



Date Filed: August 8, 2024

City & County of San Francisco  
**BOARD OF APPEALS**

## **JURISDICTION REQUEST NO. 24-5**

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Date of request: **August 8, 2024.**

**Catherine Woods** hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Street Improvement Permit, 23IE-00435 by San Francisco Public Works, Bureau of Street Use & Mapping**, issued to: **Randall Laroche**, for property at **551 Alvarado Street**, that was issued or became effective on **July 17, 2024**, and for which the appeal period ended at close of business on **August 1, 2024.**

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **August 28, 2024**, at **5:00 p.m. in Room 416 of SF City Hall. The parties may also attend via the Zoom video platform.**

The **RESPONSE** to the written request for jurisdiction must be submitted by the permit holder(s) and/or department(s) **on or before 4:30 p.m. on August 19, 2024**, and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An electronic copy shall be submitted to the Board office via email to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org) with additional copies delivered to the opposing parties the same day.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Name: Catherine Woods, Requestor  
Address: 555 Alvarado Street, San Francisco, CA 94114  
Phone: 415-624-5289  
Email: [cathywoods@gmail.com](mailto:cathywoods@gmail.com)

Request submitted via email

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I would like to ask that the board of appeals take jurisdiction over the attached permit 23IE-00435 by making a Jurisdiction Request, so I may file an appeal to the attached permit.

The appeal was not filed on time because the publicly accessible website did not update to reflect the approval. See Exhibit 1.

I have been asking multiple people in DPW over several months about this permit and specifically asked them to let me know when it was issued on July 1<sup>st</sup> 2024. See Exhibit 1

I wish to file an appeal against the curb cut as planned. The curb cut would take 2 parking spots off a street where parking is extremely tight, in exchange for one off-street private parking garage. See Exhibit 2

A new law, AB 413 (Lee), prohibits the stopping, standing or parking of a vehicle within 20 feet of any crosswalk, whether it's marked or not, and within 15 feet of a crosswalk with a curb extension, so the block will lose an additional 3-4 parking spots making parking even more difficult than it already is.



Catherine Woods <cathywoods@gmail.com>

## Proposed curb cut for 551 Alvarado

**BSMpermitdivision (DPW)** <bsmpermitdivision@sfdpw.org>

Wed, Aug 7, 2024 at 3:39 PM

To: Catherine Woods <cathywoods@gmail.com>

Cc: "Tang, Eleanor (DPW)" <eleanor.tang@sfdpw.org>, "Gaime, Berhane (DPW)" <Berhane.Gaime@sfdpw.org>, "Steinberg, David (DPW)" <david.steinberg@sfdpw.org>, "Longaway, Alec (BOA)" <alec.longaway@sfgov.org>

pHello,

Thank you for reaching out.

The Street Improvement Permit 23IE-00435 was approved on 7/17/2024. Unfortunately, the publicly accessible website did not update to reflect the approval.

Given this situation, it might be helpful to contact the Board of Appeals to discuss how to proceed and explore the possibility of requesting an exception to the filing deadline due to this oversight.

Best,



General Inbox

Bureau of Street Use & Mapping

San Francisco Public Works

[City and County of San Francisco](#)

[49 South Van Ness Avenue, Suite 300](#)

**From:** Catherine Woods <cathywoods@gmail.com>

**Sent:** Wednesday, August 7, 2024 11:39 AM

**To:** BSMpermitdivision (DPW) <bsmpermitdivision@sfdpw.org>

**Subject:** Fwd: Proposed curb cut for 551 Alvarado

----- Forwarded message -----

From: **Catherine Woods** <cathywoods@gmail.com>

Date: Wed, Aug 7, 2024 at 12:20 PM

Subject: Re: Proposed curb cut for 551 Alvarado

To: Gaime, Berhane (DPW) <Berhane.Gaime@sfdpw.org>, Rivera, Javier (DPW) <Javier.Rivera@sfdpw.org>, Steinberg, David (DPW) <david.steinberg@sfdpw.org>, Tang, Eleanor (DPW) <eleanor.tang@sfdpw.org>, Longaway, Alec (BOA) <Alec.longaway@sfgov.org>

Hello,

I'm checking on this permit, to make sure it's not been issued yet. They have started the building process, but when I go online it still says "APPLCNT" status.

Thank you,

Catherine

On Mon, Jul 1, 2024 at 2:27 PM Catherine Woods <cathywoods@gmail.com> wrote:

Hello Nicolas,

I got your contact information from Alec Longaway at the San Francisco Board of Appeals. I am looking for some help on SIP permit application number 23IE-00435.

As of today, according to Alec, no permit has been issued. I have been checking the online search site regularly and when I saw a code change a few weeks ago, I was told that the permit was ready to be issued pending concrete contractor information. The code has since changed back to its original "APPLCNT" status.

I really want to make sure that I do not miss the deadline for filing an appeal to this permit. Please can you have someone let me know as soon as it's issued?

Thank you,

Catherine

On Mon, Jun 24, 2024 at 5:41 PM Catherine Woods <cathywoods@gmail.com> wrote:

>  
> Hi Berhane,  
> When I go online to see the status of the permit I do not see that it has been granted. I want to file a complaint inside the required time frame, so please let me know the current status.

> Thank you,  
> Catherine

>  
> On Mon, Jun 17, 2024 at 9:11 AM Gaime, Berhane (DPW) <Berhane.Gaime@sfdpw.org> wrote:

>>  
>> Good morning Catherine,  
>> The permit is ready to be issued pending concrete contractor information.

>>  
>> Berhane T. Gaime  
>> City and County of San Francisco  
>> San Francisco Public Works  
>> Bureau of Street-Use & Mapping  
>> [Berhane.Gaime@sfdpw.org](mailto:Berhane.Gaime@sfdpw.org)

>>

>> P Go Green Please consider the environment before printing this e-mail.

>>

>>

>> From: Catherine Woods <cathywoods@gmail.com>

>> Sent: Wednesday, June 12, 2024 9:54 AM

>> To: Gaime, Berhane (DPW) <Berhane.Gaime@sfdpw.org>

>> Subject: Re: Proposed curb cut for 551 Alvarado

>>

>> Hi Berhane,

>> I see the status of this permit has changed but I'm not sure what the code means. Can you please let me know?

>> Catherine

>>

>> On Fri, Mar 8, 2024 at 10:41 AM Gaime, Berhane (DPW) <Berhane.Gaime@sfdpw.org> wrote:

>>

>> Here is the SIP permit application number (23IE-00435) and a link to check the status of the permit.

>>

>> <https://bsmnt.sfdpw.org/reports/public/permitsearch.aspx>

>>

>>

>>

>> You are welcome to check the link on a regular basis and see the status of the permit application.

>>

>>

>>

>> Berhane T. Gaime

>> City and County of San Francisco

>> San Francisco Public Works

>> Bureau of Street-Use & Mapping

>> [Berhane.Gaime@sfdpw.org](mailto:Berhane.Gaime@sfdpw.org)

>>

>> P Go Green Please consider the environment before printing this e-mail.

>>

>>

>> From: Catherine Woods <cathywoods@gmail.com>

>> Sent: Friday, March 8, 2024 9:23 AM

>> To: Gaime, Berhane (DPW) <Berhane.Gaime@sfdpw.org>

>> Cc: 500 Alvarado Street <500-alvarado@googlegroups.com>; Rivera, Javier (DPW) <Javier.Rivera@sfdpw.org>;

Steinberg, David (DPW) <david.steinberg@sfdpw.org>

>> Subject: Re: Proposed curb cut for 551 Alvarado

>>

>> How will we know when it's approved?

>>

>> Sent from my iPhone

>>

>> On Mar 8, 2024, at 8:47 AM, Gaime, Berhane (DPW) <Berhane.Gaime@sfdpw.org> wrote:

>>

>>

>>

>> Good morning, Catherine and neighbors,

>>

>> SFPW Street Improvement permit (SIP) is for the construction of curb cut and once the SIP is approved then you have the right to protest the permit at the board of appeals within 15 calendar days from the day the permit is approved.

>>

>>

>>

>> Berhane T. Gaime

>> City and County of San Francisco

>> San Francisco Public Works

>> Bureau of Street-Use & Mapping

>> [Berhane.Gaime@sfdpw.org](mailto:Berhane.Gaime@sfdpw.org)

>>

>> P Go Green Please consider the environment before printing this e-mail.

>>

>>  
>> [From: Catherine Woods <cathywoods@gmail.com>](mailto:cathywoods@gmail.com)  
>> Sent: Wednesday, March 6, 2024 11:45 AM  
>> To: [500 Alvarado Street <500-alvarado@googlegroups.com>](mailto:500-alvarado@googlegroups.com); Gaime, Berhane (DPW) [<Berhane.Gaime@sfdpw.org>](mailto:Berhane.Gaime@sfdpw.org); Rivera, Javier (DPW) [<Javier.Rivera@sfdpw.org>](mailto:Javier.Rivera@sfdpw.org); Steinberg, David (DPW) [<david.steinberg@sfdpw.org>](mailto:david.steinberg@sfdpw.org)  
>> Subject: Proposed curb cut for 551 Alvarado  
>>  
>>  
>> This message is from outside the City email system. Do not open links or attachments from untrusted sources.  
>>  
>>  
>>  
>> Hi Berhane,  
>> I have CC'd the neighbors on our block. Please see the attached plans submitted to DPW, proposing the tree removal, and the location of the new curb cut. It's quite difficult to see from these the location of the new curb cut in relation to the existing ones on either side. However, it's essentially the same as the screen shot I sent previously taken from the plans from the building department, also attached for your reference.  
>> I wish to file a formal complaint against the curb cut as planned. The curb cut would take 2 parking spots off a street where parking is already tight, in exchange for one off-street private parking garage. Please let me & my neighbors know how to do that.  
>> Catherine  
>>  
>>  
>> <Screenshot 2024-03-04 at 10.27.42 AM.png>

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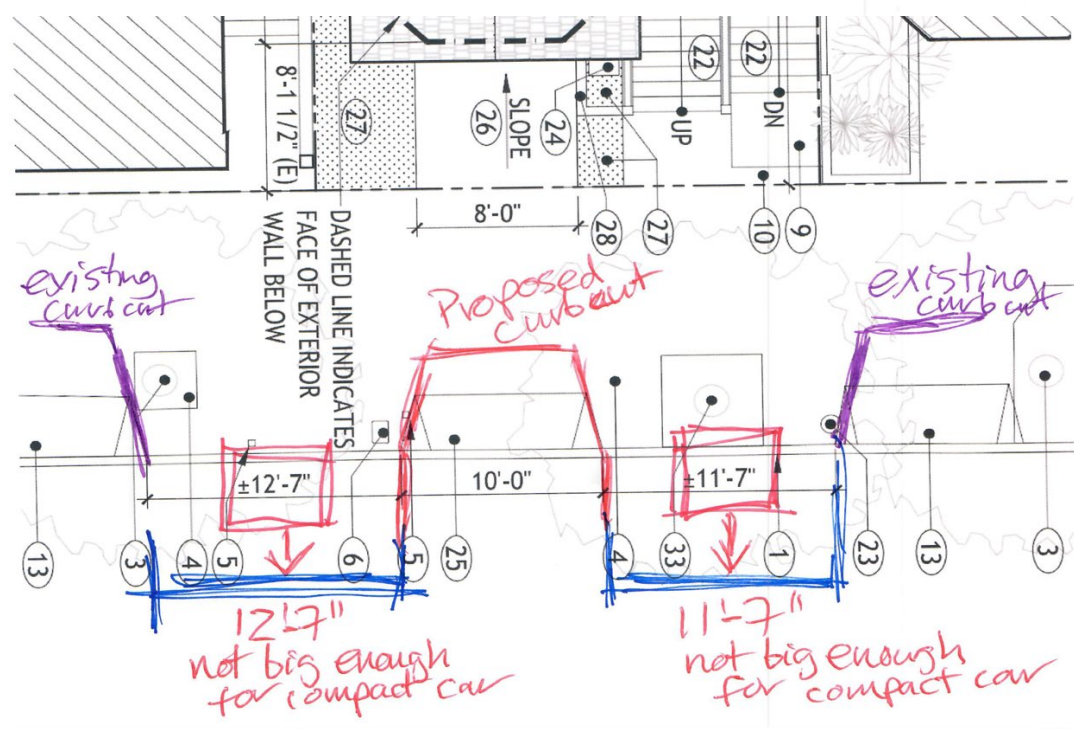
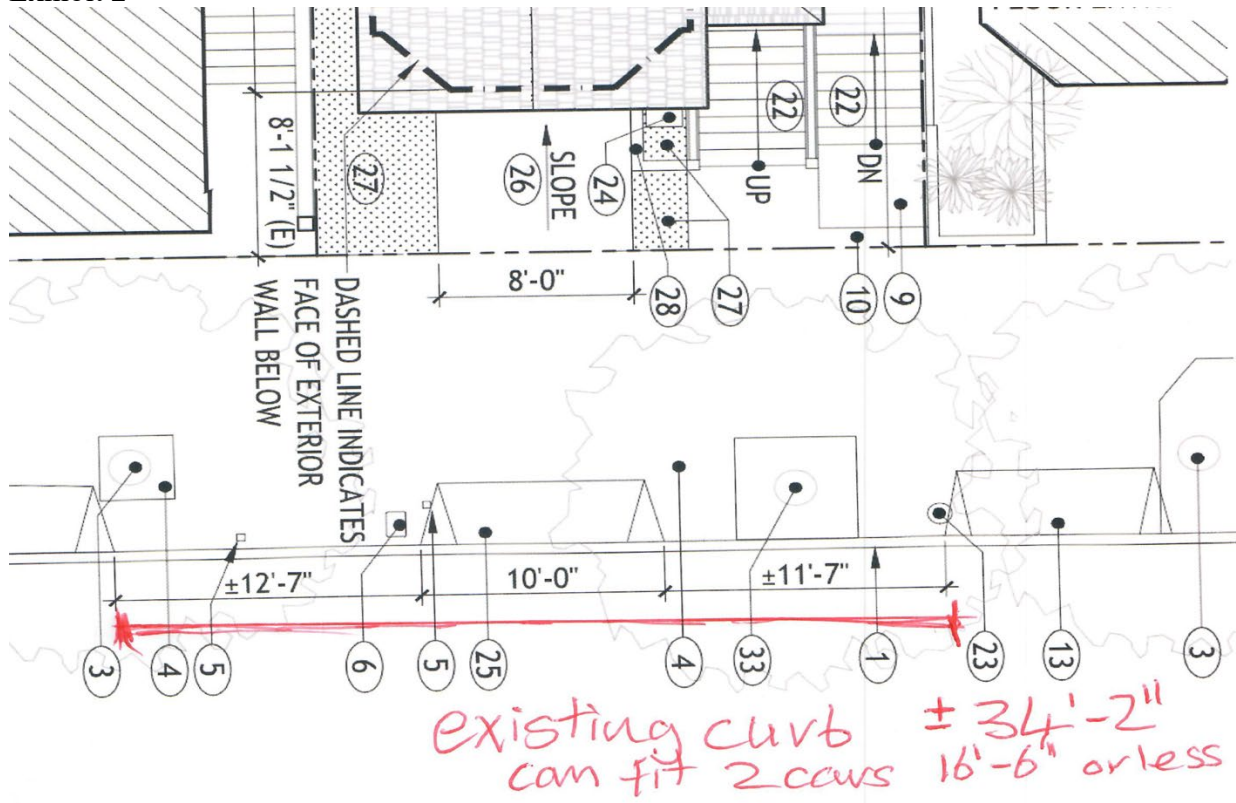
 **23IE-00435\_07-17-2024.pdf**  
285K

Exhibit 2





# City and County of San Francisco

San Francisco Public Works - Bureau of Street Use and Mapping  
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103  
sfpublicworks.org - tel (628) 271-2000



**23IE-00435**

## Street Improvement Permit

**Address : 551 ALVARADO ST**

**Cost: \$1,827.50**

**Block:3624 Lot: 039 Zip: 94114**

Pursuant to article 2.4 of the Public Works Code in conjunction to DPW Order 187,005, permission, revocable at the will of the Director of Public Works, to construct improvements within the public right-of-way is granted to Permittee. Major events in San Francisco the week of November 12, 2023, may necessitate street closures and traffic rerouting. As a result, Public Works-issued permits allowing work in the public right of way may be suspended temporarily per Public Works Code section 2.4.54 and section 724(f), starting as early as November 1, 2023. Once we have more details on the potential impacts, Public Works will contact you if your permit will be affected. Thank you for your understanding.

### JS Concrete Construction

**Name:** JS Concrete Construction

#### Conditions

Permittee shall coordinate all work with other construction projects and events known or unforeseen such as to minimize the impact of construction project on the general public and/or event(s).

Mandatory Coordination with conflicting permits is required. Permit holder shall not commence work without first properly coordinating with existing permit holders as noted on the exception page(s) of this permit. If this permit conflicts with a city project or other approved permits, the permit holder of this permit shall be responsible for proper coordination and evaluation of the site prior to commencing work.

The permittee shall comply with all existing traffic controls and parking restrictions. The permittee shall also comply with any additional restrictions under the Special Traffic Permit issued by SFMTA. For information related to construction traffic restrictions please reference the latest edition of Regulations for Working in San Francisco Streets, the Blue Book. To download a copy of the Blue Book, please visit <https://www.sfmta.com/services/streets-sidewalks/construction-regulations>.

A separate Street Space Permit is required for construction staging.

**NTR** 0

**Curb Cut Sq Footage** 30

**Completion** Work shall be completed, inspected and signed off by inspector by the expiration date



<b>Remove, replace or reconstruct:</b>	Remove and reconstruct new (10') driveway curb cut and sidewalk per approved plan, saw-cut 2' of AC gutter and replace with 2" ACWS over 8" concrete base. Additional paving as required and directed by SFPW/BSM inspector. Field inspection is MANDATORY prior to excavation and pouring concrete, call 1-628-271-2000 or email dpw-bsminspects@sfdpw.org to schedule.
<b>Expiration Date</b>	9/15/2025
<b>Bond Amount:</b>	0
<b>Linear Footage</b>	0
<b>Bond Holder:</b>	
<b>Contact</b>	Refer to Agent
<b>DPW Resolution #</b>	
<b>Inspection</b>	Work shall not commence until this permit has been activated by Public Works. The permittee shall contact Public Works at dpw-bsminspects@sfdpw.org or (628) 271-2000 to activate the permit and schedule inspection at least 72 hours prior to work. Failure to follow the activation process prior to commencing work may result in a correction notice and possible notice of violation.

The undersigned Permittee hereby agrees to comply with all requirements and conditions noted on this permit

**Approved Date : 07/17/2024**

Excavation and grading of subject area for street reconstruction shall be in accordance with approved plans and City specifications. Damaged areas adjacent to this construction shall be properly patched per City Inspector. Also, the permittee shall be responsible for any ponding due to the permitted work.

\_\_\_\_\_  
Applicant/Permittee

\_\_\_\_\_  
Date

Distribution:  
Outside BSM: BOE (Streets and Hyws) - P. Riviera  
Inside BSM: Street Improvement Inspection

Printed : 7/17/2024 9:25:24 PM

Plan Checker

Berhane Gaime

## STREET EXCAVATION REQUIREMENTS

1. The permittee shall call Underground Service Alert (U.S.A.), telephone number 811, 48 hours prior to any excavation.
2. All work including sidewalk and pavement cutting and removal, lagging, excavation, backfill, and sidewalk and pavement restoration shall be done by a licensed paving contractor and in accordance with the requirements of the Current Standard Specifications of Public Works.
3. All work including sidewalk and pavement cutting and removal, lagging, excavation, backfill, and sidewalk and pavement restoration shall be done by a licensed contractor and in accordance with the requirements of the latest edition of Standard Specifications and Plans of San Francisco Public Works, and Department of Public Works Order Nos. 187,005.
4. Sidewalk and pavement restoration shall include the replacement of traffic lane and crosswalk striping, parking stall markings, and curb painting that might have been obliterated during street excavation. The permittee shall perform their work under on the following options:
  - a. Have the City forces do the striping and painting work at the permittees expense. The permittee shall make a deposit with the Department of Parking & Traffic for this purpose in an amount estimated by the Municipal Transportation Agency (MTA) 7th Floor 1 South Van Ness Ave telephone 701-4500, and notify the MTA at least 48 hours in advance of the time the work is to be done.
  - b. Perform the work themselves following instructions available at the Department of Parking & Traffic and MTA.
5. The permittee shall submit a non-refundable fee to Bureau of Street-Use and Mapping to pay for City Inspection of the backfill and pavement restoration. At least 48 hours in advance, the permittee shall make arrangements with the Street Improvement Section Inspectors, (628) 271-2000, for an inspection schedule.
6. The permittee shall file and maintain an excavation bond in the sum of \$25,000.00 with the Department of Public Works, to guarantee the maintenance of the pavement in the excavation area for a period of 3 years following the completion of the backfill and pavement restoration pursuant to Article 2.4.40 of the Public Works Code.
7. The permittee shall conduct construction operations in accordance with the requirements of Article 900 Section 903(a) and (b) of the Traffic Code. The permittee shall contact the MTA 7th Floor 1 South Van Ness Ave telephone 701-4500, for specific restrictions before starting work.
8. The permittee shall obtain the required permits, if any, from regulating agencies of the State of California.
9. The permittee shall verify the locations of any City or public service utility company facilities that may be affected by the work authorized by this permit and shall assume all responsibility for any damage to such facilities. The permittee shall make satisfactory arrangements and payments for any necessary temporary relocation of City or public utility company facilities.
10. The permittee shall pay the required fee for sewer installation permit at the Plumbing Inspection Division, Department of Building Inspection, 1660 Mission Street and arrange for inspection of this work, telephone 558-6054.
11. Planting of trees and performance of any work in the right-of-way which may affect a tree and/or landscaping shall not be performed prior to obtaining a permit and/or another form of approval from Bureau of Urban Forestry (BUF), telephone: (628) 652-8733.
12. Per DPW Order 201,954, the recycling of Cobble Stones and Granit Curb shall follow as:
  - a. Cobblestones shall be clean of dirt prior to transporting. Extreme care shall be taken during the transporting the cobblestones to minimize damage before delivery to City. The cobblestones shall be neatly and securely placed on pallets so they can be moved about safely after the delivery. The Minimum size of cobblestone shall be 4 inches square (16 square inches). The cobblestones shall be delivered, including off loading, to 701 14th Street on Treasure Island or at alternative location directed by the Department within the City of San Francisco. Contact the Department forty-eight hours (48 hours) prior to delivery. The Department can be reached at (415) 641-2627.
  - b. Granite Curb shall be neatly and securely placed on pallets so they can be moved about safely after delivery. The Contractor shall exercise care in transporting the granite curb to minimize damage. The length limit of recyclable granite curbs shall be no less than four feet. The granite curb shall be delivered, including off loading, to 701 14th Street on Treasure Island or at an alternative location directed by the Department within the City of San Francisco. Contact Bureau of Street and Sewer Repair (BSSR) at least forty-eight hours (48 hours) prior to delivery. BSSR can be reached at (415) 695-2087.
13. In consideration of this Permit being issued for the work described in the application, Permittee on its behalf and that of any successor or assign, and on behalf of any lessee, promises and agrees to perform all the terms of this Permit and to comply with all applicable laws, ordinances and regulations.
14. Permittee agrees on its behalf and that of any successor or assign to hold harmless, defend, and indemnify the City and County of San Francisco, including, without limitation, each of its commissions, departments, officers, agents and employees (hereinafter collectively referred to as the "City") from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its subcontractors, or the officers, agents, or employees of either, while engaged in the performance of the work authorized by this Permit, or while in or about the property subject to this Permit for any reason connected in any way whatsoever with the performance of the work authorized by this Permit, or allegedly resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Permit, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of the work authorized by this Permit, or while in or about the property, for any reason connected with the performance of the work authorized by this Permit, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work authorized by this Permit, (iii) injuries or damages to real or personal property, good will, and persons in, upon or in any way allegedly connected with the work authorized by this Permit from any cause or claims arising at any time, and (iv) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Permittee in, under, on or about the property subject to this Permit or into the environment. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.
15. Permittee must hold harmless, indemnify and defend the City regardless of the alleged negligence of the City or any other party, except only for claims resulting directly from the sole negligence or willful misconduct of the City. Permittee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the indemnification obligations assumed under this Permit shall survive expiration of the Permit or completion of work.
16. Permittee shall obtain and maintain through the terms of this Permit general liability, automobile liability or workers' compensation insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Permit. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Permit, with complete copies of policies furnished promptly upon City request.
17. The permittee and any permitted successor or assign recognize and understand that this permit may create a possessory interest.
18. Separate permit is required for excavation of side sewers. Installation authorized only by Class "A" or "C-42" Licensed Contractor or "C-12" with "C-36" Licensed Contractor. Authorization requires the filing of a \$25,000 excavation bond to cover the cost of City inspection and having obtained authorization to excavate in the roadway. The contractor shall obtain the proper permits and arrange for an inspection, for the section of pipe from the trap to the property, with the Plumbing Inspection Division at 1660 Mission Street, telephone 558-6054.
19. Pursuant to state law, all survey monuments must be preserved. No work (including saw cutting) may commence within 20' of a survey monument until an application for Monument Referencing has been approved and notification of monument referencing has occurred. Prior to construction, all CCSF survey monuments shall be referenced by a licensed Land Surveyor on a Corner Record or Record of Survey if any construction will take place within 20 ft. of a monument. For any questions please email Monument.Preservation@sfdpw.org or call 415-554-5827. Note, all survey monuments shall be preserved per state law and disturbance of a survey monument is a crime.

Not all survey monuments are visible.

20. If sidewalk finish grade is to be altered, permittee shall replace, relocate and reset pull boxes as necessary to ensure pull boxes are flush with sidewalk, not damaged and not covered, filled or sprayed with concrete and debris, etc. Permittee shall also raise or lower street light, signal poles and other city poles/infrastructure as necessary to ensure anchor bolts and hand holes are not buried or that base of pole is elevated above sidewalk surface. For additional guidance street light and signal poles matters, consult Transportation Engineer Norman Wong at [norman.wong@sfmta.com](mailto:norman.wong@sfmta.com).

