

### EXTERIOR NOTES

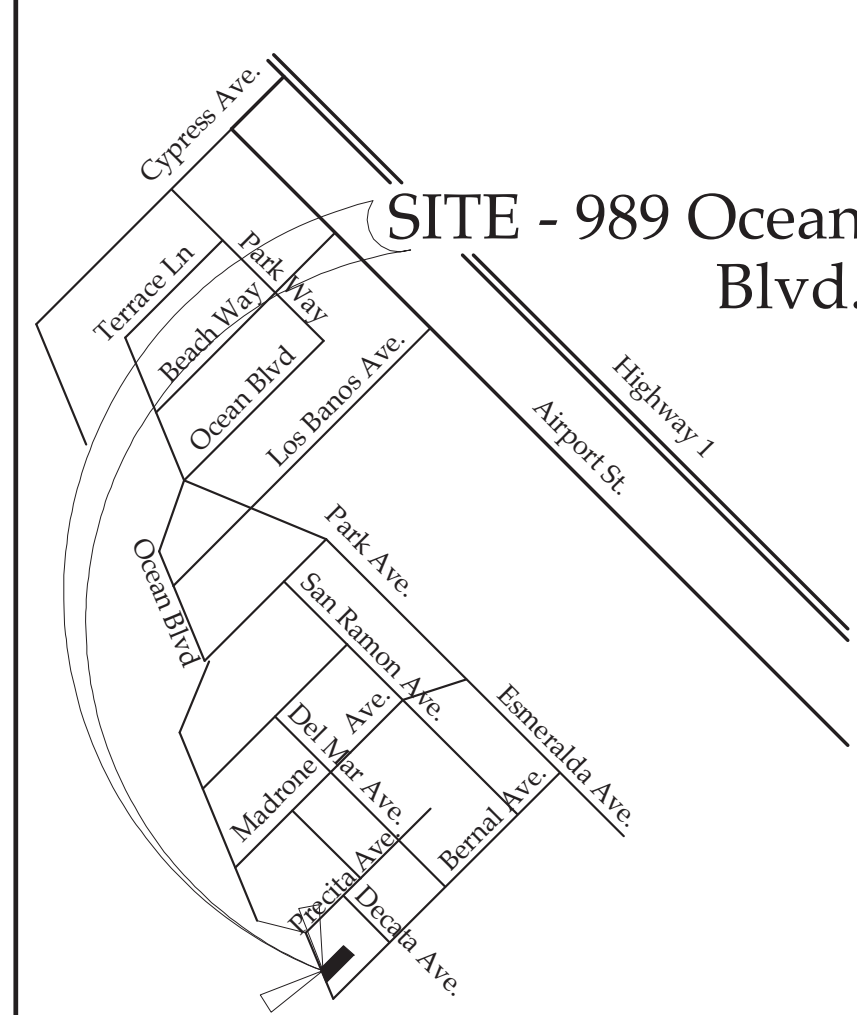
- Roof to be covered in Composite "Presidential Shake TL, by CertainTeed" color "Aged Bark" with A-Fire rating and 50 year warranty or equivalent.
- Exterior 8" Horizontal Wood Siding on First Floor, painted with 2-Coats of Sherman-Williams "Duration Exterior Acrylic Latex" Color to match Stucco on Second Floor or equivalent.
- Roof Facia & Exterior 1"x8" Vertical T&G Wood Siding, Sanded smooth, painted with 2-Coats of Sherman-Williams "Duration Exterior Acrylic Latex" Color to match Stucco on Second Floor or equivalent.
- Stucco Exterior on Second Floor 3-Coat 7/8" "Diamond Coat System" by Omega Products International. Color Coat to be "AkroFlex OmegaFlex 9239 Cappicino" or equivalent.
- All Rails Trim, Gutters & Soffets to be painted with 2-Coats of Sherman-Williams "Duration Exterior Acrylic Latex" Color to be "SW 7005 Pure White, Semi-Gloss" or equivalent.
- Chain Style Downspouts, painted with 2-Coats of Sherman-Williams "Duration Exterior Acrylic Latex" Color to be "SW 6258 Tricorn Black, Low Luster" or equivalent.
- Front Door & Garage Door to match Elevations or equivalent. Wood Stain "Oxford Brown" Stain in color. Final Selection & Detailed information to be in Construction Documents.
- Exterior Doors, except Front Door, painted with 2-Coats of Sherman-Williams "Duration Exterior Acrylic Latex" Color to match Stucco on Second Floor or equivalent.
- Windows by Anderson to match Elevations or Equivalent. Final Selection & Detailed information to be in Construction Documents.

### DISCIPLINES BY OTHERS

- GRADING AND DRAINING by: Osuna Engineering, Inc. Project Manager Jesus Osuna Phone: (408) 721-2100 ext. 105 Fax: (408) 721-1333 Jesus@osunaengineering.co
- LANDSCAPING by: Taproot Garden Design Topaze & Patri CK McCaffery (408) 728-7689 organic@taprootgardens.com
- STRUCTURAL ENGINEERING - TBD IN CONSTRUCTION DOCUMENTS
- SOLOR DESIGN - TBD IN CONSTRUCTION DOCUMENTS
- PLUMBING - TBD IN CONSTRUCTION DOCUMENTS
- ELECTRICAL - TBD IN CONSTRUCTION DOCUMENTS
- TITLE 24 - TBD IN CONSTRUCTION DOCUMENTS

PROJECT:	NEW HOUSE PROJECT			
OWNERS:	DAVID & NANCY RIVARD			
LOCATION:	989 OCEAN BLVD. MOSS BEACH, CA 94038			
LOT #:	APN 037-278-090			
ZONING:	R-1/S-105			
SITE AREA:	4,761 SQ. FT.			
MAX BLDG INSIDE SETBACKS:	1,478 SQ. FT. (AREA)			
ALLOWABLE 10' EXTENSION OF GARAGE INTO FRONT SETBACK:	210 SQ. FT.			
ACTUAL EXTENSION OF GARAGE INTO FRONT SETBACK:	57 SQ. FT.			
TOTAL MAX BUILDING FOOTPRINT (INCL. GARAGE EXT.):	1,587 SQ. FT. (33% OF SITE)			
DESIGN BUILDING FOOT PRINT:	1,535 SQ. FT.			
FRONT SETBACK:	20 FT.			
SIDE SETBACKS:	10 FT.			
BACK SETBACK:	20 FT.			
MAX. BUILDING HT.:	28 FT.			
MAX. INTRUSION HT.:	33 FT.			
BUILDING HEIGHT:	27.5 FT.			
LIVING AREAS	64 SQ. FT.	BASEMENT	EST. EXCAVATION	0 CU. YD.
FIRST FLOOR:	1,084 SQ. FT.	TOTAL EXCAVATION:	0 CU. YD.	
SECOND FLOOR:	627.5 SQ. FT.			
GARAGE:	437.5 SQ. FT.			
TOTAL FHA AREA (48% of Site):	2,285X SQ. FT.			

- T-1 TITLE SHEET: - SITE PLAN - ROOF PLAN - EXT. RENDERING FROM NW LOOKING SE - SITE MAP - TABLE OF CONTENTS - SITE NOTES - GENERAL NOTES.
- A-1 FLOORPLAN SHEET: - FIRST FLOOR PLAN - SECOND FLOOR PLAN
- A-2 ELEVATION SHEET: - NORTH ELEVATION - SOUTH ELEVATION - EAST ELEVATION - WEST ELEVATION
- A-3 SECTION / INTERIOR ELEVATIONS SHEET: - EAST VIEW SECTION LOOKING THRU MAIN STAIRWELL - EAST VIEW SECTION LOOKING THRU ENTRY & GARAGE - SOUTH VIEW SECTION LOOKING TOWARD FIREPLACE.
- C-1 CIVIL ENGINEERING SHEET: - GRADING & DRAINAGE PLAN
- L-1 LANDSCAPE SHEET: - MASTER LANDSCAPING & IRRIGATION PLAN



### 5 SITE NOTES

### GLASS NOTES

- All window glass to be Tempered, with U/V and Anti-Glare Treatments.
- All window glass to meet minimum R-40 Heat Transfer.
- All glass to be made from at least 80 to 95 percent recycled material.

### DIMENSIONING NOTES

- All Written Dimensions Take precedence over scaled Dimensions.
- All Dimensions are Clear Dimensions +/- 1/2".
- CLR means Minimum Clear Dimension.
- Outside Dimesions are from Outside Wall Face to Outside Wall Face.

### WALL NOTES

- Walls to be Wood Frame Construction.
- Above Ground Walls to meet R-40 minimum Heat Transfer.
- Basement Walls, Floor & Roof to meet R-50 minimum Heat Transfer.
- All Walls and between Floors to meet minimum 80 Decibel Reduction.

### ELECTRICAL NOTES

- Back-up connections to grid to remain in place.
- Solar panels to be designed during Construction Document Phase by Trained and Licensed Electrical and Solar Engineer.
- All interior and exterior lighting to use low-energy LED devices.

