Construction Best Management Practices (BMPs)

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

Materials & Waste Management

- Sweep or vacuum any street tracking immediately and remove sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

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

Hazardous Materials

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

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Collect waste disposal containers frequently for hauls and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clear or replace portable toilets, and inspect these frequently for leaks and spills.
- Dispose of all waste and debris properly. Recycle materials and materials that can be recycled (such as asphalt, concrete, recycled base materials, wood, glass, paper, etc.).

- Dispose of liquid residues from paints, thinners, solvents, glass, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control construction erosion and sediment discharge from site and tracking off site.
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Drainage of groundwater or captured runoff from some operations must be properly managed and disposed. Petrich water can also be used for some operations to prevent additional erosion.

Maintenance and Parking

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

Spill Prevention and Control

- Keep spill cleanup materials (e.g., caps, absorbents, and cut line) available at the construction site at all times.
- Inspect vehicles and equipment frequency for and major repairs promptly. Use stop pans to catch water until repairs are made.
- Clean up spills on tanks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled.
- Use dry cleanup methods (absorbent materials, cut line, sponges, etc.).
- Sweep up spills dry materials immediately. Do not try to remove fluids that have settled in gutters.
- Clean up spills on site areas by digging up and properly disposing of contaminated soil.
- Report spillage spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor’s Office of Emergency Services Warning Center, (800) 832-7359 (24 hours).

Storm drain pollutants may be liable for fines of up to $10,000 per day!
IRRIGATION NOTES

PLAN IS DIAGRAMATIC. THE EXACT LOCATION OF VALVES, LINES, HEADS, ETC., SHALL BE DETERMINED IN THE FIELD. LINES SHALL BE IN A COMMON TRENCH WHERE POSSIBLE. IRRIGATION TRENCHES SHALL ADHERE TO SETBACK REQUIREMENTS FROM THE CNTS.

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THE CONTRACTOR SHALL REMOVE AND SLEEP TO UTILIZE LINES AT THE CONTRACTOR'S OWN EXPENSE. IRRIITROL #FS-B150 1 1/2" LINE SIZE FLOW SENSOR TO BE USED WITH THE CONTROLLER.

IRRIGATION SYSTEM WAS DESIGNED FOR A MAXIMUM OF 18 GPM AT 40 PSI WORKING PRESSURE. SYSTEM IS TIED INTO THE SUB-METER TO MEASURE ALL IRRIGATION USED FOR LANDSCAPING. FM150B  1 1/2" (1.54 TO 100 GPM) ALL IRRIGATION VALVES TO BE DOWNSTREAM OF BACKFLOW PREVENTER.

THE CONTACTOR SHALL REPAIR ANY DAMAGE TO UTILITY LINES AT THE CONTRACTOR'S OWN EXPENSE.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE THE SPRINKLER HEAD/DRIP UNIT LOCATIONS WITH THE LANDSCAPE CONTRACTOR. THE CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM PRIOR TO ANY BACKFILLING, AND SHALL CONTACT THE LANDSCAPE ARCHITECT TO VERIFY PRESSURE PRIOR TO CONSTRUCTION OF ANY PART OF THE IRRIGATION SYSTEM.

THE BACKFLOW PREVENTER IS TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFIED IRRIGATION DEVICES. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE SPRINKLER HEAD UNIT LOCATIONS AND QUANTITIES WITH THE PLANNING PLAN, AND PROVIDE PROPER IRRIGATION TO ALL PLANT MATERIALS SHOWN ON THE PLANTING PLAN. THE IRRIGATION CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM PRIOR TO ANY BACKFILLING, AND SHALL CONTACT THE LANDSCAPE ARCHITECT TO VERIFY PRESSURE PRIOR TO CONSTRUCTION OF ANY PART OF THE IRRIGATION SYSTEM.

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IRRIGATION SYSTEM PRIOR TO ANY BACK FILLING, AND SHALL CONTACT THE LANDSCAPE CONTRACTOR TO VERIFY COMPATIBILITY BETWEEN THE CONTROLLER AND THE FLOW SENSOR.

IRRIGATION NOTES

IRRIGATION SYSTEM WAS DESIGNED TO PROVIDE ONE DISTRIBUTION LINE TO EACH SHRUB/LINE SHALL NOT BE TENDED, AND TWO LINES FOR EACH TREE.

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THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITY LINES AT THE CONTRACTOR'S OWN EXPENSE.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOT OPERATE ANY HEAVY EQUIPMENT OVER UTILITY LINES AND SHALL HAND DIG ANY TRENCHES WITHIN 5' OF UTILITY LINES.

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IRRIGATION SCHEDULE

1. Irrigation schedules for the plant establishment period were: 2 to 3 times a week for the first month followed by once a week for the following months for up to a year until the roots are well established.

2. Irrigation scheduling for the established landscape would be as follows:
   - For the second year of the landscape: May-September: twice a week with a run time of twenty minutes
   - October-April: once a week with a run time of twenty minutes
   - The system can be shut off during the months of November to February assuming that rainfall provides the necessary irrigation.

   Once established, drought tolerant plants need to be watered only once in two weeks or on a need basis.

Note: The above only acts as a guide. Irrigation schedules can be modified by the homeowner depending on actual weather and soil conditions.

Water used for irrigation per month to be below the MAWA values as shown on the water efficient table on sheet L4.

The irrigation controller will be weather-based as specified in the irrigation legend. This will restrict watering during times of precipitation and help to conserve water.