# Permit Addresses

23IE-00435

\*RW = RockWheel, SMC = Surface Mounted Cabinets, S/W = Sidewalk Work, DB = Directional Boring,  
 BP= Reinforced Concrete Bus Pad, UB = Reinforced Concrete for Utility Pull Boxes and Curb Ramps  
 Green background: Staging Only

Number of blocks: 1    Total repair size:0 sqft    Total Streetspace:0    Total Sidewalk: sqft

ID	Street Name	From St	To St	Sides	*Other	Asphalt	Concrete	Street Space Feet	Sidewalk Feet
1	ALVARADO ST	NOE ST	CASTRO ST	Odd	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
<b>Total</b>						<b>0</b>	<b>0</b>	<b>0</b>	

# Exceptions

23IE-00435

Street Name	From St	To St	Message	Job	Contact	Dates
ALVARADO ST						
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	12MSE-0298	Refer to Agent - Refer to Agent	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	14CN-0143	415 309 0107 - 415 309 0107	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	14ECN-0088	800-743-5000 - 800-743-5000	Jan 14 2014-
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	20CN-00111	(843) 709-2136 - (843) 709- 2136	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	20CN-00133	Refer to Agent - Refer to Agent	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	20MSE-00492	Refer to Agent - Refer to Agent	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	21ECN-00088	Refer to Agent 415 550 4956 - 415-550-4900	Feb 2 2021-
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	21ECN-00094	Refer to Agent 415 550 4956 - 415-550-4900	Feb 3 2021-
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	23ECN-00124	Oscar Delgadillo @ 510-867- 0073 - (415) 337-2934	Feb 16 2023-
	NOE ST	CASTRO ST -	Proposed Excavation.	SF DPW IDC - Hydraulic	Satnam Kaur -	Nov 15 2024-Aug 25 2025

# No Diagram submitted

**BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**



August 19, 2024

Delivered Via Email ([boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org))

San Francisco Board of Appeals  
49 S Van Ness Ave Suite 1475  
San Francisco, CA 94103

Re: 551 Alvarado – Response to Jurisdiction Request (No. 24-5)  
Permit No.: 23IE-00435

Dear Board of Appeals:

This brief is submitted on behalf of the permit holders, Randall Laroche and David Laudon (“project sponsors”), in opposition to the jurisdiction request filed by Catherine Woods on August 8, 2024, concerning the Street Improvement Permit (23IE-00435) issued for the two-family dwelling located at 551 Alvarado Street (the “Project”).

### **A. Background**

The project sponsors purchased an uninhabitable, vacant single family dwelling unit with an illegal and unauthorized unit July 2022. They worked thoughtfully and with neighbors to design and develop two legal units, of which one is family sized. The proposed curb cut and related improvements have undergone comprehensive reviews by multiple city agencies over the past 1.5 years.

The curb cut was included in the initial design and had not changed from what was presented at the neighborhood Pre-application meeting (*see Attachment 1*), submitted and approved by Planning (*see Attachment 2*), submitted and approved by the Building Department under Building Permit 202303224205 (*see Attachment 2*). It was also noted in the application for the Tree Removal Permit as well. (*see Attachment 3*). The timeline of key events (*see Attachment 4*) clearly demonstrates that



the permit was issued following all required procedures and there were multiple opportunities for public input and appeals. Indeed, Ms. Woods had significant time to review the plans in detail prior to the Pre-Application meeting, she attended the neighborhood Pre-Application meeting and we discussed the project. At the meeting, she provided us her concerns in writing. (*see Attachment 5*). In response to her concerns, with detriment to the design and at extra costs, many changes were made to be responsive to her issues. (*see Attachment 6*)

## **B. No Grounds to Grant Jurisdiction Request**

- 1. Failure to Timely File an Appeal.** While Requestor is now asserting that due to the delay on DPW's website she was not able to file a timely appeal, she was well aware of the project and had multiple opportunities to file an appeal. Despite receiving notifications and engaging in correspondence with DPW over several months, she failed to take appropriate action within the designated appeal period. Indeed, DPW emailed her on June 17, 2024 that the permit was ready to be issued subject to concrete contractor information. She emails DPW on June 24, 2024 with another inquiry. On July 1, 2024, she emails Nicolas wanting information on the status. It is unclear who Nicolas is. It is not until August 7, 2024 that she emailed DPW again about the status of the permit on the website. While she may have wanted to appeal the permit and while the DPW website may not have been clear, she was simply not diligent in her own desire to appeal the permit.
- 2. Multiple Opportunities to Appeal Approvals:** The curb cut location and related improvements were reviewed and approved by both the Planning Department and DPW. All necessary steps were followed, including the required public notifications, reviews, and environmental clearances. Granting the jurisdiction request would undermine these established processes and open a multi-agency-approved project to unnecessary delay.

**C. Granting Jurisdiction Would Burden City Agencies and Impose Unnecessary Delay on Housing Development.** San Francisco is in urgent need of new housing, and the proposed project will add two high-quality dwelling units. The State of California, via the recent AB 2324 and AB 1114 have prioritized streamlining development processes and minimizing appeals to avoid undue delays. Granting this jurisdiction request would contradict these priorities and could set a precedent for obstructing other housing projects across the city. Additionally, the City Departments, would have to bear additional burdens of notifying individuals on project status and issuance when they are not required to do so.

**D. Conclusion**

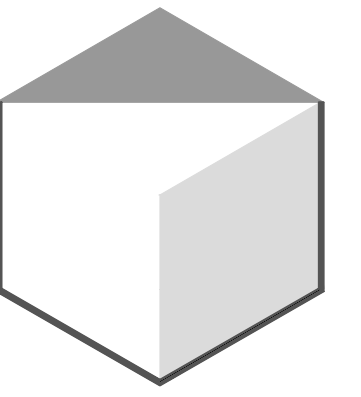
For the reasons stated above, we respectfully request that the Board deny the jurisdiction request and allow the project to proceed as planned. Given the amount of time available that the Requestor had to determine the status of the permit notwithstanding the confusion on the website, or any inadvertent delay DPW may have caused, Requestor could have still inquired and filed a timely appeal. The Street Improvement Permit (see Attachment 7) was properly issued following all regulatory procedures, and the appellant's failure to file a timely appeal should not be excused.

Sincerely,



Amy Lee, 3S, on behalf of  
David Laudon and Randall Laroche, Project Sponsor

- Attachment 1 Pre-Application Meeting Plans*
- Attachment 2 Approved Site Permit Plans*
- Attachment 3 BUF permit and approved Plans*
- Attachment 4 Important Timelines for Public Appeals*
- Attachment 5 Design changes in response to Ms. Woods concerns*
- Attachment 6 Street Improvement Permit*

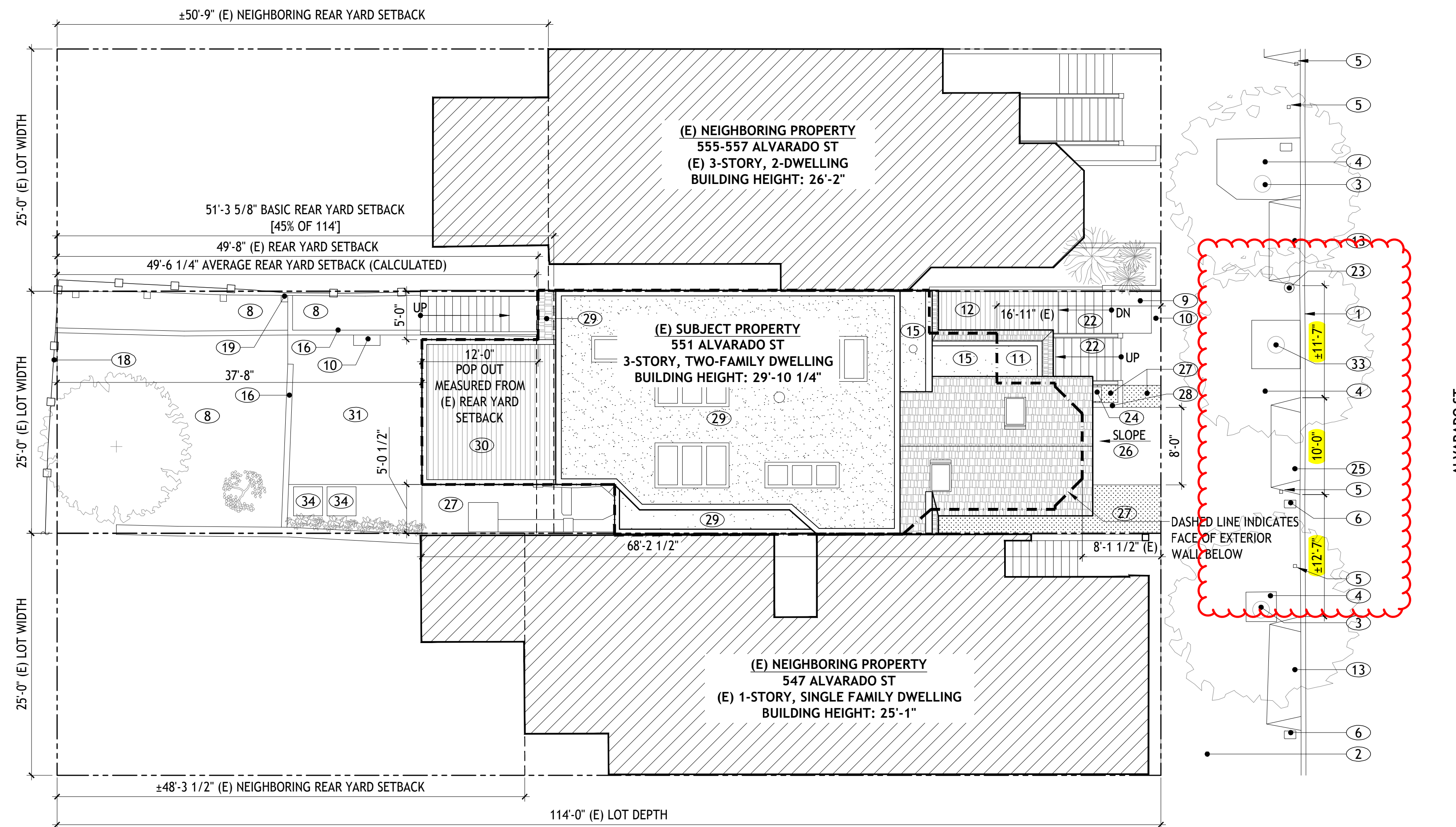


**VINCENT GONZAGA**  
ARCHITECT  
SAN FRANCISCO  
415 690 7738

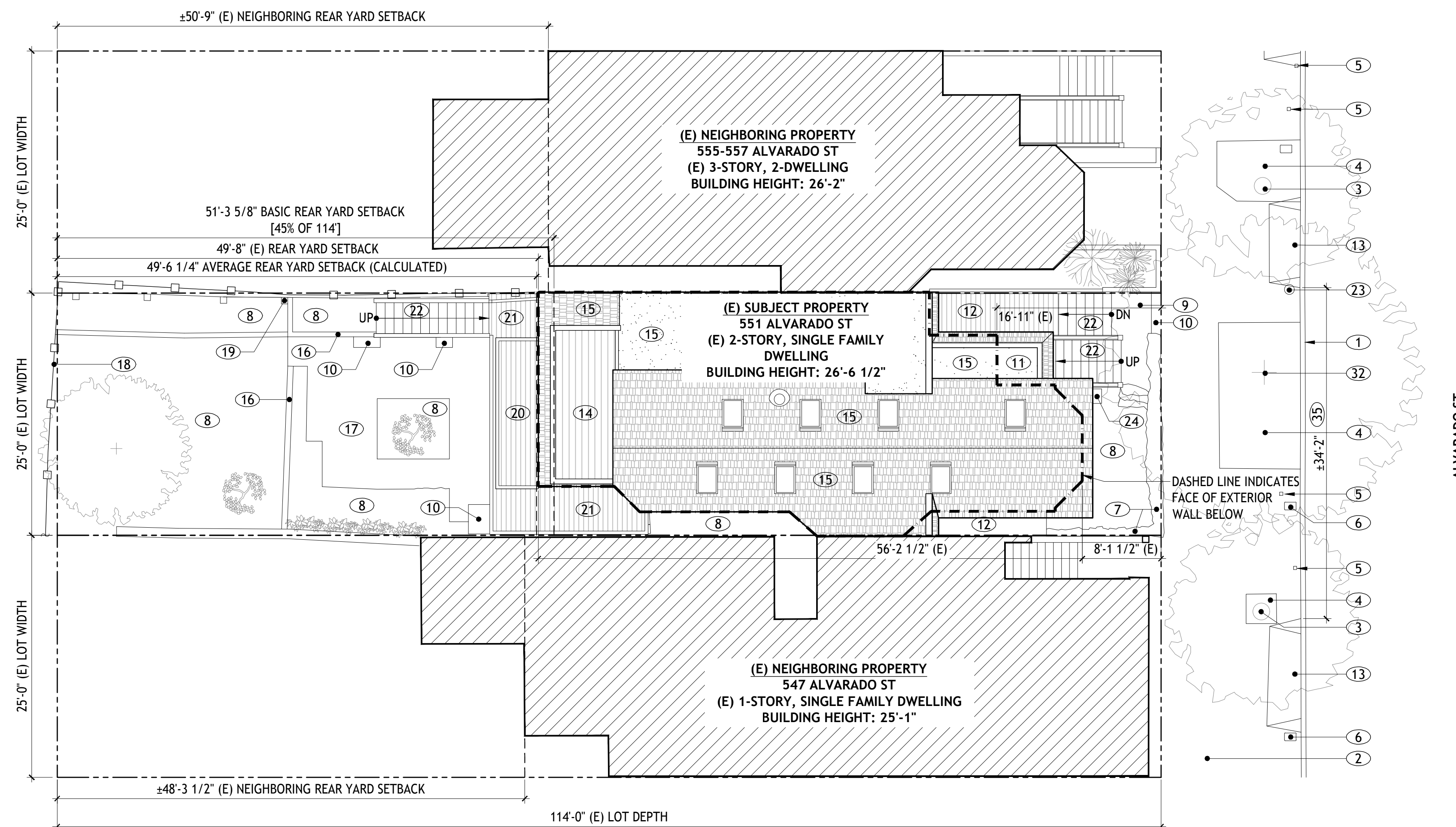
vincent@vgonzaga.com  
1190 PINE ST APT 103  
SAN FRANCISCO CA 94109

**KEYED NOTES**

- ① (E) CURB
- ② (E) SIDEWALK
- ③ (E) STREET TREE
- ④ (E) STREET TREE PLANTER BOX
- ⑤ (E) SEWER CLEANOUT
- ⑥ (E) WATER METER
- ⑦ (E) STONE & CONCRETE FENCE
- ⑧ (E) LANDSCAPED AREA
- ⑨ (E) BRICK WALKWAY
- ⑩ (E) CONCRETE STEP
- ⑪ (E) COVERED PORCH BELOW
- ⑫ (E) WOOD WALKWAY
- ⑬ (E) CURB CUT
- ⑭ (E) DECK @ ATTIC/THIRD FLOOR
- ⑮ (E) ROOF
- ⑯ (E) CMU RETAINING WALL
- ⑰ (E) CONCRETE PATIO
- ⑱ (E) WOOD FENCE
- ⑲ (E) WOOD RETAINING WALL
- ⑳ (E) DECK @ SECOND FLOOR
- ㉑ (E) DECK @ GROUND FLOOR
- ㉒ (E) WOOD STAIRS
- ㉓ (E) WOOD STAIRS
- ㉔ (E) LIGHT/POWER POLE
- ㉕ (E) GAS METER
- ㉖ (N) CURB CUT
- ㉗ (N) DRIVEWAY
- ㉘ (N) LANDSCAPED (UNPAVED) AREA
- ㉙ (N) CONCRETE CURB
- ㉚ (N) ROOF
- ㉛ (N) ROOF DECK ABOVE SECOND FLOOR
- ㉜ (N) PAVED PATIO
- ㉝ REMOVE (E) STREET TREE
- ㉞ (N) STREET TREE IN (N) 5' X 5' TREE BASIN
- ㉟ (N) COMPRESSORS FOR (N) HEAT PUMP SYSTEM
- ㊱ ON-STREET PARKING SPACE



**2 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"



**1 EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"

**LANDSCAPE AND PERMEABILITY**

TYPE	EXISTING	PROPOSED
FRONT SETBACK AREA	203 SF	203 SF
LANDSCAPED AREA	91 SF	56 SF
LANDSCAPED PERCENTAGE	45%	28%
PERMEABLE AREA	123 SF	156 SF
PERMEABLE PERCENTAGE	61%	77%

**PRE-APPLICATION MEETING 02/14/23**

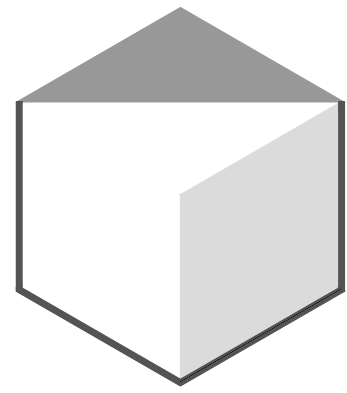
REV#	DESCRIPTION	DATE

**551 ALVARADO ST ADDITION**  
551 ALVARADO ST  
SAN FRANCISCO, CA 94114  
BLOCK/LOT: 3624/039

PROJECT NUMBER: 2214  
SHEET TITLE:

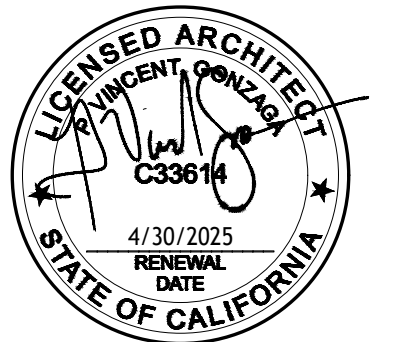
EXISTING AND PROPOSED SITE PLANS

SHEET NUMBER:



**VINCENT GONZAGA ARCHITECT**  
SAN FRANCISCO  
415 690 7738

vincent@gvonzaga.com  
1390 MARKET ST STE 200  
SAN FRANCISCO CA 94102



**APPROVED**  
Dept. of Building Insp.  
- San Francisco -

February 09, 2024  
202303224205\_SITE DWGS-REV4

*Patrick O'Riordan*  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

**KEYED NOTES**

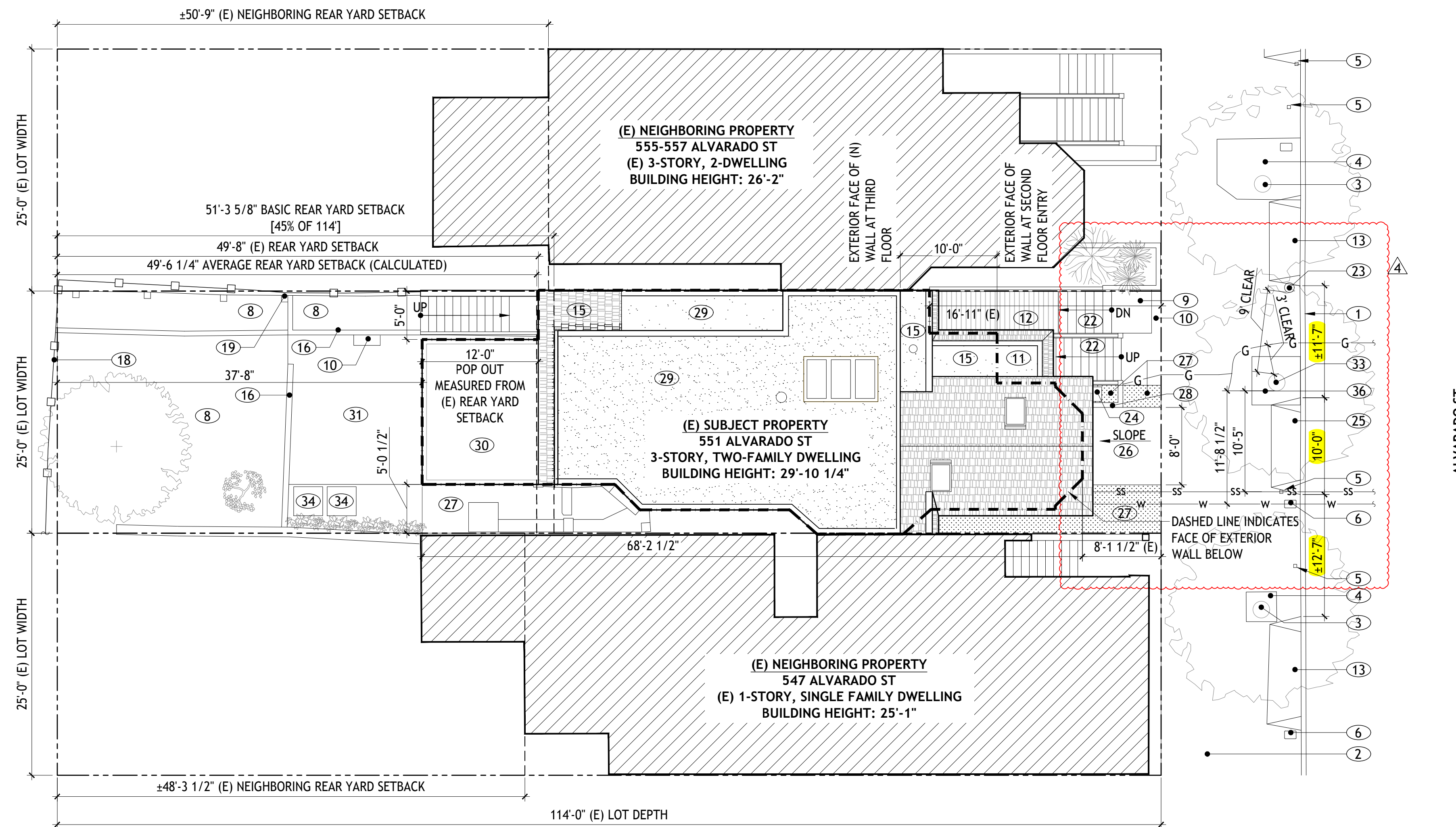
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- ② (E) SIDEWALK
- ③ (E) STREET TREE
- ④ (E) STREET TREE PLANTER BOX
- ⑤ (E) SEWER CLEANOUT
- ⑥ (E) WATER METER
- ⑦ (E) STONE & CONCRETE FENCE
- ⑧ (E) LANDSCAPED AREA
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- ⑯ (E) CMU RETAINING WALL
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- ⑱ (E) WOOD FENCE
- ⑲ (E) WOOD RETAINING WALL
- ⑳ (E) DECK @ SECOND FLOOR
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- ㉓ (E) WOOD STAIRS
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- ㉕ (E) GAS METER
- ㉖ (N) CURB CUT
- ㉗ (N) DRIVEWAY
- ㉘ (N) LANDSCAPED (UNPAVED) AREA
- ㉙ (N) CONCRETE CURB
- ㉚ (N) ROOF
- ㉛ (N) ROOF DECK ABOVE GROUND FLOOR
- ㉜ (N) PAVED PATIO
- ㉝ REMOVE (E) STREET TREE. NOTES: (E) TREE IS NOT YET APPROVED FOR REMOVAL. TREE MUST BE PROTECTED FOR DURATION OF PROJECT, OR UNTIL A REMOVAL PERMIT IS ISSUED. SEE TREE PROTECTION DETAIL ON 1/A600
- ㉞ (N) STREET TREE IN (N) 5' X 5' TREE BASIN
- ㉟ (N) COMPRESSORS FOR (N) HEAT PUMP SYSTEM
- ㊱ ON-STREET PARKING SPACE
- ㊲ (N) STREET TREE PLANTER BOX

**PLAN NOTES**

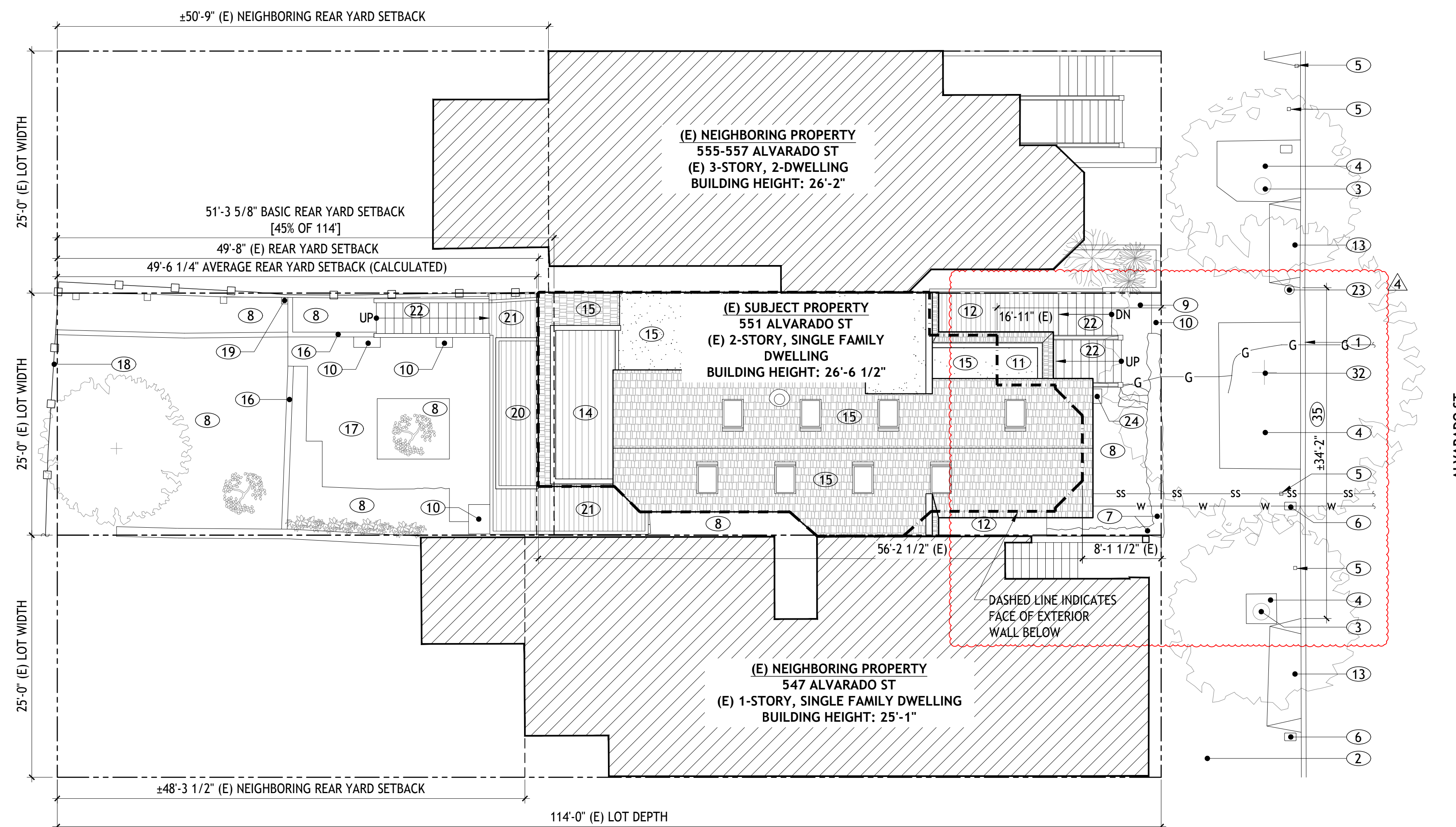
1. SEE EXISTING AND PROPOSED ROOF PLANS ON A104 FOR ADDITIONAL INFORMATION.

