THE AVALON

ENTITLEMENT SET

1201 N. Main Street
Fort Bragg, CA

GENERAL NOTES

Preliminary Code Assessment

SUMMARY:

Zone:	CH/CZ
Proposed Land Use:	Lodging - Hotel or Motel (Use Permit Required)
Property Area:	158,994 SF
Environmental Constraints:	ESHA and Sensitive Resources (84,485 sf or 53%)
Height limit:	35' (needs Use Permit Approval and 37' Haul Road setback)

SETBACKS:

Code Setbacks:	
Front:	15'
Side Interior:	0' (with 5' landscape reduced buffer at parking)
Rear:	37' from Haul Road (30' + 7' for height allowance)
Actual Setbacks:	
Front:	15'
Side Interior:	4' (South), 197' (North)
Rear:	75' from Haul Road, 60' from Property Line
North ESHA:	50' Buffer + 5' (Self-Imposed) Construction Buffer
South Wetland:	30' Buffer + 5' (Self-Imposed) Construction Buffer
Archaeological Resource:	Described Buffer (ranging from 5' to 50') with 12" min. depth of protective capping material No excavation or digging allowed

FAR:

FAR allowed:	.40 = 63,597 sf
FAR actual:	.29 = 46,490 sf

VIEW CORRIDOR:

Undeveloped View req'd:	30.0% of frontage 148'/494')
Undeveloped View actual:	32.5% (161'/494')

FLOOR AREA:

Max. Floor Area req'd:	15,000 sf (per building)
Hotel Units:	65
Building 1:	7,122 + 4,056 + 3,355 = 14,533 sf*
Units:	17
Building 2:	5,492 + 4,653 + 4,653 = 14,798 sf*
Units:	25
Building 3:	4,844 + 4,606 + 4,645 = 14,095 sf*
Units:	23 (*individual buildings may increase up to 15,000 sf in future designs to accommodate storage needs)
Private Event Center/Laundry:	3,064 sf

PARKING:

Parking (provided):	76 Vehicular Spaces 15 Bicycle Spaces 2 Motorcycle Spaces
Hotel/Motel:	1 for each unit, plus 2 for manager
Restaurant:	1:60 sf of dining area
Cocktail Bar/Lounge:	1:4 Seats or 1:200 sf (whichever is greater)

65 Units =	65 ÷ 2 =	67
Restaurant =	660 sf/60 =	11
Bar =	28/4 =	7 (or 818 sf/200 = 4)
Parking Reduction Recycling (per 17.36.080-D) =		-4
Total		81 Spaces

RELAXATION REQUESTS:

8' Landscape Parking Buffer at Side Property Line:	Team requests reduction of 8' Parking Buffer to 5' due to sensitive resource constraints.
Parking Count:	Relaxation of 5 parking spaces based on California Coastal Commission request for visual resources. Refer to 'Request for Reduction in Required Parking Spaces' narrative in the August resubmittal letter accompanying this plan set.
Interior Parking Lot Landscaping:	Team requests relaxation of minimum requirements for 10% gross area and tree quantity due to protecting visual resources. Currently proposing 9.45%.

POTENTIAL WATER SAVING PROGRAM OPTIONS:

Hotel Rooms:	EPA Water Sense Low-Flow Plumbing Fixtures; 92% of Hotel rooms do not have tubs (Shower Only)
Roof:	Rainwater Harvesting System with Underground Cistern Storage
Landscaping:	Drought Tolerant Plants
Hardscape:	Permeable Pavers in portion of Parking Lot and where Appropriate and Feasible
Irrigation:	Use of Cistern and On-Site Well
Laundry:	Linen Re-Use Program for Multi-Day Visitors

INDEX TO DRAWINGS

ARCHITECTURAL DRAWINGS:

SHEET	NAME
A1-1	COVER SHEET
A2-1	HI-SEAS SURVEY 1998
A2-2a	PARCEL AND TOPO SURVEY 2017
A2-2b	PARCEL AND TOPO SURVEY 2017 -2
A2-3	SITE PLAN
A2-4	CONCEPT LANDSCAPE PLAN
A2-5	ILLUSTRATIVE LID PLAN
A2-6	CIRCULATION PLAN
A3-1	MAIN FLOOR PLAN
A3-2	SECOND FLOOR
A3-3	THIRD FLOOR
A4-1	ROOF PLAN
A5-1	EXTERIOR ELEVATIONS BUILDING 1
A5-2	EXTERIOR ELEVATIONS BUILDING 2, BUILDING COLORS
A5-3	EXTERIOR ELEVATIONS BUILDING 3
A5-4	EXTERIOR ELEVATIONS EVENT CENTER
A6-1	AERIAL PERSPECTIVES
A6-2	VIEW CORRIDOR
A6-3	BEFORE & AFTER - HWY
A6-4	BEFORE & AFTER - AIRPORT ROAD
A6-5	BEFORE & AFTER - HAUL ROAD
A6-6	EXTERIOR PERSPECTIVES HAUL
A6-7	BEFORE & AFTER HAUL ROAD
A7-1	EXTERIOR CONCEPT LIGHTING FIXTURES
A7-2	EXTERIOR LIGHTING PLAN

CIVIL DRAWINGS:

SHEET	NAME
C-1	STANDARD ABB. & LEGENDS
C-2	GRADING, DRAINAGE & UTILITY
C-3	ADA PARKING PLAN
C-4	BIORETENTION & NOTES
C-5	SEDIMENT & EROSION CONTROL PLAN
C-6	SITE CIVIL DETAILS
6.1.1	BUILDING SECTIONS
6.1.2	BUILDING 1 BUILDING SECTIONS
6.1.3	BUILDING 2 BUILDING SECTIONS

PROJECT TEAM

CLIENT:

HUNT INNVESTMENTS, INC
P.O. Box 1470
McCall, ID 83638

PHONE: 208-634-1154
208-630-4870

CONTACT: BOB HUNT

AGENT

WYNN COASTAL PLANNING
703 North Main St
Fort Bragg, California 95437

PHONE: (707) 964-2537

CONTACT: AMY WYNN
amy@wcplan.com

ARCHITECTURE:

EPIKOS LAND PLANNING + ARCHITECTURE
303 Colorado, PO Box 2490
McCall, Idaho 83638

PHONE: 208-634-4540

CONTACT: LISA BECK, LEEP AP BD+C
lbeck@epikosdesign.com

PRINCIPAL ARCHITECT:
WAYNE RUEMMELE, LEED AP
wruemmele@epikosdesign.com

SITE DESIGN:

EPIKOS LAND PLANNING + ARCHITECTURE
303 Colorado, PO Box 2490
McCall, Idaho 83638

PHONE: 208-634-4540

CONTACT: DAVE PEUGH
dpeugh@epikosdesign.com

SURVEYOR

FORREST FRANCIS, LAND SURVEYOR
PO Box 1162
10501 Ford Street
Mendocino, California 95460

PHONE: (707)937-1719

CONTACT: FORREST FRANCIS
ffrancis@mcn.org

CIVIL ENGINEER:

SHN ENGINEERS & GEOLOGISTS
335 S. Main St.
Willits, CA 95490

PHONE: (707) 459-4518

CONTACT: JASON ISLAND, PE
jisland@shn-engr.com

ARCHAEOLOGIST:

Alta Archaeological Consulting
15 Third Street
Santa Rosa, CA 95401

PHONE: (530) 570-7172

CONTACT: ALEX DeGEORGEY
Alex@AltaAC.com

GEOTECHNICAL SURVEY:

BACE, Brunsing Associates
5468 Skylane Blvd., Suite 201
Santa Rosa, CA 95403

PHONE: (707) 838-3027 (x226)
(707) 292-3341 (cell)
(707) 838-4420 (Fax)

CONTACT: ERIK E. OLSBORG, E.G.
Principal Engineering Geologist
www.brunsing.com

TRAFFIC ENGINEER:

WHITLOCK & WEINBERGER TRANSPORTATION, INC.
(W-TRANS)
490 Mendocino Avenue, Suite 201
Santa Rosa, CA 95401

PHONE: (707) 542-9500

CONTACT: DALENE WHITLOCK, P.E., PTOE
dwhitlock@w-trans.com

BOTANICAL SURVEY

SNRC and WYNN COASTAL PLANNING
703 N. Main St.
Fort Bragg, California 95437

PHONE: (707) 964-2537

CONTACT: ASA SPADE
asa@wcplan.com

LANDSCAPE CONSULTANT:

KENT GRANEY LANDSCAPING
43200 Little Lake RD.
Mendocino, CA 95460

PHONE: (707) 937-0653
(707) 813-0016

CONTACT: KENT GRANEY
kentgraneyco.com

CONSULTING ARCHITECT:

PIERCE + FRYE ARCHITECTS
963 Dewing Avenue
Lafayette, CA 94549

PHONE: (415) 392-4433

CONTACT: ANDRE PIERCE
apierce@piercefrye.com

PROJECT DATA

CODE INFORMATION:

DESIGN CODE:	2016 IBC/CBC
OCCUPANCY:	R-1 HOTEL
CONSTRUCTION TYPE:	V-B
ZONE:	CH/CZ
LOT AREA:	158,994 SF APPX.

LOCATION:

1201 N. MAIN STREET/ HIGHWAY 1
FORT BRAGG, CALIFORNIA
A.P. #069-241-04, #069-241-27

SQUARE FOOTAGE CALCULATION:

BUILDING 1:		EVENT CENTER:	
FIRST FLOOR	7,122	FIRST FLOOR	3,064 SF
SECOND FLOOR	4,056		
THIRD FLOOR	3,355		
	14,533 SF		
BUILDING 2:		PROJECT TOTAL:	46,490 SF
FIRST FLOOR	5,492		
SECOND FLOOR	4,653		
THIRD FLOOR	4,653		
	14,798 SF		
BUILDING 3:			
FIRST FLOOR	4,844		
SECOND FLOOR	4,606		
THIRD FLOOR	4,645		
	14,095 SF		

NOTE: ALL SF CALCS TO OUTSIDE FACE OF STUD OR CONCRETE WALL

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

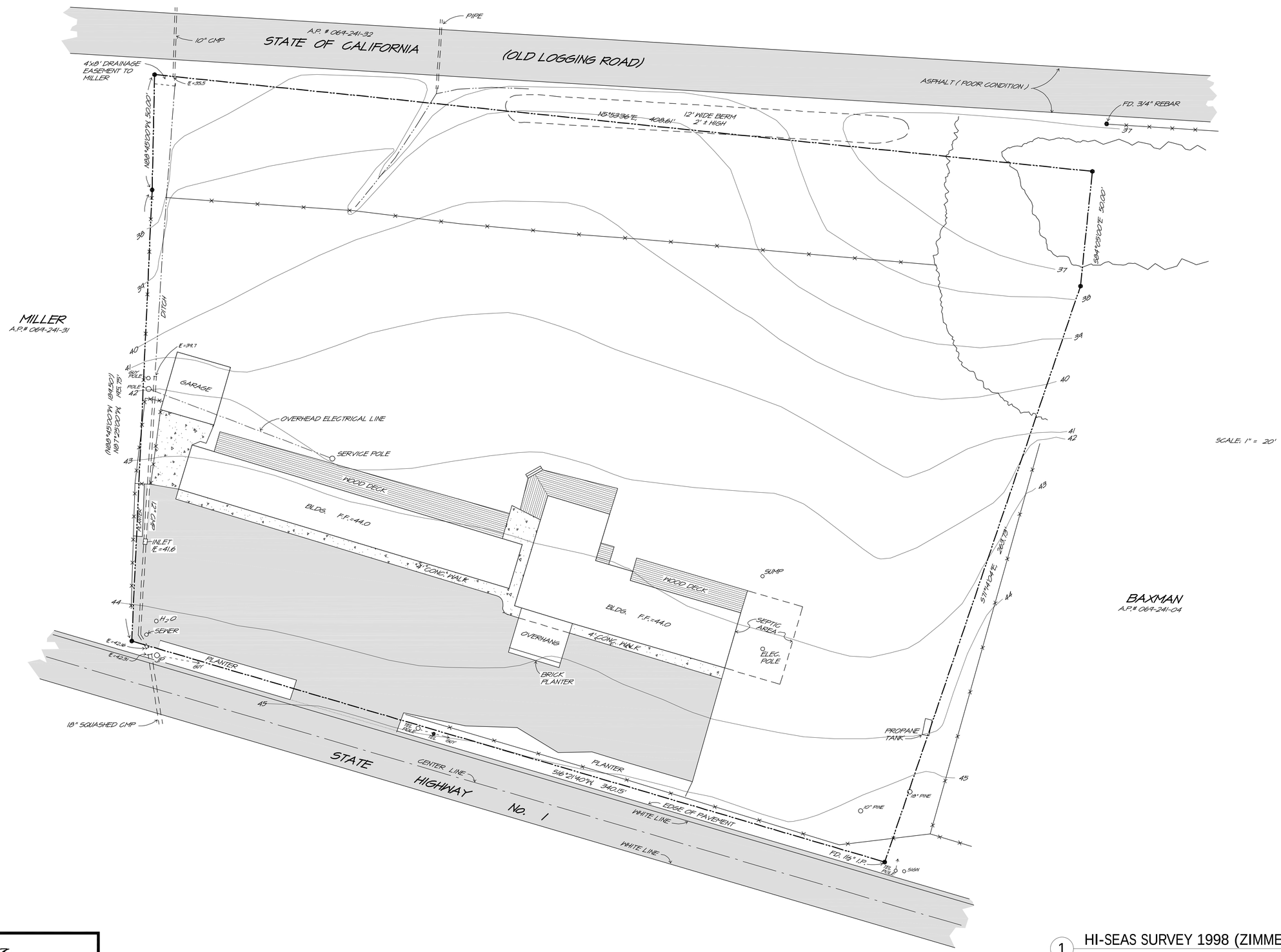
Revisions:

(PLOT DATE: 3/13/2020)

Date:	3/13/2020
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR
Sheet:	A1-1

© 2019 EPIKOS

C:\Users\lbeck\Desktop\The Avalon 180124 Version - Fort Bragg.pln



1 HI-SEAS SURVEY 1998 (ZIMMERMAN)

Prepared by:
Clifford M. Zimmerman
Licensed Land Surveyor, L.S. 4707
32200 Westwood Drive, Fort Bragg, Ca. 95437
Phone: 707-964-8830

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 10/21/2019)

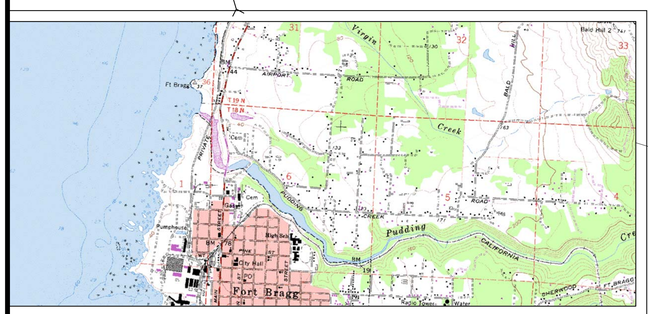
Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR
Sheet:	A2-1

