

LEGEND

- PROPERTY LINE
- CC C&G CONCRETE CURB & GUTTER
- CONC. CONCRETE
- EM ELECTRIC METER
- FH FIRE HYDRANT
- FL FLOWLINE
- GA GUY ANCHOR
- GM GAS METER
- GP GATE POST
- GV GAS VALVE
- HB HOSE BIB
- IRR IRRIGATION SYSTEM
- INV. INVERT
- JP JOINT UTILITY POLE
- LG LIP OF GUTTER
- MB MAILBOX
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- THRESH THRESHOLD
- TW TOP OF WALL
- WM WATER METER
- WV WATER VALVE
- 12" TREE TREE W/ SIZE
- X- FENCE
- OH OVERHEAD LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X", BASED ON FLOOD INSURANCE RATE MAP 06081C0302F, DATED APRIL 05, 2019.

LOT AREA:

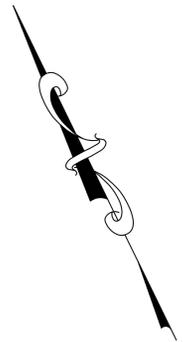
- = 4,000 SQ. FT. ±
- = 0.092 ACRES ±

5/25/25- Plans for NFOCC Meeting.

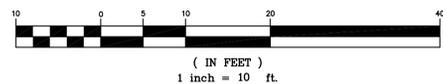
RECEIVED

May 25, 2023

San Mateo County
Planning Division



GRAPHIC SCALE



<p>DAINS LAND SURVEYING rdains@dainslandsurveying.net (650) 743-0831</p>	<p>LAND SURVEYING No. 8227 STATE OF CALIFORNIA</p>												
<p>PREPARED FOR: PAC BAY INVESTMENTS</p>	<p>DATE: _____ BY: _____</p>												
<p>BOUNDARY & TOPOGRAPHIC SURVEY PLAN 3273 FAIR OAKS AVENUE A.P.N. 060-021-280 UNINCORP. REDWOOD CITY SAN MATEO COUNTY CALIFORNIA</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											
<p>DRAWN BY: RJD DESIGNED BY: --- CHECKED BY: RJD</p>	<p>SCALE: 1"=10' DATE: 03/25/23 PROJECT NO. 23-1251 SHEET 1 OF 1</p>												

SCOPE OF WORK

FRONT AND REAR SINGLE STORY ADDITION OF 386 SF.

INDEX:

A1 INDEX, NOTES, SITE PLAN, & KEY PLAN	S1.2 GENERAL NOTES AND DETAILS
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A4 PROPOSED ELEVATIONS	T1 TITLE 24
A4.1 APPLIANCE LIST	T2 TITLE 24
A5 CONSTRUCTION BMP	T3 TITLE 24
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A7 EROSION CONTROL PLAN	
S1 GENERAL NOTES AND DETAILS	
S1.1 GENERAL NOTES AND DETAILS	

BUILDING DATA:

APN# 060-021-280
 CONSTRUCTION TYPE 5B - WOOD FRAME
 ZONING: R-1S-73
 USE: RESIDENTIAL
 # OF DWELLING UNITS: 1
 ADDITIONAL HEIGHT: YES
 EXTEND BEYOND PROPERTY LINE: NO
 NEW HORIZONTAL EXTENSION: YES
 CHAGNE OF OCCUPANCY: NO
 FIRE SPRINKLER: NO

LOT SIZE = 4000 SF
 EXISTING FLOOR AREA = 956 SF
 EXISTING GARAGE AREA = 266 SF
 EXISTING LOT COVERAGE = 30.6%
 PROPOSED FLOOR AREA = 1403 SF
 PROPOSED GARAGE AREA = 224 SF
 ADDED FLOOR AREA = 435 SF
 PROPOSED PORCH AREA = 33 SF
 TOTAL PROPOSED FLOOR AREA = 1403 SF
 PROPOSED LOT COVERAGE = 40.7% < 50%

ABBREVIATIONS

& AND	C.J. CONTROL JOINT	EXH. EXHAUST	H. HIGH (DIM)	O.A. OVERALL	STRUCT. STRUCTURAL
@ ANGLE	C.L. CHAIN LINK	EXP. EXPOSED	HDWD. HARDWOOD	O.C. ON CENTER	SUSP. SUSPEND; SUSPENDED
△ AT	CLG. CLG.	EXPAN. EXPANSION	HGT. HEIGHT	O.D. OUTSIDE DIAMETER	S. SOUTH
CL CENTERLINE	CLR. CLEAR	EXT. EXTERIOR	H.M. HOLLOW METAL	O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED	S.E.D. SEE ELECTRICAL DWGS. SCHEDULE
∅ DIAMETER OR ROUND	C.M.S. COUNTERSUNK MACHINE SCREW	FAB. FABRICATE	HOL. HOLLOW	O.F.C. OVERFLOW DRAIN	SCHED. SCHEDULED
# POUND OR NUMBER	COL. COLUMN	F.D. FLOOR DRAIN	HOR. HORIZONTAL	O.F.C.D. OVERFLOW SCUPPER	SECT. SECTION
d PENNY	CONC. CONCRETE	F.D.N. FOUNDATION	H.P. HIGH POINT	O.H.S. OVAL HEAD SCREW	SH.T. SHEET
(E) EXISTING	CONN. CONNECTION	F.H.S. FLAT HEAD SCREW	HT. HEIGHT	OPNG. OPENING	SHTG. SHEATHING
(N) NEW	CONTR. CONTRACTOR	FIN. FINISH (ED)	I.D. INSIDE DIAMETER (DIM)	O.H. OVERHEAD	SIM. SIMILAR
ABV. ABOVE	CTR. CENTER	F.I.O. FURNISHED AND INSTALLED BY OWNER	IN. INCH	PERF. PERFORATED	S.L.D. SEE LANDSCAPE DWGS.
ACCS. ACCESS OR ACCESSIBLE	CTS.K. COUNTERSINK (SUNK)	F.J. FORMED JOINT	INCR. INCREASE	PERP. PERPENDICULAR	S.M.D. SEE MECHANICAL DWGS.
A.D. AREA DRAIN	DP. DEEP	FLASH. FLASHING	IN. INCH	PL. PLATE	S.O.G. SLAB ON GRADE
ADDN. ADDITION	DBL. DOUBLE	FLEX. FLEXIBLE	JST. JOIST	P.L. PROPERTY LINE	S.P.D. SEE PLUMBING DWGS.
ADJ. ADJUST, ADJUSTABLE	DET. DETAIL	FLR. FLOOR	JT. JOINT	PLY. PLYWOOD	T&G. TONGUE AND GROOVE
A.F.F. ABOVE FINISH FLOOR	DIA. DIAMETER	FLUOR. FLUORESCENT	L. LONG (DIM)	PR. PAIR	THK. THICK
AGGR. AGGREGATE	DIAG. DIAGONAL	F.O.C. FACE OF CONCRETE	LINEAR	PRCST. PRECAST	THRU. THROUGH
AL. ALUMINUM	DIM. DIMENSION	F.O.F. FACE OF FINISH	L.T. LIGHT	PREFAB. PREFABRICATE(D)	TOP. TOPPING
ALT. ALTERNATE	DN. DOWN	F.O.S. FACE OF STUD	LTG. LIGHTING	PROP. PROPERTY	T.P. TOP OF PAVEMENT
A.P. ACCESS PANEL	DS. DOWNSPOUT	F.O.I.C. FURNISHED BY OWNER	MAT. MATERIAL	P.T.D.F. PRESSURE TREATED DOUGLAS FIR	TYP. TYPICAL
APPO. APPROVED	DWG. DRAWING	FT. INSTALLED BY CONTRACTOR FEET	MAX. MAXIMUM	UNFIN. UNFINISHED	U.O.N. UNLESS OTHERWISE NOTED
APPROXIMATE	(E) EXISTING	FTG. FOOT FOOTING	M.B. MACHINE BOLT	VAR. VARIES; VARIABLE	V.G. VERTICAL GRAIN
ARCH. ARCHITECTURAL	E. EAST	GA. GAUGE	MECH. MECHANICAL	VERT. VERTICAL	W. WIDE (DIMENSION)
ASPH. ASPHALT	EA. EACH	GAL. GALLON	MEMB. MEMBRANE	W.O. WITHOUT	WD. WOOD
BD. BOARD	E.B. EXPANSION BOLT	GALV. GALVANIZED	MFR. MANUFACTURER	W.F. WIDE FLANGE (STEEL)	W.O. WHERE OCCURS
BLDG. BUILDING	E.J. EXPANSION JOINT	GEN. GENERAL	MIN. MINIMUM	W. WITH	
BLK. BLOCK, BLOCKING	EL. ELEVATION	GL. GLASS	MISC. MISCELLANEOUS	WO. WITHOUT	
B.M. BENCH MARK	ELEC. ELECTRICAL	GND. FIRST	M.S. MACHINE SCREW	WD. WOOD	
BOT. BOTTOM	ENCL. ENCLOSURE	GR. GRADE	MTD. MOUNTED	W.F. WIDE FLANGE (STEEL)	
C.B. CATCH BASIN	EQ. EQUAL	G.S.M. GALVANIZED SHEET	MTL. METAL	W.O. WHERE OCCURS	
CEM. CEMENT	E.W. EACH WAY		(N) NEW		
CH. CHANNEL	EXC. EXCAVATE (ED)		N. NORTH		
C.I. CAST IRON			NEG. NEGATIVE		
			N.I.C. NOT IN CONTRACT		
			NO. NUMBER		
			N.T.S. NOT TO SCALE		