**LANDSCAPE AND PERMEABILITY**

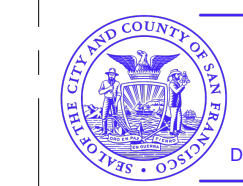
TYPE	EXISTING	PROPOSED
FRONT SETBACK AREA	203 SF	203 SF
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PERMEABLE PERCENTAGE	61%	77%



**2 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"



**1 EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"



Tree plan is approved. Existing tree to be replaced with equal value tree. Building plan approval does not mean the tree has been authorized for removal. A removal permit is required to move forward with the work. A removal permit will be issued following the tree posting procedure.

REV#	DESCRIPTION	DATE
④	BUILDING PCR 1	11/26/23
③	COMMENT RESPONSE 3	08/07/23
②	COMMENT RESPONSE 2	06/14/23
①	COMMENT RESPONSE	04/27/23
	SITE PERMIT	03/13/23
	PRE-APPLICATION MEETING	02/14/23

ISSUE DATES / REVISIONS  
PROJECT NAME

**551 ALVARADO ST ADDITION**  
551 ALVARADO ST  
SAN FRANCISCO, CA 94114  
BLOCK/LOT: 3624/039

PROJECT NUMBER 2214  
SHEET TITLE

EXISTING AND PROPOSED SITE PLANS

SHEET NUMBER

**A001**



City and County of San Francisco

San Francisco Public Works · Bureau of Urban Forestry

49 South Van Ness Ave, Suite 1000 • San Francisco, CA 94103

sfpublicworks.org · tel 628-652-8733

## **PERMIT FOR PLANTING, MAINTENANCE OR REMOVAL OF SIDEWALK TREES**

Pursuant to the provisions of Article 16, Sec. 806 of the Public Works Code, as amended, permission is hereby granted to:

Randall Laroche  
548 Castro St # PMB 516  
San Francisco CA 94114

**This permit specifically grants permission for:**

***Permit Remove Tree - 1***

**on the sidewalk adjacent to the premises at:**

***551 Alvarado St***

Permittee agrees to hold harmless the City and County of San Francisco, its officers, agents and employees from any damage or injury caused by reason of the planting or the placement or maintenance of the planter plants. The owner or owners of the respective property shall be solely liable for any damage. Per Article 16: Section 806.5.(b).(1) all work associated with a street tree permit must be completed within six (6) months of issuance, unless an extension has been granted by the Department. This permit must be on site when permission has been granted for removal of a street tree. If a tree species is not specified above, please contact Bureau of Urban Forestry to discuss an appropriate and approved species to plant.

**Special Conditions: Recommendation: After consideration of correspondence and testimony provided, the recommendation is to approve removal with replacement. As per Article 16 Section 806 tree replacement is required if infrastructure allows. Please plant using 3" depth of mulch as a top layer and water 25 gallons a week for the first 3-5 years to establish tree. New tree(s) approved for planting or replacement must be maintained (watered, weeded, restaked, etc.) for a period of three years at the end of which time the Department will conduct a follow-up inspection in order to assume all maintenance responsibilities. If the tree dies within the three-year maintenance period, the tree must be replaced at the property owner's expense and the maintenance period will restart. An inspection of the tree(s) by Urban Forestry is required before the city assumes responsibility. Tree must be established. Please contact our office at (628) 652-8733 or email urbanforestrypermits@sfdpw.org to schedule an inspection appointment or for any advice or assistance with watering, staking, mulching, or pruning.**

Date Issued: 6/10/2024

Permit No: 794772

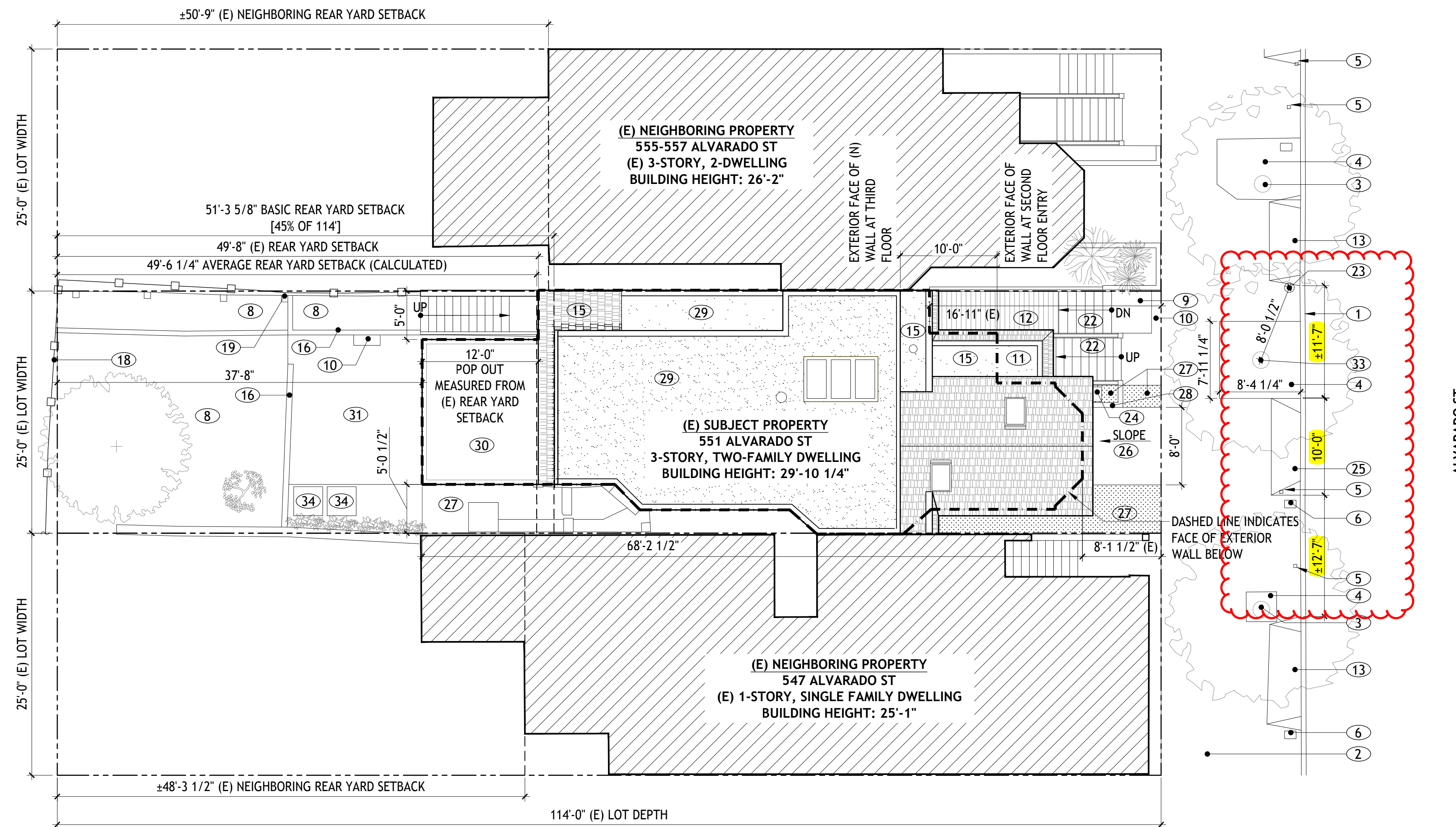
Approved:

Director, Department of Public Works

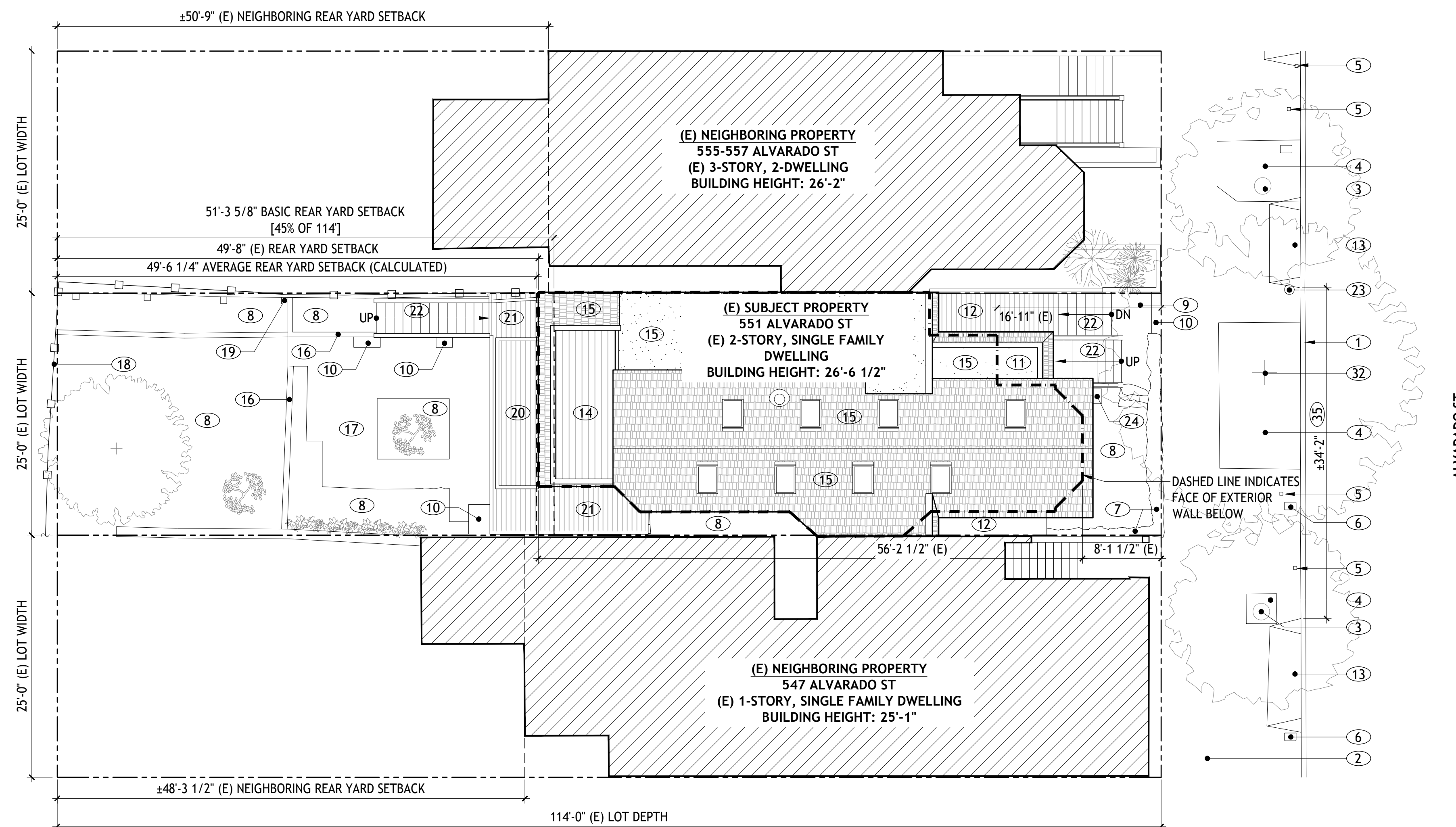
Handwritten signature of Chris Buck in cursive.

Chris Buck, Urban Forester

Bureau of Urban Forestry



**2 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"



**1 EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"

**KEYED NOTES**

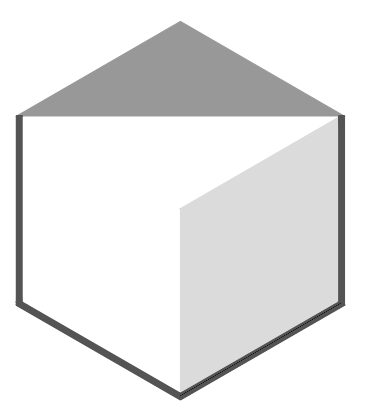
- ① (E) CURB
- ② (E) SIDEWALK
- ③ (E) STREET TREE
- ④ (E) STREET TREE PLANTER BOX
- ⑤ (E) SEWER CLEANOUT
- ⑥ (E) WATER METER
- ⑦ (E) STONE & CONCRETE FENCE
- ⑧ (E) LANDSCAPED AREA
- ⑨ (E) BRICK WALKWAY
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- ⑪ (E) COVERED PORCH BELOW
- ⑫ (E) WOOD WALKWAY
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- ㉗ (N) DRIVEWAY
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- ㉛ (N) ROOF DECK ABOVE GROUND FLOOR
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- ㉝ REMOVE (E) STREET TREE
- ㉞ (N) STREET TREE IN (N) 5' X 5' TREE BASIN
- ㉟ (N) COMPRESSORS FOR (N) HEAT PUMP SYSTEM
- ㊱ ON-STREET PARKING SPACE

**PLAN NOTES**

1. SEE EXISTING AND PROPOSED ROOF PLANS ON A104 FOR ADDITIONAL INFORMATION.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

**LANDSCAPE AND PERMEABILITY**

TYPE	EXISTING	PROPOSED
FRONT SETBACK AREA	203 SF	203 SF
LANDSCAPED AREA	91 SF	56 SF
LANDSCAPED PERCENTAGE	45%	28%
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ARCHITECT  
SAN FRANCISCO  
415 690 7738

vincent@gvonzaga.com  
1390 MARKET ST STE 200  
SAN FRANCISCO CA 94102



REV#	DESCRIPTION	DATE
	TREE REMOVAL APP	08/22/23
3	COMMENT RESPONSE 3	08/07/23
2	COMMENT RESPONSE 2	06/14/23
1	COMMENT RESPONSE	04/27/23
	SITE PERMIT	03/13/23
	PRE-APPLICATION MEETING	02/14/23

ISSUE DATES / REVISIONS

PROJECT NAME

**551 ALVARADO ST**  
**ADDITION**  
551 ALVARADO ST  
SAN FRANCISCO, CA 94114  
BLOCK/LOT: 3624/039

PROJECT NUMBER **2214**  
SHEET TITLE

EXISTING AND PROPOSED  
SITE PLANS

SHEET NUMBER

**A001**

# ATTACHMENT 4

## 551 Alvarado Timeline

- **Feb. 28, 2023:** Planning Dept Pre-application meeting with neighborhood held. Comments from neighbor Catherine Woods received and incorporated into final design.
- **March 27, 2023:** BPA 202303224205 submitted to DBI for review.
- **March 28, 2023:** 2023-002766 Project Application Accepted by Planning Dept.  
*Project scope: new vertical & horizontal addition at ground floor, legalize unauthorized dwelling unit & convert a portion to garage. Reconfigure rooms at 2nd floor. Raise portion of roof & convert existing attic to 3rd floor. Convert portion of existing crawlspace to new basement.*
- **September 22, 2023:** Planning Dept. Section 311 neighborhood notice (30 day) concluded. No Discretionary Review request filed.
- **September 25, 2023:** DPW Street Improvement Application Submitted
- **September 25, 2023:** DPW Tree Removal Permit Application Submitted
- **Sept 28, 2023:** Planning Dept. CEQA Clearance issued. No appeal filed.
- **February 9, 2024:** Site Permit Issued BPA 202303224205. Streetscape work was approved with the stipulation that permit application and plans were submitted to DPW for review and approval. No appeal filed.
- **February 13, 2024:** Final Building Addendum submitted.
- **February 16, 2024:** Tree Removal Approved and Noticed Posted by DPW Staff
- **March 22, 2024:** Notice received from DPW that tree removal was appealed by unidentified appellant.
- **April 3, 2024:** DPW Tree removal appeal hearing
- **May 15, 2024:** DPW Director upholds tree removal permit approval.
- **June 5, 2024:** DPW reports that no appeals were filed against DPW Director's decision (Public Works Order No: 210512)
- **June 10, 2024:** DPW issues Tree Removal Permit No: 794772
- **July 9, 2024:** Final Building Addendum issued
- **July 17, 2024:** DPW Street Improvement Permit 23IE-00435 Approved

- **August 1, 2024:** Appeal period for 23IE-00435 ends (no appeal was filed)

Appellant's correspondence with DPW:

- **March 6, 2024:** Cathy emailed DPW and copied the neighborhood group, saying that she wants to file a formal complaint
- **March 8, 2024:** DPW responds to Cathy saying that after the permit is approved, she can file an appeal
- **March 8, 2024:** Cathy asks how she can know when the permit has been approved
- **March 8, 2024:** DPW sends Cathy the permit number and a link to their website where she can look up the permit status
- **June 12, 2024:** Cathy emails DPW saying that the status has changed on their website, but she doesn't understand what it means
- **June 17, 2024:** DPW emails Cathy, letting her know that the permit is ready to be issued pending concrete contractor information
- **June 24, 2024:** Cathy emails DPW saying that the status on DPW's website doesn't show the permit being granted
- **July 1, 2024:** Cathy emails someone named Nicolas, whose name she received from the Board of Appeals, saying that she doesn't want to miss the deadline to file an appeal
- **July 17, 2024:** The street improvement permit is issued
- **August 1, 2024:** The appeal period for the street improvement permit ends
- **August 7, 2024:** Cathy emails DPW to say that the status on DPW's website hasn't changed
- **August 7, 2024:** DPW informs Cathy that the street improvement permit was issued on July 17, 2024 and says that their website didn't update to reflect the approval. DPW then suggests that Cathy contact the Board of Appeals due to their oversight.
- **August 8, 2024:** Cathy files a jurisdiction request with Julie Rosenberg, executive director of the Board of Appeals

Here is a timeline of Cathy's complaints about the curb cut

- **February 27, 2024:** Cathy emails DBI asking to see the approved plans. She says that the plan she received in the mail only shows one parking space inside the garage and says that the curb cut will remove 2 parking spaces.
- **March 4, 2024:** Planning responds, directing Cathy to the PIM



- **March 4, 2024:** Cathy emails DBI, DPW and neighbors on the block, complaining about the loss of street parking, saying that the owners of 551 Alvarado will be able to use the remaining space on either side of their curb cut as private parking.

# ATTACHMENT 5

1. Window on west side of building does not exist. It was put there illegally by the Murrays in 2004, and covered up and removed when we talked them about it in 2013.
2. Vertical addition on west side of building will have a significant impact on our light. The downstairs kitchen, stairway & bathroom, as well as the upstairs kitchen, living room, stairs & bedroom all have windows along the East side of the building. The vertical addition needs to be set back at least 3ft.
3. The 2 level addition to the back of the house is much higher than anyone else's. It will block our light and view as shown in the following pictures. Everyone else's deck is approximately 20ft above the ground at the back of the house, & follows the slope down the hill from west to east. See attached. I have included a suggestion which results in the same square footage and bedrooms as your plan but which does not impact us.

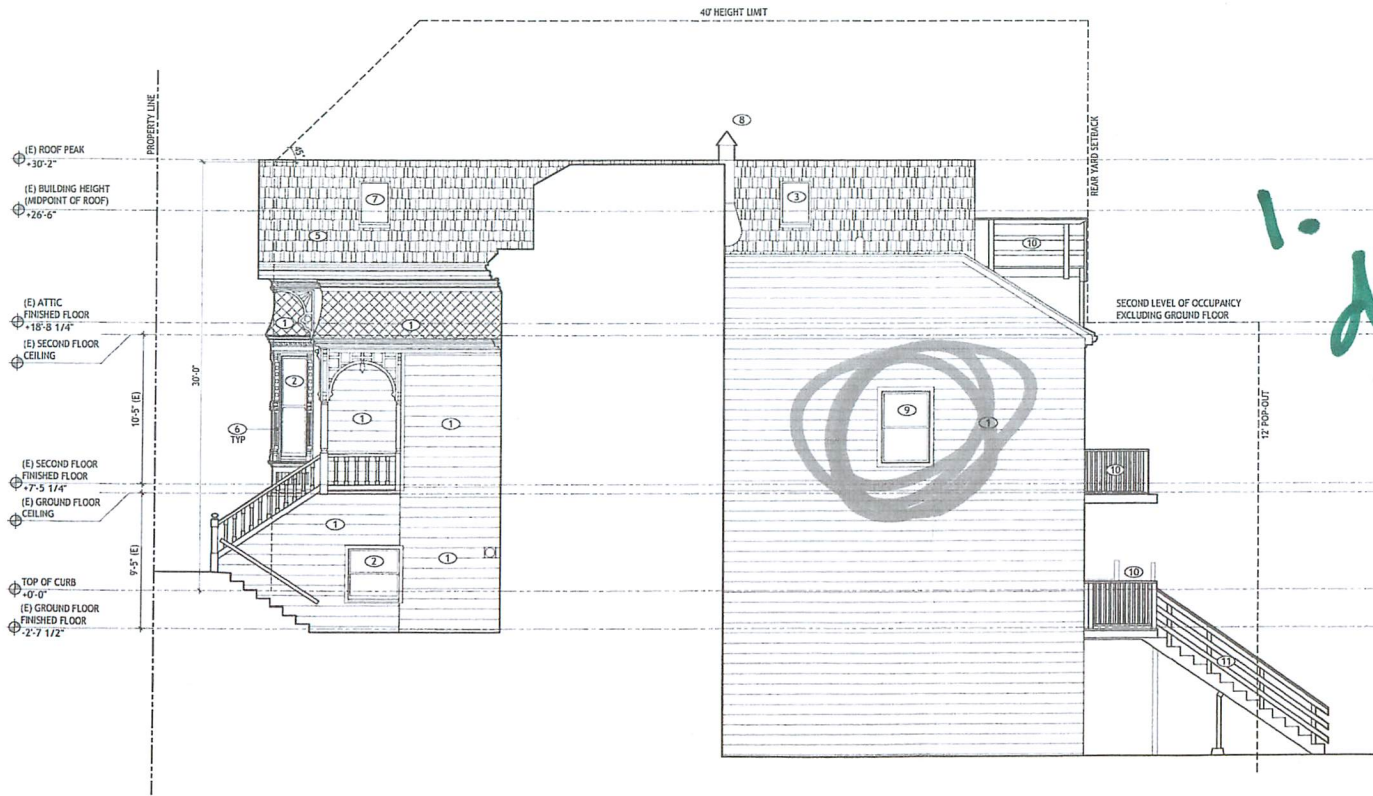


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vincent@vgonzaga.com  
1190 PINE ST APT 103  
SAN FRANCISCO CA 94109

KEYED NOTES

- ① (E) SIDING TO BE REPAINTED
- ② (E) WINDOW TO REHANG
- ③ (E) SKYLIGHT TO BE REMOVED
- ④ (E) WOOD STAIRS, WOOD RAILING & LANDING TO BE REPAINTED
- ⑤ (E) ASPHALT SHINGLE ROOFING TO BE REPLACED TO MATCH (E)
- ⑥ (E) WOOD TRIM TO BE REPAINTED
- ⑦ (E) SKYLIGHT TO BE REPLACED
- ⑧ (E) FIREPLACE FLUE TO BE EXTENDED TO MIN 2'-0" ABOVE ROOF SURFACE WITHIN 10'-0" OF FLUE
- ⑨ (E) WINDOW TO BE REPLACED
- ⑩ (E) WOOD DECK/BALCONY TO BE REMOVED
- ⑪ (E) WOOD STAIRS & LANDING TO BE REMOVED



1 EXISTING SIDE (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"

PRE-APPLICATION MEETING 02/14/23  
REV# DESCRIPTION DATE  
ISSUE DATES / REVISIONS  
PROJECT NAME

551 ALVARADO ST  
ADDITION  
551 ALVARADO ST  
SAN FRANCISCO, CA 94114  
BLOCK/LOT: 3624/039

PROJECT NUMBER 2214  
SHEET TITLE

EXISTING SIDE ELEVATION

SHEET NUMBER

A206

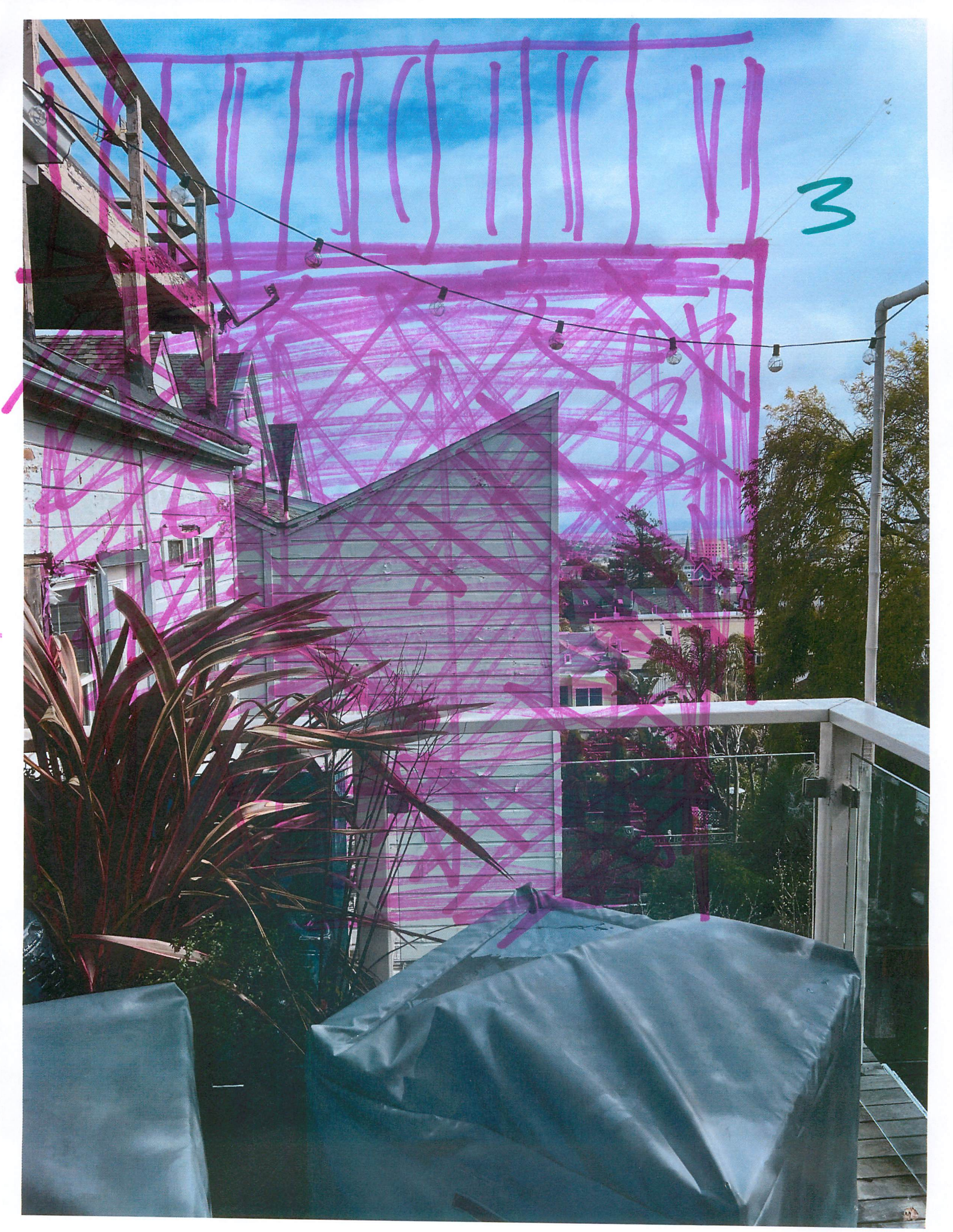


2.

