

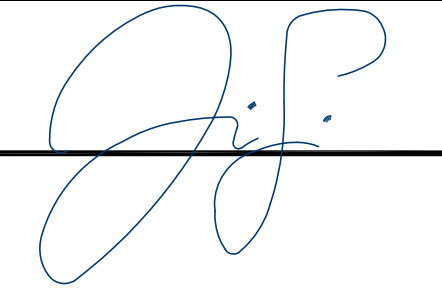
NEW RESIDENCE for THE SHARMA FAMILY

989 OCEAN BLVD. MOSS BEACH CALIFORNIA 94038

Geurse Conceptual Designs, Inc.

405 bayswater ave.
Burlingame, California 94010
tel: 650.703.6197
email: jgeurse@gmail.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: OCTOBER 29, 2020



BUILD. MAINT. + OPERATION (2019 CGC §4.410)

- AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED AT FINAL INSPECTION. 2019 CGC §4.410.1
- FOR BUILDINGS WITH MORE THAN 4 MULTI-FAMILY UNITS PROVIDE FOR RECYCLING. 2019 CGC §4.410.2

BUILDING DEPT. GENERAL NOTES

- ANY HIDDEN CONDITIONS REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION, THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED IN THESE PLANS PRIOR TO PERFORMING THIS WORK.

VERIFICATION (2019 CGC §703)

- UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE 2019 CODE REQUIREMENTS. 2019 CGC §703.1

POLLUTANT CONTROL (2019 CGC §4.504)

- AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HVAC EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM. 2019 CGC §4.504.1
- ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT STANDARDS. 2019 CGC §4.504.21
- PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS. 2019 CGC §4.504.22
- AEROSOL PAINTS AND COATINGS WILL MEET THE PRODUCT-WEIGHTED MTLIMITS FOR VOC AND COMPLY WITH PERCENT VOC BY WEIGHT OF PRODUCT LIMITS, REGULATION 8, RULE 49. 2019 CGC §4.504.23 DOCUMENTATION SHALL VERIFY COMPLIANCE FOR VOC FINISH MATERIALS. 2019 CGC §4.504.24
- CARPET SYSTEMS WILL MEET CALGREEN TESTING AND PRODUCT REQUIREMENTS. 2019 CGC §4.504.3
- WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE REQUIREMENTS. 2019 CGC §4.504.4
- HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS. 2019 CGC §4.504.5

S.M. COUNTY PLANNING AND BLDG. LOCATION

SAN MATEO COUNTY PLANNING & BUILDING DEPARTMENT
COUNTY OFFICE BUILDING
453 COUNTY CENTER 2ND FLOOR
REDWOOD CITY, CA 94063
PHONE: (650) 363-4161
FAX: (650) 363-4849

S.M. COUNTY PLANNING AND BLDG. HOURS

DEVELOPMENT REVIEW CENTER HOURS MONDAY THRU FRIDAY
PLANNING COUNTER: 7:30 AM - 5:00 PM, CALL (650) 363-1829
BUILDING COUNTER: 7:30 AM - 5:00 PM, CALL (650) 999-7311
FOR AUTOMATED INSPECTION SCHEDULING SYSTEM, CALL (650) 306-8415
PUBLIC WORKS COUNTER: 7:30 AM - 5:00 PM, CALL (650) 363-4161
APPOINTMENTS ARE TEMPORARILY UNAVAILABLE UNTIL FURTHER NOTICE

PROJECT TEAM

- DESIGN/ARCHITECTURE BY:
GEURSE CONCEPTUAL DESIGNS INC.
405 BAYSWATER AVENUE
BURLINGAME, CA 94010
PHONE: (650) 703-6197
EMAIL: JGEURSE@GMAIL.COM
- GRADING AND DRAINING (CIVIL ENG) BY:
OSUNA ENGINEERING INC.
PROJECT MANAGER: JESSE OSUNA
PHONE: (408) 721-2100 EXT. 105
FAX: (408) 721-1553
JESUS@OSUNAEENGINEERING.CO
- LANDSCAPING BY:
TAPROOT GARDEN DESIGN
TOPAZE & PATRICK McCAFFERY
(408) 728-7699
ORGANIC@TAPROOTGARDENS.COM
- STRUCTURAL ENGINEERING BY:
GPM ENGINEERS
MOHAMMED GENIDY
5540 WALNUT AVE., SUITE 202
FREMONT, CA 94538
(510) 577-7866
- GEOTECHNICAL ENGINEERING BY:
FRANK LEE
100 COOTENAI COURT
FREMONT, CA 94539
(510) 277-2945
- GEOLOGY BY:
LEOU RICHARDS
P.O. BOX 2085
MOUNTAIN VIEW, CA 94042
(650) 967-1000
- FIRE PROTECTION BY:
RYAN HOLLAN
4437 OLIVER RANCH ROAD
GRANITE BAY, CA 95746
(916) 214-7051
- SOLAR DESIGN BY:
SANTA CRUZ RENEWABLES
2360 ORCHARD STREET, #22
SQUIGEL, CA 95075
(530) 400-8993
- TITLE 24 BY:
ENERGY ANALYTICA
8200 CARIBOU PEAK WAY
ELK GROVE, CA 95758
- SURVEY BY:
BQT LAND SURVEYING
871 WOODSIDE WAY
SAN MATEO, CA 94041
(650) 212-1030

DISCLAIMER

- NEITHER GEURSE CONCEPTUAL DESIGNS, INC. OR THE PROJECT ENGINEERS SHALL BE RESPONSIBLE FOR ANY ACTIONS TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY CALCULATIONS OR SPECIFICATIONS UNTIL GEURSE CONCEPTUAL DESIGNS, INC. PRINCIPALS OR PROJECT ENGINEERS HAVE BEEN NOTIFIED UPON NOTIFICATION THE PARTIES INVOLVED WILL CORRECT THE DISCREPANCY, MAKE THE NECESSARY INCLUSIONS OR MORE CLEARLY EXPLAIN THE INTENT OF THE DRAWINGS, CALCULATIONS OR SPECIFICATIONS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL COST, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES NECESSARY TO COMPLETE THE PROJECT.
- THE CONTRACTOR SHALL ALSO PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. OBSERVATION VISITS TO THE PROJECT SITE BY HELD REPRESENTATIVES OF GEURSE CONCEPTUAL DESIGNS, INC. AND PROJECT ENGINEERS SHALL NOT INCLUDE INSPECTION OF PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRE FOR THE SAME, WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY GEURSE CONCEPTUAL DESIGNS, INC. PRINCIPALS AND THE PROJECT ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION WHICH ARE FURNISHED BY OTHERS. THE SUPPORT SERVICES PERFORMED BY GEURSE CONCEPTUAL DESIGNS, INC. AND THE ENGINEERS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. HOWEVER, THEY DO NOT GUARANTEE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE CODES AND REGULATIONS REGARDLESS OF WHAT IS SHOWN ON DRAWINGS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD BUILDING CODES BY GOVERNING JURISDICTIONS OF APPLICABLE CODES. THE HOLDER OF THIS STRUCTURE SHALL BE TOTALLY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS OF THESE PLANS PRIOR TO AND DURING CONSTRUCTION DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CHECK ALL DRAWINGS FURNISHED TO THEM IMMEDIATELY UPON RECEIPT AND SHALL PROMPTLY NOTIFY THE CONCERNING PARTIES OF ANY PROBLEMS, DETAILS, OR DISCREPANCIES. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPARRE ALL DRAWINGS AND VERIFY THE FIGURES IN ALL CONDITIONS, DIMENSIONS, AND DETAILS. ANY DISCREPANCIES SHALL BE CORRECTED PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE AREA OF QUESTION. THE CONTRACTOR AND ANY EFFECTED SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ANY ERRORS WHICH MAY HAVE BEEN OMITTED THEREBY.

