GENERAL NOTES

GENERAL NOTES
1- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNAI PLUMBING CODE (CPC), 2019 CALIFORNAI ENERGY EFFICIENCY STANDARDS CODE (CEES), 2019 CALIFORNAI FIRE CODE (CFC), & 2019 CALIFORNAI GREEN BUILDING STANDARDS CODE (CGBS OR CALGREEN), REGARDLESS OF WHAT IS SHOWN, OR NOT SHOWN, IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2- ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING GYPSUM BOARD, TRIM, CARPET, TILE, ETC.
3- GRID LINES (IF SHOWN) ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY IMPLY STRUCTURAL COLUMN CENTER LINES OR EXISTING EDGES.
4- ALL SYSTEMS AND ASSEMBLIES SHALL BE FOR COMPLETE AND FULLY FUNCTIONAL OPERATION EVEN IF NOT FULLY DESCRIBED IN THE CONTRACT DOCUMENTS. IN THE EVENT CERTAIN FEATURES OF CONTSRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, OR CALLED FOR IN THE SPECS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER OF SIMILAR CONDITIONS SHOWN OR CALLED FOR, OR SHALL BE INSTALLED PER ACCEPTED INDUSTRY STANDARDS.
5- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, APPLIANCES, AND ACCESSORIES IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. VERIFY ALL SUCH REQUIREMENTS PRIOR TO STARTING THE WORK IN THE AREAS WHERE THEY OCCUR.
6- ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7- UNLESS OTHERWISE NOTED ALL CONNECTIONS SHALL BE CONCEALED. THE USE OF SURFACE FASTENERS SHALL BE APPROVED BY THE ARCHITECT. ALL EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
8- BEFORE REMOVING WALLS OR EXST. CONST. G.C. SHALL INSPECT EXST. FRAMING AND PROVIDE ADEQUATE TEMPORARY SHORING. G.C. SHALL NOTIFY ARCHITECT OF ANY LOAD BEARING CONSTRUCTION INDICATED TO BE REMOVED PRIOR TO PROCEEDING WITH DEMOLITION.
9- SAFE TEMPORARY SHORING AND BRACING NECESSARY TO SUPPORT THE INCOMPLETE STRUCTURE IS THE CONTRACTORS RESPONSIBILITY
10- ALL NEW/ REPLACEMENT EXTERIOR DOORS SHALL BE FIRE RESISTIVE & RATED 20 MINUTES MININUM.
11- MINIMUM HABITABLE ROOM IS 7' BY 7'
12- MINIMUM HABITABLE ROOM HEIGHT IS 7'6"

VERIFY CONDITIONS:
13- THE GENERAL CONTRATOR (G.C.) SHALL REVIEW ALL DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM, THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. G.C. SHALL NOT PROCEED ON ASSUMPTIONS.
14- THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LAYOUTS AND EXISTING CONDITIONS PRIOR TO EXECUTING THE WORK
15- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE SHOWN. DIMENSIONS SHOULD NOT BE DETERMINED BY TAKING MEASUREMENTS FROM SCALED DRAWINGS. IF ADDITIONAL DIMENSIONS ARE NEEDED THEY SHOULD BE REQUESTED FROM THE ARCHITECT.
16- DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

UTILITIES:
17- G.C. SHALL NOTIFY THE ARCHITECT OF ANY EXISTING UTILITIES, NOT COVERED IN THE CONSTRUCTION / DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH THE INSTALLATION/COMPLETION OF SCOPE OF WORK. THE G.C. SHALL DISCUSS THE REMOVAL OF THESE UTILITIES WITH THE ARCHITECT AND THE BUILDING INSPECTOR PRIOR TO PROCEEDING WITH WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT AND THE BUILDING INSPECTOR, G.C. SHALL DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO THE SOURCE (OR PERIMETER OF PROJECT SITE) AND CAP. ALL BUILDING PENETRATIONS RESULTING FROM THIS REMOVAL OR THIS CONSTRUCTION SHALL BE SEALED WITH NEW CONSTRUCTION TO MATCH EXISTING BUILDING FINISHES.

DISCREPANCIES:
18- IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN SPECS, OR BETWEEN THE DRAWINGS AND SPECS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT FOR CONSTRUCTION.
19- IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION

SAFETY & PROTECTION OF SITE:
20- CONTRUCTION METHODS: NEITHER THE ARCHITECT OR THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR OR FAILURE OF THE CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
21- SITE CONDITIONS INCLUDING LANDSCAPING SHALL BE PROTECTED BY THE CONTRACTOR. SIGNIFICANT LANDSCAPING INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS SHALL BE PROTECTED AND ARE NOT INTENTED TO BE DAMAGED, CUT, RELOCATED OR REMOVED UNLESS SPECIFIED IN DRAWINGS.
22- CONTRATOR TO PROTECT THE EXISTING CONDITIONS: PROTECT AND SECURE SITE, BUILDING, MATERIALS AND EQUIPMENT FROM THEFT, VANDALISM AND UNAUTHORIZED ENTRY. PROTECT EXISTING LANDSCAPING, WINDOWS, INTERIOR AND EXTERIOR WALLS AND DOORS FROM DAMAGE DURING CONSTRUCTION. PROTECT FINISHED FLOORS FROM DIRT, WEAR AND DAMAGE.

WATER PROOFING:
23- ALL PENETRATIONS SHALL BE SEALED FOR WATER TIGHT PERFORMANCE. INSTALL POLYURETHANE BASED SEALANT AT ALL PENETRATIONS AND JOINTS. FOR JOINTS LARGER THAN 1/2" SEALANT SHALL BE INSTALLED OVER APPROVED SOLID BACKER ROD.
24- ARCHITECT IS NOT LIABLE FOR WATER PROOFING ISSUES. BY USING THESE PLANS THE CONTRACTORS TAKES ALL LIABILITY FOR DAMAGE CAUSED BY WATER PROOFING ISSUES.

FRAMING/FINISH NOTES
25- UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE: FSC CERTIFIED DOUGLAS FIR STANDARD GRADE (MIN. FB=950 PSI)
26- UNLESS NOTED OTHERWISE, ALL EXPOSED (UNPAINTED) FINISH LUMBER SHALL BE: DOUGLAS FIR SELECT OR BETTER GRADE S4S.
27- USE 5/8" TYPE WR GYP. BD. ("GREEN BOARD") AT ALL WET LOCATIONS. EXCEPT BEHIND TILE IN SHOWERS. D. USE 5/8" TYPE 'X' GYP. BD. AT ALL BLINDWALLS AND IN FIRE RATED ASSEMBLIES.
28- ATTACH ALL GYP.BD. TO STUDS WITH A MIN. OF 1-3/4" LONG STEEL DRYWALL NAILS WITH 0.102" DIA. SHANK AND 0.29" DIA. HEAD, SPACED 7" O.C. , U.N.O.
29- ALL WOOD TO BE LEFT EXPOSED TO WEATHER SHALL BE NON ARSENIC CONTAINING COPPER AZOLE TREATED WOOD OR REDWOOD (DOES NOT INCLUDE SIDING MATERIAL). ALL CONNECTORS, HARDWARE, SCREWS AND NAILS FOR SAME SHALL BE HDG OR STAINLESS STEEL.
30-WOOD IMBEDDED INTO THE GROUND IN DIRECT CONTACT WITH THE EARCH AND USED FOR SUPPORT OF THE STRUCTURE SHALL BE TREATED WOOD
31- PROVIDE NON-COMBUSTIBLE MATERIAL WITHIN 18" AT ALL SURFACES OF HEAT PRODUCING EQUIPMENT AS PER CODE REQUIREMENTS.
32- PROVIDE FIRE BLOCKING AND DRAFT STOPS IN CONCEALED CAVITIES IN ACCORDANCE WITH CRC SECTION 708.
33- PROVIDE SOLID BLOCKING & BACKING AT ALL RAILS, CABINETS, AND MOUNTING OF EQUIPMENT AND ACCESSORIES (EG TOWEL BARS, SHELVES, ETC.).

ADDITIONS:
34- GROUND MUST BE GRADED TO SLOPE 6 INCHES WITHIN THE FIRST 10 FEET (5%) FROM ANY STRUCTURE FOUNDATION. CRC R401.3
35- ALL NEW/REPLACEMENT EXTERIOR EGRESS DOORWAYS SHALL BE PROVIDED WITH LEVEL LANDINGS ON BOTH SIDES OF EACH DOORWAY AND WITH THRESHOLDS WHICH DO NOT EXCEED 1 1/2" IN HEIGHT FOR OUT-SWINGING DOORS, 7 ¾" FOR IN-SWINGING DOORS. OTHER EXTERIOR DOORS MAY HAVE NO MORE THAN TWO STEPS UP TO AN IN-SWINGING DOOR WITH A MAXIMUM OF 7 3/4" HEIGHT IN VERTICAL RISE. OTHER OUT-SWINGING EXTERIOR DOORS MAY SWING OVER A LANDING WHICH IS A MAXIMUM OF 7 1/4" IN HEIGHT FROM THE TOP OF THE THRESHOLD TO THE TOP OF A LANDING. RESIDENTIAL LANDINGS MUST BE AT LEAST 36"X 36", OR THE WIDTH OF THE DOOR, WHICHEVER IS GREATER.
36- PROVIDE AN ATTIC ACCESS PANEL LOCATED IN THE HALLWAY THAT IS AT LEAST 20" X 30" WITH 30" MINIMUM CLEARANCE OVERHEAD. IF ANY APPLIANCES (WATER HEATER OR FURNACE) ARE LOCATED IN THE ATTIC, THE OPENING MUST BE AT LEAST 22" X 30". (CBC 1209)(CPC 509.4)
37- PROVIDE ATTIC VENTILATION AT A RATIO OF 1/150 OF THE SQ. FT. OF THE AREA SERVED OR 1/300 OF THE SQ. FT. OF THE AREA SERVED IF 50% OF THE VENTS ARE ABOVE THE EAVES AND ARE BALANCED AT THE EAVES.
38- UNDER FLOOR VENTS MUST BE PROVIDED WITH AT LEAST 1 SQ. FT. OF VENTILATION FOR EVERY 150 SQ. FT. OF AREA PER CBC 2317.7. VENTS MUST BE COVERED WITH ¼" WIRE MESH SCREENING.
39- SHOW THE LOCATION OF AN 18" X 24" MINIMUM CRAWL SPACE ACCESS DOOR. PROVIDE ACCESS TO ALL UNDER-FLOOR AREAS.
40- ALL ROOF COVERINGS MUST BE A CLASS A ASSEMBLY AND THE ROOF SHEATHING MUST HAVE A RADIANT BARRIER.

