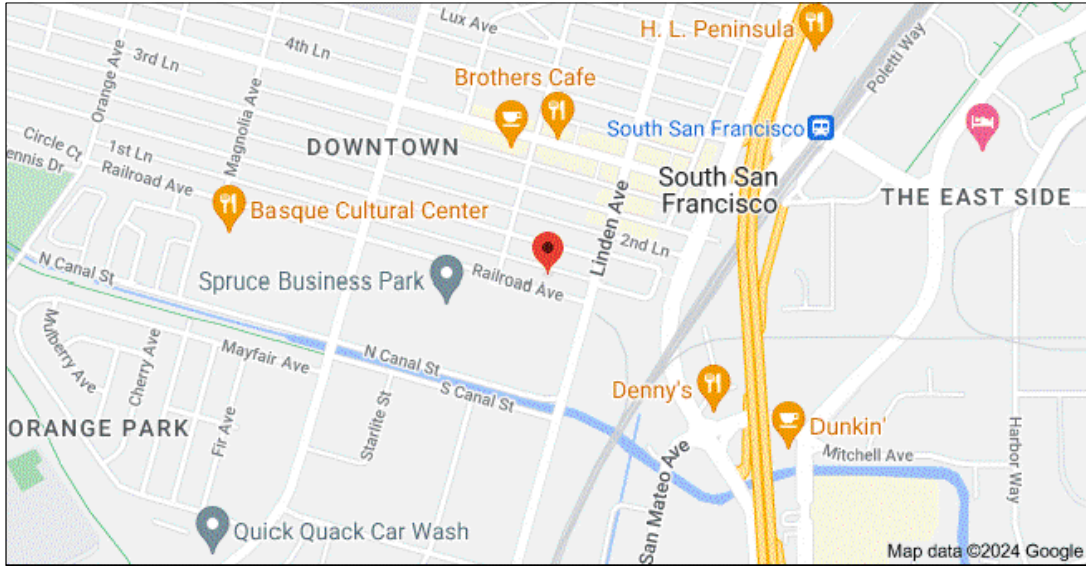


4 UNIT DETACHED BUILDING
328 RAILROAD AVENUE
SOUTH SAN FRANCISCO, CA
APN# 012-333-440

INDEX OF DRAWINGS	PROJECT INFORMATION
A-1. COVER SHEET, PROJECT DATA, INDEX & TOPOGRAPHIC SURVEY C1. GRADING AND DRAINAGE PLANS L1. LANDSCAPE PLAN A-2. (N)SITE PLAN A-3. (N)FIRST & SECOND FLOOR PLANS A-4. (N)ELEVATIONS & ROOF PLAN A-5. (N)ELEVATIONS A-6. PHOTOS	OWNER: DEL ALVARADO ADDRESS: 328 RAILROAD AVE. SOUTH SAN FRANCISCO, CA APN# 012-333-440 LOT AREA: 5,640 SQ.FT. (E)UNITS: FIRST FLOOR UNIT: 843 SQ.FT. SECOND FLOOR UNIT: 1,264 SQ.FT. (E)GARAGE: 280 SQ.FT. (E)PORCH: 12 SQ.FT. NEW UNITS: FIRST FLOOR :UNIT A:759 SQ.FT. UNIT B: 1,005.5 SQ.FT. SECOND FLOOR : UNIT C: 596 SQ.FT. UNIT D: 801.3 SQ.FT. ZONING: DRH NEW LOT COVERAGE: 843+ 280 +12+ 759+ 1,005.5 =2,899.5 SQ.FT. (51.4%) OCCUPANCY GROUP: R-2/U CONSTRUCTION TYPE: V-B STORIES: 2 SPRINKLERS(E)BUILDING: NO SPRINKLERS (N)BUILDING: YES
SCOPE OF WORK	
THIS PROJECT PROPOSES A (N) 4 UNIT DETACHED BUILDING. FIRST FLOOR: UNIT A (759 SQ.FT.) & UNIT B (1,005.5 SQ.FT.) SECOND FLOOR : UNIT C(596 SQ.FT.) & UNIT D(801.3 SQ.FT.)	
VICINITY MAP	
	All work shall be in compliance with the City of South San Francisco Municipal and the 2022 Editions of the California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, the 2022 California Energy Code, 2022 Green Building Standards Code, 2022 California Residential Code, 2022 California Fire Code



3D Rendering
NTS



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4 UNIT BUILDING

328 RAILROAD STREET

SOUTH SAN FRANCISCO, CA.

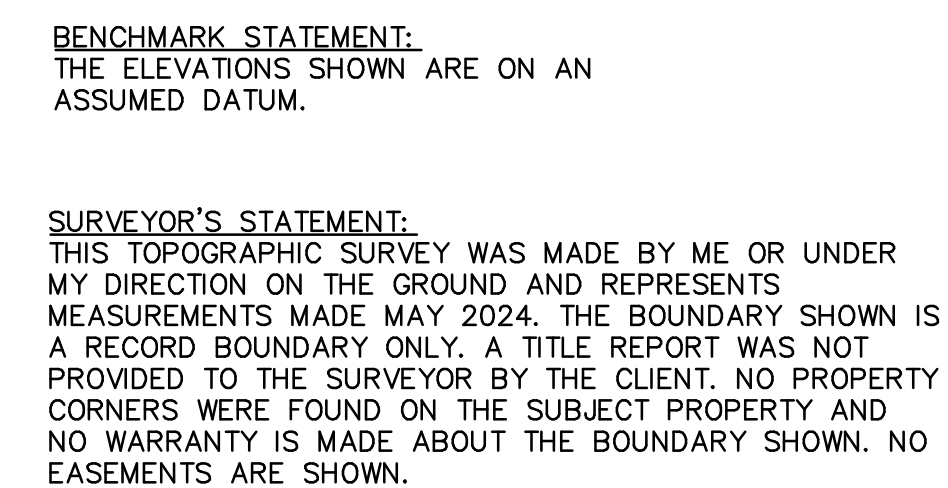
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ANDREA COSTANZO	ANDREA COSTANZO
DATE	ISSUED FOR
02/27/25	PERMIT


Sheet:

COVER SHEET & PROJECT DATA

Scale as shown



SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE MAY 2024. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. NO EASEMENTS ARE SHOWN.