### 7 GENERAL NOTES

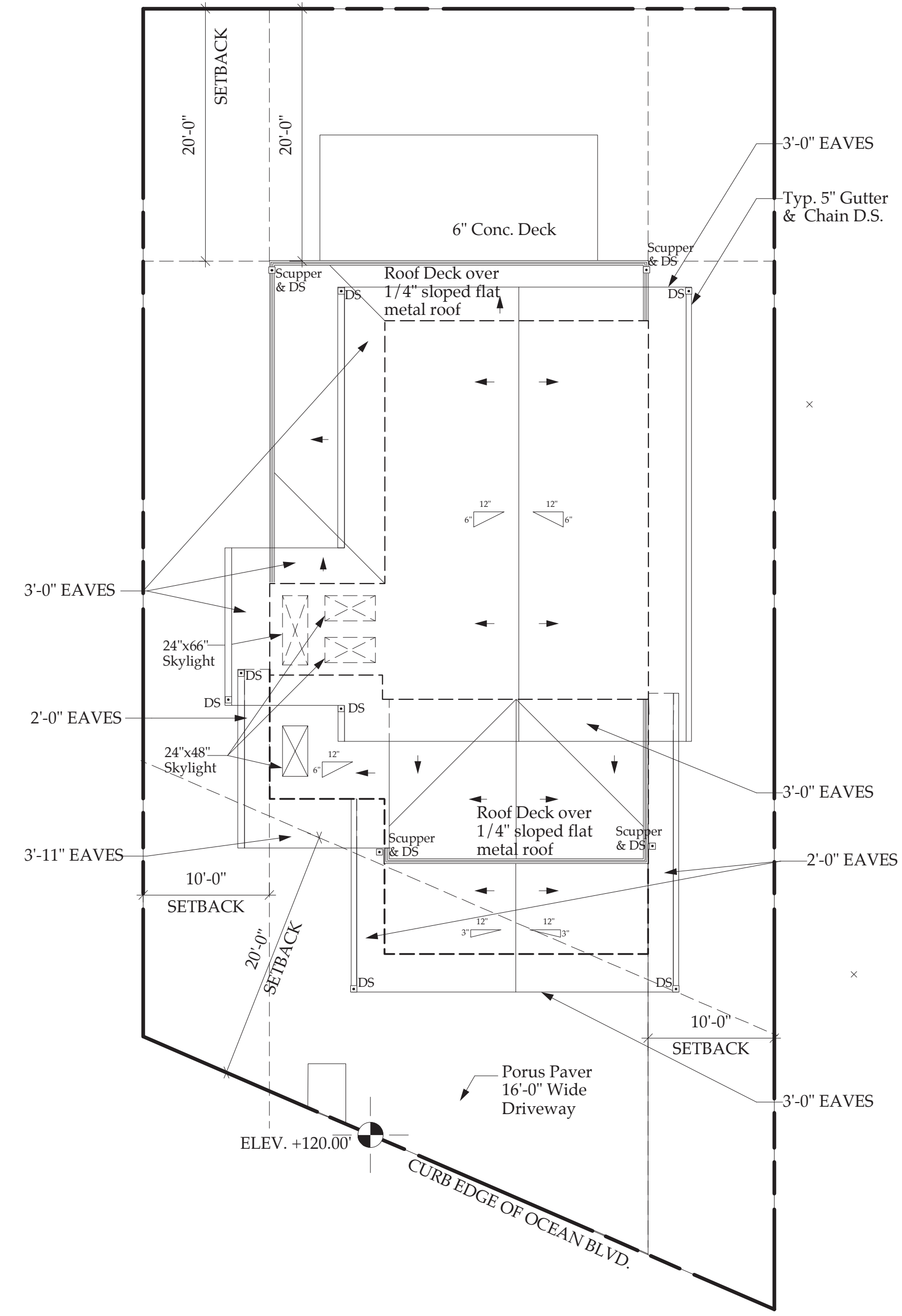


6 EXT. RENDERING FROM NW LOOKING SE

1/8" = 1' - 0"

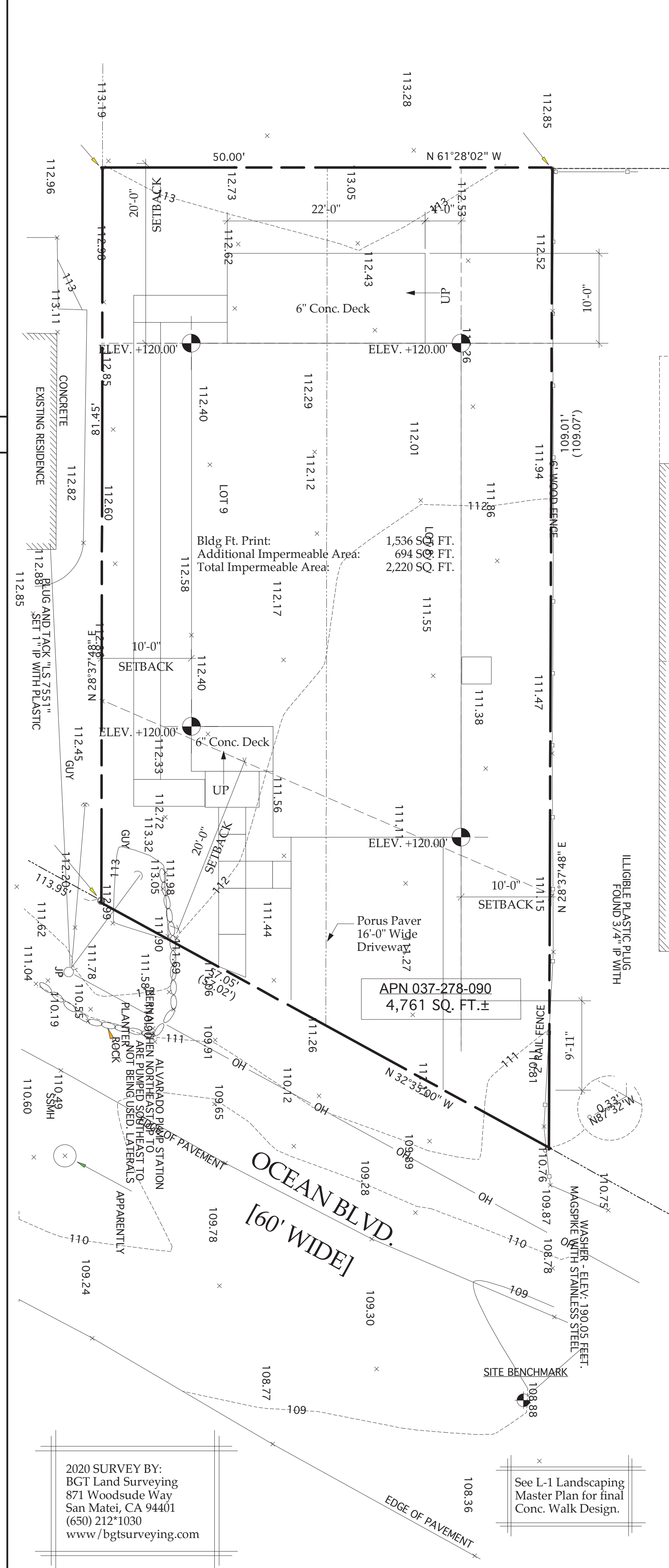
### 3 TABLE OF CONTENTS

### 2 SITE MAP



4 ROOF PLAN

1/8" = 1' - 0"



1 SITE & PAVEMENT/CONC. PLAN

1/8" = 1' - 0"

### REVISIONS

NO.	DATE	DESCRIPTION

Designer/Drafter:  
Alfred A. Nickel III  
(559) 630-5931



SHEET SCALE  
1/8" = 1' - 0"

TITLE SHT / NOTES / SITE, ROOF & LANDSCAPING  
Project: SHARMA RESIDENCE • NEW HOUSE PROJECT  
989 OCEAN BOULEVARD  
MOSS BEACH, CALIFORNIA

Engineer's Seal:  
Reviewing Structural Engineer:  
**DESIGN SET**  
ENGINEER REVIEW NOT REQUIRED  
FOR DESIGN SUBMITTAL ONLY  
NOT FOR CONSTRUCTION

REFERENCE NORTH TRUE NORTH



DATED: 01/31/20 PROJECT # 2019.01.04

SHEET NUMBER:

T-1







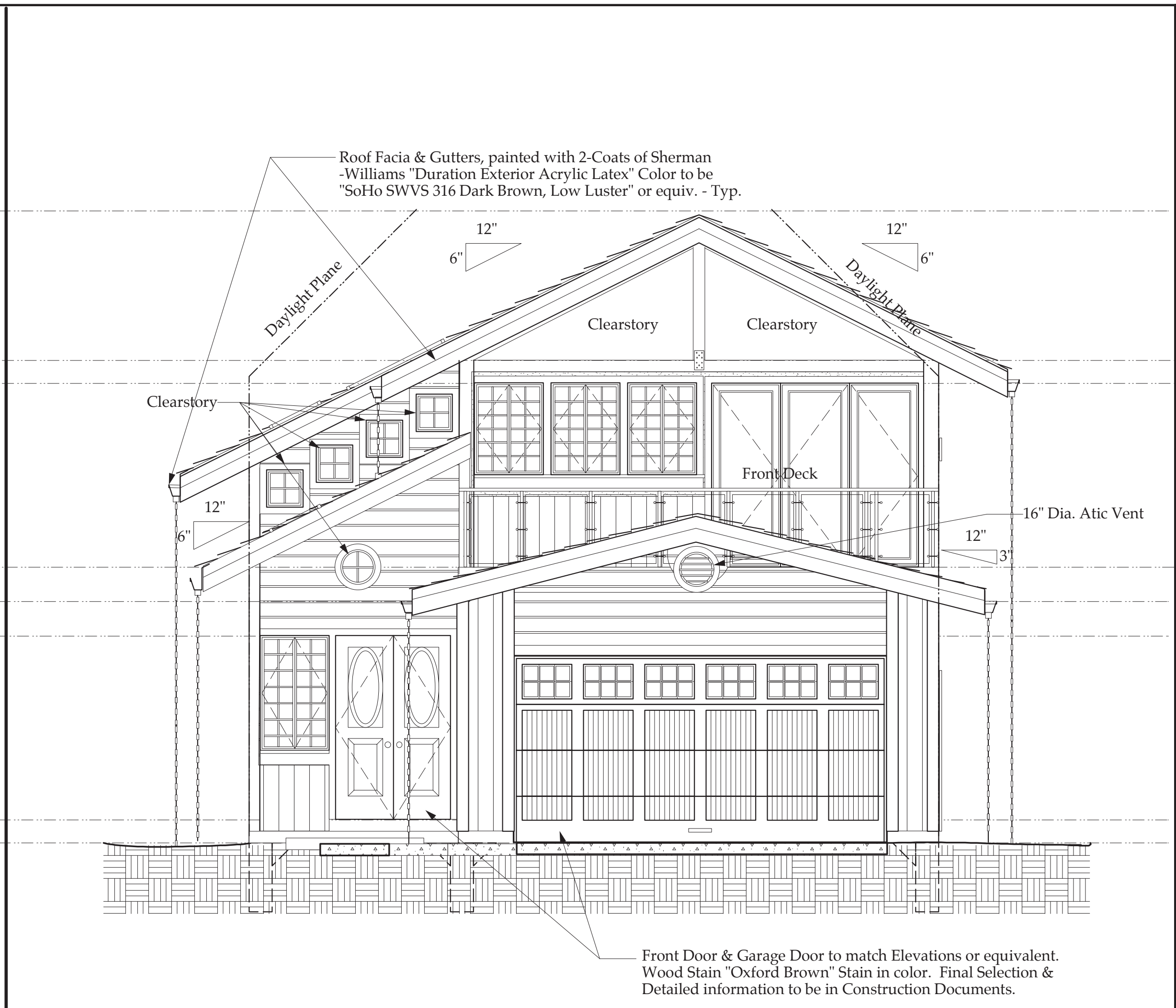
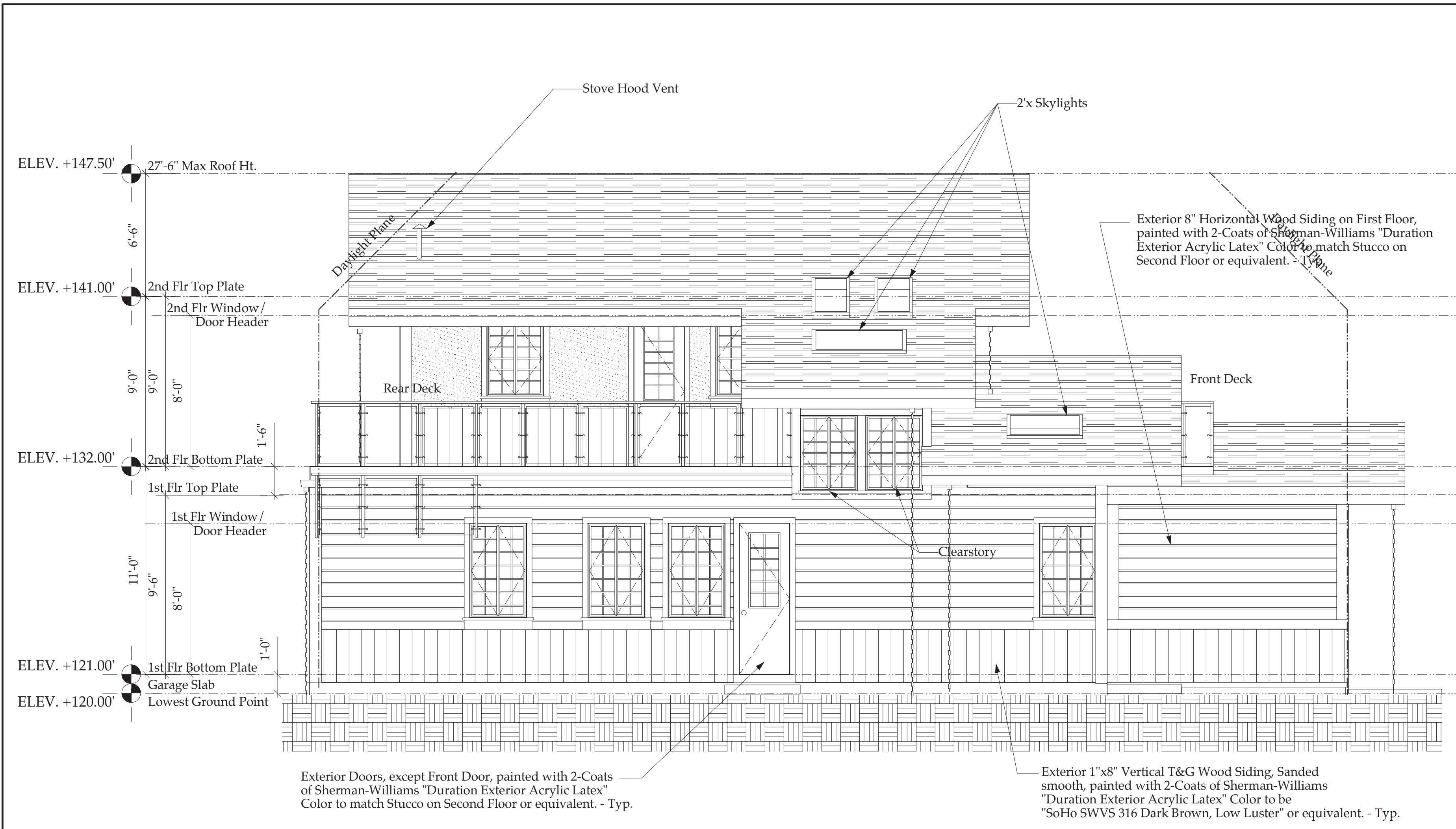
REVISIONS	

**Designer/Drafter:**  
 Alfred A. Nickel III  
 (559) 630-5931  
  
 alnickel3@sbcglobal.net

**SHEET SCALE**  
 1/4" = 1' - 0"

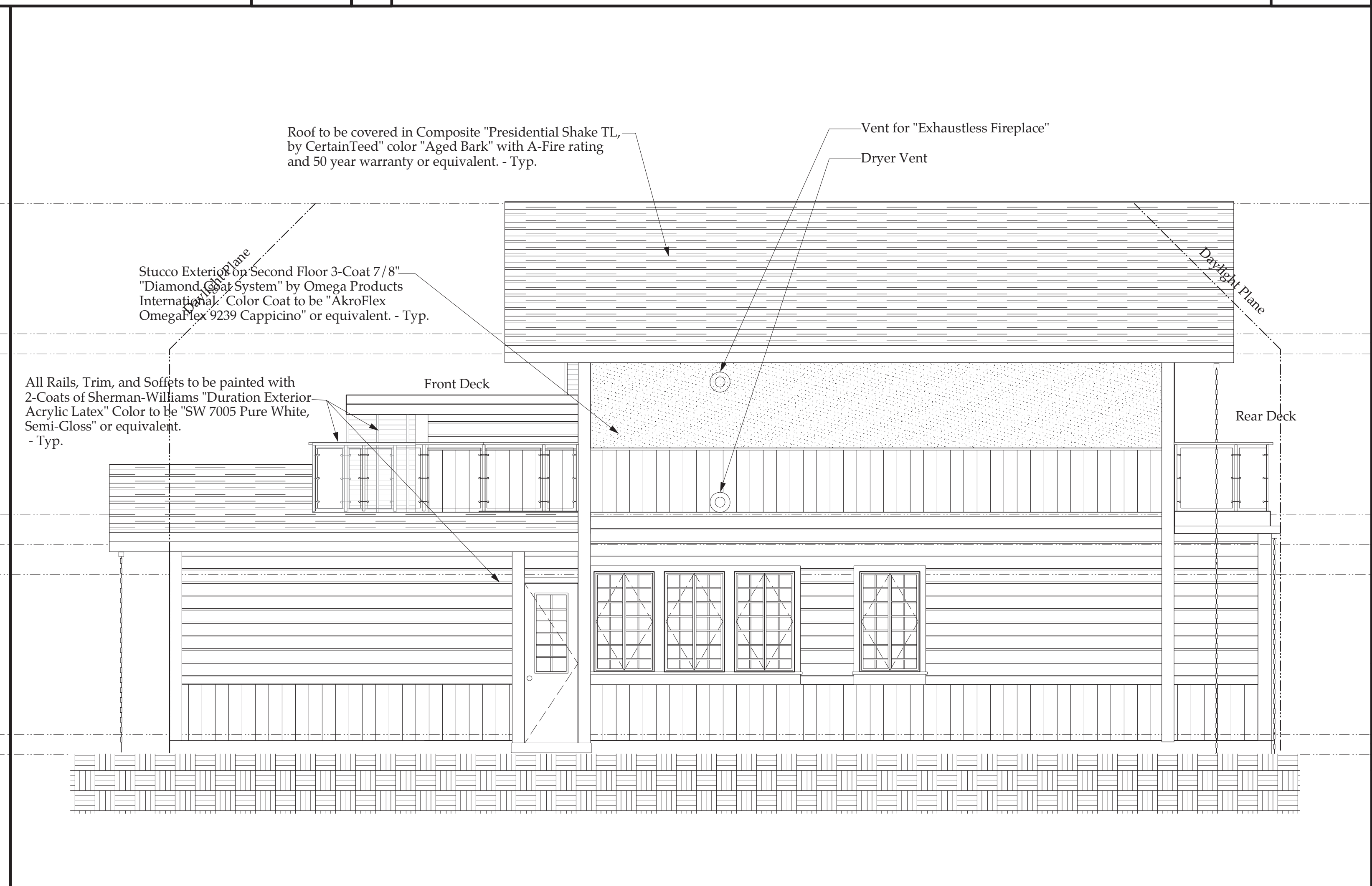
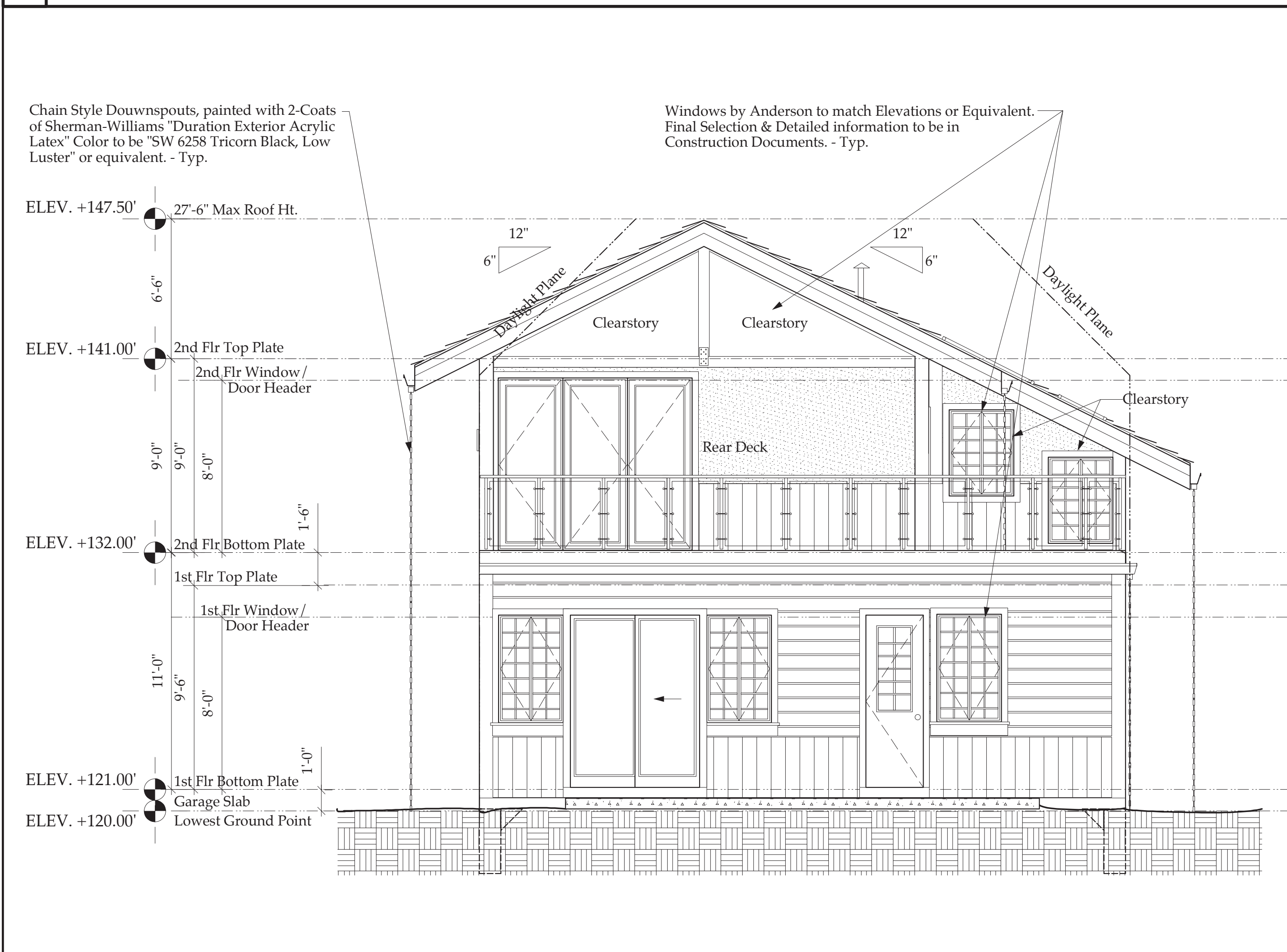
**ELEVATIONS**

