San Mateo County

Planning and Building Department

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2016-00337

BLD:

Applicant/Owner Information

Applicant: STEVE PEFFERSON

Mailing Address: P.O. BOX 6208665

WOODSIDE, CA. Zip: 94062

Phone,W: 650-743-7285 H: SAME

E-mail Address: STEVE@CHOUHOMESINC.COM FAX:

Name of Owner (1): STEVE PETERSON

Mailing Address: P.O. BOX 6208665

WOODSIDE CA. Zip: 94062

Phone,W:

H: SAME AS ABOVE

E-mail Address:

Name of Owner (2):

Mailing Address:

Zip:

Phone,W:

H:

E-mail Address:

Project Information

Project Location (address): #17 & #15 TERRACE DRIVE

048-072-290

Zoning: R1-S-94

Assessor's Parcel Numbers: 048-072-290

Parcel/lot size: 22,337 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

1 NEW SINGLE FAMILY RESIDENCE 2 STORY 4,169 ☐ INC. GARAGE

1 NEW SECOND DWELLING UNIT 1152 ☐ PLUS CARPORT 400 ☐

PUBLIC WATER & SEWER

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

OVER GROWN W/ EUCALYPTUS, POISON OAK

AVERAGE SLOPE 20% - 20%

Describe Existing Structures and/or Development:

NO EXISTG. STRUCTURES

Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

X Owner's signature:

Owner's signature:

X Applicant's signature:

San Mateo County

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

County Government Center ▪ 455 County Center ▪ Redwood City CA 94063
Mail Drop PLN 122 ▪ 650 • 363 • 4161 ▪ FAX 650 • 363 • 4849

Permit #: PLN

Other Permit #: PRE2016-00022

1. Basic Information

Applicant:

Name: STEVE PETERSON

Address: P.O. BOX 620865

WOODSIDE, CA. Zip: 94062

Phone, W: 650-743-7285 H:

Email: STEVE@CHOWHOMESINC.COM

Owner (if different from Applicant):

Name:

Address:

Zip:

Phone, W: H:

Email:

Architect or Designer (if different from Applicant):

Name: ANA WILLIAMSON ARCHITECT

Address: 885 SANTA CRUZ AVE D MENLO PARK, CA. Zip: 94025

Phone, W: H: Email:

2. Project Site Information

Project location:

APN: 048 072 290

Address: # 17 & 15 TERRACE AVE

Zip:

Zoning: R1-S-94/DR

Parcel/lot size: 22,337 sq. ft.

Site Description:

☑ Vacant Parcel

☐ Existing Development (Please describe):

3. Project Description

Project:

☑ New Single Family Residence: 4,167 sq. ft

☐ Addition to Residence: sq. ft

☐ Other: SECOND DWELLING UNIT 1,552 ft

Describe Project:

SECOND DWELLING UNIT

Additional Permits Required:

☑ Certificate of Compliance Type A or Type B

☐ Coastal Development Permit

☐ Fence Height Exception (not permitted on coast)

☐ Grading Permit or Exemption

☐ Home Improvement Exception

☐ Non-Conforming Use Permit

☐ Off-Street Parking Exception

☐ Variance

4. Material and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	INTEGRAL COLOR PLASTER	B.M. TEXAS SAGE	☐
b. Trim	1x6 STAIN GRADE CEDAR	LIGHT CEDAR STAIN	☐
c. Windows	CLAD - BRONZE	KOLBY & KOLBY	☐
d. Doors (FRONT WOOD)	" "	DARK STAIN NATURAL	☐
e. Roof	STANDING SEAM METAL	SLATE COLOR SLATE	☐
f. Chimneys	PLASTER/METAL CAP		☐
g. Decks & railings	WOOD DECKS/METAL RAILING	DECK: NATURAL CEDAR	☐
h. Stairs	CONCRETE	NATURAL	☐
i. Retaining walls	CONCRETE	NATURAL	☐
j. Fences	1x8 WOOD RAIL.	NATURAL	☐
k. Accessory buildings	1082 S.F. 1,152 #	MATCH MAIN RESIDENCE	☑
l. Garage/Carport	INT. 400 #	" " "	☑

