

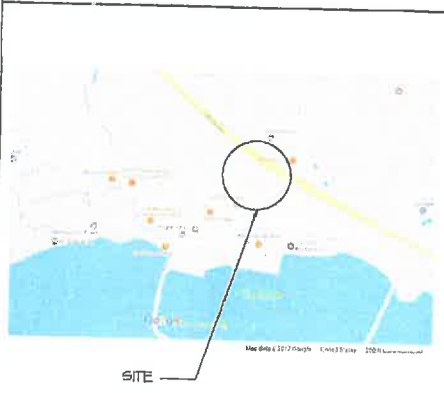


Jacobson & Associates
 ARCHITECTS
 13 Linden Circle Way, Anaheim Canyon, California 92803
 Telephone: 800 775-8121 or 714-845-8121



PRINCETON HARBOR RV PARK

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE 2016 CALIFORNIA BUILDING CODE, 2016 CAL. GREEN BLDG. CODE, 2016 CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA ENERGY CODE, MUNICIPAL CODES AND ALL OTHER APPLICABLE LOCAL ORDINANCES.

2. DO NOT SCALE DRAWINGS. DIMENSIONS AS NOTED PREVAIL. DISCREPANCIES SHALL BE RESOLVED FORTH FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.

SCOPE OF WORK

80 SPACES RV PARKING, 7 TENT SPACES AND SUPPORTING SINGLE STORY DED GAPT LAUNDRY AND RESTROOM FACILITY AND SITE WORK.

DRAWING INDEX

- T1 TITLE SHEET
- 04-1 EXTERIOR & TOPOGRAPHIC SURVEY
- 0-1 SEWER & DRAINAGE PLAN
- 0-2 CIVIL DETAILS
- 0-3 FENCING & PERIMETER CONTROL PLAN
- 0-4 BEST MANAGEMENT PRACTICES
- 0-5 PLANTING PLAN
- 0-6 PLANT LIST & PLANTING NOTES
- A1 SITE PLAN
- A2 GROUND FLOOR & ROOF PLAN
- A3 EXTERIOR ELEVATIONS
- E1 PHOTOGRAPHIC PLAN
- 1 PRINCETON HARBOR RV PARK - SEWAGE
- 1 PRINCETON HARBOR RV PARK - SEWAGE
- 1 PHOTOGRAPHS
- 1 PHOTOGRAPHS

PROJECT DATA

OWNER: POINT PILLAR PROJECT DEVELOPERS LLC
 ADDRESS: 280 CAPISTRANO ROAD, HALF MOON BAY, CA
 PARCEL #: 041-081-450
 LOT SIZE: 1/2 AC
 ZONING: C-0
 CONSTRUCTION TYPE: TYPE V-D
 OCCUPANCY GRP: OS / U
 PROPOSED BUILDING HEIGHT: 14'-7"
 FLOOR AREA: 262,841

PRINCETON HARBOR RV PARK
 280 CAPISTRANO RD.
 HALF MOON BAY, CA
 POINT PILLAR PROJECT DEVELOPERS, LLC
 HALF MOON BAY, CA

TITLE SHEET

PROJECT NO.	DATE
DATE	DATE
SCALE	SCALE
SHEET NO.	SHEET NO.

T1
 PLANNING

BASE OF BEARING

BEARINGS SHOWN HEREON TAKEN FROM THE PARCEL MAP BY MICHAEL D. ADLEY, WHICH WAS FILED FOR RECORD IN VOLUME 68 PM 7-8, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 83 (MEAN SEA LEVEL) DATUM BASED UPON A GPS SURVEY, AND TIES TO THE NOS BENCHMARK, TIBAL 3 - 034 IN HANDHOLE AT PRINCETON MANOR - HIGH PINE TRAILHEAD, ELEVATION: 114.0 FEET.

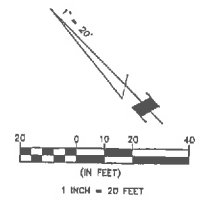
NOTES

NOT NOTED UPON AN OLD REPUBLIC TELE COMPANY PRELIMINARY REPORT, ORDER NO. 306321, AS TITLE REFERENCE FOR ALL EASEMENTS PLOTTED HEREON. REPORT NOTES IF RIGHT OF WAY FOR TWO OUTLET SEWER, WITH RIGHT OF HIGHWAY AND EASEMENT BODY THE OUTLET SEWER, THE LOCATION OF WHICH IS NOT SPECIFIED OF RECORD AND CANNOT BE ADJUSTED.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

THE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOLS SETS UPON THEM. DIMENSIONS AT RIGHT ANGLES AS THE LOCATION WHERE THE TREE INTERS THE GROUND SURFACE. LOCATION AND SIZE OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THIS MAP. TREES OF TRUNK DIAMETER LESS THAN 8 INCHES OR GREATER WERE LOCATED BY THE FIELDWORK.

SURVEY PERFORMED BY: BOB LANG SURVEYING
DATE OF FIELD SURVEY: OCTOBER 7, 2014
JOB NUMBER: 14047



CABRILLO HIGHWAY
(STATE ROUTE 1)

CAPISTRANO ROAD

LEGEND

- AB FOUND 1/2 BRASS DISK WITH PLUMB IN HANDHOLE
- AC ASPHALT CONCRETE
- AD EDGE OF WALK
- AE CATCH BASIN
- AF CONCRETE
- AG CONCRETE
- AH CONCRETE
- AI CONCRETE
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PARCEL TWO
SLUGGISH ACRES-CROSS

