CDX DSX CDRC

San Mateo County

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2017 – 00085

BLD:

Applicant: Peter Baltay/TOPOS Architects

Mailing Address: 654 Gilman Street

Palo Alto, CA Zip: 94301

Phone,W: 6503277573 H:

E-mail Address: peter@toposarchitects.com FAX:

CDX

Name of Owner (1): Bob Vlahopouliotis	Name of Owner (2):
Mailing Address: 2166 Maria Lane	Mailing Address:
Saratoga, CA	
Zip: 95070	Zip:
Phone,W: 4083900799	Phone,W:
H:	H:
E-mail Address: none	E-mail Address:

Project Location (address):
125 Los Banos Avenue
Moss Beach, CA 94038
Zoning: R-1/S17/DR/GH/CD

Assessor's Parcel Numbers: 037 – 252 – 040

– – – –

– –

Parcel/lot size: 7,500 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Remove (e) two-car garage. Rebuild (e) foundation,(e) roof and (e) deck damaged by soil movement. Install new windows. Renovate interior finishes.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Gently downsloping suburban lot overlooking paved parking area approximately 300' from the Pacific Ocean.
Mature palm tree at front of property (not affected by work).
Site has undergone ground movement which has damaged the existing structure.

Describe Existing Structures and/or Development:

Existing 2,104 sf single family single story residence with existing 430 sf attached two-car garage and existing 1,006 sf deck.

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San Mateo County
Planning and Building Department

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature:

Owner's signature:

Applicant's signature:

San Mateo County

Application for Design Review by the County Coastside Design Review Committee

County Government Center ▪ 455 County Center ▪ Redwood City CA 94063
Mail Drop PLN 122 ▪ 650 • 363 • 4161 ▪ FAX 650 • 363 • 4849

Permit #: PLN 2017-85

Other Permit #: ———

Applicant:

Name: Peter Baltay/TOPOS Architects

Address: 2166 Maria Lane

Palo Alto, CA Zip: 94301

Phone,W: 6503277573 H:

Email: peter@toposarchitects.com

Owner (if different from Applicant):

Name: Bob Vlahopouliotis

Address: 2166 Maria Lane

Saratoga, CA Zip:

Phone,W: 4083900799 H:

Email:

Architect or Designer (if different from Applicant):

Name:

Address: Zip:

Phone,W: H: Email:

Project location:

APN: ~~07~~252040 037-252-040

Address: 125 Los Banos Avenue

Moss Beach, CA Zip: 94,038

Zoning: R-1/S17/DR/GH/CD

Parcel/lot size: 7,500 sq. ft.

Site Description:

☐ Vacant Parcel

☒ Existing Development (Please describe):

Single family single story residence with attached garage and deck.

Project:

☐ New Single Family Residence: _____ sq. ft

☐ Addition to Residence: _____ sq. ft

☐ Other: Alterations

Describe Project:

Remove (e) two-car garage. Rebuild (e) foundation, roof and deck damaged by soil movement. Install new windows. Renovate interior finishes.

Additional Permits Required:

☐ Certificate of Compliance Type A or Type B

☐ Coastal Development Permit

☐ Fence Height Exception (not permitted on coast)

☐ Grading Permit or Exemption

☐ Home Improvement Exception

☐ Non-Conforming Use Permit

☒ Off-Street Parking Exception

☐ Variance

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	Pigmented cement plaster/wood	Silver grey/cedar	☐
b. Trim	Painted wood	Blue-grey	☐
c. Windows	Metal frame dual glazed	Brushed aluminum	☐
d. Doors	Metal frame dual glazed	Brushed aluminum	☐
e. Roof	Tar and gravel	Natural gravel	☐
f. Chimneys	Painted metal	Steel grey	☐
g. Decks & railings	Composite wood ('Trex')	Cedar	☐
h. Stairs	Composite wood ('Trex')	Cedar	☐
i. Retaining walls	Concrete	Natural concrete	☑
j. Fences	Redwood	Natural wood	☑
k. Accessory buildings			☐
l. Garage/Carport			☐

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

☐ (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: ..... Applicant: .....

Date: ..... Date: .....

San Mateo County

Certificate of Exemption or Exclusion from a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA • 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Permanent Record
Microfilming Required

Permit #: PLN 2017-85
Permit #: BLD _____

Owner
Name: Bob Vlahopouliotis
Address: 2166 Maria Lane
Saratoga, CA
Zip: 95070
Phone,W: 4083900799 H:
Email Address: none

Applicant
Name: Peter Baltay/TOPOS Architects
Address: 654 Gilman Street
Palo Alto, CA
Zip: 94301
Phone,W: 6503277573 H:
Email Address: peter@toposarchitects.com

Project Description:
Remove (e) two-car garage. Rebuild (e) foundation,(e) roof and (e) deck damaged by soil movement. Install new windows. Renovate interior finishes.
Project Address-125 Los Banos Avenue
Moss Beach CA 94038

Assessor's Parcel Number(s):
037 — 252 — 040
— —
— —

Existing water source:
- ■ Utility connection _____
- ☐ Well _____

Proposed water source:
- ■ Utility connection _____
- ☐ Well _____

Staking of well location and property lines are required.
- ■ Provide site plan depicting location and all trees.
- ☐ Will this require any grading or vegetation/tree removal? Yes ☐ No ■

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner Date

Applicant Date

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Staff Use Only

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

Initial

____A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]

____B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]

____C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]

____D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]

____E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]

____F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]

____G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]

____H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]

____I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]

____J. Lot Line Adjustment. [ZR 6328.5(i)]

____K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

☐ Required ☐ Not Required

Inspection made by:_____ Date of Inspection:_____

Yes	No	
☐	☐	Removal of trees?
☐	☐	If Yes, is tree removal permit included?
☐	☐	Trimming of trees?
☐	☐	Excessive removal of vegetation?
☐	☐	Excessive grading? (If Yes, CDP is required)
☐	☐	Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

☐ Submittal and Approval of a Tree Removal Permit

☐ Submittal and Approval of a Grading Permit

☐ Submittal and Approval of an Erosion Control Plan

☐ Submittal and Approval of a Coastal Dev. Permit

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

Planning Department Date

Project is subject to the following condition(s) of approval:

_____

_____

_____

____Fee collected

____Original Certificate of Exemption to Building Inspection file.

____Copies of Certificate of Exemption to:

1. Applicant/Owner.
2. Planning Department Exemption Binder.
3. Any relevant Planning or Building Inspection files.
4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105

____Update Permit*Plan Case Screen and Activities

Environmental Information Disclosure Form

PLN 2017-85

BLD

Project Address: 125 Los Banos Avenue
Moss Beach, CA 94038

Assessor's Parcel No.: 037 — 252 — 040
— —

Zoning District: R-1/S17/DR/GH/CD

Name of Owner: Bob Vlahopouliotis
Address: 2166 Maria Lane
Saratoga, CA Phone: 4083900799

Name of Applicant: Peter Baltay/TOPOS Architects
Address: 654 Gilman Street
Palo Alto, CA Phone: 6503277573

Existing Site Conditions

Parcel size: 7,500 sf

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Existing single family single story residence with attached two-car garage and deck. Gently downsloping

Existing single family single story residence with attached two-car garage and deck. Gently downsloping suburban lot approximately 300' from the Pacific Ocean. The site has undergone ground movement.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
☐	☐	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
☐	■	b. Construction of a new multi-family residential structure having 5 or more units?
☐	■	c. Construction of a commercial structure > 2,500 sq.ft?
☐	■	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
☐	☐	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
☐	☐	f. Subdivision of land into 5 or more parcels?
☐	☐	g. Construction within a State or County scenic corridor?
☐	☐	h. Construction within a sensitive habitat?
☐	☐	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
☐	☐	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Site is located within a geologic hazard zone.

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
☐	■	a. Construction outside of the footprint of an existing, legal structure?
☐	■	b. Exterior construction within 100-feet of a stream?
☐	■	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
☐	■	d. Land-use within a riparian area?
☐	■	e. Timber harvesting, mining, grazing or grading?
☐	■	f. Any work inside of a stream, riparian corridor, or shoreline?
☐	■	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

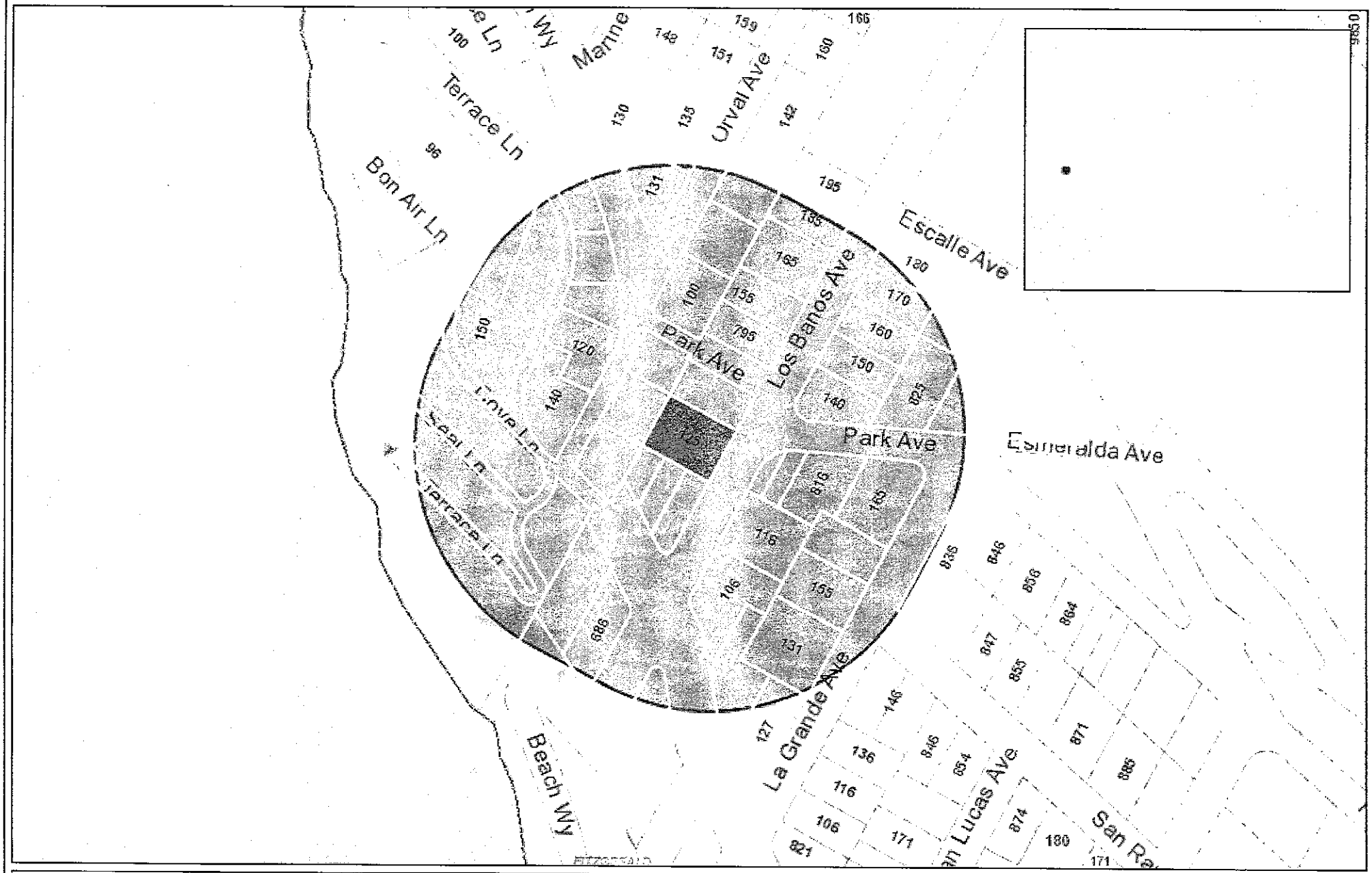
Yes	No	Will the project involve:
☐	■	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of **10,000 sq. ft.** or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
☐	☐	b. Land disturbance of **1 acre** or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: Date:

(Applicant may sign)

San Mateo County



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

TOPOS

ARCHITECTS

Plg 2017-00085

Vlahopouliotis Residence-Alterations and Garage Relocation
125 Los Banos Avenue
Moss Beach, CA 94038
APN: 037-252-040

PROJECT DESCRIPTION
We are proposing to remove an existing two car garage, repair and replace the existing foundation, replace the existing windows and exterior finishes, remove the existing front porch and bay window, extend a portion of the rear of the structure and rebuild the roof of an existing house. Due to underlying geologic hazards, our geotechnical consultants have recommended that we remove the garage portion of the structure and replace the foundation under the remaining portion of the house.