1.







Houses  
to the  
West  
3.

563

559

decks follow slope down the hill

existing

deck 563

deck 559

44



- KEYED I
- ① (E) S1
  - ② (E) W
  - ③ (E) S2
  - ④ (E) D
  - ⑤ (E) A
  - ⑥ (E) D
  - ⑦ (E) S3
  - ⑧ (E) T WTI
  - ⑨ (E) V
  - ⑩ (E) V
  - ⑪ (E) V

1 EXISTING REAR (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



Should be here  
to line up  
with  
neighbors

563



564

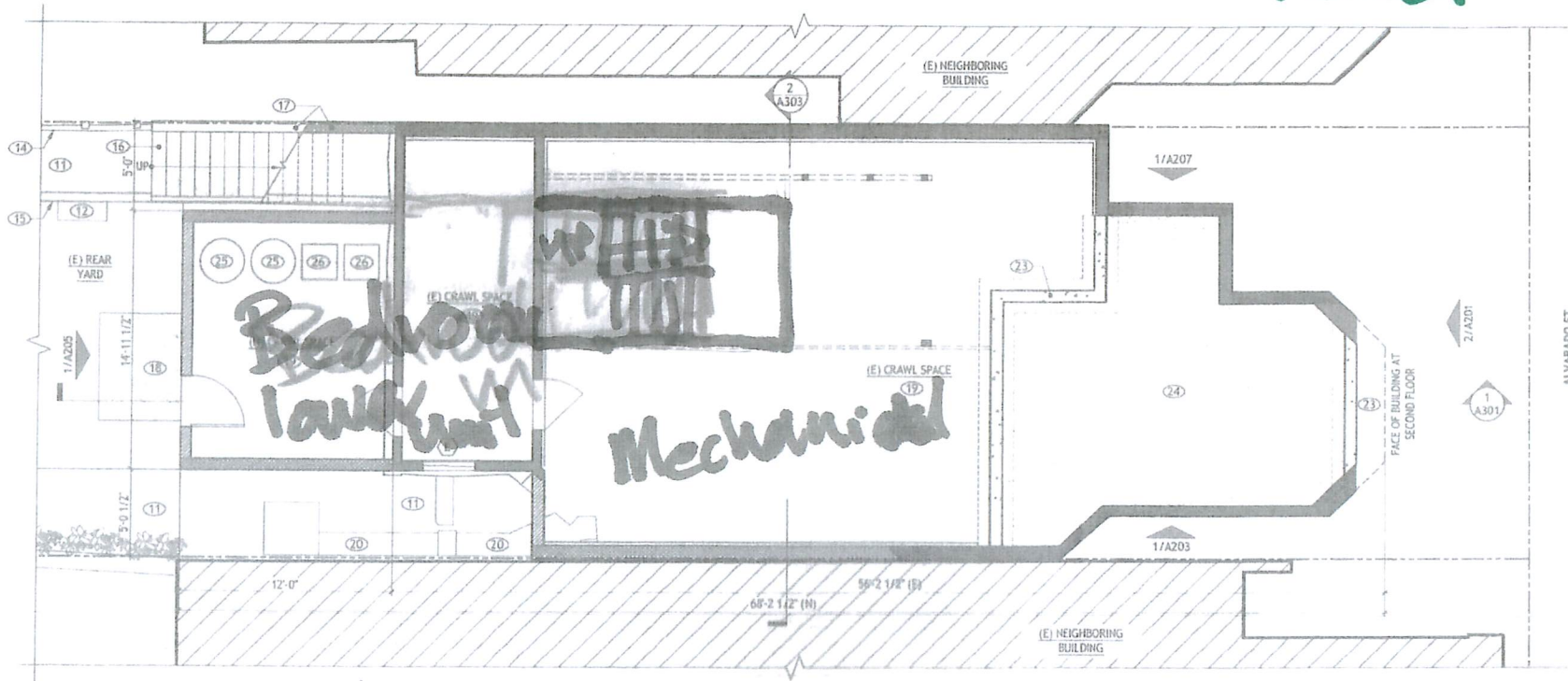
NEIGHBORING PROPERTY  
555-557 ALVARADO ST

SUBJECT PROPERTY  
551 ALVARADO ST

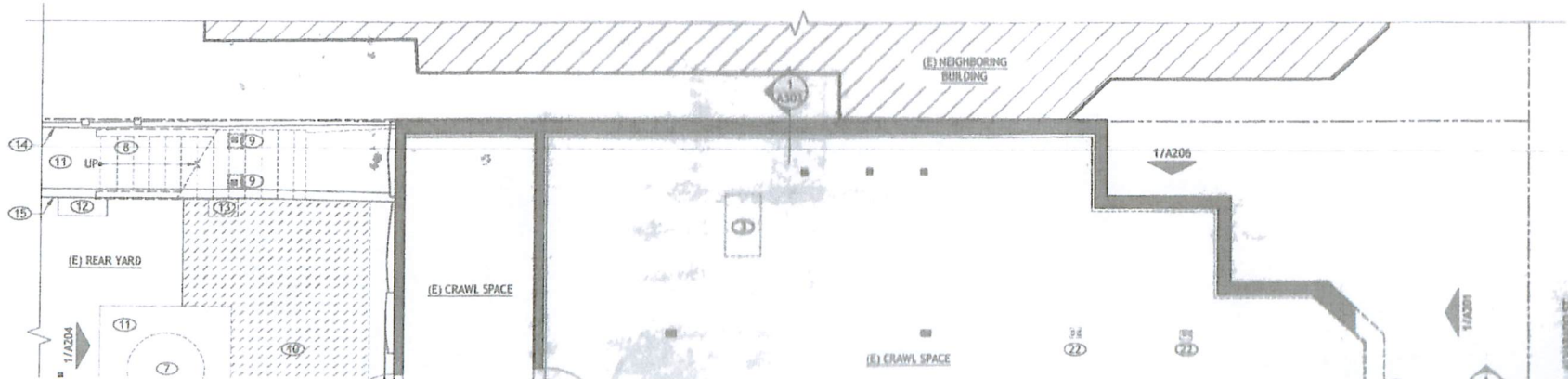
NEIGHBORING PROPERTY  
547 ALVARADO ST

1 PROPOSED REAR (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

Put Bedroom @ Basement level



2 PROPOSED FOUNDATION LEVEL PLAN  
SCALE: 1/4" = 1'-0"



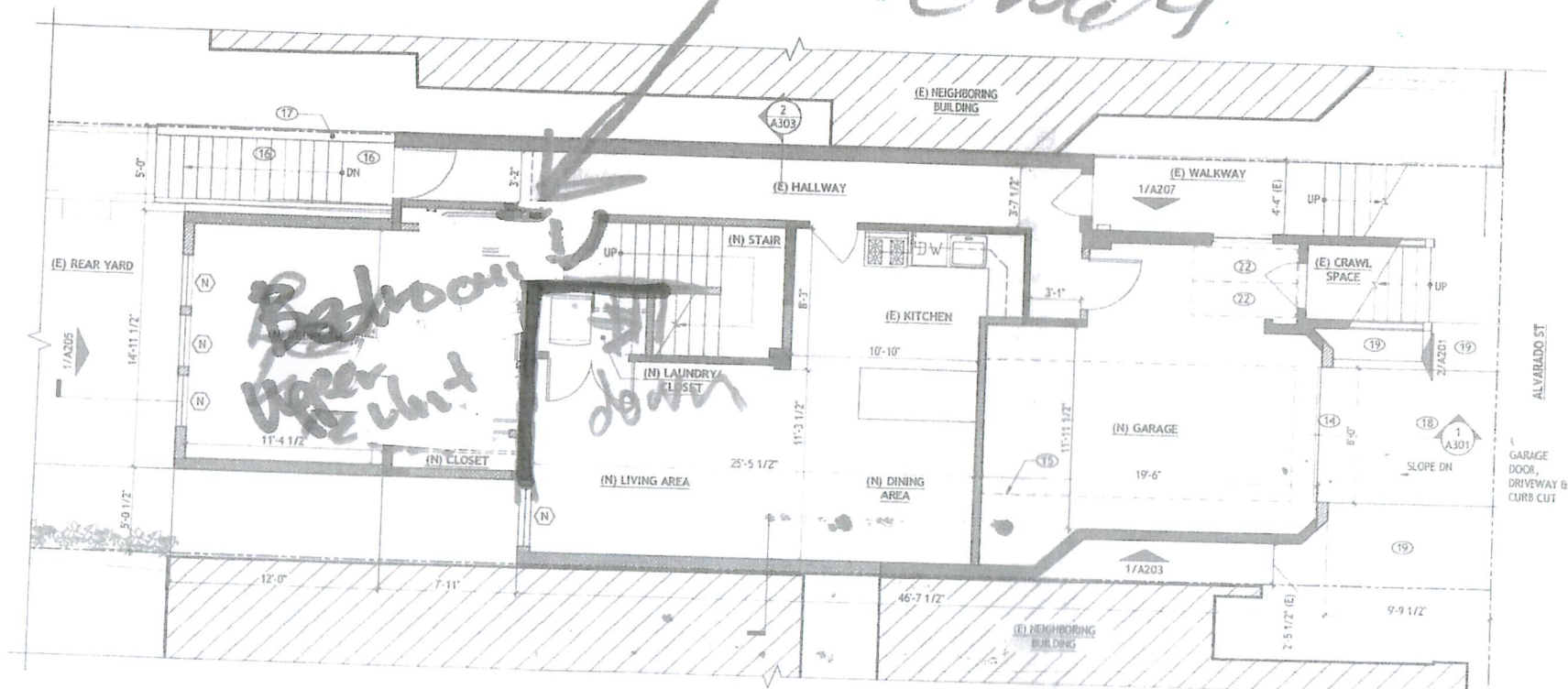
PLAN LEGEND



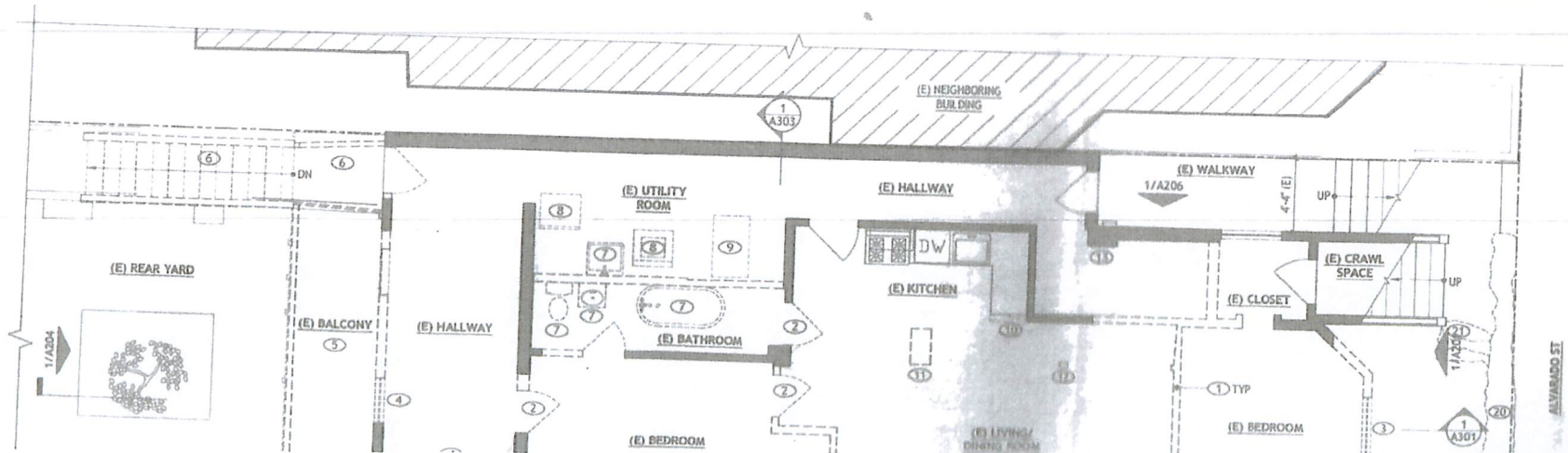
KEYED NOTES

- 1 REMOVE (E) FLOOR
- 2 REMOVE (E) WALL
- 3 REMOVE (E) WALL
- 4 REMOVE (E) WALL
- 5 REMOVE (E) WALL
- 6 REMOVE (E) WALL
- 7 REMOVE (E) WALL
- 8 REMOVE (E) WALL
- 9 REMOVE (E) WALL
- 10 AT SLOPE TO EXISTING FLOOR
- 11 (E) FLOOR TO EXIST
- 12 (E) FLOOR TO EXIST
- 13 REMOVE (E) FLOOR
- 14 REMOVE (E) FLOOR
- 15 REMOVE (E) FLOOR
- 16 REMOVE (E) FLOOR
- 17 REMOVE (E) FLOOR
- 18 REMOVE (E) FLOOR
- 19 REMOVE (E) FLOOR
- 20 REMOVE (E) FLOOR
- 21 REMOVE (E) FLOOR
- 22 REMOVE (E) FLOOR
- 23 REMOVE (E) FLOOR
- 24 REMOVE (E) FLOOR
- 25 REMOVE (E) FLOOR

*remove hallway*



2 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

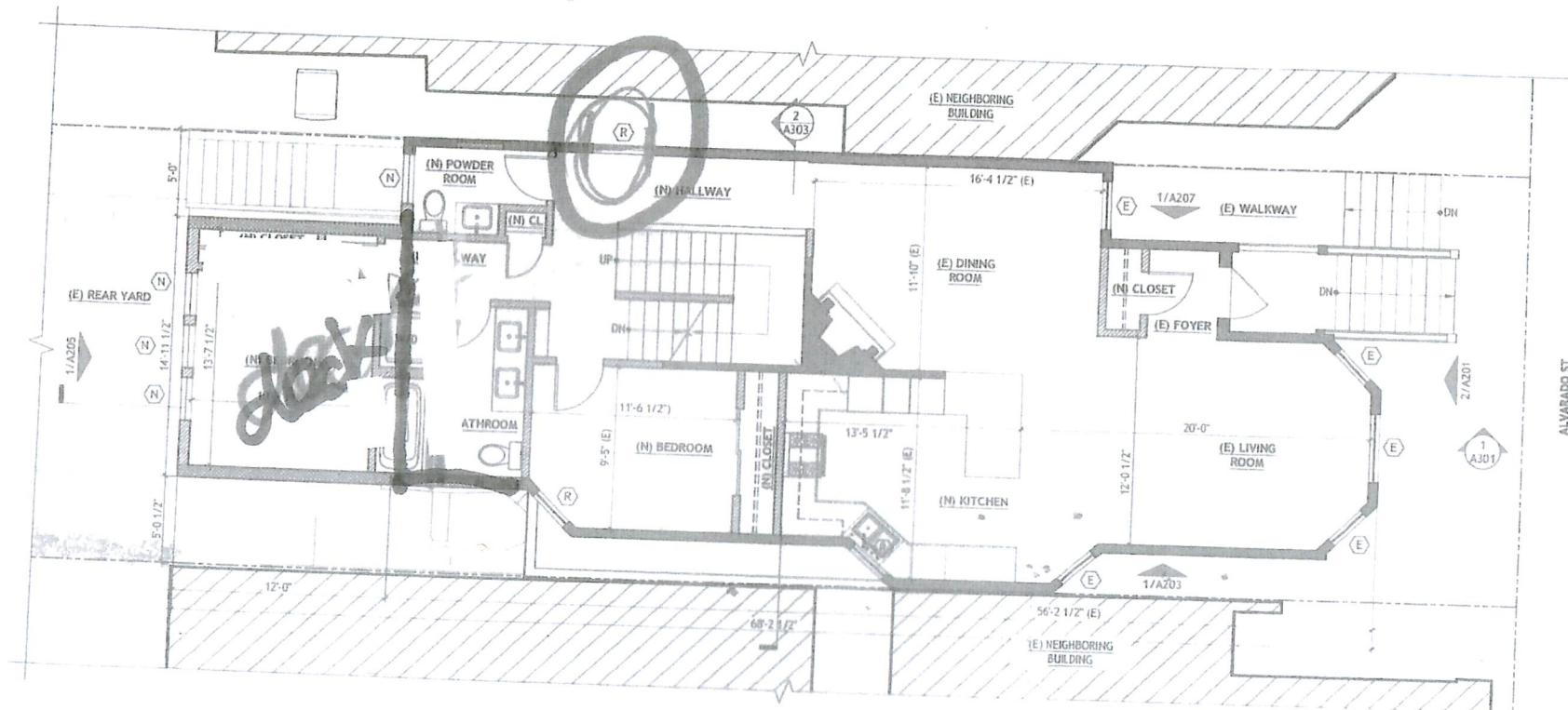


PLAN LEG

KEYED NOTE

- 1 REMOVE (E) REAR YARD
- 2 REMOVE (E) REAR YARD
- 3 REMOVE (E) REAR YARD
- 4 REMOVE (E) REAR YARD
- 5 REMOVE (E) REAR YARD
- 6 REMOVE (E) REAR YARD
- 7 REMOVE (E) REAR YARD
- 8 REMOVE (E) REAR YARD
- 9 REMOVE (E) REAR YARD
- 10 REMOVE (E) REAR YARD
- 11 REMOVE (E) REAR YARD
- 12 REMOVE (E) REAR YARD
- 13 REMOVE (E) REAR YARD
- 14 REMOVE (E) REAR YARD
- 15 REMOVE (E) REAR YARD
- 16 REMOVE (E) REAR YARD
- 17 REMOVE (E) REAR YARD
- 18 REMOVE (E) REAR YARD
- 19 REMOVE (E) REAR YARD
- 20 REMOVE (E) REAR YARD

deck at this level



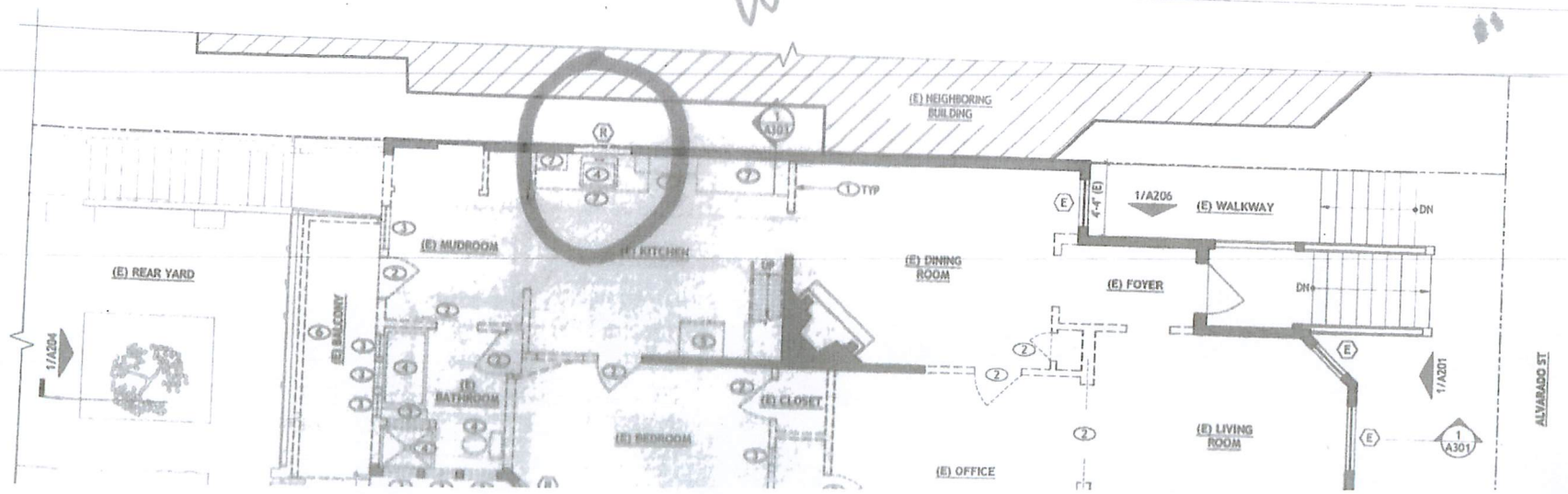
PLAN LEGEND

- EXISTING DOOR
- EXISTING WINDOW
- NEW NON-FIRE RATED PARTITION
- NEW FIRE RATED PARTITION
- EXISTING WALL
- (E) DOOR TO EXTERIOR
- (N) DOOR TO NEIGHBORING BUILDING
- (R) DECK
- (1) KEYNOTE SIGN
- (E) WINDOW
- (N) WINDOW
- (R) WINDOW TO REAR YARD

KEYED NOTES

- 1 REMOVE (E) PARTITION
- 2 REMOVE (E) DOOR, DOOR FRAME
- 3 REMOVE (E) WINDOW
- 4 REMOVE (E) PLUMBING SYSTEM
- 5 REMOVE (E) APPLIANCE
- 6 REMOVE (E) BALCONY
- 7 REMOVE (E) CABINETRY

2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2



VINCENT  
GONZAGA  
ARCHITECT  
SAN FRANCISCO  
415 690 7738

vincent@gonzaga.com  
1190 FINE ST APT 103  
SAN FRANCISCO CA 94109

KEYED NOTES

- 1 (E) PAINTED WOOD SIDING TO MATCH (E)
- 2 (N) WINDOW
- 3 (E) SKYLIGHT TO BE REMOVED
- 4 (N) DOOR
- 5 (N) PAINTED WOOD TRIM TO MATCH (E)
- 6 (N) WOOD STAIRS & RAILING
- 7 (N) FIRE RATED GUARDRAIL
- 8 (E) FIREPLACE FLUE TO BE EXTENDED TO MIN 2'-0" ABOVE ROOF SURFACE WITHIN 10'-0" OF FLUE
- 9 (N) ASPHALT SHINGLE ROOFING TO MATCH (E)
- 10 (E) WINDOW TO BE REPLACED
- 11 (N) PAINTED WOOD GUARDRAIL
- 12 (N) GUTTER
- 13 (N) DOWNSPOUT

*Vertical addition  
3' + ~~or~~ more  
away from  
1 is ht well deck at  
this level*



NEIGHBORING PROPERTY  
555-557 ALVARADO ST

SUBJECT PROPERTY  
551 ALVARADO ST

NEIGHBORING PROPERTY  
547 ALVARADO ST

1 PROPOSED REAR (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

*Bedroom of lower unit*

PRE-APPLICATION MEETING 02/14/23  
REV# DESCRIPTION DATE  
ISSUE DATES / REVISIONS  
PROJECT NAME

551 ALVARADO ST  
ADDITION  
551 ALVARADO ST  
SAN FRANCISCO, CA 94114  
BLOCK/LOT: 3624/039

PROJECT NUMBER 2214  
SHEET TITLE

PROPOSED REAR ELEVATION

SHEET NUMBER

A205

# ATTACHMENT 6

## 551 Alvarado Street

### Design Changes per Comments Received from C. Woods at the Pre-Application Meeting

1. The basement was originally designed to be used as crawlspace and storage areas. The original design kept construction costs low and simplified fire rating between dwelling units.
2. The lower dwelling unit was located completely on the ground floor.
3. To accommodate C. Woods' comments regarding the height of the rear pop out, the lower dwelling unit was split so that the bedroom was relocated to the basement and one of the upper dwelling unit bedrooms was relocated to the ground floor from the second floor.
4. To accommodate C. Wood's comments requesting that the third floor vertical addition be located 3' from her property line, the stair, third floor and ground floor were all reconfigured.
5. Splitting the dwelling units so that portions of the upper and lower dwelling unit were located on the ground floor required complicated detailing to maintain the fire-rating between the dwelling units.
6. Splitting the dwelling units also required more complicated mechanical duct routing to avoid and minimize ductwork passing through fire-rated construction.
7. The complicated dwelling unit separation required extra drawings and discussions with the plan checker to explain how fire-rated separation between the dwelling units would be achieved.
8. Setting back the third floor vertical addition from the property line contributed to a more complicated structural design.
9. The Owner of 551 Alvarado voluntarily made these changes at substantial expense for design fees and increase in construction cost.



# ATTACHMENT 7

23IE-00435

## Street Improvement Permit

Address : 551 ALVARADO ST

Cost: \$1,827.50

Block:3624 Lot: 039 Zip: 94114

Pursuant to article 2.4 of the Public Works Code in conjunction to DPW Order 187,005, permission, revocable at the will of the Director of Public Works, to construct improvements within the public right-of-way is granted to Permittee. Major events in San Francisco the week of November 12, 2023, may necessitate street closures and traffic rerouting. As a result, Public Works-issued permits allowing work in the public right of way may be suspended temporarily per Public Works Code section 2.4.54 and section 724(f), starting as early as November 1, 2023. Once we have more details on the potential impacts, Public Works will contact you if your permit will be affected. Thank you for your understanding.

### JS Concrete Construction

Name: JS Concrete Construction

<b>Conditions</b>	<p>Permittee shall coordinate all work with other construction projects and events known or unforeseen such as to minimize the impact of construction project on the general public and/or event(s). Mandatory Coordination with conflicting permits is required. Permit holder shall not commence work without first properly coordinating with existing permit holders as noted on the exception page(s) of this permit. If this permit conflicts with a city project or other approved permits, the permit holder of this permit shall be responsible for proper coordination and evaluation of the site prior to commencing work.</p> <p>The permittee shall comply with all existing traffic controls and parking restrictions. The permittee shall also comply with any additional restrictions under the Special Traffic Permit issued by SFMTA. For information related to construction traffic restrictions please reference the latest edition of Regulations for Working in San Francisco Streets, the Blue Book. To download a copy of the Blue Book, please visit <a href="https://www.sfmta.com/services/streets-sidewalks/construction-regulations">https://www.sfmta.com/services/streets-sidewalks/construction-regulations</a>.</p> <p>A separate Street Space Permit is required for construction staging.</p>
<b>NTR</b>	0
<b>Curb Cut Sq Footage</b>	30
<b>Completion</b>	Work shall be completed, inspected and signed off by inspector by the expiration date

<b>Remove, replace or reconstruct:</b>	Remove and reconstruct new (10') driveway curb cut and sidewalk per approved plan, saw-cut 2' of AC gutter and replace with 2" ACWS over 8" concrete base. Additional paving as required and directed by SFPW/BSM inspector. Field inspection is MANDATORY prior to excavation and pouring concrete, call 1-628-271-2000 or email dpw-bsminspects@sfdpw.org to schedule.
<b>Expiration Date</b>	9/15/2025
<b>Bond Amount:</b>	0
<b>Linear Footage</b>	0
<b>Bond Holder:</b>	
<b>Contact</b>	Refer to Agent
<b>DPW Resolution #</b>	
<b>Inspection</b>	Work shall not commence until this permit has been activated by Public Works. The permittee shall contact Public Works at dpw-bsminspects@sfdpw.org or (628) 271-2000 to activate the permit and schedule inspection at least 72 hours prior to work. Failure to follow the activation process prior to commencing work may result in a correction notice and possible notice of violation.

