

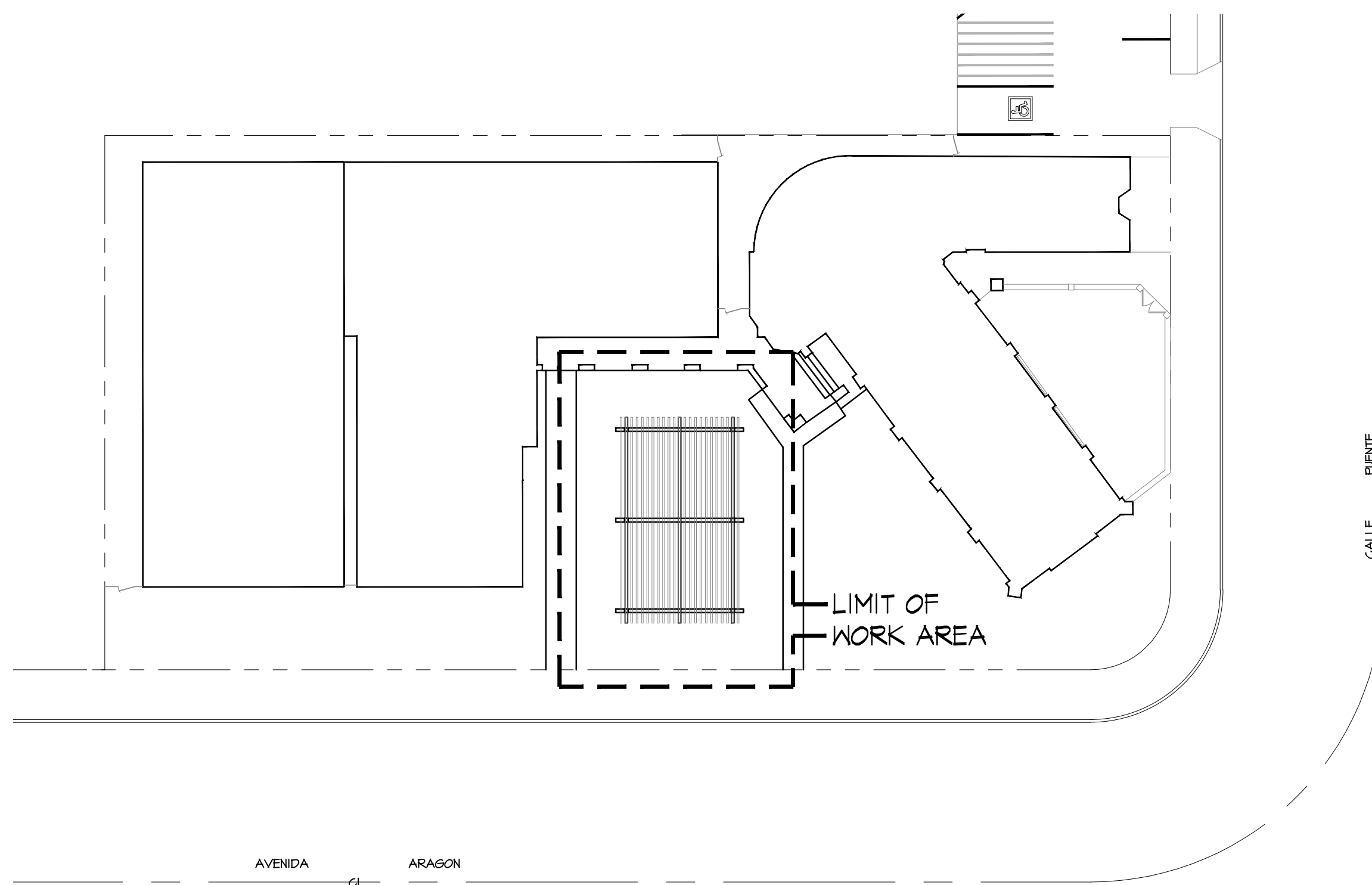
GENERAL NOTES

- DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE DESIGNER TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
- ALL WORK, MATERIALS, METHODS, ETC., SHALL CONFORM TO ALL GOVERNING BUILDING CODES, ORDINANCES, REGULATIONS, AND AGENCIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING THE WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE OWNER AND ARCHITECT, PRIOR TO PROCEEDING.
- GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTORS SHALL DICTATE SIZE, TYPE, QUANTITY, AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
- ALL TOILET ROOMS SHALL BE VENTILATED WITH 5 AIR CHANGES PER HOUR BY MECHANICAL MEANS.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. PROVIDE APPROVED ASSEMBLIES WITH SELF-CLOSING DEVICES IN ONE (1) HOUR RATED CONSTRUCTION.
- ALL PENETRATIONS AT FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.
- DESIGN AND SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS, AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
- PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION BARRICADES, TEMPORARY GUARD RAILS, AND/OR CANOPIES AS REQUIRED BY LOCAL AUTHORITIES OR AS NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY.
- EXIT SIGNS, WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS HAVING THE PRINCIPAL STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS. CBC 1011.6.1
- PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH CBC SECTION 1011.4 AT THE FOLLOWING LOCATIONS WITH THE FOLLOWING WORDS:
 - EACH GRADE LEVEL EXTERIOR EXIT DOOR - "EXIT"
 - EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY - "EXIT ROUTE".
- EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
- PROVIDE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" IN LETTERS, NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND AT ALL REQUIRED EXIT DOORS.
- EXIT DOORS SHALL OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. MAXIMUM BEVEL ON THRESHOLD NOT TO EXCEED A RATIO OF 2:1 WIDTH TO HEIGHT ON THRESHOLDS OVER 1/4" IN HEIGHT.
- THE CONTRACTOR SHALL MODIFY EXISTING HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEM. PRIOR TO INSTALLATION THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE DESIGNER INSURANCE SERVICE OFFICE (WHEN REQUIRED BY OWNER), THE BUILDING/FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES.
- SEISMIC BRACING: ALL SUSPENDED UTILITY SYSTEMS WHICH INCLUDE ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT AND ASSOCIATED CONDUIT, DUCTWORK, AND PIPING ARE REQUIRED TO HAVE SEISMIC RESTRAINT ATTACHMENTS DESIGNED TO RESIST THE TOTAL DESIGNED SEISMIC FORCES PRESCRIBED IN ASCE 7-05, CHAPTER 13.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES CAPABLE OR PROVIDER FL FOR 90 MINUTES IN CASE OF PRIMARY POWER LOSS.
- ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALL SHALL BE MOUNTED NO LESS THAN 15-INCHES ABOVE THE FLOOR. CONTROLS AND MECHANISMS SHALL COMPLY IN FULL WITH CBC.
- ALL MATERIALS INSTALLED SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS PER CBC TABLE 803.9 AND SHALL BE A MINIMUM OF CLASS "C" MATERIALS; FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450 (SEE CBC TABLE 803.1.1)
- MATERIALS THAT DO NOT MEET THE MINIMUM CLASS "C" REQUIREMENT SHALL BE PROVIDED WITH A COATING OF NOT LESS THAN 1/28" THICK THAT IS RATED FOR THE REQUIRED CLASSIFICATION.
- ALL MATERIALS USED IN THE CONSTRUCTION OF THIS SPACE SHALL BE ASBESTOS FREE.

EPISCOPAL CHURCH

PERGOLA ADDITION

200 AVENIDA ARAGON, SAN CLEMENTE, CA 92672



DRAWING INDEX

ARCHITECTURAL	DATE
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SCOPE OF WORK

- ADDITION OF PATIO OVERHEAD IN THE FRONT COURT YARD OF THE CHURCH
- ADDITION OF TWO COLUMBARIA IN THE MEMORIAL GARDEN

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

- IN THE CASE OF EMERGENCY, CALL AT WORK PHONE # _____ OR HOME PHONE # _____
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

GOVERNING CODES

CALIFORNIA BUILDING CODE	2016 (CBC)
CALIFORNIA ELECTRICAL CODE	2016 (CEC)
CALIFORNIA MECHANICAL CODE	2016 (CMC)
CALIFORNIA PLUMBING CODE	2016 (CPC)
CALIFORNIA FIRE CODE	2016 (CFC)
CALIFORNIA ENERGY CODE	2016
CALIFORNIA GREEN CODE	2016
SAN CLEMENTE CODE	
SAN CLEMENTE ZONING CODE	

