

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** October 16, 2025

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Use Permit, pursuant to Section 8.392.110 of the San Mateo County Ordinance Code, to permit construction of a detached Accessory Dwelling Unit within the front yard setback of the property located at 35 Aqua Vista Court in the unincorporated Emerald Lake Hills area of San Mateo County.

County File Number: PLN2025-00077 (Vargas)

**PROPOSAL**

The applicant is seeking a Use Permit to allow construction of a detached 985 sq. ft. Accessory Dwelling Unit (ADU) adjacent to an existing 4,490 sq. ft. single-family residence on an irregularly shaped two-acre parcel at 35 Aqua Vista Court in the Emerald Lake Hills neighborhood. The proposed two-bedroom, one and a half-bathroom ADU would be set back 6 feet from the primary residence and 10 feet from the northern property line. The Use Permit is required because the ADU would encroach 10 feet into the required front yard setback, resulting in a 10-foot setback from the northern property line where the Residential Hillside (RH) zoning requires 20 feet. The ADU's configuration on the lot, where its footprint would encroach 10 feet into the required front yard setback, would preserve an existing sanitary sewer easement running parallel to the northern and eastern property lines and allowing neighboring properties west of the subject property the ability to tie into the sewer line.

**RECOMMENDATION**

That the Zoning Hearing Officer approve the Use Permit, County File Number PLN2025-00077 by adopting the required findings and conditions of approval listed in Attachment A.

**BACKGROUND**

Report Prepared By: Michael Jacinto, Current Planner

Applicant: Daniel Vargas

Owners: Carmen and William Maroun

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the subject property and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 35 Aqua Vista Court, Emerald Lake Hills

APN: 068-081-520

Size: 87,120 sq. ft.

Existing Zoning: RH/DR (Residential Hillside District/Design Review District)

General Plan Designation: Residential, Low Density (0.3-2.3 dwelling units/net acre)

Existing Land Use: The property is currently developed with a single-family residence.

Water Supply: The property is served by an existing water connection provided by the City of Redwood City Municipal Water Department, authorized by Resolution 15226 in 2012.

Sewage Disposal: The property is served by an existing sewer connection provided by Emerald Lake Heights Sewer District.

Flood Zone: FEMA Flood Zone X (Area of Minimal Flood Hazard); Community Panel No. 06081C0285E, effective November 16, 2012.

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(a), which permits construction of an accessory dwelling unit in a residential zone.

Setting: The subject irregularly shaped two-acre parcel is developed with a two-story single-family residence constructed in 2012. The property has varied topography but is most level nearest the existing home. Driveway access is provided along Agua Vista Court, a cul-de-sac, which is accessed from Oak Park Way. All adjacent parcels are developed with single-family residential development. The parcel is located just south of Edgewood County Park and approximately 2.4 miles from the intersection of Farm Hill Boulevard and Interstate 280.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the General Plan**

Staff has reviewed the project for conformance with the policies contained in the General Plan and has determined that the project is in conformance with

the Visual Quality, General Land Use, Urban Land Use, and Natural Hazards chapters. The policies applicable to this project include the following:

The proposed 985 sq. ft. detached ADU complies with Policy 4.49 (*Scale*) and Policy 8.39 (*Height, Bulk, and Setbacks*) by being compatible in size, height (16 feet), and siting proximate the primary residence, maintaining adequate light, air, and public safety. The project also meets Policy 7.3 (*Infrastructure*) as the ADU would be served by existing public utilities and Policy 15.41 (*Incorporate Fire Hazard Concerns During Review of Proposals for New Development*) by incorporating fire hazard considerations through siting, design, and conformance with applicable building and fire codes. The ADU would be located on the left side of the primary residence on a relatively flat, previously disturbed portion of the lot, thereby minimizing grading and overall site disturbance while maintaining visual compatibility with the surrounding neighborhood.

2. Conformance with Zoning Regulations

a. Residential Hillside (RH) District Zoning Regulations

The subject parcel and existing development are compliant with the required development standards and limitations defined by the zoning district. As shown in Table 1 (below), the proposed ADU would conform to relevant Residential Hillside District zoning provisions, except for those related to building setbacks. Specifically, Section 8.110.50 requires all buildings on properties with an RH zoning designation to be located at least 20 feet from the front property line. As noted previously, the proposed ADU would encroach 10 feet into the required 20-foot front setback area, creating a nonconformity that is the subject of this staff report. ADU regulations allow for relief from the strict provisions of the underlying zoning requirements, which are discussed in 2.b, below.

Table 1: Residential Hillside (RH) District Zoning Controls			
	Zoning requirement	Existing	Proposed
Minimum Lot Size	12,000 sq. ft.	87,120 sq. ft.	87,120 sq. ft.
Maximum Lot Coverage	25% or 21,280 sq. ft.	4,490 sq. ft.	5,475 sq. ft.
Maximum Building Floor Area Ratio	30% or 26,136 sq. ft.	0.5%	0.6%

Minimum Front/ Rear Setback*	20 ft. / 20 ft.	20 ft. (Front)/	10 ft. (Front)/
Minimum Side Setback*	7.5 ft. (Left.) 12.5 ft. (Right)	39 ft. (Left.) >20 ft. (Right)	10 ft. (Left.) >20 ft. (Right)
Maximum Building Height*	28 ft.	28 ft.	16 ft.
Parking Spaces	2 covered	2 covered	2 covered 1 uncovered

\*Sec. 8.932.050 et seq. of the County's zoning ordinance includes specific standards for ADUs that differ from the underlying RH zoning district controls.

b. Accessory Dwelling Unit Regulations

Section 8.392.050 provides development standards applicable to all ADUs, which permit deviations from the underlying RH zoning controls: (1) a reduction of the minimum allowable side and rear yard setbacks to 4 feet; (2) Requires a 5-foot setback between the main residence and the ADU; (3) Reduces the maximum allowable height to 26 feet; (4) Limits window locations for ADUs that do not meet the setbacks required for the main residence; (5) permits an ADU of 800 sq. ft. regardless of lot coverage and floor area ratio calculations; and (6) One additional covered or uncovered off-street parking space is required. For ADUs that do not meet all requirements of Chapter 8.392, Section 8.392.110 of the ordinance allows for the issuance of a conditional Use Permit in order to offer relief from the strict provision of the chapter.

The proposed ADU complies with all of the provisions of the ADU regulations with the exception of the front yard setback. The ADU provides 6 feet of separation between the main residence and the ADU, conforms to all other setbacks, height, window placement, and size allowances. The existing driveway is of sufficient size and design to accommodate the additional required off-street parking space.

3. Conformance with Use Permit

In accordance with Section 8.392.110, accessory dwelling units not meeting all applicable zoning standards may be conditionally permitted, subject to issuance of a conditional Use Permit.

The following finding, as required by Section 8.28.030, must be made in order to approve a use permit for the proposed project:

- a. **That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.**

The subject property is not located within the coastal zone and therefore poses no adverse impacts to coastal resources.

Siting the ADU at this location on the subject property, despite the reduced front yard setback, would advance other relevant policies regulating development on hillside properties. Specifically, the project would: be supported on a foundation of shallow footings that avoid substantial grading; would be located in close proximity to existing utilities and not preclude access to the sewer main within the property's easement; minimally affect existing trees and vegetation; and have minimal visual impact from public roadways and neighboring homes. Further, given the unusual shape and size of the parcel the reduced setback does not result in impacts that would be detrimental to public welfare or injurious to property or improvements in the said neighborhood given the long distances to neighboring properties.

## B. ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15303, Class 3(a), of the California Environmental Quality Act (CEQA) Guidelines, which allows for construction of a second dwelling unit on properties in residential zones.

## ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2025-00077

Hearing Date: October 16, 2025

Prepared By: Michael Jacinto,  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the proposed project would be categorically exempt under Section 15303 of the California Environmental Quality Act Guidelines as a Class 3 – Small Structures exemption, which permits construction of one single-family residence or a second dwelling unit in a residential zone.

Regarding the Use Permit, Find:

2. That the establishment, maintenance, and/or conducting of the proposed use would not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. As proposed and conditioned, the proposed ADU would be contained entirely on the subject property and is designed in a manner consistent with the existing development on the parcel and within the neighborhood. Given the size and parcel configuration the proposed project would not pose a detriment to public welfare or neighboring properties.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Zoning Hearing Officer on October 16, 2025. Minor revisions or modifications may be approved by the Director of Planning and Building if consistent with the intent of and in substantial conformance with this approval.
2. This Use Permit shall be for the proposed project only. Any change in use or intensity of use shall require an amendment to the Use Permit. Amendments to this

Use Permit require an application for amendment, payment of applicable fees, and consideration at a public hearing.

3. The Use Permit final approval shall be valid for one year from the date of approval, in which time a building permit shall be issued. If a building permit has not been issued within this time period, the Use Permit approval will expire. The Director of Planning and Building will consider an extension of this approval upon written request and payment of the applicable fees 60 days prior to the permits' expiration.
4. Prior to the issuance of the building permit the applicant shall submit an erosion and sediment control plan which includes construction staging (i.e., location of material storage, portable toilet, concrete wash-out, path of travel, etc.) for review and approval by the Current Planning Section.
5. Prior to beginning any construction activities, the applicant shall implement the approved erosion and sediment control plan, which shall be maintained throughout the duration of the project. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
  - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth-moving activities only during dry weather.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction Best Management Practices including, but not limited to, those listed above.
  - m. Additional Best Management Practices, in addition to those shown on the plans, may be required by the building inspector to maintain effective stormwater management during construction activities and for postconstruction site stabilization. Any water leaving the site shall be clear and running slowly at all times.
6. This permit does not allow for the removal of any trees. Any tree removal will require a separate permitting process.
7. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

#### Building Inspection Section

- 8. A building permit is required for this project.
- 9. The applicant shall comply with all Building Inspection Section requirements at the building permit stage.

#### Redwood City Municipal Water Department

- 10. The applicant shall comply with all Coastside County Water District requirements at the building permit stage.

## Woodside Fire Protection District (WFPD)

### 11. General Requirements:

- a. The applicant shall provide at time of final, permanent address numbers, internally or externally illuminated from dusk until dawn (no solar or batteries), minimum 4-inch tall with inch stroke that are visible from the street and contrasting to its background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign shall be used to identify the structure. Address numbers shall be maintained.
- b. One hundred feet defensible space from structure required prior to start of construction. Install smoke alarms in each sleeping area, outside each separate sleeping area in the immediate vicinity of bedrooms, and on each story within a dwelling unit including basements. Install carbon monoxide detectors outside each separate sleeping area in the immediate vicinity of the bedrooms and on each occupiable level of a dwelling unit including basements. (per 2022 CBC). Smoke alarms and carbon monoxide detectors shall be hardwired and inter-connected for alarms.

If the main house has an automatic fire sprinkler system, the new accessory dwelling unit requires the installation of a NFPA 13D Fire Sprinkler System. Sprinkler plans/calculations shall be submitted directly to WFPD through our website as a deferred submittal. Fire sprinkler systems shall comply with Woodside Fire Protection District Standards and Guidelines.

### 12. Water Supply

Access to the public fire hydrant shall meet the provisions listed in CFC Section 507 Fire Hydrant Systems and current WFPD Fire Code Ordinance. If a New Fire Hydrant is required, it shall be installed prior to rough framing. Minimum fire flow shall be 1000 GPM with 20psi residual pressure for dwellings less than 3,600 sq. ft. (refer to WFPD Fire Code Ordinance, Appendix B Table B105.1(1) & B105.2 as amended) \*\*NOTE: Fire flow performed by Redwood City Water dated 9/17/25 indicates 7,611 GPM at 20 PSI which meets the minimum requirements. Hydrant spacing requirements and distances from street or road shall comply with Appendix C of CFC as amended in Fire Code Ordinance.

The minimum location of a fire hydrant shall be not more than 600 feet to the structure, capable of the required flow. Distance from hydrant to structure shall be measured via an approved roadway in which the engine can safely drive from the fire hydrant to front door of the structure. \*\*NOTE: Applicant has submitted documentation proving an existing fire hydrant is within 600 feet of the structure capable of the required flow.

13. Fire Apparatus Access:

- Driveway shall extend to within 150 feet of all portions of the perimeter of residence (building or facility), as measured by an approved route. Driveway serving one property shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.
- Driveway as proposed must meet WFPD standards. If driveway dimensions are revised during construction, it must maintain compliance with WFPD standards.
- Driveways in excess of 150 feet in length shall be provided with turnarounds and driveways in excess of 350 feet are required to have a turnout. See WFPD Standards and Guidelines - Fire Department Access.

14. Grades

- For driveways with less than a 15% grade shall be all-weather type. Driveways greater than 15% grade must be rough grooved concrete or WFPD-approved alternate material. No driveway shall exceed 20% grade. All driveway radius turns must be 40-foot radius and the driveway transitions must be no more than 14% angle of departure. All driveway radius turns must be 40-foot radius and the driveway transitions must be no more than 14% angle of departure.

15. Landscape and Defensible Space (WFPD Ordinance No. 24-01)

- New WFPD Local Ordinance No. 24-01 requires the following:
  - a. Zone 0 (0–5 feet from structure): no vegetation, combustible materials, or combustible bark/mulch is allowed in this zone; use hardscape or noncombustible materials.
  - b. Trees: all branches must be kept a minimum of 10 feet above roof, decks, chimneys and stovepipes.
  - c. Structures: replace combustible fencing, gates, trellises, and arbors with noncombustible features. Existing fences must either be separated by 6 feet from structures or have the last 6 feet built with noncombustible material.
  - d. Defensible space: maintain horizontal/vertical spacing between shrubs and trees using approved methods (Fuel separation or continuous tree canopy).

- e. Maintain a 30-foot firebreak at property line; Fire Marshal may require more or less clearance.