The undersigned Permittee hereby agrees to comply with all requirements and conditions noted on this permit

**Approved Date : 07/17/2024**

Excavation and grading of subject area for street reconstruction shall be in accordance with approved plans and City specifications. Damaged areas adjacent to this construction shall be properly patched per City Inspector. Also, the permittee shall be responsible for any ponding due to the permitted work.

\_\_\_\_\_  
Applicant/Permittee

\_\_\_\_\_  
Date

Distribution:  
Outside BSM: BOE (Streets and Hyws) - P. Riviera  
Inside BSM: Street Improvement Inspection

Printed : 7/18/2024 9:10:10 AM

Plan Checker

Berhane Gaime



## STREET EXCAVATION REQUIREMENTS

1. The permittee shall call Underground Service Alert (U.S.A.), telephone number 811, 48 hours prior to any excavation.
2. All work including sidewalk and pavement cutting and removal, lagging, excavation, backfill, and sidewalk and pavement restoration shall be done by a licensed paving contractor and in accordance with the requirements of the Current Standard Specifications of Public Works.
3. All work including sidewalk and pavement cutting and removal, lagging, excavation, backfill, and sidewalk and pavement restoration shall be done by a licensed contractor and in accordance with the requirements of the latest edition of Standard Specifications and Plans of San Francisco Public Works, and Department of Public Works Order Nos. 187,005.
4. Sidewalk and pavement restoration shall include the replacement of traffic lane and crosswalk striping, parking stall markings, and curb painting that might have been obliterated during street excavation. The permittee shall perform their work under on the following options:
  - a. Have the City forces do the striping and painting work at the permittees expense. The permittee shall make a deposit with the Department of Parking & Traffic for this purpose in an amount estimated by the Municipal Transportation Agency (MTA) 7th Floor 1 South Van Ness Ave telephone 701-4500, and notify the MTA at least 48 hours in advance of the time the work is to be done.
  - b. Perform the work themselves following instructions available at the Department of Parking & Traffic and MTA.
5. The permittee shall submit a non-refundable fee to Bureau of Street-Use and Mapping to pay for City Inspection of the backfill and pavement restoration. At least 48 hours in advance, the permittee shall make arrangements with the Street Improvement Section Inspectors, (628) 271-2000, for an inspection schedule.
6. The permittee shall file and maintain an excavation bond in the sum of \$25,000.00 with the Department of Public Works, to guarantee the maintenance of the pavement in the excavation area for a period of 3 years following the completion of the backfill and pavement restoration pursuant to Article 2.4.40 of the Public Works Code.
7. The permittee shall conduct construction operations in accordance with the requirements of Article 900 Section 903(a) and (b) of the Traffic Code. The permittee shall contact the MTA 7th Floor 1 South Van Ness Ave telephone 701-4500, for specific restrictions before starting work.
8. The permittee shall obtain the required permits, if any, from regulating agencies of the State of California.
9. The permittee shall verify the locations of any City or public service utility company facilities that may be affected by the work authorized by this permit and shall assume all responsibility for any damage to such facilities. The permittee shall make satisfactory arrangements and payments for any necessary temporary relocation of City or public utility company facilities.
10. The permittee shall pay the required fee for sewer installation permit at the Plumbing Inspection Division, Department of Building Inspection, 1660 Mission Street and arrange for inspection of this work, telephone 558-6054.
11. Planting of trees and performance of any work in the right-of-way which may affect a tree and/or landscaping shall not be performed prior to obtaining a permit and/or another form of approval from Bureau of Urban Forestry (BUF), telephone: (628) 652-8733.
12. Per DPW Order 201,954, the recycling of Cobble Stones and Granit Curb shall follow as:
  - a. Cobblestones shall be clean of dirt prior to transporting. Extreme care shall be taken during the transporting the cobblestones to minimize damage before delivery to City. The cobblestones shall be neatly and securely placed on pallets so they can be moved about safely after the delivery. The Minimum size of cobblestone shall be 4 inches square (16 square inches). The cobblestones shall be delivered, including off loading, to 701 14th Street on Treasure Island or at alternative location directed by the Department within the City of San Francisco. Contact the Department forty-eight hours (48 hours) prior to delivery. The Department can be reached at (415) 641-2627.
  - b. Granite Curb shall be neatly and securely placed on pallets so they can be moved about safely after delivery. The Contractor shall exercise care in transporting the granite curb to minimize damage. The length limit of recyclable granite curbs shall be no less than four feet. The granite curb shall be delivered, including off loading, to 701 14th Street on Treasure Island or at an alternative location directed by the Department within the City of San Francisco. Contact Bureau of Street and Sewer Repair (BSSR) at least forty-eight hours (48 hours) prior to delivery. BSSR can be reached at (415) 695-2087.
13. In consideration of this Permit being issued for the work described in the application, Permittee on its behalf and that of any successor or assign, and on behalf of any lessee, promises and agrees to perform all the terms of this Permit and to comply with all applicable laws, ordinances and regulations.
14. Permittee agrees on its behalf and that of any successor or assign to hold harmless, defend, and indemnify the City and County of San Francisco, including, without limitation, each of its commissions, departments, officers, agents and employees (hereinafter collectively referred to as the "City") from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its subcontractors, or the officers, agents, or employees of either, while engaged in the performance of the work authorized by this Permit, or while in or about the property subject to this Permit for any reason connected in any way whatsoever with the performance of the work authorized by this Permit, or allegedly resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Permit, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of the work authorized by this Permit, or while in or about the property, for any reason connected with the performance of the work authorized by this Permit, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work authorized by this Permit, (iii) injuries or damages to real or personal property, good will, and persons in, upon or in any way allegedly connected with the work authorized by this Permit from any cause or claims arising at any time, and (iv) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Permittee in, under, on or about the property subject to this Permit or into the environment. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.
15. Permittee must hold harmless, indemnify and defend the City regardless of the alleged negligence of the City or any other party, except only for claims resulting directly from the sole negligence or willful misconduct of the City. Permittee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the indemnification obligations assumed under this Permit shall survive expiration of the Permit or completion of work.
16. Permittee shall obtain and maintain through the terms of this Permit general liability, automobile liability or workers' compensation insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Permit. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Permit, with complete copies of policies furnished promptly upon City request.
17. The permittee and any permitted successor or assign recognize and understand that this permit may create a possessory interest.
18. Separate permit is required for excavation of side sewers. Installation authorized only by Class "A" or "C-42" Licensed Contractor or "C-12" with "C-36" Licensed Contractor. Authorization requires the filing of a \$25,000 excavation bond to cover the cost of City inspection and having obtained authorization to excavate in the roadway. The contractor shall obtain the proper permits and arrange for an inspection, for the section of pipe from the trap to the property, with the Plumbing Inspection Division at 1660 Mission Street, telephone 558-6054.
19. Pursuant to state law, all survey monuments must be preserved. No work (including saw cutting) may commence within 20' of a survey monument until an application for Monument Referencing has been approved and notification of monument referencing has occurred. Prior to construction, all CCSF survey monuments shall be referenced by a licensed Land Surveyor on a Corner Record or Record of Survey if any construction will take place within 20 ft. of a monument. For any questions please email Monument.Preservation@sfdpw.org or call 415-554-5827. Note, all survey monuments shall be preserved per state law and disturbance of a survey monument is a crime.

Not all survey monuments are visible.

20. If sidewalk finish grade is to be altered, permittee shall replace, relocate and reset pull boxes as necessary to ensure pull boxes are flush with sidewalk, not damaged and not covered, filled or sprayed with concrete and debris, etc. Permittee shall also raise or lower street light, signal poles and other city poles/infrastructure as necessary to ensure anchor bolts and hand holes are not buried or that base of pole is elevated above sidewalk surface. For additional guidance street light and signal poles matters, consult Transportation Engineer Norman Wong at [norman.wong@sfmta.com](mailto:norman.wong@sfmta.com).

# Permit Addresses

23IE-00435

\*RW = RockWheel, SMC = Surface Mounted Cabinets, S/W = Sidewalk Work, DB = Directional Boring,  
 BP= Reinforced Concrete Bus Pad, UB = Reinforced Concrete for Utility Pull Boxes and Curb Ramps  
 Green background: Staging Only

Number of blocks: 1    Total repair size:0 sqft    Total Streetspace:0    Total Sidewalk: sqft

ID	Street Name	From St	To St	Sides	*Other	Asphalt	Concrete	Street Space Feet	Sidewalk Feet
1	ALVARADO ST	NOE ST	CASTRO ST	Odd	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
<b>Total</b>						<b>0</b>	<b>0</b>	<b>0</b>	

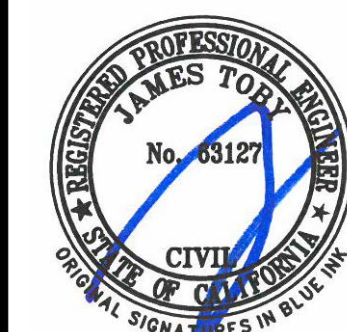
# Exceptions

23IE-00435

Street Name	From St	To St	Message	Job	Contact	Dates
ALVARADO ST						
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	12MSE-0298	Refer to Agent - Refer to Agent	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	14CN-0143	415 309 0107 - 415 309 0107	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	14ECN-0088	800-743-5000 - 800-743-5000	Jan 14 2014-
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	20CN-00111	(843) 709-2136 - (843) 709- 2136	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	20CN-00133	Refer to Agent - Refer to Agent	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	20MSE-00492	Refer to Agent - Refer to Agent	
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	21ECN-00088	Refer to Agent 415 550 4956 - 415-550-4900	Feb 2 2021-
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	21ECN-00094	Refer to Agent 415 550 4956 - 415-550-4900	Feb 3 2021-
	NOE ST	CASTRO ST -	Conflict with existing Street Use Permit.	23ECN-00124	Oscar Delgadillo @ 510-867- 0073 - (415) 337-2934	Feb 16 2023-
	NOE ST	CASTRO ST -	Proposed Excavation.	SF DPW IDC - Hydraulic	Satnam Kaur -	Nov 15 2024-Aug 25 2025

# No Diagram submitted

# OFF-SITE IMPROVEMENTS LAROCHIE & LAUDON RESIDENCE 551 ALVARADO STREET SAN FRANCISCO, CALIFORNIA



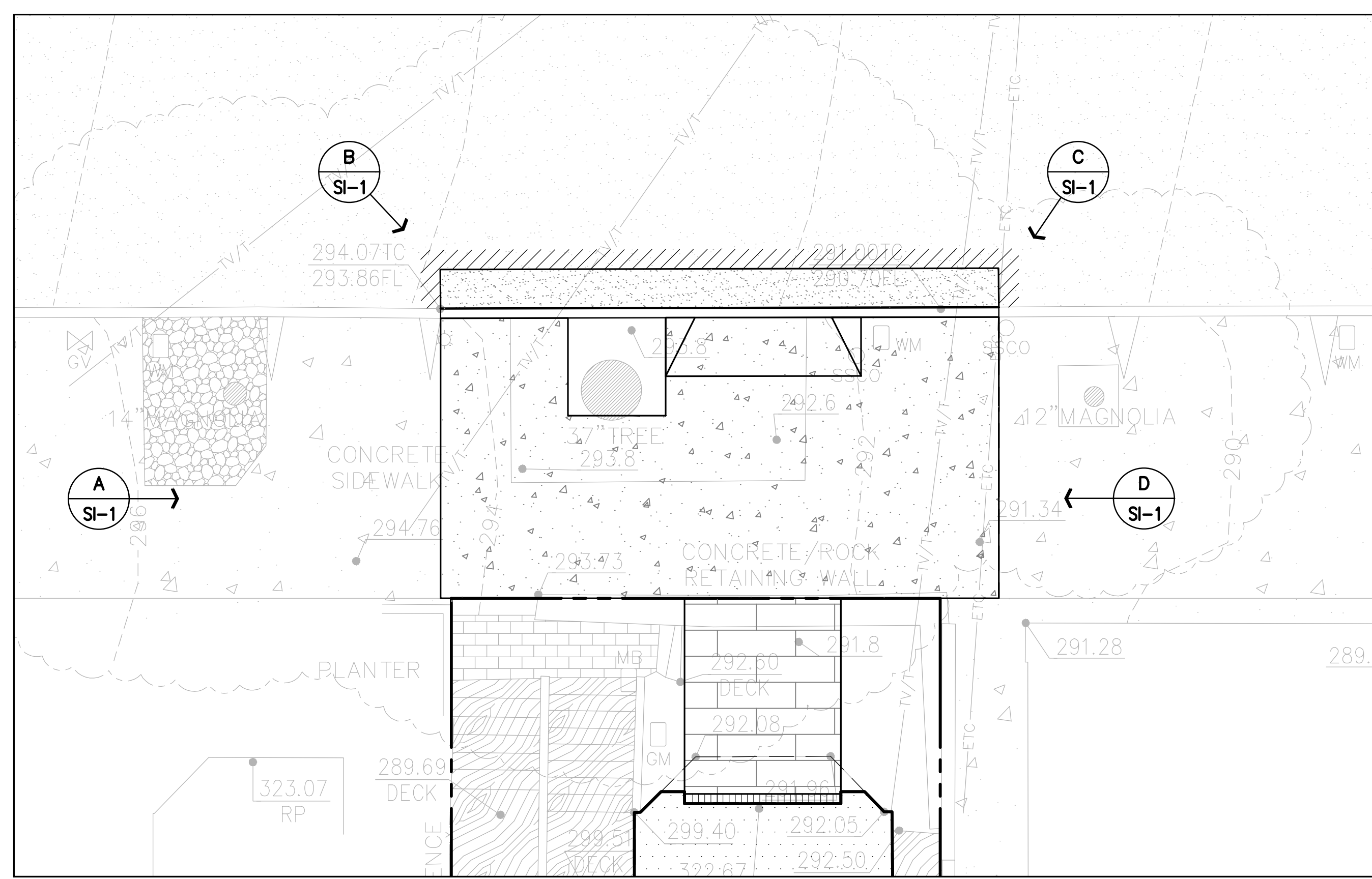
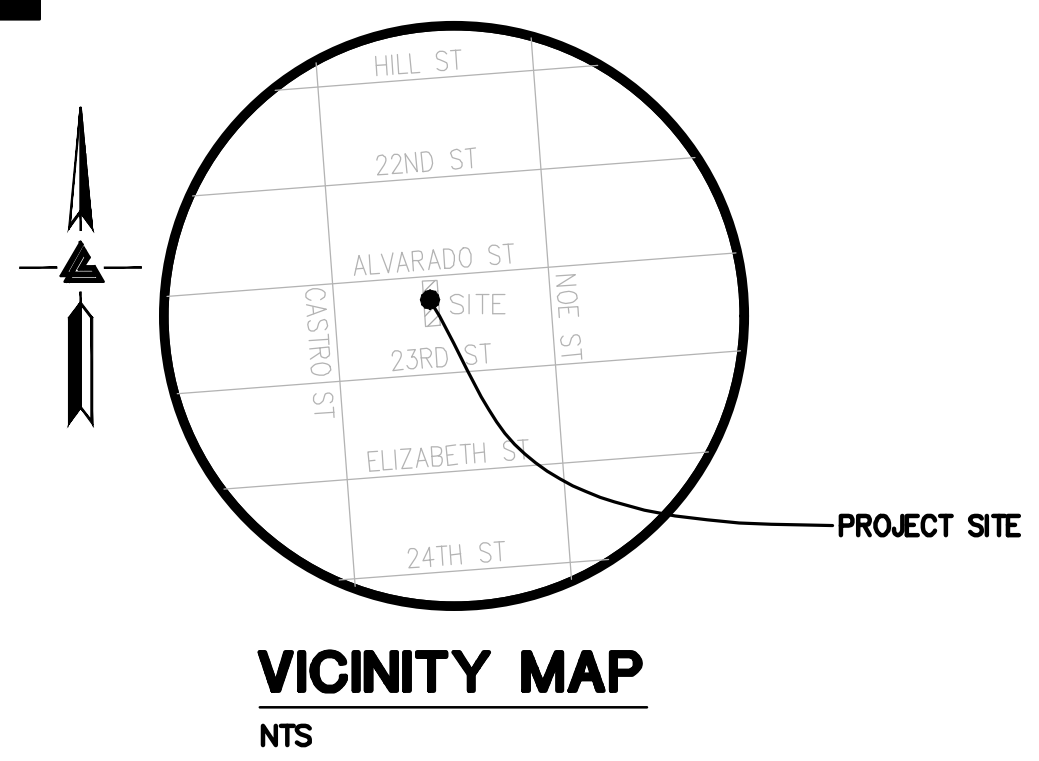
**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
SAN FRANCISCO, CALIFORNIA 94102  
HAYWARD, CALIFORNIA 94545  
SAN JOSE, CALIFORNIA 95128  
(510) 887-4086  
WWW.LEABRAZE.COM

**LARCHE & LAUDON  
RESIDENCE  
551 ALVARADO STREET  
SAN FRANCISCO, CALIFORNIA**  
APN: 3624-039

**STREET IMPROVEMENTS  
TITLE SHEET**

PLAN CHECK	DM
03-27-24	
REVISIONS	BY
JOB NO:	2222191
DATE:	09-25-23
SCALE:	AS NOTED
DESIGN BY:	DM
CHECKED BY:	CP
SHEET NO:	SI-1.0
1 OF 8 SHEETS	

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING



### OWNER'S INFORMATION

OWNER: RANDALL LAROCHE & DAVID LAUDON  
551 ALVARADO STREET  
SAN FRANCISCO, CA

APN: 3624-039

### REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:  
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC.  
ENTITLED: "TOPOGRAPHIC SURVEY"  
551 ALVARADO STREET  
SAN FRANCISCO, CA  
DATED: 10-27-22  
JOB# 2221580
- SITE PLAN BY VINCENT GONZAGA ARCHITECT  
ENTITLED: "551 ALVARADO ST ADDITION"  
551 ALVARADO STREET  
SAN FRANCISCO, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

**NOTE:**  
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.  
aabaya@leabraze.com

**\* BUILDING PAD NOTE:**  
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



### ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	PROPERTY LINE
CONC	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
GA	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUCT	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TOW	TOP OF WALL
ID	INSIDE DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
JP	JOINT UTILITY POLE	VC	VERTICAL CURVE
L	LENGTH	VCP	VITRIFIED CLAY PIPE
LNDG	LANDING	VERT	VERTICAL
		W/	WITH
		WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

### BENCHMARK

CITY OF SAN FRANCISCO BENCHMARK 11695 SOUTHEAST CORNER NOE STREET AND 23RD STREET. CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL". ELEVATION = 224.952' (NAVD 88 DATUM)

### UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

### SITE BENCHMARK

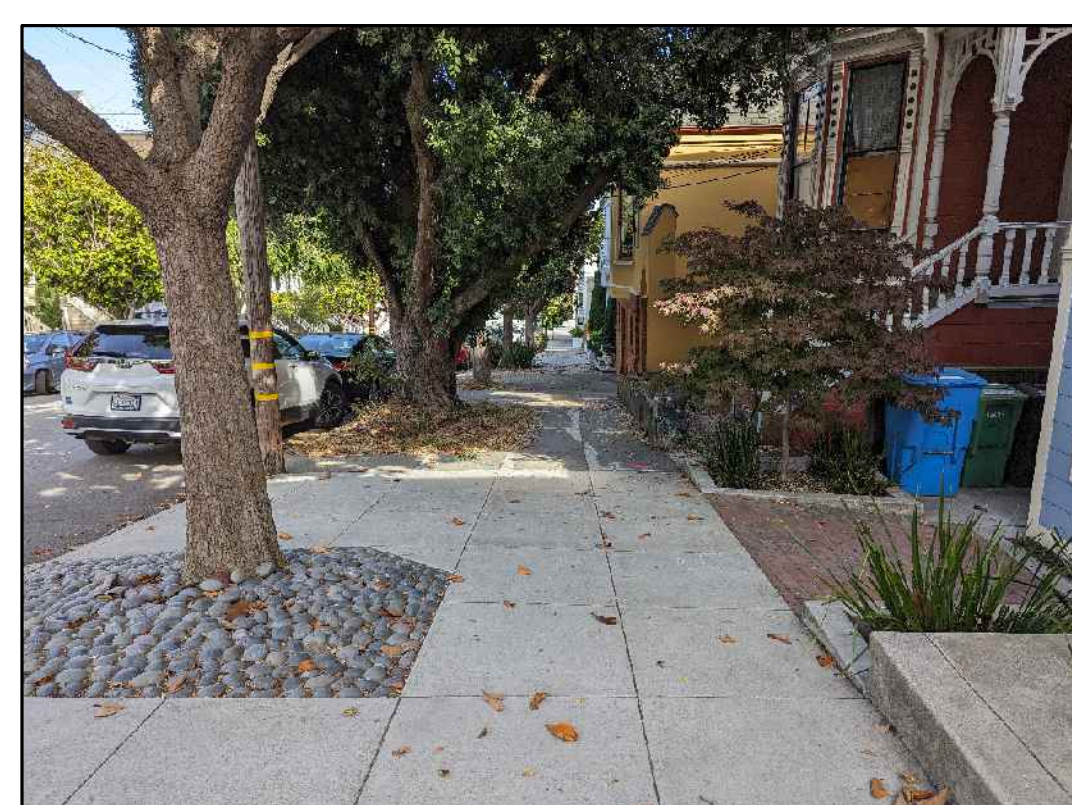
SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 298.00'  
(NAVD 88 DATUM)

### TREE NOTE

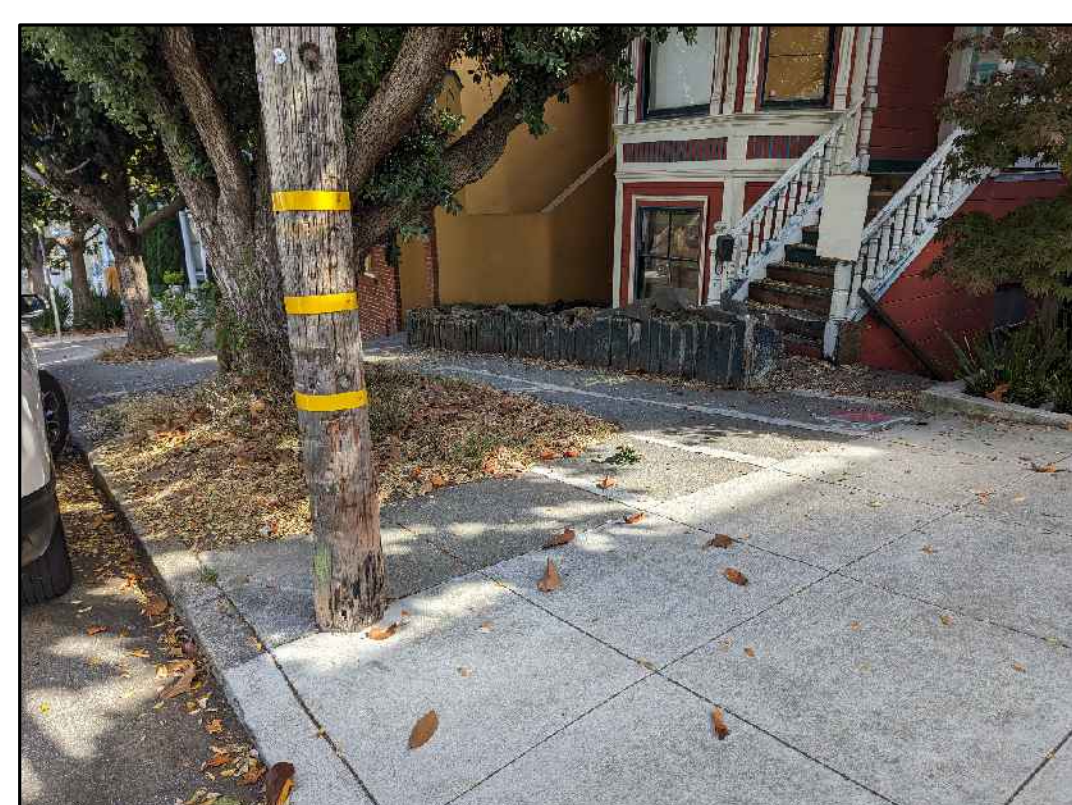
TREE SIZE, TYPE AND DRIP LINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

### EASEMENT NOTE

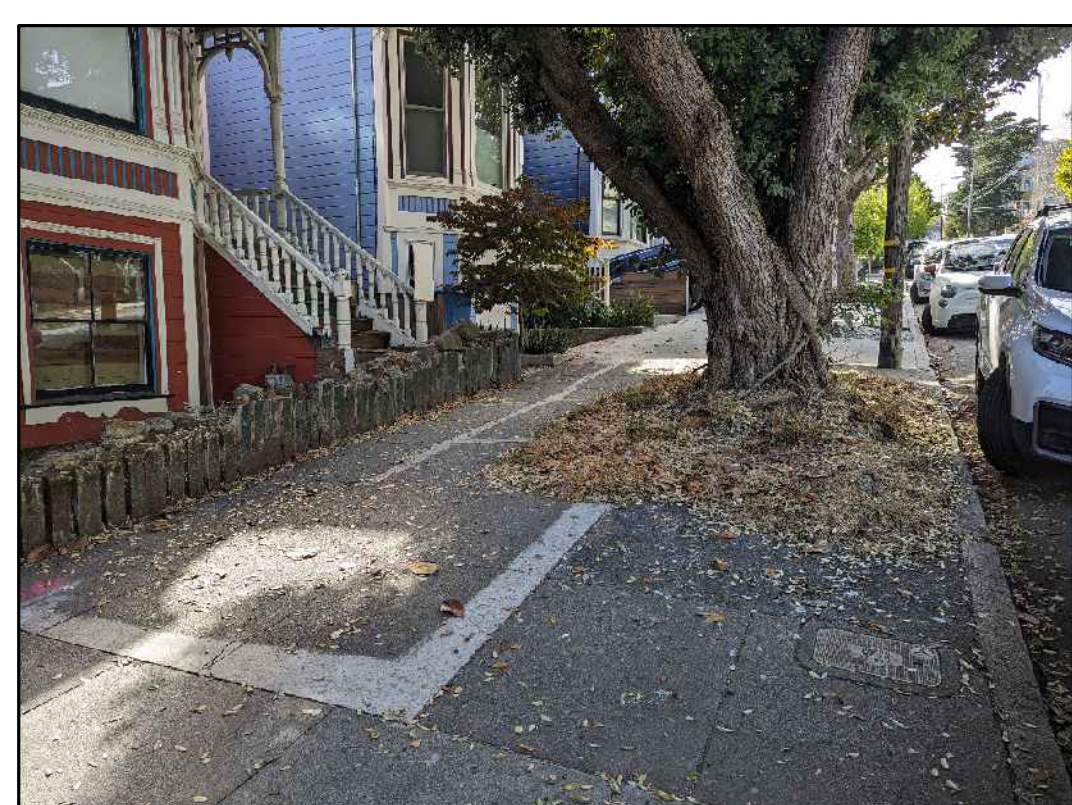
THERE ARE NO EASEMENTS LISTED IN TITLE REPORT ISSUED BY NORTH AMERICAN TITLE COMPANY, INC., ORDER NO. 56606-21-04020, DATED APRIL 26, 2022.



