

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

DATE: February 11, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of an Architectural Review Permit and a Fence Height Exception for a new 6-foot masonry wall and iron gate in the front yard area on a developed parcel located at 13620 Skyline Boulevard, in the unincorporated North Skyline area of San Mateo County.

County File Number: PLN 2014-00291 (Johansen)

PROPOSAL

The applicant is proposing a new 6-foot high wall and gate within the required 100-foot setback area in the Skyline Boulevard State Scenic Corridor. The masonry wall would be stone facing on a reinforced concrete wall. The gate would be iron and motorized. The gate and opening in the wall would be 18 feet wide, meeting the access requirements of Cal-Fire.

The applicant is requesting an Architectural Review Permit to allow development in the Skyline Boulevard State Scenic Corridor and a Fence Height Exception to allow a wall over 4 feet high in a required front yard area.

RECOMMENDATION

That the Planning Commission approve the Architectural Review Permit and Fence Height Exception, County File Number PLN 2014-00291, by adopting the required findings and conditions of approval set forth in Attachment A.

SUMMARY

The applicant proposes to build a 6-foot high wall within the required 100-foot front yard area setback mandated by both the R-1/S-10 development standards and the Skyline Boulevard State Scenic Corridor Architectural Review regulations. The regulations are intended to protect the scenic, forested, mountainous character of the area, and to protect scenic vistas from the highway. There are no scenic viewsheds across the site from Skyline Boulevard.

The project conforms to the Vegetative, Water, Fish, and Wildlife Resources Element, the Soil Resources Element, the Visual Quality Element, and the Natural Hazards Element of the General Plan.

Staff recommends that the Planning Commission find, as required by the Zoning Regulations criteria for a Fence Height Exception, that the project, as conditioned, would not jeopardize public safety, would be compatible with the neighborhood surrounding that parcel, and will not be detrimental to the public welfare, and would promote or enhance good design, site relationships and other aesthetic considerations in compliance with San Mateo County General Plan Policy 4.14.

The project complies with the requirements of the County's Architectural Review standards that implement the portions of the California Streets and Highways Code that designate and regulate state scenic highways. The project includes installing utilities underground and a design that uses natural stone materials in non-reflective earth tones that will integrate the wall into its natural surroundings. The fence will be largely obstructed from view from Skyline Boulevard by the densely vegetated berm.

This proposed new small structure is categorically exempt from the California Environmental Quality Act (CEQA) environmental review procedures, pursuant to Class 3, Section 15303, of the California Environmental Quality Act. The exemption applies to the construction and location of limited numbers of new, small facilities or structures.

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

DATE: February 11, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of an Architectural Review Permit, pursuant to the State Streets and Highways Code, and a Fence Height Exception, pursuant to Section 6412.2 of the San Mateo County Ordinance Code, for a new 6-foot masonry wall and iron gate in the front yard area on a parcel developed with a residence located at 13620 Skyline Boulevard, in the unincorporated North Skyline area of San Mateo County.

County File Number: PLN 2014-00291 (Johansen)

PROPOSAL

The applicant is proposing a new 6-foot high wall and gate within the required 100-foot setback area in the Skyline Boulevard State Scenic Corridor. The masonry wall would be stone facing on a reinforced concrete wall. The gate would be iron and motorized. The gate and opening in the wall would be 18 feet wide, meeting the access requirements of Cal-Fire.

The applicant is requesting an Architectural Review Permit to allow development in the Skyline Boulevard State Scenic Corridor and a Fence Height Exception to allow a 6-foot high wall where 4 feet is the maximum allowable height within the front yard setback.

RECOMMENDATION

That the Planning Commission approve the Architectural Review Permit and Fence Height Exception, County File Number PLN 2014-00291, by adopting the required findings and conditions of approval set forth in Attachment A.

BACKGROUND

Report Prepared By: Steven Rosen, Project Planner, Telephone 650/363-1814

Owner/Applicant: Fred Johansen

Location: 13620 Skyline Boulevard, Woodside

APN: 067-060-420

Parcel Size: 45,254 square feet

Existing Zoning: R-1/S-10 (Single-Family Residential/20,000 Square Feet Minimum Lot Size)

General Plan Designation: Low Density Residential/Rural

Flood Zone: Zone X (area of minimal flooding), FEMA Panel No. 06081-0280E, effective October 2012

Existing Land Use: Single-Family House

Water Supply: California Water Service Company

Sewage Disposal: Septic System and Leach Field

Environmental Evaluation: Exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. Class 3 exempts the new construction of small structures.

