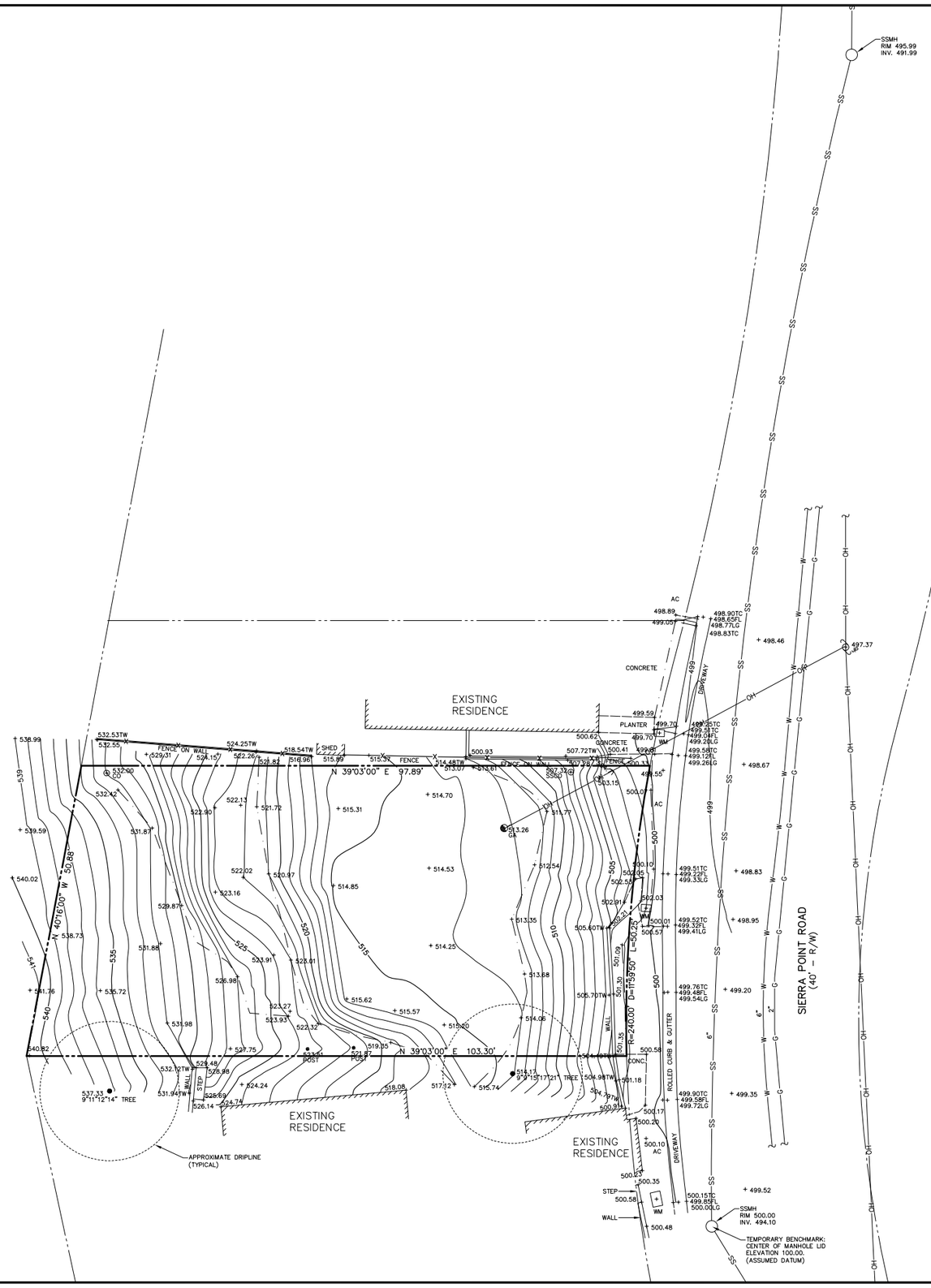


LEGEND

———————	PROPERTY LINE
AC	ASPHALT CONCRETE PAVEMENT
CO	CLEANOUT
CONC.	CONCRETE
FL	FLOWLINE
GA	GUY ANCHOR
INV	INVERT
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
●12" TREE	TREE W/ SIZE
—X———X—	FENCE
———G———	GAS LINE
———OH———	OVERHEAD LINE
———SS———	STORM DRAIN/SEWER LINE
———W———	WATER LINE

LOT AREA:

= 4,986 SQ. FT. ±
= 0.114 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM FOUND USA PAINT MARKINGS. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:

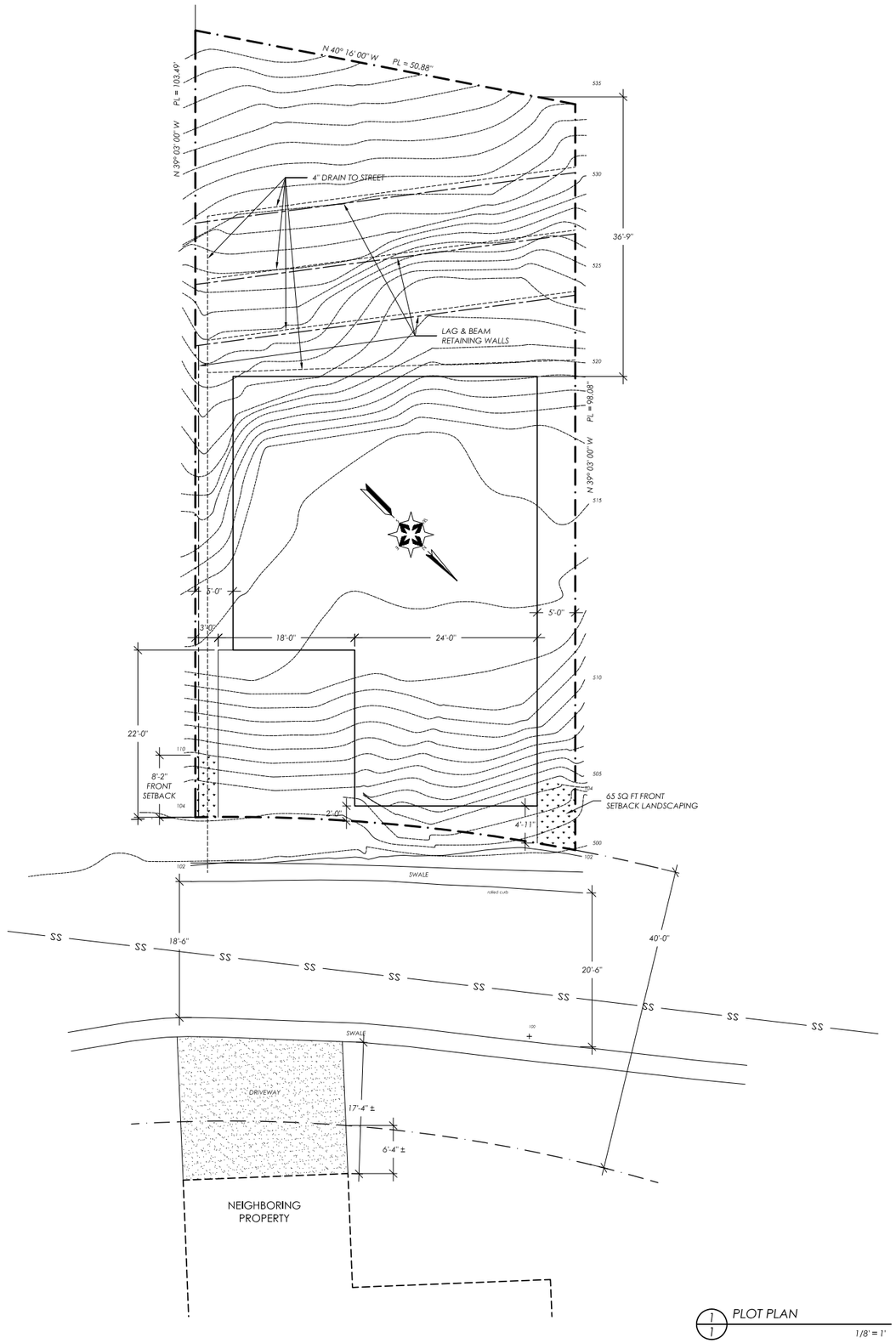
LICENSED LAND SURVEYOR
ROBERT J. DAINS
No. 8227
STATE OF CALIFORNIA

DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0831

PREPARED FOR: MICHAEL GLYNN

TOPOGRAPHIC SURVEY PLAN
670 SIERRA POINT ROAD
A.P.N. 007-441-020
LOTS 16 & 17, BLOCK 33, 6 MAPS 45
BRISBANE SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	7/31/17
PROJECT NO.	17-698
SHEET	1 OF 1



1/1 PLOT PLAN

1/8" = 1'

PROJECT DATA

670 SIERRA POINT ROAD, CA
APN: 007-523-050
(N) SINGLE FAMILY 3 STORY WOOD STRUCTURE
OCCUPANCY GROUP: DWELLING R-3, GARAGE U
CONSTRUCTION TYPE: V-B (FIRE-SPRINKLED)
LOT SQUARE FOOTAGE: 5038
STRUCTURAL SQUARE FOOTAGE: 1947 (39% OF LOT)
INTERIOR SQUARE FOOTAGE: 2977 (NOT INCLUDING GARAGE)
GARAGE SQUARE FOOTAGE: 566
ON-SITE PARKING: 2 @ 10'x20' COVERED, 2 @ 9'x20' UNCOVERED.
IMPERVIOUS AREA: 2427 SQ FT

PROJECT DESCRIPTION

NEW STRUCTURE.

