT THE P.O.T. WAS EXAMINED.
ANY ELEMENT, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.
ANY NONCOMPLIANT ELEMENT, COMPONENT, OR PORTION OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE-COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

••••••••• INDICATES ACCESSIBLE ROUTE

THE ACCESSIBLE ROUTE (PATH OF TRAVEL) INDICATED HAS BEEN PROVIDED IN ACCORDANCE WITH IR 11B-10 AND SHALL COMPLY WITH THE FOLLOWING:
- 1:20 MAXIMUM SLOPE WITHOUT A RAMP HANDRAIL
- 1:48 MAXIMUM CROSS SLOPE
- NO ABRUPT VERTICAL CHANGES EXCEEDING 1/4". CHANGES BETWEEN 1/4" TO 1/2" VERTICAL CAN BE AT 1:2 MAX SLOPE. CHANGES LESS THAN 1/4" CAN BE VERTICAL.
- 48" MIN. CLEAR IN WIDTH (60" MIN PASSING SPACE EVERY 200 LINEAL FEET)
- NON-SLIP SURFACE -HEAVY BROOM FINISH AT EXTERIOR CONCRETE PAVING WHERE SLOPED >6%, MEDIUM BROOM FINISH AT SLOPES <6%
- MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN
- PROTRUDING OBJECTS NOT GREATER THAN 4" SHALL BE MOUNTED BETWEEN 27" AND 80" A.F.F.
- WHERE A DRAIN INLET IS IN THE PATH OF TRAVEL, THE GRATE SHALL BE ORIENTED SO THAT MAX OPENING IS 1/2" & LONG DIM IS PERPENDICULAR TO THE PREDOMINANT DIRECTION OF PEDESTRIAN TRAVEL
- CONTRACTOR TO VERIFY THAT NO BELOW-GRADE PULL BOXES OCCUR WITHIN THE AREA OF TRUNCATED DOMES

PARKING AND PEDESTRIAN SITE SIGNAGE SHALL COMPLY WITH CBC SECTIONS 11B-502.6 11B-502.8 & 11B-703.7.2.1
BUILDING SIGNAGE SHALL COMPLY WITH CBC 11B-703

PARKING ANALYSIS

PARKING ANALYSIS PER CBC 11B-208.2 & TABLE 11B-208.2

	TOTAL SPACES PROVIDED	ACC SPACES REQUIRED	ACC SPACES PROVIDED
MAIN PARKING LOT	44	2 (1 VAN)	3 (1 VAN)

ELECTRIC VEHICLE CHARGING STATIONS TABLE 11B-228.3.2.1

	NUMBER OF EVCS REQUIRED TO COMPLY WIHT SECTION 11B-812		
	VAN ACCESSIBLE REQUIRED	STANDARD ACCESSIBLE REQUIRED	AMBULATORY REQUIRED
1 TO 4	1	0	0
	VAN ACCESSIBLE PROVIDED	STANDARD ACCESSIBLE PROVIDED	AMBULATORY PROVIDED
4 SPACES PROVIDED	1	0	0

DSA APPLICATION NUMBERS

ADMINISTRATION/CLASSROOM BLDG A
#16633 (ADMIN SIDE), (CLASSROOM SIDE) 27275
#01-102952
CLASSROOM BLDG D
#30009
#66824
CLASSROOM BLDG K
#24299
MULTI-PURPOSE
#27275, 49957, 66824
MODULAR 1-4, 5 & 6
#01-102952

SITE PLAN LEGEND - EVA / FIRE

- NEW BUILDING
- (E) BUILDING TO REMAIN
- TOILET ROOM TO BE REMOVED IN ITS ENTIRITY INCLUDING SLAB: SEE SHEET A-1.2 & A-1.3 TOILET PLAN AND COVERED WALKWAY DEMOLITION. SCOPE INDICATED BY HATCH; S.L.D. & S.C.D. FOR NEW SITE WORK
- COVERED WALKWAY STRUCTURE., ROOF AND POSTS TO BE REMOVED IN ITS ENTIRITY. SEE SHEET A-1.2 TOILET PLAN AND COVERED WALKWAY DEMOLITION.
- ACCESSIBLE PATH OF TRAVEL
- (E) ACCESSIBLE PATH OF TRAVEL - DSA APP# 66824 & 01-102952
- FIRE ACCESS: S.L.D. & S.C.D.
- FIRE ACCESS: (N) ASPHALT TO BE INSTALLED IN PHASE 2 WORK
- (E) FIRE ACCESS: DSA APP# 01-102952
- PROPERTY LINE
- FH: SEE KEYNOTES
- SITE LIGHT: S.E.D
- F FIRE RISER ROOM

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NEW CLASSROOM BUILDING 'C' AND SITE WORK

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HALF MOON BAY , CA
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CABRILLO UNIFIED SCHOOL DISTRICT

1	2.16.24	CDP

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE:
PTN: 68890-45

Coastal Development Permit

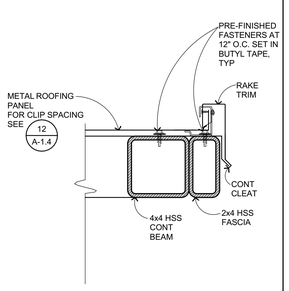
SHEET TITLE

CAMPUS SITE PLAN

SHEET NUMBER

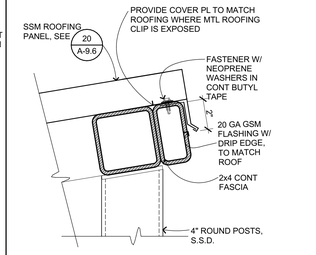
A-1.1

P:\1972.00 - El Granada ES New CR Bldg & Site Devel_ CUSD\Drawings\05-CA/CA-1972.00 EL Granada ES Site.pln-2/14/2024 8:25 AM



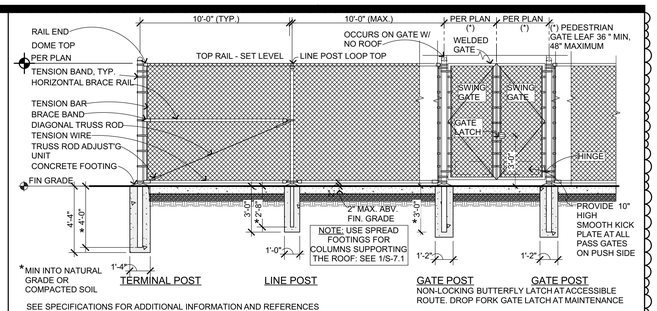
MTL ROOF RAKE

3" = 1'-0" — 16



MTL ROOF EAVE

3" = 1'-0" — 11



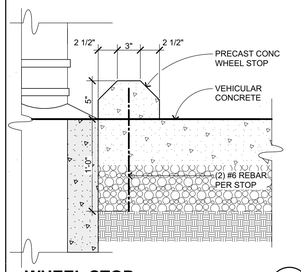
NON-LOOKING BUTTERFLY LATCH AT ACCESSIBLE ROUTE. DROP FORK GATE LATCH AT MAINTENANCE

SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REFERENCES

CHAIN LINK FENCE AND GATE

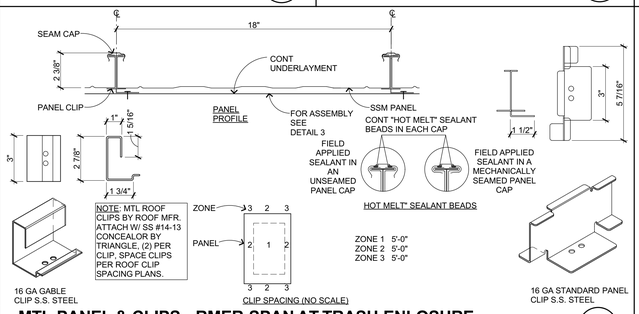
1/4" = 1'-0" — G206 CF 101 — 1

1



WHEEL STOP

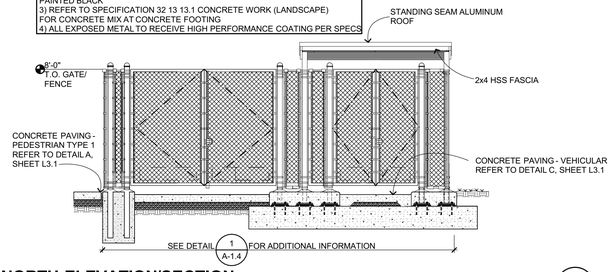
1 1/2"= 1'-0" — G204302 — 22



MTL PANEL & CLIPS - RMER SPAN AT TRASH ENLOSURE

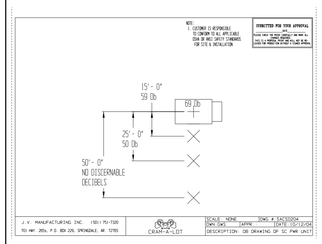
3" = 1'-0" — B301116 — 12

TYP TRASH ENCLOSURE NOTES
1) REFER TO SPECIFICATION SECTION 32 31 FOR CHAIN LINK FENCING
2) ALL CHAIN LINK FENCE MATERIAL SHALL BE BLACK VINYL CLAD WITH SLATS PAINTED BLACK
3) REFER TO SPECIFICATION 32 13 13.1 CONCRETE WORK (LANDSCAPE) FOR CONCRETE MIX AT CONCRETE FOOTING
4) ALL EXPOSED METAL TO RECEIVE HIGH PERFORMANCE COATING PER SPECS

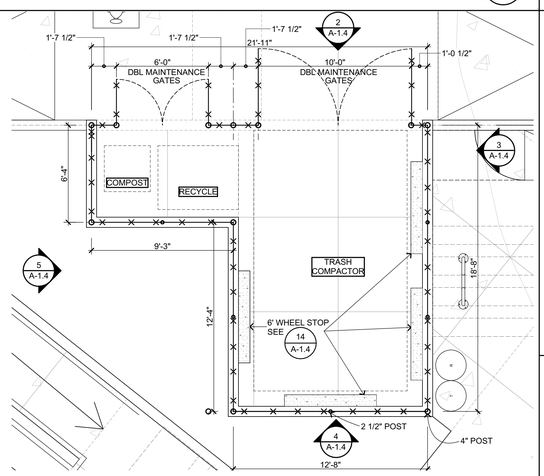


NORTH ELEVATION/SECTION

1/4" = 1'-0" — 2

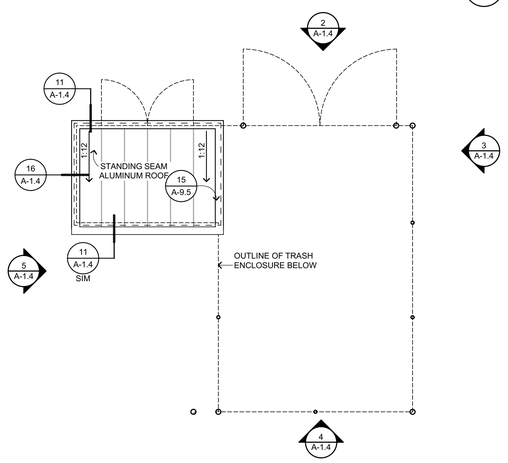


COMPACTOR DECIBLE INFORMATION



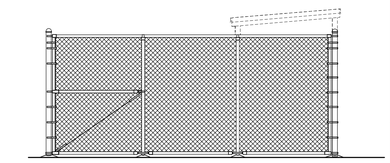
ENLARGED TRASH ENCLOSURE PLAN

1/4" = 1'-0" — 14



ENLARGED TRASH ENCLOSURE ROOF PLAN

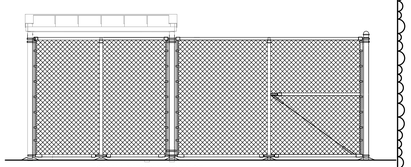
1/4" = 1'-0" — 15



FOR ALL INFORMATION NOT NOTED SEE 1 A-1.4

EAST ELEVATION

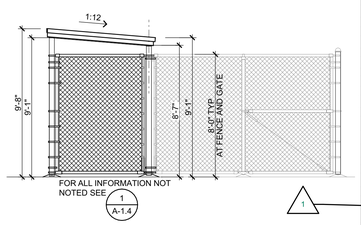
1/4" = 1'-0" — 3



FOR ALL INFORMATION NOT NOTED SEE 1 A-1.4

SOUTH ELEVATION

1/4" = 1'-0" — 4



FOR ALL INFORMATION NOT NOTED SEE 1 A-1.4

1

WEST ELEVATION

1/4" = 1'-0" — 5

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LICENSED ARCHITECT — AARON JOBSON — LICENSE # C30620 — EXP OCTOBER 31, 2025 — STATE OF CALIFORNIA

SIGNED: AUGUST 11, 2023

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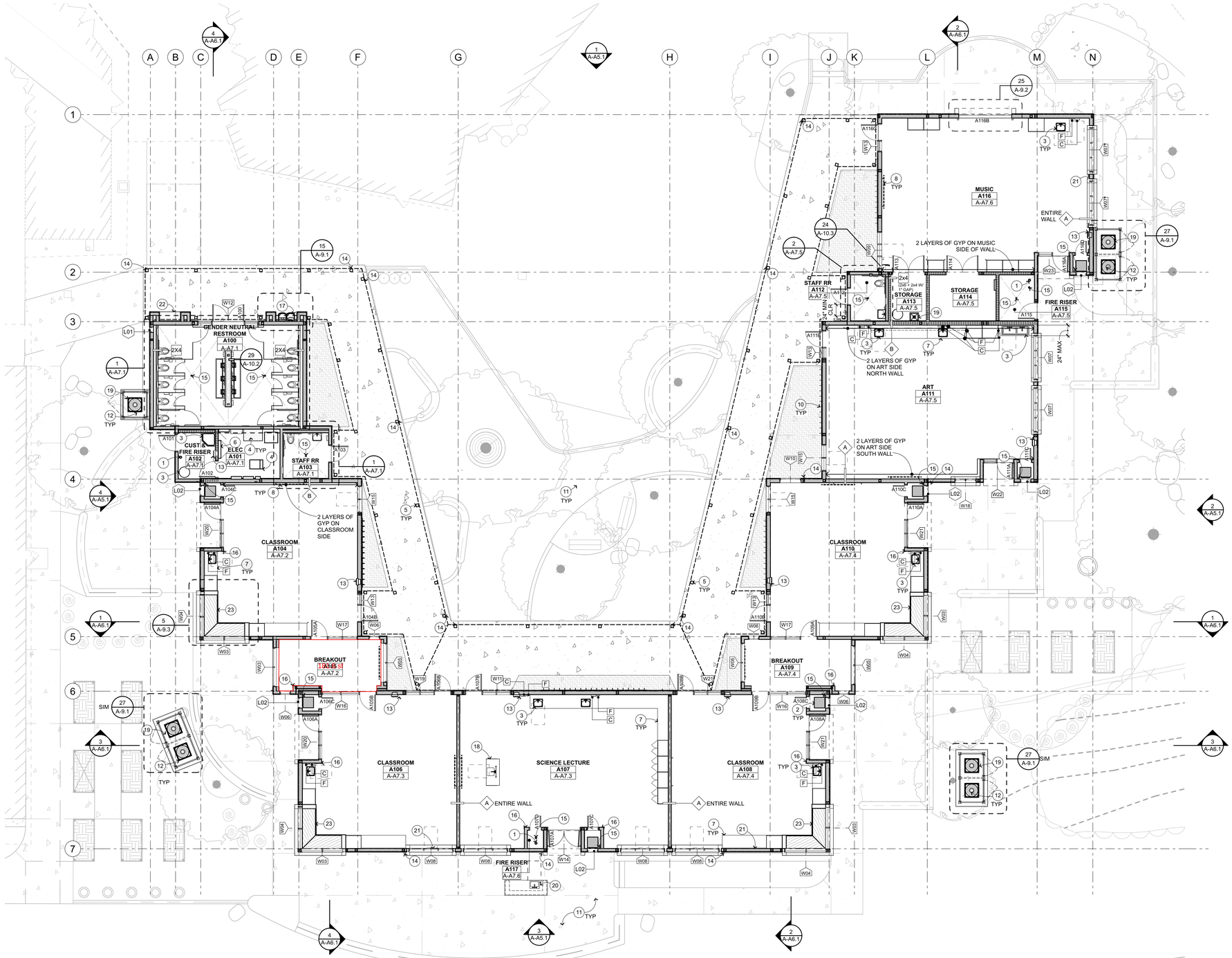
1	2.16.24	CDP Response

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE:
PTN: 68890-45
Coastal Development Permit

SHEET TITLE
CHAIN LINK TRASH ENLOSURE PLANS AND DETAILS

SHEET NUMBER
A-1.4



FLOOR PLAN 1

1/8" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NOT ALL KEYNOTES MAY APPLY TO THIS SHEET

1. FIRE SPRINKLER RISER, S.P.D.
2. MECHANICAL ITEM, S.M.D.
3. PLUMBING ITEM / FIXTURE, S.P.D.
4. ELECTRICAL ITEM, S.E.D.
5. STRUCTURAL ITEM, S.S.D.
6. ELECTRICAL PANELS
7. CASEWORK: SEE INTERIOR ELEVATIONS
8. WALL MOUNTED TOUCH SCREEN TV; OFCI
9. MOP SINK, S.P.D.
10. BACKPACK HOOK, OFCI: SEE EXTERIOR ELEVATIONS
11. FOR SITE WORK, S.L.D. & S.C.D.
12. SPLIT HEAT PUMP UNIT; S.M.D.
13. SEMI RECESSED FIRE EXTINGUISHER, SEE 6 / A-10.2
14. RAIN WATER LEADER
15. FLOOR DRAIN; S.P.D.
16. CORNER GUARDS AS SHOWN
17. DRINKING FOUNTAIN, SEE 15 / A-9.1
18. DEMONSTRATION TABLE AT SCIENCE: SEE 19 / A-10.3
19. HOUSEKEEPING PAD AT HEAT PUMPS S.S.D. & S.M.D. FOR ATTACHMENT OF HEAT PUMP TO PAD
20. STAINLESS STEEL SINK AT EXTERIOR COUNTER W/ LOW WALLS AT 3 SIDES - SEE 28 / A-10.3
21. PROVIDE EXTRA LAYER OF GYP BD AT LENGTH OF WALL
22. BUILT-IN EXTERIOR BENCH, SEE 5 / A-9.4 & 5&19 / A-9.3
23. INTERIOR WOOD WINDOW SEAT SEE

CLASSROOM ACCESSORY SCHEDULE

C	PAPER TOWEL DISPENSER, SURFACE MOUNTED, OFCI (4" MAXIMUM PROJECTION); SEE INT ELEV'S AND DET 5/A-10.3 FOR ACCESSIBLE HEIGHT AT ACCESSIBLE SINKS
F	SOAP DISPENSER, SURFACE MOUNTED, OFCI: SEE INT ELEV'S AND DET 5/A-10.3 FOR ACCESSIBLE HEIGHT AT ACCESSIBLE SINKS

FLOOR PLAN GENERAL NOTES

1. FOR SITE CONDITIONS SEE SITE PLAN SHEET A1.1
2. FINISHED FLOOR ELEVATIONS SHOWN INDICATE FLOOR SLABS FOR THIS BUILDING. FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE, REFER TO CIVIL ENGINEERING DRAWINGS.
3. REFER TO CIVIL ENGINEERING DRAWINGS AND SITE PLAN FOR SITE FEATURES NOT OTHERWISE INDICATED.
4. REFER TO ARCHITECTURAL GRAPHICS DRAWINGS FOR SIGNAGE NOT SHOWN.
5. REFER TO A-A3.2 FOR CLERESTORY WINDOWS.
6. ALL INTERIOR WALL FRAMING AND GYP.BD. EXTEND TO UNDERSIDE OF ROOF /FLOOR SHEATHING ABOVE, U.O.N.

WALL TYPE LEGEND

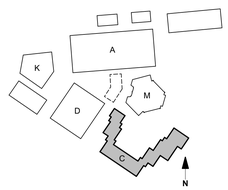
2X6 STUDS OR 1 1/4" X 7 1/4" FOR EXTERIOR U.O.N.
2X6 FOR INTERIOR U.O.N.