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASC	ABOVE SUSPENDED CEILING
AP	ACCESS PANEL
ACT	ACOUSTIC CEILING TILE
ACOUS	ACOUSTICAL
ADH	ADHESIVE
ADJ	ADJACENT, ADJUSTABLE
AGGR	AGGREGATE
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
AB	ANCHOR BOLT
ANOD	ANODIZED
APPD	APPROVED
APROX	APPROXIMATE
ARCHT	ARCHITECT, ARCHITECTURAL
AD	AREA DRAIN
ASPH	ASPHALT
BSMT	BASEMENT
BM	BEAM
BRG	BEARING
BPL	BEARING PLATE
BLW	BELOW
B/M	BENCH MARK
BTWN	BETWEEN
BVL	BEVEL (ED)
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BOC	BOTTOM OF CURB
BOT	BOTTOM
BOS	BOTTOM OF STEEL
BRDG	BRIDGING
BTU	BRITISH THERMAL UNIT
BRZ	BRONZE
BLDG	BUILDING
BUR	BUILT UP ROOFING
CAB	CABINET
CATV	CABLE TELEVISION
CPT	CARPET
CSMT	CASEMENT
CI	CAST IRON
CS	CAST STONE
CIP	CAST-IN-PLACE
CB	CATCH BASIN / CORNER BEAD
CLG	CEILING
CEM	CEMENT
CTR	CENTER
C/C	CENTER TO CENTER
CER	CERAMIC
CT	CERAMIC TILE
CHFR	CHAMFER(ED)
CIRC	CIRCULAR, CIRCUMFERENCE
CO	CLEAN-OUT
CLR	CLEAR
CCTV	CLOSED-CIRCUIT TELEVISION
CLO	CLOSET
CW	COLD WATER
COL	COLUMN
COMB	COMBINATION OR COMBINE
COMP	COMPOSITE
CONC	CONCRETE
CMU	CONCRETE MASONRY UNITS
CONN	CONNECTION
CONST	CONSTRUCTION
CJ	CONTROL JOINT
CONT	CONTINUOUS
CONV	CONVECTION
COORD	COORDINATE
CORR	CORRUGATED
CNTR	COUNTER
CTSK	COUNTERSINK
C	COURSES
CPL	COVER PLATE
CU	CUBIC
CULV	CULVERT
DPR	DAMPER
DP	DAMPPROOFING
DL	DEAD LOAD
Db	DECIBEL
DKG	DECKING
DEMO	DEMOLISH, DEMOLITION
DMT	DEMOUNTABLE
D	DEPTH, DRYER
DET	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIFF	DIFFUSERS
DIM	DIMENSION
DW	DISHWASHER
DISP	DISPOSAL
DIST	DISTANCE
DO	DITTO
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DWR	DRAWER
DWG	DRAWING
DSP	DRY STAND PIPE
DF	DRINKING FOUNTAIN
EA	EACH
EF	EACH FACE
E	EAST
EB	EDGE BAND
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
ELEC	ELECTRIC, ELECTRICAL
EP	ELECTRICAL PANEL
EL	ELEVATION (SURVEY)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE
ENGR	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EXC	EXCAVATE
EXEC	EXECUTIVE
EXH	EXHAUST
EX	EXHAUST FAN
EXIST	EXISTING
EJ	EXPANSION JOINT
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
EXTR	EXTRUDED
FAB	FABRICATE
FWC	FABRIC WALL COVERING
FB	FACE BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FCU	FAN COIL UNIT
FAS	FASTEN OR FASTENER
FLD DIM	FIELD DIMENSION
FIN	FINISH / FINISHED
FF	FINISHED FLOOR
FO	FINISHED OPENING
FA	FIRE ALARM
FDR	FIRE DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FH	FIRE HYDRANT
FPRF	FIREPROOF(ED)
FR	FIRE RATING
FRT	FIRE RETARDANT TREATED
FXD	FIXED
FIX	FIXTURE
FLG	FLANGE
FL	FLASHING
FHMS	FLAT HEAD MACHINE SCREW
FHWS	FLAT HEAD WOOD SCREW
FLEX	FLEXIBLE
FLR	FLOOR
FD	FLOOR DRAIN
FLG	FLOORING
FLUOR	FLUORESCENT
FT	FOOT, FEET
FTG	FOOTING
FDTN	FOUNDATION
FRZR	FREEZER
FURR	FURRING
FURN	FURNACE, FURNITURE
GA	GAGE OR GAUGE
GALV	GALVANIZED
GI	GALVANIZED IRON
GSM	GALVANIZED SHEET METAL
GWH	GAS WATER HEATER
GSKT	GASKET
GC	GENERAL CONTRACTOR
GLB	GLASS BLOCK
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS OR GLAZING
GCMU	GLAZED CONCRETE MASONRY UNIT
GB	GRAB BAR
GR	GRADE
GVL	GRAVEL
GND	GROUND
GFI	GROUND FAULT INTERRUPTOR
GT	GROUT
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
HDCP	HANDICAPPED
HDBD	HARDBOARD
HDWR	HARDWARE
HDWD	HARDWOOD
HDR	HEADER
HTR	HEATER
HTG	HEATING
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HD	HEAVY DUTY
HT	HEIGHT
HP	HIGH POINT
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL, HORIZON
HB	HOSE BIB
HW	HOT WATER
HR	HOUR
HYD	HYDRANT
IN	INCH, INCHES
INCL	INCLUDING
INFO	INFORMATION
ID	INSIDE DIMENTION
INST	INSTALLATION
INSUL	INSULATE, INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
JF	JOINT FILLER
JST	JOIST
KPL	KICK PLATE
KD	KILN-DRIED
KIT	KITCHEN
KO	KNOCK OUT
KD	KNOCKED DOWN
LAB	LABORATORY
LACQ	LACQUER
LAM	LAMINATE
LAV	LAVATORY
LC	LEAD-COATED COPPER
LH	LEFT HAND
L	LENGTH
LOA	LENGTH OVERALL
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHTWEIGHT
LF	LINEAR FEET
LTL	LINTEL
LOC	LOCATION
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVR	LOUVER
LP	LOW POINT
LB	POUND
MACH	MACHINE
MH	MANHOLE
MFR	MANUFACTURER
MB	MARKER BOARD
MSRY	MASONRY
MO	MASONRY OPENING
M/L	MATCHLINE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MTL	METAL
MEZZ	MEZZANINE
MLWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MOD	MODULAR
MON	MONUMENT
MLD	MOULDING
MTD	MOUNTED
MOV	MOVABLE
MUL	MULLION
NLR	NAILER
NAT	NATURAL
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
NPS	NOMINAL PIPE SIZE
NS	NON-SLIP
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.	NUMBER
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OH	OPPOSITE HAND
ORN	ORNAMENTAL
OZ	OUNCE
OD	OUTSIDE DIAMETER (DIMENSION)
OA	OVERALL
OH	OVERHEAD
PNT	PAINT
PTD	PAINTED
PR	PAIR
PNL	PANEL
PAR	PARALLEL
PRKG	PARKING
PBD	PARTICLE BOARD
PART	PARTITION
PSGR	PASSENGER
PVMT	PAVEMENT
PED	PEDESTAL
PERF	PERFORATE
PERI	PERIMETER
PERP	PERPENDICULAR
PH	PHASE
PLAM	PLASTIC LAMINATE
PL	PLATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PEN	PLYWOOD END NAIL
PNEU	PNEUMATIC
PT	POINT
PVC	POLY VINYL CHLORIDE
LB	POUND
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PC	PRECAST
PREFAB	PREFABRICATED
PREP	PREPARE
PT	PRESSURE TREATED
PROJ	PROJECT/PROJECTED
PR	PROPERTY,
OP	PROPOSED
QTY	QUANTITY
QT	QUARRY TILE
QTR	QUARTER
RAD	RADIATOR
R	RADIUS
RLG	RAILING
RWL	RAIN WATER LEADER (DS)
REC	RECESSED
RDWD	REDWOOD
REF	REFERENCE (ALSO SEE RE)
RFL	REFLECTED
RFRG	REFRIGERATOR
RE REG	REGARDING, REFER TO REGISTER
REINF	REINFORCED, REINFORCING
RELOC	RELOCATED
REM	REMOVE(D)
REQ'D	REQUIRED
REQ	REQUIRMENTS
RES	RESILIENT
RET	RETURN, RETAINING
RA	RETURN AIR
RAG	RETURN AIR GRILLE
REV	REVISE OR REVISION
RH	RIGHT HAND
R	RISER
RF	ROOF
RD	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
SAN	SANITARY
SCHED	SCHEDULE
SLNT	SEALANT
SCL	SELF-CLOSING
SSK	SERVICE SINK
SHT	SHEET
SHTG	SHEETING OR SHEATHING
SH	SHELVING, SHELF
SHWR	SHOWER
SIM	SIMILAR
SOG	SLAB ON GRADE
SL	SLOPE
SD	SMOKE DETECTOR
SC	SOLID CORE
SCWD	SOLID CORE WOOD DOOR
STC	SOUND TRANSMISSION COEFFICIENT
S	SOUTH
SPKR	SPEAKER
SPEC	SPECIFICATION
SPR	SPRINKLER
SQ	SQUARE
SF	SQUARE FOOT/FEET
SI	SQUARE INCH/INCHES
SY	SQUARE YARD
SS	STAINLESS STEEL
STD	STANDARD
STA	STATION
STL	STEEL
STOR	STORAGE
STR	STRINGER
STRUC	STRUCTURE, STRUCTURAL
SUB	SUBSTITUTE
SA	SUPPLY AIR
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYN	SYNTHETIC
SY	SYSTEM
S	
TAP	TACKABLE ACOUSTICAL PANEL
TECH	TECHNICAL
TEL	TELEPHONE
TEMP	TEMPERATURE/TEMPORARY
TERM	TERMINATE
TC	TERRA COTTA/TOP OR CURB
TZ	TERRAZZO
THK	THICK, THICKNESS
THRES	THRESHOLD
TPD	TOILET PAPER DISPENSER
TOL	TOLERANCE
T&G	TONGUE AND GROOVE
TOC	TOP OF CONCRETE
TOV	TOP OF EXT. MASONRY VENEER
TOF	TOP OF FINISH
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TB &S	TOP, BOTTOM AND SIDES
T	TREAD
TRTD	TREATED
TWD	TREATED WOOD
TYP	TYPICAL
UC	UNDERCUT
UNFIN	UNFINISHED
UV	UNIT VENTILATOR
UON,UNO	UNLESS OTHERWISE NOTED
UR	URINAL
VAC	VACUUM
VA	VALVE
VB	VAPOR BARRIER
VAR	VARIABLE
VENT	VENTILATION
VIF	VERIFY IN FIELD
VERM	VERMICULITE
VERT	VERTICAL
VG	VERTICAL GRAIN
VEST	VESTIBULE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
WSCT	WAINSCOT
WR	WASTE RECEPTACLE, WATER RESISTENT
WH	WATER HEATER
WSTO	WATER STOP (@ CONC JOINT)
WP	WATERPROOF, WATERPROOFING
WSTRP	WEATHERSTRIP
WT	WEIGHT
WWF	WELDED WIRE FABRIC OR MESH
WO	WHERE OCCURS
WF	WIDE FLANGE
W	WIDTH, WASHER, WEST, WATER
WDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD
WB	WOOD BASE
WPT	WORKING POINT
WI	WROUGHT IRON
&	AND
@	AT
<	ANGLE
X	BY
℄	CENTERLINE
=	EQUAL
#	POUND
Ⓟ	PROPERTY LINE

IMAGE AT SITE

VICINITY MAP

DRAWING INDEX

SCOPE OF WORK

-NEW 2 STORY SINGLE FAMILY HOME WITH GARAGE
-NEW KITCHENS, BATHROOMS, BEDROOMS, CLOSETS, FIREPLACE, FOUNDATION, RETAINING WALLS, DRIVEWAY

PROJECT NARRATIVE

Since the last design review, we have converted the plans from modular build to custom in order to improve and optimize the design with respect to neighborhood stewardship, esthetic integrity, and energy efficiency.
First, to the specific requests made by the panel at the previous review:
Articulation has been added to both of the side walls, as well as the front of the house, by use of small push-outs on either side, and terraced decks on the front that echo the natural upslope of the property and neighborhood block itself. The façade will feature a combination of integral color smooth stucco and horizontal wood, for texture and depth, which is both in keeping with the modern esthetic of the design, and is reminiscent of the natural colors and textures of the coastal region. The push-out articulation is visually balanced, without being simply symmetric, by the use of the façade textures and features such as the stairs and clerestory. Further interest and balance is added by the parapet roof details.
The primary first floor deck has been pushed forward over the garage, while the garage itself has been moved closer to the midline and front of the lower story of the house, to maximize use of the natural upslope, and allow the garage to appear more integral and intentional, rather than jutting out from the primary house.
The placement of this house is slightly forward compared to the neighboring house to the South, with a goal to allow passive lighting through Southward windows while still maintaining privacy for the neighbors and ourselves. The house placement remains to the slight South of the lot, which better maintains the natural drainage through the topographically lowest area of the landscape, and reduces the shadow this house would cast over property that could be developed to the North.
The footprint of the house has been slightly reduced by more closely incorporating the garage into the foundation of the main house. The flat roof, which may read as fully flat from the street but is slightly sloped downward in the same direction of the topography, combined with an overall slight lowering of the upper ceiling, will reduce the apparent size as well as the impact on neighbors' ocean views,
The remaining tree on the property (after its slightly less healthy partner collapsed since the previous arboreal review) will be removed, as a house foundation would compromise its root system. This will further open ocean views in the neighborhood, and that tree will be replaced with several smaller trees, to allow for landscaping design that will maximize beauty and privacy, while reducing the risk that the remaining large tree could also collapse and cause damage to any nearby structures.
The primary living spaces of the great rooms have been moved to the southwest side of the house, with large street-facing windows, and this is combined with multiple 2nd story skylights to allow for extensive passive lighting and heating capacity throughout the house. We have maintained the basic structure of the previously reviewed design for energy and engineering/material efficiency. While the internal design of the house has been adjusted to allow for our large family, we have also ensured that we are well under maximum ratios of allowable floor area, lot coverage ratio, maximum building height, setbacks, and daylight planes. As a family, we have been looking into how to join the community in Moss Beach/Montara for several years, and our goals of building are to add to the joy, character, and esthetics of the neighborhood, without negatively impacting our neighbors. This current design is a labor of our love, and we hope the community finds it as beautiful and welcoming as we do.

PROPERTY/PROJECT INFORMATION

UNITS: 1 (PROPOSED)
ZONING: R-1/S-17/DR/CD
STORIES: 2-STORY (PROPOSED)
YEAR BUILT: N/A
USE: R3
LOT & BLOCK/APN: 037-147-030
CONSTRUCTION TYPE: V-B
CLIMATE ZONE: 3
WUI: NON-VHPHSZ

(P) MAIN HOUSE SQFT:
1ST LEVEL: 1213 SQ.FT.
2ND LEVEL: 1033 SQ. FT.
(P) MAIN HOUSE SQFT: 2246 SQ.FT.
(P) GARAGE: 576SQ. FT.

(P) BUILDING HEIGHT: 27'-1"
BUILDING FOOTPRINT SLOPE: 12.2%

MAX PARCEL COVERAGE: 35% = 3,008.5 SQ.FT.
(E) LOT SQ. FT: 5,738.7 SQ. FT.
(P) PARCEL COVERAGE: 1,969 SQ. FT.

MAX FLOOR AREA RATIO: 53% = 3,041 SQ. FT.
(E) LOT SQ. FT: 5,738.7 SQ. FT.
(P) FAR: 2,822 SQ. FT.
=0.49

MAX. IMPERVIOUS
SURFACE AREA: 10% OF 5,738.7 SQ. FT.
= 573.9 SQ. FT.

(P) IMPERVIOUS
SURFACE AREA: 453 SQ. FT.

•FRONT YARD: 20'-0" SETBACK
•REAR YARD: 20'-0" SETBACK
•SIDE YARD: 15'-0" SETBACK COMBINE TOTAL
MIN. 5'-0" ON ANY SIDE
•BLDG HT MAX (UP TO 30% SLOPE): 28'-0"
(PROJECTED NATURAL GRADE)

CIVIL ENGINEER:
UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD #1841
LAFAYETTE, CA 94549
(925)-275-5304
austin@uprightengineering.com

SURVEYOR:
BGT LAND SURVEYING
1206 S. AMPHLETTE BLVD., SUITE 3
SAN MATEU, CA 94402
(650)-212-1030
www.bgtsurveying.com
bgtinfo@bgtsurveying.com

GEOTECHNICAL ENGINEER:
HARO, KASUNICH & ASSOCIATES
116 EAST LAKE AVE
WATSONVILLE, CA 95076
(831)-722-4175

ARBORIST:
PRECISION TREE CARE
PO BOX 410
PACIFICA, CA 94044
(650)-355-1277

STRUCTURAL ENGINEER:
BCA STRUCTURAL ENGINEERING, INC.
1300 INDUSTRIAL ROAD, SUITE 1
SAN CARLOS, CA 94070
(650)-508-2500
geoff@bcaeng.net

STUDIO J ARCHITECTURE
574 San Anselmo Avenue
San Anselmo
California
94960

TEL: 1(415) 999-5803

STRUCTURAL ENGINEER

CONTRACTOR

M&H PROPERTIES
VACANT LOT, SIERRA ST.
MOSS BEACH, CA 94038
APN: 037-147-160

LICENSED ARCHITECT
C33354
March 31, 2021
RENEWAL DATE
STATE OF CALIFORNIA

Stamp

-	-	-
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-		
-	7.14.21	PERMIT PLNG ZNG

