

Owner: Ruth and Paul Huard
Applicant: Carin Friedman
File No.: PLN2023-00028
Location: Magellan Avenue, Miramar
APN: 048-013-920

Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

CDRC has recommended approval of this project, with the following findings, conditions of approval and recommendation.

Findings:

1. Overall, the modern design utilizing prefabricated structures is attractive, and while not as common as the Coastal Craftsman designs that features prominently in the region, appears to be a complementary addition to Miramar. *Section 6565.20(A) Purpose: ...Midcoast design standards...encourage new single-family homes and additions that have their own individual character, while ensuring that they are complementary with neighboring houses, the neighborhood character of each community, and the surrounding natural setting.*
2. Major structures are placed appropriate on the lot and with the natural setting. *Section 6565.20(C) Site Planning and Structure Placement*
3. Apparent building mass and shape, especially with completion of conditions listed below, are complementary to the neighborhood and appropriate for the modern aesthetic of the design. *Section 6565.20(D) Elements of Design*
4. Mixture of wood, siding, and concrete exterior materials are complementary and contribute to an overall successful design. *Section 6565.20(D) Exterior Materials and Colors*

Conditions of Approval:

1. The Courtyard Perspective as shown on plan sheet DR-5.0 show walls for both the two story and one story structure with predominantly white metal siding. The other project finished materials (2- wood siding and 3- cement board panel) or a new finished material should be mixed in to break up the apparent massing of the structure, similar to the mix of materials show in the North West, Entry Walkway, and South West perspectives on plan sheet DR-5.0. *Section 6565.20(D)1. The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied forms. ...even a home that complies with this standard may appear massive or*

bulky, if the building shape and/or façade is too simple. Simple forms often appear more massive and larger, while houses with more variety in their forms appear less massive and often more interesting. Likewise, long, blank walls appear more massive than walls with space and corners that create shadows and architectural interest. Section 6565.20(D)4c. Discourage the use of a single exterior material or color in a large unbroken surface.

2. East facing exterior wall of the 1st Floor INSET DECK on the northeast corner to be replaced by wood panel wrapped support column in the northeast corner and opening to the east. This opening and change of material will add articulation to the formerly 40'-2" single plane east end of the 2-story building. *Section 6565.20(D)1. The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied forms. ...even a home that complies with this standard may appear massive or bulky, if the building shape and/or façade is too simple. Simple forms often appear more massive and larger, while houses with more variety in their forms appear less massive and often more interesting. Likewise, long, blank walls appear more massive than walls with space and corners that create shadows and architectural interest. Section 6565.20(D)1e. Building wall gaps that articulate the walls of the house create shadows and contribute to the architectural character of the home. These changes to the form of a building can have a great affect on the apparent building mass. ...Adding steps and breaks to long or tall walls will reduce apparent mass and add visual interest.*

Additional Committee Recommendations:

1. Standard parking spaces are 9'x19'. Suggest increasing 16' single garage door to accommodate two full width parking spaces inside.

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

SCALE: NTS



PROJECT INFORMATION

SCALE: NTS

GENERAL:

ADDRESS: 121 MAGELLAN AVE, MIRAMAR, CA 94019
 APN: 048-013-920
 PARCEL SIZE: 12,424 SF
 JURISDICTION: COUNTY OF SAN MATEO
 ZONING DISTRICT: R-1/S-94/DR/CD
 CONSTRUCTION TYPE: TYPE V-B
 WUI/SRA ZONE: NO
 FEMA FLOOD ZONE: NO
 OCCUPANCY TYPE: R3 - 2-STORY SINGLE FAMILY RESIDENCE (4 BED, 3 BATH)

SQUARE FOOTAGE OF STRUCTURES:

EXISTING: N/A VACANT LOT
 PROPOSED: 3200 SF FACTORY BUILT 2-STORY SINGLE FAMILY DWELLING
 640 SF FACTORY BUILT 1-STORY ADU
 512 SF FACTORY BUILT ATTACHED GARAGE

LOT COVERAGE:

MAXIMUM ALLOWED: 30% (3,727 SF)
 PROPOSED: 3401 SF/12,424 SF = 27.3%

BUILDING FLOOR AREA:

MAXIMUM ALLOWED: 6200 SF (PARCEL SIZE MORE THAN 11,698 SF)
 PROPOSED: 4397 SF

SQUARE FOOTAGE OF LANDSCAPING:

NEW: 2910 SF
 REHABILITATED: N/A

REQUIRED SETBACKS:

FRONT YARD: 20' - 0"
 SIDE YARD: 10' - 0"
 REAR YARD: 30' - 0"

T.O. INTERMITTENT STREAM BANK: 30' - 0"

PROPOSED SETBACKS:

FRONT YARD: 21' - 5 1/2"
 SIDE YARD: 10' - 2"
 SIDE YARD: 22' - 5 1/2"
 REAR YARD: 38' - 3"

T.O. INTERMITTENT STREAM BANK: 36' - 2 1/2"

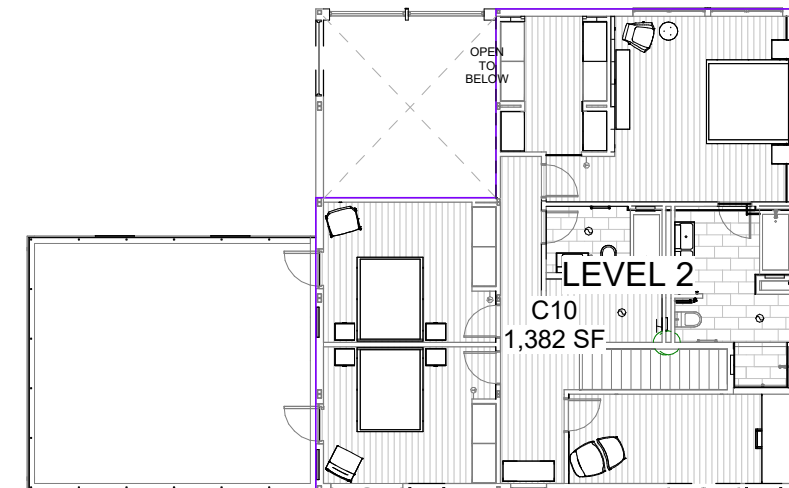
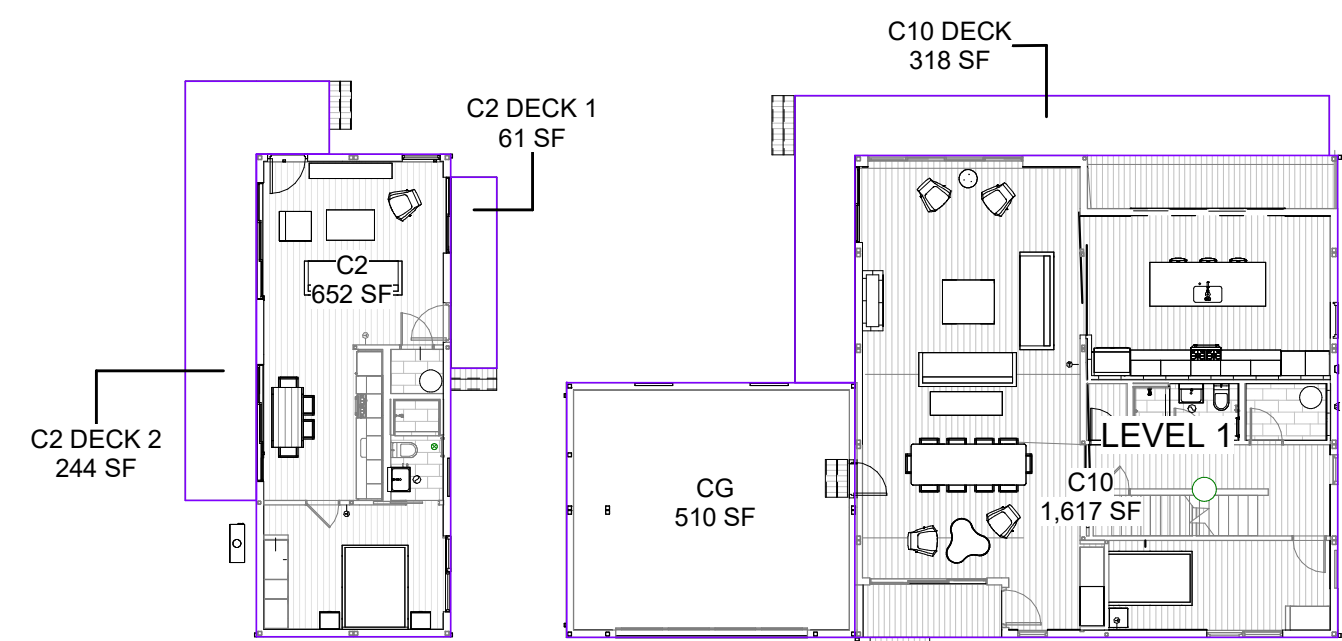
BUILDING HEIGHT:

MAXIMUM ALLOWED: 28' - 0"
 PROPOSED: 22' - 8"

PROPOSED GRADING:

EXCAVATION: 19 CY
 FILL: 30 CY
 IMPORT: 11 CY

NOTE: GRADING QUANTITIES PER CIVIL SHEET C-1



LOT COVERAGE		
Name	Level	Area
CG	C10 LEVEL 1 FF	510 SF
C10 DECK	C10 LEVEL 1 FF	318 SF
C10	C10 LEVEL 1 FF	1,617 SF
C2 DECK 2	C10 LEVEL 1 FF	244 SF
C2 DECK 1	C10 LEVEL 1 FF	61 SF
C2	C10 LEVEL 1 FF	652 SF
Grand total		3,401 SF

BUILDING FLOOR AREA		
Name	Level	Area
CG	C10 LEVEL 1 FF	510 SF
C10	C10 LEVEL 1 FF	1,617 SF
C10	C10 LEVEL 2 FF	1,382 SF
C2	C10 LEVEL 1 FF	652 SF
Grand total		4,160 SF

APPLICABLE CODES

SCALE: NTS

APPLICABLE CODES

REGULATING CODES: 2022 CBSC
 -CA RESIDENTIAL CODE
 -CA ELECTRICAL CODE
 -CA MECHANICAL CODE
 -CA PLUMBING CODE
 -CA ENERGY CODE
 -CALGREEN CODE

NOTE: THESE PLANS ARE SUBMITTED TO CALIFORNIA HCD DEPARTMENTS UNDER CALIFORNIA FACTORY BUILT HOUSING PROGRAM, IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 25 CHAPTER 3 SUBCHAPTER 1

PROJECT DIRECTORY

SCALE: NTS

ARCHITECT:
 Gordon Stott (Home Ec, Inc.)
 304 S Broadway #320
 Los Angeles, CA 90013
 TEL 323 697 2386
 EMAIL hello@connect-homes.com

MODULAR BUILDER:
 Connect Homes Factory
 1811 Riverview Dr.
 San Bernardino, CA 92408

STRUCTURAL ENGINEER:
 Reza Shabani, M.Eng., M.Sc., PE.
 8th St. Construction & Consulting
 TEL 619 906 0202
 EMAIL reza@8thstreets.com

ARBORIST:
 Maguire Tree Care, Inc.
 P.O Box 608
 Moss Beach, CA 94038
 TEL 650 574 0215
 EMAIL paul@maguiretreecare.com

SURVEYOR:
 Verticom Land Surveying
 1104 Corporate Way, Ste 238
 Sacramento, Ca 95813
 TEL 658 867 1580

GEOTECHNICAL ENGINEER:
 Sigma Prime Geosciences Inc.
 111 Vassar Street
 Half Moon Bay, CA 94019
 TEL 650 728 3590

CIVIL ENGINEER:
 Clifford Bechtel and Associates, LLC.
 1321 254th Place, SE
 Sammamish, WA 98075
 TEL 650 333 0103
 EMAIL cliffbechtel1@comcast.net

IRRIGATION CONSULTANT:
 Brookwater Consultants
 480 St. John Street, Suite 220
 Pleasanton, Ca 94566
 TEL 925 855 0417
 EMAIL janet@brookwater.com

OWNER:
 Ruth and Paul Huard
 350 Sequoia Ave
 Palo Alto, CA 94306
 TEL 808 282 8059
 EMAIL rhuard@gmail.com

SHEET INDEX

SCALE: NTS

DRB SET - ARCHITECTURE	
Sheet Number	Sheet Name
DR-0.1	TITLE SHEET
DR-0.2	SURVEY
DR-0.3	SITE PHOTOS
DR-1.1	SITE PLAN
DR-1.2	SITE DEVELOPMENT PLAN
DR-2.1	FLOOR PLAN C10+CG
DR-2.2	ROOF PLAN C10+CG
DR-2.3	FLOOR PLAN C2
DR-3.0	EXTERIOR ELEVATIONS C10+CG
DR-3.1	EXTERIOR ELEVATIONS C10+CG
DR-3.2	EXTERIOR ELEVATIONS C2
DR-4.1	SECTIONS C10
DR-4.2	SECTIONS C2
DR-5.0	PERSPECTIVE VIEWS
DR-6.0	MATERIALS, FINISHES + LIGHTING
DR-6.1	REFERENCE IMAGES

DRB SET - LANDSCAPE	
Sheet Number	Sheet Name
LA-1.1	HARDSCAPE PLAN
LA-1.2	LIGHTING PLAN
LA-1.3	PLANTING PLAN
LA-1.4	PLANTING PLAN SCHEDULE
LA-1.5	LANDSCAPE DETAILS & NOTES
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION NOTES & LEGENDS
IR-3	IRRIGATION DETAILS
IR-4	IRRIGATION DETAILS & WORKSHEETS
TP-1.0	TREE PRESERVATION REPORT

DRB SET - CIVIL	
Sheet Number	Sheet Name
C-1	GRADING, DRAINAGE, & UTILITY PLAN
C-2	EROSION & SEDIMENT CONTROL & STAGING PLAN
C-3	CIVIL DETAILS
C-4	CONSTRUCTION BMP CHECKLIST

VICINITY MAP

SCALE: NTS



I AGREE TO COMPLY WITH THE REQUIREMENT OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

PAUL HUARD
 PROPERTY OWNER

*FOR IRRIGATION PLAN AND WELO SHEETS SEE BROOKWATER PLAN

*FOR TREE REMOVED SEE ARBORIST REPORT

PROJECT DESCRIPTION

SCALE: NTS

The proposed residence is a 2-Story, 3,200 SF factory built HCD approved single family dwelling and 510 SF attached garage with site built foundation and a factory built HCD approved 640 SF ADU with a site built foundation.

Design review standards - Connect Homes has rethought the entire process of design and construction for homeowners. We provide factory built, highly energy efficient single family homes that are delivered to the site almost completely finished. This process drastically reduces on-site construction time which will be a great relief to the neighbors and natural environment. Every effort has been made to follow the residential design standards and support the design guidelines of the community.

- The project is sited to maintain the natural environment of the lot, and preserve the existing trees as much as possible
- Grading has been extremely limited.
- Construction has been located away from the creekbed so no existing ecosystems are disturbed.
- The new structures fit within the scale of adjacent structures and offer variety in form with a two-story main house, a garage with roof deck, and one story ADU.
- Forms have been broken up with the addition of various design elements including inset covered decks, glass guardrails, building awnings, material variety, garden walls, and landscaping.
- The garage has been clad in wood to soften it's appearance and garden walls are placed to create varying planes of depth at the street face of the property.
- Hardscape has been minimized and landscape has been used to create a natural appearance.
- Drought tolerant and native and non invasive species are proposed.
- Exterior materials and colors are natural and varied to create a warm and interesting design.
- Exterior lighting is low level and directed toward the ground.

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
 Los Angeles, CA 90013
 Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
1/20/23		COASTAL DESIGN REVIEW
1 05/31/23		COASTAL DESIGN REVIEW REV 1
3 08/30/23		COASTAL DESIGN REVIEW REV 3
4 11/16/23		COASTAL DESIGN REVIEW REV 4
5 01/22/24		COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
 HUARD RESIDENCE

PROJECT NUMBER
 22-0032

DESCRIPTION
 TITLE SHEET

SCALE

SHEET NO.

DR-0.1

TOPOGRAPHIC SURVEY

LANDS OF HUARD
DOCUMENT # 2017-057728 O.R.

LOTS 6, 7 AND 8, BLOCK 1
"SHORE ACRES HALF MOON BAY, CALIFORNIA
FIRST ADDITION TO THE CITY OF BALBOA"
VOLUME 3 OF MAPS AT PAGE 95
ASSESSOR'S PARCEL NUMBER: 048-013-920

PROPERTY LEGAL DESCRIPTION

THE FOLLOWING INFORMATION IS PER DEED RECORDED 07/07/2017 AS DOCUMENT NO 2017-057728, SAN MATEO COUNTY RECORDER. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOTS 6, 7 AND 8, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "SHORE ACRES HALF MOON BAY, CALIFORNIA FIRST ADDITION TO THE CITY OF BALBOA," WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON DECEMBER 18, 1905, IN BOOK 3 OF MAPS AT PAGE 95. PURSUANT TO CERTIFICATE OF COMPLIANCE THE ABOVE PROPERTY IS NOW ONE LEGAL LOT.

TITLE REPORT SCHEDULE "B" EXCEPTIONS

TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, TITLE NO.: FSMO-6551700307-JL, DATED MARCH 21, 2017.
THERE ARE NO PLOTTABLE EXCEPTIONS.

BASIS OF BEARING AND COORDINATES

THE BEARING N45°40'00"E ON THE CENTERLINE OF MEDIO AVENUE AS SHOWN ON THOSE CERTAIN RECORDS OF SURVEY MAPS FILED IN VOLUME 20 OF LLS MAPS AT PAGES 31 AND 32 AND IN VOLUME 30 OF LLS MAPS AT PAGE 98, RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM. ELEVATIONS HEREON WERE OBTAINED BY REAL TIME KINEMATIC GPS REFERENCE NETWORK "SMARTNET", UTILIZING GEOID 18.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT PROPERTY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. NO MONUMENT(S) WERE SET AS PART OF THIS SURVEY.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2022 AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

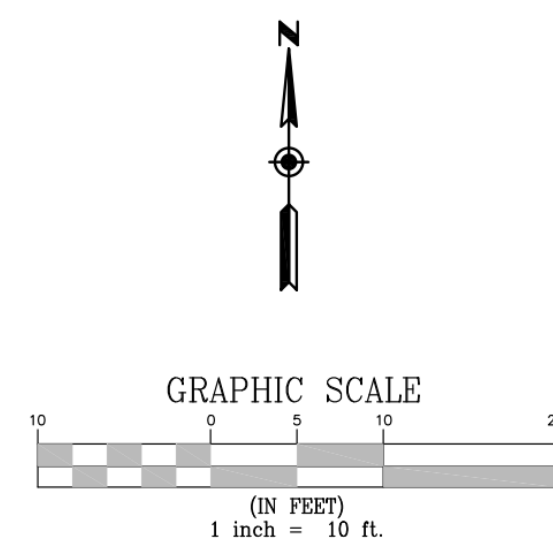
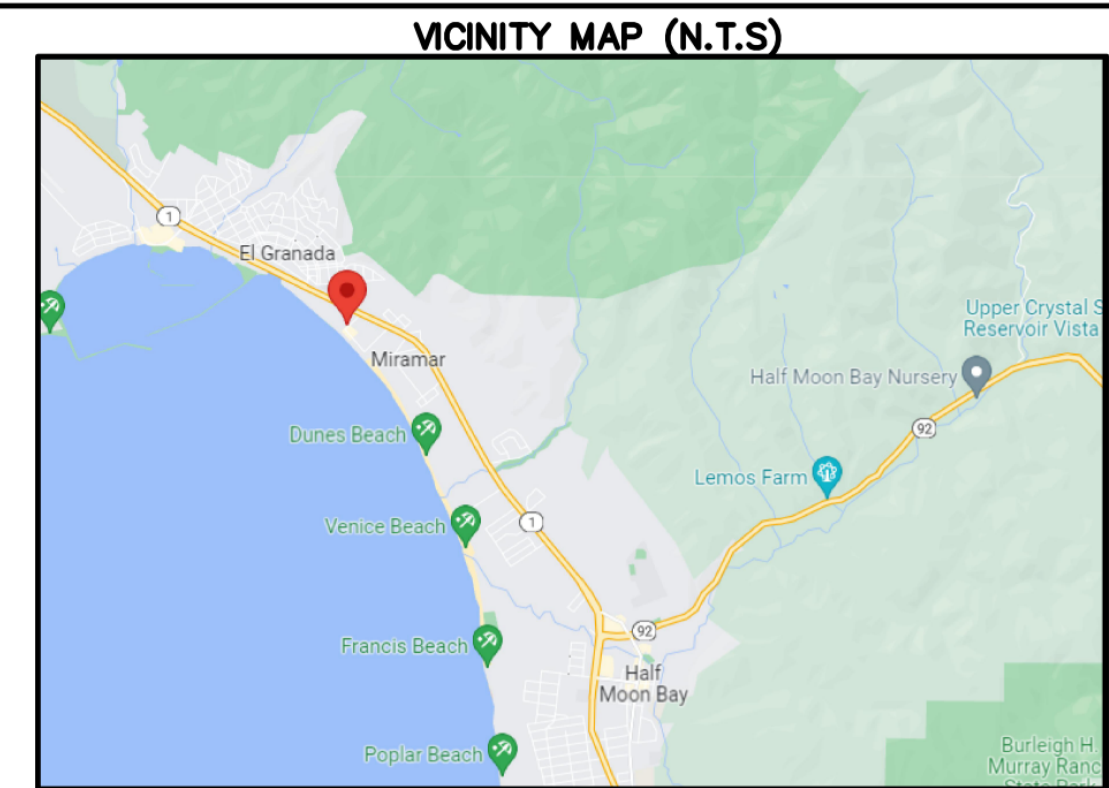
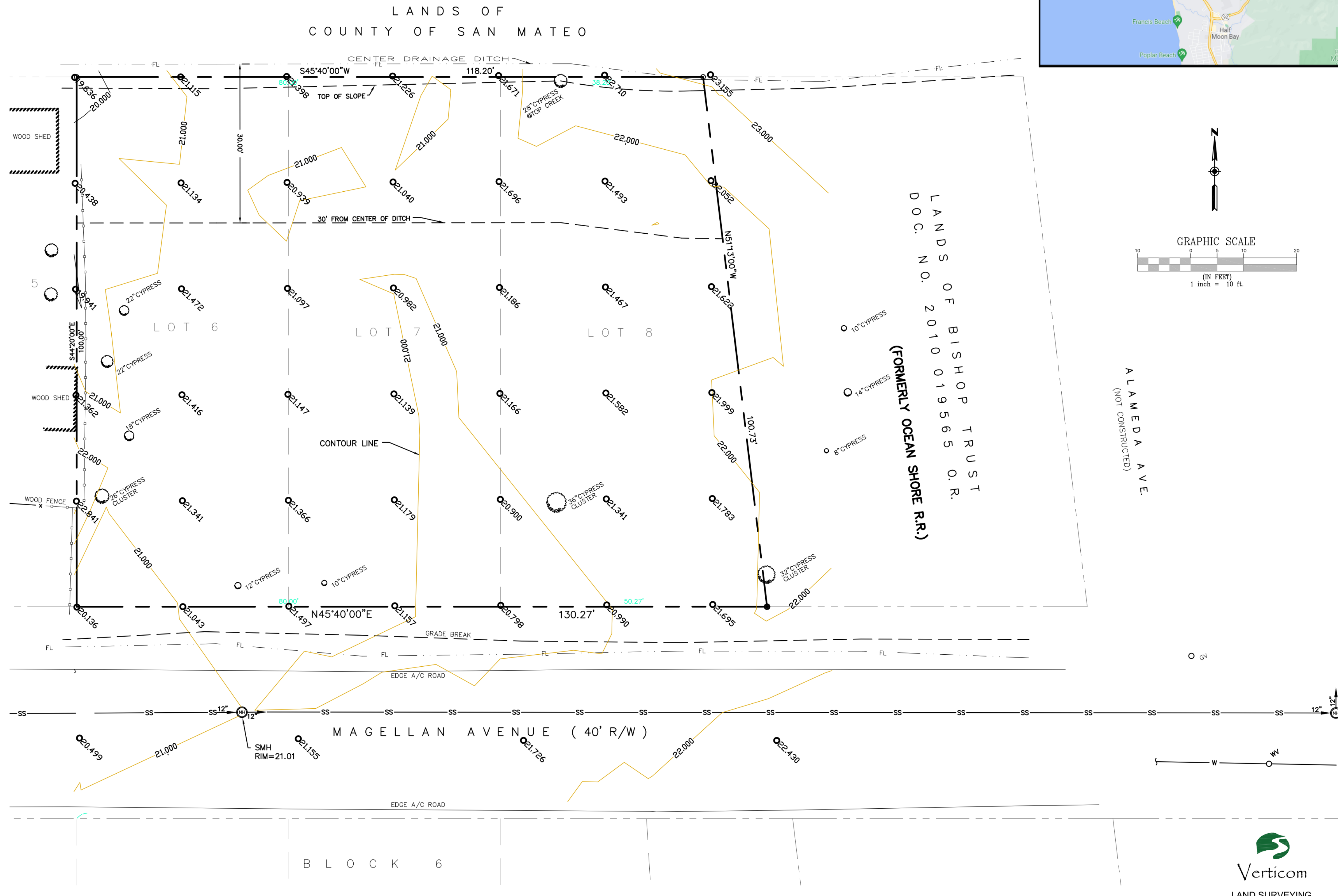
REGISTERED SURVEYOR: JEFFERY W. GARCIA
PROFESSIONAL LAND SURVEYOR NO. 8521
STATE OF CALIFORNIA

DATE 10/30/2022



LEGEND

- ADJACENT PROPERTY LINE
- CENTERLINE
- PROPERTY LINE
- FENCE
- RETAINING WALL
- POWER POLE
- PULL BOX
- GAS VALVE
- WATER VALVE
- MANHOLE
- TREE
- FOUND MONUMENT
- CALCULATED POSITION
- WATER METER
- FINISH FLOOR OR SITE BENCHMARK



HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

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ISSUANCE

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1/20/23		COASTAL DESIGN REVIEW
5 01/22/24		COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SURVEY

SCALE

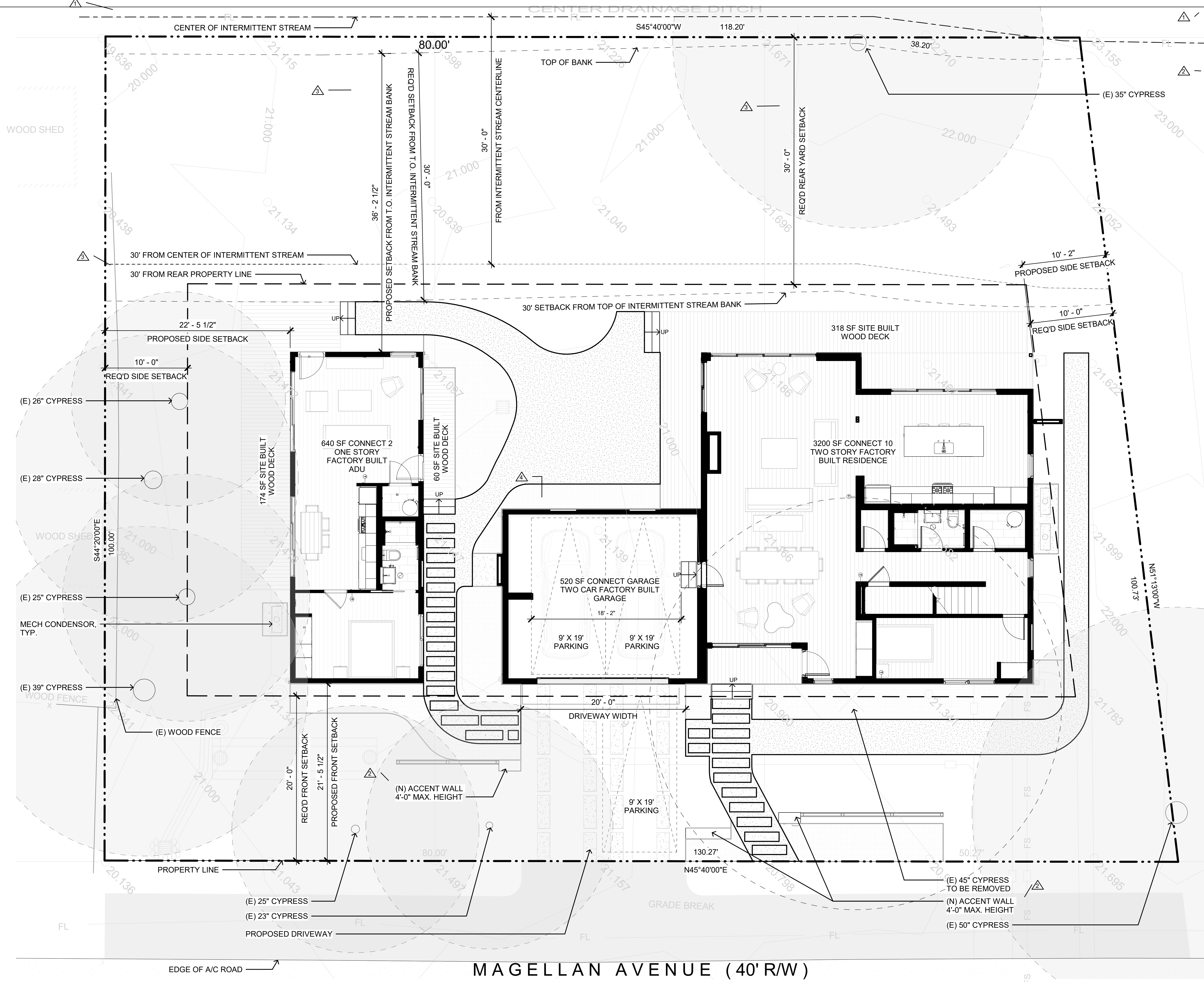
SHEET NO.

DR-0.2

Verticom
LAND SURVEYING
1104 CORPORATE WAY, STE 238
SACRAMENTO, CA 95813
VERTI-COM.COM
658-867-1580

Sheet 1 of 1

SURVEY
SCALE: NTS



IMPERVIOUS SURFACES

TOTAL LOT AREA	PERMITTED (SF)	PROPOSED (SF)
12,424 SF	1,242 SF + 10% OR (NOT TO EXCEED 1,170 SF FOR RESIDENTIAL USES)	397 SF IMPERVIOUS AREA (LESS THAN 18")
1,242 SF + 10% OR (NOT TO EXCEED 1,170 SF FOR RESIDENTIAL USES)	1,080 SF IMPERVIOUS AREA (TOTAL)	118 SF
DRIVEWAY PAVERS & FENCING		128 SF
WALKWAY PAVERS		15 SF
OUTDOOR SHOWER PAD		36 SF
CONDENSER PADS (3)		100 SF
RETENTION TANK		

NOTE: SEE LA-1.1 FOR HARDSCAPE PLAN

HUARD RESIDENCE

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4	11/16/23	COASTAL DESIGN REVIEW REV 4
5	01/22/24	COASTAL DESIGN REVIEW REV 5

SITE PLAN LEGEND

- WALKWAY/DRIVEWAY PAVERS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

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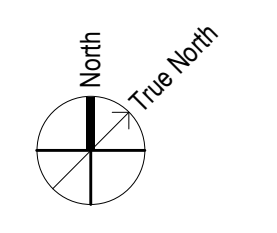
PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

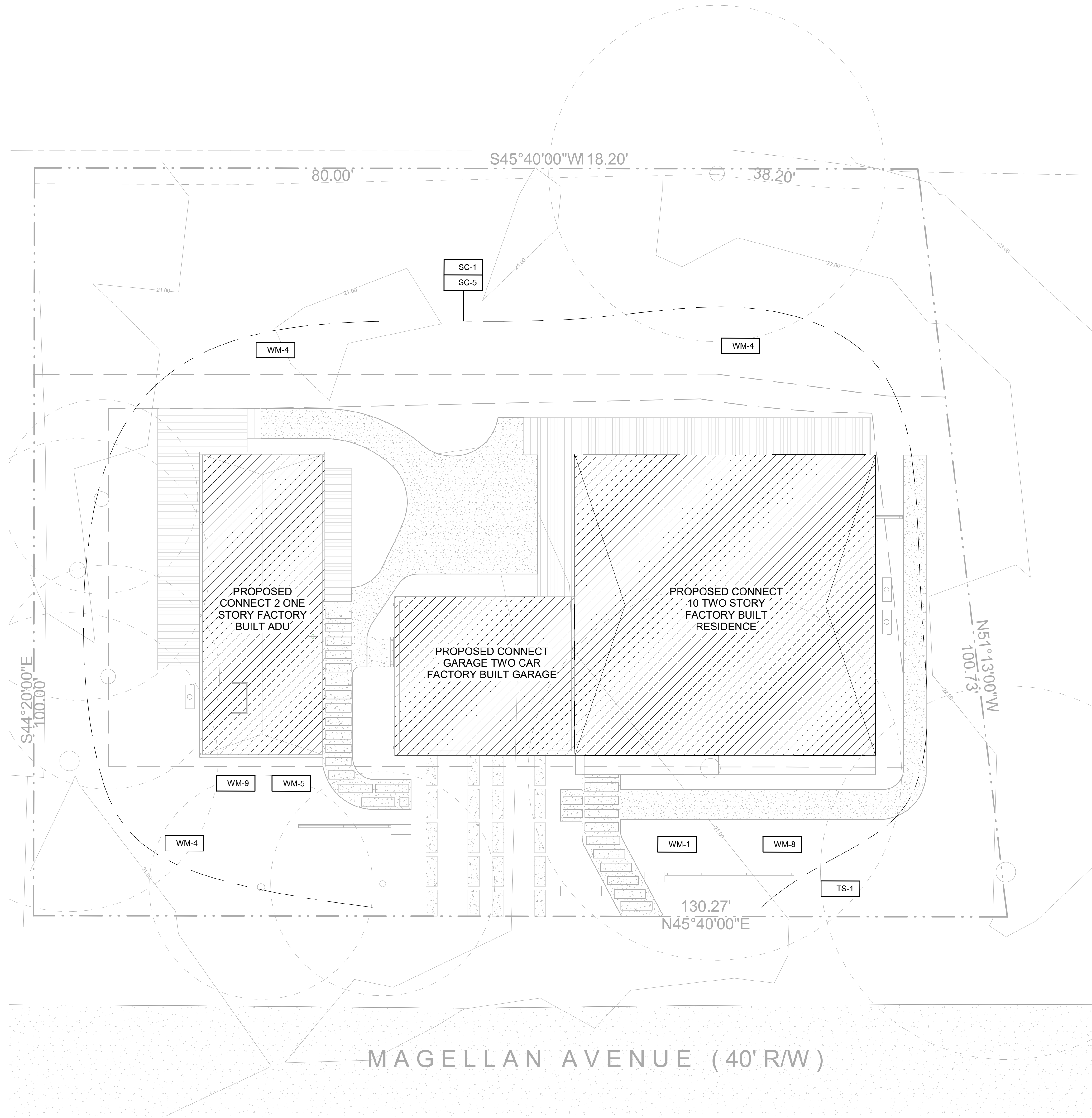
DESCRIPTION
SITE PLAN

SCALE NORTH ARROW

SHEET NO.
DR-1.1



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1 SITE DEVELOPMENT PLAN
 SCALE: 1/8" = 1'-0"

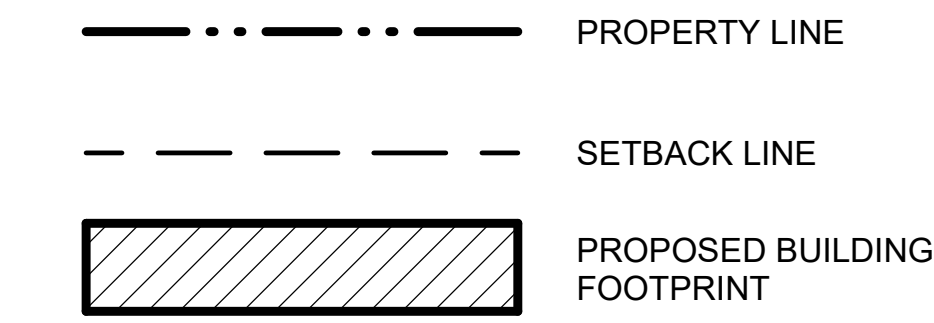
BMP SCHEDULE & NOTES

BMP SCHEDULE:
 BMPs NEED TO BE IMPLEMENTED WITH THE COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES, AND MUST BE IMPLEMENTED YEAR ROUND, AS APPROPRIATE, UNTIL THE PROJECT IS COMPLETE.
START OF CONSTRUCTION:
 -IMPLEMENT ALL REQUIRED BMPs PRIOR TO CONSTRUCTION ACTIVITY
DURING CONSTRUCTION:
 -SCHEDULE MONTHLY INSPECTIONS OF BMPs AND REPAIR AS NEEDED
 -INSPECT AND REPAIR BMPs AFTER STORMS AFTER CONSTRUCTION IS COMPLETE.
 -REMOVE ALL WASHOUTS AND WASTE MANAGEMENT INSTALLATIONS.
 -REVEGETATE AS SOON AS IS PRACTICABLE

BMP SCHEDULE NOTES
A. VEHICLE AND HEAVY EQUIPMENT INGRESS AND EGRESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO PAVED OR REINFORCED ENTRANCES. REINFORCED ENTRANCES SHALL BE DESIGNED, BUILT, AND MAINTAINED SO AS TO PREVENT SEDIMENT FROM "TRACKING-OUT" INTO THE PUBLIC RIGHT-OF-WAY ON VEHICLE AND HEAVY EQUIPMENT TIRES.
B. ALL DIRT OR SEDIMENT TRACKED INTO THE PUBLIC RIGHT-OF-WAY SHALL BE PROMPTLY REMOVED AS SOON AS FEASIBLE AND NO LESS FREQUENTLY THAN AT THE END OF EACH WORKING DAY. DRY SWEEPING METHODS ARE TO BE USED FOR SWEEPING.
C. EXISTING VEGETATION SHALL BE PRESERVED WHEREVER FEASIBLE TO MINIMIZE DISTURBED SOIL AREA AND ASSOCIATED EROSION.
D. ALL CONSTRUCTION PRODUCTS INCLUDING UNCURED PAINT, CONCRETE, STUCCO, DRYWALL MUD, AND MORTAR SHALL BE PROTECTED FROM RUN-ON DURING PRECIPITATION AND WASTES DISPOSED OF PROPERLY IN A DESIGNATED WASHOUT.
E. ALL STOCKPILES OF ERODIBLE MATERIALS SHALL BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS TO PREVENT EROSION AND DUST GENERATION.
F. ALL STORM DRAIN INLETS ON THE SITE OR RECEIVING DIRECT DISCHARGES OF STORMWATER FROM THE SITE SHALL BE PROTECTED FROM SEDIMENT-LOADED DISCHARGES USING APPROPRIATE BEST MANAGEMENT PRACTICES.

