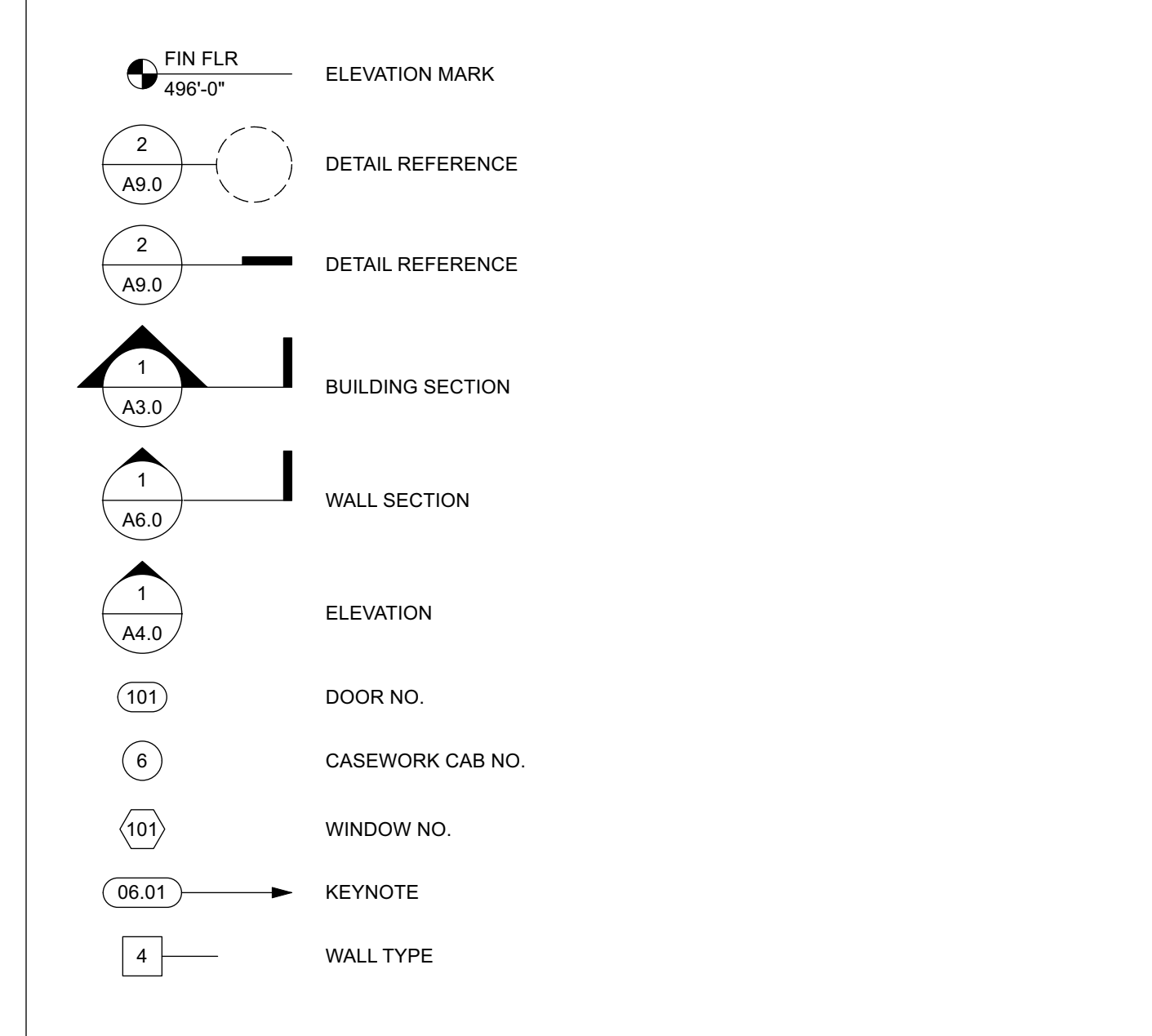


- APPROVALS: ALL PLUMBING FIXTURES, FINISHES, HARDWARE AND MISCELLANEOUS ITEMS SHALL BE SELECTED AND/OR APPROVED BY THE OWNER AND ARCHITECT UNLESS SPECIFIED ON DRAWINGS.
- ARCHITECT'S RESPONSIBILITY: THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY IN, ON, OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR TIMELINESS OF PERFORMANCE OF THE WORK.
- CHANGES: ALL CHANGES, DESIGN, CONSTRUCTION, ETC., MUST BE APPROVED BY THE OWNER.
- CODES AND CONFLICTS: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE, AND OTHER APPLICABLE CODES, ORDINANCES, STATUTES AND SUPPLEMENTAL REQUIREMENTS HAVING JURISDICTION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER THESE CODES. CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE GOVERNING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- DEFINITIONS: "CONTRACTOR" SHALL MEAN THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS. "ARCHITECT" SHALL MEAN THE ARCHITECT OF RECORD OR HIS AGENT. "FURNISH" SHALL MEAN SUPPLY ONLY; FOR OTHERS TO INSTALL. "INSTALL" SHALL MEAN SUPPLIED BY OTHERS; TO BE INSTALLED BY CONTRACTOR. "PROVIDE" SHALL MEAN FURNISH AND INSTALL, COMPLETE AND IN PLACE. "SIMILAR" SHALL MEAN COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS, ORIENTATION, AND VARIATION FROM THE REFERENCED CONDITION. "TYPICAL" SHALL MEAN IDENTICAL FOR CONDITIONS NOTED. "OR SITE" SHALL MEAN OUTSIDE THE PROPERTY BOUNDARY OF THE PROJECT PARCEL OR SITE. "SITE" SHALL MEAN THE AREA WITHIN THE PARCEL BOUNDARY/PROPERTY LINE(S). "SITE WORK" SHALL MEAN ALL WORK UP TO A DISTANCE FIVE (5) FEET FROM THE FACE OF THE BUILDING, UNLESS OTHERWISE NOTED OR PROVIDED IN THE CONTRACT.
- DIMENSIONS: (A) IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATIONS OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT SITE OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL REPORT AT ONCE TO THE ARCHITECT FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. (B) HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM STRUCTURAL FACE OF CONSTRUCTION, E.G., STUD FACE, CONCRETE OR STEEL FACE, UNLESS OTHERWISE NOTED (DOWN). (C) VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (AFF). (D) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS NOTED "+/-".
- FIELD CONDITIONS: THESE CONSTRUCTION DOCUMENTS ARE BASED ON OBSERVATION AND DOCUMENTATION OF EXISTING CONDITIONS BY THE ARCHITECT AND FROM DOCUMENTS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY DIMENSIONS AGAINST FIELD CONDITIONS. SHOULD THE CONTRACTOR ENCOUNTER FIELD CONDITIONS WHICH VARY FROM THESE CONSTRUCTION DOCUMENTS AND WHICH AFFECT THE INTENT OF THESE DRAWINGS OR THE CONTRACTS/SUBCONTRACT SUM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

- GUARANTEE: (A) CONTRACTOR WILL PROVIDE A ONE YEAR GUARANTEE AFTER PROJECT COMPLETION FOR ALL MATERIALS AND WORKMANSHIP. (B) NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAINAGE SHALL BE CONSIDERED AS A DEFECTIVE WORK. CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION, NOR WILL PRESENCE OF INSPECTORS ON WORK SITE RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- INSURANCE: (A) THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE LICENCES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT. (B) THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES, FOR PERSONAL BODILY INJURY OR DEATH, OR PROPERTY DAMAGE, DURING THE COURSE OF THIS CONTRACT. FIRE INSURANCE SHALL BE MAINTAINED BY THE OWNER.
- INTENTION: THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON DRAWINGS OR REASONABLY INFERRED THEREFROM.
- MECHANICAL COORDINATION: GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING, TO INCLUDE ALL PIPING, DUCT WORK, AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT ARE PROVIDED. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE IN NOT FORESEEING MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURE. ELEMENTS TO BE EXPOSED TO VIEW SHALL BE DETERMINED BY OR REVIEWED WITH THE ARCHITECT PRIOR TO CONSTRUCTION OR FABRICATION PROCEEDING. (B) COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BLOCKING, BACKING, FRAMING, AND REINFORCING IN PARTITIONS BEHIND ALL WALL-MOUNTED ITEMS AND ABOVE CEILING FOR CEILING-MOUNTED ITEMS AS REQUIRED.
- NEIGHBORS: THE OWNER AND IMMEDIATE NEIGHBORS, OR NEIGHBORS TO BE AFFECTED, SHOULD BE MADE AWARE 48 HOURS IN ADVANCE OF CONSTRUCTION ACTIVITIES THAT ARE POTENTIALLY DISRUPTIVE. UTILITY OUTAGES WILL BE SCHEDULED OUTSIDE NORMAL WORKING HOURS FOR THE AFFECTED OCCUPANCY UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO ELIMINATE DUST, NOISE, ODOR, NUISANCE AND THE LIKE TO THE PREMISES AND OCCUPANCY. USE OF NEIGHBORS PROPERTY IS EXPRESSLY FORBIDDEN. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO SUCH PROPERTY IN THE EVENT DAMAGE IS DONE.
- SAMPLES: THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORK QUALITY WHICH ARE NOT CONSIDERED TO BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER. (A) FIELD SAMPLES AND MOCK-UP SHALL BE PREPARED AT THE SITE BY THE CONTRACTOR AS SPECIFIED IN THE VARIOUS SECTIONS OF THESE SPECIFICATIONS. EFFECTED FINISH WORK SHALL NOT BE STARTED UNTIL THE ARCHITECT HAS ACCEPTED AS SATISFACTORY THE FIELD SAMPLES AND/OR MOCK-UP IN WRITING. (B) CONSTRUCT AND PREPARE FIELD SAMPLES AND MOCK-UP AT LOCATIONS AS DIRECTED BY THE ARCHITECT. (C) FIELD SAMPLES AND MOCK-UP SHALL BE REMOVED FROM THE SITE AFTER COMPLETION AND ACCEPTANCE OF THE EFFECTED WORK OR OTHERWISE AS DIRECTED BY THE ARCHITECT.

- SCHEDULE: (A) WITHIN FIVE (5) DAYS FROM THE CONTRACT DATE, PREPARE AND SUBMIT AN ESTIMATED CONSTRUCTION SCHEDULE FOR THE WORK WITH SUBSCHEDULES OF RELATED ACTIVITIES WHICH MAY EFFECT THE PROGRESS OF THE WORK. (B) MECHANICAL, ELECTRICAL & PLUMBING DESIGN-BUILD DRAWINGS AND/OR SHOP DRAWINGS, LAYOUTS AND COMPOSITE COORDINATION DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AS SOON AS POSSIBLE AFTER AWARD OF THE CONTRACT FOR CONSTRUCTION, ALLOWING A MINIMUM OF FIVE (5) WORKING DAYS FOR REVIEW. NO FABRICATION OR CONSTRUCTION SHALL PROCEED UNTIL THE REVIEW/ APPROVAL OF THESE DRAWINGS. GENERAL CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR REVIEW, COORDINATION AND RESUBMITTAL, IF NECESSARY, OF THE DESIGN-BUILD SUBCONTRACTORS' DOCUMENTS TO ENSURE SATISFACTORY DESIGN AND ENGINEERING COORDINATION. (C) CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIAL IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY TO ALLOW ARCHITECT A REASONABLE AMOUNT OF TIME TO SELECT A SUITABLE SUBSTITUTE.
- SCOPE: TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES REQUIRED TO PERFORM ALL WORK NECESSARY INDICATED REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB USING NEW MATERIALS IN ACCORDANCE WITH THE BEST ACCEPTED STANDARDS OF WORKMANSHIP.
- SITE CLEAN UP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK THEY SHALL REMOVE ALL RUBBISH, TOOL, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE THE JOB IN BROOM CLEAN CONDITION. CONTRACTOR SHALL PERFORM FINAL CLEAN UP.
- SUBSTITUTIONS: IF THE CONTRACTOR DESIRES TO USE ANY OTHER BRAND OR MANUFACTURE OF EQUAL QUALITY APPEARANCE, AND UTILITY TO THE PRODUCT SPECIFIED, HE SHALL REQUEST SUBSTITUTION TO THE ARCHITECT. THE ARCHITECT WILL ACCEPT AS SATISFACTORY OR REJECT THE REQUEST FOR SUBSTITUTION, AND HIS DECISION SHALL BE FINAL. UNLESS SUBSTITUTIONS ARE REQUESTED AS PROVIDED HEREIN, DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED.
- WORK QUALITY: (A) FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS OR DISCOLORATION. JOINTS SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. THE FINISH WORK SHALL NOT HAVE EXPOSED, UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS. (B) SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN, AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST ACCEPTED PRACTICES OF THE VARIOUS TRADES INVOLVED AND IN ACCORDANCE WITH THE DRAWINGS, REVIEWED SHOP DRAWINGS, AND THESE SPECIFICATIONS. (C) MATERIAL AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, OR TITLE OF SUCH SPECIFICATION AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARDS, OR OTHER SIMILAR STANDARD SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE AND EFFECT AS THOUGH PRINTED IN CONTRACT DOCUMENTS. (D) SUBMIT REQUIRED SHOP DRAWINGS AND SUBMITTALS FOR ALL TRADES AS SOON AS POSSIBLE TO THE ARCHITECT BEFORE ORDERING ANY MATERIALS OR FABRICATIONS OR PROCEEDING WITH THE WORK.