SYMBOLS:

	WINDOW NUMBER		FURNACE
	REFER TO WINDOW SCHEDULE		WATER HEATER
	DOOR NUMBER		DRYER MACHINE
	REFER TO DOOR SCHEDULE		WASHING MACHINE
	GRID-LINE INDICATION		SMOKE DETECTOR
	SECTION KEY		CARBON MONOXIDE DETECTOR w/ 110V PRIMARY POWER AND BACK-UP POWER (9V)
	SECTION NUMBER		DUPLEX ELECTRICAL OUTLET
	SECTION SHEET		GFCI AND WEATHER PROTECTED OUTLET
	EXTERIOR ELEVATION KEY		GFCI PROTECTED OUTLET
	ELEVATION NUMBER		EXHAUST FAN TERMINATE 3'-0" FROM PROPERTY LINES AND OPENINGS
	ELEVATION SHEET		LIGHT FIXTURE
	DETAIL KEY		HIGH EFFICACY LUMINAIRE CONTAINS PIN-BASED SOCKET
	DETAIL NUMBER		WALL SCONCE
	DETAIL SHEET		EXTERIOR LIGHT FIXTURE WITH PHOTOCONTROL/MOTION SENSOR
	WALL TYPE		RECESSED OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	REFER TO WALL TYPE SHEET		LIGHT SWITCH +48" U.O.N.
	SHEET KEYNOTE		DIMMER LIGHT SWITCH +48" U.O.N.
	WALL TO BE DEMOLISHED		3-WAY LIGHT SWITCH +48" U.O.N.
	EXISTING WALL TO REMAIN		3" SOLID PIPE
	ADD 1 LAYER OF 5/8" TYPE 'X' GYP. BD. TO (E) WALL		
	NEW 2X STUD WALL		
	(N) 1-1/4" RATED WALL		
	2X STUD WALL W/ 5/8" TYPE 'X' GYP. BD. EACH SIDE, W/ R-13 INSULATION		
	(N) RETAINING WALL		

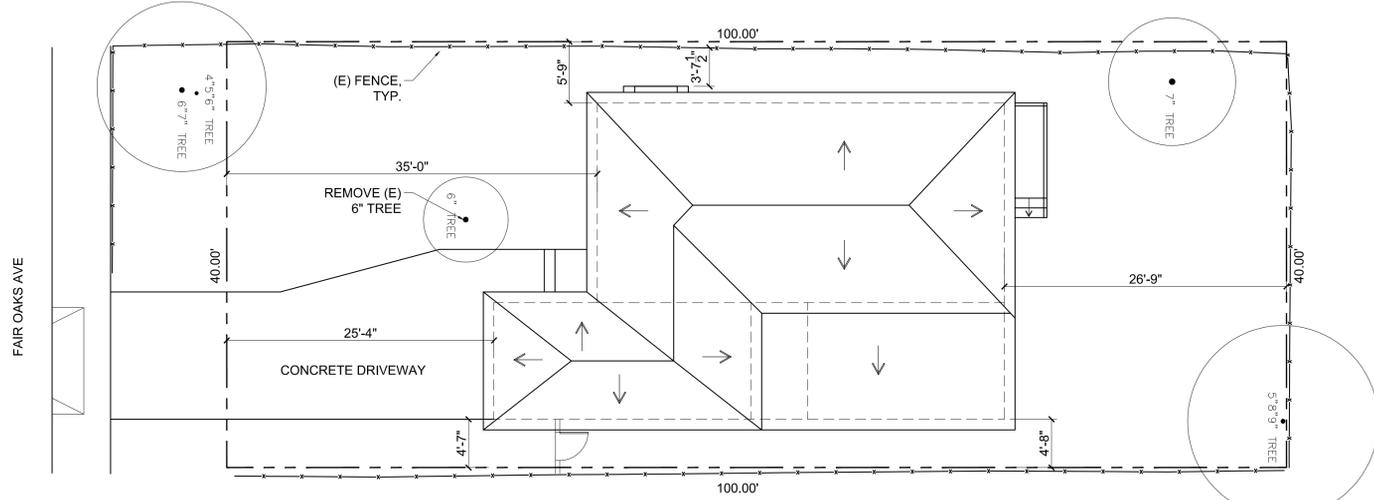
APPLICABLE CODES

1. THE PROJECT WILL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING STANDARD, AND SAN MATEO COUNTY BUILDING CODE.
2. GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ALL JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY AND COMPLIANCE WITH D.O.S.H. SAFETY STANDARDS.
3. GENERAL CONTRACTOR SHALL VISIT JOB SITE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK.
4. GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS OR BETWEEN CONTRACT DOCUMENTS AND JOB SITE CONDITIONS.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORKS INCLUDING THAT OF ALL SUB-TRADES AND N.I.C. ITEMS.
6. GENERAL CONTRACTOR SHALL PAY ALL FEES, TAXES, & PERMITS REQUIRED BY THE PROJECT.
7. GENERAL CONTRACTOR SHALL NOT PROCEED WITH CHANGES WITHOUT APPROVAL OF ARCHITECT.
8. ALL EXISTING DIMENSIONS ARE TO FACE OF FINISH. ALL NEW DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
9. GENERAL CONTRACTOR TO PROVIDE TEMPORARY PLYWOOD BARRICADE TO SCREEN OFF THE CONSTRUCTION AREA FOR THE SAFETY OF THE PUBLIC. USE PLASTIC SHEET CURTAINS TO KEEP DUST OFF PUBLIC AREA. PUBLIC AREAS TO BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
10. GENERAL CONTRACTOR SHALL PROTECT THE EXISTING CONDITIONS OF THE BUILDING FROM DAMAGE BY THE NEW WORK. GENERAL CONTRACTOR TO REPAIR ANY DAMAGES TO ORIGINAL CONDITION AT NO COST TO THE OWNER.
11. ALL NEW ELECTRICAL, HVAC, PLUMBING AND SPRINKLER WORK, IF ANY, WILL BE UNDER EACH SEPARATE PERMIT APPLIED BY EACH RESPONSIBLE CONTRACTOR AND SHALL MEET ALL APPLICABLE ORDINANCES.
12. GYPSUM BOARD NAILING PER TABLE 25A-G.
13. WOOD STUD NAILING PER TABLE 23-II-B-1.
14. PROVIDE SMOKE DETECTORS PER SECTION 310.9.1.
15. BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTERS (AFCI) PER CEC SECTION 210-12B.