© 2019 EPIKOS

HAUL ROAD

STATE HIGHWAY ONE

RETAINING WALL
BUILDING
S 84°45'00" E 50.00'
N 05°53'36" E 408.61'
N 05°53'36" E 174.21'
S 84°05'00" E 60.00' 189.06'
N 87°23'00" W 195.75'
WETLANDS E.S.H.A.
E.S.H.A. BOUNDARY
30' E.S.H.A. BUFFER
50' E.S.H.A. BUFFER
100' E.S.H.A. BUFFER
MON. WELL
PLASTIC PIPE
GARAGE
METAL PLATE
UTILITY POLE
CYPRESS TREES
4' DIA. LIFT STATION?
WATER METER
STORM DRAIN
UTILITY POLE & GUY
PADDLE BOARD MILE 62.81
FOG LINE
SEWER
BRICK
ASPHALT
UTILITY POST
S 16°21'40" W 340.15'
METAL FENCE POST
POSTS
SIGN
CONCRETE ?
CONTAINER
SENSITIVE RESOURCES AREA
S 17°45'04" E 283.78'
N 17°45'04" W 363.28'
FENCE
CONCRETE BARRIERS
WELL
48"MULTI TRUNK PINE
12"PINE
1 1/2" PIPE
PICKET FENCE
MOUND
POST
N 16°20'42" E 164.83'
WATER VALVES
UTILITY POLE & GUY
40
45
35



VICINITY MAP NO SCALE

NOTES:
-ASSUMED ELEVATION
-THIS DOES NOT CONSIST OF A BOUNDARY SURVEY

Forrest Francis, Land Surveyor
P. O. Box 1162 / 10501 Ford Street
Mendocino, California 95460
Phone: (707) 937-1719 E-Mail: ffrancis@mcn.org
www.mendocinosurveyor.com

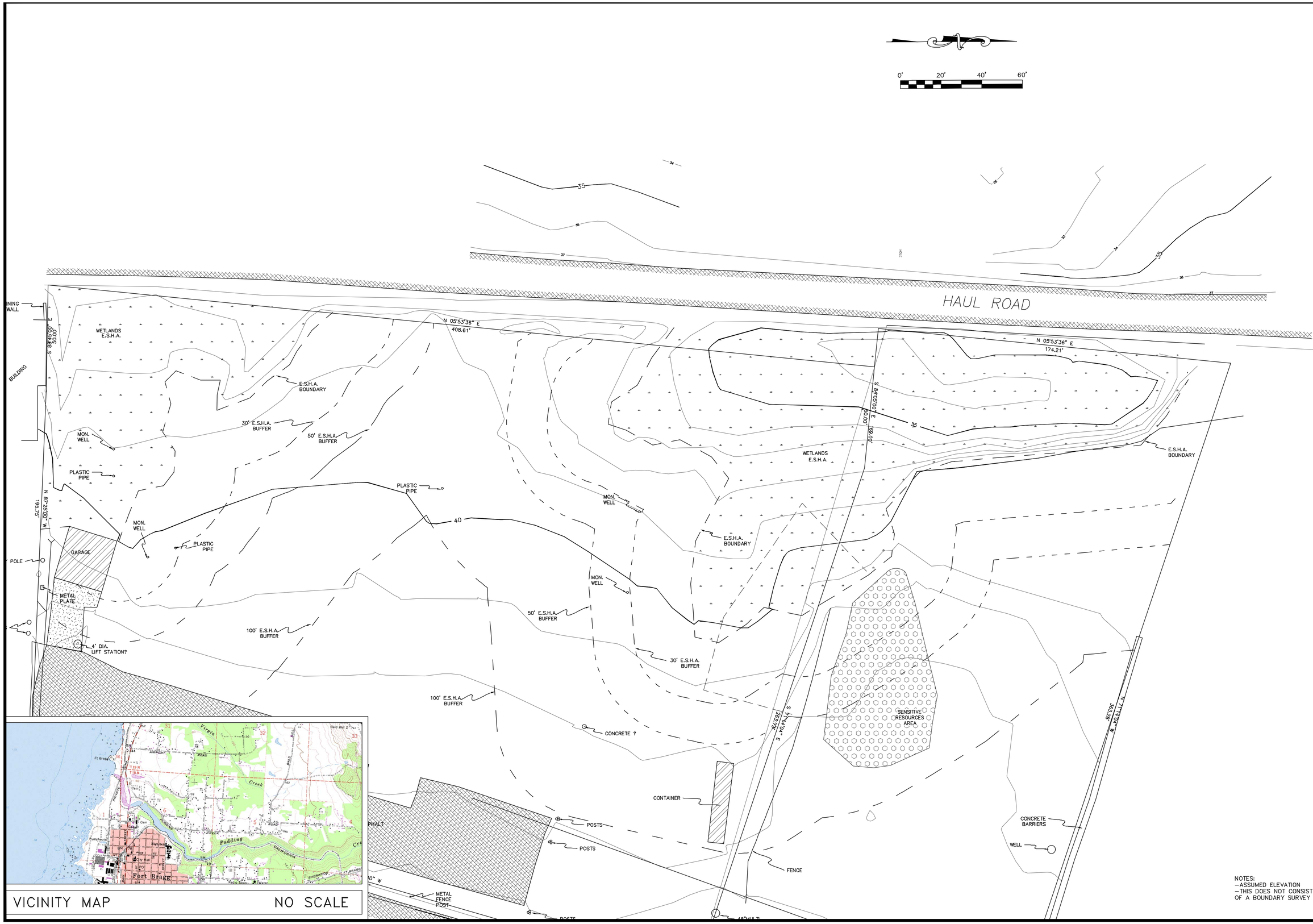
TOPOGRAPHIC MAP

LANDS OF HUNT
ASSESSOR'S PARCELS 069-241-04 & 27
FORT BRAGG, CA

JOB #0141.32
DRAWN FF
DATE 8/2014
SCALE AS SHOWN
APPROVED
L.S.5121

REV. 10/23/15 BOUNDARIES, ETC.
REV. 2/8/17 SHEET 2
REV. 4/3/17 SHEETS 1 & 2
REV. 10/26/17 S.R.A.

SHEET
A2-2a
OF 2 SHEETS



NOTES:
—ASSUMED ELEVATION
—THIS DOES NOT CONSIST OF A BOUNDARY SURVEY

Forrest Francis, Land Surveyor
P. O. Box 1162 / 10501 Ford Street
Mendocino, California 95460
Phone: (707) 937-1719 E-Mail: ffrancis@mcn.org
www.mendocinosurveyor.com

TOPOGRAPHIC MAP

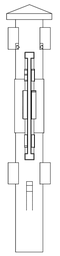
LANDS OF HUNT
ASSESSOR'S PARCELS 069-241-04 & 27
FORT BRAGG, CA

JOB #014132
DRAWN FF
DATE 8/2014
SCALE AS SHOWN
APPROVED
L.S.5121

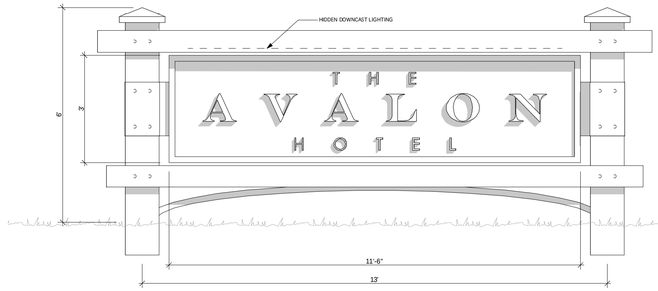
REV. 10/23/15 BOUNDARIES, ETC.
REV. 2/8/17 SHEET 2
REV. 4/3/17 SHEETS 1 & 2
REV. 10/26/17 S.R.A.

SHEET
A2-2b
OF 2 SHEETS

2 SIGN PERSPECTIVE

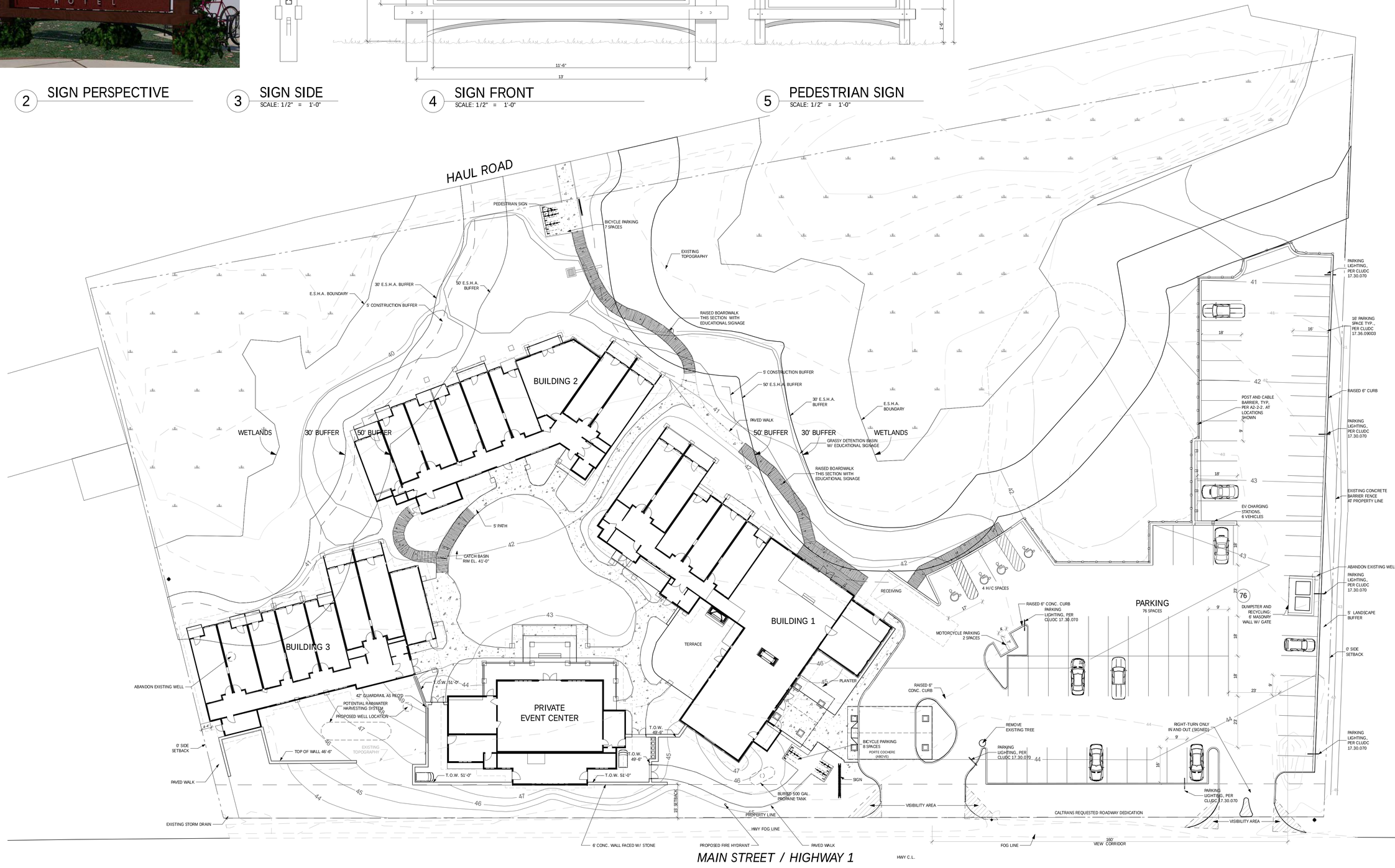


3 SIGN SIDE
SCALE: 1/2" = 1'-0"



4 SIGN FRONT
SCALE: 1/2" = 1'-0"

5 PEDESTRIAN SIGN
SCALE: 1/2" = 1'-0"



CONCEPTUAL GRADING ONLY ILLUSTRATED ON THIS PLAN. REFER TO SHN GRADING PLAN FOR DETAIL.

1 SITE PLAN
SCALE: 1" = 20'

0 10' 20' 40'

C:\Users\lbeck\Desktop\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 3/19/2020)

Date:	3/19/2020
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A2-3

© 2019 EPIKOS

LANDSCAPE SPECIFICATIONS

1. **General Conditions:**
   a. All work shall be performed in a profesional manner and be of the highest quality standards.
   b. No work shall occur within the protected wetland.
   c. Rodenticides containing any anticoagulant compounds, including but not limited to, bromadiolone, brodifacoum, or diphacinone, shall not be used.
   d. Where practical, all proposed plantings to be native vegetation, drought- and spray-tolerant, locally native to Mendocino County, obtained from local genetic stocks within Mendocino County. If native vegetation from local genetic stock is not available, native vegetation obtained from genetic stock outside the local area, but from within the adjacent region of the floristic province, may be used.
   e. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist at the site of the proposed revegetation. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
2. **Soil Preparation:**
   a. No additional topsoil needs to be imported to the site for planting in the wetland buffers. Backfill plant holes with existing soil, amendments and approved fertilizer tablets.
3. **Planting:**
   a. Plant holes shall be twice the diameter and depth of the root ball.
   b. When planted, crown of plant shall be 1-2" above grade. Prepare a water basin by forming a soil ring at least 3" high and wide around the outer edge of the root ball. Water plants in container thoroughly prior to planting and directly after to eliminate air pockets and reduce plant stress.
   c. All plants shall receive 3" minimum of 3/4" walk on fir bark mulch or equal. Existing vegetation in a 3' radius from tree crown shall be removed and mulch applied.
   d. Plants shall be kept moist for two weeks following planting and then watered well, once per week until rainy season begins.
4. **Irrigation:**
   a. Planting shall occur late fall/early winter to take advantage of winter rainy season.
   b. Irrigation system to be installed according to Irrigation Plan, to be developed.
5. **Maintenance and replacement:**
   a. Provide a monthly maintenance check on vegetation and irrigation conditions to ensure success of the planting and irrigation system.
   b. Trees shall be replaced in-kind, per the landscape plan and written specifications, as they die or are substantially declining.