NO DATE ISSUES/REVISIONS

TITLE SHEET

DRAWN BY : RLM SHEET SIZE: 24 X 36

O SCALE IN FEET : 1/16" = 1' - 0" X

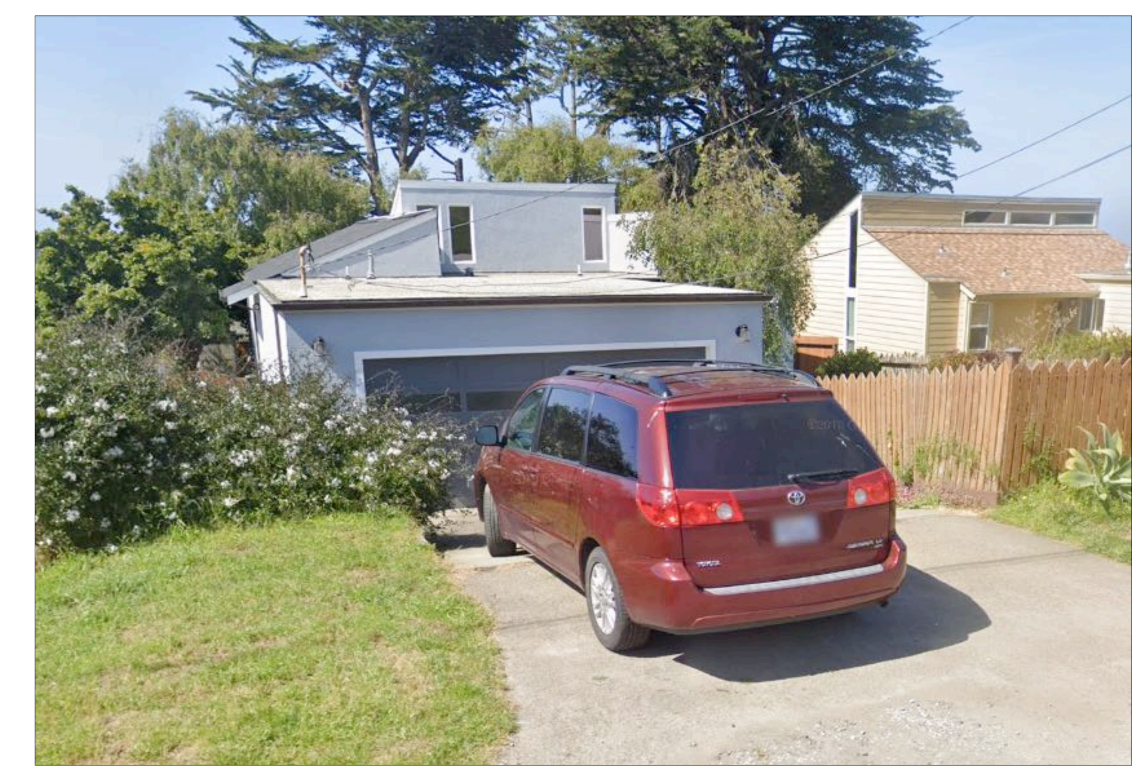
Drawing No.
A-0.0

6 SITE IMAGES

5 SITE IMAGES

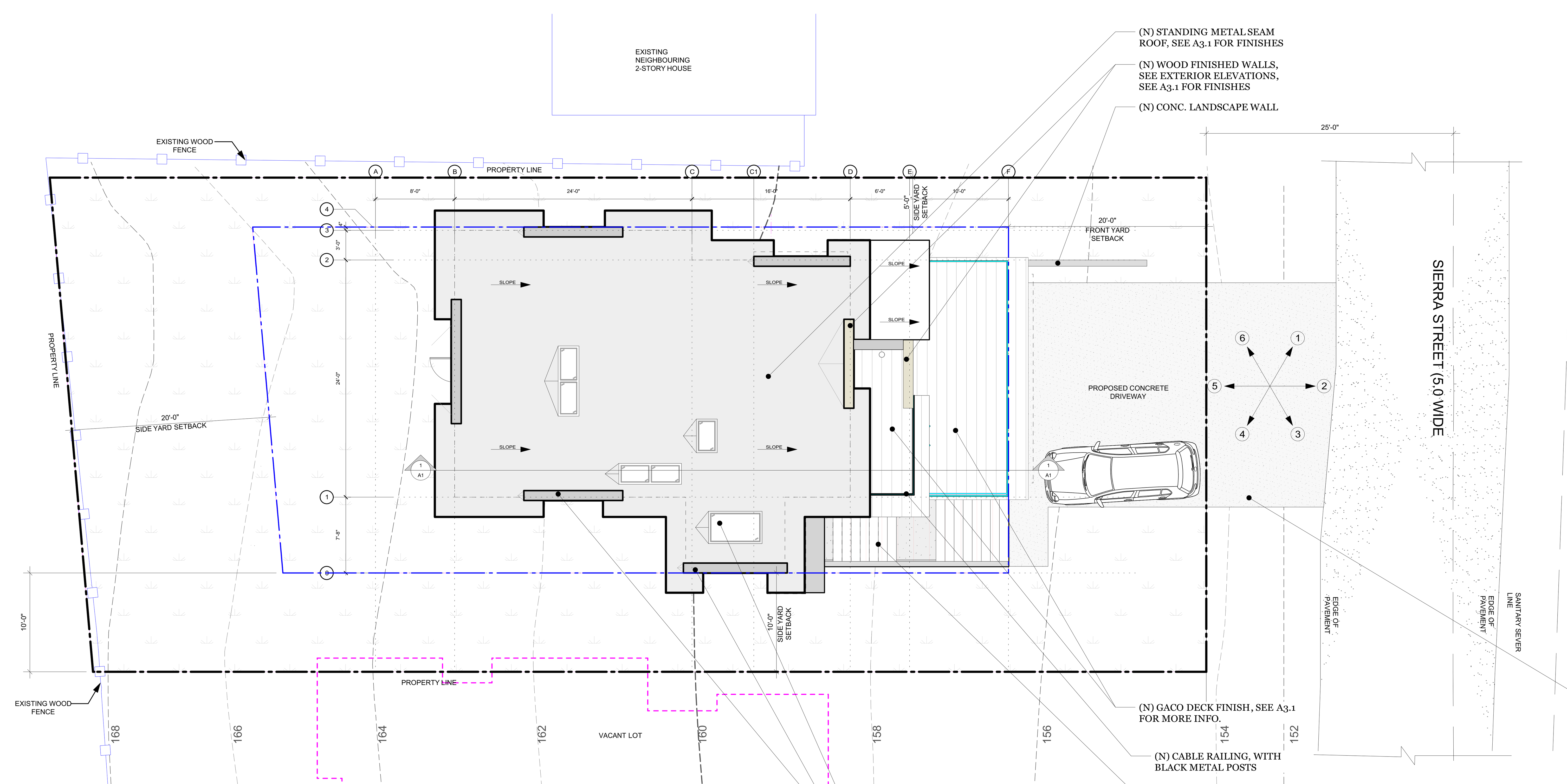
4 SITE IMAGES

1 SITE IMAGES



2 SITE IMAGES

3 SITE IMAGES



(N) STANDING METAL SEAM ROOF, SEE A3.1 FOR FINISHES

(N) WOOD FINISHED WALLS, SEE EXTERIOR ELEVATIONS, SEE A3.1 FOR FINISHES

(N) CONC. LANDSCAPE WALL

(N) GACO DECK FINISH, SEE A3.1 FOR MORE INFO.

(N) CABLE RAILING, WITH BLACK METAL POSTS

CONC. ENTRY STAIRS

(N) SKYLIGHTS, SEE DOOR AND WINDOW SCHEDULE

(N) STUCCO WALL, SEE A3.1 FOR FINISH INFO

(N) CONCRETE DRIVEWAY SEE GRADING & DRAINAGE SHEET 3 OF 5

7 PROPOSED SITE PLAN
1/8" = 1'

TRUE NORTH

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LICENSED ARCHITECT C33354 March 31, 2021 RENEWAL DATE STATE OF CALIFORNIA

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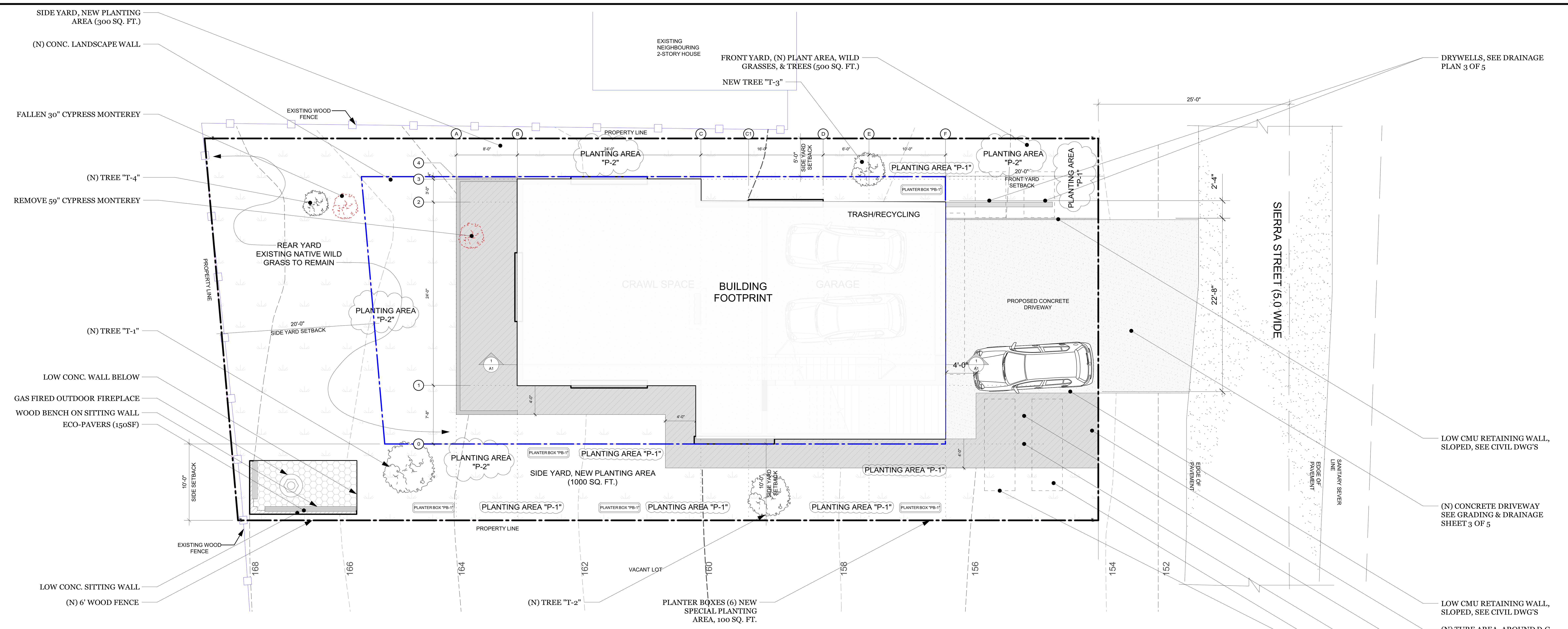
EXISTING & PROPOSED SITE/ ROOF PLANS

DRAWN BY : RLM SHEET SIZE: 24 X 36

0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No. A-1.0



1 PROPOSED LANDSCAPE & HARDSCAPE PLAN
1/8" = 1'

GENERAL NOTE:

1. HAND WATER LANDSCAPE
2. MINIMIZE THE HARDSCAPE OR IMPERVIOUS AREAS ON-SITE IN ORDER TO MAXIMIZE PERMEABLE SURFACES THAT REDUCE THE VOLUME AND IMPROVE THE QUALITY OF RUN-OFF INTO CREEKS AND STORM DRAINS

LOT COVERAGE TABULATIONS

TOTAL TURF AREA	0 SQ. FT. (<MAX ALLOWABLE TURF AREA: 525 SQ. FT.)
TOTAL PLANT AREA (NON-TURF)	2,000 SQ. FT.
TOTAL SPECIAL LANDSCAPE	100 SQ. FT. (= 6 OF PLANTER BOX)
TOTAL LANDSCAPE AREA	2,100 SQ. FT.

= ROOFING/ PVC MEMBRANE

= WOOD/ COMPOSITE DECKING ALT: DECOMPOSED GRANITE

= DECOMPOSED GRANITE

= NATIVE WILD GRASSES

= CONE SLAB ON GRADE

PLANT MATERIAL NOTE:

1. A MIN. 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

TURF NOTES:

1. THE TOTAL TUR AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS
2. NO TURF PERMITTED IN NON-RESIDENTIAL AREAS
3. TURF NOT PERMITTED ON SLOPES GREATER THAN 25%
4. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FT. WIDE

IRRIGATION SYSTEM REQUIREMENTS:

1. IRRIGATION CONTROLLERS PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE

PLANT WATER USE:

1. INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE, OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES & AREAS USING RECYCLED WATER

PLANT LIST - PLANTING BED AREAS:

TYPE	COMMON NAME	BOTANICAL NAME	LOCATION	WATER USE	QUANTITY
P-1 PLANT IN A GROUP					
	AGAVES 1-4' BLUE GREEN	AGAVE AMERICAN	ALONG PLANT	VL	7 - 0.1 avg.
	WISTERIA	WISTERIA SPP	ALONG FENCE & CLIMBING TRELIS	M	15 - 0.5 avg.
	BLUE FESCUE	FESTUCA GLAUCA	PLANTER BED	L	20 - 0.2 avg.
	GOLDEN PRIVETA	LIGUSTRUM X VICARYI	PLANTER BED	L	15 - 0.2 avg.
P-2	FLATS OF MYOPORUM	MYOPORUM PARVIFOLIUM	SLOPE	L	72 - 0.2 avg.

• PROJECT HARDINESS ZONE: 9-10 (MOSS BEACH, CA 94038)
• AVERAGE WUCOLS FACTOR: = **0.23** avg.

TREE PLANTING LIST:

TYPE	COMMON NAME	BOTANICAL NAME	LOCATION	WATER USE	QUANTITY
T-1	GOLDN MEDALLION	CASSIA LEPTOPHYLIA	SEE PLAN	L	1 - 0.2 avg.
T-2	DESERT WILLOW	CHILOPSIS LINEARIS	SEE PLAN	L	1 - 0.2 avg.
T-3	CRAPE MYRTLE	MYRTLE LAGERSTROEMIA INDICA	SEE PLAN	L	1 - 0.2 avg.
T-4	CHINESE PISTACHE	PISTACIA CHINENSIS	SEE PLAN	L	1 - 0.2 avg.

• PROJECT HARDINESS ZONE: 9-10 (MOSS BEACH, CA 94038)
• AVERAGE WUCOLS FACTOR: [(4 X 0.2)] / 4 (TOTAL NUMBER PLANT) = 0.200 avg.

TRUE NORTH

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574 San Anselmo Avenue
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TEL: 1(415) 999-5803

STRUCTURAL ENGINEER

CONTRACTOR

M&H PROPERTIES
VACANT LOT, SIERRA ST.
MOSS BEACH, CA 94038
APN: 037-147-160

LICENSED ARCHITECT C33354 March 31, 2021 RENEWAL DATE STATE OF CALIFORNIA

Stamp

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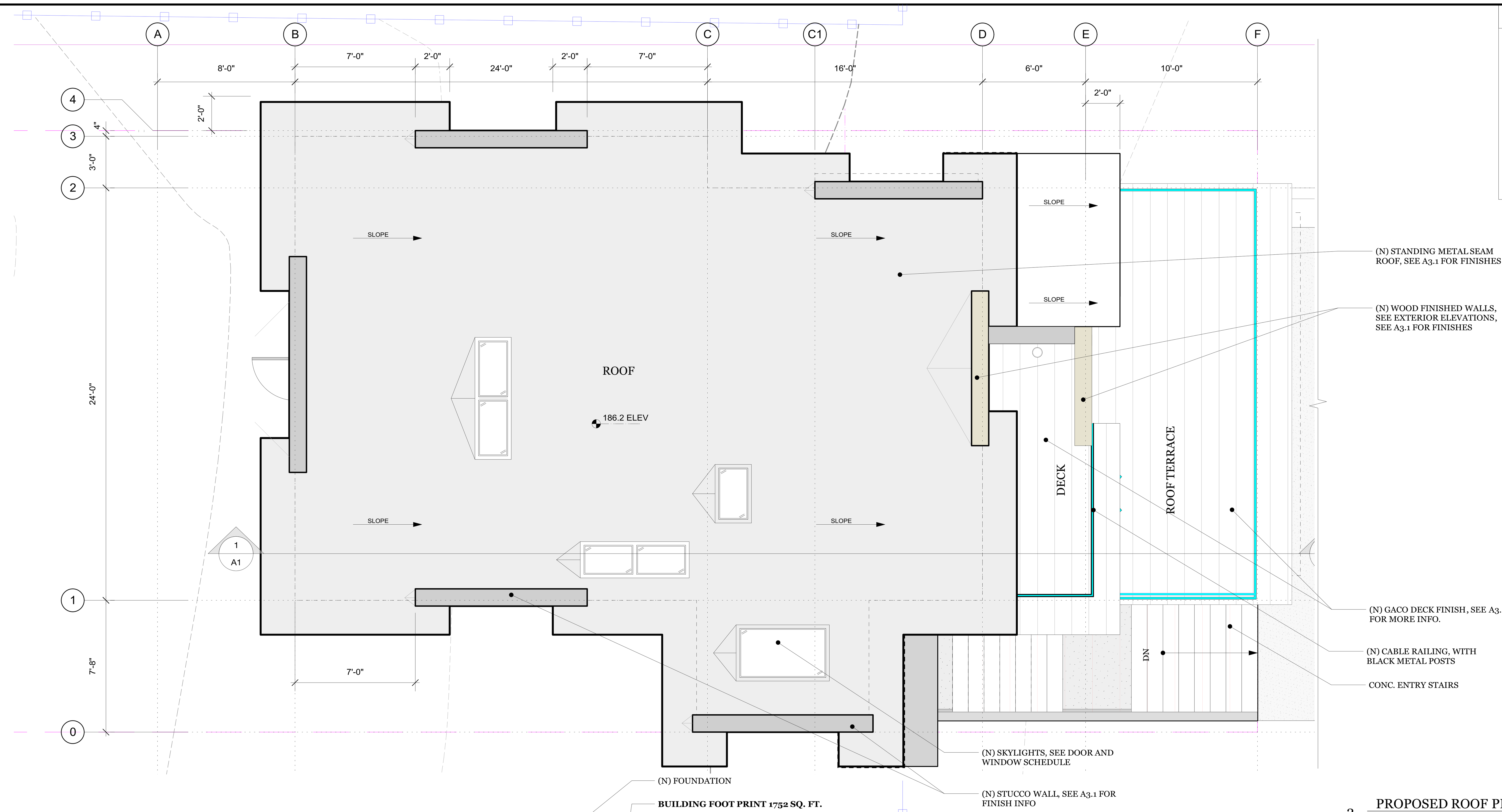
-	7.14.21	PERMIT PLNG ZNG