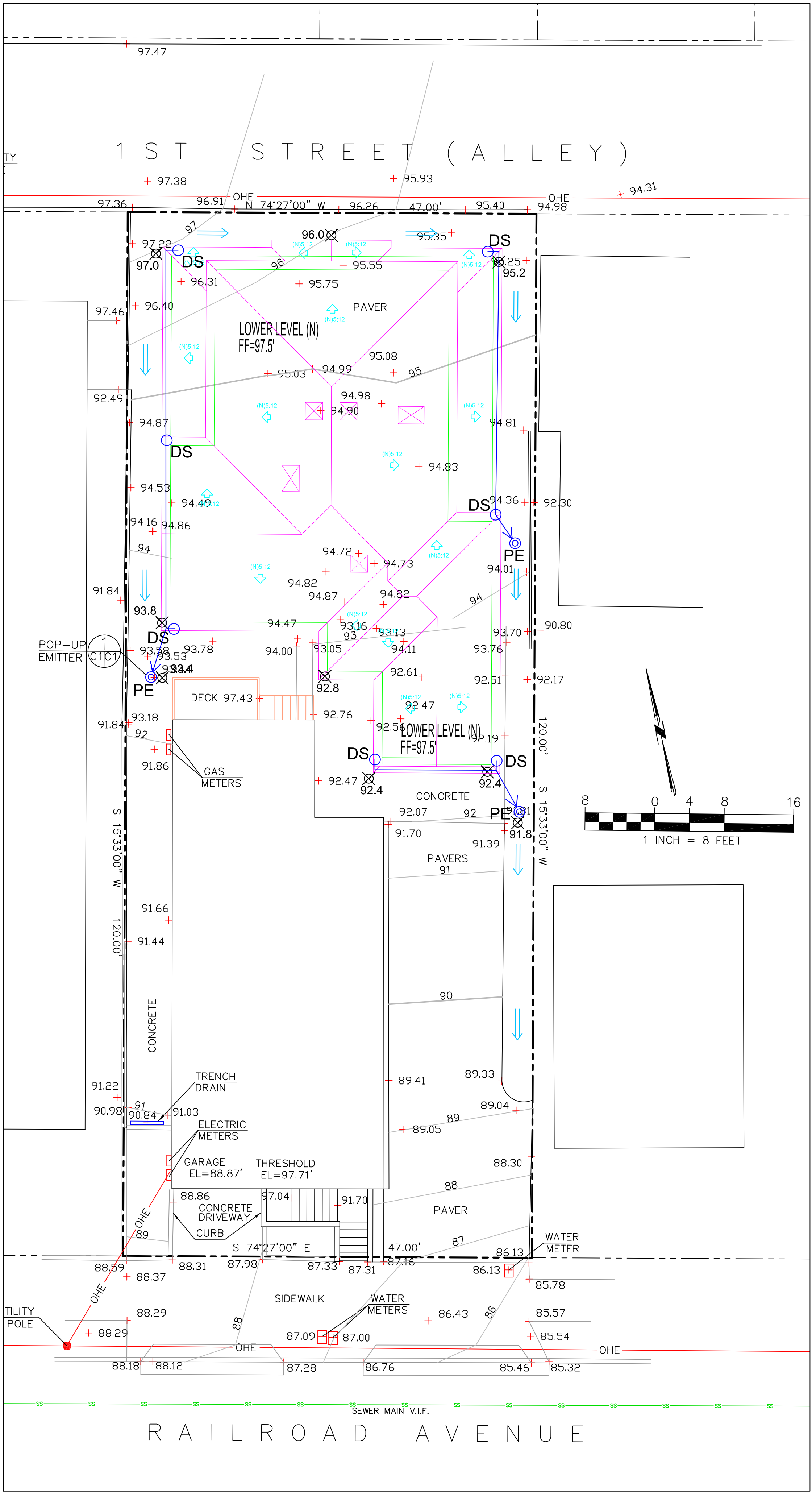

SAVIOR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

05-29-24

DATE

TOPOGRAPHIC SURVEY OF PORTION OF 328 RAILROAD AVENUE	CITY OF SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA	SAVOR P. MICALLEF LAND SURVEYING 1000 MILBURN DRIVE SOUTH SAN FRANCISCO, CA 94080 805/708-2423
---	---	---

Date	05-29-24	No.	Revisions
Scale	1"=10'		
Design			
Drawn	SPM		
Approved	SPM		
Job No			



LEGEND

- EXISTING 1" CONTOUR
- 95.2 PROPOSED SPOT ELEVATION
- DRAINAGE DIRECTION
- DS DOWNSPOUT
- PE POP-UP EMITTER - PER DETAIL 1
- PROPOSED 4" SOLID PVC DRAIN PIPE

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: DEL ALVARADO, OWNER
- TOPOGRAPHY BY S. MICALLEF, MAY 2024.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.
- PROPOSED HOUSE SHALL TAP INTO EXISTING GAS, SEWER, ELECTRICAL, AND WATER LATERALS.
- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITIES EASEMENT INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF SEWERS AND OTHER UTILITIES, SIDEWALK, CURB AND GUTTER, DRIVEWAY, WALL FENCE, OR OTHER CONSTRUCTION.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF SOUTH SAN FRANCISCO.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION; HOWEVER THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR ACTUAL LOCATIONS.
- WHEN THE LOWEST FINISHED FLOOR LEVEL OF A HOUSE IS 12 INCHES OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THERE SHALL BE A BACKWATER OVERFLOW DEVICE OR CHECK VALVE INSTALLED ON THE SEWER LATERAL NEXT TO THE CLEANOUT.
- THE OWNER SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO ENSURE THAT ANY PROPOSED REPAIR WORK TO THE SEWER LATERAL, SIDEWALK, CURB, AND/OR GUTTER WILL BE SATISFACTORY TO THE CITY. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND DEPOSITS. ALL WORK RELATED TO THESE REQUIREMENTS SHALL BE ACCOMPLISHED AT THE OWNER'S EXPENSE.

GRADING NOTES

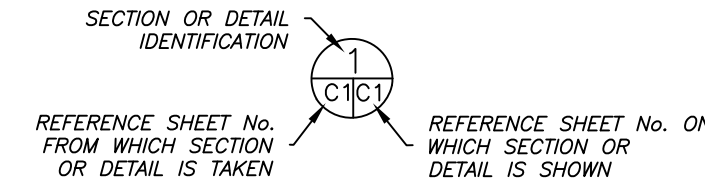
CUT VOLUME : 20 CY (FOR FOUNDATION)
FILL VOLUME: 0 CY

- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO POP-UP EMITTERS, AS SHOWN.
- POSITIVE DRAINAGE SHALL BE MAINTAINED AROUND THE PERIMETER OF THE PROPERTY, AS SHOWN BY THE ARROWS.
- PERVIOUS SURFACES SHALL SLOPE AWAY FROM BUILDING AT 5% MIN, WITHIN 10' OF BUILDING, WHERE SPACE PERMITS.
- IMPERVIOUS SURFACES SHALL SLOPE AWAY FROM BUILDING AT 2% MIN, WITHIN 10' OF BUILDING, WHERE SPACE PERMITS.
- SURFACE RUNOFF SHALL NOT CROSS ONTO NEIGHBORING PROPERTIES.