- WOOD FRAMING - NON RATED
  - 3 / A-9.1 EXT AT CEMENT PLASTER
  - 9 / A-9.1 AT CEMENT PANEL
  - 31 / A-10.3 INT
- WOOD FRAMING - 1 HOUR FIRE BARRIER 22 / A-10.3
- A ACOUSTIC WALL SEE 22 / A-10.3 FOR ACOUSTIC WALL DETAILS.
- B ACOUSTIC WALL SEE 23 / A-10.3 FOR ACOUSTIC WALL DETAILS.
- * DOOR STOPS AT ALL EXTERIOR DOORS EXCEPT A111B

  INTERIOR DOORS TO RECEIVE DOOR STOPS ARE AS FOLLOWS: A105A, A109A, A113 & A114 AND AT GNR ACCESSSIBLE PARTITION DOORS NEXT TO DOOR SIDE LITES

  SEE DETAIL 24 / A-9.1
- SOLID WOOD SURFACE SEATING: SEE 5 / A-9.3
- FOR FLATWORK S.L.D.

KEY PLAN



IDENTIFICATION STAMP
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APP: 01-120558 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/12/2023

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DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE:
PTN: 68890-45

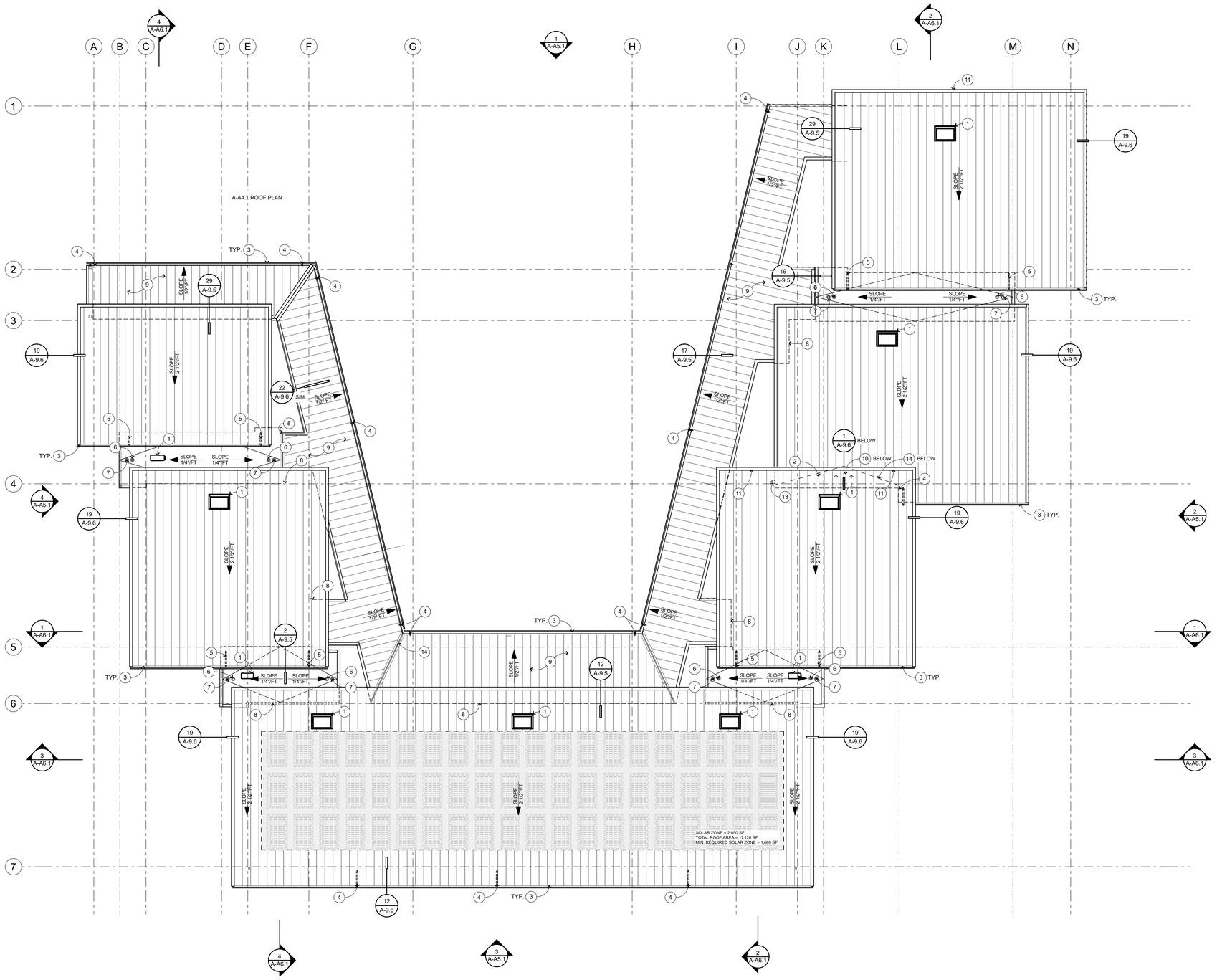
Coastal Development Permit

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A-A2.1



ROOF PLAN 1

1/8" = 1'-0"

ROOF PLAN KEYNOTES

NOT ALL KEYNOTES MAY APPLY TO THIS SHEET

1. MECHANICAL ITEM, SMD AND SEE 25 / A-9.6
2. CRICKET AT METAL ROOF, O/ FRAMED SLOPE
3. GUTTER 4 / A-9.6 and 12 / A-9.6
4. RAIN WATER LEADER, AT COLUMN AND AT BUILDING SEE 14 / A-9.5, 9 / A-9.6, 14 / A-9.6
5. RAIN WATER LEADER TO LOWER ROOF, S.C.D.
6. ROOF DRAIN (INTERNALLY ROUTED), S.M.D.
7. OVERFLOW ROOF DRAIN (INTERNALLY ROUTED TO EXT. COWS TONGUE) 19 / A-9.1
8. EXPANSION JOINTS, S.S.D. AND 5 / A-9.5 and 29 / A-9.5
9. METAL COVERED WALKWAY, SEE SHEET A-9.5
10. CALIFORNIA FRAMING WITH VENTED RIDGE, DETAIL 7 / A-9.6
11. SHED RIDGE, DETAIL 22 / A-9.6
12. STANDING SEAM METAL ROOFING, DETAILS 5 / A-9.6 and 3 / A-9.6
13. COLLECTOR HEAD AND DOWNSPOUT BELOW.
14. VALLEY, DETAIL 2 / A-9.6

ROOF PLAN GENERAL NOTES

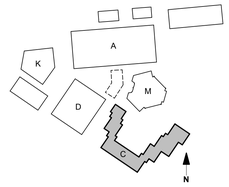
1. LOCATE ALL METAL ROOF PENETRATIONS IN THE CENTER OF THE PAN. DO NOT INTERRUPT STANDING SEAMS.
2. MINIMUM THICKNESS OF RIGID INSULATION TO BE 1" AT LOW POINT OF ROOF. SLOPE MIN 1/4":12" TO DRAIN. ALL RIGID INSULATION OVERLAID WITH 1/2" PERLITE BOARD.
3. ALL ROOFING TO BE CLASS A.
4. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ROOF PENETRATION LOCATIONS NOT OTHERWISE INDICATED, TYPICAL
5. MECHANICAL OR PLUMBING VENT FLASHING, BOOTS, SEE 7 / A-9.5 B.U.R.

ROOF PLAN LEGEND

SEE FINISH SCHEDULE ON SHEET A-8.3 FOR ADDITIONAL INFORMATION

- +0'-0" — DIMENSION INDICATING TOP OF ROOF LEVEL. SEE DETAILS FOR TOP OF ROOF LOCATION WITHIN ASSEMBLY
- BURx — MODIFIED BITUMEN ROOFING O/ TAPERED INSULATION 1 / A-9.5
- MR1 — PREFORMED METAL ROOF 3 / A-9.6 AT CLASSROOMS; 15 / A-9.5 AT WALKWAYS
- AREA READY FOR PHOTOVOLTAIC PANELS, PANELS ARE N.I.C.
- EXPANSION JOINT, S.S.D. AND 5 / A-9.5

KEY PLAN



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DRAWN BY:
DRAWING SCALE: 1/8" = 1'-0"
PTN: 68890-45

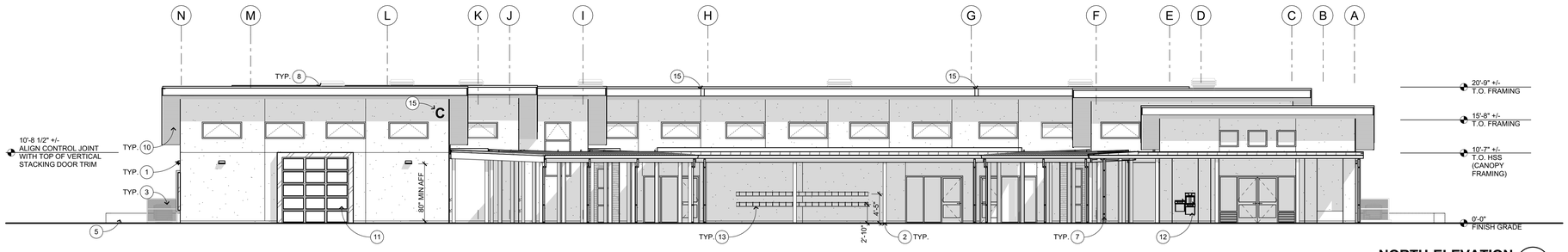
Coastal Development Permit

SHEET TITLE

ROOF PLAN

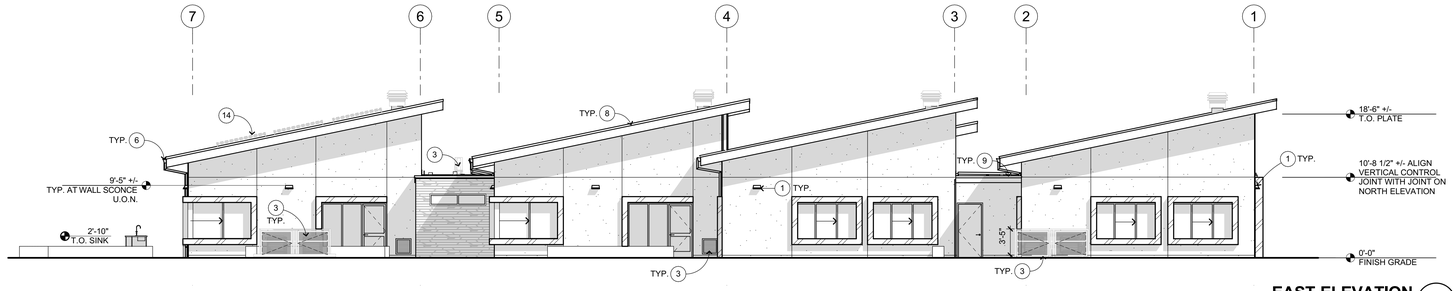
SHEET NUMBER

A-A4.1



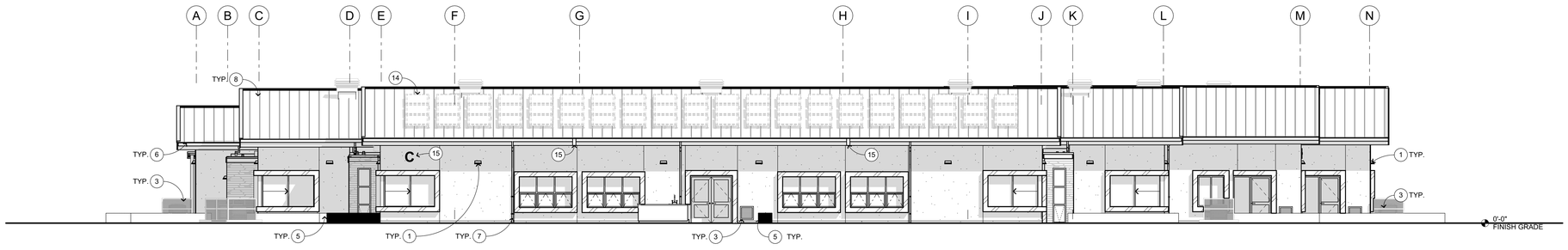
NORTH ELEVATION 1

1/8" = 1'-0"



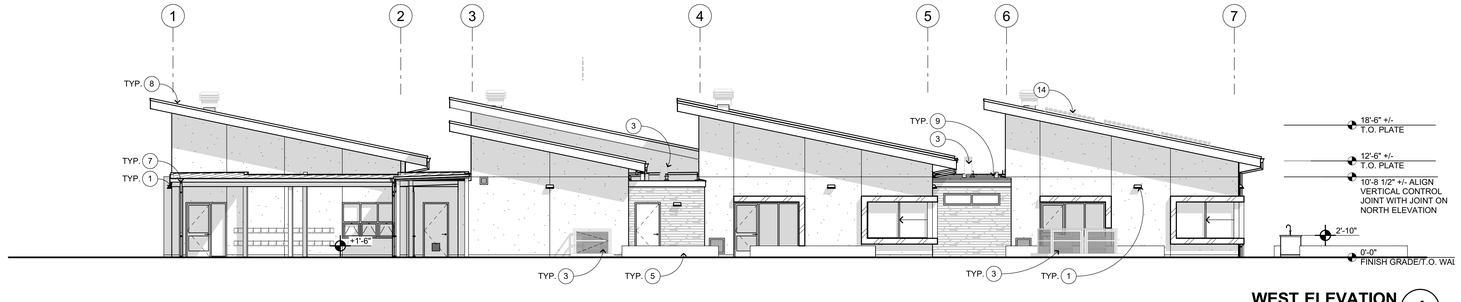
EAST ELEVATION 2

1/8" = 1'-0"



SOUTH ELEVATION 3

1/8" = 1'-0"



WEST ELEVATION 4

1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOT ALL KEYNOTES MAY APPLY TO THIS SHEET

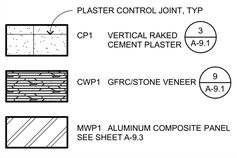
1. LIGHT FIXTURE, S.E.D.
2. STRUCTURAL ITEM, S.S.D.
3. MECHANICAL ITEM, S.M.D.
4. ELECTRICAL ITEM, S.E.D.
5. LANDSCAPE ITEM, S.L.D.
6. GUTTER
7. RAIN WATER LEADER, S.C.D.
8. STANDING SEAM METAL ROOF
9. BUILT UP ROOF (B.U.R)
10. METAL PANEL SOFFIT
11. "VERTISTACK" OVERHEAD DOOR
12. DRINKING FOUNTAIN, S.P.D & SEE (# A-10.2)
13. BACKPACK HOOK (OFCI) — (14 A-9.1)
14. PV READY ROOF AREA
    FOR MORE INFORMATION SEE
    ROOF PLAN A-A4.1
15. BUILDING ID SIGN: SEE SIGNAGE PLAN
16. EXPANSION JOINT IN ROOF PANEL ASSEMBLY

EXTERIOR ELEVATION GENERAL NOTES

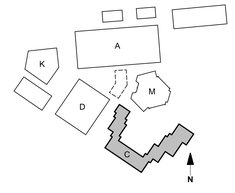
1. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATION OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.
2. ALL PENETRATIONS THROUGH EXTERIOR ROOF AND WALLS, AND FLOORS SHALL BE FLASHED AND SEALED WEATHER TIGHT. ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE SHALL BE PACKED WITH INSULATION.
3. PROVIDE OPENING FLASHINGS AT ALL WINDOWS, DOORS, LOUVERS AND SIMILAR WALL OPENINGS PER — (17 A-9.1)
4. PROVIDE CEMENT PLASTER CONTROL JOINTS AS INDICATED AND AS FOLLOWS: PROVIDE CONTROL JOINTS SO THAT THE MAXIMUM DISTANCE BETWEEN JOINTS, VERTICALLY OR HORIZONTALLY DOES NOT EXCEED 12'-0"; ALL CEMENT PLASTER "PANELS" SHALL BE DEFINED BY FOUR STRAIGHT AND UNINTERRUPTED EDGES; PROVIDE JOINTS AS REQUIRED TO AVOID INSIDE CORNERS IN ANY INDIVIDUAL PANEL.
5. REFER TO MECHANICAL DRAWINGS FOR REGISTERS AND VENTS NOT OTHERWISE SHOWN.
6. REFER TO ELECTRICAL DRAWINGS FOR HORNS, SPEAKERS, PULL STATIONS AND OTHER FEATURES NOT OTHERWISE SHOWN.

EXTERIOR ELEVATION LEGEND

SEE FINISH SCHEDULE ON SHEET A-8.3 FOR FINISH INFORMATION



KEY PLAN



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120558 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/12/2023

QUATTROCCHI KWOK ARCHITECTS
Main Office:
636 Fifth Street, Santa Rosa, CA 95404
Pleasanton Office:
600 Main Street, Suite E,
Pleasanton, CA 94566
(707) 576-0829

LICENSED ARCHITECT
AARON JOBSON
LICENSE # C30820
EXP. OCTOBER 31, 2023
STATE OF CALIFORNIA

SIGNED: JULY 7, 2023

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C' AND SITE WORK

400 SANTIAGO AVE
HALF MOON BAY , CA
94109

CABRILLO UNIFIED SCHOOL DISTRICT

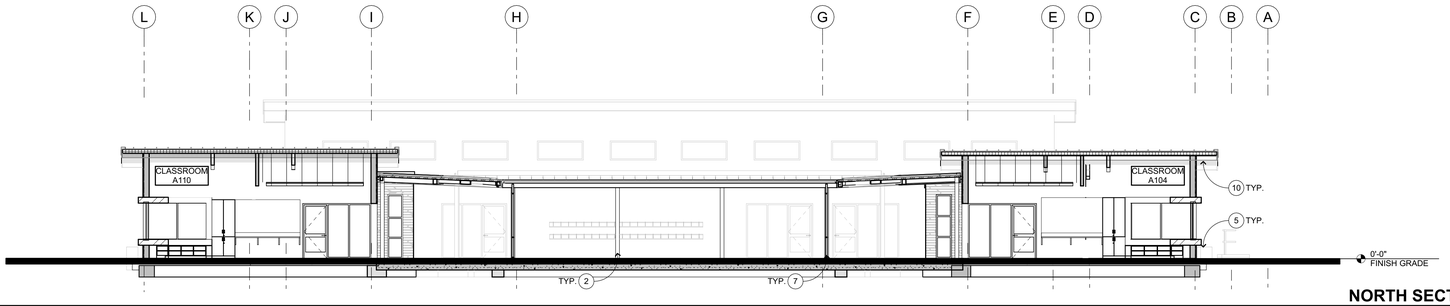
DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: 1/8" = 1'-0"
PTN: 68890-45
DSA BACKCHECK
AUGUST 11, 2023

SHEET TITLE

EXTERIOR ELEVATIONS

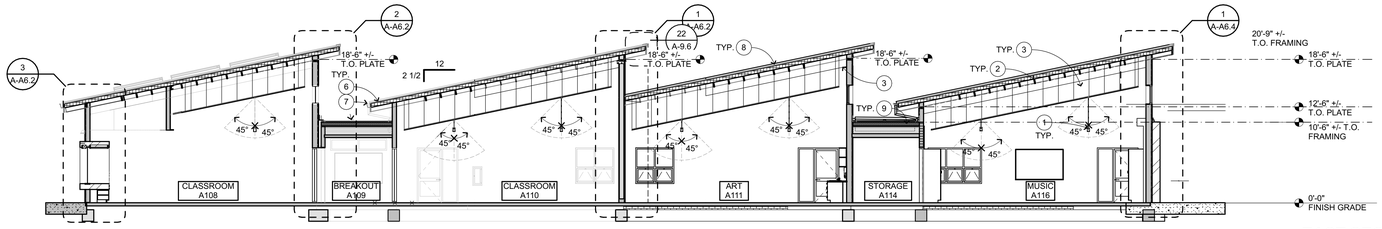
SHEET NUMBER

A-A5.1



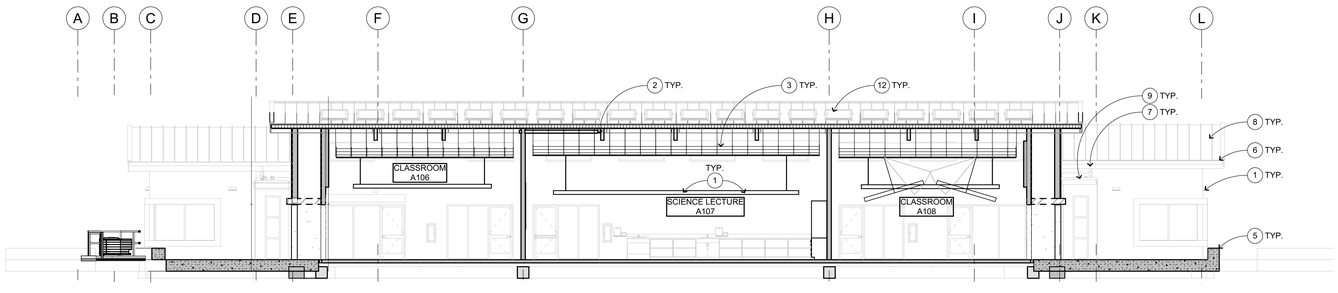
NORTH SECTION 1

1/8" = 1'-0"