LANDSCAPE AND HARDSCAPE PLAN

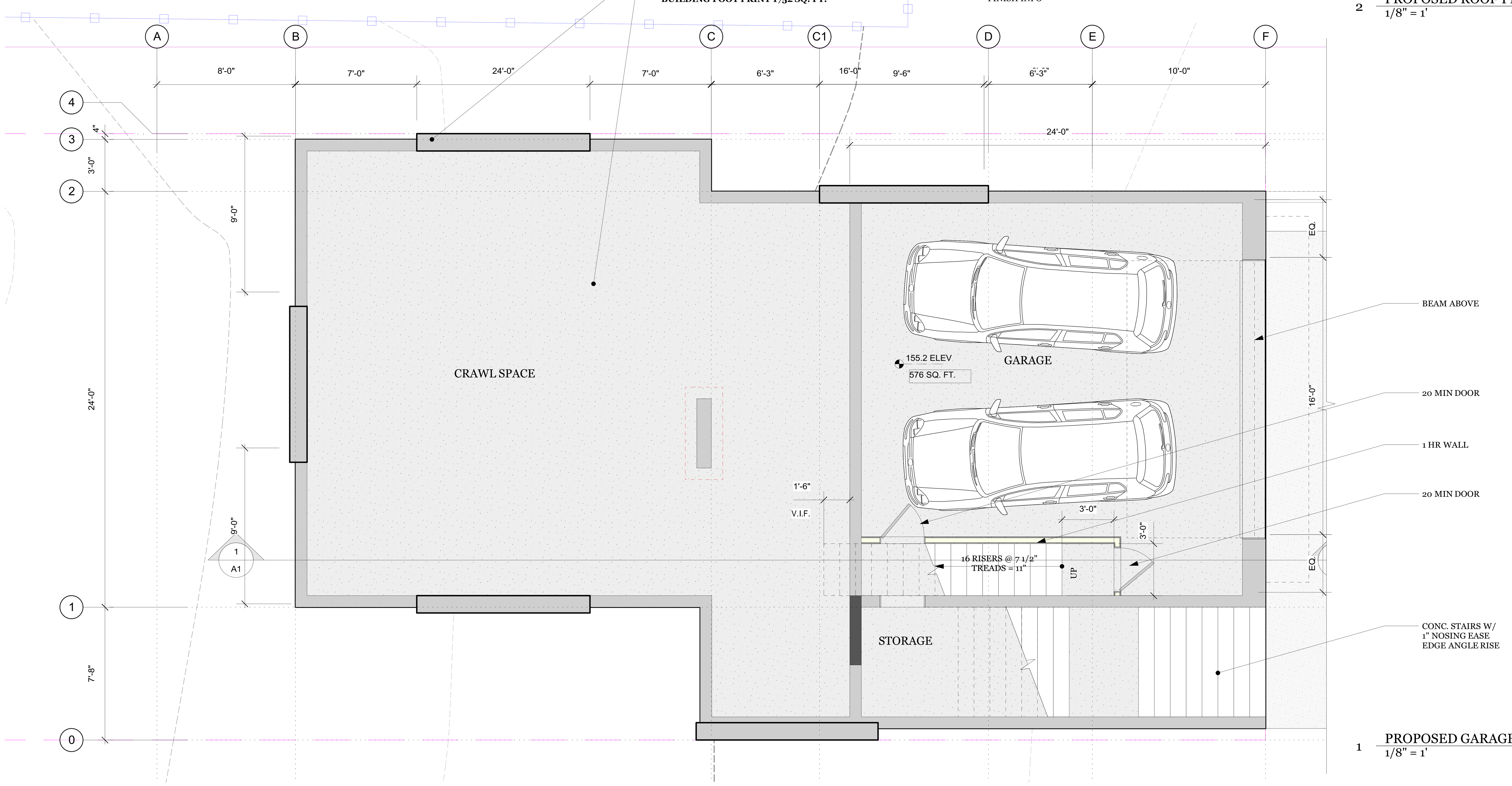
DRAWN BY : RLM SHEET SIZE: 24 X 36

0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No. **A-1.1**



2 PROPOSED ROOF PLAN
1/8" = 1'



1 PROPOSED GARAGE FLOOR PLAN
1/8" = 1'

WALL LEGEND

	DEMO WALL
	EXISTING WALL
	NEW INTERIOR WALL
	NEW EXTERIOR WALL
	NEW PARTIAL WALL

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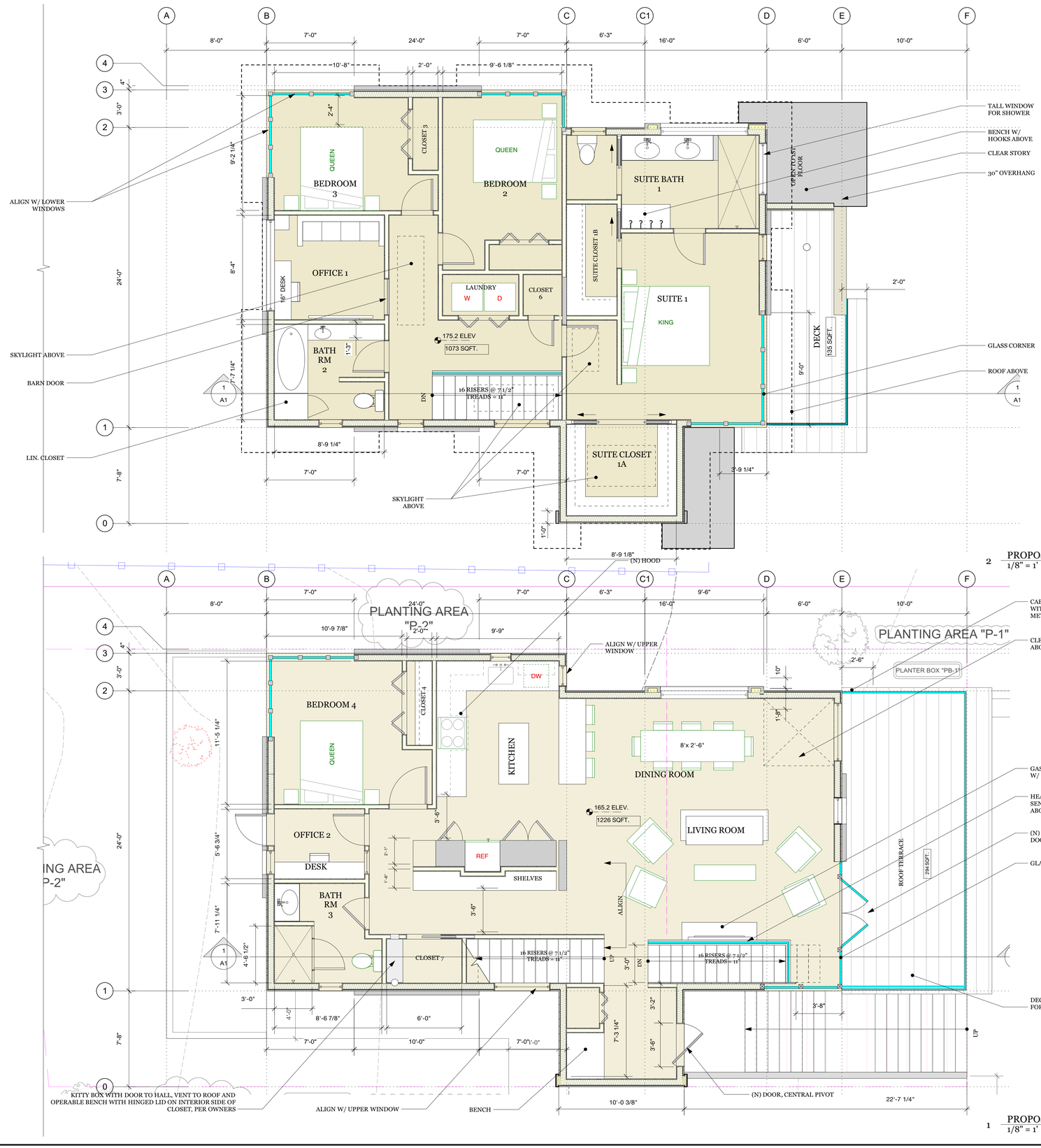
PROPOSED FLOOR PLAN

DRAWN BY: RLM SHEET SIZE: 24 X 36

0 SCALE IN FEET: 1/16" = 1' - 0" X

Drawing No.

A-2.1



NOTE: ALL EXTERIOR LIGHTING TO BE DOWN LIGHTING, OR USE VALANCE

2 PROPOSED 2ND FLOOR PLAN
1/8" = 1'

1 PROPOSED 1ST FLOOR PLAN
1/8" = 1'

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Stamp

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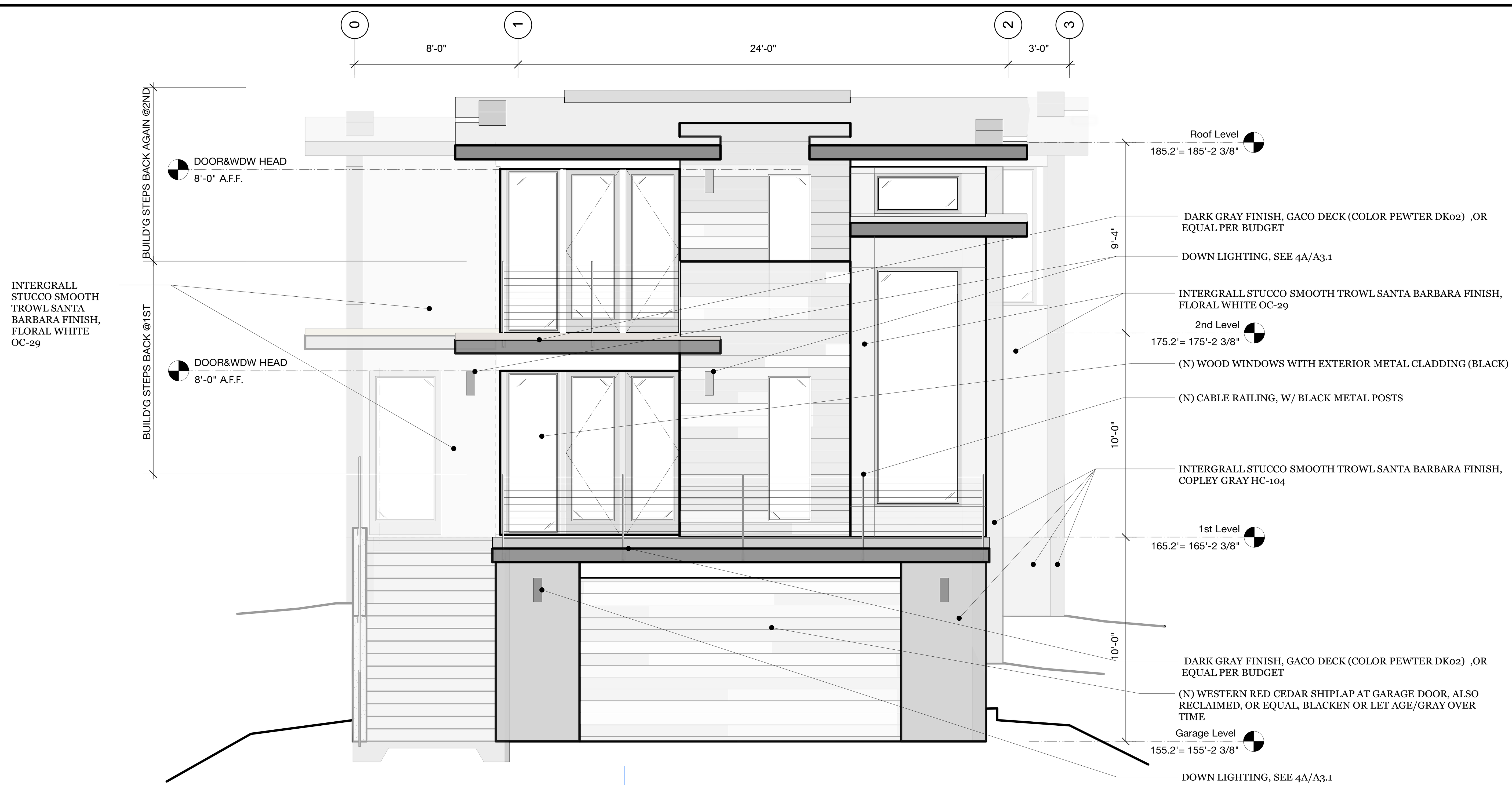
PROPOSED FLOOR PLAN

DRAWN BY : RLM SHEET SIZE: 24 X 36

O SCALE IN FEET : 1/16" = 1' - 0" X

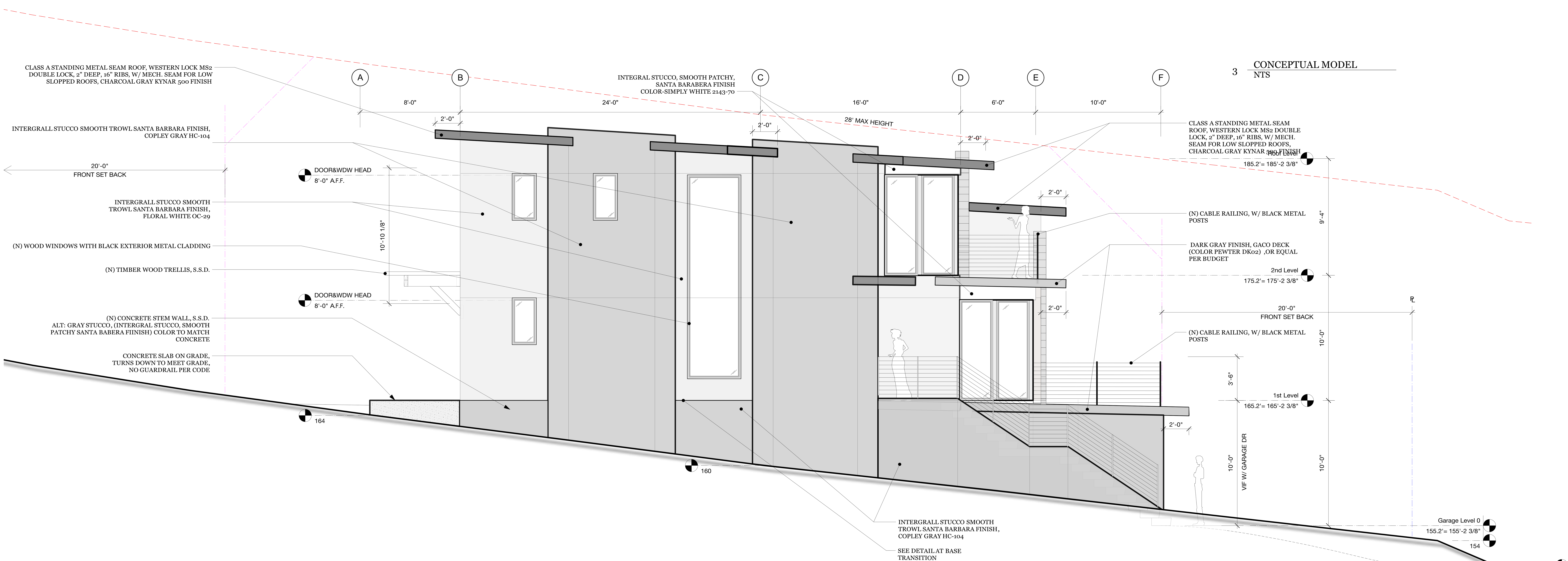
Drawing No.