SECTION AND DETAIL CONVENTION

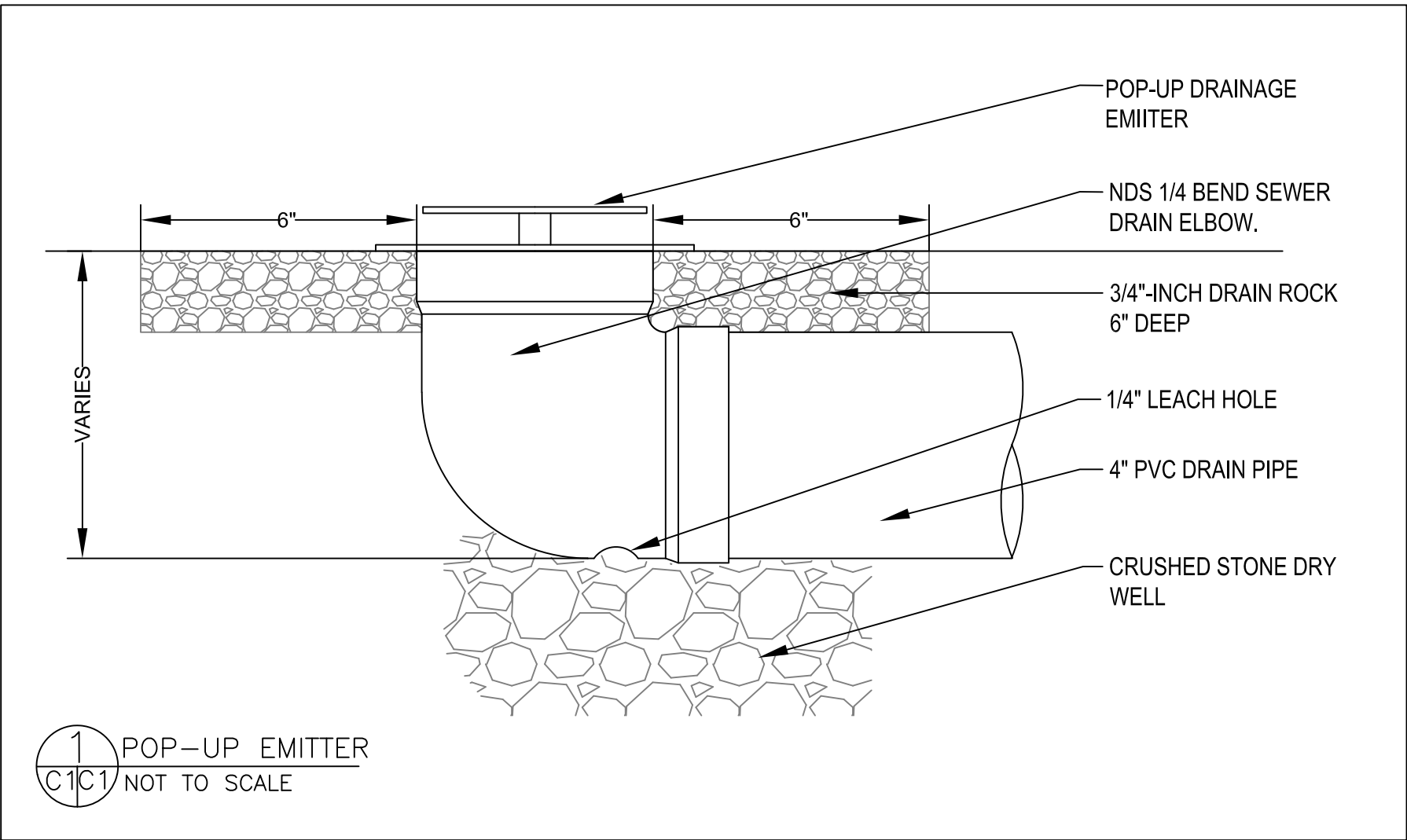


Sigma Prime Geosciences, Inc.
SIGNAL PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 2-11-25	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
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GRADING AND DRAINAGE PLAN
328 RAILROAD AVENUE
SOUTH SAN FRANCISCO
APN 012-333-440

SHEET
C-1



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4 UNIT BUILDING

328 RAILROAD STREET

SOUTH SAN FRANCISCO, CA.

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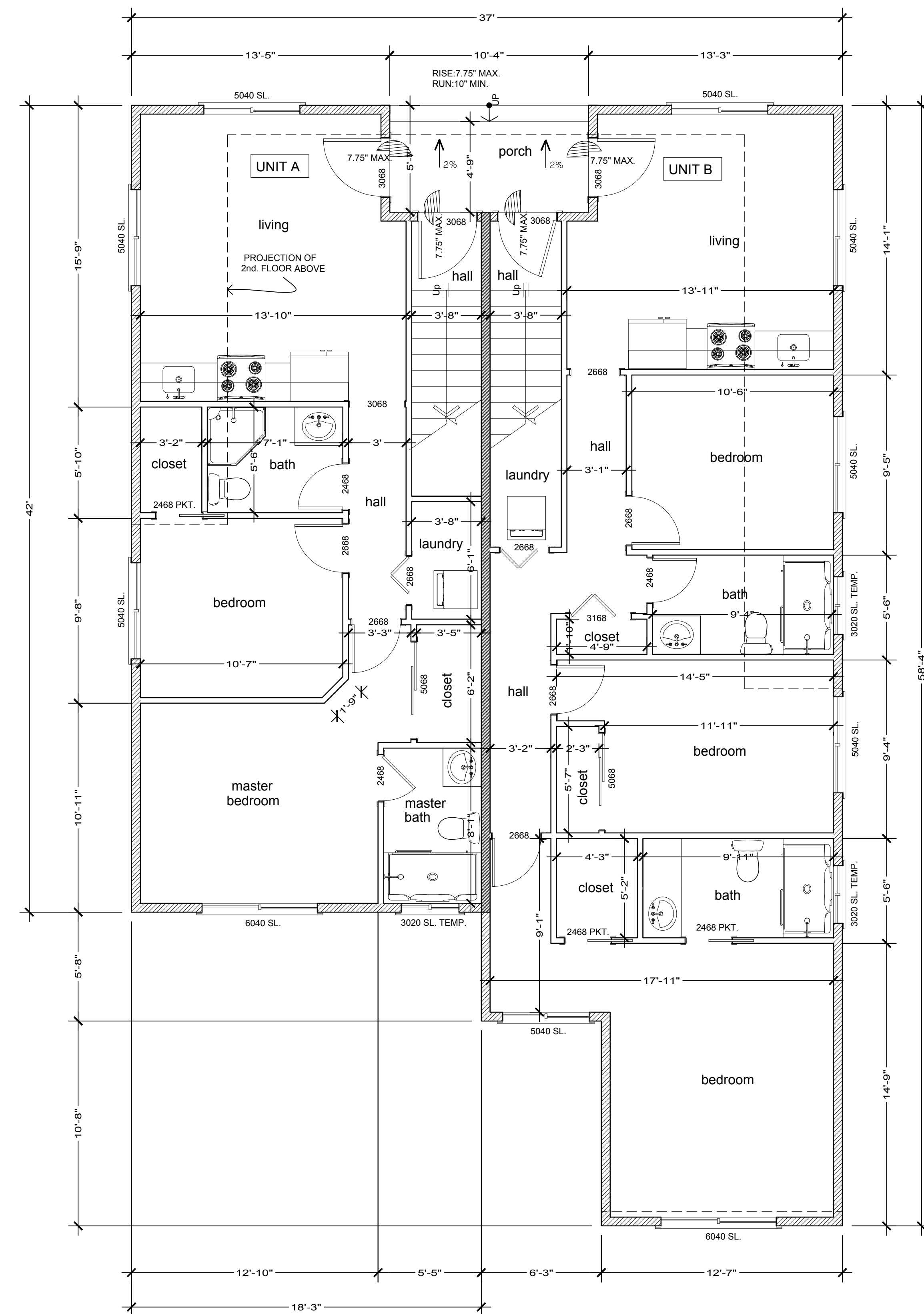
SITE PLAN

Scale as shown



 (N) Site Plan

SCALE 1/8" = 1'-0"

