



SITE DATA:
 APN: 037-123-560
 ZONING: R-1/5-17/DR/CD
 OCCUPANCY GROUP: R-3/U
 TYPE OF CONSTRUCTION: V-B

PRE: 2021-00002
 PLN: 2021-00267
 BLD:

APPLICABLE CODES:
 SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
 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

OWNER : HEMA & SUNDAR RAJ
 10513 PERALTA RD
 CUPERTINO, CA 95014
 650.936.6231
 dpsundar@yahoo.com

ARCHITECT: EDWARD C LOVE, ARCHITECT
 720 MILL ST
 HALF MOON BAY, CA 94019
 650.728.7615
 edwardclovearch@gmail.com

GEOTECHNICAL ENGINEERS: SIGMA PRIME GEOSCIENCES, INC
 332 PRINCETON AVE
 HALF MOON BAY, CA 94019
 650.728.3590

STRUCTURAL ENGINEER:

LANDSCAPING: BLUESKY DESIGNS, INC
 495 PURISIMA WAY
 HALF MOON BAY, CA 94019
 650.726.5990
 info@blueskydesignsinc.com

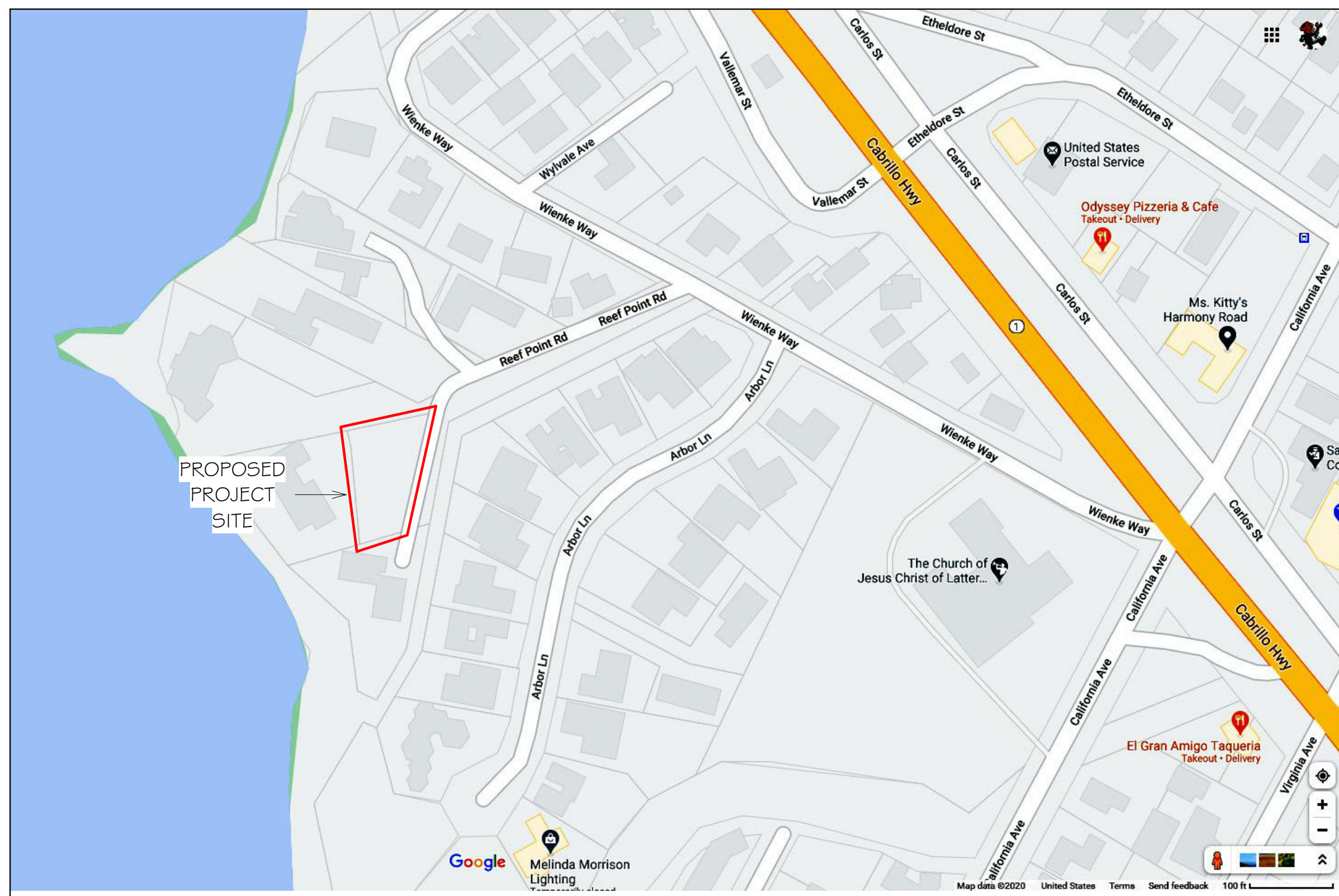
	EXISTING		PROPOSED		TOTAL		ALLOWED				
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%			
LOT AREA	11586										
LOT COVERAGE	0	0.0	2967	25.6	2967	25.6	4055	35.0			
FLOOR AREA			FIRST FLR 1360 SECOND FLR 1383 GARAGE 517		FIRST FLR 1360 SECOND FLR 1383 GARAGE 517						
Total	0	0.0	Total	3260	28.1	Total	3260	28.1	Total	6141	53.0

SCOPE OF WORK:
 CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE
 WITH ATTACHED GARAGE

NOTE:
 1. TO BE FIRE SPRINKLERED (FS). FS WILL BE UNDER A SEPARATE PERMIT.
 2.

Sheet List - DD

Sheet Number	Sheet Name
A0.01	Cover Sheet
SU.1	Survey
A0.03	Site Plan
C.1	Grading & Drainage
C.2	Erosion Control
C.3	Best Management Practices
A1.01	First Floor Plan
A1.02	Second Floor Plan
A1.04	Roof Plan & Floor Area Calculations
A2.01	Elevations - North
A2.02	Elevations - West & South
A2.03	Elevations - East
A2.04	Line of Sight
A3.01	Section Views
A5.01	Details
L.1	Landscape Plan



REVISIONS



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Raj Residence
 Reef Point Road
 Moss Beach, CA

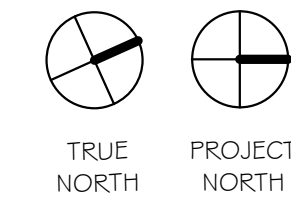
Cover Sheet

FOR REVIEW ONLY

DATE: 05/05/2022
 SCALE:
 DRAWN: GMH
 JOB: RAJ
 SHEET:
 A0.01
 OF SHEETS

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THIS SITE PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY BGT LAND SURVEYING DATED 09/2020



TREE #1 TO BE REMOVED



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Raj Residence
Reef Point Road
Moss Beach, CA

Site Plan

FOR REVIEW ONLY

DATE: 05/05/2022

SCALE: 1/8" = 1'

DRAWN: GMH

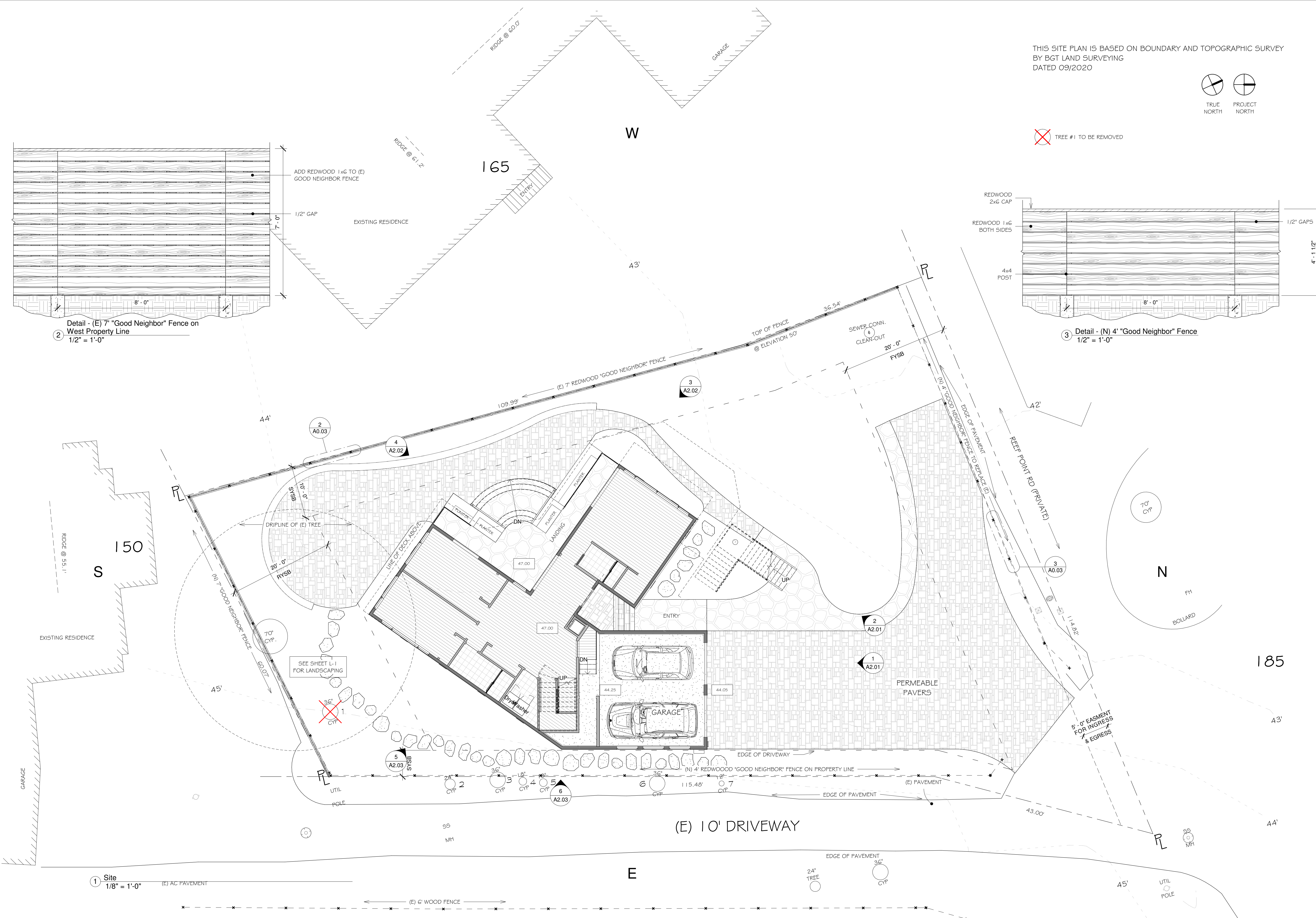
JOB: RAJ

SHEET:

A0.03

OF SHEETS

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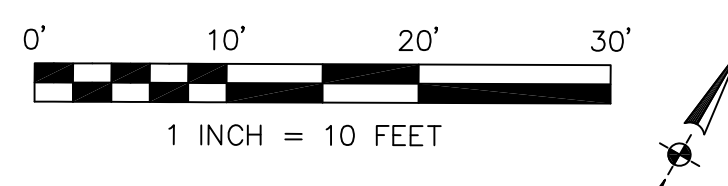
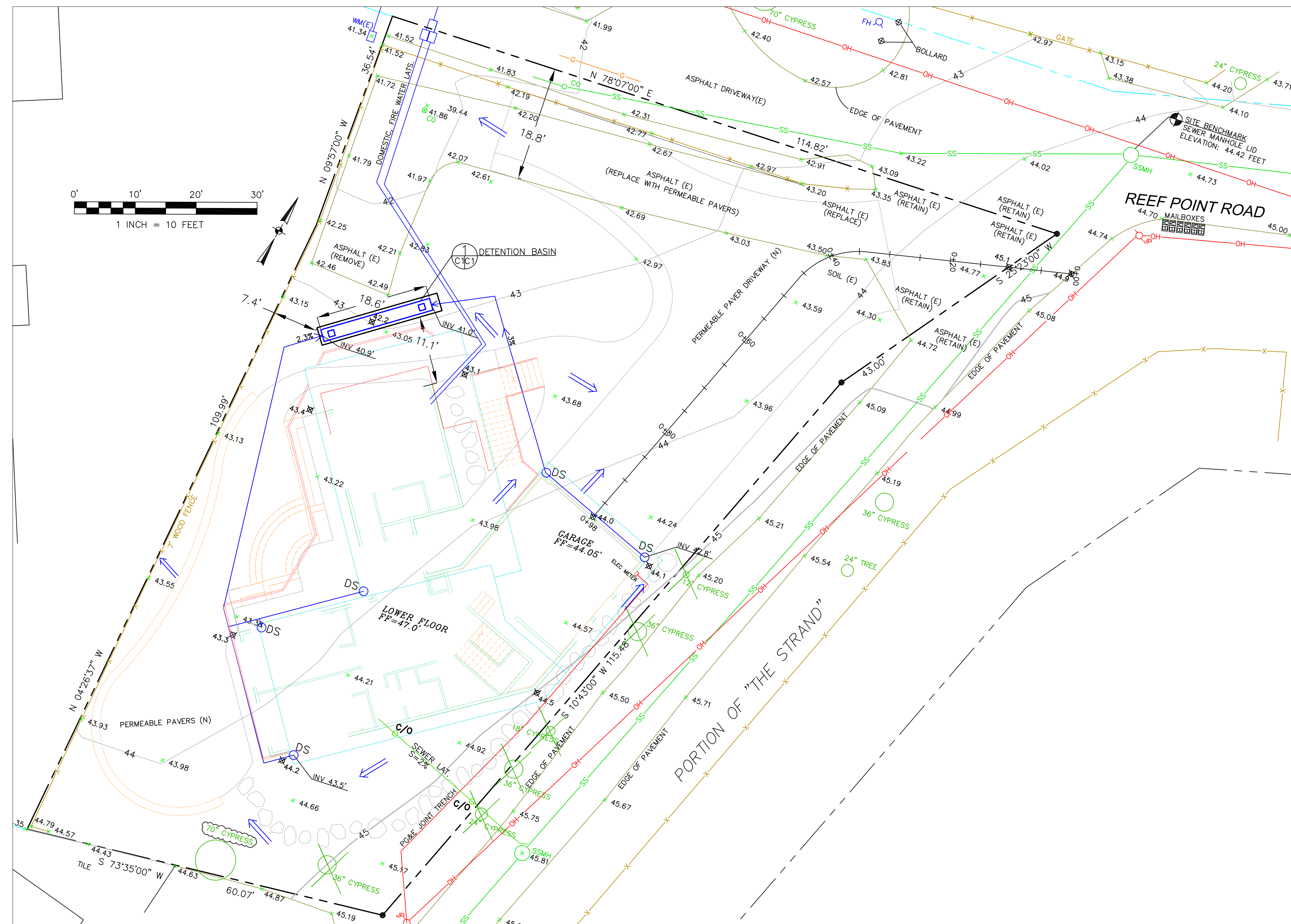


1 Site
1/8" = 1'-0" (E) AC PAVEMENT

(E) 6\"/>

3 Detail - (N) 4\"/>

2 Detail - (E) 7\"/>



LEGEND

- (E) CONTOUR
- PROPOSED SPOT ELEVATION
- TREE TO BE REMOVED
- DS DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE

GENERAL NOTES

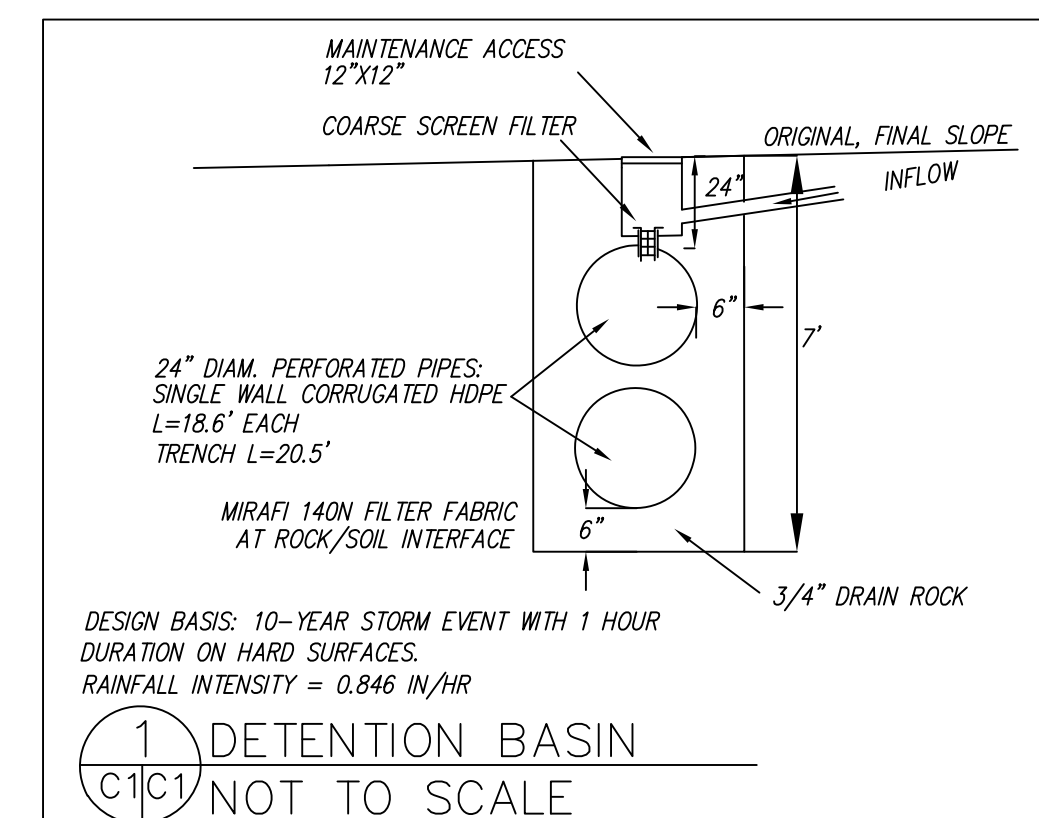
1. PLANS PREPARED AT THE REQUEST OF: A.P. SUNDARRAJ, OWNER
2. TOPOGRAPHY BY BGT SURVEYING, SURVEYED 9-3-20.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM NAVD88.
5. THE GEOTECHNICAL REPORT: **GEOTECHNICAL STUDY: REEF POINT ROAD, MOSS BEACH, CALIFORNIA.** DATE: JUNE 18, 2021, BY SIGMA PRIME INC., PROJECT NO. 21-150 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC., WITH THE CONTACT NUMBER (650)-728-3590 (SIGMAPRM@GMAIL.COM). THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 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.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE SIGMA PRIME AT 650-728-3590 TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

GRADING NOTES

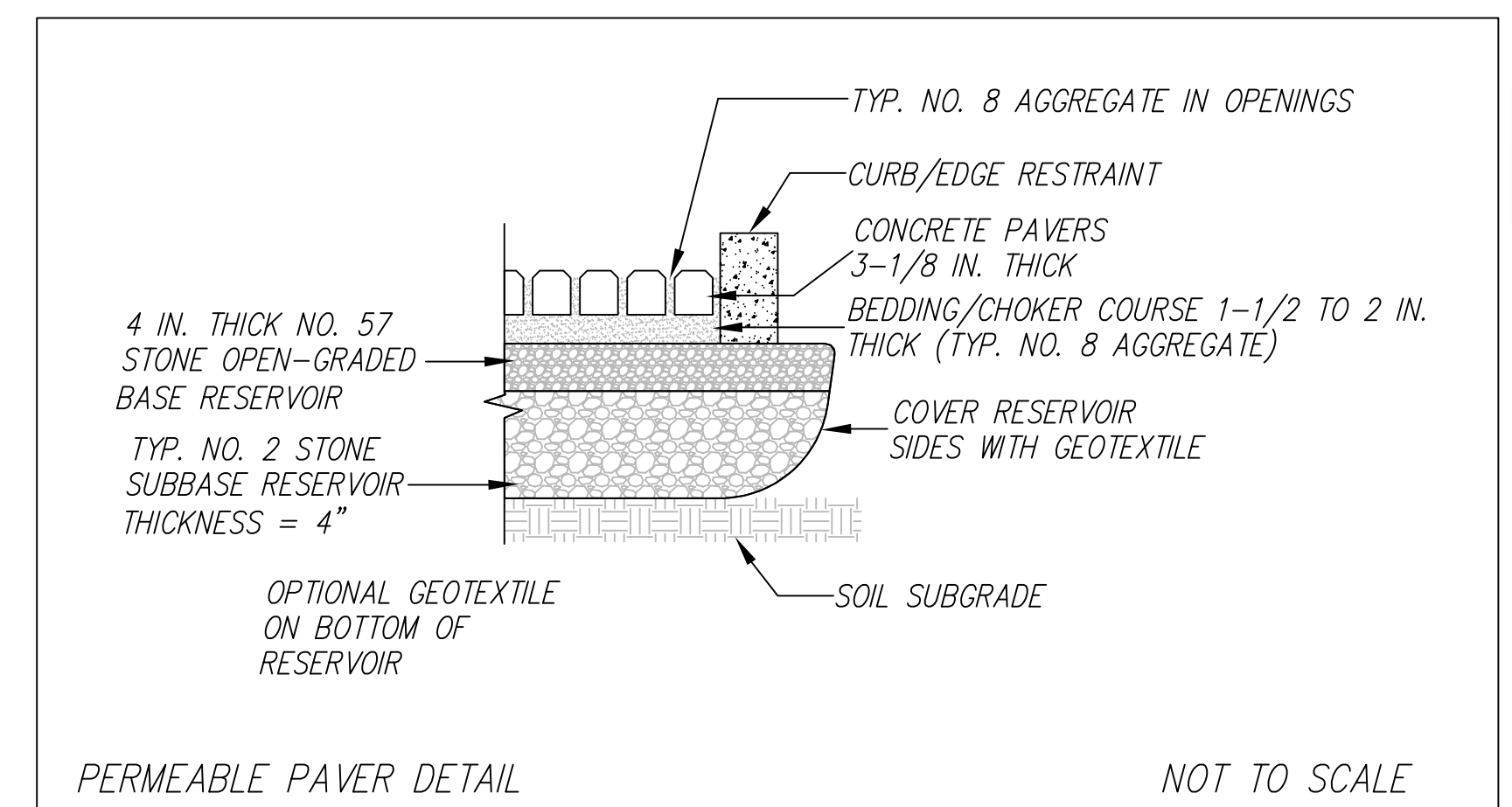
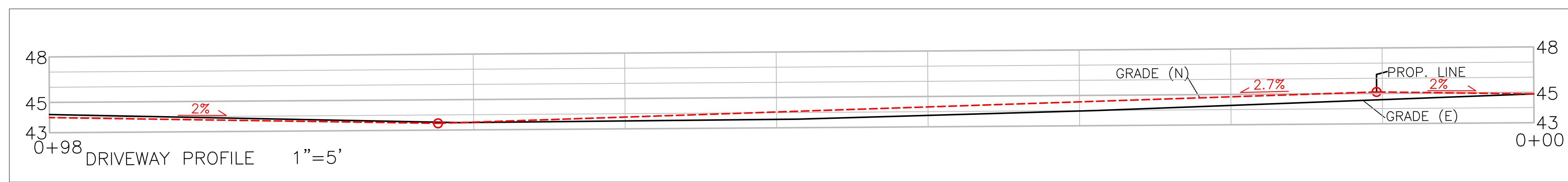
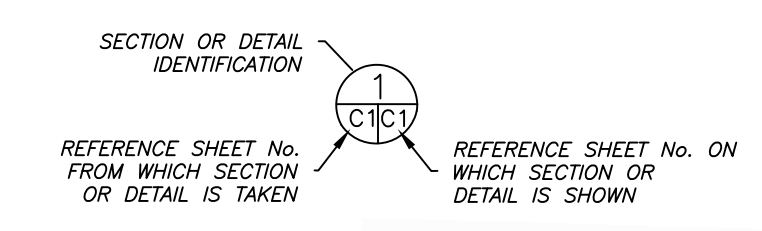
- CUT VOLUME : 20 CY (FOR FOUNDATION)
- FILL VOLUME: 0 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. SLOPE ALL IMPERVIOUS SURFACES A MINIMUM OF 2% AWAY FROM BUILDING. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 2% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.