TREATMENT A- Wetland preservation

TREATMENT B- Soil Amendment

TREATMENT C- Wetland Restoration

TREATMENT D- Buffer Enhancement (shrubs)

TREATMENT E- Spillway (low growing plants)

TREATMENT F- Buffer Enhancement (low plants)

Scirpus microcarpus, 4' TALL

Juncus effusus, 3' TALL

Pteridium aquilinum, 3' TALL

Sisyrinchium Bellum, 1' TALL

Argentina answerina, 6" TALL

Festuca rubra, 4" TALL

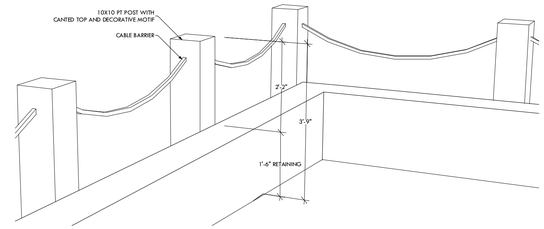
TREES SUCH AS:
- Shore Pine
- Dwarf Shore Pine
- Bishop Pine

5'-10' TALL SHRUBS SUCH AS:
- Wax Myrtle
- Pink Flowering Current
- Evergreen Huckleberry
- Strawberry Tree (Arbutus unedo)
- Ceanothus
- Coast Silktassel
- Coffeeberry
- Correa
- California Wax Myrtle
- Crab Apple
- Tuscan Blue Rosemary

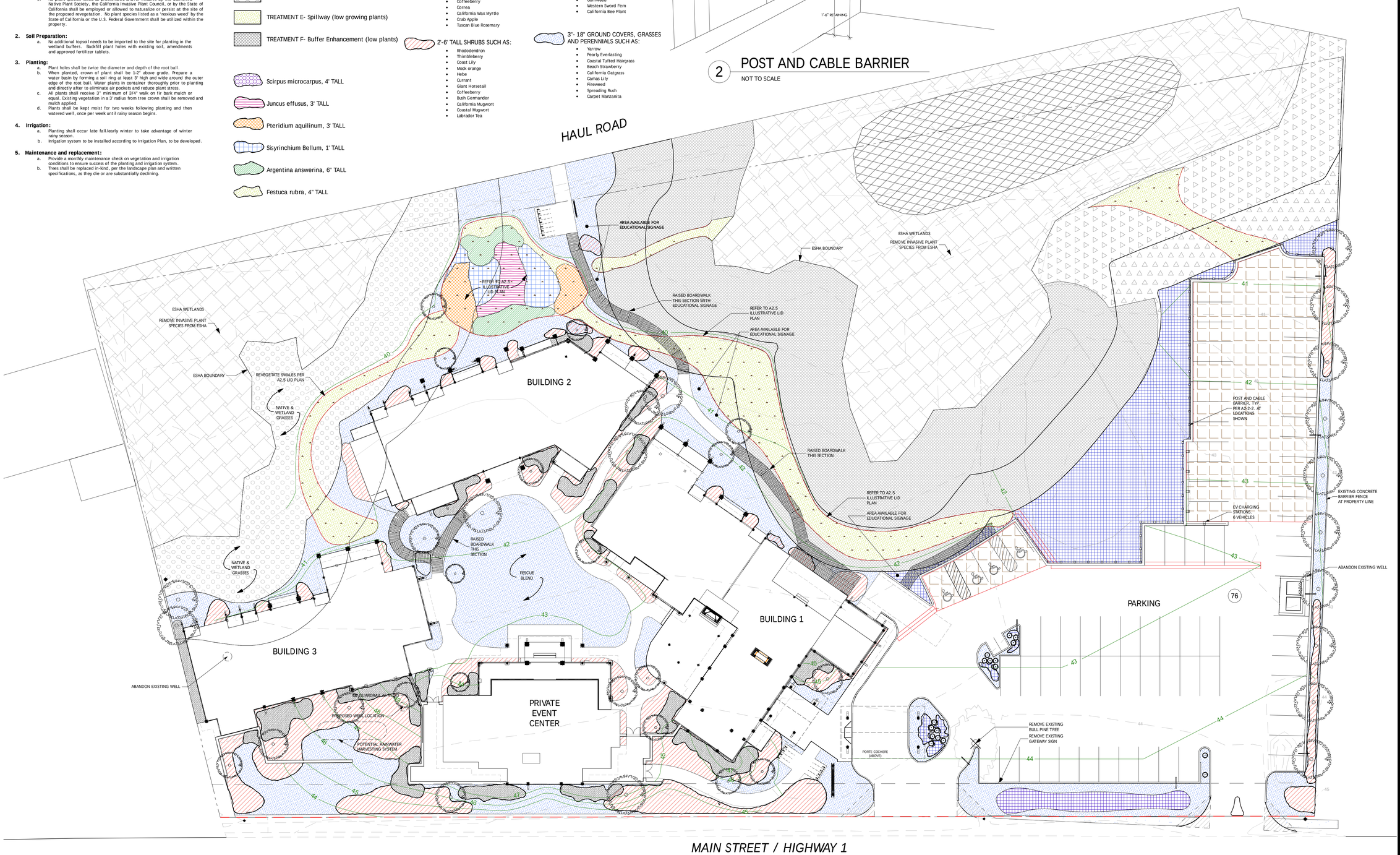
2'-6' TALL SHRUBS SUCH AS:
- Rhododendron
- Thimbleberry
- Coast Lily
- Mock orange
- Hebe
- Currant
- Giant Horsetail
- Coffeeberry
- Bush Germander
- California Mugwort
- Coastal Mugwort
- Labrador Tea

2'-3' TALL SHRUBS SUCH AS:
- Canadian Goldenrod
- Nootka Rose
- California Brome
- Blue Wildrye
- Lady Fern
- Pacific Reedgrass
- Gumweed
- Western Sword Fern
- California Bee Plant

3"- 18" GROUND COVERS, GRASSES AND PERENNIALS SUCH AS:
- Yarrow
- Pearly Everlasting
- Coastal Tufted Hairgrass
- Beach Strawberry
- California Oatgrass
- Camas Lily
- Fireweed
- Spreading Rush
- Carpet Manzanita



2 POST AND CABLE BARRIER
NOT TO SCALE



1 CONCEPT LANDSCAPE PLAN
SCALE: 1" = 20'

0 10' 20' 40'

C:\Users\lbeck\Desktop\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 3/13/2020)

Date:	3/13/2020
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A2-4

© 2019 EPIKOS

1 ILLUSTRATIVE LID PLAN

SCALE: 1" = 20'

0 10' 20' 40'

C:\Users\lbeck\Desktop\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE

303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 3/13/2020)

Date:	3/13/2020
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:

A2-5

© 2019 EPIKOS

NOTE:
ENTRANCES AND INTERSECTIONS SHOWN ON EASTERLY SIDE OF HIGHWAY 1 ARE APPROXIMATE, BASED ON AERIAL IMAGARY FROM GOOGLE EARTH.

1 CIRCULATION PLAN
SCALE: 1" = 30'

0 30' 60'

C:\Users\lbeck\Desktop\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

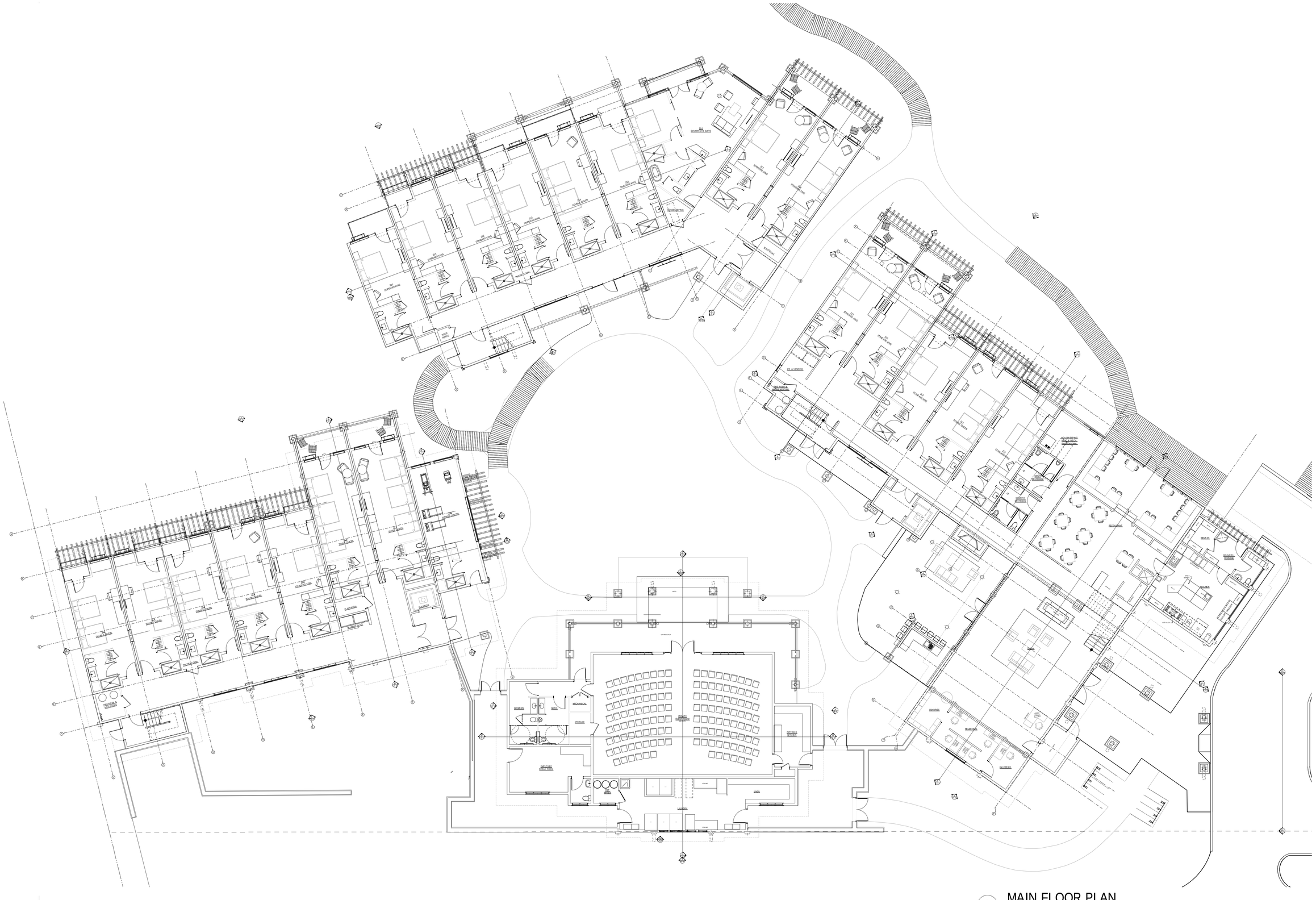
Revisions:

(PLOT DATE: 3/13/2020)

Date:	3/13/2020
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A2-6

© 2019 EPIKOS



1 MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

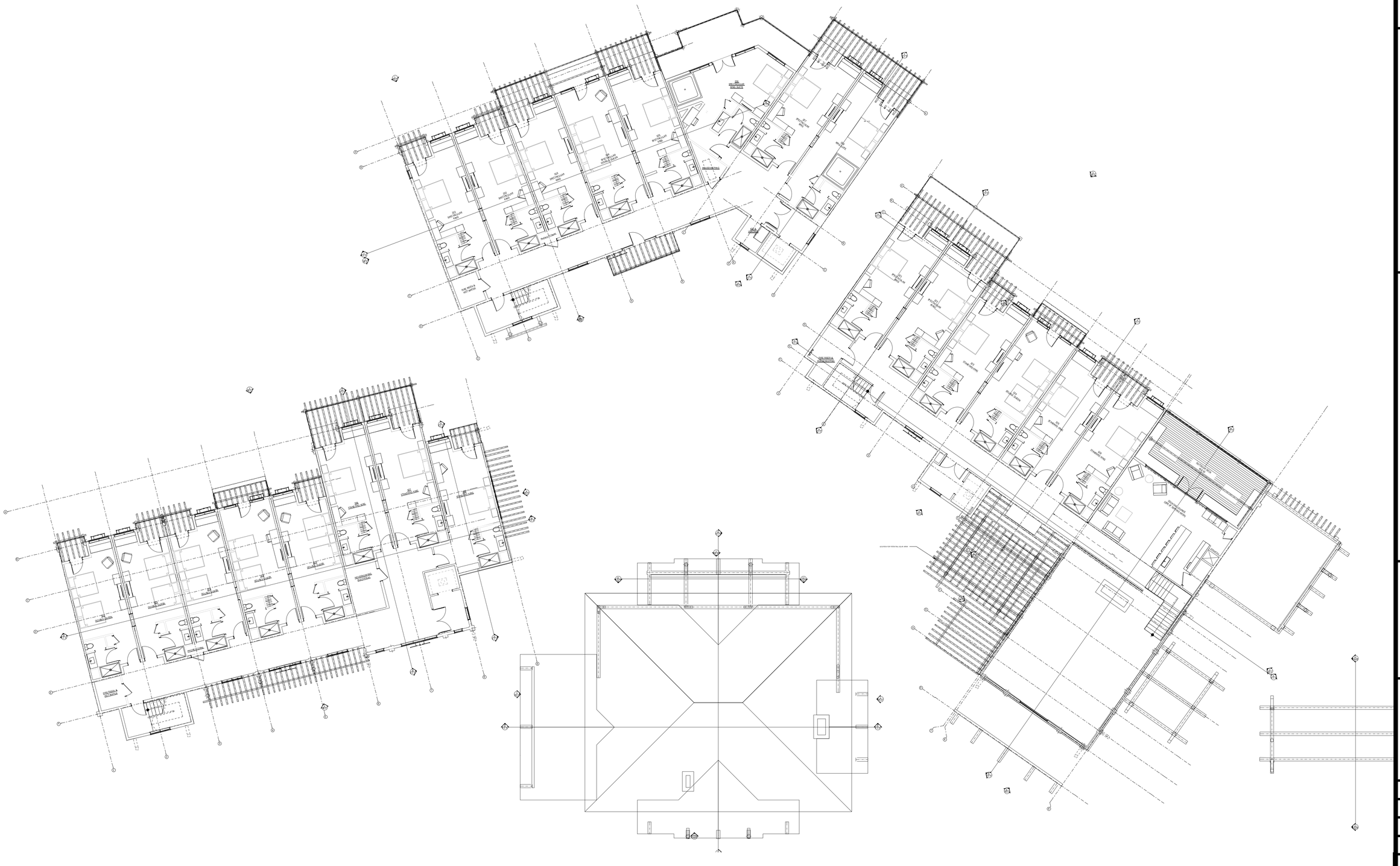
Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A3-1

