

416 LAKEVIEW WAY

EMERALD HILLS, CA 94062



ARCHITECTURE + INTERIORS

416 LAKEVIEW WAY

EMERALD HILLS, CA 94062

GENERAL NOTES	PROJECT SUMMARY ¹ ²	PROJECT TEAM ¹	DRAWING SHEET INDEX ¹ ²
1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW THE PROPER SAFETY PROCEDURES. 2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENTS AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. 3. ALL WORK TO BE ACCEPTABLE MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS AND MUST BE OF A QUALITY EQUAL TO OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORKS SHALL BE FIRM, LEVEL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL, WITH A SMOOTH, CLEAN, UNIFORM APPEARANCE. 4. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT, AND APPARATUS FREE FROM INJURY OR DAMAGE. 5. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR. 6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT ON THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED. 7. MATERIALS, PRODUCTS, AND EQUIPMENT SHALL ALL BE NEW EXCEPT AS SPECIFICALLY NOTED OTHERWISE. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER STORING OF ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE THE SAME PROMPTLY DURING THE ENTIRE COURSE OF WORK. 9. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR THE COMPLETION OF THE PROJECT, PROTECTION FROM DAMAGE OR INJURY TO ALL EXISTING TREES, LANDSCAPING, AND IMPROVEMENT INDICATED BY THE DRAWINGS. 10. EXCAVATE ALL FOOTING AS NECESSARY, INDICATED ON THE DRAWING, TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS FOR EXCAVATIONS SHALL BE LEVEL, CLEAN, AND DRY AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS. 11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDES OF THE BUILDING. IF THERE ARE EXTERIORS IMPROVEMENTS. 12. THE CONTRACTOR IS TO PRECISELY LOCATE ALL UTILITIES BEFORE ANY CONSTRUCTION AND/OR EXCAVATION. 13. SEE STRUCTURAL DRAWINGS FOR REQUIRED SPECIAL INSPECTIONS.	APN#: 057-131-060 ZONING: RH/DR CONSTRUCTION TYPE: V-B LOT SIZE: 6,158 SF* MAX HEIGHT: 28'-0" MAX. PLATE HEIGHT: 10'-0" PROPOSED HEIGHT: ±25'-8 3/4" SETBACKS: FRONT: 20'-0" SIDE: 20'-0" - 7'-6" MINIMUM REAR: 20'-0" PARKING: (2) COVERED PARKING SPACE IN GARAGE MAX. FLOOR AREA ALLOWENCE: MAX. FA: 30% OR 2,400 WHICHEVER IS GREATER MAX. FA = 2,400 SF EXISTING FLOOR AREA: (E) FIRST FLOOR AREA: ±1,089 SF (E) SECOND FLOOR AREA: ±618 SF (E) GARAGE: ±341 SF TOTAL EXISTING FLOOR AREA: ±2,048 SF* PROPOSED FLOOR AREA: (E) FIRST FLOOR AREA: ±1,089 SF (E) SECOND FLOOR AREA: ±559 SF (N) SECOND FLOOR ADDITION: ±352 (N) GARAGE: ±491 SF TOTAL PROPOSED FLOOR AREA: ±2,491 SF* MAX. LOT COVERAGE: (6,158*0.25)= 1,540 SF EXISTING LOT COVERAGE: (E) HOUSE: ±1,089 SF (E) GARAGE: ±341 SF (E) PORCH: ±53 SF (E) DECK ENTRY DOOR (PORCH): ±53 SF (E) COOP: ±59 SF TOTAL EXISTING LOT COVERAGE: ±1,595 SF* (25.90%) PROPOSED LOT COVERAGE: (E) HOUSE: ±1,089 SF (E) PORCH: ±53 SF (E) DECK ENTRY DOOR (PORCH) : ±53 SF (N) GARAGE: ±491 SF (N) DECK ABOVE GARAGE: ±491 SF (E) COOP: ±59 SF (N) 2ND FLOOR OVERHANG: ±84 SF TOTAL PROPOSED LOT COVERAGE: ±2,320 SF* (37.67%)	ARCHITECT: JESSICA SIN JSD ARCHITECTURE + INTERIORS 1162 EBENER STREET REDWOOD CITY CA 94061 JSIN@JESSICASINDESIGNS.COM 650-206-4608 SURVEYOR: BRIAN CASS NORTHSTAR SURVEY northstar@nssurvey.net (669)250-7429 ARBORIST: NICHOLAS WAGES I.S.A T.R.A.Q CERTIFIED ARBORIST #MW-5867A Bats.arborist@gmail.com (408)506-2831 SURVEY: BRIAN CASS NORTHSTAR SURVEY northstar@nssurvey.net 669-250-7429 CIVIL: L.WADE HAMMOND CIVIL ENGINEERING AND LAND SURVEYING 36660 NEWARK BLVD. SUITE C NEWARK, CA 46560 wade@whlandsurveyor.com (510)-579-6112 GEOTECH: TOM W. PORTER ROMIG ENGINEERS, INC. 1390 EL CAMINO REAL, 2ND FLOOR SAN CARLOS, CA 94070 tom@romigengineers.com (650) 591-5224	ARCHITECTURAL: A0.0 COVER SHEET A0.1 EXISTING AND PROPOSED EXTERIOR VIEW A0.2 ARBORIST REPORT 1 A0.3 ARBORIST REPORT 2 A0.4 ARBORIST REPORT 3 A1.0 EXISTING SITE PLAN A1.1 PROPOSED SITE PLAN A1.2 PROPOSED ROOF PLAN A1.3 PROPOSED FLOOR AREA CALCULATION A1.4 PROPOSED LOT COVERAGE AREA CALCULATION A2.0 EXISTING FIRST AND SECOND FLOOR PLAN/ DEMO PLAN A2.1 PROPOSED FIRST FLOOR AND GARAGE PLAN A2.2 PROPOSED SECOND FLOOR A3.0 EXISTING ELEVATIONS 1 A3.1 EXISTING ELEVATIONS 2 A3.2 PROPOSED ELEVATIONS 1 A3.3 PROPOSED ELEVATIONS 2 A3.4 SECTIONS SURVEY: SU-1 TOPOGRAPHIC AND BOUNDARY SURVEY CIVIL: C-1 TITLE SHEET C-2 GRADING & DRAINAGE PLAN C-3 SECTION C-4 DETAILS C-5 DETAILS C-6 EROSION CONTROL PLAN C-7 SAN MATEO COUNTY BMPs C-8 IMPERVIOUS AREAS EXHIBIT C-9 DRAINAGE MANAGEMENT AREAS
		PROJECT DESCRIPTION¹ FIRST AND SECOND STORY ADDITION AND REMODEL OF AN EXISTING TWO STORY RESIDENCE, AND A NEW TWO CAR GARAGE WITH NEW DECK OVER THE GARAGE. ADDITION TO INCLUDE A NEW LOCATIONS FOR BEDROOMS 2 & 3 ON THE SECOND FLOOR. INTERIOR REMODEL TO INCLUDE RECONFIGURATION OF THE LIVING ROOM, DINING ROOM, KITCHEN, STAIRS AND CONVERSION OF UTILITY TO POWDER ROOM ON THE FIRST FLOOR. INTERIOR REMODEL ALSO INVOLVES RECONFIGURATION OF THE PRIMARY BEDROOM TO INCLUDE ENSUITE BATH AND CLOSET AND BATH 2 ON THE SECOND FLOOR. THIS PROJECT ALSO INCLUDE DEMOLITION OF EXISTING COOP AND REMODEL OF EXISTING STEPS BESIDE THE GARAGE AT THE FRONT.	RENDERING OF PROPOSED FRONT ELEVATION¹
		APPLICABLE CODES 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2022 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS	
		VICINITY MAP	

² NOV. 26, 2024 PLANNING RESUBMITTAL
¹ JUN. 22, 2024 PLANNING RESUBMITTAL
APR. 5, 2024 PLANNING SUBMITTAL



²¹ A0.0

COVER SHEET



1 EXISTING FRONT VIEW
NOT TO SCALE



2 PROPOSED FRONT VIEW
NOT TO SCALE

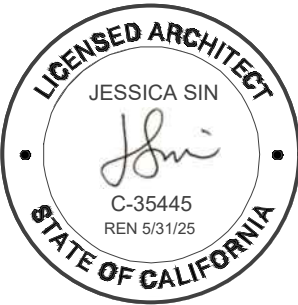


ARCHITECTURE + INTERIORS

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EXISTING AND PROPOSED
EXTERIOR VIEWS

416 Lakeview Way Tree Recommendations

JP Player

Emerald Hills Subdivision

416 Lakeview Way

Emerald Hills, CA 94062

650-773-3313

jpplayer@gmail.com

January 7, 2021

Report Prepared By:

Nicholas Wages

I.S.A. T.R.A.Q Certified Arborist #MW-5867A

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BACKGROUND

On January 6, 2021, I, Nicholas Wages I.S.A. Certified Arborist #MW-5867A was called out to inspect 6 trees located at 416 Lakeview Way, Emerald Hills, CA 94062. I was to inspect them and provide my recommendations.

ASSIGNMENT

Inspect trees on site regarding their health and identify the major impacts these trees currently have on this property.

LIMITS OF THE ASSIGNMENT

No aerial inspection, trenching or resistance drilling was performed.

No Biological tests were performed.

Only a visual inspection from the ground was performed.

PURPOSE AND USE OF THIS REPORT

The purpose of this report is to provide observations and recommendations regarding all ordinance sized trees on site.

OBSERVATIONS

Tree #	Tree Species	Tree Health (1 to 5)	Tree Structure (1 to 5)	DBH (inches)	Crown Height (Feet)	Crown Spread (Feet)	Retention
1	Japanese pear (Pyrus pyrifolia)	3	2	6.5	12	7	yes
2	Japanese plum(Prunus mume)	2	3	8.5	14	6	no

3	apple (Malus domestica)	3	3	9.3	15	12	yes
4	Monterey Pine (Pinus radiata)	3	3	27	45	18	yes
5	Mariposa Plum (Prunus salicina)	3	2	30 multi	16	11	yes
6	Mariposa Plum (Prunus salicina)	3	2	24 multi	14	10	yes

On-site I observed 1 Japanese pear (Pyrus pyrifolia), 1 Japanese plum(Prunus mume), 1 apple (Malus domestica), 1 Monterey pine (Pinus radiata), and 2 Mariposa Plum (Prunus salicina) located in the backyard of the property. (Appendix A: Site Overview)

I would rate the overall general condition of most of the trees (tree #s 3,4,5, and 6) on the property a 3 out of possible 5. This rating is based on factors such as tree health and structure. A rating of 3 indicates that this tree shows little signs of decay or disease, and possesses a fair overall structure. However all of the trees on the property show signs of poor pruning techniques in the past made evident by the multiple internodal cuts made near the crowns and the flush cut near the trunk on the Monterey pine. In addition the Monterey pine suffers from a significant lean that requires further monitoring. (Appendix B: Tree Photographs)

I would rate the condition of tree #s 1 and 2 a 2 out of a possible 5. This is because the trees suffer from poor structure and has evidence of decay which is evident due to the multitude of fungal fruiting bodies on the trunk(Appendix B: Tree Photographs)

RECOMMENDATIONS

I recommend that tree # 2 be removed due to decay likely present within structurally critical portions of the tree.

The remainder of the trees on the property should be retained and monitored with regular routine pruning. All pruning must be carried out by certified tree care professionals in accordance with ANSI300 and ISA best tree care standards.

Prior to any construction commencing, the client shall install tree protection fencing around the drip line of the trees canopies and adhere to tree protection recommendations listed below. A sight arborist shall be appointed and be present during any work requiring work to be done within the tree protection zone.

TREE PROTECTION

1. No excavation, grading, soil deposit, drainage and leveling within the drip line unless approved prior by the City Arborist.

2. No disposal or depositing of oil, gasoline, chemicals, paid, solvents or other materials within the drip line or in drainage channels, swales or areas that may lead to the drip line.

3. Do not attach any wires, signs or ropes to protected trees.

4. All utility service and irrigation lines shall be located outside of the drip line.

5. City Building Officials shall be notified whenever any damage or injury occurs to the protected tree during construction so that proper treatment may be administered.

6. No root pruning shall occur within the critical root zone without prior written permission by the project Arborist.
Any root pruning shall be supervised by a Certified Arborist.
The site Arborist shall be called to inspect the root pruning on roots larger than 1.75 inches and prior to the trench being backfilled to inspect for proper pruning of the roots. "All root pruning shall be performed using clean pruning cuts, with no chopping or jagged cuts".

7. Monthly inspections shall be required by the Project Arborist to review the health of the protected trees and ensure TPZ fencing is in place.

APPENDIX A: SITE OVERVIEW

☐

#1: #1 Pear

DBH: 6.5 Height: 12 Canopy: 7

☐

#2: #2 Plum Japanese

DBH: 8.5 Height: 14 Canopy: 6

☐

#3: #3 Apple

DBH: 9.3 Height: 15 Canopy: 12

☐

#4: #4 Pine

DBH: 27 Height: 45 Canopy: 18

☐

#5: #5 mariposa Plum m...

DBH: 30 Height: 16 Canopy: 11

☐

#6: #6 mariposa Plum

DBH: 24 Height: 14 Canopy: 10

APPENDIX B: TREE PHOTOGRAPH



Tree 1



Tree 2



Tree 2



Tree 4-5



Tree 5-6

QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.

The arborist shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such service.

This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to a visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

CERTIFICATION OF PERFORMANCE

I, Nicholas Wages, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have states my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

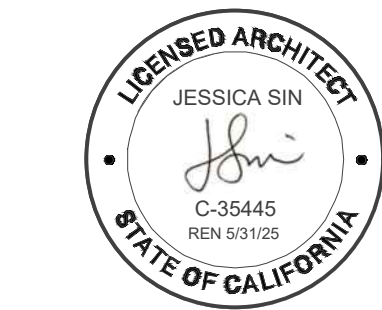
That no one provided significant professional assistance to the arborist, except as indicated in the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of a stipulated result, or the occurrence of any other subsequent events;

I further certify that I am an I.S.A. Certified Arborist in good standing with The International Society of Arboriculture. I hold a valid Qualified Applicators License with California Department of Pesticide Regulation. I have been involved with the practice of Arboriculture and the care and study of trees since 1997.

Nicholas Wages

I.S.A. Certified Arborist MW-5867A





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416 LAKEVIEW WAY

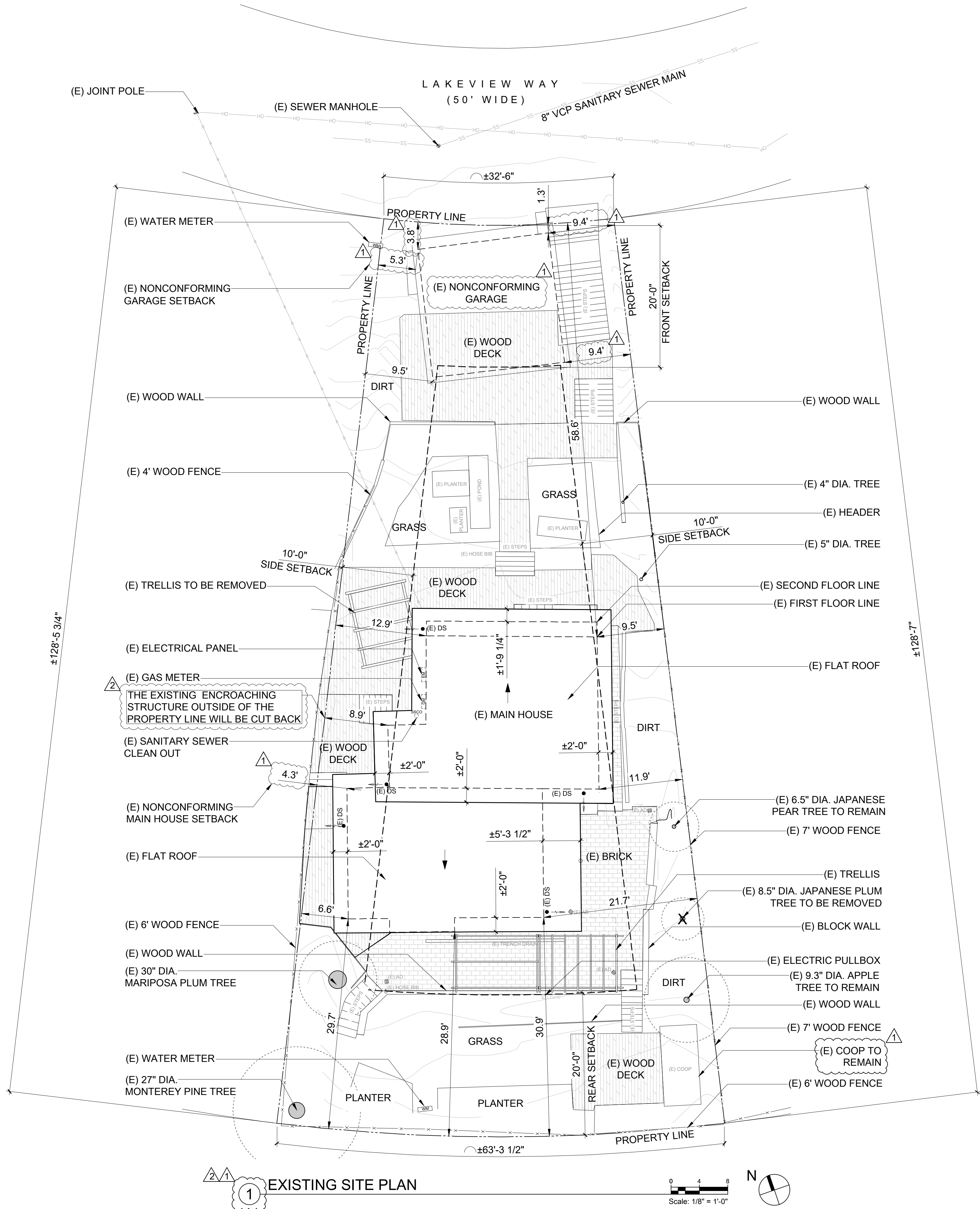
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EXISTING SITE PLAN



NOTE 1:
PLEASE REFER TO SURVEY ON SHEET
SU-01 IN DRAWING SET FOR DETAILED
SITE INFO.



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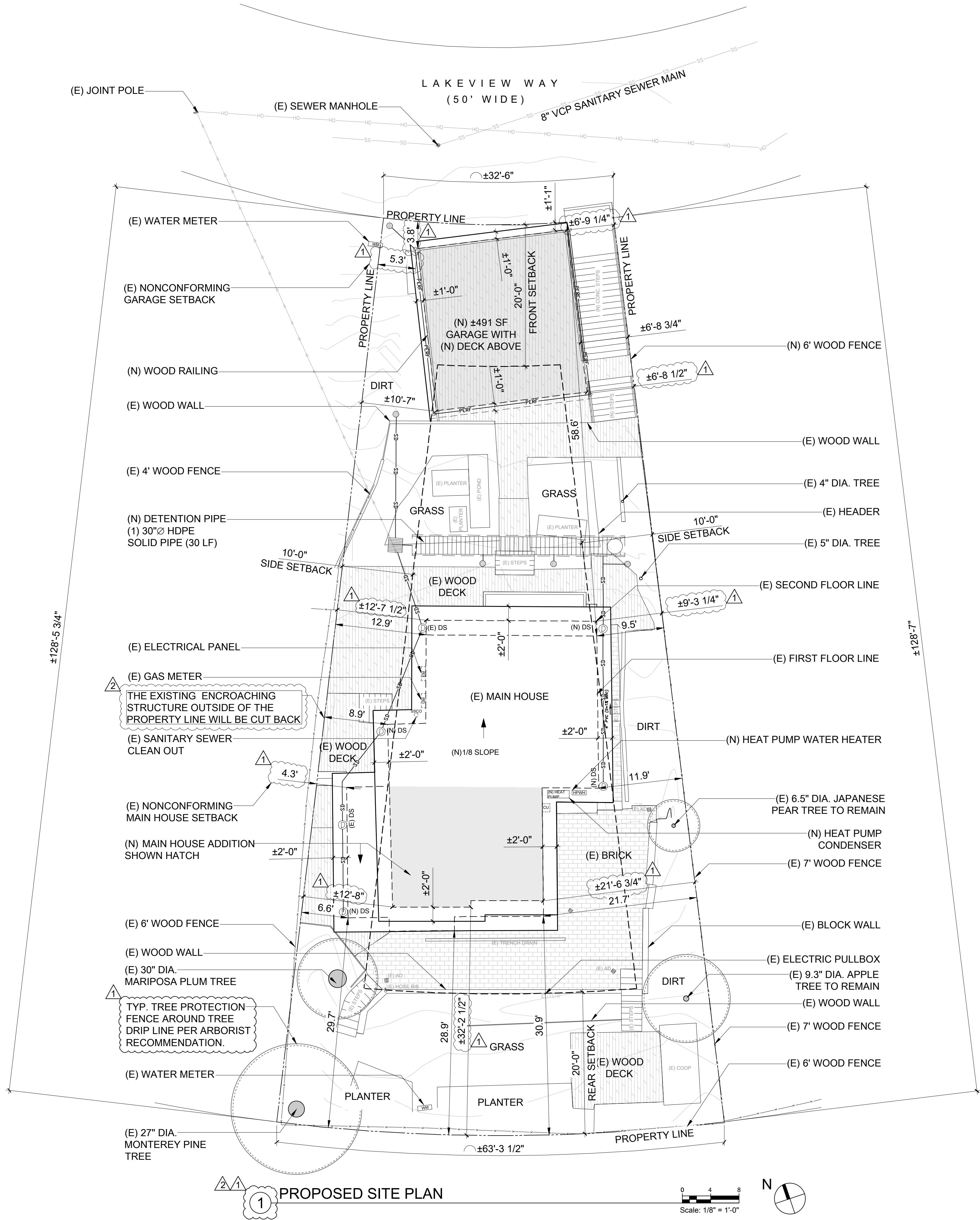


NOTE 1:
INSTALL TREE PROTECTION FENCING
AROUND THE DRIP LINE OF TREES
CANOPIES AND ADHERE TO TREE
PROTECTION RECOMMENDATIONS BY
THE ARBORIST.

NOTE 2:
PLEASE REFER TO SURVEY ON SHEET
SU-01 IN DRAWING SET FOR DETAILED
SITE INFO.

