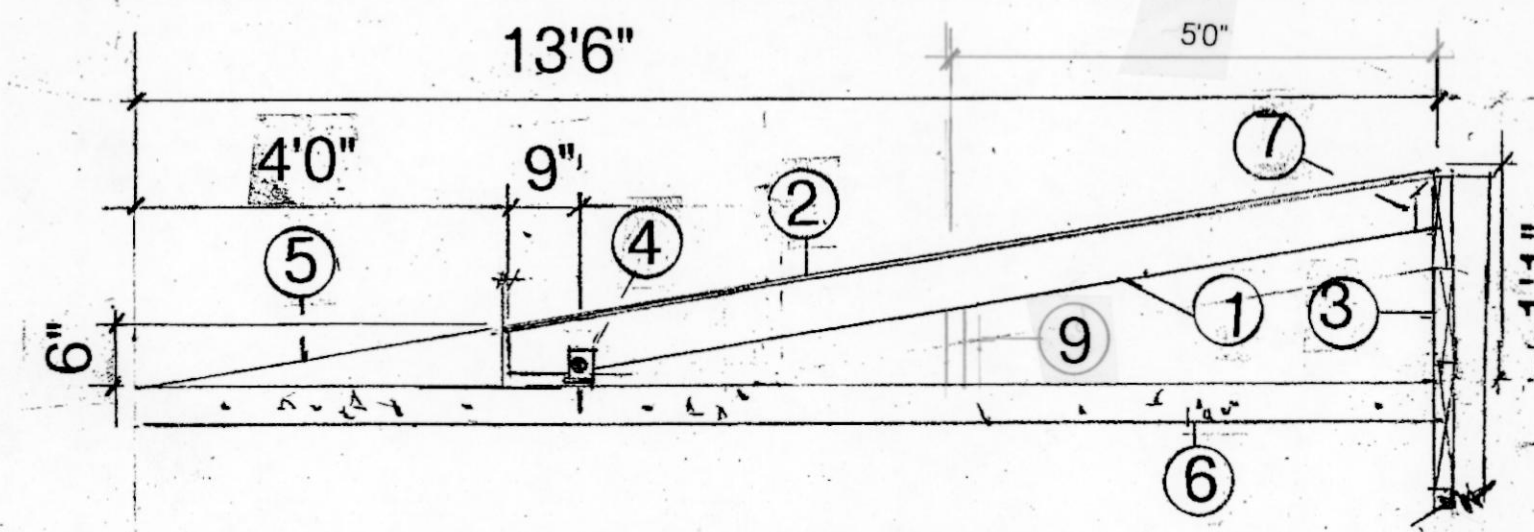
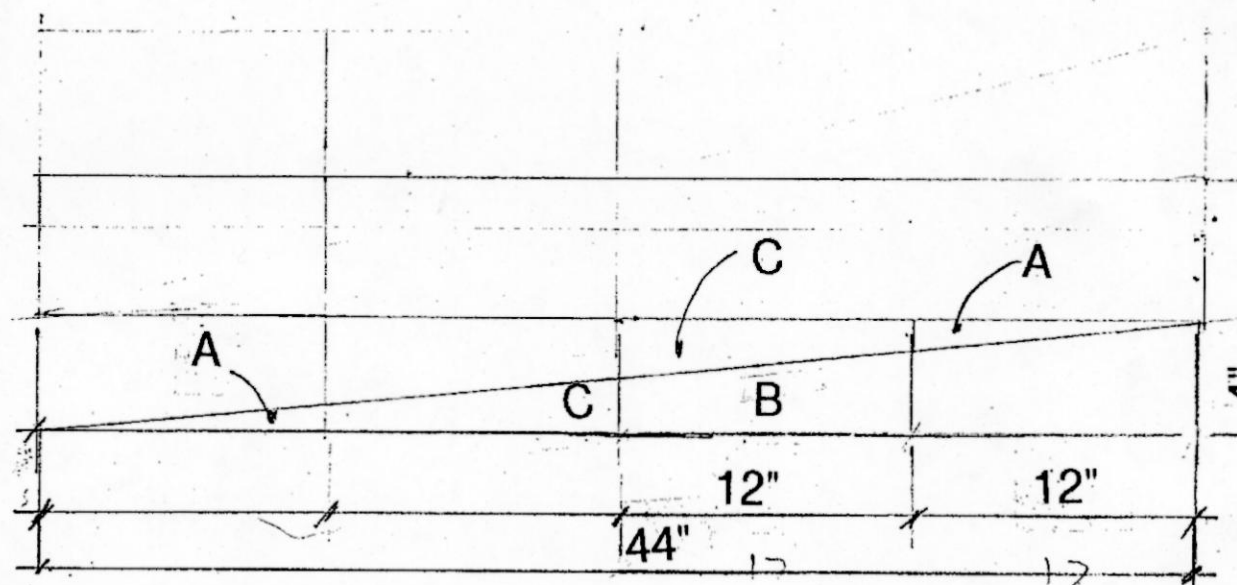