SECTION AND DETAIL CONVENTION



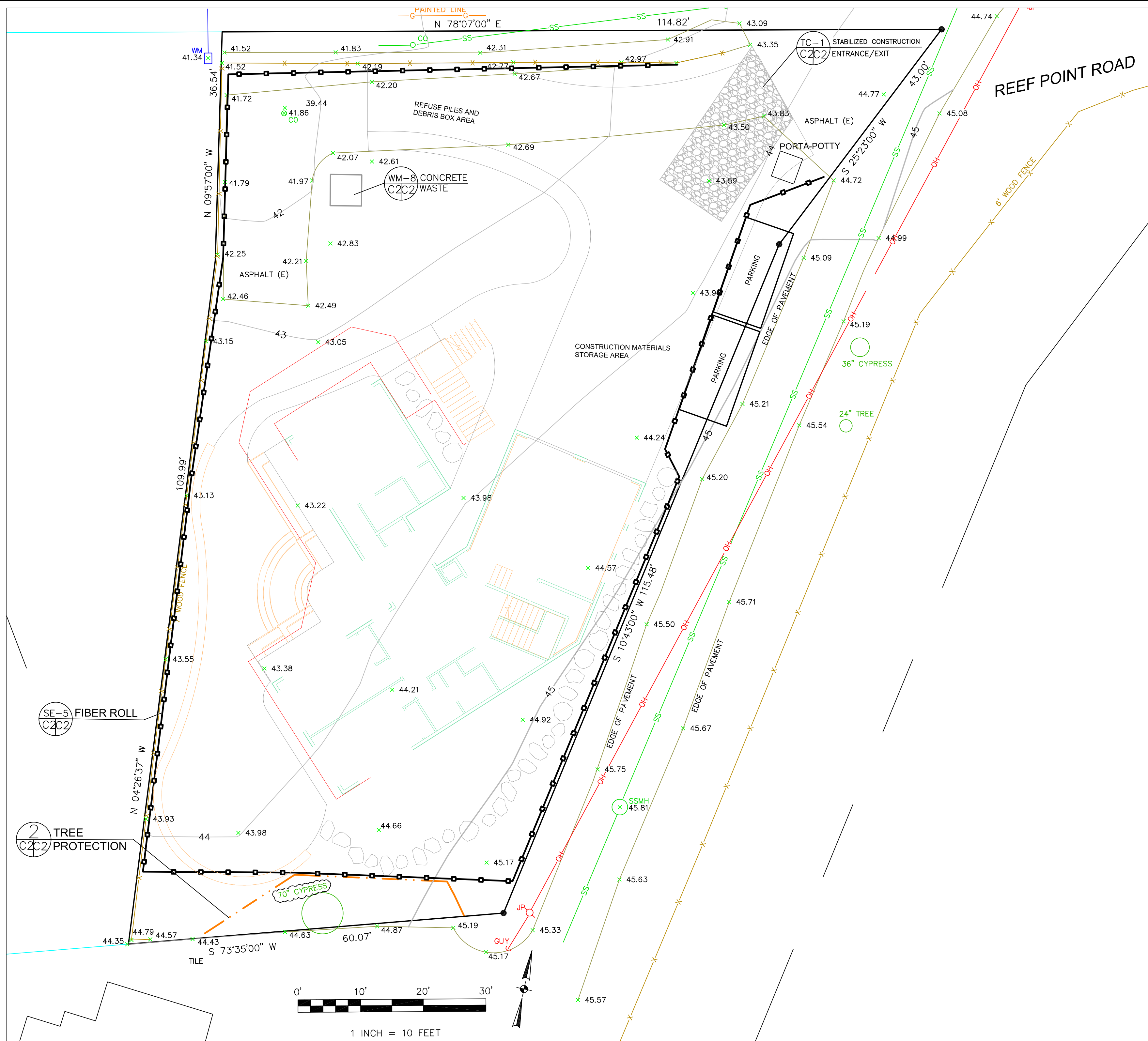
GRADING AND DRAINAGE PLAN

SUNDARRAJ PROPERTY
REEF POINT ROAD
MOSS BEACH
APN 037-123-560

SHEET C-1

Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX: 726-3593

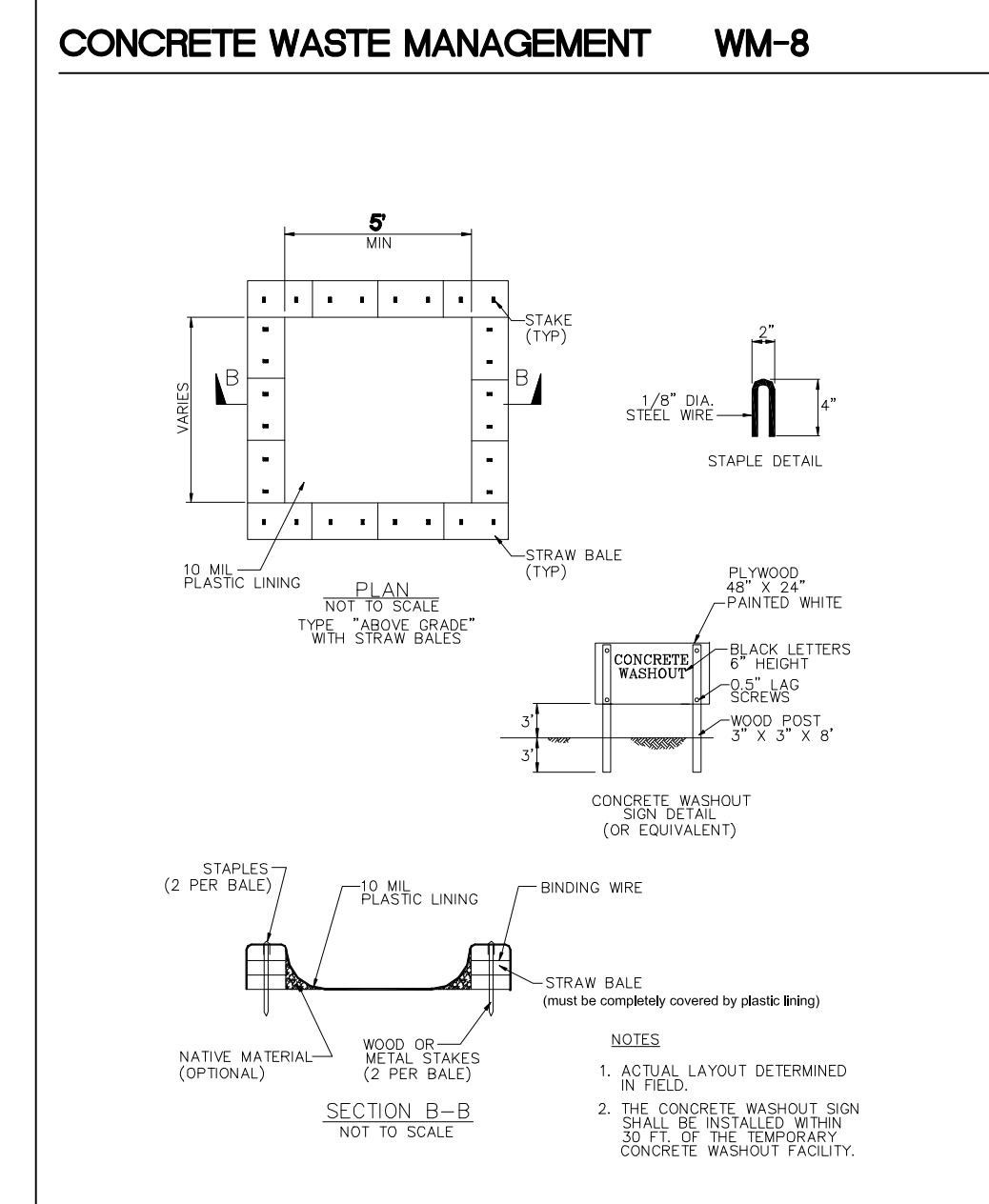
DATE: 6-23-21
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 2-1-22
REV. DATE: 3-23-22
REV. DATE:



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- 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 cutting 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.
- 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 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.



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: A.P. SUNDARRAJ
 TITLE/QUALIFICATION: OWNER
 PHONE: 408-656-8712
 PHONE:
 E-MAIL: APSUNDAR@YAHOO.COM



Sigma Prime Geosciences, Inc.
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 230 PRINCETON BLVD
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 FAX 728-3593

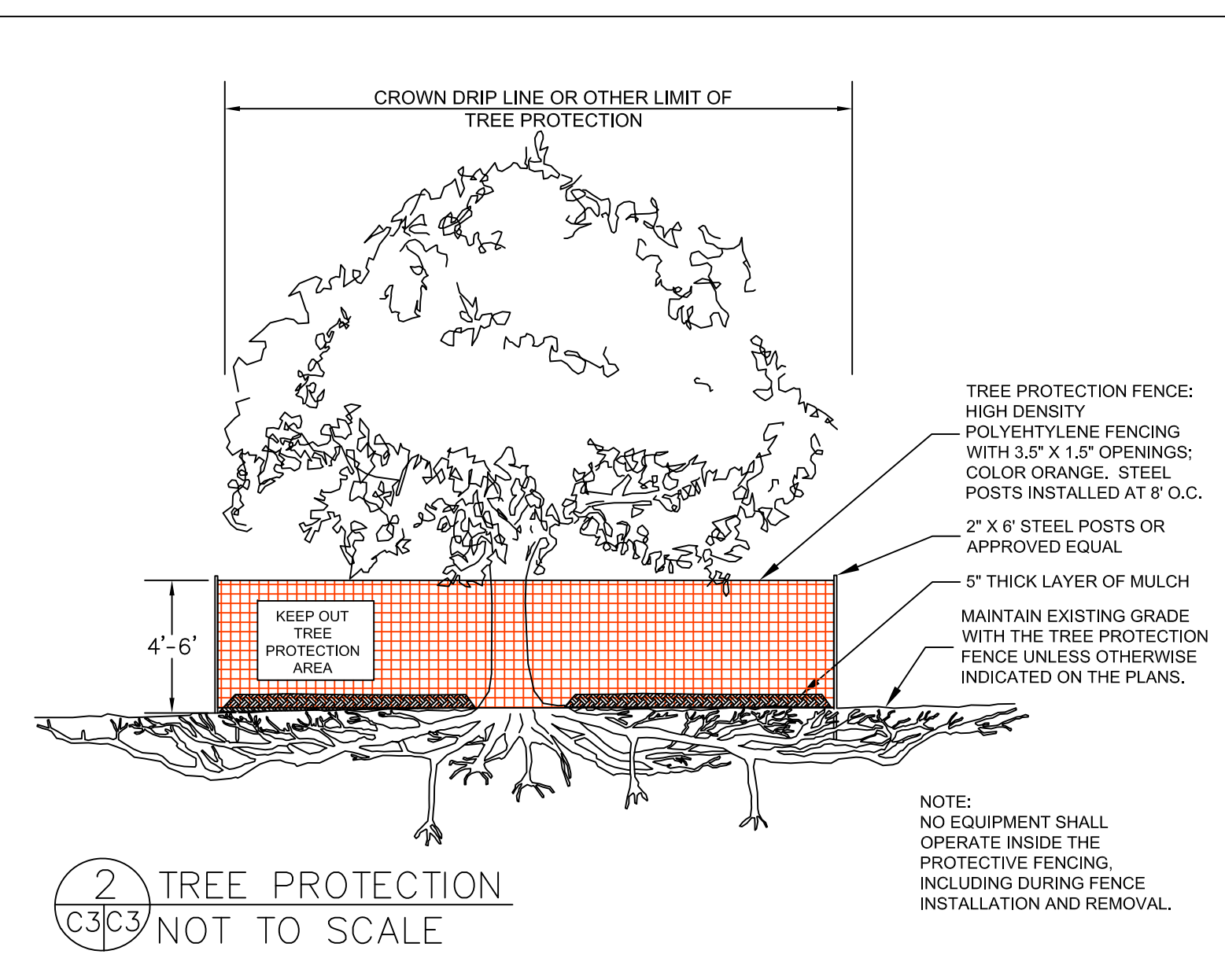
DATE: 6-23-21
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 2-11-22
 REV. DATE: 3-23-22
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN
 SUNDARRAJ PROPERTY
 REEF POINT ROAD
 MOSS BEACH
 APN 037-123-560