DRAWING INDEX

A1 PLOT PLAN
A2 FIRST FLOOR PLAN
A3 SECOND FLOOR PLAN
A4 THIRD FLOOR PLAN
A5 ELEVATIONS
A6 SECTION & ROOF PLAN
A7 DETAILS
A8 EXCAVATION PLAN
A9 EROSION CONTROL

S1
S2
S3
S4
S5

C1

VICINITY MAP:



PROPERTY OWNER:

MICHAEL GLYNN
477 MONTEREY ST.
BRISBANE, CA 94005

PROPERTY DEVELOPER:

MICHAEL GLYNN PROPERTIES, INC.
477 MONTEREY ST.
BRISBANE, CA 94005

Kuhel Design
415-508-1750
kuheldesign@sbcglobal.net

PLOT PLAN

NEW RESIDENCE
670 SIERRA POINT ROAD
BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY:	J. KUHEL
DATE:	8-7-17
REVISED:	
SCALE:	AS NOTED
JOB#	17-414
SHT	A1
OF	SHTS

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Design
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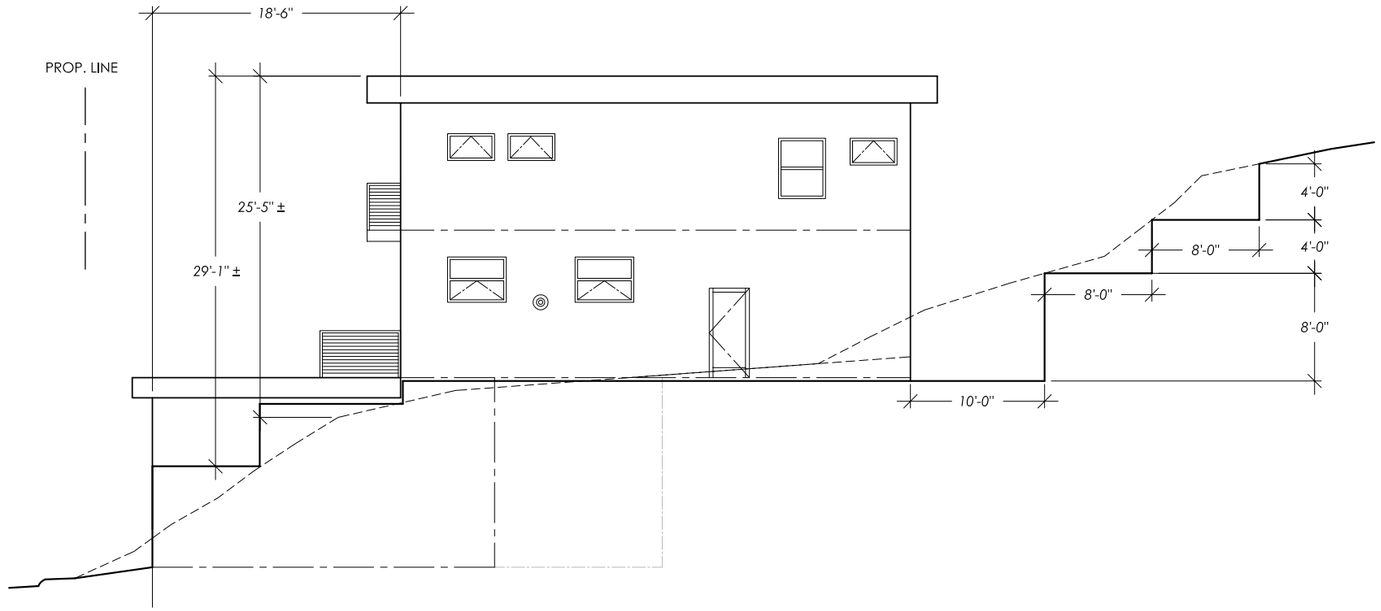
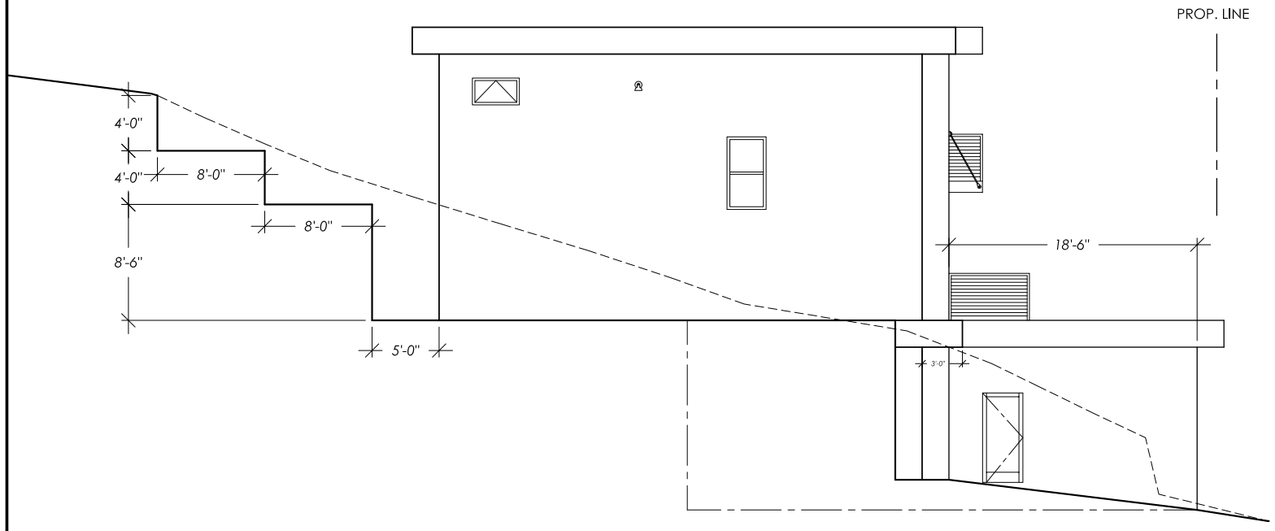