A1.1

PROPOSED SITE PLAN



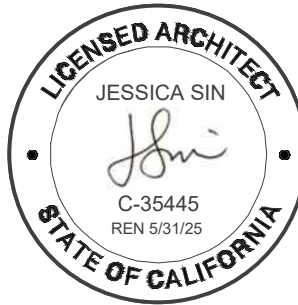


ARCHITECTURE + INTERIORS

416 LAKEVIEW WAY

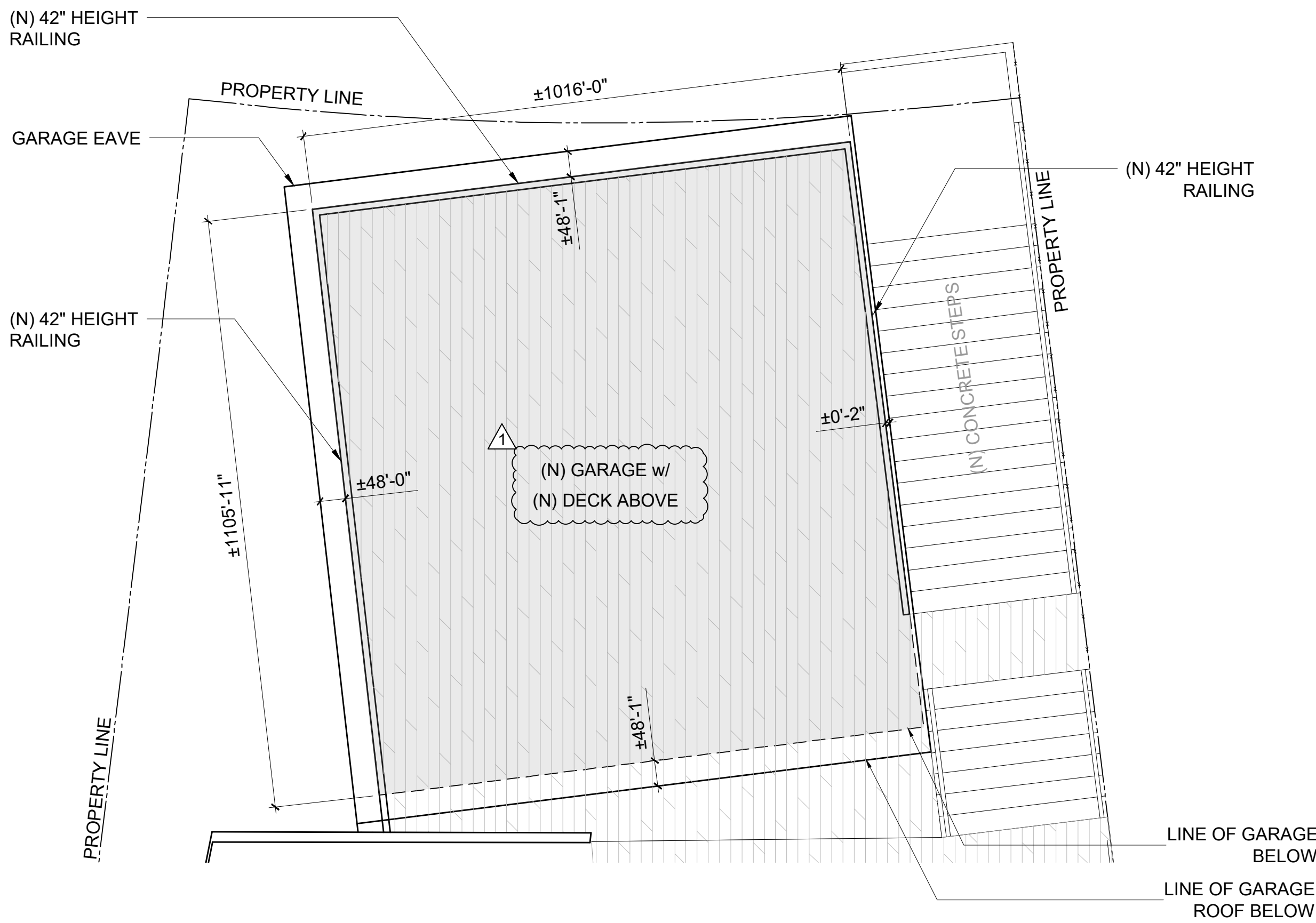
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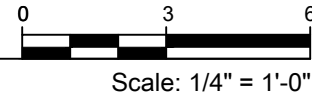


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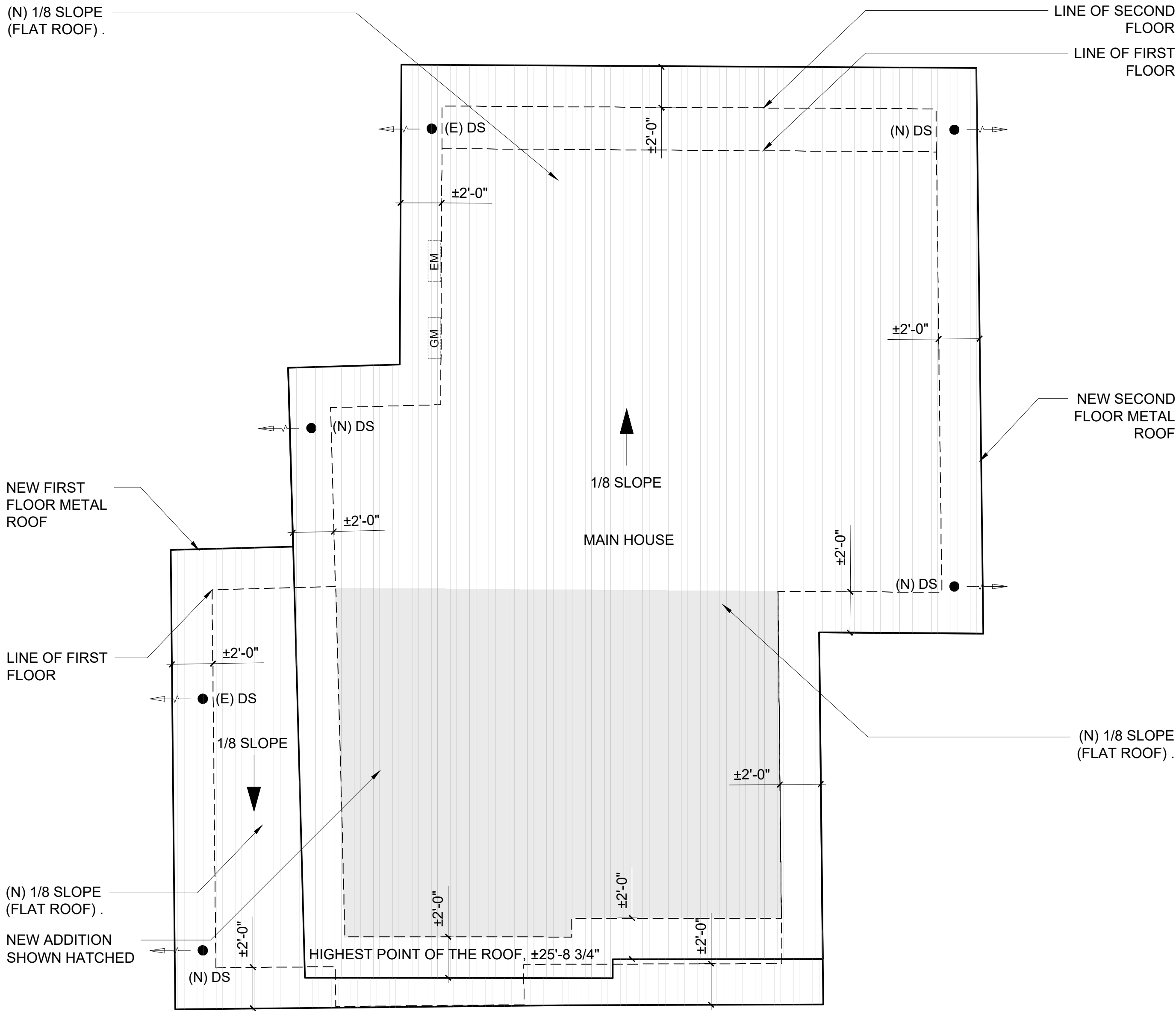
ROOF PLAN



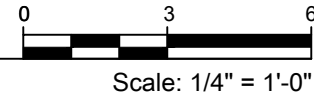
2 PROPOSED GARAGE ROOF PLAN



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



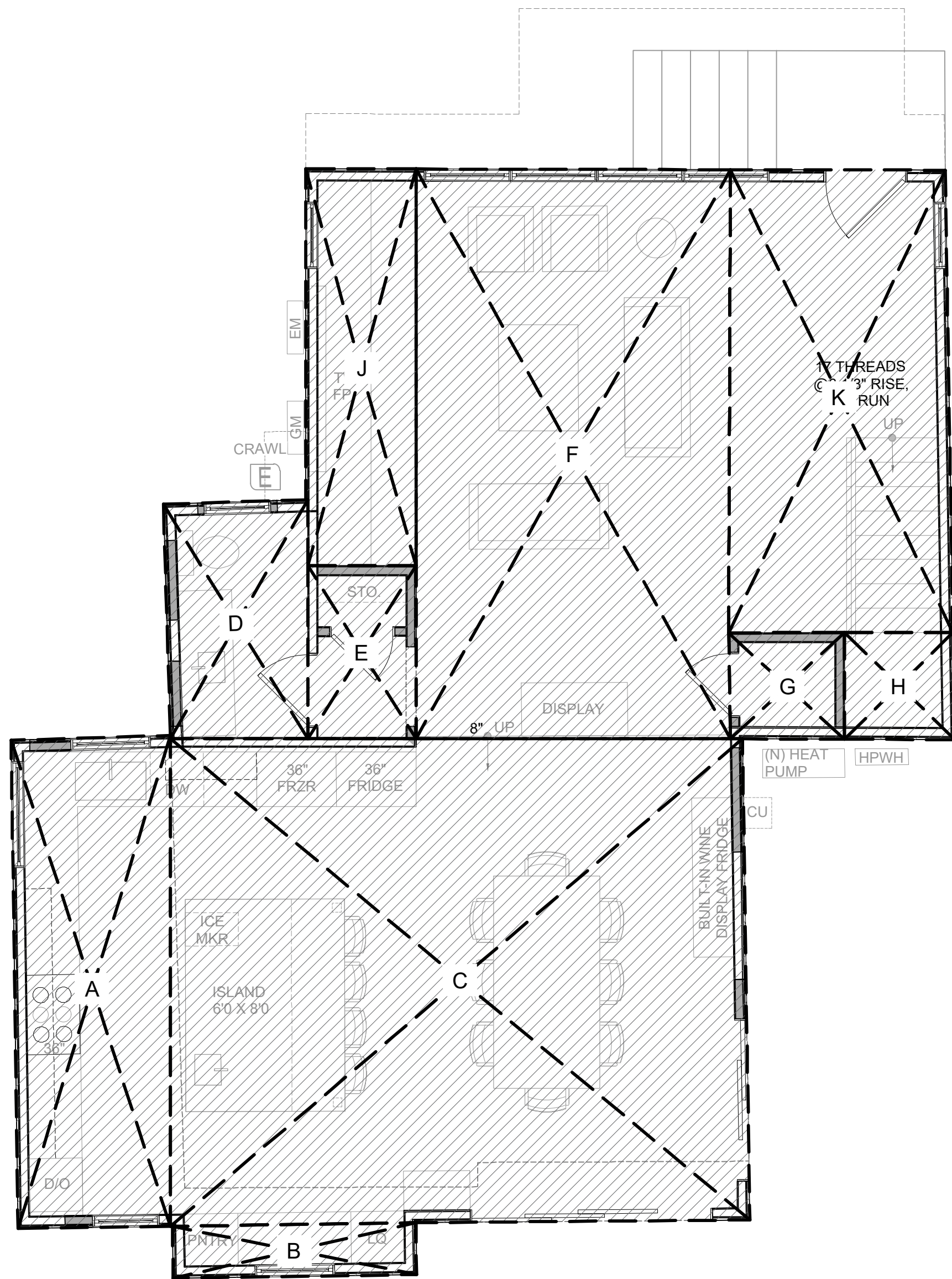
1 PROPOSED MAIN HOUSE ROOF PLAN



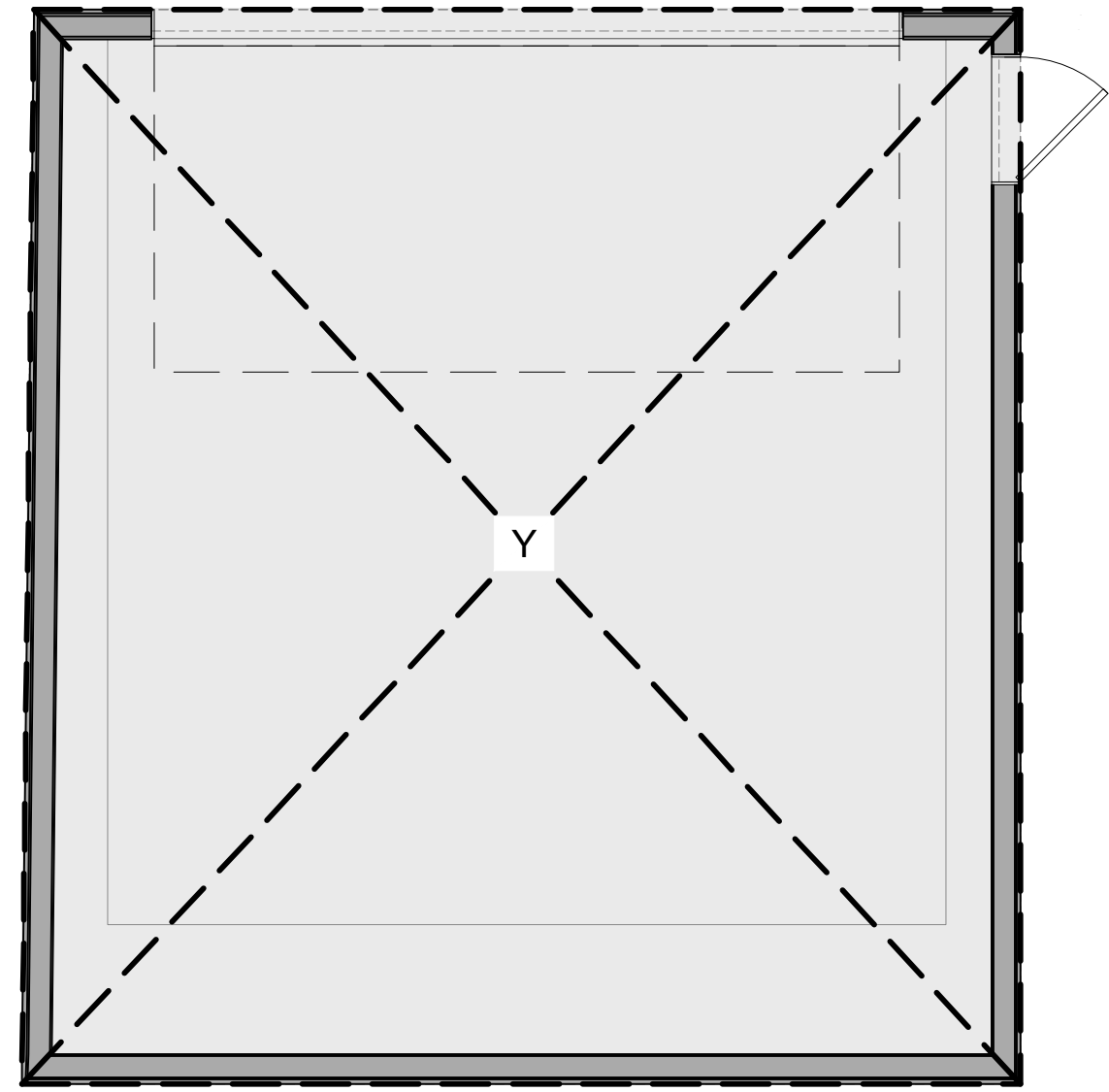
Scale: 1/4" = 1'-0"

FLOOR AREA CALCULATION	
AREA	SF
A	108.44SF
B	17.93SF
C	395.43SF
D	47.47SF
E	26.53SF
F	253.68SF
G	17.38SF
H	16.58SF
J	61.82SF
K	144.16SF
L	155.11SF
M	165.25SF
N	31.48SF
P	48.84SF
Q	64.39SF
R	32.04SF
S	25.26SF
T	23.20SF
U	65.27SF
V	27.19SF
W	115.37SF
X	216.27SF
Y	490.51SF
(E) HOUSE 1ST FLOOR TO REMAIN	1,089SF
(E) HOUSE 2ND FLOOR TO REMAIN	559SF
2ND FLOOR ADDITION	352SF
(N) GARAGE	491SF
ALTERATION (E) HOUSE	1,707SF

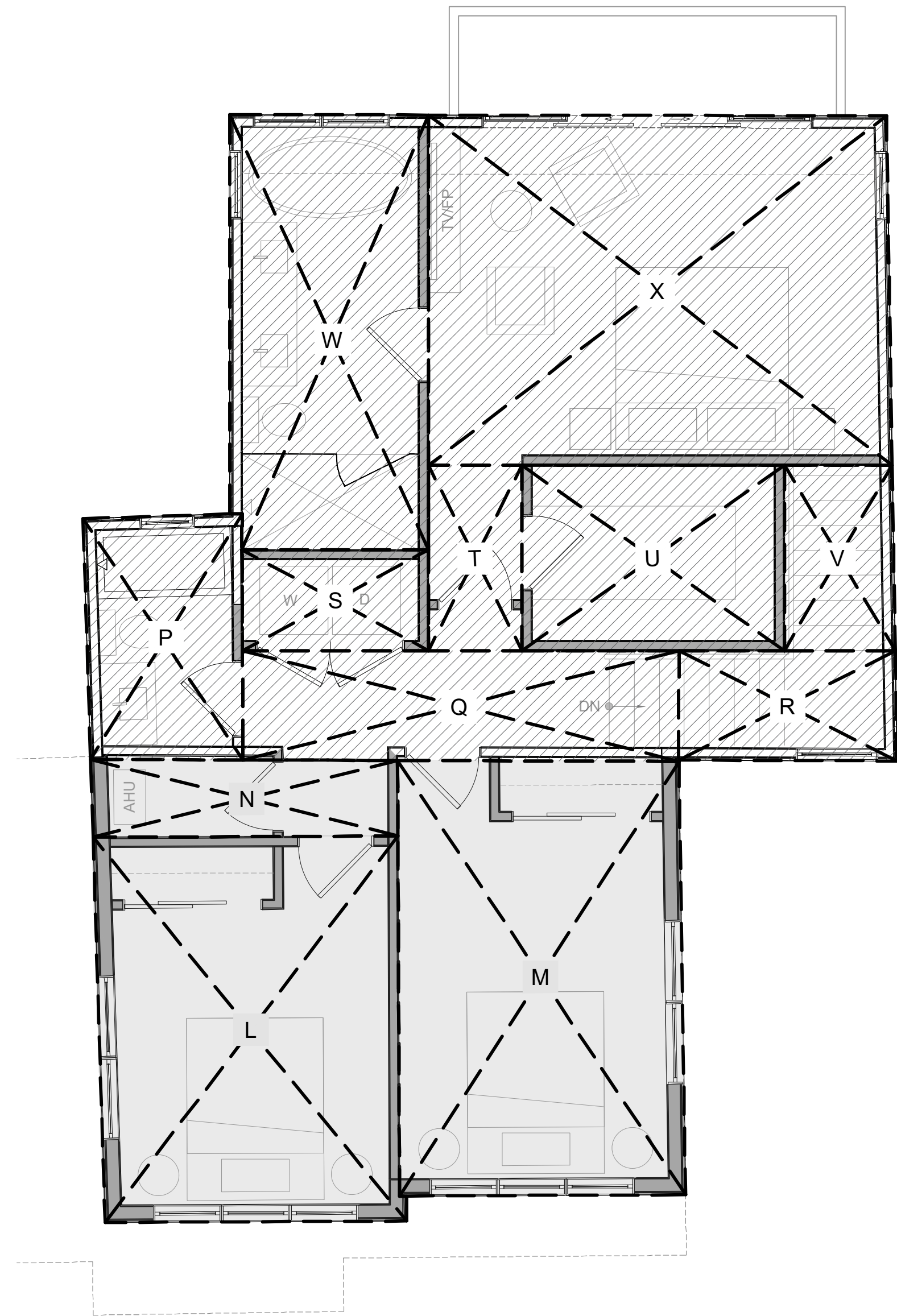
EXISTING FLOOR AREA:	
(E) HOUSE 1ST FLOOR =	±1,089 SF
(E) HOUSE 2ND FLOOR =	±618 SF
(E) DETACHED GARAGE =	±341 SF
TOTAL (E) FLOOR AREA =	±2,048 SF
PROPOSED FLOOR AREA:	
SECOND FLOOR ADDITION L + M + N =	±352 SF
(N) GARAGE Y =	±491SF
ALTERATION (E) HOUSE 1ST FLOOR A + B + C + D + E + F + G + H + J + K =	±1,089 SF
ALTERATION (E) HOUSE 2ND FLOOR P + Q + S + T + U + W + X =	±559 SF
ADDITION + ALTERATION =	±2,491 SF



1 PROPOSED FIRST FLOOR PLAN AREA CALCULATION



3 PROPOSED GARAGE FLOOR PLAN AREA CALCULATION



2 PROPOSED SECOND FLOOR PLAN AREA CALCULATION

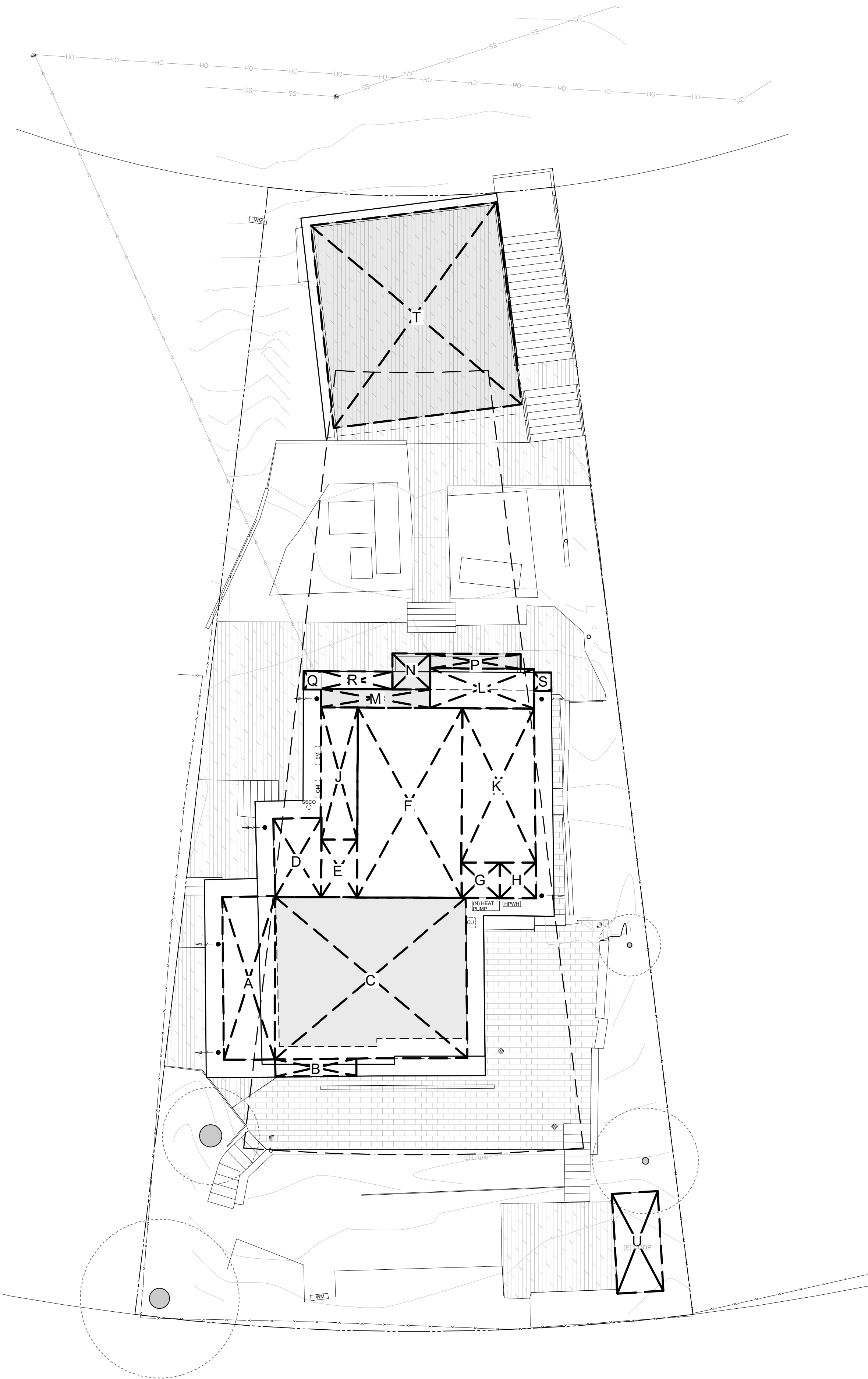
FLOOR AREA CALCULATION	
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A	108.44SF
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D	47.47SF
E	26.53SF
F	253.68SF
G	17.38SF
H	16.58SF
J	61.82SF
K	144.16SF
L	52.80SF
M	25.64SF
N	17.37SF
P	16.97SF
Q	4.14SF
R	16.11SF
S	4.11SF
T	490.51SF
U	58.76SF

EXISTING LOT COVERAGE:

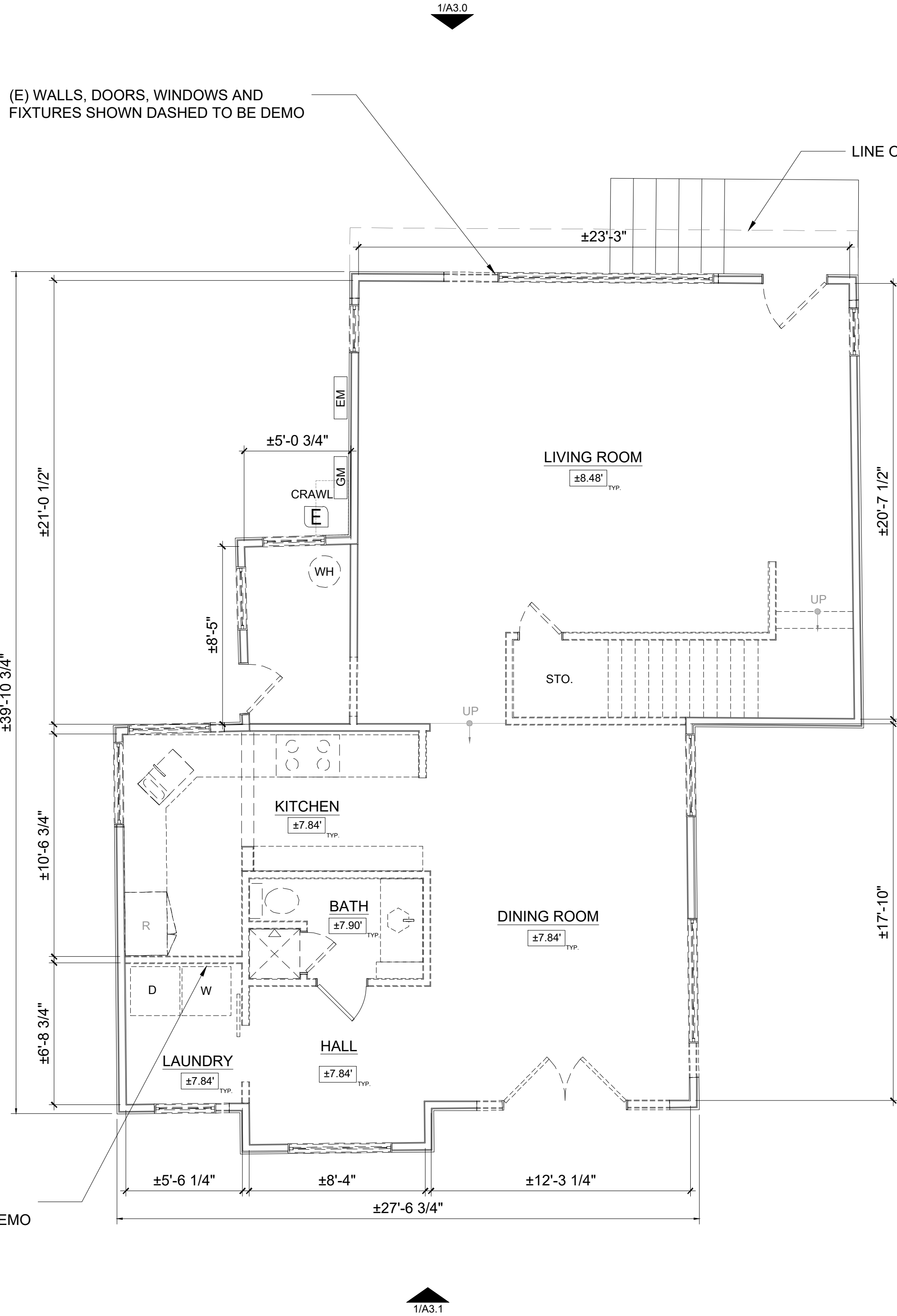
(E) HOUSE 1ST FLOOR =	±1,089 SF
(E) PORCH =	±53 SF
(E) DECK ENTRY DOOR (PORCH) =	±53 SF
(E) GARAGE =	±341 SF
(E) COOP =	±59 SF
TOTAL (E) LOT COVERAGE =	±1,595 SF (25.90%)