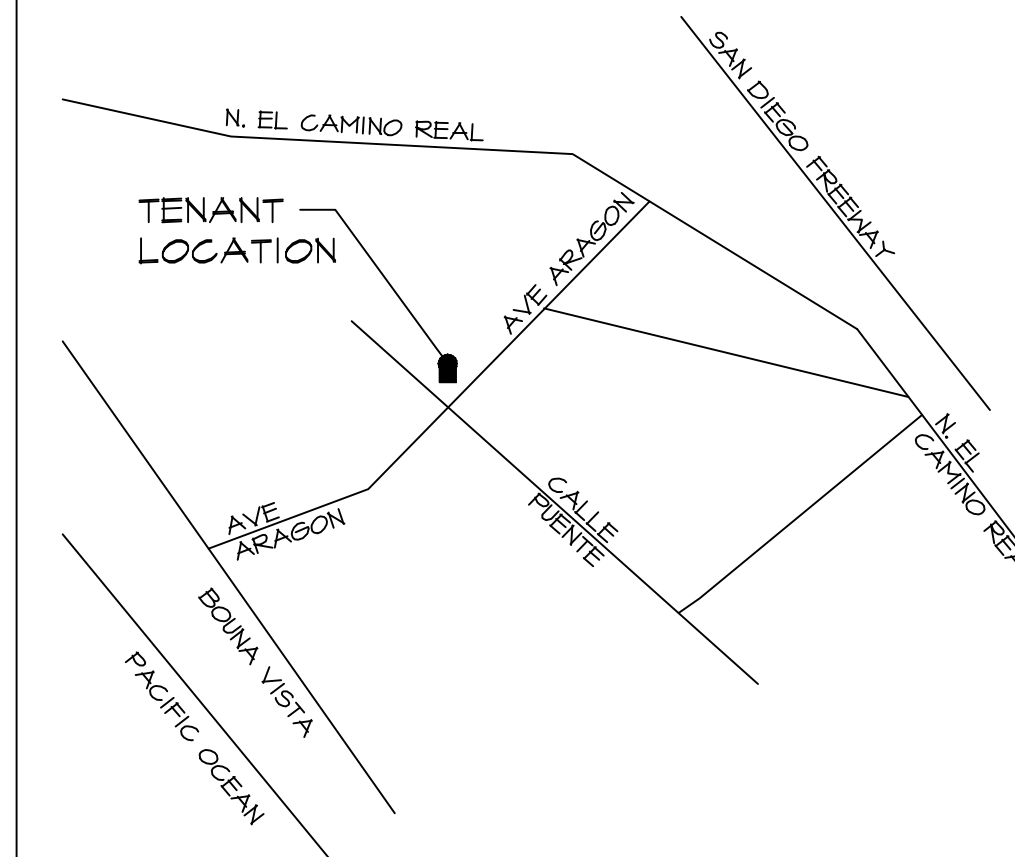
CONTACTS

OWNER	PLANNING DEPARTMENT
LOS ANGELES DIOCESE OF THE EPISCOPAL CHURCH 200 AVENIDA ARAGON SAN CLEMENTE, CA 92672 CONTACT: JUDY JOHNSON; PHONE: 949-422-8210 EMAIL: JJOHNSON20@COX.NET	CITY OF SAN CLEMENTE PLANNING SAN CLEMENTE, CA. CONTACT: DAVID CARRILLO PHONE: (949) 361-6195 EMAIL: CARRILLO@SAN-CLEMENTE.ORG
DESIGNER	BUILDING DEPARTMENT
DOMUS PLANS 24257 SANTA CLARA AVE #9 DANA POINT, CA. 92629 CONTACT: SAM PARSİ PHONE: (949) 356 2476 EMAIL: DOMUSPLANS@GMAIL.COM	CITY OF SAN CLEMENTE PLANNING SAN CLEMENTE, CA. INSPECTION REQUEST: (-) - PHONE: (-) - FAX: (-) -
STRUCTURAL ENGINEER	
SOUTH COUNTY ENGINEERING ERIK GIBBS SAN JUAN CAPISTRANO PH: 949 310 7529 EMAIL: SC-ENGINEERING@COX.NET	

LEGAL DESCRIPTION

ADDRESS	202 AVENIDA ARAGON SAN CLEMENTE CA.
PARCEL	642-113-22
LOT	210
ZONING	R-3
PRESENT USE	NON COMMERCIAL
DATE OF CONSTRUCTION	1930

VICINITY MAP



Designer



24257 SANTA CLARA AVE.
DANA POINT, CA. 92629

Tel 949.489.9392
EMAIL: DOMUSPLAN@GMAIL.COM

EPISCOPAL CHURCH
 202 AVENIDA ARAGON,
 SAN CLEMENTE, CA 92672

No. Date Revisions

Date: FEB - , 2019

Sheet Title

COVER SHEET

Sheet Number

C-1.0

CITY OF SAN CLEMNTE GENERAL NOTES

BMPs: EASY SOLUTIONS FOR KEEPING OUR OCEAN WATERS CLEA

BEST MANAGEMENT PRACTICES (BMPs) ARE ACTIVITIES SUCH AS GOOD HOUSEKEEPING PRACTICES, POLLUTION PREVENTION TECHNIQUES, EDUCATIONAL PRACTICES AND MAINTENANCE PROCEDURES. MANY BMPs ARE EASY AND INEXPENSIVE. CONSTRUCTION SITES SHOULD FOLLOW THE TIPS BELOW TO PREVENT POLLUTANTS FROM ENTERING STORM DRAINS IN THE FIRST PLACE, AND HELP PROTECT OUR ENVIRONMENT, OUR FAMILIES' HEALTH AND SAFETY AND OUR LOCAL ECONOMY.

STOCKPILE MANAGEMENT:

- PROTECT ALL STOCKPILES FROM STORM WATER RUN-ON USING TEMPORARY PERIMETER SEDIMENT BARRIERS SUCH AS BERMS, DIKES, FIBER ROLLS, SILT FENCES, SAND OR GRAVEL BAGS, OR STRAW BALE BARRIERS.
- DURING THE RAINY SEASON, STOCK PILES MUST BE COVERED AND HAVE A TEMPORARY SEDIMENT BARRIER AT ALL TIMES.
- DURING THE NON RAINY SEASON, STOCKPILES MUST BE COVERED AT THE END OF EACH WORK DAY AND HAVE A TEMPORARY SEDIMENT BARRIER AT ALL TIMES. IMPLEMENT WIND CONTROL PRACTICES AS APPROPRIATE.

CONCRETE WASTE MANAGEMENT:

- WHEN OBTAINING READY MIX CONCRETE FROM A SUPPLIER, DISCUSS THEIR BMP PROCEDURES SUCH AS HANDLING OF CONCRETE WASTE AND WASHOUT BEFORE DELIVERIES ARE MADE.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY AND NEVER WASH OUT CONCRETE TRUCKS ON THE STREET OR INTO STORM DRAINS, OPEN DITCHES, OR STREAMS
- NEVER WASH ANY CONCRETE PRODUCTS INCLUDING DUST AND SILT DOWN INTO THE GUTTER OR STORM DRAIN. ALWAYS MONITOR ON-SITE CONCRETE TASKS, SUCH AS SAW CUTTING, CORING, GRINDING, AND GROOVING TO ENSURE PROPER METHODS ARE IMPLEMENTED.
- CONCRETE CUTTING RESIDUE SHOULD BE VACUUMED AND NEVER ALLOWED TO FLOW ACROSS PAVEMENT OR LEFT ON THE SURFACE OF PAVEMENT.
- A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASH OUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- WASH OUT ONLY FROM MIXER TRUCK SHOOTS INTO CONCRETE WASHOUT.
- CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED OUT INTO PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFF SITE.
- ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND PROPERLY DISPOSED OF.

SOLID WASTE MANAGEMENT:

- SELECT DESIGNATED WASTE COLLECTION AREAS ON SITE AND LOCATE CONTAINERS IN A COVERED AREA AND / OR IN A SECONDARY CONTAINMENT. BE SURE TO HAVE ENOUGH CONVENIENTLY LOCATED CONTAINERS THROUGHOUT THE PROJECT.
- COLLECT SITE REFUSE DAILY, ESPECIALLY DURING RAINY / WINDY CONDITIONS AND PLAN FOR AN ADEQUATE NUMBER OF PICKUPS. NEVER OVERFILL A DUMPSTER.
- REMOVE REFUSE PROMPTLY FROM ALL EROSION AND SEDIMENT CONTROL DEVICES AS WELL AS STORM DRAINS.
- ALWAYS MAKE SURE THAT TOXIC LIQUIDS AND CHEMICALS ARE NEVER DISPOSED OF IN DUMPSTER DESIGNATED FOR CONSTRUCTION DEBRIS. LIQUID AND HAZARDOUS WASTES MUST ALWAYS BE DISPOSED OF PROPERLY.
- DO NOT HOSE OUT DUMPSTER ON THE CONSTRUCTION SITE. LEAVE DUMPSTER CLEANING TO THE REFUSE HAULER.
- RECYCLE OR SALVAGE AS MUCH CONSTRUCTION AND DEMOLITION DEBRIS AS POSSIBLE.