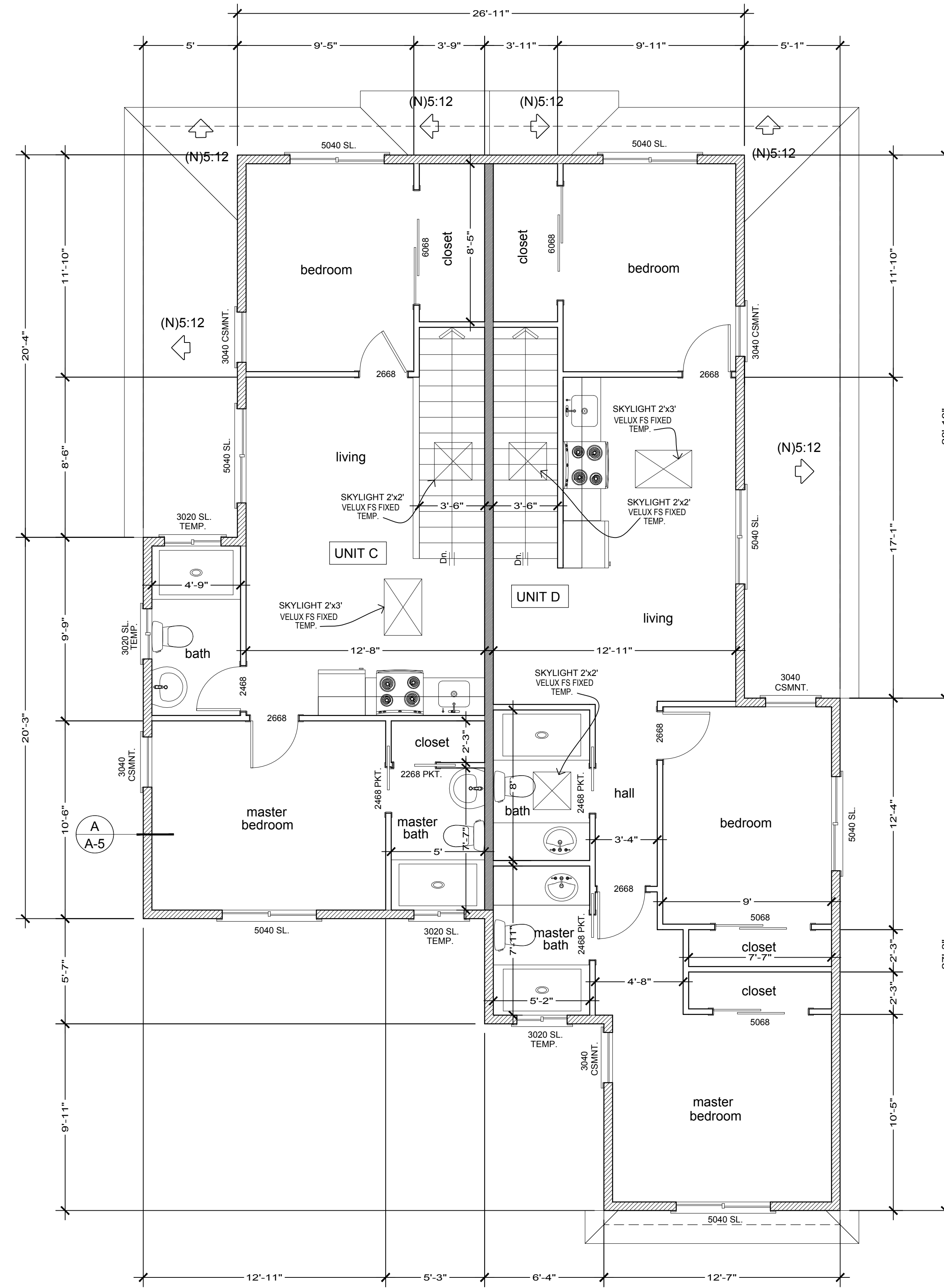


(N) First Floor Plan -Units A&B
SCALE 1/4" = 1'-0"

INDICATES A 3'-0" X 3'-6" CLEAR WINDOW OPENING
SIMILARITY FOR DOORS

FLOOR PLANS NOTES

- NEW WALL -2x6
- NEW WALL -2x4
- 1 hr. FIRE RATED INTERIOR WALL DET. 1/-



(N) Second Floor Plan -Units C&D
SCALE 1/4" = 1'-0"

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Sheet:
FIRST & SECOND FLOOR PLANS

