

P.O. BOX 417
MILLBRAE, CA 94030
TEL: 415-373-2999
E-MAIL: charles@HCDesignbuild.com

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SEAL



NOTES/REVISIONS

PROJECT

Ma Victoria Tuvilla
Joutain's
Residence

1200 Douglas Ave,
SSF. CA. 94080

APN 011-222-140

SHEET TITLE

SITE
PHOTOS

DATE June 9, 2022 JOB NO. 21018

SCALE AS SHOWN DRAWN BY YC

SHEET NO.

A0.1

SUBJECT BUILDING



1 EXISTING SITE PHOTO 1

Scale: N.T.S

SUBJECT BUILDING



2 EXISTING SITE PHOTO 2

Scale: N.T.S



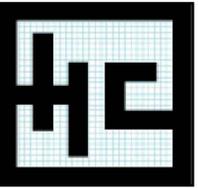
3 EXISTING SITE PHOTO CROSS STREET DOUGLAS WAY

Scale: N.T.S



4 EXISTING SITE PHOTO CROSS STREET HOLLY AVE

Scale: N.T.S



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A0.2

SUBJECT BUILDING

SUBJECT BUILDING



1 EXISTING SITE PHOTO LEFT SIDE NEIGHBOR
Scale: N.T.S

2 EXISTING SITE PHOTO RIGHT SIDE NEIGHBOR
Scale: N.T.S

SUBJECT BUILDING

SUBJECT BUILDING



3 EXISTING SITE PHOTO LEFT SIDE NEIGHBOR REAR VIEW
Scale: N.T.S

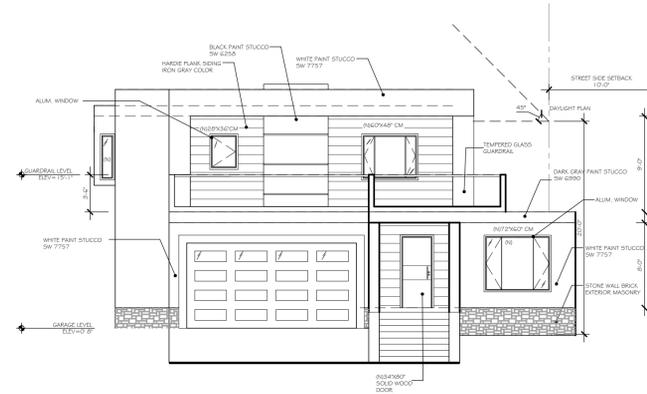
4 EXISTING SITE PHOTO RIGHT SIDE NEIGHBOR REAR VIEW
Scale: N.T.S



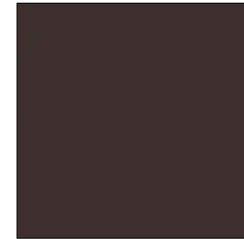
1 FRONT RENDERING

Scale: N.T.S

COLOR BOARD



HARDIE PLANK SIDING
IRON GRAY



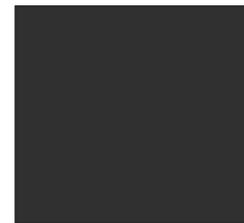
WINDOW FRAME COLOR
DARK BRONZE



SHEWIN WILLIAMS
HIGH REFLECTIVE WHITE SW 7757



SHEWIN WILLIAMS
TRICORN BLACK SW 6258



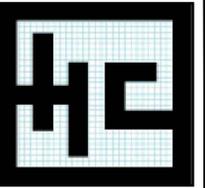
SHEWIN WILLIAMS
CAVIAR SW 6990



STONE WALL BRICK

2 MATERIALS BOARD

Scale: N.T.S



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MATERIAL
BOARD &
RENDERING

DATE June 9, 2022 JOB NO. 21018

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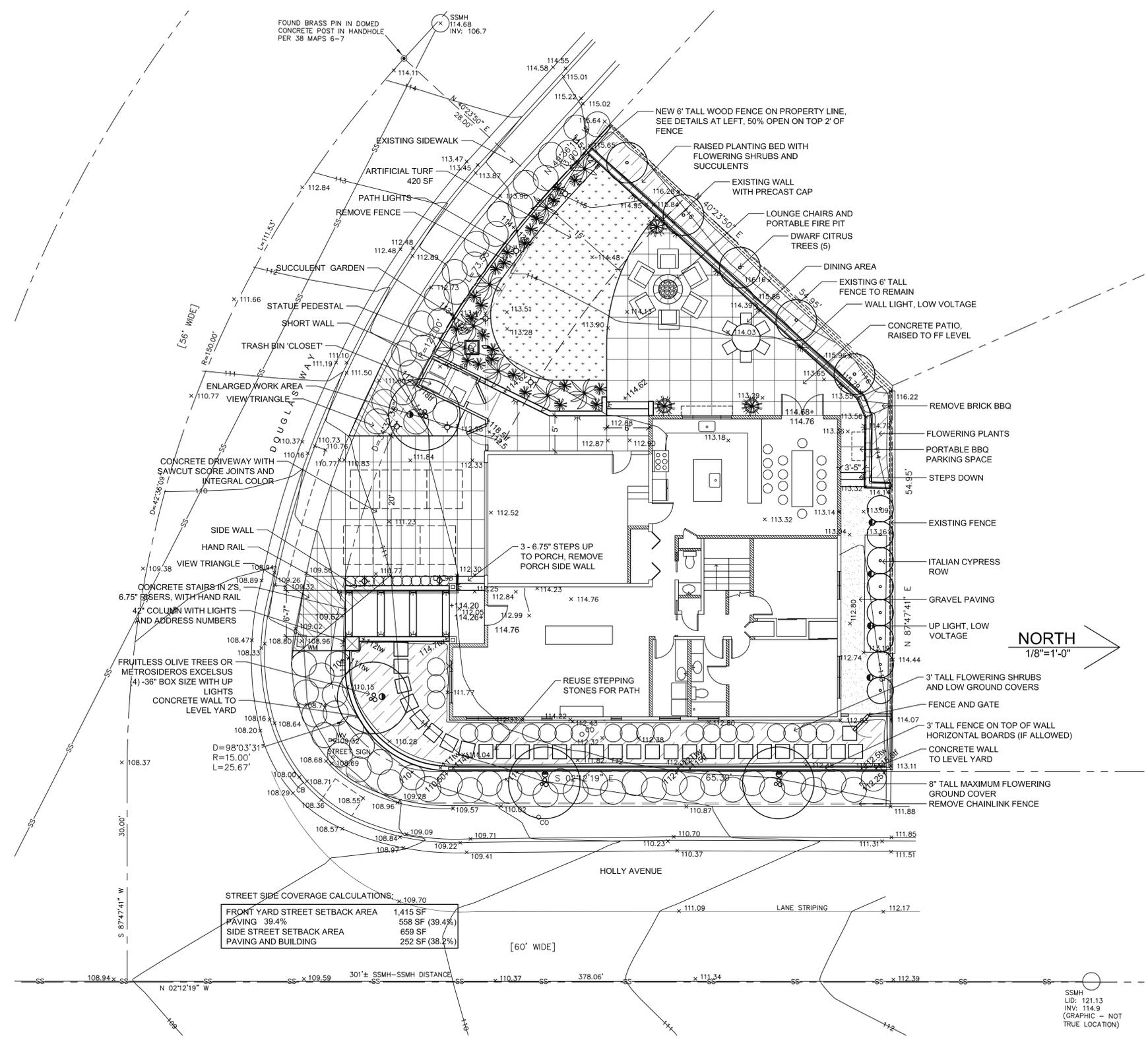
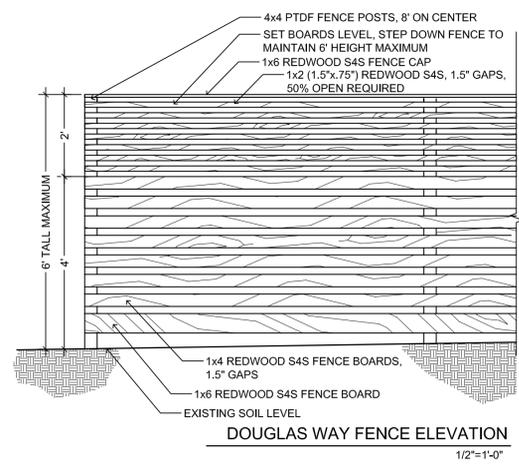
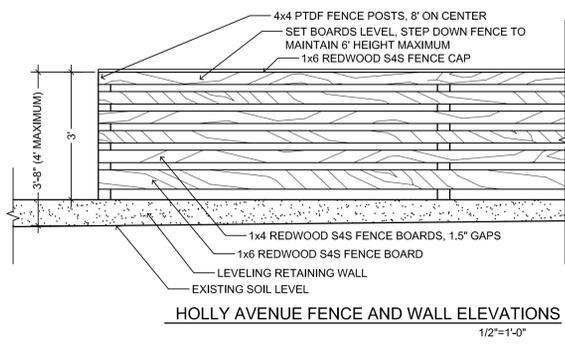
A0.3