**SHARMA RESIDENCE • NEW HOUSE PROJECT**  
 989 OCEAN BOULEVARD  
 MOSS BEACH, CALIFORNIA



**3**      **SIDE (NORTH) ELEVATION**      1/4" = 1' - 0"      **1**

**FRONT (WEST) ELEVATION**      1/4" = 1' - 0"



**4**      **REAR (EAST) ELEVATION**      1/4" = 1' - 0"      **2**

**SIDE (SOUTH) ELEVATION**      1/4" = 1' - 0"

Sheet Title:

Engineer's Seal:

Reviewing Structural Engineer:

**DESIGN SET**  
 ENGINEER REVIEW NOT REQUIRED  
 FOR DESIGN SUBMITTAL ONLY  
 NOT FOR CONSTRUCTION

REFERENCE NORTH      TRUE NORTH

DATED: 01/31/20      PROJECT # 2019.01.04

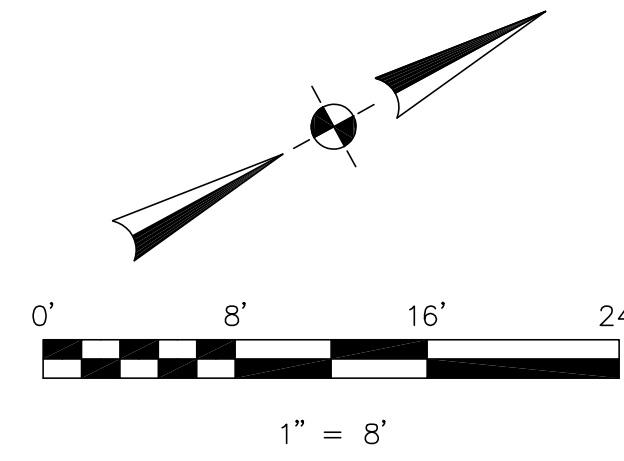
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**A-2**









**BASIS OF BEARINGS**

THE BEARING, NORTH 28°30' EAST, OF BERNAL AVENUE, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "RIVIERA OCEAN TRACT" WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 20, 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), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDRE STREET. ELEVATION = 60.91 FEET. SITE BENCHMARK IS THE MAGSPIKE WITH STAINLESS STEEL WASHER WITH AN ELEVATION OF 109.05 FEET.

**NOTES:**

BGT RELIED UPON A NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 55903-19-00260, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

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 FIELDCREW.

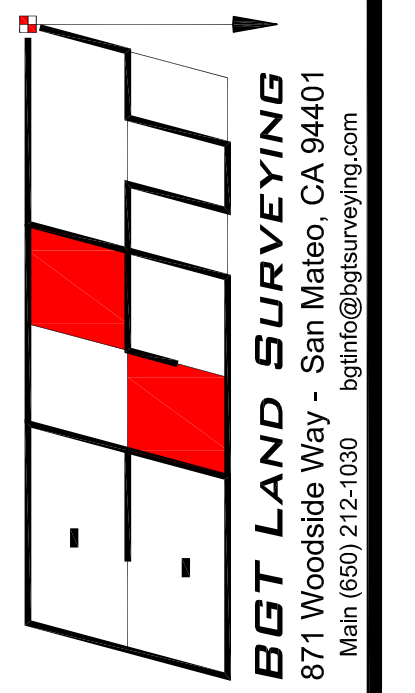
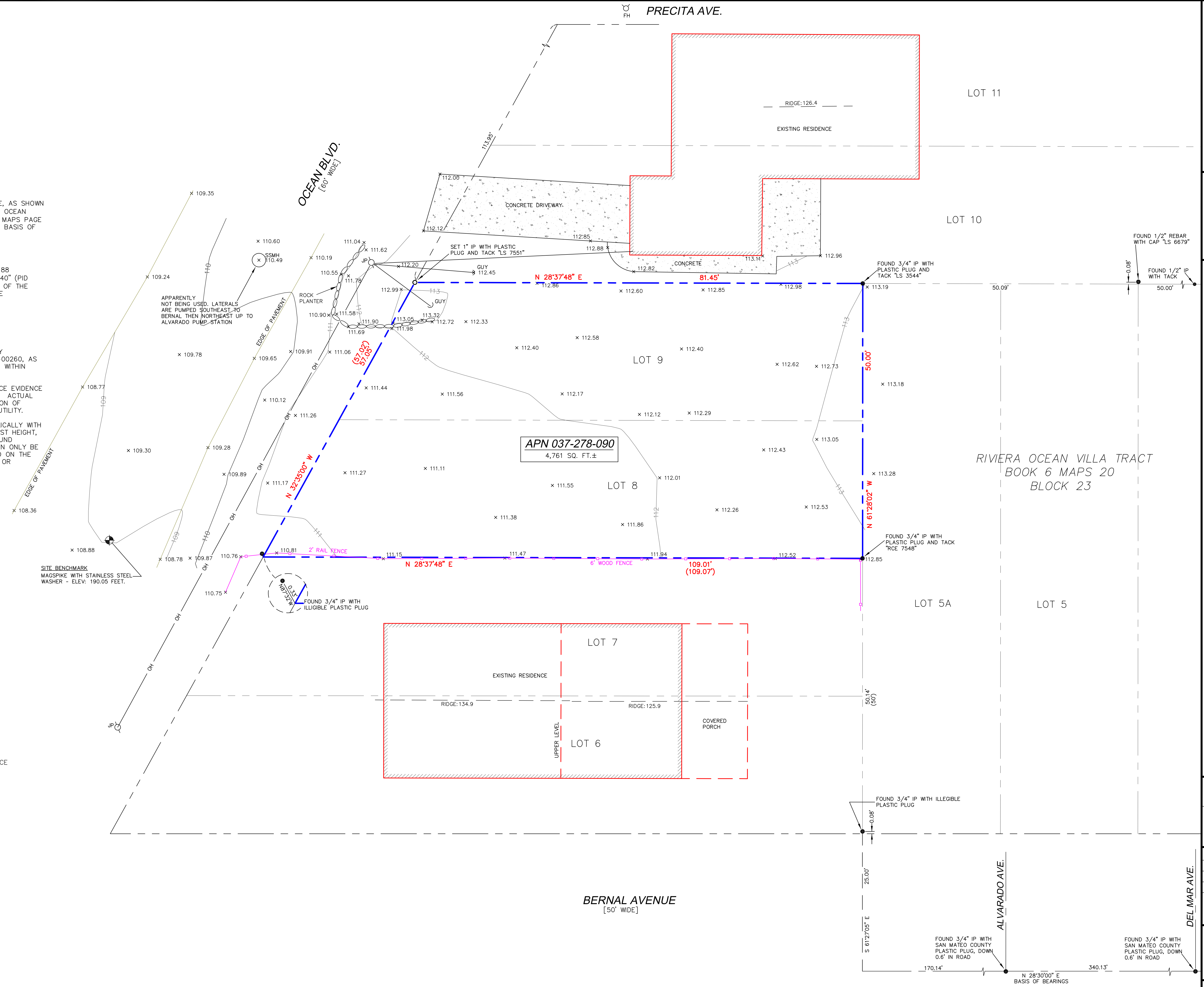
SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtsurveying.com

DATE OF FIELD SURVEY: JANUARY 15, 2020  
JOB NUMBER: 18-132

**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 (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV FACBELL/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