Setting: The project site is adjacent to and on the west side of Skyline Boulevard, 180 feet south of the intersection of Skyline Boulevard and Ware Road and within the Skyline Boulevard State Scenic Corridor. The property is developed with a single-family dwelling. The immediate surroundings of the project site are parcels developed with single-family residences. Across Skyline Boulevard is open space owned by the United States Government. There are no scenic viewsheds across the site.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Staff has reviewed the project for compliance with the following policies contained in the General Plan, including those found in the Skyline Area Plan:

Policy 1.24 (*Protect Vegetative Resources*) requires ensuring that development will minimize the removal of vegetative resources. The applicant does not propose to remove any trees with the construction of this wall, and there is no groundcover other than forest duff in the area.

Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling, and Land*

Clearing Activities Against Accelerated Soil Erosion) require, respectively, using measures which minimize removal of vegetative cover and ensure stabilization of disturbed areas, and regulating grading and other activities to protect against accelerated soil erosion and sedimentation. The project is on level ground and entails minimal excavation for the base of the wall. All projects require construction erosion and sediment control measures. The wall would channel automobile access to the developed driveway, preventing soil erosion caused by people driving cars across bare earth.

Policies 4.14 (*Appearance of New Development*), 4.21 (*Scenic Corridors*), 4.23 (*Rural Development Design Concept*), 4.24 (*Location of Structures*), 4.28 (*Trees and Vegetation*), and 4.30 (*Public Utilities*) require, respectively: (1) regulating development to promote and enhance good design, site relationships and other aesthetic considerations; (2) protecting and enhancing the visual quality of scenic corridors by managing the location and appearance of structural development; (3) regulating the location and siting of structures in rural areas to encourage positive visual quality in relation to the scenic character of the natural landscape; (4) locating, siting and designing structures and paved areas to carefully conform with the natural vegetation, landforms and topography of the site so that their presence is compatible with the pre-existing character of the site; (5) preserving trees and natural vegetation and providing special protection to large and native trees; and (6) encouraging the placement of new and existing public utility lines underground.

The proposed project site is located within the designated Skyline Boulevard State Scenic Corridor. This area has been designated as a scenic corridor because of the surrounding natural scenic views and qualities. It is likely that the project may have some visual impact to the area. The project site is obstructed from view from Skyline Boulevard by a densely vegetated berm for much of its length. This berm minimizes impacts to views from the highway. The wall cannot be seen by southbound drivers, but it is visible to northbound drivers.

The wall would be built of natural, irregular stone. It would be the natural color of stone and mortar. The iron gate would be set back and shielded from view by the walls. These materials would be appropriate to the area, which is characterized by somewhat dense rural residential development within a wooded area of natural character.

No trees are being removed as part of this project. The wall is designed such that tree removal is not necessary.

Policy 4.46 (*Regulation of Development in Scenic Corridors*) requires regulating both site and architectural design of structures located within rural scenic corridors in order to protect and enhance the visual quality of select

rural landscapes. As mentioned above, the project site is located within the Skyline Boulevard State Scenic Corridor and, therefore, is subject to the following specific General Plan policies that regulate site and architectural design of structures located in such areas: (1) Policy 4.47 (*Topography and Vegetation*) requires that structures be designed to conform to the natural topography and blend rather than conflict with the natural vegetation; (2) Policy 4.48 (*Scale*) requires that structures be designed which are compatible in size and scale with their building site and surrounding environment, including adjacent man-made or natural features; (3) Policy 4.51 (*Colors and Materials*) requires the use of colors and materials which: (a) blend with or complement the surrounding natural environment, (b) do not dominate or overpower the site, (c) are compatible with the size, scale, and architectural style of the structure, and (d) are not highly reflective; (4) Policy 4.58 (*Views*) requires locating development in scenic corridors so it does not obstruct views from scenic corridors or disrupt the visual harmony of the natural landscape; and (5) Policy 4.59 (*Outdoor Lighting*) requires minimizing exterior lighting in scenic corridors and, where used, employing warm colors rather than cool tones and shielding the scenic corridor from glare. Staff discussion, relative to cited policies, is as follows:

Policy 4.47 (*Topography and Vegetation*) – The proposed wall is located behind a vegetated berm partially shielding the site from Skyline Boulevard and does not require the removal of any trees. There are several significant trees on the site, and Condition of Approval No. 5 requires the implementation of tree protection measures adequate to prevent damage to the trees. Policy 4.48 (*Scale*) – The 6-foot high proposed wall is dwarfed by the large redwood trees on the site and in the surrounding area. Policy 4.51 (*Colors and Materials*) – The proposed wall would have an exterior facing of stone and mortar. Because the wall would be sited on the far side of a vegetated berm from Skyline Boulevard and shielded by the number of redwood trees in the area, the color and materials of the wall would not be visually obtrusive and would blend in with the surroundings. Policy 4.58 (*Views*) – Given the project's site location behind a berm and in a heavily-forested area without clearings, views will not be adversely impacted. Policy 4.59 (*Outdoor Lighting*) – The plans call for two lighting fixtures to be installed near the gate. Condition of Approval No. 9 has been added (Attachment A) requiring that any such lighting: (1) be minimized to that required for safety purposes (motion-sensitive only) and not for decorative purposes, and (2) be of a design that utilizes only downcast lighting, such that no light bulb glare is visible from Skyline Boulevard or any surrounding property.

Policy 15.31 (*Standards for Road Access for Fire Protection Vehicles to Serve New Development*) of the Natural Hazards Element requires the County to consider the adequacy of access for fire protection vehicles during review of any new development proposal. The Fire Marshal has

reviewed the project and determined that the gate is wide enough to allow adequate emergency access to the site.

2. Compliance with Zoning Regulations

The project site is located within the R-1/S-10 (Single-Family Residential/ 20,000 Square Feet Minimum Lot Size) District. The front yard area for this district is 20 feet. The site is also within the Skyline Boulevard State Scenic Corridor, with its front property line at the boundary of the Skyline Boulevard right-of-way, so the front setback extends to 100 feet from the front property line. Fences and walls within the front yard area are limited to 4 feet in height, except that, upon issuance of a Fence Height Exception, they may be 6 feet in height. Therefore, this 6-foot high wall, built between 1 and 55 feet from the front property line, requires a Fence Height Exception. The Planning Commission may grant the Fence Height Exception upon finding that:

Written notification of the exception request was sent to all owners of property located within 300 feet of the parcel where the fence or hedge is proposed to be placed, and to any member of the public requesting such notification.

A notice of this public hearing was sent to all owners of property located within 300 feet of the parcel where the fence or hedge is proposed to be placed. Additionally, a notice of the hearing was published in the San Mateo Times.

Written notification of the exception request was sent to all recognized organizations or associations that have been established to represent the property owners in the neighborhood surrounding the parcel where the fence or hedge is proposed to be placed, and to any organization or association requesting such notification. An organization or association shall be considered recognized if it has been in existence for at least six months, and has scheduled meetings.

This notice was sent.

No member of public nor organization or association has submitted to the Planning Director written objection to the exception request.

No objection has been received.

After consultation with the Director of Public Works, approving the exception will not jeopardize public safety.

The Department of Public Works reviewed this project and determined it would not affect the safety of motorists on public roads. The Fire Marshal reviewed the project and determined it would not impede emergency access.

After viewing the parcel where the fence or hedge is proposed, approving the exception will be compatible with the neighborhood surrounding that parcel, and will not be detrimental to the public welfare.

The neighborhood is characterized by its natural forest setting. The wall would be compatible because it would have a natural stone exterior. It would not be detrimental to the area because the wall would not block a scenic vista.

The proposed fence or hedge promotes or enhances good design, site relationships and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.14. In order to make this determination, certain conditions may be imposed upon the exception, including design, location, materials, colors, and landscaping requirements.

The fence prevents northbound motorists on Skyline Boulevard from seeing into the site, blocking the view of the residence and vehicles parked on the parcel. As previously mentioned, it does not block any view across the site of a scenic vista. The quality of the materials used is superior to barbed wire, chain link, or other options, and will weather better and require less maintenance than wood. Condition of Approval No. 7 requires that the natural stone shown in the plans be used.

3. Conformance with Skyline Standards for Architectural and Site Control

Because the project site is located along Skyline Boulevard, within the designated Skyline Boulevard State Scenic Corridor, the proposal requires Architectural Review to ensure compliance with applicable County General Plan Visual Quality Policies and California Streets and Highways Code Sections 154, 227-229.1, and 260-261.