PROPOSED LOT COVERAGE:

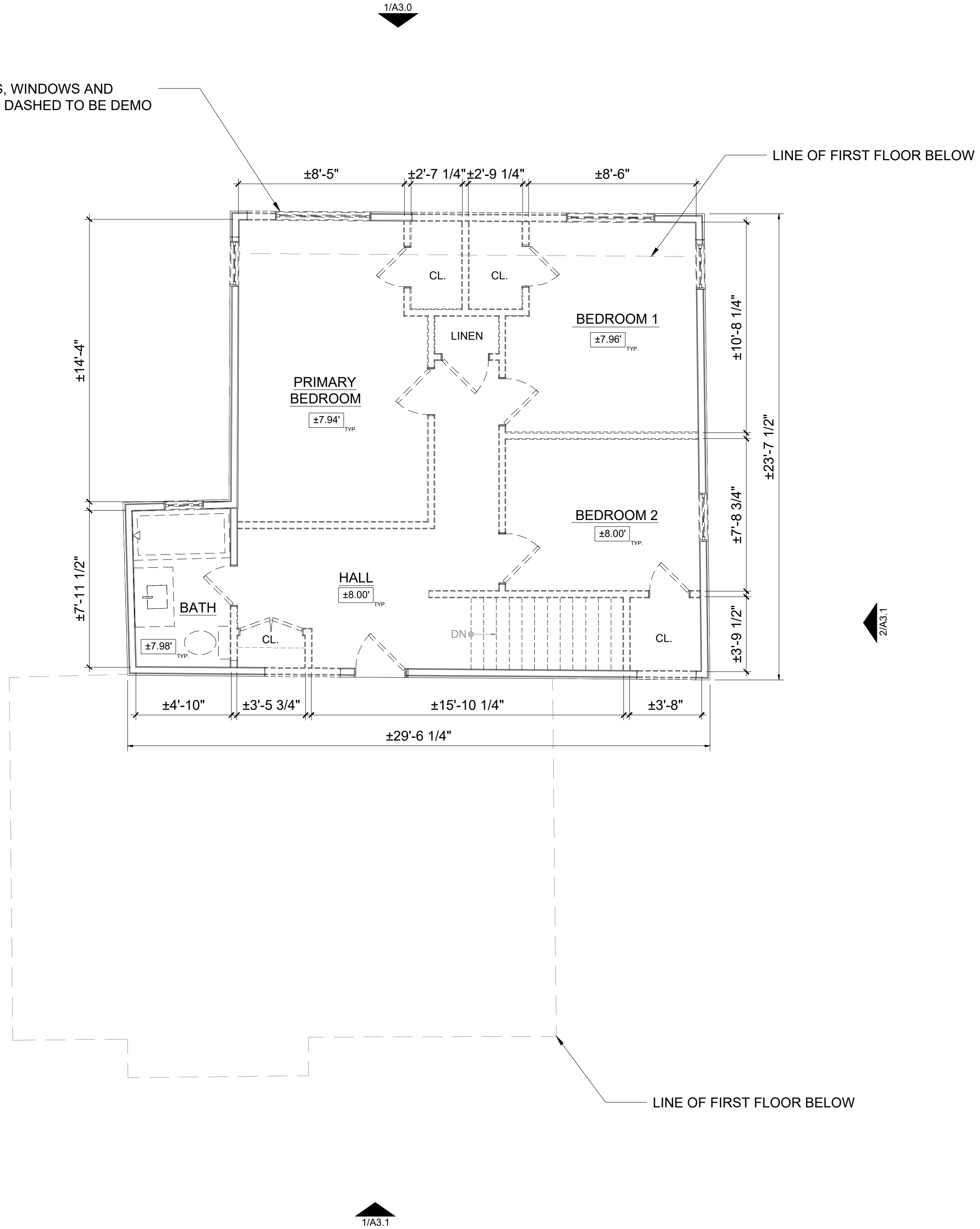
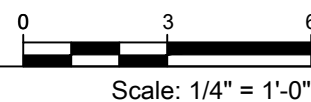
(E) HOUSE 1ST FLOOR A + B + C + D + E + F + G + H + J + K =	±1,089 SF
(E) PORCH L =	±53 SF
(E) DECK ENTRY DOOR (PORCH) L =	±53 SF
(N) GARAGE T =	±491 SF
(N) DECK ABOVE GARAGE T =	±491 SF
(E) COOP U =	±59 SF
SECOND FLOOR OVERHANG M =	±26 SF
SECOND FLOOR BALCONY OVERHANG N + P =	±34 SF
SECOND FLOOR ROOF OVERHANG Q + R + S =	±24 SF
TOTAL (N) LOT COVERAGE =	±2,320 SF (37.67%)



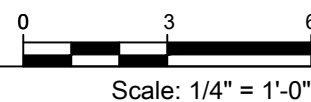
1 PROPOSED LOT COVERAGE AREA CALCULATION



1 EXISTING FIRST FLOOR PLAN / DEMO PLAN



2 EXISTING SECOND FLOOR PLAN / DEMO PLAN



WALL KEY

- EXISTING WALL TO REMAIN
- EXISTING WALL/WINDOW/DOOR TO REMOVE



WALL KEY

EXISTING WALL TO REMAIN

NEW WALL

NEW ADDITION SHOWN HATCH



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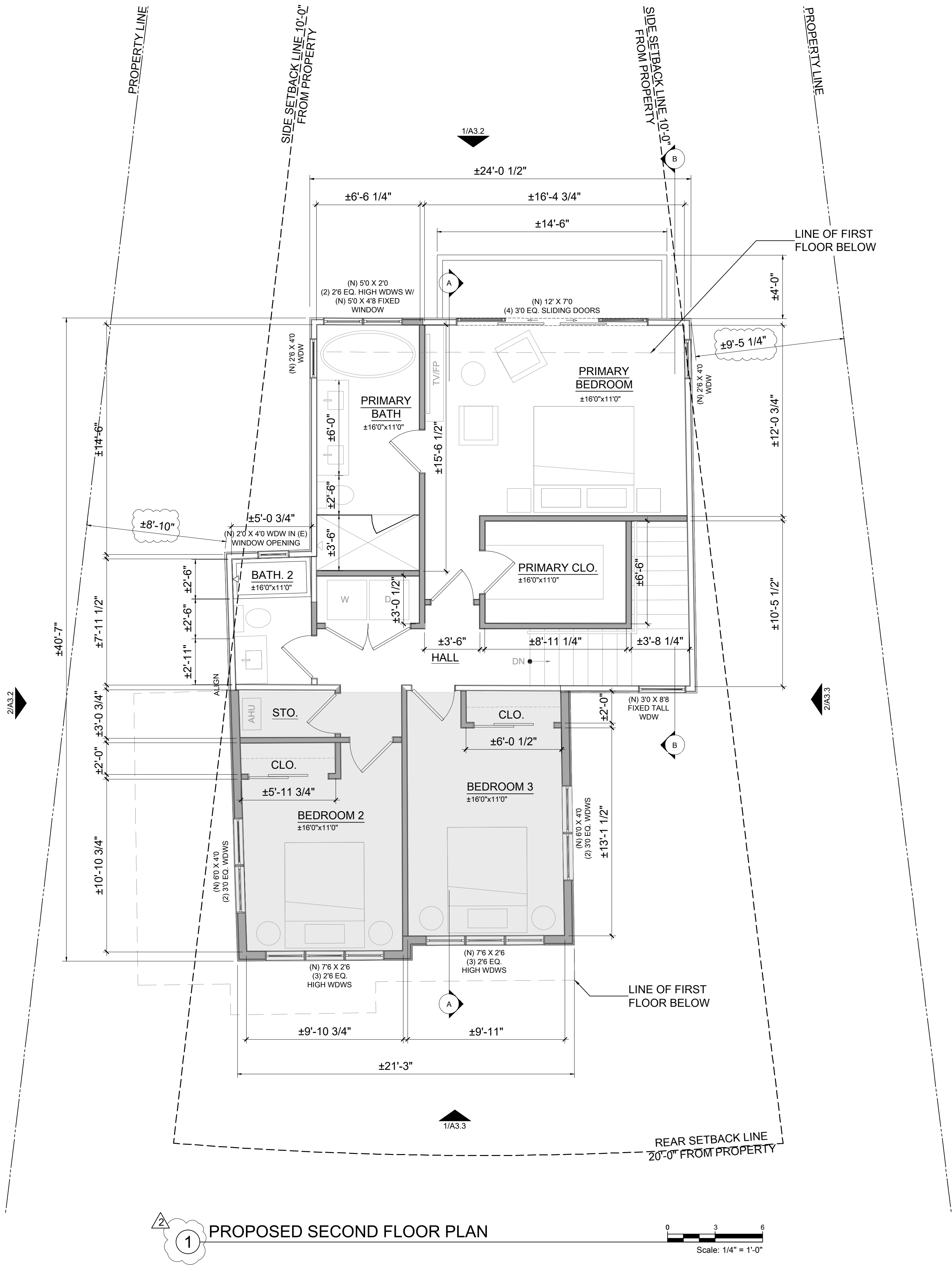
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A2.2

PROPOSED SECOND FLOOR PLAN

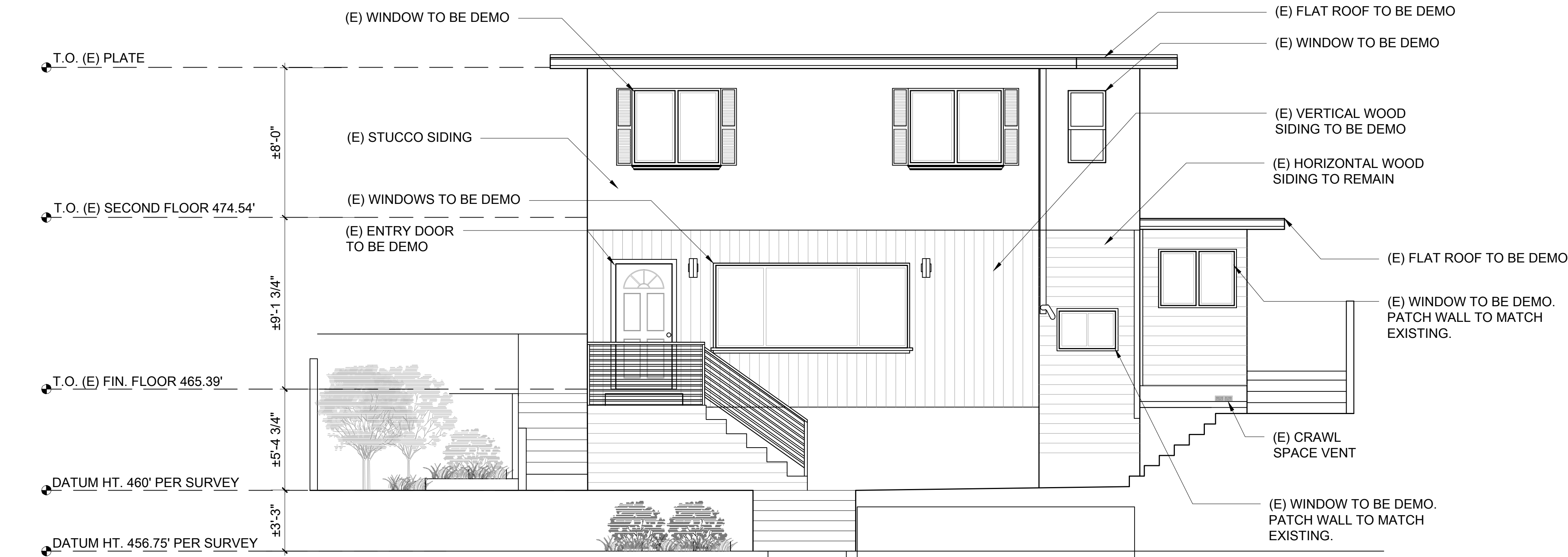




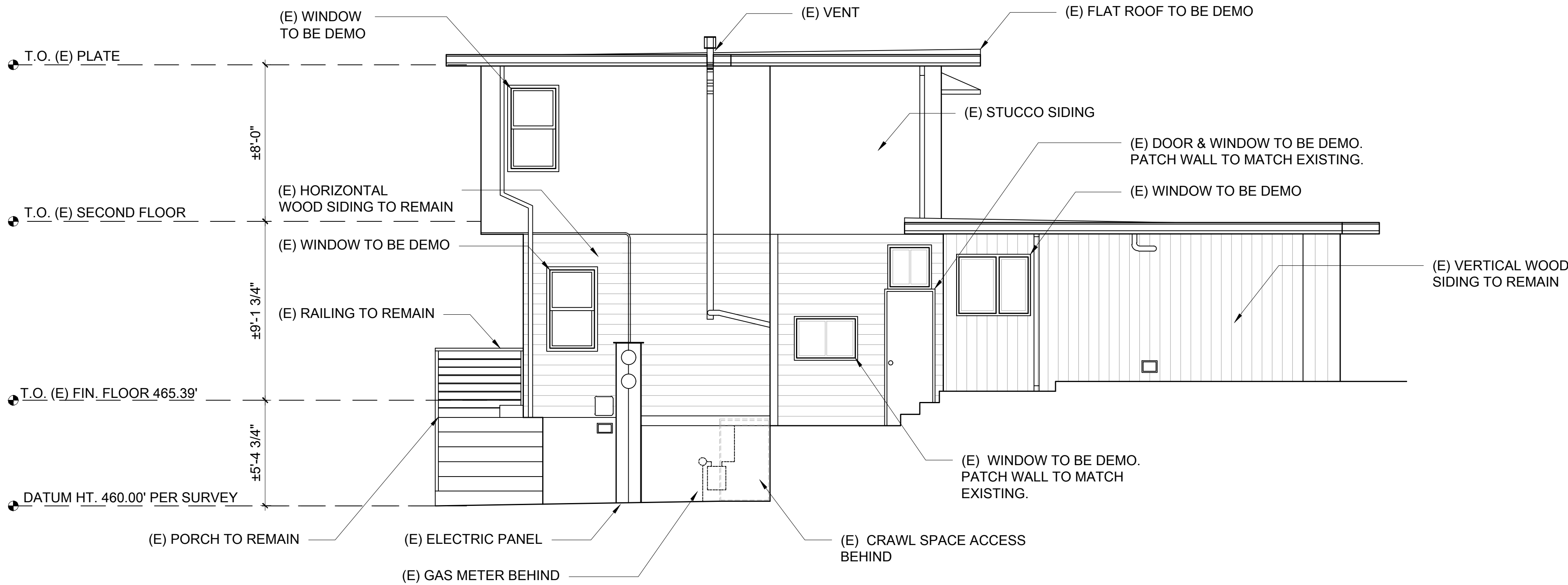
ARCHITECTURE + INTERIORS

416 LAKEVIEW WAY

EMERALD HILLS, CA 94062



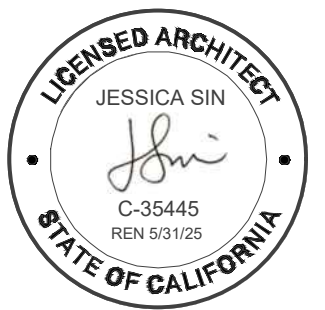
1 EXISTING NORTH ELEVATION (FRONT)



2 EXISTING WEST ELEVATION (RIGHT)



2 NOV. 26, 2024 PLANNING RESUBMITTAL
1 JUN. 22, 2024 PLANNING RESUBMITTAL
APR. 5, 2024 PLANNING SUBMITTAL



A3.0

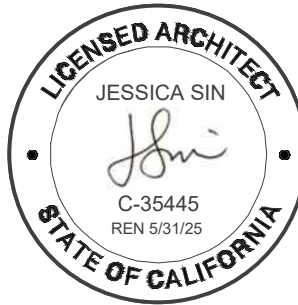


ARCHITECTURE + INTERIORS

416 LAKEVIEW WAY

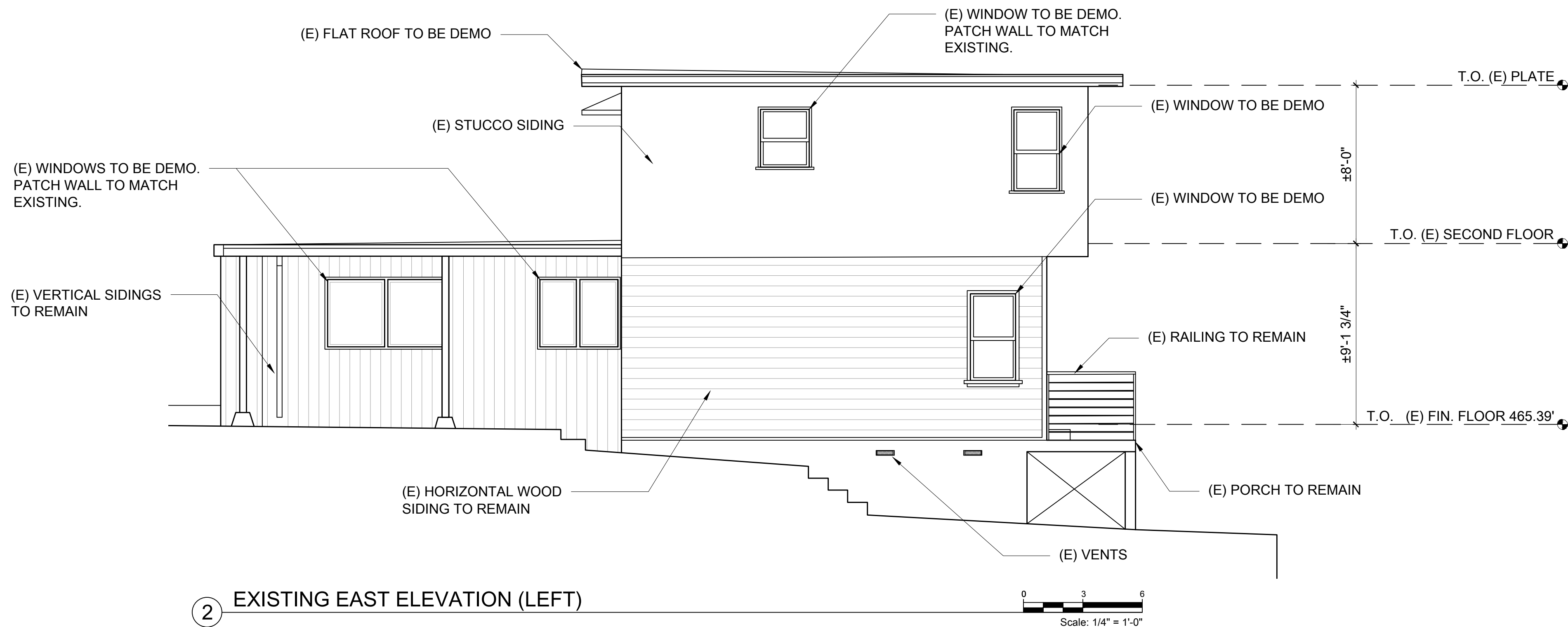
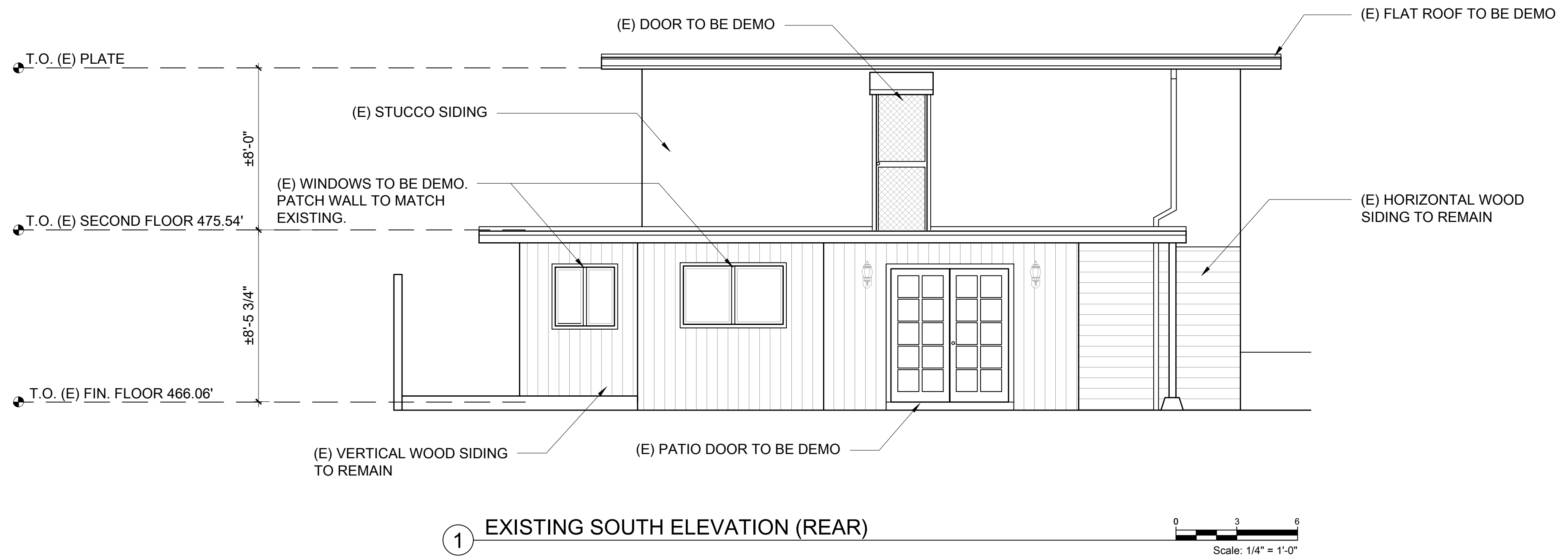
EMERALD HILLS, CA 94062

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1 JUN. 22, 2024 PLANNING RESUBMITTAL
APR. 5, 2024 PLANNING SUBMITTAL



A3.1

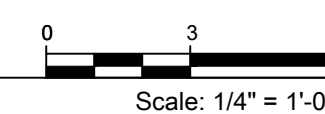
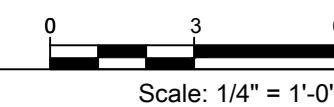
EXISTING ELEVATIONS 2