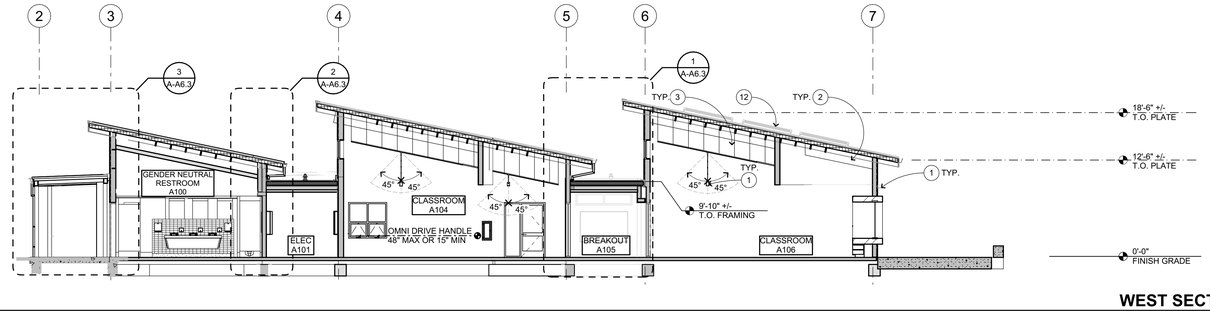
EAST SECTION 2

1/8" = 1'-0"



SOUTH SECTION 3

1/8" = 1'-0"



WEST SECTION 4

1/8" = 1'-0"

SECTION KEYNOTES

NOT ALL KEYNOTES MAY APPLY TO THIS SHEET

1. LIGHT FIXTURE, S.E.D.
2. STRUCTURAL ITEM, S.S.D.
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9. BUILT UP ROOF (B.U.R)
10. METAL PANEL SOFFIT
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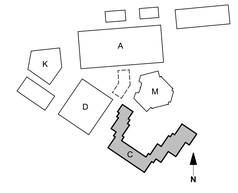
12. PV READY ROOF AREA

SECTION GENERAL NOTES

1. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATION OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.
2. ALL PENETRATIONS THROUGH EXTERIOR ROOF AND WALLS, AND FLOORS SHALL BE FLASHED AND SEALED WEATHER TIGHT. ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE SHALL BE PACKED WITH INSULATION.
3. PROVIDE OPENING FLASHINGS AT ALL WINDOWS, DOORS, LOUVERS AND SIMILAR WALL OPENINGS PER DETAIL 17/A-9.1
4. PROVIDE FIRESTOPPING AT CONCEALED SPACES, INCLUDING BETWEEN STAIR STRINGERS & BETWEEN STUDS WITH STAIR RUN, FURRED SPACES, CEILING/FLOOR LEVELS AND 10'-0" INTERVALS ALONG LENGTHS OF WALL, SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER CBC 718.
5. REFER TO INTERIOR ELEVATIONS FOR WALL FINISHES AND INFORMATION NOT SHOWN, TYPICAL.
6. REFER TO FLOOR PLAN FOR FLOOR FINISHES, TYPICAL.
7. REFER TO REFLECTED CEILING PLAN FOR CEILING FINISHES, TYPICAL.
8. REFER TO MECHANICAL DRAWINGS FOR REGISTERS AND VENTS NOT OTHERWISE SHOWN.
9. REFER TO ELECTRICAL DRAWINGS FOR HORNS, SPEAKERS, PULL STATIONS AND OTHER FEATURES NOT OTHERWISE SHOWN.

KEY PLAN



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DSA APP NO. 01-120558
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DRAWING SCALE: 1/8" = 1'-0"
PTN: 68890-45

Coastal Development Permit

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A-A6.1

EL GRANADA ELEMENTARY SCHOOL NEW CLASSROOM BUILDING - 222019

ELECTRICAL EQUIPMENT ANCHORAGE

ELECTRICAL ANCHORAGE NOTES:

ALL ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2019 CBC SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16, CHAPTER 13, 26, AND 30.

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (e.g. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEXIBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING ELECTRICAL COMPONENTS SHALL BE BE POSITIVELY ATTACHED TO THE STRUCTURE, BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS.

A. COMPONENT WEIGHING LESS THAN 400 POUNDS AND HAVING A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.
B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM WALL.

THE ANCHORAGE OF ALL ELECTRICAL COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE:

ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTION 13.6.5, 13.6.6, 13.6.7, 13.6.8, AND 2019 CBC, SECTIONS 1617A.1.24, 1617A.1.25, AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PREAPPROVED INSTALLATION GUIDE (eg., OSHPD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

ELECTRICAL DISTRIBUTION SYSTEMS ARE: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.

LIGHT FIXTURES:

ALL LIGHT FIXTURES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION SYSTEMS BY MECHANICAL MEANS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURE. A MINIMUM OF TWO SCREWS OR APPROVED FASTENERS ARE REQUIRED AT EACH LIGHT FIXTURE, PER ASTM E580, SECTION 5.3.1.

SURFACE-MOUNTED LIGHT FIXTURES SHALL BE ATTACHED TO THE MAIN RUNNER WITH AT LEAST TWO POSITIVE CLAMPING DEVICES. THE CLAMPING DEVICE SHALL COMPLETELY SURROUND THE SUPPORTING CEILING RUNNER AND BE MADE OF STEEL WITH A MINIMUM THICKNESS OF #14 GAGE. ROTATIONAL SPRING CATCHES DO NOT COMPLY. A #12 GAGE SLACK SAFETY WIRE SHALL BE CONNECTED FROM EACH CLAMPING DEVICE TO THE STRUCTURE ABOVE. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE EIGHT (8) FEET OR LONGER OR EXCEED 56 LB. MAXIMUM SPACING BETWEEN SUPPORTS SHALL NOT EXCEED EIGHT (8) FEET.

LIGHT FIXTURES WEIGHING LESS THAN OR EQUAL TO 10 LB. SHALL HAVE A MINIMUM OF ONE (1) #12 GAGE SLACK SAFETY WIRE CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE.

LIGHT FIXTURES WEIGHING GREATER THAN 10 LB. BUT LESS THAN OR EQUAL TO 56 LBS. MAY BE SUPPORTED DIRECTLY ON THE CEILING RUNNERS, BUT THEY SHALL HAVE A MINIMUM OF TWO (2) #12 GAGE SLACK SAFETY WIRES CONNECTED FROM THE FIXTURE HOUSING AT DIAGONAL CORNERS TO THE STRUCTURE ABOVE. EXCEPTION: ALL LIGHT FIXTURES GREATER THAN TWO BY FOUR FEET WEIGHING LESS THAN 56 LBS. SHALL HAVE A #12 GAGE SLACK SAFETY WIRE AT EACH CORNER.

ALL LIGHT FIXTURES WEIGHING GREATER THAN 56 LB. SHALL BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAUT #12 GAGE HANGER WIRES (ONE AT EACH CORNER) ATTACHED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE OR OTHER APPROVED HANGERS. THE FOUR (4) TAUT #12 GAGE WIRES OR OTHER APPROVED HANGERS, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, SHALL BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE FIXTURE.

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS. THE INFORMATION ON THE DRAWINGS REGARDING EXISTING ELECTRICAL EQUIPMENT AND BRANCH CIRCUITS IS THE RESULT OF FIELD SURVEY AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE. IT IS INTENDED, HOWEVER, AS A GUIDE FOR USE IN VERIFICATION ONLY.
2. ANY EXISTING ELECTRICAL EQUIPMENT IN THE AREA OF NEW CONSTRUCTION NOT SHOWN ON THE EXISTING PLANS SHALL BE DOCUMENTED AND SUBMITTED TO THE ENGINEER FOR DETERMINATION OF ACTION REQUIRED.
3. WHEREVER THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT IS CALLED FOR AND ALL EQUIPMENT ON A PARTICULAR BRANCH CIRCUIT IS TO BE REMOVED, ALL CONDUIT AND WIRE BACK TO THE PANEL SHALL BE ENTIRELY REMOVED AND THE CIRCUIT IN PANEL SHALL BE MARKED "SPARE". THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT, AND WIRE AS WELL.
4. WHEREVER THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT IS CALLED FOR AND ALL EQUIPMENT ON A PARTICULAR BRANCH CIRCUIT IS NOT TO BE REMOVED, THE CIRCUIT SHALL BE MAINTAINED CONTINUOUS TO THE EXISTING EQUIPMENT IN USE WITH MINIMUM INTERRUPTIONS OF POWER. THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT, AND WIRE AS WELL.
5. WHENEVER THE REMOVAL OF EXISTING CONSTRUCTION REVEALS ELECTRICAL WORK THAT IS TO REMAIN, BUT IS IN CONFLICT WITH NEW CONSTRUCTION, RELOCATE THE EXISTING ELECTRICAL WORK AS NECESSARY TO AVOID ANY CONFLICT. RELOCATION WORK SHALL BE DONE TO MINIMIZE ANY INTERRUPTIONS OF POWER.
6. CARE SHALL BE TAKEN IN ORDER TO IDENTIFY AND PROTECT ALL EXISTING ELECTRICAL WORK THAT IS TO REMAIN.
7. ENSURE RECONNECTION OF EXISTING DEVICES WHOSE CIRCUITS HAVE BEEN INTERRUPTED BY DEMOLITION BY PROVIDING NEW CONNECTION TO ANOTHER EXISTING TO REMAIN DEVICE OR PANEL.
8. ALL EXISTING ELECTRICAL EQUIPMENT SHOWN ON THE PLANS FOR NEW WORK ARE THOSE WHICH ARE TO BE REUSED DURING SOME PHASE OF THE NEW CONSTRUCTION OR REQUIRE SOME SPECIAL CONSIDERATIONS.
9. WHENEVER THE REMOVAL OF EXISTING ELECTRICAL PANELBOARDS ARE CALLED FOR AND ALL EXISTING BRANCH CIRCUITS ARE NOT TO BE REMOVED, THE EXISTING BRANCH CIRCUITS SHALL BE CONNECTED TO OTHER EXISTING ELECTRICAL EQUIPMENT OR PANELS STILL IN USE WITH MINIMUM INTERRUPTIONS OF POWER. ALSO, IF REQUIRED, THESE SAME BRANCH CIRCUITS SHALL BE RECONNECTED TO RELOCATED EXISTING OR NEW PANELBOARDS AS PART OF THE NEW CONSTRUCTION. THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT AND WIRE AS WELL.
10. THE ELECTRICAL CONTRACTOR SHALL REVISE EXISTING PANEL SCHEDULES TO CORRESPOND TO ACTUAL CONDITIONS AFTER ALL DEMOLITION AND NEW WORK IS COMPLETED.
11. REMOVE ALL ABANDONED CONDUIT AND WIRE ABOVE CEILINGS.
12. WHEN ELECTRICAL EQUIPMENT OR DEVICE IS REMOVED FROM AN EXISTING WALL OR CEILING WHICH IS TO REMAIN, PATCH ABANDONED OPENINGS TO MATCH EXISTING FINISH.
13. IN GENERAL, THE DEMOLITION PLANS SHOW ALL EXISTING EQUIPMENT THAT IS TO BE REMOVED UNLESS NOTED OTHERWISE. HOWEVER, ELECTRICAL EQUIPMENT, WHETHER SHOWN ON THIS DRAWING OR NOT, WHERE LOCATED IN THE AREA SCHEDULED TO BE DEMOLISHED, SHALL BE REMOVED COMPLETELY (INCLUDING CONDUIT AND WIRES BACK TO THE LAST REMAINING FIXTURE, OUTLET, DEVICE, ETC.) UNLESS OTHERWISE NOTED. COORDINATE DEMOLITION WORK WITH ARCHITECT AND GENERAL CONTRACTOR.
14. EXISTING CONDUIT FEEDS UP THROUGH FLOOR SHALL BE CUT OFF AND PLUGGED FLUSH WITH FLOOR WHERE EXISTING WALLS, ETC., ARE REMOVED. REMOVE CONDUCTORS FROM THE POINT BACK TO LAST OUTLET REMAINING IN SERVICE.
15. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC. REMAINING IN OPERATION WHICH IS BEING FED BY AN ABANDONED OUTLET. MAINTAINING CONTINUITY SHALL CONSIST OF REROUTING OF CONDUIT, WIRE, ETC. AS REQUIRED.
16. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF EXISTING CIRCUITS AND ADJUST CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF REQUIRED
17. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO REMOVAL OF EXISTING ELECTRICAL EQUIPMENT AND TURN OVER REMOVED EQUIPMENT THAT THE OWNER REQUESTS, IN AS-FOUND CONDITION. EQUIPMENT THAT IS TO BE TURNED OVER SHALL BE BOXED AND TAGGED TO IDENTIFY THE SPECIFIC EQUIPMENT. EQUIPMENT TO BE TEMPORARILY REMOVED DUE TO THE CONSTRUCTION SHALL BE CLEANED AND RE-INSTALLED IN ITS ORIGINAL CONDITION OR AS REQUIRED.
18. WHERE EXISTING WALLS HAVE BEEN REMOVED, AND THERE ARE EXISTING CONDUIT FEEDS WHICH HAVE BEEN CUT OFF AND CAPPED FLUSH WITH THE FLOOR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND DIMENSION ALL SUCH CONDUITS ON THE "AS-BUILT" DRAWINGS.
19. IF ANY EQUIPMENT THAT IS SCHEDULED TO REMAIN IN OPERATION IS DAMAGED BY THE CONTRACTOR, IT SHALL BE REPLACED TO ITS ORIGINAL CONDITION SATISFACTORY TO THE OWNER AT CONTRACTOR'S EXPENSE.

SYMBOLS LIST

H	FIRE ALARM SYSTEM MAGNETIC DOOR HOLD-OPEN
B	WALL-MOUNTED BEAM SMOKE DETECTOR - TRANSMITTING UNIT; MOUNT 18" BELOW CEILING LEVEL, U.O.N.
B	WALL-MOUNTED BEAM SMOKE DETECTOR - RECEIVING UNIT; MOUNT IN EXACT HORIZONTAL & VERTICAL ALIGNMENT WITH CORRESPONDING TRANSMITTING UNIT
B	CEILING-MOUNTED BEAM SMOKE DETECTOR - TRANSMITTING UNIT
B	CEILING-MOUNTED BEAM SMOKE DETECTOR - RECEIVING UNIT; MOUNT IN EXACT HORIZONTAL & VERTICAL ALIGNMENT WITH CORRESPONDING TRANSMITTING UNIT
	FIRE ALARM SYSTEM END-OF-LINE RESISTOR
FSD	FIRE SMOKE DAMPER BY MECHANICAL. COORDINATE WITH MECHANICAL FOR MONITORING TO FIRE ALARM SYSTEM (INCLUDING SMOKE DETECTOR PROVISIONS). CONTROL OF DAMPER TO BE BY MECHANICAL, U.O.N. PROVIDE TOGGLE TYPE DISCONNECT SWITCH
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
▪	WEATHERPROOF ENCLOSURE
	CONDUIT AND WIRE CONCEALED IN CEILING OR WALL
	CONDUIT AND WIRE CONCEALED IN OR UNDER SLAB OR UNDERGROUND
	CONDUIT AND WIRE RUN EXPOSED
	CROSSMARKS INDICATE QUANTITY OF #12 CONDUCTORS PLUS PARITY SIZED GROUND CONDUCTOR, NO HASHMARKS INDICATES (2) #12 CONDUCTORS PLUS PARITY SIZED GROUND CONDUCTOR, U.O.N.
	GROUND WIRE
(#10)	WIRE SIZE 10 AWG FOR ALL CONDUCTORS, INCLUDING GROUND WIRE, THROUGHOUT THE COMPLETE CIRCUIT
	FLEXIBLE METALLIC CONDUIT
	HOMERUN TO PANELBOARD OR TERMINAL BOARD, AS NOTED ON PLANS
	COMPLETE CONNECTION OF EQUIPMENT
	CONDUIT STUBBED OUT, CAPPED AND MARKED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
T	TELEPHONE SYSTEM CONDUIT AND PULLWIRE; 3/4" U.O.N.
C	COMPUTER/DATA SYSTEM CONDUIT AND PULLWIRE; 3/4" U.O.N.
D	TELEPHONE/DATA SYSTEM CONDUIT AND PULLWIRE; 3/4" U.O.N.
G	#4/0 COPPER GROUNDING ELECTRODE CONDUCTOR, U.O.N.
AC-1	MECHANICAL EQUIPMENT DESIGNATION - SEE MECHANICAL PLANS
3 E-6	DETAIL DESIGNATION - SEE DETAIL 3, SHEET E-6
1	NUMBERED SHEET NOTE
2	NUMBERED SHEET NOTE THAT REFERS TO TYPICAL ITEMS ON SHEET
M	UTILITY METER
CT'S	CURRENT TRANSFORMERS
30A 3P	CIRCUIT BREAKER. NUMBER INDICATES 30A 3-POLE
1504N	FEEDER SIZE - SEE POWER SINGLE LINE DIAGRAMS & FEEDER SCHEDULE

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
C	CONDUIT
CATV	CABLE TV
CO	CONDUIT ONLY
CU	COPPER
E.C.	ELECTRICAL CONTRACTOR
E	EMERGENCY LIGHT FIXTURE ON EMERGENCY GENERATOR OR INVERTER, SWITCHABLE, U.O.N.
EM	EMERGENCY LIGHT FIXTURE WITH BATTERY PACK, SWITCHABLE
EMS	ENERGY MANAGEMENT SYSTEM
(E)	EXISTING
EQPT	EQUIPMENT
(ER)	EXISTING EQUIPMENT TO BE RELOCATED
(EX)	EXISTING EQUIPMENT TO BE DISCONNECTED AND REMOVED
EXT	EXTERIOR
FMC	FLEXIBLE METALLIC CONDUIT
FTL	FEED THROUGH LUGS
GFI	GROUND FAULT CIRCUIT INTERRUPTING TYPE RECEPTACLE
IDF	INTERMEDIATE DISTRIBUTION FRAME
L	LOCKABLE
LV	LOW VOLTAGE
MCB	MAIN CIRCUIT BREAKER
MDF	MAIN DISTRIBUTION FRAME
MFR	MANUFACTURER
MLO	MAIN LUGS ONLY
MTD	MOUNTED
(N)	NEW
N.E.C.	NATIONAL ELECTRICAL CODE
NEU	NEUTRAL
N.I.E.C.	NOT IN ELECTRICAL CONTRACT
O.A.H.	OVERALL HEIGHT
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
P	INDICATES FIXTURES ON PHOTOCELL CONTROL
PA	PUBLIC ADDRESS
PNL	PANEL
S.A.D.	SEE ARCHITECTURAL DRAWINGS
STC	SIGNAL TERMINAL CABINET
TC	INDICATES FIXTURES ON TIMECLOCK CONTROL
TELE	TELEPHONE
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
U.O.N.	UNLESS OTHERWISE NOTED
VAV	VAV BOX, SEE MECHANICAL DIVISION DRAWINGS FOR LOCATIONS. PROVIDE TOGGLE TYPE DISCONNECT SWITCH
WP	WEATHER PROOF, NEMA 3R
WPIU	WEATHER PROOF WHILE IN USE