5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

☐ (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

STEVE PETERSEN
Owner:

SAME
Applicant:

7/28/16
Date:

7/28/16
Date:

San Mateo County Environmental Services Agency

Application for a Grading Permit

☑ Land Clearing ☑ Grading

Companion Page

Planning and Building Division
County Government Center · 455 County Center · Redwood City CA 94063
Mail Drop PLN 122 · 650 · 363 · 4161 · FAX 650 · 363 · 4849

Applicant's Name: STEVE PETERSON

Primary Permit #: PLN2016-00337

old case = PLN2016-00260

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Grading Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information - Land Clearing

Land Clearing Operator

Name: CUSTOM HOMES OF WOODSIDE INC.

Address P.O. BOX 620865

WOODSIDE CA. Zip: 94062

Phone: 650-743-7285

License #: 462690

- Area to be cleared: 15,000 - 1/3 ACRE 20,000 sq. ft.
- Average slope of area to be cleared: 20%
- Type of vegetation to be removed:

POISON OAK, 20 EUCALYPTUS, 2 DEAD PINES

- Disposal Site:

OX MT.

- Purpose of removal:

REMOVE POISON OAK FOR TREE REMOVAL TO BUILD NEW RESIDENCE & 2ND DWELLING

3. Land Clearing Plan Requirements

The land clearing plans must show:

(1) Property lines.
(2) Location of area to be cleared.
(3) Existing structures
(4) Erosion control measures.

4. Basic Information - Grading

Grading Operator CUSTOM HOMES OF WOODSIDE INC.

Name: STEVE PETERSON

Address: P.O. BOX 620 8665

WOODSIDE CA.

Zip: 94062

Phone: 650-743-7285

License #: 462690

Geotechnical Consultant

Name: ~~ROMIG ENGINEERS~~

Address: ~~1390 EL CAMINO REAL~~

MICHELUCCI & ASSOC.

1801 MURCHISON DR., ~~MILLBRAE~~ Zip: 94010

Phone: 650-692-0167 BURLINGAME CA.

License #:

Civil Engineer

Name: LEA & BRAZE ENGINEERING INC.

Address: 2495 INDUSTRIAL PARKWAY WEST

HAYWARD, CALIF. 94545

Zip:

Phone: 510-887-4086

License #: ~~[illegible]~~, 67127

- Engineer's estimate of the quantity of materials to be moved:

IMPORT cut:	25 / 135	cubic yards
fill:	160	cubic yards
Depth of cut:	~~[illegible]~~ 6'	ft.
Depth of fill:	8'-6'	ft.

- Haul site:

OX MT.

- Purpose of grading:

TO ALLOW FOR A NEW FOUNDATION FOR PROPOSED 4,162 S.F. MAIN RESIDENCE & 1,152# ACCESSORY UNIT & 400# CARPORT

- List Assessor's parcel numbers of any adjacent property owned by the owner or applicant, now or in the past:

048 - 072 - 070

048 - 072 - 060

Grading Plan Requirements

The grading plans, 24"x36", **prepared and signed by a civil engineer** shall contain the following:

(1) All of the proposed uses for which the proposed grading is necessary.

(2) Boundary lines of the site.

(3) If there is a proposed subdivision, each lot or parcel of land into which the site is proposed to be divided.

(4) The location of any existing buildings, structures, easements or underground utilities on the property where the work is to be performed and the location of any buildings or structures on adjacent land within 50 feet of the proposed work.

(5) Accurate contours showing the topography of the existing ground extending at least 10 feet outside all boundary lines of the project site.

(6) Elevations, locations, extent and slope of all proposed final grading shown by contours. Location of any rock disposal areas, buttress fills, subdrains, or other special features to be included in the work.