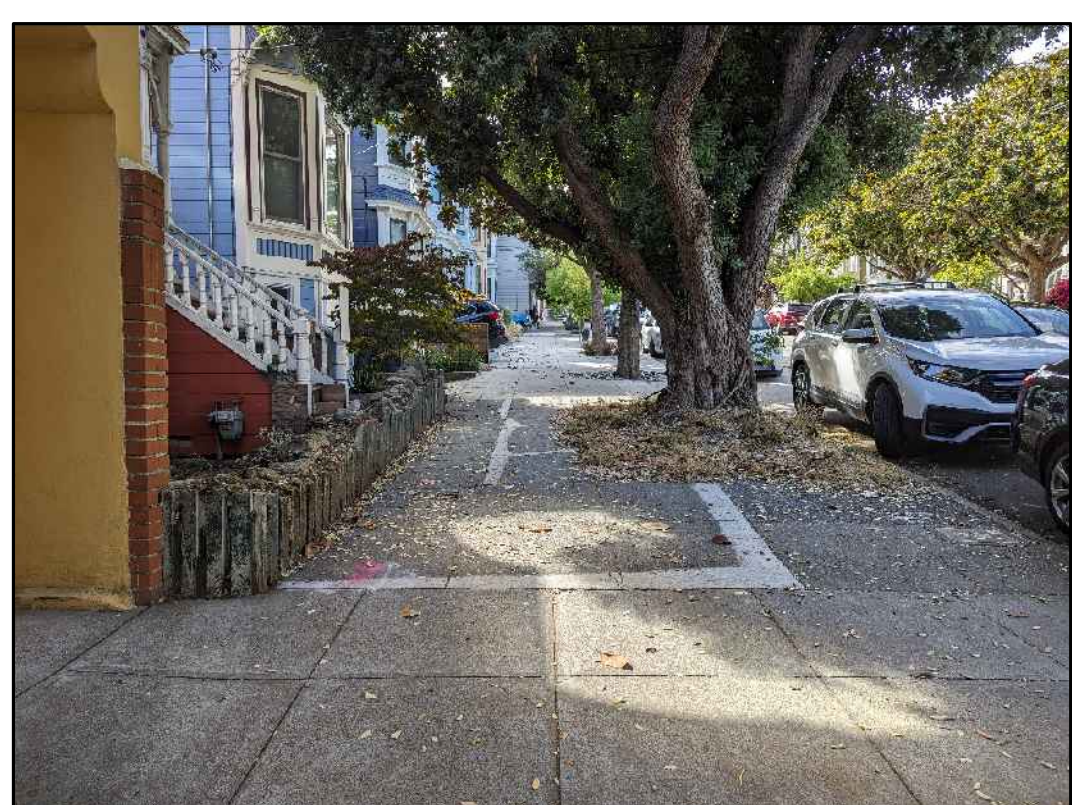
**A FACING EAST**



**B FACING SOUTHEAST**



**C FACING SOUTHWEST**



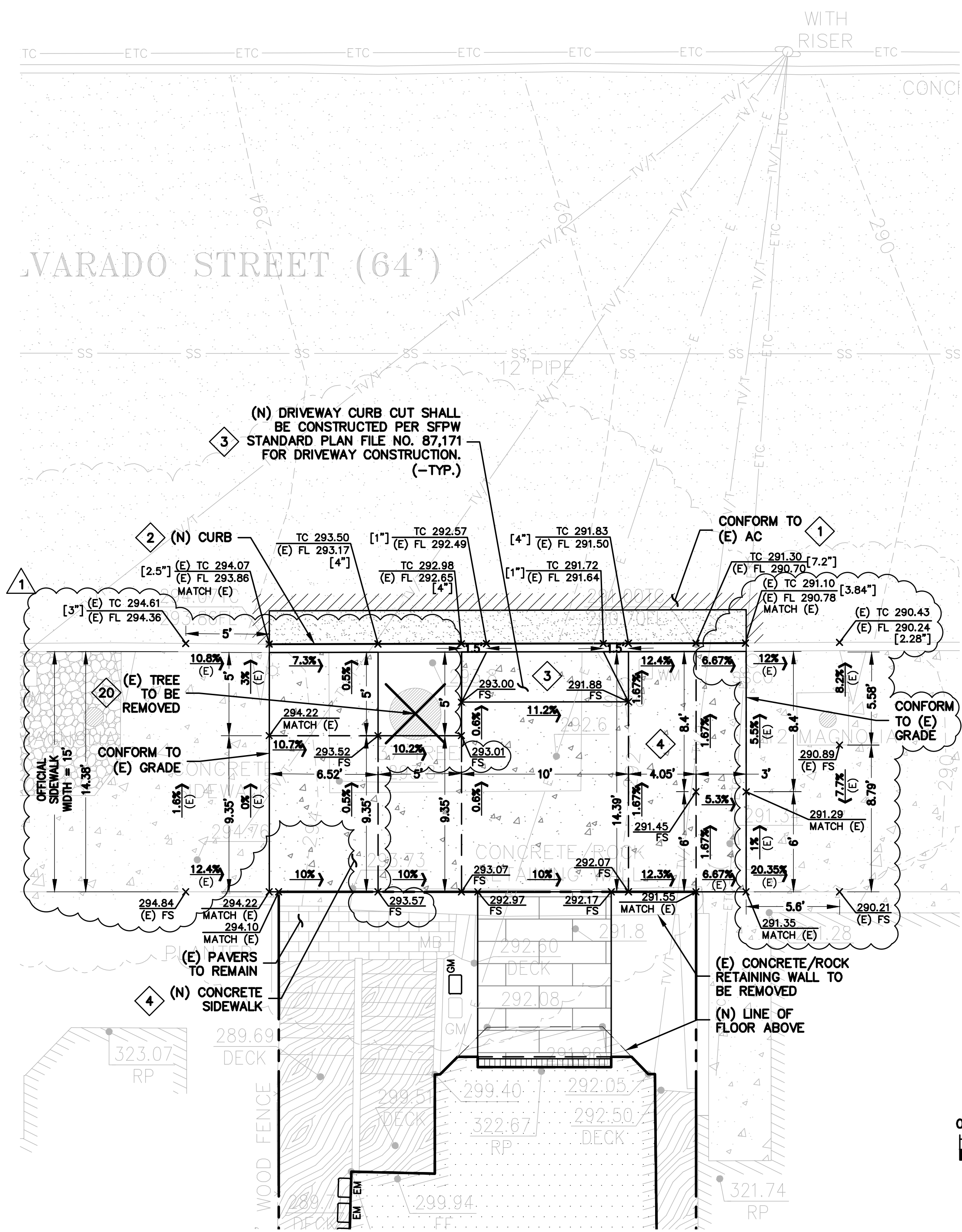
**D FACING WEST**



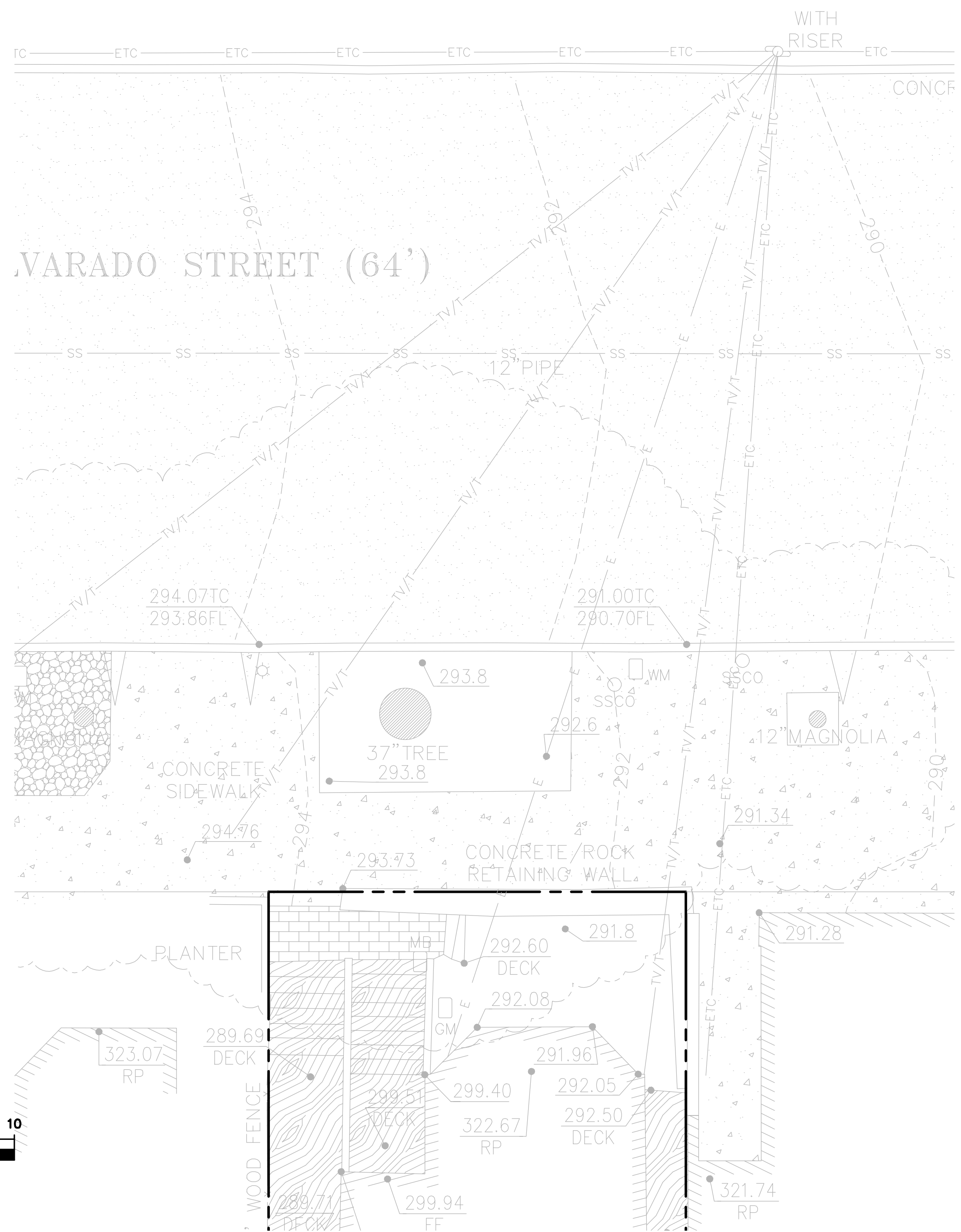
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 551 ALVARADO STREET  
 SAN FRANCISCO, CALIFORNIA  
 APN: 3524-039

**STREET IMPROVEMENTS  
 GRADING & DRAINAGE  
 PLAN**



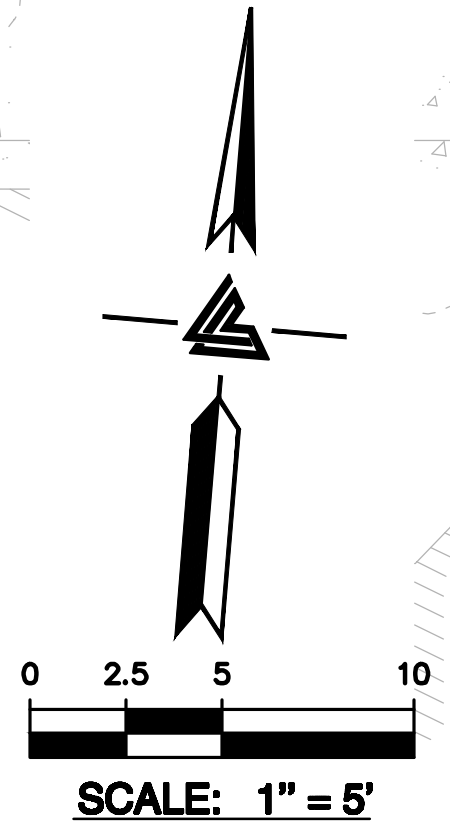
**GRADING & DRAINAGE PLAN**  
 SCALE: 1" = 5'



**TOPOGRAPHIC SURVEY  
 (EXISTING CONDITION)**  
 SCALE: 1" = 5'

- 1 FLATWORK KEYNOTES 1 TO 4
- 1 GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL 1 ON SHEET SI-4.0.
- 2 (N) CONCRETE DRIVEWAY. SEE DETAIL 2 ON SHEET SI-4.0.
- 3 (N) DRIVEWAY CURB CUT SHALL BE CONSTRUCTED PER SFPW STANDARD PLAN FILE NO. 87,171 FOR DRIVEWAY CONSTRUCTION. SEE DETAIL 3 ON SHEET SI-4.0.
- 4 INSTALL (N) CONCRETE SIDEWALK PER CITY STANDARDS. SEE DETAIL 4 ON SHEET SI-4.0.
- 20 DEMOLITION KEYNOTES 20 TO 20
- 20 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

- GENERAL NOTES**
1. FOR RECONSTRUCTION OF CONCRETE CURB, GUTTER/PARKING STRIP, AND DRIVEWAY CURB CUTS, SAW-CUT MINIMUM 2 FEET FOR AC CONFORM AND REPLACE WITH 2 INCH ACWS OVER 8 INCH CONCRETE BASE. ALL WORK DIRECTED BY THE PUBLIC WORKS INSPECTOR.
  2. GRIND AND PAVE THE TOP 2 INCH STREET PAVEMENT IN A RECTANGULAR SHAPE PARALLEL WITH THE CURB BETWEEN ALL TRENCHES THAT ARE LESS THAN 50 FEET APART MEASURED FROM EDGE TO EDGE, AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
  3. SALVAGE AND PROTECT GRANITE CURB AND DELIVER TO THE CITY PER SFPW ORDER NO. 201,954. CONTACT BUREAU OF STREET AND SEWER REPAIR (BSSR) AT LEAST FORTY-EIGHT HOURS (48 HOURS) PRIOR TO DELIVERY. BSSR CAN BE REACHED AT (415)-695-2087
  4. DEMOLISH/BREAK CURB TOWARDS PROPERTY WITHOUT DAMAGING THE AC PAVEMENT STREET AND INSTALL A CITY APPROVED CURB AND SIDEWALK. IF THE AC PAVEMENT IS EXCAVATED OR DAMAGED, MANDATORY RESTORATION TO THE CENTERLINE OF THE STREET FROM PROPERTY LINE TO PROPERTY LINE. GRIND AND REPAVE TOP 2 INCHES OF AC PAVEMENT OF ALL AFFECTED LANES, AND AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
  5. REPAIR REMAINING SUBJECT PROPERTY SIDEWALK FRONTAGE AS NEEDED AND DIRECTED BY PUBLIC WORKS INSPECTOR.
  6. CONSTRUCT THE REQUIRED FULL 6-INCH CURB HEIGHT BELOW THE EXISTING PAVEMENT SUCH THAT THE MEASUREMENT FROM THE TOP OF THE CURB TO THE FLOW LINE MATCHES THE APPROVED PLAN AND/OR THE AVERAGE EXISTING CURB HEIGHT OF THE STREET. ALL WORK IS DIRECTED BY THE PUBLIC WORKS INSPECTOR.



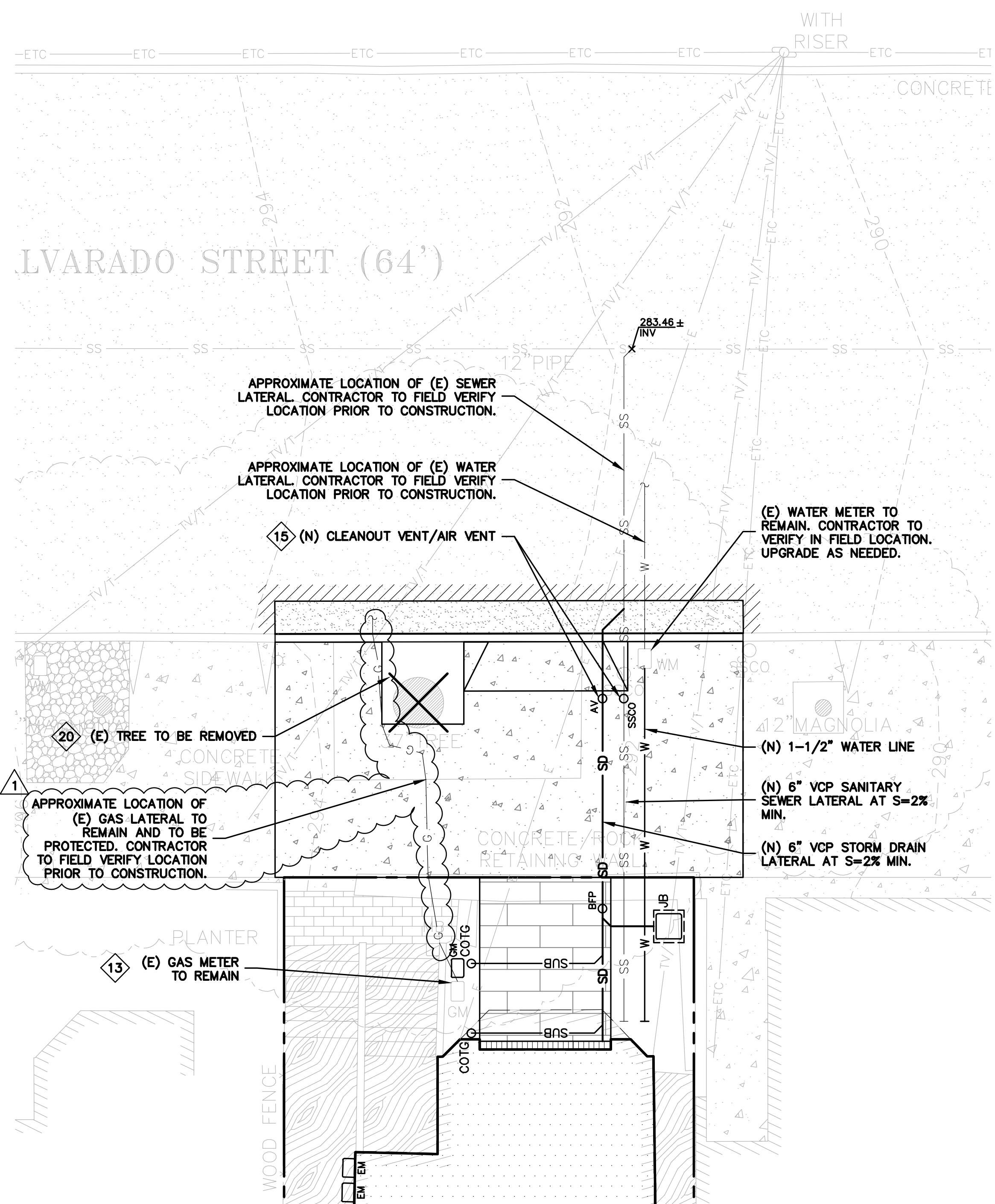
OFFICIAL STREET SLOPE:  
 ALVARADO STREET: 10.71%

NOTE:  
 ON-SITE PLANS WILL BE ON A SEPARATE PERMIT (BY OTHERS)

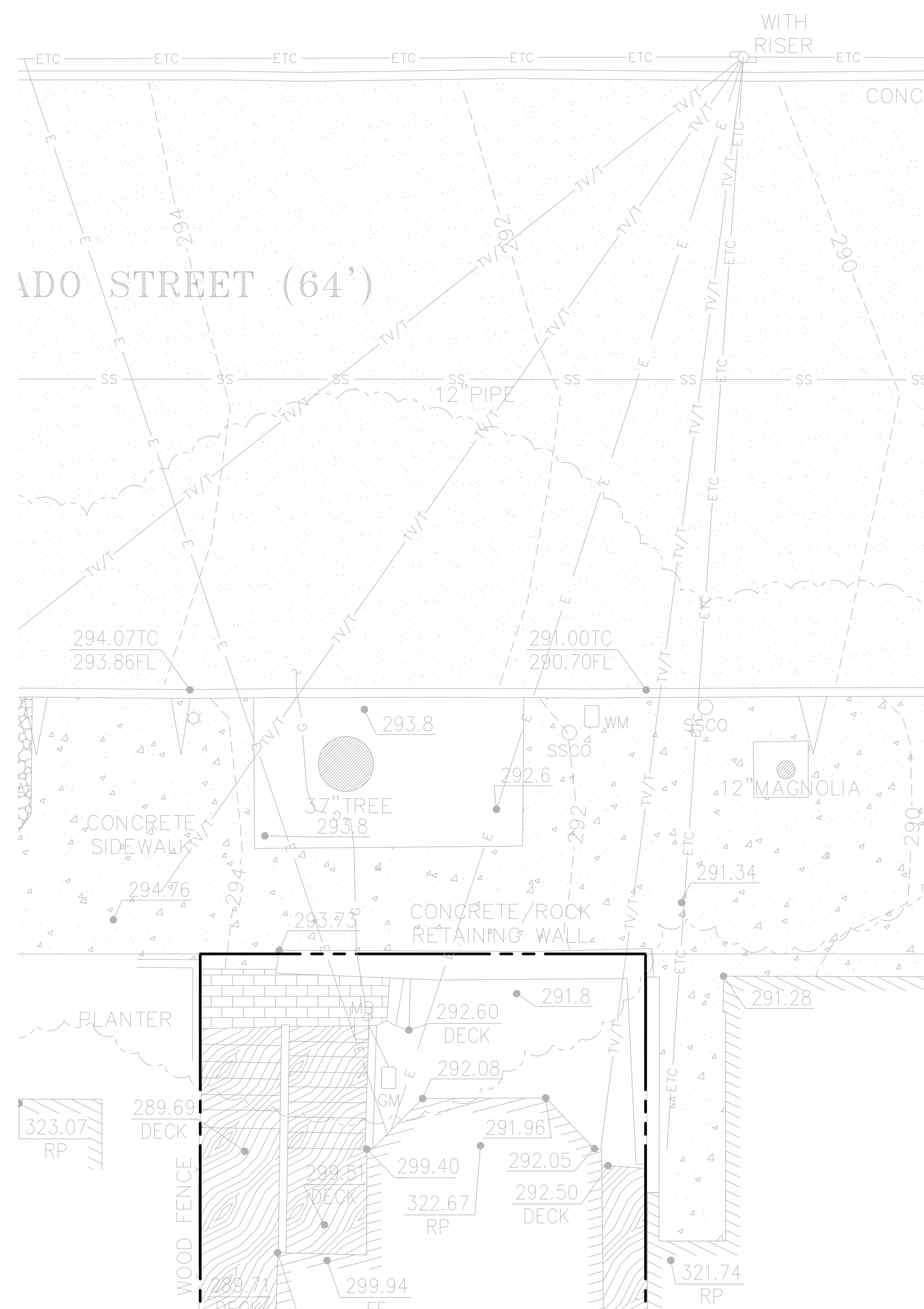
NOTE:  
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com

\* BUILDING PAD NOTE:  
 ADJUST PAD LEVEL, AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

PLAN CHECK	DM
REVISIONS	BY
JOB NO:	2222191
DATE:	09-25-23
SCALE:	AS NOTED
DESIGN BY:	DM
CHECKED BY:	CP
SHEET NO:	

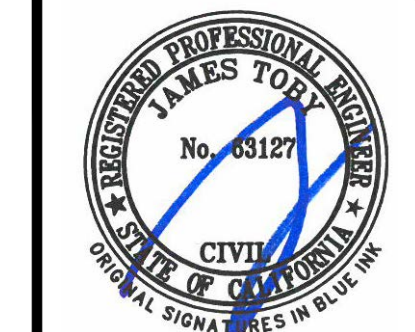


**UTILITY PLAN**  
SCALE: 1" = 5'



**TOPOGRAPHIC SURVEY  
(EXISTING CONDITION)**  
SCALE: 1" = 4'

- UTILITIES** KEYNOTES 10 TO 15
- 10 INSTALL (N) SANITARY SEWER LATERALS. USE 6" VCP SLOPED AT 2% MINIMUM. CONNECT TO (N) SEWER CLEANOUT AS SHOWN. CONNECT PER DISTRICT STANDARDS. SEE DETAIL 1 ON SHEET SI-4.1.
  - 11 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. (E) WATER METER TO REMAIN. INSTALL (N) 1-1/2" SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
  - 12 (E) ELECTRICAL OVERHEAD TO REMAIN. CONTRACTOR TO VERIFY IN FIELD.
  - 13 (E) GAS LATERAL TO REMAIN AND TO BE PROTECTED. (E) GAS METER TO REMAIN AND BE REUSED.
  - 14 ALL ELECTRICAL AND GAS LINES ARE DESIGNED BY OTHERS, SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL AND GAS PLANS FOR LAYOUTS. TRENCHING, BACKFILL AND RESURFACING BY CONTRACTOR. PG&E TO INSPECT AND SPECIFY BACKFILL MATERIALS.
  - 15 (N) AIR VENT/ CLEANOUT VENT WITH HP-TRAP. SEE DETAIL 1 ON SHEET SI-4.1.
- DEMOLITION** KEYNOTES 20 TO 20
- 20 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.