SYMBOLS LIST

▨	MAIN SWITCHBOARD, DISTRIBUTION PANEL OR MOTOR CONTROL CENTER
	FLUSH MOUNTED PANELBOARD, 6'-6" TO TOP
	SURFACE MOUNTED PANELBOARD, 6'-6" TO TOP
	FUSED EQUIPMENT DISCONNECT SWITCH WITH FUSE SIZE AS RECOMMENDED BY EQUIPMENT MANUFACTURER
	MOTOR DISCONNECT SWITCH; HORSEPOWER RATED, NON FUSE
	COMBINATION MAGNETIC MOTOR STARTER & MOTOR CIRCUIT PROTECTOR
	MAGNETIC MOTOR STARTER
VFD	VARIABLE FREQUENCY DRIVE, FURNISHED BY MECHANICAL, INSTALLED & CONNECTED COMPLETE BY ELECTRICAL
	MANUAL MOTOR STARTER WITH OVERLOAD PROTECTION
	MOTOR WITH FLEXIBLE CONDUIT CONNECTION AND DISCONNECT
$m	LINE VOLTAGE MOTOR RATED TOGGLE SWITCH INSTALLED AT EQPT SHOWN
T	TRANSFORMER
	CONCRETE PULLBOX, SIZE AS REQUIRED OR SHOWN - CHRISTY OR EQUAL WITH LABELED LID PER USE
	COPPER GROUND ROD
J	FLUSH CEILING MOUNTED JUNCTION BOX, U.O.N.
J	FLUSH WALL MOUNTED JUNCTION BOX, UP 18" U.O.N.
J	JUNCTION BOX FLUSH FLOOR MOUNTED
	20A 3PG 125V DUPLEX RECEPTACLE, UP 18" U.O.N.
	20A 3PG 125V DUPLEX RECEPTACLE, WEATHERPROOF, UP 18" U.O.N.
GFI	20A 3PG 125V DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER TYPE, UP 18" U.O.N.
IG	20A 3PG 125V DUPLEX RECEPTACLE, ISOLATED GROUND TYPE, UP 18" U.O.N.
	20A 3PG 125V DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER, U.O.N.
	20A 3PG 125V DOUBLE DUPLEX RECEPTACLE, UP 18" U.O.N.
	20A 3PG 125V DOUBLE DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER, U.O.N.
	20A 3PG 125V SINGLE RECEPTACLE, UP 18" U.O.N.
	20A 3PG 125V SINGLE TWISTLOCK RECEPTACLE, NEMA L5-20R, UP 18" U.O.N.
	SPECIAL RECEPTACLE AS INDICATED ON PLANS
	HALF CONTROLLED AND IDENTIFIED DUPLEX RECEPTACLE WIRED THROUGH LOCAL PLUG-LOAD CONTROLLER FOR ONE HALF OF DUPLEX, UP 18" U.O.N.
	FLUSH IN FLOOR OUTLET BOX WITH QUANTITY OF 20A 3PG 125V DUPLEX RECEPTACLES AS INDICATED ON PLANS
	FLUSH CEILING MTD. DUPLEX OUTLET, 20A 3PG
T	LINE VOLTAGE THERMOSTAT, PROVIDED & INSTALLED BY ELECTRICAL, CONNECTED COMPLETE BY MECHANICAL
	SURFACE MOUNTED WIREMOLD RACEWAY WITH RECEPTACLES AS INDICATED ON PLANS
	TERMINAL MOUNTING BACKBOARD, 3/4" PLYWOOD, DIMENSIONS AS NOTED ON PLANS, PAINT TO MATCH ADJACENT WALL SURFACE, MAINTAINING UL FIRE LABEL VISIBLE
	TELEPHONE OUTLET, UP 18" U.O.N.
w	TELEPHONE OUTLET, UP 48" U.O.N.
2D	COMBINED TELEPHONE/DATA OUTLET, UP 18" U.O.N.
	NUMBER INDICATES QUANTITY OF DATA OUTLET JACKS
	COMBINED VOICE/DATA OUTLET, MOUNTED ABOVE COUNTER U.O.N.
	INTERCOM HANDSET, UP 48" U.O.N.
WAP	WIRELESS ACCESS POINT (WAP) W/CAT6 CABLE/JACKS AT CEILING
	WALL MOUNTED SIGNAL SYSTEM CLOCK, UP 96" U.O.N.
TV	WALL MOUNTED VIDEO OUTLET, UP 18" U.O.N.
S	FLUSH WALL MOUNTED INDOOR PUBLIC ADDRESS SPEAKER, UP 96" U.O.N.
S	FLUSH WALL MOUNTED OUTDOOR WEATHERPROOF PUBLIC ADDRESS SPEAKER
S	FLUSH CEILING MOUNTED INDOOR PUBLIC ADDRESS SPEAKER
S	FLUSH WALL MOUNTED INDOOR PUBLIC ADDRESS SPEAKER & SIGNAL SYSTEM CLOCK, UP 96" U.O.N.
F	FIRE ALARM SYSTEM MANUAL PULL STATION, UP 48" U.O.N.
F 110	FIRE ALARM SYSTEM HORN/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
F 110	WEATHERPROOF FIRE ALARM SYSTEM HORN/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
F 110	FIRE ALARM SYSTEM HORN/STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
S 110	FIRE ALARM SYSTEM STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
S 110	FIRE ALARM SYSTEM STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
H	WEATHERPROOF FIRE ALARM SYSTEM HORN, UP 90" U.O.N.
V 110	FIRE ALARM SYSTEM SPEAKER/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
V 110	FIRE ALARM SYSTEM SPEAKER/STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
S	FIRE ALARM SYSTEM SPEAKER, UP 90" U.O.N.
S	WEATHERPROOF FIRE ALARM SYSTEM SPEAKER, UP 90" U.O.N.
S	FIRE ALARM SYSTEM SPEAKER, CEILING MOUNTED
D	WALL MOUNTED ELECTROMAGNETIC DOOR HOLD-OPEN DEVICE, FURNISHED BY DIV. 8, INSTALLED & CONNECTED COMPLETE TO FIRE ALARM SYSTEM BY DIV. 28
FS	FIRE ALARM SYSTEM SPRINKLER FLOW SWITCH. PROVIDE MONITOR MODULE
TS	FIRE ALARM SYSTEM SPRINKLER VALVE SUPERVISORY SWITCH. PROVIDE MONITOR MODULE
PIV	POST INDICATING VALVE
B	SPRINKLER FLOW ALARM (PROVIDE BY SPRINKLER CONTRACTOR). CONNECT COMPLETE VIA WATER FLOW SWITCH AUX. CONTACTS
S	FIRE ALARM SYSTEM SMOKE DETECTOR
E S	FIRE ALARM SYSTEM CEILING MOUNTED SMOKE DETECTOR PROGRAMMED FOR AUTOMATIC RECALL OF ELEVATOR
H	FIRE ALARM SYSTEM HEAT DETECTOR
D	FIRE ALARM SYSTEM HVAC DUCT MOUNTED SMOKE DETECTOR. COORDINATE WITH MECHANICAL FOR SUPPLY, INSTALL AND COMPLETE CONNECTION (INCLUDING CONTROL OF HVAC EQUIPMENT) - SEE SPECIFICATIONS
M	FIRE ALARM SYSTEM MONITOR MODULE
C	FIRE ALARM SYSTEM CONTROL MODULE
R	FIRE ALARM SYSTEM RELAY MODULE
CO	FIRE ALARM SYSTEM CEILING MOUNTED COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH SOUNDER BASE
	FIRE ALARM SYSTEM CEILING MOUNTED AIR SAMPLING PORT

SYMBOLS LIST

ALL SWITCH AND CONTROL MOUNTING HEIGHTS OF 48" SHALL BE TO TOP OF THE DEVICE BOX. ALL RECEPTACLES WITH MOUNTING HEIGHT OF UP TO 18" SHALL BE NO LOWER THAN 15" TO BOTTOM OF THE DEVICE BOX, TYPICAL, U.O.N.

AA1	INDICATES LUMINAIRE TYPE, SEE LUMINAIRE SCHEDULE
EM OR E	RECESSED 2'x2', 2'x4' OR 1'x4' LUMINAIRE, FULLY LENSED
	RECESSED 2'x2', 2'x4' LUMINAIRE WITH DECORATIVE ARTICULATED OPTICAL SHIELD
EM OR E	INDICATES EMERGENCY LUMINAIRE. SEE ABBREVIATIONS FOR TYPE OF EMERGENCY SOURCE
	SUSPENDED LINEAR LUMINAIRE
	INDICATES AIRCRAFT CABLE SUPPORT POINT (VERIFY WITH MANUFACTURER)
	INDICATES COMBINATION AIRCRAFT CABLE/ELECTRICAL FEED POINT (VERIFY WITH MANUFACTURER)
	SURFACE CEILING, WALL OR COVE MOUNTED LUMINAIRE
	UNDER CABINET LUMINAIRE
	SURFACE OR SUSPENDED STRIP LUMINAIRE
○ □	SURFACE CEILING MOUNTED LUMINAIRE
	PENDANT MOUNTED LUMINAIRE
	DECORATIVE CEILING MOUNTED LUMINAIRE
	SURFACE MOUNTED LIGHTING TRACK WITH TRACK LUMINAIRES
	RECESSED ADJUSTABLE ACCENT LUMINAIRE. ARROW INDICATES AIMING DIRECTION
	RECESSED DOWNLIGHT LUMINAIRE
	RECESSED WALLWASH LUMINAIRE
	RECESSED DOWNLIGHT WITH DECORATIVE TRIM
	RECESSED OR SURFACE MOUNTED LINEAR WALLWASHER, OPEN AREA INDICATES DIRECTION OF ILLUMINATION
	RECESSED DOWNLIGHT WITH DECORATIVE TRIM
	WALL MOUNTED LUMINAIRE
	STEPLIGHT RECESSED FLUSH IN WALL
	POLE ARM-MOUNTED AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION WHEN NOT PARALLEL TO ARM ORIENTATION
	POLE ARM-MOUNTED PEDESTRIAN-SCALE WALKWAY OR AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
	POST-TOP PEDESTRIAN-SCALE AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
	BOLLARD LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
⊕	FLUSH IN-GROUND LANDSCAPE OR BUILDING UPLIGHT, NON-ADJUSTABLE AIMING
⊕→	FLUSH IN-GROUND LANDSCAPE OR BUILDING UPLIGHT WITH ADJUSTABLE AIMING FEATURE; ARROW INDICATES AIMING DIRECTION
	FLUSH IN-GROUND WALLWASH UPLIGHT; OPEN AREA INDICATES DIRECTION OF ILLUMINATION
	STEM MOUNTED SIGN LIGHT
	WALL MOUNTED EXIT SIGN, ARROWS AS NOTED ON PLANS. SHADED AREA INDICATES NUMBER OF FACES
	CEILING MOUNTED EXIT SIGN, ARROWS AS NOTED ON PLANS. SHADED AREA INDICATES NUMBER OF FACES
$a	LINE VOLTAGE SINGLE POLE TOGGLE SWITCH, LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
$2	LINE VOLTAGE TWO POLE TOGGLE SWITCH, UP 48" U.O.N.
$3	LINE VOLTAGE THREE-WAY TOGGLE SWITCH, UP 48" U.O.N.
$k	LINE VOLTAGE KEY OPERATED TOGGLE SWITCH
$p	LINE VOLTAGE TOGGLE SWITCH WITH PILOT LIGHT, LIGHT IS ON WHEN CIRCUIT IS CLOSED, UP 48" U.O.N.
Sab	LOW VOLTAGE MOMENTARY CONTACT SWITCH - SEE LOW VOLTAGE RELAY SCHEDULE, LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
kSab	LOW VOLTAGE KEYED MOMENTARY CONTACT SWITCH - SEE LOW VOLTAGE RELAY SCHEDULE, LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
aOSb	WALL MOUNTED SWITCH TYPE INFRARED OCCUPANCY SENSOR; UP 48" U.O.N.; SINGLE OR DUAL AS NOTED BY LETTERS ADJACENT. SET TO FIXED 20 MINUTE TIME DELAY AND MAX SENSITIVITY
aDSb	WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR; UP 48" U.O.N.; SINGLE OR DUAL AS NOTED BY LETTERS ADJACENT. SET TO FIXED 20 MINUTE TIME DELAY AND MAX SENSITIVITY
S a	WALL MOUNTED DIGITAL SWITCH, UP 48" U.O.N.; LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED
2 D a,b	WALL MOUNTED SINGLE OR MULTI-ZONE DIGITAL DIMMER SWITCH, UP 48" U.O.N.; LOWER CASE LETTERS ADJACENT INDICATE RESPECTIVE ZONES TO BE SIMULTANEOUSLY MANUALLY CONTROLLED; NUMERAL DESIGNATES NUMBER OF ZONES ASSIGNED TO THE DEVICE
⊖	CEILING MOUNTED DUAL TECHNOLOGY DIGITAL OCCUPANCY SENSOR
	WALL MOUNTED DUAL TECHNOLOGY DIGITAL OCCUPANCY SENSOR
Z3,Z4 P	SINGLE OR MULTI-ZONE SWITCHING OR DIMMING OPEN LOOP DIGITAL DAYLIGHTING SENSOR; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
Z1 P	SINGLE ZONE SWITCHING OR DIMMING CLOSED LOOP DIGITAL DAYLIGHTING SENSOR; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
Z2	INDICATES DAYLIGHT ZONE CONTROLLED VIA PHOTOCELL
RC 2	ROOM CONTROLLER ADJACENT NUMERAL REFERS TO THE NUMBER OF ZONES TO BE CONTROLLED. VENDOR OR CONTRACTOR TO PROVIDE QUANTITY OF ROOM CONTROLLERS REQUIRED FOR THE NUMBER OF CONTROLLED ZONES.
PC	PLUG LOAD ROOM CONTROLLER
IR	ISOLATED RELAY INTERFACE
EC	EMERGENCY LIGHTING CONTROL MODULE
	SEISMIC BRACING FOR PENDANT LUMINAIRE

CALIFORNIA GREEN BUILDING STANDARDS COMPLIANCE

ALL EXTERIOR LUMINAIRES SPECIFIED IN THESE CONTRACT DOCUMENTS COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A5.106.8 LIGHT POLLUTION REDUCTION. EXTERIOR LUMINAIRES COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE (BUG) RATINGS AS DEFINED IN IESNA TM-15-11 AND BUG RATINGS DO NOT EXCEED THE MAXIMUM ALLOWABLE RATINGS FOR THIS PROJECT.

GENERAL NOTES

1. PRIOR TO BID THE CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING THE BID.
2. PROVIDE PARITY SIZED GREEN GROUND WIRE IN ALL POWER CONDUITS, BRANCH CIRCUITS (LIGHTING & POWER) AND HOMERUNS. PROVIDE ADDITIONAL ISOLATED GROUND, GREEN WITH YELLOW STRIPE, TO ALL ISOLATED GROUND RECEPTACLES.
3. PROVIDE PULLROPE IN ALL EMPTY CONDUITS THROUGHOUT THE PROJECT.
4. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION & CONNECTION REQUIREMENTS OF ALL LUMINAIRE(S) AND ALL OUTLET, SWITCH, AND ELECTRICAL RELATED DEVICE MOUNTING HEIGHTS AND LOCATIONS. COORDINATE LOCATIONS OF ALL LUMINAIRE(S) AND JUNCTION BOXES WITH MECHANICAL DIVISION PRIOR TO ROUGH-IN. COORDINATE LOCATIONS OF ELECTRICAL DEVICES WITH FURNITURE PLANS PRIOR TO ROUGH-IN.
5. REFER TO MECHANICAL PLANS FOR EXACT LOCATION(S) OF ALL MECHANICAL EQUIPMENT, AND CONFIRM EXACT CONNECTION REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DIVISION, PRIOR TO ROUGH-IN. VERIFY EXACT REQUIREMENTS FOR VOLTAGE, PHASE, HORSE-POWER, OR KVA RATINGS, OF ALL MECHANICAL DIVISION EQUIPMENT REQUIRING ELECTRICAL CONNECTION.
6. VERIFY EXACT CONNECTION REQUIREMENTS, OUTLET TYPE(S), MOUNTING HEIGHT(S) AND LOCATION(S) OF ALL OWNER-SUPPLIED EQUIPMENT, AND ALL EQUIPMENT PROVIDED UNDER OTHER SECTIONS OF THE SPECIFICATIONS, PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL DRAWINGS FOR EQUIPMENT LOCATIONS.
7. COORDINATE TRENCHING WITH OWNER AND OTHER TRADES BEFORE BEGINNING WORK.
8. ALL CONDUIT PENETRATIONS THROUGH FIRE-RATED WALLS AND FLOORS SHALL BE SEALED AND EQUIPPED WITH U.L. LISTED FIRE PENETRATION ASSEMBLIES TO MAINTAIN FIRE SEPARATION RATING.
9. DO NOT INSTALL ANY OUTLETS BACK TO BACK IN STUD WALLS OR DE-MOUNTABLE PARTITIONS.
10. THE CONTRACTOR SHALL VERIFY ALL CEILING TYPES BEFORE ORDERING OF LUMINAIRE(S). ALSO VERIFY THAT ALL FEATURES CALLED FOR IN LUMINAIRE DESCRIPTIONS ON THE LUMINAIRE SCHEDULE ARE INCLUDED WITH CATALOG NUMBERS LISTED ON THE LUMINAIRE SCHEDULE WHEN LUMINAIRE ORDERS ARE PLACED, AND ARE INCLUDED AS PART OF THE LIGHTING SUBMITTALS FOR THIS PROJECT. IF A DISCREPANCY EXISTS, CONTACT THE ARCHITECT AND ELECTRICAL ENGINEER FOR CLARIFICATION PRIOR TO BID.
11. CIRCUITRY AND CONDUIT ROUTING SHOWN ON THE PLANS IS DIAGRAMMATIC ONLY. THIS CONTRACTOR IS RESPONSIBLE FOR BECOMING COMPLETELY FAMILIAR WITH THE ARCHITECTURAL AND STRUCTURAL CONDITIONS AND LIMITATIONS IN THE BUILDING AND TO PROVIDE ALL LABOR, TOOLS AND MATERIALS REQUIRED TO PRODUCE A COMPLETELY CONCEALED INSTALLATION WHEREVER INDICATED ON THE PLANS.
12. MAINTAIN "AS-BUILT" RECORDS AT ALL TIMES, SHOWING EXACT LOCATION OF ALL UNDERGROUND AND/OR CONCEALED CONDUITS AND SERVICES INSTALLED UNDER THIS CONTRACT, INCLUDING CIRCUIT IDENTIFICATION WHERE APPLICABLE. PROVIDE OWNER WITH "AS-BUILT" DOCUMENTS AS INDICATED IN THE SPECIFICATIONS, AND/OR CALLED FOR IN THE SPECIFICATIONS.
13. DRAWINGS INDICATE THE LOCATION(S) OF DEVICES, LUMINAIRE(S) AND EQUIPMENT, AND THE CIRCUIT NUMBER AND PANEL DESIGNATED TO SUPPLY THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY CONNECTING ALL ELECTRICAL DEVICES TO CIRCUITS INDICATED ON THE DRAWINGS.
14. UNLESS OTHERWISE NOTED, ALL WORK SHOWN ON DRAWINGS IS NEW AND TO BE PROVIDED AND INSTALLED COMPLETE UNDER THIS CONTRACT.
15. ALL EQUIPMENT GROUNDING SHALL CONFORM TO ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, LATEST EDITION.
16. ALL EXTERIOR CONDUIT ABOVE GRADE, INCLUDING ALL ROOF MOUNTED CONDUIT, SHALL BE GALVANIZED RIGID STEEL. COAT ALL EXPOSED THREADS WITH GALVANIZING PAINT. PAINT ALL SURFACE MOUNTED RACEWAYS AND PULLBOXES TO MATCH SURROUNDING CONDITIONS, AS DIRECTED BY THE ARCHITECT.
17. ALL ELECTRICAL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C., AS WELL AS STATE, AND LOCAL CODES AND REQUIREMENTS.
18. ALL CONDUIT SHALL BE CONCEALED, UNLESS OTHERWISE NOTED.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE AVAILABLE SHORT CIRCUIT CURRENT AT THE MAIN SWITCHBOARD INCOMING TERMINALS WITH THE UTILITY COMPANY, AND TO VERIFY THAT ALL POWER AND SIGNAL SERVICE PROVISIONS, INCLUDING CONCRETE EQUIPMENT PADS, CONDUITS, PULLBOXES AND CLEARANCES, MEET THE UTILITY COMPANY'S REQUIREMENTS, PRIOR TO INSTALLATION.
20. EQUIPMENT OVERLOADS AND FUSES SHALL BE PROVIDED AND INSTALLED AS PER NAME PLATE ON THE EQUIPMENT ACTUALLY PROVIDED.
21. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS AND INSPECTION FEES.
22. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
23. ALL EXIT SIGNS SHALL COMPLY WITH THE RELEVANT PORTIONS OF SECTIONS 1008 AND 1013 OF THE CBC.
24. ALL MECHANICAL DIVISION EQUIPMENT LOW VOLTAGE CONTROL WIRING AND RACEWAY SHALL BE PROVIDED AND INSTALLED AS SPECIFIED IN MECHANICAL DIVISION U.O.N.
25. COORDINATE INSTALLATION OF ALL RECESSED LUMINAIRE(S) WITH MECHANICAL DIVISION PRIOR TO INSTALLATION OF HVAC DUCTS AND SPRINKLER HEADS. ENSURE AFTER INSTALLATION OF LUMINAIRE(S) THAT THERE IS NO CONTACT BETWEEN DUCTS AND LUMINAIRE(S) TO AVOID VIBRATION IN LUMINAIRE(S).
26. USE FLEXIBLE CONDUIT FOR ALL MOTOR, TRANSFORMER, RECESSED LUMINAIRE CONNECTIONS, AND CONNECTIONS BETWEEN TWO SEPARATE STRUCTURES AND FOR ALL FINAL CONNECTIONS TO "CRITICAL EQUIPMENT" AS DEFINED IN SPECIFICATIONS. MINIMUM 1/2" DIAMETER, LIQUID TIGHT TYPE USED OUTDOORS AND IN ALL WET LOCATIONS; PROVIDE WITH CODE-SIZE (MINIMUM #12) BARE GROUND WIRE IN ALL FLEXIBLE CONDUIT.
27. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR ALL BRANCH CIRCUITS FEEDING OUTLETS AS NOTED ON THE DRAWINGS.
28. FOR FLUSH MOUNTED PANELBOARDS THE CONTRACTOR SHALL STUB A MINIMUM OF FOUR (4) 3/4" CONDUITS FROM THE PANEL UP INTO THE ACCESSIBLE CEILING ABOVE FOR FUTURE CIRCUITS.
29. ALL CONDUIT CONNECTORS TO OUTLET OR JUNCTION BOXES SHALL HAVE INSULATED THROATS (MANUFACTURED AS AN INTEGRAL PART OF THE CONNECTOR). AFTER-MARKET INSERTABLE THROATS ARE NOT ACCEPTABLE.
30. ALL CIRCUITS IN ALL JUNCTION BOXES AND DEVICES SHALL BE CLEARLY IDENTIFIED BY MEANS OF "EZ" NUMBERING TAGS OR EQUIVALENT, TO IDENTIFY THE CIRCUIT NUMBER OR RELAY SUPPLYING THE CONDUCTOR. ALL JUNCTION BOXES SHALL BE LABELED PER SPECIFICATIONS.
31. ALL SURFACE MOUNTED POWER AND SIGNAL BOXES IN FINISHED AREAS SHALL BE "WIREMOLD" TYPE, WITH MATCHING RACEWAYS. SURFACE MOUNTED STEEL JUNCTION BOXES AND/OR EMT ARE NOT ACCEPTABLE.
32. ALL LOCATIONS OF BARE METAL SURFACE MOUNTED CONDUIT, BOXES, PANEL COVERS, AND RELATED FITTINGS OR ACCESSORIES INSTALLED IN FINISHED AREAS (BOTH INTERIOR AND EXTERIOR) SHALL BE FINISH PAINTED TO MATCH THE SURFACE TO WHICH THEY ARE MOUNTED TO (AFTER INSTALLATION). PAINTING SHALL INCLUDE DIFFERENT COLORS AS REQUIRED TO MATCH EXISTING STRIPING OR OTHER BUILDING FEATURES TO WHICH THE EQUIPMENT IS ATTACHED AND VISIBLE. VERIFY EXACT JUNCTION BOX LOCATION(S) AND ROUTING OF EXPOSED RACEWAYS WITH THE ARCHITECT PRIOR TO ROUGH-IN.
33. PROVIDE A BLANK COVER PLATE (COLOR TO MATCH ADJACENT DEVICES OR AS SPECIFICALLY CALLED FOR IN SPECIFICATIONS) FOR ALL JUNCTION BOXES (NEW AND EXISTING) ON THE PROJECT WHEN NO DEVICE IS INSTALLED.
34. FOR OUTDOOR 15 AND 20-AMPERE, 125 AND 250-VOLT RECEPTACLES: RECEPTACLES LOCATED IN "WET" LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVER PLATES PROVIDED AND INSTALLED; RECEPTACLES LOCATED IN "DAMP" LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVER PLATES IN LOCATIONS DEEMED TO BE "IN-USE" WITH CORD AND PLUG ATTACHED.
35. TWO OR THREE DIFFERENT PHASES SUPPLIED BY A 3-PHASE PANEL MAY SHARE A SINGLE NEUTRAL ONLY IF CIRCUIT POSITIONS ARE ADJACENT IN THE PANEL. PROVIDE COMMON HANDLE-TIE ON BREAKERS FOR MULTI-WIRE BRANCH CIRCUITS, WITH COMMON NEUTRAL, PER NEC REQUIREMENTS.
36. WHEN SERIES RATING IS USED ON ANY CIRCUIT BREAKER ON THIS PROJECT PROVIDE A FIELD MARKING PER CEC 110-22 ON THE EQUIPMENT COVER THAT IS VISIBLE TO MAINTENANCE PERSONNEL INDICATING THAT THE BREAKER HAS BEEN APPLIED WITH A SERIES COMBINATION RATING.
37. ALL RECEPTACLES IN LOCATIONS IDENTIFIED IN NEC 406.12 (I.E. DWELLING UNITS, HOTEL/MOTEL GUEST ROOMS, CHILD CARE, PRESCHOOL, K-12 SCHOOLS, BUSINESS OFFICE COMMON AREAS, IN CLINICS. MEDICAL AND OUTPATIENT FACILITIES, ASSEMBLY AREA COMMON AREAS, DORMITORY UNITS, AND ASSISTED LIVING UNITS) SHALL BE TAMPER RESISTANT.