Off-Street Parking Exception
The property is located in a Coastal Development (CD) zone with a Geotechnical Hazard (GH) overlay. In order to build a new garage, we would need a Coastal Development permit, which cannot be granted in CD/GH zones. We are requesting an Off Street Parking Exemption since we are unable to repair the existing garage, and not allowed to construct a new garage. We will provide two uncovered parking spaces on-site that complies with all aspects of the zoning code, except that they are uncovered.

Coastal Development Permit Exemption
Our project involves improvements to an existing Single Family Residence, which qualifies for a exemption per PRC 30610(a), CCAG 13250, and ZR 6328.5(a).

Design Review Statement of Intent
The existing structure has been unoccupied for several years and is in poor repair. The proposed improvements will restore the building and create an attractive addition to the build environment of the area. The project involves replacement and repair of the existing foundation, replacing the existing exterior finishes and windows, which are in poor condition, and the construction of a new roof form. The removal of the existing garage will have a significant impact on the existing roof form and will require reconstruction of the roof structure.

We feel that the proposed project meets the following Design Review Standards:
C. Site Planning and Structure Placement
No trees or other vegetation are removed, no site grading is proposed, no existing drainage patterns are impacted or altered, no views are impeded and the project is, and will appear, smaller than the existing residence, with a lower roof ridge and reduced building footprint. The rebuilt deck is the same size and location as the existing deck, and overlooks a parking area below, thus having do impact on neighborhood privacy.
D. Elements of Design
The proposed project has the a similar building mass, shape and scale as the existing. The single story design is similar to other homes in the area. The proposed contemporary architectural style is in keeping with other residences in the neighborhood, is of high quality materials and is of natural materials that compliment the natural setting. The aluminum framed windows and doors are compatible with the proposed architectural style and with other homes in the neighborhood. The low, horizontal roof form compliments the coastal setting of the site, and reduces the apparent mass of the structure while providing shading that enhances thermal energy efficiency.

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F. Landscaping

All existing trees are being retained. No other landscaping is proposed. The new driveway and parking area is constructed of permeable pavers, reducing storm water pollution and runoff.

Home Improvement Exception

We would like to extend a portion of the back of the house two feet beyond the rear wall of the existing house, for a width of 18.0' (36sf total) to better accommodate the existing bedrooms and bathrooms, which is necessary due to the removal of the garage portion of the structure. We feel that the following findings can be made:

a. The addition is small and modest in scale and represents a minor change to the building.
b. The addition utilizes the same exterior finishes, roof form and window treatment the rest of the house, and thus sustains the design integrity of the of the building and neighborhood.
c. The addition is only visible from the rear of the property and will not impede the views of any neighboring properties. The addition will restore the integrity of the structure and will improve the public health, safety and general welfare of the area.
d. The addition is for single family residential use, which is a permitted use in this zoning district.
e. The addition is for single family residential use, which is consistent with the objectives of the General Plan and Zoning Regulations in this area.

3/6/2017

654 Gilman Street • Palo Alto, CA 94301
Phone: 650.327.7573
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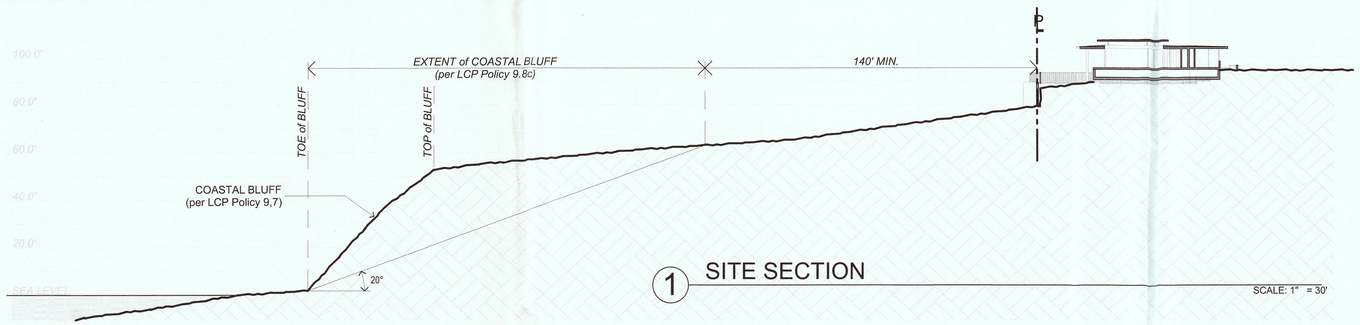
CONTEXTURAL PLAN



1 SITE SECTION

SCALE: 1" = 30'

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JUN 12 2017
San Mateo County
Planning Division

TOPOS
ARCHITECTS

LICENSED ARCHITECT
PETER B. BALTAY
C-26413
REN. 8-31-17
STATE OF CALIFORNIA

TOPOS ARCHITECTS
450 Kipling Street
Palo Alto, CA 94301
650.327.7573

www.toposarchitects.com

VLAHOPOULIOTIS RESIDENCE
125 Los Banos Avenue
Moss Beach, CA 94038

DATE:
5/30/2017
REVISIONS:
6/6/2017

SHEET INDEX:
CONTEXTURAL PLAN

SHEET:
A1
1 OF 12

PLN2017-00085

P A R K A V E N U E

(N) WOOD FENCE 7/S2
(e) WOOD FENCE-TO BE REMOVED
ELEV. = 85.71'
S 61° 35' 15" W P.L. 100.96' (100')
20'
5.0' SIDE YARD SETBACK
(N) 3' MASONRY WALL
EDGE OF (e) GARAGE-NO ADDITIONAL HARDSCAPE
(e) UTILITY POLE
(e) OVERHEAD ELEC. SERVICE-RELOCATE TO (N) SERVICE ENTRANCE
(e) SEWER LINE-TO REMAIN
(e) GAS LINE AND SERVICE-TO BE REMOVED
ELEV. = 97.16'
(e) CEDAR TREE
(e) PALM TREE
PROVIDE IMPERVIOUS PAVEMENT SURFACE AT FOOTPRINT OF (e) GARAGE
(e) DRIVEWAY-NO CHANGE
PARKING SPACE (9'x19')
(e) DRIVEWAY (CONCRETE PAVERS)
(e) DRIVEWAY APRON-NO CHANGE
(e) GARAGE-TO BE REMOVED
PARKING SPACE (9'x19')
MONTARA SANITARY SEWER DISTRICT EASEMENT
(e) SEWAGE SUMP and PUMP
(e) ONE-STORY RESIDENCE
(e) PALM TREE
SSMH
ASSUMED BENCHMARK ELEV. = 98.69'
EDGE OF (e) DRIVEWAY AND WALKWAY-NO ADDITIONAL HARDSCAPE
N 28° 30' 00" E P.L. 75.00'
S 28° 30' 00" W P.L. 75.00'
(e) WATER LINE-TO REMAIN
(e) WOOD FENCE-TO BE REMOVED
(N) WOOD FENCE 7/S2
(e) FRONT PORCH-TO BE REMOVED
(e) BAY WINDOW-TO BE REMOVED
20.0' BACK YARD SETBACK
20.0' FRONT YARD SETBACK
EDGE OF PAVEMENT
(e) DECK-TO BE REMOVED
5.0' SIDE YARD SETBACK
(N) 3' MASONRY WALL
ELEV. = 88.66'
N 61° 35' 15" W P.L. 101.08' (100')
ELEV. = 94.30'
(e) OPEN IRON FENCE-TO BE REMOVED
7/S2 (N) WOOD FENCE
(e) WOOD FENCE-TO BE REMOVED
(e) MASONRY RET. WALL- TO REMAIN
(e) FIRE HYDRANT-NOT LOCATED TO SCALE (+/- 65' FROM PROPERTY)
NORTH
SCALE: 1/8" = 1'-0"

SITE PLAN

80

PROJECT INFORMATION

Property:	125 Los Banos Avenue Moss Beach, CA 94038
APN:	037-252-040
Owners:	Bob Vlahopouliotis
Lot size:	7,500 s.f. (75'x 100')
Lot zoning:	R-1/S17/DR/GH/CD
Type of Construction:	Type V-B
Occupancy:	R-3
Parking:	2 spaces-uncovered
Automatic Fire Sprinklers:	NO

Floor areas:	Existing	Proposed
Main level	2,104 sf	2,087 sf
Garage	430 sf	0 sf
Total	2,534 sf	2,087 sf
Front Porch	143 sf	81 sf
Decks	1,006 sf	0

FAR:	(2,087)/7,500=28.0%	*3,975 sf (53%) allowed*
Lot coverage:	(2,087+81)/7,500=29%	*3,750 sf (50%) allowed*
Building height:	15.98'	*28.0' allowed*
Setbacks:	Front = 36.75'	20.0' allowed
	Sides = 6.68'/17.750'	*5.0' allowed*
	Rear = 18.67'	*20.0' allowed*

APPLICABLE CODES

2016 California Building Code
2016 California Residential Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Electric Code
2016 California Fire Code
2016 California Energy Code
2016 California Green Building Code
All as amended by local jurisdiction.

SITE PLAN LEGEND

- Property line
- Contour line
- Building setback line
- OE — OE — Overhead electric line
- T — T — Telephone/cable line
- W — W — Underground water line-1-1/2" copper
- G — G — Underground gas line-to be removed
- SS — SS — Sanitary sewer line - 4" ABS
- Protective tree fencing
- Fencing-open iron rails and pickets
- Fencing-6' redwood fencing

GENERAL NOTES

1. All dimensions are to the exterior face of studs or concrete, unless noted otherwise
2. Verify all wall locations and heights. Notify architect of discrepancies for resolution before continuing work.

LOCATION MAP

GRADING SCHEDULE

CUT		
	Basement mat slab-(2,051sf x 1.5' average)	114 cy
FILL		
	None	0 cy
	TOTAL	**114 cy**

TOPOS ARCHITECTS
450 Kipling Street
Palo Alto, CA 94301
650.327.7573
www.toposarchitects.com