VOLUME 68 PARCEL MAPS 7-8

PARCEL ONE

PARCEL B

VOLUME 67 PARCEL MAPS 7-8

PARCEL A

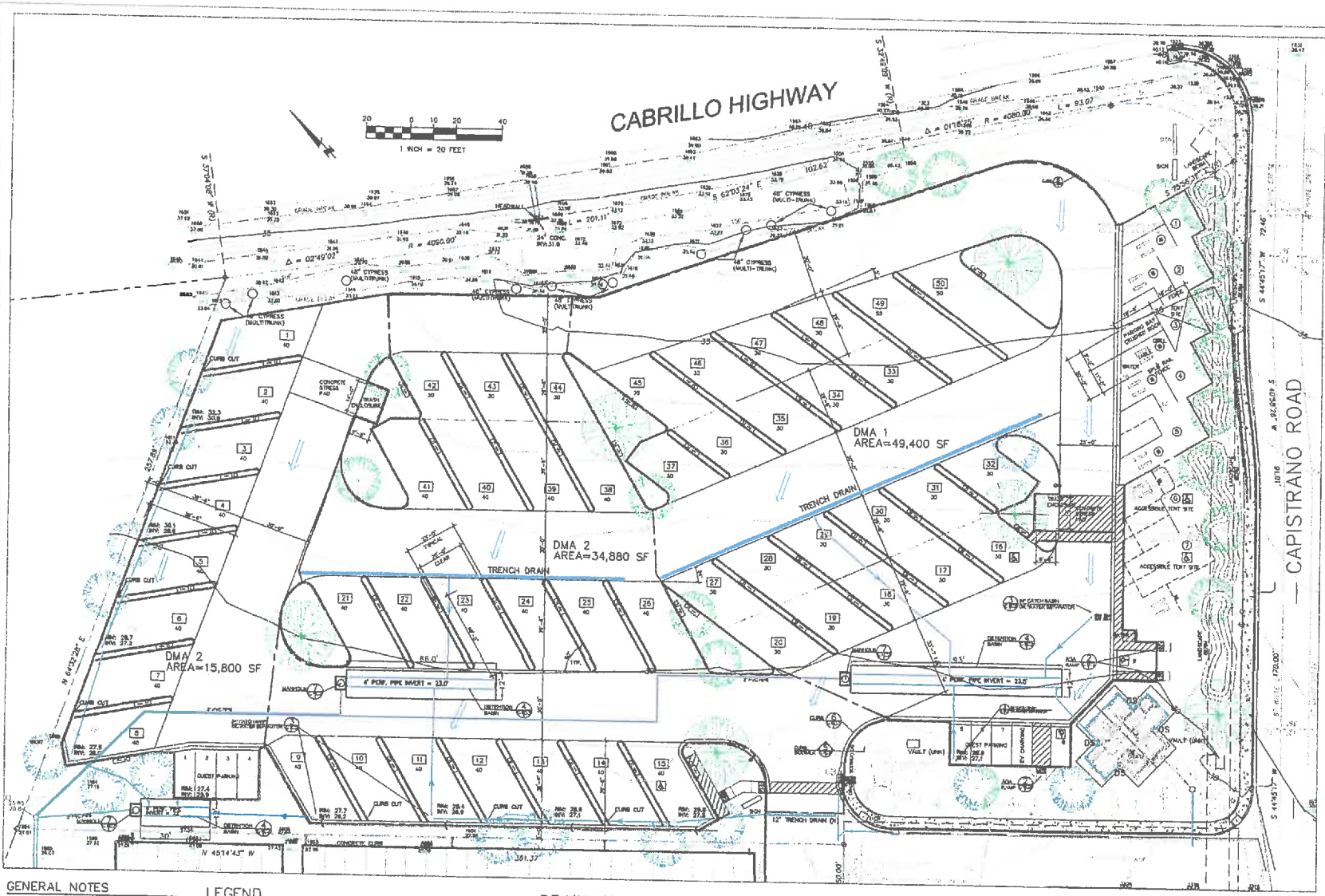


Assessor Parcel Number: 017 001 434
Prepared For: IN PROPERTIES
PO BOX 100
147 MOON BAY, CA 94028

BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET TWO - VOLUME 68 PARCEL MAPS 7-8

280 CAPISTRANO ROAD
SAN MATEO COUNTY, CALIFORNIA

Date:	
Scale:	
Drawn by:	
Checked by:	
Project:	
Sheet:	



GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: IRON STEELWORK, MANAGER TO PELLAR POINT PROJECT DEVELOPERS, LLC
2. TOPOGRAPHY BY BGT SURVEYING, INC.
3. THIS IS NOT A BOUNDARY SURVEY.

PROJECT DESIGN DATA

LOT AREA: 146,302 SF
 EXISTING IMPERVIOUS AREA: 16,370 SF
 PROPOSED IMPERVIOUS AREA: 102,347 SF
 TOTAL POST-PROJECT IMPERVIOUS AREA: 118,817 SF
 NET CHANGE: 82,447 SF ADDED
 TOTAL % OF PARCEL COVERAGE: 78.1%

LEGEND

EXISTING CONTOUR (W) NEW OR PROPOSED
 PROPOSED CONTOUR (E) EXISTING

31.8 SPOT ELEVATION (N)
 OS DOWNSPOT

— DIRECTION OF SURFACE DRAINAGE FLOW

— SDR 35 PVC DRAIN PIPE, 6" DIAMETER UNLESS OTHERWISE NOTED

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THESE DRAINAGES TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPED AREAS. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL AREAS.
2. DRAINAGE FROM PARSHING LOT TO OCCUR AS SHEET FLOW, DIRECTED TO CATCH BASINS AND DETENTION BASINS, AS SHOWN.
3. RAINWATER RUNOFF FROM PROPOSED ROOF TO BE COLLECTED WITH GUTTERS & DOWNSPOUTS & CONNECTED TO SOLID 4" PVC PIPE DIRECTED TO THE CLOSEST DETENTION BASIN.
4. OVERFLOW FROM DETENTION BASINS TO BE DIRECTED TO EXISTING CATCH BASINS VIA 2-INCH DIAMETER PIPES WITH 1" FLOW RESTRICTOR.

GRADING NOTES

CUT VOLUME, DUE TO AVERAGE 8-INO. STRIPPING DEPTH: 121,800 SF OF AREA TO BE STRIPPED X 0.8 FEET = 202K CY

ADDITIONAL CUT VOLUME, TO GRADE ASPHALT DRIVEWAYS = 3335 CY

NET CUT = 5587 CY X 1.2 = 6700 CY OFF-HAUL

FILL VOLUMES:
 2650 CY OF BANKROCK UNDER ASPHALT
 240 CY DRAIN ROCK IN DETENTION BASINS
 800 CY SOIL IN PLANTER ISLANDS

SECTION AND DETAIL CONVENTION

SECTION OF AREA REFERENCED

REFERENCE SHEET OR REVISION NUMBER OF CENTER LINE DRAWING

SECTIONAL PRELIMINARY PLAN No. 62264

DATE: 11/16/16

SCALE: AS SHOWN

GRADING AND DRAINAGE PLAN

240 CAPISTRANO ROAD
 PRINCETON HARBOR
 RY PARK

DATE: 4-15-16
 DRAWN BY: CMK
 CHECKED BY: JDO
 PLOT DATE: 11-17-16
 PLOT DATE: 11-17-16
 PLOT DATE: 11-17-16

Sigmar P. Pappas, Geotechnical, Inc.
 240 CAPISTRANO ROAD
 PRINCETON HARBOR, NJ 08540
 (609) 725-3300
 sigmap@sigmar.com