LIST OF DRAWINGS

E-0.1	SYMBOLS LIST, GENERAL NOTES & LIST OF DRAWINGS	E-5.3	LIGHTING CONTROL DIAGRAMS
E-0.2	LUMINAIRE SCHEDULE	E-6.1	PANEL SCHEDULES
E-1.0	SITE PLAN - DEMOLITION	E-7.1	DETAILS
E-1.1	SITE PLAN - POWER	E-7.2	DETAILS
E-1.2	SITE PLAN - LIGHTING	E-7.3	DETAILS
E-1.3	SITE PLAN - SIGNAL	FE-0.1	FIRE ALARM EQUIPMENT LIST, DETAILS & NOTES
E-2.1	FLOOR PLAN - LIGHTING	FE-1.1	SITE PLAN - FIRE ALARM
E-3.1	FLOOR PLAN - POWER & SIGNAL	FE-3.1	FLOOR PLAN - FIRE ALARM
E-3.2	FLOOR PLAN - ELECTRICAL - MECHANICAL & PLUMBING	FE-4.1	PARTIAL PLAN - BLDG. D - FIRE ALARM
E-3.3	FLOOR PLAN - ELECTRICAL - SHADES	FE-5.1	RISER DIAGRAM - FIRE ALARM
E-3.4	ROOF PLAN - ELECTRICAL	FE-6.1	FIRE ALARM CALCULATIONS
E-4.1	PARTIAL PLANS - POWER & SIGNAL		
E-5.1	SINGLE LINE DIAGRAMS - POWER		
E-5.2	SINGLE LINE DIAGRAMS - SIGNAL		

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120558 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/12/2023

QUATTROCCHI KWOK ARCHITECTS
Main:
636 Fifth Street, Santa Rosa, CA 95404
East Bay:
55 Harrison Street, Suite 525,
Oakland, CA 94607
(707) 576-0829

O'MAHONY & MYER

No. 18393
Exp. 6/30/24

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45
Coastal Development Permit

SHEET TITLE
SYMBOLS LIST, GENERAL NOTES & LIST OF DRAWINGS

SHEET NUMBER
E-0.1

EL GRANADA ELEMENTARY SCHOOL NEW CLASSROOM BUILDING – 222019

LUMINAIRE SCHEDULE

TYPE	MOUNTING	DESCRIPTION	MANUFACTURER CATALOG #	LIGHT SOURCE	POWER SUPPLY	VOLTS	INPUT WATTS
BC1	POLE	POLE MOUNTED SINGLE HEAD LED AREA LUMINAIRE; DIE CAST ALUMINUM HOUSING AND LENS FRAME, CLEAR TEMPERED GLASS LENS WITH FULL SILICONE GASKETING AT PERIMETER, REPLACEABLE MICRO-EMITTER LED'S WITH TYPE 4 OPTICS; 8 INCH SUPPORT ARM. POLE MOUNTED TO NOMINAL 25' HIGH ROUND, TAPERED, ANODIZED ALUMINUM POLE; SINGLE FUSE AT HAND-HOLE; SUPER DURABLE POLYESTER TGIC FINISH WITH ANODIZED UNDERCOAT FOR EXTRA CORROSION RESISTANCE AT MARINE ENVIRONMENT, TOP-COAT COLOR AS SELECTED BY THE ARCHITECT. LUMINAIRE HEAD: 50LBS	KIM LUMINAIRE: 1A-ARA2-54L-560-3K8-4-CLR-POLE DIA-UNV-FINISH+CLA-SF POLE: RTA-H-25-70-B-DRILL PATTERN-FINISH+CLA	3000K LED 80 CRI 10,000 LM	INTEGRAL DRIVER/NON-DIMMING	UNV	89 W
BC2	POLE	SIMILAR TO TYPE BC1 EXCEPT WITH TYPE 5QM OPTICS FOR FULL CUT-OFF AND REDUCED LIGHT TRESPASS AND VISIBLE GLARE BEYOND THE INTENDED ILLUMINATED AREA.	KIM LUMINAIRE: 1A-ARA2-54L-560-3K8-5QM-CLR-POLE DIA-UNV-FINISH+CLA-SF POLE: RTA-H-25-70-B-DRILL PATTERN-FINISH+CLA	3000K LED 80 CRI 10,000 LM	INTEGRAL DRIVER/NON-DIMMING	UNV	89 W
BC3	POLE	SIMILAR TO TYPE BC1 EXCEPT WITH TYPE 5QM OPTICS FOR FULL CUT-OFF AND REDUCED LIGHT TRESPASS AND VISIBLE GLARE BEYOND THE INTENDED ILLUMINATED AREA; 22' HIGH POLE.	KIM LUMINAIRE: 1A-ARA2-54L-560-3K8-5QM-CLR-POLE DIA-UNV-FINISH+CLA-SF POLE: RTA-H-22-70-B-DRILL PATTERN-FINISH+CLA	3000K LED 80 CRI 10,000 LM	INTEGRAL DRIVER/NON-DIMMING	UNV	89 W
BD1	POST-TOP	EXTERIOR POST-TOP MOUNTED AREA LUMINAIRE; CLEAR LENS; 3000K CCT; TYPE 2 OPTICS; SUPER DURABLE POLYESTER TGIC FINISH WITH ANODIZED UNDERCOAT AT ALL ALUMINUM COMPONENTS, TOP COAT COLOR AS SELECTED BY THE ARCHITECT; 10' HIGH X 4" DIA. ROUND STRAIGHT ALUMINUM POLE IN MATCHING FINISH. LUMINAIRE HEAD 35LBS.	KIM UR20-24L25-3K8-2-UNV-FM44-FINISH+CLA-CLR POLE: KIM PRA10-4125-FM-FINISH+CLA	3000K LED 80 CRI 2,700 LM	INTEGRAL DRIVER/NON-DIMMING	UNIV	25W
BD2	POST-TOP	SIMILAR TO TYPE BD1 EXCEPT TYPE 3 OPTICS.	KIM UR20-24L25-3K8-3-UNV-FM44-FINISH+CLA-CLR POLE: KIM PRA10-4125-FM-FINISH+CLA	3000K LED 80 CRI 2,700 LM	INTEGRAL DRIVER/NON-DIMMING	UNIV	25W
BD3	POST-TOP	SIMILAR TO TYPE BD1 EXCEPT TYPE 4 OPTICS.	KIM UR20-24L25-3K8-4-UNV-FM44-FINISH+CLA-CLR POLE: KIM PRA10-4125-FM-FINISH+CLA	3000K LED 80 CRI 2,700 LM	INTEGRAL DRIVER/NON-DIMMING	UNIV	25W
BD4	POST-TOP	SIMILAR TO TYPE BD1 EXCEPT TYPE 5 OPTICS.	KIM UR20-24L25-3K8-5QM-UNV-FM44-FINISH+CLA-CLR POLE: KIM PRA10-4125-FM-FINISH+CLA	3000K LED 80 CRI 2,700 LM	INTEGRAL DRIVER/NON-DIMMING	UNV	25W
BE2	RECESSED	RECESSED LINEAR LUMINAIRE WITH EXTRUDED ALUMINUM HOUSING; FLUSH FROST WHITE POLYCARBONATE DIFFUSER WITH GASKETS; EXTENDED END CAPS; STANDARD OUTPUT. NOM. 4" W X 3" D X 2' L. HOUSING; VISIBLE FLANGE FOR MOUNTING IN HARD LID AT COVERED WALKWAY; NATATORIUM FINISH IN CUSTOM COLOR AS DIRECTED BY THE ARCHITECT. IP65 RATING, SUITABLE FOR MOUNTING IN COVERED WET LOCAITON. 3.2 LBS / FT.	AXIS WBRLED-400-80-30-S-2-C-UNV-DP-1-DF-EF-N	3000K LED 80+ CRI 400 LM/FT	INTEGRAL	UNV	9W
BE3	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 3' LENGTH.	AXIS WBRLED-400-80-30-S-3-C-UNV-DP-1-DF-EF-N	3000K LED 80+ CRI 400 LM/FT	INTEGRAL	UNV	13W
BE4	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 4' LENGTH.	AXIS WBRLED-400-80-30-S-4-C-UNV-DP-1-DF-EF-N	3000K LED 80+ CRI 400 LM/FT	INTEGRAL	UNV	18W
BE5	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 5' LENGTH.	AXIS WBRLED-400-80-30-S-5-C-UNV-DP-1-DF-EF-N	3000K LED 80+ CRI 400 LM/FT	INTEGRAL	UNV	23W
BE6	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 6' LENGTH.	AXIS WBRLED-400-80-30-S-6-C-UNV-DP-1-DF-EF-N	3000K LED 80+ CRI 400 LM/FT	INTEGRAL	UNV	27W
BE7	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 7' LENGTH.	AXIS WBRLED-400-80-30-S-7-C-UNV-DP-1-DF-EF-N	3000K LED 80+ CRI 400 LM/FT	INTEGRAL	UNV	31W
BE8	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 8' LENGTH.	AXIS WBRLED-400-80-30-S-8-C-UNV-DP-1-DF-EF-N	3000K LED 80+ CRI 400 LM/FT	INTEGRAL	UNV	36W
EX1	SURFACE	LED EXIT SIGN, NARROW DIE-CAST ALUMINUM HOUSING. NOM. 9" H X 13" W X 5/8" DEEP; GREEN LETTERS, SINGLE FACE; WALL MOUNTED; FINISH AS SELECTED BY	EVENLITE RZR3-AC-G-1-FINISH-1B	N/A	INTEGRAL	UNV	3W

LUMINAIRE SCHEDULE

TYPE	MOUNTING	DESCRIPTION	MANUFACTURER CATALOG #	LIGHT SOURCE	POWER SUPPLY	VOLTS	INPUT WATTS
AA1	SUSPENDED	CABLE SUSPENDED LINEAR LED LUMINAIRE WITH DIRECT/INDIRECT DISTRIBUTION; VERY HIGH OUTPUT FOR INDIRECT, BOOSTED OUTPUT FOR DIRECT; EXTRUDED ALUMINUM HOUSING NOM. 10' L X 3"H X 2-1/2"D.; DIE CAST ALUMINUM FLAT END CAPS; DIE FORMED CRS REFLECTORS; WIDE-SPREAD INDIRECT OPTICS; FLUSH BOTTOM LENS; FULLY ADJUSTABLE AIRCRAFT CABLE SUSPENSION; FINISH AS SELECTED BY THE ARCHITECT. 2.3 lbs/ft	FINELITE HPX-P-ID-10-V-B-835-WSO-F-120-SC-FC10-FA-CEILING-FE-FINISH	3500K 80CRI 1571 lm/ft	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	129
AA2	SUSPENDED	SIMILAR TO TYPE AA1 EXCEPT NOM. 18'L.	FINELITE HPX-P-ID-18-V-B-835-WSO-F-120-SC-FC10-FA-CEILING-FE-FINISH	3500K 80CRI 1571 lm/ft	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	233
AA3E	SUSPENDED	SIMILAR TO TYPE AA1 EXCEPT NOM. 32'L.; HIGH OUTPUT INDIRECT; 4' LONG SECTION AT END OF LUMINAIRE WITH SEPARATE FEED FOR CONNECTION OF INDIRECT DIODES TO INVERTER.	FINELITE HPX-P-ID-32-H-B-835-WSO-F-120-SC-FC10-FA-CEILING-FE-FINISH-EM/ 4' INDIRECT AT ONE END	3500K 80CRI 1336 lm/ft	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	349
AB1	UNDERCABINET	UNDERCABINET LED LUMINAIRE; EXTRUDED ALUMINUM HOUSING, NOMINAL 4.5" DEEP X 1.25" HEIGHT IN PROFILE; MULTIPLE INDIVIDUAL UNITS IN LENGTHS AS SELECTED BY THE CONTRACTOR, FIELD JOINED TO FORM EXTENDED RUN LENGTHS AS SHOWN ON THE PLANS; HIGH IMPACT RESISTENT DR ACRYLIC LENS; POWDER COAT FINISH AS SELECTED BY THE ARCHITECT.	KENALL AUCLED-S-(FINISH)-S-(OUTPUT)(LENGTH)-30K -120	3500K 80CRI	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	5W/FT
AC1	SURFACE	LINEAR LED SURFACE MOUNTED LUMINAIRE; EXTRUDED ALUMINUM HOUSING; HIGH STRENGTH 'DR' ACRYLIC WRAP-AROUND LENS; INTEGRAL DRIVER; LOW OUTPUT; NOM 2' L X 3" X 3" HOUSING; INTEGRAL OCCUPANCY SENSOR MOUNTED BEHIND LENS, FACTORY SET FOR 'AUTO ON/AUTO OFF'; STANDARD FINISH AS SELECTED BY ARCHITECT.	PRIMUS LN3-SQL-L-35K-UNV-SM-AEB-MS-FINISH-2'	3500K LED 80 CRI 1,070 LM	INTEGRAL ELECTRONIC DRIVER, 0-10V DIMMING	UNV	7W
AC2	SURFACE	SIMILAR TO TYPE AC1 EXCEPT NOM. 5' LENGTH.	PRIMUS LN3-SQL-L-35K-UNV-SM-AEB-MS-FINISH-5'	3500K LED 80 CRI 2,675 LM	INTEGRAL ELECTRONIC DRIVER, 0-10V DIMMING	UNV	18W
AC3	SURFACE	SIMILAR TO TYPE AC1 EXCEPT NOM. 8' LENGTH; MEDIUM OUTPUT; NO OCCUPANCY SENSOR.	PRIMUS LN3-SQL-M-35K-UNV-SM-AEB-FINISH-8'	3500K LED 80 CRI 7,360 LM	INTEGRAL ELECTRONIC DRIVER, 0-10V DIMMING	UNV	52W
AD1	SURFACE OR SUSPENDED	SURFACE MOUNTED LENSED LED STRIPLIGHT; NOM. 4' X 3.5" HEIGHT X 3" WIDTH; 22-GUAGE DIE-FORMED C.R.S.; SQUARE DIFFUSE ACRYLIC LENS; WIREGUARD ACCESSORY SHALL BE PROVIDED FOR UTILITY ROOMS AND OMITTED AT STORAGE ROOMS. 1.5 lb/ft	HE WILLIAMS 75S-4-L85-835-UNV-WG-DIM	3500K 80CRI 8100lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	57W
AD2	SURFACE OR SUSPENDED	SIMILAR TO TYPE AD1 EXCEPT LOWER OUTPUT.	HE WILLIAMS 75S-4-L50-835-UNV-WG-DIM	3500K 80CRI 4900lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	33W
AD3	SURFACE OR SUSPENDED	SIMILAR TO TYPE AD1 EXCEPT LOWER OUTPUT; NO WIREGUARD.	HE WILLIAMS 75S-4-L50-835-UNV-DIM	3500K 80CRI 4900lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	33W
AD4	SURFACE OR SUSPENDED	SIMILAR TO TYPE AD1 EXCEPT NOM. 2' LENGTH; LOWER OUTPUT.	HE WILLIAMS 75S-2-L15-835-UNV-WG-DIM	3500K 80CRI 1500lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	11W
AD5	SURFACE OR SUSPENDED	SIMILAR TO TYPE AD1 EXCEPT LOWEST OUTPUT.	HE WILLIAMS 75S-4-L30-835-UNV-WG-DIM	3500K 80CRI 3000lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	19W
AE1	SURFACE/ THREADED ROD	COMPANION TO AA-SERIES. LINEAR LUMINAIRE WITH DIRECT ONLY DISTRIBUTION; EXTRUDED ALUMINUM HOUSING FINISHED FOR VISIBLE APPLICATIONS; EXTRUDED ACRYLIC LENS AND WHITE POWDER COATED SHEET STEEL REFLECTOR; BOOSTED OUTPUT. MOUNTED FROM THREADED ROD IN BAFFLE SYSTEM AT CEILING. 2-1/2" HIGH X 2-1/2" WIDE; RATED FOR USE AS A SPLICE BOX AND CAPABLE OF RECIEVING DIRECT CONDUIT INTO TOP OF HOUSING. MATTE BLACK FINISH.	FINELITE HPX-SM-D-2-B-835-F-120-SC-FC10-SMC4-FE-MATTE BLACK	3500K 80CRI 1032LM	INTEGRAL ELECTRONIC DRIVER, 0-10V DIMMING	120	9W
AG1	TAPELIGHT	HIGH POWERED LED TAPELIGHT IN EXTRUDED ALUMINUM HOUSING WITH ROUND FROSTED LENS AND COMPATIBLE DIMMABLE REMOTE DRIVER(S) ULV192 OR SIMILAR, WITH OUTPUTS, CHANNELS, AND CAPACITIES AS DETERMINED BY LUMINAIRE MANUFACTURER. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS SHOWING ALL FINAL DRIVER SPEC'S AND WIRING LOCATIONS. LUMINAIRE LENGTHS AS INDICATED ON PLANS.	KELVIX 006-I-LENGTH-DV-35K-FRR-CP-SV AND REMOTE DRIVER(S) #ULV192 OR SIMILAR	3500K LED 90 CRI 700 LM/FT	REMOTE ELECTRONIC DRIVER; 0-10V DIMMABLE	UNV	5.3W/FT
AK1	RECESSED	RECESSED LINEAR LUMINAIRE WITH EXTRUDED ALUMINUM HOUSING; FLUSH FROST WHITE DIFFUSER DOWNLIGHT; BOOSTED OUTPUT. NOM. 8' LENGTH X 4" W X 4" D.; FLANGE FOR MOUNTING IN GYP CEILING; STANDARD FINISH AS SELECTED BY ARCHITECT. 2.3 LBS / FT.	FINELITE HP4-R-D-8-B-835-F-96LG-120-SC-FC10-VF-FE-FINISH	3500K LED 80+ CRI 3,832 LM	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	37W
BA1	SURFACE	WALL MOUNTED LED AREA LIGHT, SUITABLE FOR USE IN EXTERIOR LOCATIONS; WEDGE SHAPE; SINGLE PIECE DIE-CAST ALUMINUM HOUSING NOM 12" WIDE X 9" HIGH X 7" DEEP; TYPE 3 OPTICAL DISTRIBUTION WITH NO LIGHT ABOVE HORIZONTAL PLANE; SUPER DURABLE POLYESTER TGIC FINISH WITH ANODIZED UNDERCOAT FOR MARINE ENVIRONMENT, TOPCOAT FINISH AS SELECTED BY THE ARCHITECT. 20LBS MAX	LITHONIA WDGE2-P3-30K-80CRI-T3M-MVOLT-FINISH+ANODIZED	3000K LED 80 CRI 3000LM	INTEGRAL ELECTRONIC	UNV	32W
BA2	SURFACE	SIMILAR EXCEPT TYPE 4 OPTICAL DISTRIBUTION.	LITHONIA WDGE2-P3-30K-80CRI-T4M-MVOLT-FINISH+ANODIZED	3000K LED 80 CRI 3000LM	INTEGRAL ELECTRONIC	UNV	32W
BB1	RECESSED CEILING	4" DIA. ROUND LED DOWNLIGHT, WITH SHALLOW-DEPTH ENAMELED ALUMINUM HOUSING, RUSTPROOF AND CORROSION RESISTANT; REGRESSED TEMPERED PRISMATIC SPREAD LENS; WIDE FLOOD OPTIC; SUITABLE FOR WET LOCATIONS WITH COVERED CEILINGS. NOM. 12" SQUARE X 5-5/8" DEEP RECESSED HOUSING, WITH 5-1/2" DIA FLANGE AND 4" DIA OPENING; GASKET BETWEEN TRIM FLANGE/CEILING. PROVIDE EXTENSION COLLAR '79' AT CEILINGS OF NON-STANDARD THICKNESS. 8 LBS.	KIRLIN LRR-04105-1500L-UNV-30K-45	3000K LED 80 CRI 1500LM	INTEGRAL ELECTRONIC	UNV	15W