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APN: 3524-039

**STREET IMPROVEMENTS  
UTILITY PLAN**



OFFICIAL STREET SLOPE:  
ALVARADO STREET: 10.71%

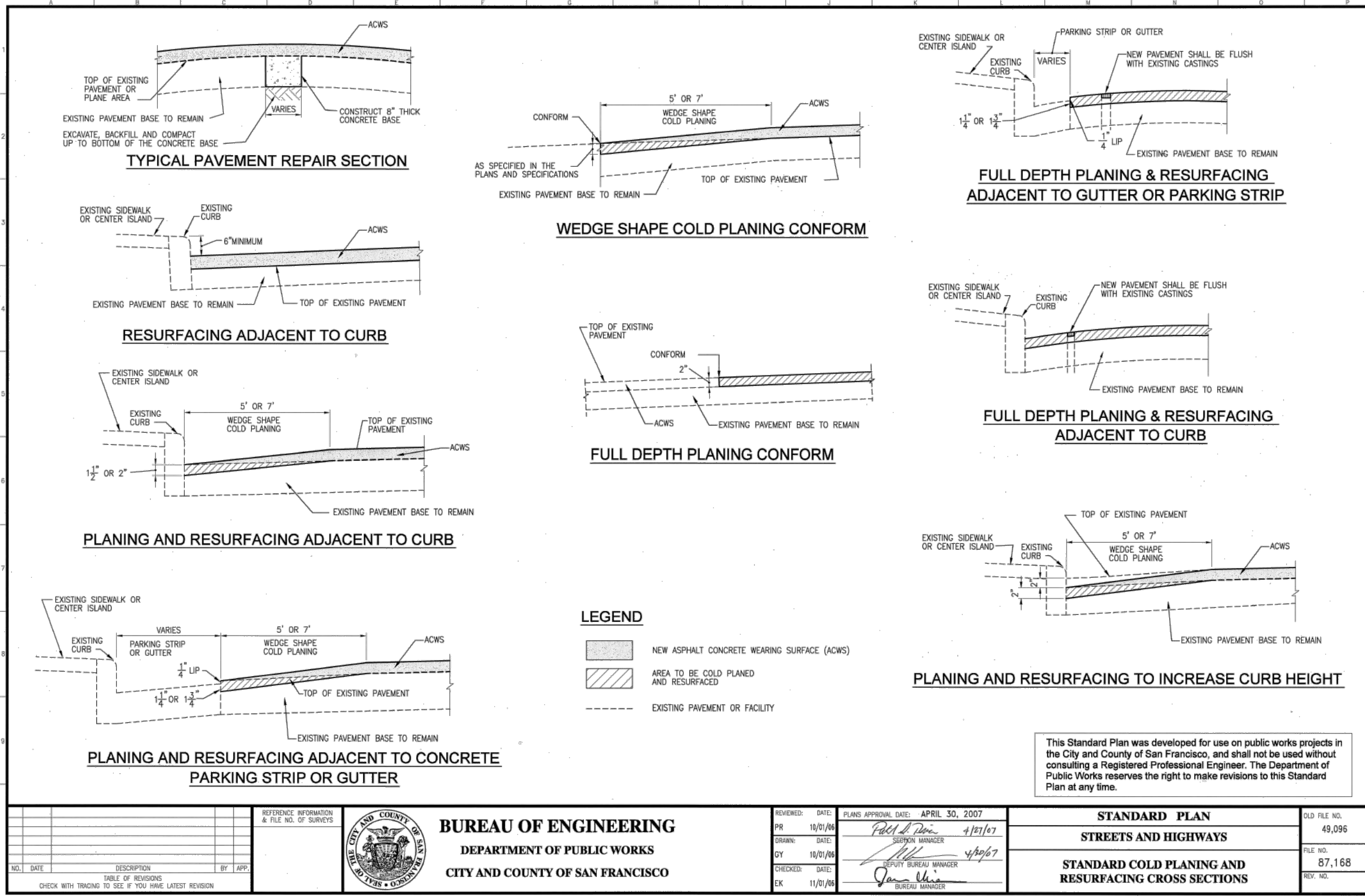
NOTE:  
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(BY OTHERS)

NOTE:  
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PLEASE CONTACT ALEX ABAYA  
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\* BUILDING PAD NOTE:  
ADJUST PAD LEVEL AS  
REQUIRED. REFER TO  
STRUCTURAL PLANS  
FOR SLAB SECTION OR  
CRAWL SPACE DEPTH  
TO ESTABLISH PAD  
LEVEL.

1	PLAN CHECK	DM
	REVISIONS	BY
JOB NO: 2222191		
DATE: 09-25-23		
SCALE: AS NOTED		
DESIGN BY: DM		
CHECKED BY: CP		
SHEET NO:		





**LEGEND**

[Symbol]	NEW ASPHALT CONCRETE WEARING SURFACE (ACWS)
[Symbol]	AREA TO BE COLD PLANED AND RESURFACED
[Symbol]	EXISTING PAVEMENT OR FACILITY

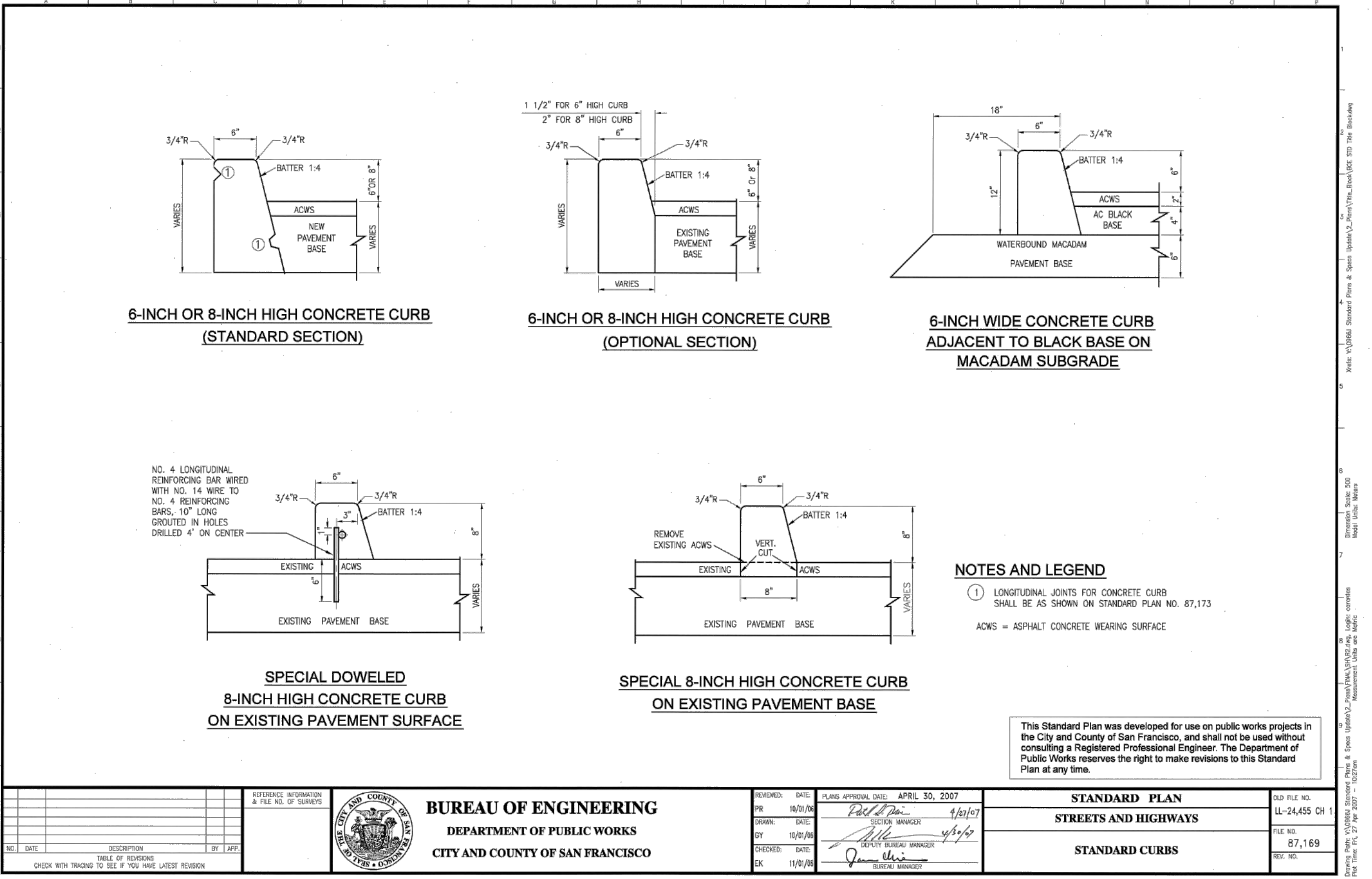
This Standard Plan was developed for use on public works projects in the City and County of San Francisco, and shall not be used without consulting a Registered Professional Engineer. The Department of Public Works reserves the right to make revisions to this Standard Plan at any time.

NO. DATE	DESCRIPTION	BY DATE	REVISIONS

REFERENCE INFORMATION & FILE NO. OF SURVEYS	DATE	APPROVAL	FILE NO.

NO. DATE	DESCRIPTION	BY DATE	REVISIONS

1  
SI-4.0  
NTS  
**STANDARD COLD PLANING AND RESURFACING CROSS SECTIONS**



**NOTES AND LEGEND**

① LONGITUDINAL JOINTS FOR CONCRETE CURB SHALL BE AS SHOWN ON STANDARD PLAN NO. 87.173

ACWS = ASPHALT CONCRETE WEARING SURFACE

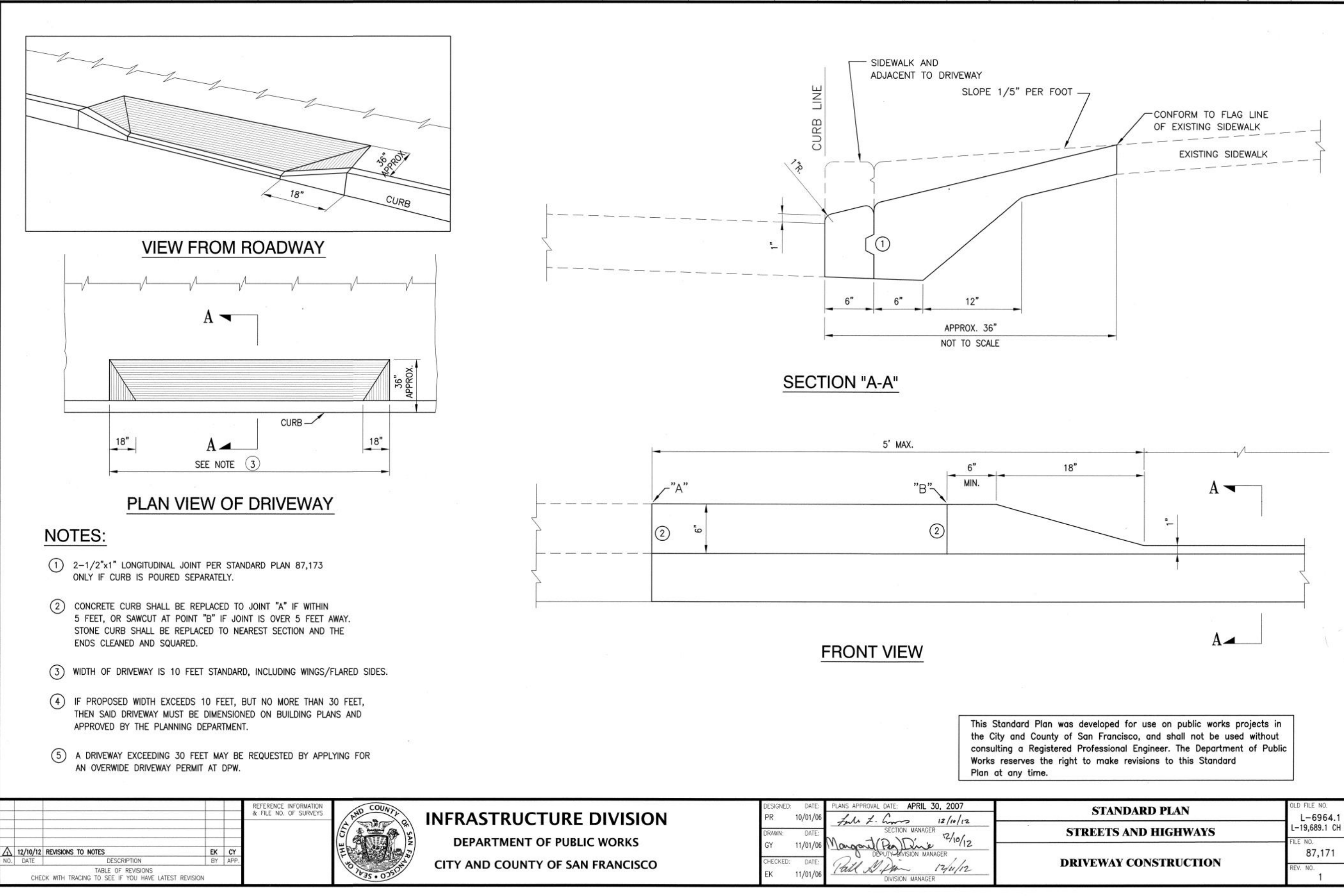
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REFERENCE INFORMATION & FILE NO. OF SURVEYS	DATE	APPROVAL	FILE NO.

NO. DATE	DESCRIPTION	BY DATE	REVISIONS

2  
SI-4.0  
NTS  
**STANDARD CURBS**



- NOTES:**
- 2-1/2"x1" LONGITUDINAL JOINT PER STANDARD PLAN 87.173 ONLY IF CURB IS POURED SEPARATELY.
  - CONCRETE CURB SHALL BE REPLACED TO JOINT "A" IF WITHIN 5 FEET, OR SAWCUT AT POINT "B" IF JOINT IS OVER 5 FEET AWAY. STONE CURB SHALL BE REPLACED TO NEAREST SECTION AND THE ENDS CLEANED AND SQUARED.
  - WIDTH OF DRIVEWAY IS 10 FEET STANDARD, INCLUDING WINGS/FLARED SIDES.
  - IF PROPOSED WIDTH EXCEEDS 10 FEET, BUT NO MORE THAN 30 FEET, THEN SAID DRIVEWAY MUST BE DIMENSIONED ON BUILDING PLANS AND APPROVED BY THE PLANNING DEPARTMENT.
  - A DRIVEWAY EXCEEDING 30 FEET MAY BE REQUESTED BY APPLYING FOR AN OVERSIDE DRIVEWAY PERMIT AT DPM.

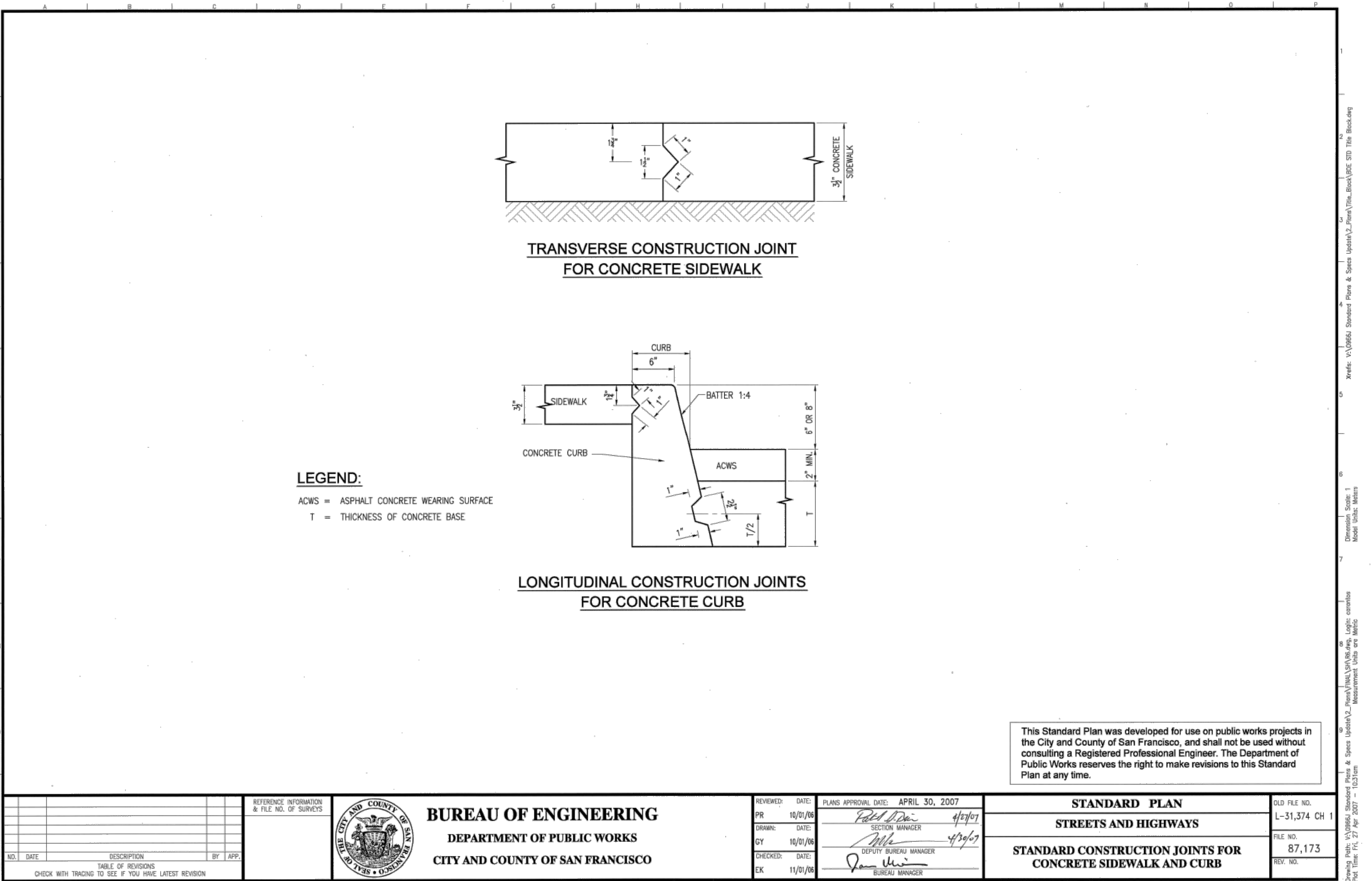
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NO. DATE	DESCRIPTION	BY DATE	REVISIONS

3  
SI-4.0  
NTS  
**STANDARD DRIVEWAY CONSTRUCTION**



**LEGEND:**

ACWS = ASPHALT CONCRETE WEARING SURFACE

T = THICKNESS OF CONCRETE BASE

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NO. DATE	DESCRIPTION	BY DATE	REVISIONS

REFERENCE INFORMATION & FILE NO. OF SURVEYS	DATE	APPROVAL	FILE NO.

NO. DATE	DESCRIPTION	BY DATE	REVISIONS

4  
SI-4.0  
NTS  
**STANDARD CONSTRUCTION JOINTS FOR CONCRETE SIDEWALK AND CURB**



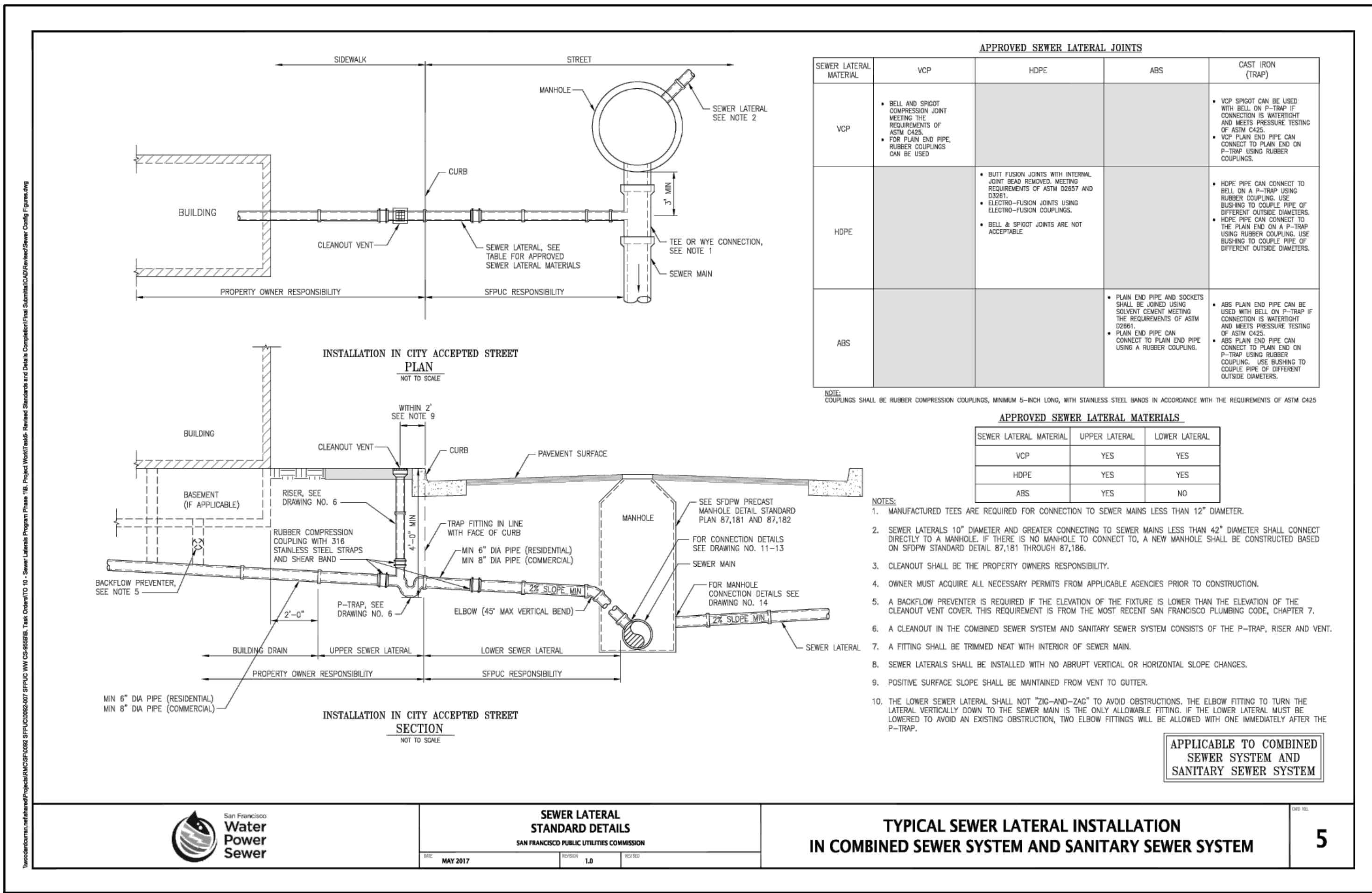
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SAN FRANCISCO, CALIFORNIA  
SAN FRANCISCO COUNTY  
APN: 3624-039

**STREET IMPROVEMENTS DETAILS**

PLAN CHECK	DM
REVISIONS	BY
JOB NO:	2222191
DATE:	09-25-23
SCALE:	NTS
DESIGN BY:	DM
CHECKED BY:	CP
SHEET NO:	4 OF 8 SHEETS





**APPROVED SEWER LATERAL JOINTS**

SEWER LATERAL MATERIAL	VCP	HDPE	ABS	CAST IRON (TRAP)
VCP	<ul style="list-style-type: none"> <li>BELL AND SPIGOT COMPRESSION JOINT MEETS THE REQUIREMENTS OF AEN 0425</li> <li>FOR PLAN END PIPE, RUBBER COUPLINGS CAN BE USED</li> </ul>			<ul style="list-style-type: none"> <li>VCP SPIGOT CAN BE USED WITH WELL ON P-TRAP IF CONNECTION IS MANUFACTURED TO MEET PRESSURE TESTING OF AEN 0425</li> <li>VCP PLAN END PIPE CAN CONNECT TO PLAN END ON P-TRAP USING RUBBER COUPLINGS</li> </ul>
HDPE		<ul style="list-style-type: none"> <li>BUTT FUSION JOINTS WITH INTERNAL JOINT HEAD REMOVED MEETING REQUIREMENTS OF AEN 0425 AND AEN 0426</li> <li>ELECTRO-FUSION JOINTS USING ELECTRO-FUSION COUPLINGS</li> <li>BELL &amp; SPIGOT JOINTS ARE NOT ACCEPTABLE</li> </ul>		<ul style="list-style-type: none"> <li>HDPE PIPE CAN CONNECT TO BELL ON P-TRAP USING RUBBER COUPLINGS. USE BURNING TO COUPLER PIPE OF DIFFERENT OUTSIDE DIAMETERS</li> <li>HDPE PIPE CAN CONNECT TO THE PLAN END ON A P-TRAP USING RUBBER COUPLINGS. USE BURNING TO COUPLER PIPE OF DIFFERENT OUTSIDE DIAMETERS</li> </ul>
ABS			<ul style="list-style-type: none"> <li>PLAN END PIPE AND SOCKETS SHALL BE JOINED USING SOLVENT CEMENT MEETING THE REQUIREMENTS OF AEN 0425</li> <li>PLAN END PIPE CAN CONNECT TO PLAN END PIPE USING A RUBBER COUPLING</li> </ul>	<ul style="list-style-type: none"> <li>ABS PLAN END PIPE CAN BE USED WITH WELL ON P-TRAP IF CONNECTION IS MANUFACTURED TO MEET PRESSURE TESTING OF AEN 0425</li> <li>ABS PLAN END PIPE CAN CONNECT TO PLAN END ON P-TRAP USING RUBBER COUPLINGS. USE BURNING TO COUPLER PIPE OF DIFFERENT OUTSIDE DIAMETERS</li> </ul>

NOTE: COUPLINGS SHALL BE RUBBER COMPRESSION COUPLINGS, MINIMUM 5-INCH LONG, WITH STAINLESS STEEL BANDS IN ACCORDANCE WITH THE REQUIREMENTS OF AEN 0425

**APPROVED SEWER LATERAL MATERIALS**

SEWER LATERAL MATERIAL	UPPER LATERAL	LOWER LATERAL
VCP	YES	YES
HDPE	YES	YES
ABS	YES	NO

- NOTES:**
- MANUFACTURED TEES ARE REQUIRED FOR CONNECTION TO SEWER MAINS LESS THAN 12" DIAMETER.
  - SEWER LATERALS 16" DIAMETER AND GREATER CONNECTING TO SEWER MAINS LESS THAN 42" DIAMETER SHALL CONNECT DIRECTLY TO A MANHOLE. IF THERE IS NO MANHOLE TO CONNECT TO, A NEW MANHOLE SHALL BE CONSTRUCTED BASED ON SFPW STANDARD DETAIL 87.181 THROUGH 87.186.
  - CLEANOUT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY.
  - OWNER MUST ACQUIRE ALL NECESSARY PERMITS FROM APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
  - A BACKFLOW PREVENTER IS REQUIRED IF THE ELEVATION OF THE FIXTURE IS LOWER THAN THE ELEVATION OF THE CLEANOUT VENT COVER. THIS REQUIREMENT IS FROM THE MOST RECENT SAN FRANCISCO PLUMBING CODE, CHAPTER 7.
  - A CLEANOUT IN THE COMBINED SEWER SYSTEM AND SANITARY SEWER SYSTEM CONSISTS OF THE P-TRAP, RISER AND VENT.
  - A FITTING SHALL BE TRIMMED NEAT WITH INTERIOR OF SEWER MAIN.
  - SEWER LATERALS SHALL BE INSTALLED WITH NO ABRUPT VERTICAL OR HORIZONTAL SLOPE CHANGES.
  - POSITIVE SURFACE SLOPE SHALL BE MAINTAINED FROM VENT TO GUTTER.
  - THE LOWER SEWER LATERAL SHALL NOT "ZIG-AND-ZAG" TO AVOID OBSTRUCTIONS. THE ELBOW FITTING TO TURN THE LATERAL VERTICALLY DOWN TO THE SEWER MAIN IS THE ONLY ALLOWABLE FITTING. IF THE LOWER LATERAL MUST BE LOWERED TO AVOID AN EXISTING OBSTRUCTION, TWO ELBOW FITTINGS WILL BE ALLOWED WITH ONE IMMEDIATELY AFTER THE P-TRAP.

APPLICABLE TO COMBINED SEWER SYSTEM AND SANITARY SEWER SYSTEM



**SEWER LATERAL STANDARD DETAILS**  
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

**TYPICAL SEWER LATERAL INSTALLATION IN COMBINED SEWER SYSTEM AND SANITARY SEWER SYSTEM**

**5**

**1**  
**SI-4.1** **TYPICAL SEWER LATERAL INSTALLATION**  
NTS



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SAN FRANCISCO COUNTY  
APN: 3624-039

**STREET IMPROVEMENTS**  
**DETAILS**

1	PLAN CHECK 03-27-24	DM
	REVISIONS	BY
JOB NO:	2222191	
DATE:	09-25-23	
SCALE:	NTS	
DESIGN BY:	DM	
CHECKED BY:	CP	
SHEET NO:		

**SI-4.1**  
5 OF 8 SHEETS

**STORM WATER POLLUTIONS PREVENTION REQUIREMENTS:**

- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.
- ALL CONSTRUCTION ON OFF-SITE IMPROVEMENTS SHALL ADHERE TO BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEM.
- SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.