REVISIONS	BY
10-24-22	
11-2-22	

CONCEPTUAL LANDSCAPE DESIGN

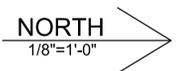
Vincent and Victori Joutain
1200 Douglas Way
SOUTH SAN FRANCISCO, CA 94080

DATE: APRIL 2022
SCALE: 1/8"=1'-0"
DRAWN BY: JA
PROJECT #: 22-1105
SHEET: L-1
TOTAL SHEETS: 1



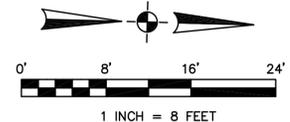
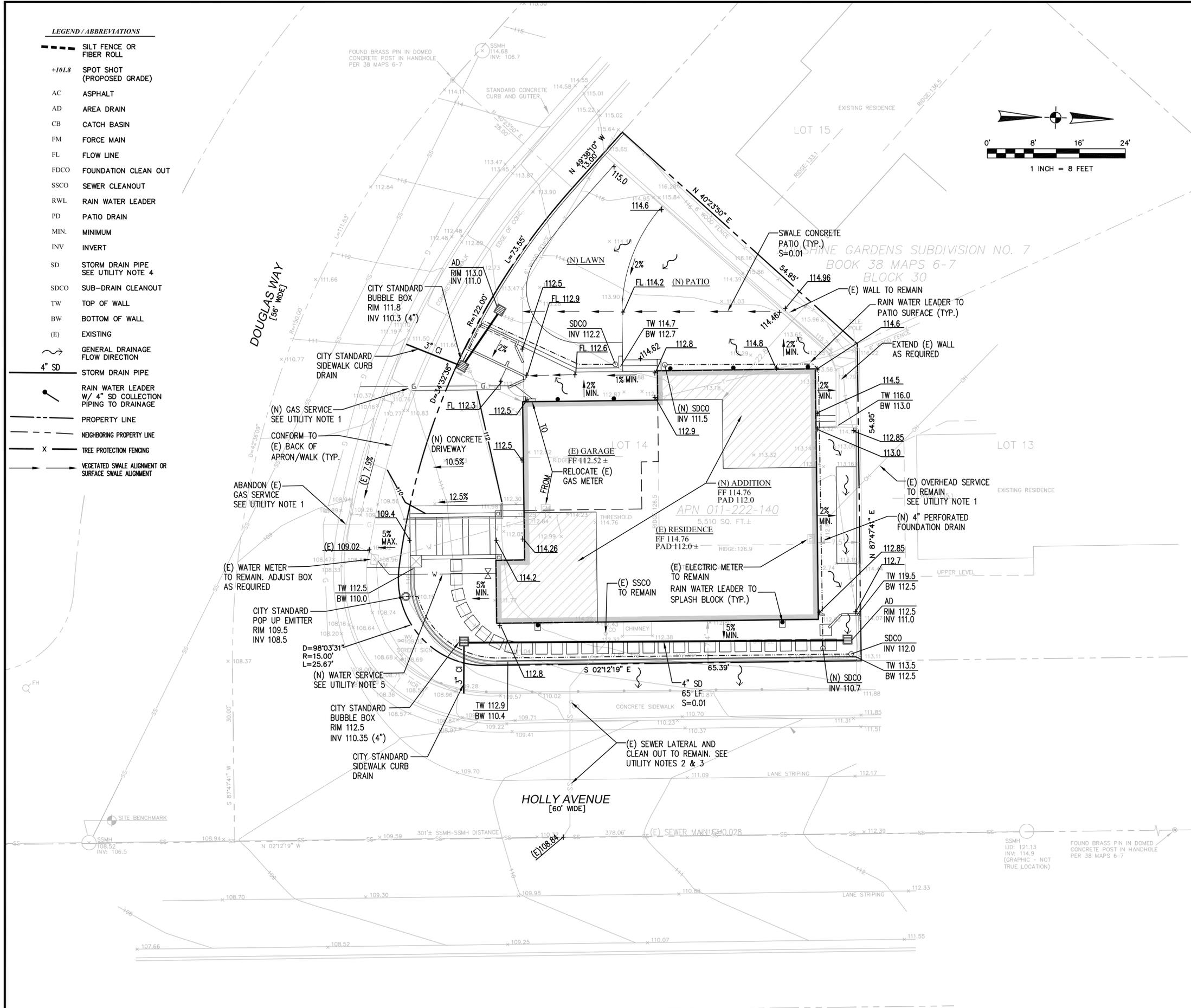
STREET SIDE COVERAGE CALCULATIONS:

FRONT YARD STREET SETBACK AREA	1,415 SF
PAVING 39.4%	558 SF (39.4%)
SIDE STREET SETBACK AREA	659 SF
PAVING AND BUILDING	252 SF (38.2%)



LEGEND / ABBREVIATIONS

- SILT FENCE OR FIBER ROLL
- +101.8** SPOT SHOT (PROPOSED GRADE)
- AC ASPHALT
- AD AREA DRAIN
- CB CATCH BASIN
- FM FORCE MAIN
- FL FLOW LINE
- FDCC FOUNDATION CLEAN OUT
- SSCO SEWER CLEANOUT
- RWL RAIN WATER LEADER
- PD PATIO DRAIN
- MIN. MINIMUM
- INV INVERT
- SD STORM DRAIN PIPE SEE UTILITY NOTE 4
- SDCO SUB-DRAIN CLEANOUT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- (E) EXISTING
- GENERAL DRAINAGE FLOW DIRECTION
- 4" SD** STORM DRAIN PIPE
- RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- TREE PROTECTION FENCING
- VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT



GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. TOPOGRAPHIC INFORMATION PROVIDED BY BGT LAND SURVEYING, DATED JUNE 18, 2021.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY DAMAGED RIGHT OF WAY IMPROVEMENT DURING CONSTRUCTION. CONTRACTOR SHALL APPLY FOR AND OBTAIN A SEPARATE ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DEPARTMENT ALL WORK WITHIN THE PUBLIC RIGHT OF WAY, IF REQUIRED.
6. ALL EARTHWORK AND SITE DRAINAGE, INCLUDING SITE PREPARATION, BASEMENT AND FOUNDATION PIER EXCAVATIONS, SUBGRADE AND BASEROCK PREPARATION BENEATH SLAB-ON-GRADE, COMPACTION OF ENGINEERED FILL, AND SITE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. SOILS ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
7. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
12. CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
13. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
14. CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING. CONTRACTOR SHALL OBTAIN SEPARATE PERMIT FOR TEMPORARY SHORING PLANS FROM THE CITY BUILDING DEPARTMENT, AS REQUIRED.
15. CONTRACTOR AND OWNER SHALL ADHERE TO NOISE ORDINANCE OF THE CITY. NOISE ORDINANCE INFORMATION SHALL BE POSTED AT JOB SITE ENTRANCE(S) PRIOR TO START OF WORK.
16. EXISTING STORM WATER RUNOFF, FROM THE ADJACENT PROPERTIES, SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
17. UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING CONSTRUCTION OR POST CONSTRUCTION, DIRECTLY SHEET FLOW ACROSS AN ADJOINING PROPERTY. STORM WATER RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM EVENT.

UTILITY NOTES:

1. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION/RELOCATION OF ELECTRIC, GAS PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E. EXISTING GAS SERVICE TO BE ABANDONED PER PG&E REQUIREMENTS.
2. NO SEWER SERVICE WORK IS ANTICIPATED. CONTRACTOR TO ASSIST OWNER IN ANY PERMITTING REQUIRED, IF IT IS DETERMINED THAT THE EXISTING SEWER SERVICE NEEDS TO BE ALTERED OR UPGRADED.
3. ALL SEWER WORK TO BE IN CONFORMANCE WITH THE CITY OF SOUTH SAN FRANCISCO SEWER DISTRICT STANDARDS AND THE UNIFORM PLUMBING CODE.
4. ALL DOWN SPOUTS SHALL BE PIPED TO DRAINAGE SYSTEM, AS NOTED ON PLANS. SEE ARCHITECTURAL PLANS FOR CONFIRMATION OF DOWN SPOUT LOCATIONS. ALL STORM DRAIN PIPING SHALL BE PVC SDR 35 OR BETTER.
5. NO WATER SERVICE LATERAL OR METER UPGRADES ARE ANTICIPATED. CONTRACTOR TO ASSIST OWNER IN PERMITTING WITH THE CALIFORNIA WATER COMPANY IF UPGRADES ARE REQUIRED TO MEET THE REQUIRED DOMESTIC AND FIRE SUPPRESSION NEEDS. CONTRACTOR TO INSTALL NEW 1-1/2" DOMESTIC WATER SERVICE. SIZE OF SERVICE TO BE VERIFIED BY OWNER & CONTRACTOR TO MEET ALL DOMESTIC & FIRE NEEDS. ALL WORK ON WATER SERVICE SHALL BE PERMITTED AND INSPECTED BY THE CALIFORNIA WATER COMPANY AND CONFORM TO THE UNIFORM PLUMBING CODE. CONTRACTOR TO COORDINATE REQUIRED PERMITS AND INSPECTIONS.

CLIFF BECHTEL AND ASSOCIATES, LLC.
 Engineering and Project Management
 1321 25th Place, SE
 SAMMAMISH, WA 98075
 650-333-0103
 cliffbechtel@comcast.net



JOUTALN RESIDENCE
 1200 DOUGLAS WAY
 SAN MATEO COUNTY
 California
 South San Francisco

CONTENTS:
GRADING, DRAINAGE & UTILITY PLAN

DATE 08/16/22

SCALE AS NOTED

REVISIONS:

DRAWN J.G.

CHECKED C.B.

JOB No. 2022805

SHEET No.

C-1

OF 1 SHEETS

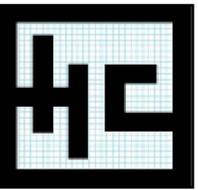
GRADING, DRAINAGE & UTILITY PLAN

1/8"=1'-0"

PRELIMINARY

EARTHWORK TABLE	CUT	FILL
HOUSE	20 CY	0 CY
DRIVEWAY	5 CY	0 CY
REAR/FRONT/SIDE YARD	8 CY	25 CY
TOTAL	33 CY	25 CY
EXPORT	8CY	

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.



