COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 19, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Non-Conforming Use Permit (NCUP), pursuant to Chapter 8.388 of the San Mateo County Ordinance Code, to exceed lot coverage by 583 sq. ft. for an elevated pool and pool shed on an 8,103 sq. ft. lot located at 678 Oak Park Way in the unincorporated Emerald Lake Hills area of San Mateo County. The NCUP will result in a parcel lot coverage of 41 percent, where 25 percent is the maximum allowed.

County File Number: PLN2026-00273 (Goldberg/Koledy)

PROPOSAL

The applicant is seeking a Non-Conforming Use Permit (NCUP) to add a new 551 sq. ft. elevated pool and a 32 sq. ft. pool shed in the rear yard of the project site. As the site slopes down from front to back, the proposed pool will be approximately 7 feet high on the lower side of the pool (as shown in Figure 2). All pools elevated more than 18 inches above existing grade count toward lot coverage. The proposed pool would add additional lot coverage to an already non-conforming lot of 8,103 sq. ft., where 12,000 sq. ft. is the minimum required lot size in the Residential Hillside/ Design Review (RH/DR) zoning district. The existing house is non-conforming for lot size, lot coverage, and floor area. The original house was built with permits in 1988 through Building Permit No. 80900. However, the County adopted Ordinance No. 3192 in 1989, which modified the Residential Hillside (RH) District regulations and made the existing house non-conforming for lot coverage. The proposed project requests to further exceed the lot coverage by 583 sq. ft., where 2,026 sq. ft. (25 percent) is the allowed lot coverage, and 2,716 sq. ft. (33.5 percent) is the existing lot coverage. With the proposed addition, the new lot coverage would be 3,299 sq. ft. (40.7 percent).

Building permits BLD2025-03176/-03525 for the proposed work are currently under review. A review of the project by the County's Drainage Section, Geotechnical Section, Sewer Section, and Building Division has been completed under the building permits.

No trees are proposed for removal, and the project involves approximately 240 cubic yards (c.y.) of grading (including 45 c.y. of cut, 120 c.y. of fill, and 75 c.y. of import) for the proposed work.

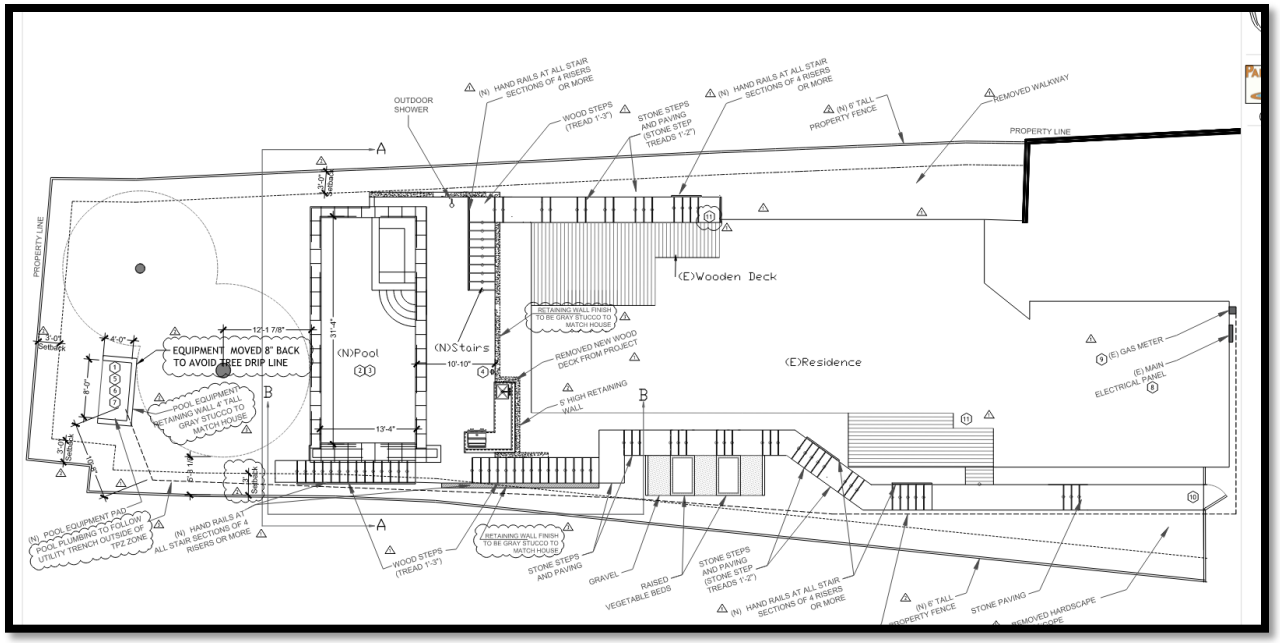


Figure 1 Proposed Site Plan

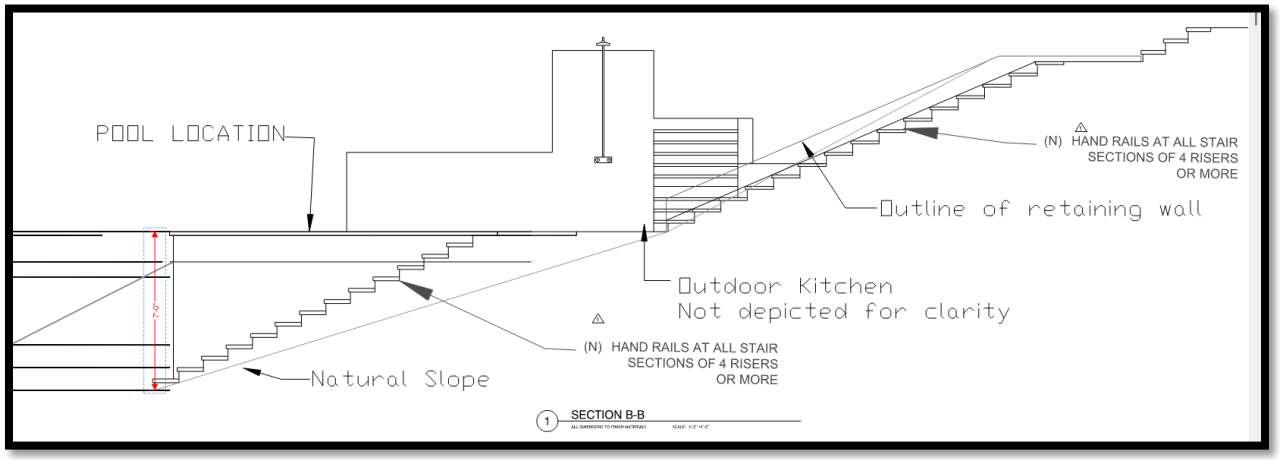


Figure 2 Section of the Proposed Pool

RECOMMENDATION

That the Zoning Hearing Office approve the Non-Conforming Use Permit, County File Number PLN2026-00273, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Planner III, 650-363-1860

Applicant: Eric Koledy

Owner: Richard Goldberg

Public Notification: Ten-day advance notification for the hearing was mailed to all property owners and residents within 300 feet of the perimeter of the project parcel, and a notice for the hearing was posted in a newspaper (San Mateo County Times) of general public circulation on November 7, 2026.

Location: 678 Oak Park Way, Emerald Lake Hills

APN: 068-081-360

Size: 8,103 sq. ft.

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

General Plan Designation: Low Density Residential

Sphere-of-Influence: Redwood City

Existing Land Use: Residential

Water Supply: Redwood City Water District

Sewage Disposal: Emerald Lake Hills Sewer District

Flood Zone: X (areas of minimal flood hazard). FEMA Community Panel 06081C0285E; effective date: October 16, 2012.

Environmental Evaluation: The project was found to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(e), for the construction and location of limited numbers of new, small facilities or structures, including small accessory structures such as pools.

Setting: The project site is an interior lot located in Emerald Lake Hills in the unincorporated San Mateo County area. The site is surrounded by other residential single-family homes on all sides, and it slopes downward from Oak Park Way.

Chronology:

Date		Action
November 10, 2025	-	First Building Permit submitted.
November 2025 to July 2026	-	Building permit reviews. After receiving missing lot size and lot coverage information, Planning staff determined that a NCUP was necessary to exceed lot coverage.

July 27, 2026 - NCUP application, PLN2026-00273, submitted.

September 29, 2026 - NCUP application deemed complete.

November 19, 2026 - Zoning Hearing Officer meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

General Plan Visual Quality Policy 4.4 requires the appearance of urban development to promote aesthetically pleasing development. The General Plan then calls for the establishment of guidelines for communities to achieve these goals. The establishment of the Design Review (DR) Zoning District, Chapter 8.256 of the San Mateo County Ordinance Code, is the mechanism that fulfills this directive. A project that complies with the Emerald Lake Hills Design Standards *(Section 8.256.180 of the San Mateo County Ordinance Code)*, therefore, conforms with the General Plan Policies 4.15 (*Appearance of New Development*) and 4.36 (*Urban Area Design Concept*). The project, as proposed and conditioned, has been found to be in compliance with the Design Review Standards for Emerald Lake Hills.

2. Conformance with the Zoning Regulations

As shown, the proposed addition complies with the development standards of the RH Zoning District but does not comply with the maximum lot coverage, as discussed below.

Development Standards	Zoning Requirements	Existing	Proposed	Complies? Yes/No
Minimum Lot Size	12,000 sq. ft. for slope of 17%	8,103 sq. ft.*	*No change*	**No***
Minimum Lot Width	50 ft.	60 ft. (front)	*No change*	Yes
Maximum Lot Coverage	2,026 sq. ft. (25%)	2,716 sq. ft. (34%) *	3,299 sq. ft.** (41%)	**No****
* Existing non-conformity. ** Non-conforming Use Permit requested.				

As shown in the table above, the project site is non-conforming with a lot size of 8,103 sq. ft., where 12,000 sq. ft. is the minimum required lot size for the RH/DR District. The existing house is non-conforming and already exceeds the allowable lot coverage by approximately 690 sq. ft. With the proposed NCUP, the applicant requests to further exceed the allowable lot coverage by 583 sq. ft. (a resulting cumulative total of approximately 1,273 sq. ft. over the allowable lot coverage).

3. Conformance with the Design Review Regulations

The proposed project qualifies for a Design Review Exemption (DRX) and was found to comply with all other applicable Design Review Standards, Chapter 8.256 of the San Mateo County Ordinance Code, for the Emerald Lake Hills area. A retaining wall for the pool will be treated with stucco and painted in gray to match the existing house.

4. Conformance with the Non-Conforming Use Permit Regulations

The following is a discussion of the project's conformance with the required NCUP findings, per Section 8.388.070, Exceptions, and Section 8.388.030.3.b.(3), Use Permit Findings, of the San Mateo County Ordinance Code.

a. The proposed development is proportioned to the size of the parcel on which it is being built.

The proposed pool will be located 3 feet from the side property lines. With the pool addition, the site would still maintain substantial open space on-site. Hence, the proposed development is proportional to the size of the parcel on which it is built.

b. All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

The original house was approved with permits in 1988 (Building Permit Number 80900). Ordinance No. 3192 was later adopted in 1989, which changed the regulations of the RH District and made the existing house non-conforming for lot coverage. The adjacent surrounding lots are developed with single-family residences under separate private ownership and are not available for purchase.

c. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

Due to the slope of the parcel, the pool will daylight more than 18 inches from existing grade and therefore is counted towards lot coverage. Aside from lot coverage, the proposed development complies with the accessory structure standards and therefore is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

d. 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 site is not located in the coastal zone and is already developed with a single-family home. The proposal involves increasing the lot coverage by adding a new pool and pool shed in the rear yard. Therefore, the project would not have any adverse impact on coastal resources or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

e. The use permit approval does not constitute a granting of special privileges.

The original house was legally built with permits and became non-conforming for lot coverage due to the adoption of Ordinance No. 3192 for zoning standard modifications in the RH zoning district. The Zoning Regulations Non-Conformities Chapter provides the same exception process for similar parcels under the same conditions and therefore, granting additional lot coverage for the proposed pool and shed would not be considered granting a special privilege.

B. ENVIRONMENTAL REVIEW

The project was found to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) for the construction and location of limited numbers of new, small facilities or structures, including small accessory structures such as pools.

C. REVIEWING AGENCIES

Drainage Section
Parks

ATTACHMENTS

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

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2026-00273 Hearing Date: November 19, 2026

Prepared By: Sonal Aggarwal, Planner III For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project was found to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (e) for the construction and location of limited numbers of new, small facilities or structures, including small accessory structures such as pools.

Regarding the Non-Conforming Use Permit, Find:

2. *That the project is proportioned to the size of the parcel on which it is being built.* Even after the addition of the pool and pool shed, the site would still maintain substantial open space on site. Hence, the proposed development is proportional to the size of the parcel on which it is built.

3. *That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.* The original house was approved with permits in 1988 (Permit Number 80900). Since then, Ordinance No. 3192 was adopted in 1989, which changed the regulations of RH District Regulations and made the existing house non-conforming. The adjacent surrounding lots are developed with single-family residences under separate private ownership and are not available for purchase.

4. *That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.* Due to the slope of the parcel, the pool will daylight more than 18 inches from existing grade and therefore is counted towards lot coverage. Aside from lot coverage, the proposed development complies with the accessory structure standards and therefore is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

5. *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 site is not located in the coastal zone and is already developed with a single-family home. The proposal involves increasing the lot coverage by adding a new pool and pool shed in the rear yard. Therefore, the project would not have any adverse impact on the coastal resources or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

6. *That the use permit approval does not constitute a granting of special privileges.* The original house was legally built with permits and subsequently became non-conforming due to the adoption of Ordinance No. 3192 for zoning standard modifications in the RH zoning district. The zoning regulations provide the same exception process for similar parcels under the same conditions and therefore, granting additional lot coverage for the proposed pool and shed would not be considered the granting a special privilege.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans as approved by the Zoning Hearing Officer on **November 19, 2026**. Any minor changes or revisions to the approved plans shall be submitted for review by the Director of Planning and Building to determine if they are in substantial compliance with the approved plans.

2. The Non-Conforming Use Permit shall be valid for **one year** from the date of final approval, in which time a building permit shall be issued and an inspection completed to the satisfaction of the Building Inspector within 180 days of issuance of the building permit. The expiration date of the permit may be extended by a one-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. Prior to the Current Planning Section approval of the building permit application, the applicant shall have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished (floor) elevations, and (3) the topmost elevation of the roof must be shown on the plan, elevations, and cross-section (if one is provided).

4. No site disturbance shall occur, including any grading or authorized tree/vegetation removal, until a building permit has been issued.

5. No trees are approved for removal. Prior to the removal of any trees, the applicant shall consult with the Current Planning Section to determine whether a separate Tree Removal Permit is required.

6. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Oak Park Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Oak Park Way. There shall be no storage of construction vehicles in the public right-of-way.

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).

8. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines” including, but not limited to, the following:

    a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

    b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

    c. Performing clearing and earth-moving activities only during dry weather.

    d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of 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.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

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. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Drainage Section

9. At the time of the building permit application, the project shall comply with the County Drainage Manual 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, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project. The drainage analysis shall consist of a written narrative and a plan. The flow of 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.

