

General Notes

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS SHOWN ON ALL SHEETS HEREIN, AND OTHER ITEMS OR INFORMATION KNOWN ONLY TO THE OWNER.
2. ALL WORK SHOWN ON THESE PLANS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING BUILDING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT EFFECT OR CHANGE THE WORK DESCRIBED HEREIN SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IN THE CONTRACTOR CHOOSES TO PROCEED, HE SHALL DO SO AT HIS OWN EXPENSE.
3. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST VERSION OF THE STANDARDS, SPECIFICATIONS, AND ORDINANCES OF THE CITY OF SAN LUIS OBISPO, AND THE UNIFORM BUILDING CODE LATEST EDITION. THE DECISION OF THE CITY BUILDING OFFICIAL SHALL BE FINAL REGARDING SPECIFIC STANDARDS THAT SHALL APPLY AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY BUILDING OFFICIAL.
4. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE CITY BUILDING DEPARTMENT. THE CITY OF SAN LUIS OBISPO, SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE CITY BUILDING DEPARTMENT WILL BE REJECTED AND WILL BE DONE AT THE CONTRACTORS AND/OR OWNERS OWN RISK.
5. ALL UTILITIES SHOWN ARE CORRECT AND ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE LOCATION OF ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. IF EXISTING UTILITIES ARE DAMAGED AS A RESULT OF THE CONTRACTOR'S WORK, HE SHALL REPLACE OR REPAIR SAID DAMAGE AT NO COST TO THE OWNER.
6. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS, THE CITY OF SAN LUIS OBISPO, ITS' OFFICIALS, THE ARCHITECT AND THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT, AT 1.800.642.2444, FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCY FOR THE LOCATION OF ALL UNDERGROUND FACILITIES.
8. ADDRESS NUMBERS SHALL BE POSTED ON THE BUILDING SO AS TO BE PLAINLY VISIBLE AND CLEARLY LEGIBLE FROM THE FRONTAGE STREET. NUMBER SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT AND SHALL BE DISPLAYED ON A CONTRASTING BACKGROUND.
9. ELECTRIC UTILITIES AND/OR ANY PART OF A FIRE PROTECTION WATER SYSTEM SUBJECT TO VEHICULAR DAMAGE SHALL BE PROVIDED WITH IMPACT PROTECTION.
10. PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL SECURE ENCROACHMENT PERMITS FROM THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.
11. VERIFY PROPERTY CORNERS PRIOR TO BUILDING LAYOUT AND FOUNDATION WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES
12. PROPERTY LINES, EASEMENTS AND BUILDINGS ARE SHOWN ON THIS SITE PLAN. RECORD BOUNDARY DATA IS NOTED, A BOUNDARY SURVEY WAS NOT PERFORMED.
13. CONTRACTOR SHALL OBTAIN A CURB, GUTTER AND SIDEWALK PERMIT FOR ANY PROPOSED DRIVEWAY APPROACH, CURB, GUTTER OR SIDEWALK IN THE R.O.W.
14. CONTRACTOR SHALL PROVIDE VERIFICATION OF THE PROPERTY CORNERS TO THE SATISFACTION OF THE BUILDING INSPECTOR AT TIME OF FOUNDATION INSPECTION.
15. PROVIDE STREET TREE(S) TO THE SATISFACTION OF THE CITY ARBORIST.
16. SEWER LATERAL SHALL BE RUN WITH A UNIFORM SLOPE OF NOT LESS THAN 1/4 OF AN INCH PER FOOT OR 2% TOWARD THE POINT OF DISPOSAL.
17. WATER SERVICE PIPE SIZE AND METER SIZE SHALL BE INSTALLED IN ACCORDANCE WITH SIZE SHOWN ON APPROVED FIRE SPRINKLER PLAN.

RECORD DRAWING

Signature 10/16/22
 PRINCIPAL ARCHITECT

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Site and Utility Reference Notes