SANITARY / SEPTIC WASTE MANAGEMENT

- USE ONLY REPUTABLE, LICENSED SANITARY / SEPTIC WASTE HAULERS.
- TEMPORARY SANITARY FACILITIES MUST BE LOCATED IN A CONVENIENT LOCATION AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AS WELL AS TRAFFIC AND SHOULD ALWAYS HAVE SECONDARY CONTAINMENT. •UNTREATED RAW WASTEWATER MUST NEVER OVERFLOW, BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE. •BE SURE TO HAVE ENOUGH RESTROOMS CONVENIENTLY LOCATED THROUGHOUT THE PROJECT.
- HAZARDOUS MATERIAL DELIVERY AND STORAGE: •MINIMIZE STORAGE OF HAZARDOUS MATERIALS ONSITE, AND CONSIDER STORAGE IN A COVERED AREA. •STORE MATERIALS IN A DESIGNATED AREA ON PALLETS WITH SECONDARY CONTAINMENT (EARTH DIKES, DRAINAGE SWALES, OR LINED DITCHES) AWAY FROM TRAFFIC, WATERWAYS, AND STORM DRAINS. •KEEP AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN UP MATERIAL NEAR STORAGE AREAS. •CONDUCT REGULAR WEEKLY INSPECTIONS AS WELL AS BEFORE AND AFTER ANY RAIN EVENTS. TRAIN EMPLOYEES AND SUBCONTRACTORS. •BE ABLE TO SUPPLY MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS STORED AND KEEP AN ACCURATE, UP TO DATE INVENTORY OF MATERIALS DELIVERED AND STORED ON SITE. •STORAGE OF REACTIVE, IGNITABLE OR FLAMMABLE LIQUIDS MUST COMPLY WITH FIRE CODES. •THOSE TRAINED IN EMERGENCY SPILL CLEANUPS MUST BE PRESENT WHEN DANGEROUS MATERIALS ARE UNLOADED. •CONTAIN AND CLEAN UP ANY SPILL IMMEDIATELY. •CLEAN SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF THE CONTAMINATED SOIL.
- HAZARDOUS MATERIAL USE: •MINIMIZE USE AS MUCH AS POSSIBLE •FOLLOW MANUFACTURE INSTRUCTIONS REGARDING USES, MIXING, CONDITIONS, AND WARNINGS OF CHEMICALS. •NEVER OVER APPLY AND PREPARE ONLY THE AMOUNT NEEDED. •NEVER APPLY ANY CHEMICALS IMMEDIATELY BEFORE A RAIN EVENT, AND ALWAYS USE THE ENTIRE PRODUCT BEFORE DISPOSING THE CONTAINER. •NEVER CLEAN TOOLS, PAINTBRUSHES, OR RINSE CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR WATERCOURSE AND ALWAYS DISPOSE OF ANY HAZARDOUS CHEMICALS / MATERIALS AS HAZARDOUS WASTE. •USE RECYCLED AND LESS HAZARDOUS PRODUCTS WHENEVER PRACTICAL. •NON-TOXIC LIQUID WASTES SUCH AS LATEX PAINTS MAY BE COLLECTED IN A LINED COLLECTION AREA. THIS AREA MUST BE PROPERLY BERMED AND KEPT COVERED DURING RAIN EVENTS AND AT THE END OF EVERY WORK DAY AND MUST NEVER BE ALLOWED TO OVERFLOW OR TO BE DISPOSED OF TO UNCOVERED GROUND. •LIQUID AND HAZARDOUS WASTES MUST ALWAYS BE DISPOSED OF APPROPRIATELY. •IMMEDIATELY REPORT ANY SIGNIFICANT SPILLS TO THE COUNTY'S 24-HOUR WATER POLLUTION REPORTING HOTLINE AT 714-567-6363 OR THE CITY OF SAN CLEMENTE'S 24 HOUR HOT LINE AT 949-366-1553.
- ROUTINELY TRAIN ALL EMPLOYEES AND REQUIRE ANY CONTRACTORS / SUB-CONTRACTORS TO FOLLOW THESE BMPs.
- ACKNOWLEDGEMENT:

I (-----) CERTIFY THAT I HAVE READ THE PRECEDING DOCUMENT REGARDING CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs). I HAVE BEEN INFORMED THAT THESE BASIC BMPs MUST BE IMPLEMENTED AND MAINTAINED ON ALL CONSTRUCTION SITES, AND THAT THE CITY MAY IMPOSE FINES OR OTHER CIVIL OR CRIMINAL SANCTIONS AGAINST ME OR MY BUSINESS FOR ALLOWING RUNOFF AND CONSTRUCTION DEBRIS TO ENTER THE STORM DRAIN SYSTEM. I TAKE FULL RESPONSIBILITY FOR MAINTAINING BASIC BMPs ON CONSTRUCTION SITES FOR WHICH I AM ACCOUNTABLE.

CONTRACTOR SIGNATURE _____ DATE _____

3.2 MINIMUM REQUIREMENTS

ALL CONSTRUCTION PROJECTS REGARDLESS OF SIZE ARE REQUIRED, AT A MINIMUM, TO IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS AND WASTE AN MATERIALS MANAGEMENT BEST MANAGEMENT PRACTICES. THESE MINIMUM REQUIREMENTS ARE SUMMARIZED IN TABLE 3-2 AND MUST CONVEYED TO CONSTRUCTION CONTRACTORS AS PART OF THE PLAN NOTES OR ON A SEPARATE EROSION CONTROL PLAN AS REQUIRED BY THE AGENCY.

MINIMUM REQUIREMENTS FOR ALL CONSTRUCTION SITES

CATEGORY	MINIMUM REQUIREMENTS
EROSION AND SEDIMENT CONTROL	SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND STOCKPILES OF SOIL SHALLBE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
WASTE AND MATERIALS MANAGEMENT CONTROL	CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

SPECIAL REQUIREMENTS AND MINIMUM CONSTRUCTION STANDARDS

BA-5

- CONSTRUCTION HOURS ARE ALLOWED BETWEEN 7:00 AM AND 6:00 PM ON WEEKDAYS, SATURDAYS 8:00 AM AND 6:00 PM, NO CONSTRUCTION ON SUNDAYS AND RECOGNIZED HOLIDAYS. (CHAPTER 8.48, SCMC)
- APPROVED PLANS SHALL BE AVAILABLE AT THE JOB SITE DURING INSPECTIONS. (CBC/CRS CHAPTER 1, DIVISION II)
- SANITARY FACILITY FOR CONSTRUCTION SITE MUST BE PROVIDED. (CHAPTER 15.04, SCMC)
- FINAL INSPECTIONS SHALL BE COMPLETED AND APPROVED FOR ANY REMODELING, ADDITION OR TENANT IMPROVEMENT PROJECT. (CHAPTER 15.08, SCMC)
- SPECIAL INSPECTION REQUIREMENT: FOR MULTI-RESIDENTIAL AND COMMERCIAL BUILDINGS WITH 2 STORIES OR MORE.
- PLANNING AND BUILDING INSPECTIONS ARE REQUIRED FOR EACH FLOOR LEVEL. DUE TO SPECIAL AND UNUSUAL TOPOGRAPHICAL CONDITIONS AT THE SITE, A SURVEYOR'S CERTIFICATION FOR THE COMPLIANCE OF THE FIRST FLOOR'S SLAB OR FINISH FLOOR SHALL BE REQUIRED. (SCRD POLICY) RETAINING WALLS WHICH ARE NOT A PART OF THE STRUCTURE, INCLUDING MASONRY GARDEN WALLS, WILL REQUIRE A SEPARATE PERMIT UNLESS NOTED OTHERWISE. (CHAPTER 15.08, SCMC)
- CURBS, GUTTERS AND SIDEWALKS ARE REQUIRED. (CHAPTER 12.08, SCMC)
- ALL ROOF WATER SHALL BE DRAINED BY ROOF GUTTERS AND DRAIN PIPES TO THE STREET OR OTHER APPROVED LOCATION BY GUTTERS AND PIPING OR BY USE OF AN APPROVED NON-ERODIBLE SURFACE DRAIN. WATER SHALL NOT DRAIN OVER PUBLIC SIDEWALKS. (CHAPTER 15.08.050, SCMC)
- NO FERROUS WATER PIPING UNDERGROUND. COPPER WATER PIPING UNDER SLAB FLOORS SHALL BE TYPE "K" PLACED IN 3" SAND BED & PROPERTY PROTECTED WHEN PENETRATING SLAB. (CHAPTER 15.20.020, SCMC)
- 3/4" HOSE BIB REQUIRED IN FRONT AND BACK OF BUILDING. (CHAPTER 15.20.020, SCMC)
- A 1/2" CONDUIT SHALL BE RUN FROM THE WATER METER BOX TO THE TELEPHONE JUNCTION BOX, ONE PAIR OF NO. 19 CONTROL WIRES SHALL BE INSTALLED FOR USE BY THE WATER DIVISION. (SCMD)
- APPROVED BACKFLOW DEVICES SHALL BE INSTALLED ON COMMERCIAL IRRIGATION SYSTEMS, NON-RESIDENTIAL BUILDINGS OR ANY OTHER FACILITY AS REQUIRED BY CHAPTER 13.04, SCMC. QUESTIONS AND INSPECTION REQUESTS MAY BE ADDRESSED TO THE UTILITY MANAGER AT (949) 366-1553.
- NO ALUMINUM WIRE WILL BE USED WITHOUT PRIOR APPROVAL FROM BUILDING OFFICIAL. (CHAPTER 15.12.020, SCMC)
- WATER-CONSERVING FIXTURES, [1.28] GAL TOILETS, [5] GAL URINALS, [2.0] GPM SHOWER HEADS, [1.8] GPM KITCHEN FAUCETS, [1.5] GPM LAVATORY FAUCETS. (CALIFORNIA PLUMBING CODE) TRASH AND CONSTRUCTION DEBRIS CONTAINERS, PORTABLE TOILETS, AND CONSTRUCTION EQUIPMENT SHALL NOT ENCROACH ONTO PUBLIC SIDEWALKS AND STREETS. (CHAPTER 12.20, SCMC)
- ALL BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION ON THE BUILDING PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5" FOR R-3 OCCUPANCIES, FOR ALL OTHER OCCUPANCIES THE NUMBERS SHALL BE A MINIMUM OF 6" HIGH WITH A MINIMUM STROKE WIDTH OF 1". WHERE ACCESS IS BY A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE (CHAPTER 8.16.070 SCMC)
- SUB-DIVIDER SHALL NOT PAVE ANY STREET UNDER WHICH CABLE TV CONDUIT IS TO BE PLACED WITHOUT ACTUAL NOTICE TO COX COMMUNICATIONS FOR THE INSTALLATION OF CABLE CONDUIT. NOTICE SHALL BE SENT TO THE FOLLOWING ADDRESS:
- GENERAL MGR, COX COMMUNICATIONS; 29947 AVE DE LA BANDERAS, RANCHO SANTA MARGARITA, CA 92688 (949) 546-2000
- ELECTRIC AND GAS METERS WILL NOT BE SET UNTIL ALL PHASES OF WORK ARE COMPLETED. (SCRD POLICY).