15 GENERAL NOTES



AT	ANCHOR BOLT	FG	FIXED GLASS	PL	PLATE/PLATE LINE	W	WEST
AB	ABOVE	FN	FINISHED	PLAM	PLASTIC LAMINATE	WI	WITH
ABV	ABOVE	FJ	FLOOR JOIST	PLAS	PLASTIC	WD	WASHER/DRYER
AC	AIR CONDITIONING	FOC	FACE OF	PANL	PANEL	WCO	WITHOUT
ACUS	ACOUSTIC	FPC	FACE OF CONCRETE	PNT	PAINTED	WCS	WATER/CASET
ACT	ACOUSTICAL CLO.	FOM	FACE OF MASONRY	PR	PAR	WO	WOOD
AD	AREA DRAIN	FOS	FACE OF STUD	PROJ	PROJECT	WH	WATER HEATER
ADD	ADDENDUM	FR	FRAME	PSF	POUNDS/SQ. FT.	WOW	WINDOW
ADL	ADDITIONAL	FS	FULL SIZE	PSI	POUNDS/SQ. IN.	WP	WATERPROOFING
ADJ	ADJUSTABLE	FF	FIRE PROOFING	PT	PRESSURE TREATED	WRB	WATER RESISTANT BARRIER
AFF	ABOVE FINISHED FLOOR	FT	FOOTING	QT	QUARRY TILE	WWF	WELDED WIRE FABRIC
ALT	ALTERNATE	FUR	FURNISHING	R	RISER	YO	YARD
ALUM	ALUMINUM	GALV	GALVANIZED	RAD	RADIUS		
ANOD	ANODIZED	GA	GAUGE	RAG	RETURN AIR GRILL		
AP	ACCESS PANEL	GB	GARABAGE	RD	ROOF DRAIN		
APP	APPROVED	GD	GROUND	RFP	REWORKING		
APPRX	APPROXIMATE	GEN	GENERAL	REC	RECESSED		
APR	APPROVED	GRFC	GENERAL REINFORCING CONCRETE	REBAR	REINFORCING		
ARSH	ARCHITECT	REF	REFERENCE				
ASPH	ASPHALT	GFRG	GLASS FIBER REINFORCED	REG	REGISTER		
AVG	AVERAGE	RENF	REINFORCED	REO	REQUIRED		
BD	BOARD	GL	GALVANIZED IRON	RES	RESILIENT TILE		
BLDG	BUILDING	GI	GLASS	REV	REVISED		
BLKG	BLOCKING	GR	GRADE	RFL	REFLECTED		
BM	BEAM	GSM	GALVANIZED SHEET METAL	RJ	ROOF JOIST		
BOJ	BOTTOM OF JOIST	HW	HOLE/BIBB	RND	ROUND		
BOW	BOTTOM OF WALL	HDR	HEADER	RO	ROUGH OPENING		
BRK	BROCK	HC	HOLLOW CORE	RS	ROUGH SAWN		
BRZ	BRONZE	HDW	HARDWOOD	RTN	RETURN		
CAB	APPROXIMATELY	HGT	HEIGHT	RV	ROOF VENT		
CB	CABINET	HP	HOLLOW METAL	RWL	RAIN WATER LEADER		
CC	CATCH BASIN	HP	HIGH POINT	S	SOUTH		
CJ	CEMENT	HORZ	HORIZONTAL	SAP	SELF-FRIGHING		
CERT	CERAMIC TILE	HTG	HEATING	SEL	SELVING		
CEM	CEILING JOIST	HTO	HEARING	SHD	SHOWER HEAD		
CKT	CONTROL JOINT	HTV	HEATING VENTING	SHS	SHIELDING		
CNT	CIRCUIT	HVC	HOT WATER	SHT	SHEET METAL		
CL	CLOSET	HWA	HOT WATER AIR CONDITIONING	SHT MTL	SHEET METAL		
CLG	CENTRAL LINE	HW	HOT WATER	SHW	SHOWER		
CLG	CEILING	HWH	HEATER	SL	SLIDING		
CLR	CLEAR	HYD	HYDRANT	SL CL	SLIDING GLASS SEALANT		
CMU	CONCRETE	ID	INSIDE DIAMETER	SNT	SPECIFICATIONS		
CNDT	CONDUIT	IN	INCH	SNT	SHELF & POLE		
COMP	COMPUTER	INCL	INCLUDED	SNT	SHEAR PANEL		
CONC	CONCRETE	INSUL	INSULATION	SP	SQUARE		
CONST	CONSTRUCTION	INT	INTERIOR	SQ FT	SQUARE FOOT		
CONT	CONTINUOUS	INV	INVERT	SS	SEE STRUCTURAL DRAWINGS		
CONTR	CONTRACTOR	J	JOINT	STL	STEEL		
CS	COUNTERSINK	JST	JOIST	STL STL	STAINLESS STEEL		
CT	CURTAIN TRACK	KPL	KICKPLATE	STOR	STORAGE		
CUT	CUSTOM	LAM	LAMINATED	STRCT	STRUCTURAL		
OW	COLD WATER	LAW	LAWATORY	SUSP	SUSPENDED		
Ø	DIAMETER	LP	LOW POINT	T	TREAD		
Ø	DIAMETER	LAW	LAWATORY	TRASH	TRASH		
Ø	DIAMETER	LAW	LAWATORY	TC	TRASH ENCLOSURE		
Ø	DIAMETER	LAW	LAWATORY	TEL	TELEPHONE		
Ø	DIAMETER	LAW	LAWATORY	TER	TERRAZZO		
Ø	DIAMETER	LAW	LAWATORY	TG	TONGUE & GROOVE		
Ø	DIAMETER	LAW	LAWATORY	TH	THRESHOLD		
Ø	DIAMETER	LAW	LAWATORY	TOC	TOP OF CURB		
Ø	DIAMETER	LAW	LAWATORY	TOCC	TOP OF CONCRETE		
Ø	DIAMETER	LAW	LAWATORY	TOW	TOP OF MASONRY		
Ø	DIAMETER	LAW	LAWATORY	TOS	TOP OF SLAB		
Ø	DIAMETER	LAW	LAWATORY	TOW	TOP OF WALL		
Ø	DIAMETER	LAW	LAWATORY	TYP	TYPICAL		
Ø	DIAMETER	LAW	LAWATORY	UG	UNDERGROUND		
Ø	DIAMETER	LAW	LAWATORY	UN	UNLESS OTHERWISE NOTED		
Ø	DIAMETER	LAW	LAWATORY	UTL	UTILITY		
Ø	DIAMETER	LAW	LAWATORY	VER	VERTICAL		
Ø	DIAMETER	LAW	LAWATORY	VCT	VINYL COMPOSITE TILE		
Ø	DIAMETER	LAW	LAWATORY	VF	VERIFY IN FIELD		
Ø	DIAMETER	LAW	LAWATORY	VP	OPENING		
Ø	DIAMETER	LAW	LAWATORY	VT	VINYL TILE		
Ø	DIAMETER	LAW	LAWATORY	VS	OPPOSITE		

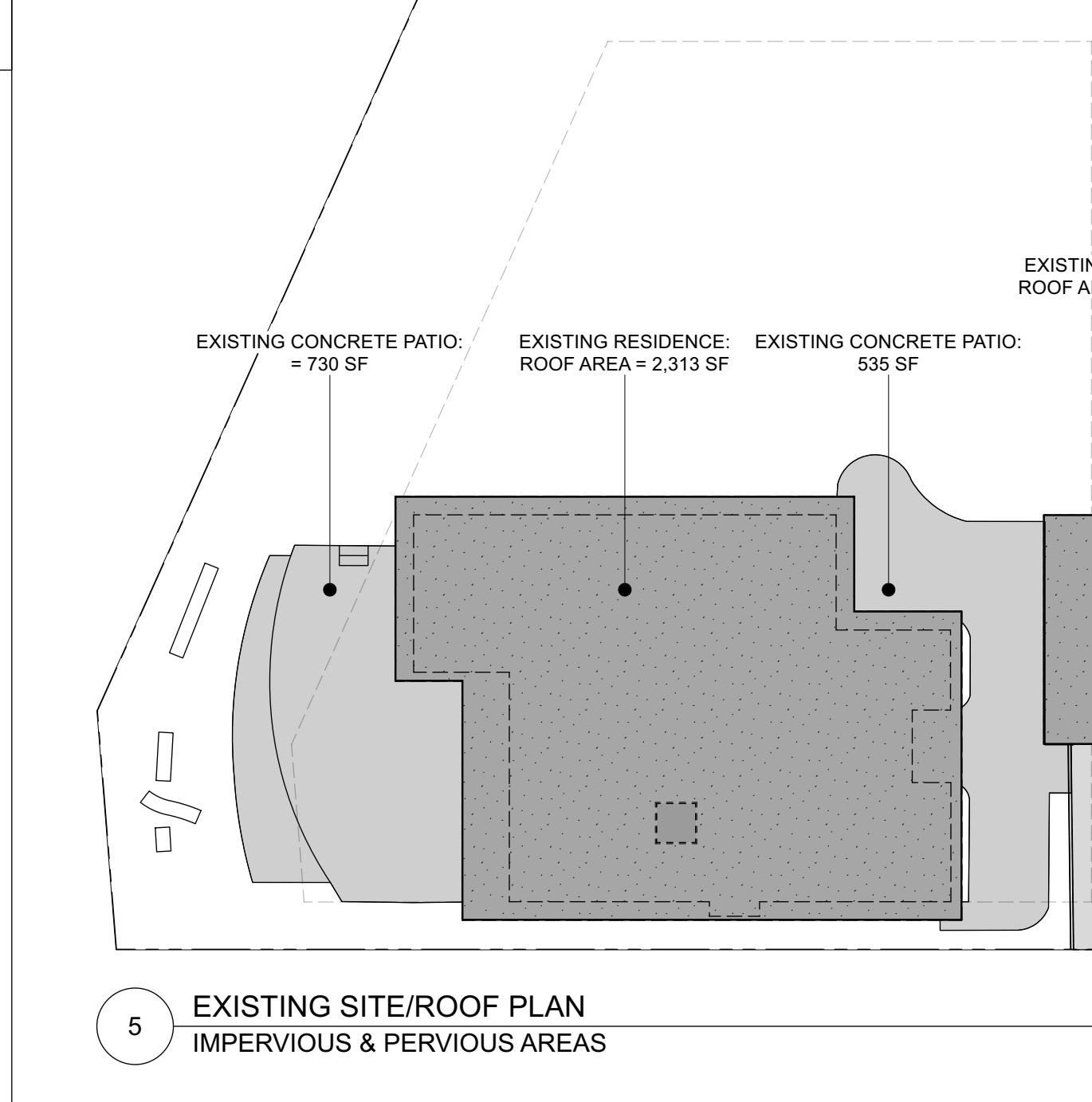
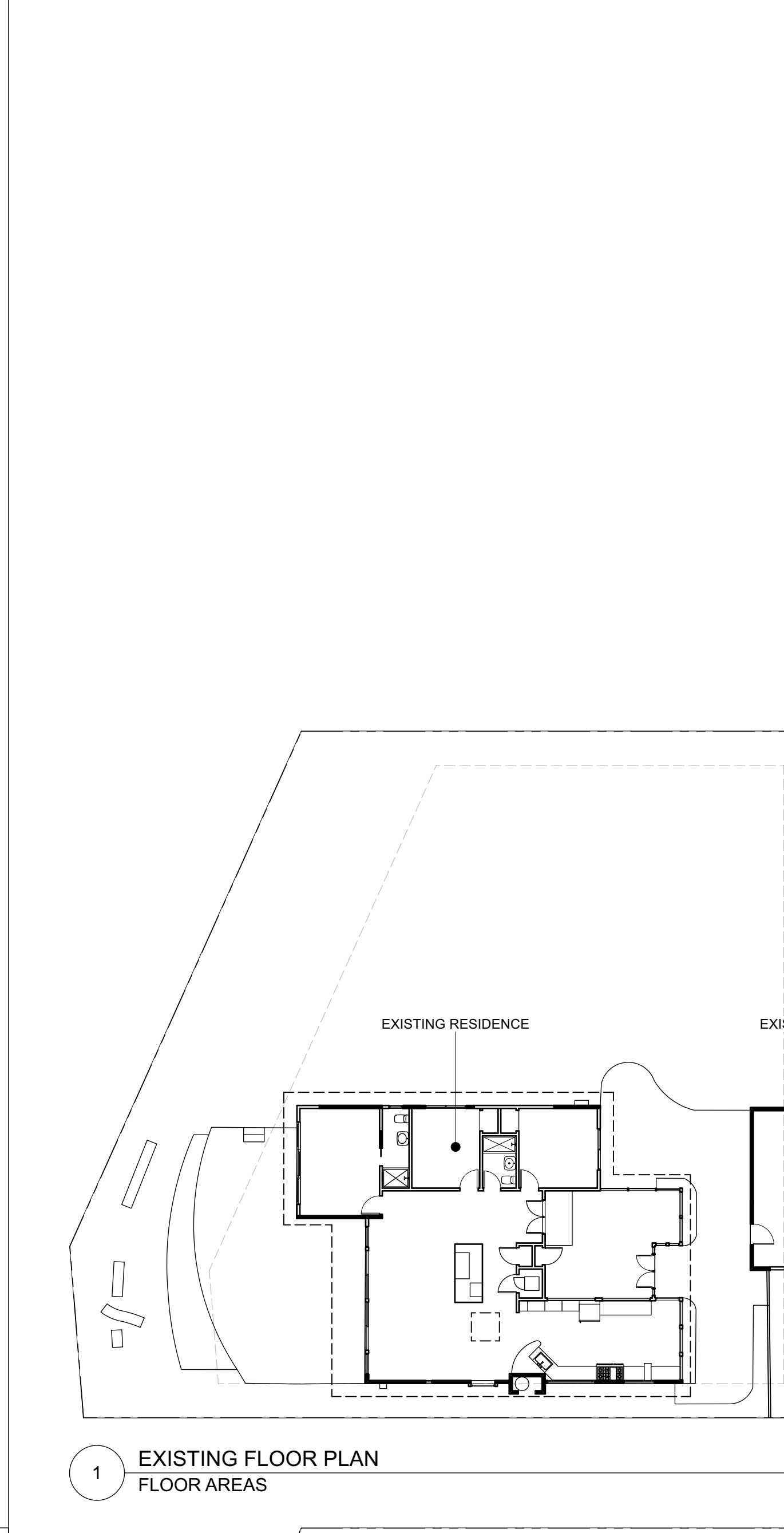
9 ABBREVIATIONS