© 2019 EPIKOS



1 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE

303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON

1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

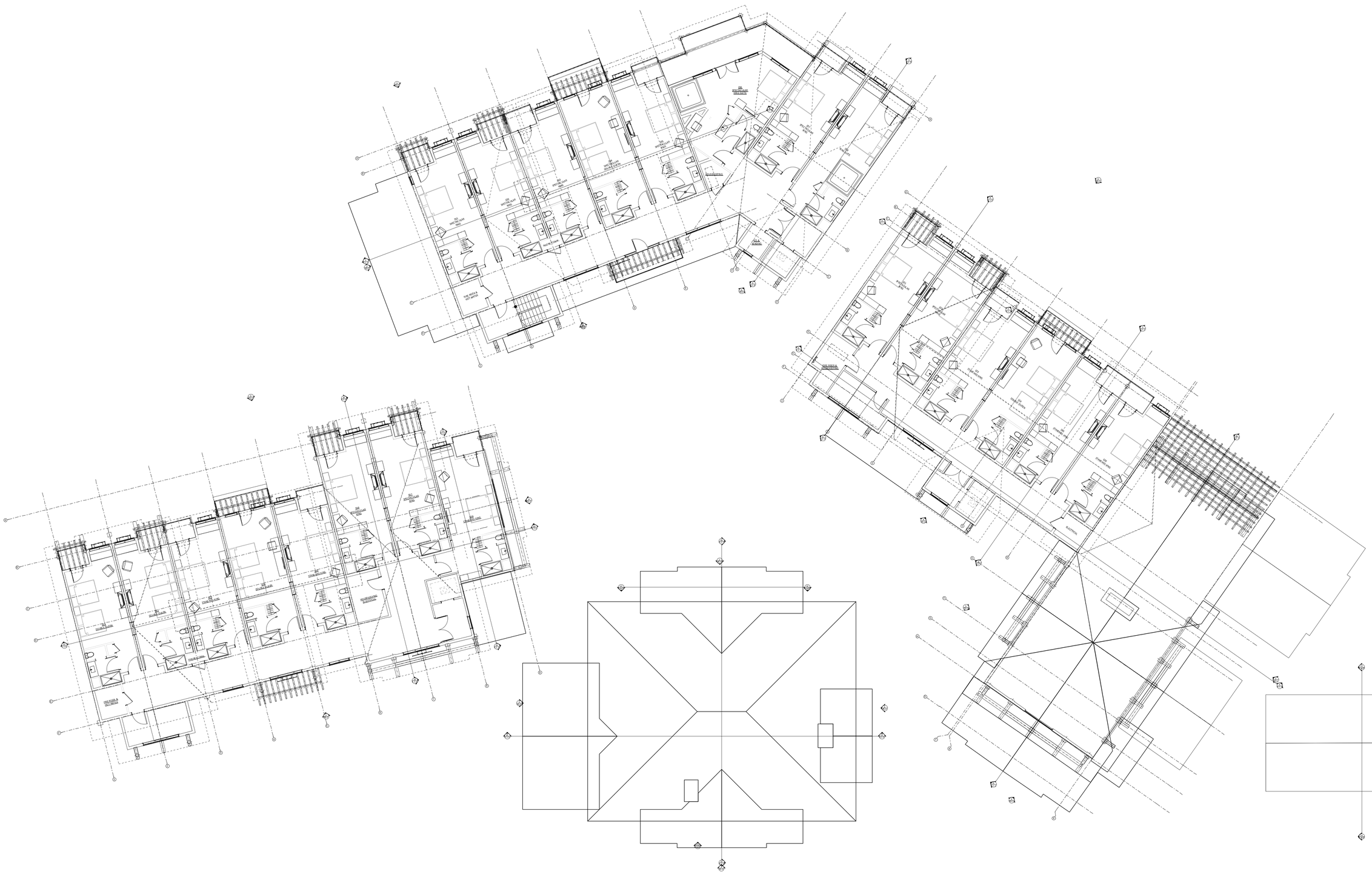
(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:

A3-2

© 2019 EPIKOS



1 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

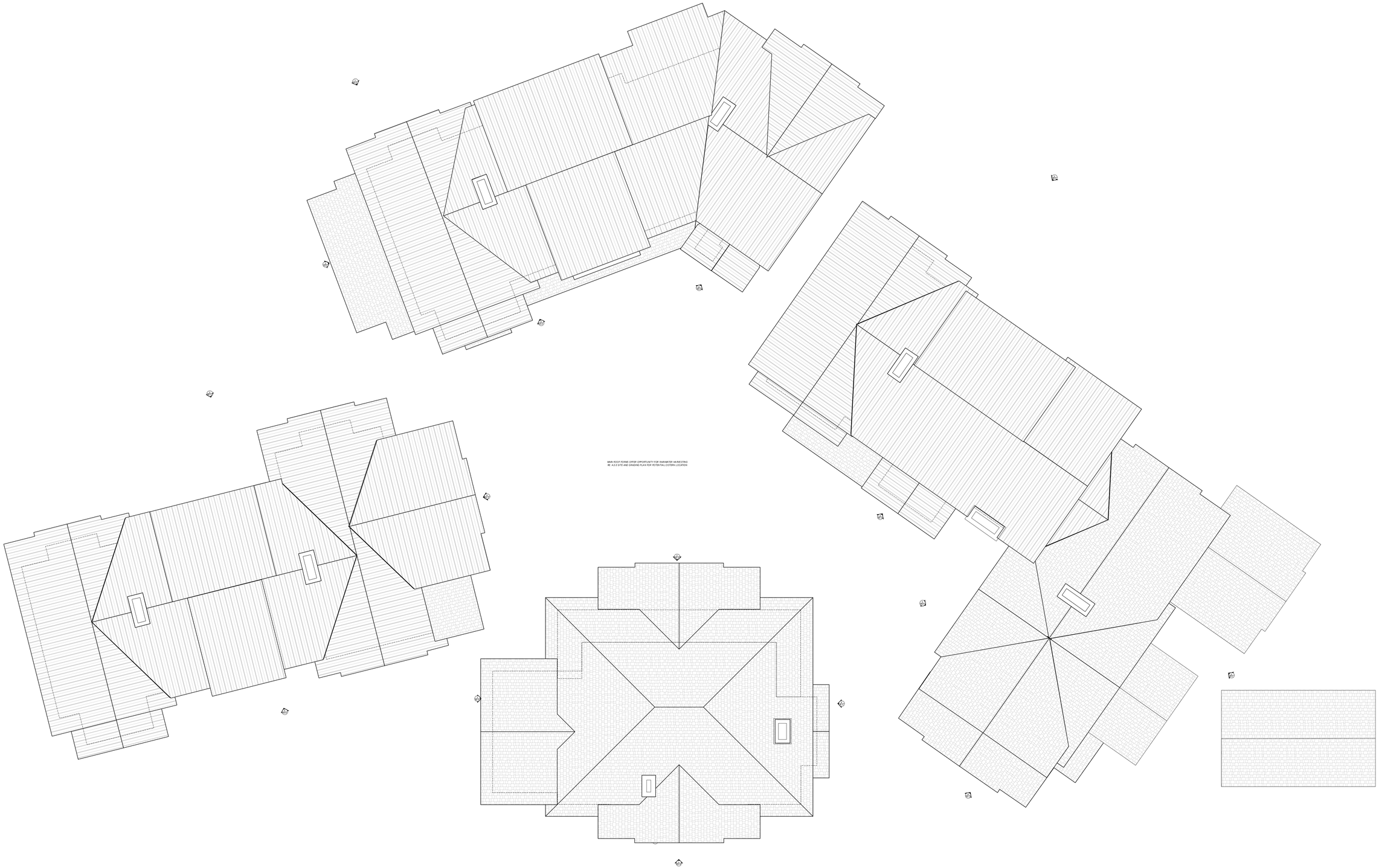
Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A3-3

© 2019 EPIKOS



MAIN ROOF FORMS OFFER OPPORTUNITY FOR RAINWATER HARVESTING
RE: A-2.0 SITE AND GRADING PLAN FOR POTENTIAL CISTERN LOCATION

1 ROOF PLAN
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

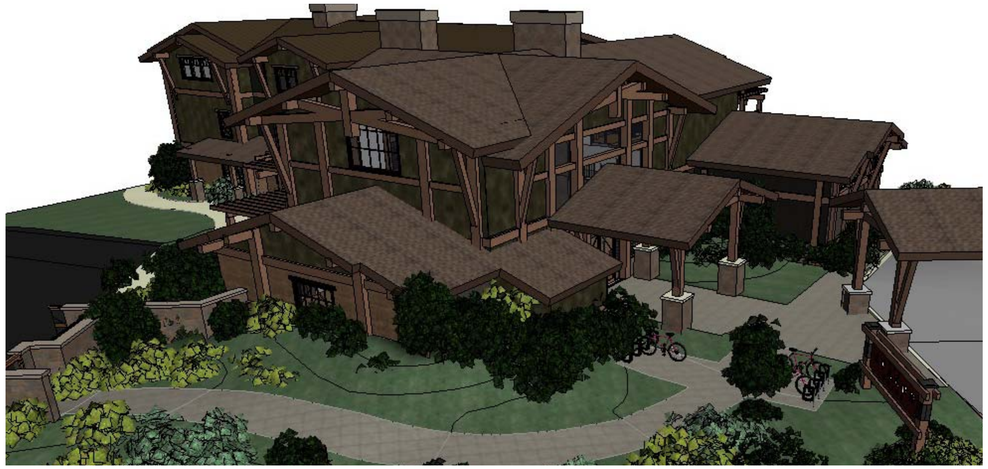
Revisions:

(PLOT DATE: 10/21/2019)

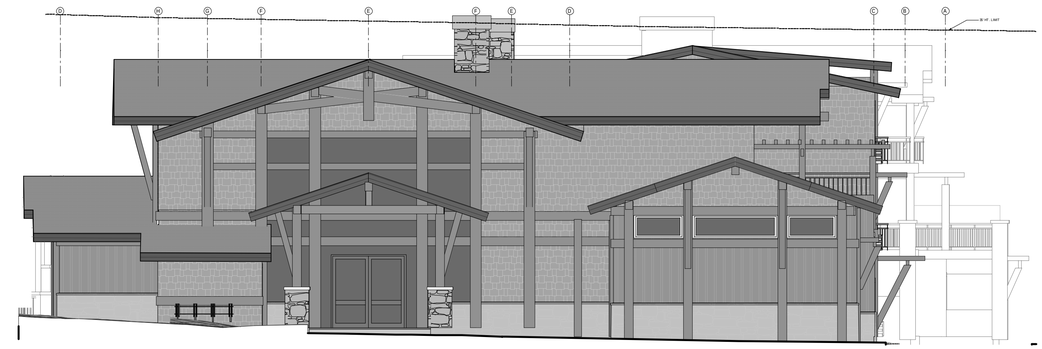
Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A4-1

© 2019 EPIKOS



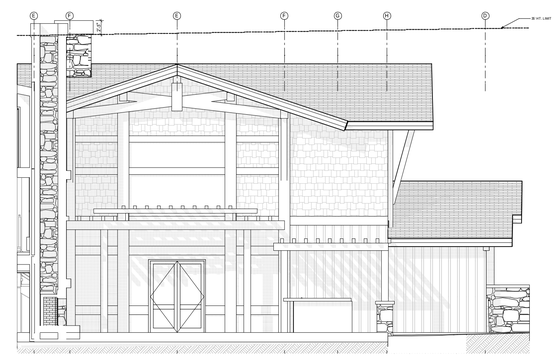
1 BUILDING 1 PERSPECTIVE
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



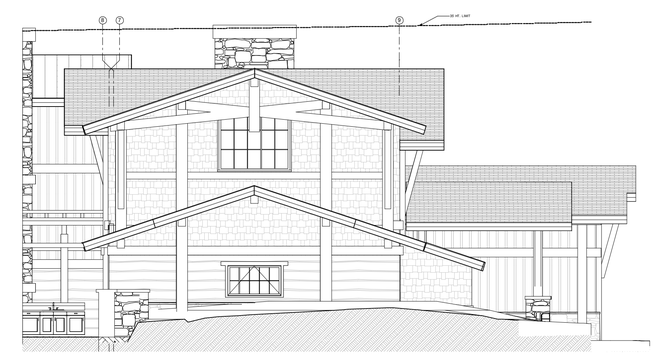
2 BUILDING 1 ENTRANCE
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

3 BUILDING 1 WEST
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

4 BUILDING 1 COURTYARD 1
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



5 BUILDING 1 COURTYARD 2
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



6 BUILDING 1 HWY
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

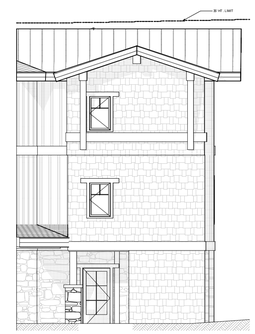
Sheet:
A5-1

© 2019 EPIKOS

1 BUILDING 2 WEST
SCALE: 1/8" = 1'-0"

2 BUILDING 2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3 BUILDING 2 COURTYARD 1
SCALE: 1/8" = 1'-0"



4 BUILDING 2 COURTYARD 2
SCALE: 1/8" = 1'-0"

5 BUILDING 2 PERSPECTIVE AND PROJECT MATERIALS

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

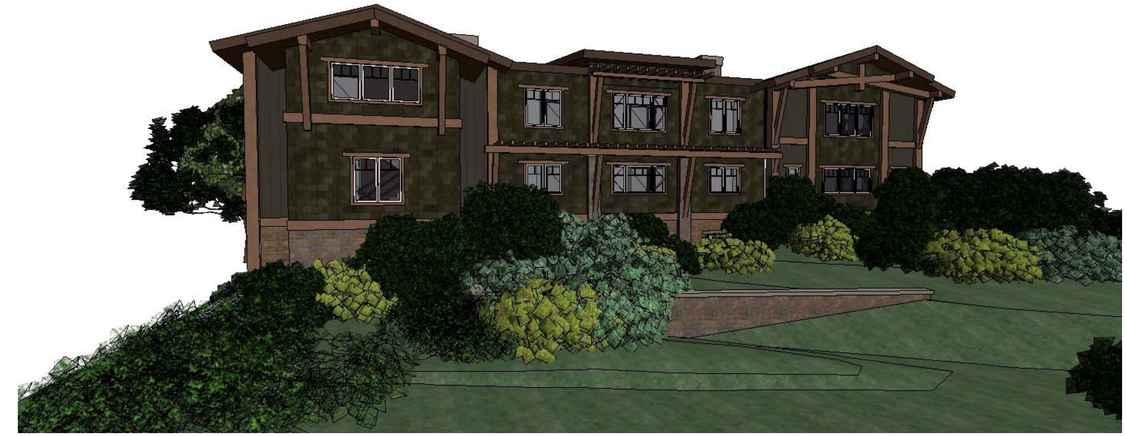
(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A5-2

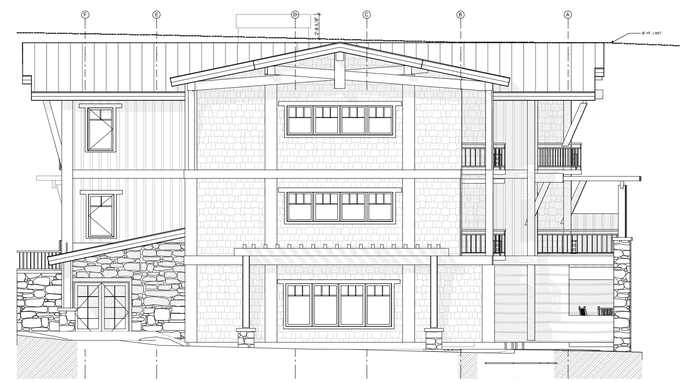
© 2019 EPIKOS

1 BUILDING 3 PERSPECTIVE



2 BUILDING 3 HWY PERSPECTIVE

3 BUILDING 3 WEST
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



4 BUILDING 3 COURTYARD
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

5 BUILDING 3 HWY
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

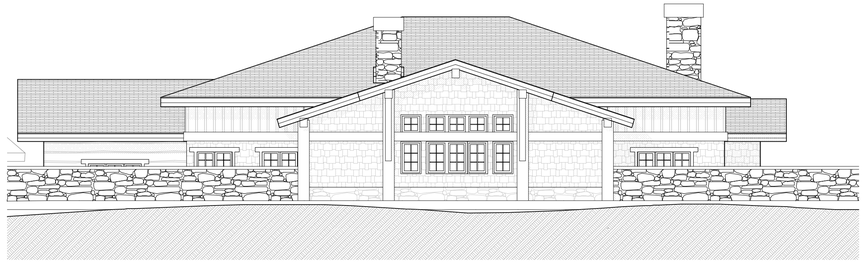
Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A5-3