A-2.2



2 SCHEMATIC DESIGN ELEVATION
1/4" = 1'

3 CONCEPTUAL MODEL
NTS



1 SCHEMATIC DESIGN ELEVATION
1/4" = 1'

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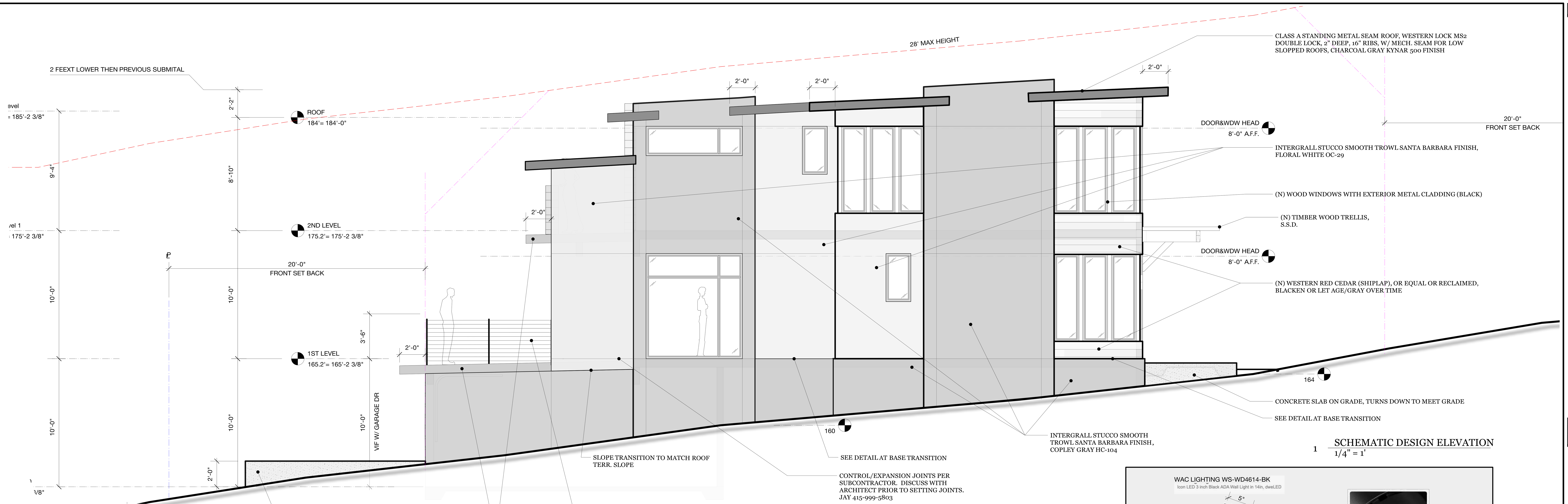
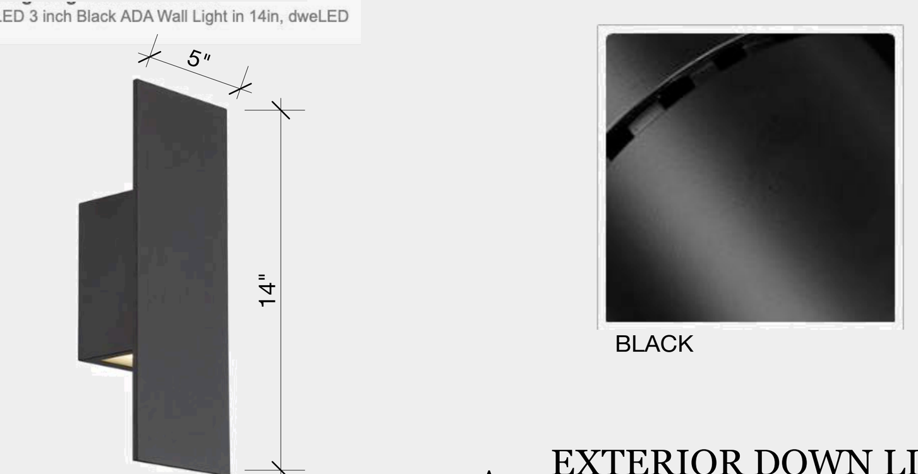
EXTERIOR ELEVATIONS

DRAWN BY : JJS
SHEET SIZE: 24 X 36
SCALE IN FEET : 1/16" = 1'-0"

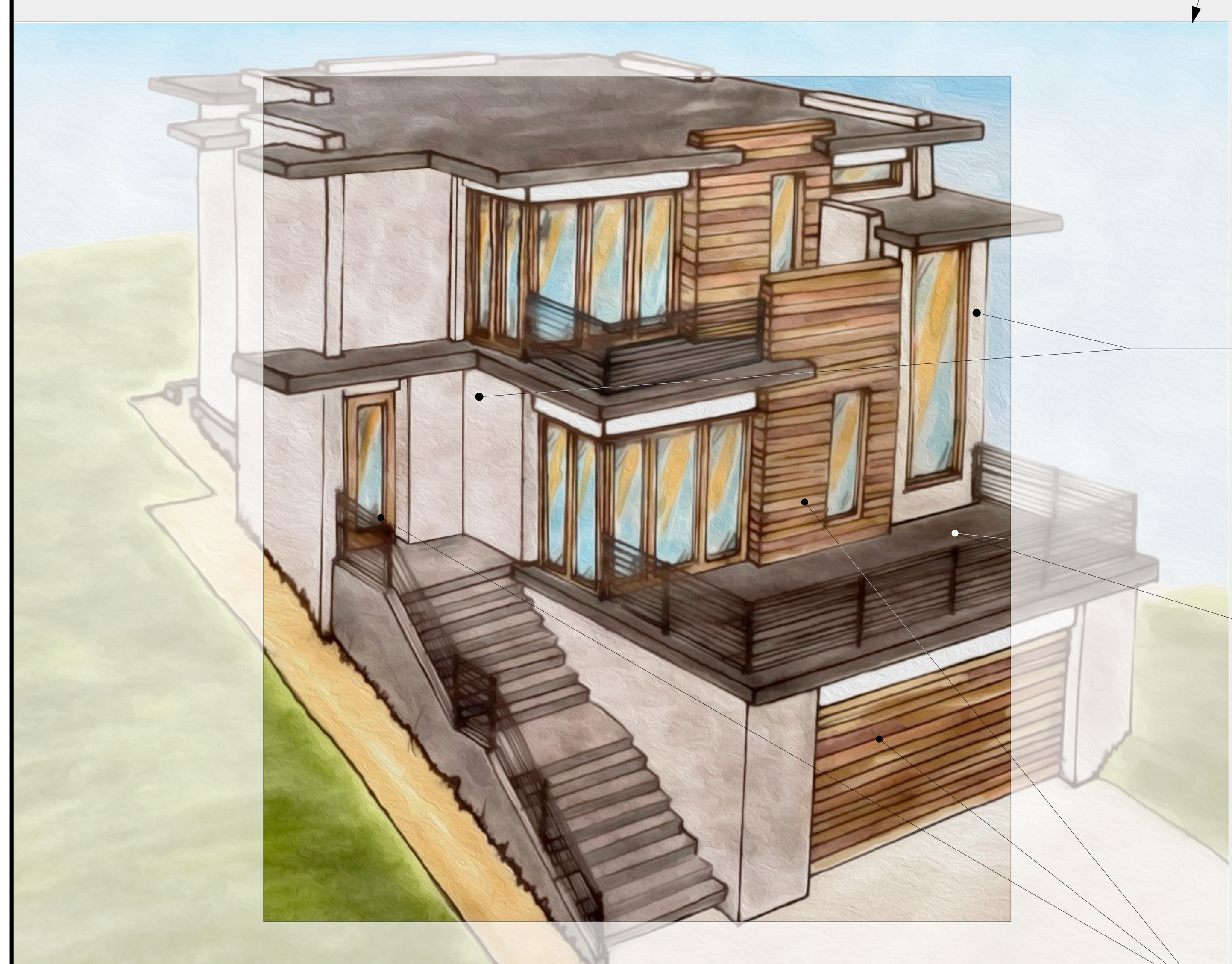
Drawing No.
A-3.0



1 SCHEMATIC DESIGN ELEVATION
1/4" = 1'



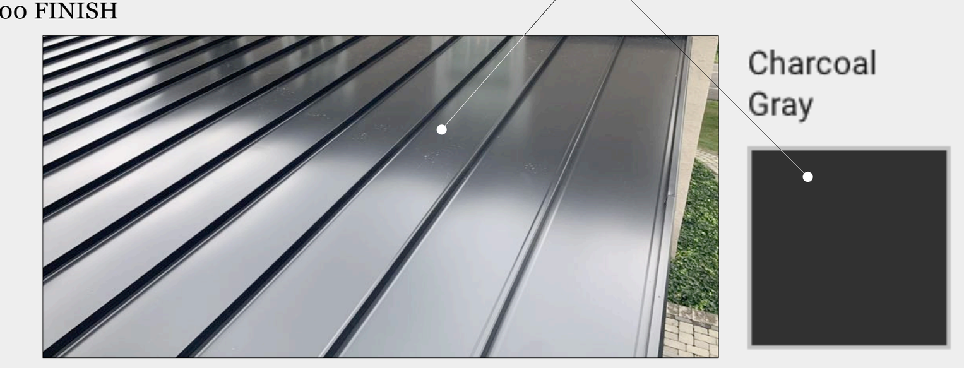
4A EXTERIOR DOWN LIGHTING
NTS



5 MATERIAL PLACEMENT
NTS

DARK GRAY FINISH, GACO DECK (COLOR PEWTER DK02), OR EQUAL PER BUDGET

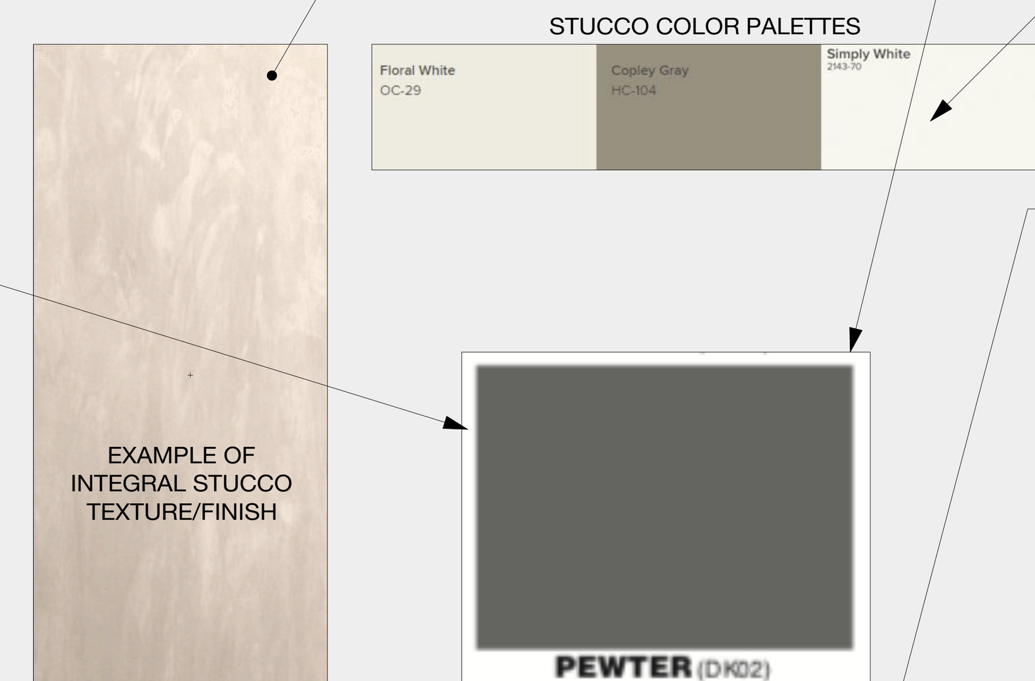
CLASS A STANDING METAL SEAM ROOF, WESTERN LOCK MS2 DOUBLE LOCK, 2" DEEP, 16" RIBS, W/ MECH. SEAM FOR LOW SLOPPED ROOFS, CHARCOAL GRAY KYNAR 500 FINISH



Charcoal Gray

INTERGRALL STUCCO SMOOTH TROWL SANTA BARBARA FINISH
-TWO MAIN COLORS, FLORAL WHITE OC-29 AND COPLEY GRAY HC-104
-EXTERIOR HEADERS TO BE "SIMPLY WHITE 2134-70" WHERE OCCURS W/ CONTROL AND EXPANSION JOINTS PER BUILDERS SET(REVIEW WITH ARCHITECT -JAY-415-999-5803)

STUCCO COLOR PALETTES



EXAMPLE OF INTEGRAL STUCCO TEXTURE/FINISH

PEWTER (DK02)

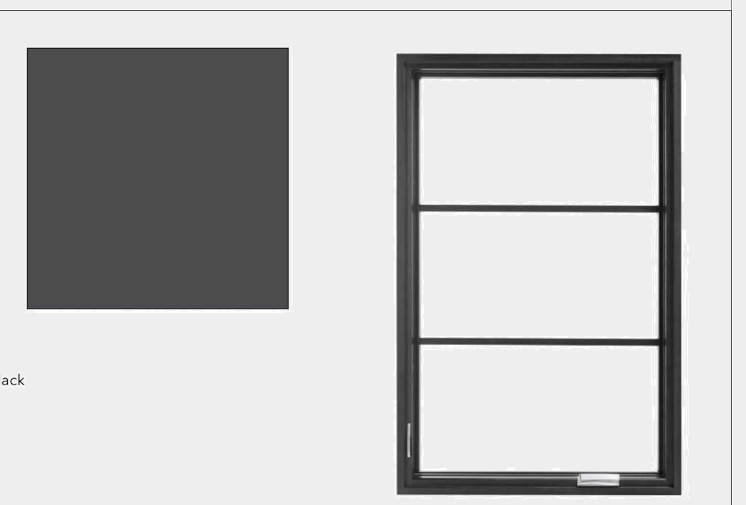
SHIPLAP WESTERN RED CEDAR OR EQUAL, WEATHERED FINISH WITH MODERN TOUCH, SHARP/CLEAN CORNERS (MITER CORNER)

DOORS CUSTOM WOOD DOOR, CURTIS&SONS, INC. OR EQ.
- WESTERN RED CEDAR OR EQ.
- HARDWARE-BACK
- GLAZING TEMP., LOW E W/ SATIN ETCHED FINISH

GARAGE DOOR CARIAGE HOUSE DOOR COMPANY
- WESTERN RED CEDAR OR EQ.
- LIFT MASTER ELITE SERIES(8500WIFI OPENER)
- HARDWARE-BACK
- SECTIONAL 3 PIECE