G1.0	ARCHITECTURAL COVER PAGE & CODE ANALYSIS
G1.1	MATERIAL BOARD
SU-1	SURVEY
A1.0	SITE PLAN
A2.0	FLOOR PLANS
A2.1	ROOF PLANS
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
E1.0	LIGHTING PLAN

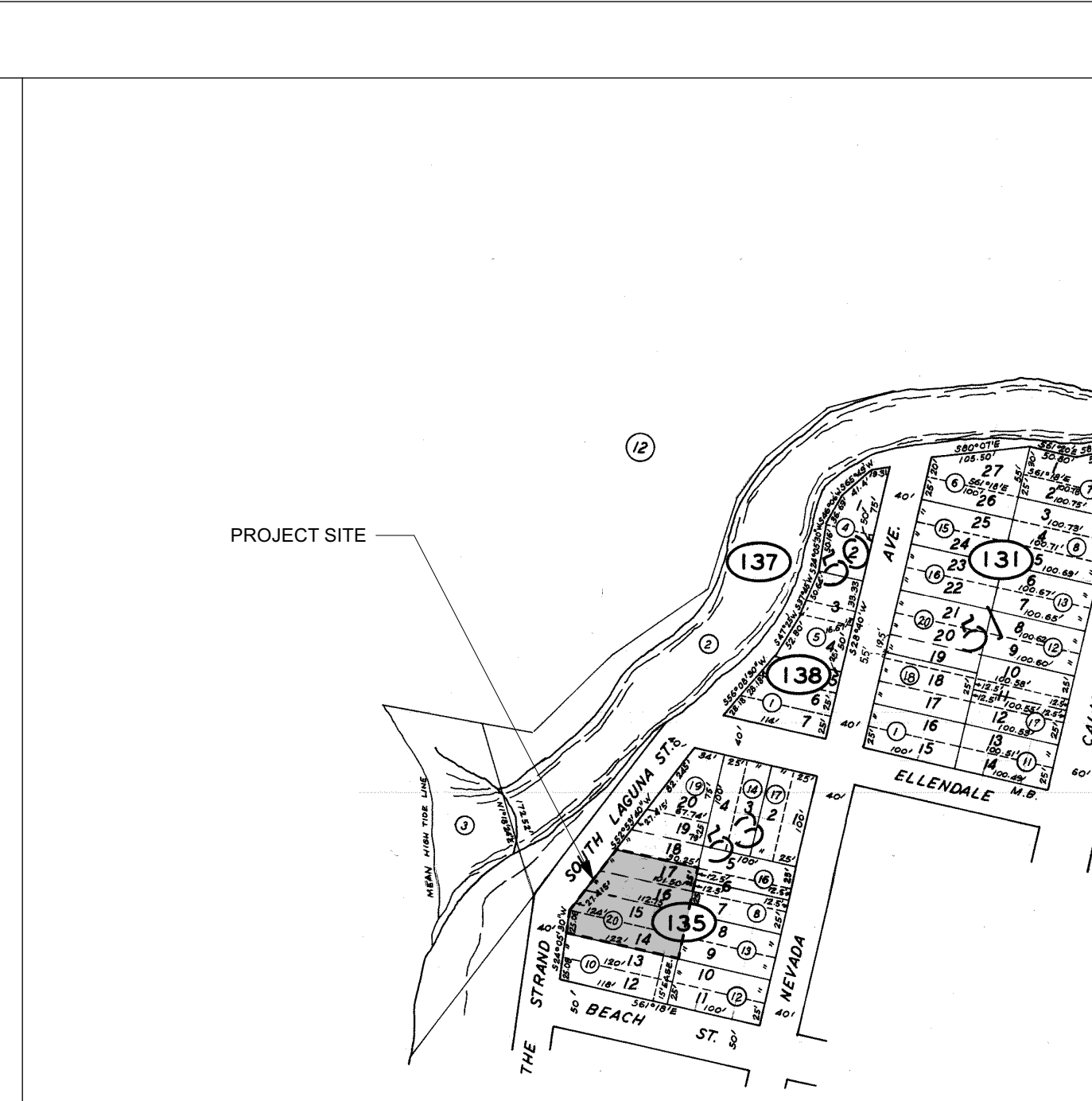
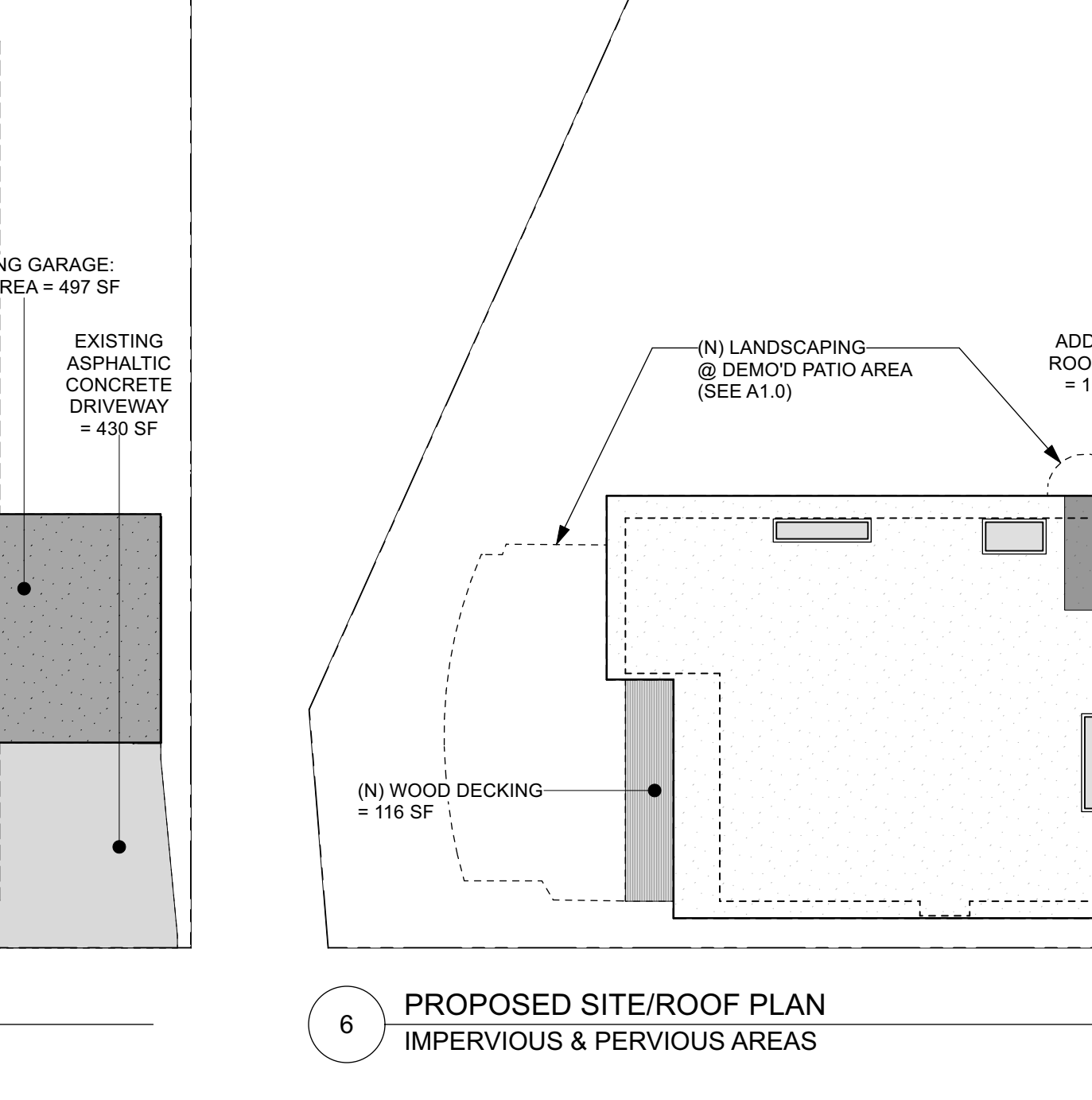
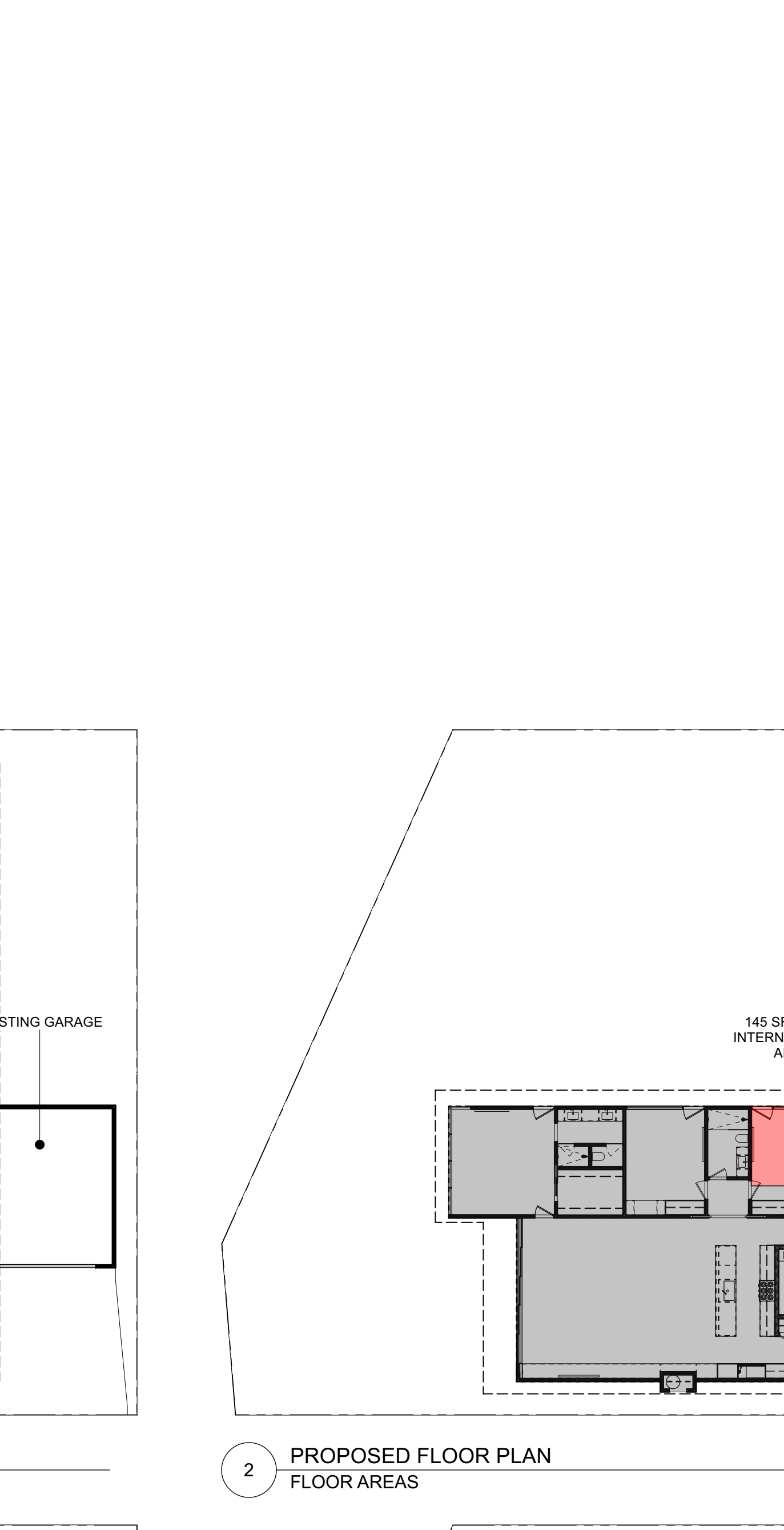
14 SHEET INDEX

