**STORM WATER DRAINAGE DURING CONSTRUCTION**

1. **THE CONTRACTOR SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION TO PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.**

2. **STORM WATER IS CONVEYED TO A CLOSEST PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.**

3. **CONFORMANCE WITH A LAWFULLY ENACTED STORM-WATER MANAGEMENT ORDINANCE.**

4. **DIRECT ROOF RUNOFF INTO VEGETATED LANDSCAPE AREA.**

5. **DIRECT SURFACE WATER AWAY FROM THE HOUSE.**

6. **STORM WATER DRAINAGE IS NOT ALLOWED TO FLOW INTO SANITARY SEWER.**

7. **If roots are to be exposed through any excavation, sidewalk repair, or any other means, tree roots are to be protected with 4-6" of clean wood chip mulch, and the roots are to be kept watered during the duration of their exposure.**

8. **Any necessary pruning will need to be discussed with the City Arborist. A Certified Arborist will be required for any pruning done on any street tree.**

9. **Damage to trees: Community Development will issue a Stop Work Order until proper measures are taken to repair and remediate any damage done to any street tree due to construction.**

10. **Any damage is to be reported within 6 hours to the City Arborist and/or Community Development.**

**PLUMBING NOTES:**

1. **INSTALL AUTOMATIC GAS SHUT-OFF VALVES AT GAS-METER.**

2. **SEWER WILL BE REPLACE / REPAIR BY PLUMBING CONTRACTOR.**

**PUBLIC WORK NOTES:**

1. Before any demolition or start to construction, a pre-construction meeting should take place between the construction/demolition supervisor and the City Arborist.

2. Protect the Critical Root Zone (CRZ) by erecting fencing which protects the tree and root system by keeping out all detrimental construction activity. A tree protection zone sign shall be posted on the fencing noting that the fence is to remain until construction is complete.

3. Care is to be taken not to damage bark, trunk, limbs, branches or foliage while installing fencing or storage of any kind, or excessive foot travel is allowed within the open root zone of any protected tree.

4. Trenching, root pruning or tree removal will need to be discussed with City Arborist before taking any action or commencing any demolition.

5. **Any building or demo mate rials, vehicles, dumping or storage of any kind, or excessive foot travel is allowed within the open root zone of any protected tree.**

6. **STORM-WATER DRAINAGE IS NOT ALLOWED TO FLOW INTO SANITARY SEWER.**

7. **Geneva that is in disrepair shall be replaced in accordance with CITY OF ALBANY STANDARDS.**

8. **Any damage is to be reported within 6 hours to the City Arborist and/or Community Development.**

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10. **Any damage is to be reported within 6 hours to the City Arborist and/or Community Development.**
WINDOW AND DOOR NOTES:
1. ALL WINDOWS & EXTERIOR DOORS TO BE NEW ALUMINUM CLAD WOOD PRODUCTS BY MARVIN OR EQUAL.
2. ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS AND 2" MIN. WATERPROOF MEMBRANE RECESSED FROM FACE OF EXTERIOR FINISH PER CITY'S REQUIREMENT.
3. EXTERIOR FRENCH DOOR AND SLIDING GLASS DOOR TO BE ALUMINUM CLAD WOOD PRODUCTS BY MARVIN OR EQUAL.
4. INTERIOR DOORS TO BE CUSTOM CARVED WOOD SEALER COMPOSITE 3 PANEL STYLE BY JELD WEN OR EQUAL.
5. WINDOW AND DOOR HARDWARE TO BE SELECTED BY BACKER ROD 2 1/2" SAFETY GALZING NOTE:
   1. WINDOWS WITHIN 24-INCH ARC OF THE EXTERIOR DOORS' EDGE, IN A CLOSED POSITION.
   2. WINDOWS IN BATHROOMS TO BE TEMPERED GLAZED WHERE WINDOWS ARE 60 INCHES OR LESS ABOVE THE TUB OR SHOWER FLOOR.
6. EXTERIOR DOORS SHALL BE ONE OF THE FOLLOWING: EXTERIOR SURFACE DECKING SHALL BE NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL. OR CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAISED PANELS NOT LESS THAN 1/4 INCH THICK; OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 252.
7. U-FACTORS FOR ALL NEW WINDOWS SHALL BE MAXIMUM 0.32.
8. EXTERIOR WINDOWS AND GLAZED OPENINGS WITHIN 3' 3" 1/2" GYP.BD OF THE ATTIC MUST BE TEMPERED GLAZED WHERE WINDOWS ARE 12 FEET OR LESS ABOVE THE TUB OR SHOWER FLOOR; OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257; OR MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE; OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 8' - 0" 12-7A-2; OR GLASS BLOCK UNITS (PER CRC SECTION R327.8.2.1)

