

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
 Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

**Application for
 Design Review by the
 County Coastside Design
 Review Committee**

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: Marina Fastovskaya
 Address: 434 Bally Way
Pacific, CA Zip: 94044
 Phone, W: (650) 270-7870 H: (650) 355-1997
 Email: mfastov@gmail.com

Owner (if different from Applicant):

Name: _____
 Address: _____
 Zip: _____
 Phone, W: _____ H: _____
 Email: _____

Architect or Designer (if different from Applicant):

Name: Shatara Architecture, Inc. Suheil E Shatara, Lic C 24700
 Address: 890 7th Street, San Francisco Zip: 94107
 Phone, W: (415) 512-7566 H: _____ Email: suheil@shataraarch.com

2. Project Site Information

Project location:

APN: 036-103-620
 Address: 700 George Street
Montara, CA Zip: 94037
 Zoning: R1 S17
 Parcel/lot size: 6,254 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

- New Single Family Residence: 1624 sq. ft
- Addition to Residence: _____ sq. ft
- Other: ADU 681 sq. ft.
Garage 600 sq. ft.

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

Describe Project:

Single family residence
with ADU craftsman
style. Light colors
Detached garage

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	stucco/siding	light brown/tan	<input type="checkbox"/>
b. Trim	Painted wood	white	<input type="checkbox"/>
c. Windows	vinyl	white	<input type="checkbox"/>
d. Doors	Painted wood	dark tan	<input type="checkbox"/>
e. Roof	comp. shingle roof	gray	<input type="checkbox"/>
f. Chimneys	N/A	N/A	<input type="checkbox"/>
g. Decks & railings	concrete/glass	gray	<input type="checkbox"/>
h. Stairs	N/A	N/A	<input type="checkbox"/>
i. Retaining walls	concrete	gray	<input type="checkbox"/>
j. Fences	Painted wood	Brown	<input type="checkbox"/>
k. Accessory buildings	siding/stucco	match main house	<input type="checkbox"/>
l. Garage/Carport	siding	match house & ADU	<input type="checkbox"/>

5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

[Signature]

Owner:

Marina Fastovskaya

Applicant:

Date:

Date:

11/20/2020

Environmental Information Disclosure Form

Planning and Building Department

PLN _____

BLD _____

Project Address: 700 George Street
Montara, CA 94037

Name of Owner: Marina Fastovskaya
Address: 434 Bally Way, Pacific
CA 94044 Phone: (650) 270-7870

Assessor's Parcel No.: 036-103 - 620

Name of Applicant: Marina Fastovskaya
Address: _____

Zoning District: RI S17

Phone: _____

Existing Site Conditions

Parcel size: 6,254 sq. ft

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). _____

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>30</u> c.y. Fill: <u>60</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Minor excavation and grading for residence, garage foundations and slabs

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u></p> <p>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

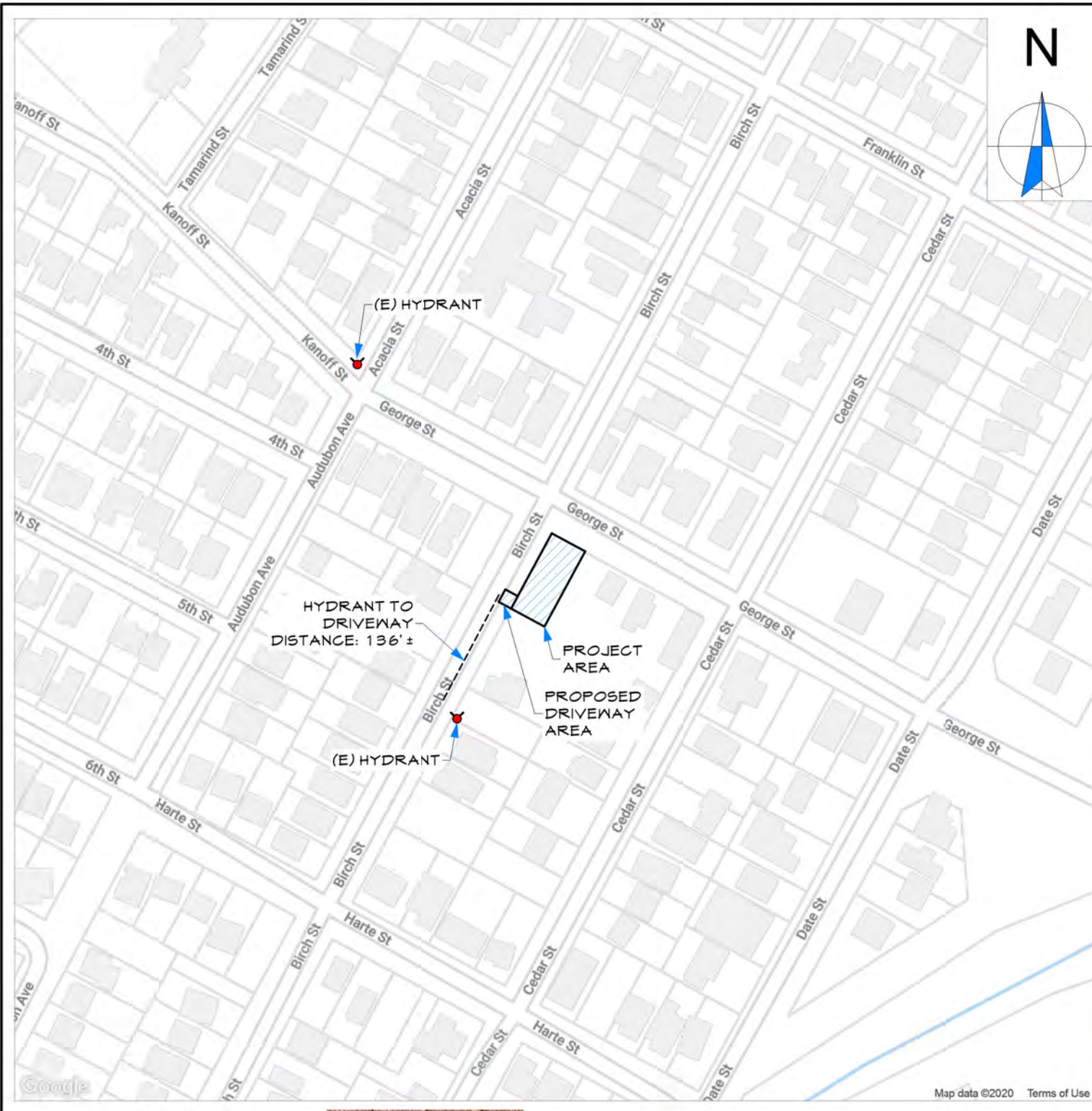
Signed:



Date:

11/20/2020

(Applicant may sign)



C MAP
NOT TO SCALE

GABLE SIDING
FIBER CEMENT SIDING
PAINT COLOR: BROWN

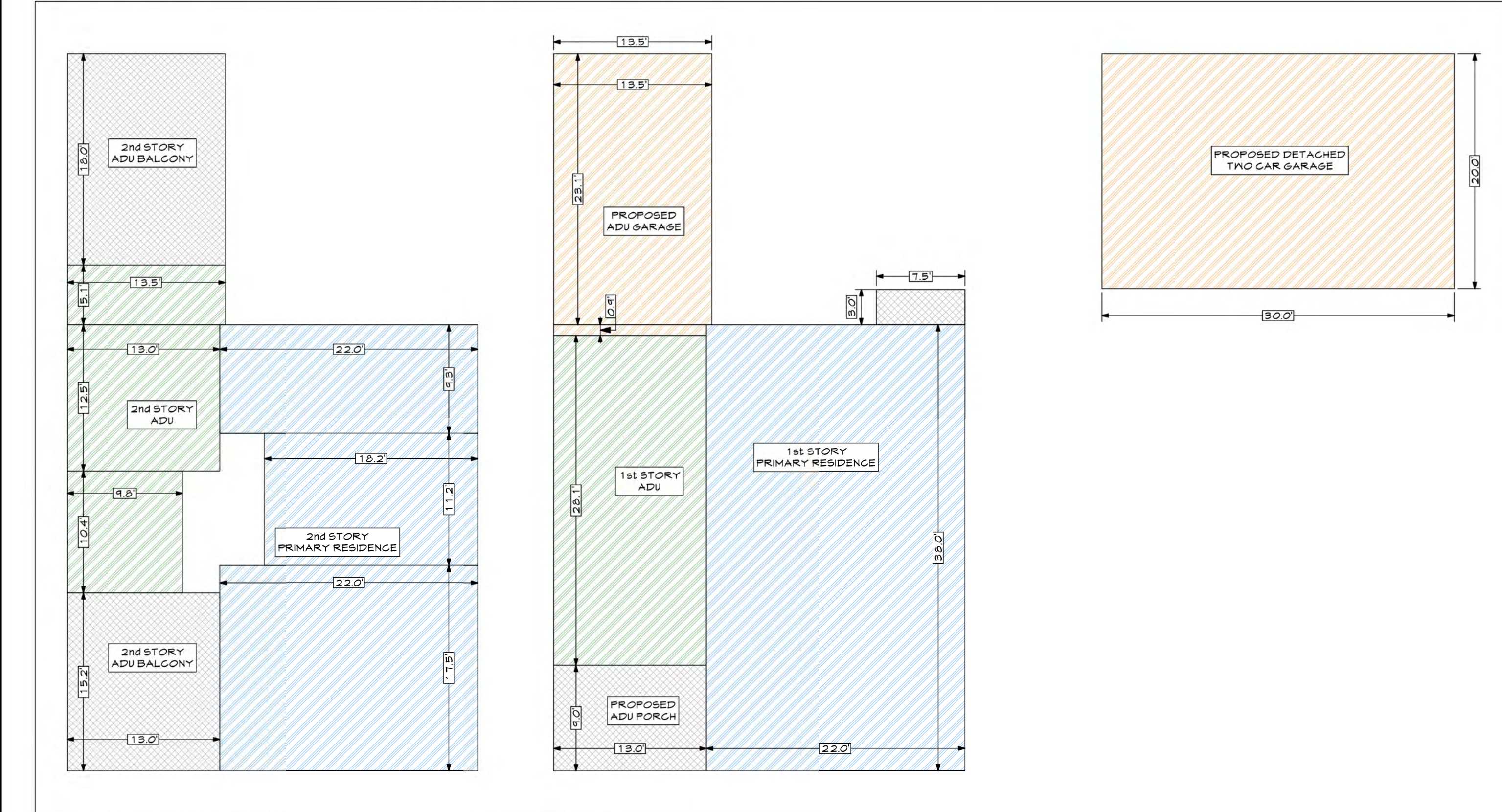
STONE VENEER
M-ROCK
ALLEGHANY COLONIAL
COBBLESTONE

ROOFING
OWENS CORNING
TRUDEFINITION DURATION
COLOR: AMBER

2ND FLOOR SIDING
FIBER CEMENT SIDING
PAINT COLOR: LIGHT GRAY

STUCCO COLOR
OMEGA
COLOR/TEL 412
BISON BEIGE

EXTERIOR LIGHTS
FORTE LIGHTING
MODEL: 17103-04
DARK SKY COMPLIANT



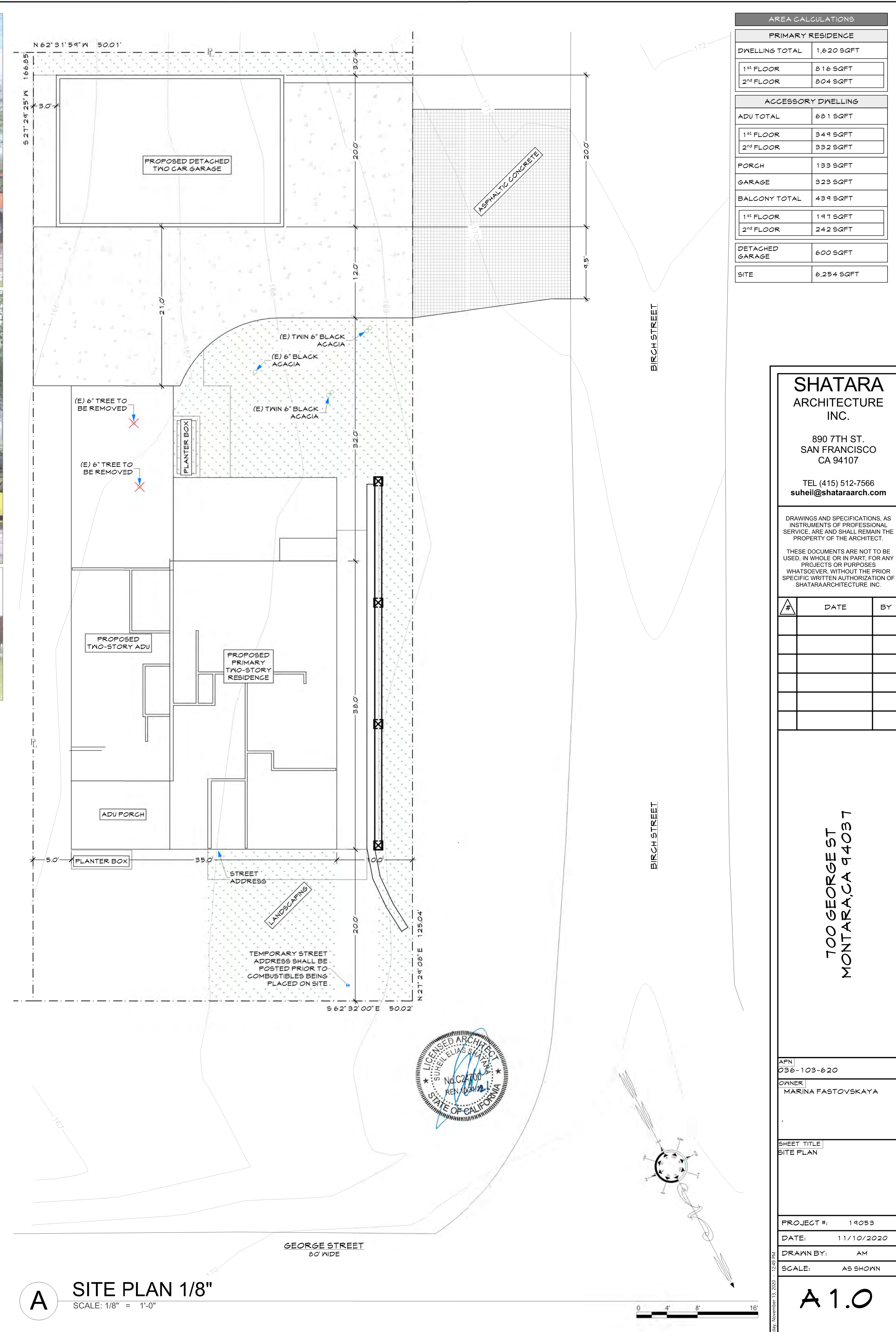
B FLOOR AREA MEASUREMENT
SCALE: 1/8" = 1'-0"

700 GEORGE ST
MONTARA, CA 94037
NEW PRIMARY AND ACCESSORY DWELLING

COMPLIANCE CODES (AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION):
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

PARCEL NO:
036-103-620
CONSTRUCTION TYPE:
V-B
FIRE SPRINKLERS:
YES
OWNER:
MARINA FASTOVSKAYA

SHEET INDEX	
SHEET	TITLE
A1.0	COVER SHEET
A1.0	SITE PLAN
A1.1	ILLUSTRATIONS
A2.0	FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A4.0	DETACHED GARAGE FLOOR PLAN & ELEVATIONS
E1.0	ELECTRICAL PLANS
EN1.0	CF1R ENERGY DOCUMENTS
EN2.0	CF1R ENERGY DOCUMENTS
L1.0	LANDSCAPING PLAN
C0.1	GENERAL NOTES
C1.0	SITE & GRADING PLAN
C1.1	DRAINAGE PLAN
C1.2	UTILITY PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	SECTIONS
C2.3	DETAILS
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C3.2	BEST PRACTICE MANAGEMENT
C4.0	WATER SERVICE DETAILS
C4.1	WATER SERVICE DETAILS
C5.0	SEWER LATERAL DETAILS
S1.0	STANDARD NOTES
S2.0	FOUNDATION PLAN
S3.0	FRAMING PLAN
S4.0	BUILDING SECTIONS
S5.0	FOUNDATION DETAILS
S5.1	FOUNDATION/GRADING DET.
S6.0	FRAMING DETAILS
S6.1	FRAMING DETAILS
MSM1	STRONG-WALL WSM ANCHORAGE DETAILS
MSM4	STRONG-WALL WSM PORTAL SYSTEM FRAMING DETAILS
SU-1	BOUNDARY AND TOPOGRAPHIC SURVEY



A SITE PLAN 1/8"
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS	
PRIMARY RESIDENCE	
DWELLING TOTAL	1,620 SQFT
1 ST FLOOR	816 SQFT
2 ND FLOOR	804 SQFT
ACCESSORY DWELLING	
ADU TOTAL	681 SQFT
1 ST FLOOR	349 SQFT
2 ND FLOOR	332 SQFT
PORCH	133 SQFT
GARAGE	323 SQFT
BALCONY TOTAL	439 SQFT
1 ST FLOOR	197 SQFT
2 ND FLOOR	242 SQFT
DETACHED GARAGE	600 SQFT
SITE	6,254 SQFT

SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107
TEL (415) 512-7566
suhel@shatararch.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES, WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

DATE	BY

700 GEORGE ST
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: SITE PLAN

PROJECT #: 14053
DATE: 11/10/2020
DRAWN BY: AM
SCALE: AS SHOWN

A 1.0



SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
suhell@shataraarch.com

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DATE	BY

700 GEORGE ST
MONTARA, CA 94037

PROJECT #: 14053

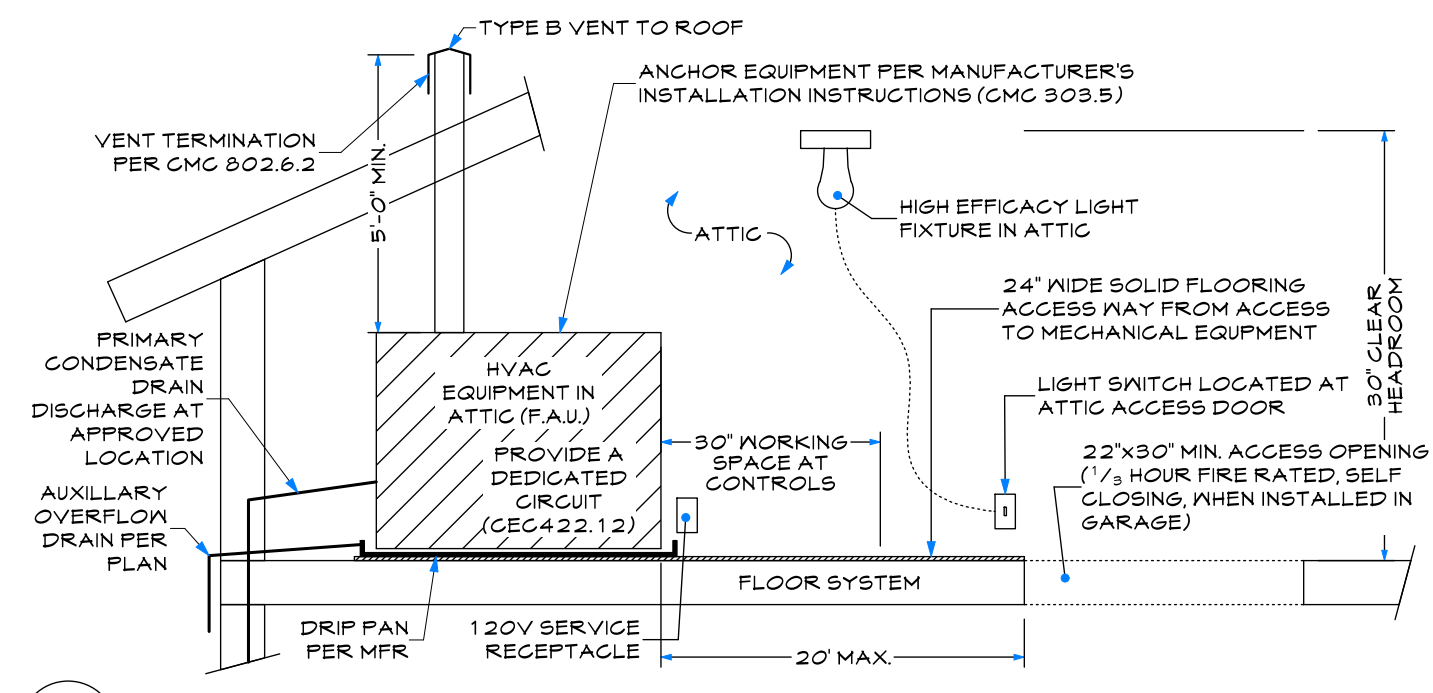
DATE: 11/10/2020

DRAWN BY: AM

SCALE: AS SHOWN

SHEET TITLE: ILLUSTRATIONS

A 1.1



WINDOW SCHEDULE					
ID	QTY	Width	Height	OPERATION TYPE	Note/Remarks
A	1	2'	3'	SINGLE HUNG	
B	1	2'	3'	SINGLE HUNG	
C	1	2'-6"	6'	SINGLE HUNG	
D	1	3'	1'-6"	HORIZONTAL SLIDING	
E	1	3'	5'	SINGLE HUNG	
F	1	3'	6'	CASEMENT	
G	1	3'	6'	SINGLE HUNG	
H	2	3'	6'	CASEMENT	
I	1	4'	2'	HORIZONTAL SLIDING	
J	1	4'	4'-3"	PICTURE	
K	2	4'	4'-6"	PICTURE	
L	1	4'	4'-6"	HORIZONTAL SLIDING	
M	1	4'	6'	HORIZONTAL SLIDING	
N	1	4'	6'	SINGLE HUNG	
O	1	5'	4'	HORIZONTAL SLIDING	
P	1	5'	4'-6"	HORIZONTAL SLIDING	
Q	2	5'-6"	4'-4"	HORIZONTAL SLIDING	
R	1	6'	2'	PICTURE	
S	1	6'	6'	HORIZONTAL SLIDING	

DOOR SCHEDULE					
ID	QTY	WIDTH	HEIGHT	OP. TYPE	NOTES
1	1	2'	6'-8"	SWING	
2	2	2'-2"	6'-8"	SWING	
3	4	2'-4"	6'-8"	SWING	
4	3	2'-6"	6'-8"	SWING	
5	4	2'-8"	6'-8"	SWING	
6	1	3'	6'-8"	SWING	ENTRY DOOR
7	2	3'	8'	SWING	ENTRY DOOR
8	1	3'-6"	6'-8"	BI-FOLD	
9	1	4'	6'-8"	SLIDING	CLOSET DOOR
10	1	4'	6'-8"	SLIDING	CLOSET DOOR
11	1	5'	8'	SLIDING	BARN DOOR
12	2	6'	6'-8"	SLIDING	CLOSET DOOR
13	1	6'	6'-8"	SLIDING	EXIT DOOR
14	1	6'	8'	SLIDING	EXIT DOOR
15	1	10'	8'	SECTIONAL	
16	1	18'	10'	SLIDING	2-PANEL SLIDING DOOR

ESCAPE OR RESCUE WINDOWS

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5'0" SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CFC 1030)

STAIRS NOTES

- A. 7.75" MAXIMUM RISE & MINIMUM 10" RUN. R3 11.1.3
- B. MINIMUM 6'-8" HEADROOM CLEARANCE. R3 11.1.2
- C. MINIMUM 36" CLEAR WIDTH. R3 11.1.1
- D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING. R3 11.1.2.1
- E. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. R3 11.1.2.5
- F. MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. R3 12.1.3
- G. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD. R3 02.1

MECHANICAL NOTES

- EXHAUST DUCTS SHALL TERMINATE 3'-0" FROM PROPERTY LINE AND 3'-0" FROM OPENINGS INTO THE BUILDING. CMG 502.2.1

WATER-CONSERVING PLUMBING FIXTURES

- KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE. MAXIMUM PER CFC 403.6
- LAVATORY FAUCET TO BE 1.2 gpm @ 60 psi. MAXIMUM PER CFC 403.7
- EFFECTIVE FLUSH VOLUME OF ALL NEW WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH (CALGREEN SECTION 4.303.1.1)
- ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. (CALGREEN SECTION 4.301.1.1)
- NEW SHOWERHEAD(S) SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80psi. (CALGREEN SECTION 4.303.1.3)
- IF ANY SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOWRATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80psi. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

PLUMBING NOTES

- NON-REMOVABLE BACKFLOW PREVENTION DEVICES TO BE INSTALLED ON ALL EXTERIOR HOSE BIBS PER 2019 CALIFORNIA PLUMBING CODE 55602.1 AND 55603.5.1
- SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 12 INCHES ABOVE THE DRAIN INLET
- PROVIDE FIBER-CEMENT BOARD AS A BACKER MATERIAL SUPPORTING THE SHOWER SURROUND.
- SHOWERERS AND TUB/SHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
- IF ANY SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOWRATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80psi. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- DOORS AND PANELS OF SHOWER AND BATH TUB ENCLOSURES AND ADJACENT WALL OPENING WITHIN 60 INCHES VERTICALLY AND 60" HORIZONTALLY ABOVE AND ADJACENT TO THE STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER 2016 CALIFORNIA RESIDENTIAL CODE 55 309.4.5 AND EXCEPTION.
- THE TOILET SHALL NOT BE INSTALLED CLOSER THAN 15" FROM ITS CENTER TO ANY WALL OR OBSTRUCTION OR CLOSER THAN 30" CENTER TO CENTER OF ANY WALL OR OBSTRUCTION WITH A MINIMUM 24" CLEAR FLOOR SPACE IN FRONT OF THE TOILET PER 2016 CALIFORNIA PLUMBING CODE 55402.5
- MINIMUM OF 2"x6" WALL SHALL BE USED WHENEVER THE PIPING WITHIN THE WALL IS GREATER THAN TWO INCHES OUTER DIAMETER PER 2016 CALIFORNIA RESIDENTIAL CODE 55602.6.1.

NEW WINDOWS:

- NEW WINDOWS SHALL HAVE A MAXIMUM U FACTOR OF 0.32 AND MAXIMUM SHGC OF 0.25. (CA ENERGY SECTIONS 150.2(a) 1B & 150.1(c), CA ENERGY TABLE 150.1-A)

WATER DISTRIBUTION PIPE INSULATION PER 2016 CECG 150.02(2)

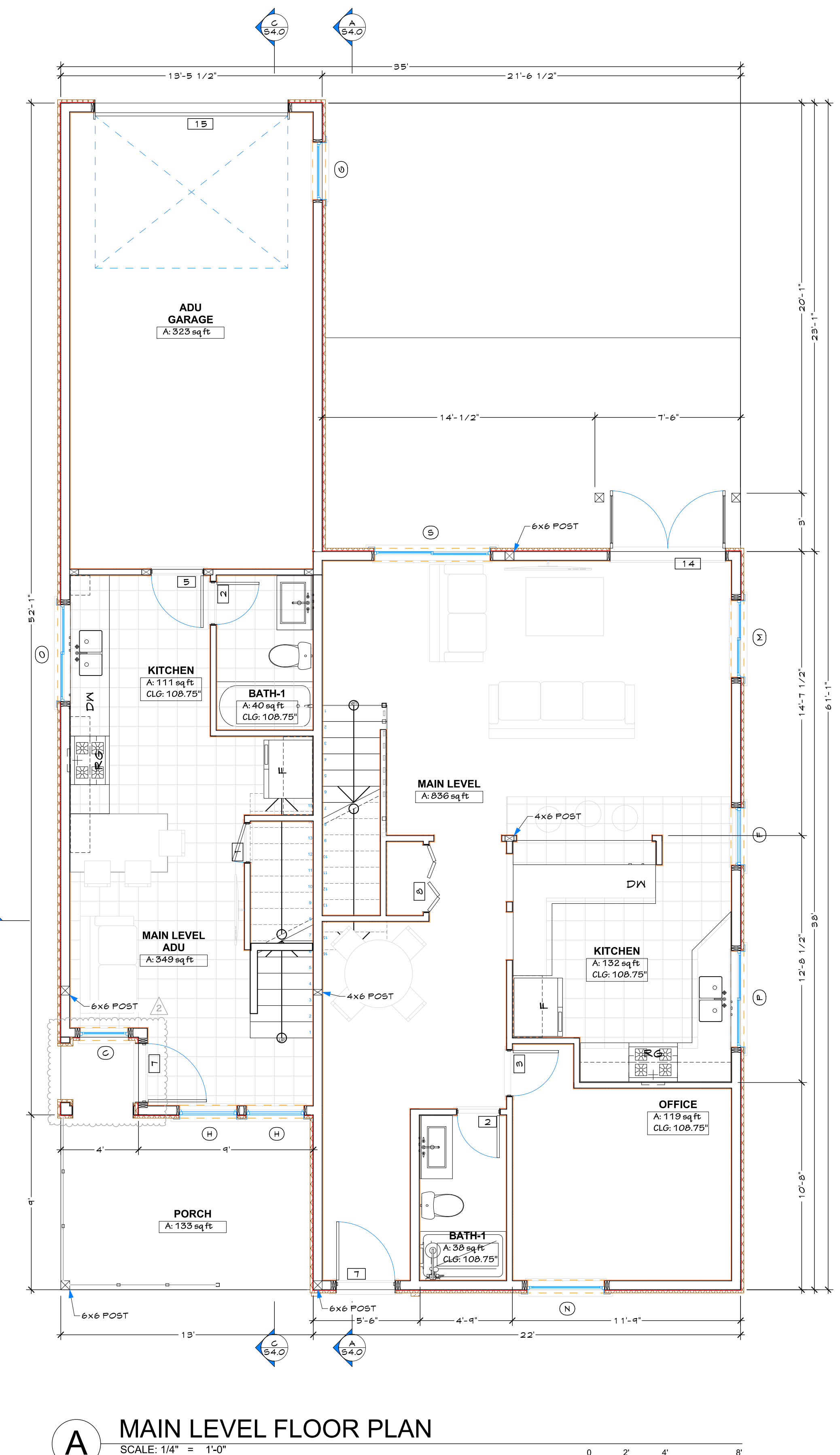
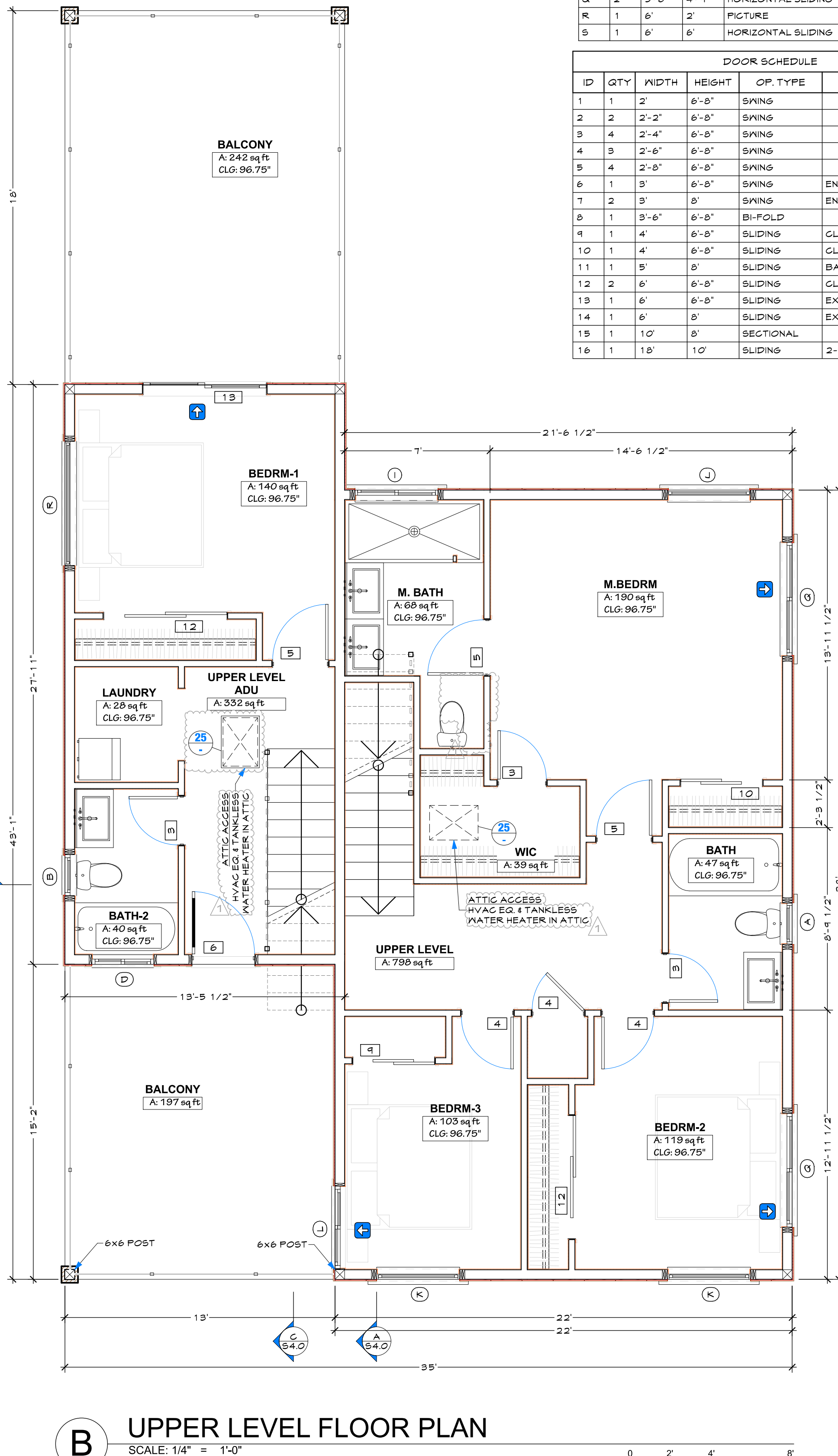
- THE FIRST 3 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK
- ALL PIPING WITH A NOMINAL DIAMETER OF 3/4" OR LARGER
- ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER
- PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS
- PIPING BURIED BELOW GRADE
- ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES

ALL BEDROOMS TO HAVE ESCAPE OR RESCUE WINDOWS:

- MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, (EXCEPTION: 5 SQUARE FEET IS ALLOWABLE FOR GROUND FLOOR EGRESS WINDOWS)
- MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES
- MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES
- EMERGENCY ESCAPE OR RESCUE WINDOWS SHALL HAVE BOTTOM OF WINDOW OPENINGS NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

SHOWER COMPARTMENTS:

- A MINIMUM INTERIOR FLOOR AREA OF 1.024 SQUARE INCHES
- CAPABLE OF ENCOMPASSING 30-INCH CIRCLE
- THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.
- SHOWER DOORS SHALL BE SIZED AND OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING. DOORS AND PANELS OF SHOWER AND BATH TUB ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER 2016 CFC 5508.4.5 #5
- SHOWERERS AND TUB/SHOWERS TO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
- SHOWER AND TUB/SHOWER WALLS TO HAVE A SMOOTH, HARD NONABSORBENT SURFACE (E.G. CERAMIC TILE) COVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 12" ABOVE THE DRAIN INLET PER 2016 CALIFORNIA RESIDENTIAL CODE 5507.2
- LOCATION OF THE SHOWER VALVE TO BE POSITIONED SO THAT IT CAN BE ADJUSTED AND THE SHOWERHEAD TO NOT SPRAY DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT TO ALLOW THE BATHER TO ADJUST THE VALVES PRIOR TO STEPPING IN.



SHATARA ARCHITECTURE INC.
890 7TH ST. SAN FRANCISCO CA 94107
TEL (415) 512-7566
suhel@shatararch.com

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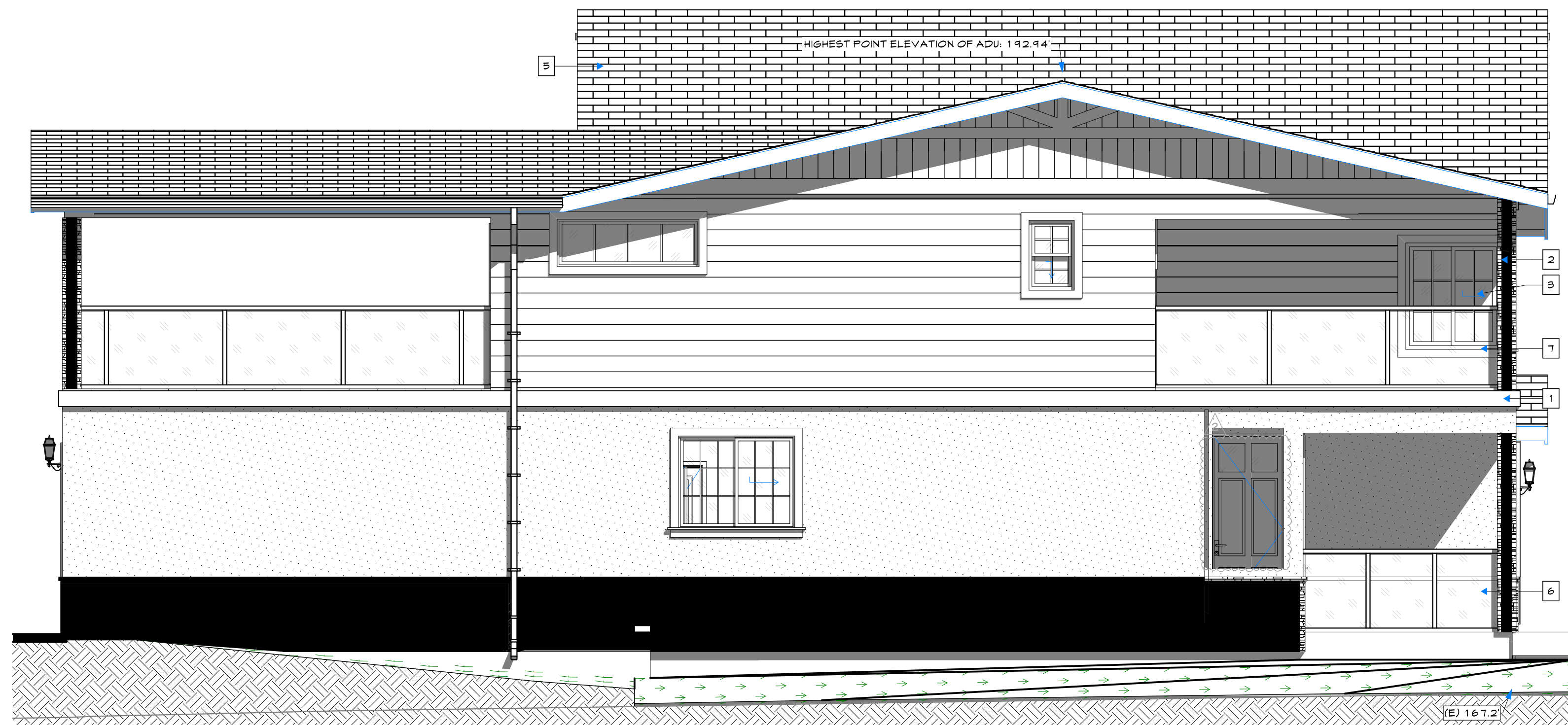
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DATE	BY

700 GEORGE ST
MONTARA, CA 94037

PROJECT #: 14053
DATE: 11/10/2020
DRAWN BY: AM
SCALE: AS SHOWN

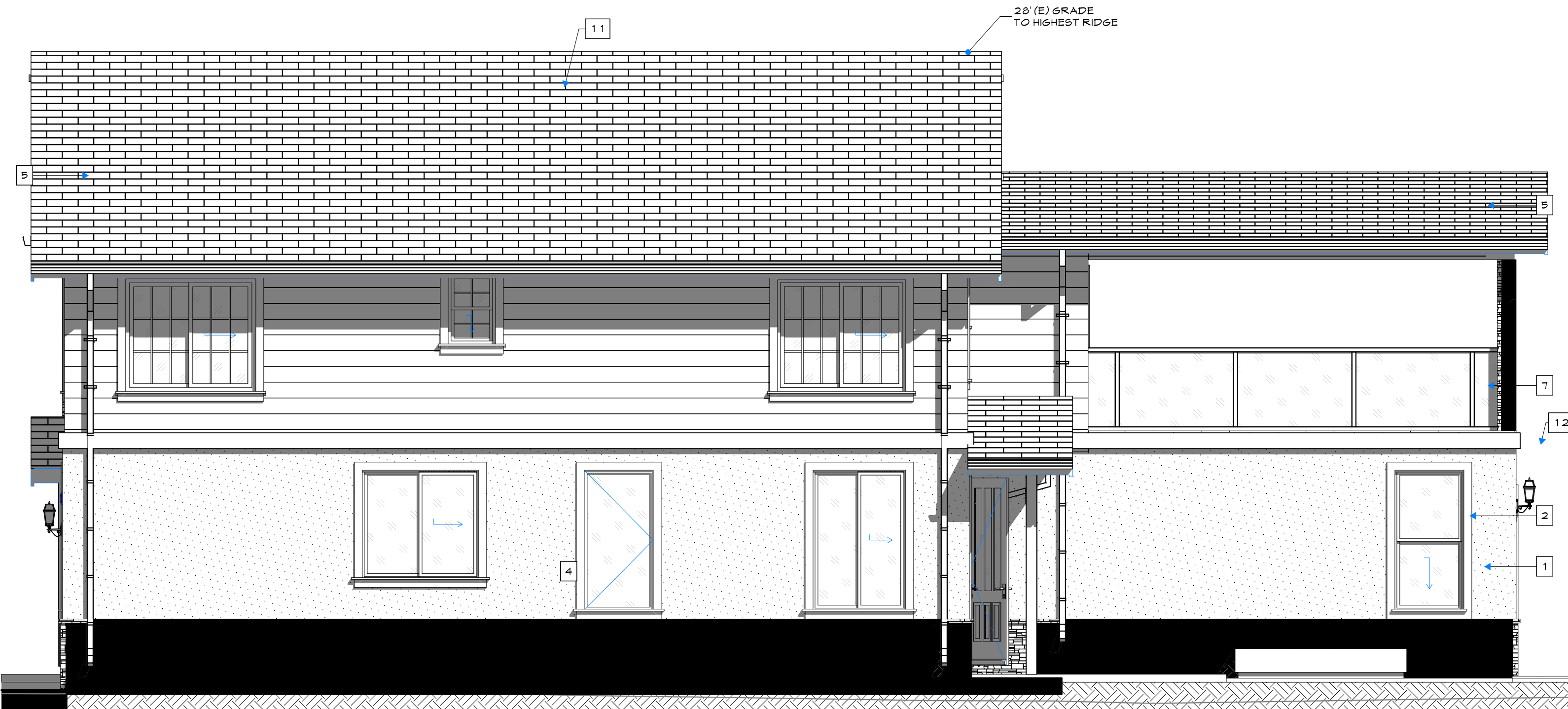
A2.0



C PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



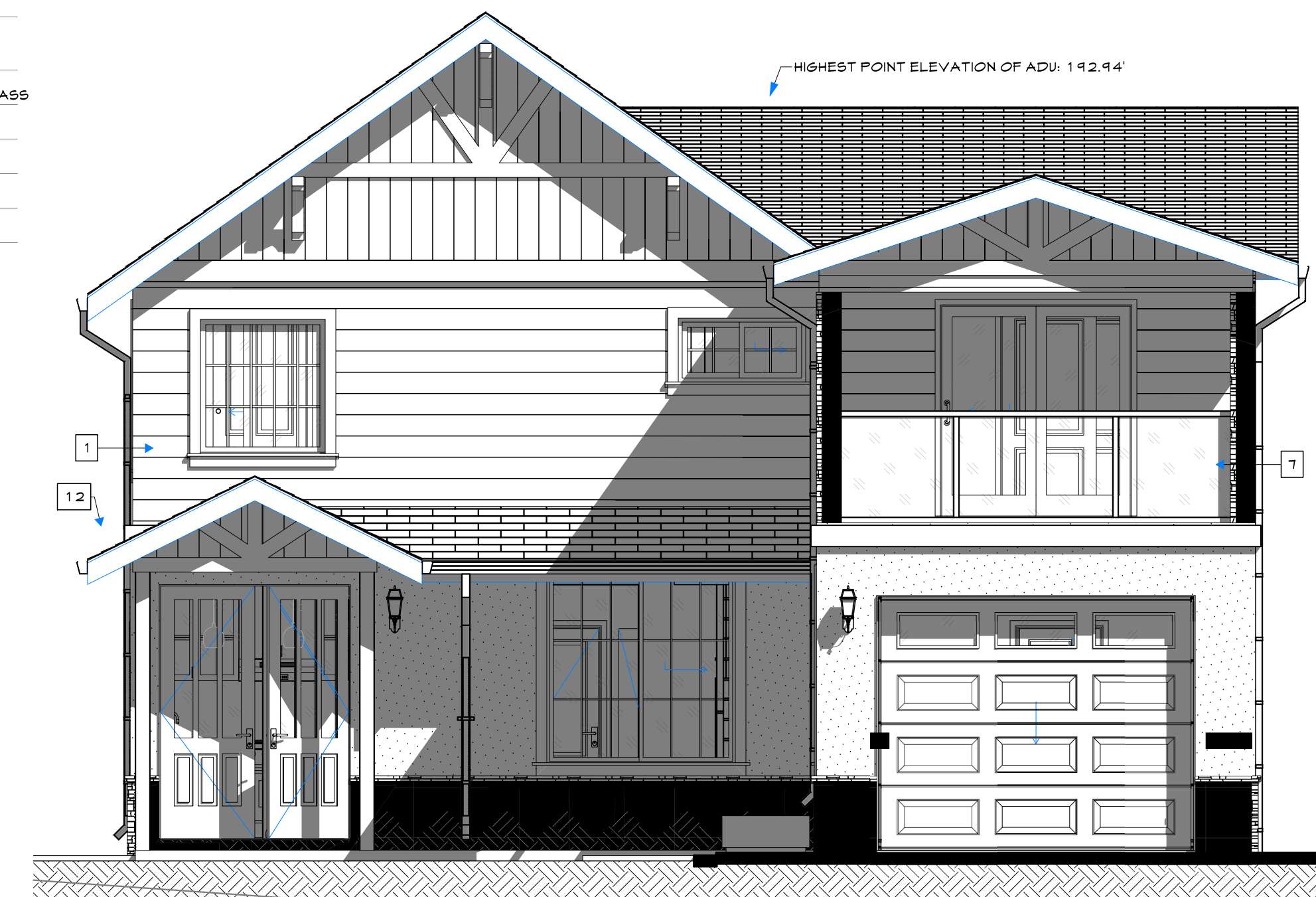
A PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



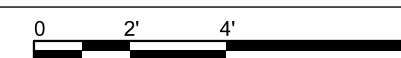
D PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



MATERIALS AND FINISH OF PROPOSED BUILDING AND STRUCTURES		
LOCATION	MATERIAL	COLOR/FINISH
1	EXTERIOR WALLS	STUCCO/SIDING BROWN LIGHT BROWN
2	TRIM	PAINTED WOOD / STUCCO WHITE
3	WINDOWS	VINYL WHITE
4	DOORS	DOUGLAS FIR PAINTED
5	ROOF	COMP. SHINGLE ROOF AMBER
7	DECKS & RAILINGS	METAL BLACK WITH TRANSPARENT GLASS
8	RETAINING WALLS	CONCRETE CONCRETE
9	FENCES	PAINTED WOOD LIGHT GRAY
10	ACCESSORY BUILDINGS	MATCH HOME
12	DOWNLIGHT	
13	ADDRESS NUMBER	<ul style="list-style-type: none"> • NO LESS THAN 4" IN HEIGHT • MIN 1/2" STROKE • CONTRASTING COLOR • SELF-ILLUMINATED • MIN. 6" ABOVE FINISHED SURFACE OF DRIVEWAY



B PROPOSED BACK ELEVATION
SCALE: 1/4" = 1'-0"



SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
suhel@shataraarch.com

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DATE	BY

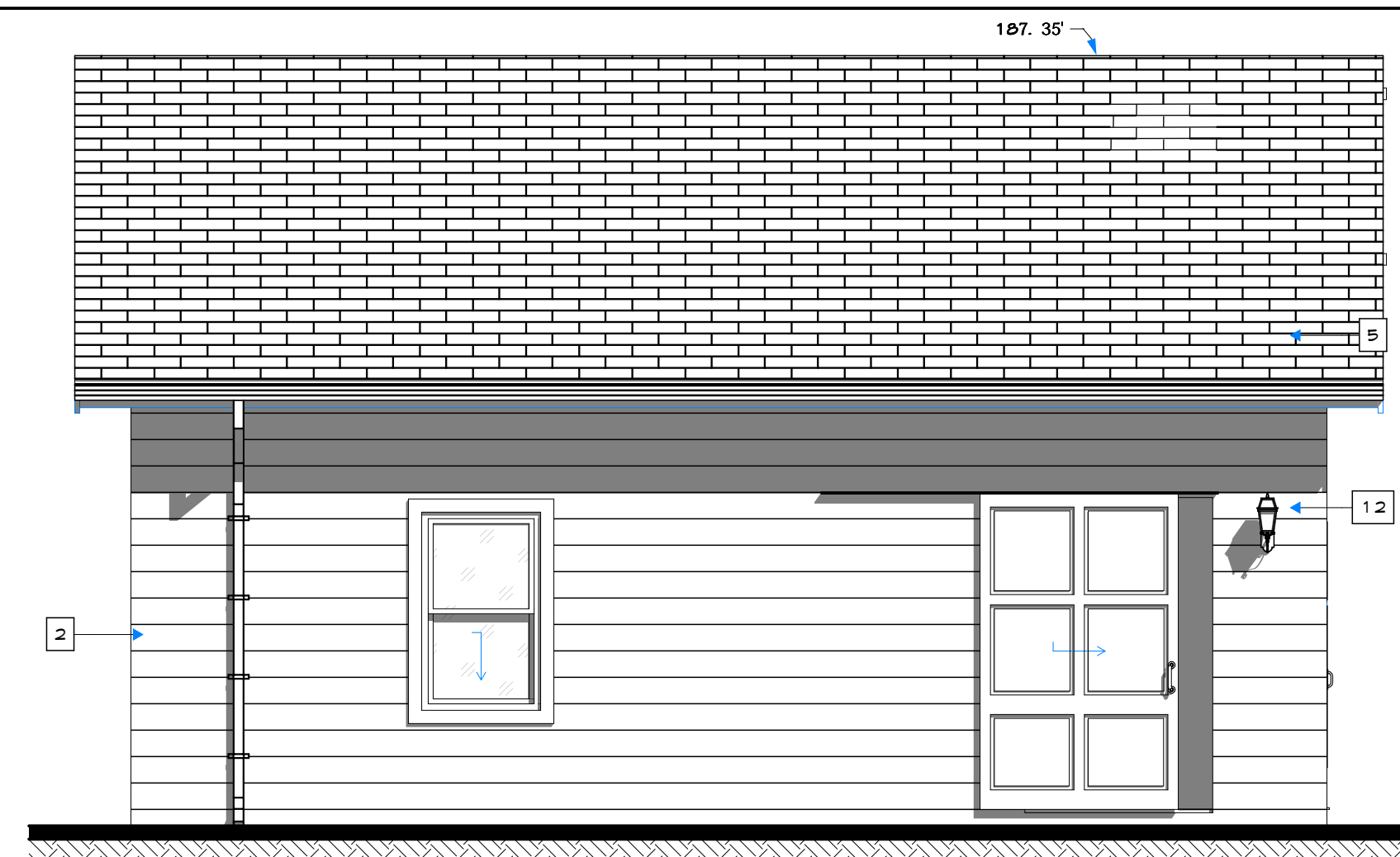
700 GEORGE ST
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

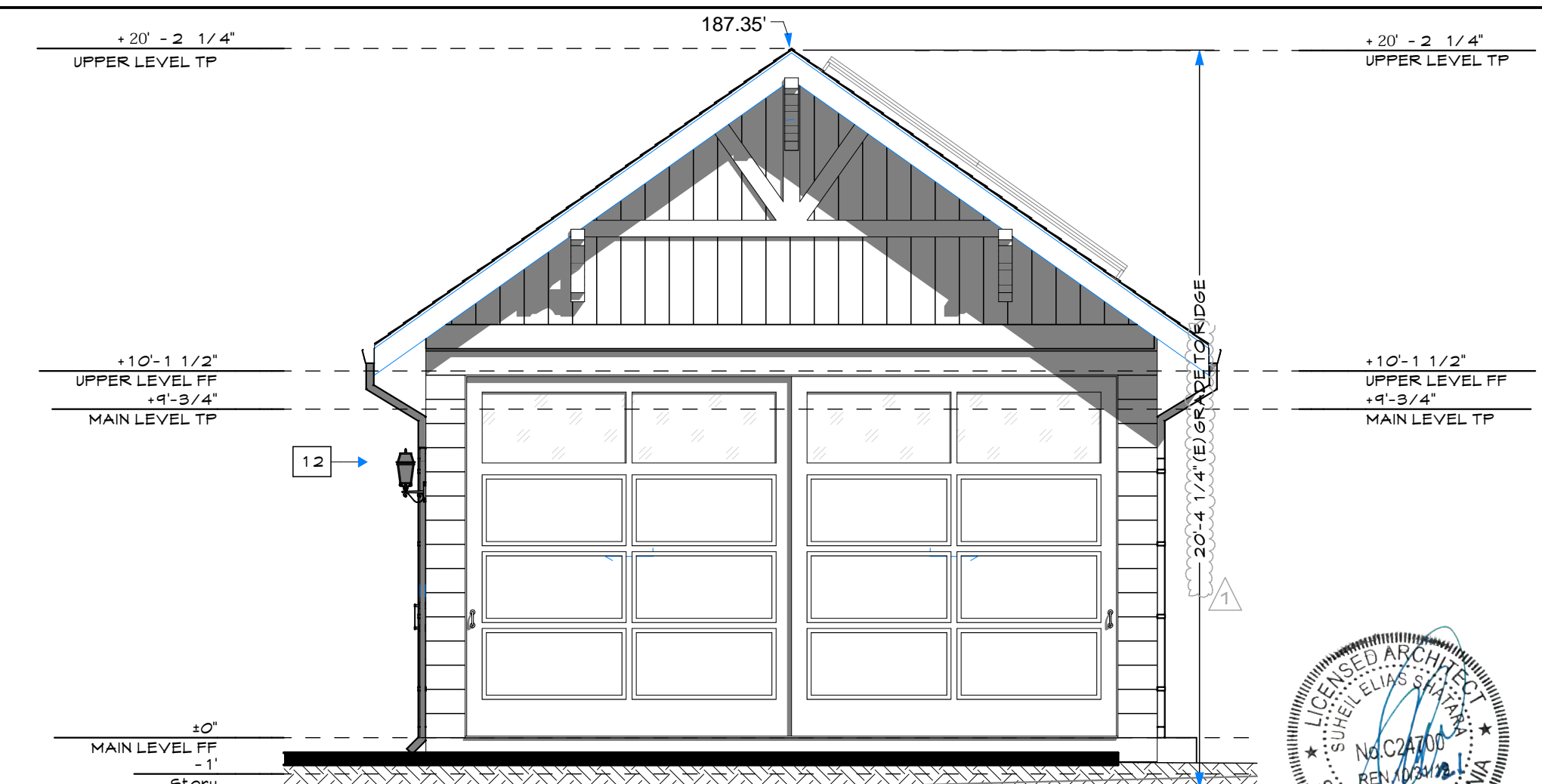
SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT #: 14053
DATE: 11/10/2020
DRAWN BY: AM
SCALE: AS SHOWN

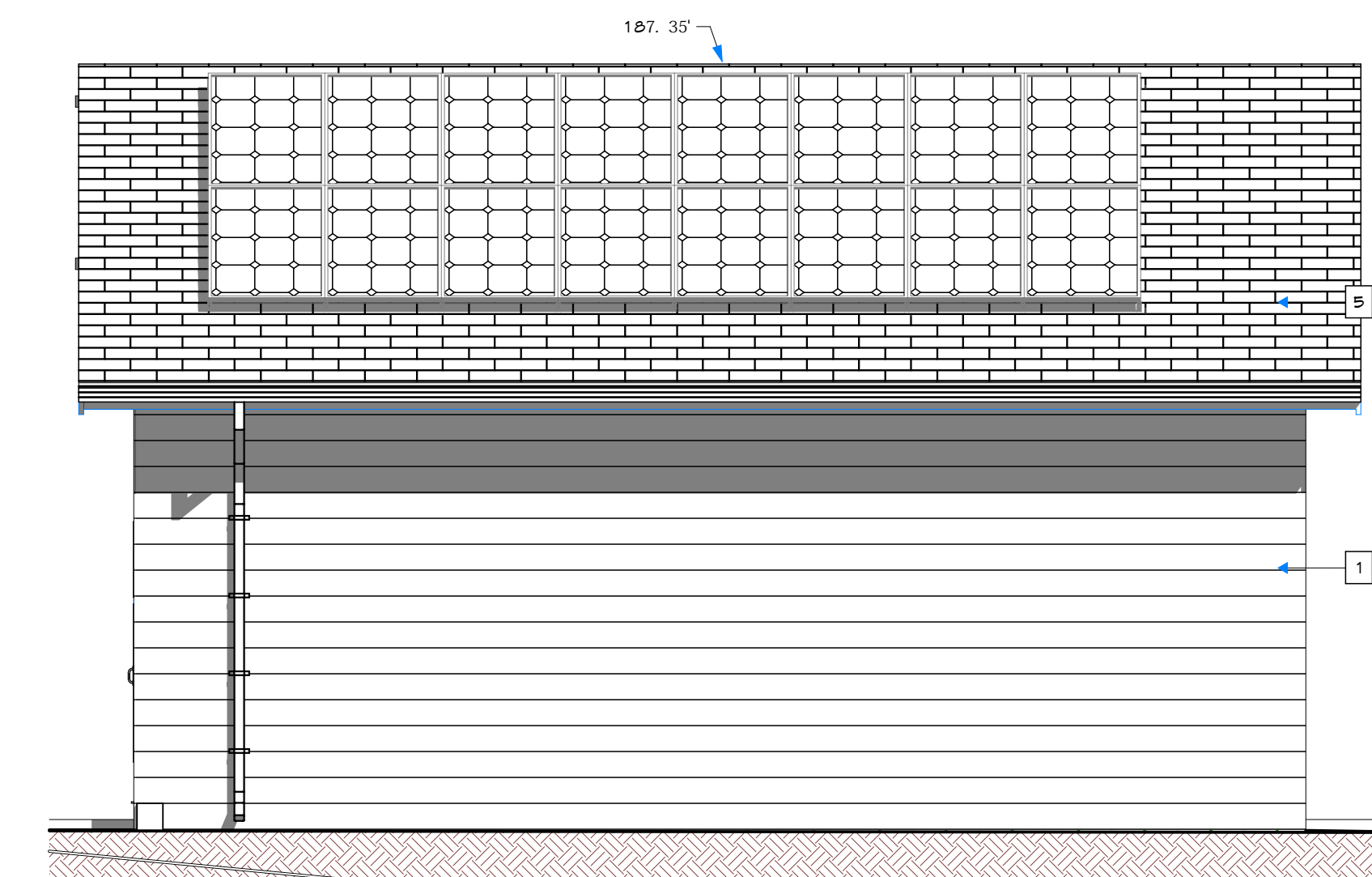
A3.0



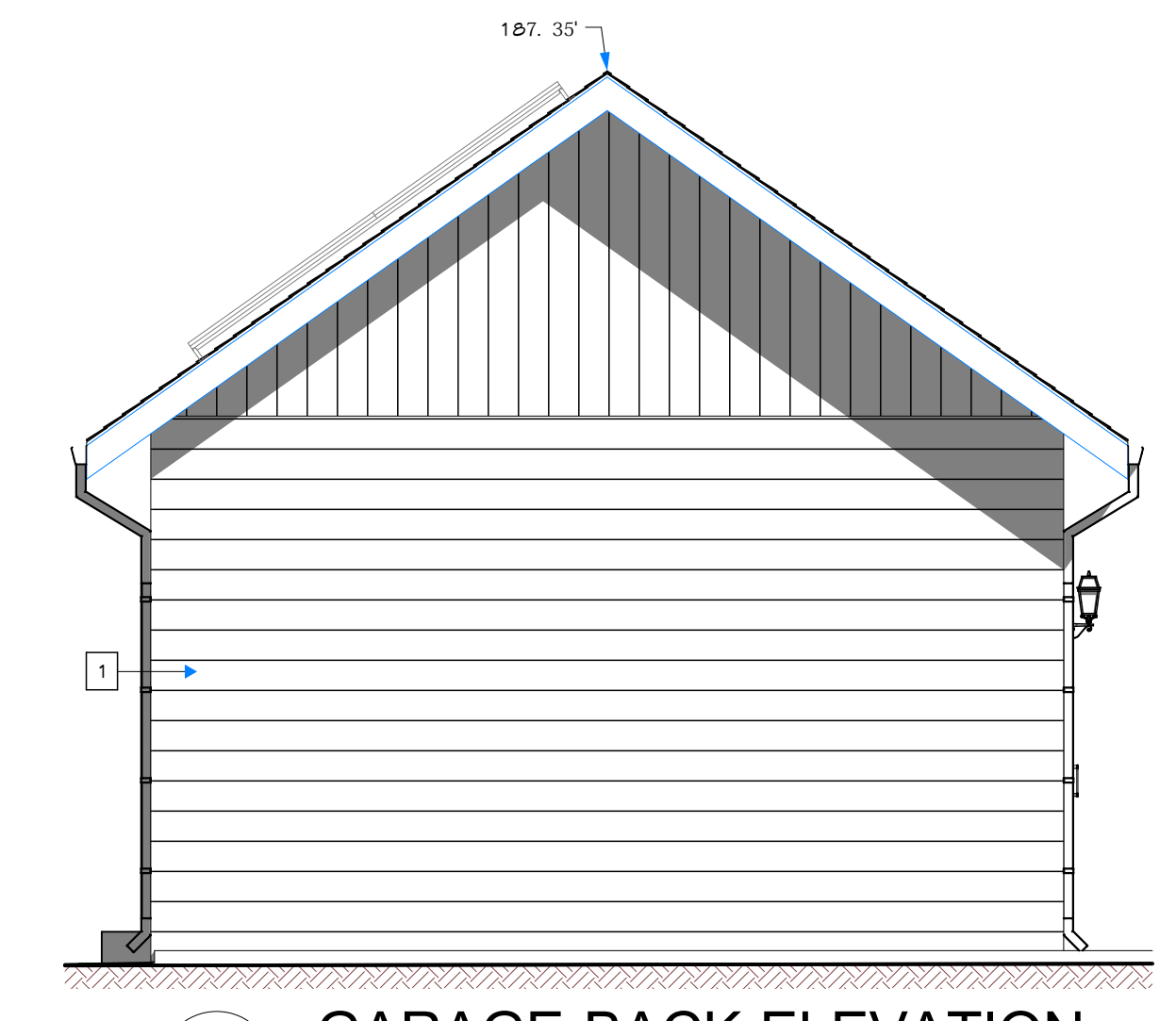
B GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



A GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



D GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



C GARAGE BACK ELEVATION
SCALE: 1/4" = 1'-0"

HOLD-DOWN SCHEDULE		
TYPE	POST SIZE	ANCHOR
4B	MST4B	4x4 (MIN)
6C	MST6C	4x4 (MIN)
4B	DBL MST4B	4x6 (MIN)
2	HDU 2	4x4 (MIN) SB 3/4" x 24"
4	HDU 4	4x4 (MIN) SB 3/4" x 24"
5	HDU 5	4x4 (MIN) SB 3/4" x 24"
6	HDU 6	4x6 (MIN) SB 3/4" x 24"
1	HDU 11	4x6 (MIN) PAB 5

LIGHTING REQUIREMENTS (TITLE 24, PART 6)

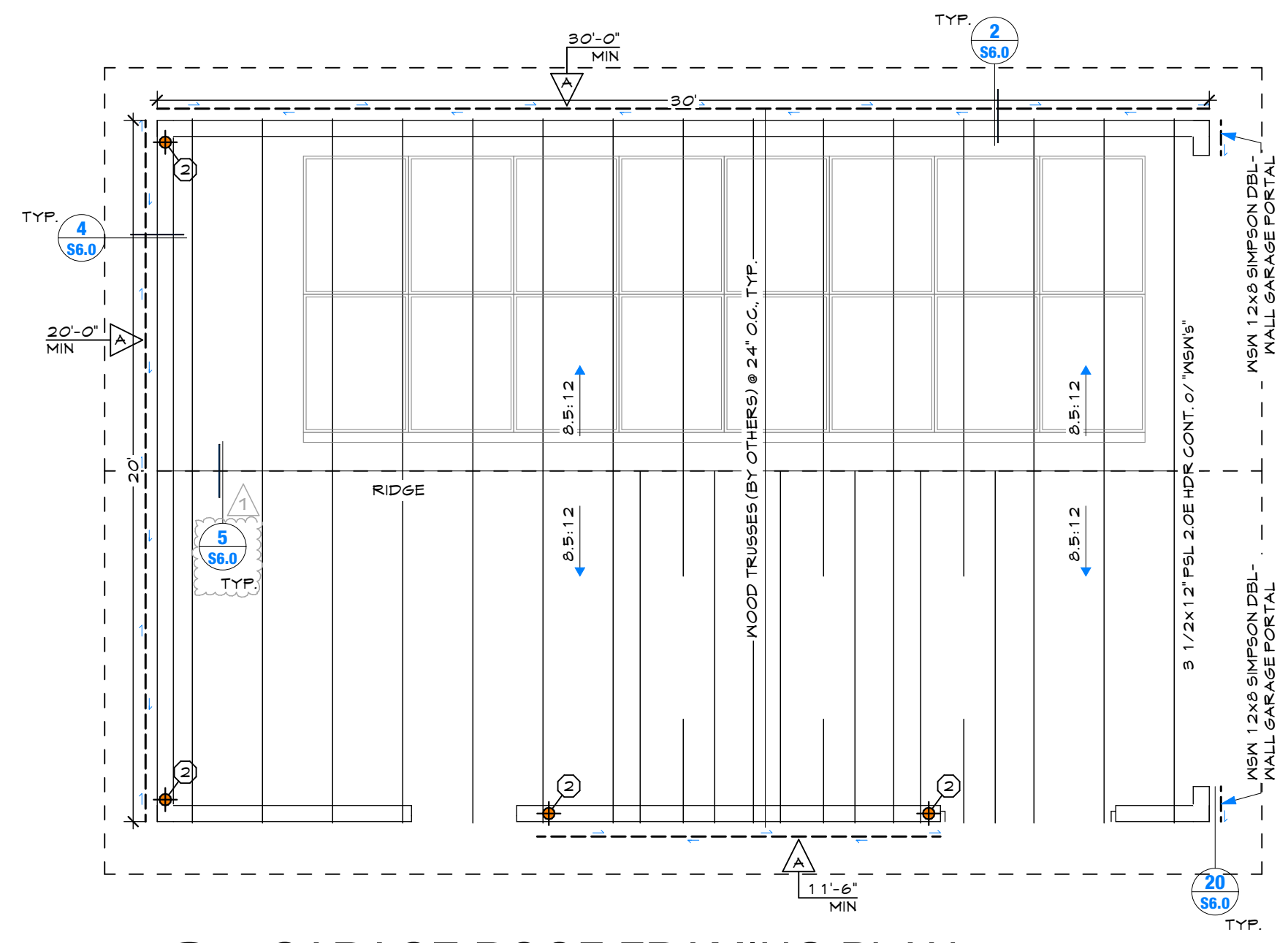
- ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY (TABLE 1500-A) EXCEPTIONS.
- NIGHT LIGHTS WHICH COMPLY WITH § 1500 (K) IE.
- LIGHTING INTEGRAL TO EXHAUST FANS WHICH COMPLY WITH § 1500(K) IF.
- FOR SINGLE-FAMILY RESIDENCES, ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING (HIGH EFFICACY) SHALL HAVE CONTROLS COMPLYING WITH TITLE 24, PART 6, SECTION 1500(K) 1A AND BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF EITHER:
 - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS (§ 1500(K) 3A).
- AT LEAST ONE PERMANENTLY INSTALLED LIGHT IN BATHROOMS, LAUNDRY/UTILITY ROOMS AND GARAGES SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY (§ 1500(K) 2).
- LUMINAIRES THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JAB REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS (§ 1500(K) 2). EXCEPT: LUMINAIRES IN CLOSETS LESS THAN 10 SQUARE FEET.
- LED LIGHT FIXTURES SHALL BE CERTIFIED TO THE ENERGY COMMISSION AS HIGH EFFICACY LIGHT SOURCES (TABLE 1500-A).