APN: 047-081-430

SIDEWALK NOTES

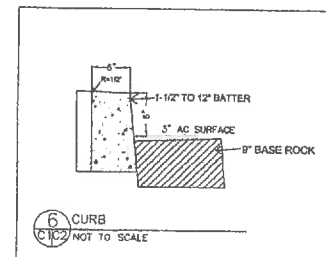
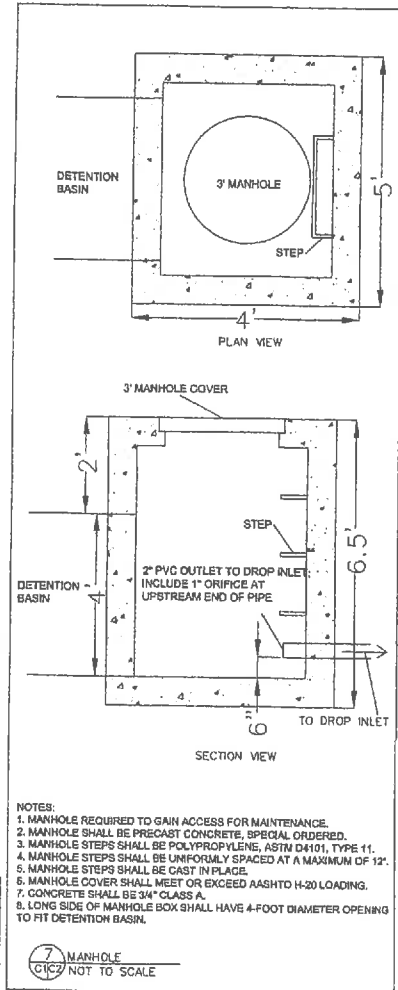
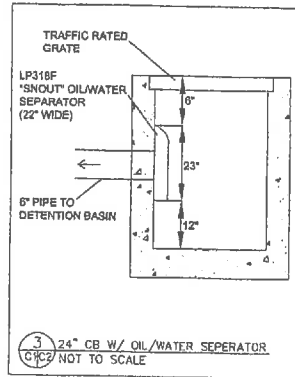
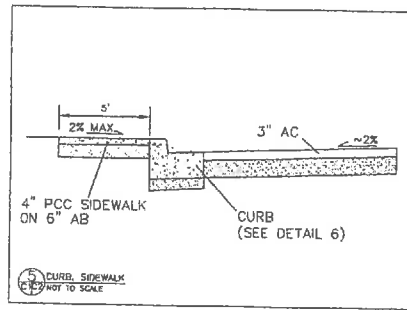
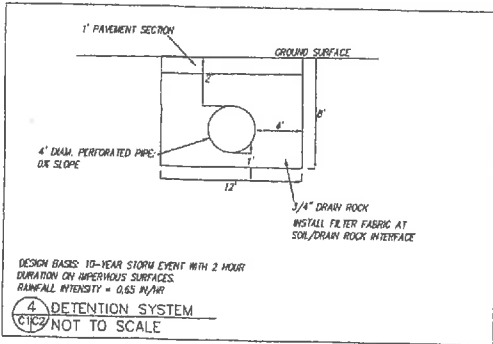
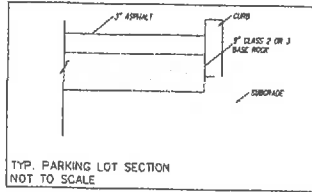
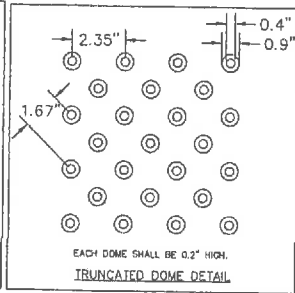
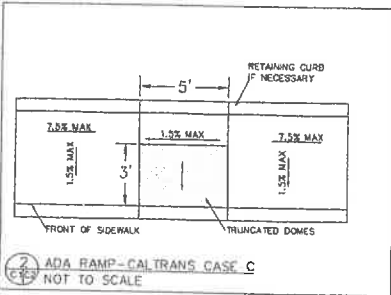
- EXISTING SIDEWALK BETWEEN EXISTING CATCH BASIN AND PROPOSED CATCH BASIN SHALL BE REMOVED AND REPLACED TO MATCH EXISTING, EXCEPT WITH NEW ELEVATIONS AND FLOW DIRECTION (AT LOCATION SHOWN, AT ENTRANCE TO PROPOSED RV PARK)
- NEW SIDEWALK TO BE CONSTRUCTED AT LOCATION SHOWN.
- SIDEWALK SHALL BE CONSTRUCTED OF CLASS "A" CONCRETE.
- WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED ON 10' SPACING, AT ENDS OF CURB RETURNS. MINIMUM JOINT DEPTH SHALL BE 1-1/4" WITH EDGER FINISH (R=1/8").
- MINIMUM SIDEWALK WIDTH AT HORIZONTAL OBSTRUCTIONS SHALL BE 5'.
- COLOR ADDITIVES OR PATTERN STAMP CONCRETE SHALL NOT BE USED WITHIN PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE CITY ENGINEER.
- DURING SIDEWALK RECONSTRUCTION, PEDESTRIAN TRAFFIC SHALL BE DIRECTED VIA DETOUR SIGNS TO A FENCED PATH ON THE PROPERTY, JUST BEHIND FROM THE SIDEWALK.
- SIDEWALK RECONSTRUCTION SHALL TAKE NO MORE THAN 7 WORKING DAYS.
- ALL SIDEWALK, CURB, AND GUTTER DAMAGED PRIOR TO OR DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.

DUST CONTROL NOTES

- Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydrated or apply non-toxic soil stabilizers to inactive construction areas.
- Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)
- Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- Install sedgebags or other erosion control measures to prevent silt runoff to public roadways.
- The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.

RAMP NOTES

- THE SURFACE OF RAMP SHALL HAVE TRUNCATED DOMES, AS SHOWN. (SEE TRUNCATED DOME DETAIL)
- TRANSITIONS FROM RAMPS TO WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP AT 45°.
- INSTALL SLIP DOMES 18" O.C. AT EXPANSION JOINTS.
- MINIMUM WIDTH OF RAMP, NOT INCLUDING RETAINING CURBS, SHALL BE 5 FEET.
- BASEBALL MATERIAL IN PLANTERS TO BE PLACED FLUSH WITH TOP OF CURB.
- SUB-BASE MATERIAL WITHIN 2.5' OF SUBGRADE SHALL BE COMPACTED TO 95%.