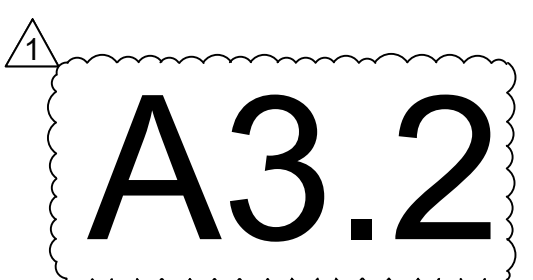


416 LAKEVIEW WAY

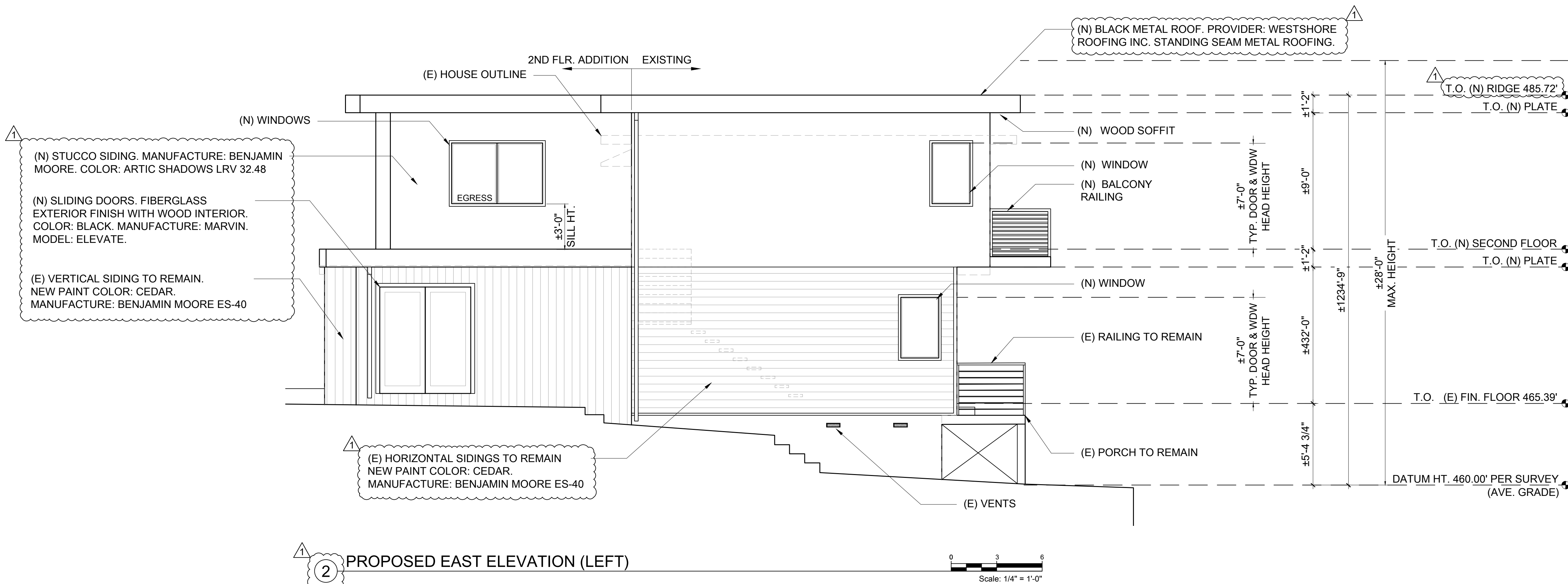
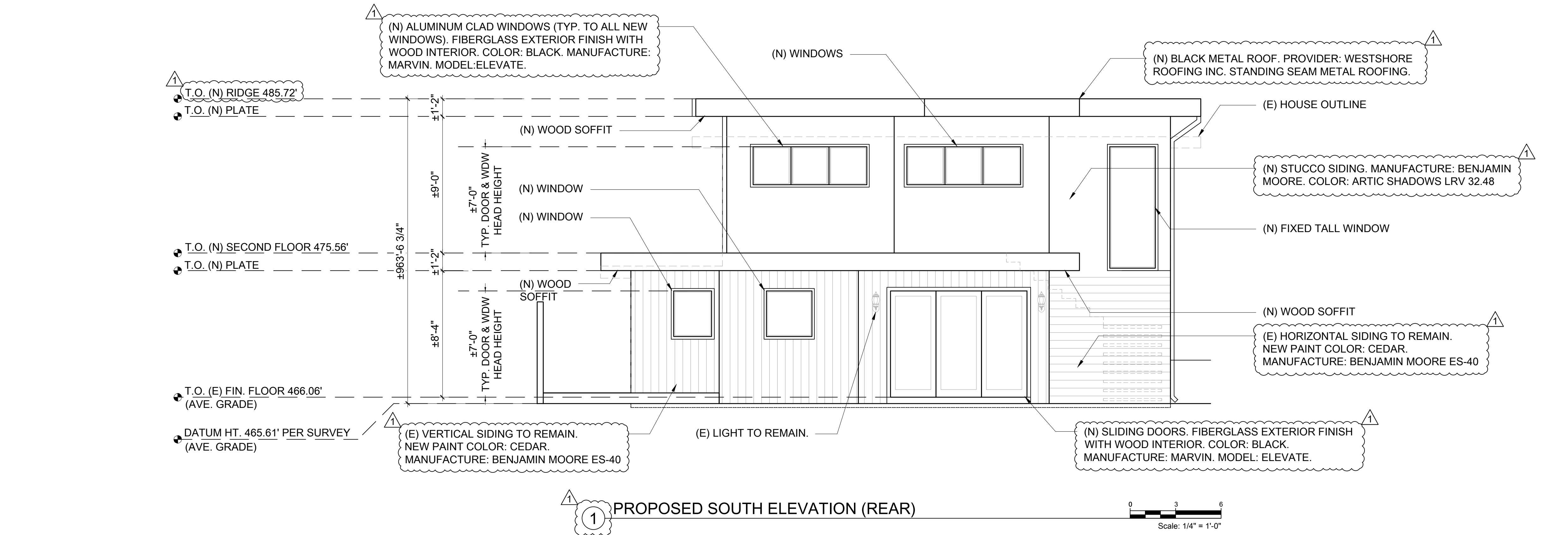
EMERALD HILLS, CA 94062



2	NOV. 26, 2024 PLANNING RESUBMITTAL
1	JUN. 22, 2024 PLANNING RESUBMITTAL
	APR. 5, 2024 PLANNING SUBMITTAL



PROPOSED ELEVATIONS 1

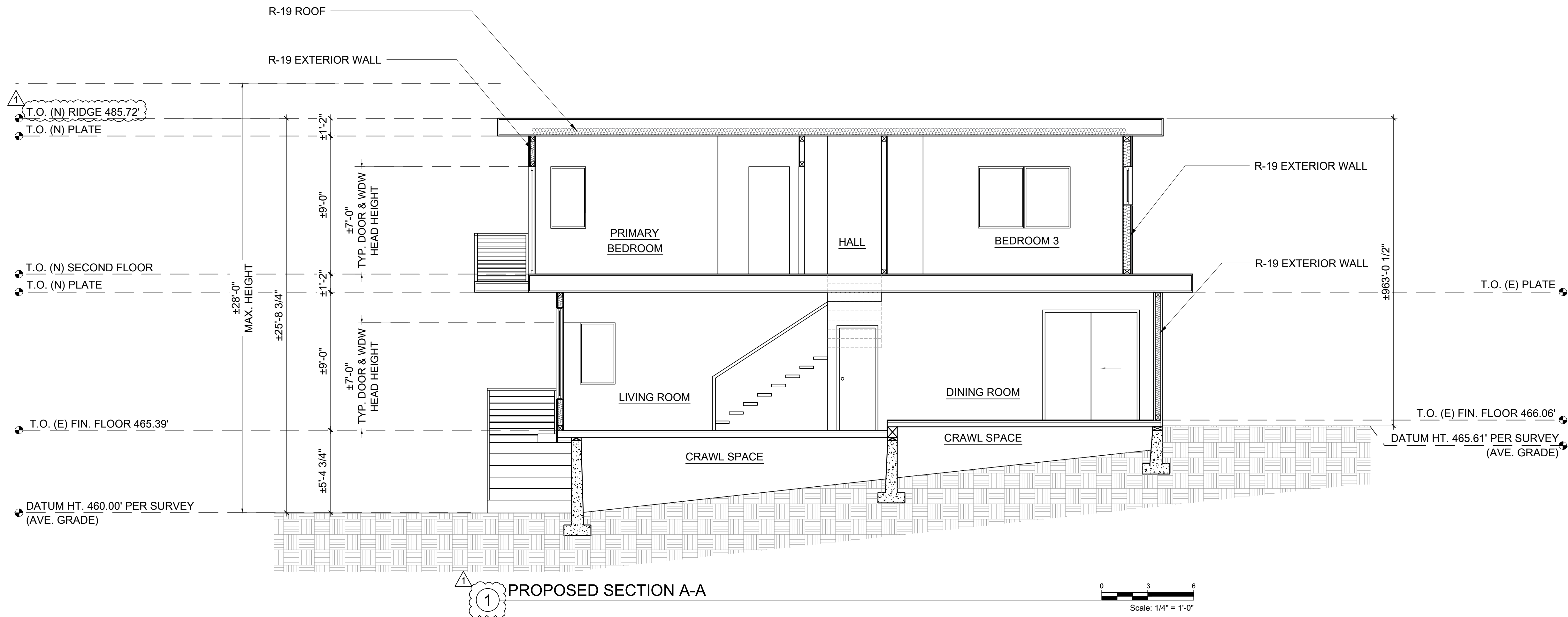




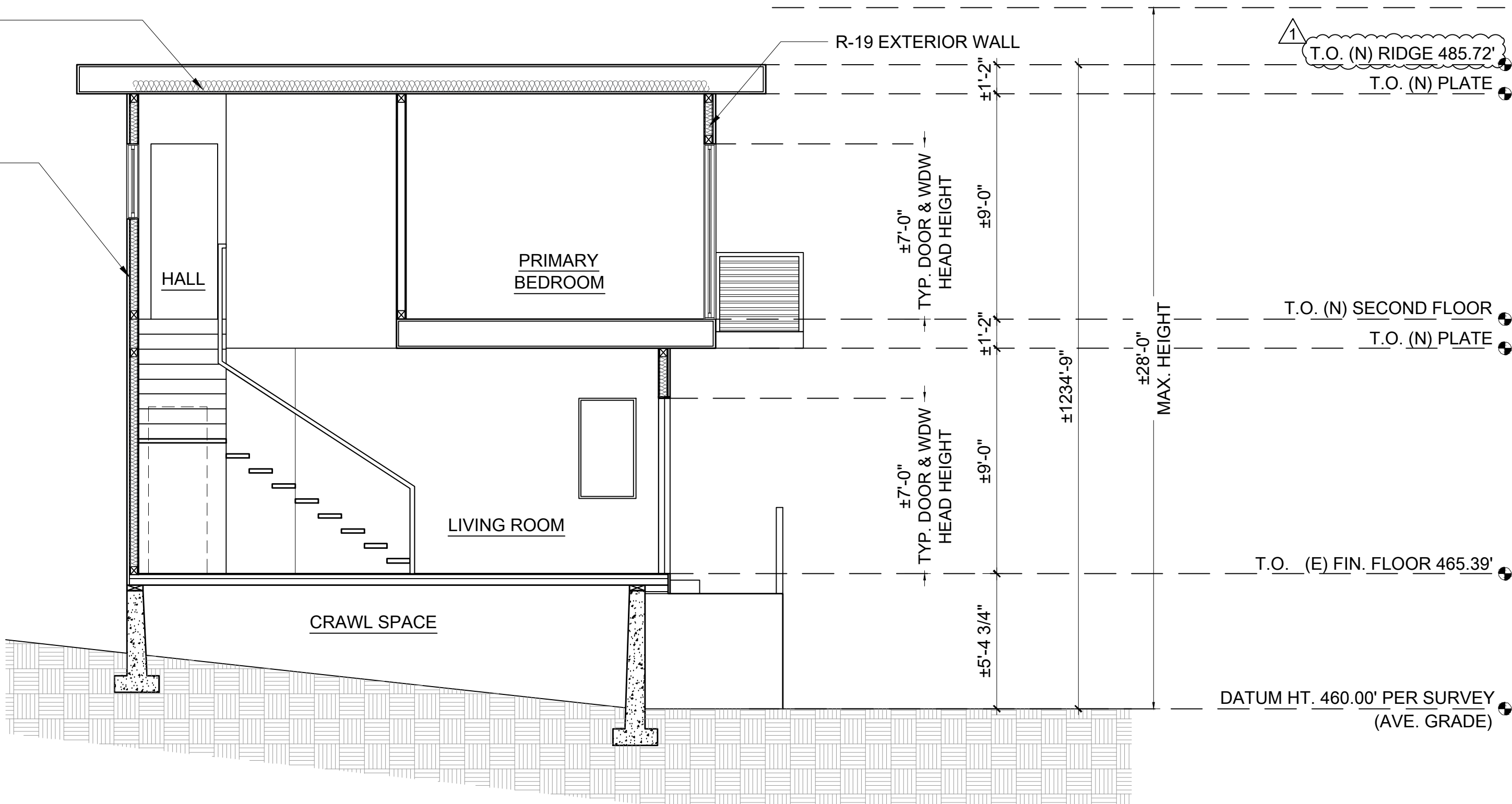
ARCHITECTURE + INTERIORS

416 LAKEVIEW WAY

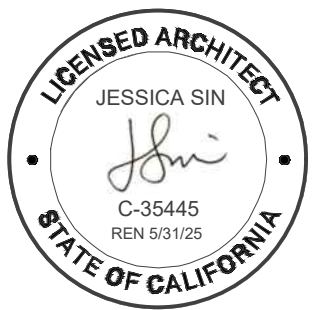
EMERALD HILLS, CA 94062



PROPOSED SECTION B-B

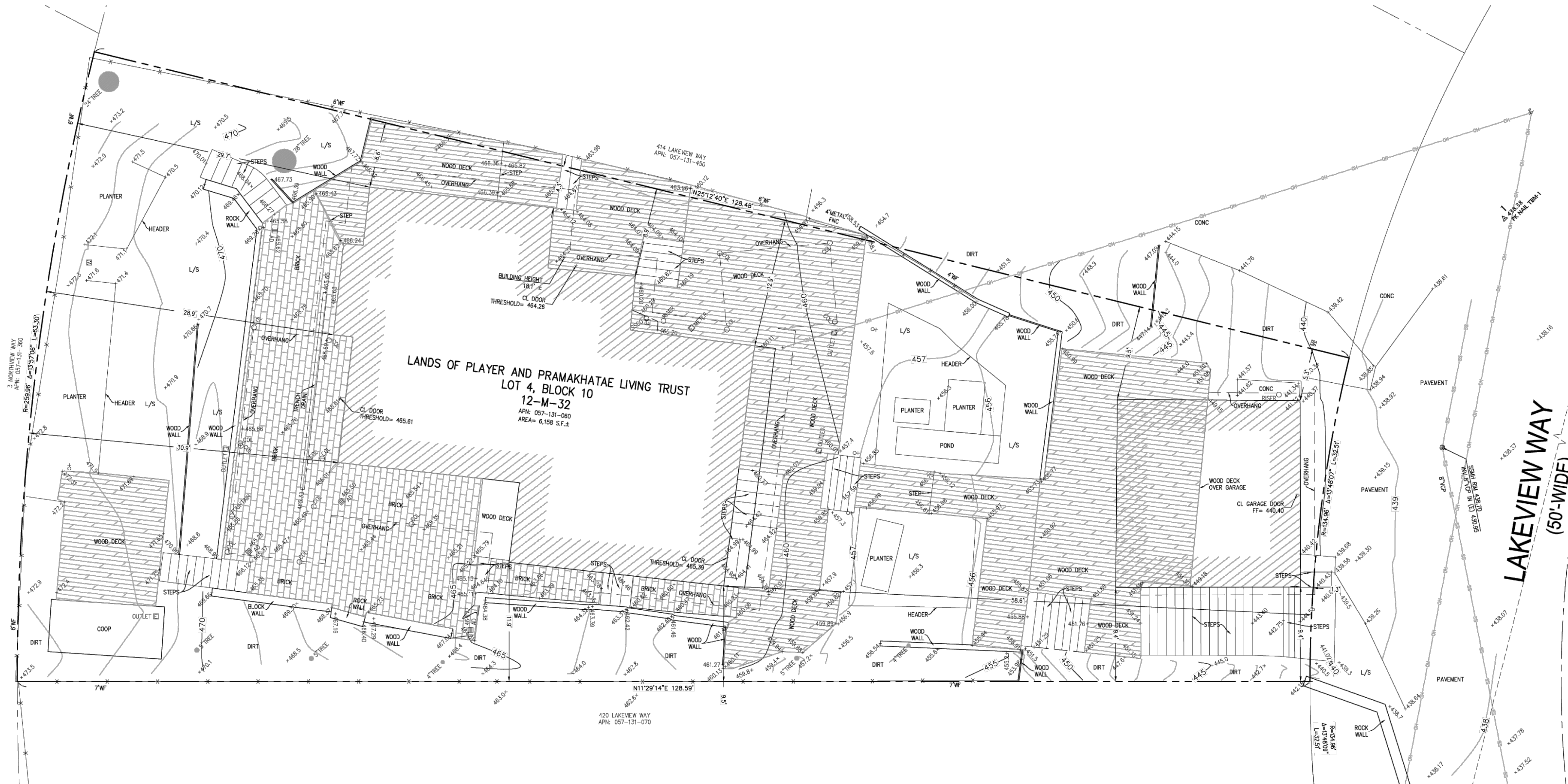
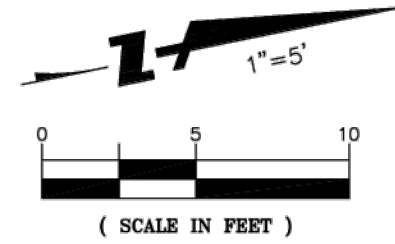


NOV. 26, 2024 PLANNING RESUBMITTAL
JUN. 22, 2024 PLANNING RESUBMITTAL
APR. 5, 2024 PLANNING SUBMITTAL



A3.4

PROPOSED SECTIONS



LEGEND

	BOUNDARY LINE/LOT LINE
	CENTERLINE
	BUILDING LINE
	CONCRETE
	WOOD DECK
	BRICK
	FENCE LINE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER LINE
	SPOT ELEVATION
	1'-CONTOURS

SYMBOLS & ABBREVIATIONS

AD	AREA DRAIN
TBM	STATE BENCHMARK
CLF	CHAINLINK FENCE
CSL	COLUMBIA CENTERLINE
CONC	CONCRETE
EFF	ELECTRIC PULLBOX
FF	BUILDING FINISHED FLOOR
FNC	FENCE
FND-MON	FOUND STANDARD MONUMENT
GM	GAS METER
HS	HOSE BIB
JP	JOINT POLE
L/S	LANDSCAPE
SSCO	SANITARY CLEANOUT
SMH	SANITARY MANHOLE
TR	TREE (SIZE, STEM, TYPE)
WF	WOOD FENCE
WM	WATER METER

MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(B), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

BASIS OF BEARINGS

THE CALCULATED BEARING OF N64°20'46"W, BETWEEN FOUND MONUMENTS, AS SAID MONUMENTS ARE SHOWN ON THAT CERTAIN MAP RECORDED ON DECEMBER 05, 2022 IN BOOK 54 OF MAPS AT PAGE 1, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF REDWOOD CITY BENCHMARK, BM-69, DESCRIBED AS BRASS DISK ON TOP OF CATCH BASIN, ON SOUTHEAST SIDE OF CANYON ROAD, 135 FEET NORTHEAST OF BAIN PLACE, 20 FEET NORTHEAST OF UTILITY POLE, REDWOOD CITY.

ELEV = 121.84 FEET (NAVD88 DATUM)

SITE BENCHMARK

➤ MAG-NAIL WITH PLASTIC WASHER, TBM-1, SET IN PAVEMENT. SHOWN HEREON.

ELEV= 438.38' FEET (NAVD 88 DATUM)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF JEAN-PHILIPPE PLAYER, OCTOBER 22, 2023.



BRIAN CASS
P.L.S. NO. 9629

DATE: 10/22/2023

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATE OF FIELD SURVEY: OCTOBER 2023
- BOUNDARY NOTE: THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
- INFORMATION REGARDING BOUNDARY AND EASEMENTS: NORTHSTAR SURVEY RELIED ON THE INFORMATION PROVIDED IN THE CONDITION OF TITLE GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 5026900-7038691, DATED AUGUST 10, 2023.
- UTILITY NOTE: THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON FIELD OBSERVATIONS ONLY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES.
- TREE LABELS: TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT.

Revisions	No.	Date
	1	06-27-2024
		Scale: 1" = 5'
		Design: BC
		Drawn: BC
		Approved: BC
		Job No: 23091304
		Drawing Number:
		23091304
		1 of 1

CAUTION

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.

GENERAL SITE NOTES

- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE; AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER OF RECORD.
- ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL OR SOIL REPORT
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- ALL DISTANCES AND DIMENSION SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

DEMOLITION NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS TO REMOVE AND DISPOSE OF HAZARDOUS MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR DEMOLITION.
- TRENCHES AND DEPRESSIONS RESULTING FROM DEMOLITION TO BE BACKFILLED TO THE SATISFACTION OF THE PROJECT GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING DEMOLITION ACTIVITIES AS SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN.

RECORD DRAWINGS

- PRIOR TO FINAL APPROVAL; A CORRECTED AND COMPLETE SET OF RECORD DRAWINGS SHALL BE SUBMITTED TO APPLICABLE MUNICIPALITIES. THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ANY AND ALL CHANGES MADE FROM THE ORIGINAL DRAWINGS THROUGHOUT THE DURATION OF THE ENTIRE CONSTRUCTION PERIOD.

TREE PRESERVATION

- REMOVAL OF EXISTING TREES WITHIN THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNING MUNICIPALITY.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.

PAVEMENT SECTIONS

- CONTRACTOR SHALL REFER TO THE STRUCTURAL DRAWINGS FOR BUILDING FOUNDATION SECTIONS AND PAD PREPARATIONS.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR EXTERIOR HARDSCAPE AND VEHICULAR PAVEMENT REQUIREMENTS.

SITE MAINTENANCE

- REMOVE ALL SEDIMENT, DEBRIS, REFUSE AND GREEN WASTE FROM STREET AND STORM DRAINS ADJOINING THE SITE. PROVIDE A RUMBLE RACK OR PLATE IF CONSTRUCTION ACCESS IS PAVED; INSTALL A GRAVELED CONSTRUCTION ENTRANCE IF NOT. DO NO DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR

GRAVELED AREAS DURING WET WEATHER.

- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF SEDIMENT OR DEBRIS TRACKED-OUT FROM CONSTRUCTION ACTIVITIES.
- PROVIDE A COVERED CONTAINMENT AREA TO STORE CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES OR OTHER MATERIALS THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM IN THE EVENT OF A SPILL.
- CONTRACTOR SHALL NOT CLEAN EQUIPMENT, MACHINERY OR TOOLS IN STREET, GUTTER OR STORM DRAIN.
- CONTRACTOR SHALL ENSURE THAT CONCRETE TRUCKS, PAINTERS OR FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM MACHINERY, TOOLS OR EQUIPMENT INTO STREET, GUTTER OR STORM DRAIN.
- PROJECT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL ON-SITE STORM DRAIN IMPROVEMENTS UPON PROJECT COMPLETION.

DUST CONTROL

- CONTRACTOR SHALL WATER SITE AS DEEMED NECESSARY BY THE INSPECTOR TO ENSURE PROPER DUST CONTROL FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF DUST CAUSED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE ALL TRUCKS HAULING SOIL, SAND OR OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPS OR OTHER APPROPRIATE COVERINGS.

STORM DRAIN MAINTENANCE

- TO ENSURE FUNCTIONALITY; STORM DRAIN AND GRADING IMPROVEMENTS REQUIRE REGULAR MAINTENANCE. MONITOR THE DETENTION SYSTEM, CONVEYANCE LINES, ROOF GUTTERS AND DOWNSPOUTS PERIODICALLY AND REMOVE DEBRIS. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NECESSARY.

NPDES REQUIREMENTS

- ALL ON-SITE AND OFF-SITE CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP's) TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING ANY MUNICIPAL SEPARATE STORM SEWER SYSTEMS.
- ERODED SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES MUST BE RETAINED ON SITE.
- STOCKPILES OF LOOSE CONSTRUCTION MATERIALS MUST BE PROTECTED TO KEEP WIND OR WATER FORCES FROM TRANSPORTING MATERIAL OFF-SITE.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM.
- WASTE CONCRETE SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM. CONTRACTOR SHALL PROVIDE NECESSARY PROVISIONS TO RETAIN CONCRETE WASTE ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- CONSTRUCTION RELATED WASTE AND DEBRIS SHALL BE KEPT IN A COVERED RECEPTACLE TO PREVENT CONTAMINATION OR DISPERSAL BY WIND OR RAIN.
- PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AT VEHICULAR ACCESS TO SITE TO PREVENT SEDIMENT OR DEBRIS FROM BEING TRACKED INTO PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND SHALL NOT BE WASHED AWAY FROM RAIN OR OTHER MEANS.
- ALL SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO PREVENT EROSION.

EROSION AND SEDIMENT CONTROL

- THE CONCEPTS OF THE EROSION AND SEDIMENT CONTROL PLAN ARE SCHEMATIC AND DEMONSTRATE THE INTENT OF THE

CONTROL MEASURES. THE CONTRACTOR SHALL DETERMINE THE EXACT DESIGN AND EXTENT OF THE CONTROL MEASURES AS TO WORK WITH THE CONTRACTOR'S USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

- THE CONTRACTOR SHALL INSPECT AND MONITOR THE EROSION AND SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NECESSARY TO ENSURE FUNCTIONALITY.

- EROSION CONTROL MEASURES MUST BE IN PLACE THROUGHOUT THE RAINY SEASON (OCTOBER 1ST THROUGH APRIL 30TH).

SITE CONSTRUCTION FENCE

- CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION. THE FENCE SHALL BE A MINIMUM OF A 6' GALVANIZED CHAIN LINK WITH WINDSCREEN FABRIC.