ELECTRICAL SCHEDULE	
FL TUBE LIGHT FIXTURE	120V 20A GFI OUTLET (TAMPER RESISTANT)
LIGHT FIXTURE	120V 20A AFGI OUTLET (TAMPER RESISTANT)
CEILING FAN W/ LIGHT	120V 20A GFI OUTLET (TAMPER RESISTANT)
WALL MOUNT LIGHT	120V 20A 3-WAY SWITCH
RECESSED LIGHT	120V 20A DIMMER SWITCH
SPOT LIGHT	SMOKE DETECTOR 110V W/ BATTERY BACK UP & INTERCONNECTED
PENDANT LIGHT	SMOKE & CARBON MONOXIDE ALARM COMBO 120V W/ BATTERY BACK UP INTERCONNECTED
EXHAUST FAN	THERMOSTAT
INDOOR AIR QUALITY FAN	MECHANICAL UNIT ELECTRICAL DISCONNECT & SERVICE RECEPTACLE
EXHAUST FAN WITH FLUORESCENT LIGHT	
120V 15A OUTLET	
220V 30A OUTLET	

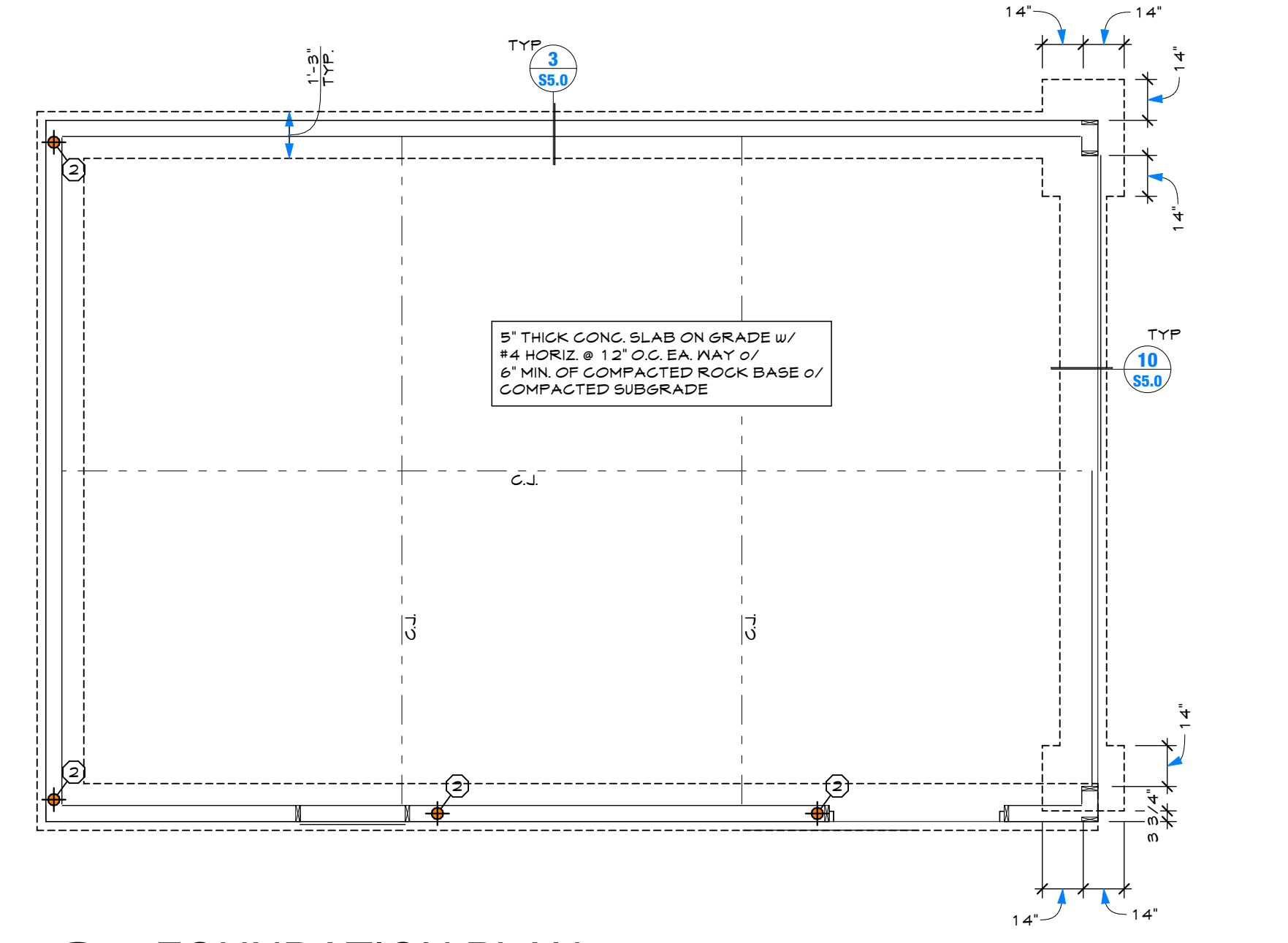
ROOF TRUSSES CALCULATIONS AND SHOP DRAWINGS SHALL BE DEFERRED SUBMITAL ENGINEER OF RECORD SHALL REVIEW SHOP DRAWINGS.

MATERIALS AND FINISH OF PROPOSED BUILDING AND STRUCTURES		
LOCATION	MATERIAL	COLOR/FINISH
1 EXTERIOR WALLS	STUCCO/SIDING	BROWN LIGHT BROWN LIGHT GRAY
2 TRIM	PAINTED WOOD / STUCCO	WHITE
3 WINDOWS	VINYL	WHITE
4 DOORS	DOUGLAS FIR	PAINTED
5 ROOF	COMP. SHINGLE ROOF	AMBER
7 DECKS & RAILINGS	METAL	BLACK WITH TRANSPARENT GLASS
8 RETAINING WALLS	CONCRETE	CONCRETE
9 FENCES	PAINTED WOOD	LIGHT GRAY
10 ACCESSORY BUILDINGS	MATCH HOME	
12 DOWNLIGHT		

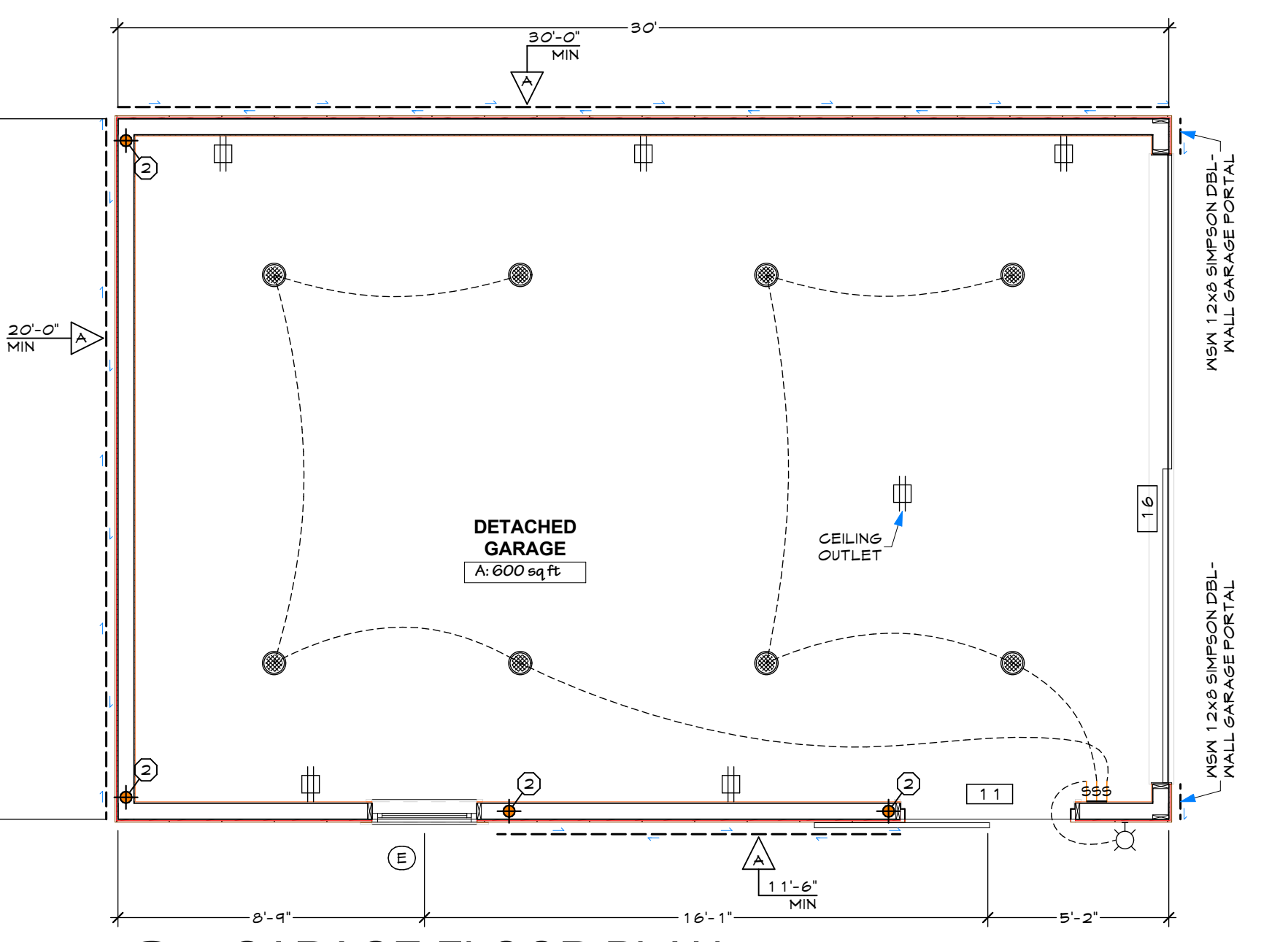
- 13 ADDRESS NUMBER
- NO LESS THAN 4" IN HEIGHT
 - MIN 1/2" STROKE
 - CONTRASTING COLOR
 - SELF-ILLUMINATED
 - MIN 6" ABOVE FINISHED SURFACE OF DRIVEWAY



G. GARAGE ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



F. FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



E. GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



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TEL (415) 512-7566
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DATE	BY

700 GEORGE ST
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: DETACHED GARAGE PLANS

PROJECT #: 14053
DATE: 11/10/2020
DRAWN BY: AM
SCALE: AS SHOWN

A4.0



SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
suhell@shatararch.com

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DATE	BY

700 GEORGE ST
MONTARA, CA 94037

APN: 096-109-620

OWNER: MARINA FASSTOVSKAYA

SHEET TITLE: ELECTRICAL PLAN

PROJECT #: 14093

DATE: 11/10/2020

DRAWN BY: AM

SCALE: AS SHOWN

E1.0

KEY	NOTE
E1	MECHANICAL VENTILATION OVER RANGE FAN HOOD EXHAUST 100 CFM MIN, 3.0 BONES MAX DUCT DIAMETER AND MAXIMUM DUCT LENGTH ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
E2	BATHROOM EXHAUST FAN MINIMUM 50 CFM INTERMITTENT OR MINIMUM 20 CFM CONTINUOUS MAX 3.0 BONES
E3	INDOOR AIR QUALITY FAN MINIMUM 5 CFM MAX 1.0 BONES
E4	STANDARD ON/OFF SWITCH LOCATED NEAR THERMOSTAT WITH A SIGN WHICH READS: INDOOR AIR QUALITY FAN CONTROL OPERATE WHEN HOUSE IS IN USE
E5	WHOLE HOUSE FAN INSTALLED IN THE SAME "ATMOSPHERE" AS THE GAS FURNACE. A) ENCLOSE THE GAS APPLIANCE AND OBTAIN COMBUSTION AIR FROM AN OUTSIDE SOURCE. B) DUCT WHOLE HOUSE FAN DIRECTLY TO THE EXTERIOR, OR C) PROVIDE A SWITCHING DEVICE THAT ALLOWS ONLY ONE OF THE APPLIANCES (FAN OR FURNACE) TO BE ON AT A TIME. INSTALL AN ELECTRICAL DISCONNECT AT OR NEAR THE FAN, FOR SERVICING THE FAN.

SMOKE DETECTOR NOTES:

- AS PER THE CALIFORNIA BUILDING CODE, STATE FIRE MARSHAL REGULATIONS, AND COASTSIDE FIRE DISTRICT ORDINANCE 2018-01, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP.
- THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.
- IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS.
- A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR.
- SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL.
- DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.

ALL 15 AND 20 AMP RECEPTACLES:

- RECEPTACLE OUTLET SPACINGS AT 12 FEET O.C. WITHIN 6 FEET OF THE END OF WALLS.
- ALL NEW RECEPTACLE OUTLETS SHALL BE PROTECTED BY AFCI-FAULT CIRCUIT INTERRUPTER(S).
- ALL 15 AND 20 AMP RECEPTACLE OUTLETS INSIDE/OUTSIDE THIS DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES, PER 2016 CALIFORNIA ELECTRICAL CODE 406.12.

BATHROOM RECEPTACLES:

- IN ALL NEW BATHROOMS AND ALL RECEPTACLES IN REMODELED BATHROOMS, MINIMUM OF ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY RECEPTACLE OUTLET(S) ADJACENT WITHIN 3' OF EACH SINK BASIN, PER 2016 CALIFORNIA ELECTRICAL CODE ARTICLE 210.52 (D). NO OTHER OUTLETS ALLOWED ON THIS CIRCUIT.
- PROVIDE GFCI PROTECTION TO ALL BATHROOM(S) COUNTER TOP RECEPTACLES, PER 2016 CALIFORNIA ELECTRICAL CODE ARTICLE 210-51(A)(1).

ELECTRICAL NOTES:

- CONDUIT WILL BE PLACED FOR ISLAND KITCHEN CIRCUITS.
- PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA TO SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2016 CEC 210.52 (B).
- LAUNDRY ROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2016 CEC 210.11 (C).
- CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR-PRONG OUTLET TO BE USED FOR DRYERS AND COOKING UNITS.
- ALL BEDROOM CIRCUITS TO BE AFCI-FAULT PROTECTED.
- EXTERIOR OUTLETS SHALL BE GFCI WITH WEATHERPROOF COVER AND INSTALLED AT THE FRONT AND REAR OF THE HOUSE AT GARAGE LEVEL WITHIN 6'-6" OF THE GROUND. (2016 CEC 210)
- BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80%. (CGSBC Section 4.506)
- BATHROOM EXHAUST FAN MIN 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION IN ACCORDANCE WITH THE CMV, CHAPTER 4. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. (CRC R309.3)
- FIXTURES, LAMP HOLDERS AND RECEPTACLE OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 18 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER PER 2016 CEC Art. 410.30 (B). OUTLET BOXES SHALL BE USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FANS PER 2016 CEC Art. 314.21 (A) (1) (D).
- PADDLE FAN SUPPORT BOXES TO BE LABELED FOR SUCH USE CEC 314.21 (C).
- LIGHT FIXTURES AT EXTERIOR TO BE LABELED SUITABLE FOR DAMP LOCATION PER 2016 CEC Art. 410.10 (A) (4) (E).
- LIGHT FIXTURES IN OR SHOWER ENCLOSURES TO BE LABELED SUITABLE FOR DAMP LOCATION PER 2016 CEC Art. 410.10 (A) (1) (D).
- AUTOMATIC GARAGE DOOR OPENER TO BE LISTED IN ACCORDANCE WITH UL 325 PER CRC R309.4 AND HEALTH AND SAFETY CODE SECTION 14840 AND 14841.
- 4 WIRE RECEPTACLE FOR THE ELECTRIC CLOTHES DRYER, PER 2016 CALIFORNIA ELECTRICAL CODE ARTICLE 210-52(D), 250.114 250.140.
- OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FANS SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 10 LBS, PER 2016 CALIFORNIA ELECTRICAL CODE ARTICLE 314.21 (C) AND 422.3 (1) (B).

KITCHEN COUNTER TOP RECEPTACLES:

- RECEPTACLE OUTLETS SHALL BE INSTALLED IN EACH WALL COUNTER SPACE 12" OR WIDER.
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN EACH WALL COUNTER SPACE SO THAT NO POINT IS GREATER THAN 24" FROM EACH RECEPTACLE (48" SPACINGS) EXCEPT DIRECTLY BEHIND A KITCHEN SINK.
- ALL RECEPTACLES SHALL BE TAMPER RESISTANT, PER 2016 CALIFORNIA ELECTRICAL CODE ARTICLE 406.12.
- 20AMP GFCI PROTECTION TO ALL COUNTER TOP RECEPTACLES, PER 2016 CALIFORNIA ELECTRICAL CODE ARTICLE 210-52(D) AND/OR OVEN PER 2016 CALIFORNIA ELECTRICAL CODE ARTICLE 210-52(D).
- THERE SHALL BE A MINIMUM 1 GFCI PROTECTED RECEPTACLE AT THE PENINSULA, PER 2016 CALIFORNIA ELECTRICAL CODE ARTICLE 210-52(O)(3).

CARBON MONOXIDE:

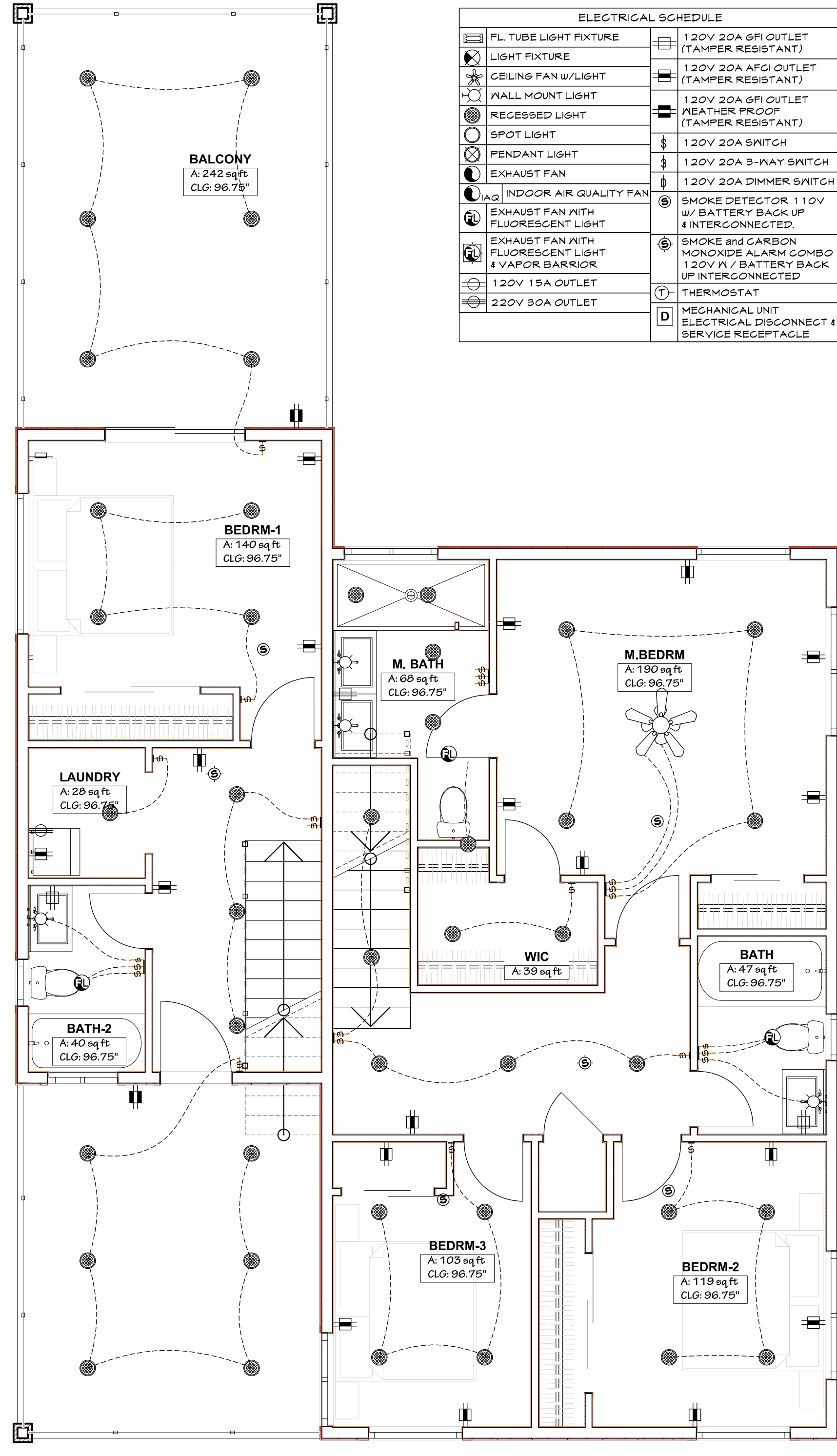
- CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED.
- CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034.
- CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034.

LIGHTING REQUIREMENTS [TITLE 24, PART 6]:

- ALL PERMANENTLY INSTALLED LIGHTING SHALL COMPLY WITH TABLE 150.0-A) EXCEPTIONS:
- NIGHT LIGHTS WHICH COMPLY WITH §150.0 (K) (1)
- LIGHTING INTEGRAL TO EXHAUST FANS WHICH COMPLY WITH §150.0(K) (1) F.
- FOR SINGLE FAMILY RESIDENCES, ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING (HIGH EFFICACY) SHALL HAVE CONTROLS COMPLYING WITH TITLE 24, PART 6, SECTION 150.0(K) (1) A AND BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF EITHER:
 - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL, OR
 - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. (§150.0 (K) 3A)
- AT LEAST ONE PERMANENTLY INSTALLED LIGHT SOURCE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC OFF FUNCTIONALITY (§150.0(K) 2)
- LUMINARIES THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JAS REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS (§150.0(K) 2) EXCEPT: LUMINARIES IN CLOSETS LESS THAN 10 SQUARE FEET.
- LED LIGHT FIXTURES SHALL BE CERTIFIED TO THE ENERGY COMMISSION AS "HIGH EFFICACY" LIGHT SOURCES (TABLE 150.0-A)

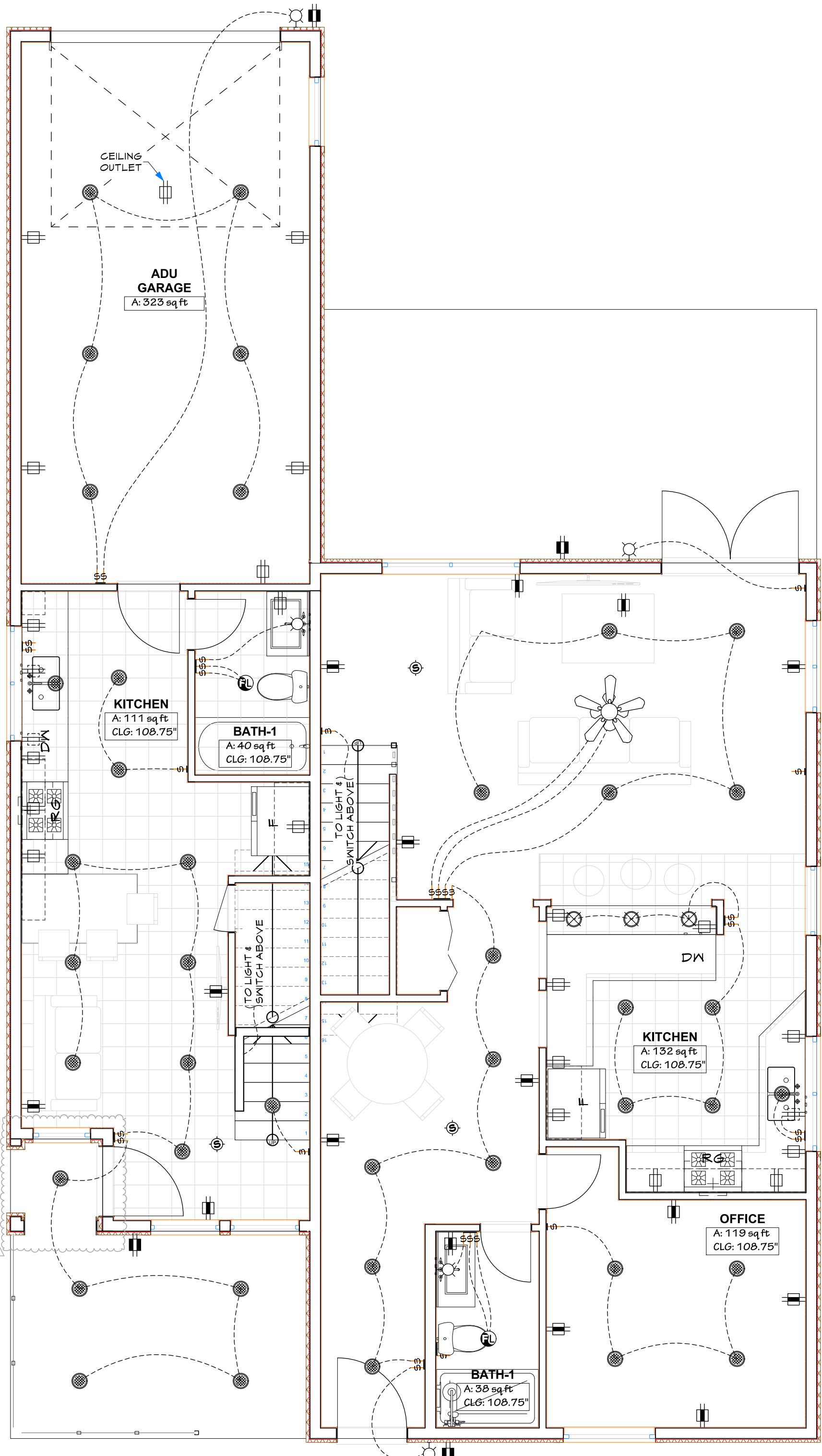
ARC-FAULT CIRCUIT INTERRUPTERS:

- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE PROVIDED ON ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS (2016 CEC ART. 210.12 (A))
- ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.



B UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SCHEDULE	
FL TUBE LIGHT FIXTURE	120V 20A GFI OUTLET (TAMPER RESISTANT)
LIGHT FIXTURE	120V 20A AFCI OUTLET (TAMPER RESISTANT)
CEILING FAN w/LIGHT	120V 20A GFI OUTLET WEATHER PROOF (TAMPER RESISTANT)
WALL MOUNT LIGHT	120V 20A DIMMER SWITCH
RECESSED LIGHT	120V 20A 3-WAY SWITCH
SPOT LIGHT	120V 20A DIMMER SWITCH
PENDANT LIGHT	120V 15A OUTLET
EXHAUST FAN	220V 30A OUTLET
INDOOR AIR QUALITY FAN	120V 20A GFI OUTLET (TAMPER RESISTANT)
EXHAUST FAN WITH FLUORESCENT LIGHT	120V 20A DIMMER SWITCH
EXHAUST FAN WITH FLUORESCENT LIGHT & VAPOR BARRIER	SMOKE DETECTOR 110V w/ BATTERY BACK UP INTERCONNECTED.
120V 15A OUTLET	SMOKE and CARBON MONOXIDE ALARM COMBO 120V N/A / BATTERY BACK UP INTERCONNECTED
220V 30A OUTLET	THERMOSTAT
	MECHANICAL UNIT ELECTRICAL DISCONNECT & SERVICE RECEPTACLE



A MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

CERTIFICATE OF COMPLIANCE
Project Name: 700 GEORGE ST
Calculation Date/Time: 2020-03-22T18:35:56-07:00
Calculation Description: 700 GEORGE ST
CF1R-PRF-01E
Input File Name: 19053.1 - 700 George St.ridb19
(Page 1 of 11)

GENERAL INFORMATION				
01	Project Name	700 GEORGE ST		
02	Run Title	700 GEORGE ST		
03	Project Location	700 GEORGE ST		
04	City	MONTARA	05 Standards Version	2019
06	Zip code	94037	07 Software Version	CBECC-Res 2019.1.1 (1107)
08	Climate Zone	3	09 Front Orientation (deg/ Cardinal)	0
10	Building Type	SingleFamily	11 Number of Dwelling Units	1
12	Project Scope	NewConstruction	13 Number of Bedrooms	5
14	New Cond. Floor Area (ft ²)	0	15 Number of Stories	2
16	Existing Cond. Floor Area (ft ²)	n/a	17 Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft ²)	2351	19 Glazing Percentage (%)	18.18%
20	ADU Bedroom Count	n/a	21 ADU Conditioned Floor Area	n/a

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS Rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below



Registration Number: 420-P010033794A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Registration Date/Time: 03/23/2020 17:22
Report Version: 2019.1.100
Schema Version: rev 20190401
HERS Provider: Cal Energy
Report Generated: 2020-03-22 18:38:58

CERTIFICATE OF COMPLIANCE
Project Name: 700 GEORGE ST
Calculation Date/Time: 2020-03-22T18:35:56-07:00
Calculation Description: 700 GEORGE ST
CF1R-PRF-01E
Input File Name: 19053.1 - 700 George St.ridb19
(Page 2 of 11)

	Energy Design Ratings		Compliance Margins	
	Efficiency ¹ (EDR)	Total ² (EDR)	Efficiency ¹ (EDR)	Total ² (EDR)
Standard Design	48.5	22		
Proposed Design	48.2	21.9	0.3	0.1

RESULT: ³ COMPLIES

¹ Efficiency EDR includes improvements to the building envelope and more efficient equipment
² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
³ Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 3.13 kWdc
- Proposed PV system downsized to 3.09 kWdc (a factor of 0.309) due to cap of 1 x proposed design electricity use

ENERGY USE SUMMARY				
Energy Use (kWh/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	9.26	12.48	-3.22	-34.8
Space Cooling	0.45	0	0.45	100
IAQ Ventilation	2.93	2.93	0	0
Water Heating	13.69	10.62	3.07	22.4
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	26.33	26.03	0.3	1.1

REQUIRED PV SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)
3.09	NA	Premium	Fixed (roof mount)	Microinverters	true	n/a	n/a	n/a	n/a	96

Registration Number: 420-P010033794A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Registration Date/Time: 03/23/2020 17:22
Report Version: 2019.1.100
Schema Version: rev 20190401
HERS Provider: Cal Energy
Report Generated: 2020-03-22 18:38:58

CERTIFICATE OF COMPLIANCE
Project Name: 700 GEORGE ST
Calculation Date/Time: 2020-03-22T18:35:56-07:00
Calculation Description: 700 GEORGE ST
CF1R-PRF-01E
Input File Name: 19053.1 - 700 George St.ridb19
(Page 3 of 11)

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
<ul style="list-style-type: none">PV System: 3.09 kWdcDucts with high level of insulationCeiling has high level of insulationInsulation below roof deck	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
Building-level Verifications: <ul style="list-style-type: none">Quality insulation installation (QII)Indoor air quality ventilationKitchen range hood	
Cooling System Verifications: <ul style="list-style-type: none">Minimum Airflow	
Heating System Verifications: <ul style="list-style-type: none">None	
HVAC Distribution System Verifications: <ul style="list-style-type: none">Low-leakage Air Handling UnitDomestic Hot Water System Verifications:<ul style="list-style-type: none">None	

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
700 GEORGE ST	2351	1	5	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
PRIMARY	Conditioned	(E) HVAC System 96% 16 SEER	1652	9	DHW System	N/A

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ZONE INFORMATION							
01	02	03	04	05	06	07	08
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2	
ADU	Conditioned	(E) HVAC System 96% 16 SEER	699	9	DHW System	N/A	

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
L1-P FRONT	PRIMARY	2x6-16 R-19 SIDING	0	Front	198	45	90
L1-P LEFT	PRIMARY	2x6-16 R-19 SIDING	90	Left	91	0	90
L1-P BACK	PRIMARY	2x6-16 R-19 SIDING	180	Back	198	124	90
L1-P RIGHT	PRIMARY	2x6-16 R-19 SIDING	270	Right	342	54.5	90
L2-P FRONT	PRIMARY	2x6-16 R-19 SIDING	0	Front	198	44	90
L2-P LEFT	PRIMARY	2x6-16 R-19 SIDING	90	Left	113.8	16	90
L2-P BACK	PRIMARY	2x6-16 R-19 SIDING	180	Back	193.9	29	90
L2-P RIGHT	PRIMARY	2x6-16 R-19 SIDING	270	Right	285	89	90
L1-A FRONT	ADU	2x6-16 R-19 SIDING	0	Front	117	60	90
L1-A LEFT	ADU	2x6-16 R-19 SIDING	90	Left	252.8	38	90
L1-G RIGHT PART WALL	GARAGE>>PRIMARY	G PART 2x4-16 R-15	n/a	n/a	9	0	n/a
L1-G PART WALL	GARAGE>>ADU	G PART 2x4-16 R-15	n/a	n/a	112.9	17.8	n/a
L2-P CLG	PRIMARY	Ceiling R38	n/a	n/a	836	n/a	n/a
L2-A CLG	ADU	Ceiling R38	n/a	n/a	334	n/a	n/a
L1-P RAISED FLOOR	PRIMARY	RAISED FL SYS	n/a	n/a	816	n/a	n/a
L1-A RAISED FLOOR	ADU	RAISED FL SYS	n/a	n/a	365	n/a	n/a
L2-A FLR o/GARAGE BACK	ADU	FLOOR SYS over GARAGE	n/a	n/a	80	n/a	n/a
L2-A FLR o/GARAGE FRONT	ADU	FLOOR SYS over GARAGE	n/a	n/a	80	n/a	n/a

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OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
L1-G LEFT	GARAGE	Garage Ext Wall	90	Left	162	0	90
L1-G BACK	GARAGE	Garage Ext Wall	180	Back	121.1	0	90
L1-G RIGHT	GARAGE	Garage Ext Wall	270	Right	162	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Type	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
L1-G DECK CLG	GARAGE	Construction Assembly 13	90	Left	242	0	0.25	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
L2-P ATTIC	Construction Assembly 11	Ventilated	8.5	0.1	0.85	Yes	No
L2-A ATTIC	Construction Assembly 11	Ventilated	4	0.1	0.85	Yes	No

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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
L1-P KITCHEN	Window	L1-P RIGHT	Right	270	5	4	1	20	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P BEDRM2-1	Window	L2-P FRONT	Front	0	5.5	4	1	22	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P BEDRM3-1	Window	L2-P FRONT	Front	0	5.5	4	1	22	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P BEDRM3-2	Window	L2-P LEFT	Left	90	4	4	1	16	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P M.BATH	Window	L2-P BACK	Back	180	1.5	6	1	9	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P M.BEDRM-1	Window	L2-P BACK	Back	180	5	4	1	20	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P M.BEDRM-2	Window	L2-P RIGHT	Right	270	5.5	4	1	22	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P M.BEDRM-3 x2	Window	L2-P RIGHT	Right	270	1.5	6	2	18	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P BATH x2	Window	L2-P RIGHT	Right	270	1.5	6	2	18	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P BEDRM2-2	Window	L2-P RIGHT	Right	270	1.5	6	1	9	0.3	NFRC	0.22	NFRC	Bug Screen
L2-P BEDRM2-3	Window	L2-P RIGHT	Right	270	5.5	4	1	22	0.3	NFRC	0.22	NFRC	Bug Screen
L1-A ENTRY x2	Window	L1-A FRONT	Front	0	3	6	2	36	0.3	NFRC	0.22	NFRC	Bug Screen
L1-A LIVING-RM	Window	L1-A LEFT	Left	90	3	6	1	18	0.3	NFRC	0.22	NFRC	Bug Screen
L1-A KITCHEN	Window	L1-A LEFT	Left	90	5	4	1	20	0.3	NFRC	0.22	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
L1-P ENTRY	L1-P FRONT	24	0.35
L1-P LIVING-RM EXIT	L1-P RIGHT	24	0.3
L1-A ENTRY	L1-A FRONT	24	0.35
L1-A GARAGE ENTRY	L1-G PART WALL	17.8	0.35

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DATE	BY
04/23/2020	AM

700 GEORGE ST
MONTARA, CA 94037

OWNER
MARINA FASTOVSKAYA

SHEET TITLE
CF1R ENERGY DOCUMENTS

DESIGNER
ALEX MARTYNOVSKIY

PROJECT #
14059

DATE
11/10/2020

DRAWN BY
AM

SCALE
AS SHOWN

EN 1.0

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01	02	03	04	05	06	07
Name	Zone	Area (ft2)	Perimeter (ft)	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
L1-G SLAB	GARAGE	323	74.5	None	0%	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
2x6-16 R-19 SIDING	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-19	None / None	0.075	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x4 Siding/sheathing/decking Exterior Finish: Wood Siding/sheathing/decking
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Construction Assembly 13	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-0	None / None	0.475	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Inside Finish: Gypsum Board
G PART 2x4-16 R-15	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
ZONE PART WALL SYS.	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.067	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Other Side Finish: Gypsum Board

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Construction Assembly 11	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-13	None / None	0.073	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Top Chrd Under Roof Joists: R-0.0 Insul.
RAISED FLSYS	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.053	Floor Surface: Vinyl Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
Ceiling R38	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Btm Chrd Inside Finish: Gypsum Board
FLOOR SYS over GARAGE	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Vinyl Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

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01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Fraction (%)	Compact Distribution	HERS Verification
DHW System	Domestic Hot Water (DHW)	Standard Distribution System	Tankless (1)	n/a	None	n/a

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model / Other	Tank Location or Ambient Condition
Tankless	Natural Gas	Consumer Instantaneous	1	0	0.99-UEF	200000-Btu/Hr	0	n/a	n/a	n/a	n/a

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW System - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Heating Equipment Count	Cooling Equipment Count
(E) HVAC System 96% 16 SEER	Central heating and cooling, variable OA ventilation	Heating System 96%	Cooling System 16 SEER	HVAC Fan System	R-8 Ducts in Attic	Setback	1	1

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01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency Type	Efficiency
Heating System 96%	Central gas furnace	1	AFUE	96

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling System 16 SEER	Central split AC	1	13	16	Not Zonal	Single Speed	Cooling System 16 SEER-herc-cool

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
R-8 Ducts in Attic	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	R-8 Ducts in Attic-herc-dist

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan System-herc-fan	Not Required	0

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	HERS Verification
Sfam IAQVentRpt	113	0.25	Default	0	Yes

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Alex Martynovskiy	Documentation Author Signature: <i>Alex Martynovskiy</i>
Company: Alex Martynovskiy	Signature Date: 03/23/2020
Address: 10100 Countryside Way	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Sacramento, CA 95827	Phone: (916) 775-3033
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
<ol style="list-style-type: none"> I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 	
Responsible Designer Name: Alex Martynovskiy	Responsible Designer Signature: <i>Alex Martynovskiy</i>
Company: Alex Martynovskiy	Date Signed: 03/23/2020
Address: 10100 Countryside Way	License:
City/State/Zip: Sacramento, CA 95827	Phone: (916) 775-3033

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Alex Martynovskiy
 10100 Countryside Way
 Sacramento, USA 95827
 ALEXMARTYNOVSKIY@GMAIL.COM

#	DATE	BY
1	04/23/2020	AM

700 GEORGE ST
 MONTARA, CA 94037

APN: 036-103-620
 OWNER: MARINA FASTOVSKAYA

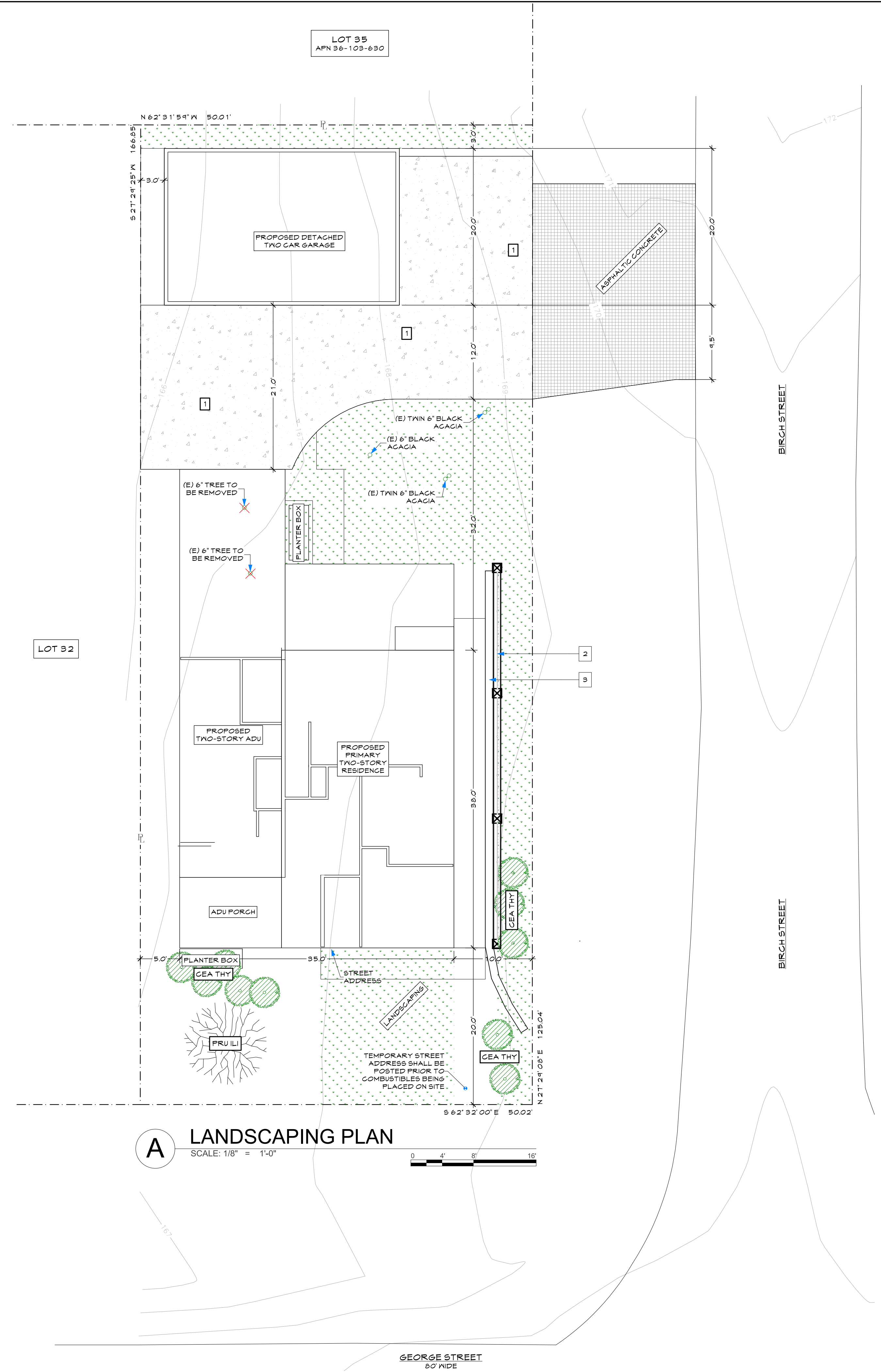
SHEET TITLE: CF1R ENERGY DOCUMENTS

DESIGNER: ALEX MARTYNOVSKIY
 NAME: ALEX MARTYNOVSKIY
 SIGNATURE: [Signature]
 DATE: 11/10/2020
 DRAWN BY: AM
 SCALE: AS SHOWN

EN2.0

PLANT LIST					
ID	BOTANICAL	COMMON NAME	QTY	SIZE	PLANT TYPE
PRU LI	Prunus ilicifolia ssp. lauroli	Catalina Cherry	1	24" Box	Evgn Tree
CEA THY	Ceanothus Thyrsiflorus	Blue Blossom Ceanothus	10	1 Gal	Evgn Shrub

MATERIAL LEGEND	
1	PERMEABLE PAVEMENT DRIVEWAY
2	MAX. 4' HIGH WOOD SLATTED FENCE
3	MAX. 2' HIGH ROCK WALL



A LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"



SHATARA ARCHITECTURE INC.
890 7TH ST.
SAN FRANCISCO CA 94107
TEL (415) 512-7566
suhel@shataraarch.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARAARCHITECTURE INC.

DATE	BY

700 GEORGE ST
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: LANDSCAPING PLAN

PROJECT #: 14053
DATE: 11/10/2020
DRAWN BY: AM
SCALE: AS SHOWN

L1.0

GENERAL NOTES:

- 1. THESE PLANS REPRESENT THE OVERALL ON-SITE IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT DOCUMENTS, JURISDICTION STANDARDS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DAYS AND HOURS REGULATED BY THE JURISDICTION.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AND A PRIVATE UTILITY LOCATOR PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR SIZE, ACCURACY OR ACTUAL LOCATIONS.
8. THE CONTRACTOR SHALL RESTORE TO THEIR PREVIOUS CONDITION OR REPLACE STRUCTURES TO REMAIN WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK AT THEIR OWN EXPENSE.
9. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED, AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT THE EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING, AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR RECONSTRUCTED AT THE CONTRACTORS EXPENSE.
10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EACH WORK DAY.
11. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION DEBRIS OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
12. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR JURISDICTION ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.

DRAINAGE:

- 1. POLYVINYL CHLORIDE PIPE SHALL CONFORM WITH ASTM D 3034, SDR 35 OR EQUIVALENT.
2. ALL STORM AND FOUNDATION DRAINAGE PIPE SYSTEM SHALL BE PRIMED AND TESTED ACCORDING TO CALIFORNIA PLUMBING CODE.
3. UPON PROJECT COMPLETION, THE CLIENT SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.
4. ALL SOLID STORM AND FOUNDATION DRAINAGE PIPES ARE 4 INCH WITH 2.0 PERCENT SLOPE OR BETTER. ALL PERFORATED PIPES ARE SPECIFIED IN DETAILS UNLESS STATES OTHERWISE IN THE PLAN.
5. SLOPE LANDSCAPE SURFACES AWAY FROM PERIMETER OF THE RESIDENCE AND OTHER STRUCTURES AT 5% FOR A DISTANCE OF 8 TO 10 FEET WHERE POSSIBLE.
6. ALL PIPE FITTINGS INCLUDING CONNECTORS SHALL COMPLY TO CALIFORNIA PLUMBING CODE.
7. GRATE FINISHES AND DESIGN TO BE APPROVED BY ARCHITECT.
8. PLANTER GRATES SHALL BE 4" ATRIUM GRATES
9. CONTRACTOR SHALL VERIFY EXISTING SEWER INVERT PRIOR TO CONSTRUCTION OF NEW BUILDING.
10. ALL CLEANOUTS ARE TWO WAY CLEANOUTS.

EXISTING SURFACE CONDITIONS:

- 1. EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON SITE SURVEY AND RECORD DOCUMENTS.
2. ALL ELEVATIONS SHOWN REFER TO THE PROJECT TEMPORARY BENCHMARK.
3. EXISTING INFORMATION MAY VARY FROM THOSE SHOWN ON PLANS.
4. CONTRACTOR SHALL REVIEW PLANS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS.
5. THIS SURVEY IS NOT BOUNDARY LINE SURVEYING, PROPERTY LINES SHOWN APPROXIMATELY.
6. ELEVATIONS ARE ACCURATE TO ± 1'-0"

GRADING:

- 1. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT THE CONTRACTORS EXPENSE.
2. ALL WORK SHALL CONFORM TO RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT.
3. ALL GRADING SHALL CONFORM TO THE JURISDICTION ORDINANCE CODE REGULATIONS FOR EXCAVATING, GRADING, FILLING AND CLEARING ON LANDS.
4. THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING GROUND.
5. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
6. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15.
7. CONTRACTOR SHALL NOTIFY THE DIRECTOR OR PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO THE FOLLOWING INSPECTIONS: INITIAL INSPECTION OF GRADE STAKING, ROUGH GRADING INSPECTION, STORM/SUB DRAINAGE INSPECTION, FINAL INSPECTION AND APPROVAL.
8. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE JURISDICTION PRIOR TO SCHEDULING ANY INSPECTIONS.
9. DRAINAGE WILL BE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM OF 10 FEET OR AS SHOWN ON PLAN.
10. POLYVINYL CHLORIDE PIPE SHALL CONFORM WITH ASTM D 3034, SDR 35 OR EQUIVALENT.
11. CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
13. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.
14. CONTRACTOR SHALL MINIMIZE THE VOLUME OF RECYCLABLE MATERIALS SENT TO AREA LANDFILLS.
15. THE EXPORTED SOILS FROM THIS SITE SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE JURISDICTION FOLLOWING THE REQUIREMENTS OF ALL APPLICABLE COUNTY, STATE, AND FEDERAL LAWS OR ORDINANCES.
16. SOIL COMPACTION SHALL BE A MINIMUM OF 90% RELATIVE COMPACTION FOR HARDSCAPE SURFACES.

EXISTING CONDITIONS:

- 1. EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON SITE SURVEY.
2. ALL ELEVATIONS SHOWN REFER TO THE PROJECT VERTICAL DATUM.

CONSTRUCTION SCHEDULE:

CONSTRUCTION BEGINS: MAY 2019
CONSTRUCTION ENDS: DECEMBER 2019

BENCHMARK:

IS A MAG NAIL SET IN THE PAVEMENT OF LARCHMONT DRIVE IN FRONT OF THE SITE HAVING AN ELEVATION OF 284.27

GEOTECHNICAL NOTE:

ALL WORK TO COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION PREPARED FOR THE PROJECT SITE.

THE GEOTECHNICAL REPORT, NAMED: GEOTECHNICAL STUDY CONTRERAS PROPERTY CORNER OF BIRCH, GEORGE STREET, DATED DECEMBER 6, 2019, BY SIGMA PRIME GEOSCIENCES, INC., SHALL BE RETAINED ON THE CONSTRUCTION SITE.

THE GEOTECHNICAL ENGINEER OF RECORD IS IGOR KLEYNER, WITH THE CONTACT NUMBER 415-602-2290 AND THE EMAIL ADDRESS IS TESR@EARTHLINK.NET. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 72 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. THE GEOTECHNICAL ENGINEER OF RECORD SHALL FOLLOW CBC2019 FOR ALL CONSTRUCTION OBSERVATION REQUIREMENTS.

EXISTING UNDERGROUND UTILITIES:

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC & TELECOMMUNICATIONS, LOCATIONS, INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE PLANS AND REQUIRING MODIFICATIONS TO THE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF DESIGN THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT NO ADDITIONAL COST.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES INCLUDING, BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER, FIRE WATER, IRRIGATION WATER, GAS SERVICE, ELECTRICAL SERVICE, AND TELECOMMUNICATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND LOCATIONS ARE ACHIEVED AS WELL AS COORDINATING WITH THE GOVERNING UTILITY COMPANIES FOR APPROVAL OF UTILITY LOCATIONS AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE LOCATION OF EXISTING ELECTRICAL MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT WITH PG&E FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES AND PG&E REQUIREMENTS. MINIMUM DEPTH OF COVER OVER ELECTRICAL, GAS AND TELECOMMUNICATIONS SHALL BE TWO FEET. CONTRACTOR SHALL COORDINATE WITH PGE FOR NEW ELECTRIC SERVICE. CONTRACTOR SHALL COORDINATE WITH TELECOM PROVIDER FOR NEW TELECOM SERVICE.
5. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE NEW WATER SERVICE.
6. THE CONTRACTOR SHALL COORDINATE FOR TELECOM SERVICES FOR NEW SERVICE.

PROJECT INFORMATION:

PROJECT NAME: 700 GEORGE STREET
PROJECT ADDRESS: 700 GEORGE STREET MONTARA, CA 94037
APN: 036-103-620
PURPOSE OF GRADING: NEW RESIDENTIAL DWELLING
ARCHITECT/APPLICANT: ALEX MARTYNOVSKIY 10100 COUNTRYSIDE WAY SACRAMENTO, CA 95827
CIVIL ENGINEER: MTR, INC. EMAIL: TESR@EARTHLINK.NET PHONE: 415.602.2290
STRUCTURAL ENGINEER: MTR, INC. EMAIL: TESR@EARTHLINK.NET PHONE: 415.602.2290
SURVEYOR: BGT LAND SURVEYING 871 WOODSIDE WAY SAN MATEO, CA 94401 EMAIL: BGTINFO@BGTSSURVEYING.COM PHONE: 650.212.1030

SCOPE OF WORK:

THIS PROJECT INVOLVES CONSTRUCTION OF THE NEW RESIDENTIAL DWELLING ON SITE.

QUANTITIES:

Table with 2 columns: LOT AREA, DESCRIPTION. Rows include PRE-PROJECT IMPERVIOUS SURFACE (6,250± SF), POST-PROJECT IMPERVIOUS SURFACE (2,300 SF), AREA OF DISTURBANCE (6,250 SF), CUT (30 CY), FILL (60 CY).

SHEET INDEX:

Table with 2 columns: SHT NO., DESCRIPTION. Rows include C0.1 GENERAL NOTES, C1.0 SITE & GRADING PLAN, C1.1 DRAINAGE PLAN, C1.2 UTILITY PLAN, C2.0 DETAILS, C2.1 DETAILS, C2.2 SECTIONS, C2.3 DETAILS, C3.0 EROSION CONTROL PLAN, C3.1 EROSION CONTROL DETAILS, C3.2 BEST PRACTICE MANAGEMENT, C4.0 WATER SERVICE DETAILS, C4.1 WATER SERVICE DETAILS, C5.0 SEWER LATERAL DETAILS.

LEGEND & ABBREVIATIONS:

Legend and Abbreviations section containing symbols for Property Line, Existing Spot Elevation, Existing Building Footprint, New Building Footprint, Tree, Concrete, Lawn, Permeable Pavement, Asphaltic Concrete, Bioretention Planter, Wall, Storm Drain Line, Perforated Drain Line, New, Existing, Storm Drain, Finished Floor Elevation, Roof Downspout, Surface Flow, Direction Flow, Downspout, Cleanout, Area Drain, Invert, Overflow, Decomposed Granite, and various pipe types.

LEGEND AND ABBREVIATIONS:

Legend and Abbreviations section containing symbols for Property Line, Solid Pipe, Perf Pipe, Foundation Perf Pipe, Easement, Swale, Storm Drain, Water, Gas, Sewer, Telecom, Foundation Drain, Flow Direction, Surface Flow, Slope, Spot Elevation, Clean Out, Area Drain, Downspouts, and existing/typical/verify in field symbols.

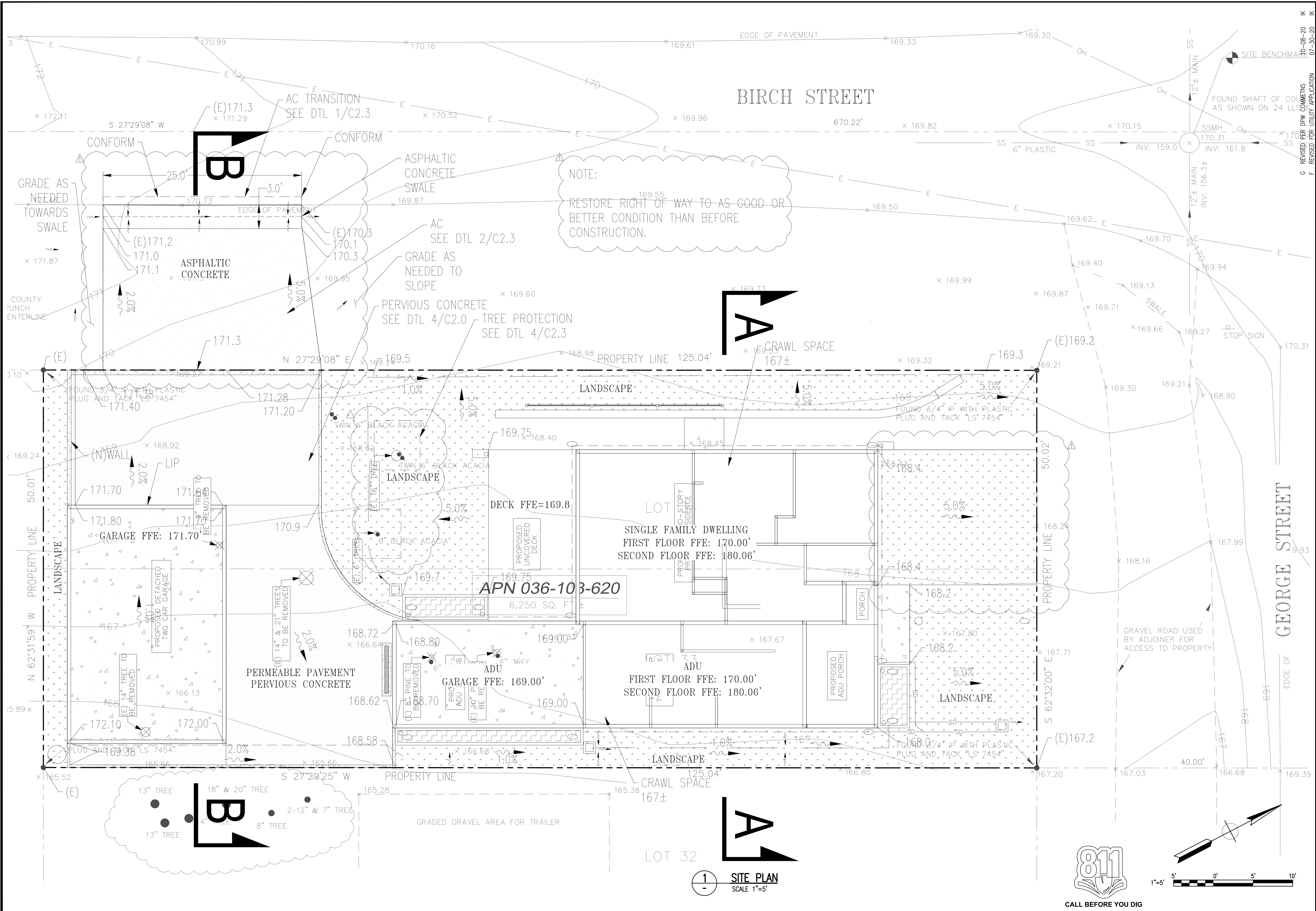
Table with columns: REVISED PER DEW COMMENTS, REVISED FOR UTILITY APPLICATION, REVISED PER PLANNING COMMENTS, REVISED PER ADU COMMENTS, REVISED PER COMMENTS, REVISED PER PLAN CHECK COMMENTS, FOR REVIEW, SYM, DESCRIPTION, DATE, APPROVED. Includes a circular stamp for Igor Kleyner, Registered Professional Engineer, No. C68621, Exp. 09-30-21, Civil, State of California.

MODERN TECHNOLOGY RESOURCES INC. 415.602.2290

700 GEORGE ST @ BIRCH ST MONTARA, CA 94037 APN: 036-103-620

GENERAL NOTES
DATE: JANUARY 2020
SCALE: AS SHOWN
DESIGN: IK
DRAWN: IK
PROJECT#: 91918
SHEET 1 of 14

C0.1



NOTE:
RESTORE RIGHT OF WAY TO AS GOOD OR BETTER CONDITION THAN BEFORE CONSTRUCTION.

NO.	DATE	DESCRIPTION
10-08-20	IK	REVISED PER DPW COMMENTS
07-30-20	IK	REVISED FOR UTILITY APPLICATION
07-27-20	IK	REVISED PER PLANNING COMMENTS
07-08-20	IK	REVISED PER ADU COMMENTS
06-20-20	IK	REVISED PER COMMENTS
05-25-20	IK	REVISED PER COMMENTS
05-04-20	IK	REVISED PER PLAN CHECK COMMENTS
01-03-20	IK	FOR REVIEW



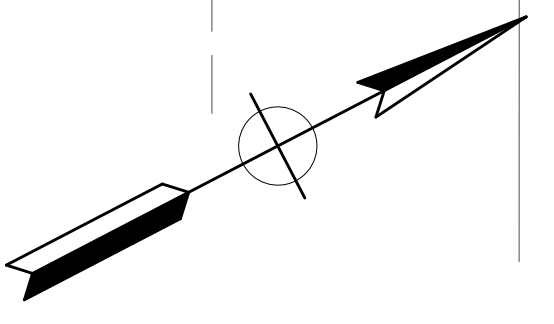
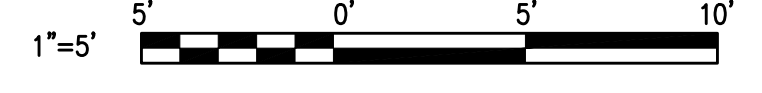
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415.602.2290

700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620

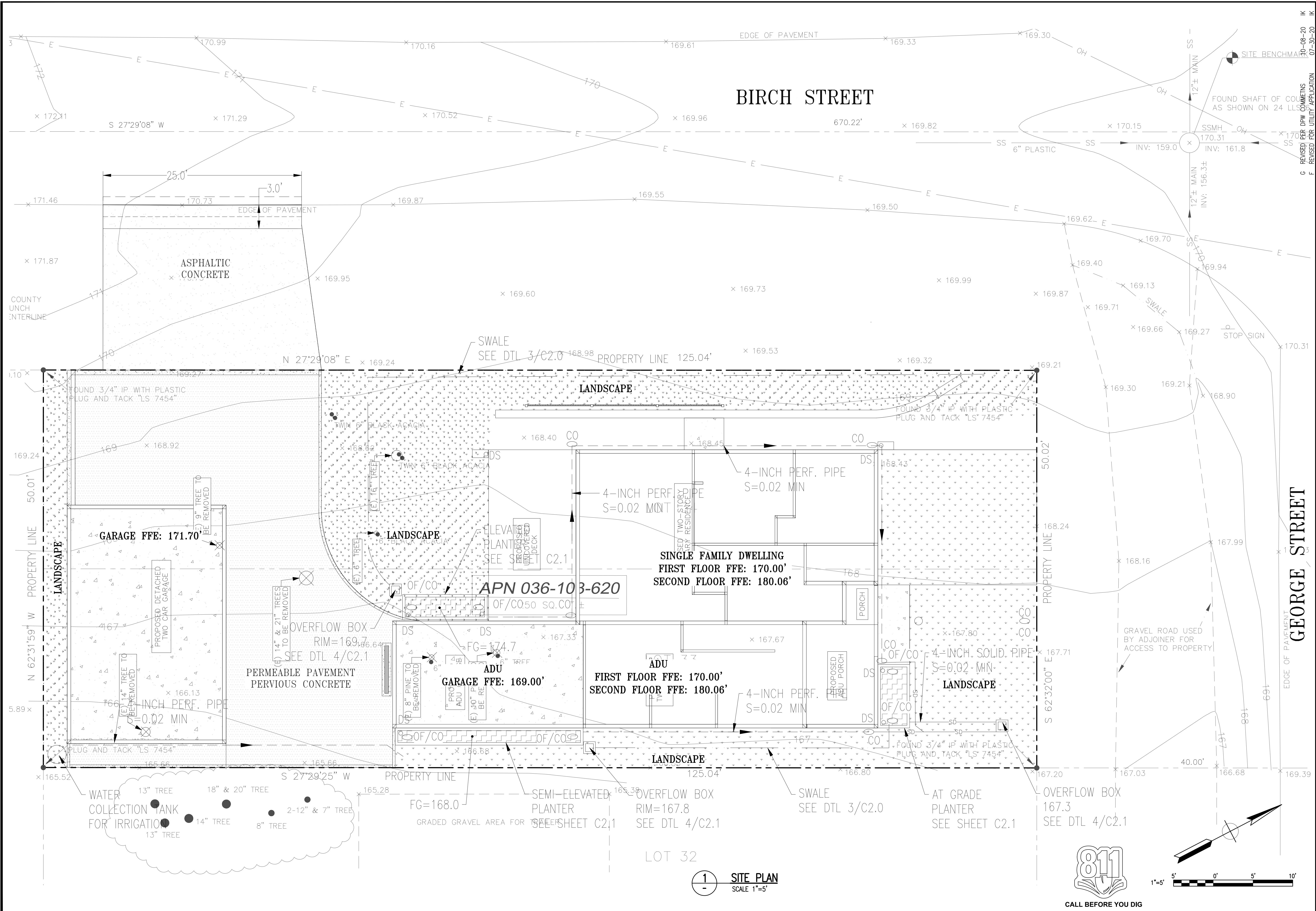
SITE & GRADING PLAN

DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	91918
SHEET	2 of 14

C1.0



1
SITE PLAN
SCALE 1"=5'



BIRCH STREET

GEORGE STREET

APN 036-103-620

ADU
FIRST FLOOR FFE: 170.00'
SECOND FLOOR FFE: 180.06'

SINGLE FAMILY DWELLING
FIRST FLOOR FFE: 170.00'
SECOND FLOOR FFE: 180.06'

GARAGE FFE: 171.70'

NO.	DATE	DESCRIPTION
10-08-20	IK	REVISED PER DPW COMMENTS
07-30-20	IK	REVISED FOR UTILITY APPLICATION
07-27-20	IK	REVISED PER PLANNING COMMENTS
07-08-20	IK	REVISED PER ADU COMMENTS
06-20-20	IK	REVISED PER COMMENTS
05-25-20	IK	REVISED PER COMMENTS
05-04-20	IK	REVISED PER PLAN CHECK COMMENTS
01-03-20	IK	FOR REVIEW



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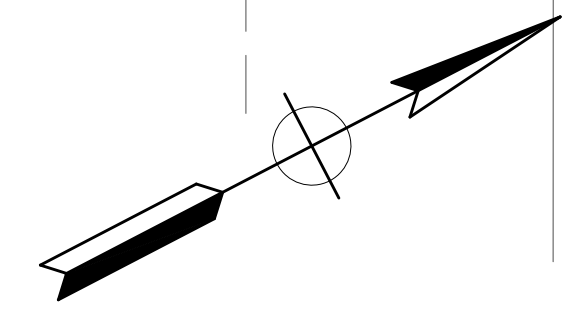
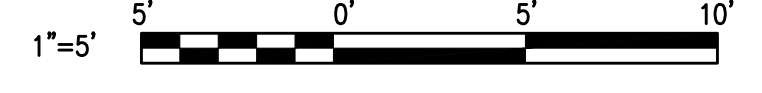
**700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620**

DRAINAGE PLAN

DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	91918
SHEET	3 OF 14

C1.1

1 SITE PLAN
SCALE 1"=5'



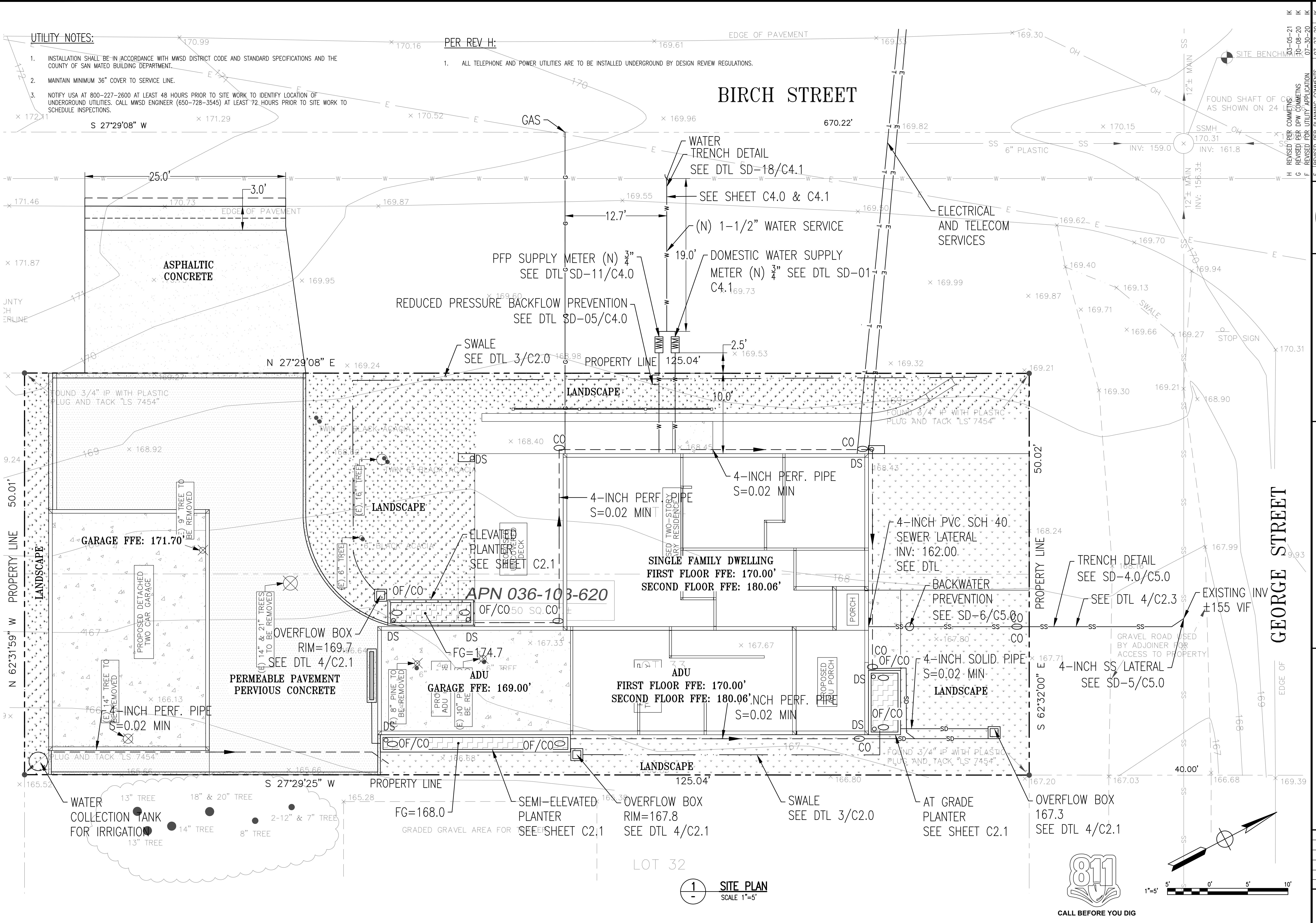
UTILITY NOTES:

- INSTALLATION SHALL BE IN ACCORDANCE WITH MUSD DISTRICT CODE AND STANDARD SPECIFICATIONS AND THE COUNTY OF SAN MATEO BUILDING DEPARTMENT.
- MAINTAIN MINIMUM 36" COVER TO SERVICE LINE.
- NOTIFY USA AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO SITE WORK TO IDENTIFY LOCATION OF UNDERGROUND UTILITIES. CALL MUSD ENGINEER (650-728-3545) AT LEAST 72 HOURS PRIOR TO SITE WORK TO SCHEDULE INSPECTIONS.

PER REV H:

- ALL TELEPHONE AND POWER UTILITIES ARE TO BE INSTALLED UNDERGROUND BY DESIGN REVIEW REGULATIONS.