The Site Plan Requirements require utilities to be installed underground. This project will include moving utilities underground, as indicated in the scope of work on the site plan.

The building design standards state that the design goals of the Architectural and Site Control standards are quietness, repose, and unobtrusiveness. Design features that are rustic and rural are preferable to artificial or garish features. Subdued colors are preferred to bright colors. The proposed wall will have natural stone facing. It will not be obtrusively

reflective. These features of the design would integrate the wall into its surroundings.

B. ENVIRONMENTAL REVIEW

This proposed new small structure is categorically exempt from the California Environmental Quality Act (CEQA) environmental review procedures, pursuant to Class 3, Section 15303, of the California Environmental Quality Act. The exemption applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures.

C. REVIEWING AGENCIES

Building Inspection Section
California Department of Forestry and Fire Protection
Environmental Health Division
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Gate Elevation
- E. Wall and Post Sections

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00291 Hearing Date: February 11, 2015

Prepared By: Steven Rosen
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Categorical Exemption, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to new construction of small structures.

Regarding the Architectural Review, Find:

2. That the proposal is in compliance with the development and architectural design standards for the Skyline State Scenic Corridor. While the proposed architectural design of the new wall is more formal than is typically found in this area, the proposed materials and colors blend well with the surrounding natural environment. Therefore, the natural colors, materials and landscaping will help to better integrate the proposed wall with its natural surroundings.

Regarding the Fence Height Exception, Find:

3. That written notification of the exception request was sent to all owners of property located within 300 feet of the parcel where the fence or hedge is proposed to be placed, and to any member of the public requesting such notification.
4. That written notification of the exception request was sent to all recognized organizations or associations that have been established to represent the property owners in the neighborhood surrounding the parcel where the fence or hedge is proposed to be placed, and to any organization or association requesting such notification. An organization or association shall be considered recognized if it has been in existence for at least six months, and has scheduled meetings.
5. That no member of public nor organization or association has submitted to the Planning Director written objection to the exception request.

6. That approving the exception will not jeopardize public safety in that the Department of Public Works reviewed this project and determined it would not affect the safety of motorists on public roads and the Fire Marshal reviewed the project and determined it would not impede emergency access.
7. That approving the exception will be compatible with the neighborhood surrounding that parcel, and will not be detrimental to the public welfare in that the wall would be compatible with the neighborhood's natural forest setting because it would have a natural stone exterior, and that it would not be detrimental to the area because the wall would not emit any noise or vibration nor block a scenic vista.
8. That the proposed fence or hedge promotes or enhances good design, site relationships and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.14, in that the wall would prevent northbound motorists on Skyline Boulevard from seeing the residence and vehicles parked on the parcel while still being appropriate to a residential area, in that the quality of the materials used, stone and mortar, is superior and will weather better and require less maintenance than wood, and in that it would not block any view across the site of a scenic vista.

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 Planning Commission on February 11, 2015. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This approval shall be valid for two (2) years from the date of approval by which time a valid building permit shall have been issued. Any extension of this permit shall require written request and payment of applicable permit extension fees sixty (60) days prior to expiration.
3. The applicant shall submit a Construction Erosion and Sediment Control Plan during the building permit phase of the project. The plan shall incorporate measures adequate to prevent erosion and sedimentation during the construction of the project and the tree protection measures required by Condition of Approval No. 5. The plan shall be included in the plan set for a building permit. Include the following instructions on the plan:
 - Erosion Control Point of Contact: This person will be responsible for erosion control at the site and will be the County's main point of contact if corrections are required.

Name: _____
Title/Qualification: _____
Phone: _____
E-Mail: _____

- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of all erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or “run over.”
- Construction sites are required to have erosion control materials on-site during the “off-season.”
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.