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120558 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/12/2023

QUATTROCCHI KWOK ARCHITECTS
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REGISTERED PROFESSIONAL ENGINEER
GALWAY O'MAHONY
No. 18393
Exp. 6/30/24
ELECTRICAL
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45

Coastal Development Permit

SHEET TITLE

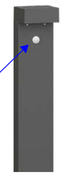
LUMINAIRE SCHEDULE

SHEET NUMBER

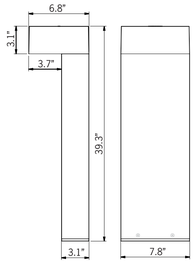
E-0.2

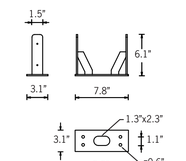
Additional Options (Consult Factory For Pricing)

The occupancy sensor will be located here, it will toggle between full and partial output. 'Timeout' (length of time from last detected occupancy to when output will be reduced) can be determined in dialog with CDP, input is welcome on preferred timeout length. A short timeout means lower light levels more often, but more cycling between low and high output, which can be irritating to neighbors.



OS- Occupancy Sensor





Mounting Detail

14W LED
1660 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight - 19.1 lbs

TURTLE FRIENDLY

The layouts shown below assume the max output will be lowered approximately 75% to 415 lumens. This output is more in line with Lighting Zone 1 and will keep the bright area immediately below the bollard to a more acceptable illuminance level. The quantity of bollards increases marginally, but in this circumstance, is preferrable. The electrical engineer is in dialog with the luminaire manufacturer about how best to achieve this lowered output, but are confident it can be done.

'Turtle Friendly' usually refers to amber LED's which this manufacturer can provide. In this case, 2200K LED's are preferred, and this manufacturer can offer this color temperature as a custom option.

UPRA-10012
Prague 2 Medium Bollard

A new contemporary bollard design family, meeting Dark Sky requirements, utilizing MicroVos Technology to get maximum spacing and excellent uniformity.

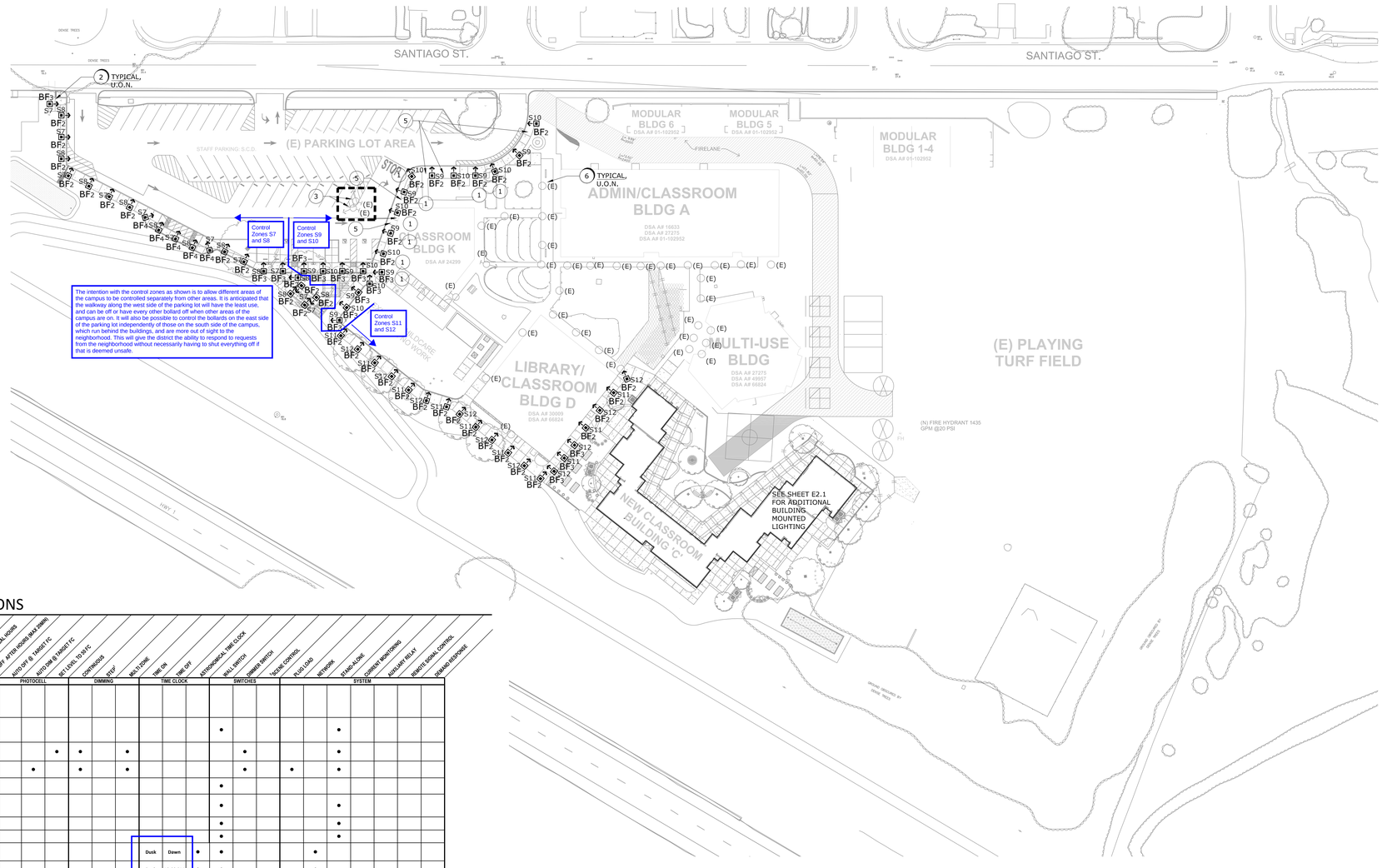
microVos TECHNOLOGY

LIGMAN LIGHTING USA

Luminaire types BF2, BF3, BF4

Vandal resistant bollard, aluminum housing, suitable for use in marine environments, occupancy sensor to toggle between full and partial output, 2200K LED's, output reduced to 25% of standard. Numeral at end of luminaire tag indicates optical distribution.

BOUNDARY SHOWN, BY OTHERS, IS APPROX. ONLY



SITE PLAN - LIGHTING

SCALE: 1"= 40'-0"

1 / E-1.2

SEQUENCE OF OPERATIONS

ROOM TYPE	AUTO ON	MANUAL ON	AUTO OFF	PARTIAL OFF AT NORMAL HOURS	AUTO OFF AFTER HOURS (MAX 20MIN)	AUTO OFF @ TARGET FC	AUTO DIM @ TARGET FC	SET LEVEL TO TARGET FC	CONTINUOUS	STEP	MULTI-ZONE	TIME ON	TIME OFF	ASTRONOMICAL TIME CLOCK	WALL SWITCH	DIMMER SWITCH	VACANCY CONTROL	PLUG LOAD	NETWORK	STAND-ALONE	CURRENT MONITORING	AUXILIARY RELAY	REMOTE SIGNAL CONTROL	DEMAND RESPONSE
	OCC SENSOR				PHOTOCELL				DIMMING			TIME CLOCK			SWITCHES				SYSTEM					
El Granada Elementary School - New Classroom Building																								
Areas w/ 1-2 lamp single luminaire (< 100 sq ft)		•	20 min												•					•				
Classroom (> 7 ft per sq ft)		•	20 min				•		•		•					•				•				
Breakout		•	20 min			•			•		•					•		•		•				
Electrical Room (< 100 sq ft)	100%														•									
Janitor Closet/Small Storage		•	20 min												•					•				
Restroom Single Stall	•		20 min												•					•				
Restroom (> 100 sq ft)	•		20 min												•					•				
Exterior Building Zone S1 & S3	100%											Dusk	Dawn	•	•			•						
Exterior Building Zone S2, S4, S5,S6	100%											Dusk	10:00 PM	•	•			•						
Walkway, West Parking Zone S7	100%											Dusk	Dawn	•	•			•						
Walkway, West Parking Zone S8	100%											Dusk	10:00 PM	•	•			•						
Walkway, East Parking Zone S9	100%											Dusk	Dawn	•	•			•						
Walkway, East Parking Zone S10	100%											Dusk	10:00 PM	•	•			•						
Walkway, South Campus Zone S11	100%											Dusk	Dawn	•	•			•						
Walkway, South Campus Zone S12	100%											Dusk	10:00 PM	•	•			•						
Spare - For future use, Zones S13, S14, S15, S16																								

Exterior lighting control Zones S7 through S12 are for the bollards

On/Off times shown here are standard boilerplate - the district can determine when each zone comes on and goes off

NUMBERED SHEET NOTES

1. BOLLARD MOUNTED AT PLANTING AREA ON FLUSH CONCRETE BASE.
2. BOLLARD MOUNTED AT CONCRETE WALKWAY OR CURB.
3. REMOVE EXISTING EXTERIOR LIGHTING AT EXTERIOR WALL OF BUILDING 'K'. PROVIDE BLANK WEATHERPROOF COVERPLATE.
4. NOT USED.
5. SAW-CUT EXISTING CONCRETE WALKWAY, PATCH AND REPAIR AFTER UNDERGROUND CONDUIT IS INSTALLED.
6. TYPICAL - EXISTING BUILDING MOUNTED SITE LIGHTING TO REMAIN, PROTECT IN PLACE, U.O.N.

QUATTROCCHI KWOK ARCHITECTS
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REGISTERED PROFESSIONAL ENGINEER
TIMOTHY O'MAHONY
No. 18393
Exp. 6/2024
ELECTRICAL
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

1	2.16.24	CDP Response

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45

Coastal Development Permit

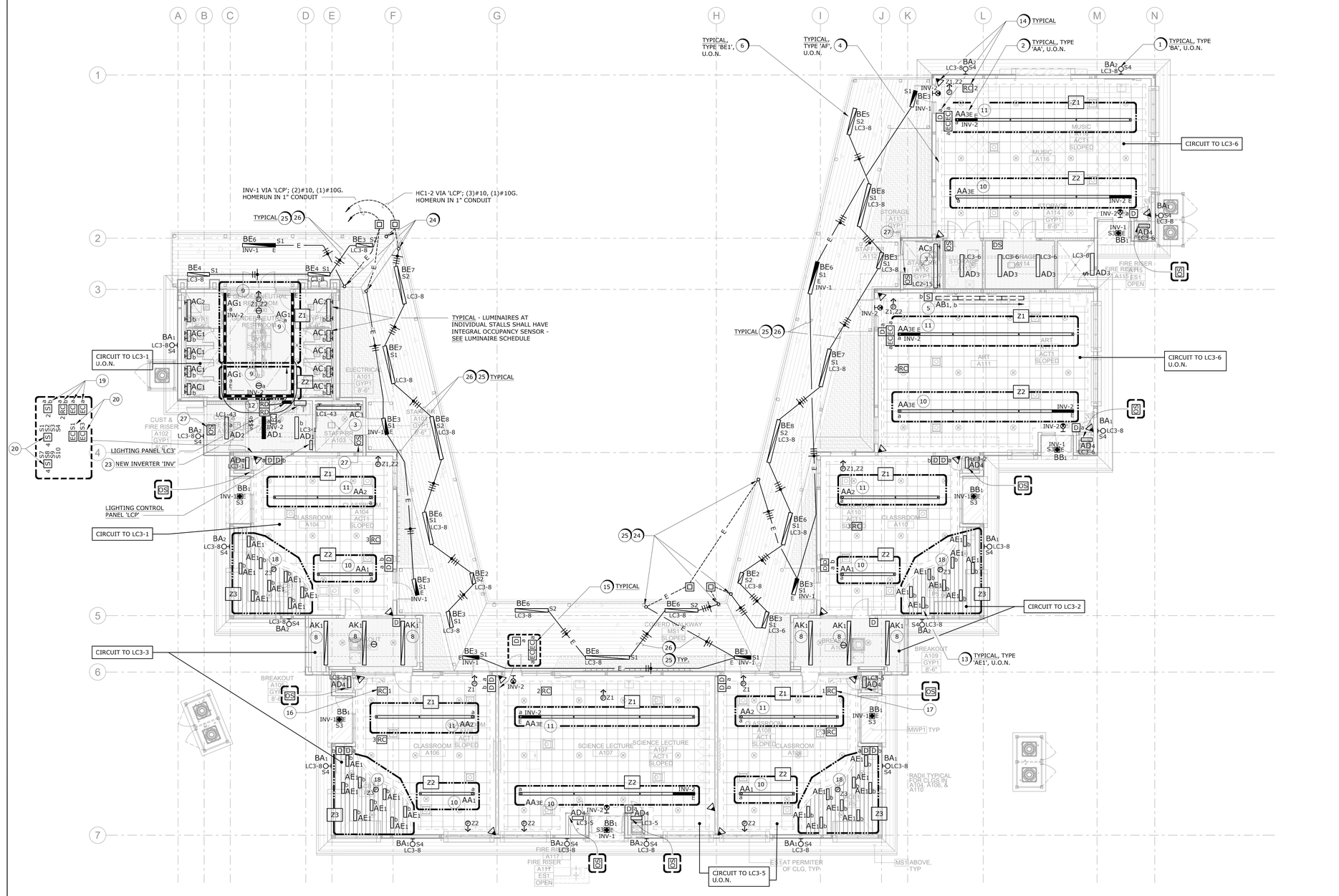
SHEET TITLE

SITE PLAN - LIGHTING

SHEET NUMBER

E-1.2

EL GRANADA ELEMENTARY SCHOOL, NEW CLASSROOM BUILDING – 222019



FLOOR PLAN - LIGHTING

SCALE: 1/8" = 1'-0"