GREEN BUILDING STANDARD:

- THE PLUMBING PLAN THE WATER EFFICIENCY AND MAXIMUM FLOW RATES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.303:

WATER CLOSETS	1.28 GALLONS PER FLUSH.
SHOWER HEADS*	2.0 GALLONS PER MINUTE @ 80 PSI.
KITCHEN FAUCETS**	1.8 GALLONS PER MINUTE @ 60 PSI.
LAVATORY SINK FAUCETS	1.5 GALLONS PER MINUTE @ 60 PSI.

*FOR MULTIPLE SHOWER HEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE @ 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

**KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE @ 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE @ 60 PSI.

- AUTOMATIC IRRIGATION SYSTEMS INSTALLED AS PART OF THE PROJECT SHALL BE WEATHER OR SOIL MOISTURE BASED: PER CGBS SECTION 4.304.1
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER CGBS SECTION 4.406
- AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION CGBS 4.410. A SAMPLE MANUAL IS AVAILABLE FOR REVIEW AT THE BUILDING STANDARDS COMMISSION WEB SITE.
- INSTALLED GAS FIREPLACE(S) SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS: WHERE APPLICABLE PER CGBS 4.503
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION PER SECTION CGBS 4.504.1.
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CGBS SECTION 4.504.
 - PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
 - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
 - DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 - CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 - 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
 - PARTICLE-BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- PROVIDE THE INTERIOR MOISTURE CONTROL ELEMENTS PER CGBS SECTION 4.505, INCLUDING:
 - VAPOR RETARDER AND CAPILLARY BREAK IS REQUIRED TO BE INSTALLED AT THE SLAB ON GRADE FOUNDATIONS.
 - MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE ENCLOSURE.

- BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL INCLUDE THE FOLLOWING:
 - BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE AIR.
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF < 50% TO A MAXIMUM OF 80%.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (BUILT IN) TO THE FAN. FOR THE PURPOSES OF THIS SECTION A BATHROOM IS A ROOM WHICH CONTAINS A BATH/TUB, SHOWER OR TUB/SHOWER COMBINATION. (BATHING FACILITIES)

SPECIAL REQUIREMENTS AND MINIMUM CONSTRUCTION STANDARDS

BI-27

ALL CONSTRUCTION PROJECTS REGARDLESS OF SIZE ARE REQUIRED, AT A MINIMUM, TO IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL METHODS AND FOLLOW BEST MANAGEMENT PRACTICES (BMPs) DURING THE CONSTRUCTION PROCESS.

CONSTRUCTION SITES NEED TO FOLLOW GOOD HOUSEKEEPING PRACTICES IN ORDER TO PREVENT POLLUTANTS FROM ENTERING THE STORM DRAINS.

TYPICAL CONSTRUCTION SITE ISSUES TO ADDRESS INCLUDE:

- STOCKPILE MANAGEMENT
- CONCRETE & MORTAR WASTE MANAGEMENT
- SOLID WASTE MANAGEMENT
- SANITARY / SEPTIC WASTE MANAGEMENT
- HAZARDOUS MATERIALS -DELIVERY, STORAGE & USE

