

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 12, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow for the construction of three new trash enclosures and associated site improvements for the Moonridge Family and Farmworker Housing Development located at 2001 Miramontes Point Road in the unincorporated area of Half Moon Bay. This project is appealable to the California Coastal Commission.

County File Number: PLN2025-00299 (Ruiz/MidPen Housing)

PROPOSAL

The applicant proposes to remove three trash enclosures (two 313 sq. ft. and one 479 sq. ft. sized structures) and replace them with three new trash enclosures (one 513 sq. ft. and two 1,159 sq. ft. sized structures). The project also includes construction of sewer connections, water connections, and three driveways to serve the four proposed trash enclosures on the project site.

The existing trash enclosures are all accessed from Miramontes Point Road and are surrounded by green spaces which occupy the areas between the residential development on site. The replaced and improved trash enclosure sites will be located in the same general location. The proposed water and sewer extensions to serve the enclosures will bring the facility into compliance with current site drainage and stormwater management requirements.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2025-00299, by adopting the required findings and conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Senior Planner

Applicant: Daniel Ruiz, Chen+Ruiz Architecture and Consulting

Owner: MidPen Housing

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation

Location: 2001 Miramontes Point Road, Unincorporated Half Moon Bay

APN(s): 066-430-190, 066-430-200, 066-430-210, and 066-430-220

Size: 38.09 acres

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development District)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Sphere-of-Influence: None

Williamson Act: The subject parcels are not Williamson Act contracted.

Existing Land Use: Farm Labor Housing

Water Supply: The project site is served by an existing water connection provided by Coastsides County Water District.

Sewage Disposal: The project site is served by an existing sewer connection provided by the City of Half Moon Bay.

Flood Zone: The project site is located within FEMA Flood Zone X, areas of minimal flooding; Community Panel Number 06081C0266F, effective August 2, 2017.

Environmental Evaluation: The project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act, which allows for the construction of new small facilities or structures.

Setting: The Moonridge Housing site is made up of four parcels and supports 160 farmworker family housing units. The units are made up of duplex and four-plex-style buildings oriented in small clusters which are connected by walkways and green space. The existing trash enclosures serve the entire development and are located amongst or on the existing green spaces. All of the trash enclosures are accessed directly from Miramontes Point Road. The overall project site is located approximately 0.4 miles from the intersection of Cabrillo Highway (Highway 1) and Miramontes Point Road. The surrounding parcels are all zoned for agriculture and are either undeveloped or are developed with low density agricultural development.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project and found it to be in compliance with the policies of the General Plan. The relevant policies are discussed below:

a. Soil Resource Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) aims to minimize soil erosion and sedimentation by minimizing the removal of vegetative cover, ensuring stabilization of disturbed areas, protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife.

The proposed replacement enclosures are located in either the same location or within the general vicinity as the existing structures. The trenching to extend the utilities will all be backfilled and existing plantings or pavement will be replaced in kind. Given that the project area is relatively flat and development is limited to previously developed/disturbed areas, there are no impacts on natural plant communities or fish and wildlife.

Policy 2.27 (*Regulate Development and Agriculture Against Soil Contamination*) calls for the regulation of development and agriculture to protect against soil contamination through measures which ensure property use, storage, and disposal of toxic chemicals and pesticides.

In addition to the residential development, the project site supports small community gardens and is located amongst other properties which are utilized for agriculture. The improvements to the trash enclosures ensure that there is adequate capacity to serve the development and avoid overflow to the street and landscaped adjacent areas. Further, the extension of water and sewer drains ensures that the facilities can be properly maintained and that runoff is directed to the sewer system for treatment and not directly in to surrounding soils.

b. Visual Quality Policies

Policy 4.22 (*Scenic Corridors*) calls for the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development.

The project site is located within the Half Moon Bay Road/ Higgins Purisima Road/ Purisima Creek Road County scenic corridor. The proposed site improvements will not result in impacts to the scenic corridor as the replacement single-story structures are located in essentially the same location as the existing structures. The replacement structures are also located amongst and subordinate to the existing development on the site. The trenching required to extend utilities will only result in temporary impacts and will be replaced to match the existing site conditions.

2. Conformance with the Local Coastal Program

Staff has reviewed the project and found it to be in compliance with the policies of the Local Coastal Program. The relevant policies are discussed below:

a. Locating and Planning New Development Component

Policy 1.35 (*All New Land Use and Activities Shall Protect Coastal Water Quality Among Other Ways By*):

- (1) *Implementing appropriate site design and source control best management practices (BMPs). Site design BMPs are land use or site planning practices that aim to prevent runoff pollution by reducing the potential soil erosion or contact of runoff with pollutants. Source control BMPs are structural or non-structural practices that minimize the contact between pollutants and runoff.)*

The proposed trash enclosures along with the site improvements are designed to be consistent with the site design BMPs in Appendix 1.A. The introduction of the site improvements will prevent runoff pollution by reducing the potential for runoff to contact pollutants. The onsite measures will minimize uncontrolled runoff and the potential for pollutants to reach adjacent agricultural lands.

b. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that on rural lands:

- (1) That new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other LCP

requirements, best preserves the visual and open space qualities of the parcel overall.

As mentioned previously, the replacement structures are located within a County Scenic Corridor. However, given the location and single-story nature of the replacement structures, existing development, mature vegetation, and long distances from public view points the project does not impact views and preserves visual and open space qualities of the parcel.

Policy 8.9 (*Trees*) calls for new development to be located and designed to minimize tree removal.

In reusing the location of the trash enclosures, the project minimizes the overall impact to the site and existing development. The project also does not involve the removal of trees.

c. Agriculture Component

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) calls for conditionally permitting of farm labor housing.

The overall development of the project site was permitted with the issuance of both a Coastal Development Permit and Planned Agricultural Permit. As part of that approval the trash enclosures and their locations were approved. While the size of the structures is increasing, given the location and use are consistent with the underlying approval the project remains consistent.

3. Conformance with the Planned Agricultural District Zoning Regulations

The project does not require the issuance of a PAD permit as the overall project including the original trash enclosures was permitted with the issuance of a PAD permit at the time of the original site approval.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15303, Class 3, of the California Environmental Quality Act (CEQA) which allows for the construction and location of limited numbers of new, small facilities or structures along with the water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

- C. REVIEWING AGENCIES
Building Inspection Section
Civil and Drainage Section
Geotechnical Section
Department of Public Works
Coastside Fire Protection District
City of Half Moon Bay
Coastside County Water District
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
B. Location Map
C. Project Plans

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00299

Hearing Date: November 12, 2025

Prepared By: Angela Chavez,
Senior Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. The project is categorically exempt from environmental review under Section 15303, Class 3, of the California Environmental Quality Act which allows for the construction and location of limited numbers of new, small facilities or structures along with the water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the San Mateo County Zoning Regulations and as conditioned in accordance with Section 6328.14 of the San Mateo County Zoning Regulations, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A.3 of this staff report.
3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is not located between the nearest public road and the sea.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program relating to Locating and Planning New Development, Agriculture, and Visual Resources Components. The project minimizes ground disturbance, protects agricultural soils, and has no visual impacts.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on November 12, 2025. The Director of Planning and Building may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year from the date of approval at which time the project shall be completed. Any extension of the permit shall require the submission of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Prior to any construction or grading activities, the applicant shall implement an erosion and sediment control plan, as prepared and signed by the engineer of record. Revisions to the erosion control plan shall be prepared and signed by the engineer of record and implemented accordingly.
4. Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring dust control measures are implemented as needed. The intent shall be to mitigate excessive dust generation resulting from any and all excavation and earth-moving operations.
5. In the event archaeological or cultural resources are encountered, an archaeological or historical monitor shall have the authority to temporarily halt any ground disturbing construction to identify and evaluate any archaeological, historical or cultural materials inadvertently exposed during construction. The exposure of significant resources may require the development and implementation of a treatment program, including scientific removal, analysis and reporting, subject to the review and approval of the Director of Planning and Building. The exposure of any Native American burials shall be handled in accordance with State law.
6. The applicant shall comply with all requirements of the Building Inspection Section Civil and Drainage Section, Geotechnical Section, Department of Public Works, Coastside Fire Protection District, City of Half Moon Bay, and Coastside County Water District at the building permit stage of the application.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:9,028



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

ABBREVIATIONS

A.B.	ANCHOR BOLT
A/C	AIR CONDITION
A.F.F.	ABOVE FINISHED FLOOR
APP	APPROVED
ARCH.	ARCHITECT
ARCHL	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLKG	BLOCKING
BM.	BEAM
B.O.	BY OWNER
BOT.	BOTTOM
B.O.W.	BASE OF WALL
B.U.	BUILT-UP
CL	CENTERLINE
CLR.	CLEAR
CLG.	CEILING
COL.	COLUMN
CSK	COUNTERSINK
COMP.	COMPOSITION
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CRC	COLD-ROLLED CHANNEL
C.T.	CERAMIC TILE
DBL.	DOUBLE
DET.	DETAIL
DWR.	DRAWER
DIM.	DIMENSION
(E)	EXISTING
EA.	EACH
ELEV.	ELEVATION
EQ.	EQUAL
EXH.	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FLOOR AREA
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.G.	FIXED GLAZING
FIN.	FINISH
FL / FLR.	FLOOR
FLUOR.	FLOURESCENT
F.O.	FACE OF
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GYPSUM BOARD
G.I.	GALVANIZED IRON
GLB.	GLUE-LAMINATED BEAM
GFRG.	GLASS FIBER REINFORCED GYPSUM
GSM.	GALVANIZED SHEET METAL
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HOLDDOWN
HDR.	HEADER
HT.	HEIGHT
INCL.	INCLUDE(D)
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
L.S.	LANDSCAPE
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MTD.	MOUNTED
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
OP.	OPERABLE
OPG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
P-LAM	PLASTIC LAMINATE
PLY.	PLYWOOD
PROP.	PROPERTY
P.T.	PRESSURE-TREATED
R.	RISER
(R)	RE-LOCATE(D)
R.D.	ROOF DRAIN
REC.	RECESSED
REG.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
REV.	REVERSE
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
RWD.	REDWOOD
R.W.L.	RAINWATER LEADER
S.C.	SOLID CORE
S.D.	SMOKE DETECTOR
SHTG.	SHEATHING
SIM.	SIMILAR
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
T.	TREAD
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TEMP.	TEMPERED
THK.	THICK
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UHMW	ULTRA HIGH MOLECULAR WEIGHT POLY-ETHELENE
W/	WITH
W.C.	WATER CLOSET
W.H.	WATERHEATER
W.P.	WATERPROOF
W.W.M.	WELDED WIRE MESH
WIN.	WINDOW
W/O	WITHOUT
WD.	WOOD

LOCATION MAP (N.T.S)



PROJECT SITE: 2001 MIRAMONTES POINT ROAD

PROJECT DATA

PARCEL:	066-430-190 / 066-430-200 / 066-430-210 / 066-430-220
ZONING:	PAD/CD
OCCUPANCY GROUP:	RESIDENTIAL- R-1 MANAGEMENT OFFICE: B-2 TRASH ENCLOSURES: M
CONSTRUCTION TYPE:	V-B (RESIDENTIAL) / III-B (TRASH ENCLOSURE)
YEAR BUILT:	1997 / 2000
FIRE SPRINKLER:	NO
NO. OF STORY:	1 / 2 (1 STORY @ AREA OF WORK)
BLDG. AREA AT AREA OF WORK:	
TRASH ENCLOSURE #1 EXISTING	313 SF
TRASH ENCLOSURE #1 PROPOSED	1,159 SF
TRASH ENCLOSURE #2 EXISTING	313 SF
TRASH ENCLOSURE #2 PROPOSED	313 SF (NO CHANGE)
TRASH ENCLOSURE #3 EXISTING	479 SF
TRASH ENCLOSURE #3 PROPOSED	1,159 SF
TRASH ENCLOSURE #4 EXISTING	313 SF
TRASH ENCLOSURE #4 PROPOSED	513 SF
BUILDING HEIGHT AT AREA OF WORK:	
TRASH ENCLOSURE #1 EXISTING	10'-0"
TRASH ENCLOSURE #1 PROPOSED	13'-1"
TRASH ENCLOSURE #2 EXISTING	10'-0"
TRASH ENCLOSURE #2 PROPOSED	9'-7"
TRASH ENCLOSURE #3 EXISTING	10'-0"
TRASH ENCLOSURE #3 PROPOSED	13'-1"
TRASH ENCLOSURE #4 EXISTING	10'-0"
TRASH ENCLOSURE #4 PROPOSED	9'-7"

PROJECT DESCRIPTION

TRASH ENCLOSURE RENOVATION AS FOLLOWING:
-TRASH ENCLOSURE #1:
A. DEMOLISH EXISTING STRUCTURE COMPLETE. REPLACE WITH NEW LARGER TRASH ENCLOSURE.
B. REMOVE AND RELOCATE WALKWAYS, CURBS AND GUTTERS.
C. NEW SEWER AND WATER LINES WITH HOSE BIBS.
D. NEW DRIVEWAY.
E. DEMOLISH EXISTING SHED, CINDER BLOCK STORAGE AND PLANTER.
F. NEW TRASH COMPACTOR.
G. RELOCATION OF ANY UTILITY LINES AS NEEDED.
-TRASH ENCLOSURE #2:
A. EXISTING STRUCTURE TO REMAIN. REPLACE EXISTING WOOD TRELLIS STRUCTURE WITH NEW METAL ROOF STRUCTURE. PROVIDE NEW SECURED GATES AT EXISTING STRUCTURE.
B. NEW SEWER AND WATER LINES WITH HOSE BIBS.
-TRASH ENCLOSURE #3:
A. DEMOLISH EXISTING STRUCTURE COMPLETE. REPLACE WITH NEW LARGER TRASH ENCLOSURE.
B. REMOVE AND RELOCATE WALKWAYS, CURBS AND GUTTERS.
C. NEW SEWER AND WATER LINES WITH HOSE BIBS.
D. NEW DRIVEWAY.
E. NEW TRASH COMPACTOR.
F. RELOCATION OF ANY UTILITY LINES AS NEEDED.
-TRASH ENCLOSURE #4:
A. DEMOLISH EXISTING STRUCTURE COMPLETE. REPLACE WITH NEW LARGER TRASH ENCLOSURE.
B. REMOVE AND RELOCATE WALKWAYS, CURBS AND GUTTERS.
C. NEW SEWER AND WATER LINES WITH HOSE BIBS.
D. NEW DRIVEWAY.
E. RELOCATION OF ANY UTILITY LINES AS NEEDED.

GENERAL NOTES

1. CONTRACTOR TO ENSURE THAT ALL WORKS ARE IN CONFORMANCE WITH ALL GOVERNING CODES AND REGULATIONS, WHETHER OR NOT INDICATED ON THE PLANS.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING SITE/ BUILDING CONDITION AND DIMENSIONS, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCY WITH THE PLANS PRIOR TO COMMENCEMENT OF ANY RELATED WORKS.
3. LIVING SPACES CEILING HEIGHT TO BE 7'-6" MIN., BATHROOM, AND HALLWAY CEILING HEIGHT TO BE 7'-0" MIN., TYP.
4. BEDROOM WINDOWS FOR PURPOSES OF EMERGENCY ESCAPE AND RESCUE SHALL HAVE A MIN. CLEAR OPEN-ABLE WIDTH DIMENSION OF 20" MIN., AND CLEAR OPERABLE HEIGHT OF 24" MIN., OPEN-ABLE AREA OF 5.7 SQ. FT. MIN. FURTHERMORE WINDOW SILL SHALL BE NOT MORE THAN 44" ABOVE FINISH FLOOR.
5. ALL HABITABLE ROOMS TO BE PROVIDED WITH NATURAL LIGHT AND VENTILATION BY MEANS OF EXTERIOR OPENINGS. FOR NATURAL LIGHT THE GLAZED AREA OF THE OPENING TO BE MIN. 8% FLOOR AREA OF THE ROOM BEING SERVED. FOR VENTILATION THE OPERABLE AREA TO BE MIN. 4% FLOOR AREA OF THE ROOM BEING SERVED.
6. ALL EXTERIOR PROPERTY LINE WALLS TO CONFORM WITH THE REQUIRED FIRE RESISTANCE RATING PER CBC TABLE 602, OR SHALL BE REPLACED AND RETROFIT TO PROVIDE THE REQUIRED FIRE RATED ASSEMBLY.
7. ALL MANUFACTURED ITEMS SHALL BE INSTALLED AS PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS UNLESS OTHERWISE NOTED.
8. TEMPERED GLASS TO HAVE A PERMANENT LABEL.
9. INSTALLATION INSTRUCTION FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO FIELD INSPECTOR AT THE TIME OF INSPECTION.
10. BY USING OF ARCHITECT'S PLANS THE OWNER AND THE GENERAL CONTRACTOR HAVE AGREED TO INDEMNIFY THE ARCHITECT FOR ALL LEGAL COSTS ASSOCIATED WITH ANY DISPUTES AND HOLD ARCHITECT HARMLESS. THE ARCHITECT'S LIABILITY OF THIS PROJECT IS LIMITED TO FEES RECEIVED FOR SERVICE RENDERED.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 EDITION OF THE TITLE 24 STANDARDS
CITY / COUNTY CODES AND ORDINANCES

DRAWING SYMBOLS

	(DRAWING NO.) (SHEET NO.)	DETAIL TAG
	(DRAWING NO.) (SHEET NO.)	EXTERIOR ELEVATION TAG
		WINDOW NUMBER

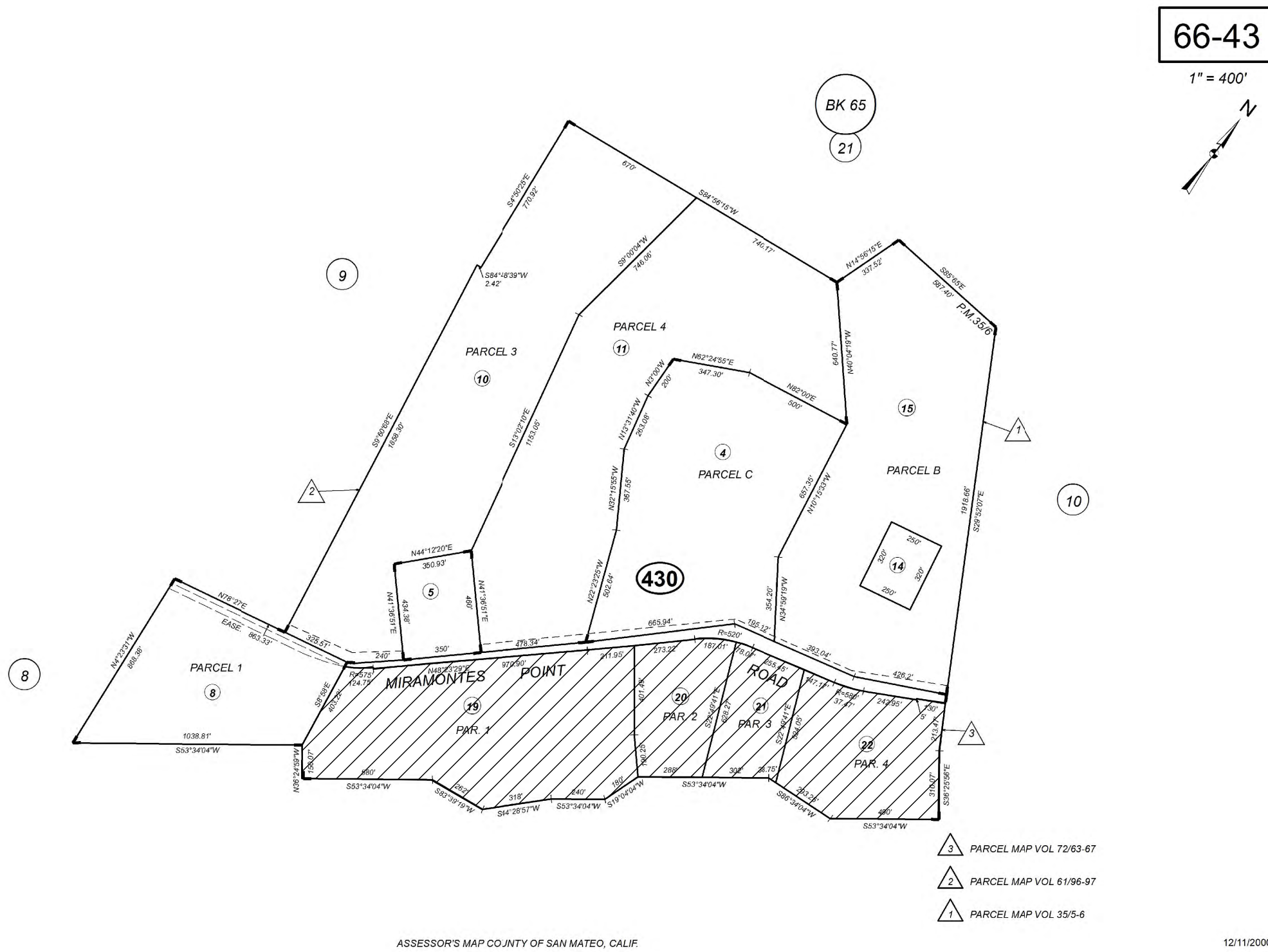
PROJECT DIRECTORY

OWNER	MIDPEN HOUSING CORPORATION 303 VINTAGE PARK DRIVE, SUITE 250 FOSTER CITY, CA 94404 EMAIL: T.
ARCHITECT	CHEN + RUIZ ARCHITECTURE & CONSULTING CONTACT: DANIEL RUIZ PO BOX 6303 ALAMEDA, CA 94501 EMAIL: DANIEL@CRARCHCONSULTING.COM T. 510.396.1495
CIVIL	LAUGENOUR AND MEIKLE CONTACT: NEIL BUSCH, P.E., L.S. 608 COURT STREET WOODLAND, CA 95695 EMAIL: NBUSCH@LMCE.NET T. 530.662.1755
STRUCTURAL ENGINEER	DOUG LEE 296 BELHAVEN AVE, DALY CITY, CA 94105 EMAIL: DLee6995@GMAIL.COM T. 415.254.8920
MECHANICAL / PLUMBING ENGINEER	ANTHONY TRUONG EMAIL: TRUONG.ANTHONY@GMAIL.COM T. 510.423.3144
ELECTRICAL ENGINEER	PERKINS ENGINEERING, INC. CONTACT: ROMAN PERKIS, PE EMAIL: RPERKIS@RPFENG.COM T. 408.508.1092

DRAWING INDEX

A-001 A-002 A-003	PROJECT INFO. CALGREEN CALGREEN
CIVIL C001 C002 C003 C101 C201 C202 C203 C204 C501 C601 C701 C702	TITLE SHEET ABBREVIATIONS & GENERAL NOTES ABBREVIATIONS & GENERAL NOTES TOPOGRAPHIC SURVEY & DEMOLITION PLAN CIVIL SITE PLAN CIVIL SITE PLAN CIVIL SITE PLAN CIVIL SITE PLAN STORM WATER CONTROL PLAN EROSION & SEDIMENTATION CONTROL PLAN DETAILS DETAILS
ARCHITECTURAL A-101 A-101A A-101B A-101C A-101D A-102 A-102A A-102B A-102C A-102D	SITE REFERENCE PLAN EXISTING ENLARGED PARTIAL EXISTING SITE PLAN - TRASH ENC. #1 ENLARGED PARTIAL EXISTING SITE PLAN - TRASH ENC. #2 ENLARGED PARTIAL EXISTING SITE PLAN - TRASH ENC. #3 ENLARGED PARTIAL EXISTING SITE PLAN - TRASH ENC. #4 SITE REFERENCE PLAN PROPOSED ENLARGED PARTIAL PROPOSED SITE PLAN - TRASH ENC. #1 ENLARGED PARTIAL PROPOSED SITE PLAN - TRASH ENC. #2 ENLARGED PARTIAL PROPOSED SITE PLAN - TRASH ENC. #3 ENLARGED PARTIAL PROPOSED SITE PLAN - TRASH ENC. #4
A-201 A-202 A-203	EXISTING / DEMOLITION FLOOR PLANS PROPOSED FLOOR PLAN PROPOSED ROOF PLANS
A-301 A-302 A-303	PROPOSED EXTERIOR ELEVATIONS - #1, #3 & #4 TRASH ENCL. PROPOSED EXTERIOR ELEVATIONS - #2A TRASH ENCL. PROPOSED PARTIAL ENLARGED EXTERIOR ELEVATIONS
A-401	PROPOSED BUILDING SECTIONS
A-801 A-802 A-803	ACCESSIBILITY DETAILS DETAILS DETAILS
STRUCTURAL S1	STRUCTURAL SHEET INDEX AND STRUCTURAL GENERAL NOTES PROPOSED STRUCTURAL FLOOR PLANS STRUCTURAL DETAILS
S2 S3	
ELECTRICAL E-001 E-002 E-101 E-102 E-101A E-101B E-101C E-101D	ELECTRICAL SYMBOLS LEGEND AND INDEX ELECTRICAL SINGLE LINE ELECTRICAL SINGLE LINE ELECTRICAL OVERALL PLAN ELECTRICAL PLAN - TRASH ENCLOSURE #1 ELECTRICAL PLAN - TRASH ENCLOSURE #2 ELECTRICAL PLAN - TRASH ENCLOSURE #3 ELECTRICAL PLAN - TRASH ENCLOSURE #4
PLUMBING P0.0	COVER SHEET, INDEX, LEGEND, NOTES AND EQUIPMENT SCHEDULES AND DETAILS PLUMBING PLAN - SITE PLANS PLUMBING PLAN - ENLARGED TRASH ENCLOSURE PLAN
P1.1 P1.2	

PARCEL MAP



CHEN + RUIZ

ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:

MIDPEN HOUSING
CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE

2024.12.12 PERMIT SUBMITTAL

PROJECT NO. -

PROJECT INFO.

A-001



CHEN + RUIZ
ARCHITECTURE
& CONSULTING

EMAIL: cr@crarchconsulting.com



MIDPEN HOUSING
CORPORATION

**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

DRAWING SUBMITTAL SCHEDULE

2024.12.12	PERMIT SUBMITTAL
------------	------------------

PROJECT NO.: _____

CALGREEN CHECKLIST

Λ 00

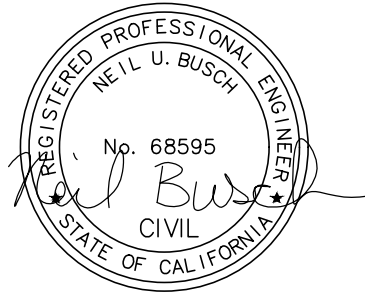
700

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

A-002



DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

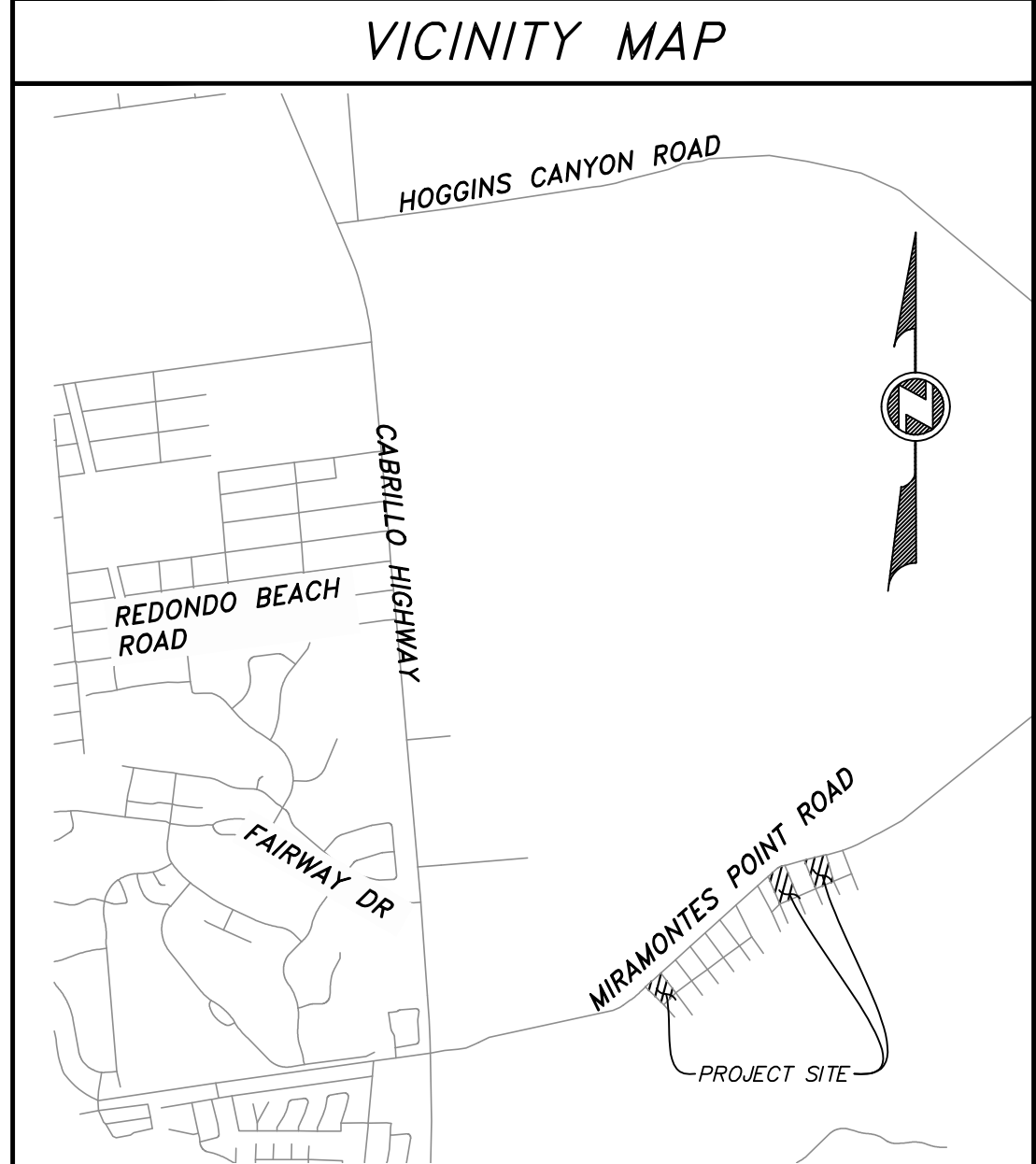
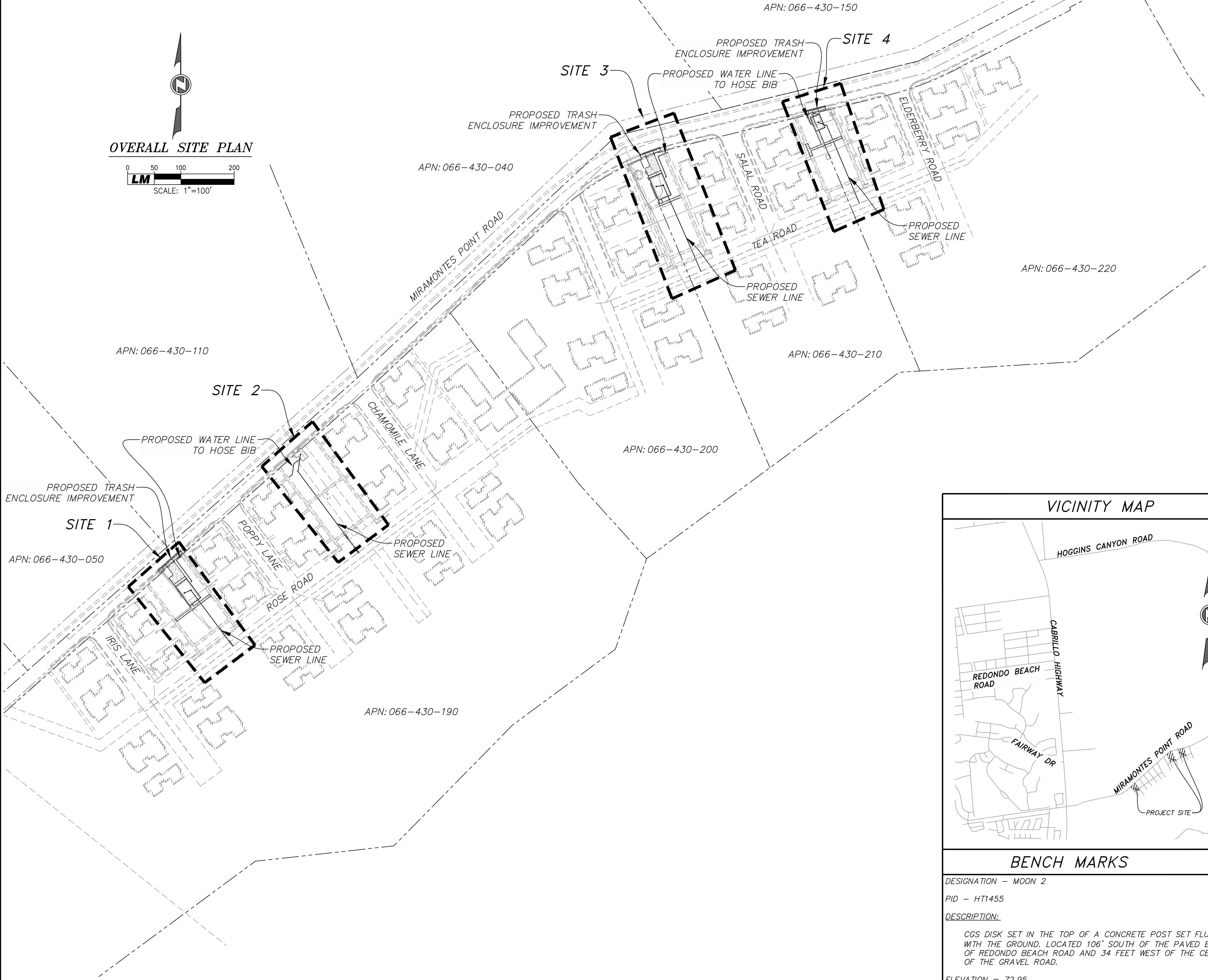
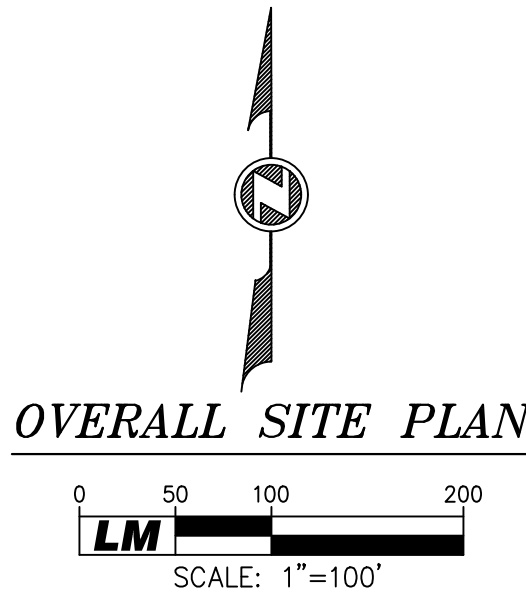


IMPROVEMENT PLANS FOR MOONRIDGE TRASH ENCLOSURES

2001 MIRAMONTES POINT ROAD,

SAN MATEO COUNTY, CALIFORNIA

LEGEND	
	PROPOSED 12"SD
	PROPOSED 12"PSD
	PROPOSED 6"SS
	PROPOSED 8"SFM
	PROPOSED PUMP STATION
	PROPOSED FIRE HYDRANT AND VALVE ASSEMBLY
	PROPOSED WATER MAIN, VALVE, DOUBLE DETECTOR CHECK VALVE, METER & BLOWOFF VALVE
	PROPOSED JOINT UTILITY TRENCH
	PROPOSED GAS MAIN
	PROPOSED ELECTRICAL LINE
	PROPOSED TELEPHONE LINE
	PROPOSED STREET LIGHT CONDUIT, WIRING & PULL BOX
	PROPOSED STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
	PROPOSED STREET LIGHT AND POLE
	PROPOSED UTILITY POLE WITH DOWN GUY & ANCHOR
	PROPOSED POWER POLE, TELEPHONE POLE, JOINT POLE
	PROPOSED FENCE
	PROPOSED VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
	PROPOSED CATCH BASIN OR DRAINAGE INLET
	PROPOSED FLOWLINE OF DITCH OR SWALE
	PROPOSED DIRECTION OF SURFACE DRAINAGE FLOW
	PROPOSED CUT OR FILL SLOPE
	PROPOSED RIGHT OF WAY OR PROPERTY LINE
	PROPOSED STREET CENTERLINE OR BASELINE
	PROPOSED SURVEY MONUMENT
	PROPOSED SIGN
	PROPOSED TREE
	PROPOSED TREE TO BE REMOVED
	PROPOSED EXISTING GROUND SURFACE ELEVATION
	PROPOSED EDGE OF PAVEMENT AND ELEVATION
	PROPOSED FLOW LINE GRADE
	PROPOSED TOP OF CURB GRADE/ASPHALT GRADE
	PROPOSED FINISHED CONCRETE GRADE
	PROPOSED TOP OF WALL GRADE
	PROPOSED TOP OF CURB/FINISHED GRADE/SUBGRADE ELEVATION
	PROPOSED MATCH EXISTING GRADE (FIELD VERIFY)
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED ROLL CURB, GUTTER, & SIDEWALK
	PROPOSED GRADING RIDGE



BENCH MARKS	
DESIGNATION	MOON 2
PID	HT1455
DESCRIPTION:	CGS DISK SET IN THE TOP OF A CONCRETE POST SET FLUSH WITH THE GROUND. LOCATED 106' SOUTH OF THE PAVED END OF REDONDO BEACH ROAD AND 34 FEET WEST OF THE CENTER OF THE GRAVEL ROAD.
ELEVATION	= 72.95
DATUM:	NAVD 88

SHEET INDEX

NUMBER	SHEET NUMBER	TITLE
1	C001	TITLE SHEET
2	C002	ABBREVIATIONS & GENERAL NOTES
3	C003	ABBREVIATIONS & GENERAL NOTES
4	C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
5	C201	CIVIL SITE PLAN
6	C202	CIVIL SITE PLAN
7	C203	CIVIL SITE PLAN
8	C204	CIVIL SITE PLAN
9	C501	STORMWATER CONTROL PLAN
10	C601	EROSION & SEDIMENTATION CONTROL PLAN
11	C701	DETAILS
12	C702	DETAILS

GENERAL NOTES:

13. PAVING

A. ALL ASPHALT CONCRETE SHALL CONFORM TO CALTRANS PERFORMANCE GRADED (PG) SYSTEM MEETING PG 64-10 FOR CENTRAL COAST AREAS. ASPHALTIC CONCRETE SHALL BE PLACED IN 3" MAXIMUM LIFTS. USE 3/4 INCH MAXIMUM, MEDIUM AGGREGATE. ALL PAVING WITHIN CITY R/W SHALL CONFORM TO CITY STANDARDS. ALL AGGREGATE BASE SHALL BE CALTRANS CLASS 2, 3/4 INCH MAXIMUM; OMIT PENETRATION TREATMENT. AGGREGATE SUBBASE SHALL BE CALTRANS CLASS 2. RELATIVE COMPACTION OF BASE AND SUBBASE MATERIALS SHALL NOT BE LESS THAN 95%.

B. ALL EXISTING PAVEMENT TO BE JOINED TO NEW PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE A MINIMUM OF ONE (1) FOOT FROM THE EXISTING EDGE OF PAVEMENT OR FIRM STABLE SURFACE AS DEFINED WITH FIELD INSPECTION. THE EXPOSED EDGE SHALL BE TACKED WITH ASPHALTIC EMULSION PRIOR TO PAVING. THE EXISTING BASE ROCK AND PAVEMENT SHALL BE REMOVED TO THE FULL DEPTH OF THE NEW SECTION.

A TACK COAT SHALL BE APPLIED TO ALL VERTICAL SURFACES OF EXISTING PAVEMENT, CURBS, GUTTERS AND CONSTRUCTION JOINTS IN THE SURFACING AGAINST WHICH ADDITIONAL MATERIAL IS TO BE PLACED, TO A PAVEMENT TO BE SURFACED, AND TO OTHER SURFACES DESIGNATED BY THE ENGINEER.

C. NO PAVEMENT WORK SHALL OCCUR WITHIN THE STREET RIGHT-OF-WAY PRIOR TO COMPLETION OF UTILITY POLE RELOCATION OR REMOVAL. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

D. PAVEMENT REINFORCING FABRIC INSTALLATION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS SECTION 39-4.03, USING GRADE AR-4000 PAVING ASPHALT AS THE BINDER. BEFORE APPLYING BINDER, ALL VEGETATION SHALL BE REMOVED FROM THE EDGE OF PAVEMENT. CRACKS LARGER THAN 3/16 INCH MUST BE CLEANED WITH COMPRESSED AIR AND FILLED WITH SS1 ASPHALTIC EMULSION AND COVERED WITH SAND. ALL EXISTING THERMOPLASTIC LIMIT LINES, CROSSWALKS, AND LEGENDS APPLIED TO THE ROAD SURFACE SHALL BE SCARIFIED PRIOR TO PLACING THE OVERLAY. SCARIFICATION SHALL BE PERFORMED BY GRINDING SUCH THAT NO LESS THAN 20% OF THE UNDERLYING PAVEMENT IS EXPOSED. ALL MATERIAL RESULTING FROM THE GRINDING OPERATIONS OF TRAFFIC MARKINGS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF. LARGE CRACKS, SPALLS AND CHUCKHOLES IN EXISTING PAVEMENT SHALL BE REPAIRED. THE ENTIRE OVERLAY PAVING SURFACE SHALL BE FREE OF WATER AND SHALL BE SWEEP CLEAN IMMEDIATELY PRIOR TO BINDER APPLICATION.

PAVEMENT REINFORCING FABRIC SHALL BE PHILLIPS PETROMAT, AMOCO AMOPAVE, OR AN ENGINEER APPROVED EQUIVALENT. REQUESTS FOR FABRIC SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER THE BID OPENING.

E. NO SAND SEAL IS REQUIRED.

F. ASPHALT PLANING SHALL BE PERFORMED BY A GRINDING-PROCESS, COLD PLANING MACHINE WHICH SHALL HAVE A MINIMUM CUTTING WIDTH OF 72-INCHES AND SHALL BE OPERATED SO AS NOT TO PRODUCE FUMES OR SMOKE. THE COLD PLANING MACHINE SHALL BE CAPABLE OF PLANING THE PAVEMENT WITHOUT REQUIRING THE USE OF A HEATING DEVICE TO SOFTEN THE PAVEMENT DURING OR PRIOR TO THE PLANING OPERATION. THE CONTRACTOR SHALL MAINTAIN ALL CUTTING TEETH TO INSURE A UNIFORM AND CLEAN CUT.

IN ALL CASES, THE CROSS-SECTIONAL PLANED SURFACE SHALL NOT VARY BY MORE THAN 1/4-INCH WHEN COMPARED TO A STRAIGHT EDGE. THE OUTSIDE LINES OF THE PLANED AREA SHALL BE NEAT AND UNIFORM AND THE REMAINING ROAD SURFACE SHALL NOT BE DAMAGED IN ANY WAY. WHERE THE COLD PLANING MACHINE LEAVES A "SLIVER" OF UNGROUNDED PAVEMENT AT THE LIP OF GUTTER, THAT "SLIVER" SHALL BE REMOVED BY HAND PRIOR TO PLACEMENT OF THE NEW ASPHALT CONCRETE.

STREETS TO BE OVERLAID SHALL BE COLD PLANED TO THE DEPTH BELOW THE EXISTING LIP OF GUTTER SPECIFIED ON THE PLANS AND TAPERED TO ZERO AT 6 FEET FROM THE LIP OF GUTTER. BOTH ENDS OF THE STREETS TO BE OVERLAID AND SIDE STREETS SHALL ALSO BE COLD PLANED AS SHOWN ON THE PLANS (CONFORM PLANING). THE CONFORM PLANING SHALL BE MADE IN A STRAIGHT LINE PERPENDICULAR TO THE CENTER LINE OF THE STREET. ALL EXISTING ASPHALT ON CONCRETE GUTTERS ADJACENT TO PLANING SHALL ALSO BE REMOVED.

PAVEMENT FAILURE REPAIR WORK SHALL CONSIST OF GRINDING OUT EXISTING ASPHALT CONCRETE PAVEMENT AND REPLACING THE ASPHALT CONCRETE AS INDICATED ON THE PLANS. PAVEMENT REPAIRS WILL HAVE DIMENSIONS IN 6-FOOT INCREMENTS OF WIDTH TO ACCOMMODATE USE OF COLD PLANING MACHINE.

THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANED MATERIAL FROM THE WORK SITE AND DISPOSE OF THE MATERIAL. THE REMOVAL CREW SHALL REMOVE ALL PLANED MATERIAL AND SWEEP CLEAN ALL PLANED AND ADJACENT SURFACES WHILE REMAINING WITHIN 100 FEET OF THE PLANNER.

WHERE TRANSVERSE JOINTS ARE PLANED IN THE PAVEMENT AT CONFORM LINES, NO DROP-OFF SHALL REMAIN BETWEEN THE EXISTING PAVEMENT AND THE PLANED AREA WHEN THE PAVEMENT IS OPENED TO PUBLIC TRAFFIC. IF NEW ASPHALT CONCRETE HAS NOT BEEN PLACED TO THE LEVEL OF EXISTING PAVEMENT BEFORE THE PAVEMENT IS TO BE OPENED TO THE PUBLIC, A TEMPORARY PAVING RAMP SHALL BE PLACED TO THE LEVEL OF THE EXISTING PAVEMENT AND TAPERED ON A SLOPE OF 15:1 OR FLATTER TO THE LEVEL OF THE PLANED AREA. TEMPORARY RAMPS SHALL REMAIN IN PLACE NO LONGER THAN 7 DAYS.

ASPHALT CONCRETE FOR RAMPS SHALL BE COMMERCIAL QUALITY AND MAY BE SPREAD AND COMPACTED BY ANY METHOD THAT WILL PRODUCE A SMOOTH TRANSITION IN THE RIDING SURFACE. ASPHALT CONCRETE RAMPS SHALL BE COMPLETELY REMOVED, INCLUDING REMOVING ALL LOOSE MATERIAL FROM THE UNDERLYING SURFACE, BEFORE PLACING THE PERMANENT SURFACING. KRAFT SPRACING OR OTHER APPROVED BOND BREAKER, MAY BE PLACED UNDER THE TEMPORARY RAMPS TO FACILITATE THE REMOVAL OF THE RAMPS.

G. AC LIFT THICKNESS PER SECTION 39, CALTRANS STANDARD SPECIFICATIONS.

H. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS, THE PAVEMENT SHALL BE REPLACED, AFTER PROPER BACKFILLING, WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR CALTRANS, WHERE APPLICABLE.

I. ALL TRAFFIC DETECTOR LOOPS SHALL BE INSTALLED PRIOR TO PLACEMENT OF THE TOP LIFT OF AC PAVING. THERE SHALL BE NO CUTS IN THE TOP LIFT OF AC.

J. REFER TO GEOTECHNICAL REPORT FOR USE OF PULVERIZED CONCRETE AND ASPHALT PAVEMENT AS SUBBASE MATERIAL.

K. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

L. BETWEEN THE PLAN SPECIFIED GRADE CONTROL POINTS AND LINES, THE FINISHED PAVING SURFACE SHALL HAVE A UNIFORM SLOPE FROM SURFACE DRAINAGE HIGH POINTS AND RIDGE LINES TO GUTTERS AND DRAINAGE INLETS.

M. REFER TO "EARTHWORK" NOTES FOR SUBGRADE PREPARATION REQUIREMENTS.

N. WHEN NEW PAVING IS COMPLETED, IT SHALL BE SUBJECTED TO A FLOOD TEST SHOWING THE SURFACE FREE OF STANDING WATER OR PUDDLES. SHOULD ANY PUDDLING OCCUR, REPAVE IN SUCH A MANNER AS TO CORRECT THE PROBLEM. METHOD OF REPAVING SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.

14. LANDSCAPING

A. FINISHED GRADE SHOWN ON CIVIL PLANS IS TOP OF FINISHED LANDSCAPE MATERIAL. ALL LANDSCAPE AREAS SHALL BE GRADED TO ACCOMMODATE THICKNESS OF LANDSCAPE MATERIALS SUCH THAT TOP OF LANDSCAPE MATERIALS DOES NOT BLOCK DRAINAGE.

B. AREAS WHERE LANDSCAPE IS ADJACENT TO HARDSCAPE, FINISHED GRADE OF LANDSCAPE MATERIAL SHALL BE DEPRESSIONED A MINIMUM OF 1" OR AS SHOWN ON PLANS.

C. ENGINEER SHALL VERIFY GRADING PRIOR TO PLACEMENT OF LANDSCAPE MATERIALS.

15. PIPELINES

A. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS.

B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

C. UNLESS NOTED OTHERWISE, SITE PIPELINE LIMIT OF WORK AT BUILDING UTILITY POINT OF CONNECTION SHALL BE 5- FEET OUTSIDE THE BUILDING EXTERIOR WALL.

16. ADJUSTING EXISTING UTILITIES

A. THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE ALL EXISTING UTILITY STRUCTURES, INCLUDING VAULTS, BOXES AND MANHOLE FRAME AND COVER SETS, VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.

B. ALL MANHOLE FRAME AND COVER SETS, WATER VALVE BOXES AND MONUMENT BOXES WITHIN THE WORK AREA THAT DO NOT MEET CURRENT CITY REQUIREMENTS SHALL BE REMOVED AND REPLACED TO CONFORM TO CITY STANDARDS. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE CITY INSPECTOR AND WITH THE ENGINEER.

17. SANITARY SEWER SYSTEM

A. UNLESS SPECIFIED OTHERWISE, ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

B. ALL SEWER SERVICES SHALL BE MARKED WITH A 2" X 2" STAKE AT THE END OF EACH SERVICE AND A 2 INCH HIGH "S" STAMPED IN THE TOP OF THE CURB.

C. ALL SEWER MAINS AND SERVICES SHALL BE AIR TESTED TO THE SATISFACTION OF THE ENGINEER AFTER AGGREGATE BASE PLACEMENT IS COMPLETED. SEWER PLUGS TO BE WING NUT TYPE, E-2 TEST OR APPROVED EQUIVALENT. MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FINE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING CITY SEWER SYSTEM.

D. TV INSPECTION OF SEWERS, INCLUDING VIDEO RECORDINGS, SHALL BE PROVIDED BY THE CONTRACTOR. TV INSPECTION SHALL INCLUDE MAINS, SERVICES AND CLEANOUTS.

E. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG. PLUG SHALL BE GLASSING-MCBEAN SPEED-SEAL CLAY STOPPER OR MISSION CLAY PRODUCTS STD. BAND-SEAL COUPLING WITH PLASTIC SHEAR RING AND ABS STOPPER. "POLYCAP" AND "SPEED-CAP" STOPPERS ARE NOT ACCEPTABLE.

F. BUILDING SEWER CLEANOUTS SHALL BE LOCATED AND INSTALLED IN ACCORD WITH THE UNIFORM PLUMBING CODE AND SHALL BE EXTENDED TO GRADE.

G. ALL GRAVITY SEWER PIPE WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.

H. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SEWER LATERAL LOCATIONS WITH THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

18. STORM DRAIN SYSTEM

A. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE CITY.

B. UNLESS NOTED OTHERWISE, ALL STORM DRAIN PIPE SHALL BE PRECAST REINFORCED CONCRETE PIPE, CAST-IN-PLACE CONCRETE PIPE (CIPP), PVC, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM DRAIN WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.

C. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG.

D. THE WALLS OF D.I.'S AND OF MANHOLES FUNCTIONING AS D.I.'S SHALL BE PERFORATED WITH 4 - 2 INCH DIAMETER HOLES PER WALL AT THE LEVEL OF THE BOTTOM OF THE AB UNDER THE ADJOINING PAVEMENT TO ALLOW FOR THE ESCAPE OF ANY WATER THAT MAY BUILD UP AROUND THE INLET.

E. CONTRACTOR SHALL MARK ALL NEW AND EXISTING STORM DRAIN INLETS WITH APPROVED POLLUTION PREVENTION MESSAGES. SPECIFIC PLACEMENT OF MARKERS WILL BE AS DIRECTED BY THE CITY INSPECTOR.

F. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED PER AGENCY STANDARD DETAILS FOR PIPES SMALLER THAN 30" IN DIAMETER, AND PER AGENCY STANDARD DETAILS FOR PIPE 30" IN DIAMETER AND GREATER.

19. WATER SYSTEM

A. UNLESS SPECIFIED OTHERWISE, ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

B. WATER LINE INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PIPELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 4 FEET FROM FINISHED GRADE WITHIN THE PUBLIC RIGHT OF WAY AND 3 FEET IN ALL OTHER AREAS.

C. FIRE HYDRANT INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

D. REDUCED PRESSURE BACK FLOW PREVENTION DEVICES FOR EACH LANDSCAPE IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE LANDSCAPE IRRIGATION CONTRACTOR.

E. THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE AGENCY SPECIFIC PROVISIONS. PVC WATER MAIN FOR FIRE SYSTEM SHALL BE C900, CL 235. ALL T-BOLTS ON MECHANICAL JOINT FITTINGS AND MACHINE BOLTS ON FLANGE FITTINGS SHALL BE COATED WITH MASTIC AND WRAPPED IN 8 ML PLASTIC. T-BOLTS, MACHINE BOLTS AND ALL THREAD RODS UNDER BUILDING SLABS SHALL BE STAINLESS STEEL WITH THE FITTING WRAPPED IN 8 ML PLASTIC.

F. PROVIDE EXTERIOR CONTROL VALVES FOR EACH SPRINKLER SYSTEM (WALL MOUNTED P.I.V OR STANDARD P.I.V. PER FIRE PROTECTION PLANS.)

G. ALL ON-SITE FIRE MAINS SHALL BE PVC CLASS 235 C-900.

20. EXISTING SIGNS

A. THE PROTECTION AND MAINTENANCE OF EXISTING SIGNS AND THE REMOVAL, PROTECTION, STORAGE AND RESETTNG OF CITY TRAFFIC SIGNS THAT ARE AFFECTED BY THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS DIRECTED BY THE CITY ENGINEER. PRIVATE SIGNS, TRAFFIC SIGNS, AND TRAFFIC CONTROL FACILITIES EXISTING WITHIN THE LIMITS OF THE PROJECT SHALL NOT BE MOVED EXCEPT AS NECESSARY TO PREVENT THEM FROM BEING DAMAGED BY CONSTRUCTION OPERATIONS. WHEN A SIGN NEEDS TO BE REMOVED BECAUSE IT INTERFERES WITH THE CONTRACTOR'S WORK, IT SHALL BE DONE IN ONE OF THE FOLLOWING DESCRIBED MANNERS:

STOP SIGNS SHALL BE MAINTAINED IN THEIR EXISTING POSITIONS. ANY STOP SIGN WHICH MUST BE MOVED FROM ITS EXISTING POSITION AND REINSTALLED IN A NEW POSITION, MUST BE APPROVED BY THE CITY ENGINEER BEFORE SAID STOP SIGN IS MOVED

TRAFFIC SIGNS AND TRAFFIC CONTROL FACILITIES, OTHER THAN STOP SIGNS, NECESSARY FOR THE CONTROL OF TRAFFIC DURING THE PROJECT SHALL BE MAINTAINED IN PLACE IN AN UPRIGHT POSITION AND LOCATED SO AS TO PROPERLY CONTROL TRAFFIC. WHENEVER IT IS NECESSARY TO REMOVE THEM FROM THEIR PERMANENT LOCATION DUE TO CONSTRUCTION WORK, THEY SHALL BE REINSTALLED IN THEIR PERMANENT LOCATION AT THE EARLIEST POSSIBLE TIME. CONTROL OF TRAFFIC DURING THE TIME WHICH THE SIGNS ARE TEMPORARILY REMOVED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

B. WHENEVER IT IS NECESSARY TO REMOVE A PRIVATELY OWNED SIGN OR A PUBLIC INFORMATION SIGN, ITS TEMPORARY RELOCATION AND ITS FINAL POSITIONING SHALL BE COORDINATED WITH THE SIGN OWNER AND, IF LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE CITY ENGINEER.

21. MAILBOXES

MAILBOXES AND NEWSPAPER TUBES, IF ANY, WHICH ARE AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED, TEMPORARILY RELOCATED AND FINALLY RESET. ALL MAILBOXES SHALL BE MAINTAINED IN AN UPRIGHT POSITION ADJACENT TO THE CONSTRUCTION AREA BETWEEN THE TIME THE MAILBOX IS REMOVED AND RESET IN ITS FINAL LOCATION. MAILBOXES SHAL BE RESET IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LOCAL POSTMASTER; SUCH WORK SHALL BE COORDINATED WITH MAILBOX OWNERS.

22. PRESERVATION OF PROPERTY

TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN SAFEGUARDS SUCH AS PROTECTIVE FENCNG OR OTHER SUITABLE BARRIERS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT, IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.

23. RECORD DRAWINGS

A. "RECORD DRAWINGS" IS DEFINED AS BEING THOSE DRAWINGS MAINTAINED BY THE CONTRACTOR TO SHOW THE CONSTRUCTION OF A PARTICULAR STRUCTURE OR WORK AS ACTUALLY COMPLETED UNDER THE CONTRACT. "RECORD DRAWINGS" SHALL BE SYNONYMOUS WITH "AS-BUILT DRAWINGS". AS REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE THE ENGINEER ACCURATE INFORMATION TO BE USED IN THE PREPARATION OF PERMANENT RECORD DRAWINGS. FOR THIS PURPOSE, THE CONTRACTOR SHALL RECORD ON ONE SET OF CONTRACT DRAWING PRINTS ALL CHANGES FROM INSTALLATIONS ORIGINALLY INDICATED, AND RECORD FINAL LOCATIONS OF UNDERGROUND LINES BY DEPTH FROM FINISH GRADE AND BY ACCURATE HORIZONTAL OFFSET DISTANCES TO PERMANENT SURFACE IMPROVEMENTS SUCH AS BUILDINGS, CURBS OR EDGES OF WALKS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL AS-BUILT INFORMATION PREPARED BY SUBCONTRACTORS IS INCLUDED IN HIS RECORD DRAWINGS.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE COMPLETE SET OF UPDATED "RECORD DRAWING" IMPROVEMENT PLAN PRINTS. THESE PRINTS SHALL BE READILY AVAILABLE TO THE CITY AND TO THE ENGINEER UPON COMPLETION OF THE PROJECT, AND PRIOR TO FINAL PAYMENT, THESE RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEER.

