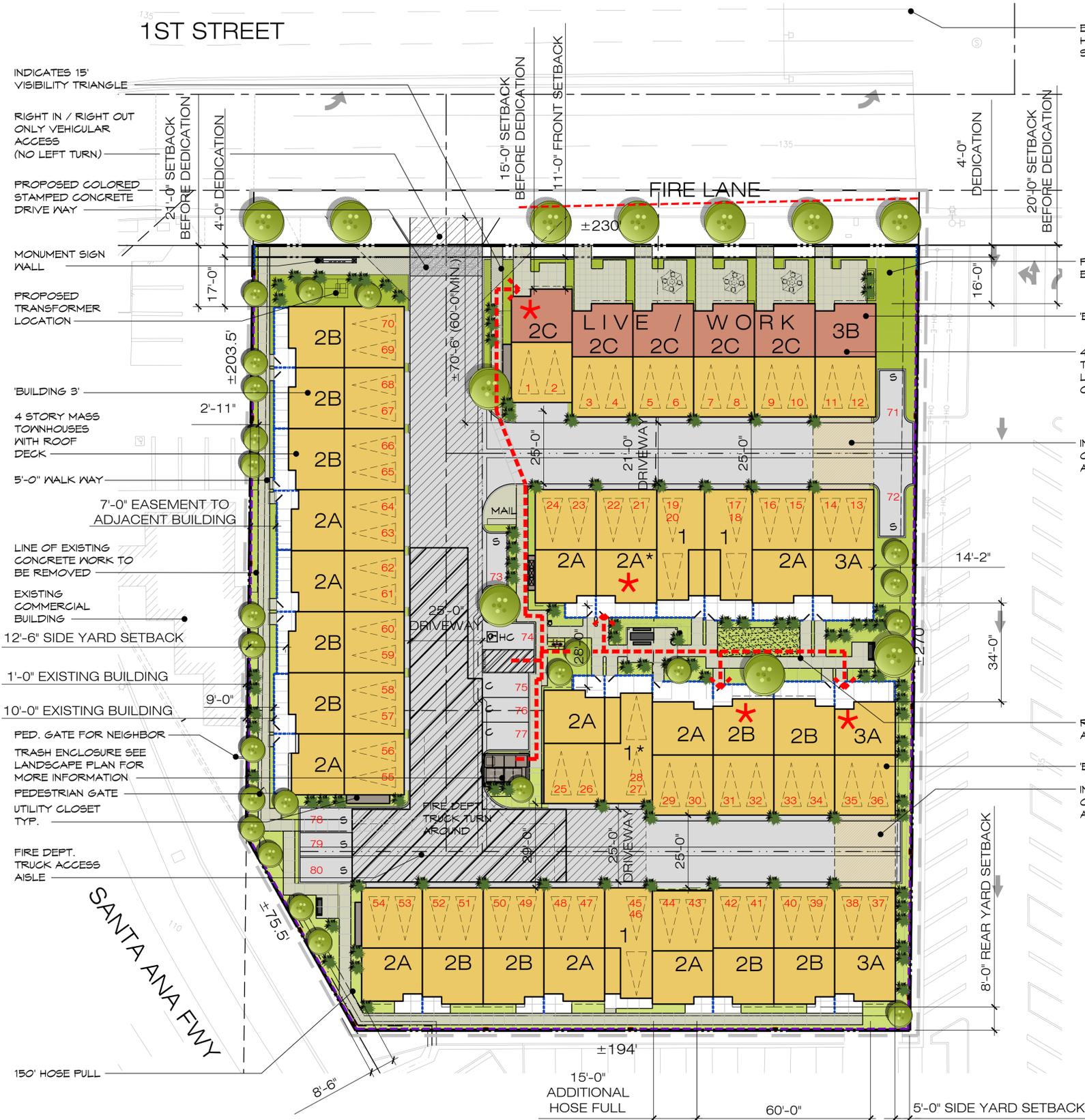


1ST STREET



LEGEND

- TOWNHOME UNITS
- LIVE / WORK UNITS
- UTILITY CLOSET / MECHANICAL
- PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT
- COLORED STAMPED CONCRETE DRIVE
- ACCESSIBLE ROUTE
- INDICATES ADAPTABLE UNITS
- INDICATES AFFORDABLE UNITS