BEST MANAGEMENT PRACTICE NOTES:
 -NO LANDSCAPE IRRIGATION SYSTEM
 -LANDSCAPING IS OUTSIDE THE SCOPE OF THIS PROJECT
 -ALL GRADES ADJACENT TO HOUSE AND GARAGE TO HAVE MIN. 2% SLOPE
 -DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER, OR OTHER MEANS ACCEPTABLE TO THE ENGINEERING AGENCY TO PROTECT THE TOPSOIL FOR LATER USE.
 -THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA. HEAVY EQUIPMENT OR VEHICLE TRAFFIC AND MATERIAL STORAGE OUTSIDE THE CONSTRUCTION AREA SHALL BE LIMITED TO AREAS THAT ARE PLANNED TO BE PAVED.
 -CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES
 -STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER
 -DO NOT CLEAN FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED
 -TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPs
 -PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS
 -LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS
 -DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES
 -PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER
 -USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS
 -DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE
 -PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS
 -USE SEDIMENT BARRIERS AND MULCHING
 -NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH AT LEAST 65% REDUCTION

BMP LEGEND



MATERIAL & WASTE MANAGEMENT CONTROL BMPs

- WM-1** MATERIAL DELIVERY AND STORAGE
- WM-4** SPILL PREVENTION & CONTROL
- WM-5** SOLID WASTE MANAGEMENT
- WM-8** CONCRETE WASTE MANAGEMENT
- WM-9** SANITARY WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs

- SC-1** SILT FENCE
- SC-5** FIBER ROLLS

TOP SOIL PROTECTION

- TS-1** COVERED TOP SOIL STOCKPILE

GENERAL NOTES PLAN

-OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO BUILDING OCCUPANT OR OWNER, RECYCLING BY OCCUPANTS
 -UTILITY LINE COORDINATION FOR DIAGRAMMATIC PURPOSE ONLY. ACTUAL UTILITY LINE LOCATION AND CONNECTIONS TO BE FINALIZED BY LOCAL CONTRACTOR

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019



304 South Broadway #320, Los Angeles, CA 90013
 Tel (888) 959-2261

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ISSUANCE

Rev. No.	Date	Description
1/20/23		COASTAL DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

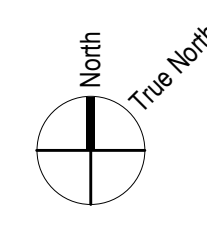
SITE DEVELOPMENT PLAN

SCALE

NORTH ARROW

SHEET NO.

DR-1.2



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PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

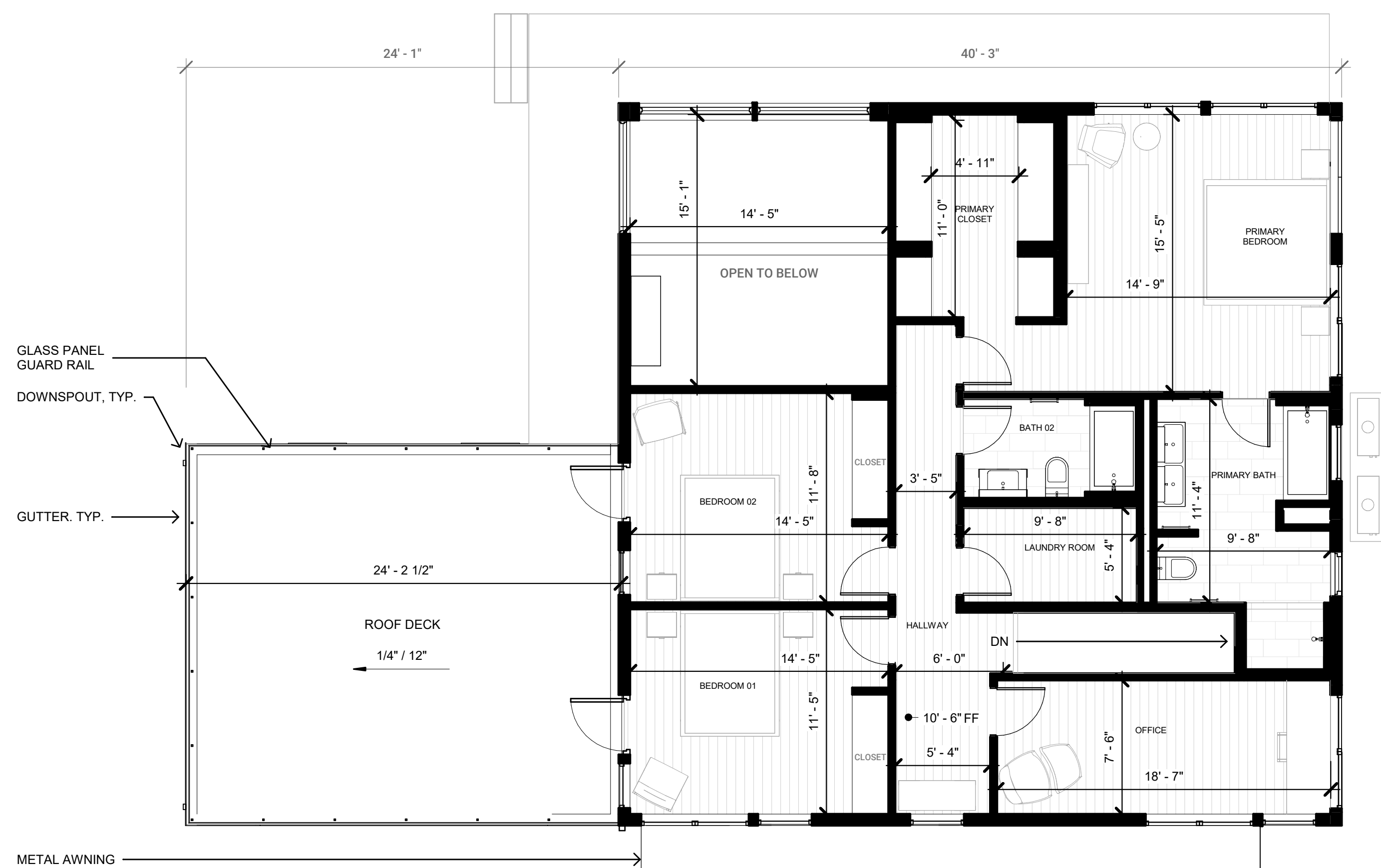
DESCRIPTION
FLOOR PLAN C10+CG

SCALE NORTH ARROW

SHEET NO.

DR-2.1

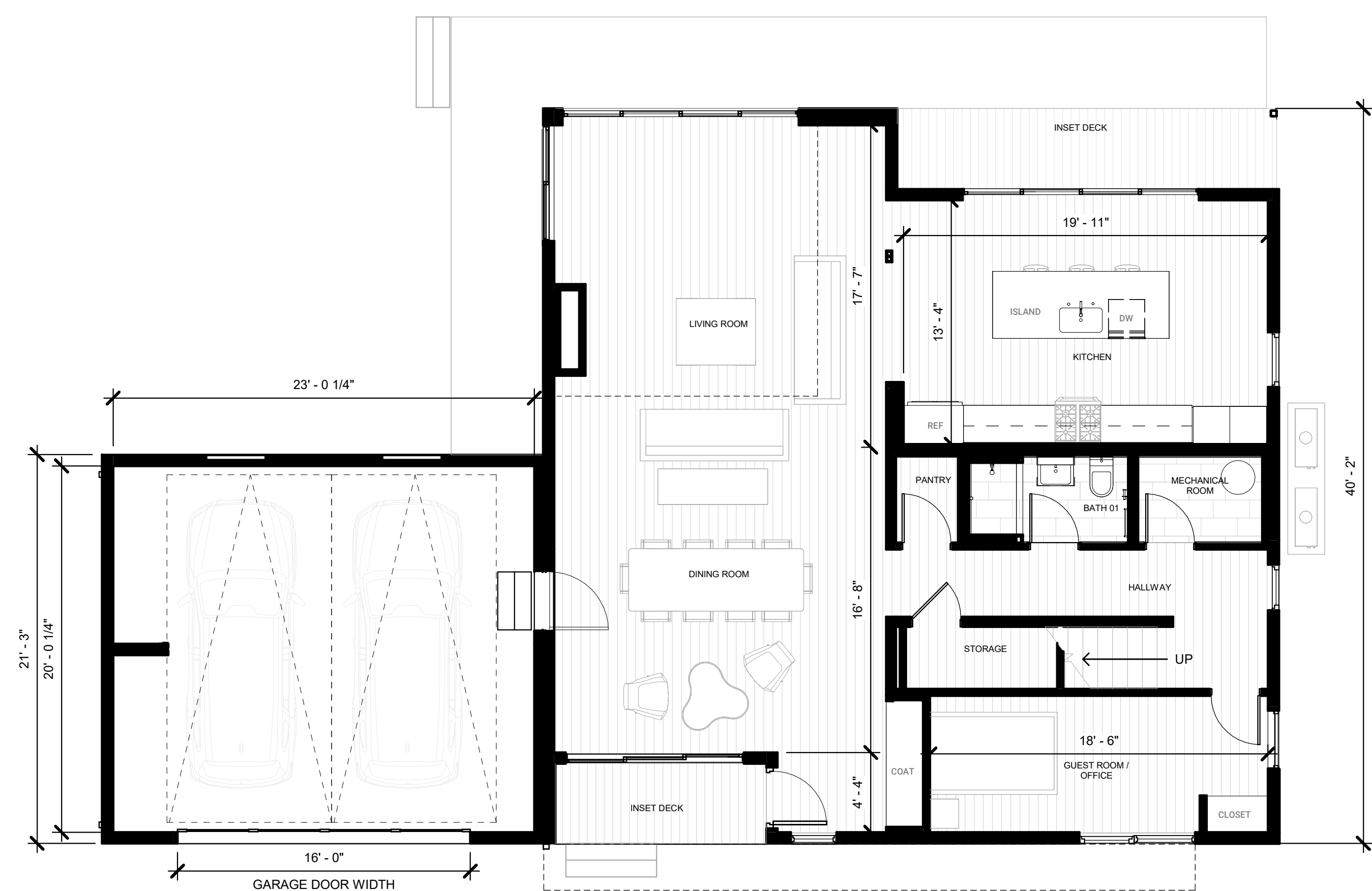
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2 LEVEL 2 FLOOR PLAN
SCALE: 3/16" = 1'-0"

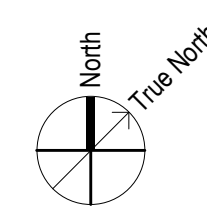
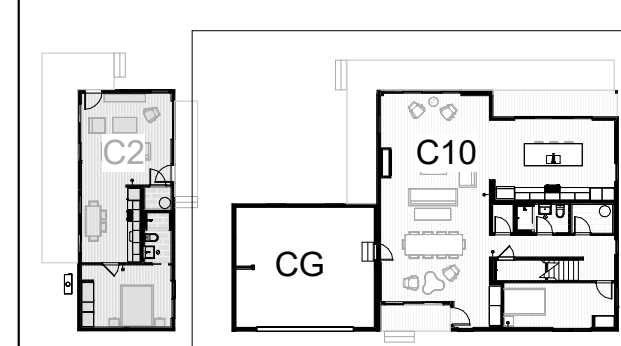
FLOOR AREA

Area Schedule (Gross Building) C10		
Name	Level	Area
C10	C10 LEVEL 1 FF	1,617 SF
C10 DECK	C10 LEVEL 1 FF	318 SF
C10	C10 LEVEL 2 FF	1,382 SF
Grand total		3,316 SF



1 LEVEL 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEY PLAN



1/22/2024 4:18:49 PM C:\Users\RaphaelMontoya\Documents\22-0032_C10_3D_Huard_DESIGN_CDR_UPGRADED_CEILING_HEIGHTS_raphaelMUJ53.rvt

SHEET

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PROJECT NAME
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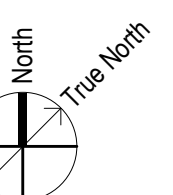
PROJECT NUMBER
22-0032

DESCRIPTION
ROOF PLAN C10+CG

SCALE NORTH ARROW

SHEET NO.

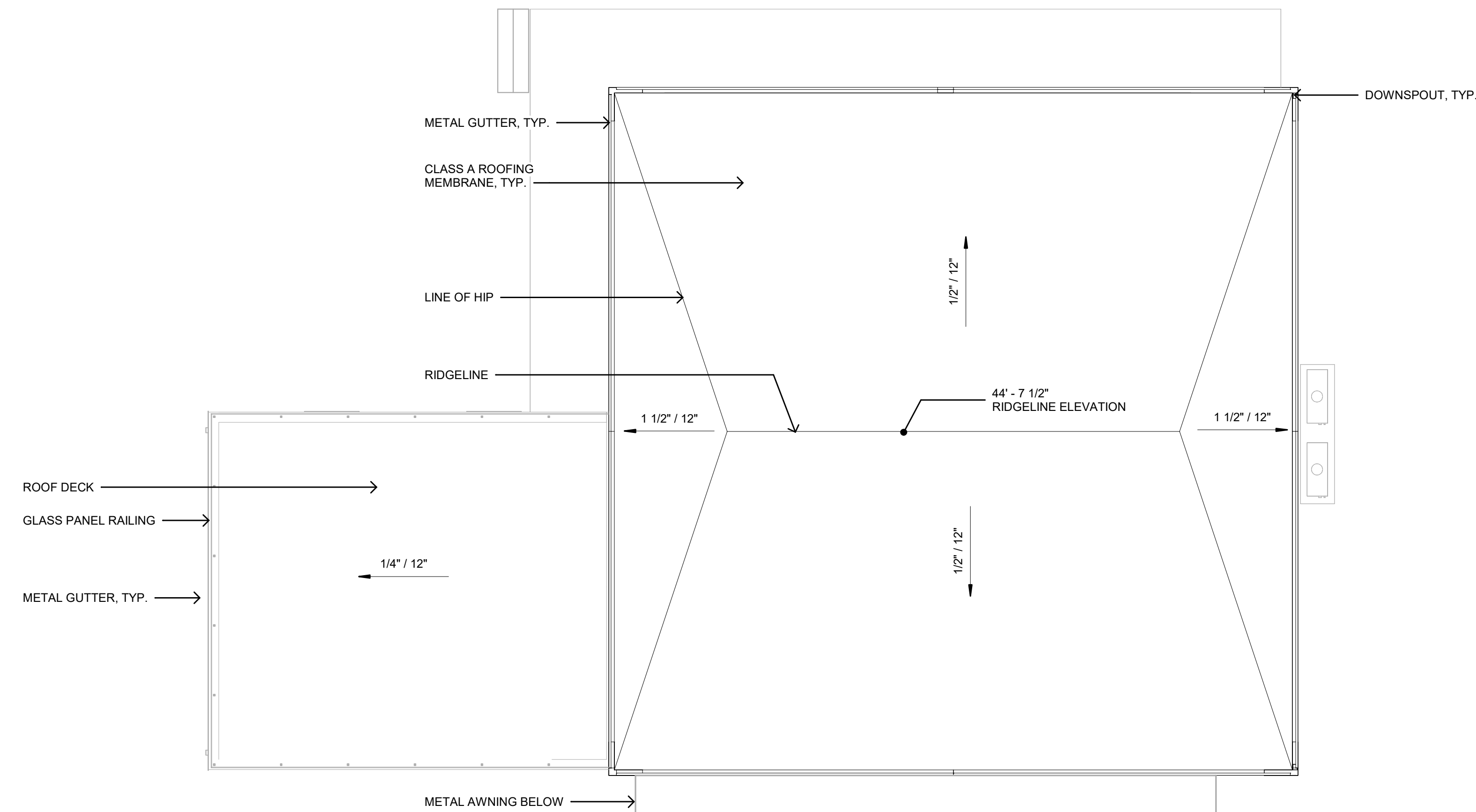
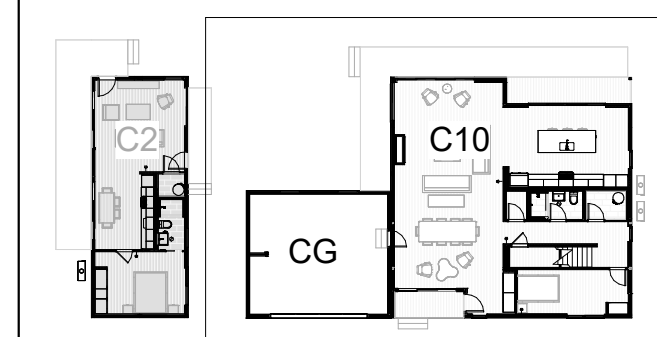
DR-2.2



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GENERAL

KEY PLAN



1 ROOF PLAN C10 + CG

SCALE: 3/16" = 1'-0"

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PROJECT NAME
HUARD RESIDENCE

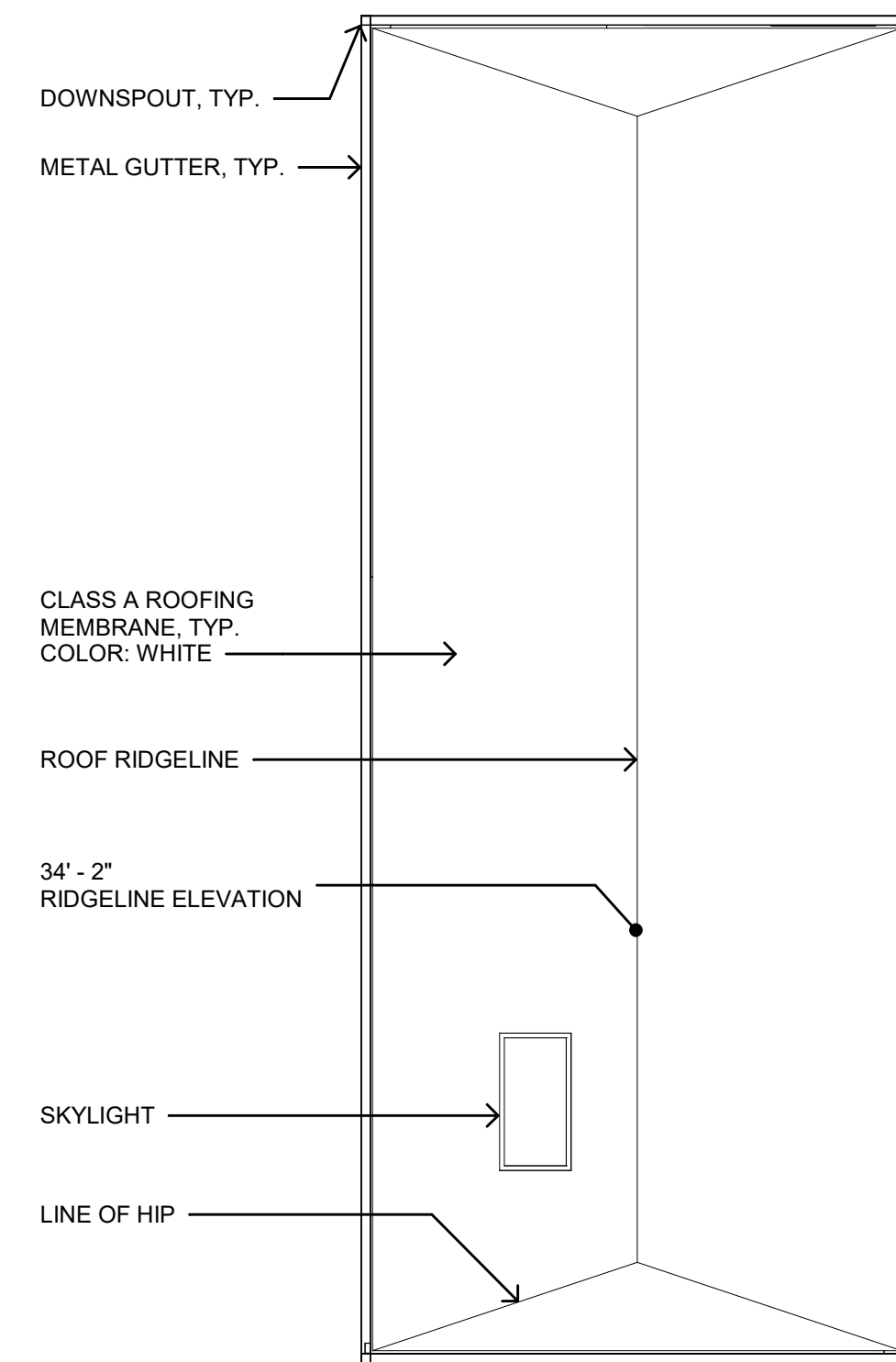
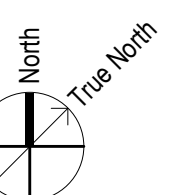
PROJECT NUMBER
22-0032

DESCRIPTION
FLOOR PLAN C2

SCALE NORTH ARROW

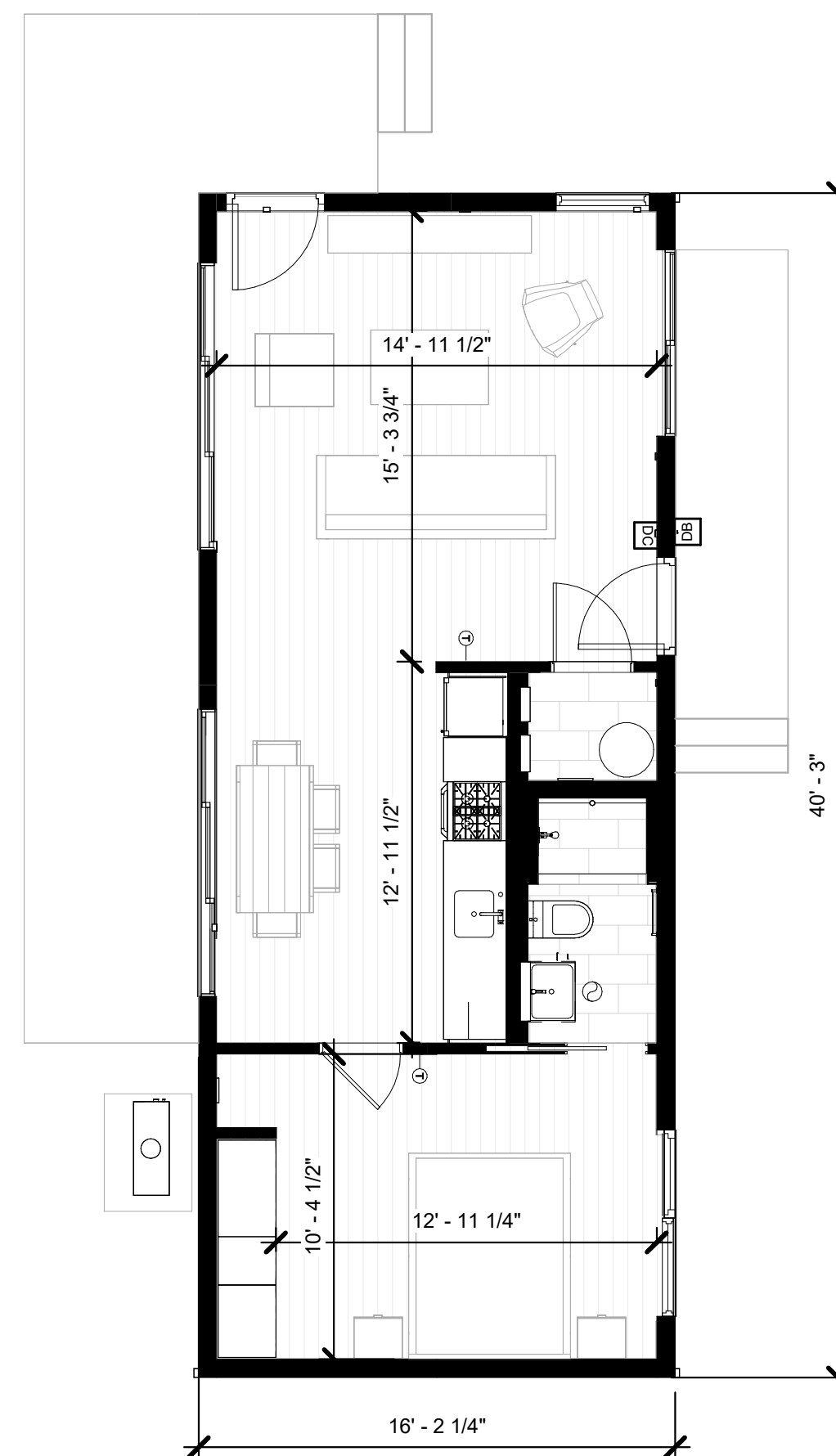
SHEET NO.

DR-2.3



2 ROOF PLAN

SCALE: 3/16" = 1'-0"



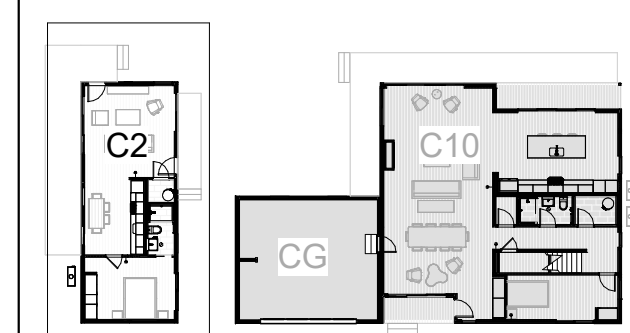
1 LEVEL 1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

FLOOR AREA

Area Schedule (Gross Building) C2		
Name	Level	Area
C2	C10 LEVEL 1 FF	652 SF
C2 DECK 2	C10 LEVEL 1 FF	244 SF
C2 DECK 1	C10 LEVEL 1 FF	61 SF
Grand total		957 SF

KEY PLAN



HUARD RESIDENCE

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ISSUANCE

Rev. No.	Date	Description
1	1/20/23	COASTAL DESIGN REVIEW
2	08/07/23	COASTAL DESIGN REVIEW REV 2
4	11/16/23	COASTAL DESIGN REVIEW REV 4
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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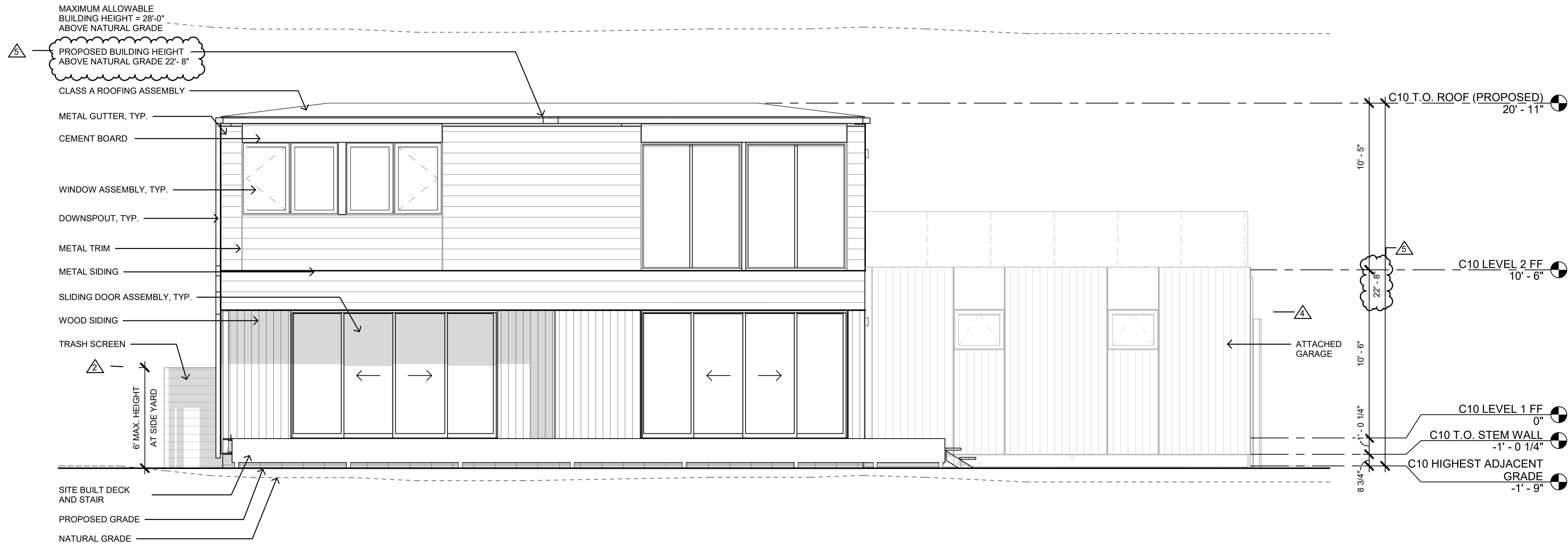
PROJECT NUMBER
22-0032

DESCRIPTION
EXTERIOR ELEVATIONS C10+CG

SCALE

SHEET NO.

DR-3.0



2 DR - NORTH ELEVATION C10 + CG

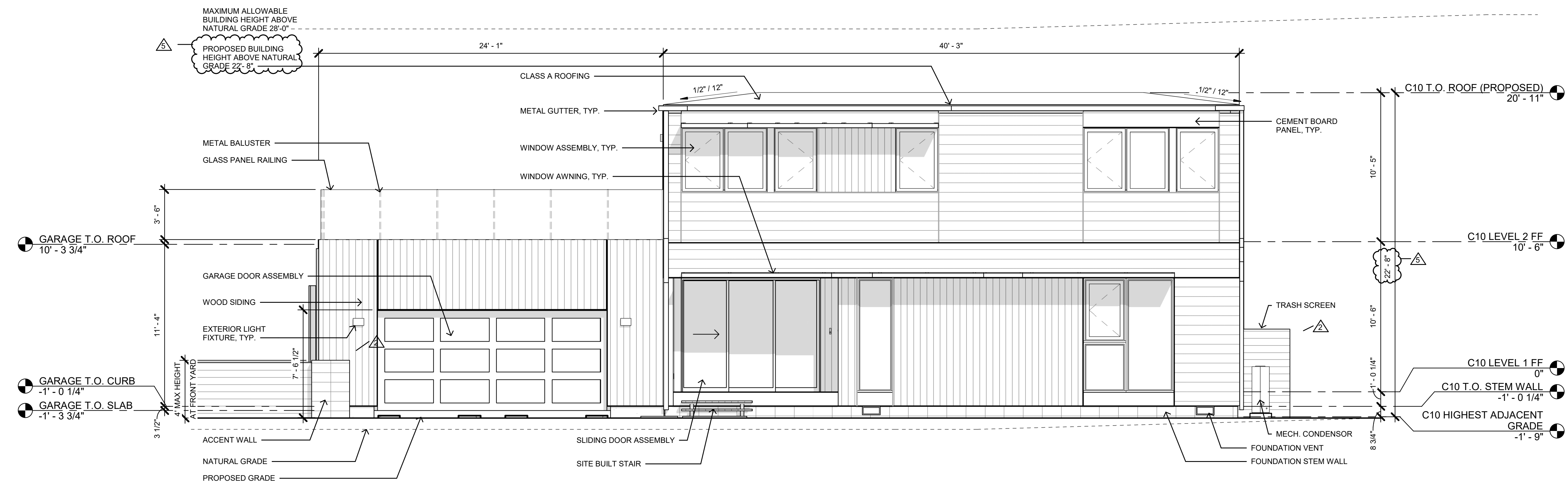
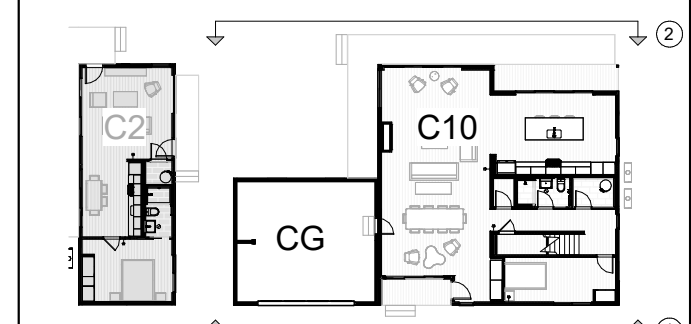
SCALE: 1/4" = 1'-0"

EXT. MATERIAL LEGEND

NOTE:
REFER TO DR-6.0 FOR FINISH MATERIAL
COLOR AND TEXTURE

	WOOD SIDING
	METAL SIDING
	CEMENT BOARD PANEL

KEY PLAN



1 DR - SOUTH ELEVATION C10 + CG

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

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PROJECT NAME
HUARD RESIDENCE

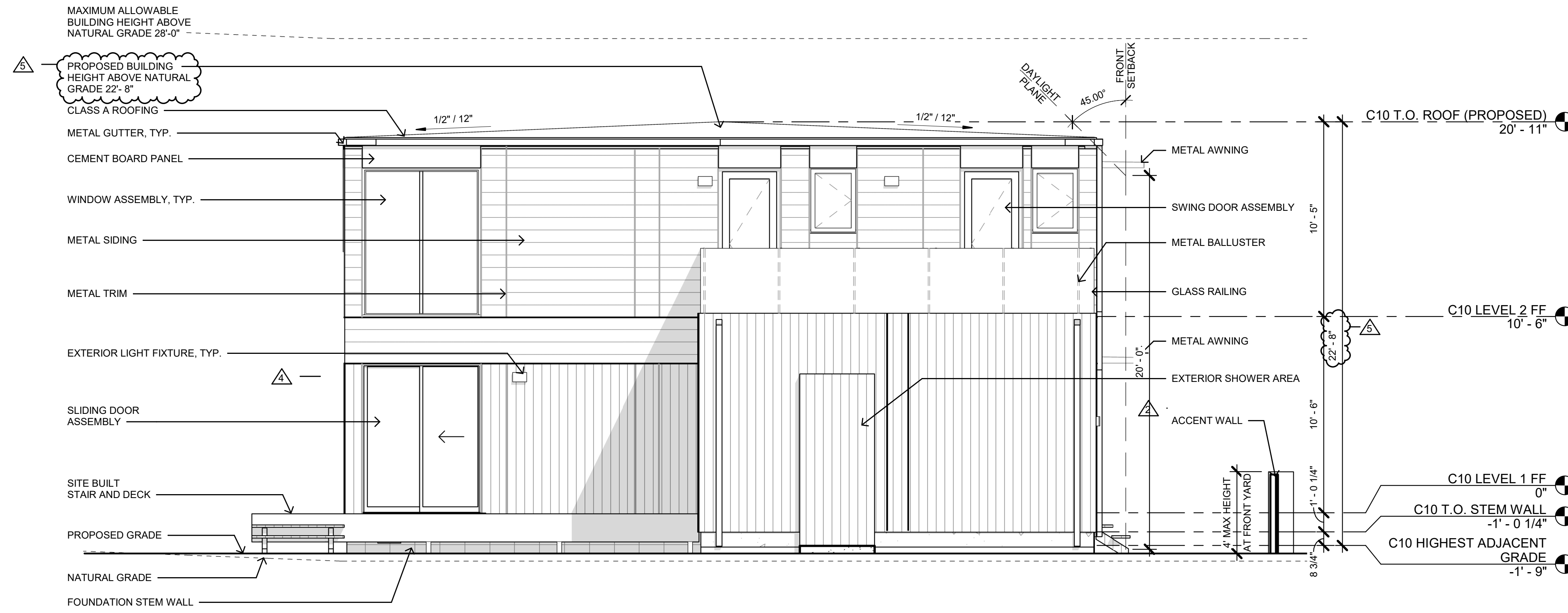
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22-0032

DESCRIPTION
EXTERIOR ELEVATIONS C10+CG

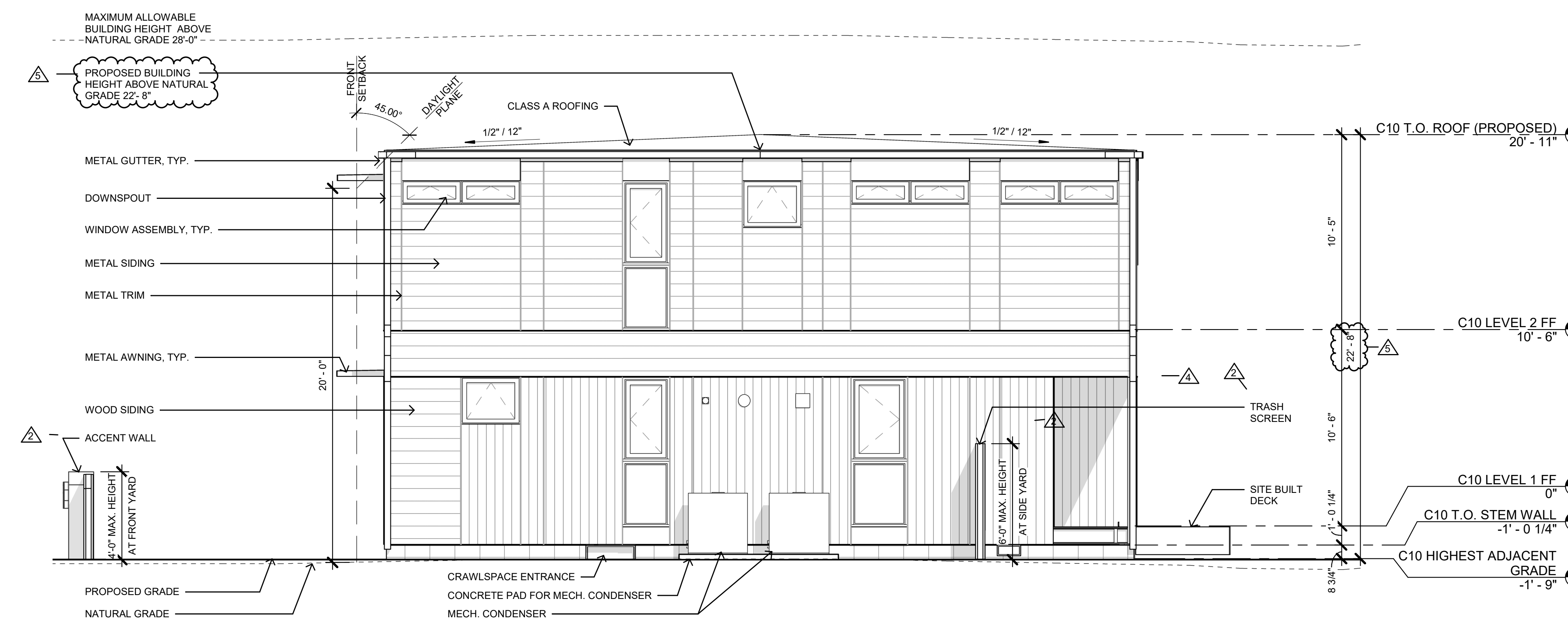
SCALE

SHEET NO.