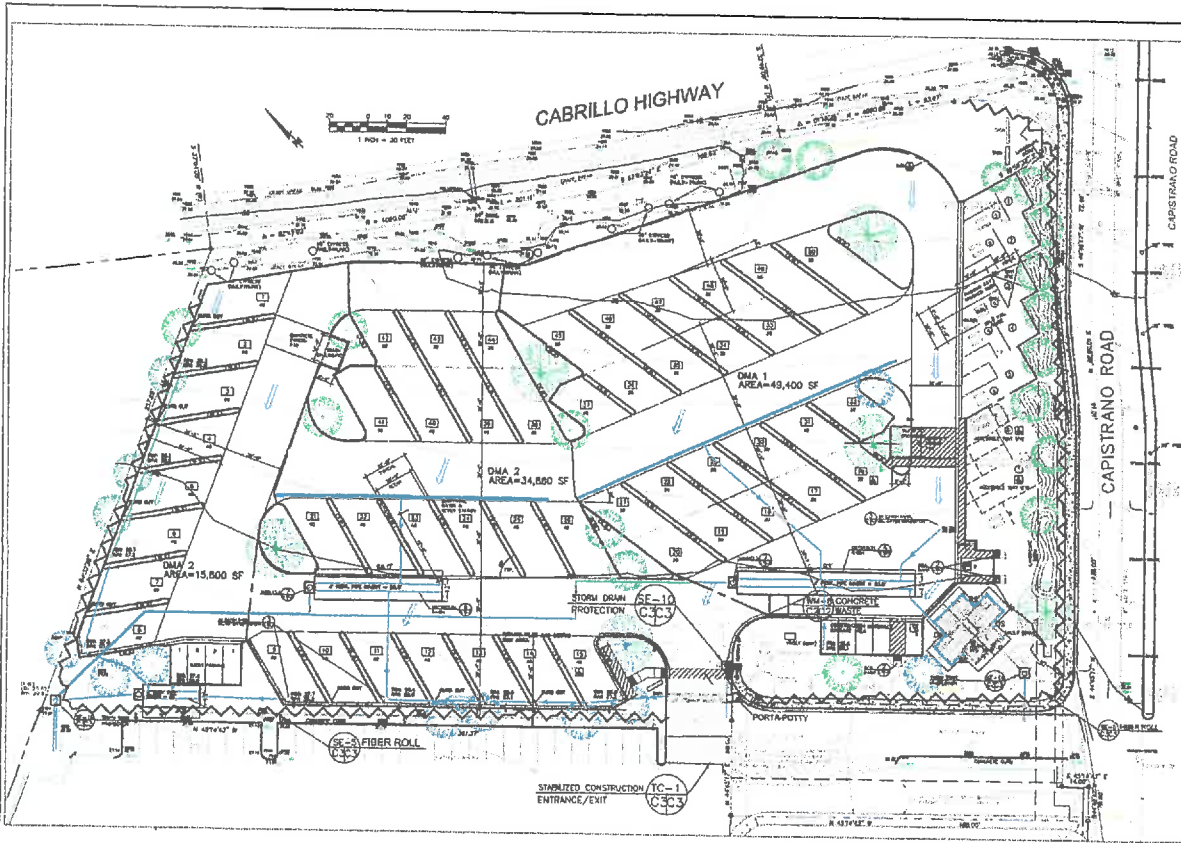


Signal Prime Consultants, Inc.
KELVIN HODSON, P.E.
6500 PULLEN GEODESIC, INC.
100 PULLEN DRIVE, SUITE 100
SAN FRANCISCO, CA 94115
(415) 752-3300
KH@signalprime.com

DATE: 4-8-13
DRAWN BY: CLK
CHECKED BY: JDS
REV. DATE: 8-1-10
REV. DATE: 1-1-10
REV. DATE: 1-1-10
REV. DATE: 1-1-10

DETAILS
240 CAPISTRANO ROAD
PRINCETON HARBOR
RV PARK
APN: 047-081-430

SHEET
C-2



EROSION CONTROL POINT OF CONTACT

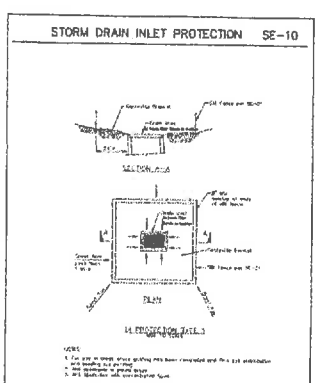
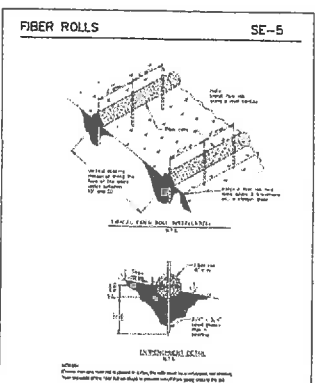
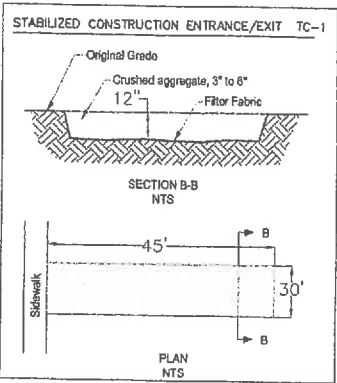
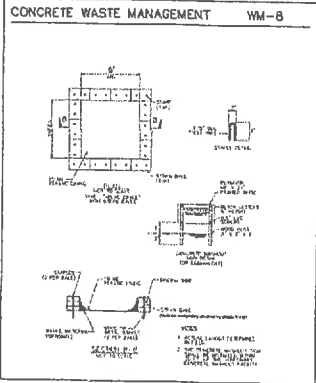
THIS PERSON SHALL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: PULLER POINT PROJECT DEVELOPERS, LLC
 TITLE/QUALIFICATION: CONTRACTOR
 PHONE: 805-432-5749
 PHONE: _____
 EMAIL: POINTEP@PULLERPOINT.COM

USE OF PLANTS IS PERMITTED BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and lime applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points.
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.



EROSION CONTROL NOTES

FIBER ROLL
 INSTALL AT LOCATIONS SHOWN.
 AFIX AS SHOWN IN DETAIL SE-5

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH TURF GRASS OR APPROVED SUBSTITUTE. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL HYDRUS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 40 FEET LONG BY 12 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 8 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR PLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASTE IT AREA.
 7. CONCRETE WASTE IT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLOOD. CHANNELS INTO AREA SHALL BE CLEARED TO ALLOW THE DEBRIS (SEE NOTE D. ABOVE).

Signature: James L. Anderson, Inc.
 No. 43284
 State of California

DATE: 8-7-17
 DRAWN BY: ADJ
 CHECKED BY: DMK
 PERM DATE: _____
 PERM DATE: _____
 PERM DATE: _____

EROSION AND SEDIMENT CONTROL PLAN

CAPISTRANO RV PARK
 280 CAPISTRANO ROAD
 PRINCETON-BY-THE-SEA
 APPR: 047-081-430

SHEET
 C-3

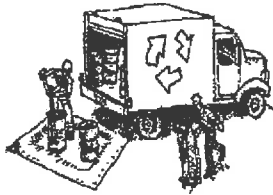


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



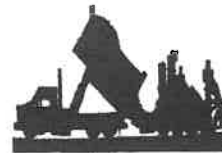
Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

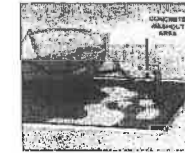


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

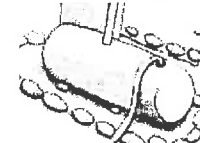
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