4/5 WEST ELEVATION
3/16" = 1'



1/5 EAST ELEVATION
3/16" = 1'



2/5 NORTH ELEVATION
3/16" = 1'

ELEVATIONS

NEW RESIDENCE
670 SIERRA POINT ROAD
BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY:	J. KUHEL
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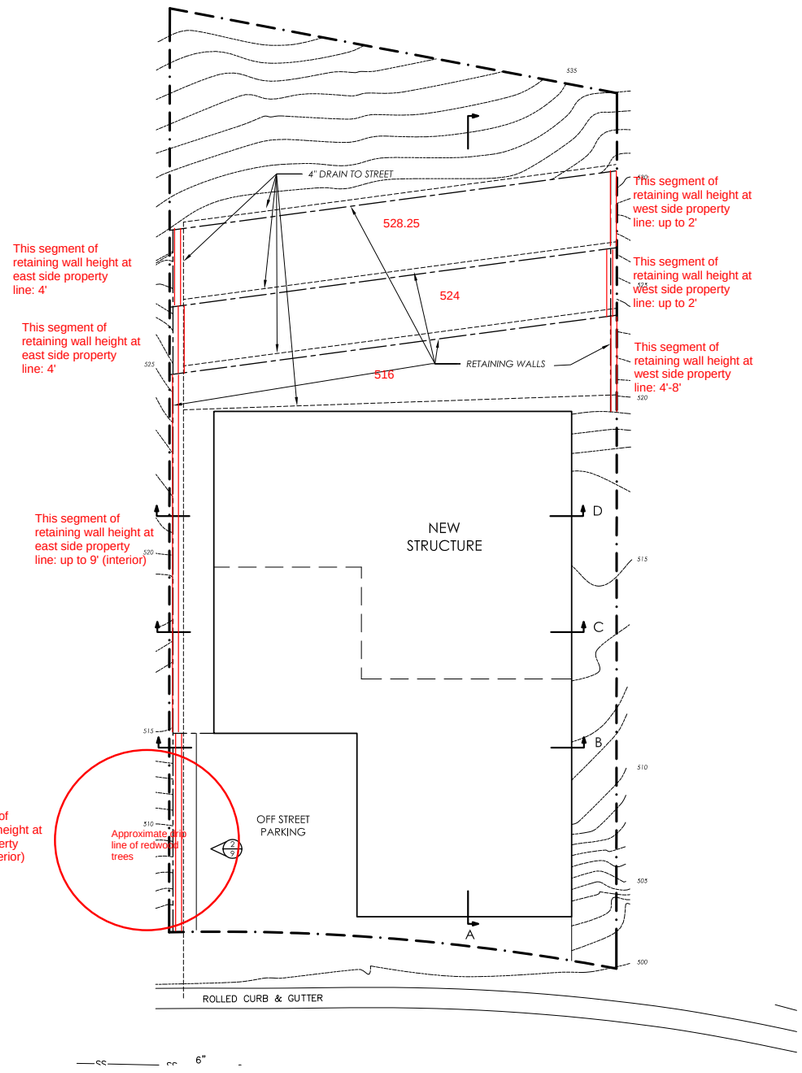

1/9 EXCAVATION PLAN

1/8" = 1'

EROSION CONTROL NOTES

1. STABILIZE ALL DENUDED AREAS WITH EROSION CONTROL BLANKETING. INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED

2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.