16. Nuisance Abatement (Ordinance No. 23-02).

Combustible vegetation (grasses, weeds, brush, needles, dead/diseased trees, etc.) is a nuisance subject to abatement. Fire Code Official may order immediate abatement if conditions threaten public health or safety.

17. Deferred Submittals, Permits and General Compliance Requirement.

Applicant must comply with all Fire Protection District requirements at the building permit stage. Fire sprinkler plans are deferred submittals to the Woodside Fire Protection District. The Woodside Fire Protection District Hot Work Permit required for fire-risk operations (e.g., welding, cutting, grinding, torch-applied roofing).

18. Drainage Section

DRA 1. Advisory Comment: Based on the information received, this project appears to be exempt from a drainage review during the planning permit submittal. It is possible that new or additional information provided upon the building permit submittal could advance the project classification.

DRA 2. Advisory Comment: Project will comply with County drainage policy to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the Building permit or Planning permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.



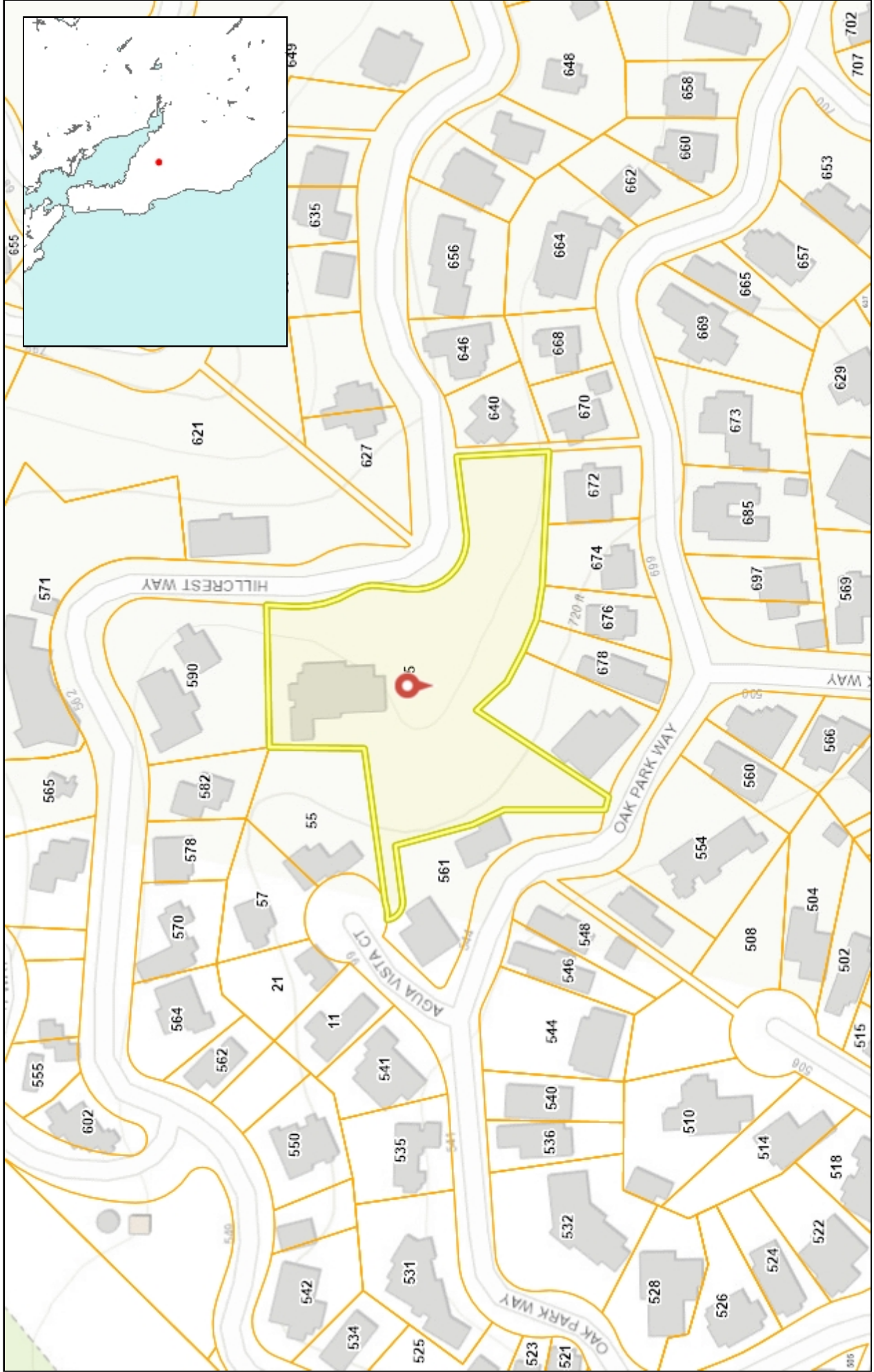
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT B



# San Mateo County

35 Agua Vista Ct. | Location Map | PLN2025-00077



0.07 Miles  
 0 0.04 0.07 Miles

1:2,257



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT C

PROJECT INFORMATION APN: 0669081520

PROJECT ADDRESS: 35 AGUA VISTA CT, EMERALD HILLS, CA 94062

BUILDING ZONING: RHDR
BUILDING OCCUPANCY GROUP: R1U
TYPE OF CONSTRUCTION: VB
YEAR BUILT (MAIN HOUSE): 1948
NUMBER OF DWELLING UNITS: 1
STORIES: 2
COVERED PARKING SPACES: 2
UNCOVERED PARKING SPACES: 2
LOT SIZE: 87,120 SQ. FT.

LAND USE GENERAL PLAN DESIGNATION RESIDENTIAL LOW DENSITY (1-5 DU/AC)

FLOOR AREA BREAKDOWN (E) MAINHOUSE FLOOR AREA 4,490 SQ. FT.

PROPOSED ADDITION ADU 985 SQ. FT.

TOTAL PROPOSED FAR = 985 SQ. FT. + 4,490 SQ. FT. = .06%

TOTAL EXISTING COVERAGE 4,490 SQ. FT. = .06%

TOTAL PROPOSED LOT COVERAGE 985 SQ. FT. + 4,490 SQ. FT. = 5,475 SQ. FT.

TOTAL SQUARE FOOTAGE = 5,475 SQ. FT. < 8,712 SQ. FT. = OK

SCOPE OF WORK:

NEW ACCESSORY DWELING UNIT : 2 BED /1.5 BATH

APPLICABLE CODES:

1. ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST CALIFORNIA CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE COUNTY OF SAN MATEO.

CALIFORNIA RESIDENTIAL CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
TITLE 24 ENERGY REGULATIONS 2022
CALIFORNIA FIRE CODE 2022 (CFC)
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 (CGC)

PROJECT INFORMATION

PROJECT OWNER: CARMEN MAROUN

PROJECT DESIGNER: AKO Homes
3515 Avien Rd, Suite 4545
desig@akohomes.net
510-314-0584
www.akohomes.com

STRUCTURAL ENGINEER: EMO ENGINEERING, INC.
32108 ALVARADO BLD. #400
UNION CITY, CA 94587
EMO@EMOENGINEERING.COM
FOURTE@EMOENGINEERING.COM

QUEST ENERGY DESIGN
1700 N. 1ST ST. #262
SAN JOSE, CA 95112
408-986-5016

PROJECT DIRECTORY

Table with 2 columns: SHEET #, SHEET NAME

Table with 2 columns: SHEET #, SHEET NAME (A-0.5 ENLARGED SITE PLAN WITH ADU, A-0.0 COVER SHEET, etc.)

PROJECT INFORMATION APN: 0669081520

PROJECT ADDRESS: 35 AGUA VISTA CT, EMERALD HILLS, CA 94062

BUILDING ZONING: RHDR
BUILDING OCCUPANCY GROUP: R1U
TYPE OF CONSTRUCTION: VB
YEAR BUILT (MAIN HOUSE): 1948
NUMBER OF DWELLING UNITS: 1
STORIES: 2
COVERED PARKING SPACES: 2
UNCOVERED PARKING SPACES: 2
LOT SIZE: 87,120 SQ. FT.

LAND USE GENERAL PLAN DESIGNATION RESIDENTIAL LOW DENSITY (1-5 DU/AC)

FLOOR AREA BREAKDOWN (E) MAINHOUSE FLOOR AREA 4,490 SQ. FT.

PROPOSED ADDITION ADU 985 SQ. FT.

TOTAL PROPOSED FAR = 985 SQ. FT. + 4,490 SQ. FT. = .06%

TOTAL EXISTING COVERAGE 4,490 SQ. FT. = .06%

TOTAL PROPOSED LOT COVERAGE 985 SQ. FT. + 4,490 SQ. FT. = 5,475 SQ. FT.

TOTAL SQUARE FOOTAGE = 5,475 SQ. FT. < 8,712 SQ. FT. = OK

SCOPE OF WORK:

NEW ACCESSORY DWELING UNIT : 2 BED /1.5 BATH

APPLICABLE CODES:

1. ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST CALIFORNIA CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE COUNTY OF SAN MATEO.

CALIFORNIA RESIDENTIAL CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
TITLE 24 ENERGY REGULATIONS 2022
CALIFORNIA FIRE CODE 2022 (CFC)
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 (CGC)

PROJECT INFORMATION

PROJECT OWNER: CARMEN MAROUN

PROJECT DESIGNER: AKO Homes
3515 Avien Rd, Suite 4545
desig@akohomes.net
510-314-0584
www.akohomes.com

STRUCTURAL ENGINEER: EMO ENGINEERING, INC.
32108 ALVARADO BLD. #400
UNION CITY, CA 94587
EMO@EMOENGINEERING.COM
FOURTE@EMOENGINEERING.COM

QUEST ENERGY DESIGN
1700 N. 1ST ST. #262
SAN JOSE, CA 95112
408-986-5016

PROJECT DIRECTORY

Table with 2 columns: SHEET #, SHEET NAME

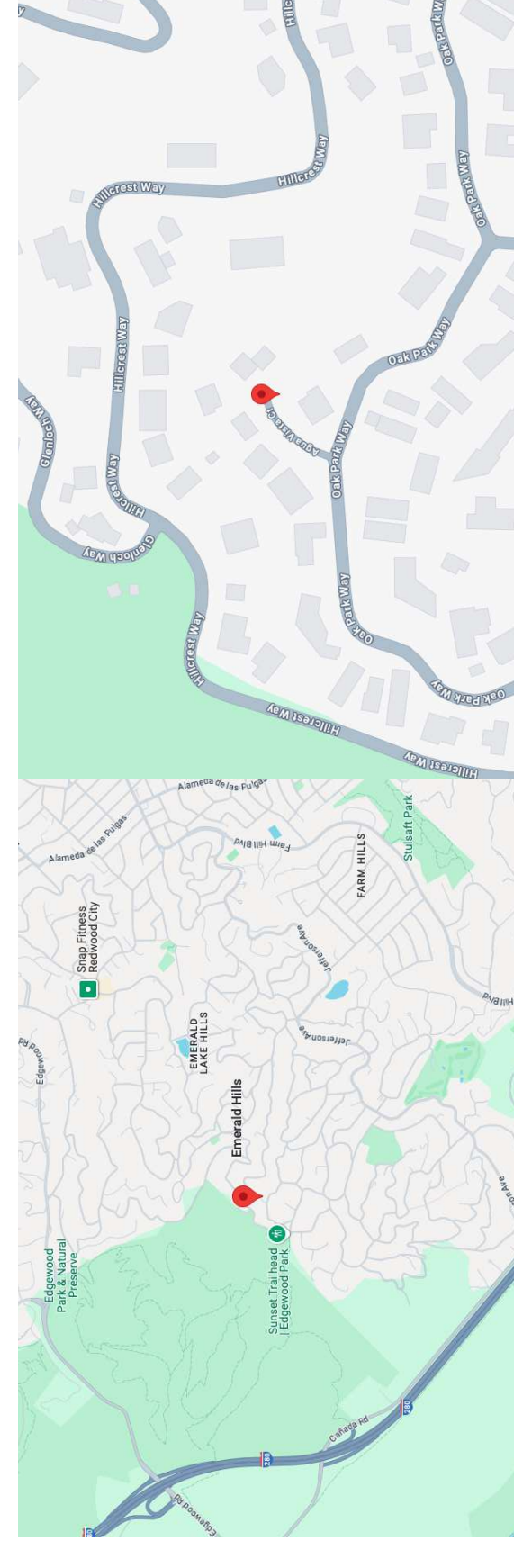
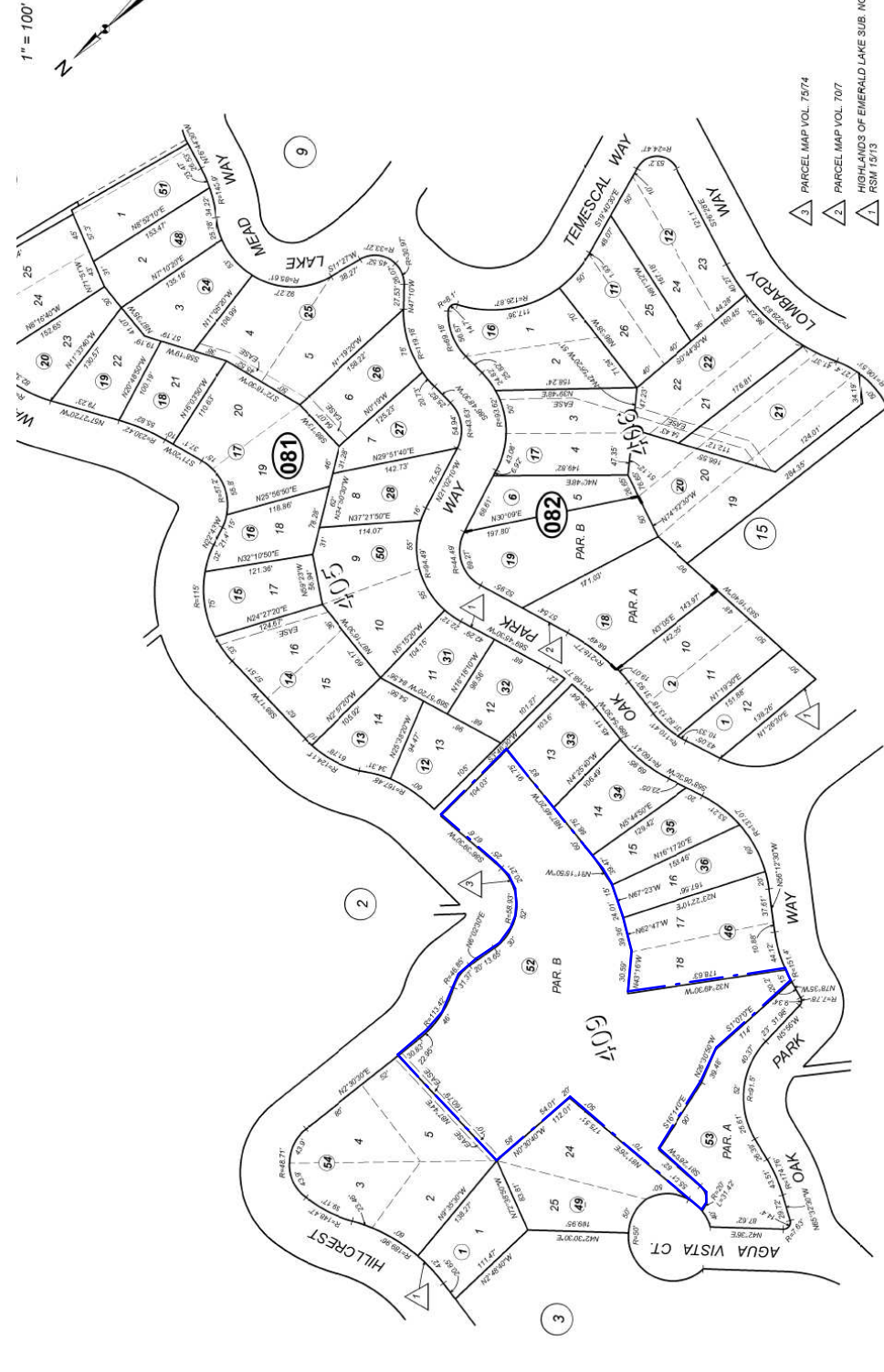
Table with 2 columns: SHEET #, SHEET NAME (A-0.5 ENLARGED SITE PLAN WITH ADU, A-0.0 COVER SHEET, etc.)