1 / E-2.1

NUMBERED SHEET NOTES

1. WALL MOUNTED AT 9'-0" A.F.F. TO BOTTOM OF LUMINAIRE.
2. AIRCRAFT CABLE SUSPENDED FROM SLOPED A.C.T. CEILING, SEE 3/E-7.2 AND 4/E-7.2.
3. WALL MOUNTED ABOVE RESTROOM MIRROR.
4. NOT USED.
5. MOUNTED TO UNDERSIDE OF UPPER CABINET, SEE 1/E-7.2.
6. RECESS MOUNTED INTO METAL PLANK SOFFIT AT COVERED WALKWAY. SEE 11/E-7.2.
7. NOT USED.
8. RECESS MOUNTED AT GYP CEILING. COORDINATE WITH G.C. FOR FRAMED OPENING OF CORRECT SIZE.
9. COVE MOUNTED, SEE 30/A-10.1 FOR TYPICAL COVE FRAMING AT RESTROOM WALLS.
10. SUSPENDED FROM LOW END OF SLOPED CEILING. BOTTOM OF LUMINAIRE SHALL BE 18" BELOW CEILING.
11. SUSPENDED FROM HIGH END OF SLOPED CEILING. MOUNTING HEIGHT SHALL MATCH ADJACENT LUMINAIRE SUSPENDED AT LOW END OF SLOPED CEILING.
12. REMOTE DRIVER(S) FOR TAPELIGHT IN RESTROOM, QUANTITY OF DRIVER(S) AND ASSOCIATED LOW VOLTAGE WIRE RUNS MAY VARY. MOUNT IN AN ACCESSIBLE LOCATION IN ELECTRICAL ROOM. PROVIDE PERMANENTLY AFFIXED LABEL WITH DESCRIPTION OF LOAD SERVED.
13. CENTERED BETWEEN CEILING BAFFLES, S.A.D. FOR CEILING BAFFLE SYSTEM. BOTTOM OF LUMINAIRE SHALL BE MOUNTED 1" ABOVE HIGHEST POINT ON BAFFLE IMMEDIATELY BESIDE LUMINAIRE, MOUNTING HEIGHTS SHALL VARY. MOUNTED FROM THREADED ROD BRACED AND ATTACHED TO STRUCTURE ABOVE. POWER SHALL BE FED DIRECTLY INTO TOP OF LUMINAIRE AND ROUTED FOR MAXIMUM CONCEALMENT. PAINT RACEWAY, THREADED ROD AND ANY OTHER EXPOSED ELECTRICAL HARDWARE BLACK. SEE 2/E-7.2.
14. PROVIDE AND INSTALL DIMMER SWITCH(ES), OCCUPANCY SENSOR(S), PHOTOSENSOR(S), ROOM CONTROLLERS, PLUG CONTROLLERS, ISOLATED RELAYS FOR HVAC INTERFACE AND NETWORK BRIDGES WHERE SHOWN. SEE DETAILS ON SHEET E-5.3. MOUNT ROOM AND PLUG CONTROLLERS ABOVE ACCESSIBLE CEILING WHEREVER POSSIBLE.
15. PROVIDE AN EMERGENCY LIGHTING CONTROL MODULE FOR ALL SWITCHED LIGHT FIXTURES ON EMERGENCY INVERTER. THIS INCLUDES EMERGENCY FIXTURES CONTROLLED BY OCCUPANCY SENSORS. SEE DETAILS ON E-5.3. MOUNT CONTROL MODULE/TEST SWITCH 7'-6" A.F.F. AND ALIGN WITH LIGHT SWITCH BELOW WHEREVER POSSIBLE.
16. LIGHTING CONTROL EQUIPMENT FOR BREAKOUT A105.
17. LIGHTING CONTROL EQUIPMENT FOR BREAKOUT A109.
18. CLOSED LOOP PHOTOCELL, BRACKET MOUNT TO JUNCTION BOX. CENTER BETWEEN CEILING BAFFLES, S.A.D. FOR CEILING BAFFLE SYSTEM. BOTTOM OF SENSOR SHALL BE MOUNTED 3" ABOVE HIGHEST POINT ON BAFFLE IMMEDIATELY BESIDE LUMINAIRE. MOUNT JUNCTION BOX FROM THREADED ROD BRACED AND ATTACHED TO STRUCTURE ABOVE SIMILAR TO 2/E-7.2. NETWORK CABLE SHALL BE FED DIRECTLY INTO TOP OF JUNCTION BOX AND ROUTED FOR MAXIMUM CONCEALMENT. PAINT ALL EXPOSED ELECTRICAL HARDWARE BLACK.
19. OVERRIDE SWITCHES, ROOM CONTROLLERS AND EMERGENCY CONTROL MODULES FOR GENDER NEUTRAL RESTROOM. LABEL SWITCHES "RESTROOM".
20. OVERRIDE SWITCH AND EMERGENCY CONTROL MODULES FOR EXTERIOR BUILDING LIGHTS. LABEL BUTTONS AS FOLLOWS:

    S1: CANOPY
    S2: CANOPY
    S3: DOWNLIGHTS
    S4: SCONCES
    S7: WALKWAY
    S8: WALKWAY
    S9: PARKING
    S10: PARKING

21. NOT USED.
22. NOT USED.
23. SEE SHEET E-6.1 FOR INVERTER SPECIFICATIONS.
24. CONCEALED RACEWAY SHALL RUN INSIDE COLUMN AT INDICATED LOCATION TO BRING POWER INTO CANOPY SECTION. EACH STRUCTURALLY SEPARATE SECTION OF CANOPY SHALL BE FED BY NORMAL POWER INSIDE ONE COLUMN AND EMERGENCY POWER INSIDE ONE COLUMN. PRIOR TO POURING OF COLUMN FOOTING, ROUGH-IN SCHEDULE 80 PVC FROM PULL BOX THROUGH HOLE IN BOTTOM OF COLUMN BASE PLATE TO MIN. 12" ABOVE FINISHED WALKWAY. TRANSITION TO 3/4" LIQUID-TIGHT FLEX ONCE ABOVE GRADE. AS COLUMN IS BEING INSTALLED, PULL 3/4" LIQUID-TIGHT FLEX THROUGH COLUMN AND OUT TOP. AS BEAM IS BEING INSTALLED ON TOP OF COLUMN, PULL LIQUID-TIGHT FLEX INTO HOLE IN BOTTOM OF BEAM AND OUT OF HOLE IN SIDE OF BEAM. HOLES IN BEAM SHALL NOT EXCEED 2" DIAMETER AND SHALL BE REAMED OR FILED TO REMOVE ANY SHARP EDGES PRIOR TO PULLING LIQUID-TIGHT FLEX THROUGH. STRANDED WIRE SHALL BE ALLOWED WHEN PULLING THROUGH LIQUID-TIGHT FLEX
25. RACEWAY RUN THROUGH DECK FLUES OR WITHIN 1-1/2" OF BOTTOM OF DECK FLUTES SHALL BE R.M.C. OR I.M.C.
26. 3/4" CONDUIT CONCEALED TO EACH LUMINAIRE.
27. OCCUPANCY SENSOR SHALL CONTROL LIGHTS AND EXHAUST FAN CONNECTED TO SAME CIRCUIT. SEE E-3.2 FOR LOCATION OF FAN.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-120558 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 10/12/2023

QUATTROCCHI KWOK ARCHITECTS
Main:
636 Fifth Street, Santa Rosa, CA 95404
East Bay:
55 Harrison Street, Suite 525,
Oakland, CA 94607
(707) 576-0829

O'MAHONY & MYER
ELECTRICAL CONSULTANTS
490 REDWOOD HWY., SUITE 245
SAN RAFAEL, CALIFORNIA 94903
(415) 492-0420/FAX (415) 479-0552
www.omahonyandmyer.com

RECORD PROFESSIONAL ENGINEER
ORIGINAL SIGNATURE
No. 18393
Exp. 6/30/24
ELECTRICAL
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45

Coastal Development Permit

SHEET TITLE

FLOOR PLAN - LIGHTING

SHEET NUMBER

E-2.1

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Camille Leung

From: Roger Anchartechahar <anchartechaharr@cabrillo.k12.ca.us>
Sent: Tuesday, January 2, 2024 12:37 PM
To: Camille Leung
Cc: Jesus Contreras; Rachel K. Brilliant; Doug Machado; Lyanne Schuster
Subject: Re: FW: Referral of PLN2023-00223

Follow Up Flag: Follow up
Flag Status: Completed

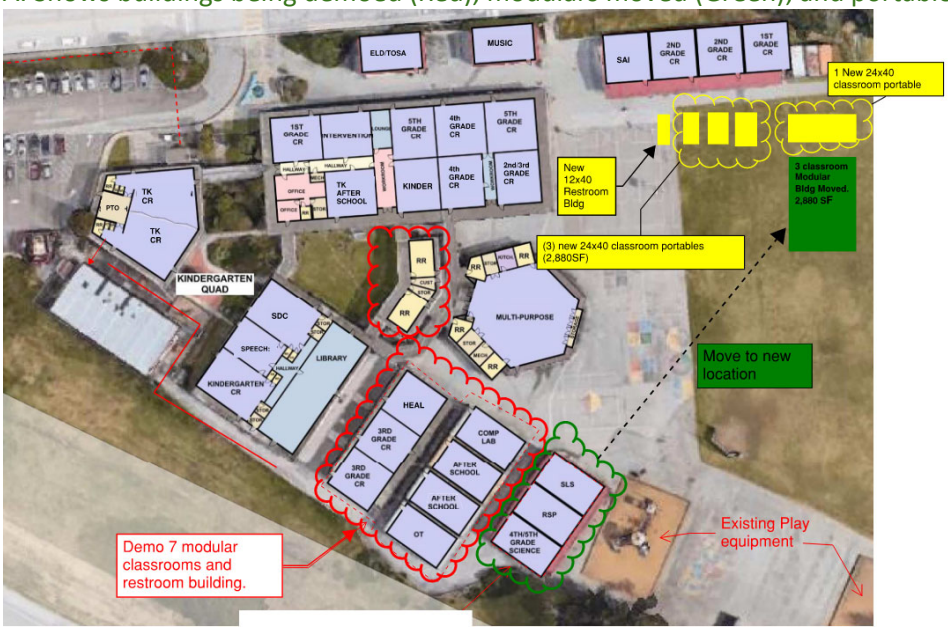
Hello Camillie,

I'm following up on your request for clarification on the 4th comment from Isobel. We are working on all responses from the agencies and still plan to turn them in at once. In the meantime, I'm sending the site plans below to help with the question you had last week about modulars, portables, and final buildings.

Please see list of building types on the project:

1. 7 modular classrooms and 1 restroom building are being removed/demoed. (Red)
2. (3) new 24x40 portable classrooms and (1) 12 x40 portable restroom building will be added below the 2nd & 3rd grade class areas. (Yellow)
3. (1) additional 24x40 portable classroom will be added as part of this project. (Yellow)
4. The modular structure (3 classrooms) will be moved across the playground to the field area. (Green)

A. Shows buildings being demoed (Red), modulars moved (Green), and portables added (Yellow).



B. Shows new buildings in place, modulars, and portables in place

Please call me if you have any questions on this Camille.

Thank you,

On Tue, Dec 26, 2023 at 2:04 PM Camille Leung <cleung@smcgov.org> wrote:

> Hi Roger,
>
> See below for CCC comments on the project. Need your help with responding to the last comment. See you on Thursday!
>
> Thanks
>
> **From:** Cooper, Isobel@Coastal <isobel.cooper@coastal.ca.gov>
> **Sent:** Tuesday, December 26, 2023 12:25 PM
> **To:** Camille Leung <cleung@smcgov.org>
> **Subject:** RE: Referral of PLN2023-00223
>
> **CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

Hi Camille,

Staff have reviewed the materials you shared for PLN2023-00223 and have the following comments/notes:

- Staff understands from the plans and project description provided that the proposed project would result in an increase in impervious surface area at the project site, please be sure that applicable requirements of Section 6908D *Midcoast Impervious Surface Area* are followed (as well as all of the necessary BMPs and NPDES permit requirements surrounding runoff both during construction and following completion of the project)
- While the Environmental Information Disclosure Form indicates "no", the project is located within a County designated scenic corridor. Please ensure that LCP Policy 8.13 and Section 6913.1. *Primary Scenic Resource Areas Criteria* are followed.
- Please ensure Section 6908E. *Midcoast Winter Grading* is followed
- "The project includes the removal of nine portable classroom structures from the site and the relocation of one modular classroom building" … "The project includes the delivery of three 960 square feet of portable classrooms and one 480 square foot restroom that will be installed on non-permanent foundations." One set of site plans seems to show 1 new portable, 2 relocated portables, in addition to the 1 relocated modular building. Does the "delivery of three … portable classrooms" refer to the new portable and 2 relocated portables? The other set of site plans (demolition plan) seems to indicate the removal of seven structures (including the restroom building), rather than nine. Can you help clarify the exactly what is being permanently removed, what is being relocated, and what would be new for portable and modular classrooms? Thank you!

-Isobel

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 21, 2023 3:01 PM
To: Cooper, Isobel@Coastal <isobel.cooper@coastal.ca.gov>
Subject: RE: Referral of PLN2023-00223

Ok no problem, thanks for the update Isobel!

From: Cooper, Isobel@Coastal <isobel.cooper@coastal.ca.gov>
Sent: Thursday, December 21, 2023 11:18 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Referral of PLN2023-00223

Hi Camille,

Just wanted to let you know that I'm still reviewing the materials you sent on the 7th, a majority of last week was spent prepping for CCC hearing and we've been playing catch-up this week. Hoping to get you a reply by the end of today, but may need just a little more time. Thanks!

Isobel

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 7, 2023 6:17 PM
To: Cooper, Isobel@Coastal <isobel.cooper@coastal.ca.gov>
Subject: RE: Referral of PLN2023-00223

Hi Isobel,

Please see attached Referral Sheet and link to project documents below, for CCC review. It would be great to hear back by 12/21/23.

Project files:

EG Elem CDP and Grading

Thank you!

--
Roger Anchartechahar, LEED AP
Senior Project Manager
C 415-314-3195 I anchartechaharr@cabrillo.k12.ca.us

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Notice of Exemption

To: San Mateo County Clerk-Recorder
County Clerk-Recorder's Office
555 County Center
Redwood City, California 94063

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: Cabrillo Unified School District
498 Kelly Avenue
Half Moon Bay, CA 94019

FILED ENDORSED IN THE OFFICE OF THE COUNTY CLERK RECORDER SAN MATEO COUNTY CALIF
MAY 19 2023
MARK CHURCH, County Clerk
By _____ Deputy Clerk
Henry Salgado

Project Title: El Granada Elementary School Classroom Building C, Portable Classrooms and Site Work Project

Project Location - Specific: El Granada Elementary School
400 Santiago Avenue, El Granada, CA 94019

Project Location - City: El Granada **Project Location - County:** San Mateo

Description of Nature, Purpose, and Beneficiaries of Project:

The Project involves two key components. The first aspect of the Project consists of the replacement of existing deteriorated portable classroom and modular buildings that have reached the end of their useful life. This phase of the Project includes site preparations for new and relocated portable and modular buildings including grading, pad preparation and utility installation. It will also include the construction of a new concrete foundation for an existing modular building currently on-site and the re-location of that modular building to a new location. The placement of new portable classroom buildings and installation of new playground equipment will provide students with improved facilities and modernized play equipment. The first phase of the Project will also include site improvements to provide accessibility to the re-located classrooms and the installation of new playground equipment.

The second component of the Project includes the construction of a new single-story classroom building designated as Building C to replace ten (10) existing portables and related site development work. The approximately 8,650 square foot one-story building replaces approximately 9,700 square feet of existing classroom space on the campus. This portion of the Project will provide for next generation improvements through the provision of four (4) classrooms, three (3) specialized classrooms, student breakout study spaces, staff restrooms and a gender-neutral restroom. The second component of the Project also includes utility spaces, storage, a fire riser room, and a covered walkway. Adjacent site and courtyard paving, and landscaping will allow for student access to outdoor instruction and student gatherings. Site work will also include utility extensions to Building C, site lighting, a new striped parking lot and accessible path of travel to Building C. Upon completion, Building C will house seven (7) classrooms including three (3) specialized classrooms along with student and staff restrooms. Upon completion of the Project, the campus will include eighteen (18) planned classrooms, including three (3) special education classrooms with a planned enrollment capacity of 400. All work will be on the existing school site. This Project would benefit the District staff, students, and local community.

Name of Public Agency Approving Project: Cabrillo Unified School District

Name of Agency Carrying Out Project: Cabrillo Unified School District

Exempt Status: *(check one)*

☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
☒ Categorical Exemption. State type and section number: **Class 1: Sec. 15301; Class 2:**

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Sec. 15302; Class 3: Sec. 15303; Class 4: Sec. 15304; Class 14: Sec. 15314

☐ Statutory Exemptions. State code number:

☒ Other. Common Sense Exemption: **Sec. 15061(b)(3)**

Reasons Why Project Is Exempt:

Class 1 (Sec. 15301): The proposed project includes the minor alteration, i.e., relocation, of existing structures on the existing campus, and involves negligible or no expansion of existing or former use. Class 2 (Sec. 15302): The proposed project includes the replacement or reconstruction of existing structures. Class 3 (Sec. 15303): The proposed project includes new, small facilities or structures, the conversion of existing small structures, and utility extensions and accessory structures. Class 14 (Sec. 15314): The proposed project would be located within the existing El Granada Elementary School campus, a developed property within the census-designated place of El Granada located within San Mateo County and will not increase original student capacity by more than 10 classrooms or 25 percent. Common Sense Exemption (Sec. 15061(b)(3)): It can be seen with certainty that there is no possibility that the proposed project involves any activity that may have a significant effect on the environment. District will be improving an already developed property, with low increased capacity.

Lead Agency
Contact Person: Jesus Contreras Area Code/Telephone: (650) 437-5164

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
   ☑ Yes ☐ No

Signature: _____ Date: 5/16/23

Name/Title: **Sean McPhetridge, Ed.D., Superintendent**

☑ Signed by Lead Agency ☑ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

OFFICE OF
ASSESSOR-COUNTY CLERK-RECORDER & ELECTIONS
COUNTY OF SAN MATEO

MARK CHURCH
ASSESSOR-COUNTY CLERK-
RECORDER & CHIEF ELECTIONS OFFICER

Date: 06/18/2023

To: CABRILLO UNIFIED SCHOOL DISTRICT
498 KELLY AVENUE
HALF MOON BAY, CA 94019

Final Posting Confirmation for Environmental Impact Reports

Subject: Return of Environmental Documents Filed and Posted for 30 days.
Public Resources Code Section 21092.3

The attached document(s), File Number 128630
was received, filed and a copy posted with the County Clerk on 05/19/2023
and remained posted for thirty calendar days.

By: _____
Henry Salgado — Deputy Clerk on behalf of MARK CHURCH

555 County Center, Redwood City, CA 94063
P 650.363.4500 **F** 650.599.7458 **email** countyclerk@smcacre.org **web** www.smcacre.org

State of California - Department of Fish and Wildlife

2023 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print [redacted] Finalize&Email

RECEIPT NUMBER:
41-05192023-0002

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
CABRILLO UNIFIED SCHOOL DISTRICT		05/19/2023
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
SAN MATEO COUNTY		128630

PROJECT TITLE

EL GRANADA ELEMENTARY SCHOOL CLASSROOM BUILDING C, PORTABLE CLASSROOMS AND SITE WORK PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CABRILLO UNIFIED SCHOOL DISTRICT		
PROJECT APPLICANT ADDRESS	CITY STATE	ZIP CODE

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☒ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 3,839.25	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,764.00	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,305.25	$

☒ Exempt from fee
- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 853715 **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Henry Salgado Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012023)

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
PO Box 248, Moss Beach, CA 94038-0248 | midcoastcommunitycouncil.org

Gus Mattammal| Gregg Dieguez | Scott Bollinger | Ann Rothman | Dan Haggerty | Claire Toutant |
Chair Vice-Chair Treasurer Secretary **| Kimberly Williams**

Date: January 24, 2024
To: Camille Leung
CC: Sean McPhetridge, Superintendent, CUSD
Roger Anchartechahar, Project Manager, CUSD
CUSD School Board
Steve Monowitz
Supervisor Mueller, Mike O'Neill, Gina Quiney
SAM and GCSD Boards and Staff
Caltrans (Yunsheng.Luo@dot.ca.gov)
CCC

From: Midcoast Community Council
Subject: MCC Comments on El Granada School Remodel: PLN2023-00223

Thank you for the opportunity to comment on the remodeling project for the El Granada Elementary school in the Cabrillo Unified School District. The MCC enthusiastically supports this long-overdue improvement to the school facilities in the Midcoast, both in El Granada and at the Farallone View Elementary School in Montara. We thank the current CUSD administration and School Board for advancing these projects, and look forward to their completion and enjoyment thereof by staff and students.

That said, there are aspects of the current plans for the El Granada remodel which are of concern to the surrounding community, and therefore the MCC. While we acknowledge the several benefits of the remodel project, we believe aspects of the effort can be improved to avoid some adverse effects of the current design. The areas of concern for the community and the MCC fall into a handful of categories:

1) View impacts (See Appendix A)

As discussed in Appendix A, the Project is within a Scenic Corridor and the Coastal Zone. Any project in the scenic corridor should therefore demonstrate alignment with San Mateo County Scenic Corridor and California Coastal Act values. The MCC has several concerns in relation to impacts on the scenic views in the area.

The most frequent area of concern voiced by members of the public relates to lighting, including its color, intensity, and duration, and the height of the poles supporting the lighting. Appendix A details our concerns around lighting, including our recommendation that the lighting design be DarkSky International and Wildlife friendly. DarkSky International Board Policy recommends 2200k amber lamps.[1]

Other view-related concerns include the final proposed height of the remodeled building, for which the plans do not provide sufficient clarity, as well as concerns around the design of any future fencing around the school and the design of the EV charging stations. These concerns are also detailed in Appendix A.

Finally, we note that one potential area of concern was the location of the dumpster; however, it is our understanding that the plan has been revised to place the dumpster essentially where it is today, in which case we do not have a concern with the dumpster.

2) Design aesthetics (See Appendix B)

The MCC and the surrounding community have a few concerns around the design aesthetics of the Project. First, regarding landscaping, we are requesting that all landscaping use native plants that require little to no water. Second, there is concern about the coloration of various building materials in the project, and we request that all materials use tan, buff, taupe, or other natural tones. Finally, we would like clarity about whether the roof will have solar panels, and if so, if the height of said panels is factored into the height estimate of the building. Appendix B details these concerns further.