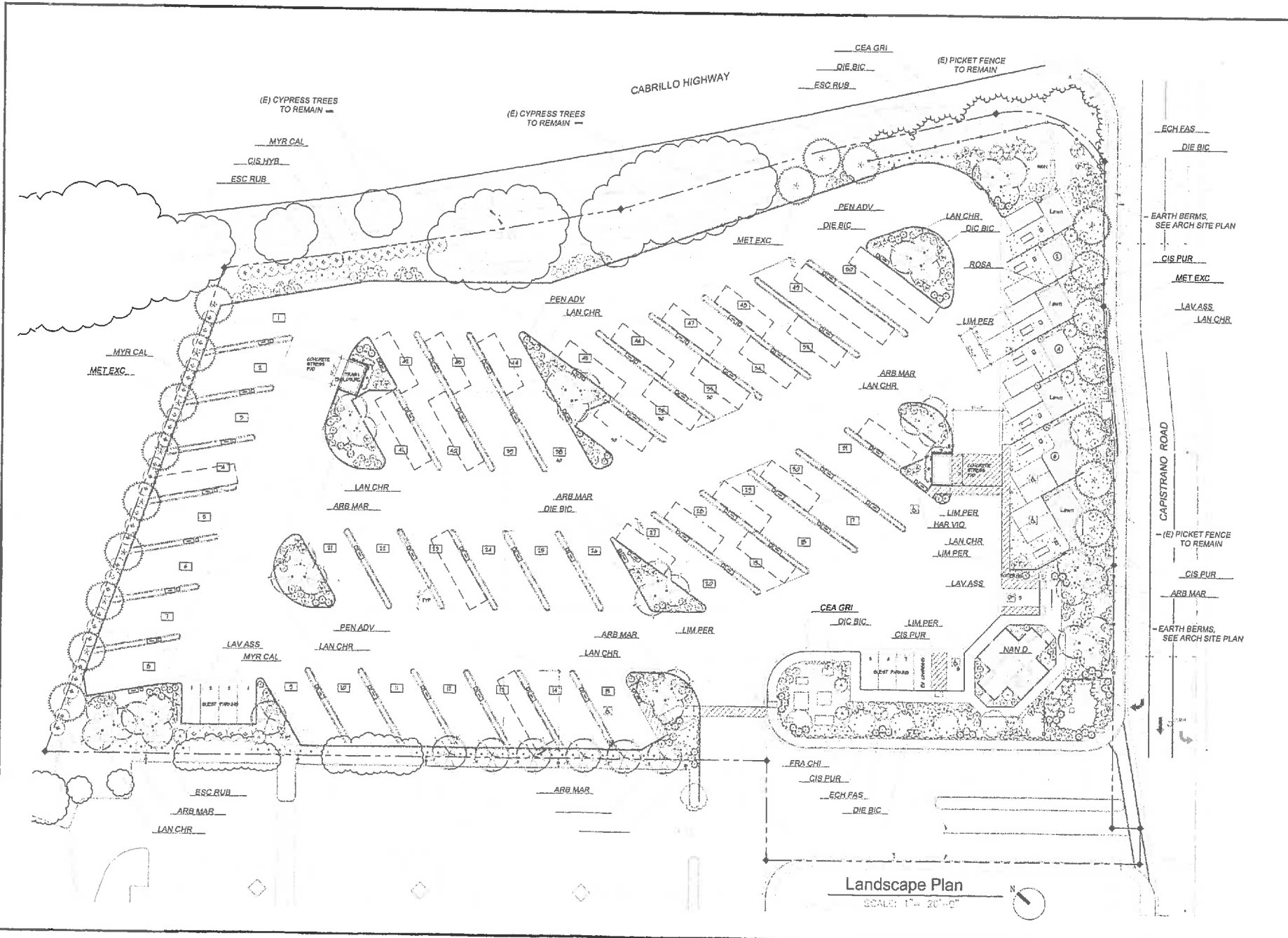
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



Land Planning Concepts
 CALL # 603311
 Landscape Architecture
 Environmental Design
 Site Planning
 221 Arroyo Street, Suite 200
 Redwood City, CA 94061
 Tel: (650) 346-7645
 Fax: (650) 367-8139
 Email: bcl@plgcal.net

**PRINCETON HARBOR
 RV PARK**
 280 Capistrano Road Half Moon Bay, California

TITLE	Landscape Plan	
REVISIONS	Date	Notes
PROJECT		
DATE	08-4-17	
SHEET #	L 1.1	

Plant List

No.	Botanical Name	Common Name	Qty*	Size	Wt	Plant Type/Remarks
ARB MAR	Arbutus 'Marina'	Snowberry Tree	7	24" Box	L	Evgn Tree
			38	15 Gal	L	Evgn plant to occupy
MET EXC	Metrosideros excelsus	New Zealand Christmas Tree	11	24" Box	L	Evgn Tree
DIE BIC	Dianella bicolor	Fortnight Lily	73	1 Gal	L	Low Shrub
CIB KYB	Cistus hybridus	Wedge Rockrose	28	5 Gal	L	Evgn Shrub
CIB PUR	Cistus purpureus	Pink Rockrose	43	5 Gal	L	Evgn Shrub
ESCA RUB	Escallonia rubra	Red Escallonia	42	5 Gal	L	Evgn Shrub
ECH FAS	Echium fastuosum	Pride of Madeira	10	5 Gal	L	Evgn Shrub
HAR VIO	Hardenbergia violacea	Hardenbergia	4	15 Gal	L	Evgn Shrub/ Espalier
LAV CHR	Lavatera 'Chimera'	N C L	144	5 Gal	L	Evgn Shrub
LAV ASS	Lavatera assurgensicola	Tree Mallow	15			
LIM PER	Linum perenne	Sea Thrift	30	1 Gal	L	Perennial
MYR CAL	Myrica californica	Pacific Wax Myrtle	60	5 Gal	L	Evgn Shrub
NAN DOM	Nandina domestica	Heavenly Bamboo	2	5 Gal	L	Evgn Shrub
PEN ADV	Pennisetum advena	Red Fountain Grass	53	5 Gal	L	Grassy Plant
	Rubrum					
ROSA	Rosa rugosa	Coastal Vining Rose	2	5 Gal	L	Evgn Shrub
CEA ORI	Ceanothus orisicus	Carmel Creeper	85	1 Gal	L	Groundcover
	'Horizontalis'					
FRA CHI	Fragaria chionox	Ornamental Strawberry	14	Flat	L	Groundcover

Note: Contractor shall verify quantities

PLANTING NOTES

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- REMOVAL OF EXISTING TREES SHALL BE CONFIRMED WITH THE LANDSCAPE ARCHITECT AND OWNER IN THE FIELD PRIOR TO REMOVAL. EACH TREE TO BE REMOVED SHALL HAVE A RED OR ORANGE TAPE SECURED TO A BRANCH, AND THE TRUNK SHALL BE CLEARLY MARKED WITH PAINT OF THE SAME COLOR. THE CONTRACTOR SHALL SUPPLY THE MATERIALS FOR MARKING THE TREES AND COORDINATE WITH THE LANDSCAPE ARCHITECT. THE TREE STUMPS AND ROOTS SHALL ALSO BE REMOVED, AND SURROUNDING SURFACE RE-GRADED AND RESTORED.
- SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT:
REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARPED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURERS' INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURERS' INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO HUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
- ROOT BARRIERS FOR ALL TREES WITHIN EIGHT FEET OF PAVEMENT SHALL BE INSTALLED. BARRIERS SHALL BE PLASTIC AND EXTEND COMPLETELY AROUND THE ROOT BALL. THE DIAMETER OF THE BARRIER SHALL BE 42". THE BARRIER SHALL EXTEND TO A DEPTH OF 24".
- ESPALIER PLANTS SHALL BE FURNISHED WITH A PREMANUFACTURED WOOD TRELLIS. THE TRELLIS SHALL BE SECURELY FASTENED TO TWO PRESSURE TREATED 2" DIAMETER POLES.
- PLANTING AREAS SHALL BE COVERED WITH A THREE INCH LAYER OF BARK CHIPS

