Notes:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITTEE TO CONTACT "UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA" BY PHONE AT 8-1-1 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, OIL AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITTEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.

2. THE CONTRACTOR SHALL POSSESS A CLASS __A__ LICENSE AT THE TIME OF BID OPENING.

3. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODES BASED ON THE 2018 IRC, 2018 UMC, AND 2018 UPC, THE 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE BASED ON THE 2017 NEC, THE 2019 CALIFORNIA ENERGY CODE AND THE 2019 CALIFORNIA GREEN BUILDING CODE.

Flood Zone Requirements:

1. THIS PROPERTY IS PARTIALLY LOCATED IN AN AE FLOOD ZONE, THE WATER SURFACE OR BASE FLOOD ELEVATION (BFE) OF A 100-YR STORM IS 196' (NAVD 1998).

2. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRICAL PANELS, TELEPHONE PANELS, WATER SERVICE, AND UTILITY CONDUITS ENTERING THE STRUCTURE MUST BE SEALED TO PRECLUDE INFILTRATION OF FLOODWATER. BUILDING SERVICE EQUIPMENT SUCH AS HEAT PUMPS OR CONDENSING UNITS SHALL BE ELEVATED TO AT LEAST 1' ABOVE THE BFE.

3. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF PISMO BEACH. THEREFORE, ANY AND ALL STRUCTURES OR THE SUBSTANTIAL REMODEL OF EXISTING STRUCTURES SHALL COMPLY WITH ALL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIREMENTS AND THE CITY'S FLOOD DAMAGE PREVENTION REGULATIONS.

PROPERTY OWNER:
CITY OF PISMO BEACH
760 MATTIE RD., PISMO BEACH, CA
CONTACT: AILEEN NYGAARD
PHONE:

PROJECT ADDRESS:
100 RANCHO PISMO DR.,
PISMO BEACH, CA

SCOPE OF WORK:
DEMOLITION, PARK IMPROVEMENTS, PLANTING, GRADING, NEW WALKWAYS AND PATIO AREAS

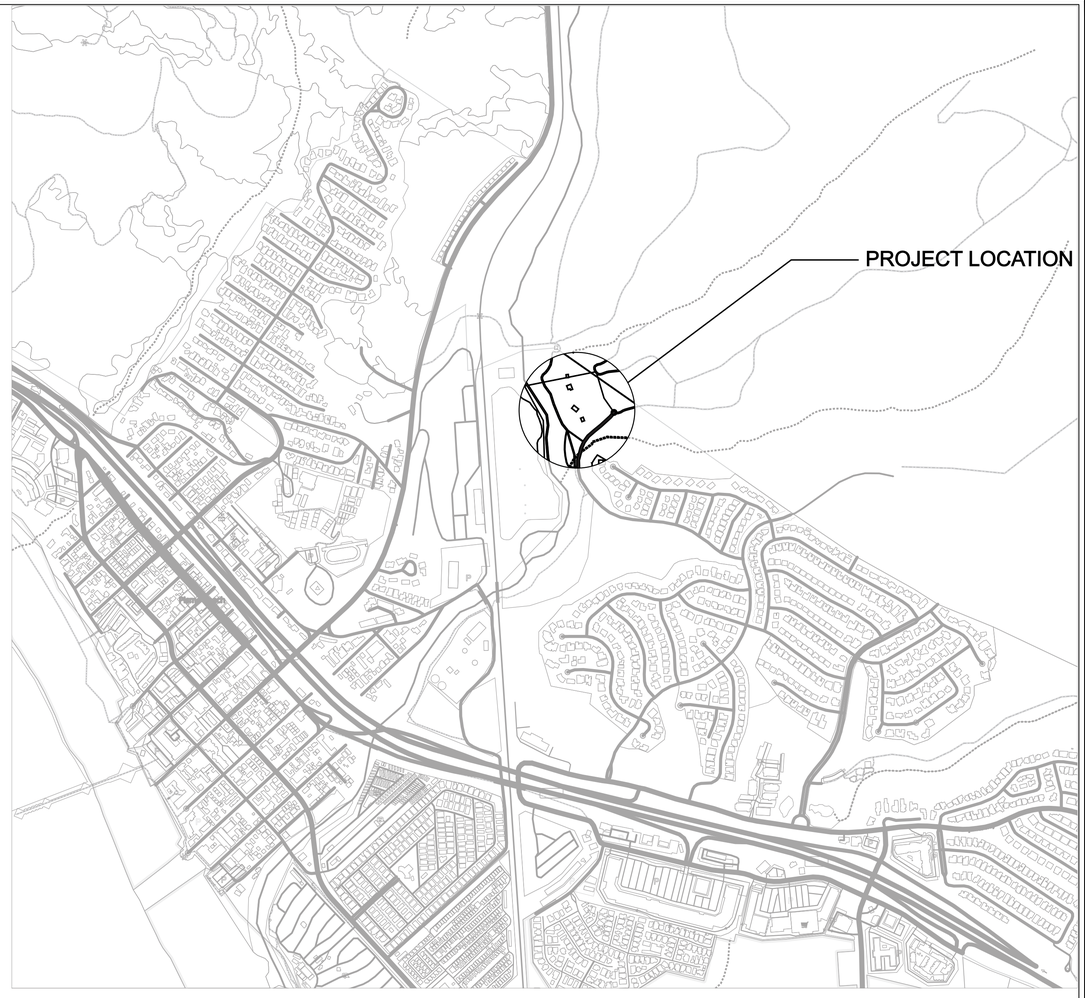
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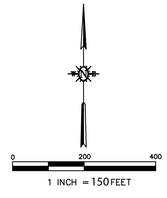
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 61° 54' 53" E AS MEASURED BETWEEN POINT NO. 5 AND CITY OF PISMO BEACH BENCHMARK NO. 37 (SEE GEODETIC CONTROL DIAGRAM). BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5 NAD83.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DEFINED LOCALLY BY CITY BENCHMARK NO. 37 WITH A PUBLISHED ELEVATION OF 60.144 FEET.





Index to Plans

Sheet No.	*Description*
L0-00	COVER SHEET & VICINITY MAP
L0-01	GENERAL NOTES
L1-01	SITE LAYOUT PLAN
L2-01	HARDSCAPE PLAN
L2-02	HARDSCAPE DETAILS
L3-01	PLANTING PLAN
L3-02	PLANT SCHEDULE AND DETAILS
L4-01	GRADING PLAN

Reference Documents:
City Engineering Standards - April 2020 Edition

Pismo Beach, California

PRICE HISTORIC PARK

LANDSCAPE ARCHITECT STAMP

CITY ENGINEER STAMP

APPROVED BY

Eric Eldridge, City Engineer *Approved Date*

STUDENT NAME: Chen-Han Wu

PHONE: 669-609-1191 EMAIL:han920215@gmail.com

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REV.:	BY:	DATE:	REVISION
1	CW	FEB. 23	Cover Sheet and General Note
1	CW	MAR. 1	Site Layout Plan and Hardscape Plan
1	CW	MAR. 8	Planting Plan
1	CW	MAR. 12	Custom Section and Elevation

SPECIFICATION NO.	DATE 2/4/2024	SHEET L0-00
	FILE NO./LOCATION	