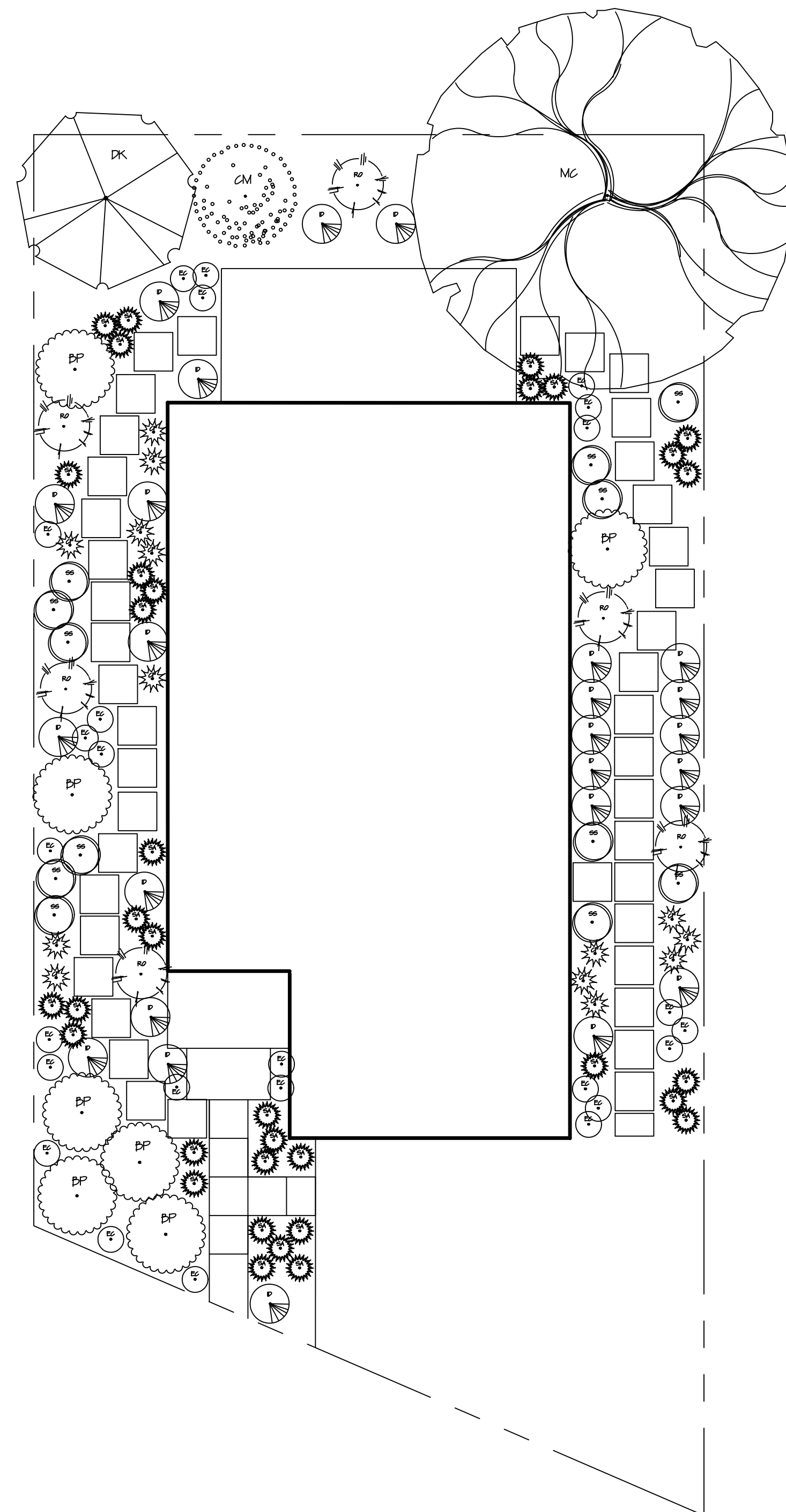
SITE BENCHMARK  
MAGSPIKE WITH STAINLESS STEEL  
WASHER - ELEV: 190.05 FEET.



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 LOTS 8-9, BLOCK 23, "MAP OF RIVIERA OCEAN VILLA TRACT" (BOOK 6 MAPS 20)  
**VACANT, OCEAN BLVD.**  
 MOSS BEACH (UNINCORPORATED), COUNTY OF SAN MATEO, CALIFORNIA

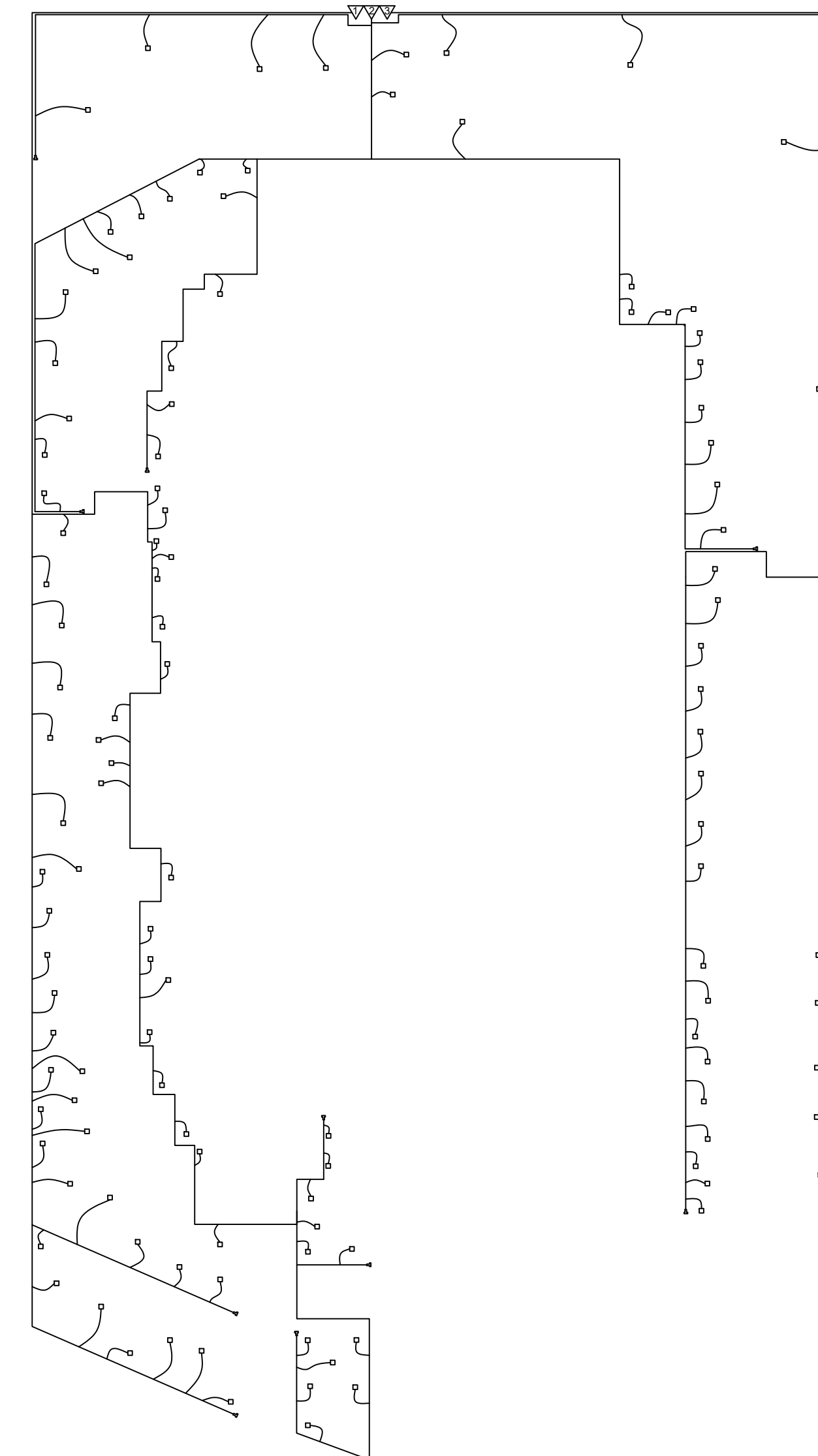
Assessor Parcel Number: 037-278-090
Prepared For: SUNCAL PROPERTIES & INVESTMENTS 25800 Industrial Blvd. G360 Hayward, CA 94545
Date: JAN. 2020
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: LHL
Revisions:
SU-1
Job No. 18-132





- BP : Baccharis pilularis Pigeon Point (Dwarf Coyote Brush)  
(7x) 1 gallon
- CF : Calamagrostis foliosa (Mendocino Reed Grass)  
(4x) 1 gallon
- CM : Citrus x meyeri (Dwarf Improved Meyer Lemon)  
(1x) 15 gallon
- DK : Diospyros kaki (Fuyu Persimmon)  
(1x) 15 gallon
- EC : Eschscholzia californica (California Poppy)  
(24x) 4" Pots
- MC : Cupressus macrocarpa (Monterey Cypress)  
(1x) 24" Pot
- ID : Iris douglasiana Canyon Snow (Pacific Coast Iris)  
(25x) 1 gallon
- RO : Rosmarinus officinalis Tuscan Blue (Upright Rosemary)  
(6x) 9 gallon
- SS : Salvia sonomensis Mrs. Beard (Mrs. Beard Creeping Sage)  
(2x) 1 gallon
- SA : Sesleria autumnalis (Autumn Moor Grass)  
(24x) 1 gallon

## PLANTING PLAN



- 1 2 3  
Irrigation Valves with backflow prevention
- 1/2" Half Inch Poly Softline
- 1/4" Quarter Inch Poly Softline
- 0-10 GPH 90° Degree Staked Emitters
- Threaded Flush Cap

## IRRIGATION PLAN

### PLANT MATERIAL

A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Coastal Sage Scrub Community (Soft Chaparral)  
North-Central Coastal | WUCOLS Region 1  
USDA Hardiness Zones 9-10  
Sunset Climate Zones 14, 15, 16, 17  
CIMIS ET Zones 1, 2, 3, 4, 6, 8

Total Square Footage of Planting Space = 1,460 sf (Includes EDIBLES)

BP - Baccharis pilularis Pigeon Point (Dwarf Coyote Brush) LOW 2  
CF - Calamagrostis foliosa (Mendocino Reed Grass) MO/ME 5  
CM - Citrus x meyeri (Dwarf Improved Meyer Lemon) MO/ME 5 (EDIBLE)  
DK - Diospyros kaki (Fuyu Persimmon) LO 2 (EDIBLE)  
EC - Eschscholzia californica (California Poppy) VLO 2  
MC - Hesperocyparis macrocarpa/Cupressus macrocarpa (Monterey Cypress) MO/ME 5  
ID - Iris douglasiana Canyon Snow (Pacific Coast Iris) LO 2  
RO - Rosmarinus officinalis Tuscan Blue (Upright Rosemary) LO 2  
SS - Salvia sonomensis Mrs. Beard (Mrs. Beard Creeping Sage) LO 2  
SA - Sesleria autumnalis (Autumn Moor Grass) MO/ME 5

2.0 (Plants with 5 value x 4)  
1.2 (Plants with 2 value x 6)  
3.2  
-.7 (Subtract Lemon tree .5 & Persimmon tree .2)  
2.5

### 10 SPECIES

-2 of 10 are EDIBLES (and are excluded)  
-8 of 10 are NATIVE to California  
-1 of 4 plants that have a plant factor of .5 are EDIBLE

Plants with plant factor of 0.5

CF - 14  
CM - 1 (EXCLUDED, Fruit Tree - Meyer Lemon)  
MC - 1  
SA - 34  
---  
49 (NON-EDIBLE) plants x .5 = 24.5

Plants with plant factor of 0.2

BP - 7  
DK - 1 (EXCLUDED, Fruit Tree - Fuyu Persimmon)  
EC - 24  
ID - 25  
RO - 6  
SS - 12  
---  
74 (NON-EDIBLE) plants x .2 = 14.8

\*123 (NON-EDIBLE) plants [125 plants in total, minus EDIBLES]

39.3 / 123 = 0.3 WUCOLS AVERAGE [Required average of .3]

### IRRIGATION

-Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.

-Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.

-Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply.

-Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

-For non-residential projects with landscape areas of 1,000 sq.ft. or more, private sub-meter(s) to measure landscape water use shall be installed.

-At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.

-Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq.ft. of permeable area shall be incorporated to a depth of six inches into the soil.



Scale: 1/8" = 1'-0"





**GRADING & DRAINAGE NOTES:**

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE COUNTY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES AND APPLY FOR ENCROACHMENT PERMITS, ETC.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. REPORT DATE: REPORT NUMBER: SOILS ENGINEERING COMPANY: CONTACT INFORMATION:
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
- ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

**BENCH MARK**

DESCRIPTION:  
ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN TAKEN FROM SURVEYS BY OTHERS, PROVIDED BY THE OWNER

**EARTH WORK QUANTITIES**

CUT: 75 CY  
FILL: 9 CY  
EXPORT: 66 CY  
IMPORT: 0 CY

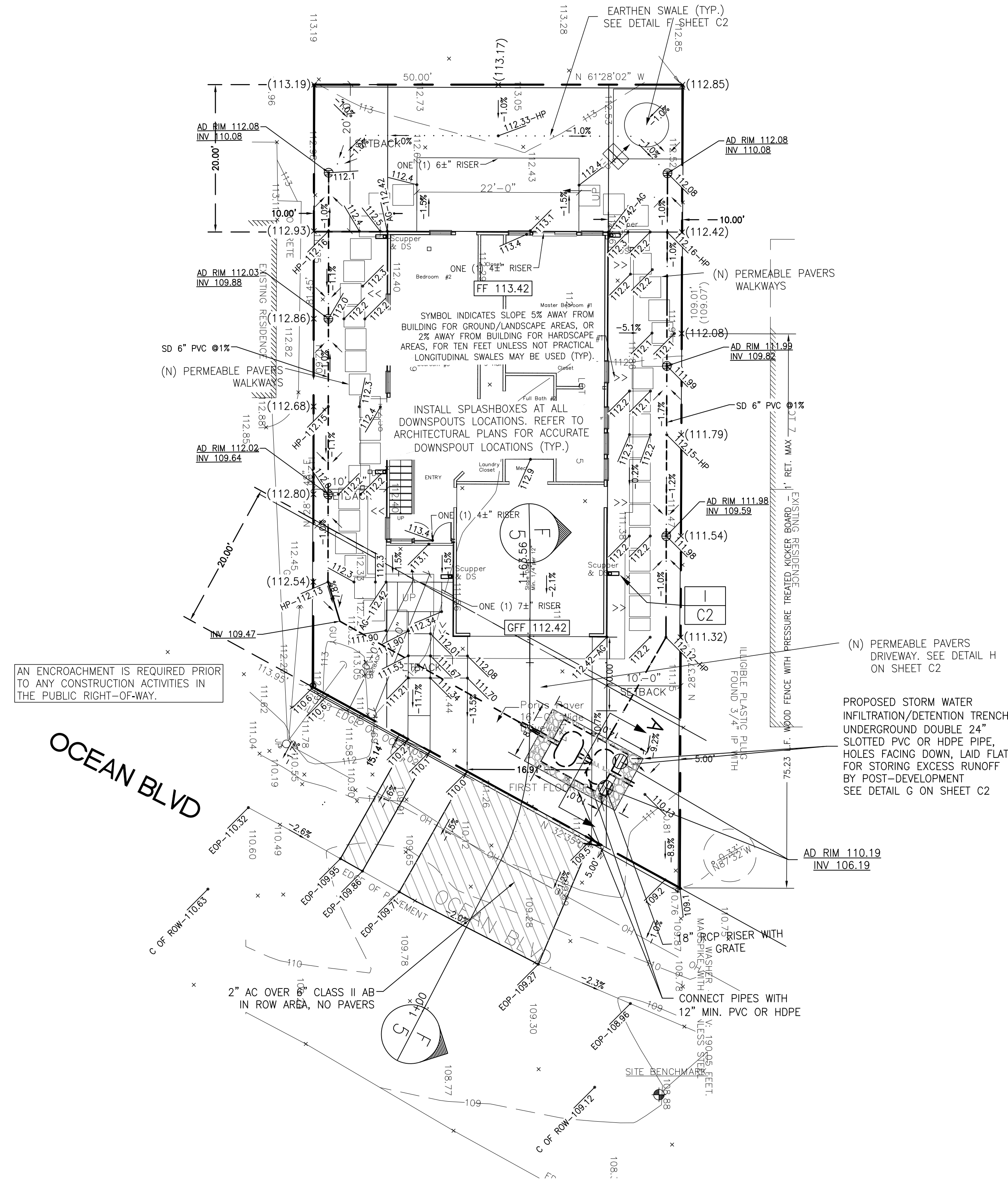
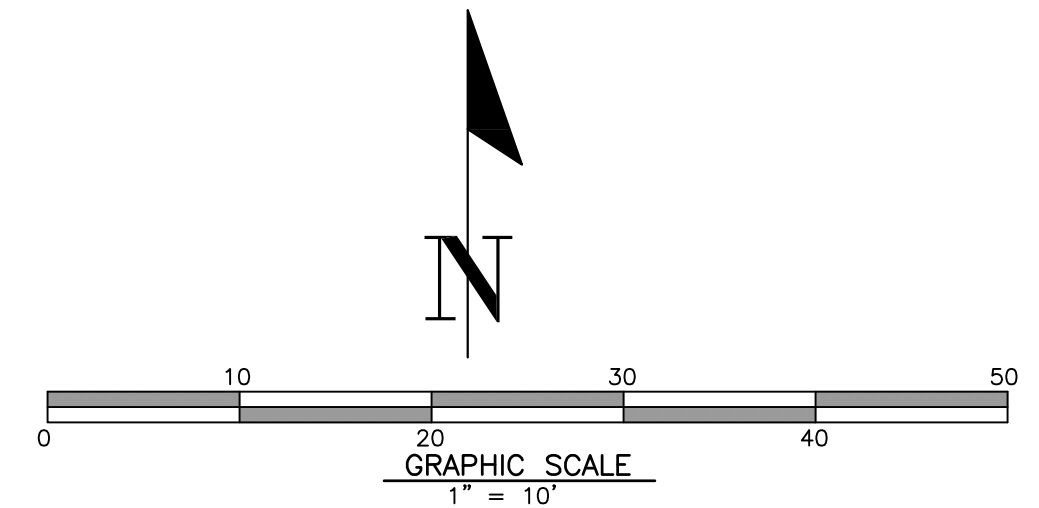
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE. THE PAD OF THE HOUSE IS NOT INCLUDED

**ABBREVIATIONS**

- |                                |                                      |
|--------------------------------|--------------------------------------|
| AC = ASPHALT CONCRETE          | LP = LOW POINT                       |
| AD = AREA DRAIN                | PAD = PAD ELEVATION                  |
| BC = BEGIN CURVE               | PCC = PORTLAND CEMENT CONCRETE       |
| BS = BOTTOM OF STAIR           | PL = PROPERTY LINE                   |
| BU = BUBBLE UP                 | PG = PAVEMENT GRADE                  |
| BVC = BEGIN VERTICAL CURVE     | PVC = POLYVINYL CHLORIDE PIPE        |
| BRW = BOTTOM OF RETAINING WALL | PVI = POINT OF VERTICAL INTERSECTION |
| CB = CATCH BASIN               | RCF = REINFORCED CONCRETE PIPE       |
| CL = CENTERLINE                | ROW = RIGHT OF WAY                   |
| CO = CLEANOUT                  | S<=004> = SLOPE                      |
| DS = DOWNSPOUT WITH SPLASH BOX | SD = STORM DRAIN                     |
| EC = END CURVE                 | SDMH = STORM DRAIN MANHOLE           |
| ELEV. = ELEVATION              | SG = SUBGRADE ELEVATION              |
| EVC = END VERTICAL CURVE       | SS = SANITARY SEWER                  |
| EX = EXISTING                  | SSMH = SANITARY SEWER MANHOLE        |
| F/C = FACE OF CURB             | STA = STATION                        |
| FF = FINISHED FLOOR ELEVATION  | TC = TOP OF CURB                     |
| FL = FIRE HYDRANT              | TF = TOP OF FENCE                    |
| FL = FLOW LINE                 | TRW = TOP OF RETAINING WALL          |
| GB = GRADE BREAK               | TS = TOP OF STAIR                    |
| GFF = GARAGE FINISH FLOOR      | TW = TOP OF WALL                     |
| HP = HIGH POINT                | VCP = VITRIFIED CLAY PIPE            |
| HC = HANDICAP UNIT             | WM = WATER METER                     |
| INV = INVERT                   | WV = WATER VALVE                     |

**LEGEND**

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X X X
CHAIN LINK FENCE	○ ○ ○ ○
RETAINING WALL	---
DRAINAGE DRAIN INLET	○
AREA DRAIN	○
DROP INLET	○
MONUMENT	○
FIRE HYDRANT	○
ELECTRODER	○
WATER METER	○
AC UNIT	○
SANITARY SEWER LATERAL	○
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
5% SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	---
UNDERGROUND ELECTRICAL LINE	---
DOWNSPOUT W/SPLASH BOX	---



