

EARTHWORK QUANTITIES CALCULATIONS

±188 CUBIC YARDS - CUT
±184 CUBIC YARDS - FILL

EARTHWORK QUANTITIES ARE ESTIMATED ONLY TO SATISFY THE REQUIREMENTS OF DESIGN REVIEW AND THE GRADING PERMIT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE QUANTITIES BEFORE USE IN A BID DOCUMENT OR FOR ANY PURPOSE.

DEFENSIBLE SPACE

MAINTAIN AROUND ALL BUILDINGS OR STRUCTURES A FIREBREAK AND VEGETATION CLEARANCE AS PRESCRIBED IN PUBLIC RESOURCE CODE 4291 AND GOVERNMENT CODE 51182 (CBC 701.A.3.2.4.)

EROSION CONTROL NOTES

EROSION PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY GRADING ACTIVITY ON PROPERTY.

PRIOR TO REQUESTING AN OCCUPANCY OR FINAL INSPECTION, VERIFY THAT THE FINAL EROSION PROTECTION, SUCH AS PINE NEEDLES OR WOOD CHIPS HAVE BEEN INSTALLED.

NATURAL INFILTRATION AREA NOTES

PREPARATION OF DISTURBED SOILS TO BE USED FOR STORM WATER INFILTRATION

1. RECOMMEND BACKFILLING THE FOUNDATION WITH A MINI EXCAVATOR
2. WHEN FINISHED GRADE HAS BEEN REACHED SCARIFY DISTURBED SOIL IN INFILTRATION AREAS 2" DEEP WITH TEETH OF EXCAVATOR PERPENDICULAR TO THE SLOPE.
3. STABILIZE ALL AREAS OF DISTURBED SOIL WITH PINE NEEDLES.

A.C. DRIVEWAY CONSTRUCTION NOTES

-3" MIN. A.C. OVER 6" CLASS II AGGREGATE BASE. SEE DETAILS SHEET A0.2

- PROVIDE A 10' WIDE FUEL BRAKE @ BOTH SIDES OF DRIVEWAY.

- CLEAR UNDER BRUSH AND LIMBS UP LADDER FUELS 6' MIN. ETC.

- DRIVEWAY SHALL BE GRADED & AGGREGATE BASE IN PLACE, COMPACTED TO 95% RELATIVE DENSITY. FOR SUB-GRADE INSPECTION PRIOR TO FIRST FOUNDATION INSPECTIONS. INSPECTION OF FINISHED DRIVEWAY TO BE PRIOR TO FINAL OF BUILDING PERMIT.