DR-3.1






2 WEST ELEVATION C10 + CG
SCALE: 1/4" = 1'-0"



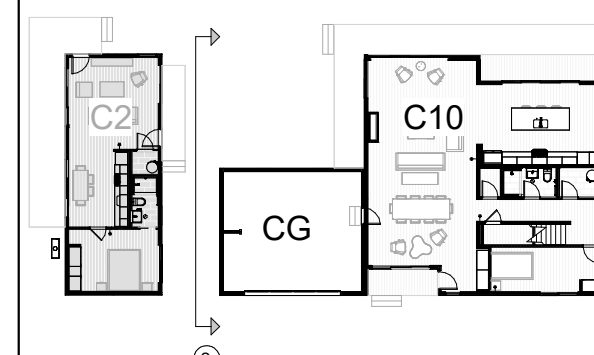
1 EAST ELEVATION C10 + CG
SCALE: 1/4" = 1'-0"

EXT. MATERIAL LEGEND

NOTE:
REFER TO DR-6.0 FOR FINISH MATERIAL
COLOR AND TEXTURE

-  WOOD SIDING
-  METAL SIDING
-  CEMENT BOARD PANEL

KEY PLAN



SHEET NOTES

HUARD RESIDENCE

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1/20/23		COASTAL DESIGN REVIEW
5 01/22/24		COASTAL DESIGN REVIEW REV 5

EXT. MATERIAL LEGEND

NOTE: REFER TO DR-6.0 FOR FINISH MATERIAL COLOR AND TEXTURE

-  WOOD SIDING
-  METAL SIDING
-  CEMENT BOARD PANEL

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HUARD RESIDENCE

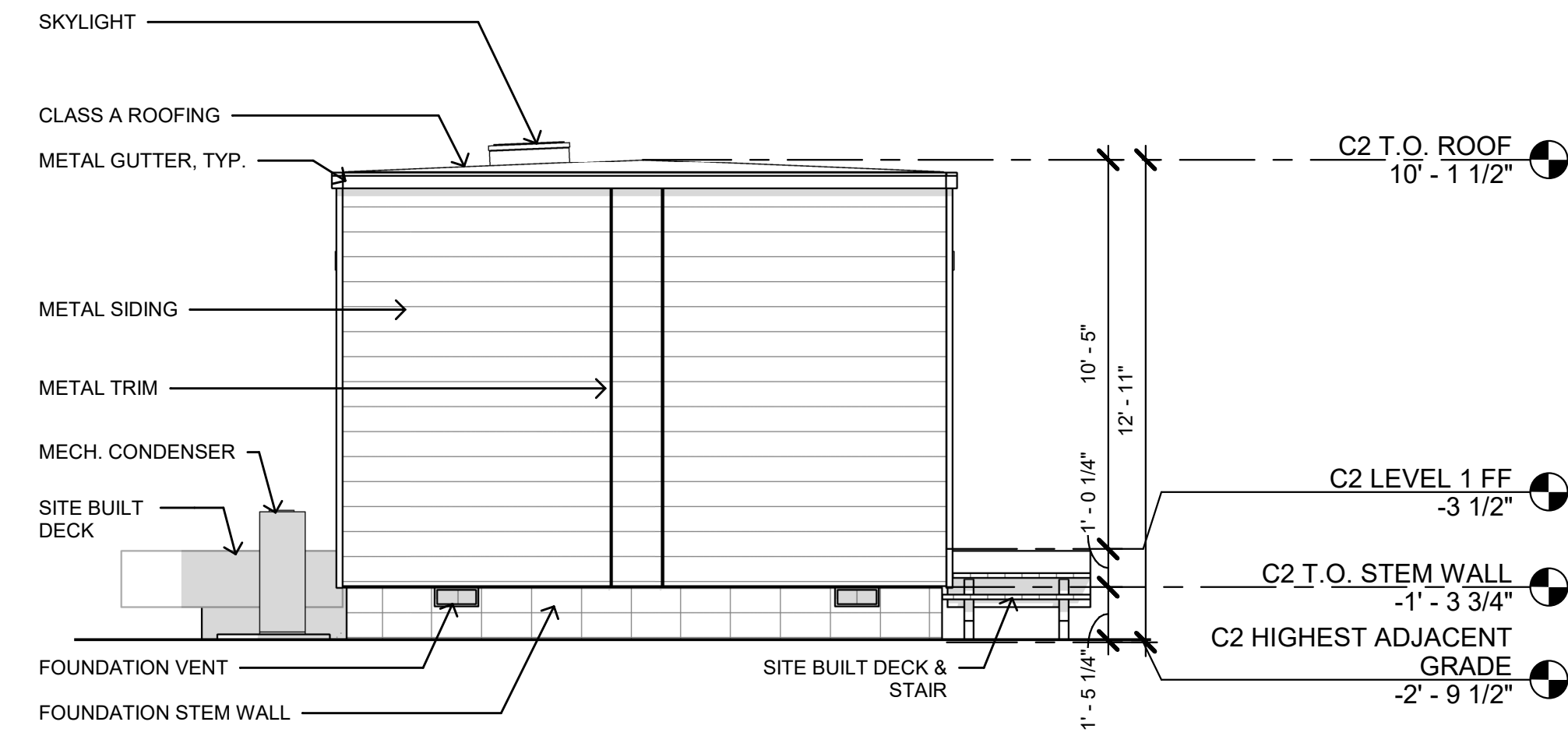
PROJECT NUMBER
22-0032

DESCRIPTION
EXTERIOR ELEVATIONS C2

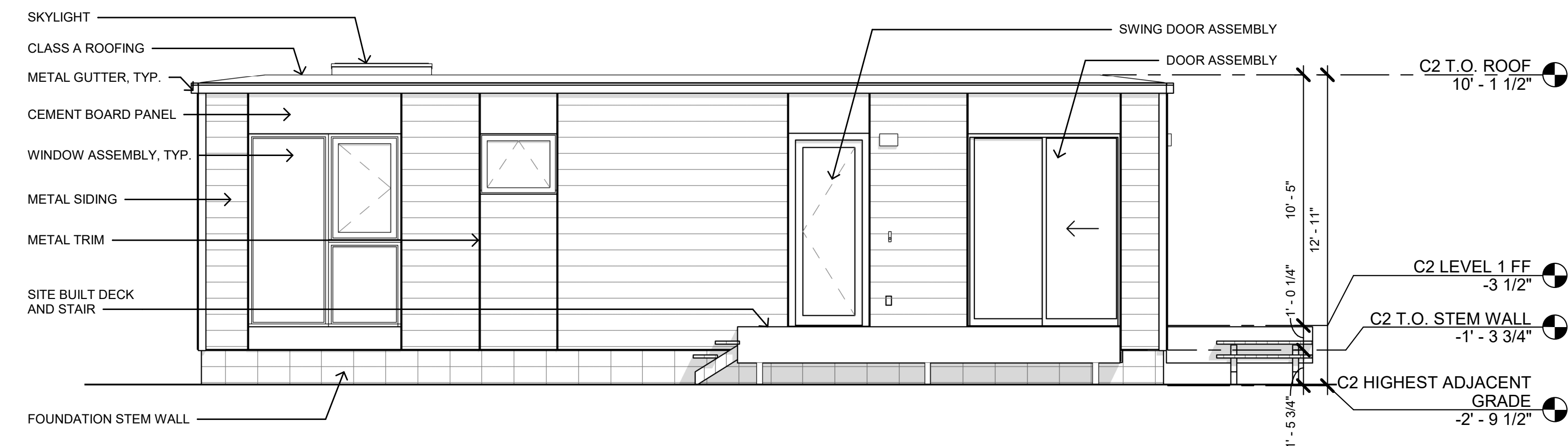
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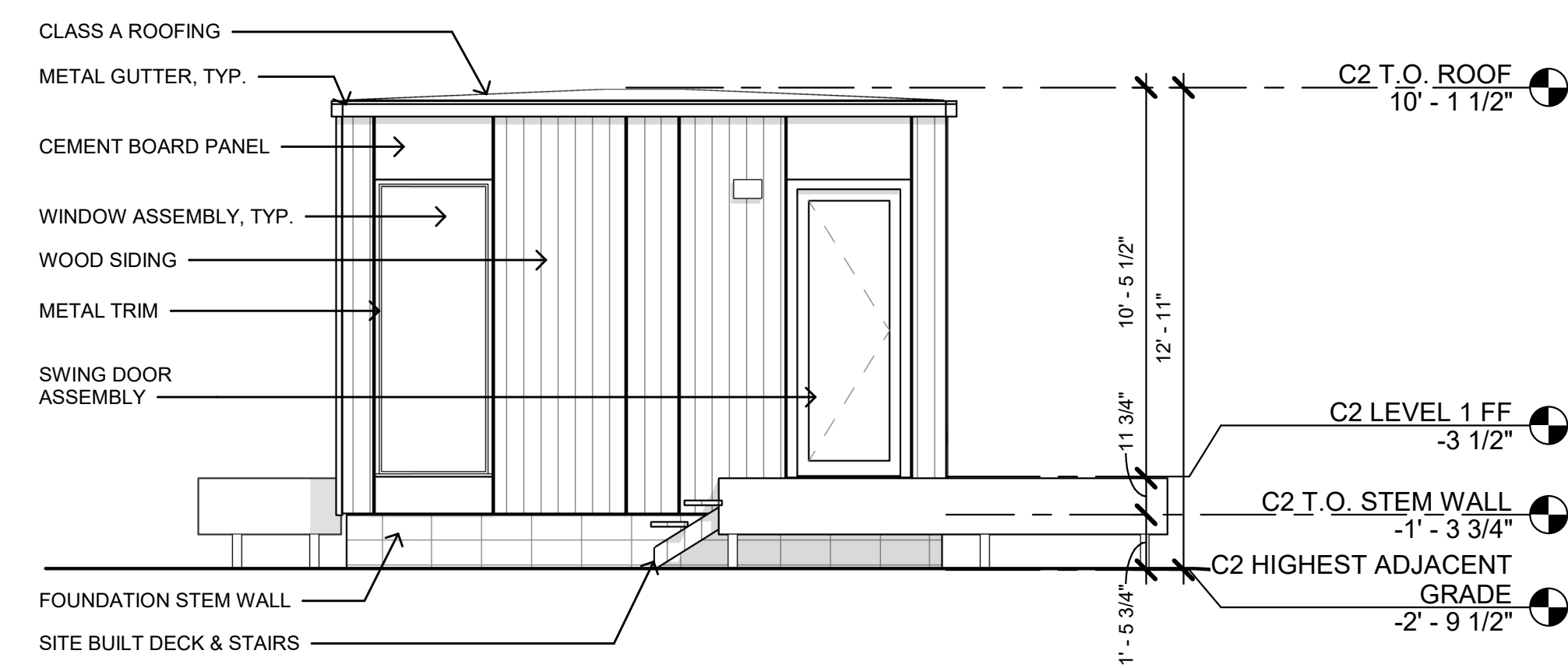
DR-3.2



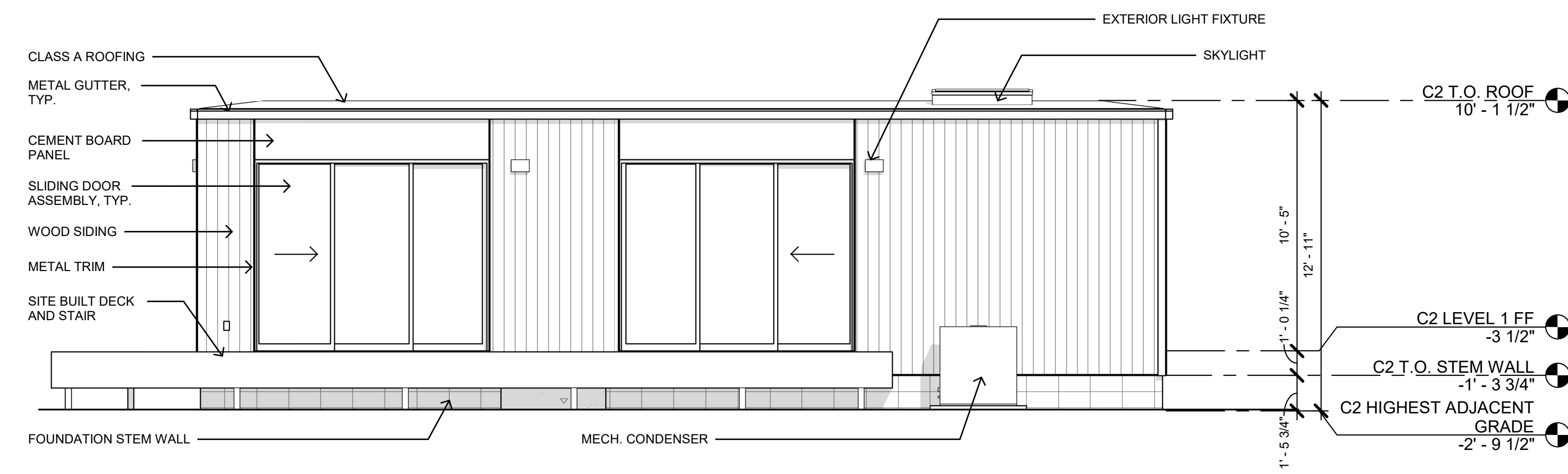
4 SOUTH ELEVATION C2
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION C2
SCALE: 1/4" = 1'-0"

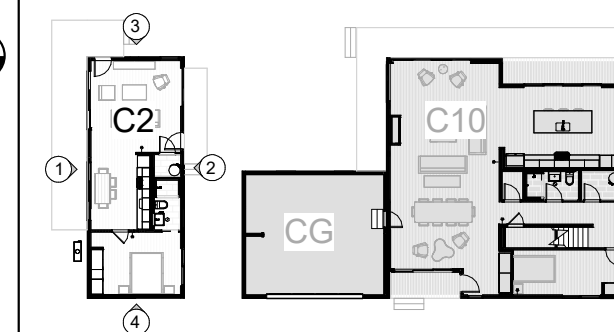


3 NORTH ELEVATION C2
SCALE: 1/4" = 1'-0"

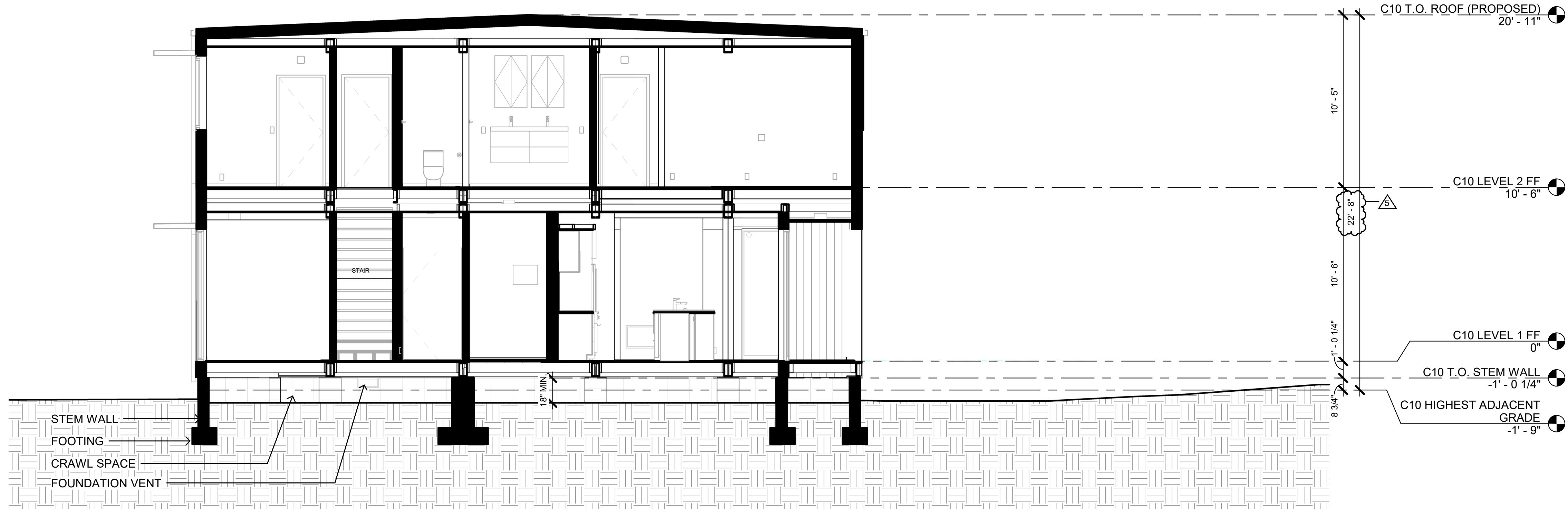


1 WEST ELEVATION C2
SCALE: 1/4" = 1'-0"

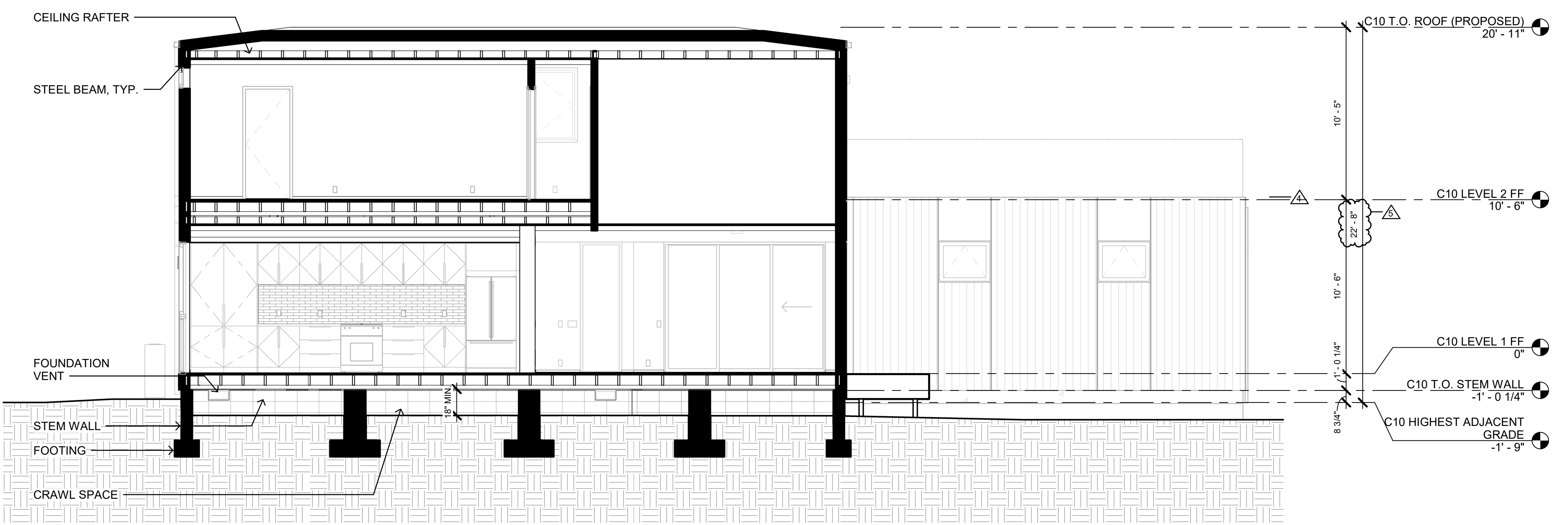
KEY PLAN



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2 SECTION C10
SCALE: 1/4" = 1'-0"



1 SECTION C10
SCALE: 1/4" = 1'-0"

SHEET

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4	11/16/23	COASTAL DESIGN REVIEW REV 4
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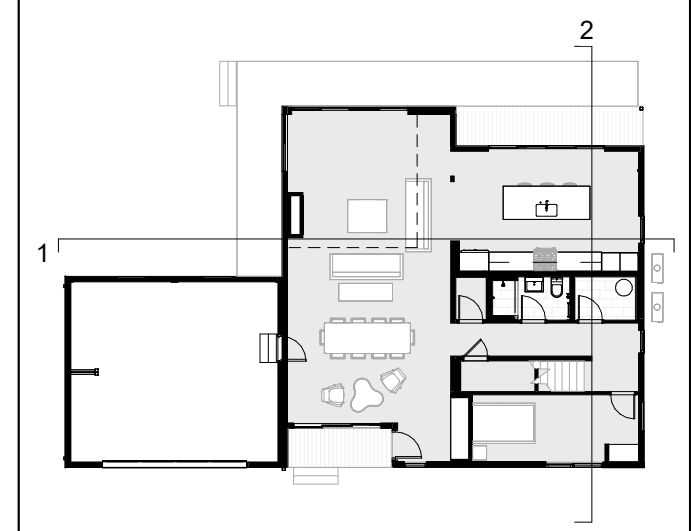
SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SECTIONS C10

KEY PLAN



SCALE

SHEET NO.

DR-4.1

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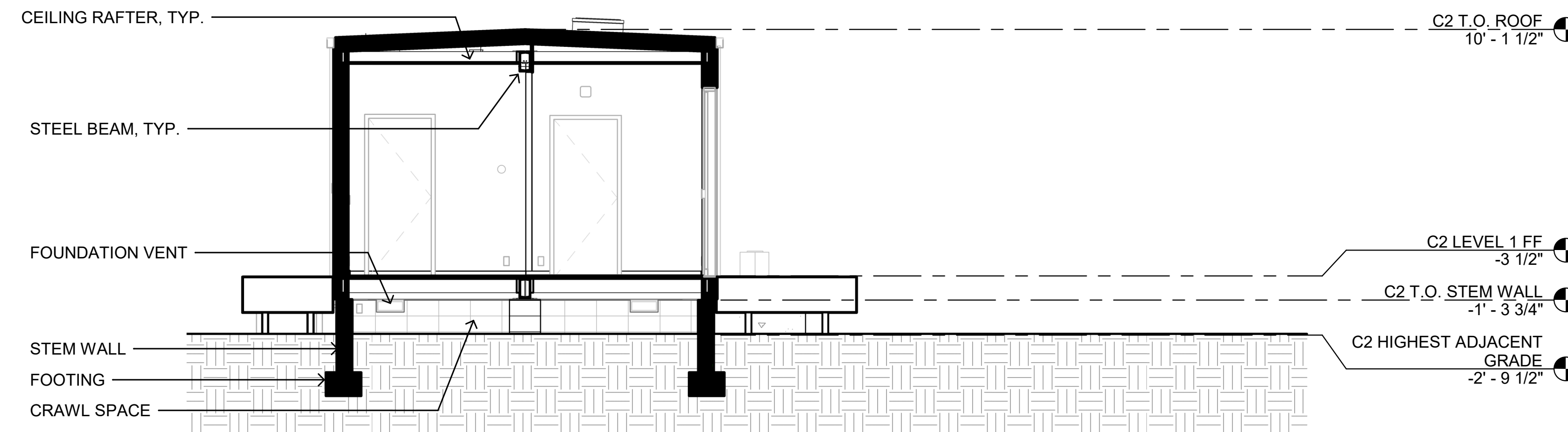
PROJECT NUMBER
22-0032

DESCRIPTION
SECTIONS C2

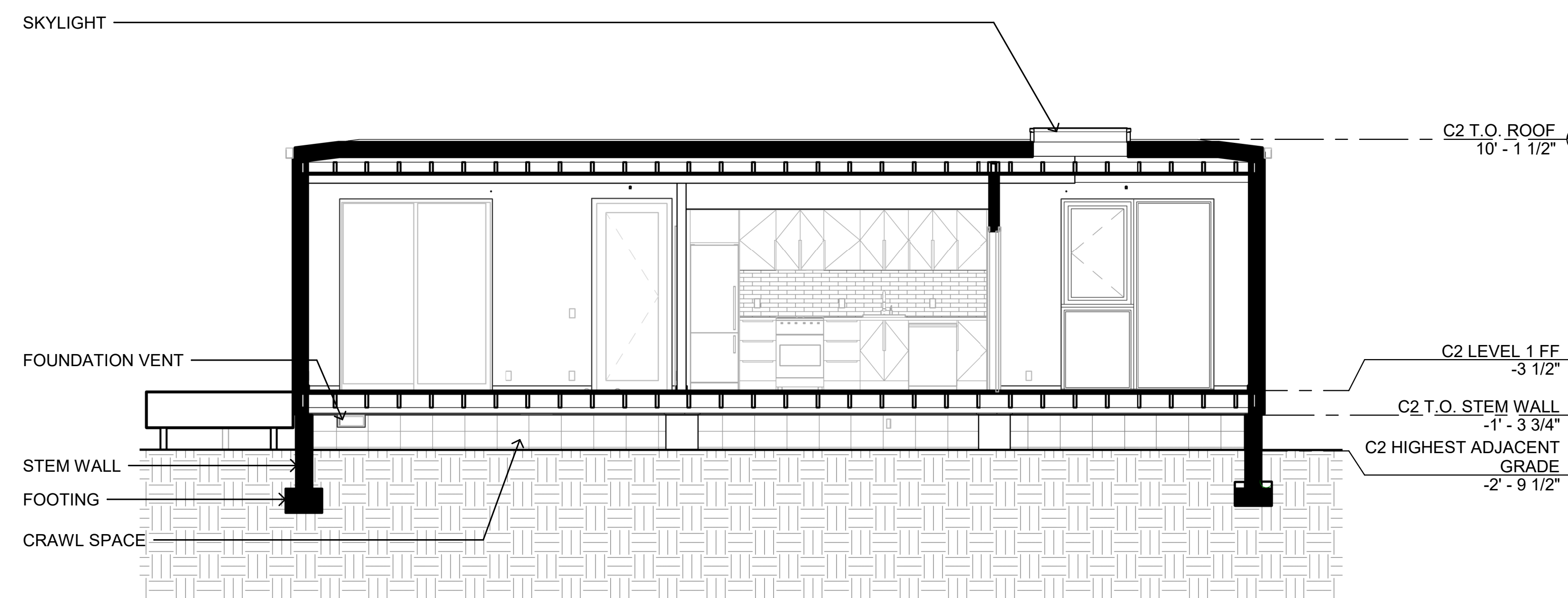
SCALE

SHEET NO.

DR-4.2

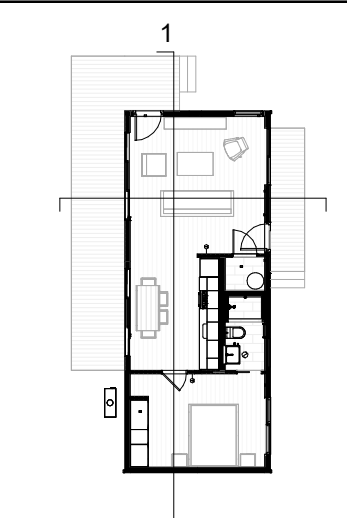


2 SECTION C2
SCALE: 1/4" = 1'-0"



1 SECTION C2
SCALE: 1/4" = 1'-0"

KEY PLAN





COURTYARD PERSPECTIVE

SCALE: NTS



NORTH WEST PERSPECTIVE

SCALE: NTS



ENTRY WALKWAY PERSPECTIVE

SCALE: NTS



SOUTH WEST PERSPECTIVE

SCALE: NTS

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Rev. No.	Date	Description
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4	11/16/23	COASTAL DESIGN REVIEW REV 4
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PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
PERSPECTIVE VIEWS

SCALE

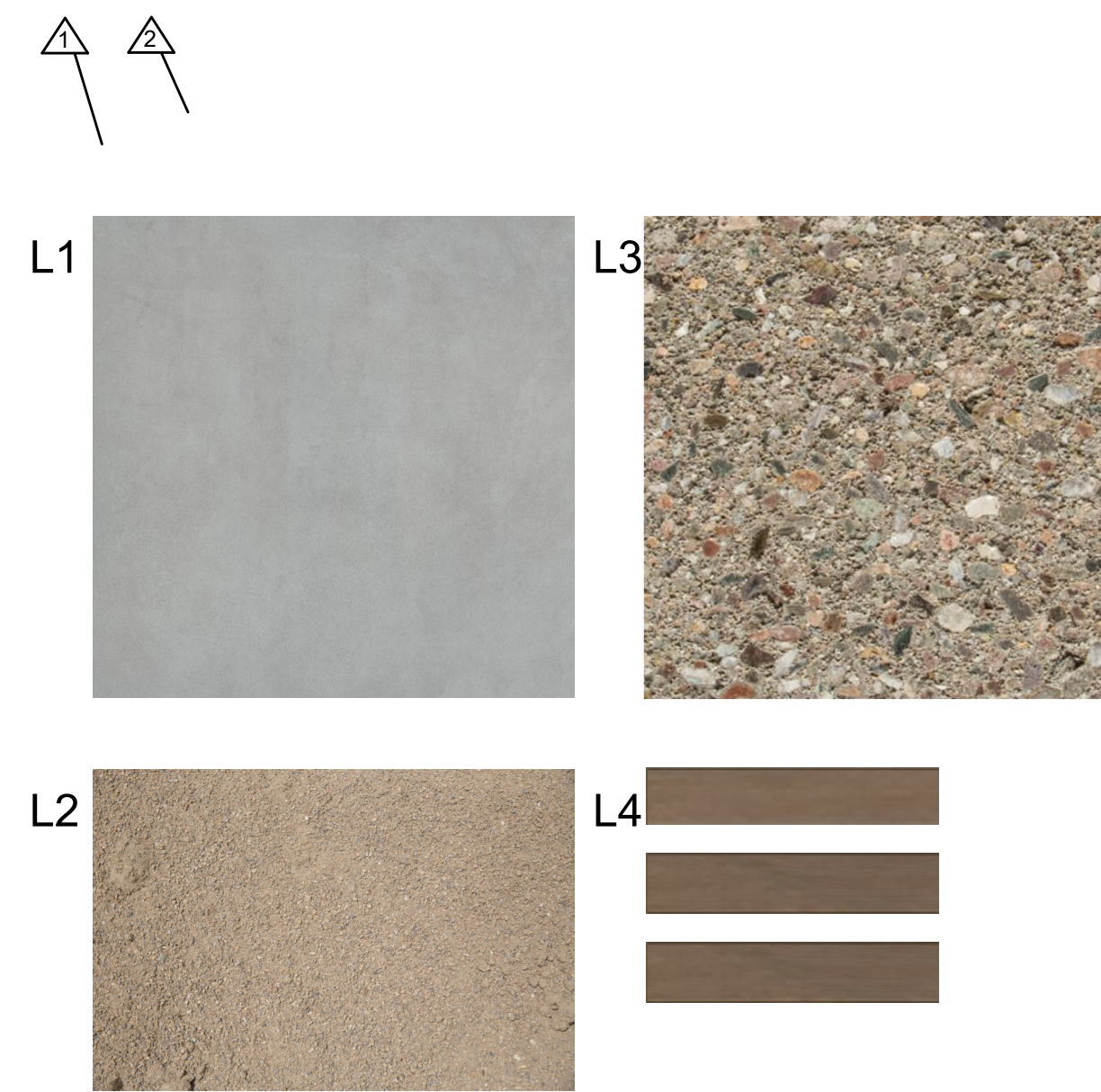
SHEET NO.

DR-5.0



FINISH MATERIALS

SCALE: NTS



LANDSCAPE MATERIALS

SCALE: NTS



RENDERED ELEVATION

SCALE: NTS

FINISH MATERIALS

- 1 - METAL SIDING
MFR: TAYLOR METAL PRODUCTS
TYPE: CORRUGATED METAL SIDING PANEL
PAINT MFR: KYNAR COATED (MANUFACTURER FINISH)
PAINT COLOR: GLACIER WHITE SRI-85
- 2 - WOOD SIDING
WOOD: WESTERN RED CEDAR
GRADE: STK
DRESSING: SMOOTH
STAIN MFR: SHERWIN WILLIAMS
STAIN COLOR: REDWOOD
- 3 - CEMENT BOARD PANEL
MFR: HARDIE PANEL
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1
- 4 - ALUMINUM DOOR & WINDOW FRAMING
TYPE/FINISH: ALL WEATHER SERIES
COLOR: DARK BRONZE ANODIZED
- 5 - INSULATED GLASS
- 6 - WALL MOUNTED LIGHT FIXTURE
MFR: HINKLEY
TYPE: ATLANTIS LED OUTDOOR WALL LANTERN
COLOR: SATIN BLACK
- 7 - GARAGE DOOR
MFR: CLOPAY
TYPE: AVANTE AX
FRAME COLOR: BLACK ANNOZIZED ALUMINUM
GLASS: FROSTED GLASS DOOR
- 8 - METAL TRIM
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1
- 9 - GUTTER, DOWNSPOUT
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1
- 10 - METAL AWNING
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1
- 11 - GLASS PANEL RAILING WITH METAL POSTS

LANDSCAPE MATERIALS

- L1 - CONCRETE WALKWAY & DRIVEWAY PAVER
FINISH: BRUSHED
COLOR: AS DEPICTED
- L2 - CRUSHER FINES PATHWAY
COLOR: AS DEPICTED (NATURAL VARIATION DUE TO ROCK SOURCE)
- L3 - CMU ACCENT WALL
MFR: ECHELON
FINISH: PEBBLE BEACH
- L4 - ACCENT WALL FENCING
COLOR: TO MATCH MATERIAL 2

HUARD RESIDENCE

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	1/20/23	COASTAL DESIGN REVIEW
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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
MATERIALS, FINISHES + LIGHTING

SCALE

SHEET NO.

