



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

SUNSHINE VALLEY RESIDENCE

APN 037156130
Sunshine Valley Road
Moss Beach, California 94038



REVISION:

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ELECTRICAL	
E001	ELECTRICAL TBD

**FOR REVIEW & FILING
NOT FOR CONSTRUCTION**

STAMP:



ARCHITECT:
David Jaehning Architect
28 Forest Side Avenue, San Francisco, California 94127

CONSULTANT TEAM:

ARCHITECT:
Tina 380 Dogmes, Strain Edwards, WE5612.A
Saratoga, California

BIOLOGICAL:
SWCA Environmental Consultants - Half Moon Bay, California

CIVIL:
Sigma Prime Geosciences, Inc.; Half Moon Bay, California

STRUCTURAL:
Alex Lau Engineering; C 75773, San Francisco, California

CLIENT:
Elle and Ivan Li

1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO.: PROJECT NAME:
1802 Sunshine Valley Residence

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road, Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

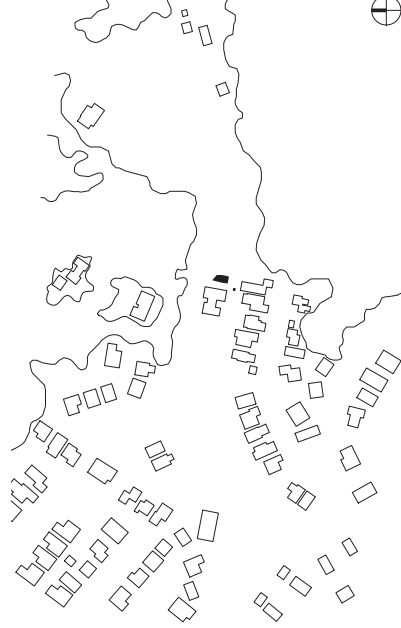
DRAWN: Author **CHECKED:** Checker

ISSUE DATE: 5/14/2019 12:40 PM

DRAWING TITLE: **COVER SHEET**

DRAWING NO.: **A000**

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MECHANICAL, ELECTRICAL, & PLUMBING:
DESIGN/BUILD BY CONTRACTOR

BUILDING CODE INFORMATION: TYPE V-A
PRIMARY STRUCTURAL FRAME: 1
TYPE OF CONSTRUCTION: NON-BEARING WALLS AND PARTITIONS (EXT.), TABLE 602
ROOF CONSTRUCTION: ROOF CONSTRUCTION, 1

ALLOWABLE HEIGHT: 50'-0" PER TABLE 603

BUILDABLE AREA: UNLIMITED PER TABLE 503

OCCUPANT LOAD: 2190 SF / 200 GROSS = 11 PERSONS

EGRESS REQUIREMENT: PER SECTION 1008.2.1: IN GROUPS PERMITTED WITHIN AN INDIVIDUAL DWELLING UNIT WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT ACCORDANCE WITH SECTION 903.1.1 OR 903.2.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 75' FEET

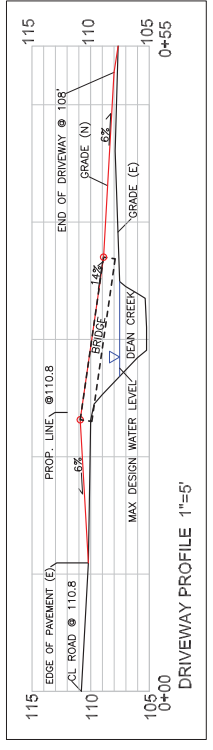
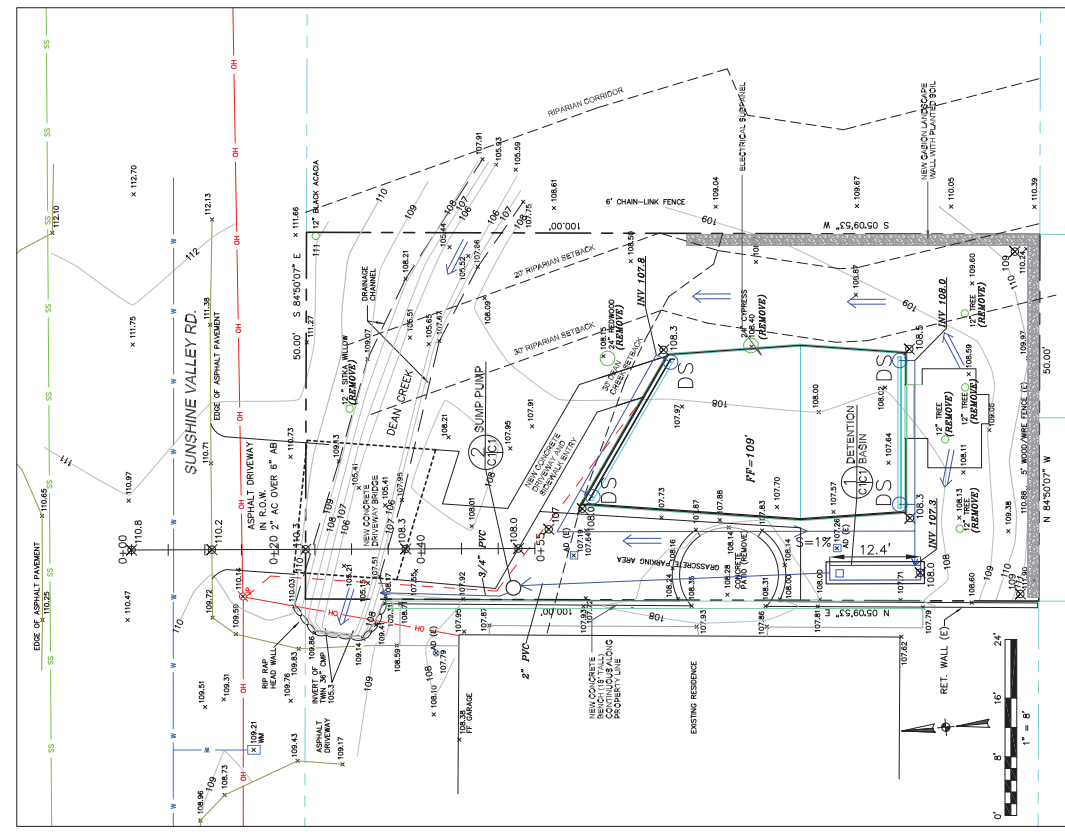
SMOKE DETECTION: HARD-WIRED, INTERCONNECTED, AND BATTERY BACKUP PER CALIFORNIA STATE FIRE MARSHAL REGULATIONS AND ONE PER BEDROOM AND ONE IN HALLWAY PER FLOOR

FIRE SUPPRESSION: BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM

STRUCTURAL:
ALEX LAU ENGINEERING
C 75773
SAN FRANCISCO, CA 94127
T: 415 272-9444

BUILDING CODE INFORMATION: 2016 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)
COUNTY ZONE: S-17 COMBINING DISTRICT (MIDCOST)
PARCEL SIZE: 5000 SF
LOT COVERAGE: BUILDING 730 SF
HARDSCAPE 734 SF
TOTAL: 1464 SF (29%)
FLOOR AREA RATIO: 0.44

LANDSCAPE AREA (REHABILITATED): 281 SF
LANDSCAPE AREA (TURF & PLANT): 598 SF
OCCUPANCY CLASSIFICATION: R-3
BUILDING CHARACTERISTICS: LEVEL 1: 730 SF
LEVEL 2: 730 SF
TOTAL: 1464 SF
GRADE ELEVATION: 109'-0"
BUILDING HEIGHT: 28'-0" PER METER 31'-4" PEAK
BUILDING LEVELS: 3



LEGEND

- X 11.2' EXISTING SPOT ELEVATION
- 108.3 PROPOSED SPOT ELEVATION
- SOLD DRIVE PIPE

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF FULL OWNER.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM: NGVD83.
- PROPOSED SINGLE FAMILY RESIDENCE, 1855 SUNSHINE VALLEY ROAD, DEAN CREEK, CALIFORNIA. THIS PROJECT IS THE PROPERTY OF SUNSHINE VALLEY ASSOCIATES PROJECT NO. 224. SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS 1855 SUNSHINE VALLEY ROAD, DEAN CREEK, CALIFORNIA 94518. NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS. SCHEDULE OR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE: 1. FOUNDATION INSPECTION; 2. CONCRETE WORK INSPECTION; 3. EXISTING AND PROPOSED CONVEYANCE DEVICES BEFORE BEING BURIED INCLUDING REQUIRED INSPECTIONS; 4. INSPECTIONS OF ALL JOBS AND MATERIALS, ETC. THESE INSPECTIONS SHALL BE CONDUCTED BY A LICENSED PROFESSIONAL ENGINEER OR INSPECTOR ACCORDING TO THE REQUIREMENTS OF THE CALIFORNIA CIVIL ENGINEERING BOARD AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

- TRASH ENCLOSURE, FLS THE INTERIOR OF THE PRIMAAS IS INTEND TO CONVEY ROOF RUNOFF TO A SAFE LOCATION AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. SLOPE ALL IMPERVIOUS SURFACES TO DRAINAGE FACILITIES. DRAINAGE FACILITIES SHALL NOT BE LOCATED ON PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASINS, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNERS RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF, GUTTERS, DOWNSPOUT LINES, AND THE FLOW THROUGH PLUMBERS UP PUMPS. TO BE SURE THAT THEY ARE PROPERLY MAINTAINED AND OPERATING. DRAINAGE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

- CUT VOLUME: 40 CY (FOR FOUNDATION, BACKYARD CUBION)
 FILL VOLUME: 10 CY
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASE ROCK COMPACTED TO 85%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE AND THEN FILLED WITH ROAD TAMPED SOILS.