LANDSCAPE DESIGN COMPLIANCE STATEMENT

I, [Homeowner’s Name], have corrected the deficiencies of the model water efficient landscape ordinance and have applied them for the efficient use of water in the irrigation design plan.

Signature: [Homeowner’s Signature]

02-24-23

RUSSELL STRINGHAM LA #3091
A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.

PLANTING NOTES

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SPECIES IS DETERMINED ONLY BY THE EXACT LOCATION OF PLANTS ON SITE. IT IS ADVISABLE TO VERIFY THE EXACT LOCATION OF PLANTS ON SITE PRIOR TO ANY PLANTING MATERIALS BEING BROADCAST OR DELIVERED TO THE SITE. THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES, WITH A MINIMUM DEPTH OF 8 INCHES N.T.S.

PLANTING AREAS SHALL BE ALLOCATED TO APPROPRIATE PLANTS ACCORDING TO THEIR SPECIFIC REQUIREMENTS. ALL PLANTS SHALL BE PLANTED IN GOOD PHYSIOLOGICAL AND VIGOROUS CONDITION. THE PLANTS SHALL BE PLANTED IN THEIR RECOMMENDED DENSITIES, AND THE SOILS SHALL BE ACCURATELY PROPERLY AND ThoroughLY BACKFILLED UNTIL THE TOP OF THE ROOTBALL, OR AS SPECIFIED IN THE PLANTING PLAN. THE BLANKET SHALL BE A MINIMUM OF 3 INCHES THICK, AND THE BLANKET MATERIAL SHALL BE APPLIED EVENLY TO THE SURFACE OF THE SOIL. THE BLANKET MATERIAL SHALL BE DETERMINED ON SITE, AND THE BLANKET MATERIAL SHALL BE DETERMINED ON SITE.

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PLANT MATERIALS SHALL RECEIVE "AGRIFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING, INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING, A 3" LAYER OF MULCH, IN ALL PLANTING AREAS FOR ADDITIONAL WEED CONTROL AND WATER RETENTION.

ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ARCHITECTURAL, ENGINEERING, OR LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.
1A TREL LIS PLAN VIEW

12"x12" CONCRETE CLAD WITH STONE COLUMN

4"x4" CEDAR PURLINS

8"x10" CEDAR BEAMS

4"x4" CEDAR PURLINS

8"x10" CEDAR BEAMS

FOR DESIGN INTENT ONLY, NOT FOR CONSTRUCTION

1B PLAN VIEW OF TREL LIS AND FIREPLACE

12"x12" CONCRETE CLAD WITH STONE COLUMN

4"x4" CEDAR PURLINS

8"x10" CEDAR BEAMS

8"x10" CEDAR BEAMS

TRELLIS BUILT INTO ADU WALL

WALL WITH BUILT IN FIRE PLACE

TRELLIS

OUTDOOR DINING

12"x12" CONCRETE CLAD WITH STONE COLUMN

ELEVATION - OPTION 1

CAST LIMESTONE SHELF 6" thick

THIN VENEER LIMESTONE CLADDING

BUILT WITH 6" THICK CMU BLOCKS

refer structural for details

STONE COLUMN

STONE SLAB FOR SEATING

TRELLIS

WOODEN MANTLE

ELEVATION - OPTION 2

PATTERNED TILE CLADDING

STONE COLUMN

BUILT IN FIREPLACE

TRELLIS

BUILT IN SEATING

TV/ MIRROR

FOR DESIGN INTENT ONLY, NOT FOR CONSTRUCTION
BUILDING NOTES:

1. BASEMENTS (EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT AND NOT OVER 200 SQ FT IN FLOOR AREA), HAMPTONS ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. RS 10.1.2
2. MIN. NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT RS 10.1.2
3. MIN. NET CLEAR OPENABLE DIMENSION 28 INCHES IN WIDTH. RS 10.1.3
4. THE HEIGHT OF BOTTOM OF EMERGENCY Escape OPENING SHALL HAVE NOT MORE THAN 44 INCHES MEASURED FROM THE FLOOR. RS 10.2.2
5. FOR KITCHEN, A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN THE COUNTER FRONT AND APPLIANCES OR COUNTER FRONT AND WALLS. CRC R301.3
6. SHOWER COMPARTMENTS AND WALL ABOVE BATHROOMS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO THE HEIGHT NOT LESS THAN 6 FEET. CRC R301.3
7. LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC R308.5
8. GLAZING IN INDIVIDUAL/FIXED OR PORTABLE PANEL, ADJOINING TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS LESS THAN 8 INCHES OR 3/4 INCH PC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 9 INCHES ABOVE THE WALKING SURFACE SHALL BE FULLY TEMPERED. LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC R308.4
9. MINIMUM 36" DEEP LANDING IN THE DIRECTION OF TRAVEL AT ALL EXTERIOR DOORS SHALL BE PROVIDED. LANDINGS TO BE NOT MORE THAN 7 1/4 INCHES LOWER THAN THE DOORS THRESHOLD FOR BOUNDING AND SLIDING GLASS DOORS AND NOT MORE THAN 7 1/2 INCHES UP OR DOWN ENTRANCE DOOR. CRC R301.3
10. 7/8" OHP BOARD FROM FOUNDATION TO ROOF SHEATHING TO BE INSTALLED ON THE GARAGE SIDE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. (GARAGE MUST BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA) CRC SEC. RS 10.1.3

LEGEND:

- NEW ADIITION
- NEW CONSTRUCTION WALL
- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED

PROPOSED FLOOR PLAN

PROPOSED BASEMENT

PROPOSED 1ST FLOOR PLAN