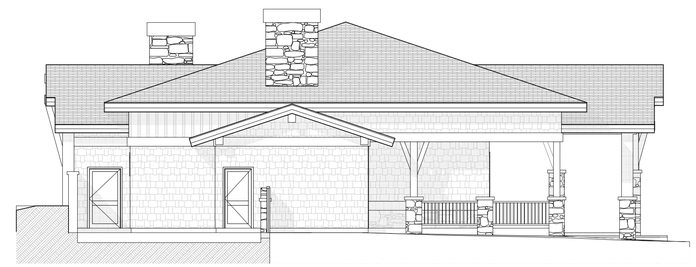
© 2019 EPIKOS



1 EVENT CENTER FROM HWY
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

2 EVENT CENTER FROM COURTYARD
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

3 EVENT CENTER SOUTH
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



4 EVENT CENTER NORTH
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

5 EVENT CENTER PERSPECTIVE

6 35' HEIGHT LIMIT SITE SECTION
SCALE: 1" = 10'
0 5' 10' 20'

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A5-4

© 2019 EPIKOS

(BEFORE)

(AFTER)

1 COASTLINE AERIAL

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE

303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON

1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:

A6-1

© 2019 EPIKOS

1 VIEW FROM PARKING LOT

(BEFORE)

(AFTER)

2 VIEW CORRIDOR FROM NORTH

(BEFORE)

STUDY CONCEPT (AFTER -NO GRADING)

STUDY CONCEPT (AFTER- 3' GRADE CHANGE)

PROPOSED DESIGN(AFTER- 41' CONTOUR GRADING)

3 VIEW CORRIDOR

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR
Sheet:	A6-2

© 2019 EPIKOS

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

(BEFORE)

(BEFORE)

(AFTER)

1 HIGHWAY FROM NORTH

(AFTER)

2 HIGHWAY FROM SOUTH

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

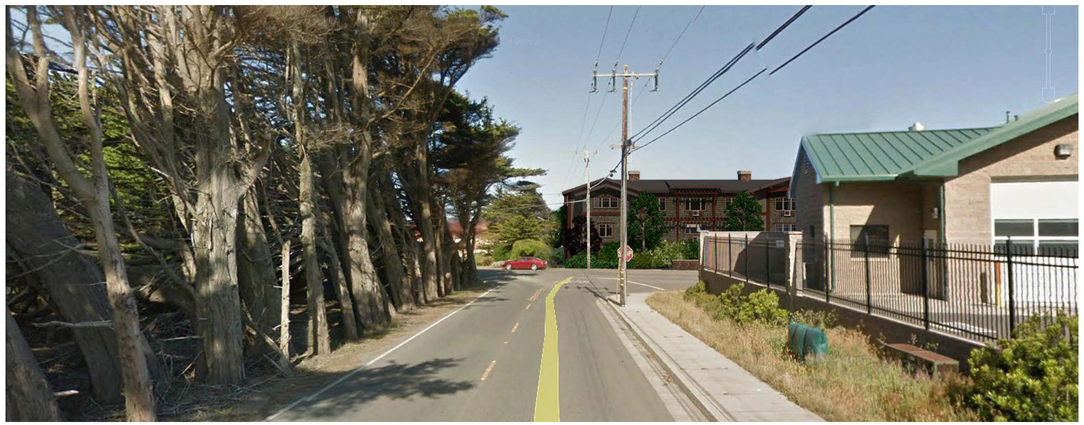
(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR
Sheet:	A6-3

© 2019 EPIKOS

(BEFORE, WITH HI-SEAS MOTEL)

(BEFORE, WITH VIEW TO PACIFIC)



(AFTER)

1 AIRPORT ROAD

(BEFORE, WITH HI-SEAS MOTEL)

(BEFORE, WITH VIEW TO PACIFIC)

(AFTER)

2 AIRPORT ROAD INTERSECTION

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A6-4

© 2019 EPIKOS

(BEFORE)

(BEFORE)

(AFTER)

1 HAUL ROAD FROM NORTH

(AFTER)

2 HAUL ROAD FROM SOUTH

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR
Sheet:	A6-5

© 2019 EPIKOS

(BEFORE)

2 COURTYARD FROM NORTH

1 SOUTH PROP. LINE FROM HAUL ROAD

(AFTER)

3 COURTYARD FROM SOUTHWEST

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR
Sheet:	A6-6

© 2019 EPIKOS

(BEFORE)

(AFTER)

1 VIEW FROM BLUFF

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

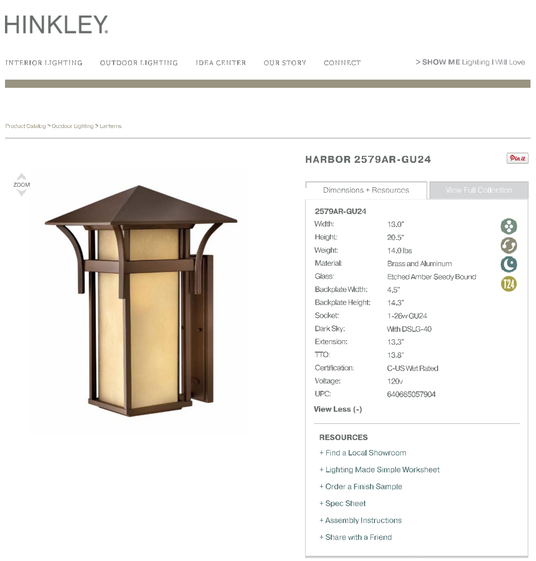
(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A6-7

© 2019 EPIKOS

1 2570AR-LED



HINKLEY.

INTERIOR LIGHTING | OUTDOOR LIGHTING | IDEA CENTER | OUR STORY | CONNECT | > SHOW ME Lighting I Will Love

Product Catalog > Outdoor Lighting > Lanterns

ZOOM

HARBOR 2579AR-GU24

Dimensions + Resources | View Full Collection

2579AR-GU24

Width:	13.0"
Height:	20.5"
Weight:	14.0 lbs
Material:	Brass and Aluminum
Glass:	Etched Amber Seedy Bound
Backplate Width:	4.5"
Backplate Height:	14.3"
Socket:	1-26w GU24
Dark Sky:	With DSLG-40
Extension:	13.3"
TTO:	13.8"
Certification:	C-US Wet Rated
Voltage:	120v
UPC:	640665057904

View Less (-)

RESOURCES

+ Find a Local Showroom
+ Lighting Made Simple Worksheet
+ Order a Finish Sample
+ Spec Sheet
+ Assembly Instructions
+ Share with a Friend

2 HINKLEY CUT SHEET

3 2572AR

4 2576AR-GU24

5 16016MZ-LED

P8401-31 - Nightsaver - 8.38" Medium Dark Sky Shield Lighting

Specs	
Family/Collection:	Nightsaver
Height:	8.38"
Width/Diameter (in):	4.25"
Material:	Aluminum
Weight:	0.84 lbs.

Style and Option 1	
Style:	Black Finish
Item #:	P8401-31
Price:	$21.96

UL LISTED | LIFETIME WARRANTY | SHIPS TO CANADA

9 PROGRESS DARK SKY SHIELD

6 1542MZ-LED

7 16710MZ-3K60

8 PARKING LOT

10 RECESSED CAN LIGHT

IP65

519
LUMENS/FT

11 SIGN LED STRIP LIGHT

F:\prj\1435 The Avalon - Ft. Bragg\CAD\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

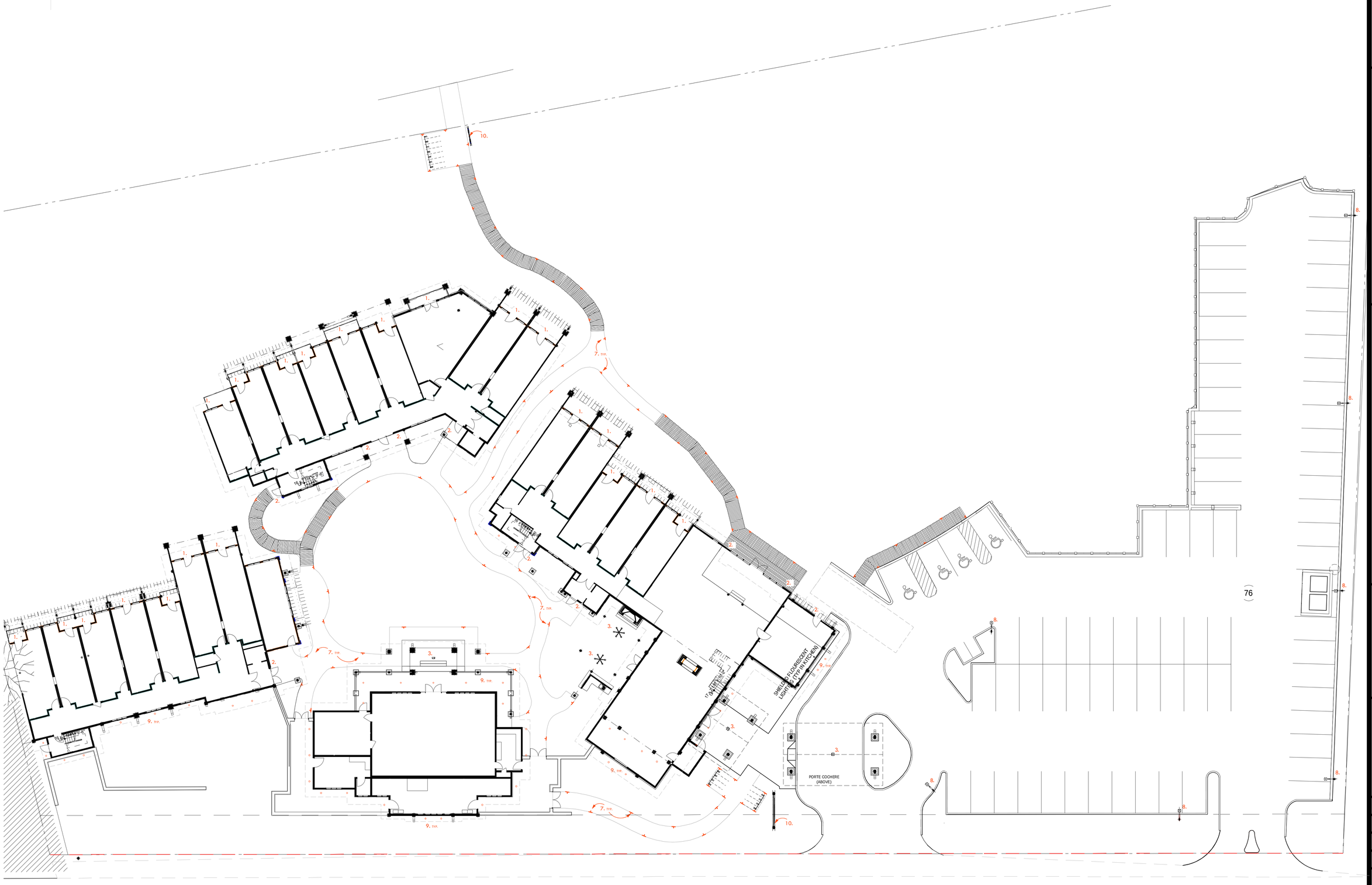
Revisions:

(PLOT DATE: 10/21/2019)

Date:	10/21/2019
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:
A7-1

© 2019 EPIKOS



1 EXTERIOR LIGHTING PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

C:\Users\lbeck\Desktop\The Avalon 180124 Version - Fort Bragg.pln

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON

1201 N. Main Street
Fort Bragg, California

Stamp:

ENTITLEMENT SET

Revisions:

(PLOT DATE: 4/1/2020)

Date:	4/1/2020
Project No:	1435
Drawn by:	MM, LB
Checked by:	DP, WR

Sheet:

A7-2

© 2019 EPIKOS

ABBREVIATIONS

A
ABN — ABANDON
ABS — ACRYLONITRILE–BUTADIENE–STYRENE
AB — ANCHOR BOLT, AGGREGATE BASE
AC — ASPHALTIC CONCRETE
ACP — ASBESTOS CEMENT PIPE
ACI — AMERICAN CONCRETE INSTITUTE
ADJ — ADJUSTABLE
AGGR — AGGREGATE
AISC — AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AL — ALUMINUM
ALT — ALTERNATE
AP — ANGLE POINT
APPROX — APPROXIMATELY
ARCH — ARCHITECTURAL
ASTM — AMERICAN SOCIETY FOR TESTING & MATERIALS
AUTO — AUTOMATIC
AUX — AUXILIARY
@ — AT

B
BC — BEGIN CURVE
BCR — BEGIN CURB RETURN
BD — BOARD
BF — BLIND FLANGE
BFV — BUTTERFLY VALVE
BK — BOOK OR BACK
BLDG — BUILDING
BM — BENCH MARK, BEAM
BMP — BEST MANAGEMENT PRACTICE
BO — BLOW OFF
BOT — BOTTOM
BOW — BOTTOM OF WALL
BRG — BEARING
BTWN — BETWEEN
BV — BALL VALVE
BVC — BEGINNING OF VERTICAL CURVE
BW — BACK OF WALK
BWV — BACKWATER VALVE

C
C — CHANNEL (STRUCTURAL SHAPE)
CARV — COMBINATION AIR AND VACUUM RELEASE VALVE
CATV — CABLE TELEVISION
CB — CATCH BASIN
CEIL — CEILING
CFM — CUBIC FEET PER MINUTE
CFS — CUBIC FEET PER SECOND
CHEM — CHEMICAL
CI — CAST IRON
CIP — CAST IRON PIPE
C.I.P. — CAST IN PLACE
CJ — CONSTRUCTION JOINT
CLR — CLEAR
℄ — CENTERLINE
CMP — CORRUGATED METAL PIPE
CMU — CONCRETE MASONRY UNIT
CTSK — COUNTERSINK
CO — CLEANOUT
COL — COLUMN
CONC — CONCRETE
CONT — CONTINUOUS OR CONTINUED
COORD — COORDINATE
CPLG — COUPLING
CRS — COLD ROLLED STEEL
CTR — CENTER
CTS — COPPER TUBE SIZE
CU — CUBIC
CU FT — CUBIC FEET
CV — CHECK VALVE
CW — COLD WATER
CY — CUBIC YARD

D
° — DEGREE (ANGLE)
d — PENNY (NAIL SIZE)
D — STORM DRAIN
DB — DISTRIBUTION BOX
DBL — DOUBLE
DF — DOUGLAS FIR
DI — DROP INLET OR DUCTILE IRON
DIA — DIAMETER
DIAG — DIAGONAL
DIM — DIMENSION
DIMJ — DUCTILE IRON MECHANICAL JOINT
DIP — DUCTILE IRON PIPE
DET — DETAIL
DWG — DRAWING
DW — DRIVEWAY

E
(E) — EXISTING
E — EASTING OR EAST
EA — EACH
EC — END CURVE
ECR — END CURB RETURN
EF — EACH FACE
EFL — EFFLUENT
EG — EXISTING GRADE/GROUND
EL — ELBOW
ELEC — ELECTRIC OR ELECTRICAL
ELEV — ELEVATION
ENGR — ENGINEER
EP — EDGE OF PAVING
EQ — EQUAL
EQUIP — EQUIPMENT
ER — EDGE OF ROAD
EVC — END OF VERTICAL CURVE
EW — EACH WAY
EWEF — EACH WAY, EACH FACE
EXC — EXCAVATE
EXP — EXPOSED OR EXPANSION
EXP JT — EXPANSION JOINT
EXST — EXISTING
EXT — EXTERIOR