Scale as shown

A-3

0F

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4 UNIT BUILDING

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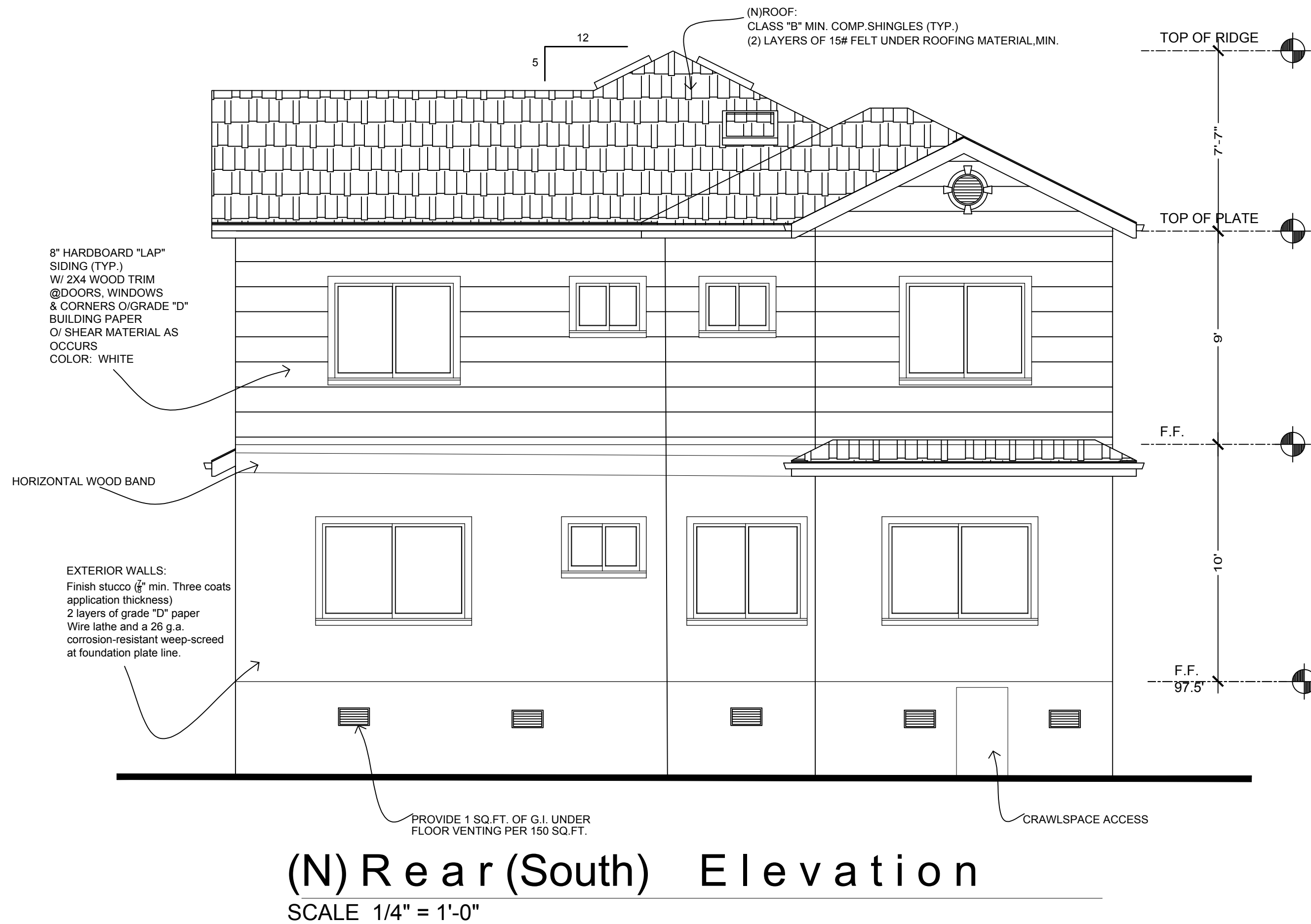
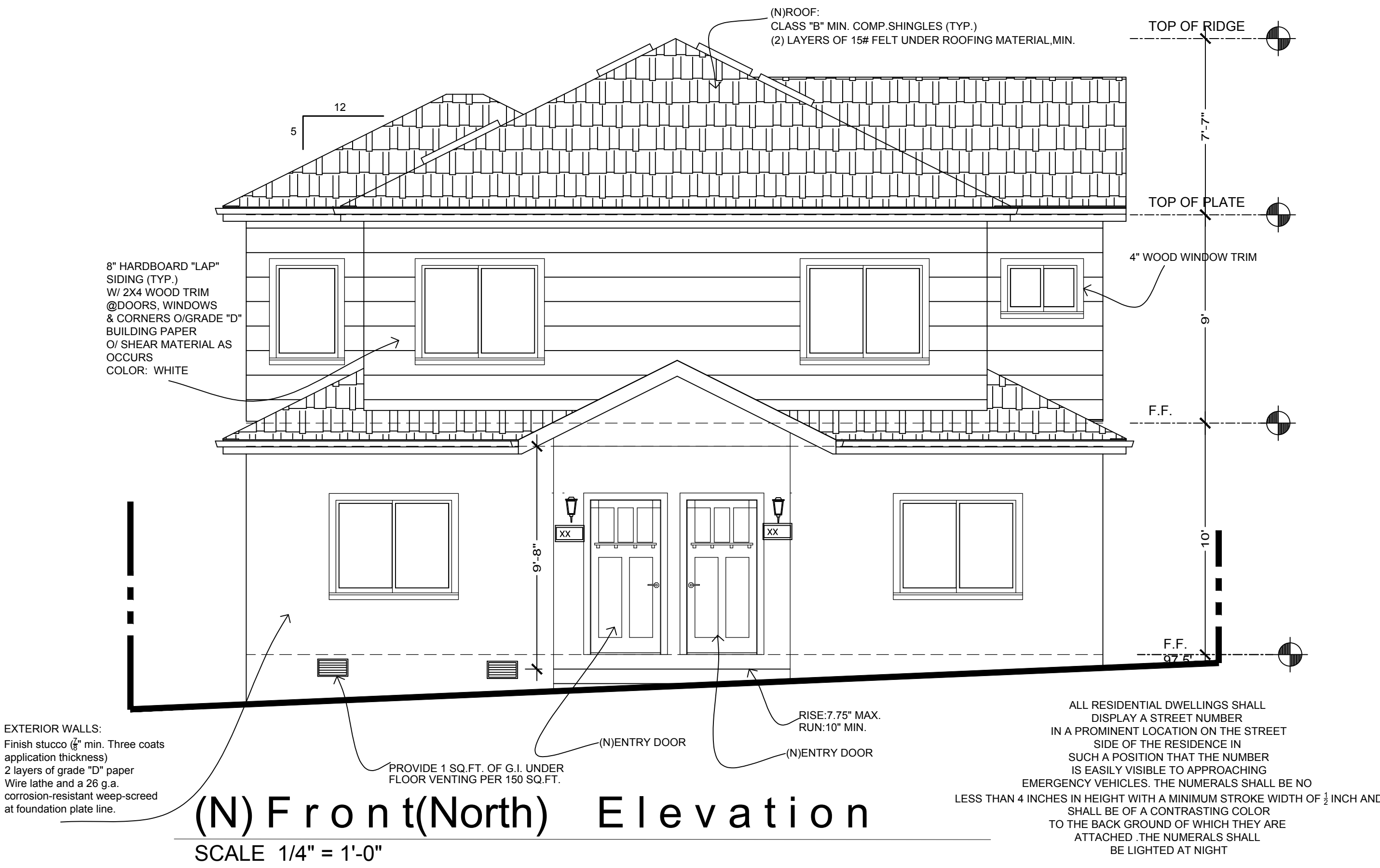
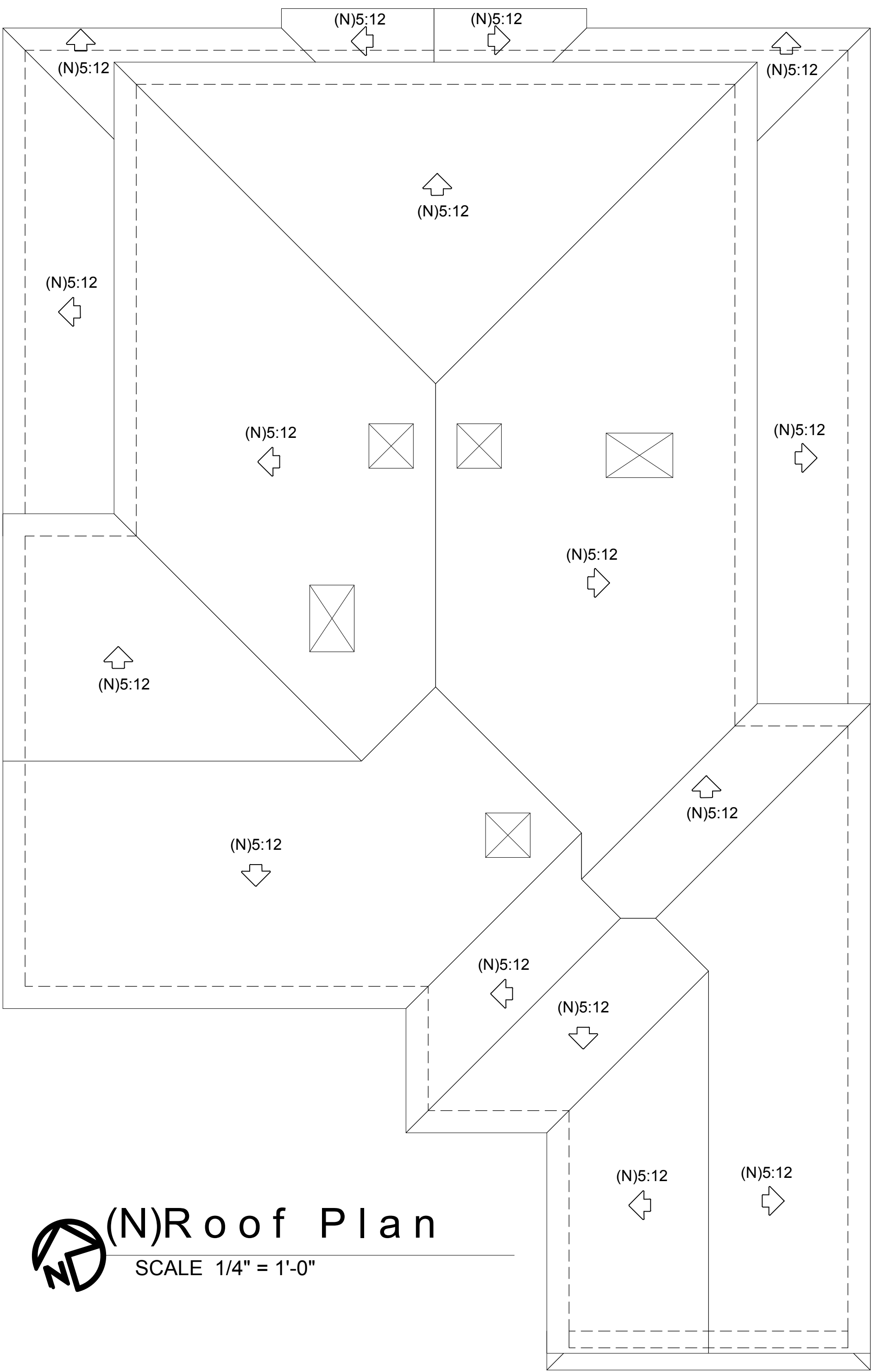
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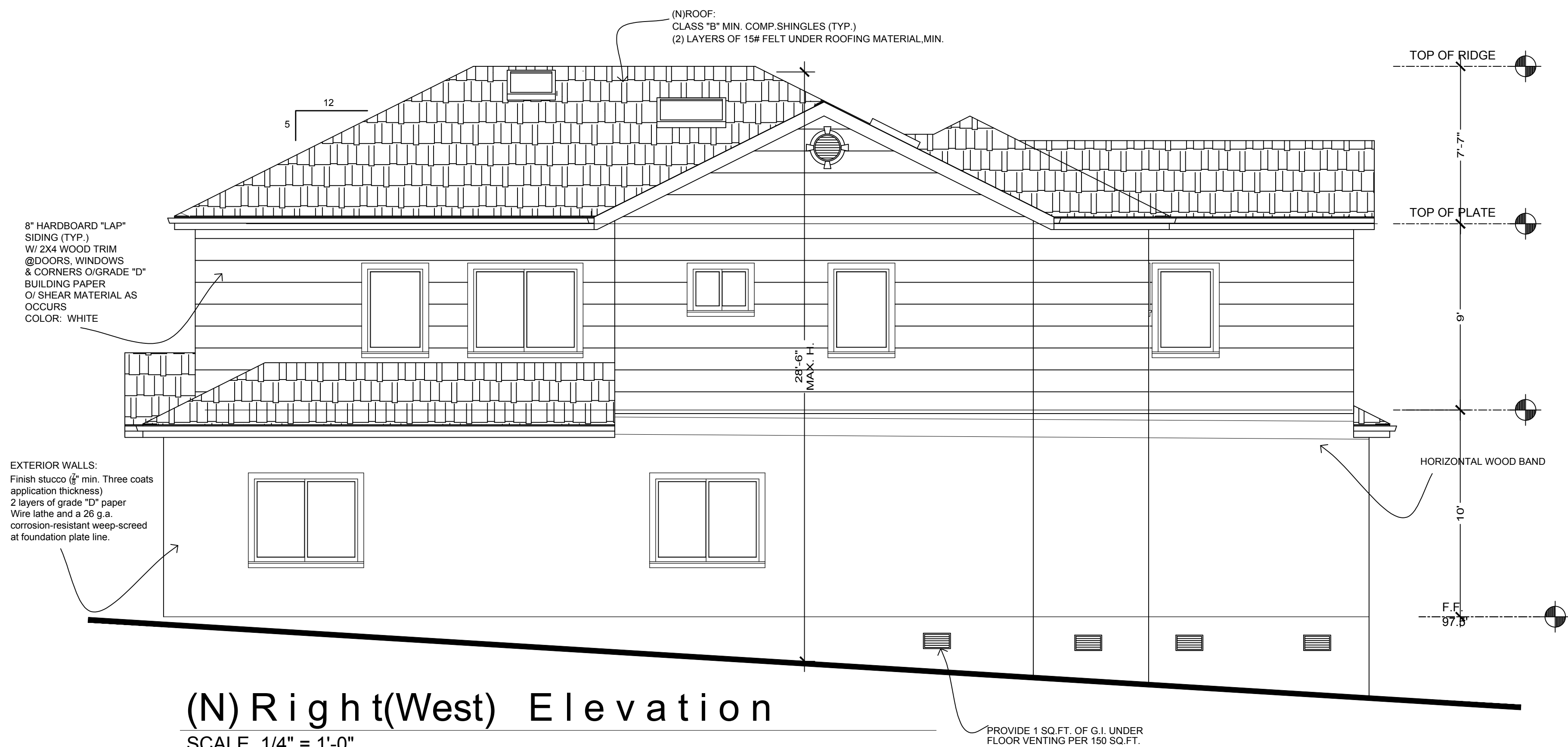
ROOF PLAN & ELEVATIONS