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SSF, CA. 94080

APN 011-222-140

SHEET TITLE

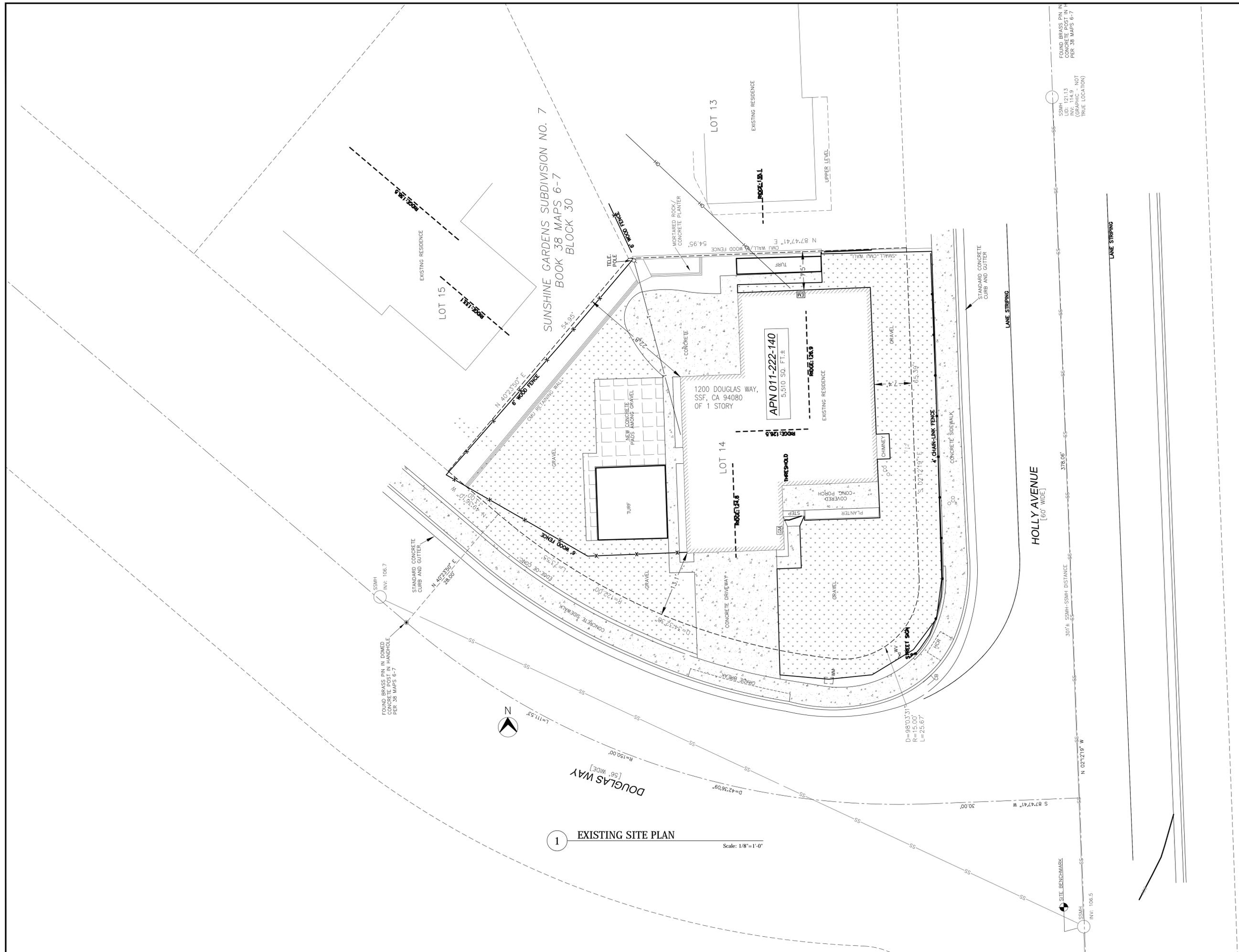
EXISTING
SITE PLAN

DATE 9.2022 JOB NO. 21018

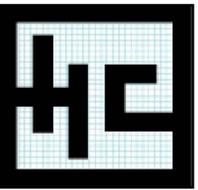
SCALE AS SHOWN DRAWN BY YC

SHEET NO.

A1.0



1 EXISTING SITE PLAN Scale: 1/8"=1'-0"



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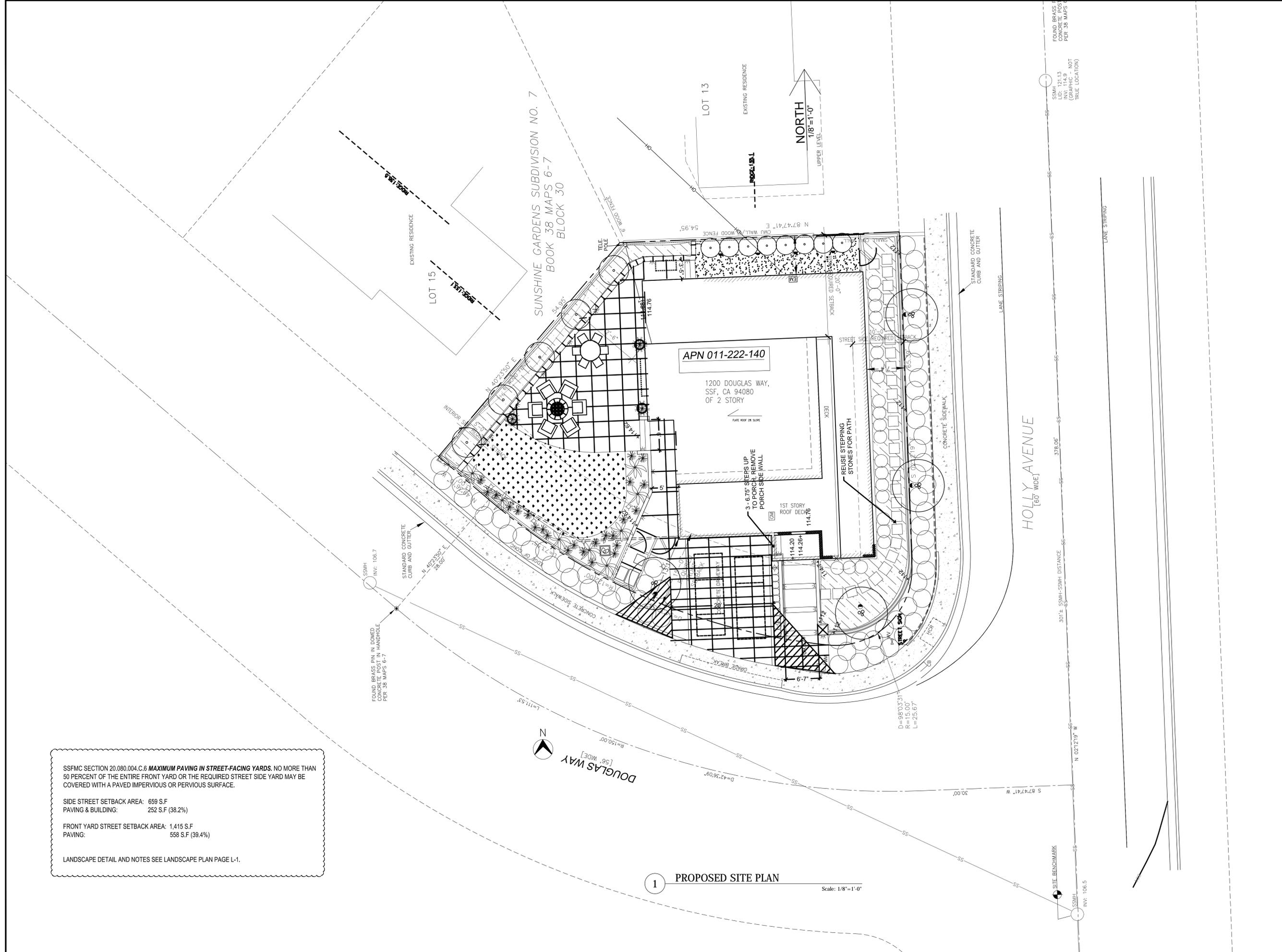
PROPOSED
SITE PLAN

DATE June 9, 2022 JOB NO. 21018

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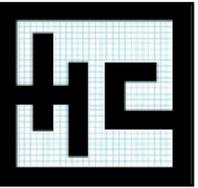
SSFMC SECTION 20.080.004.C.6 **MAXIMUM PAVING IN STREET-FACING YARDS.** NO MORE THAN 50 PERCENT OF THE ENTIRE FRONT YARD OR THE REQUIRED STREET SIDE YARD MAY BE COVERED WITH A PAVED IMPERVIOUS OR PERVIOUS SURFACE.

SIDE STREET SETBACK AREA: 659 S.F.
PAVING & BUILDING: 252 S.F. (38.2%)

FRONT YARD STREET SETBACK AREA: 1,415 S.F.
PAVING: 558 S.F. (39.4%)

LANDSCAPE DETAIL AND NOTES SEE LANDSCAPE PLAN PAGE L-1.