PROJECT DESCRIPTION:	THE PROPOSED PROJECT IS FOR MAINTENANCE, AND A SMALL 175 SF ADDITION, TO AN EXISTING 1,851 SF RESIDENCE (9.5%). THE PROJECT IS CONSISTENT WITH SMC ZONING ORDINANCE 6300.2.7 SINCE NO ALTERATION OF LANDFORMS ARE PROPOSED FOR WITHIN 50-FT OF THE EDGE OF A COASTAL BLUFF AND IMPROVEMENTS WILL NOT RESULT IN AN INCREASE OF 10% OR MORE OF INTERNAL FLOOR AREA, AND DO NOT ADD OR AFFECT ANY OTHER EXISTING NON-ATTACHED FEATURES ON THE PROPERTY. IN ADDITION TO THE PROPOSED 145 SF ADDED BEDROOM SPACE AND A 30 SF EXPANDED ENTRY DOORWAY (175 SF TOTAL), PROPOSED MAINTENANCE INCLUDES REPLACING WORN WOODEN JOISTS AND FRAMING, NEW WINDOWS, DOORS, FLASHING, INSULATION AS REQUIRED AND A NEW ROOF USING SINGLE PLY ROOFING MEMBRANE (INTERIOR CEILING HEIGHTS TO REMAIN SAME). EXISTING CONCRETE PATIOS WILL BE REMOVED AND REPLACED WITH SMALLER PERVIOUS WOOD DECKS TO BRING THE PROJECT IN CONFORMANCE WITH THE SMC ZONING ORDINANCE 6300.2.7.
PROJECT ADDRESS:	97 BEACH STREET, MOSS BEACH, CA 94038
APN:	037-135-200
DISTRICTS:	R-1, S-17, DR, CD
APPLICABLE CODES:	2021 CALIFORNIA BUILDING CODE 2021 CALIFORNIA MECHANICAL CODE 2021 CALIFORNIA ELECTRICAL CODE 2021 CALIFORNIA PLUMBING CODE 2021 CALIFORNIA ENERGY CODE 2021 CALIFORNIA GREEN BUILDING CODE 2021 CALIFORNIA FIRE CODE
ARCHITECT:	LINEOFFICE ARCHITECTURE, INC 2339 THIRD STREET, SUITE 18 SAN FRANCISCO, CA 94107 TEL: 415.355.0095 CONTACT: ROSS HUMMEL
OCCUPANCY GROUP:	EXISTING: R-3 PROPOSED: R-3 NO CHANGE
CONSTRUCTION TYPE:	EXISTING: TYPE V-B PROPOSED: TYPE V-B NO CHANGE
SQUARE FOOTAGE (BUILDING AREAS):	EXISTING: 1,851 SF PROPOSED: 2,026 SF TOTAL: 3,877 SF
	EXISTING: 431 SF PROPOSED: 175 SF TOTAL: 606 SF
	EXISTING: 2,348 SF PROPOSED: 2,523 SF TOTAL: 4,871 SF
	EXISTING: 175 SF PROPOSED: 175 SF TOTAL: 350 SF
	EXISTING: 2,348 SF PROPOSED: 2,523 SF TOTAL: 4,871 SF

19 PROJECT DATA



18 VICINITY MAP



17 ASSESSOR BLOCK MAP

1. SQUARE FOOTAGE CALCULATIONS

EXISTING RESIDENCE:	1,851 SF
EXISTING GARAGE:	497 SF
TOTAL:	2,348 SF
PROPOSED RESIDENCE:	2,026 SF
PROPOSED GARAGE:	175 SF ADD
TOTAL:	2,523 SF
NO CHANGE:	175 SF ADD
TOTAL:	175/1,851 = 9.5% ADD

2. SITE COVERAGE

PARCEL COVERAGE CALCULATION:

PARCEL SIZE:	11,106 SF
RESIDENCE+GARAGE:	2,523 SF
2,523/11,106 =	23% PARCEL COVERAGE

PARCEL COVERAGE OF STRUCTURES 16FT IN HEIGHT OR LESS SHALL NOT EXCEED 50% OF PARCEL SIZE (SMC ZONING SEC 6300.2.7) **PROJECT CONFORMS**

3.3 & C.6 DEVELOPMENT REVIEW CHECKLIST CALCULATIONS

1. PRE-PROJECT IMPERVIOUS SURFACE, TABLE 1.B.1.a

ROOF AREAS:	2,313 + 497 = 2,810 SF
PATIOS & DRIVEWAYS:	730 + 535 + 430 = 1,695 SF
TOTAL:	4,505 SF

2. PRE-PROJECT PERVIOUS SURFACE, TABLE 1.B.1.a

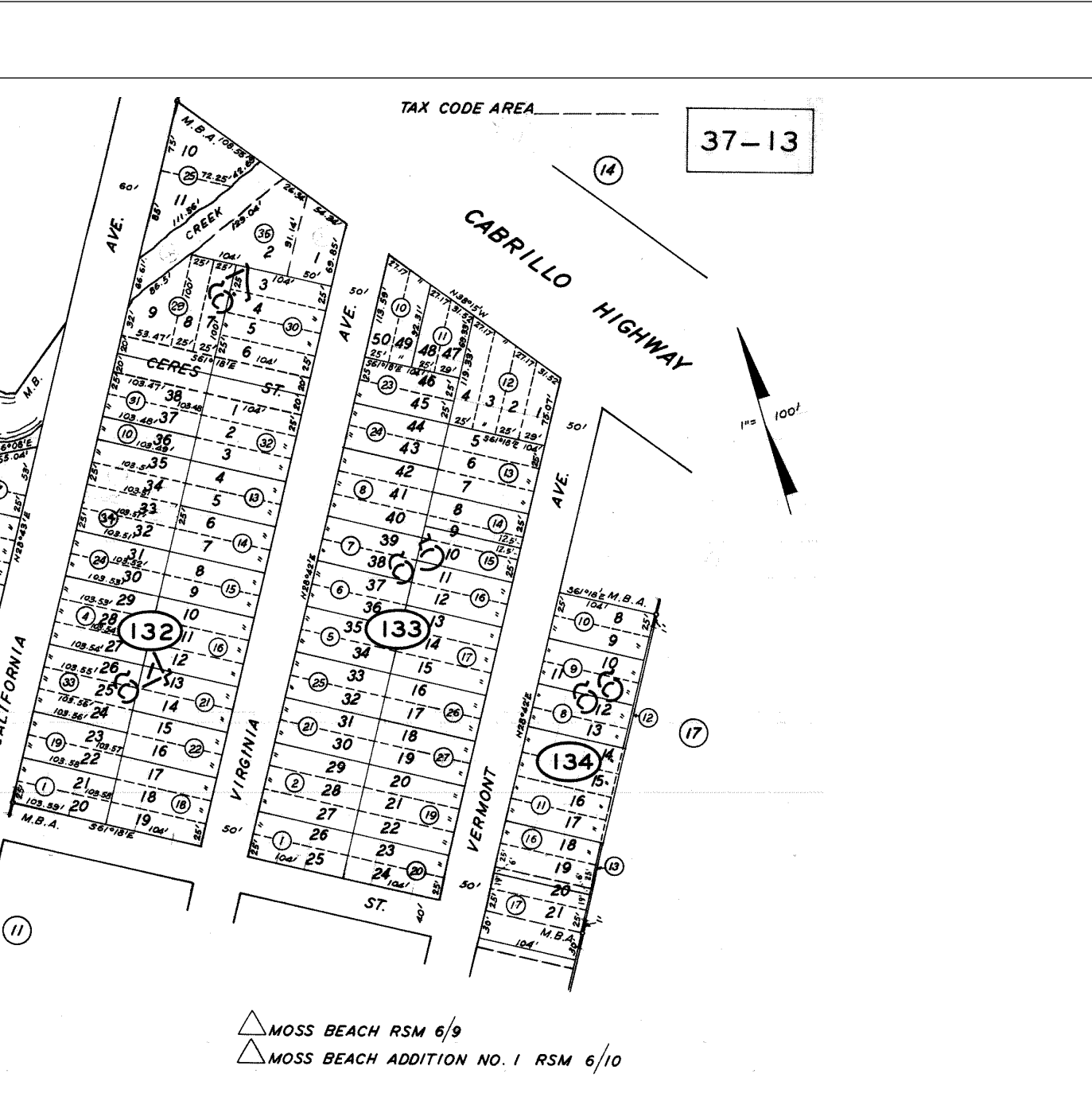
LANDSCAPING:	6,601 SF
TOTAL:	6,691 SF

3. POST-PROJECT IMPERVIOUS SURFACE, TABLE 1.B.1.a

RETAINED ROOF AREA:	2,810 SF
ADDED ROOF AREA:	135 SF
RETAINED IMPERVIOUS AREA:	431 SF
TOTAL:	3,375 SF

4. POST-PROJECT PERVIOUS SURFACE, TABLE 1.B.1.a.1

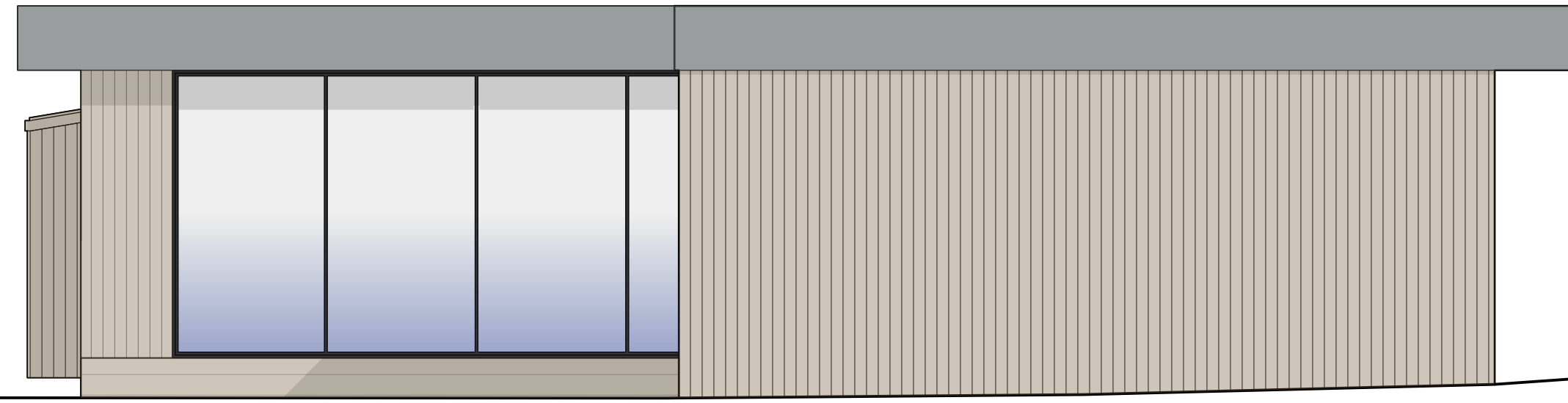
ADDED DECKING AREA:	116 + 92 + 208 SF
LANDSCAPING (SEE A1.0):	7,923 SF
TOTAL:	7,731 SF



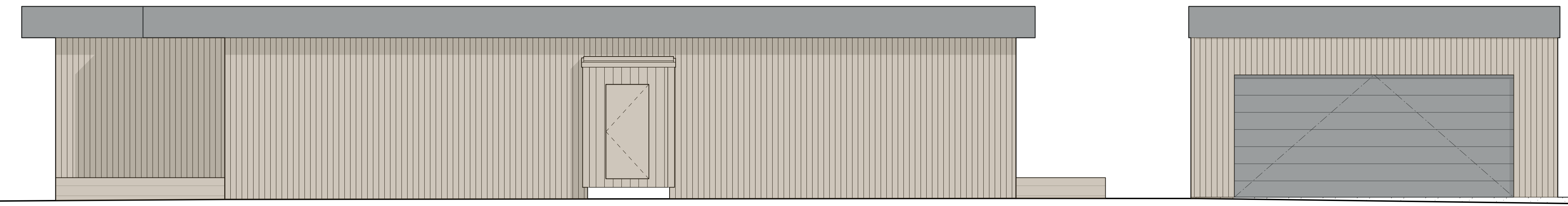
17 ASSESSOR BLOCK MAP

G1.0

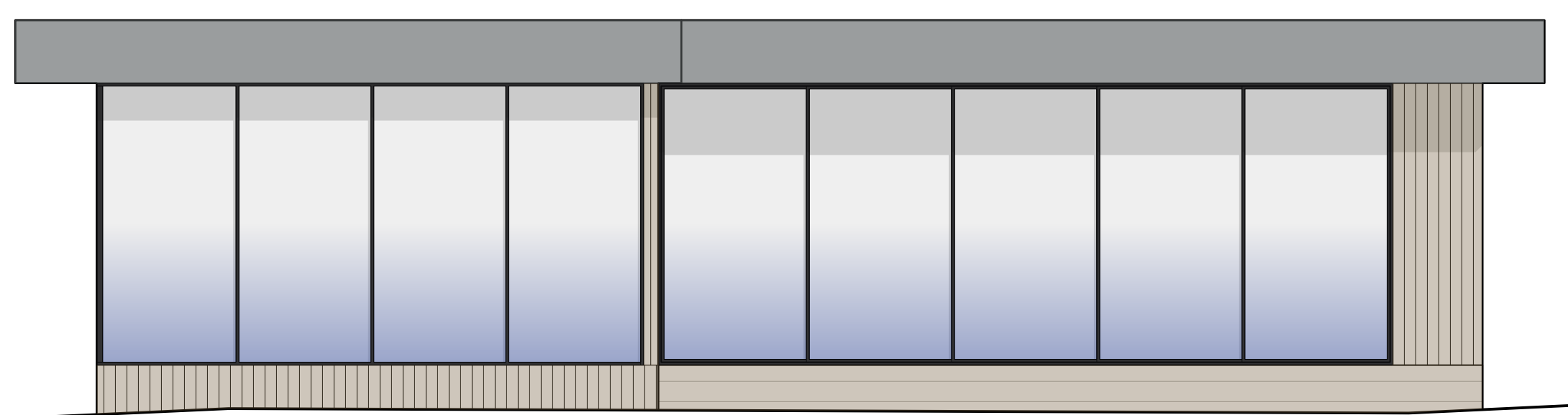




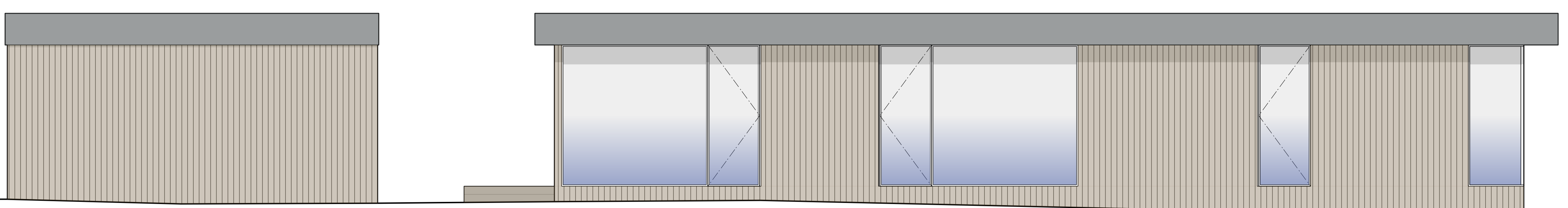
1 EAST ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"