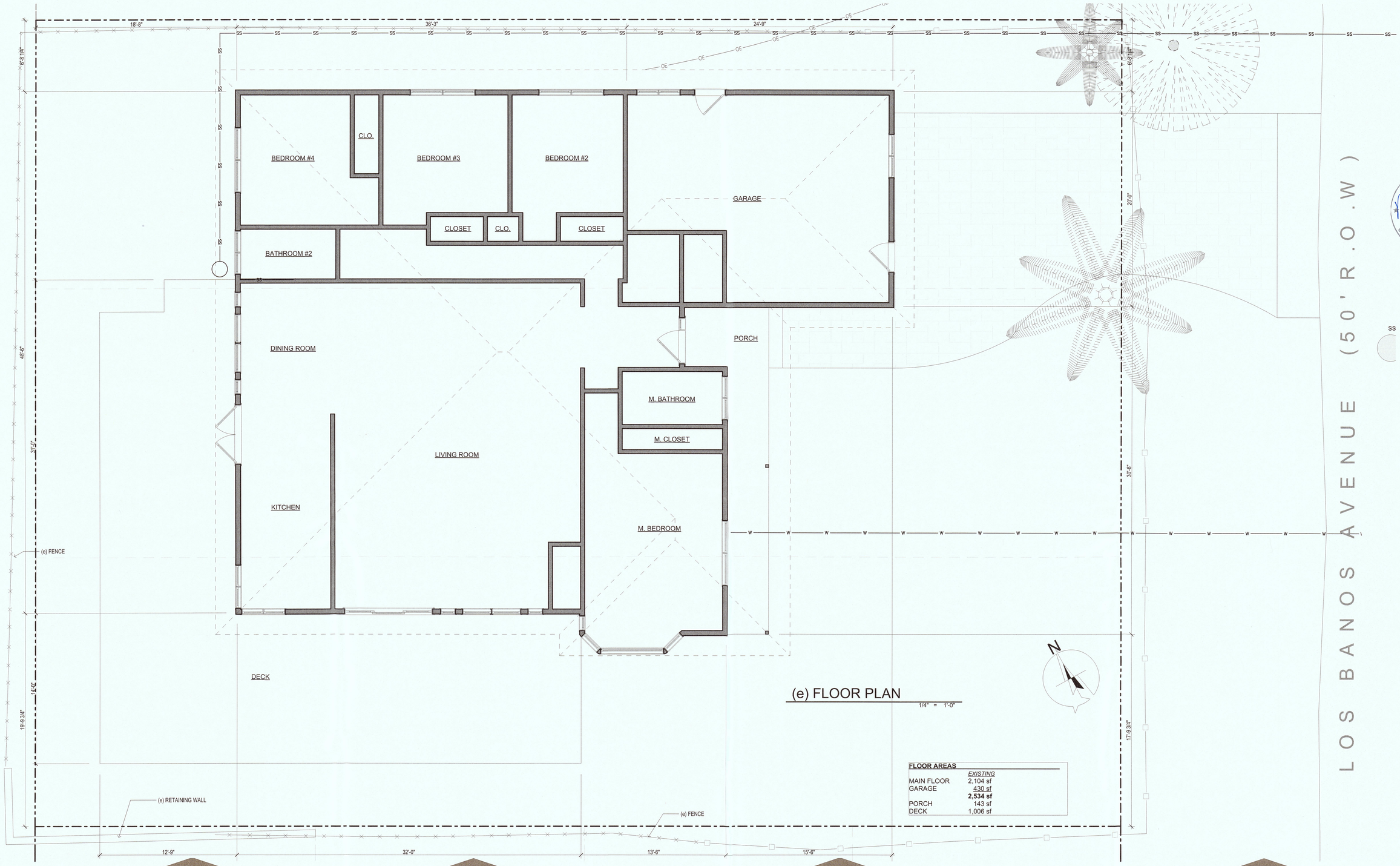
LICENSED ARCHITECT PETER B. BALTAY C-26413 REN. 8-31-17 STATE OF CALIFORNIA

VLAHOPOULIOTIS RESIDENCE
125 Los Banos Avenue
Moss Beach, CA 94038

DATE: 5/30/2017
REVISIONS: 6/6/2017

SHEET INDEX: SITE PLAN

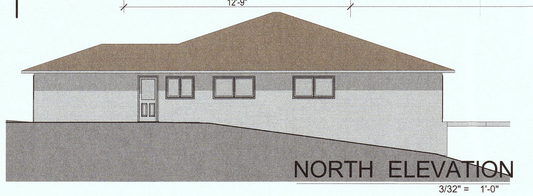
SHEET: A2
2 OF 12



(e) FLOOR PLAN

1/4" = 1'-0"

FLOOR AREAS	*EXISTING*
MAIN FLOOR	2,104 sf
GARAGE	430 sf
	2,534 sf
PORCH	143 sf
DECK	1,006 sf

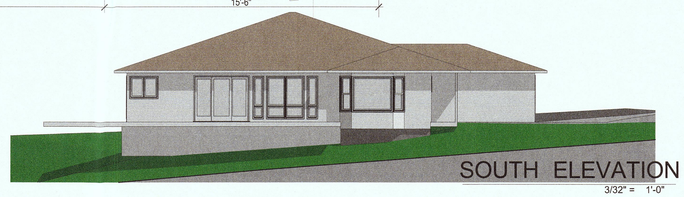


NORTH ELEVATION

3/32" = 1'-0"

WEST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

EAST ELEVATION

3/32" = 1'-0"

TOPOS
ARCHITECTS

TOPOS ARCHITECTS
450 Kipling Street
Palo Alto, CA 94301
650.327.7573

www.toposarchitects.com

LICENSED ARCHITECT
PETER B. BALTAY
C-26413
REN. 8-31-17
STATE OF CALIFORNIA

VLAHOPOULIOTIS RESIDENCE
125 Los Banos Avenue
Moss Beach, CA 94038

DATE:
5/30/2017
REVISIONS:
6/6/2017

SHEET INDEX:
EXISTING PLAN and ELEVATIONS

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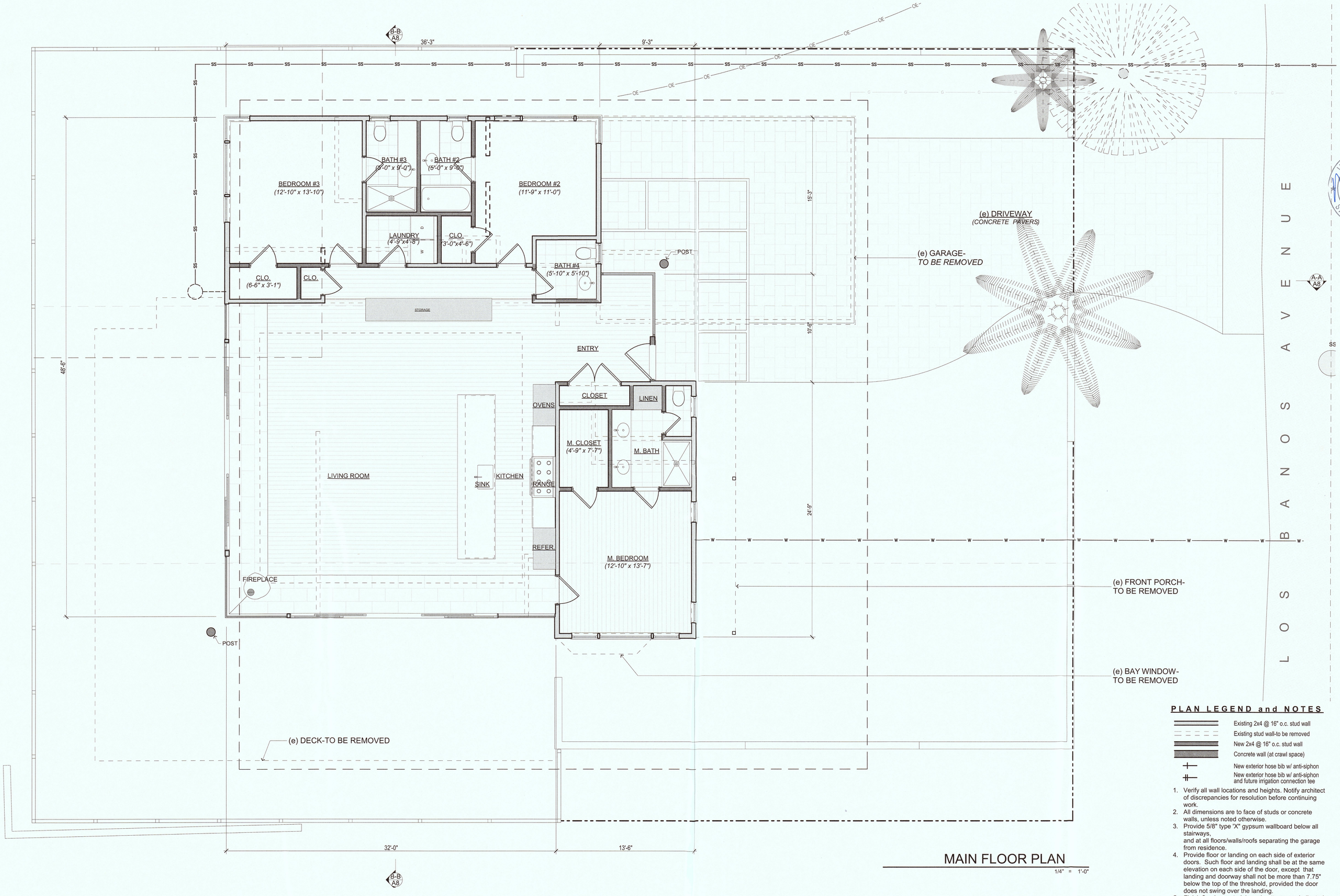

MAIN FLOOR PLAN

1/4" = 1'-0"

PLAN LEGEND and NOTES

- Existing 2x4 @ 16" o.c. stud wall
- Existing stud wall-to be removed
- New 2x4 @ 16" o.c. stud wall
- Concrete wall (at crawl space)
- New exterior hose bib w/ anti-siphon
- New exterior hose bib w/ anti-siphon and future irrigation connection tee

1. Verify all wall locations and heights. Notify architect of discrepancies for resolution before continuing work.
2. All dimensions are to face of studs or concrete walls, unless noted otherwise.
3. Provide 5/8" type 'X' gypsum wallboard below all stairways,
   and at all floors/walls/roofs separating the garage from residence.
4. Provide floor or landing on each side of exterior doors. Such floor and landing shall be at the same elevation on each side of the door, except that landing and doorway shall not be more than 7.75" below the top of the threshold, provided the door does not swing over the landing.
5. Finish flooring materials and patterns are indicated on floor plans as light grey lines.

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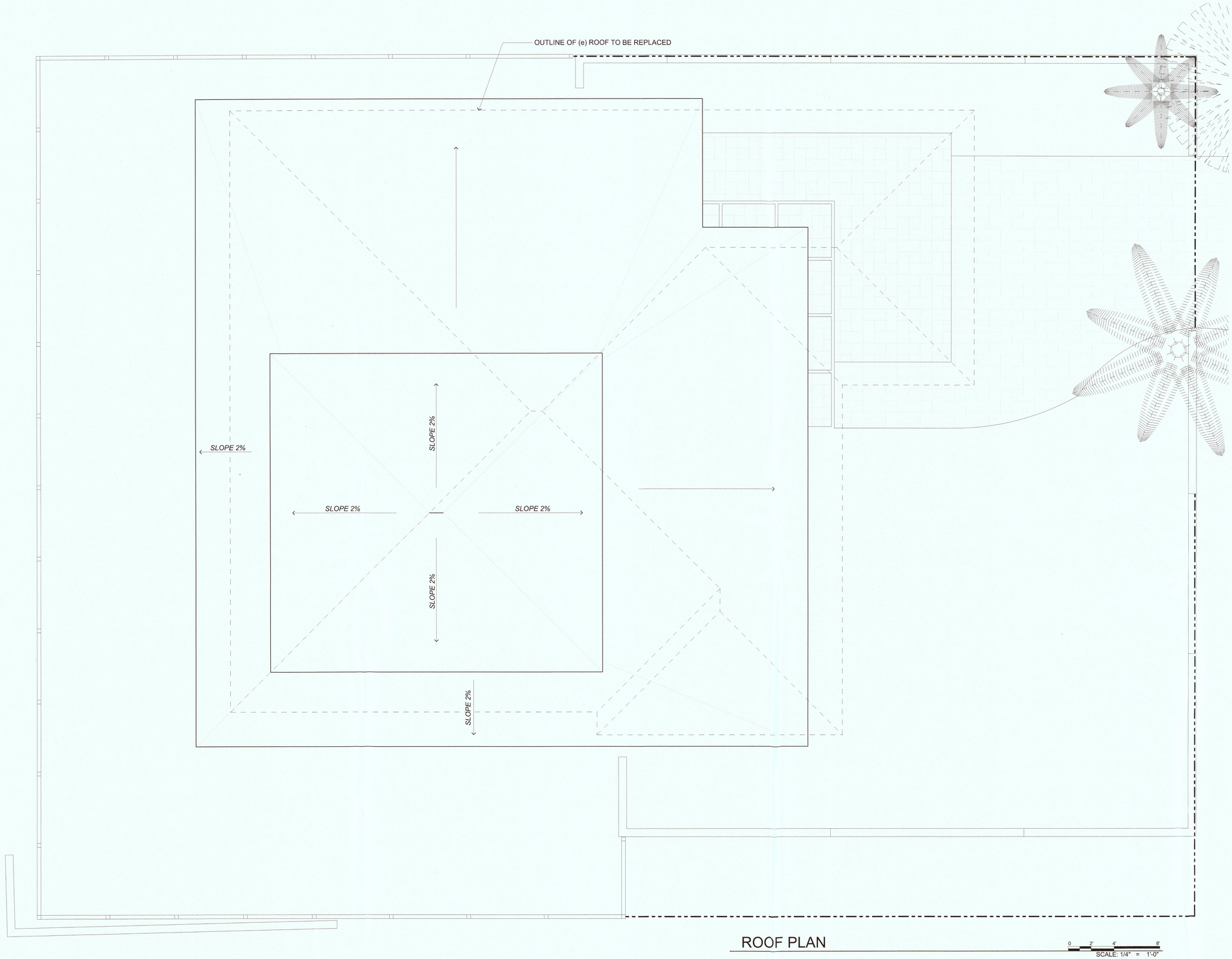