1 PROPOSED SITE PLAN
Scale: 1/8"=1'-0"



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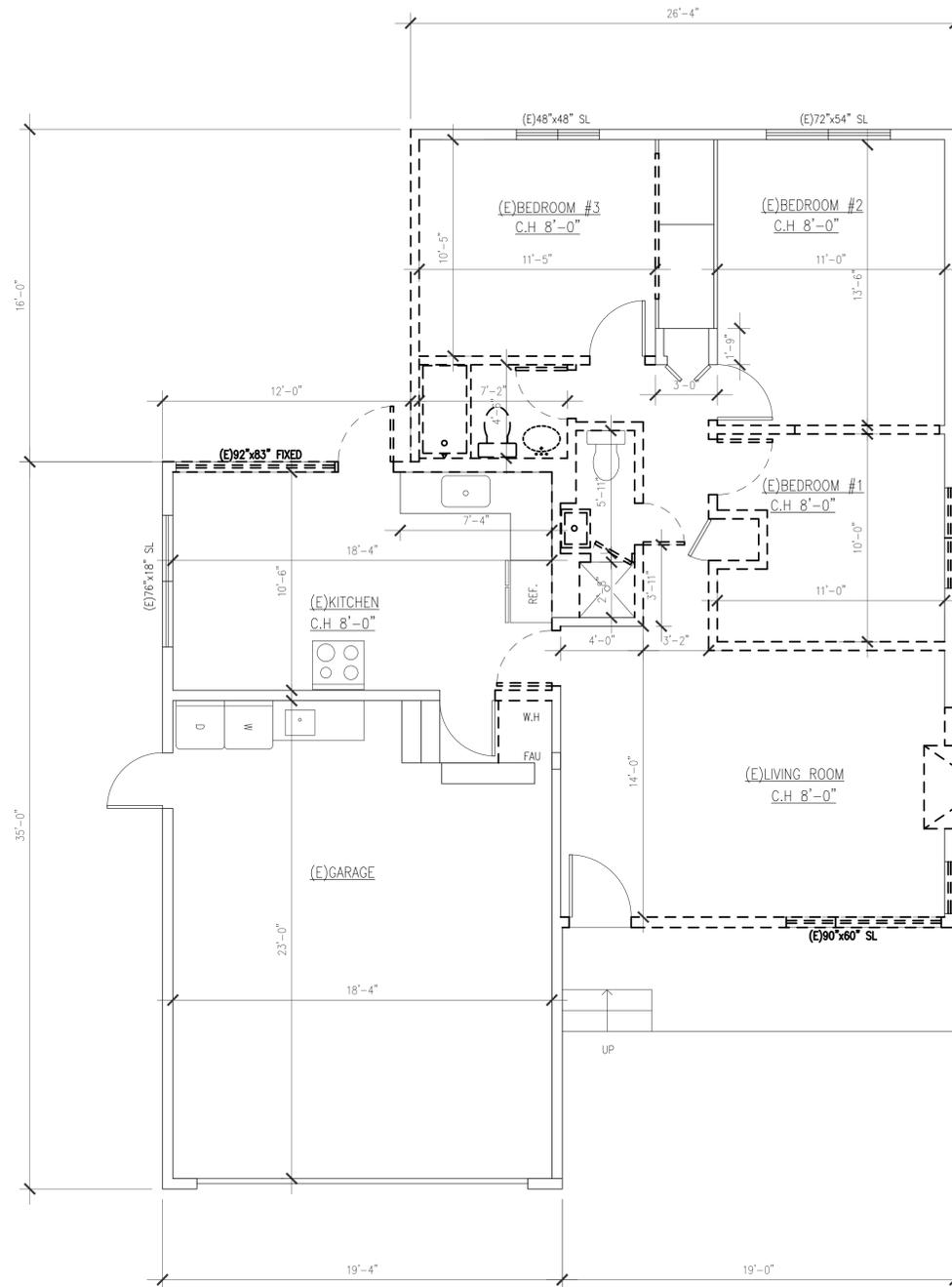
EXISTING FLOOR
PLAN

DATE June 9, 2022 JOB NO. 21018

SCALE AS SHOWN DRAWN BY YC

SHEET NO.