PROJECT DATA

PROJECT: NEW 2 STORY RESIDENCE
OWNERS: RAJ SHARMA
LOCATION: 989 OCEAN BLVD.
MOSS BEACH, CA 94038
LOT #: APN 037-278-090
ZONING: R-1/S-105
SITE AREA: 4,761 SQ. FT.
ALLOWABLE 10' EXTENSION OF GARAGE INTO FRONT SETBACK: 210 SQ. FT.
ACTUAL EXTENSION OF GARAGE INTO FRONT SETBACK: 33 SQ. FT.
TOTAL MAX BUILDING FOOTPRINT (INCLUDING GARAGE EXT.): 1,527 SQ. FT. (32% OF SITE)DESIGN BUILDING FOOTPRINT: 1,494 SQ. FT.

FRONT SETBACK: 20'-0"
SIDE SETBACKS: 10'-0"
BACK SETBACK: 20'-0"
MAX. BUILDING HT.: 28'-0"
MAX. INTRUSION HT.: 33'-0"
BUILDING HEIGHT: 27'-0"

LIVING AREAS
GARAGE: 425 SQ. FT.
FIRST FLOOR: 1,104 SQ. FT.
SECOND FLOOR: 737 SQ. FT.
TOTAL FHA AREA (48% of Site): 2,284 SQ. FT.

IMPERVIOUS SURFACE AREA
BUILDING FOOTPRINT: 1,494 SQ. FT.
PARCEL COVERAGE OF IMPERVIOUS AREA (ALLOWED 10% X 4,761 SQ. FT. = 467 SQ. FT.)
PATIO: 220 SQ. FT.
FRONT PORCH: 52 SQ. FT.
TOTAL = 272 SQ. FT.
DRIVEWAY (PERVIOUS PAVERS): 425 SQ. FT.

EST. EXCAVATION
BASEMENT: 0 CU. YD.
TOTAL EXCAVATION: 0 CU. YD.

VICINITY MAP



PROJECT DESCRIPTION

NEW 2 STORY RESIDENCE
FIRST LEVEL: 3 BEDROOM, 2 BATH, 1/2 BATH, FOYER, + 2 CAR GARAGE
SECOND LEVEL: FAMILY ROOM, KITCHEN, DINING AREA, REAR BALCONY AND FRONT DECK

CODE COMPLIANT

- THESE PLANS ARE TO COMPLY TO THE FOLLOWING CODES, ORDINANCES, RULES AND REGULATIONS:
- 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE
 - 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
 - COUNTY OF SAN MATEO MUNICIPAL CODE ETC.
 - ALL OTHER STATE, MUNICIPAL AND LOCAL ORDINANCES, CODES, RULES AND REGULATIONS.
 - AS AMENDED BY THE STATE OF CALIFORNIA BUILDING CODE

SHEET INDEX

SHEET NO.	DESCRIPTION
T0	TITLE SHEET + PROJECT DATA
BMP1	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S)
SP1	SITE PLAN
SP1	SITE PLAN
A1	FIRST LEVEL FLOOR PLAN
A1SF	FIRST LEVEL FLOOR AREA CALCULATION PLAN
A2	SECOND LEVEL FLOOR PLAN
A2SF	SECOND LEVEL FLOOR AREA CALCULATION PLAN
A3	ROOF PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR 3D RENDERINGS
A7	EXTERIOR 3D RENDERINGS
A8	EXTERIOR 3D RENDERINGS

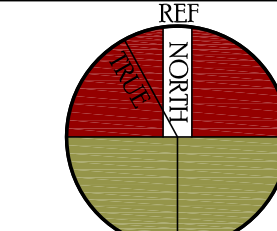


MOSS BEACH

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NO	DATE	BY	DESCRIPTION	CONST.
	5-18-2021	JFG	CDRC-MEETING COMMENTS	
	4-1-2021	JFG	PLANNING DESIGN REVIEW SUBMISSION	

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS, OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE DESIGNER.



PROJECT NAME:
NEW RESIDENCE
for
MR. + MRS. SHARMA
989 OCEAN BLVD.
MOSS BEACH, CALIFORNIA 94038

DRAWING TITLE:
TITLE SHEET AND PROJECT DATA

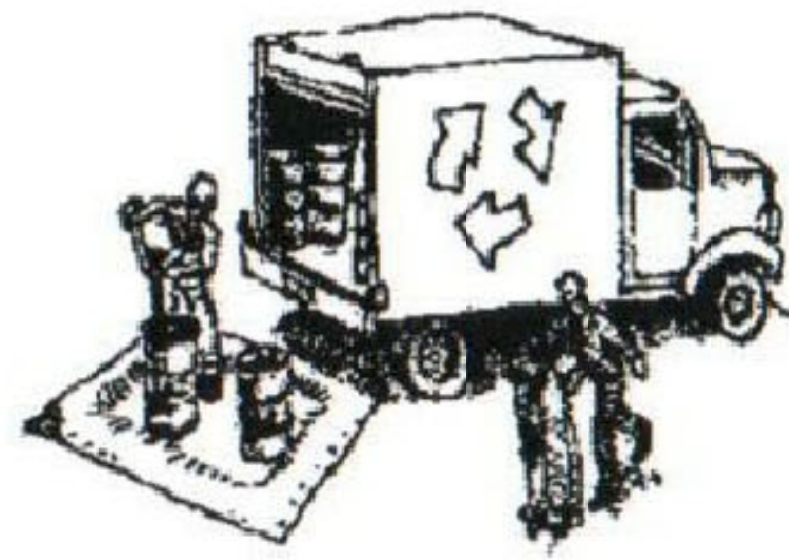
DATE: _____	ENGINEER: _____	DRAWING NO.:
JOB NO: 2107	AART ASSINK	T.0
DRAWN BY: JFG	SCALE: AS SHOWN	
REVIEWED BY: JFG	RELEASED TO CONSTRUCTION	



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



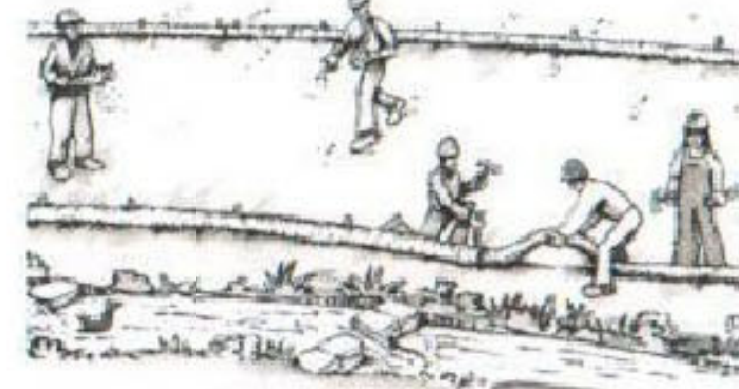
Maintenance and Parking

- 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



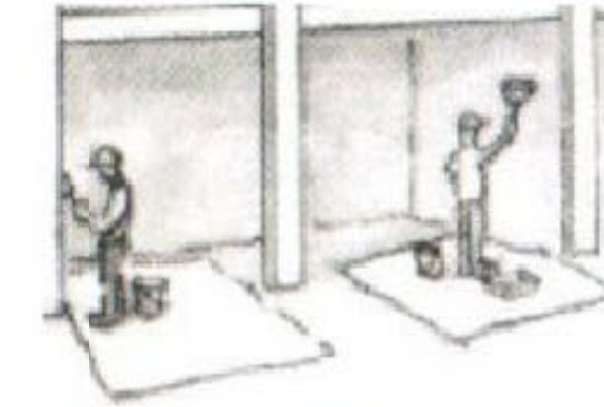
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

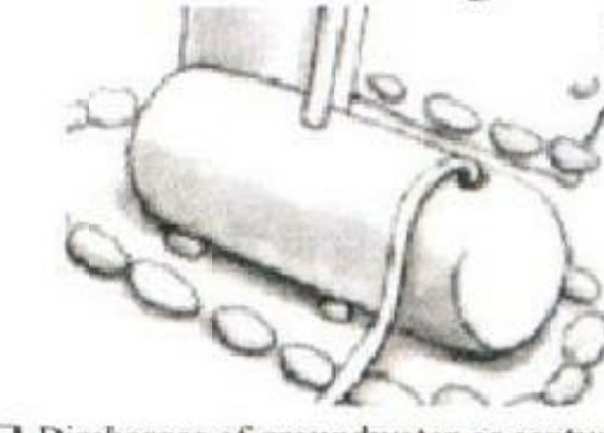
Painting & Paint Removal



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!