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| 1. CONNECT NEW HOUSE SEWER LATERAL TO EXISTING CLEANOUT, VERIFY FLOWLINE OF EXISTING SEWER PRIOR TO CONNECTION. | 13. EXISTING DECOMPOSED GRANITE DRIVEWAY TO REMAIN. | 24. EXISTING CONCRETE DRIVEWAY TO REMAIN |
| 2. CONNECT NEW HOUSE WATER SERVICE TO EXISTING WATER METER. | 14. NEW ENTRY TRELLIS STRUCTURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. PROVIDE ELECTRICAL FOR TRELLIS DOWNLIGHT | 25. ROOF DOWNSPOUTS AND CONCRETE SPLASH BLOCKS, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. |
| 3. NEW TELEPHONE SERVICE FROM EXISTING TELEPHONE VAULT. | 15. CONNECT NEW RETAINING WALL TO EXISTING WALL. | 26. 100A SUBPANEL |
| 4. NEW CABLE TV SERVICE FROM EXISTING CABLE TV VAULT. | 16. NEW RETAINING WALL, SEE SHEET C3 FOR DETAILS. | 27. STUB SEWER, WATER & GAS UTILITIES TO GARAGE FOR FUTURE USE |
| 5. NEW HOUSE ELECTRICAL SERVICE VIA EXISTING PG&E POLE, UNDERGROUND NEW SERVICE FROM POLE TO MAIN PANEL LOCATION. | 17. NEW SLOPE BANK, SEE SHEET C3 FOR ADDITIONAL INFORMATION. | 28. EXISTING UTILITY POLE. |
| 6. MAIN ELECTRICAL PANEL AND METER LOCATION. 200A, 24 CIRCUIT MAIN PANEL W/ 200A SUBPANEL. PROVIDE WATER PIPE BOND/UFER BAR TIE FOR GROUNDING | 18. NEW FRONT LANDSCAPE AREA, SEE ARCHITECTURAL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION. | 29. INSTALL NEW CONCRETE DRIVEWAY PER SLO CITY STD #2110 |
| 7. NEW GAS METER LOCATION | 19. NEW 4" CONCRETE WALKWAY. | 30. TIE-IN LOCATION FOR NEW 4" STORM DRAIN TO EXISTING 4" STORM LINE UNDER STREET. RE-ROUTE NEW S.D. BEHIND NEW SIDEWALK TO NEW UNDERWALK DRAIN PIPE AS SHOWN AND DAYLIGHT THRU DOWNHILL CURB FACE. |
| 8. FUTURE CONCRETE PAD FOR CONDENSER UNIT, VERIFY WITH OWNER. | 20. CONSTRUCT ROCK LINED OPEN CHANNEL TO TRANSITION FROM DRAIN PIPE TO NEW UNDERWALK DRAIN. | |
| 9. NEW AREA DRAINS, SEE SHEET C3 FOR ADDITIONAL INFORMATION. | 21. INSTALL 3" C.I.P. UNDERWALK DRAIN PIPE. | |
| 10. NEW DRAIN LINES, SEE SHEET C3 FOR ADDITIONAL INFORMATION. | 22. EXISTING WATER METER AND BOX TO REMAIN, RAISE/LOWER AS NEEDED | |
| 11. NEW CONCRETE AND/OR TILE PATO AREA | 23. INSTALL NEW CONCRETE CURB, GUTTER, SIDEWALK PER SLO CITY STANDARDS #4030 AND #4110 | |
| 12. NEW CONCRETE DRIVEWAY | | |

Legend:

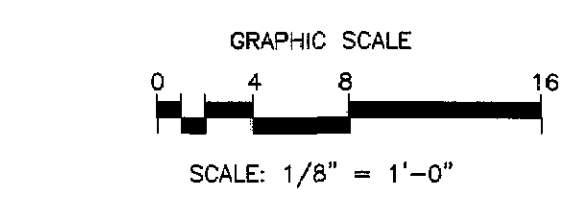
- AB AGGREGATE BASE (CLASS 2)
- AC ASPHALTIC CONCRETE (TYPE A)
- CL CENTERLINE
- EG EXISTING GRADE
- ES EXISTING SURFACE
- EP EDGE OF PAVEMENT
- EX EXIST
- FL FLOW LINE
- FS FINISH SURFACE
- GB GRADE BREAK
- PC PORTLAND CEMENT CONCRETE
- PP POWER POLE
- PP POLYVINYL CHLORIDE
- SD STORM DRAIN
- SS SANITARY SEWER
- TO TOP OF CURB
- TP TOP OF PAVEMENT
- BLG BUILDING
- CONC CONCRETE

DIGALERT

DIAL TOLL FREE
 1-800-642-2444

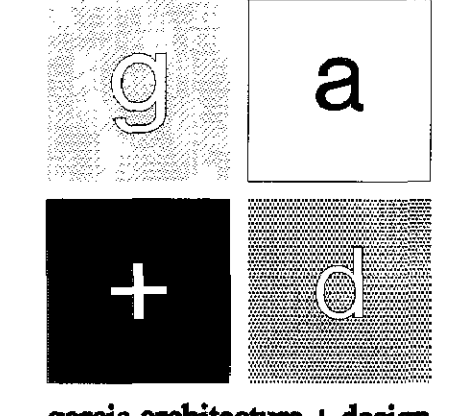
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



Site and Utility Plan

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



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legal stuff:

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AS1