24. INSURANCE

CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT IT FROM CLAIMS UNDER WORKERS' COMPENSATION ACTS AND FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, INCLUDING DEATH, OR INJURY TO PROPERTY WHICH MAY ARISE FROM AND DURING THE OPERATION OF THIS CONTRACT. INSURANCE COVERAGE SHALL INCLUDE PROVISION OR ENDORSEMENT NAMING THE OWNER, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS, EACH AS ADDITIONAL INSURED IN REGARDS TO LIABILITY ARISING OUT OF THE PERFORMANCE OF ANY WORK UNDER THE CONTRACT. A CERTIFICATE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

CHEN + RUIZ

ARCHITECTURE & CONSULTING

PO Box 6303

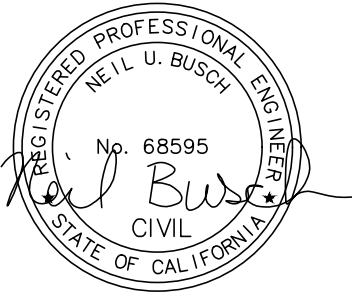
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING-LAND SURVEYING-PLANNING
608 COURT STREET, WOODLAND, CA 95695
P.O. Box 828, WOODLAND, CA 95776
(530) 662-1755 · www.lmce.net · info@lmce.net

By NEIL U. BUSCH

DATE 11/25/2024 P.E. 68595



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:

MIDPEN HOUSING CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE @ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE

Drawn By: AB

Checked By: NUB

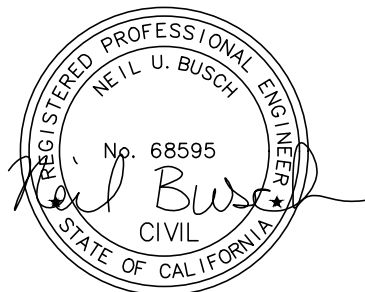
Plot Date: 11/25/2024

PROJECT NO: 4781

SCALE: AS NOTED

ABBREVIATIONS & GENERAL NOTES
C003

SHEET 3 OF 12



**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE

Drawn By: AB

Checked By: NUB

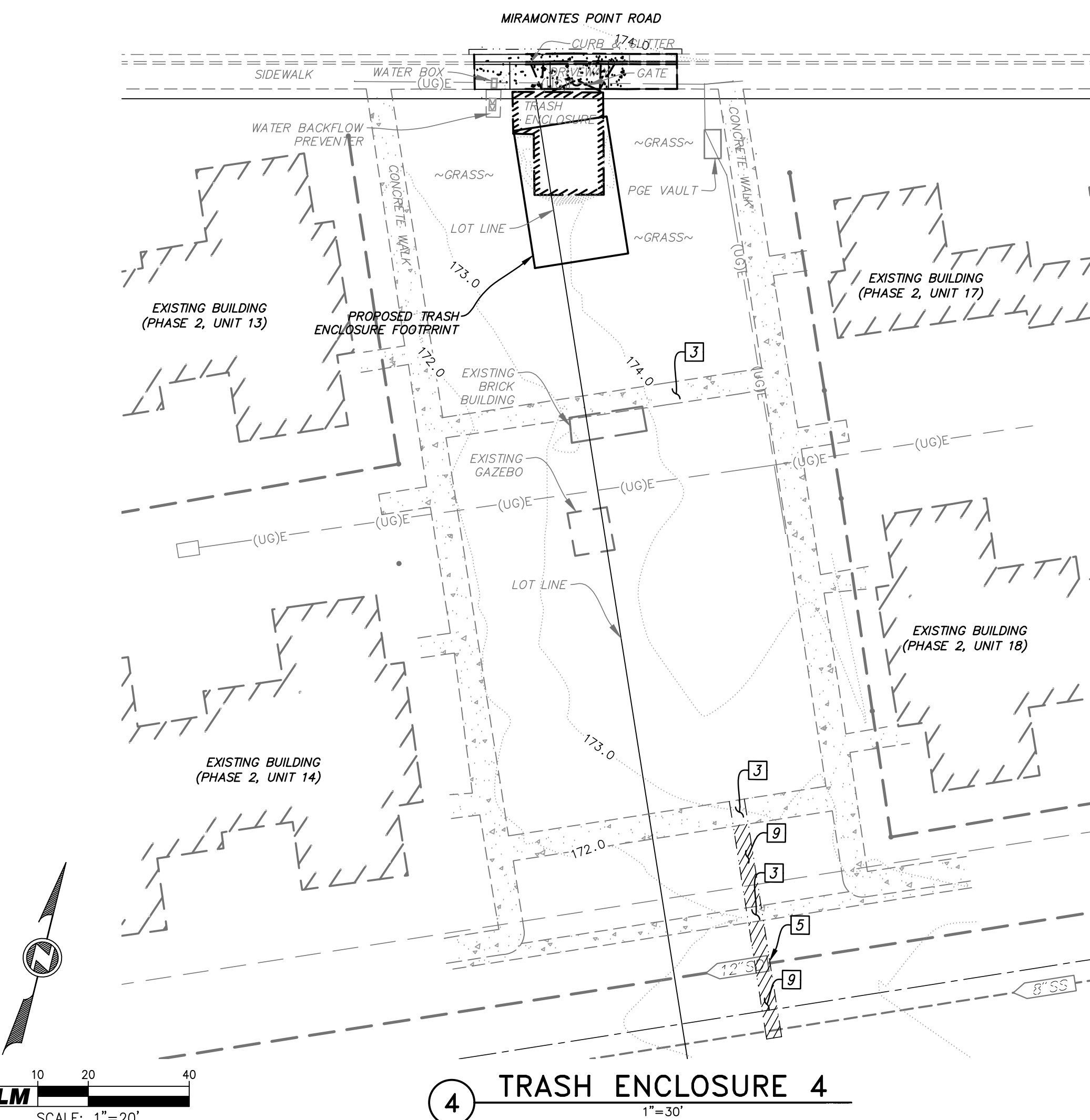
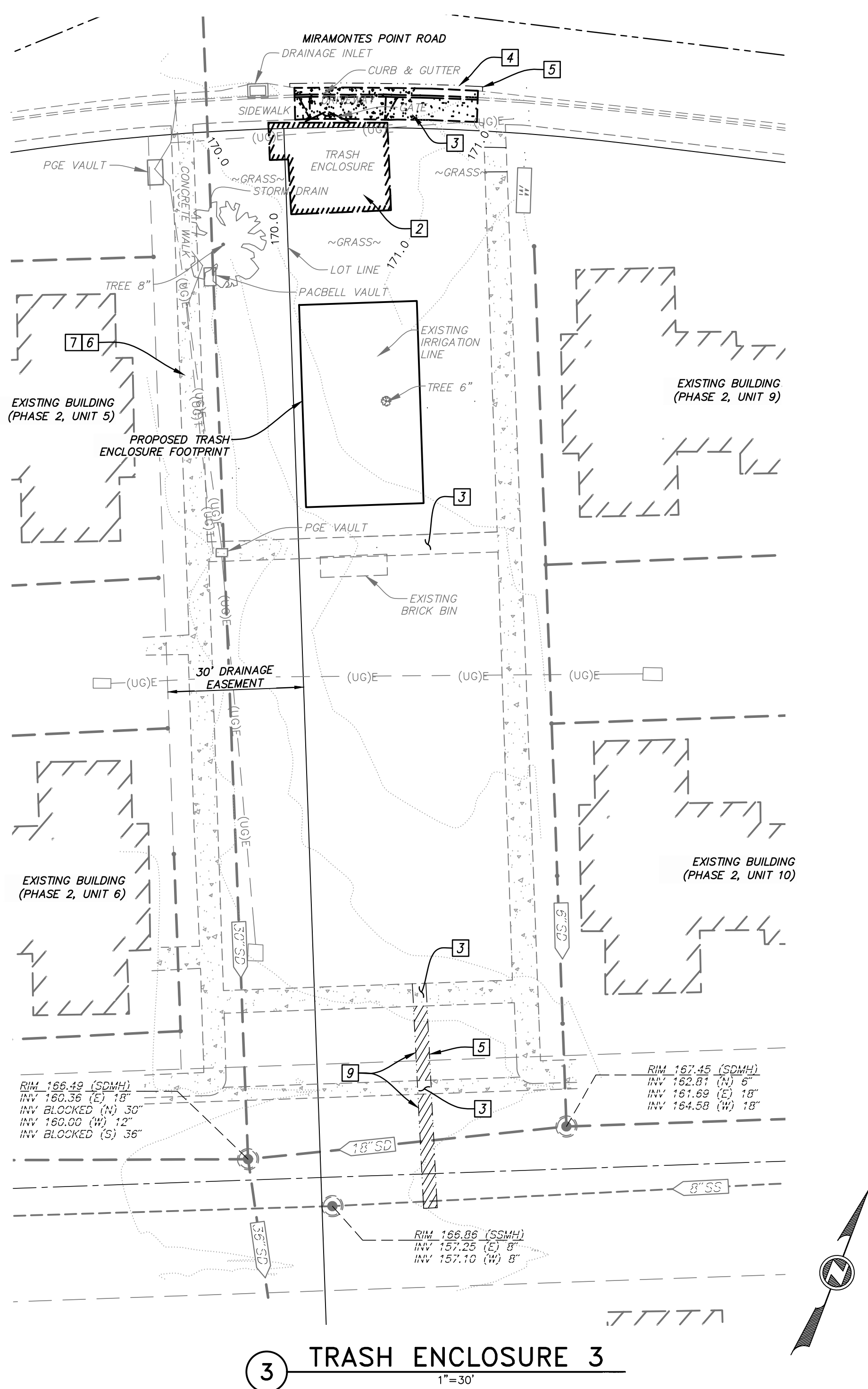
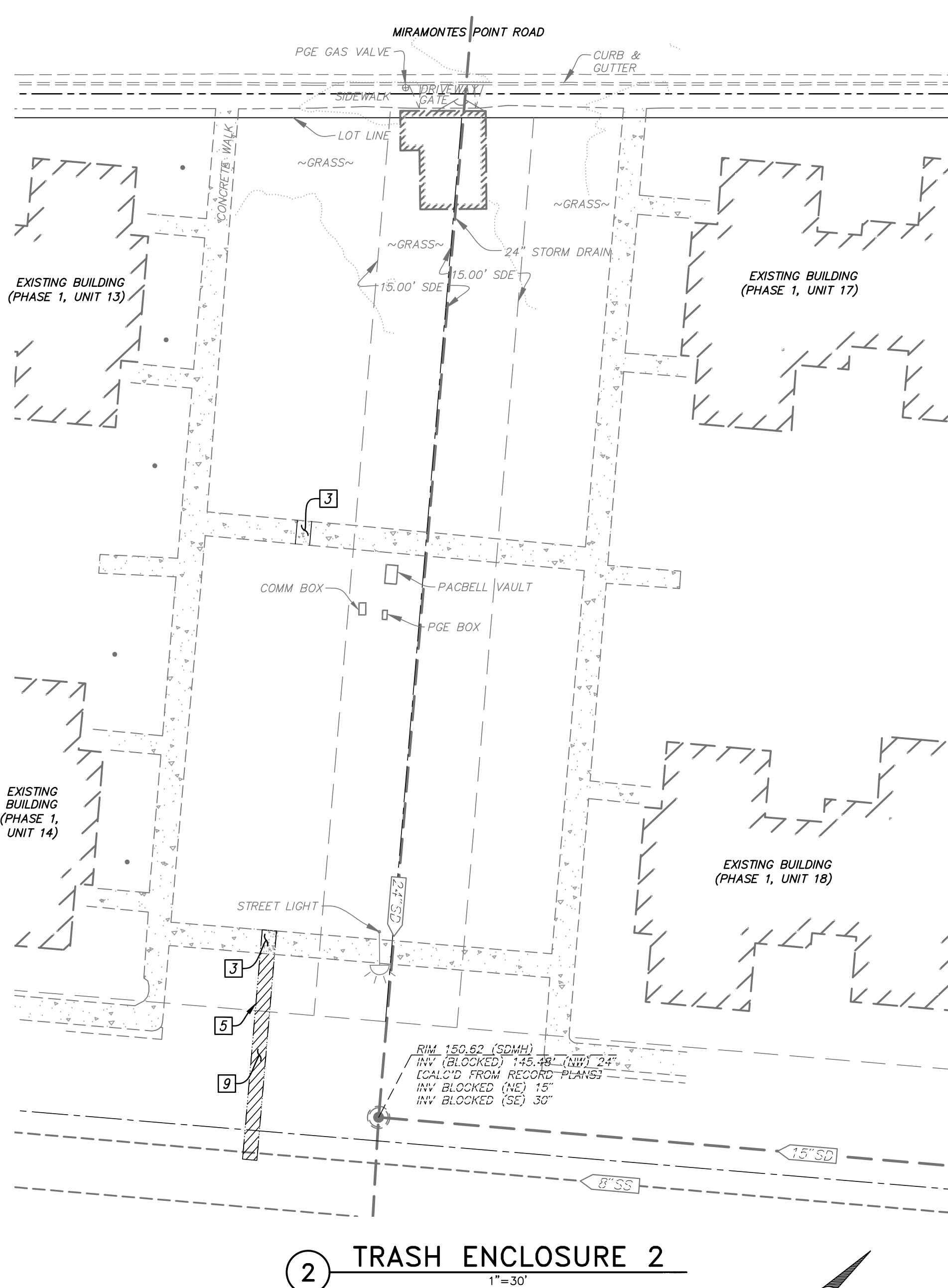
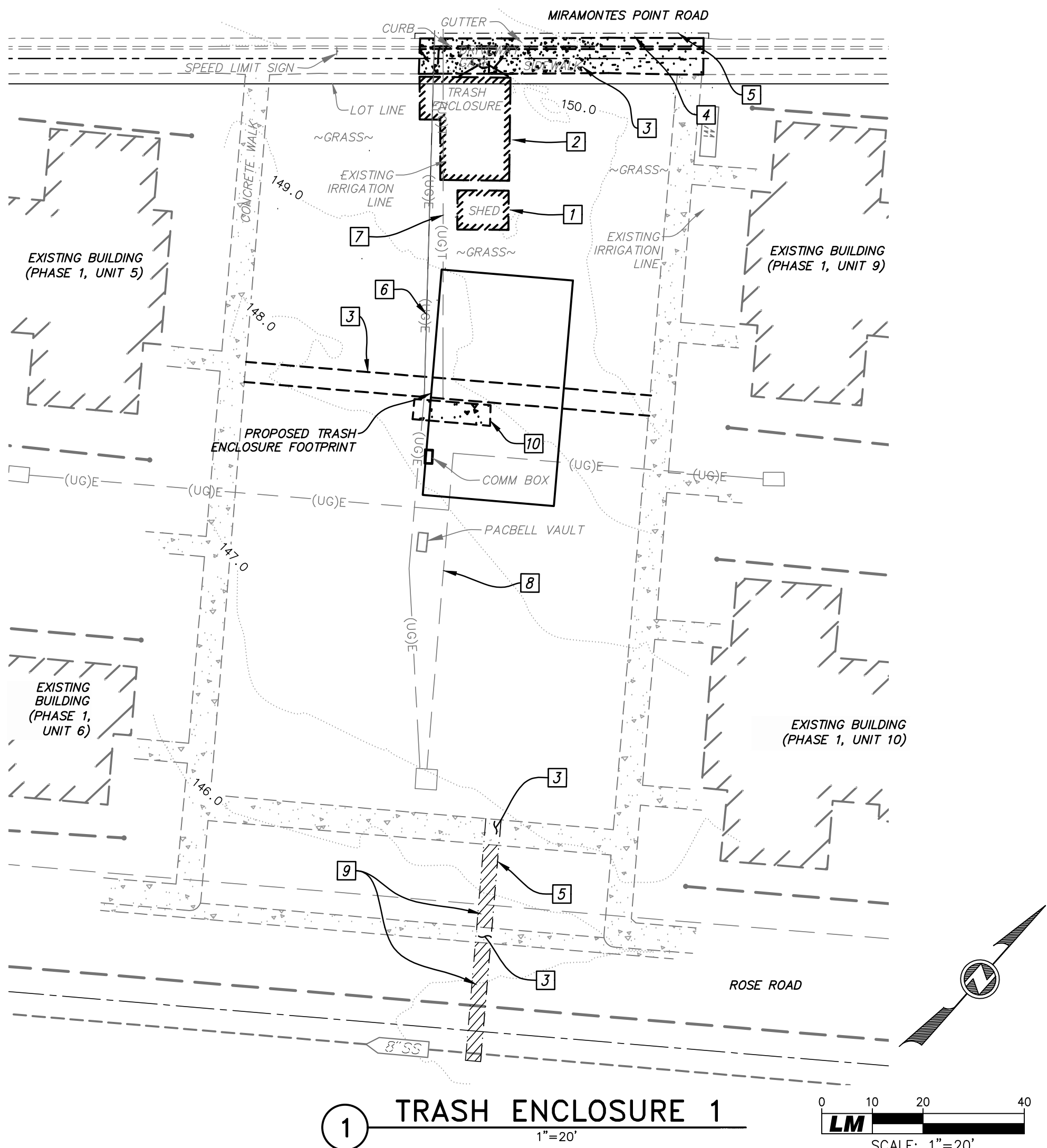
Plot Date: 11/25/2024

PROJECT NO: 4781

SCALE: AS NOTED

**TOPOGRAPHIC SURVEY &
DEMOLITION PLAN
C101**

SHEET 4 OF 12



GENERAL TOPO/DEMO NOTES:

- CONTRACTOR SHALL POT HOLE AND VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES AS FIRST ITEM OF WORK, AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL COORDINATE UTILITY SHUTOFFS AND TERMINATIONS WITH UTILITY COMPANIES. CONTRACTOR SHALL PROVIDE PROOF OF SHUTOFFS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING.
- ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.
- WHERE EXISTING LANDSCAPE AREAS ARE DISTURBED, REPLACE IN KIND OR EXTEND AS REQUIRED TO MATCH EXISTING.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, VAULTS, AND VALVE BOXES WITHIN THE WORK AREA TO GRADE, EVEN THOSE THAT MAY NOT SPECIFICALLY BE NOTED. ALL DAMAGED BOXES SHALL BE REPLACED WITH NEW BOXES.

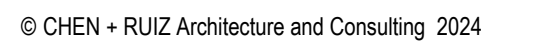
CONSTRUCTION NOTES

- REMOVE EXISTING SHED. CONTRACTOR TO COORDINATE WITH OWNER TO SALVAGE AND MOVE THE EXISTING SHED.
- REMOVE THE EXISTING TRASH ENCLOSURE. CAUTION!!! UTILITIES ARE KNOWN TO BE IN THE AREA AND SERVE THE TRASH ENCLOSURE.
- REMOVE EXISTING SIDEWALK, CURB AND GUTTER TO FULL DEPTH.
- REMOVE 1 FOOT OF PAVING TO FULL DEPTH.
- SAWCUT LINE.
- CAUTION!!! ELECTRICAL PRIMARY SUPPLY LINE IS KNOWN TO BE IN THIS AREA. AS FIRST ORDER OF BUSINESS, CONTRACTOR SHALL POT HOLE AND LOCATE THE LOCATION TO VERIFY IT IS NOT LOCATED WITHIN THE PROPOSED TRASH ENCLOSURE FOOTPRINT.
- CAUTION!!! EXISTING TELECOMMUNICATIONS LINE IS KNOWN TO BE IN THIS AREA. AS FIRST ORDER OF BUSINESS, CONTRACTOR SHALL POT HOLE AND LOCATE THE CONDUIT.
- AS FIRST ORDER OF BUSINESS, CONTRACTOR SHALL POT HOLE AND LOCATE EXISTING BUILDING SERVICE POWER LINES. CONTRACTOR SHALL NOTIFY ENGINEER AND ARCHITECT WITH LOCATION OF THE EXISTING POWER LINES.
- REMOVE EXISTING PAVEMENT TO FULL DEPTH.
- REMOVE EXISTING CINDERBLOCK STORAGE STRUCTURE.

ARCHITECTURE
& CONSULTING

EMAIL: cr@crarchconsulting.com

BY NEIL U. BUSCH
DATE 11/25/2024 P.E. 68595



MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE

CIVIL SITE PLAN
C201
SHEET 5 OF 12

① INSTALL DRIVEWAY APPROACH PER DETAIL 1, SHEET C701.

② INSTALL MONOLITHIC SIDEWALK DETAIL PER COUNTY OF SAN MATEO
STANDARD DWG NO. D-3.

③ INSTALL 6" P.C.C. AND 6" A.B OVER COMPACTED SUBGRADE FOR VEHICLE ACCESS AREA WITH #4 BARS AT 18" O.C. BOTH WAYS.

④ INSTALL CONCRETE SIDEWALK PER DETAIL 4, SHEET C701. SEE ARCHITECTURAL PLANS, FOR SIDEWALK SURFACE TREATEMENTS. BROOM FINISH AS MINIMUM).

⑤ INSTALL COVERED TRASH ENCLOSURE PER ARCHITECT PLANS.

⑥ INSTALL 4" SEWER LATERAL WYE PER SAN MATEO COUNTY STANDARD NO. C-5.

8 INSTALL 3/4" HOSE BIB IN TRASH ENCLOSURE WITH LATERAL FROM EXISTING MAIN. SEE PLUMBING PLAN FOR THE HOSE BIB LOCATION AND DETAILS.

⑨ PAVEMENT REMOVAL SAWCUT LINE (---).

⑩ TRENCH BACKFILL PER COUNTY OF SAN MATEO STANDARD DWG NO. C-7.

⑪ INSTALL 12" #4 DOWELS AT 12" O.C. EMBEDDED AT A MINIMUM OF 6" IN BOTH SIDES PER DETAIL 3, SHEET C702.

⑫ INSTALL A 6" DIAMETER H-20 TRAFFIC RATED DRAIN INLET. CONTRACTOR TO PROVIDE SPECIFICATIONS FOR DRAIN INLET TO ENGINEER PRIOR TO ORDER FOR APPROVAL.

13 CONTRACTOR TO ADJUST EXISTING UTILITY BOX TO PROPOSED GRADE.

14. CONTRACTOR TO VERIFY LOCATION OF EXISTING PG&E PRIMARY POWER LINE TO CONFIRM IT IS LOCATED OUTSIDE OF THE PROPOSED FOOTING. THE POWER LINE MUST BE OUTSIDE THE INFLUENCE OF THE TRASH ENCLOSURE FOOTING.

15 CAUTION!! ONSITE ELECTRICAL LINES ARE KNOWN TO BE IN THE AREA. COORDINATE WITH OWNER AND PG&E IF NECESSARY, TO DETERMINE IF LOCATION CONFLICTS WITH THE TRASH ENCLOSURE.

16. CONNECT TO THE EXISTING IRRIGATION LINE MAIN WITH A NEW TEE. CONTRACTOR TO POTHOLE AND CONFIRM SIZE AND LOCATION OF IRRIGATION LINE. CONNECTION TO BE MADE AT LOCATION PRIOR TO ANY IRRIGATION CONTROL VALVES SO PROPOSED HOSE BIB WILL HAVE A CONTINUOUS WATER SUPPLY.

A. PCC SLABS SHOULD BE CONSTRUCTED WITH THICKENED EDGES. THE THICKENED EDGES SHOULD BE CONSTRUCTED AND TAPERED OVER A MINIMUM DISTANCE OF 48 INCHES IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 330R DESIGN DETAILS. REINFORCING FOR CRACK CONTROL, IF REQUIRED BY DEVELOPER OR GEOTECHNICAL ENGINEER, SHOULD CONSIST OF AT LEAST NO. 5 REINFORCING BARS PLACED ON MAXIMUM 12-INCH CENTERS EVERY THIRTEEN INCHES. REINFORCING SHOULD BE PLACED AT THE MID-SLAB DEPTH TO BE EFFECTIVE. JOINT SPACING AND DETAILS SHOULD BE DETERMINED BY GEOTECHNICAL REPORT AND SHOULD CONFORM WITH CURRENT PORTLAND CEMENT ASSOCIATION OR ACI GUIDELINES. DOWELING REQUIREMENTS SHALL BE PER GEOTECHNICAL REPORT.

B. 1.8% MAXIMUM CROSS SLOPE AT ADA PATH OF TRAVEL.
CONTRACTOR SHALL VERIFY TOP OF AB FOR SLOPE COMPLIANCE
PRIOR TO PAVING.

A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.

B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OR MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR WORKS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPCTIONS.

C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

E. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.

F. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

B1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.

B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.

B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING ISSUES.

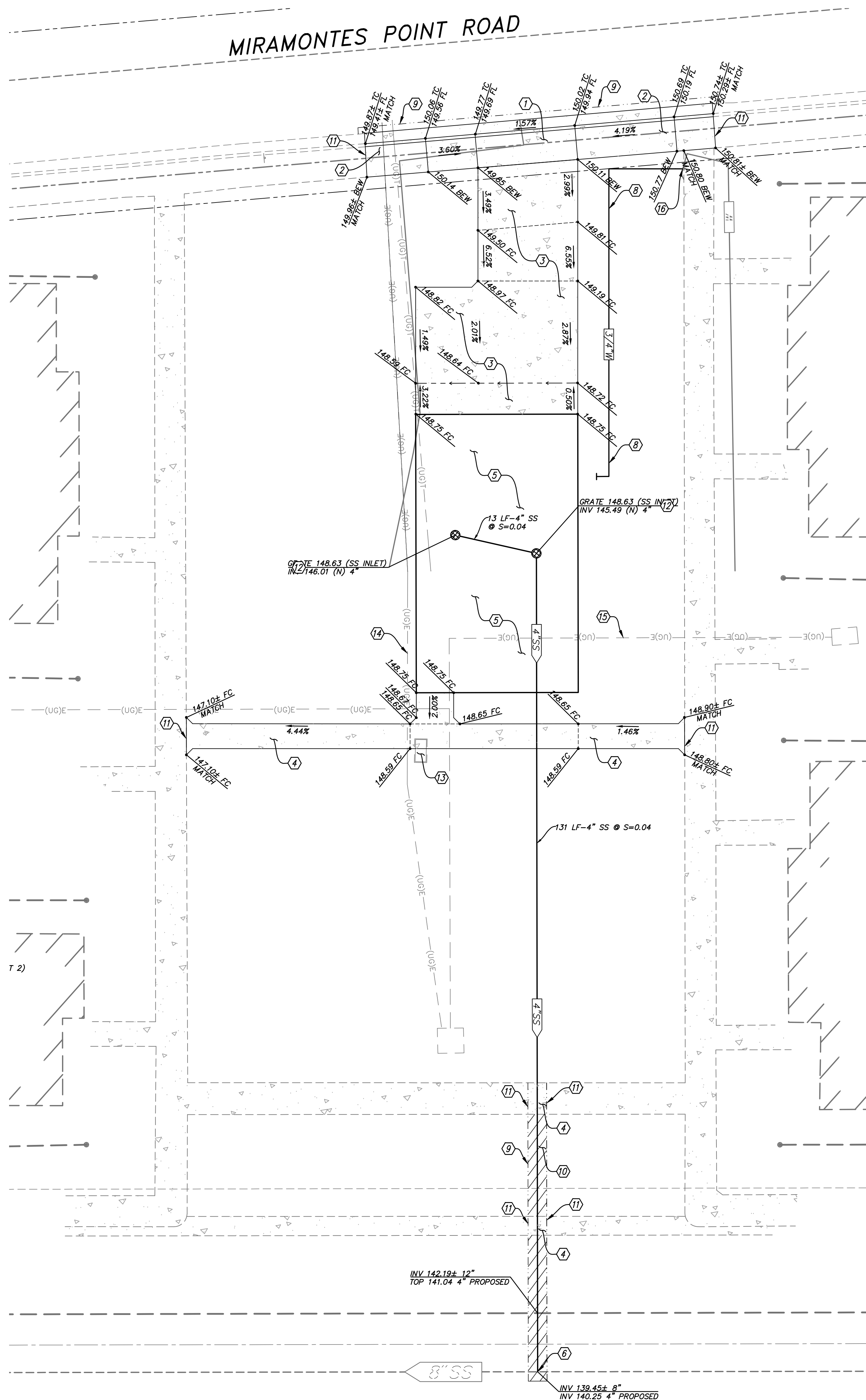
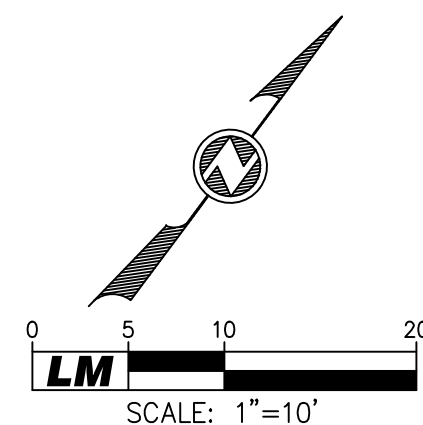
A. POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!!! EXISTING UTILITIES. CAUTION!!

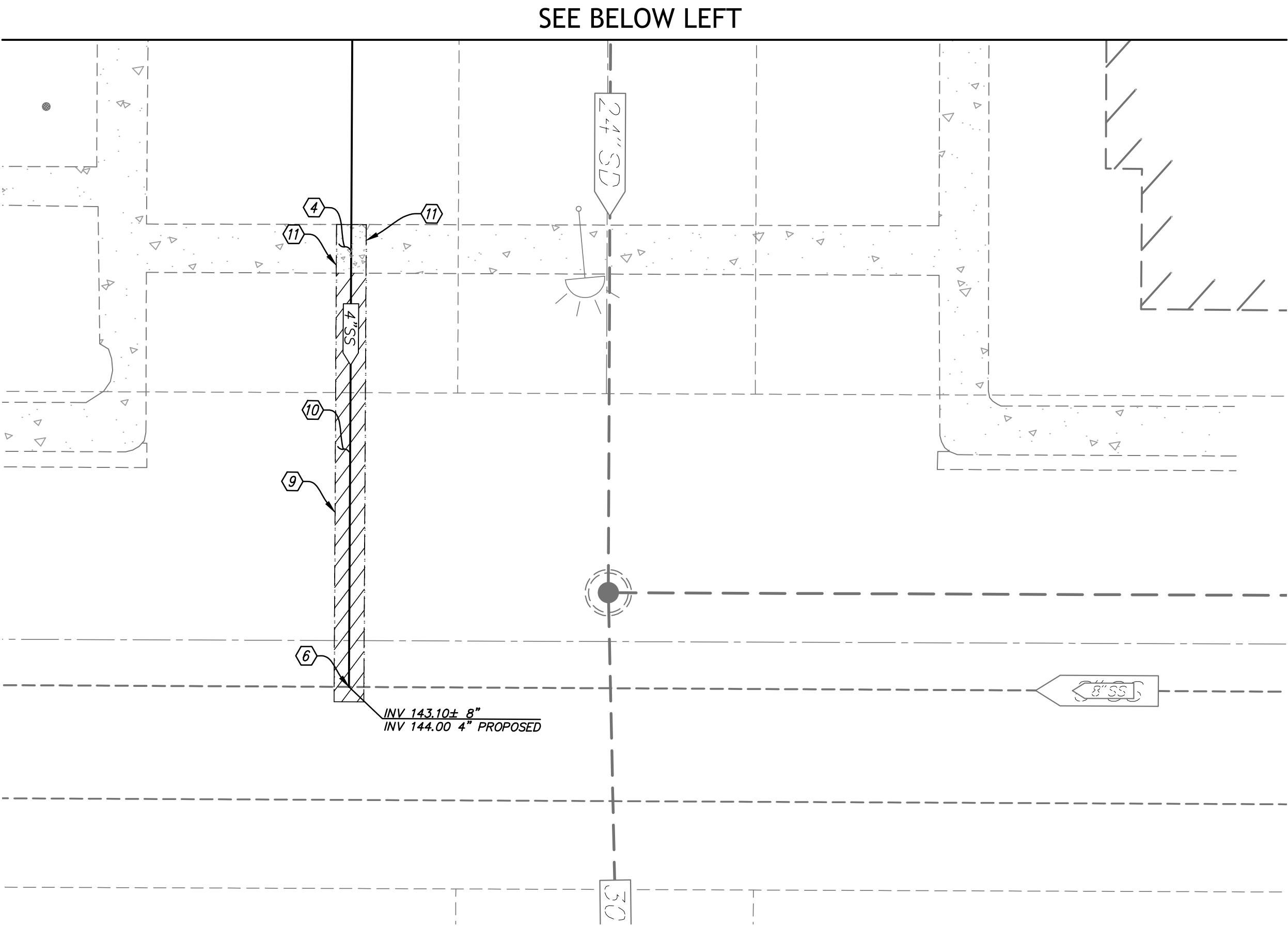
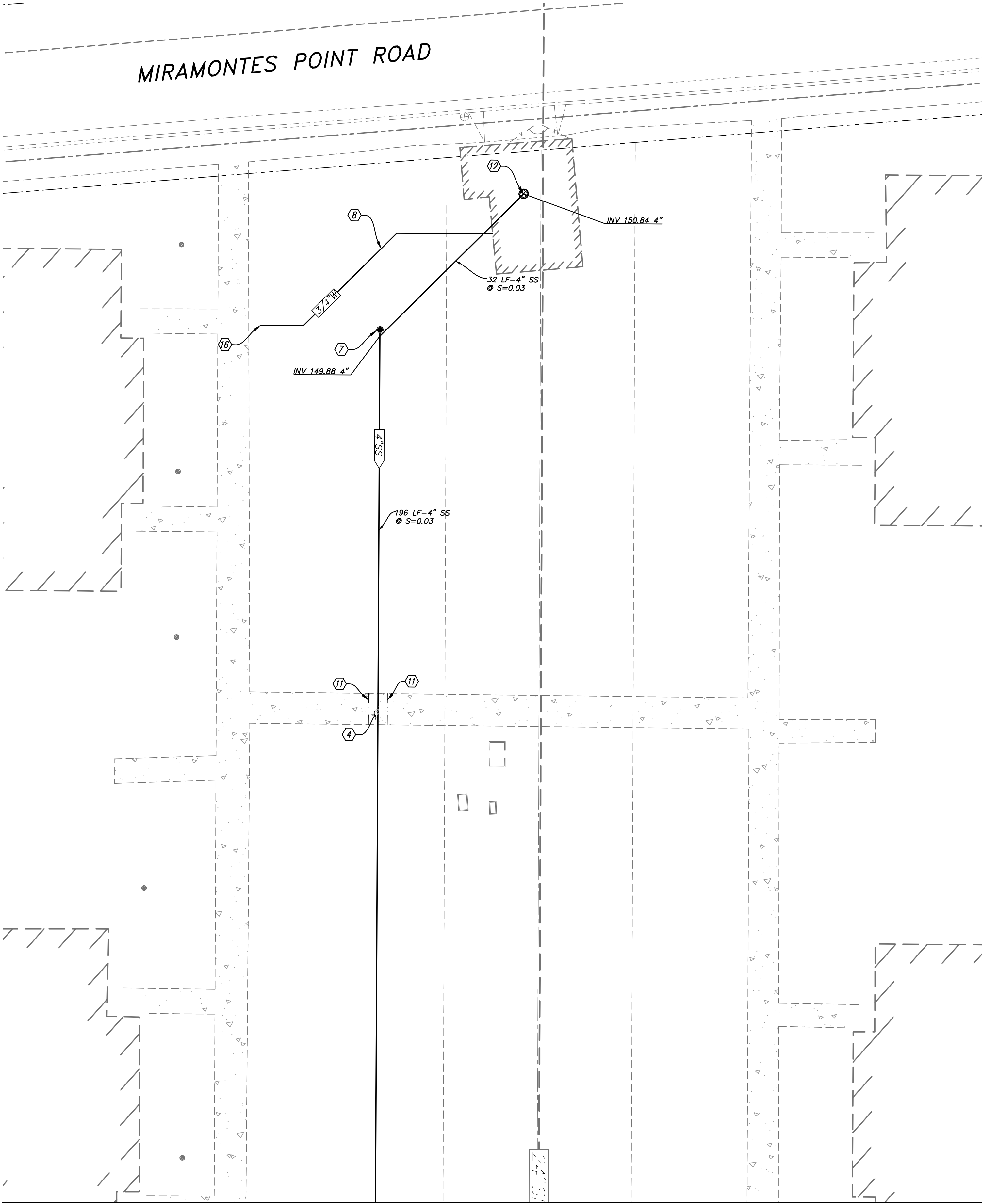
B. MAINTAIN 12" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).

C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION.

D. REMOVE AND REPLACE EXISTING CURB GUTTER AND SIDEWALK AS NECESSARY TO INSTALL NEW UTILITIES. REPLACE PER COUNTY OF SAN MATEO STANDARD DWG. NO. D-3.

E. ALL SANITARY SEWER TRENCHING WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF SAN MATEO STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE, STANDARD DWG. NO. C-7.





GENERAL NOTES:

- A. PCC SLABS SHOULD BE CONSTRUCTED WITH THICKENED EDGES. THE THICKENED EDGES SHOULD BE CONSTRUCTED AND TAPERED OVER A MINIMUM DISTANCE OF 48 INCHES IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 330R DESIGN DETAILS. REINFORCING FOR CRACK CONTROL, IF REQUIRED BY DEVELOPER OR GEOTECHNICAL ENGINEER, SHOULD CONSIST OF AT LEAST NO. 5 REINFORCING BARS PLACED ON MAXIMUM 12-INCH CENTERS EACH WAY THROUGH THE SLAB. REINFORCEMENT MUST BE LOCATED AT THE MID-SLAB DEPTH TO BE EFFECTIVE. JOINT SPACING AND DETAILS SHOULD BE DETERMINED BY GEOTECHNICAL REPORT AND SHOULD CONFORM WITH CURRENT PORTLAND CEMENT ASSOCIATION OR ACI GUIDELINES. DOWELING REQUIREMENTS SHALL BE PER GEOTECHNICAL REPORT.
- B. 1.8% MAXIMUM CROSS SLOPE AT ADA PATH OF TRAVEL. CONTRACTOR SHALL VERIFY TOP OF AB FOR SLOPE COMPLIANCE PRIOR TO PAVING.

GENERAL GRADING NOTES:

- A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.
- B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.
- C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- E. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.
- F. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

GRADING NOTES:

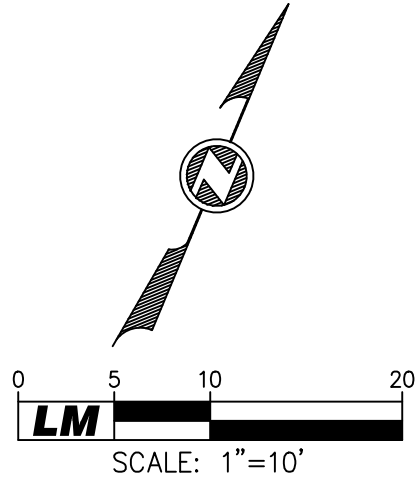
- B1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.
- B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.
- B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING ISSUES.

GENERAL UTILITY NOTES:

- A. POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!!! EXISTING UTILITIES. CAUTION!!
- B. MAINTAIN 12" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).
- C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION.
- D. REMOVE AND REPLACE EXISTING CURB GUTTER AND SIDEWALK AS NECESSARY TO INSTALL NEW UTILITIES. REPLACE PER COUNTY OF SAN MATEO STANDARD DWG. NO. D-3.
- E. ALL SANITARY SEWER TRENCHING WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF SAN MATEO STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE, STANDARD DWG. NO. C-7.

CONSTRUCTION NOTES

4. INSTALL CONCRETE SIDEWALK PER DETAIL 4, SHEET C701. SEE ARCHITECTURAL PLANS, FOR SIDEWALK SURFACE TREATEMENTS. (MEDIUM BROOM FINISH AS MINIMUM).
6. INSTALL 4" SEWER LATERAL WYE PER SAN MATEO COUNTY STANDARD DWG NO. C-5.
7. INSTALL 4" SANITARY SEWER CLEANOUT TO GRADE PER COUNTY OF SAN MATEO STANDARD DWG NO. C-4.
8. INSTALL 3/4" HOSE BIB IN TRASH ENCLOSURE WITH LATERAL FROM EXISTING MAIN. SEE PLUMBING PLAN FOR THE HOSE BIB LOCATION AND DETAILS.
9. PAVEMENT REMOVAL SAWCUT LINE (-----).
10. TRENCH BACKFILL PER COUNTY OF SAN MATEO STANDARD DWG NO. C-7.
11. INSTALL 12" #4 DOWELS AT 12" O.C. EMBEDDED AT A MINIMUM OF 6" IN BOTH SIDES PER DETAIL 3, SHEET C702.
12. INSTALL A 6" DIAMETER H-20 TRAFFIC RATED DRAIN INLET. CONTRACTOR TO PROVIDE SPECIFICATIONS FOR DRAIN INLET TO ENGINEER PRIOR TO ORDER FOR APPROVAL.
16. CONNECT TO THE EXISTING IRRIGATION LINE MAIN WITH A NEW TEE. CONTRACTOR TO POTHOLE AND CONFIRM SIZE AND LOCATION OF IRRIGATION LINE. CONNECTION TO BE MADE AT LOCATION PRIOR TO ANY IRRIGATION CONTROL VALVES SO PROPOSED HOSE BIB WILL HAVE A CONTINUOUS WATER SUPPLY.



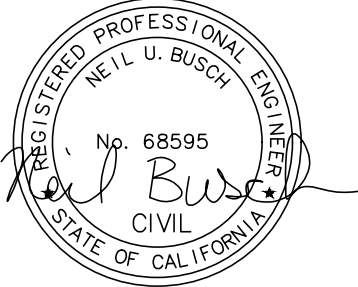
CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com

LM LAUGENOUR
AND MEIKLE
CIVIL ENGINEERING-LAND SURVEYING-PLANNING
608 COURT STREET, WOODLAND, CA 95695
P.O. Box 828, WOODLAND, CA 95776
(530) 662-1755 • www.lmce.net • info@lmce.net

BY NEIL U. BUSCH
DATE 11/25/2024 P.E. 68595



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING
CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE

Drawn By: AB

Checked By: NUB

Plot Date: 11/25/2024

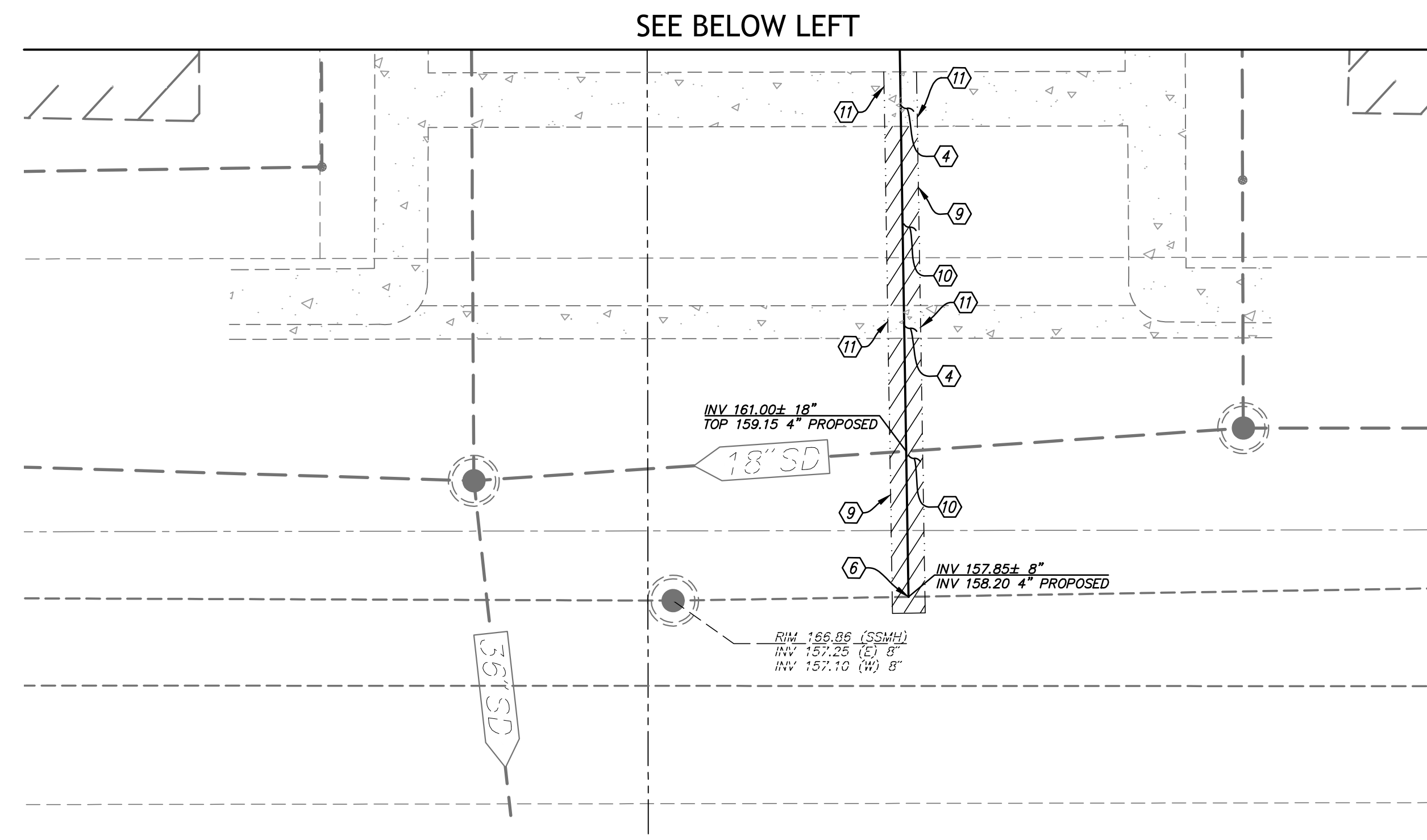
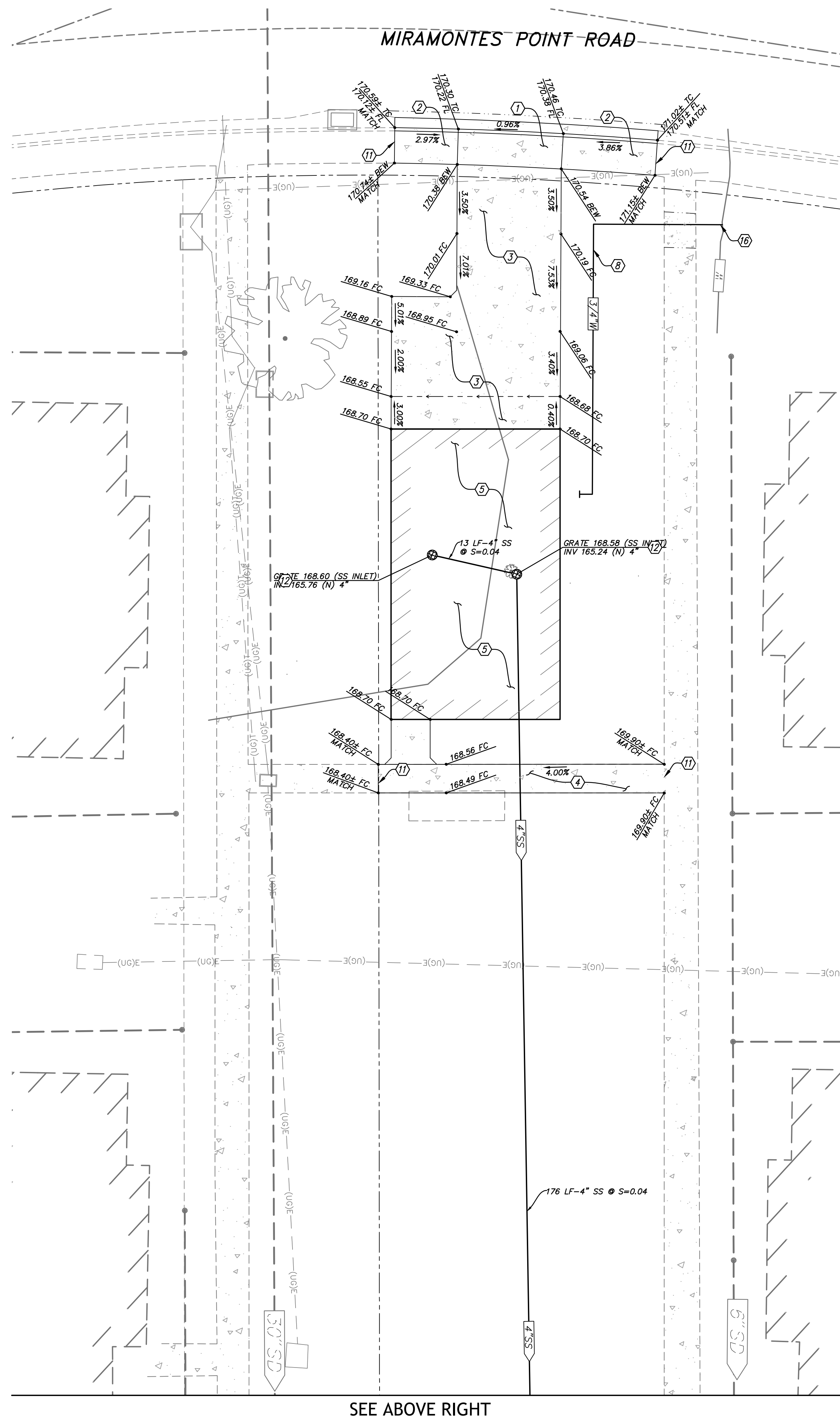
PROJECT NO: 4781

SCALE: AS NOTED

CIVIL SITE PLAN

C202

SHEET 6 OF 12



GENERAL NOTES:

- A. PCC SLABS SHOULD BE CONSTRUCTED WITH THICKENED EDGES. THE THICKENED EDGES SHOULD BE CONSTRUCTED AND TAPERED OVER A MINIMUM DISTANCE OF 48 INCHES IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 330R DESIGN DETAILS. REINFORCING FOR CRACK CONTROL, IF REQUIRED BY DEVELOPER OR GEOTECHNICAL ENGINEER, SHOULD CONSIST OF AT LEAST NO. 5 REINFORCING BARS PLACED ON MAXIMUM 12-INCH CENTERS EACH WAY THROUGH THE SLAB. REINFORCEMENT MUST BE LOCATED AT THE MID-SLAB DEPTH TO BE EFFECTIVE. JOINT SPACING AND DETAILS SHOULD BE DETERMINED BY GEOTECHNICAL REPORT AND SHOULD CONFORM WITH CURRENT PORTLAND CEMENT ASSOCIATION OR ACI GUIDELINES. DOWELING REQUIREMENTS SHALL BE PER GEOTECHNICAL REPORT.
- B. 1.8% MAXIMUM CROSS SLOPE AT ADA PATH OF TRAVEL. CONTRACTOR SHALL VERIFY TOP OF AB FOR SLOPE COMPLIANCE PRIOR TO PAVING.

GENERAL GRADING NOTES:

- A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.
- B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.
- C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- E. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.
- F. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

GRADING NOTES:

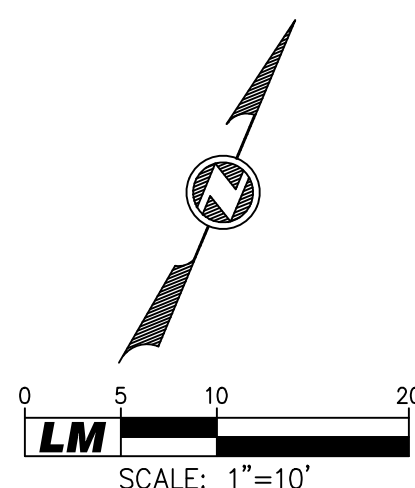
- B1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.
- B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.
- B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING ISSUES.

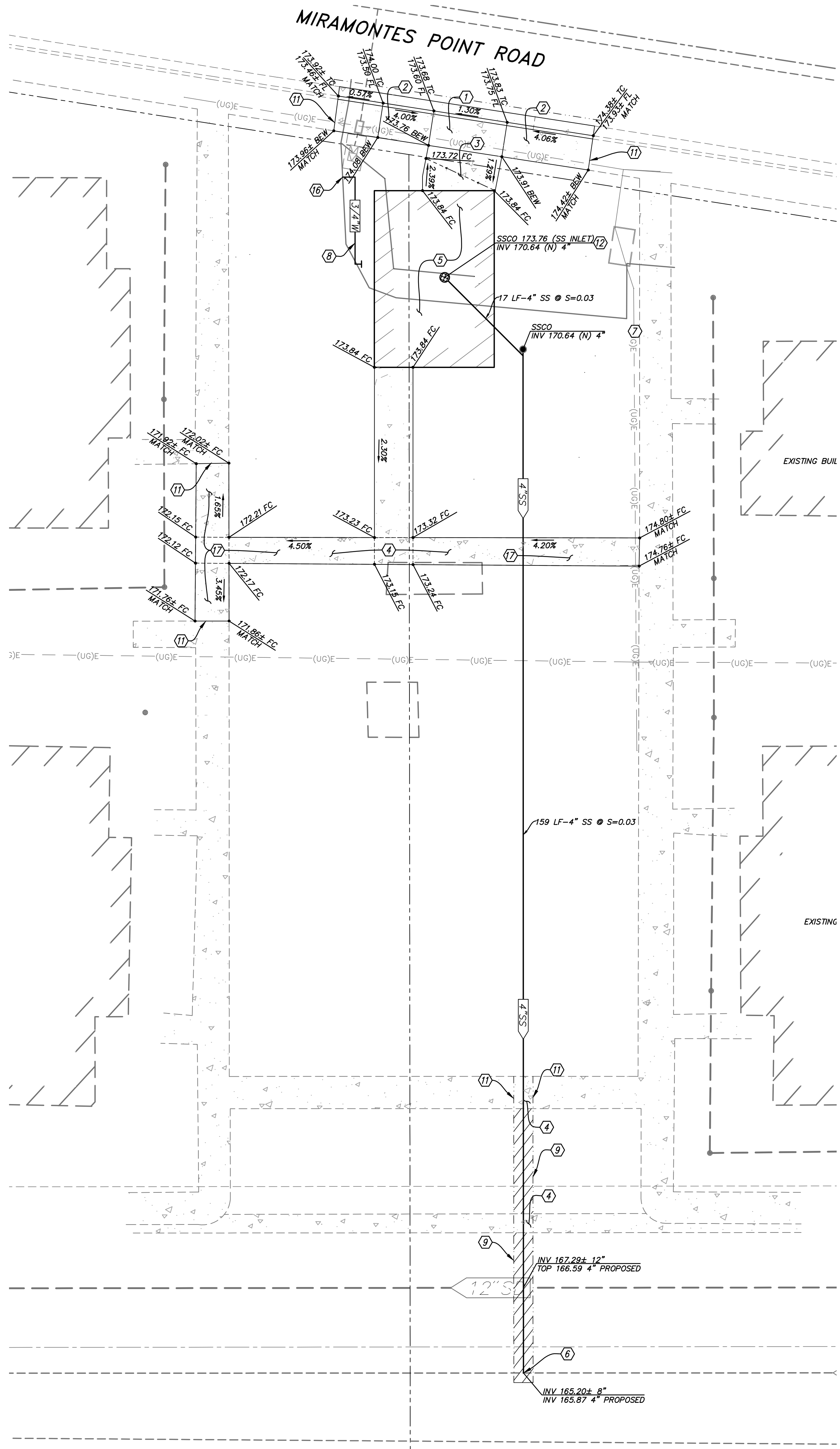
GENERAL UTILITY NOTES:

- A. POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!!! EXISTING UTILITIES. CAUTION!!**
- B. MAINTAIN 12" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).**
- C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION.**
- D. REMOVE AND REPLACE EXISTING CURB GUTTER AND SIDEWALK AS NECESSARY TO INSTALL NEW UTILITIES. REPLACE PER COUNTY OF SAN MATEO STANDARD DWG. NO. D-3.**
- E. ALL SANITARY SEWER TRENCHING WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF SAN MATEO STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE, STANDARD DWG. NO. C-7.**

CONSTRUCTION NOTES

- (1) INSTALL DRIVEWAY APPROACH PER DETAIL 1, SHEET C701.
- (2) INSTALL MONOLITHIC SIDEWALK DETAIL PER COUNTY OF SAN MATEO STANDARD DWG NO. D-3.
- (3) INSTALL 6" P.C.C. AND 6" A.B OVER COMPACTED SUBGRADE FOR VEHICLE ACCESS AREA WITH #4 BARS AT 18" O.C. BOTH WAYS.
- (4) INSTALL CONCRETE SIDEWALK PER DETAIL 4, SHEET C701. SEE ARCHITECTURAL PLANS, FOR SIDEWALK SURFACE TREATMENTS. (MEDIUM BROOM FINISH AS MINIMUM).
- (5) INSTALL COVERED TRASH ENCLOSURE PER ARCHITECT PLANS.
- (6) INSTALL 4" SEWER LATERAL WYE PER SAN MATEO COUNTY STANDARD DWG NO. C-5.
- (8) INSTALL 3/4" HOSE BIB IN TRASH ENCLOSURE WITH LATERAL FROM EXISTING MAIN. SEE PLUMBING PLAN FOR THE HOSE BIB LOCATION AND DETAILS.
- (9) PAVEMENT REMOVAL SAWCUT LINE (-----).
- (10) TRENCH BACKFILL PER COUNTY OF SAN MATEO STANDARD DWG NO. C-7.
- (11) INSTALL 12" #4 DOWELS AT 12" O.C. EMBEDDED AT A MINIMUM OF 6" IN BOTH SIDES PER DETAIL 3, SHEET C702.
- (12) INSTALL A 6" DIAMETER H-20 TRAFFIC RATED DRAIN INLET. CONTRACTOR TO PROVIDE SPECIFICATIONS FOR DRAIN INLET TO ENGINEER PRIOR TO ORDER FOR APPROVAL.
- (16) CONNECT TO THE EXISTING IRRIGATION LINE MAIN WITH A NEW TEE. CONTRACTOR TO POTHOLE AND CONFIRM SIZE AND LOCATION OF IRRIGATION LINE CONNECTION TO BE MADE AT LOCATION PRIOR TO ANY IRRIGATION CONTROL VALVES SO PROPOSED HOSE BIB WILL HAVE A CONTINUOUS WATER SUPPLY.





GENERAL NOTES:

- A. PCC SLABS SHOULD BE CONSTRUCTED WITH THICKENED EDGES. THE THICKENED EDGES SHOULD BE CONSTRUCTED AND TAPERED OVER A MINIMUM DISTANCE OF 48 INCHES IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 330R DESIGN DETAILS. REINFORCING FOR CRACK CONTROL, IF REQUIRED BY DEVELOPER OR GEOTECHNICAL ENGINEER, SHOULD CONSIST OF AT LEAST NO. 5 REINFORCING BARS PLACED ON MAXIMUM 12-INCH CENTERS EACH WAY THROUGH THE SLAB. REINFORCEMENT MUST BE LOCATED AT THE MID-SLAB DEPTH TO BE EFFECTIVE. JOINT SPACING AND DETAILS SHOULD BE DETERMINED BY GEOTECHNICAL REPORT AND SHOULD CONFORM WITH CURRENT PORTLAND CEMENT ASSOCIATION OR ACI GUIDELINES. DOWELING REQUIREMENTS SHALL BE PER GEOTECHNICAL REPORT.
- B. 1.8% MAXIMUM CROSS SLOPE AT ADA PATH OF TRAVEL. CONTRACTOR SHALL VERIFY TOP OF AB FOR SLOPE COMPLIANCE PRIOR TO PAVING.

GENERAL GRADING NOTES:

- A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.
- B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.
- C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.
- E. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.
- F. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

GRADING NOTES:

- B1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.
- B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.
- B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING ISSUES.

GENERAL UTILITY NOTES:

- A. POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!!! EXISTING UTILITIES. CAUTION!!
- B. MAINTAIN 12" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).
- C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION.
- D. REMOVE AND REPLACE EXISTING CURB GUTTER AND SIDEWALK AS NECESSARY TO INSTALL NEW UTILITIES. REPLACE PER COUNTY OF SAN MATEO STANDARD DWG. NO. D-3.
- E. ALL SANITARY SEWER TRENCHING WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF SAN MATEO STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE, STANDARD DWG. NO. C-7.

CONSTRUCTION NOTES

- ① INSTALL DRIVEWAY APPROACH PER DETAIL 1, SHEET C701.
- ② INSTALL MONOLITHIC SIDEWALK DETAIL PER COUNTY OF SAN MATEO STANDARD DWG NO. D-3.
- ③ INSTALL 6" P.C.C. AND 6" A.B OVER COMPACTED SUBGRADE FOR VEHICLE ACCESS AREA WITH #4 BARS AT 18" O.C. BOTH WAYS.
- ④ INSTALL CONCRETE SIDEWALK PER DETAIL 4, SHEET C701. SEE ARCHITECTURAL PLANS, FOR SIDEWALK SURFACE TREATMENTS. (MEDIUM BROOM FINISH AS MINIMUM).
- ⑤ INSTALL COVERED TRASH ENCLOSURE PER ARCHITECT PLANS.
- ⑥ INSTALL 4" SEWER LATERAL WYE PER SAN MATEO COUNTY STANDARD DWG NO. C-5.
- ⑦ INSTALL 4" SANITARY SEWER CLEANOUT TO GRADE PER COUNTY OF SAN MATEO STANDARD DWG NO. C-4.
- ⑧ INSTALL 3/4" HOSE BIB IN TRASH ENCLOSURE WITH LATERAL FROM EXISTING MAIN. SEE PLUMBING PLAN FOR THE HOSE BIB LOCATION AND DETAILS.
- ⑨ PAVEMENT REMOVAL SAWCUT LINE (-----).
- ⑩ INSTALL 12" #4 DOWELS AT 12" O.C. EMBEDDED AT A MINIMUM OF 6" IN BOTH SIDES PER DETAIL 3, SHEET C702.
- ⑪ INSTALL A 6" DIAMETER H-20 TRAFFIC RATED DRAIN INLET. CONTRACTOR TO PROVIDE SPECIFICATIONS FOR DRAIN INLET TO ENGINEER PRIOR TO ORDER FOR APPROVAL.
- ⑫ CONNECT TO THE EXISTING IRRIGATION LINE MAIN WITH A NEW TEE. CONTRACTOR TO POTHOLE AND CONFIRM SIZE AND LOCATION OF IRRIGATION LINE. CONNECTION TO BE MADE AT LOCATION PRIOR TO ANY IRRIGATION CONTROL VALVES SO PROPOSED HOSE BIB WILL HAVE A CONTINUOUS WATER SUPPLY.
- ⑬ CONTRACTOR SHALL CHECK ALL SIDEWALK SLOPES OF FORMS PRIOR TO POURING CONCRETE TO VERIFY THAT THE SLOPES DO NOT EXCEED ADA MAXIMUM SLOPES, 5% LONGITUDINAL AND 2% CROSS SLOPE.