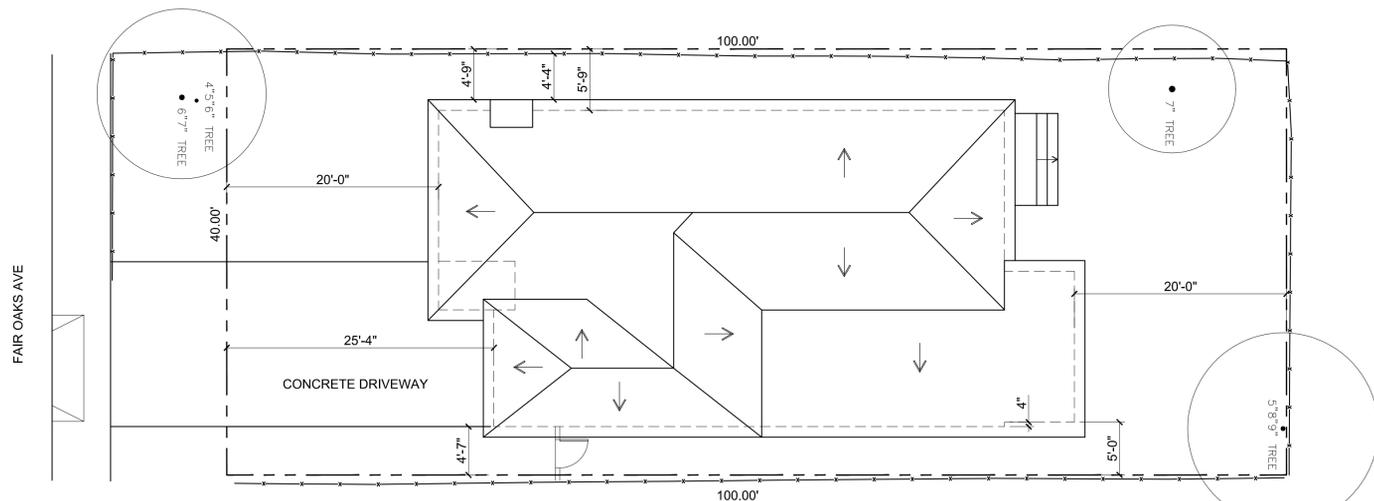
OWNER: PAC BAY INVESTMENT LLC
 PHONE NUMBER: 415-710-1863

CONTRACTOR: PAMELA CHEN
 PHONE NUMBER: 415-710-1863

DESIGNER: KEVIN PENG
 PHONE NUMBER: 415-335-3970



(E) SITE PLAN



(P) SITE PLAN

1/8" = 1'-0"



Kevin Peng

S&K CONSULTING ENGINEERS

167 ALLISON STREET, SAN FRANCISCO CA 94112
 Tel (415) 335-3970

PROJECT: 3273 FAIR OAKS AVE
 REDWOOD CITY, CA 94063

REVISIONS

NO.	DATE	ISSUED FOR
1	3/27/23	Permit
2	5/8/23	Permit

DRAWING TITLE

INDEX, NOTES & SITE PLAN, KEY PLAN

DATE: 10/30/22

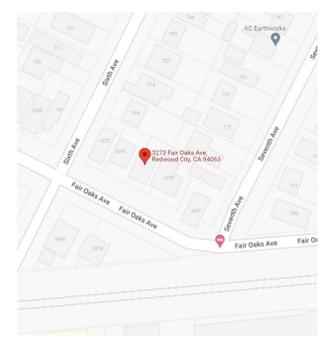
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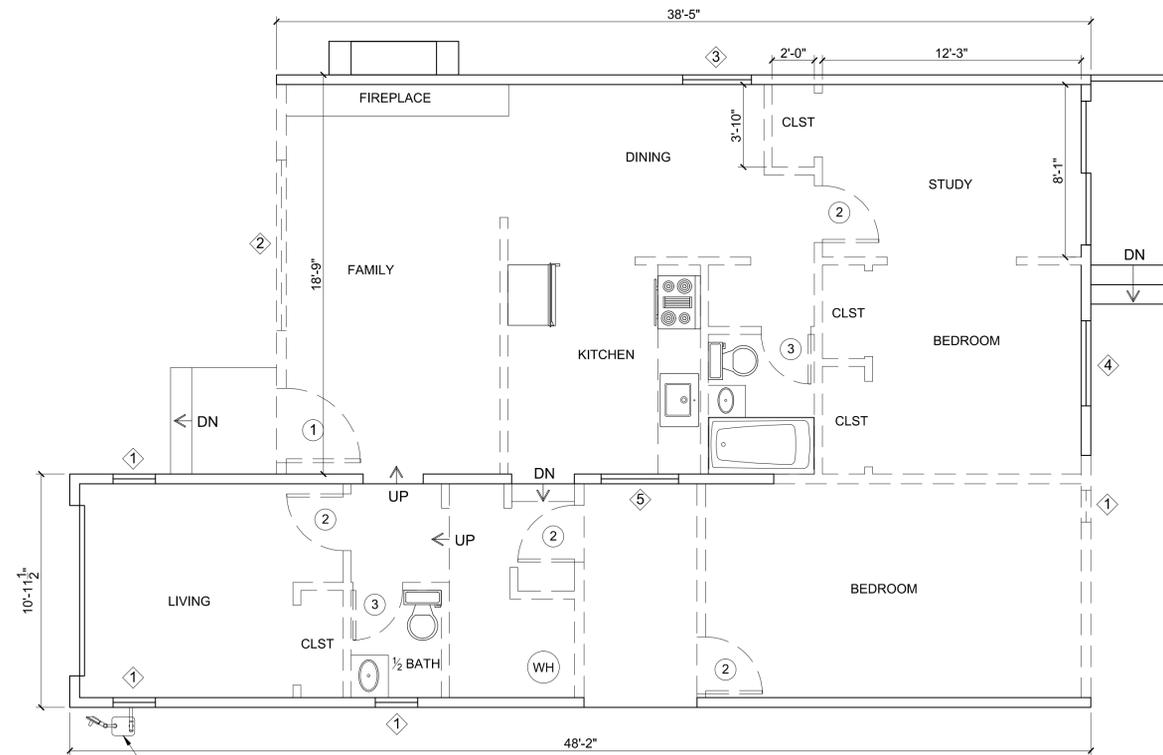
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SHEET #:

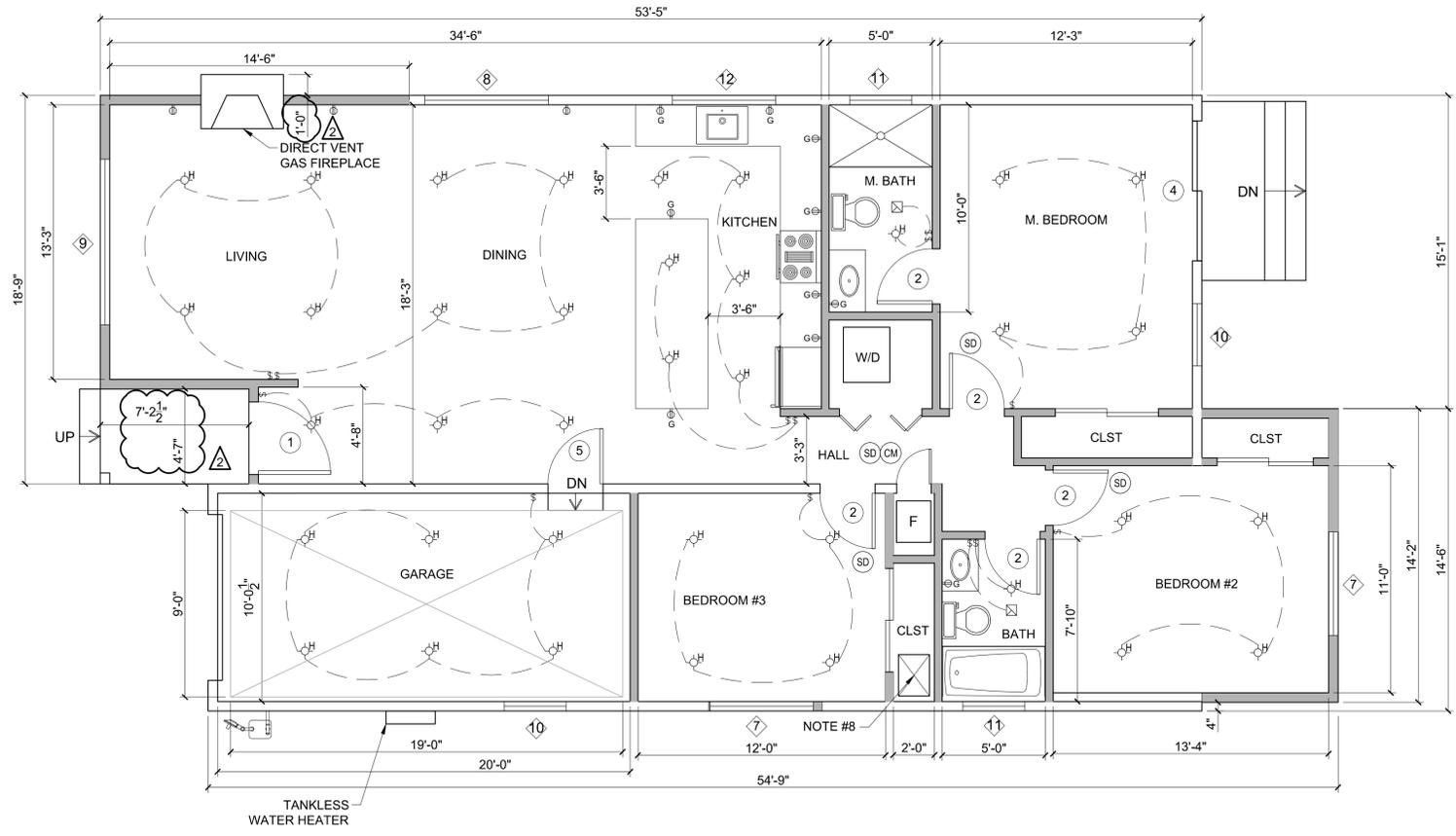
A1



LOCATION MAP
 NTS



(E) FIRST FLOOR PLAN
 1/4" = 1'-0"
 LEGEND:
 --- (E) WALL TO BE REMOVED
 ——— (E) WALL TO REMAIN



(P) FIRST FLOOR PLAN
 1/4" = 1'-0"
 LEGEND:
 █ (N) 2x4 STUD WALL

WINDOW & DOOR SCHEDULE

WINDOWS	CONST. / OP.
① 1'-10"x2'-8"	ALUMINUM / SLIDER
② 8'-0" x 4'-0"	ALUMINUM / SLIDER
③ 3'-3" x 4'-0"	ALUMINUM / SLIDER
④ 4'-0" x 3'-0"	ALUMINUM / SLIDER
⑤ 3'-6" x 3'-0"	ALUMINUM / SLIDER
⑥ 4'-0" x 4'-0"	VYNIL / SLIDER
⑦ 5'-0" x 4'-0"	VYNIL / SLIDER
⑧ 6'-0" x 4'-0"	VYNIL / SLIDER
⑨ 8'-0" x 4'-0"	VYNIL / SLIDER
⑩ 3'-0" x 4'-0"	VYNIL / SLIDER
⑪ 3'-0" x 2'-0"	VYNIL / SLIDER
⑫ 5'-0" x 3'-0"	VYNIL / SLIDER

DOORS	TYPE	RATING
① 3'-6" x 6'-8"	SWING	NR
② 2'-8" x 6'-8"	SWING	NR
③ 2'-4" x 6'-8"	SWING	NR
④ 7'-0" x 6'-8"	SLDR	NR
⑤ 2'-8" x 6'-8"	SWING	20-MIN

- NOTES:**
- ALL SLIDING DOORS DUAL PANE TEMPERED
 - ALL DOORS WOOD
 - ESCAPE WINDOW SHALL HAVE MIN. NET CLEAR OPENING OF 5.7 SF. MIN. NET CLEAR OPENING HEIGHT OF 24". MIN. NET CLEAR OPENING WIDTH OF 20" WIDTH BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" ABOVE FINISH FLOOR FLOORS IN BATHROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE.
 - WALLS IN BATHROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO MIN. 70" ABOVE DRAIN INLET FOR SHOWER AND MIN. 72" ABOVE DRAIN INLET FOR TUB.
 - ALL NEW WINDOWS SHALL HAVE SIMULATED DIVIDED LIGHT GRIDS.
 - THE NEW EQUIPMENT CANNOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (DBA) OF SIXTY (60) DBA DAYTIME (7:00 A.M. - 10:00 P.M.) OR FIFTY (50) DBA NIGHTTIME (10:00 P.M. - 7:00 A.M.) AS MEASURED FROM THE PROPERTY LINE.
 - 18"x24" CRAWLSPACE ACCESS



Kevin P.