ROOF PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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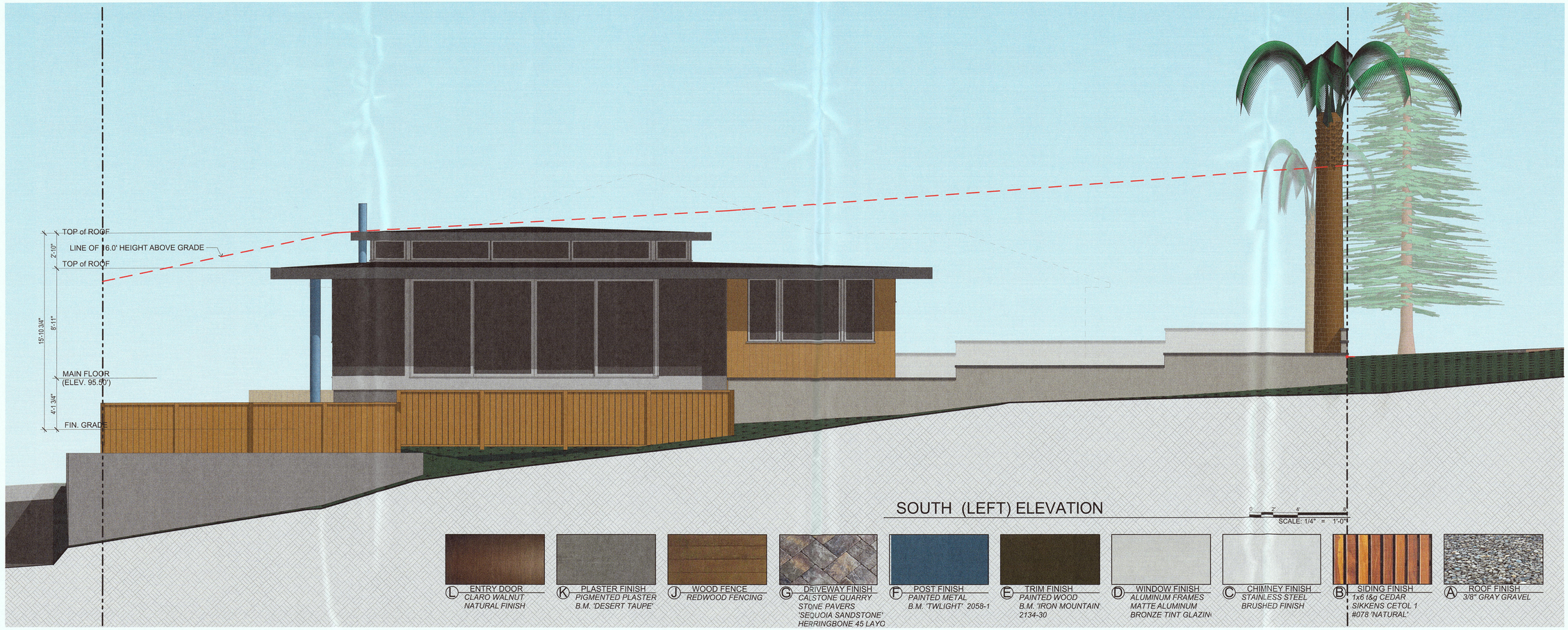
EAST (LOS BANOS) ELEVATION

0 2' 4' 8'

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



SOUTH (LEFT) ELEVATION

0 2' 4' 8'

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

Ⓛ ENTRY DOOR — *CLARO WALNUT NATURAL FINISH*

Ⓚ PLASTER FINISH — *PIGMENTED PLASTER B.M. 'DESERT TAUPE'*

Ⓙ WOOD FENCE — *REDWOOD FENCING*

Ⓖ DRIVEWAY FINISH — *CALSTONE QUARRY STONE PAVERS 'SEQUOIA SANDSTONE' HERRINGBONE 45 LAYO*

Ⓕ POST FINISH — *PAINTED METAL B.M. 'TWLIGHT' 2058-1*

Ⓔ TRIM FINISH — *PAINTED WOOD B.M. 'IRON MOUNTAIN' 2134-30*

Ⓓ WINDOW FINISH — *ALUMINUM FRAMES MATTE ALUMINUM BRONZE TINT GLAZIN*

Ⓒ CHIMNEY FINISH — *STAINLESS STEEL BRUSHED FINISH*

Ⓑ SIDING FINISH — *1x6 I&g CEDAR SIKKENS CETOL 1 #078 'NATURAL'*

Ⓐ ROOF FINISH — *3/8" GRAY GRAVEL*

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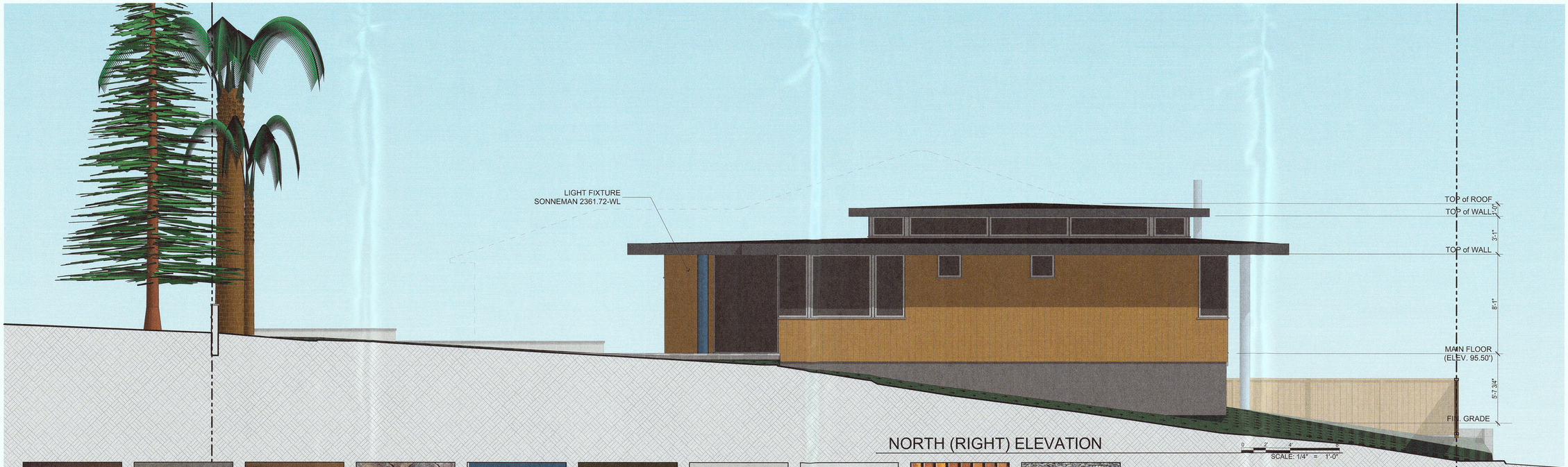
WEST (REAR) ELEVATION

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



NORTH (RIGHT) ELEVATION

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

L ENTRY DOOR
CLARO WALNUT
NATURAL FINISH

K PLASTER FINISH
PIGMENTED PLASTER
B.M. 'DESERT TAUPE'

J WOOD FENCE
REDWOOD FENCING

G DRIVEWAY FINISH
CALSTONE QUARRY
STONE PAVERS
'SEQUOIA SANDSTONE'
HERRINGBONE 45 LAYO

F POST FINISH
PAINTED METAL
B.M. 'TWLIGHT' 2058-1

E TRIM FINISH
PAINTED WOOD
B.M. 'IRON MOUNTAIN'
2134-30

D WINDOW FINISH
ALUMINUM FRAMES
MATTE ALUMINUM
BRONZE TINT GLAZIN

C CHIMNEY FINISH
STAINLESS STEEL
BRUSHED FINISH

B SIDING FINISH
1x6 t&g CEDAR
SIKKENS CETOL 1
#078 'NATURAL'

A ROOF FINISH
3/8" GRAY GRAVEL

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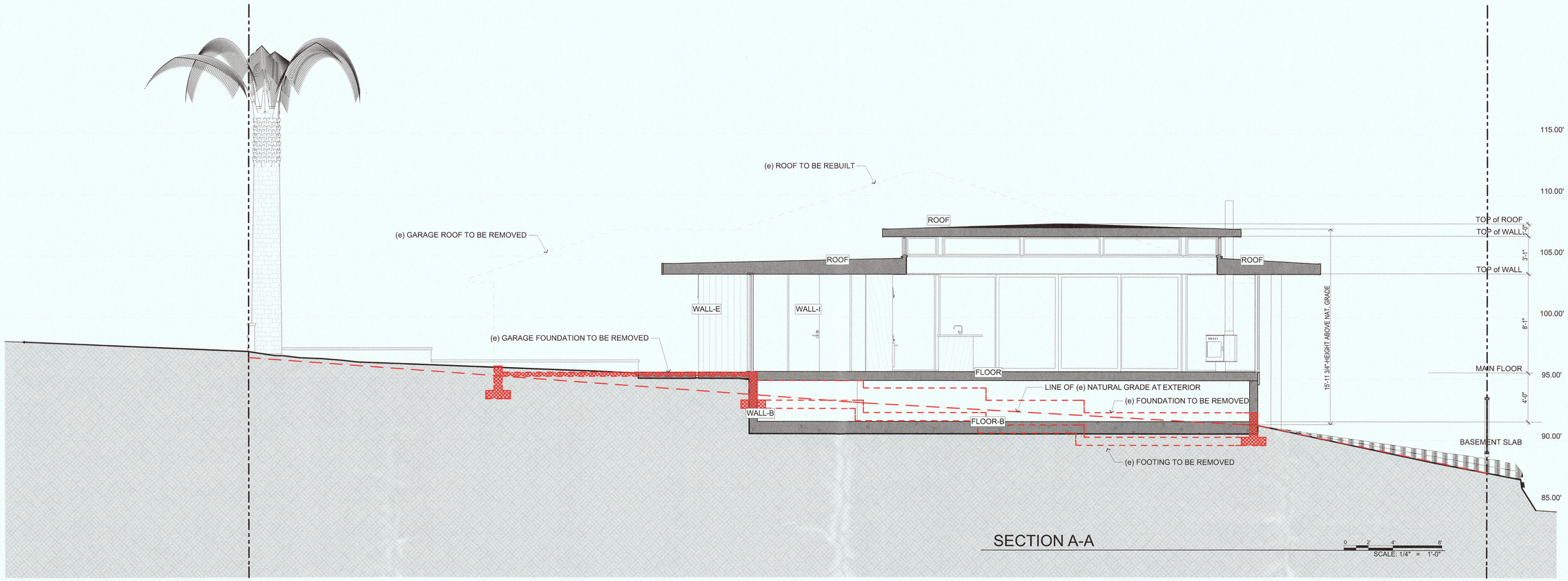
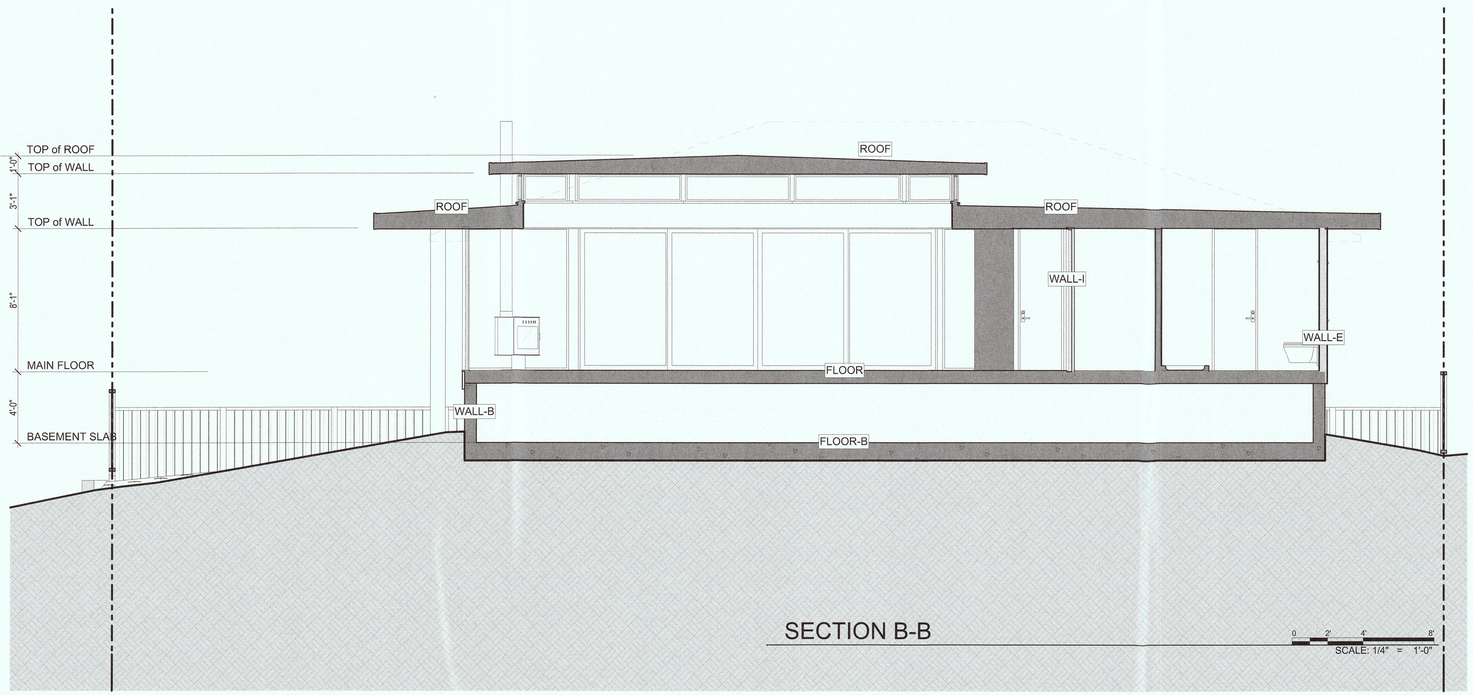