NOTES: (where applicable)

- Deferred Submittals to WFPD: Fire Sprinklers
- WFPD Hot Work Permit required for all jobs performing operations capable of initiating fires or explosions, including cutting, welding, brazing, soldering, grinding, grinding, thermal spraying, thawing pipe, torch applied roofing, or any similar activity.

- 100' defensible space from structure required prior to start of construction.
- Install smoke alarms in each sleeping area, outside each separate sleeping area in the immediate vicinity of bedrooms, and on each story within a dwelling unit including basements. Install carbon monoxide detectors outside each separate sleeping area in the immediate vicinity of the bedrooms and on each occupiable level of a dwelling unit including basements. (per 2022 CBC). Smoke alarms and carbon monoxide detectors shall be hardwired and inter-connected for alarm.

- If the main house has an automatic fire sprinkler system, the new accessory dwelling unit requires the installation of a NFPA 13D Fire Sprinkler System. Sprinkler plans/calculations shall be submitted directly to WFPD through our website as a deferred submittal. Fire sprinkler systems shall comply with Woodside Fire Protection District Standards and Guidelines.



1 PARCEL AND VICINITY MAPS
1 NOT TO SCALE

1) ADU ADDRESS SHALL BE POSTED ON THE FRONT OF THE PROPERTY (BY THE ENTRY GATE) AS WELL AS THE UNIT. IDENTIFY LOCATION OF POSTED ADDRESS.

2) ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION, NEW CONSTRUCTION SHALL COMPLY WITH SEC. 4.106.4.1, 4.106.4.2, OR 4.106.4.3. TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS, ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE (CEC), ARTICLE 625.

3) GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATIONS SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE NOT LESS THAN 5% IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL.

General Requirements:

- The applicant shall provide at time of final, permanent address numbers, internally or externally illuminated from dusk until dawn (no solar or batteries), minimum of 4-inch tall with 1/2 inch stroke that are visible from the street and contrasting to its background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign shall be used to identify the structure. Address numbers shall be maintained.



ISSUANCES table with columns: No., Description, Date

Checked By: JANELLE VARGAS

Signature of Janelle Vargas

COVER SHEET



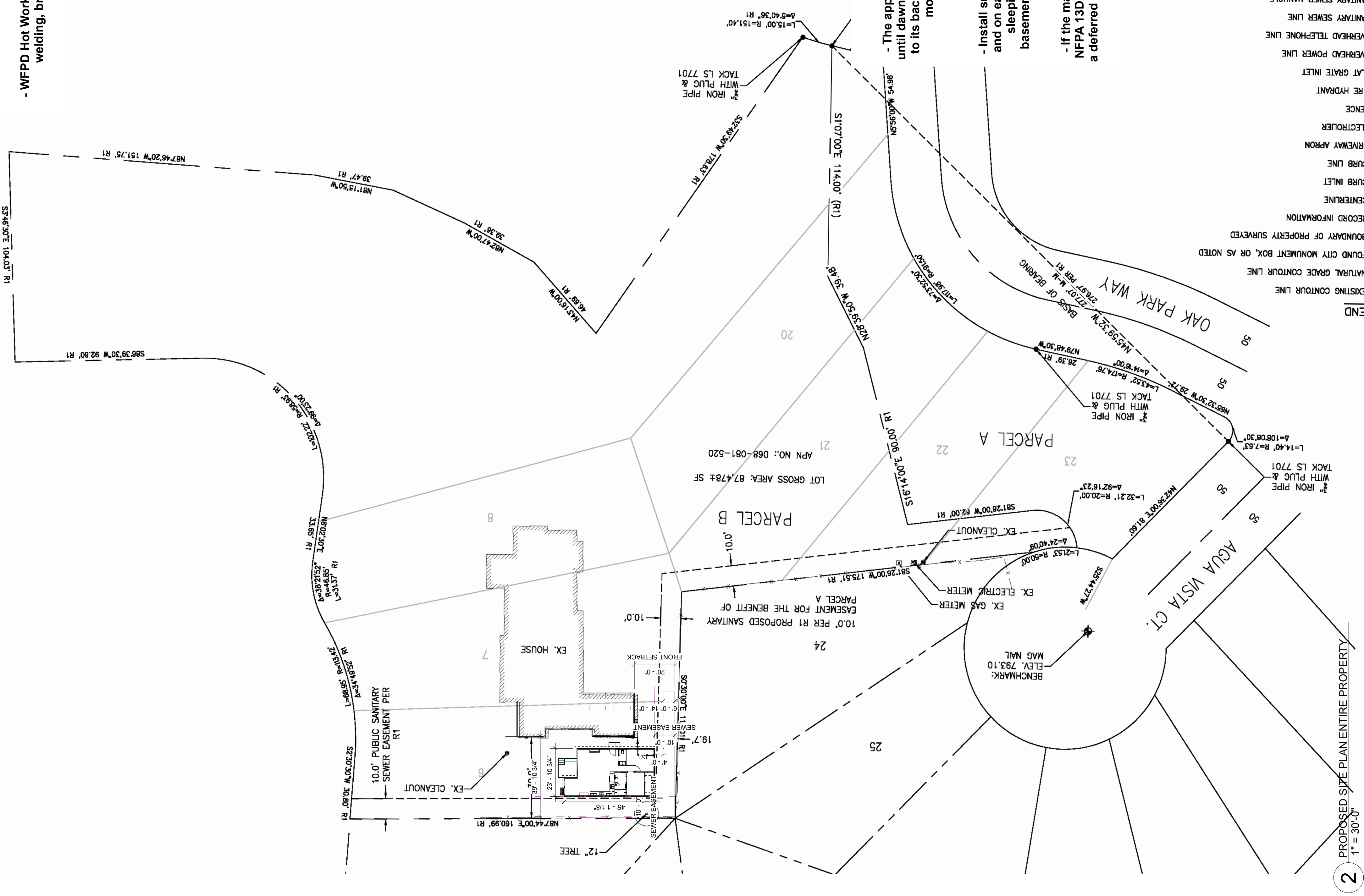
Drawing Scale: As indicated
Job No. PLANS

A-0.0

NEW DETACHED ADU
TWO BED ONE HALF BATH
35 AGUA VISTA
EMERALD HILLS, CA
94062

EXISTING CONTOUR LINE
NATURAL GRADE CONTOUR LINE
ROUND CITY MONUMENT BOX, OR AS NOTED
BOUNDARY OF PROPERTY SURVEYED
RECORD INFORMATION
CENTRAL INLET
CURB INLET
RIEWAY APRON
LECTROLER
ENCE
REF HYDRANT
LAT GATE INLET
VERHEAD POWER LINE
VERHEAD TELEPHONE LINE
WASTEWATER SEWER MANHOLE

2 PROPOSED SITE PLAN ENTIRE PROPERTY
1" = 30'-0"





## FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

### TEMPORARY HEATING EQUIPMENT (SEC. 3303)

#### 3303.1 Listed

Temporary heating devices shall be listed and labeled in accordance with the California Code of Regulations, Title 24, Part 202, and temporary heating devices shall be in accordance with the terms of the listing.

#### 3303.2 Oil-Fired Heaters

Oil-fired heaters shall comply with Section 603.

#### 3303.3 LP-gas Heaters

LP-gas heaters shall comply with Section 61 and the California Mechanical Code.

#### 3303.4 Refueling

Refueling operations for liquid-fueled equipment or appliances shall be conducted in accordance with Section 3405. The equipment or appliance shall be allowed to cool before refueling.

#### 3303.5 Installation

Clearance to combustibles from temporary heating devices shall be maintained in accordance with the labeled equipment. When in operation, temporary heating devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturer's instructions.

3303.6 Smoking

Smoking shall be prohibited except in approved areas. Smoking shall be restricted to ashtrays shall be provided in accordance with Section 310.

3304.1 **Combustible debris, rubbish and waste**

Combustible debris, rubbish and waste material shall comply with the requirements of Section 3304.2.1. Combustible material shall be accumulated in accordance with Section 3304.2.2.

3304.2.1 Combustible debris, rubbish and waste material shall be accumulated in accordance with Section 3304.2.2.

3304.2.2 Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work.

3304.2.3 Rubbish containers. Where rubbish containers with capacity exceeding 5.33 cubic feet shall be used, they shall be equipped with fire-resistant, self-closing lids. Such rubbish containers shall be constructed entirely of materials that comply with either of the following:

1. Noncombustible materials.

2. Materials that meet the heat release not exceeding 300 kW/m<sup>2</sup> when tested in accordance with ASTM E 1354 at an incident heat flux of 50 kW/m<sup>2</sup> in the horizontal orientation.

3304.2.4 Spontaneous Ignition

Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.

3304.3 **Burning of Combustible debris, rubbish and waste.**

Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.

3304.4 **Open Burning**

Open burning shall comply with Section 307.

When required by the fire code official for building demolition, or building construction during working hours that is hazardous in nature, qualified personnel shall be provided to serve as an on-site fire watch. Fire watch personnel shall be provided with at least one approved means for notification of the fire department and their sole duty shall be to maintain a fire watch for the occurrence of fire.

3304.6 **Cutting and Welding**

Operations involving the use of cutting and welding shall be done in accordance with Chapter 35.

3304.7 **Electrical**

Temporary wirings for electrical power and lighting installations used in connection with the construction, alteration or demolition of buildings, structures, equipment or similar activities shall comply with California Electrical Code.

3305.1 **Storage of Flammable and Combustible Liquids**

Flammable and combustible liquids shall be in accordance with Section 5704.

3305.2 **Storage of Flammable and Combustible Liquids**

Flammable and combustible liquids shall be in accordance with Section 5704.

3305.3 **Class I and Class II Liquids**

The storage, use and handling of flammable and combustible liquids at construction sites shall be in accordance with Section 5706.2. Ventilation shall be provided for operations involving the application of materials containing flammable solvents.

3305.4 **Housekeeping**

Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials. Such storage areas shall not be used for the storage of combustible materials.

3305.5 **Precautions Against Fire**

Sources of ignition and smoking shall be prohibited in flammable and combustible liquid storage areas in accordance with Section 5706.

3305.6 **Leakage and Spills**

Class I and II liquids shall be kept in approved safety containers.

Leaking vessels shall be immediately repaired or taken out of service and spills shall be cleaned up and disposed of properly.

3306.1 **Flammable Gases (3306)**

The storage, use and handling of flammable gases shall comply with Chapter 59.

3306.2 **Cleaning with Flammable gas**

Flammable gases shall not be used to clean or remove debris from piping open to the atmosphere.

3306.3 **Pipe cleaning and purging.** The cleaning and purging of flammable gas piping systems, including cleaning new or existing piping systems, purging piping systems into service and purging piping systems out of service, shall comply with NFPA 59.

3306.4 **Compressed gas piping systems other than fuel gas piping systems where in accordance with Chapter 53.**

1. Compressed gas piping systems other than fuel gas piping systems where in accordance with Chapter 53.

2. Piping systems regulated by the California Mechanical Code.

3. Liquefied petroleum gas systems in accordance with Chapter 61.

3307.1 **Explosive Materials (3307)**

Explosive materials shall be stored, used and handled in accordance with Chapter 56.

3307.2 **Supervision**

Blasting operations shall be conducted in accordance with Chapter 56.

3307.3 **Demolition Using Explosives**

Approved fire hoses for use by demolition personnel shall be maintained at the demolition site whenever explosives are used for demolition. Such fire hoses shall be connected to an approved water supply and shall be capable of being brought to bear on post-demolition fires anywhere on the site of the demolition operation.

