

BUILDING/SITE SECTIONS

SECTION 4
 SIDE PROPERTY LINE
 EL. 50.67
 PROPOSED GRADE
 EL. 51.8'
 PROPOSED CRAWL SPACE GRADE
 EL. 52.19'
 EXISTING GRADE SHOWN DASHED
 0'-0" (50'-0")
 T.O. FIN. FLR.
 -2'-5" (47'-7")
 T.O. CRAWL SPACE
 SIDE PROPERTY LINE
 SCALE: 1/8" = 1'-0"

SECTION 3
 REAR PROPERTY LINE
 EXISTING GRADE SHOWN DASHED
 EL. 51.31'
 EL. 51.96'
 0'-0" (50'-0")
 T.O. FIN. FLR.
 PROPOSED GRADE
 -2'-5" (47'-7")
 T.O. CRAWL SPACE
 PROPOSED CRAWL SPACE GRADE
 EL. 49.92'
 FRONT PROPERTY LINE
 EL. 49.42'
 SCALE: 1/8" = 1'-0"

1. REMOVE (E) CONSTRUCTION ONLY TO EXTENT NECESSARY FOR PROPER INSTALLATION OF (N) CONSTRUCTION, CUT-BACK FINISHED SURFACES TO STRAIGHT, PLUMB AND LEVEL LINES.
2. ALL DEMOLITION OF (E) CONSTRUCTION TO BE DONE WITH REGARD FOR THE PROTECTION (E) CONSTRUCTION TO REMAIN, IF APPLICABLE.
3. REMOVE DEMOLISHED ITEMS FROM THE SITE AND DISPOSE OF THEM IN A LEGAL MANNER.
4. DISCONNECT, CUT, CAP OR RELOCATE ANY ACTIVE UTILITY LINES AS REQUIRED.
5. CEASE OPERATIONS AND IMMEDIATELY NOTIFY THE ARCHITECT IF THE SAFETY OF EXISTING CONSTRUCTION APPEARS TO BE ENDANGERED AT ANY TIME. TAKE PRECAUTIONS TO SUPPORT SUCH ENDANGERED CONSTRUCTION AND DO NOT RESUME OPERATIONS UNTIL AUTHORIZED BY THE ARCHITECT.
6. ALL DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY UNLESS OTHERWISE DIRECTED BY THE OWNERS.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING SYSTEMS USED DURING THE REMOVAL OF ALL STRUCTURAL ELEMENTS.
8. THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED AND THE PROBLEM'S INVOLVED. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO ESTIMATE THE FULL EXTENT OF THE WORK FOR ANY CONTINGENCIES IN CONNECTION THEREWITH.
9. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON THE PREMISES. PROVIDE FOR CONTINUOUS REMOVAL AND LEGAL OFF SITE DISPOSAL OF DEMOLISHED MATERIALS AS THE WORK PROGRESSES.
10. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THESE DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACTOR.
11. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BID HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
12. UNFORSEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSARY AS A RESULT OF UNFORSEEN CONDITIONS AND THE REWORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORSEEN CONDITIONS WILL BE ALLOWED.
13. NOISE CONTROL: CARRY ON ALL WORK IN A MANNER WHICH WILL PRODUCE THE LEAST AMOUNT OF NOISE. INSTRUCT ALL WORKMEN IN NOISE CONTROL PROCEDURES.
14. SEE CAL GREEN MANDATORY REQUIREMENTS LOCATED ON SHEET GB.1

[illegible]

1 SITE PLAN

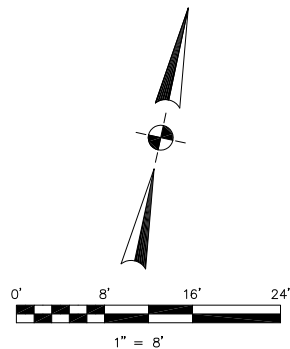
SCALE: 1/8" = 1'-0"

2' 8'

BLDG TRUE NORTH

The site plan illustrates a residential property with the following features and dimensions:

- Property Lines:**
 - Top: 41'-48"
 - Left: 65'-26"
 - Bottom: 68'-27"
 - Right: 69'-08"
- Proposed Structures:**
 - PROPOSED MAIN HOUSE:** FF = 52'-0"
 - PROPOSED 2 CAR GARAGE:** 20'-11 1/8" wide, 20'-0 1/8" deep
 - UNCOVERED PARKING:** 18'-0 3/4" wide
 - (E) SHED:** 10'-0" wide, 10'-1 1/8" deep
- Setbacks and Easements:**
 - Front:** 15'-0" (E) APRON / CURB CUT, 9'-11 1/4" (E) SIDEWALK, 9'-1 3/8" EAVE TO R.L.
 - Left:** 5'-0" SIDE SETBACK, 4'-6 5/8" and 3'-0 3/8" setbacks from driveway.
 - Right:** 5'-0" SIDE SETBACK, 3'-0 5/8" setback from adjacent property.
 - Bottom:** 10'-0" REAR SETBACK.
- Landscaping and Features:**
 - Tree #1:** CRINODENDRON PATAGUA
 - Tree #2:** KOELREUTERIA BINNINATA
 - 63 SF MINIMUM LANDSCAPING IN FRONT YARD**
 - 200 AMP ELEC PANEL**
 - 6" WOOD FENCE**
 - TRELLIS ABOVE**
 - COMPACT AIR CONDITIONING UNIT**
 - (N) GAS METER**
- Adjacent Features:**
 - ADJACENT HOUSE** (Left)
 - ADJACENT PROPERTY** (Right)
- Other Details:**
 - Centerline of Street** and **Center of Street** at the top.
 - Drain Inlet** and **(E) ON-STREET PARKING** at the top right.
 - (E) ROLLED CURB & GUTTER** at the top right.
 - EASEMENT SEE SURVEY** at multiple locations.
 - EDGE OF PAVEMENT / DRIVEWAY BACK-UP** on the left.
 - AUTOMOBILE BACK-UP PATH SHOWN DASHED** on the left.
 - OUTLINE OF SECOND STORY SHOWN WITH A SMALL DASH** and **OUTLINE OF ROOF** for the main house.



BASIS OF BEARINGS

THE BEARING, OF THE MONUMENTED CENTERLINE OF SAN BRUNO AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 6 OF LLS MAPS PAGES 111-112 ON FEBRUARY 27, 1968, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. THE TOP OF IRON PIPE INSIDE HANDHOLE ACTS AS THE LOCAL BENCHMARK FOR THIS SURVEY WITH AN ASSUMED ELEVATION OF 50.15 FEET.

NOTES:

BGT RELIED UPON A NORTH AMERICAN PRELIMINARY TITLE REPORT, ORDER NO. 1240011, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

PARCEL TWO PER REPORT IS NOT STATED AS BEING AN APPURTENANT EASEMENT. PER ANALYSIS OF ADJOINER'S DEED, IT APPEARS TO BELONG TO ADJOINER IN FEE.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

BOUNDARY SHOWN HEREON IS RESOLVED BASED ON STREET MONUMENTS PER 6 LLS 111-112 TIED IN VISITACION AND SAN BRUNO AVENUES, AND PRORATING LOTS IN BETWEEN. DISCREPANCIES FROM RECORD ARE CONSIDERED MINOR.