10. An updated and final C.3 and C.6 Development Review Checklist, an updated and final drainage analysis/drainage report, and an updated and final drainage plan prepared by a registered Civil Engineer shall be provided at the time of building permit submittal.

11. The project shall comply with the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and Green Infrastructure Design Guide.

12. All vertical and horizontal setbacks shall be met as described in the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and Green Infrastructure Design Guide.

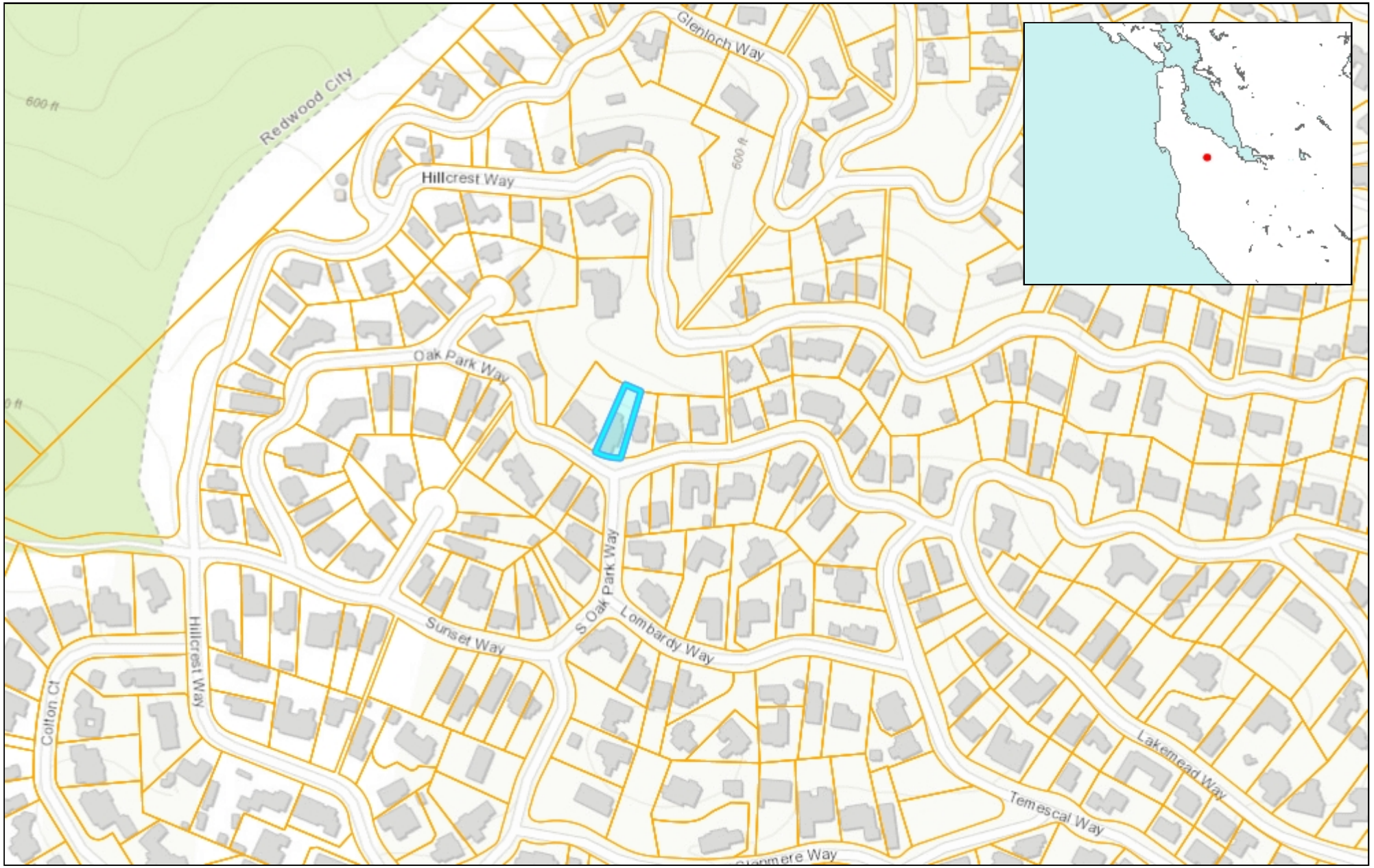
13. The project shall demonstrate how the post-development peak flow and volume is less than or equal to the undeveloped peak flow and volume for the total project area.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

PLN2026-00273, 678 Oak Park Way, Emerald Lake Hills



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 4,514

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 SCOPE:

NEW POOL & SPA COMBO WITH EQUIPMENT: BLD 2025-03176

NEW RETAINING WALLS: BLD2025-03525

678 OAK PARK WAY
REDWOOD CITY CA

OAK PARK

PARKER'S Pool&Spa Est. 1985

(650)-369-5809

PROJECT DATA:

HOMEOWNER: MARI AND RICHARD GOLDBERG
ADDRESS: 678 OAK PARK WAY REDWOOD CITY CA
PHONE: 650-400-3342

SCOPE OF WORK: (TWO PERMITS POOL PERMIT AND RETAINING WALL PERMIT)

POOL PERMIT #: BLD2025-03176
BUILD NEW POOL AND SPA COMBO
INSTALL NEW POOL EQUIPMENT

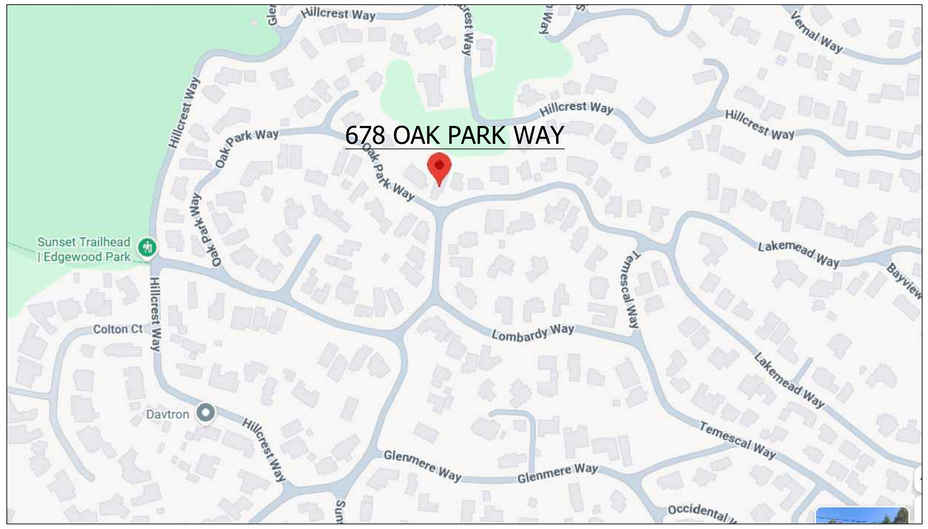
RETAINING WALL PERMIT #: BLD2025-03525
NEW RETAINING WALLS

ZONE: RH/DR 2

⚠1

CHANGE TO SCOPE FROM LAST SUBMITTAL:
-REMOVED UPPER WOOD DECK FROM PROJECT
-REMOVED SCOPE OF WORK/ HARDSCAPE AT UTILITY/ TRASH AREA
-REMOVED WOOD AND STONE STEPS FROM FRONT ENTRY TO BACK PATIO

VICINITY MAP



INDEX:

C1	COVER SHEET
S1	SITE PLAN
S2/ S3	ELEVATIONS
E1	EQUIPMENT DESIGN
E2	EQUIPMENT CUT SHEETS
SP0.0	STRUCTURAL
SP1.0	STRUCTURAL
SP1.1	STRUCTURAL
SP1.2	STRUCTURAL
C-1	CIVIL SET TITLE SHEET
C-2	DEMOLITION PLAN
C-3	OVERALL SITE PLAN
C-4	GRADING & DRAINAGE PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	SECTIONS
C-7	DETAILS
C-8	EROSION CONTROL PLAN
C-9	SAN MATEO COUNTY BMPs
C-10	IMPERVIOUS AREA EXHIBIT & NOTES
SU-1	TOPOGRAPHIC SURVEY

3

* LOT COVERAGE AREA:

-TOTAL PROPERTY AREA: 8,103 FT SQ

-EXISTING HOUSE: 2253 SQ FT

-MAXIMUM ALLOWED LOT COVERAGE: 2,025.75 SQ FT

PROPOSED ADDITION:
-POOL AREA: 550.88 SQ FT (POOL TO BE RAISED)

-POOL EQUIPMENT: 32 SQ FT

TOTAL LOT COVERAGE AFTER CONSTRUCTION:
-2835.55 SQ FT (35% OF THE TOTAL LOT)

1

IMPERVIOUS SURFACE AREA:

TOTAL PROPERTY AREA: 8,103 FT SQ

IMPERVIOUS AREA:
PRE- CONSTRUCTION: 3,113 SQ FT
POST-CONSTRUCTION: 4,351 SQ FT

NET CHANGE: +1,238 FT SQ

678 OAK PARK WAY
REDWOOD CITY CA

Project:

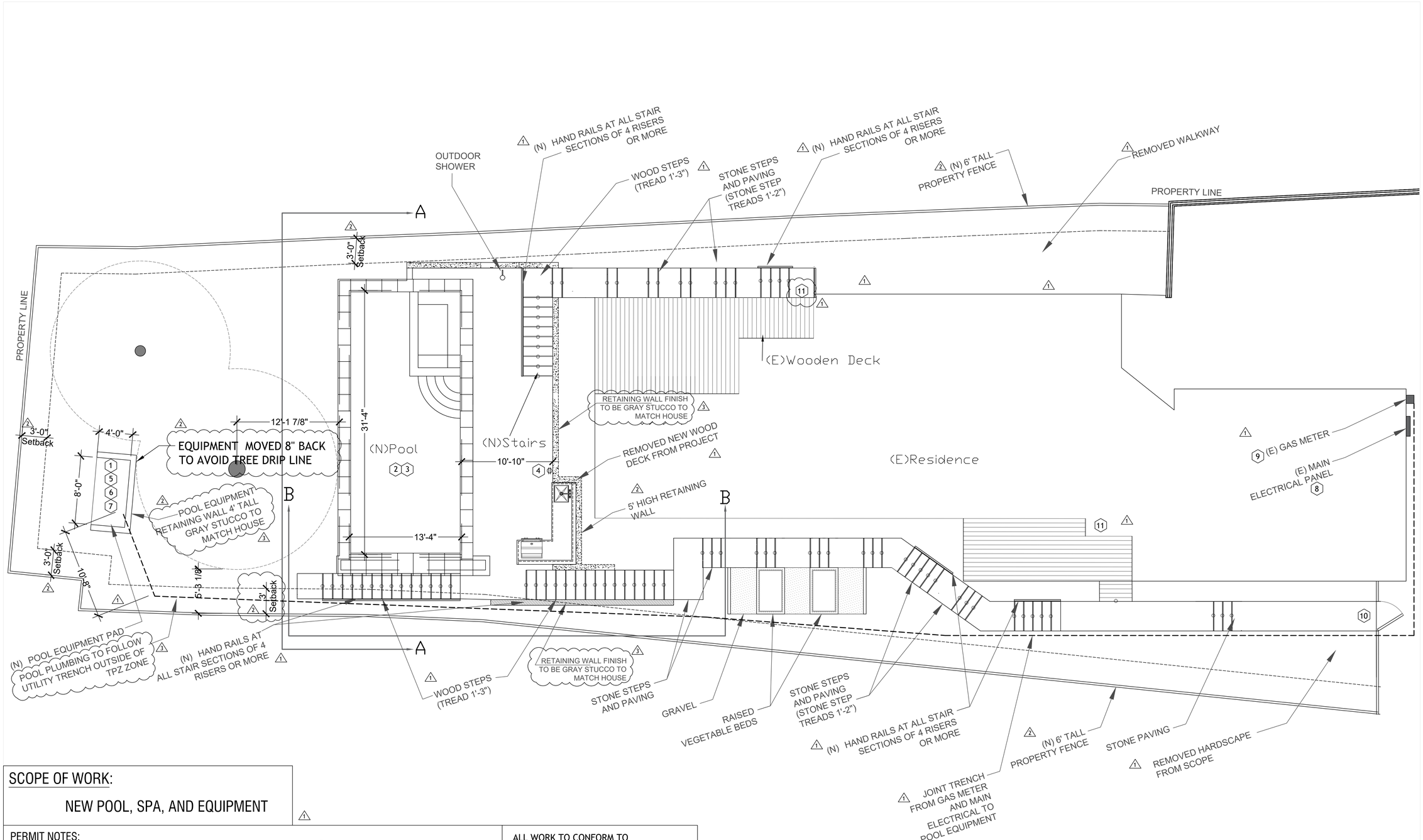
REVISION HISTORY
DELTA 1- 4/17/26
DELTA 2 - 7/16/26
DELTA 3 - 8-26-26
DESIGNER:

PROJECT MANAGER: JP
DESIGNER: EK
PRINTED: 8/26/26

Sheet

COVER SHEET

C1



SCOPE OF WORK:

NEW POOL, SPA, AND EQUIPMENT

PERMIT NOTES:

1. Spa Equipment Location
2. ASTM approved Saftey Pool Cover.
3. Approved Anti entrapment suction outlets min 3' appart.
4. One GFCI outlet 15Amp min, 6'- 20' from water line, Per CEC Article 680-22(A)(3) and (5)
5. Service outlet at pool equipment, 20Amp GFCI protected, Weatherproof.
6. Spa Heater Location
7. Spa equipment sub panel
8. Main electrical panel
9. Gas meter
10. 6' Safety gate, opens away from pool
11. Door alarms, doors from the house with access to pool area to have door alarm when opened.