5. AVOID CLEANING, FUELING OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.

6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.

7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

8. PERFORM CLEARING AND EARTHWORK MOVING ACTIVITIES ONLY DURING DRY WEATHER.

9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

10. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

11. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.

12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMP'S

13. FOR CONSTRUCTION DURING DRY SEASON ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.

14. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.

15. SEDIMENT SHALL NOT BE TRACKED OFFSITE AND CITY STREET SHALL BE SWEPT AT PUBLIC WORKS INSPECTOR'S DISCRETION TO THE SATISFACTION OF THE CITY ENGINEER.

16. STRAW WATTLE TO BE USED FOR STABILIZATION OF SOIL SURFACES ONLY.

17. JUTE NETTING NOT TO BE USED FOR STABILIZATION OF SOIL SURFACES.

18. CONCRETE WASHOUT TO BE LEGALLY DISPOSED OFF-STE.

19. PLACE PORT-A-POTTY NEAR STABILIZED SITE ENTRANCE. BEHIND THE CURB AND AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES.

SITE PREPARATION

1. CLEARING AND GRUBBING SHALL CONSIST OF REMOVAL OF VEGETATION SUCH AS BRUSH, GRASS, WOODS, STUMPS, TREES, ROOTS OF TREES, OR OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.

2. DEMOLITION SHOULD INCLUDE REMOVAL OF BUILDING, STRUCTURES, FOUNDATIONS, RESERVOIRS, UTILITIES (INCLUDING UNDERGROUND PIPELINES, SEPTIC TANKS, LEECH FIELDS, SEEPAGE PITS, CISTERNS, MINING SHAFT, TUNNELS, ETC.) AND OTHER MAN MADE SURFACE AND SUBSURFACE IMPROVEMENTS FROM THE AREAS TO BE GRADED. DEMOLITION OF UTILITIES SHOULD INCLUDE PROPER CAPPING AND/OR REROUTING PIPELINES AT THE PROJECT PERIMETER AND CUT-OFF AND CAPPING OF WELLS IN ACCORDANCE OF THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AT THE TIME OF DEMOLITION.

3. TREES, PLANTS, OR MAN-MADE IMPROVEMENTS NOT PLANNED TO BE REMOVED OR DEMOLISHED SHOULD BE PROTECTED BY THE CONTRACTOR FROM DAMAGE OR INJURY.

4. DEBRIS GENERATED DURING CLEARING, GRUBBING, AND/OR DEMOLITION OPERATION SHOULD BE WASTED FROM AREAS TO BE GRADED AND DISPOSED OFF-SITE. CLEARING, GRUBBING, AND DEMOLITION OPERATION SHOULD BE PERFORMED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.

5. THE CLIENT OF CONTRACTOR SHOULD OBTAIN THE REQUIRED APPROVAL FROM THE LOCAL BUILDING DEPARTMENT FOR THE PROJECT PRIOR, DURING, AND/OR AFTER DEMOLITION, SITE PREPARATION, AND REMOVALS, THE APPROPRIATE APPROVAL SHOULD BE OBTAIN PRIOR TO PROCEEDING WITH GRADING OPERATIONS.

SITE PROTECTION

1. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL EITHER IN THE FORM OF JUTE NETTING OR PERIODIC WATERING.

2. PROTECTION OF THE SITE DURING THE PERIOD OF GRADING SHOULD BE THE RESPONSIBLE OF THE CONTRACTOR. UNLESS OTHER PROVISIONS ARE MADE IN WRITING AND AGREED UPON AMONG THE CONCERNED PARTIES, COMPLETION OF THE PORTION OF THE PROJECT SHOULD NOT BE CONSIDERED TO PRECLUDE THAT PORTION OR ADJACENT AREA FROM THE REQUIREMENT FOR SITE PROTECTION UNTIL SUCH TIME AS THE ENTIRE PROJECT IS COMPLETE AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER, THE CLIENT, AND THE LOCAL BUILDING DEPARTMENT.

3. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR THE STABILITY OF ALL TEMPORARY EXCAVATIONS. RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER PERTAINING TO TEMPORARY EXCAVATION (E.G, BACKCUTS) ARE MADE IN CONSIDERATION OF THE STABILITY OF THE COMPLETED PROJECT AND, THEREFORE, SHOULD NOT BE CONSIDERED TO PRECLUDE THE RESPONSIBILITIES OF THE CONTRACTOR.