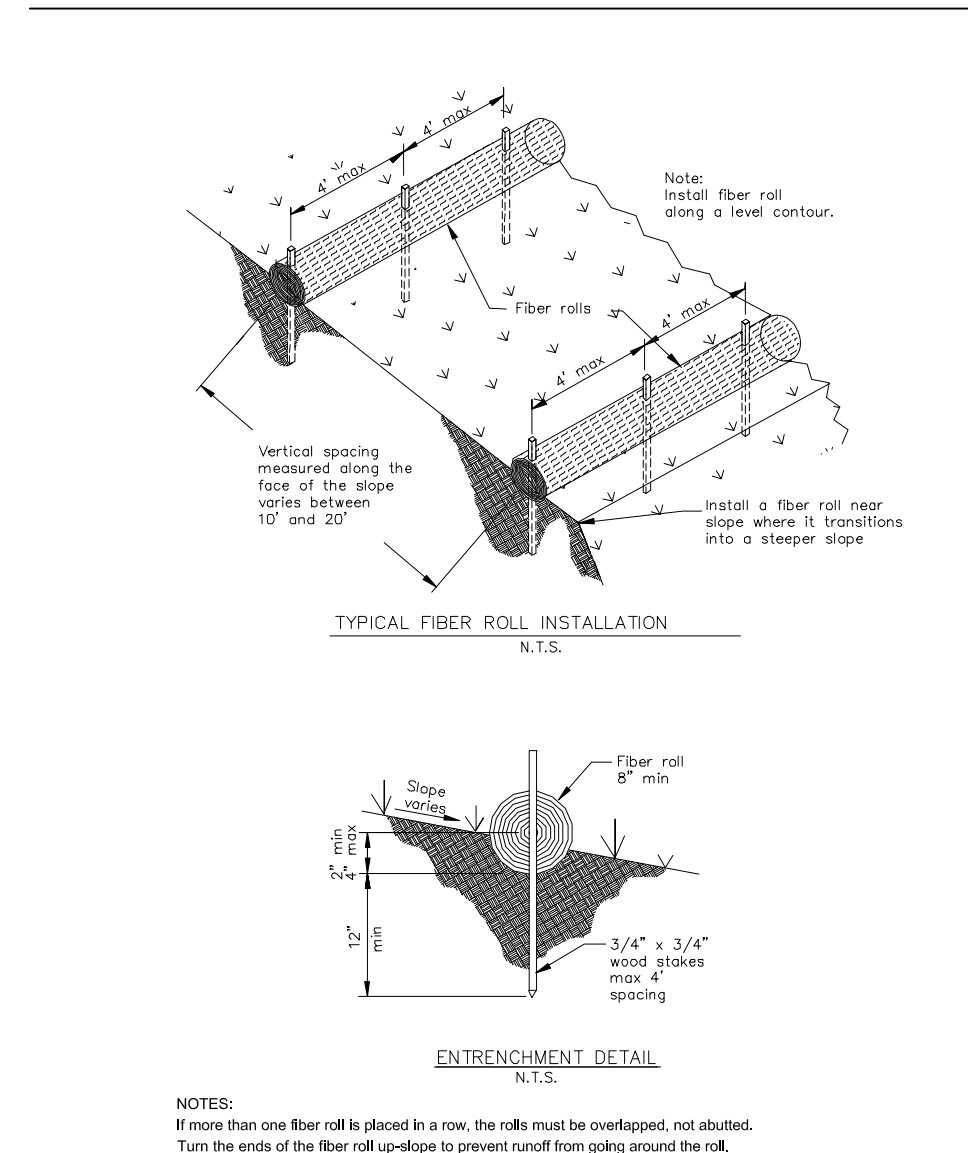
SHEET
C-2

TREE PROTECTION NOTES

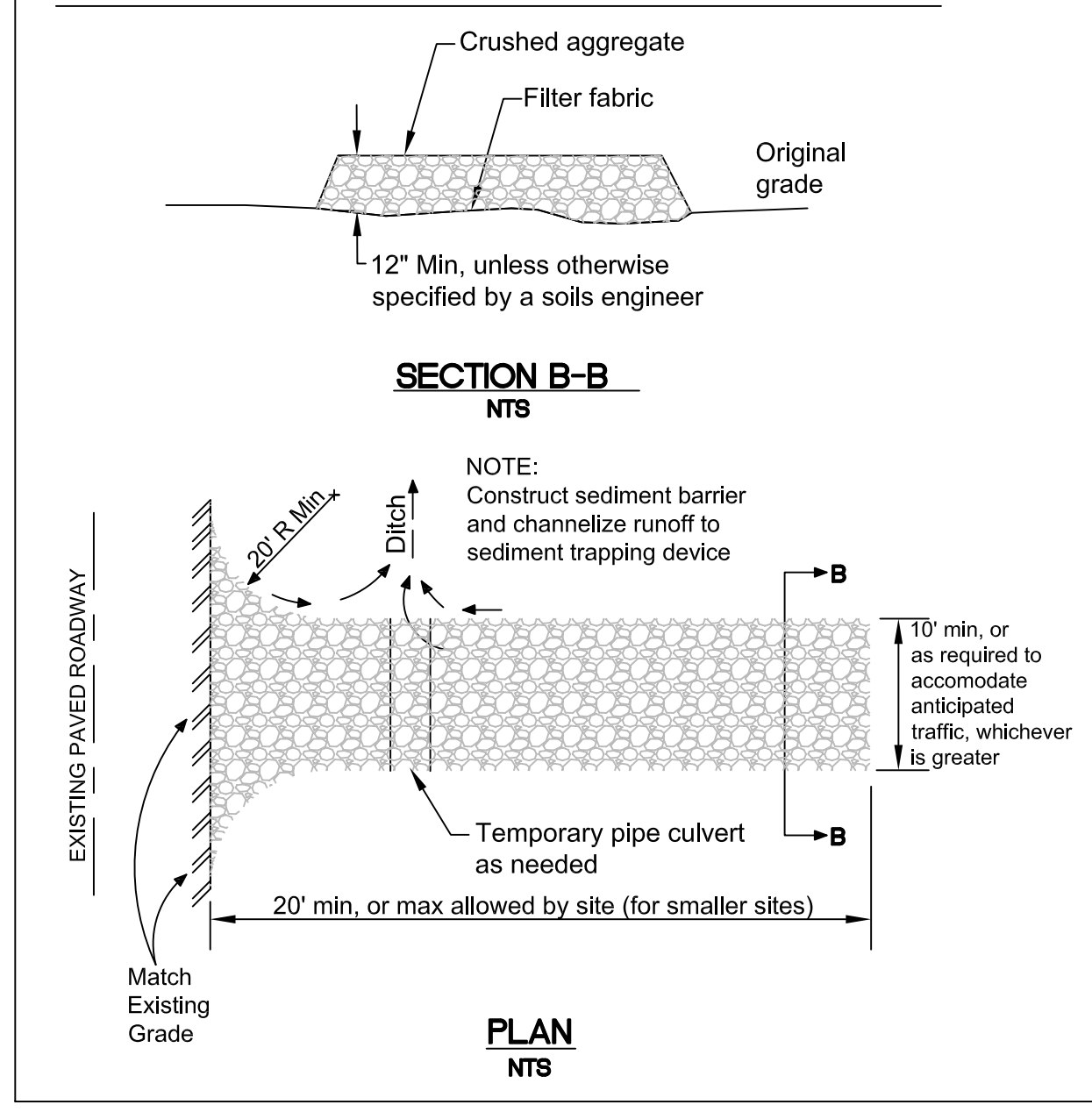
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1

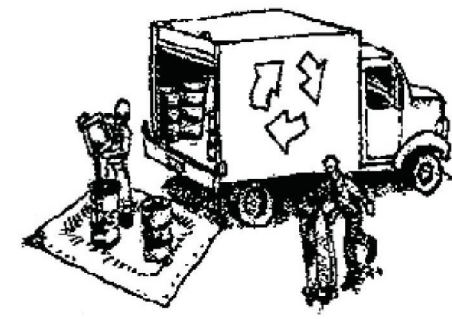




Construction Best Management Practices (BMPs)

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

- Term 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, gypsum 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



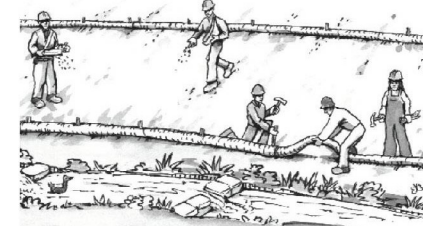
Maintenance and Parking

- 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 matting) 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

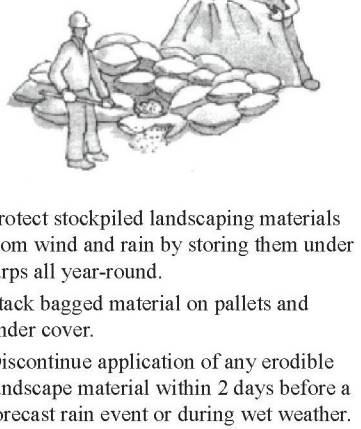
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



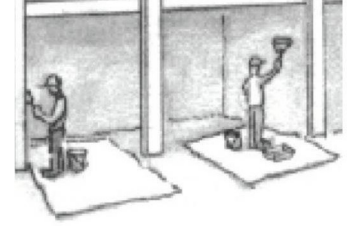
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

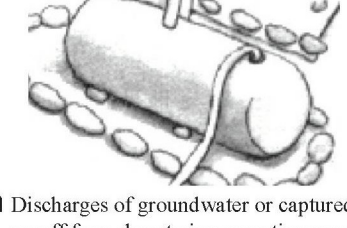
Painting & Paint Removal



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.

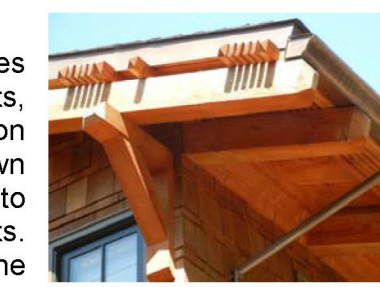


Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



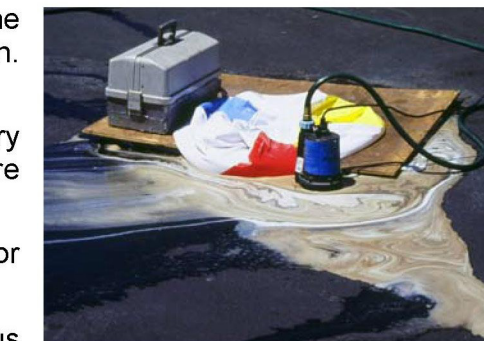
Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
 - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - Collect the rinse water in a tank and haul off-site for proper disposal.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

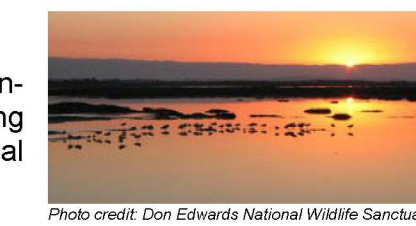


Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

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

REVISIONS



EDWARD C. LOVE, ARCHITECT

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Architect
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Raj Residence
Reef Point Road
Moss Beach, CA

Best Management
Practices

FOR
REVIEW
ONLY

DATE: 05/05/2022

SCALE:

DRAWN: GMH

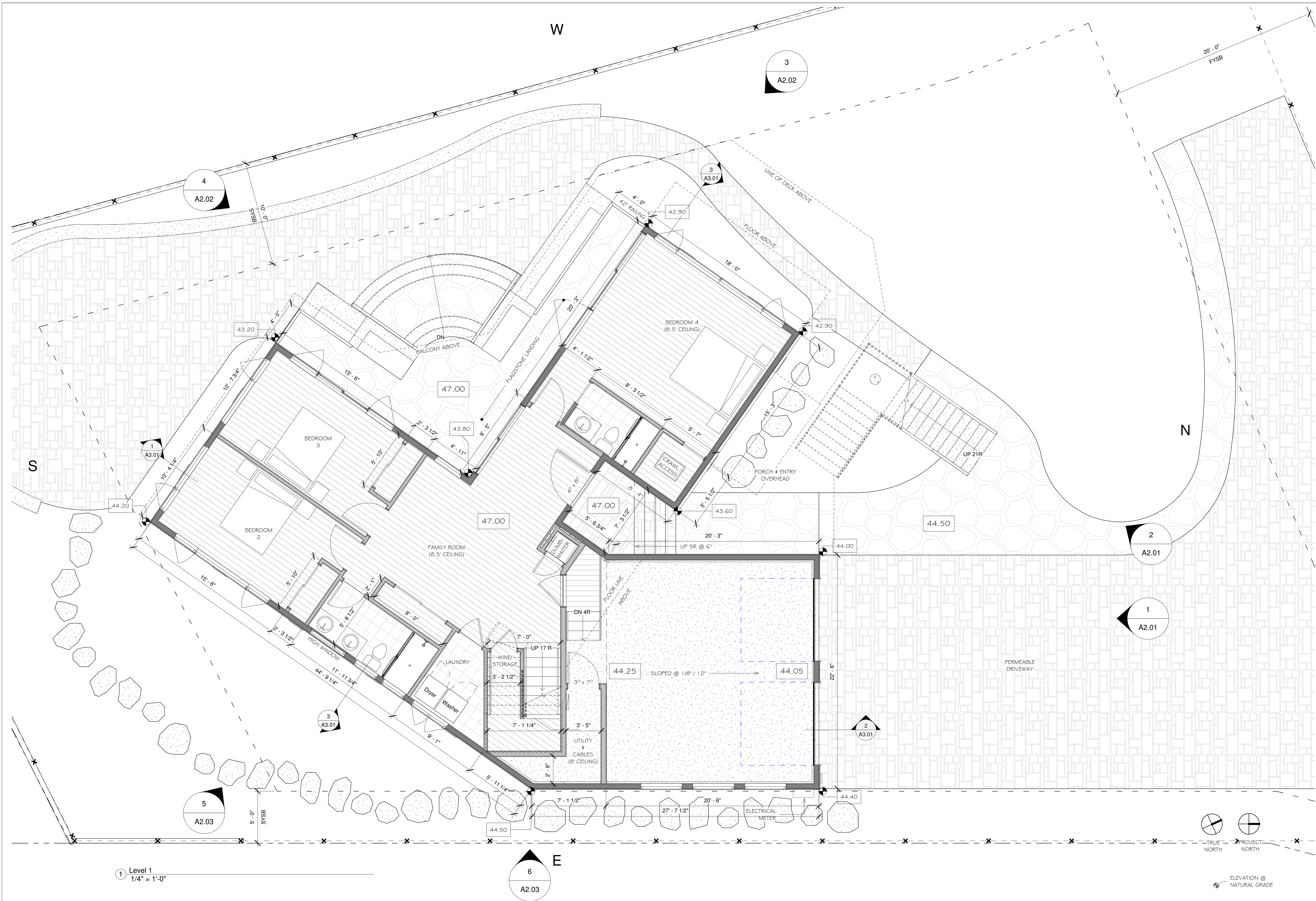
JOB: RAJ

SHEET:

C.3

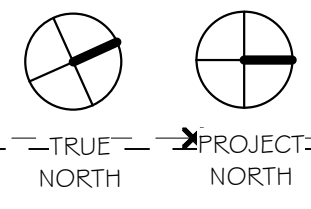
OF SHEETS

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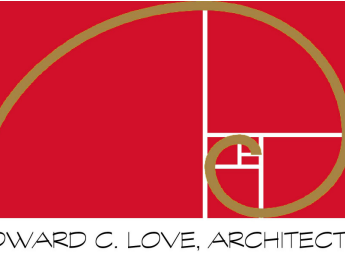
1 Level 1
1/4" = 1'-0"

6
A2.03



ELEVATION @
NATURAL GRADE

REVISIONS



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Moss Beach, CA

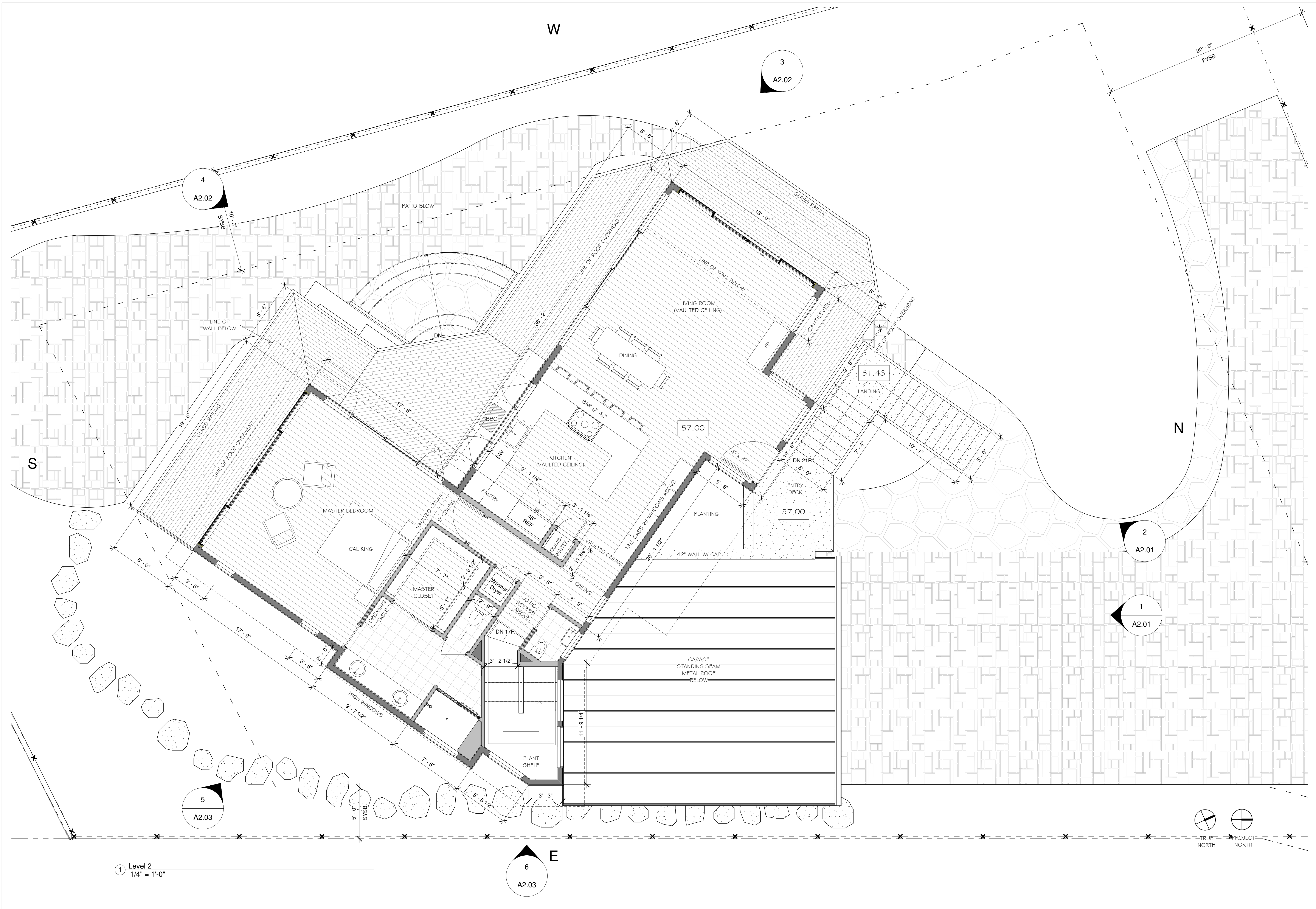
First Floor Plan

FOR REVIEW ONLY

DATE: 05/05/2022
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: RAJ

SHEET:
A1.01
OF SHEETS

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1 Level 2
1/4" = 1'-0"

6
A2.03

1
A2.01

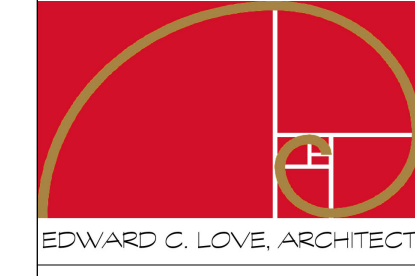
2
A2.01

3
A2.02

4
A2.02

5
A2.03

REVISIONS



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Second Floor Plan

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SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: RAJ
SHEET:
A1.02
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Roof Plan & Floor Area
Calculations

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ONLY

DATE: 05/05/2022

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

DRAWN: GMH

JOB: RAJ

SHEET:

A1.04

OF SHEETS

Area Schedule

Name	Area	Comments
------	------	----------

Level 0 - Grade		
Area	1249 SF	

Level 1		
Bedroom2	188 SF	Floor Area
Bedroom3	188 SF	Floor Area
Bedroom4	373 SF	Floor Area
Entry	66 SF	Floor Area
Family Room	347 SF	Floor Area
Garage	517 SF	Floor Area/Lot Coverage
Laundry	64 SF	Floor Area
Stairwell	75 SF	Floor Area/Lot Coverage
Utility	59 SF	Floor Area/Lot Coverage

Level 2		
Balcony	696 SF	Lot Coverage
Hall	102 SF	Floor Area/Lot Coverage
Kitchen	255 SF	Floor Area/Lot Coverage
Living/Dining Room	461 SF	Floor Area/Lot Coverage
Master Bath	153 SF	Floor Area/Lot Coverage
Master Bedroom	412 SF	Floor Area/Lot Coverage
Porch & Stair	237 SF	Lot Coverage