Designer



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EPISCOPAL CHURCH
202 AVENIDA ARAGON,
SAN CLEMENTE, CA 92672

No.	Date	Revisions

Date: **FEB - , 2019**

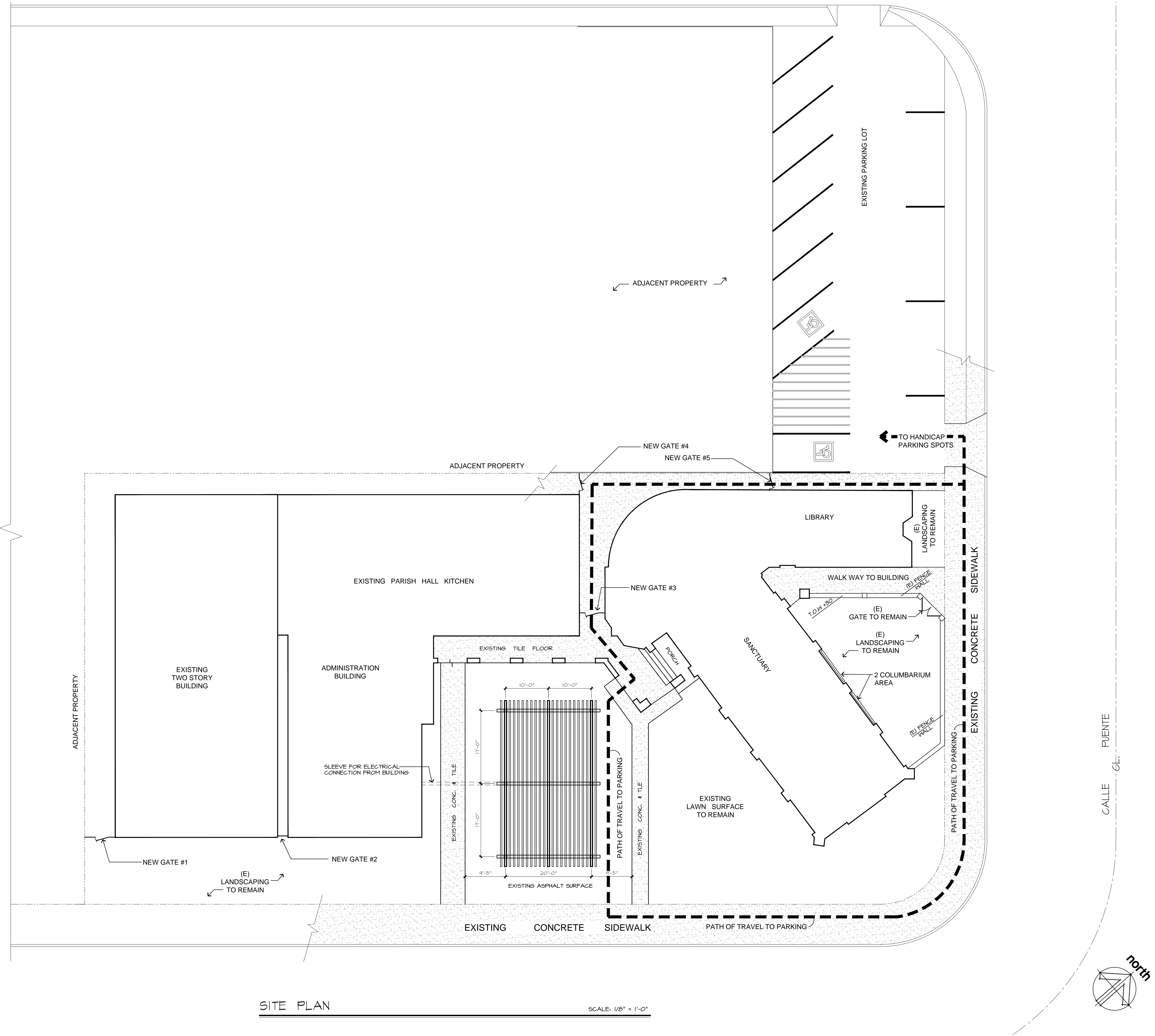
Sheet Title

GENERAL NOTES

Sheet Number

C-1.1

EPISCOPAL CHURCH
 202 AVENIDA ARAGON,
 SAN CLEMENTE, CA 92672



SITE PLAN

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

No.	Date	Revisions

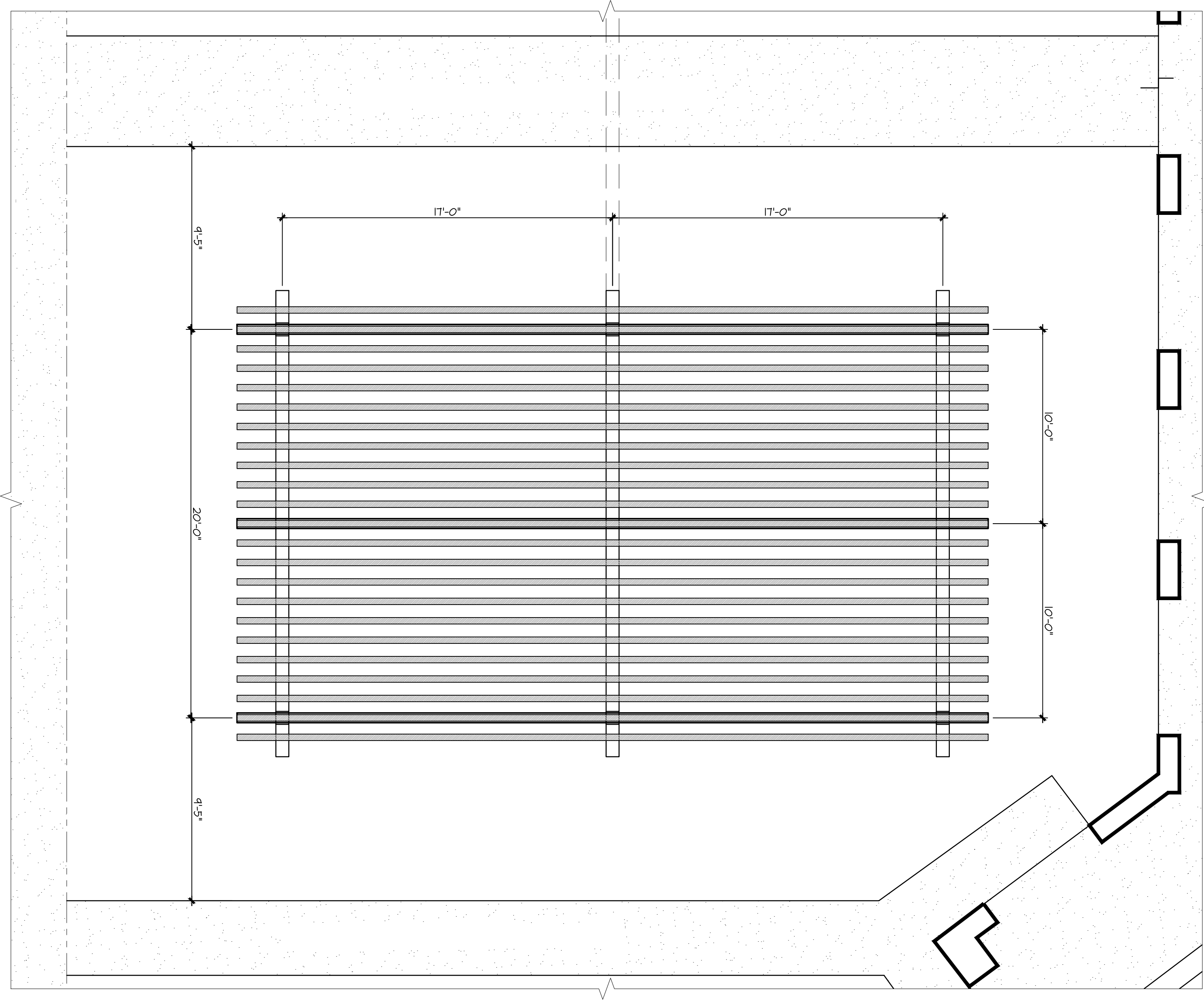
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EXISTING AND DEMO PLAN