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(E) & (P) FLOOR PLANS

DATE 10/30/22

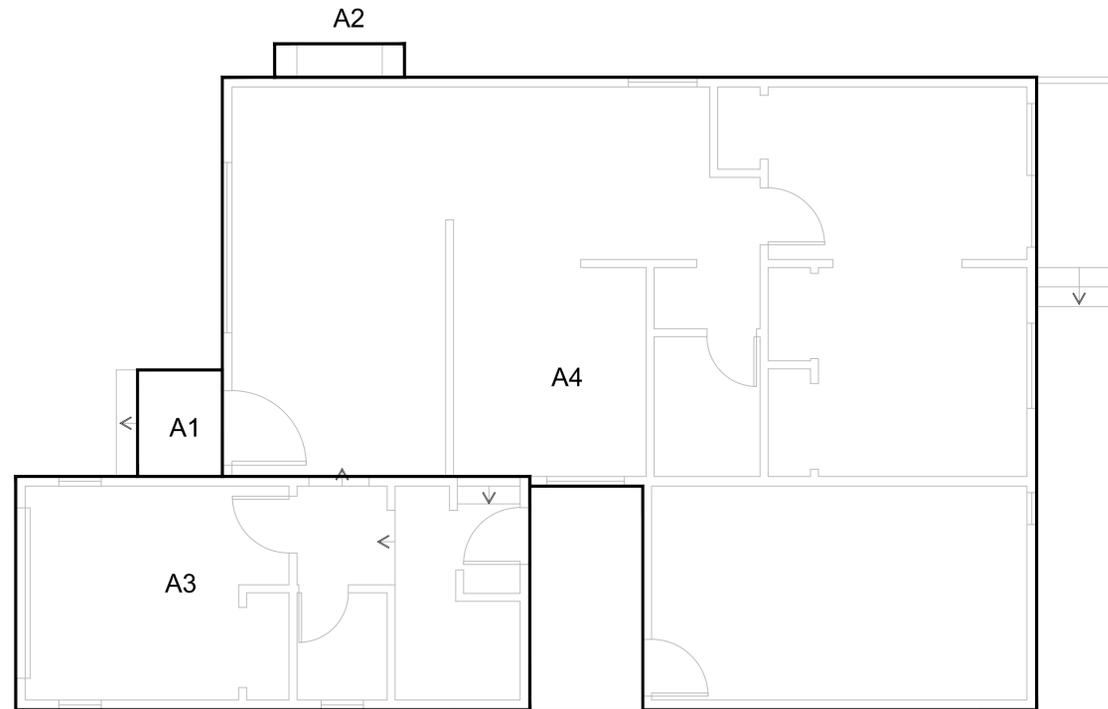
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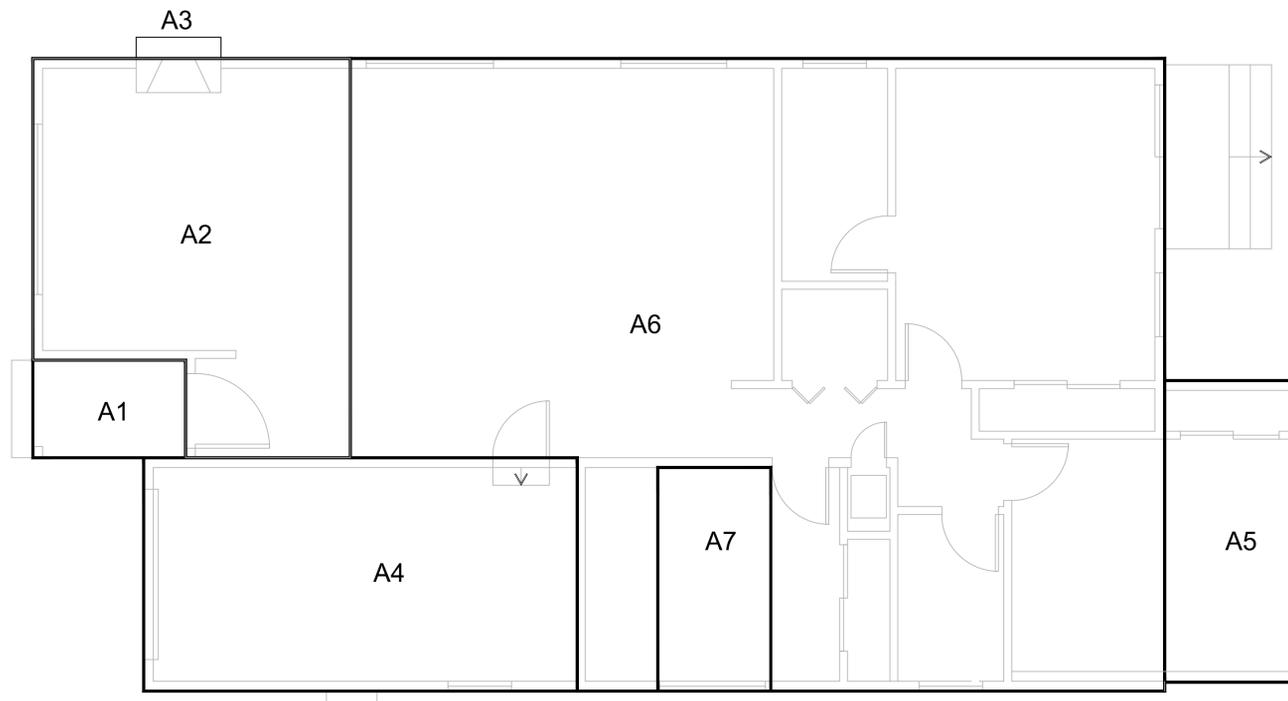
A2



EXISTING FLOOR AREAS

AREA	DESCRIPTION	SQUARE FOOTAGE (SF)
A1	PORCH	20
A2	CHIMNEY PROJECTION	10
A3	GARAGE	266
A4	BUILDING AREA	926

(E) AREA MANAGEMENT PLAN
1/4"=1'-0"



PROPOSED FLOOR AREAS

AREA	DESCRIPTION	SQUARE FOOTAGE (SF)
A1	PORCH	33
A2	FRONT ADDITION	248
A3	CHIMNEY PROJECTION	4
A4	GARAGE	224
A5	REAR ADDITION	94
A6	BUILDING AREA	968
A7	SIDE ADDITION	56

(P) AREA MANAGEMENT PLAN
1/4"=1'-0"



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AREA PLANS

DATE 10/30/22

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PROJECT #

SHEET #

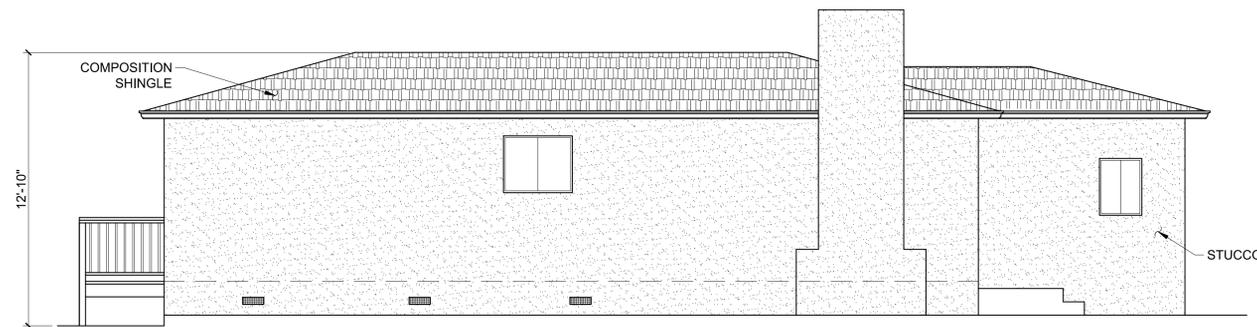
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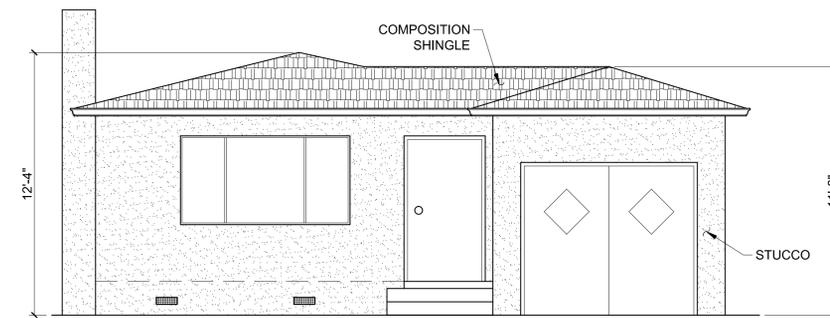
(E) EAST (RIGHT) ELEVATION
1/4"=1'-0"



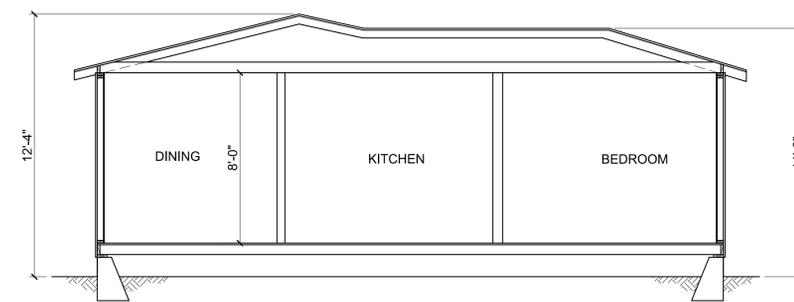
(E) NORTH (REAR) ELEVATION
1/4"=1'-0"



(E) EAST (LEFT) ELEVATION
1/4"=1'-0"



(E) SOUTH (FRONT) ELEVATION
1/4"=1'-0"



(E) SECTION
1/4"=1'-0"