DR-6.0



HUARD RESIDENCE

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Rev. No.	Date	Description
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5 01/22/24		COASTAL DESIGN REVIEW REV 5

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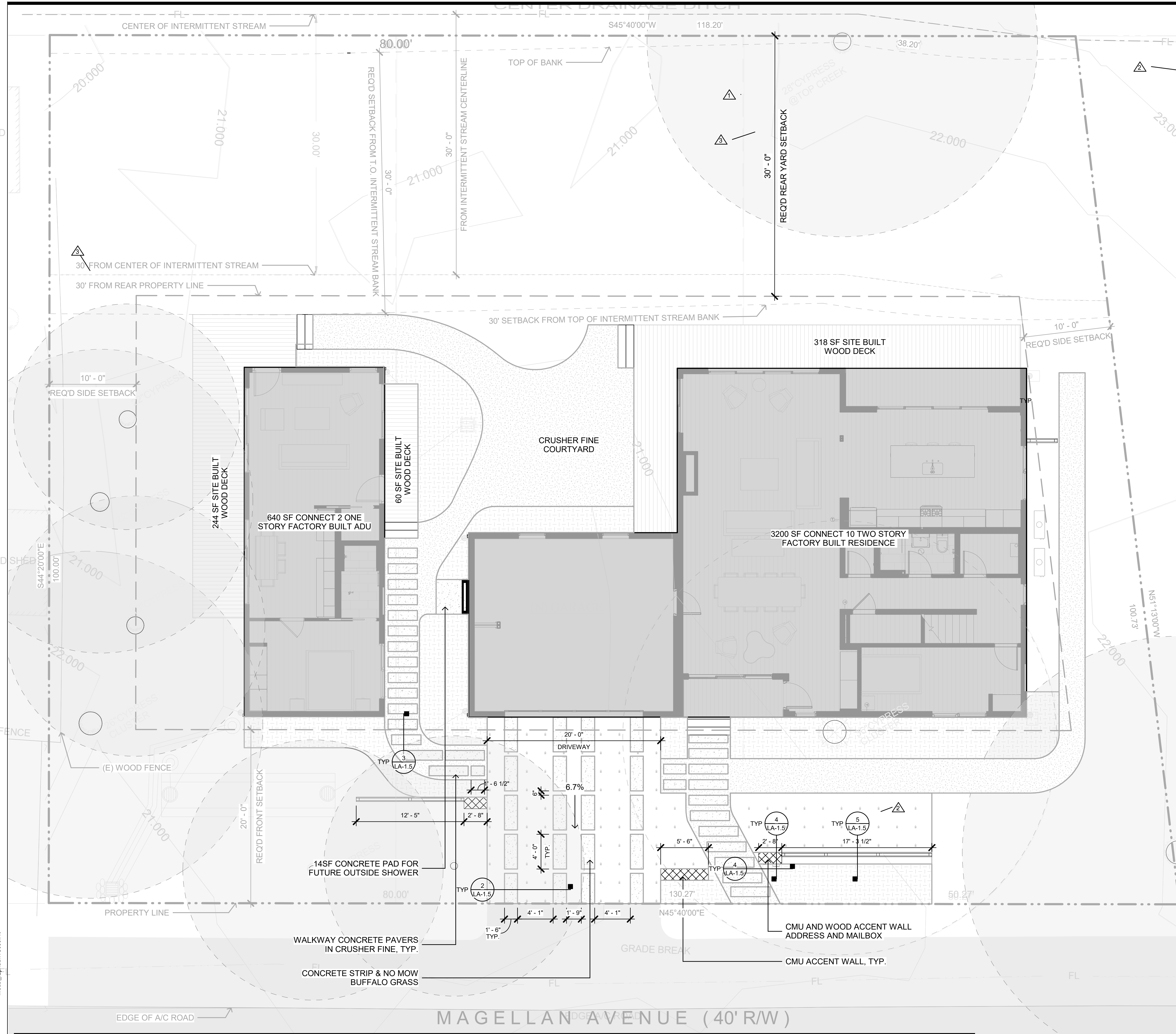
PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
REFERENCE IMAGES

SCALE
1/4" = 1'-0"

SHEET NO.
DR-6.1



LANDSCAPE LOT AREAS

	TOTAL LOT AREA	12,424SF
	PERMITTED (SF)	PROPOSED (SF)
LOT COVERAGE (HOUSE)	3727 SF = 30%	2780 SF = 22%
LOT COVERAGE (HARDSCAPE OVER 18")		
IMPERVIOUS AREA	1,170 SF (MAX.)	1,080 SF
LANDSCAPE AREA (TOTAL)	8,697 SF (MIN. 70%)	2910 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	2872 SF
NO MOW BUFFALO GRASS (TOTAL)	2503 SF = (MAX. 25% LANDSCAPE)	512 SF
FRONT YARD		
DRIVEWAY AREA (CONCRETE)		118 SF
WALKWAY (CONCRETE PAVER)		120 SF
WALKWAY (CRUSHER FINES)		274 SF
DETENTION TANK		100 SF
SOFT LANDSCAPING AREA (GARDEN BEDS)		410 SF
NO MOW BUFFALO GRASS		200 SF
DRIVEWAY NO MOW BUFFALO GRASS		312 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	1,319 SF
FRONT YARD LANDSCAPING AREA		1995SF
BACKYARD (REAR)		
HARDSCAPE AREA (WOOD DECK/STAIRS)		475 SF
WALKWAY (CONCRETE PAVER)		57 SF
WALKWAY (CRUSHER FINES)		406 SF
SOFT LANDSCAPING AREAS (GARDEN BEDS)		268 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	351 SF
BACKYARD LANDSCAPING AREA		1224 SF
SIDEYARDS		
HARDSCAPE AREA (WOOD DECK)		210 SF
WALKWAY CRUSHER FINES		120 SF
SOFT LANDSCAPING AREA (GARDEN BEDS)		N/A
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	1021 SF
SIDE YARD LANDSCAPING AREA		294 SF

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320, Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
1	01/20/23	COASTAL DESIGN REVIEW
2	05/31/23	COASTAL DESIGN REVIEW REV 1
3	08/07/23	COASTAL DESIGN REVIEW REV 2
	08/30/23	COASTAL DESIGN REVIEW REV 3
	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
HARDSCAPE PLAN

SCALE **NORTH ARROW**

SHEET NO.

LA-1.1

LEGEND

MATERIALS

- MULCH FOR GARDEN BEDS
- NO MOW BUFFALO GRASS
- CRUSHER FINES
- CONCRETE
- WOOD DECK

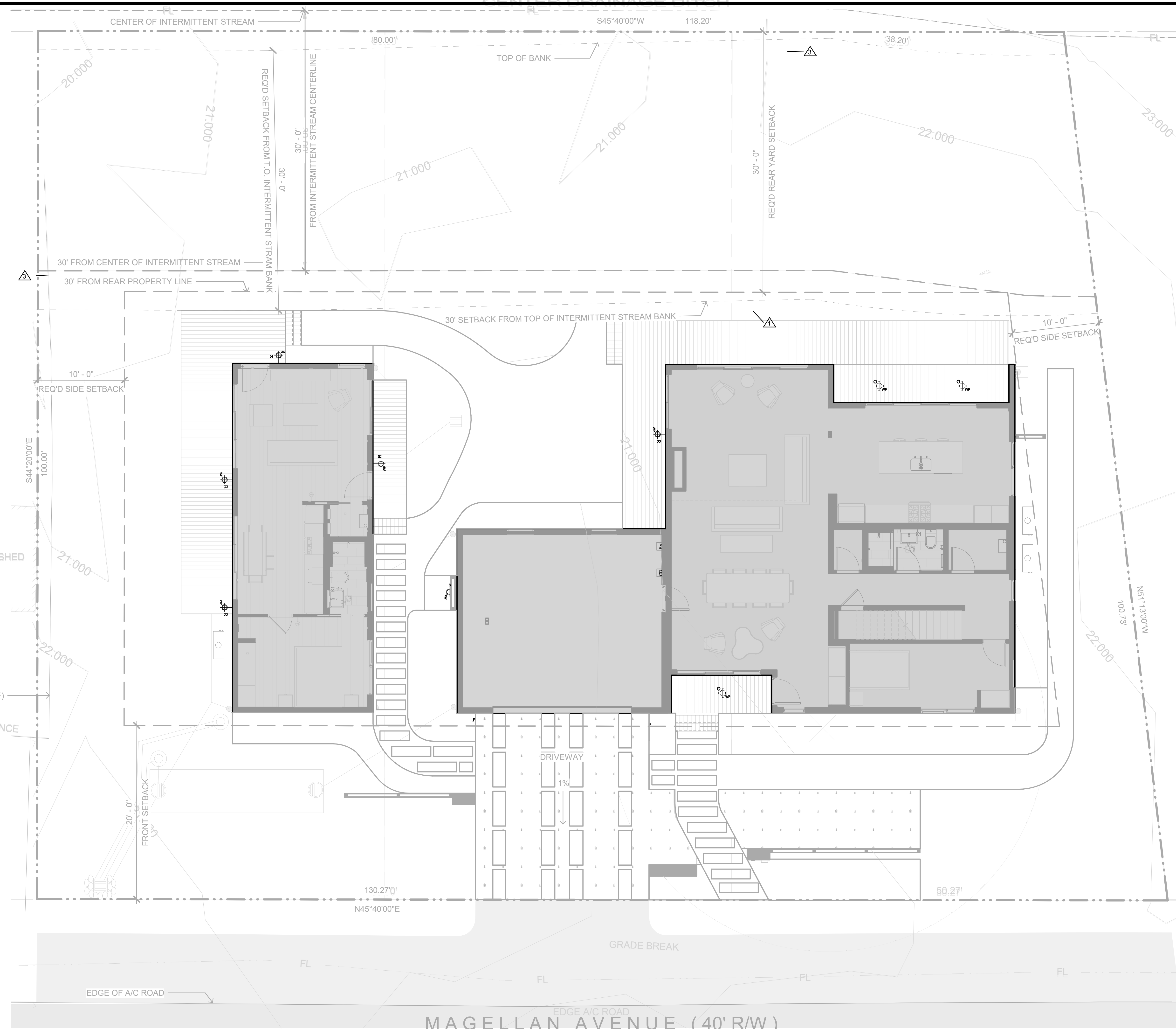
DETAIL LEGEND

- LANDSCAPE DETAIL

NOTES

SEE SHEET DR-6.0 FOR WALKWAY AND DRIVEWAY MATERIAL SAMPLES

1 HARDSCAPE PLAN
SCALE: 3/16" = 1'-0"

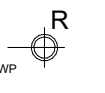



SHEET NOTES

GENERAL NOTES

- SEE SHEET DR-6.O - MATERIALS AND FINISHES, FOR LIGHTING ARCHITECTURAL EXTERIOR LIGHTING SPECIFICATIONS

LEGEND

-  WALL MOUNTED LIGHT FIXTURE - EXTERIOR WATERPROOF
-  CEILING MOUNTED - EXTERIOR WATERPROOF

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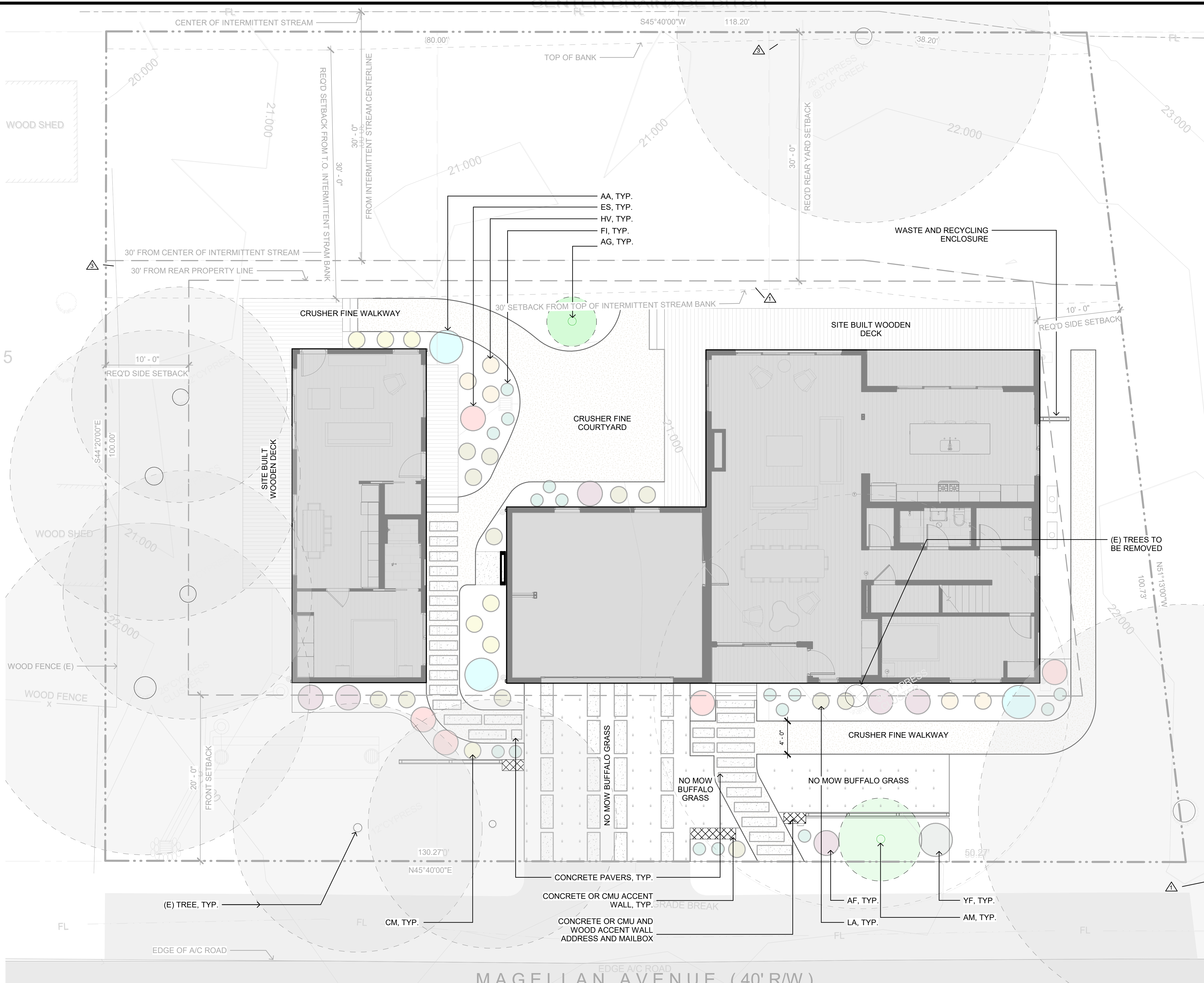
PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
LIGHTING PLAN

SCALE **NORTH ARROW**

SHEET NO.
LA-1.2



SHEET NOTES

GENERAL

1. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
2. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE OWNER WITH A CERTIFICATE OF COMPLETION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
3. CONTRACTORS MUST SEE THE SOIL REPORT TO FOLLOW THE RECOMMENDATIONS OF THE LAB FOR SOIL PREPARATION

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SEE SHEET LA-1.4 FOR PLANTING PLAN SCHEDULE
- SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

HUARD RESIDENCE

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PROJECT NAME
HUARD RESIDENCE





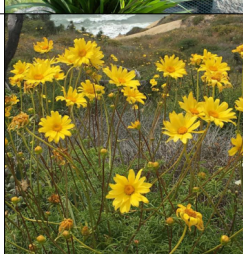






PROJECT NUMBER
22-0032

DESCRIPTION
PLANTING PLAN

SCALE **NORTH ARROW**

SHEET NO.
LA-1.3

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TREE	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT - SPREAD	SPACING	COLOR	BLOOMS	CONTAINER SIZE	QTY.	SAMPLE IMAGE
AM	L	<i>Arbutus 'Marina'</i>	Marina Arbutus	H 25-40FT W 25-30FT	20FT	White - Pink	Spring	25 gal.	1	
AG	VL	<i>Arctostaphylos glauca</i>	Big Berry Manzanita	6-15FT	10FT	White - Pink	Winter	10 gal.	1	
PERENIALS	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT - SPREAD	SPACING	COLOR	BLOOMS	CONTAINER SIZE	QTY.	SAMPLE IMAGE
LA	VL	<i>Lupinus arboreus</i>	Coastal Bush Lupine	1-3FT	1.5FT	Yellow	Spring	3 gal.	12	
AF	L	<i>Anigozanthos flavidus</i>	Kangaroo Paw 'RED'	3-6FT	3FT	Red	Spring - Summer	5 gal.	6	
CM	L	<i>Coreopsis maritima</i>	Sea Dahlia	1-3FT	1.5FT	Yellow	Summer	3 gal.	7	
HV	L	<i>Heterotheca villosa</i>	Hairy Golden Aster	2-3FT	1.5FT	Yellow	Summer	3 gal.	5	
ES	L	<i>Epilobium septentrionale</i>	California Fuchsia	1-3FT	1.5FT	Red	Summer	3 gal.	5	
DESERT/ SUCCULENTS	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT - SPREAD	SPACING	COLOR	BLOOMS	CONTAINER SIZE	QTY.	SAMPLE IMAGE
AA	L	<i>Agave spp</i>	Agave Foxtail	3-5FT	3FT	N/A	N/A	5 gal.	3	
YF	L	<i>Yucca filamentosa</i>	Yucca	3-5FT	3FT	White	Summer	5 gal.	1	
GRASS	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT - SPREAD	SPACING	COLOR	BLOOMS	CONTAINER SIZE	QTY.	SAMPLE IMAGE
FI	VL	<i>Festuca idahoensis</i>	Idaho Fescue	1-5FT	1.5FT	N/A	N/A	1 gal.	16	
GROUNDCOVER	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT - SPREAD	SPACING	COLOR	BLOOMS	CONTAINER SIZE	QTY.	SAMPLE IMAGE
BG	L	<i>Bouteloua gracilis</i>	UC Verde Buffalo Grass	N/A	1FT	N/A	N/A	1 qt.	N/A	

PLANTING SCHEDULE

SCALE: NTS

JOB CONDITIONS:
Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil. Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.
Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:
Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect or Designer. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants shall not be accepted. Site water shall be verified by Contractor prior to submission of bids. The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

TREES:
The most critical factor for selecting a healthy tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (central trunk) may have slight (+15 degree) bow (Tabebuia caraba excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4". Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material. Trees should have no open wounds or damage. Flush cuts, chlorosis, shorter or taller than specified height, girdling roots, underside lower root ball, crossing branches, smaller than normal leaves.
10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:
Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and amine in size. Canopy should be full and uniform.

RELOCATED TREES:
These trees may not conform to grades and standards, yet do have quality criteria which affect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.
No more than 20% of the foliage should be removed for any reason. Trees should be corrected for any structural defects, including wounds, dead or rotting wood. Vandalized branching or branching which may affect human safety requires prompt relocation. Topping a relocated tree is not acceptable. Damage to the trunk/branches will not exceed 10% of trunk diameter and 2" in height. Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION:
Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:
Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of soil and mulch shall be verified.

SUBSTITUTIONS:
No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:
Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (C.I.) will be measured 4" above grade.
Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.
Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:
100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:
All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:
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.

SOIL:
For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

TURF:
All turf shall be installed in such a manner that there is an even surface, staggered pattern. Turf will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:
Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect. If staking methods shown are not feasible due to site conditions.

FERTILIZER:
Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit bags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.
Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.
Fertilizer shall be slow release with rate greater than 3 to 1 nitrogen to phosphorus applied on top of backfill, per manufacturer's recommendations.
All shall comply with the State of California fertilizer laws.

CLEANUP:
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

IRRIGATION INSPECTION:
An irrigation audit report shall be completed at the time of final inspection.

COMPLETION:
A Certificate of Completion shall be filed out and certified by either the designer of the landscape plans, irrigation plans, or the licensed contractor for the project.

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320, Los Angeles, CA 90013
Tel (888) 959-2261

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5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

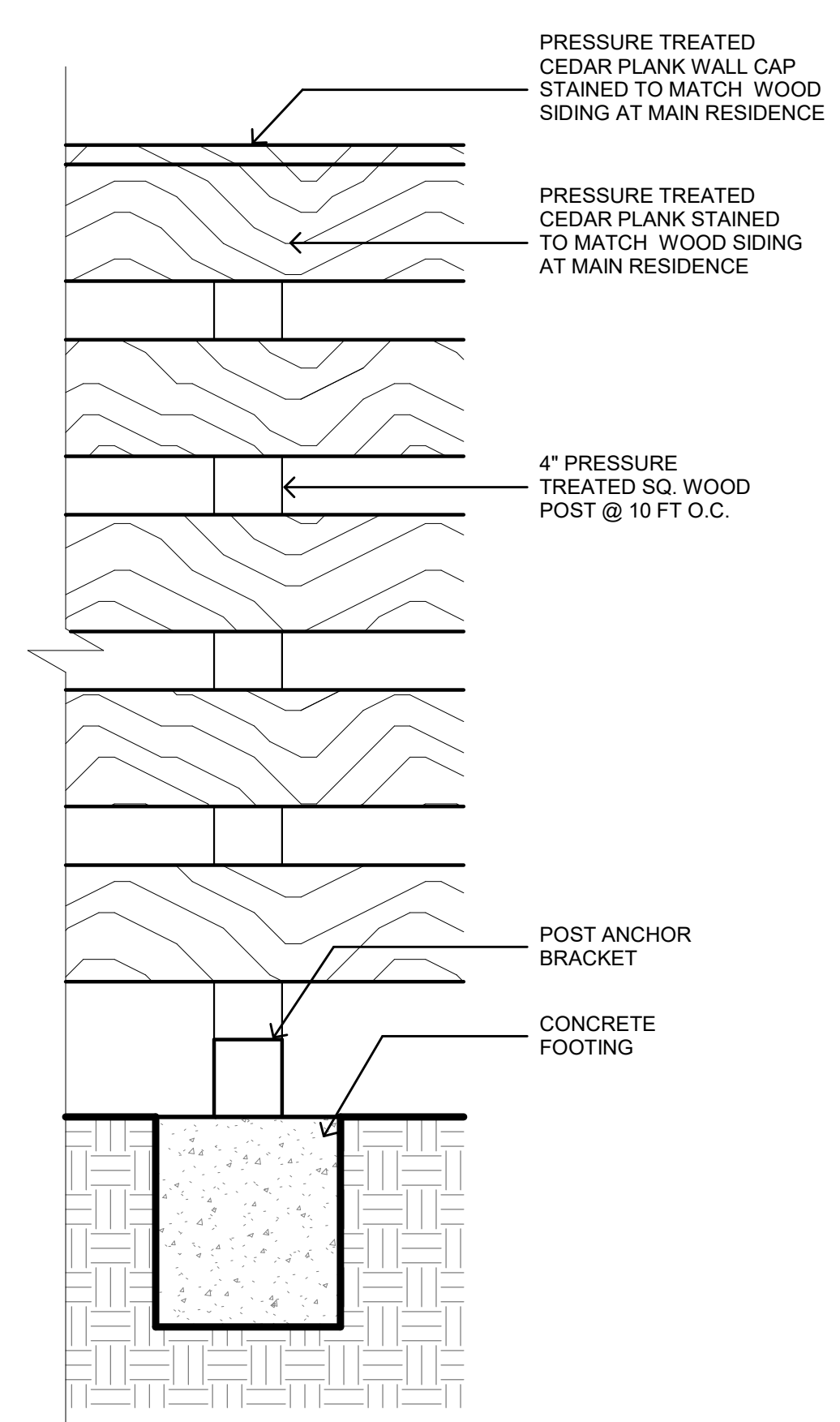
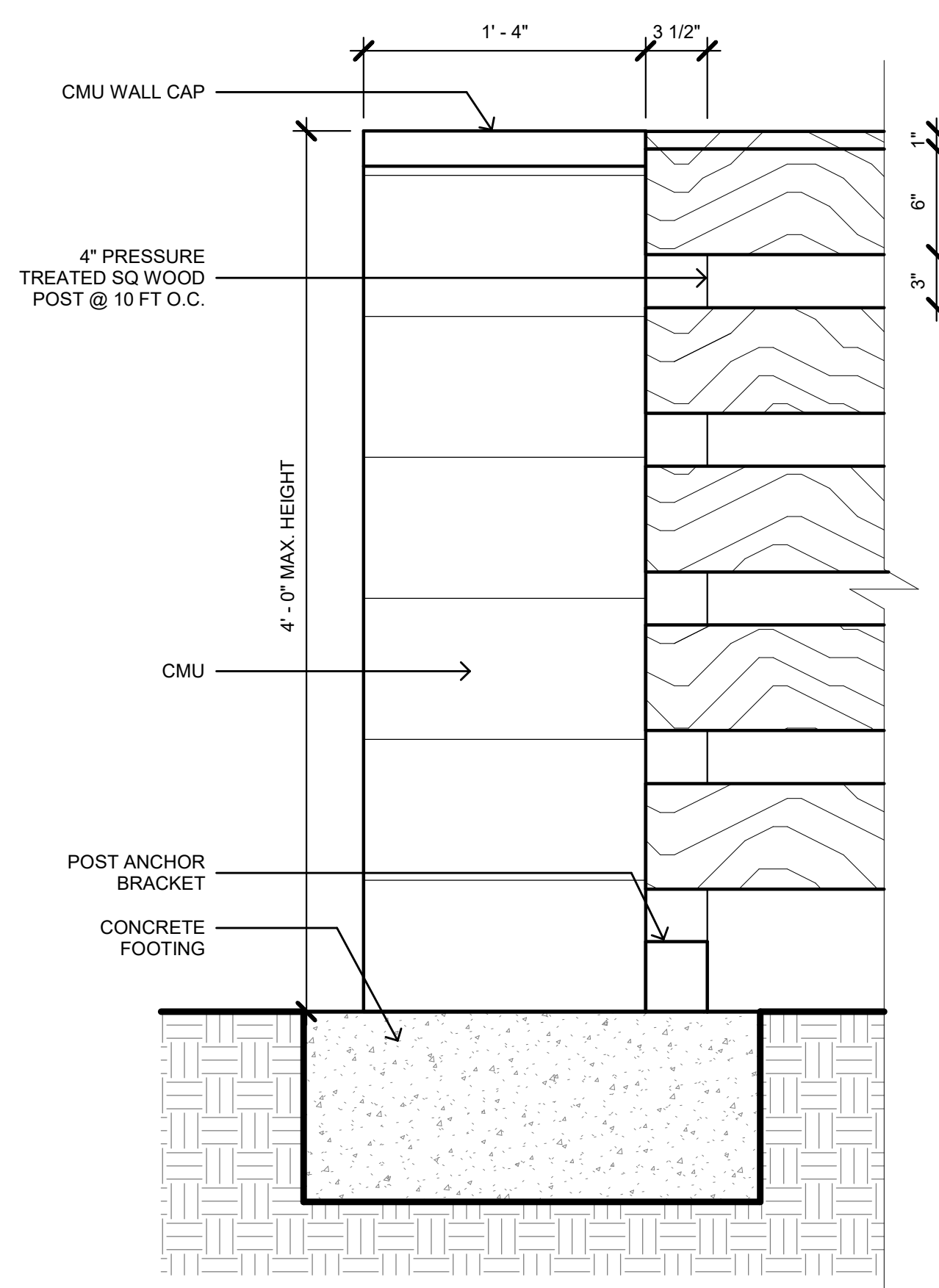
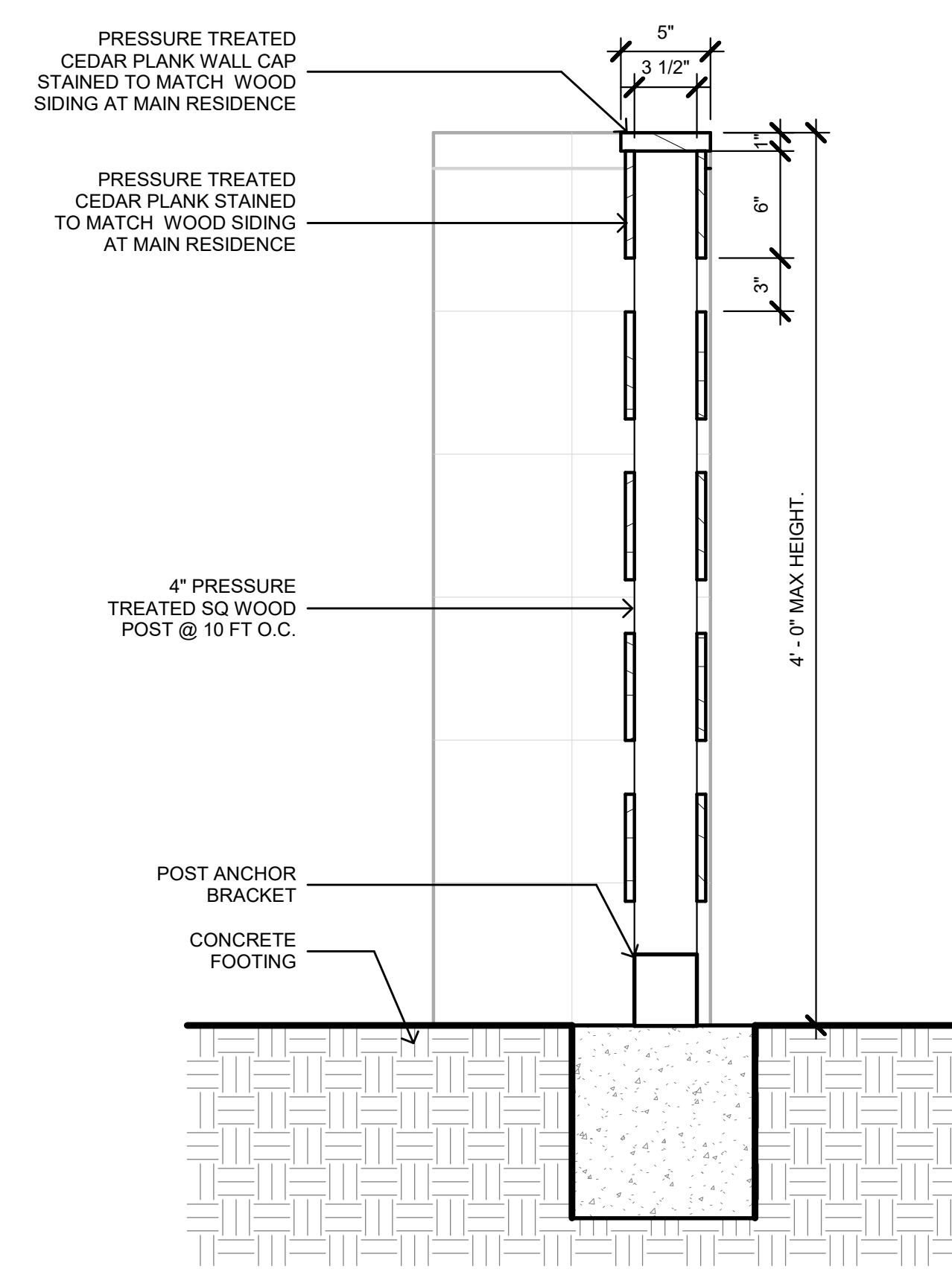
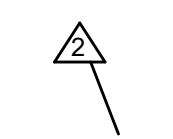
PROJECT NUMBER
22-0032

DESCRIPTION
PLANTING PLAN SCHEDULE

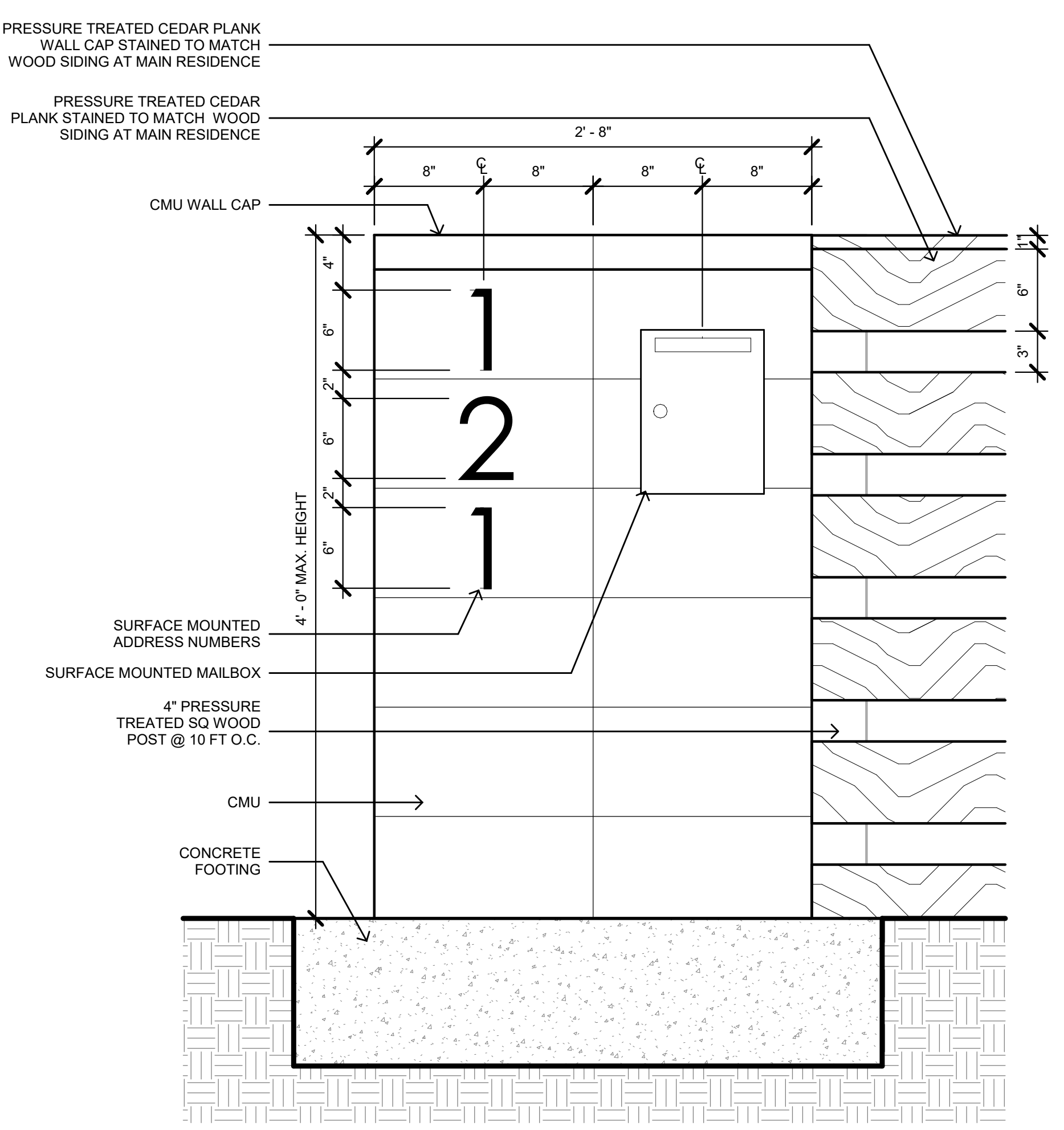
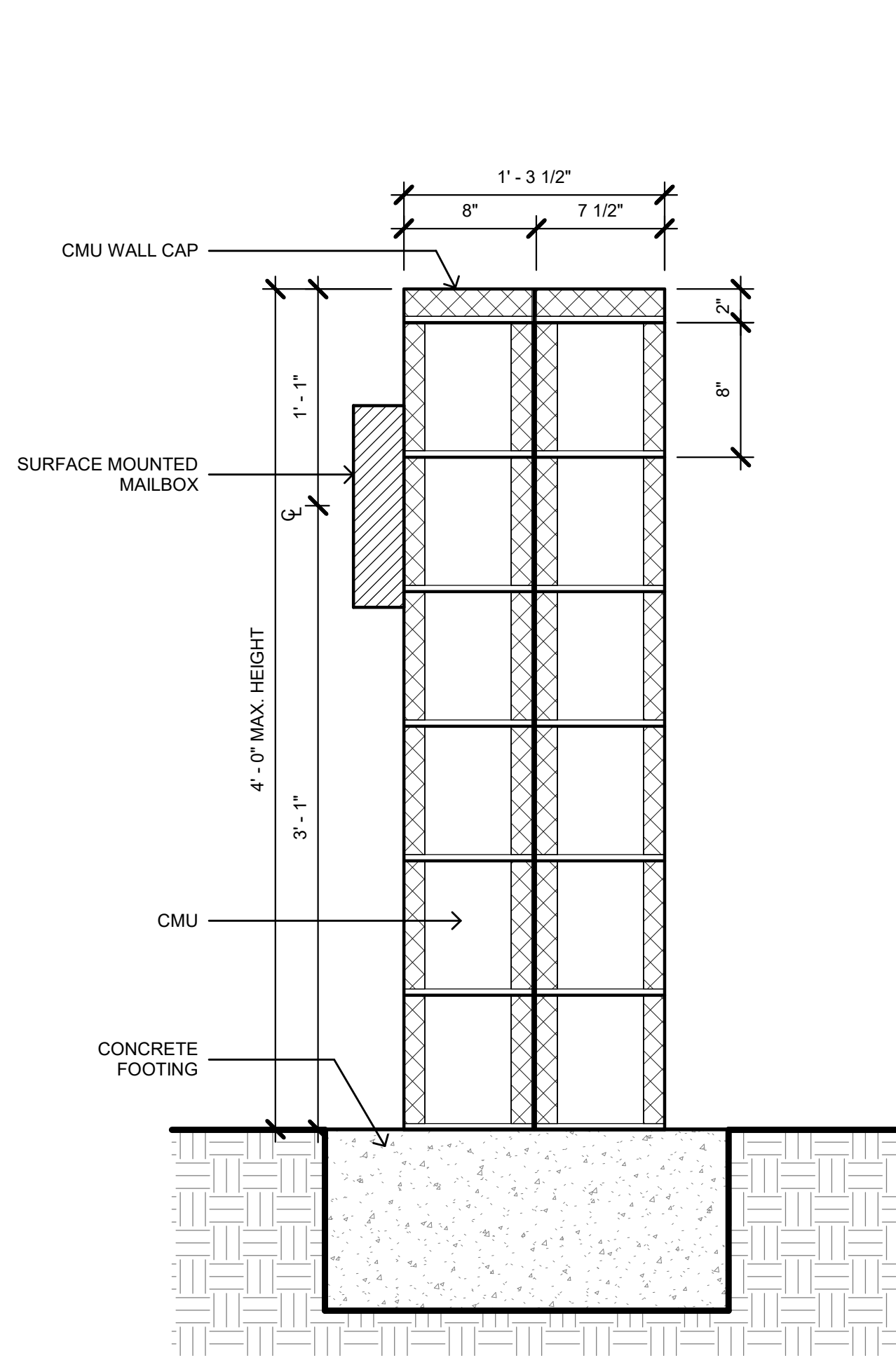
SCALE

SHEET NO.