3 WEST ELEVATION  
1/4" = 1'-0"



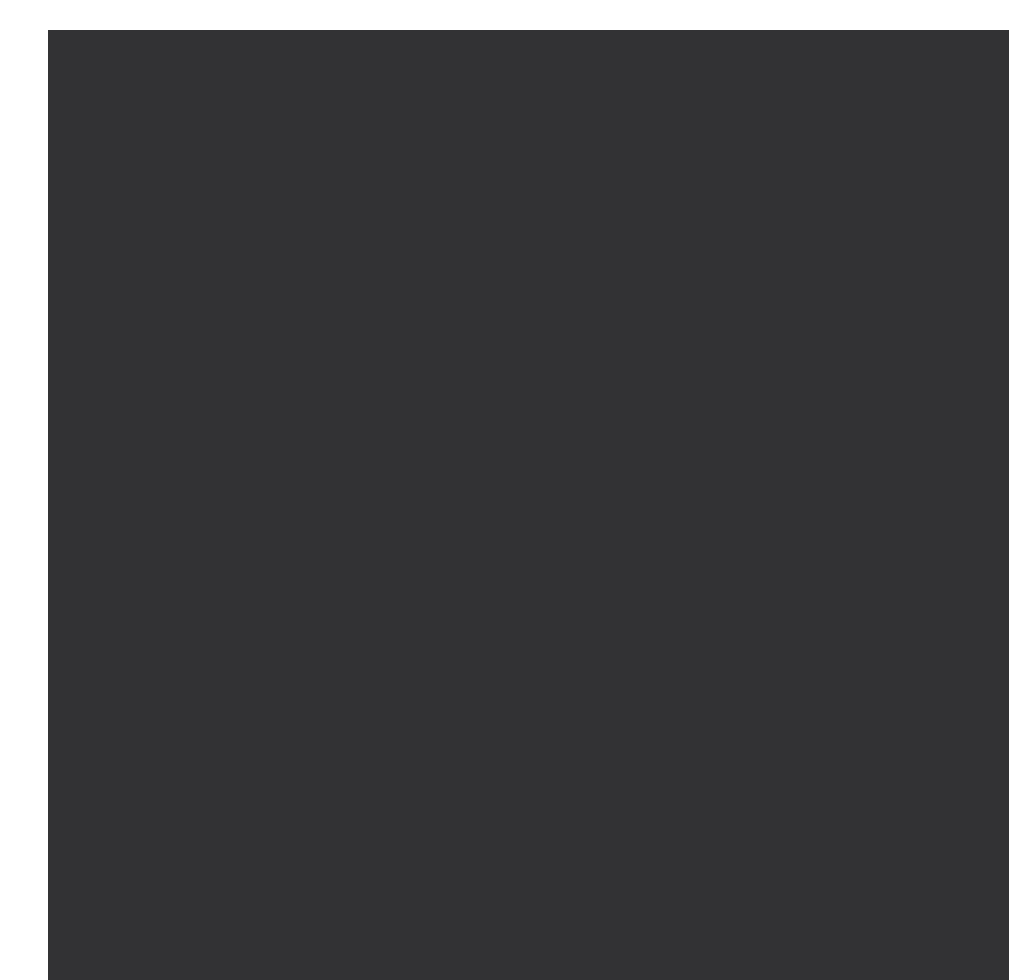
4 NORTH ELEVATION  
1/4" = 1'-0"



CEDAR SIDING W/ CLEAR STAIN



GREY POWDER COATED METAL ROOF FASCIA AND GARAGE DOOR



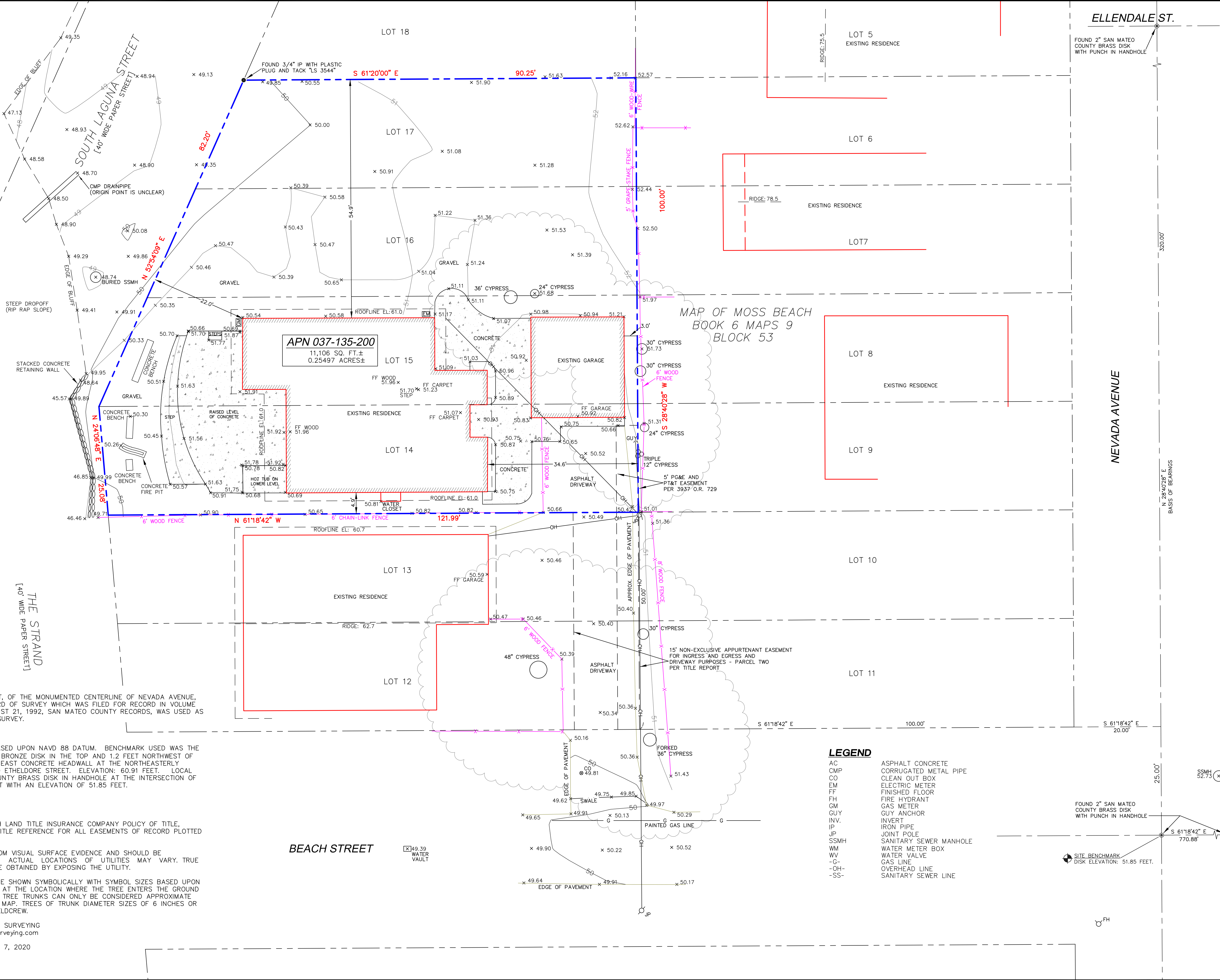
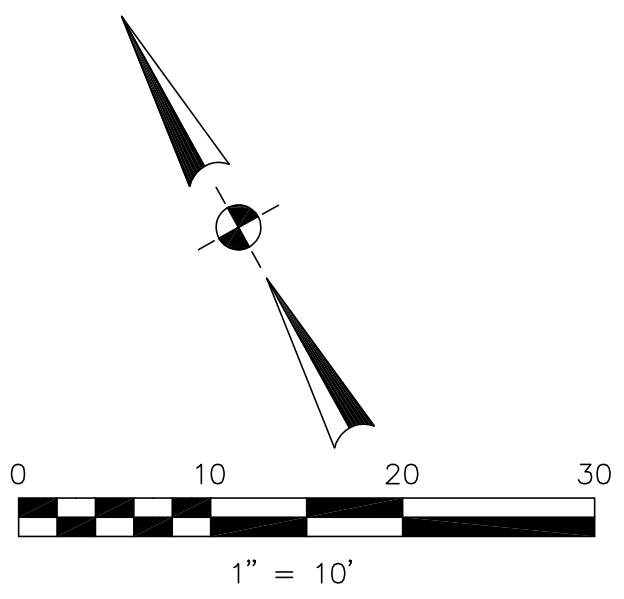
BLACK ANODIZED GLASS DOOR AND WINDOW FRAMES



GREY PVC ROOFING MEMBRANE



REVISION	SCALE
1 09.19.22 PLANNING <td>AS NOTED</td>	AS NOTED
ISSUE	DATE
	09.19.2022
	SHEET
	MATERIAL BOARD



**BASIS OF BEARINGS**

THE BEARING, NORTH 28°40'28" EAST, OF THE MONUMENTED CENTERLINE OF NEVADA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 14 OF LLS MAPS PAGE 59 ON AUGUST 21, 1992, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), A BRONZE DISK IN THE TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE NORTHEAST CONCRETE HEADWALL AT THE NORTHEASTERLY JUNCTION OF STATE HIGHWAY 1 AND ETHELDORRE STREET. ELEVATION: 60.91 FEET. LOCAL BENCHMARK IS THE SAN MATEO COUNTY BRASS DISK IN HANDHOLE AT THE INTERSECTION OF NEVADA AVENUE AND BEACH STREET WITH AN ELEVATION OF 51.85 FEET.

**NOTES:**

BGT RELIED UPON A COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY OF TITLE, POLICY NO. FLNP-0051700092, 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.

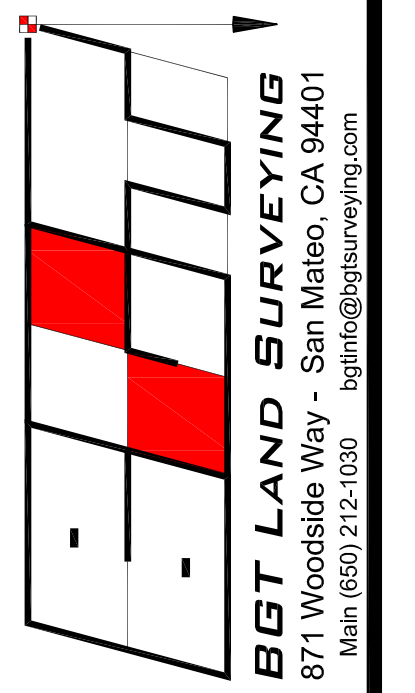
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

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

DATE OF FIELD SURVEY: FEBRUARY 7, 2020  
JOB NUMBER: 19-159

**LEGEND**

- AC ASPHALT CONCRETE
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT BOX
- EM ELECTRIC METER
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- GM GAS METER
- GUY GUY ANCHOR
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER BOX
- WV WATER VALVE
- G- GAS LINE
- OH- OVERHEAD LINE
- SS- SANITARY SEWER LINE



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
LOTS 14-17, BLOCK 53, "MAP OF MOSS BEACH" (BOOK 6 MAPS 9)  
**97 BEACH STREET**  
MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:  
037-135-200

Prepared For:  
WHITESIDE MANAGEMENT  
2 HENRY ADAMS STREET, M-3  
SAN FRANCISCO, CA 94103

Date: FEB. 2020  
Scale: 1" = 10'  
Contour Interval: 1'  
Drawn by: LHL  
Revisions:

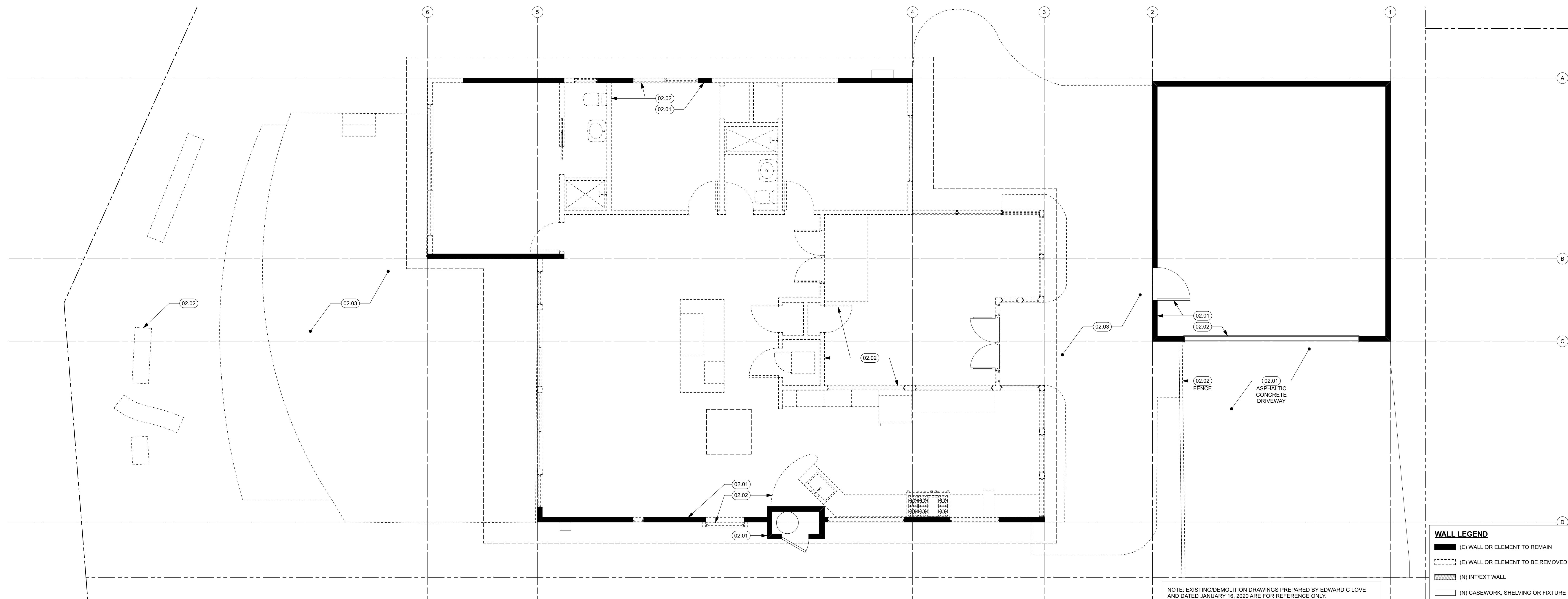
**SU-1**

Job No. 19-159

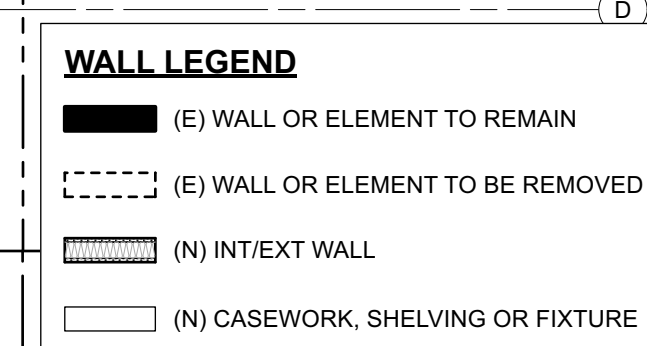








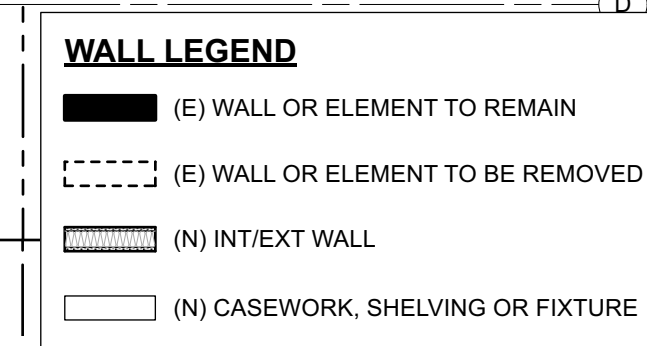
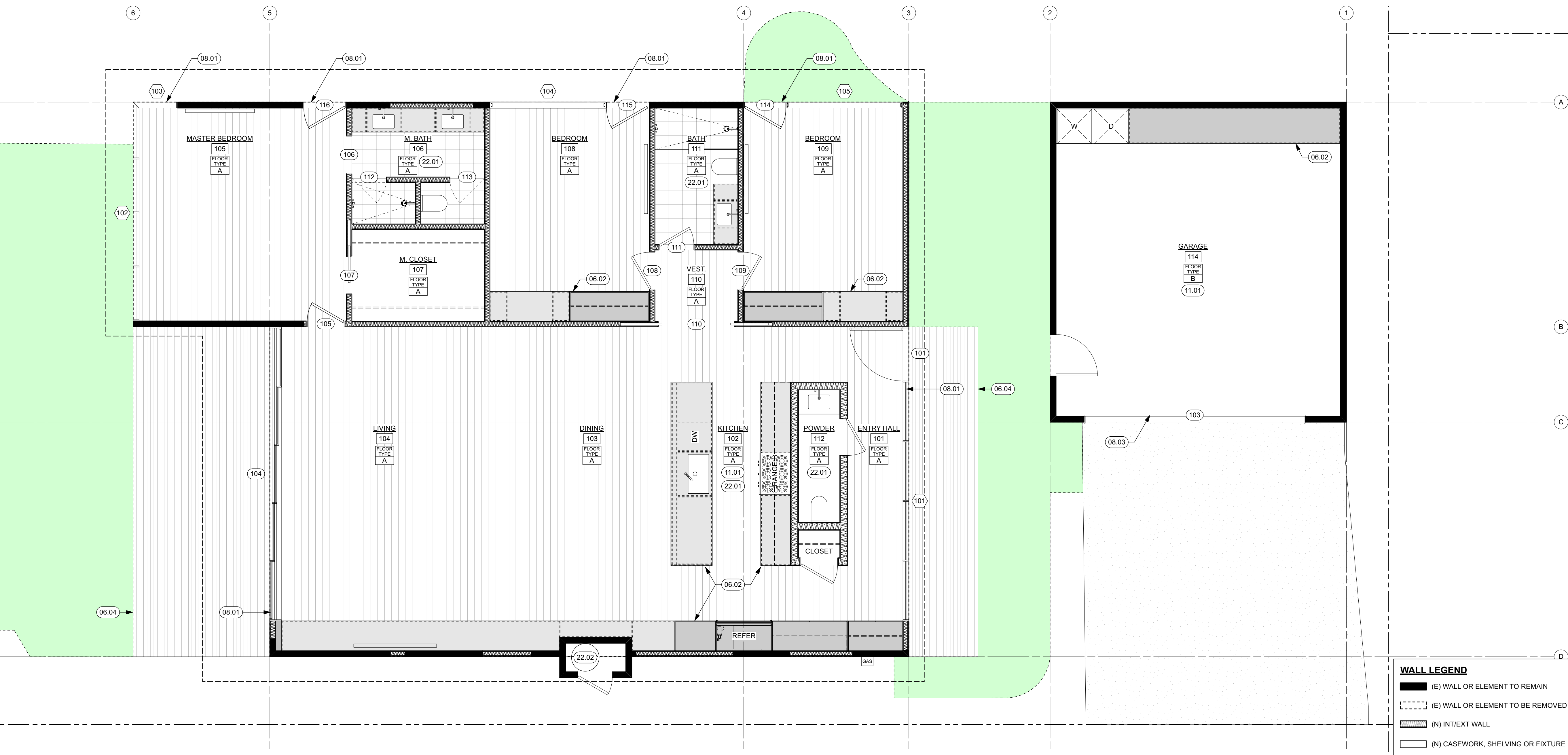
- KEYNOTES**
- 02 EXISTING CONDITIONS
  - 02.01 (E) WALL COMPONENT OR FIXTURE TO REMAIN
  - 02.02 (E) WALL COMPONENT OR FIXTURE TO BE REMOVED AS INDICATED
  - 02.03 EXISTING CONCRETE PAVED AREA TO BE REMOVED TO CONFORM WITH IMPERVIOUS COVERAGE LIMITS OF SMC ZONING SECTION 63002.7
  - 06 WOOD AND PLASTICS
  - 06.01 2X WALL FRAMING (SSD)
  - 06.02 CUSTOM WOOD CASEWORK (SEE CASEWORK SCHEDULE)
  - 06.03 NOT USED
  - 06.04 (N) WOOD DECKING - TOP OF DECKING TO BE LESS THAN 1" ABOVE GRADE AT ALL LOCATIONS
  - 07 THERMAL AND MOISTURE
  - 07.01 (N) TPO OR PVC ROOFING MEMBRANE (LIGHT COLOR) OVER SLOPED RIGID INSULATION
  - 07.02 (N) VERTICAL WOOD SIDING BOARDS
  - 07.03 (N) METAL FASCIA
  - 08 OPENINGS
  - 08.01 (N) ALUMINUM DOOR AND WINDOW SYSTEM (MFR TBD)
  - 08.02 (N) SKYLIGHT
  - 08.03 (N) OVERHEAD GARAGE DOOR
  - 11 EQUIPMENT
  - 11.01 (N) KITCHEN AND LAUNDRY APPLIANCES (SEE APPLIANCE SCHEDULE)
  - 22 PLUMBING
  - 22.01 (N) PLUMBING FIXTURES (SEE PLUMBING FIXTURE SCHEDULE)
  - 22.02 (N) WATER HEATER
  - 22.03 (N) ROOF DRAIN
  - 23 HVAC
  - 23.01 (E) HVAC SYSTEM TO BE EVALUATED AND REPAIRED/REPLACED AS REQ'D. ALL MECHANICAL WORK TO BE COMPLETED DESIGN/BUILD UNDER A SEPARATE PERMIT.
  - 26 ELECTRICAL
  - 26.01 INTERIOR POWER AND LIGHTING MODIFICATIONS TO BE COMPLETED UNDER A SEPARATE PERMIT.
  - 26.02 (N) EXTERIOR LIGHT FIXTURE (SEE 10E1.0 FOR PRODUCT DATA)



10 FIRST FLOOR PLAN - DEMOLITION

**LANDSCAPE NOTE:**  
THE AREA WHERE PAVING WILL BE REMOVED AND REPLACED WITH LANDSCAPE IS SHADDED GREEN ON THIS PLAN. THE FOUR PLANT SPECIES PROPOSED ARE INDICATED BELOW. EACH OF THESE SPECIES IS DROUGHT TOLERANT AND SUITABLE FOR USE ON THIS SITE AND IN THIS COASTAL CLIMATE.

- CREeping GRASSES:**  
FESTUCA RUBRA & LEYMUS TRITICOIDES LAGUNITA
- CLUMPING GRASSES:**  
FESTUCA GLAUCA & CALAMAGROSTIS FOLIOSA
- GROUND COVER:**  
CEANOETHUS 'CARMEL CREEPER' & BACCHARIS 'PIGEON POINT'
- ACCENT PLANTING:**  
AGAVE ATTENUATA 'BLUE FLAME' & ZAUSCHNERIA CALIFORNICA, CATALINA