- Tree protection shall be in place before any grading, excavating or grubbing is started.
4. If any work in the public right-of-way is required, the applicant shall obtain an encroachment permit from the Department of Public Works or CalTrans, depending on jurisdiction. A copy of the encroachment permit shall be required prior to the issuance of the building permit.
 5. This permit does not allow the removal of any significant trees—trees over 12 inches in diameter. Removal is defined not only as the direct removal of trees, but also injuring trees such that the injury leads to the death of the tree. All significant trees adjacent to construction areas shall be protected. The applicant shall establish and maintain tree protection zones which shall be delineated using 4-foot tall orange plastic fencing, supported by poles, pounded into the ground, located as close to the tree driplines as possible, while still allowing room for construction to safely continue. This shall occur prior to the occurrence of any grading and/or construction activities. The applicant shall maintain tree protection zones free of equipment and material storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and documented. These tree protection measures and instructions shall be shown on the Construction Erosion and Sediment Control Plan required by Condition of Approval No. 3.
 6. Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
 7. The applicant shall use exterior colors and materials that blend in with and complement the surrounding natural environment. The exterior colors and materials discussed in this report shall be followed. The applicant shall submit samples of and more information on the proposed colors and materials along with the building permit plan sets to the Current Planning Section for review and final approval prior to the issuance of a building permit. Prior to final Planning approval of the building permit for this project, the applicant shall submit photos of the completed wall to the Current Planning Section to verify that the approved colors and materials have been implemented.
 8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 9. All light fixtures shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Only motion-sensitive lighting that defaults to off is allowed. During the building permit phase of the

project, the applicant shall submit lighting plans and specs to Planning for review and approval prior to the issuance of a building permit. Prior to final Planning approval of the building permit, the applicant shall verify that the approved lighting has been implemented.

10. The applicant shall ensure that, during development, noise, light, dust, odors and other interference with persons and property off the development site be minimized.

Department of Public Works

11. No proposed construction work within the CalTrans right-of-way shall begin until CalTrans requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a CalTrans Inspector 48 hours prior to commencing work in the right-of-way.

California Department of Forestry and Fire Protection

12. Because of limited access into your property, the San Mateo County Fire Department is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal' Office at 650/73-3846.

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San Mateo County

PLN2014-00291



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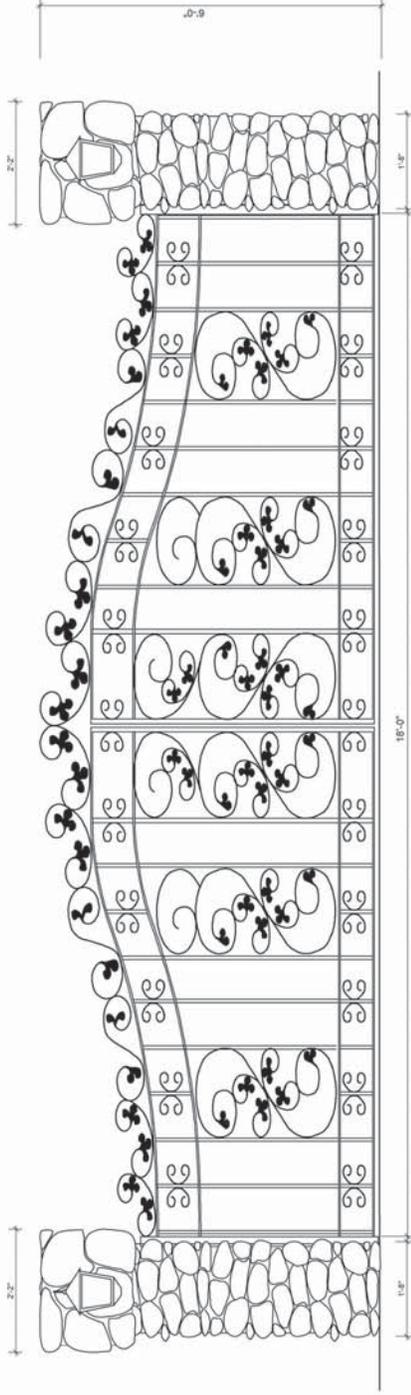
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San Mateo County Planning Commission Meeting

Owner/Applicant: JOHANSEN

File Numbers: PLN2014-00291

Attachment: B



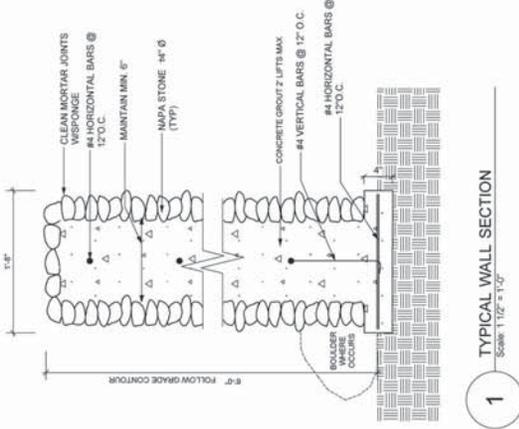
PROPOSED GATE ELEVATION
Scale: 1/8" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: JOHANSEN