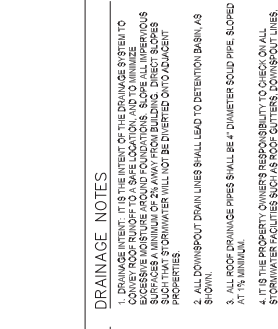
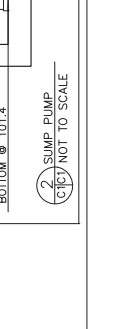
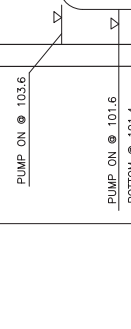
UTILITY NOTES

- DETAILED UTILITY PLAN WILL BE SUBMITTED SEPARATELY FOR SUBMITTAL AND APPROVAL BY THE MONTARA WATER AND SEWER DISTRICT.
- ALL UTILITIES SHALL BE UNDERGROUND AND ATTACHED TO BRIDGE TO CROSS DEAN CREEK.
- SEWER LATERAL WILL REQUIRE AN EJECTOR PUMP. LATERAL SHALL BE ENCASED IN A STEEL PIPE WHERE IT IS ATTACHED TO THE BRIDGE.

SECTION AND DETAIL CONVENTION

- CONTRACTOR AND WORKERS SHALL PARK ON SHOULDER OF STREET.
- WHEN TRUCKS PARK IN DRIVEWAY FOR DELIVERY OF MATERIALS, TRUCKS SHALL BE ON DRIVEWAY. TRUCKS SHALL PROVIDE ROOM FOR VEHICLES TO PASS.
- WORKERS SHALL PROVIDE TRAFFIC CONTROL ON SUNSHINE VALLEY ROAD WHEN TRUCKS ARE BACKING ONTO STREET.

SECTION OF DETENTION BASIN



VICINITY MAP N.T.S.
TRAFFIC CONTROL NOTES

SECTION AND DETAIL CONVENTION

DATE: 2-13-19
 DRAWN BY: DMK
 CHECKED BY: AZG
 REV. DATE: 4-14-19
 REV. DATE: 10-30-19
 REV. DATE: 11-23-2003

DESIGNED BY: AZG
 ENGINEER: SUNSHINE VALLEY ASSOCIATES, INC.
 1855 SUNSHINE VALLEY ROAD
 DEAN CREEK, CALIFORNIA 94518

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 No. 62264
 STATE OF CALIFORNIA

GRAINDING AND PLAN
 SUNSHINE VALLEY ROAD
 MOSS BEACH
 APN 037-156-130

SHEET
 C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- 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 curbing wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- 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.
- Avoid trucking access routes to stabilized, designated access points
- Limit tracking dirt or other materials off-site, clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- The tree protection shall be in place before any grading, excavating or grubbing is started.

CONSTRUCTION SCHEDULE

DAY 1: INSTALL EROSION CONTROL MATS AT CLEARING
 DAY 2: FINISH ROUGH GRADING
 DAY 3: FINISH ROUGH GRADING
 WEEK 1: INSTALL EROSION CONTROL MATS AND BENCH MARKS
 WEEK 2: POUR CONCRETE IN PIER HOLES BEGIN BUILDING FORMS FOR GRADE BEAMS
 WEEK 3: BEGIN FRAMING EXTERIOR WALLS AND INTERIOR WALLS
 WEEK 4: FINISH MOST OF HOUSE INTERIOR WALLS
 MONTH 8: FINISH PATIOS, WALKWAYS, DRIVEWAY, OTHER EXTERIOR FLAT WORK
 MONTH 10: FINISH PROJECT

EROSION CONTROL POINT OF CONTACT

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

NAME: NELLU, DIVINES
 TITLE/MANUFACTURER: DIVINES
 PHONE: 415.321.2022
 EMAIL: DIVINES@GMAIL.COM

CONCRETE WASTE MANAGEMENT WM-8

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1

SILT FENCE

1. SILT FENCE NOT TO SCALE

EROSION CONTROL NOTES

SILT FENCE INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL 4

- GROUND MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE WEATHER IS CLEAR AND DRY FOR AT LEAST 24 HOURS FOLLOWING RAIN.
- 2" X 6" CHANNELS SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH AN AFFIXED MAT.
- 3" X 6" CHANNELS SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH AN AFFIXED MAT.
- ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS PRACTICABLE.
- ALL EXPOSED SOILS SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH EROSION CONTROL MATS.
- REPAIRS ON APPROVED SUBSTITUTE MATS SHALL BE COVERED WITH STYRA MULCH AT A RATE OF 2 TONS/AZONE.
- THE MATERIAL FOR THE PIER WALLS TO BE 4" X 8" STONE.
- PIER WALLS SHALL NOT BE LESS THAN 2" THICK.
- TRUCKING OR MOVING OF SOILS TO PUBLIC RIGHT-OF-WAY, THIS MAY REQUIRE REPAIRS TO THE ROAD SURFACE AND CURBS. THIS MAY REQUIRE TRUCKING AND REMOVAL OF CLEANOUT OF ANY TRUCKS USED TO THE SUBMIT. TRUCKS SHALL BE DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY AS NEEDED. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE TO THE PLEASANT SURFACE OF THE PAVED DRIVEWAY OR PAVED DRIVEWAY AND BE DISPOSED IN THE APPLICABLE CURB AND GUTTER AREA. SEE NOTE 110.

CONSTRUCTION SCHEDULE

DAY 1: INSTALL EROSION CONTROL MATS AT CLEARING
 DAY 2: FINISH ROUGH GRADING
 DAY 3: FINISH ROUGH GRADING
 WEEK 1: INSTALL EROSION CONTROL MATS AND BENCH MARKS
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 MONTH 8: FINISH PATIOS, WALKWAYS, DRIVEWAY, OTHER EXTERIOR FLAT WORK
 MONTH 10: FINISH PROJECT