ALL WORK TO CONFORM TO THE FOLLOWING:

1. TITLE 24
2. 2022 CALIFORNIA BUILDING CODE
3. 2022 CALIFORNIA ELECTRICAL CODE
4. 2022 CALIFORNIA MECHANICAL CODE
5. 2022 CALIFORNIA PLUMBING CODE
6. 2022 CALIFORNIA ENERGY CODE
7. 2022 CALIFORNIA RESIDENTIAL CODE

SINGLE LINE GAS DIAGRAM

DEDICATED 2" POLYURETHANE GAS LINE FOR POOL HEATER.
2' OF 1" RIDGED GAS LINE TO HEATER INLET

GAS METER — 180' — 400,000 BTU POOL HEATER

50,000 BTU BBQ

1 SITE PLAN

ALL DIMENSIONS TO FINISH MATERIALS SCALE: 1/8" =1'-0"

OAK PARK

PARKER'S Pool&Spa Est. 1985

(650)-369-5809

678 OAK PARK WAY
REDWOOD CITY CA

Project:

REVISION HISTORY

DELTA 1- 4/17/26

DELTA 2 - 7/16/26

DELTA 3 - 8-26-26

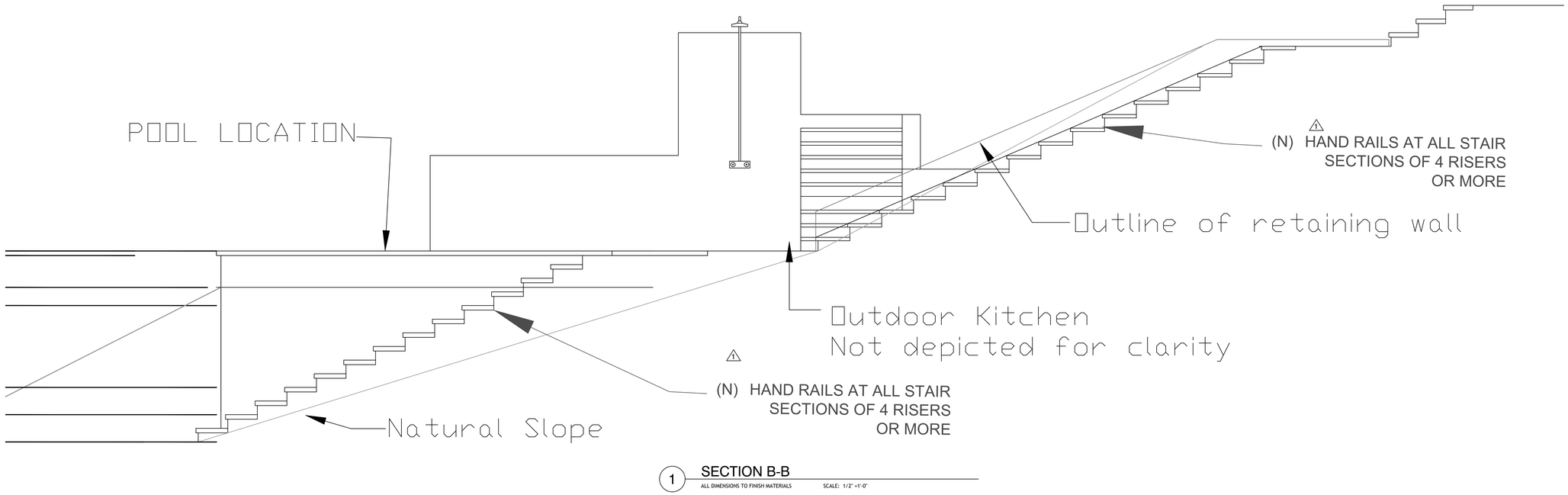
DESIGNER:

PROJECT MANAGER: JP
DESIGNER: EK
PRINTED: 8/26/26

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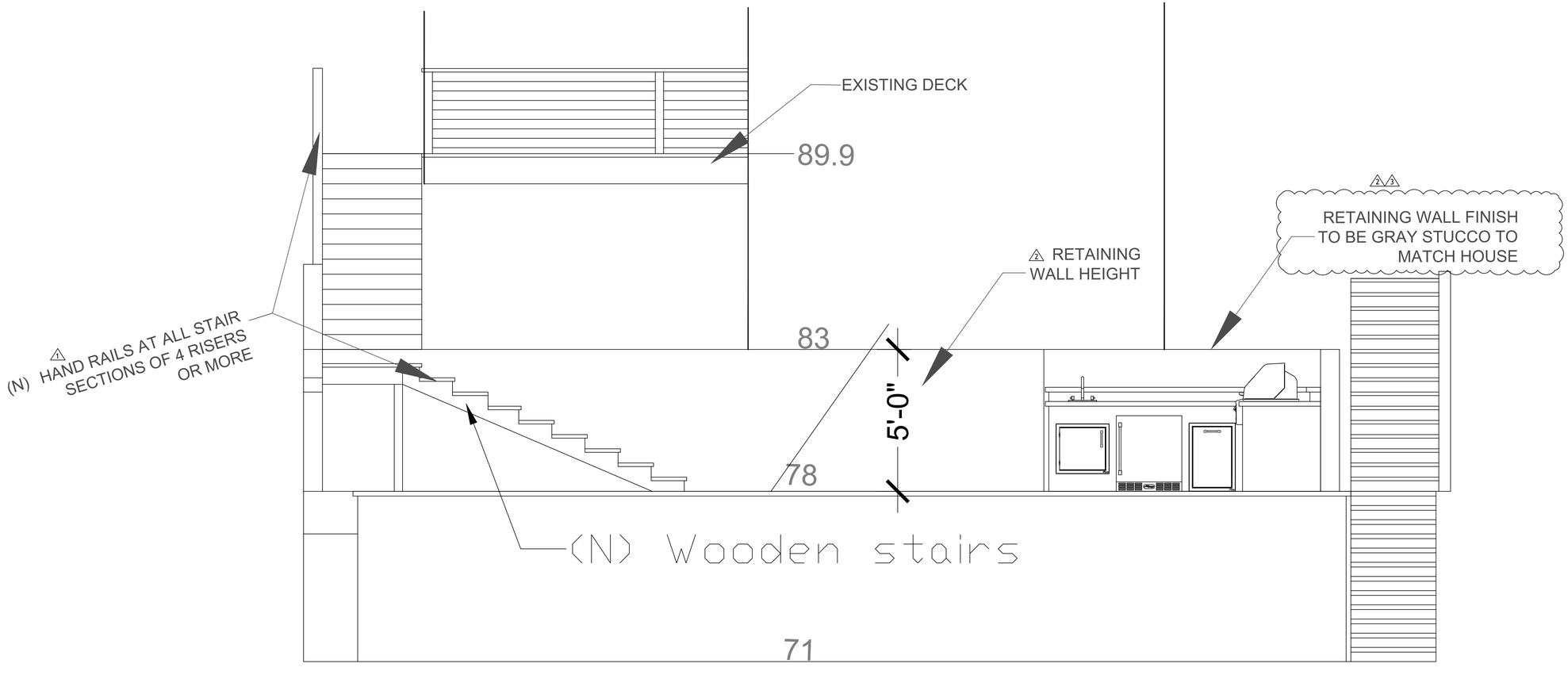
SITE PLAN

S1



1 SECTION B-B

ALL DIMENSIONS TO FINISH MATERIALS SCALE: 1/2" =1'-0"



2 SECTION A-A

ALL DIMENSIONS TO FINISH MATERIALS SCALE: 1/2" =1'-0"

OAK PARK

PARKER'S Pool&Spa Est. 1985

(650)-369-5809

678 OAK PARK WAY
REDWOOD CITY CA

Project:

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DELTA 1- 4/17/26

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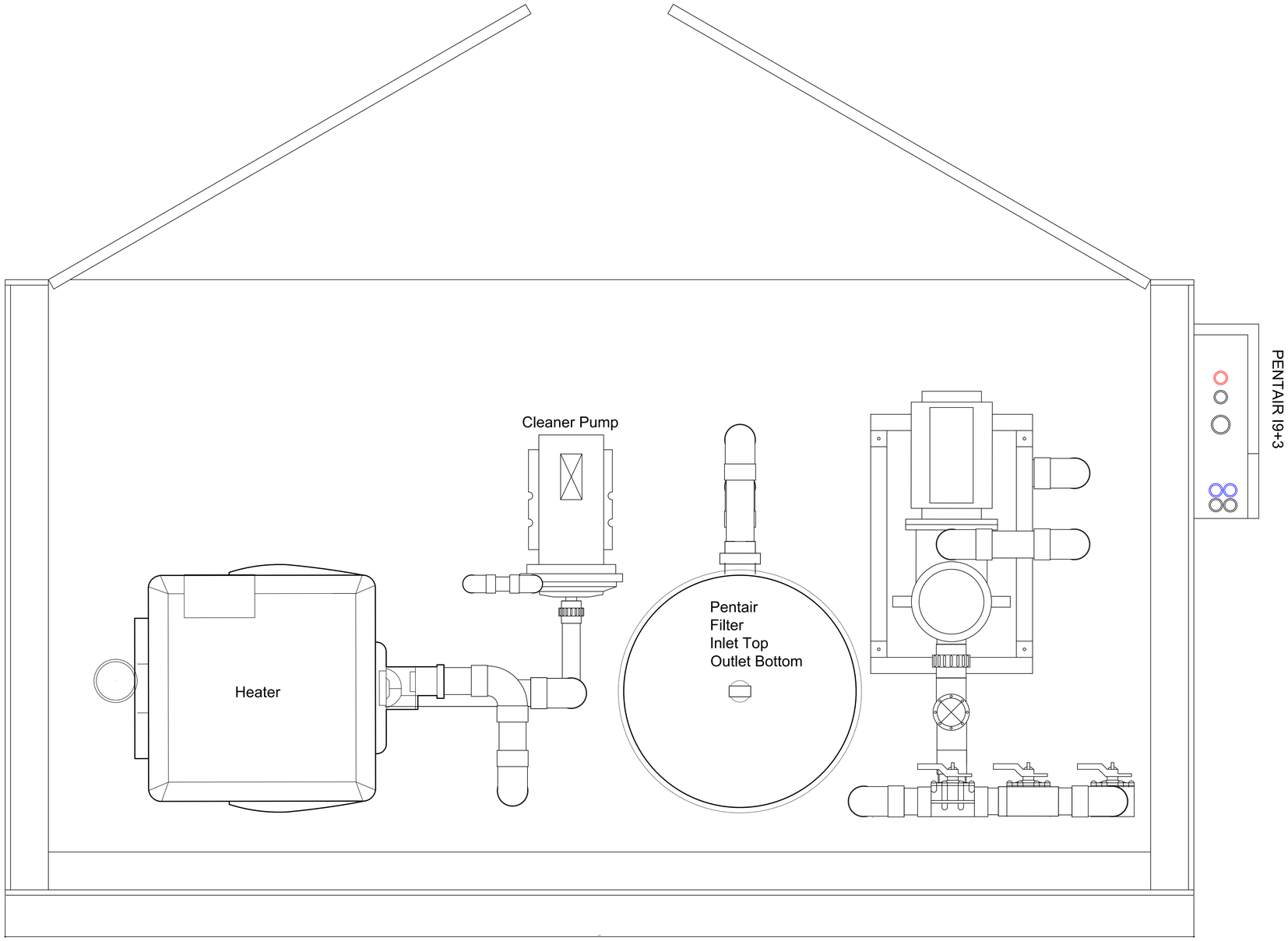
DESIGNER:

PROJECT MANAGER: JP
DESIGNER: EK
PRINTED: 8/26/26

Sheet

ELEVATIONS

S2/ S3



Oak Park Way

Parker's
Pool & Spa
(650)-369-5809

Park Way
City, CA 94062

Project:
678 Oak Park Way
Redwood City, CA 94062

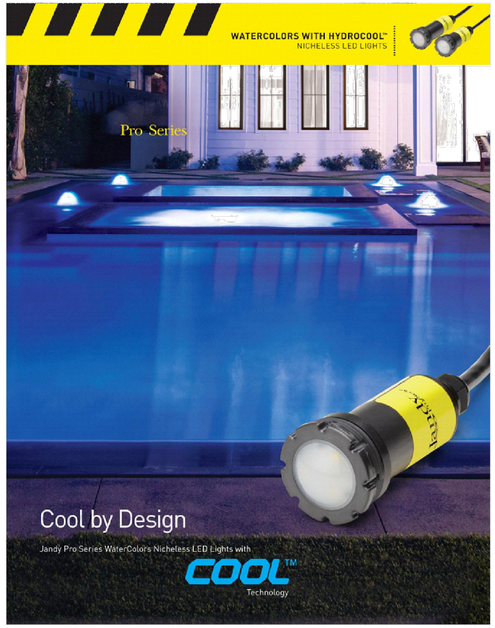
By: *Paul Roemers*
27 October 2025

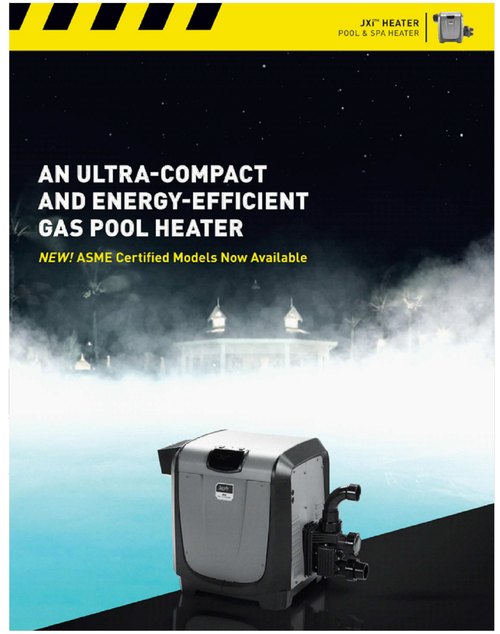
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E1