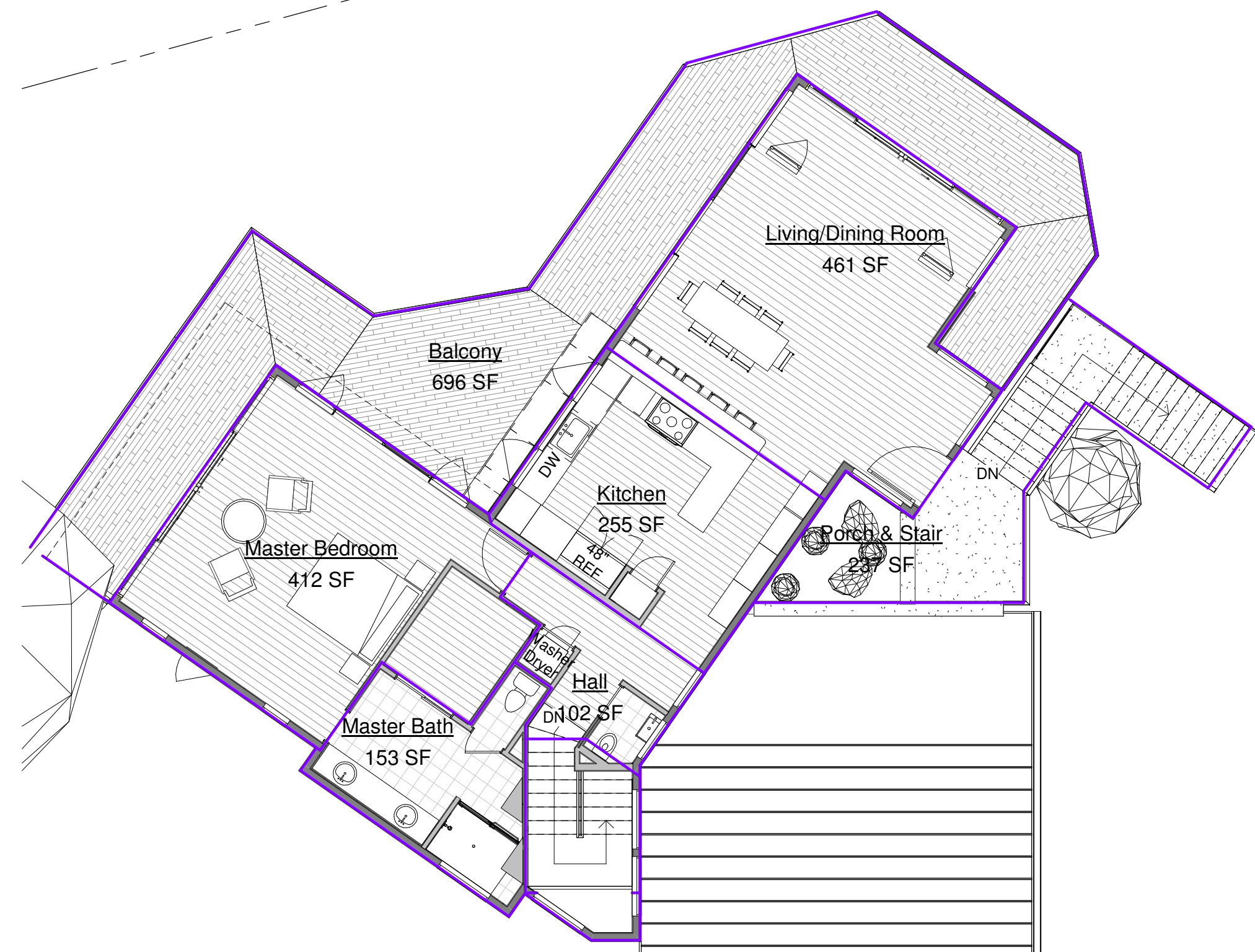
Level 2 - ToP		
Attic	362 SF	

TOTAL FLOOR AREA : 3260

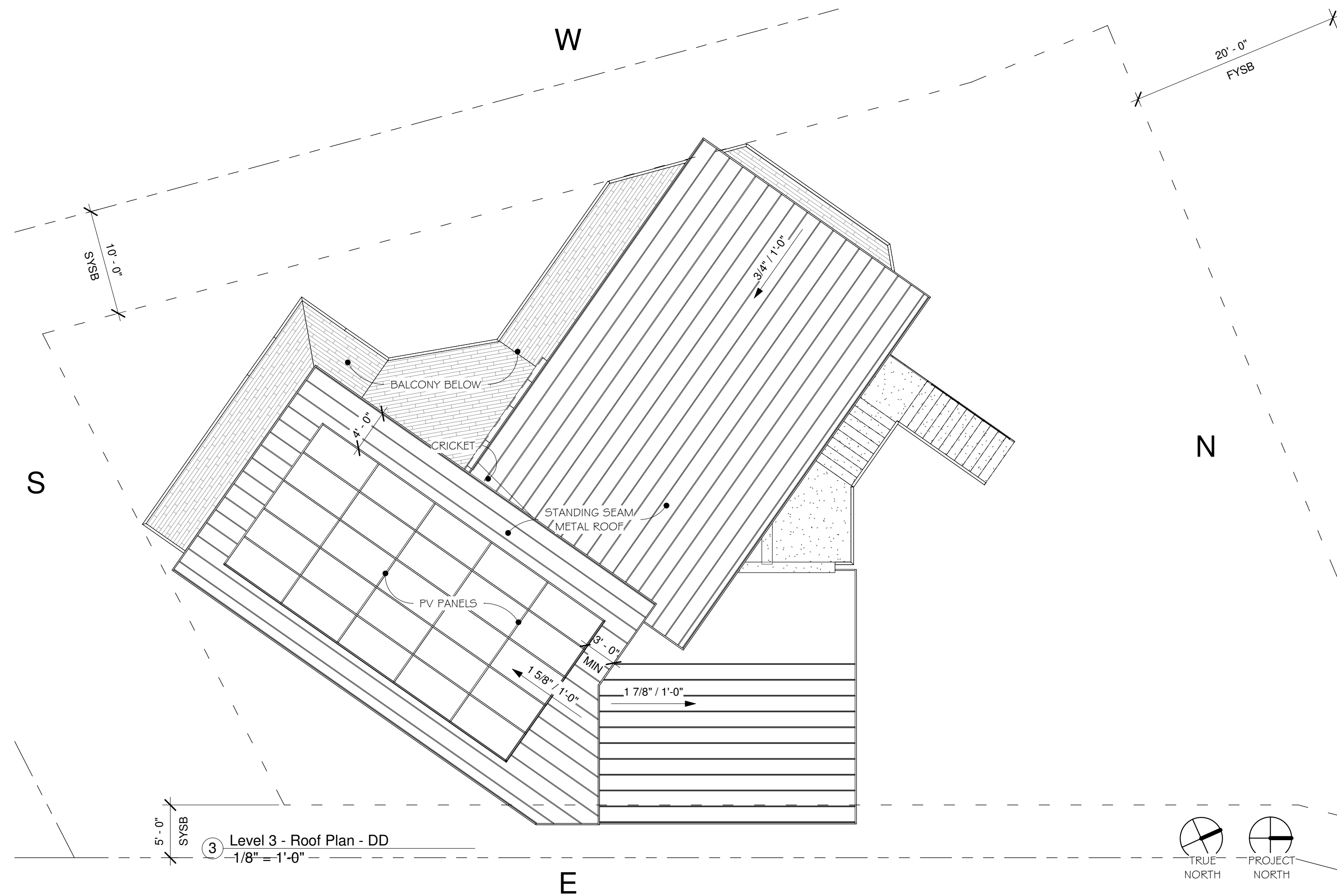
TOTAL LOT COVERAGE : 2967



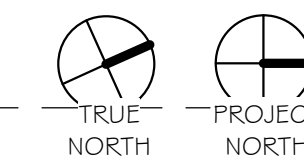
1 Level 1
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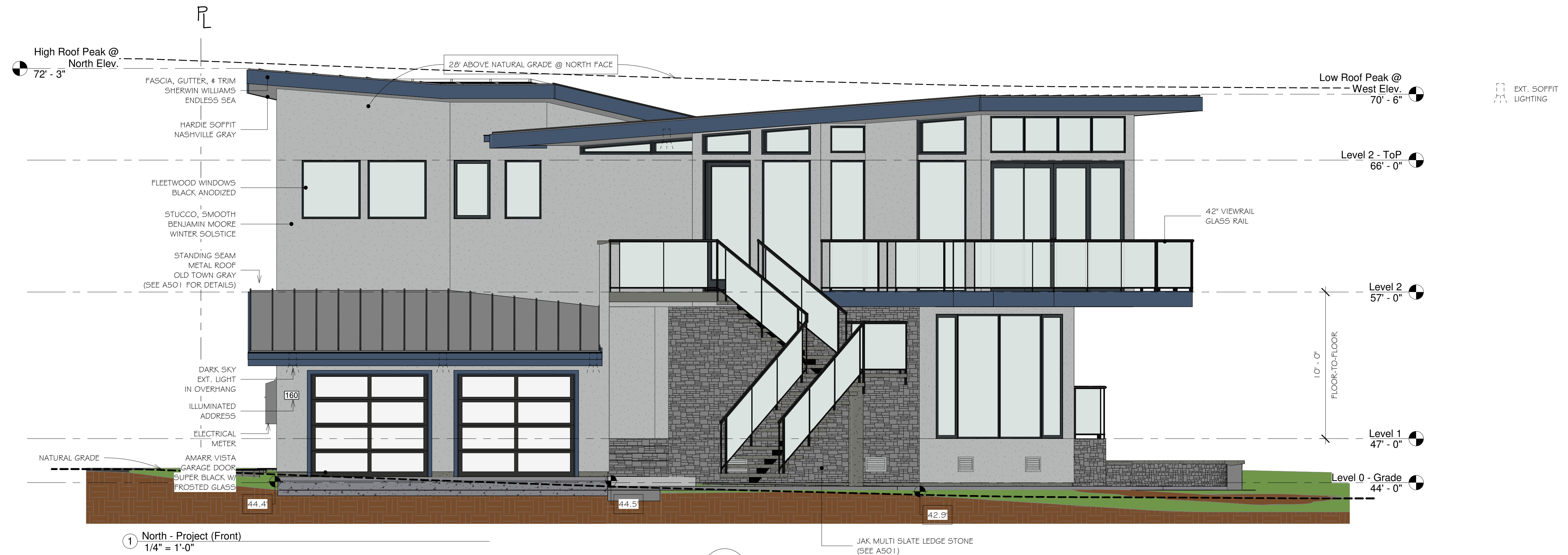


2 Level 2
1/8" = 1'-0"



3 Level 3 - Roof Plan - DD
1/8" = 1'-0"





1 North - Project (Front)
1/4" = 1'-0"

1
A2.01



2 North - Bldg Plane
1/4" = 1'-0"

2
A2.01



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Elevations - North

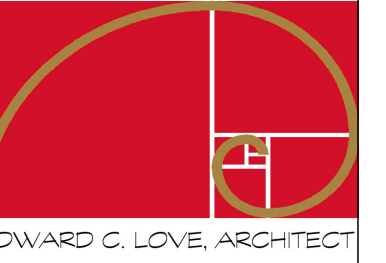
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DATE: 05/05/2022
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: RAJ

SHEET:
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Elevations - West &
South

FOR
REVIEW
ONLY

DATE: 05/05/2022

SCALE: 1/4" = 1'-0"

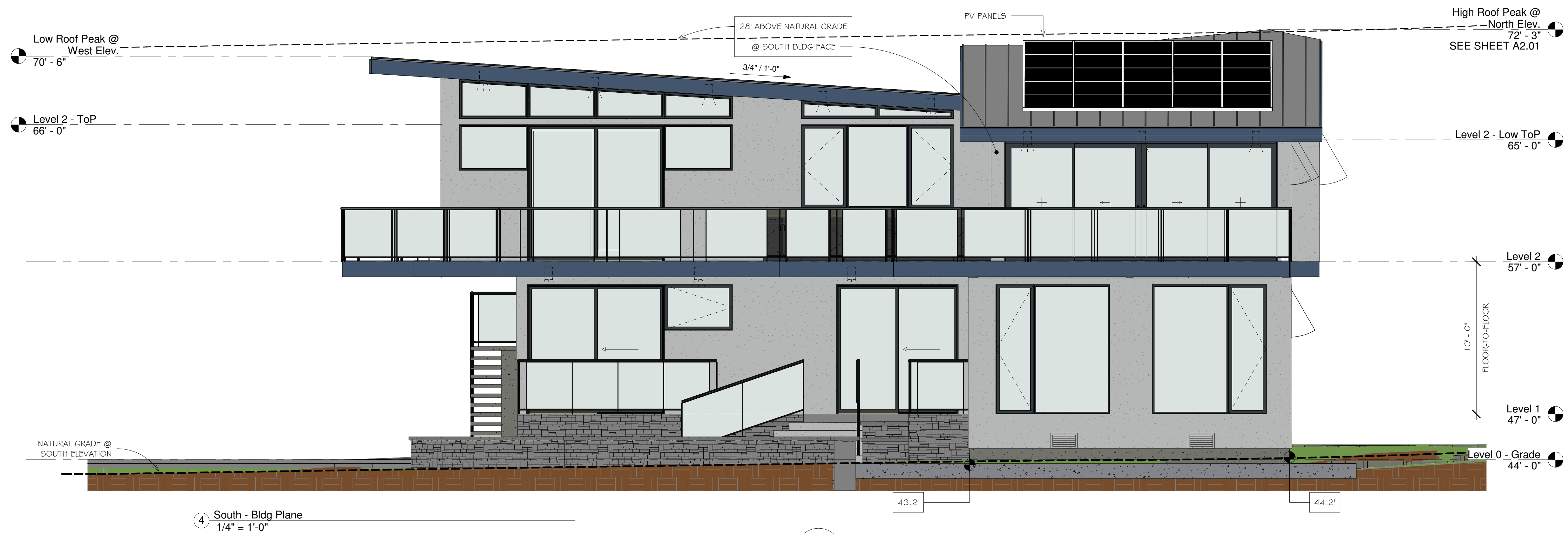
DRAWN: GMH

JOB: RAJ

SHEET:

A2.02

OF SHEETS



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Elevations - East

FOR
REVIEW
ONLY

DATE: 05/05/2022

SCALE: 1/4" = 1'-0"

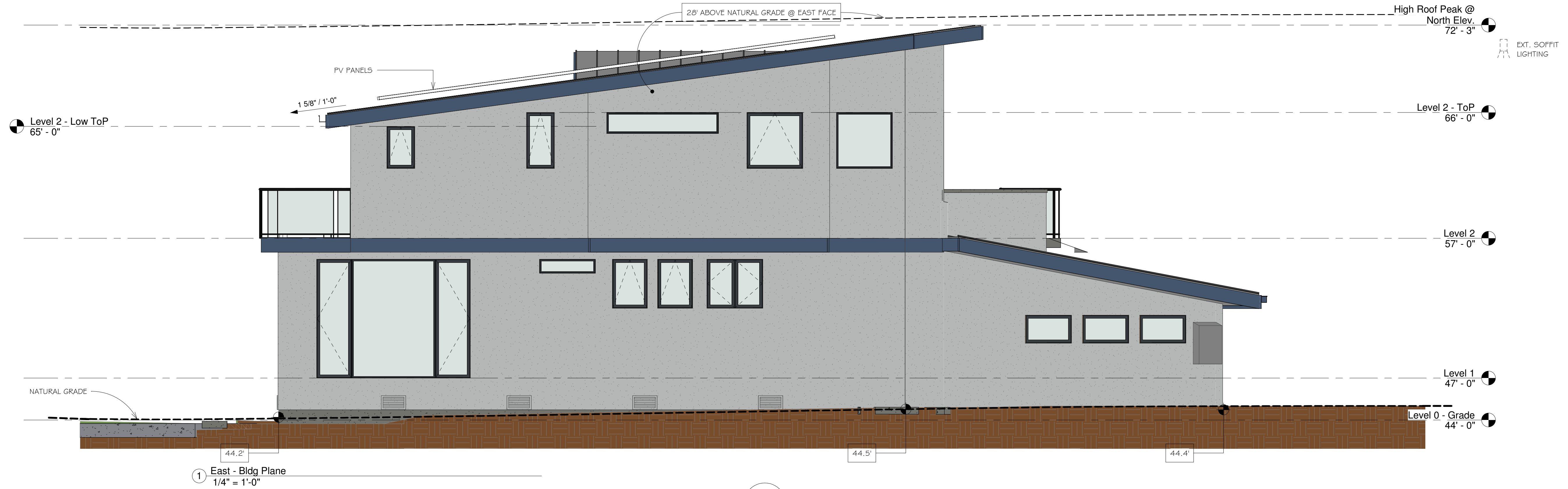
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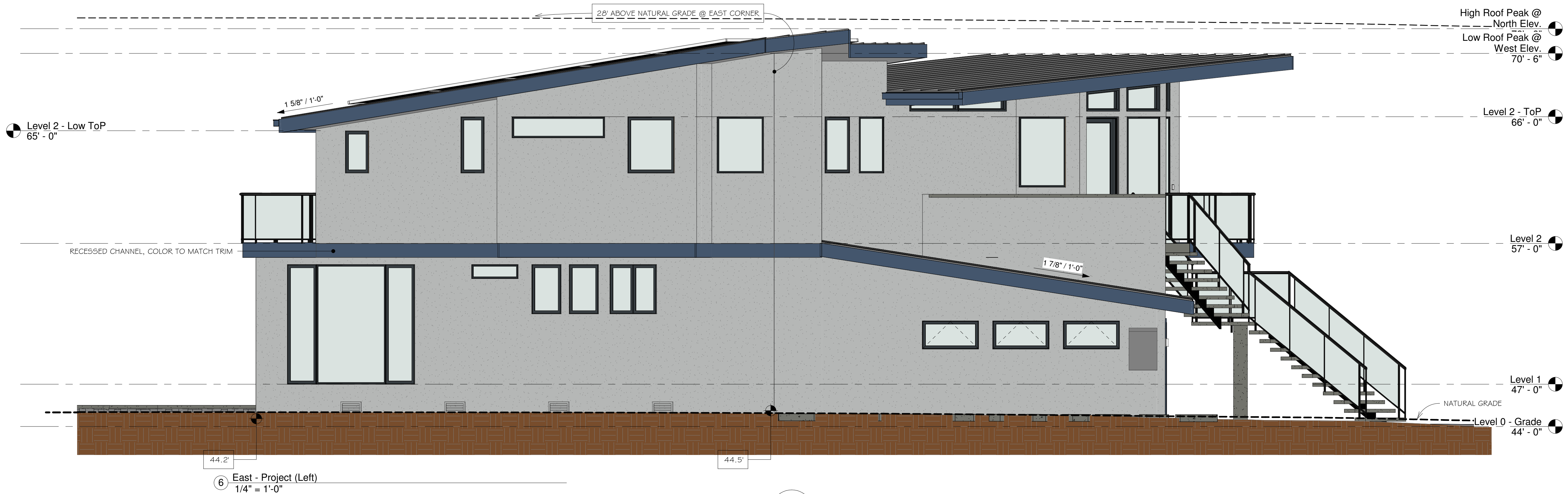
A2.03