SECTION A-A

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



SECTION B-B

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

CONSTRUCTION ASSEMBLIES

ROOF — **Roof**
3/8" gravel ballast
GAF RUBEROID Torch FR torchdown membrane system
"Ruberoid Torch FR" (granule)-verify color w/ architect
Two layers "GAFGLAS Ply 4" hot mopped
One layer "GAFGLAS #75 Base Sheet"- hot mopped
(Class A per ICC-ESR-1274)
Dow DECKMATE Plus FA polystyrene insulation, or equal-tapered 1/4"/12" per plans. Adhere to deck.
3/4" CDX plywood per shear wall schedule
Roof framing per framing plans
7" spray applied foam insulation (R-25)
Icynene LD-C50 www.icynene.com
(Roof insulation at roof plane in all cases)
ICC ESR-1826 report
5/8" gypsum wallboard or 3/4" t&g wood ceiling per details
PVA primer (>1 perm vapor transmission)
Kelly Moore 95-500 'Vapor Shield Primer', or equal

SOFFIT — **Soffit**
Soffit framing per framing plans
5/8" Type-X gypsum wallboard *(per ASTM C1177)*
Certainteed 5/8" 'Glas-Roc' Type-X sheathing, or equal
Sto BTS Plus base coat (1/16") www.stocorp.com
2" glass mesh drywall tape-Sto Mesh, or equal
Sto Limestone texture finish coat (1/4")
(verify texture and color with owner/architect)

WALL-W — **Walls-exterior wood**
1x6 t&g vertical wood siding
Western Red Cedar S4S
Pre-finish all surfaces and cut edges
Install w/ color-matched 3" stainless steel trim screws
15# building paper
Grace Bituthene 3000 self-adhesive membrane at all:
1. *Inside and outside corners-24" min. width*
2. *Window and exterior door jambs-12" min. width*
3. *Penetrations-12"x12" min.*

1/2" CDX plywood per shear wall schedule
2x4 studs at 16" o.c-(n) or (e)
3-1/2" spray applied foam insulation (R-21)
Bayer Bayseal closed-cell foam insulation
ICC ESR-2072 report
5/8" gypsum wallboard

WALL-P — **Walls-exterior plaster**
Three-coat cement plaster finish w/ integral custom color
BMI 690 base plaster, or equal
BMI Exterior plaster pigmented finish coat, or equal
www.bmi-products.com
2-layers, 15# grade D paper w/ expanded metal lath
1/2" CDX plywood per shear wall schedule
2x4 studs at 16" o.c-(n) or (e)
3-1/2" spray applied foam insulation (R-21)
Bayer Bayseal closed-cell foam insulation
ICC ESR-2072 report
5/8" gypsum wallboard

WALL-INT — **Walls-interior**
5/8" gypsum wallboard
2x4 studs at 16" o.c.
5/8" gypsum wallboard

WALL-B — **Walls-basement**
Concrete wall-see foundation plan

FLOOR — **Floor**
3/4" finish flooring (wood or carpet)
3/4" t&g plywood sub-floor glued & nailed to framing-(n) or (e)
Floor framing per framing plans
5" batt insulation (R-19) at unheated spaces or per plans
5/8" gypsum wallboard
PVA primer (>1 perm vapor transmission)
Kelly Moore 95-500 'Vapor Shield Primer', or equal

FLOOR-T — **Floors-tile**
Stone or ceramic tile finish
Thin-set mortar bed
Waterproof membrane
Schulter Ditra system
www.schulter.com
cUPC listed per ANSI A118.10-99
Thin-set mortar bed
Wood framing or concrete slab per plans-broom finish

FLOOR-C — **Floors- concrete slab on grade**
Concrete slab per structural plans
Smooth steel trowel finish
Sub-grade preparation per structural plans
(e) compacted native soil

DECK — **Deck**
1x6 composite wood decking
Fiberon Symetery
Warm Sienna color
Install with Fiberon Phantom GT clip system
PER-15097 report
Deck framing per framing plans

PATIO — **Patio-masonry**
Masonry finish
mortar set
4" concrete slab on grade w/ #4 bars @16" o.c. each way
8" Class II base rock machine compacted to 95% relative compaction

DRIVEWAY — **Driveway-masonry pavers**
Interlocking permeable concrete paving stones
2" coarse setting sand
6" gravel
12" gravel
(NOTE: Slope sub-grade below gravel away from foundation)

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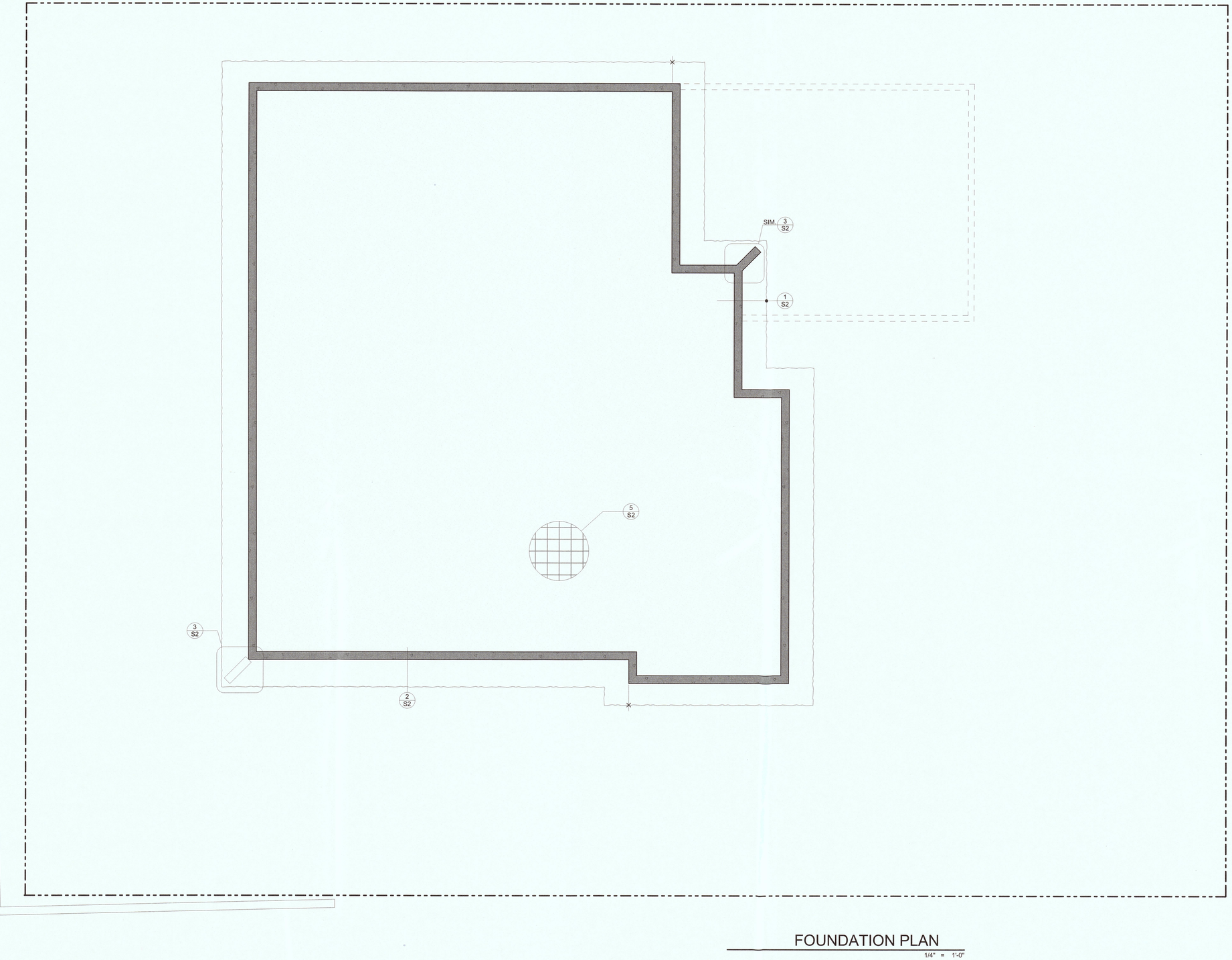

FOUNDATION PLAN

1/4" = 1'-0"

STRUCTURAL NOTES

Design Loads

Roof-20 psf live load (34 psf total load)
Floors-40 psf live load (55 psf total load)
Wind-basic wind speed (3-sec. gust)-110 mph, Exposure B
Seismic design category D
Soil bearing capacity 1,200 psf (per geo-technical report)

General

1. Verify all dimensions. In the case of discrepancies, contact architect for resolution prior to proceeding with work.
2. Structural grid lines are shown for reference only-do not scale drawings.

Concrete

1. All concrete is f'c=2,500 psi, 5-1/2 sack cement mix, min.
2. All reinforcing bars are grade 60 steel.
3. 48 bar diameters min. lap splice.
4. Pour all footings and slabs to undisturbed soil (machine compacted to 90% relative compaction, as directed by the geo-technical engineer.)
5. Provide 3" min. concrete cover for all rebars (1-1/2" ok where concrete is placed against formwork or not exposed to weather or soil.)

Fasteners

1. All sheet metal connectors as manufactured by Simpson Strong-Tie Company, San Leandro, CA. www.strongtie.com.
2. All nailing per 2013 CBC Table 2304.9.1, unless noted otherwise.
3. All bolts, lag screws, etc. to ASTM 307.
4. All fasteners exposed to weather to be hot-dip galvanized.
5. All epoxy is Simpson SET-XP "Epoxy-Tie" adhesive anchor system.
6. All CS16 straps have 30" nailed at each end + clear span.
7. All anchor bolts are 5/8" dia. w/ 3"x3"x1/4" square washers.
8. All joist hangers are Simpson U series/IUT series, u.n.o.
9. All SDS screws are Simpson SDS series per ICBO ER-5268.
10. All fasteners and connectors in contact with pressure treated lumber or fire-retardant treated lumber to be hot-dipped galvanized steel or stainless steel.
11. All holdown anchors are Heavy Hex Bolts, Type F1554 Grade 36. Equivalent dia. A-36 steel threaded rods with a 3"x3"x3/8" plate washer secured by double nuts on the embedded end may be substituted. Set all bolts to min. edge spacings and embedment depths shown on schedule, prior to placing concrete.

Wood

1. Provide double studs or 4x posts below all beams, u.n.o.
2. All 2x lumber is douglas fir #2, unless noted otherwise.
3. All 4x, 6x lumber is douglas fir #1 and better, u.n.o.
4. All glu laminated beams (GLB) are 24F-V8.
5. All high-strength glu-lam beams (POWER GLB) are fb=2,900 psi min., E=2.1x10^{6}psi, by Rosboro or equal.
6. All Para-lam beams (PSL) are fb=2,900psi.
7. All plywood is exposure 1, APA rated
8. All sill plates and other lumber within 12" of grade is pressure treated 0.40 CCA.
9. All headers are 4x6 minimum size, unless noted otherwise.
10. Provide solid blocking at all joist supports and all bearing points.
11. Nail all wall sheathing with 8d nails at 6" o.c. edges/12" o.c. field, unless noted otherwise on plans or in shear schedule.
12. Nail and glue all floor sheathing with 10d ring-shank nails at 6" o.c. edges/12" o.c. field.
13. Pre-fabricated shear wall panels as manufactured by Hardy-Frame, Inc., Ventura, CA. www.hardyframe.com. Follow manufacturer's printed installation instructions. ICC Report ESR-2089.
14. Provide double studs or 4x posts below all beams, u.n.o.
15. Provide glu-lam beam inspection certificates for all site-fabricated glu-lam beams to the building department prior to building frame inspection.