(7) A statement of the quantities of material to be excavated and/or filled and the amount of such material to be imported to, or exported from, the site.

(8) Location and nature of known or suspected soil or geologic hazard areas.

(9) Specifications, cross-sections, profiles, elevations, dimensions and construction details based on accurate field data.

(10) Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, gabion walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps.

(11) Approximate boundaries of any areas with a history of flooding.

(12) Location, width, direction or flow and approximate location of top and toes of banks or any watercourse.

(13) General location and character of vegetation covering the site, including all trees proposed to be removed and all trees 12" dbh within 20 feet of the area to be disturbed.

(14) Name and registration number of the registered California civil engineer under whose direction the grading plan is prepared.

San Mateo County
Planning and Building Department

Certificate of Exemption or Exclusion from a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA • 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Permit #: PLN 2016 - 00337
Permit #: BLD _____

Permanent Record
Microfilming Required

1. Basic Information

Owner
Name: STEVE PETERSON
Address: P.O. BOX 620865
WOODSIDE, CA. 9
Zip: 94062
Phone, W: 650-743-7285 H:
Email Address: STEVE@CHOWHOMESINC.COM

Applicant
Name: SAME
Address:
Zip:
Phone, W: H:
Email Address:

2. Project Information

Project Description:
1 NEW SINGLE FAMILY RESIDENCE 4,163 ft²
1 NEW SECOND FAMILY DWELLING UNIT 1,152 ft²
1 NEW DETACHED CARPORT 400 ft²

Assessor's Parcel Number(s):
048 - 072 - 290
— —
— —

Existing water source:
☑ Utility connection _____
☐ Well _____

Proposed water source:
☑ Utility connection _____
☐ Well _____

Staking of well location and property lines are required.
☑ Provide site plan depicting location and all trees.
☐ Will this require any grading or vegetation/tree removal? Yes ☑ No ☐

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner _____ Date 8/02/16 STEVE PETERSON Applicant 8/02/16 Date

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Staff Use Only

4. Basis of Exemption or Exclusion

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

Initial

____A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]

____B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]

____C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]

____D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]

____E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]

____F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]

____G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]

____H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]

____I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]

____J. Lot Line Adjustment. [ZR 6328.5(i)]

____K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

5. Visual Inspection - All Coastal Zone Areas

☐ Required ☐ Not Required

Inspection made by:_____ Date of Inspection:_____

Yes	No	
☐	☐	Removal of trees?
☐	☐	If Yes, is tree removal permit included?
☐	☐	Trimming of trees?
☐	☐	Excessive removal of vegetation?
☐	☐	Excessive grading? (If Yes, CDP is required)
☐	☐	Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

☐ Submittal and Approval of a Tree Removal Permit
☐ Submittal and Approval of a Grading Permit
☐ Submittal and Approval of an Erosion Control Plan
☐ Submittal and Approval of a Coastal Dev. Permit

6. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

Planning Department Date

Project is subject to the following condition(s) of approval:

_____

_____

_____

7. Processing

____Fee collected

____Original Certificate of Exemption to Building Inspection file.

____Copies of Certificate of Exemption to:

1. Applicant/Owner.
2. Planning Department Exemption Binder.
3. Any relevant Planning or Building Inspection files.
4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105

____Update Permit*Plan Case Screen and Activities

County of San Mateo
Planning and Building Department

Environmental Information Disclosure Form

PLN PRE 2016-00022 PLN2016-00337
BLD

Project Address:
#17 & 15 Terrace ~~Drive~~ Ave.
Miramar

Assessor's Parcel No.: 048 - 072 - 290

Zoning District: R-1/S-94/DR

Name of Owner: STEVE PETERSON
Address: P.O. Box 620865
WOODSIDE CA 94062 Phone: 650-743-7285
Name of Applicant: SAME
Address:
Phone:

Existing Site Conditions

Parcel size: 22,777

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). EXISTING SITE HAS NEVER BEEN DEVELOPED. THE SITE IS SLOPED & ENCUMBERED WITH POISON OAK & EUCALYPTUS, SOME PINES & SOME DEAD PINES.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	✓	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	✓	b. Construction of a new multi-family residential structure having 5 or more units?
	✓	c. Construction of a commercial structure > 2,500 sq.ft?
✓		d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? 15 - 20
✓		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : 135 c.y. Fill: 160 c.y.
	✓	f. Subdivision of land into 5 or more parcels?
	✓	g. Construction within a State or County scenic corridor?
	✓	h. Construction within a sensitive habitat?
	✓	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	✓	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

d. REMOVAL OF 15-20 EUCALYPTUS OVERGROWN INC. 2 DEAD PINES
e. EXCAVATE & FILL FOR FOUNDATIONS & RETAINING WALLS

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
	✓	a. Construction outside of the footprint of an existing, legal structure?
	✓	b. Exterior construction within 100-feet of a stream?
	✓	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	✓	d. Land-use within a riparian area?
	✓	e. Timber harvesting, mining, grazing or grading?
	✓	f. Any work inside of a stream, riparian corridor, or shoreline?
	✓	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	✓	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of **10,000 sq. ft.** or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	✓	b. Land disturbance of **1 acre** or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: _____ Date: 8/07/16

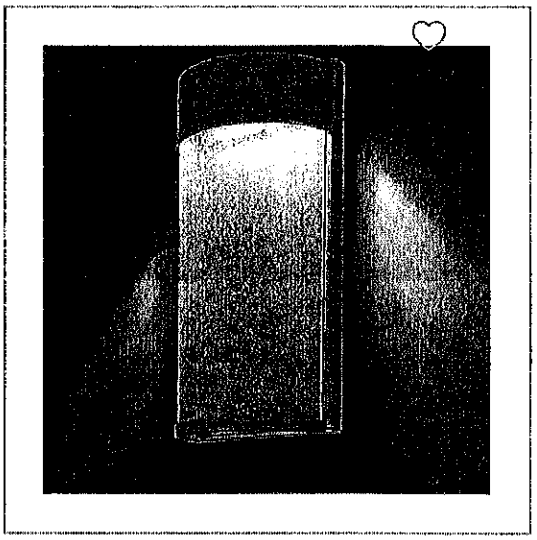
(Applicant may sign)

LUMENS
LIGHT AND LIVING

CALL US
877.445.4486
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Rain Outdoor LED Wall Sconce

By **Modern Forms**



$119.00 - $199.00

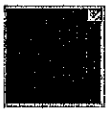
IN STOCK Ships within 2 business days.

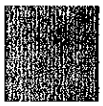
4.8 out of 5

6 of 6 (100%) people recommend this product

FREE SHIPPING on orders over $50.

Finish: Bronze


Bronze


Graphite

Size: Short

Short | Medium | Tall

Short Medium Tall

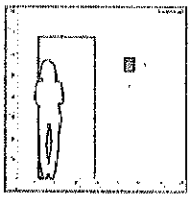
ITEM #: MFM548364
MFR ID: WS-W2408-BZ

$119.00

IN STOCK Ships within 2 business days.

Details

A clear seedy glass shade that evokes a gentle evening shower is a highlight of the Modern Forms Rain Outdoor LED Wall Sconce. Utilizing a classic half cylinder profile, the Rain is constructed from aluminum with a metal top to keep light output within dark sky friendly guidelines. The Rain Outdoor LED Wall Sconce features a replaceable LED module for easy maintenance and offers up to 50,000 hours of potential life.