A2.0



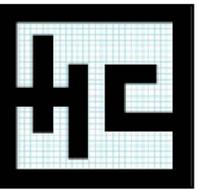
WALL LEGEND

- EXISTING TO BE DEMOLISHED.
- EXISTING WALL TO REMAIN
- NEW WALL

1

EXISTING FLOOR PLAN

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



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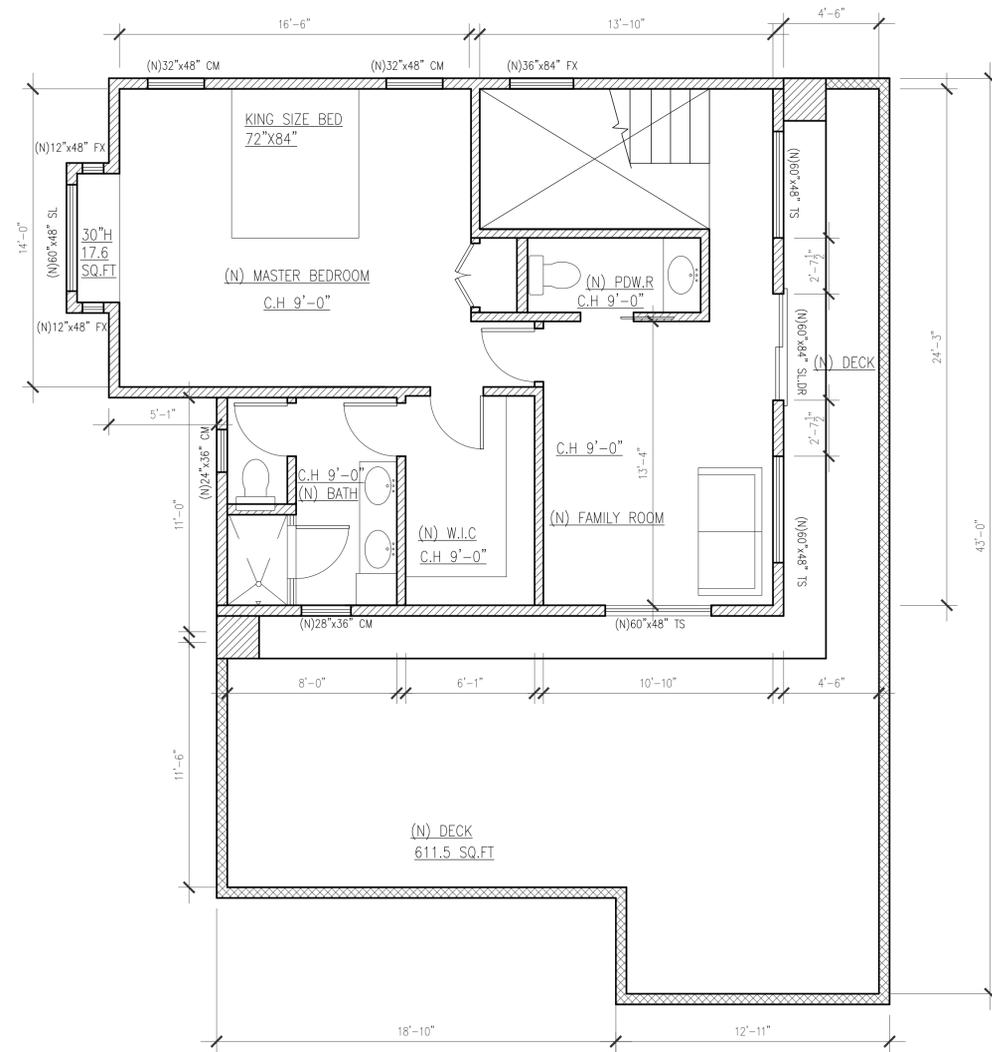
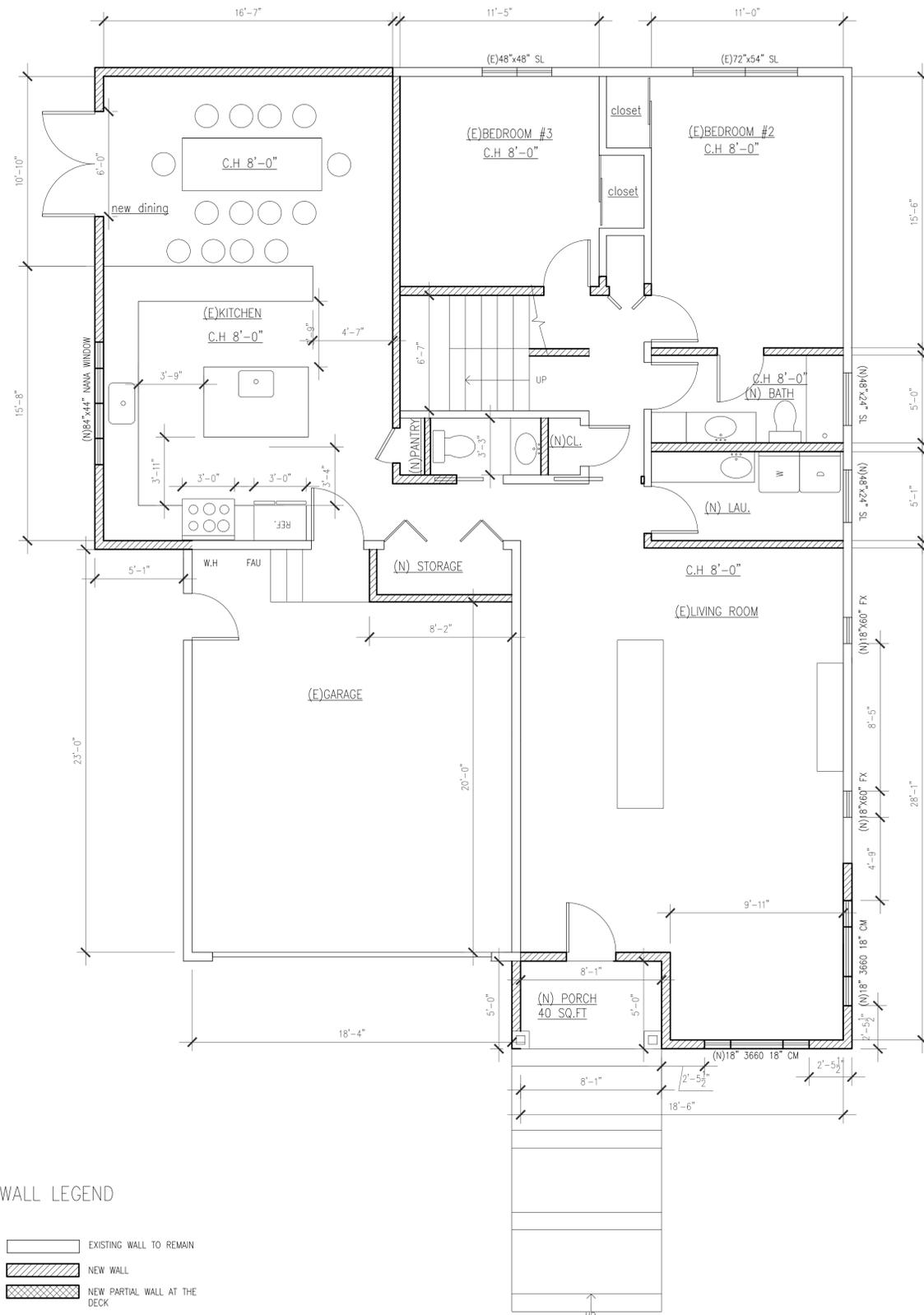
**PROPOSED
FLOOR PLANS**