BIRCH STREET



SYMBOL	DESCRIPTION	DATE	APPROVED
IK	REVISIONS		
IK		07-27-20	
IK		07-27-20	
IK		07-27-20	
IK		06-20-20	
IK		06-20-20	
IK		05-25-20	
IK		05-04-20	
IK		05-04-20	
IK		01-03-20	



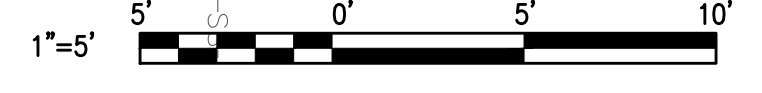
**MODERN TECHNOLOGY
RESOURCES INC.**
415.602.2290

**700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620**

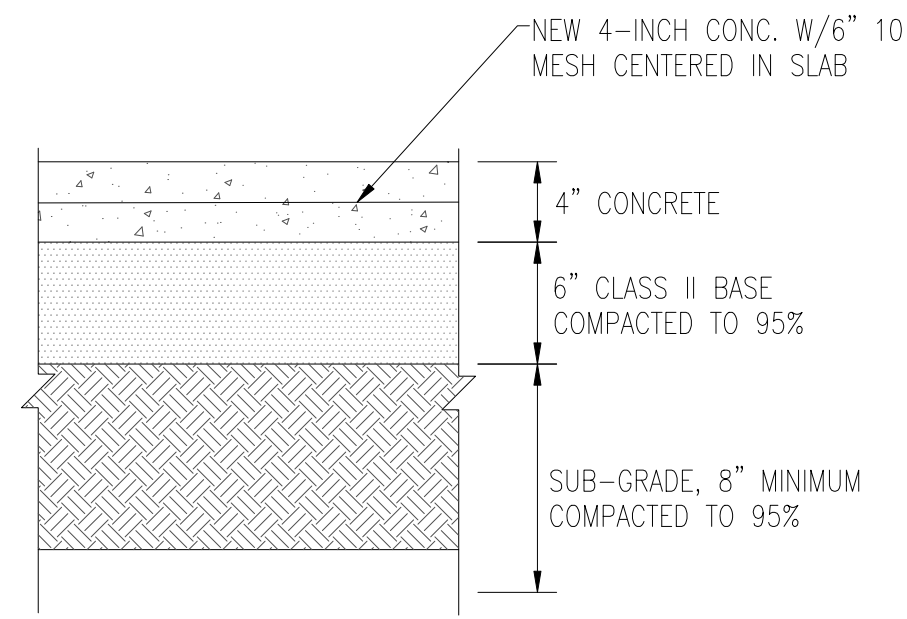
UTILITY PLAN

DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	91918
SHEET	4 OF 14

C1.2

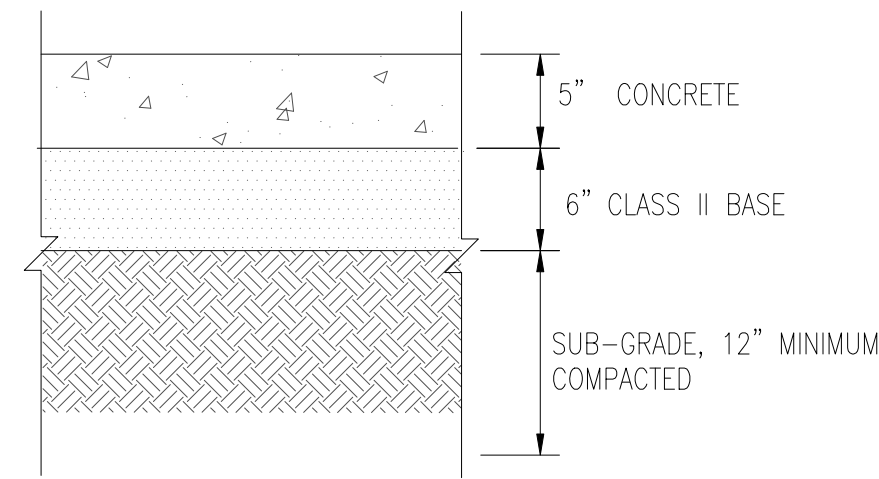


CALL BEFORE YOU DIG



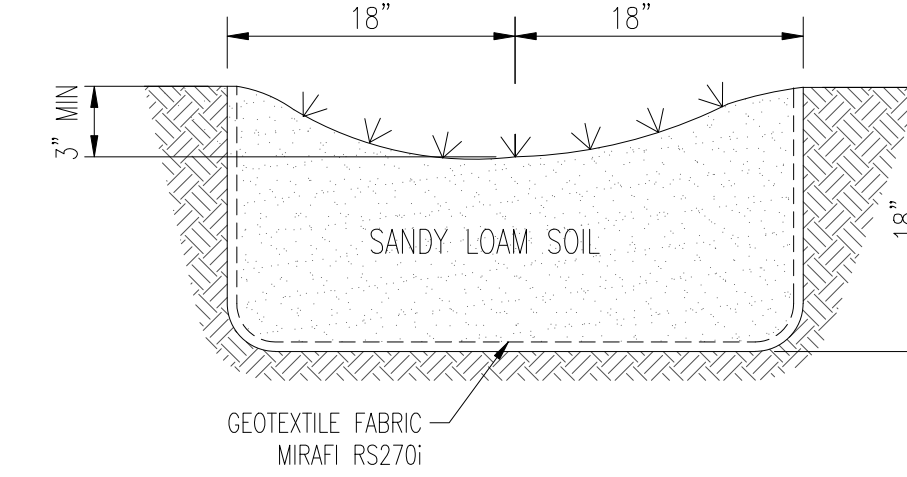
NOTES:
1. PAVEMENT RESTORATION MUST EQUAL EXISTING SECTION

1 CONCRETE WALKWAY SECTION
NO SCALE

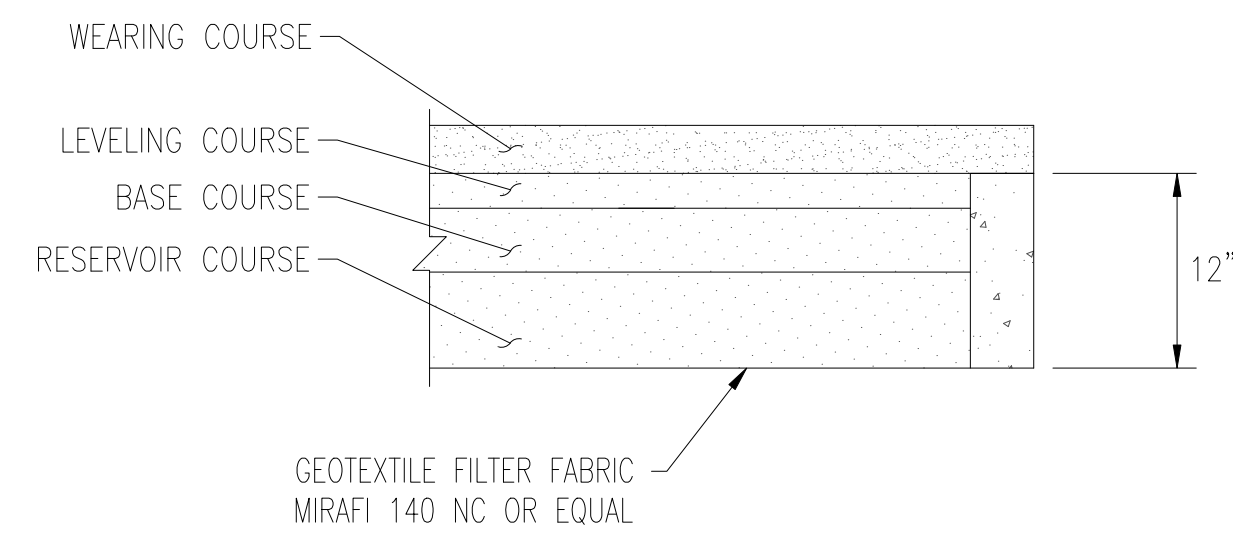


NOTES:
1. 8 FEET MAX CONSTRUCTION JOINT
2. #4 REBAR 12" O.C.
3. BROOM FINISH
4. SEE ARCH DRAWINGS FOR COLOR

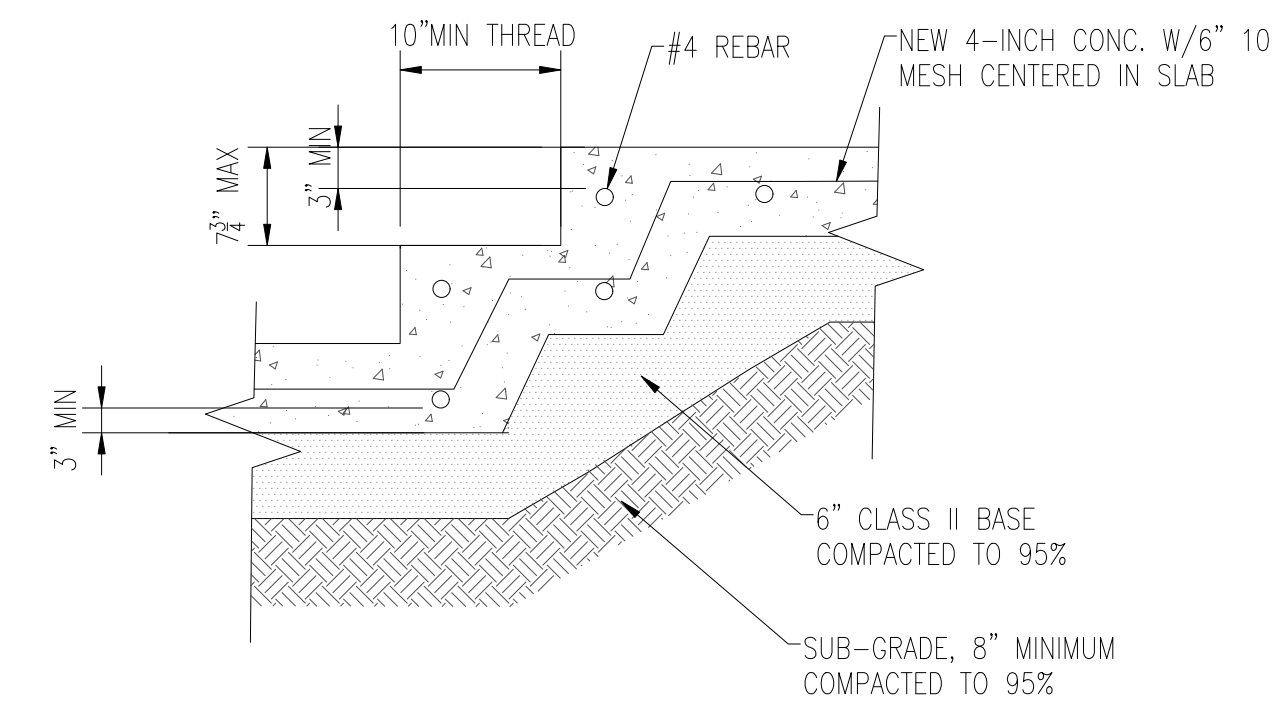
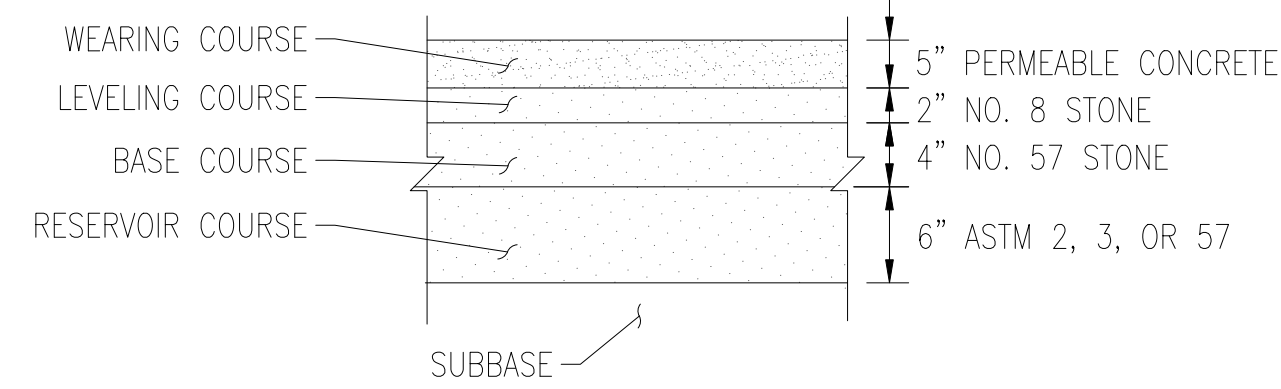
2 GARAGE SECTION
NO SCALE



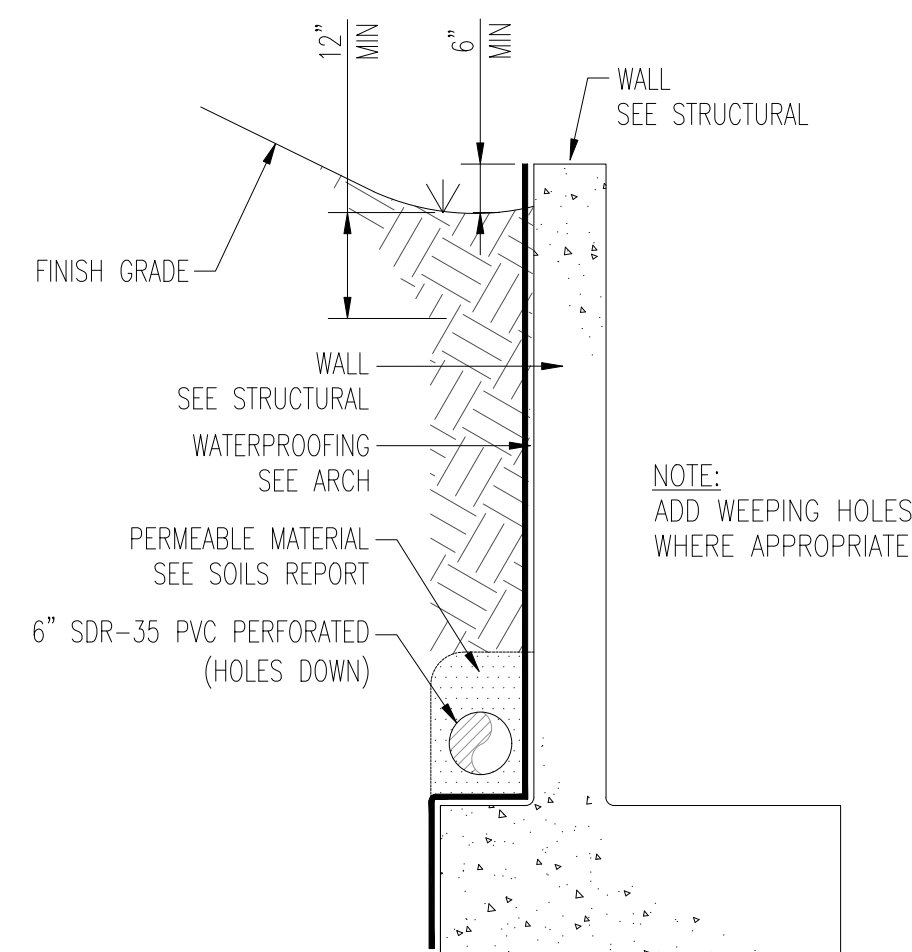
3 SWALE DETAIL
NO SCALE



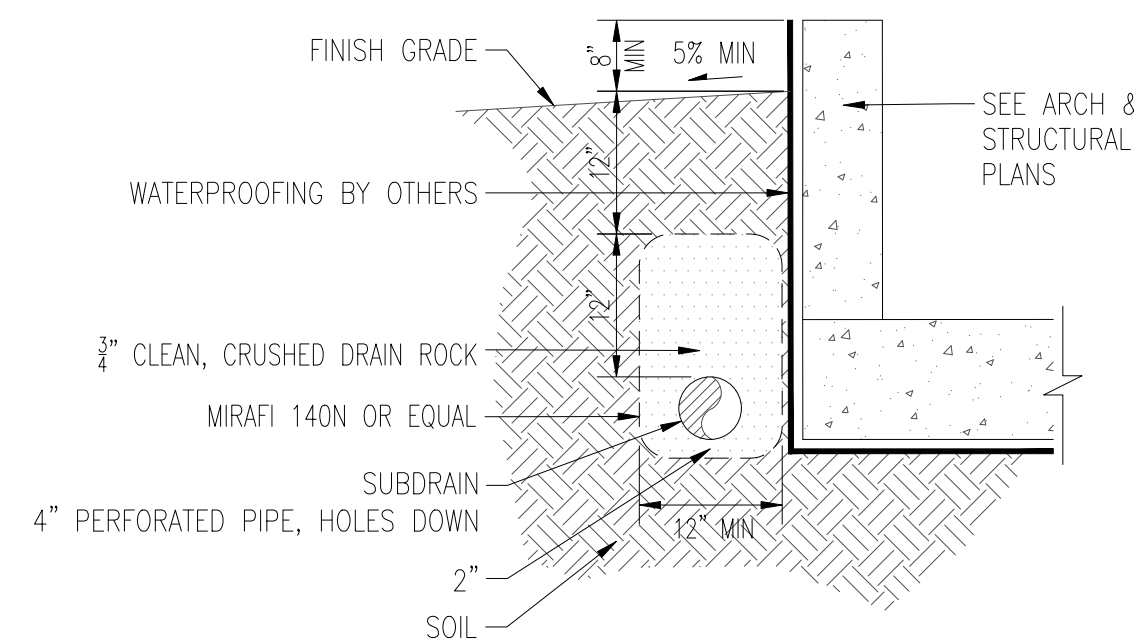
4 PERMEABLE SURFACE SECTION
NO SCALE



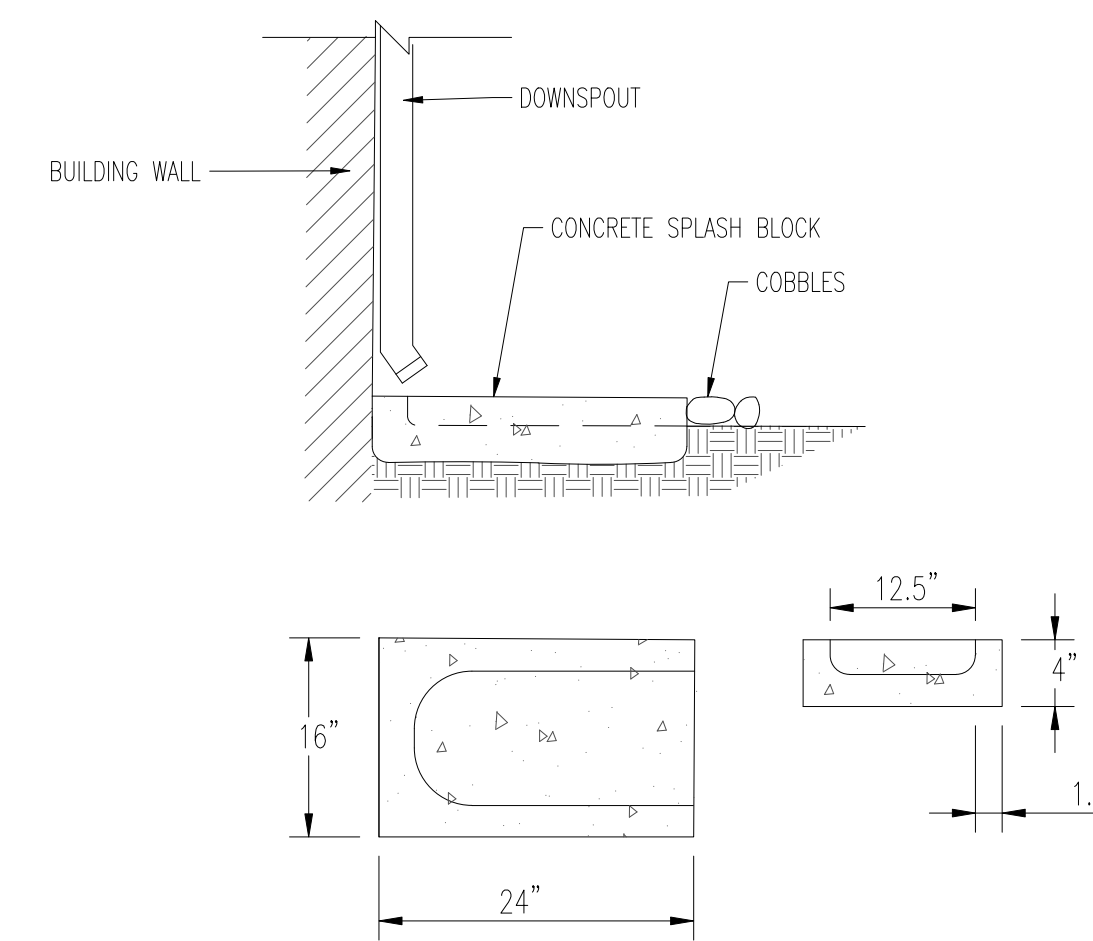
5 CONCRETE STAIR SECTION
NO SCALE



6 WALL DRAIN SECTION
NO SCALE



7 FOUNDATION DRAIN
NO SCALE



3 SPLASH BLOCK
NO SCALE

REVISED PER DPW COMMENTS	10-08-20	IK
F. REVISED FOR UTILITY APPLICATION	07-30-20	IK
E. REVISED PER PLANNING COMMENTS	07-27-20	IK
D. REVISED PER ADU COMMENTS	07-08-20	IK
C. REVISED PER COMMENTS	06-20-20	IK
B. REVISED PER COMMENTS	05-25-20	IK
A. REVISED PER PLAN CHECK COMMENTS	05-04-20	IK
FOR REVIEW	01-03-20	IK
SYN.		
DESCRIPTION		
DATE		
APPROVED		
REVISIONS		



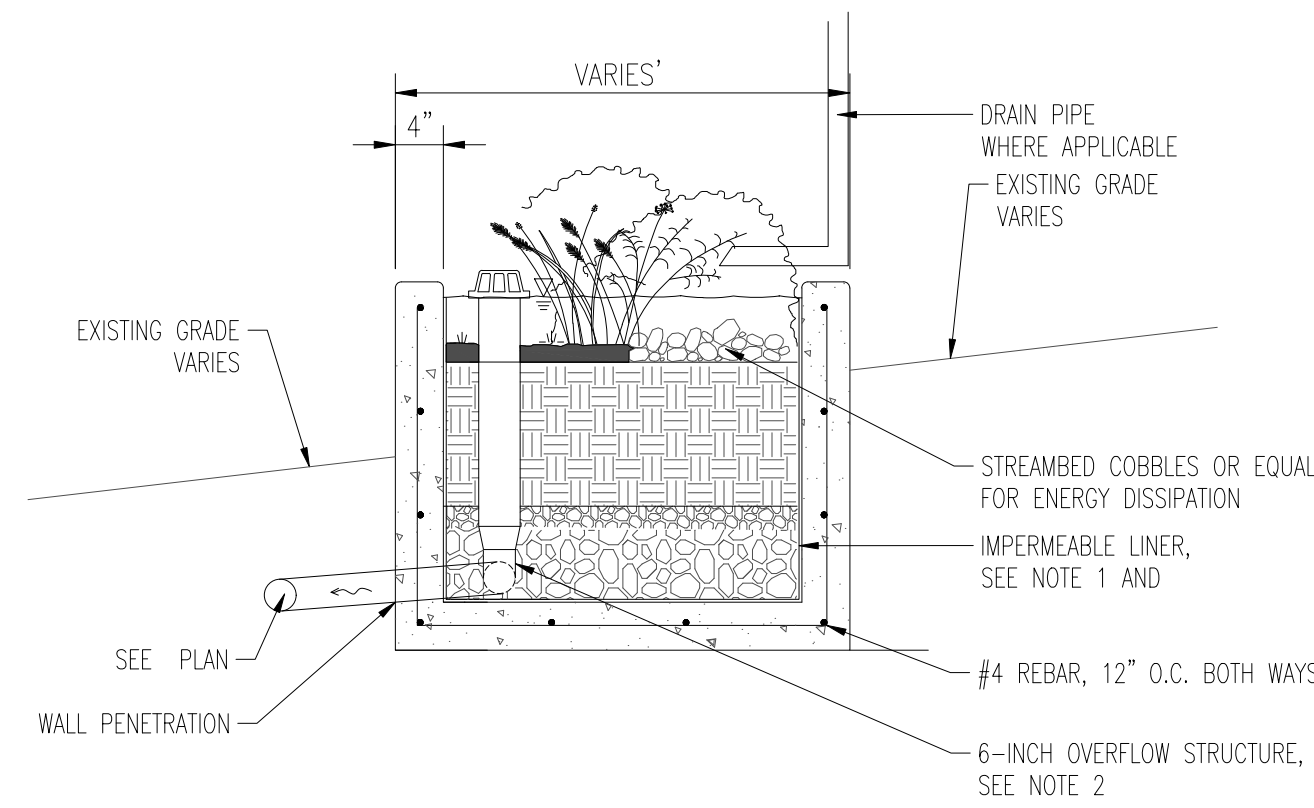
MODERN TECHNOLOGY RESOURCES INC.
415.602.2290

700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620

DETAILS

DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	91918
SHEET	5 of 14

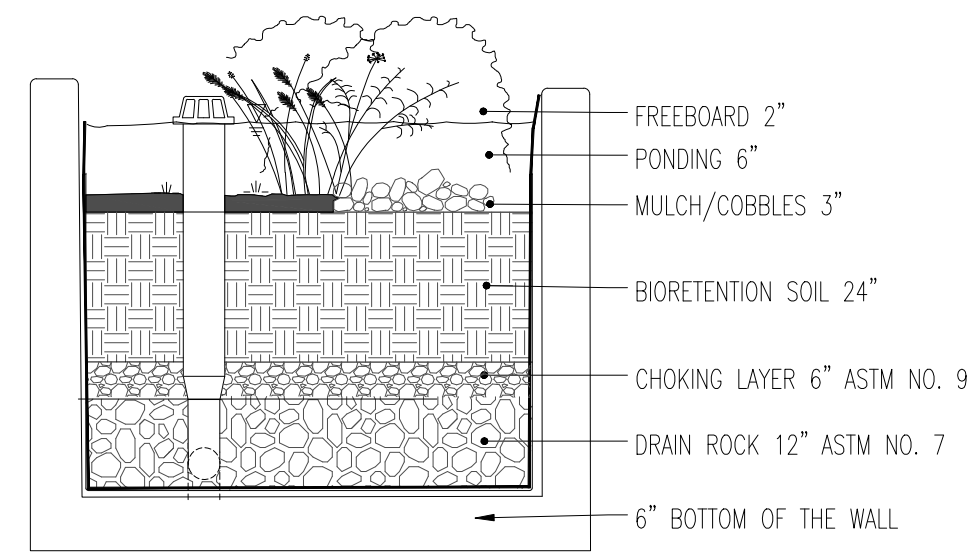
C2.0



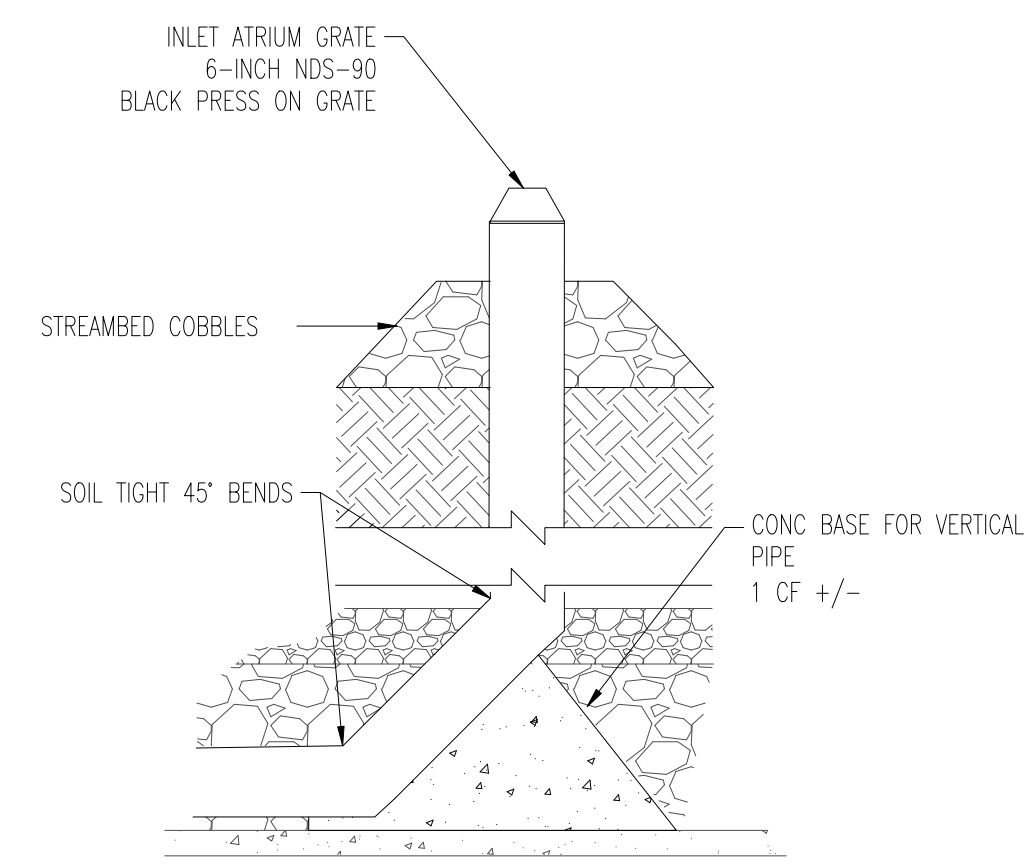
CONSTRUCTION NOTES:

1. INTEGRATE WATERPROOFING WITH WALL SYSTEMS INCLUDING WATERPROOF PIPE PENETRATIONS, JOINTS, AND LINER CONNECTIONS.
2. OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP) SHALL CONFORM TO APPLICABLE CALIFORNIA BUILDING CODES AND REQUIREMENTS.
3. SEE DETAIL FOR ADDITIONAL DIMENSIONS AND DETAILS.

1 FLOW THROUGH PLANTER
NO SCALE



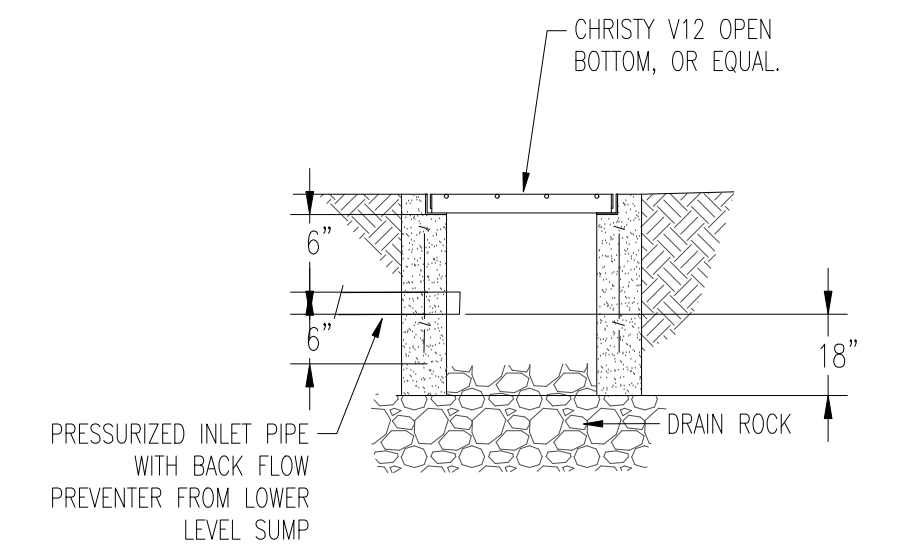
2 INLET DETAIL
NO SCALE



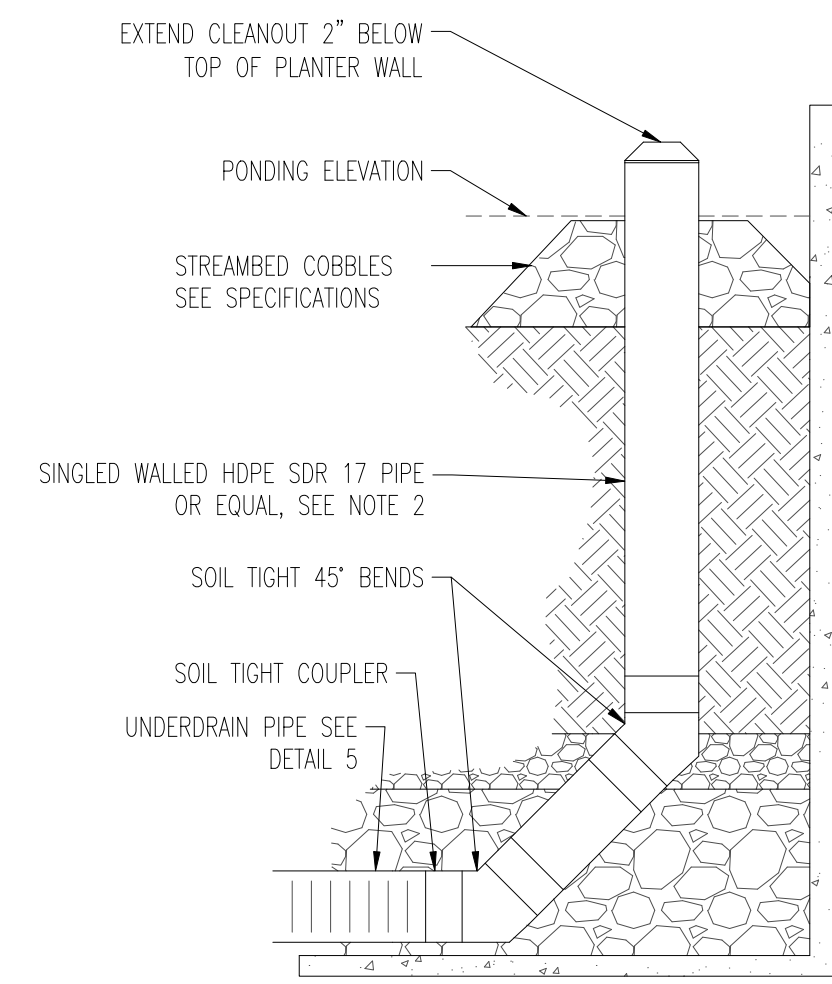
3 SLOTTED UNDERDRAIN PIPE
NO SCALE

NOTES:

1. UNDERDRAIN PIPE SHALL BE SLOTTED HDPE SDR 17, SINGLE WALL AND DUAL WALL CORRUGATED HDPE PIPE AASHTO M252 AND M294 TYPES C, S, AND D ARE NOT ACCEPTABLE.
2. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.032 INCH WIDE (MAX), SPACED AT 0.25 INCH (MIN), AND PROVIDING A MINIMUM INLET AREA OF 5.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
3. PERFORATIONS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
4. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE.
5. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE FLAT.



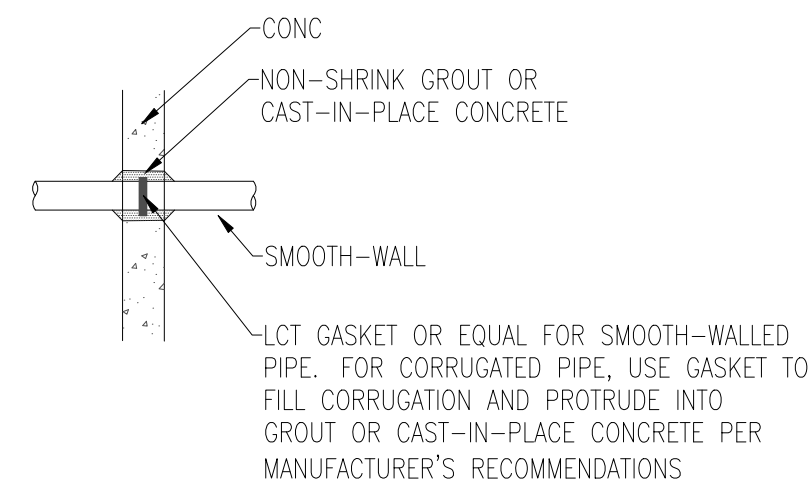
4 BUBBLER BOX DETAIL
NO SCALE



NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CLEANOUTS SHALL CONFORM TO CALIFORNIA PLUMBING STANDARD SPECIFICATION AND APPLICABLE CODES PER SAN MATEO COUNTY.
2. CLEANOUT PIPE AND FITTINGS SHALL BE SAME SIZE AND MATERIAL AS SLOTTED UNDERDRAIN PIPE.
3. COVER SHALL HAVE A TAMPER RESISTANT LOCKING MECHANISM COVER SHALL INCLUDE CASTING OF "CO" OR EQUAL.
4. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
5. ALL FITTINGS SHALL BE SOIL TIGHT.

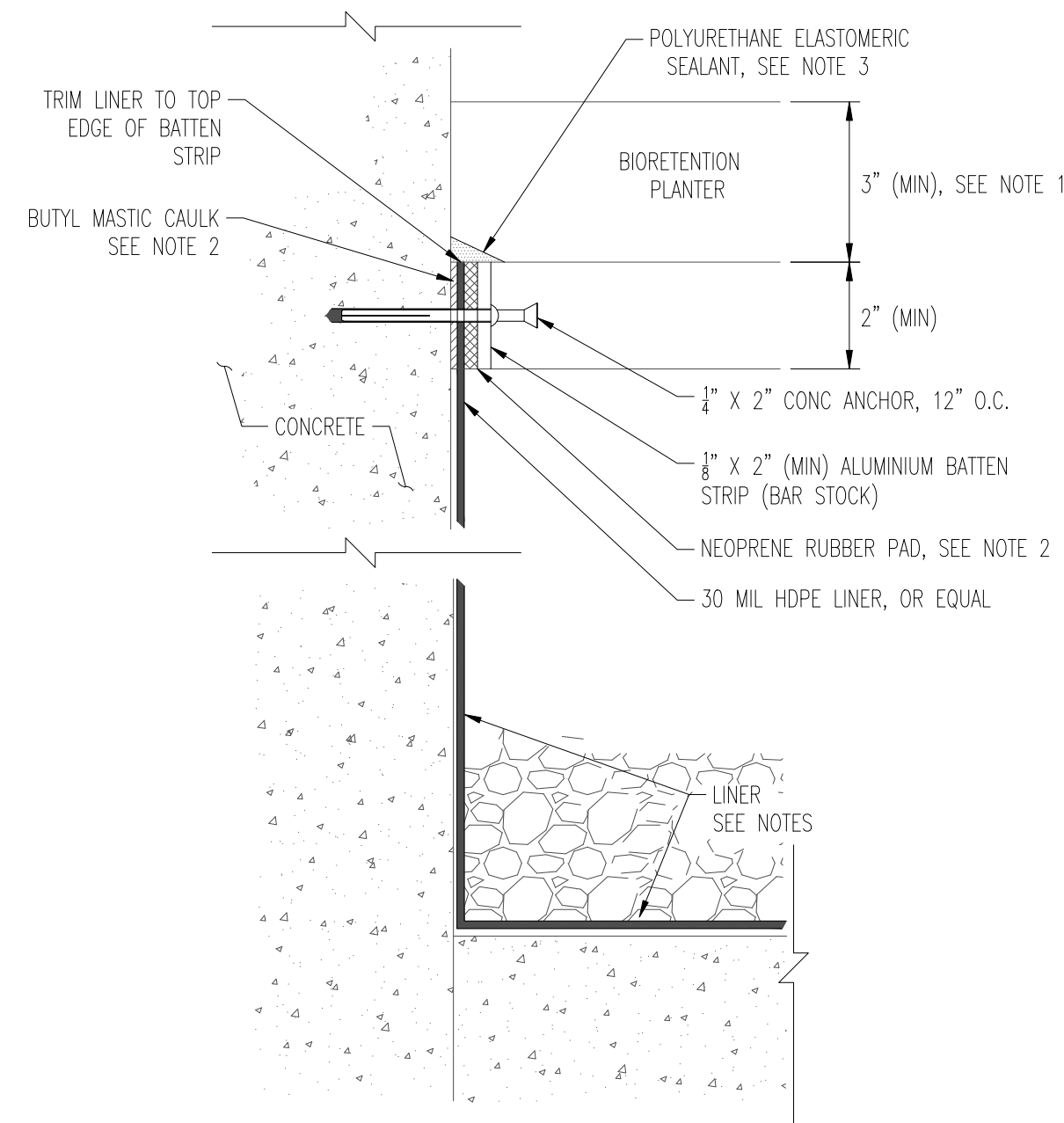
5 CLEANOUT IN PLANTER
NO SCALE



NOTES:

1. CUT OPENING IN LINER FOR PIPE TO WITHIN 1/2" OF PIPE OUTSIDE DIAMETER.
2. FILL ANNULAR SPACE WITH 1" MINIMUM GRANULAR BENTONITE FILLET AS SHOWN.
3. APPLY BUTYL MASTIC CAULK AND NEOPRENE RUBBER PAD CONTINUOUSLY AROUND PIPE.
4. PROVIDE CONTINUOUS EXTRUSION WELD AT PIPE BOOT/LINER INTERFACE.
5. FORM BOOT WITH SUFFICIENT MATERIAL TO PREVENT OVERSTRESSING DURING BACKFILLING, BUT WITHOUT FOLDS OR WRINKLES.
6. CONSTRUCT BOOT FROM SAME MATERIAL AS THE LINER.
7. ANGLE SHOULD NOT BE LESS THAN 30°. IF ANGLE LESS THAN 30° ADD SOIL AROUND THE PIPE TO INCREASE THE ANGLE AND PREVENT STRESSING AND CRACKING.
8. SEAL CLAMP AND END OF BOOT WITH HEAT SHRINK WRAP. EXTEND HEAT SHRINK WRAP ONE PIPE DIAMETER (MINIMUM) BEYOND CLAMP.
9. CONTRACTOR MAY USE PREFABRICATED PIPE BOOTS IN LIEU OF FIELD-FABRICATED BOOTS. CONNECT PREFABRICATED BOOT TO LINER AND PIPE PER MANUFACTURER'S RECOMMENDATIONS.

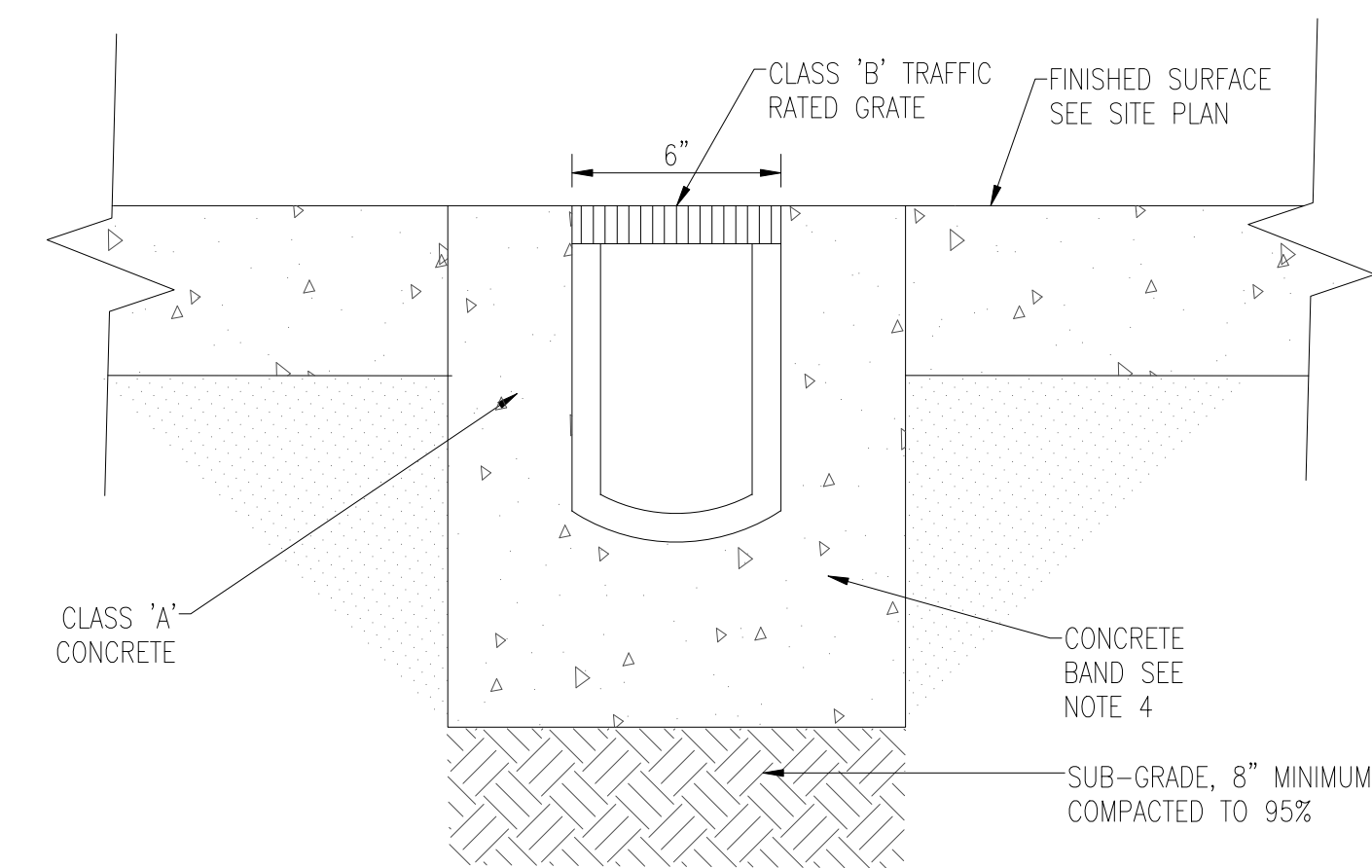
6 WALL TIGHT PENETRATION
NO SCALE



NOTES:

1. LINER SHALL BE HDPE CONFORMING TO GEOSYNTHETIC RESEARCH INSTITUTE (GRI) GM13 OR LLDPE CONFORMING TO GRI GM17.
2. LINER SHALL LAY FLUSH WITH SURFACE WITH NO AIR VOIDS BELOW THE LINER PRIOR TO BACKFILLING MATERIAL ABOVE LINER.
3. OVERLAP LINER PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL SEAMS SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
5. SECURE LINER CONTINUOUSLY WITH DOUBLE-SIDED TAPE ALONG LINER EDGE AND SINGLE SIDED TAPE ALONG TOP EDGE OF LINER TO HOLD LINER IN PLACE DURING BACKFILLING.
6. TOP OF LINER LINER OR EQUAL WATERPROOFING SHALL EXTEND TO TOP OF FREEBOARD ELEVATION (2" BELOW TOP OF PLANTER).
7. APPLY BUTYL MASTIC CAULK, BATTEN STRIP, AND NEOPRENE RUBBER PAD CONTINUOUSLY ALONG TOP EDGE OF LINER.
8. APPLY BEAD OF POLYURETHANE ELASTOMERIC SEALANT CONTINUOUSLY ALONG TOP EDGE OF BATTEN STRIP ASSEMBLY.

7 WATERTIGHT LINER ATTACHMENT
NO SCALE



NOTES:

1. PRE-SLOPED TRENCH DRAIN, CONTRACTOR MAY USE POLYCAST 600 SERIES OR ZURNB90 OR ACO DRAINLINE 150.
2. MIN INVERT DEPTH 4-INCH.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. 4-INCH SIDE, 6-INCH BOTTOM

8 TRENCH SECTION
NO SCALE

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REVISED PER COMMENTS	05-25-20	IK
REVISED PER PLAN CHECK COMMENTS	05-04-20	IK
FOR REVIEW	01-03-20	IK
SYMBOL	DATE	APPROVED



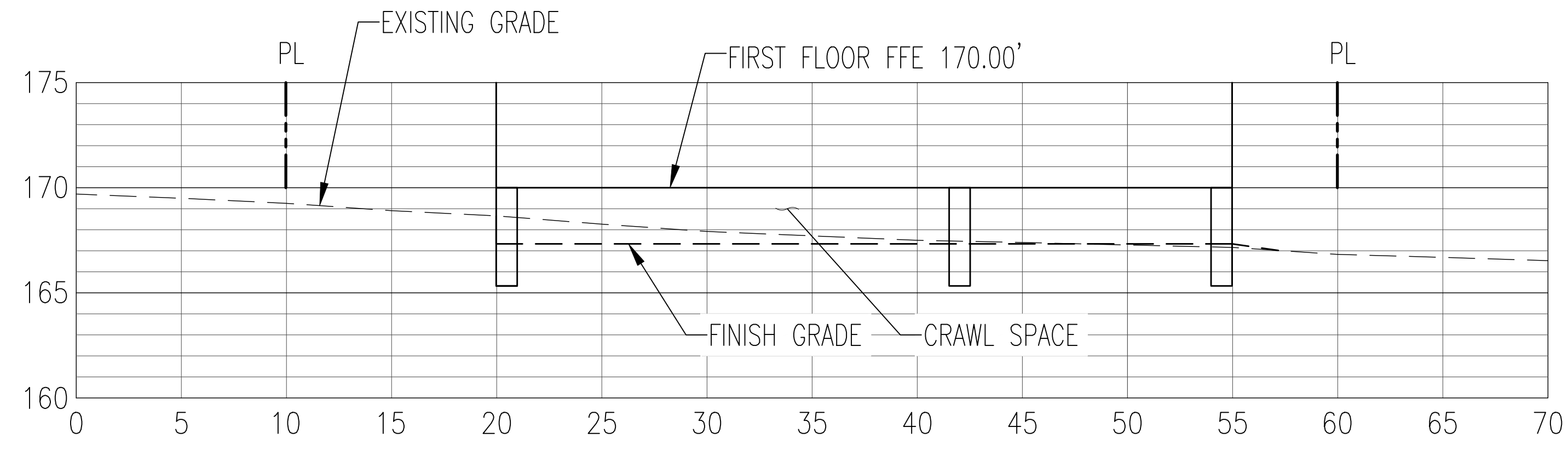
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415.602.2290

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APN: 036-103-620

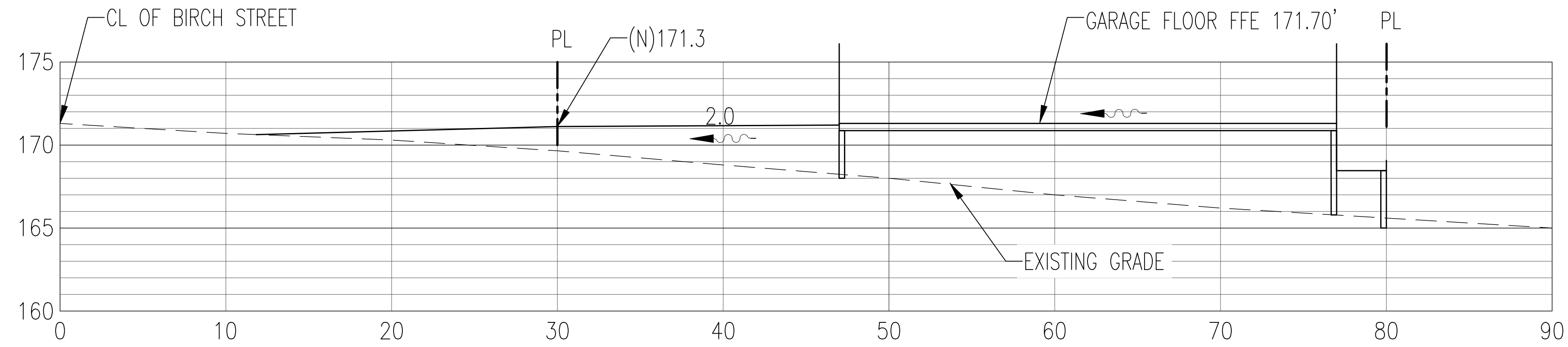
DETAILS

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SCALE	AS SHOWN
DESIGN	IK
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C2.1



1 SECTION A-A
1"=5'; V:1', H:5'



2 SECTION B-B
1"=5'; V:1', H:10'

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G. REVISED PER DPW COMMENTS	10-08-20	IK
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A. REVISED PER PLAN CHECK COMMENTS	05-04-20	IK
FOR REVIEW	01-03-20	IK
SYMBOL	DESCRIPTION	DATE



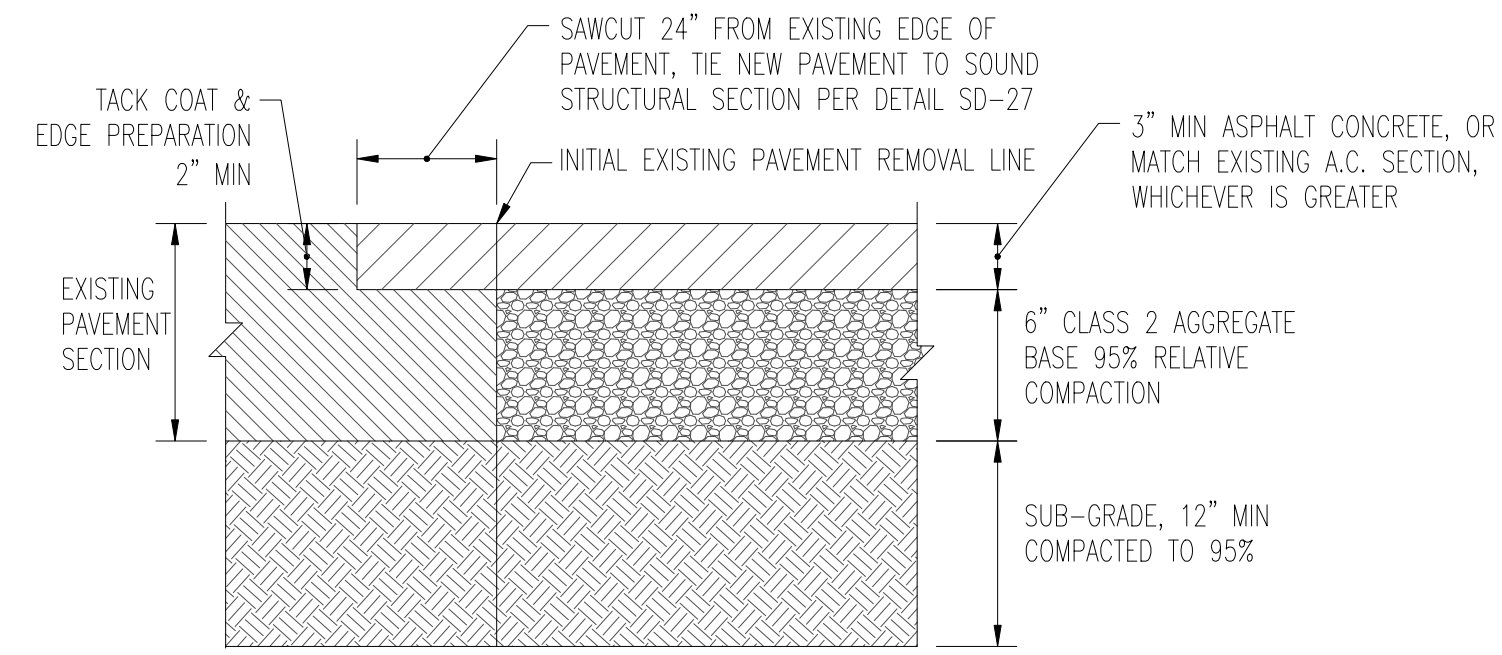
**MODERN TECHNOLOGY
RESOURCES INC.**
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SECTIONS

DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	91918
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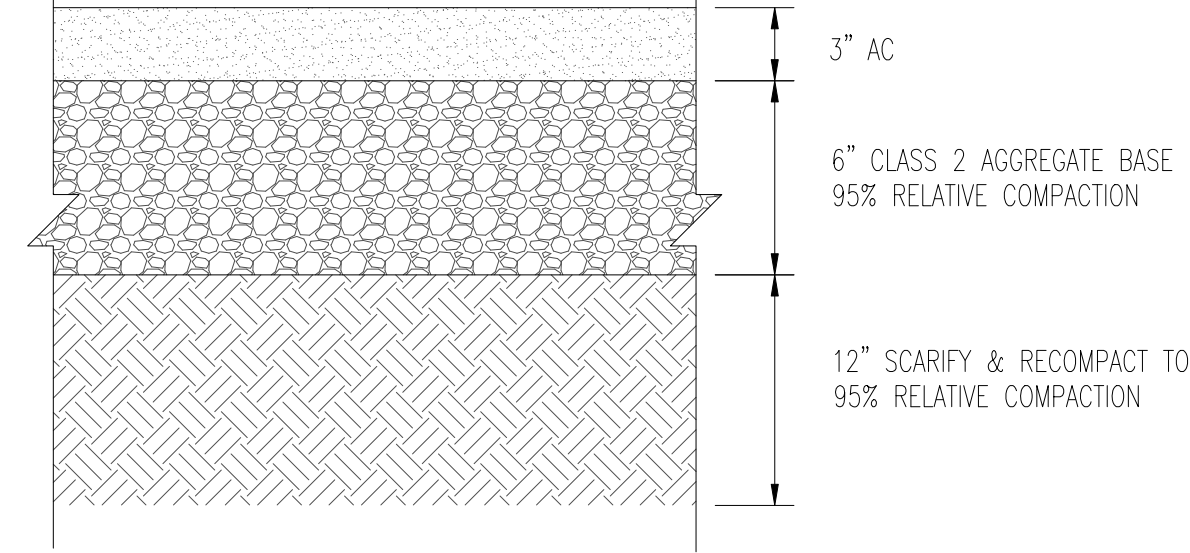
C2.2



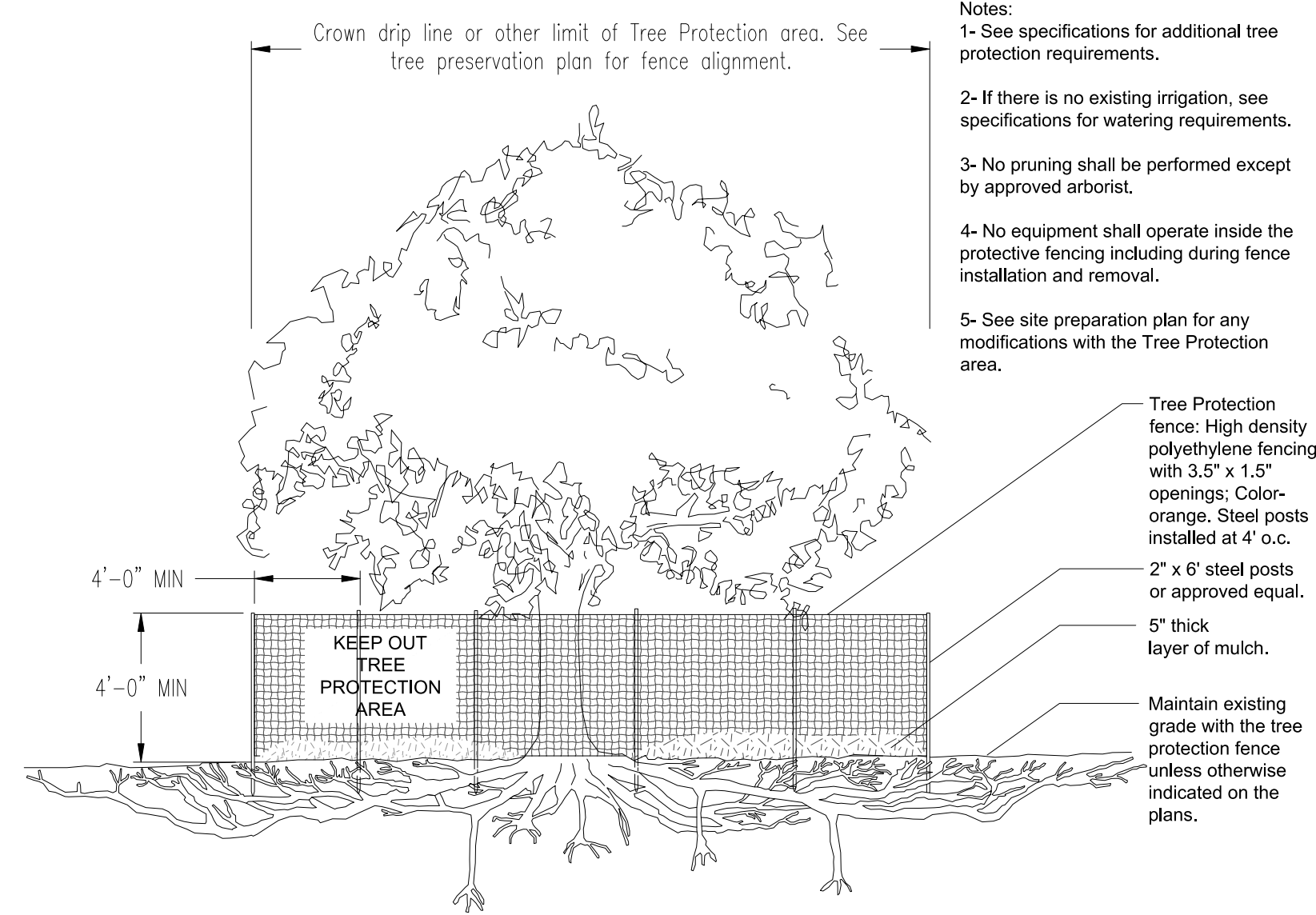
NOTES:

1. PAVEMENT RESTORATION MUST EQUAL EXISTING SECTION.

1 TRANSITION AC DETAIL
SCALE: NO SCALE



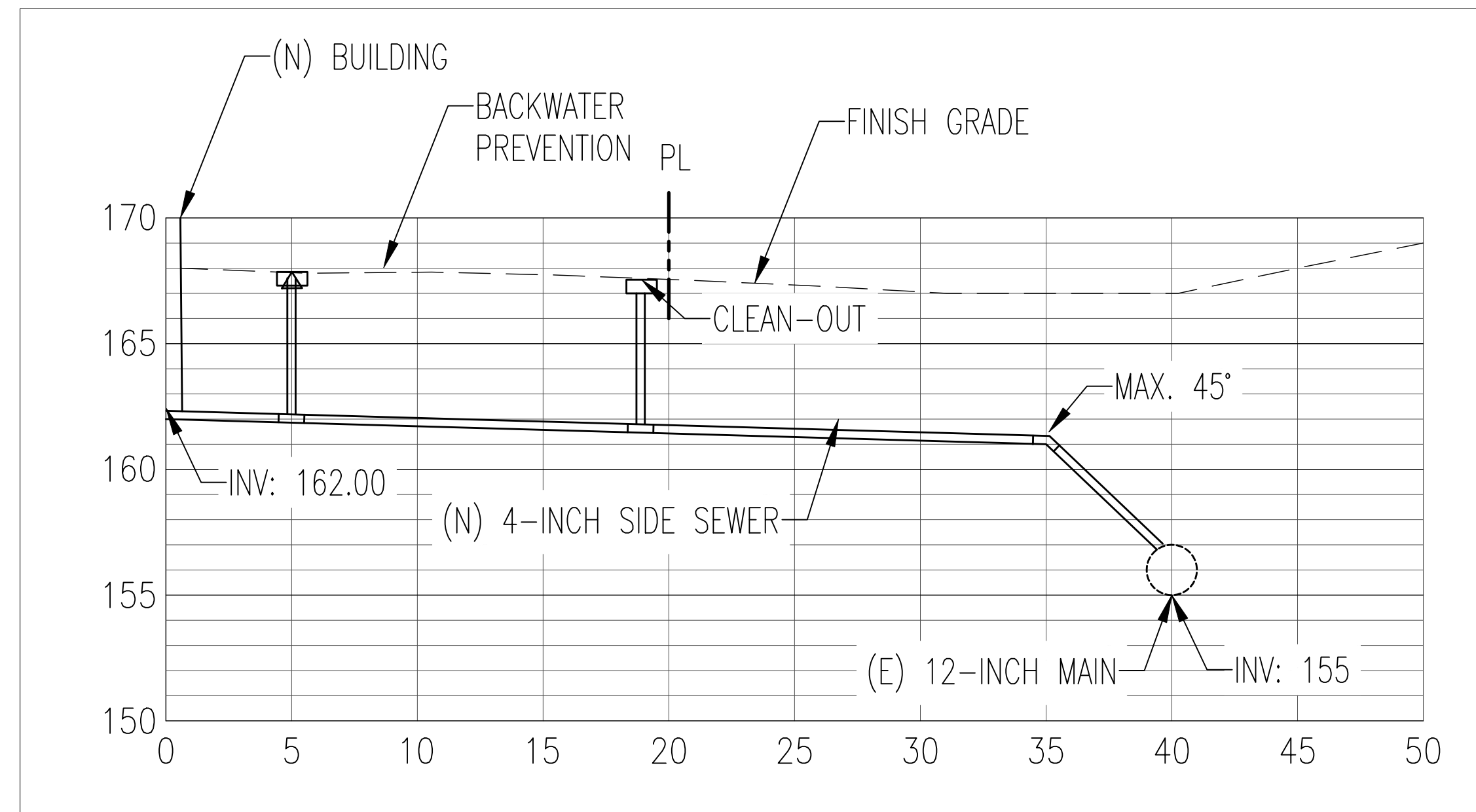
2 AC SECTION DETAIL
SCALE: NO SCALE



Notes:

- 1- See specifications for additional tree protection requirements.
- 2- If there is no existing irrigation, see specifications for watering requirements.
- 3- No pruning shall be performed except by approved arborist.
- 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
- 5- See site preparation plan for any modifications with the Tree Protection area.

3 TREE PROTECTION DETAIL
SCALE: NO SCALE



4 SIDE SEWER LATERAL SECTION DETAIL
SCALE: 1"=5'

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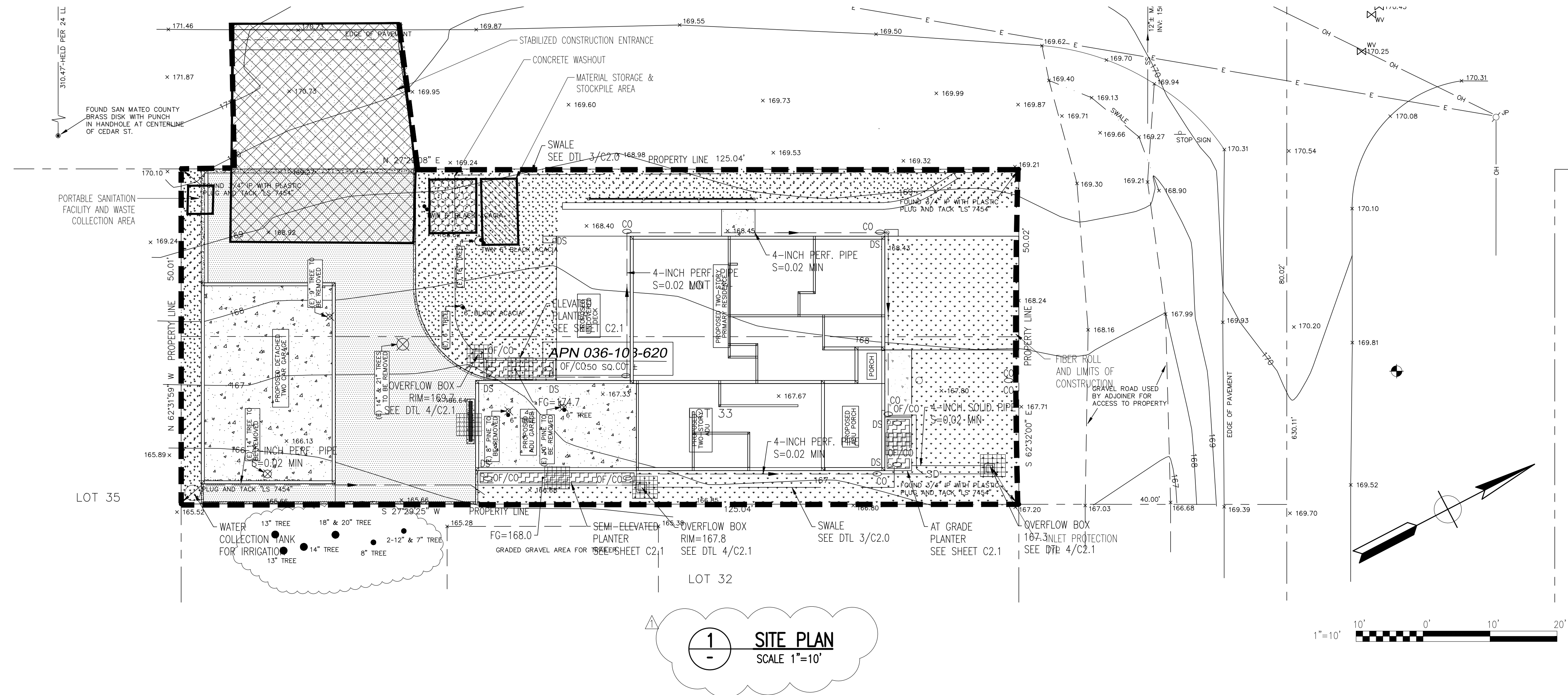
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1 SITE PLAN
SCALE 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

- THIS PLAN IS INTENDED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND FILING ALL PLANS WITH THE RELATED AGENCIES ASSOCIATED WITH THEIR WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERMITS FOR STORAGE OF HAZARDOUS MATERIALS, BUSINESS PLANS, PERMITS FOR STORAGE OF FLAMMABLE LIQUIDS, GRADING PERMITS, OR OTHER PLANS OR PERMITS REQUIRED BY THE JURISDICTION. ALL PROPERTY OWNERS, CONTRACTORS, OR SUBCONTRACTORS WORKING ON-SITE ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING AND SUBMITTING ANY BUSINESS PLANS OR PERMITS REQUIRED BY CITY, STATE OR LOCAL AGENCIES.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED, DURING THE RAINY SEASON (OCT. 15 TO MAY 15), UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER AND JURISDICTION FOR COMMENT AND APPROVAL.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AS NECESSARY AT THE END OF EACH WORKING DAY, AFTER SIGNIFICANT RAIN OR DAILY DURING THE RAINY SEASON.
- IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND RESTORATION OF ALL ASPECTS OF THE EROSION CONTROL PLAN. SEDIMENT ON THE SIDEWALKS AND GUTTERS SHALL BE REMOVED BY SHOVEL OR BROOM AND DISPOSED APPROPRIATELY.
- ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN AND RELATED DOCUMENTS.
- CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.
- ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS.
- CONTRACTOR TO PROPERLY AVOID AND PROTECT EXISTING TREES AND TREE ROOTS
- DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE IMPROVEMENTS ARE ACCEPTED BY THE JURISDICTION AND ALL SLOPES ARE STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE JURISDICTION.
- REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN IS FORECAST OR APPARENT, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH PLASTIC OR A TARP, AT THE REQUEST OF THE JURISDICTION.
- STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY INTO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
- USE FILTRATION OR OTHER APPROVED MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED TO ALLOW DELETERIOUS MATERIALS FROM ENTERING THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
- EROSION CONTROL MEASURES TO BE EMPLOYED PER "EROSION AND SEDIMENT CONTROL FIELD MANUAL", CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION.
- VEHICLES SHALL BE WASHED PRIOR TO LEAVING SITE DURING CONSTRUCTION.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH APPROVED METHODS ESTABLISHED BY THE SOILS ENGINEER.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
- APPLY SEED, FERTILIZER AND STRAW MULCH, THEN TRACK OR PUSH IN THE MULCH WITH AN APPROVED MECHANICAL MEANS OR BY HAND.
- DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
- DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING TO KEEP DUST, SOIL, AND OTHER CONSTRUCTION DEBRIS FROM LEAVING PROJECT SITE.