Masonry

1. All concrete masonry units (CMU) to ASTM C-90, f'm= 1,500 psi, min.
2. All mortar is type S, f'c=2,200 psi, min.
3. All grout is to ASTM C-476, f'c=2,000 psi min.
4. All CMU construction is reinforced with #4 bars at 16" o.c. each way, fully grouted, minimum.
5. Use galv. metal hooked wall ties @ 16" o.c. each way with 9 ga. galv. wire horiz. joint reinforcement for all anchored stone veneer over three feet high.
6. 48 bar diameters min. lap splice.

Steel

1. All steel beams are A992 (50 ksi min. yield strength).
2. All steel columns are A500, Grade B (46 ksi min. yield strength).
3. All welds are with E70XX electrodes.
4. All welds done in State certified steel fabrication shop.

Trus-Joist framing

1. Trus-Joist framing (TJI) are douglas fir truss joists as manufactured by Trus-Joist MacMillian www.trusjoist.com. ICC Report ESR-1153.
2. All truss joist handling and installation is per manufacturer's printed instructions.
3. All rim joists are 1-1/4" micro-lams (LVL).
4. Provide 1-1/2" minimum bearing for all truss joists.
5. Provide 2x4 "squash blocks" at all interior bearing walls.

Geotechnical

1. All work per recommendations in Geotechnical Report, 3 December 2014, by Murray Engineering (650) 559-9980.
2. Geotechnical Engineer to inspect all foundation excavations, sub-surface soil conditions and (e) foundation conditions.

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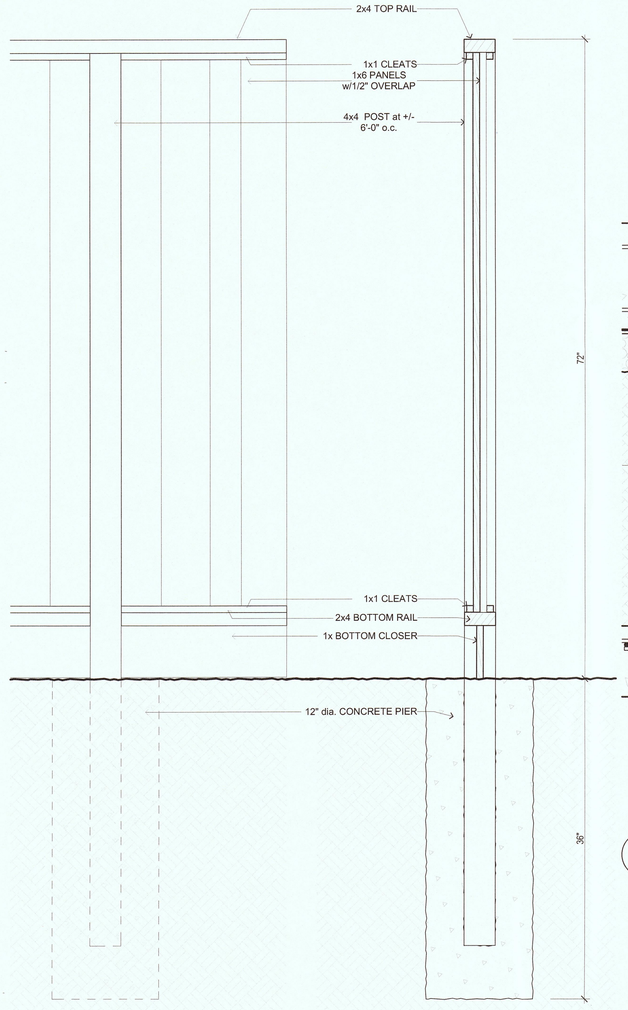
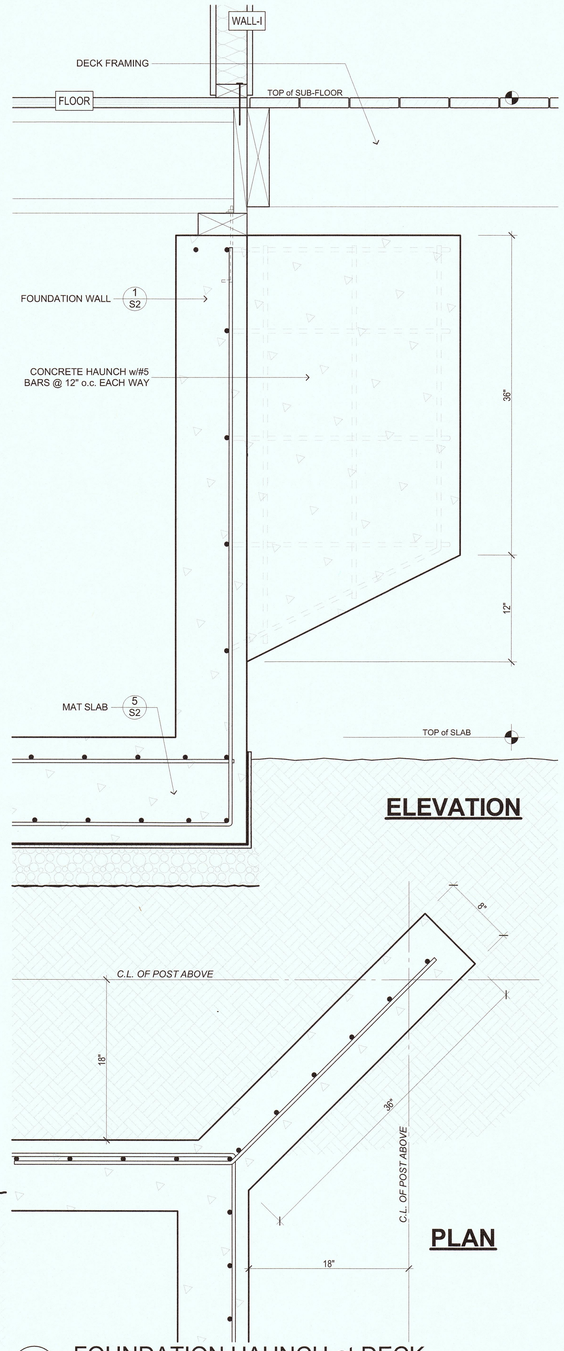


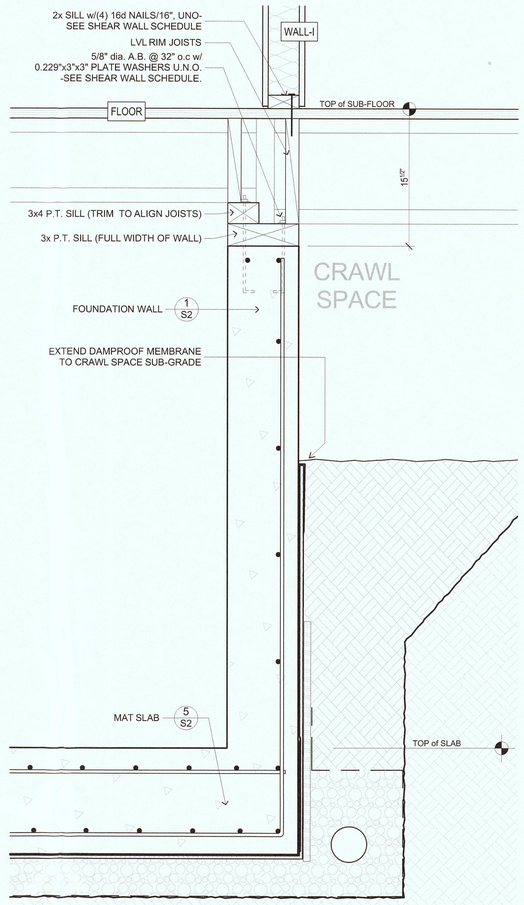
7 WOOD FENCE

SCALE: 1 1/2"= 1'-0"



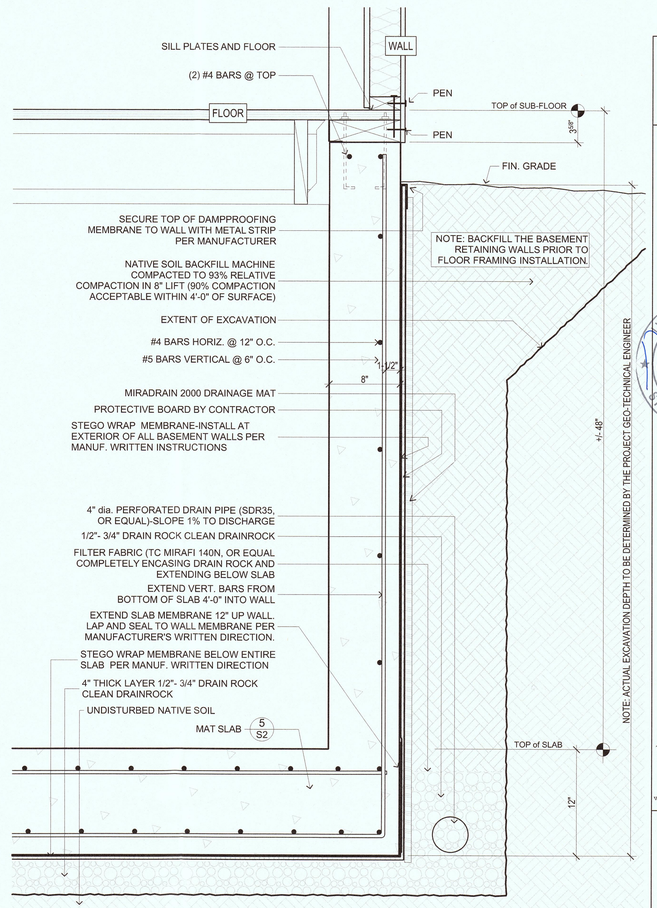
3 FOUNDATION HAUNCH at DECK

SCALE: 1 1/2"= 1'-0"



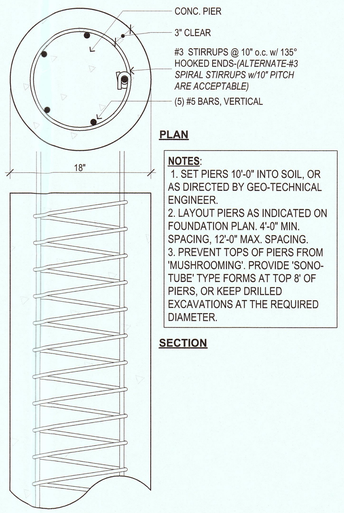
2 FOUNDATION WALL-DROPPED

SCALE: 1 1/2"= 1'-0"



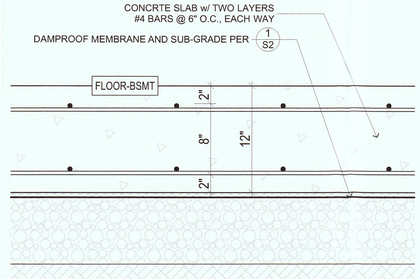
1 FOUNDATI0N WALL

SCALE: 1 1/2"= 1'-0"



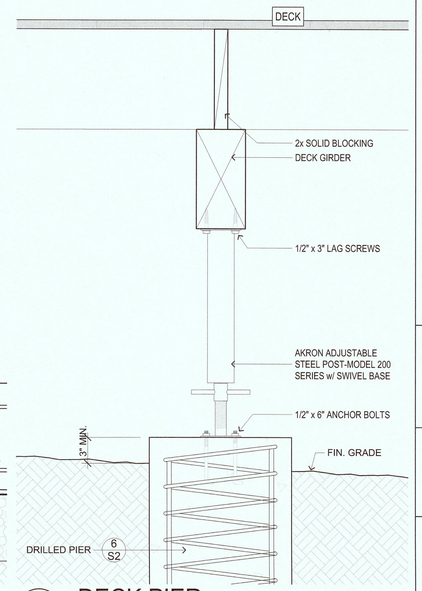
6 DRILLED PIER

SCALE: 1 1/2"= 1'-0"