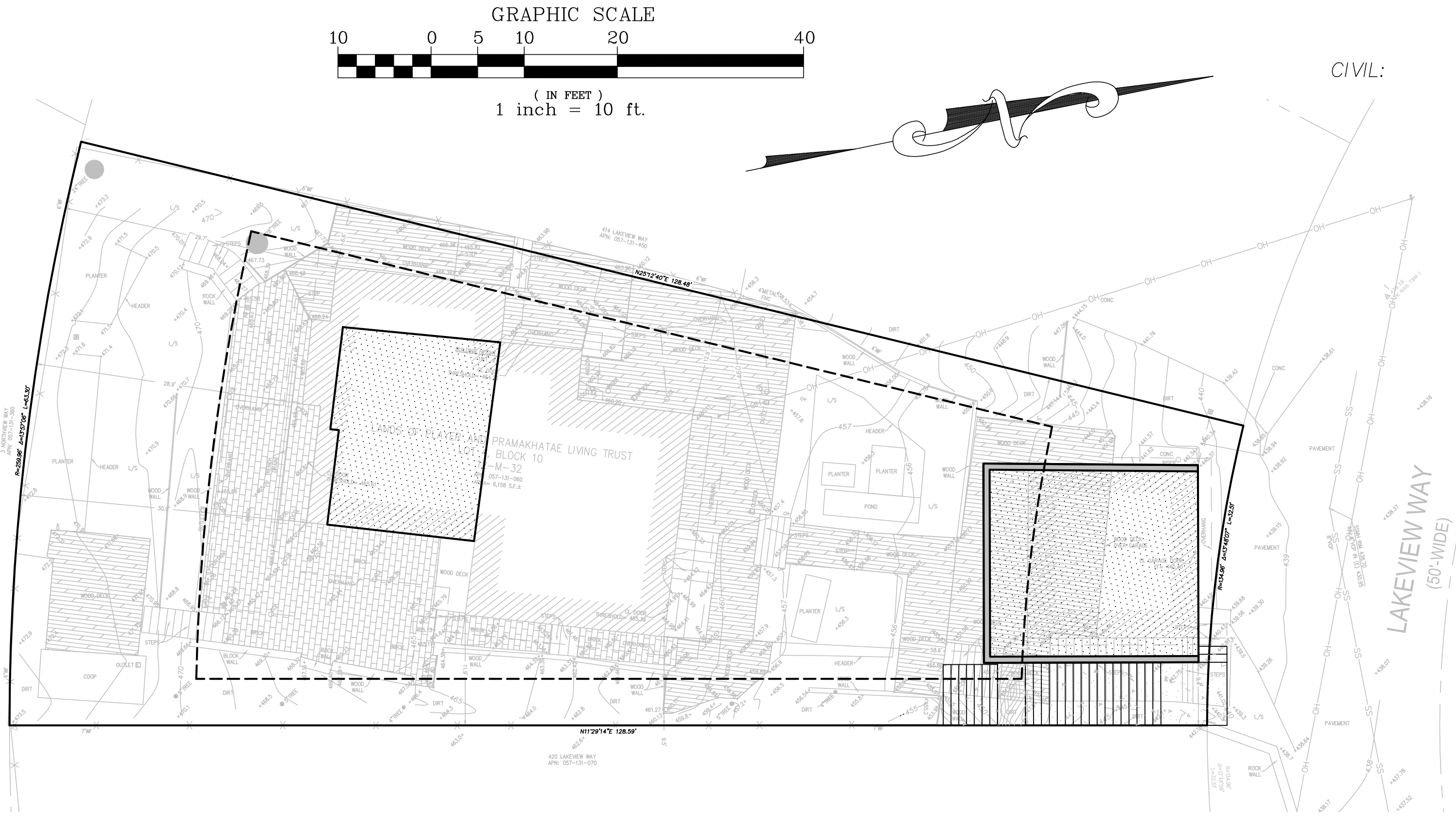
UTILITY NOTES

- ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT ACCOUNTS FOR THE ACTUAL LOCATION OF EXISTING UTILITIES DETERMINED DURING DEMOLITION.
- THE UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE NECESSARY FITTINGS AND ACCESSORIES SO THAT THE SYSTEM IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THE APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AND SURFACE EVIDENCE. THE OWNER, BY ACCEPTING THESE PLANS AGREES TO HOLD UNDERSIGNED HARMLESS FROM DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES NOT REPORTED OR INDICATED ON PUBLIC RECORDS OR NOT ASCERTAINABLE FROM SURFACE EVIDENCE.
- CONTRACTOR SHALL VERIFY ALL EXISTING STORM DRAIN AND SANITARY SEWER INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY WORK. ALL STORM DRAIN AND SANITARY SEWER WORK SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR NECESSARY ADJUSTMENTS TO THE ENTIRE LINE.
- A MINIMUM OF SIX INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE TWELVE INCHES AND NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE EXISTING SANITARY SEWER PIPELINES.
- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE FEET, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE A MINIMUM OF TEN FEET, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY SERVICE PROVIDERS AND REQUEST VERIFICATION OF SERVICE POINTS.
- ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THE ENDS CAPPED OUTSIDE THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES

- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS AND THE CALIFORNIA FIRE CODE AND LOCAL MUNICIPALITY STANDARDS.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS AND SUBMIT SAID DRAWINGS TO THE LOCAL FIRE MARSHALL FOR REVIEW AND APPROVAL.

NEW ADDITION 416 LAKEVIEW WAY REDWOOD CITY, CA 94062



EXISTING



WATER METER OR WATER VALVE BOX

FIRE HYDRANT

TREE - TRUNK DIAMETER IN INCHES
TREE SPECIES IDENTIFICATION: BEST EFFORT,
WE ARE NOT ARBORISTS OR DENDROLOGISTS

TREE WITH MULTIPLE TRUNKS

TREE DRIP LINE POINTS TOWARDS TREE
TRUNKS. TREE DRIP LINES ABOVE
PROPERTY LOCATED AS SHOWN.

TOP OF CURB

FENCE

OVERHEAD WIRES

POWER POLE

SPOT ELEVATION

SANITARY SEWER CLEAN OUT

UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN

IRRIGATION VALVE BOX

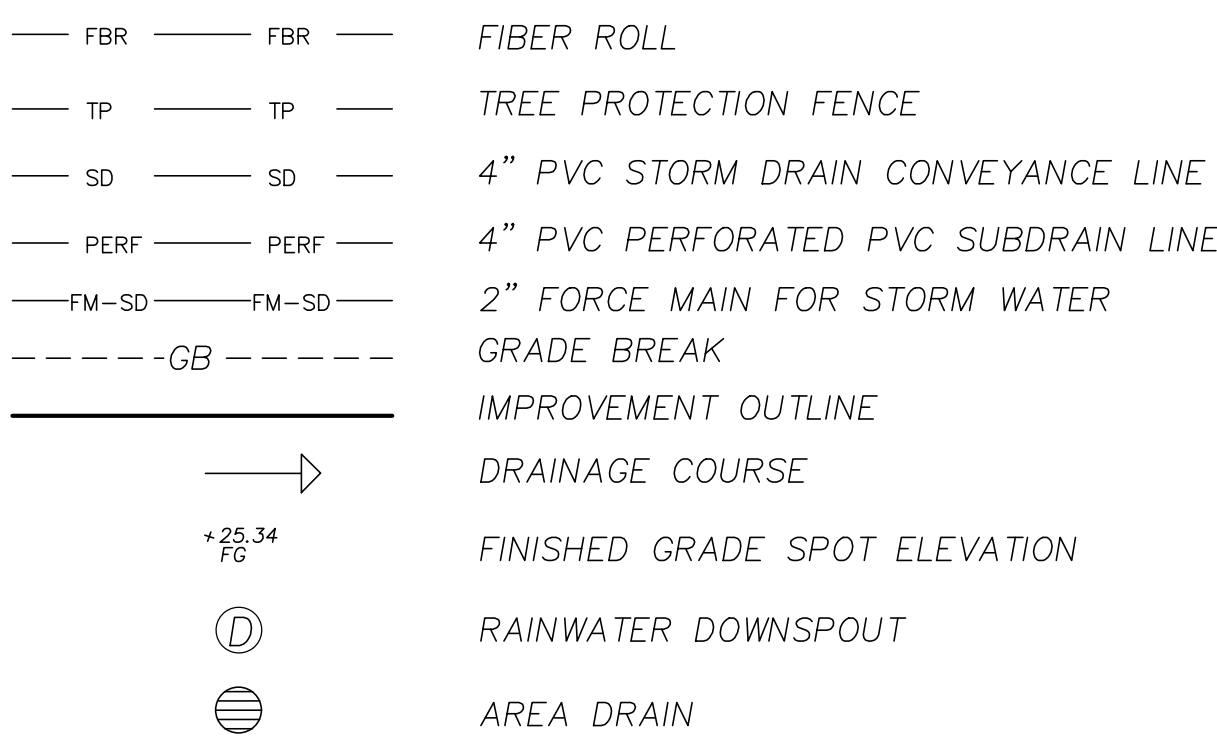
SIGN

POLE ANCHOR

EDGE OF AC PAVING

HANDICAP RAMP OR PARKING

PROPOSED



FIBER ROLL

TREE PROTECTION FENCE

4" PVC STORM DRAIN CONVEYANCE LINE

4" PVC PERFORATED PVC SUBDRAIN LINE

2" FORCE MAIN FOR STORM WATER

GRADE BREAK

IMPROVEMENT OUTLINE

DRAINAGE COURSE

FINISHED GRADE SPOT ELEVATION

RAINWATER DOWNSPOUT

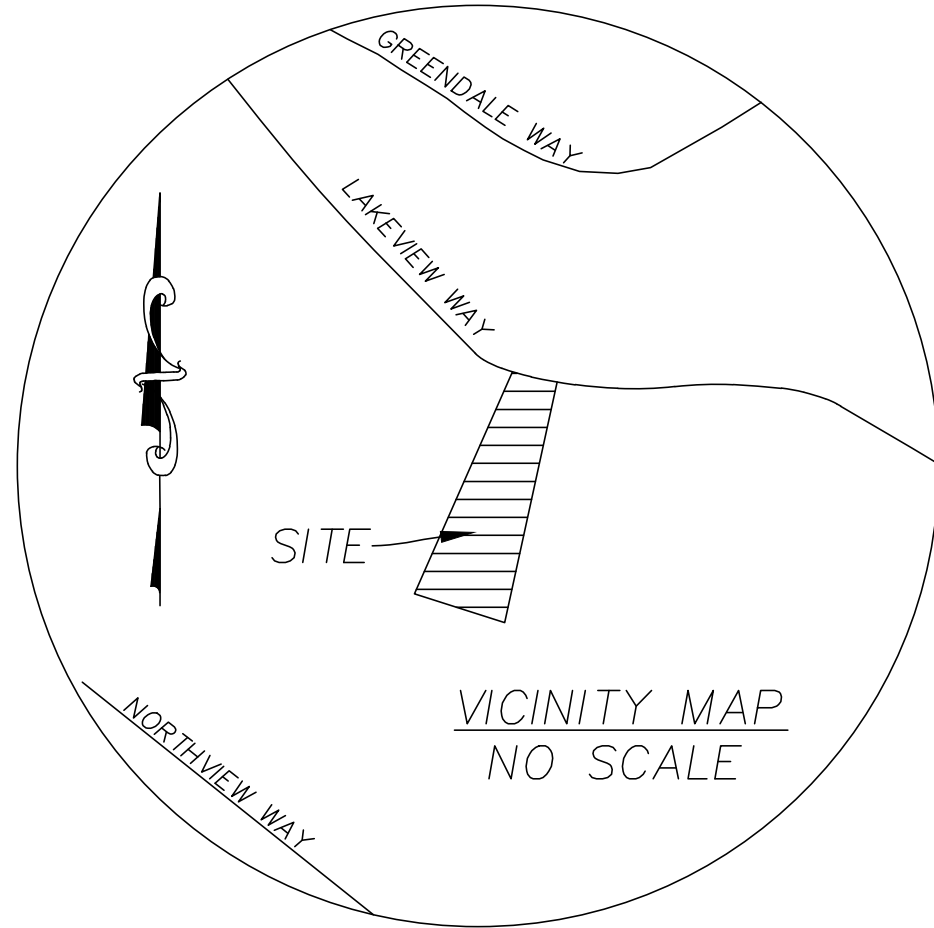
AREA DRAIN

ESTIMATED EARTHWORK QUANTITIES	
CUT (WITHIN BUILDING ENVELOPE)	30 C.Y.
CUT (OUTSIDE BUILDING ENVELOPE)	5 C.Y.
FILL (WITHIN BUILDING ENVELOPE)	0 C.Y.
FILL (OUTSIDE BUILDING ENVELOPE)	15 C.Y.
BALANCE (EXPORT)	20 C.Y.
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.	



ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
COTG	CLEAN OUT TO GRADE
DG	DECOMPOSED GRANITE
TC	TOP OF CURB
FL	FLOW LINE
INV	INVERT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE
FS	FINISHED SURFACE
(E)	EXISTING
(N)	NEW
ELEC.	ELECTRIC
COMM.	COMMUNICATIONS
(TYP.)	TYPICAL



SHEET INDEX

C-1	TITLE SHEET
C-2	GRADING & DRAINAGE PLAN
C-3	SECTIONS
C-4	DETAILS
C-5	DETAILS
C-6	EROSION CONTROL PLAN
C-7	SAN MATEO COUNTY BMPs
C-8	IMPERVIOUS AREAS EXHIBIT
C-9	DRAINAGE MANAGEMENT AREAS

PROJECT CONSULTANTS

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SCALE	1" = 10'
DATE	11-23-2024
JOB#	5497
APN	057-131-060

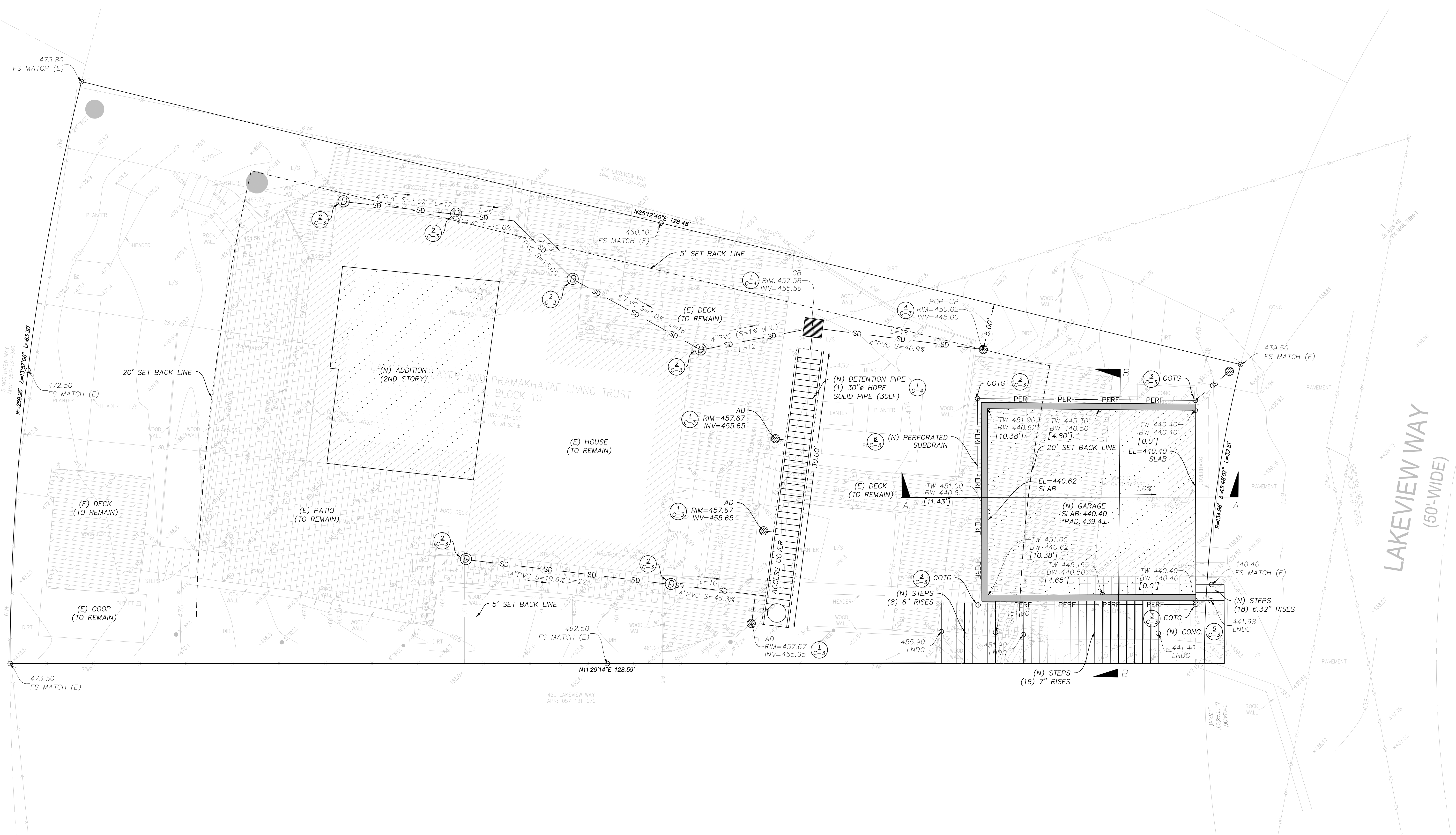
NEW ADDITION
416 LAKEVIEW WAY
REDWOOD CITY, CA 94062
UNINCORPORATED SAN MATEO COUNTY



SHEET NUMBER

C-1

GRADING & DRAINAGE PLAN



GRADING NOTES:

1. CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES OR LESS THAN 2 INCHES VERTICAL FROM CONCRETE STEPS, PORCHES, WALKS TO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. [C.B.C. 2304.12.1.5]
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT ALLOW WATER TO POND. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%); OR WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET (5%), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [C.B.C. 1804A.4]
3. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF (2%) AWAY FROM THE BUILDING. [C.B.C. 1804A.4]
4. IMPORT SOILS SHALL MEET THE REQUIREMENTS OF THE SOILS REPORT. ALL FILL SHALL BE COMPACTED PER THE SOILS REPORT AND THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

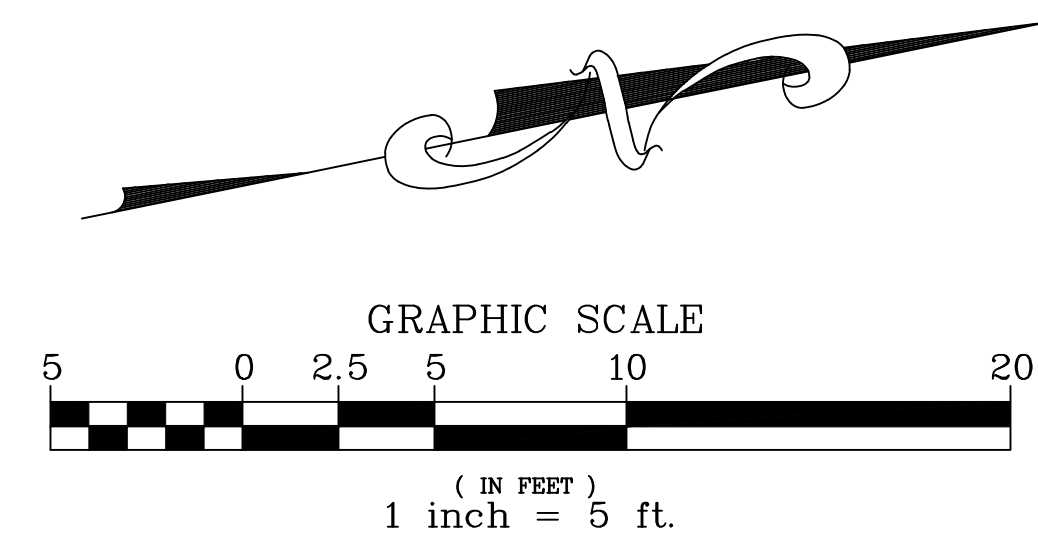
INSPECTIONS REQUIRED

NOTIFICATIONS REQUIRED
THE COUNTY OF SAN MATEO
REQUIRES ALL STORMWATER
MANAGEMENT FEATURES TO BE
INSPECTED BY THE PROJECT CIVIL
ENGINEER DURING CONSTRUCTION.
CONTACT WITH 48-HR ADVANCED
NOTICE FOR INSPECTIONS:
L. Wade Hammond
wade@whlandsurveyor.com
(530)409-9332

NOTE

NOTE:
**ALL WORK CONDUCTED IN THE
PUBLIC RIGHT-OF-WAY REQUIRES A
SEPARATE ENCROACHMENT PERMIT
FROM THE DEPARTMENT OF PUBLIC
WORKS.**

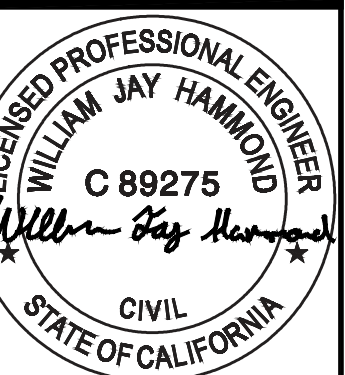
*BUILDING PAD: ADJUST BUILDING PAD
ELEVATION AS REQUIRED PER
STRUCTURAL/ARCHITECTURAL PLANS.