COUNTY OF SAN MATEO EROSION & SEDIMENT CONTROL NOTES:

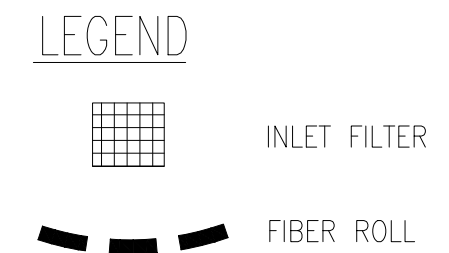
- EROSION CONTROL POINT OF CONTACT: NAME: _____ ADDRESS: _____ EMAIL: _____ TEL: _____
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
 - MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
 - STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
 - CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
 - USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
 - AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
 - LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
 - LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
 - AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
 - TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
 - PLACEMENT OF EROSION MATERIALS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS.
 - THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
 - CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
 - DUST CONTROL IS REQUIRED YEAR-ROUND.
 - EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
 - 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.
 - TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED
 - PROTECT ALL STORM DRAIN INLETS AND OUTLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
 - USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
 - TRAP SEDIMENT ON-SITE, USING BEST MANAGEMENT PRACTICES SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
 - DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).
 - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACT USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

CONSTRUCTION PARKING AND STORAGE

- PARK CONSTRUCTION VEHICLES IN THE DESIGNATED AREAS OF THE EXISTING DRIVEWAY AND ALONG LARCHMONT RD
- EQUIPMENT AND MATERIALS TO BE STORED AS SHOWN ON PLAN

CONSTRUCTION NOTES:

- EXCAVATION, GRADING, FILLING, CLEANING OF VEGETATION SHALL BE DONE BY HAND AND/OR SMALL MACHINERY. USE STOCKPILE AREA FOR STORAGE.
- MIXED CONSTRUCTION AND DISPOSAL DEBRIS MUST BE TRANSPORTED OFF-SITE BY ORDINANCE OF CITY, STATE, OR LOCAL AGENCIES.
- CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION AND INSTALL PERMANENT IRRIGATION AFTER COMPLETION OF THE CONSTRUCTION.
- ALL DISTURBED AREAS MUST BE GRASSED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.



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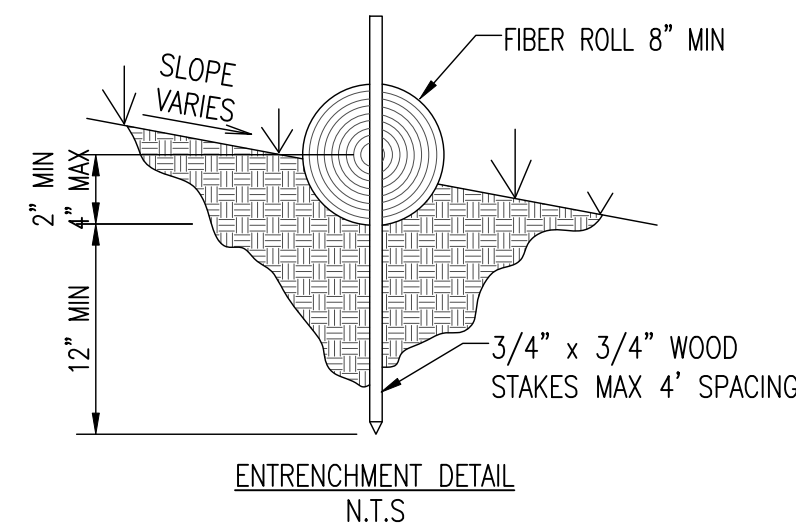
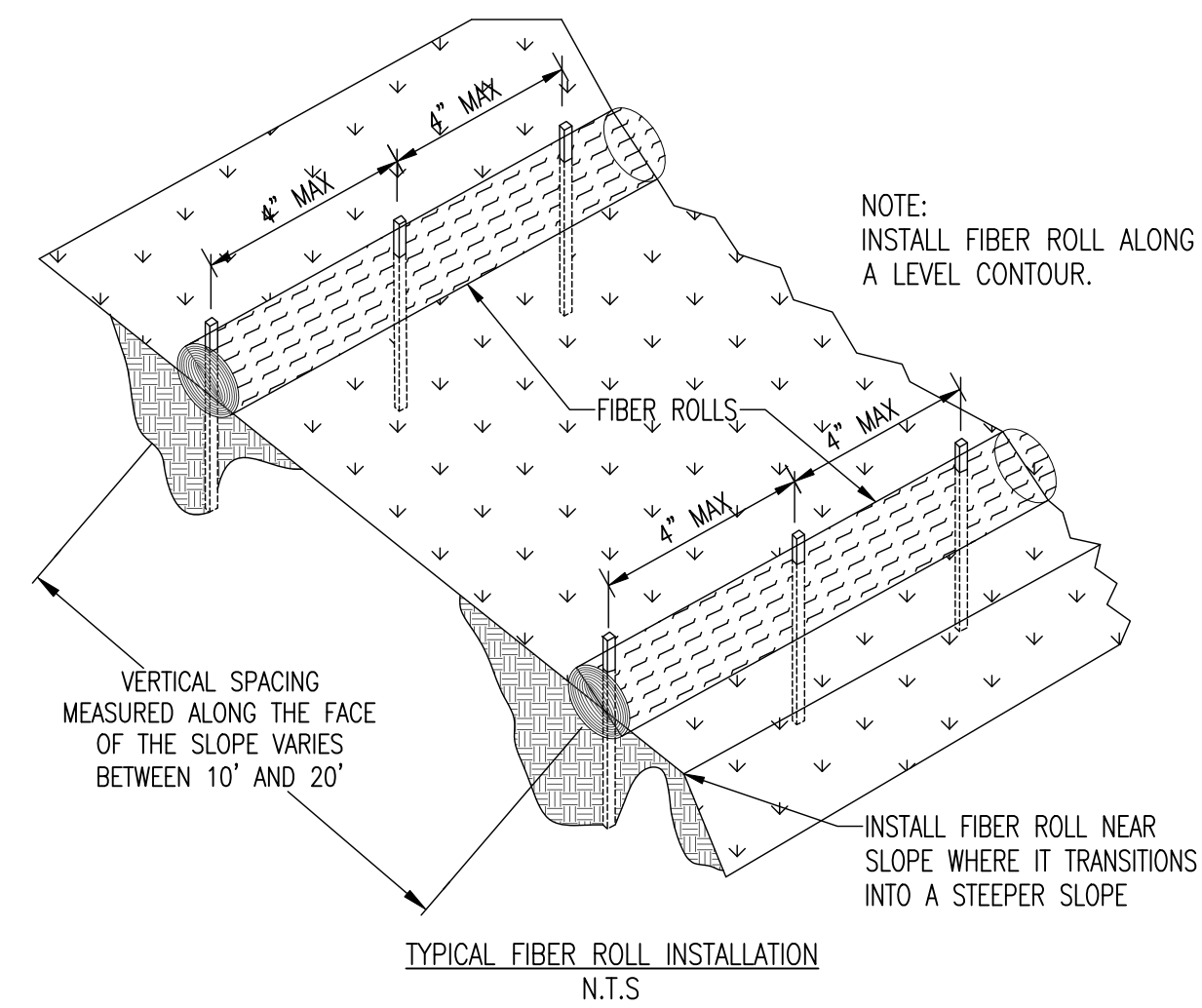
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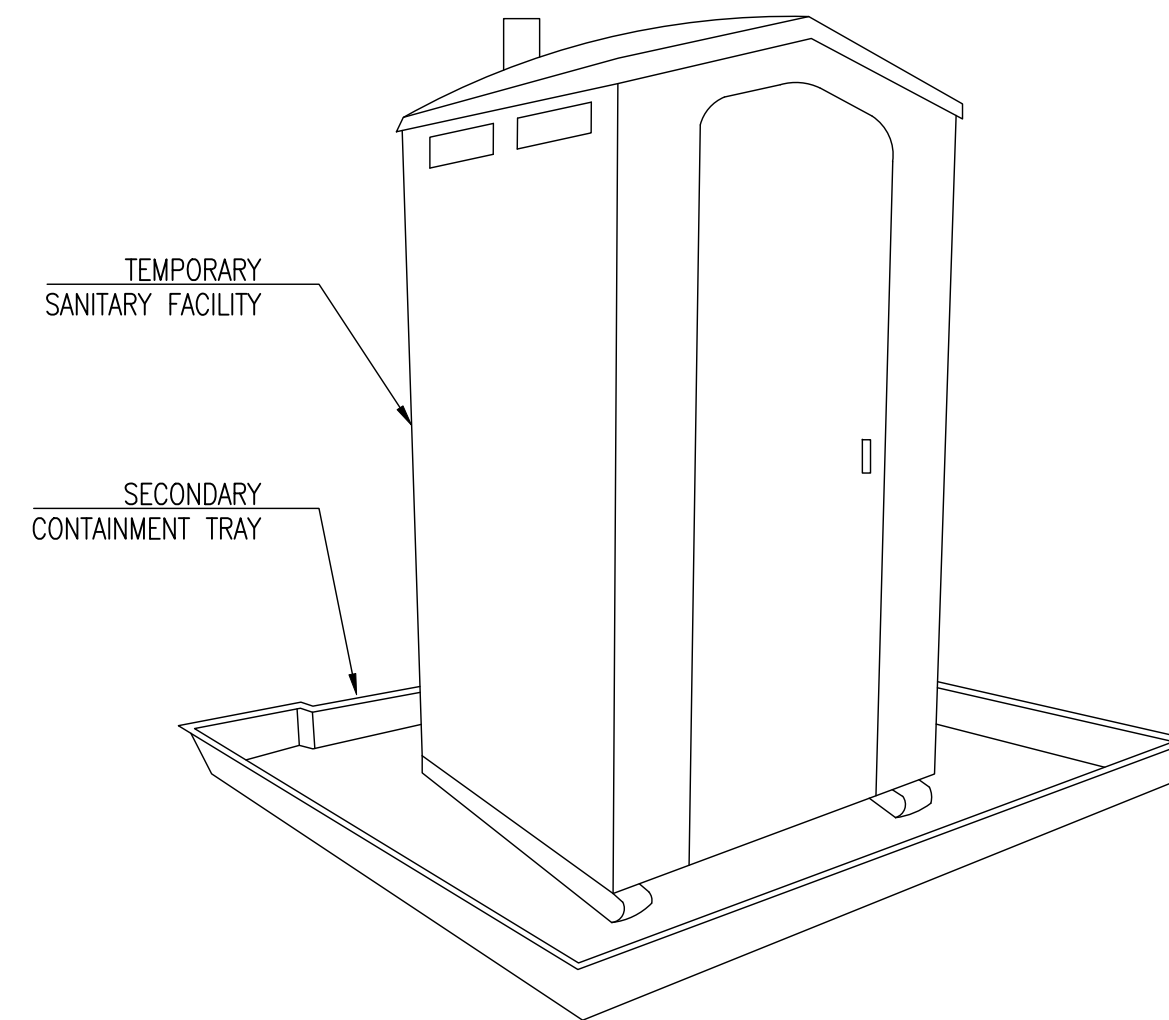
EROSION CONTROL PLAN

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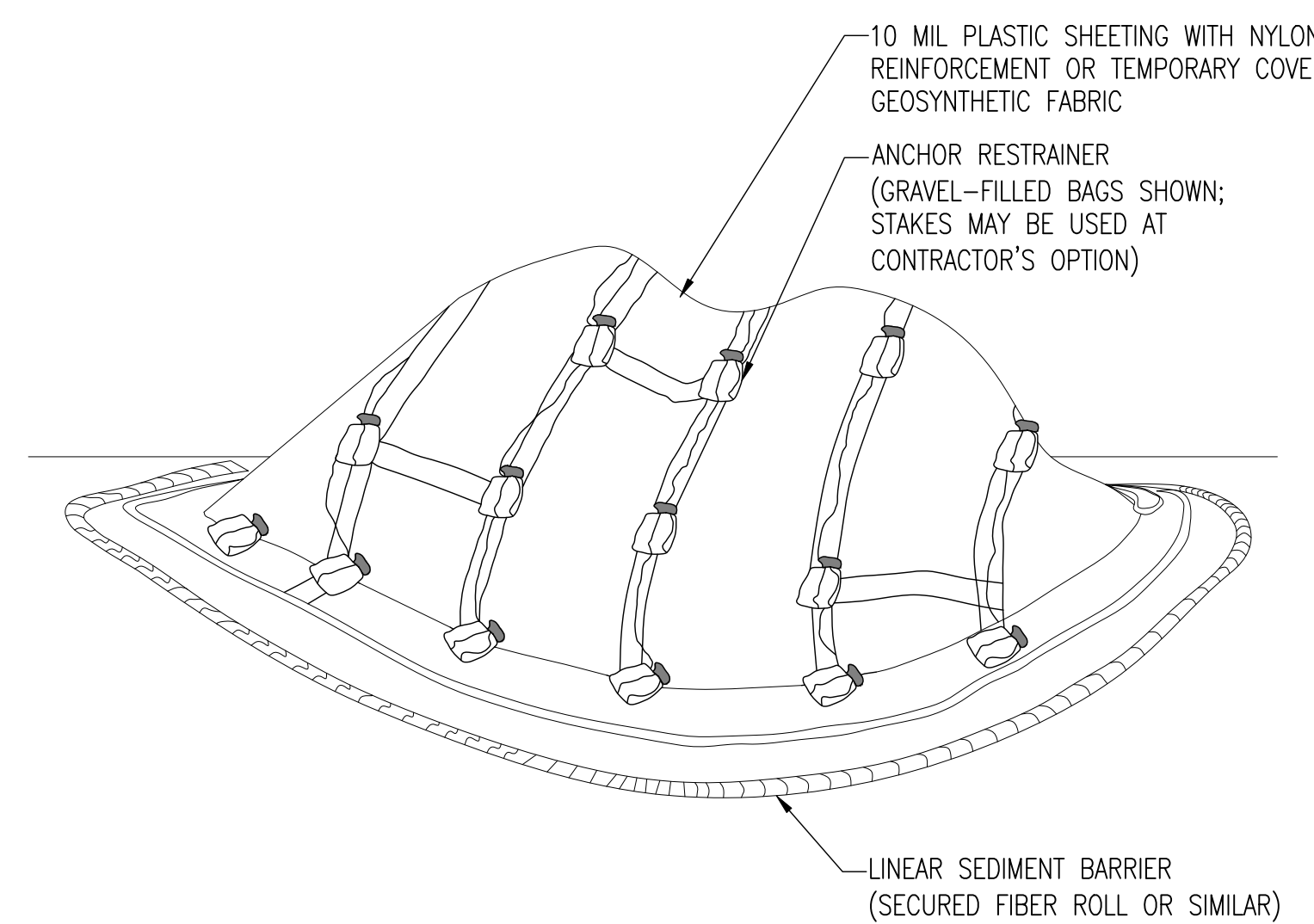
1 FIBER ROLL
NOT TO SCALE



STORAGE AND DISPOSAL PROCEDURES:

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

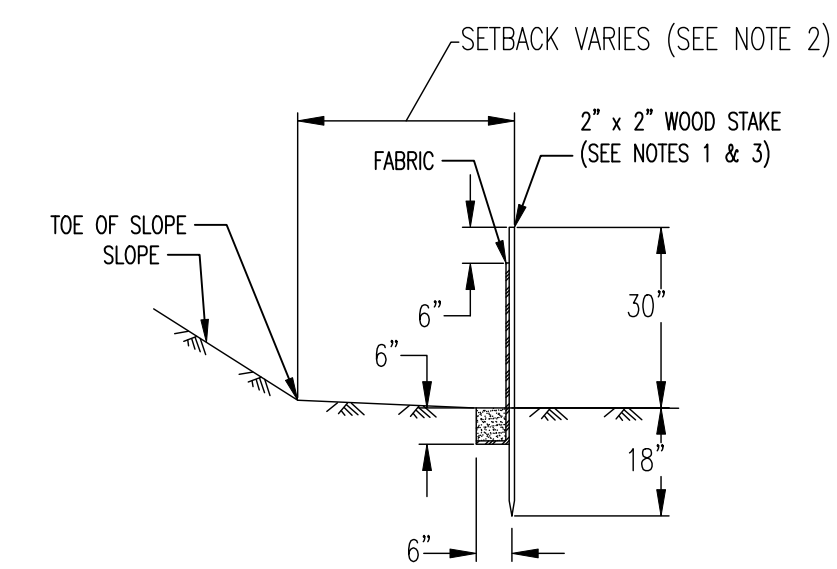
2 SANITARY WASTE MANAGEMENT
NOT TO SCALE



NOTES:

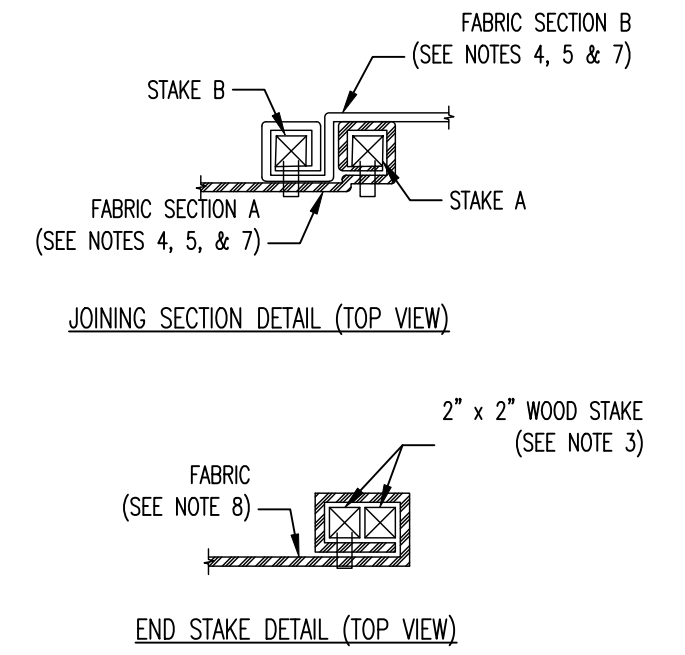
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

3 TEMPORARY COVER ON STOCKPILE
NOT TO SCALE



NOTES:

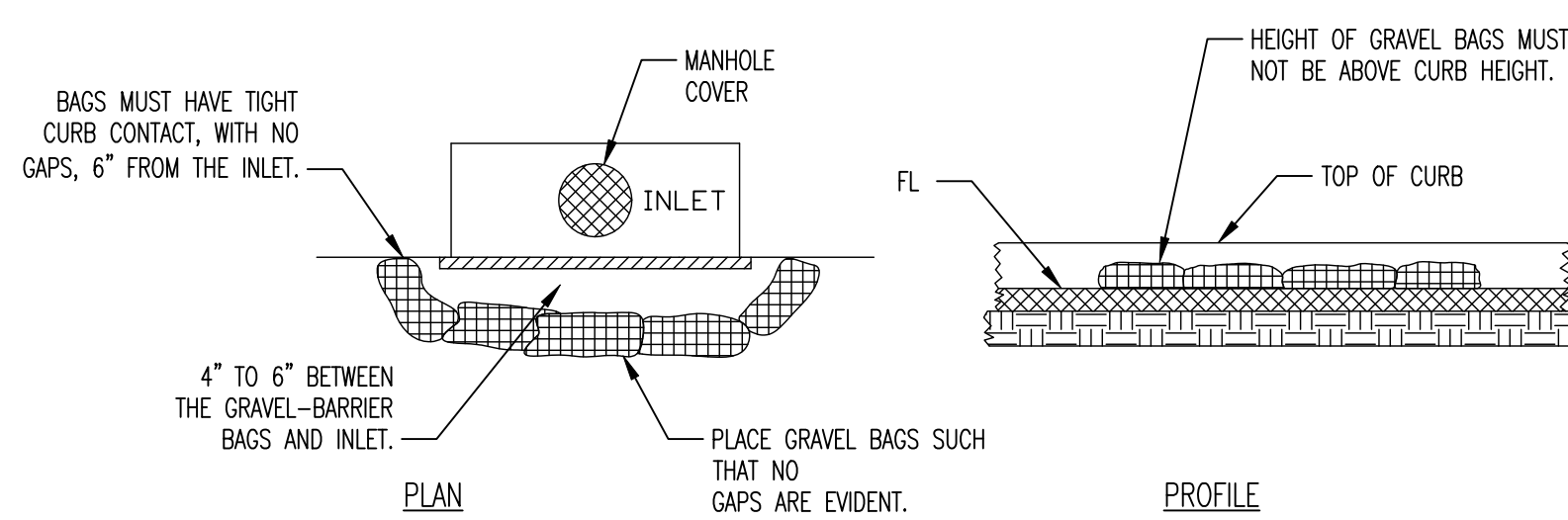
1. STAKE DIMENSIONS ARE NOMINAL.
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
3. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
4. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE.



FABRIC TO STAKE WITH 4 STAPLES.

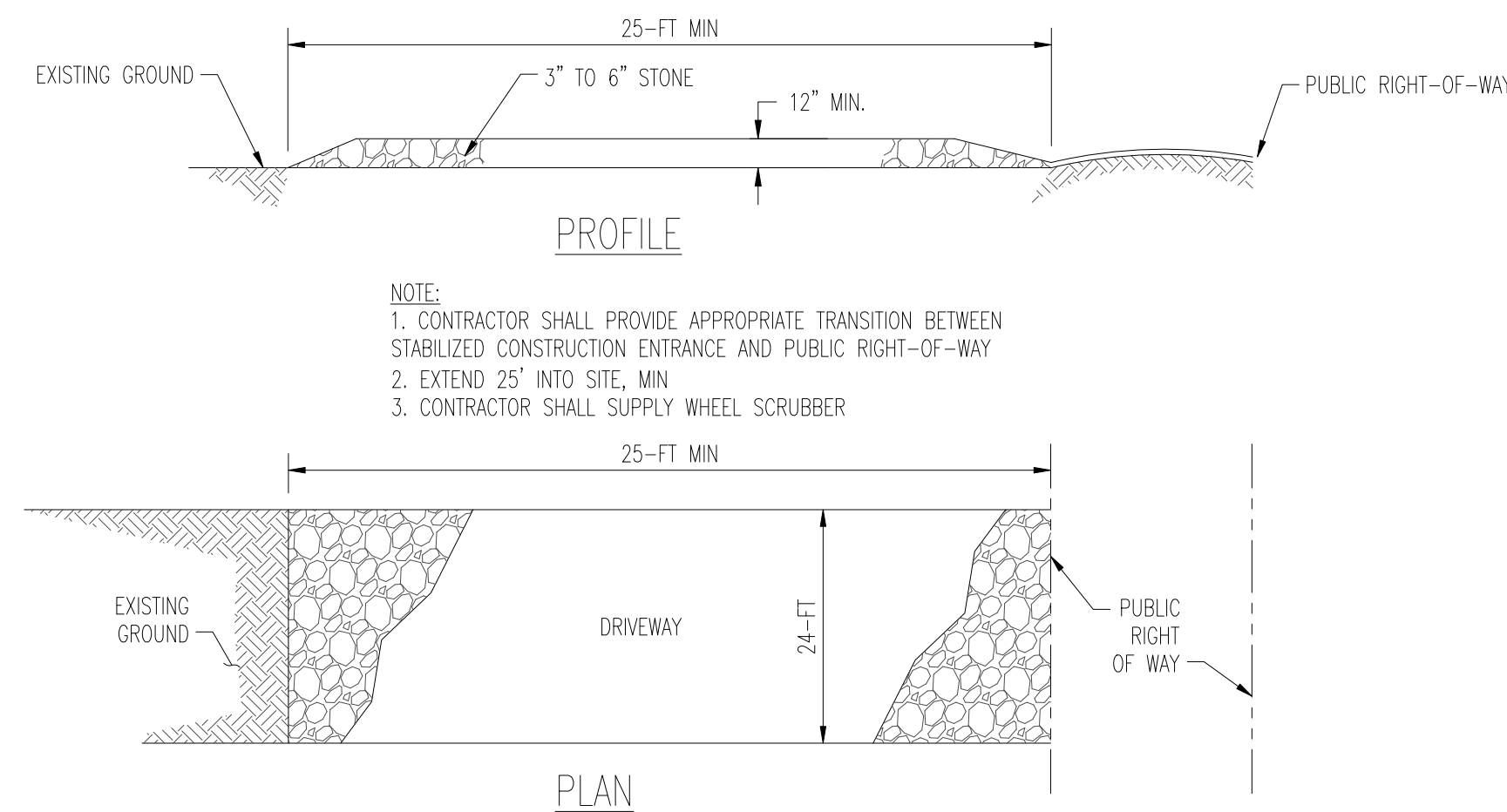
5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
6. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
7. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

4 SILT FENCE
NOT TO SCALE

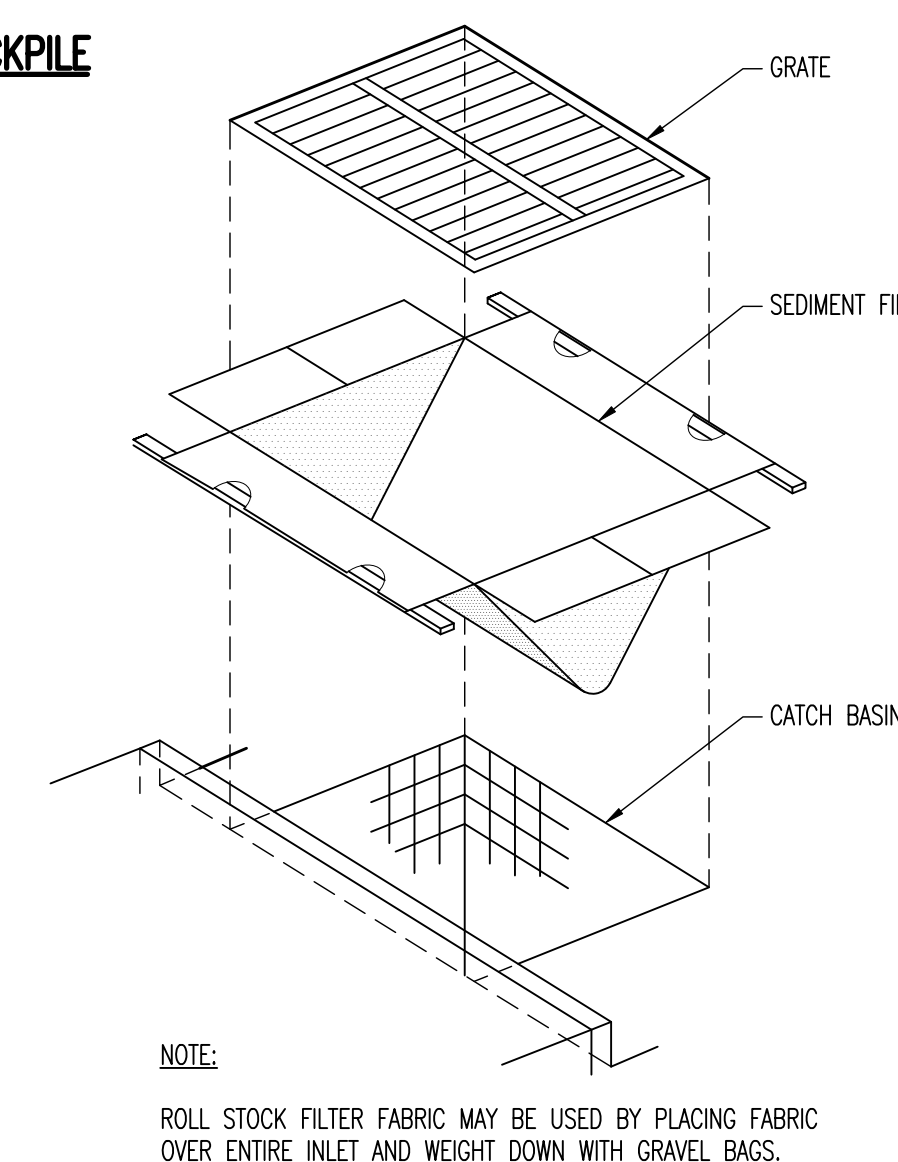


- NOTES:
1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

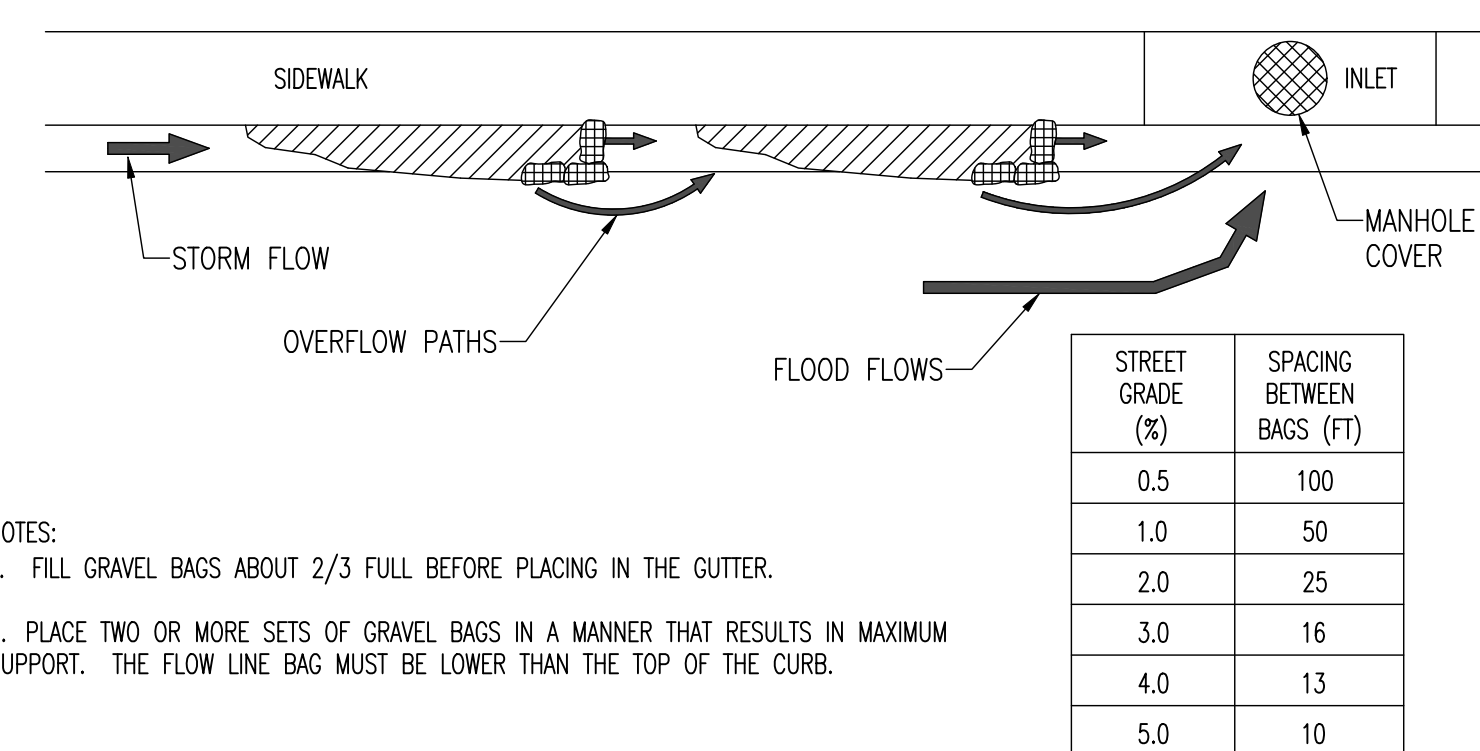
5 DRAIN INLET BARRIER
NOT TO SCALE



6 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

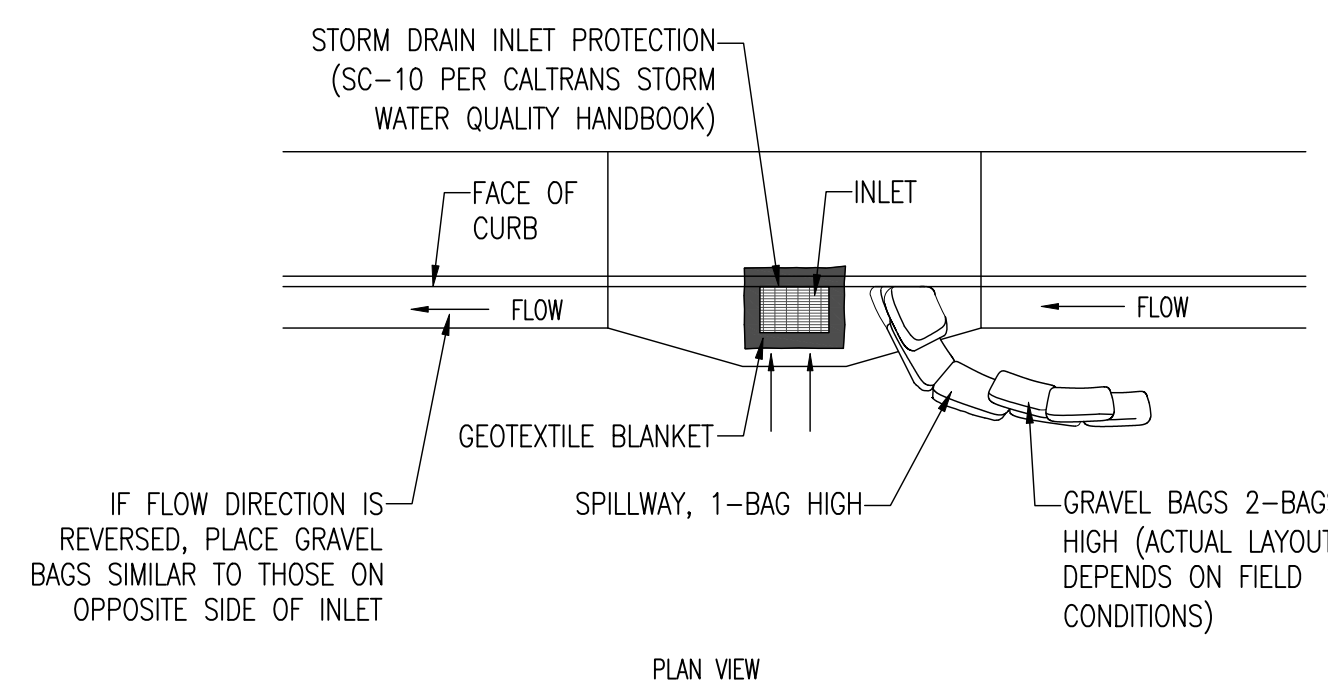


7 INLET FILTER DETAIL
NOT TO SCALE

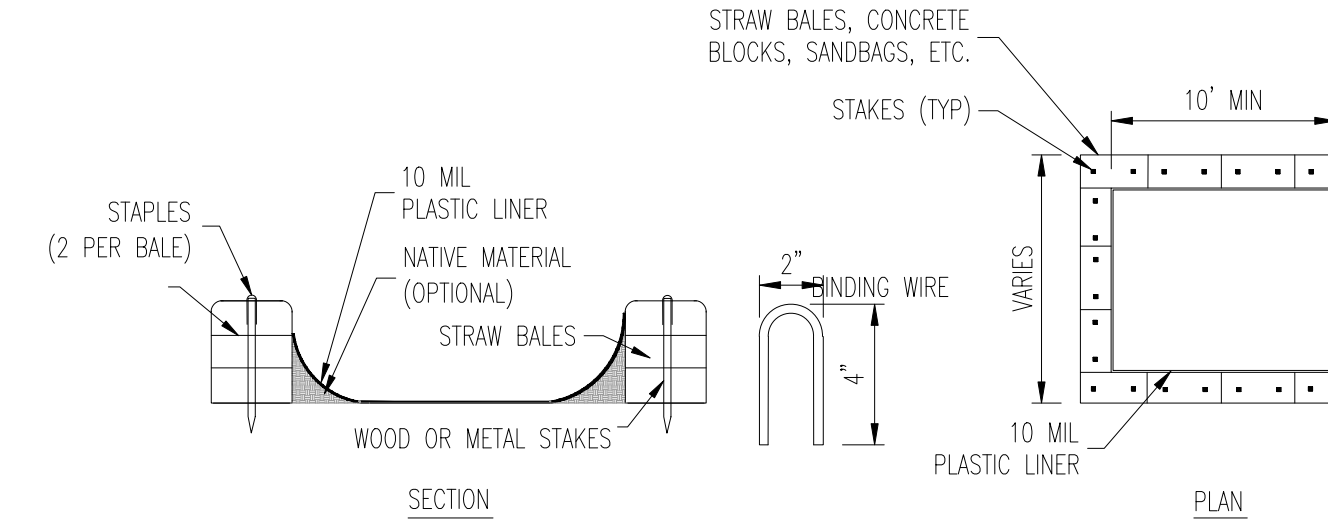


- NOTES:
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
 2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

8 CURB AND GUTTER CONTAINMENT
NOT TO SCALE



9 STORM DRAIN INLET PROTECTION
NOT TO SCALE



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

10 CONCRETE WASHOUT
NOT TO SCALE

REVISED PER	DATE	BY	DESCRIPTION
G. REVISED PER DPW COMMENTS	10-08-20	IK	
F. REVISED FOR UTILITY APPLICATION	07-30-20	IK	
E. REVISED PER PLANNING COMMENTS	07-27-20	IK	
D. REVISED PER ADU COMMENTS	07-08-20	IK	
C. REVISED PER COMMENTS	06-20-20	IK	
B. REVISED PER COMMENTS	05-25-20	IK	
A. REVISED PER PLAN CHECK COMMENTS	05-04-20	IK	
FOR REVIEW	01-03-20	IK	
APPROVED			



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**EROSION CONTROL
DETAILS**

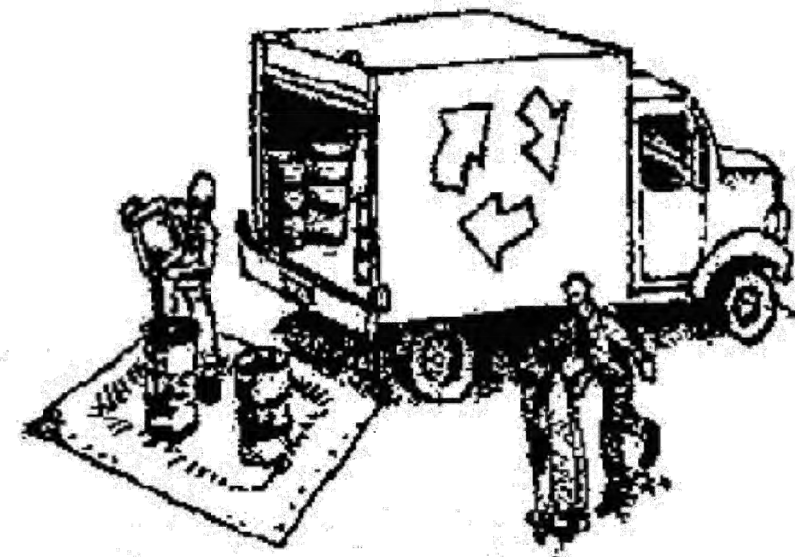
DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	91918
SHEET	10 of 14

C3.1

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



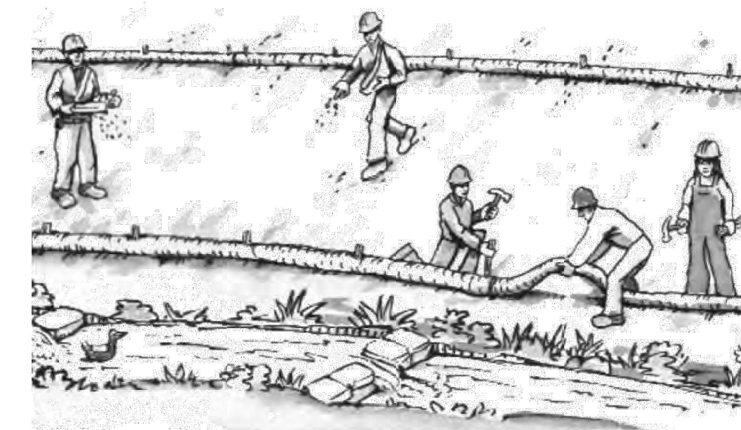
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



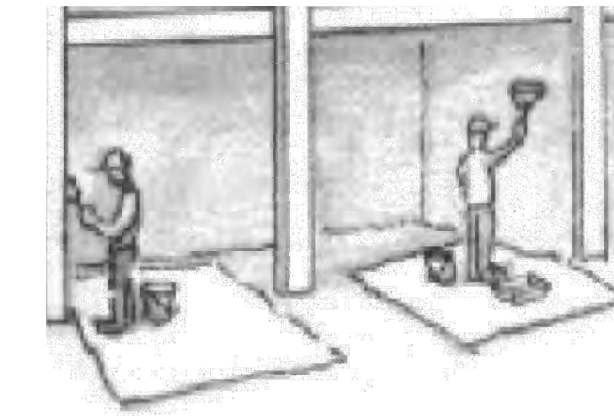
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

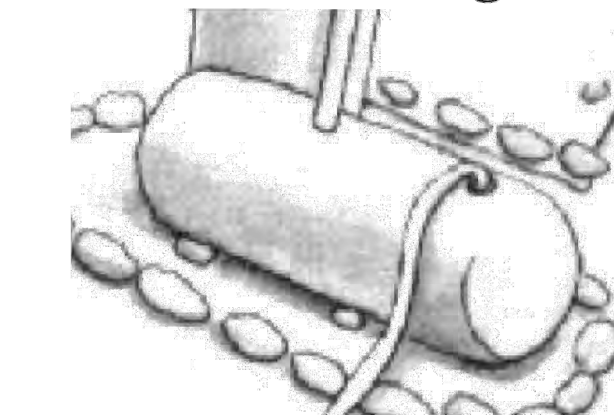
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

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B	REVISED PER COMMENTS	05-25-20	IK
A	REVISED PER PLAN CHECK COMMENTS	05-04-20	IK
	FOR REVIEW	01-03-20	IK
	SYMBOL		
	DESCRIPTION		
	DATE		
	APPROVED		
	REVISIONS		



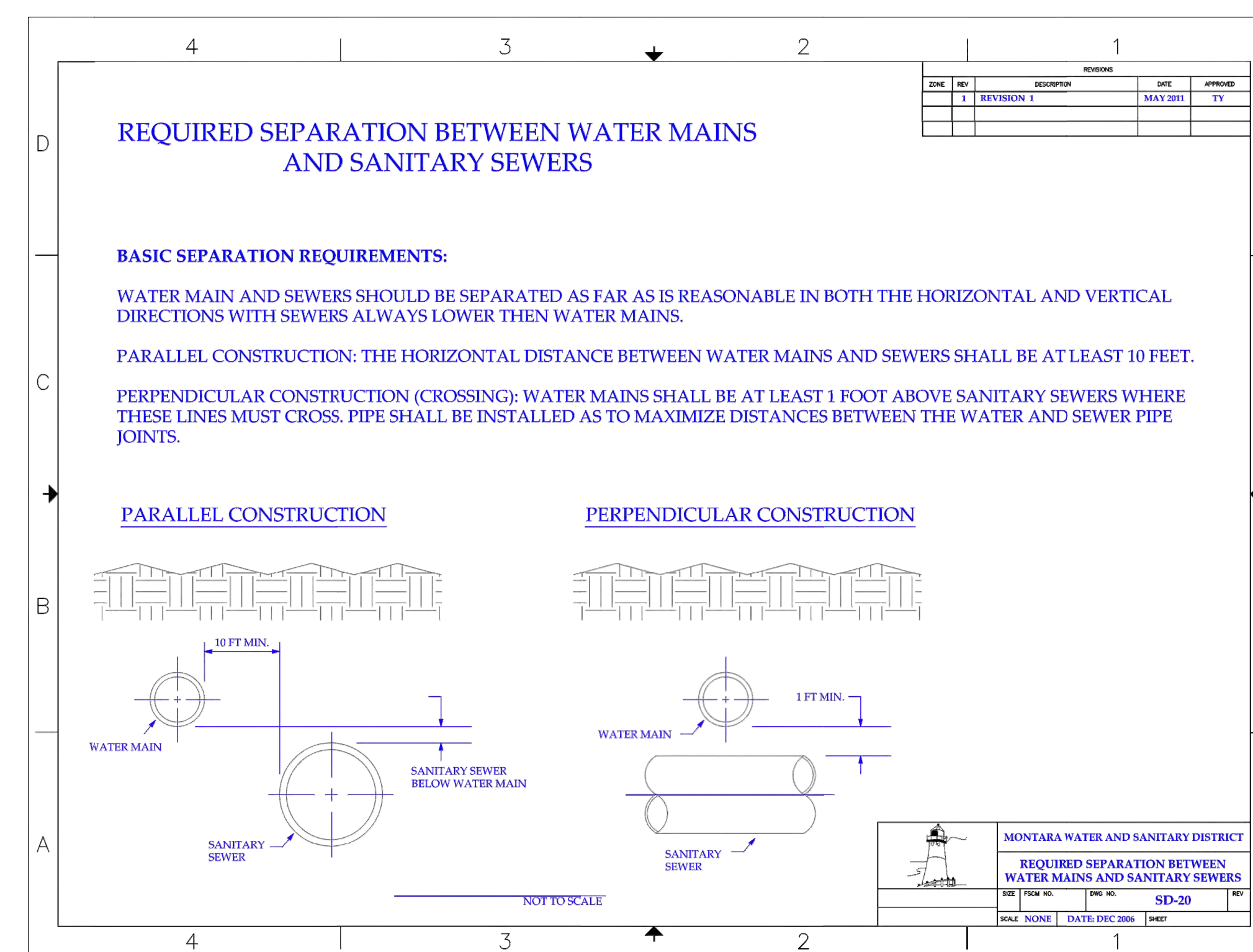
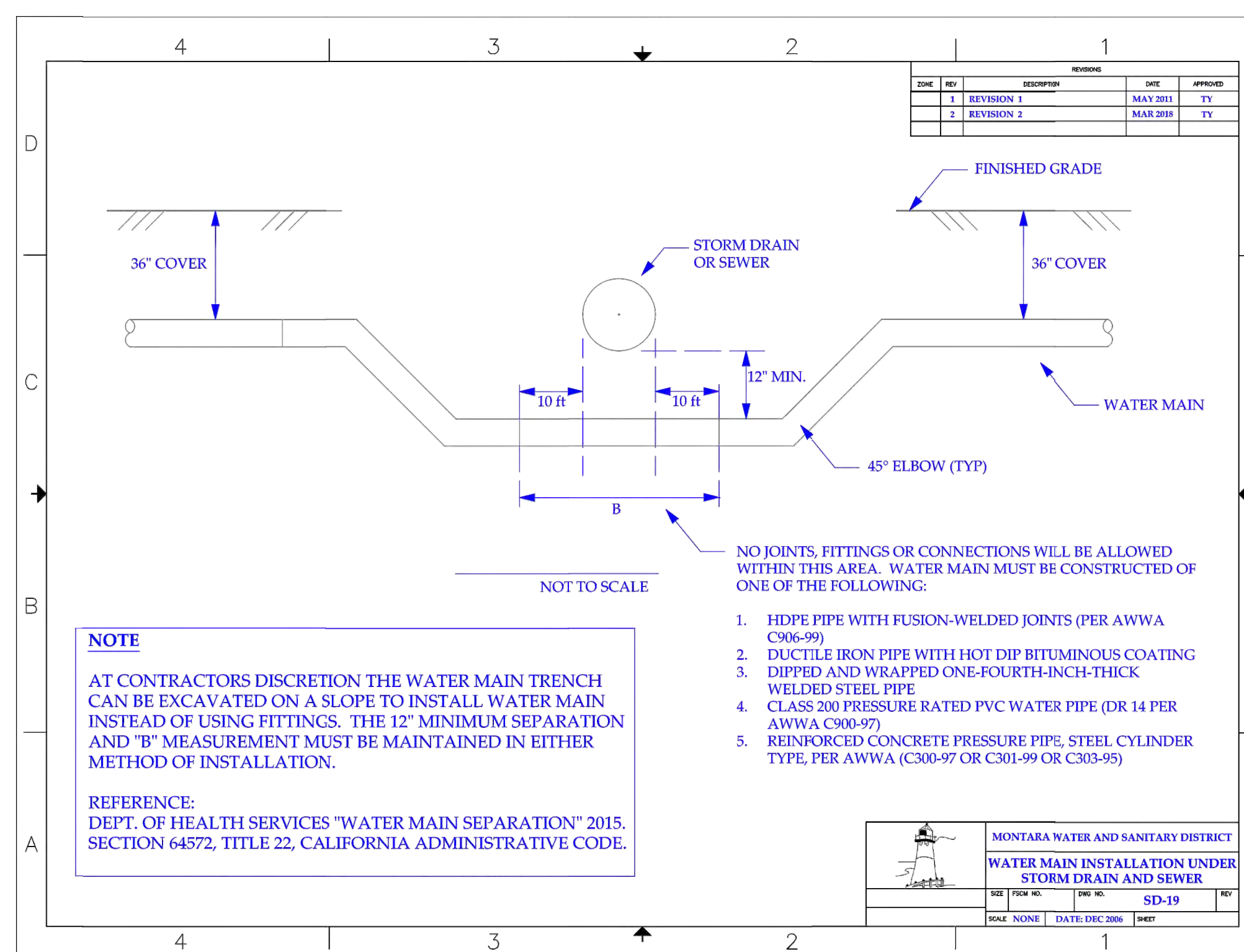
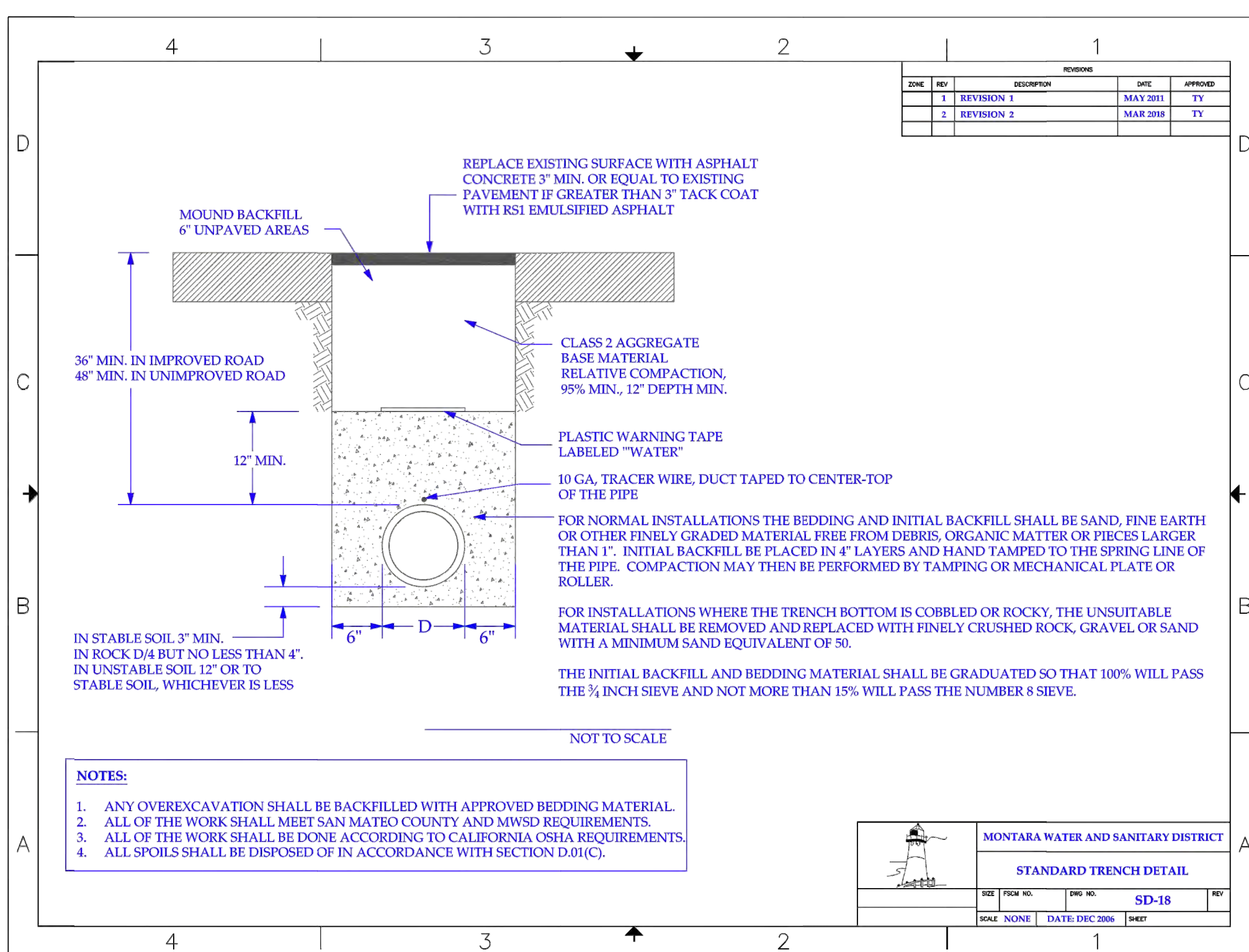
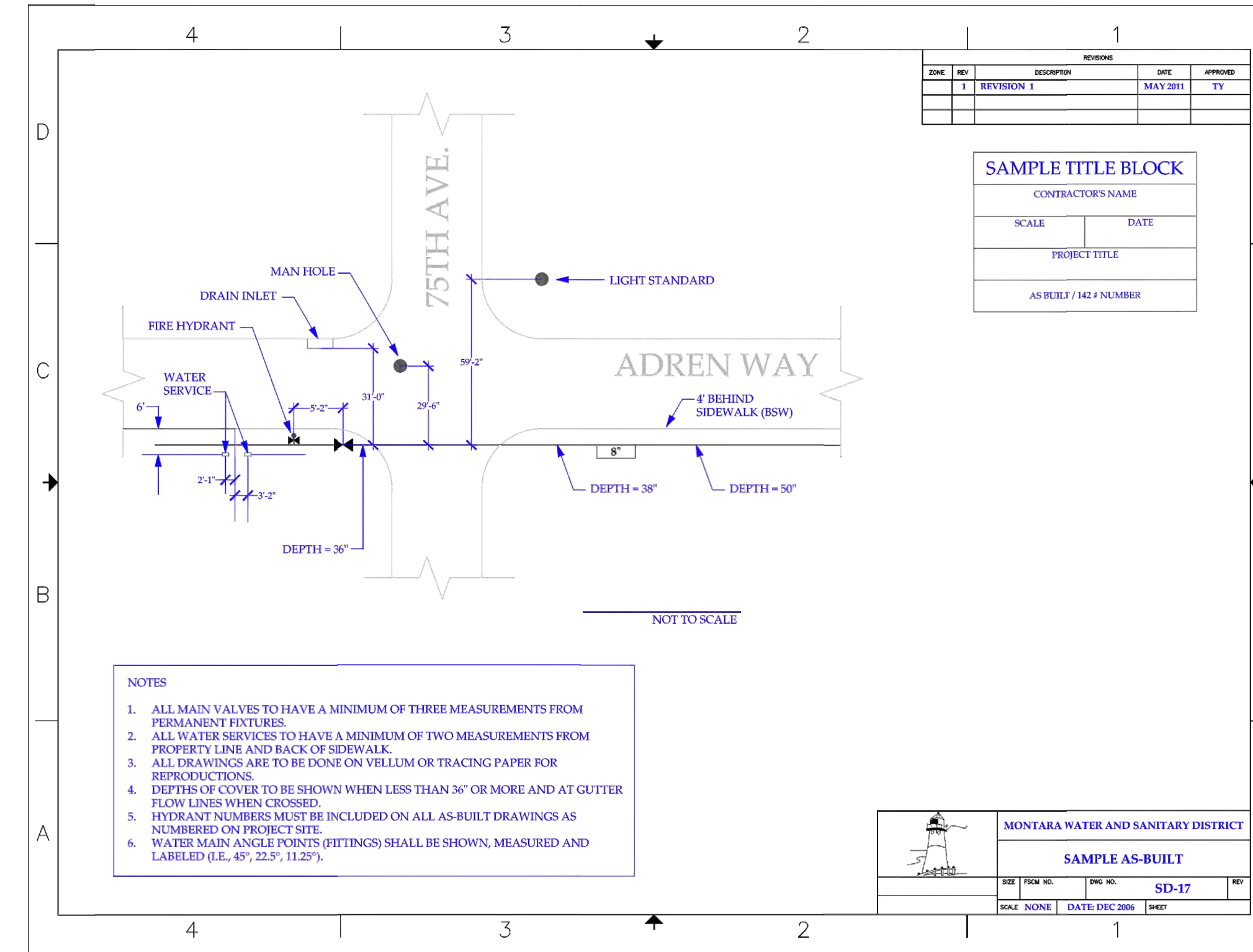
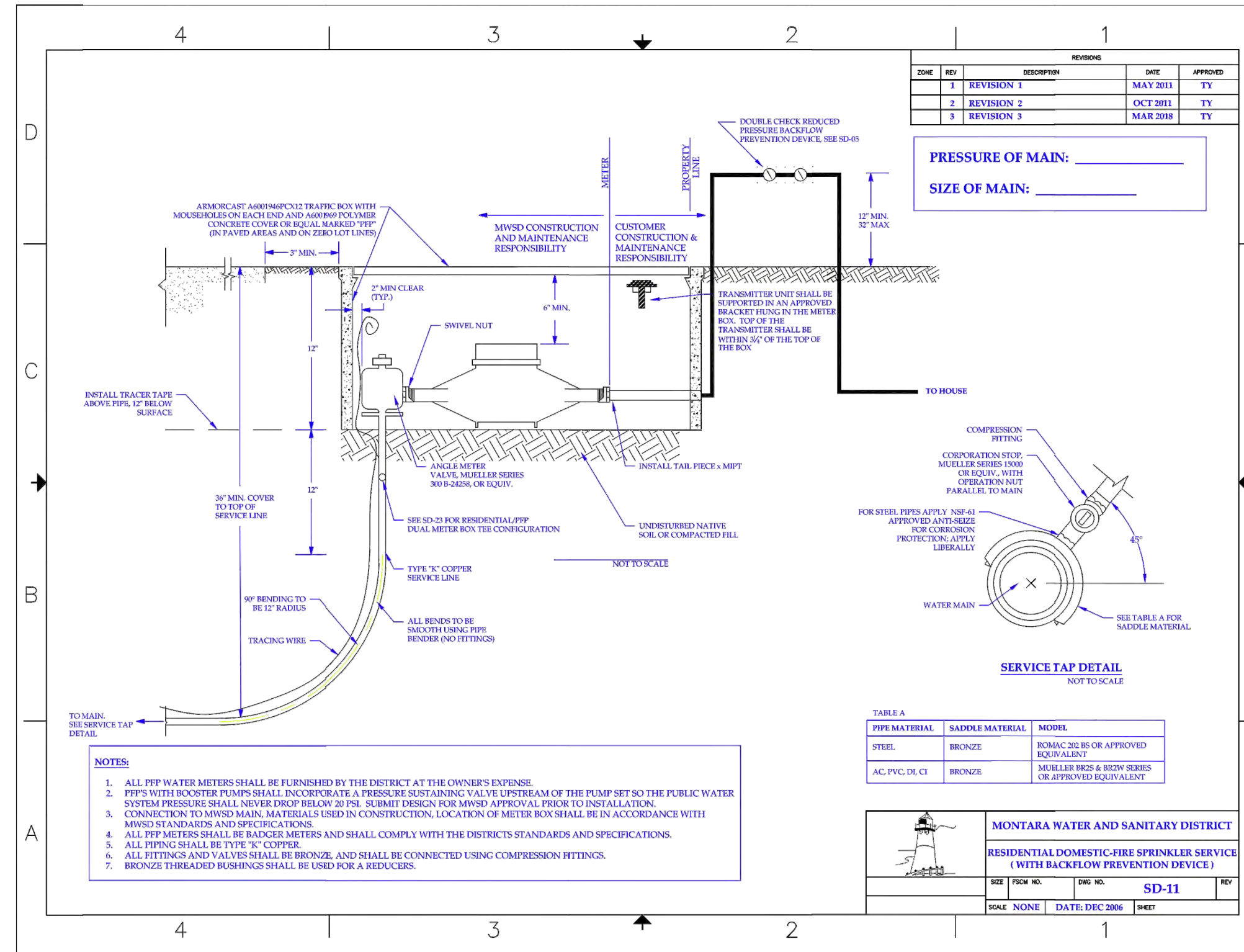
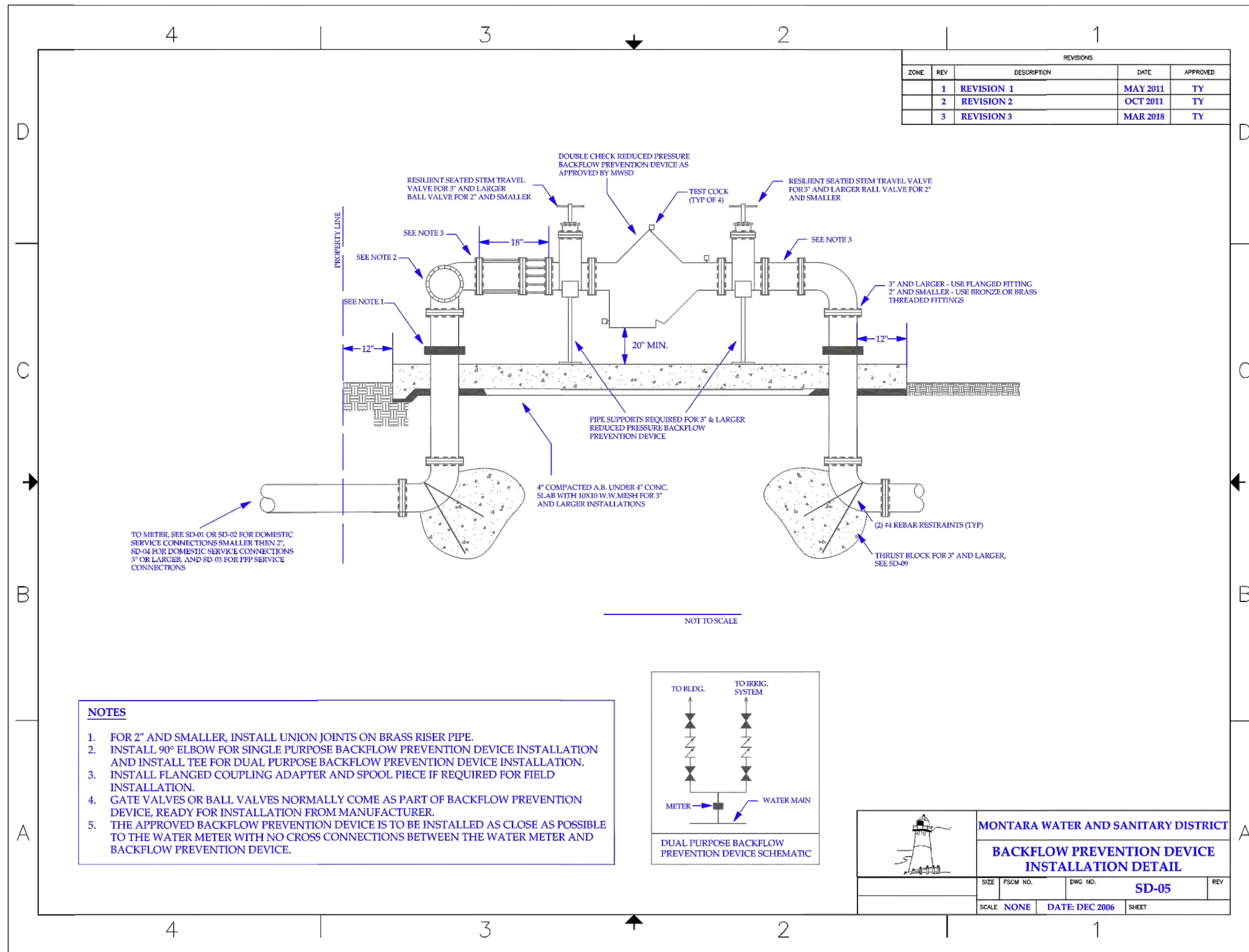
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APN: 036-103-620**

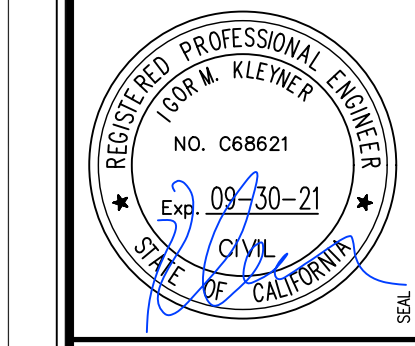
**BEST PRACTICE
MANAGEMENT**

DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	91918
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C3.2



REV	DESCRIPTION	DATE	APPROVED
10-08-20	REVISED PER DPW COMMENTS	10-08-20	IK
07-30-20	REVISED FOR UTILITY APPLICATION	07-30-20	IK
07-27-20	REVISED PER PLANNING COMMENTS	07-27-20	IK
07-08-20	REVISED PER ADU COMMENTS	07-08-20	IK
06-20-20	REVISED PER COMMENTS	06-20-20	IK
05-25-20	REVISED PER COMMENTS	05-25-20	IK
05-04-20	REVISED PER PLAN CHECK COMMENTS	05-04-20	IK
01-03-20	FOR REVIEW	01-03-20	IK