Geurse Conceptual Designs, Inc.

405 baywater ave.
Burlingame, California 94010
tel: 650.703.6197
email: jgeurse@gmail.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: OCTOBER 29, 2020



MOSS BEACH

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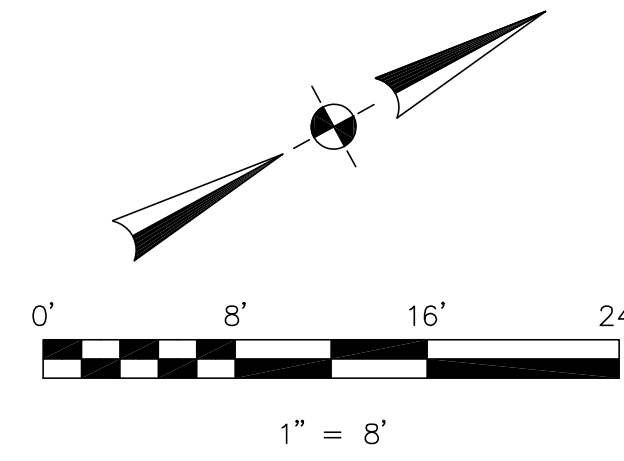
REVISIONS

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PROJECT NAME
NEW RESIDENCE
for
MR. + MRS. SHARMA
989 OCEAN BLVD
MOSS BEACH, CALIFORNIA 94038

DRAWING TITLE
CONSTRUCTION BEST MANAGEMENT PRACTICES

DATE	ENGINEER	DRAWING NO.
2021	AART ASSINK	
JFG	SCALE: AS SHOWN	BMP.1
JFG	RELEASED TO CONSTRUCTION	
JFG		



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.

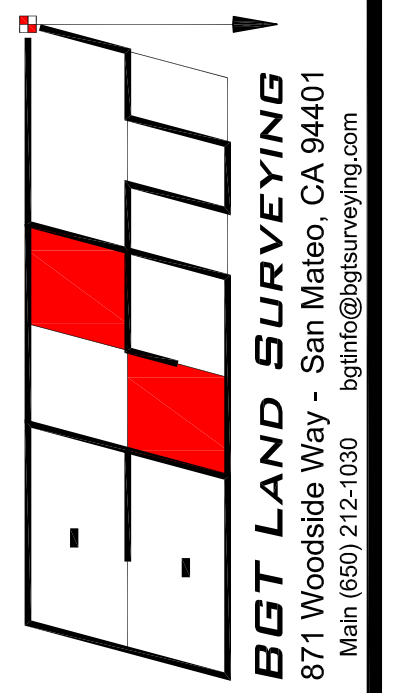
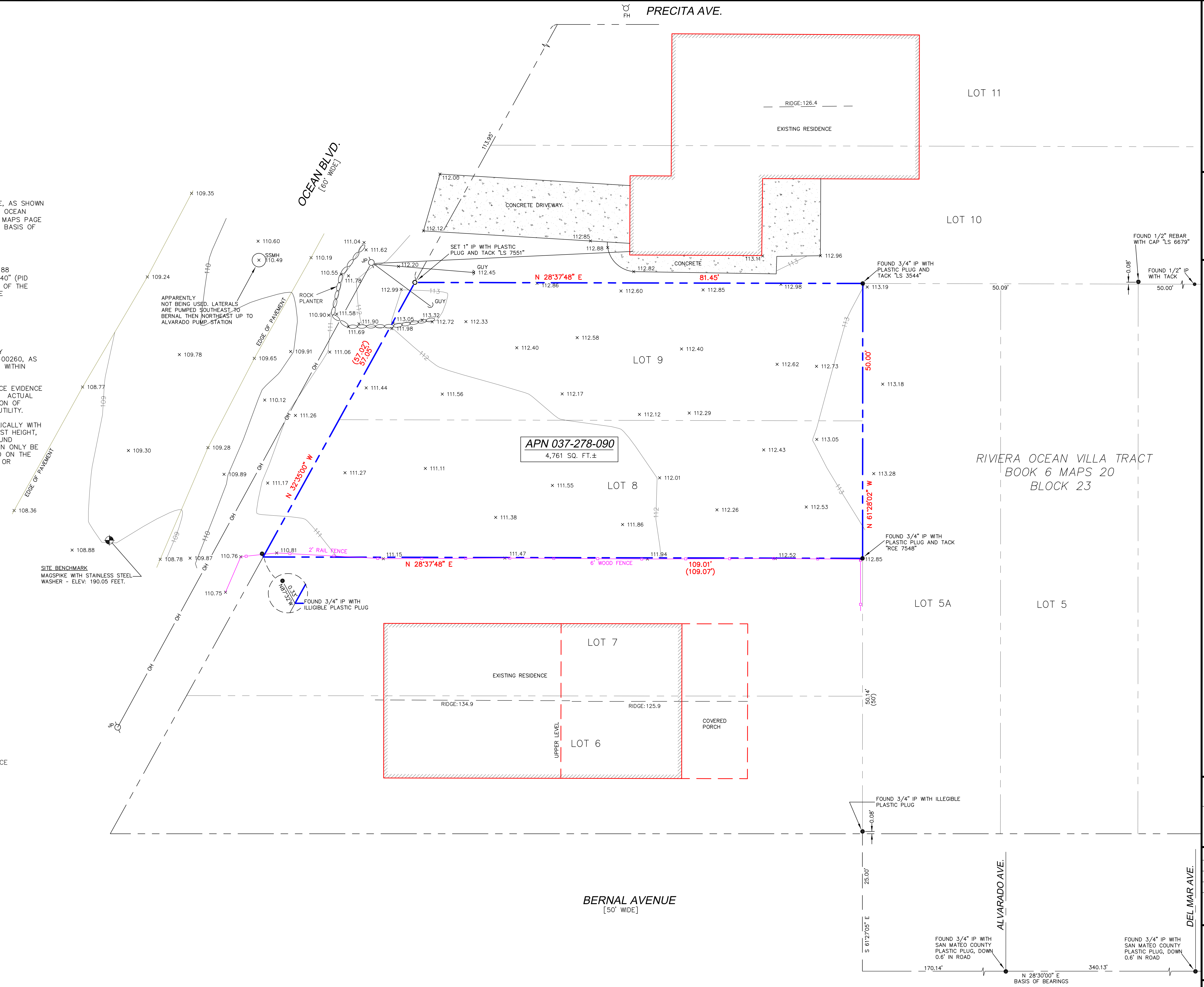
SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

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.