5 FOUNDATI0N SLAB

SCALE: 1 1/2"= 1'-0"



4 DECK PIER

SCALE: 1 1/2"= 1'-0"

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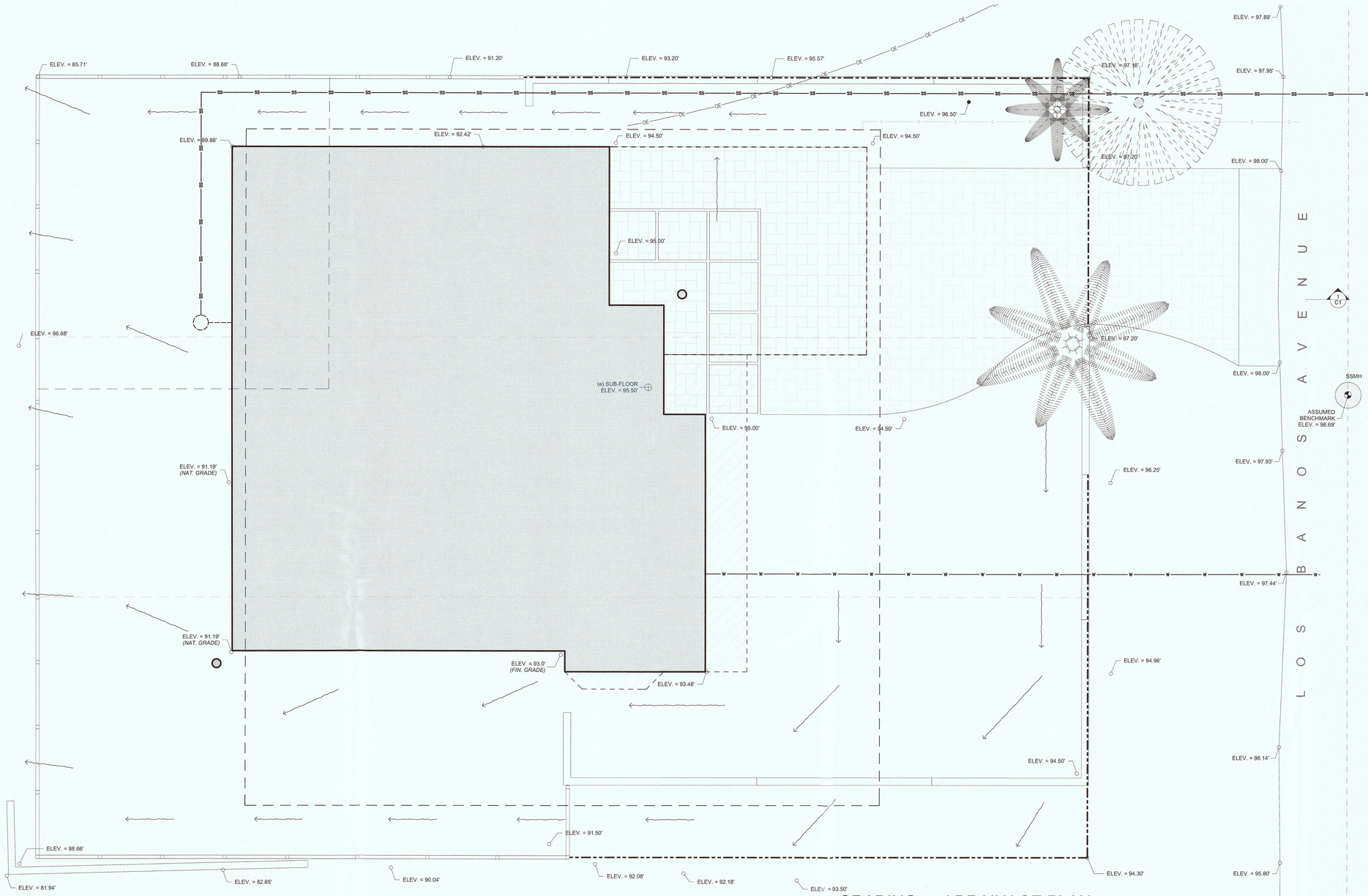
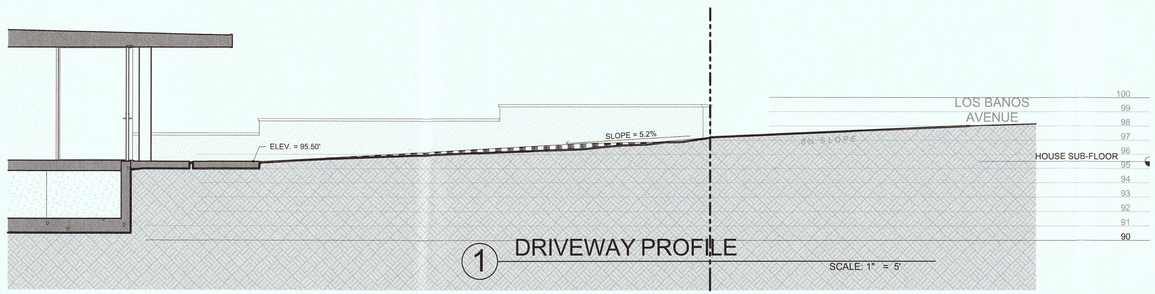


GRADING and DRAINAGE PLAN

SCALE: 1" = 5'



1 DRIVEWAY PROFILE

SCALE: 1" = 5'

GENERAL NOTES

PERMITS AND DESIGN

1. Only work detailed on these plans is approved for construction. Additional work not detailed on these plans must be submitted separately as a revision to the project.
2. Permit Expiration-once a permit is issued, an inspection is required within 180 days and every 180 days thereafter or the permit will expire.
3. A separate encroachment permit is required for any work within the public right of way. Visit the county's website at www.co.sanmateo.ca.us for encroachment permit requirements. Permits from utility companies must be obtained prior to application of the encroachment permit.
4. Contact Public Works at 650-363-4100 to schedule an inspections a minimum of 24 hours in advance.
5. All existing frontage improvements (curb, gutter, sidewalk, parking strip) that are damaged during the course of construction must be repaired to "as new" condition.
6. All work within the public right of way shall be in accordance with the latest version of the County of San Mateo standard details.
7. All improvements in the public right of way are to be completed and approved by the Construction Supervisor prior to final inspection by the Building Inspector.
8. The project civil engineer shall review all grading and drainage work and submit a final report to the county prior to occupancy.

EXCAVATION and BACKFILLING

9. Excavate to grades shown on plan - do not over excavate.
10. All fill to be non-organic granular soil or imported Class II base rock, machine compacted at 93% compaction, unless noted otherwise. See project soil report for specific recommendations.
11. Where the excavation for structures or trenches is more than five feet (5') in depth the Contractor shall provide sheathing, shoring and bracing in conformance with the applicable construction safety orders of the Division of Industrial Safety of the State of California. Excavations shall be adequately shored, braced and sheathed so that the earth will not slide or settle and so that all existing improvements of any kind will be fully protected from damage. Any damage resulting from lack of adequate shoring, bracing and sheathing shall be the responsibility of the Contractor and he shall complete necessary repairs or reconstruction at his own expense. The Contractor shall comply with OSHA requirements at all times.

GRADING

12. Do not bury any debris on site.
13. The Contractor shall restore all walls, fences, utilities, improvements or other features which are damaged due to the Contractor's work to their previous condition.
14. No fill may be added immediately adjacent to the property lines.
15. Provide min. slopes of 2% away from building foundation.
16. Grade the site to drain via surface run-off as shown on plans. Provide 2% minimum slope where possible.
17. Site drainage shall not impede existing surface drainage from adjacent properties.
18. In no case shall the final grading increase the sheet flow onto adjacent properties.
19. Roof rain water leaders to lead to downspouts that are directed to approved splash blocks (min. two feet long) that deflect the water away from the building, and to pervious areas on the site, u.n.o. on plans.

DRAINAGE

20. All drainage system piping must be inspected by the County Public Works Department before covering.
21. No connection is allowed between the storm water collection and dispersion system and the sanitary sewer system.
22. Contractor is to take every precaution necessary to ensure that drain rock is not contaminated with soil or silt.

UTILITY LINES

23. All electric, gas, telephone, cable, sewer and water joint trench work shall conform to the joint trench composite standards established by the utility agencies providing services. The Contractor shall notify the affected utility companies at least two (2) working days prior to commencing such work.
24. All utility boxes and lids in paved areas shall be designed for HS-20 loading.

SITE MANAGEMENT

25. The Contractor shall adhere to Best Management Practices (BPM's) for Storm Water Pollution Prevention in all construction operations.
26. During construction, the county street shall be cleaned as often as required to remove any accumulation of mud and debris resulting from construction operations.
27. Temporary traffic control during construction operations shall be provided by the Contractor.
28. Existing pedestrian walkways, bicycle paths and handicap access pathways shall be maintained during all construction operations.
29. Trenches shall not be left open overnight, or for any extended period of time. Contractor shall temporarily backfill trenches, or place protective covering over exposed trenches at the end of every workday.
30. The Contractor shall provide dust control for the entire project site at all times. The site shall be sprinklered as necessary to prevent dust nuisance.
31. Protect down slope drainage courses, streams and storm drain inlet filters. Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
32. The Contractor shall contact USA underground location services at (800) 642-2444 at least two days prior to commencement of any excavation or grading work.
33. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
34. Limit construction access routes to stabilized, designated access points.
35. Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
36. The areas delineated on the plans for parking, grubbing, storage, etc. shall not be enlarged or 'run- over'.

GRADING SCHEDULE

CUT		
	Basement mat slab-(2,051sf x 1.5' average)	114 cy
FILL		
	None	0 cy
	TOTAL	152 cy