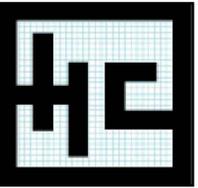
DATE June 9, 2022 JOB NO. 21018

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EXISTING
ELEVATIONS

DATE

June 9, 2022

SCALE

AS SHOWN

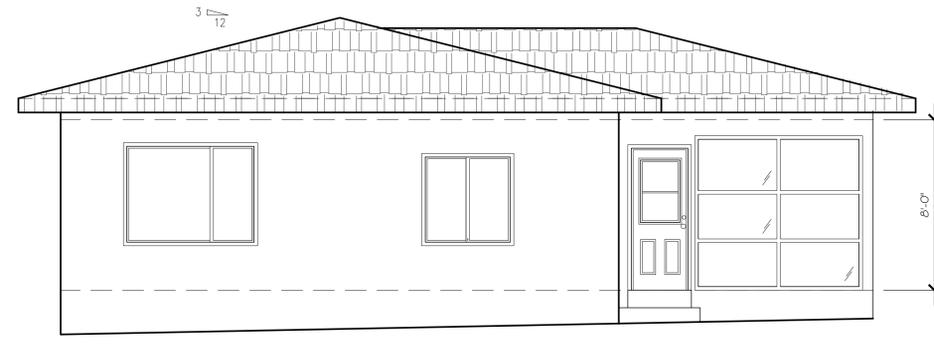
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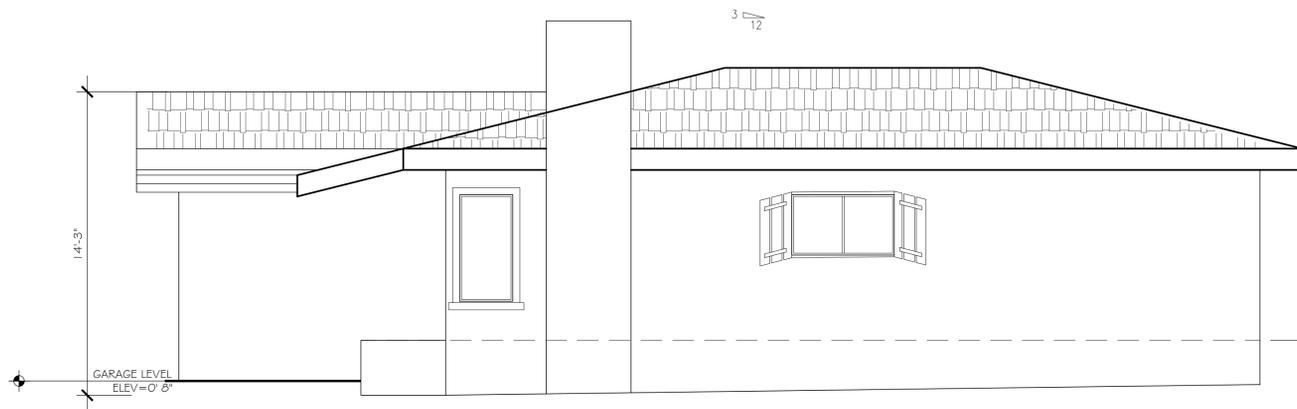
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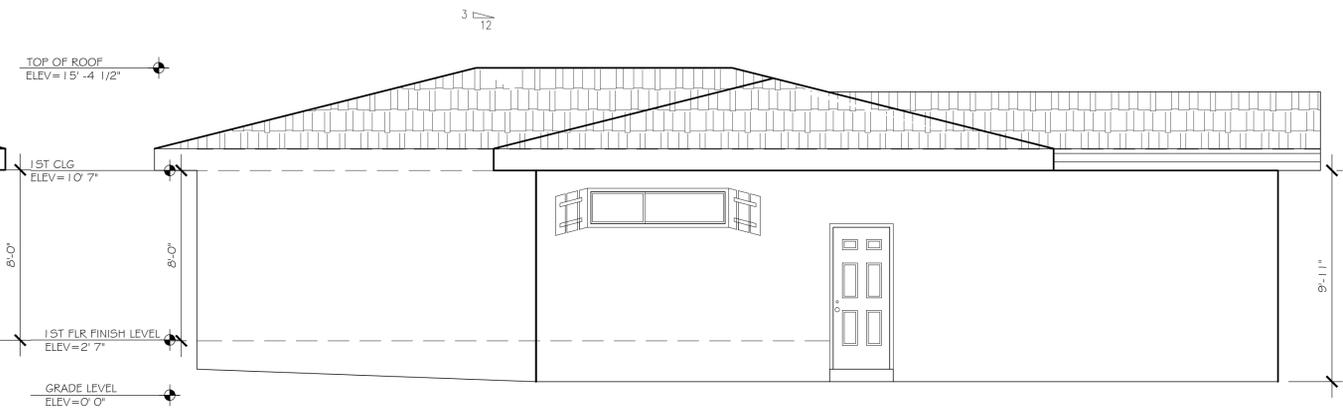
1 EXISTING FRONT ELEVATION
Scale: 1/4"=1'-0"



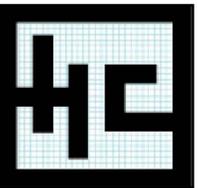
2 EXISTING REAR ELEVATION
Scale: 1/4"=1'-0"