F
F — FLANGE
FC — FLEXIBLE COUPLING OR FACE OF CURB
FCA — FLANGED COUPLING ADAPTER
FD — FLOOR DRAIN
FDC — FIRE DEPARTMENT CONNECTION
FDN — FOUNDATION
FF — FINISH FLOOR
FG — FINISHED GRADE
FH — FIRE HYDRANT
FIG — FIGURE
FIN — FINISH
FIP — FEMALE IRON PIPE
FL — FLOW LINE
FLG — FLANGE
FLR — FLOOR
FLTR — FILTER
FO — FIBER OPTIC
FOC — FACE OF CONCRETE
FT — FOOT OR FEET
FT^2 — SQUARE FEET
FT^3 — CUBIC FEET
FTG — FOOTING
FUT — FUTURE

G
G — GAS
GA — GAGE
GALV — GALVANIZED
GIP — GALVANIZED IRON PIPE
GM — GAS METER
GPD — GALLONS PER DAY
GPH — GALLONS PER HOUR
GPM — GALLONS PER MINUTE
GRD — GRADE OR GROUND
GSP — GALVANIZED STEEL PIPE
GV — GATE VALVE
GYP — GYPSUM

H
HB — HOSE BIBB
HDPE — HIGH DENSITY POLYETHYLENE
HDR — HEADER
HDW — HARDWARE
HMA — HOT MIX ASPHALT
HOR — HORIZONTAL
HP — HORSEPOWER, HIGH POINT
HR — HOUR
HT — HEIGHT
HW — HOT WATER
HWR — HOT WATER RETURN
HWS — HOT WATER SUPPLY

I
ID — INSIDE DIAMETER
IN — INCH
INFL — INFLUENT
INSUL — INSULATE OR INSULATION
INT — INTERIOR
INV — INVERT
IPS — IRON PIPE SIZE

J
JT — JOINT
JP — JOINT POLE

K
KIP — THOUSAND POUNDS
KW — KILOWATT

L
∠ — ANGLE (DEGREES)
L — ANGLE (STRUCTURAL SHAPE)
LAT — LATERAL
LB — POUND
LF — LINEAR FEET
LG — LONG
LH — LEFT HAND
LONG — LONGITUDINAL
LP — LOW POINT
LPG — LIQUIFIED PETROLEUM GAS
LRP — LEGALLY RESPONSIBLE PARTY
LR — LONG RADIUS
LT — LEFT
LVC — LENGTH OF VERTICAL CURVE

M
MATL — MATERIAL
MAX — MAXIMUM
MECH — MECHANICAL
MF — MEGA–FLANGE PIPE JOINT
MFR — MANUFACTURER
MGD — MILLION GALLONS PER DAY
MH — MANHOLE
MIN — MINIMUM OR MINUTE
MIP — MALE IRON PIPE
MISC — MISCELLANEOUS
MJ — MECHANICAL JOINT
MNPT — MALE NATIONAL PIPE THREAD
MTL — METAL
MWS — MAXIMUM WATER SURFACE

N
(N) — NEW
N — NORTHING OR NORTH
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NF — NON–FREEZE
NO — NUMBER OR NORMALLY OPEN
NOM — NOMINAL
NP — NEW PAVEMENT
NPT — NATIONAL PIPE THREAD
NTS — NOT TO SCALE
— NUMBER

O
OC — ON CENTER
OD — OUTSIDE DIAMETER
OG — ORIGINAL GROUND
OVFL — OVERFLOW
OZ — OUNCE
OH — OVERHEAD

P
PC — POINT OF CURVE
PCC — PORTLAND CEMENT CONCRETE
PCF — POUNDS PER CUBIC FOOT
PE — PLAIN END
PERF — PERFORATED
PEP — POLYETHELENE PIPE
PI — POINT OF INTERSECTION
PL — PLATE
PL — PROPERTY LINE
PLCS — PLACES
PLYWD — PLYWOOD
PMP — PERFORATED METAL PIPE
POC — POINT ON CURVE
POT — POINT OF TANGENT
PP — POWER POLE
PRC — POINT OF REVERSE CURVE
PREFAB — PREFABRICATED
PRELIM — PRELIMINARY
PRESS — PRESSURE
PROP — PROPERTY
PSF — POUNDS PER SQUARE FOOT
PSI — POUNDS PER SQUARE INCH
PSIG — POUNDS PER SQUARE INCH, GAUGE
PT — POINT OF TANGENCY, POINT
PUE — PUBLIC UTILITY EASEMENT
PV — PLUG VALVE
PVC — POLYVINYL CHLORIDE PLASTIC
PVI — POINT OF VERTICAL INTERSECTION
PVMT — PAVEMENT

Q
QTY — QUANTITY

R
R — RADIUS
RC — RELATIVE COMPACTION
RCP — REINFORCED CONCRETE PIPE
RD — ROAD
RDCR — REDUCER
RWD — REDWOOD
REF — REFER OR REFERENCE
REINF — REINFORCED, REINFORCING OR REINFORCE
REQD — REQUIRED
RET — RETURN
RH — RIGHT HAND
RM — ROOM
RO — ROUGH OPENING
RSP — ROCK SLOPE PROTECTION
RT — RIGHT OR RING TIGHT
R/W — RIGHT OF WAY
RWL — RAIN WATER LEADER

S
S — SEWER
SL — SLOPE
SCHED — SCHEDULE
SCSD — SCOTIA COMMUNITY SERVICES DISTRICT
SD — STORM DRAIN
SDMH — STORM DRAIN MANHOLE
SECT — SECTION
SF — SQUARE FOOT/FEET
SHT — SHEET
SIM — SIMILAR
SP — SPACE OR SPACES
SPEC — SPECIFICATIONS
SQ — SQUARE
SQ FT — SQUARE FOOT
SQ IN — SQUARE INCH
SS — SANITARY SEWER
SSCO — SANITARY SEWER CLEAN OUT
SSMH — SANITARY SEWER MANHOLE
SST — STAINLESS STEEL
STA — STATION
STD — STANDARD
STL — STEEL
STR — STRUCTURAL
STRUCT — STRUCTURE
SUSP — SUSPENDED
SW — SIDEWALK
SWPPP — STORM WATER POLLUTION PREVENTION PLAN
SYMM — SYMMETRICAL

T
TAN — TANGENT
T&B — TOP AND BOTTOM
T&G — TONGUE AND GROOVE
TBC — TOP BACK CURB
TBD — TO BE DETERMINED
TBM — TEMPORARY BENCH MARK
TBW — TOP BACK WALK
TC — TOP OF CURB
TCE — TEMPORARY CONSTRUCTION EASEMENT
TEL — TELEPHONE
TELEM — TELEMETRY
TEMP — TEMPERATURE OR TEMPORARY
TFC — TOP FACE CURB
THD — THREAD
TOC — TOP OF CONCRETE
TOG — TOP OF GRATE
TOS — TOWN OF SCOTIA
TOW — TOP OF WALL
TP — TURNING POINT, TOP OF PAVEMENT OR TELEPHONE POLE
TRANSV — TRANSVERSE
TS — TUBE, STRUCTURAL
TYP — TYPICAL

U
UBC — UNIFORM BUILDING CODE
UOS — UNLESS OTHERWISE SPECIFIED
UG — UNDERGROUND
UTIL — UTILITY

V
V — VOLT
VAC — VACUUM
VAR — VARIES
VC — VERTICAL CURVE
VCP — VITRIFIED CLAY PIPE
VERT — VERTICAL
VG — VALLEY GUTTER
VPI — VERTICAL POINT OF INTERSECTION

W
W — WATER OR WIDE FLANGE
W/ — WITH
W/O — WITHOUT
WM — WATER METER
WP — WORK POINT
WS — WATER SURFACE, WATER STOP
WWF — WELDED WIRE FABRIC

X
XFMR — TRANSFORMER

Y
YD — YARD
YD^2 — SQUARE YARD
YD^3 — CUBIC YARD

UTILITIES LEGEND

PROPOSED	EXISTING	
		GATE VALVE
	PV	PLUG VALVE
	BV	BALL VALVE
	BFV	BUTTERFLY VALVE
P	P	AUTOMATICALLY OPERATED VALVE (P= PNEUMATIC, E= ELECTRIC, S= SOLENOID, H= HYDRAULIC, D= DIAPHRAGM ACTUATOR)
		3–WAY VALVE
		GLOBE VALVE
		ANGLE VALVE
		PRESSURE REGULATING VALVE
		PRESSURE RELIEF VALVE
		CHECK VALVE
		AIR OR VACUUM RELEASE VALVE
AV	AV	AIR AND VACUUM VALVE
CA	CA	COMBINATION AIR VALVE
		FLOW METER
	NF	HOSE BIBB (NF= NON–FREEZE)
		REDUCER
		FIRE HYDRANT
		DROP INLET
		MANHOLE
		SEWER CLEAN OUT OR SEWER LATERAL
E	E	UNDERGROUND ELECTRICAL
OH E	OH E	OVERHEAD ELECTRICAL
FO	FO	FIBER OPTIC LINE
TV	TV	CABLE TELEVISION
J	J	JOINT UTILITIES
TM	TM	UNDERGROUND TELEMETRY LINE
OH TM	OH TM	OVERHEAD TELEMETRY LINE
T	T	UNDERGROUND TELEPHONE LINE
OH T	OH T	OVERHEAD TELEPHONE LINE
FW	FW	FIRE WATER LINE
ST	ST	STEAM LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
G	G	GAS LINE
FM	FM	FORCE MAIN AND DIRECTION OF FLOW

SIZE AND MATERIAL OF EXISTING PIPING MAY BE SHOWN WHEN KNOWN.

SIZE AND MATERIAL OF NEW PIPING MAY BE SHOWN ON PLAN OR IN PROFILE.

		CULVERT
		POLE MOUNTED ROADWAY LUMINAIRE
	NOT USED	ITEM TO BE REMOVED
		ITEM TO BE ABANDONED IN PLACE
		WATER SERVICE– WM–1= SINGLE WM–2= DUAL
3	PB	PULL BOX AND DESIGNATION
R4–4		SIGN AND DESIGNATION

CURVE DATA

R (RADIUS)
L (LENGTH)
△ (DELTA)
T (TANGENT)

NOTES

1. CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED.
2. THIS IS A STANDARD SHEET, THEREFORE, SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS SHEET WHICH DO NOT APPEAR ON THE PLANS.
3. SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS. WHERE LARGE–SCALE PLANS ARE PRESENTED, THE SYMBOLS SHOWN HEREON MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

TOPOGRAPHIC LEGEND

PROPOSED	EXISTING	
		P.I. (POINT OF INTERSECTION)
NOT USED		TEMPORARY BENCH MARK
47.55	NOT USED	FINISH GRADE ELEVATON
NOT USED	42.6 X	ELEVATION OF ORIGINAL GROUND
		RADIAL POINT
		FLOW LINE AND DIRECTION
		TOP OF CUT
		TOP OF FILL
		TOE OF CUT OR FILL
200	180	CONTOUR LINE
		CONCRETE (IN PLAN)
		CONCRETE (IN SECTION)
		PAVEMENT
NOT USED		ROCKS
NOT USED		STUMPS
		TREES
		ROADS
	TP	UTILITY POLE (PP=POWER POLE, TP= TEL POLE, JP=JOINT POLE)
		GUY WIRE
		FENCE
PL	PL	BOUNDARY LIMITS, W/DESIGNATION
		CENTERLINE
NOT USED		MARSH
		WETLAND
NOT USED		SPRING
TP–4	TP–4	TEST PIT AND DESIGNATION
		EXPLORATION BORE HOLE
		PROPERTY CORNER
		SURVEY MONUMENT
		CONTROL POINT
		DRIVEWAY

DETAIL AND SECTION DESIGNATION

SECTION (LETTER) OR DETAIL (NUMERAL) DESIGNATION — A

INDICATES SECTION OR DETAIL TAKEN AND SHOWN ON SAME SHEET — C–5

ON DRAWING WHERE SECTION OR DETAIL IS TAKEN:
SHEET NUMBER WHERE SHOWN

ON DRAWING WHERE SECTION OR DETAIL IS SHOWN:
SHEET NUMBER WHERE TAKEN

STANDARD DETAIL NUMBER (DETAIL MAY BE SHOWN ON ANY SHEET WITHIN THE DRAWING SET — 006

STANDARD ABBREVIATIONS AND LEGENDS

NTS

SHN
335 S. MAIN ST.
WILLITS, CA. 95490
WWW.SHN–ENGR.COM
707–459–4518

EPIKOS
LAND PLANNING + ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:
REGISTERED PROFESSIONAL ENGINEER
JASON G. ISLAND
NO. 64809
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

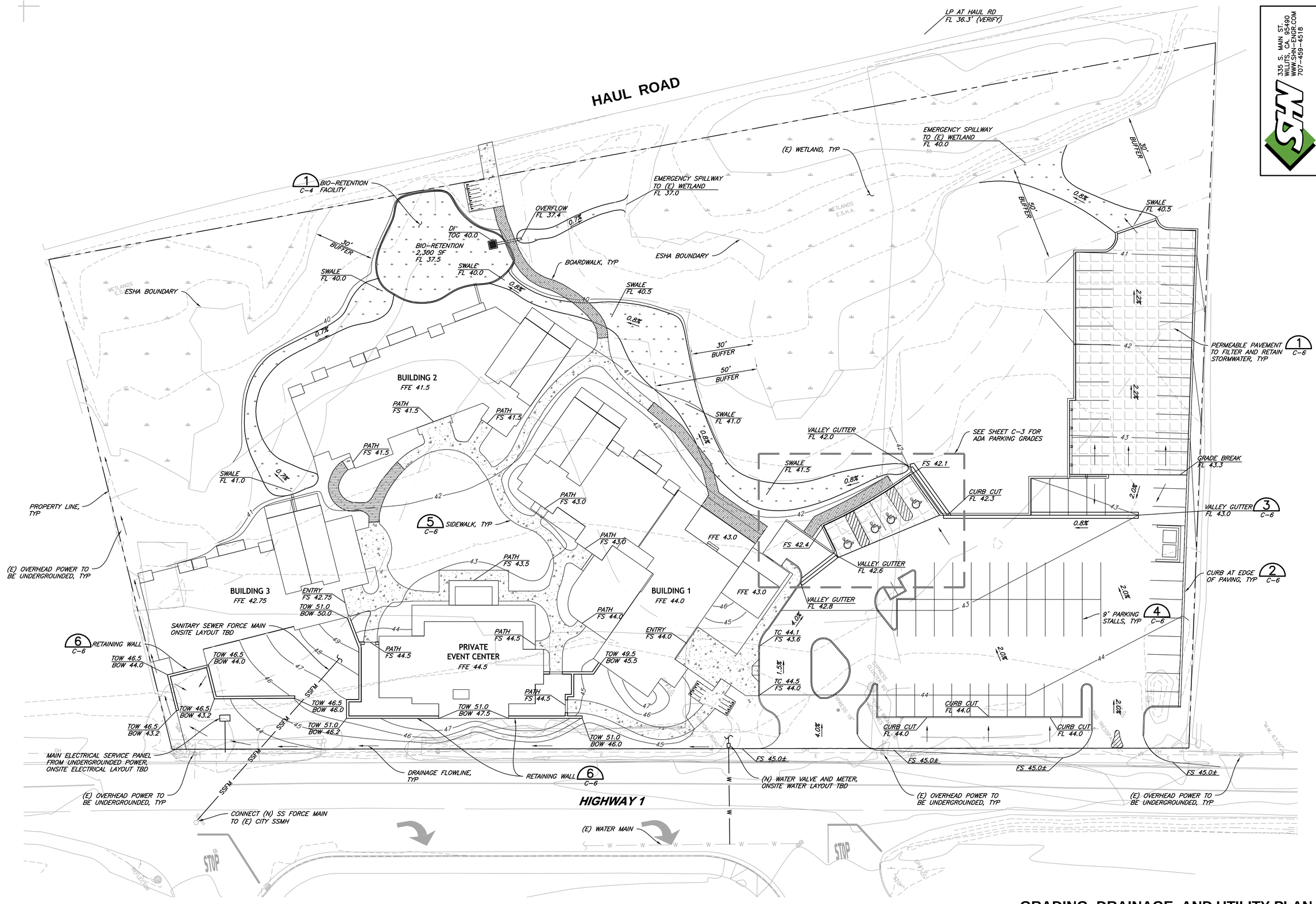
ENTITLEMENT SET
NOT FOR CONSTRUCTION

Revisions:

(PLOT DATE: 07/10/2020)

Date:	07/10/2020
Project No:	414054
Drawn by:	SRH, JGI
Checked by:	JGI
Sheet:	C-1

©2018 EPIKOS



GRADING, DRAINAGE, AND UTILITY PLAN

1"=20'

335 S. MAIN ST.
WILLITS, CA. 95490
WWW.SHN-ENGR.COM
707-459-4518

EPIKOS

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON

1201 N. Main Street
Fort Bragg, California

Stamp:

REGISTERED PROFESSIONAL ENGINEER
JASON G. ISLAND
NO. 64809
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

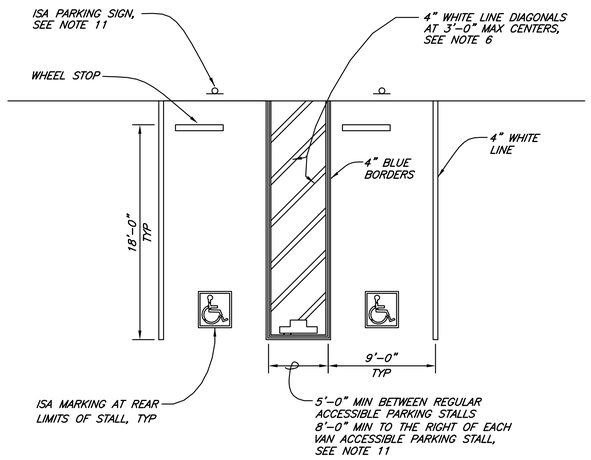
ENTITLEMENT SET
NOT FOR CONSTRUCTION

Revisions:

(PLOT DATE 07/10/2020)

Date:	07/10/2020
Project No:	414054
Drawn by:	SRH, JGI
Checked by:	JGI
Sheet:	C-2

© 2018 EPIKOS



DETAIL 1
NTS

(ADA PARKING LAYOUT, SIGNAGE, & STRIPING)

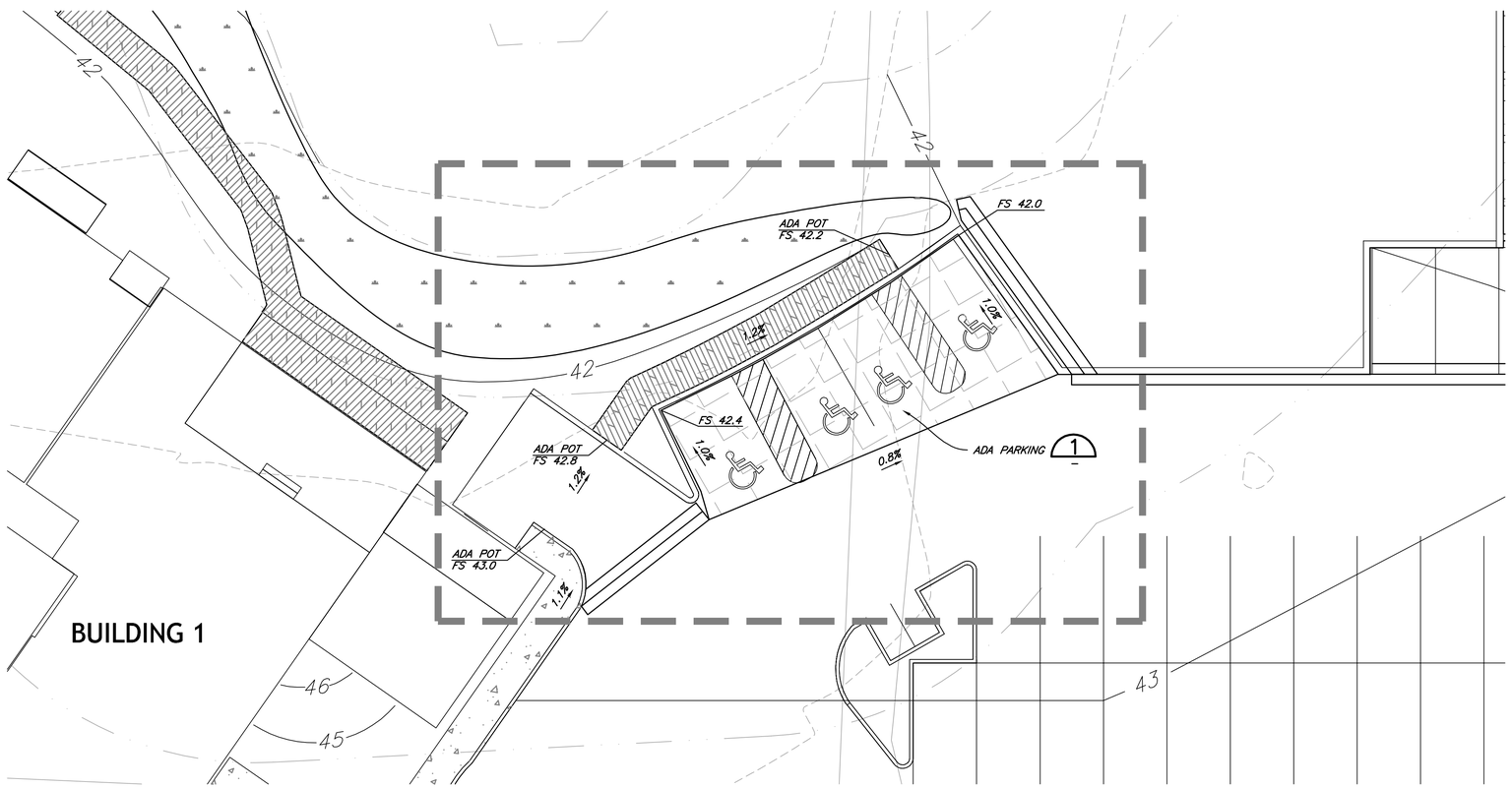
ADA PARKING NOTES:

1. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
2. ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R99B (CA) PLAQUE OR THE R99C (CA) SIGN.
3. IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN. FOR MORE PARKING BUMPER REQUIREMENTS, SEE THE SPECIAL PROVISIONS.
4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1.5% IN ALL DIRECTIONS.
5. WHERE PLAQUE R99B (CA), SIGN R99C (CA) OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
6. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
7. THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE REVISED STANDARD PLAN RSP A90B FOR DETAILS OF THE "NO PARKING" PAVEMENT MARKING.
8. A R100B (CA) SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. THE SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE MAY BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY.
9. WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
10. WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM, AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
11. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAQUE R99B (CA).

SIGN R99C (CA)
SEE NOTE 5

SIGN R7-8b
SEE NOTES 2 AND 5

SIGN R100B (CA)
SEE NOTE 8



ADA PARKING PLAN
1"=10'

335 S. MAIN ST.
WILLITS, CA. 95490
WWW.SHN-ENGR.COM
707-459-4518

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:
REGISTERED PROFESSIONAL ENGINEER
JASON G. ISLAND
NO. 64809
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

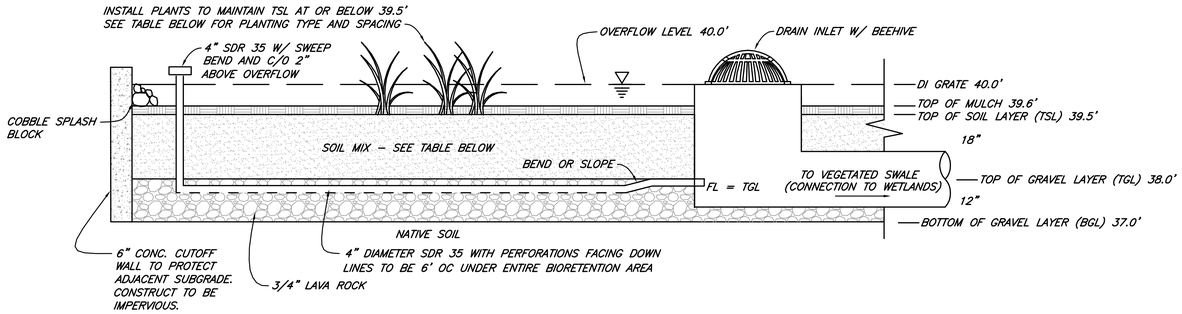
ENTITLEMENT SET
NOT FOR CONSTRUCTION

Revisions:

(PLOT DATE: 07/10/2020)

Date:	07/10/2020
Project No:	414054
Drawn by:	SRH, JGI
Checked by:	JGI
Sheet:	C-3

© 2018 EPIKOS



DETAIL 1 C-2
NTS
(BIO–RETENTION FACILITY)

BIORETENTION NOTES:

1. ALL PLANTING SHALL BE COMPLETED WITHIN 90 DAYS AFTER COMPLETION OF CONSTRUCTION.
2. ALL PROPOSED PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITIONS THROUGHOUT THE LIFE OF THE PROJECT, AND WHENEVER NECESSARY, SHALL BE REPLACED WITH NEW PLANT MATERIALS.
3. THE USE OF RODENTICIDES CONTAINING ANY ANTICOAGULANT COMPOUNDS IS PROHIBITED.
4. NO PLANT SPECIES LISTED AS PROBLEMATIC AND/OR INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY (HTTP://WWW.CNPS.ORG/), THE CALIFORNIA INVASIVE PLANT COUNCIL (FORMERLY THE CALIFORNIA EXOTIC PEST PLANT COUNCIL) (HTTP://WWW.CAL-IPC.ORG/), OR AS MAY BE IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS A "NOXIOUS WEED" BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE PLNATED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE.

SOIL SPECIFICATIONS

PARAMETER	RANGE	REPORTED AS (UNITS)
ORGANIC MATTER CONTENT	35–75	%, DRY WEIGHT BASIS
CARBON TO NITROGEN RATIO	15:1 TO 25:1	RATIO
MATURITY (SEED EMERGENCE AND SEEDING VIGOR)	>80	AVERAGE % OF CONTROL
STABILITY (CO_2 EVOLUTION RATE)	<8	mg CO_2 –C/g UNIT OM/DAY
SOLUBLE SALTS (SALINITY)	<6.0	mmhos/cm
PH	6.5–8.0 MAY VARY W/ PLANT SPECIES	UNITS
HEAVY METALS CONTENT	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.13 TABLES 1 & 3
PATHOGENS		
FECAL COLIFORM	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.32(A) LEVELS
SALMONELLA	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.32(A) LEVELS
NUTRIENT CONTENT (PROVIDE ANALYSIS INCLUDING)		
TOTAL NITROGEN (N)	≥0.9	%
TOTAL BORON (B)	<80	PPM
CALCIUM (Ca)	FOR INFO ONLY	%
SODIUM (Na)	FOR INFO ONLY	%
MAGNESIUM (Mg)	FOR INFO ONLY	%
SULFUR (S)	FOR INFO ONLY	%

PLANTING INFORMATION

PLANT DESCRIPTION	SPACING	SOIL	IRRIGATION
JUNCUS PATENS "ELK BLUE" WIRE GRASS, BLUE RUSH	EVENLY SPACED EVERY 3'	SOIL MIX PER TABLE	WATER BY HAND TWICE WEEKLY DURING DRY MONTHS FOR FIRST YEAR UNTIL ESTABLISHED

BIORETENTION DETAIL AND NOTES
NTS

SHN
335 S. MAIN ST.
WILLITS, CA. 95490
WWW.SHN-ENGR.COM
707-459-4518

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:
REGISTERED PROFESSIONAL ENGINEER
JASON G. ISLAND
NO. 64809
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

ENTITLEMENT SET
NOT FOR CONSTRUCTION

Revisions:

(PLOT DATE 07/10/2020)

Date: 07/10/2020
Project No: 414054
Drawn by: SRH, JGI
Checked by: JGI
Sheet: C-4

© 2018 EPIKOS

EROSION CONTROL PLAN NOTES:

1. CONSTRUCTION OF ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND CITY RELATED ORDINANCE REVISIONS.

2. THE IMPLEMENTATION OF THE EROSION CONTROL PLAN (ECP) AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE BMP'S IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.

3. THE BMP'S SHOWN ON THESE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

4. CONTRACTOR TO SCHEDULE AN IN-FIELD PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER BEFORE COMMENCING WORK TO DISCUSS THE INTENT OF THE EROSION CONTROL PLAN.

5. USE NATIVE GRASS SEED TO RESEED DISTURBED AREAS AND MATCH EXISTING VEGETATION TO THE EXTENT POSSIBLE. SEEDED AREAS SHALL BE COVERED WITH STRAW, RICE, OR COIR MULCH AND KEPT MOIST UNTIL GRASSES ESTABLISH.

6. STREET CLEANING MUST BE DONE BY VACUUM SWEEPER, STREET WASHING IS NOT ALLOWED. CONTRACTOR TO PERFORM STREET CLEANING ON PAVED STREETS AFTER CONSTRUCTION IS COMPLETE AND AS DEEMED NECESSARY DURING CONSTRUCTION.

7. INLET PROTECTION TO BE INSTALLED PRIOR TO DEMOLITION AND TO REMAIN IN PLACE UNTIL SURFACING IS COMPLETED, STOCKPILES ARE REMOVED, AND VEGETATION IS RE-ESTABLISHED.

8. SEDIMENT BARRIER TO BE INSTALLED PRIOR TO DEMOLITION AND TO REMAIN IN PLACE UNTIL SURFACING IS COMPLETED, STOCKPILES ARE REMOVED, AND VEGETATION IS RE-ESTABLISHED.

MAINTENANCE AND INSPECTION:

9. MAINTENANCE AND INSPECTION OF BMP'S, AT A MINIMUM, SHALL BE CONDUCTED ACCORDING TO THE FOLLOWING SCHEDULE:
   - BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
   - BMP'S AT INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH, PRIOR TO A FORECAST STORM, AND WITHIN 24 HOURS FOLLOWING A STORM EVENT.