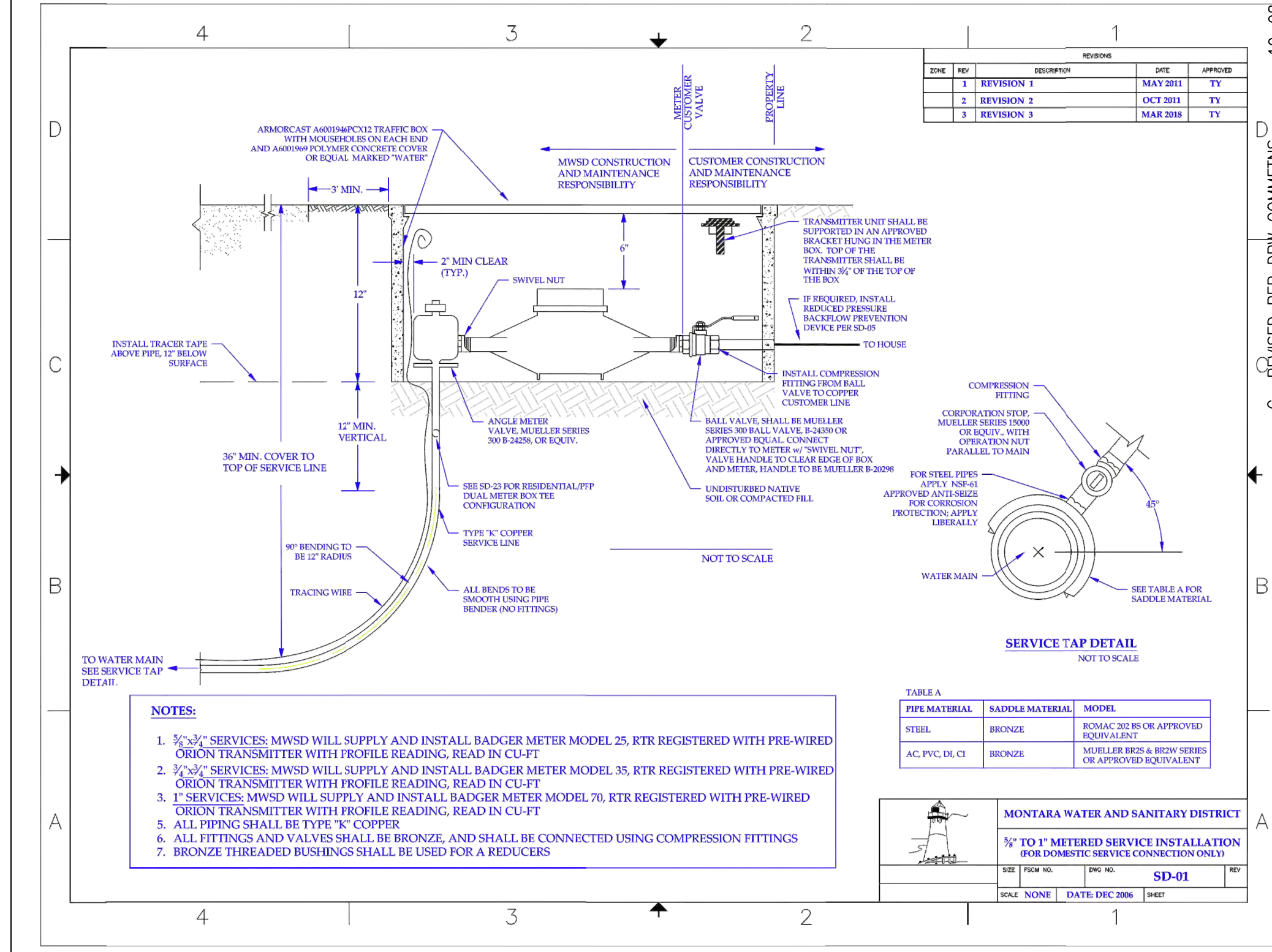
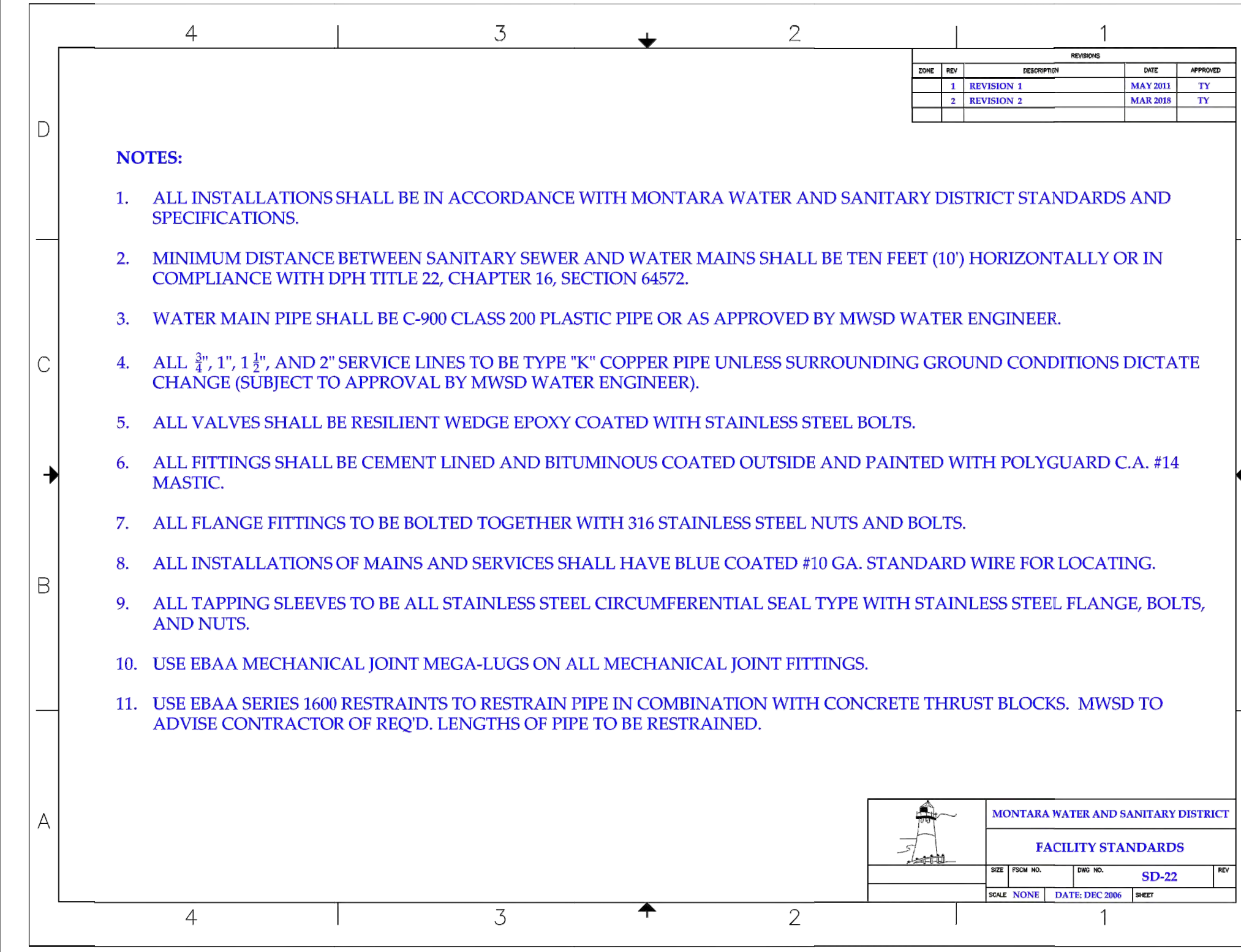
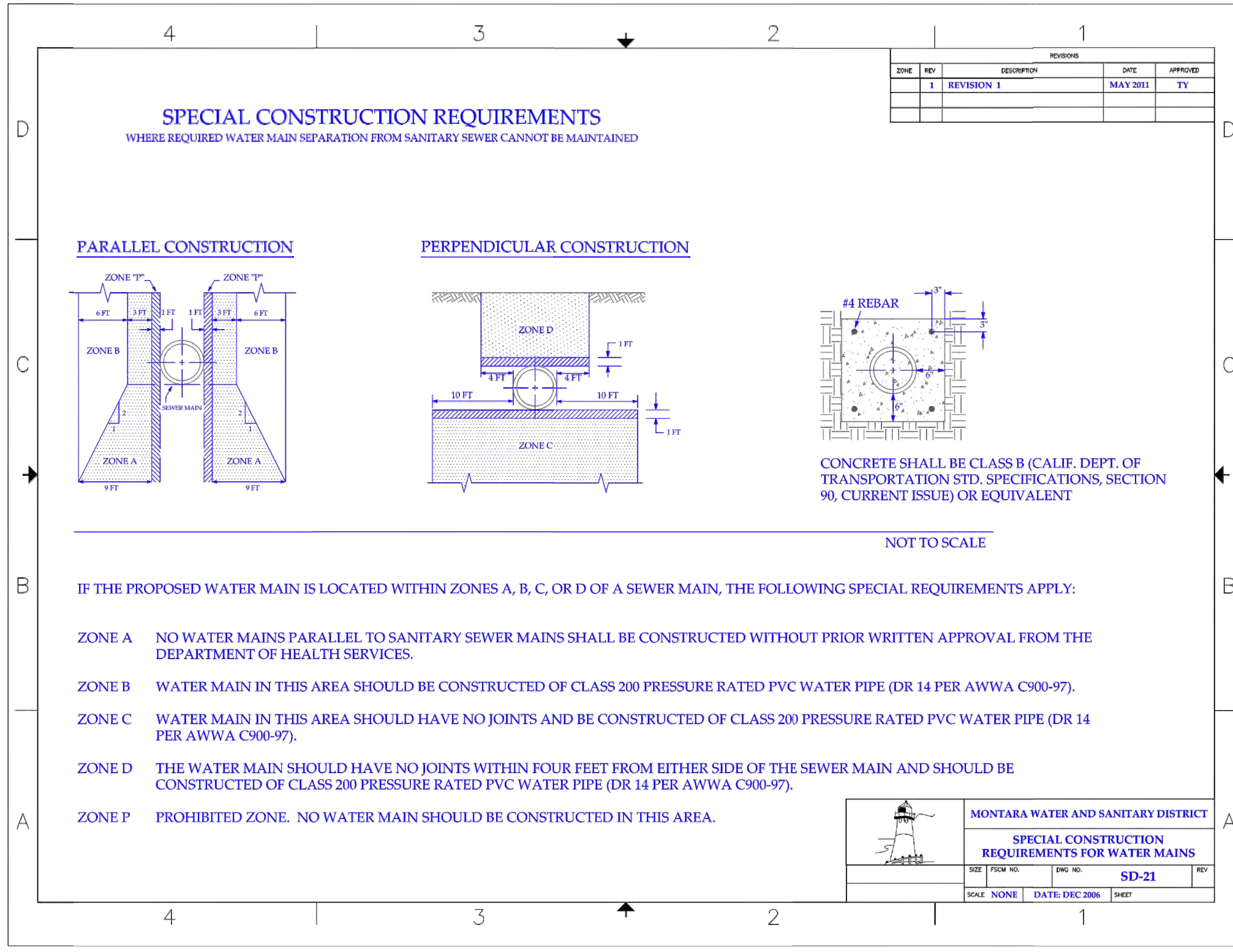
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APN: 036-103-620

WATER SERVICE DETAILS

DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	91918
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C4.0



REVISED PER	DATE	DESCRIPTION
G - REVISED PER DPM COMMENTS	10-08-20	
F - REVISED FOR UTILITY APPLICATION	07-30-20	
E - REVISED PER PLANNING COMMENTS	07-27-20	
D - REVISED PER ADU COMMENTS	07-08-20	
C - REVISED PER COMMENTS	06-20-20	
B - REVISED PER COMMENTS	05-25-20	
A - REVISED PER PLAN CHECK COMMENTS	05-04-20	
FOR REVIEW	01-03-20	

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 069621
09-30-21
CIVIL
SKA

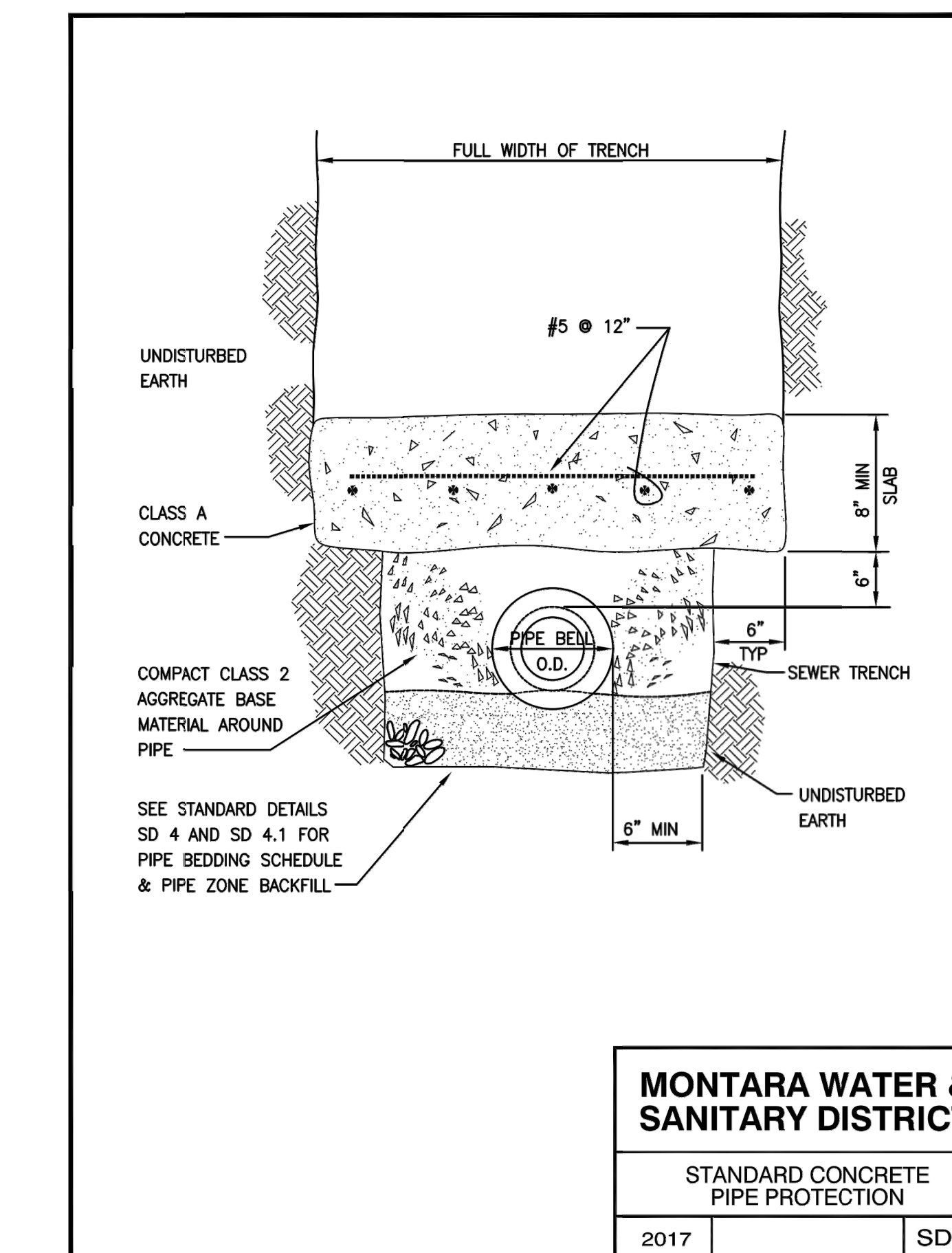
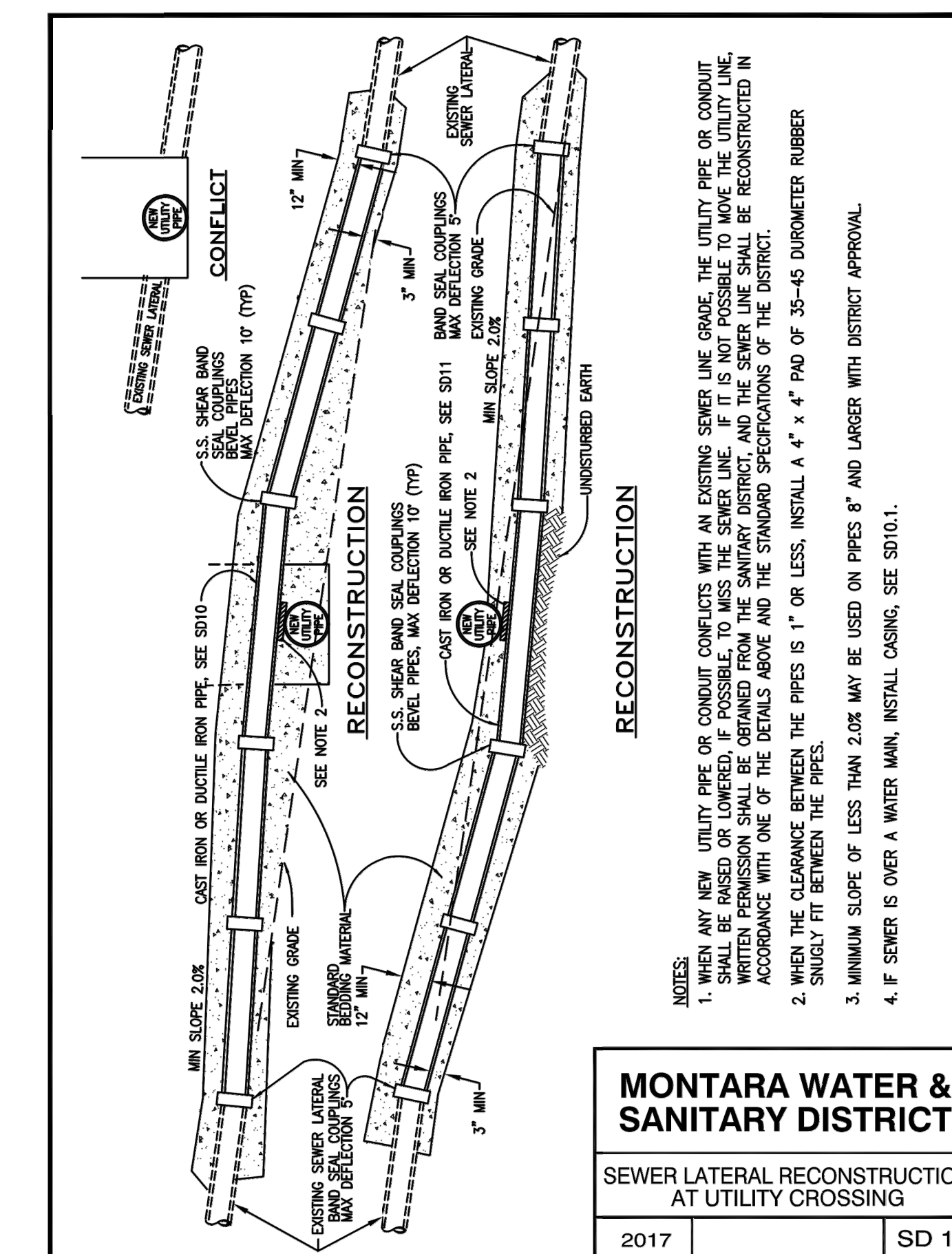
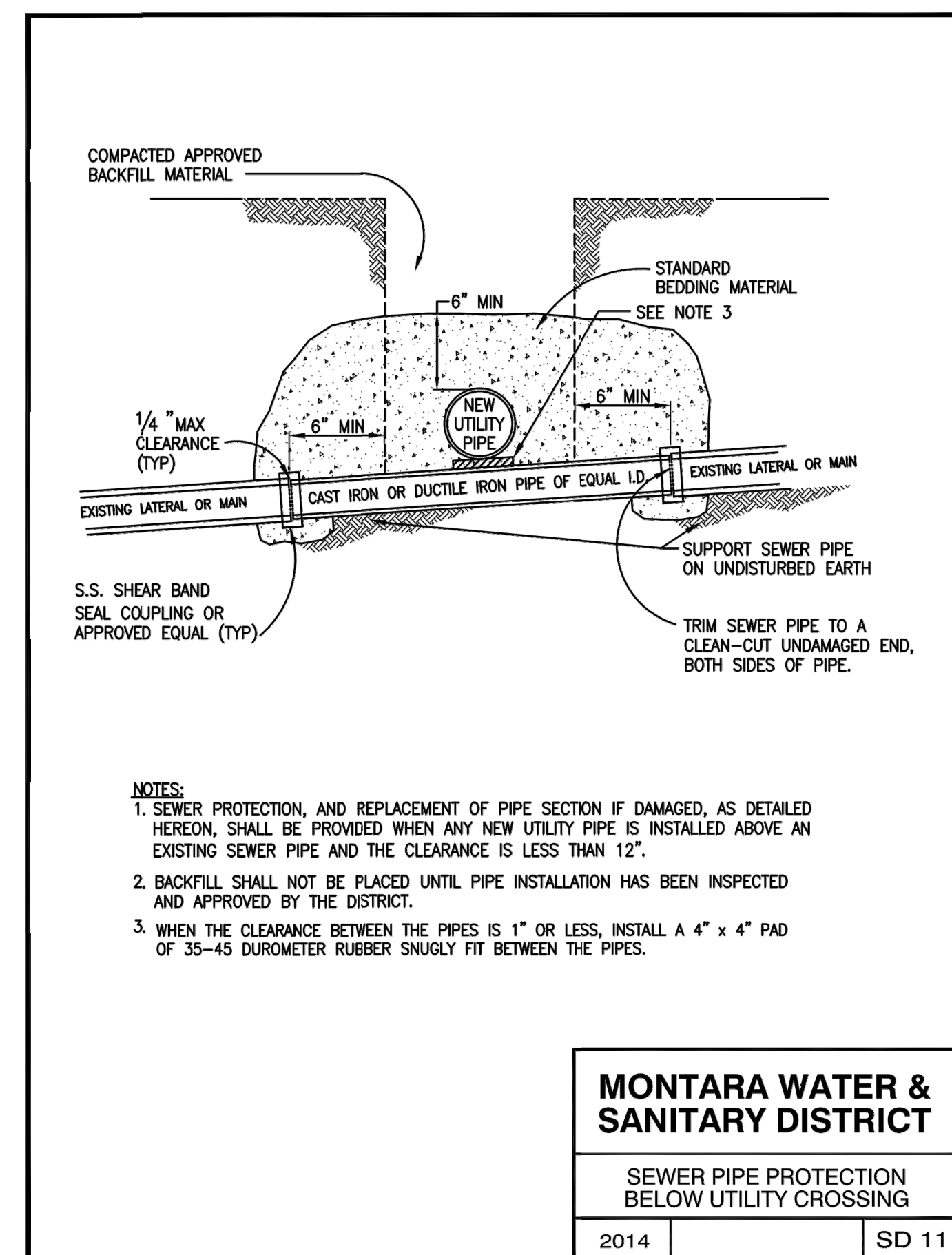
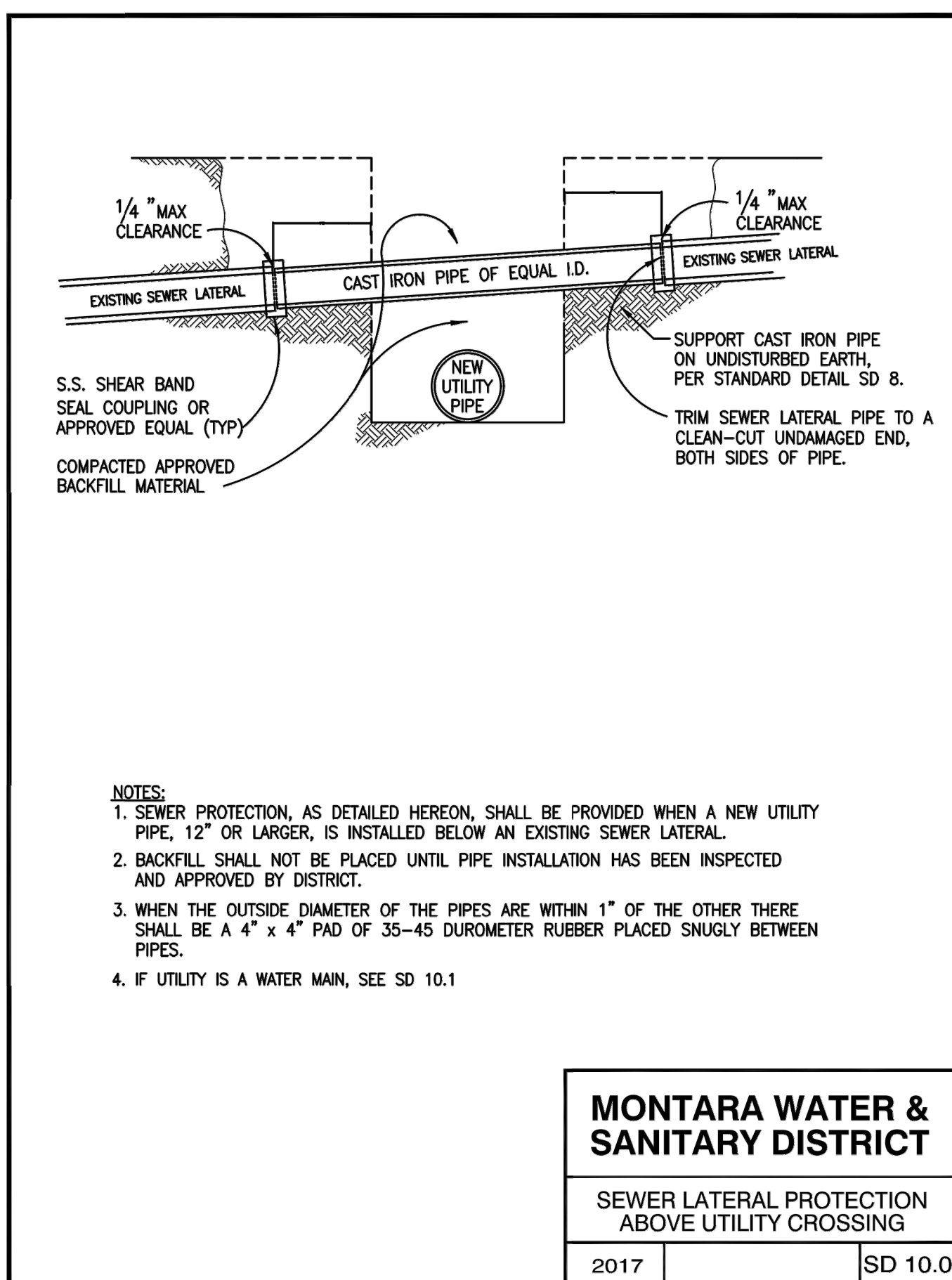
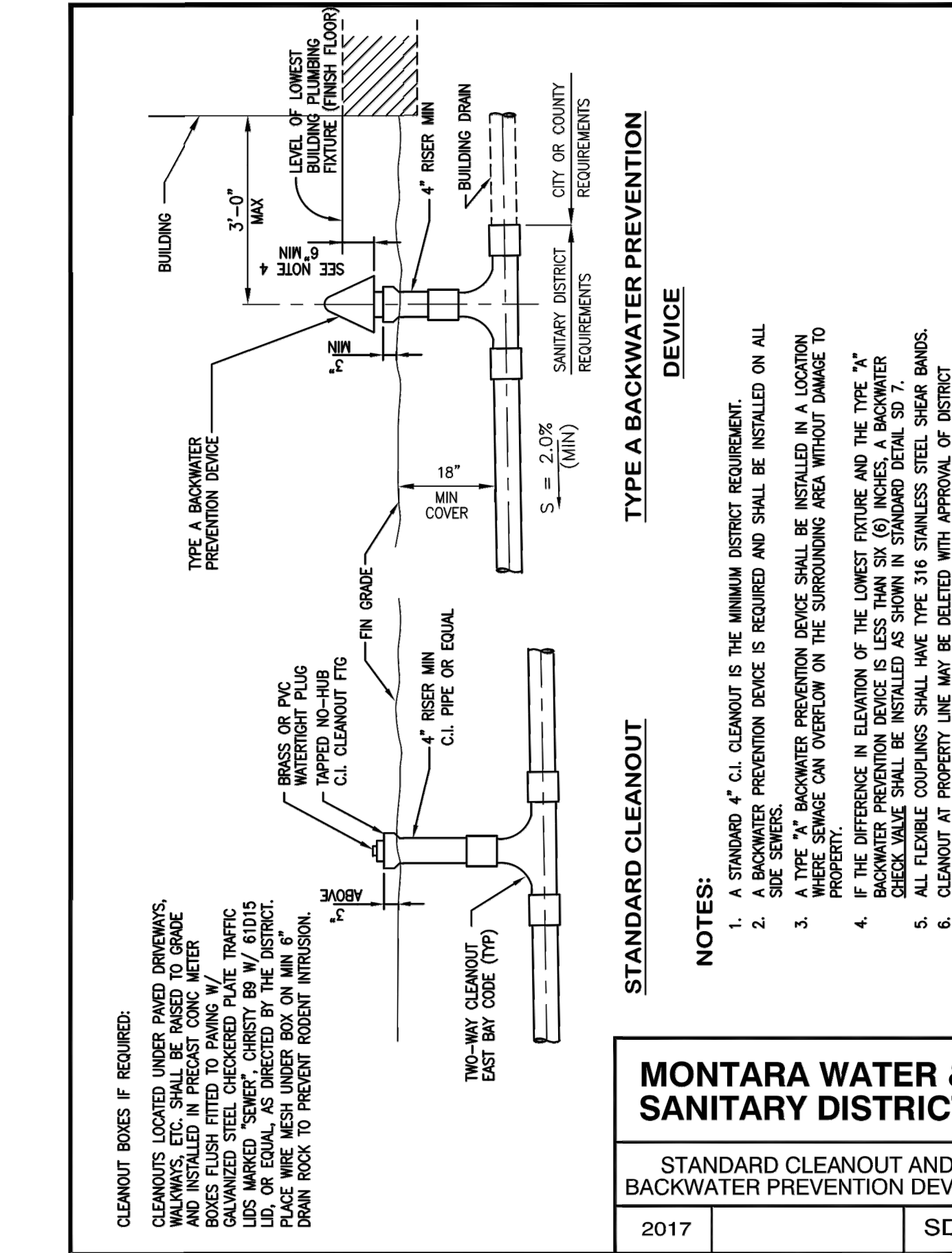
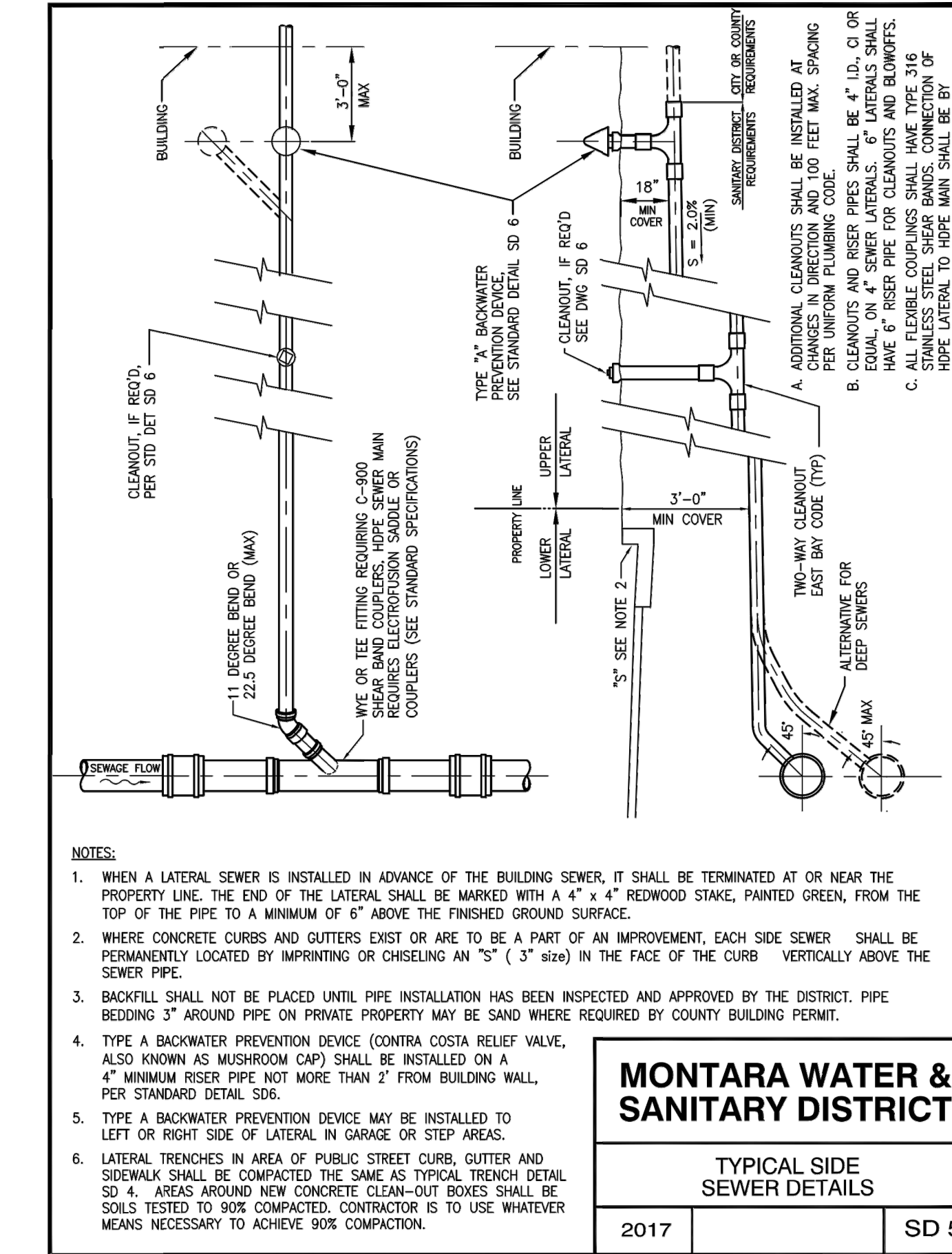
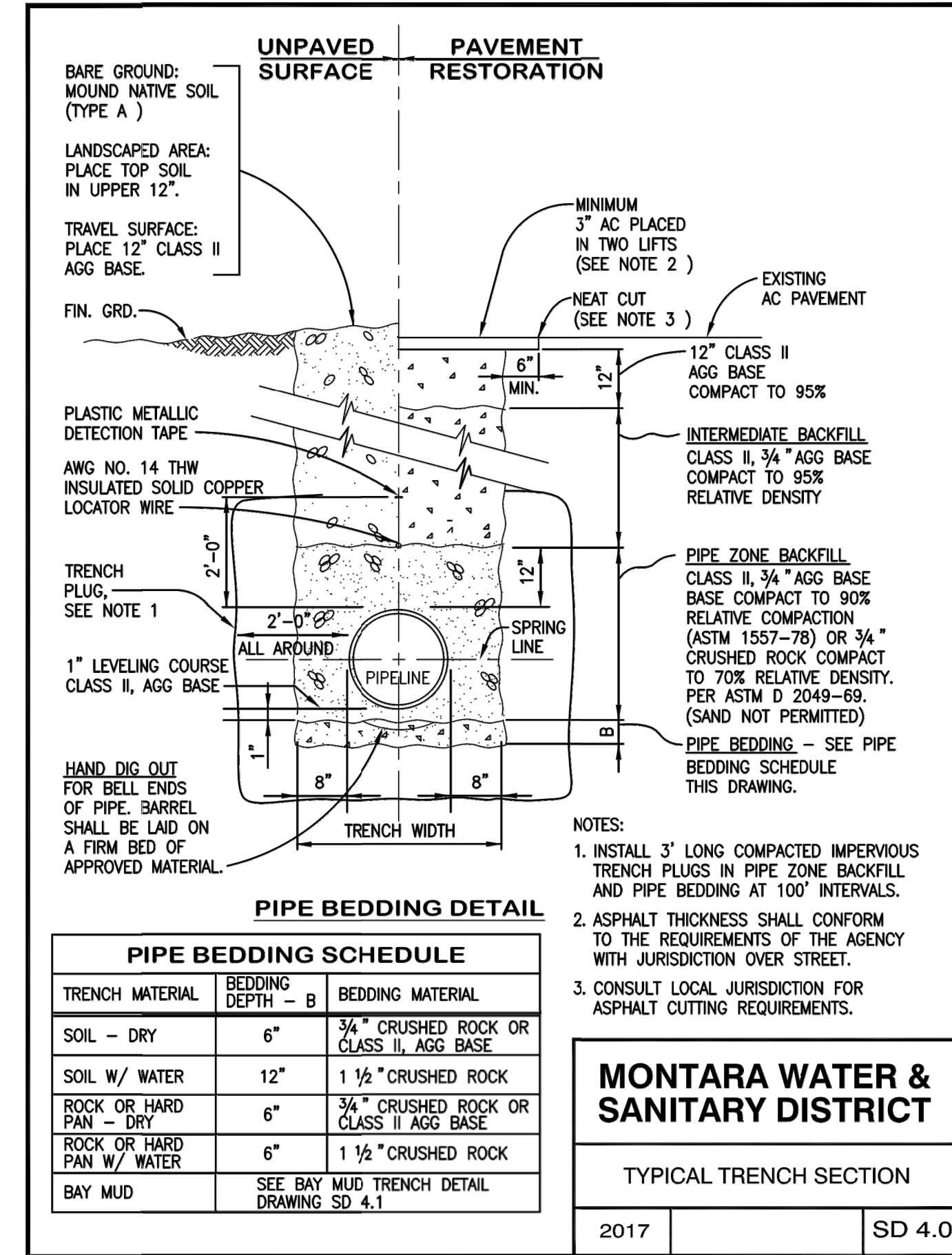
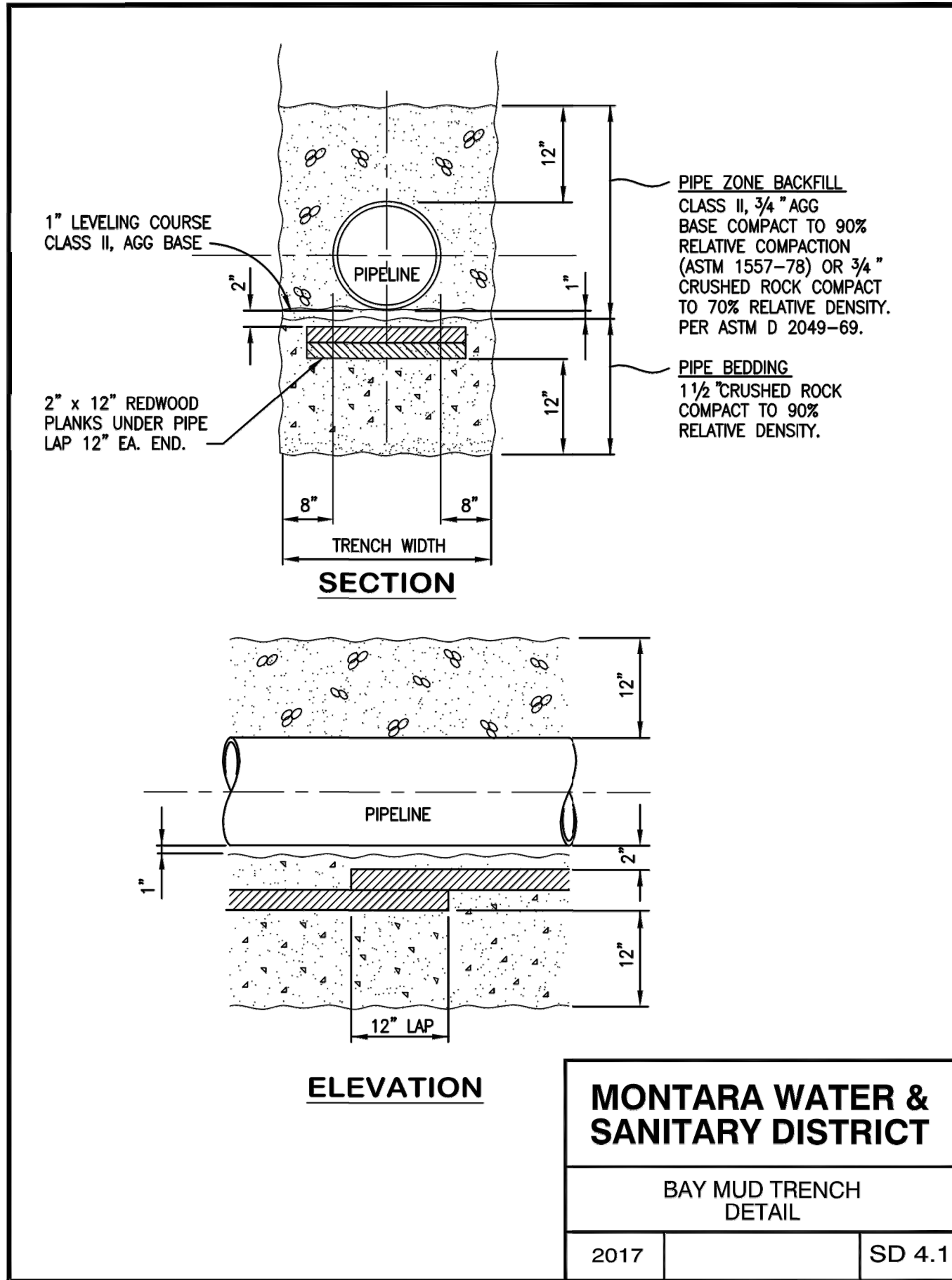
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APN: 036-103-620**

WATER SERVICE DETAILS

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DESIGN	IK
DRAWN	IK
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C4.1



REVISED PER	DATE	BY	DESCRIPTION
G. REVISED PER DPW COMMENTS	10-08-20	IK	
F. REVISED FOR UTILITY APPLICATION	07-30-20	IK	
E. REVISED PER PLANNING COMMENTS	07-27-20	IK	
D. REVISED PER ADD COMMENTS	07-08-20	IK	
C. REVISED PER COMMENTS	06-20-20	IK	
B. REVISED PER COMMENTS	05-25-20	IK	
A. REVISED PER PLAN CHECK COMMENTS	05-04-20	IK	
A. FOR REVIEW	01-03-20	IK	
SYM.			
DESCRIPTION			
DATE			
APPROVED			



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SEWER LATERAL DETAILS

DATE	JANUARY 2020
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
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C5.0

STRUCTURAL NOTES

I GENERAL

· ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2019 EDITION WITH AMENDMENTS BY LOCAL JURISDICTIONS.

· CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.

· OMISSIONS OR CONFLICT BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

· DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

· DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.

· FOR WATERPROOFING, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.

· SEE DRAWINGS OTHER THAN STRUCTURAL FOR: KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.

· HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUB-CONTRACTORS.

· NO PIPES AND DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT.

· DRAWINGS AND SPECIFICATIONS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE SUBCONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER SHALL NOT RELIEVE THE SUBCONTRACTOR OF SUCH RESPONSIBILITY.

· NOTE THAT SHEET S1.0 IS A STANDARD COVER SHEET AND AS SUCH, NOT ALL TYP. DETAILS AND/OR NOTES APPLY TO EVERY PROJECT.

II DESIGN CRITERIA

APPLICABLE DESIGN CODES: CALIFORNIA BUILDING CODE 2019

VERTICAL LIVE LOADS:

ROOF: **20psf**
 FLOOR: **40psf**
 GROUND SNOW LOAD: **10psf**
 ALLOWABLE SOILS BEARING: **1,500psf** [CBC 2019, TABLE 1806.2]

LATERAL LOADS:

SEISMIC SITE CLASS "**D**"
 SEISMIC DESIGN CATEGORY "**D**"
 MAPPED SPECTRAL ACCELERATIONS:
 $S_B=2.38$, $S_1=1.013$, $S_{M1}=2.38$, $S_{M2}=1.519$,
 $S_{D1}=1.586$, $S_{D2}=1.013$
 $F_a=1.0$, $F_v=1.50$
 RISC CATEGORY **II**
 BASE SHEAR '**V**' = 0.154 W
 WIND:
 $V_{ult}=110$ mph
 $V_{std}=70$ mph
 EXPOSURE="**B**"

III MATERIALS

CONCRETE
 REINFORCING STEEL: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40
 CONCRETE:
 · $f'_c = 2500$ psi
 · NORMAL WEIGHT U.O.N. WITH COMPRESSIVE STRENGTH OF THE FOLLOWING AT 28 DAYS:
 FOOTINGS MAT SLAB & DRILLED PIERS....4000psi

MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
 · SURFACE Poured AGAINST GROUND 3"
 · FORMED SURFACES BELOW GRADE 2"
 · SURFACES EXPOSED TO WEATHER 2"
 · BEAM BARS (INCLUDING STIRRUPS) 1-1/2"
 · ALL OTHER 1"

ANCHOR BOLTS: **5/8"** DIAMETER, WITH 7" MIN EMBEDMENT INTO FIRST CONCRETE POUR.
 A.B. WASHERS: **3"x3"x1/4"** STEEL PLATE, PLACED 1/2" OR LESS FROM SHEAR WALL SIDE OF SILL PLATE.
 ANCHOR BOLT EPOXY*: HILTI HIT-RE 500-SD. (ICC-ES ESR-2322) OR SIMPSON SET-XP (ICC-ES ESR-2508)
 SCREW ANCHORS*: SIMPSON TITEN HD (ICC ESR-2713)
 *USE COMPRESSED AIR TO BLOW THE DUST OUT OF ANCHOR BOLT HOLES

CMU:
 UNITS: 1500psi
 MORTAR: TYPE "S"
 GROUT: 200psi

WOOD
 FRAMING LUMBER - DOUGLAS FIR LARCH
 MOISTURE
 CONTENT...19% (TYP.)
 STUDS & PLATES...STUD GRADE (MAX LATERALLY UNSUPPORTED STUD HEIGHT 10')
 STUDS...DF#2 (2x6 STUDS HIGHER THAN 10', LOWER THAN 14')
 JOISTS...DF#2, U.N.O.
 JOISTS...TJI PREFABRICATED WOOD I-JOISTS, PER ICC, ESR-1153, U.N.O., OR EQUAL
 RAFTERS...DF#2, U.N.O.
 BEAMS...MICROLLAM LVL, PER ICC-ES, ESR-1378, GRADE 2.0E, U.N.O., OR EQUAL
 BEAMS...PARALLAM PSL, PER ICC-ES, ESR-1378, GRADE 2.0E, U.N.O., OR EQUAL
 4x BEAMS...DF#2, U.N.O.
 6x BEAMS...DF#1, U.N.O.
 ALL POSTS...DF#1

· ALL LUMBER IN CONTACT WITH CONCRETE: PRESERVATIVE TREATED DOUGLAS FIR. (NOT CCA-C)

PLYWOOD SHEATHING:
 · SHEARWALL PLYWOOD: 1/2" STRUCTURAL I, C-D EXTERIOR APA RATED 32/48
 · ROOF SHEATHING: 3/8" STRUCTURAL II, C-D EXTERIOR APA RATED 32/48
 · FLOOR SHEATHING: 3/4" STRUCTURAL II, C-D EXTERIOR APA RATED 48/24

FRAMING HADRWARE AND JOIST HANGERS:
 SIMPSON ST, OR EQUAL

NAILS:
 · ALL NAILS SHALL BE COMMON NAILS, WITH SHOWN DIMENSIONS, U.N.O.
 6d...2"x0.113" DIAMETER
 8d...2 1/2"x0.131" DIAMETER
 10d...3"x0.148" DIAMETER
 12d...3 1/2"x0.148" DIAMETER
 16d...3 1/2"x0.162" DIAMETER
 20d...4"x0.192" DIAMETER

· SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT. ALL NAILING TO BE PER IBC TABLE NO. 2304.9.1 U.N.O.

GLU-LAM BEAMS: 24F-V4 (Fb=2400psi)
 PARALLAM & MICROLLAM BEAMS AND TJI'S TO BE FABRICATED BY TRUS JOIST.
 FOR MICROLLAMS SEE CODE EVALUATION: ICC-ES ESR-1378
 FOR TJI JOISTS SEE CODE EVALUATION: ICC-ES ESR-1153

IV GALVANIZATION:

· ALL NAILS PENETRATING P.T. SILL PLATES SHALL BE HOT-DIPPED ZINC-COATED*
 · ALL ANCHOR BOLTS TOUCHING P.T. SILL PLATES SHALL BE GALVANIZED*
 * UNLESS P.T. PROCESS IS DONE WITH SBX/DOT, OR ZINC BORATE.

V EXPOSURE TO WEATHER:

STEEL:
 · ALL EXPOSED MEMBERS SHALL BE COATED WITH A ZINC RICH PRIMER.
 · BOLTS, NUTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED.

WOOD:
 · ALL EXTERIOR TIMBER AND GLU-LAM BEAMS SHALL BE PRESSURE TREATED (BUT NOT CHROMATED COPPER ARSENATE) OR WOOD OF NATURAL RESISTANCE TO DECAY.
 · ALL EXTERIOR HANGERS AND OTHER SIMPSON TYPE PRODUCTS SHALL BE GALVANIZED
 · ALL PLYWOOD SHALL BE OF AN EXTERIOR GRADE.
 · METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED WITH MIN. ZINC COATING OF G185.
 · ALL NAILS AND ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

VI ABBREVIATIONS:

A.F.F. ABOVE FINISH FLOOR
 BLDG BUILDING
 BLKG BLOCKING
 BM BEAM
 B.N. BOUNDARY NAILING
 CLR CLEAR
 CMU CONCRETE MASONRY UNIT
 CONC CONCRETE
 DIA. DIAMETER
 DIM DIMENSION
 D.T.S. DOUBLE TRIM STUD
 EA EACH
 EN EDGE NAILING
 EQ EQUAL
 F.F.E. FINISH FLOOR ELEVATION
 FTG FOOTING
 GA. GAUGE
 GALV GALVANIZED
 GLB GLUE LAMINATED BEAM
 GWB GYPSUM WALLBOARD
 HDR HEADER
 HOR HORIZONTAL
 H.P. HIGH POINT
 L.P. LOW POINT
 LVL LAMINATED VENEER LUMBER
 L.W. LIGHT WEIGHT
 M.L. MICROLLAM
 O.C. ON CENTER
 PL PLATE
 PLWD PLYWOOD SHEATHING
 PSL PARALLEL STRAND LUMBER
 P.T. PRESSURE TREATED
 REQ'D REQUIRED
 SIM SIMILAR
 SQ SQUARE
 STD STANDARD
 S.T.S. SINGLE TRIM STUD
 T&G TONGUE & GROOVE
 T.O. TOP OF
 TYP TYPICAL
 U.N.O. UNLESS NOTED OTHERWISE
 VERT VERTICAL
 W.W.F. WELDED WIRE FABRIC

MODERN TECHNOLOGY DEVELOPMENT RESOURCES, INC.

2076 16TH AVE.
 SAN FRANCISCO, CA 94116-1238

415-602-2290 415-302-1712

GEOTECHNICAL & CIVIL ENGINEERING

EMAIL:

**700 GEORGE ST @ BIRCH ST
 MONTARA, CA 94037
 APN: 036-103-620**

PROJECT NAME:

NO.	DATE	DESCRIPTION	BY

REVISION

SHEET TITLE

STANDARD NOTES

PROJECT NO.	Sheet No.
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700 GEORGE ST @ BIRCH ST
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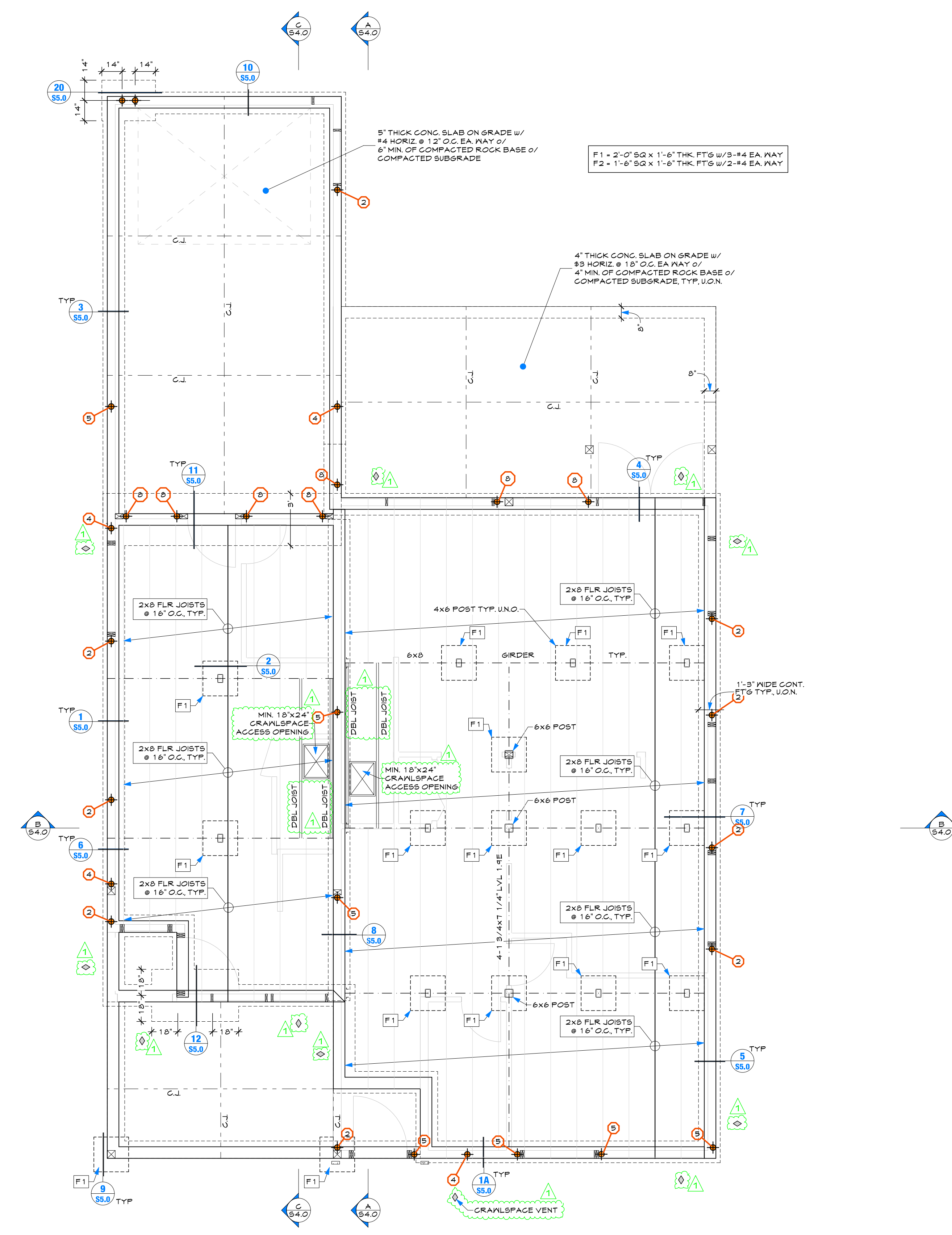
PROJECT NAME:

HOLDOWN SCHEDULE		
TYPE	POST SIZE	ANCHOR
(4) MST4B	4x4 (MIN)	
(6) MST6B	4x4 (MIN)	
(4) DBL MST4B	4x6 (MIN)	
(2) HDU 2	4x4 (MIN)	SB 7/8" x 24"
(4) HDU 4	4x4 (MIN)	SB 7/8" x 24"
(6) HDU 6	4x4 (MIN)	SB 7/8" x 24"
(8) HDU 8	4x6 (MIN)	SB 7/8" x 24"
(1) HDU 11	4x6 (MIN)	FAB Ø

- PLYWOOD SHEAR WALL SCHEDULE**
- USE 1/2" CDX PLYWOOD SHEATHING, APA RATED EXPOSURE 1, NAILED WITH 10d COMMON NAILS @ 14" DIA. BLOCKING IS REQUIRED AT ALL EDGES.
 - DESIGNATES PLYWOOD SHEAR WALL. SEE PLANS FOR EITHER INTERIOR AND/OR EXTERIOR LOCATIONS.
 - TYPICAL FIELD NAILING ALONG INTERMEDIATE FRAMING SHALL BE 12" O.C.
 - FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C., 3" O.C., OR 4" O.C.
 - WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x-MINIMUM AND NAILS ON EACH SIDE OF JOINT SHALL BE STAGGERED.
 - DESIGNATES LOCATION OF HOLDOWNS. SEE PLANS FOR HOLDOWN TYPES.
 - ONLY MINIMUM SOLE PLATE NAILING IS REQUIRED WHERE THE PLYWOOD WALL SHEATHING IS CONTINUOUS TO THE RM BOARD OR MUDSILL PLATE.
 - FRAMING CLIPS ARE REQUIRED WHERE THE PLYWOOD WALL SHEATHING IS NOT CONTINUOUS ABOVE THE DOUBLE TOP PLATES.
 - LB = LAG BOLT (PRE-DRILL HOLES) MB = MACHINE BOLT. SEE DETAIL FOR TYPE.
 - MUDSILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR GRADE #2 OR BETTER.
 - PROVIDE 3" SQ. x 1/4" THK PLATE WASHER AT EACH ANCHOR BOLTS, TYPICAL.

SYMBOL	STUD FACE(S)	EDGE NAILING	SOLE PLATE NAILING	MUDSILL ANCHOR BOLTS	L50, A35, OR LTP4 CLIP SPACING
△	ONE	6" O.C.	2x-w/ 16D @ 3" O.C.	3x-w/ 5/8" @ 4" O.C.	14" O.C.
*△	ONE	4" O.C.	2x-w/ SIMPSON SDS-1/4X6 SCREENS @ 2" O.C.	3x-w/ 5/8" @ 2" O.C.	8" O.C.
△	ONE	3" O.C.	2x-w/ SIMPSON SDS-1/4X6 SCREENS @ 6" O.C.	3x-w/ 5/8" @ 2" O.C.	6" O.C.
△	ONE	2" O.C.	2x-w/ SIMPSON SDS-1/4X6 SCREENS @ 5" O.C.	3x-w/ 5/8" @ 1" O.C.	4" O.C.
△	TWO	4" O.C.	3x-w/ 5/8" LB/M.B. x 4" LB @ 8" O.C. STAGGS.	3x-w/ 5/8" @ 1" O.C.	4" O.C.
△	TWO	3" O.C.	3x-w/ 5/8" LB/M.B. x 4" LB @ 8" O.C. STAGGS.	3x-w/ 3/4" @ 1" O.C.	—
△	TWO	2" O.C.	3x-w/ 5/8" LB/M.B. x 4" LB @ 6" O.C. STAGGS.	3x-w/ 3/4" @ 1" O.C.	—

VENTED CRANK SPACE
VENTILATION REQUIRED (1,500sqft of VENTILATED AREA) PER 2018 IRC R402.1
• GROUND SURFACE COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL
• ONE VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING
△ INDICATES LOCATION OF VENTILATION OPENING



A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

NO.	DATE	DESCRIPTION	BY

REVISION
SHEET TITLE
FOUNDATION PLAN

PROJECT NO.	Sheet No.
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SCALE:	
DATE:	

ROOF TRUSSES CALCULATIONS AND
SHOP DRAWINGS SHALL BE
DEFERRED SUBMITAL ENGINEER OF
RECORD SHALL REVIEW SHOP
DRAWINGS.

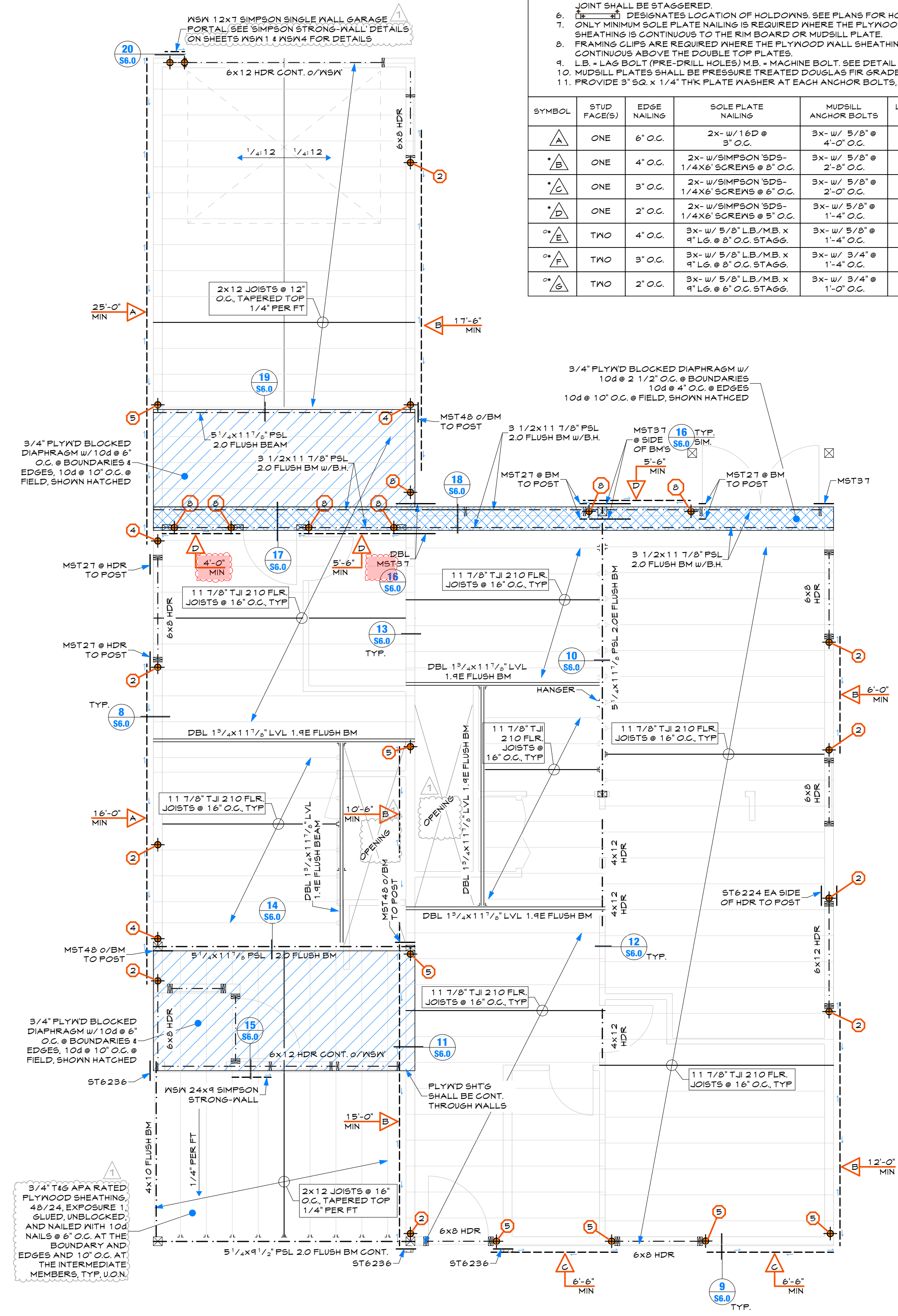
PLYWOOD SHEAR WALL SCHEDULE

- USE 1/2" CDX PLYWOOD SHEATHING, APA RATED, EXPOSURE 1, NAILED WITH 10d COMMON NAILS (2 1/4" DIA.) BLOCKING IS REQUIRED AT ALL EDGES.
- DESIGNATES PLYWOOD SHEAR WALL. SEE PLANS FOR EITHER INTERIOR AND/OR EXTERIOR LOCATIONS.
- TYPICAL FIELD NAILING ALONG INTERMEDIATE FRAMING SHALL BE 12" O.C.
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR PAPER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C., 3" O.C. OR 4" O.C.
- WHERE PLYWOOD IS APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE PANEL, JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X-MINIMUM AND NAILS ON EACH SIDE OF JOINT SHALL BE STAGGERED.
- DESIGNATES LOCATION OF HOLD-DOWNS. SEE PLANS FOR HOLD-DOWN TYPES.
- ONLY MINIMUM SOLE PLATE NAILING IS REQUIRED WHERE THE PLYWOOD WALL SHEATHING IS CONTINUOUS TO THE RIM BOARD OR MUDDSILL PLATE.
- FRAMING CLIPS ARE REQUIRED WHERE THE PLYWOOD WALL SHEATHING IS NOT CONTINUOUS ABOVE THE DOUBLE TOP PLATES.
- LB = LAG BOLT (PRE-DRILL HOLES) / MB = MACHINE BOLT. SEE DETAIL FOR TYPE.
- MUDDSILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR, GRADE #2 OR BETTER.
- PROVIDE 3" SQ. X 1/4" THK PLATE WASHER AT EACH ANCHOR BOLTS, TYPICAL.

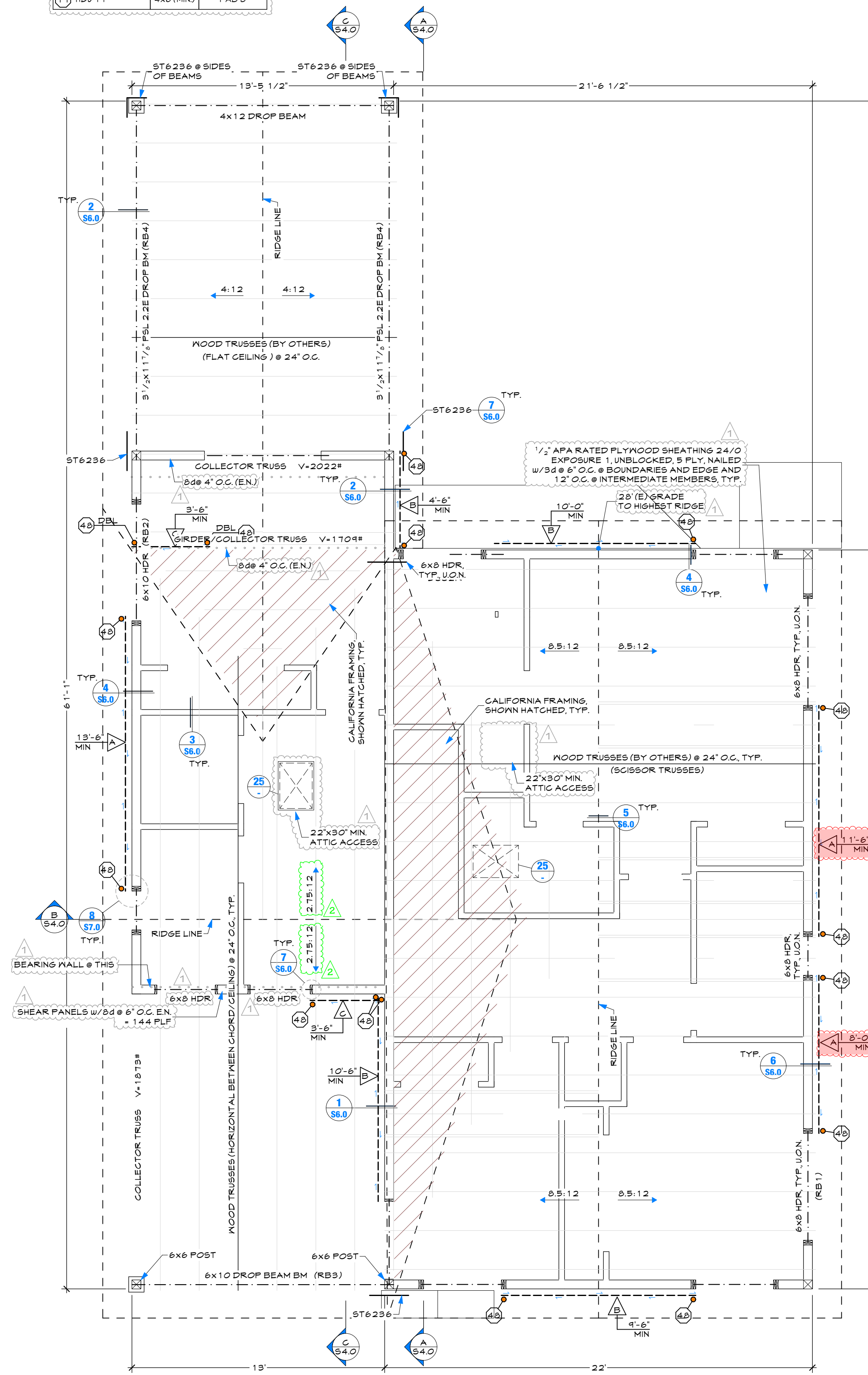
SYMBOL	STUD FACE(S)	EDGE NAILING	SOLE PLATE NAILING	MUDDSILL ANCHOR BOLTS	LSO-A35 OR LTP4 CLIP SPACING
▲	ONE	6" O.C.	2x-w/16d @ 3" O.C.	3x-w/ 5/8" @ 4" O.C.	14" O.C.
▲	ONE	4" O.C.	2x-w/SIMPSON SDS- 1/4x6' SCREENS @ 8" O.C.	3x-w/ 5/8" @ 2" O.C.	8" O.C.
▲	ONE	3" O.C.	2x-w/SIMPSON SDS- 1/4x6' SCREENS @ 8" O.C.	3x-w/ 5/8" @ 2" O.C.	6" O.C.
▲	ONE	2" O.C.	2x-w/SIMPSON SDS- 1/4x6' SCREENS @ 8" O.C.	3x-w/ 5/8" @ 1" O.C.	4" O.C.
▲	TWO	4" O.C.	3x-w/ 5/8" LB/MB x 4" LG. @ 8" O.C. STAGG.	3x-w/ 5/8" @ 1" O.C.	4" O.C.
▲	TWO	3" O.C.	3x-w/ 5/8" LB/MB x 4" LG. @ 8" O.C. STAGG.	3x-w/ 5/8" @ 1" O.C.	4" O.C.
▲	TWO	2" O.C.	3x-w/ 5/8" LB/MB x 4" LG. @ 8" O.C. STAGG.	3x-w/ 5/8" @ 1" O.C.	4" O.C.