PRINCETON HARBOR
RV PARK
280 Capistrano Road Half Moon Bay, California

TITLE

Landscape
Plan

REVISIONS

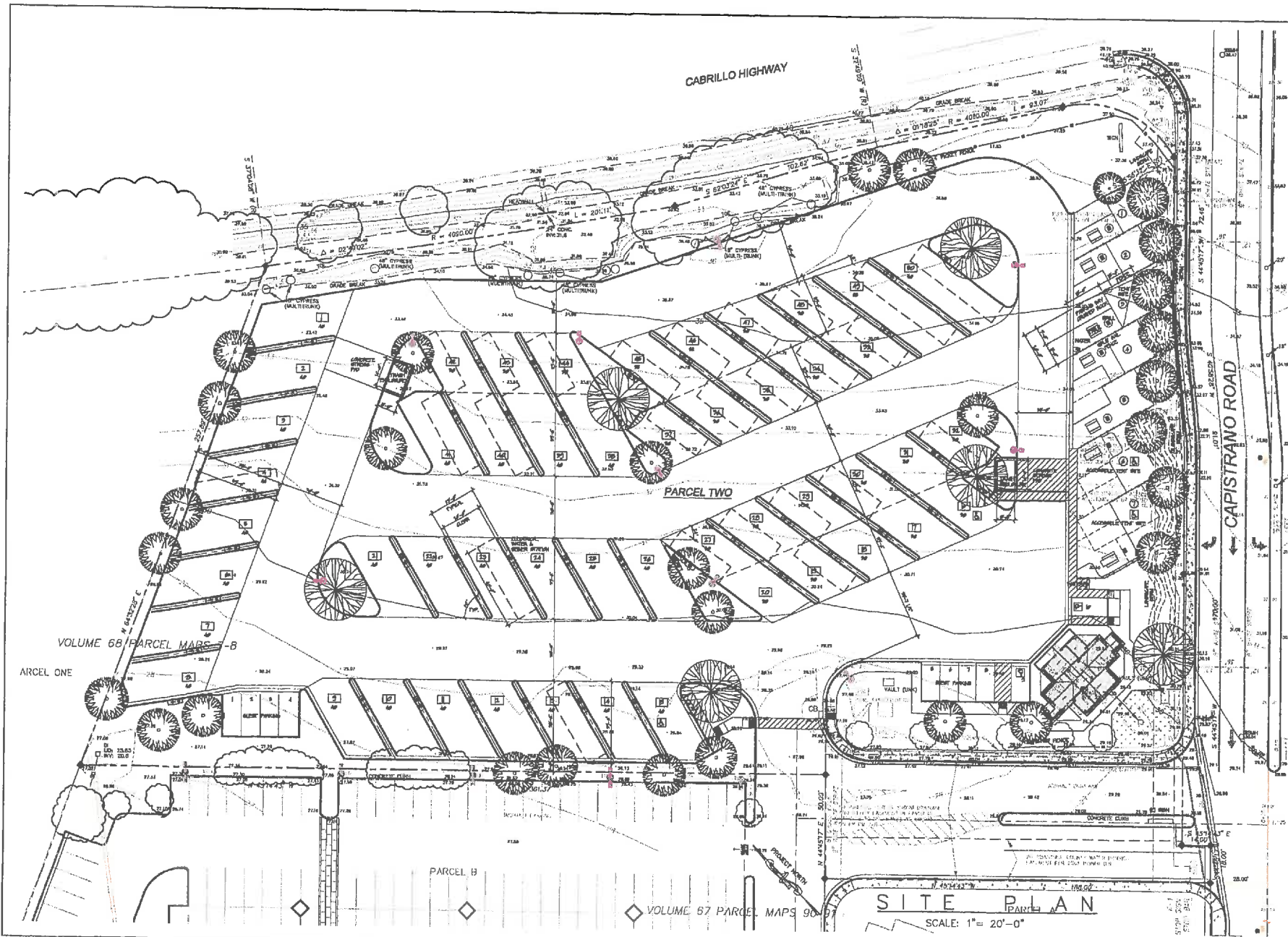
Date	Notes

PROJECT

DATE 08-4-17

SHEET #

L 1.2



Jacobsen & Associates
 JACOBSEN
 63 Mark Circle
 Redwood City, California 94062
 Telephone: 650 755-1500
 Fax: 650 755-1501

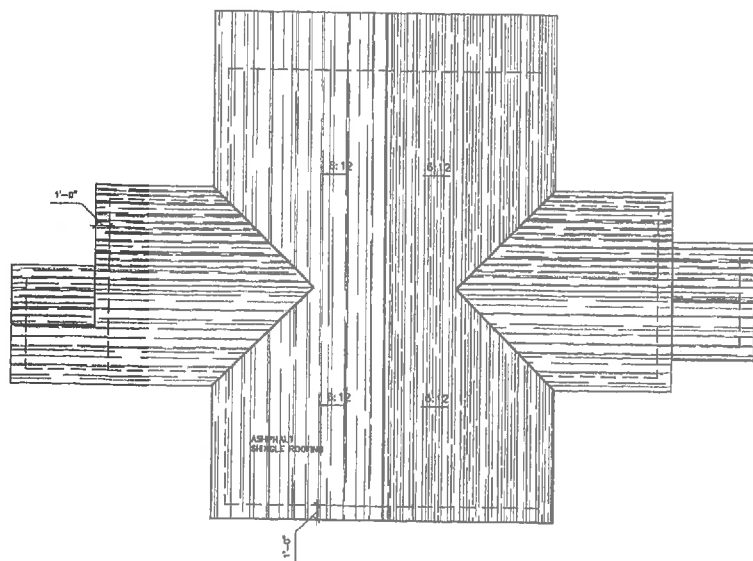


PRINCETON HARBOR RV PARK
 280 CAPISTRANO RD.
 HALF MOON BAY, CA

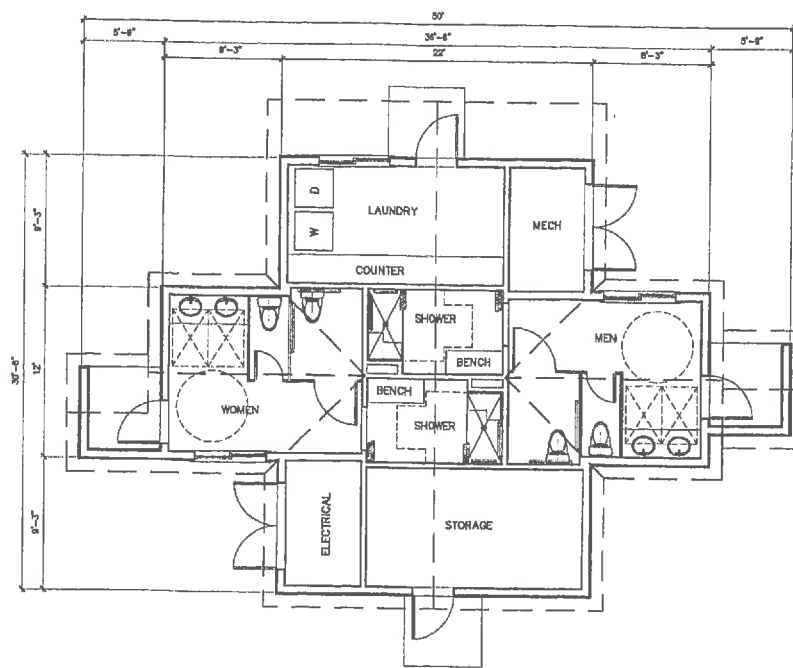
POINT PILLAR PROJECT DEVELOPERS, LLC
 HALF MOON BAY, CA

PROJECT TITLE	PRINCETON HARBOR RV PARK
PROJECT NUMBER	171488
DRAWN BY	JAC
FILE NAME	171488.DWG
DATE	08-06-17
SCALE	1" = 20'-0"
SHEET NO.	A1