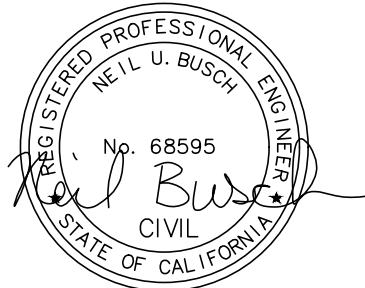
CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING-LAND SURVEYING-PLANNING
608 COURT STREET, WOODLAND, CA 95695
P.O. Box 828, WOODLAND, CA 95776
(530) 662-1755 • www.lmce.net • info@lmce.net

BY NEIL U. BUSCH
DATE 11/25/2024 P.E. 68595



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE

Drawn By: AB

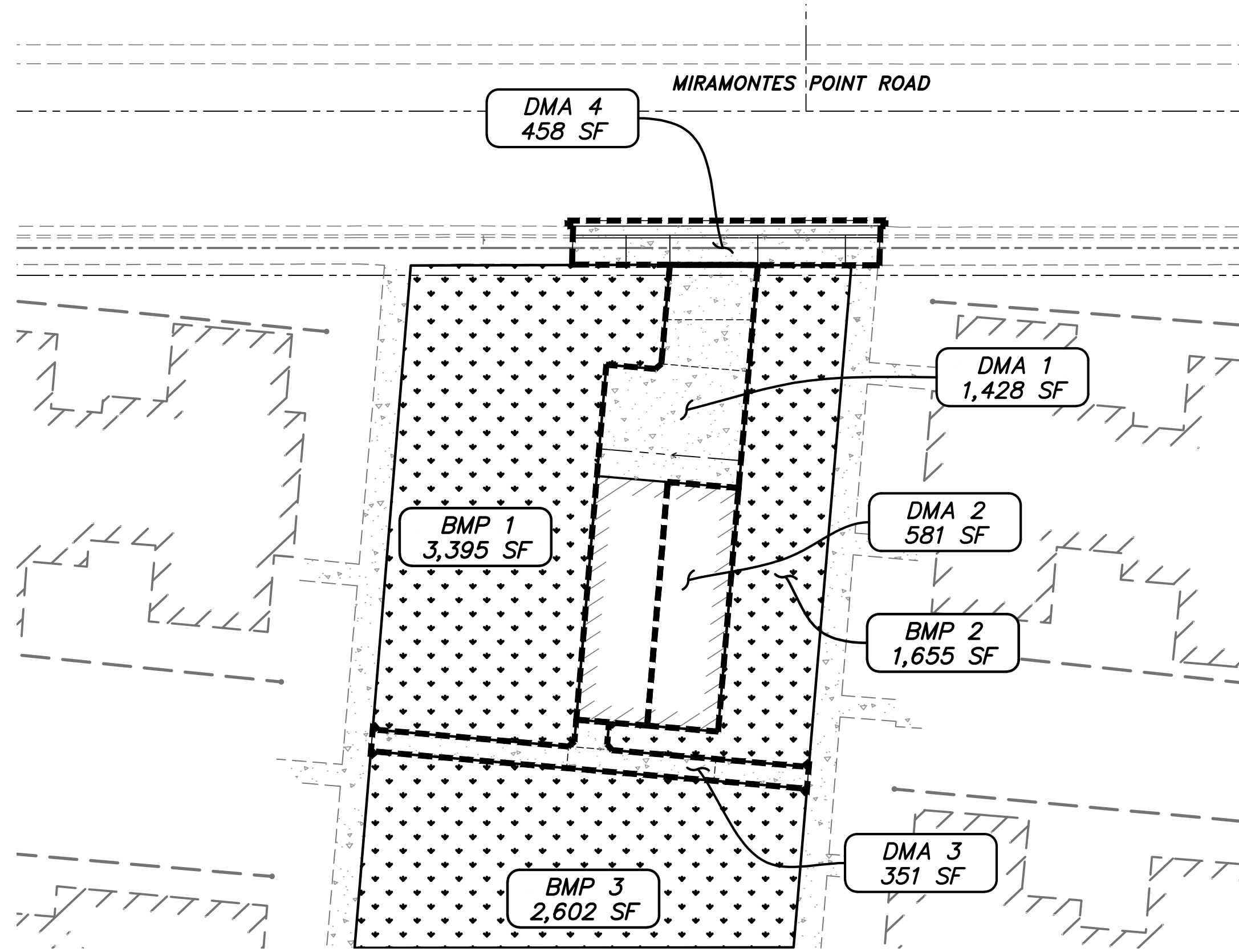
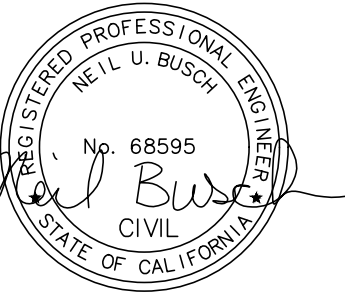
Checked By: NUB

Plot Date: 11/25/2024

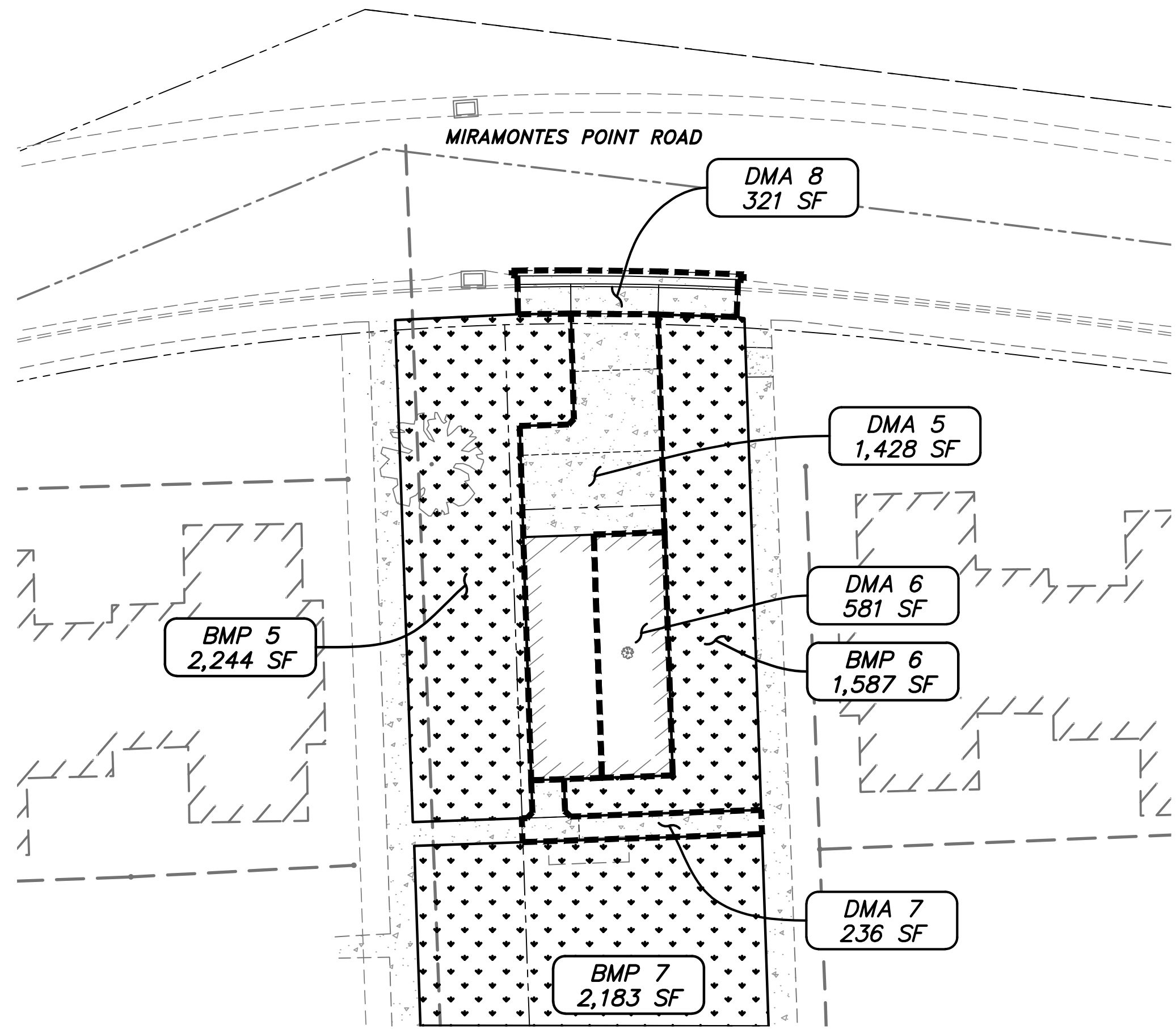
PROJECT NO: 4781

SCALE: AS NOTED

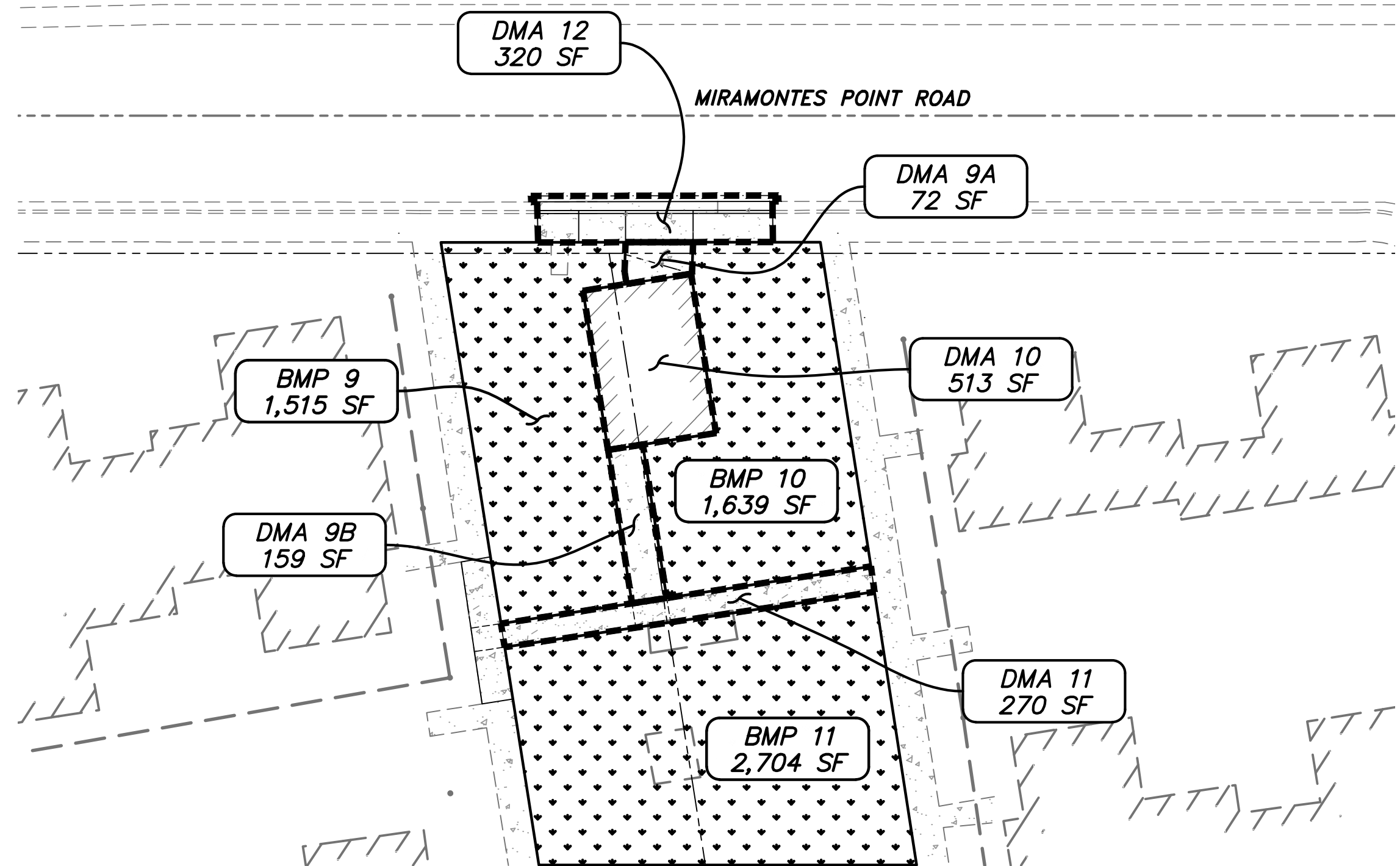
CIVIL SITE PLAN
C204
SHEET 8 OF 12



1 TRASH ENCLOSURE 1
1"=30'



2 TRASH ENCLOSURE 2
1"=30'



3 TRASH ENCLOSURE 3
1"=30'

LEGEND

DMA DRAINAGE MANAGEMENT AREA
BMP BEST MANAGEMENT PRACTICE

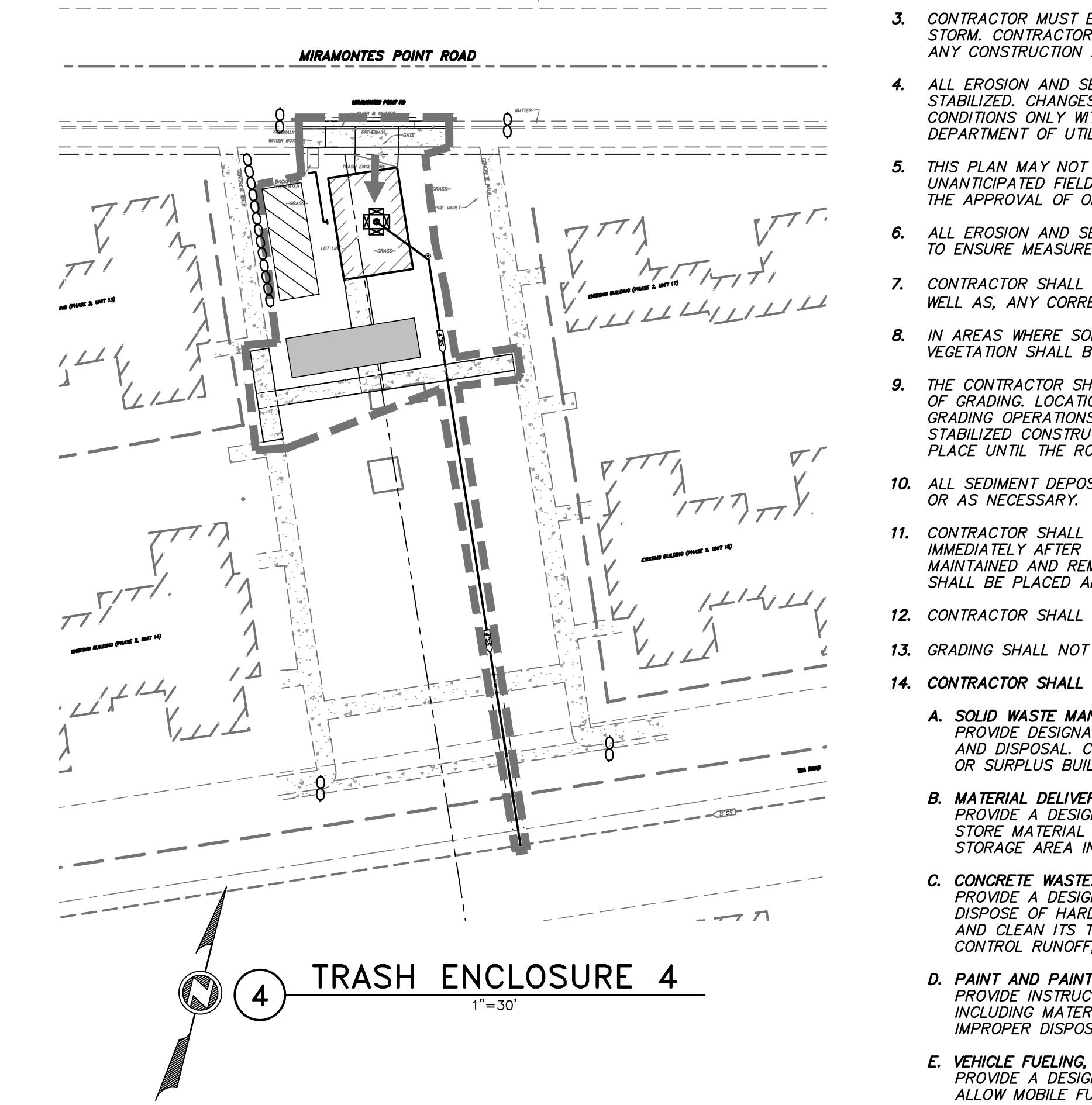
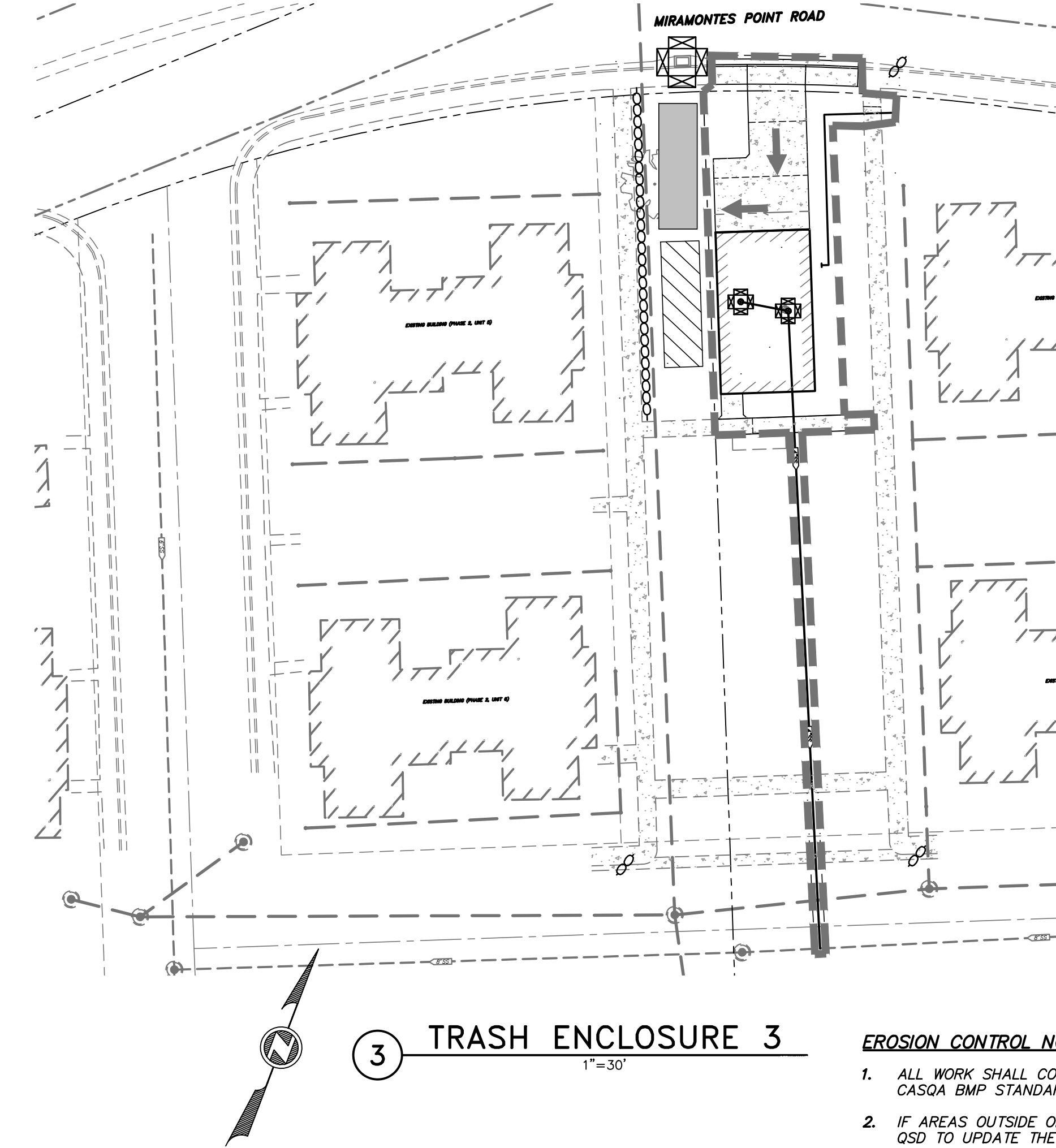
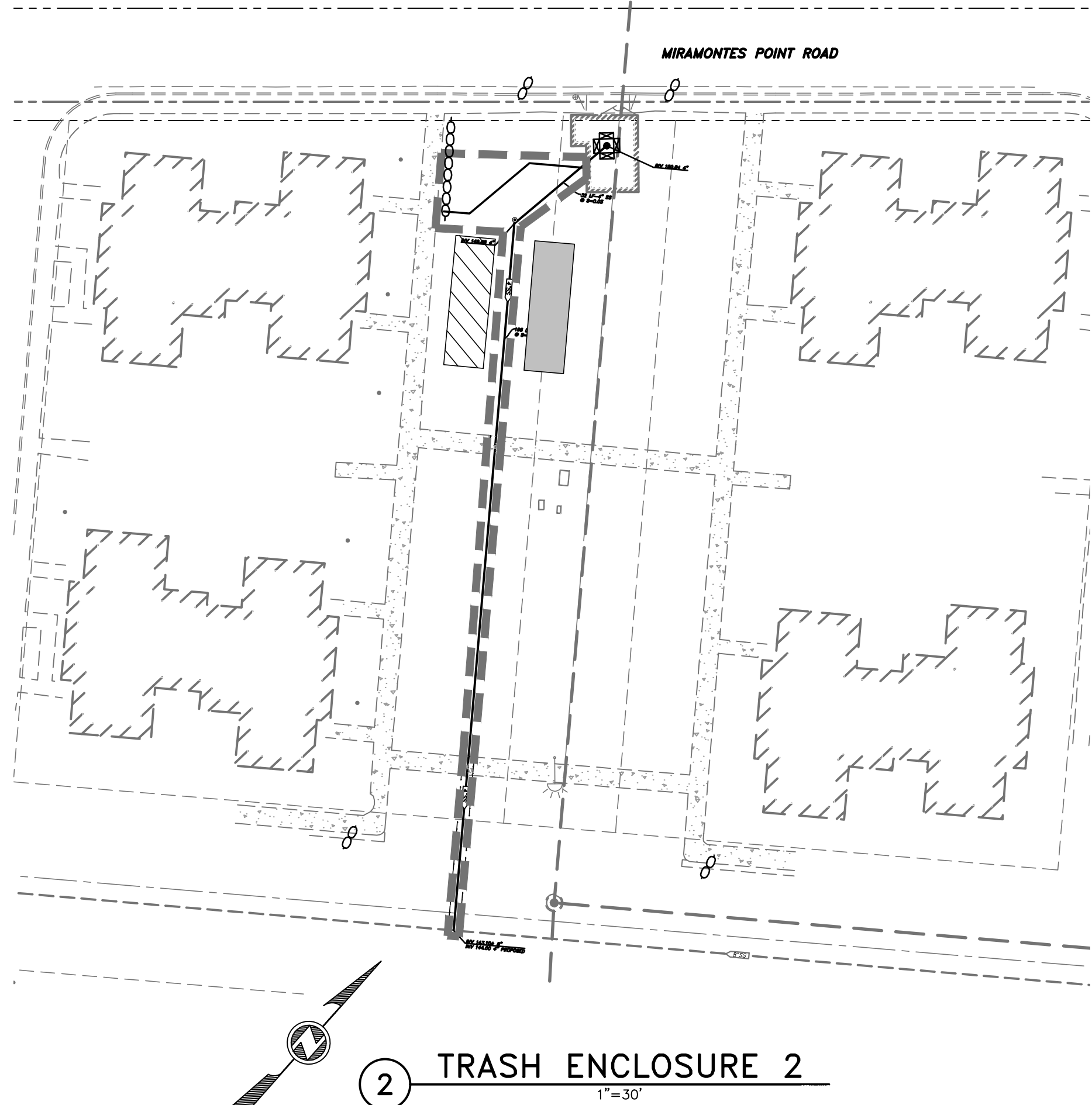
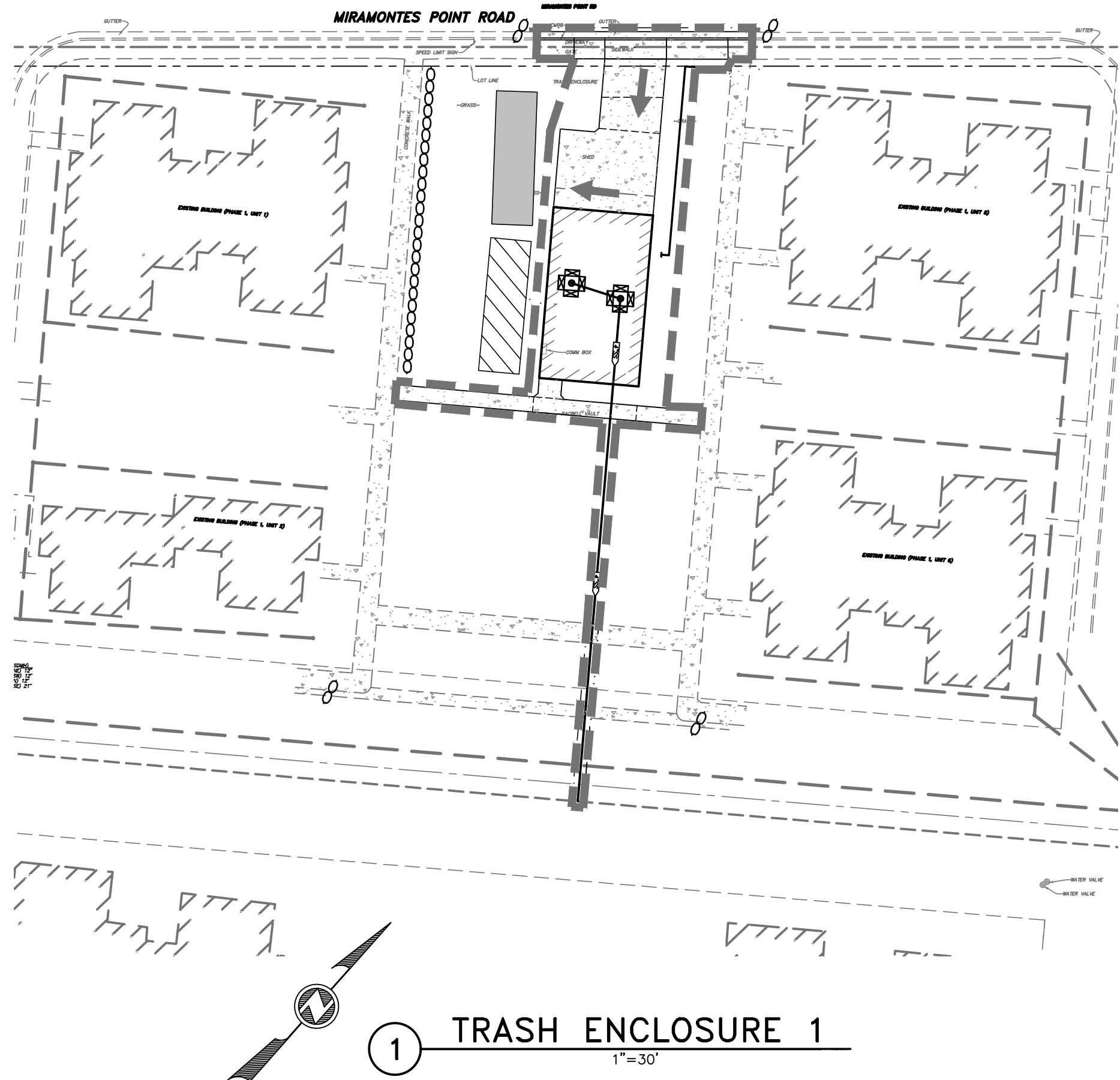
DMA 1
1,000 SF WATER QUALITY AREA NAME AND
SQUARE FOOTAGE

----- WATER QUALITY AREA BOUNDARY

BMP 1
1,000 SF BEST MANAGEMENT PRACTICE
AREA NAME AND SQUARE
FOOTAGE

SELF RETAINING AREA

DIRECTION OF FLOW



LEGEND:

- STORM DRAIN INLET PROTECTION PER CASQA SE-10
- LIMIT OF CLEARING AND GRADING
- DRAINAGE FLOW
- CONCRETE WASHOUT PIT MATERIAL PER CASQA WM-8 WITH POSTED SIGNS
- FIBER ROLL PER CASQA SE-5
- GRAVEL BAG BERM PER CASQA SE-6
- PLANNED STAGING, MATERIAL AND WASTE STORAGE AREA AND SOLID WASTE STORAGE AREA PER CASQA WM-1 TO WM-5

- EROSION CONTROL NOTES:**
- ALL WORK SHALL CONFORM TO THE CURRENT SAN MATEO COUNTY STANDARD SPECIFICATIONS AND CASQA BMP STANDARDS.
 - IF AREAS OUTSIDE OF THE SHOWN LIMITS ARE DISTURBED, CONTRACTOR SHALL NOTIFY THE QSP AND QSD TO UPDATE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS AND WITHIN THE SWPPP. ALL SOILS THAT ARE DISTURBED, INCLUDING AREAS OUTSIDE OF THE SHOWN LIMITS OF DISTURBANCE SHALL BE STABILIZED BY HYDROSEEDING, LANDSCAPING OR OTHER APPROVED METHOD WITHIN 14 DAYS OF NON-USE OR PRIOR TO PROJECT COMPLETION WHICHEVER OCCURS FIRST.
 - CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
 - THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
 - CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP'S, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
 - IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
 - THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
 - ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
 - CONTRACTOR SHALL PLACE INLET FILTER BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE INLET FILTER BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. STRAW BALES OR GRAVEL BAGS SHALL BE PLACED AROUND ALL EXISTING DRAINAGE INLETS IN THE VICINITY OF PROJECT SITE.
 - CONTRACTOR SHALL PLACE SILT FENCING OR FILTER ROLL ALONG THE PERIMETER OF PROJECT SITE.
 - GRADING SHALL NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH OVER A ONE (1) HOUR PERIOD.
 - CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT:** PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - MATERIAL DELIVERY AND STORAGE:** PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - CONCRETE WASTE:** PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES:** PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING:** PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - HAZARDOUS WASTE MANAGEMENT:** PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

TOTAL DISTURBED AREA: 12,500 SF

SITE BMP's		
CASQA FACT SHEET	BMP NAME	REQUIRED
EC-1	SCHEDULING	✓
EC-2	PRESERVATION OF EXISTING VEGETATION	✓
EC-3	HYDRAULIC MULCH	
EC-4	HYDROSEEDING	✓
EC-5	SOIL BINDERS	
EC-6	STRAW MULCH	
EC-7	GEOTEXTILES AND MATS	
EC-8	WOOD MULCHING	
EC-9	EARTH DIKES AND DRAINAGE SWALES	
EC-10	VELOCITY DISSIPATION DEVICES	
EC-11	SLOPE DRAINS	
EC-12	STREAMBANK STABILIZATION	
EC-14	COMPOST BLANKET	
EC-15	SOIL PREPARATION/ROUGHENING	✓
EC-16	NON-VEGETATIVE STABILIZATION	
WE-1	WIND EROSION CONTROL	✓
SE-1	SILT FENCE	
SE-2	SEDIMENT BASIN	
SE-3	SEDIMENT TRAP	
SE-4	CHECK DAMS	
SE-5	FIBER ROLLS	✓
SE-6	GRAVEL BAG BERM	✓
SE-7	STREET SWEEPING AND VACUUMING	✓
SE-8	SANDBAG BARRIER	
SE-9	STRAW BALE BARRIER	
SE-10	STORM DRAIN INLET PROTECTION	✓
SE-11	ACTIVE TREATMENT SYSTEM (ATS)	
SE-12	TEMPORARY SILT DIKE	
SE-13	COMPOST SOCKS AND BERMS	
SE-14	BIOFILTER BAGS	
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT	
TC-2	STABILIZED CONSTRUCTION ROADWAY	
TC-3	ENTRANCE/OUTLET TIRE WASH	
NS-1	WATER CONSERVATION PRACTICES	✓
NS-2	DEWATERING OPERATIONS	✓
NS-3	PAVING AND GRINDING OPERATIONS	✓
NS-4	TEMPORARY STREAM CROSSING	
NS-5	CLEAR WATER DIVERSION	
NS-6	ILLEGAL CONNECTION/DISCHARGE	✓
NS-7	POTABLE WATER/IRRIGATION	
NS-8	VEHICLE AND EQUIPMENT CLEANING	
NS-9	VEHICLE AND EQUIPMENT FUELING	✓
NS-10	VEHICLE & EQUIPMENT MAINTENANCE	✓
NS-11	PILE DRIVING OPERATIONS	
NS-12	CONCRETE CURING	✓
NS-13	CONCRETE FINISHING	✓
NS-14	MATERIAL OVER WATER	
NS-15	DEMOLITION ADJACENT TO WATER	
NS-16	TEMPORARY BATCH PLANTS	
WM-1	MATERIAL DELIVERY AND STORAGE	✓
WM-2	MATERIAL USE	✓
WM-3	STOCKPILE MANAGEMENT	✓
WM-4	SPILL PREVENTION AND CONTROL	✓
WM-5	SOLID WASTE MANAGEMENT	✓
WM-6	HAZARDOUS WASTE MANAGEMENT	✓
WM-7	CONTAMINATED SOIL MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	✓
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	✓
WM-10	LIQUID WASTE MANAGEMENT	

CHEN + RUIZ

ARCHITECTURE & CONSULTING

PO Box 6303
Alameda, CA 94501
EMAIL: cr@crarchconsulting.com

LM

LAUGENOUR AND MEIKLE

CIVIL ENGINEERING-LAND SURVEYING-PLANNING
608 COURT STREET, WOODLAND, CA 95695
P.O. Box 828, WOODLAND, CA 95776
(530) 662-1755 • www.lmcc.net • info@lmcc.net

BY NEIL U. BUSCH
DATE 11/25/2024 P.E. 68595

© CHEN + RUIZ Architecture and Consulting 2024

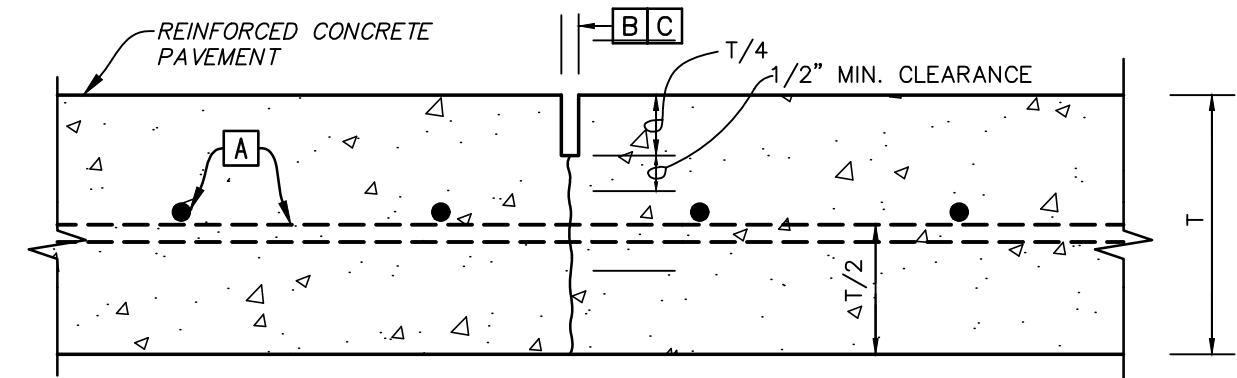
APPLICANT:
MIDPEN HOUSING CORPORATION
MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

EROSION & SEDIMENTATION CONTROL PLAN

C601

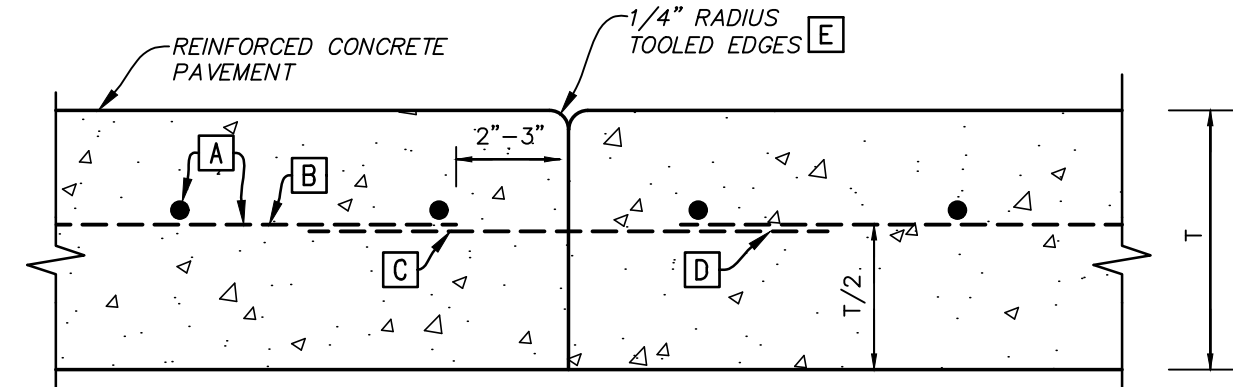
SHEET 10 OF 12

Drawn By: AB
Checked By: NUB
Plot Date: 11/25/2024
PROJECT NO: 4781
SCALE: AS NOTED



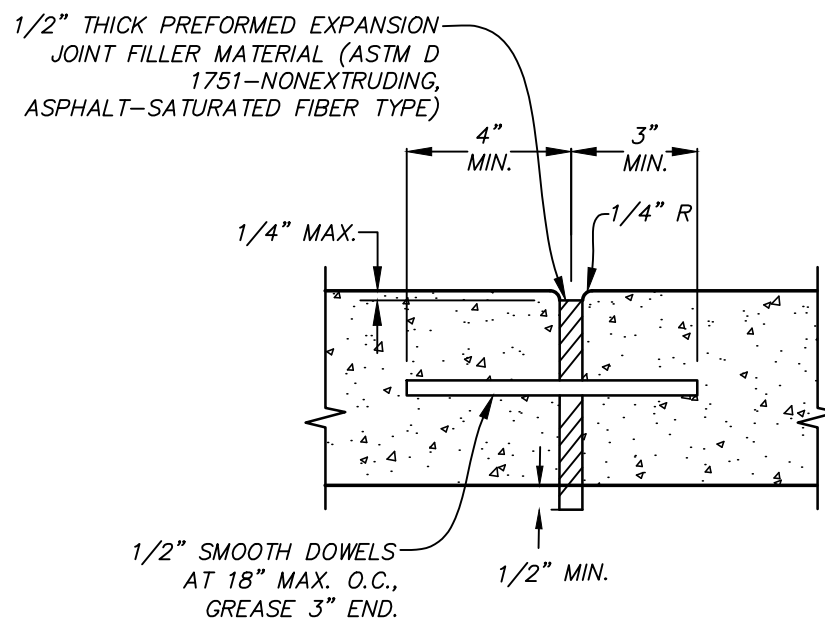
- NOTES**
- [A] DISTRIBUTED STEEL REINFORCEMENT PER PLAN.
 - [B] TOOLED GROOVE WITH 1/4" RADIUS OR 1/8" WIDE SAW CUT (SHOWN).
 - [C] 12' MAX. JOINT SPACING IN EACH DIRECTION. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.
 - [D] WHERE PAVING WILL BE SUBJECTED TO HARD WHEEL EQUIPMENT USE, IT IS RECOMMENDED TO FILL ALL JOINTS WITH AN EPOXY JOINT FILLER—COORDINATE WITH THE OWNER.

1 PCC PAVING CONTRACTION (CRACK CONTROL) JOINT

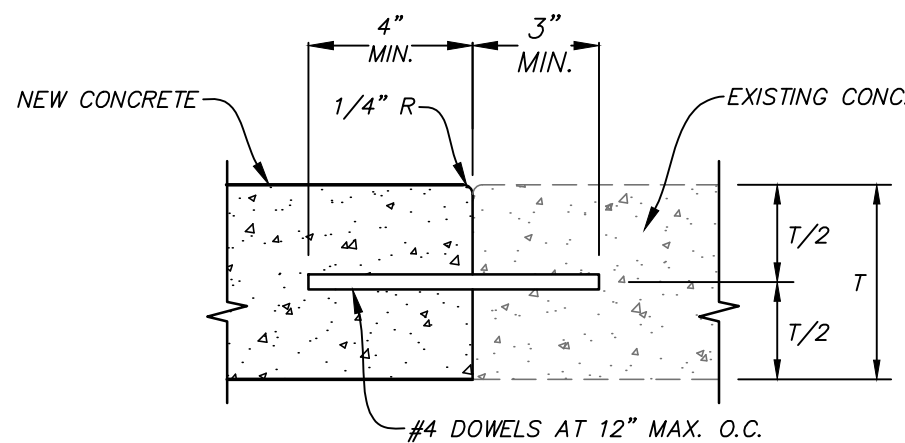


- NOTES**
- [A] DISTRIBUTED STEEL REINFORCEMENT PER PLAN.
 - [B] AT CONTRACTOR'S OPTION, SLAB REINFORCEMENT MAY RUN CONTINUOUS THROUGH JOINT 24" MIN. IN LIEU OF DOWELS.
 - [C] #6 REBAR DOWELS, 16" MINIMUM LENGTH, AT 16" MAX. SPACING, PROPERLY SUPPORTED AND ALIGNED AT MID-SLAB DEPTH TO PREVENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS.
 - [E] WHEN JOINING EXISTING CONCRETE, DRILL AND BOND DOWEL INTO EXISTING CONCRETE WITH GROUT. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.
 - [D] PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.

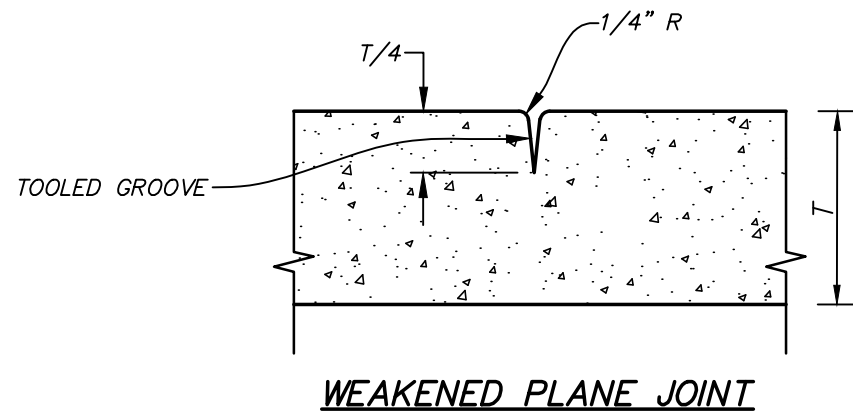
2 PCC PAVING CONSTRUCTION JOINT



- EXPANSION JOINT**
- USE AT 60' MAX SPACING IN SIDEWALK CURB & GUTTER, MEDIAN CURBS, & MEDIAN FLATWORK. ALSO USE AT MAJOR CORNER RETURNS, SIDES OF RAMPS, DRIVEWAYS & LOCATIONS SHOWN ON PLANS & AS SPECIFIED IN SPECIFICATIONS.
 - DISCONTINUE DISTRIBUTED STEEL REINFORCEMENT IF ANY, AT EXPANSION JOINTS.
 - PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.
 - CHECK ARCHITECTURAL AND LANDSCAPING PLANS FOR ANY JOINT SEALANT REQUIREMENTS.



- SIDEWALK CONTACT JOINT**
- USE WHERE NEW CONSTRUCTION OF SIDEWALK, RAMP AND/OR CURB & GUTTER ABUTTS EXISTING IMPROVEMENTS.
 - WHEN JOINING EXISTING CONCRETE, DRILL AND BOND DOWEL INTO EXISTING CONCRETE WITH GROUT OR EPOXY. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.

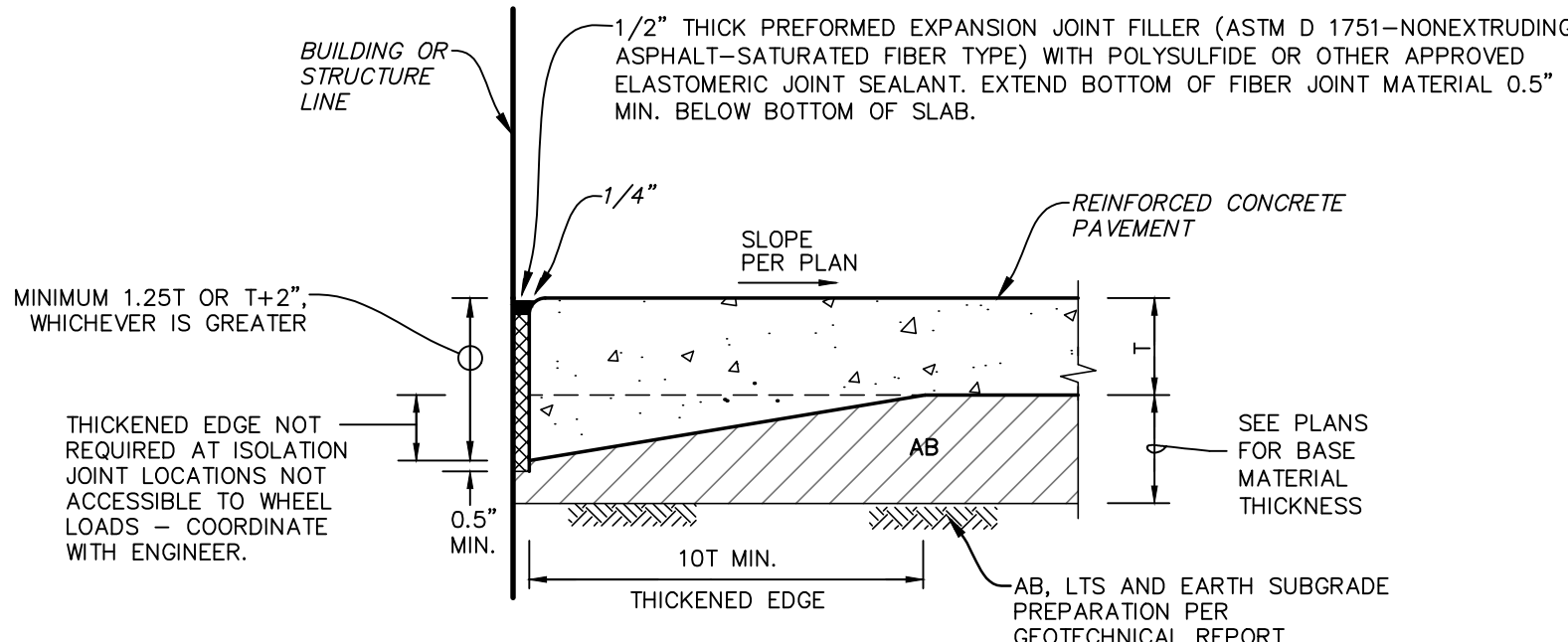


SCORE LINE

NOTE
WEAKENED PLANE JOINTS MAYBE SUBSTITUTED FOR SCORE LINES WITH OWNER'S APPROVAL

3 CONCRETE SIDEWALK JOINT DETAILS

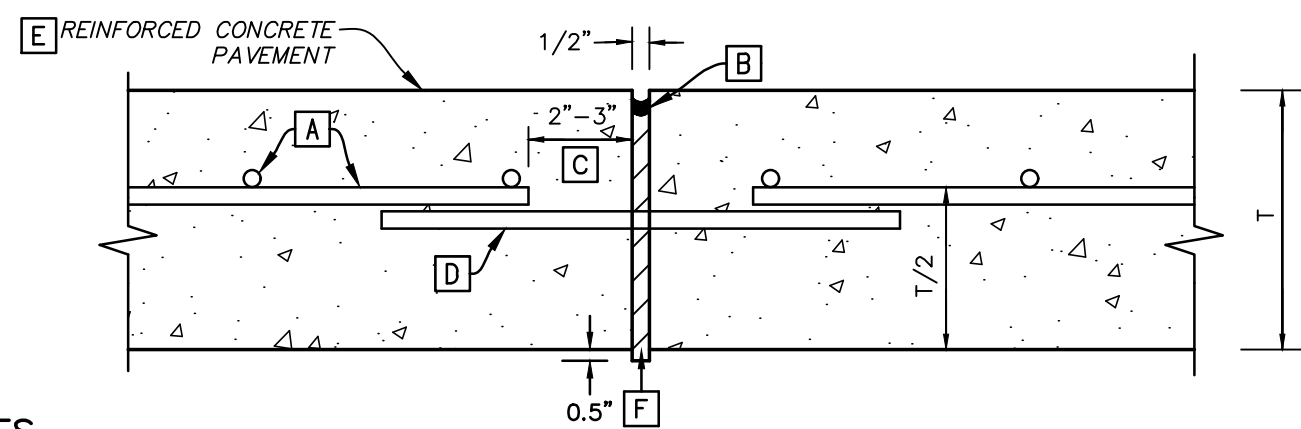
NTS



- NOTES**
- PLACE ISOLATION JOINTS AT BUILDINGS, UTILITY STRUCTURES SUCH AS MANHOLES, DRAINAGE INLETS, AND FOOTINGS, AND OTHER MISCELLANEOUS STRUCTURES.
 - FOR JOINTS AROUND COLUMNS, POSTS, ETC. USE TYPICAL DIAMOND-SHAPED JOINT CONFIGURATION AND COORDINATE WITH STRUCTURAL PLANS AND WITH CONTRACTOR—PREPARED AND OWNER—APPROVED PAVEMENT JOINTING PLAN.

4 PCC PAVING ISOLATION JOINT

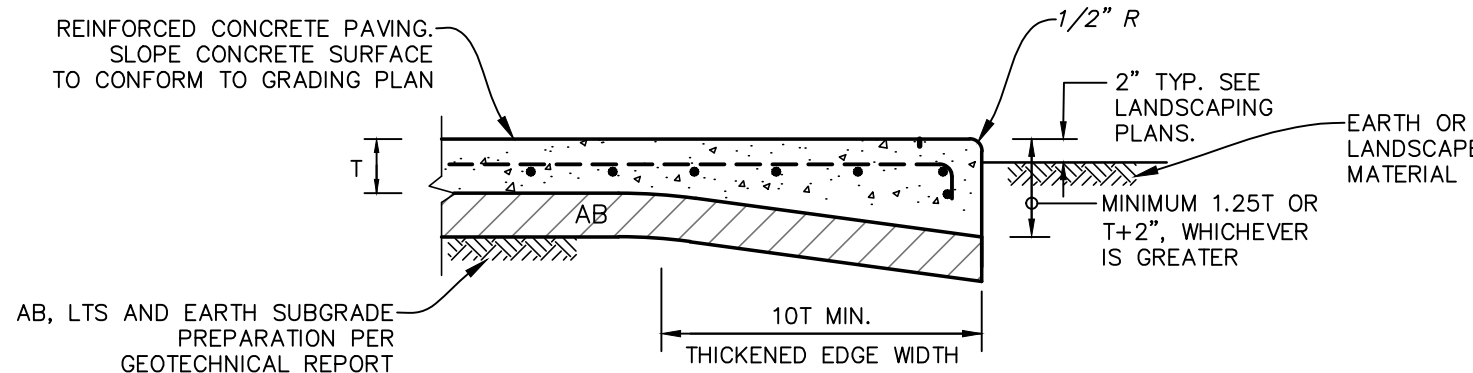
NTS



- NOTES**
- [A] DISTRIBUTED STEEL REINFORCEMENT PER PLAN.
 - [B] INSTALL JOINT SEALANT PER MANUFACTURER'S RECOMMENDATIONS FOR THE JOINT WIDTH AND SEALANT INSTALLATION. SEALANT SHALL BE COLD-POUR, SINGLE COMPONENT, SELF-LEVELING SILICONE OR POLYSULFIDE, WITH COLOR TO MATCH PAVEMENT. COORDINATE WITH OWNER. SEALANT TO BE RECESSED BELOW PAVEMENT SURFACE.
 - [C] DISCONTINUE DISTRIBUTED STEEL REINFORCEMENT AT EXPANSION JOINTS.
 - [D] 0.75" MIN. DIAMETER FOR 5" ≤ T ≤ 6.5" AND 1" MINIMUM DIAMETER FOR T > 6.5". 16" MINIMUM LENGTH, EPOXY-COATED, SMOOTH (FREE OF BURRS AND DEFORMATIONS), ROUND STEEL BAR (ASTM A615) DOWELS AT 12" MAX. SPACING, PROPERLY SUPPORTED AND ALIGNED AT MID-SLAB DEPTH TO PREVENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS. AT LEAST HALF OF EACH DOWEL SHALL BE COATED WITH A BOND BREAKING SUBSTANCE (5 MIL MAX. THICKNESS). PLASTIC DOWEL SLEEVES MAY BE USED INSTEAD OF A COATING. DOWELS SHALL BE SECURELY AND ACCURATELY ALIGNED PARALLEL TO THE SLAB SURFACE AND TO THE CENTERLINE OF THE SLAB. MAX. TOLERANCE IS 1/4" PER DOWEL LENGTH IN THE HORIZONTAL, VERTICAL OR COMBINED ALIGNMENT.
 - [E] 60'-90'. JOINT SPACING IN EACH DIRECTION. INSTALL JOINTS AT POINTS OF TANGENCY, AT ENDS OF DRIVEWAYS, ETC. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED EXPANSION, CONTRACTION AND ISOLATION JOINTS, AND JOINT SEALANT.
 - [F] 1/2" THICK PREFORMED EXPANSION JOINT FILLER (ASTM D 1751—NONEXTRUDING, ASPHALT-SATURATED FIBER TYPE) WITH APPROVED JOINT SEALANT.

5 PCC PAVING EXPANSION JOINT

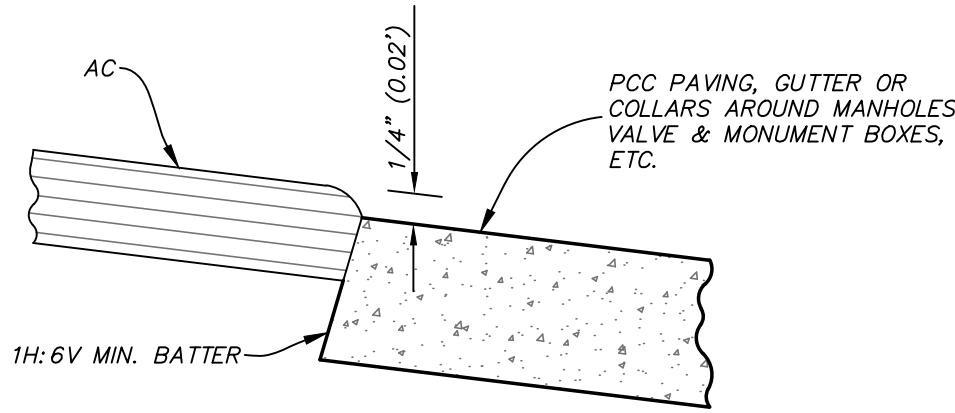
NTS



NOTE
PCC PAVEMENTS SHALL HAVE THICKENED EDGES AT ALL FREE PAVEMENT EDGES. A FREE PAVEMENT EDGE IS DEFINED AS ANY PCC PAVEMENT JOINT OR EDGE WHERE LOAD TRANSFER TO ADJACENT AREAS IS NOT PROVIDED, SUCH AS ADJACENT TO LANDSCAPING, AT DRIVE-THROUGH DOORWAYS, OR AT TRANSITIONS BETWEEN PCC AND AC PAVING.

6 PCC PAVING THICKENED EDGE ADJOINING LANDSCAPING

NTS



7 AC PAVEMENT EDGE AT CONCRETE

NTS

CHEN + RUIZ

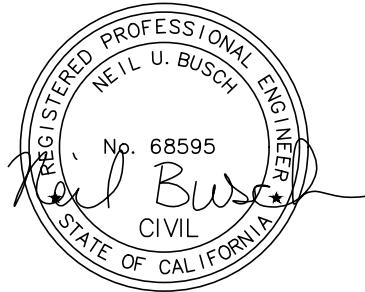
ARCHITECTURE & CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING-LAND SURVEYING-PLANNING
608 COURT STREET, WOODLAND, CA 95695
P.O. Box 828, WOODLAND, CA 95776
(530) 662-1755 • www.lmce.net • info@lmce.net

BY NEIL U. BUSCH
DATE 11/25/2024 P.E. 68595



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE @ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE

Drawn By: AB

Checked By: NUB

Plot Date: 11/25/2024

PROJECT NO: 4781

SCALE: AS NOTED

DETAILS

C702

SHEET 12 OF 12



**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

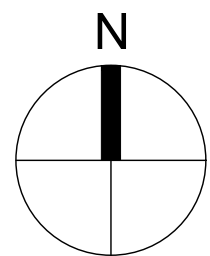
PROJECT NO: -

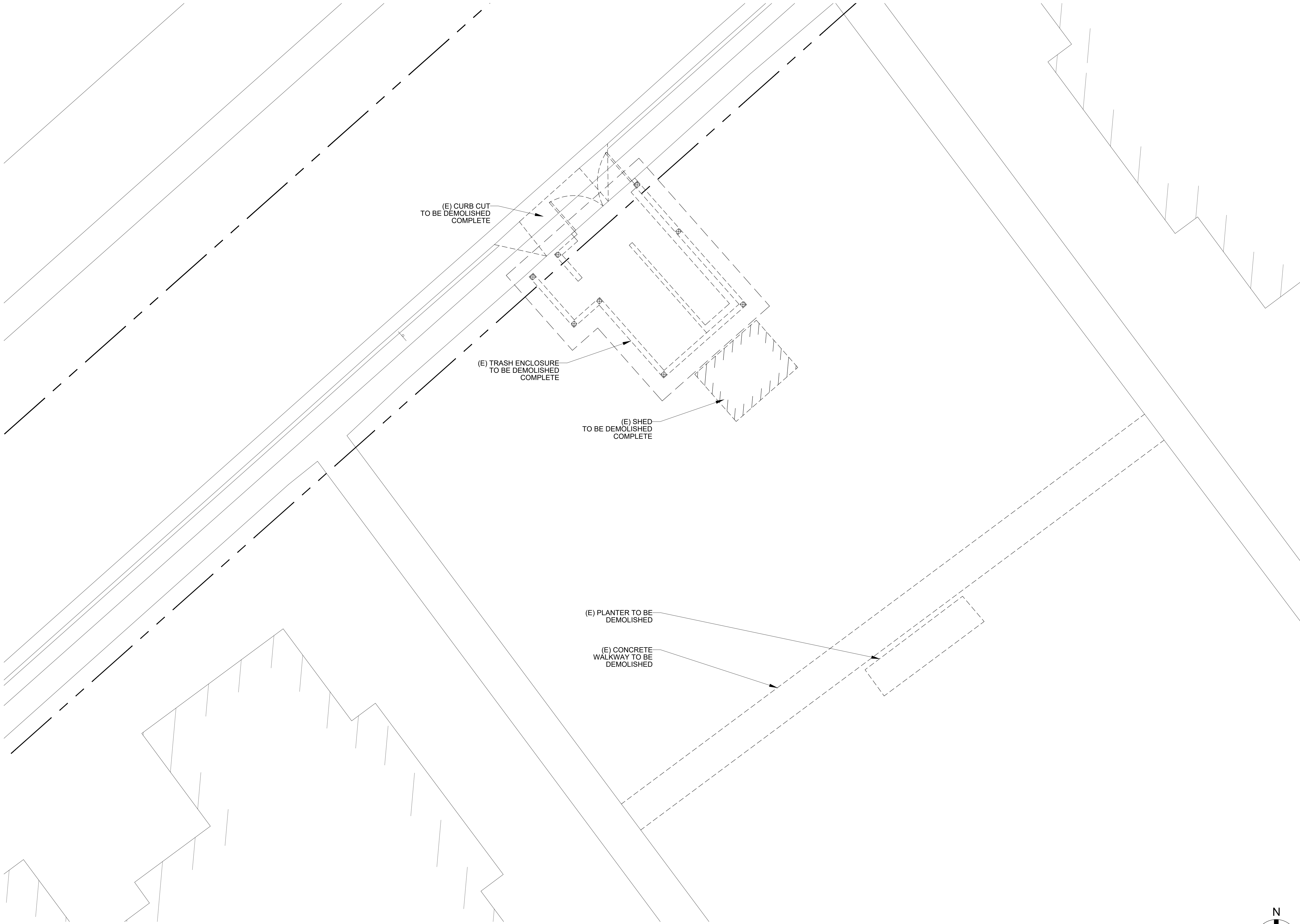
**SITE REFERENCE PLAN
- EXISTING**

A-101

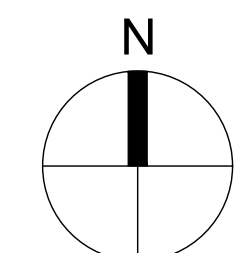
1 SITE REFERENCE PLAN - EXISTING

SCALE: 1/64"=1'-0"





1 ENLARGED PARTIAL EXISTING/DEMO SITE PLAN - TRASH ENCLOSURE #1
SCALE: 3/16"=1'-0"



**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

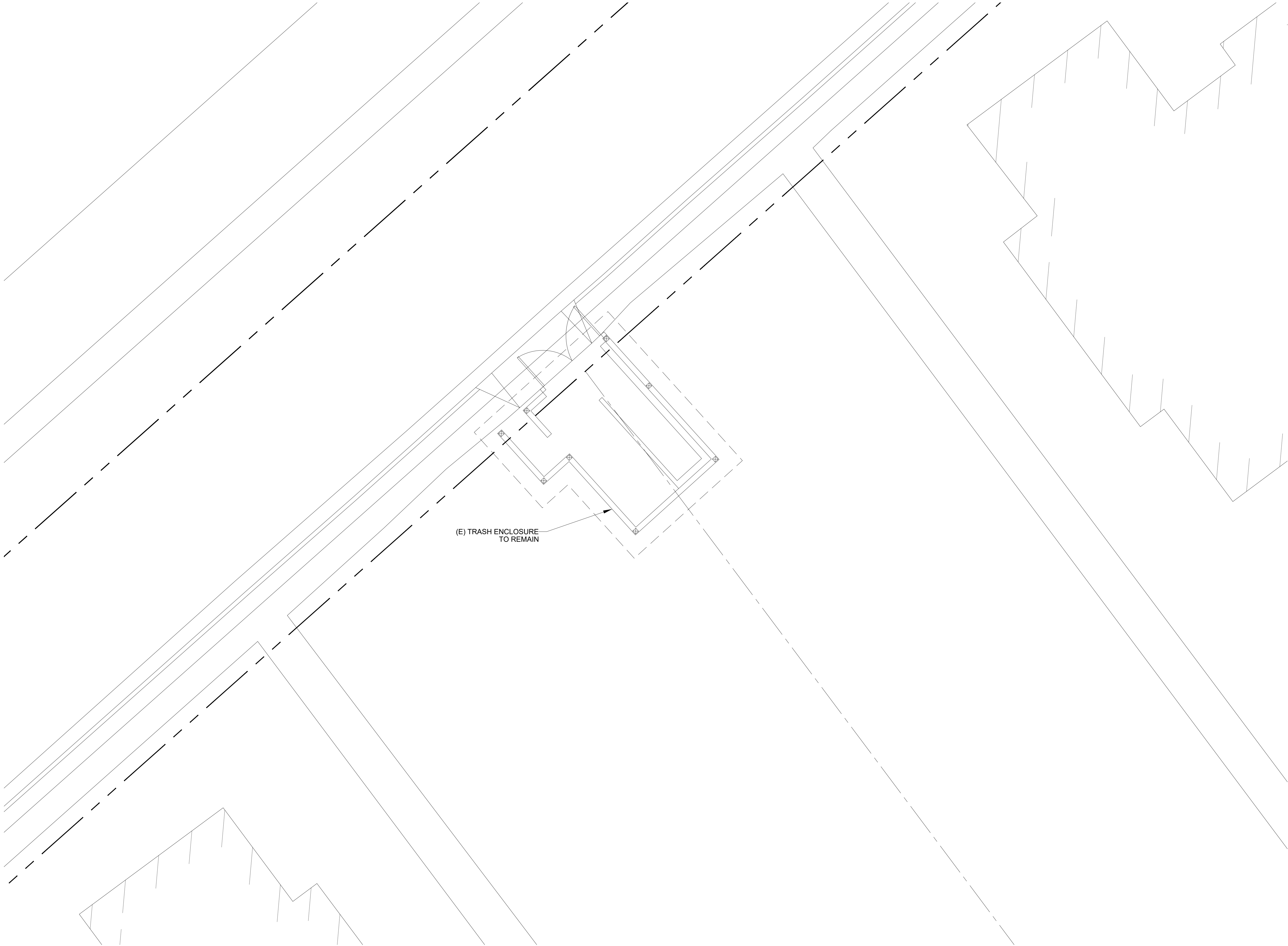
PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

PROJECT NO: -

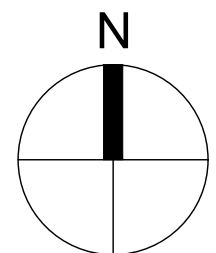
**ENLARGED PARTIAL
EXISTING SITE PLANS
- TRASH ENCLOSURE #1**

A-101A



1 ENLARGED PARTIAL EXISTING SITE PLAN - TRASH ENCLOSURE #2

SCALE: 3/16"=1'-0"



CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING
CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE
2024.12.12 PERMIT SUBMITTAL

PROJECT NO: -

ENLARGED PARTIAL
EXISTING SITE PLANS
- TRASH ENCLOSURE #2

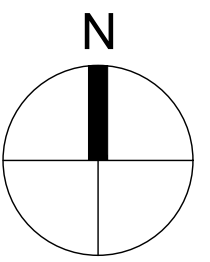
A-101B



1

ENLARGED PARTIAL EXISTING SITE PLAN - TRASH ENCLOSURE #3

SCALE: 3/16"=1'-0"



CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501
EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING CORPORATION
MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

PROJECT NO: -

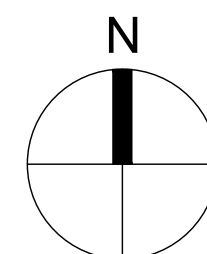
**ENLARGED PARTIAL
EXISTING SITE PLANS
- TRASH ENCLOSURE #3**

A-101C



1 ENLARGED PARTIAL EXISTING SITE PLAN - TRASH ENCLOSURE #4

SCALE: 3/16"=1'-0"



CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501
EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING CORPORATION
MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