4. PRECAUTIONS SHOULD BE TAKEN DURING THE PERFORMANCE OF SITE CLEARING, EXCAVATIONS, AND GRADING TO PROTECT THE WORK SITE FROM FLOODING, PONDING, OR INUNDATION BY POOR OR IMPROPER SURFACE DRAINAGE. TEMPORARY PROVISIONS SHOULD BE MADE DURING THE RAINY SEASONS TO ADEQUATELY DIRECT SURFACE DRAINAGE AWAY FROM AND OFF THE WORK SITE. WHERE LOW AREAS CAN NOT BE AVOIDED, PUMPS SHOULD BE KEPT ON HAND TO CONTINUALLY REMOVE WATER DURING PERIODS OF RAINFALL.

5. DURING PERIODS OF RAINFALL, PLASTIC SHEATHING SHOULD BE KEPT REASONABLY ACCESSIBLE TO PREVENT UNPROTECTED SLOPE FROM BECOMING SATURATED. WHERE NECESSARY DURING PERIODS OF RAINFALL, THE CONTRACTOR SHOULD INSTALL CHECK DAMS, DESILTING BASINS, RIPRAP, SANDBAGS, OR OTHER DEVICES OR METHOD NECESSARY TO CONTROL EROSION AND PROVIDE SAFE CONDITIONS.

6. DURING PERIODS OF RAINFALL, THE GEOTECHNICAL ENGINEER SHOULD BE KEPT INFORMED BY THE CONTRACTOR AS TO THE NATURE OF REMEDIAL OR PREVENTIVE WORK BEING PERFORMED (E.G, PUMPING, PLACEMENT OF SANDBAG OR PLASTIC SHEETING, OTHER LABOR, DOZING, ETC.)

7. FOLLOWING PERIODS OF RAINFALL THE CONTRACTOR SHOULD CONTACT THE GEOTECHNICAL ENGINEER AND ARRANGE A WALKTHROUGH OF THE SITE IN ORDER TO VISUALLY ASSESS RAIN-RELATED DAMAGE. THE GEOTECHNICAL ENGINEER MAY ALSO RECOMMEND EXVATION AND TESTING IN ORDER TO AID IN THE ASSESSMENT. AT THE REQUEST OF THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL MAKE EXCAVATIONS IN ORDER TO EVALUATE THE EXTEND OF RAIN-RELATED DAMAGE.

8. RAIN-RELATED DAMAGE SHOULD BE CONSIDERED TO INCLUDE, BUT MAY NOT BE LIMTED TO, EROSION, SILTING, SATURATION, SWELLING, STRUCTURAL DISTRESS AND OTHER ADVERSE CONDITIONS IDENTIFIED BY THE GEOTECHNICAL ENGINEER, SOIL ADVERSLY AFFECTED SHOULD BE CLASSIFIED AS UNSUITED MATERIALS AND SHOULD BE SUBJECT TO OVEREXCAVATION AND REPLACEMENT WITH COMPACTED FILL OR OTHER REMEDIAL GRADING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

9. RELATIVELY LEVEL AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, SHOULD BE OVEREXCAVATED TO UNAFFECTED, COMPETENT MATERIAL, WHERE LESS THAN ONE FOOT IN DEPTH, UNSUITABLE MATERIALS MAY BE PROCESSED IN PLACE TO ACHIEVE NEAR-OPTIMUM MOISTURE CONDITION, THEN THOROUGHLY RE-COMPACTED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS. IF THE DESIRED RESULTS ARE NOT ACHIEVED, THE AFFECTED MATERIALS SHOULD BE OVEREXCAVATED, THEN REPLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.

10. IN SLOPE AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, THEY SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS. WHERE AFFECTED MATERIALS EXIST TO DEPTHS OF ONE FOOT OF LESS BELOW PROPOSED FINISHED GRADE, REMEDIAL GRADING BY MOISTURE CONDITIONING IN PLACE, FOLLOWED BY THOROUGH RE-COMPACTION IN ACCORDANCE WITH THESE GRADING SPECIFICATIONS, MAY BE ATTEMPTED, IF THE DESIRED RESULTS ARE NOT ACHIEVED, ALL AFFECTED MATERIALS SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL IN ACCORDANCE WITH THE SLOPE REPAIR RECOMMENDATIONS HEREIN, AS FIELD CONDITIONS DICTATE, OTHER SLOPE REPAIR PROCEDURES MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER

8. RAIN-RELATED DAMAGE SHOULD BE CONSIDERED TO INCLUDE, BUT MAY NOT BE LIMTED TO, EROSION, SILTING, SATURATION, SWELLING, STRUCTURAL DISTRESS AND OTHER ADVERSE CONDITIONS IDENTIFIED BY THE GEOTECHNICAL ENGINEER, SOIL ADVERSLY AFFECTED SHOULD BE CLASSIFIED AS UNSUITED MATERIALS AND SHOULD BE SUBJECT TO OVEREXCAVATION AND REPLACEMENT WITH COMPACTED FILL OR OTHER REMEDIAL GRADING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

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CUT SLOPES

1. THE GEOTECHNICAL ENGINEER SHOULD REVIEW CUT SLOPES DURING EXCAVATION. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED BY THE CONTRACTOR PRIOR TO BEGINING SLOPE EXCAVATIONS.