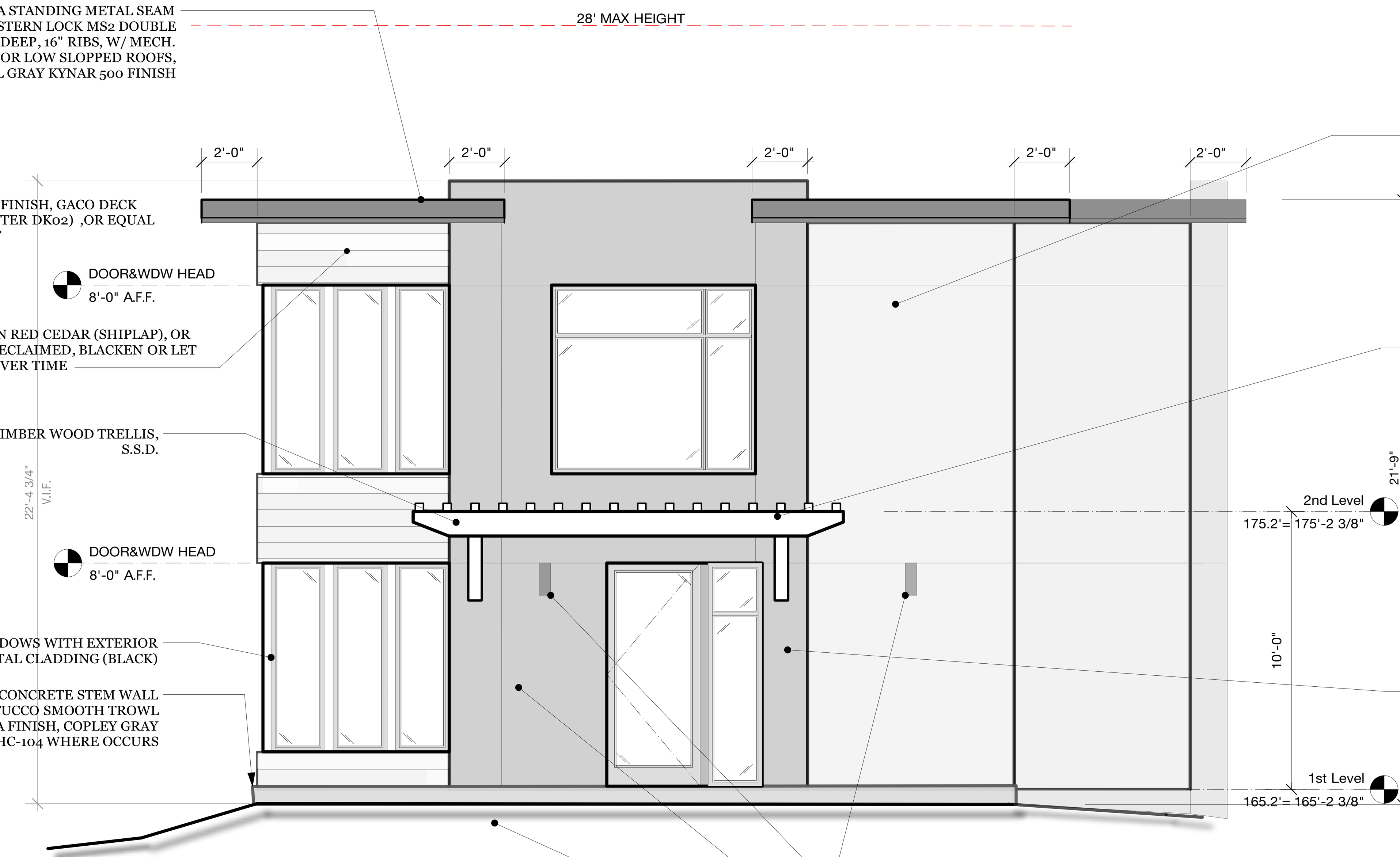
WINDOWS

PELLA ARCHITECT SERIES - CONTEMPORARY CASEMENT
- NARROW FRAME AND SASH PROVIDE MORE EXPANSIVE GLASS TO COMPLEMENT YOUR PROJECT'S DESIGN
- PERFORMANCE CLASS AND GRADE LC30-LC50 AND STC OF 25-31
- LONG-LASTING DURABILITY WITH ENDURACLAD® ALUMINUM CLADDING AND ENDURAGUARD WOOD PROTECTION



Black

4 COLOR/MATERIAL BOARD
NTS



2 SCHEMATIC DESIGN ELEVATION
1/4" = 1'

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STRUCTURAL ENGINEER

CONTRACTOR

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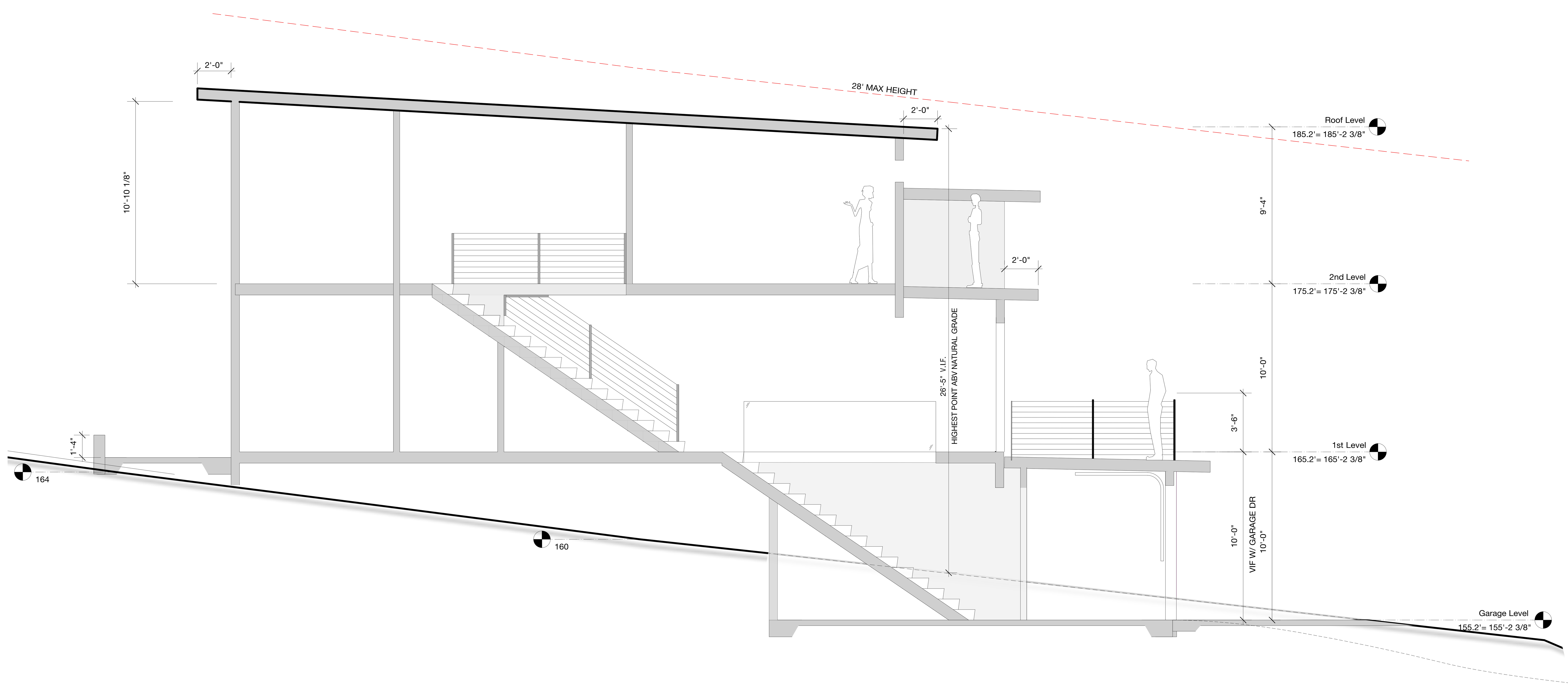
EXTERIOR ELEVATIONS

DRAWN BY : JJS
SHEET SIZE: 24 X 36
SCALE IN FEET : 1/16" = 1' - 0"

Drawing No.
A-3.1



1 SCHEMATIC DESIGN SECTION
1/4" = 1'

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PROPOSED SECTION

DRAWN BY : JJS   SHEET SIZE: 24 X 36

0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No.
A-4.0

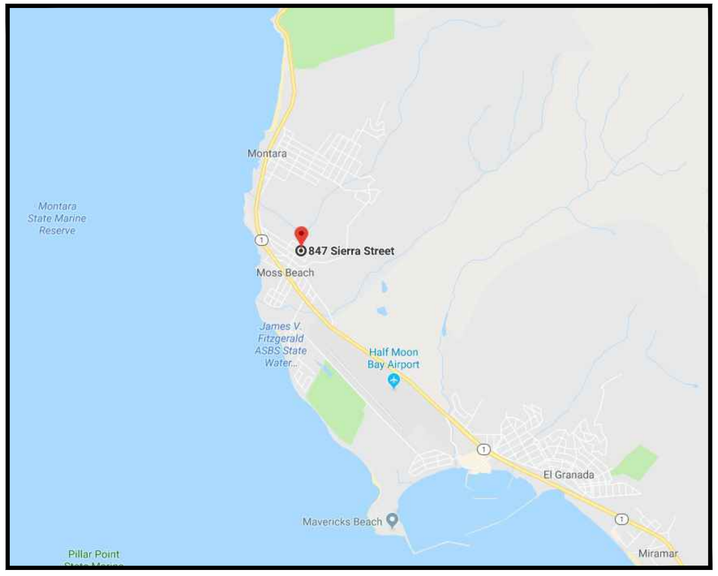
NEW RESIDENCE

VACANT LOT, SIERRA ST, MOSS BEACH, CA

APN# 037-147-030

GRADING & DRAINAGE PLAN

LOCATION MAP



NOT TO SCALE

SURVEY DATUM

Topographic survey was provided by BGT Land Surveying per the Boundary and Topographic Survey dated June, 2018.

MAP DATA

Contour Interval: 2 Foot (existing contours), 1 Foot (proposed contours)

Aerial Photo: None

SHEET INDEX

GENERAL NOTES

1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND LATERAL MOVEMENT OF THE GRADING.
2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.

GENERAL STORMWATER NOTES

1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
3. INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMANENT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR AL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINAGE PLAN OR AWAY FROM STRUCTURES.
5. PROJECT SHALL CONFORM TO THE SAN MATEO COUNTY "DRAINAGE MANUAL DRAFT" DOCUMENT DATED DECEMBER 2019.
6. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
7. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.

PERMIT SET

Utility Notification Center
CALL BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER — JUSTIN G. PAN — No. C71212 — EXP. 06/31/23 — CIVIL — STATE OF CALIFORNIA

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4	REVISED SITE PLAN	7/09/2021	
3	ADDRESSED COMMENTS FROM COUNTY DPW 8-6-2020	8/13/2020	
2	REVISED DRAINAGE AND STORMWATER BMP'S	4/24/2020	
1	ADDRESSED COMMENTS FROM COUNTY 10/25/2019	11/5/2019	

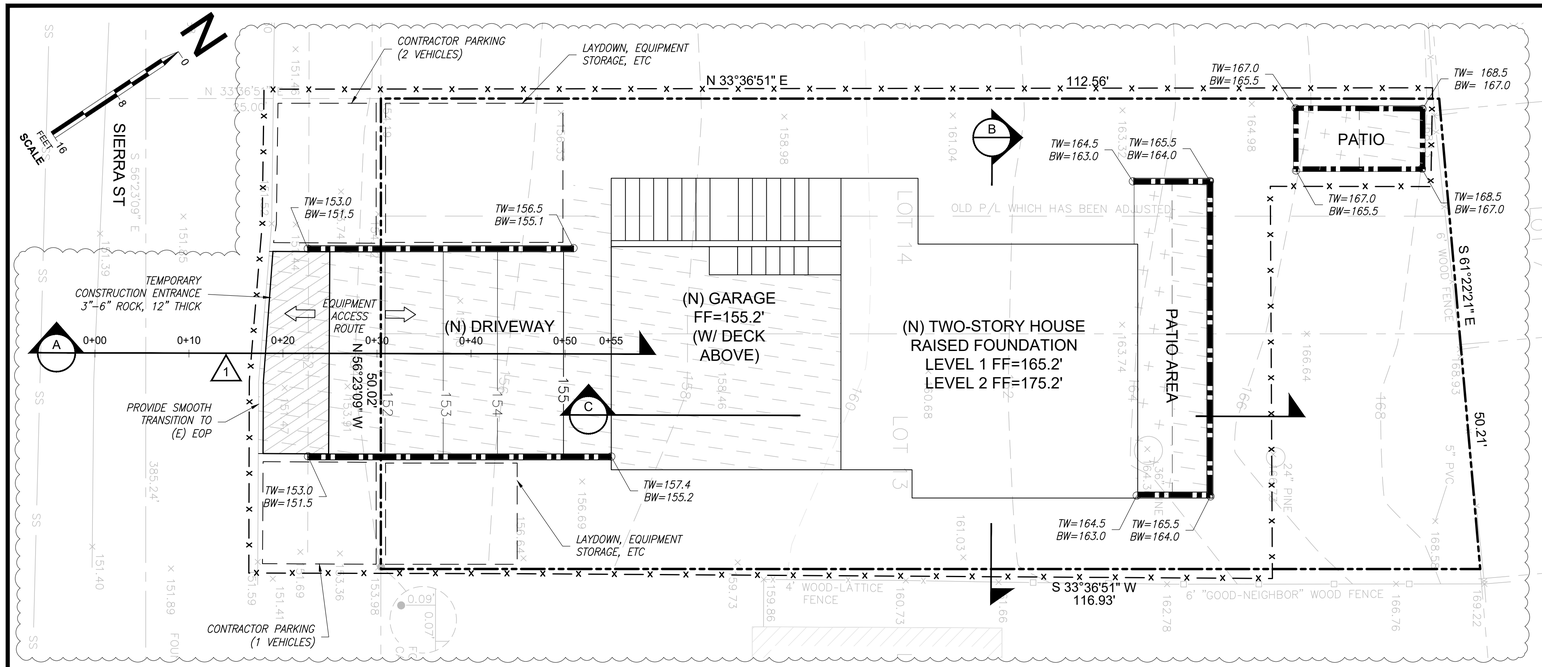
UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 7/9/2021

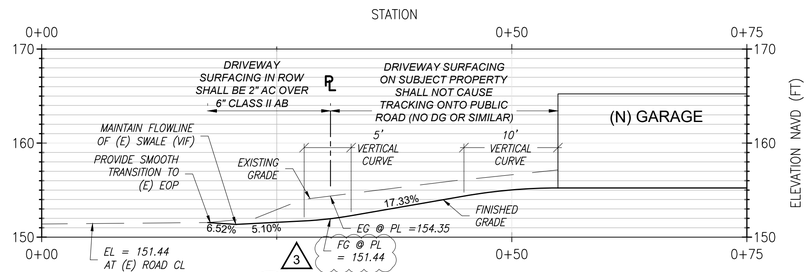
NEW RESIDENCE
APN# 037-147-030
SIERRA ST, MOSS BEACH, CA