File Numbers: PLN2014-00291

Attachment: D

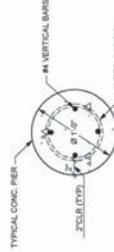
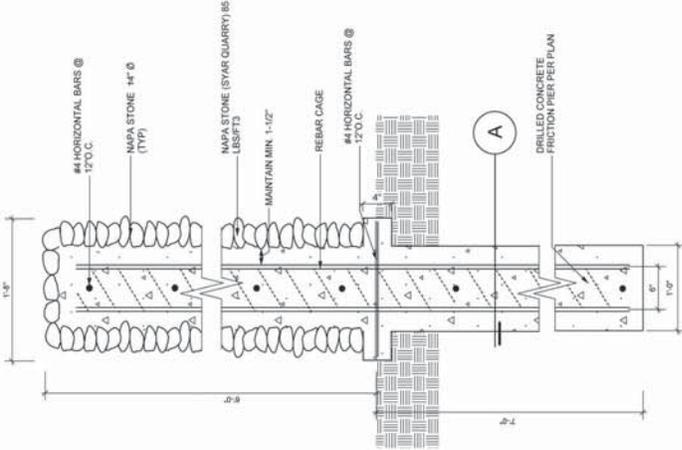


STRUCTURAL CALCULATIONS

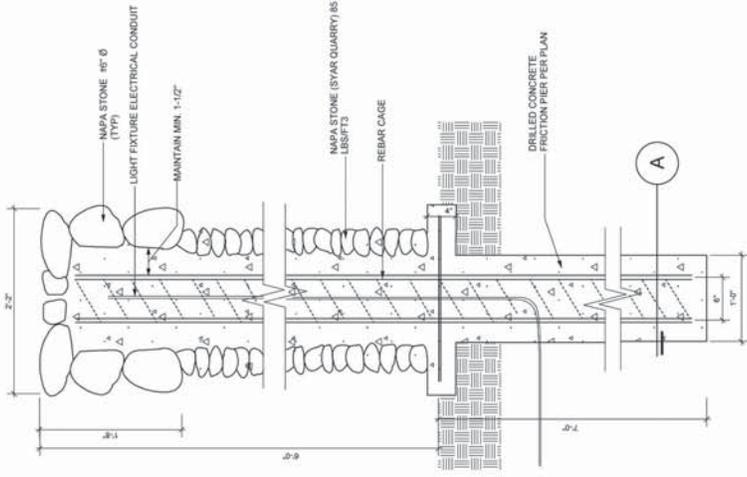
WT. OF WALL
 CONCRETE = 190 LBS / FT³
 STONE = 85 LBS / FT³
 CONC. WT. = 150 LBS X 6' X 1' = 900 LBS
 STONE WT. = 85 LBS X 6' X 0.67' = 342 LBS
 900 LBS + 342 LBS = 1,242 LBS / L.F.

SEISMIC
 $W = 1,242 \text{ LBS} / R = 3 = 414 \text{ LBS} / \text{L.F. TABLE 164.4-2}$
 $OTM = 6.1/2 \times 414 \text{ LBS} = 1,242 \text{ FT-LBS}$
 RESISTING MOMENT OF PIERS
 PASSIVE EARTH RESISTANCE = 350 LBS / FT³
 $M_p = 350 \text{ LBS} / \text{FT.} \times 1.5 \times 1' \times 7.1' = 3,675 \text{ LBS}$
 $3,675 \text{ LBS} \times 7.1/2' = 12,903 \text{ FT-LBS}$
 $12,903 \text{ FT-LBS} / 1,242 \text{ FT-LBS} = 10.36 \text{ FT.}$

GRAVITY
 SKIN FRICTION = 800 LBS / FT²
 $W (\text{ALLOWED}) = 5' \times 1' \times 800 \text{ LBS} = 12,000 \text{ LBS EA. PIER}$
 $12,000 \text{ LBS} / 1,242 \text{ LBS} / \text{FT} = 9.67 \text{ FT.}$
 USE 1 PIER / 10'



A TYPICAL CROSS SECTION @ PIER
Scale: 1/12" = 1'-0"



3 TYPICAL SECTION THROUGH GATE PIERS
Scale: 1/12" = 1'-0"