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SCALE	1 = 5
DATE	11-23-2024
JOB#	5497
APN	057-131-060

NEW ADDITION
416 LAKEVIEW WAY
REDWOOD CITY, CA 94062
 UNINCORPORATED SAN MATEO COUNTY

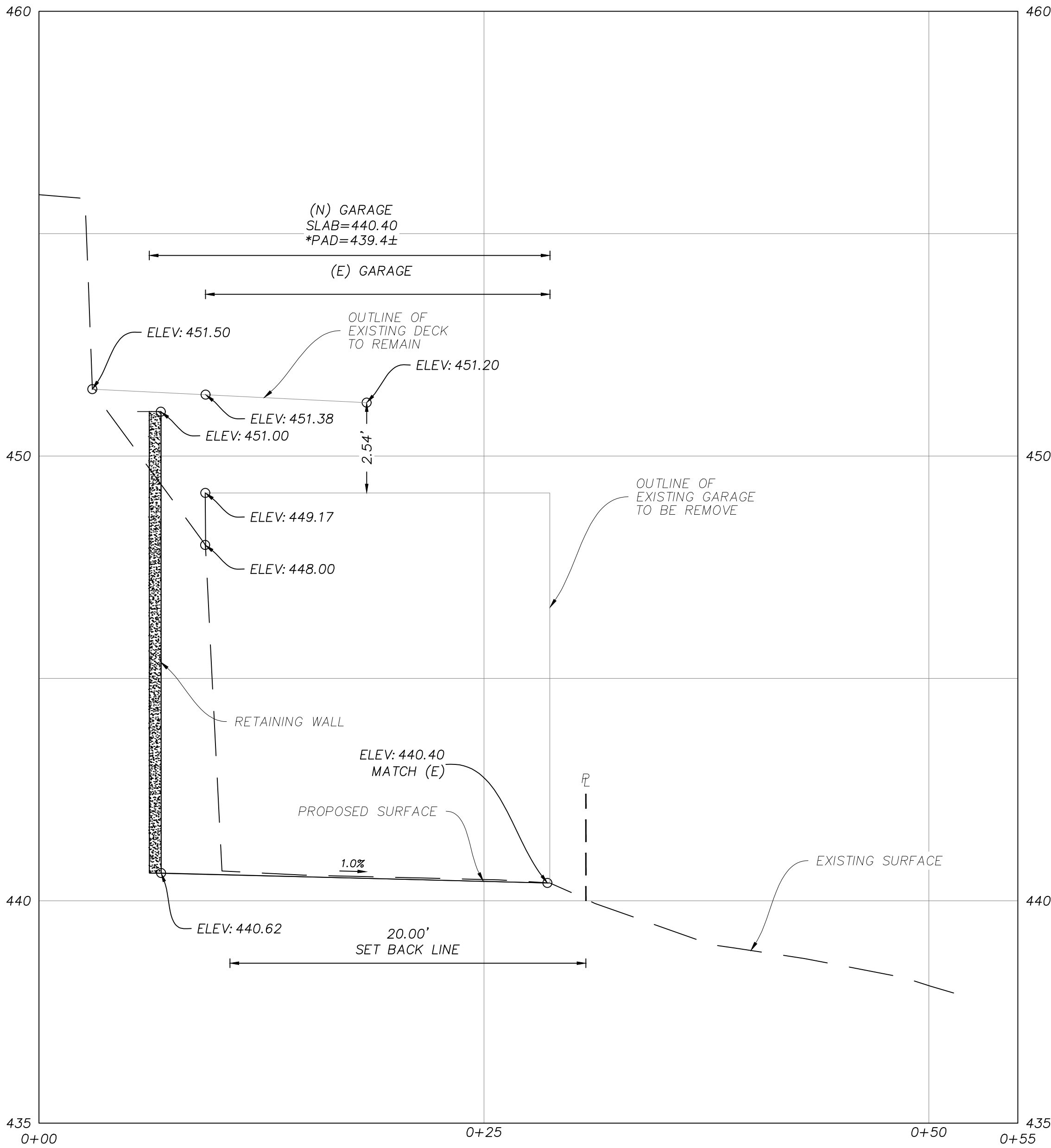


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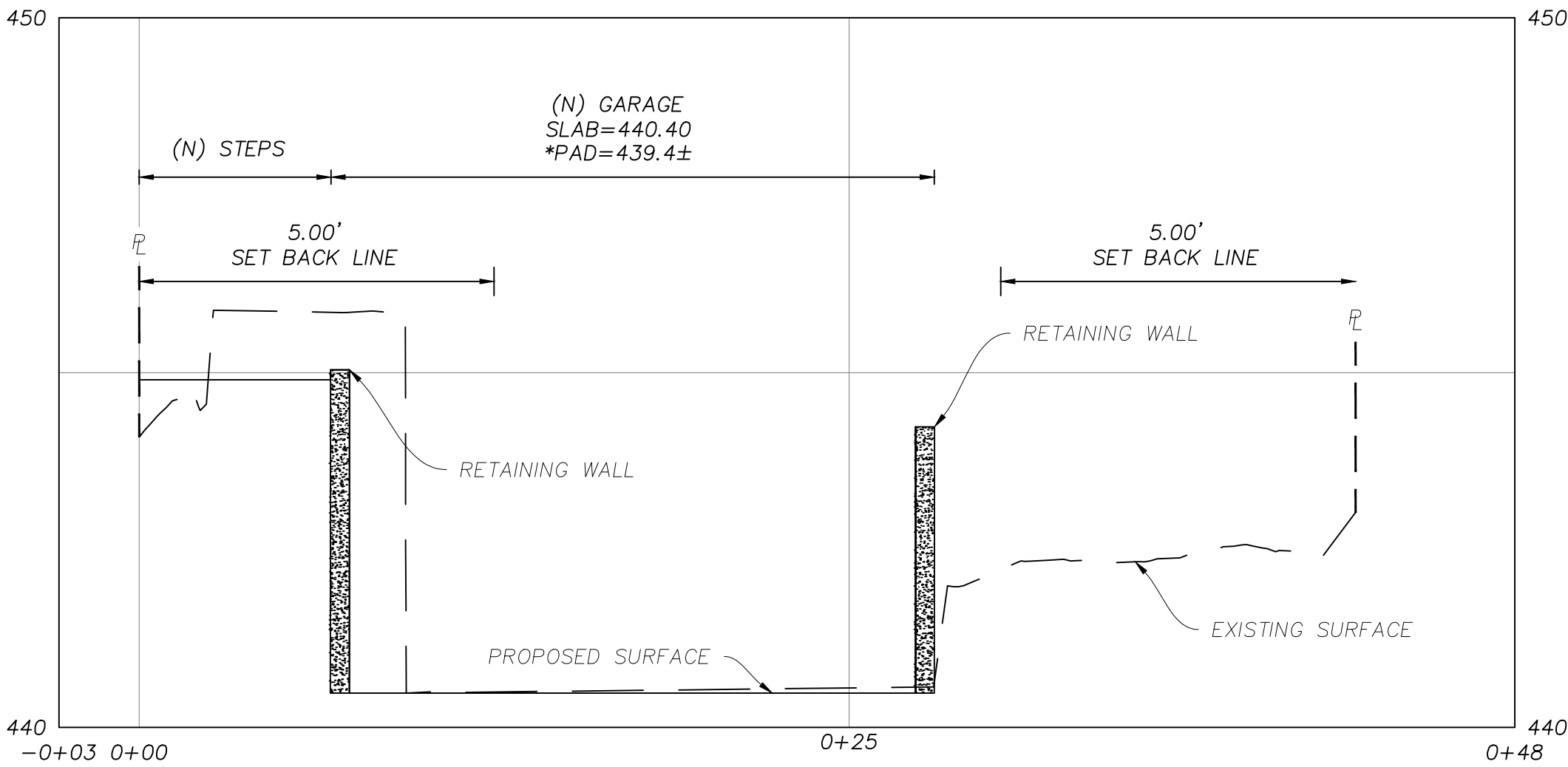
C-2

OF 9

SECTION



SECTION A-A
HORIZONTAL SCALE: 1"=5'
VERTICAL SCALE: 1"=2'



SECTION B-B
HORIZONTAL SCALE: 1"=5'
VERTICAL SCALE: 1"=2'

SCALE	AS SHOW
DATE	11-23-2024
JOB#	5497
APN	057-131-060

NEW ADDITION
416 LAKEVIEW WAY
REDWOOD CITY, CA 94062
UNINCORPORATED SAN MATEO COUNTY

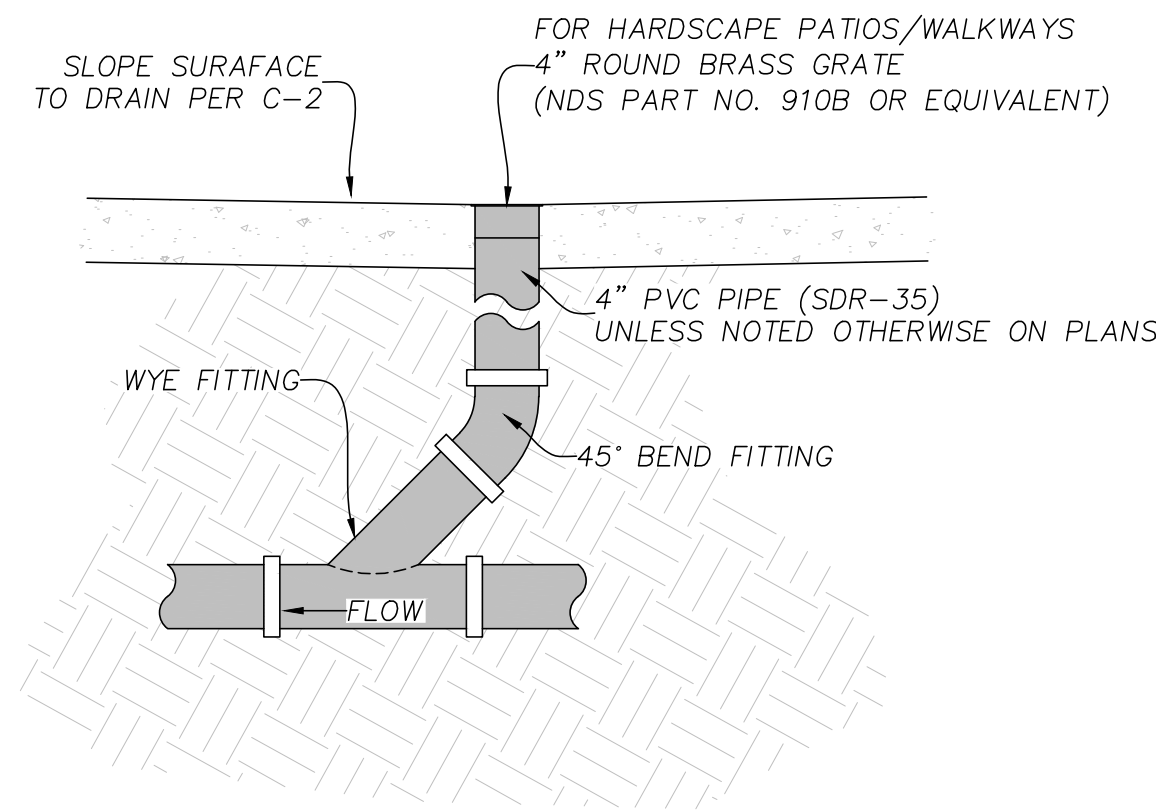


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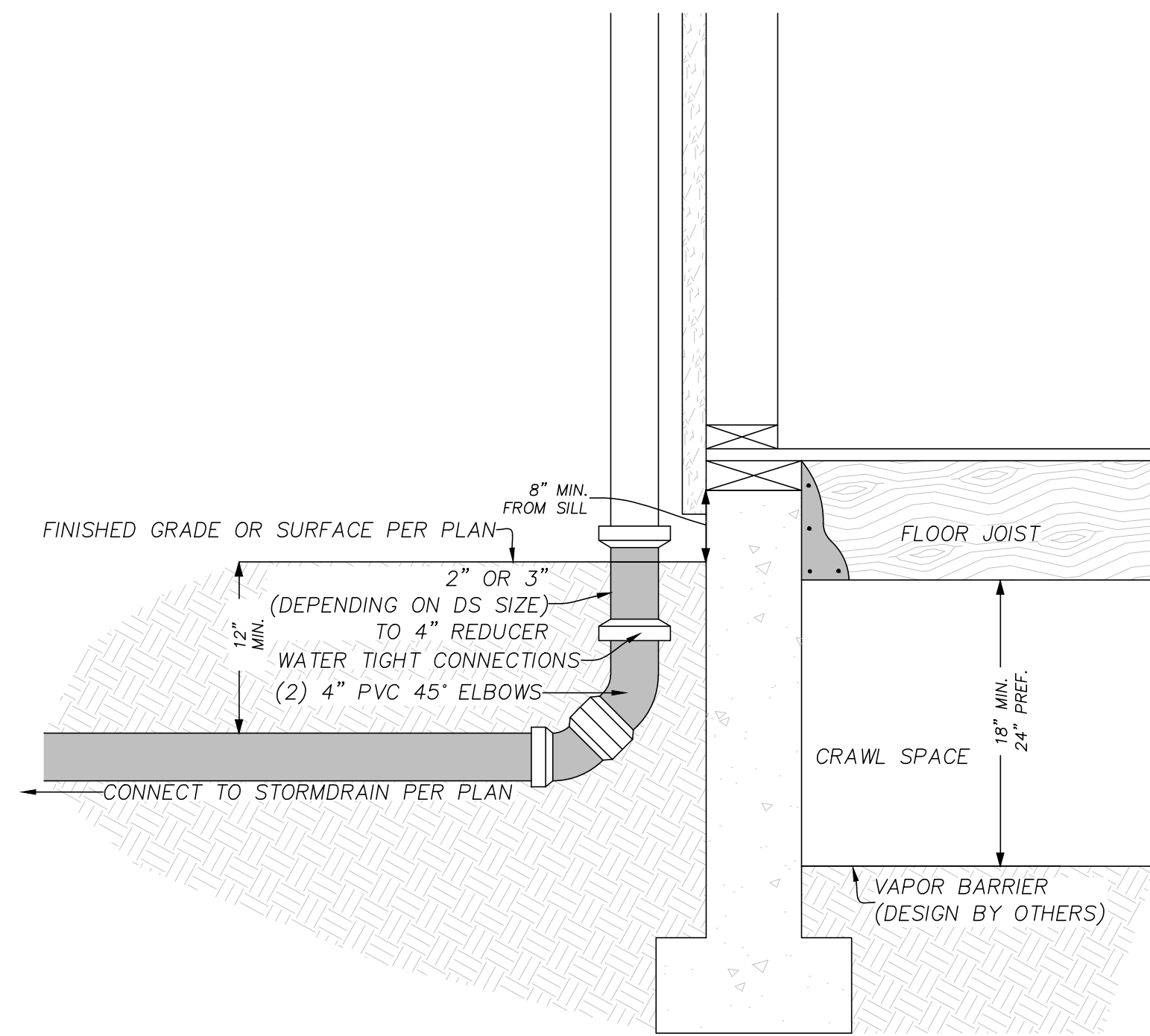
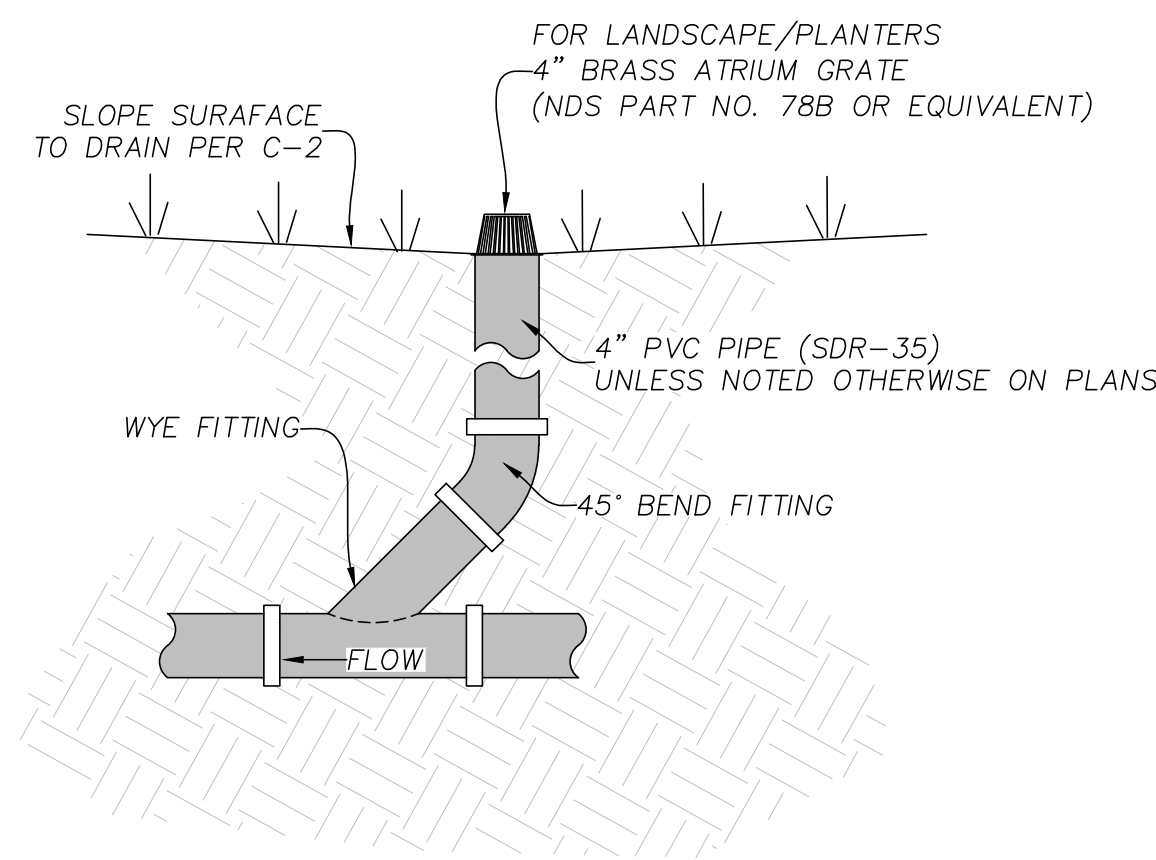
C-3

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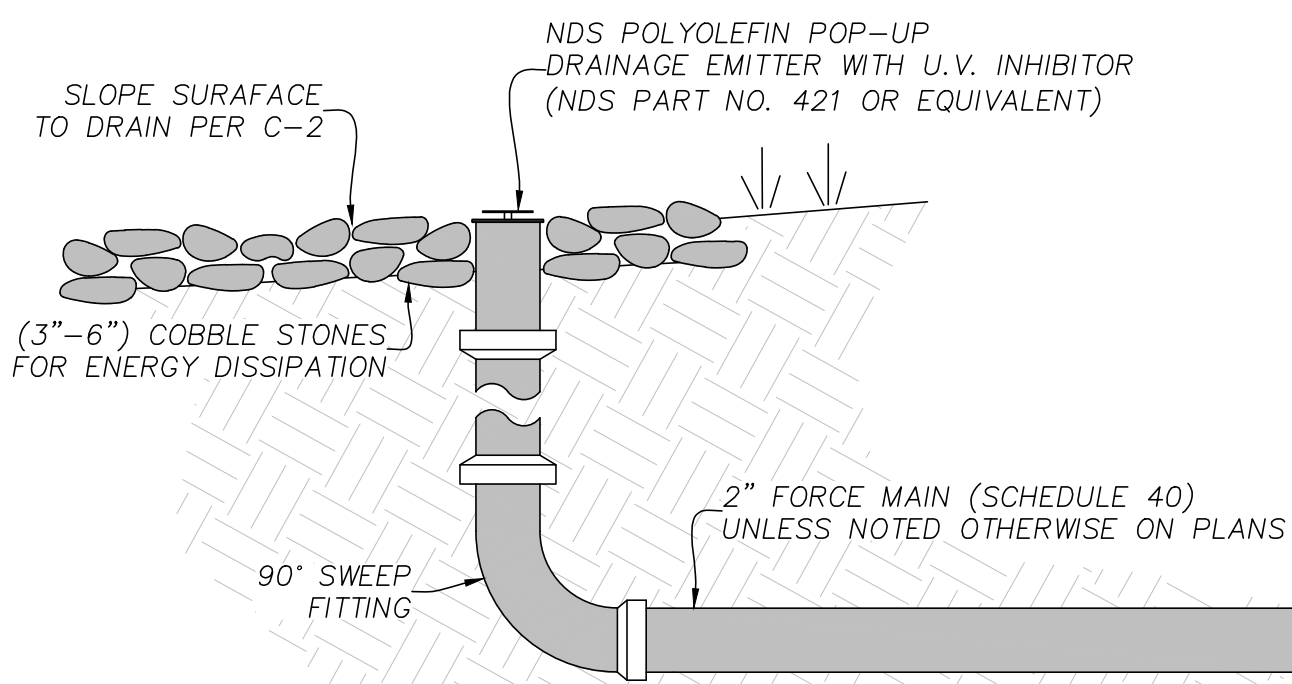
DETAILS



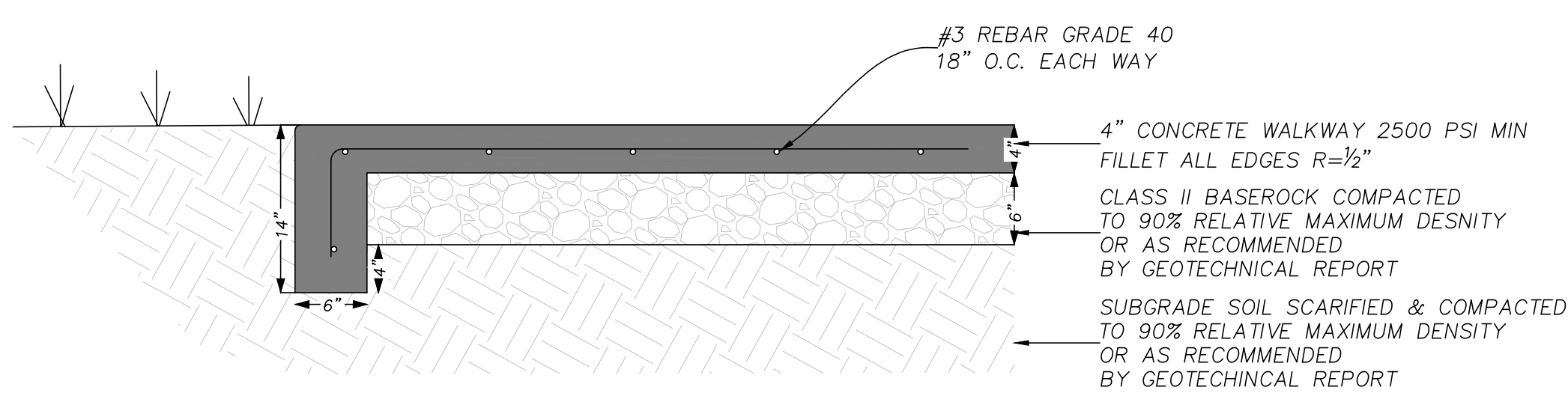
1 AREA DRAIN
NOT TO SCALE



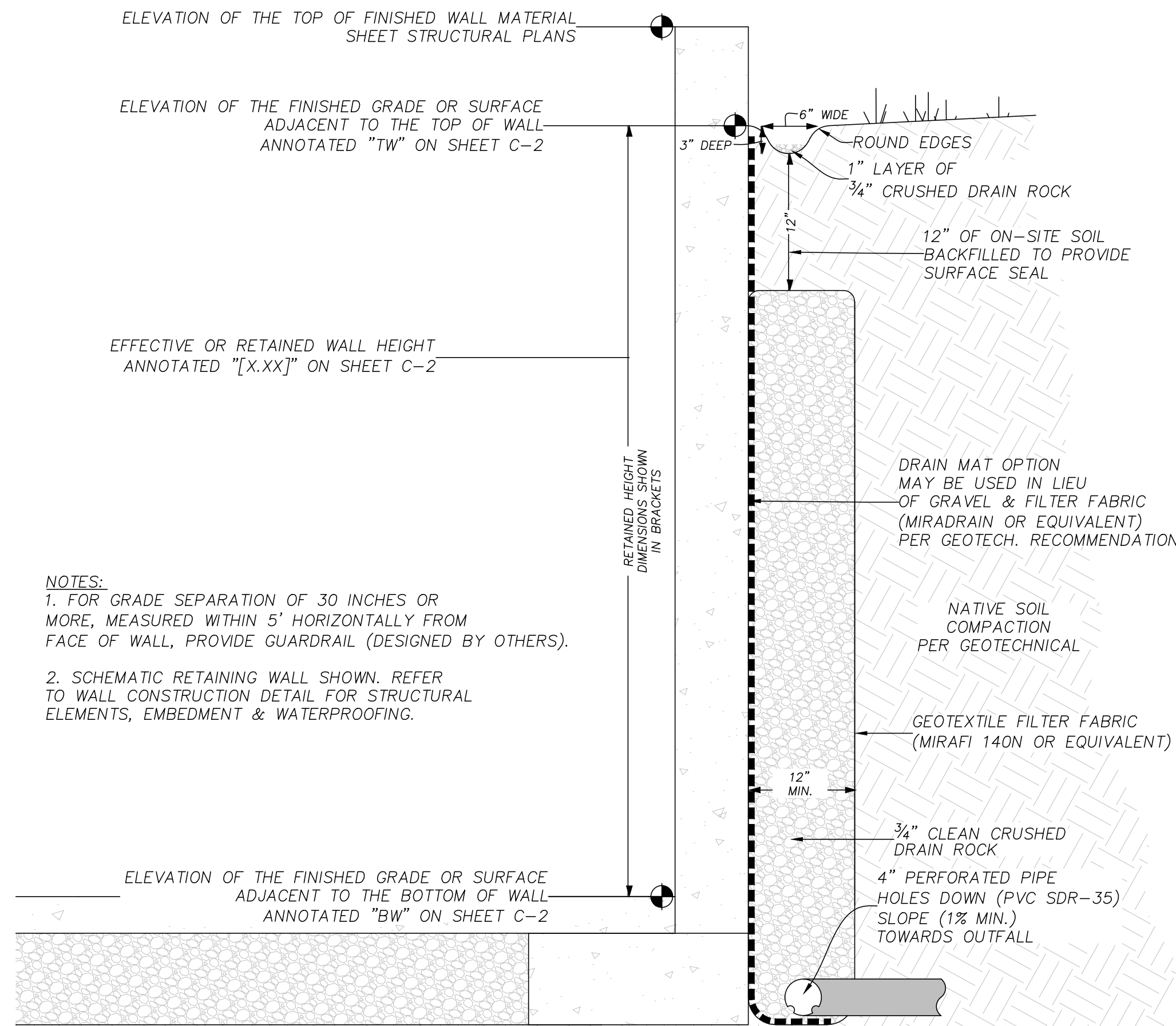
3 CLEANOUT TO GRADE
NOT TO SCALE



4 POP-UP EMITTER
NOT TO SCALE



5 CONCRETE PATIO
NOT TO SCALE

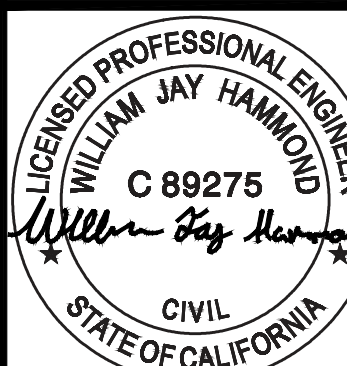


6 PERFORATED SUBDRAIN
NOT TO SCALE

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DATE 11-23-2024
JOB# 5497
APN 057-131-060

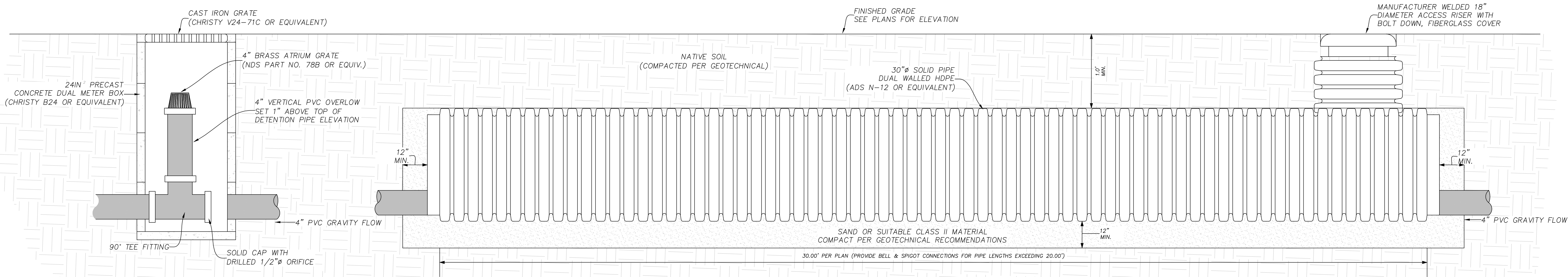
NEW ADDITION
416 LAKEVIEW WAY
REDWOOD CITY, CA 94062
UNINCORPORATED SAN MATEO COUNTY