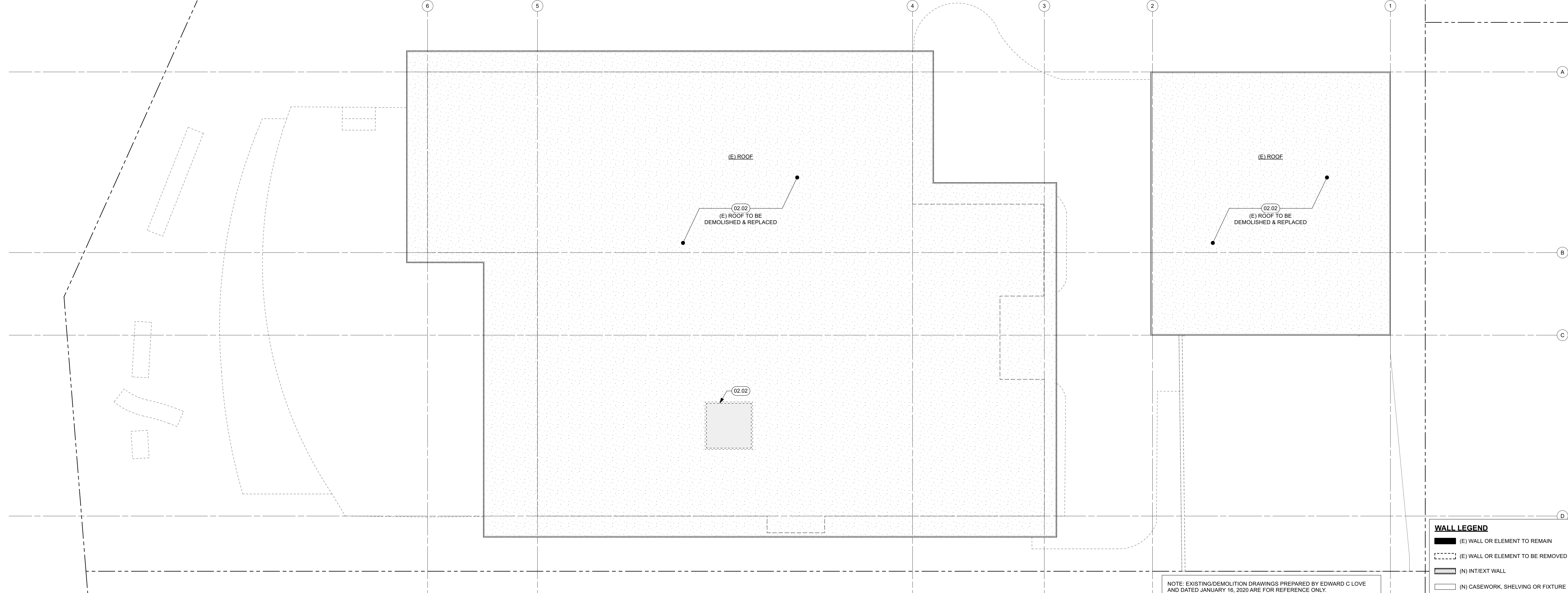


20 FIRST FLOOR PLAN - PROPOSED



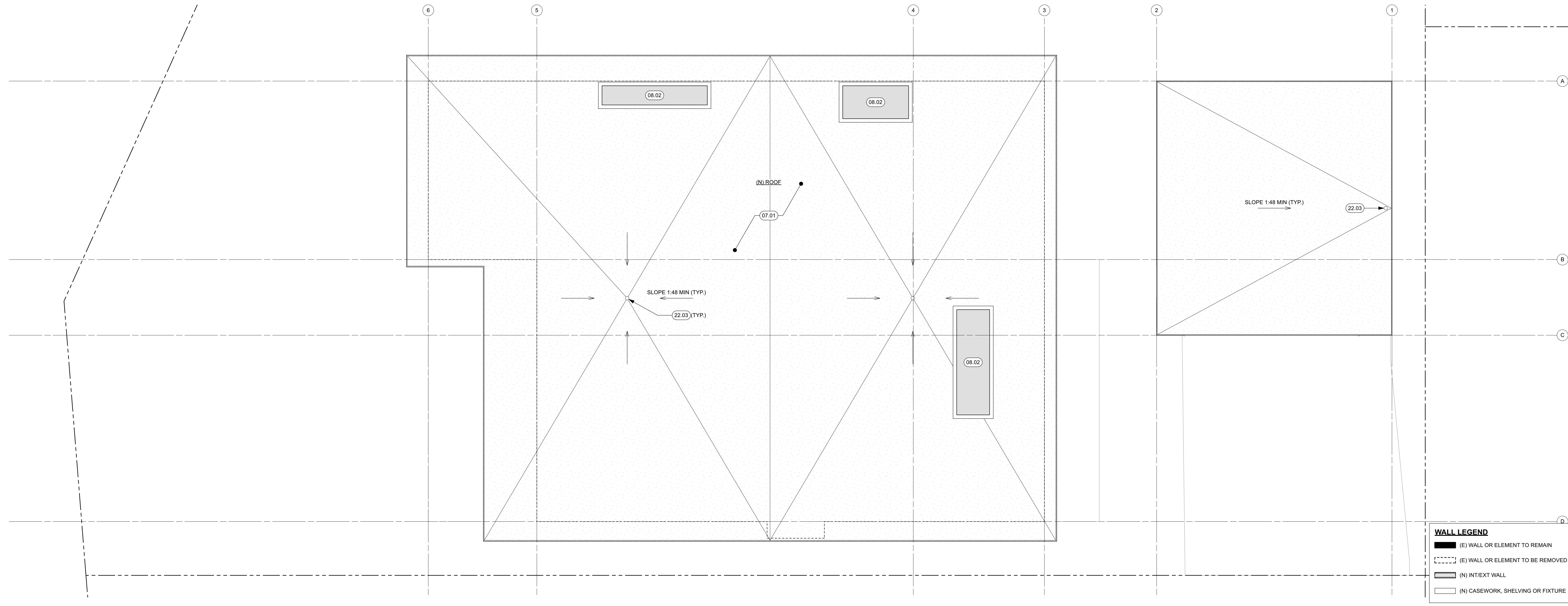
REVISION	SCALE
1 09.19.22 PLANNING <td>AS NOTED</td>	AS NOTED
DATE	09.19.22
SHEET	FLOOR PLANS





- KEYNOTES**
- 02 EXISTING CONDITIONS**
  - 02.01 (E) WALL, COMPONENT OR FIXTURE TO REMAIN
  - 02.02 (E) WALL, COMPONENT OR FIXTURE TO BE REMOVED AS INDICATED
  - 02.03 EXISTING CONCRETE PAVED AREA TO BE REMOVED TO CONFORM WITH PREVIOUS COVERAGE LIMITS OF SMC ZONING SECTION 0302.7
  - 06 WOOD AND PLASTICS**
  - 06.01 2X WALL FRAMING (SSD)
  - 06.02 CUSTOM WOOD CASEWORK (SEE CASEWORK SCHEDULE)
  - 06.03 NOT USED
  - 06.04 (N) WOOD DECKING - TOP OF DECKING TO BE LESS THAN 1" ABOVE GRADE AT ALL LOCATIONS
  - 07 THERMAL AND MOISTURE**
  - 07.01 (N) TPO OR PVC ROOFING MEMBRANE (LIGHT COLOR) OVER SLOPED RIGID INSULATION
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  - 26 ELECTRICAL**
  - 26.01 INTERIOR POWER AND LIGHTING MODIFICATIONS TO BE COMPLETED UNDER A SEPARATE PERMIT.
  - 26.02 (N) EXTERIOR LIGHT FIXTURE (SEE 10E1 FOR PRODUCT DATA)

10 ROOF PLAN - DEMOLITION



- WALL LEGEND**
- (E) WALL OR ELEMENT TO REMAIN
  - (E) WALL OR ELEMENT TO BE REMOVED
  - (N) INT/EXT WALL
  - (N) CASEWORK, SHELVING OR FIXTURE