SAFETY GALZING NOTE: THE FOLLOWING LOCATIONS SHOULD BE SAFETY GALZING:
1. WINDOWS WITHIN 9 FEET OF THE JAMB DETAIL.
2. DOORS WITHIN 3' 3" 1/2" GYP.BD OF THE ATTIC MUST BE TEMPERED GLAZED WHERE WINDOWS ARE 12 FEET OR LESS ABOVE THE TUB OR SHOWER FLOOR; OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257; OR MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE; OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 8' - 0" 12-7A-2; OR GLASS BLOCK UNITS (PER CRC SECTION R327.8.2.1)

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LANDSCAPE NOTES

BEFORE PLANTING, ALLEVIATE ANY COMPACTED SOILS TO A DEPTH OF 8" IN ALL LANDSCAPED AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION.

1. PLANTING SOILS SHOULD BE AMENDED WITH RECYCLED, LOCAL, ORGANIC COMPOST.

2. ALL PLANTING TO USE BAY-FRIENDLY PLANTING PRACTICES.

3. APPLY SHEET MULCH COMPRISED OF CARDBOARD, COMPOST AND RECYCLED ARBOR MULCH TO ALL SOIL SURFACES, ACCORDING TO BAY-FRIENDLY PRACTICES. SEE HTTP://WWW.BAYFRIENDLYCOALITION.ORG/DOWNLOAD/LYL/LYL-SHEETMULCHING-2012.PDF

4. ALL PLANTS BROUGHT ONTO THE SITE SHALL BE WATERED AND PROTECTED FROM EXCESSIVE WIND, SUN, PHYSICAL DAMAGE, OR THEFT UNTIL PLANTING.

5. TREES SHALL BE PLANTED BY PLANT PIT. WHEN PITS HAVE BEEN BACKFILLED APPROXIMATELY 2/3 THEIR DEPTH, WATER THOROUGHLY WITH A HOSE BEFORE INSTALLING REMAINDER OF PLANTING MIX TO TOP OF PIT. WHEN BACKFILLING IS COMPLETELY COMPLETED, EXTRA CARE SHOULD BE TAKEN TO ENSURE THAT PLANTING MIX IS WORKED AROUND ROOT BALL. ELIMINATE AIR POCKETS. BACKFILLING SHOULD BE COMPACTED AT A TAMPING PROCESS. DO NOT ALLOW ROOT BALL TO DRY OUT DURING PLANTING. DO NOT ALLOW SOIL OR DENSE MULCH TO BUILD UP AROUND STEM OF PLANT.

6. A MOUND OF EARTH SHALL BE FORMED AROUND EACH TREE OR SHRUB TO PRODUCE A SHALLOW BASIN TO RETAIN WATER, LOCATED ON THE MOUND SO SUCH THAT WATER WILL BE FORCED THROUGHOUT THE ROOT BALL. TREES SHALL BE WATERED IN PLACE DURING AND AFTER BACKFILLING.

7. ALL TREES SHALL BE STAKED. STAKES SHALL BE LODGEPOLE PINE, 10" Diameter with CHAMFERED TOP. STAKES SHALL BE DRIVEN 2' INTO FIRM GROUND AND FASTENED SECURELY WITH TIES. ALL STAKES TO BE SET PLUMB.

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