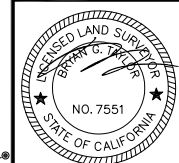
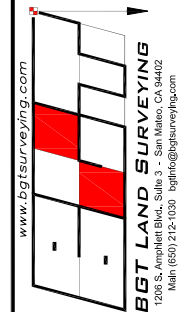
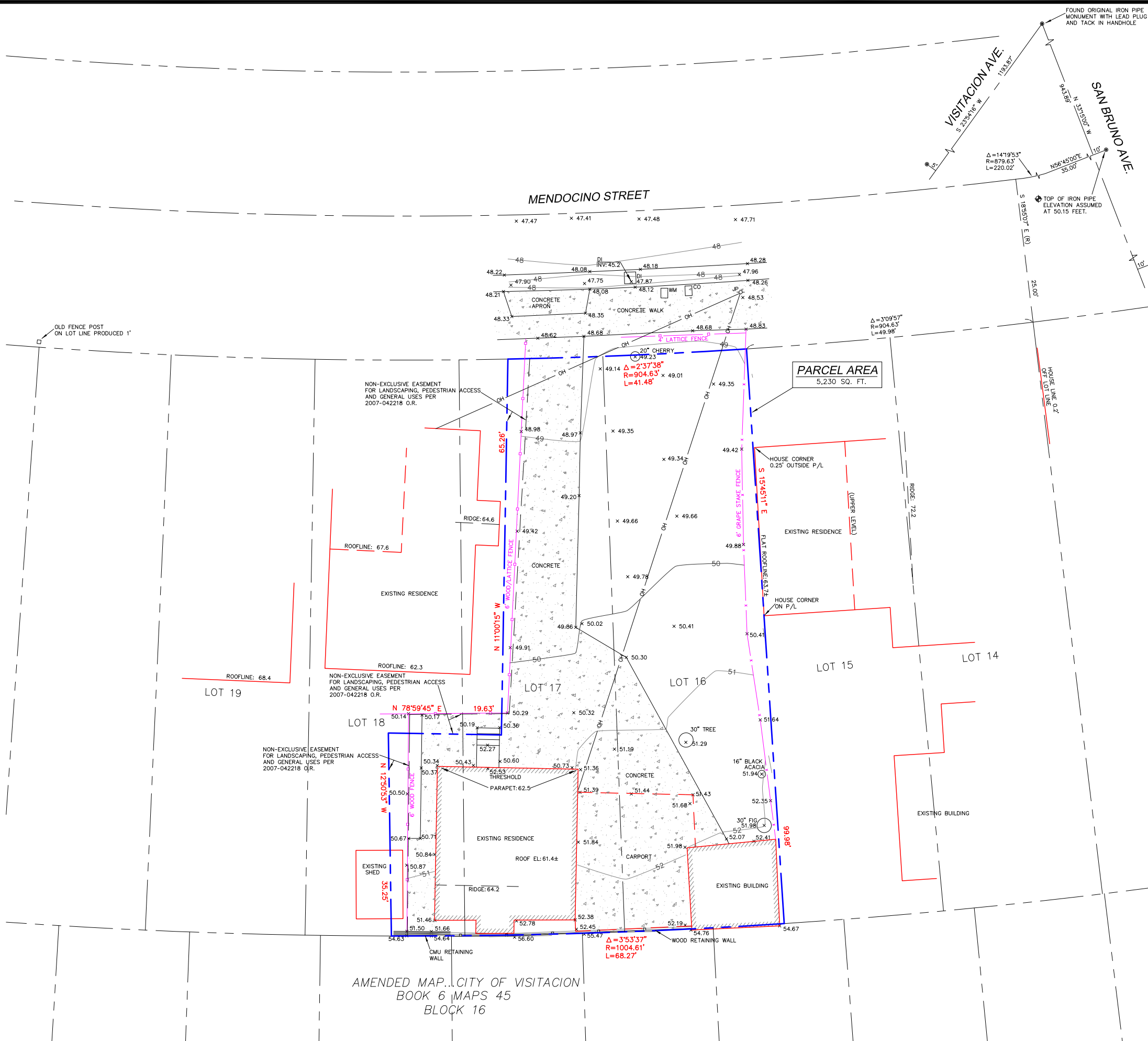
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES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

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

DATE OF FIELD SURVEY: APRIL, 2017
JOB NUMBER: 17-049

LEGEND

●	FOUND 3/4" IP WITH BRASS TAG AND DOWEL IN HANDHOLE
AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FM	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TSC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE



BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 16, PORTION OF LOTS 17-18, BLOCK 16, "AMENDED MAP OF ... CITY OF VISITACION" (BOOK 6 MAPS 45)
255 MENDOCINO STREET
BRISBANE, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:
007-332-290

Prepared For:
EMILY WROWEK
255 Mendocino St.
Brisbane, CA 94005

Date: APRIL 2017
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: LHL
Revisions:

SU-1

Job No. 17-049

SEE GEOTECHNICAL REPORT BY EARTH INVESTIGATIONS CONSULTANTS DATED JUNE 13, 2017 FOR EXACT PAVEMENT SECTIONS AND OVER-EXCAVATION REQUIREMENTS. SEE ARCHITECTURAL PLAN(S) FOR EXACT MATERIAL SELECTION.