PROJECT NO: -

ENLARGED PARTIAL
EXISTING SITE PLANS
- TRASH ENCLOSURE #4

A-101D



**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

PROJECT NO: -

**SITE REFERENCE PLAN
- PROPOSED**

A-102



1 SITE REFERENCE PLAN - PROPOSED
SCALE: 1/64"=1'-0"

PO Box 6303
Alameda, CA 94501
EMAIL: cr@crarchconsulting.com



**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

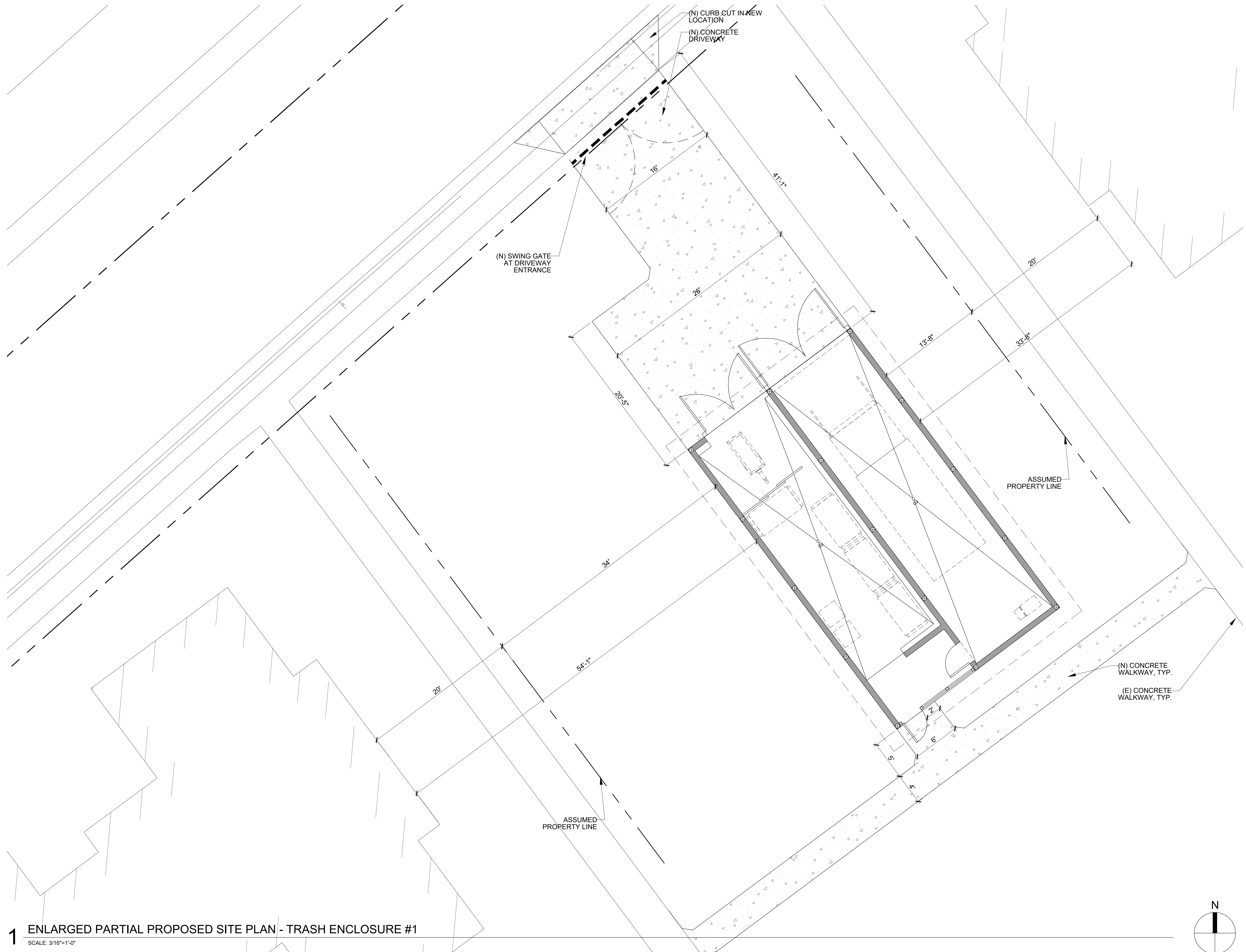
DRAWING SUBMITTAL SCHEDULE

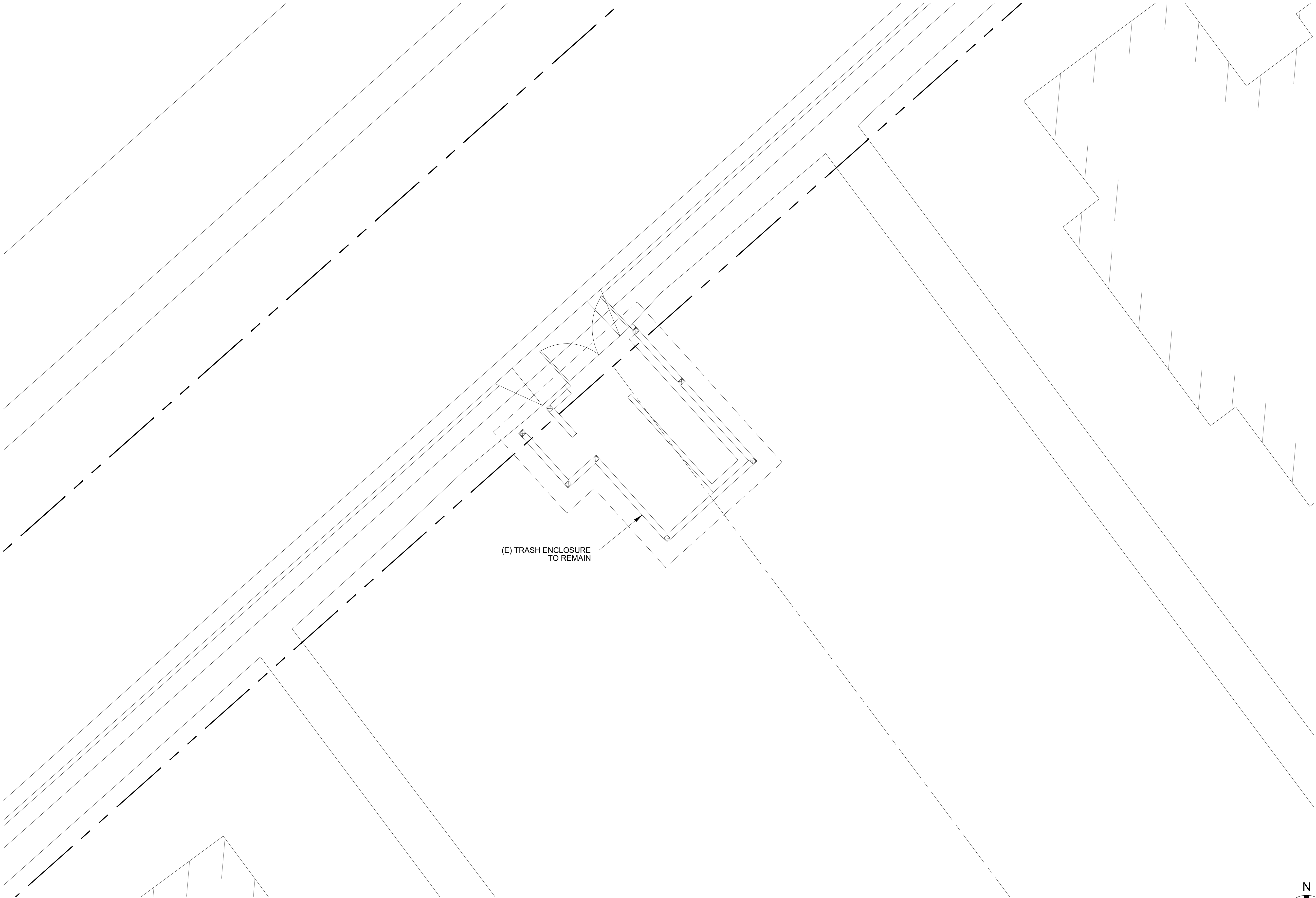
2024.12.12	PERMIT SUBMITTAL
------------	------------------

PROJECT NO: -

**ENLARGED PARTIAL
PROPOSED SITE PLAN
- TRASH ENCLOSURE #1**

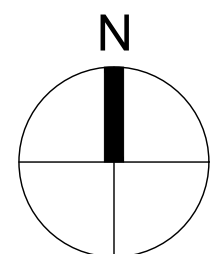
A-102A





1 ENLARGED PARTIAL PROPOSED SITE PLAN - TRASH ENCLOSURE #2

SCALE: 3/16"=1'-0"



CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING
CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE
2024.12.12 PERMIT SUBMITTAL

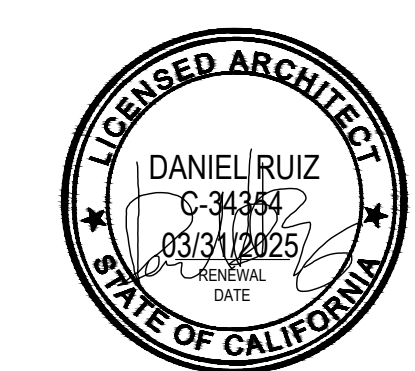
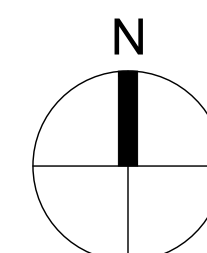
PROJECT NO: -

ENLARGED PARTIAL
PROPOSED SITE PLAN
- TRASH ENCLOSURE #2

A-102B



1 ENLARGED PARTIAL PROPOSED SITE PLAN - TRASH ENCLOSURE #3
SCALE: 3/16"=1'-0"



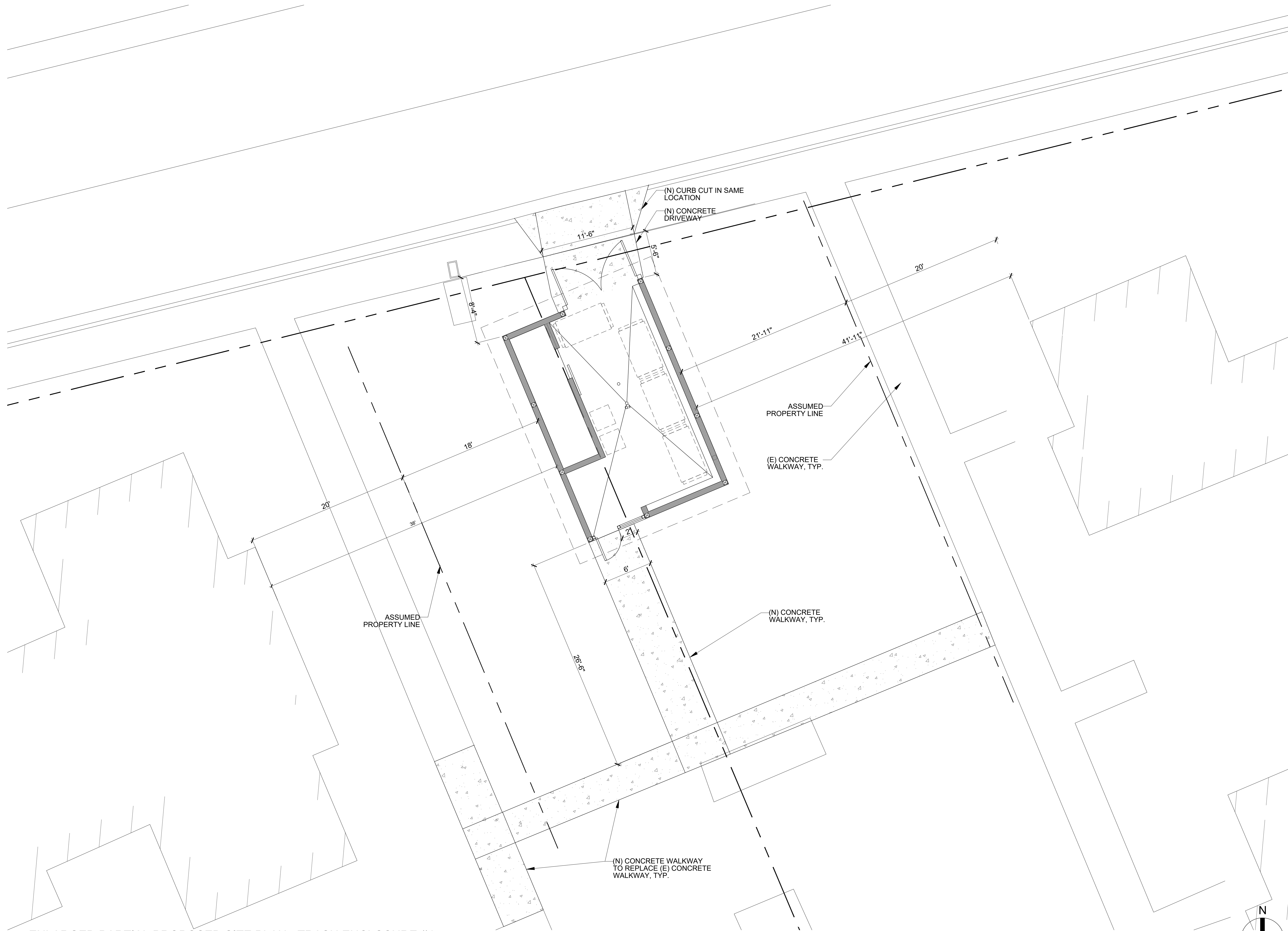
**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

PROJECT NO: -

**ENLARGED PARTIAL
PROPOSED SITE PLAN
- TRASH ENCLOSURE #3**



1 ENLARGED PARTIAL PROPOSED SITE PLAN - TRASH ENCLOSURE #4

SCALE: 3/16"=1'-0"

CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:

MIDPEN HOUSING
CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE

2024.12.12 PERMIT SUBMITTAL

PROJECT NO: -

ENLARGED PARTIAL
PROPOSED SITE PLAN
- TRASH ENCLOSURE #4

A-102D

WALL LEGEND:

(E) WALL TO REMAIN

(E) WALL TO DEMOLISH

(N) WALL

=====

=====



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE

@ MIRAMONTES

TRASH ENCLOSURES

REMODEL

PARCEL NO.

066-430-190 / 066-430-200 /

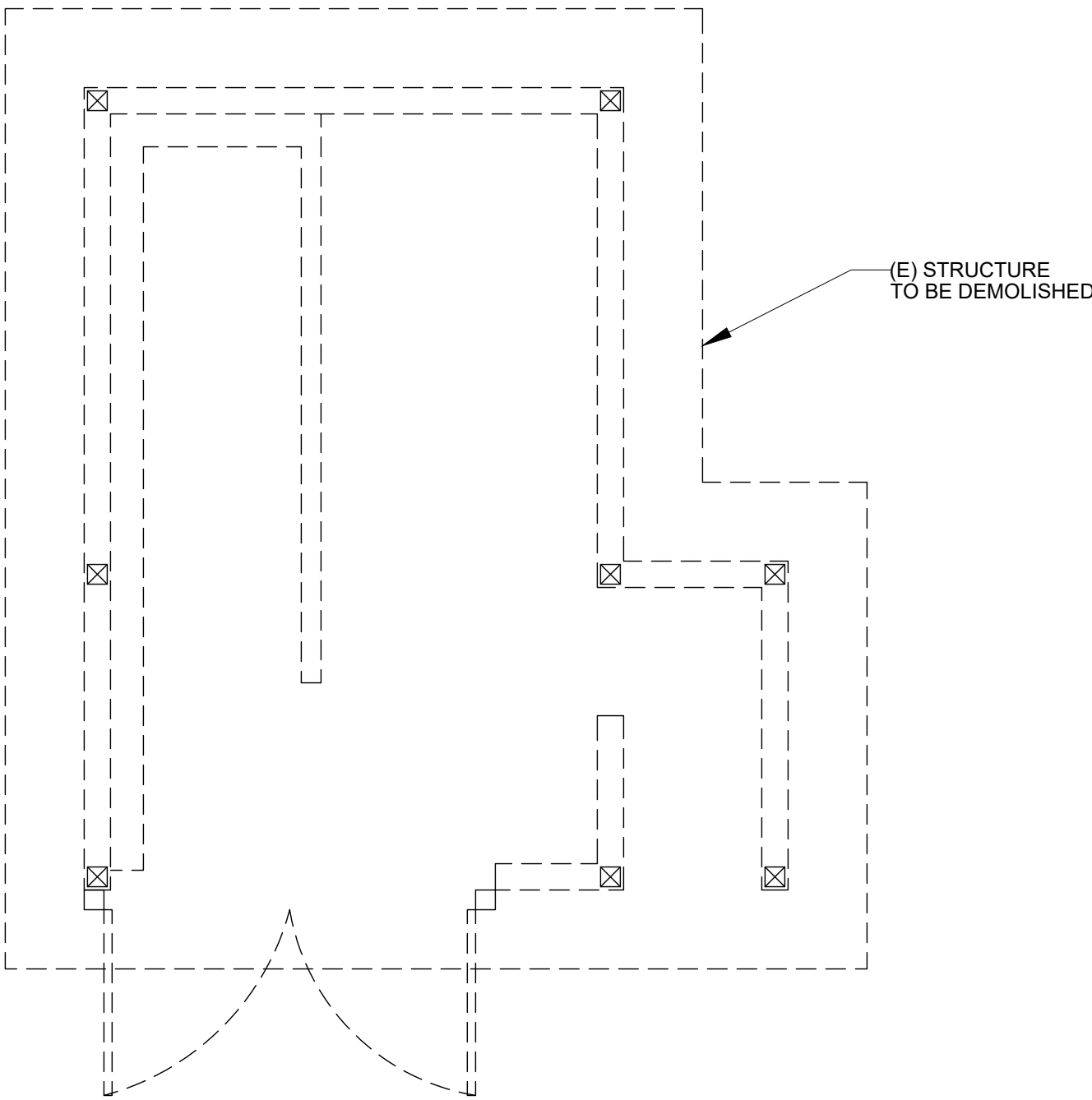
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

PROJECT NO: -

EXISTING / DEMO LITION

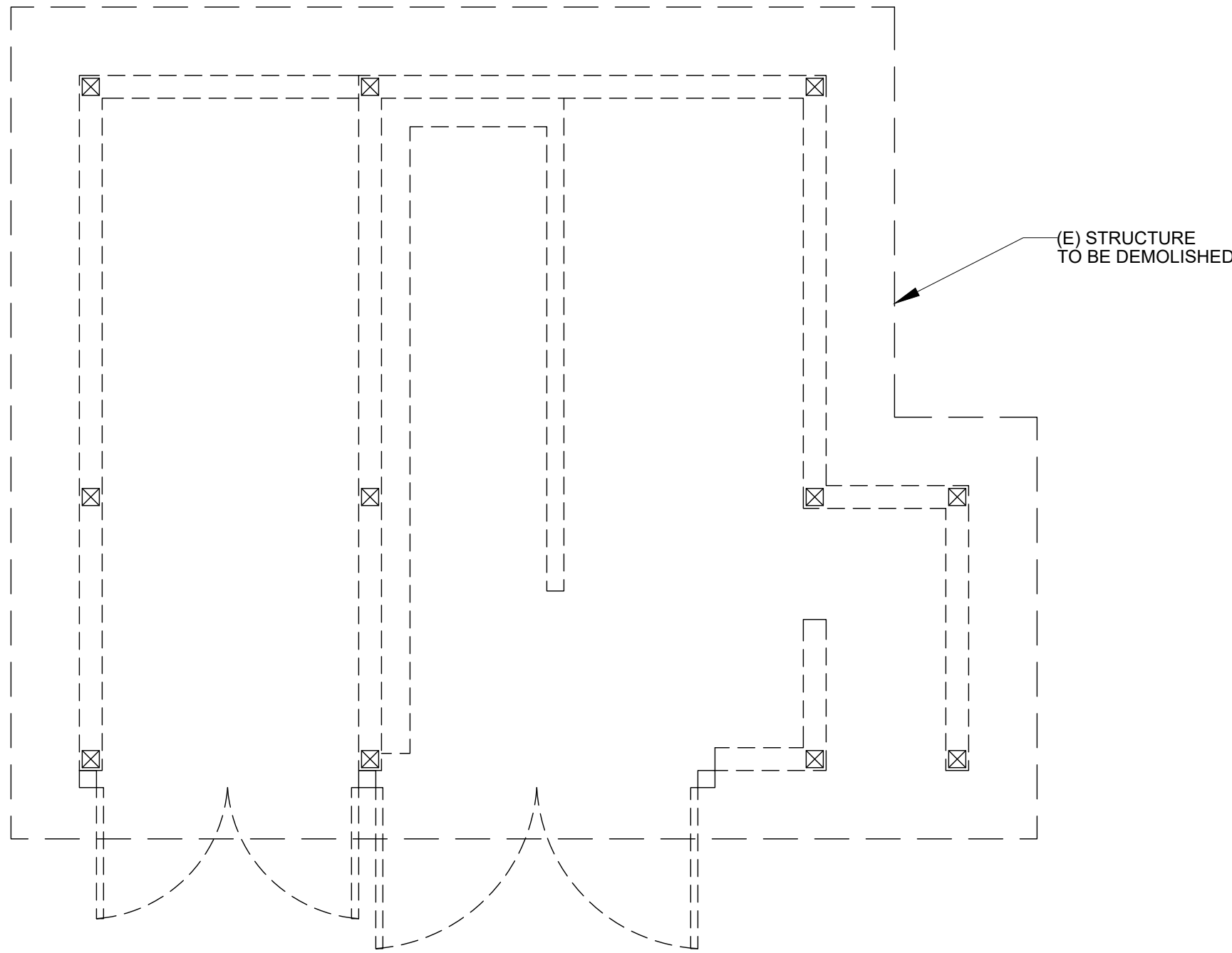
FLOOR PLANS



2

EXISTING / DEMO FLOOR PLAN - #1&4 TRASH ENCLOSURE

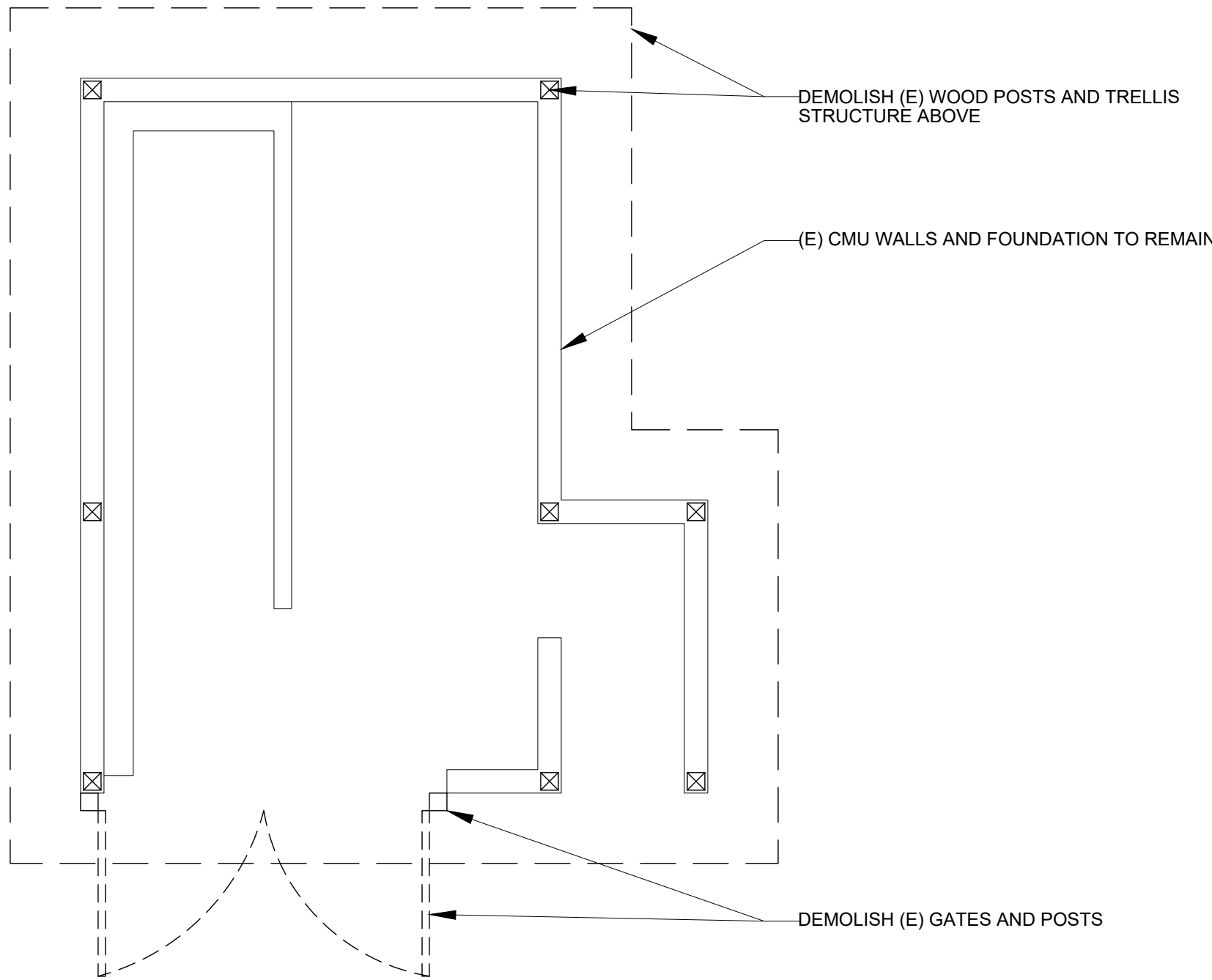
SCALE: 1/4"=1'-0"



1

EXISTING / DEMO FLOOR PLAN - #3 TRASH ENCLOSURE

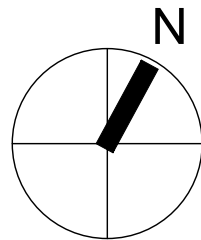
SCALE: 1/4"=1'-0"



3

EXISTING FLOOR PLAN - #2 TRASH ENCLOSURE

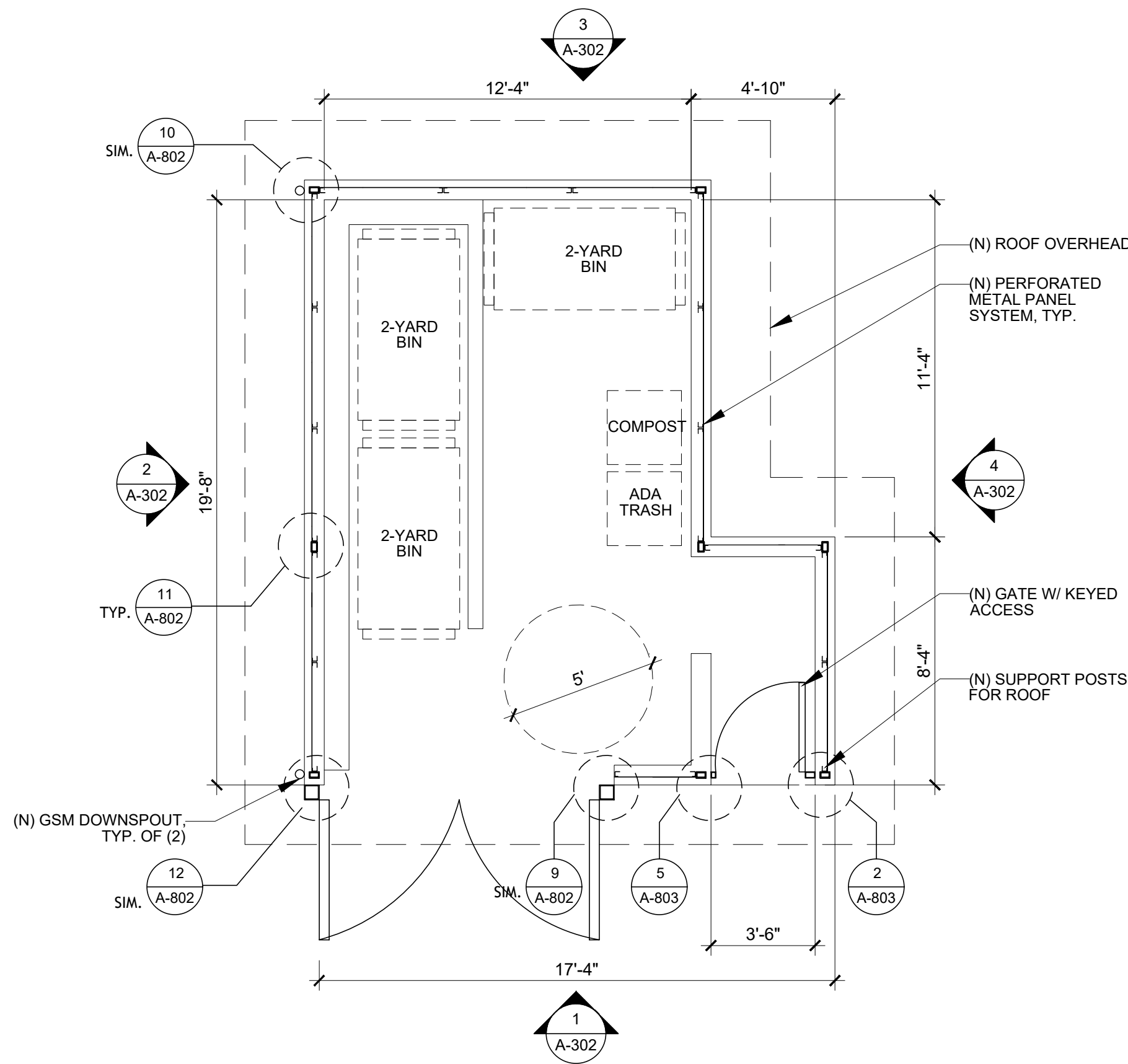
SCALE: 1/4"=1'-0"



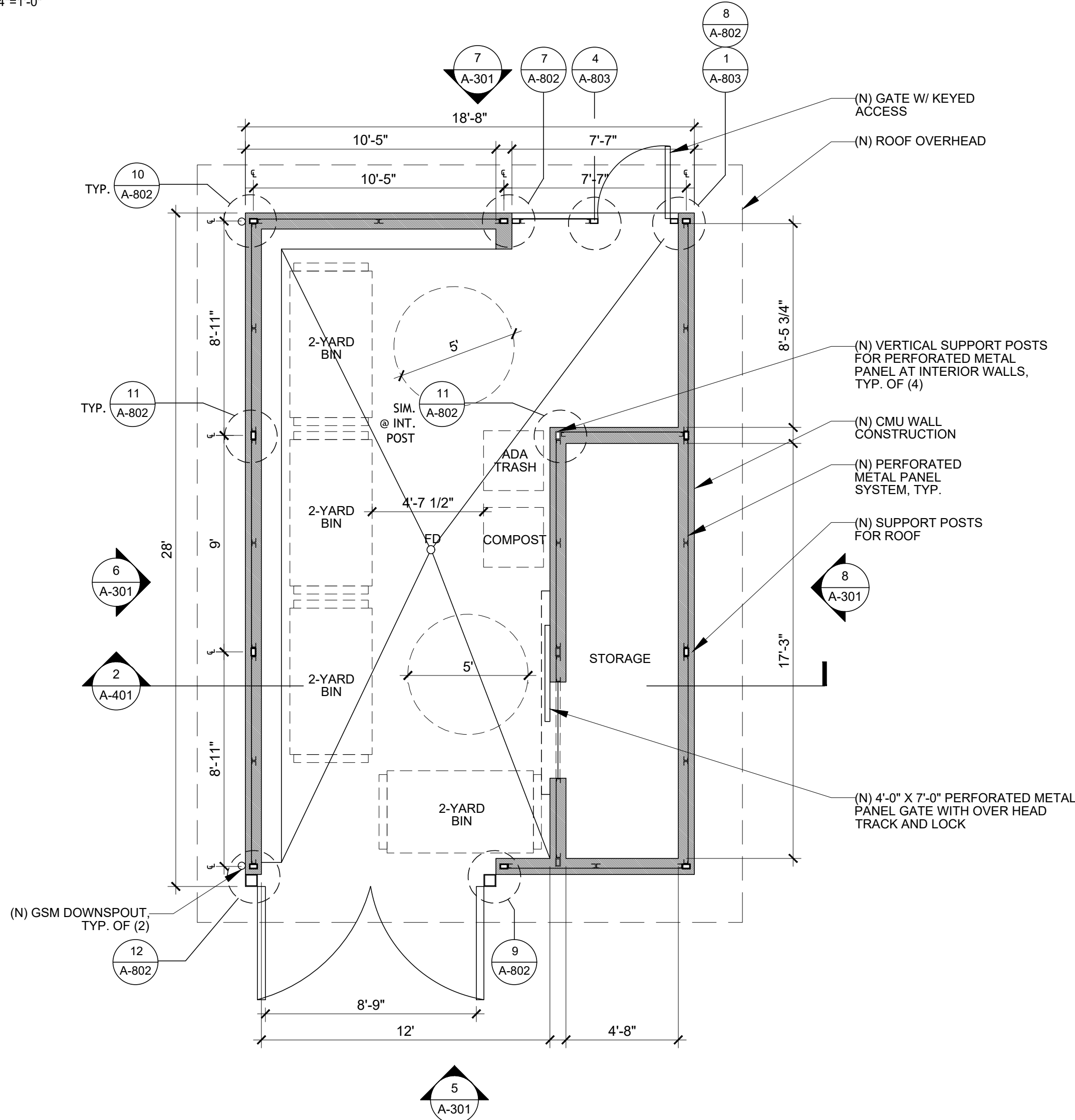


WALL LEGEND:	
(E) WALL TO REMAIN	=====
(E) WALL TO DEMOLISH	-----
(N) WALL	=====

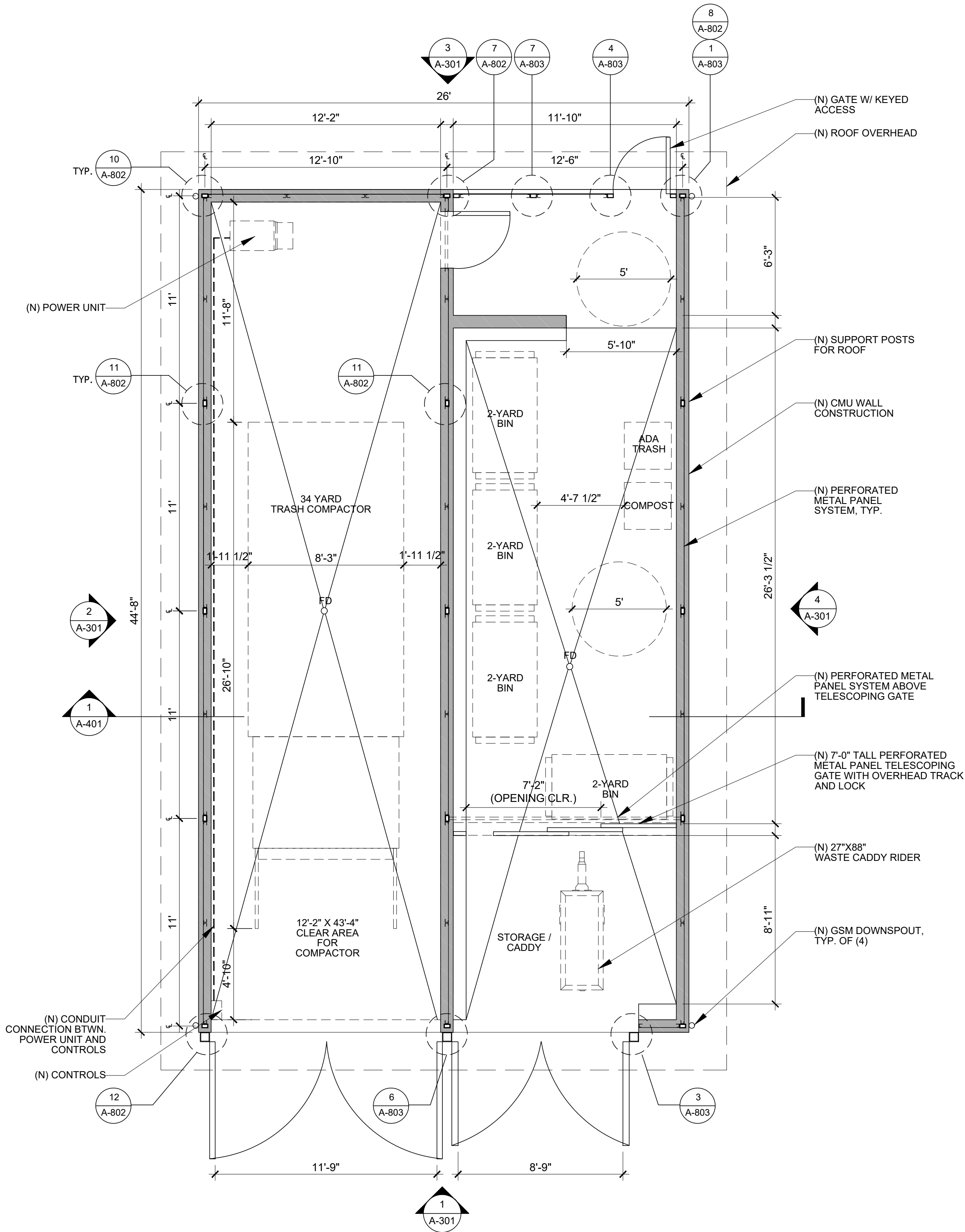
GENERAL NOTES
REFER TO SHEET A-303



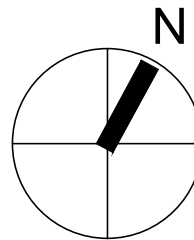
3 PROPOSED FLOOR PLAN - #2 TRASH ENCLOSURE
SCALE: 1/4"=1'-0"

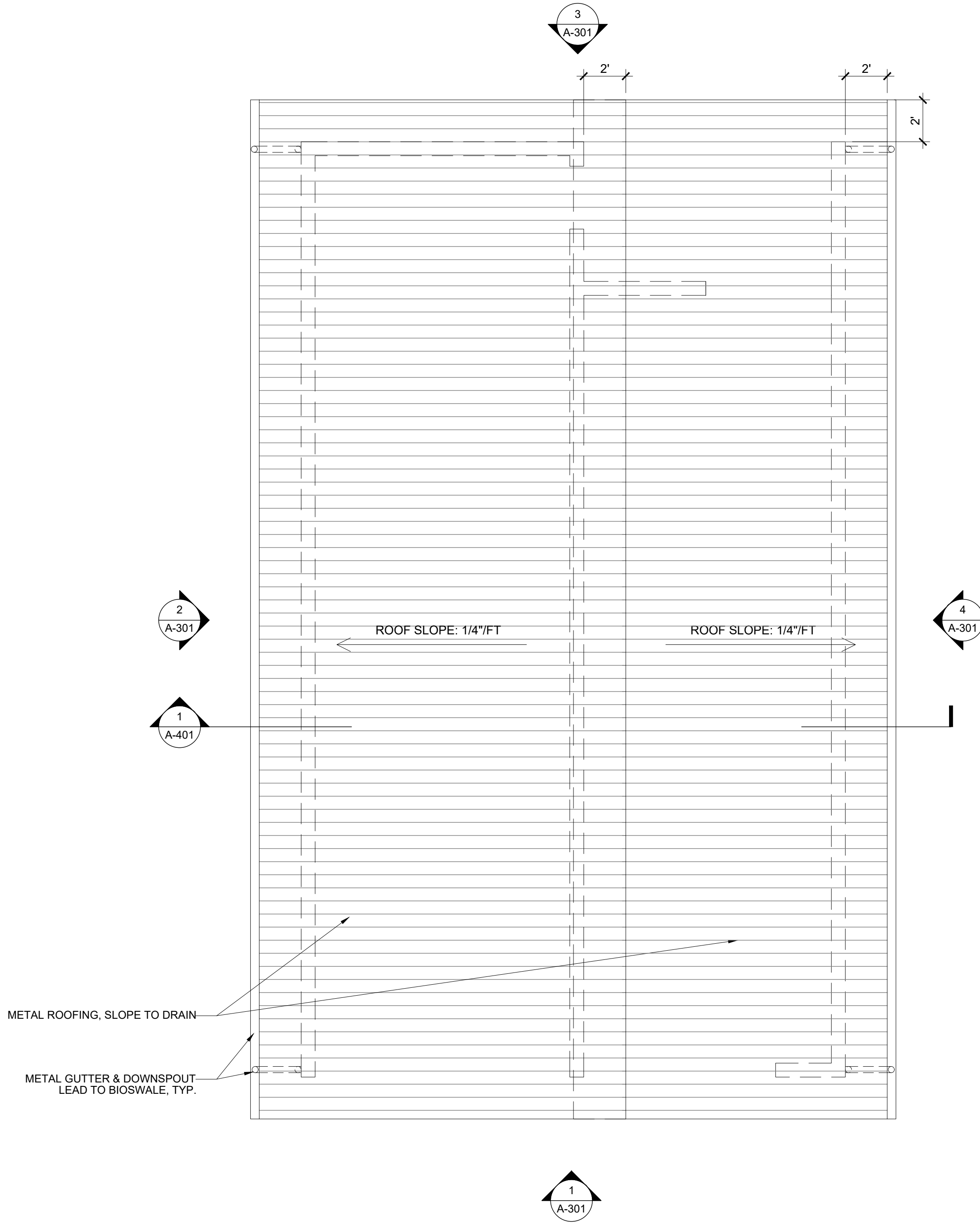


2 PROPOSED FLOOR PLAN - #4 TRASH ENCLOSURE
SCALE: 1/4"=1'-0"

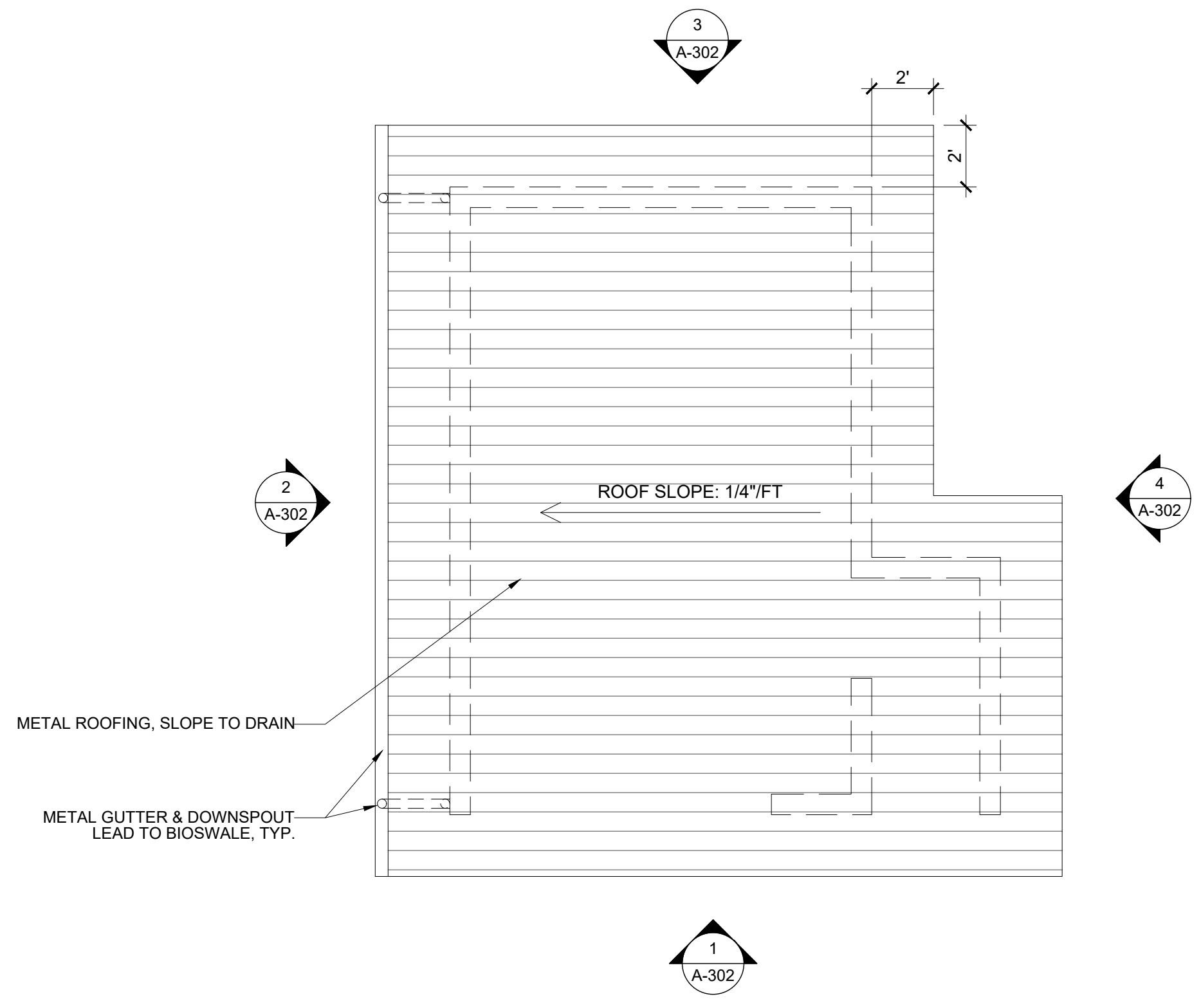


1 PROPOSED FLOOR PLAN - #1&3 TRASH ENCLOSURE
SCALE: 1/4"=1'-0"

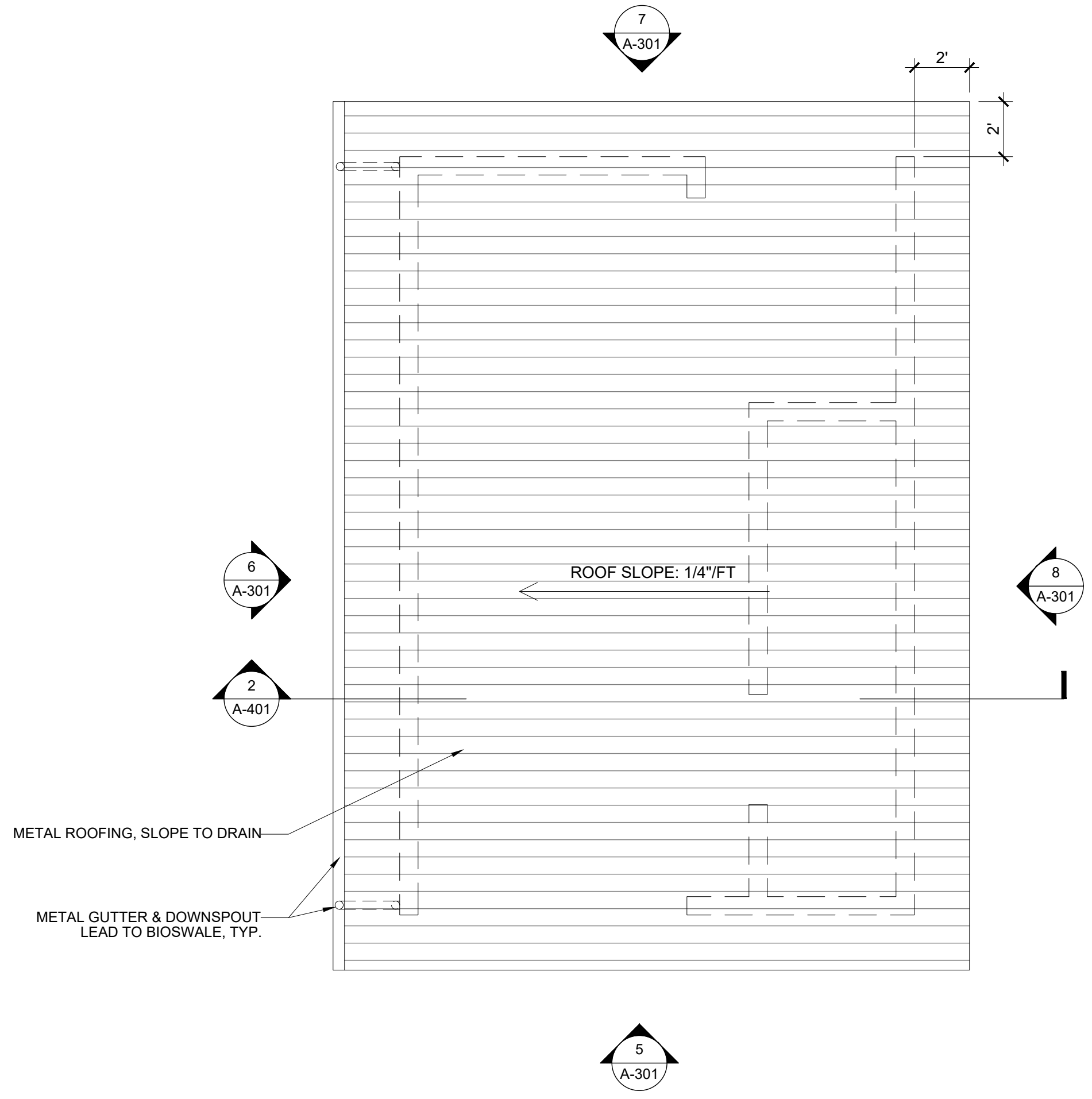




1 PROPOSED ROOF PLAN - #1&3 TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



3 PROPOSED ROOF PLAN - #2 TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



2 PROPOSED ROOF PLAN - #4 TRASH ENCLOSURE
SCALE: 1/4"=1'-0"

GENERAL NOTES
REFER TO SHEET A-303

PO Box 6303
Alameda, CA 94501
EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

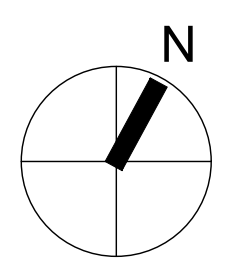
**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

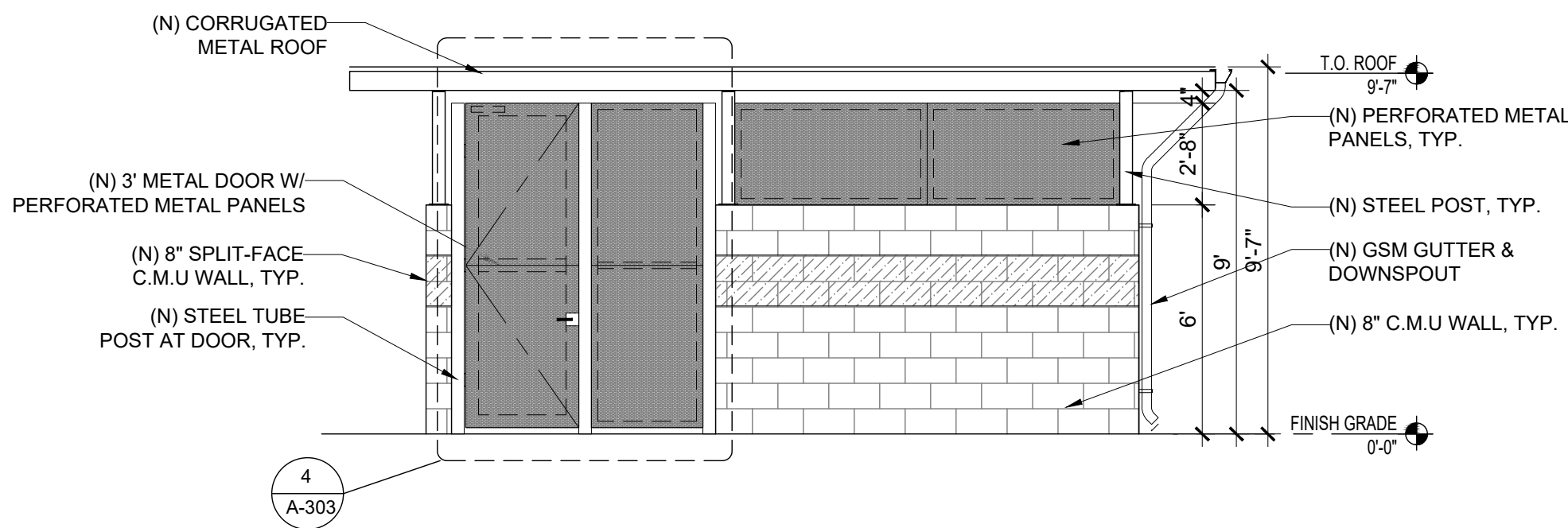
DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

PROJECT NO: -

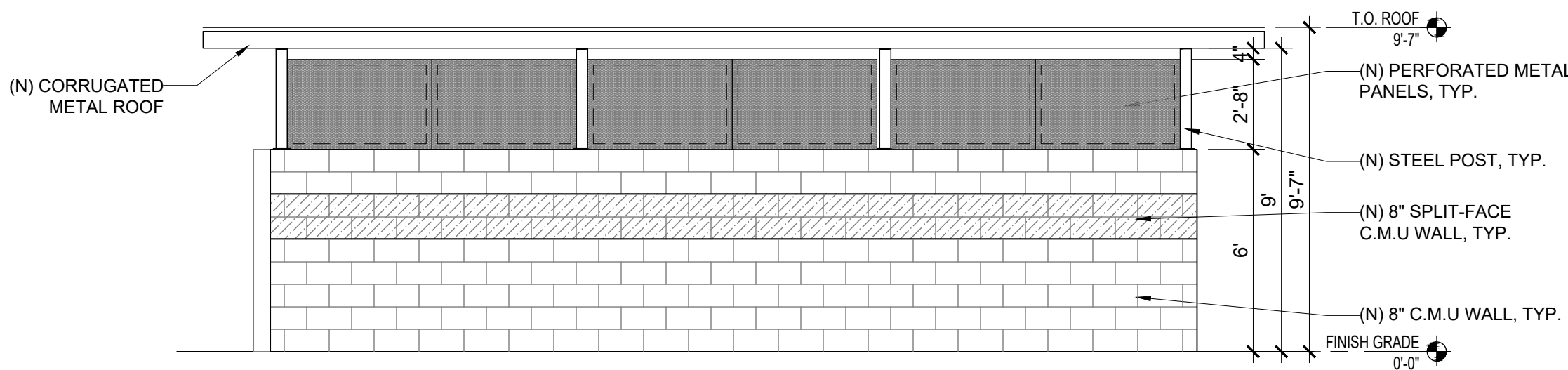
**PROPOSED
ROOF PLANS**



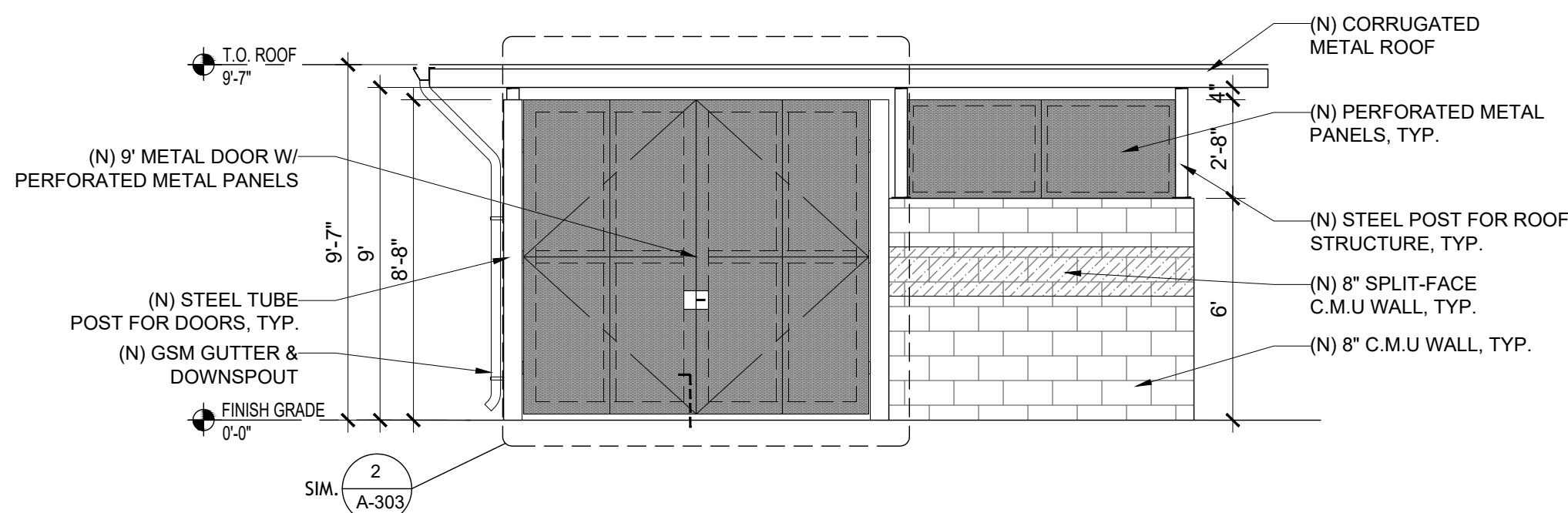
GENERAL NOTES
REFER TO SHEET A-303



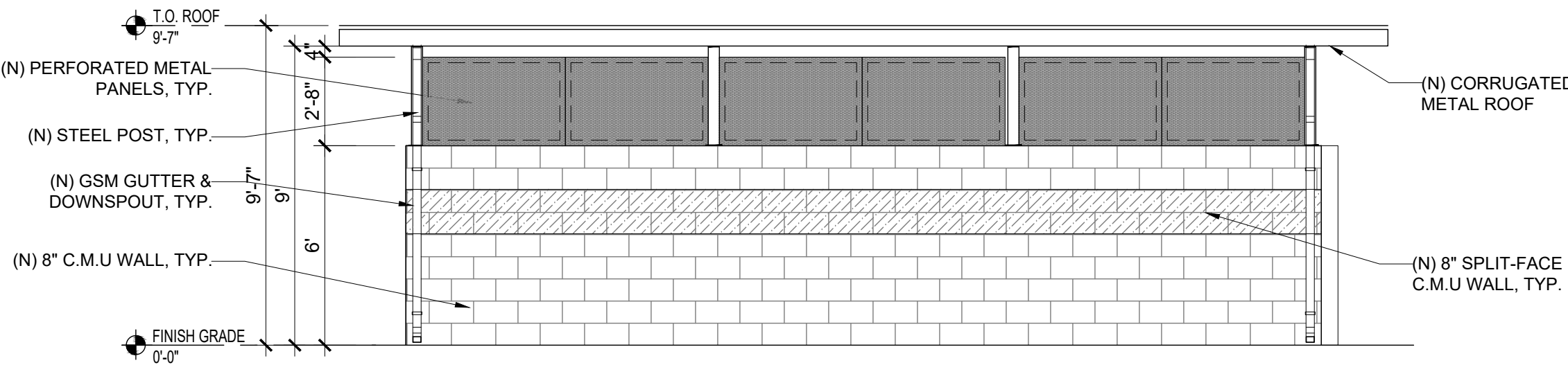
7 PROPOSED EXTERIOR ELEVATION - SOUTH (#4 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



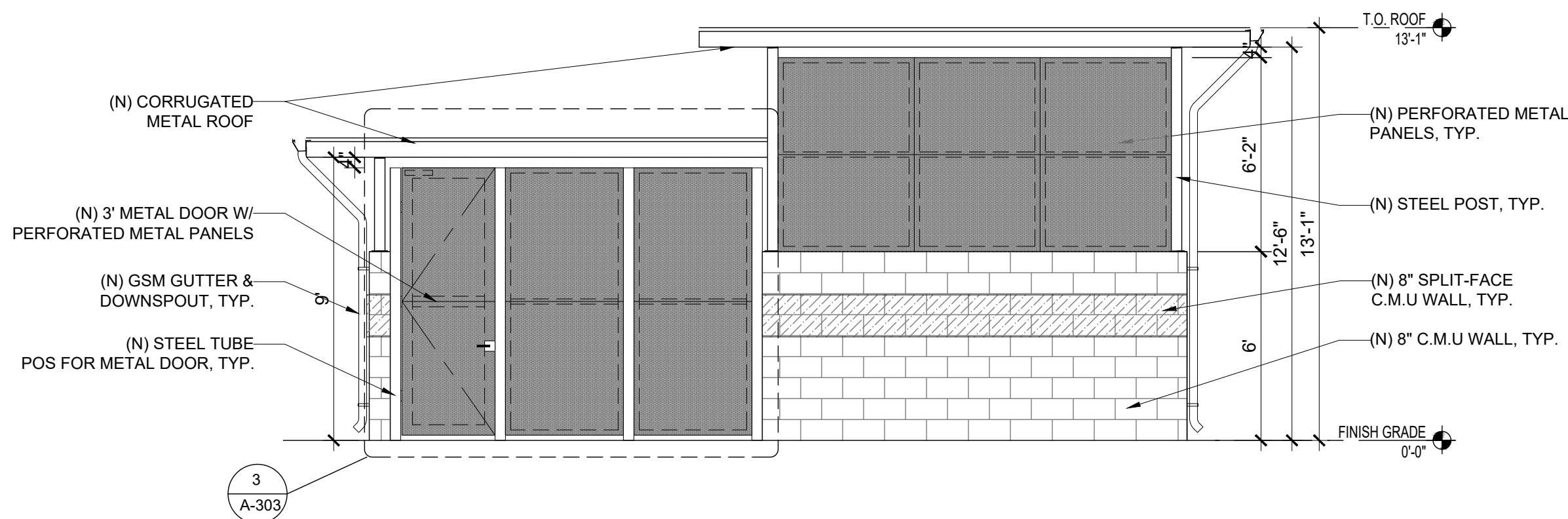
8 PROPOSED EXTERIOR ELEVATION - WEST (#4 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



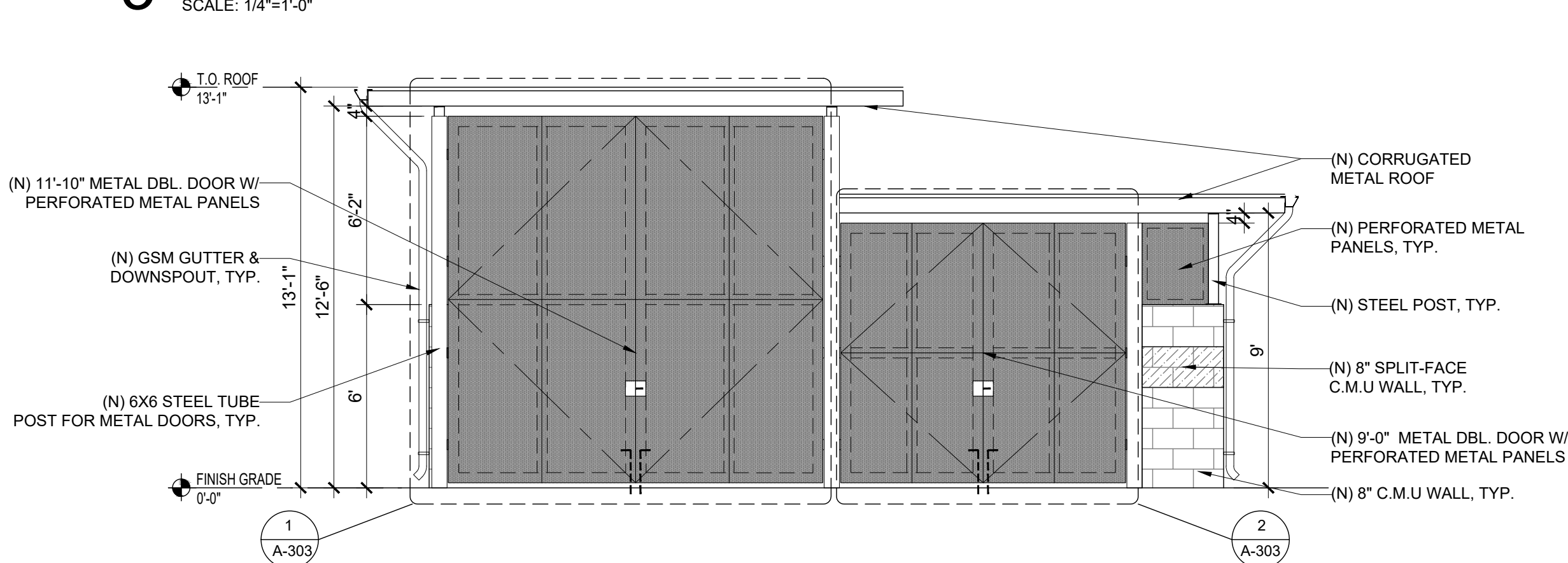
5 PROPOSED EXTERIOR ELEVATION - NORTH (#4 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



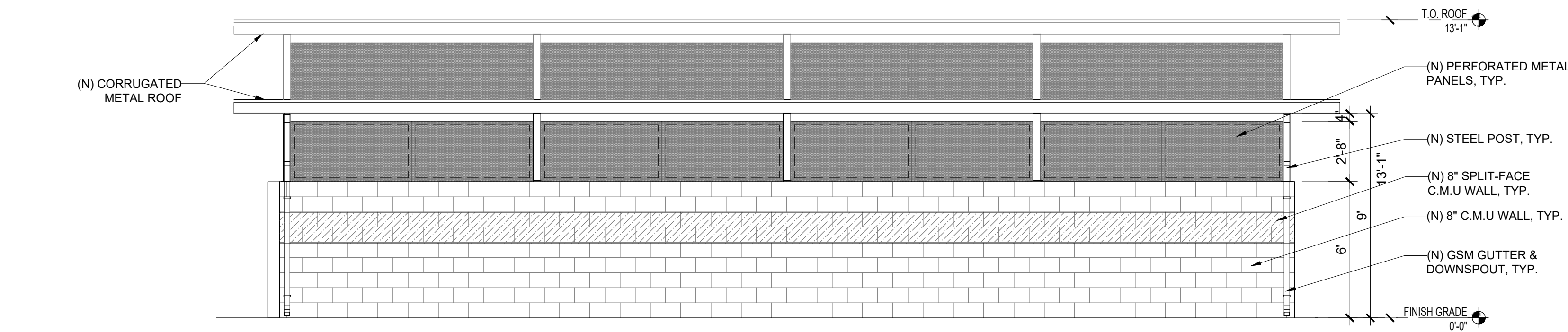
6 PROPOSED EXTERIOR ELEVATION - EAST (#4 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