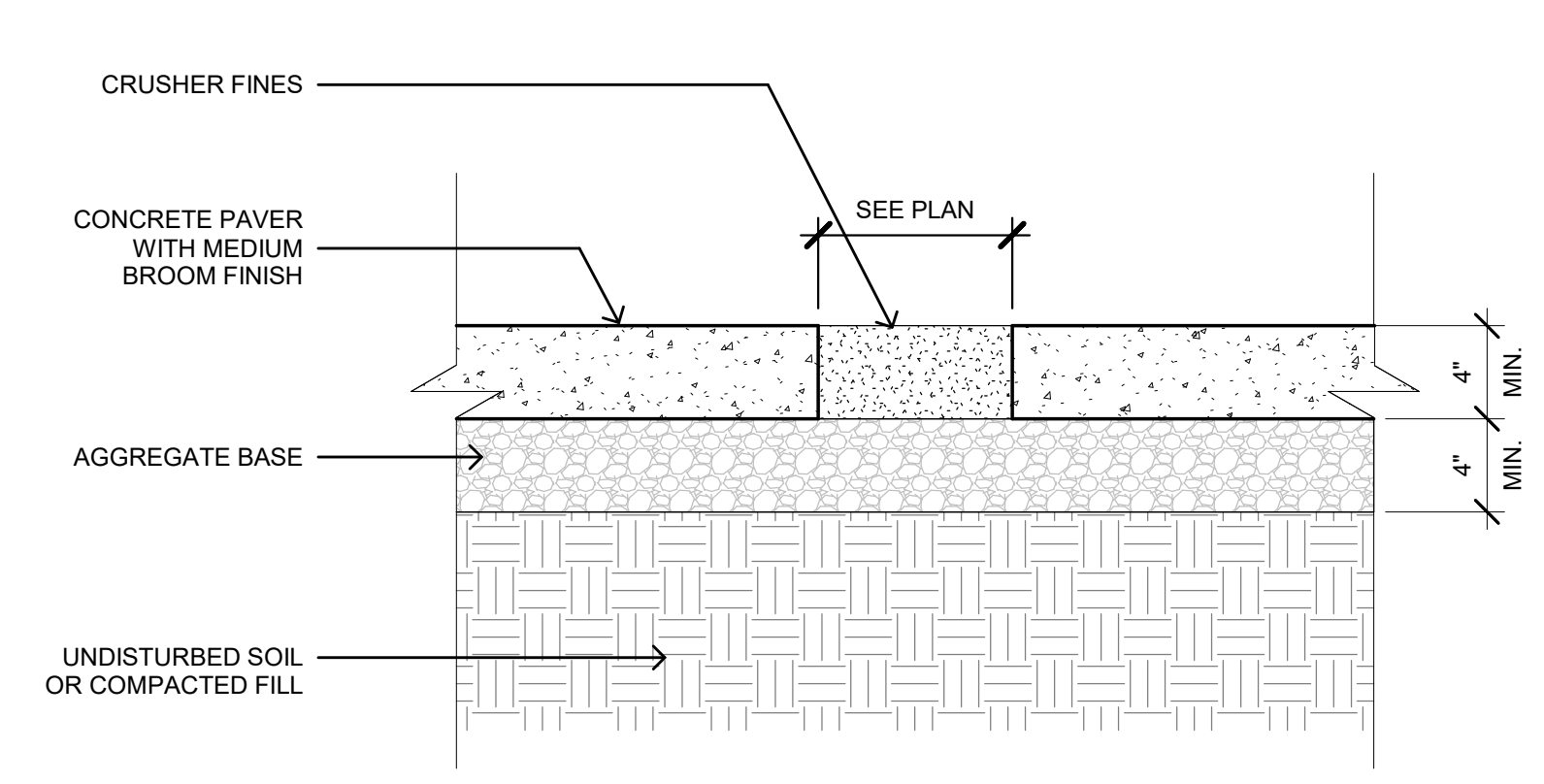
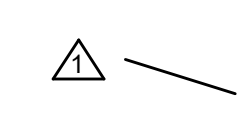
LA-1.4



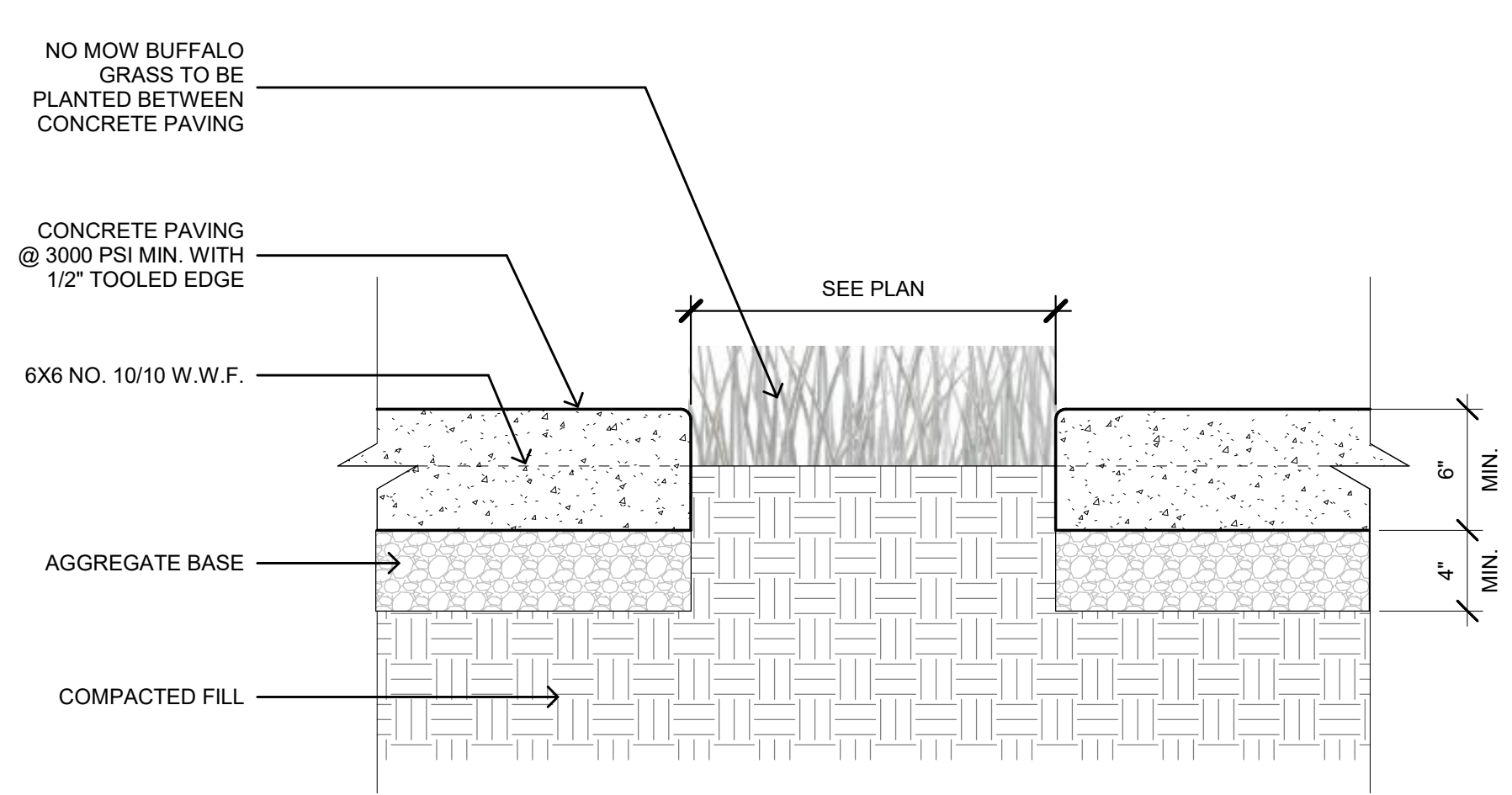
5 WOOD ACCENT WALL
SCALE: 1 1/2" = 1'-0"



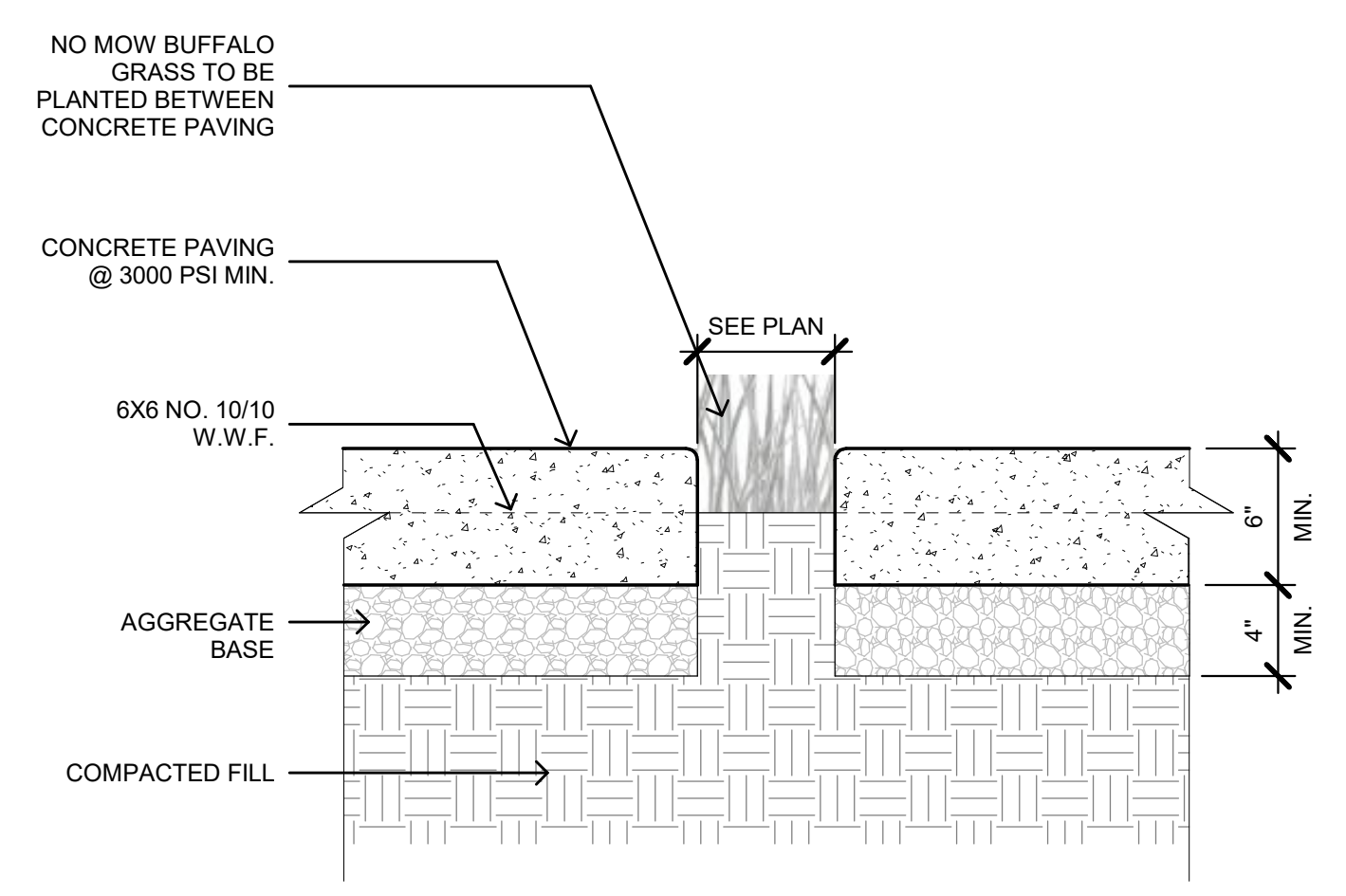
4 MAILBOX & ADDRESS ACCENT WALL
SCALE: 1 1/2" = 1'-0"



3 CONCRETE WALKWAY
SCALE: 1 1/2" = 1'-0"



2 CONCRETE DRIVEWAY WITH NO MOW GRASS 2
SCALE: 1 1/2" = 1'-0"



1 CONCRETE DRIVEWAY WITH NO MOW GRASS
SCALE: 1 1/2" = 1'-0"

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
LANDSCAPE DETAILS & NOTES

SCALE

SHEET NO.
LA-1.5

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"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL: 925.855.0417 FAX: 925.855.0357
E-MAIL: JANET@BROOKWATER.COM

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019



304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

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HUARD RESIDENCE

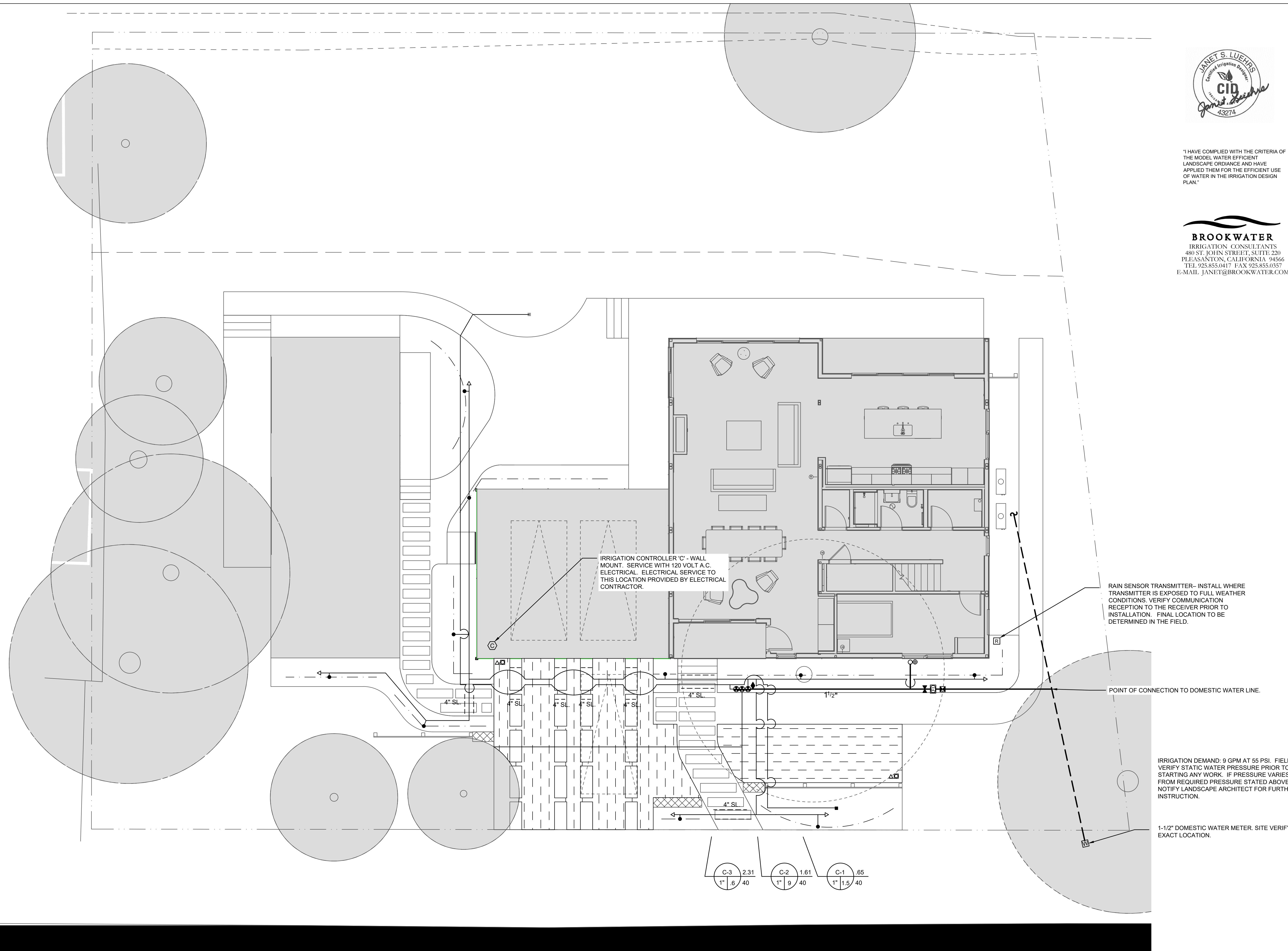
PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION PLAN

SCALE
3/16" = 1'-0"

SHEET NO.
IR-1

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1 IRRIGATION PLAN

SCALE: 3/16" = 1'-0"

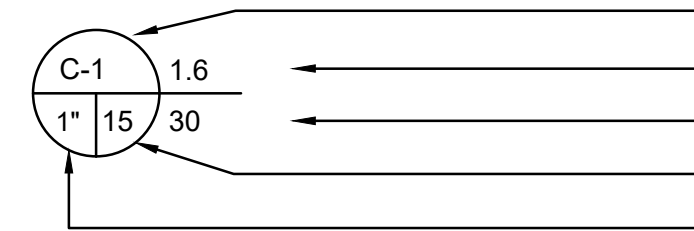
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IRRIGATION NOTES

- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
- CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.
- INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
- THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
- CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
 - INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
 - CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
 - COMPLETE AND DATED MANUFACTURER'S WARRANTIES.
- AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS AND HOSE SWIVELS FOR QUICK COUPLERS AND KEYS TO CONTROLLER CABINETS.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- 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.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	DETAIL #
NOT SHOWN	T-DPC04-DC, T-DPC02-DC	TORO NGE SINGLE OUTLET EMITTER	40	1 GPH, 1/2 GPH	15
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING			14
Δ	T-FCH-H-FIPT	TORO DL2000 FLUSH VALVE			12
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT			13
□	T-DL-MP9	TORO DL2000 POP-UP OPERATION INDICATOR			11
⊕	DZK-700 / LT-1000-T	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS SCH 80 PVC BALL VALVE			3
◆	100-2SLLVC/075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL			8
◆	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)			7
Ⓜ	EZ001CX-CBV-100	EZ-FLO FERTILIZER INJECTOR. INSTALL IN 15"x10"x12" VALVE BOX			18
Ⓜ	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER			1
Ⓜ	WR-CLIK	HUNTER RAIN SENSOR			10
Ⓜ	HUNTER HC600-I	HUNTER 6 STATION WIFI CONTROLLER			2
		CONTROLLER AND STATION NUMBER			
		APPLICATION RATE (INCHES)			
		OPERATING PRESSURE (PSI)			
		APPROXIMATE GALLONS PER MINUTE			
		REMOTE CONTROL VALVE SIZE			
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		DRIP TUBING: TORO T-EHD1645 BLUE STRIPE HOSE WITH TORO LOC-EZE FITTINGS. 4" COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4" HOSE.			
		SUB-SURFACE DRIPLINE: TORO DL2000 RGP-212-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE TRI-LOC FITTINGS. 2" COVER. (12" EMITTER SPACING; 1 GPH PER EMITTER)			
		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.			



DRIP IRRIGATION NOTES

- THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUND COVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.
- EMITTERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.
- EACH 15 GALLON SHRUB SHALL RECEIVE THREE 1 GPH EMITTERS DISTRIBUTED EVENLY AROUND SHRUB (TWO SHALL BE ON UPHILL SIDE OF SHRUB), VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- EACH 5 GALLON SHRUB SHALL RECEIVE TWO 1 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- EACH 1 GALLON SHRUB SHALL RECEIVE TWO 1/2 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- INSTALL THE EMITTERS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.
- DISTRIBUTION TUBING SHALL BE A MAXIMUM OF 5' IN LENGTH FROM 1/2" TUBING TO EMITTER. EACH LENGTH OF 1/2" DRIP TUBING SHALL BE A MAXIMUM OF 25'.
- INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.
- ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.

DRIPLINE NOTES

- PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
- INSTALL DRIPLINE A MAXIMUM OF 12" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
- PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 390' OF TOTAL DRIPLINE PER ZONE.
- PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
- INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
- ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
- PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-8 GPM – 3/4"
 - 8.1-15 GPM – 1"
 - 15.1-25 GPM – 1 1/4"
- FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
- STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
- THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
- IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
- RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE GRDANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

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ISSUANCE

Rev. No.	Date	Description
11/11/2022		DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

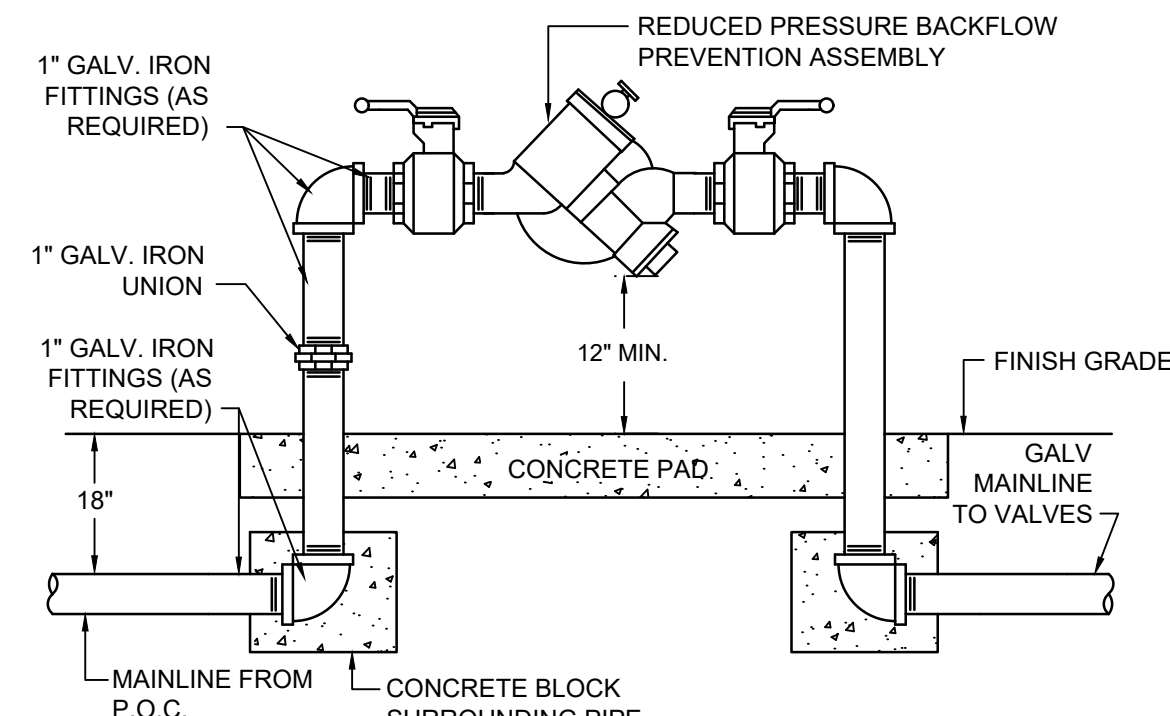
IRRIGATION NOTES & LEGEND

SCALE

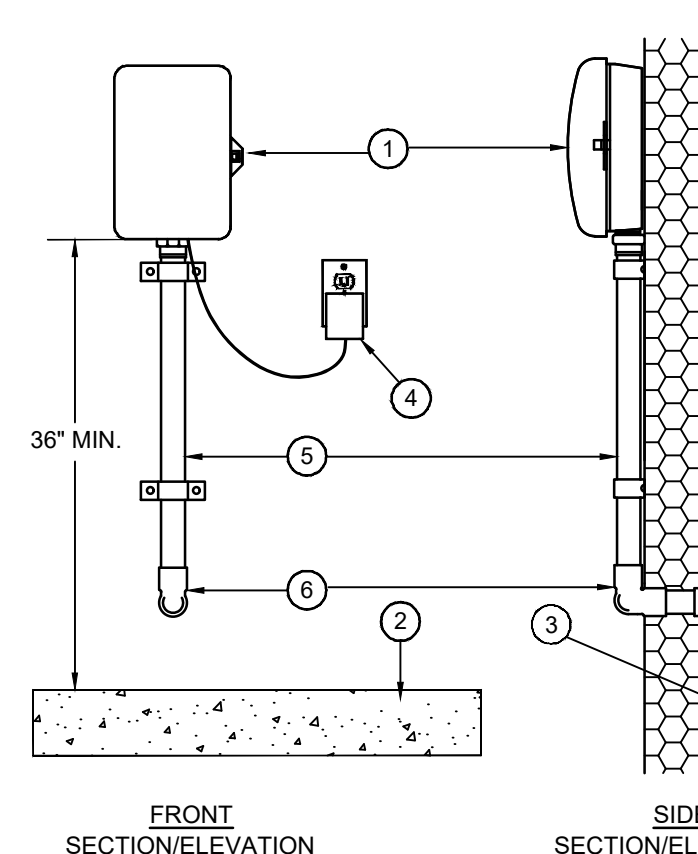
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IR-2

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAIP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAIP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



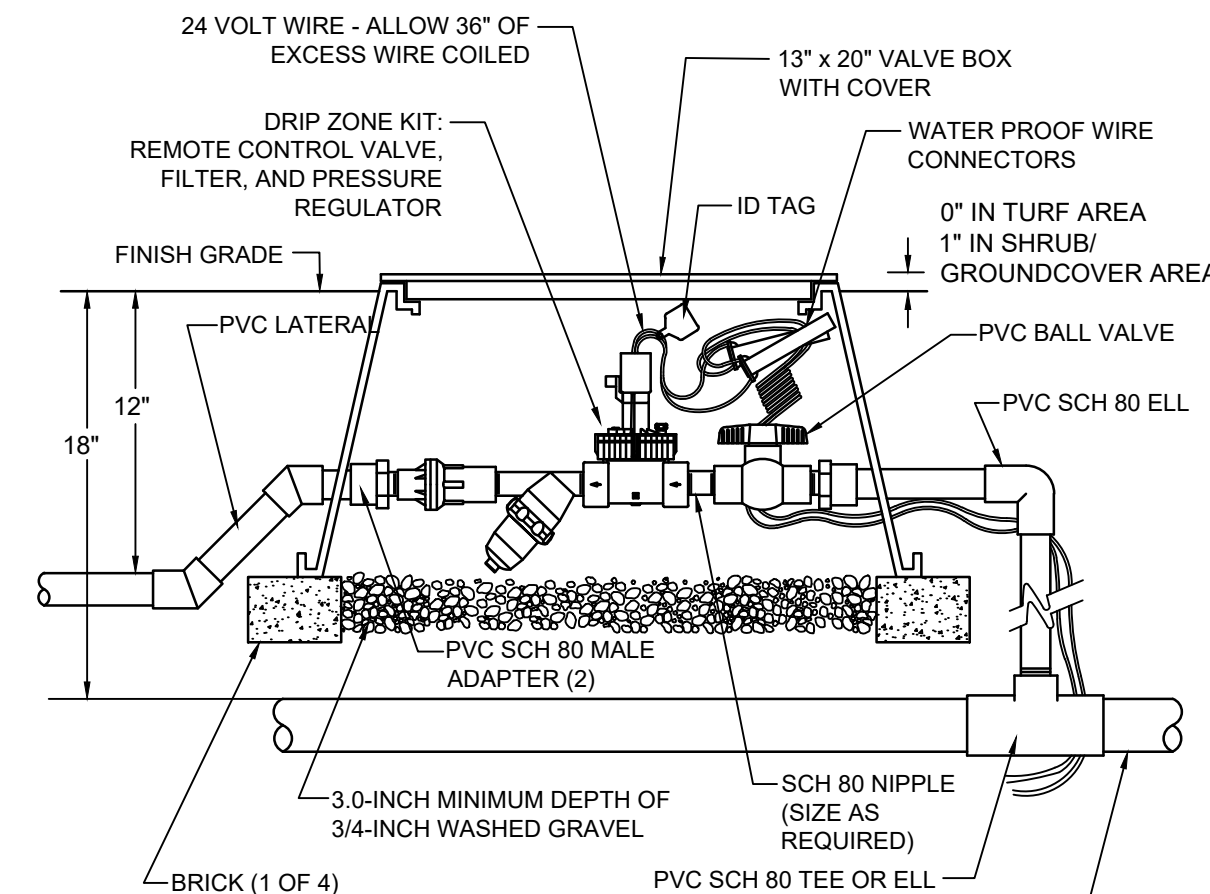
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



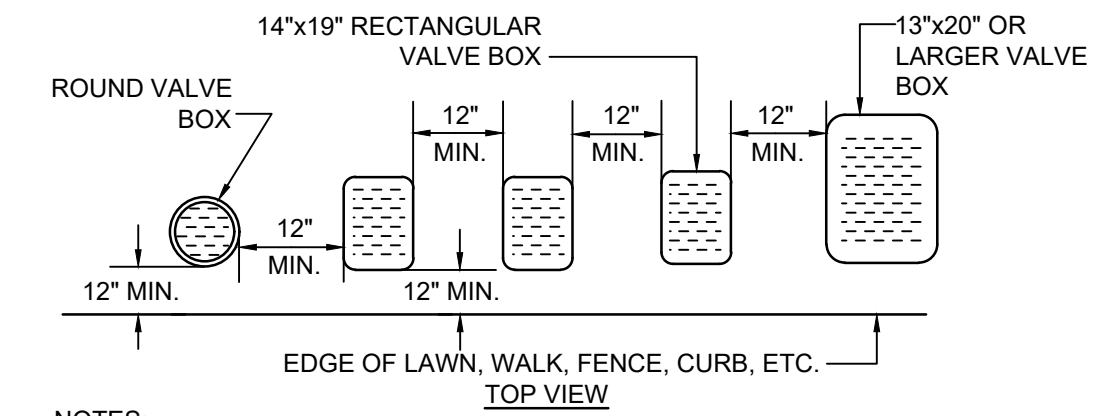
2 RESIDENTIAL CONTROLLER - INDOOR.
NOT TO SCALE

- 1 WALL MOUNT AUTOMATIC SPRINKLER CONTROLLER (INTERIOR WALL MOUNT WITH EXTERNAL TRANSFORMER)
- 2 INTERIOR FLOOR OF GARAGE
- 3 PVC SWEEP ELL FOR CONTROL WIRES
- 4 EXTERNAL PLUG-IN TRANSFORMER (PROVIDED WITH CONTROLLER)
- 5 2" PVC SCHEDULE 40 CONTROL WIRE CONDUIT
- 6 PVC SCHEDULE 80 FITTINGS THROUGH WALL. DRILL THROUGH SHEETROCK AND WALL SIDING FOR INSTALLATION OF CONDUIT. USE EXPANDING INSULATION FOAM TO SEAL CONDUIT AT INTERIOR AND EXTERIOR WALL.

NOTE: ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

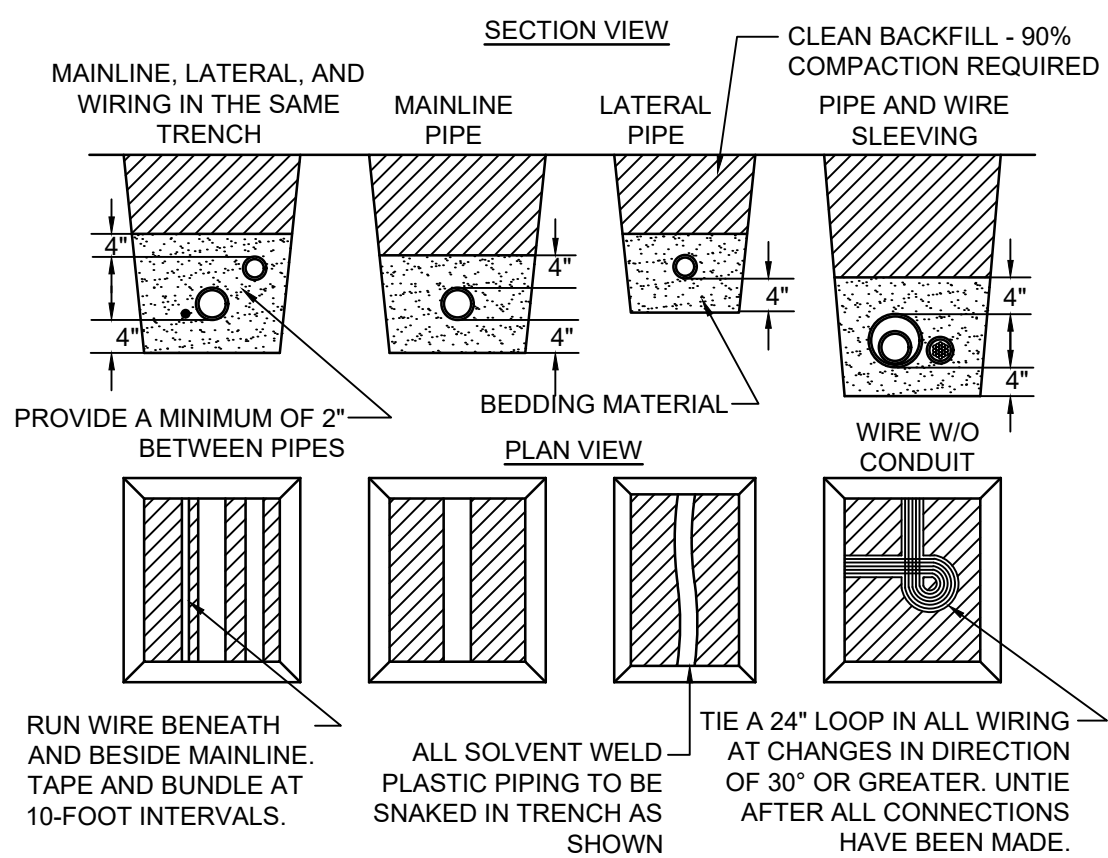


3 TORO DRIP ZONE KIT
NOT TO SCALE



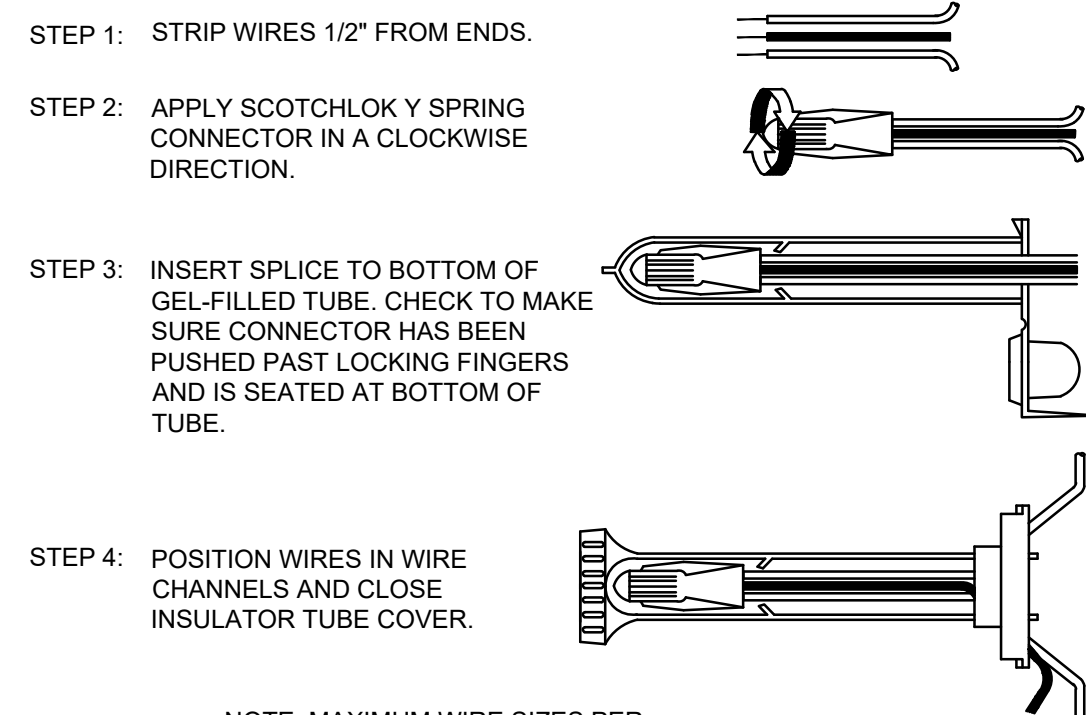
- NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
 2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
 7. VALVE BOXES SHALL BE BY NDS, CARSON, OR EQUAL.