A1
 PLANNING



ROOF PLAN



GROUND FLOOR PLAN

Jacobsen & Associates
ARCHITECTS

33 Market Circle, Suite 301, Berkeley, CA 94701
Telephone: 510/778-3131



PRINCETON HARBOR RV PARK
280 CAPISTRANO RD.
HALF MOON BAY, CA

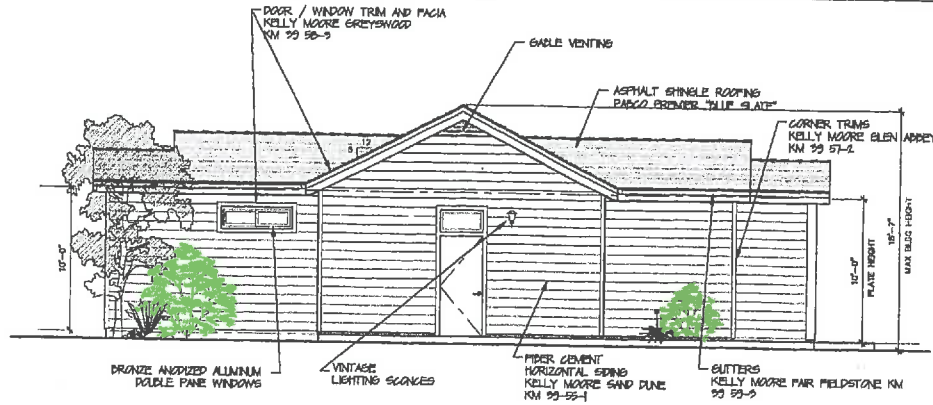
POINT PILLAR PROJECT DEVELOPERS, LLC
HALF MOON BAY, CA

SHEET TITLE: GRAND FLOOR & ROOF PLAN	
NO.	REVISIONS

PROJECT: 171485
DRAWN: EBJ
FILE NAME: 171485.dwg
CHECKED: [unintelligible]
DATE: 08-08-17

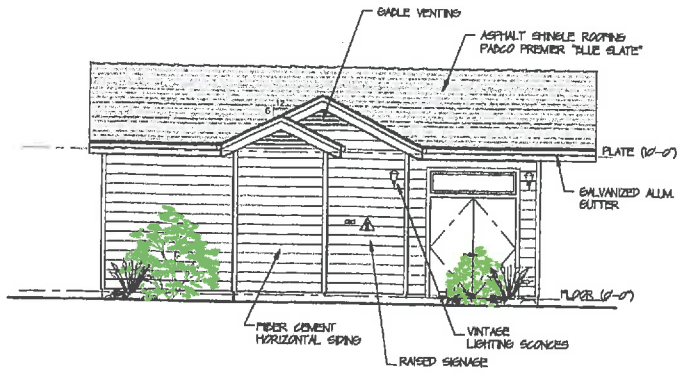
SCALE: 1/8" = 1'-0"

SHEET NO.
A2
PLANNING



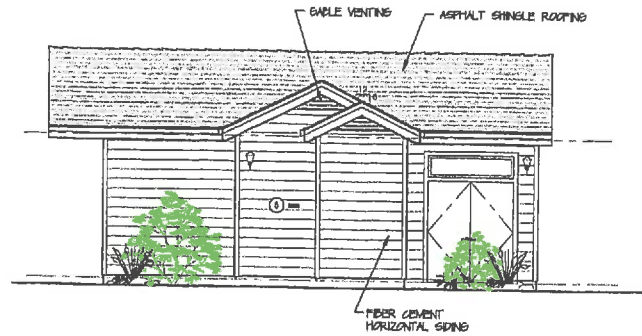
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



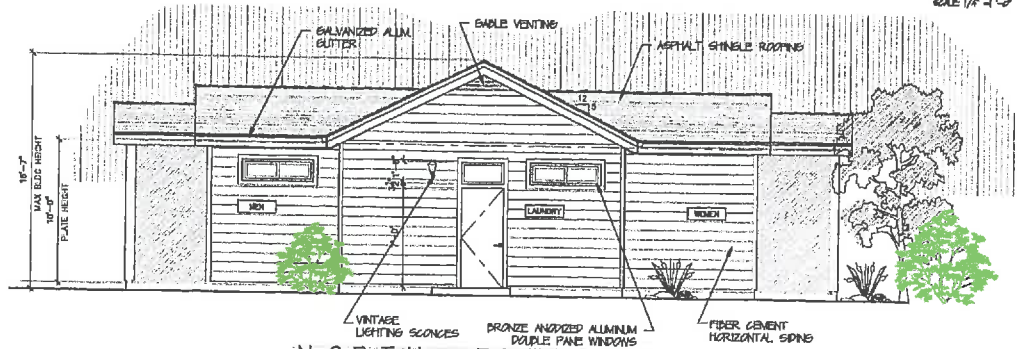
EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

Jacobsen & Associates
ARCHITECTS



PRINCETON HARBOR RV PARK
280 CAPISTRANO RD.
HALF MOON BAY, CA
POINT PILLAR PROJECT DEVELOPERS, LLC
HALF MOON BAY, CA

EXTERIOR ELEVATIONS

DATE	
REVISIONS	
NO.	
DATE	
DATE	08-08-17

SCALE

1/8" = 1'-0"

SHEET NO.

A3

PLANNING



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLP	Description	Lum. Wt.
S2	1	S2	BACK-BACK	0.800	VUE-11346-5340K-TWIN @ 20' MTD HT.	78
S1A	8	S1A	SINGLE	0.800	VUE-11346-5340K-SINGLE @ 18' MTD HT.	78
S1	2	S1	SINGLE	0.550	VUE-11346-5340K-SINGLE @ 15' MTD HT.	78

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Mn	Max/Mn
CAPISTRANO_1	illumance	Fc	1.03	8.8	0.0	11A	11A

NEW RV
NLS LIGHTING
REV 4 7/31/17

Jacobsen & Associates
ARCHITECTS
43 South Cole Ave., Anaheim, California 92805
Telephone: (714) 774-1111