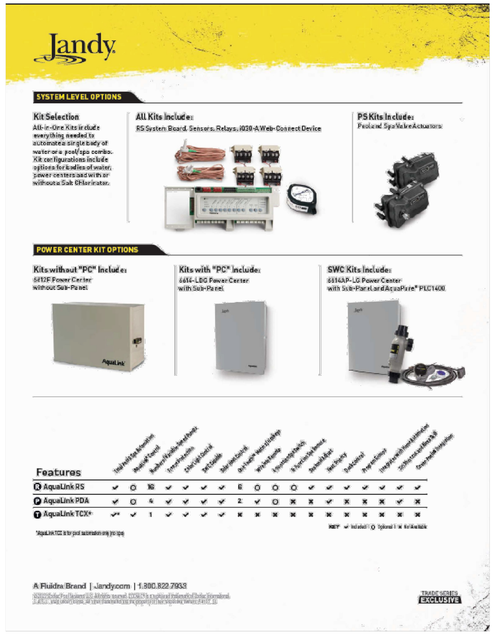
Equipment Room

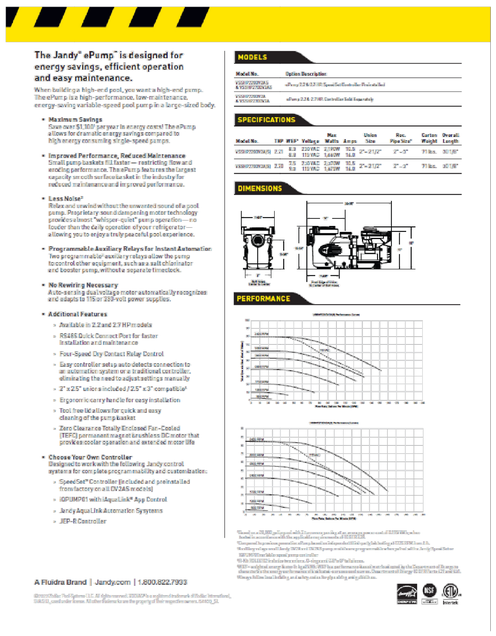
















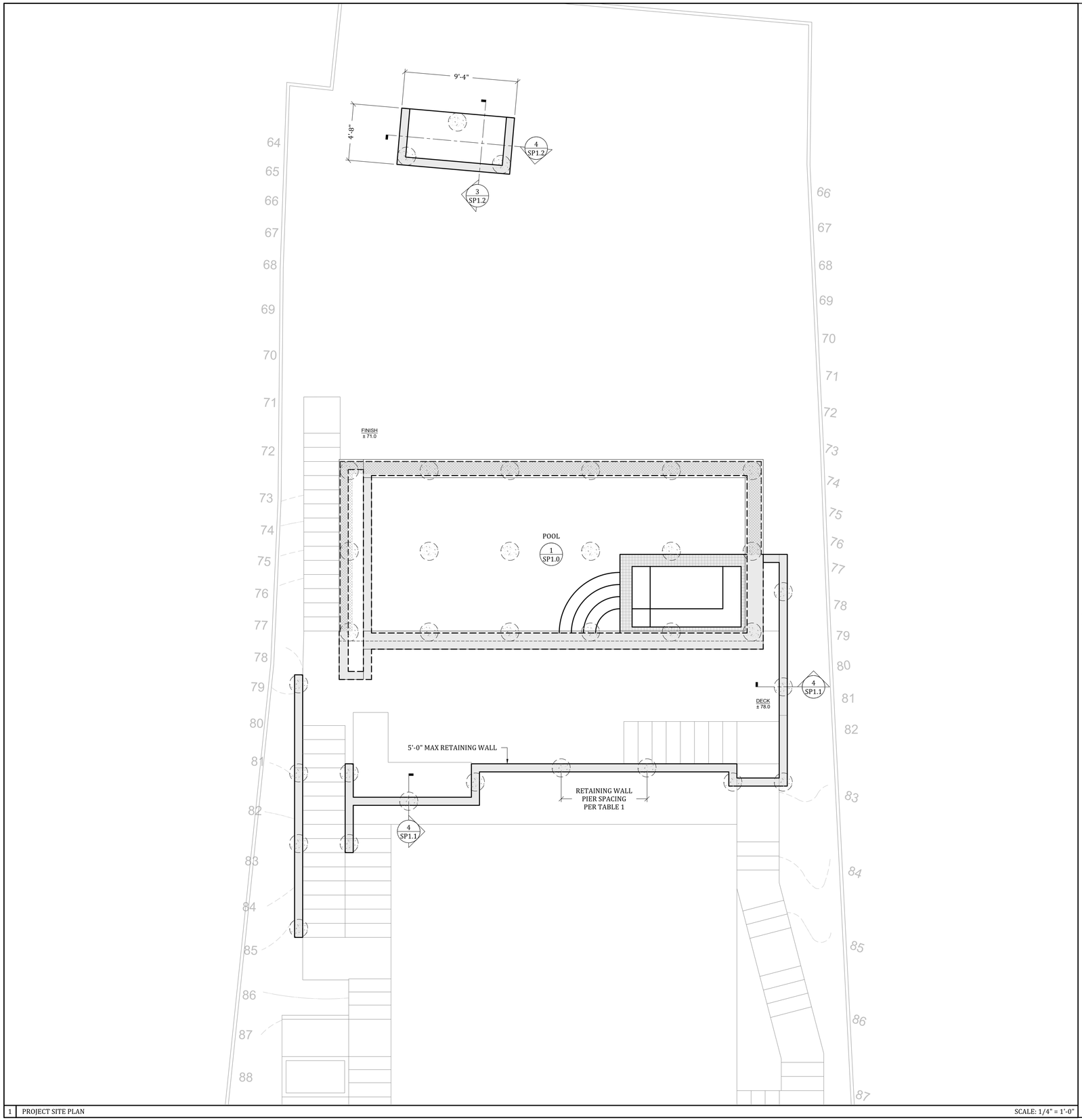
Oak Park Way
Parker's
Pool & Spa
(650)-369-5809

Project:
678 Oak Park Way
Redwood City, CA 94062

By: Paul Roemers
27 October 2025

Sheet
E2

Equipment Room Cut Sheets



1 PROJECT SITE PLAN

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

GENERAL

1. ALL DIMENSIONS SHOULD BE FIELD VERIFIED PRIOR TO STARTING WORK. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR POOL LOCATION AND DIMENSIONS. NOTIFY LENEHAN ENGINEERING OF ANY DISCREPANCIES.
2. ALL APPLICABLE STATE, LOCAL LAWS, AND CODES SHALL BE FOLLOWED.
3. STRUCTURAL DECKS ARE NOT TO BE SUPPORTED, OR STRUCTURALLY CONNECTED, TO THE POOL STRUCTURE. POOL WALLS ARE NOT DESIGNED WITH ADDITIONAL LOADING FROM NEARBY STRUCTURES OTHER THAN STRUCTURES SHOWN IN THESE DRAWINGS. IF POOL WALLS NEED TO SUPPORT DECKING, OR OTHER STRUCTURES, NOTIFY LENEHAN ENGINEERING.
4. DECKING: EXPANSION JOINT OF MASTIC OR OTHER SEPARATOR SHOULD BE PLACED BETWEEN CONCRETE DECKS AND COPING AND SHOULD EXTEND THE FULL DEPTH OF THE DECK.
   CANTILEVER DECKS: PLACE A BOND BREAK AT THE TOP OF THE POOL WALL AND BELOW THE CANTILEVER DECK SUCH AS 30# ROOF FELT, HEAVY BROWN PAPER OR OTHER EQUIVALENT.
5. ANY FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF LENEHAN ENGINEERING.
6. IF A RAMP IS CUT TO REMOVE SOIL FROM THE EXCAVATION, INCREASE VERTICAL REINFORCEMENT TO #4@6"O.C. IN THE RAMP AREA. INCREASE HORIZONTAL REINFORCEMENT TO #4@6"O.C. AND EXTEND THE REINFORCEMENT AT LEAST 3 FEET BEYOND THE EDGE OF THE RAMP.

BASIS OF DESIGN

7. 2022 CALIFORNIA BUILDING CODE; ACI 318
8. PROJECT GEOTECHNICAL REPORT SHALL BE USED FOR ANY SOILS RELATED CRITERIA SUCH AS GRADING AND SUBGRADE PREPARATION.
9. GEOTECHNICAL INVESTIGATION: "BOSI SWIMMING POOL", ROMIG ENGINEERS, DATED: MAY 19, 2023, PROJECT NUMBER: 6227-1
   A. LATERAL EARTH PRESSURE: 65 PCF (POOL); 45 PCF (RETAINING WALL)
   B. PIER SKIN FRICTION: 550 PSF (NEGLECT UPPER 3 FEET)
   C. PASSIVE PRESSURE: 350 PCF, OVER 2 PIER DIA. (NEGLECT UPPER 3 FEET)
   D. CREEP FORCES: 75 PCF, OVER 2 PIER DIA. (APPLIED TO UPPER 3 FEET)
   E. PIER DEPTHS TO BE DETERMINED BY GEOTECHNICAL ENGINEER OF RECORD AND SHALL EXTEND TO A MINIMUM DEPTH OF 10 FEET, AND 6 FEET INTO BEDROCK, OR THE MINIMUM STRUCTURAL DEPTHS CONTAINED ON SP1.0, WHICHEVER IS GREATER. THE NEAREST GEOTECHNICAL EXPLORATION TO THE PROPOSED POOL LOCATION ESTIMATES THE DEPTH TO BEDROCK AS 4 FEET BELOW EXISTING GROUND SURFACE.
   F. POOL FLOOR SHALL BE UNDERLAIN BY A 4-INCH GRAVEL LAYER CONSISTING OF 1/2" TO 3/4" CRUSHED ROCK WHICH SHOULD BE PLACED OVER MIRAFI 140N FILTER FABRIC, OR EQUIVALENT.
   G. A HYDROSTATIC RELIEF VALVE SHALL BE INSTALLED IN THE DEEPEST PORTION OF THE SWIMMING POOL TO ALLOW THE DISSIPATION OF HYDROSTATIC PRESSURES.

CONCRETE

10. CONCRETE: FOR USE IN THE WALL FOUNDATIONS, DRILLED PIERS, AND GRADE BEAMS.
11. CEMENT SHALL CONFORM TO CBC SECTION 1903.1, ACI 318 CHAPTER 19, ACI 336, ASTM C 150.
12. NORMAL WEIGHT CONCRETE SHALL BE MIXED AND PROPORTIONED IN ACCORDANCE WITH ACI 301. CEMENT TO AGGREGATE, IN DRY WEIGHT, SHALL NOT BE LESS THAN 1 TO FIVE.
13. MINIMUM COMPRESSIVE STRENGTH, F'c = 3,000 PSI @ 28 DAYS (BASED ON 2,500 PSI DESIGN STRENGTH, NOT REQUIRING SPECIAL INSPECTIONS).
14. AGGREGATE: ¾" MAX.; W/C RATIO: 0.60 WITH 6" SLUMP
15. CEMENT CONTENT: 500 LBS/YDS MIN (2,500 PSI CONCRETE), 550 LBS/YDS MIN (3,000 PSI CONCRETE).
16. CONCRETE TO BE PLACED ON OR AGAINST FIRM UNDISTURBED SOIL.
17. FLY ASH MAY BE USED PROVIDED THE FLY ASH CONTENT DOES NOT EXCEED 15% OF THE CEMENTITIOUS MATERIAL CONTENT. FLY ASH SHALL BE ASTM C618, CLASS C OR F.

CONCRETE MASONRY UNIT (CMU)

18. CONCRETE MASONRY UNIT (CMU): FOR USE IN THE RETAINING WALLS.
19. CMU COMPRESSIVE STRENGTH, F'M = 2,000 PSI @ 28 DAYS.
20. GROUT COMPRESSIVE STRENGTH, F'C = 2,000 PSI @ 28 DAYS.
21. LAY CMU IN RUNNING BOND WITH EITHER TYPE "M" OR "S" MORTAR.
22. TOTAL GROUT LIFTS SHALL NOT EXCEED 6 FEET. FOR BLOCK LIFTS OVER 5 FEET, PROVIDE CLEANOUTS AT BOTTOM CELL SPACED 32" O.C.

SHOTCRETE (GUNITE)

23. SHOTCRETE (GUNITE): FOR USE IN THE SWIMMING POOL. GUNITE IS A COMMON TERM THAT REFERS TO THE SHOTCRETE DRY MIX PROCESS AND IS ACCEPTABLE TO USE WITH THIS PLAN.
24. GUNITE CEMENT TO AGGREGATE PROPORTIONS SHOULD NOT BE LESS THAN 1 TO 5 AND SHOULD CONFORM TO CBC 1908 AND ACI 506R.
25. MINIMUM COMPRESSIVE STRENGTH, F'c = 2,500 PSI @ 28 DAYS.
26. MINIMUM WALL THICKNESS IS 7 INCHES.
27. KEEP GUNITE DAMP CONTINUOUSLY FOR 14 DAYS.
28. GROUND ALL ELECTRICAL ELEMENTS PRIOR TO PLACING GUNITE.
29. REBOUND IS NOT TO BE USED WITHIN THE POOL STRUCTURE.

REINFORCEMENT

30. REINFORCEMENT SHOULD BE PLACED IN ACCORDANCE WITH CBC 1908 AND ACI 318 CHAPTER 25 AND BE ASTM A615 GRADE 40 OR BETTER FOR #3 AND #4 BARS, GRADE 60 OR BETTER FOR #5 BARS AND LARGER. SPLICES ARE TO BE LAPPED A MINIMUM OF 40 BAR DIAMETERS. CONTACT SPLICING MAY BE USED PROVIDED SPLICED BARS ARE IN THE SAME PLANE AND PARALLEL TO THE DIRECTION OF GUNITE SHOOTING.
31. ALL BENDS ARE TO BE SHARP.
32. 1 #4 BAR MAY BE REPLACED WITH (2) #3 BARS PROVIDED A 2.5-INCH MINIMUM CLEARANCE IS MAINTAINED.
33. 3 INCH MINIMUM CLEARANCE IS REQUIRED BETWEEN REINFORCEMENT AND SOIL AND A 2 INCH CLEARANCE BETWEEN REINFORCEMENT AND WATER OR EXPOSED TO AIR.
34. PLUMBING SHALL MAINTAIN A 1 INCH MINIMUM CLEARANCE FROM REINFORCEMENT.
35. DO NOT STRUCTURALLY TIE THE BOND BEAM AND DECK TOGETHER.

DRILLED PIER PLACEMENT

36. DRILLED PIER EXCAVATION SHOULD BE INSPECTED AND APPROVED BY THE SOILS ENGINEER OF RECORD.
37. AFTER DRILLED PIERS HAVE BEEN APPROVED, PIERS SHOULD BE FILLED WITH CONCRETE IMMEDIATELY. DO NOT ALLOW THE TOP OF THE PIER TO MUSHROOM. THE USE OF A SONOTUBE TO CREATE A STRAIGHT SHAFT IS ACCEPTABLE.
38. CONCRETE SHOULD NOT BE ALLOWED TO FREE FALL MORE THAN 6 FEET AND SHOULD BE CENTERED IN THE REINFORCEMENT CAGE TO AVOID SEPARATION OF THE CONCRETE. PLACE CONCRETE CONTINUOUSLY FOR EACH PIER.
39. IF WATER IS ENCOUNTERED IN THE PIER EXCAVATION, CONCRETE MUST BE PLACED BY TREMIE METHOD. AS WITH OTHER METHODS, THE TREMIE PLACEMENT SHOULD NOT BE INTERRUPTED AND PLACED CONTINUOUSLY FOR EACH PIER.

ABBREVIATION LEGEND

TYP	TYPICAL	MIN	MINIMUM
EMBED	EMBEDMENT	MAX	MAXIMUM
CLR	CLEARANCE	VERT	VERTICAL
CNTR	CENTER	HORIZ	HORIZONTAL
O.C.	ON CENTER	TRANS	TRANSVERSE
E.W.	EACH WAY	LONG	LONGITUDINAL
S.A.D.	SEE ARCHITECT DETAILS	REINF	REINFORCEMENT

REQUIRED SPECIAL INSPECTIONS

1. DRILLED PIER EXCAVATION INSPECTION BY SOILS ENGINEER.
2. DRILLED PIER REINFORCEMENT INSPECTION BY BUILDING DEPARTMENT-APPROVED INSPECTION & TESTING AGENCY.