3 EXISTING RIGHT ELEVATION
Scale: 1/4"=1'-0"



4 EXISTING LEFT ELEVATION
Scale: 1/4"=1'-0"



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SHEET TITLE

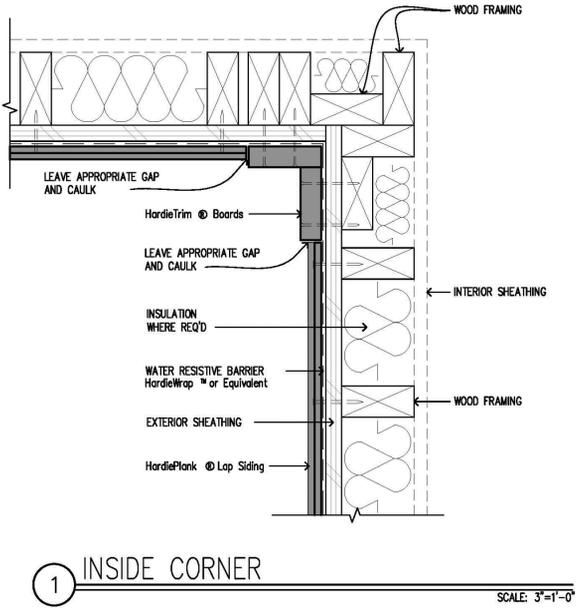
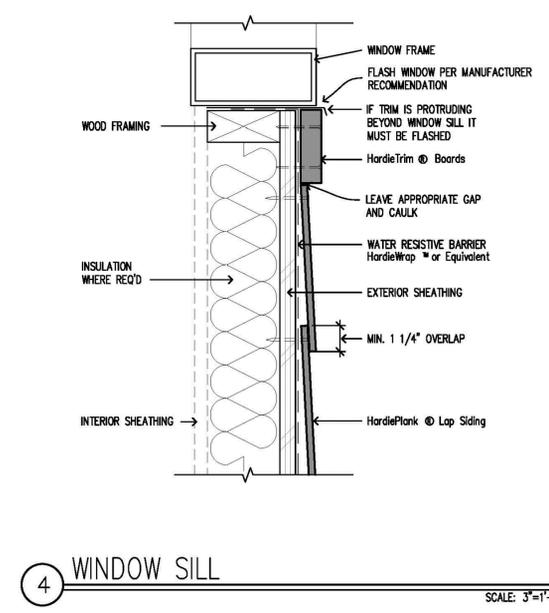
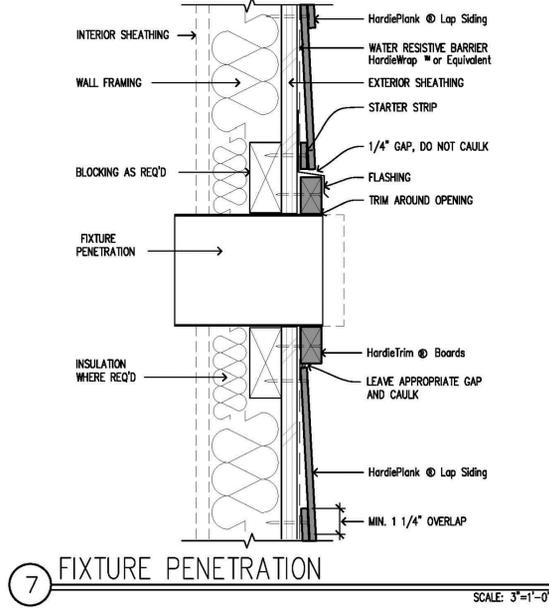
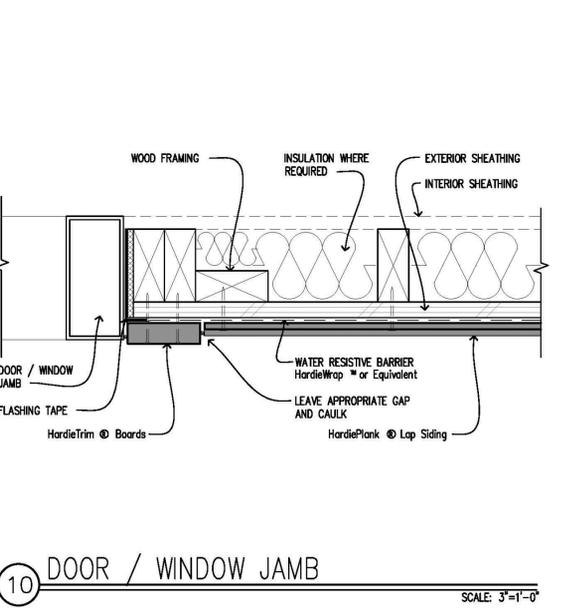
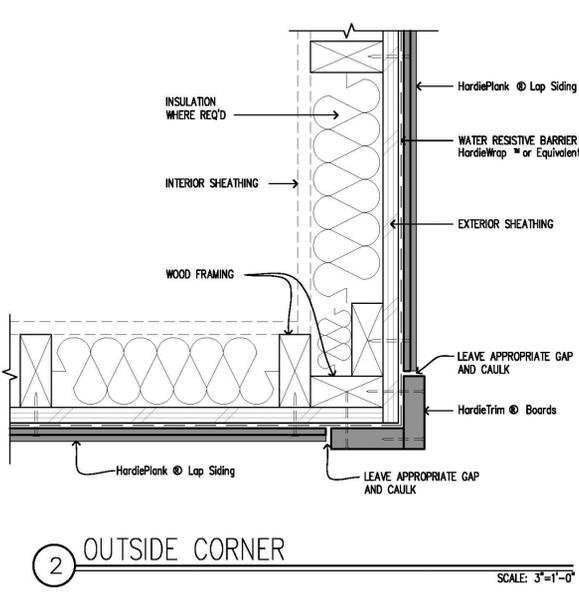
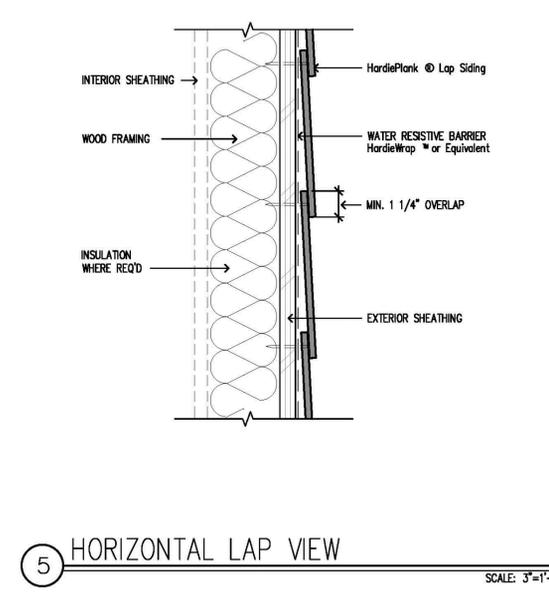
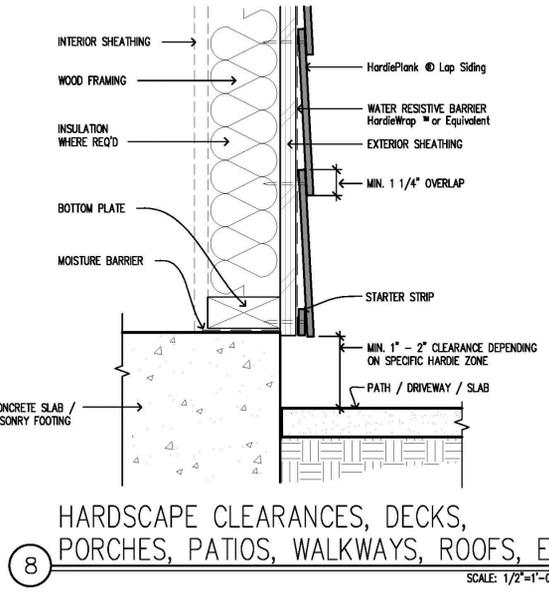
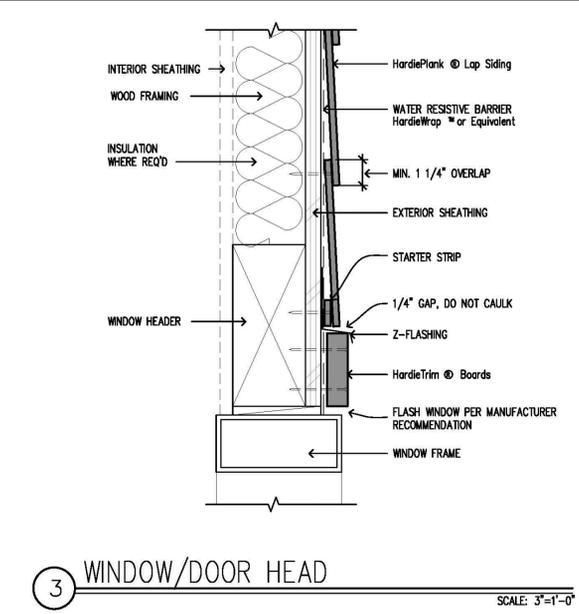
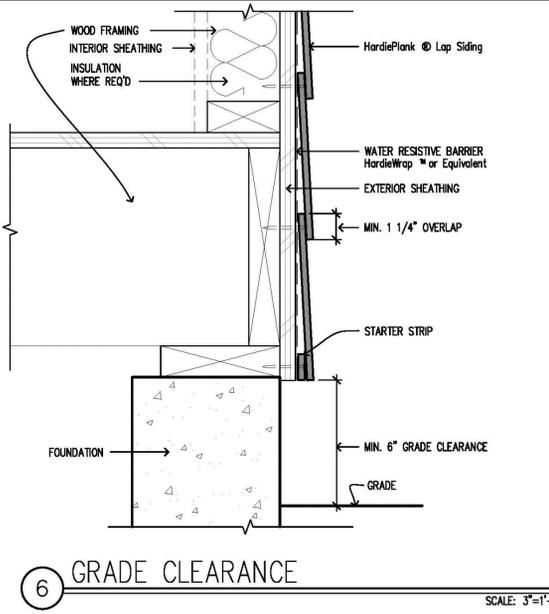
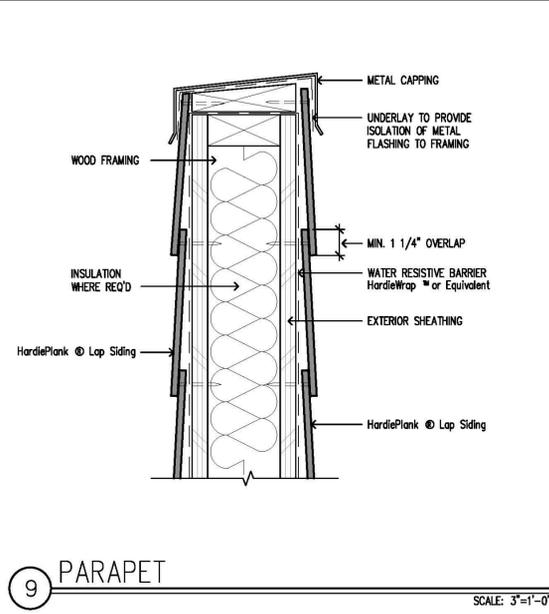
**MATERIAL
TRANSITION
DETAILS**

DATE June 9, 2022 JOB NO. 21018

SCALE AS SHOWN DRAWN BY YC

SHEET NO.

A5.0



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