HOLD-DOWN SCHEDULE

TYPE	POST SIZE	ANCHOR
4B	MST4B	4x4 (MN)
6C	MST6C	4x4 (MN)
4B	DBL MST4B	4x6 (MN)
2	HDU 2	4x4 (MN) SB 7/8" x 24
4	HDU 4	4x4 (MN) SB 7/8" x 24
5	HDU 5	4x4 (MN) SB 7/8" x 24
8	HDU 8	4x6 (MN) SB 7/8" x 24
1	HDU 11	4x6 (MN) FAB 8



A 1st FLOOR SHEAR & 2nd FLOOR FRAMING
SCALE: 1/4" = 1'-0"

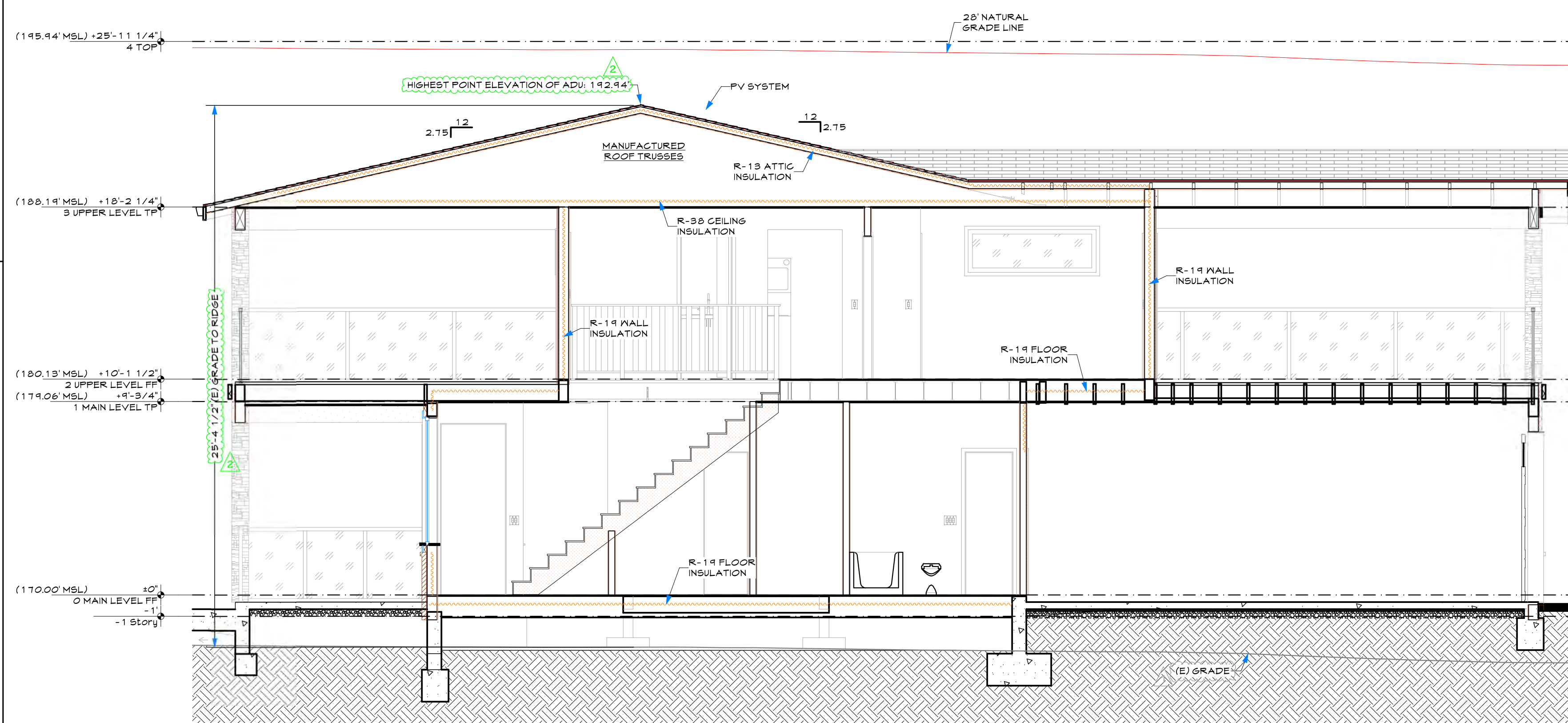


B 2nd FLOOR SHEAR & ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

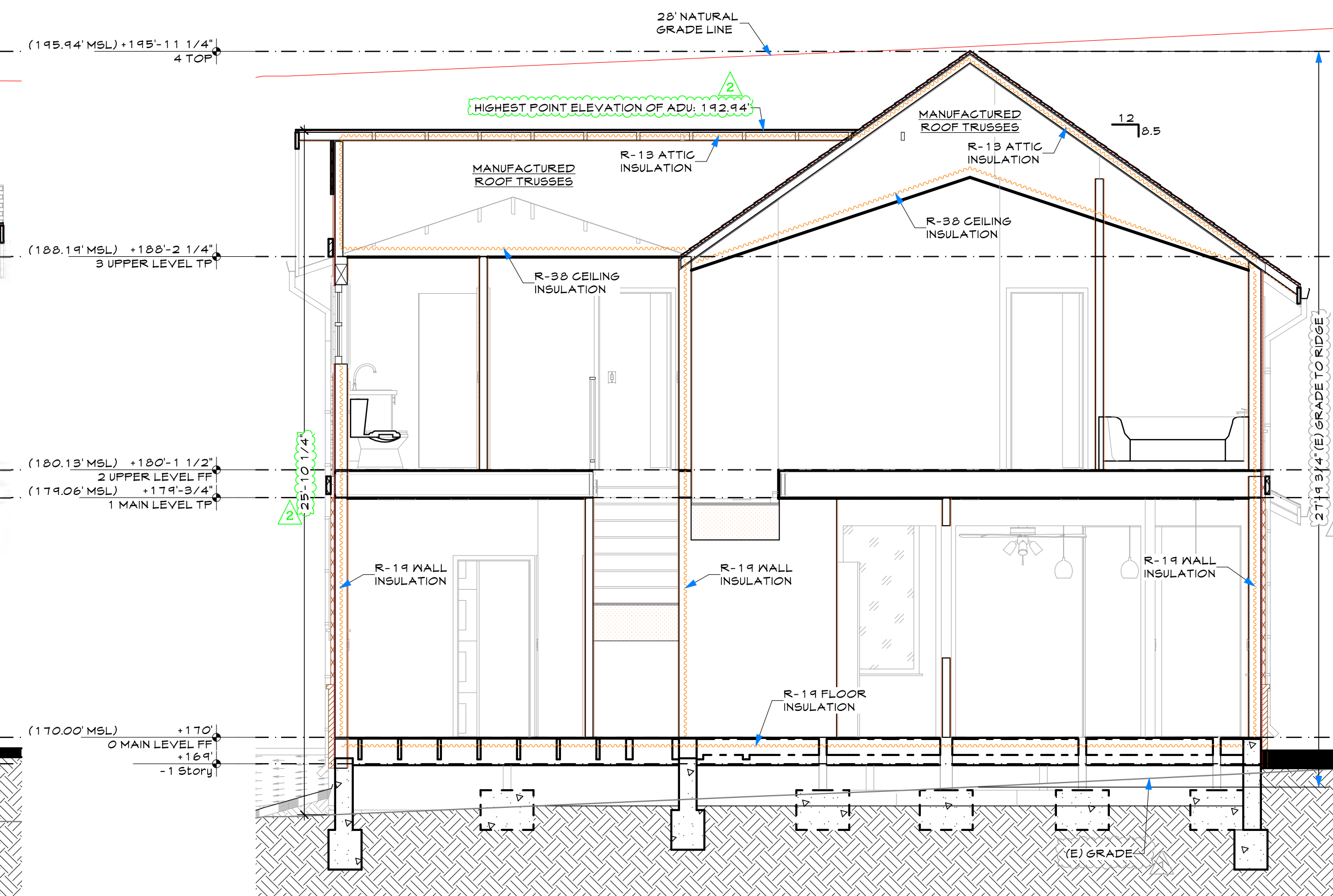
NO.	DATE	DESCRIPTION	BY
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FRAMING PLAN			
PROJECT NO.	Sheet No.		
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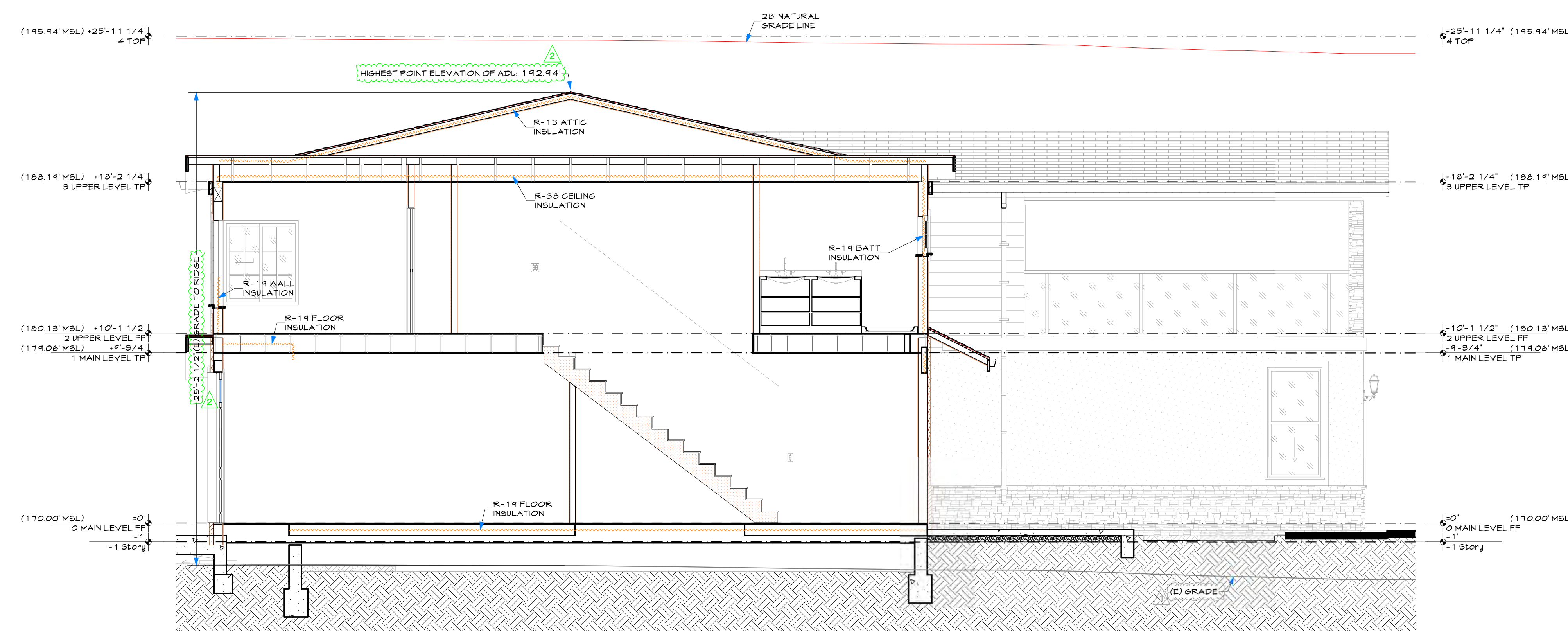
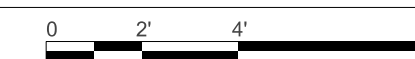
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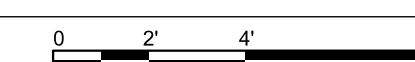
C BUILDING SECTION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



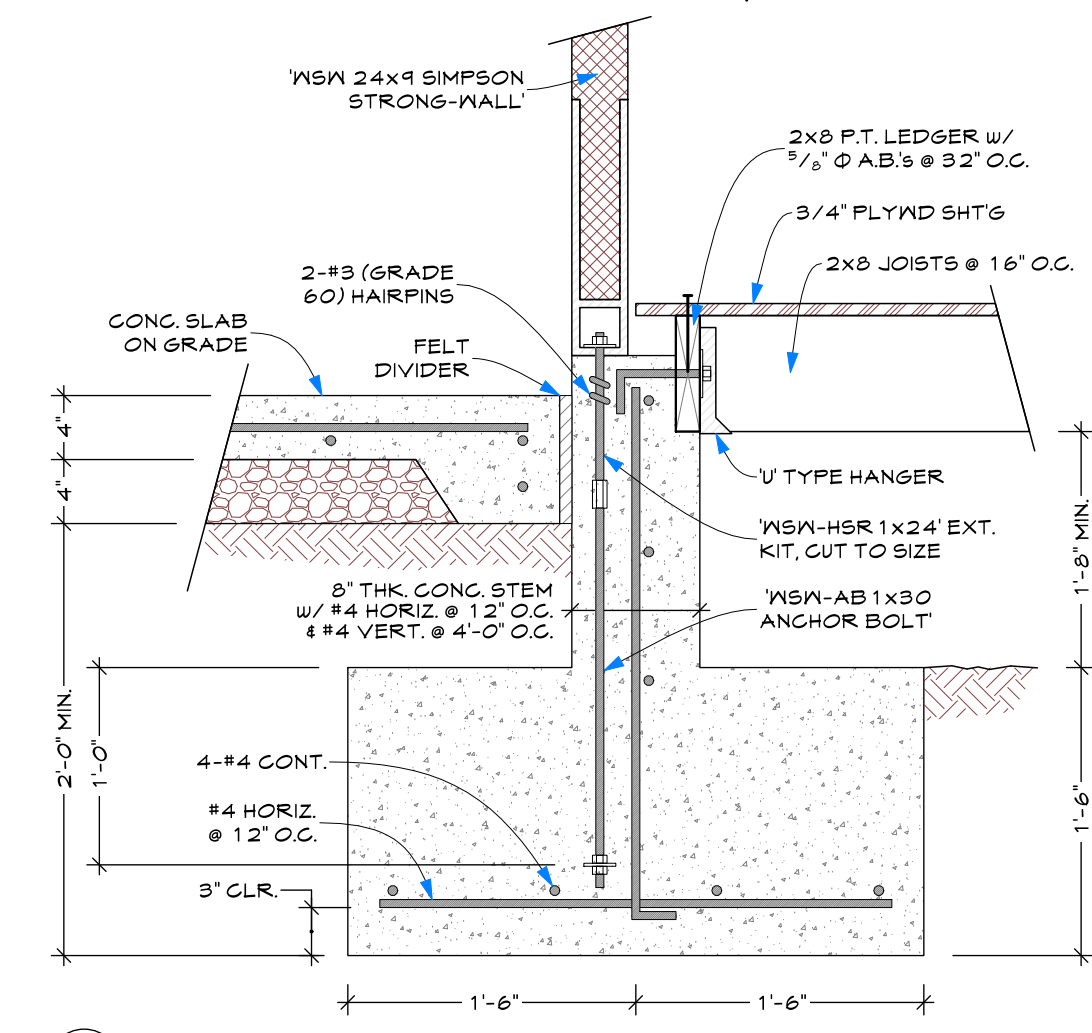
A BUILDING SECTION
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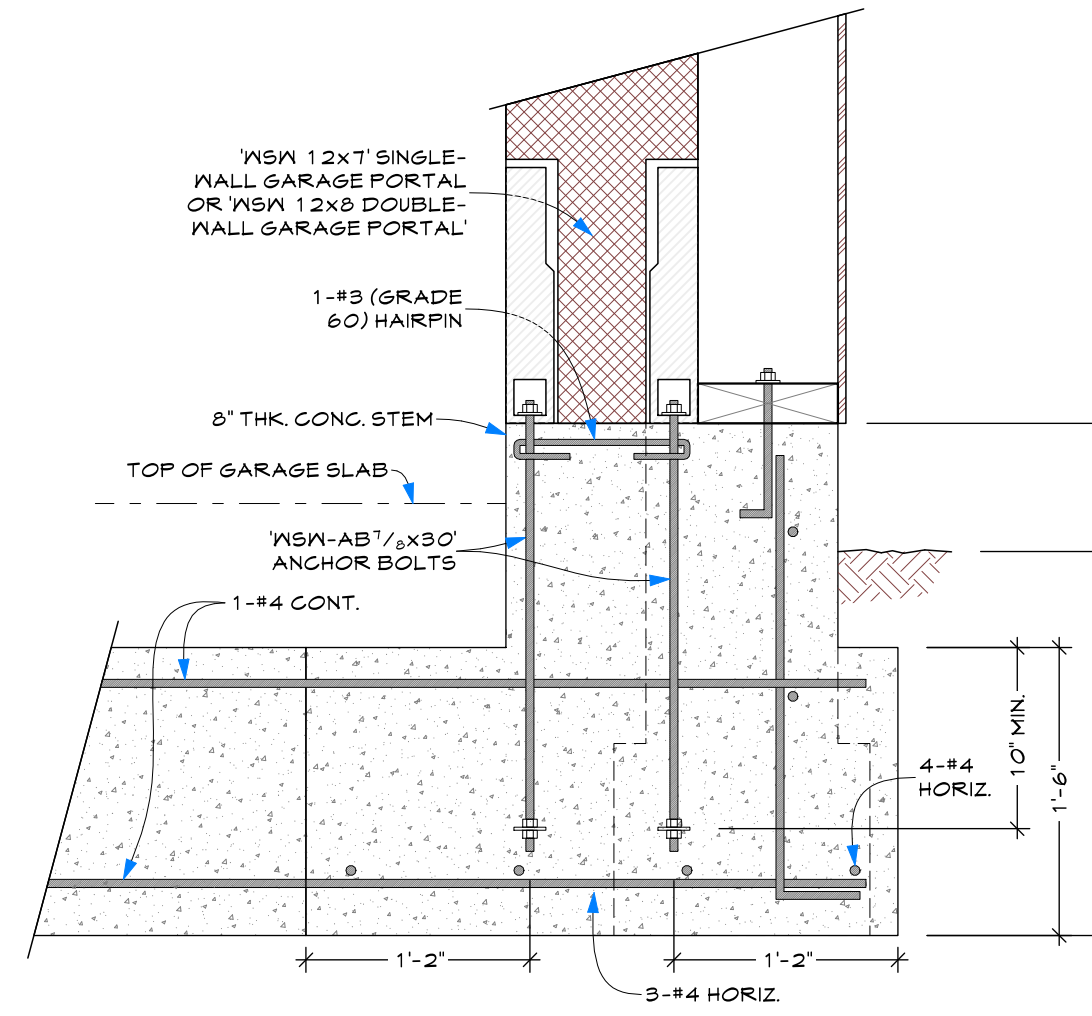
NO.	DATE	DESCRIPTION	BY

REVISION
SHEET TITLE
BUILDING SECTIONS

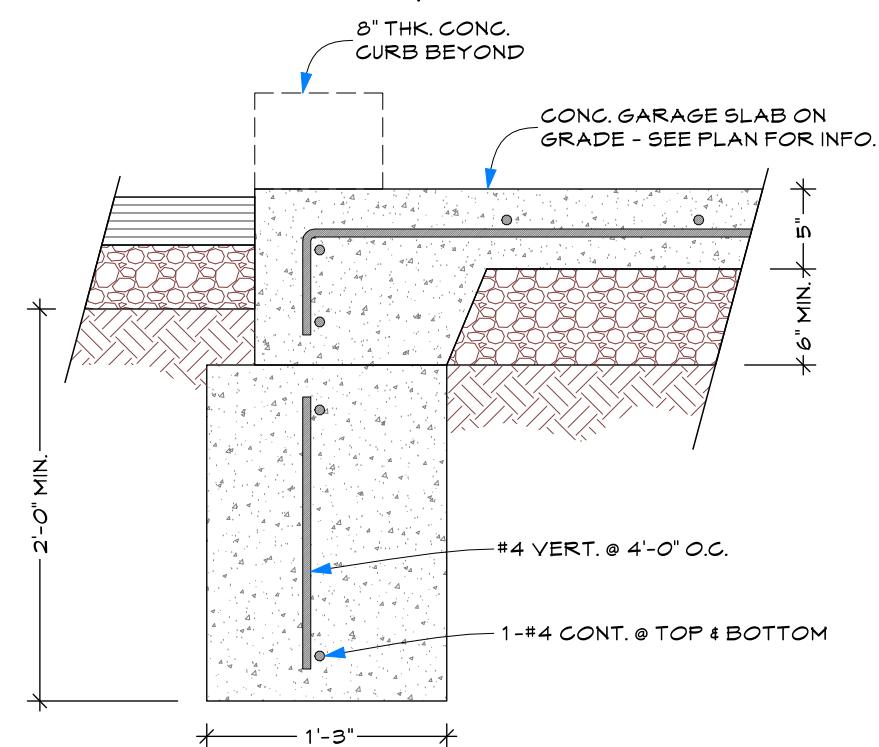
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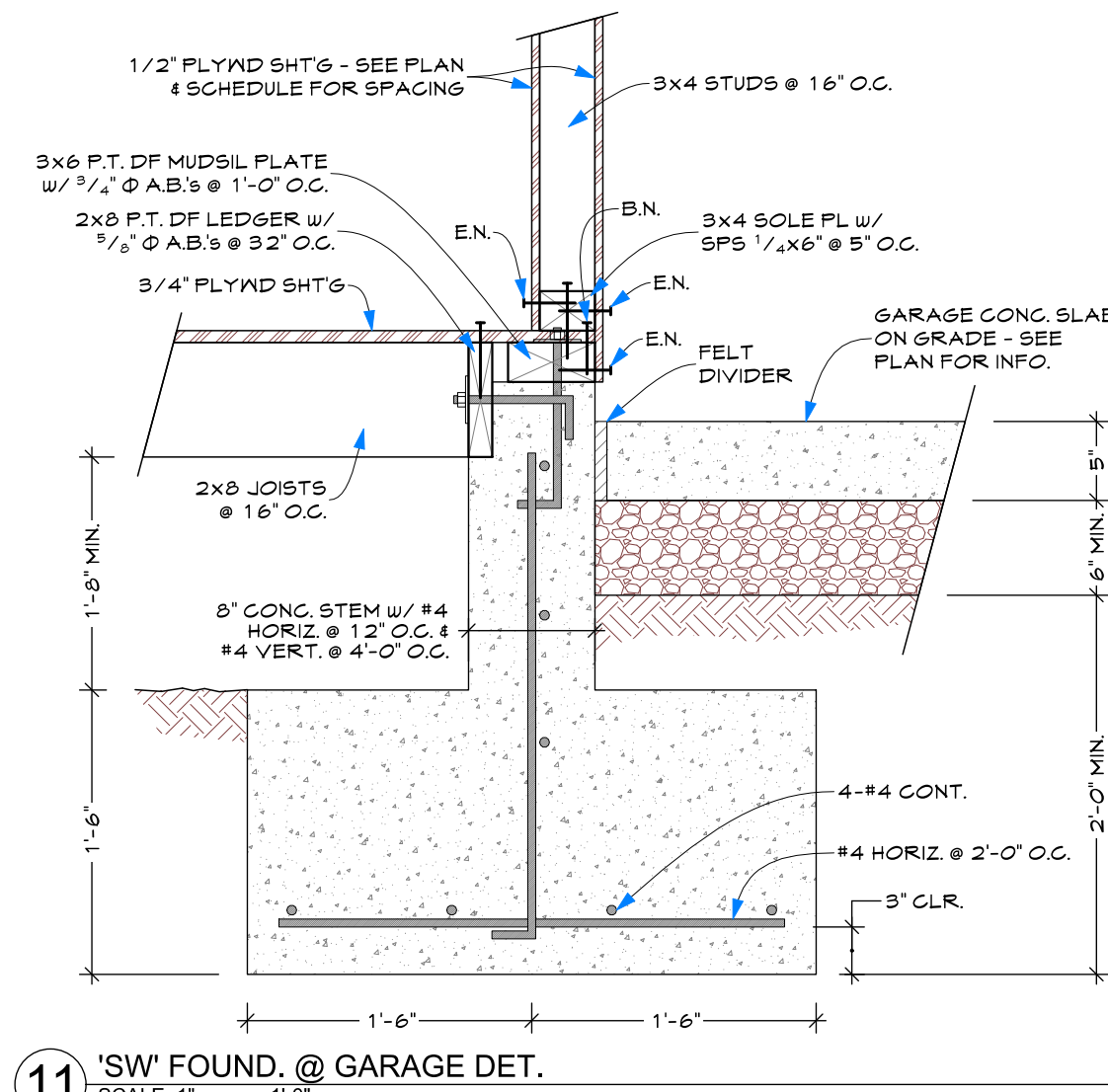
12 'SIMPSON STRONG-WALL' FOUND. DET.
SCALE: 1" = 1'-0"



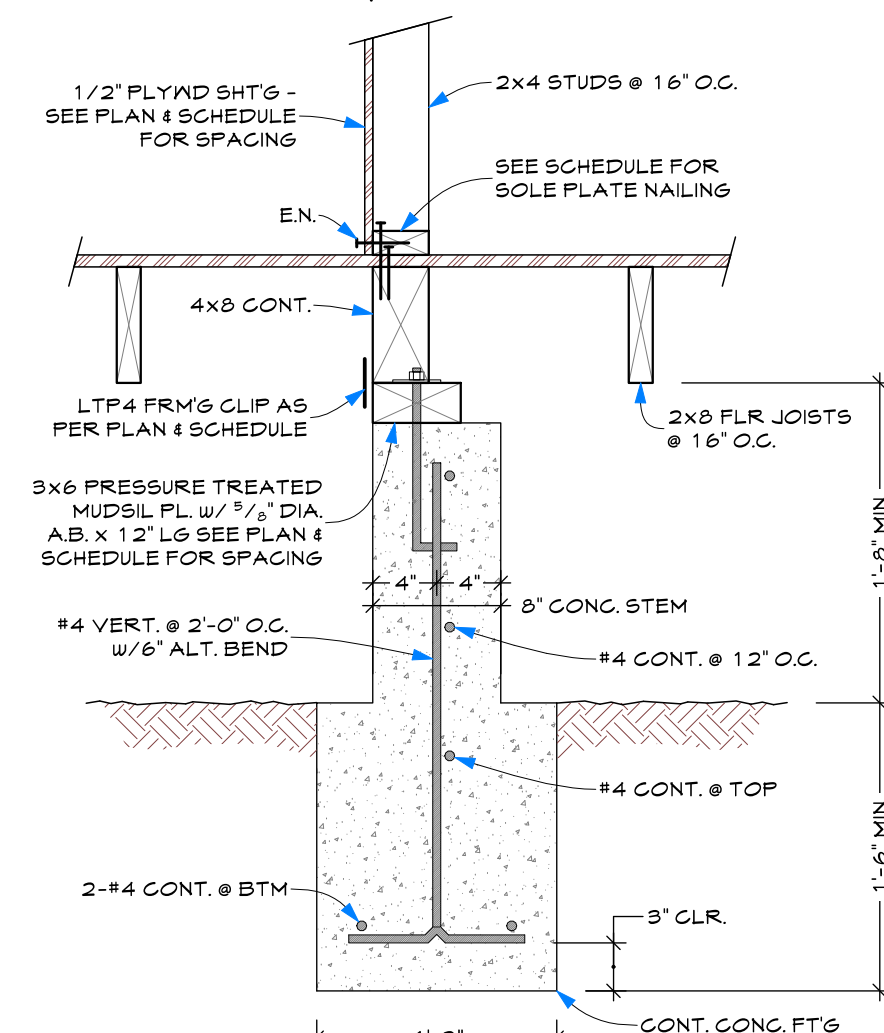
13 'SIMPSON STRONG-WALL' FOUND. DET.
SCALE: 1" = 1'-0"



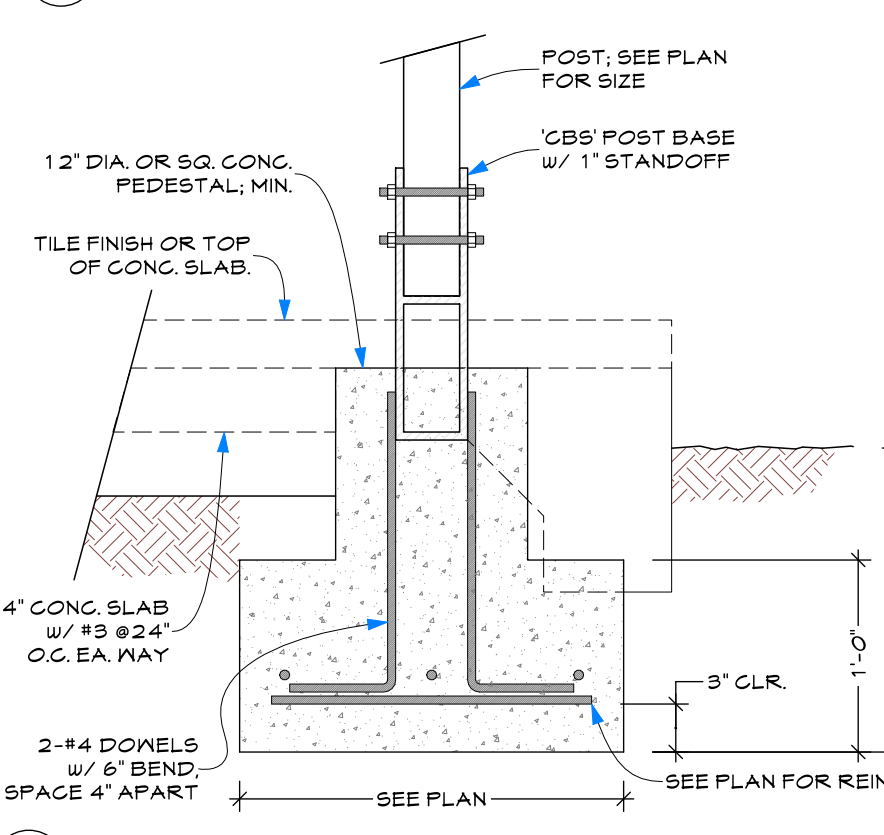
10 CONG. TIE BM @ GARAGE DOOR
SCALE: 1" = 1'-0"



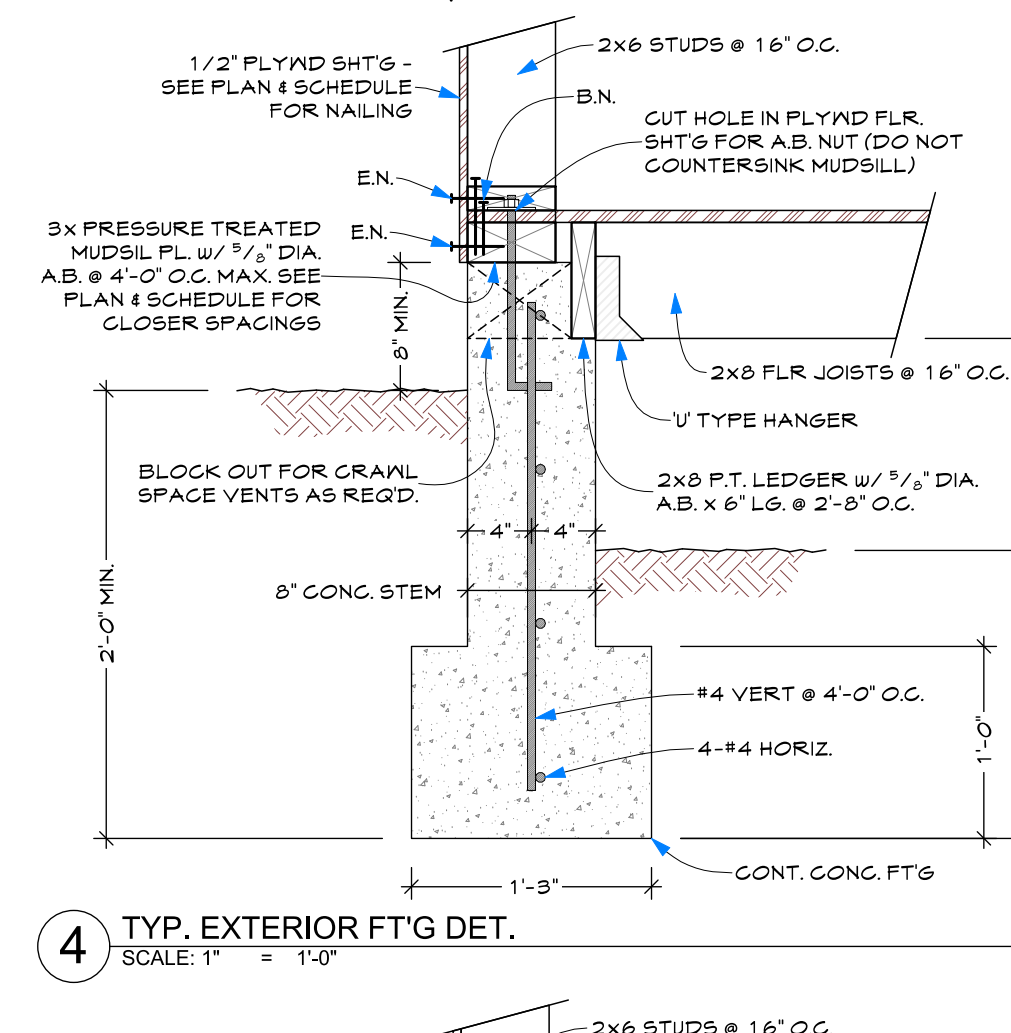
11 'SW' FOUND. @ GARAGE DET.
SCALE: 1" = 1'-0"



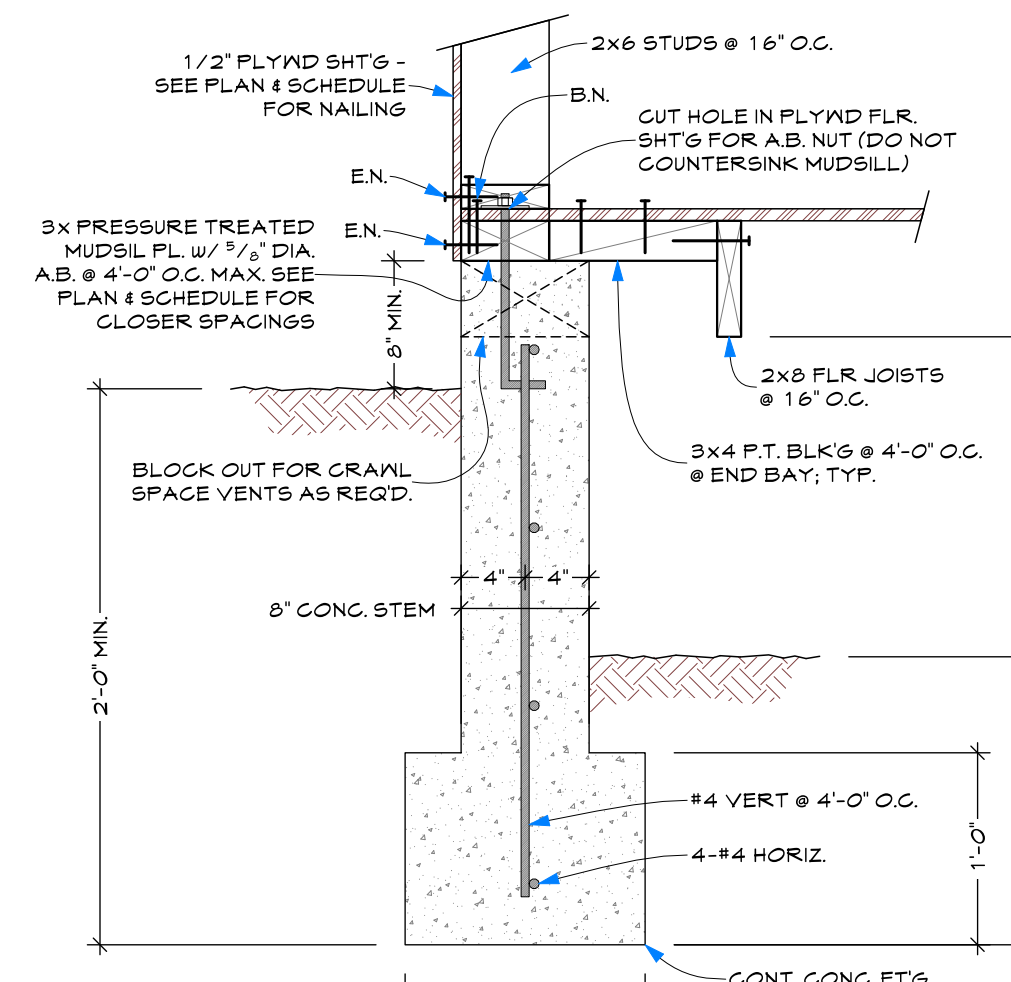
8 TYP. INTERIOR CONT. FT'G DET.
SCALE: 1" = 1'-0"



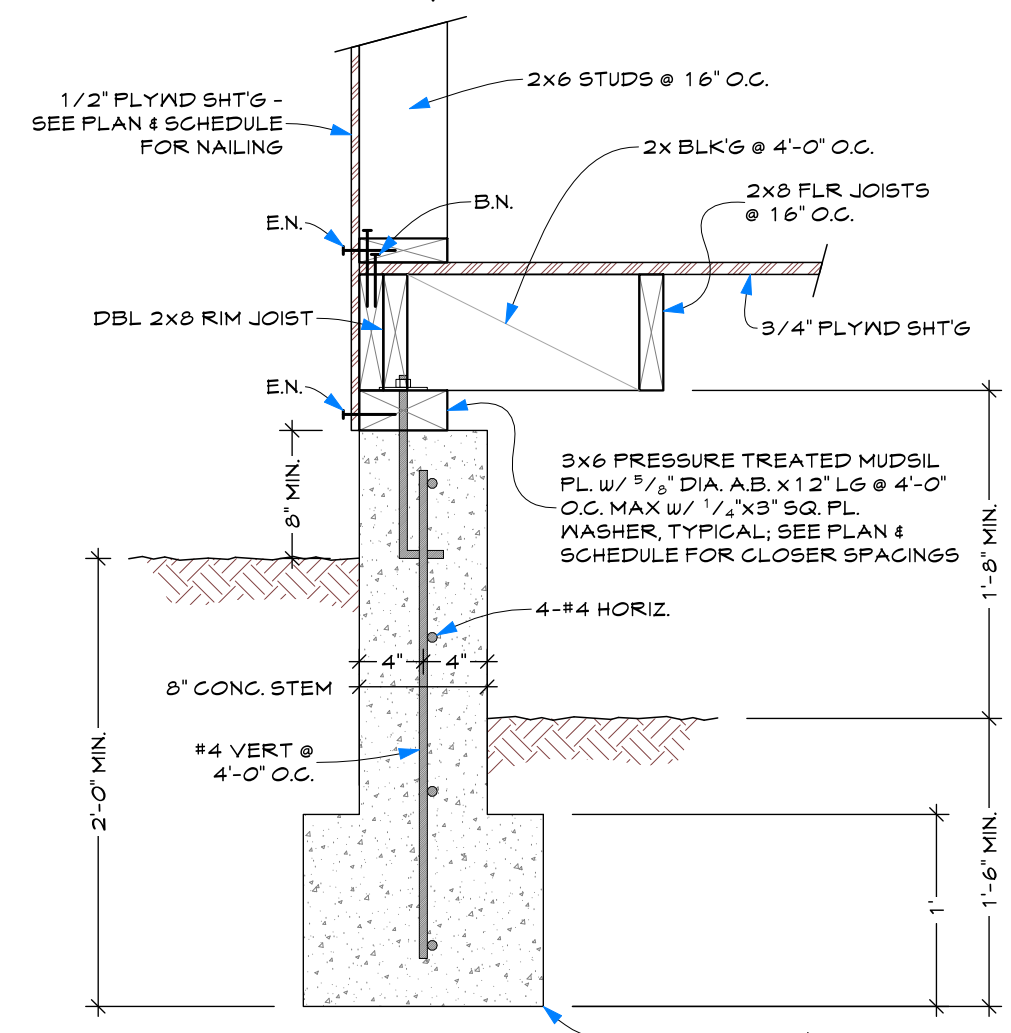
9 EXT. PORCH POST FT'G DET.
SCALE: 1" = 1'-0"



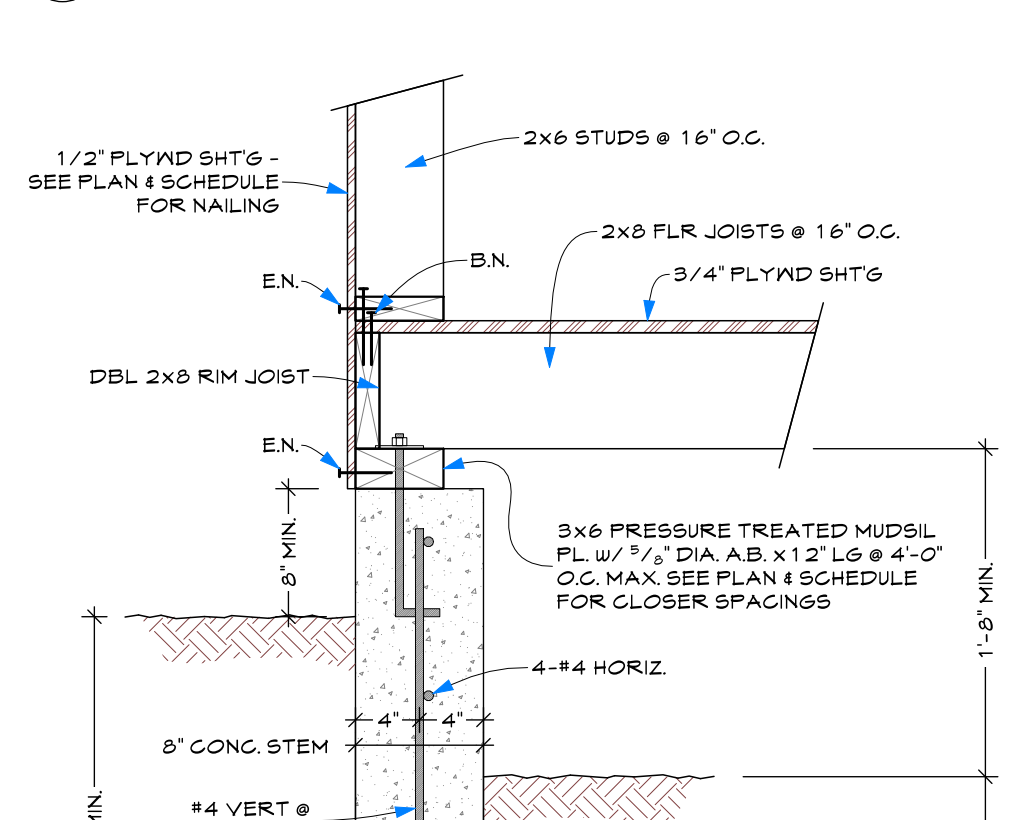
4 TYP. EXTERIOR FT'G DET.
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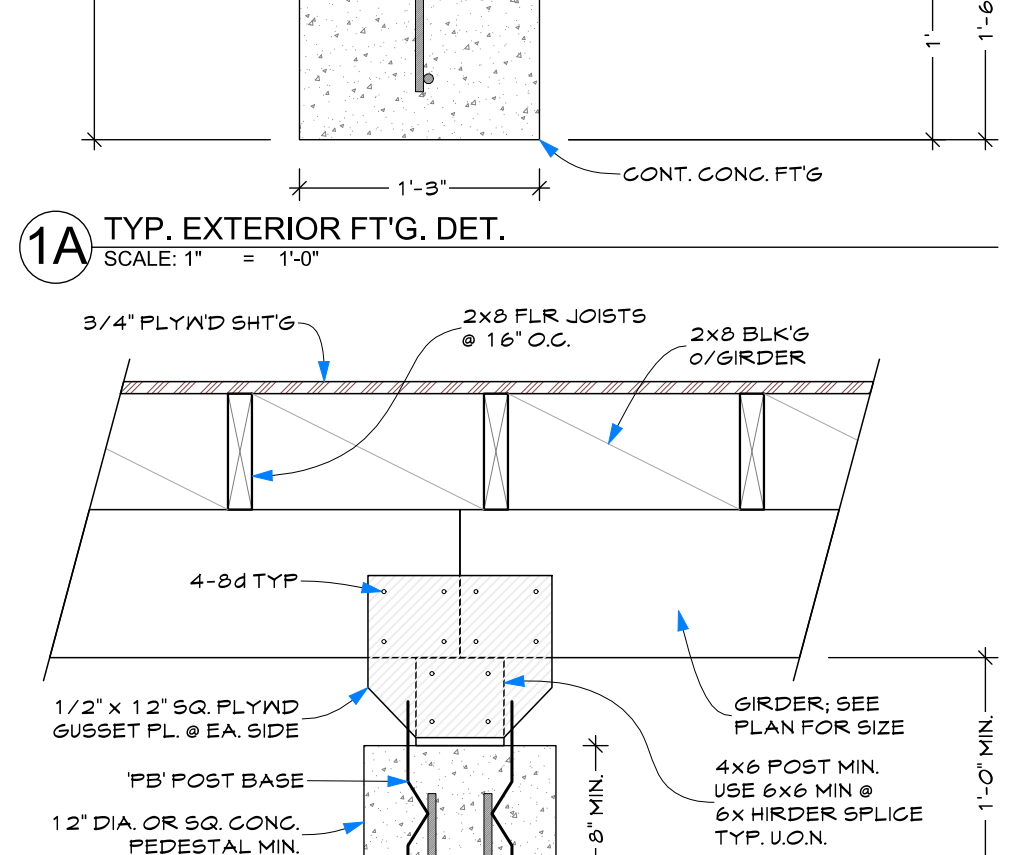
5 TYP. EXTERIOR FT'G DET.
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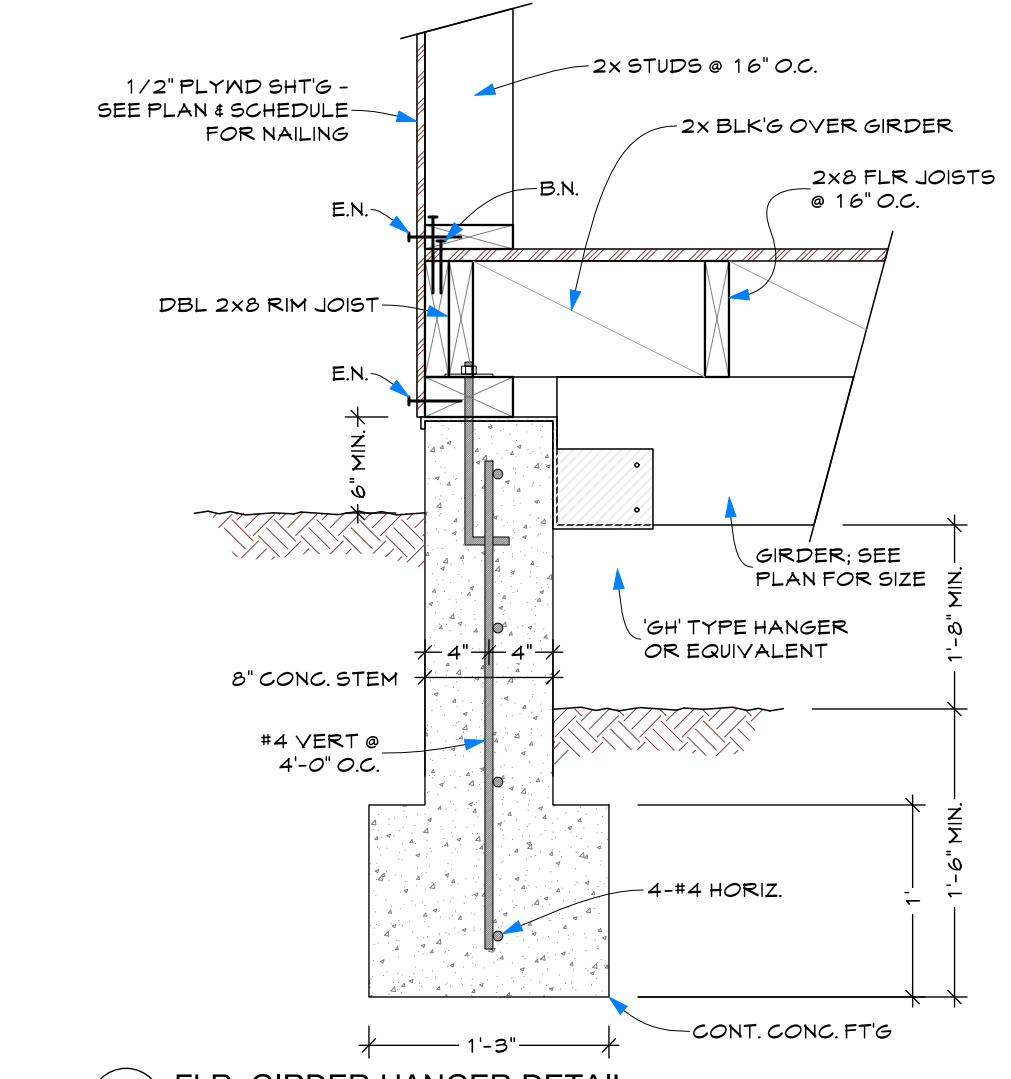
1 TYP. EXTERIOR FT'G DET.
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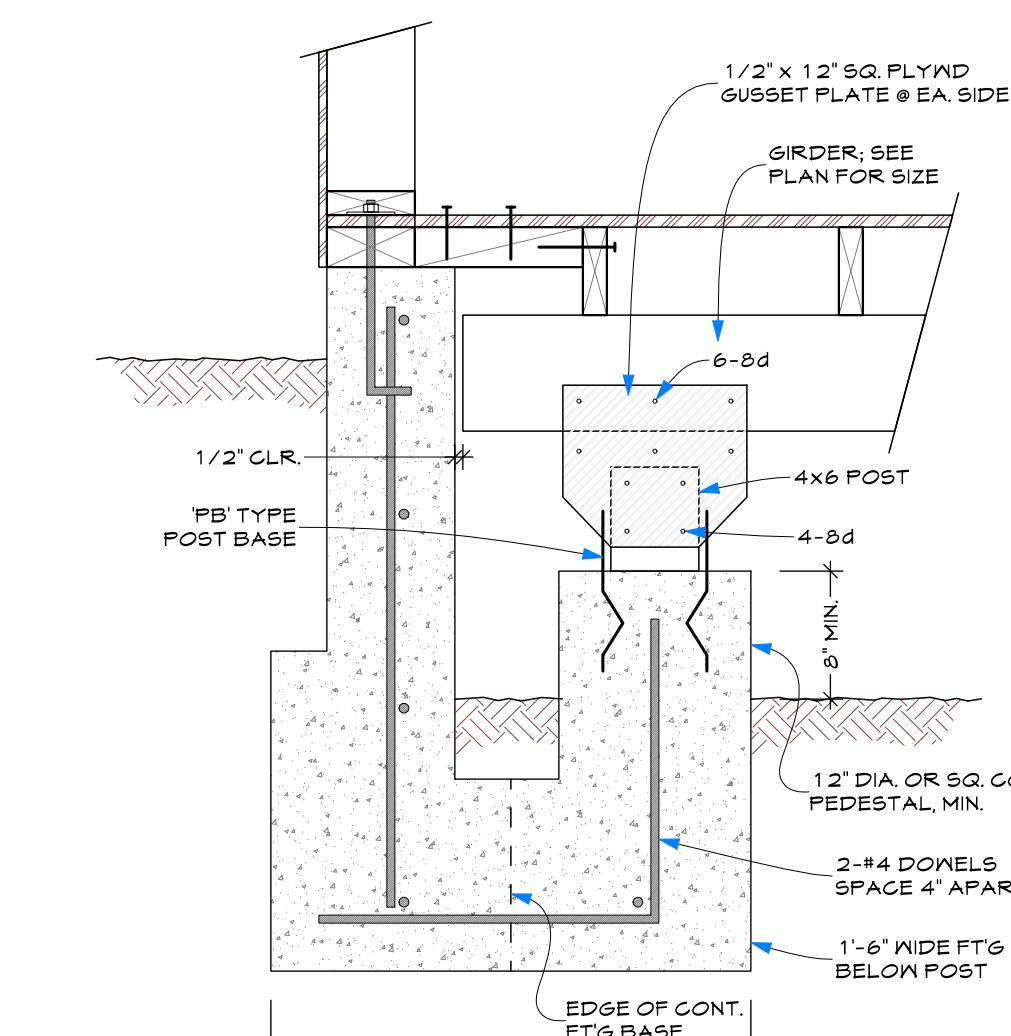
1A TYP. EXTERIOR FT'G DET.
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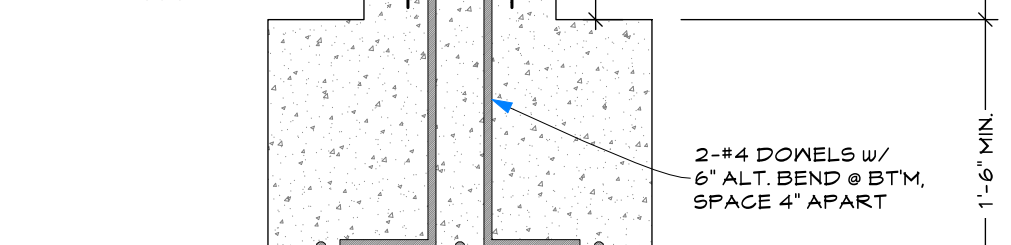
2 TYP. INTERIOR FT'G DET.
SCALE: 1" = 1'-0"



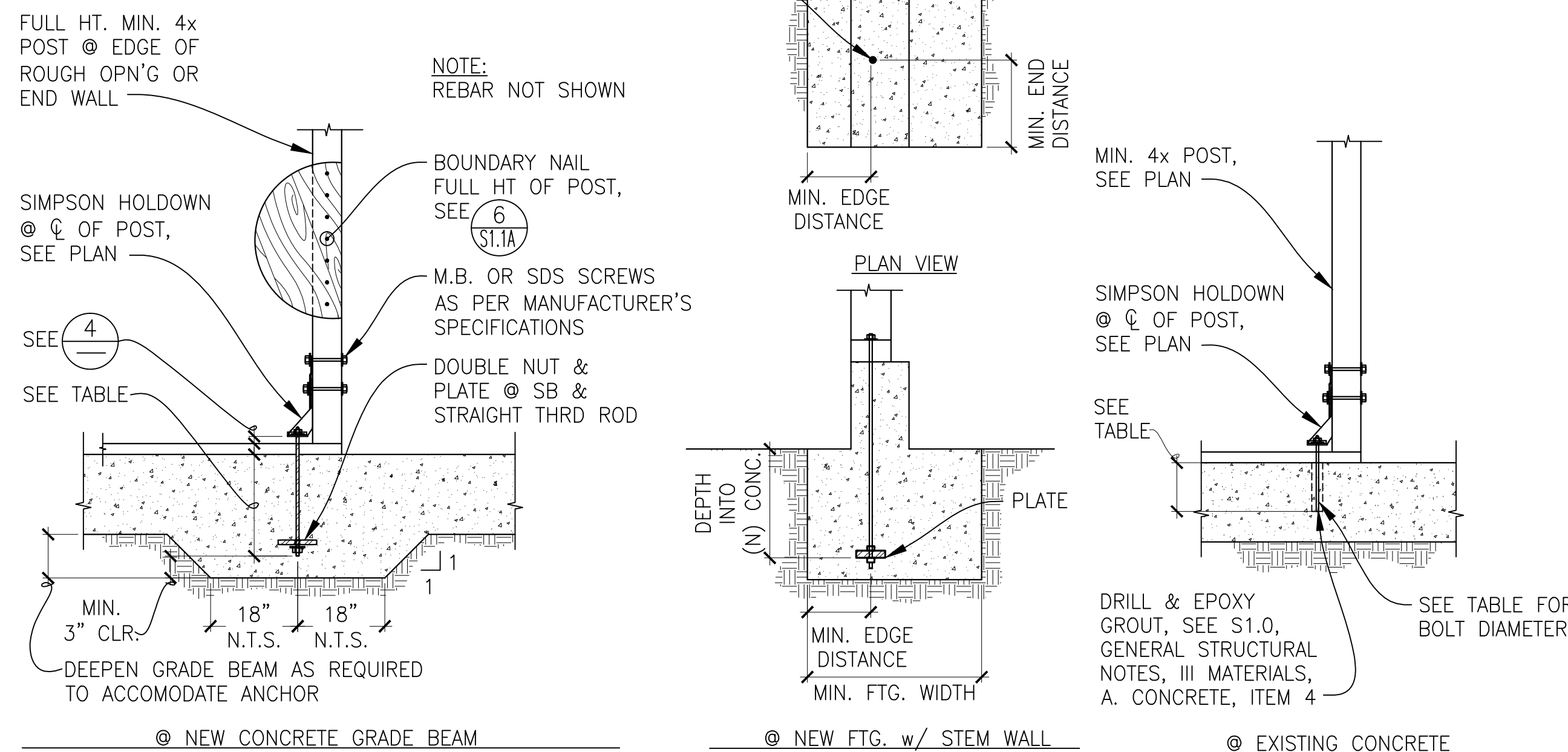
6 FLR. GIRDER HANGER DETAIL
SCALE: 1" = 1'-0"



7 FLR GIRDER & FT'G DETAIL
SCALE: 1" = 1'-0"



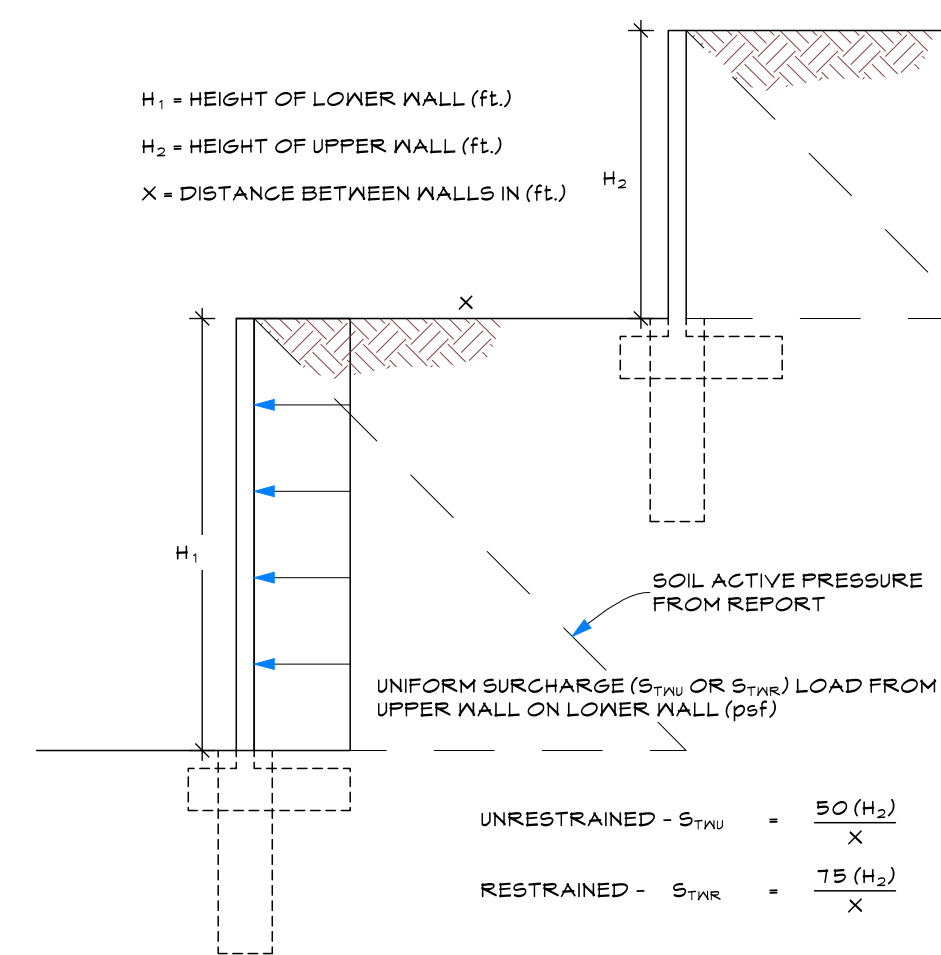
3 TYP. SLAB & EXT. FT'G DETAIL
SCALE: 1" = 1'-0"



HOLDOWN	ANCHOR DIAMETER	ANCHOR INTO (N) CONC.	DEPTH OF THRD. ROD INTO (N) CONC.	MIN. EDGE DISTANCE	MIN. END DISTANCE	MIN. FTG. WIDTH	PLATE IN (N) CONC. FOOTING	PLATE @ P.T. SLAB	MIN. EMBED. INTO (E) CONC.	
HDU2	-	5/8"	SSTB20	12"	3"	7"	18"	1.25"x1.25"x1/4"	2"x2"x3/8"	10"
HDU4	-	5/8"	SSTB20	12"	3"	7"	18"	1.25"x1.25"x1/4"	2"x2"x1/2"	12"
HDU5	HD5	5/8"	SSTB24	12"	3"	7"	18"	1.25"x1.25"x1/4"	2"x2"x1/2"	14"
-	HD7	7/8"	SB 7/8x24	18"	5.25"	18"	24"	1.5"x1.5"x1/4"	3"x3"x5/8"	16"
HDU8	-	7/8"	SB 7/8x24	18"	5.25"	18"	24"	1.5"x1.5"x1/4"	3"x3"x5/8"	18"
-	HD9	7/8"	SB 7/8x24	18"	5.25"	18"	24"	1.5"x1.5"x1/4"	4"x4"x3/4"	20"
HDU11	-	1"	SB 1x30	24"	6"	24"	30"	1.75"x1.75"x1/4"	4"x4"x3/4"	22"
HDU14	HD12	1"	SB 1x30	24"	6"	24"	30"	1.75"x1.75"x1/4"	4"x4"x3/4"	24"
-	HD19	1 1/4"	-	30"	12"	30"	36"	2"x2"x3/8"	4"x4"x3/4"	26"

* EXCLUDING DEPTH OF STEM
14 TYPICAL HOLDOWN DETAIL @ CONCRETE FOUNDATION
SCALE: 3/4" = 1'-0"

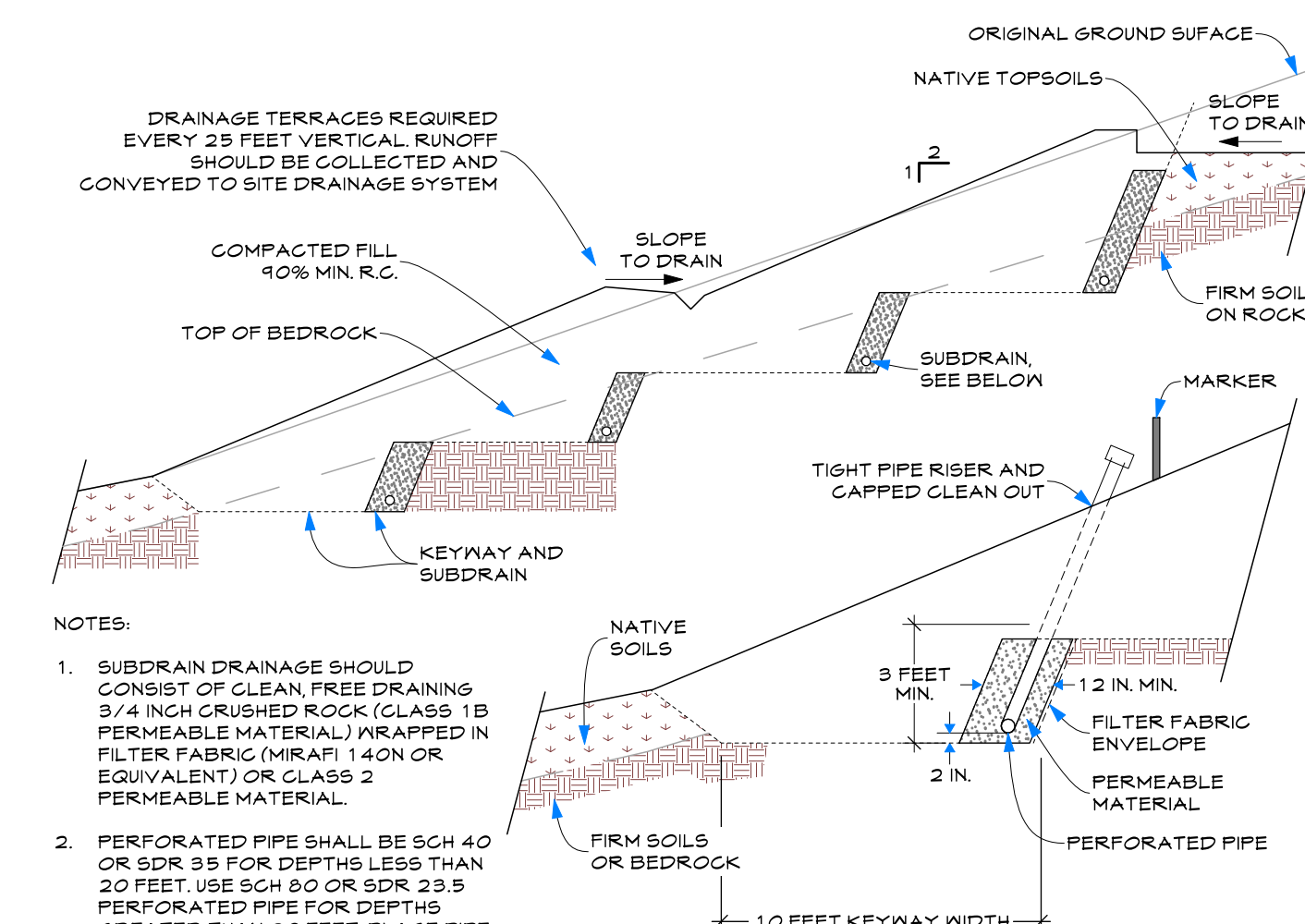
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SHEET TITLE FOUNDATION DETAILS			
PROJECT NO.	Sheet No.		
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DATE:			



FOR $0.5(H_1) < X < (2H_1)$
 FOR $X < 0.5(H_1)$, DESIGN LOWER WALL WITH FULL SOIL LOAD OF EQUIVALENT WALL HEIGHT $H_1 + H_2$

- NOTES:
- FOR LEVEL BACKFILL CONDITIONS COMPOSED OF COMPACTED FILL OR COMPETANT SOILS WITH MINIMUM EFFECTIVE STRESS FRICTION ANGLE OF 32°.
 - SEPARATE ANALYSIS FOR GLOBAL STABILITY SHOULD BE PERFORMED IF DETERMINED BY GEOTECHNICAL REPORT.
 - FOR MORE THAN TWO TIERED WALLS, DESIGN FROM TOP DOWN WITH INTERMEDIATE WALLS DESIGNED WITH INCREASED HEIGHT. CONSULT GEOTECHNICAL ENGINEER.
 - UNRESTRAINED SITE RETAINING WALLS ARE FREE TO ROTATE AT THE TOP OF WALL. RESTRAINED SITE RETAINING WALLS ARE TYPICALLY BRACED OR TIED-BACK.

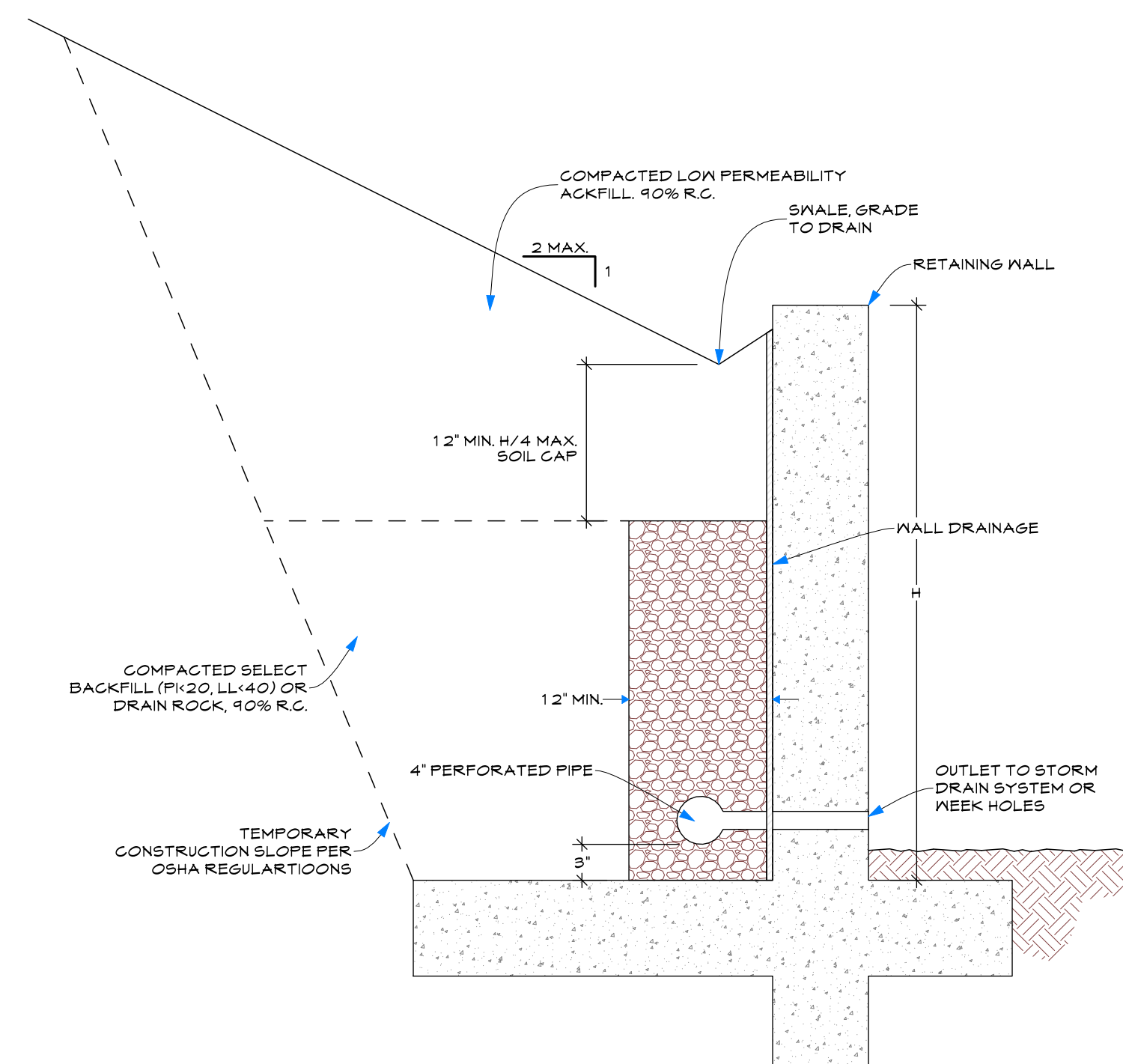
3 TIERED WALL SURCHARGE FOR LEVEL BACKFILL
 NOT TO SCALE



NOTES:

- SUBDRAIN DRAINAGE SHOULD CONSIST OF CLEAN, FREE DRAINING 3/4 INCH CRUSHED ROCK (CLASS 1B PERMEABLE MATERIAL) WRAPPED IN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) OR CLASS 2 PERMEABLE MATERIAL.
- PERFORATED PIPE SHALL BE SCH 40 OR SDR 35 FOR DEPTHS LESS THAN 20 FEET. USE SCH 80 OR SDR 23.5 PERFORATED PIPE FOR DEPTHS GREATER THAN 20 FEET. PLACE PIPE PERFORATIONS DOWN AND SLOPE AT 1% TO A GRAVITY OUTLET, WITH TIGHT PIPE TO GRAVITY DISCHARGE.
- CLEAN OUTS SHOULD BE INSTALLED AT THE UPSLOPE END AND AT SIGNIFICANT DIRECTION CHANGES OF THE PERFORATED PIPE. ADDITIONALLY, ALL ANGLED CONNECTORS SHALL BE LONG BEND SWEEP CONNECTIONS.
- ALL WORK AND MATERIALS SHALL CONFORM WITH SECTION 68 OF THE LATEST EDITION OF THE CALTRANS STANDARD SPECIFICATIONS.

1 HILLSIDE FILL, TYP.
 NOT TO SCALE



NOTES:

- WALL DRAINAGE SHOULD CONSIST OF CLEAN, FREE DRAINING 3/4 INCH CRUSHED ROCK (CLASS 1B PERMEABLE MATERIAL) WRAPPED IN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) OR CLASS 2 PERMEABLE MATERIAL. ALTERNATIVELY, PRE-FABRICATED DRAINAGE PANELS (MIRADRAIN 5100N OR EQUIVALENT) INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS MAY BE USED IN LIEU OF DRAIN ROCK AND FABRIC.
- ALL RETAINING WALLS ADJACENT TO INTERIOR LIVING SPACES SHALL BE WATER/VAPOR PROOFED AS SPECIFIED BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER.
- PERFORATED PIPE SHALL BE SCH 40 OR SDR 35 FOR DEPTHS LESS THAN 20 FEET. USE SCH 80 OR SDR 23.5 PERFORATED PIPE FOR DEPTHS GREATER THAN 20 FEET. PLACE PIPE PERFORATIONS DOWN AND SLOPE 1% TO A GRAVITY OUTLET. ALTERNATIVELY, DRAINAGE CAN BE OUTLET THROUGH 3" DIAMETER NEEK HOLES SPACED APPROXIMATELY 20' APART.
- CLEAN OUTS SHOULD BE INSTALLED AT THE UPSLOPE END AND AT SIGNIFICANT DIRECTION CHANGES OF THE PERFORATED PIPE. ADDITIONALLY, ALL ANGLED CONNECTORS SHALL BE LONG BEND SWEEP CONNECTIONS.
- DURING COMPACTION, THE CONTRACTOR SHOULD USE APPROPRIATE METHODS (SUCH AS TEMPORARY BRACING AND/OR LIGHT COMPACTION EQUIPMENT) TO AVOID OVER-STRESSING THE WALLS. WALLS SHALL BE COMPLETELY BACKFILLED PRIOR TO CONSTRUCTION IN FRONT OF OR ABOVE THE RETAINING WALL.
- REFER TO THE GEOTECHNICAL REPORT FOR LATERAL SOIL PRESSURES.
- ALL WORK AND MATERIALS SHALL CONFORM WITH SECTION 68 OF THE LATEST EDITION OF THE CALTRANS STANDARD SPECIFICATIONS.