ADA EMERGENCY RAMP TO STREET NOTES SCALE 1/2" - 1'0"

- 3-2"x6" PTDF RAFTER.
- IPE DECKING.
- 2"x12" PTDF LEDGER TO BE FASTENED TO HOUSE WITH 2-6" GALVANIZED CARRIAGE BOLTS, 18" O.C. TO THE RESIDENCE. THIS LEDGER IS PART OF A WOODEN RETAINING WALL TO SUPPORT EXISTING CONCRETE WALK. PROVIDE 3- 4"x4" PTDF POSTS 3'0" DEEP IN SOIL TO SUPPORT RETAINING WALL.
- GALVANIZED ANGLE BAR. ELEVATE RAFTER 1" ABOVE EXISTING CONCRETE. USE GALVANIZED MACHINE BOLTS WITH WASHERS TO ATTACH RAFTER TO EXISTING CONCRETE. DRILL HOLE INTO EXISTING CONCRETE AND ADD EBOXY TO ATTACK MACHINE BOLT.
- PROVIDE NEW CONCRETE RAMP AT 8% SLOPE. PROVIDE 1/4" SPACE BETWEEN CONCRETE AND PTDF RAFTER.
- CONCRETE TO HAVE CONC. ADHESIVE ADDING TO MIXTURE AND THIN LAYER PUT ON TOP OF EXISTING CONCRETE.
- PROVIDE 3 SIMPSON HGUS G90 GALVANIZED JOIST HANGERS TO SUPPORT & ATTACH TO 2"x12" PTDF LEDGER.
- THE LOWER ADA DECK RAMP IS TO HAVE THE FOLLOWING MODIFICATIONS. NEW CONCRETE IS TO BE 6" THICK, REBAR 18" O.C. BOTH WAYS AND 6" OF 95% COMPACTED BASE ROCK UNDERNEATH CONCRETE.
- PROVIDE A 2"x6" PTDF BRACE TO STRENGTHEN RAMP HERE.