OF SHEETS



1 East - Bldg Plane
1/4" = 1'-0"

5
A2.03



6 East - Project (Left)
1/4" = 1'-0"

6
A2.03

\\ELA-NAS\Public\Client Projects 2020\Raj\Revit\Raj-CD-V4.1 - LINE OF SIGHT.rvt



① View Looking South
1/4" = 1'-0"



② Aerial View
3/32" = 1'-0"

REVISIONS



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Line of Sight

FOR
REVIEW
ONLY

DATE: 04/20/22
SCALE: As indicated
DRAWN: Author
JOB: RAJ

SHEET:
A2.04
OF SHEETS



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Section Views

FOR
REVIEW
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DATE: 05/05/2022

SCALE: 1/4" = 1'-0"

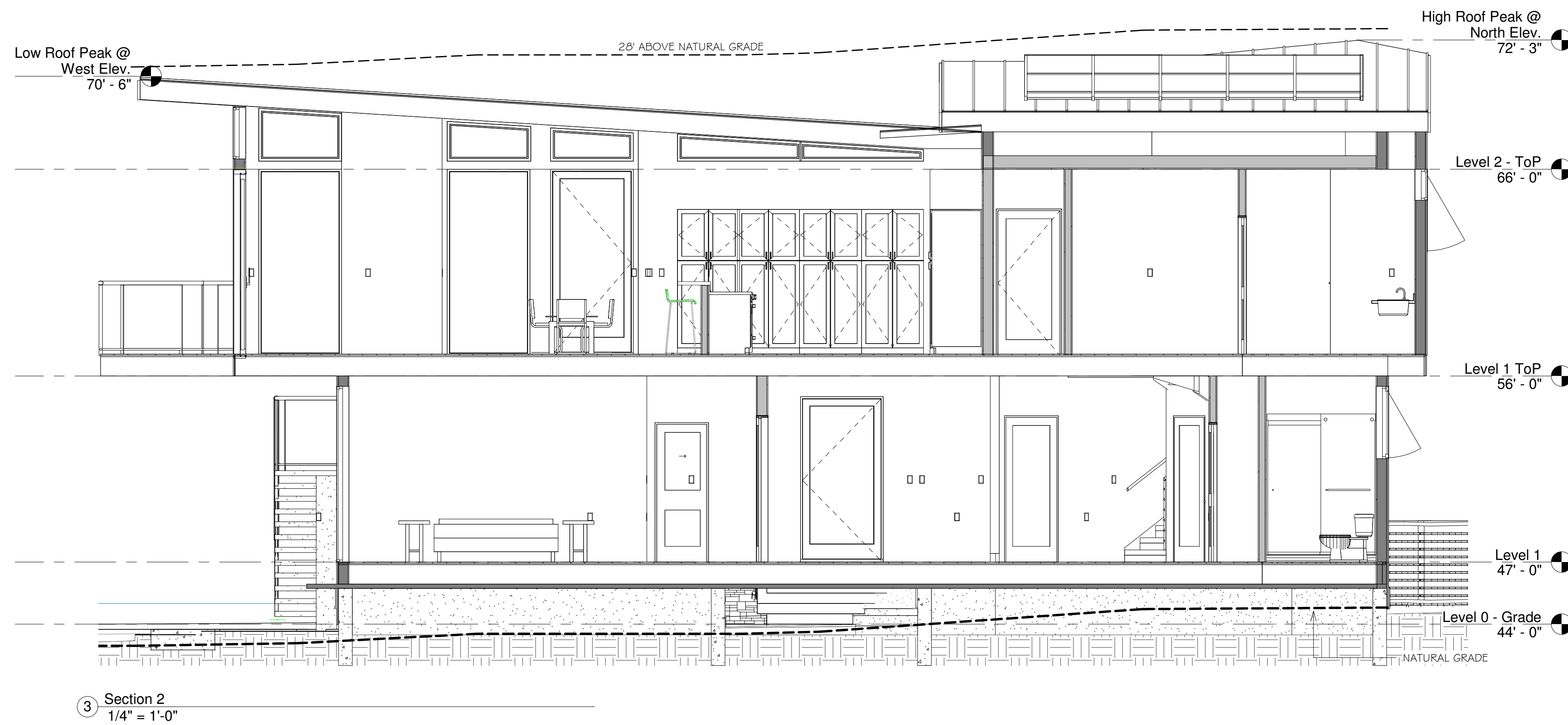
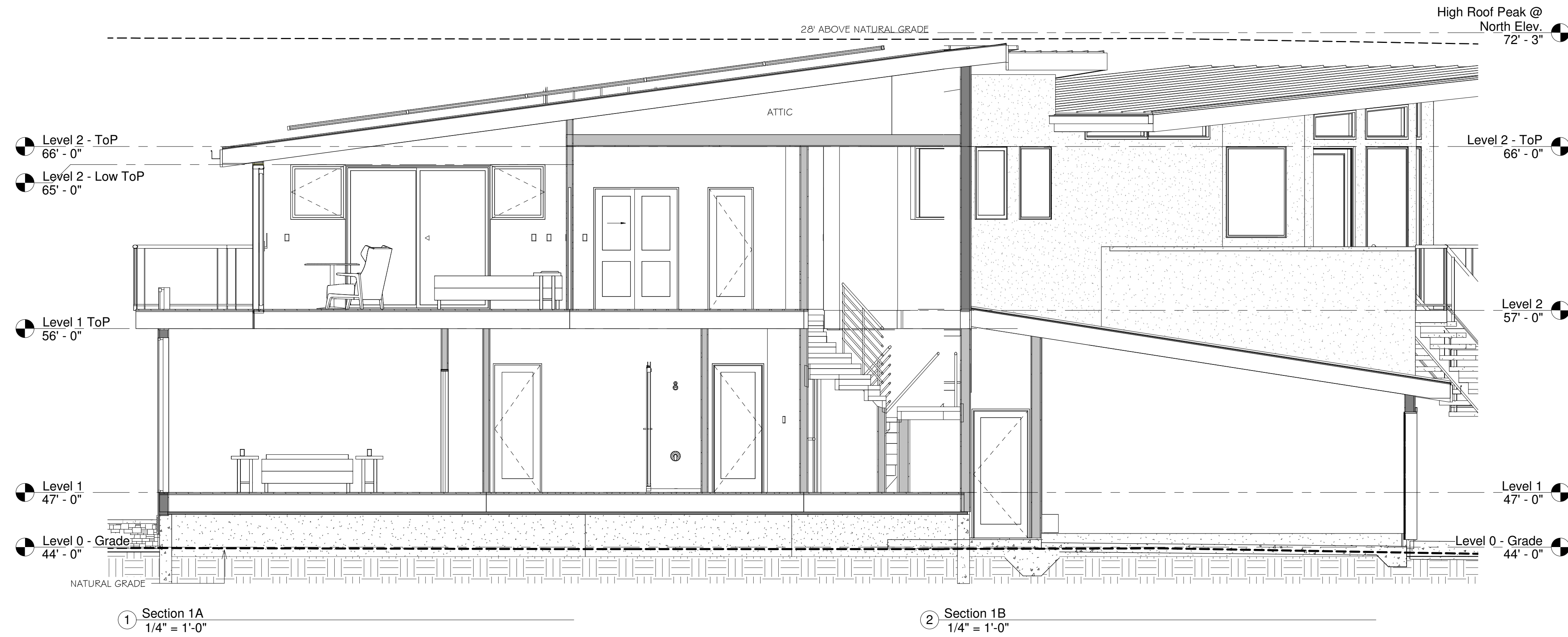
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Product Overview

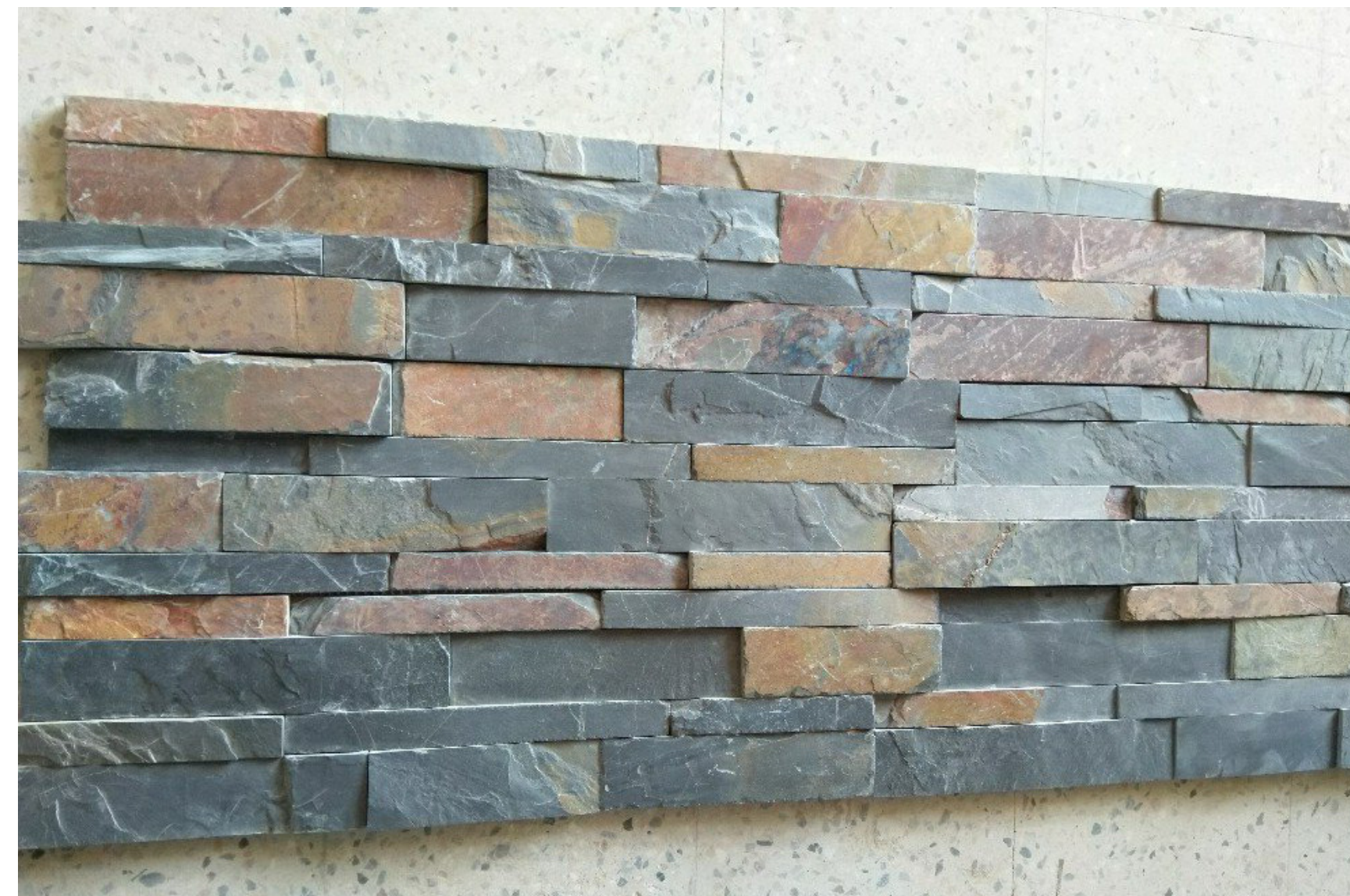
The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable aluminum construction with hand painted black finish and frosted glass gives a sophisticated look.