COVER SHEET

DESIGNED BY:	MEL
DRAWN BY:	MEL
SURVEYED BY:	BGT
CHECKED BY:	AP
SHEET NO.	1 OF 5

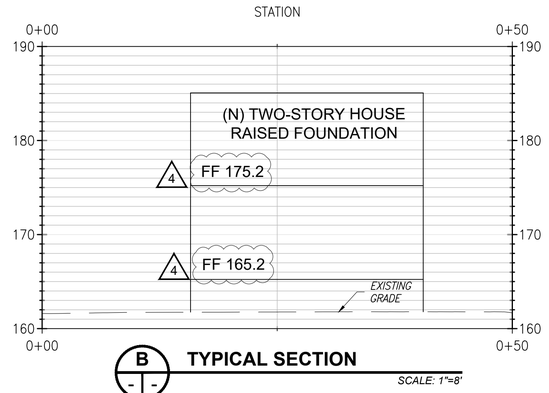


4 1 GRADING PLAN



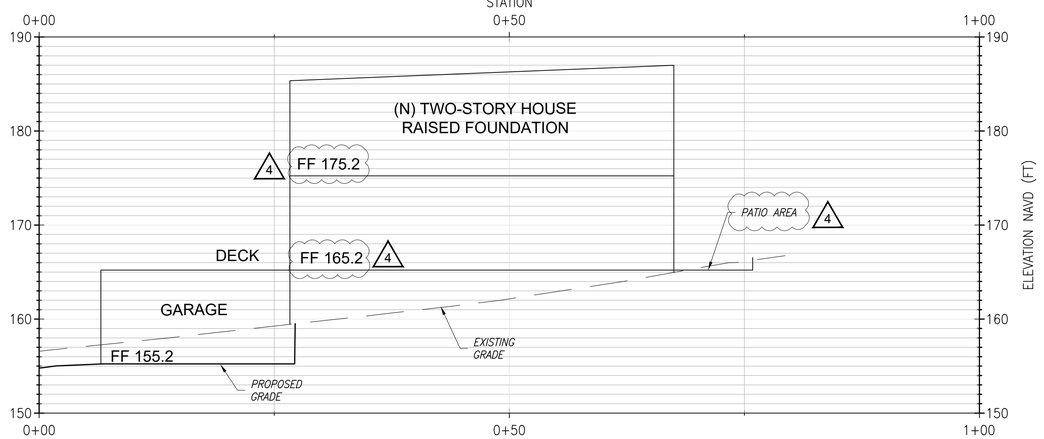
1 A - - DRIVEWAY CL SECTION

SCALE 1"=8'



B - - TYPICAL SECTION

SCALE: 1"=8'



C - - TYPICAL SECTION

SCALE 1"=8'

LEGEND AND KEY

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TOPO POINTS (x169.2)
- PROPOSED FILL
- PROPOSED CUT
- PROPERTY LINE
- PROPOSED STRAW WATTLE PER DETAIL 1 THIS SHEET
- PROPOSED LANDSCAPE WALL

FL = FLOW LINE
TC = TOP OF CURB
BW = BACK OF SIDEWALK
FG = FINISHED GRADE
EOP = EDGE OF PAVEMENT
VIF = VERIFY IN FIELD
(E) = EXISTING
(N) = PROPOSED

4 CUT/FILL TABLE

ELEMENT	FILL (CY)	CUT (CY)	NET (CY)
DRIVEWAY	0	-52	-52
HOUSE	0	-63	-63
NET	0	-115	-115
TOTAL DISTURBED AREA: 5,600 SF			

GRADING NOTES

1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ:VERT)
5. MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ:VERTICAL)

2

CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES:

1. EROSION CONTROL POINT OF CONTACT:

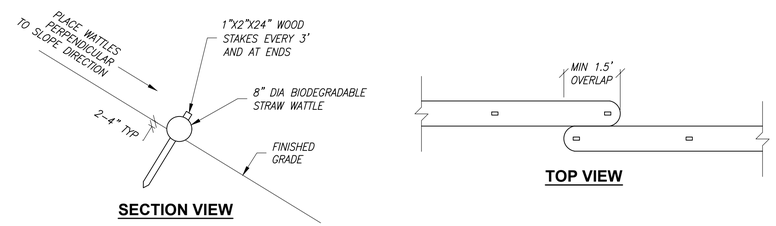
NAME:_____

TITLE/QUALIFICATION:_____

EMAIL:_____

PHONE NUMBER:_____

2. CLEARING AND EARTH-MOVING ACTIVITIES SHALL ONLY BE PERFORMED DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
3. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. ALL DENUDED AREAS SHALL BE STABILIZED AND EROSION CONTROL MEASURES CONTINUOUSLY MAINTAINED BETWEEN OCTOBER 1 AND APRIL 30.
4. CONSTRUCTION MATERIALS AND WASTES SHALL BE PROPERLY STORED, HANDLED, AND DISPOSED OF, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES SHALL BE CONTROLLED AND PREVENTED TO STORM DRAINS AND WATERCOURSES.
6. SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT SHALL BE USED WHEN DEWATERING SITE AND REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) SHALL BE OBTAINED AS NECESSARY.
7. CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE SHALL NOT BE PERMITTED, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
11. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
12. PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: PER EROSION CONTROL PLAN.
13. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
14. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
15. DUST CONTROL IS REQUIRED YEAR-ROUND.
16. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
17. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
18. TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.



1 2 2 STRAW WATTLE DETAILS

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
AUSTIN G. PAYNE
No. C71212
EXP. 06/31/23
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4	REVISED SITE PLAN	7/09/2021	
3	ADDRESSED COMMENTS FROM COUNTY DPW 8-6-2020	8/13/2020	
2	REVISED DRAINAGE AND STORMWATER BMP'S	4/24/2020	
1	ADDRESSED COMMENTS FROM COUNTY 10/25/2019	11/5/2019	

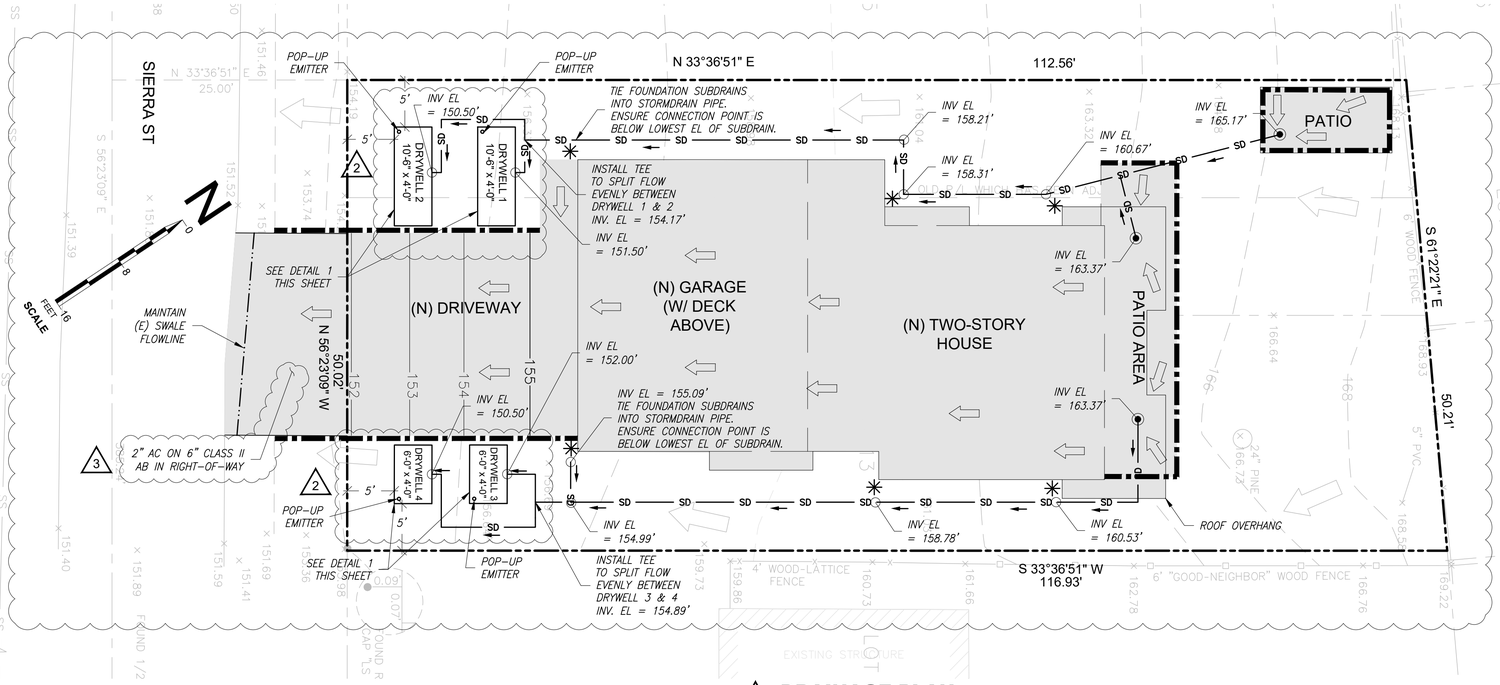
UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 7/9/2021

NEW RESIDENCE
APN# 037-147-030
SIERRA ST, MOSS BEACH, CA

GRADING AND EROSION CONTROL PLAN

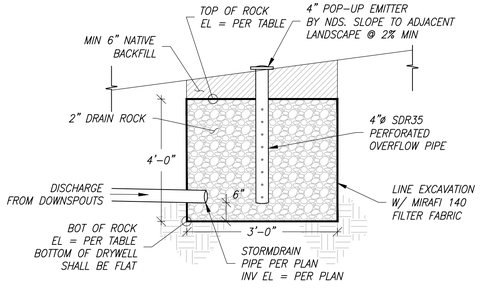
DESIGNED BY:	MEL
DRAWN BY:	MEL
SURVEYED BY:	BGT
CHECKED BY:	AP
SHEET NO.	2 OF 5



4 DRAINAGE PLAN

EXISTING DRAINAGE MANAGEMENT AREAS (DMA) TABLE			
DMA #	ELEMENT	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)
1	NATURAL GROUND	0	6012

PROPOSED DRAINAGE MANAGEMENT AREAS (DMA) TABLE			
DMA #	ELEMENT	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)
1	NATURAL GROUND	0	3111
2	PROPOSED DRIVEWAY	829	0
4	PROPOSED RESIDENCE	2,072	0
NET NEW IMPERVIOUS AREA: 2,901 SF			
IMPERVIOUS AREA SERVED BY DRYWELLS: 2,072 SF			



DRYWELL SUMMARY TABLE		
DRYWELL #	TOP OF ROCK EL	BOTTOM OF ROCK EL
1	155.00'	151.00'
2	154.00'	150.00'
3	155.50'	151.50'
4	154.00'	150.00'

2 | 1 / 3 | 3 DRYWELL DETAILS

NOT TO SCALE

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- x169.2 EXISTING TOPO POINTS
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- 4 ✳ PROPOSED DOWNSPOUT TIE INTO STORM DRAIN PIPE PER DETAIL 4 SHEET 5
- ◉ PROPOSED AREA DRAIN, 4" SQUARE OR CIRCULAR PIPE GRATE BY NDS W/ TEE OR ELBOW BELOW, SEE DETAIL 3 ON SHEET 5
- PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- SD PROPOSED GRAVITY STORMDRAIN 4" SDR35 PVC PIPE MIN 2% SLOPE, MIN 18" BURIAL DEPTH CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS
- EXISTING SITE DRAINAGE PATTERN
- PROPERTY LINE
- PROPOSED WALL (SEE GRADING PLAN)

GENERAL DRAINAGE NOTES:

1. ONSITE STORM DRAIN SYSTEM SHALL NOT CONNECT TO FRENCH DRAIN SYSTEM.
2. ALL JOINTS SHALL BE TIGHT GLUED AND ALL PIPES SHALL BE SOUND AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION OR INFILTRATION BY GROUND WATER OR STORM WATER.
3. A MINIMUM 12" CLEARANCE SHALL BE MAINTAINED FROM ALL STORM DRAIN LINES AND OTHER UTILITIES.
4. THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MAINTENANCE OF ALL DRAINAGE FACILITIES AND ASSOCIATED INFRASTRUCTURE.

4

5. PROPOSED DRIVEWAY AREA DOES NOT EFFECT DRYWELL CALCULATIONS.

2

OPERATIONS AND MAINTENANCE NOTES:

6. WATER LEVEL, DRAWDOWN TIME, AND EVIDENCE OF CLOGGING WILL BE MONITORED MONTHLY DURING THE RAINY SEASON.
7. STANDING WATER WILL NOT REMAIN ABOVE THE DRY WELL FOR MORE THAN 4 DAYS. EXTENDED PERIODS OF FLOODING MAY RESULT IN THE BREEDING OF MOSQUITOES OR OTHER VECTORS.
8. IF ROOF DOWNSPOUTS ARE CONNECTED TO THE DRY WELL, RAIN GUTTERS AND DOWNSPOUTS WILL BE INSPECTED AND CLEANED AT LEAST TWICE ANNUALLY.
9. IF THE DRY WELL EVER BECOMES PLUGGED AND OVERFLOWS ON A CONTINUAL BASIS, THE DRY WELL WILL BE REPAIRED OR REPLACED AS NECESSARY, AND GRAVEL MEDIA FILL WILL BE CLEANED OR REPLACED TO ENHANCE THE INFILTRATION CAPACITY.

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4	REVISED SITE PLAN	7/09/2021	
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1			

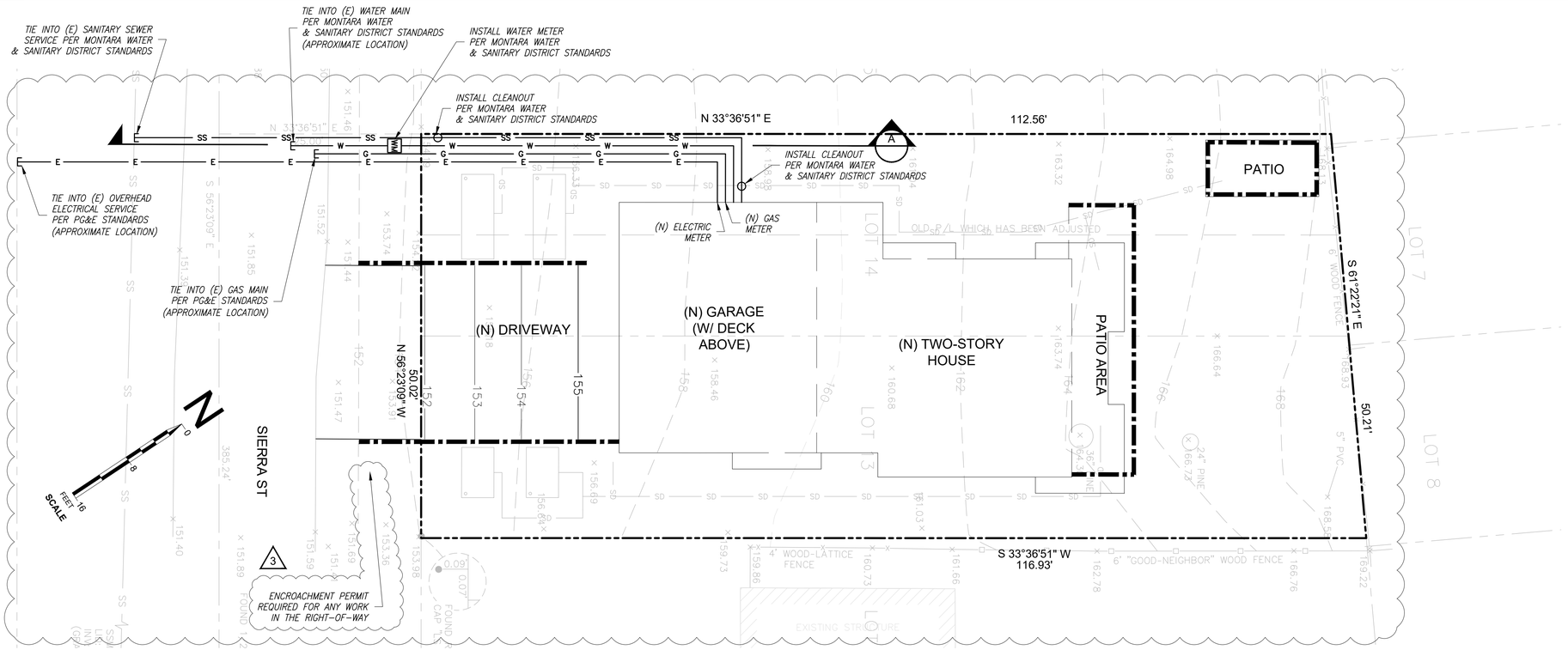
UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 7/9/2021