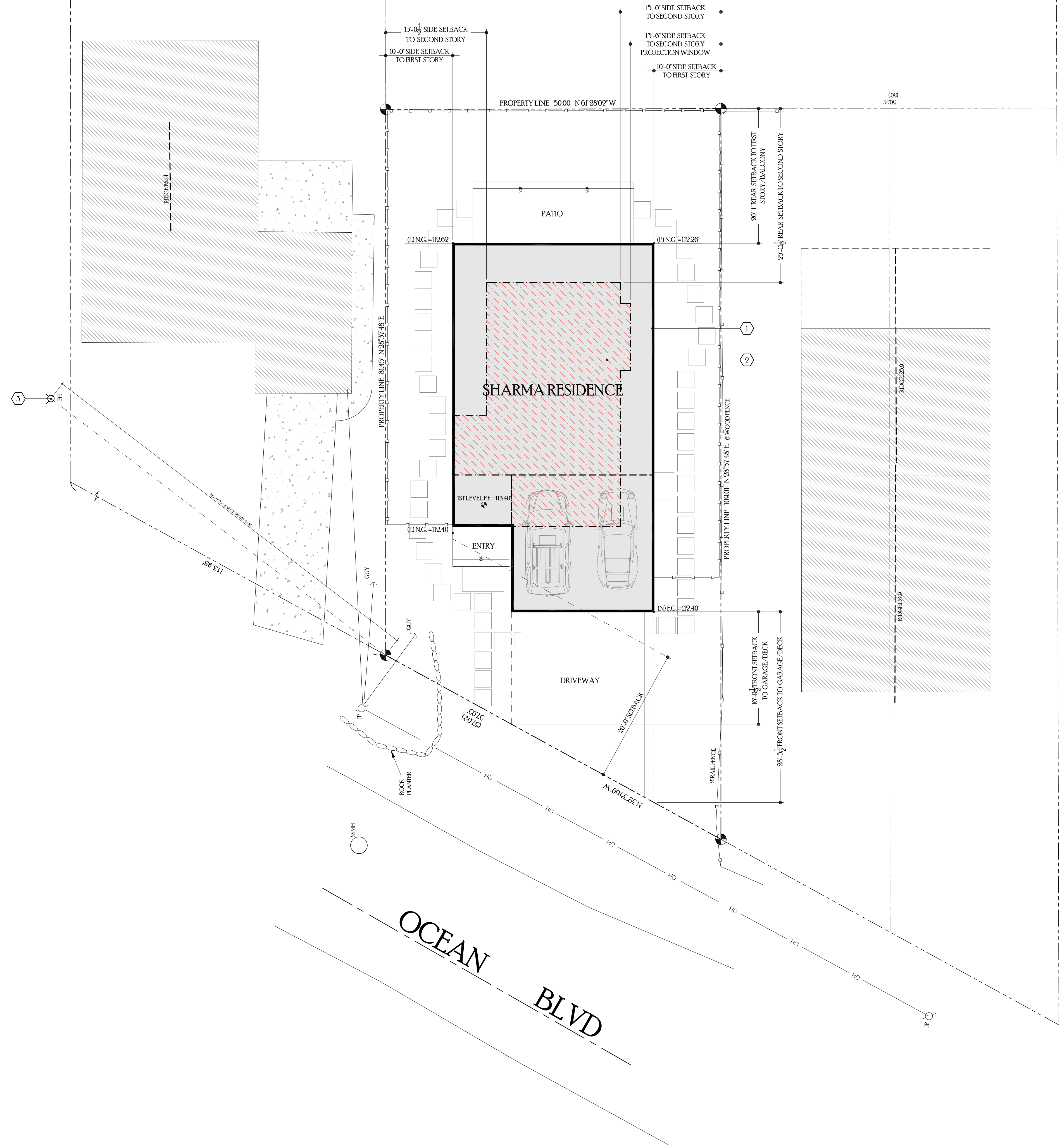
BOUNDARY AND TOPOGRAPHIC SURVEY
 LOTS 8-9, BLOCK 23, "MAP OF RIVIERA OCEAN VILLA TRACT" (BOOK 6 MAPS 20)
VACANT, OCEAN BLVD.
 MOSS BEACH (UNINCORPORATED), COUNTY OF SAN MATEO, CALIFORNIA

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



SITE PLAN

SCALE 1/8"=1'-0"

SITE PLAN KEYNOTES

- 1. OUTLINE OF FIRST LEVEL FLOOR (SHOWN SOLID)
- 2. SECOND LEVEL FLOOR (SHOWN HATCHED-DOT)
- 3. EXISTING LOCATION OF FIRE HYDRANT

Geurse Conceptual Designs, Inc.
 405 baywater ave.
 Burlingame, California 94010
 tel: 650.703.6197
 email: jgeurse@gmail.com

SIGNATURE BOX
 NAME: JESSE GEURSE
 DATE: OCTOBER 29, 2020

(Handwritten Signature)



MOSS BEACH

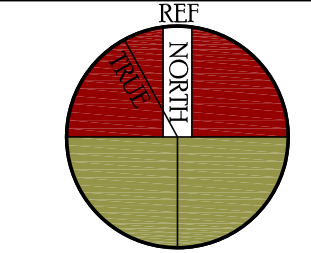
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5-18-2021	JFG	CDRC-MEETING COMMENTS	
4-1-2021	JFG	PLANNING DESIGN REVIEW SUBMISSION	

NO	DATE	BY	DESCRIPTION	CONST.
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REVISIONS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS, OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE DESIGNER.



PROJECT NAME
NEW RESIDENCE
 for
 MR. + MRS. SHARMA
 980 OCEAN BLVD
 MOSS BEACH, CALIFORNIA 94038

DRAWING TITLE
 SITE PLAN

DATE	ENGINEER	DRAWING NO.
JFG	AART ASSINK	SP.1
JOB NO.	SCALE	
2017	AS SHOWN	
DRAWN BY	RELEASED TO	
JFG	CONSTRUCTION	
REVIEWED BY		
JFG		

KEYNOTES CONTINUED

FIRST LEVEL KEYNOTES

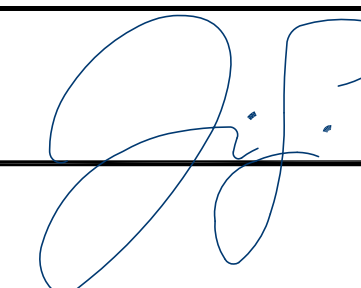
LEGEND

- 1-HOUR FIRE RATED WALL BETWEEN GARAGE AND LIVING SPACE
 - PROVIDE 5/8" TYP X' ONE-HOUR FIRE RATED WALL AND CEILING PER CODE FOR REQUIRED 1-HOUR FIRE SEPARATION BETWEEN GARAGE AND LIVING SPACE SHOWN DASHED.
 PRIVATE GARAGE SEPARATION FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2" INCH TYP X' GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
- EXTERIOR WALL
 2X4 STUDS AT 16" O.C. ON EXTERIOR WALL WITH BATTEN BOARD SIDING / 2 LAYERS OF GRADE D BUILD PAPER O / PLYWOOD W / INSULATION PER TITLE 24 REPORT.
- INTERIOR WALL
 2X4 STUDS AT 16" O.C. WITH 5/8" INTERIOR GYPSUM DOUBLE UP 2X4 WALLS AT ALL THICKEN WALLS PROVIDE 2X6 AT ALL PLUMBING WALLS.

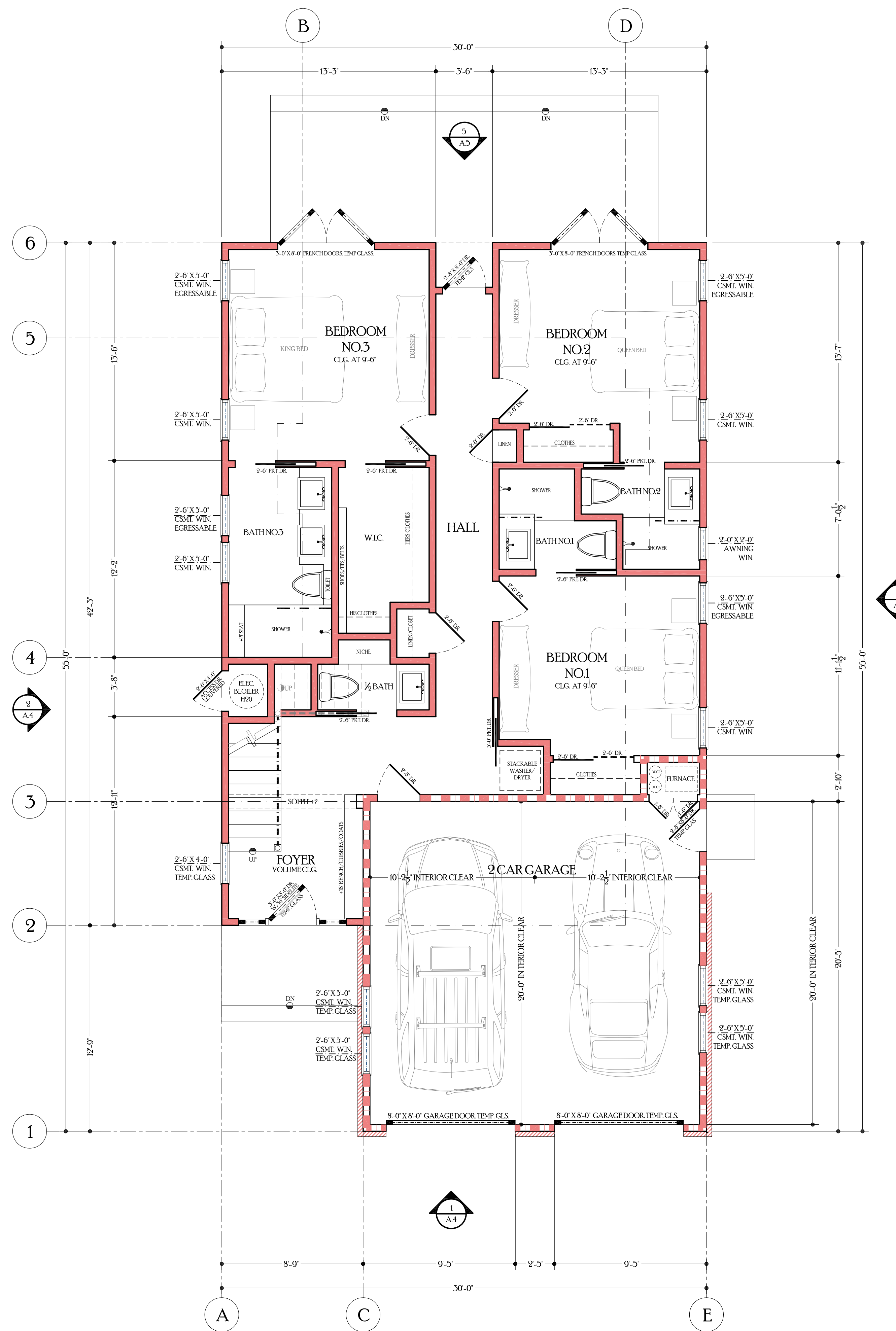
Geurse Conceptual Designs, Inc.