**SUPPLEMENTAL MEASURES:**

- THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

**GENERAL UTILITY SYSTEM NOTES:**

- ALL TRENCHES SHALL BE BACKFILLED PER THE GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
- CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
- CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK. THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
- CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE OWNER'S PROJECT MANAGER.
- COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS FOR THE INFORMATION SHOWN. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD THE UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF FINAL PAVEMENT SECTIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. 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 WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- EXISTING UTILITY CROSSINGS OF THE NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER, SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ENSURE THAT THERE IS SUFFICIENT CLEARANCE.  
  
VERTICAL SEPARATION REQUIREMENTS:  
A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.  
  
WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THEN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS WHERE FEASIBLE.  
  
HORIZONTAL SEPARATION REQUIREMENTS:  
12. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.  
  
A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.  
  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- MAINTAIN 3-FOOT OF UNDISTURBED EARTH BETWEEN DRY AND WET UTILITIES. WHERE 3-FOOT OF UNDISTURBED EARTH CANNOT BE ACHIEVED, PROVIDE SLURRY WALL FOR DRY UTILITIES. SLURRY WALL SHALL BE 4-INCH THICK LEAN CONCRETE (2,000 PSI) EXTENDING FROM 6" BELOW BOTTOM OF CONDUITS TO THE BOTTOM OF STREET PAVING CONCRETE BASE OR BOTTOM OF CONCRETE SIDEWALK. PROVIDE 6-INCH MIN. CLEARANCE BETWEEN SLURRY WALL AND CONDUITS.

**DUST CONTROL NOTES:**

- WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
- WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
- ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEEPED ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE OWNER'S ENGINEER/INSPECTOR, TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
- WATERING ON PUBLIC STREETS OR POWER WASHING SEDIMENTATION ON STREETS SHALL NOT OCCUR, UNLESS CONTRACTOR COLLECTS AND FILTERS THE WASH WATER PRIOR TO ITS ENTERING THE CITY'S STORM DRAIN SYSTEM.
- ON-SITE PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS SHALL BE SWEEPED DAILY WITH A WATER SWEEPER.
- WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
- GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- THE PERMITEE IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.
- ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.

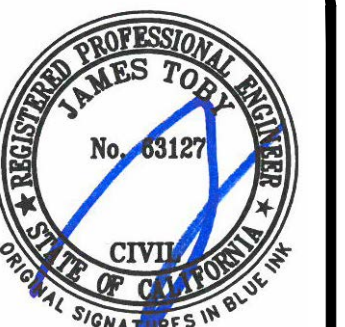
**GENERAL UTILITY SYSTEM NOTES:**

- THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THE UTILITY DRAWING IN THIS SET OF DOCUMENTS SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE CIVIL ENGINEER.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHALL, INCLUDING LOCATION, TYPE AND NUMBER OF ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV'S, FDC'S, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, AND FLOW CALCULATIONS TO FIRE HYDRANTS, AND SPRINKLER RISERS PER THE FIRE FLOW REQUIRED BY LOCAL FIRE DEPARTMENT.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHALL, THE RATING AGENCY, AND THE CIVIL ENGINEER, ALLOWING TIME TO REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
- THE UNDERGROUND FIRE PROTECTION INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- BOTTOM OF BACKFLOW PREVENTOR OR ASSEMBLY TO BE INSTALLED NO GREATER OR LESS THEN 12" FROM FINISH GRADE UNLESS APPROVED BY CIVIL ENGINEER.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH THE ACTUAL FIELD CONDITIONS.
- INSTALL MONITORED TAMPER SWITCHES AT ALL PIV'S AND VALVES ON DETECTOR CHECK ASSEMBLIES.
- INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" -12" BELOW THE SURFACE, BLUE, IMPRINTED WITH "CAUTION- FIRE SERVICE LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- MIN. 5 FEET CLEARANCE FROM BACK OF CURB TO FH'S, PIV'S, AND FDC'S.
- UNDERGROUND FIRE PROTECTION SYSTEM INCLUDING HYDRANT ASSEMBLY, P.I.V., F.D.C., FITTING PIPE AND THRUSTBLOCKS TO BE IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT SPECIFICATIONS, REQUIREMENTS AND NOTES.

**WATER NOTES:**

- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/ OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CCSF WATER DEPARTMENT STANDARDS.
- PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BEL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED PER CCSF STANDARDS. PUBLIC WATER MAIN AND SERVICE LINE SHALL BE DUCTILE IRON PIPE (DIP) CLASS 53 WITH TYTON BELL AND JOINT BY FIELD LOK GASKET.
- CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CCSF WATER DEPARTMENT. THE DEVELOPER SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. THE CITY WILL PROVIDE THE DEVELOPER WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
- ALL WATER LINES SHALL BE INSTALLED WITH 30" MIN. COVER ON THE STREET AND 24" MIN. COVER WITHIN PROPERTY LINE.
- ALL WATER VALVES SHALL BE PER CCSF WATER DEPARTMENT STANDARD.
- ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CCSF WATER DEPARTMENT STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR CCSF WATER DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
- ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- INSTALL CCSF WATER DEPARTMENT APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENT OR ON WATER LINE AT ENTRANCE TO BUILDING REFERENCE PLUMBING PLANS FOR MORE DETAIL. ALL BACKFLOW PREVENTOR (BFP) SHALL BE ON THE MOST RECENT LIST APPROVED BY THE CCSF. BACKFLOW FOR DOMESTIC WATER SHALL BE LEAD-FREE.

**NOTE:**  
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
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SAN JOSE OFFICE: 1500 AVENUE 86, SAN JOSE, CALIFORNIA 95128 (408) 293-0999  
WWW.LEABRAZE.COM

LARCHIE & LAUDON  
RESIDENCE  
551 ALVARADO STREET  
SAN FRANCISCO, CALIFORNIA  
SAN FRANCISCO COUNTY APN: 3524-039

STREET IMPROVEMENTS  
GRADING  
SPECIFICATIONS

-	-
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-	-

1	PLAN CHECK 03-27-24	DM
	REVISIONS	BY

JOB NO:	2222191
DATE:	09-25-23
SCALE:	NO SCALE
DESIGN BY:	DM
CHECKED BY:	CP
SHEET NO:	

**SI-5.1**

### CAUTION:

- 1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.
- 2. THE LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR IMPROVEMENT.
- 3. PRIOR TO COMMENCING WORKS, CONTRACTOR TO COORDINATE WITH SFMTA'S TIM LIPP'S (415-819-1068) TO UNDERSTAND ALL RESTRICTIONS AND CLEARANCE REQUIREMENTS FOR WORKING IN THE VICINITY OF MUNI OVERHEAD CONTACT SYSTEM (OCS).

### GENERAL SITE NOTES:

- 1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
- 2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- 3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
- 4. ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.
- 5. THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.
- 6. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.
- 7. COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.
- 8. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBLE OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- 9. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
- 10. CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.
- 11. CONTRACTOR AGREES THAT HE 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 THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
- 12. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE ACCESS PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
- 13. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- 14. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 15. THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- 16. NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.
- 17. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

### EXISTING CONDITIONS:

- 1. EXISTING TOPOGRAPHIC SURVEY FOR OFF-SITE PERFORMED BY LEA AND BRAZE SURVEYING ON 07-27-18 (JOB #2180481.014 SU) GRADES ENCOUNTERED MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- 2. FOR ALL TOPOGRAPHIC SURVEY BY OTHERS, CLIENT SHALL HOLD HARMLESS LEA & BRAZE ENGINEERING FROM ANY AND ALL OCCURRENCES RESULTING FROM THE ACCURACY/INACCURACY OF THE CLIENT SUPPLIED TOPOGRAPHIC AND BOUNDARY SURVEY (AS PREPARED BY OTHERS).

### SITE FENCING NOTES:

- 1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
- 2. FENCE LOCATION MAY BE ADJUSTED FROM TIME TO TIME AS CONSTRUCTION PROCEEDS TO EXCLUDE SOME AREAS WHERE CONSTRUCTION WORK IS NOT BEING DONE AND THE AREA IS NOT OBJECTIONABLE IN VISUAL APPEARANCE, AT THE DISCRETION AND APPROVAL OF THE DISTRICT STAFF.
- 3. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK FENCE WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
- 4. CONTRACTOR SHALL REPLACE THE GREEN FABRIC AT LEAST ONCE A YEAR OR AT SUCH A TIME AS IT BECOMES TATTERED AND UNSIGHTLY DUE TO WIND OR CONSTRUCTION ACTIVITIES.

### SURVEYOR'S NOTES:

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF IT'S DELINEATE OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

### HORIZONTAL CONTROL NOTES:

- 1. CONTRACTOR SHALL LAYOUT THE CONTROL FOR THE SITE AS SPECIFIED ON HORIZONTAL CONTROL SHEET. CONTRACTOR SHALL CLEARLY SET AND MARK EACH OF THE CONTROL POINTS. PROTECTING THE POINTS THROUGHOUT CONSTRUCTION.
- 2. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THERE OF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
- 3. ALL BUILDINGS, DRIVEWAYS AND PARKING LOTS ARE TO BE PARALLEL AND RIGHT ANGLES TO THE BASIS OF BEARINGS UNLESS IDENTIFIED OR CLEARLY SHOWN AS A DIFFERENT ANGLE.
- 4. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, UNLESS OTHERWISE SHOWN OR INDICATED.

### DEMOLITION NOTES:

- 1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- 2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
- 3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS.
- 6. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH DISPOSAL OF MATERIALS.
- 7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCURBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECIFICATIONS.
- 9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION PLAN & DETAILS.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
- 12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 14. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE DEVELOPER / OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
- 15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO FOOTINGS, VALVES, ROOTS, BACKFILL, ETC. AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
- 16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
- 17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
- 18. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- 19. ALL ABANDONED UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
  - A. EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
  - B. EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
  - C. CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE CITY ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

### SANITARY SEWER NOTES:

- 1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SERVICE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION- SANITARY SEWER LINE BELOW", CALCPICO TYPE 2 OR EQUAL.
- 2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY AND COUNTY OF SAN FRANCISCO STANDARD SPECIFICATION SECTION 300.
- 3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE SHALL BE VITRIFIED CLAY PIPE (VCP).
- 4. WHERE CONNECTION IS TO BE MADE TO AN EXISTING SEWER OR STRUCTURE, SAID EXISTING SEWER OR STRUCTURE SHALL BE UNCOVERED AND CHECKED FOR LOCATION AND ELEVATION PRIOR TO STAKING NEW SEWER DEPTH AND LOCATION. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- 5. MINIMUM SLOPE FOR SITE SANITARY SEWER PIPES SHALL BE CURRENT UPC REQUIREMENTS:
  - 4" @ 2%
  - 6" @ 1%
  - 8" & LARGER @ 0.5%
- 6. ALL LATERALS SHALL HAVE AN AIRVENT AT THE BACK OF CURB, AS SHOWN ON THE PLANS AND PER THE CITY AND COUNTY OF SAN FRANCISCO STANDARD PLANS.

### GRADING AND EARTHWORK NOTES:

- 1. ALL PAVED AREAS ARE TO SLOPE AT A MINIMUM OF 1% ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ANY DIRECTION AND ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 8.33% WITH A MAXIMUM CROSS SLOPE OF 2% ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO OTHER ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH FORMWORK FOR CURBS AND/OR FLATWORK.
- 2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE SOILS INVESTIGATION AND THE PROPOSED SURFACE GRADES AND BASE THE BID ACCORDINGLY. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.
- 3. ALL FILL SHALL BE COMPACTED PER THE CONSTRUCTION SPECIFICATIONS AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNERS TESTING AGENCY TO TAKE THE APPROPRIATE TEST TO VERIFY COMPACTION VALUES.
- 4. IMPORT SOILS MUST MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
- 5. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND STREET LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK, OR CONCRETE SURFACING. SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.
- 6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER
- 7. SPOT ELEVATIONS ARE TO FINISHED SURFACE.
- 8. TOP OF CONCRETE CURBS ARE 0.50" ABOVE TOP OF PAVING ELEVATIONS, U.N.O.
- 9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'.
- 10. AFTER STAKING FOR HORIZONTAL CONTROL CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THEN 0.05' TO ARCH/ENGR.
- 11. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES. CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND THOROUGH FIELD INVESTIGATION.
- 12. GEOTECHNICAL CONSULTANT TO BE NOTIFIED OF DELIVERY OF ALL IMPORTED SOILS TO SITE FOR HIS/HER INSPECTION AND APPROVAL PRIOR TO PLACING BY CONTRACTOR.
- 13. THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.
- 14. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

### SIGNING & STRIPING NOTES:

- 1. CONTRACTOR TO DOCUMENT ALL EXISTING STRIPINGS AND MARKINGS AFFECTED BY CONSTRUCTION ACTIVITIES, WITH PHOTOS. REPLACE IN KIND AFTER INSTALLATIONS OF ALL UTILITIES, CURB, SIDEWALK, AND PAVING.
- 2. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED WITH ADEQUATE BARRICADES, LIGHTS, SIGNS AND WARNING DEVICES AS PER THE CURRENT STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, MANUAL OF TRAFFIC CONTROLS AND TO THE DIRECTION OF THE CITY'S INSPECTOR.

### SITE MAINTENANCE:

- 1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE, AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
  - 2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEEPED MANUALLY.
  - 3. CONTRACTOR SHALL GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
  - 4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGRIASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
  - 5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
  - 6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
  - 7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
  - 8. THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE CITY ENGINEER/INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
  - 9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
  - 10. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
  - 11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.
- ### PAVEMENT SECTION:
- 1. SEE DETAIL SHEETS FOR ALL PAVEMENT SECTIONS
  - 2. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
  - 3. SEE GRADING AND DETAIL SHEETS FOR FLATWORK SECTIONS AND BASE REQUIREMENTS.
  - 4. EXISTING PAVEMENT SHALL BE TACK COATED PRIOR TO CONSTRUCTING NEW PAVEMENT.
  - 5. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CITY ENGINEER.
  - 6. ALL PAVING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
- ### EARTHWORK QUANTITY NOTES:
- 1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT ADDITIONAL PROCESSES - INCLUDING ENGINEERING - AND QUANTITIES ARE ALSO TO BE INCLUDED IN THE BID PER THE FOLLOWING NOTES.
  - 2. THE CONTRACTOR SHALL MAKE AN INITIAL DETERMINATION OF THE QUANTITIES, BASED ON A DETAILED SITE VISIT. THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL REPORT, THE FINISH GRADES SHOWN ON THESE DRAWINGS, THE SIZE AND EXTENT OF FOOTINGS, THE PREPARATION AND MATERIALS USED FOR BUILDING SLABS, PAVEMENT SECTIONS, AND THE SIZE AND DEPTH OF UTILITY TRENCHES, INCLUDING THE UTILITY CONTRACTORS ANTICIPATED RE-USE OF EXISTING MATERIAL FOR BACKFILL IF ANY.
  - 3. THE CONTRACTOR SHALL MEET THE GRADES SHOWN ON THE DRAWINGS, ADJUSTING THE AMOUNT OF IMPORT OR EXPORT AS REQUIRED TO DO SO. NO ASSUMPTIONS SHOULD BE MADE ABOUT THE SITE BALANCING. NO ADJUSTMENTS TO THE GRADE SHALL BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCH/ENGR. IN WRITING AFTER THE IMPACT OF ANY GRADE CHANGES (IMPACT TO RAMPS, STAIRS, WORK BY OTHERS, ETC.) HAS BEEN THOROUGHLY REVIEWED BY THE ARCH/ENGR. WHEN PREPARING THE EARTHWORK BIDS, DO NOT ASSUME ANY CHANGES TO THE FINISHED GRADES SHOWN ON THESE DRAWINGS WILL BE PERMITTED.

### RECORD DRAWINGS:

- 1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPERS CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER.



**LEA & BRAZE ENGINEERING, INC.**  
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LARCHE & LAUDON  
 RESIDENCE  
 551 ALVARADO STREET  
 SAN FRANCISCO, CALIFORNIA  
 SAN FRANCISCO COUNTY

STREET IMPROVEMENTS  
 GRADING  
 SPECIFICATIONS

-	-
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1	PLAN CHECK
03-27-24	DM
REVISIONS	BY
JOB NO:	2222191
DATE:	09-25-23
SCALE:	NO SCALE
DESIGN BY:	DM
CHECKED BY:	BR
SHEET NO:	

**PURPOSE:**

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

**EROSION CONTROL NOTES:**

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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 WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THROUGH APRIL 1, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

**EROSION CONTROL NOTES CONTINUED:**

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

**EROSION CONTROL MEASURES:**

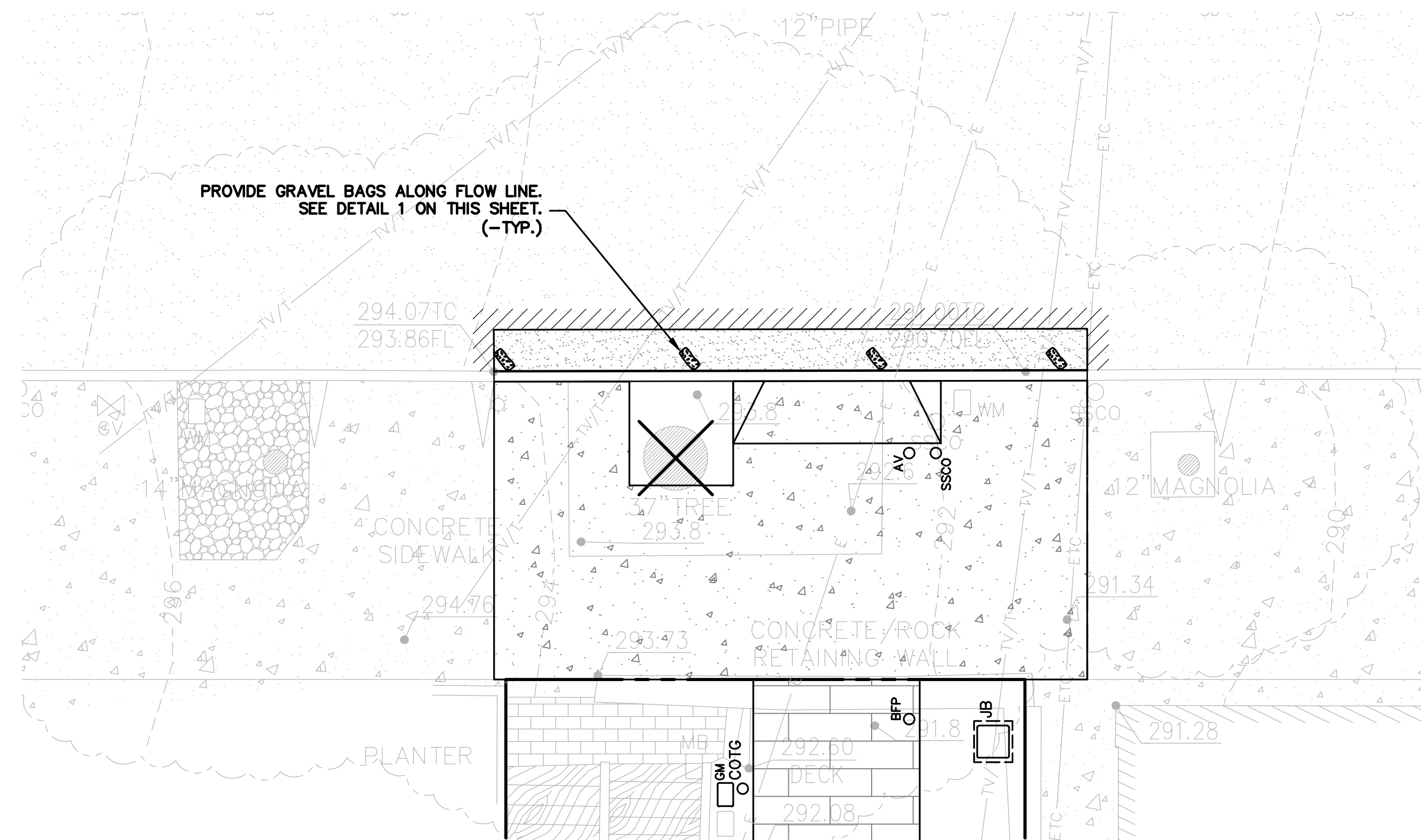
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. 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 GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, 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. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- 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. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- 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. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

**REFERENCES:**

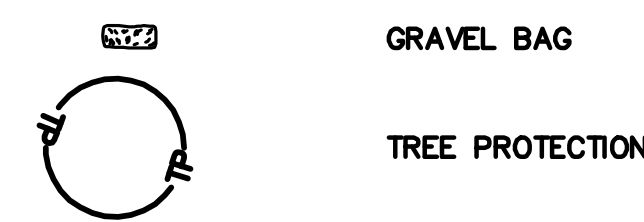
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

**PERIODIC MAINTENANCE:**

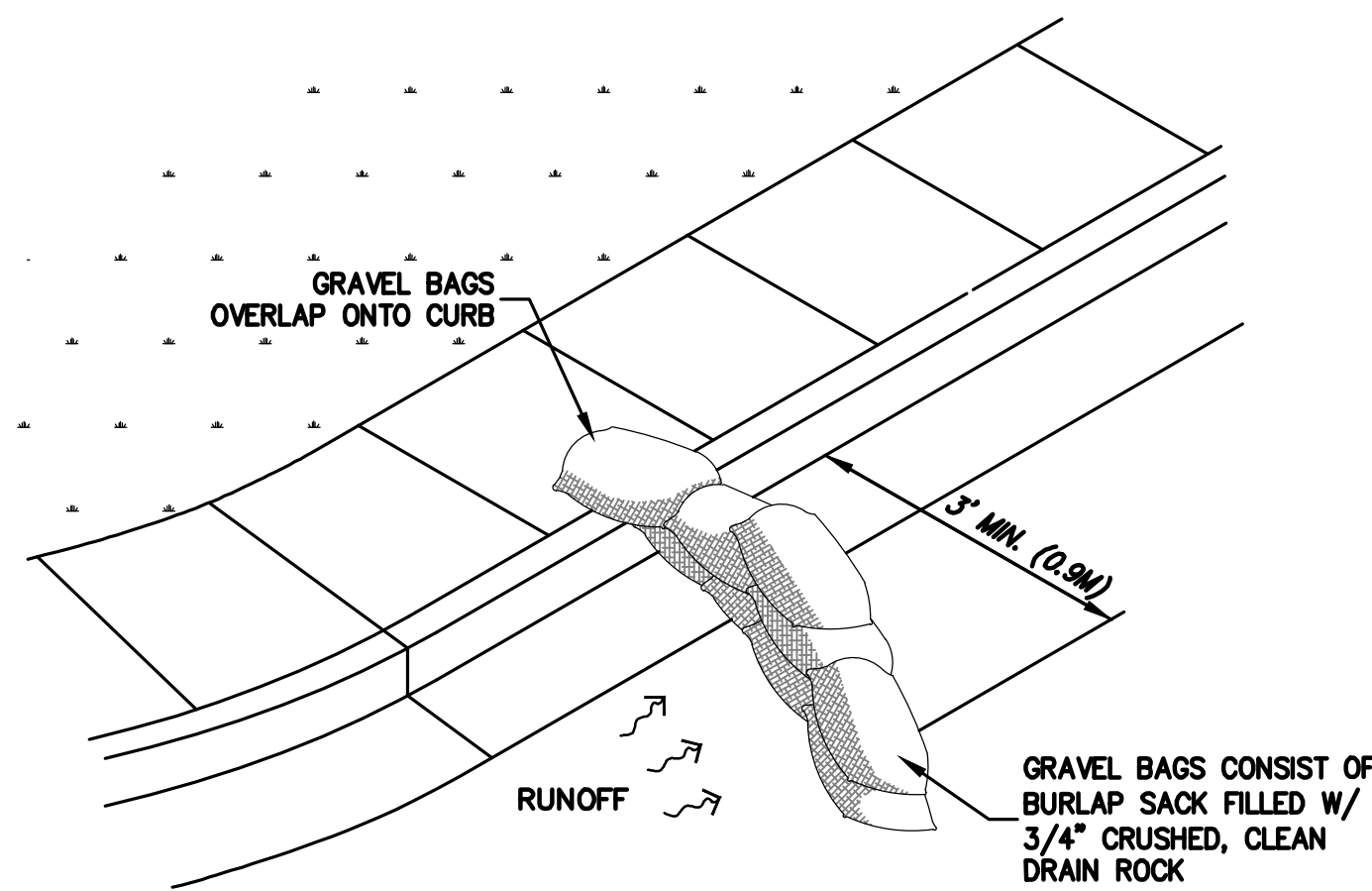
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1" FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



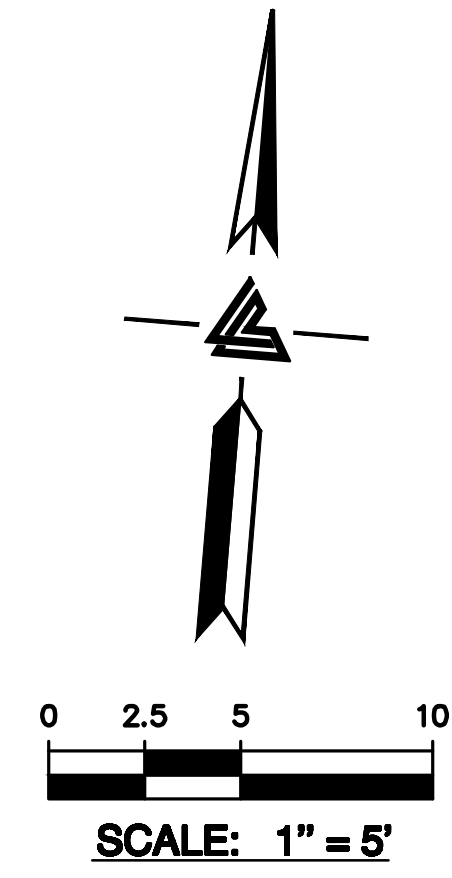
**EROSION CONTROL LEGEND**



**NOTE:**  
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



**GRAVEL BAG AT STREET FLOW LINE**



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
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**LARCH & LAUDON**  
RESIDENCE  
551 ALVARADO STREET  
SAN FRANCISCO, CALIFORNIA  
SAN FRANCISCO COUNTY  
APN: 3524-039

**STREET IMPROVEMENTS**  
**EROSION CONTROL**  
**PLAN**

PLAN CHECK	DM
03-27-24	
REVISIONS	BY
JOB NO:	2222191
DATE:	09-25-23
SCALE:	AS NOTED
DESIGN BY:	DM
CHECKED BY:	CP
SHEET NO:	