750 Oak Avenue Pkwy, Ste 195
Folsom, CA 95630
916.287.1445
www.lenehaneng.com
info@lenehaneng.com

LENEHAN ENGINEERING

BOSI RESIDENCE
670 OAK PARK WAY
EMERALD HILLS, CA

PARKER'S POOL AND SPA SERVICES
224 MYRTLE STREET
REDWOOD CITY, CA

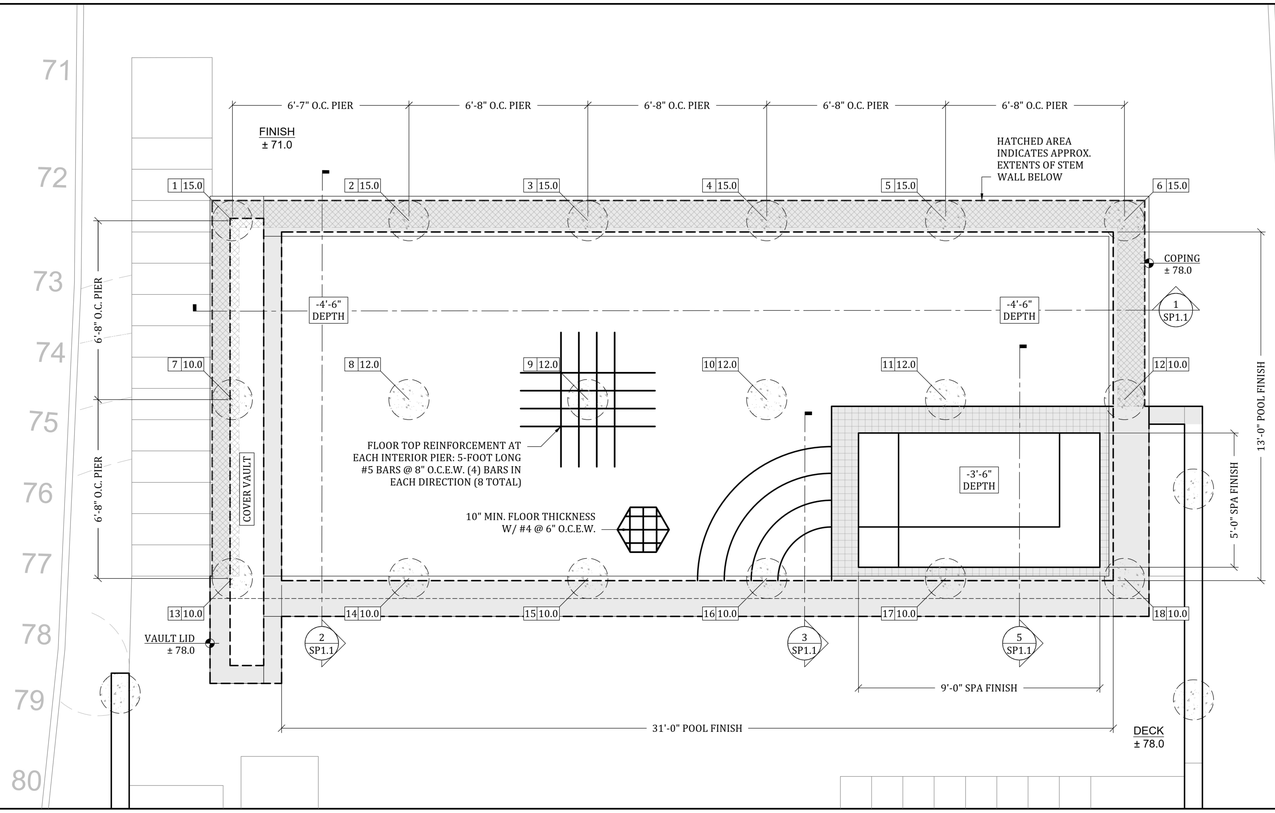
Project:
Client:

REGISTERED PROFESSIONAL ENGINEER GERALD R. LENEHAN No. 21491 STATE OF CALIFORNIA
VALID ONLY WITH ORIGINAL SIGNATURE

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STRUCTURAL ENGINEERING
PROJECT SITE PLAN & NOTES

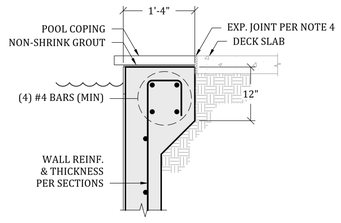
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Scale: AS NOTED
Date: OCTOBER 13, 2025
Project #: SE24-206
Engineer: G. LENEHAN



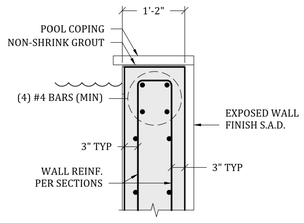
PIER CALLOUT KEY	
PIER NUMBER — # # —	REQUIRED PIER DEPTH INTO COMPETENT SOIL (FT)

DEPTHS INDICATED AT EACH PIER CALLOUT ARE DEPTHS INTO COMPETENT SOIL DESCRIBED IN THE GEOTECHNICAL REPORT; TO BE DETERMINED BY SOILS ENGINEER OF RECORD. FINAL DEPTHS MAY EXCEED THE MINIMUM DEPTHS INDICATED.

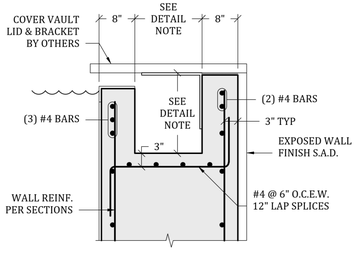
1 PIER POOL PLAN — SCALE: 3/8" = 1'-0"



2 BOND BEAM - COPING — NOT TO SCALE

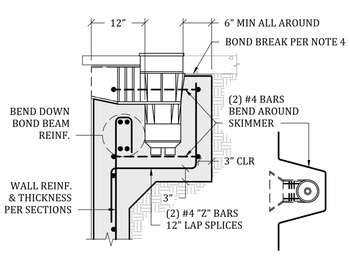


3 BOND BEAM - COPING — NOT TO SCALE

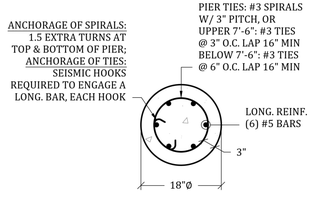


DETAIL NOTE: COVER VAULT WIDTH & DEPTH MAY VARY BASED ON POOL COVER MANUFACTURER RECOMMENDATIONS.

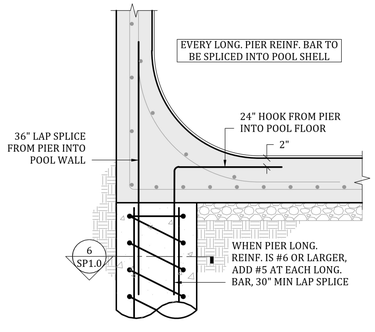
4 POOL COVER VAULT — NOT TO SCALE



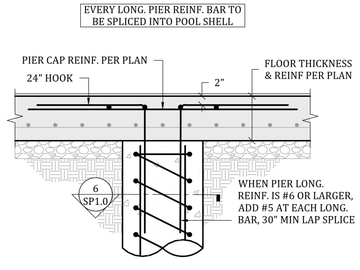
5 SKIMMER — NOT TO SCALE



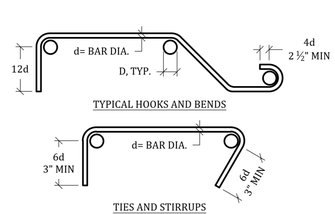
6 CAST-IN-PLACE PIER — NOT TO SCALE



7 PIER AT POOL WALL — NOT TO SCALE

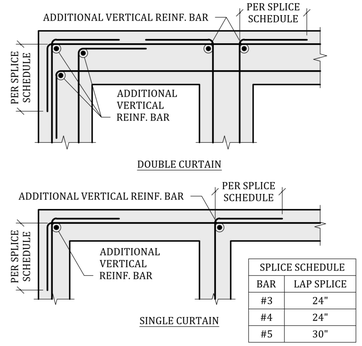


8 INTERIOR PIER — NOT TO SCALE



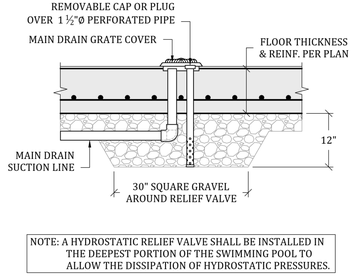
BAR	MAIN REINF. BARS D =	TIES & STIRRUPS D =
#3	6d	1½"
#4	6d	2"
#5	6d	2½"
D = MINMUM INSIDE BEND DIAMETER		

9 REINFORCEMENT BENDS — NOT TO SCALE



SPLICE SCHEDULE	
BAR	LAP SPLICE
#3	24"
#4	24"
#5	30"

10 REINFORCEMENT CORNERS — NOT TO SCALE



NOTE: A HYDROSTATIC RELIEF VALVE SHALL BE INSTALLED IN THE DEEPEST PORTION OF THE SWIMMING POOL TO ALLOW THE DISSIPATION OF HYDROSTATIC PRESSURES.

11 HYDROSTATIC PRESSURE RELIEF — NOT TO SCALE

750 Oak Avenue Pkwy, Ste 195
Folsom, CA 95630
916.287.1445
www.lenehaneng.com
info@lenehaneng.com

LENEHAN ENGINEERING

Project: BOSI RESIDENCE
670 OAK PARK WAY
EMERALD HILLS, CA

Client: PARKER'S POOL AND SPA SERVICES
224 MYRTLE STREET
REDWOOD CITY, CA

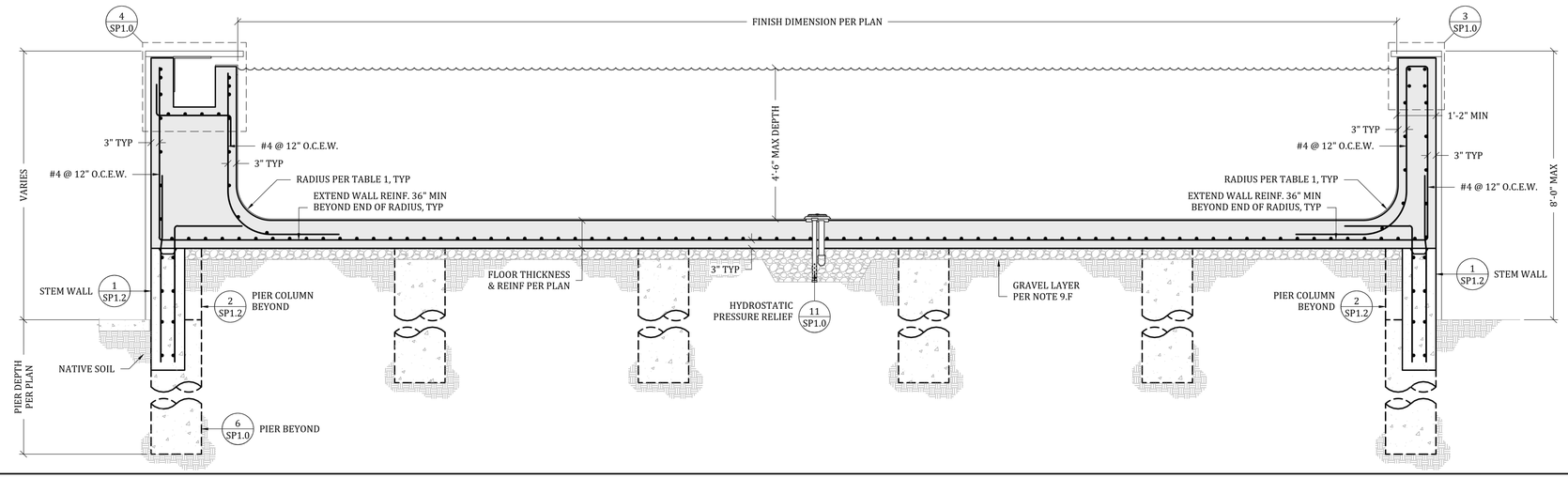
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PROFESSIONAL ENGINEER — GERRY R. LENEHAN — No. 21450 — REGISTERED — STATE OF CALIFORNIA — CIVIL
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STRUCTURAL ENGINEERING
PIER POOL PLAN & DETAILS

Project #: SE24-206
Scale: AS NOTED
Engineer: G. LENEHAN
Page: 2 OF 4
Date: OCTOBER 13, 2025

Sheet: SP1.0



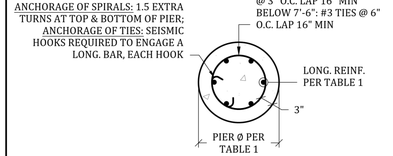
1 POOL SECTION — SCALE: 1/2" = 1'-0"

2 POOL SECTION — SCALE: 1/2" = 1'-0"

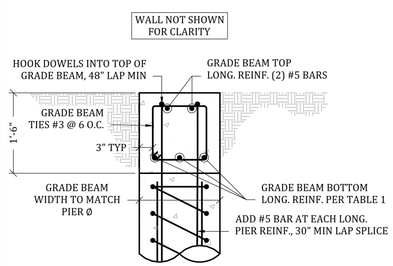
3 POOL STAIR ENTRY — SCALE: 1/2" = 1'-0"

4 RETAINING WALL — SCALE: 1/2" = 1'-0"

5 SPA SECTION — SCALE: 1/2" = 1'-0"



6 CAST-IN-PLACE PIER (RETAINING WALL) — NOT TO SCALE



7 PIER RETAINING WALL GRADE BEAM — NOT TO SCALE

TABLE 1 - RETAINING WALL SCHEDULE

WALL HEIGHT (FT) MAX	WALL STEM VERT. REINF.	MAX PIER SPACING	PIER DEPTH	PIER Ø	PIER LONG. REINF.	GRADE BEAM BOTTOM LONG. REINF.
5'-0"	#4 @ 8" O.C.	9'-0"	11'-0"	18"	(6) #6	(3) #6

8 RETAINING WALL GRADE BEAM AND PIER SECTION — SCALE: 3/4" = 1'-0"

750 Oak Avenue Pkwy, Ste 195
Folsom, CA 95630
916.287.1445
www.lenehaneng.com
info@lenehaneng.com

LENEHAN ENGINEERING

BOSI RESIDENCE
670 OAK PARK WAY
EMERALD HILLS, CA

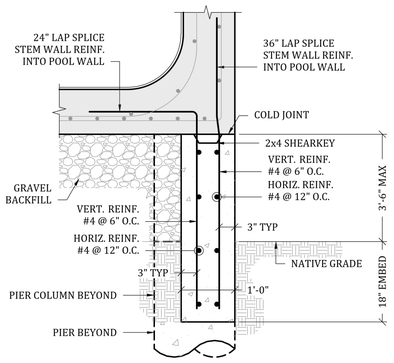
PARKER'S POOL AND SPA SERVICES
224 MYRTLE STREET
REDWOOD CITY, CA

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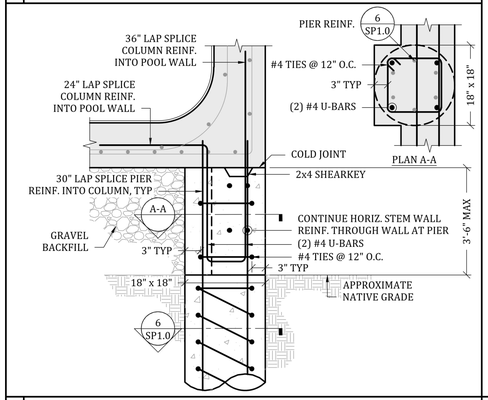
STRUCTURAL ENGINEERING
PIER POOL SECTIONS

Project: PARKER
Client:
Project #: SE24-206
Scale: AS NOTED
Engineer: G. LENEHAN
Page: 3 OF 4
Date: OCTOBER 13, 2025
Sheet: SP1.1