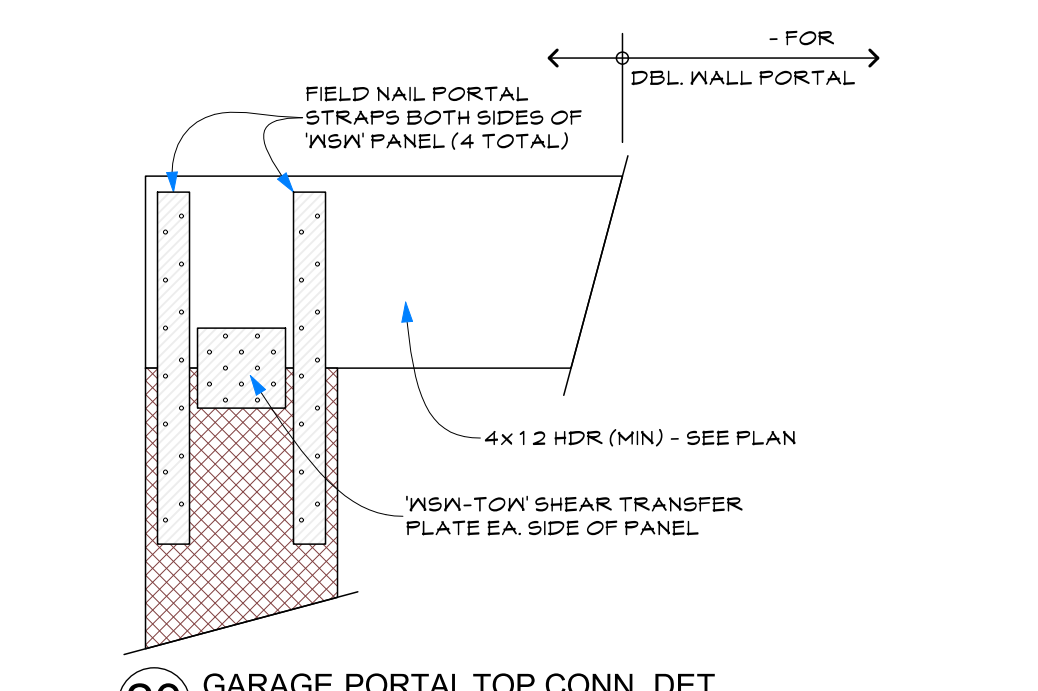
2 RETAINING WALL BACKDRAIN NOTES, TYP.
 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

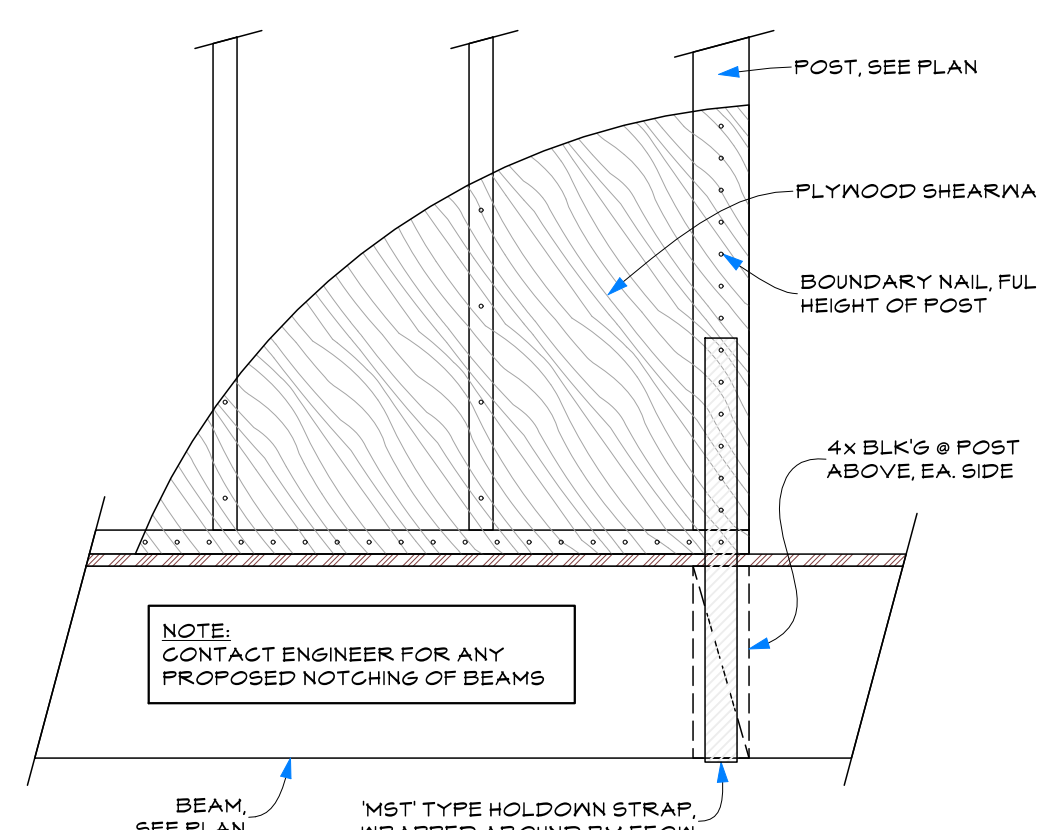
REVISION

SHEET TITLE
**FOUNDATION/GRADING
 DETAILS**

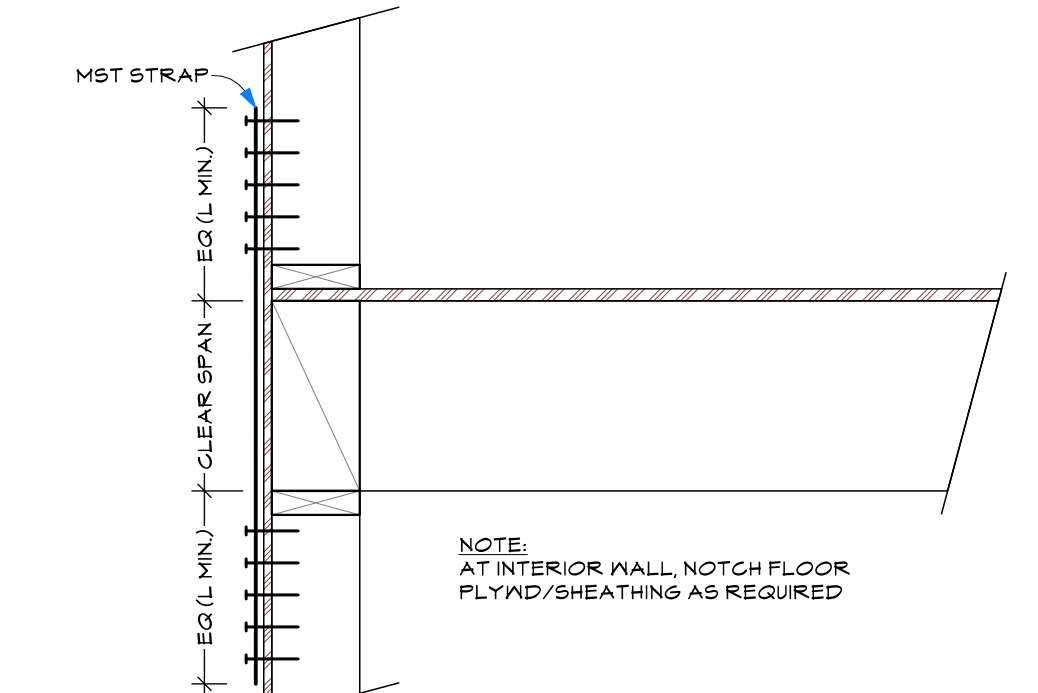
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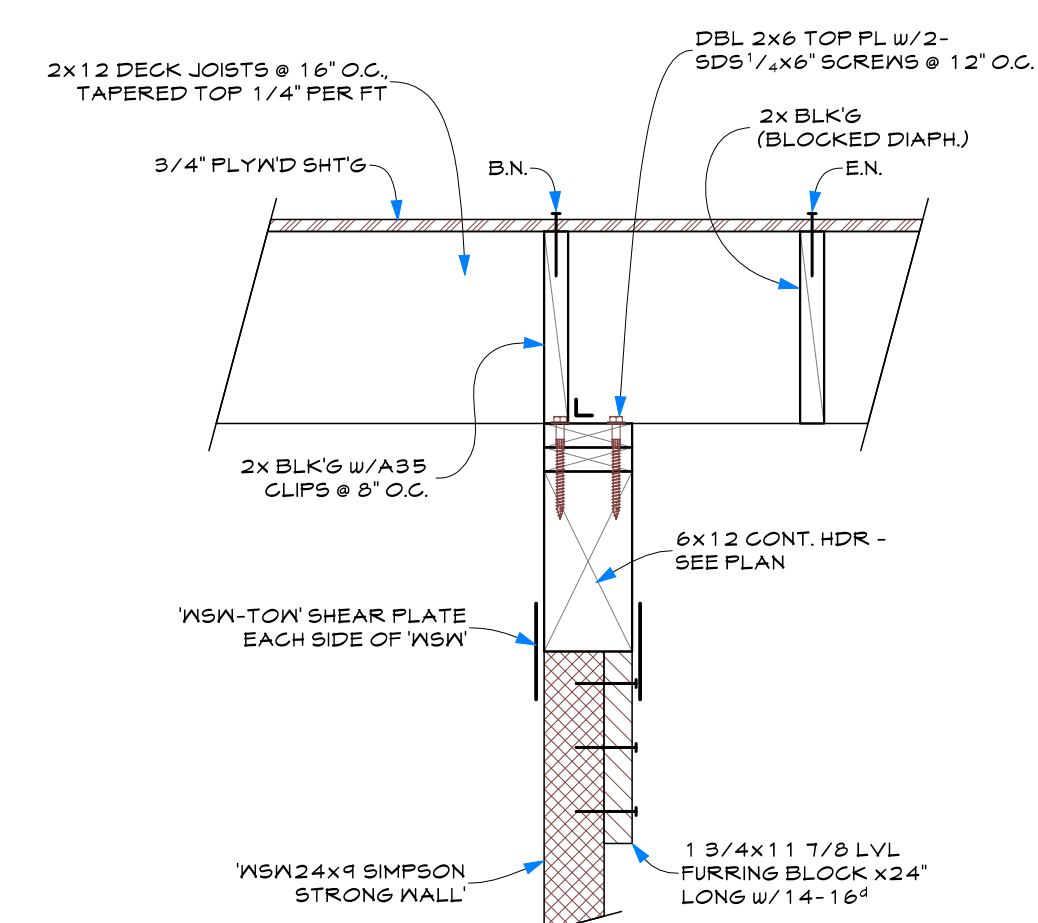
20 GARAGE PORTAL TOP CONN. DET.
SCALE: 1" = 1'-0"



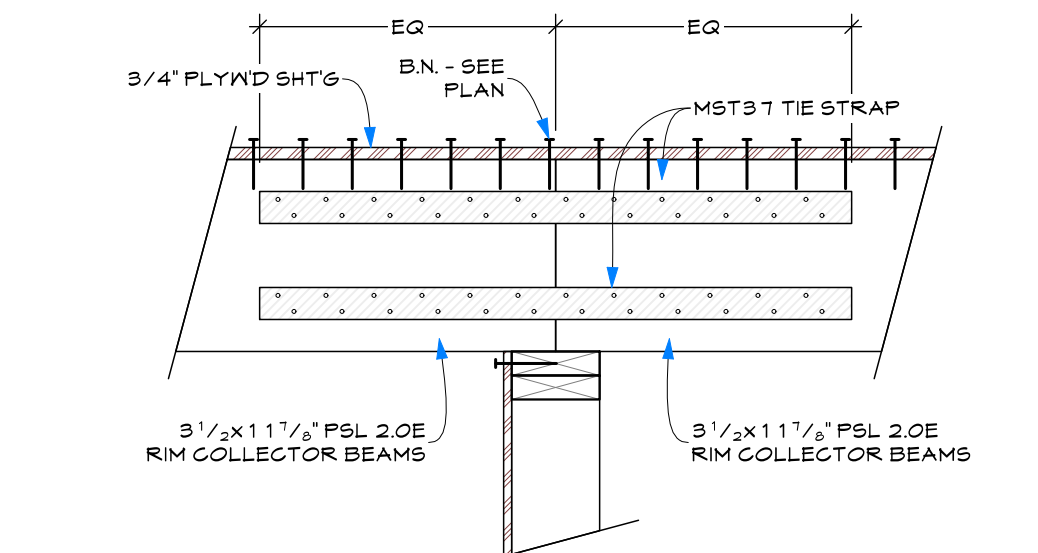
21 HOLDDOWN AT BEAM, TYP.
SCALE: 1" = 1'-0"



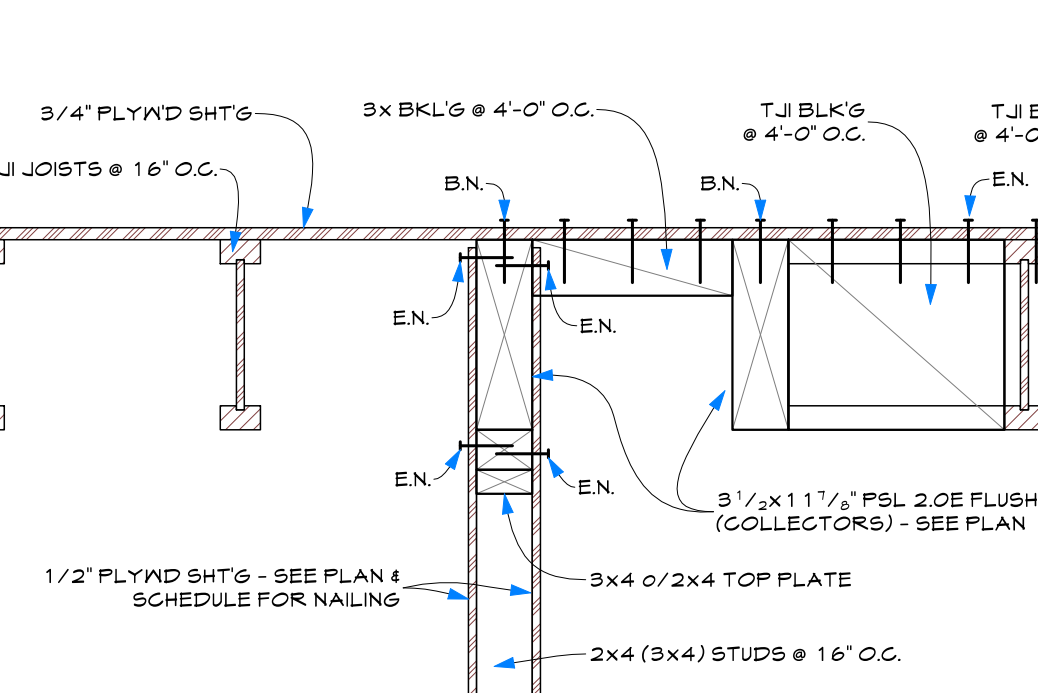
22 HOLDDOWN BETWEEN FLOORS, TYP.
SCALE: 1" = 1'-0"



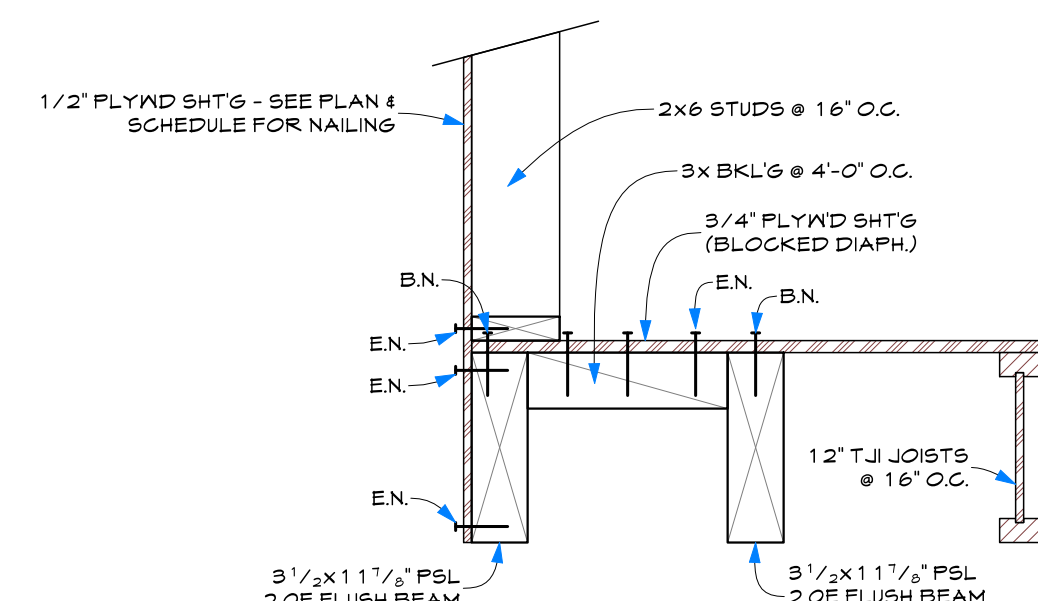
15 DECK FRAMING OF WSW SIMPSON STRONG-WALL'
SCALE: 1" = 1'-0"



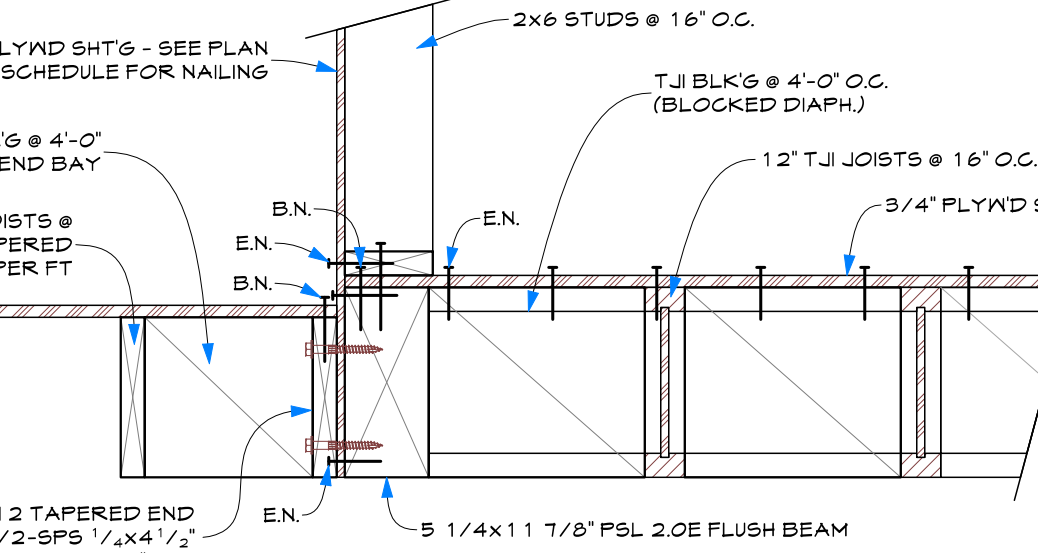
16 TIE STRAP COLLECTOR DETAIL
SCALE: 1" = 1'-0"



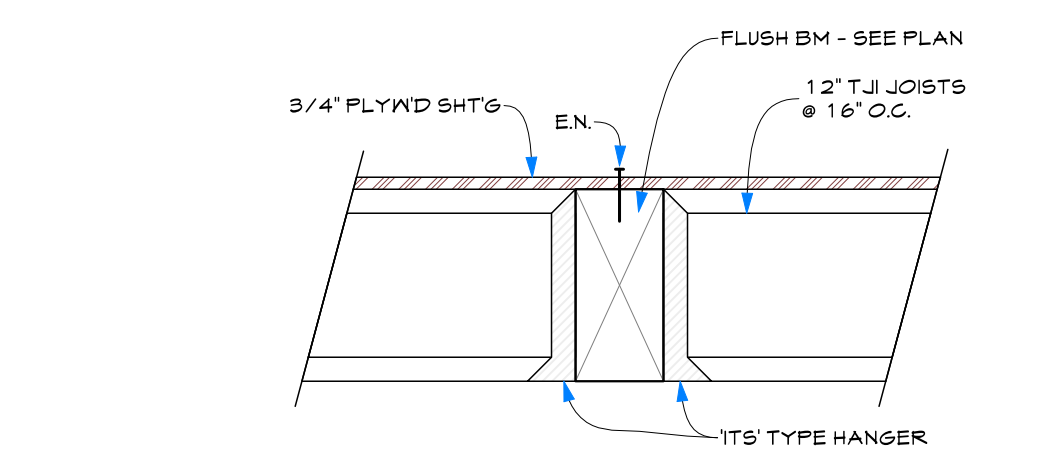
17 PLYWD 'SW' & FLOOR BLOCKED DIAPH. DET.
SCALE: 1" = 1'-0"



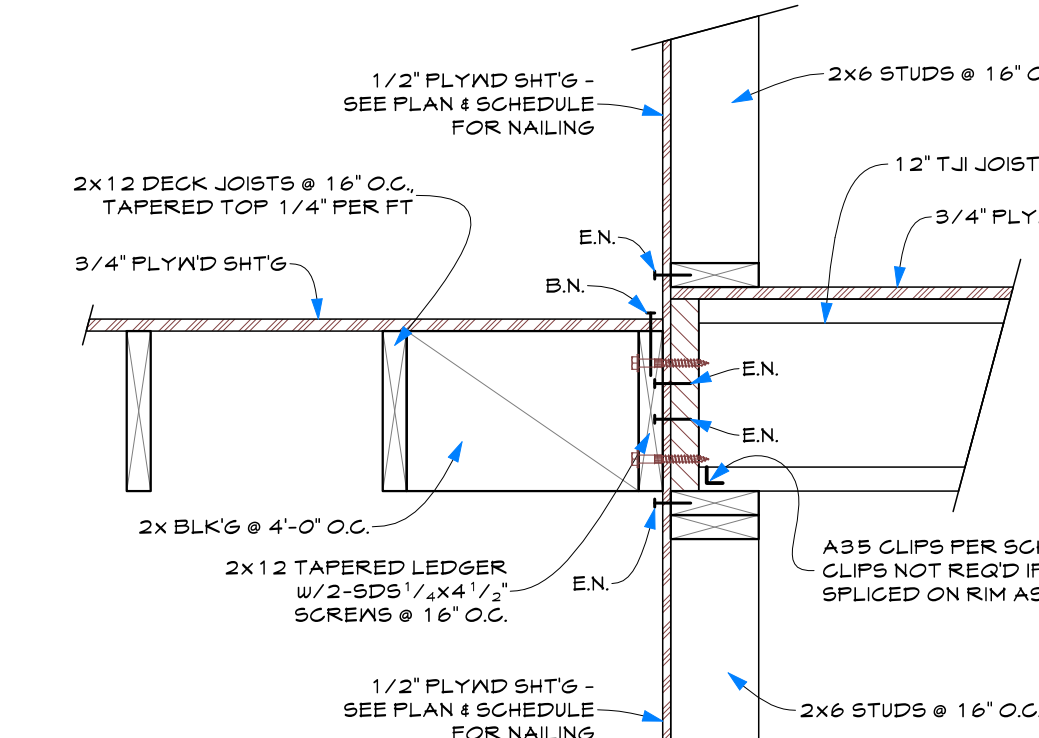
18 PLYWD 'SW' & FLOOR TRANSFER DIAPH. DET.
SCALE: 1" = 1'-0"



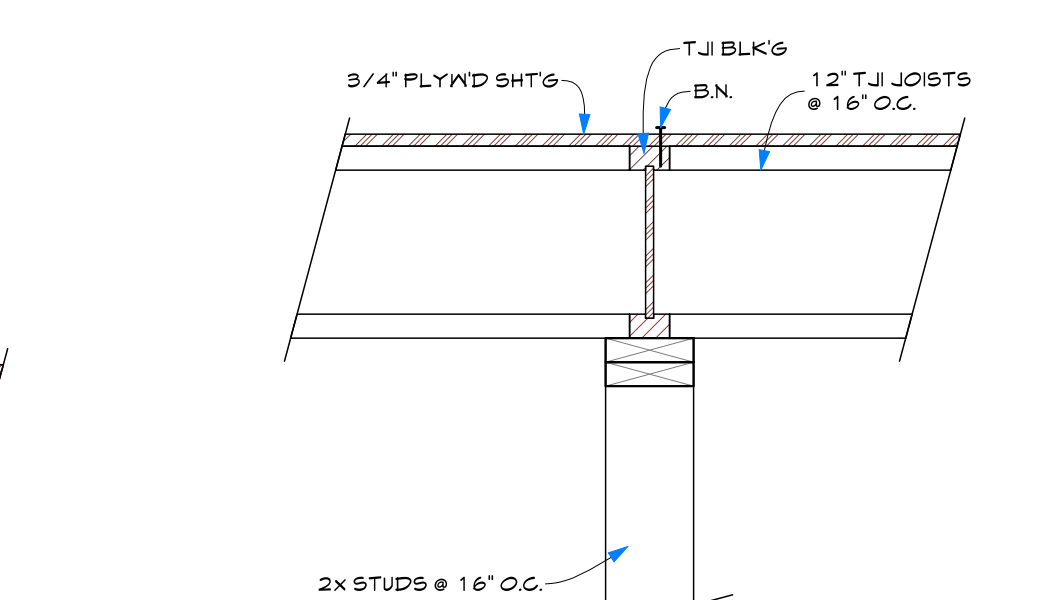
19 FLOOR/DECK FRAMING DETAIL
SCALE: 1" = 1'-0"



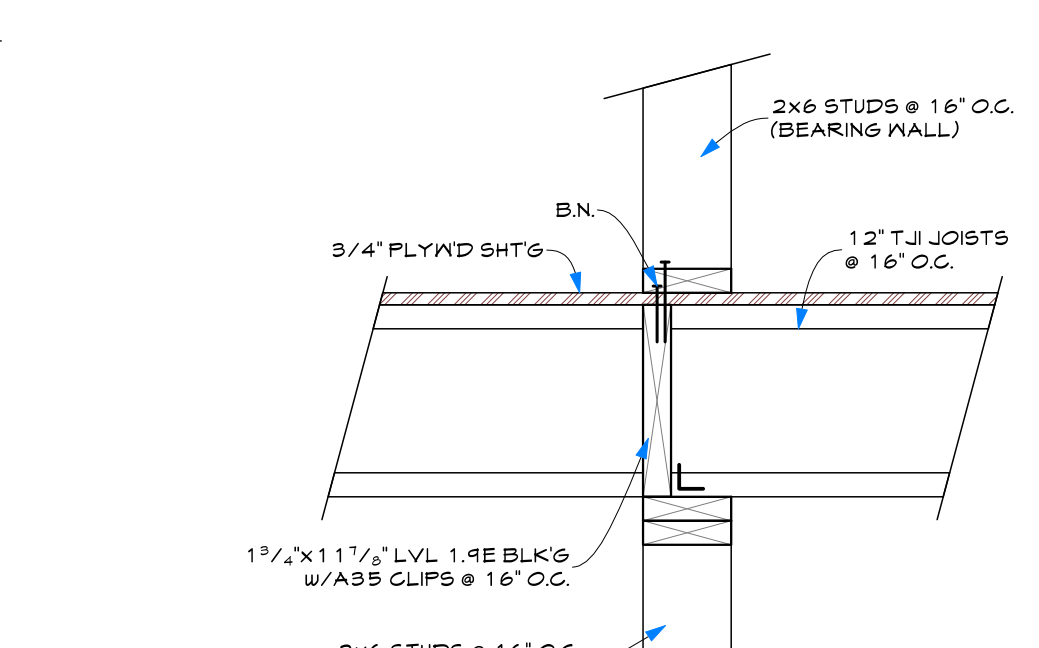
10 FLR. JOISTS & FINISH BM DET., TYP.
SCALE: 1" = 1'-0"



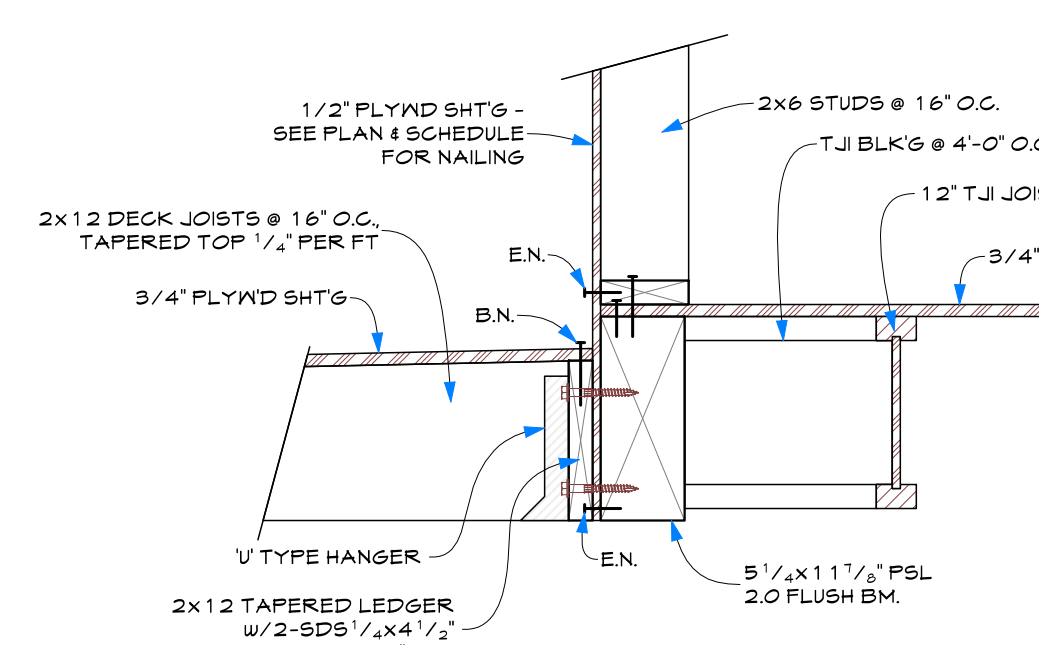
11 FLR/DECK JOISTS & PLYWD S.W. DETAIL
SCALE: 1" = 1'-0"



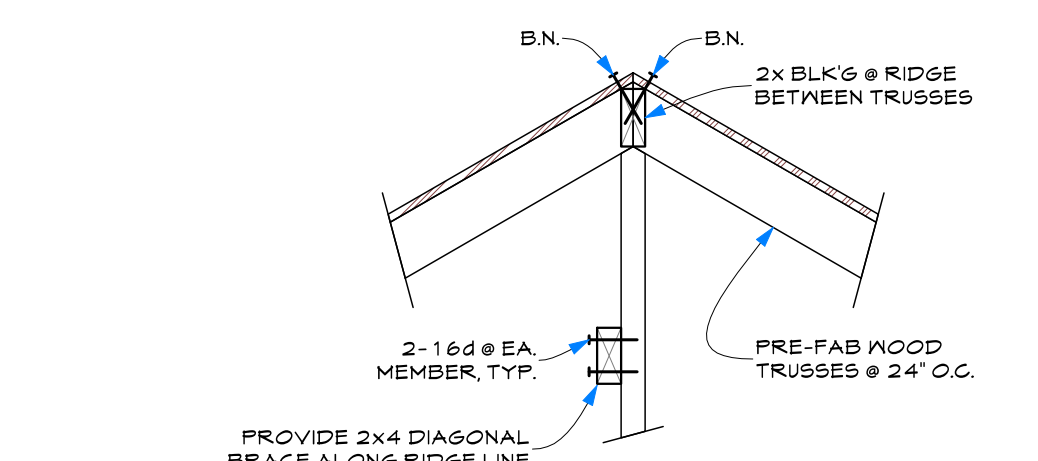
12 FLR. JOISTS O/IHT. BEARING WALL, TYP.
SCALE: 1" = 1'-0"



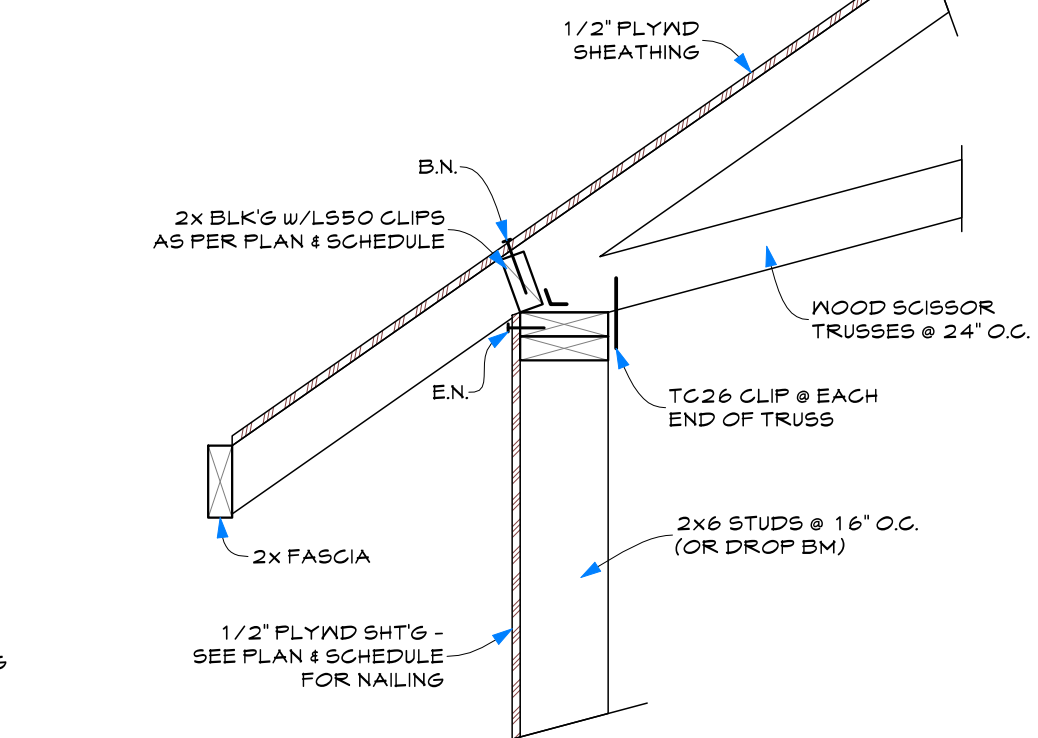
13 INTERIOR BEARING WALL DET.
SCALE: 1" = 1'-0"



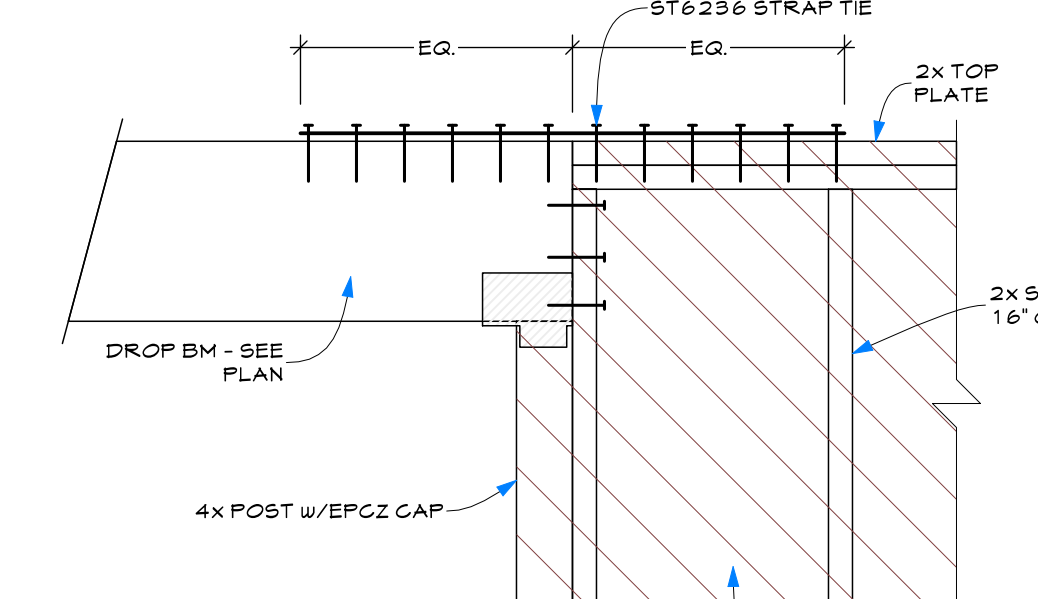
14 FLR/DECK JOISTS & FLUSH BM DET.
SCALE: 1" = 1'-0"



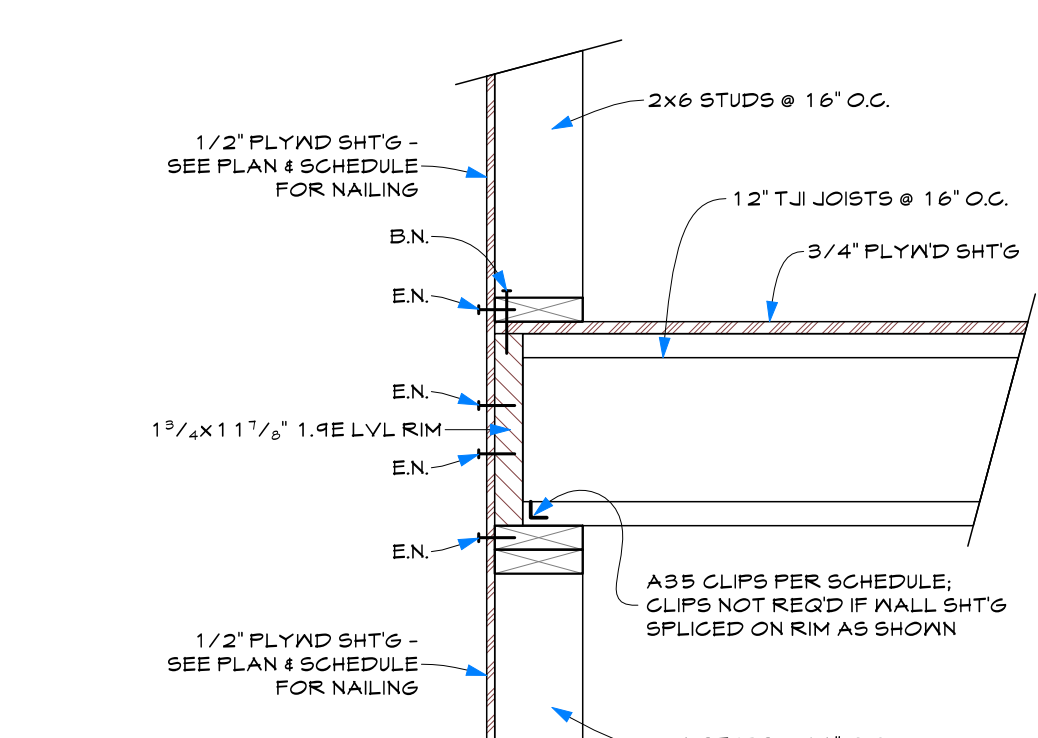
5 ROOF TRUSS RIDGE
SCALE: 1" = 1'-0"



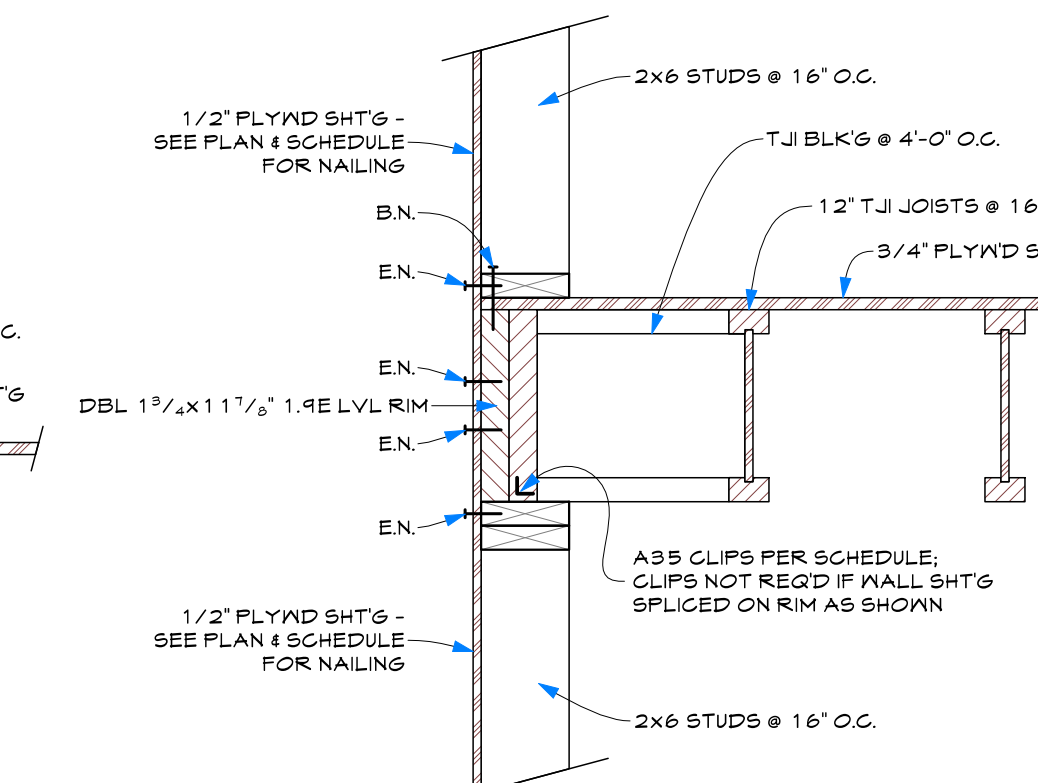
6 SCISSOR TRUSSES & EXT. WALL DETAIL
SCALE: 1" = 1'-0"



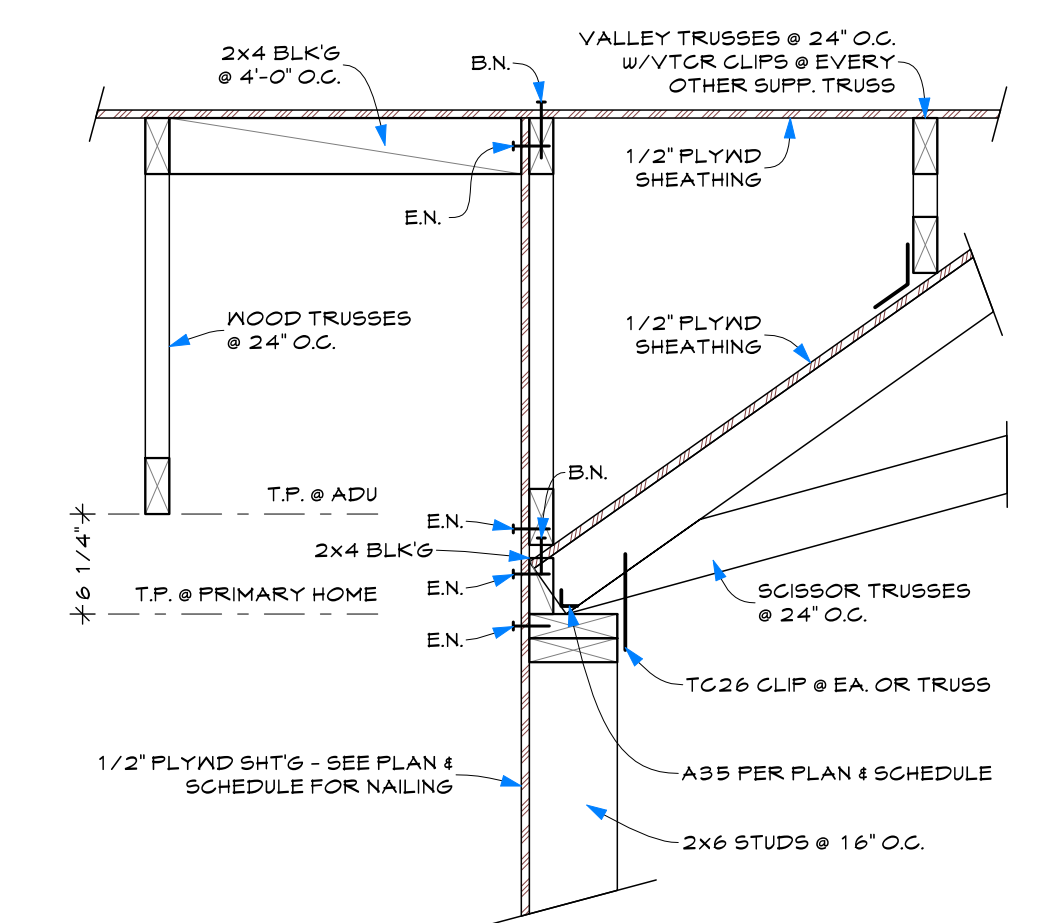
7 STRAP TIE DETAIL
SCALE: 1" = 1'-0"



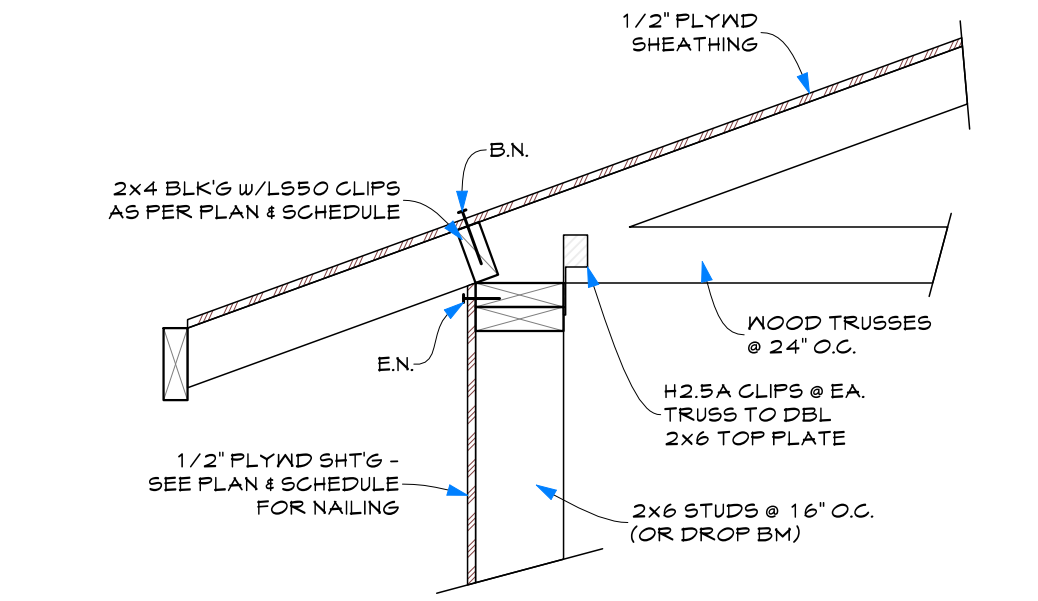
8 FLR. JOISTS & EXT. BEARING WALL DET., TYP.
SCALE: 1" = 1'-0"



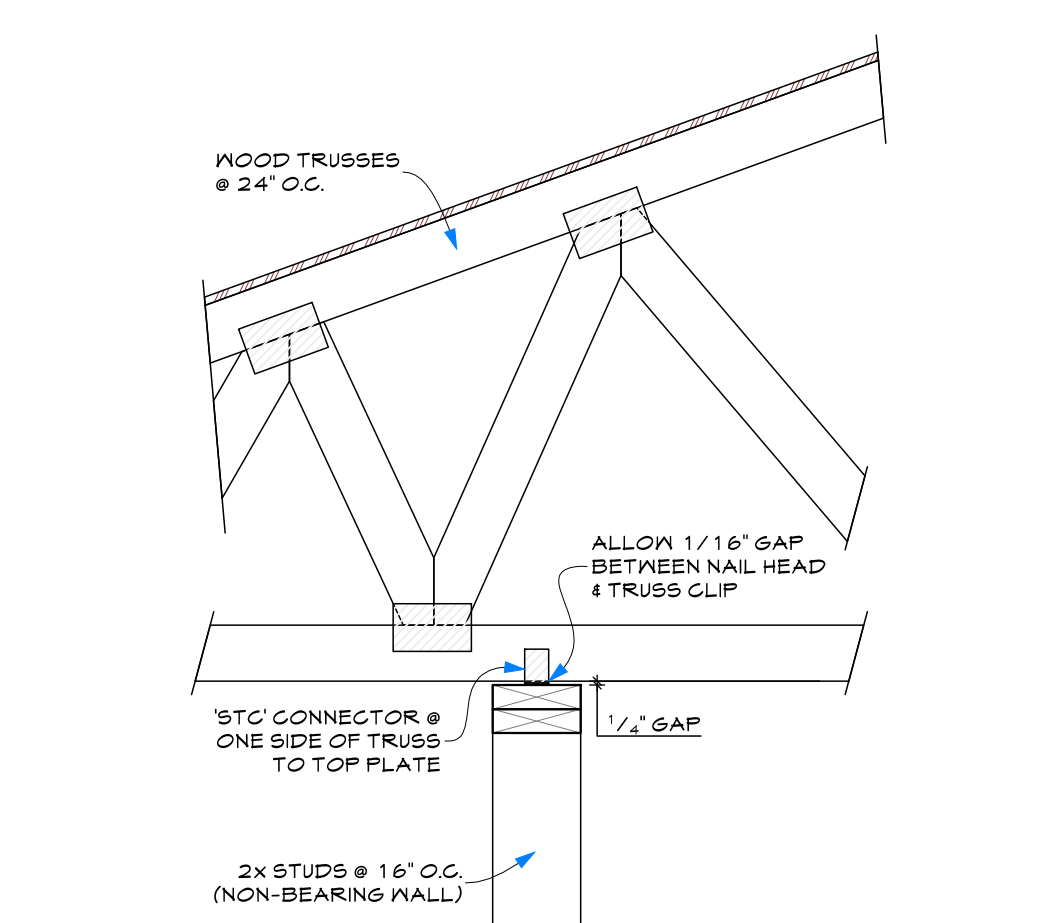
9 FLR JOISTS & EXT. NON-BEARING WALL DET., TYP.
SCALE: 1" = 1'-0"



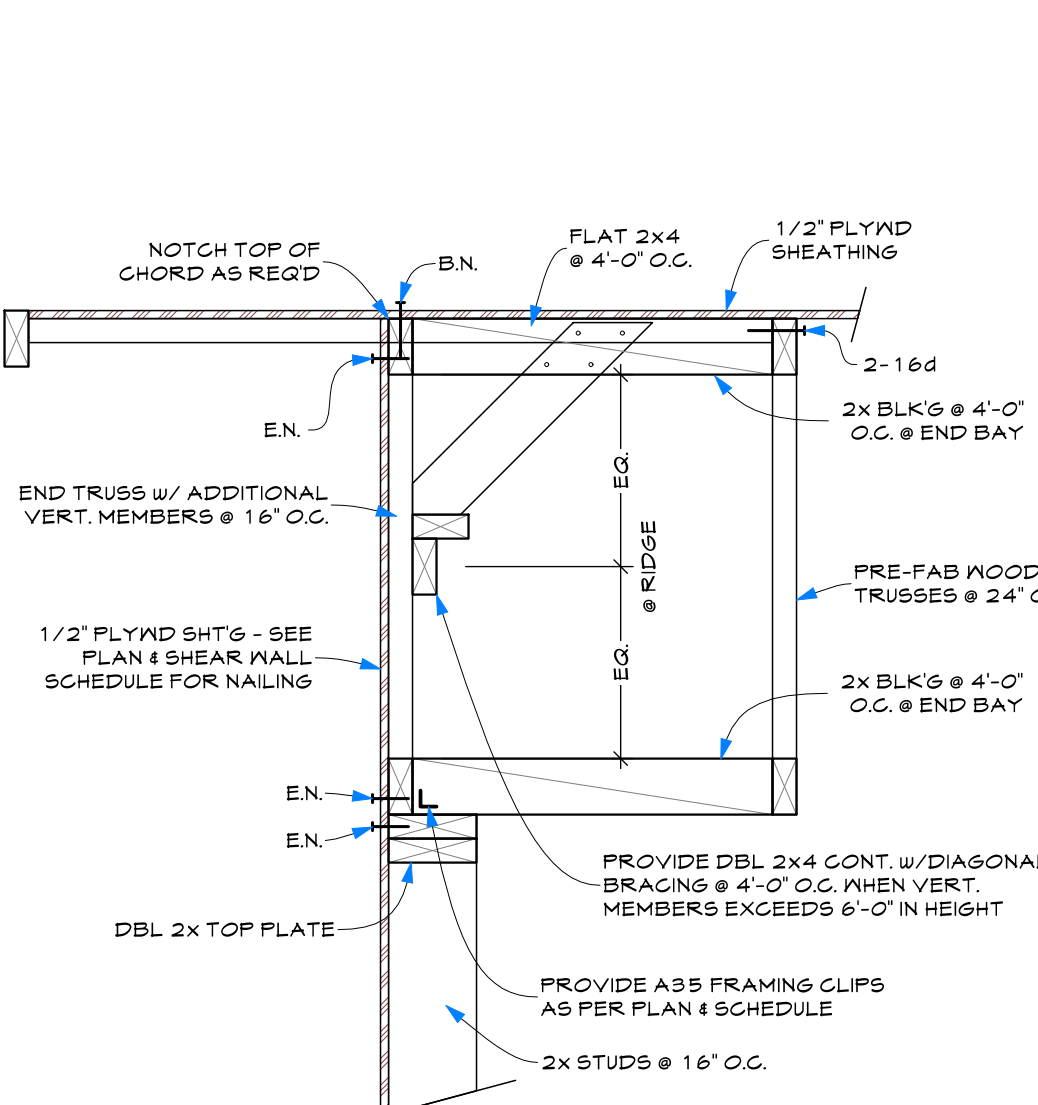
1 TRUSSES & BEARING/SHEAR WALL DETAIL
SCALE: 1" = 1'-0"



2 ROOF TRUSS & BEARING WALL DETAIL
SCALE: 1" = 1'-0"



3 ROOF TRUSS OF NON-BEAR'G PART. DET.
SCALE: 1" = 1'-0"



4 GABLE END TRUSS
SCALE: 1" = 1'-0"

NO.	DATE	DESCRIPTION	BY

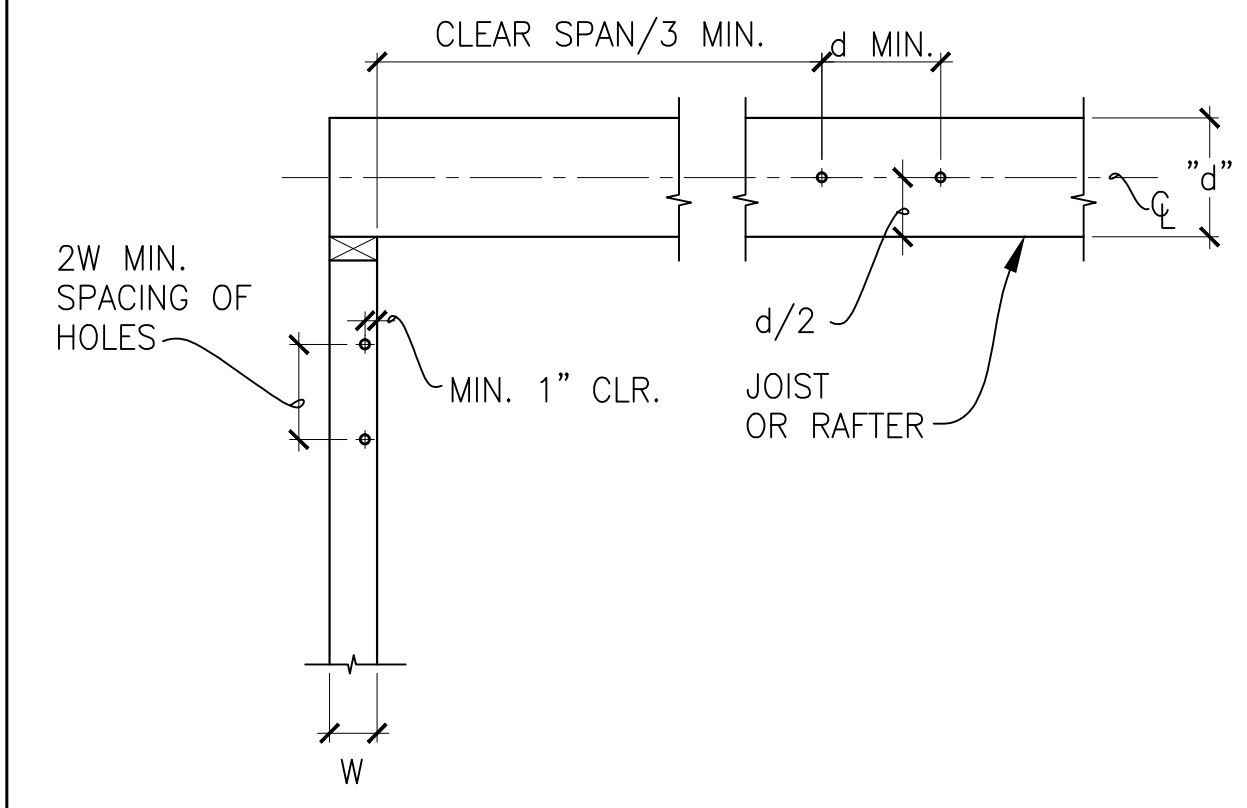
REVISION SHEET TITLE
FRAMING DETAIL

PROJECT NO. _____ Sheet No. _____
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CHECKED BY: _____
SCALE: _____
DATE: _____

S6.0

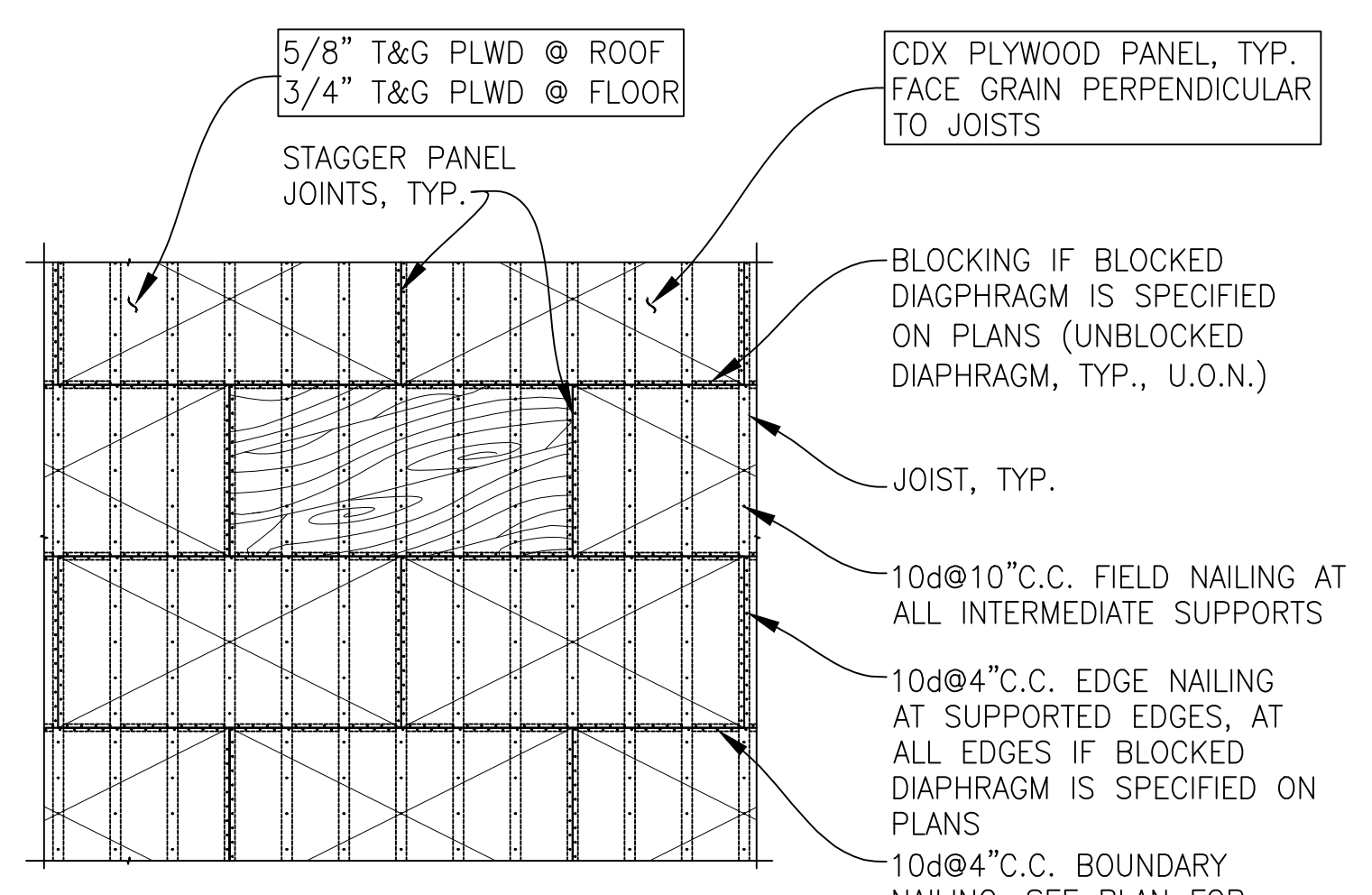
**700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620**

PROJECT NAME:



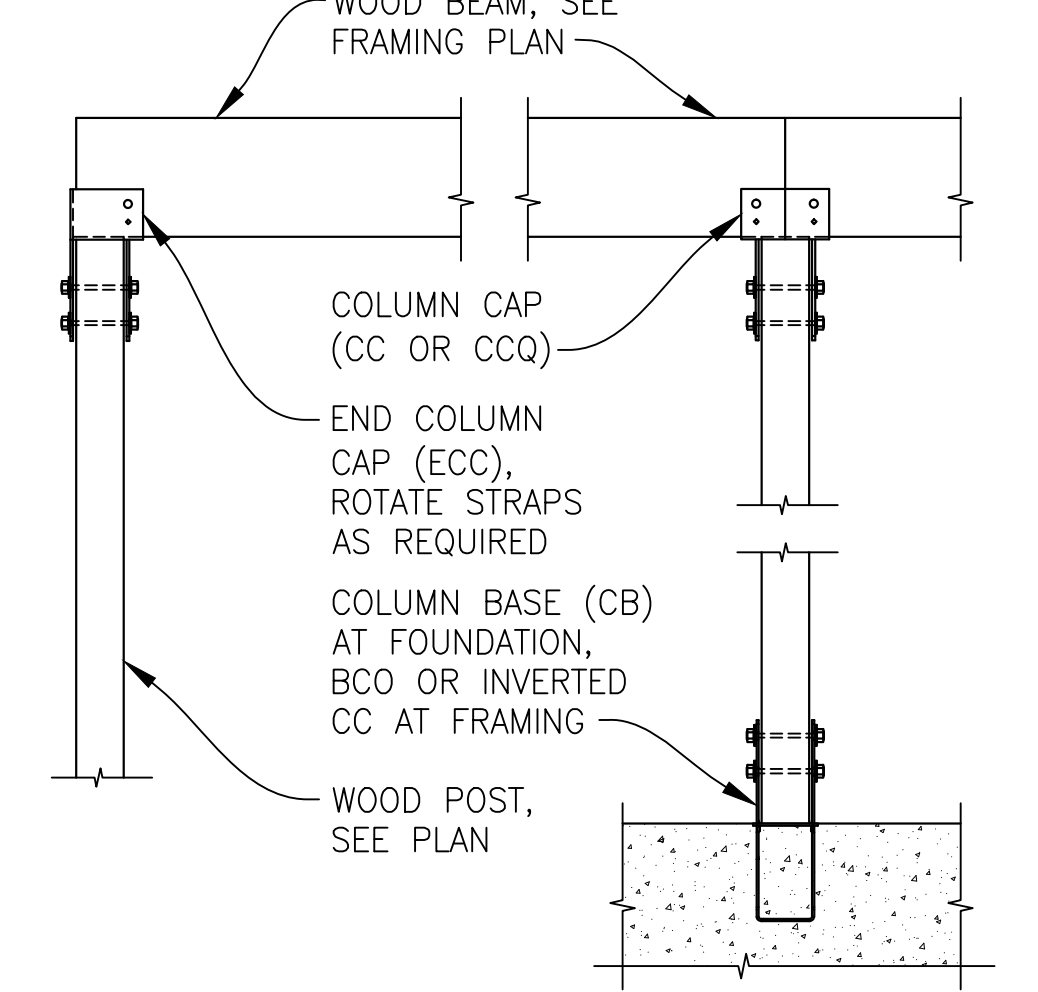
NOTES:
1. MAX. HOLE DIA. @ STUDS SHALL BE 0.4w
2. MAX. HOLE DIA. @ JOIST OR RAFTER SHALL BE d/4 OR 2" WHICHEVER IS SMALLER.
3. HOLES NOT PERMITTED WHEN d=4" OR LESS.
4. ALL HOLES SHALL HAVE ENGINEER'S APPROVAL.
5. CONTACT ENGINEER FOR HOLES IN BEAMS.