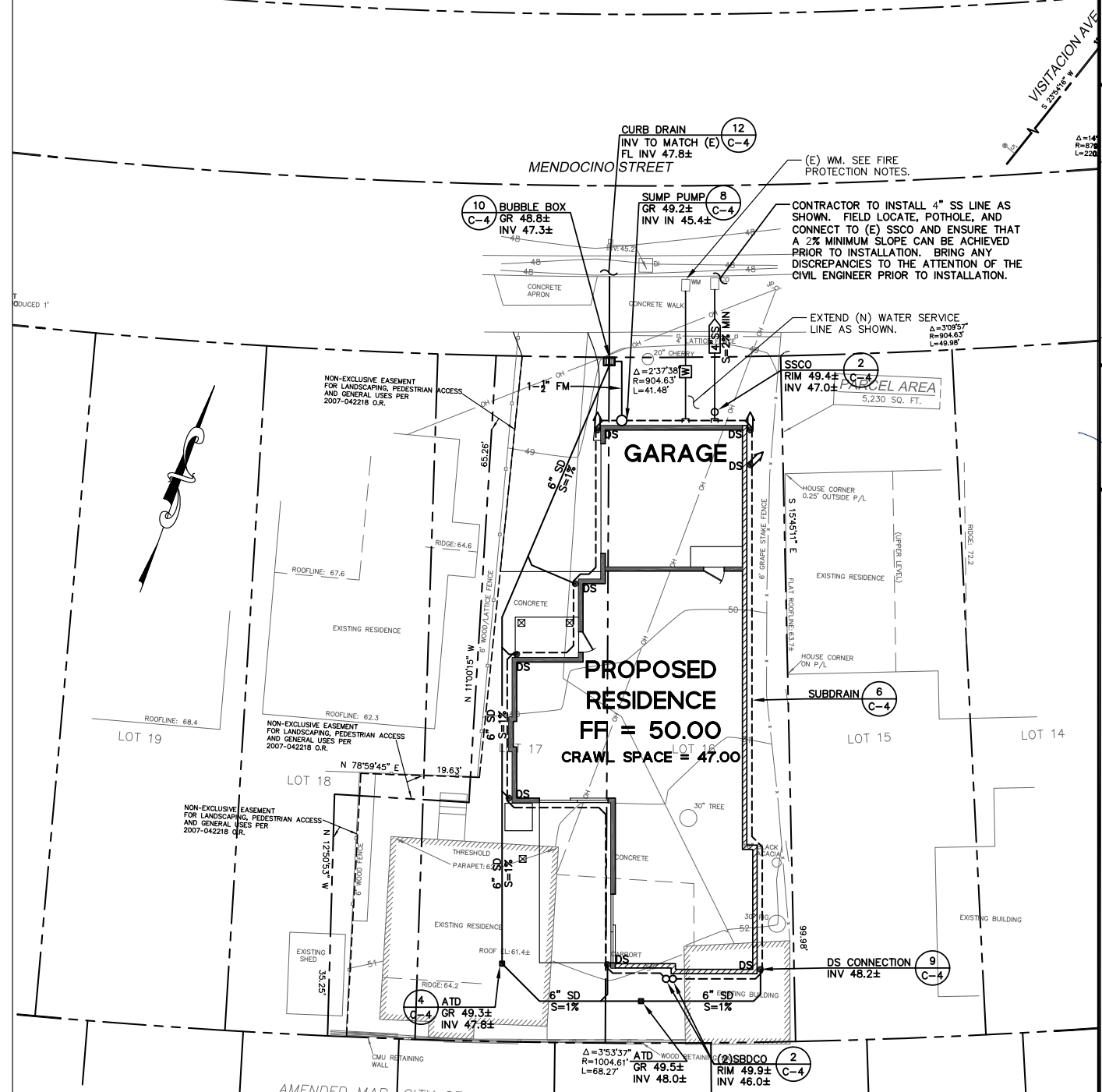


5" CONCRETE W/#4 BARS 12" O.C. -
EACH WAY OVER 8" OF CALTRANS
CLASS II AGGREGATE BASE ROCK.

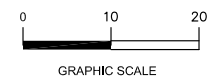


2.5" OF AC PAVING OVER 8" MIN
OF CALTRANS CLASS II
AGGREGATE BASE ROCK.

UTILITY PLAN



GROSS QUANTITIES:		QUANTITY BREAKDOWN:	
CUT	215 C.Y.	BUILDINGS:	
FILL	30 C.Y.	CUT	195 C.Y.
<hr/>		FILL	0 C.Y.
TOTAL TO BE MOVED	245 C.Y.	SITE WORK:	
BALANCE	185 C.Y. CUT (OFF-HAUL)	CUT	20 C.Y.
		FILL	30 C.Y.
<u>NET QUANTITIES (BUILDING AND</u>			
<u>STRUCTURES OMITTED):</u>			
CUT	20 C.Y.		
FILL	30 C.Y.		
<hr/>			
TOTAL TO BE MOVED	50 C.Y.		
BALANCE	10 C.Y. FILL (IMPORT)		
EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.			



Date:	08/17/2017
Scale:	1" = 10'
Design:	AJP
Check:	TRL
Drawing Number:	C-2
PEC Job No. PEC 17-110	



**PRECISION ENGINEERING
AND
CONSTRUCTION, INC.**

T: 650.226.8640
F: 650.637.1059
Travis@Precision-EC.com

901 Wallermeire Street
Baltom, CA 94002

REVISIONS:	DATE:
A CITY COMMENTS	10/30/2017