SHEET NUMBER

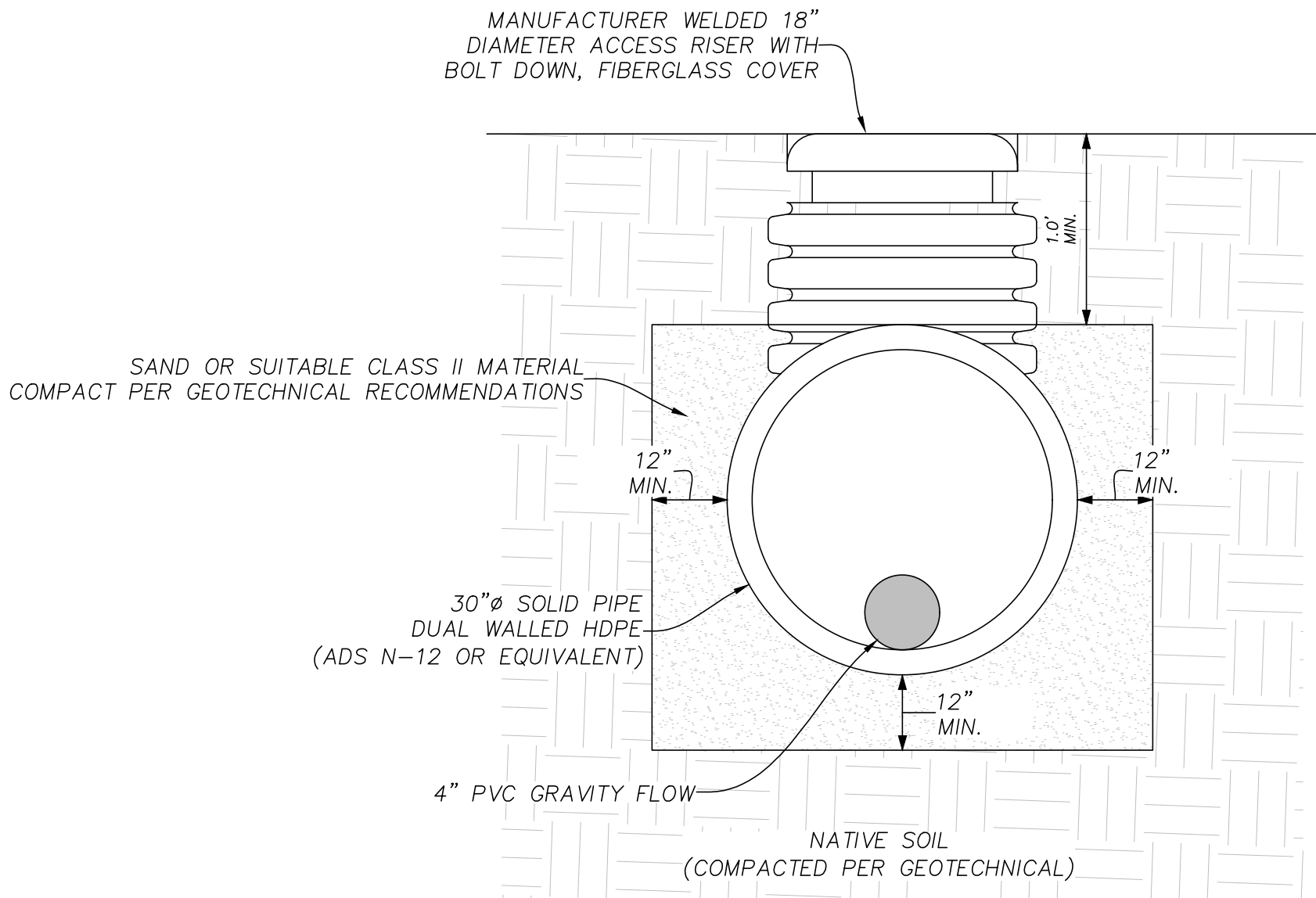
C-4

DETAILS



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.



1 STORAGE PIPE DETENTION SYSTEM & RESTRICTED DISCHARGE ORIFICE
NOT TO SCALE

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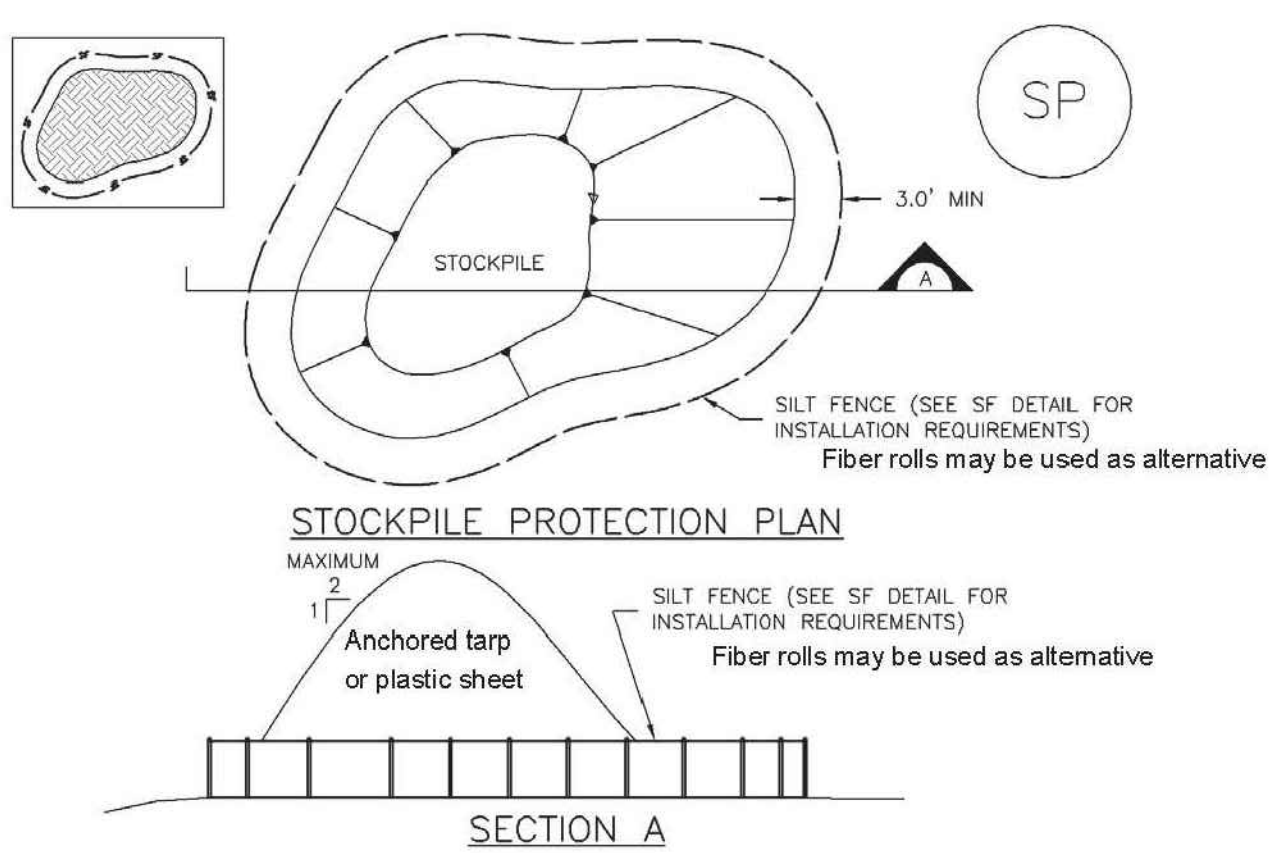
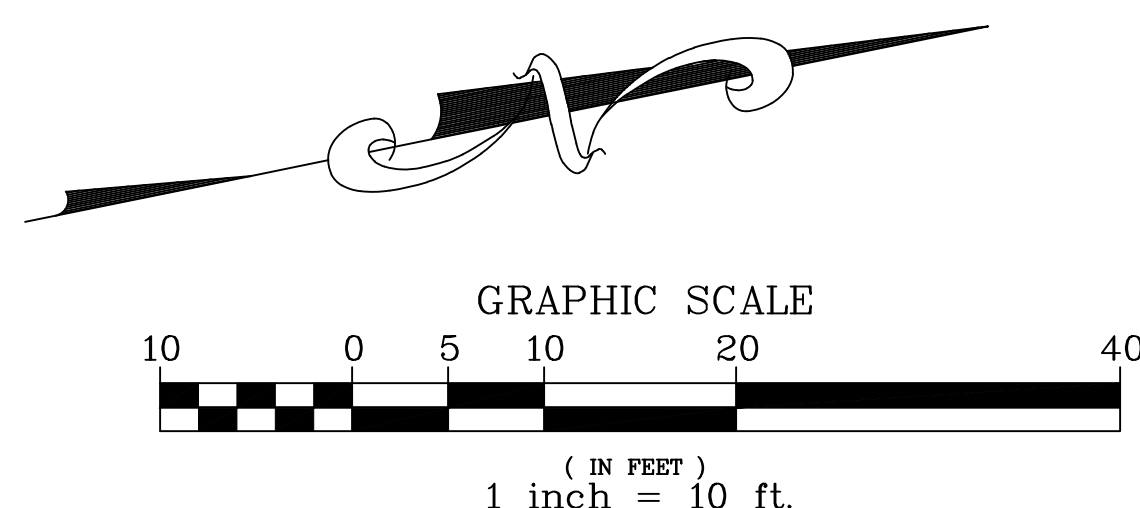
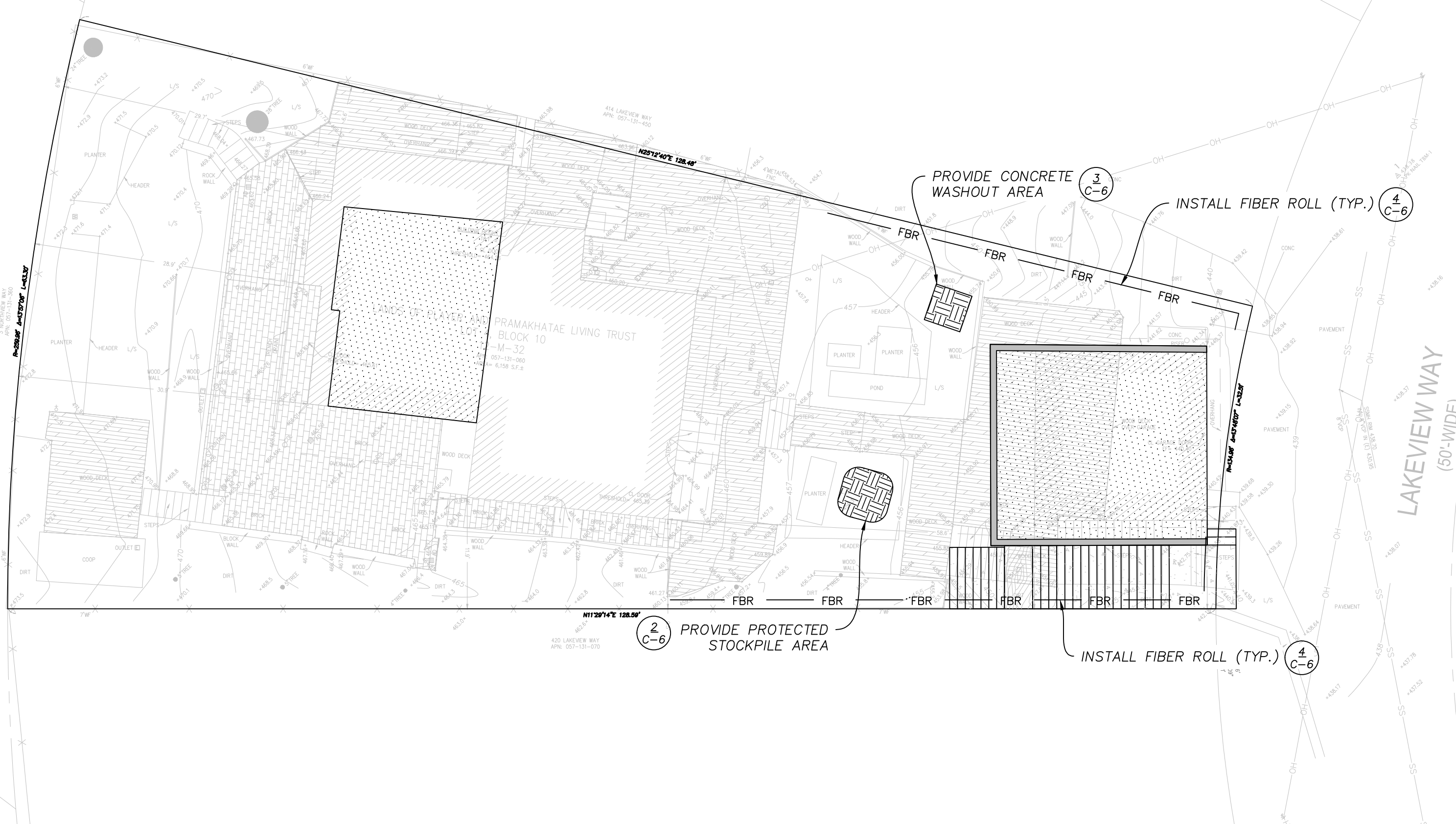
NEW ADDITION
416 LAKEVIEW WAY
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UNINCORPORATED
SAN MATEO COUNTY



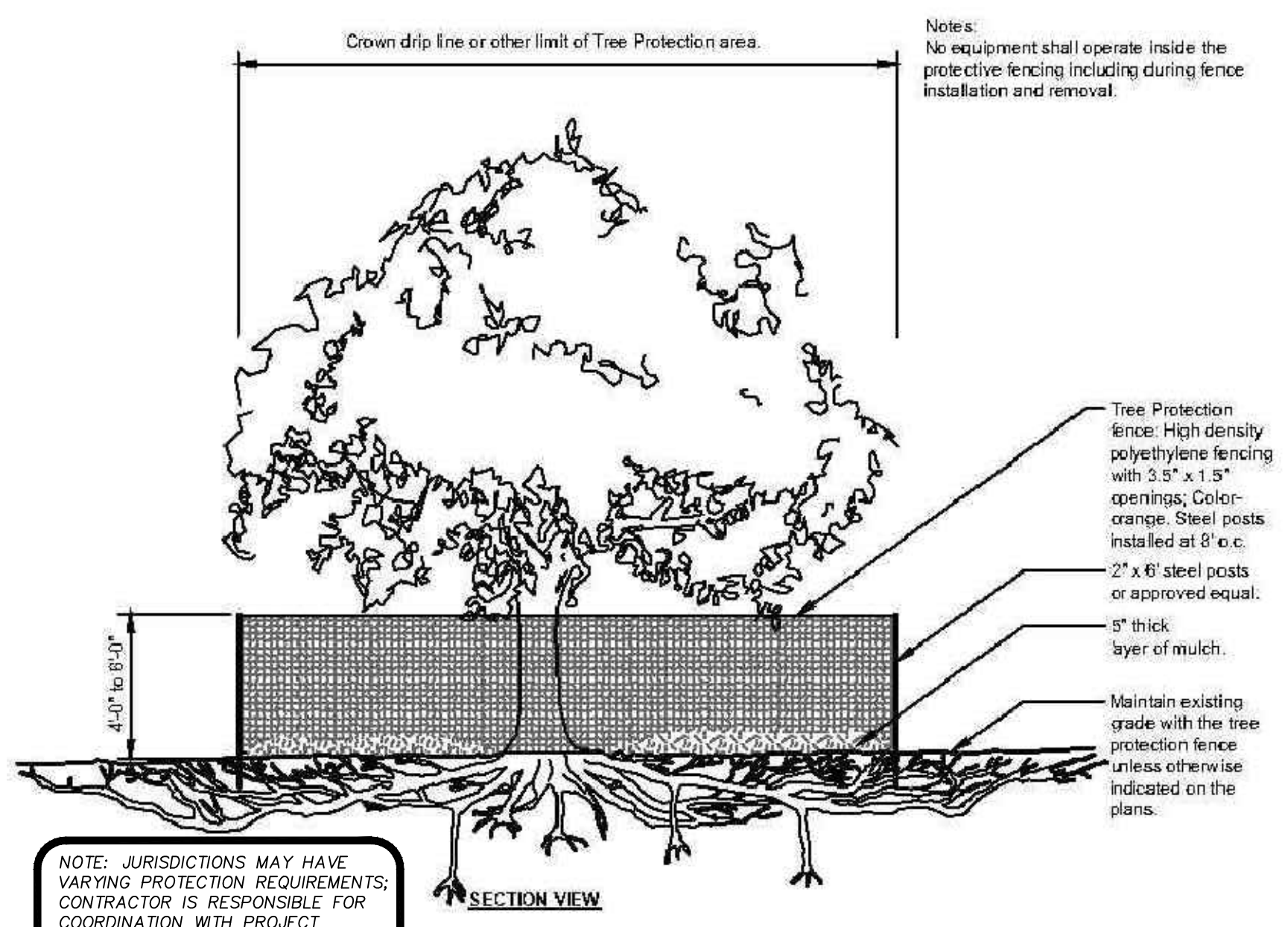
SHEET NUMBER

C-5

EROSION CONTROL PLAN

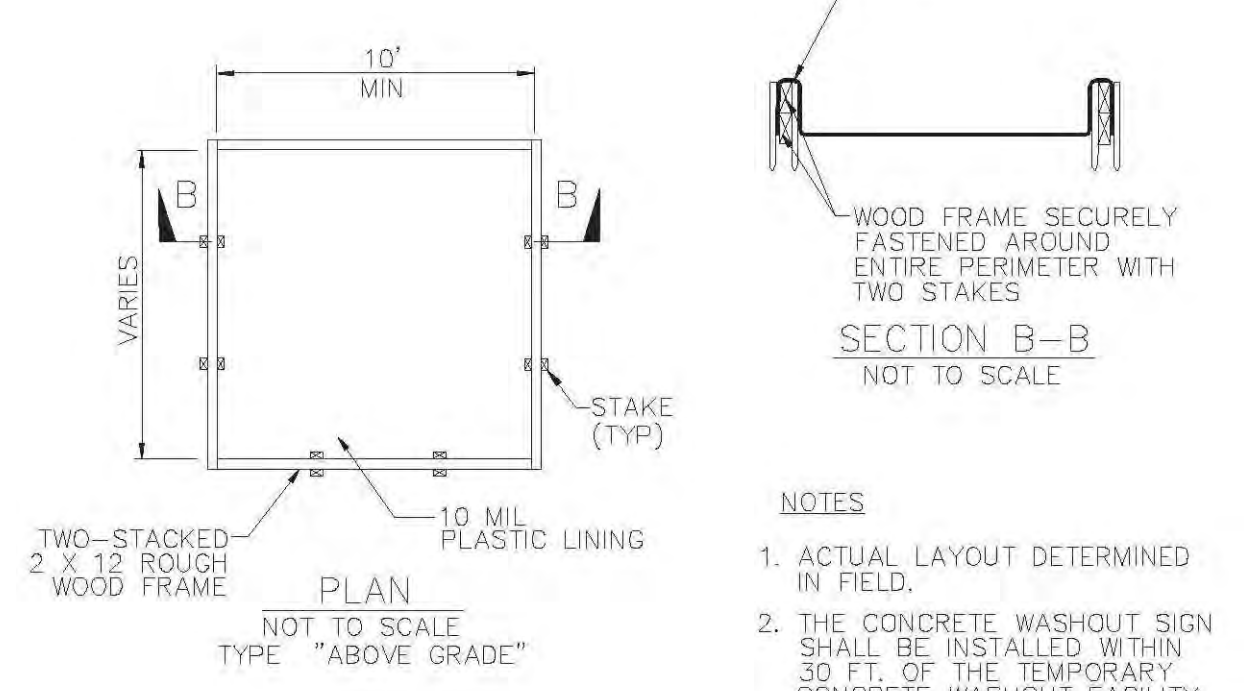
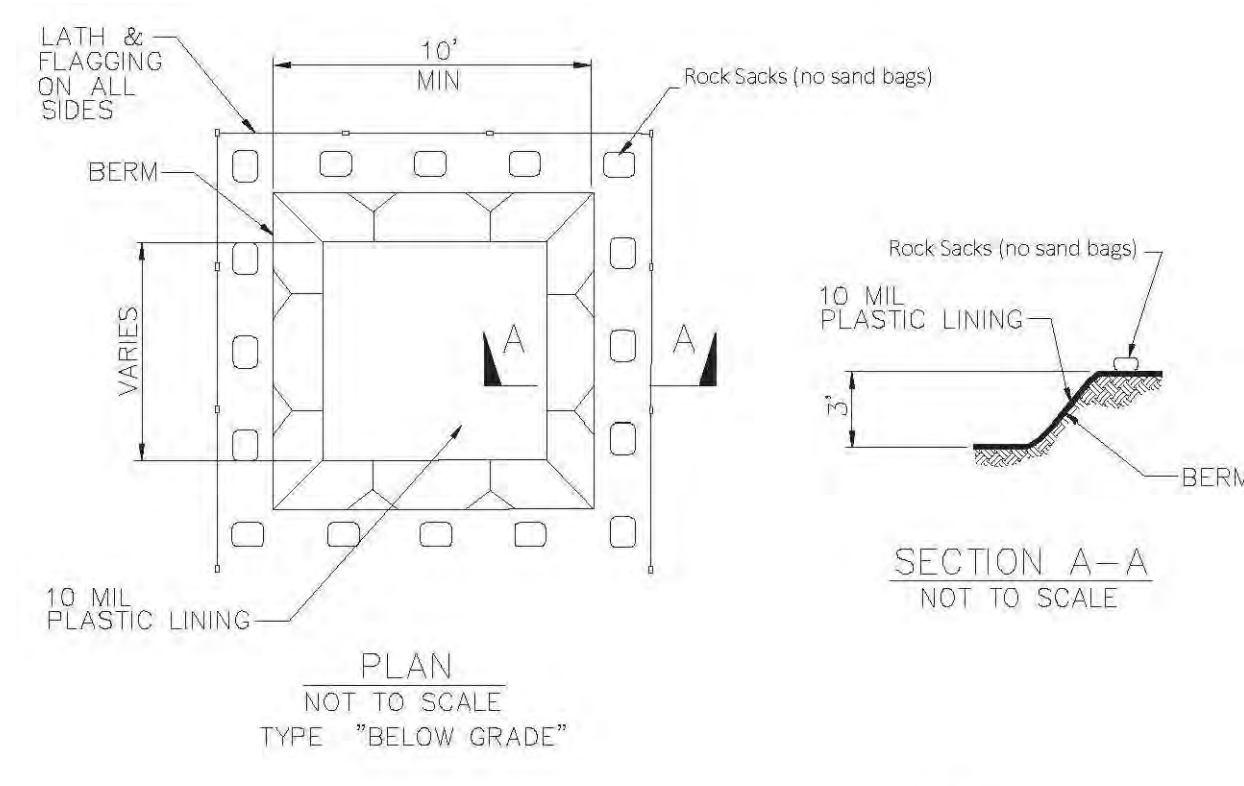


2 STOCKPILE PROTECTION NOT TO SCALE



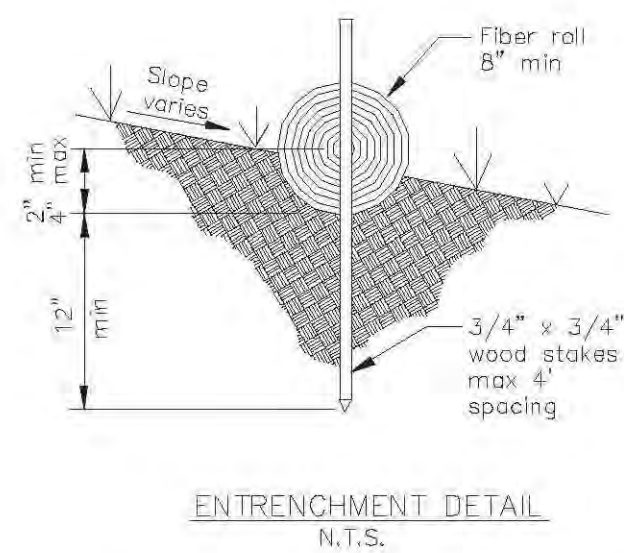
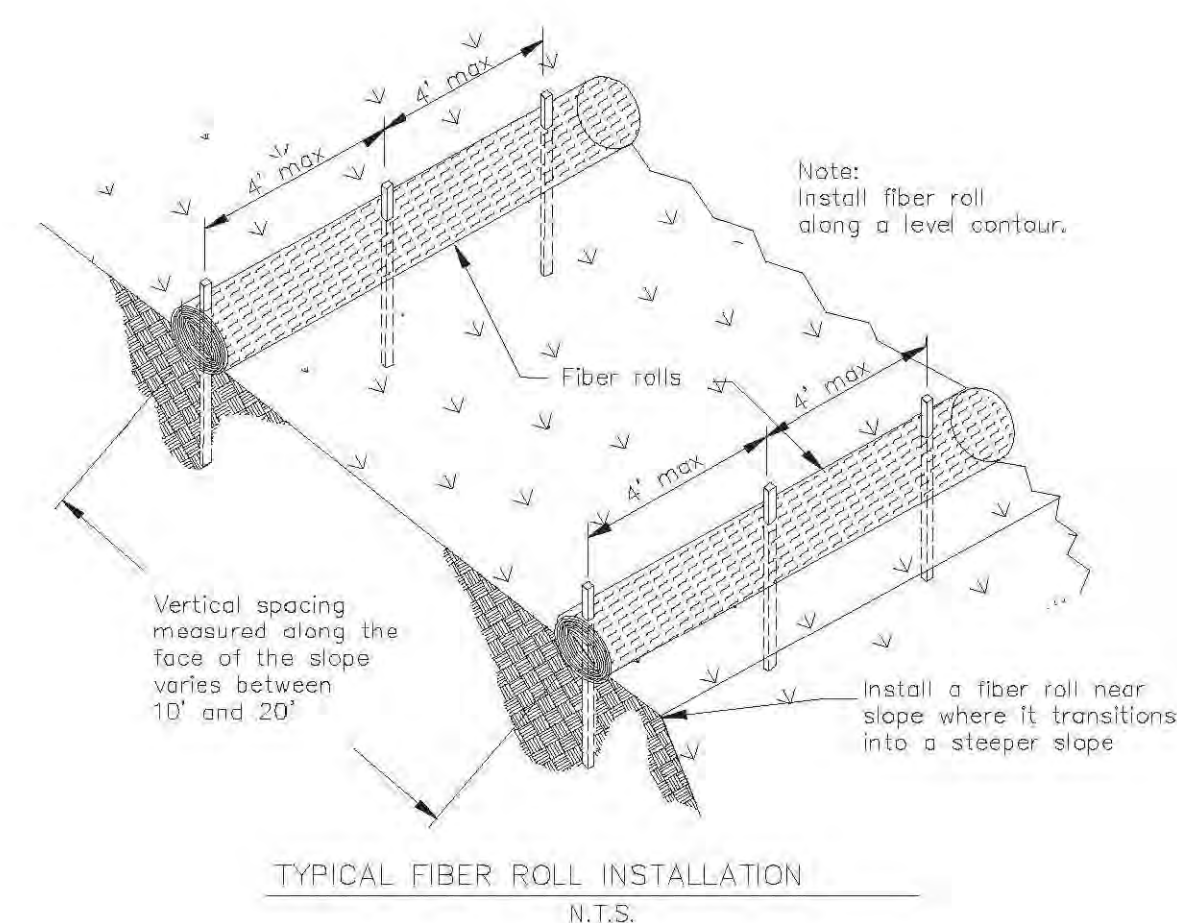
NOTE: JURISDICTIONS MAY HAVE VARYING PROTECTION REQUIREMENTS; CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH PROJECT INSPECTOR TO ENSURE LOCAL REGULATIONS ARE FOLLOWED.