Scale as shown

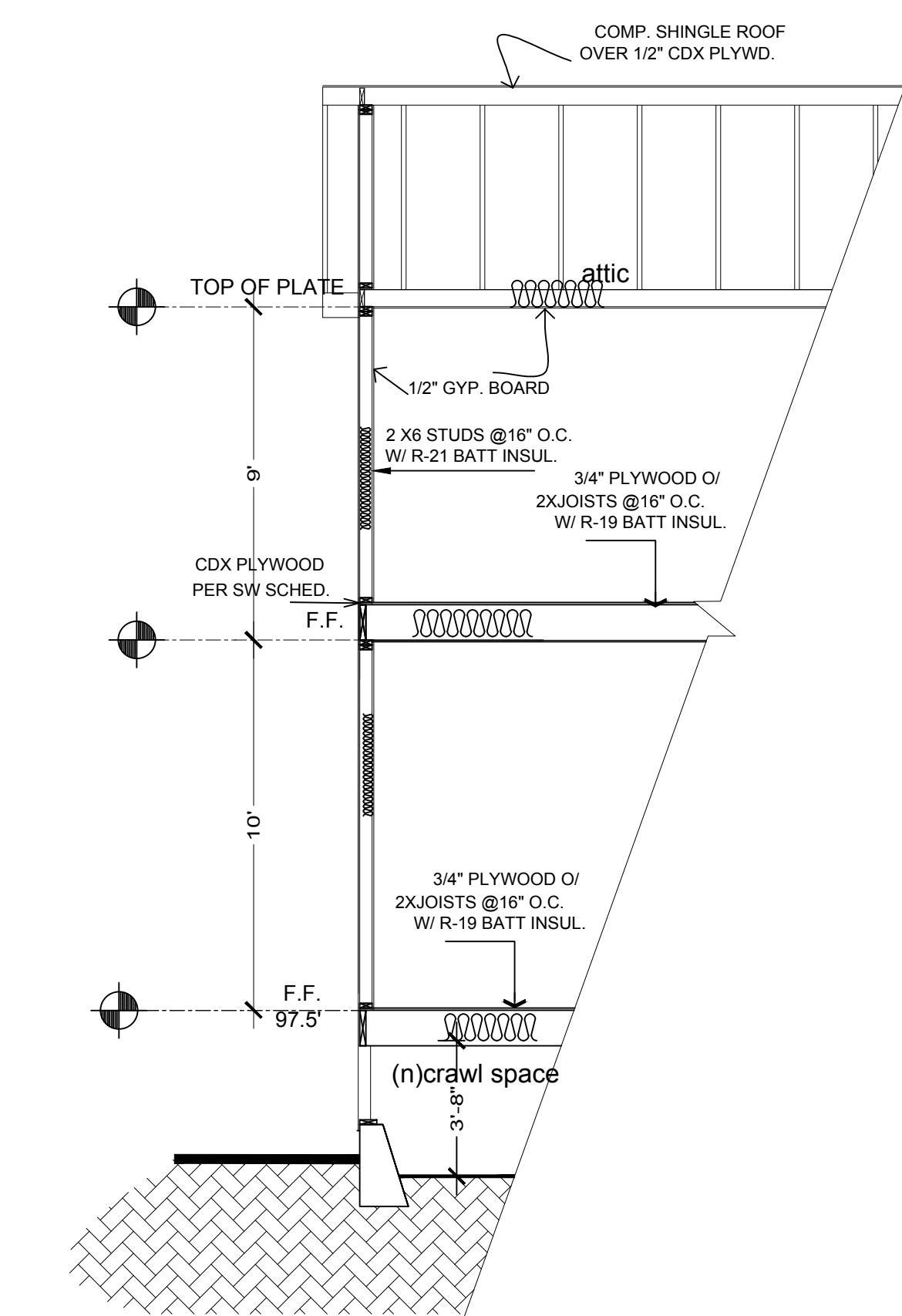
A-4

OF



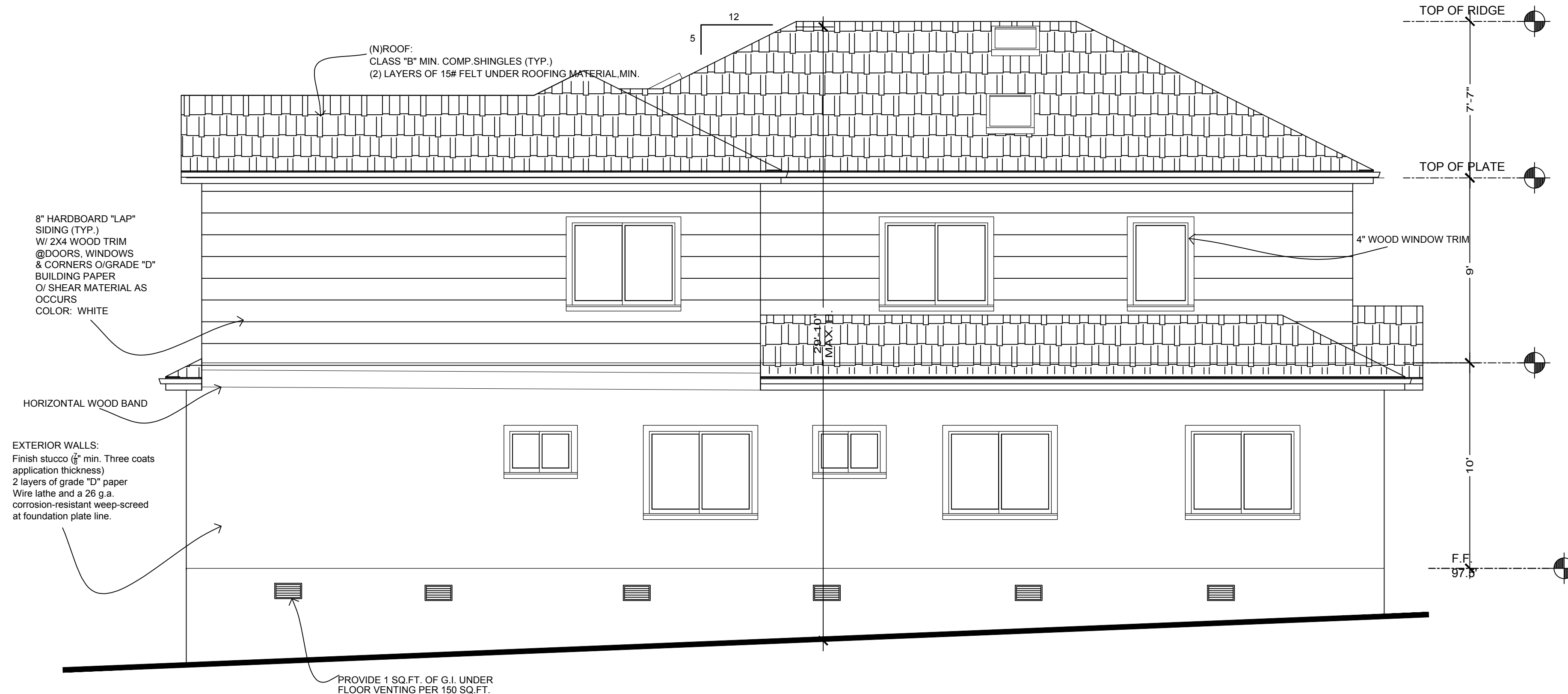


(N) Right(West) Elevation
SCALE 1/4" = 1'-0"