CONSTRUCTION SCHEDULE

-EROSION CONTROL: AFTER FINAL APPROVAL OF PLANS
TARGET DATE: AUGUST 1, 2021

-PREGRADING: AFTER EROSION CONTROL

-CONSTRUCTION STAKING/LAYOUT: AFTER PREGRADING

-FOUNDATION GRADING: AFTER CONSTRUCTION LAYOUT

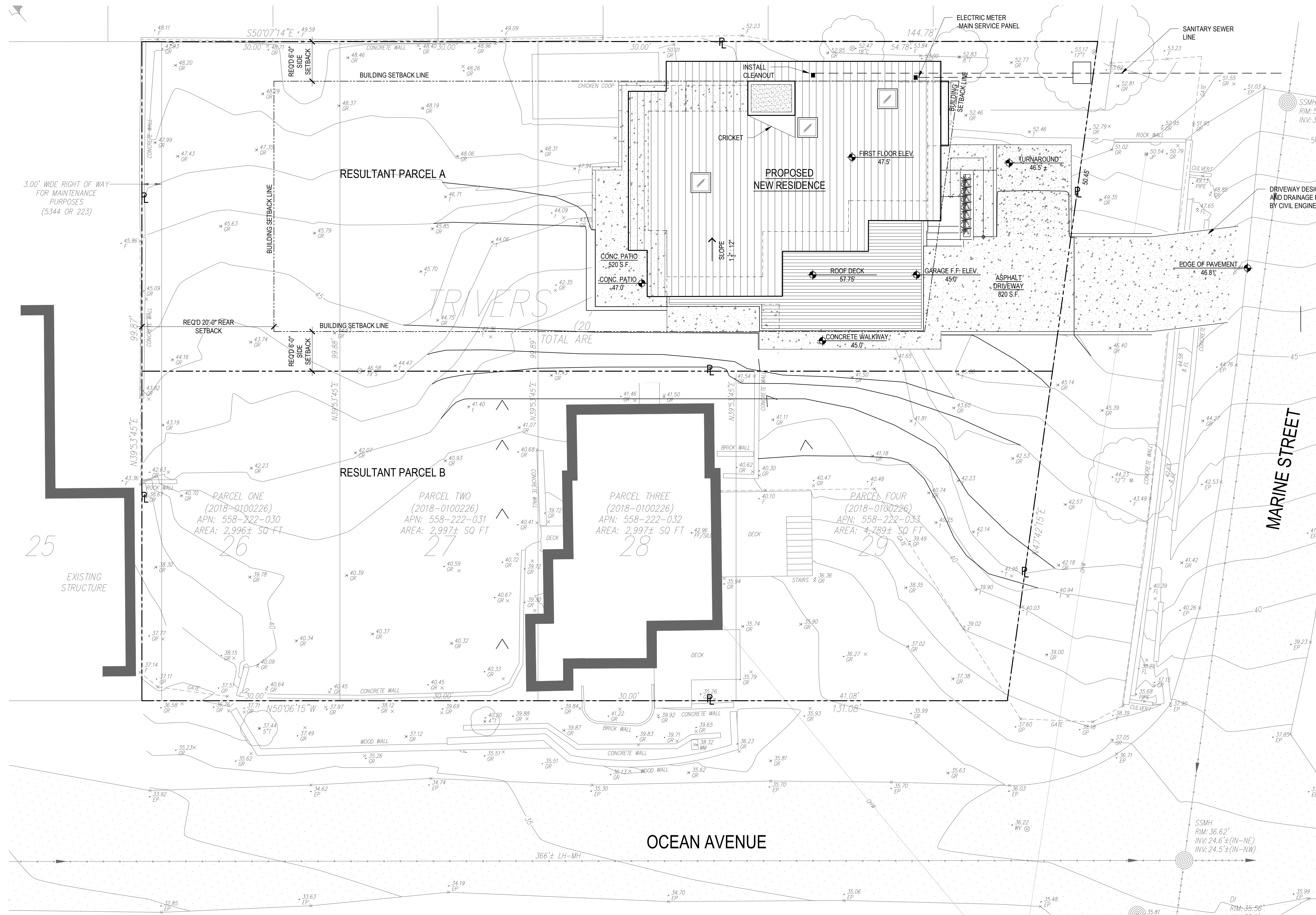
-FOUNDATION FORMING AND POURING: AFTER FOUNDATION GRADING

-FRAMING: AFTER FOUNDATION POURING

NOTE

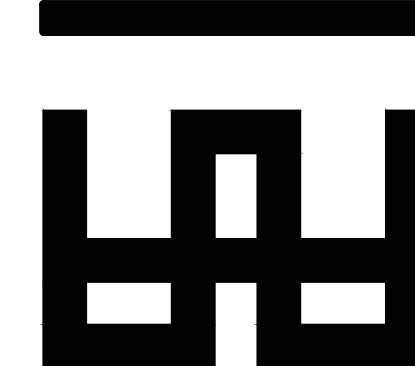
PROJECT DATA

RESULTANT PARCEL A' LOT AREA: 7,061.72 S.F.



1 PROPOSED SITE PLAN
LOT LINE ADJUSTMENT

1/8"=1'-0"



BAY AREA DESIGN STUDIO

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VON HIPPEL RESIDENCE

MARINE STREET
RICHMOND, CA

PLANNING SET
3.25.2021

#	DATE	REVISION

SCALE: AS NOTED

PROPOSED SITE PLAN

A1.0