405 baywater ave.
 Burlingame, California 94010
 tel: 650.703.6197
 email: jgeurse@gmail.com

SIGNATURE BOX
 NAME: JESSE GEURSE
 DATE: OCTOBER 29, 2020




MOSS BEACH



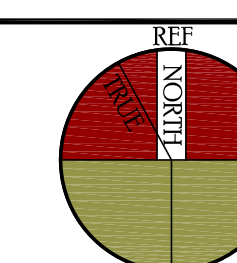
FIRST LEVEL FLOOR PLAN

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

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△	5-18-2021	JFG	CDRC-MEETING COMMENTS	
△	4-1-2021	JFG	PLANNING DESIGN REVIEW SUBMISSION	
NO	DATE	BY	DESCRIPTION	CONST.

REVISIONS

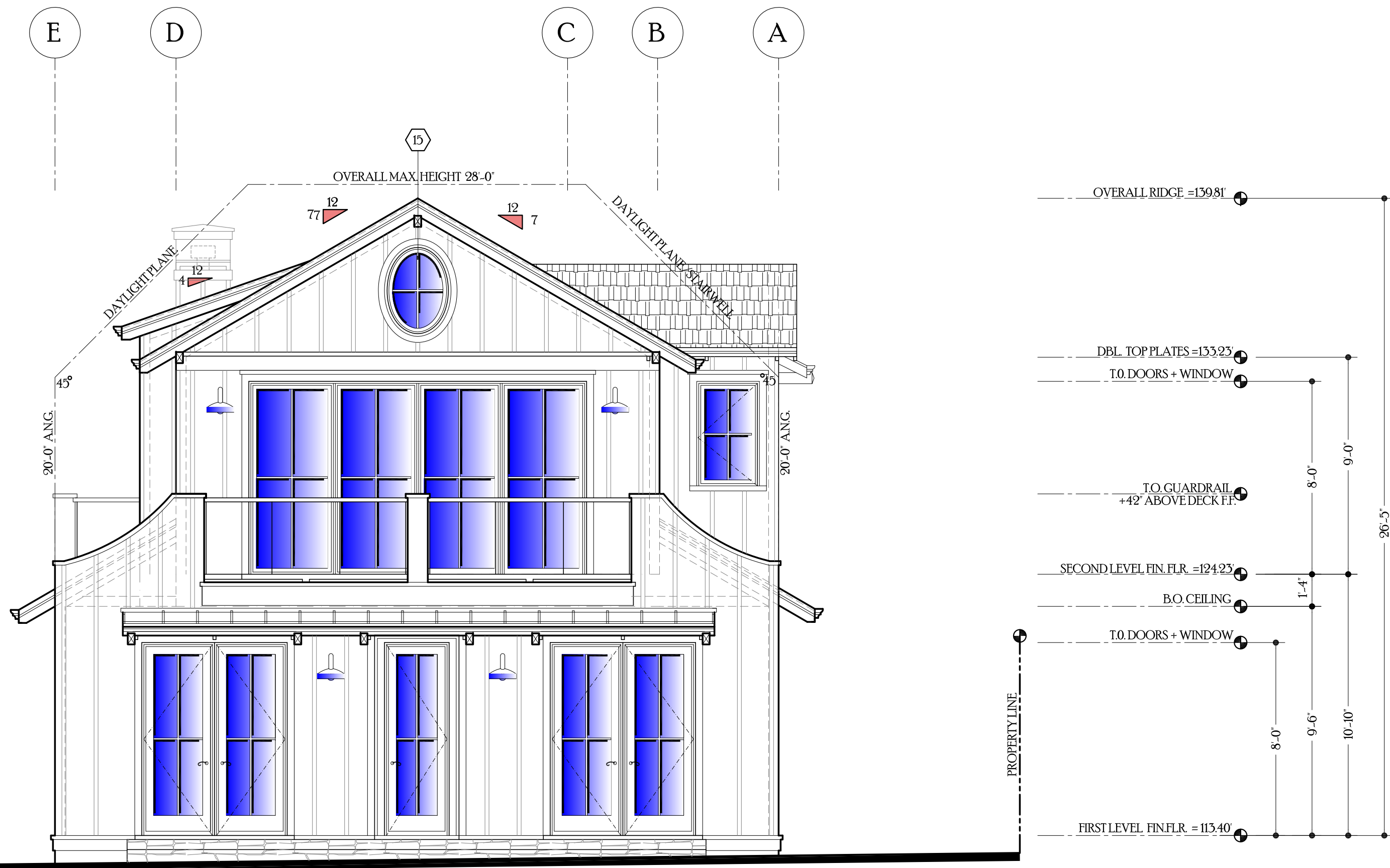
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE DESIGNER.



PROJECT NAME:
NEW RESIDENCE
 for
 MR. + MRS. SHARMA
 989 OCEAN BLVD
 MOSS BEACH, CALIFORNIA 94038

DRAWING TITLE:
FIRST LEVEL FLOOR PLAN

DATE: _____	ENGINEER: AART ASSINK	DRAWING NO. _____
JOB NO. 2117	SCALE: AS SHOWN	A.1
DRAWN BY: JFG	RELEASED TO CONSTRUCTION	
REVIEWED BY: JFG		