This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

Darkly certified
Light color is 3000K (bright white)
360 Lumens
80 CRI and uses only 5.5-Watt

Specifications

Table with columns for Dimensions, Details, Exterior Lighting, Light Bulb Type, Outdoor Lighting Features, Power Type, and Style.



Jak Multi Slate Ledge Stone

GARAGE DOOR



Amarr Vista V11000 Contemporary Aluminum Full View Garage Doors



It's the perfect reflection of your style. The modern industrial look goes residential with the introduction of the Amarr Vista collection. From the outside, these sleek doors perfectly mirror the clean lines and glass expanses of your home's contemporary design.

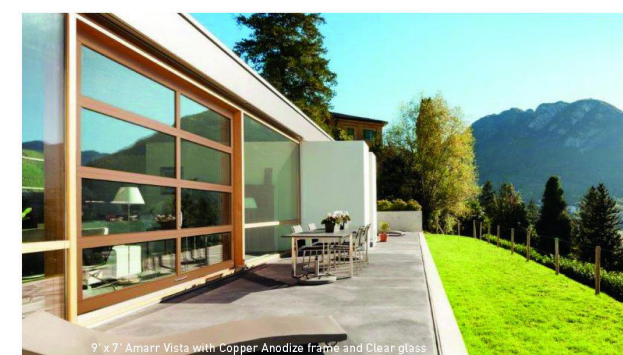
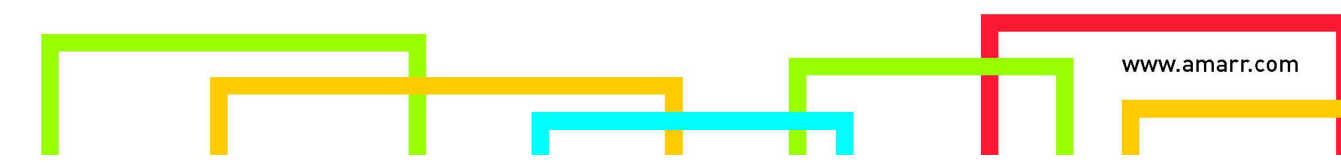


Table showing Panel Configuration options: 1 & 9 Panels, 10 Panels, 14 Panels, 18 Panels.



Amarr Vista Construction

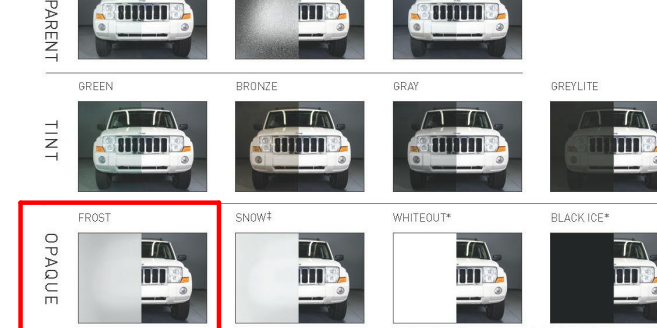
An Amarr Vista V11000 full view door offers strength and beauty to match the stylish design of your home. 2" thick extruded commercial-grade aluminum frame provides durability, low maintenance and corrosion resistance.

Specifications

Table with specifications for Amarr Vista V11000, including Frame Construction, Section Heights, Wind Load, Finish Warranty, Workmanship Warranty, and Hardware Warranty.

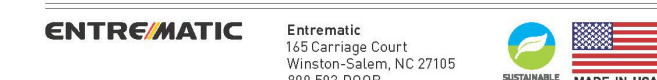
Glass

Clear, bronze, silver, and white glass options available.



Glazing Options

Table showing Glazing Options for Single Panel and Dual Panel configurations.



Colors

Color chart showing various color options for the garage door, including In Stock, Special Order, and Custom Paint options.

Optional Panels

Table showing Optional Panels for Aluminum & Insulated Aluminum, Repurposed Aluminum, and Coated Aluminum.



Architectural Metal Roofing and Siding COLOR CHART

Color chart for Architectural Metal Roofing and Siding, featuring Standard Colors, Premium Color, and Metallic Colors with corresponding color swatches and SRI values.

AEP SPAN DURA TECH™ Fluoropolymer Coatings

Product information for Dura Tech coatings, including performance data, warranties, and application instructions.

REVISIONS

Table for recording revisions, currently empty.



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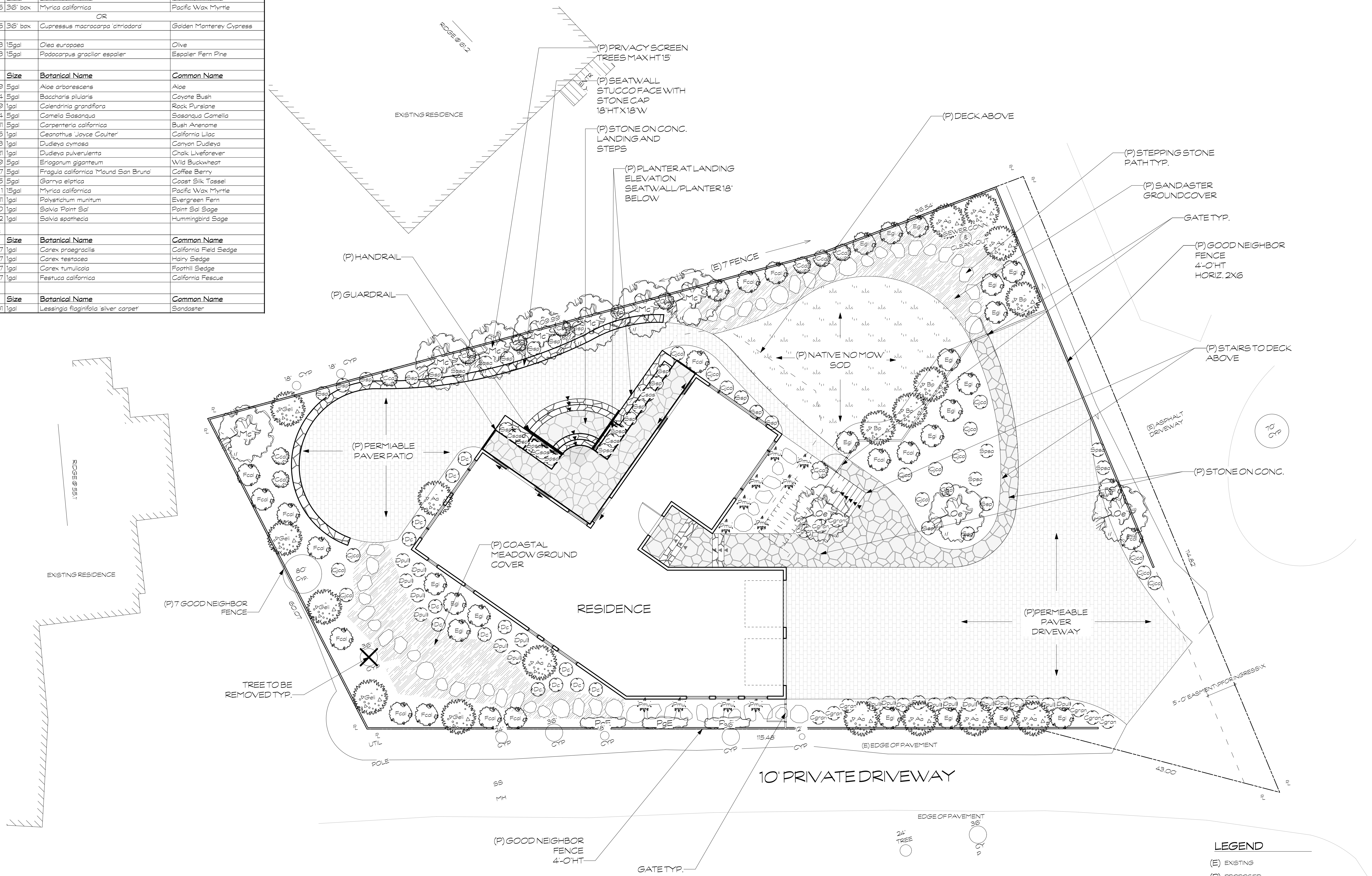
Details

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SCALE:
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Proposed Plant List					
Trees	ID	Qty	Size	Botanical Name	Common Name
	Mc	6	36" box	Myrica californica	Pacific Wax Myrtle
				OR	
	Mc	6	36" box	Cupressus macrocarpa 'citriodora'	Golden Monterey Cypress
	Oe	3	15gal	Olea europaea	Olive
	PgE	3	15gal	Podocarpus gracilior 'espalier'	Espalier Fern Pine
Shrubs					
ID	Qty	Size	Botanical Name	Common Name	
Aa	9	5gal	Aloe arborescens	Aloe	
Bp	4	5gal	Baccharis pilularis	Coyote Bush	
Cgran	9	1gal	Calandrinia grandiflora	Rock Purslane	
Csas	4	5gal	Camelia Sasanqua	Sasanqua Camelia	
Cca	11	5gal	Carpenteria californica	Bush Anemone	
Cco	16	1gal	Ceanothus 'Joyce Coulter'	California Lilac	
Dc	13	1gal	Dudleya cymosa	Canyon Dudleya	
Dpul	21	1gal	Dudleya pulcherrima	Chalk Liveforever	
Egl	19	5gal	Eriogonum giganteum	Wild Buckwheat	
Fcal	17	5gal	Fragaria californica 'Mound San Bruno'	Coffee Berry	
Gel	5	5gal	Garrya elliptica	Coast Silk Tassel	
Mc	1	15gal	Myrica californica	Pacific Wax Myrtle	
Pmu	11	1gal	Polystichum munitum	Evergreen Fern	
Spsa	10	1gal	Salvia 'Point Sal'	Point Sal Sage	
Sep	22	1gal	Salvia spathacea	Hummingbird Sage	
Meadow Grasses					
ID	Qty	Size	Botanical Name	Common Name	
Ca	7	1gal	Carex praegracilis	California Field Sedge	
Ct	7	1gal	Carex testacea	Hairy Sedge	
Ctum	7	1gal	Carex tumulosa	Foothill Sedge	
Fcal	7	1gal	Festuca californica	California Fescue	
Groundcovers					
ID	Qty	Size	Botanical Name	Common Name	
Ls	31	1gal	Lesingia flaginifolia 'silver carpet'	Sandaster	



Blue Sky
LANDSCAPE ARCHITECTS
CUSTOM LANDSCAPE ENVIRONMENTS
LANDSCAPE CONTRACTOR'S LICENSE #C27-436094
GENERAL CONTRACTOR'S LICENSE #B-436094
LANDSCAPE ARCHITECT'S LICENSE #LA-44605
495 PUEBLOA WAY, HALF MOON BAY, CA 94019
(650) 726-5990 FAX: (650) 726-2353

REVISIONS	
DATE	BY

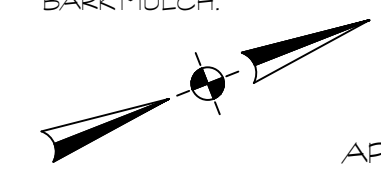
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DATE: 1/26/2022
SCALE: 1/8"=1'
DRAWN: K.C.
TITLE:

CONCEPT PLAN
DWG. NO.: L-1
SHEET 1 OF 1
JOB: RAU

LEGEND
(E) EXISTING
(P) PROPOSED
P PROPERTY LINE
NOTE
ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC CONTROLLER SCHEDULED BETWEEN 8 P.M. AND 10 A.M.
ALL PLANTED AREAS TO BE MULCHED WITH A MINIMUM TWO (2) INCH LAYER ON ALL EXPOSED PLANTING AREAS WITH BARK MULCH.



APN: 037-128-560