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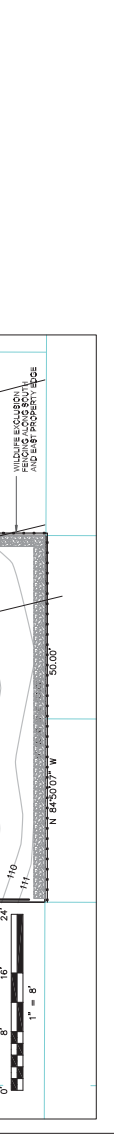
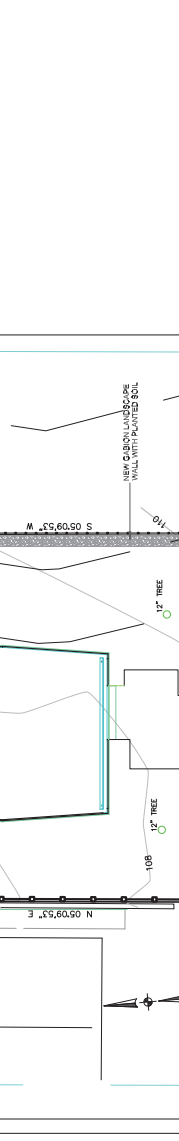
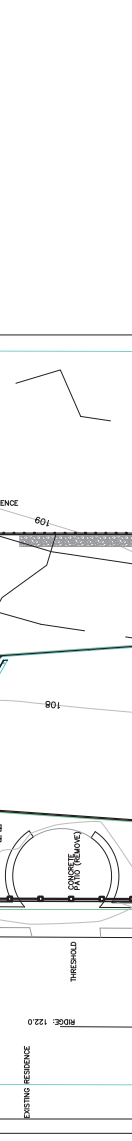
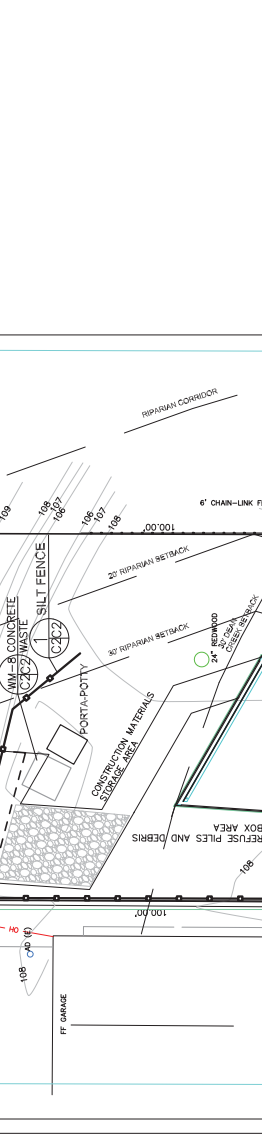
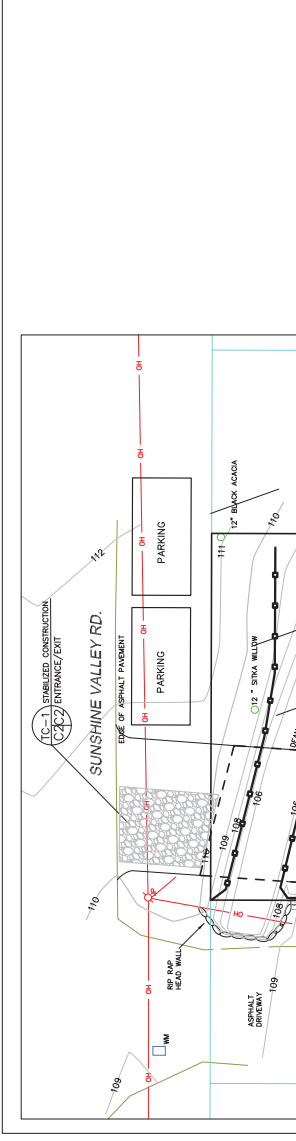
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CONCRETE WASTE MANAGEMENT WM-8

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1

SILT FENCE

1. SILT FENCE NOT TO SCALE



DATE: 2-13-19
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 03/01/2019
 REV. DATE: 03/01/2019
 FAX: 729-2550
 PROJECT: LI PROPERTY
 SUNSHIME VALLEY ROAD
 MOSS BEACH
 EROSION AND SEDIMENT CONTROL PLAN

SHEET
 C-2

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION



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CONSULTANT TEAM:
ARCHITECT: David Jaehning Architect
LAWYER: 380 Dogmes, Strain Edwards, WE612-A, Saratoga, California
BIOLOGICAL: SWCA Environmental Consultants - Half Moon Bay, California
CIVIL: Sigma Prime Geosciences, Inc. - Half Moon Bay, California

STRUCTURAL: Alex Lau Engineering, C 75773, San Francisco, California
CLIENT: **Eile and Ivan Li**
1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO: PROJECT NAME:
1802 Sunshine Valley Residence
PROJECT ADDRESS: APA 071195130, Sunshine Valley Road, Moss Beach, California 94038
PROJECT PHASE: **Construction Documents**
DRAWN: Author CHECKED: Checker
ISSUE DATE: 5/20/2019 10:08:25 AM
DRAWING TITLE: **LANDSCAPE PLAN**
DRAWING NO: **L001**

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EXTERNAL LIGHTING SCHEDULE

LM - LOWMOUNT LIGHT LINEAR FT BOLLARD U.L: 1001, 3000K
LL - REINALLUX CSL 3000K

GENERAL NOTES:

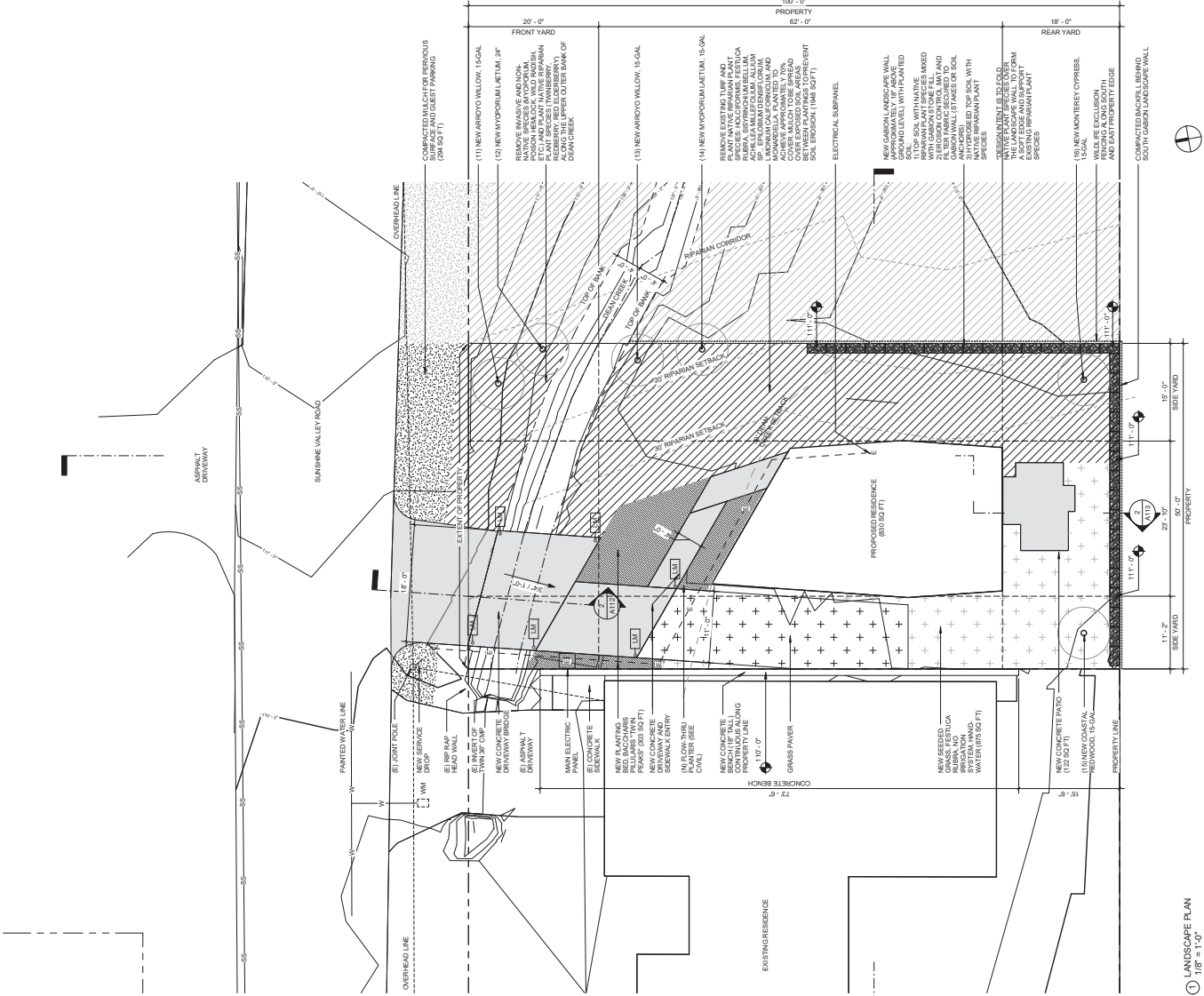
- 1) A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOT CONTRAINED AREAS.
- 2) TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
- 3) AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOT CONTRAINED AREAS, WITH A DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINED.
- 4) UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- 5) PROJECT MUST INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1,000 SQ FT TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA.
- 6) IN RESPONSE TO WATER EFFICIENT LANDSCAPE ORDINANCE (WELO); NO IRRIGATION SYSTEM PROVIDED.