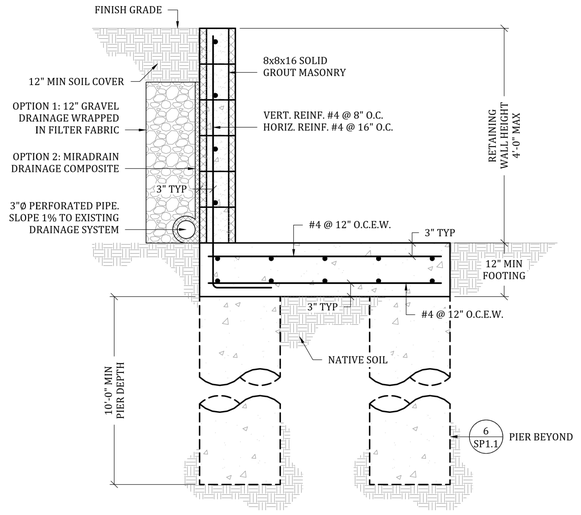
REGISTERED PROFESSIONAL ENGINEER R. LENEHAN No. 21451 STATE OF CALIFORNIA
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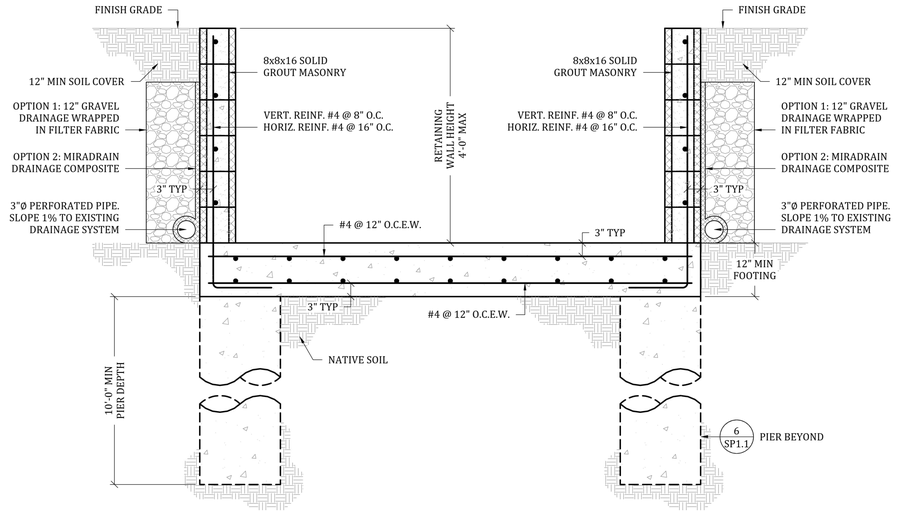
1 STEM WALL NOT TO SCALE



2 PIER COLUMN NOT TO SCALE



3 POOL EQUIPMENT BUNKER SECTION SCALE: 1/2" = 1'-0"



4 POOL EQUIPMENT BUNKER SECTION SCALE: 1/2" = 1'-0"

750 Oak Avenue Pkwy, Ste 195
Folsom, CA 95630
916.287.1445
www.lenehaneng.com
info@lenehaneng.com

LENEHAN ENGINEERING

BOSI RESIDENCE
670 OAK PARK WAY
EMERALD HILLS, CA

PARKER'S POOL AND SPA SERVICES
224 MYRTLE STREET
REDWOOD CITY, CA

Project:

Client:

REGISTERED PROFESSIONAL ENGINEER GERALD R. LENEHAN No. 21450 STATE OF CALIFORNIA
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STRUCTURAL ENGINEERING
PIER POOL DETAILS

Sheet: SP1.2
Page: 4 OF 4
Scale: AS NOTED
Project #: SE24-206
Date: OCTOBER 13, 2025
Engineer: G. LENEHAN

NEW LANDSCAPE
678 OAK PARK WAY
REDWOOD CITY , CA 94062

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 SWEPT 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

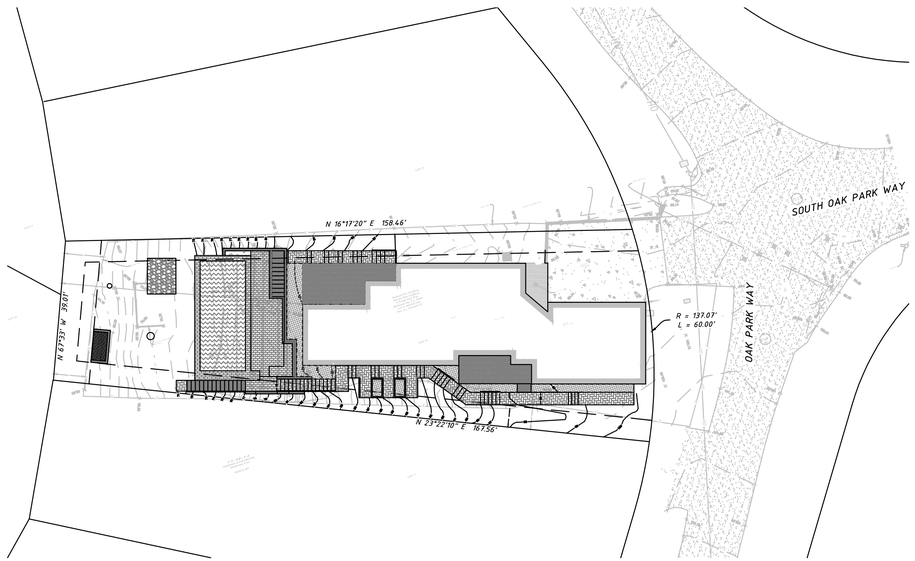
- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTER, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS AND THE CALIFORNIA FIRE CODE AND LOCAL MUNICIPALITY STANDARDS.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



EXISTING

WM	WATER METER OR WATER VALVE BOX
	FIRE HYDRANT
16 12 8 OAK	TREE – TRUNK DIAMETER IN INCHES TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
16 12 8 OAK	TREE WITH MULTIPLE TRUNKS
TRUNK	TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
+25.34 TC	TOP OF CURB
	FENCE
OE	OVERHEAD WIRES
PP	POWER POLE
+ 12.34	SPOT ELEVATION
	EDGE OF AC PAVING
GAS	UNDERGROUND PAINT MARKINGS PROVIDED BY OTHERS.

PROPOSED

FBR	FIBER ROLL
TP	TREE PROTECTION FENCE
SD	6" PVC STORM DRAIN CONVEYANCE LINE
FM	2" PVC FORCE MAIN
JT	UNDERGROUND JOINT TRENCH
SS	SANITARY SEWER LINE
W	WATER SERVICE
G	GAS SERVICE
GB	GRADE BREAK
	IMPROVEMENT OUTLINE
	DRAINAGE COURSE
+25.34 FG	FINISHED GRADE SPOT ELEVATION
D	RAINWATER DOWNSPOUT
	AREA DRAIN

ESTIMATED EARTHWORK QUANTITIES	
CUT (WITHIN BUILDING ENVELOPE)	0 C.Y.
CUT (OUTSIDE BUILDING ENVELOPE)	45 C.Y.
FILL (WITHIN BUILDING ENVELOPE)	0 C.Y.
FILL (OUTSIDE BUILDING ENVELOPE)	120 C.Y.
BALANCE (IMPORT)	75 C.Y.

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR THEIR OWN USE.

ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
COTG	CLEANOUT 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

NOTE: UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON–SITE UP TO THE 10–YEAR STORM.

811 Know what's below. Call before you dig.

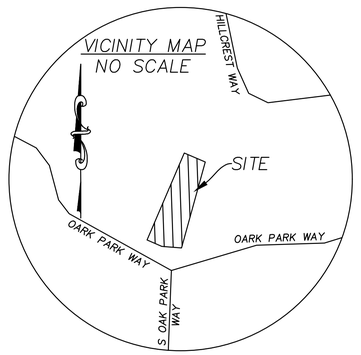
PROJECT DESIGN TEAM

OWNER: RICHARD AND MARINA GOLDBERG
678 OAK PARK WAY,
REDWOOD CITY, CA 94062

ARCHITECT: MURRAY LANDSCAPE ARCHITECTURE
171 N 13TH STREET STE A,
GROVER BEACH, CA 93433
(805)270–3746

CIVIL: L. WADE HAMMOND
36660 NEWARK BLVD. SUITE C,
NEWARK, CA 94560
(530)409–9332
WILL@WHLANDSURVEYOR.COM

SURVEY: HANAGAN LAND SURVEYING
305–C SOQUEL AVE,
SANTA CRUZ, CA 95062
(831)469–3428



SHEET INDEX

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C–5 GRADING & DRAINAGE PLAN
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C–8 EROSION CONTROL PLAN
C–9 SAN MATEO COUNTY BMPs
C–10 IMPERVIOUS AREAS EXHIBIT

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(530)409-9332 will@whlandsurveyor.com

SCALE 1" = 20'
DATE 7–11–2025
JOB# 5705
APN 068–081–360

NEW LANDSCAPE
678 OAK PARK WAY
REDWOOD CITY, CA 94062
UNINCORPORATED SAN MATEO COUNTY

LICENSED PROFESSIONAL ENGINEER
WILLIAM JAY HAMMOND
C 89275
CIVIL
STATE OF CALIFORNIA

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DEMOLITION PLAN

EXISTING WOOD FENCE TO BE REMOVED

EXISTING OAK TREE TO REMAIN

EXISTING WOOD RETAINING WALL TO BE REMOVED

EXISTING WOOD RETAINING WALL TO BE REMOVED

EXISTING WOOD FENCE TO REMAIN

EXISTING CONCRETE WALL TO REMAIN

AC UNIT AND CONCRETE PAD TO REMAIN

EXISTING CONCRETE DRIVWAY TO REMAIN

EXISTING WOOD DECK TO REMAIN

EXISTING WOOD DECK TO REMAIN

EXISTING HOUSE TO REMAIN

EXISTING GARAGE TO REMAIN

EXISTING WOOD DECK TO REMAIN

EXISTING WATER METER TO REMAIN

EXISTING ELEC METER TO REMAIN

EXISTING OAK TREE TO REMAIN

EXISTING WOOD FENCE TO REMAIN

EXISTING CONCRETE STEP TO BE REMOVED

EXISTING WOOD FENCE TO BE REMOVED

N 16°17'20" E 158.46'

N 67°33' W 39.01'

N 16°17'20" E 158.46'

N 23°22'10" E 167.56'

R = 137.07'
L = 60.00'

SOUTH OAK PARK WAY

OAK PARK WAY

STONE HEAD WALL

ASPHALT SWALE

UTILITY POLE

HYDRANT

LOT 11

LOT 10

LOT 15

LOT 17

15-M-14
Highlands of Emerald Lake
Subdivision Four
BLOCK 409

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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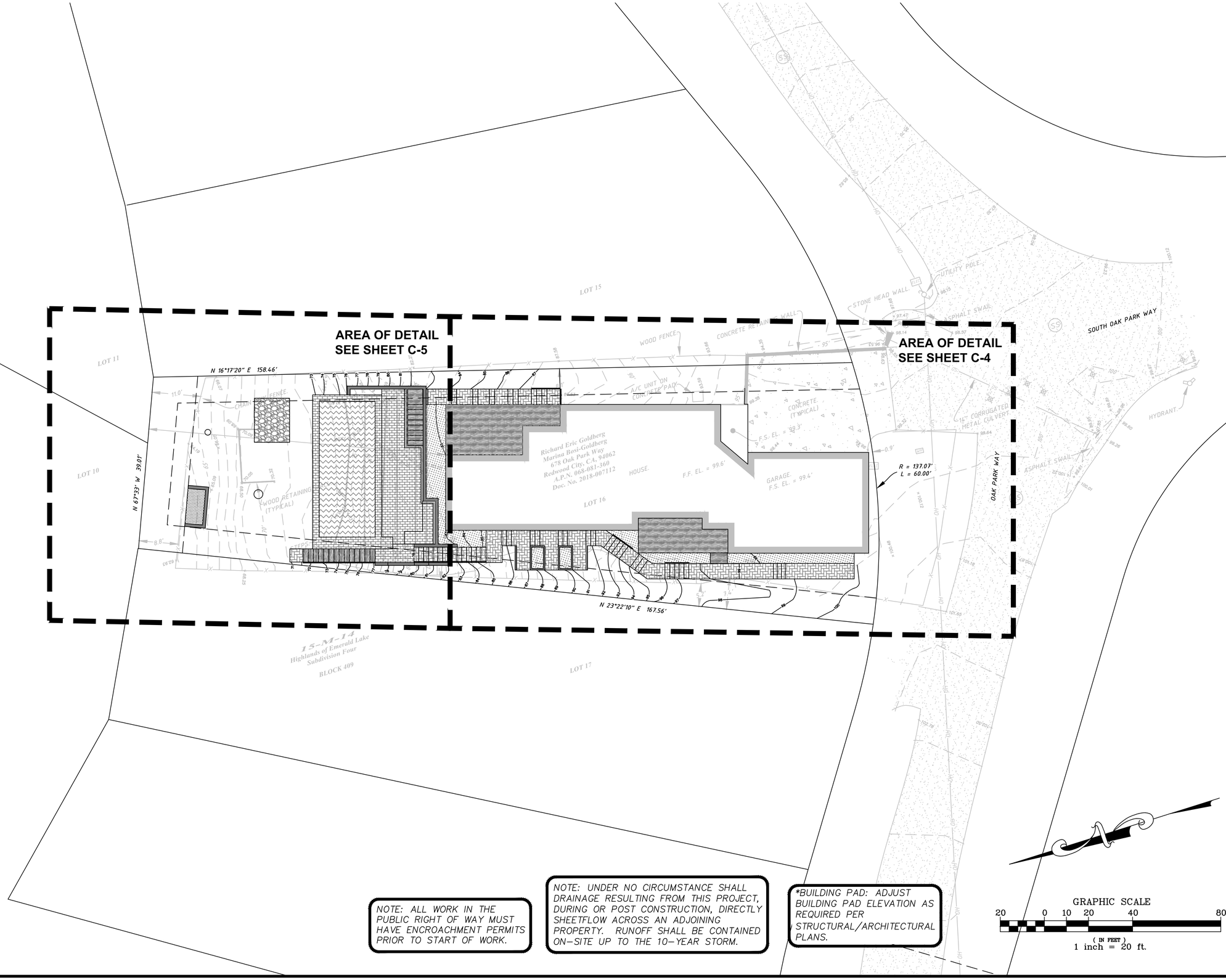
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C-2

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OVERALL SITE PLAN



NOTE: ALL WORK IN THE PUBLIC RIGHT OF WAY MUST HAVE ENCROACHMENT PERMITS PRIOR TO START OF WORK.