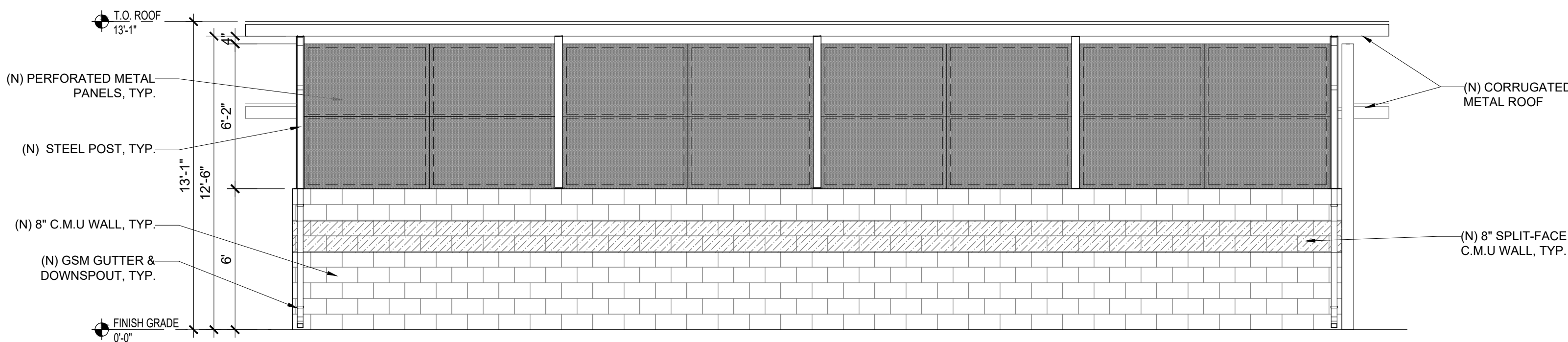
3 PROPOSED EXTERIOR ELEVATION - SOUTH (#1&3 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



1 PROPOSED EXTERIOR ELEVATION - NORTH (#1&3 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



4 PROPOSED EXTERIOR ELEVATION - WEST (#1&3 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



2 PROPOSED EXTERIOR ELEVATION - EAST (#1&3 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



GENERAL NOTES
REFER TO SHEET A-303

CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING
CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

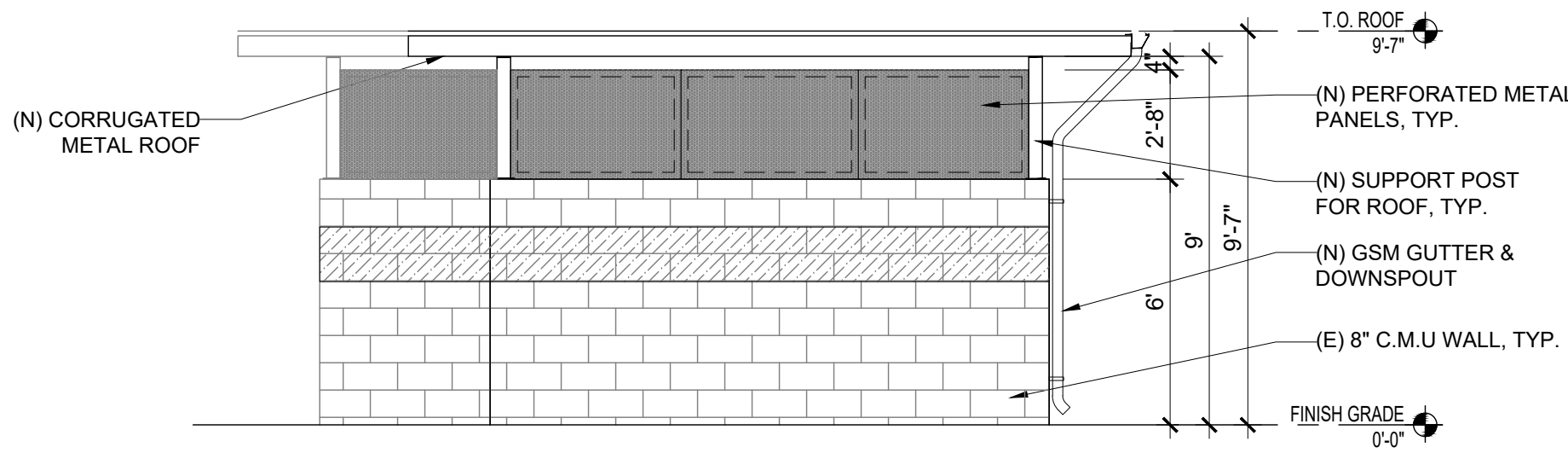
PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE
2024.12.12 PERMIT SUBMITTAL

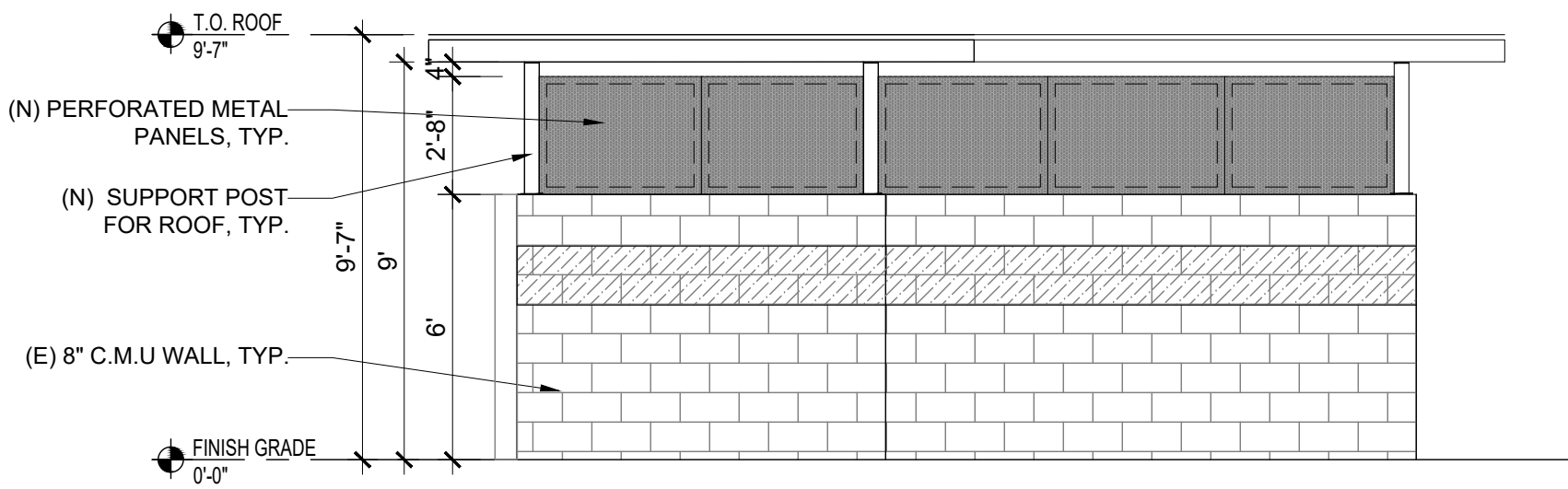
PROJECT NO: -

PROPOSED EXTERIOR
ELEVATIONS
- #2 TRASH ENCLOSURE

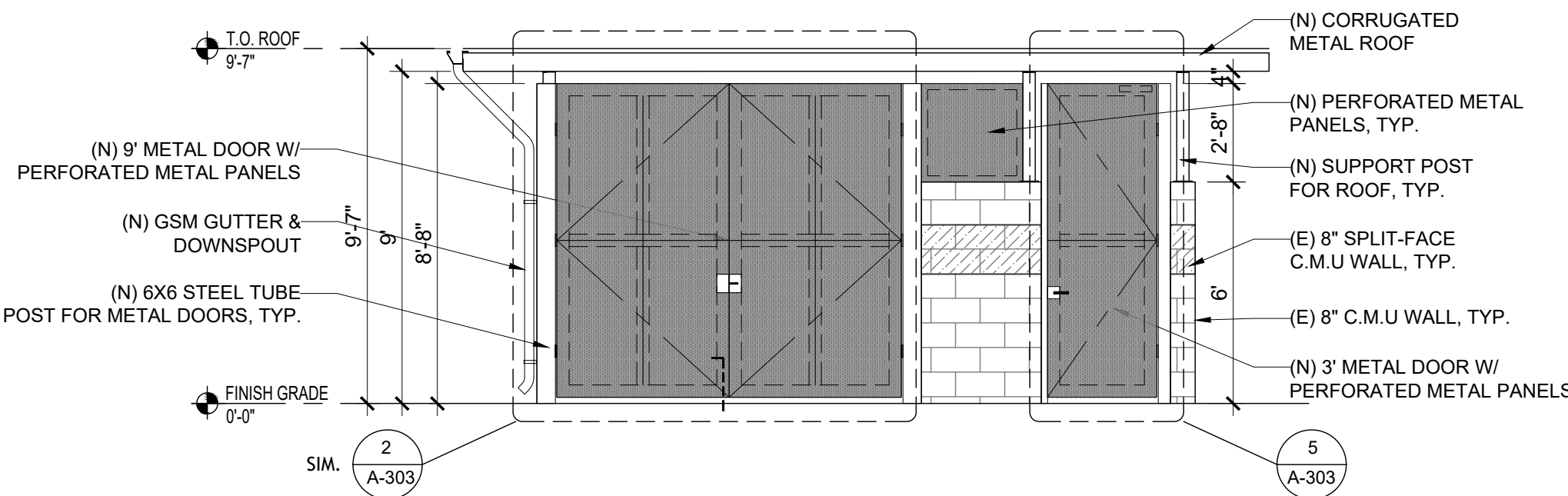
A-302



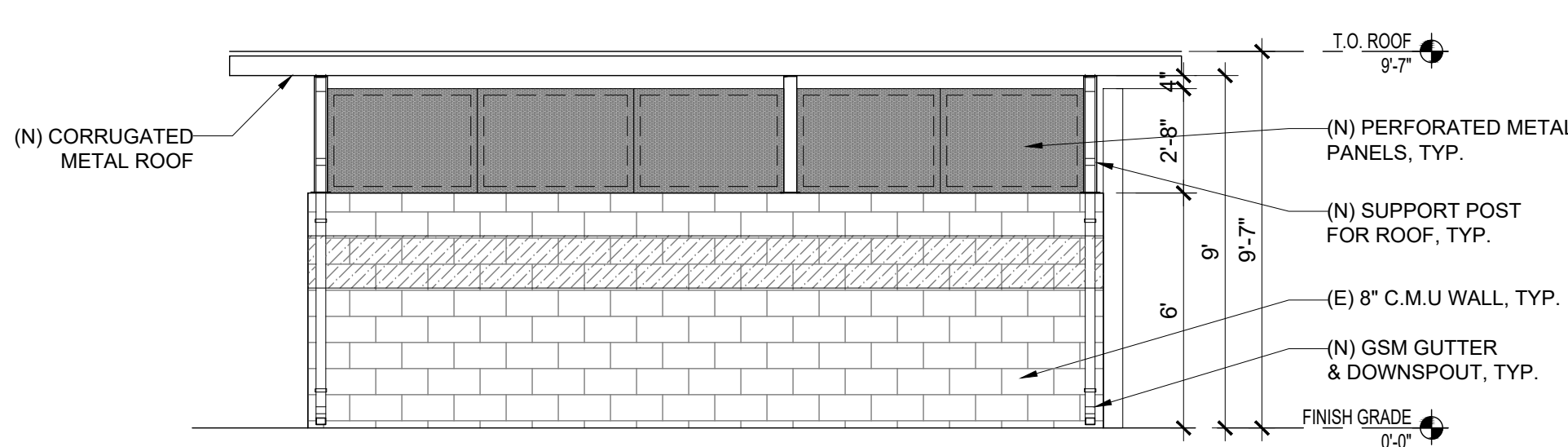
3 PROPOSED EXTERIOR ELEVATION - SOUTH (#2 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



4 PROPOSED EXTERIOR ELEVATION - WEST (#2 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



1 PROPOSED EXTERIOR ELEVATION - NORTH (#2 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



2 PROPOSED EXTERIOR ELEVATION - EAST (#2 TRASH ENCLOSURE)
SCALE: 1/4"=1'-0"



APPLICANT:
MIDPEN HOUSING CORPORATION
MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

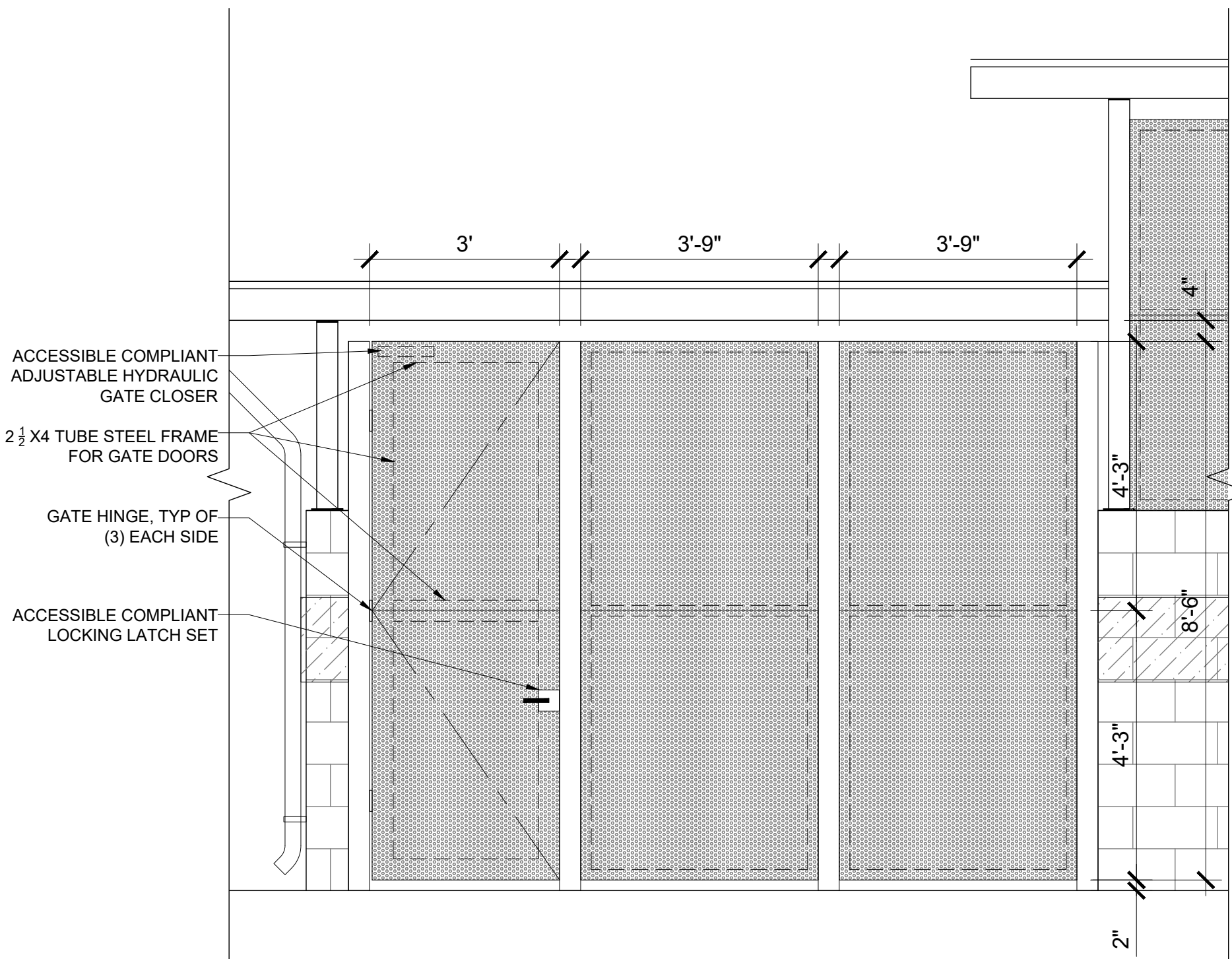
MOONRIDGE @ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

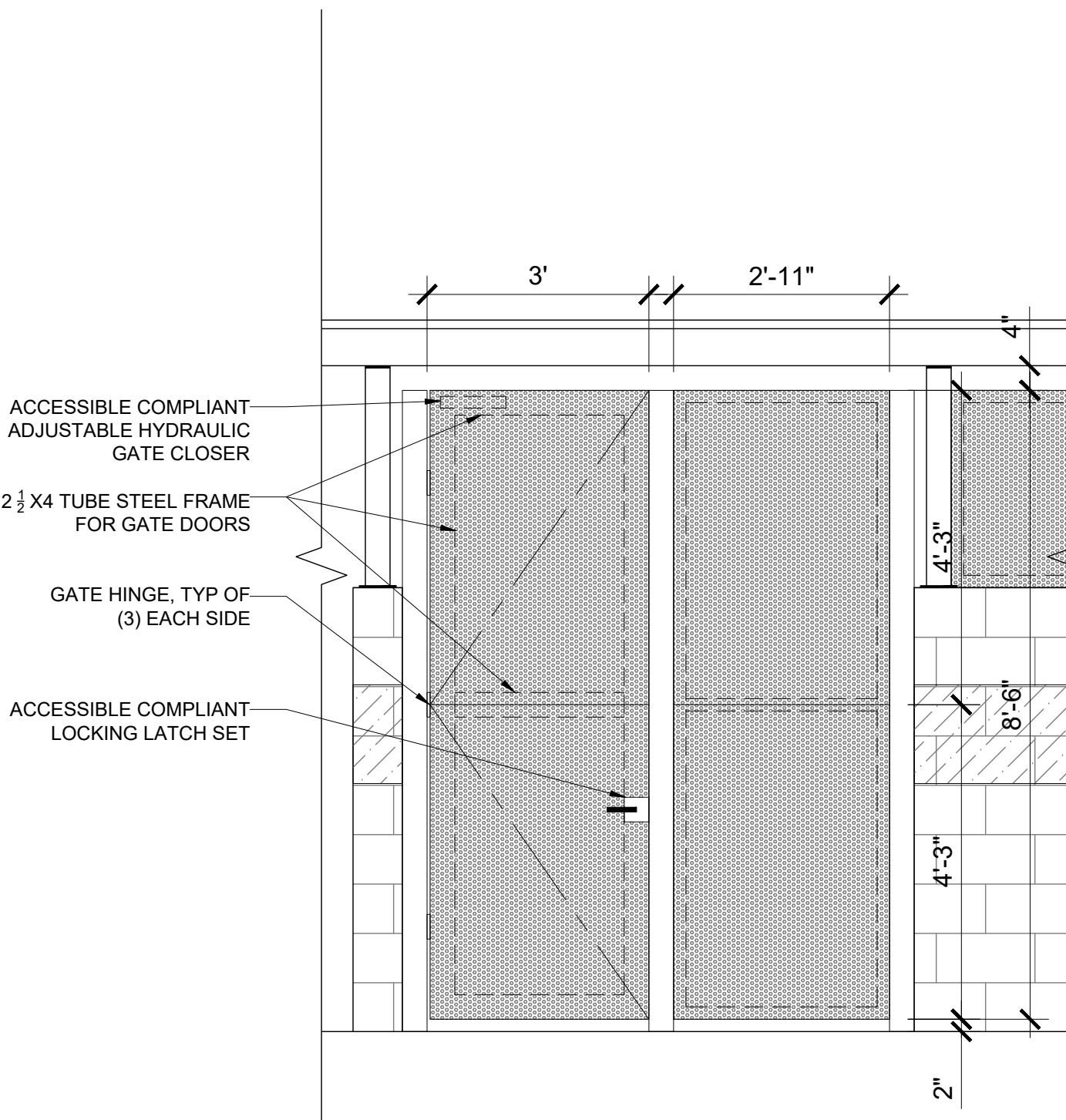
DRAWING SUBMITTAL SCHEDULE
2024.12.12 PERMIT SUBMITTAL

PROJECT NO. -

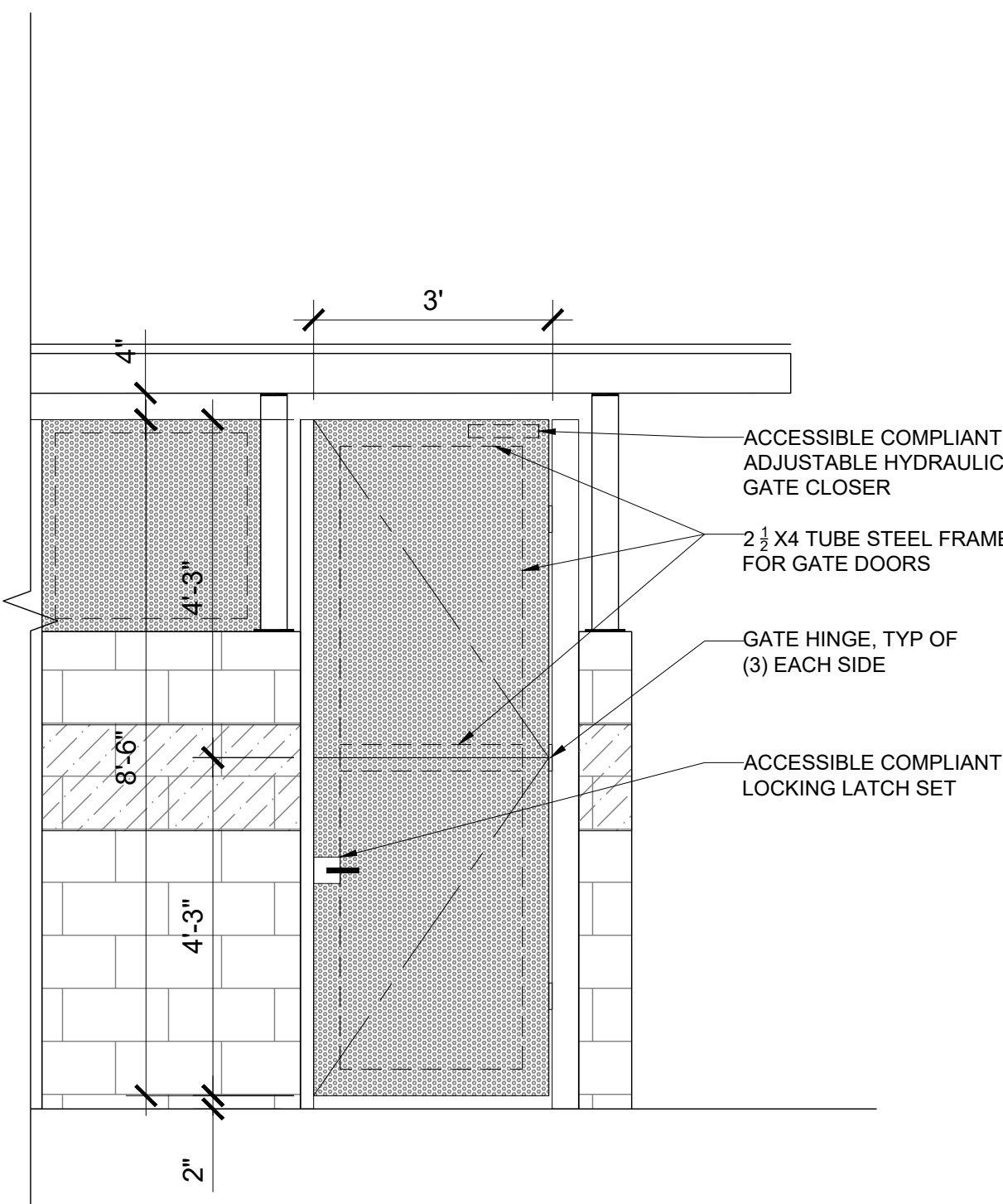
**PROPOSED PARTIAL
ENLARGED EXTERIOR
ELEVATIONS**



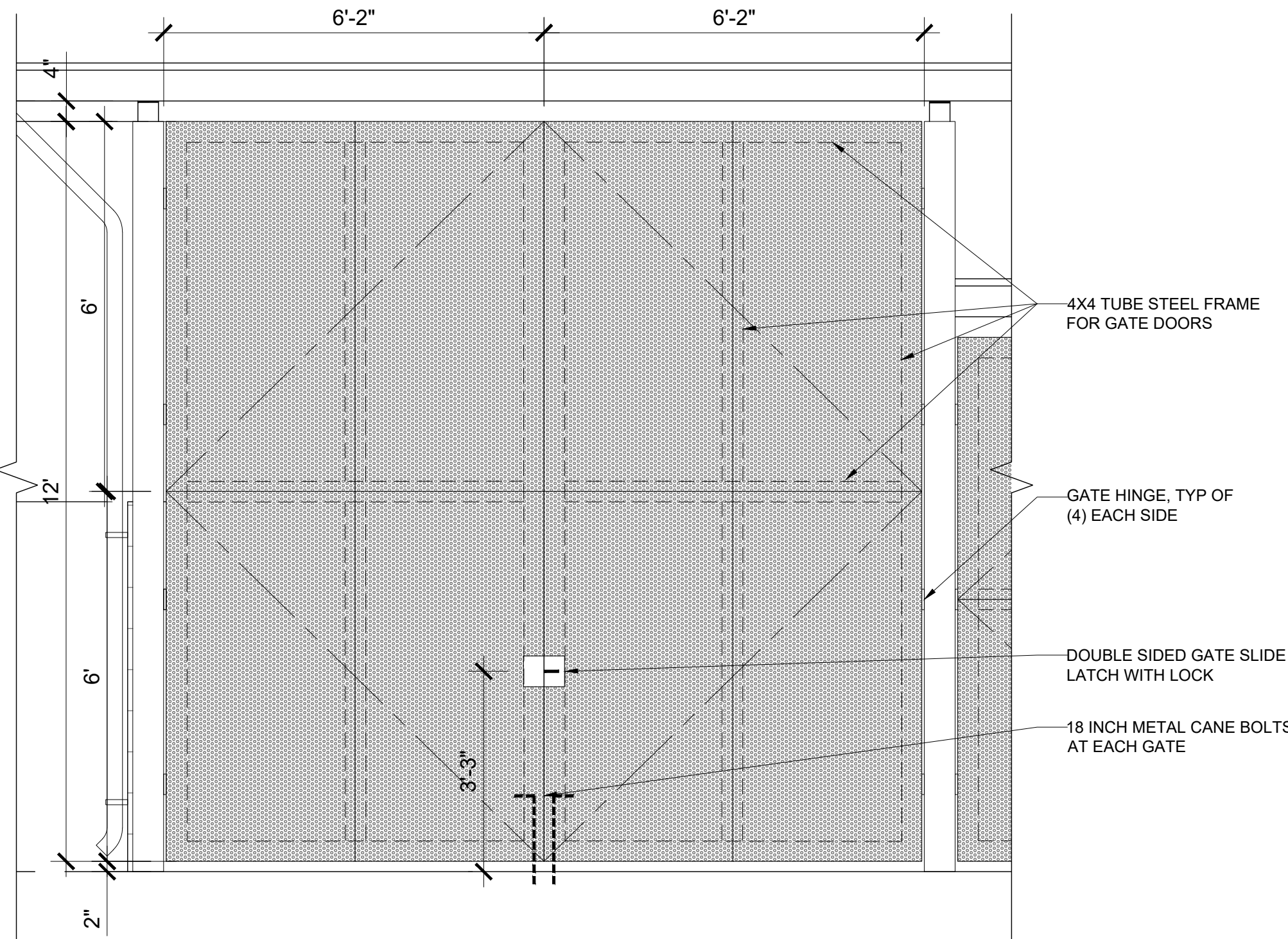
3 PARTIAL EXTERIOR ELEVATION - AT MAN GATE - T.E. #1 / #3
SCALE: 1/2"=1'-0"



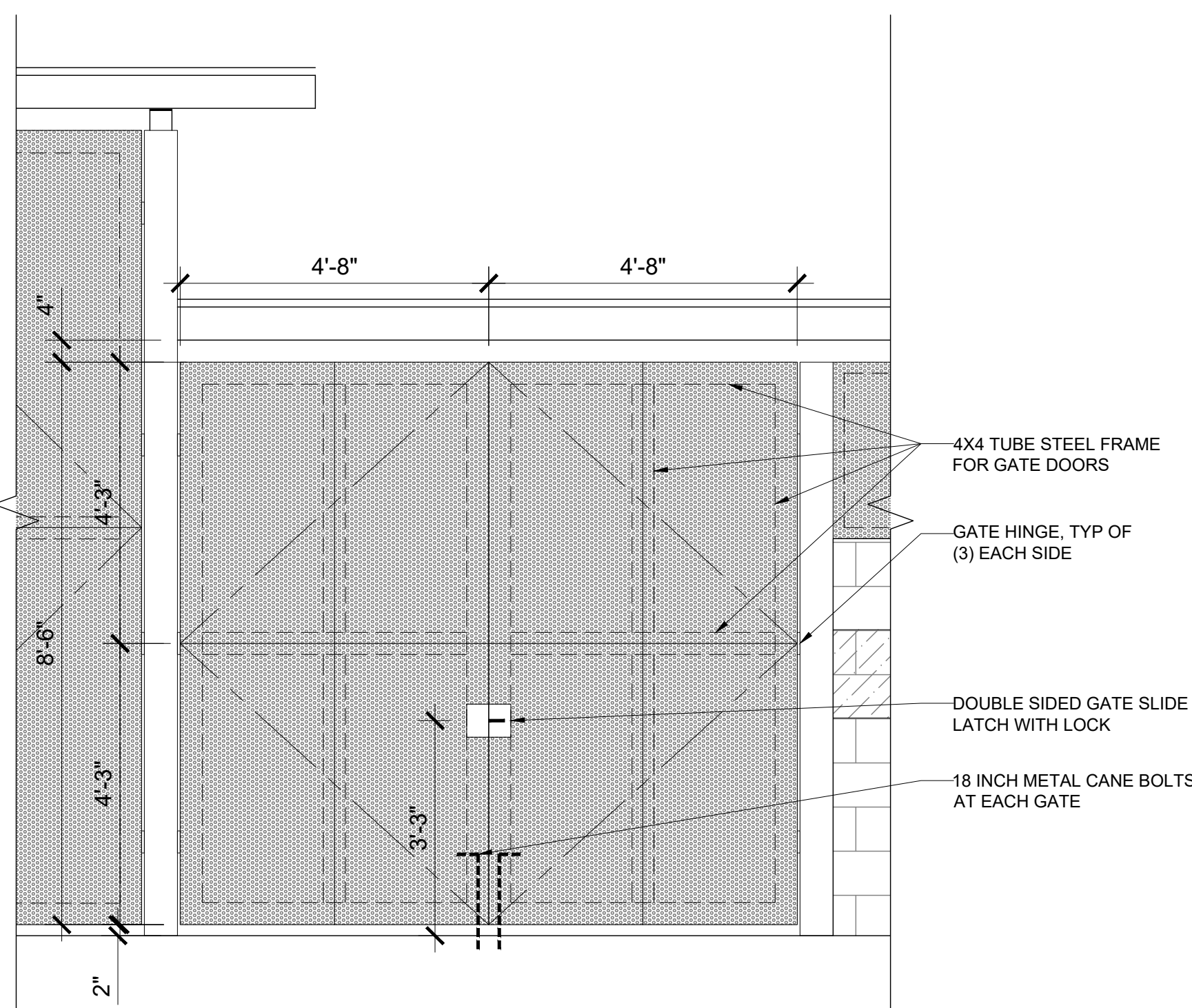
4 PARTIAL EXTERIOR ELEVATION - AT MAN GATE - T.E. #4
SCALE: 1/2"=1'-0"



5 PARTIAL EXTERIOR ELEVATION - AT MAN GATE - T.E. #2
SCALE: 1/2"=1'-0"



1 PARTIAL EXTERIOR ELEVATION - AT TRASH COMPACTOR GATE - T.E. #1 / #3
SCALE: 1/2"=1'-0"



2 PARTIAL EXTERIOR ELEVATION - AT GATE - T.E. #1 / #3 SIM @ #2 / #4
SCALE: 1/2"=1'-0"

GENERAL NOTES

1. STEEL COMPONENTS:
 - 1.1. ALL STEEL COMPONENTS TO BE HOT DIP GALVANIZED AFTER FABRICATION.
 - 1.2. ALL HOLES TO BE PRE-DRILLED PRIOR TO HOT DIP GALVANIZED PROCESS.
 - 1.3. GALVANIZING DAMAGE IN THE FIELD SHALL BE REPAIRED WITH GAL-VIZ BY THERMACOTE WELCO, PASADENA, CA; REGALV BY ROTOMETALS, INC., SAN FRANCISCO, CA; OR APPROVED EQUAL.
 - 1.4. REFER TO STRUCTURAL PLANS FOR ADDITIONAL NOTES ON FABRICATION AND GALVANIZING.
 - 1.5. ALL STEEL COMPONENTS TO HAVE MINIMUM TWO-COAT PAINTED FINISH. PAINT COLOR TO BE DETERMINED.
2. DECORATIVE PERFORATED METAL PANEL SYSTEM:
 - 2.1. PERFORATED METAL PANEL SYSTEM WITH STANDOFF CHANNEL BY REVAMP, SPOKANE, WA OR APPROVED EQUAL.
 - 2.2. COORDINATION: COORDINATE INSTALLATION OF DECORATIVE METAL PANELS WITH ADJACENT CONSTRUCTION TO ENSURE THAT ADJACENT CONSTRUCTION IS PROTECTED FROM DAMAGE BY THE WORK.
 - 2.3. DESIGN REQUIREMENTS: PANEL REMOVAL: SYSTEM SHALL BE NON-PROGRESSIVE, ALLOWING REMOVAL OF ANY INDIVIDUAL PANEL WITHOUT NECESSITATING REMOVAL OF ADJACENT WORK.
 - 2.3.1. STRUCTURAL MOVEMENT: ACCOMMODATE MOVEMENT OF SUPPORTING STRUCTURAL FRAMING WITHOUT CAUSING BOWING, BUCKLING, DELAMINATION, OIL CANNING, EXCESSIVE STRESS ON FASTENERS, OR ANY OTHER DETRIMENTAL EFFECTS.
 - 2.3.2. THERMAL MOVEMENTS: ALLOW FOR THERMAL MOVEMENTS FROM AMBIENT AND SURFACE TEMPERATURE CHANGES BY PREVENTING BUCKLING, OPENING OF JOINTS, OVERSTRESSING OF COMPONENTS, FAILURE OF CONNECTIONS, AND OTHER DETRIMENTAL EFFECTS. BASE CALCULATIONS ON SURFACE TEMPERATURES OF MATERIALS DUE TO BOTH SOLAR HEAT GAIN AND NIGHTTIME SKY HEAT LOSS.
 - 2.4. SAMPLES AND SUBMITTALS: SUBMIT 3 SETS OF SAMPLES AND SUBMITTALS FOR REVIEW AND APPROVAL.
 - 2.4.1. INDICATE ELEVATIONS, PROFILES, DIMENSIONS AND THICKNESS OF PANELS. INDICATE LOCATION AND DETAIL OF JOINTS INCLUDING JOINTS NECESSARY TO ACCOMMODATE THERMAL MOVEMENT. INDICATE ATTACHMENT CLIPS AND INSTALLATION DETAILS. SHOW FASTENING AND ANCHORING DETAILS.
 - 2.4.2. SUBMIT MANUFACTURER'S WRITTEN WARRANTY COVERING FAILURE OF FACTORY-APPLIED EXTERIOR FINISH WITHIN THE WARRANTY PERIOD. WARRANTY PERIOD FOR FINISH: ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.
 - 2.5. PANEL SYSTEM:
 - 2.5.1. FLAT PANELS: 1/8 INCH THICK STEEL PANEL WITH LATER-CUT DECORATIVE PATTERN. PATTERN OPTIONS: 1. SLOTTED, 2. HONEYCOMB, 3. DOTTED, 4. CROSSHATCH.
 - 2.5.2. PANEL FINISH: TWO-COAT POWDER COAT FINISH WITH PRIMER COAT AND TOP COLOR COAT. COLOR TO BE DETERMINED.
 - 2.5.3. MOUNTING COMPONENTS: STANDOFF CHANNELS PER MANUFACTURER. ALL FASTENERS TO BE STAINLESS STEEL.
3. CORRUGATED METAL ROOF SYSTEM:
 - 3.1. PRODUCTS: AEPSPAN REVERSED BOX RIB OR APPROVED EQUAL. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
 - 3.2. SUBMITTALS AND SAMPLES: PROVIDE 3 SETS OF SAMPLES AND PRODUCT DATA FOR REVIEW AND APPROVAL.
 - 3.3. PANEL FINISH: PER MANUFACTURER SPECIFICATIONS. PAINT COLOR TO BE DETERMINED.



APPLICANT:
MIDPEN HOUSING CORPORATION
MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

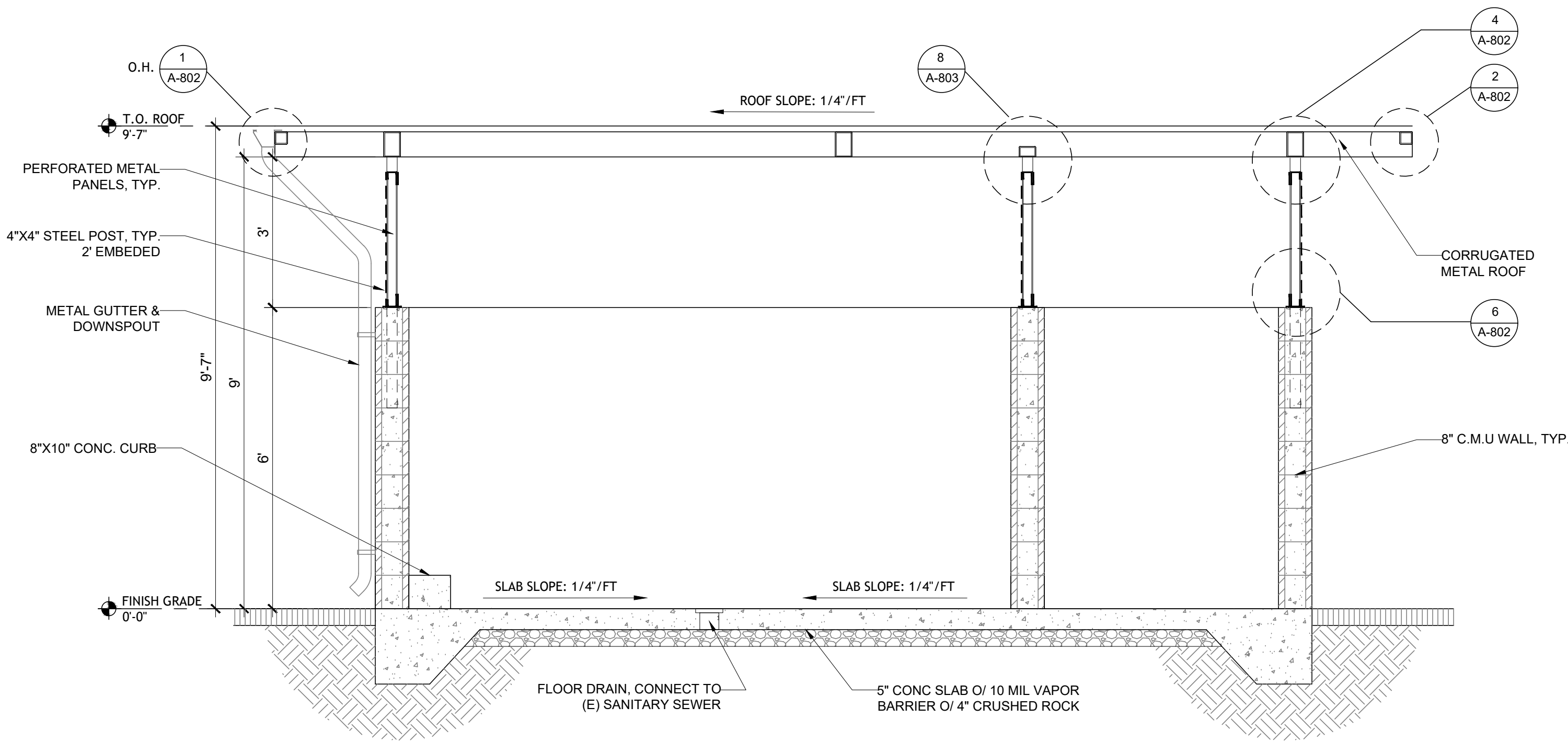
PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

DRAWING SUBMITTAL SCHEDULE	
2024.12.12	PERMIT SUBMITTAL

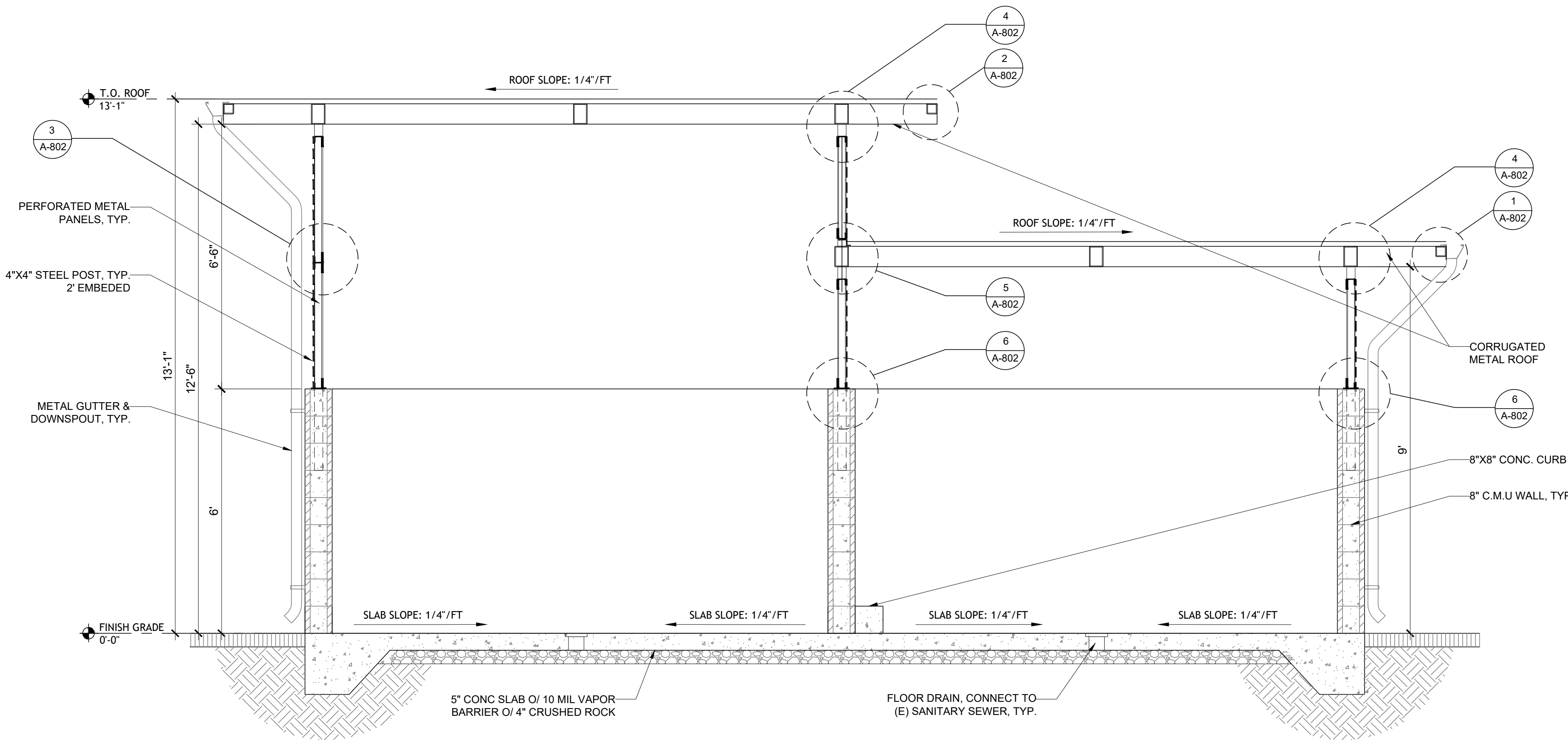
PROJECT NO: -

**PROPOSED BUILDING
SECTIONS**

A-401



2 SECTION - #4 TRASH ENCLOSURE
SCALE: 1/2"=1'-0"



1 SECTION - #1&3 TRASH ENCLOSURE
SCALE: 1/2"=1'-0"

11 NOT USED
SCALE:

8 NOT USED

5 NOT USED

12 NOT USED
SCALE:

9 NOT USED

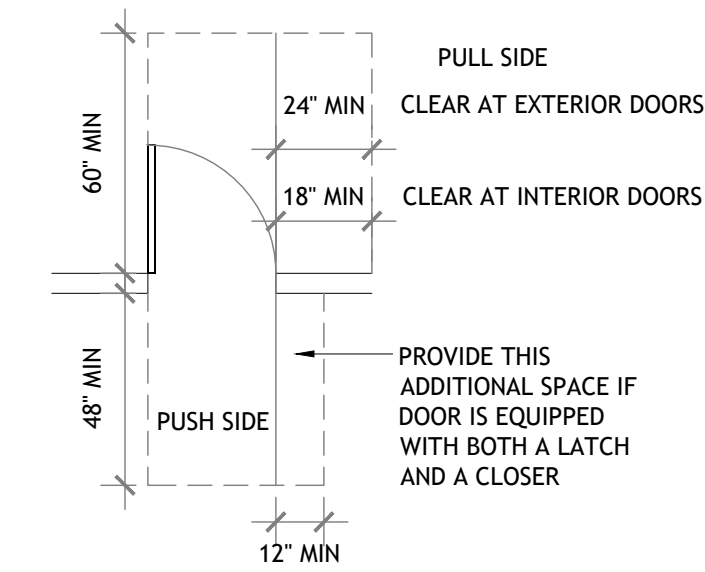
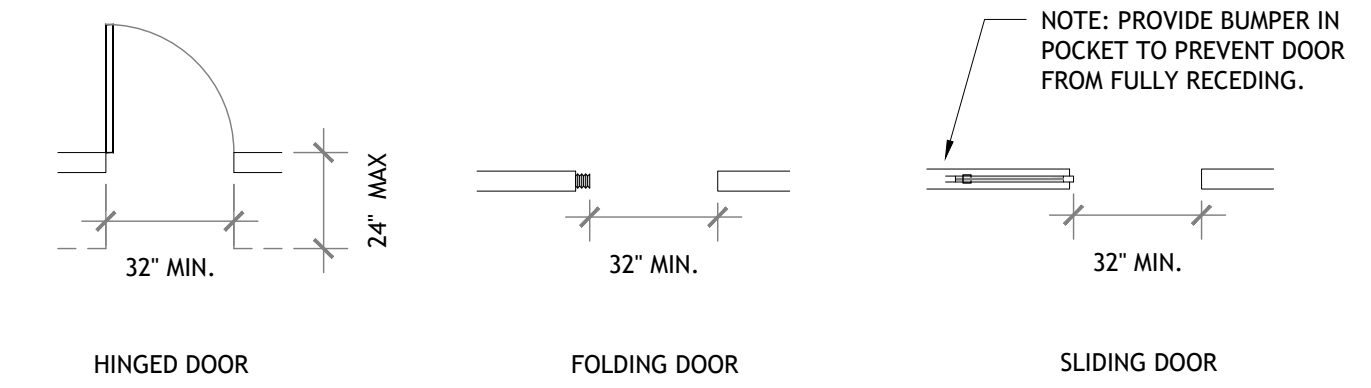
6 NOT USED

13 NOT USED
SCALE:

10 NOT USED

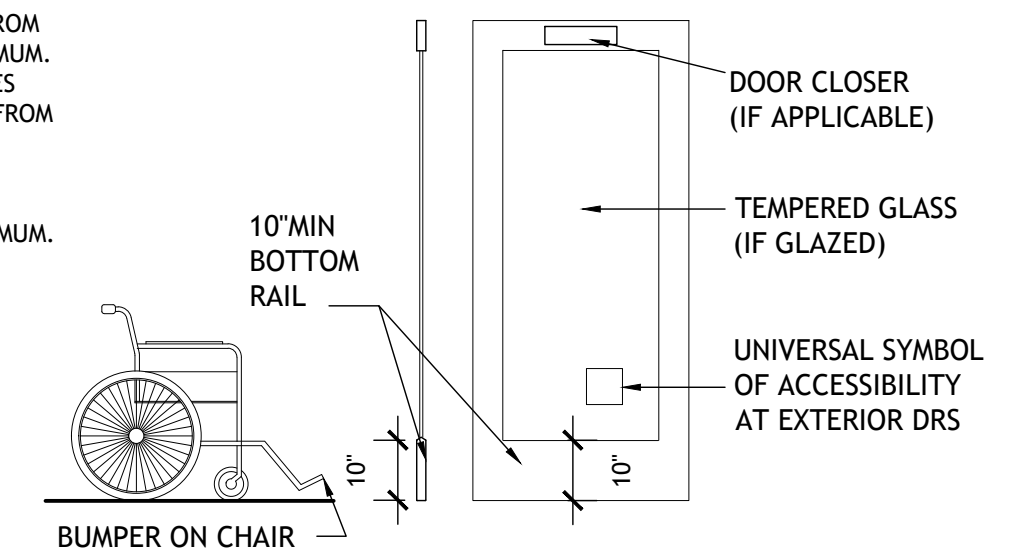
7 NOT USED

1 NOT USED
SCALE: 3" = 1'-0"



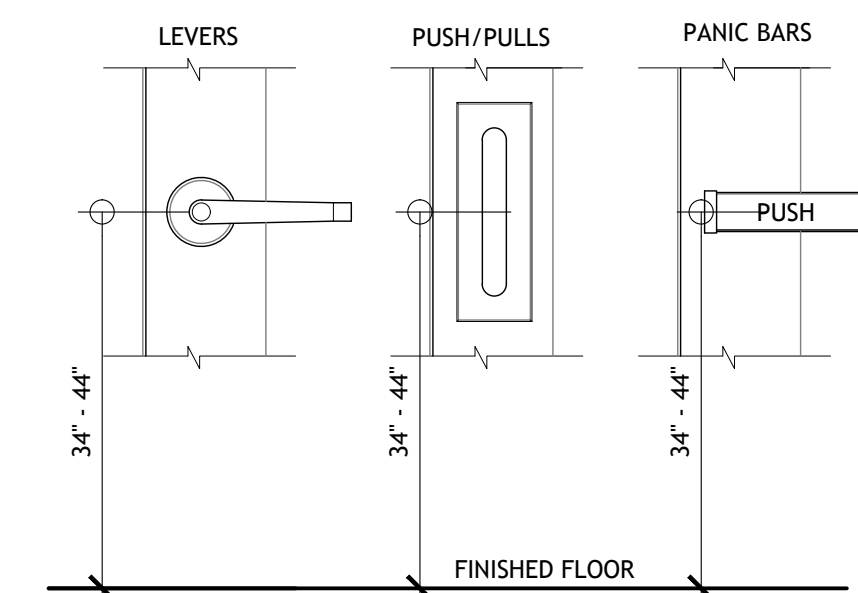
2 MIN. CLEARANCES AT DOORS

1. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR POSITION 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
2. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.



3 DOOR CLOSER AND KICKPLATE

1. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5LBS MAXIMUM.
2. OPERABLE PARTS OF HARDWARE SHALL BE MOUNTED 34" MIN - 44" MAX ABOVE F.F. OR GROUND. WHEN SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.



4 DOOR HARDWARE

CHEN + RUIZ
ARCHITECTURE
& CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com



© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:
MIDPEN HOUSING
CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

**MOONRIDGE
@ MIRAMONTES**
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190 / 066-430-200 /
066-430-210 / 066-430-220

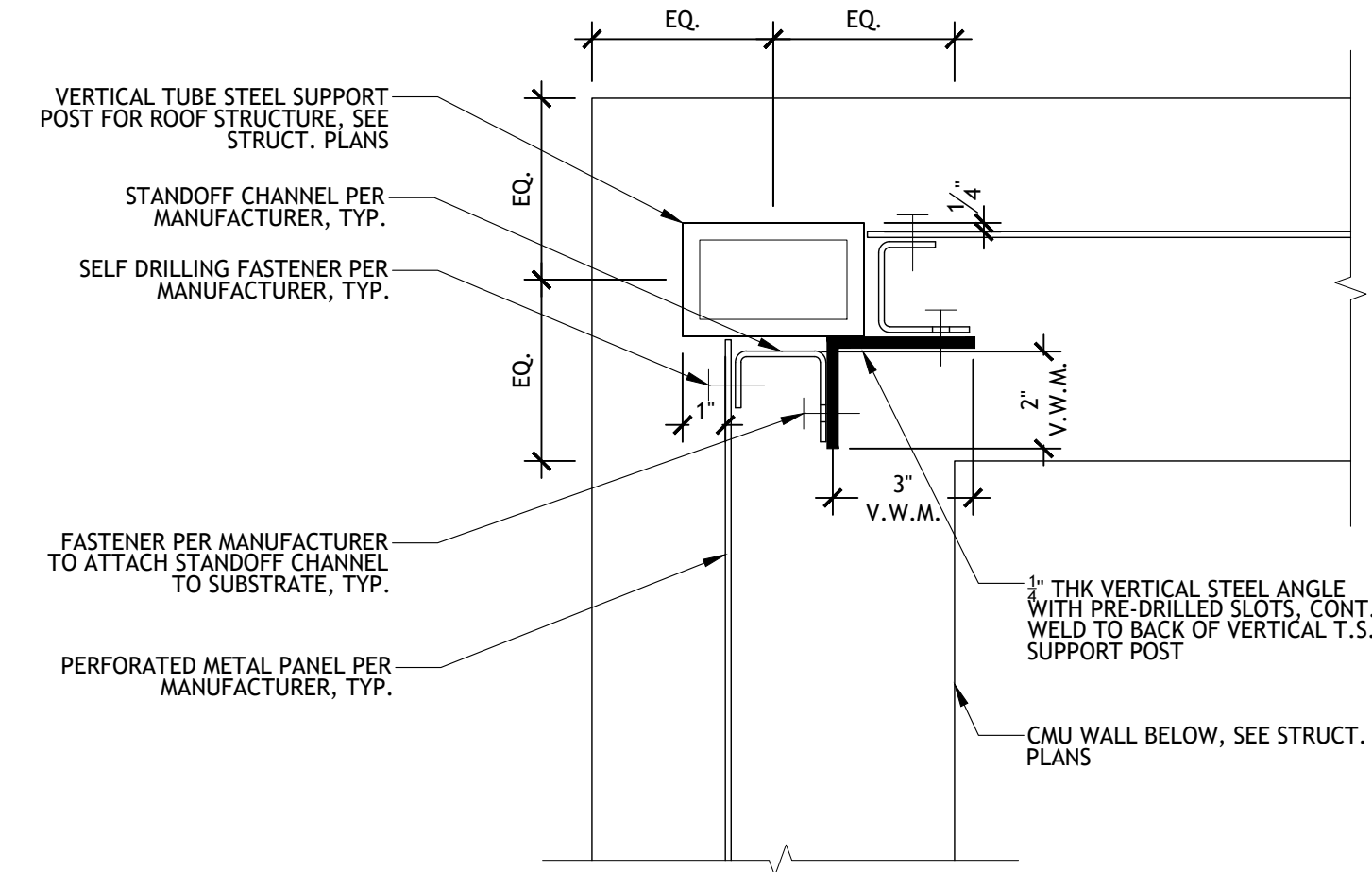
DRAWING SUBMITTAL SCHEDULE

2024.12.12	PERMIT SUBMITTAL
------------	------------------

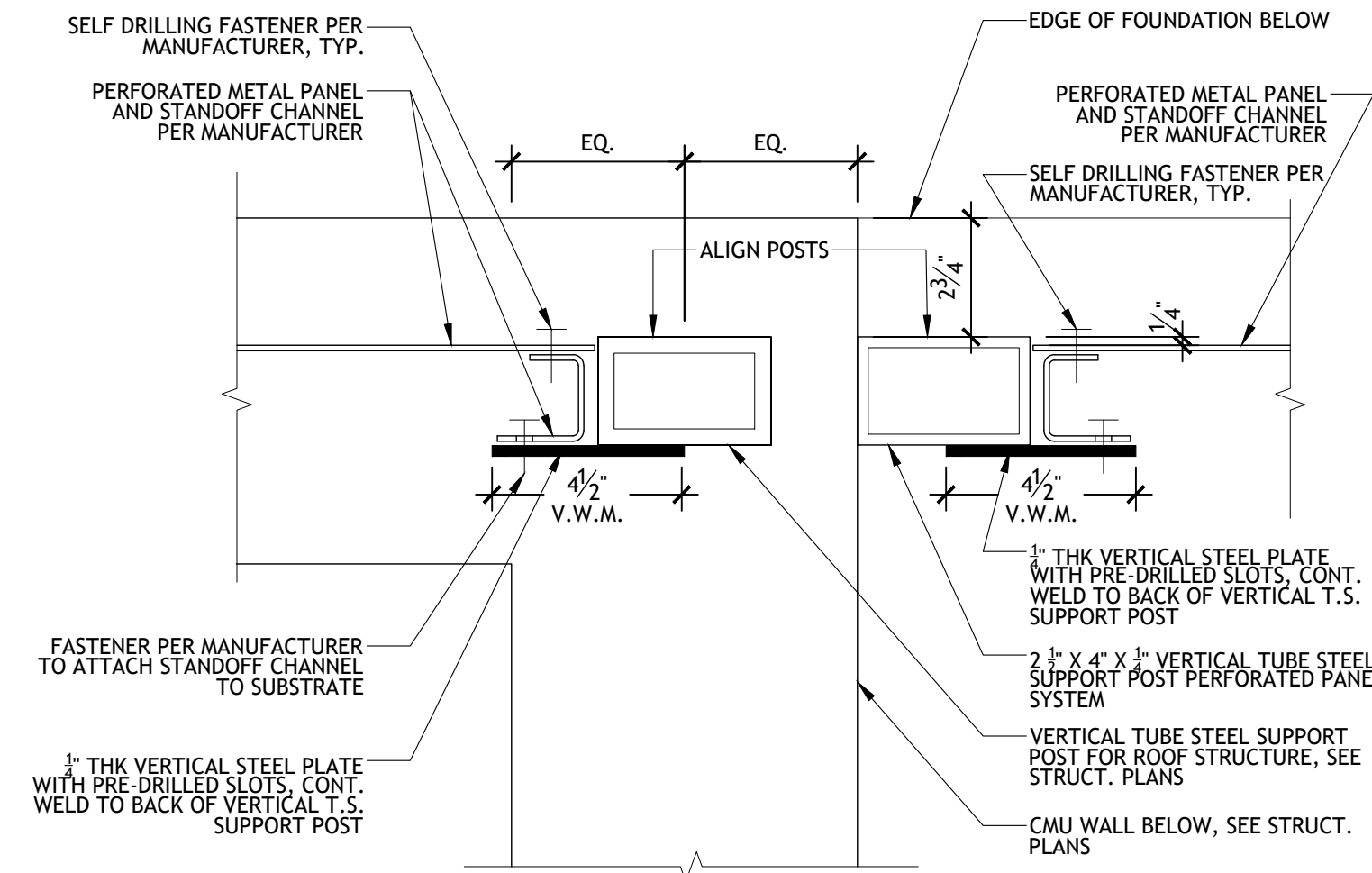
PROJECT NO: -

ACCESSIBILITY DETAILS

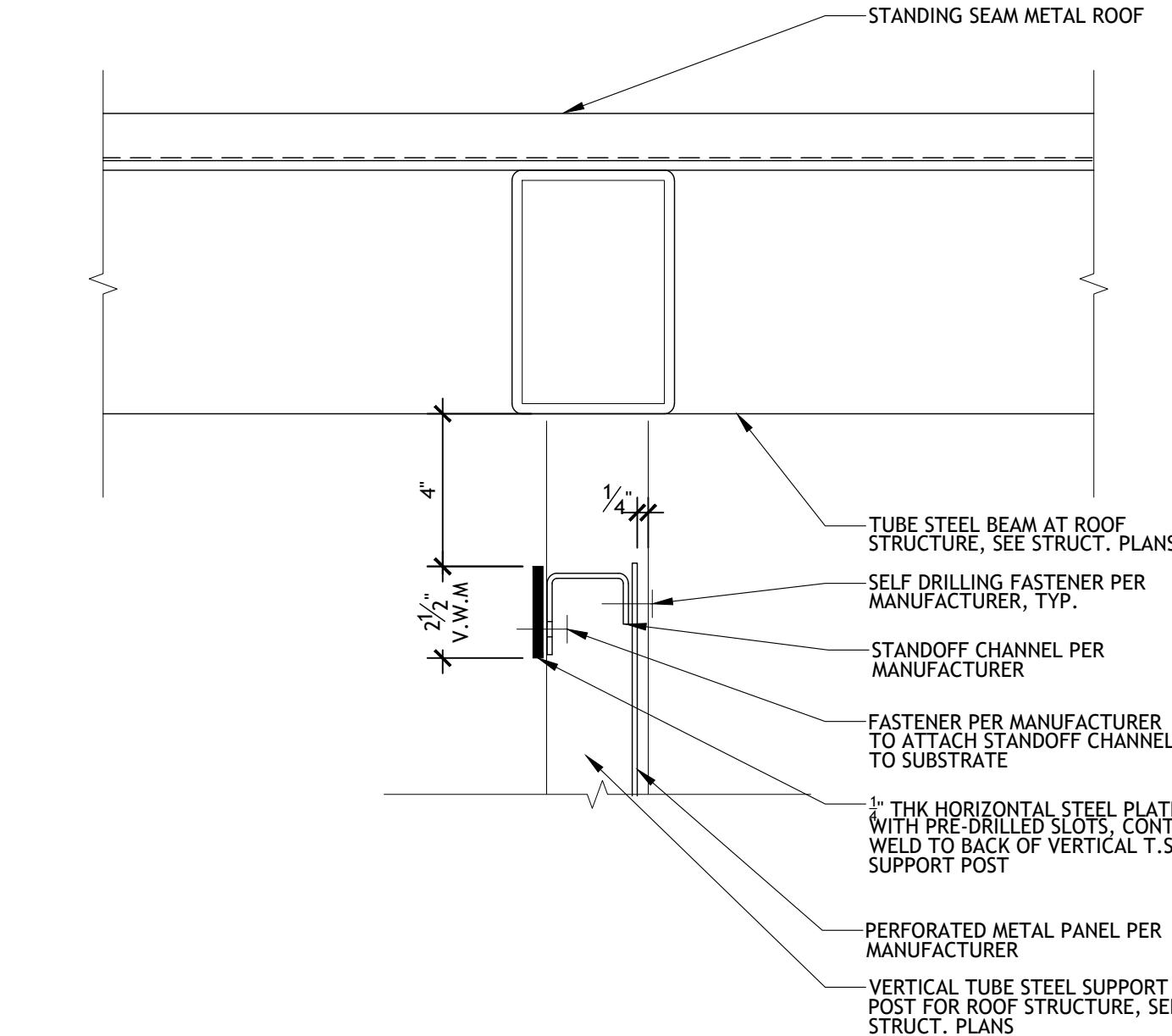
A-801



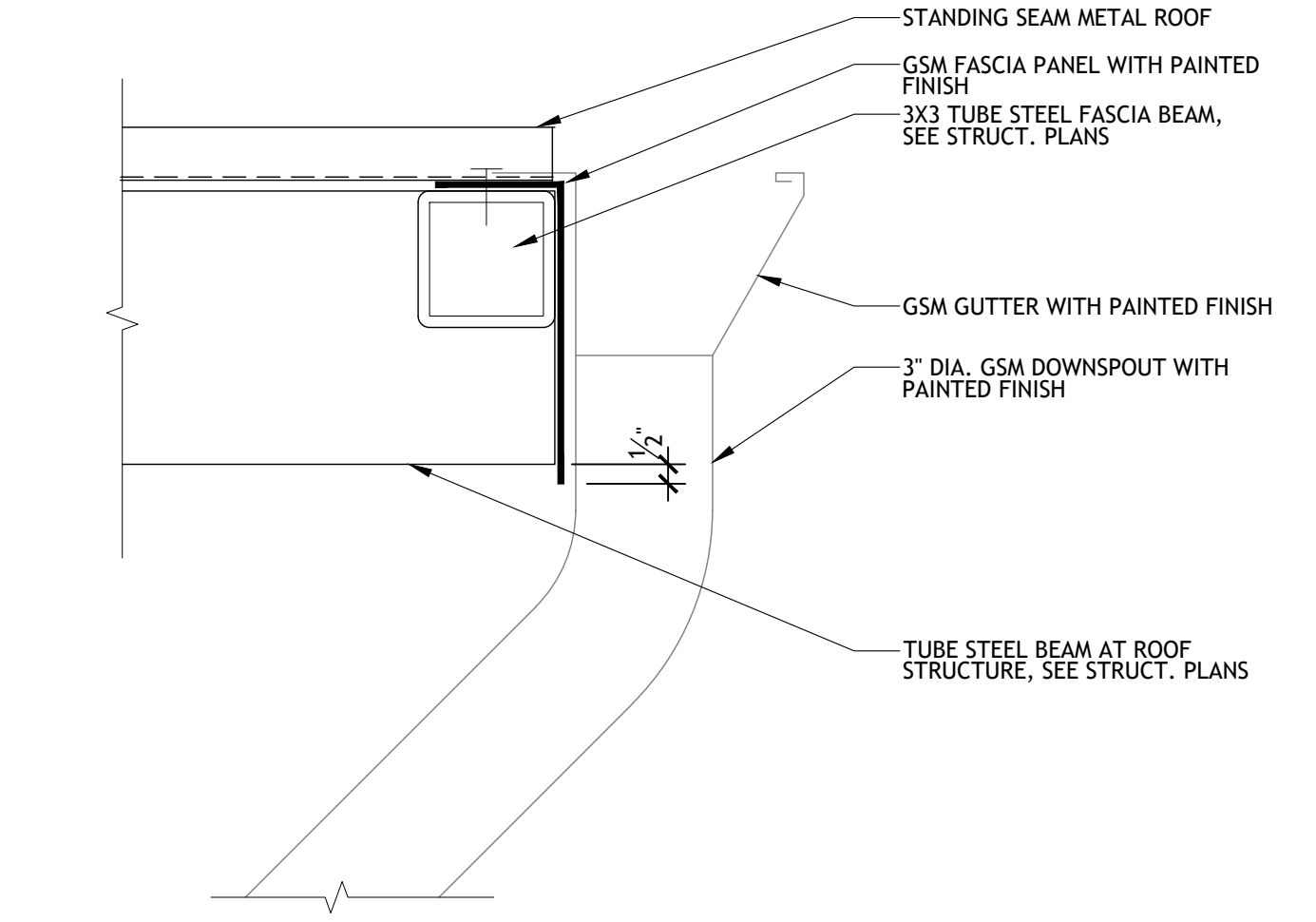
10 PERFORATED PANEL AT CORNER POST
SCALE: 3" = 1'-0"