Section A-A
SCALE 1/4" = 1'-0"

NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY -
FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE
STRUCTURAL SHEETS



(N) Left(East) Elevation
SCALE 1/4" = 1'-0"

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4 UNIT BUILDING

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Sheet:
ELEVATIONS

Scale as shown

A-5

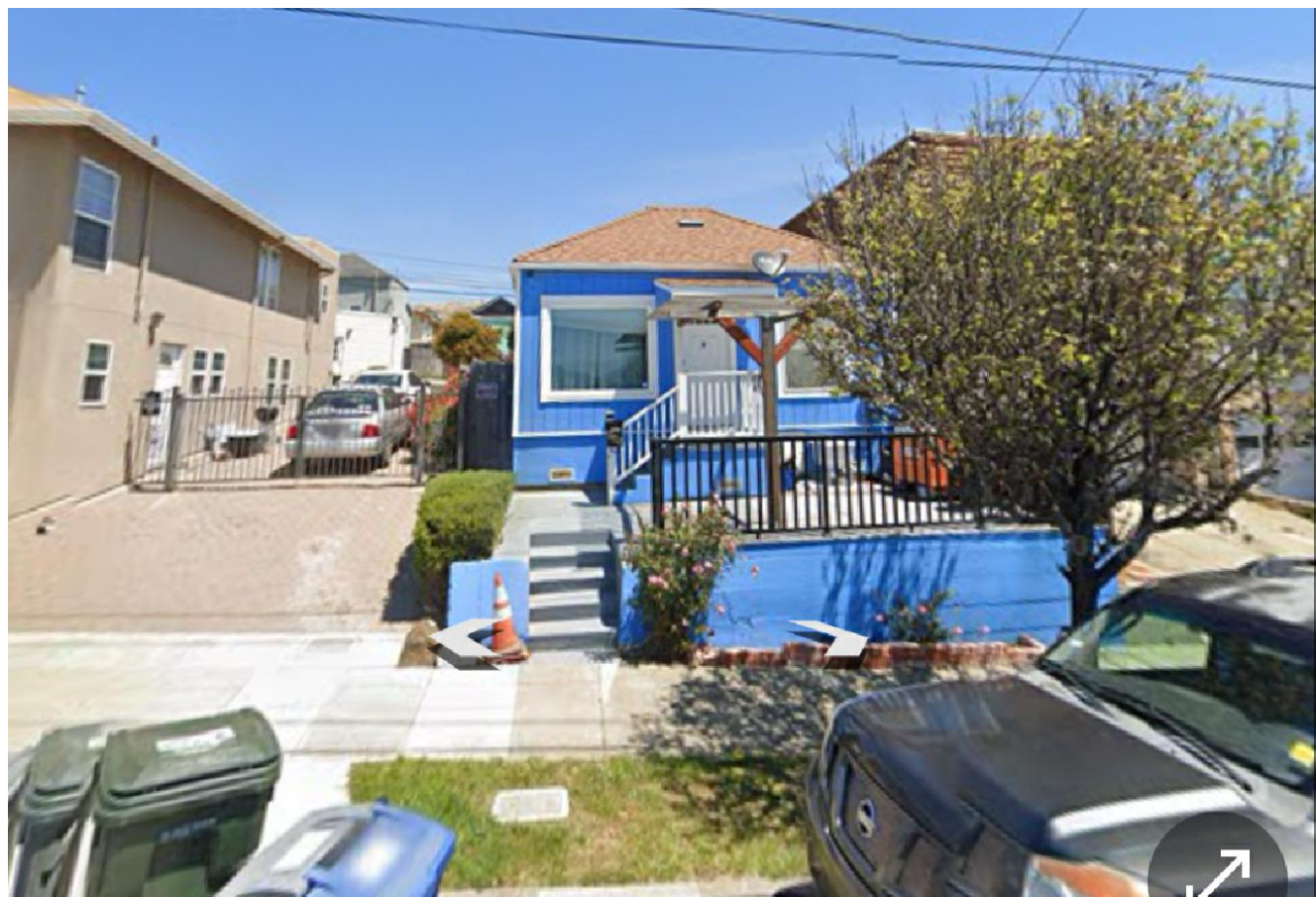
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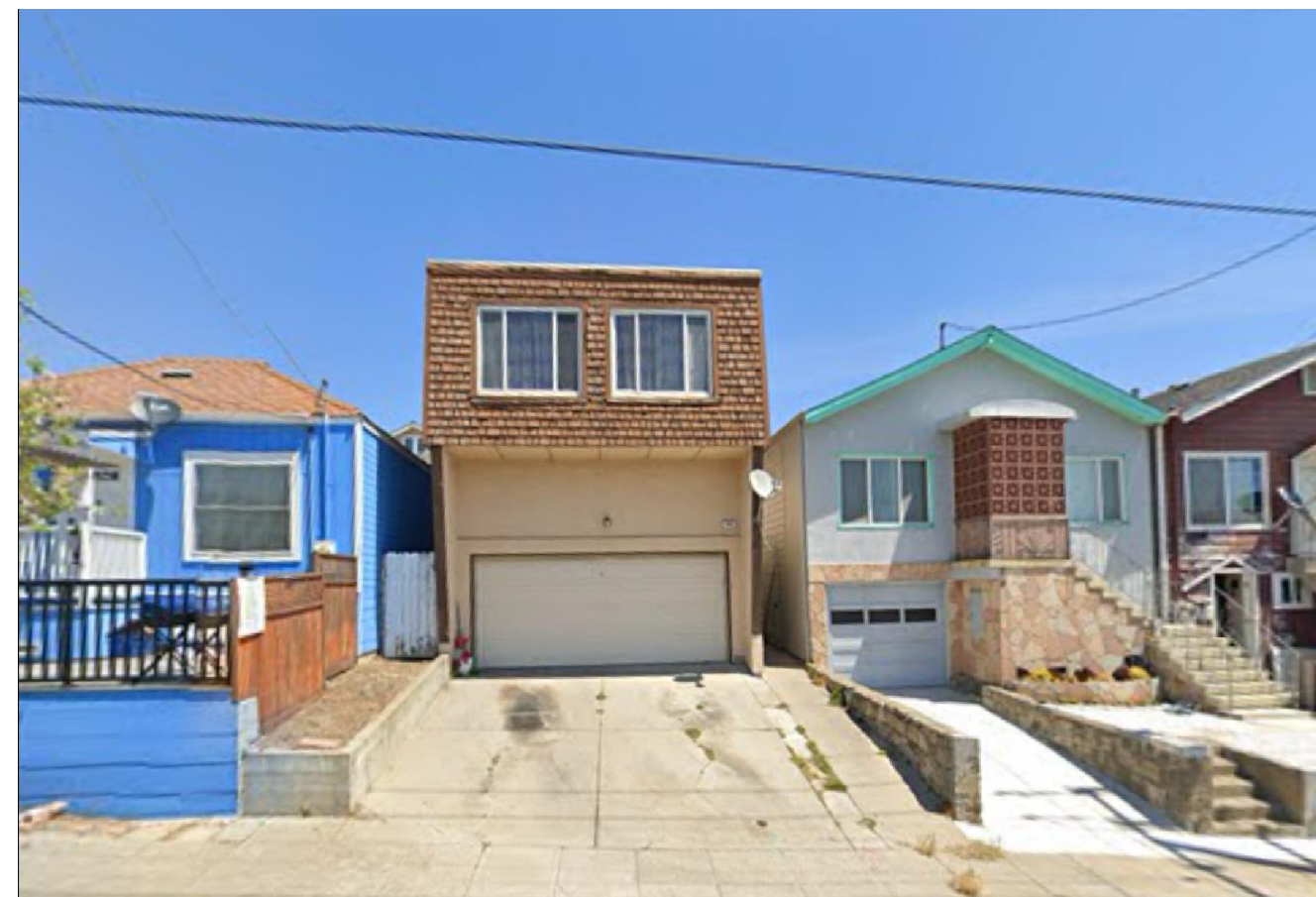
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332-334 RAILROAD AVE.