3307.4 **Owner's Responsibility for Fire Protection (3308)**

The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided, the superintendent shall be responsible for the guard service.

3308.1 **Program Superintendent**

The fire prevention program superintendent shall develop and maintain an approved fire prevention program and shall be notified of changes affecting the utilization of information contained in such prefire plans.

#### 3308.3 Training

Training of responsible personnel in the use of fire protection equipment shall be the responsibility of the fire prevention program superintendent.

#### 3308.4 Fire Protection Devices

The fire prevention program superintendent shall determine that all fire protection equipment is maintained and serviced in accordance with this code. The quantity and type of fire protection equipment shall be approved.

#### 3308.5 Hot Work Operations

The fire prevention program superintendent shall be responsible for supervising the system for hot work operations in accordance with Chapter 26.

#### 3308.6 Impairment of Fire Protection Systems

Impairments to any fire protection system shall be in accordance with Chapter 9.

#### 3308.7 Temporary Covering of Fire Protection Devices

Coverings placed on or over fire protection devices to protect them from damage during construction processes shall be immediately removed upon the completion of the construction processes in the room or area in which the devices are installed.

#### Fire Reporting (3309)

#### 3309.1 Emergency Telephone

Readily accessible emergency telephone facilities shall be provided in an approved location at the construction site. The street address of the construction site and the emergency telephone number of the fire department shall be posted adjacent to the telephone.

#### Access for Fire Fighting (3310)

3310.1 **Required Access**

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30.480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

#### 3310.2 Key Boxes

Key boxes shall be provided as required by Chapter 5.

#### Means of Egress (3311)

3311.1 **Stairways Required**

Where a building has been constructed to a building height of 50 feet (15.240 mm) or four stories, or where an existing building exceeding 50 feet (15.240 mm) in building height is altered, not less than one temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.

#### 3311.2 Maintenance

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

3312.1 **When Required.** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

#### Standpipes (3313)

3313.1 **Where Required.** In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be provided for buildings with a height of 40 feet (12.192 mm) or greater, and for buildings with a height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having structural decking or flooring.

3313.2 **Buildings Being Demolished.** Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be lighted during demolition and the standpipe outlet shall not be demolished more than one floor below the floor being demolished.

3313.3 **Detailed Requirements.** Standpipes shall be installed in accordance with the provisions of Section 905.

Exception: Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.

#### Automatic Sprinkler System (3314)

3314.1 **Completion Before Occupancy.** In buildings where an automatic sprinkler system is required by this code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved, except as provided in Section 105.3.4.

3314.2 **Operation of Valves.** Operation of sprinkler control valves shall be allowed only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler protection is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.

#### Portable Fire Extinguishers (3315)

3315.1 **Where Required.** Structures under construction, alteration or demolition shall be provided with approved portable fire extinguishers in accordance with Section 906 and sized for not less than ordinary hazard as follows:

1. At each stairway on all floor levels where combustible materials have accumulated.

2. In every storage and construction shed.

3. Additional portable fire extinguishers shall be provided where special hazards exist, including, but not limited to, the storage and use of flammable and combustible liquids.

#### Motorized Equipment (3316)

3316.1 **Conditions of Use.** Internal-combustion-powered construction equipment shall be used in accordance with all of the following conditions:

1. Equipment shall be located so that exhausts do not discharge against combustible material.

2. Exhausts shall be piped to the outside of the building.

3. Fuel for equipment shall be stored in an approved area outside of the building.

#### Safeguarding Roofing Operations (3317)

3317.1 **General.** Roofing operations utilizing heat-producing systems or other ignition sources shall be conducted in accordance with Sections 3317.2 and 3317.3 and Chapter 35.

3317.2 **Asphalt and Tar Kettles.** Asphalt and tar kettles shall be operated in accordance with Section 303.

3317.3 **Fire Extinguishers for Roofing Operations.** Fire extinguishers shall comply with Section 906. There shall be not less than one multipurpose portable fire extinguisher with a minimum 3-A-40-B-C rating on the roof being covered.

**Water Supply: (Refer to Fire Hydrant Water Supply Standards and Guidelines)**  
- Access to the public fire hydrant shall meet the provisions listed in CFC Section 507 Fire Hydrant Systems and current WFPD Fire Code Ordinance.

a. If a New Fire Hydrant is required, it shall be installed prior to rough framing.  
b. The minimum fire flow shall be 1000 GPM with 20psi residual pressure for dwellings less than 3,600 sq. ft. (refer to WFPD Fire Code Ordinance, Appendix B Table B105.1(1) & B105.2 as amended)

i. Contact water purveyor for fire flow test, submit documents to WFPD for approval.  
c. Hydrant spacing requirements and distances from street or road shall comply with Appendix C of CFC and as amended in Fire Code Ordinance.

d. The minimum location of a fire hydrant shall be not more than 600 feet to the structure, capable of the required flow. Distance from hydrant to structure shall be measured via an approved roadway in which the engine can safely drive from the fire hydrant to front door of the structure

#### Fire Apparatus Access:

- Driveway shall extend to within 150 feet of all portions of the perimeter of residence (building or facility), as measured by an approved route. Driveway serving one property shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.

- Driveway as proposed must meet WFPD standards. If driveway dimensions are revised during construction, it must maintain compliance with WFPD standards.

- Driveways in excess of 150 feet in length shall be provided with turnarounds. See WFPD Standards and Guidelines - Fire Department Access.

- Driveways in excess of 350' are required to have a turnout. See WFPD Standards and Guidelines - Fire Department Access.

- GRADES: Driveways with less than 15% grade shall be all weather type. Driveways greater than 15% grade need be rough grooved concrete or an alternate material approved by WFPD. NO driveway shall exceed a 20% grade. All driveway radius turns must be 40-foot radius and the driveway transitions must be no more than 14% angle of departure. See WFPD Standards and Guidelines - Fire Department Access.

#### Landscape Requirement:

Please Note: New WFPD Local Ordinance No. 24-01 requires the following:

**ZONE 0 Requirements (Ember Resistant Zone 0'-5' from structure)**  
- No vegetation and combustible materials within the first five feet (5 ft.) of or above a structure and any attached deck.

- No combustible bark or mulch is allowed in this zone. Consider using hardscap like gravel, flagstone, permeable pavers or blocks, pervious or porous concrete, or other noncombustible materials.

- Ensure all live tree branches are kept a minimum of 10 feet above the roof and decking.

- Ensure all branches are a minimum of ten feet (10 ft.) away from chimney and stovepipe outlets.

- Replace combustible fencing, gates, trellis, and arbors attached to the structure(s) with noncombustible features. For existing fences, consider providing a separation distance of at least 6 feet from any structure unless the last 6 feet of fence connecting to the structure is constructed of non-combustible material.

- Maintain horizontal and vertical spacing among shrubs and trees to achieve defensible space clearance utilizing the Fuel Separation or Continuous Tree Canopy method, (both can be found on our website under the Fuel Mitigation Ordinance "Appendix A & B")

- Maintain a firebreak made by removing and clearing away 30 feet minimum of the property line all flammable vegetation or other combustible growth as determined by the Fire Marshal. The Fire Code Official may mandate additional or alternative fuels management of an area more or less than the above referenced. (Woodside Fire Ordinance No. 24-01 Section 4e)

**Nuisance Abatement Ordinance No. 23-02.** Due to the accumulation of combustible vegetation, including but not limited to seasonal and recurrent grasses, weeds, stubble, brush, dry needles, dead, dying, bark, mulch, or diseased trees, and rubbish, the Woodside Fire Protection District shall carry out abatement program activities throughout the territory of the Woodside Fire Protection District. When the Fire Code Official determines that a nuisance as described in this Ordinance constitutes an immediate threat to public health or safety, the Fire Code Official is authorized to summarily abate the nuisance.



NEW DETACHED ADU  
TWO BED ONE HALF BATH  
35 AGUA VISTA  
EMERALD HILLS, CA  
94062



ISSUANCES  
No. Description Date  
1 USE PERMIT 3.18.2025

Checked By: Checker

*Julie Noyes*  
july@akidhome.com  
(609)655-6289

## NOTES

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

Job No. PLANS

# A-0.2

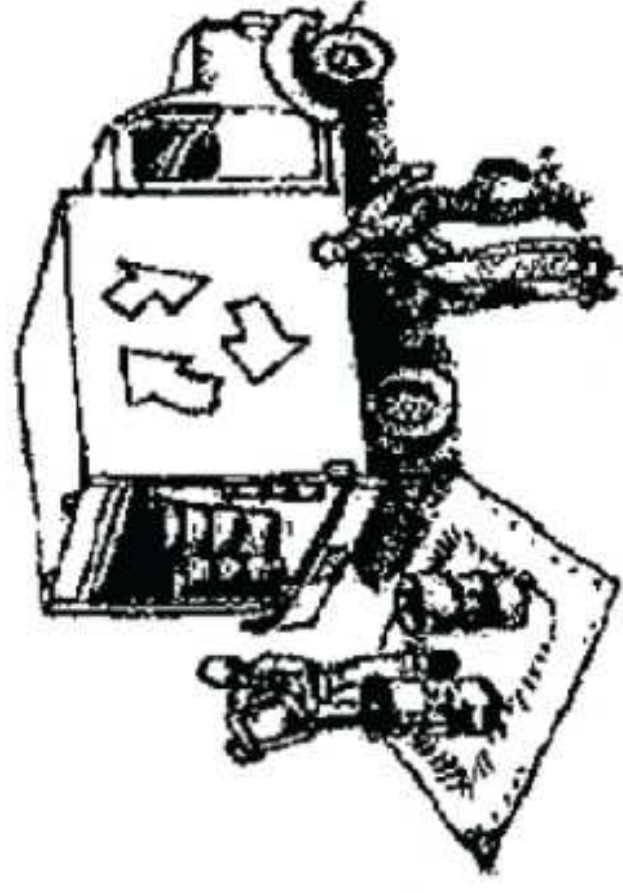


SAN MATEO COUNTYWIDE  
**Water Pollution  
Prevention Program**  
Clean Water. Healthy Community.

# 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, 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 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



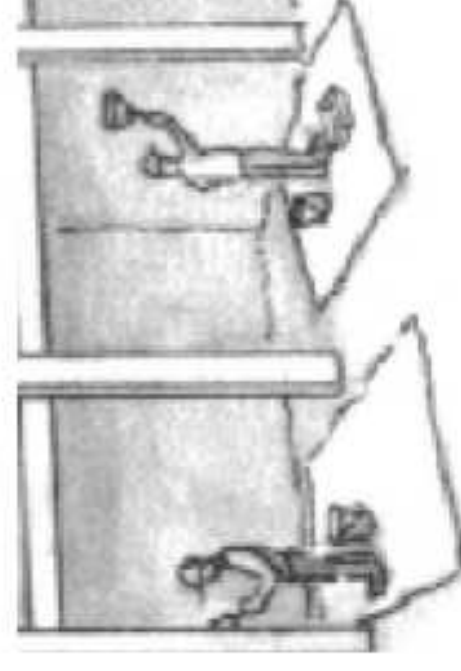
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

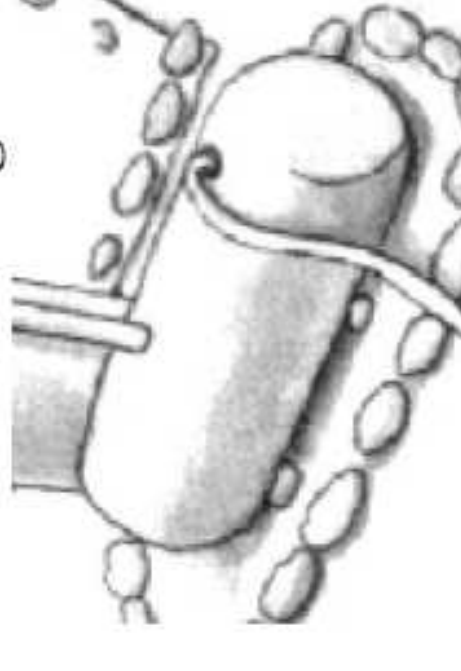
## Painting & Paint Removal



### 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!**

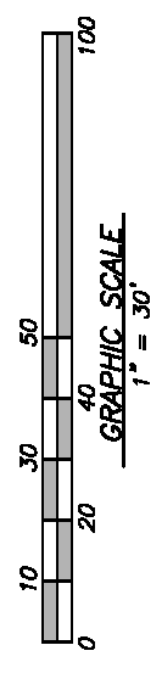
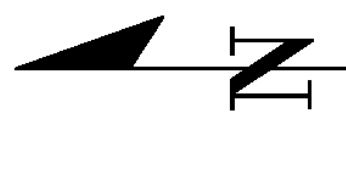
PRELIMINARY SITE SURVEY  
35 AGUA VISTA CT  
APN: 068-081-520

**OSUNA ENGINEERING INC.**  
Planning | Surveying | Civil Engineering  
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
1949 O TOOLE WAY  
SAN JOSE, CA 95131  
TEL: (408) 772-4381  
info@osunaeengineering.com

**OSUNA ENGINEERING INC.**  
Professional Seal  
OSCAR OSUNA  
No. 9-3-31  
Professional Engineer  
Civil Engineering  
California State Board of Engineering and Surveying  
Date: 8/28/21  
Exp: 8/28/26

NO.	DATE	BY	REVISIONS

DATE OF SURVEY: / /



**BASIS OF BEARINGS**  
THE BEARING NORTH 45°59'32" WEST OF THE MONUMENT LINE OF AGUA VISTA COURT AND OAK PARK WAY AS CALCULATED ON THAT MAP OF PARCEL MAP FILED FOR RECORD IN BOOK 15 OF MAPS PAGE 14, SAN MATEO COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