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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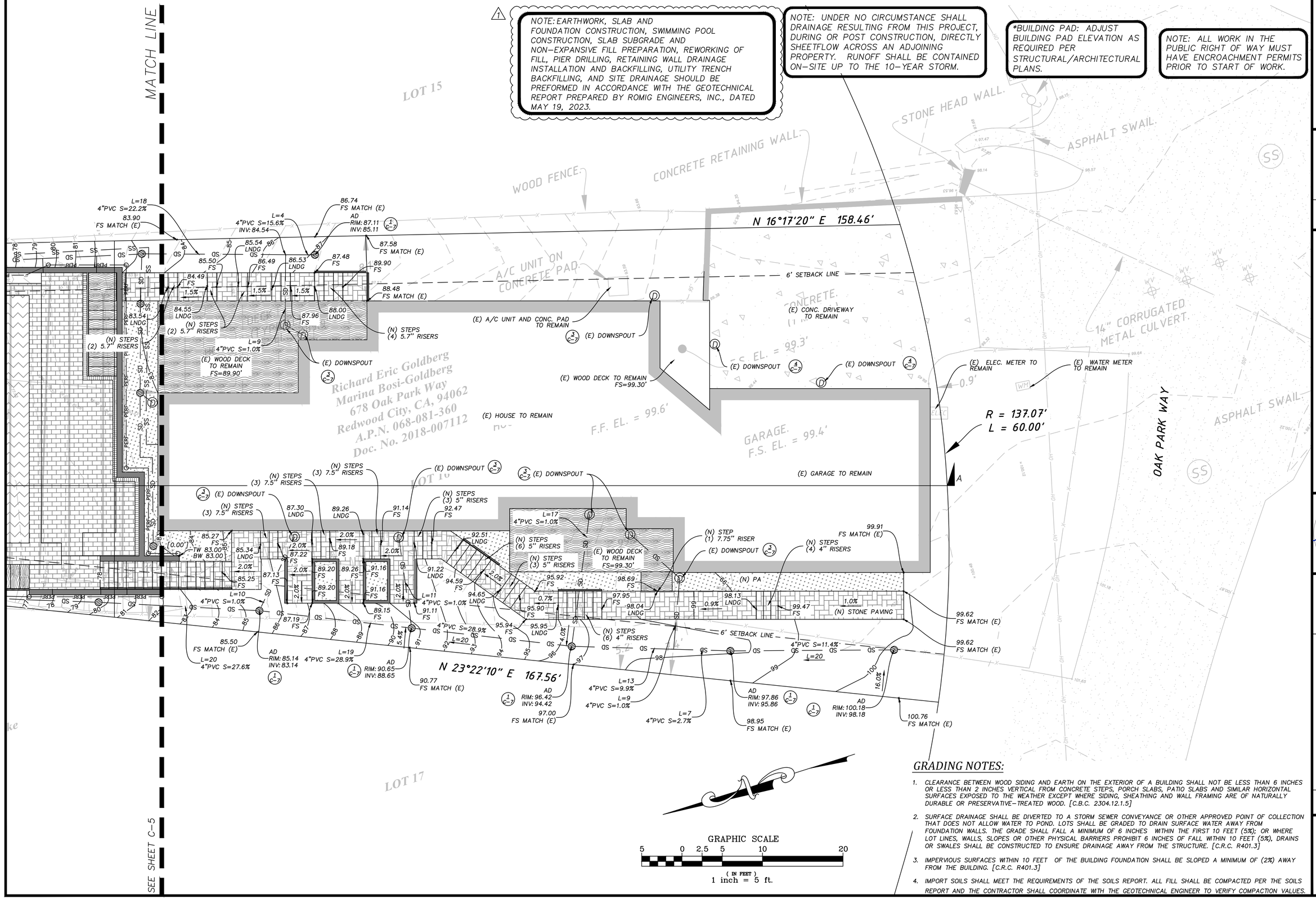
GRADING AND DRAINAGE PLAN

1 NOTE: EARTHWORK, SLAB AND FOUNDATION CONSTRUCTION, SWIMMING POOL CONSTRUCTION, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, REWORKING OF FILL, PIER DRILLING, RETAINING WALL DRAINAGE INSTALLATION AND BACKFILLING, UTILITY TRENCH BACKFILLING, AND SITE DRAINAGE SHOULD BE PREFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED MAY 19, 2023.

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GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)

1 inch = 5 ft.

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, PORCH SLABS, PATIO 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.R.C. R401.3]
3. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF (2%) AWAY FROM THE BUILDING. [C.R.C. R401.3]
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.

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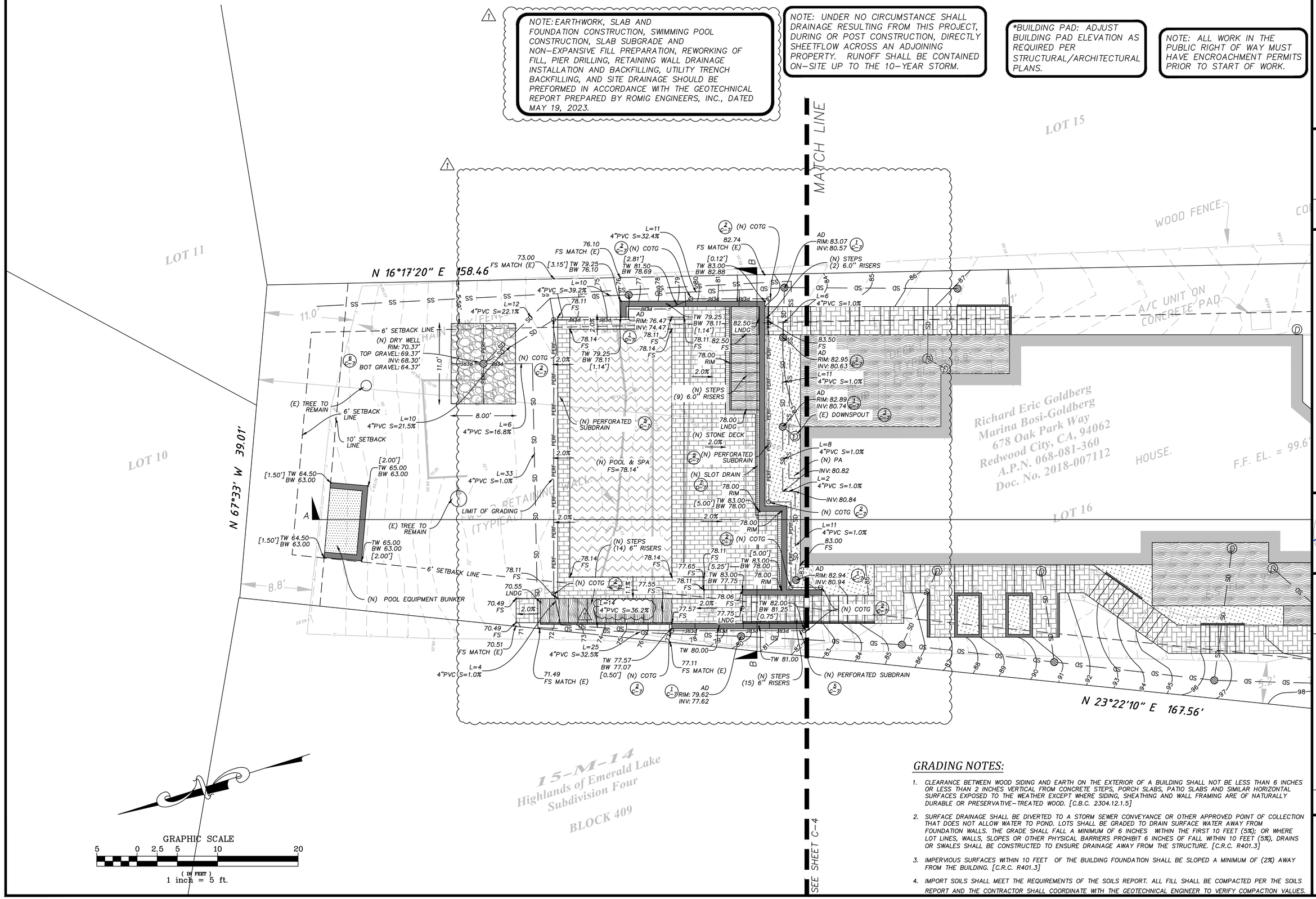
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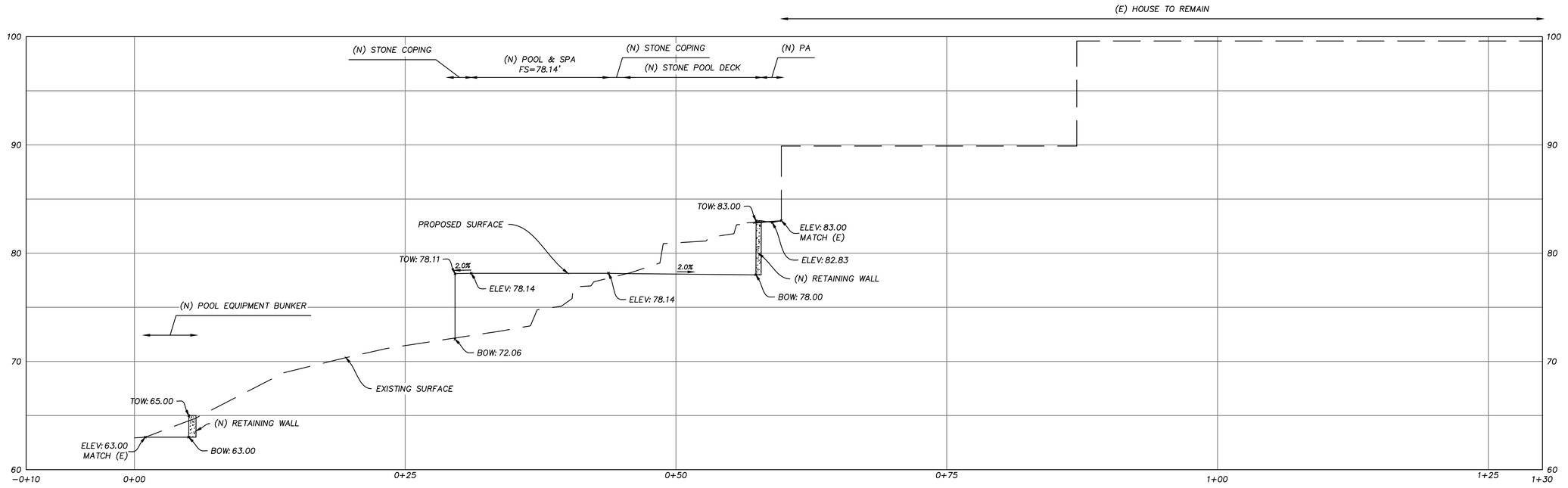
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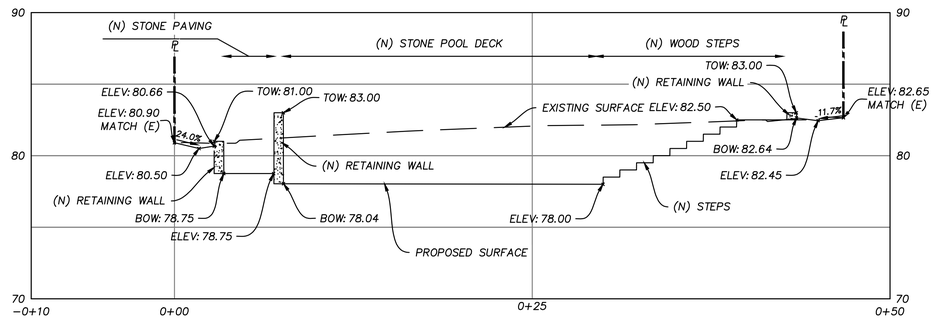
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SHEET NUMBER
C-5
5 OF 10

CROSS SECTIONS



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



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

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36660 Newark Blvd. Suite C
Newark, California 94560
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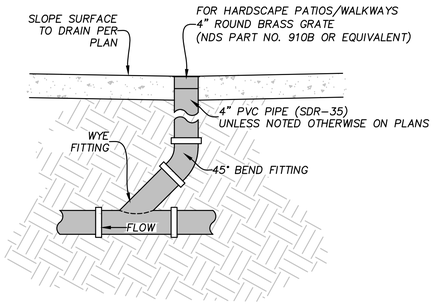
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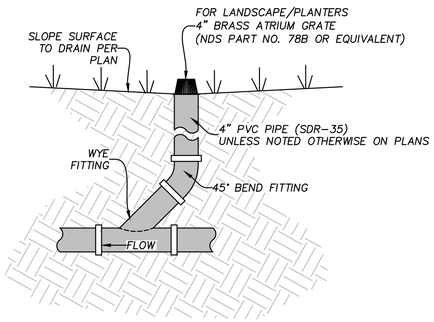
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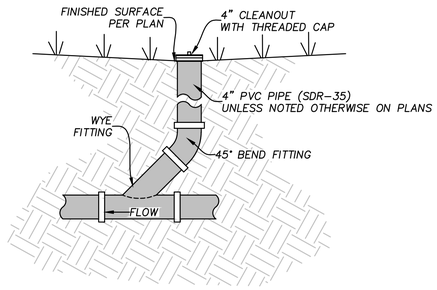
SHEET NUMBER
C-6
6 OF 10

DETAILS

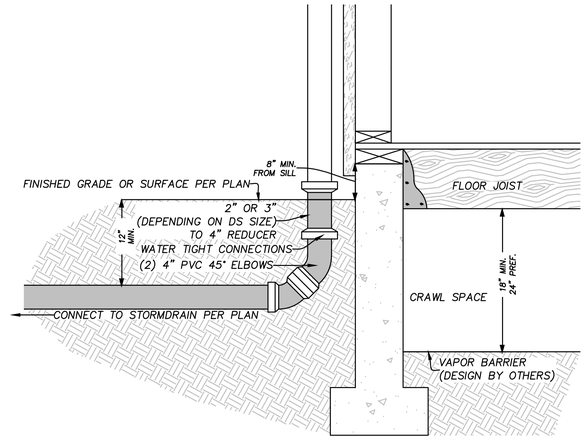




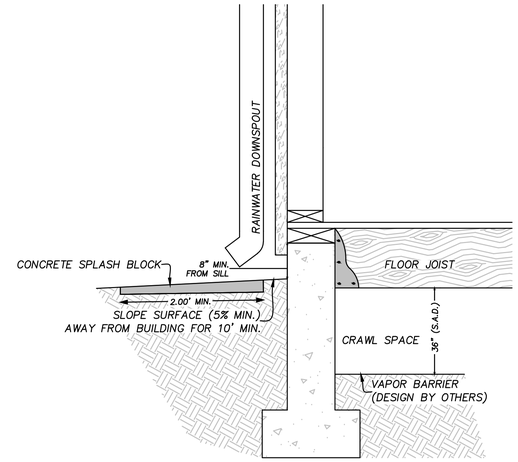
1 AREA DRAIN
NOT TO SCALE



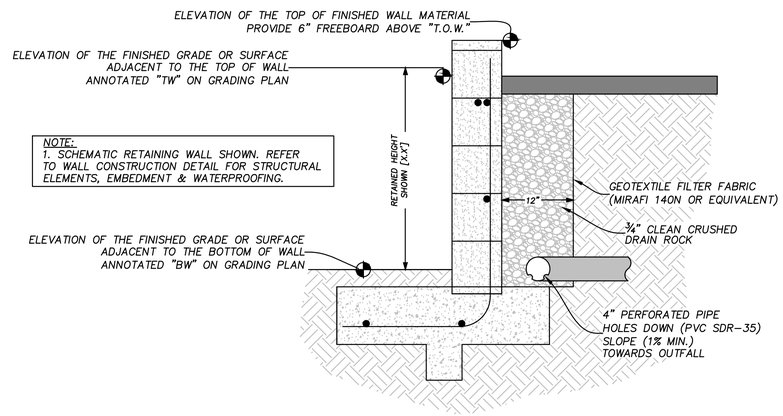
2 CLEANOUT TO GRADE
NOT TO SCALE



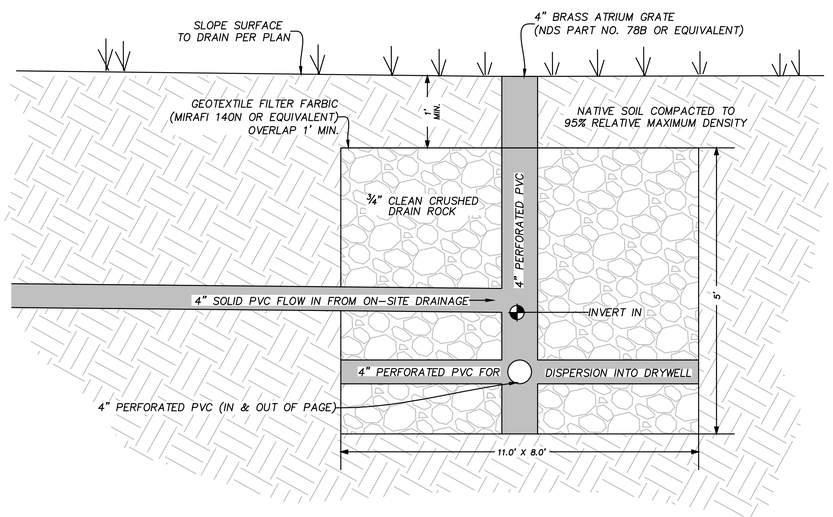
3 DOWNSPOUT & TIGHTLINE CONNECTION
NOT TO SCALE