NO.	DATE	BY	CITY	REVISIONS



**Porfirio Oscar Osuna**  
PORFIRIO OSCAR OSUNA  
RCE 70829 EXP. 6-30-21

**OSUNA ENGINEERING INC.**  
ENGINEERING INC.  
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SAN JOSE, CA 95119  
info@osunaengineering.com

**GRADING & DRAINAGE PLAN**

**989 OCEAN BLVD**

CALIFORNIA  
117 BERNAL RD. STE. 70-336  
SAN JOSE, CA 95119  
Project No.: 1931 | Design: J.O. | Check: O.C. | Date: 03/20/2020

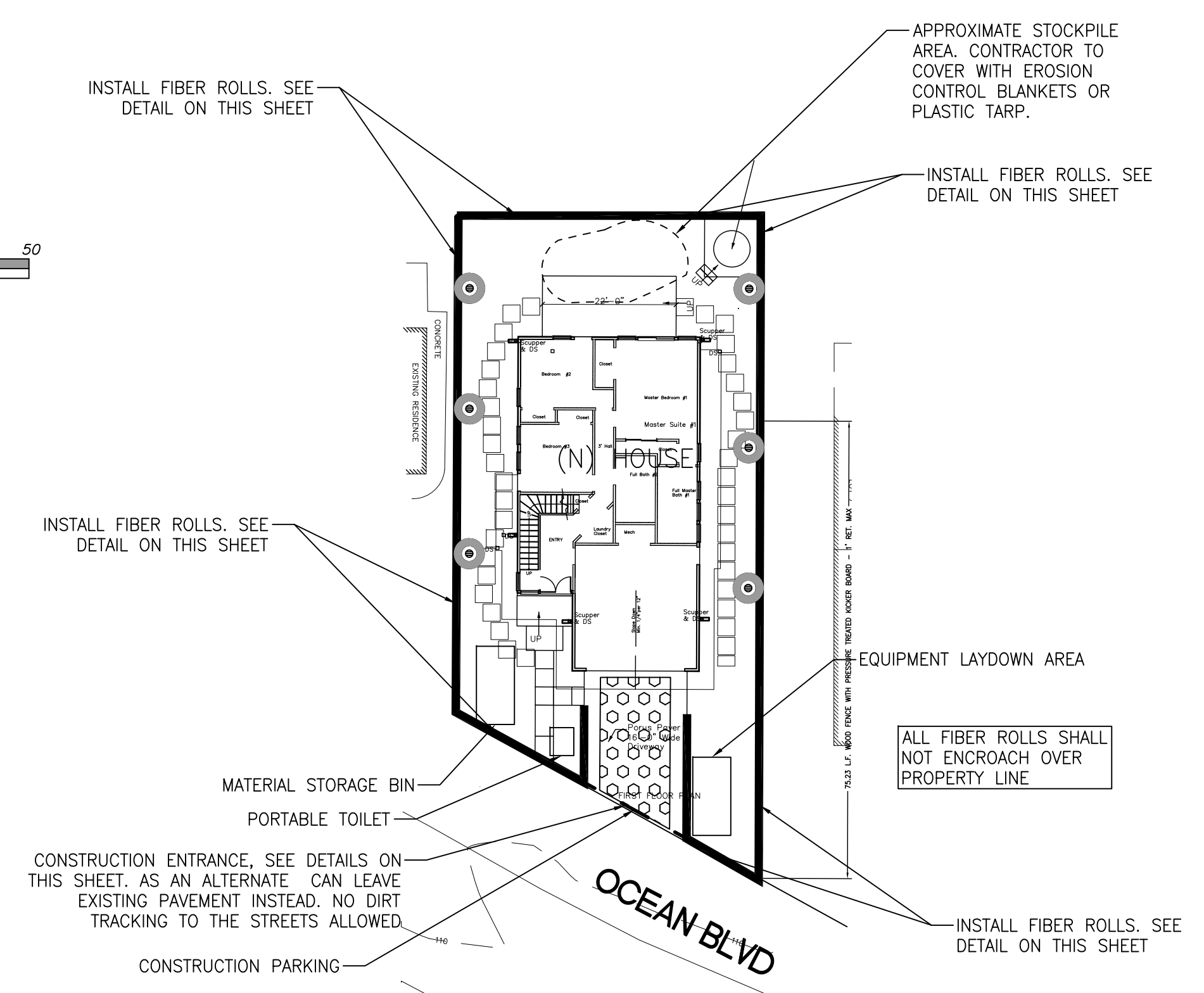
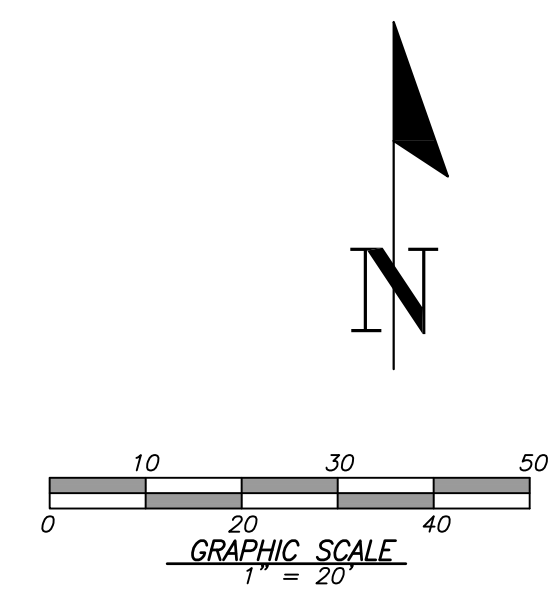
SHEET  
**C1**  
OF 4 SHEETS







CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

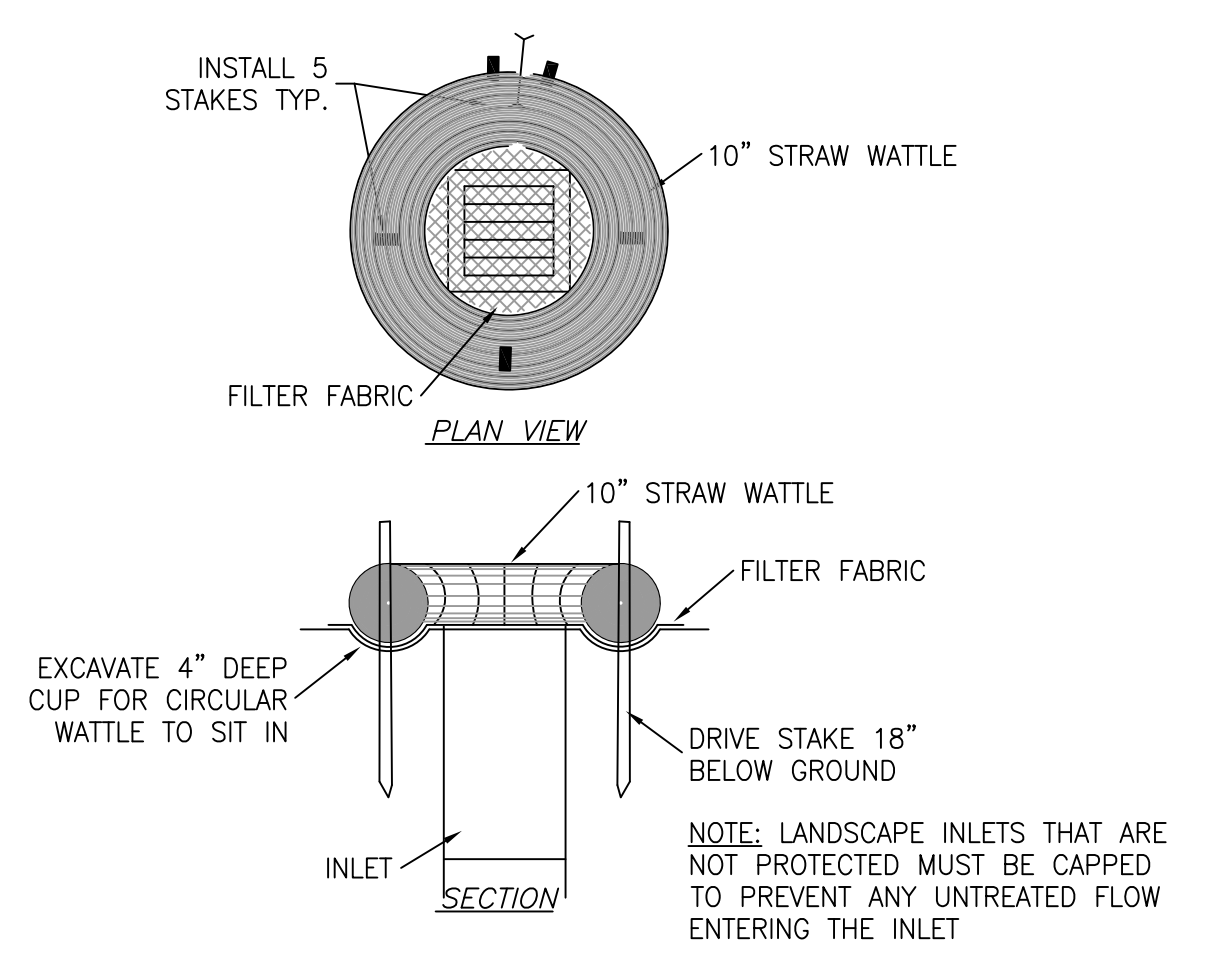


**LEGEND**

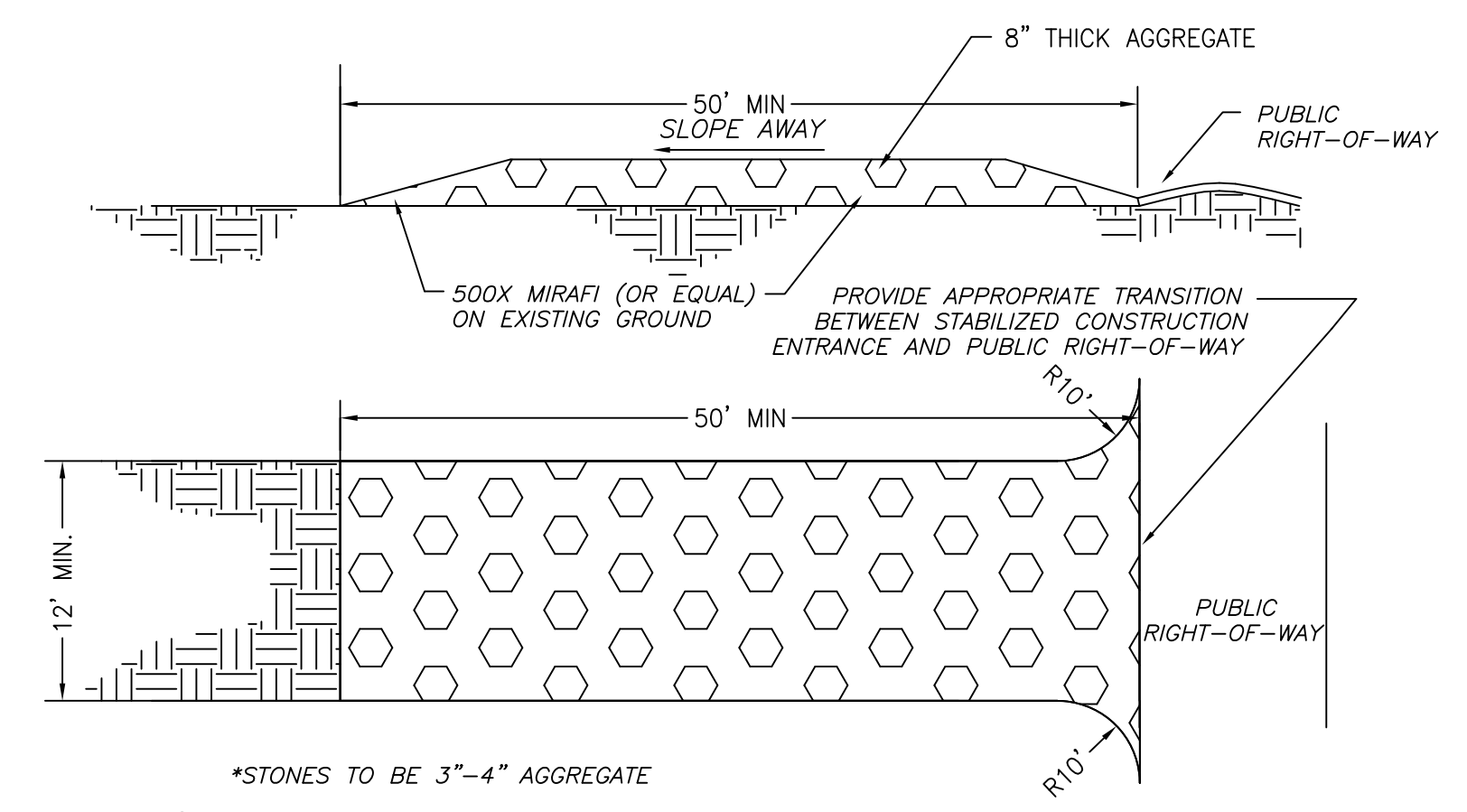
PROPOSED	DESCRIPTION
---	SITE BOUNDARY
○ ○ ○ ○ ○	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
—	FIBER ROLL
○	INLET PROTECTION

- MAINTENANCE NOTES**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.

- NOTES:**
- PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
  - ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.



**ALTERNATE FIBER ROLL INLET PROTECTION**  
MAY BE USED IN LANDSCAPE AREA DRAINS  
N.T.S.



**MAINTENANCE:**

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.

**NOTES:**

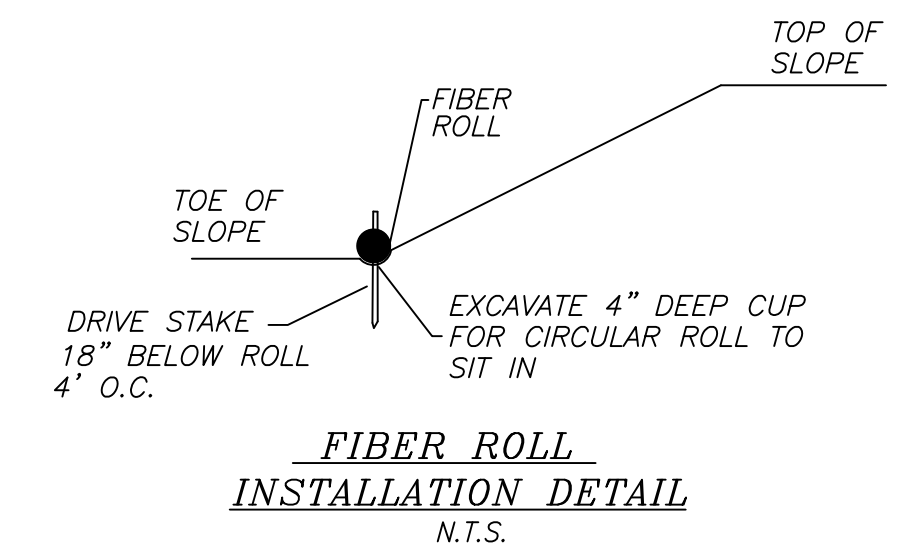
ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK DONE IN THE PUBLIC ROW

**EROSION & SEDIMENT CONTROL NOTES**

- NOT USED
- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
- ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAI D WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
- ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

**SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES**

- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



**FIBER ROLL INSTALLATION DETAIL**  
N.T.S.

	REVISIONS
	DATE
	CITY
	BY
<b>OSUNA ENGINEERING INC.</b> Consulting Civil Engineers & Land Surveyors Planning   Surveying   Civil Engineering	
117 BERNAL RD. STE. 70-336 SAN JOSE, CA 95119 TEL: (408) 772-4381 info@osunaengineering.com	
CALIFORNIA Project No.: 1931   Design: J.O   Check: O.O   Date: 03/20/2020	
<b>GRADING &amp; DRAINAGE PLAN</b> <b>EROSION CONTROL</b> <b>989 OCEAN BLVD</b>	
SHEET <b>C3</b> OF 4 SHEETS	



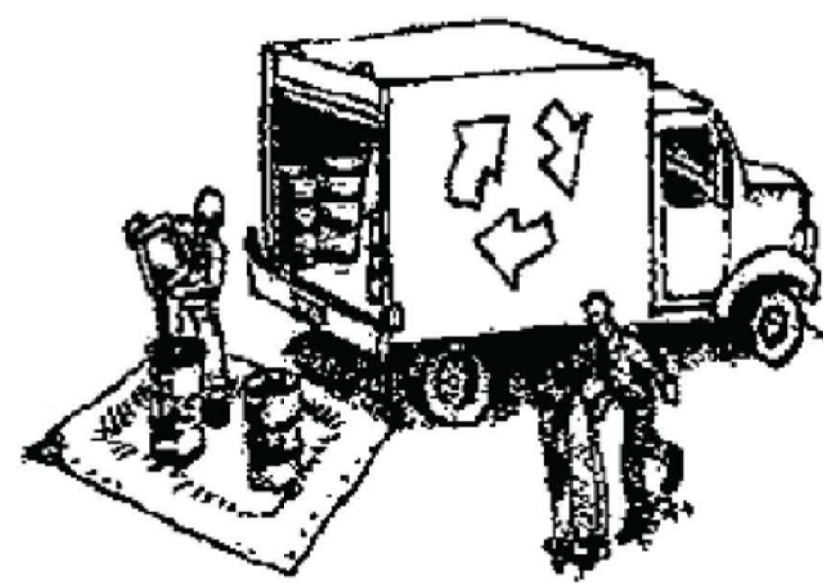


SAN MATEO COUNTYWIDE  
**Water Pollution Prevention Program**  
Clean Water. Healthy Community.

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



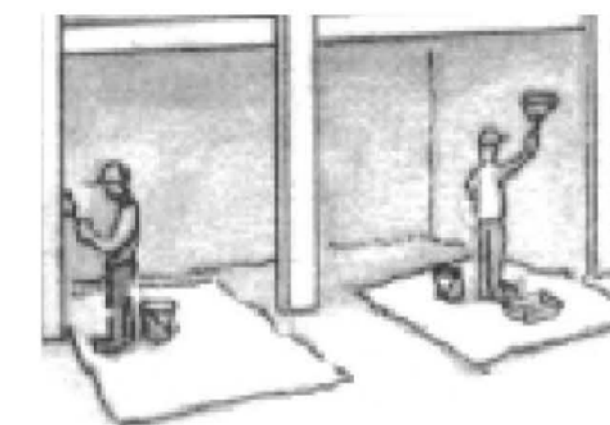
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

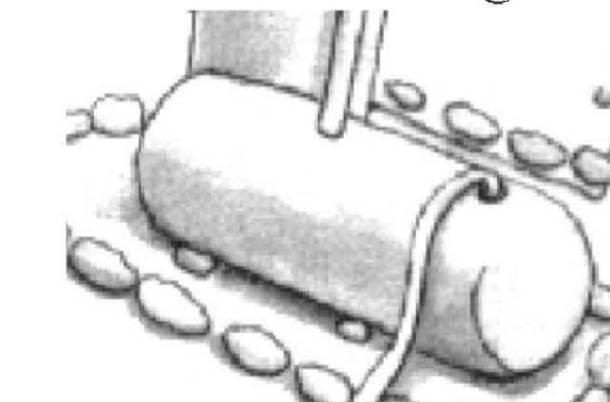
## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering

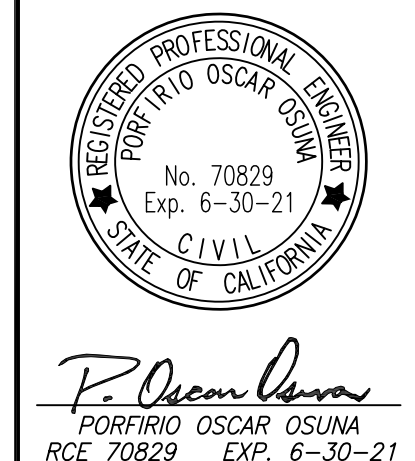


- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

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CALIFORNIA  
Project No.: 1931 | Design: J.D | Check: O.O | Issue: 03/20/2020  
GRADING & DRAINAGE PLAN  
BEST MANAGEMENT PRACTICE  
989 OCEAN BLVD  
MOSS BEACH, CA

SHEET  
**C4**  
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