SCOPE OF WORK.

PROPOSED:

EXISTING GARAGE TO BE DEMOLISH AND BUILD NEW ADU

PROJECT DATA:

ZONING_________________________R1-RSF
DESCRIPTION OF USE_____________RESIDENTIAL
OCCUPANCY_____________________R-3
NUMBER OF STORIES_____________2
TYPE OF CONSTRUCTION__________V-B
SPRINKLER SYSTEMS_____________NO

RE: RESIDENCE
MAIN FLOOR_____________________893 SF.
GROUND FLOOR__________________905 SF.
GARAGE_____________________462 SF.
FRONT PORCH_______________62 SF.
ADU________________________800 SF.
MAX HEIGHT______________________16'-0"
LOT AREA ______________________5,000 SF.
OPEN SPACE___________________1,500 SF.
LOT COVERAGE__________________52.5 %
Natural Features, including vegetation, terrain, watercourse and similar resources shall be preserved, where possible.

During the rainy season (October 1 to April 30):

- Grading activities must be scheduled to minimize bare graded areas.
- Sufficient quantities of erosion control materials shall be furnished and utilized by the contractor. Where feasible, top soil shall be stockpiled and reapplied upon completion of grading on slopes of less than 30 degrees.
- Effective soil cover shall be provided on all finished slopes, open space, utility backfill and completed lots that are not scheduled to be re-disturbed for minimally 14 days.
- Remove dirt, debris and weeds from all storm drain inlets and public streets and sidewalk areas.
- Minimize soil compaction for areas that will remain pervious or used for LID measures.
- Where feasible, top soil shall be stockpiled and reapplied upon completion of grading on slopes of less than 30 degrees.
- Waste material dumpster shall be covered nightly and protected from rain.
- All construction materials that are not actively being used must be raised and covered.
- Contractor shall furnish and utilize suitable receptacles for waste and recyclables for construction personnel and ensure that all garbage is removed from the site on regular basis and at the end of each construction day.
- Schedule an inspection with the city of Salinas to ensure all necessary CASQA BMP Factsheets.
- Prior to commencement of any land disturbance, the contractor shall schedule an inspection with the city to ensure that all disturbed areas have been stabilized and that all construction work in the city right-of-way will require a separate encroachment construction permit.
- During construction, inspections by the city of Salinas will be conducted and maintained prior to final inspection. The fee is in addition to and separate from any development fees assessed by the building permit. Encroachment permits may be obtained at the same time and run concurrently with the building permit.

Proposed

Site Plan

Scale: 3/16" = 1'-0"