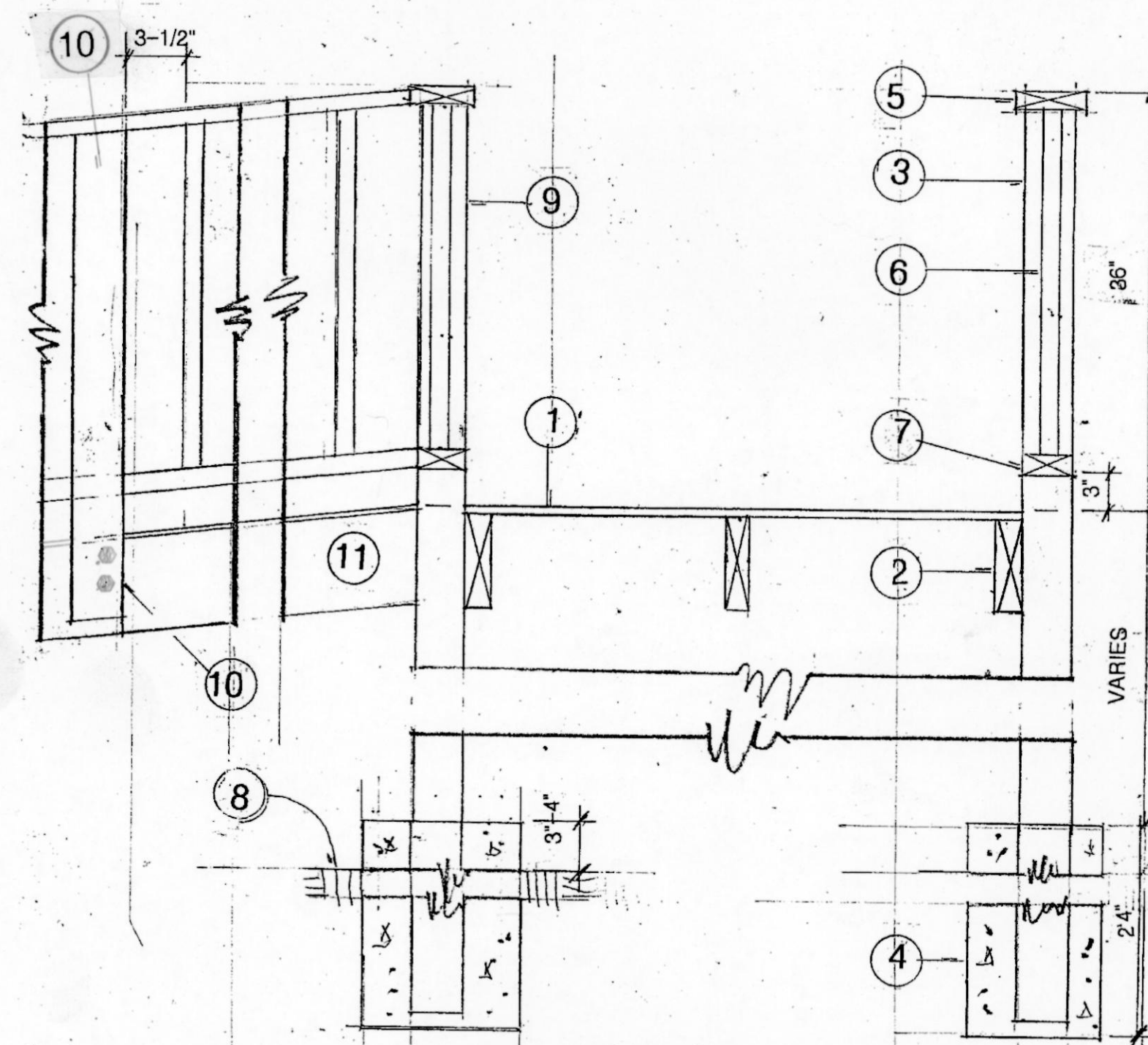


WHEELCHAIR RAMP FROM HOUSE TO DECK NOTES: SCALE 1-1/2" - 1'0"

- THE RISE AT THE DECK TO THE HOUSE ENTRANCE IS 3-1/2". THE 8% RAMP SHOULD START 1/4" BELOW THE THRESHOLD, TO AVOID WATER ENTERING THE HOUSE. THE REQUIRED RUN IS 43.75" AT 8% SLOPE.
- RUN = $\frac{3.5}{0.08} = 43.75"$
- IF A 12"x4"x10'0" TIMBER IS CUT AS SHOWN IN THE DIAGRAM ABOVE, ONE CUT PIECE CAN BE USED FOR THE REST OF RAMP IF A 8% SLOPE IS REQUIRED. FOR EXAMPLE, THE TOP OF THE FIRST CUT PIECE CAN BE USED AT THE BOTTOM OF THE RAMP.
- THE SAME IS TRUE OF THE MIDDLE PIECES. SEE DIAGRAM.
- FACHNUO 4 FOOT PORTABLE WHEELCHAIR RAMP FOR HOME STEPS, NON-SKID ALUMINUM RAMP, IS AVAILABLE AT AMAZON.COM