4 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



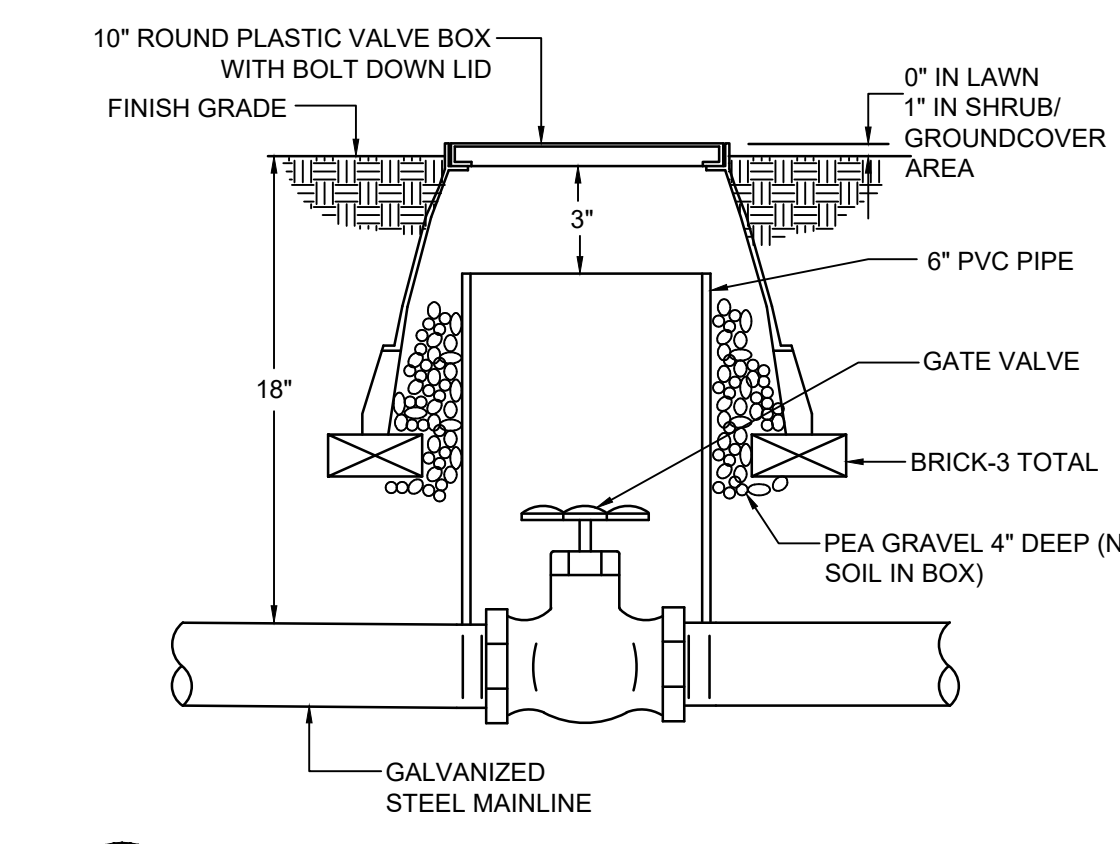
- NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING
NOT TO SCALE

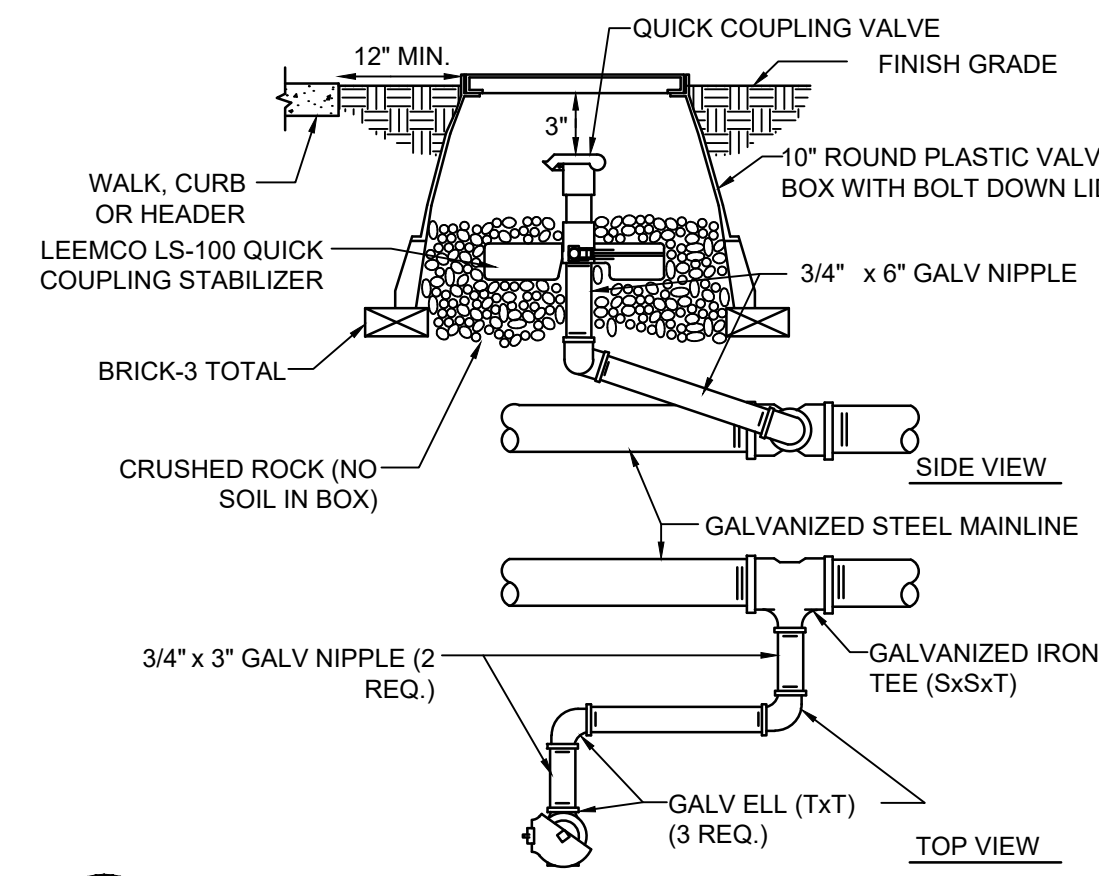


NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE #14'S OR TWO #12'S.

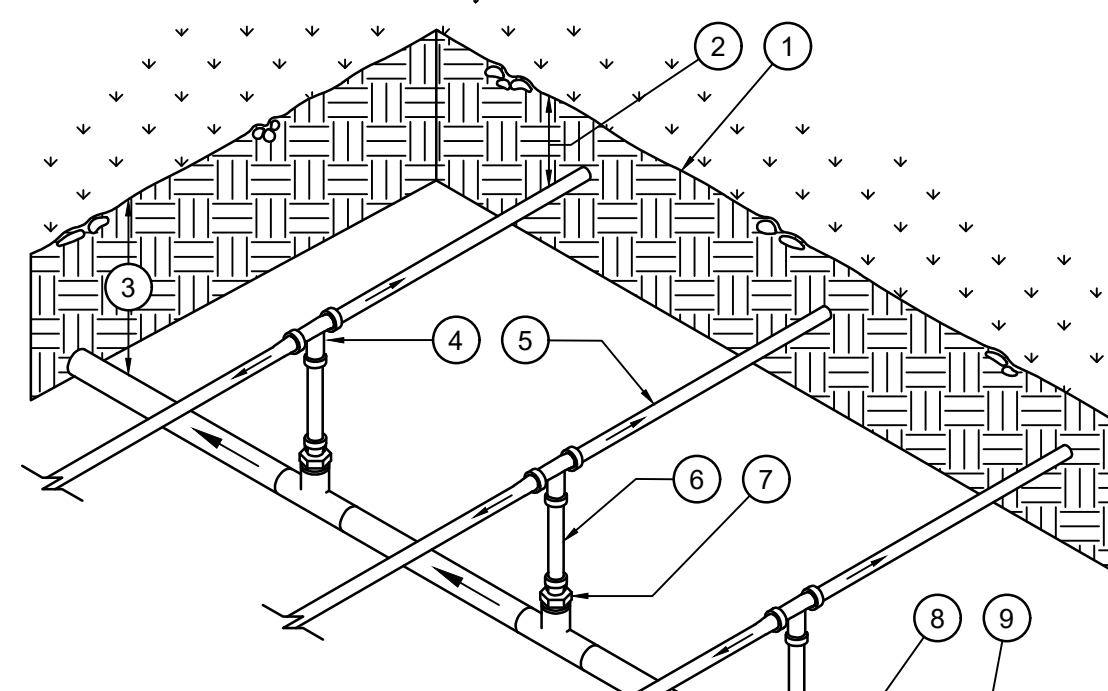
6 WIRE CONNECTION DETAIL
NOT TO SCALE



7 GATE VALVE DETAIL
NOT TO SCALE

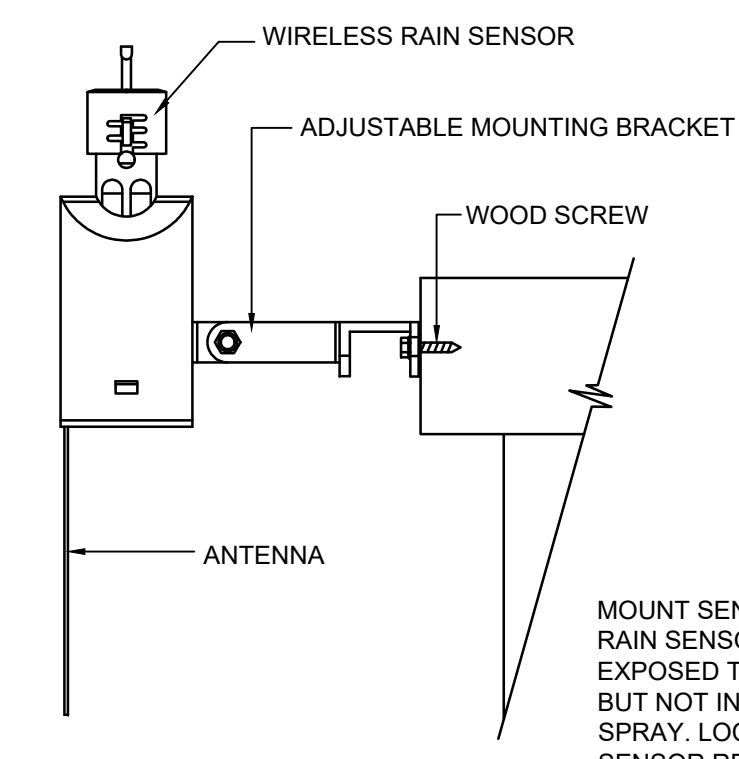


8 QUICK COUPLER IN BOX DETAIL
NOT TO SCALE

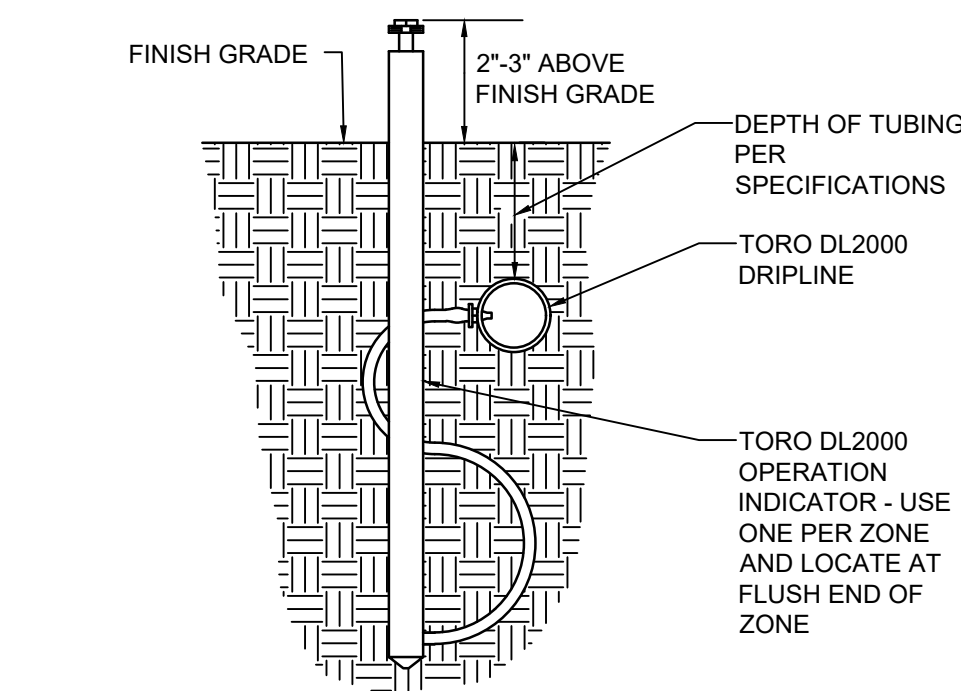


- ISOMETRIC**
- LEGEND**
1. FINISH GRADE.
 2. DEPTH OF TUBING PER SPECIFICATIONS
 3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
 4. DRIPLINE TEE FITTING.
 5. DRIPLINE LATERAL.
 6. BLANK POLY TUBING, LENGTH AS NECESSARY.
 7. DRIPLINE MPT ADAPTER.
 8. PVC TEE (6x6xT) WITH 1/2" FPT OUTLET.
 9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

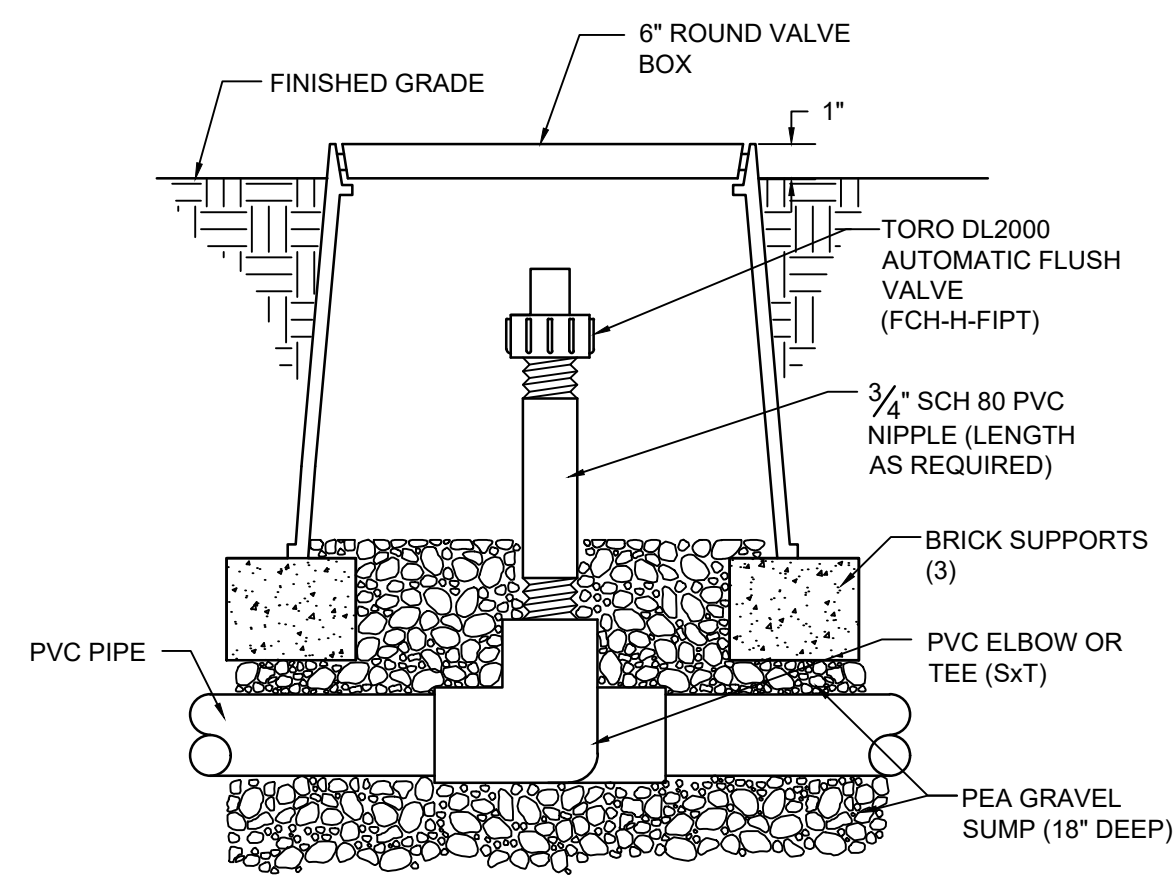
9 CENTER FEED MANIFOLD
NOT TO SCALE



10 WIRELESS RAIN SENSOR INSTALLATION DETAIL
NOT TO SCALE



11 TORO DL2000 OPERATION INDICATOR
NOT TO SCALE



12 TORO DL2000 AUTOMATIC FLUSH VALVE - PLUMBED TO PVC
NOT TO SCALE

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SHEET SET

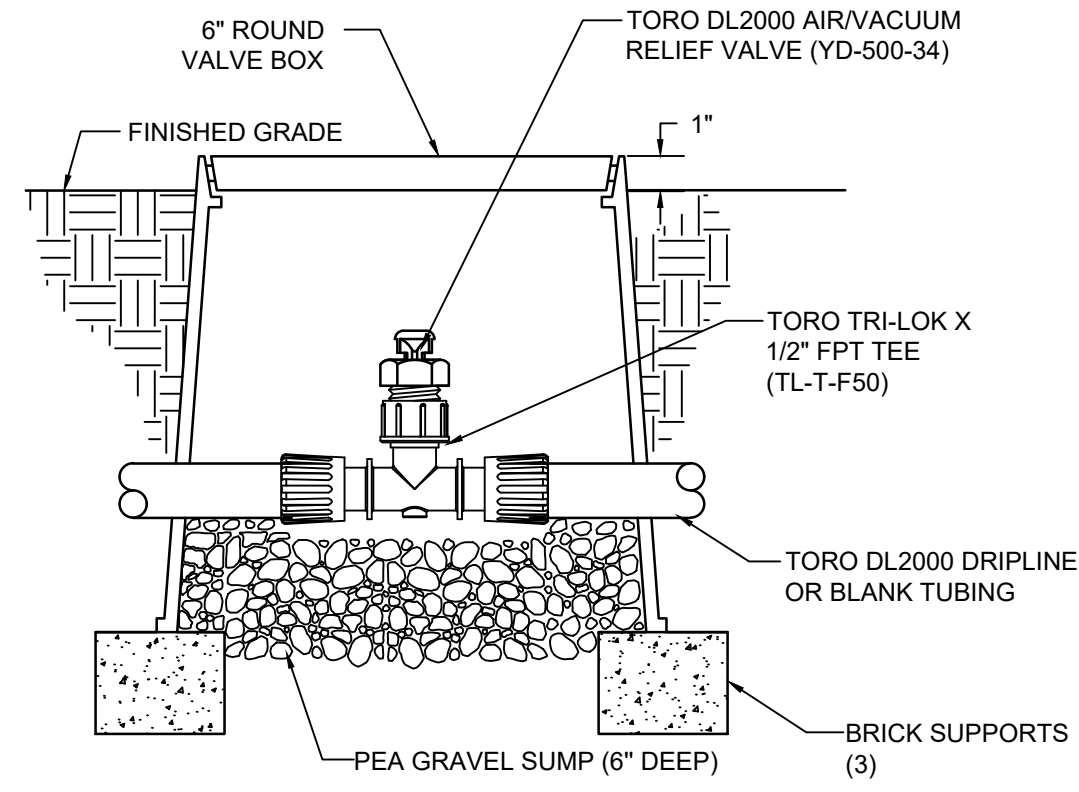
PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION DETAILS

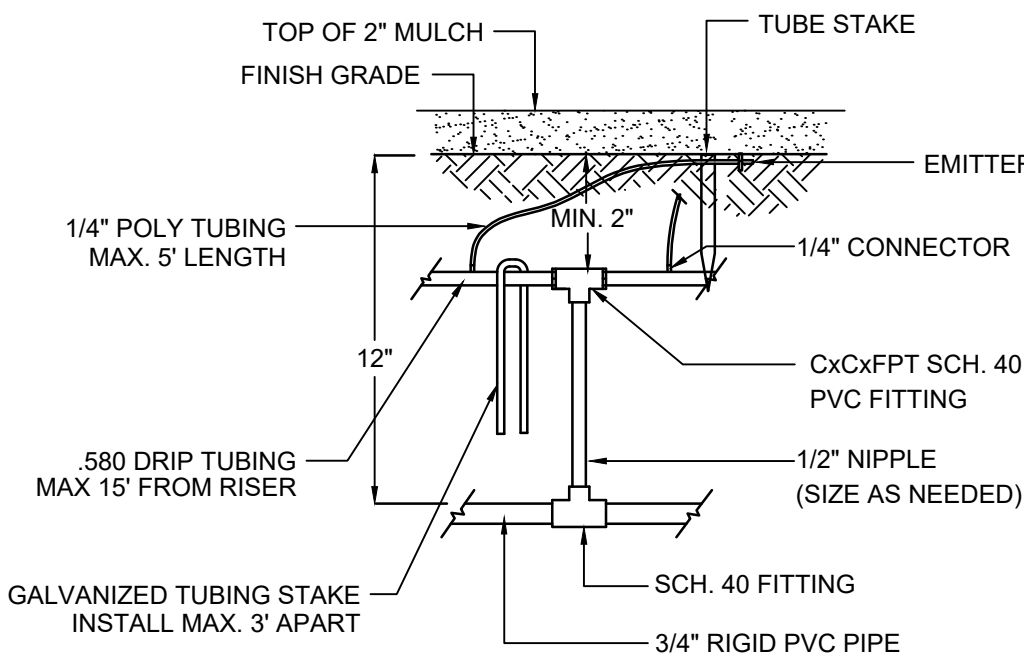
SCALE

SHEET NO.
IR-3

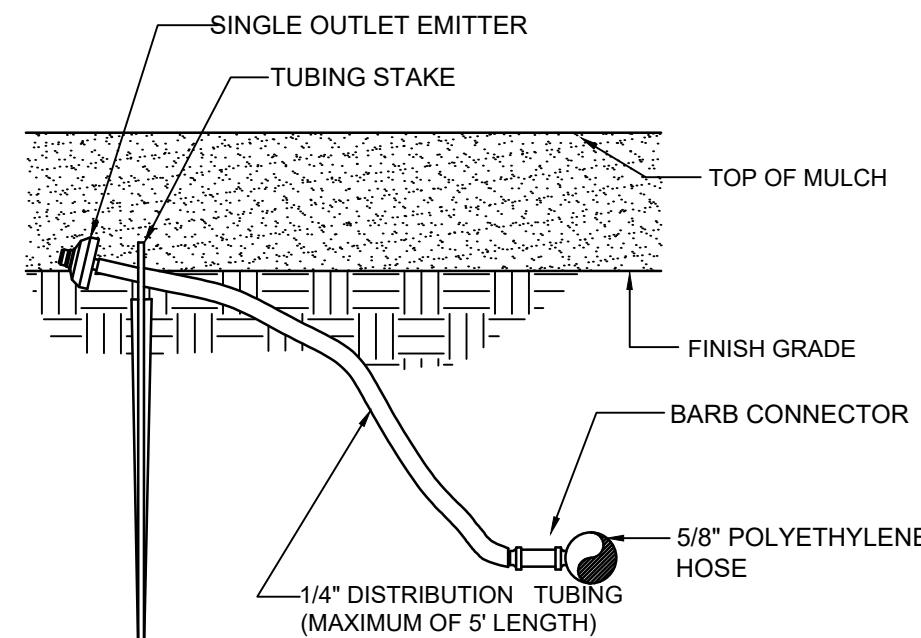


NOTE: AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

13 TORO DL2000 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING
NOT TO SCALE



14 RISER TO DRIP TUBING DETAIL
NOT TO SCALE

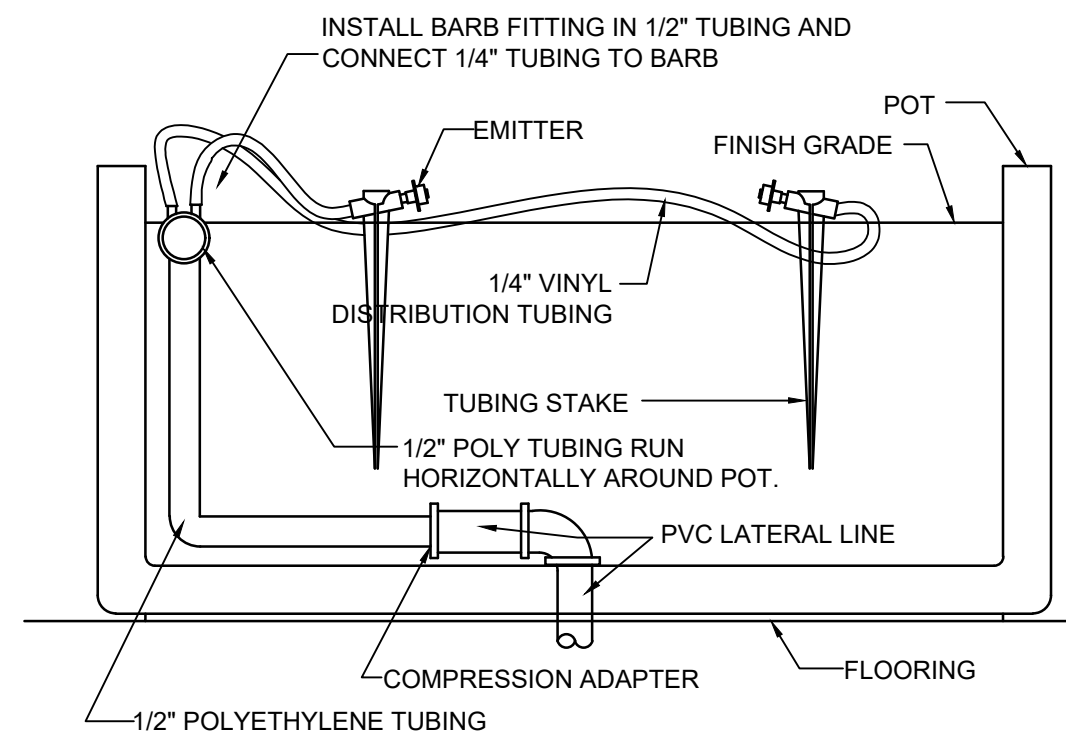


NOTE:
1. CONNECT 5/8" TUBE TO PVC LATERAL LINE USING COMPRESSION FITTINGS.
2. 5/8" HOSE SHALL NOT RUN LONGER THAN 20' FROM PVC LATERAL LINE.

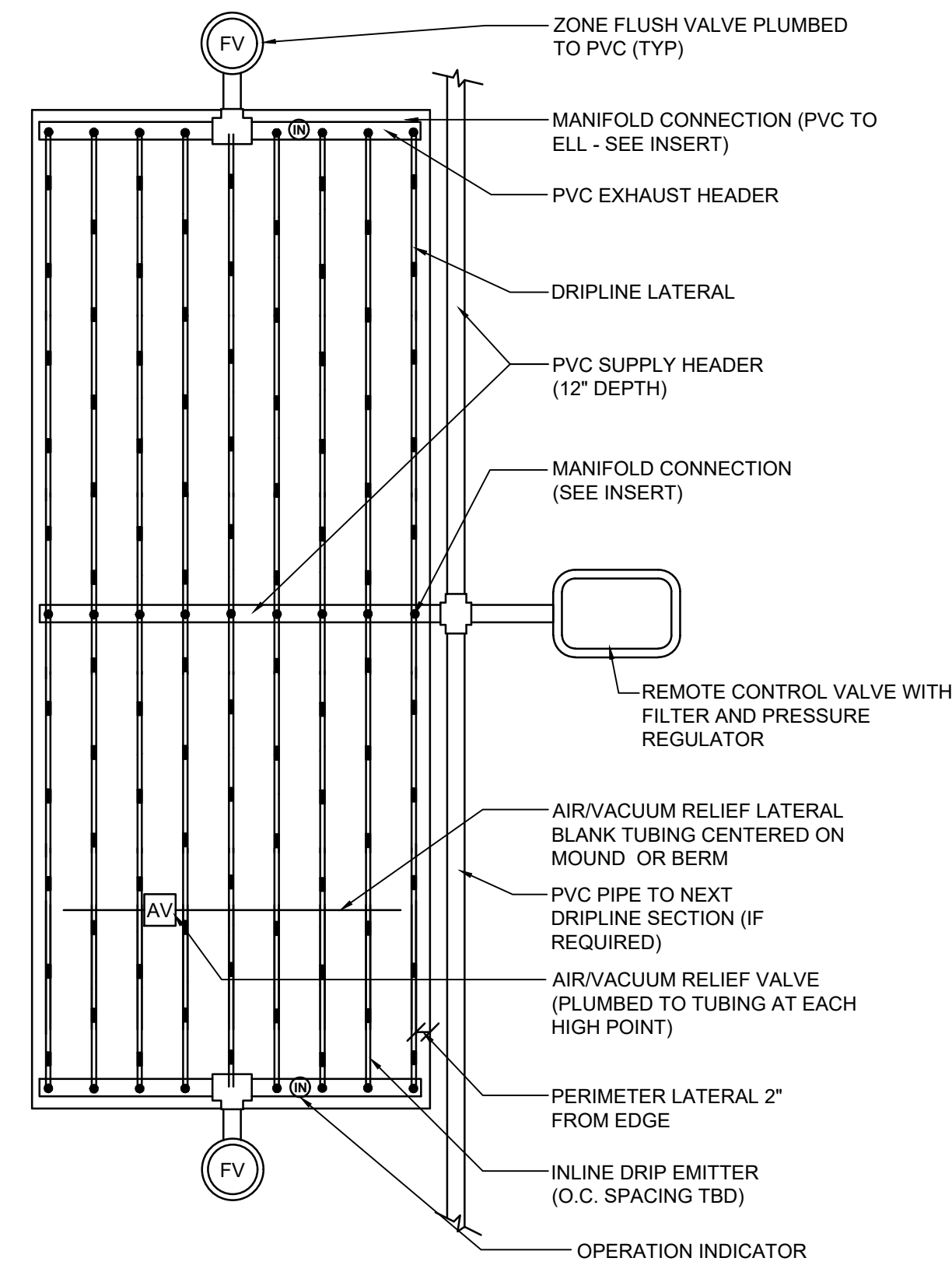
15 SINGLE OUTLET EMITTER DETAIL
NOT TO SCALE

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL: 925.855.0417 FAX: 925.855.0357
E-MAIL: JANET@BROOKWATER.COM

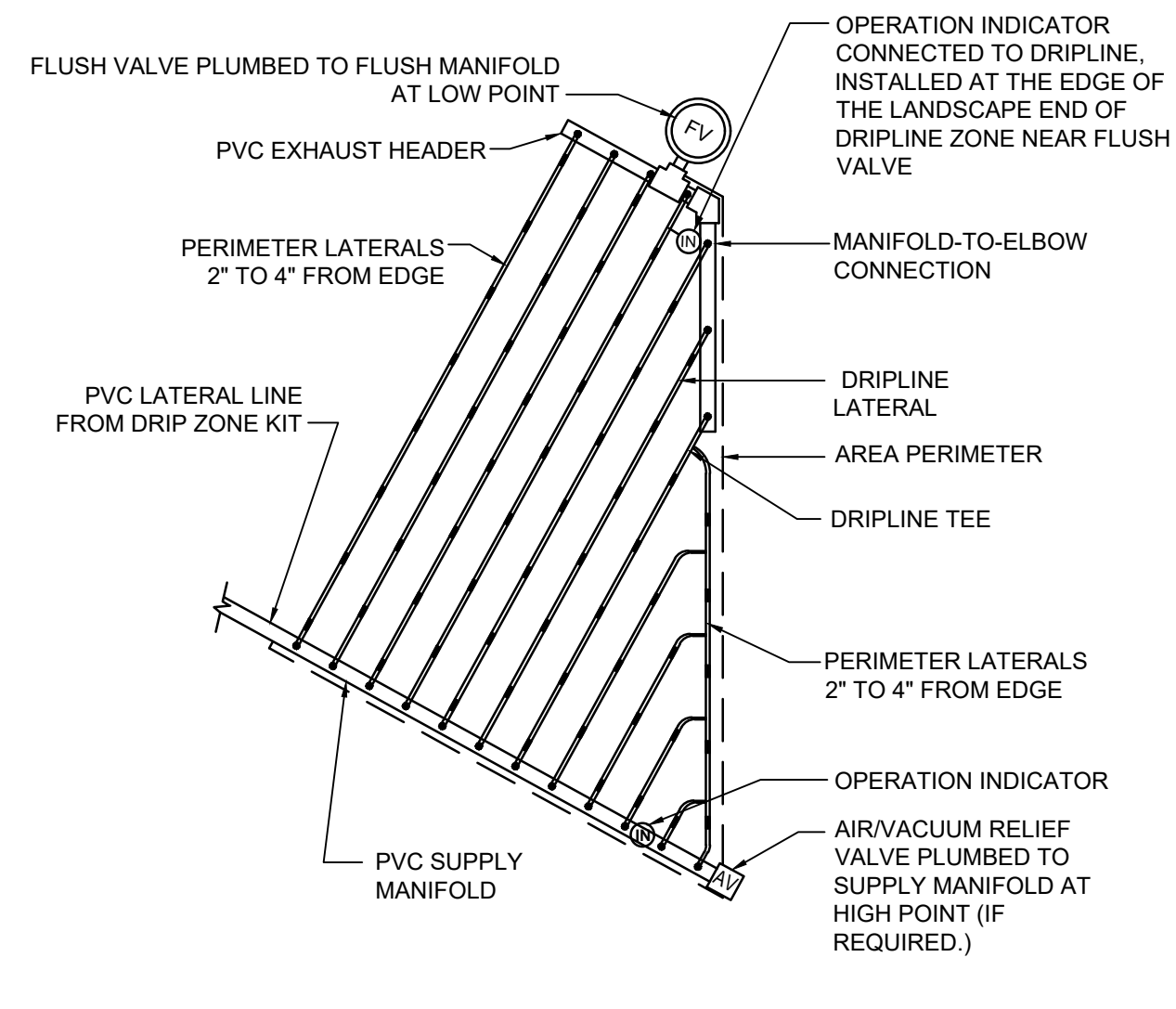
"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."



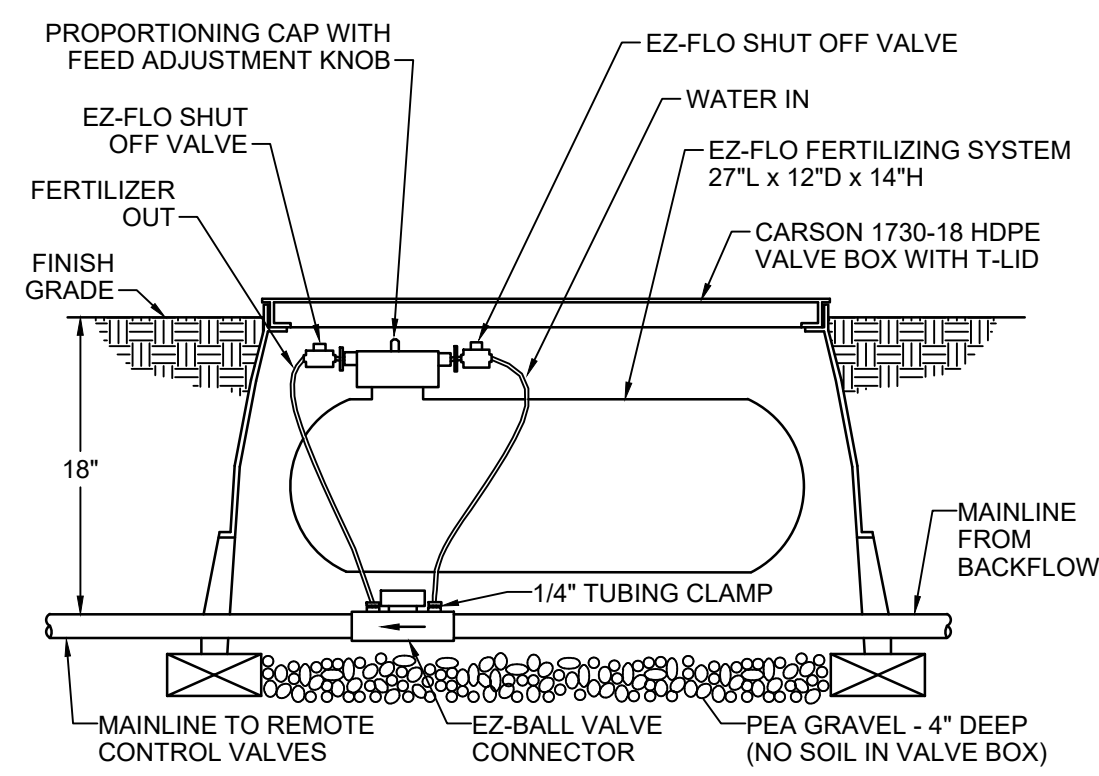
16 DRIP TO POT DETAIL
NOT TO SCALE



17 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE



18 TYPICAL ISLAND LAYOUT END FEED
NOT TO SCALE



NOTE: EZ-FLO FERTILIZING SYSTEM TO BE INSTALLED ADJACENT TO MAINLINE. CONTRACTOR TO ENSURE EZ-BALL CONNECTOR IS ACCESSIBLE WITHIN VALVE BOX FOR MAINTENANCE.