SEE SHT A.4 FOR TYP FINISH MATERIALS

3-PROPOSED-REAR-EAST ELEVATION

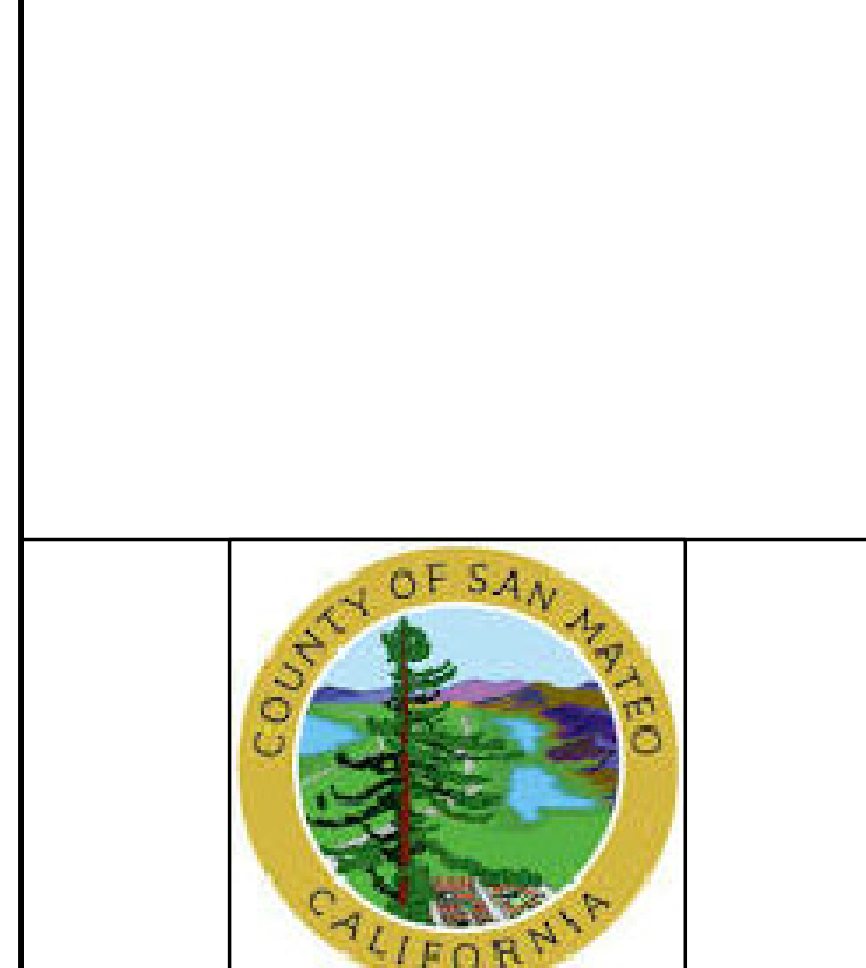
SCALE: 1/4"=1'-0"

ELEVATION-KEYNOTES

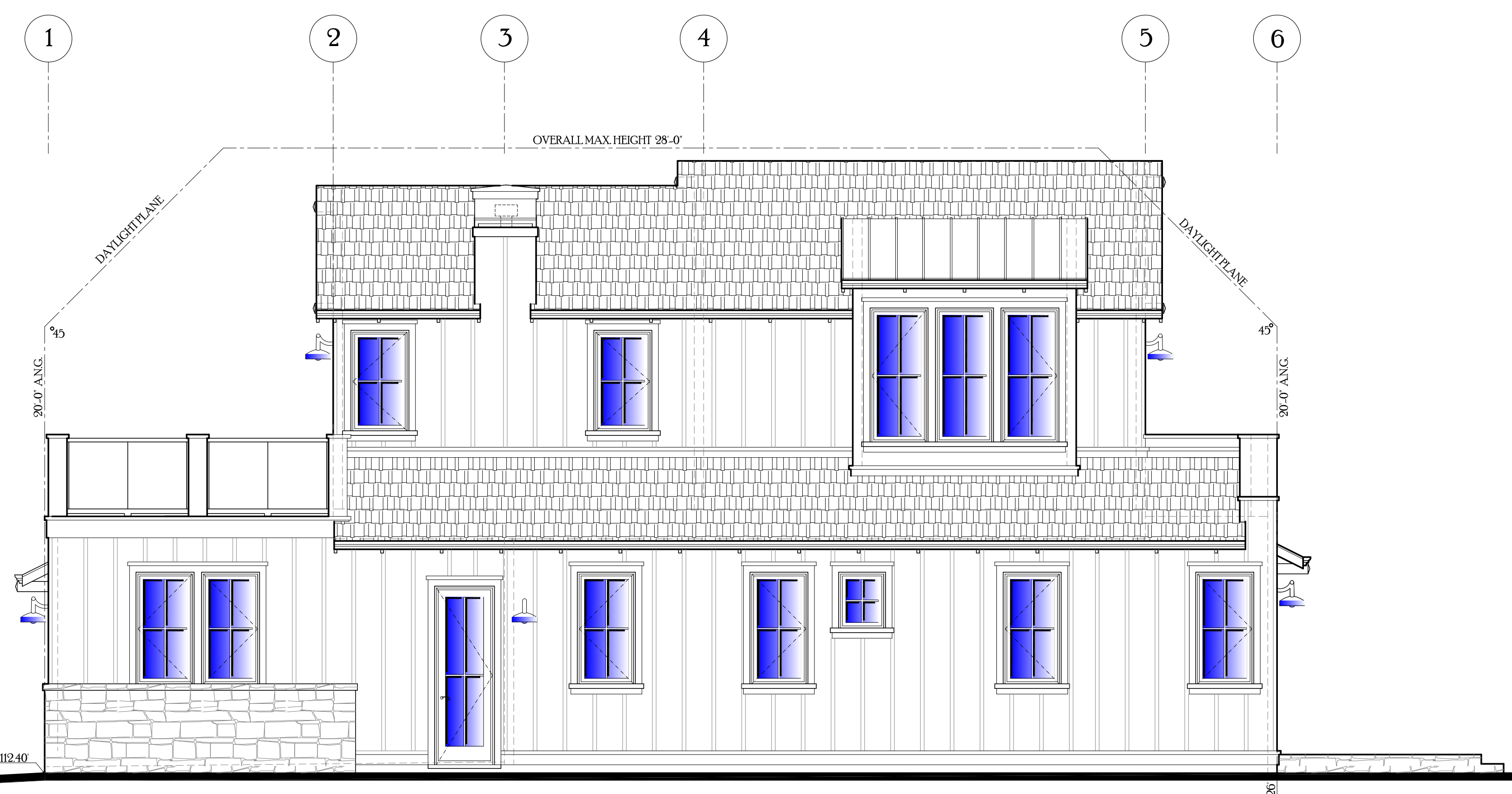
- 1 ASPHALT ROOFING-CLASS B
- MANUFACTURER-GAF-TIMBERLINE
- PRODUCT-HDZ BARKWOOD LAMINATED HIGH DEFINITION ASPHALT SHINGLES
- STYLE-HIGH DIMENSIONAL
- COLOR-BLACK, BROWN MIXTURE
2 EXTERIOR FINISH
- STYLE-BATTEN AND BOARD
BATTEN AND BOARD OVER TYVEK OVER PLYWOOD
- SPACING-BATTENS AT 16" OC
- TEXTURE-SMOOTH
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL
3 DECORATIVE STANDING SEAM SHED ROOF
- MATERIAL-METAL
- FINISH-KYNAR
- STYLE-AS SHOWN
- COLOR-BROWN
4 FACIA EAVE AND RAKE WITH EXPOSED RAFTER TIPS
- SIZE-2X3 WITH 2" RUNNER AND MOLDING
- MATERIAL-WOOD
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL
5 ILLUMINATED ADDRESS BY EXTERIOR LANTERN ON TIMER
6 TRIM HEAD AND JAMB SURROUND
- SIZE-1X3-1/2"
- CAP SIZE-1X3" WITH METAL DRIP
- SILL SIZE-1X3" SILL WITH 1X4" APRON
- STYLE-TRADITIONAL
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL
EXTERIOR DOORS AND WINDOWS
- EXTERIOR-ALUM CLAD COLOR-BROWN
- GLAZING-DUAL GLAZED SIMULATED TRUE DIVIDED
- INTERIOR-PRIMED PAINT READY
- DOOR AND WINDOW REF. DOOR AND WINDOWS TO BE MANUFAC. BY MARVIN, INTEGRITY OR EQUAL
- SEE SHEET A.D.2 FOR TYPICAL DOOR AND WINDOW DETAILS
7 GUTTERS AND DOWNSPOUTS
- MATERIAL-GALVANIZED
- COLOR-BROWN
- SIZE OF GUTTER-5" DECORATIVE O.G.
- SIZE OF DOWNSPOUT-4" DIA
8 METAL CHIMNEY SHROUD WITH VENT CAP
- INSTALL HEIGHT PER MANUFACTURERS REQUIREMENTS
- COLOR-BROWN
- STYLE-AS SHOWN IN ELEVATION
9 DECORATIVE 4X6 CORBEL
- SIZE-4X6
- MATERIAL-WOOD
- COLOR-BLACK WALNUT (PPG094-7 THD-E4)
10 WOOD TRIM BOARD HEADER WITH WATER TABLE
- SIZE-2X10 WITH 2X WATER TABLE
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL
11 BASE WOOD BOARD WITH WATER TABLE
- SIZE-2X10 WITH 2X WATER TABLE
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL
12 DECORATIVE EXTERIOR LIGHT FIXTURE
- COLOR-BROWN
13 DECORATIVE SHED ROOF WITH STANDING SEAM ROOF MATERIAL
- MATERIAL-METAL
- FINISH-KYNAR
- STYLE-AS SHOWN
- COLOR-BROWN
- SIZE-CORBEL SUPPORT BRACKET 4X6 TRIM COLOR-BLACK WALNUT
14 EXPOSED RAFTER TIPS AT 3/2" OC TYP
- SIZE-SEE DETAIL
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL
15 DECORATIVE TEMPERED GLASS OVAL WINDOW
- SIZE-SEE PLAN
- MANUFACTURER-STANDARD SIZE
- BROWN
16 DECORATIVE TEMPERED GLASS OVAL WINDOW
- SIZE-SEE PLAN
- MANUFACTURER-STANDARD SIZE
- BROWN
17 TERMINATION BASE
- SIZE-2X6 TRIM WITH 2X SOLID CAPPING
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL
18 DECORATIVE WOOD FENCE PER LANDSCAPE PLANS
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL
19 ACRYLIC CLEAR PANELS AT DECK AND BALCONY
- 2X6 TOP RAIL AND BOTTOM RAIL
- SIZE-4" ABOVE DECK FINISH FLOOR
- MATERIAL-ACRYLIC OR TEMPERED GLAZING
- COLOR-CLEAR
20 THIN SET STONE VENEER
- SIZE-2" THINK PANEL VENEER
- MATERIAL-CANYON CREEK
- COLOR-CANYON CREEK
- MANUFACTURER-PENINSULA BUILDING MATERIAL CO.
TEL: (609) 305-8500
109 SEAPORT BLVD
REDWOOD CITY
CA 94063
21 DECORATIVE ALUMINUM CLAD GARAGE DOORS WINDOW
- WINDOW PATTERN PER ELEVATIONS
- COLOR-BROWN
22 GUARDRAIL COLUMN
- SIZE-40 X 40 WITH 2X SOLID CAP
- COLOR-MESA BEIGE (PPG092-2 THD-B5)
- PAINT MANUFAC. GLIDDEN OR EQUAL