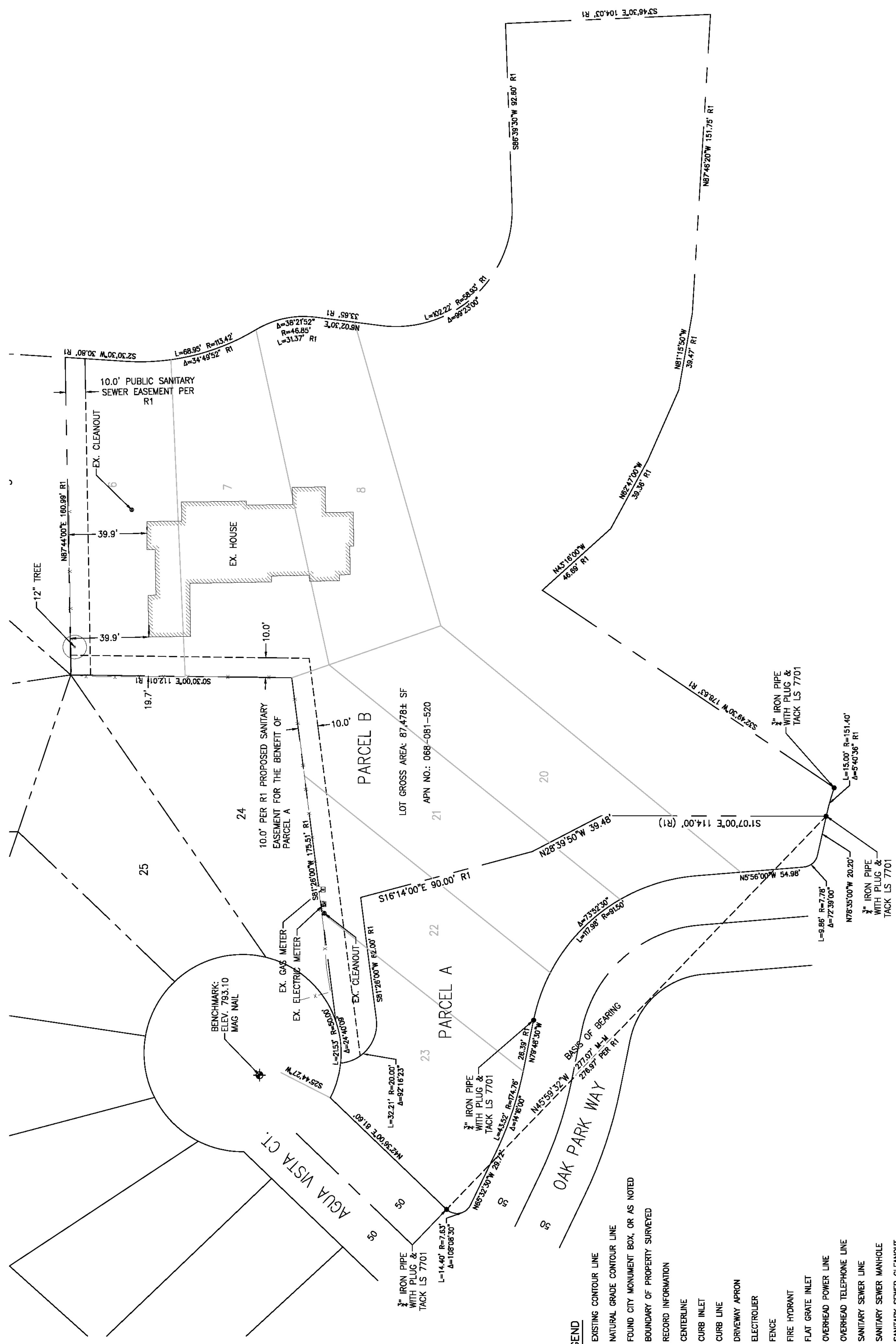
**REFERENCES**  
R1 PARCEL MAP 15-M-11-14

**BENCH MARK**  
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, IN THE CENTER OF CUL-DE-SAC AGUA VISTA COURT AS SHOWN;  
PROJECT BENCHMARK 793.10' (NAVD88 DATUM)

**ABBREVIATIONS**

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASEMENT
BE	BENCH MARK
BLS	BUILDING SETBACK LINE
BTRC	BACK/TOP OF ROLLED CURB
CATV	CABLE TELEVISION OVERHEAD
CD	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSCOURT
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
L	LENGTH
M-M	MONUMENT TO MONUMENT
O.H. TEL	OVERHEAD TELEPHONE LINE
P	PARCEL MAP
P.M.	POLE
PTN	POST
R	RADIUS
R#	REFERENCE DOCUMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY EASEMENT
W.E.	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

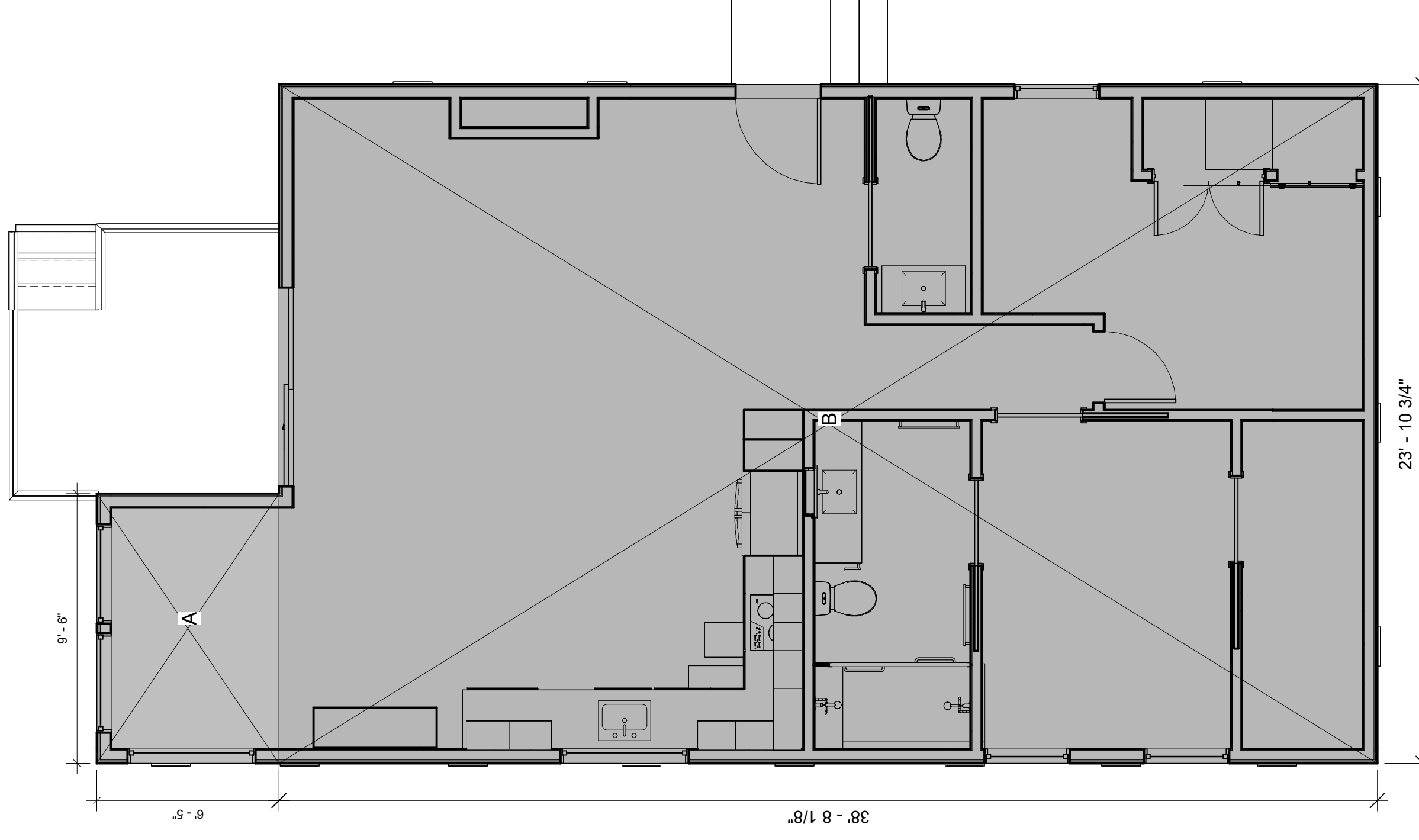
**NOTES:**  
1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
2. TREE SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.  
3. DIMENSIONS SHOWN ON THIS MAP REFER TO THE INTERIOR FINISH SURFACES ONLY.  
4. UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-942-2444).  
5. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.  
6. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).  
7. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.



**LEGEND**

---	EXISTING CONTOUR LINE
---	NATURAL GRADE CONTOUR LINE
⊙	FOUND CITY MONUMENT BOX, OR AS NOTED
( )	BOUNDARY OF PROPERTY SURVEYED
( )	RECORD INFORMATION
---	CENTERLINE
△	CURB INLET
---	DRIVEWAY APRON
○	ELECTROLIER
---	FENCE
△	FIRE HYDRANT
□	FLAT GRATE INLET
---	OVERHEAD POWER LINE
---	OVERHEAD TELEPHONE LINE
○	SANITARY SEWER LINE
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
---	STORM DRAIN LINE
○	STORM DRAIN MANHOLE
□	UTILITY BOX
○	UTILITY POLE
---	WATER LINE
⊕	WATER METER
⊕	WATER VALVE
⊕	ELECTRIC METER
⊕	WATER HEATER
⊕	GAS





**TOTAL PROPOSED SQUARE FOOTAGE BREAKDOWN**

A.	6'-5" X 9'-6"	61 SQ. FT.
A.	23'-10 3/4" X 38'-8 1/8"	924 SQ. FT.
<b>TOTAL</b>		<b>985 SQ. FT.</b>

2. PROPOSED SQUARE FOOTAGE PLAN  
1/4" = 1'-0"

- KEYNOTES**
- ROOF OVERHANG ABOVE
  - ALL DOWNSPOUTS TO DISCHARGE ON SLASH BLOCK
  - ALL EXTERIOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 7.75' BELOW THE TOP OF THE DOOR THRESHOLD. 2022 CRC R311.3.2
  - ALL STEPS SHALL HAVE A MAXIMUM RISE OF 7.75' AND SHALL BE 7.75' FROM THE TOP OF THE THRESHOLD MINIMUM RUN OF 10'. 2022 CRC R 311.7.4
  - IPE WOOD DECK
  - TANKLESS WATER HEATER
  - MIN 3" THICK CONCRETE PAD FOR A/C CONDENSER UNIT TO BE ANCHORED TO PAD
  - HEAT PUMP CONDENSER UNIT
  - KITCHEN HOOD - SEE SHEET A-8.2. HOOD SHALL BE 18" ABOVE THE COOKTOP AND SHALL BE TERMINATED AT THE EXTERIOR WITH 6" DUCT TERMINATED AT ROOF. SHALL BE MIN 3'-0" FROM ANY OPENING INTO BUILDING.
  - WASHERY DRYER (VENTLESS). DOOR TO LAUNDRY CLOSET SHALL BE LOWERED TO PROVIDE AN AREA OF NO LESS THAN 100 SQUARE INCHES (0.0645 M<sup>2</sup>) FOR MAKE UP AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND 2022 CMC.

- BATHROOM NOTES**
- ALL BATHROOM BATH TUB SPACES SHALL BE FINISHED WITH AN INSTALLED SHOWER HEAD TO BE FINISHED WITH A NON ABSORBENT SURFACE. EXTEND NOT LESS THAN 6 FEET ABOVE THE FLOOR. CBC 1219; CRC SEC R307.2 TYP.
  - ALL SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR EACH WATER SUPPLY LINE AND A MIXING VALVE TYPE CPC SEC. 418.0
  - ALL TILE AND STONE SLABS AT BATH TUBS, SHOWER AND AREAS EXPOSED TO WATER SHALL BE FINISHED WITH A MORTAR ON FIBER CEMENT BOARDS. TYP. GREEN BOARD SHALL NOT BE USED AT SAID LOCATIONS. CRC SEC 702.3.8.1
  - ALL BATHROOM FLOORS WITH TILE FLOORING SHALL BE RECESS. SEE PAGE A-7.0 SYMBOL HATCH FOR RECESSED FLOORS
  - SHOWER AREAS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 1,024 SQ. IN. AND BE ABLE TO ACCOMMODATE A MINIMUM 30" CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO THE SHOWER CURB. SEE SHOWER DRAIN PER CPC Section 411.7.
  - ALL SHOWER ENCLOSURE DOORS SHALL SWING OUT OF THE SHOWER STALL
  - SOAP NICHE

**NOTE 1:** UNDER FLOOR DUCTS, IF ANY, SHALL HAVE CLEARANCES TO EARTH AND NOT PASS THROUGH MINIMUM REQUIRED ACCESS CRAWL SPACE POINTS.

**NOTE 2:** The prescriptive fan duct sizing requirements for air flow (per ASHRAE 62.2:2010) shall comply with Table 7.1 below or comply with manufacturer's design criteria for systems with airflow greater than 125 cfm at 0.25 of water column static pressure.

**NOTE 3:** PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CAL GREEN SECTION 301.1, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT ARE NOT APPROVED SHALL BE REPLACED WITH APPROVED PLUMBING FIXTURES WITH FIXTURES THAT MEET THE FOLLOWING:

- Water closets with a flow rate in excess of 1.6 gallons per flush (gpf) will need to be replaced with water closets with a maximum flow rate of 1.28 gpf.
- Shower heads with a flow rate greater than 2.5 gallons per minute (gpm) will need to be replaced with a maximum 1.8 gpm shower head. 2.2 gpm will need to be replaced with a faucet with maximum flow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets).