NOTES:

- USE OF OUTDOOR SPACES AND AMENITIES USUALLY DEPENDED ON THE CLOSENESS OF THE SPACE TO THE RESIDENCE. THEREFORE, WE ASK THE CLIENT TO IMPROVE THE UPPER DECK FIRST BEFORE SPENDING MONEY ON THE LOWER YARD. IF THE UPPER DECK SATISFIES THE CLIENTS NEEDS, A GREAT DEAL OF MONEY CAN BE SAVED BY THE CLIENT.
- WE ASK TO HAVE THE EXISTING GATE REPLACED AND HAVE IT BE MORE ADA FRIENDLY. MY SUGGESTION IS TO HAVE THE GATE OPEN OUT SO THAT HANDICAP USERS CAN KICK THE DOOR OPEN IF NEED BE. THE LATCH SHOULD BE LOWERED TO BE ACCESSIBLE TO WHEELCHAIR PARTICIPANTS.
- PROVIDE AN 8% PLATFORM LEADING TO THE NEW GATE OPENING TO THE STREET.
- DEMOLISH EXISTING CONCRETE TO CREATE NEW DECK. THE CONCRETE PATH UNDER THE EXISTING DECK IS TO REMAIN BUT TO BE REMOVED WHERE SHOWN BY LANDSCAPE ARCHITECT..
- PROVIDE A PATH TO LOWER YARD USING CONCRETE PAVERS, INCLUDING PATH FROM UPPER TO LOWER PART OF YARD WITH AN 8% SLOPE.
- REMOVE EXISTING BAR-B-Q PIT.
- ALL SHRUBS IN LOWER PART OF YARD ARE TO BE REMOVED. EXCAVATE 6" BELOW SURFACE AND CUT SHRUB WITH THE STUMP BEING COVERED BY 6" OF SOIL.
- BACKYARD FENCE IS IN NEED OF REPLACEMENT. THIS FENCE REQUIRES APPROXIMATELY AN 18" HIGH RETAINING WALL WITH THE FENCE'S CONSTRUCTION. CONSULT NEIGHBOR TO SEE IF THEY ARE WILLING TO PAY HALF THE EXPENSE OF REPLACEMENT. FENCE TO BE CONSTRUCTED WITH 4" X6" PRESSURE TREATED DOUGLAS FIR POSTS (PTDF). ALL POSTS TO BE 2'0" DEEP INTO GROUND. ROTATE BETWEEN TALL FENCE POSTS AND RETAINING WALL POSTS. EACH POST SHOULD BE 4'0" APART.
- CONSTRUCT NEW SEGMENTED RETAINING WALL TO REPLACE EXISTING PTDF WOOD CONSTRUCTION. CONSTRUCT NEW RETAINING WALL 12" BACK FROM EXISTING PTDF WALL. LEAVE EXISTING WALL IN PLACE TO ADD TO STRENGTH OF NEW RETAINING WALL. REMOVE EXISTING WALL ONLY WHERE IT WOULD BE VISIBLE, TO THE EYE. NEW RETAINING WALL SHOULD BE 4'0" HIGH AND THE FIRST COURSE IS TO BE BELOW THE SURFACE OF THE EXISTING GRADE. PROVIDE CAP FOR RETAINING WALL. PROVIDE CUTEX (+44) 113 202 5678) OR EQUAL COPPER ROOT BARRIER TO INHIBIT REDWOOD ROOT INTRUSION. INSTALL SEGMENTED WALL PER MANUFACTURERS SPECIFICATIONS.
- THE CLIENT IS ASKED TO DECIDE IF THE LOWER RETAINING WALL, IS TO BE REMOVED TO BE REPLACED BY A LOWER SEGMENTED RETAINING WALL 18" HIGH OR BENCH HEIGHT.
- SINCE CONCRETE IS CRACKED, WE DO NOT RECOMMEND CONNECTICUT BLUESTONE TILE HERE. INSTEAD WE RECOMMEND INTERLOCKING PAVERS INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL DECKING TO HAVE 8% SLOPE EXCEPT WHERE A FLAT 4'0" TRANSITION SPACE OCCURS.
- PROVIDE LAWN FURNITURE BY "COUNTRY CASUAL" OR EQUAL. TABLE PRESENT IN PLAN IS A STORAGE CONTAINER FOR PILLOWS.
- SINCE THE PROJECT PLANTING AREA IS LESS THAN 2,500 SQ. FEET, NO MELWO CALCULATIONS ARE REQUIRED.
- THE DECK IS NOT ATTACHED TO THE HOUSE, POSTS MUST BE SECURED BY SINKING DIRECTLY INTO THE SOIL. FOR THIS REASON, THE ADDITION OF A SONO TUBE COLLAR, LIFTING THE POST 4"-5" ABOVE THE SOIL, PROVIDES THE DECK LONGER LIFE. SEE DETAIL THIS SHEET.
- SOLID SQUARES REPRESENT 4"x4" PTDF POST SECURED INTO THE SOIL. HOLLOW SQUARES REPRESENT INTERMEDIATE POSTS ATTACHED TO 2"x8" RAFTER WITH 2-3/8" GALVANIZED CARRIAGE BOLTS. SEE DETAIL C.