PRINCETON HARBOR RV PARK
280 CAPISTRANO RD.
HALF MOON BAY, CA
POINT PILLAR PROJECT DEVELOPERS, LLC
HALF MOON BAY, CA


PHOTOMETRIC PLAN

PROJECT TITLE	PROJECT NO.	DATE
SCALE	DATE	
PROJECT NO. 17495	DATE 08-08-17	
DESIGNER	DATE	
FILE NAME		

E1
PLANNING



NOT FOR PRODUCTION

 <p>42365 / 2 OF 2</p>	<p>MEMBER CSA IWA ISA</p>	<p>NOTICE TO THE CUSTOMER</p> <p>Note: The colors depicted on this drawing are not meant to be used on the finished sign. Please refer to the final drawing for the correct color specifications. Note: The cost of pouring electrical wiring in the sign area, all required permits and all other inspections are not included in this sign proposal. Note: The proportion of signs shown on building & landscape are photos in an approximate representation.</p>	<p>CUSTOMER APPROVAL</p> <p><input type="checkbox"/> ACCEPTED W/ NO CHANGES <input type="checkbox"/> ACCEPTED W/ CHANGES AS NOTED</p> <p><input type="checkbox"/> REVISE AS NOTED AND RESUBMIT</p> <p>BY: _____ DATE: _____</p> <p>BY: _____ DATE: _____</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>06.21.17</td> <td>RL</td> <td>17</td> <td>RL</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	BY	DATE	BY	06.21.17	RL	17	RL													<p>COMPANY OR JOB NAME / JOB DESCRIPTION</p> <p>PRINCETON HARBOR RV PARK REFACES FOR TWO EXISTING DF ILLUMINATED SIGN CABINETS PROJECT</p> <p>42365</p>
		DATE	BY	DATE	BY																				
		06.21.17	RL	17	RL																				
<p>ADDRESS: 280 CAPISTRANO ROAD HALF MOON BAY CALIFORNIA 94019</p>		<p>SALESPERSON: DOUG SMITH CUSTOMER CONTACT: XXXXX</p>																							
<p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p>				<p>2 OF 2</p> <p><small>ALL MEASUREMENTS SHOWN IN THIS DRAWING ARE NOMINAL UNTIL THE "NOT FOR PRODUCTION" STAMP HAS BEEN REMOVED.</small></p>																					

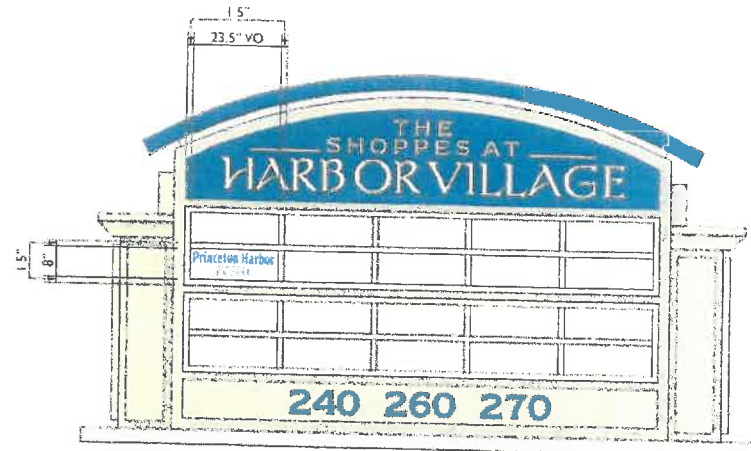


SIGN A / EXISTING DF ILLUM CABINET / REFACES QTY (2 TOTAL)
0.375" = 1'-0"



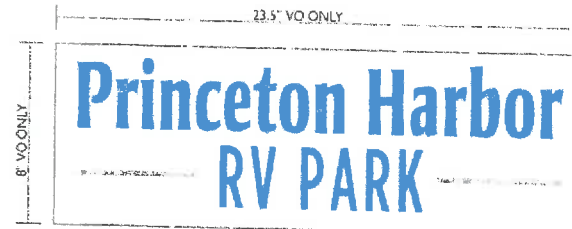
SIGN A / EXISTING DF ILLUM CABINET / REFACES
0.375" = 1'-0"

QTY (2 TOTAL)



SIGN B / EXISTING DF ILLUM CABINET / REFACES
0.375" = 1'-0"

QTY (2 TOTAL)



SIGN B / EXISTING DF ILLUM CABINET / REFACES
0.375" = 1'-0"

QTY (2 TOTAL)

SIGNS A & B:
TENANT COPY FACES

FACES: REMOVE EXISTING VINYL & REUSE EXISTING 3/16" WHITE POLYCARBONATE FACES W/ NEW FIRST SURFACE VINYL DECORATIONS (OPTIONAL NEW FACES);
RETAINERS: (SIGN A) EXISTING 1.5" (FACE), 2.5" DEEP (SIDE) FLAT STYLE ALUMINUM, (SIGN B) EXISTING 1.5" FLAT STYLE ALUMINUM

NOTE: (SIGN B) THE VERTICAL DIVIDERS ARE 1.5" WIDE FLAT ALUMINUM BAR ONLY

REMOVALS: NOTE: THERE HAS NOT BEEN AN OFFICIAL SURVEY COMPLETED AS OF 06/22/17

NOTE: AS OF 06/22/17 THERE HAS NOT BEEN A REQUEST TO REPAIR, REPAIR, REPAIR, REPAIR OR REPLACE ANY MISSING OR DAMAGED COMPONENTS OF THE EXISTING SIGN STRUCTURE(S)

REMOVALS:

MECHANICAL DIVIDERS: (SIGN A) EXISTING 2.5", (SIGN B) EXISTING 1.5" EXTRUDED ALUMINUM

VINYL: 3630-157 SULTAN BLUE, 3630-51 SILVER GREY

SCOPE OF WORK: FABRICATE & INSTALL (2) TWO NEW FACES FOR EACH SIGN (4 TOTAL FACES)

THE RECTANGLES SHOWN HERE REPRESENT THE VISUAL OPENING MEASUREMENT, NOT THE FACE CUT SIZES OR THE RETAINERS

NOT FOR PRODUCTION

42365 / 2 OF 2



NOTICE TO THE CUSTOMER
Note: The colors depicted on this rendering may not exactly match colors used on the finished display. Please refer to the color chart for the approved color specific colors. Note: The sign is intended for outdoor use. The sign is not intended for use in areas of high humidity or high salt content. The sign is not intended for use in areas of high humidity or high salt content. The sign is not intended for use in areas of high humidity or high salt content.

CUSTOMER APPROVAL

ACCEPTED W/ NO CHANGES ACCEPTED W/ CHANGES AS NOTED

REVISE AS NOTED AND RESUBMIT

BY: _____ DATE: _____

BY: _____ DATE: _____

DATE	BY	DATE	BY
06/22/17	SA	17	REL

COMPANY OR JOB NAME / JOB DESCRIPTION 42365

PRINCETON HARBOR RV PARK
REFACES FOR TWO EXISTING DF ILLUMINATED SIGN CABINETS PROJECT

ADDRESS: 280 CAPISTRANO ROAD HALF MOON BAY CALIFORNIA 94019

SALESPERSON: DOUG SMITH CUSTOMER CONTACT: XXXXX

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ALL MEASUREMENTS SHOWN IN THIS DRAWING ARE NOMINAL UNTIL THE "NOT FOR PRODUCTION" STAMP HAS BEEN REMOVED



*View from Highway One, towards Northwest.
New trees & shrubs for visual softening*



View without landscaping, showing RVs only.

PRINCETON HARBOR RV PARK
Half Moon Bay California



*Position of RVs, without landscape screening.
Tent sites located along Capistrano Road.*

New trees placed to visually obscure RVs. Evergreen shrubs added to interior perimeter areas to shield RV grounds.

PRINCETON HARBOR RV PARK
Half Moon Bay California



*View from Highway One, southbound,
w/ landscape screening*



View without landscaping, showing RVs only.

PRINCETON HARBOR RV PARK
Half Moon Bay California