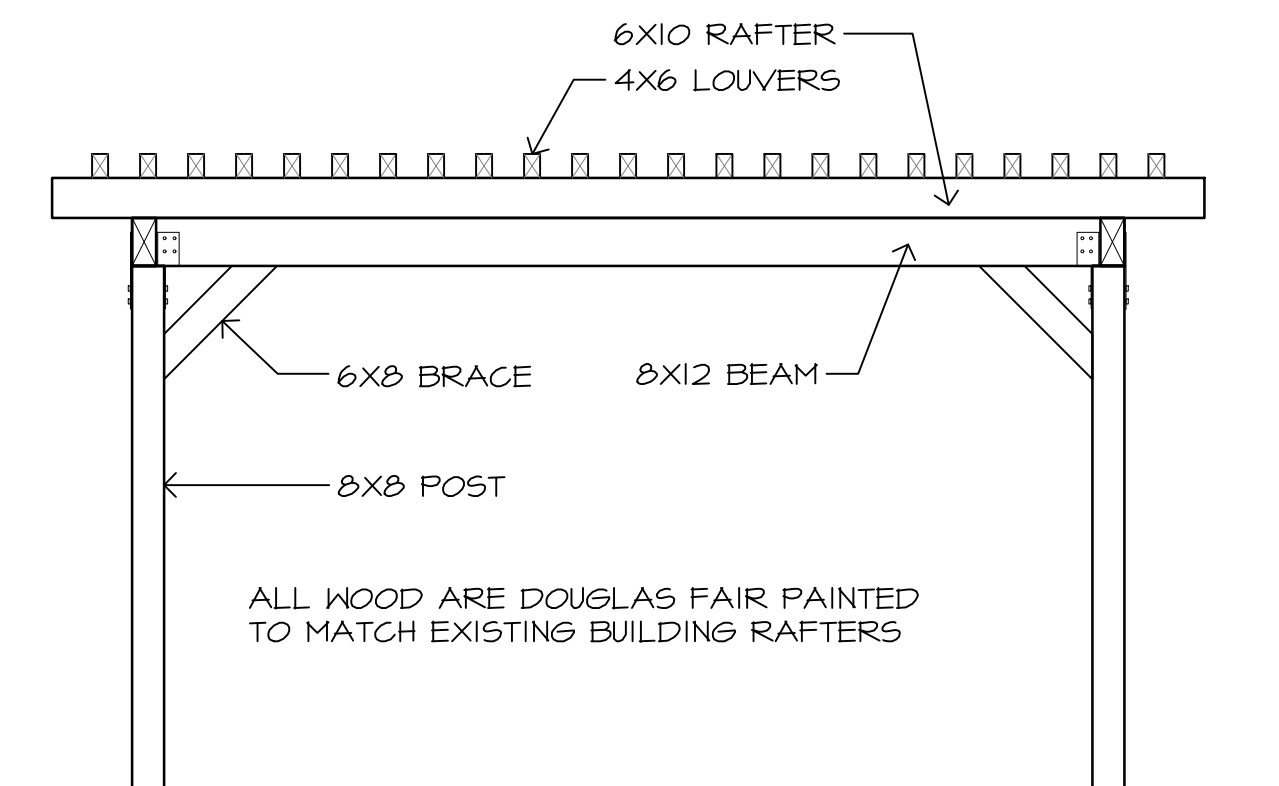
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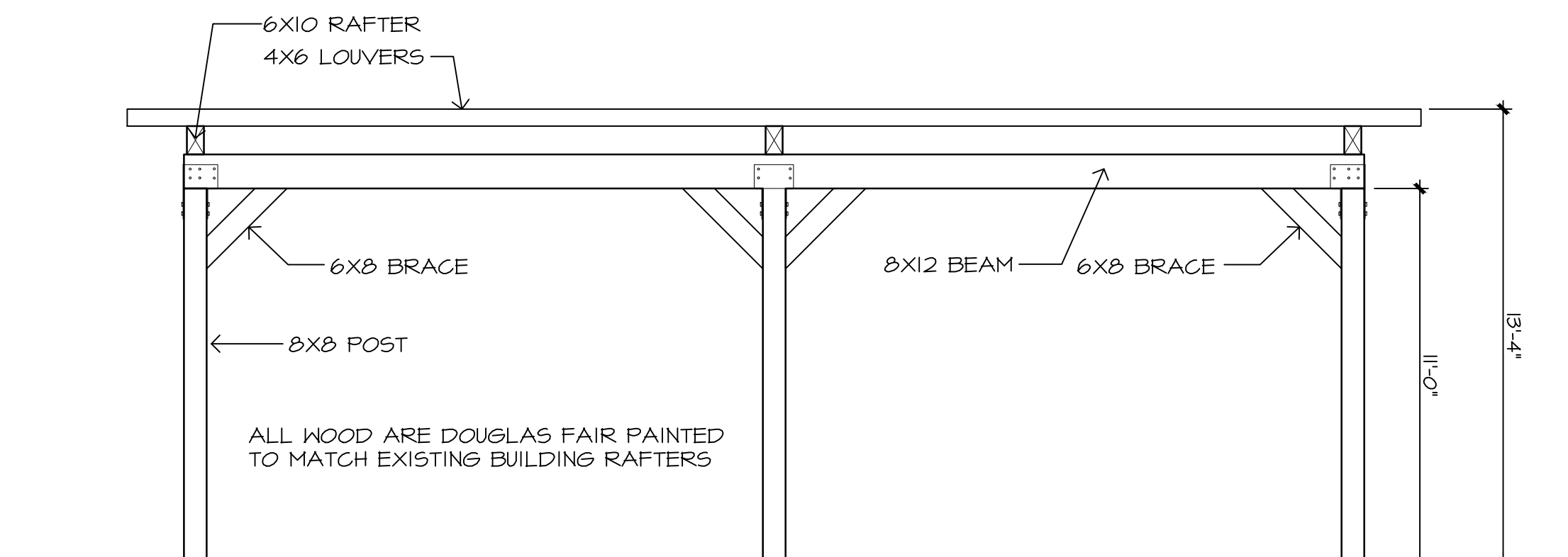
EPISCOPAL CHURCH
202 AVENIDA ARAGON,
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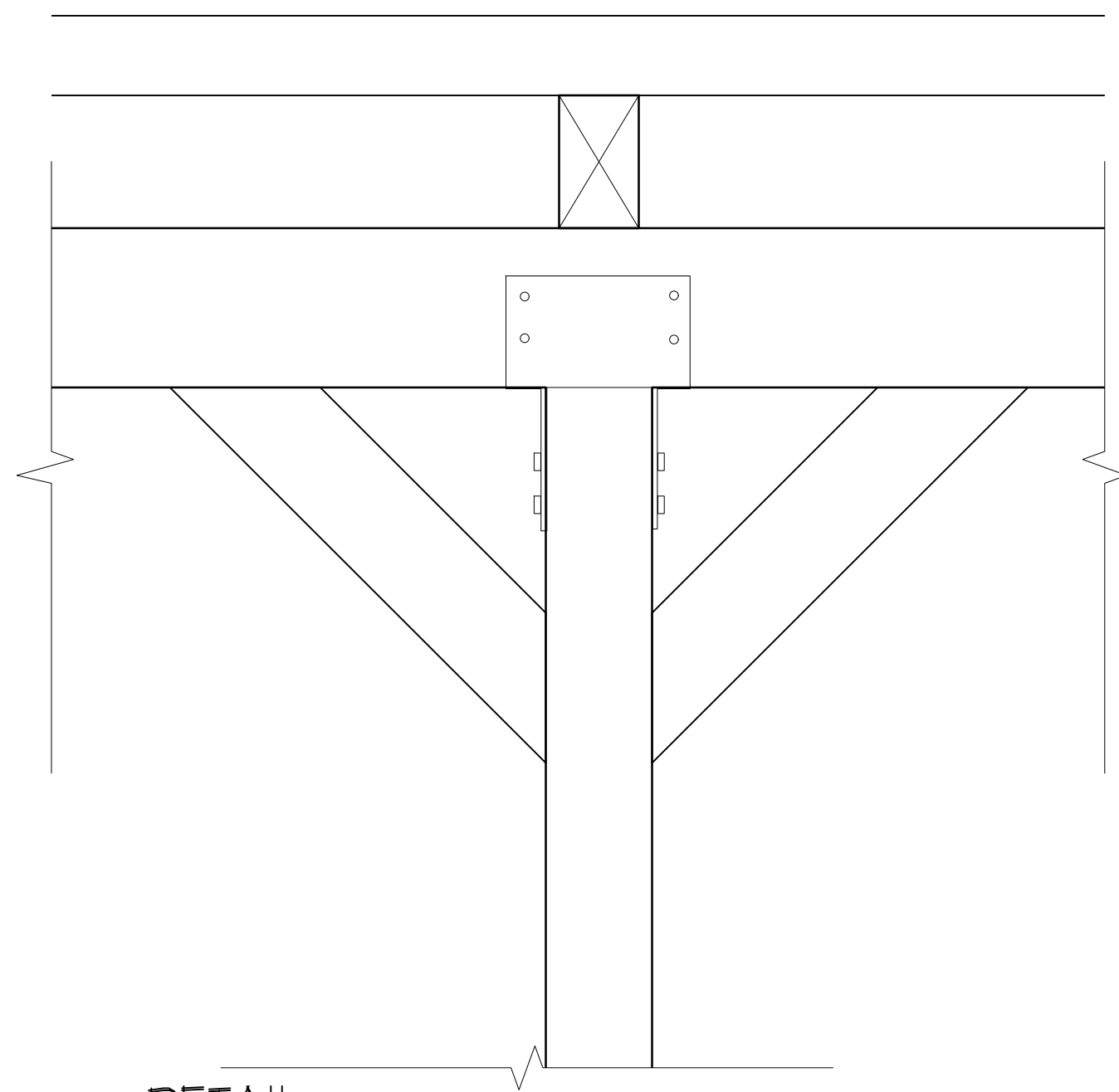
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FRONT ELEVATION SCALE: 1/4" = 1'-0"



SIDE ELEVATION SCALE: 1/4" = 1'-0"



DETAIL SCALE: 1" = 1'-0"

No.	Date	Revisions

Date: FEB - , 2019
Sheet Title

PLAN AND ELEVATIONS

Sheet Number

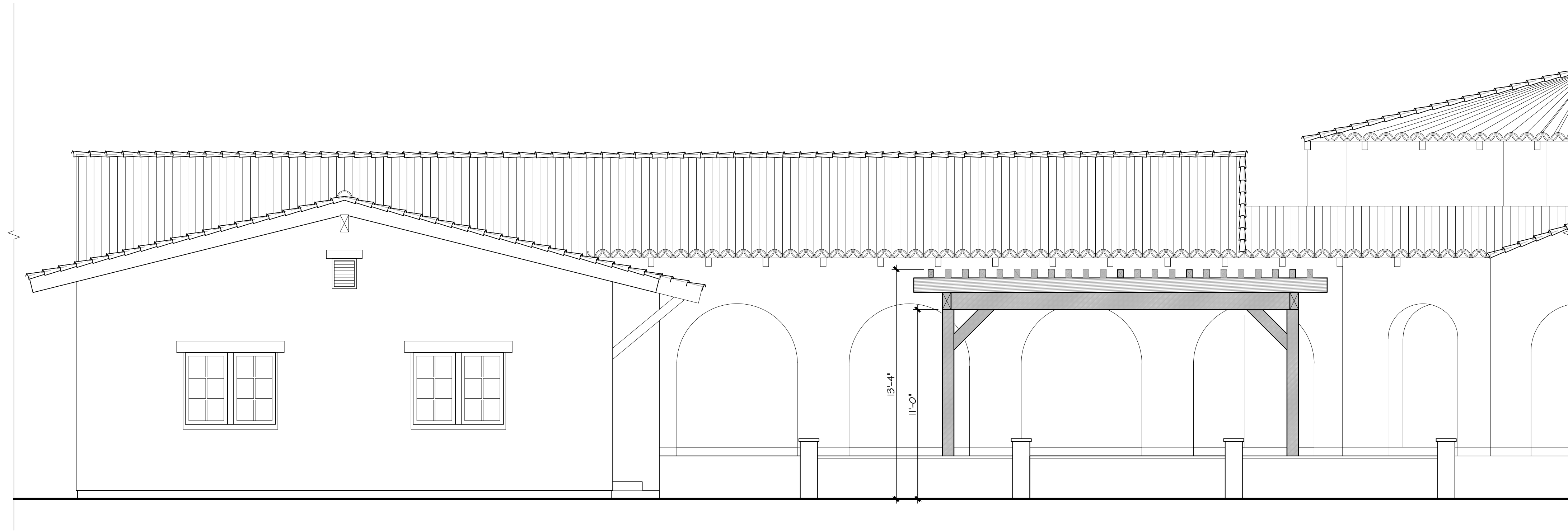
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Designer