2. IF DURING THE COURSE OF GRADING, ADVERSE OR POTENTIALLY ADVERSE GEOTECHNICAL OR GEOLOGIC CONDITIONS ARE ENCOUNTERED WHICH WERE NOT ANTICIPATED IN THE PRELIMINARY REPORT, THE GEOTECHNICAL ENGINEER OR THE ENGINEERING GEOLOGIST SHOULD EXPLORE, ANALYZE, AND MAKE RECOMMENDATIONS TO TREAT THESE PROBLEMS.

3. WHEN CUT SLOPES ARE MADE IN THE DIRECTION OF THE PREVAILING DRAINAGE, A NONERODIBLE DIVERSION SWALE (BROW DITCH) SHOULD BE PROVIDED AT THE TOP OF THE CUT.

PAD AREAS

1. PAD AREAS CREATED ABOVE CUT OR NATURAL SLOPES. POSITIVE DRAINAGE SHOULD BE ESTABLISHED AWAY FROM TOP-OF-SLOPE. THIS MAY BE ACCOMPLISHED BY UTILIZING A BERM AND/OR AN APPROPRIATE PAD GRADIENT. A GRADIENT IN SOIL AREAS AWAY FROM THE TOP-OF-SLOPES OF 2 PERCENT OR GREATER IS RECOMMENDED.

COMPACTED FILL

1. ALL FILL MATERIALS SHOULD BE COMPACTED AS SPECIFIED BELOW OR BY OTHER MEANS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER, UNLESS OTHERWISE SPECIFIED. THE MINIMUM DEGREE OF COMPACTION (RELATIVE COMPACTION) SHOULD BE 90% OF THE LABORATORY MAXIMUM DRY DENSITY (MODIFIED PROCTOR).

2. UNDER PAD AREA THE CIVIL ENGINEER OR SURVEYOR SHALL CERTIFY THE ACTUAL PAD ELEVATION OR AS-BUILT CORNER ELEVATIONS.

PLACEMENT

1. PRIOR RO PLACEMENT OF COMPACTED FILL, THE CONTRACTOR SHOULD REQUEST A REVIEW BY THE GEOTECHNICAL ENGINEER OF THE EXPOSED GROUND SURFACE. UNLESS OTHERWISE RECOMMENDED, THE EXPOSED GROUND SURFACE SHOULD THEN BE SCARIFIED (6 INCHES MINIMUM), WATER OR DRIED AS NEEDED, THOROUGHLY COMPACTED TO A MINIMUM OF 90 PERCENTOF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR)

2. THE FILL SHOULD BE PLACED IN THIN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHESAND COMPACTED TO THE DENSITY SPECIFIED.

3. EXCAVATED ON-SITE MATERIALS WHICH ARE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER MAY BE UTILIZED AS COMPACTED FILL, PROVIDED TRASH, VEGETATION, AND OTHER DETETERIOUS MATERIALS ARE REMOVED PRIOR TO PLACEMENT.

4. ROCKS 12 INCHES IN MAXIMUM DIMENSION AND SMALLER MAY BE UTILIZED WITHIN THE COMPACTED FILL, PROVIDED THEY ARE PLACED IN SUCH A MANNERTHAT NESTING OF THE ROCK IS AVOIDED AND THEY ARE KEPT CLEAR OF ANY WATERPROOFING MEMBRANES OR DRAINAGE GEOTEXTILES. FILL MATERIAL SHOULD BE PLACED AND THOROUGHLY COMPACTED OVER AND AROUND ALL ROCK. THE AMOUNT OF ROCK SHOULD NOT EXCEED 40 PERCENT BY DRY WEIGHT PASSING THE ¾" SIEVE SIZE, THE 12-INCH AND 40 PERCENT RECOMMENDATIONS HEREIN MAY VARY AS FIELD CONDITIONS DICTATE.