326 RAILROAD AVE.



324 RAILROAD AVE.



336 1ST. LANE



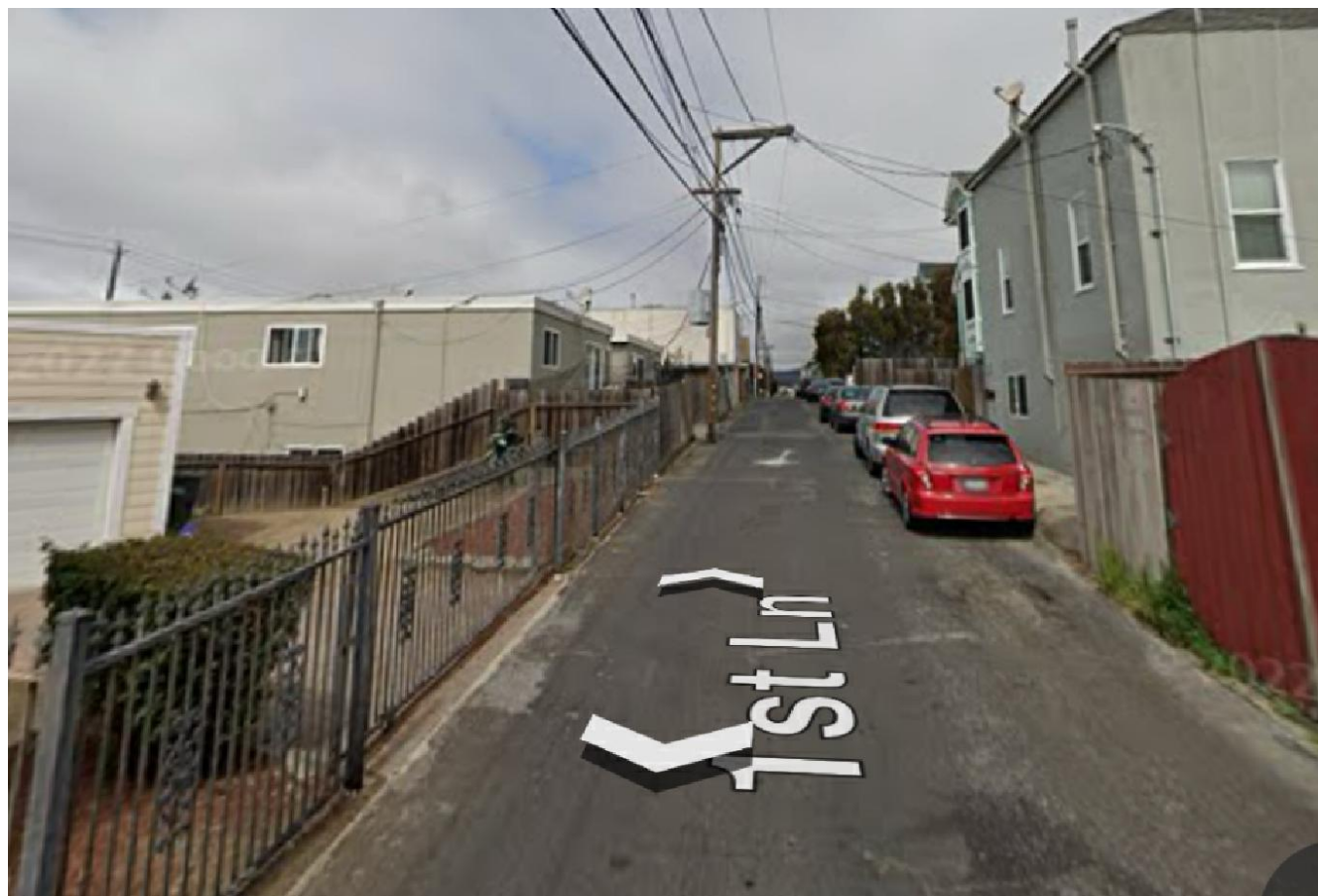
334 1ST. LANE



336 1ST. LANE



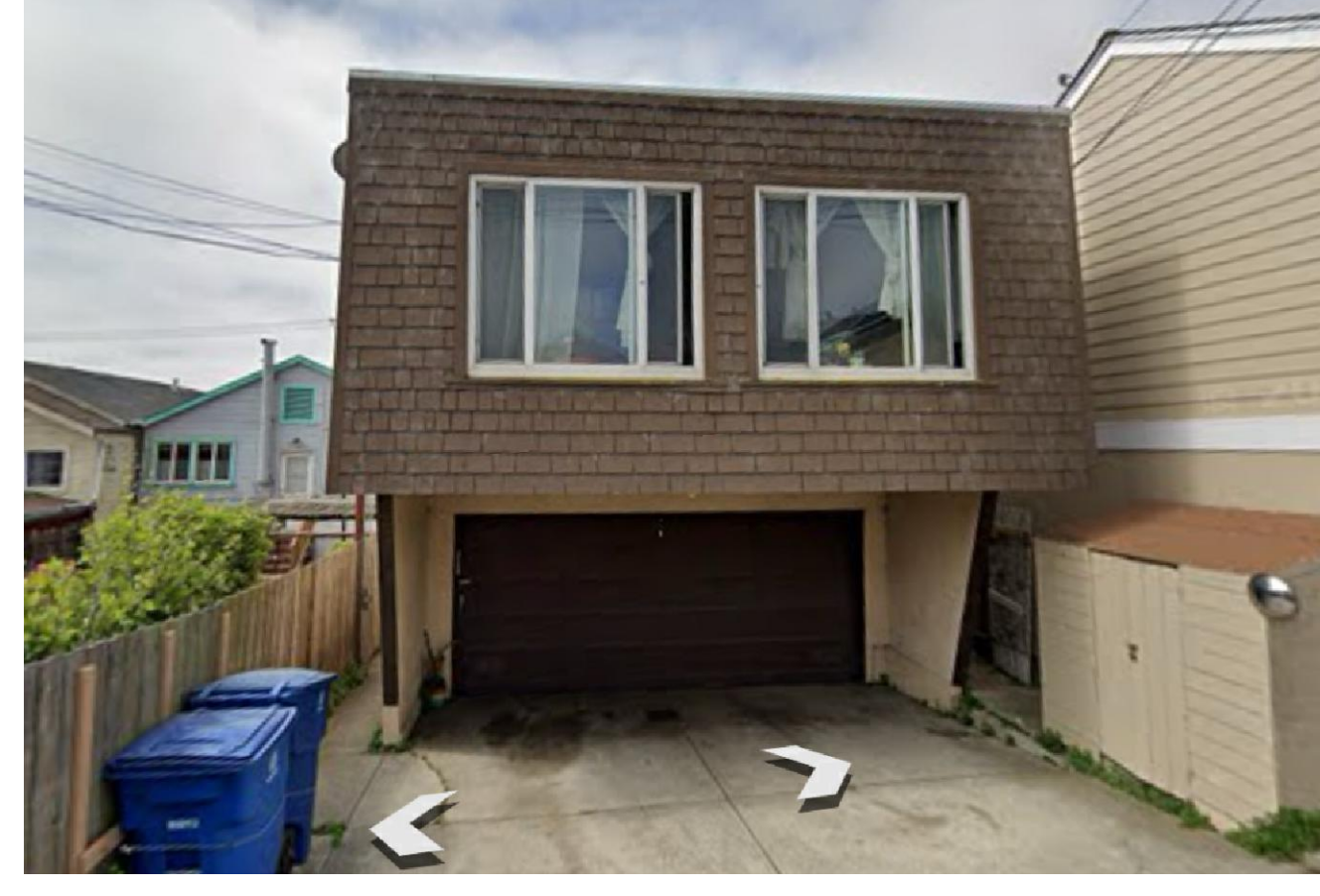
*SITE : FROM THE LANE



*SITE : FROM THE LANE



321 1ST. LANE



327 1ST. LANE

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PHOTOS
Scale as shown

A-6
OF