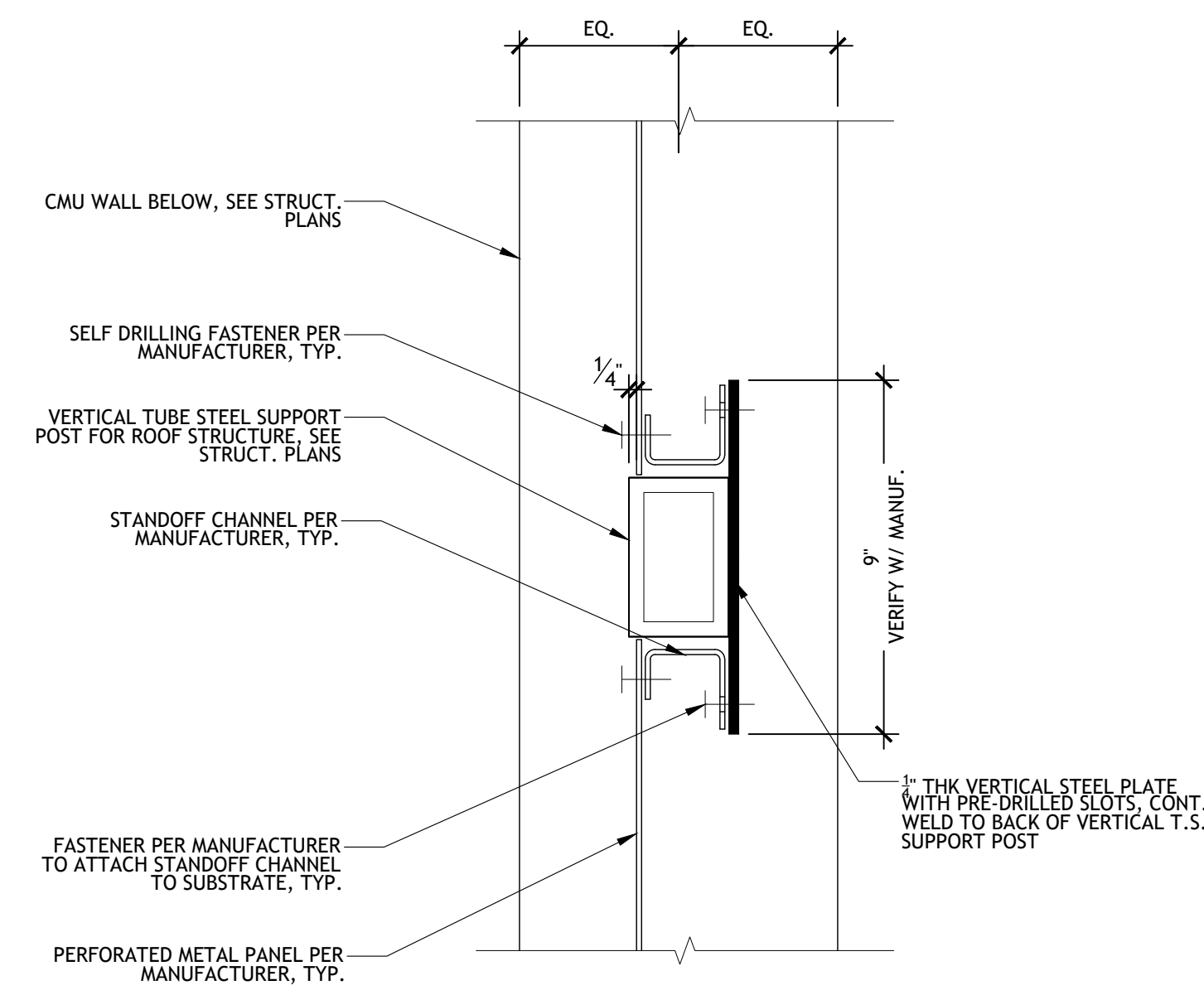
7 PERFORATED PANEL AT ADJ DOOR PANELS
SCALE: 3" = 1'-0"



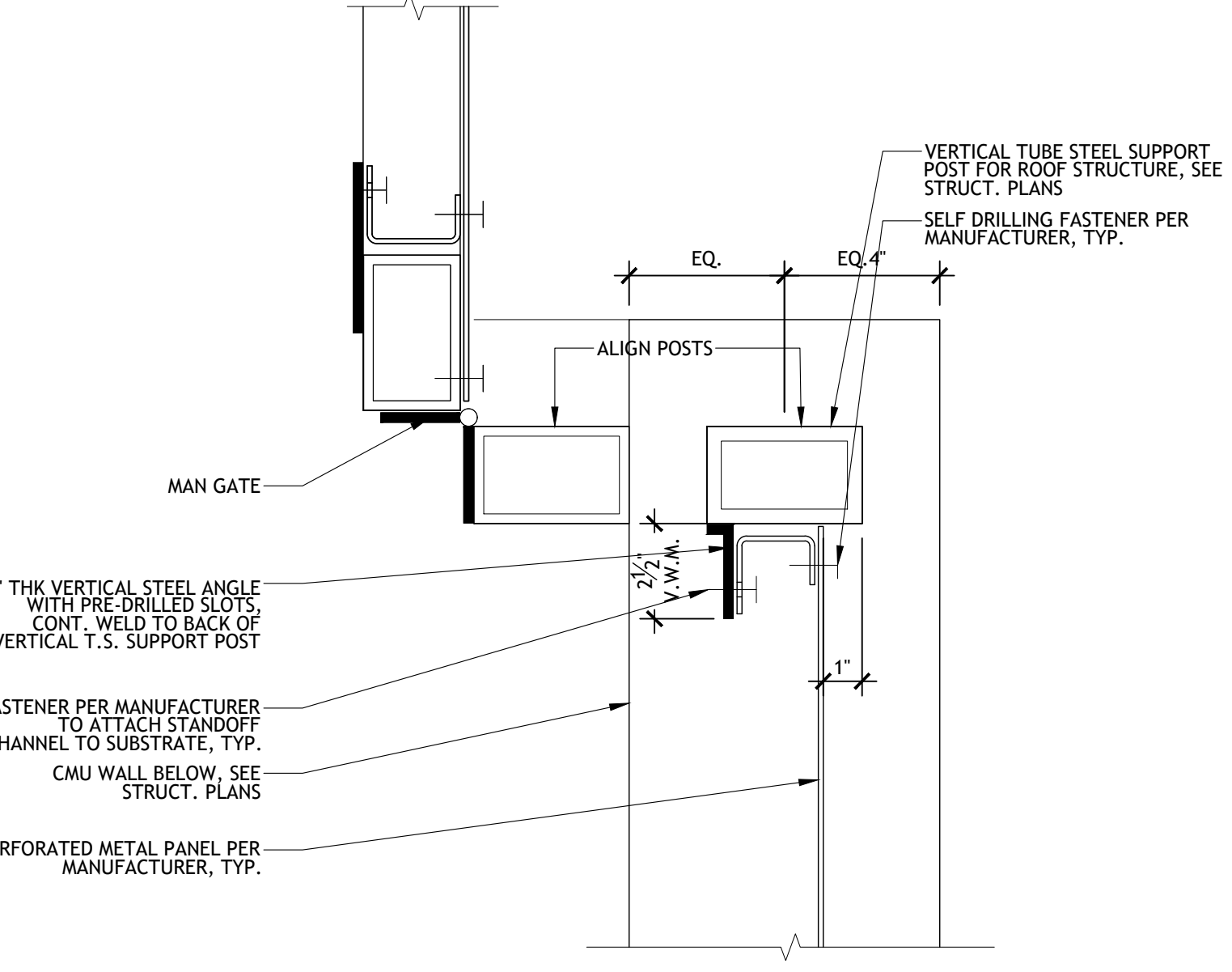
4 PERFORATED PANEL AT ROOF TYPICAL
SCALE: 3" = 1'-0"



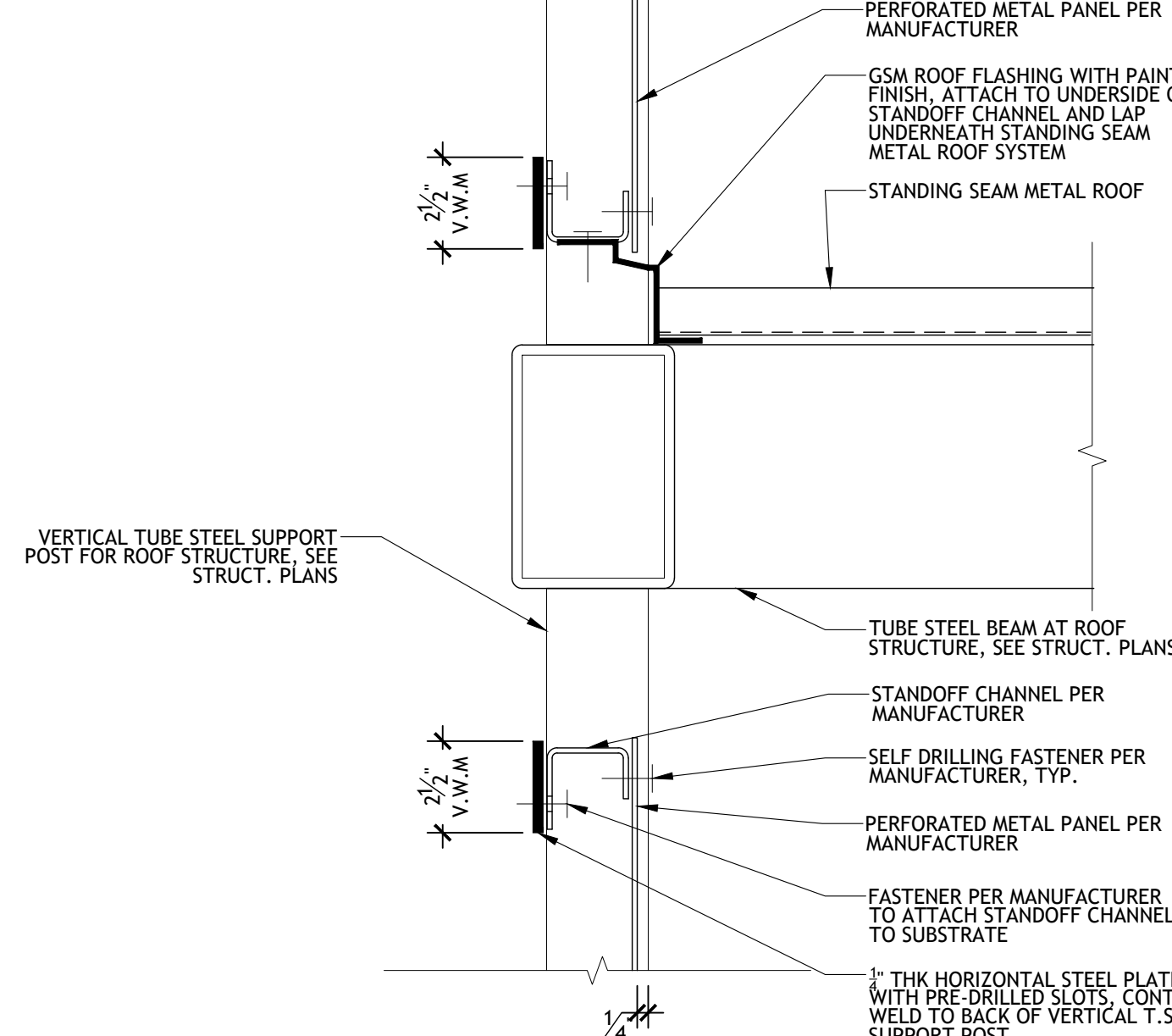
1 ROOF EAVE AT GUTTER
SCALE: 3" = 1'-0"



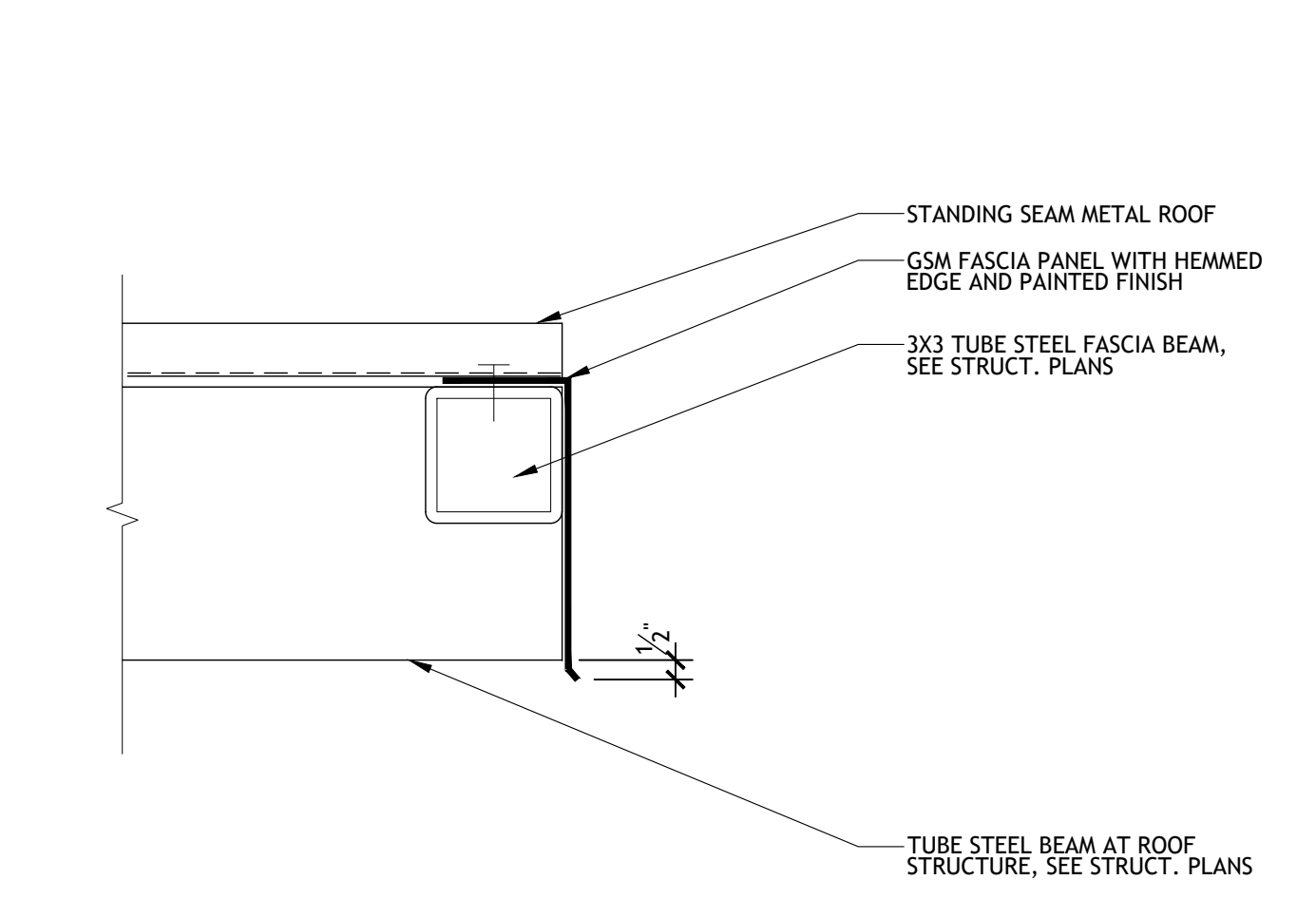
11 PERFORATED PANEL AT INT. POST
SCALE: 3" = 1'-0"



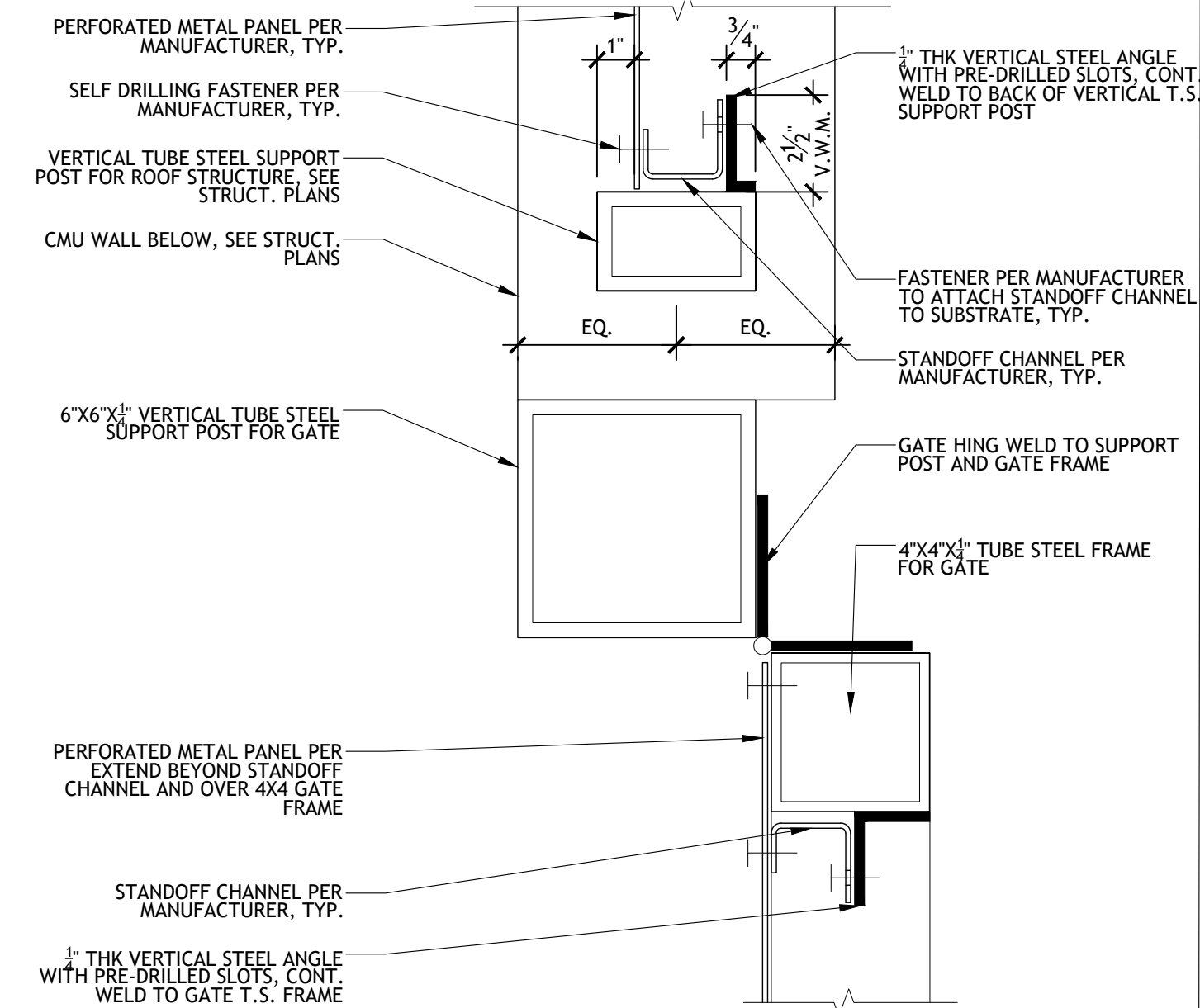
8 PERFORATED PANEL AT END
SCALE: 3" = 1'-0"



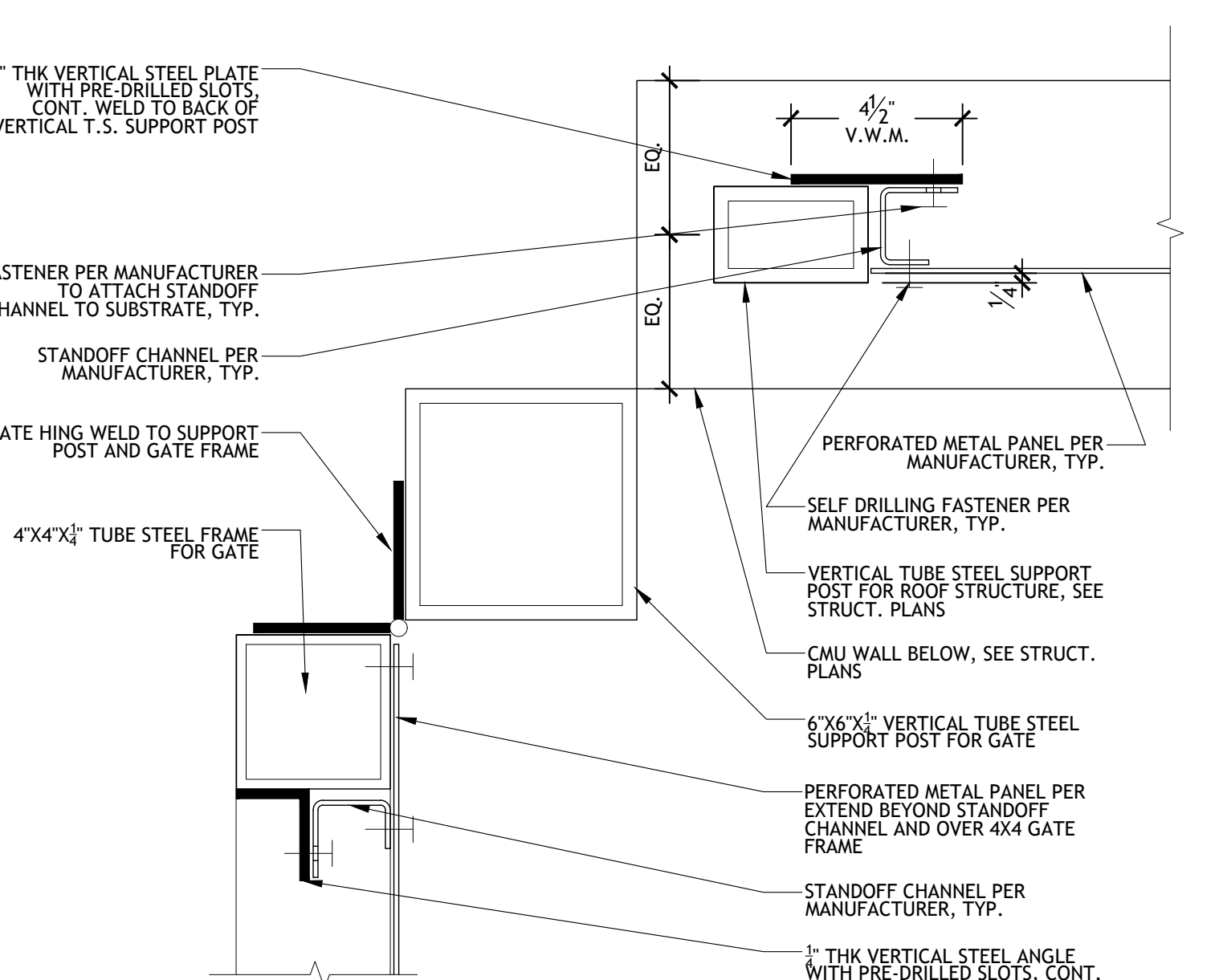
5 PERFORATED PANEL AT INTERMEDIATE ROOF
SCALE: 3" = 1'-0"



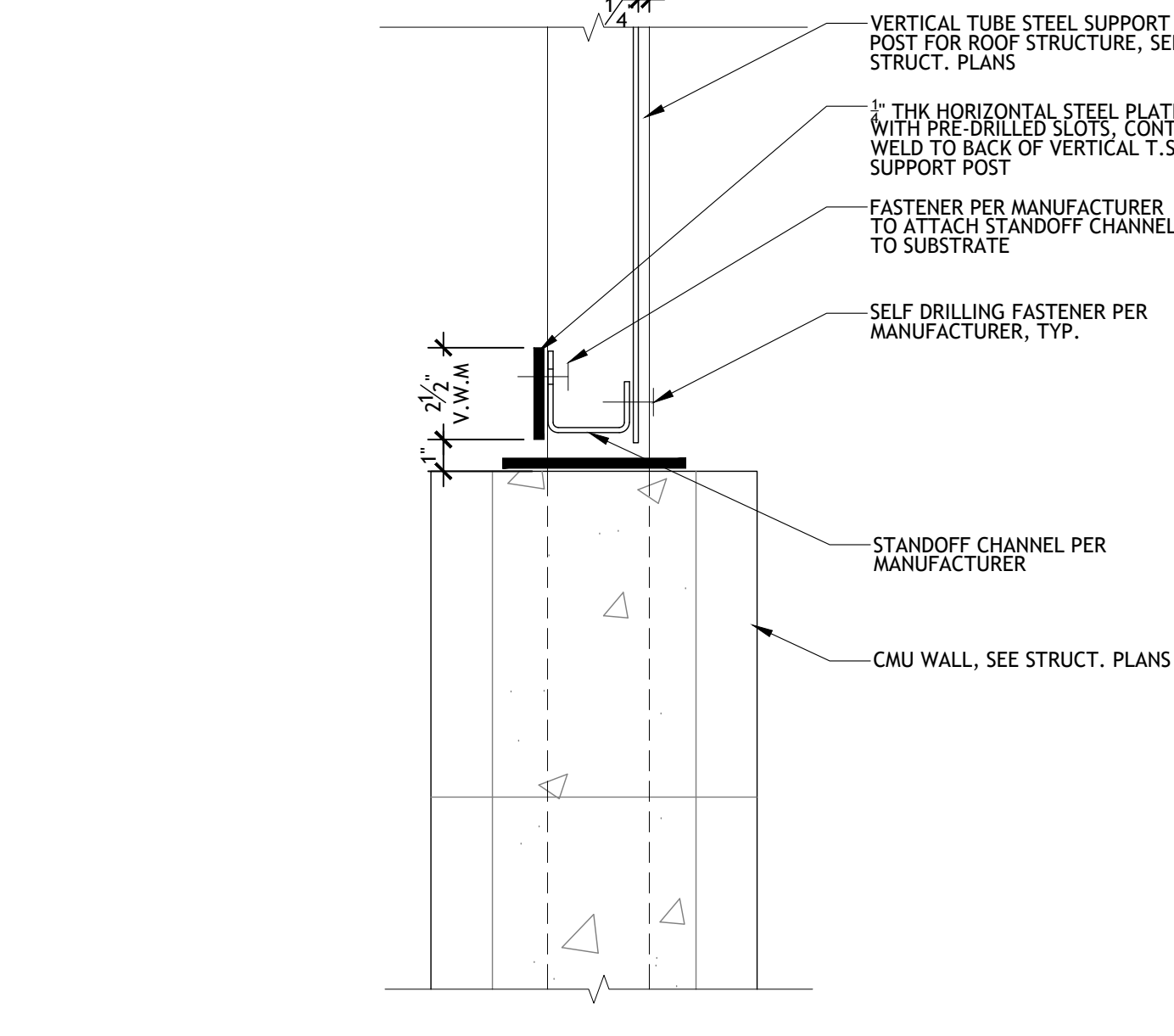
2 ROOF EAVE TYPICAL
SCALE: 3" = 1'-0"



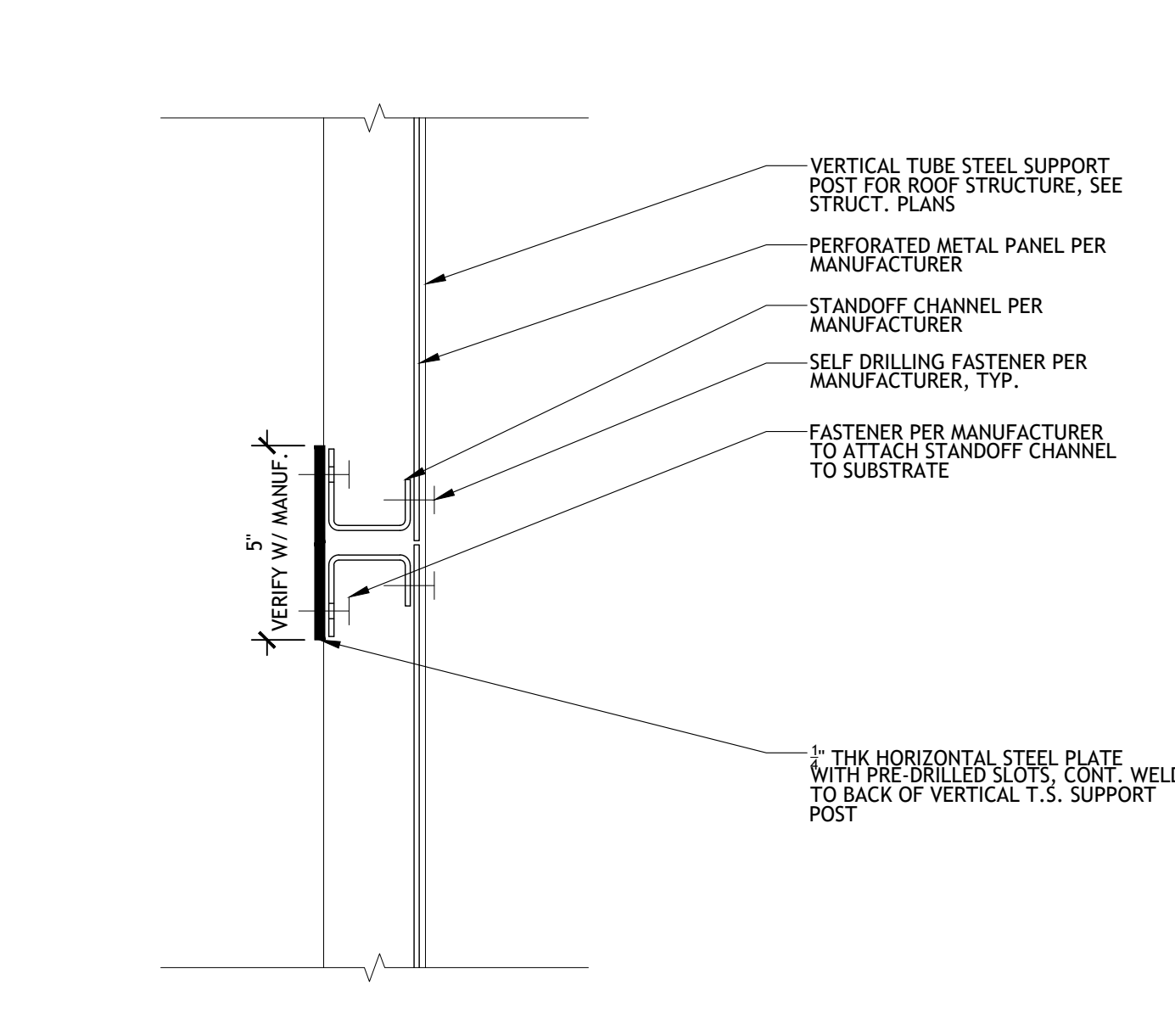
12 PERFORATED PANEL AT ADJ. GATE POST
SCALE: 3" = 1'-0"



9 PERFORATED PANEL AT ADJ. GATE POST
SCALE: 3" = 1'-0"



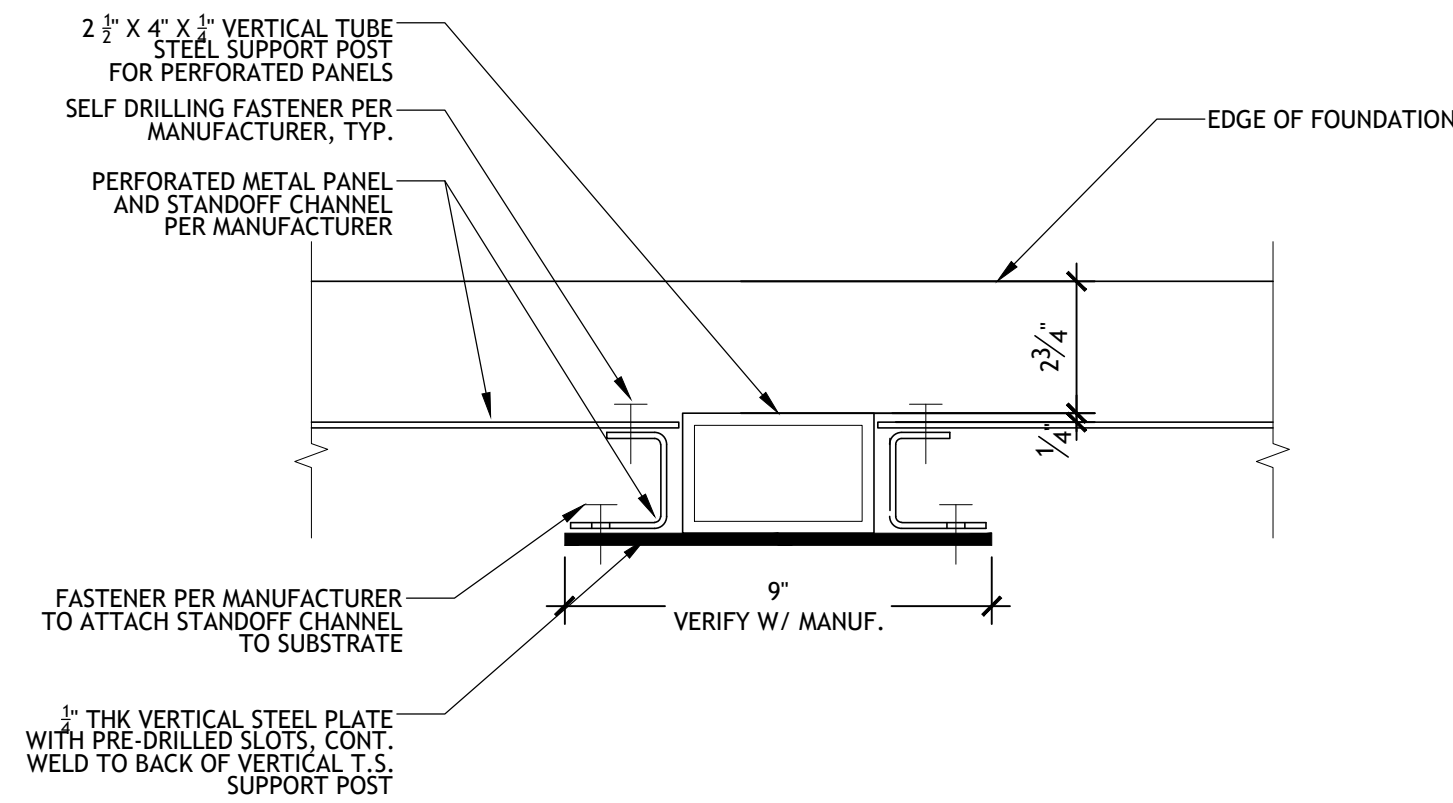
6 PERFORATED PANEL AT CMU WALL
SCALE: 3" = 1'-0"



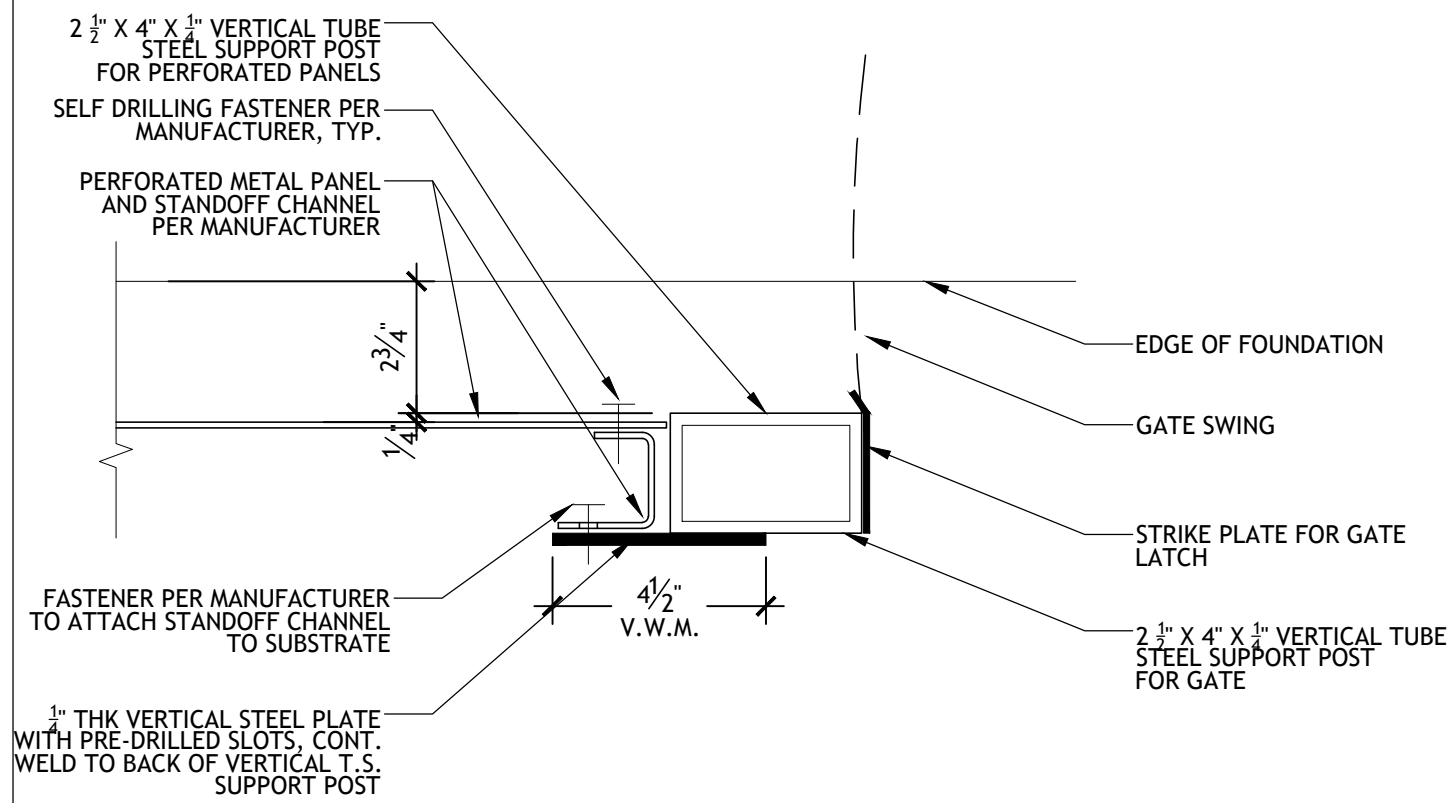
3 PERFORATED PANEL AT HORIZ. JOINT
SCALE: 3" = 1'-0"



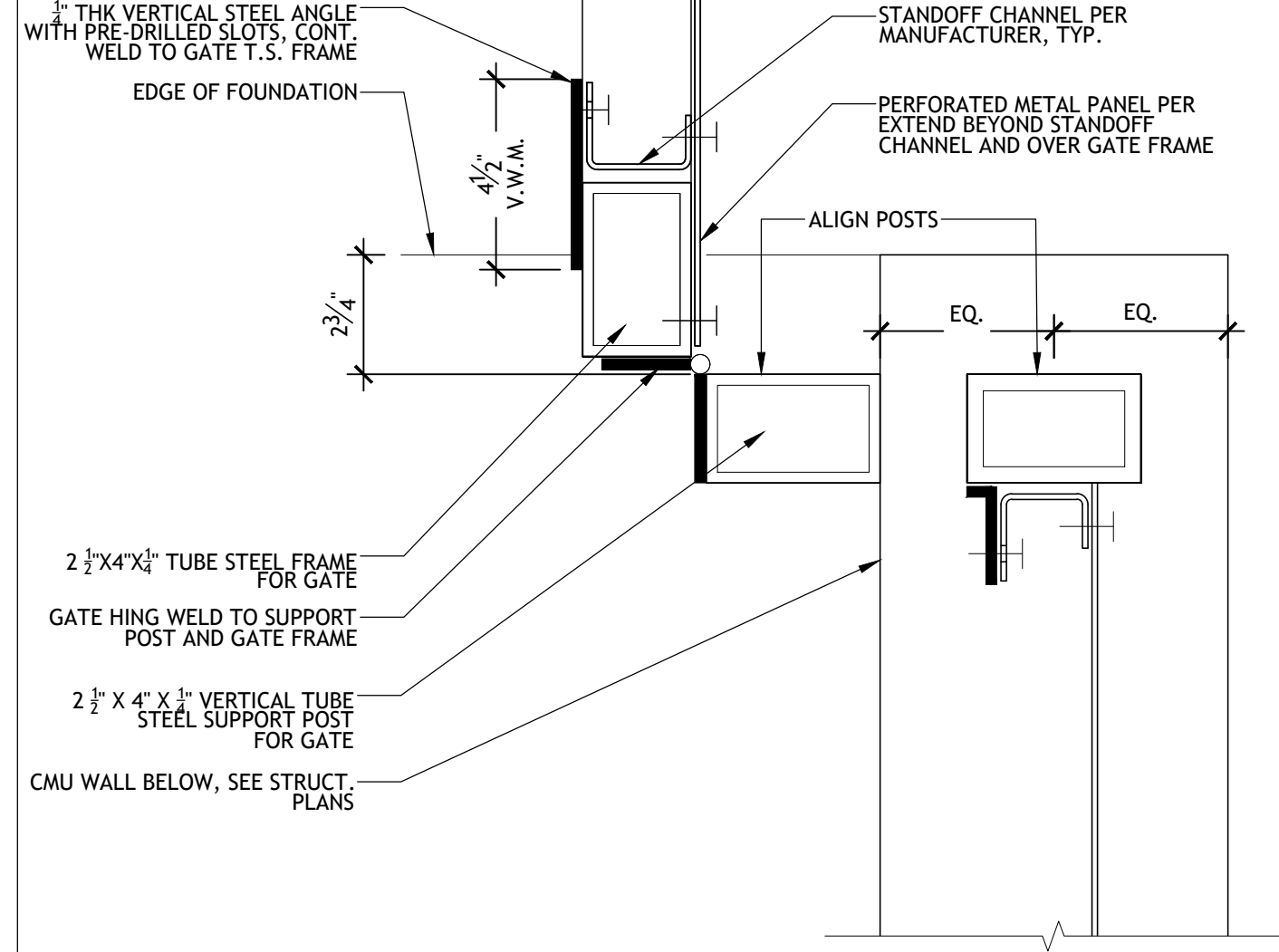
10 NOT USED
SCALE: 3" = 1'-0"



7 MAN GATE INTERMEDIATE SUPPORT POST
SCALE: 3" = 1'-0"

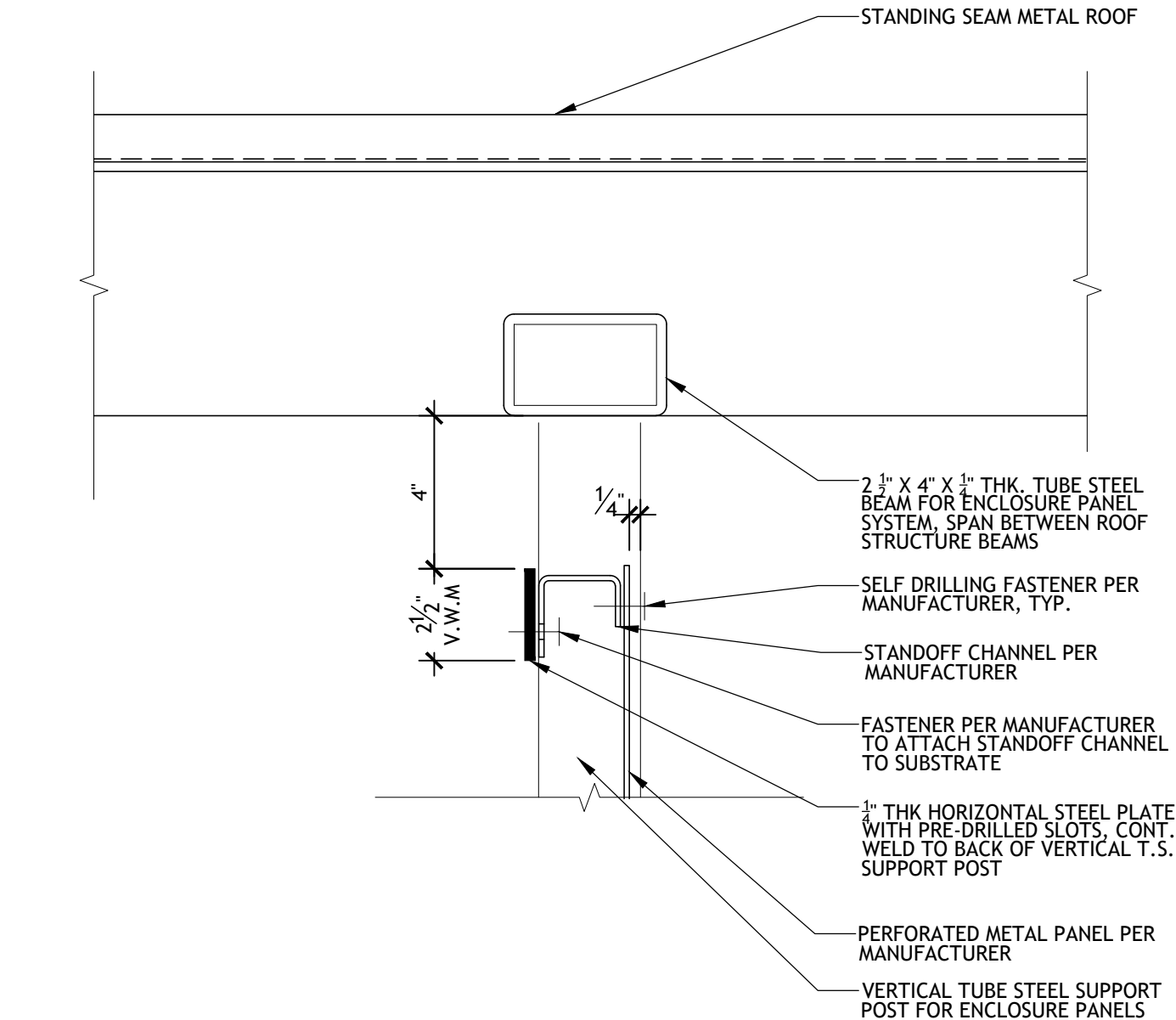


4 MAN GATE SUPPORT POST - STRIKE SIDE
SCALE: 3" = 1'-0"

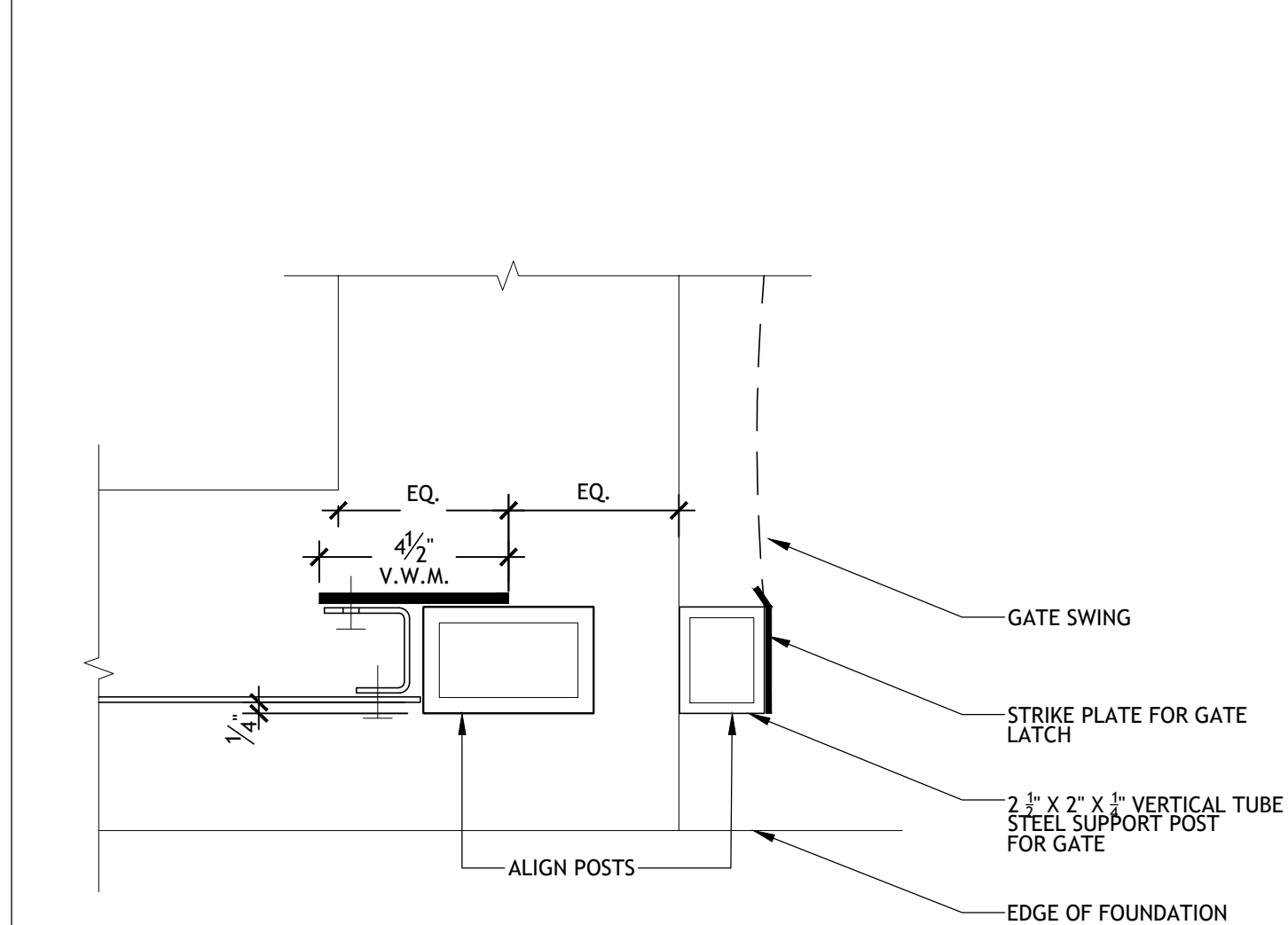


1 MAN GATE SUPPORT POST - HING SIDE
SCALE: 3" = 1'-0"

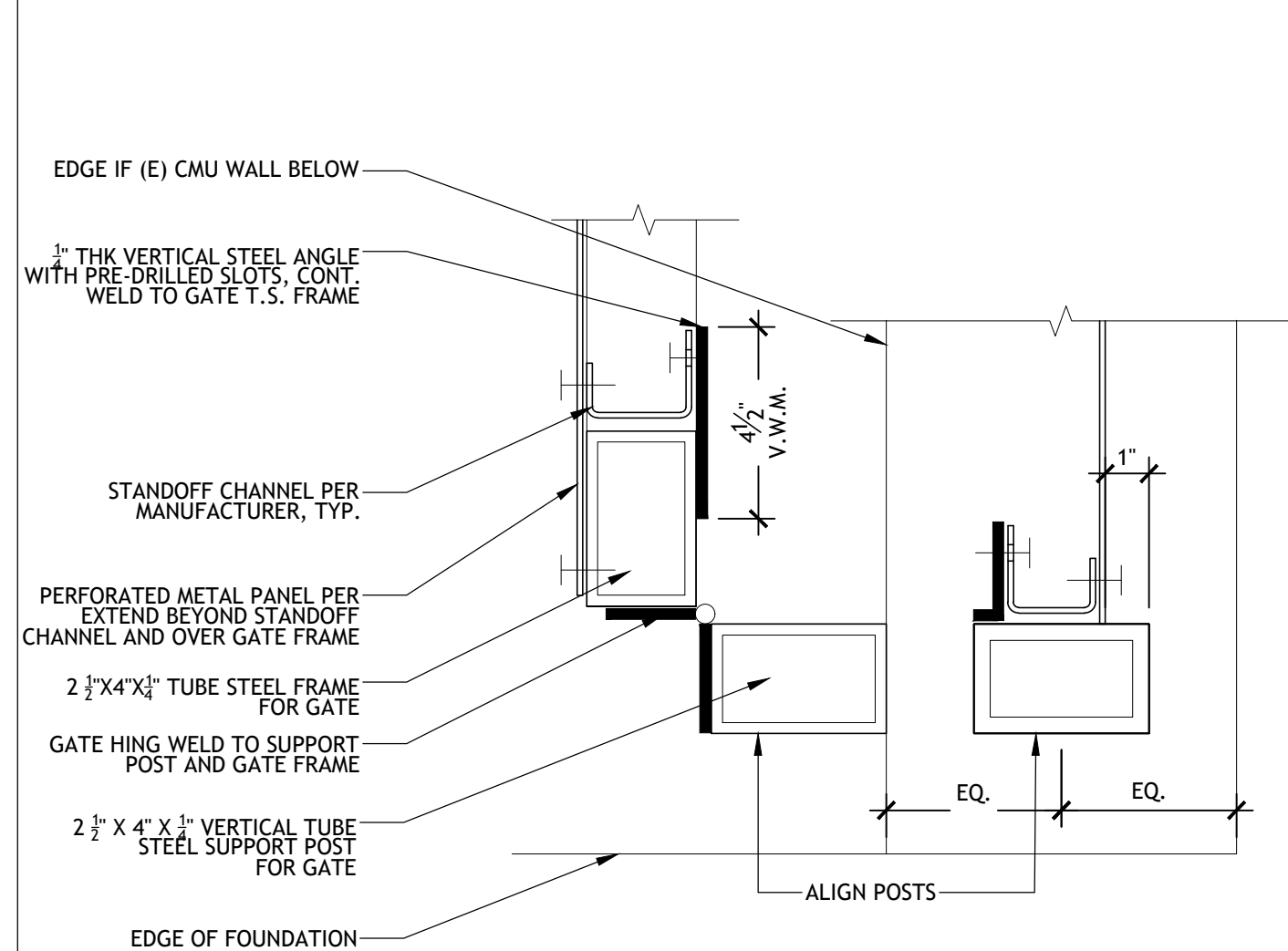
11 NOT USED
SCALE: 3" = 1'-0"