20 ROOF PLAN - PROPOSED



REVISION	SCALE
1 09.19.22 PLANNING <td>AS NOTED</td>	AS NOTED
DATE	09.19.22
SHEET	ROOF PLANS

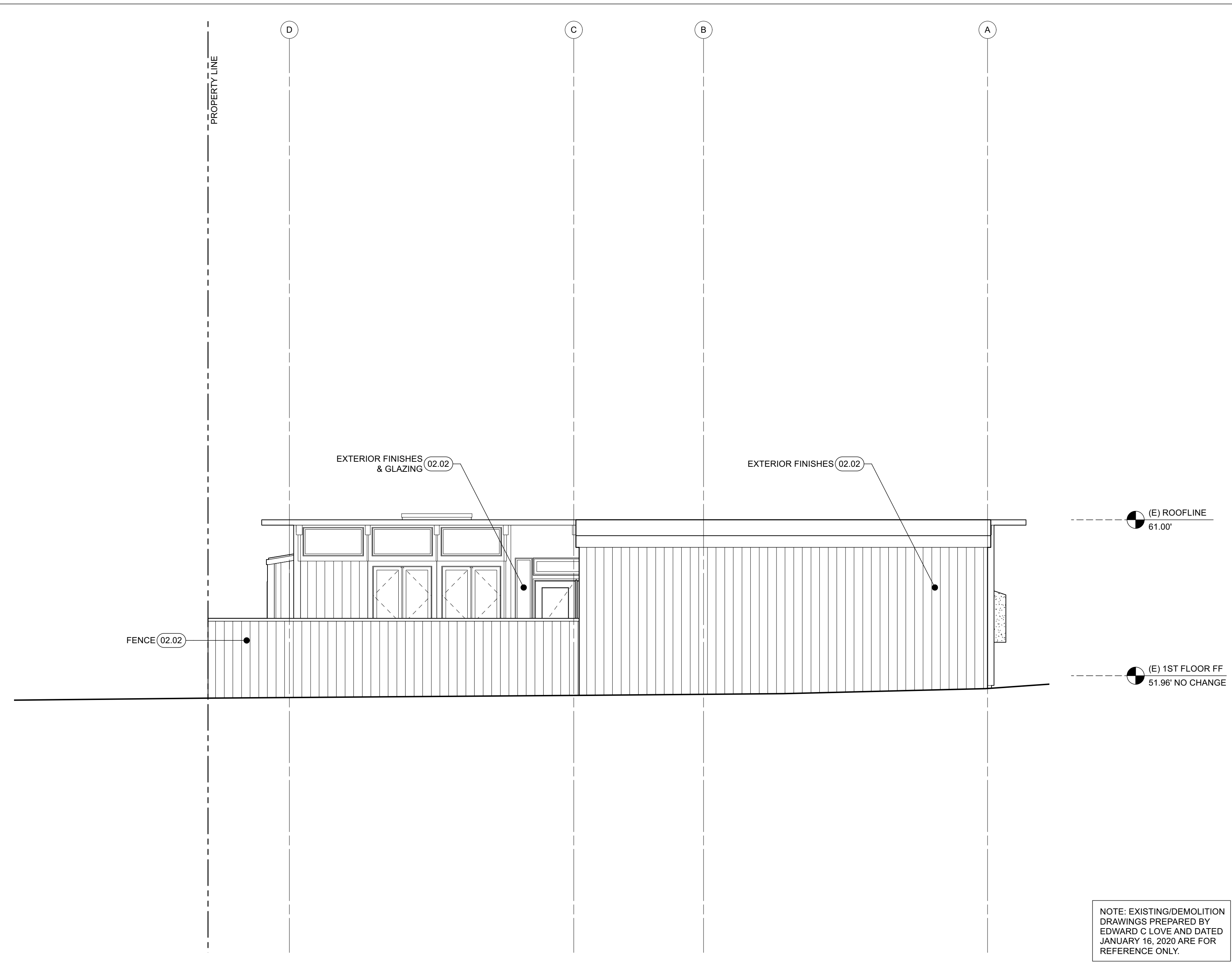




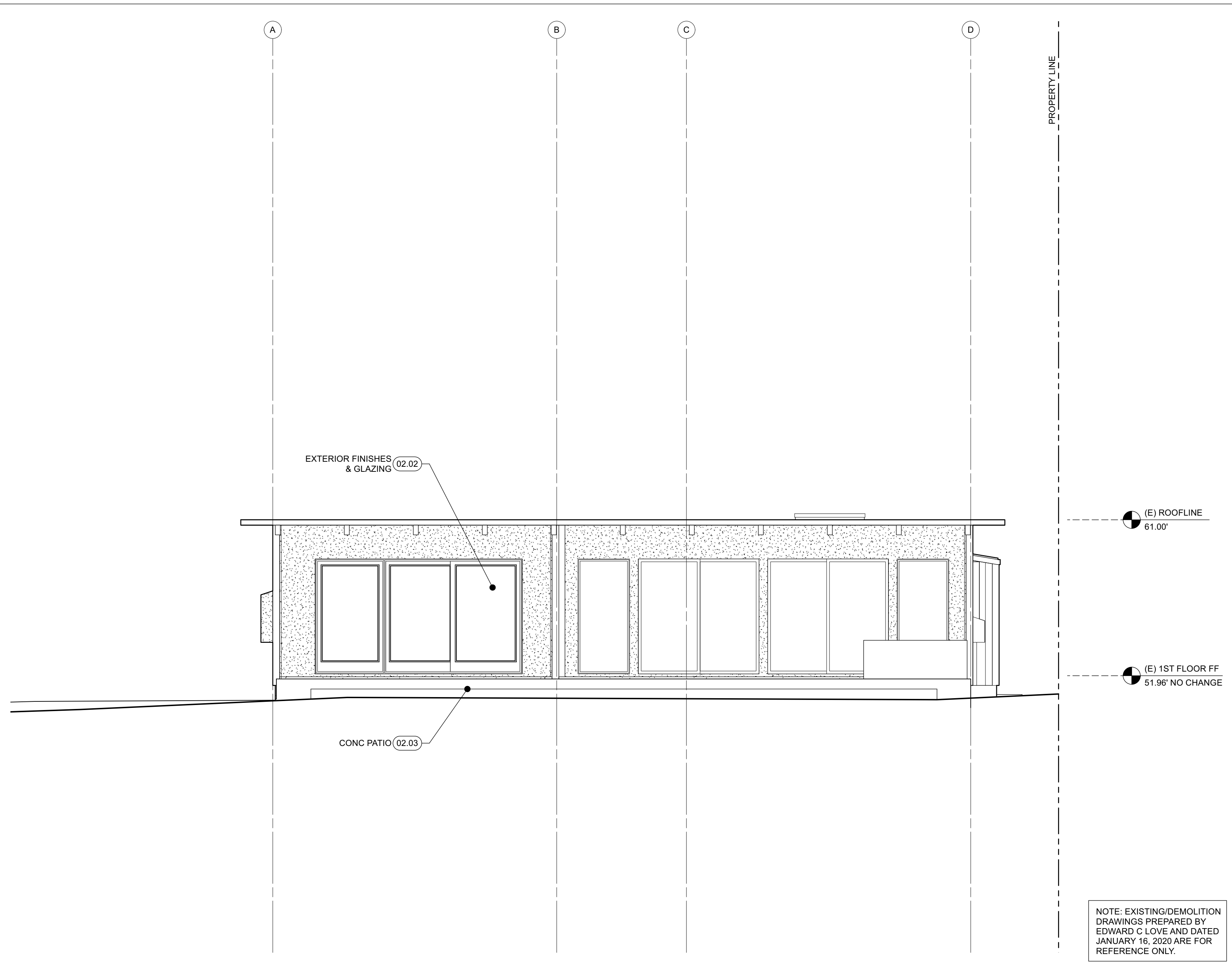




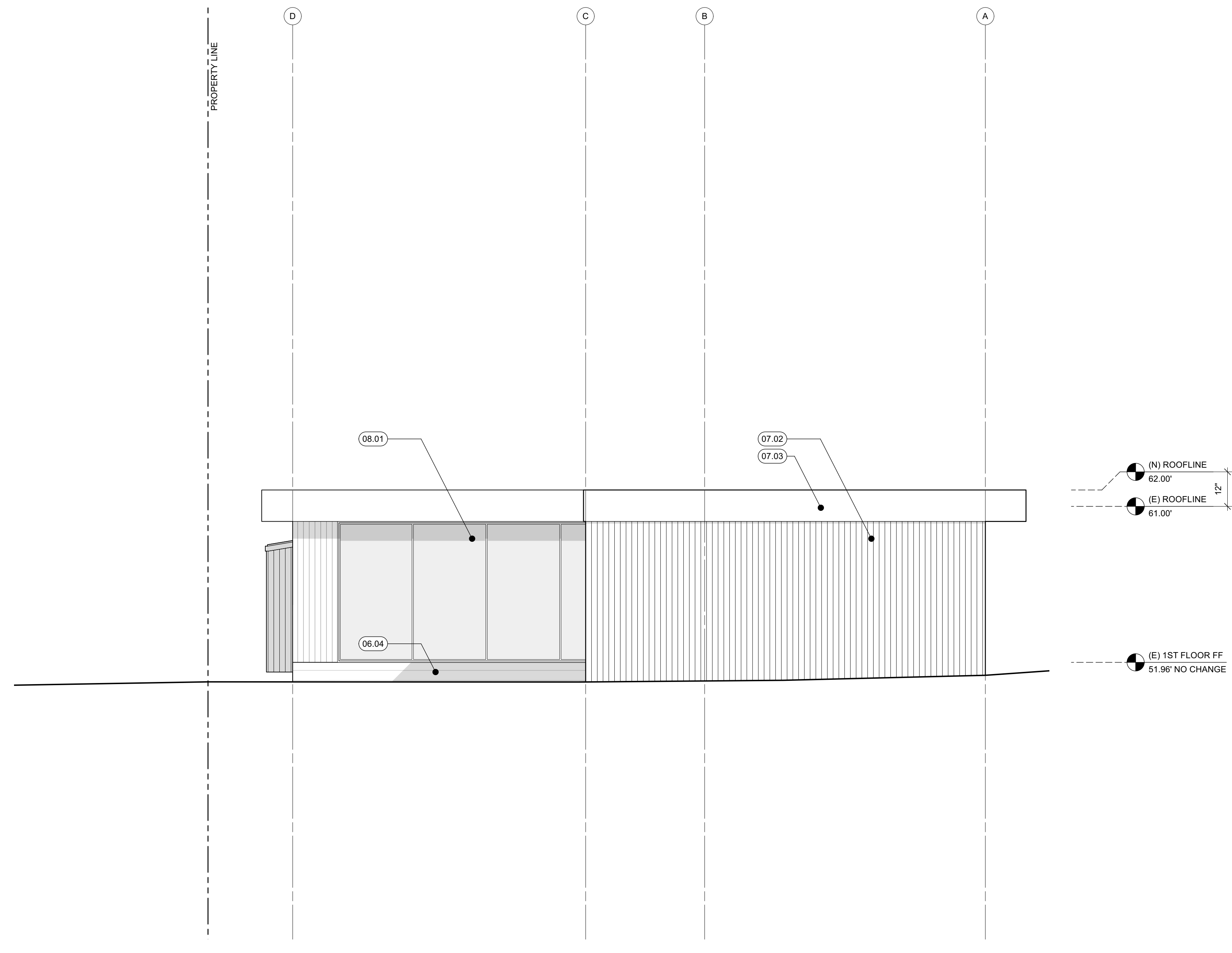




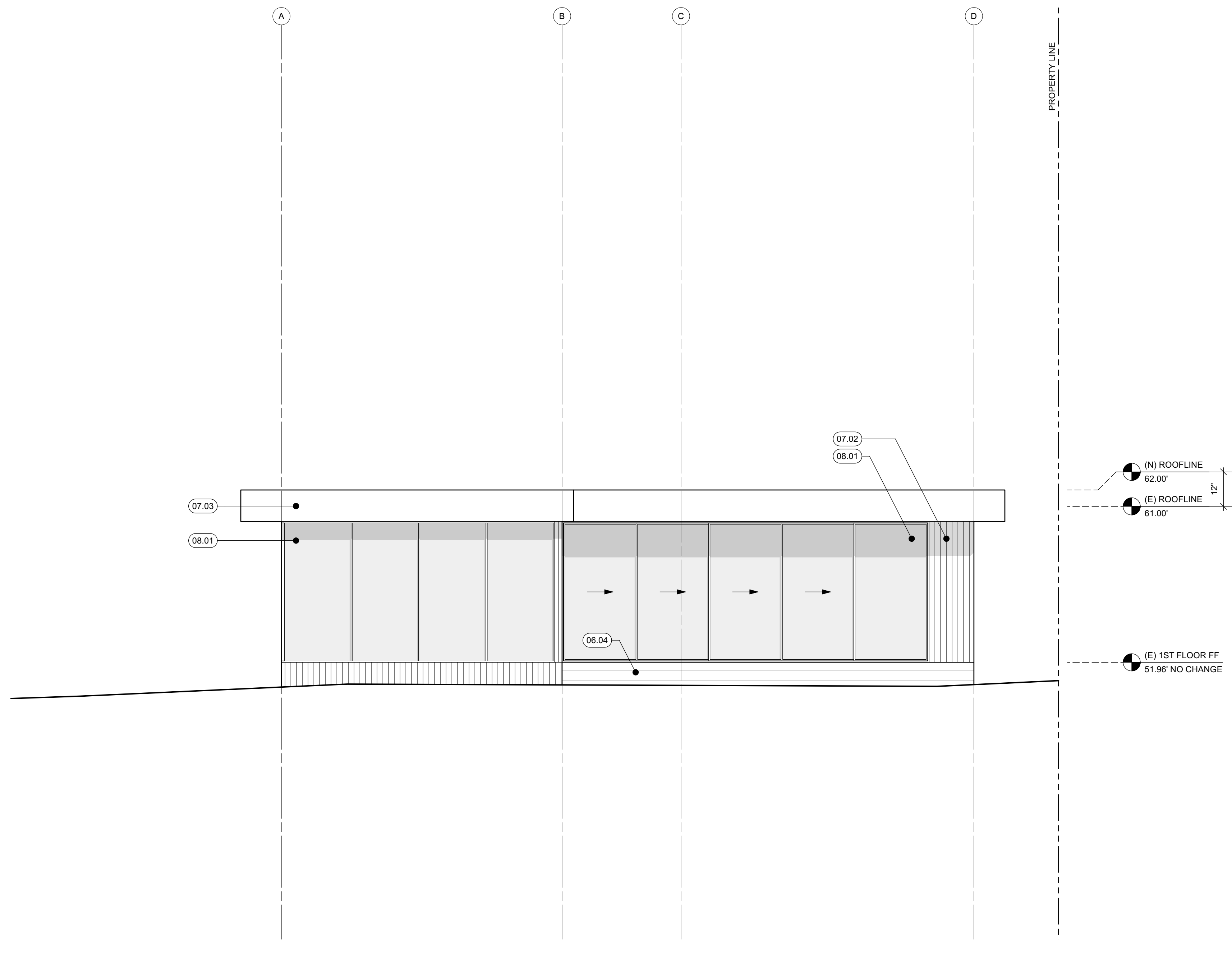
10 EAST EXTERIOR ELEVATION - EXISTING



8 WEST EXTERIOR ELEVATION - EXISTING



20 EAST EXTERIOR ELEVATION - PROPOSED



18 WEST EXTERIOR ELEVATION - PROPOSED

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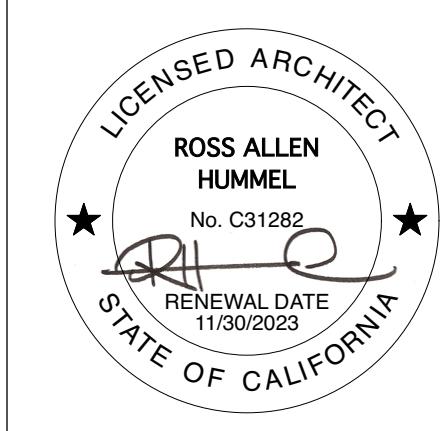
NOTE: EXISTING/DEMOLITION DRAWINGS PREPARED BY EDWARD C LOVE AND DATED JANUARY 16, 2020 ARE FOR REFERENCE ONLY.

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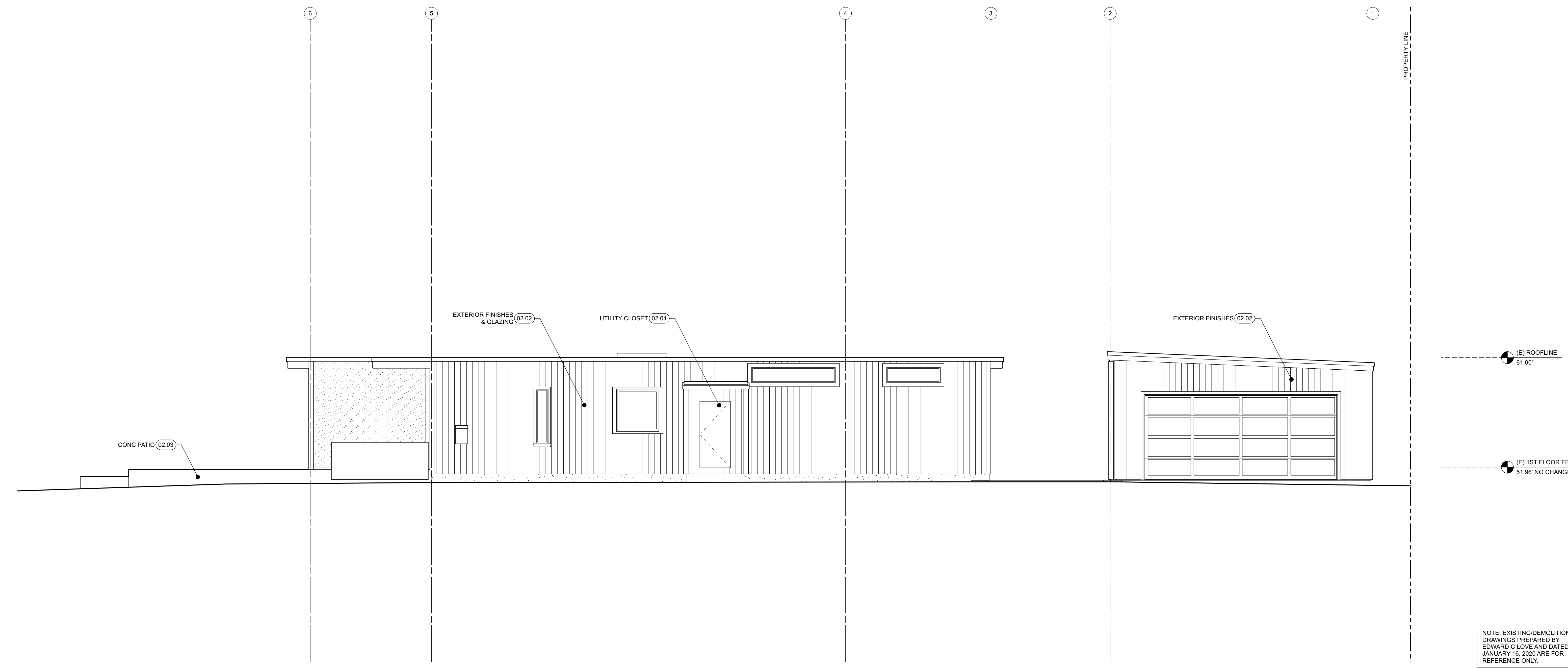
REVISION	SCALE
1 09.19.22 PLANNING	AS NOTED
ISSUE	DATE
	09.19.2022
	SHEET
	EXTERIOR ELEVATIONS



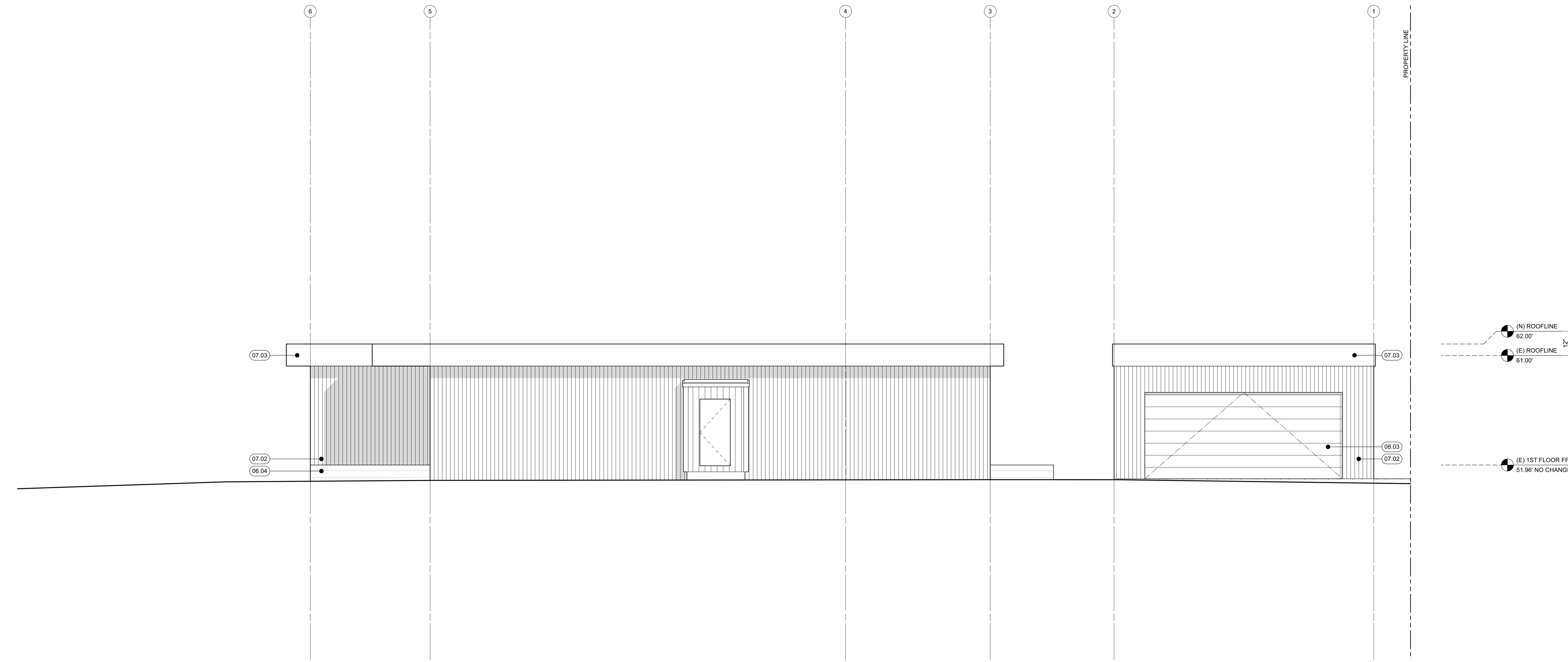


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SHEET	
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10 SOUTH EXTERIOR ELEVATION - EXISTING



20 SOUTH EXTERIOR ELEVATION - PROPOSED