1 TREE PROTECTION NOT TO SCALE



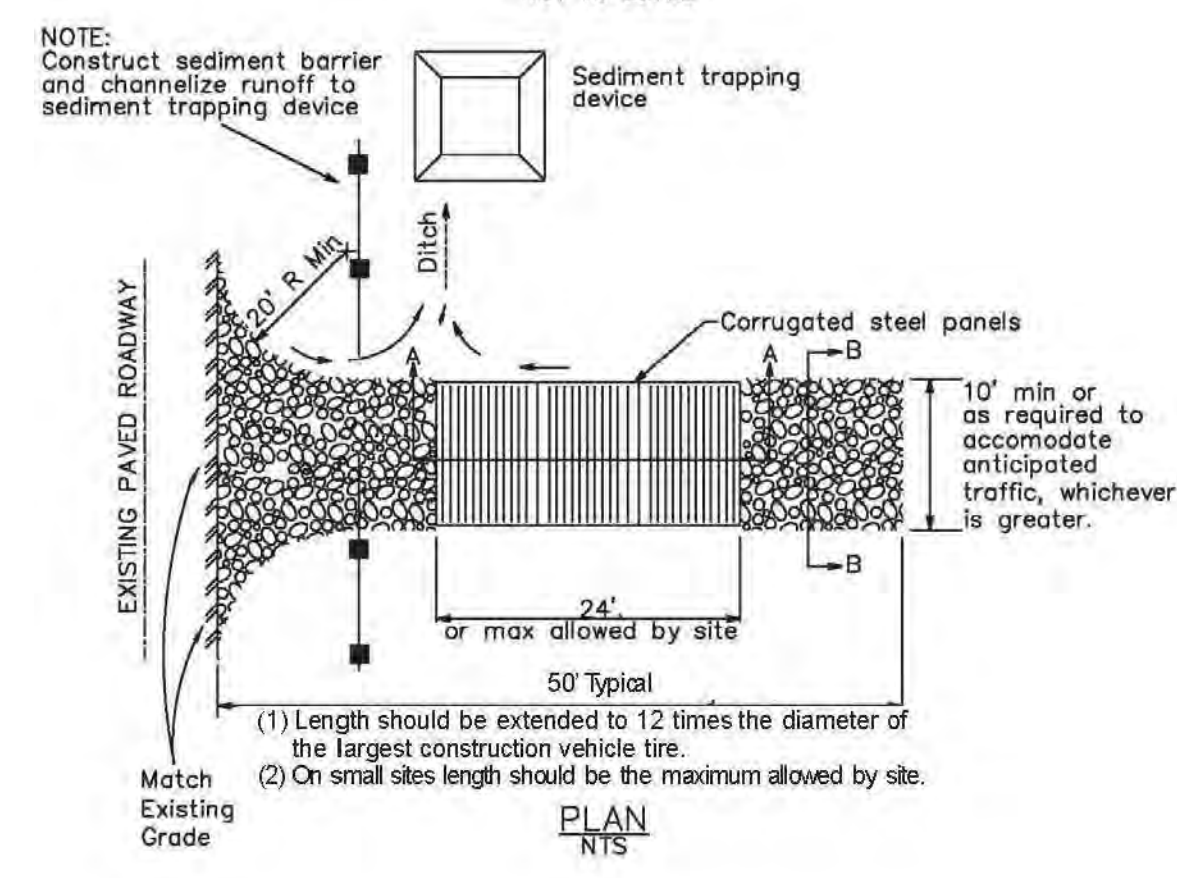
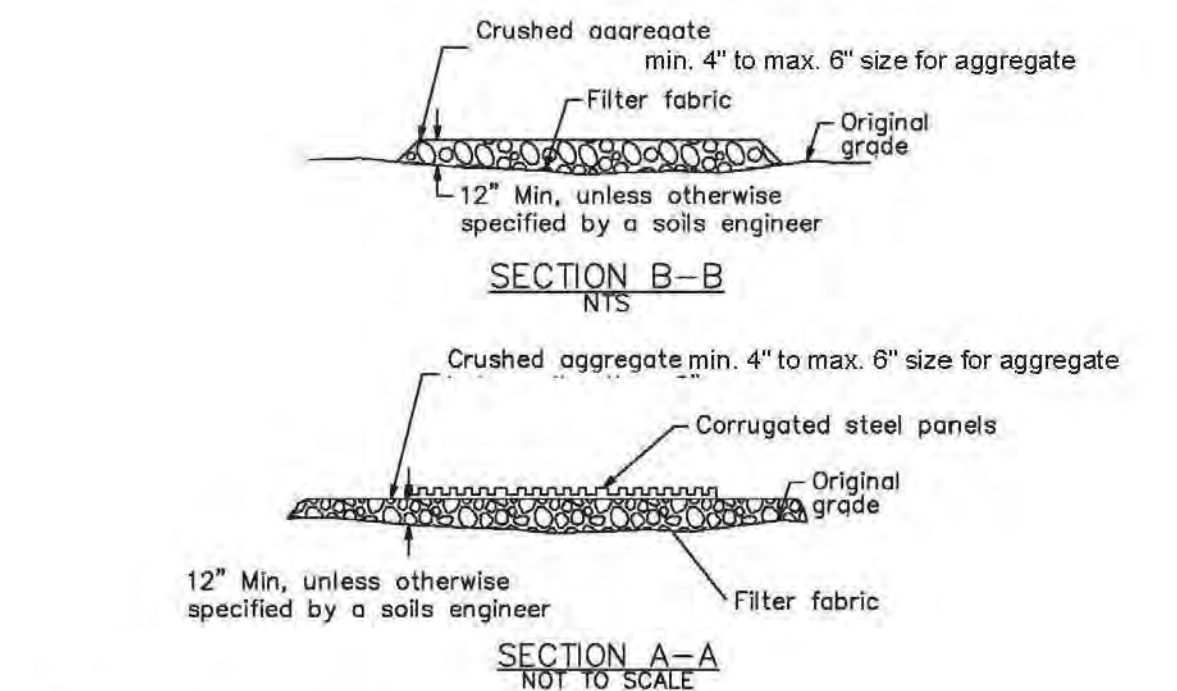
NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 CONCRETE WASHOUT NOT TO SCALE



NOTES
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

4 FIBER ROLL NOT TO SCALE



5 CONSTRUCTION ENTRANCE NOT TO SCALE

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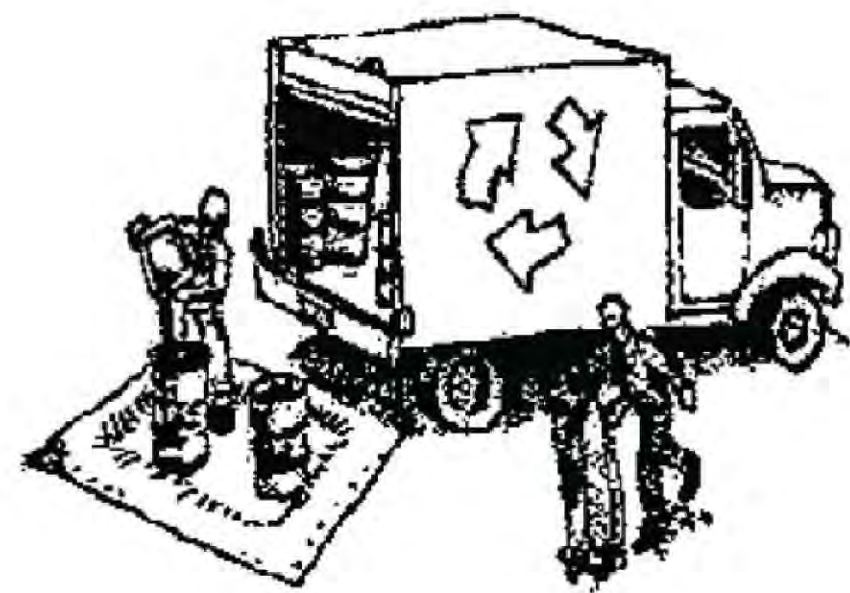
SHEET NUMBER

C-6

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



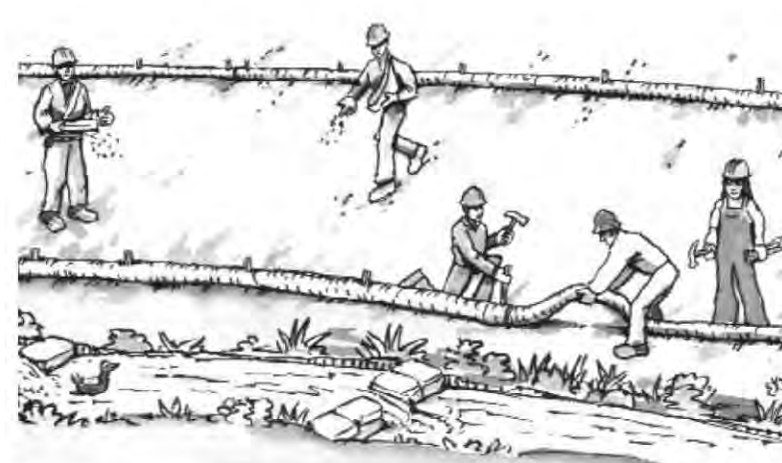
Maintenance and Parking

- ☐ 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



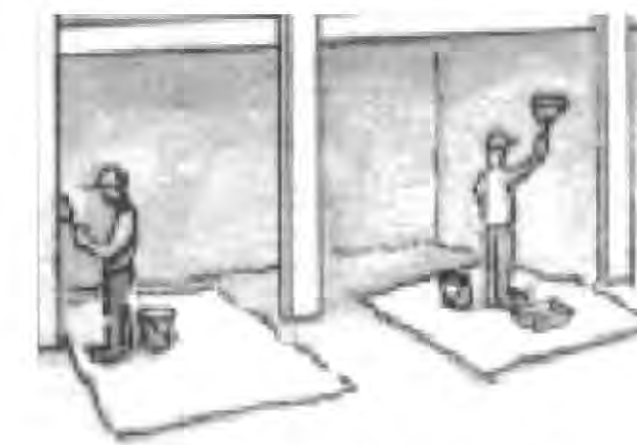
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

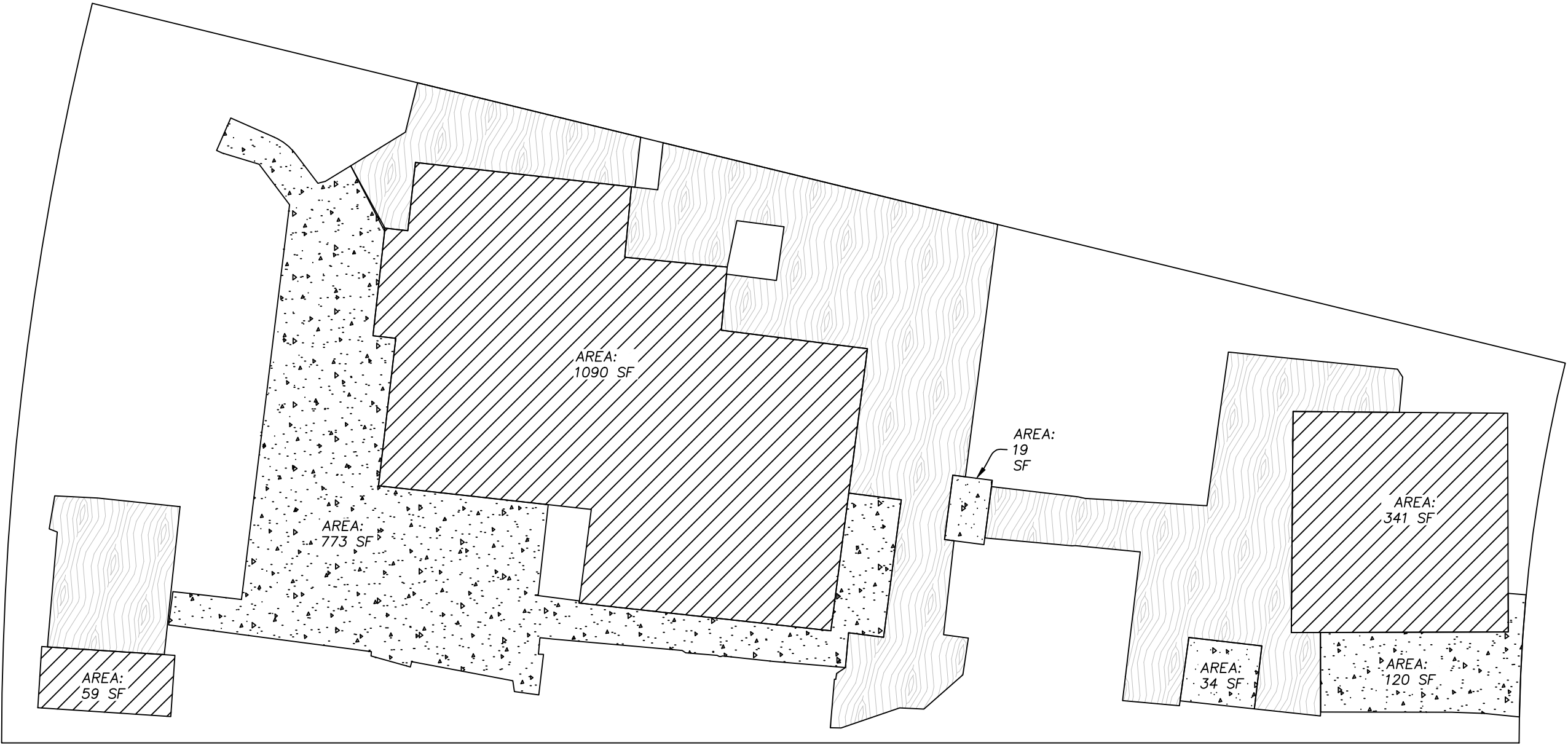
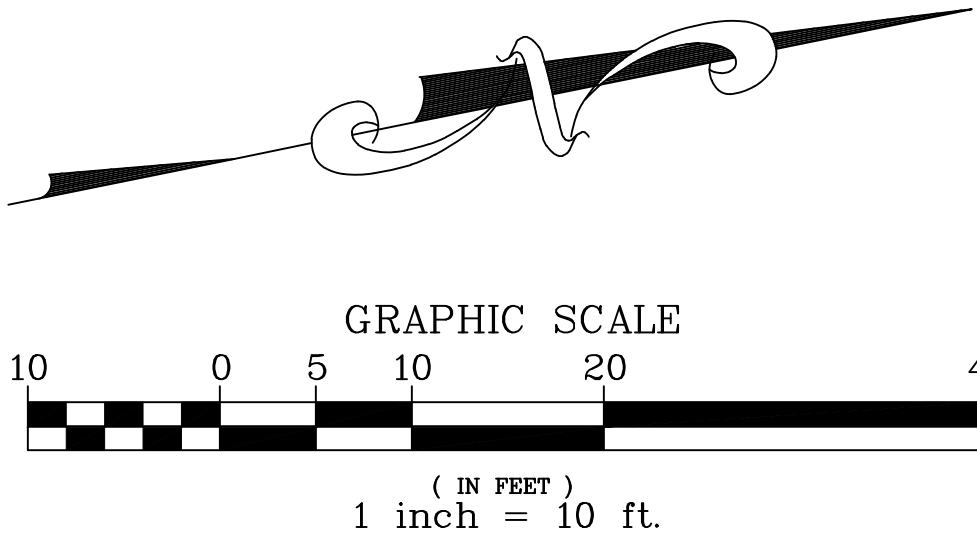
Dewatering



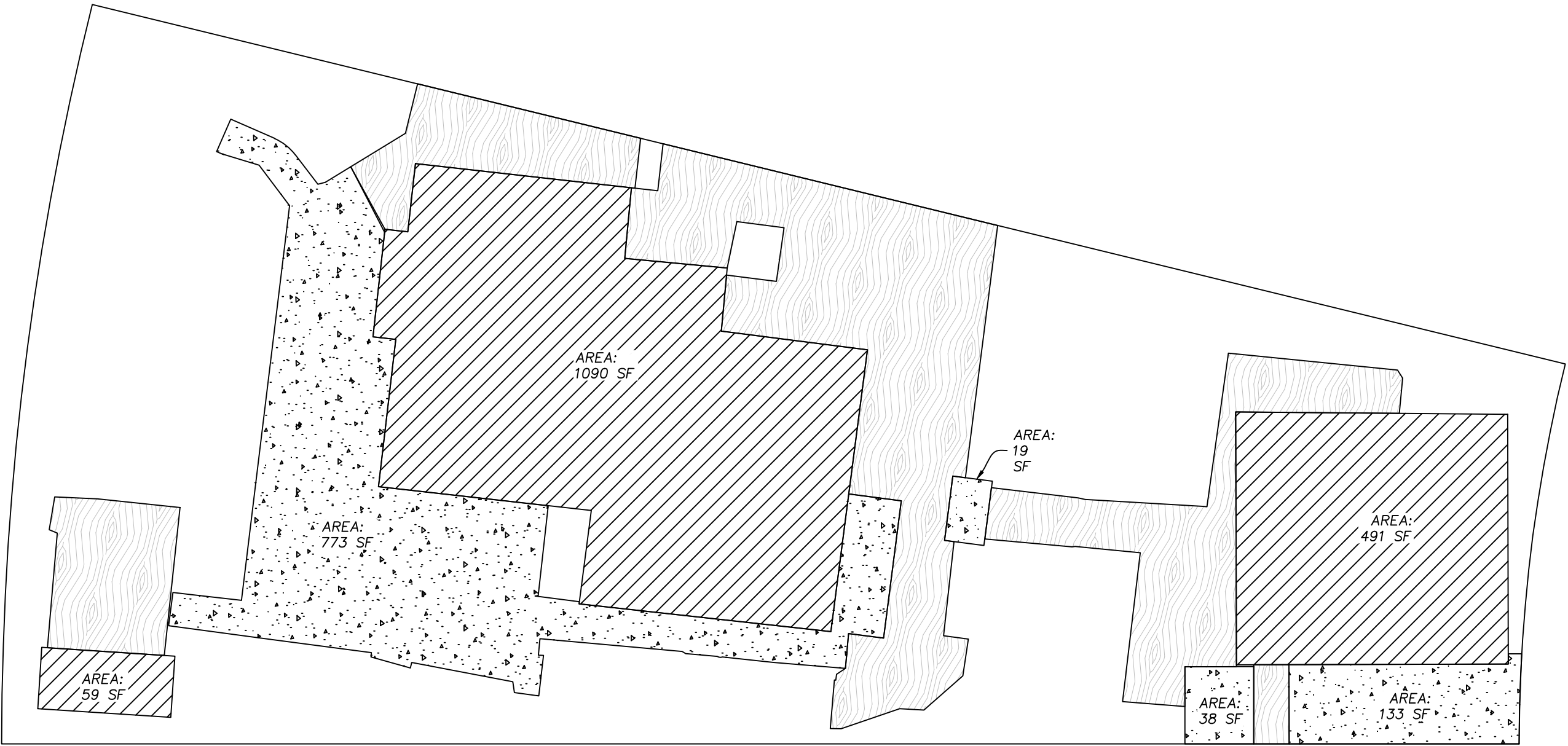
- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from 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!

IMPERVIOUS AREAS EXHIBIT

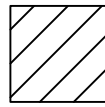


PRE-CONSTRUCTION



POST-CONSTRUCTION

HATCH LEGEND

-  BUILDING/ROOF
-  BRICK/CONCRETE
-  WOOD DECK
(NOT COUNTED AS IMPERVIOUS)

IMPERVIOUS SURFACE AREAS	
TOTAL PROPERTY AREA	6,158 FT ²
IMPERVIOUS AREAS	
PRE-CONSTRUCTION	2,436 FT ²
POST-CONSTRUCTION	2,603 FT ²
NET CHANGE	+166 FT ²

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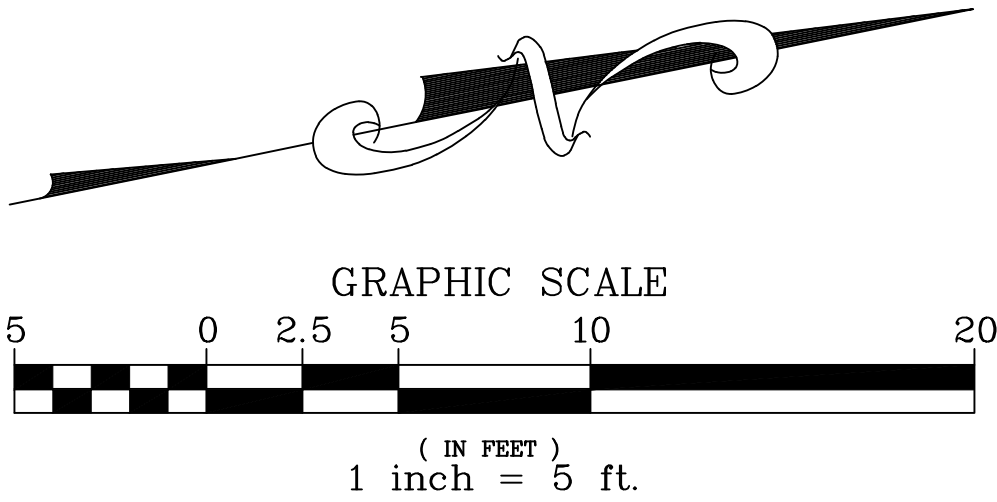
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416 LAKEVIEW WAY
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SHEET NUMBER

C-8

DRAINAGE MANAGEMENT AREAS



DRAINAGE MANAGEMENT AREAS			
	IMPERVIOUS	LANDSCAPE	TOTAL
DMA #1	1,941 FT ²	2,481 FT ²	4,422 FT ²
DMA #2	662 FT ²	1,074 FT ²	1,736 FT ²
TOTAL	2,603 FT ²	3,555 FT ²	6,158 FT ²

HATCH LEGEND

- BUILDING/ROOF
- BRICK/CONCRETE
- WOOD DECK
(NOT COUNTED AS IMPERVIOUS)

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C-9