SEE SPECS. ON A-8.1

**LEGEND**

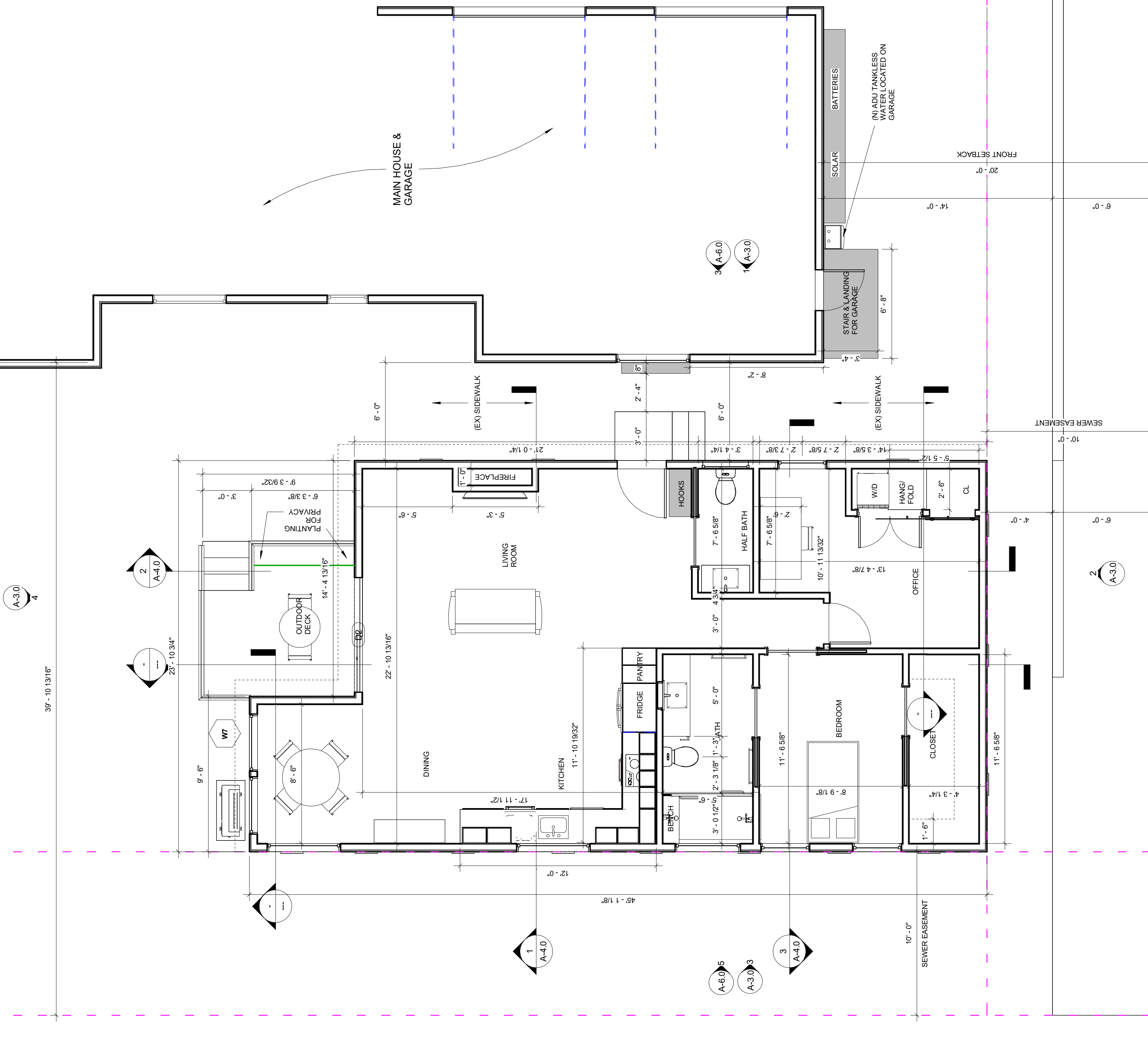
FOUNDATION VENT

CRAWL SPACE AREA VENTILATION CALCULATION:  
MASTER FLOW FOUNDATION VENT BLOCK STYLE 15 3/8" X 8"  
GALVANIZED STEEL FOUNDATION VENT = 73 SQ. IN. OF NET FREE VENTILATION AREA  
SEE SPECS ON A-8.0

PROPOSED CRAWLSPACE AREA: 985 SQ. FT.  
985 / 150 = 7 (SQ. FT.) X 144 = 1,008 SQ. IN. FREE AREA REQ'D.  
1,008 / 73 = 14 (13 TOTAL VENTS REQ'D)

14 FOUNDATION VENTS X 73 SQ. IN. = 1,022 SQ. IN.  
(SEE ELEVATIONS AND PLAN FOR LOCATION)  
1,022 SQ. IN. > 985 SQ. IN. = OK

1. PROPOSED FLOOR PLAN  
1/4" = 1'-0"



- NOTES:**
- OPENINGS UNDER FLOORS ARE REQUIRED A MINIMUM OF ONE SQUARE FOOT OF VENTILATION FOR EACH 150 SQUARE FOOT OF UNDER FLOOR SPACE
  - OPENINGS ARE REQUIRED TO BE SPACED SO AS TO PROVIDE CROSS VENTILATION OF THE UNDER FLOOR SPACE
  - VENTILATION OPENINGS SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. CRC 2022 SEC R408.1 - SEE FLOOR PLAN FOR LOCATION
  - THERE ARE SIX DIFFERENT OPTIONS FOR OPENING COVERINGS: PERFORATED SHEET METAL SHED SHOWER GRATES, PERFORATED ALUMINUM GRILLES, SHEET METAL SHED SHOWER GRATES, PERFORATED COPPER GRILLES, COPPER RESISTANT WIRE MESH ARE ACCEPTABLE MATERIALS. CRC R2022 SEC. R408.2
  - CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL FOUNDATION VENTS PER MANUFACTURER SPECIFICATIONS.
  - CONTRACTOR SHALL CONFIRM NUMBER AND LOCATION OF VENTS ON-SITE AND COORDINATE PLACEMENT AS TO NOT BE PLACED IN CLOSE PROXIMITY TO STRUCTURAL ELEMENTS. IN CASES OF DISCREPANCY, CONTRACTOR SHALL CONTACT DESIGNER AND PROJECT ENGINEER PRIOR TO INSTALLATION.

**NOTES ON EGRESS:**

- EMERGENCY EGRESS - BEDROOM WINDOW SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET AND THAT THE NET CLEAR HEIGHT OF THE WINDOW SHALL BE NOT LESS THAN 20 INCHES AND NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES PER CRC R302.1.1.

NEW DETACHED ADU  
TWO BED ONE HALF BATH

35 AGUA VISTA  
EMERALD HILLS, CA  
94062



**AKID** h o m e s  
ACCESSORY DWELLING UNITS  
WWW.AKIDHOMES.COM  
10000 S. HAYWARD AVE. SUITE 100  
DUBLIN, CA 94568  
TEL: 925-314-2004

**ISSUANCES**

No.	Description	Date
1	USE PERMIT	3.18.2025

Checked By: *Jade Nguyen*  
602-655-8289  
jnguyen@akidhomes.com

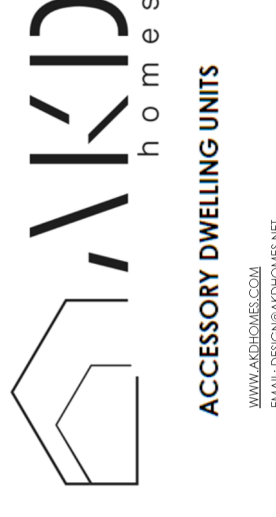
**PROPOSED FLOOR PLAN**

Drawing Scale: 1/4" = 1'-0"  
Job No. PLANS

**A-1.0**



NEW DETACHED ADU  
TWO BED ONE HALF BATH  
35 AGUA VISTA  
EMERALD HILLS, CA  
94062



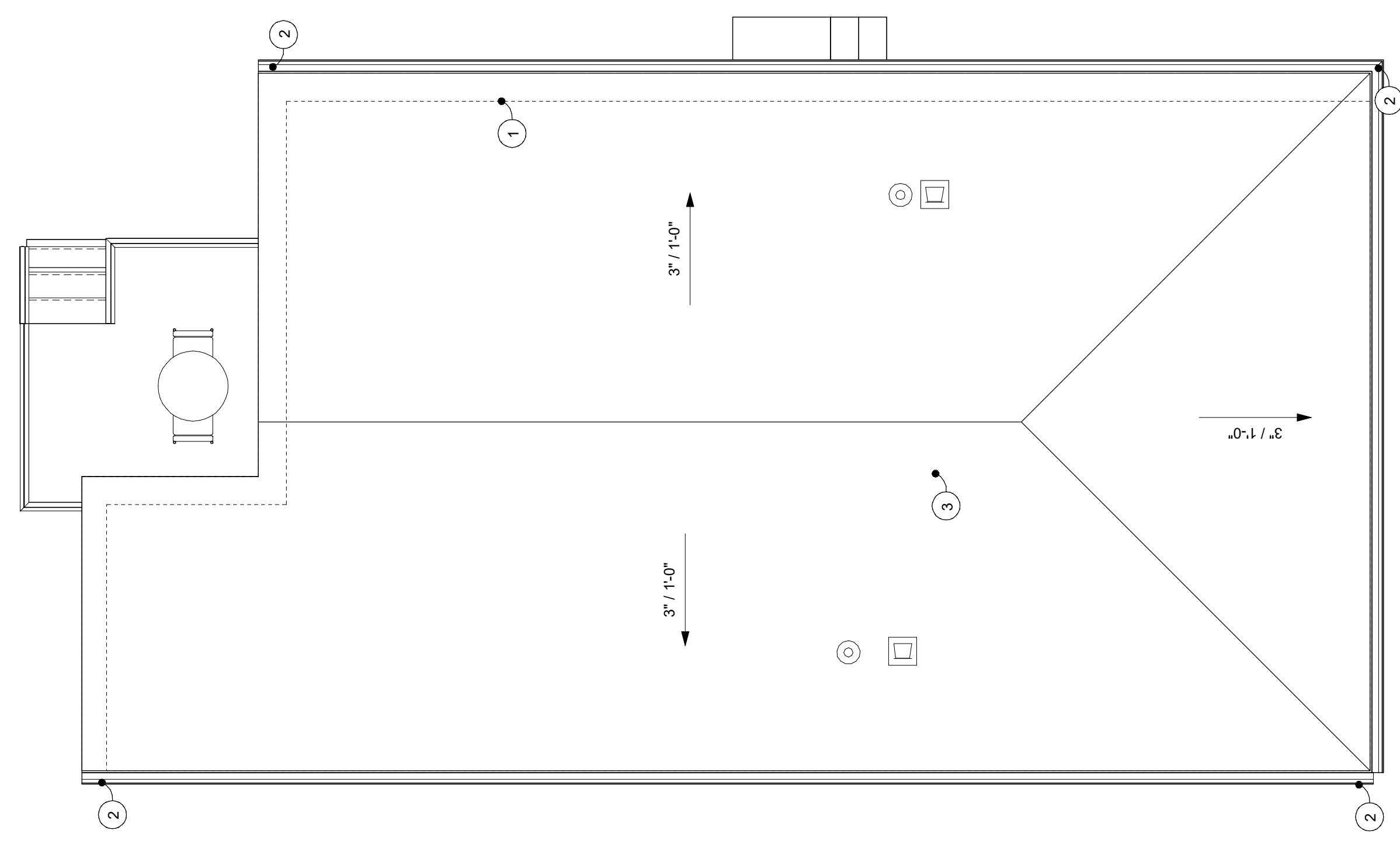
ISSUANCES	No.	Description	Date
	1	USE PERMIT	3.18.2025

Checked By: *Jade Nguyen*  
 Check: Jade Nguyen  
 jade@akidhomes.net  
 (205) 655-6289

# PROPOSED ROOF PLAN

Drawing Scale: 1/4" = 1'-0"  
 Job No. PLANS

# A-2.0



**ROOF LEGEND**

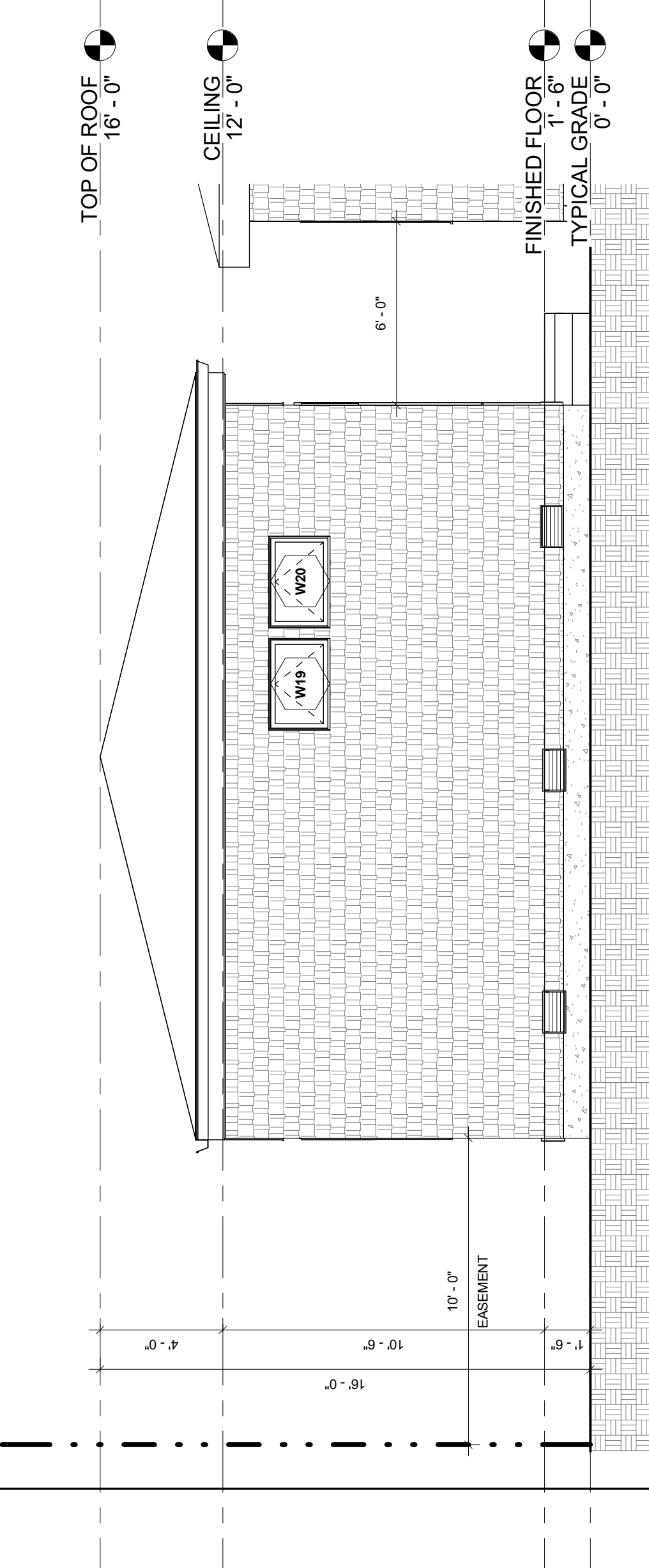
- BATHROOM FAN TERMINATION CAP
- PLUMBING VENT
- DOWNSPOUT
- 2% DIRECTION OF DRAINAGE