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(E) ELEVATIONS AND SECTION

DATE 10/30/22

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PROJECT #

SHEET #

A3

23 990

EUROSMART™

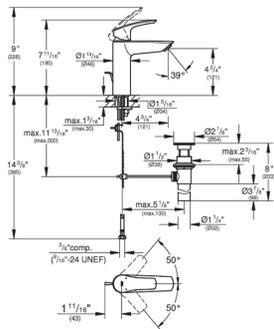
SINGLE HOLE SINGLE-HANDLE M-SIZE BATHROOM FAUCET 1.2 GPM

Pure Freude an Wasser



TECHNICAL DATA:

Product Height	7-11/16 in
Product Length	6-7/16 in
Product Width	1-13/16 in
Fitting Spout Height	4-3/4 in
Fitting Spout Reach	4-3/4 in
Fitting Handle Height	7-11/16 in
GPM (Min)-GPM (Max)	1.2 GPM
Fitting No of Holes Required	1

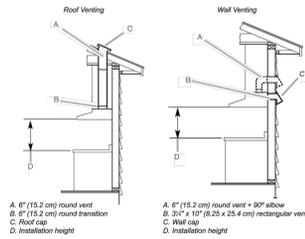


NK30N7000US

30" Range Hood

SAMSUNG

Venting Methods



Total Power
425W
Power Source
120V / 60 Hz / 15A

Range Hood
• 30" Stainless Steel Under Cabinet Hood
• Vent Fan: 390 CFM (600 CFM Optional)
• Front-Centered, Touch Control
• 4 Fan Speeds: 3 Step, 1 Booster
• 75 dBA (8.2 sonnes) Noise Level
• Hood Connectivity Control
• Bluetooth™ On/Off Control
• Mobile Monitoring: Fan Speed, Lighting On/Off, Power Control
• Removable Baffle Filter
• LED Lighting

Warranty
One (1) Year All Parts and Labor

Product Dimensions & Weight (WxHxD)
Outside (Max) Hood Dimensions:
30" x 9 3/4" x 19 3/4"
Weight: 34.2 lbs

Shipping Dimensions & Weight (WxHxD)
Dimensions:
32 7/8" x 13 3/8" x 23 3/8"
Weight: 45.2 lbs

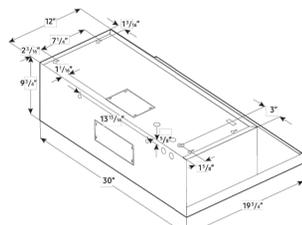
Color
Stainless Steel
Black Stainless Steel

Model #
NK30N7000US/AA
NK30N7000UG/AA

UPC Code
887276262765
887276262758

Recirculation Kit (Optional)
NK-AF030FNB
Charcoal Filter
NK-AR050FNB

Dimensions and Clearance



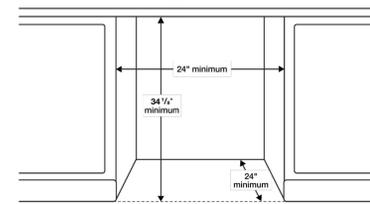
Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.
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DW80R5061

Samsung StormWash™ 48 dBA Dishwasher

SAMSUNG

Installation Specifications



Features
• 6 Wash Cycles: Auto, Normal, Heavy, Delicate, Express 60, Rinse Only
• 6 Options: Half-Load Wash (Lower Rack), StormWash™, Hi-Temp Wash, Sanitize (Anti-bacterial - NSF), Delay Start, Control Lock
• AutoRelease™ Door
• Hidden Heat Element
• Stainless Steel Interior Tub

Convenience
• Control Lock
• Digital Water Leakage Sensor
• 3rd Rack
• One-Touch Adjustable Racking System
• Silverware Basket
• Upper Rack: Foldable Cup Shelves, 2 Adjustable Tines
• Lower Rack: Removable Plate Support

Warranty
One (1) Year All Parts and Labor
Five (5) Year Limited on Printed Circuit Board and Interior Nylon Racks

Product Dimensions & Weight (WxHxD)
Dimensions (height is adjustable):
23 7/8" x 33 1/4" - 35" x 24 3/4"
Weight: 95 lbs

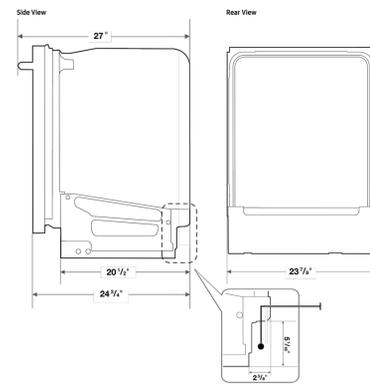
Shipping Dimensions & Weight (WxHxD)
Dimensions:
26" x 35" x 29 1/2"
Weight: 106 lbs

Color
Fingerprint Resistant Stainless Steel
Fingerprint Resistant Black Stainless Steel
Fingerprint Resistant Tuscan Stainless Steel

Model #
DW80R5061US
DW80R5061UG
DW80R5061UT

UPC Code
887276338729
887276338712
887276338736

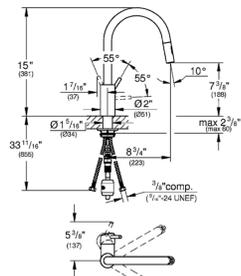
Dimensions



Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.
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CONCETTO
Single-Handle Kitchen Faucet
MODEL # 32665DC3

Pure Freude an Wasser



Product Description:
CONCETTO
Single-Handle Kitchen Faucet

Standard Specification:

- High spout
- Single hole installation
- GROHE SilkMove 1.4" (35 mm) ceramic cartridge
- GROHE StarLight chrome finish
- GROHE EasyDock guarantees easy retraction and smooth docking back to the starting position
- GROHE Zero isolated inner water ways - lead and nickel free
- Pull-out dual spray - switch from regular flow to shower spray
- Swivel spout
- Integrated non-return valve
- Protected against backflow
- Stainless steel flex lines
- Quick installation system
- Max Flow Rate: 1.75 gpm (6.6 L/min)
- GROHE Limited Lifetime Warranty

Applicable Codes & Standards:

- Energy Policy Act of 1992
- NSF 61
- NSF 372
- ASME A112.18.1/CSA B125.1
- US Federal and State material regulations
- ICC/ANSI A117.1

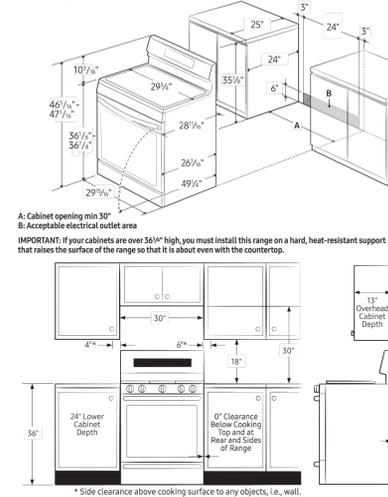
Color:
32665DC3 SuperSteel InfinityFinish

NX60A6111SS

Samsung Smart Freestanding Gas Range with Integrated Griddle

SAMSUNG

Installing Your Range



Power Source
120V/60 Hz/20A
Total Power (BTU)
53,500 BTU

5-Burner Cooktop
• Right Front: 17K BTU
• Left Front: 12K BTU
• Right Rear: 5K BTU
• Left Rear: 9.5K BTU
• Center (Oval): 10K BTU

Oven
• Capacity: 6.0 cu. ft.
• Bake
• Variable Broil: Low/High
• Bread Proof

Warranty
One (1) Year Parts and Labor

Product Dimensions & Weight (WxHxD)
Oven Interior Dimensions:
24 1/8" x 21 3/8" x 19 3/8"
Outside Net Dimensions:
29 3/8" x 46 1/8" - 47 1/8" (Adjustable) x 28 1/2"
Weight: 169 lbs

Shipping Dimensions & Weight (WxHxD)
Dimensions:
33 1/8" x 50 1/8" x 30 3/8"
Weight: 193 lbs

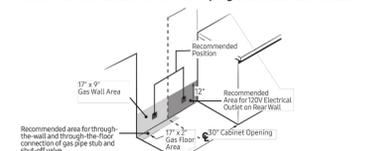
Color
Stainless Steel
Black
White

Model #
NX60A6111SS
NX60A6111SB
NX60A6111SW

UPC Code
887276509525
887276509518
887276509532

IMPORTANT: Consult with Installation Manual for detailed instructions before installing. All ranges must be installed with the Anti-Tip device that is included.