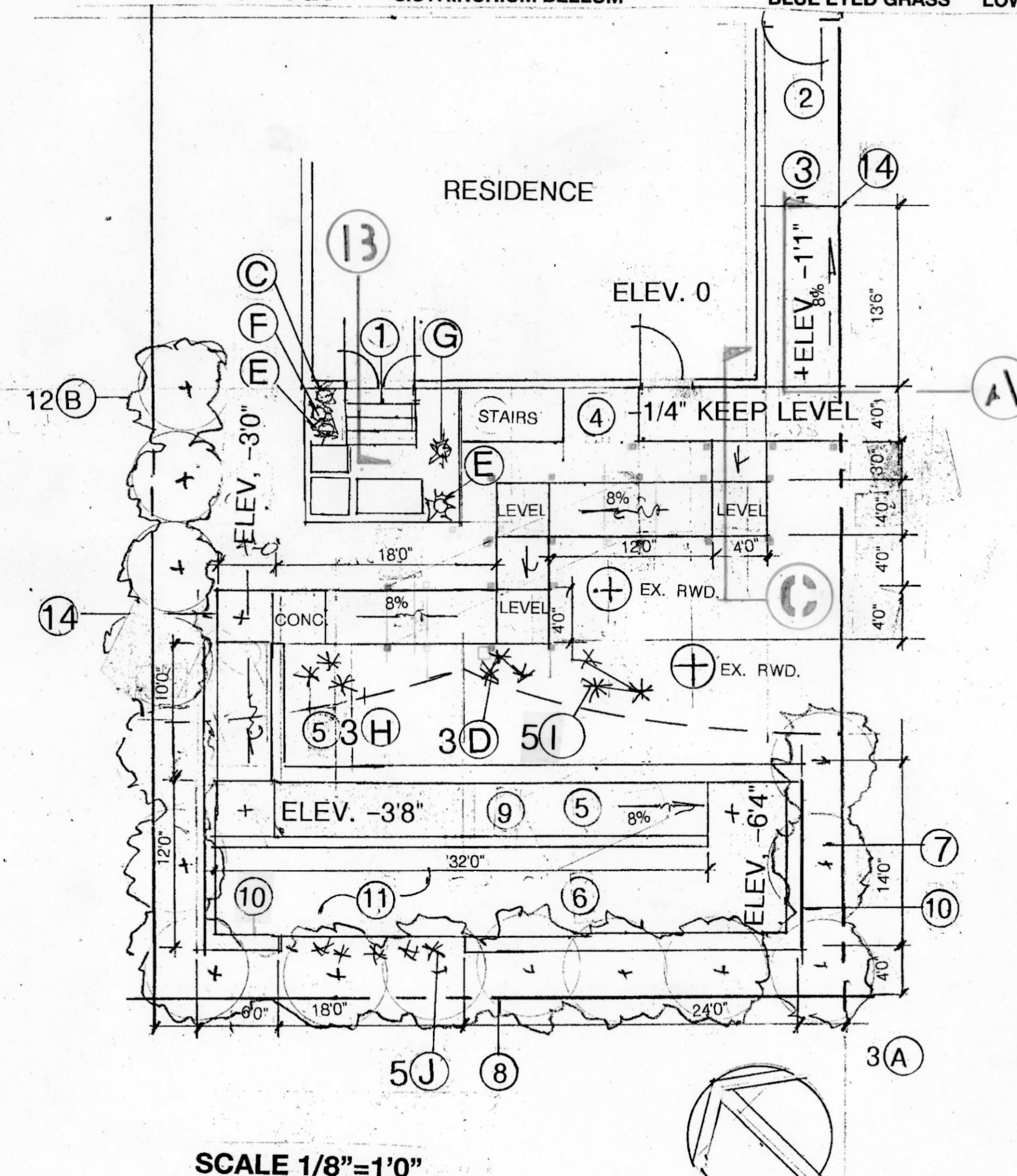


TYPICAL ADA DECK CONSTRUCTION NOTES: SCALE 1-1/2" - 1'0"

- IPE DECKING.
- 2"x8" PTDF (PRESSURE TREATED DOUGLAS FIR) RAFTER.
- 4"x4" PTDF POST.
- SONO TUBE FOR PROTECTION OF POST.
- 2"x6" REDWOOD CLEAR HEART HANDRAIL.
- 2"x2" REDWOOD CLEAR HEART SPINDLES 3-1/2" APART.
- 2"x4" REDWOOD CLEAR HEART BLOCKING.
- FINISH GRADE.
- EACH POST SECURED IN THE GROUND TO BE INSTALLED 8'0" ON CENTER.
- IN BETWEEN THE SECURED POSTS ARE TO BE 4"x4" REDWOOD CLEAR HEART POSTS ATTACHED TO THE 2"x8" RAFTER BY A 3/8"x5" GALVANIZED CARRIAGE BOLT.
- 3 RAFTERS TO SUPPORT THE DECK, TO SUPPORT THE INTERMEDIATE RAFTER, 2"x8" BLOCKING ARE TO BE INSTALLED CONNECTING THE TWO ADJACENT POSTS. (NOT SHOWN IN DETAIL)

PLANTING LEGEND

SYM	QTY.	SIZE	BOTANICAL NAME	COMON NAME	DESCRIPTION