GENERAL NOTE

1. 15% OF TOTAL ROOF AREA PER BUILDING SHALL BE SOLAR-READY PER SECTION 110.10 CALIFORNIA ENERGY CODE
2. PER SECTION 4.106.4.1 OF CALIFORNIA GREEN CODE, PRIVATE GARAGES ATTACHED TO THE DWELLING UNITS SHALL BE PROVIDED WITH A RACENWAY TO ACCOMMODATE FUTURE EV CHARGERS.
3. PROPOSED PROJECT IS TO BE TYPE V-B-13D / R3 OCCUPANCY WITH FIRE SPRINKLER NFPA 13D PER C.R.C. 1.1.3
4. ALL HOME OFFICE UNITS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS PER CHAPTER 11B OF CBC.
5. ACOUSTICAL ANALYSIS DOCUMENTING INTERIOR SOUND LEVELS CONFORMING TO SECTION 5.507 OF CALIFORNIA GREEN CODE TO BE PROVIDED.
6. ROOF DRAINAGE SHALL BE INTEGRATED WITHIN INTERIOR CONSTRUCTION
7. PAVING MAY BE REQUIRED DURING STREET IMPROVEMENT PLAN CHECK IF UTILITY CUTS ARE NEEDED FOR NEW UTILITY SERVICE
8. STRUCTURES ARE NOT ALLOWED OVER EXISTING EASEMENTS OR ALONG A DRIVE AISLE. THE RIGHTS OF THE EASEMENT HOLDER SHALL REMAIN IN EFFECT WITHOUT INTERFACE.
9. INSTALL 24" BOX STREET TREES PER CITY STANDARDS AND APPROVED PLAN AS NEEDED
10. INSTALL STREETLIGHT(S) ALONG THE PROPERTY FRONTAGE AS NEEDED PER APPROVED STREET IMPROVEMENT PLANS AND CITY STANDARDS

TRASH NOTE

1. THE RESIDENTIAL ELEMENT OF A PROJECT WITH 3 OR MORE DWELLING UNITS WILL REQUIRE A MINIMUM COMBINED TRASH AND RECYCLING BIN SERVICE LEVEL OF 0.5 CUBIC YARDS (CY) PER RESIDENTIAL UNIT, PER SAMC SEC. 16-37 AND FOOD WASTE BIN SERVICE LEVEL OF 0.02 CUBIC YARDS (CY) OF FOOD WASTE PER RESIDENTIAL UNIT, PER SB 1383.
2. FOR ANY PROPERTIES UTILIZING TRASH CHUTES, THERE MUST BE AT LEAST 3 CHUTES, ONE FOR EACH OF THE FOLLOWING: TRASH, RECYCLING, AND FOOD WASTE AND ONE FOR RECYCLING.
3. MINIMUM 40' X 16' WIDE STAGING AREA SHALL BE AVAILABLE ON SERVICE DAYS FROM 6 A.M. TO 6 P.M.
4. MINIMUM VERTICAL CLEARANCE OF 25' AT THE STAGING AREA FOR BIN SERVICE CLEARANCE.
5. MINIMUM 13' VERTICAL CLEARANCE FOR SCOUT TRUCK.
6. ALL STAGING AREAS ARE TO BE ONSITE. NO STREET STAGING IS PERMITTED.
7. 42' ON A 90-DEGREE TURN RADIUS
8. ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO SUSTAIN A MINIMUM GROSS WEIGHT OF 60,000 LBS. PER VEHICLE.
9. MAXIMUM SIZE OF BIN SHALL BE 4 CUBIC YARDS.
10. MAXIMUM NUMBER OF PICK-UPS IS 2 TIMES PER WEEK FOR RESIDENTIAL PROJECTS ONLY.
11. DEPICT THE TRASH TRUCKS' TURNING RADIUS AT ALL PROPOSED INTERNAL CORNERS.
12. PROVIDE COMPLETE CIRCULATION FOR TRASH TRUCKS, BACKING UP INTO THE STREETS IS NOT ALLOWED FOR SAFETY REASONS.

CABRILLO CROSSING - LIVE / WORK - RESIDENTIAL

CONCEPTUAL SITE PLAN - ON-GRADE