Recommended Locations for Gas Piping and Electrical Outlets



Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.
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S&K CONSULTING ENGINEERS

167 ALLISON STREET, SAN FRANCISCO CA 94112
Tel (415) 335-3970

PROJECT
3273 FAIR OAKS AVE
REDWOOD CITY, CA 94063

REVISIONS

NO.	DATE	ISSUED FOR
1	3/27/23	Permit
2	5/8/23	Permit

DRAWING TITLE

APPLIANCE LIST

DATE
10/30/22

SCALE
DO NOT SCALE

DRAWN

PROJECT #

SHEET #

A4.1

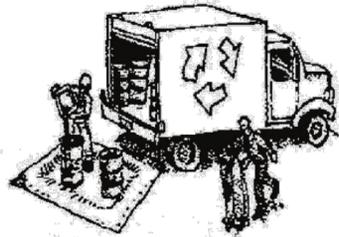


Signature of the Professional Engineer

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



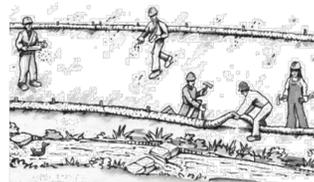
Maintenance and Parking

- 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



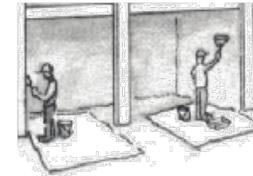
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

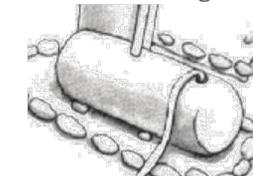
Painting & Paint Removal



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.



Kevin P. Murphy

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REDWOOD CITY, CA 94063

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DRAWING TITLE

CONSTRUCTION BMP

DATE 10/30/22

SCALE DO NOT SCALE

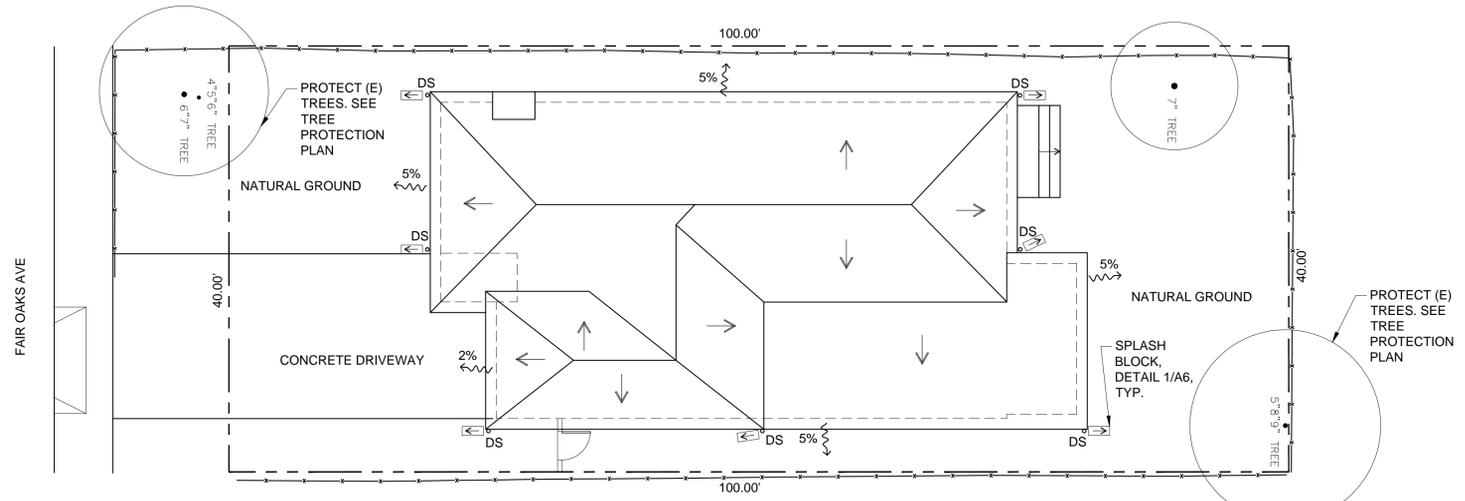
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PROJECT #

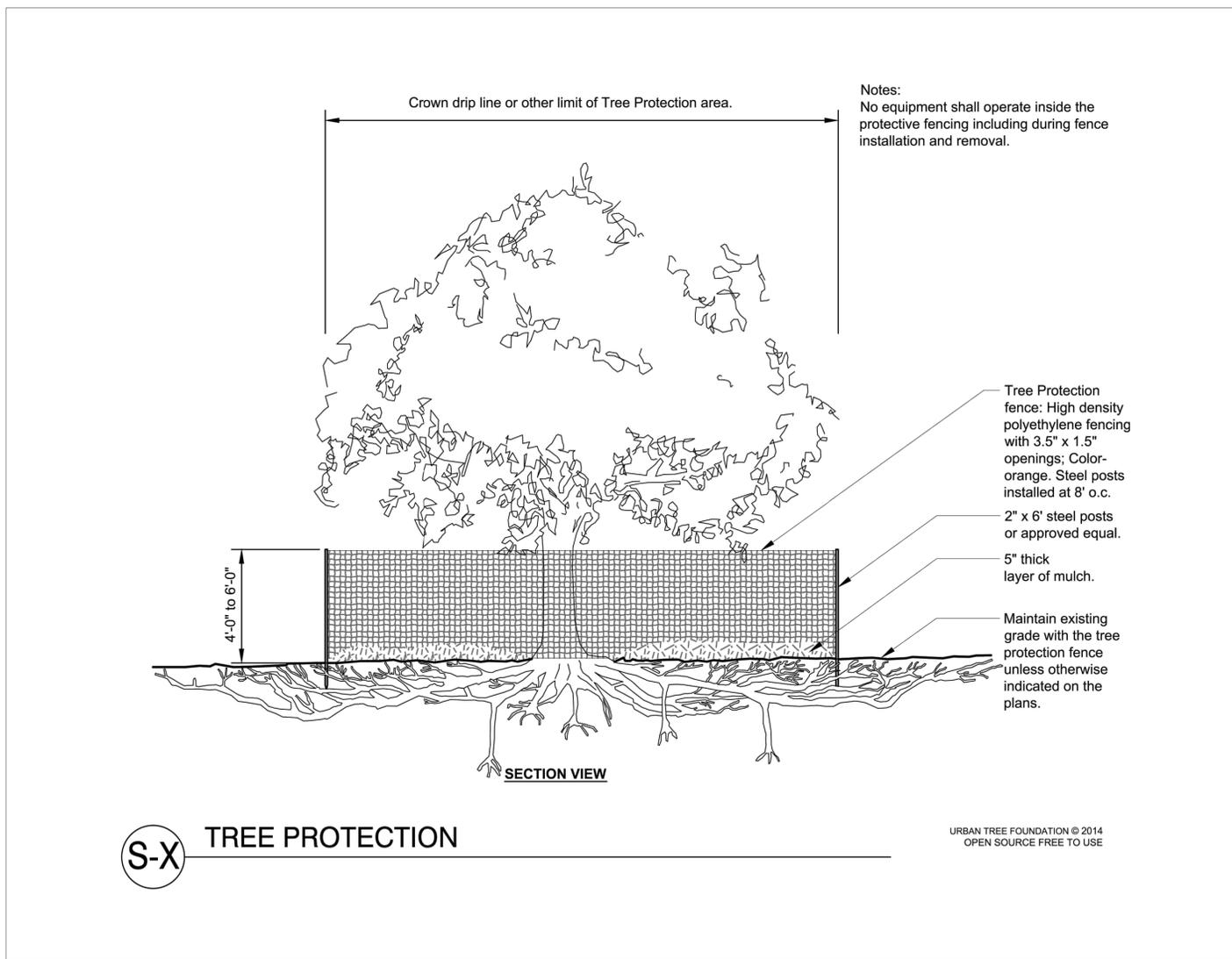
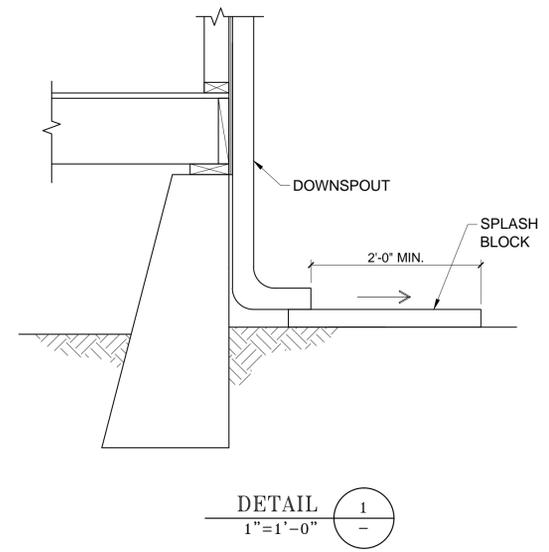
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A5