LOT COVERAGE:
BUILDING: 830 SF
HARDSCAPE: 786 SF
TOTAL IMPERVIOUS: 1616 SF (62%)

MATERIAL AREAS:
LANDSCAPE AREA (REHABILITATED): 2296 SF
LANDSCAPE AREA (TURF & PLANT): 1178 SF
TOTAL PERVIOUS: 3384 (88%)

NO.	EXIST/NEW	DBH	GENUS SPECIES	COMMON NAME
01	EXISTING	7"	MYOPORUM LAETUM	ARROYO WILLOW
02	EXISTING	12"	SAUK LASIOLEPIS	ARROYO WILLOW
03	EXISTING	28"	SELOIA SEMPERVIRENS	COASTAL REDWOOD
04	EXISTING	28"	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS
05	EXISTING	6"	MYOPORUM LAETUM	NGAO (SHRUB)
06	EXISTING	16"	MYOPORUM LAETUM	NGAO (SHRUB)
07	EXISTING	12"	MYOPORUM LAETUM	NGAO (SHRUB)
08	EXISTING	14"	MYOPORUM LAETUM	NGAO (SHRUB)
09	EXISTING	12"	MYOPORUM LAETUM	NGAO (SHRUB)
10	EXISTING	12"	MYOPORUM LAETUM	NGAO (SHRUB)
11	NEW	15-G	SAUK LASIOLEPIS	ARROYO WILLOW
12	NEW	15-G	SAUK LASIOLEPIS	ARROYO WILLOW
13	NEW	15-G	MYOPORUM LAETUM	NGAO (SHRUB)
14	NEW	15-G	SELOIA SEMPERVIRENS	COASTAL REDWOOD
15	NEW	15-G	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS
16	NEW	15-G	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS

*SEE ARBORIST REPORT FOR DETAILED INFORMATION



LANDSCAPE PLAN
1/8" = 1'-0"

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DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/20/2019 10:05:03 AM

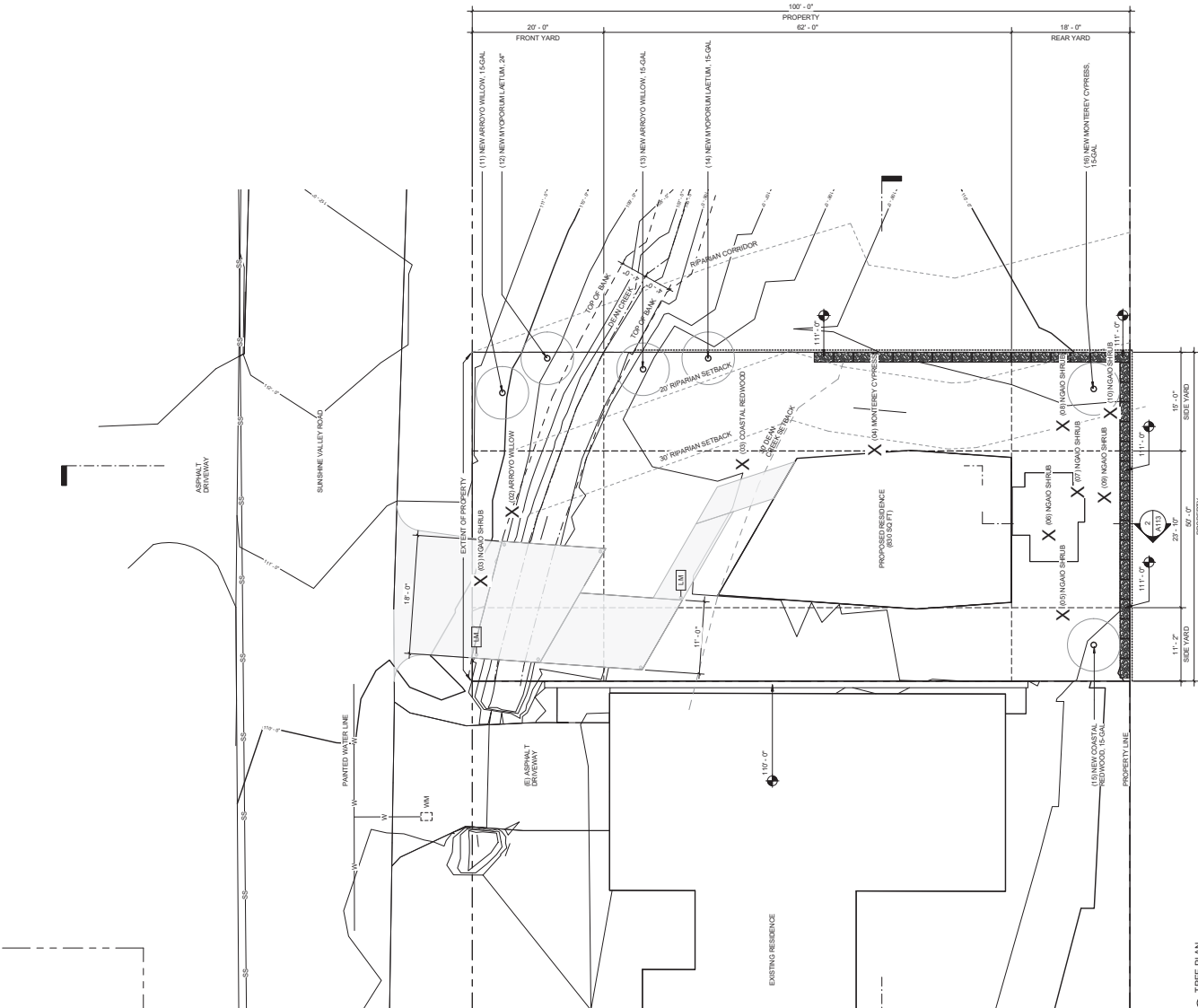
DRAWING TITLE: **TREE LOCATION**

DRAWING NO: **L002**

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NO.	EXIST/NEW	GENUS SPECIES	DBH	COMMON NAME
01	EXISTING	MYOPORUM LAETUM	7"	NGAO SHRUB
02	EXISTING	SAUX LASIOLEPIS	12"	ARROYO WILLOW
03	EXISTING	SECOIA SEMPERVIRENS	28"	COASTAL REDWOOD
04	EXISTING	HESPEROCYPARIS MACROCARPA	28"	MONTEREY CYPRESS
05	EXISTING	MYOPORUM LAETUM	6"	NGAO (SHRUB)
06	EXISTING	MYOPORUM LAETUM	16"	NGAO (SHRUB)
07	EXISTING	MYOPORUM LAETUM	14"	NGAO (SHRUB)
08	EXISTING	MYOPORUM LAETUM	12"	NGAO (SHRUB)
09	EXISTING	MYOPORUM LAETUM	14"	NGAO (SHRUB)
10	EXISTING	MYOPORUM LAETUM	14"	NGAO (SHRUB)
11	NEW	SAUX LASIOLEPIS	15-G	ARROYO WILLOW
12	NEW	SAUX LASIOLEPIS	15-G	ARROYO WILLOW
13	NEW	MYOPORUM LAETUM	15-G	NGAO (SHRUB)
14	NEW	SECOIA SEMPERVIRENS	15-G	COASTAL REDWOOD
15	NEW	HESPEROCYPARIS MACROCARPA	15-G	MONTEREY CYPRESS
16	NEW	HESPEROCYPARIS MACROCARPA	15-G	MONTEREY CYPRESS

*SEE ARBORIST REPORT FOR DETAILED INFORMATION



1 TREE PLAN
1/8" = 1'-0"

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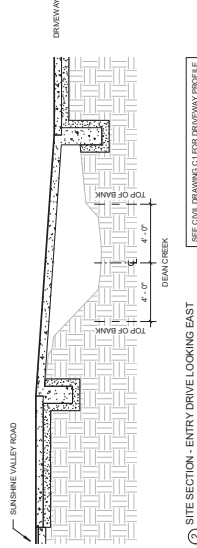
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ISSUE DATE: 5/20/2019 10:08:58 AM