SHRUBS					
A	3	1 GA	GARRYA ELLIPTICA	COAST TASSLE	LOW WATER
B	12	1 GA	FREMONTIDENDRON CALIFORNICUM	FLANNEL BUSH	LOW WATER
C	1	1 GA	ERIGERON KARVINSKIANUS	MEXICAN DAISY	LOW WATER
D	3	1 GA	HEUCHERA MAXIMA	CORAL BELLS	MEDIUM
E	2	1 GA	LANтана 'NEW GOLD'	NCN	LOW WATER
F	1	1 GA	LANтана MONTEVIDENSIS	NCN PURPLE	LOW WATER
G	1	1 GA	LIMONIUM PEREZII	SEA LAVENDER	LOW WATER
H	3	1 GA	MIMULUS AURANTICUS	MONKEY FLOWER	LOW WATER
I	3	1 GA	POLYSTICHUM MUNITUM	SWORD FERN	LOW WATER
J	5	1 GA	SISYRINCHIUM BELLUM	BLUE EYED GRASS	LOW WATER



REVISIONS	BY
9/15/2026	GAR

GLENN ROGERS, RLA
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SAN FRANCISCO, CA 94132
415 875 0412

PRELIMINARY PLAN

RAY KATZ
654 CHERRY AVENUE
SAN BRUNO, CA



DRAWN GAR	CHECKED
DATE 8/31/2026	SCALE
JOB NO.	SHEET L-1
OF 1	SHEETS