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



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



Kevin P. ...

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PROJECT 3273 FAIR OAKS AVE
REDWOOD CITY, CA 94063

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DRAWING TITLE
DRAINAGE PLAN

DATE 10/30/22

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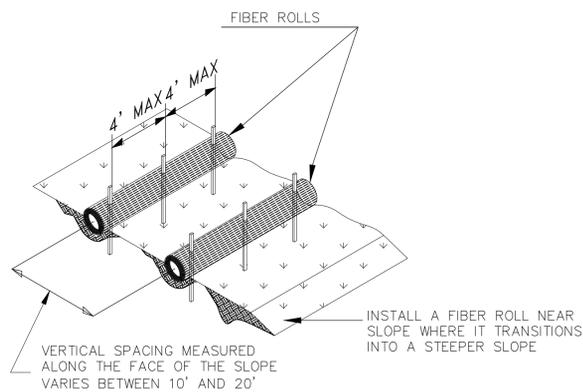
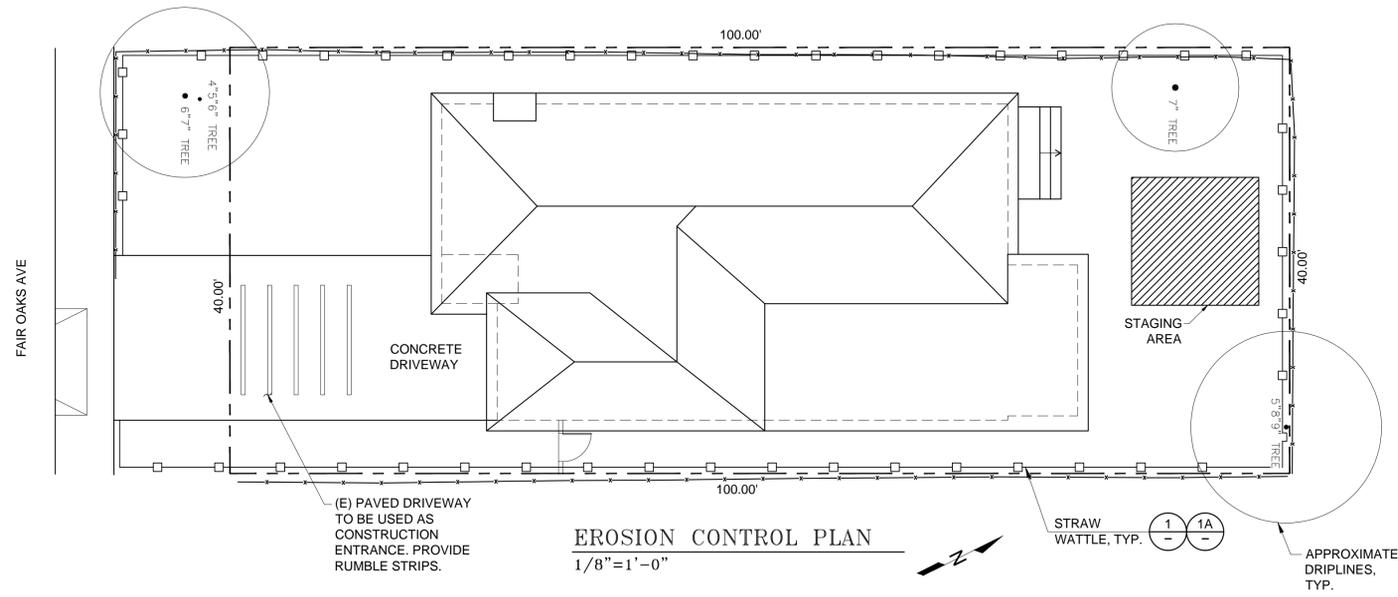
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PROJECT #

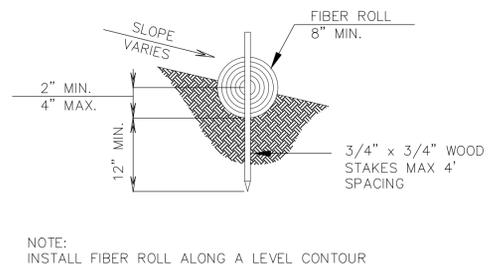
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A6

URBAN TREE FOUNDATION © 2014
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TYPICAL FIBER ROLL INSTALLATION
NTS (1)



ENTRENCHMENT DETAIL
NTS (1A)

EROSION CONTROL NOTES

1. STABILIZE ALL DENUDED AREAS WITH EROSION CONTROL BLANKETING, INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. PERFORM CLEARING AND EARTHWORK MOVING ACTIVITIES ONLY DURING DRY WEATHER.
9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
10. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
11. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMP'S
13. FOR CONSTRUCTION DURING DRY SEASON ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.
14. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
15. SEDIMENT SHALL NOT BE TRACKED OFFSITE AND CITY STREET SHALL BE SWEEPED AT PUBLIC WORKS INSPECTOR'S DISCRETION TO THE SATISFACTION OF THE CITY ENGINEER.
16. STRAW WATTLE TO BE USED FOR STABILIZATION OF SOIL SURFACES ONLY.
17. JUTE NETTING NOT TO BE USED FOR STABILIZATION OF SOIL SURFACES.
18. CONCRETE WASHOUT TO BE LEGALLY DISPOSED OFF-STE.
19. PLACE PORT-A-POTTY NEAR STABILIZED SITE ENTRANCE, BEHIND THE CURB AND AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES.
20. DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
21. ROOF DRAINS FROM EQUIPMENT DRAIN TO LANDSCAPED AREA WHERE PRACTICABLE.
22. DRAIN RINSE WATER TO LANDSCAPING, DISCHARGE TO SANITARY SEWER, OR COLLECT AND DISPOSE PROPERLY OFFSITE.



Kevin P. ...

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DRAWING TITLE
EROSION CONTROL PLAN AND DETAILS

DATE 10/30/22

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A7