DRAWING TITLE: ARCHITECTURAL SITE PLAN

DRAWING NO.: **A112**

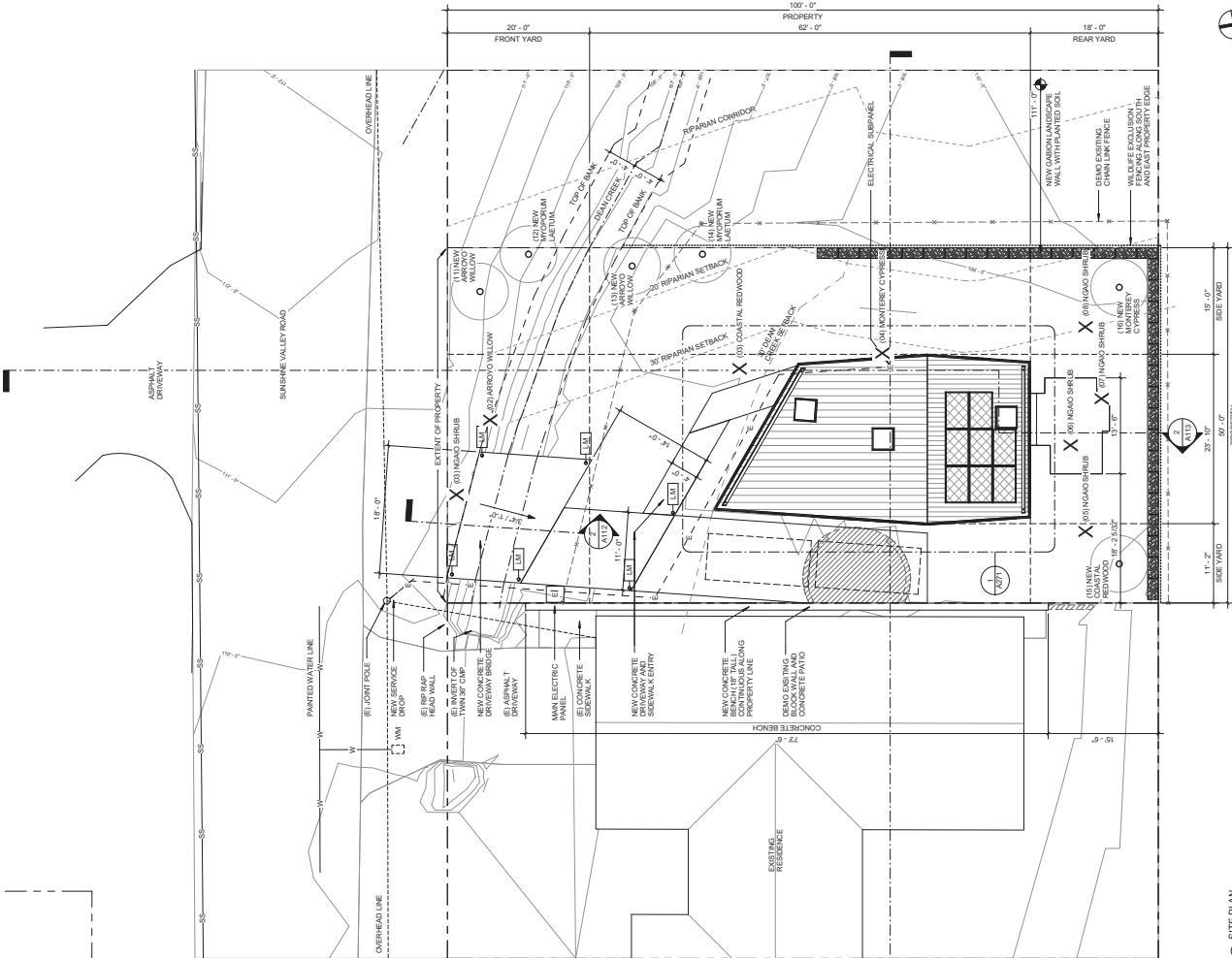
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2 SITE SECTION - ENTRY DRIVE LOOKING EAST
1/4" = 1'-0" REF 1-A12

EXTERNAL LIGHTING SCHEDULE:

- LM - LUMEN LIGHT (565A) P/BOLLARD UL-1001, 3000K
- LL - VERNALUX GS, 3000K



1 SITE PLAN
1/8" = 1'-0"

REVISION:

**FOR REVIEW & FILING
NOT FOR CONSTRUCTION**

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STRUCTURAL:
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CLIENT:
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1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO.: PROJECT NAME:
1802 Sunshine Valley Residence

PROJECT ADDRESS: APN 037135130, Sunshine Valley Road
Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

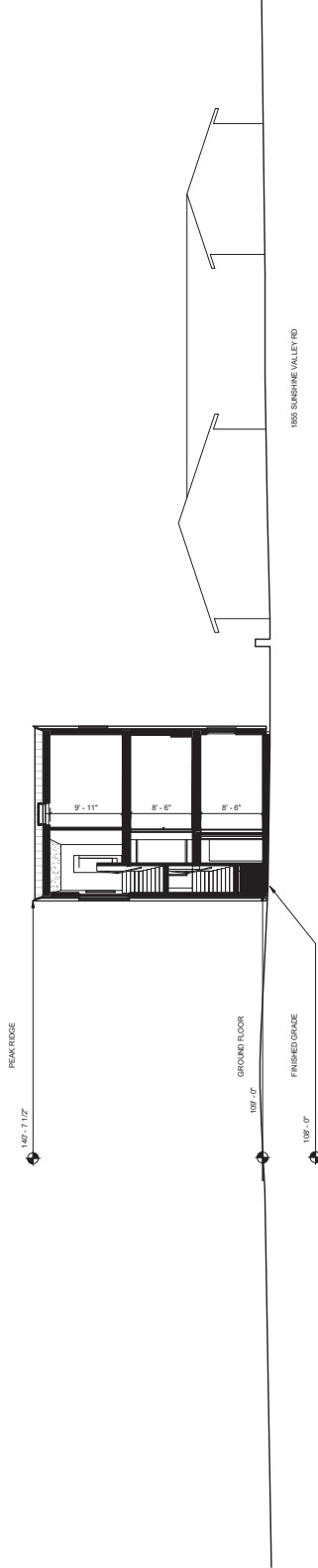
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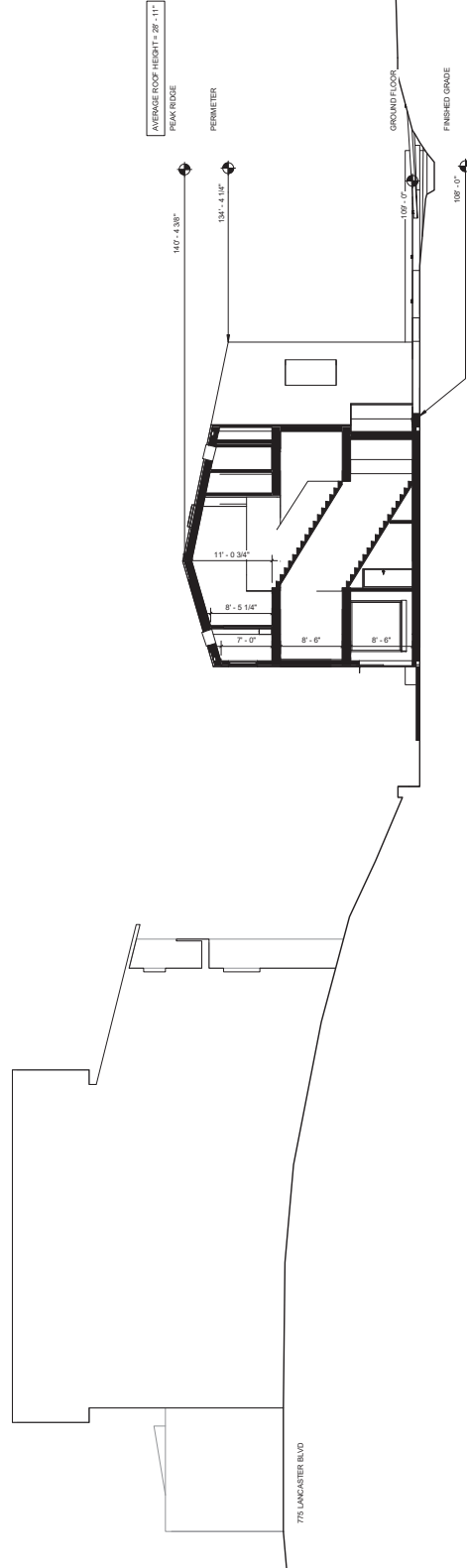
DRAWING TITLE: **ARCHITECTURAL SITE SECTION**

DRAWING NO.: **A113**

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① SITE SECTION WEST-EAST
1/8" = 1'-0"
REF 1-A112



② SITE SECTION NORTH-SOUTH
1/8" = 1'-0"
REF 1-A112

REVISION:

DOOR SCHEDULE - LEVEL 1

#	DIMENSION		DOOR		DETAIL		FRAME	MATERIAL	FINISH
	WIDTH	HEIGHT	THRESHOLD	TYPE	DEPTH	TYPE			
1	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
2	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
3	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
4	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
5	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
6	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
7	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
8	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
9	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
10	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
11	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072
12	3'-0"	7'-0"	0"	SW	1 1/2"	0"	ALUMINUM	057 CH300072	057 CH300072

ROOM SCHEDULE - LEVEL 1

#	NAME	FLOOR	BASE	FINISHES	WALL	CEILING	PERIMETER	NET AREA
1	BPT CLOSET	1	17'-5 1/8"					12 SF
2	BEDROOM 1	1	17'-5 1/8"					12 SF
3	BATHROOM	1	5'-7 1/2"					46 SF
4	BATHROOM	1	5'-7 1/2"					46 SF
5	HALLWAY 1	1	5'-7 1/2"					42 SF
6	HALLWAY 1	1	5'-7 1/2"					42 SF
7	HALLWAY 1	1	5'-7 1/2"					42 SF
8	HALLWAY 1	1	5'-7 1/2"					42 SF
9	HALLWAY 1	1	5'-7 1/2"					42 SF
10	HALLWAY 1	1	5'-7 1/2"					42 SF
11	HALLWAY 1	1	5'-7 1/2"					42 SF
12	HALLWAY 1	1	5'-7 1/2"					42 SF