1 TYPICAL HOLES IN JOISTS, RAFTERS & STUDS
SCALE: 3/4" = 1'-0"

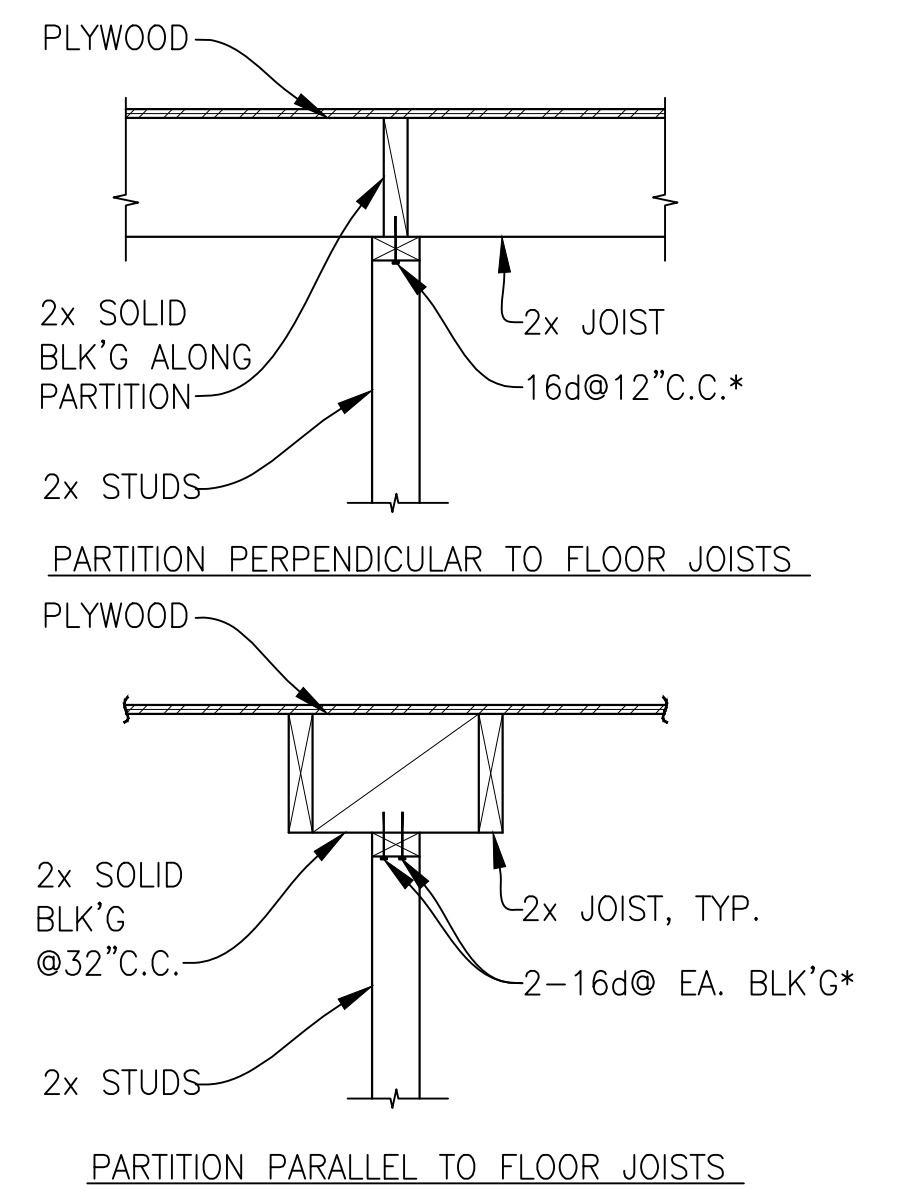


NOTES:
1. SEE PLANS FOR MORE INFORMATION
2. PLYWOOD = WOOD STRUCTURAL PANEL

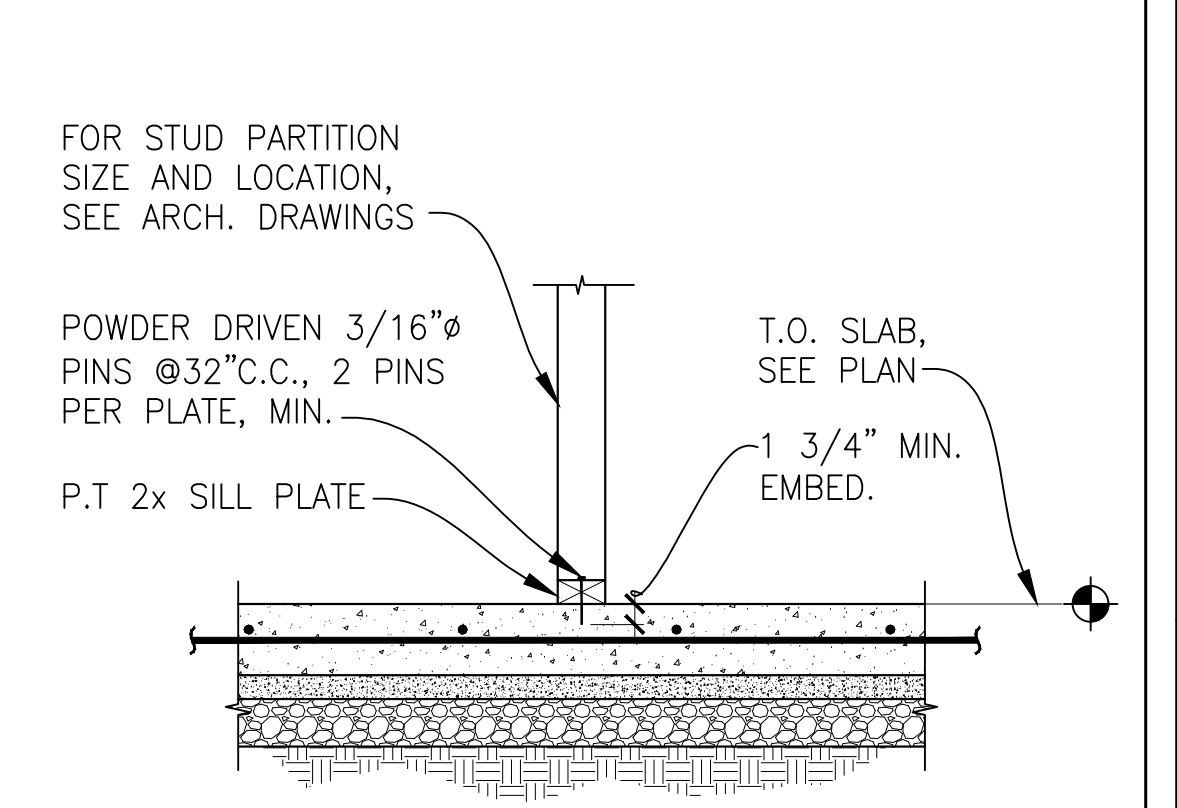
2 TYPICAL PLYWOOD DIAPHRAGM SHEATHING (PLAN VIEW)
SCALE: 3/4" = 1'-0"



3 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"

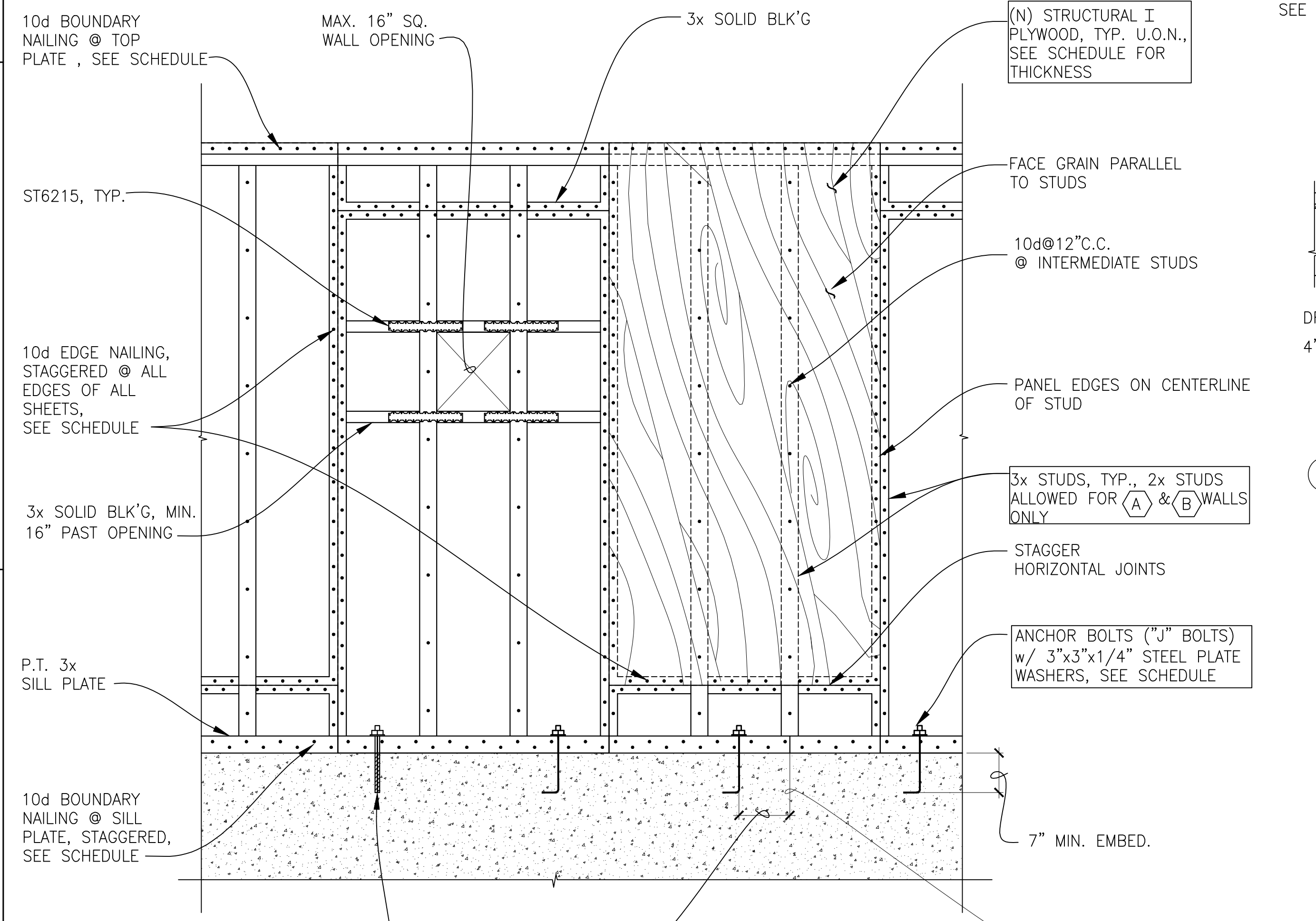


4 TYPICAL NON-BEARING / NON-SHEARWALL SUPPORT @ ROOF
SCALE: 3/4" = 1'-0"



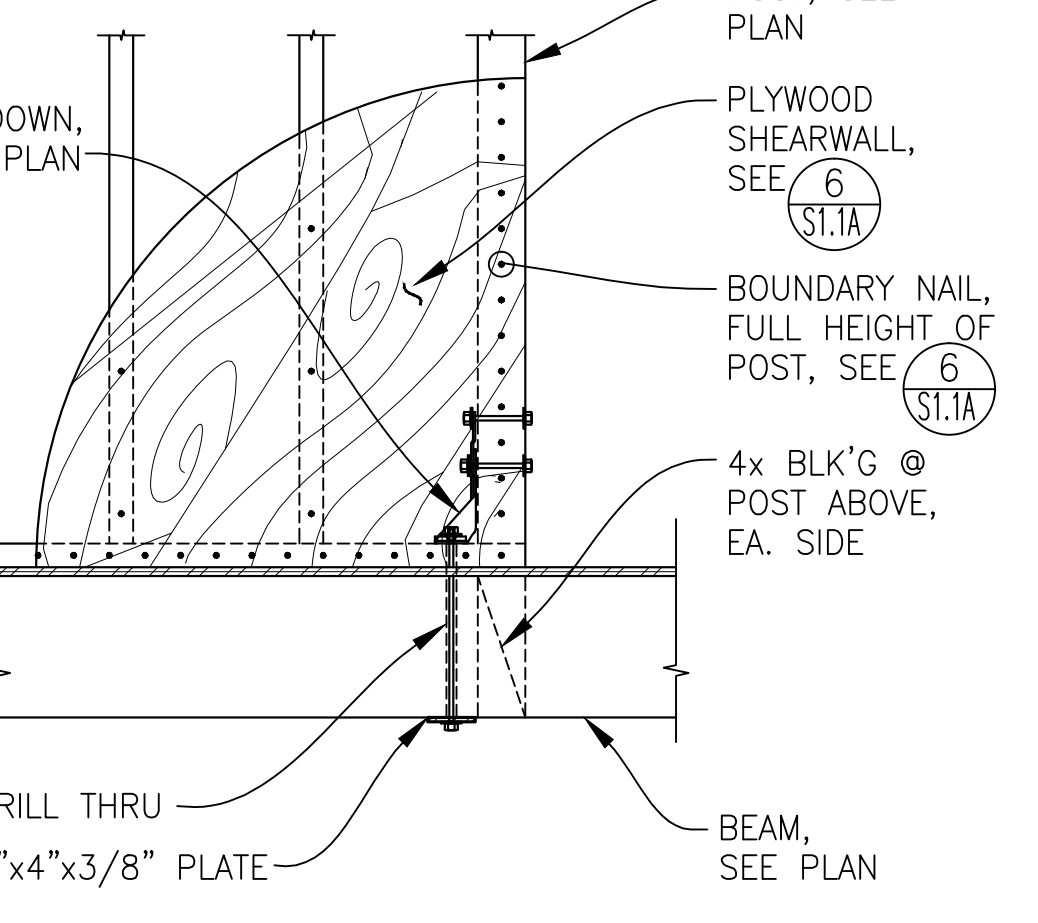
NOTES:
1. FOR SLAB THICKNESS, REINFORCEMENT AND BASE MATERIALS SEE PLAN.
2. AT P.T. SLAB PROVIDE MAX. 3/4" EMBEDMENT.

5 TYPICAL NON-BEARING / NON-SHEARWALL CONNECTION AT CONCRETE SLAB
SCALE: 3/4" = 1'-0"



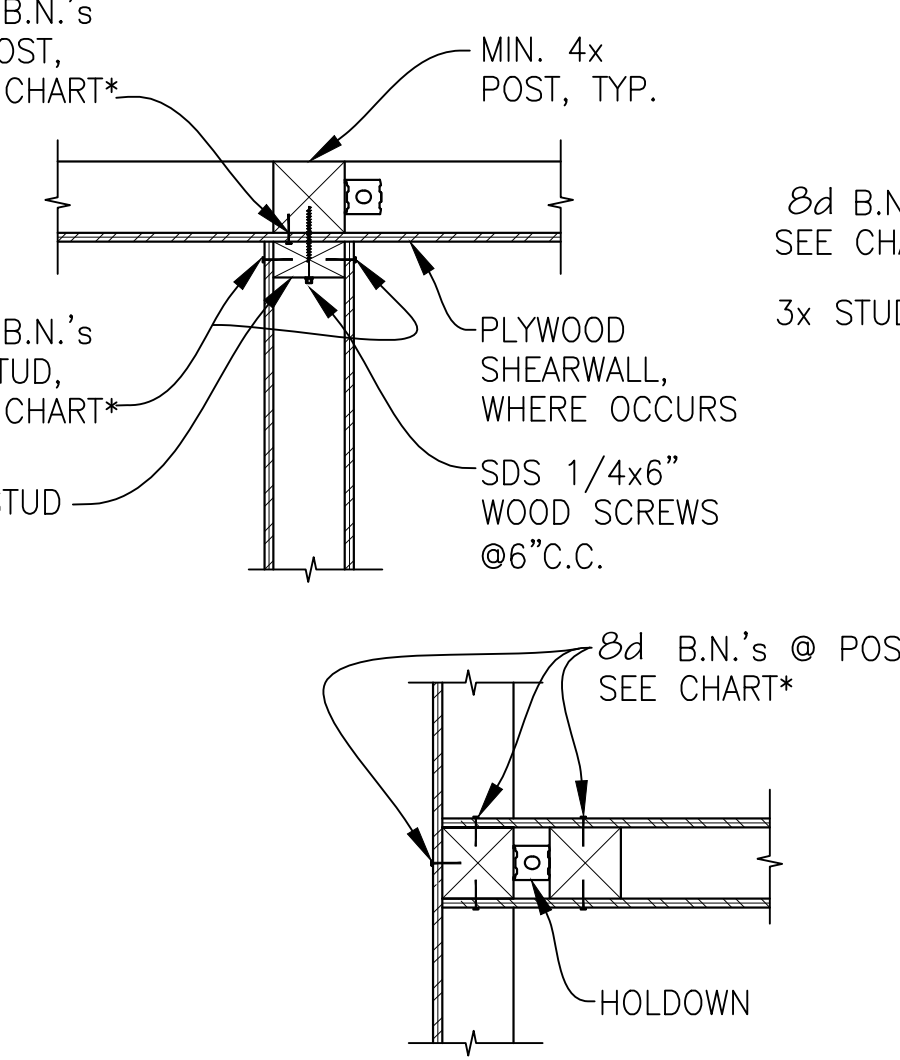
OPTIONS @ (E) CONCRETE:
(AT WALLS (A), (B), (C) & (D) ONLY)
1. DRILL & EPOXY GROUT A.B.*
2. INSTALL SCREW ANCHOR **
* SEE S1.0, GENERAL STRUCTURAL NOTES, III MATERIALS, 4. ANCHOR BOLT EPOXY
** SEE S1.0, GENERAL STRUCTURAL NOTES, III MATERIALS, 5. SCREW ANCHORS

6 TYPICAL PLYWOOD SHEARWALL
SCALE: 3/4" = 1'-0"

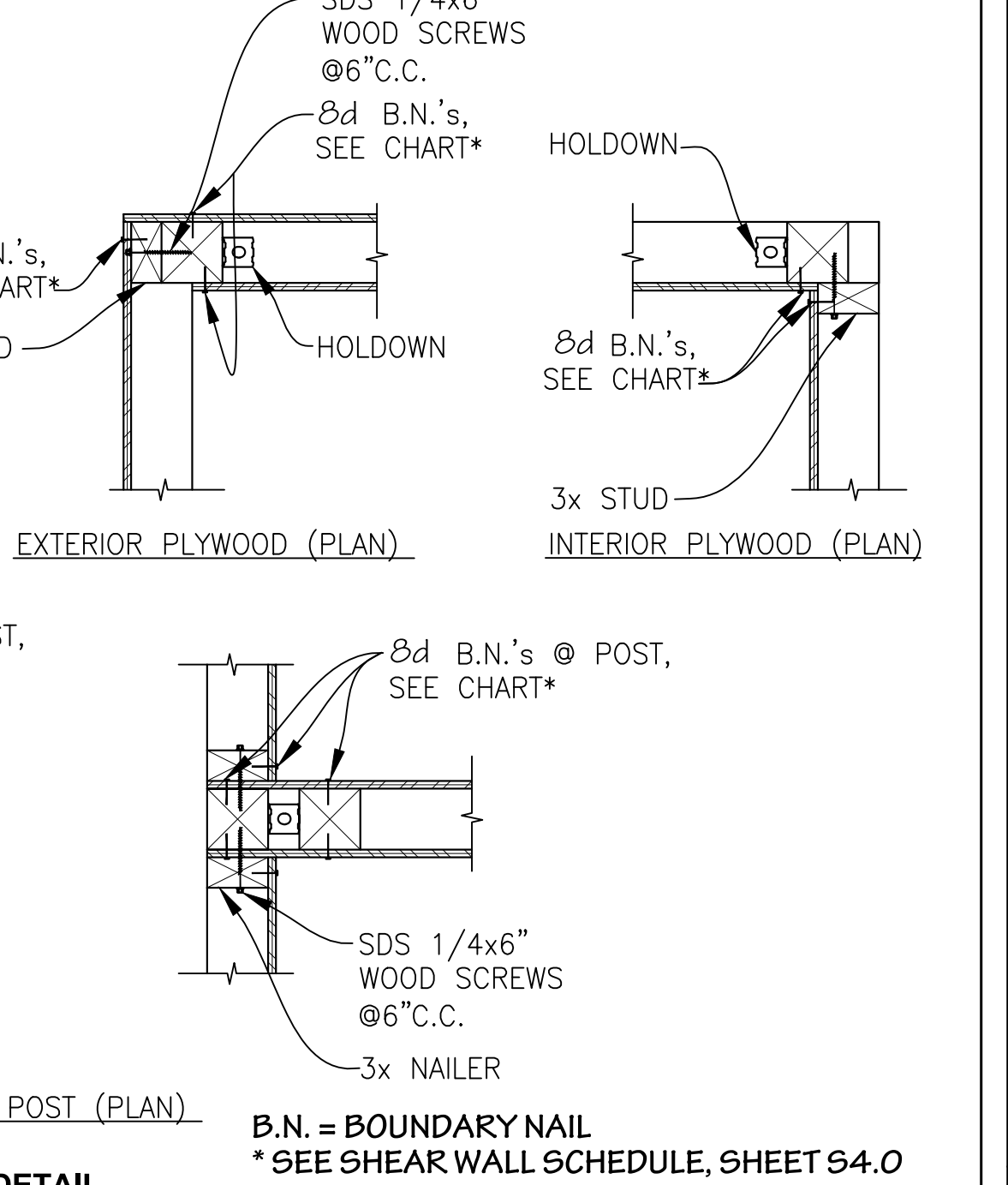


NOTE:
CONTACT ENGINEER FOR ANY PROPOSED NOTCHING OF BEAMS

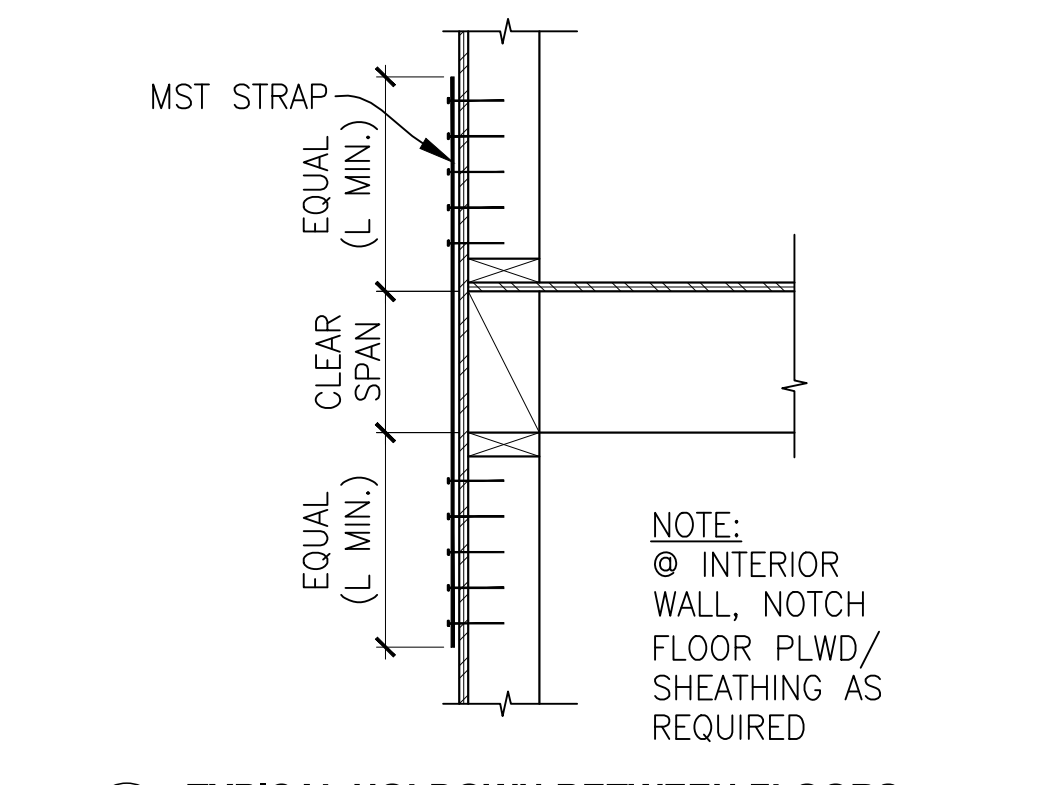
7 TYPICAL HOLDDOWN AT BEAM
SCALE: 3/4" = 1'-0"



8 TYPICAL HOLDDOWN BETWEEN FLOORS
SCALE: 3/4" = 1'-0"

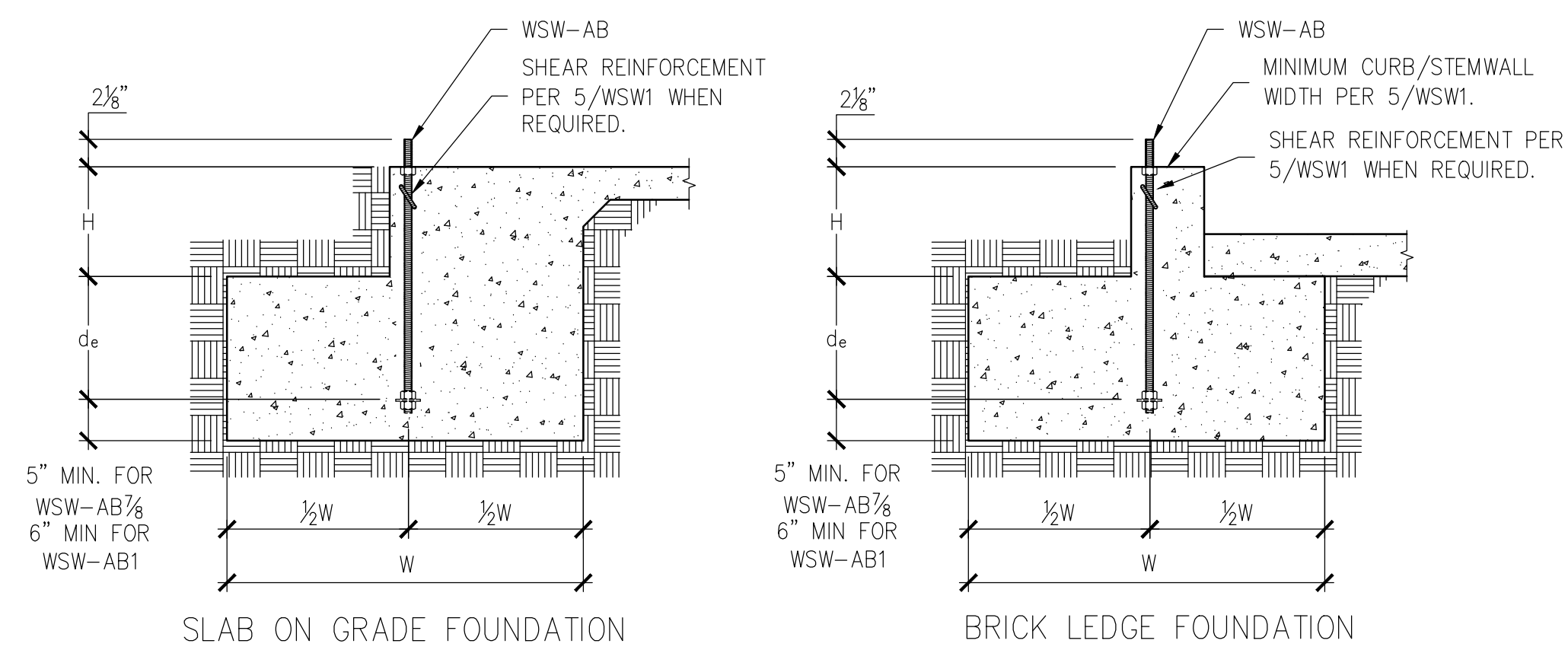


9 TYPICAL PLYWOOD SHEARWALL INTERSECTION DETAIL
SCALE: 3/4" = 1'-0"



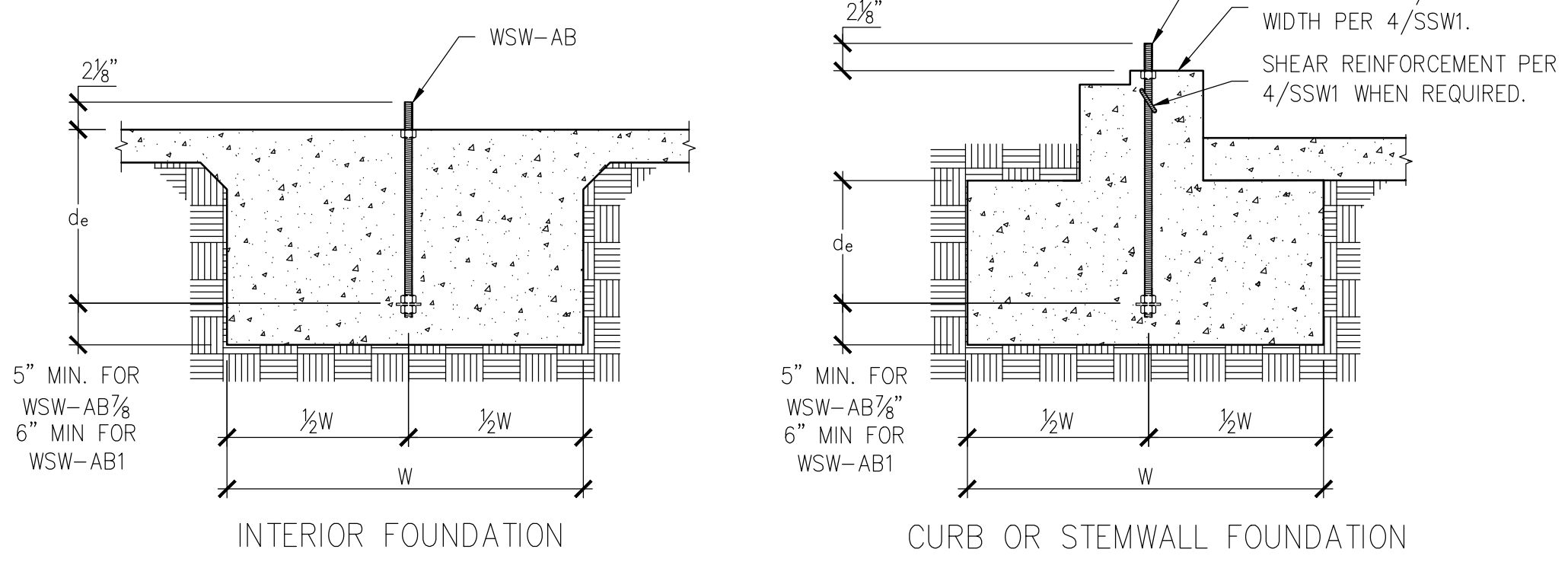
10 TYPICAL HOLDDOWN BETWEEN FLOORS (SIDE VIEW)
SCALE: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY
REVISION			
SHEET TITLE			
FRAMING DETAILS			
PROJECT NO.	Sheet No.		
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CHECKED BY:	S6.1		
SCALE:			
DATE:			

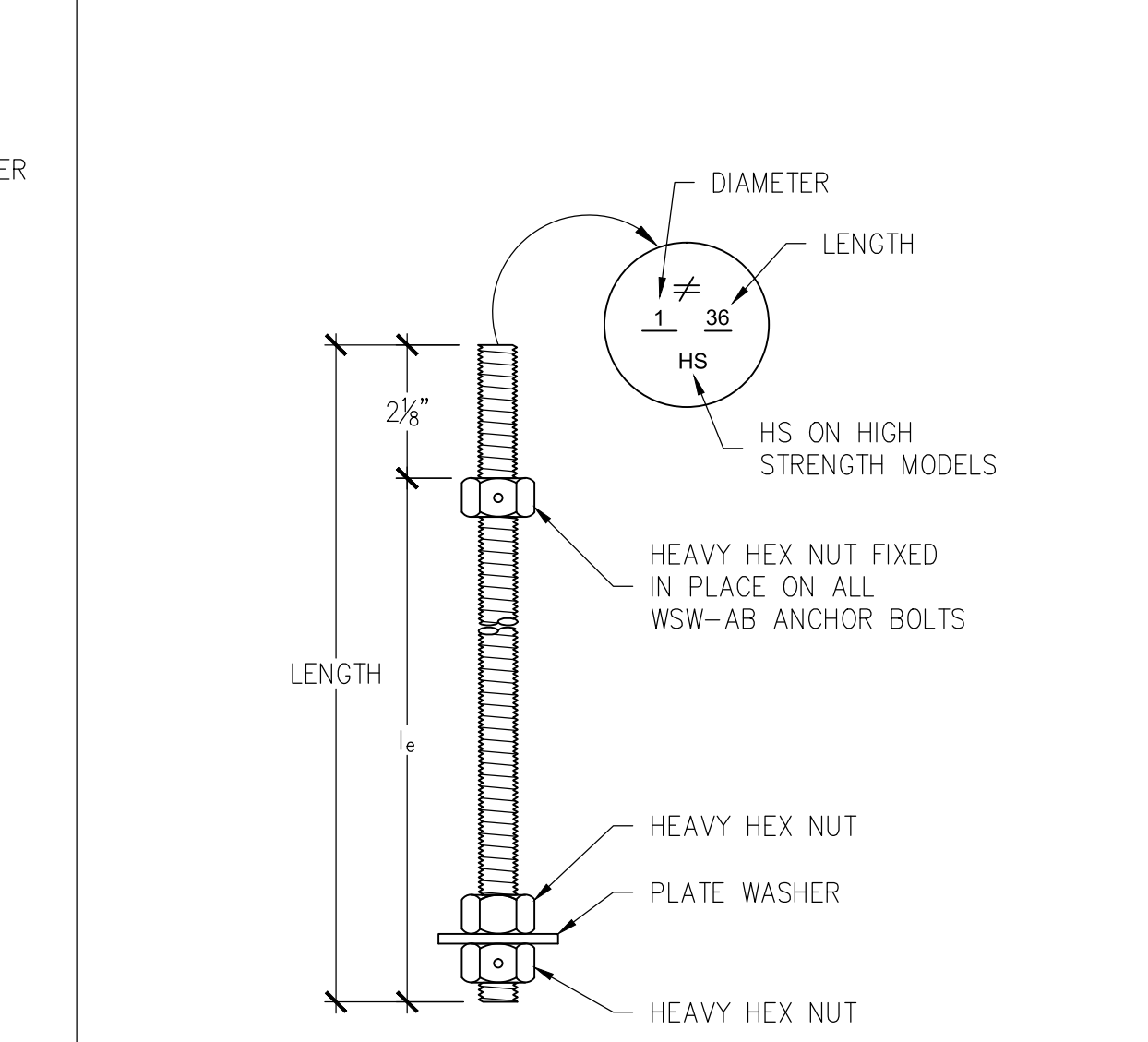


NOTES:
 1. SEE 2/WSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
 2. SEE 5/WSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
 3. MAXIMUM H = $l_e - d_e$. SEE 3/WSW1 AND 4/WSW1 FOR l_e .

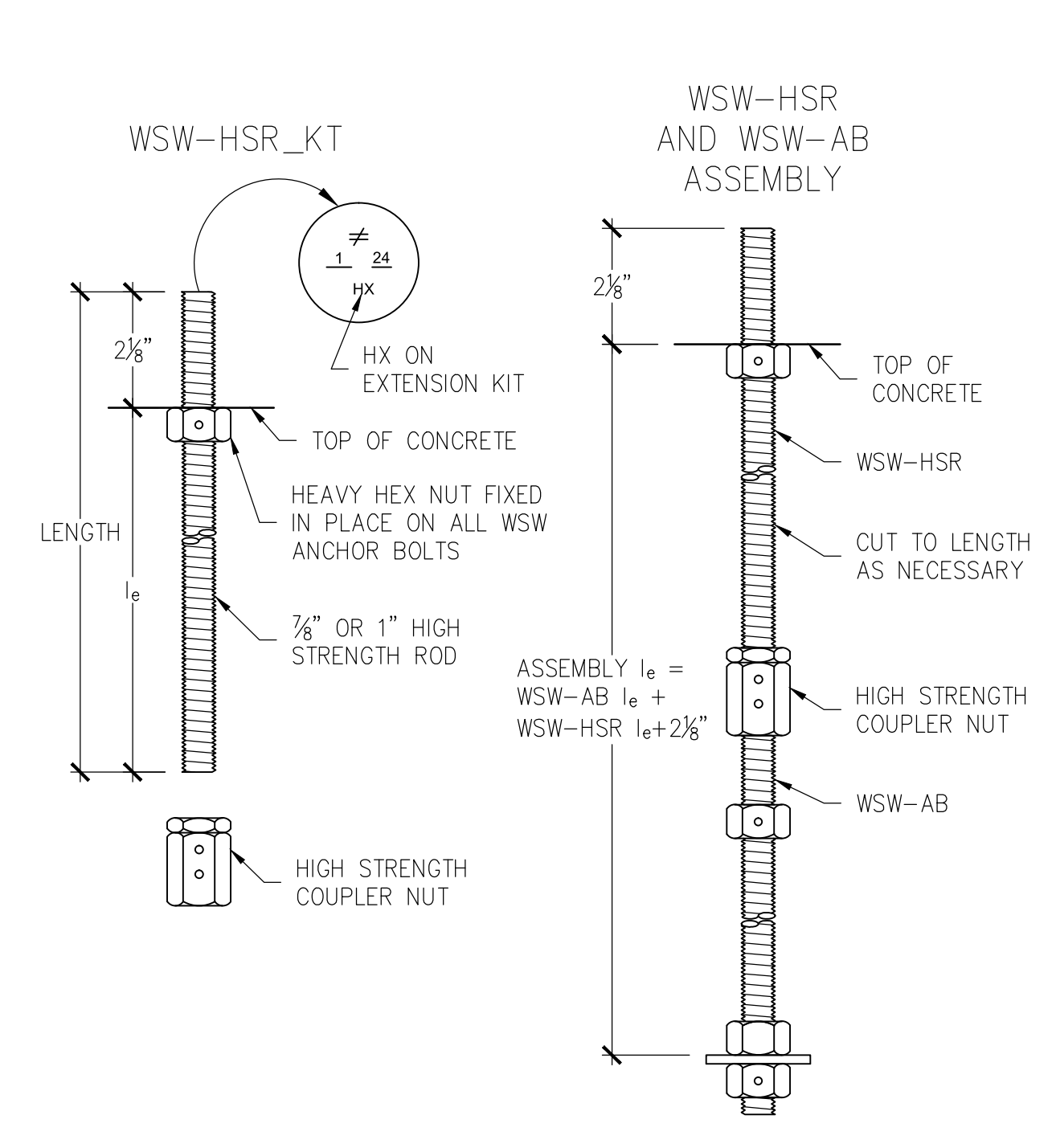
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



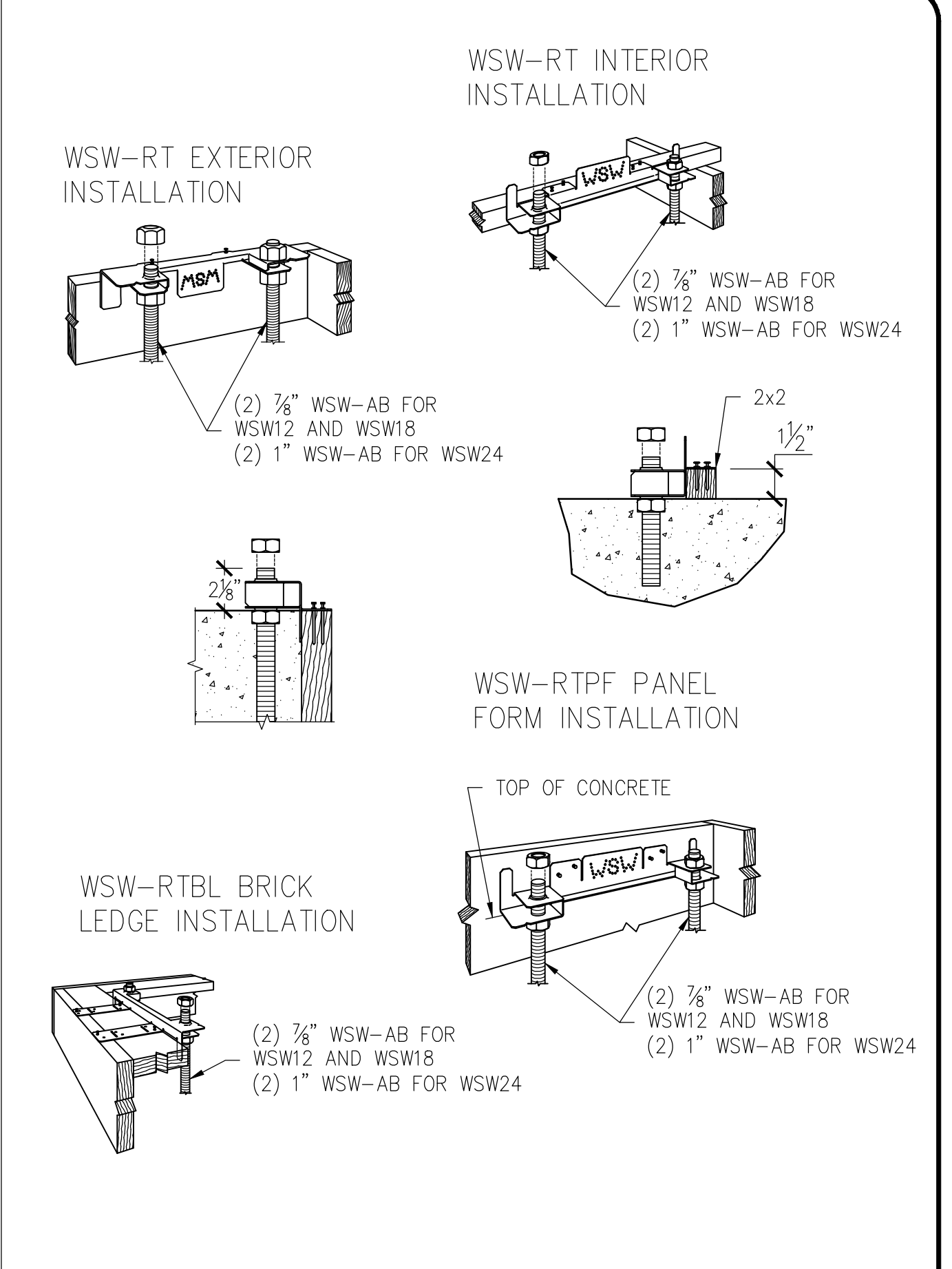
STRONG-WALL® WSW ANCHORAGE – TYPICAL SECTIONS



WSW PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSW12 AND WSW18	WSW-AB 7/8x24	7/8"	24"	20"
	WSW-AB 7/8x24HS	7/8"	24"	20"
	WSW-AB 7/8x30	7/8"	30"	26"
	WSW-AB 7/8x30HS	7/8"	30"	26"
	WSW-AB 7/8x36HS	7/8"	36"	32"
WSW24	WSW-AB 1x24	1"	24"	20"
	WSW-AB 1x24HS	1"	24"	20"
	WSW-AB 1x30	1"	30"	26"
	WSW-AB 1x30HS	1"	30"	26"



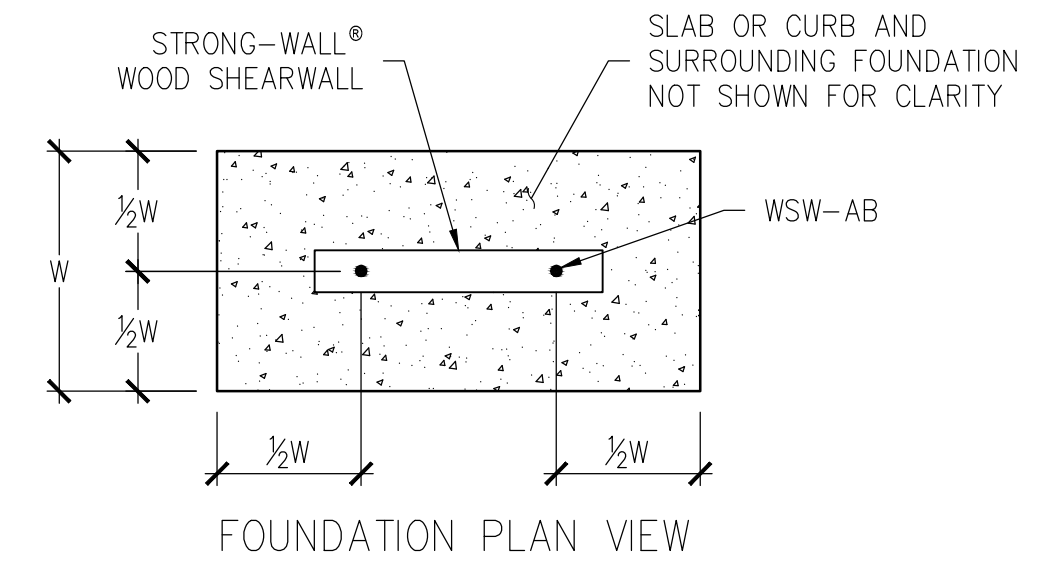
WSW PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSW12 AND WSW18	WSW-HSR 7/8x24KT	7/8"	24"	22"
	WSW-HSR 7/8x36KT	7/8"	36"	34"
WSW24	WSW-HSR 1x24KT	1"	24"	22"
	WSW-HSR 1x36KT	1"	36"	34"



WSW ANCHOR BOLT TEMPLATES

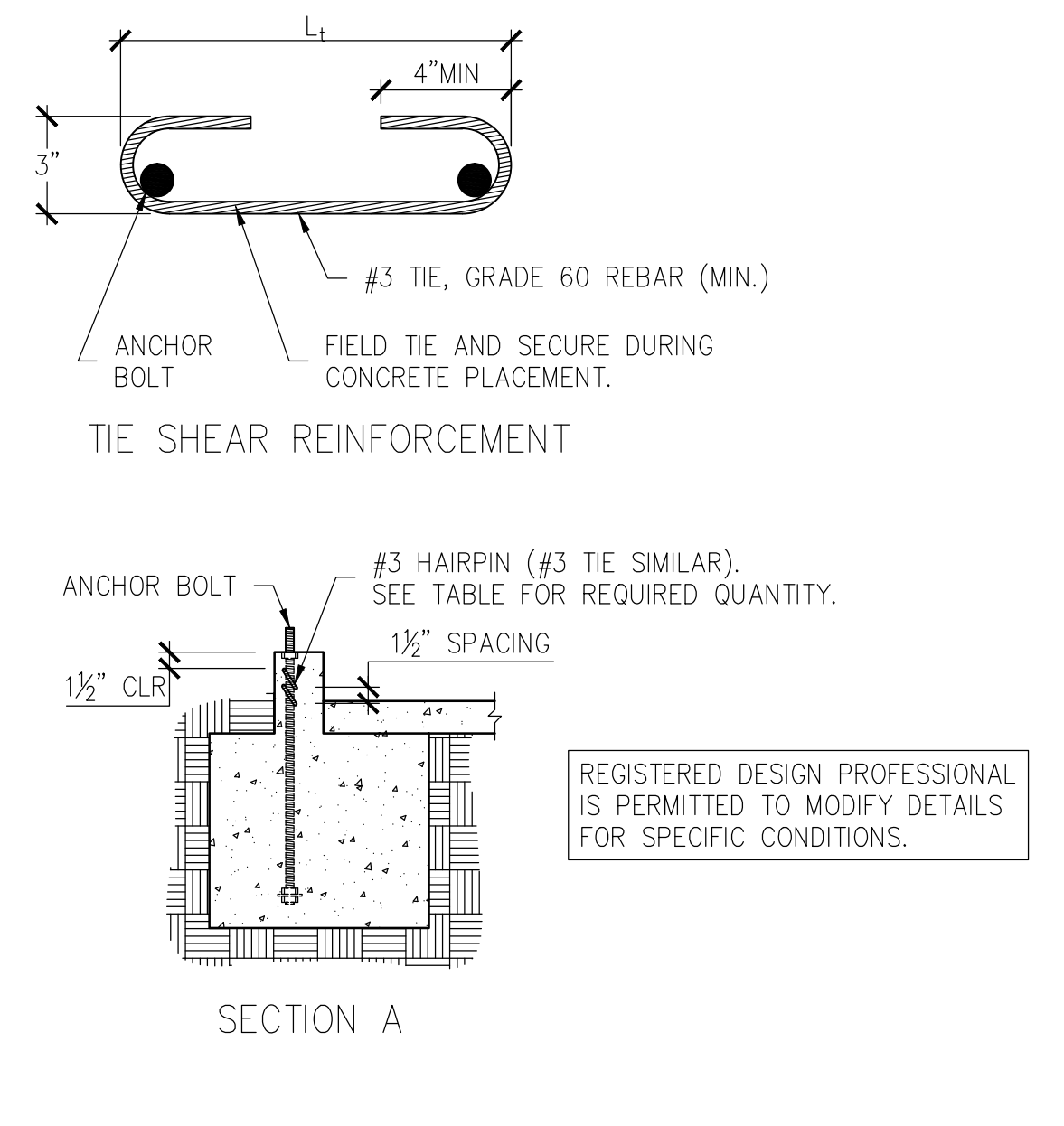
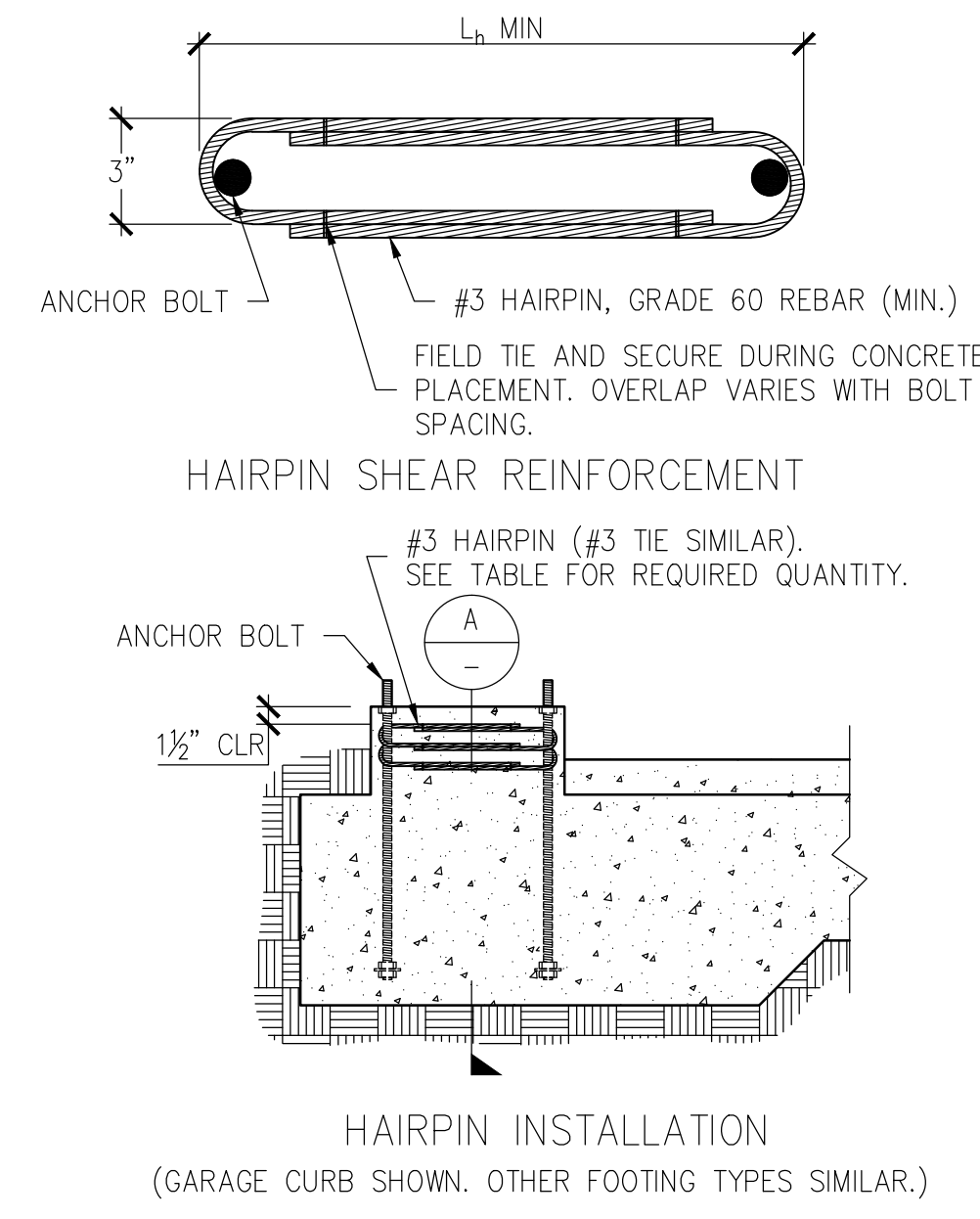
WSW ANCHOR BOLTS

WSW ANCHOR BOLT EXTENSION



DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSW ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE					
			WSW-AB 7/8 ANCHOR BOLT			WSW-AB 1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	12,300	26	9	16,000	31	11
		HIGH STRENGTH	13,100	28	10	17,100	33	11
		HIGH STRENGTH	25,200	41	14	32,700	48	16
	UNCRAKED	STANDARD	27,100	43	15	35,300	51	17
		HIGH STRENGTH	12,000	22	8	16,300	27	9
		HIGH STRENGTH	13,100	24	8	17,100	28	10
WIND	CRACKED	STANDARD	5,000	13	6	5,600	14	6
		HIGH STRENGTH	8,800	19	7	10,200	21	7
		HIGH STRENGTH	13,100	25	9	17,100	30	10
	UNCRAKED	STANDARD	15,700	28	10	20,100	33	11
		HIGH STRENGTH	19,200	32	11	25,300	38	13
		HIGH STRENGTH	23,200	36	12	32,300	44	15

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSW ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE					
			SSW-AB 7/8 ANCHOR BOLT			SSW-AB 1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	12,600	23	8	16,000	27	9
		HIGH STRENGTH	13,100	24	8	17,100	29	10
		HIGH STRENGTH	24,800	36	12	32,100	42	14
	UNCRAKED	STANDARD	27,100	38	13	35,300	45	15
		HIGH STRENGTH	12,700	20	7	15,700	23	8
		HIGH STRENGTH	13,100	21	7	17,100	25	9
WIND	CRACKED	STANDARD	24,600	31	11	32,500	37	13
		HIGH STRENGTH	27,100	34	12	35,300	39	13
		HIGH STRENGTH	5,400	12	6	6,800	14	6
	UNCRAKED	STANDARD	8,300	16	6	11,600	20	7
		HIGH STRENGTH	13,100	22	8	17,100	26	9
		HIGH STRENGTH	15,300	24	8	21,400	30	10



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
			WSW-AB 7/8 ANCHOR BOLT			WSW-AB 1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	11,900	27	9	16,100	33	11
		HIGH STRENGTH	13,100	29	10	17,100	35	12
		HIGH STRENGTH	24,900	43	15	33,000	51	17
	UNCRAKED	STANDARD	27,100	46	16	35,300	54	18
		HIGH STRENGTH	12,500	24	8	15,700	28	10
		HIGH STRENGTH	13,100	25	9	17,100	30	10
WIND	CRACKED	STANDARD	25,300	38	13	32,300	44	15
		HIGH STRENGTH	27,100	40	14	35,300	47	16
		HIGH STRENGTH	5,100	14	6	6,200	16	6
	UNCRAKED	STANDARD	8,700	20	7	11,400	24	8
		HIGH STRENGTH	13,100	27	9	17,100	32	11
		HIGH STRENGTH	15,900	30	10	21,100	36	12

NOTES:
 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D AND ACI 318-14 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSW-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SD C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.3 AND ACI 318-14 SECTION 17.2.3.4.3.
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SD C.
 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 6. REFER TO 1/WSW1 FOR d_e .

STRONG-WALL® WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

MODEL	L_1 OR L_h (in.)	STEEL STRONG-WALL® SHEAR ANCHORAGE				ASD ALLOWABLE SHEAR LOAD V (lbs.) ⁶	
		SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	6" MIN CURB/STEMWALL	
						UNCRAKED	CRACKED
SSW12	10 1/4"	(1) #3 TIE	8 ⁵	SEE NOTE 6	6	1,035	740
SSW18	15	(1) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE WSW	
SSW24	19	(2) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN	6		

NOTES:
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SD C MAY USE WIND ANCHORAGE SOLUTIONS.
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SD C.
 5. WHERE NOTED, MINIMUM CURB/STEMWALL WIDTH IS 6 INCHES WHEN STANDARD STRENGTH ANCHOR BOLT IS USED.
 6. USE (1) #3 TIE FOR WSW12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 7. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSW SHEAR ANCHORAGE SOLUTIONS.

STRONG-WALL® WSW SHEAR ANCHORAGE SCHEDULE AND DETAILS

REVISIONS	DATE	NO.
FIRST RELEASE - 2016 IBC	07/01/2016	0

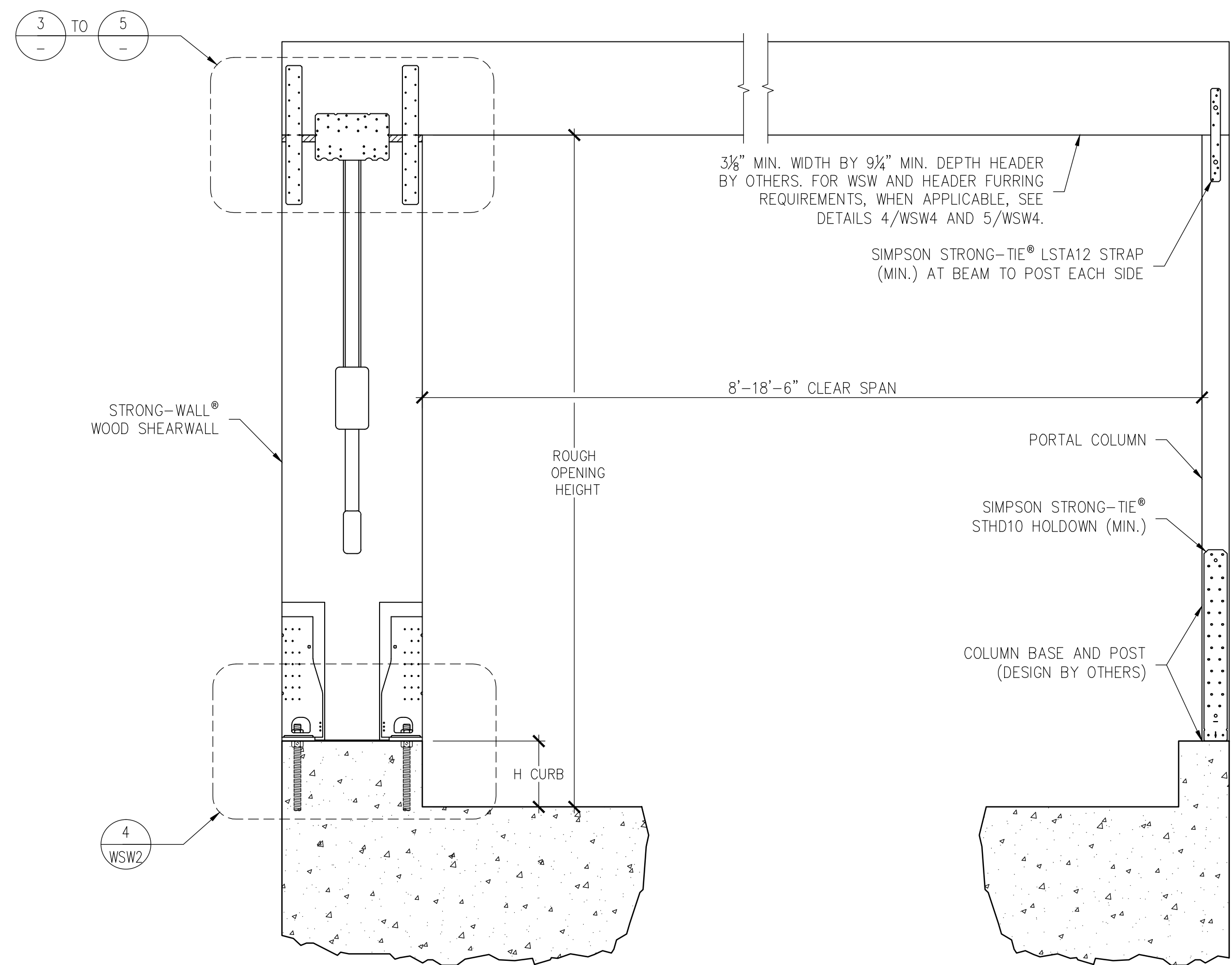
SIMPSON Strong-Tie Co. Inc.
 5956 W. Los Positas Blvd.
 Pleasanton, CA 94588
 Tel: (800) 999-5099
 Website: www.strongtie.com

THIS IS NO EQUAL

STRONG-WALL® WSW ANCHORAGE DETAILS ENGINEERED DESIGNS

THIS IS NO EQUAL

NAME	DATE	SCALE	CHECKED	SHEET
	07-01-2016	N.T.S.		WSW1
OF SHEETS				
JOB NO.				



GARAGE HEADER ROUGH OPENING HEIGHT		
MODEL NO.	H CURB	ROUGH OPENING HEIGHT
WSW12x7	5½"	6'-11½"
WSW18x7	6"	7'-0"
WSW12x7.5	0"	7'-1½"
WSW18x7.5	0"	7'-1½"
WSW12x8	5½"	8'-2¾"
WSW18x8	6"	8'-3¼"
WSW24x7	6"	7'-0"
WSW24x8	6"	8'-3¼"

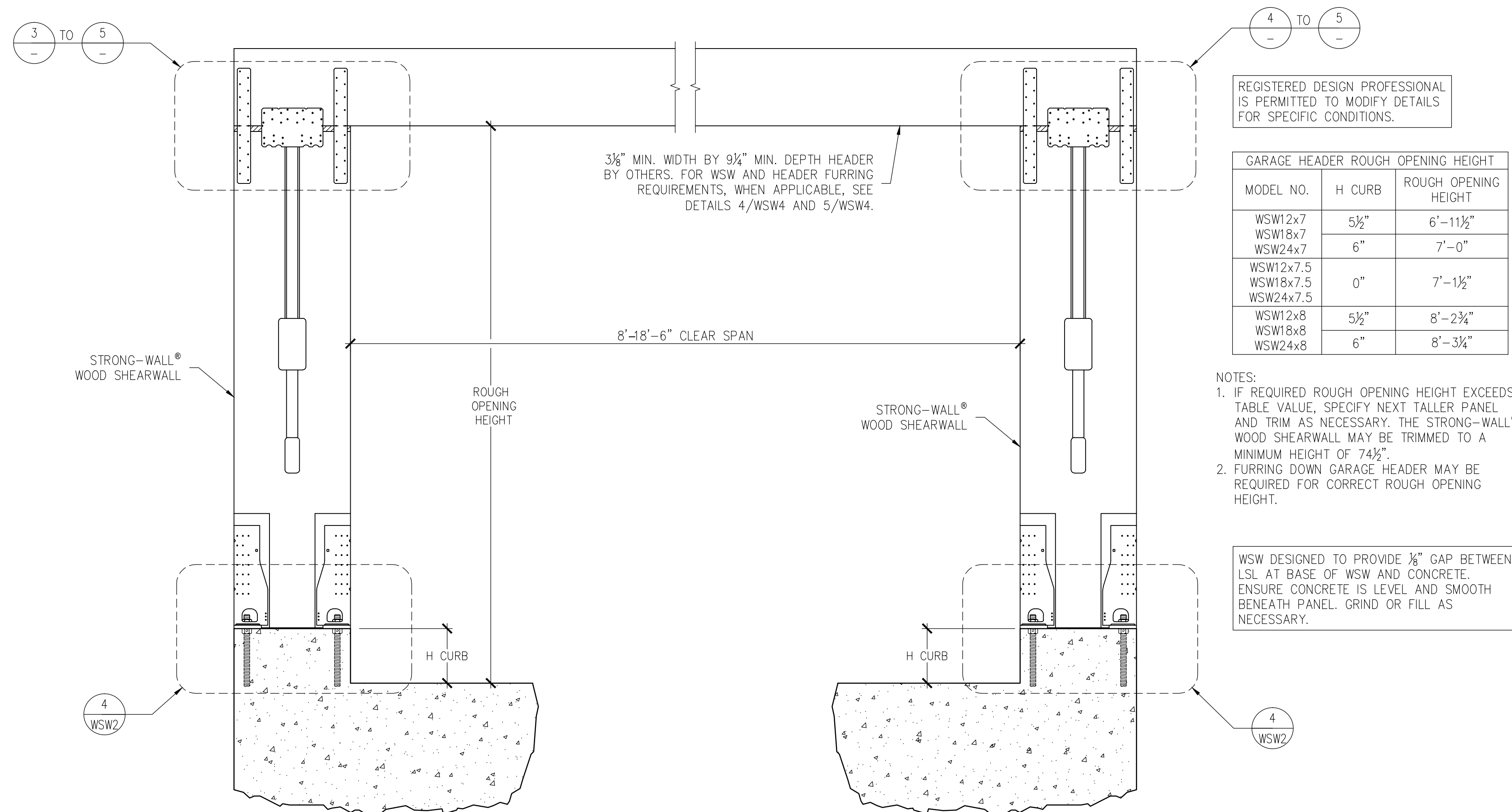
- NOTES:
- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
 - FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WSW DESIGNED TO PROVIDE ⅛" GAP BETWEEN LSL AT BASE OF WSW AND CONCRETE. ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL WOOD SHEARWALL SINGLE PORTAL ASSEMBLY

1



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

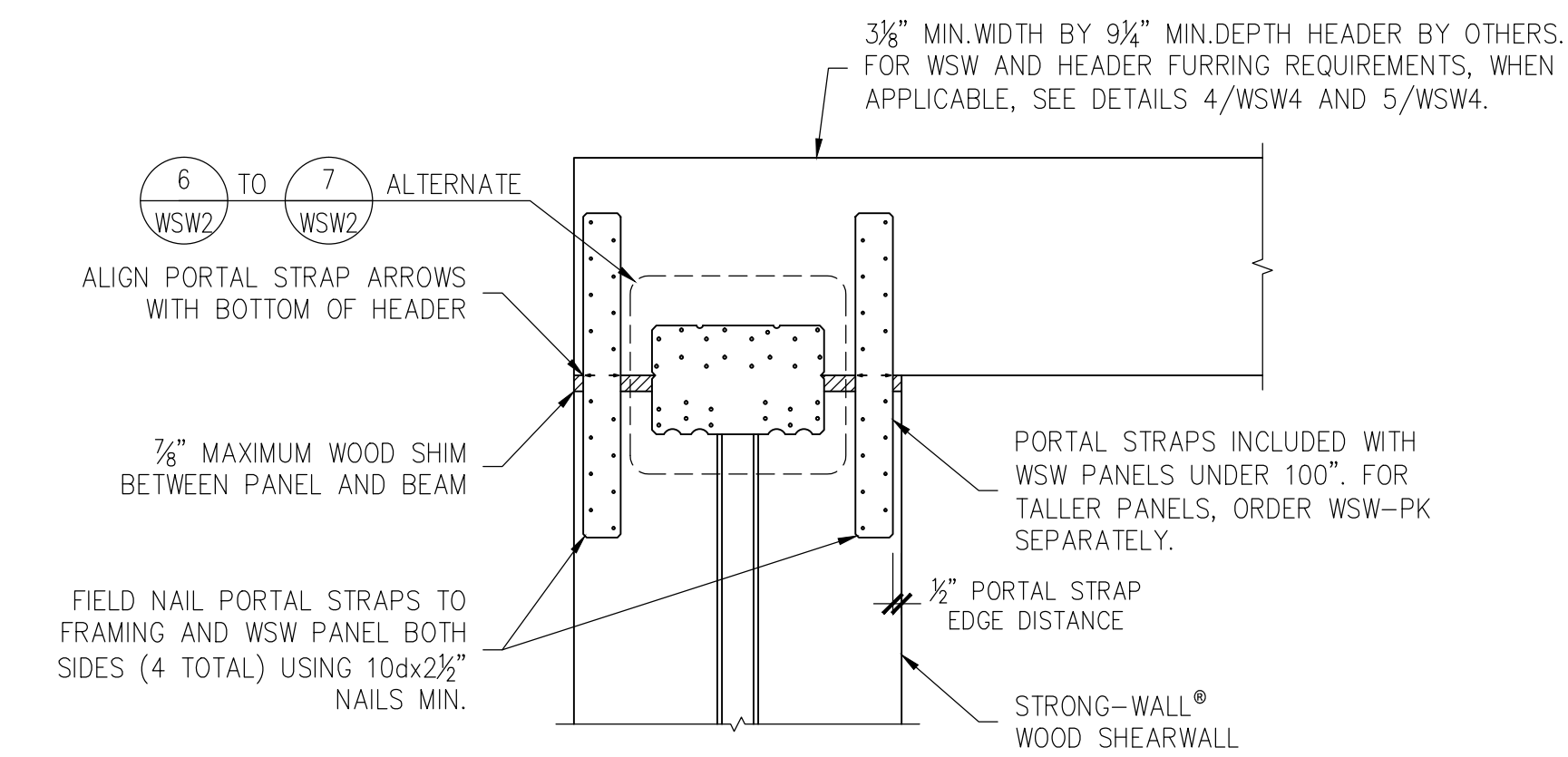
GARAGE HEADER ROUGH OPENING HEIGHT		
MODEL NO.	H CURB	ROUGH OPENING HEIGHT
WSW12x7	5½"	6'-11½"
WSW18x7	6"	7'-0"
WSW12x7.5	0"	7'-1½"
WSW18x7.5	0"	7'-1½"
WSW12x8	5½"	8'-2¾"
WSW18x8	6"	8'-3¼"
WSW24x7	6"	7'-0"
WSW24x8	6"	8'-3¼"

- NOTES:
- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
 - FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

WSW DESIGNED TO PROVIDE ⅛" GAP BETWEEN LSL AT BASE OF WSW AND CONCRETE. ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY

2

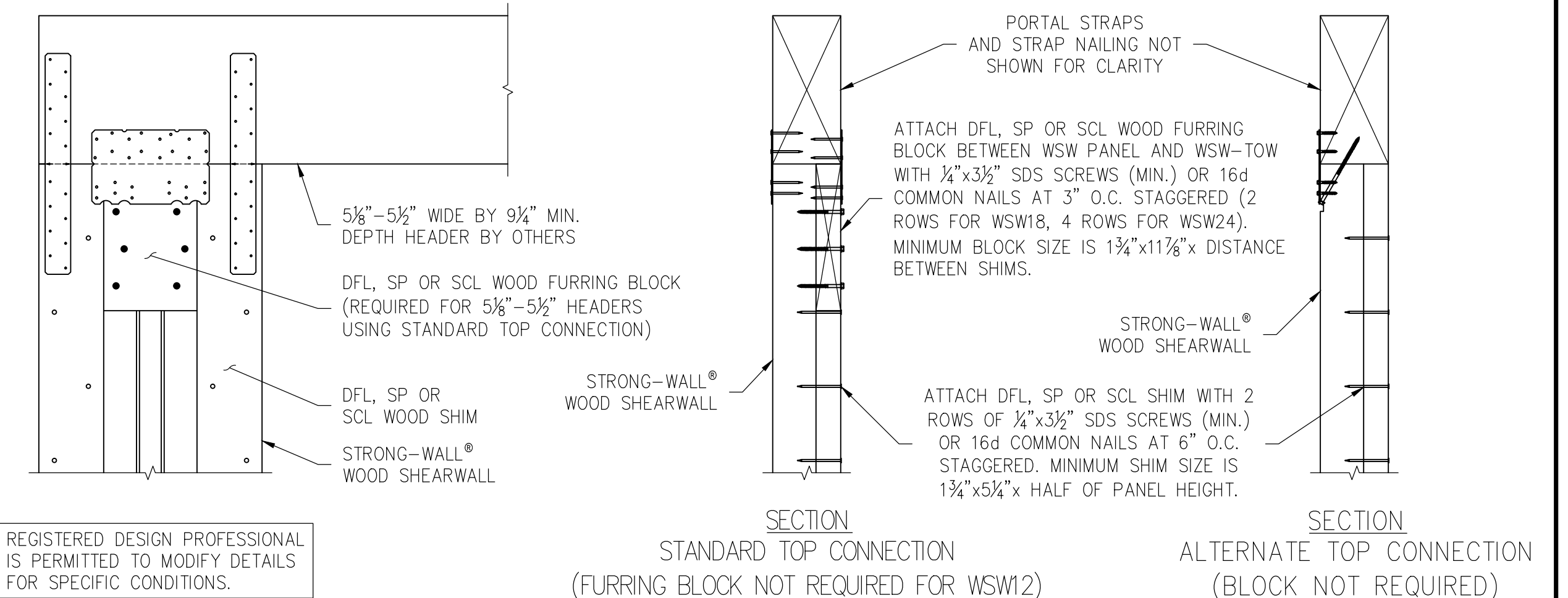


LOAD PATH DESIGN AND DETAILS ABOVE HEADER TO BE PROVIDED BY OTHERS.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

PORTAL TOP CONNECTION

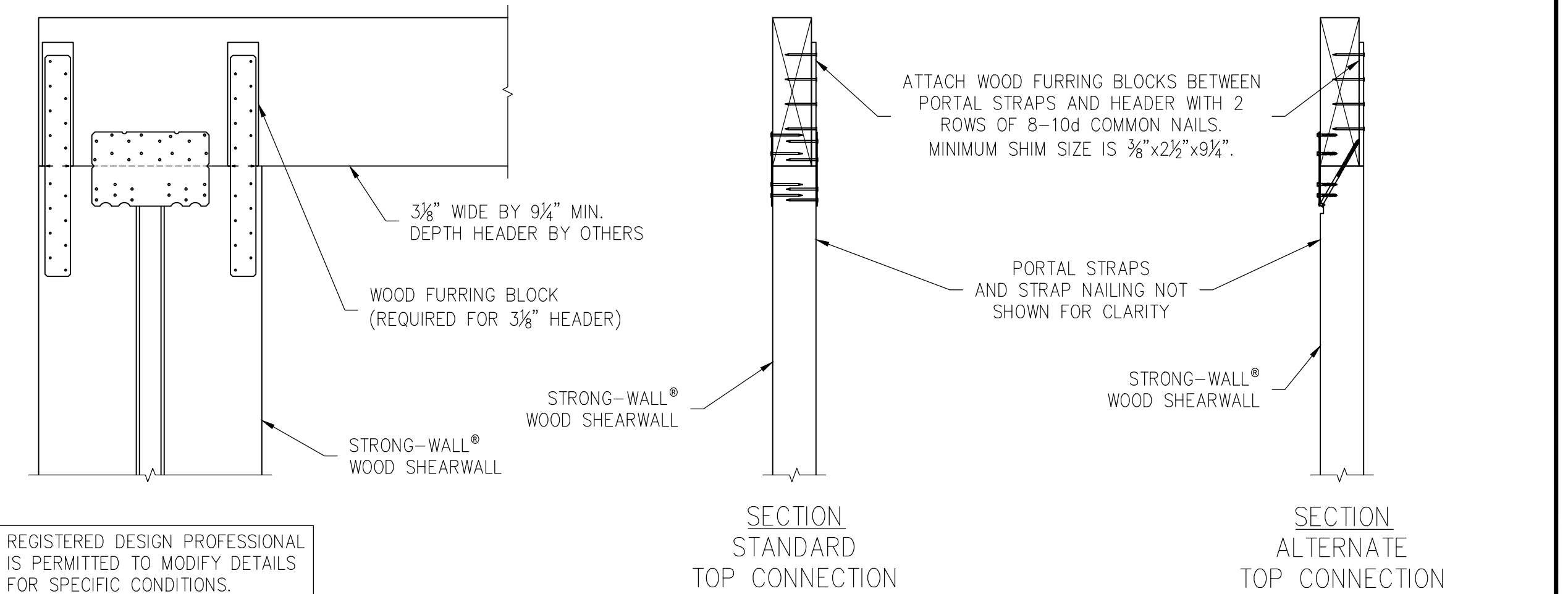
3



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR 5/8" TO 5 1/2" HEADER

4



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR 3/8" HEADER

5

- STRONG-WALL WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
- SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

NOTES

6

REVISIONS	NO.	DATE	DESCRIPTION
0	07/01/2016		FIRST RELEASE - 2015 IBC

SIMPSON Strong-Tie Co. Inc.
 5956 W. Las Positas Blvd.
 Pleasanton, CA 94588
 Tel: (800) 999-5099
 Website: www.strongtie.com

THIS IS NO EQUAL

STRONG-WALL® WSW
 PORTAL SYSTEM
 FRAMING DETAILS
 ENGINEERED DESIGNS

THIS IS NO EQUAL

NAME	DATE	SCALE	CHECKED	SHEET
	07-01-2016	N.T.S.		WSW4
				OF SHEETS
				JOB NO.