- KEYNOTES**
- 1 HOUSE FOOTPRINT BELOW
  - 2 DOWNSPOUTS
  - 3 PITCHED ROOF CLASS A FIRE RATED / SEE SPECS ON A-3.0

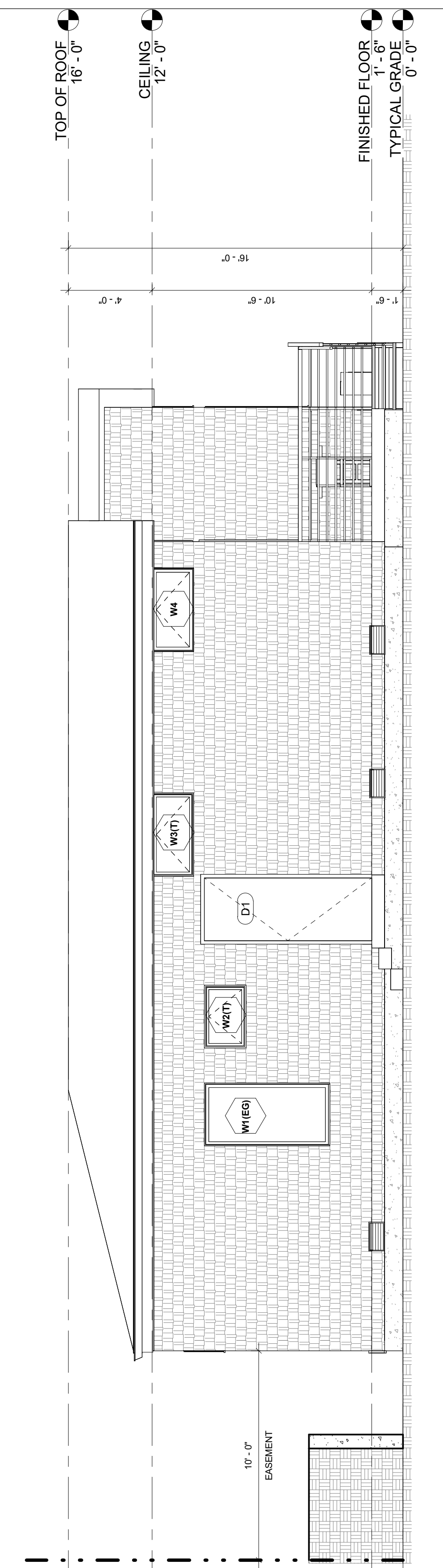
**ADDITIONAL NOTES:**

1. **PROPOSED ROOF ASSEMBLY SHALL BE UNVENTED, PER THE FOLLOWING, CRC 806.5 Insulation Installation notes for Unvented Attic and Unvented Enclosed Rafter Assemblies:** Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are supported by rafters shall be constructed in accordance with the following:
  - A. Unvented attics shall be completely enclosed within the building thermal envelope.
  - B. Vapor retarders shall be installed on the ceiling side of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
  - C. Insulation shall be located in accordance with the following: CRC 805.5.1.2 air-permeable insulation is required to be installed directly above the structural sheathing, rigid board or sheat insulation shall be installed directly above the structural roof sheathing.
2. PROVIDE A MINIMUM OF ONE LAYER OF #15 FELT UNDER ALL ROOFING MATERIALS OR PER THE ROOFING MANUFACTURER'S REQUIREMENTS.
3. PROVIDE A MINIMUM OF TWO LAYERS OF #15 FELT UNDER ALL ROOFING MATERIALS WHEN THE SLOPE IS LESS THAN 4:12 OR PER THE ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS.

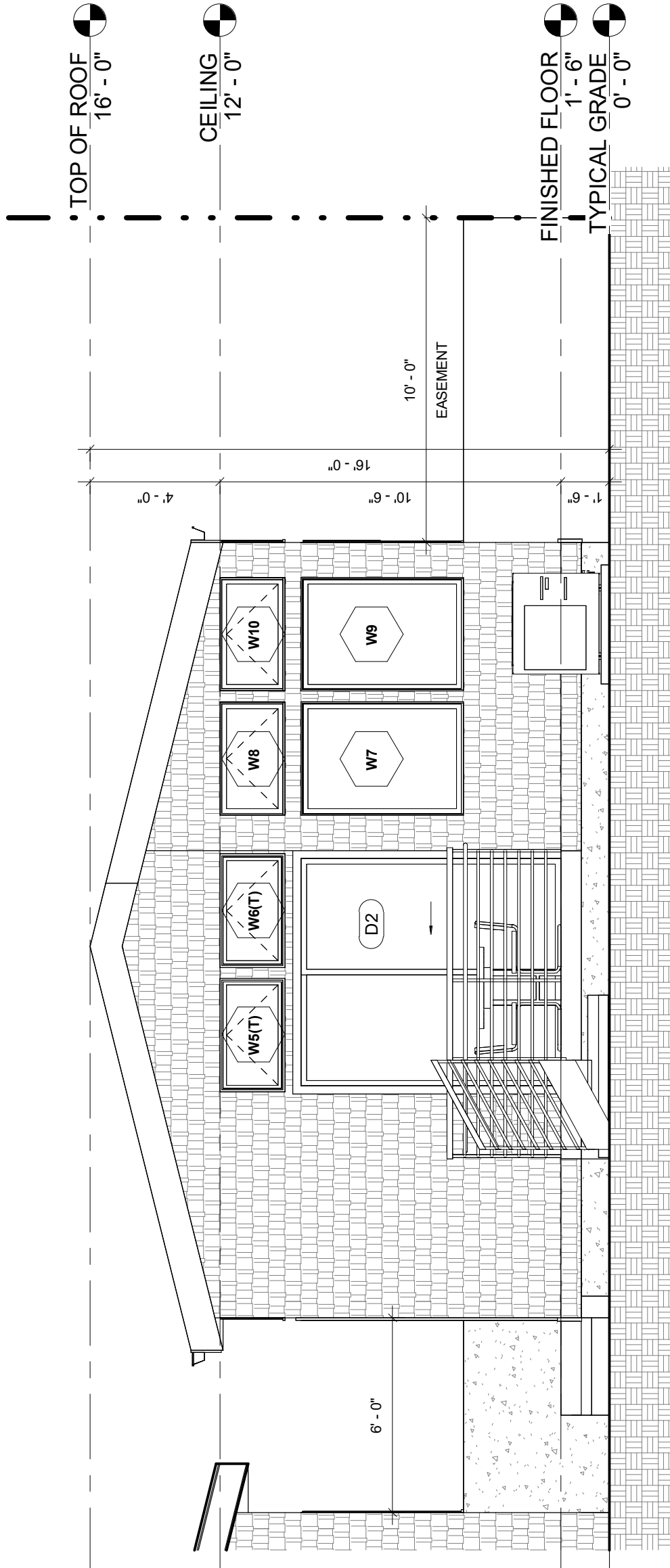
1 PROPOSED ROOF PLAN -  
1/4" = 1'-0"



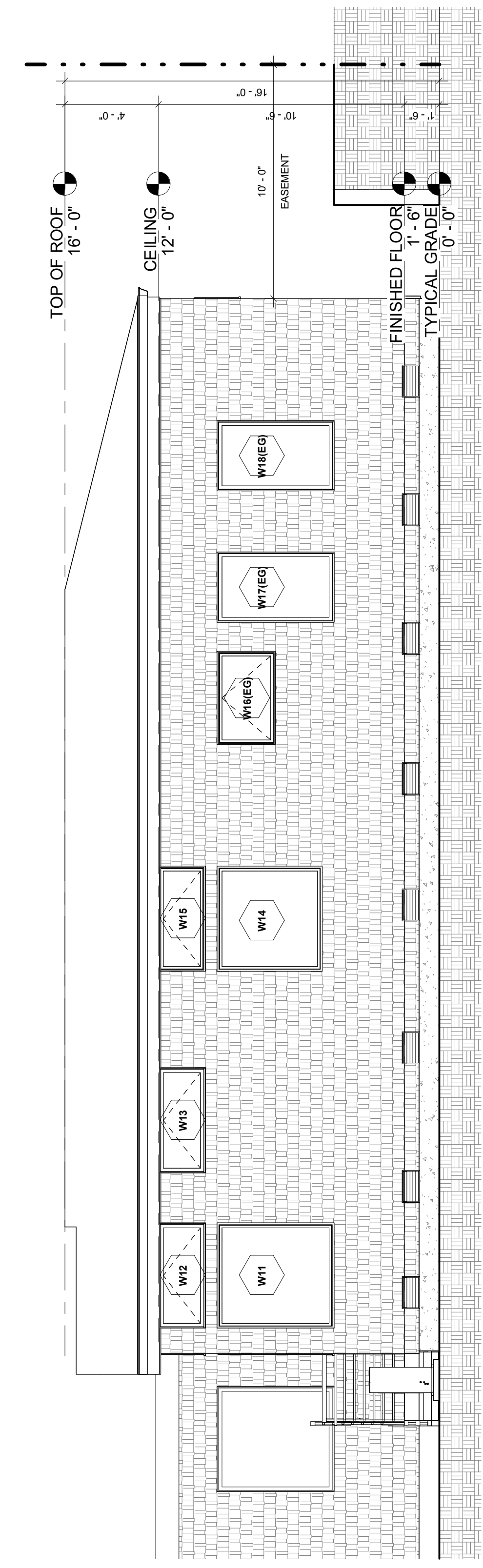
2 PROPOSED LEFTSIDE ELEVATION  
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



4 PROPOSED RIGHTSIDE ELEVATION  
1/4" = 1'-0"



3 PROPOSED REAR ELEVATION  
1/4" = 1'-0"



ISSUANCES  
No. 1 Description USE PERMIT Date 3.18.2025

Checked By: *Galle Vangjst*  
Date 3.18.2025  
Description USE PERMIT

Checked By: *Galle Vangjst*  
Date 3.18.2025  
Description USE PERMIT

NEW DETACHED ADU  
TWO BED ONE HALF BATH  
35 AGUA VISTA  
EMERALD HILLS, CA  
94062

Drawing Scale: 1/4" = 1'-0"  
Job No. PLANS

A-3.0

**KEYNOTES**

- 1 EXTERIOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 7.75' BELOW THE TOP OF THE DOOR THRESHOLD  
2022 CRC R311.3.2
- 2 ROOF INSULATION SPRAY FOAM R-30
- 3 WALL INSULATION R-21
- 4 FLOOR INSULATION R-19