Kuhel Design
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EXCAVATION PLAN

GLYNN PROPERTY
670 SIERRA POINT ROAD
BRISBANE, CALIFORNIA

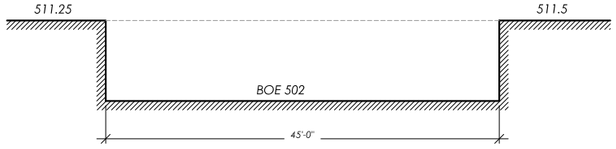
APPROVED:

DRAWN BY:	J. KUHEL
DATE:	8-28-17
REVISED:	
SCALE:	AS NOTED
JOB#	17-414
SHT	A8
OF	SHTS

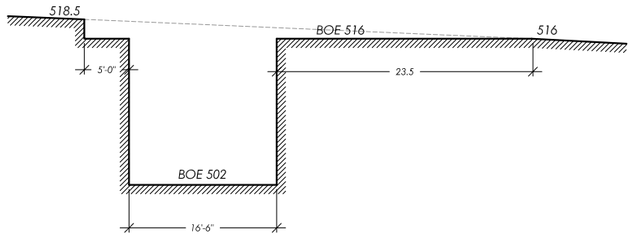
EXCAVATION NOTES:

CUT	=	778 CY
FILL	=	N/A
TOTAL	=	778 CY

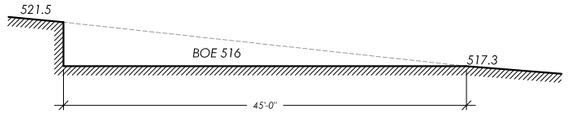
ALL CUT TO BE EXPORTED
NO IMPORTED FILL



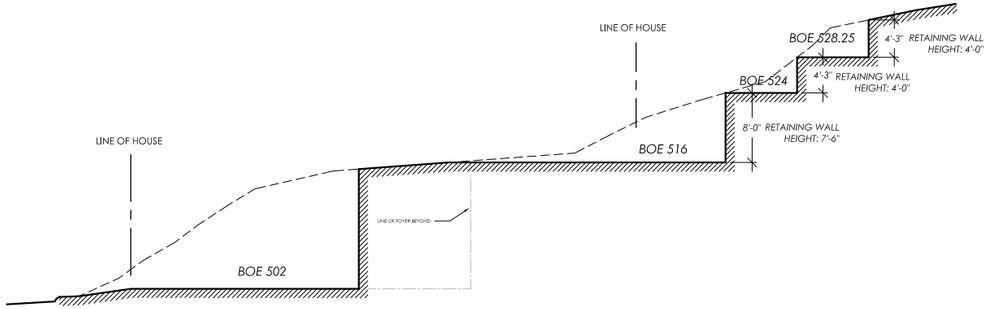
3/9 B - B
1/8" = 1'



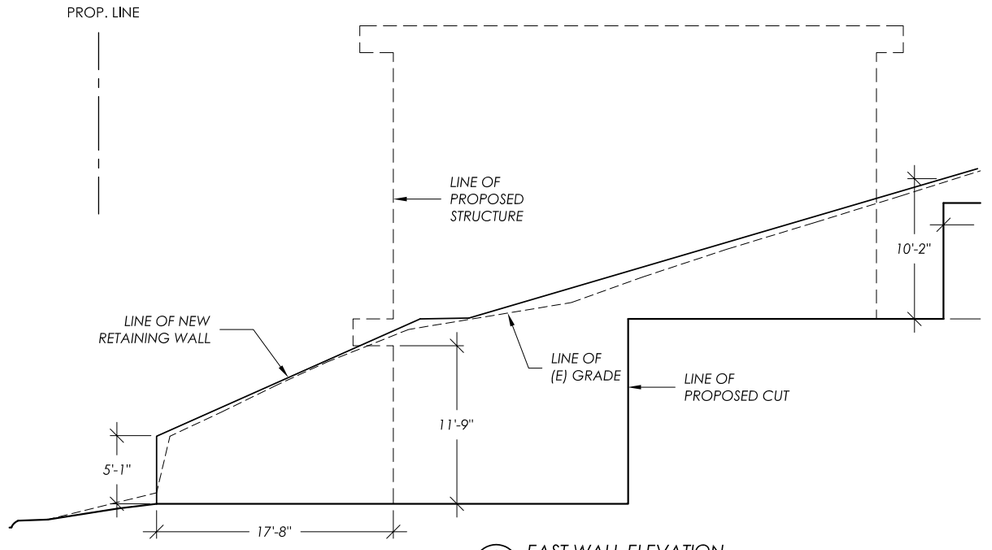
4/9 C - C
1/8" = 1'



5/9 D - D
1/8" = 1'



1/9 A - A
1/8" = 1'



2/9 EAST WALL ELEVATION
1/8" = 1'

Kuhel Design
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EXCAVATION SECTIONS
&
EAST WALL ELEVATION

GLYNN PROPERTY
670 SIERRA POINT ROAD
BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY:	J. KUHEL
DATE:	8-28-17
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