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CONSULTANT TEAM:
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BIOLOGICAL: SWCA Environmental Consultants - Half Moon Bay, California
CIVIL: Sigma Prime Geosciences, Inc.; Half Moon Bay, California

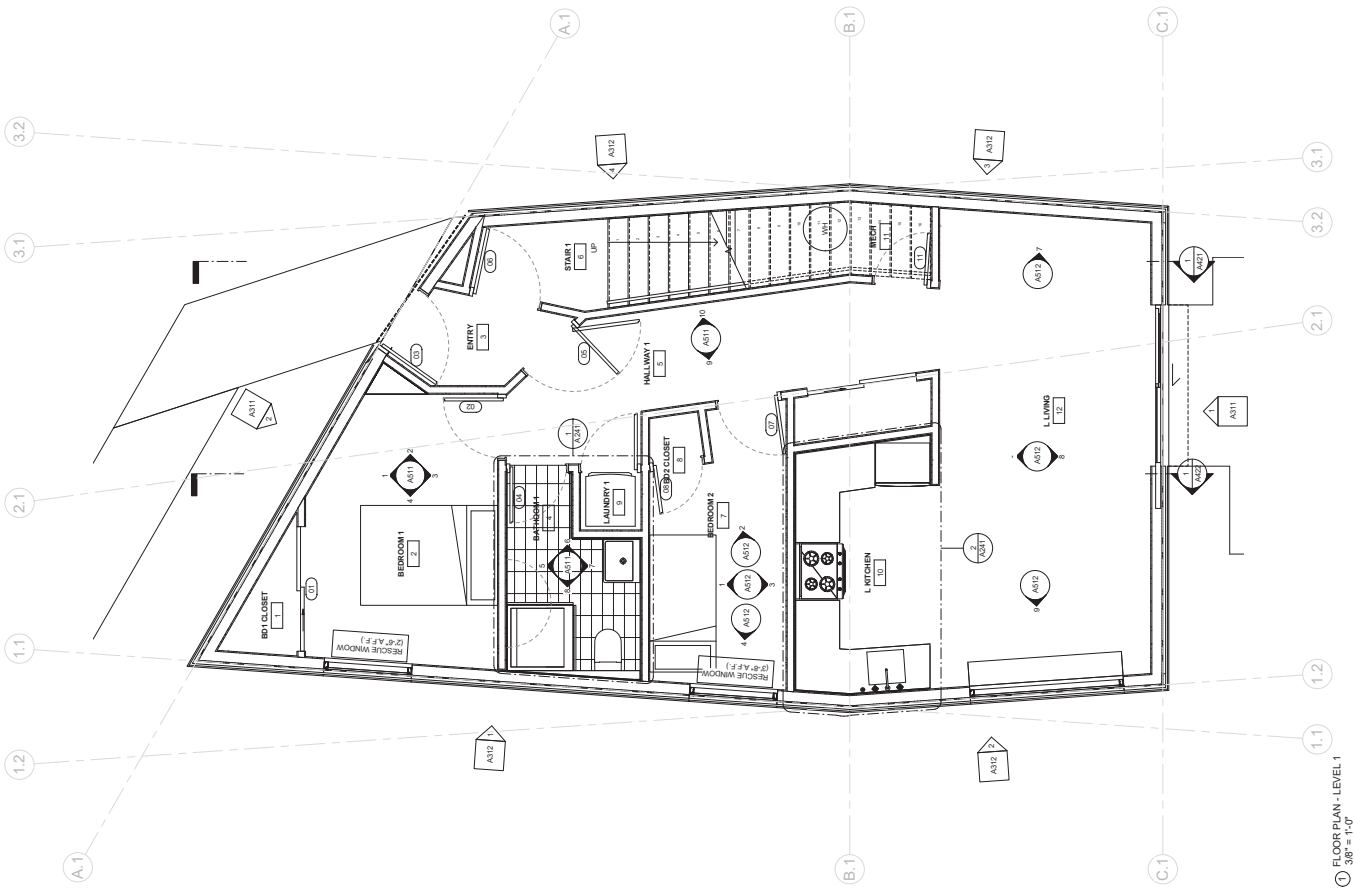
STRUCTURAL: Alex Lau Engineering, C 75773, San Francisco, California
CLIENT: **Elle and Ivan Li**
1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO: PROJECT NAME:
1802 Sunshine Valley Residence
PROJECT ADDRESS: APN 037136130, Sunshine Valley Road, Moss Beach, California 94038
PROJECT PHASE: **Construction Documents**
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 5/14/2019 12:40:08 PM
DRAWING TITLE: **DIMENSION FLOOR PLAN - LEVEL 1**

DRAWING NO: **A211**
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GLASS OR RESISTANCE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 7 SQUARE FEET 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 HEIGHTS SHALL BE NOT MORE THAN 1 1/2 INCHES ABOVE THE FINISHED FLOOR.

SMOKE DETECTION: HABS, WIRED, INTERCONNECTED, AND BATTERY BACKUP PER CALIFORNIA STATE FIRE MARSHAL REGULATIONS. AND COASTSIDE FIRE DETECTOR AND ONE IN HALLWAY PER FLOOR.
FIRE SUPPRESSION: BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM



REVISION:

DOOR SCHEDULE - LEVEL 2											
#	DIMENSION		DOOR		DETAIL		FRAME		MATERIAL		FINISH
	WIDTH	HEIGHT	THRESHOLD	TYPE	DEPTH	FINISH	TYPE	DEFINITION	TYPE	FINISH	
13	2'-8"	6'-6"		SWING IN		SWING IN		SWING IN	45° CHERRY		45° CHERRY
14											
15	2'-4"	6'-6"		SWING IN		SWING IN		SWING IN	45° CHERRY		45° CHERRY
16											

ROOM SCHEDULE - LEVEL 2											
#	NAME	FLOOR	BASE	WALL	CEILING	PERIMETER	NET AREA				
							FLOOR	CEILING			
13	BEDROOM 3						57'-4 1/16"	108 SF			
14	BR CLOSET 1A						16'-8 3/16"	13 SF			
15	HALLWAY 2						57'-10 1/16"	107 SF			
16	BATHROOM 2						36'-5 1/8"	77 SF			
17	HALLWAY 1						47'-2 1/4"	80 SF			
18	KITCHEN						47'-2 1/4"	80 SF			
19	HALLWAY 1						47'-2 1/4"	80 SF			
20	BR CLOSET 1B						16'-10 2/16"	78 SF			

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CONSULTANT TEAM:

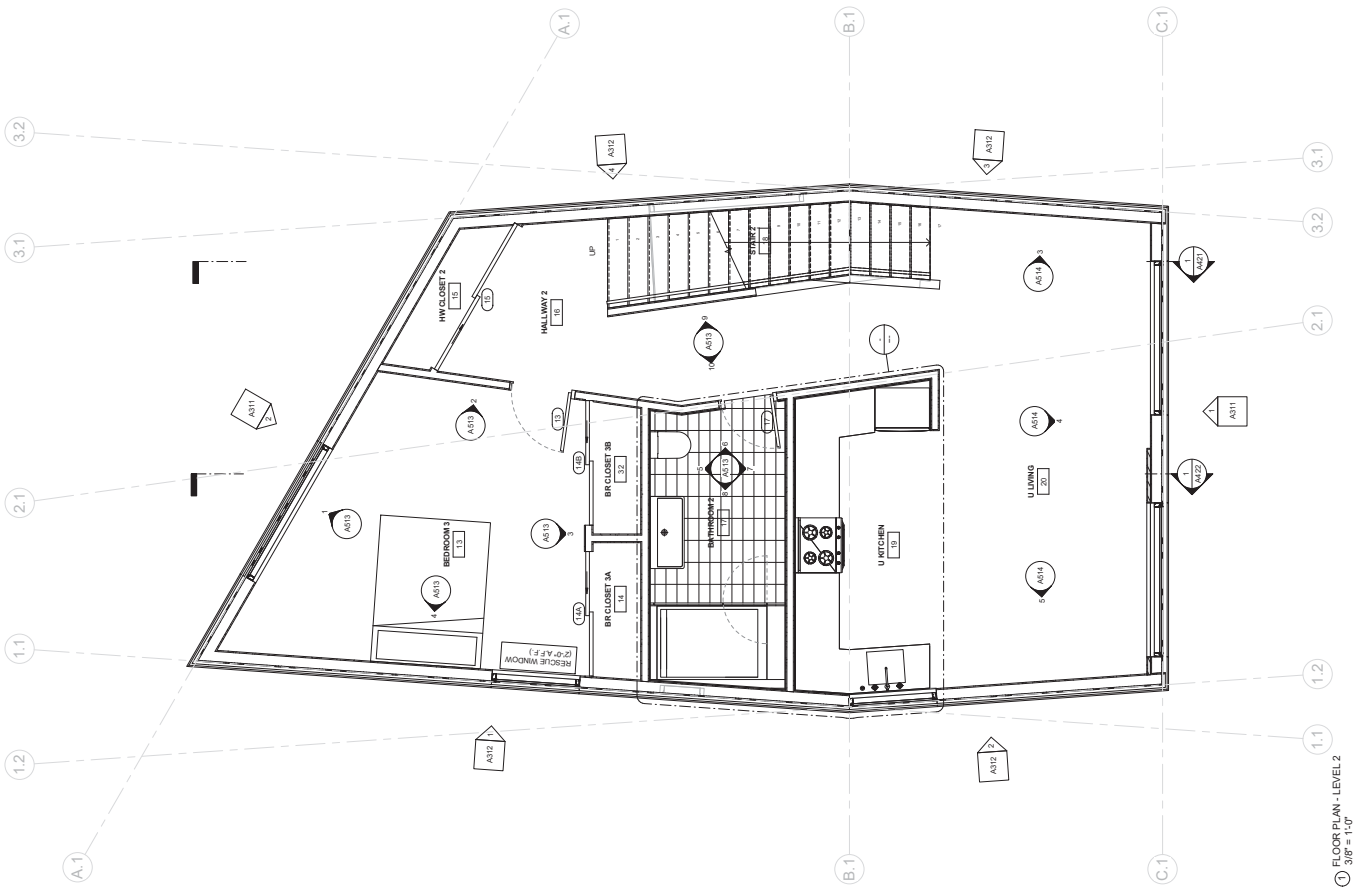
- ARCHITECT:** Thea 380 Dogmes, Strain Edwards, WE5612-A, Saratoga, California
- BIOLOGICAL:** SWCA Environmental Consultants - Half Moon Bay, California
- CIVIL:** Sigma Prime Geosciences, Inc.; Half Moon Bay, California
- STRUCTURAL:** Alex Lau Engineering, C 75773, San Francisco, California
- CLIENT:** **Elle and Ivan Li**
1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO: PROJECT NAME:
1802 Sunshine Valley Residence
PROJECT ADDRESS: APN 037135130, Sunshine Valley Road, Moss Beach, California 94038
PROJECT PHASE: **Construction Documents**
DRAWN: Author CHECKED: Checker
ISSUE DATE: 5/14/2019 12:40:08 PM
DRAWING TITLE: **DIMENSION FLOOR PLAN - LEVEL 2**

DRAWING NO: **A212**
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FIGURE OR RESUME WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 7 SQUARE FEET ALONG A GABE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHTS SHALL BE NOT MORE THAN 1/4 INCHES ABOVE THE FINISHED FLOOR.

SMOKE DETECTION: HALLWAYS, INTERCONNECTED AND BATTERY BACKUP PER CALIFORNIA STATE FIRE MARSHAL REGULATIONS. AND COASTSIDE FIRE DISTRICT ONE IN HALLWAY PER FLOOR.
FIRE SUPPRESSION: BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.



FLOOR PLAN - LEVEL 2
3/8" = 1'-0"

REVISION:

DOOR SCHEDULE - LEVEL 3												
#	DIMENSION	WIDTH	HEIGHT	DOOR	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	TYPE	FRAME	
											DEPTH	MATERIAL
LEVEL 3												
1												
2	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
3	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
4	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
5	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
6	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
7	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
8	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
9	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
10	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	
11	2'-0"	7'-0"	F - 0"	CSY CASHWOOD*						SINGLE BLIND	CSY CASHWOOD*	

ROOM SCHEDULE - LEVEL 3						
#	NAME	FLOOR	BASE	WALL	CEILING	NET AREA
LEVEL 3						
1	BEDROOM 4		28'-7 1/2"		10'-0"	287.5 SF
2	BEDROOM 5		47'-9 1/2"		10'-0"	500.0 SF
3	BEDROOM 6		44'-7 1/2"		11'-0"	491.0 SF
4	BEDROOM 7		44'-7 1/2"		11'-0"	491.0 SF
5	BEDROOM 8		44'-7 1/2"		11'-0"	491.0 SF
6	HALLWAY 3		55'-3 1/2"		10'-0"	553.8 SF
7	HALLWAY 4		55'-3 1/2"		10'-0"	553.8 SF
8	STAIRS		13'-4 1/2"		11'-0"	147.5 SF
9	BEDROOM 9		47'-7 1/2"		11'-0"	525.0 SF
10	BEDROOM 10		47'-7 1/2"		11'-0"	525.0 SF
11	BATHROOM 4		20'-4 1/2"		10'-0"	204.4 SF

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PROJECT NO: PROJECT NAME:
1802 Sunshine Valley Residence
PROJECT ADDRESS:
APN 037119130, Sunshine Valley Road
Moss Beach, California 94038
PROJECT PHASE: **Construction Documents**

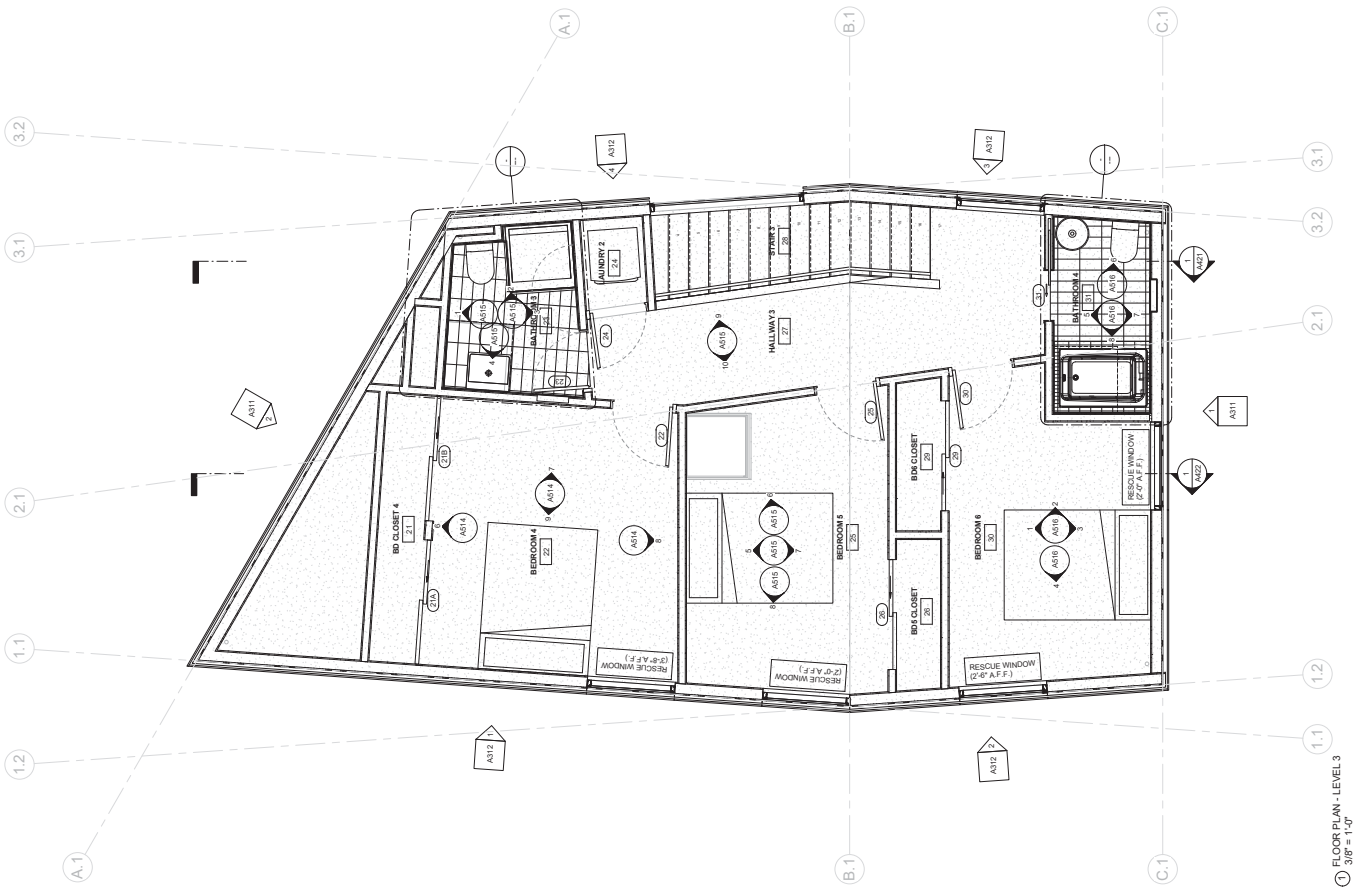
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DRAWING TITLE: **DIAMENSION FLOOR PLAN - LEVEL 3**

DRAWING NO: **A213**

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GLASS OR GLASS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 7 SQUARE FEET 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 HEIGHTS SHALL BE NOT MORE THAN 14 INCHES ABOVE THE FINISHED FLOOR.