114

TOPOS
ARCHITECTS

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www.toposarchitects.com

LICENSED ARCHITECT
PETER B. BALTAY
C-26413
REN. 8-31-17
STATE OF CALIFORNIA

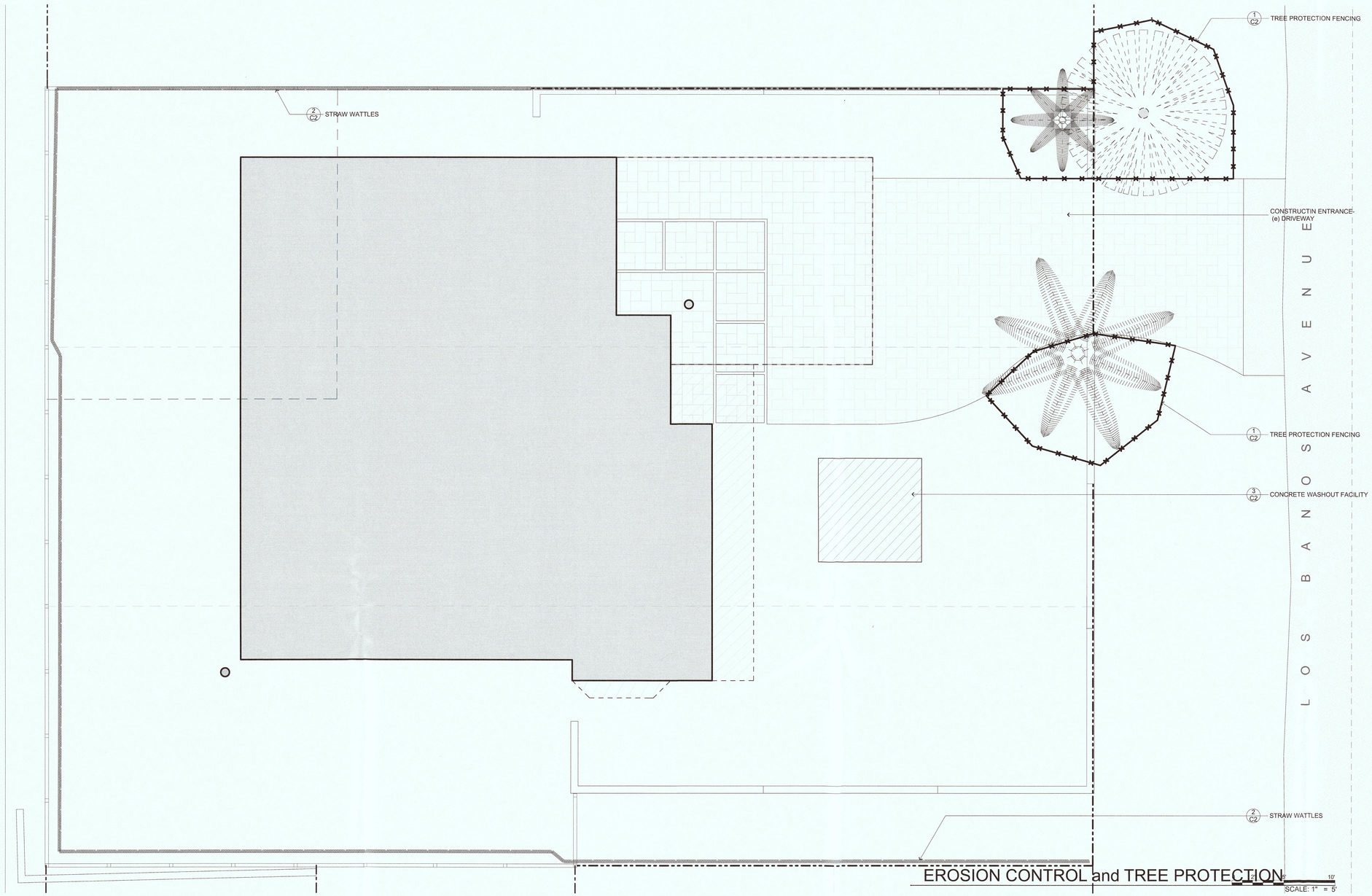
VLAHOPOULIOTIS RESIDENCE

125 Los Banos Avenue
Moss Beach, CA 94038

DATE:
5/30/2017
REVISIONS:
6/6/2017

SHEET INDEX:
GRADING and DRAINAGE PLAN

SHEET:
C1
11 OF 12



EROSION CONTROL and TREE PROTECTION

GENERAL NOTES

EROSION CONTROL

1. Erosion control measures shall conform to ABAG standards, County standards and the approval of the County's Engineering Department.
2. Projects must have all cut and fill slopes and other disturbed areas protected by one of the following measures: temporary seeding and mulching, permanent seeding and mulching, hydromulching and hydroseeding, or erosion control blankets/geotextiles.
3. Projects shall prevent any accumulation or deposit of dirt, mud, sand, rocks, gravel or debris on the surface of any street, alley or public place or in any public storm drain.
4. Contractor shall provide dust control as required by the appropriate federal, state and local agencies.
5. All erosion control facilities shall be inspected by the contractor and repaired, as required, at the conclusion of each working day. The contractor shall inspect the erosion control facilities and make necessary repairs prior to anticipated storms and at reasonable intervals during storms of extended duration. repairs to damaged facilities shall be made immediately upon discovery.
6. As soon as practical following each storm, the contractor shall remove any accumulation of silt or debris from the erosion control sediment basins and shall clear the outlet pipes of any blockage.
7. Stockpiled material shall be covered with visqueen or a tarpaulin until the material is removed from the site. Any remaining bare soil that exists after the stockpile has been removed shall be covered until a natural ground cover is established or it may be seeded or planted to provide ground cover.
8. Contractor shall maintain adjacent streets in a neat, clean, dust free and sanitary condition at all times and to the satisfaction of the city inspector. the adjacent street shall be kept clean of debris, with dust and other nuisance being controlled at all times. developer shall be responsible for any clean up on adjacent streets affected by their construction, method of street cleaning shall be by dry sweeping of all paved areas. no stockpiling of building materials within the city's right-of-way is permitted.
9. Protect down slope drainage courses, streams and storm drains with rock filled sand bags, temporary drainage swales, silt fences, earth berms, storm drain inlet filters and/or straw bales used only in conjunction with properly installed silt fences.
10. Perform clearing and earth-moving activities only during dry weather. measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
11. Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
12. Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made, revised plans must be submitted for approval. the building inspector has the authority to require additional measures at any time, and may cancel any requested inspection if any measures are found to be deficient. a stop work notice may be issued pursuant to the county's storm water enforcement response plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection, that the site is stabilized either with adequate erosion control or landscaping, prior to issuance of the certificate of occupancy.
13. Filter fabric or filter baskets shall be installed in the site's storm drain inlets and cleaned out after each rain event, or as needed to function properly.

TREE PROTECTION

14. Provide protective tree fencing as shown on plans and per County of San Mateo standards.
15. Protect all trees and root systems from damage during grading operations. Minimize disturbance to existing vegetation. Install erosion control fencing as shown during grading operations.
16. The tree protection shall be in place before any grading, excavating or grubbing is started.

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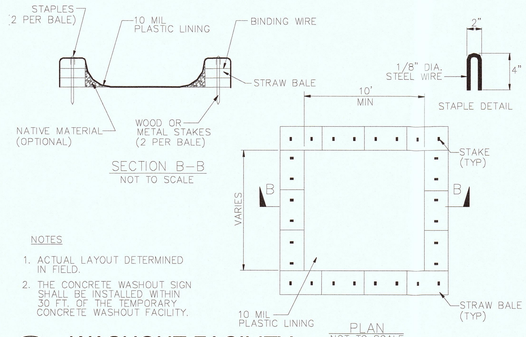
VLAHOPOULIOTIS RESIDENCE
125 Los Banos Avenue
Moss Beach, CA 94038

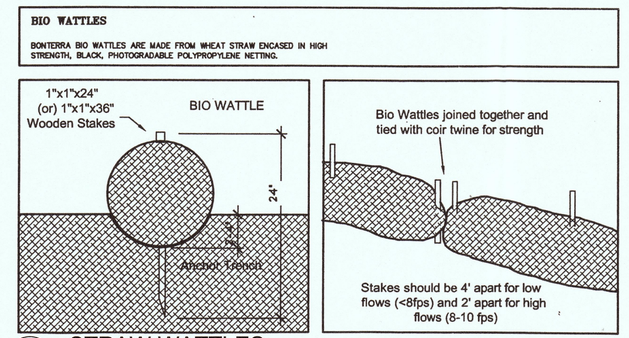
DATE: 5/30/2017
REVISIONS: 6/6/2017

SHEET INDEX: EROSION CONTROL and TREE PROTECTION PLAN

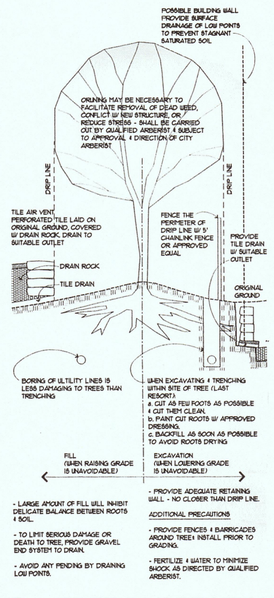
SHEET: C2
12 OF 12



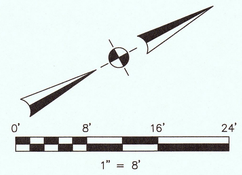
3 WASHOUT FACILITY
NOT TO SCALE



2 STRAW WATTLES
NOT TO SCALE



1 TREE PROTECTION
NOT TO SCALE



BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 34 OF LLS MAPS PAGE 98 ON MARCH 5, 2010, SAN MATEO COUNTY RECORDS. REAR SUBDIVISION LINE IS PER THE RECORD OF SURVEY 10 LLS 67-68 AS CALCULATED FROM 34 LLS 98.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BASIS OF VERTICAL DATUM HELD: 941 4129 TIDAL 5 (PID: HT0455). NGVD29 PUBLISHED ELEVATION: 11.45'

LOCAL BENCHMARK FOR SITE WORK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 98.69 FEET.

NOTES:

BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0615022561, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

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

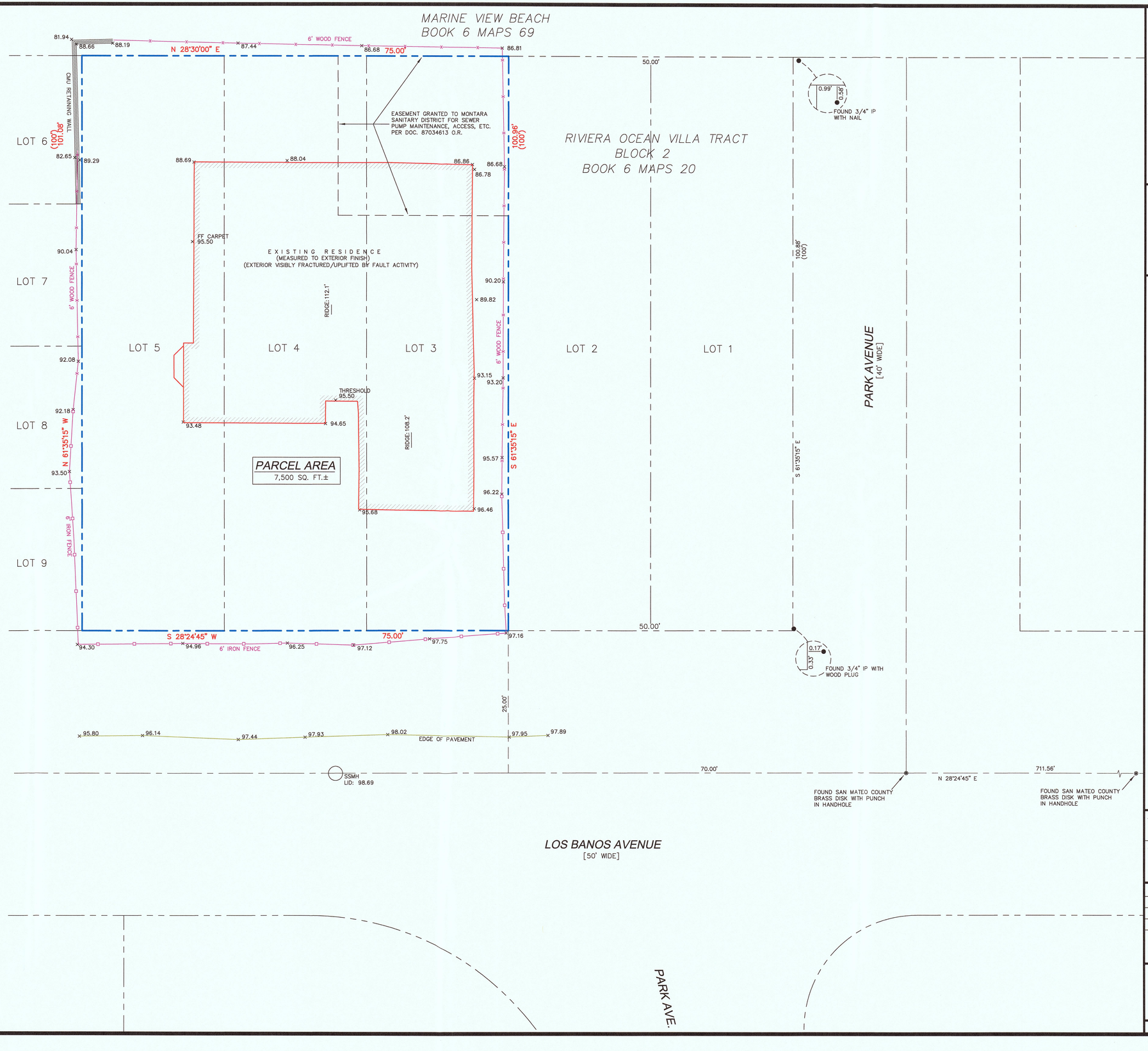
SCOPE OF SURVEY WAS TO LOCATE RESIDENCE AND FENCES IN RELATION TO A RESOLVED BOUNDARY. UTILITIES, HARDSCAPING, LANDSCAPING WERE NOT A PART OF THE SCOPE OF THIS SURVEY.

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

DATE OF FIELD SURVEY: FEBRUARY, 2017
JOB NUMBER: 17-025

LEGEND

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



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LICENSED LAND SURVEYOR
SHAWN E. TYLER
NO. 7551
STATE OF CALIFORNIA

BOUNDARY SURVEY WITH SPOT ELEVATIONS

LOTS 3-5, BLOCK 2, "RIVIERA OCEAN VILLA TRACT" (BOOK 6 MAPS 20)

125 LOS BANOS AVENUE

MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:
037-252-040

Prepared For:
TOPOS ARCHITECTS INC.
654 Gilman Street
Palo Alto, CA 94301

Date:	FEB. 2017
Scale:	1" = 8'
Contour Interval:	N/A
Drawn by:	BGT
Revisions:	

SU-1

Job No. 17-025