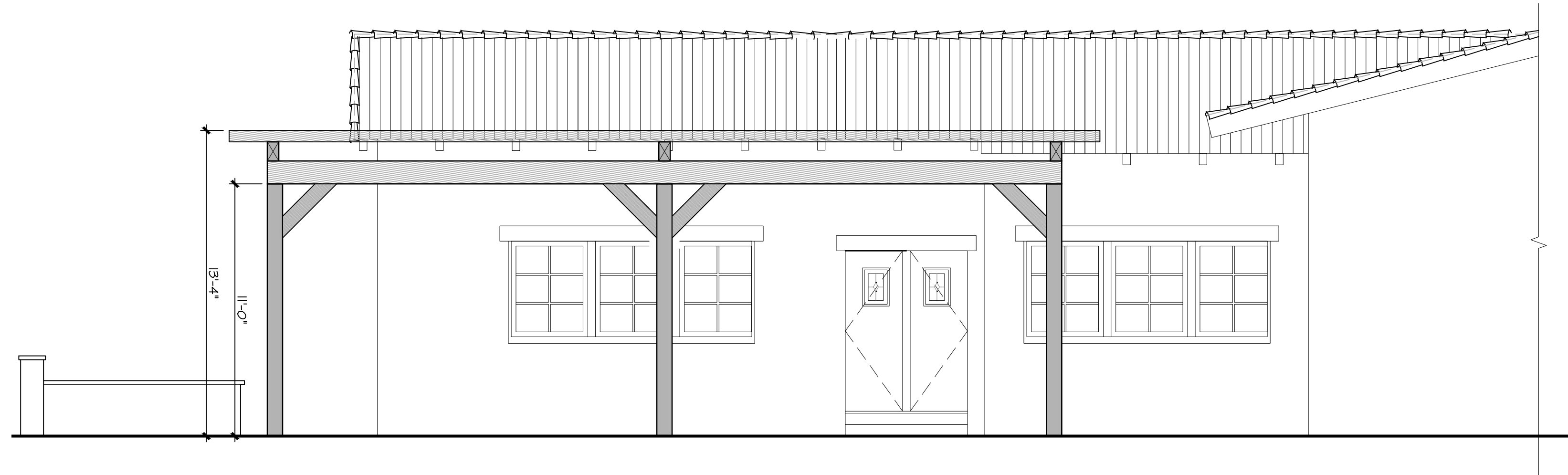
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PROPOSED OVERHEAD FRONT ELEVATION

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



PROPOSED OVERHEAD SIDE ELEVATION

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

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No. Date Revisions

Date: FEB - , 2019

Sheet Title

Sheet Number

A-3.0



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St. Clement's by-the-Sea Episcopal Church San Clemente, CA

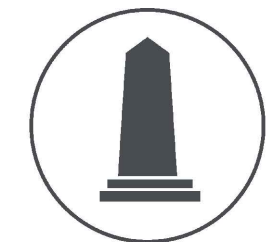
Two Exterior Free-Standing Wall Columbaria | 52 - 8" x 8" Companion Niches Per Wall | 104 Companion Niches Total
208 Total Urn Capacity | Niche Fronts Finished in Sanded Bethel White Granite with Stucco Sides and Masonry Capstone

52 - 8" X 8" COMPANION NICHES

104 TOTAL URN SPACES

TWO REQUIRED

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



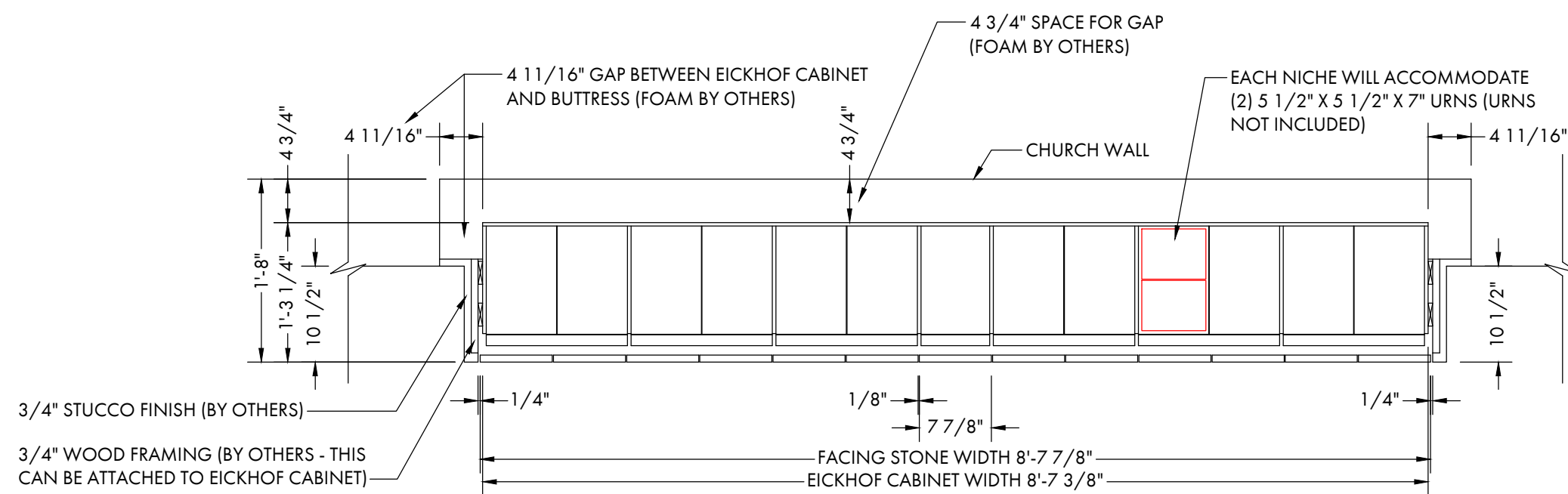
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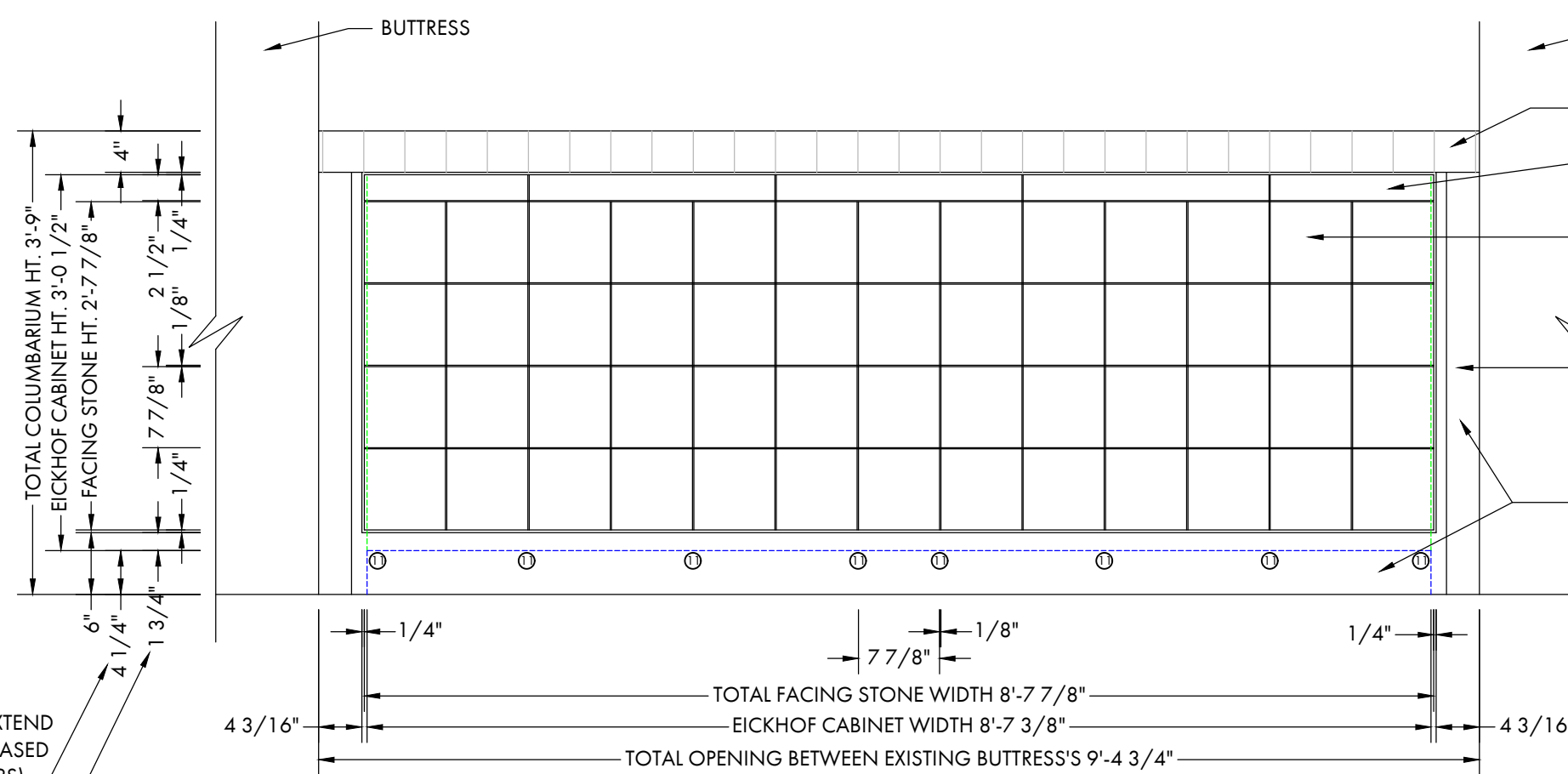
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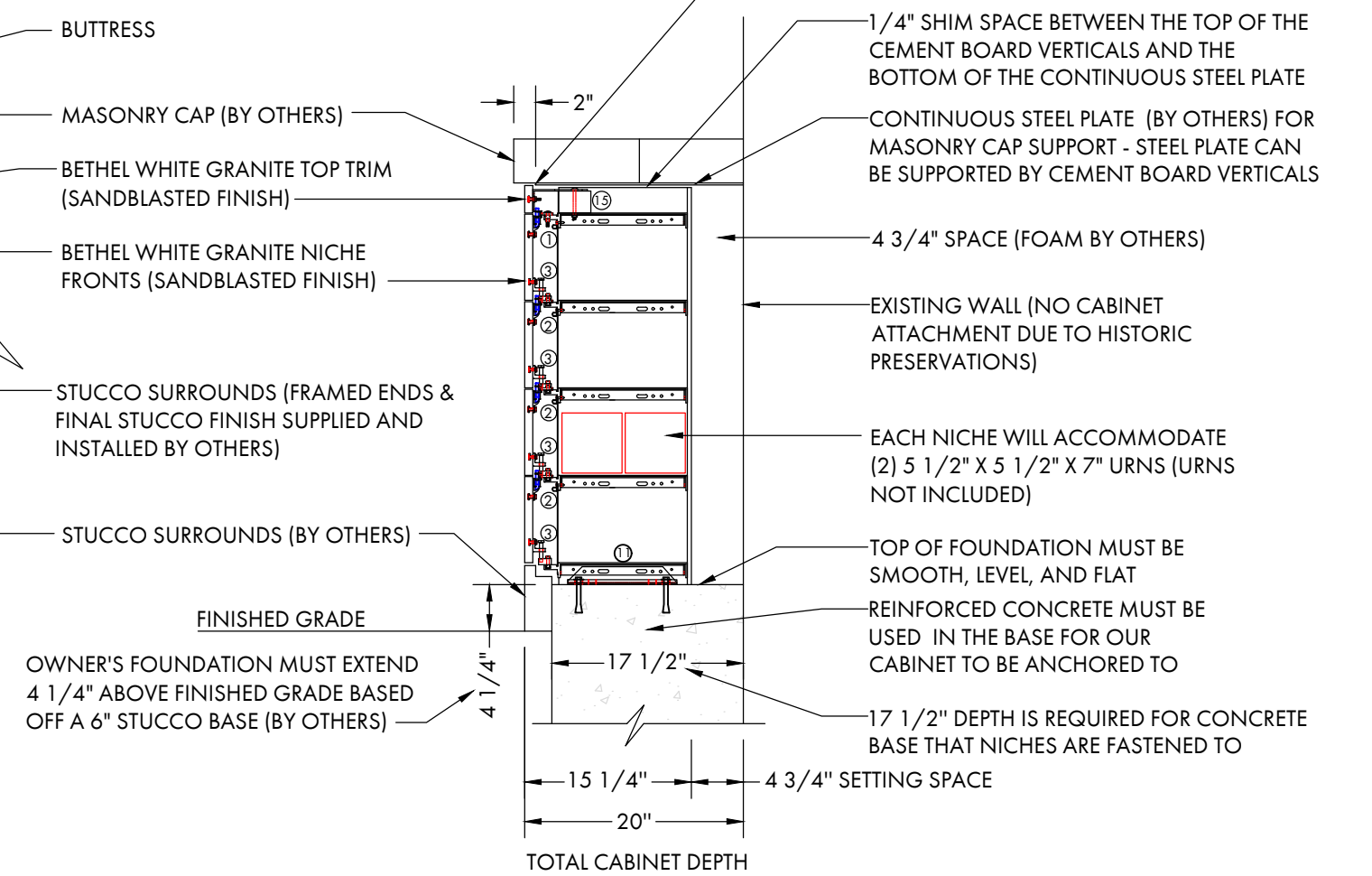
PLAN VIEW