EROSION CONTROL PLAN NOTES (CONTINUED):

STOCKPILES:

10. EXCAVATED SOILS MAY BE PLACED ADJACENT TO THE TOP OF THE TRENCH IF THE STOCKPILED SOIL THICKNESS ARE 2 FEET OR LESS. IF SOILS ARE PLACED IN MOUNDED STOCKPILES, THEN EXCAVATED SOILS SHOULD BE PLACED NO CLOSER THAN 10 FEET FROM THE TOP OF THE TRENCH EXCAVATION.

11. SOIL STOCKPILES SHALL BE COVERED, STABILIZED, OR PROTECTED WITH SOIL STABILIZATION MEASURES AND A PERIMETER SEDIMENT BARRIER AT ALL TIMES DURING THE RAINY SEASON, AND PRIOR TO THE ONSET OF RAIN DURING THE NON-RAINY SEASON.

12. STOCKPILES OF CONTAMINATED SOIL SHALL BE MANAGED IN ACCORDANCE WITH CALTRANS BMP FOR "CONTAMINATED SOIL MANAGEMENT"

DEWATERING:

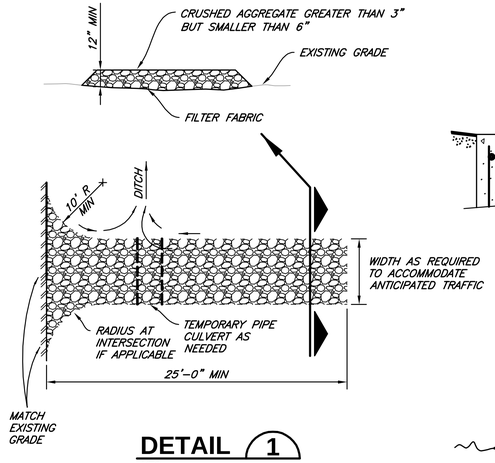
13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROPER DESIGN INSTALLATION, OPERATION, AND DESTRUCTION OF DEWATERING FACILITIES NEEDED DURING CONSTRUCTION.

14. CONTRACTOR SHALL ESTABLISH AND MAINTAIN DEWATERING FACILITIES TO ALLOW FOR THE EXCAVATION, AND SUBSEQUENT PLACEMENT AND RECOMPACTION OF TRENCH MATERIAL WITHIN THE EXCAVATED AREA.

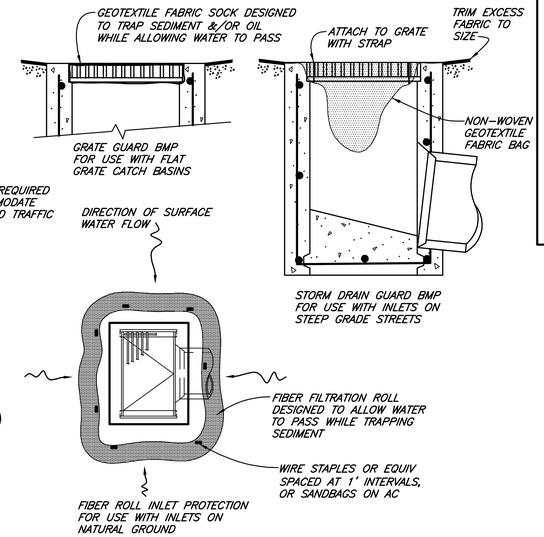
15. HANDLING OF WATER FROM THE EXCAVATION AND DISPOSAL OF SAME FROM THE PROJECT SITE SHALL BE PERFORMED IN ACCORDANCE WITH BMP'S TO AVOID SEDIMENT TRANSPORT AND OTHER IMPACTS TO RECEIVING WATERS AS OUTLINED IN THE APPROVED SWPPP FOR THIS PROJECT.

16. SEDIMENT BASINS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM A WATERCOURSE.

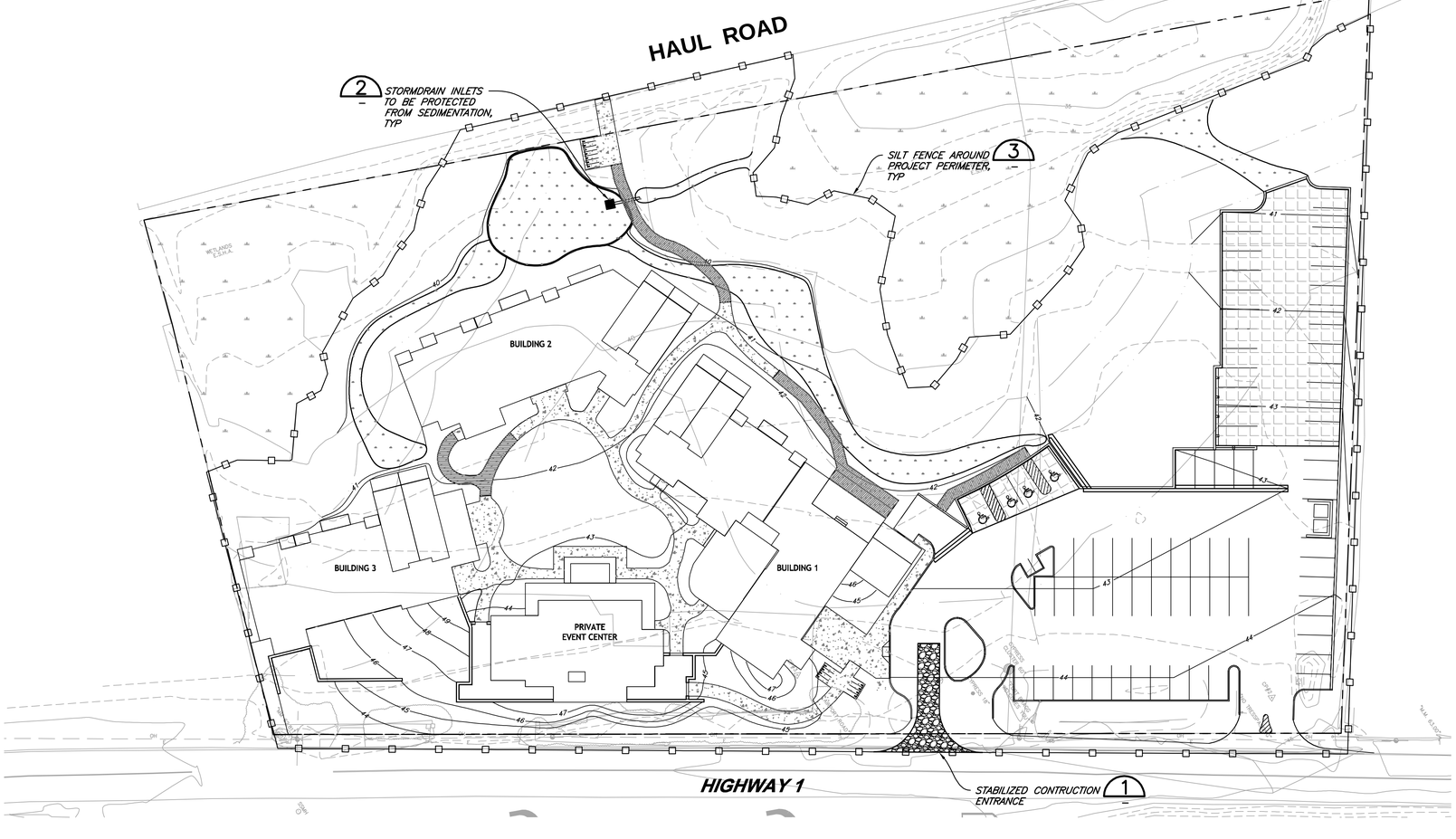
17. WATER FROM THE SEDIMENT BASINS SHOULD NOT BE DISCHARGED AS CONCENTRATED FLOW DIRECTLY INTO SLOUGHS, CUTOFF SLOUGHS, STREAMS, OR ANY DITCH THAT DISCHARGES TO ONE OF THESE FEATURES.

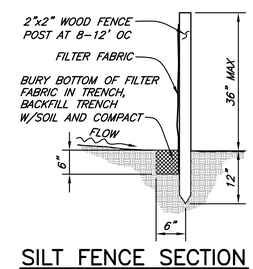


DETAIL 1
NTS
(STABILIZED CONSTRUCTION ENTRANCE)



DETAIL 2
NTS
(STORM DRAIN INLET PROTECTION)





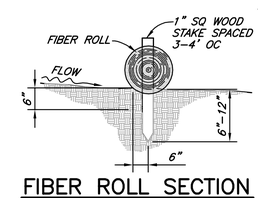
SILT FENCE SECTION

NOTES FOR SILT FENCE:

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.

THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2 INCH x 2 INCH POST INSTALLATIONS. STITCHED LOOPS SHALL BE INSTALLED ON THE UP HILL SIDE OF THE SLOPED AREA.

WHEN NO LONGER REQUIRED, FILTER FABRIC FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF.



FIBER ROLL SECTION

NOTES FOR FIBER ROLL:

THE FIBER ROLL SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FIBER ROLL SHALL BE SPLICED TOGETHER ,WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY STAKED.

FIBER ROLLS SHALL BE SEATED IN A TRENCH 2-3 INCHES DEEP TO ENSURE DIRECT CONTACT OF THE FIBER ROLL WITH THE SOIL.

STAKES SHALL BE NO MORE THAN 6" FROM ENDS OF FIBER ROLL.

WHEN NO LONGER REQUIRED, SLIT FIBER ROLLS DOWN THE LENGTH OF THE NETTING, AND BROADCAST THE STRAW. GATHER NETTING AND PROPERLY DISPOSE OF.

NOTES:

1. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE.
2. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE BACK FILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
3. BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
4. SEDIMENT SHALL BE REMOVED WHEN IT BUILDS UP TO 1/3 OF THE BARRIER HEIGHT.

DETAIL 3
NTS
(SEDIMENT BARRIER)

SEDIMENT AND EROSION CONTROL PLAN
1"=30'

SHN
335 S. MAIN ST.
WILLITS, CA. 95490
WWW.SHN-ENGR.COM
707-459-4518

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:
REGISTERED PROFESSIONAL ENGINEER
JASON G. ISLAND
NO. 64809
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

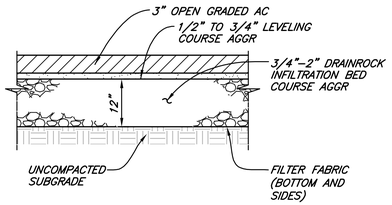
ENTITLEMENT SET
NOT FOR CONSTRUCTION

Revisions:

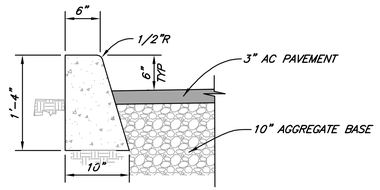
(PLOT DATE: 07/10/2020)

Date:	07/10/2020
Project No:	414054
Drawn by:	SRH, JGI
Checked by:	JGI
Sheet:	C-5

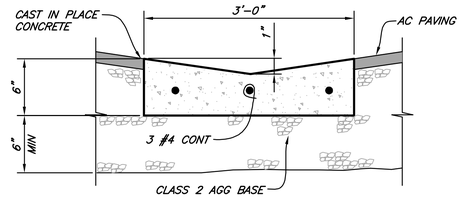
© 2018 EPIKOS



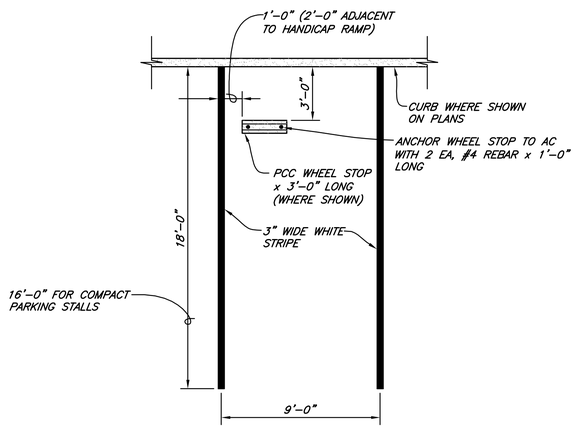
DETAIL 1 (C-2)
NTS
(PERMEABLE PAVEMENT)



DETAIL 2 (C-2)
NTS
(CURB AND PAVING)

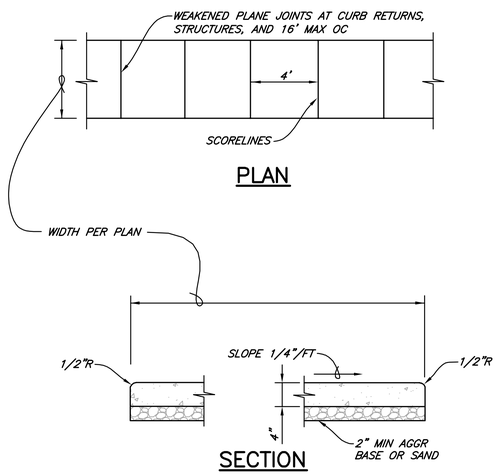


DETAIL 3 (C-2)
NTS
(VALLEY GUTTER)



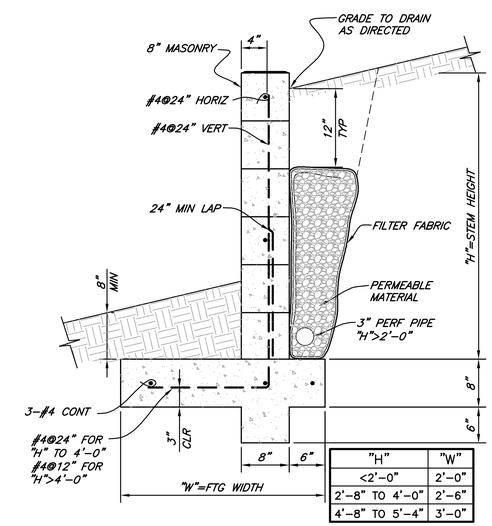
PLAN

DETAIL 4 (C-2)
NTS
(STANDARD PARKING STALL)



NOTE:
WHERE NO ADJACENT CURBS, CONSTRUCT SIDEWALK SIMILAR TO THIS DETAIL.

DETAIL 5 (C-2)
NTS
(SIDEWALK)



"H"	"W"
<2'-0"	2'-0"
2'-8" TO 4'-0"	2'-6"
4'-8" TO 5'-4"	3'-0"

DETAIL 6 (C-2)
NTS
(RETAINING WALL)

SITE CIVIL DETAILS
NTS

335 S. MAIN ST.
WILLITS, CA. 95490
WWW.SHN-ENGR.COM
707-459-4518

EPIKOS
LAND PLANNING
+
ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

THE AVALON
1201 N. Main Street
Fort Bragg, California

Stamp:
REGISTERED PROFESSIONAL ENGINEER
JASON G. ISLAND
NO. 64809
Exp. 06/30/21
CIVIL
STATE OF CALIFORNIA

ENTITLEMENT SET
NOT FOR CONSTRUCTION

Revisions:

(PLOT DATE: 07/10/2020)

Date: 07/10/2020
Project No: 414054
Drawn by: SRH, JGI
Checked by: JGI
Sheet: C-6

© 2018 EPIKOS