Geurse Conceptual Designs, Inc.
405 baywater ave.
Burlingame, California 94010
tel: 650.703.0197
email: jgeurse@gmail.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: OCTOBER 29, 2020



MOSS BEACH



SEE SHT A.4 FOR TYP FINISH MATERIALS

4-PROPOSED-RIGHTSIDE-SOUTH ELEVATION

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

Table with columns for NO., DATE, BY, DESCRIPTION, and CONST. containing revision records.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE DESIGNER.

PROJECT NAME: NEW RESIDENCE
for MR. + MRS. SHARMA
980 OCEAN BLVD
MOSS BEACH, CALIFORNIA 94038

DRAWING TITLE: EXTERIOR ELEVATIONS

Table with columns for DATE, ENGINEER, DRAWING NO., JOB NO., DRAWN BY, REVIEWED BY, and SCALE. Includes signature lines and a large 'A5' label.

Geurse Conceptual Designs, Inc.

405 baywater ave.
Burlingame, California 94010
tel: 650.703.6197
email: jgeurse@gmail.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: OCTOBER 20, 2020

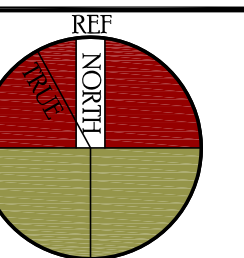


MOSS BEACH

NO.	DATE	BY	DESCRIPTION	CONST.
	5-18-2020	JFG	CDRC-MEETING COMMENTS	
	4-1-2021	JFG	PLANNING DESIGN REVIEW SUBMISSION	

REVISIONS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE DESIGNER.



PROJECT NAME:
NEW RESIDENCE
for
MR. + MRS. SHARMA
080 OCEAN BLVD
MOSS BEACH, CALIFORNIA 94038

DRAWING TITLE:
EXTERIOR 3D RENDERING

DATE:	ENGINEER:	DRAWING NO.
	AART ASSINK	
JOB NO.:	SCALE:	A6
2017	AS SHOWN	
DRAWN BY:	RELEASED TO:	
JFG	CONSTRUCTION	
REVIEWED BY:		
JFG		

ELEVATION-KEYNOTES

1. ASPHALT ROOFING-CLASS B
 - MANUFACTURER: GAF TIMBERLINE
 - PRODUCT: HDZ BARKWOOD LAMINATED HIGH DEFINITION ASPHALT SHINGLES
 - STYLE: HIGH DIMENSIONAL
 - COLOR: BLACK/BROWN MIXTURE
2. EXTERIOR FINISH
 - STYLE: BATTEN AND BOARD
 - BATTEN AND BOARD OVER TYVEK OVER PLYWOOD
 - SPACING: BATTENS AT 16" O.C.
 - TEXTURE: SMOOTH
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
3. DECORATIVE STANDING SEAM SHED ROOF:
 - MATERIAL: METAL
 - FINISH: KYNAR
 - STYLE: AS SHOWN
 - COLOR: BROWN
4. FACIA, EAVE AND RAKE WITH EXPOSED RAFTER TIPS
 - SIZE: 2X8 WITH 2" RUNNER AND MOLDING
 - MATERIAL: WOOD
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
5. ILLUMINATED ADDRESS BY EXTERIOR LANTERN ON TIMER
6. TRIM HEAD AND JAMB SURROUND:
 - SIZE: 1X3-1/2"
 - CAP SIZE: 1" X 2" WITH METAL DRIP
 - SILL: SIZE: 1" X 2" SILL WITH 1" X 4" APRON
 - STYLE: TRADITIONAL
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
- EXTERIOR DOORS AND WINDOWS:
 - EXTERIOR: ALUM CLAD COLOR: BROWN
 - GLAZING: DUAL GLAZED SIMULATED TRUE DIVIDED
 - INTERIOR: PRIMED PAINT READY
 - DOOR AND WINDOW REF:
 - DOOR AND WINDOWS TO BE MANUFAC. BY MARVIN, INTEGRITY OR EQUAL
 - SEE SHEET AD-2 FOR TYPICAL DOOR AND WINDOW DETAILS
7. GUTTERS AND DOWNSPOUTS
 - MATERIAL: GALVANIZED
 - COLOR: BROWN
 - SIZE OF GUTTER: 3" DECORATIVE O.G.
 - SIZE OF DOWN SPOUT: 4" DIA.
8. METAL CHIMNEY SHROUD WITH VENT CAP
 - INSTALL HEIGHT PER MANUFACTURERS REQUIREMENTS
 - COLOR: BROWN
 - STYLE: AS SHOWN IN ELEVATION
9. DECORATIVE 4X6 CORBEL
 - SIZE: 4X6
 - MATERIAL: WOOD
 - COLOR: BLACK WALNUT (PPG1014-7 THD-E4)
10. WOOD TRIM BOARD HEADER WITH WATER TABLE
 - SIZE: 2X10 WITH 2X WATER TABLE
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
11. BASE WOOD BOARD WITH WATER TABLE
 - SIZE: 2X10 WITH 2X WATER TABLE
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
12. DECORATIVE EXTERIOR LIGHT FIXTURE
 - COLOR: BROWN
13. DECORATIVE SHED ROOF WITH STANDING SEAM ROOF
 - MATERIAL: METAL
 - FINISH: KYNAR
 - STYLE: AS SHOWN
 - COLOR: BROWN
 - SIZE: CORBEL SUPPORT BRACKET 4X6 TRIM COLOR: BLACK WALNUT
14. EXPOSED RAFTER TIPS AT 3/2 O.C. TYP.
 - SIZE: SEE DETAIL
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
15. DECORATIVE TEMPERED GLASS OVAL WINDOW:
 - SIZE: SEE PLAN
 - MANUFACTURER: STANDARD SIZE
 - BROWN
16. DECORATIVE TEMPERED GLASS WINDOW:
 - SIZE: SEE PLAN
 - MANUFACTURER: STANDARD SIZE
 - BROWN
17. TERMINATION BASE:
 - SIZE: 2X6 TRIM WITH 1X SOLID CAPPING
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
18. DECORATIVE WOOD FENCE PER LANDSCAPE PLANS
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
19. ACRYLIC CLEAR PANELS AT DECK AND BALCONY
 - 2X6 TOP RAIL AND BOTTOM RAIL
 - SIZE: 42" ABOVE DECK FINISH FLOOR
 - MATERIAL: ACRYLIC OR TEMPERED GLAZING
 - COLOR: CLEAR
20. THIN SET STONE VENEER
 - SIZE: 2" THINK PANEL VENEER
 - MATERIAL: CANYON CREEK
 - COLOR: CANYON CREEK
 - MANUFACTURER: PENINSULA BUILDING MATERIAL CO.
 - TEL: 400.360.4300
 - 109 SEAPORT BLVD.
 - REDWOOD CITY
 - CA 94063
21. DECORATIVE ALUMINUM CLAD GARAGE DOORS WINDOW
 - WINDOW PATTERN PER ELEVATIONS
 - COLOR: BROWN
22. GUARDRAIL COLUMNS
 - SIZE: 1X10" WITH 2X SOLID CAP
 - COLOR: MESA BEIGE (PPG1092-2 THD-B10)
 - PAINT MANUFAC: GLIDDEN OR EQUAL