3) Supporting infrastructure (See Appendix C)

The Midcoast in general suffers from inadequate infrastructure, and the MCC has several concerns in this area, as we want to ensure that the students, teachers, and administrators in the school have the infrastructure they need to create a safe, well-functioning environment for learning. These concerns are detailed in Appendix C.

First, we have concerns about parking, both in terms of capacity and in terms of the traffic impact on the neighborhood. We also have concerns about water & sewer, based on the experience of the Farallone School remodel. The MCC requests that the remodel project plan include a “discovery” inspection task of water and sewer connections to ensure that any

[1] Item 7a in https://darksky.org/app/uploads/bsk-pdf-manager/2021/08/BOARD-policy-application-of-light-FINAL-June-24-2021.docx.pdf

decades-old water and sewer infrastructure is identified and accommodations are planned to avoid any ‘surprise’ which would impact project costs, schedule, or the staff and students at the school. Finally, stormwater runoff is a recurring problem on the Midcoast, and we are requesting that CalTrans, SAM, and GCSD be looped in on the Project so they can assess whether the current remodel plan will lead to adverse effects on these agencies’ assets. These concerns are also developed much more in Appendix C.

4) San Mateo County Local Coastal Policies

The land around the school contains species such as herons, owls, hawks, and other sensitive flora and fauna. We require that San Mateo County Local Coastal Policies - Sensitive Habitats Component - General Policies Section 7.1, 7.2, 7.3, 7.4, 7.5 shall be complied with.

Future Information

Lastly, we are aware that CUSD has scheduled a Community Workshop on the 25th of January. More explanations and/or issues might arise from that session. Given that our last MCC meeting in January is on the 24th, we felt it necessary to make these comments based on then-available information. However, we may revise or supplement these comments based on the discussion and information presented in the Community Workshop.

Conclusion

It must be noted that not all residents agree on all points contained in this letter. A few, for example, do not feel that the current traffic issues are a concern, nor would they be if exacerbated. Others who attend the few night meetings at the school, do want some illumination in the parking lots. However, this letter represents, on balance, the view of the Council and the community it represents.

Respectfully,

s/ Gus Mattammal, Chair

Appendix A: View Impacts

As shown in Appendix E below, the Project is within a Scenic Corridor and the Coastal Zone. Any project in the scenic corridor should demonstrate alignment with San Mateo County Scenic Corridor and California Coastal Act values. We are concerned that two aspects of the project will adversely impact views: the Garbage Dumpster and the Lighting.

1. Garbage Dumpster. The location of the Garbage Receptacle has been discussed with CUSD recently, and it appears that it will be returned to a location proximate to the existing building mass and not further obstruct the view corridor. Had it been relocated as proposed, it would have constituted a view blockage and eyesore. As long as it remains within the visual mass of existing/remodeled structures we have no concerns.

2. Lighting. The community has significant concerns that lighting will adversely impact night views for residents and plant and animal species. These concerns have been magnified by the unnecessary and excessive lighting at the El Granada fire station, and the community does not want a repetition of that continued annoyance. Evidence about the value of Dark Skies for both humans and animals is contained in Appendix D.

   The lighting spec sheet has checked LZ-3: Moderately High - Urban Areas. That is not accurate, nor required. One might argue that a scenic corridor should be LZ-0 as undeveloped parkland would be a better characterization of the scenic corridor, given the stretch of Hwy 1 from East Miramar to Princeton has minimal artificial light at night. All of East Miramar and more than half of El Granada have no street lights. Lower EG has very sparse street lighting. There are no lights on the Midcoast Hwy 1 eastside, parallel, or multi-modal trail, only bollards at street intersections. In general, the community in the area is against any lighting at all in the parking lot. Bollards on ADA paths need to be reviewed, spaced far apart, but planned for being on only when a person is using the walkway for access to/from school.

   As the school has few nighttime events (only 8 after civil twilight according to one source), we state that no ongoing lighting is needed, and should not be on, UNLESS the campus is in active nighttime use. It was pointed out that modern cell phones have flashlights, so the need for parking lot lighting is unsubstantiated. We oppose use of motion detection technology to control lights except as a last resort, as there are numerous examples Midcoast where nighttime animal species repeatedly trigger lights [2], and even windy nights cause incessant flashing. When and where lighting is required, we insist that it comply with Dark Sky principles (see Appendix D) and not

[2] Rodents, cats, skunks, owls, deer, coyotes, and mountain lions are in the area.

emit beyond the campus boundary when it is required to be turned on.

3. Building Height. In addition, the height of the building seems to exceed the LCP 28' maximum. While it has not been the focus of community feedback received to date, we are concerned about its impact on views. Most of the diagrams in the planning materials we received *(e.g. 01-120558_DWG_A.pdf)* were overhead views and technical drawings. We have not found a 'street rendering' view of the remodeled campus from nearby vantage points showing the view impact, nor are we aware that 'story poles' have been added to the current structure to inform the community of potential impacts on ocean and scenic corridor views. We request such before/after renderings and representations be made available to the community.

4. Other view impacts: There is concern about future fencing and the EV Charging stations. As charging stations can have some height to them, would EV charging be less obtrusive along the North East section of the parking lot, as it sits below grade of the street? EV charging stations should emit NO light when not in use, and minimal light when in use.

We understand the unfortunate need for security fencing in today's society, but we maintain that chain link fence alternatives, which are less obstructive, can suffice to prevent intrusion.

Appendix B: Design Aesthetics

1. Trees. Aside from some oaks, redwoods and madrone species, trees are not native to this area, and can also obstruct views. Our preference is for no or low trees, within the silhouette of the adjacent building mass. Any trees or shrubs should be native species requiring little to no watering.

2. Coloration. Tan, buff, or taupe tones are preferred to industrial concrete appearance for walkways, walls, and visible foundations. A natural color to blend in with surroundings and not reflect would be more appropriate. Regarding the roof, a white color is too reflective and we believe violates regulations. Another house in the area has such a roof and it glares for miles; we do not want to repeat that mistake.

3. Are solar panels planned for any of these buildings and are they included in the height measurements?

Appendix C: Supporting infrastructure

1. Parking. We have found no diagram for the parking spaces in our document review, but we understand there will be a reduction of 14 parking spaces: 9 general parking places plus 4 dedicated EV spaces and an additional ADA space. Is this adequate to current needs, and supported by code requirements? Please document the requirements & codes that dictated the numbers for EV charging stations and ADA spaces. Some residents have complained that the reduction in parking will adversely impact traffic in the area. Will the proposed drop off zone work as envisioned by architects or back traffic up along Ave. Alhambra? We suggest these parking lot details be disclosed and a study of the traffic impacts performed.

2. Water & Sewer. During the Farallone View school remodel, water had to be shut off because it was discovered that there were inappropriate cross-connections between water and sewer lines, and a lack of backflow prevention. Since then CUSD held a meeting with CCWD, GCSD, an MCC representative to forestall any similar issues with this EG project. The MCC requests that the remodel project plan include a "discovery" inspection task of water and sewer connections to ensure that any decades-old water and sewer infrastructure is identified and accommodations are planned to avoid any 'surprise' which would impact project costs, schedule, or the staff and students at the school.

3. Stormwater. We have a longstanding concern that the County's standards for stormwater runoff and management are inadequate for the current rainfall climate on the Midcoast. As noted in comments submitted to the County regarding other projects[3], the County's Green Infrastructure stormwater standards will only capture 3% of the runoff from a "100 year storm", which is defined as about 5" of rainfall in 24 hours. That level of storm is exceeded here approximately annually, on average, and retaining such a small fraction of that water puts downhill properties at risk of flooding and damage. We request that Caltrans be consulted to ensure the drainage and culverts available to handle runoff from the project will be sufficient for the stormwater inundation experienced almost annually from 6" to 8" storms on the Midcoast, so that Highway 1 will not be undermined and/or washed out, as Hwy 92 was in the New Year's Eve storm of 2023. Note that the newly installed Midcoast Hwy 1 eastside, parallel, or multi-modal trail has already been flooded in El Granada in recent storms. We also request that GCSD and SAM be consulted to ensure that their wet weather storage and Intertie Pipeline system will not suffer from increased infiltration and inflow stemming from this project.[4]

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[3] reference our comments on the Cypress Point MidPen Housing project.pp 31-36, et seq.

[4] The sewer system experienced a spill in the IPS of between 3 and 4 million gallons in the New Year's Storm of 2023.

Appendix D

Dark Skies Science and Emerging Best Practices

This section presents sources the MCC has identified which explain and justify adherence to DarkSky International concepts. The objective is not only human health, but survival of night species, migratory species, and vegetation.

The lighting principles are summarized as follows:

- Video Presentation to MCC by Dr. Travis Longcore on Ecological Light Pollution - July 12, 2023
- Other presentations by Dr. Travis Longcore on similar topics
  - Recent presentation for Caltrans: https://youtu.be/9W50NRq-PWM?list=PL2wehjQAfiNFcYBIWQC7xhRplerqYijGh
  - Presentation for Santa Clara Valley Audubon: https://youtu.be/uXEBf28i7_A
  - Light pollution and birds: https://youtu.be/4jIIfcmKhsM?t=825
  - International Dark Sky Week 2022: https://youtu.be/eUz4ogibrIY
- **DarkSky International:** https://darksky.org/
- **DarkSky International Board Policy:** **https://darksky.org/app/uploads/bsk-pdf-manager/2021/08/BOARD-policy-application-of-light-FINAL-June-24-2021.docx.pdf**

- **International Dark-Sky Places:** https://darksky.org/what-we-do/international-dark-sky-places/all-places/

Dark Skies Implementations in Other Jurisdictions

Listed below are findings from Web research into the use of Dark Skies-Compliant lighting in public buildings such as schools and fire stations in the U.S. These examples demonstrate that safety, accessibility, and utility can all be maintained while avoiding the harms created by excessive nighttime lighting.

Schools and Fire Stations Embracing the Dark Sky: Examples of Exterior Lighting Remodels

Here are some inspiring examples of school and fire station remodels that prioritize Dark Sky International standards in their exterior lighting design:

Schools:

- **Kent Denver School (Englewood, Colorado):** This school's remodel replaced traditional pole lights with shielded downward-facing fixtures, reducing light trespass and glare. They also implemented motion sensors and timers to further minimize unnecessary light.
- **Okanogan County Child Development Center (Omak, Washington):** This project replaced existing metal halide lights with amber LED fixtures, reducing blue light emissions and minimizing disruption to nocturnal wildlife and human circadian rhythms.

- **Ithaca Waldorf School (Ithaca, New York):** This school's lighting plan utilizes shielded bollard fixtures along pathways and strategically placed wall-mounted lights to illuminate building entrances. Low-wattage lamps and automatic shutoff controls further contribute to light pollution reduction.

Fire Stations:

- **Highlands Ranch Fire Station No. 2 (Highlands Ranch, Colorado):** This station's remodel incorporated fully shielded downward-facing LED fixtures for parking lots and walkways. The lighting is dimmable and controlled by motion sensors, ensuring adequate visibility while minimizing light pollution.

- **Vashon Island Fire District Station 1 (Vashon Island, Washington):** This station's lighting plan features shielded LED fixtures with amber lenses, reducing blue light emissions and protecting the island's dark sky status. Motion sensors and timers further optimize light usage.

- **Ithaca Fire Department Central Station (Ithaca, New York):** This station's remodel involved replacing traditional floodlights with shielded downward-facing LED fixtures. Task lighting for specific areas like equipment bays minimizes unnecessary light spill.

These examples showcase how schools and fire stations can prioritize responsible exterior lighting while ensuring safety and security. By embracing Dark Sky principles, these institutions contribute to preserving the night sky for future generations and to minimizing harmful environmental impacts.

Appendix E

Basis for Scenic Corridor and Coastal Zone Concerns

The Project falls inside a San Mateo County Scenic Corridor[5] (illustrations below). San Mateo County Scenic Corridor values that state *"Public views within and from Scenic Corridors shall be protected and enhanced, and development shall not be allowed to significantly obscure, detract from, or negatively affect the quality of these views…"* https://www.smcgov.

org/planning/san-mateo-county-scenic-corridors.

Further, the Project is in the Coastal Zone and the California Coastal Act Citations that need to be considered are as follows:

Section 30107.5 Environmentally sensitive area

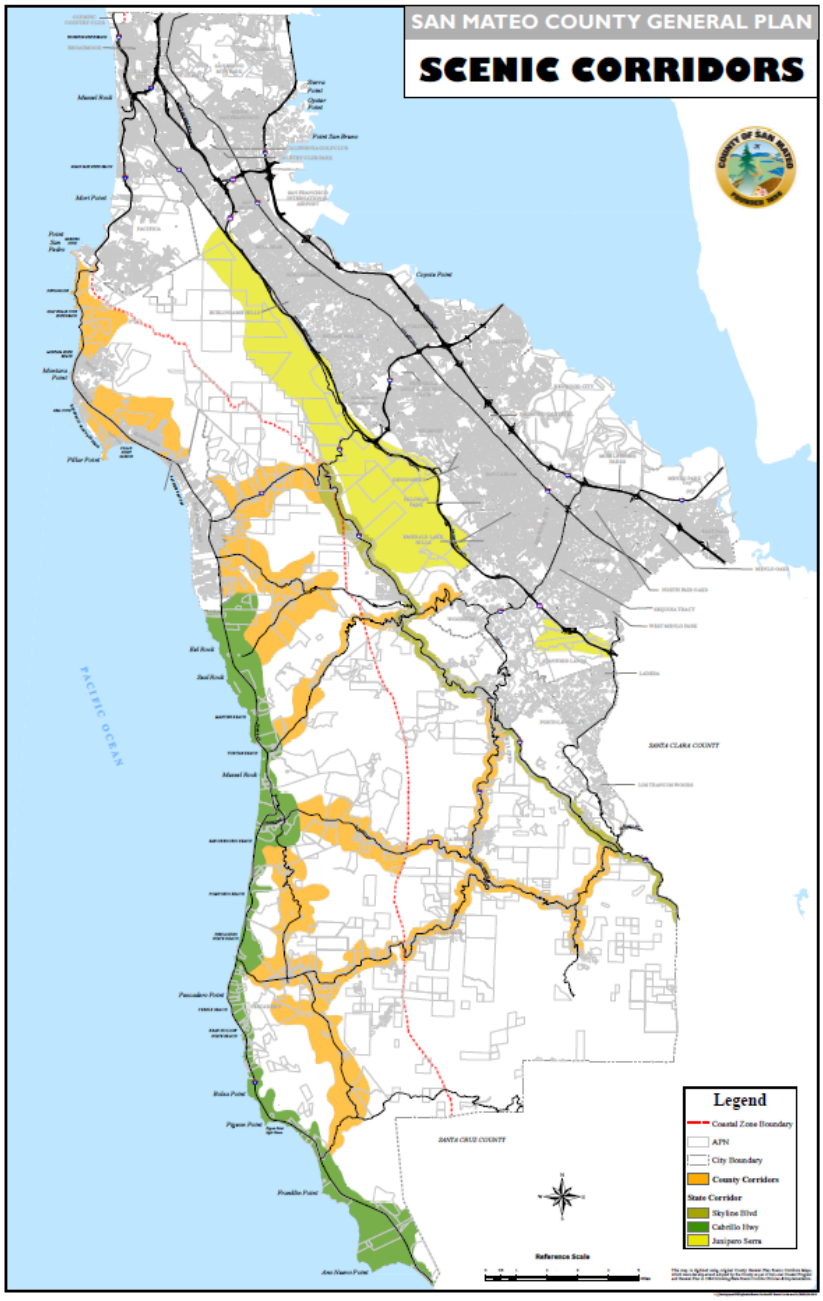
"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

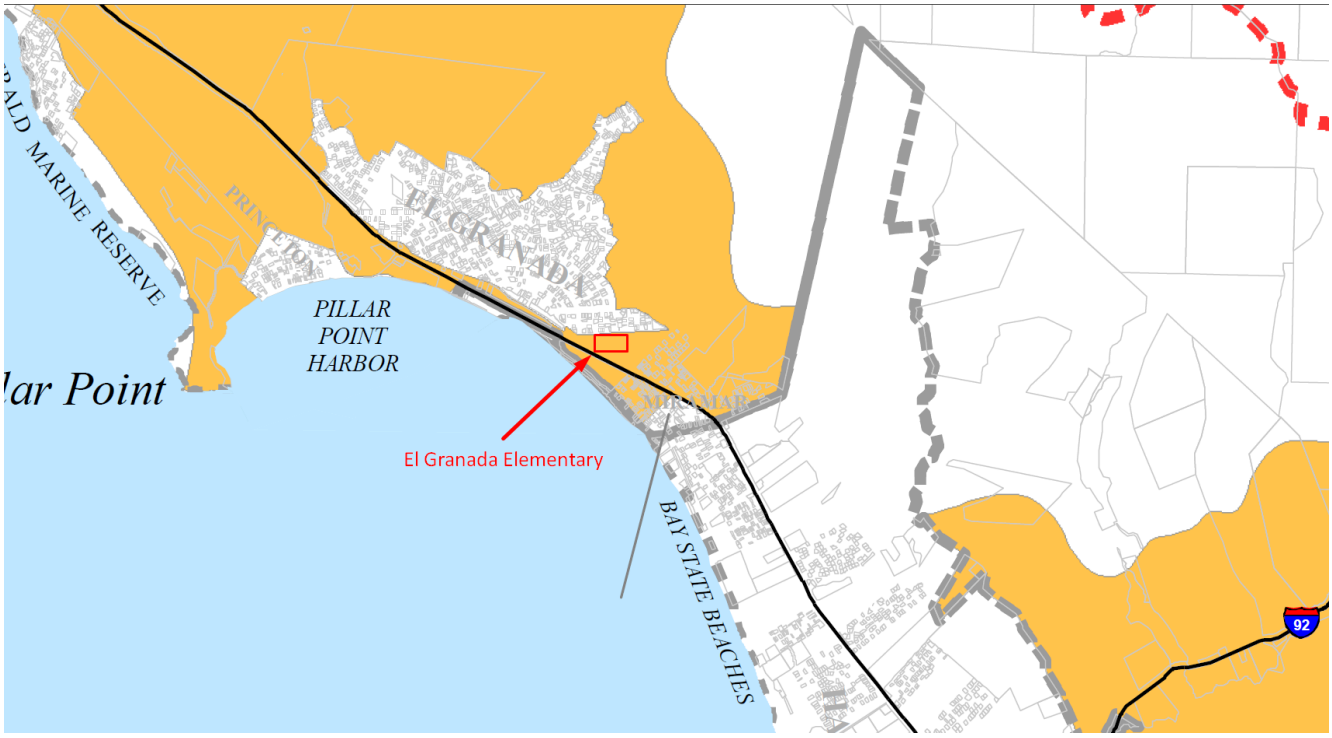
Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

[5] From County Website: https://www.smcgov.org/planning/san-mateo-countyscenic-corridors

While this project is not completely new development, we believe that the Project's impacts must be constrained by these principles.

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Appendix F

Community Comments on EG School Remodel Received by the MCC

Attached are emails received by the MCC as public comment on this project through Jan. 21, 2024. These comments go beyond, and in some cases differ, from the opinions expressed in the MCC's letter to Planning.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
PO Box 248, Moss Beach, CA 94038-0248 | midcoastcommunitycouncil.org

Date: February 28, 2024
To: Camille Leung, SMC Planning
CC: Supvr. Ray Mueller and County Staff
CUSD Leadership

From: Midcoast Community Council
Subject: Support for Plan Revisions to El Granada School Remodel

The Midcoast Community Council is writing to express our strong support for proposed revisions to the plans for the El Granada school remodel project, as we and the Community have discussed with CUSD. Those changes include:

1. Retention of the garbage dumpster near its current location to avoid view impacts.
2. Adoption of ADA-required path lighting comprising downward-facing bollards with 180 degree illumination at 2200K light frequency. District to specify the control system that ensures bollard lights are turned off 30 minutes after nominal operations or 30 minutes after the end of an evening event as needed.
3. Deferral of the parking lot lighting to a subsequent permitting phase of the project.

We feel this plan approach provides both an opportunity to avoid waste of taxpayer money by allowing Phase 1 construction to proceed without further costly delays, and an opportunity for the community to negotiate a parking lot and lighting plan that best meets the needs of all stakeholders. We look forward to continuing the open and responsive planning efforts with Cabrillo Unified School District, the community surrounding the school, and County government to effect a remodel project that is broadly viewed as successful.

Respectfully,

s/ Gus Mattammal, Chair