NEW RESIDENCE
APN# 037-147-030
SIERRA ST, MOSS BEACH, CA

DRAINAGE PLAN

DESIGNED BY:	MEL
DRAWN BY:	MEL
SURVEYED BY:	BGT
CHECKED BY:	AP
SHEET NO.	3 OF 5



3 ENCROACHMENT PERMIT REQUIRED FOR ANY WORK IN THE RIGHT-OF-WAY

4 UTILITY PLAN

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TOPO POINTS (x169.2)
- PROPERTY LINE
- G — PROPOSED UNDERGROUND NATURAL GAS LINE (PG&E)
- E — PROPOSED OVERHEAD ELECTRICAL LINE (PG&E)
- W — PROPOSED POTABLE WATER LINE (MONTARA WATER AND SANITARY DISTRICT)
- SS — PROPOSED 4" SANITARY SEWER LINE, 2% MIN. SLOPE (MONTARA WATER AND SANITARY DISTRICT)
- SD — PROPOSED STORM DRAIN SEE DRAINAGE PLAN
- PROPOSED WALL (SEE GRADING PLAN)

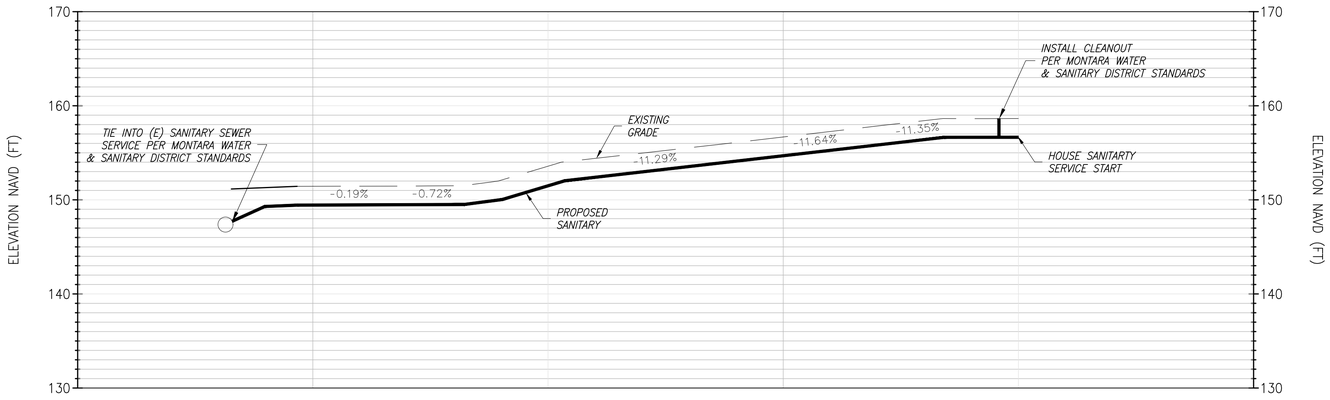
MINIMUM UTILITY SEPARATION REQUIREMENTS

UTILITY	POTABLE WATER*	STORM WATER	SANITARY SEWER	GAS	ELECTRIC	COMM
POTABLE WATER	-	12"	12"	0"	12"	12"
STORM WATER	12"	-	12"	0"	24"	12"
SANITARY SEWER	12"	12"	-	0"	24"	12"
GAS	0"	0"	0"	-	24"	12"
ELECTRIC	12"	24"	24"	24"	-	12"
COMM	12"	12"	12"	12"	12"	-

* WHEN POTABLE WATER SHARES A JOINT TRENCH OR CROSSES SEWER AND/OR STORMWATER, POTABLE WATER SHALL ALWAYS BE ABOVE.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY OBSTRUCTION PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND LOCAL CODES AND REQUIREMENTS.
4. MINIMUM BURIAL DEPTH SHALL BE 18" FOR ALL UTILITIES.
5. ALL UTILITIES SHALL BE BURIED WITH DETECTABLE UNDERGROUND MARKING TAPE MEETING APWA STANDARDS. TAPE SHALL BE BURIED 12" ABOVE TOP OF UTILITY.
6. PULL BOXES FOR ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE SIZED AND SPACED PER CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
7. ELECTRICAL AND COMMUNICATION UTILITIES SHALL UTILIZE RACEWAYS WITH BENDS CONFORMING TO CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
8. UTILITIES SHALL MAINTAIN 3FT MIN CLEARANCE FROM ALL CONCRETE FOOTINGS, SLABS, AND BUILDING FOUNDATIONS.
9. UTILITY TRENCH BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, THE UTILITY COMPANY, AND AS FOLLOWS:
   - 9.1. UTILITY TRENCH BACKFILL UNDER DRIVEWAYS SHALL BE CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE PLACED IN 6" LIFTS, WETTED, AND COMPACTED USING A VIBRATING PLATE OR JUMPING JACK. CARE SHOULD BE TAKEN NOT TO HARM UTILITIES DURING PRELIMINARY BACKFILL.
   - 9.2. UTILITY TRENCH BACKFILL NOT UNDER DRIVEWAYS SHALL BE NATIVE FILL FREE FROM ROCKS THAT COULD DAMAGE THE PIPE OR CONDUIT. IN THE EVENT THAT NATIVE FILL IS UNSUITABLE FOR TRENCH BACKFILL, CLASS II AB SHALL BE USED. BACKFILL SHALL BE PLACED IN 6" LIFTS, WETTED, AND COMPACTED USING A VIBRATING PLATE OR JUMPING JACK. CARE SHOULD BE TAKEN NOT TO HARM UTILITIES DURING PRELIMINARY BACKFILL.
10. THE FOLLOWING APPLIES TO THE PROPOSED PRIVATE SEWER LATERALS (PSL):
    - 10.1. ALL SEWER LINES AND ASSOCIATED STRUCTURES, CLEANOUTS, BACKFLOW DEVICES, OVERFLOW PROTECTION DEVICES AND POINT OF CONNECTION TO THE SEWER MAIN SHALL COMPLY WITH MONTARA WATER AND SANITARY DISTRICT (MWSD) STANDARDS.
    - 10.2. THE PSL(S) TO THE PROPERTY SHALL BE TESTED. BEFORE FINAL BUILDING INSPECTION, ALL REPAIRS OR REPLACEMENTS NECESSARY TO BRING A PSL INTO COMPLIANCE SHALL BE PERFORMED. INSPECTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED WITH THE STATE OF CALIFORNIA. IF THE LINE IS NOT COMPLIANT WITH CITY OF OAKLAND STANDAREDS, A LICENSED CONTRACTOR SHALL PERFORM THE REQUIRED REPAIRS OR REPLACE THE LATERAL SUCH THAT IT MEETS THE REQUIREMENTS SET FORTH BY MWSD.
    - 10.3. PROPERTY OWNERS SHALL MAINTAIN ALL PSLS ASSOCIATED WITH THEIR PARCELS TO THE EXTENT NECESSARY TO ENSURE THE PSLS MEET THE STANDARDS AND REQUIREMENTS OF MWSD. PROPERTY OWNERS SHALL PERFORM ANY REPAIR OR REPLACEMENT NECESSARY TO ENSURE THE PSL MEETS THOSE STANDARDS AND REQUIREMENTS. THE PROPERTY OWNER IS ALSO RESPONSIBLE FOR THE CONNECTION OF THE PSL TO THE SEWER MAIN.
    - 10.4. THE PSL SHALL BE KEPT FREE FROM ROOTS, GREASE DEPOSITS, AND OTHER SOLIDS WHICH MAY IMPEDE OR OBSTRUCT THE FLOW.
    - 10.5. ALL JOINTS SHALL BE TIGHT AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION BY WASTE OR INFILTRATION BY GROUND WATER OR STORM WATER.
    - 10.6. THE GRADE OF EVERY PSL SHALL BE UNIFORM WITHOUT SAGS OR OFFSETS.
    - 10.7. THE PSL SHALL HAVE A TWO-WAY CLEANOUT LOCATED AT OR NEAR THE STRUCTURE. ALL CLEANOUTS SHALL BE SECURELY CAPPED AT ALL TIMES.
    - 10.8. THE PSL SHALL BE EQUIPPED WITH A BACKFLOW DEVICE/OVERFLOW DEVICE.
    - 10.9. THERE SHALL BE NO NON-SANITARY SEWER CONNECTIONS TO THE PSL PLUMBING THAT CONNECTS THERETO.
    - 10.10. THE PROPERTY OWNER SHALL PROVIDE CONNECTIONS TO THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH ALL SECTIONS OF THE MWSD CODE.
    - 10.11. PROPERTY OWNERS SHALL REPORT WASTEWATER THAT IS RELEASED FROM A PSL TO THE SURFACE RESULTING IN A SANITARY SEWER OVERFLOW OR SPILL TO MWSD.



4 A SANITARY SEWER SECTION

SCALE 1"=8'

REGISTERED PROFESSIONAL ENGINEER — AUSTIN G. PAINE — NO. C71212 — EXP. 06/31/23 — CIVIL — STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4	REVISED SITE PLAN	7/09/2021	
3	ADDRESSED COMMENTS FROM COUNTY DPW 8-6-2020	8/13/2020	
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: **7/9/2021**

NEW RESIDENCE
APN# 037-147-030
SIERRA ST, MOSS BEACH, CA

UTILITY PLAN

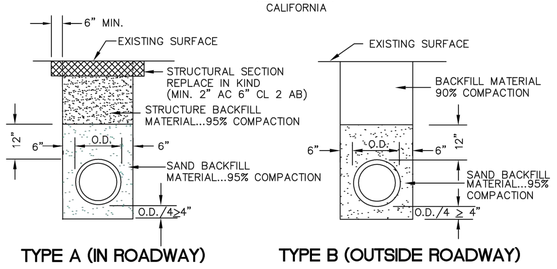
DESIGNED BY:	MEL
DRAWN BY:	MEL
SURVEYED BY:	BGT
CHECKED BY:	AP
SHEET NO.	**4 OF 5**

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS

REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/95
REVISED: 7/97



NOTES:

1. SAND.... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0–5

2. STRUCTURE BACKFILL MATERIAL.... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35–100
No. 30	20–100

3. BACKFILL MATERIAL.... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE

C–7

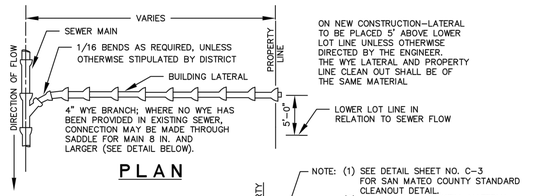
3

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS

REDWOOD CITY
CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/95
REVISED:



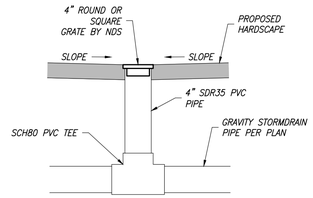
METHOD OF ATTACHING LATERAL TO EXISTING SEWER WHERE NO WYE HAS BEEN PROVIDED

1. EXISTING MAIN ≤ 8": FOR MEANS BY WHICH CONNECTION IS TO BE MADE TO MAIN LINE SEE DETAIL C–8.
2. EXISTING MAIN 10"–18": CONNECTION BY MEANS OF AN APPROVED SADDLE "TEE"
3. EXISTING MAIN >18": CONNECTION SHALL BE AT A MANHOLE UNLESS OTHERWISE APPROVED BY THE SEWER DISTRICT.

SEWER LATERAL DETAIL

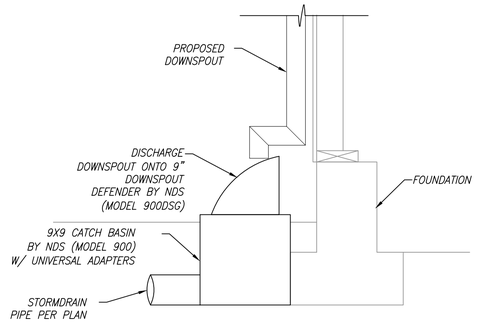
C–5

3



4 / 3 / 3 5 **AREA DRAIN DETAIL**

NOT TO SCALE



4 / 4 / 5 3 **DOWNSPOUT CONNECTION DETAIL**

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
AUSTIN G. PAINE
NO. C71212
EXP. 06/31/23
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
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2			
1			

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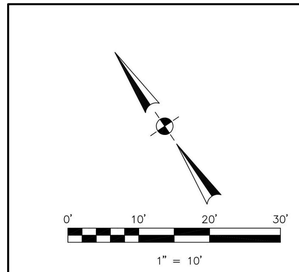
DATE: 7/9/2021

NEW RESIDENCE
APN# 037-147-030
SIERRA ST, MOSS BEACH, CA

DETAILS

DESIGNED BY:	MEL
DRAWN BY:	MEL
SURVEYED BY:	BGT
CHECKED BY:	AP
SHEET NO.	**5 OF 5**



FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

BUENA VISTA ST.

BASIS OF BEARINGS N 28°42'00" E

CALIFORNIA AVE. [40' WIDE]

249.95'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 27 OF LLS MAPS PAGE 56 ON MAY 4, 2005, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. SITE BENCHMARK IS THE MAGSPIKE WITH STAINLESS STEEL WASHER WITH AN ASSUMED ELEVATION OF 151.75 FEET.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ANY EASEMENTS OF RECORD AFFECTING IT COULD NOT BE PLOTTED HEREON.

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.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: SEPTEMBER 28, 2017
JOB NUMBER: 17-127

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

RIDGE: 203.0
EXISTING RESIDENCE
RIDGE: 202.3
EXISTING RESIDENCE
RIDGE: 199.9
EXISTING RESIDENCE
RIDGE: 199.0
ROOFLINE: 194.1
EXISTING RESIDENCE
EXISTING RESIDENCE

6 MAPS 8
BLOCK 24

6 MAPS 11
BLOCK 74

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12

S 61°22'21" E 50.21' (50.19')
6" WOOD FENCE
5" PVC
6" "GOOD-NEIGHBOR" WOOD FENCE
116.93' (116.92')
4" WOOD-LATTICE FENCE
OLD P/L WHICH HAS BEEN ADJUSTED
112.56'
N 33°36'51" E
S 33°36'51" W
N 56°23'09" W 50.02' (50')
N 33°36'51" E 25.00'
S 56°23'09" E 385.24'
24" PINE
36" PINE
RIDGE: 183.7
EXISTING RESIDENCE
0.09
0.07
FOUND REBAR WITH CAP "LS 6679"
EDGE OF PAVEMENT
EDGE OF PAVEMENT
FOUND 1/2" OPEN IP

PARCEL AREA
5,740 SQ. FT.±

SITE BENCHMARK
MAGSPIKE WITH STAINLESS STEEL WASHER WITH AN ASSUMED ELEVATION OF 151.75 FEET.

SIERRA STREET
[50' WIDE]

FOUND SAN MATEO COUNTY BRASS DISK WITH PUNCH IN HANDHOLE

157.56'

SSMH
LID: 152.49
INV: 146.1

283'± MANHOLE-MANHOLE DISTANCE

SSMH
LID: 151.83
INV: 148.2
(GRAPHIC DEPICTION)

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www.bgtsurveying.com

LICENSED LAND SURVEYOR
BRADLEY G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 13-14, BLOCK 74, "MAP OF MOSS BEACH ADDITION NO. 1" (BOOK 6 MAPS 11)

VACANT PARCEL, SIERRA STREET

MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
037-147-030

Prepared For:
JUAN R. RODRIGUEZ
4243 Shelter Creek Lane
San Bruno, CA 94066

Date:	JUNE, 2018
Scale:	1" = 10'
Contour Interval:	2'
Drawn by:	BGT
Revisions:	None

SU-1

Job No. 17-127