19 EZ-FLO FERTILIZING SYSTEM (EZ001CX-CBV)
NOT TO SCALE

CITY OF
HALF MOON BAY
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: HUARD RESIDENCE
PROJECT ADDRESS: 185 MEGELLAN AVE.
PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehrs*

PART ONE		MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
		MAWA = Eto x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]	
YEARLY Eto	33.7		
CONVERSION FACTOR	0.62		
ETAF	0.55		
TOTAL IRRIGATED LANDSCAPE AREA (HA)	745 SQUARE FEET		
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET		
LANDSCAPE WATER ALLOWANCE	8,561 GALLONS PER YEAR		
TOTAL ACRE FEET	0.03 ACRE FEET		
PART TWO		ESTIMATED TOTAL WATER USE (ETWU)	
		(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)	
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.37		
ETWU FOR REGULAR LANDSCAPE AREAS	5,765 GALLONS PER YEAR		
SITE WIDE ETAF	0.37		
ETWU FOR ALL LANDSCAPE AREAS	5,765 GALLONS PER YEAR		
TOTAL ACRE FEET	0.02 ACRE FEET		

HUARD RESIDENCE
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **33.7**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	SHRUB	LW	0.30	D	0.81	0.37	228	84	1,764	30.6%
C-2	NO MOW	LW	0.30	DL	0.81	0.37	492	182	3,807	66.0%
C-3	TREE	LW	0.30	B	0.81	0.37	25	9	193	3.4%
TOTALS (REGULAR LANDSCAPE AREAS)							745	276	5,765	100.0%
SPECIAL LANDSCAPE AREA										
TOTALS (SPECIAL LANDSCAPE AREAS)							0	0	0	0.0%
TOTALS FOR ALL AREAS							745	276	5,765	100%

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019



304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION DETAILS & WORKSHEET

SCALE

SHEET NO.
IR-4

© 2022 CONNECT HOMES

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320, Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
1	01/20/23	COASTAL DESIGN REVIEW
3	05/31/23	COASTAL DESIGN REVIEW REV 1
	08/30/23	COASTAL DESIGN REVIEW REV 3
	01/22/24	COASTAL DESIGN REVIEW REV 5

GENERAL NOTES

- SEE ARBORIST REPORT FOR TREE PROTECTION MEASURES

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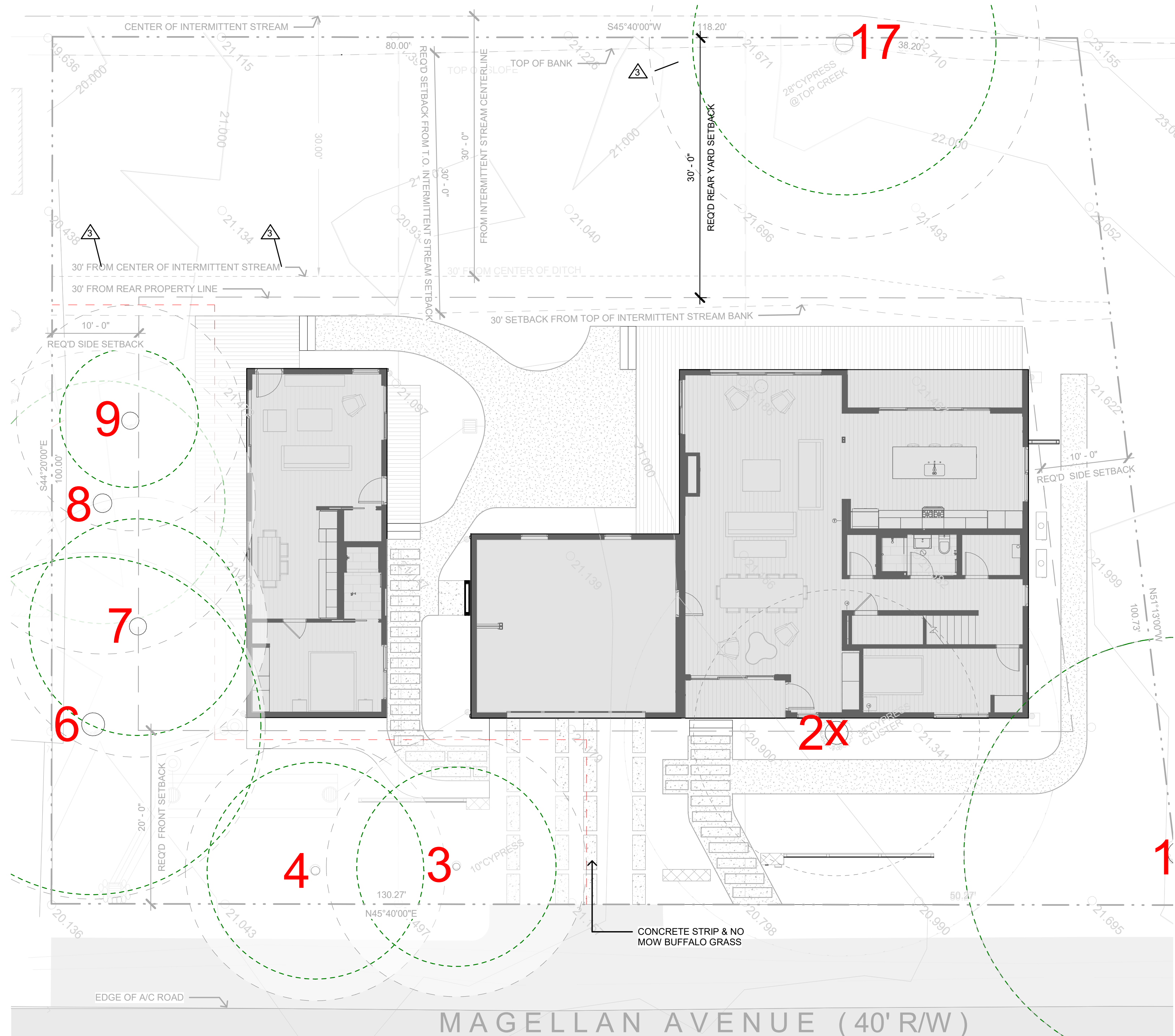
PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
TREE PRESERVATION REPORT

SCALE
As indicated

SHEET NO.
TP-1.0



Tree Descriptions:

Tree #	Species	DBH	Height/Spread	Health/Structure	Notes
1	Cupressus macrocarpa	50	45/50	Fair/Poor	Not on property
2	Cupressus macrocarpa	45	35/50	Fair/Poor	Significant Tree
3	Cupressus macrocarpa	23	25/30	Fair/Poor	Significant Tree
4	Cupressus macrocarpa	25	20/30	Fair/Poor	Significant Tree
6	Cupressus macrocarpa	39	45/40	Fair/Fair	Significant Tree
7	Cupressus macrocarpa	25	30/30	Fair/Poor	Significant Tree
8	Cupressus macrocarpa	28	30/35	Fair/Very Poor	Significant Tree
9	Cupressus macrocarpa	26	45/45	Fair/Poor	Significant Tree
17	Cupressus macrocarpa	35	50/45	Good/Good	Significant Tree

ARBORIST TREE DESCRIPTIONS SCHEDULE

SCALE: NTS

TREE PRESERVATION PLAN

SCALE: NTS

C:\Users\Raphael\My Documents\22-0032_C10_30_Huard_DESIGN_2_SITE_OPTION_1_Landscape Model_raphael\WU53.rvt 9/14/2023 9:43:01 AM

- GENERAL NOTES:
- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
 - TOPOGRAPHIC INFORMATION PROVIDED BY B&H SURVEYING, INC., DATED SEPTEMBER, 2017.
 - SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
 - PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
 - CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
 - ALL EARTHWORK, SUBSLAB PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
 - THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
 - CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
 - ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
 - CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
 - FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
 - PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
 - CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP'S) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 - CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
 - CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
 - CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS, FROM THE COUNTY, TO PERFORM ALL TRENCHING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
 - APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER COUNTY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON MAGELLAN AVENUE.
 - STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

- UTILITY NOTES:
- CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE AND TV SERVICES.
 - CONTRACTOR TO ASSIST OWNER IN OBTAINING A NEW SEWER LATERAL PERMIT FROM THE MONTARA WATER & SEWER DISTRICT. NEW 4" SEWER LATERAL AND SERVICE TO BE INSTALLED TO HOME PER MWSO STANDARD DETAILS.
 - ALL SEWER WORK TO BE IN CONFORMANCE WITH THE MWSO AND COUNTY STANDARDS.
 - ALL DOWN SPOUTS SHALL PIPED AS SHOWN ON PLANS. ALL PIPE SHALL BE PVC WITH RATING OF SDR 35 OR GREATER.
 - CONTRACTOR TO ASSIST OWNER IN OBTAINING A NEW WATER METER FROM THE MONTARA WATER & SEWER DISTRICT (MWSO). WATER LATERAL AND METER TO BE INSTALLED BY MWSO. SERVICE TO HOME TO BE INSTALLED BY CONTRACTOR. SIZING OF SERVICE AND METER TO MEET ALL DOMESTIC AND FIRE SUPPRESSION REQUIREMENTS. NO WATER SERVICE UPGRADES OR REPAIR WORK ANTICIPATED FOR PROJECT. CONTRACTOR TO TAKE CARE TO PROTECT EXISTING WATER SERVICE FROM DAMAGE.

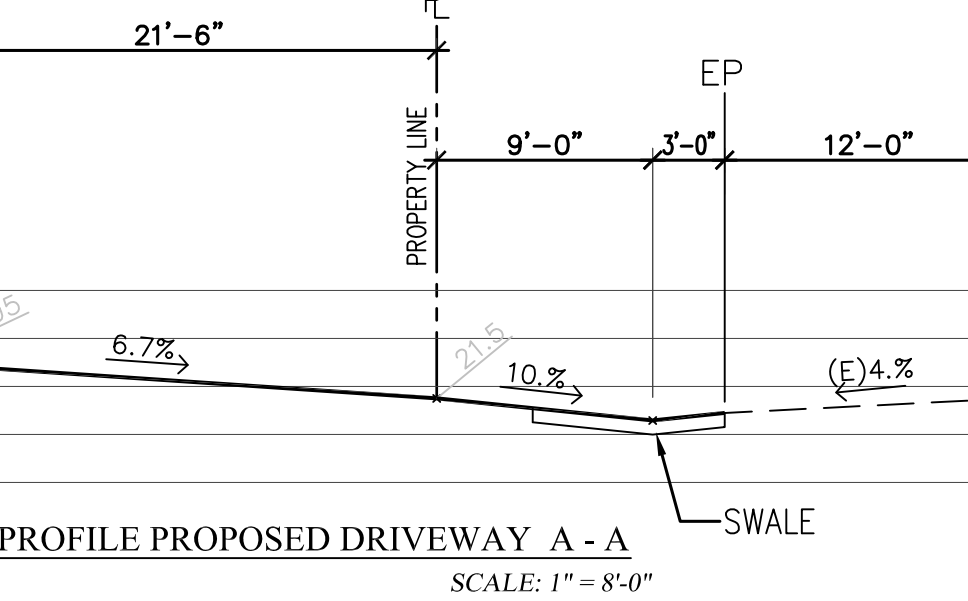
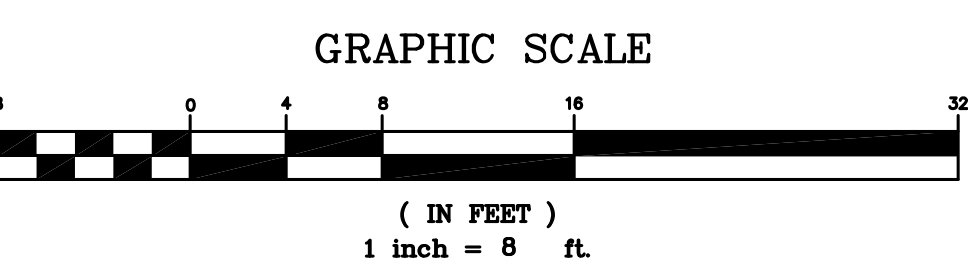
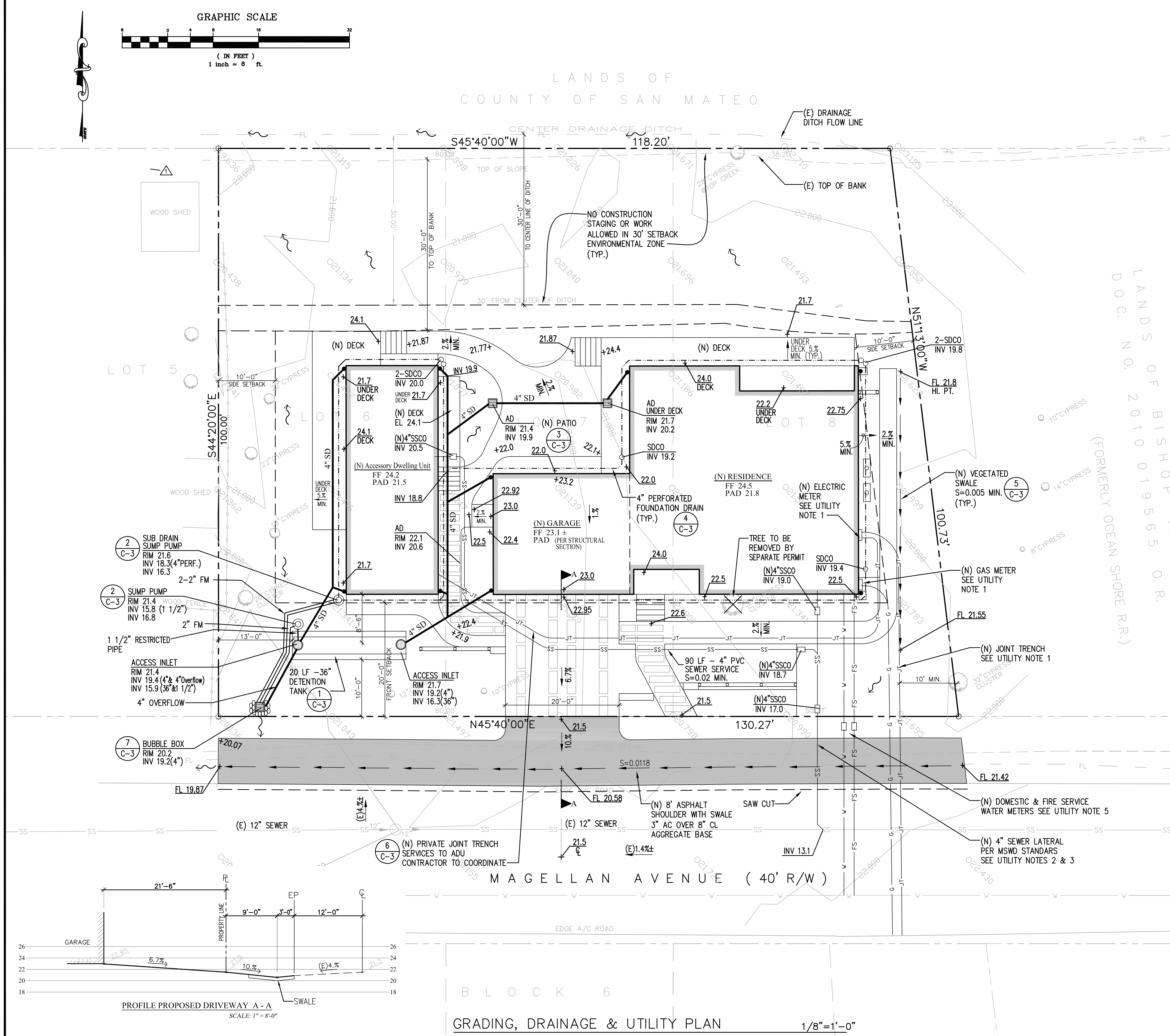
- DRAINAGE MAINTENANCE REQUIREMENTS:
- DEPRESSED LANDSCAPE AREAS SHALL BE INSPECTED IN THE FALL AND SPRING. ANY ACCUMULATED DEBRIS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.
 - VEGETATED SWALES SHOULD BE INSPECTED FOLLOWING RAIN EVENTS, TO CONFIRM THEY ARE FUNCTIONING PROPERLY AND CONVEYING WATER AWAY FROM HOME. REPAIRS AND DEBRIS REMOVAL SHALL BE COMPLETED, AS REQUIRED.
 - DOWN SPOUTS AND RAIN GUTTERS SHOULD BE CHECKED AND CLEANED MONTHLY, DURING THE WINTER SEASON, TO ASSURE STORM WATER IS BEING COLLECTED AND CONVEYED AWAY FROM HOME.

EARTHWORK TABLE	CUT	FILL
HOUSE, ADU	15 CY	5 CY
DRIVEWAY	4 CY	12 CY
REAR/FRONT/SIDE YARD	0 CY	13 CY
TOTAL	19 CY	30 CY
IMPORT		11 CY

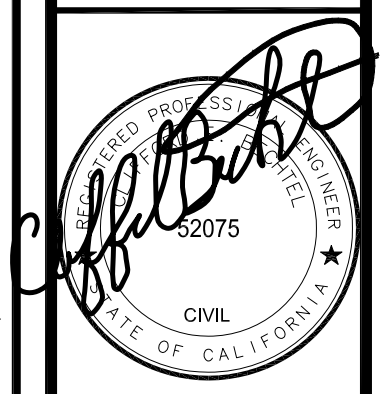
EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

LEGEND / ABBREVIATIONS

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



GRADING, DRAINAGE & UTILITY PLAN 1/8"=1'-0"



EROSION CONTROL POINT OF CONTACT
 OWNER: PAUL HUARD
 Phone: 808-282-6019

- EROSION AND SEDIMENT CONTROL NOTES:**
- STORM DRAIN POLLUTION PREVENTION: PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
 - THE EXISTING CONCRETE DRIVEWAY SHALL SERVE AS THE STABILIZED CONSTRUCTION ENTRANCE.
 - FIBER ROLL(S) SHALL BE INSTALLED, IF REQUIRED BY COUNTY, PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.
 - DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/OR SOIL TRACKED ON TO MAGELLAN AVENUE. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.
 - THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE COUNTY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.
 - STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
 - ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING PROTECTIONS PER DETAIL 10 ON SHEET C-3.
 - CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY SITE CONDITIONS AND AS DIRECTED BY COUNTY OR PROJECT ENGINEER. DUST CONTROL IS REQUIRED YEAR AROUND.
 - IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
 - PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. PROTECTION MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION. ALL PROTECTION ARE REQUIRED YEAR AROUND.
 - ALL DISTURBED AREAS SHALL BE PROTECTED WITH BARK MULCH OR REPLANTED FOLLOWING GRADING OPERATIONS.
 - APPLICATIONS OF PESTICIDES AND FERTILIZERS SHALL BE DURING DRY WEATHER PERIODS TO PREVENT POLLUTED RUNOFF.
 - OWNERS REPRESENTATIVE AND CONTRACTOR TO PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
 - CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MEASURES ON SITE DURING "OFF SEASON". EROSION CONTROL MATERIALS ARE TO BE STORED ON SITE.
 - ALL TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING OR GRUBBING IS STARTED.

COUNTY NOTES

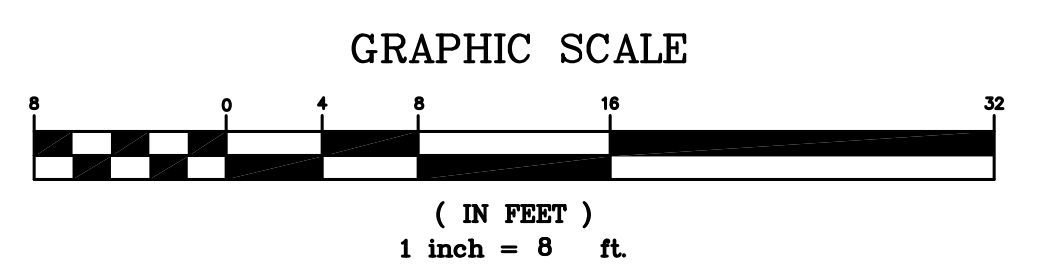
- THE AREAS DELINEATED ON THIS PLAN FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit construction access routes to stabilized, designated access points.
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Construction sites are required to have erosion control materials on-site during the "off-season".
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.

C For Your Reference Only - Erosion Control Policies for Construction Sites:

Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made, revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time, and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection, that the site is stabilized either with adequate erosion control or landscaping, prior to issuance of the Certificate of Occupancy.

LEGEND / ABBREVIATIONS

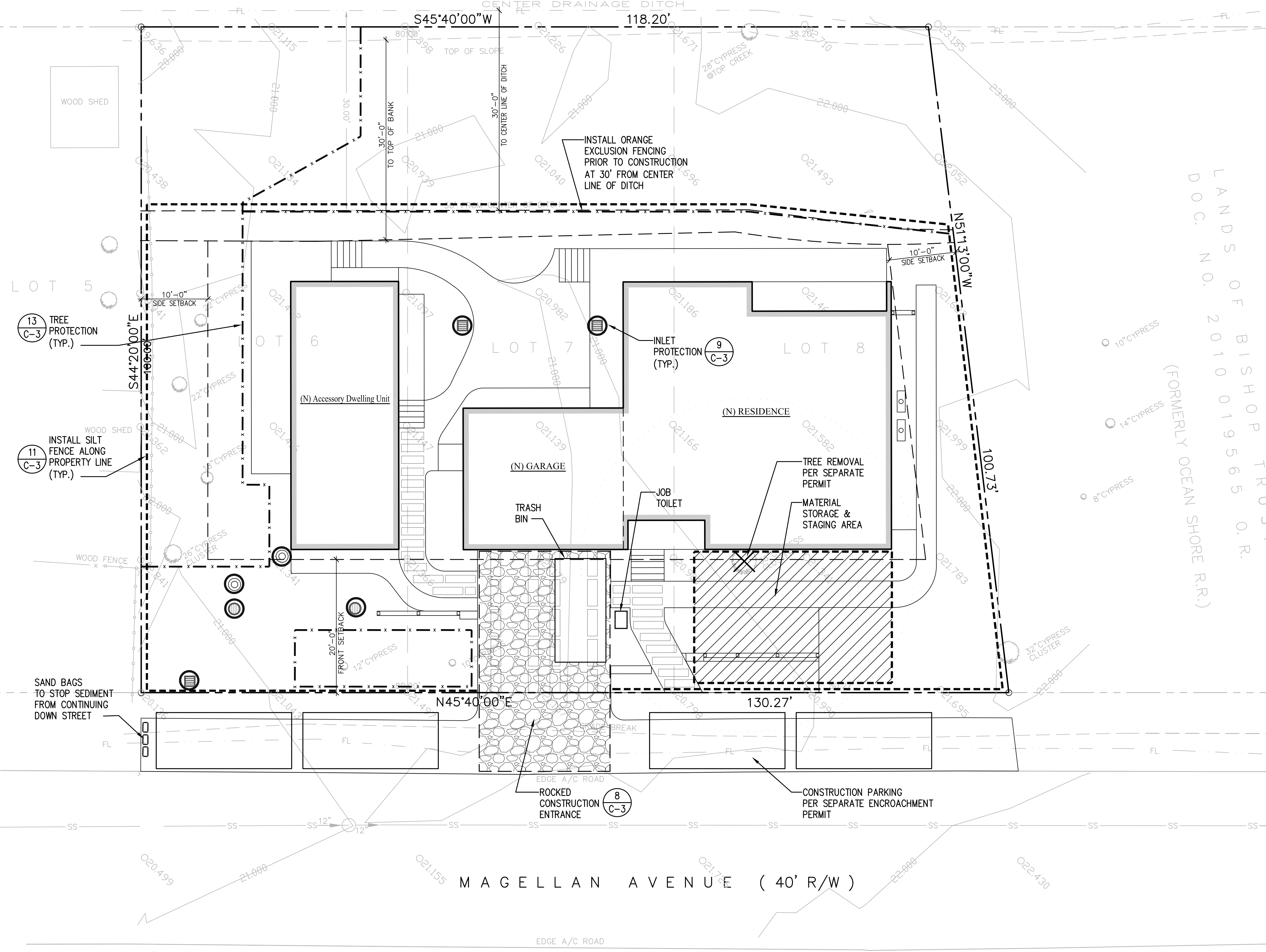
---	SILT FENCE OR FIBER ROLL	SD	STORM DRAIN PIPE SEE UTILITY NOTE 4
+101.8	SPOT SHOT (PROPOSED GRADE)	SDCO	SUB-DRAIN CLEANOUT
AC	ASPHALT	TW	TOP OF WALL
AD	AREA DRAIN	BW	BOTTOM OF WALL
CB	CATCH BASIN	(E)	EXISTING
FM	FORCE MAIN	~	GENERAL DRAINAGE FLOW DIRECTION
FL	FLOW LINE	4" SD	STORM DRAIN PIPE
FDCO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



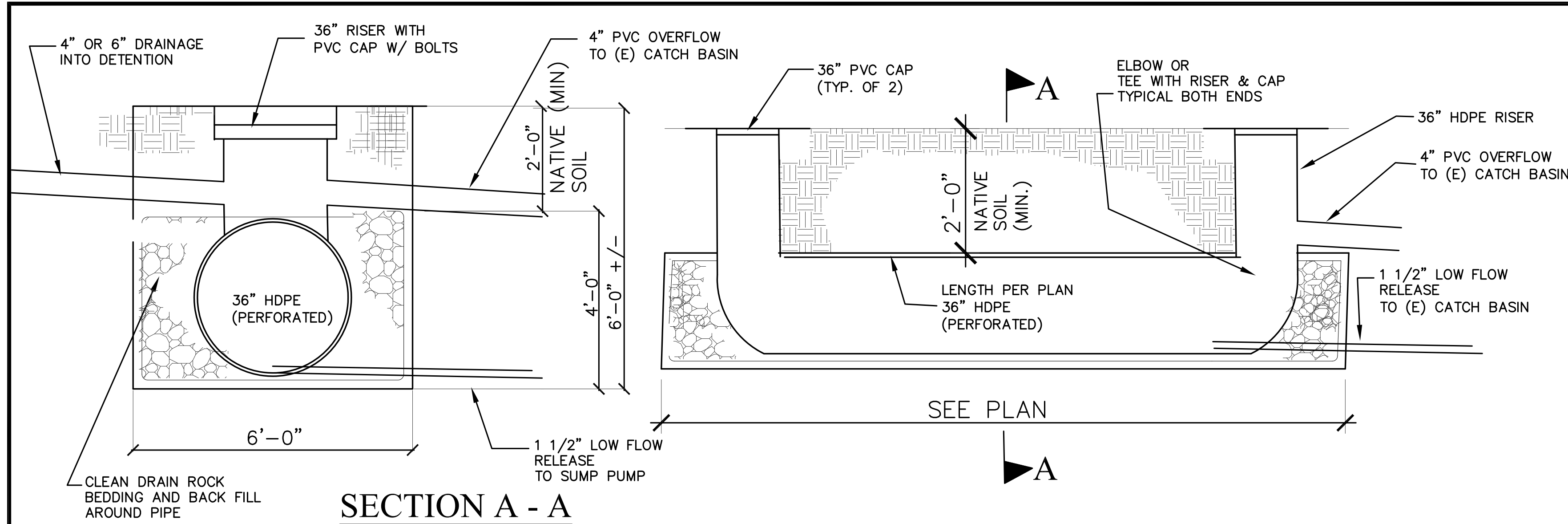
LANDS OF COUNTY OF SAN MATEO

CENTER DRAINAGE DITCH

LANDS OF BISHOP TRUSI (FORMERLY OCEAN SHORE R.R.)
 DOC. NO. 2010 019565 O.R.

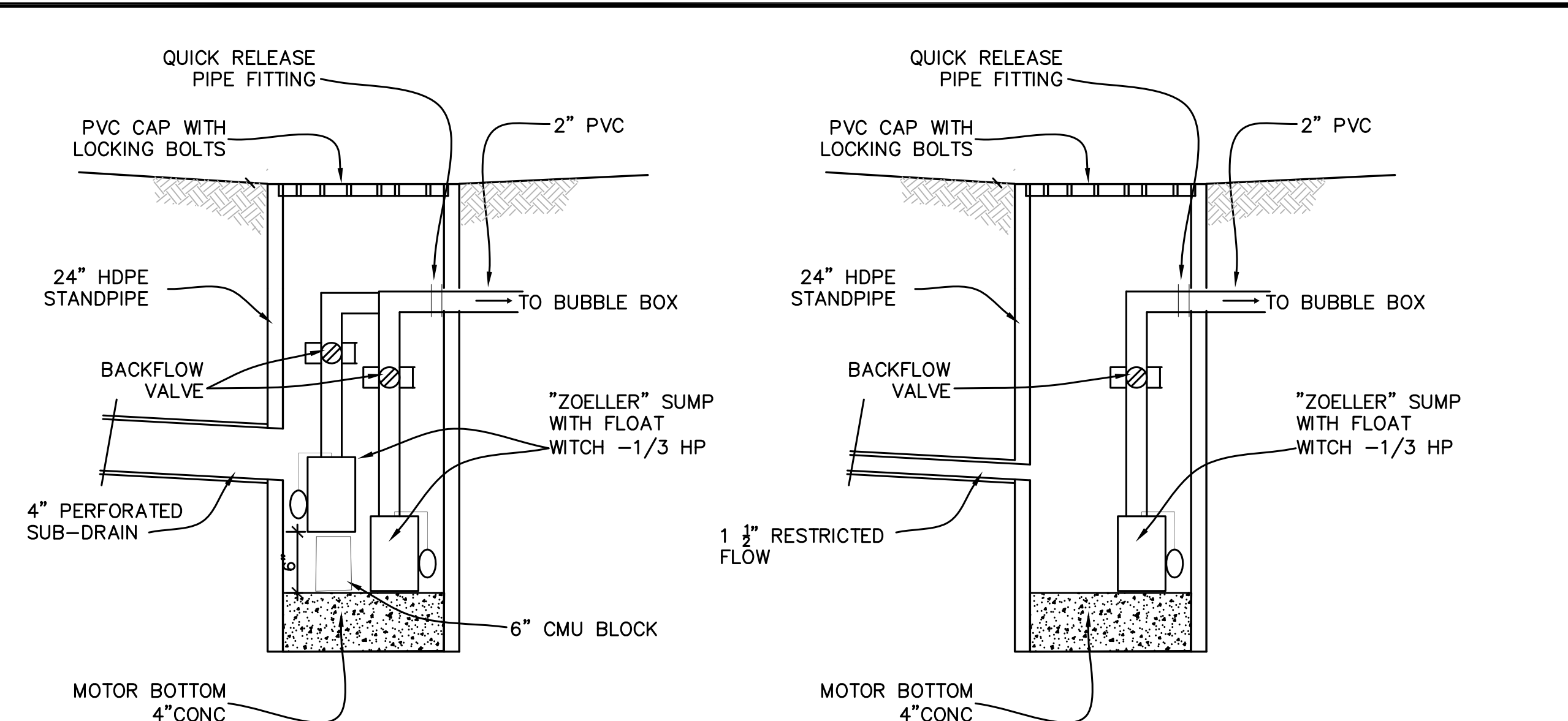


EROSION AND SEDIMENT CONTROL & STAGING PLAN 1/8"=1'-0"