SMOKE DETECTION: HALLWAYS, INTERCONNECTED AND BATTERY BACKUP PER CALIFORNIA STATE FIRE MARSHAL REGULATIONS, AND COASTSIDE FIRE DISTRICT ORDINANCE 2016-01. PLACED ONE PER BEDROOM AND ONE IN HALLWAY PER FLOOR.
FIRE SUPPRESSION: BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM



REVISION:

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PROJECT NO:

1802 Sunshine Valley

Residence

PROJECT ADDRESS:
APN 0371 05130, Sunshine Valley Road
Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

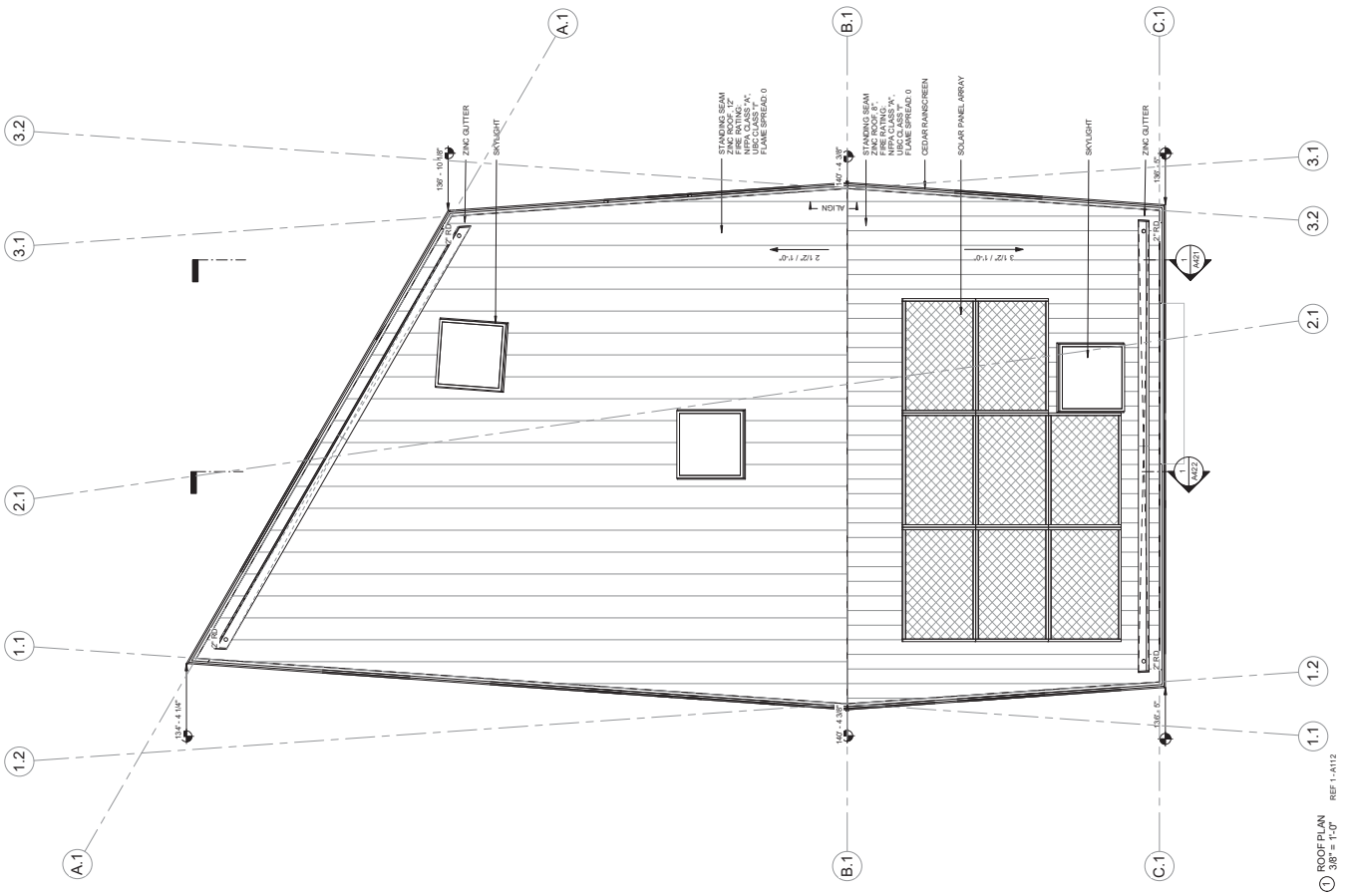
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DRAWING NO: **A271**

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1 ROOF PLAN
3/8" = 1'-0"
REF 1-A112

REVISION:

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PROJECT NO: PROJECT NAME:

**1802 Sunshine Valley
Residence**

PROJECT ADDRESS:
APN 037135130, Sunshine Valley Road
Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

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DRAWING TITLE: **ELEVATIONS**

DRAWING NO: **A311**

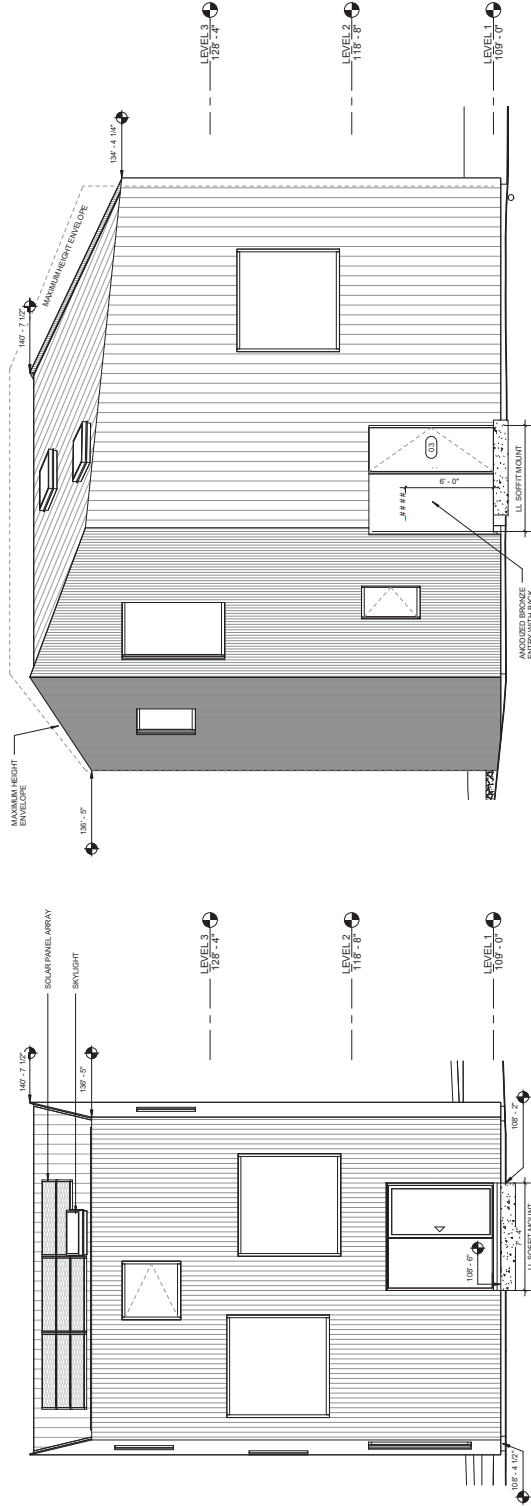
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EXTERIOR LIGHTING SCHEDULE:

LM - UGMAW LIGHT DEAR FT ISLAND LL-1021L-3000K
LL - HEBALUX GS-3000K



EXTERIOR MATERIAL SYMBOLS



1 ELEVATION - SOUTH
1/4" = 1'-0"

2 ELEVATION - NORTH
1/4" = 1'-0"