NOTES:

- 1.) THE SAN CLEMENTE DESIGN REVIEW SUBCOMMITTEE (DRSC) RECOMMENDS A GAP BETWEEN THE EXTERIOR WALL OF THE CHURCH AND THE COLUMBARIA CABINETS, AND BETWEEN THE CHURCH BUTTRESSES AND THE CABINETS. THIS GAP IS TO BE FILLED WITH A "FOAM" TO PROTECT THE HISTORIC BUILDING.
- 2.) THE PRODUCT "EXPAND-O-GARD" VERTICAL EXPANSION JOINT COVER BY JOHNS MANVILLE HAS BEEN USED AT THE MISSION SAN JUAN AND WAS SUGGESTED BY THE DRSC. THIS DRAWING USES THE TERM "FOAM" FOR THE PROTECTIVE PRODUCT.
- 3.) EACH BUTTRESS IS 9 1/2" DEEP AND FRONT FACE IS 28 3/4" WIDE.
- 4.) COLUMBARIA CABINET IS 15 1/4" DEEP.
- 5.) STUCCO TO MATCH THE BUTTRESSES TO COVER THE FRONT VIEW FOR THE 4 11/16" BETWEEN THE BUTTRESSES AND THE COLUMBARIA AND ALSO THE SIDE OF THE APPROXIMATELY 10 1/2" THAT THE COLUMBARIA CABINETS EXTEND BEYOND THE FRONT OF THE BUTTRESSES.



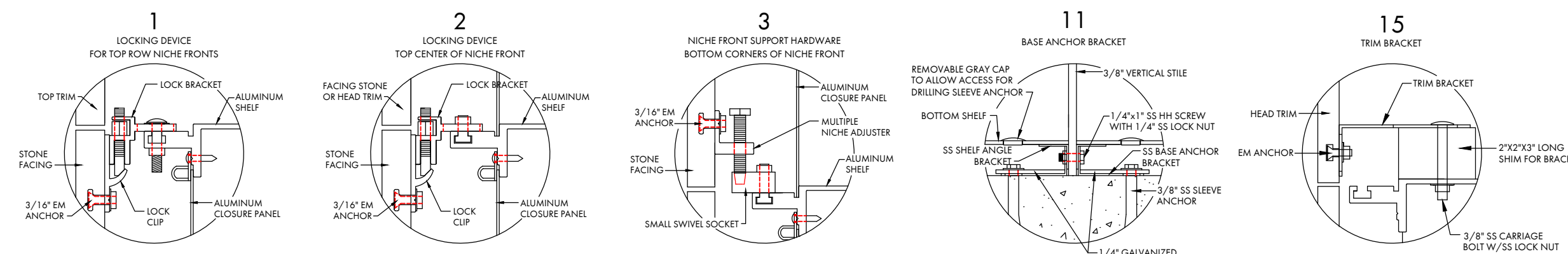
ELEVATION



SECTION

IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN A QUALIFIED ENGINEER TO DESIGN THE FOUNDATION REQUIRED

HARDWARE DETAILS



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OWNER'S FOUNDATION MUST EXTEND 4 1/4" ABOVE FINISHED GRADE BASED OFF A 6" STUCCO BASE (BY OTHERS)

EICKHOF NICHE CABINET EXTENDS DOWN BEHIND OWNER'S SURROUNDS 1 3/4"

ST. CLEMENT'S BY THE SEA
SAN CLEMENTE, CA

DATE: 2/15/2019

DRAWING: 17032-3

DRAWN BY: A.O./F.S.

DRAWINGS CHECKED BY:

F.A.S. _____

P.M.E. _____

P.J.T. _____

REVISIONS:

SCALE: 3/4" = 1'-0"

JOB NUMBER:

17032

SHEET NUMBER:

1 OF 1