8 PERFORATED PANEL AT ROOF INTERIOR WALL
SCALE: 3" = 1'-0"

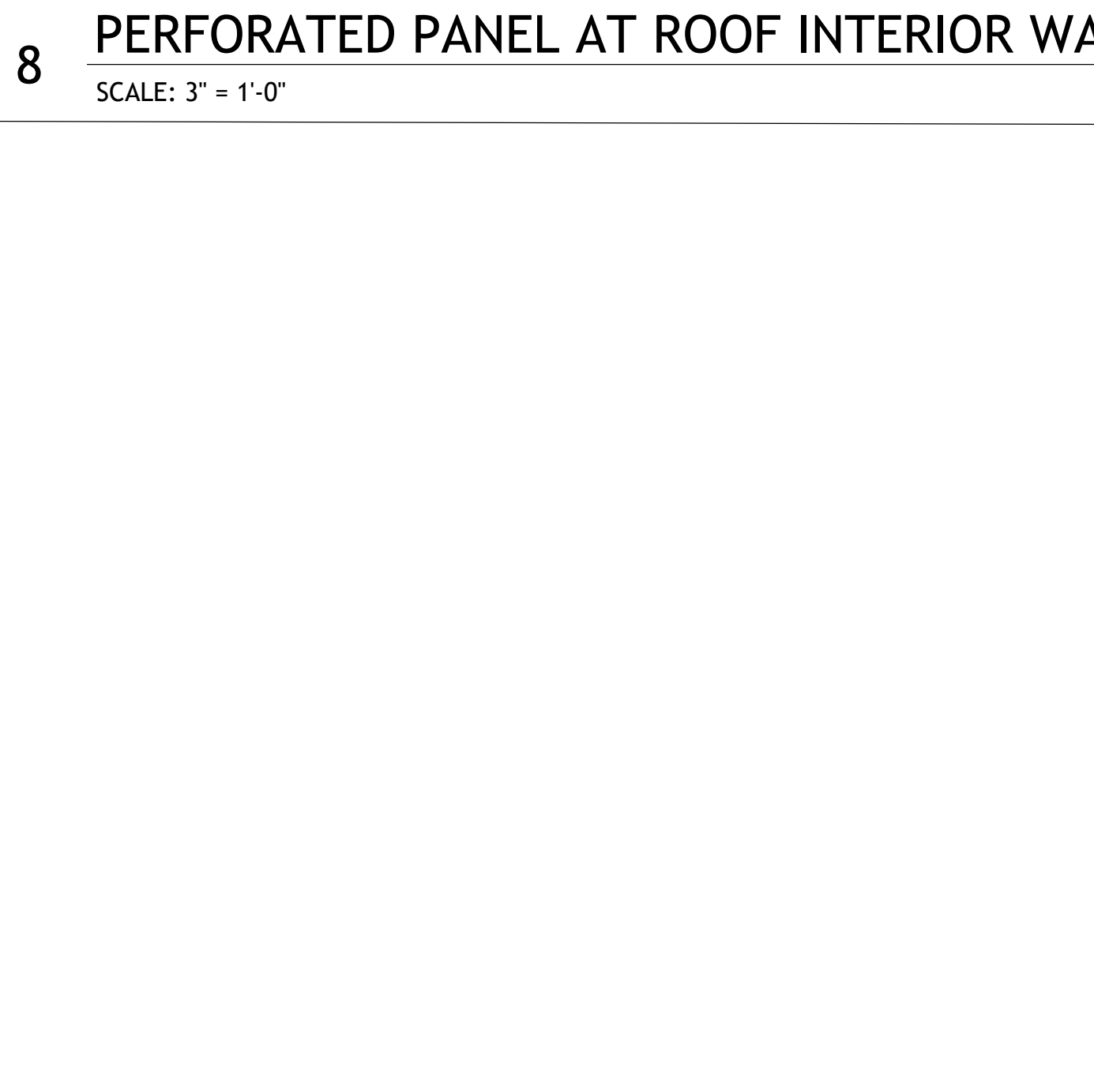


5 MAN GATE SUPPORT POST - STRIKE SIDE
SCALE: 3" = 1'-0"

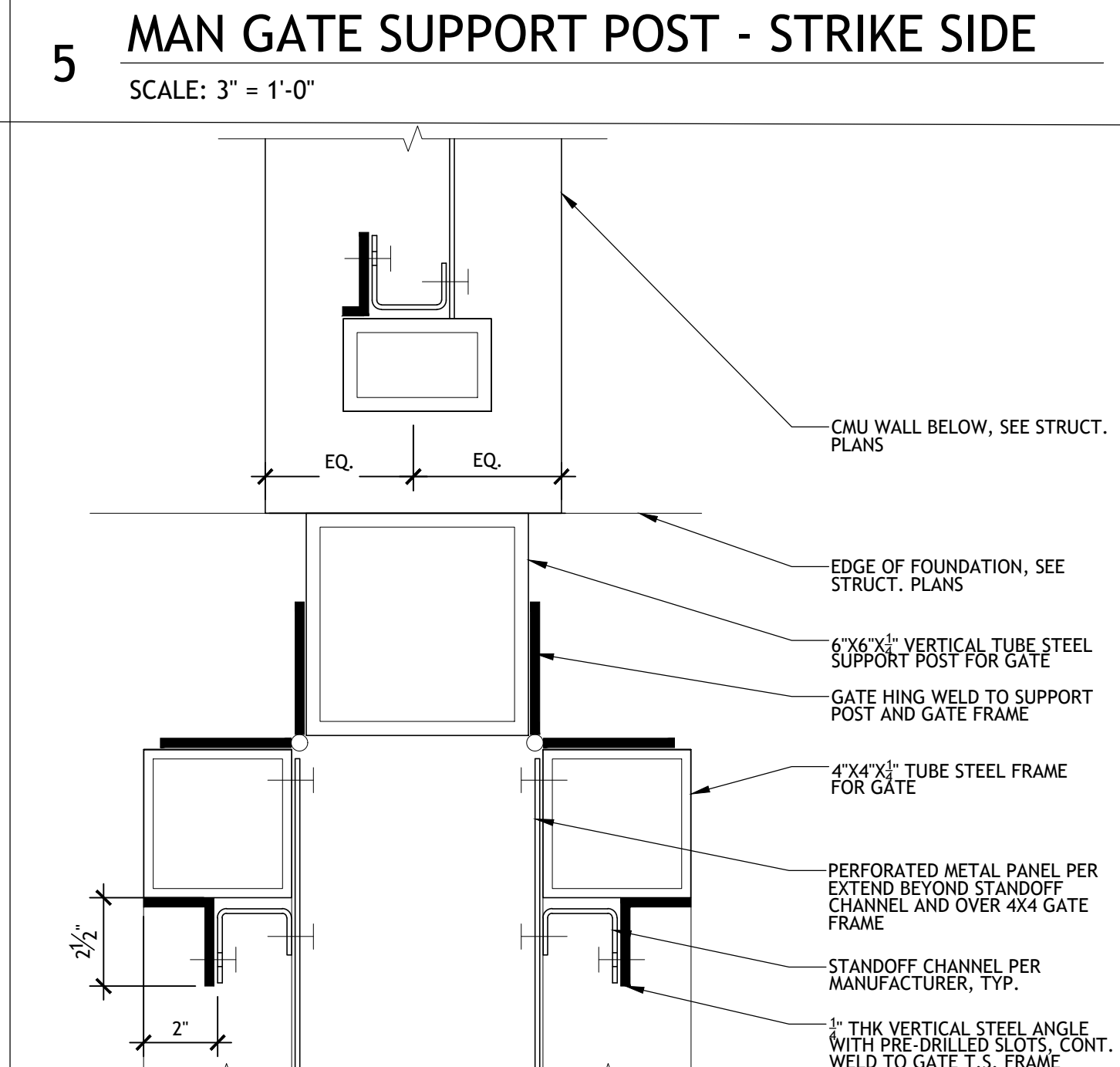


2 MAN GATE SUPPORT POST - HING SIDE
SCALE: 3" = 1'-0"

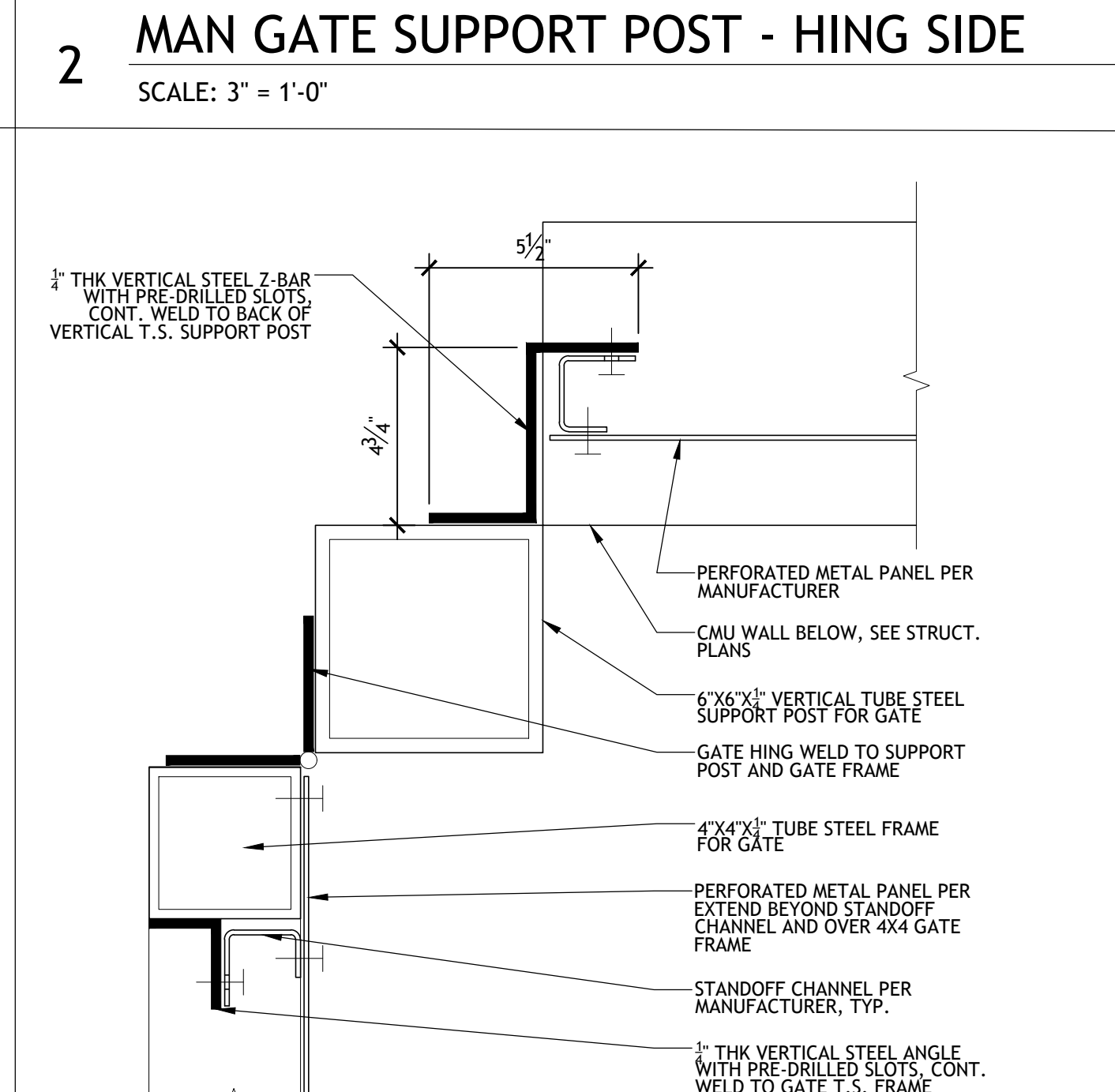
12 NOT USED
SCALE: 3" = 1'-0"



9 NOT USED
SCALE: 3" = 1'-0"



6 GATE SUPPORT POST - INT. CONDITION
SCALE: 3" = 1'-0"



3 GATE SUPPORT POST - END CONDITION
SCALE: 3" = 1'-0"



ENGINEER OF RECORD: DOUG LEE, P.E., LEED® AP 415-254-8920 DLEE8995@GMAIL.COM								
SHEET INDEX:		ABBREVIATIONS:	GENERAL:	CONCRETE:				
S1	-	STRUCTURAL SHEET INDEX AND STRUCTURAL GENERAL NOTES	1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 3. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 12. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 13. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.	1. CEMENT SHALL BE ASTM C150 TYPE II OR V. CONCRETE STRENGTH <u>FOR CONSTRUCTION</u> SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS: 3,000 PSI FOR ALL CONCRETE WORK. NOTE: CONCRETE TESTING CRITERIA IS BASED ON CONCRETE STRENGTH USED FOR STRUCTURAL DESIGN SPECIFIED ON THIS SHEET, WHICH MAY BE LOWER THAN THE CONCRETE STRENGTH SPECIFIED FOR CONSTRUCTION. 2. AGGREGATE SHALL CONFORM TO ASTM C 33. MAX AGGREGATE SIZE SHALL PASS THROUGH 1" SIEVE. 3. CONSOLIDATE PLACED CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. 4. CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318 (LATEST EDITION) INCLUDING BAR BENDS AND HOOKS UNLESS NOTED OTHERWISE. 5. OPENINGS, PIPE SLEEVES, CONDUITS, INSERTS, ANCHORS AND OTHER EMBEDDED ITEMS SHALL BE SECURED IN PLACE BEFORE CONCRETE IS PLACED. 6. ALL EXPOSED EDGES AND CORNERS SHALL BE CHAMFERED 1/2-INCH. 7. ALL CONCRETE SHALL BE REINFORCED WITH MINIMUM #4 REBAR @ 12" UNLESS MARKED "NOT REINFORCED".				
S2	-	PROPOSED STRUCTURAL FLOOR PLANS	21. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 22. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 23. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 24. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 25. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 26. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 26. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 27. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 28. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 29. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 30. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 31. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 32. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 33. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.	1. REBAR SHALL BE ASTM A615 OR A706 GRADE 60 DEFORMED. 2. REBAR SHALL BE ASTM A706 GRADE 60 DEFORMED WHERE WELDING IS REQUIRED AND WHERE USED IN CONCRETE WALLS AND FRAMES. WELD PER AWS D1.4. 3. HOOK REBAR INTERRUPTED BY OPENINGS 4. DIMENSIONS TO REBAR ARE TO BAR CENTERLINES UNLESS OTHERWISE NOTED. 5. LAP SPLICES SHALL BE MINIMUM 48 BAR DIAMETERS. 6. REBAR LAP SPLICES SHALL BE STAGGERED 4 FT. MINIMUM FROM LAP IN ADJACENT PARALLEL REBAR IN THE SAME LAYER. 7. MINIMUM CONCRETE COVER TO REBAR: 3" CONCRETE PLACED AGAINST EARTH 2" FORMED SURFACES BACKFILLED WITH EARTH OR EXPOSED TO WEATHER FOR #6 AND LARGER 1 1/2" FORMED SURFACES BACKFILLED WITH EARTH OR EXPOSED TO WEATHER FOR #5 AND SMALLER 1 1/2" BEAMS AND COLUMNS EXPOSED TO INTERIOR SPACE. 3/4" WALL AND SLAB SURFACES EXPOSED TO INTERIOR SPACE 8. WELDED WIRE FABRIC SHALL BE DEFORMED WIRE PER ASTM A497; SHEETS.				
S4	-	STRUCTURAL DETAILS	1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 3. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 12. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 13. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.	CONCRETE REINFORCING STEEL: 1. REBAR SHALL BE ASTM A615 OR A706 GRADE 60 DEFORMED. 2. REBAR SHALL BE ASTM A706 GRADE 60 DEFORMED WHERE WELDING IS REQUIRED AND WHERE USED IN CONCRETE WALLS AND FRAMES. WELD PER AWS D1.4. 3. HOOK REBAR INTERRUPTED BY OPENINGS 4. DIMENSIONS TO REBAR ARE TO BAR CENTERLINES UNLESS OTHERWISE NOTED. 5. LAP SPLICES SHALL BE MINIMUM 48 BAR DIAMETERS. 6. REBAR LAP SPLICES SHALL BE STAGGERED 4 FT. MINIMUM FROM LAP IN ADJACENT PARALLEL REBAR IN THE SAME LAYER. 7. MINIMUM CONCRETE COVER TO REBAR: 3" CONCRETE PLACED AGAINST EARTH 2" FORMED SURFACES BACKFILLED WITH EARTH OR EXPOSED TO WEATHER FOR #6 AND LARGER 1 1/2" FORMED SURFACES BACKFILLED WITH EARTH OR EXPOSED TO WEATHER FOR #5 AND SMALLER 1 1/2" BEAMS AND COLUMNS EXPOSED TO INTERIOR SPACE. 3/4" WALL AND SLAB SURFACES EXPOSED TO INTERIOR SPACE 8. WELDED WIRE FABRIC SHALL BE DEFORMED WIRE PER ASTM A497; SHEETS.				
EVERY SHEET UNDER THE SHEET INDEX IS PART OF THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE ENGINEER AND GOVERNING AGENCIES' SEALS OF APPROVAL AND WET SIGNATURES. A SHEET WITHOUT THE STATED APPROVALS IS A PROGRESS DRAWING ONLY.			1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 3. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 12. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 13. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.	DRILLED ANCHORS IN CONCRETE AND CMU: 1. EPOXY ADHESIVE FOR ALL--THREADED ROD ANCHORS AND REINFORCING STEEL (REBAR) DOWELS: A. IN CONCRETE: a. HILTI HIT-RE500 ADHESIVE ANCHOR SYSTEM (ICC ESR-2322) b. SIMPSON SET-3G HIGH STRENGTH EPOXY ADHESIVE, (ICC ESR-4057) B. IN SOLID GROUTED MASONRY a. HILTI HY-270 (ICC ESR-4143) b. SIMPSON SET-3G HIGH STRENGTH EPOXY ADHESIVE (IAPMO UES ER-265) C. IN BRICK a. SIMPSON ET-HP (ICC ESR-3638) 2. ALL THREADED RODS AND ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36, A36 OR A307; HOT DIP GALVANIZED PER AST A153. 3. INSTALL PER ICC-ESR AND IAPMO--UES--ER REPORTS AND MANUFACTURER'S INSTRUCTIONS. ARRANGE FOR A MANUFACTURER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED PRIOR TO THE COMMENCEMENT OF WORK. 4. EMBEDMENT DEPTH SHALL NOT BE LESS THAN 7x ANCHOR DIAMETER REGARDLESS OF WHAT IS SHOWN ON DRAWINGS. CONCRETE COVER SHALL BE AS SHOWN ON THE DRAWINGS BUT NOT LESS THAN REQUIRED BY THE PRODUCT MANUFACTURER. 5. ADHESIVE ANCHORS ARE TO BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS, UNLESS OTHERWISE SPECIFIED IN THE ICC ESR OR IAPMO REPORT.				
THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL REGULATORY REQUIREMENTS ARE SHOWN IN THIS DOCUMENT. THE GENERAL CONTRACTOR ON THIS PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THE FINISHED PROJECT COMPLIES WITH ALL APPLICABLE REGULATIONS.			1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 3. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 12. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 13. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.	CONCRETE MASONRY UNITS: 1. WORK SHALL CONFORM TO CBC CHAPTER 21, ACI 530, AND ACI 530.1. 2. CMU BLOCKS: ASTM C90, LIGHT WEIGHT CLASSIFICATION 85-105 lbs/HF, 1,900 PSI 28-DAY STRENGTH, NOMINAL 8"x16" FACE MEASUREMENTS W/ THICKNESS SHOWN ON DRAWINGS. PROVIDE OPEN-END BLOCKS EXCEPT AT ENDS AND CORNERS. MANUFACTURED BY BEST BLOCKS, INC., OF SACRAMENTO AND NEWARK, CA; BASALITE CONCRETE PRODUCTS, DIXON, CA; OR EQUAL. 3. MORTAR: ASTM C270, TYPE S, MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 1,900 PSI COMPLYING WITH CBC. DO NOT USE MASONRY CEMENT. RETEMPER MORTAR ONLY BY ADDING WATER INTO THE MORTAR AND THEN WORKING WATER INTO THE MORTAR. RETEMPERING MORTAR BY DASHING WATER OVER THE MORTAR IS NOT PERMITTED. ANY MORTAR UNUSED WITHIN 2 HOURS AFTER INITIAL MIXING SHALL BE REMOVED FROM THE WORK. 4. GROUT: ASTM C476, FINE GROUT, MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI. ANY GROUT MIXTURE UNUSED WITHIN 1.5 HOURS MUST BE DISCARDED. 5. AGGREGATE: COMPLY W/ ASTM C144 FOR AGGREGATE IN MORTAR AND ASTM C404 FOR AGGREGATE IN GROUT. 6. PROVIDE BOND BEAM, LINTEL, HALF, PILASTER, WALL CAP BLOCKS, AND OTHER SPECIAL SHAPES AND SIZES AS APPLICABLE FOR THE LOCATION UNLESS SHOWN OTHERWISE ON DRAWINGS. 7. CMU FINISHING: PROVIDE SAMPLES FOR OWNER TO SELECT FROM 8. REINFORCING STEEL: ASTM A615, GRADE 60 9. PLACE CMU IN RUNNING BOND PATTERN AND FILL ALL CELLS WITH GROUT. 10. PLACE GROUT IN LIFTS NOT MORE THAN 5' UNLESS DEMONSTRATED TO MEET THE REQUIREMENTS OF ACI 530 SECTION 3.5C AND 3.5D. 11. PROVIDE CLEANOUTS IN THE BOTTOM COURSE OF MASONRY SO THE INSIDE CAN BE CLEANED AND INSPECTED FOR EACH GROUT POUR THAT EXCEEDS 5' IN HEIGHT. PROVIDE CLEANOUTS AT EACH CELL WITH VERTICAL REBAR BUT NEED NOT BE LESS THAN 16" O.C. OR 32" O.C. AFTER CLEANING AND INSPECTION, CLOSE CLEANOUTS WITH CLOSURES BRACED TO RESIST GROUT PRESSURE. 12. CONSTRUCTION JOINTS: WHEN GROUTING IS STOPED FOR A PERIOD OF MORE THAN 1 HOUR, FORM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT POUR 1 1/2" MINIMUM BELOW THE UPPER-MOST UNIT, EXCEPT AT THE TOP OF WALLS. 13. REBAR COVER TO MASONRY FACE: A. IF FACE EXPOSED TO EARTH OR WEATHER a. 2" MIN. FOR BARS LARGER THAN #5 b. 1.5" MIN. FOR #5 BARS OR SMALLER B. 1.5" IF FACE NOT EXPOSED TO EARTH OR WEATHER 14. PLACEMENT OF PLUMBING AND ELECTRICAL LINES IN MASONRY WALLS: A. MAXIMUM DIAMETER OF EMBEDDED ITEM SHAL BE 1 3/4", EXCEPT MAXIMUM DIAMETER OF ITEM EMBEDDED IN LINTELS SHALL BE 1". B. VERTICAL EMBEDDED ITEM SHALL NOT BE LOCATED IN THE SAME CELL AS VERTICAL REINFORCING. C. HORIZONTAL EMBEDDED ITEMS SHALL NOT BE LOCATED IN THE SAME COURSE AS HORIZONTAL REINFORCING.				
DOUG LEE EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND ALL PROPRIETARY RIGHTS TO ALL DESIGNS AND INFORMATION IN THIS DOCUMENT. THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND IS TO BE USED FOR THIS PROJECT ONLY. IT SHALL NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR BE ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN PERMISSION OF DOUG LEE.			1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 3. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 12. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 13. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.	SPECIAL INSPECTION: 1. THE OWNER IS RESPONSIBLE FOR CONTRACTING SERVICES OF ONE OR MORE SPECIAL INSPECTORS IN ACCORDANCE WITH CBC 1704. THE ENGINEER OF RECORD MAY BE CONTRACTED TO PERFORM SPECIAL INSPECTIONS PER CBC 1704.2.1. HOWEVER, INSPECTIONS REQUIRING LABORATORY WORK OR SPECIALIZED EQUIPMENT MUST BE DONE BY A THIRD PARTY AGENCY. 2. ANY CONTROVERSY ARISING OUT OF A THIRD PARTY SPECIAL INSPECTION AGENCY SHALL BE REFERRED TO THE ENGINEER OF RECORD, WHOSE DECISION SHALL GOVERN. 3. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE SPECIAL INSPECTOR(S) AND TESTING AGENCY ON THE REQUIRED SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS PER THE SIGNED STATEMENT OF SPECIAL INSPECTIONS APPROVED BY THE BUILDING OFFICIAL 4. THE SPECIAL INSPECTOR(S) AND TESTING AGENCY SHALL FURNISH COPIES OF INSPECTION RECORDS AFTER THE CONCLUSION OF WORK REQUIRING SPECIAL INSPECTION PER CBC 1704.2.4 TO THE ENGINEER OF RECORD, BUILDING OFFICIAL, OWNER, AND CONTRACTOR FOR REVIEW. BEFORE FINAL BUILDING INSPECTION IS SCHEDULED, DOCUMENTATION OF THE SPECIAL INSPECTION COMPLIANCE REPORTS SHALL BE SUBMITTED AND APPROVED BY THE CITY. 5. SHORING, UNDERPINNING, BRACING, FORMWORK, AND ANY TEMPORARY SUPPORTS/STRUCTURE ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. IT IS OUTSIDE THE EOR'S PURVIEW AND THEREFORE MUST BE SUBMITTED UNDER SEPARATE PERMIT. 6. WATER PROOFING AND ANY WORK ASSOCIATED WITH WATER PROOFING IS A SPECIALTY OUTSIDE THE EOR'S PURVIEW AND WILL NOT BE INSPECTED/OBSERVED BY THE EOR. THE CONTRACTOR SHALL HIRE A WATERPROOFING PROFESSIONAL TO PERFORM INSPECTIONS TO ENSURE WATER PROOFING IS PERFORMED TO CODE AND INDUSTRY STANDARD. EOR'S INSPECTIONS AND OBSERVATIONS ARE FOR STRUCTURAL ITEMS IDENTIFIED IN THE SPECIAL INSPECTION FORM. 7. SPECIAL INSPECTION/STRUCTURAL OBSERVATION BY THE EOR IS NOT CONTINUOUS AND CONDUCTED ONLY AT SIGNIFICANT STAGES OF CONSTRUCTION AND ONLY FOR ITEMS STATED IN THE SIGNED SPECIAL INSPECTION/STRUCTURAL OBSERVATION STATEMENT APPROVED BY THE BUILDING OFFICIAL FOR REPETITIVE AND SIMILAR STRUCTURAL ELEMENTS CONSIDERED SIGNIFICANT, ONLY THE FIRST ELEMENT OF A STAGE REQUIRES INSPECTION/OBSERVATION UNLESS REQUIRED BY CODE OR NOTED OTHERWISE. IT IS NOT POSSIBLE OR PRACTICABLE FOR THE EOR TO INSPECT/OBSERVE AND MEASURE/VERIFY SIZES AND MATERIAL OF EACH AND EVERY STRUCTURAL ELEMENT DURING THESE PERIODIC VISUAL INSPECTIONS/OBSERVATIONS. ANY PROPOSED DEVIATIONS TO THE MATERIAL, SIZE, OR CONSTRUCTION DETAILS SHOWN ON THESE DRAWINGS MUST BE SUBMITTED TO THE EOR FOR EVALUATION; THE EOR'S INSPECTION/OBSERVATION AND COMPLIANCE REPORT DOES NOT CONSTITUTE ACCEPTANCE OF ANY DEVIATION NOT REPORTED TO THE EOR. 8. SPRAY REMOVABLE PAINT ON FLOOR OR FOOTING IN FRONT OF SHEARWALL HOLDOWN END POSTS TO IDENTIFY END POST LOCATIONS ALONG WALL PRIOR TO COVERING WITH PLYWOOD. ALLOW INSPECTOR TO SEE THE PAINTED IDENTIFIERS WITH END POSTS EXPOSED TO VERIFY THEIR LOCATIONS. PLYWOOD EDGE NAILING WILL BE VERIFIED TO MATCH LOCATIONS OF THESE PAINT MARKS.				
			1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 3. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 12. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 13. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.					
			1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 3. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. 12. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE. 13. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.					
			1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE. 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDMENTS. 2022 CALIF. RESIDENTIAL CODE 2022 CALIF. FIRE CODE 2022 CALIF. BUILDING CODE 2022 CALIF. ELECTRICAL CODE 2022 CALIF. MECHANICAL CODE 2022 CALIF. ENERGY CODE 2022 CALIF. PLUMBING CODE 2022 CALGREEN BLDG CODE STD 3. SIZES, DIMENSIONS AND CONFIGURATIONS OF EXISTING CONDITIONS SHOWN MIGHT NOT BE EXACT. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK. 4. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. 5. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS. 6. IN THE EVENT OF A DISCREPANCY IN THE DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY. 6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. 7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION. 8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION. 9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. 10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER. 11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY					

MOONRIDGE TRASH ENCLOSURES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

STRUCTURAL SHEET INDEX AND
STRUCTURAL GENERAL NOTES

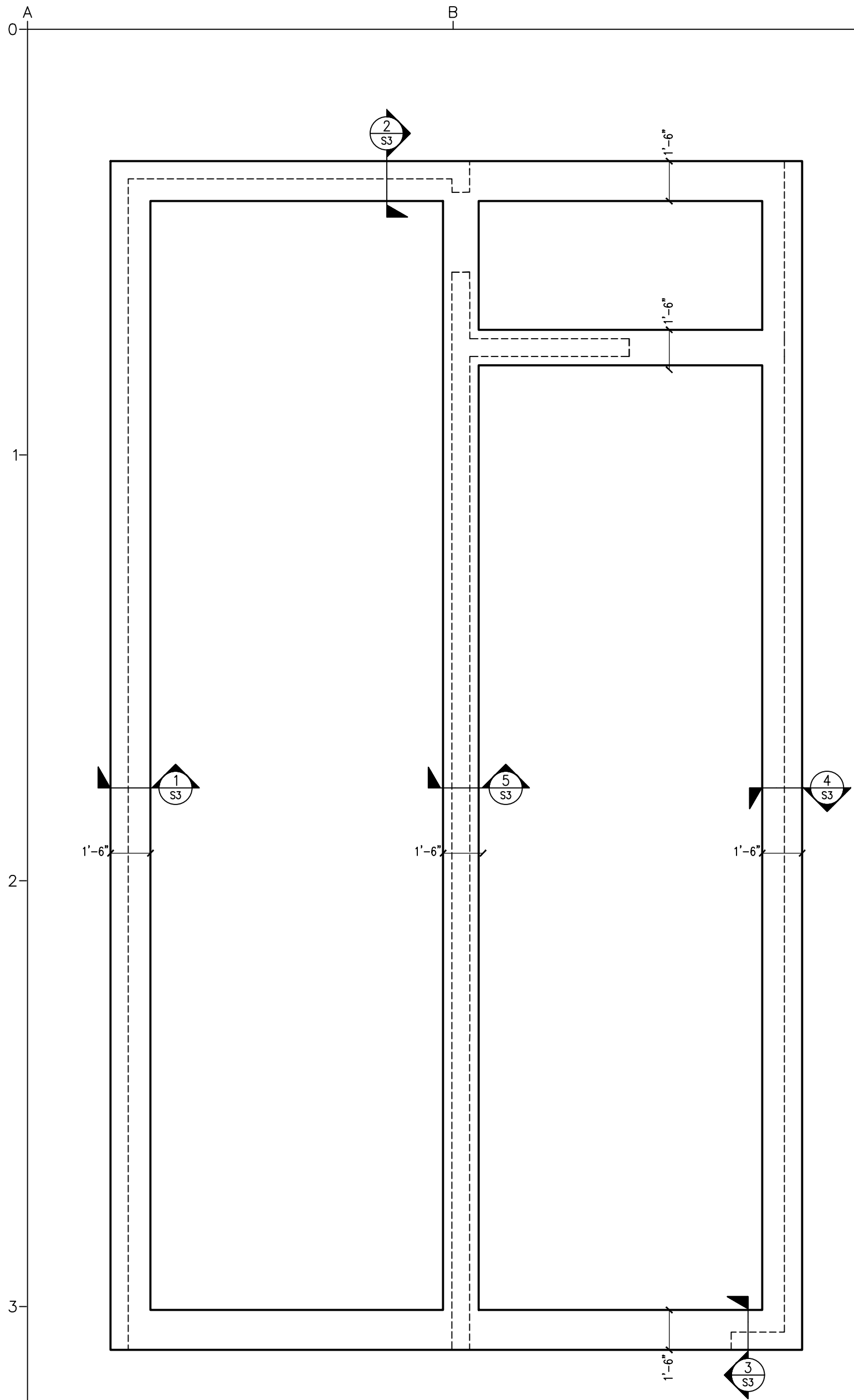
1

2

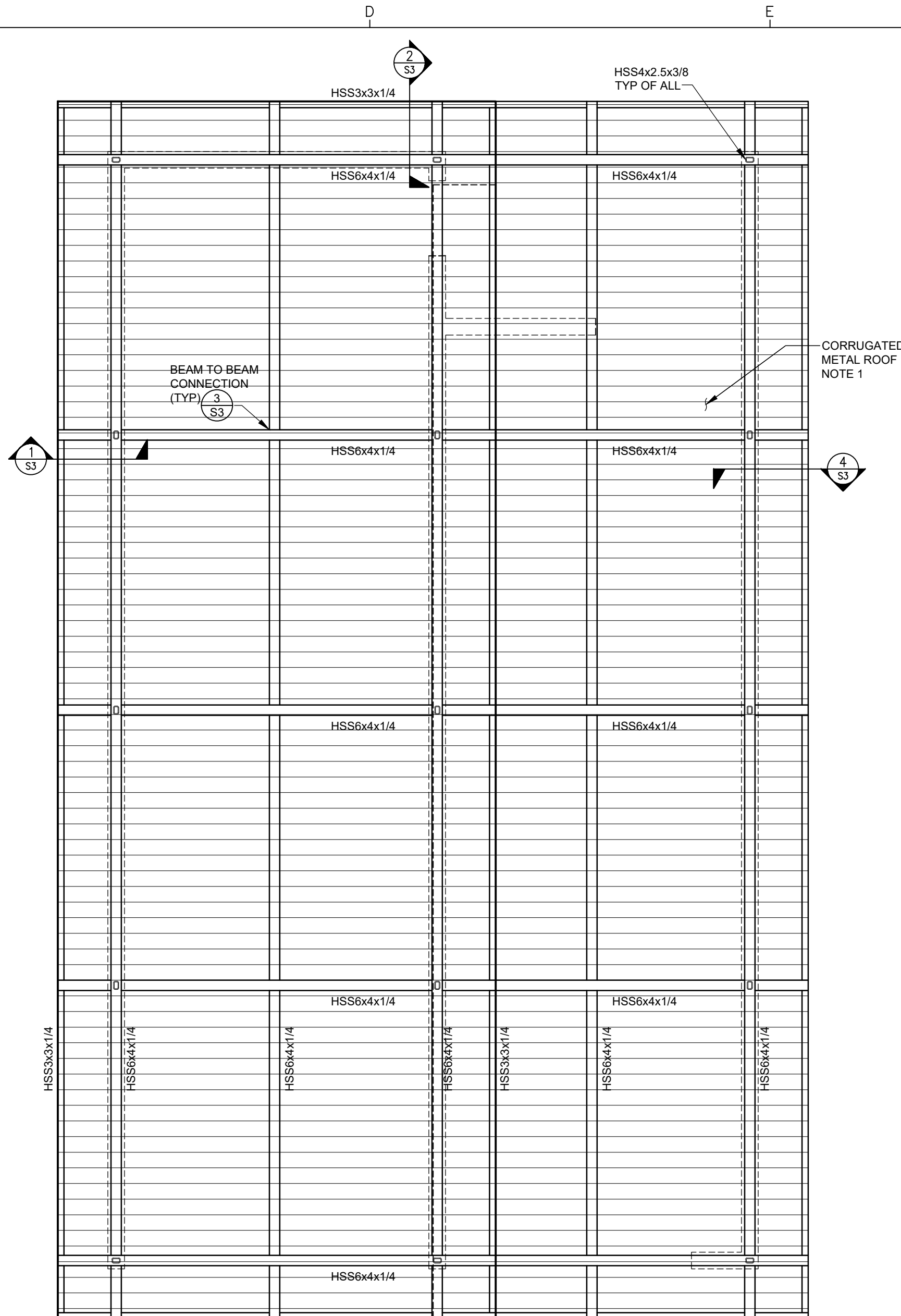
3



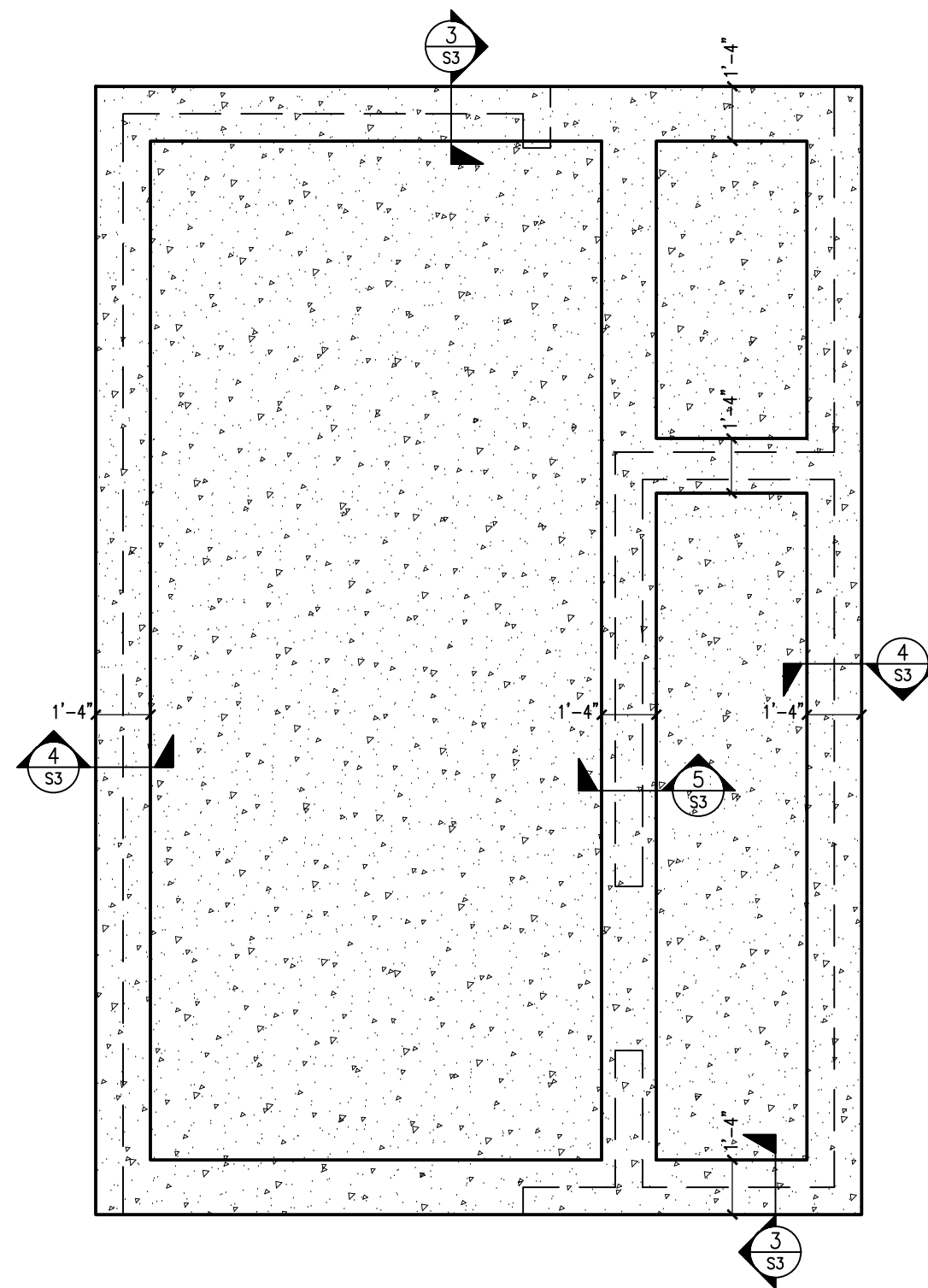
Engineer: Doug Lee, P.E., LEED® AP
Phone: 415-254-8920
Email: DLee8995@gmail.com



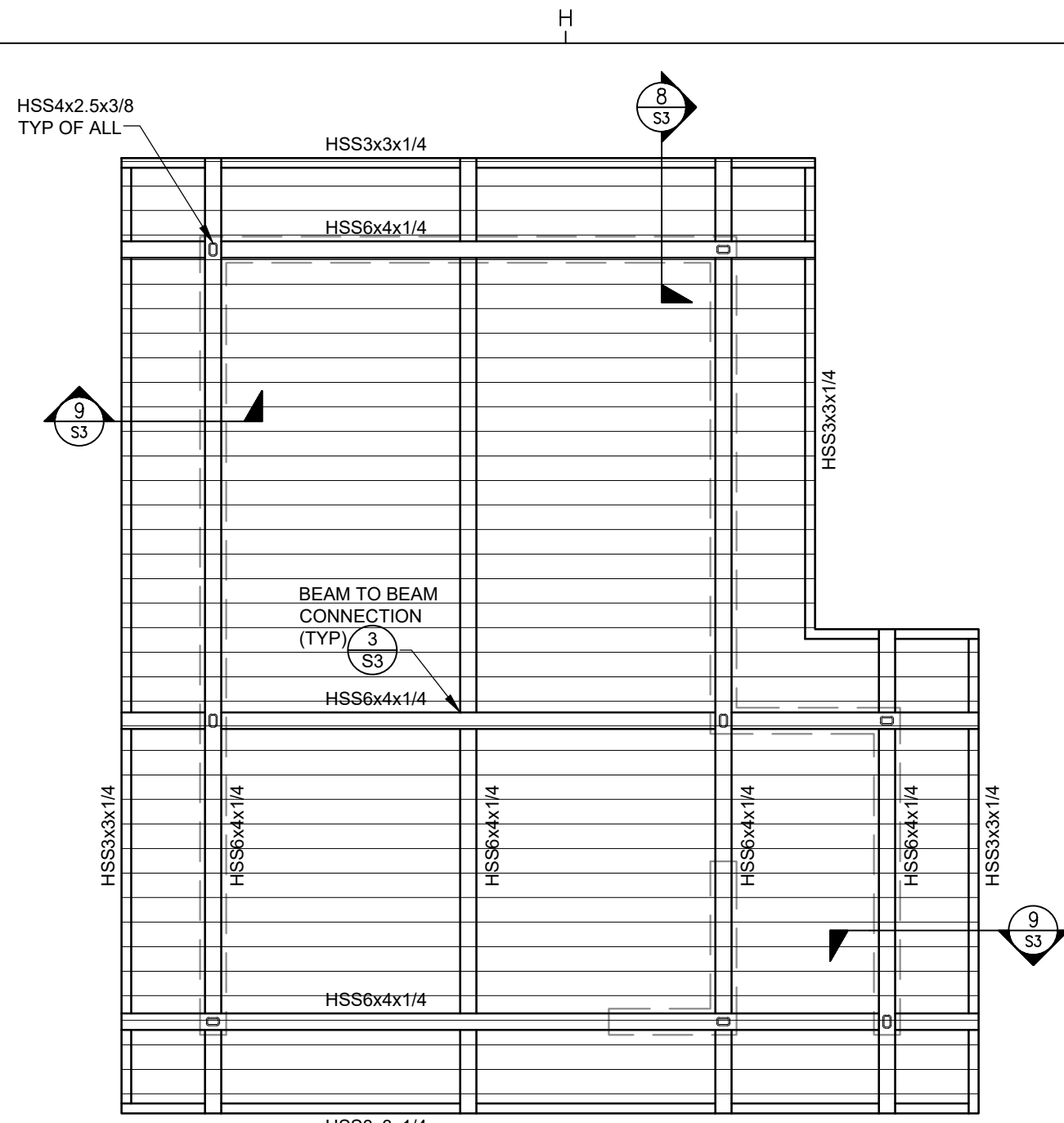
#1 & #3 TRASH ENCLOSURE FRAMING PLAN



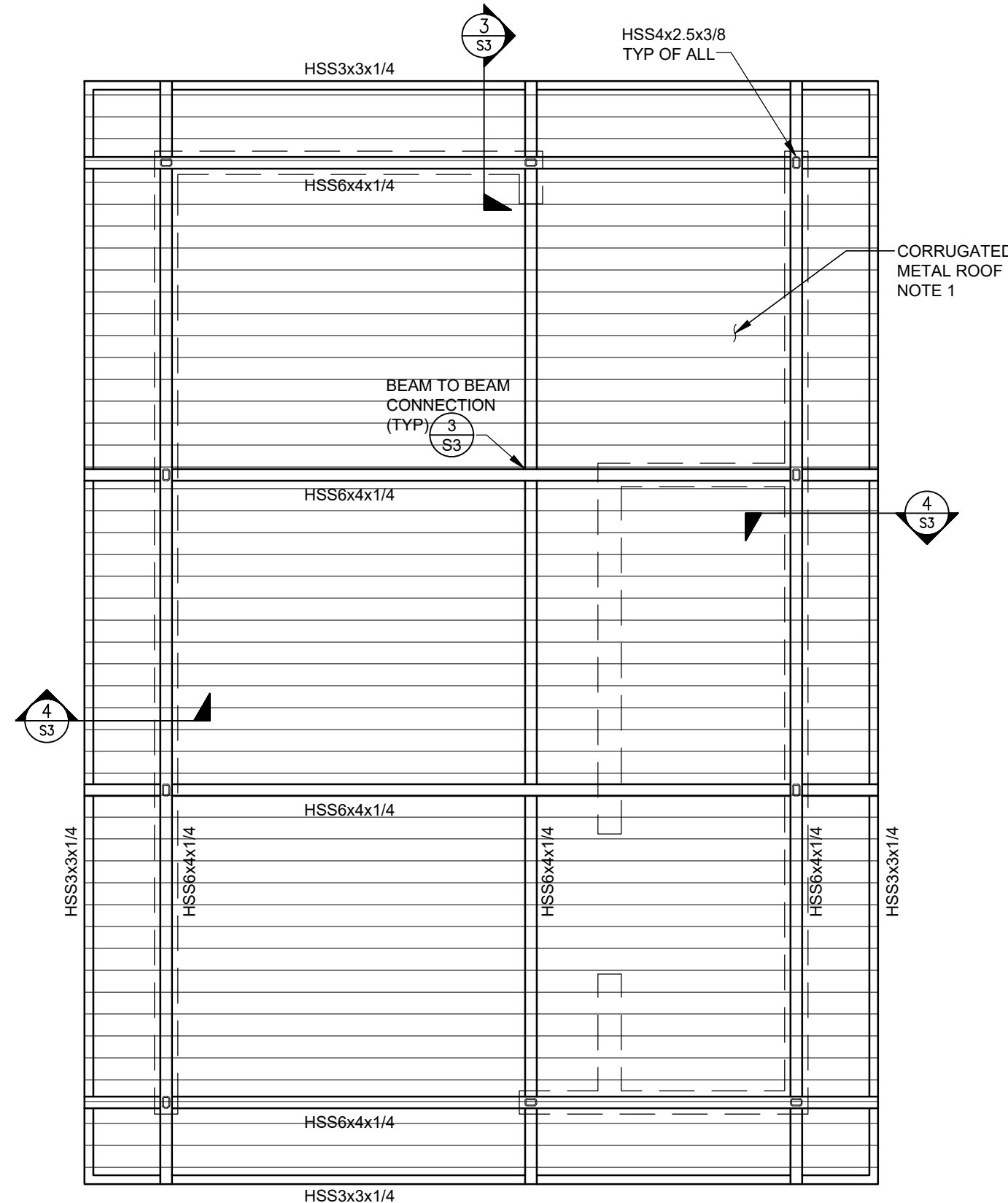
#1 & #3 TRASH ENCLOSURE FRAMING PLAN



#4 TRASH ENCLOSURE FOUNDATION PLAN



#2 TRASH ENCLOSURE FRAMING PLAN



#4 TRASH ENCLOSURE FRAMING PLAN



- 1
- 2
- 3



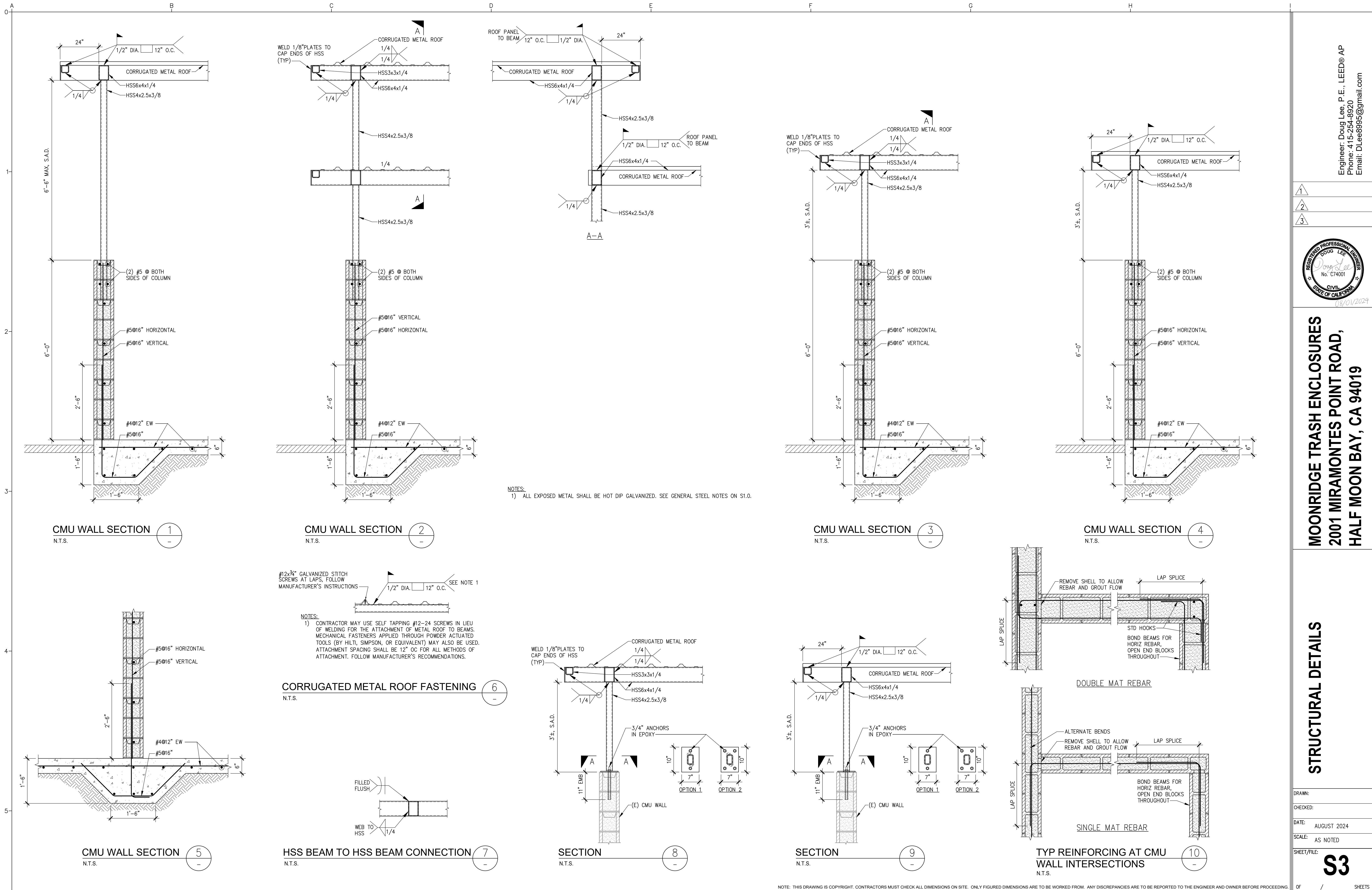
MOONRIDGE TRASH ENCLOSURES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

PROPOSED STRUCTURAL
FLOOR PLANS

DRAWN:
CHECKED:
DATE: AUGUST 2024
SCALE: AS NOTED
SHEET/FILE:

S2
OF / SHEETS

Engineer: Doug Lee, P.E., LEED® AP
Phone: 415-254-8920
Email: DLee895@gmail.com



MOONRIDGE TRASH ENCLOSURES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019

STRUCTURAL DETAILS

DRAWN:
CHECKED:
DATE: AUGUST 2024
SCALE: AS NOTED
SHEET/FILE:

33
OF / SHEETS

Engineer: Doug Lee, P.E., LEED® AP
Phone: 415-254-8920
Email: DLee8995@gmail.com



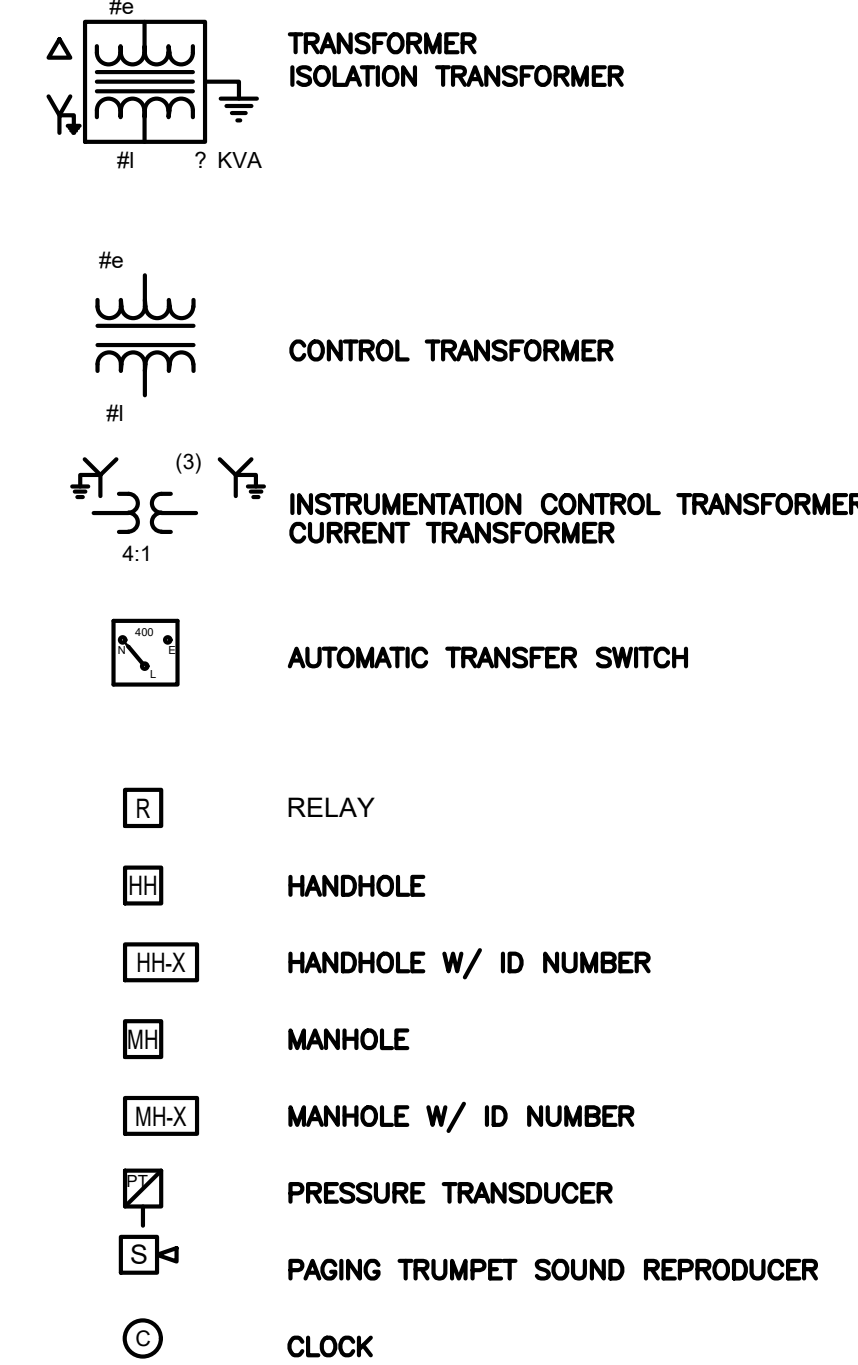
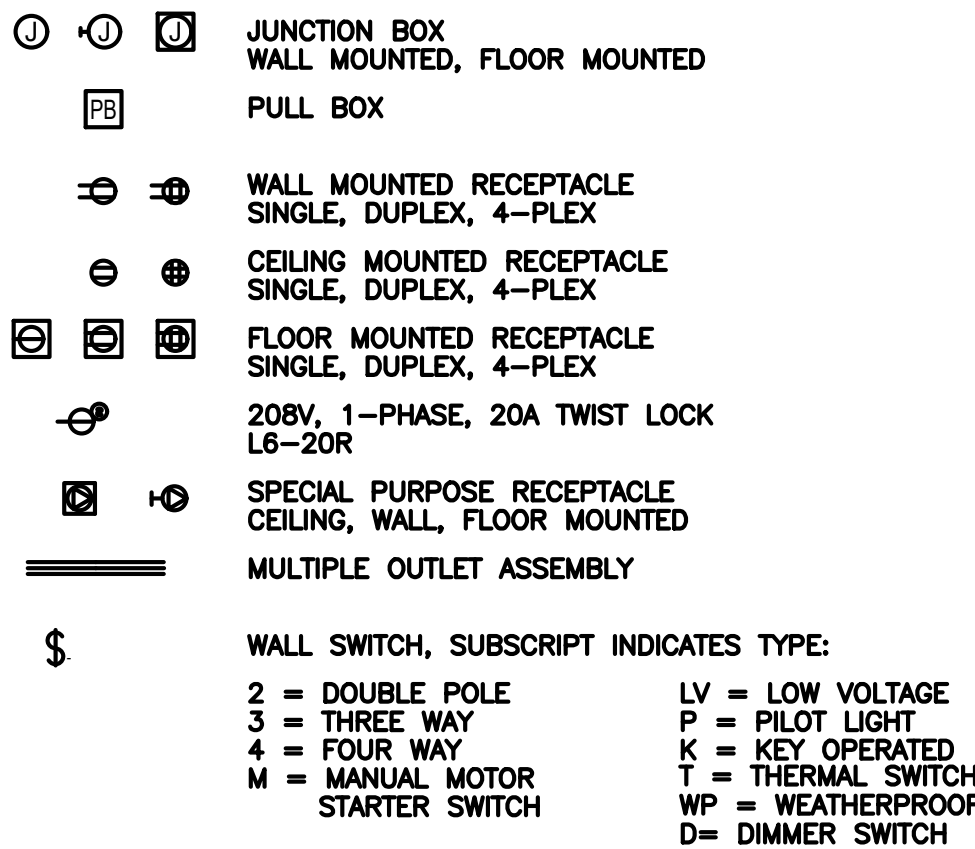


ABBREVIATIONS

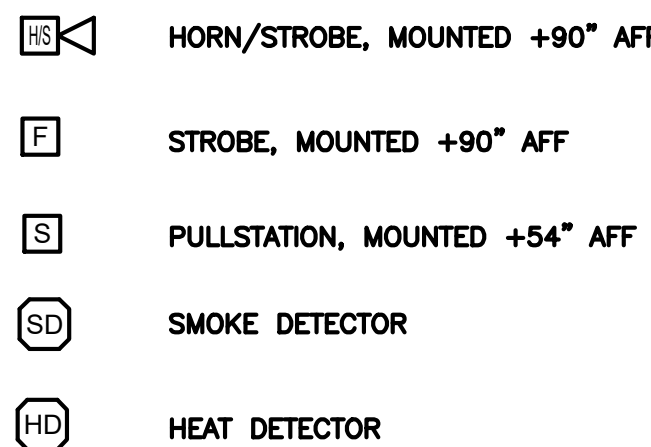
AFF	ABOVE FINISH FLOOR	JT	JOINT
ACC	ACCESSIBLE	JST	JOIST
AC TILE	ACOUSTICAL TILE	JH	JOIST HANGER
ADJ	ADJACENT	JB	JUNCTION BOX
ALT	ALTERNATE OR ALTERNATIVE	KP	KICK PLATE
AL	ALUMINUM	LAV	LAVATORY
ALUM	ALUMINUM	LH	LEFT HAND
AB	ANCHOR BOLT	LL	LEVER LOCKSET
ANOD	ANODIZED	L	LONG OR LENGTH
ARCH	ARCHITECTURAL	MB	MACHINE BOLT
ASB	ASBESTOS	MS	MACHINE SCREW
ACM	ASBESTOS CONTAINING MATERIAL	MH	MANHOLE
AC	AUTOMATIC CLOSER	MFR	MANUFACTURER
AFS	AUTOMATIC FIRE SPRINKLER	MAT	MATERIAL
AFB	AUTOMATIC FLUSH BOLT	MAX	MAXIMUM
BB	BALL BEARING	MECH	MECHANICAL
BM	BELM	MTL	METAL
BLK	BLOCK	MEZZ	MEZZANINE
BLKG	BLOCKING	MIN	MINIMUM OR MINUTE
BD	BOARD	MISC	MISCELLANEOUS
BOT	BOTTOM	MULL	MULLION
BOJ	BOTTOM OF JOIST	(N)	NEW
BLDG	BUILDING	N	NORTH
BU	BUILT-UP	N/A	NOT APPLICABLE
BUR	BUILT-UP ROOFING	NIC	NOT IN CONTRACT
CAB	CABINET	NTS	NOT TO SCALE
CLKG	CAULKING	NO.	NUMBER
CLG	CEILING	#	NUMBER
CEM	CEMENT	O.C.	ON CENTER
CTR	CENTER	OPNG	OPENING
CL	CENTERLINE	OPP	OPPOSITE
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
CL	CHANNEL	OFC	OUTSIDE FACE OF CONCRETE
CLR	CLEAR	OFS	OUTSIDE FACE OF STUDS
COL	COLUMN	OH	OVAL HEAD
CONC	CONCRETE	PT	PAINT
CONST	CONSTRUCTION	PR	PAIR
CONT	CONTINUOUS	PANL	PANEL
CONTR	CONTRACTOR	PB	PANIC BAR
CJ	CONTROL JOINT	PAR	PARALLEL
CORR	CORRIDOR	PTN	PARTITION
CSK	COUNTERSUNK	PEN	PENETRATION
CD	CUP DISPENSER	PERP	PERPENDICULAR
DEHU	DEHUMIDIFIER	PLAS	PLASTER OR PLASTIC
(D)	DEMOLITION	PL	PLASTIC LAMINATE FINISH
DEMO	DEMOLITION	PL	PLATE
DET	DETAIL	PWD	PLYWOOD
DIAG	DIAGONAL	POLY	POLYETHYLENE SHEET
DIA	DIAMETER	P/L	PROPERTY LINE
DIM	DIMENSION	PA	PUBLIC ADDRESS
DISP	DISPENSER	RAD	RADIUS
DR	DOOR	R	RADIUS
DBS	DOOR BOTTOM SEAL	RWL	RAIN WATER LEADER
DC	DOOR COORDINATOR	RAF	RAISED ACCESS FLOOR
DF	DOUGLAS FIR	RWD	REDWOOD
DN	DOWN	REF	REFERENCE
DS	DOWNSPOUT	REINF	REINFORCED
DWG	DRAWING	(R)	RELOCATED
DF	DRINKING FOUNTAIN	REQ'D	REQUIRED
EA	EACH	RA	RETURN AIR
EW	EACH WAY	REV	REVISION
E	EAST	RH	RIGHT HAND
EWC	ELECTRIC WATER COOLER	RM	ROOM
ELEC	ELECTRICAL	RO	ROUGH OPENING
EPB	ELECTRICAL PANEL BOARD	RD	ROUND
EL	ELEVATION	SCHED	SCHEDULE
ELEV	ELEVATION	SECT	SECTION
EMO	EMERGENCY MANUAL OFF	SHTG	SHEATHING
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	SM	SHEET METAL
(E)	EXISTING	SIM	SIMILAR
EXP	EXPANSION	SK	SINK
EXT	EXTERIOR	SS	SMOKE SEAL
FCC	FACE OF CONCRETE	SC	SOLID CORE
FOM	FACE OF MASONRY	STC	SOUND TRANSMISSION GLASS
FOS	FACE OF STUD	S	SOUTH
FCU	FAN COIL UNIT	SPEC	SPECIFICATION
FT	FEET	SQ	SQUARE
FIN	FINISH	S.F.	SQUARE FEET
FF	FINISH FLOOR	SS	STAINLESS STEEL
FO	FINISHED OPENING	STD	STANDARD
FE	FIRE EXTINGUISHER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	STD	STORAGE
FHC	FIRE HOSE CABINET	STRUCT	STRUCTURAL
FHWS	FLATHEAD WOOD SCREW	SYM	SYMMETRICAL
FL	FLOOR	TEL	TELEPHONE
FD	FLOOR DRAIN	T	THICK
FS	FLOOR SINK	THK	THICK
FTG	FOOTING	TP	TOILET PAPER
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FR	FRAME	TOC	TOP OF CURB
FURN	FURNITURE	TOS	TOP OF SLAB
(F)	FUTURE	TYP	TYPICAL
GALV	GALVANIZE	UL	UNDERWRITERS LABORATORY
GA	GAUGE	UBC	UNIFORM BUILDING CODE
GL	GLASS	UR	URINAL
GR	GRADE	VERT	VERTICAL
GRD	GROUND OR GRADE	WC	WATER CLOSET
GYP	GYPNUM	WT	WEIGHT
GWB	GYPNUM WALL BOARD	W	WEST
HC	HANDICAP	W	WIDTH
HTD	HANDICAP TOWEL DISPENSER	WIN	WINDOW
HGR	HANGER	W/	WITH
HDWR	HARDWARE	W/O	WITHOUT
HDR	HEADER	WD	WOOD
H	HEIGHT	YD	YARD
HT	HEIGHT	YR	YEAR
HM	HOLLOW METAL	Z	ZONE
HOR	HORIZONTAL		
HR	HOUR		
ID	INSIDE DIMENSION		
INSUL	INSULATION		
INT	INTERIOR		

SYMBOLS

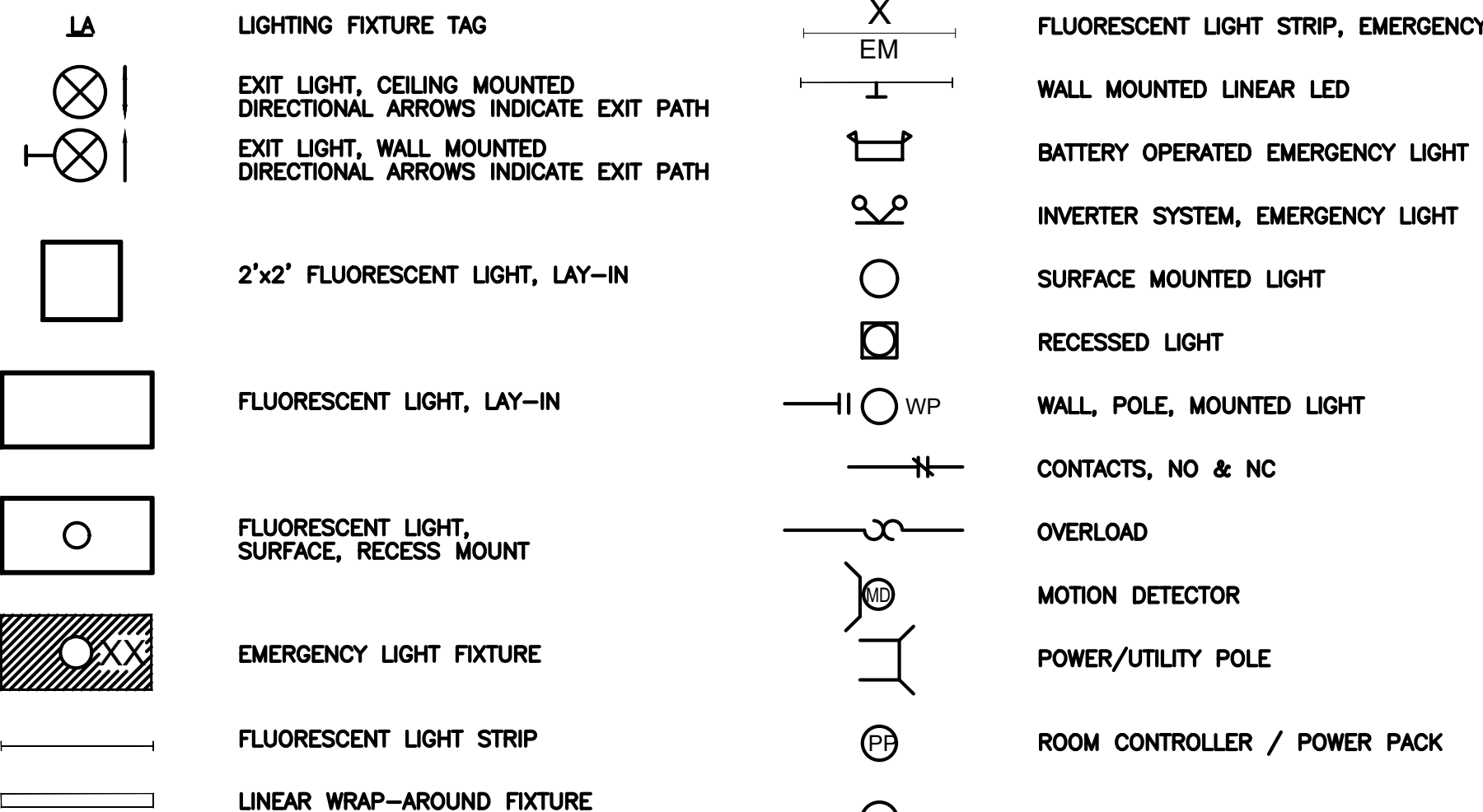
POWER:



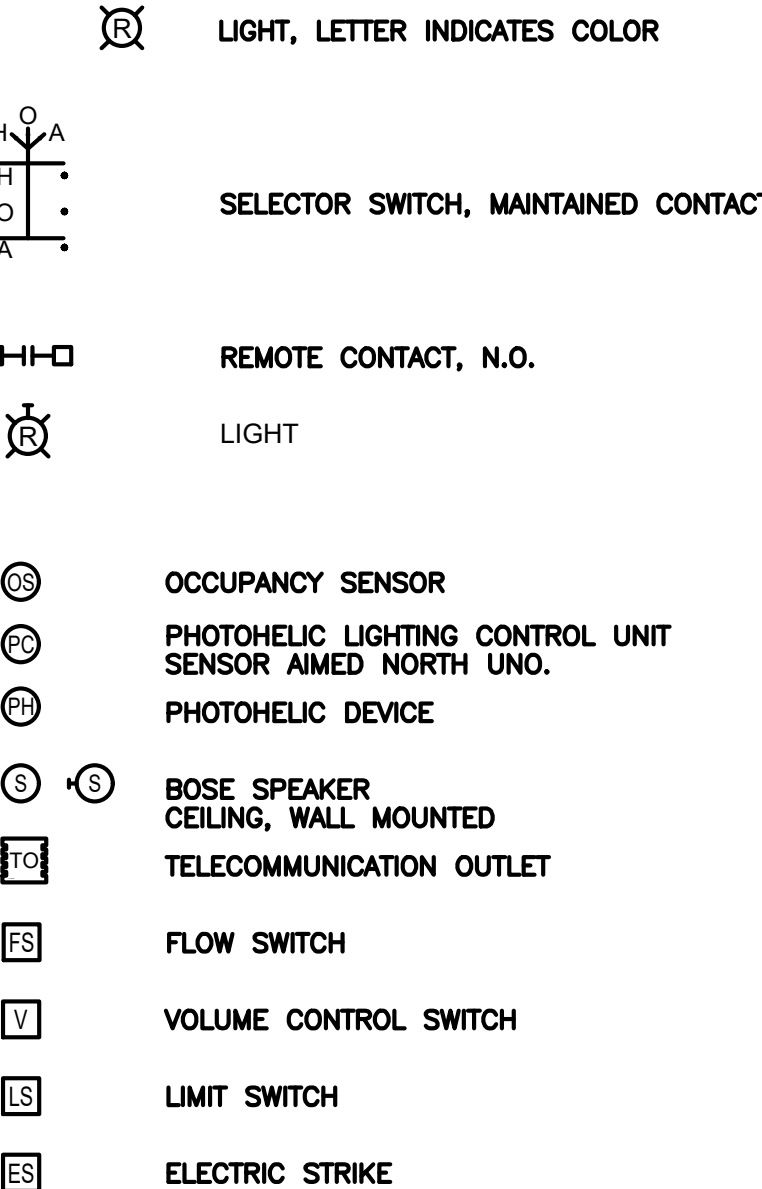
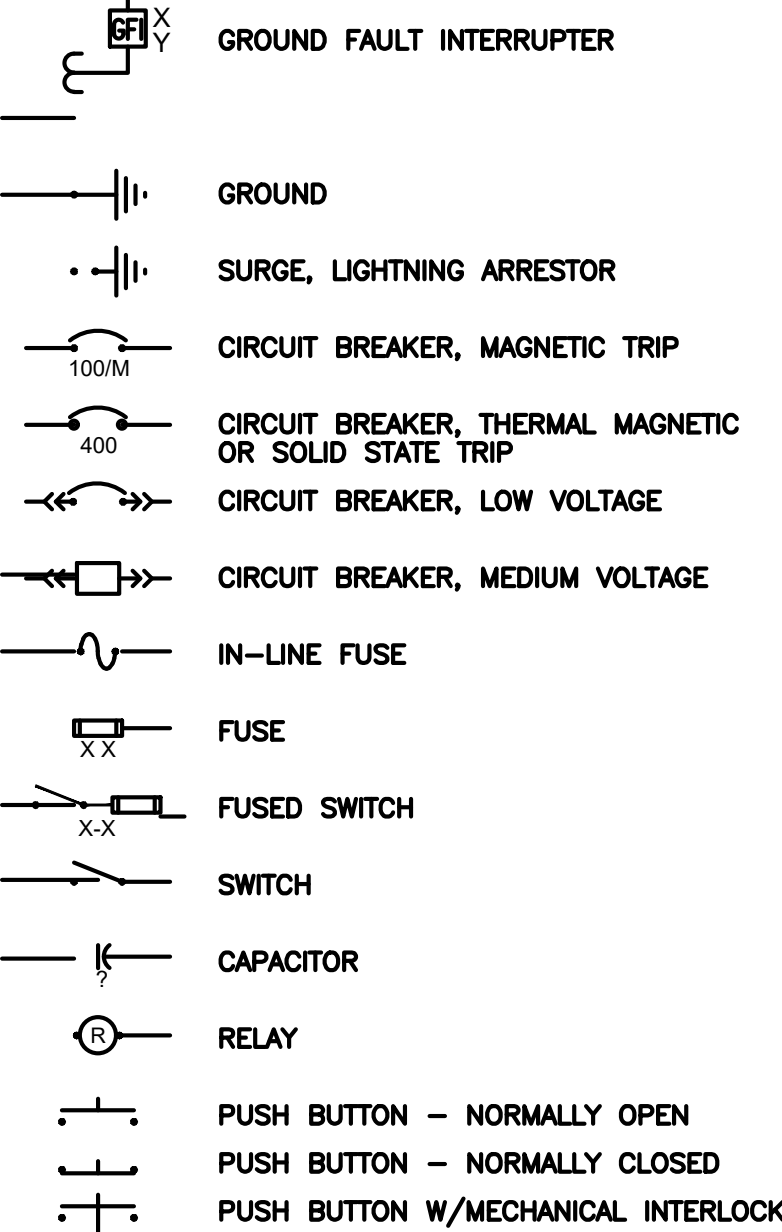
FIRE ALARM:



LIGHTING:



SINGLE LINE & SCHEMATIC:



GENERAL NOTES:

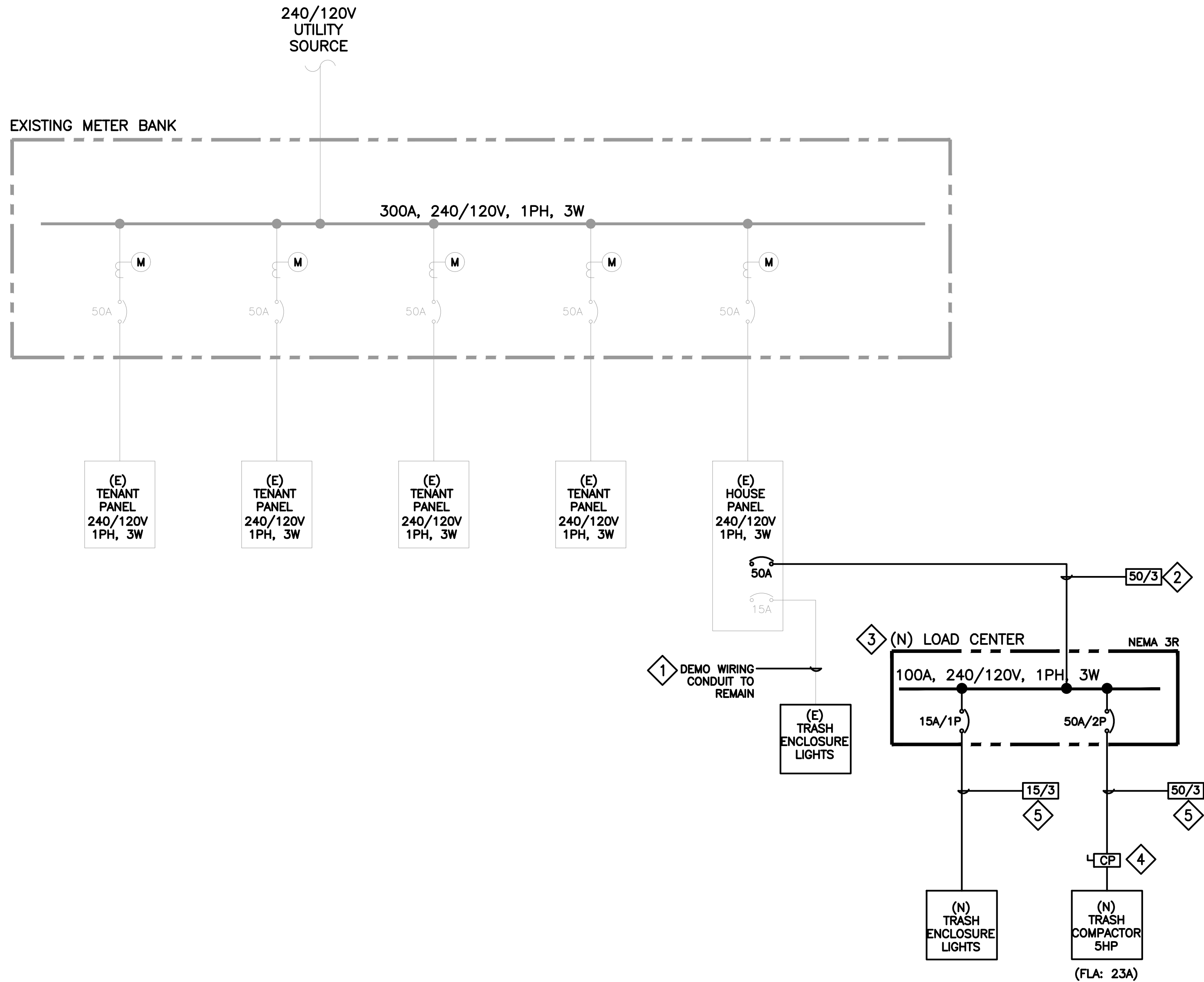
- A. THE COMPLETE ELECTRICAL INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE LATEST RULES AND REGULATIONS OF THE SAFETY ORDERS ISSUED BY THE DIVISION OF INDUSTRIAL SAFETY, THE NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL APPLICABLE STATE AND LOCAL CODES ISSUED BY THE AUTHORITIES HAVING JURISDICTION INCLUDING 2022 VERSION OF CALIFORNIA TITLE 24.
- B. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BECOME ACQUAINTED WITH THE EXISTING INSTALLATION AND SYSTEMS RELATED TO HIS WORK AND SHALL INCLUDE IN THE BID PROPOSAL ALL LABOR AND MATERIALS REQUIRED FOR THE ELECTRICAL INSTALLATION TO BE COMPLETE AND OPERATIVE.
- C. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, PLUMBING, STRUCTURAL AND OTHER DRAWINGS RELATED TO THIS PROJECT FOR ADDITIONAL WORK TO BE PROVIDED.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND INSPECTIONS.
- E. ALL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE INSTALLED CONCEALED IN FINISHED AREA, UNLESS OTHERWISE NOTED.
- F. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE TOTALLY SEALED TO PREVENT THE SPREAD OF SMOKE, FIRE, TOXIC GASES, AND WATER THROUGH THE PENETRATION BEFORE, DURING AND AFTER A FIRE CONDITION. THE FIRE RATING OF THE SEALED PENETRATION SHALL MATCH THAT OF THE WALL INTO WHICH IT IS INSTALLED. THE SEAL SHALL PERMIT THE VIBRATION, EXPANSION AND/OR CONTRACTION OF THE CONDUIT / RACEWAY PASSING THROUGH THE PENETRATION/S WITHOUT THE SEAL CRACKING/ CRUMBLING OR DISINTEGRATING.
- G. UNLESS OTHERWISE INDICATED, THE MINIMUM SIZE OF CONDUCTORS SHALL BE #12 AWG THIN COPPER ONLY.
- H. UNLESS OTHERWISE INDICATED, THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4".
- I. GREEN INSULATED GROUND CONDUCTORS SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUIT CONDUIT.
- J. PROVIDE LABELS ON ALL ELECTRICAL PANELS, EQUIPMENT CONNECTIONS AND DEVICES.
- K. ELECTRICAL EQUIPMENT AND FEEDERS SHALL BE SUPPORTED AND/OR ANCHORED IN ACCORDANCE WITH LOCAL AND STATE ZONE SEISMIC REQUIREMENTS.
- L. THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE, (2) SETS OF UP TO DATE "AS-BUILT" DRAWING SET. THE "AS-BUILT" DRAWING SETS SHALL REFLECT ALL APPROVED CHANGES TO THE DESIGN DRAWINGS. THE "AS-BUILT" DRAWING SETS SHALL BE KEPT CLEAN AND IN GOOD CONDITION AND SHALL BE TURNED OVER TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- M. UPON COMPLETION OF HIS/HER WORK, THE CONTRACTOR SHALL SCHEDULE AND PERFORM A COMPLETE FUNCTIONAL TEST TO DEMONSTRATE TO THE OWNER THAT THE NEW INSTALLATION IS FULLY OPERATING AS INTENDED. ANY DEFECTS OR DEFICIENCIES IN THE MATERIALS OR WORK SHALL BE CORRECTED IMMEDIATELY BY AND AT THE CONTRACTOR'S EXPENSE.
- N. PRIOR TO THE COMPLETION OF WORK CONTRACTOR SHALL UPDATE ALL PANEL SCHEDULES WITH UPDATED TYPE-WRITTEN PANEL DIRECTORIES.
- O. ALL NEW ELECTRICAL SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS AND MOTOR CONTROL CENTERS SHALL BE LABELED WITH ARC FLASH AND SHOCK HAZARD LABELS PER NEC 110.16.
- P. ALL SHUTDOWN WORK SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND OWNER.
- Q. SEE ARCHITECTURAL DRAWINGS FOR AREAS WHERE EXISTING CEILINGS ARE TO REMAIN. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN WORKING THROUGH THE CEILING GRID AND REPAIR, REFURBISH OR RESTORE ANY DAMAGED AREAS RESULTING FROM YOUR WORK.
- R. ANY DISRUPTIONS TO THE AREAS OUTSIDE OF THE PRESENT SCOPE OF WORK ARE TO BE REPAIRED TO ITS ORIGINAL WORKING CONDITION AT NO EXTRA COST & TIME TO THE OWNER & ENGINEER.

SCOPE OF WORK

INSTALLATION OF NEW TRASH COMPACTORS AT EXISTING APARTMENT SITE

INDEX OF ELECTRICAL DRAWINGS

SHEET NO.	DESCRIPTION
E-001	ELECTRICAL SYMBOLS LEGEND AND INDEX
E-002	ELECTRICAL SINGLE LINE
E-101	ELECTRICAL OVERALL PLAN
E-101A	ELECTRICAL PLAN - TRASH ENCLOSURE #1
E-101B	ELECTRICAL PLAN - TRASH ENCLOSURE #2
E-101C	ELECTRICAL PLAN - TRASH ENCLOSURE #3
E-101D	ELECTRICAL PLAN - TRASH ENCLOSURE #4



1 ELECTRICAL SINGLE LINE - NEW - TYPICAL FOR TRASH ENCLOSURE #1 & #3
SCALE: N.T.S.

PANEL SCHEDULE												
PANEL NAME: (N) LOAD CENTER			VOLTAGE: 240		NEMA RATING: 3R			NOTES: FED FROM 50A CB IN HOUSE PANEL				
MAINS RATING: MLO			PHASE: 1		AIC RATING: 10,000			MOUNTING: SURFACE				
BUS RATING: 100 (A)			WIRE: 3		DEMAND FACTOR:			LOCATION: TRASH ENCLOSURE				
CKT NO.	USE	DESCRIPTION	BKR SIZE	BKR OPTS	BKR KVA	PHASE	BKR KVA	BKR OPTS	BKR SIZE	DESCRIPTION	USE	CKT NO.
1	O	TRASH COMPACTOR	50/2		2.64	A				SPACE		2
3	O				2.64	B				SPACE		4
5	L	TRASH ENCL - LIGHTING	20/1		1.00	A				SPACE		6
7	R	TRASH ENCL - RECEP	20/1		0.50	B				SPACE		8
9		SPACE				A				SPACE		10
11		SPACE				B				SPACE		12
13		SPACE				A				SPACE		14
15		SPACE				B				SPACE		16
LOADS					USE LEGEND		LOAD TYPE		BREAKER OPTIONS			
PHASE A		3.6 (KVA)			H		HVAC		GFCI - GROUND FAULT CIRCUIT INTERRUPT			
PHASE B		3.1 (KVA)			L		LIGHTING		LO - LOCK-ON DEVICE			
					M		MOTOR		PA - PADLOCK ATTACHMENT			
TOTAL:		6.8 (CONNECTED KVA)			O		OTHER		ST - SHUNT TRIP			
		28.3 (CONNECTED AMPS)			R		RECEPTACLE					
					P		PANEL					

GENERAL NOTES

- ALL WORK TO BE PERFORMED PER ENGINEERING SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED.
- REFER TO SHEET E001 FOR ADDITIONAL NOTES, LEGENDS AND REFERENCES.
- REFER TO SITE PLAN DRAWINGS FOR EQUIPMENT LOCATIONS

SHEET NOTES

- REMOVE EXISTING WIRING BETWEEN TRASH ENCLOSURE AND HOUSE PANEL. CONDUIT UNDERGROUND TO REMAIN AND BE REUSED
- INSTALL NEW WIRING IN EXISTING UNDERGROUND CONDUIT.
- PROVIDE & INSTALL (N) LOAD CENTER (SQUARE-D QO SERIES). LOAD CENTER SHALL BE WEATHERPROOF IN A NEMA 3R ENCLOSURE AND EQUIPPED WITH BRANCH BREAKERS SHOWN
- PROVIDE & INSTALL (N) 240VAC RATED, GENERAL DUTY DISCONNECT IN WEATHERPROOF ENCLOSURE. AMPERE RATING AS INDICATED ON SINGLE LINE. MOUNT WITHIN SIGHT OF TRASH COMPACTOR
- PROVIDE NEW WIRING IN OVERHEAD CONDUIT BETWEEN LOAD CENTER AND COMPONENTS. UTILIZE EMT CONDUIT RATED FOR OUTDOOR USE

FEEDER SCHEDULE

15/3 2#12 & #12G IN 3/4"C

50/3 2#6 & #10G IN 3/4"C

MULTIFAMILY BUILDING ELECTRICAL LOAD STUDY (PER NEC ARTICLE 220)

2001 MIRAMONTES POINT ROAD, HALF MOON BAY, CA 94019

FLOOR AREA CALCULATION:

EXISTING FLOOR AREA = 4,398 SQF (4 UNITS)

LOAD DESCRIPTION

VOLT-AMPS

GENERAL LIGHTS AND RECEPTACLES:

3 VA X 4,398 SQ. FT. 13,194

SMALL APPLIANCE LOADS (4 UNITS):

REFRIGERATOR (1.5 KW) X 4 X 100% 6,000

OVEN (1.5 KW) X 4 X 100% 6,000

MICROWAVE (1.5 KW) X 4 X 100% 6,000

DISHWASHER (1.5 KW) X 4 X 100% 6,000

GARBAGE DISPOSAL (1.5 KW) X 4 X 100% 6,000

SUB-TOTAL 43,194

CALCULATION

FIRST 3,000 VA X 100% 3,000

BALANCE (40,194) X 35% 14,068

TOTAL 17,068

LAUNDRY LOADS:

COMBO WASHER/DRYER (5.35KW) X 2 X 100% 10,700

(NEW TRASH COMPACTOR):

TRASH COMPACTOR (5.29KW) 5,290

GRAND TOTAL 33,058

33,058 VA AT 240 VAC / 1PH = 138 AMPS

EXISTING SERVICE RATING: 240/120V, 1PH, 300A

CHEN + RUIZ ARCHITECTURE & CONSULTING

PO Box 6303
Alameda, CA 94501

EMAIL: cr@crarchconsulting.com

© CHEN + RUIZ Architecture and Consulting 2024

APPLICANT:

MIDPEN HOUSING
CORPORATION

MOONRIDGE @ MIRAMONTES
2001 MIRAMONTES POINT ROAD,
HALF MOON BAY, CA 94019



MOONRIDGE @ MIRAMONTES TRASH ENCLOSURES REMODEL

PARCEL NO.
066-430-190

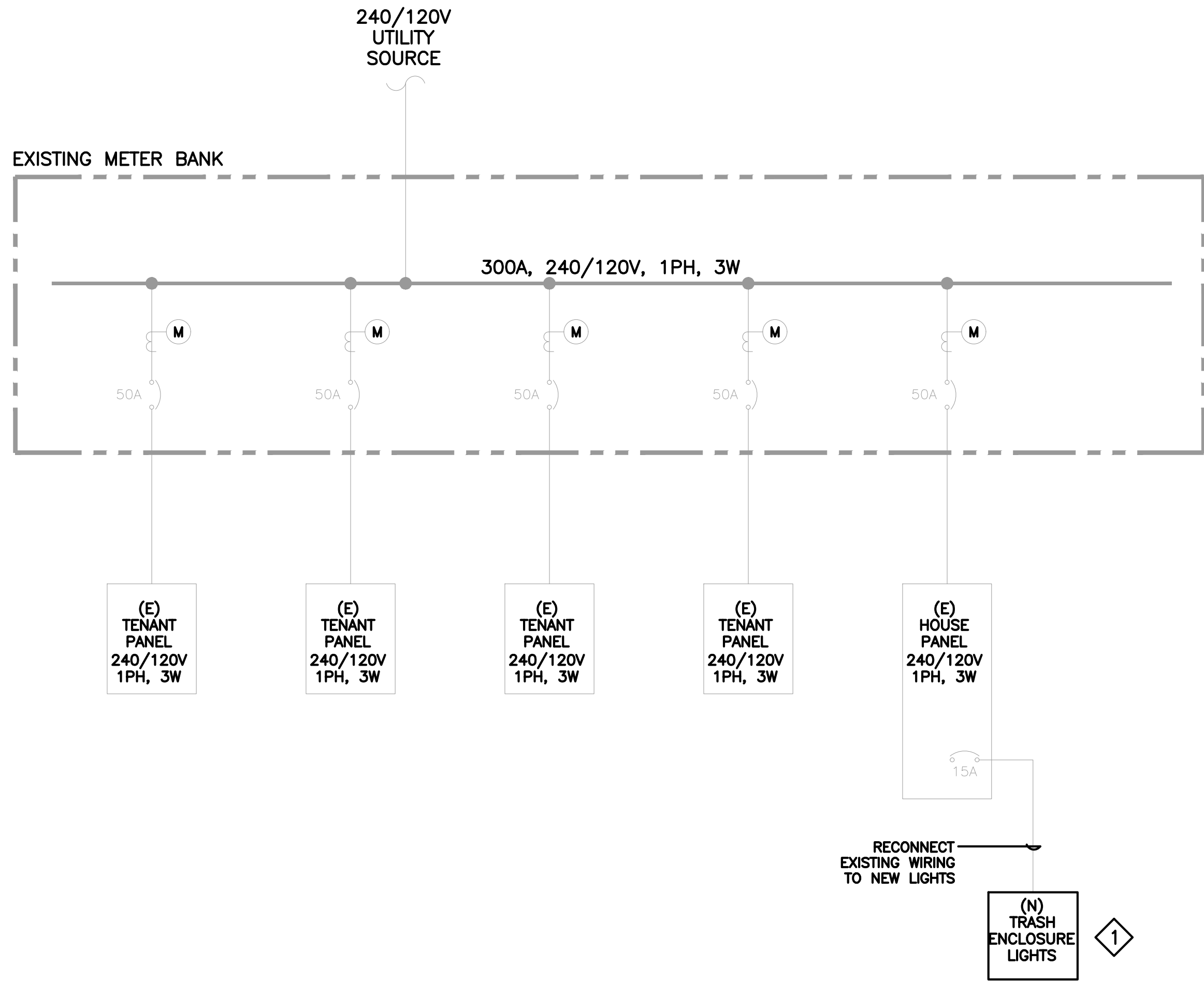
DRAWING SUBMITTAL SCHEDULE

2024.10.28 PERMIT SUBMITTAL

PROJECT NO: -

ELECTRICAL SINGLE LINE DIAGRAM

E-002



1 ELECTRICAL SINGLE LINE - NEW - TYPICAL FOR TRASH ENCLOSURE #2 & #4
SCALE: N.T.S.

GENERAL NOTES

- A. ALL WORK TO BE PERFORMED PER ENGINEERING SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED.
- B. REFER TO SHEET E001 FOR ADDITIONAL NOTES, LEGENDS AND REFERENCES.
- C. REFER TO SITE PLAN DRAWINGS FOR EQUIPMENT LOCATIONS

SHEET NOTES

1. RECONNECT EXISTING WIRING TO NEW LIGHTS. REFER TO PLAN DRAWINGS FOR DETAILS AND LIGHT SPECIFICATION.



GENERAL NOTES

- A. ALL WORK TO BE PERFORMED PER ENGINEERING SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED.
- B. REFER SHEET E001 FOR ADDITIONAL NOTES, LEGENDS AND REFERENCES



1 OVERALL SITE PLAN - ELECTRICAL
SCALE: 1/64" = 1'-0"

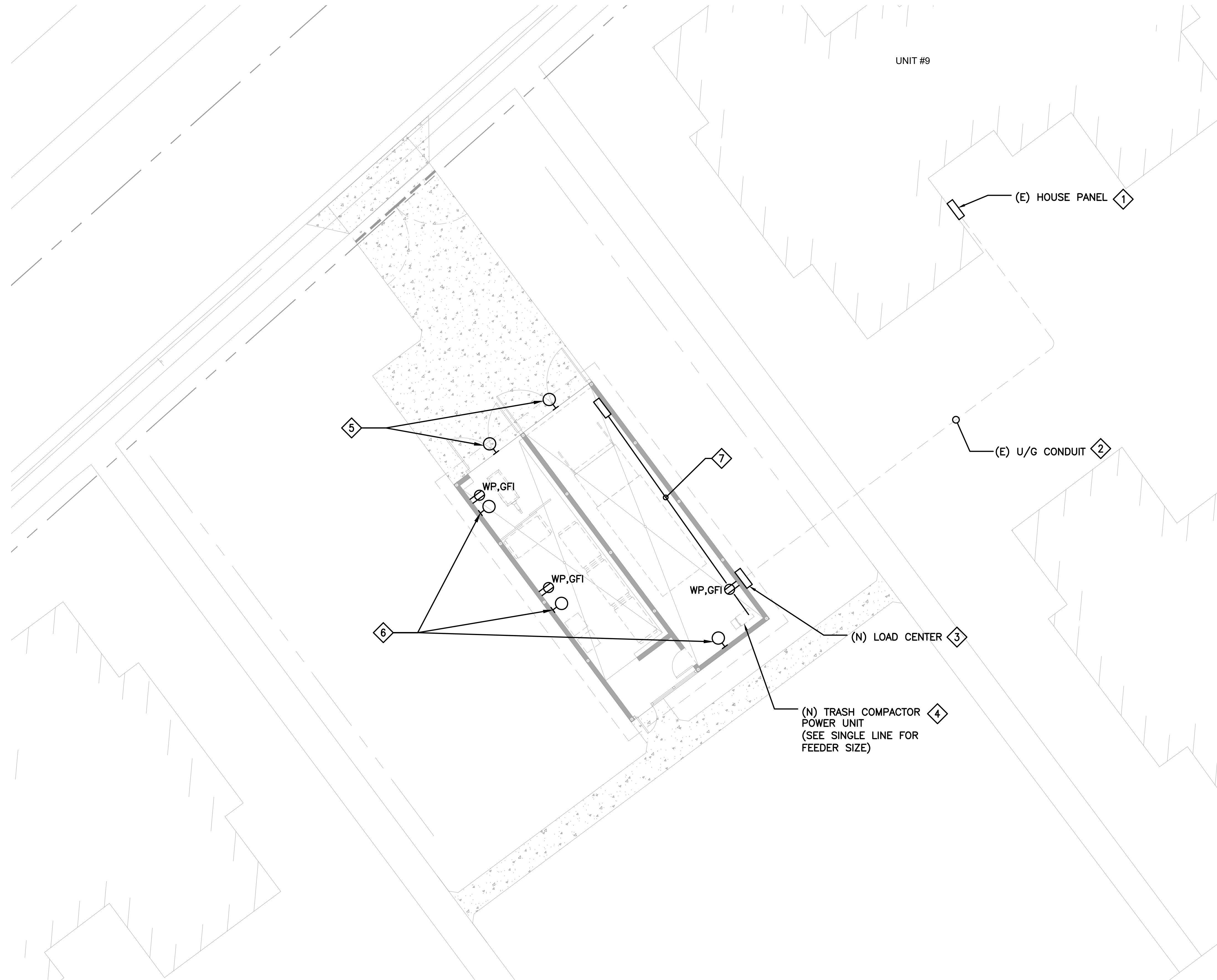


MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

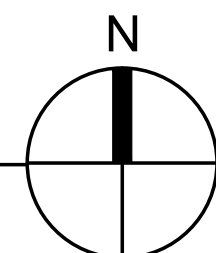
PARCEL NO.
066-430-190

DRAWING SUBMITTAL SCHEDULE	
2024.10.28	PERMIT SUBMITTAL

PROJECT NO: -
ELECTRICAL
OVERALL
PLAN



1 ENLARGED PLAN - TRASH ENCLOSURE #1 - ELECTRICAL
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- ALL WORK TO BE PERFORMED PER ENGINEERING SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED.
- REFER SHEET E001 FOR ADDITIONAL NOTES, LEGENDS AND REFERENCES
- ALL NEW ELECTRICAL EQUIPMENT SHALL BE MOUNTED SO AS TO HAVE THE NECESSARY CLEARANCES AS PRESCRIBED IN CEC 110.26
- REFER TO SINGLE LINE DRAWING FOR CONDUIT & WIRING REQUIREMENT FOR NEW DEVICES AND PANEL SCHEDULE FOR NEW LOAD CENTER

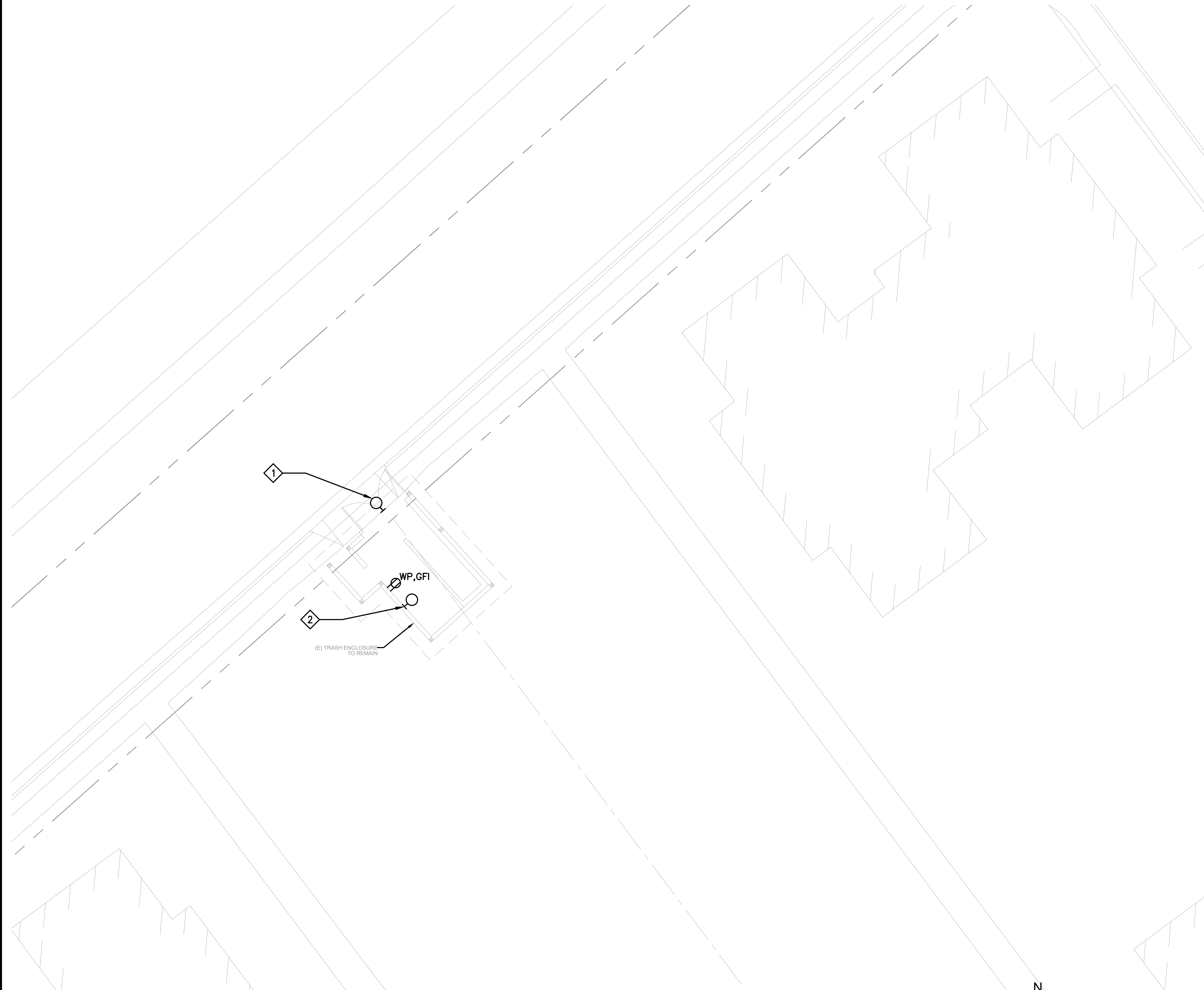
SHEET NOTES

- (E) BREAKER BOX MOUNTED ON EXTERIOR OF BUILDING. REFER TO SINGLE LINE DRAWING FOR SCOPE OF WORK AT PANEL
- EXISTING UNDERGROUND CONDUIT BETWEEN HOUSE PANEL AND TRASH ENCLOSURE. REFER TO SINGLE LINE DRAWING FOR SCOPE OF WORK
- (N) LOAD CENTER SURFACE MOUNTED AT EXTERIOR OF TRASH ENCLOSURE AT LOCATION. REFER TO SINGLE LINE DRAWING FOR LOAD CENTER SPECIFICATION
- (N) DISCONNECT FOR TRASH ENCLOSURE. SURFACE MOUNT ON WALL AT LOCATION SHOWN. REFER TO SINGLE LINE DIAGRAM FOR DISCONNECT SPECIFICATION
- (N) FLOOD LIGHT LED FIXTURE SURFACE MOUNTED ABOVE TRASH ENCLOSURE GATES AT LOCATION SHOWN. FIXTURE TO BE EQUIPPED WITH INTEGRAL PHOTOCELL FOR AUTOMATIC DUSK-TO-DAWN OPERATION. ADJUSTABLE LUMEN OUTPUT.

(LITHONIA CATALOG #HGX LED 2RH ALO SWW2 120 PE DDB M2)
- (N) WALLPACK LED FIXTURE SURFACE MOUNTED AT 9' AFG. FIXTURE TO BE EQUIPPED WITH INTEGRAL PHOTOCELL FOR AUTOMATIC DUSK-TO-DAWN OPERATION. ADJUSTABLE LUMEN OUTPUT.

(LITHONIA CATALOG #TWX1 LED ALO 40K MVOLT PE DDBXD)
- PROVIDE & INSTALL (N) 3/4" EMPTY CONDUIT WITH PULLSTRING BETWEEN TRASH COMPACTOR POWER UNIT AND CONTROL UNIT AT FRONT OF TRASH ENCLOSURE. APPROXIMATE ROUTING SHOWN.





1 ENLARGED PLAN - TRASH ENCLOSURE #2 - ELECTRICAL
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. ALL WORK TO BE PERFORMED PER ENGINEERING SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED.
- B. REFER SHEET E001 FOR ADDITIONAL NOTES, LEGENDS AND REFERENCES
- C. RECONNECT NEW FIXTURES & RECEPTACLES TO EXISTING CIRCUIT SERVING TRASH ENCLOSURES

SHEET NOTES

1. (N) FLOOD LIGHT LED FIXTURE SURFACE MOUNTED ABOVE TRASH ENCLOSURE GATES AT LOCATION SHOWN. FIXTURE TO BE EQUIPPED WITH INTEGRAL PHOTOCELL FOR AUTOMATIC DUSK-TO-DAWN OPERATION. ADJUSTABLE LUMEN OUTPUT.
- (LITHONIA CATALOG #HGX LED 2RH ALO SWW2 120 PE DDB M2)
2. (N) WALLPACK LED FIXTURE SURFACE MOUNTED AT 9' AFG. FIXTURE TO BE EQUIPPED WITH INTEGRAL PHOTOCELL FOR AUTOMATIC DUSK-TO-DAWN OPERATION. ADJUSTABLE LUMEN OUTPUT.
- (LITHONIA CATALOG #TWX1 LED ALO 40K MVOLT PE DDBXD)





GENERAL NOTES

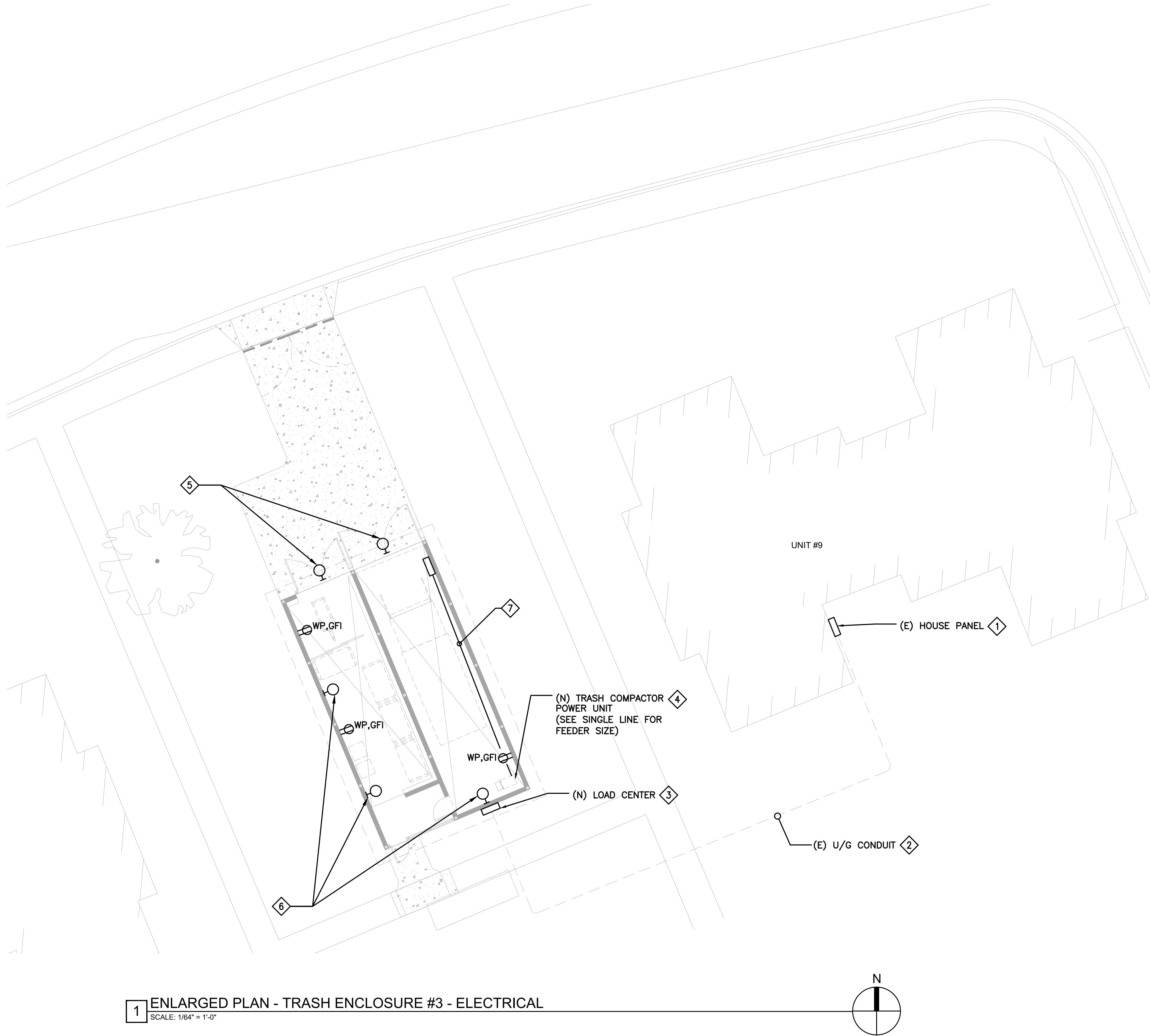
- A. ALL WORK TO BE PERFORMED PER ENGINEERING SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED.
- B. REFER SHEET E001 FOR ADDITIONAL NOTES, LEGENDS AND REFERENCES
- C. ALL NEW ELECTRICAL EQUIPMENT SHALL BE MOUNTED SO AS TO HAVE THE NECESSARY CLEARANCES AS PRESCRIBED IN CEC 110.26
- D. REFER TO SINGLE LINE DRAWING FOR CONDUIT & WIRING REQUIREMENT FOR NEW DEVICES AND PANEL SCHEDULE FOR NEW LOAD CENTER

SHEET NOTES

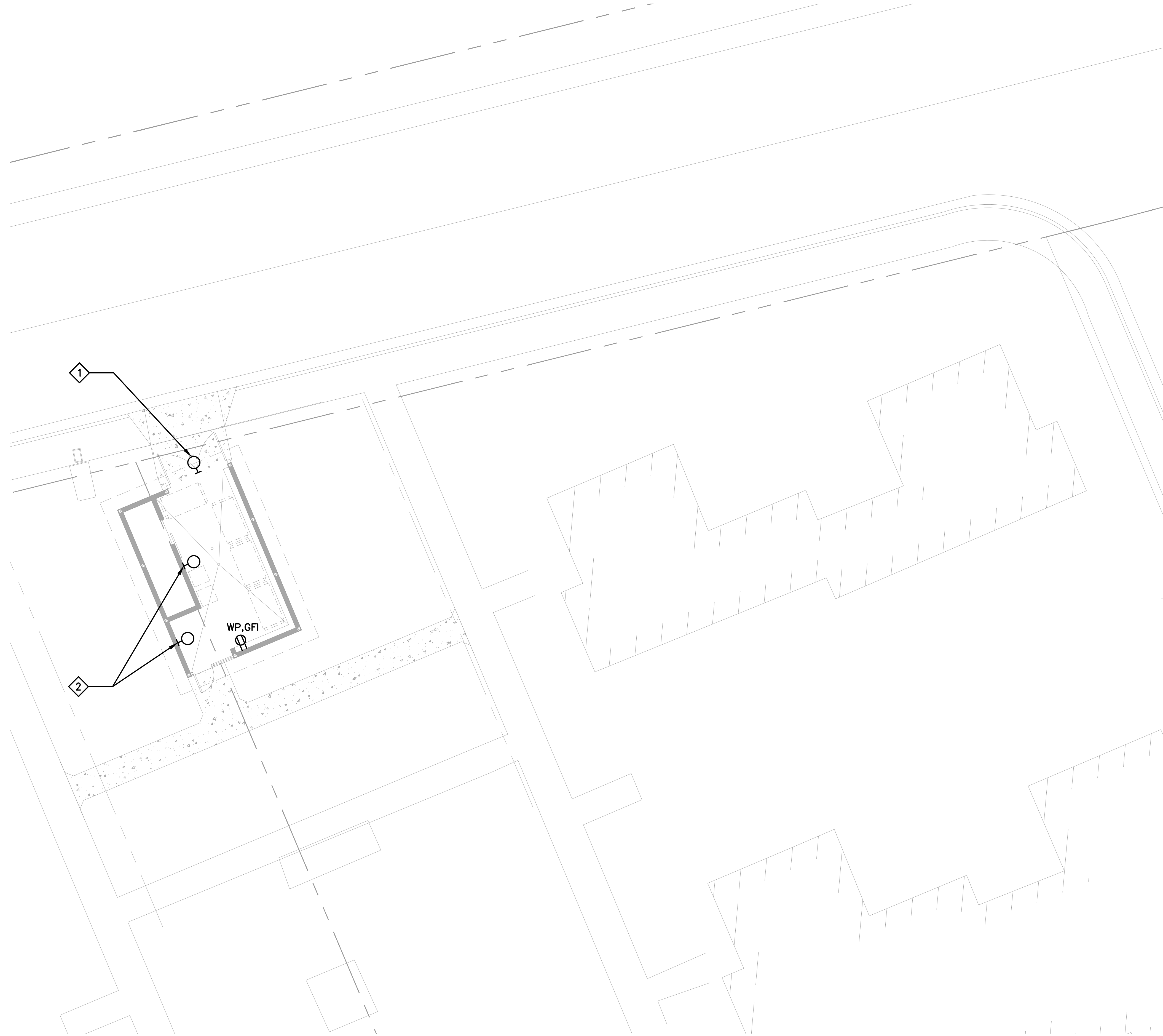
- 1. (E) BREAKER BOX MOUNTED ON EXTERIOR OF BUILDING. REFER TO SINGLE LINE DRAWING FOR SCOPE OF WORK AT PANEL
- 2. EXISTING UNDERGROUND CONDUIT BETWEEN HOUSE PANEL AND TRASH ENCLOSURE. REFER TO SINGLE LINE DRAWING FOR SCOPE OF WORK
- 3. (N) LOAD CENTER SURFACE MOUNTED AT EXTERIOR OF TRASH ENCLOSURE AT LOCATION. REFER TO SINGLE LINE DRAWING FOR LOAD CENTER SPECIFICATION
- 4. (N) DISCONNECT FOR TRASH ENCLOSURE. SURFACE MOUNT ON WALL AT LOCATION SHOWN. REFER TO SINGLE LINE DIAGRAM FOR DISCONNECT SPECIFICATION
- 5. (N) FLOOD LIGHT LED FIXTURE SURFACE MOUNTED ABOVE TRASH ENCLOSURE GATES AT LOCATION SHOWN. FIXTURE TO BE EQUIPPED WITH INTEGRAL PHOTOCELL FOR AUTOMATIC DUSK-TO-DAWN OPERATION. ADJUSTABLE LUMEN OUTPUT.

(LITHONIA CATALOG #HGX LED 2RH ALO SWW2 120 PE DDB M2)
- 6. (N) WALLPACK LED FIXTURE SURFACE MOUNTED AT 9' AFG. FIXTURE TO BE EQUIPPED WITH INTEGRAL PHOTOCELL FOR AUTOMATIC DUSK-TO-DAWN OPERATION. ADJUSTABLE LUMEN OUTPUT.

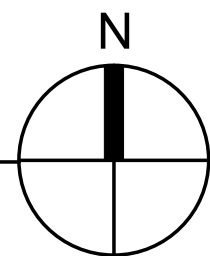
(LITHONIA CATALOG #TWX1 LED ALO 40K MVOLT PE DDBXD)
- 7. PROVIDE & INSTALL (N) 3/4" EMPTY CONDUIT WITH PULLSTRING BETWEEN TRASH COMPACTOR POWER UNIT AND CONTROL UNIT AT FRONT OF TRASH ENCLOSURE. APPROXIMATE ROUTING SHOWN.



1 ENLARGED PLAN - TRASH ENCLOSURE #3 - ELECTRICAL
SCALE: 1/64" = 1'-0"



1 ENLARGED PLAN - TRASH ENCLOSURE #4 - ELECTRICAL
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- A. ALL WORK TO BE PERFORMED PER ENGINEERING SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED.
- B. REFER SHEET E001 FOR ADDITIONAL NOTES, LEGENDS AND REFERENCES
- C. RECONNECT NEW FIXTURES & RECEPTACLES TO EXISTING CIRCUIT SERVING TRASH ENCLOSURES

SHEET NOTES

- (N) FLOOD LIGHT LED FIXTURE SURFACE MOUNTED ABOVE TRASH ENCLOSURE GATES AT LOCATION SHOWN. FIXTURE TO BE EQUIPPED WITH INTEGRAL PHOTOCELL FOR AUTOMATIC DUSK-TO-DAWN OPERATION. ADJUSTABLE LUMEN OUTPUT.

(LITHONIA CATALOG #HGX LED 2RH ALO SWW2 120 PE DDB M2)
- (N) WALLPACK LED FIXTURE SURFACE MOUNTED AT 9' AFG. FIXTURE TO BE EQUIPPED WITH INTEGRAL PHOTOCELL FOR AUTOMATIC DUSK-TO-DAWN OPERATION. ADJUSTABLE LUMEN OUTPUT.

(LITHONIA CATALOG #TWX1 LED ALO 40K MVOLT PE DDBXD)





MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190

DRAWING SUBMITTAL SCHEDULE	
2024.10.31	PERMIT SUBMITTAL

PROJECT NO: -

PLUMBING PLAN –
SITE PLAN

P1.1





MOONRIDGE
@ MIRAMONTES
TRASH ENCLOSURES
REMODEL

PARCEL NO.
066-430-190

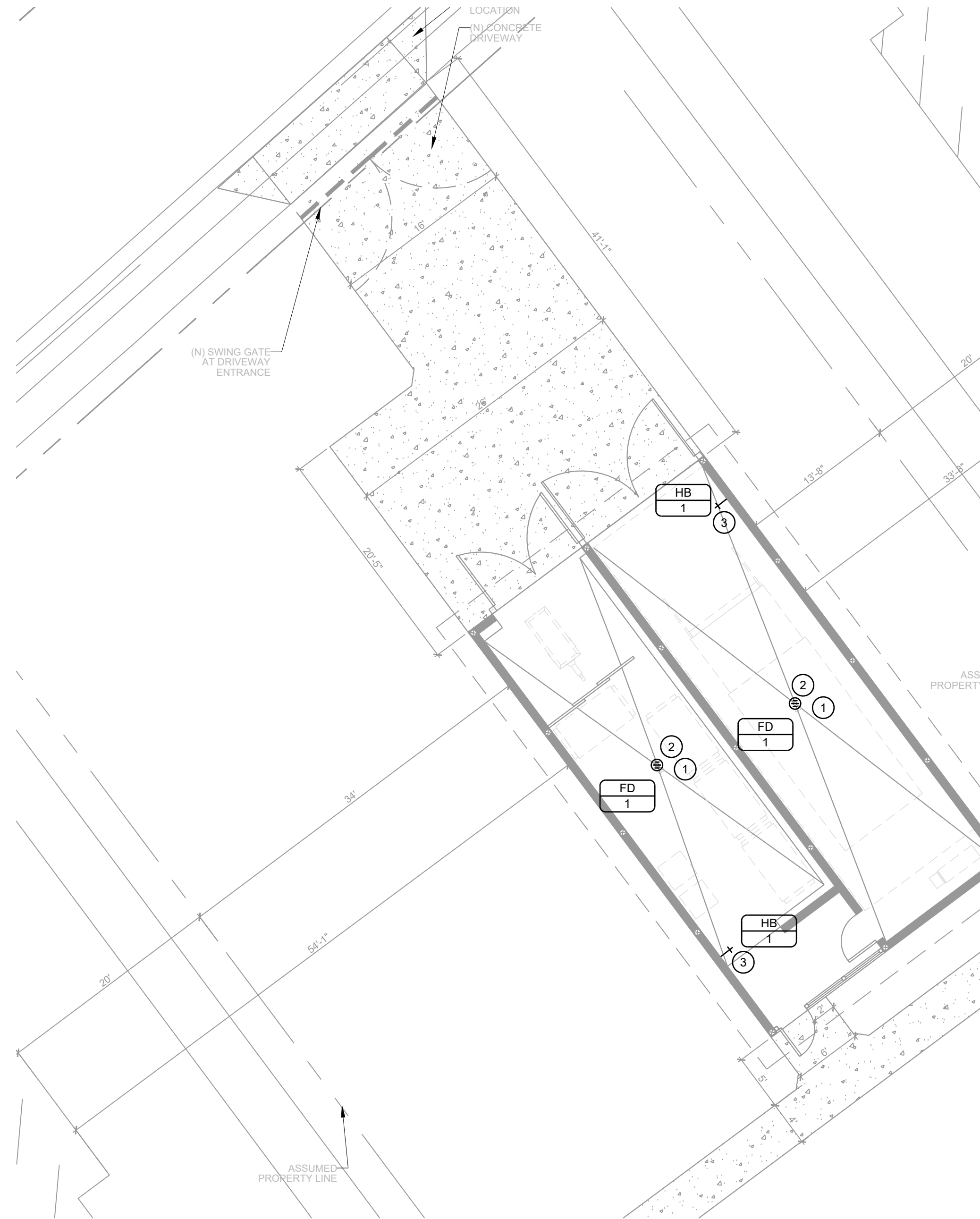
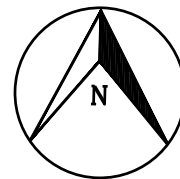
DRAWING SUBMITTAL SCHEDULE

2024.10.31 PERMIT SUBMITTAL

PROJECT NO. -

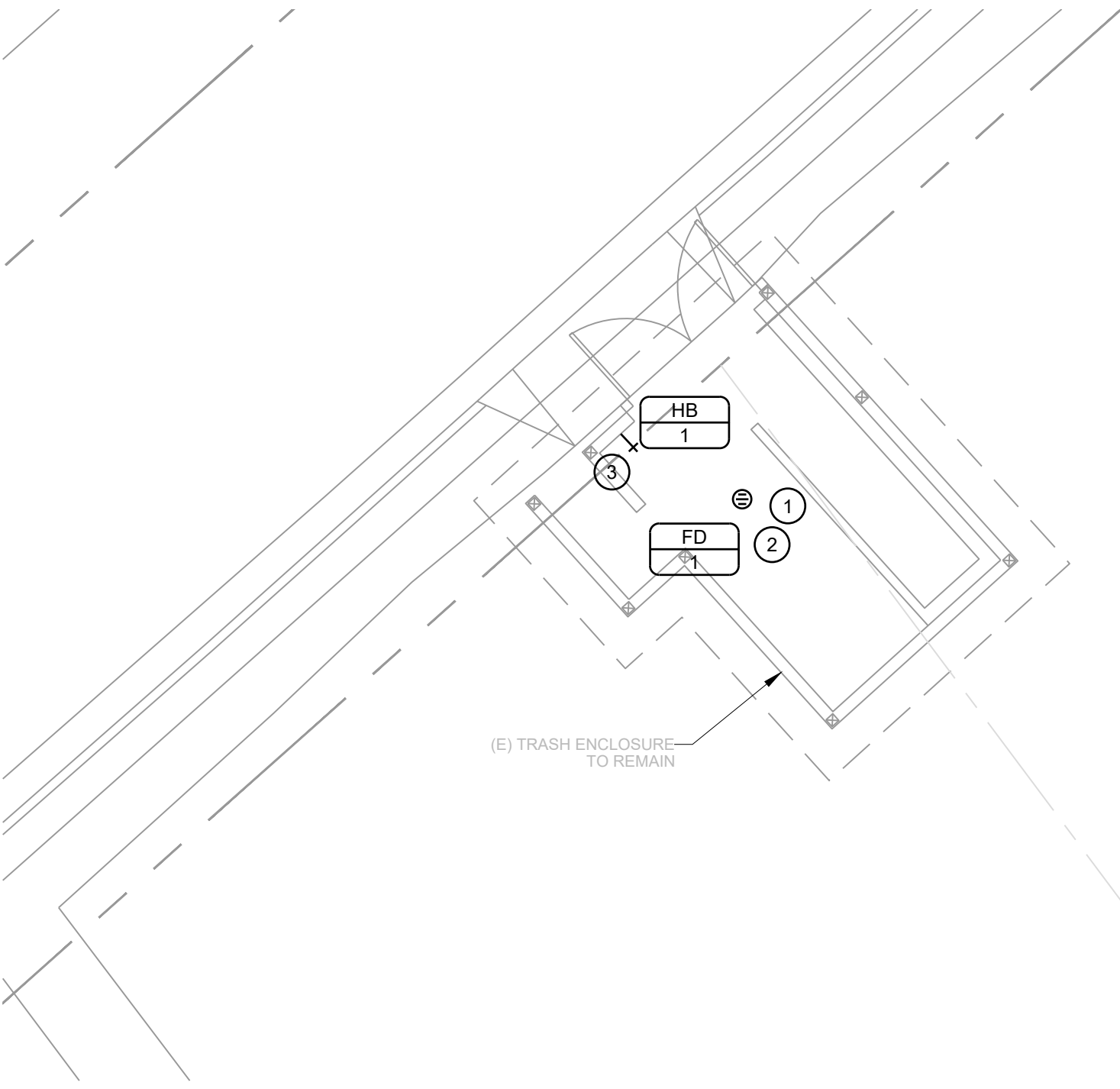
PLUMBING PLAN –
WASTE –
ENLARGED
LOCATION 1 AND 2

P1.2

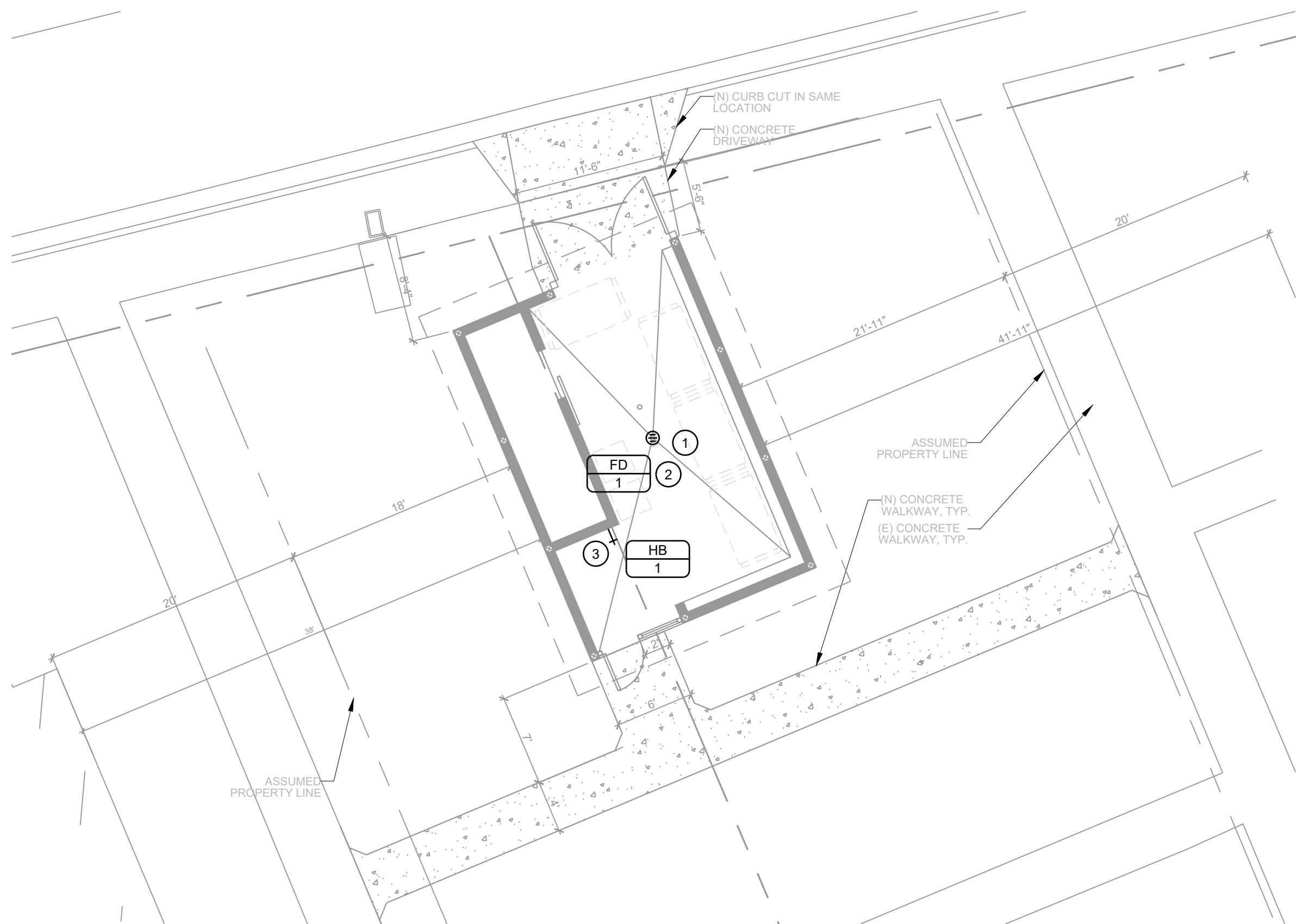


A WASTE PLAN –LOCATION 1
SCALE: 1/8"=1'-0"

- GENERAL NOTES:**
1. ALL WORK TO BE PERFORMED PER CODE AND LOCAL A/U REQUIREMENTS.
 2. INSTALLING CONTRACTOR TO REVIEW ALL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS PRIOR TO BID.
 3. INSTALLING CONTRACTOR TO REVIEW SITE CONDITIONS PRIOR TO START OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 4. COORDINATE WITH CIVIL ENGINEERING TRADE FOR SITE WORK AND TRENCHING/ROUTING TO TIE INTO MAIN SANITARY SEWER SYSTEM.
 5. CONTRACTOR TO PROVIDE CATHODIC PROTECTION FOR ANY METAL PIPING WITHIN THE FOUNDATION OR BURIED IN SOIL. COORDINATE WITH OWNER IF CPVC IS ACCEPTABLE ALTERNATE AT TIME OF BIDDING.
- PLUMBING KEYED NOTES**
1. SLOPE DRAIN 1" TOWARDS MAIN SANITARY SEWER LINE. FIELD VERIFY SEWER LATERAL PRIOR TO START OF CONSTRUCTION. COORDINATE WITH TRENCHING CONTRACTOR AND CIVIL ENGINEERING PLANS FOR ROUTING AND POINT OF CONNECTION TO MAIN SANITARY SEWER LINE. FLOOR SAW CUTTING, DEMO AND PATCHING BY OTHERS.
 2. SLOPE TRASH ENCLOSURE FLOOR 2" TO DRAIN. SEE ARCH PLANS FOR DETAILS.
 3. 3/4" DCW FOR NEW HOSE BIBB. FIELD VERIFY TIE IN LOCATION WITH OWNER.



B WASTE PLAN –LOCATION 2
SCALE: 1/8"=1'-0"



D WASTE PLAN –LOCATION 4
SCALE: 1/8"=1'-0"



C WASTE PLAN –LOCATION 3
SCALE: 1/8"=1'-0"