**NEW DETACHED ADU**  
**TWO BED ONE HALF BATH**  
 35 AGUA VISTA  
 EMERALD HILLS, CA  
 94062



ISSUANCES	No.	Description	Date
	1	USE PERMIT	3.18.2025

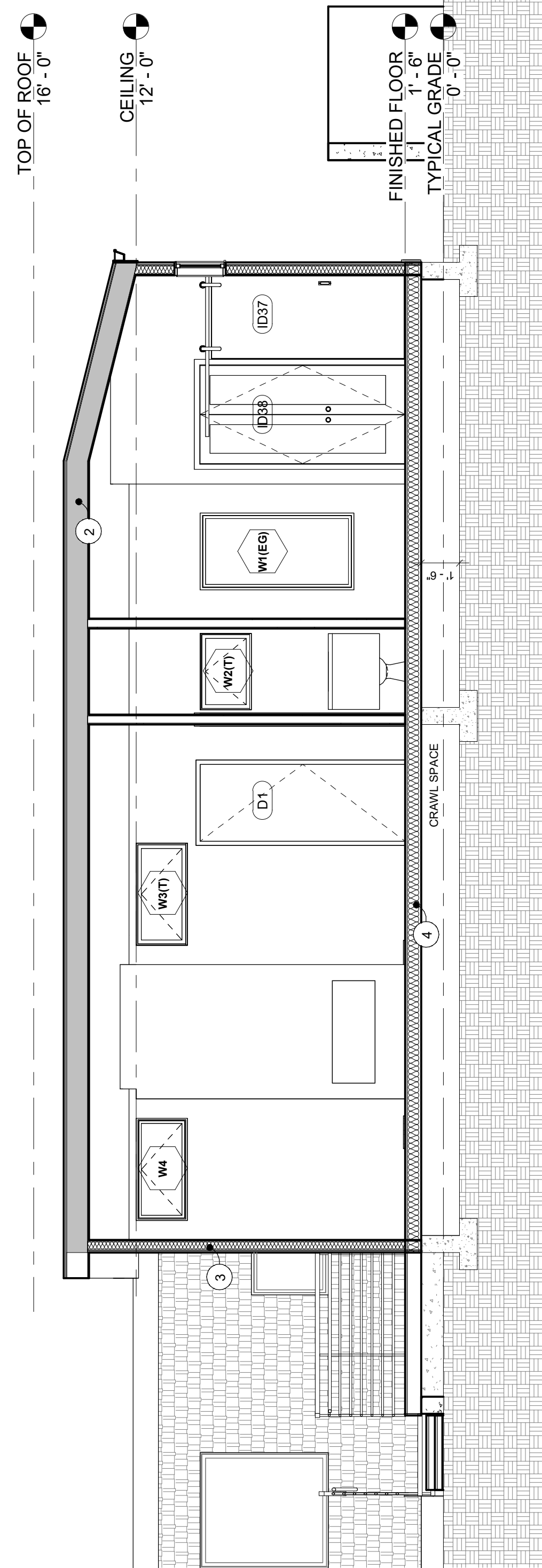
Checked By: *Galbe Nungwa*  
 Checker

**BUILDING SECTIONS**

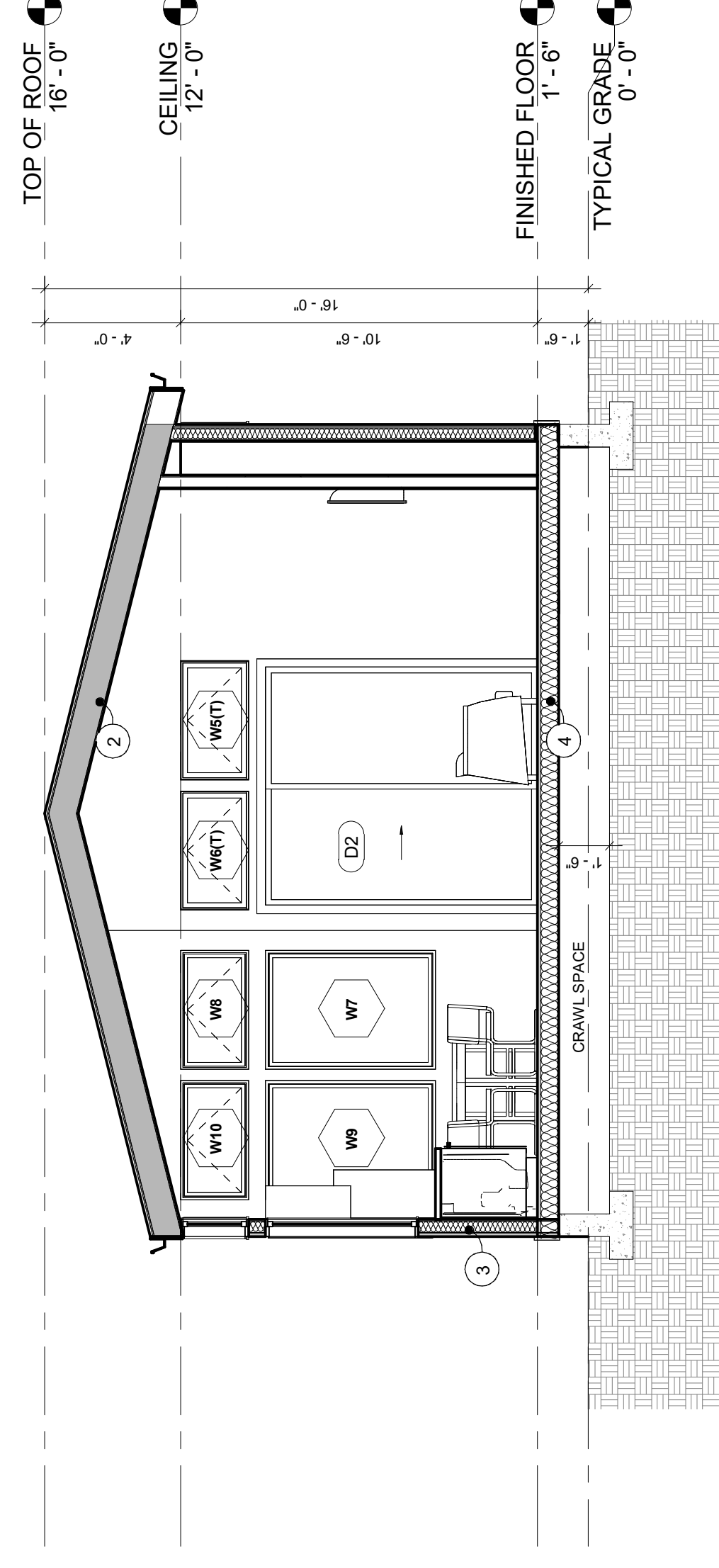
per@akidhomes.net (925) 555-8289

Drawing Scale: 1/4" = 1'-0"  
 Job No. PLANS

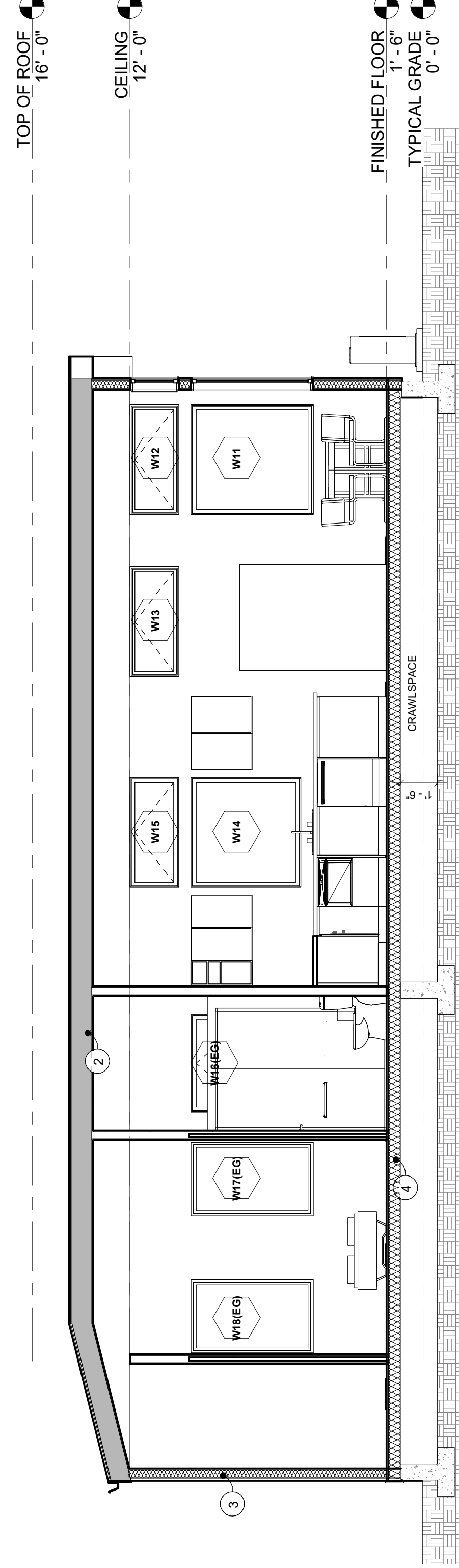
**A-4.0**



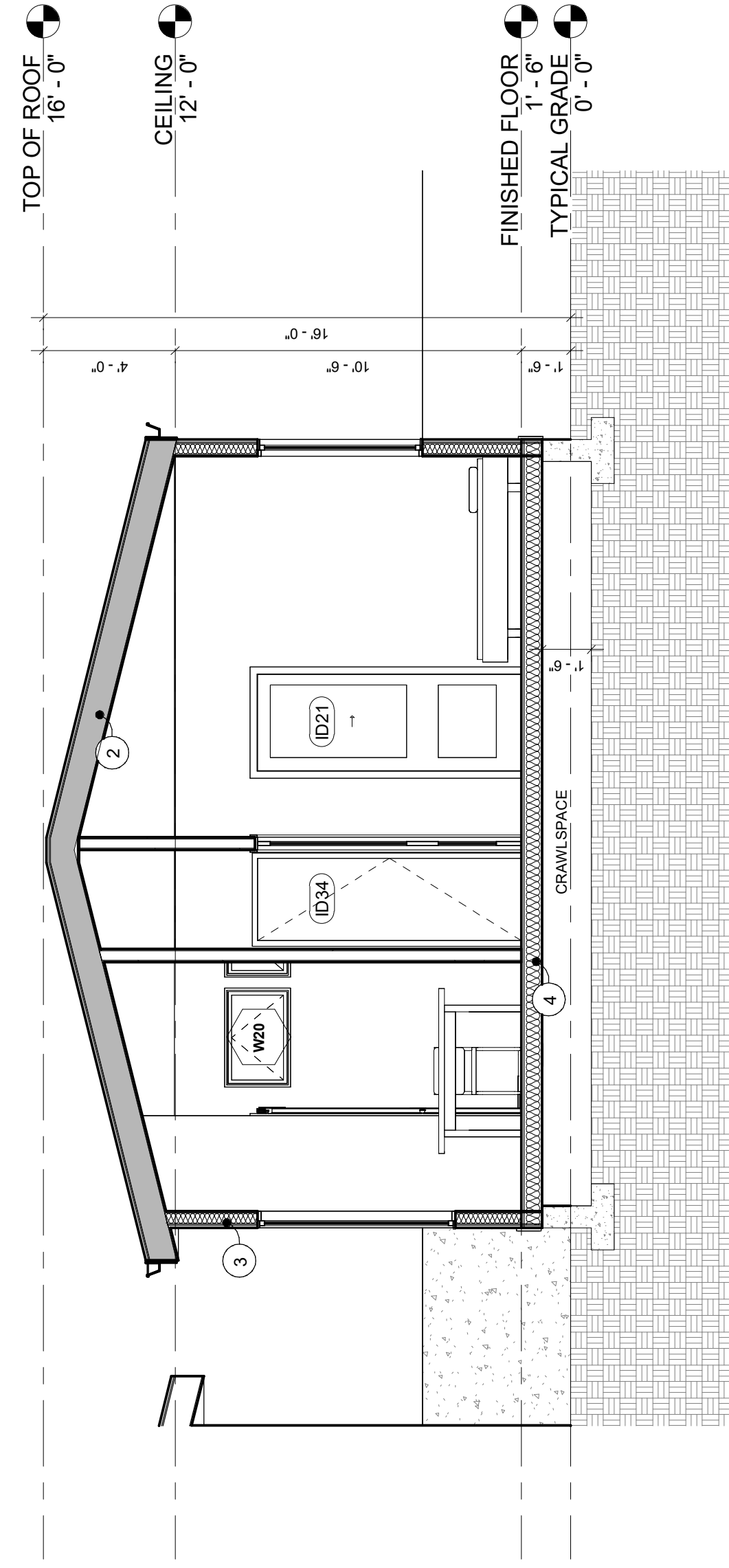
2 Section 2  
1/4" = 1'-0"



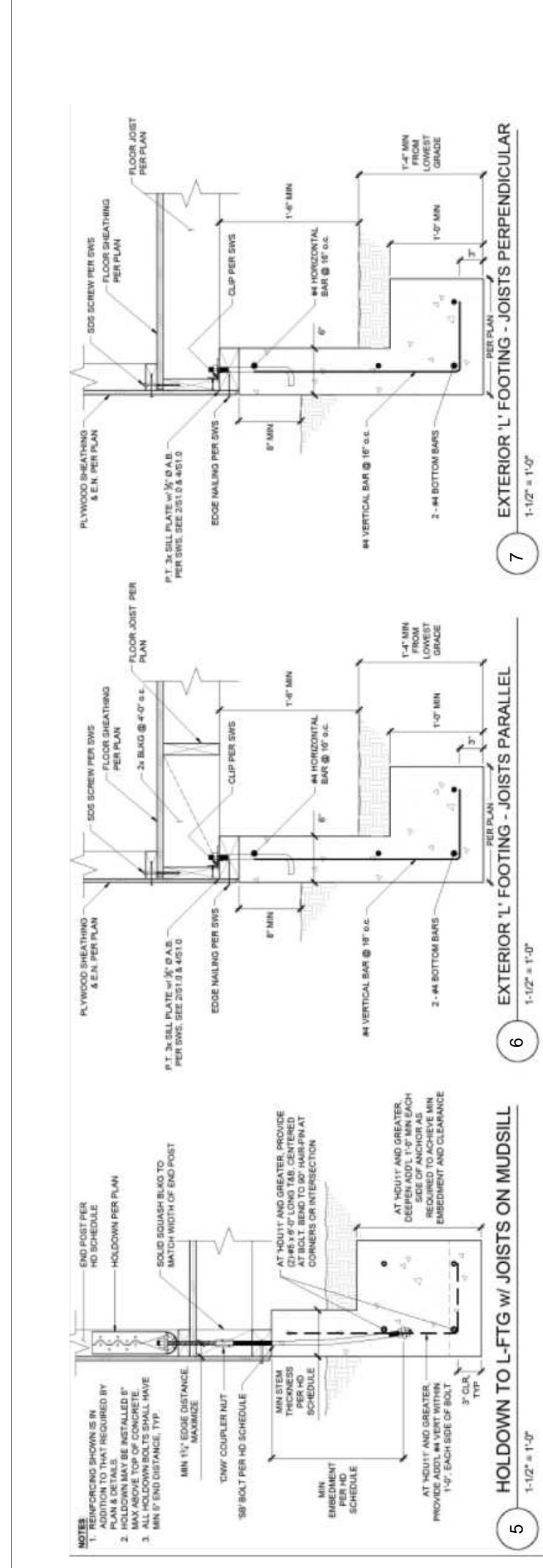
1 Section 1  
1/4" = 1'-0"



4 Section 4  
1/4" = 1'-0"



3 Section 3  
1/4" = 1'-0"



**TYPICAL FOOTING FOUNDATION SPECS**