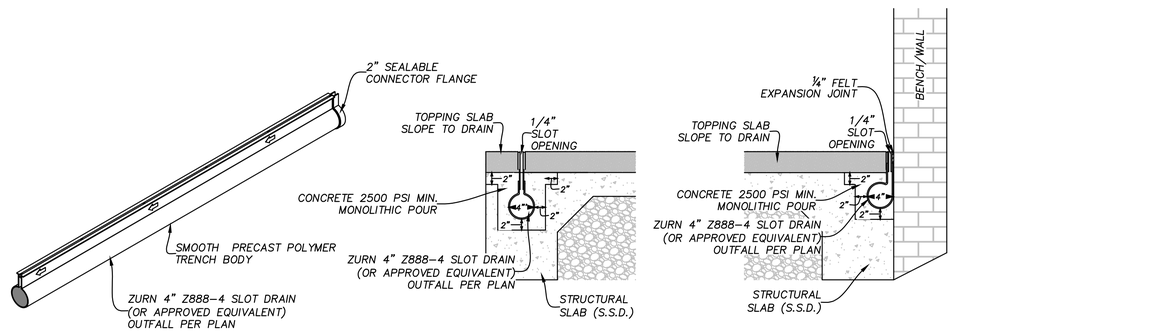
4 DOWNSPOUT & SPLASH BLOCK
NOT TO SCALE



5 PERFORATED SUBDRAIN
NOT TO SCALE



6 DRYWELL
NOT TO SCALE



7 SLOT DRAIN
NOT TO SCALE

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(530)409-9332 will@whlandsurveyor.com

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DATE	7-11-2025	JOB#	5705
APN	068-081-360		

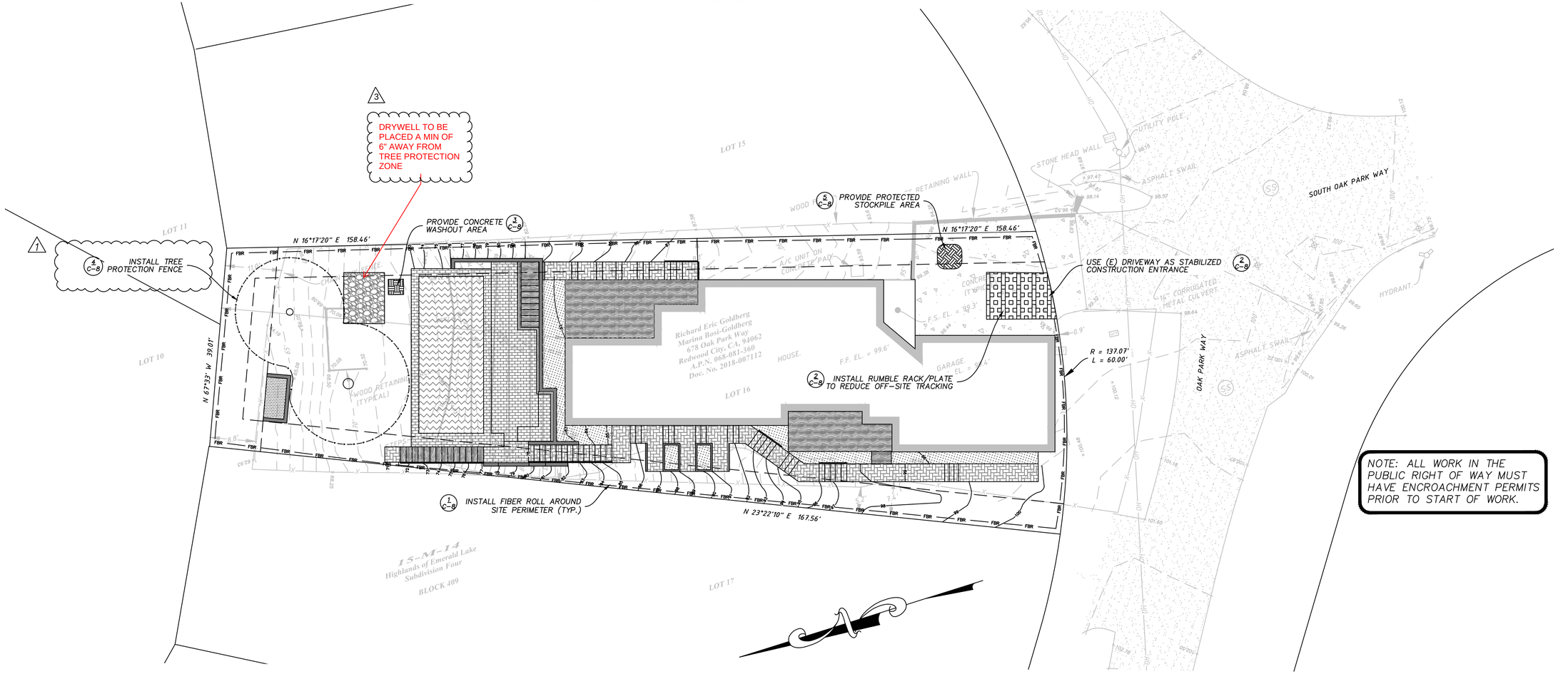
NEW LANDSCAPE
678 OAK PARK WAY
REDWOOD CITY, CA 94062
UNINCORPORATED SAN MATEO COUNTY

LICENSED PROFESSIONAL ENGINEER
WILLIAM JAY HAMMOND
C 89275
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EROSION CONTROL PLAN



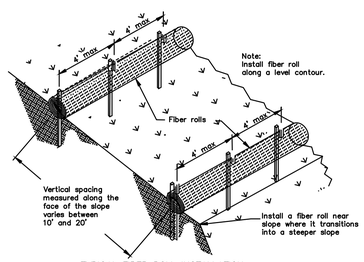
NOTE: ALL WORK IN THE PUBLIC RIGHT OF WAY MUST HAVE ENCROACHMENT PERMITS PRIOR TO START OF WORK.

GRAPHIC SCALE

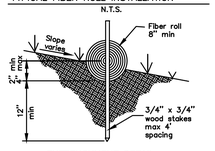
10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.



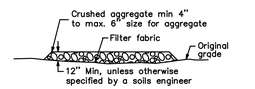
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



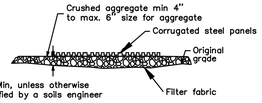
ENTRENCHMENT DETAIL
N.T.S.

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.

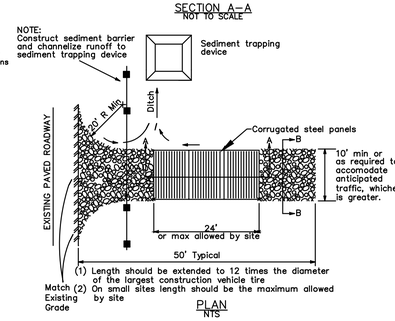
1 FIBER ROLL
NOT TO SCALE



SECTION B-B
NTS

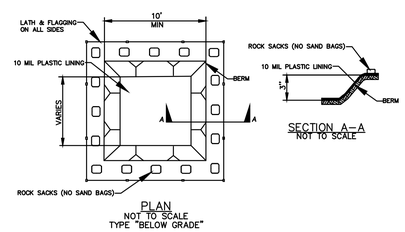


SECTION A-A
NOT TO SCALE



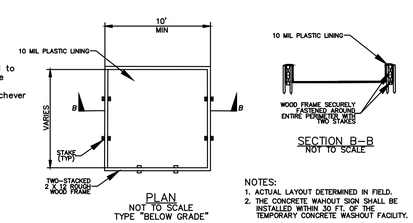
PLAN
NTS

2 CONSTRUCTION ENTRANCE
NOT TO SCALE



PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

SECTION A-A
NOT TO SCALE



PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

SECTION B-B
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:

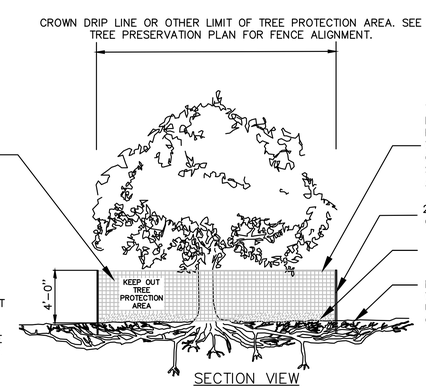
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

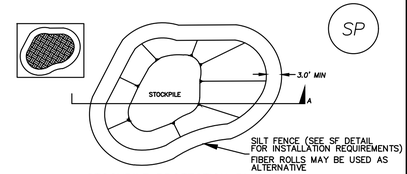
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

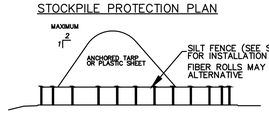


SECTION VIEW

4 TREE PROTECTION
NOT TO SCALE



STOCKPILE PROTECTION PLAN



SECTION A

5 STOCKPILE PROTECTION
NOT TO SCALE

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
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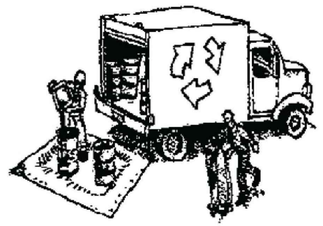
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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



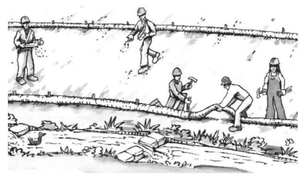
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

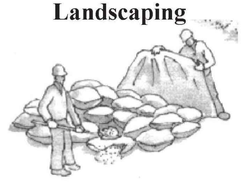
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



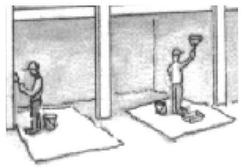
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

L. Wade Hammond
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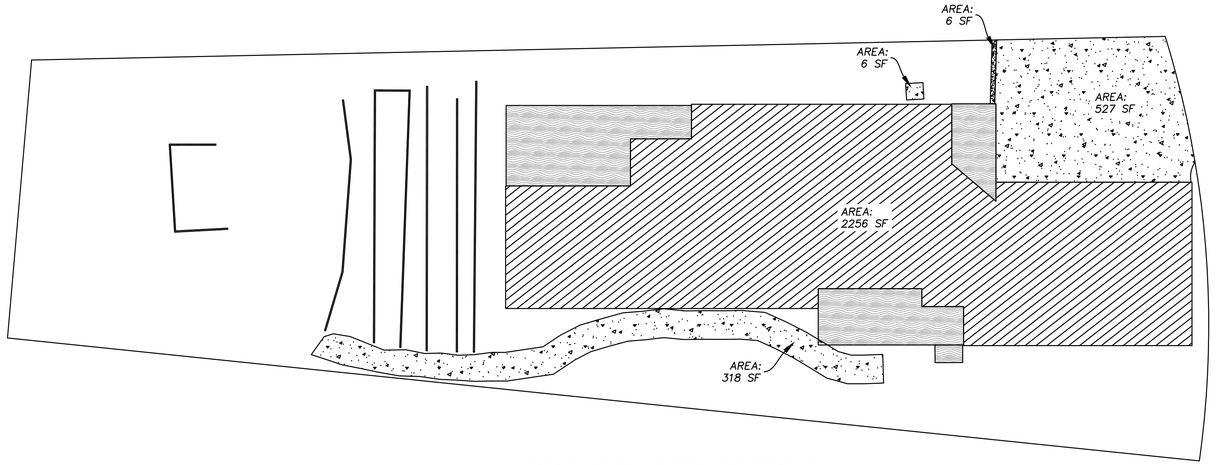
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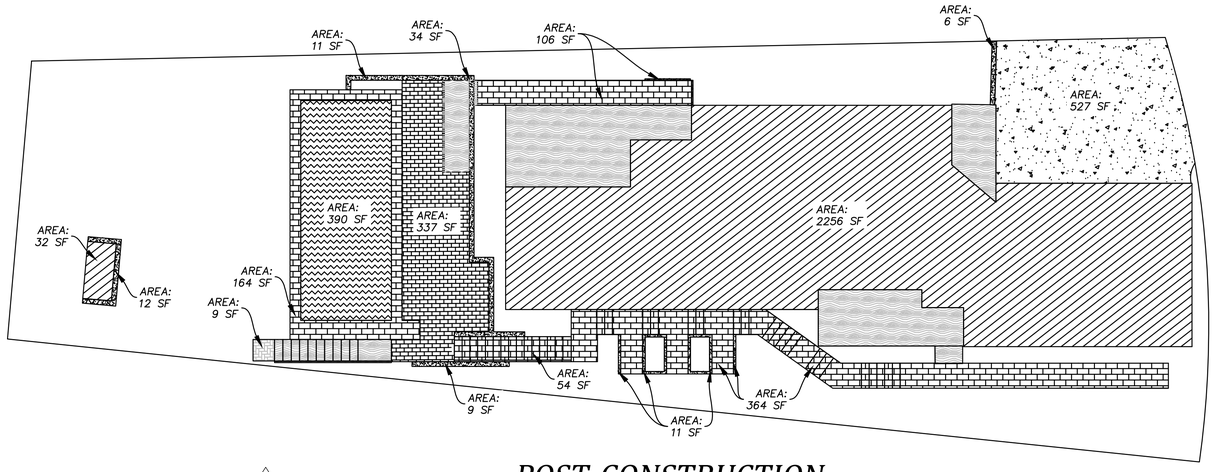
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IMPERVIOUS AREA EXHIBIT



PRE-CONSTRUCTION



POST-CONSTRUCTION

HATCH LEGEND

- BRICK
- BUILDING
- CONCRETE
- POOL
- WOOD DECK (NOT COUNT AS IMPERVIOUS)
- GRAVEL (NOT COUNT AS IMPERVIOUS)

3

* LOT COVERAGE AREA:

-TOTAL PROPERTY AREA: 8,103 FT SQ

-EXISTING HOUSE: 2253 SQ FT

-MAXIMUM ALLOWED LOT COVERAGE: 2,025.75 SQ FT

PROPOSED ADDITION:
-POOL AREA: 550.88 SQ FT (POOL TO BE RAISED)

-POOL EQUIPMENT: 32 SQ FT

TOTAL LOT COVERAGE AFTER CONSTRUCTION:
-2835.55 SQ FT (35% OF THE TOTAL LOT)

IMPERVIOUS SURFACE AREAS	
TOTAL PROPERTY AREA	8,103 FT²
IMPERVIOUS AREA	
PRE-CONSTRUCTION	3,113 FT²
POST-CONTRUCTION	4,322 FT²
NET CHANGE	+1,209 FT²

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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