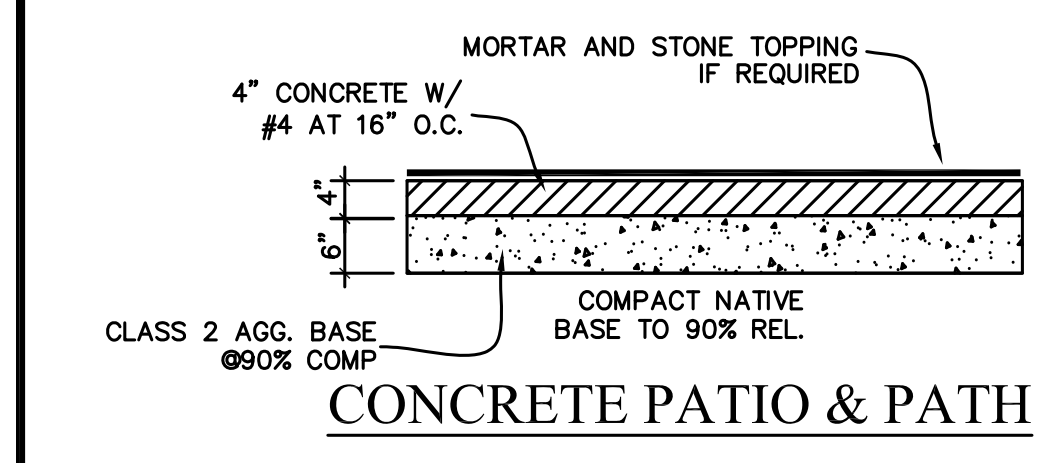
SECTION A - A

1 DEPRESSED LANDSCAPE AREA
C-3 NOT TO SCALE

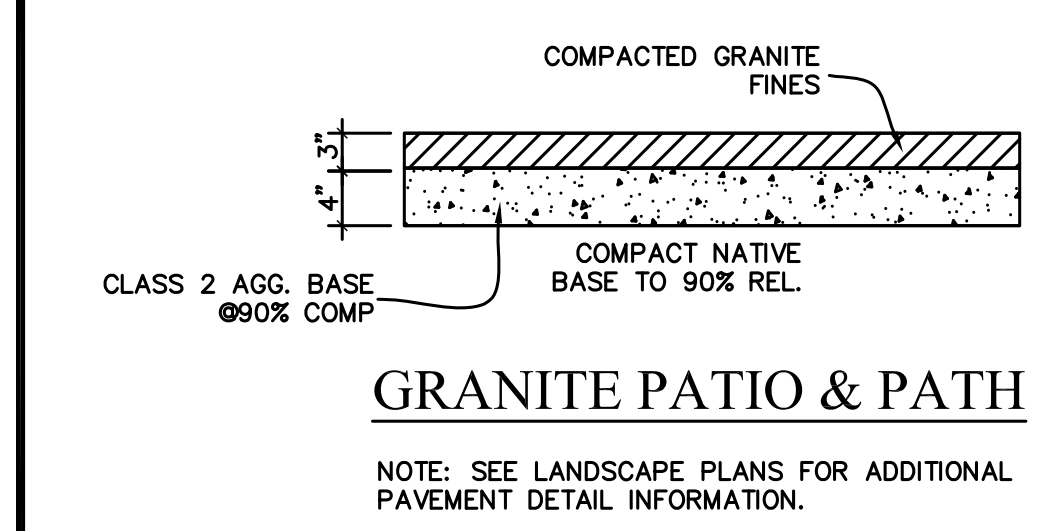


SUB-DRAIN SUMP PUMP and **SUMP PUMP**

2 SUMP PUMPS
C-3 NOT TO SCALE

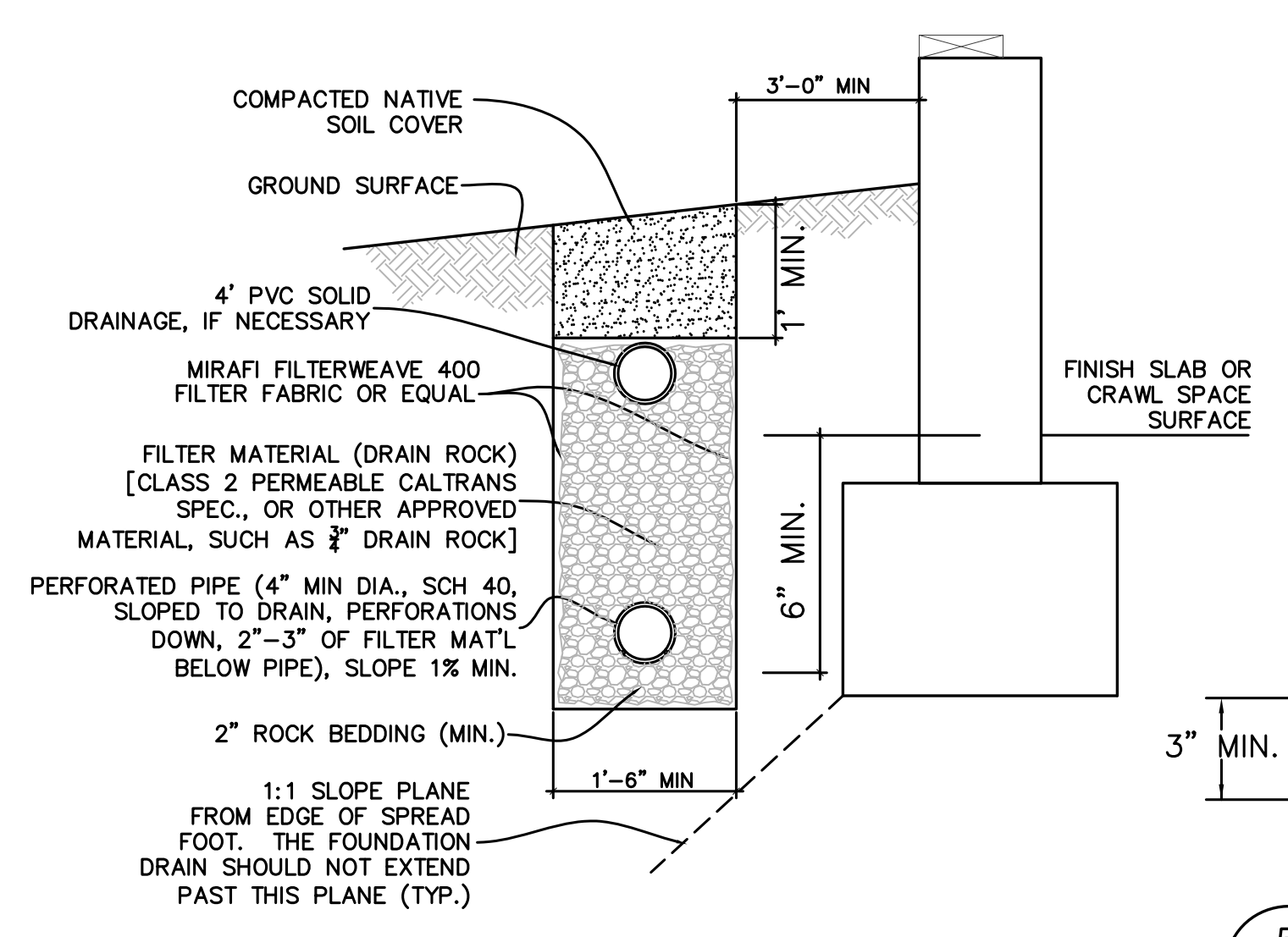


CONCRETE PATIO & PATH

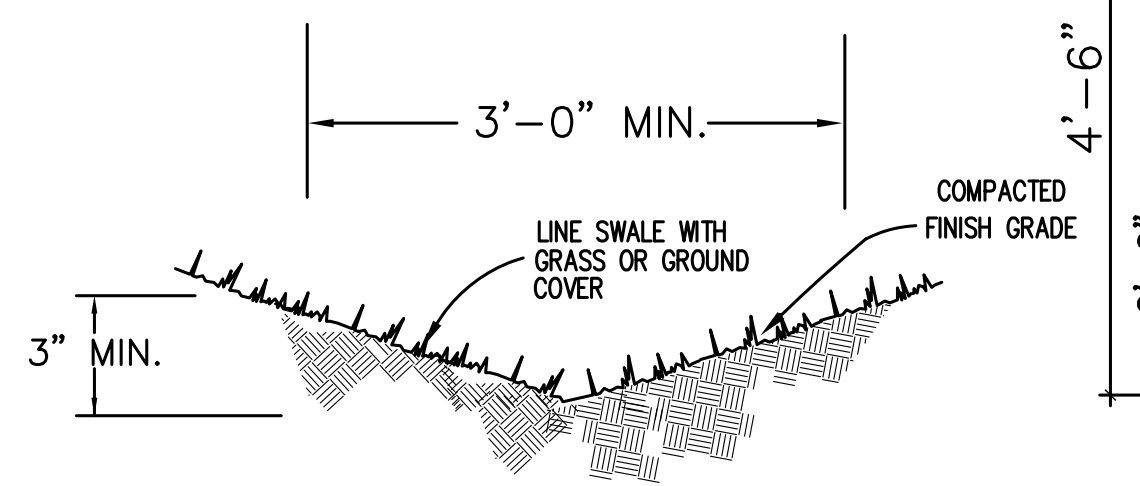


GRANITE PATIO & PATH

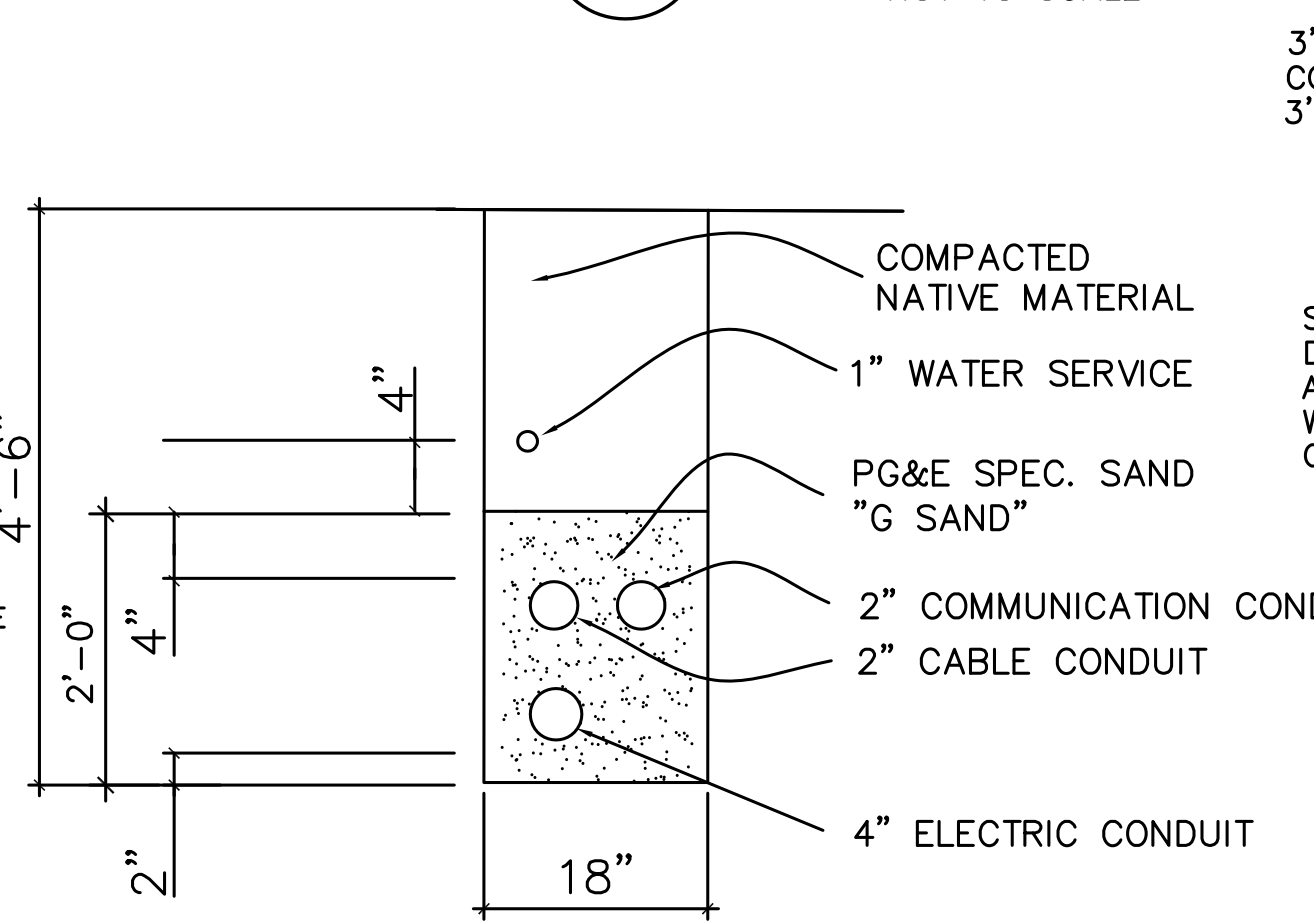
3 PAVEMENT SECTION
C-3 NOT TO SCALE



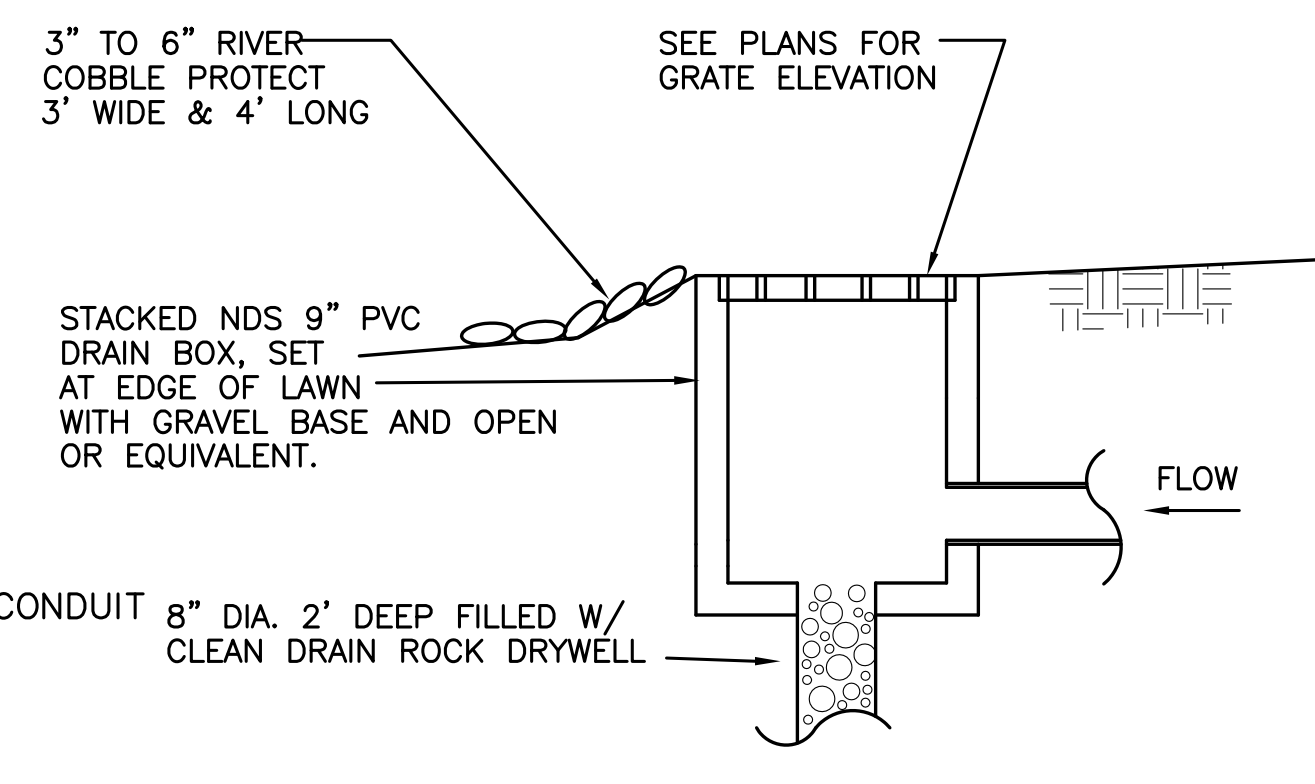
4 FOUNDATION DRAIN
C-3 NOT TO SCALE



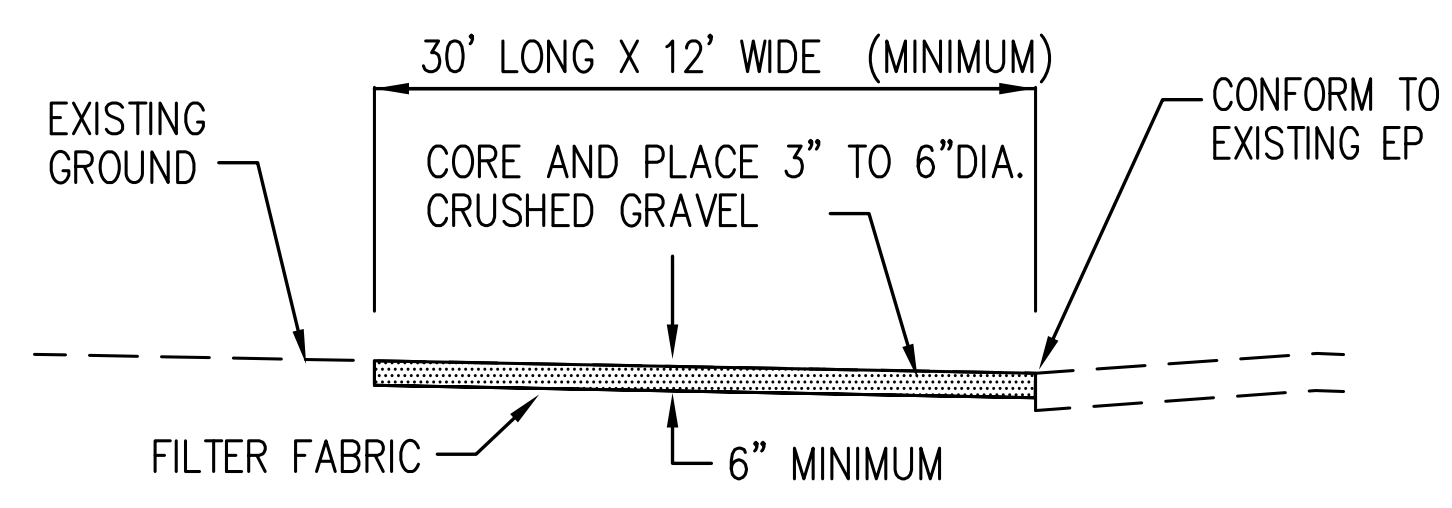
5 VEGETATED SWALE
C-3 NOT TO SCALE



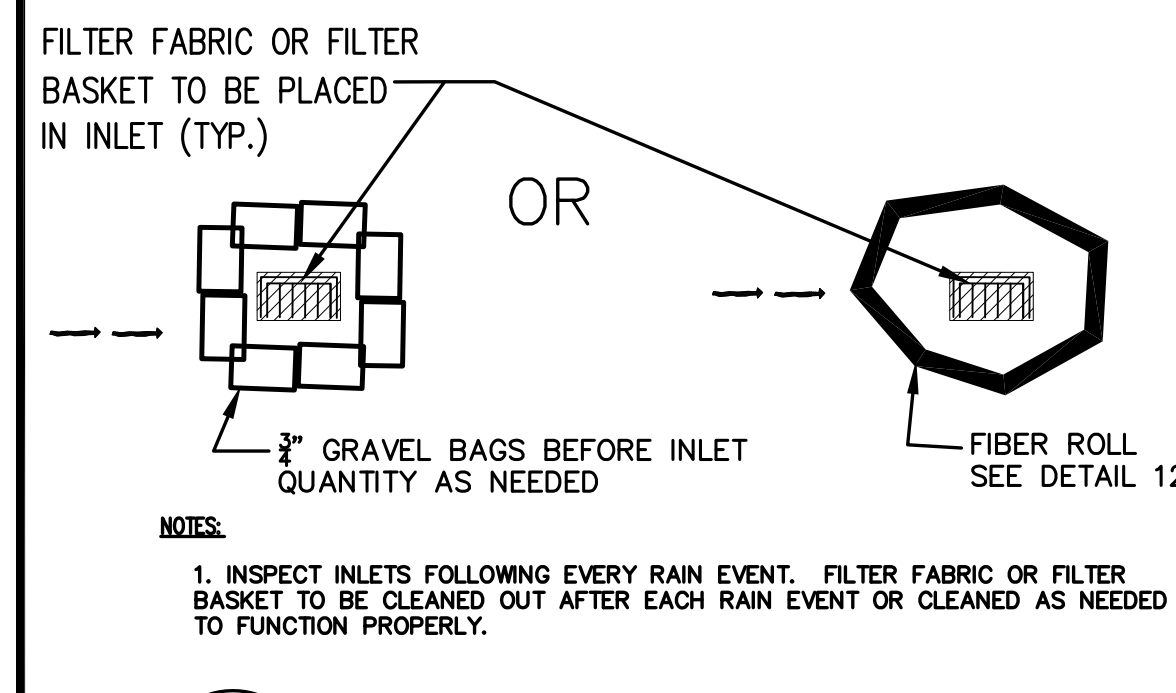
6 PRIVATE JOINT TRENCH
C-3 NOT TO SCALE



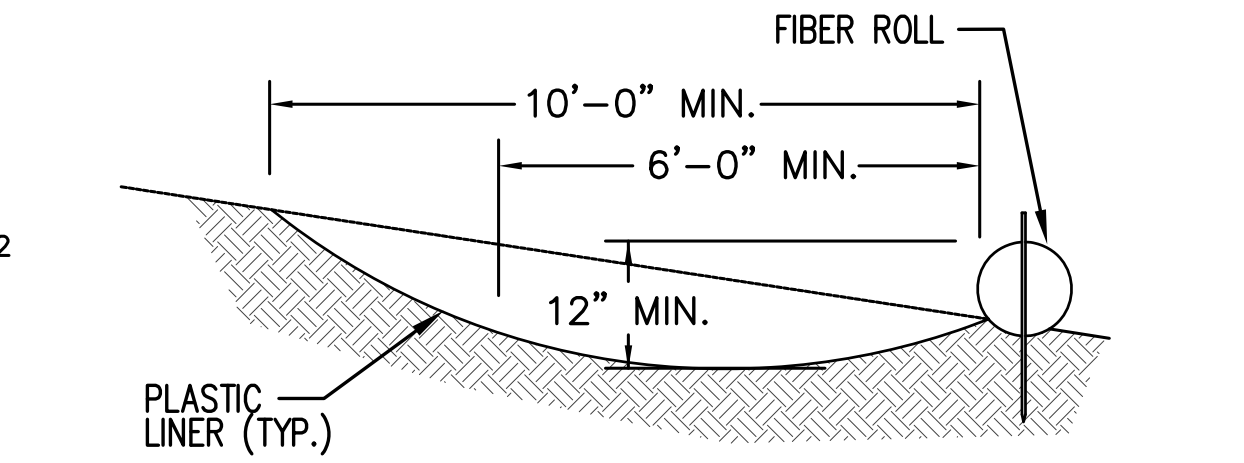
7 BUBBLE BOX
C-3 NOT TO SCALE



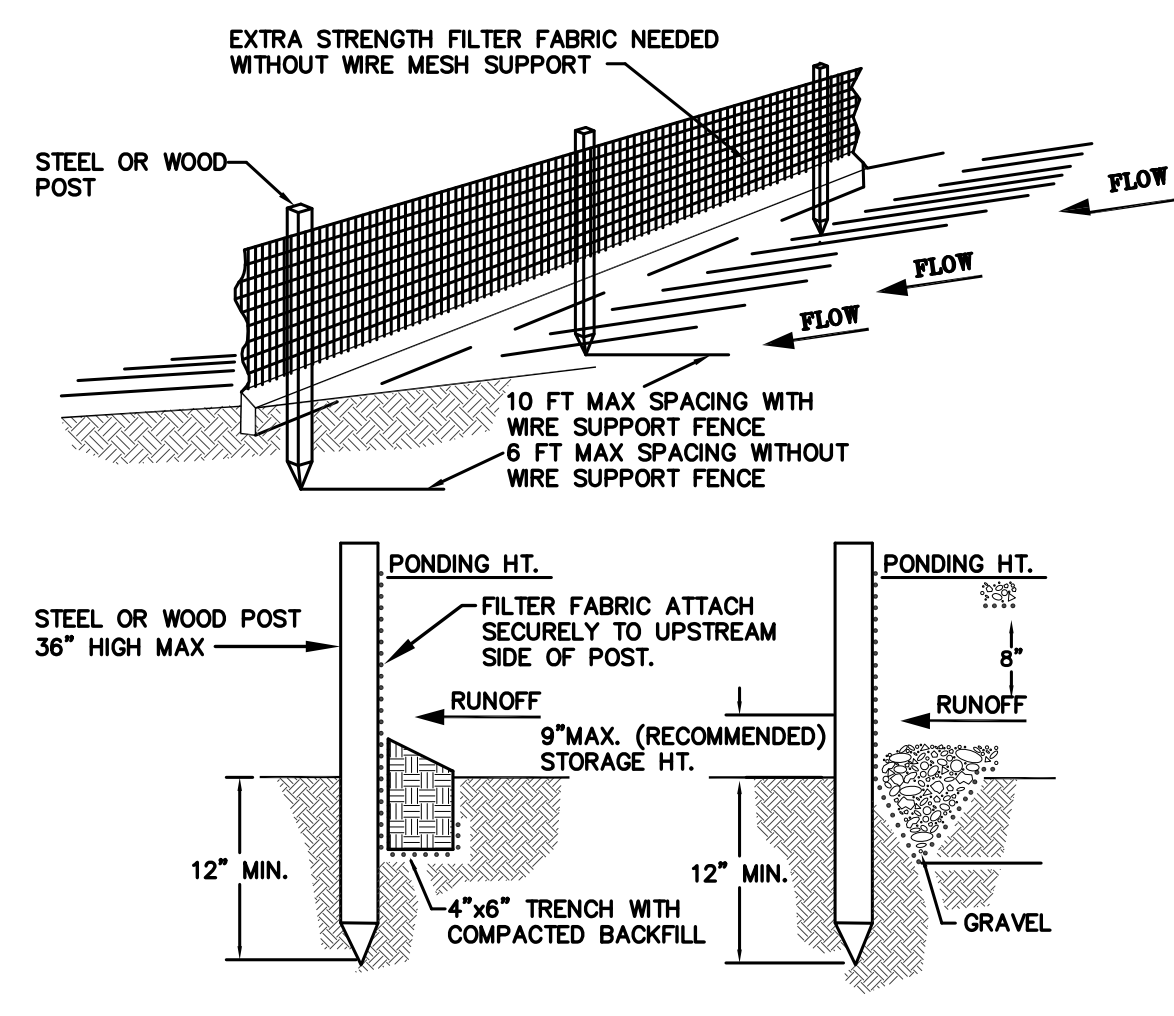
8 CONSTRUCTION ENTRANCE
C-3 NOT TO SCALE



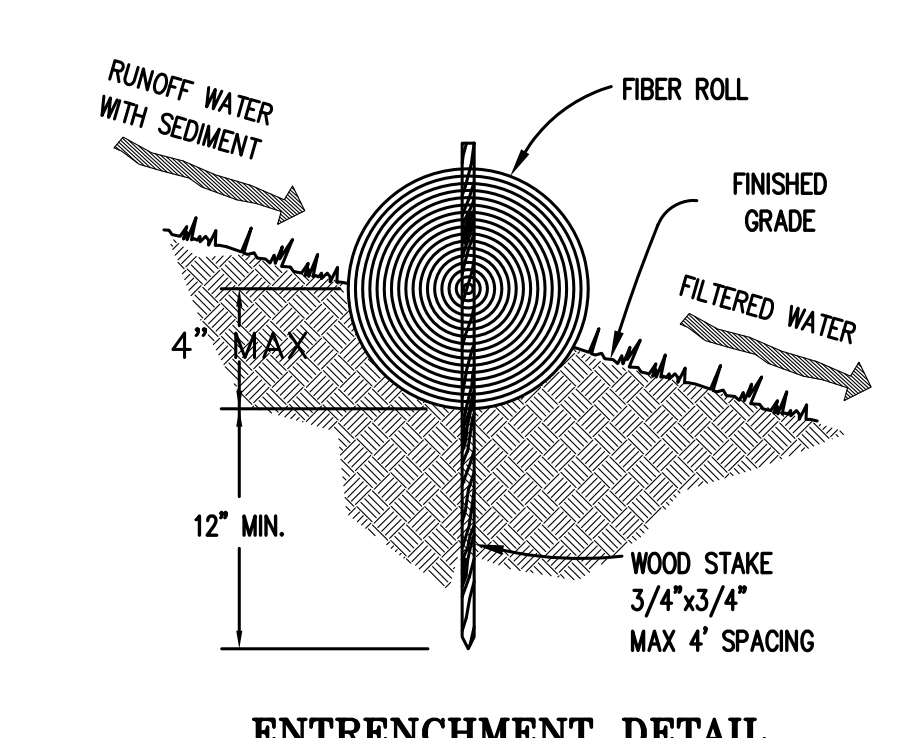
9 INLET PROTECTION
C-3 NOT TO SCALE



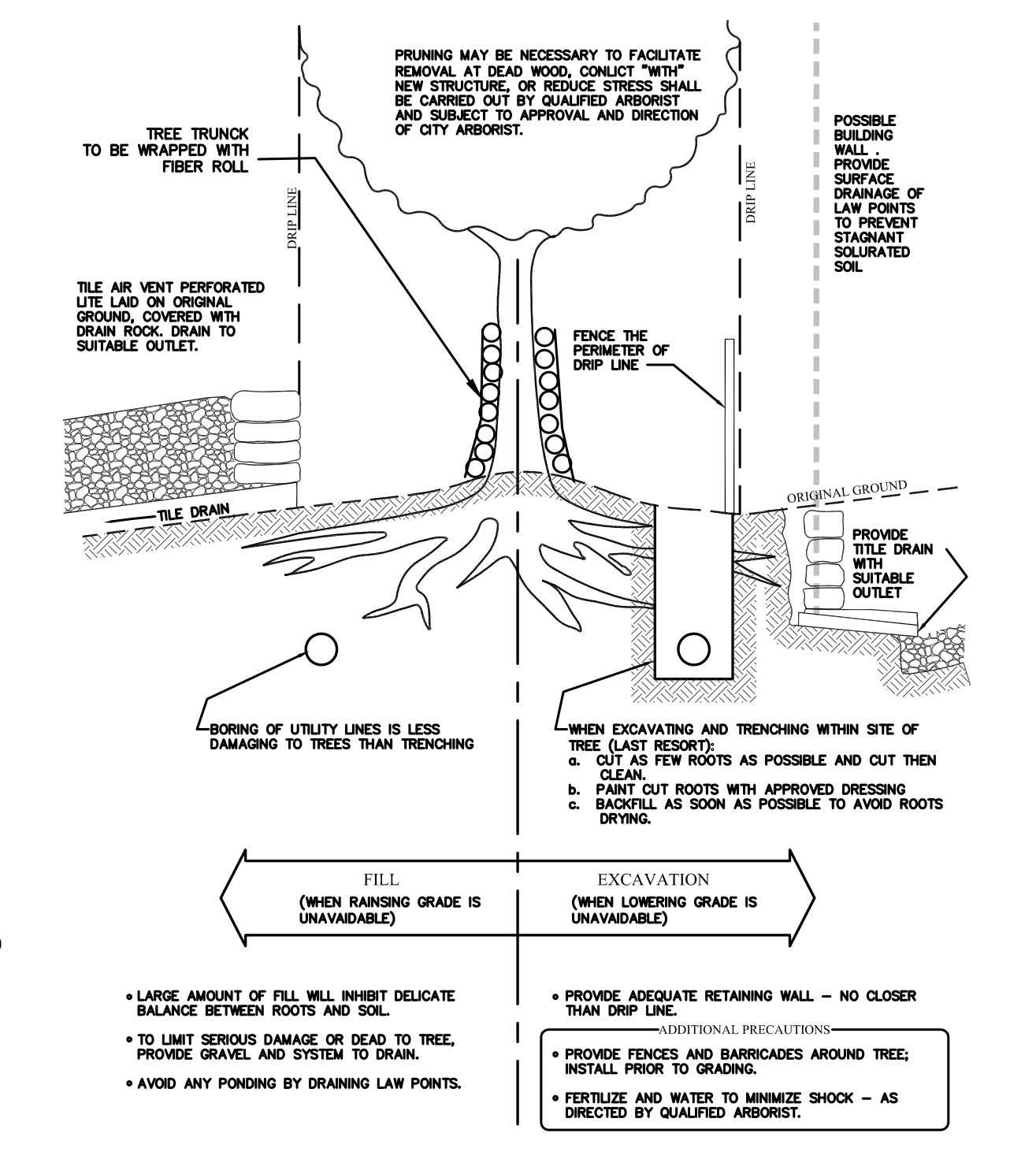
10 CONSTRUCTION WASH OUT AREA
C-3 NOT TO SCALE



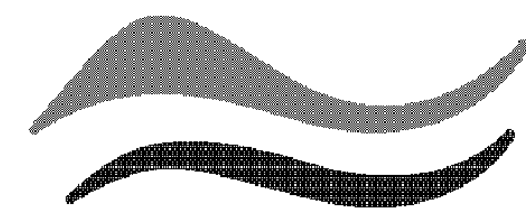
11 SILT FENCE
C-3 NOT TO SCALE



12 FIBER ROLL
C-3 NOT TO SCALE



13 TREE PROTECTION
C-3 NOT TO SCALE

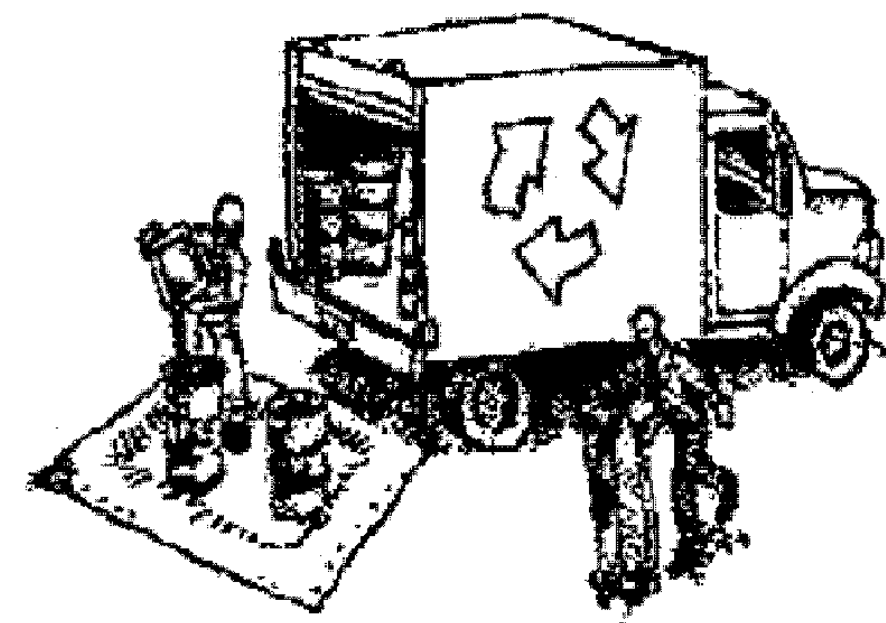


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

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.

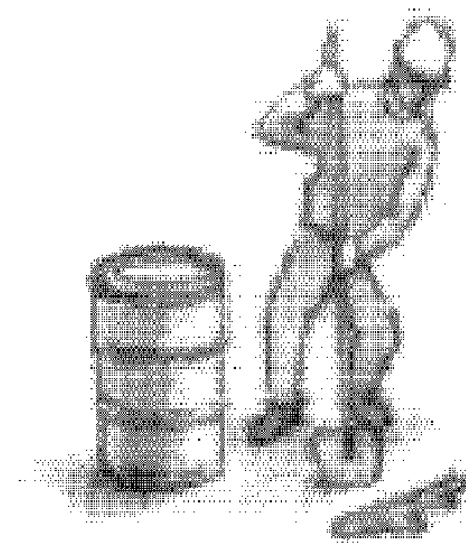
Waste Management

- 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



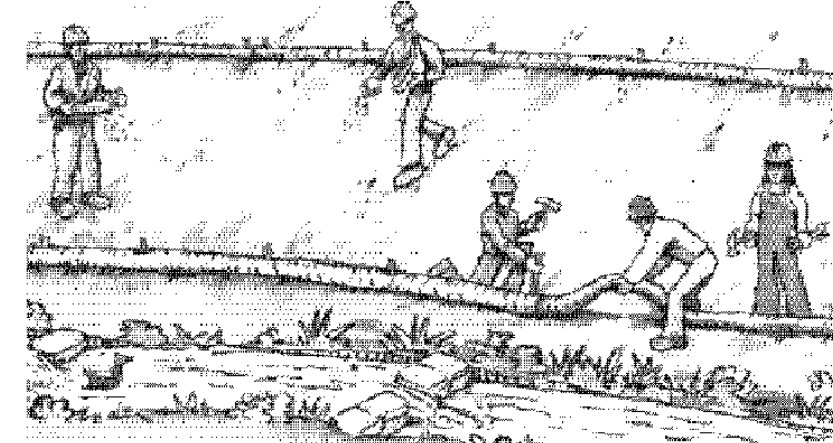
Maintenance and Parking

- 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

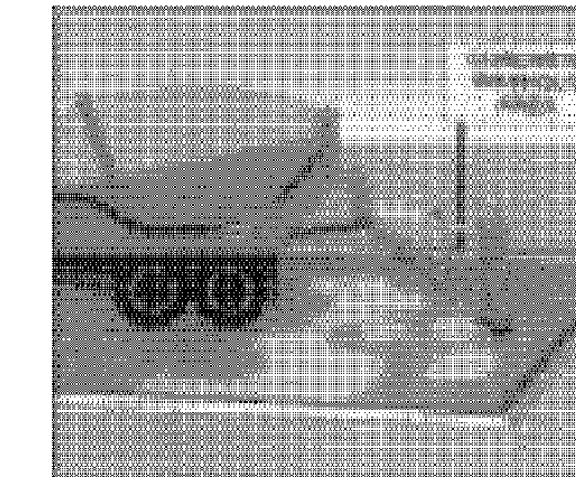


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of 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

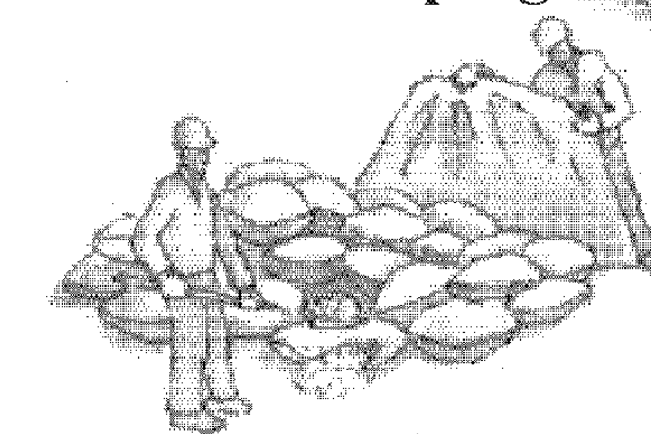
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



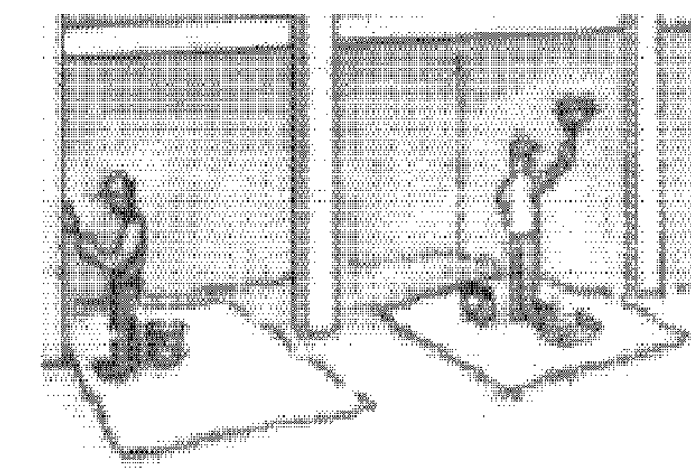
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

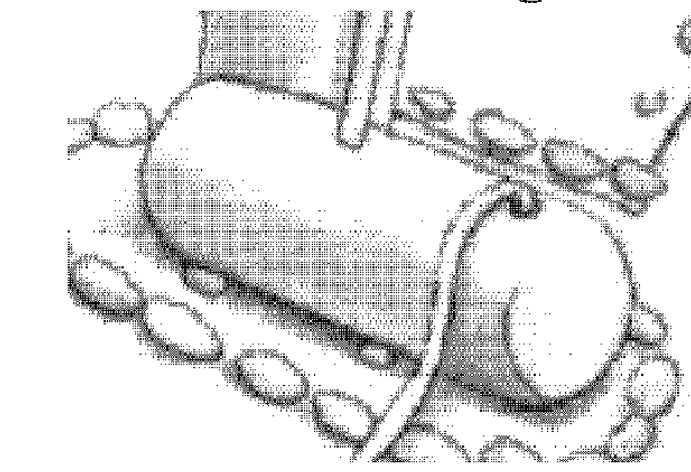
Painting & Paint Removal



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.

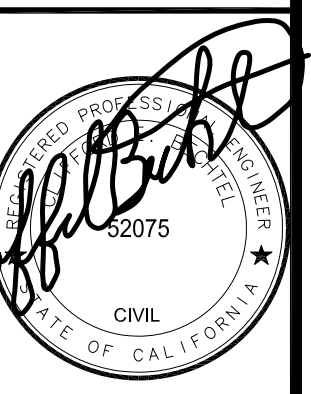
Dewatering



- 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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HUARD RESIDENCE
 121 MAGELLAN AVENUE
 SAN MATEO COUNTY

Miramar

CONTENTS:
 CONSTRUCTION
 BMP
 CHECKLIST

DATE 05/26/23

SCALE AS NOTED

REVISIONS:

DRAWN J.G.

CHECKED C.B.

JOB No. 2023836

SHEET NO.

C-4

OF 4 SHEETS