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

PROPOSED-FRONT-LEFTRSIDE-BIRDS EYE

PROPOSED-FRONT-LEFTRSIDE





PROPOSED-REAR

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



PROPOSED-REAR~LEFTSIDE

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

ELEVATION~KEYNOTES

1. ASPHALT ROOFING-CLASS B
 - MANUFACTURER: GAF, TIMBERLINE
 - PRODUCT: HDZ. BARKWOOD LAMINATED HIGH DEFINITION ASPHALT SHINGLES
 - STYLE: HIGH DIMENSIONAL
 - COLOR: BLACK, BROWN MIXTURE
2. EXTERIOR FINISH
 - STYLE: BATTEN AND BOARD
 - BATTEN AND BOARD OVER TYVEK OVER PLYWOOD
 - SPACING: BATTENS AT 16" OC.
 - TEXTURE: SMOOTH
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
3. DECORATIVE STANDING SEAM SHED ROOF
 - MATERIAL: METAL
 - FINISH: KYNAK
 - STYLE: AS SHOWN
 - COLOR: BROWN
4. FACIA, EAVE AND RAKE WITH EXPOSED RAFTER TIPS
 - SIZE: 2X8 WITH 2" RUNNER AND MOLDING
 - MATERIAL: WOOD
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
5. ILLUMINATED ADDRESS BY EXTERIOR LANTERN ON TIMER
6. TRIM HEAD AND JAMB SURROUND
 - SIZE: 1X3-1/2"
 - CAP SIZE: 1" X 2" WITH METAL DRIP
 - SILL: SIZE: 1" X 2" SILL WITH 1" X 4" APRON
 - STYLE: TRADITIONAL
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
- EXTERIOR DOORS AND WINDOWS
 - EXTERIOR: ALUM CLAD COLOR: BROWN
 - GLAZING: DUAL GLAZED SIMULATED TRUE DIVIDED
 - INTERIOR: PRIMED, PAINT READY.
 - DOOR AND WINDOW REF.
 - DOOR AND WINDOW S TO BE MANUFAC. BY MARVIN, INTEGRITY OR EQUAL.
 - SEE SHEET AD-2 FOR TYPICAL DOOR AND WINDOW DETAILS
7. GUTTERS AND DOWNSPOUTS
 - MATERIAL: GALVANIZED
 - COLOR: BROWN
 - SIZE OF GUTTER: 5" DECORATIVE OG.
 - SIZE OF DOWN SPOUT: 4" DIA.
8. METAL CHIMNEY SHROUD WITH VENT CAP
 - INSTALL HEIGHT PER MANUFACTURERS REQUIREMENTS
 - COLOR: BROWN
 - STYLE: AS SHOWN IN ELEVATION
9. DECORATIVE 4X6 CORBEL
 - SIZE: 4X6
 - MATERIAL: WOOD
 - COLOR: BLACK WALNUT (PPG004-7 THD-E4)
10. WOOD TRIM BOARD HEADER WITH WATER TABLE
 - SIZE: 2X10 WITH 2X WATER TABLE
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
11. BASE WOOD BOARD WITH WATER TABLE
 - SIZE: 2X10 WITH 2X WATER TABLE
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
12. DECORATIVE EXTERIOR LIGHT FIXTURE
 - COLOR: BROWN
13. DECORATIVE SHED ROOF WITH STANDING SEAM ROOF
 - MATERIAL: METAL
 - FINISH: KYNAK
 - STYLE: AS SHOWN
 - COLOR: BROWN
 - SIZE: CORBEL SUPPORT BRACKET 4X6 TRIM COLOR: BLACK WALNUT
14. EXPOSED RAFTER TIPS AT 32" OC. TYP.
 - SIZE: SEE DETAIL
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
15. DECORATIVE TEMPERED GLASS OVAL WINDOW
 - SIZE: SEE PLAN
 - MANUFACTURER: STANDARD SIZE
 - BROWN
16. DECORATIVE TEMPERED GLASS OVAL WINDOW
 - SIZE: SEE PLAN
 - MANUFACTURER: STANDARD SIZE
 - BROWN
17. TERMINATION BASE
 - SIZE: 2X6 TRIM WITH 3X SOLID CAPPING
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
18. DECORATIVE WOOD FENCE PER LANDSCAPE PLANS
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL
19. ACRYLIC CLEAR PANELS AT DECK AND BALCONY
 - 2X6 TOP RAIL AND BOTTOM RAIL
 - SIZE: 42" ABOVE DECK FINISH FLOOR
 - MATERIAL: ACRYLIC OR TEMPERED GLAZING
 - COLOR: CLEAR
20. THIN SET STONE VENER
 - SIZE: 2" THINK PANEL VENER
 - MATERIAL: CANYON CREEK
 - COLOR: CANYON CREEK
 - MANUFACTURER: PENINSULA BUILDING MATERIAL CO.
 - TEL: 609 365-4500
 - 109 SEAPORT BLVD.
 - REDWOOD CITY
 - CA 94063
21. DECORATIVE ALUMINUM CLAD GARAGE DOORS WINDOW
 - WINDOW PATTERN PER ELEVATIONS
 - COLOR: BROWN
22. GUARDRAIL COLUMN
 - SIZE: 1X10" WITH 2X SOLID CAP
 - COLOR: MESA BEIGE (PPG092-2 THD-BI)
 - PAINT MANUFAC: GLIDDEN OR EQUAL

Geurse Conceptual Designs, Inc.

405 baywater ave.
Burlingame, California 94010
tel: 650.703.6197
email: jgeurse@gmail.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: OCTOBER 20, 2020

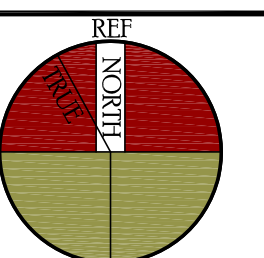


MOSS BEACH

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▲	5-18-2020	JFG	CDRC-MEETING COMMENTS	
▲	4-4-2021	JFG	PLANNING DESIGN REVIEW SUBMISSION	
NO.	DATE	BY	DESCRIPTION	CONST.

REVISIONS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE DESIGNER.



PROJECT NAME
NEW RESIDENCE
for
MR. + MRS. SHARMA
980 OCEAN BLVD.
MOSS BEACH, CALIFORNIA 94038

DRAWING TITLE
EXTERIOR 3D RENDERING

DATE: _____	ENGINEER: <u>AART ASSINK</u>	DRAWING NO: _____
JOB NO: <u>2117</u>	SCALE: <u>AS SHOWN</u>	A.8
DRAWN BY: <u>JFG</u>	RELEASED TO CONSTRUCTION	
REVIEWED BY: _____	DATE: _____	