SEE SCALE DRAWING

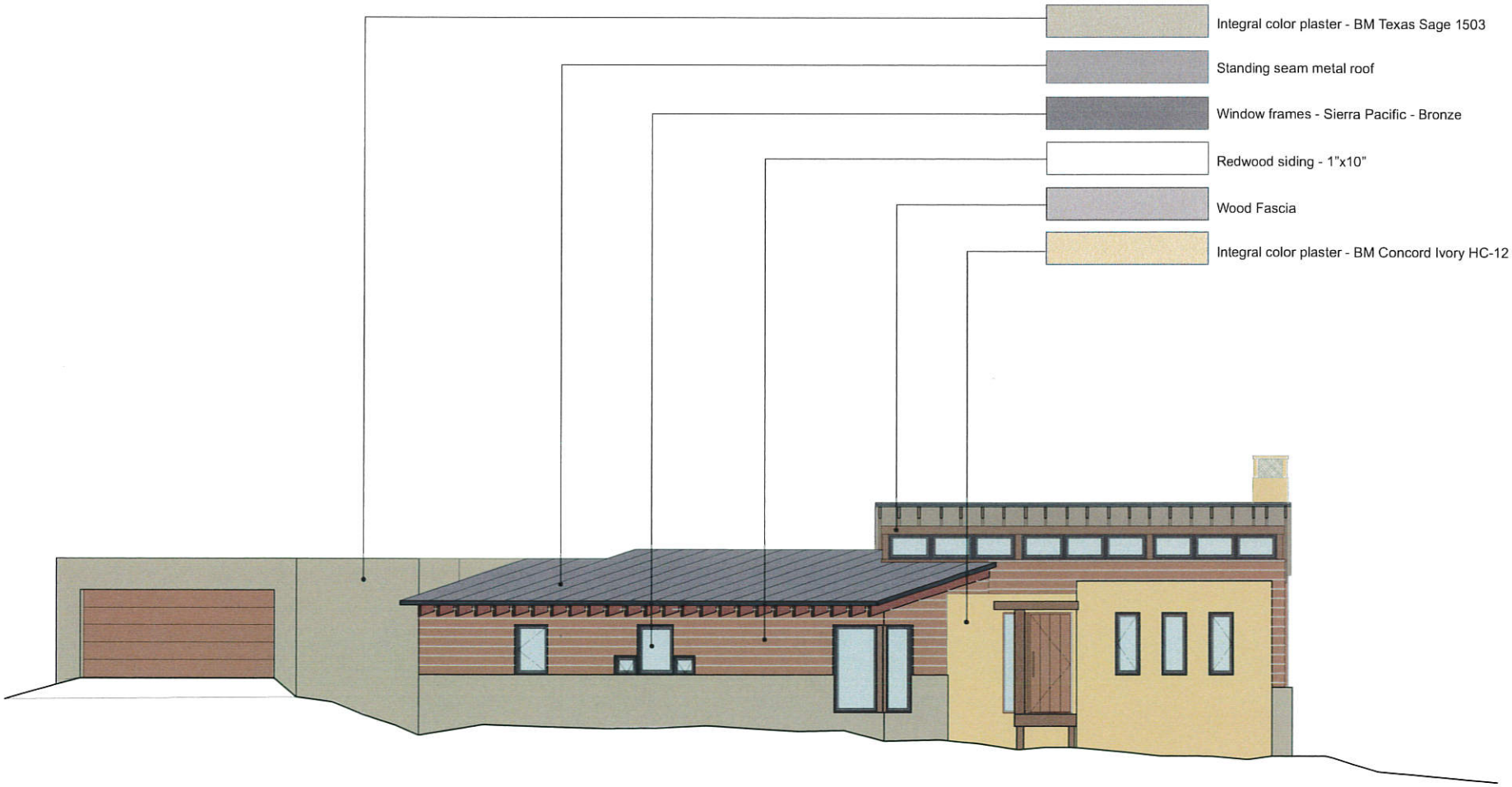
WAC Lighting, founded in 1984, has developed a strong reputation for high quality decorative and task lighting. Based in Garden City, New York, WAC Lighting is a leading manufacturer of low voltage, line voltage and LED lighting, including track systems, transformers, lamps, cabinet lighting and recessed downlights.

The Rain Outdoor LED Wall Sconce is available with the following:

Details:

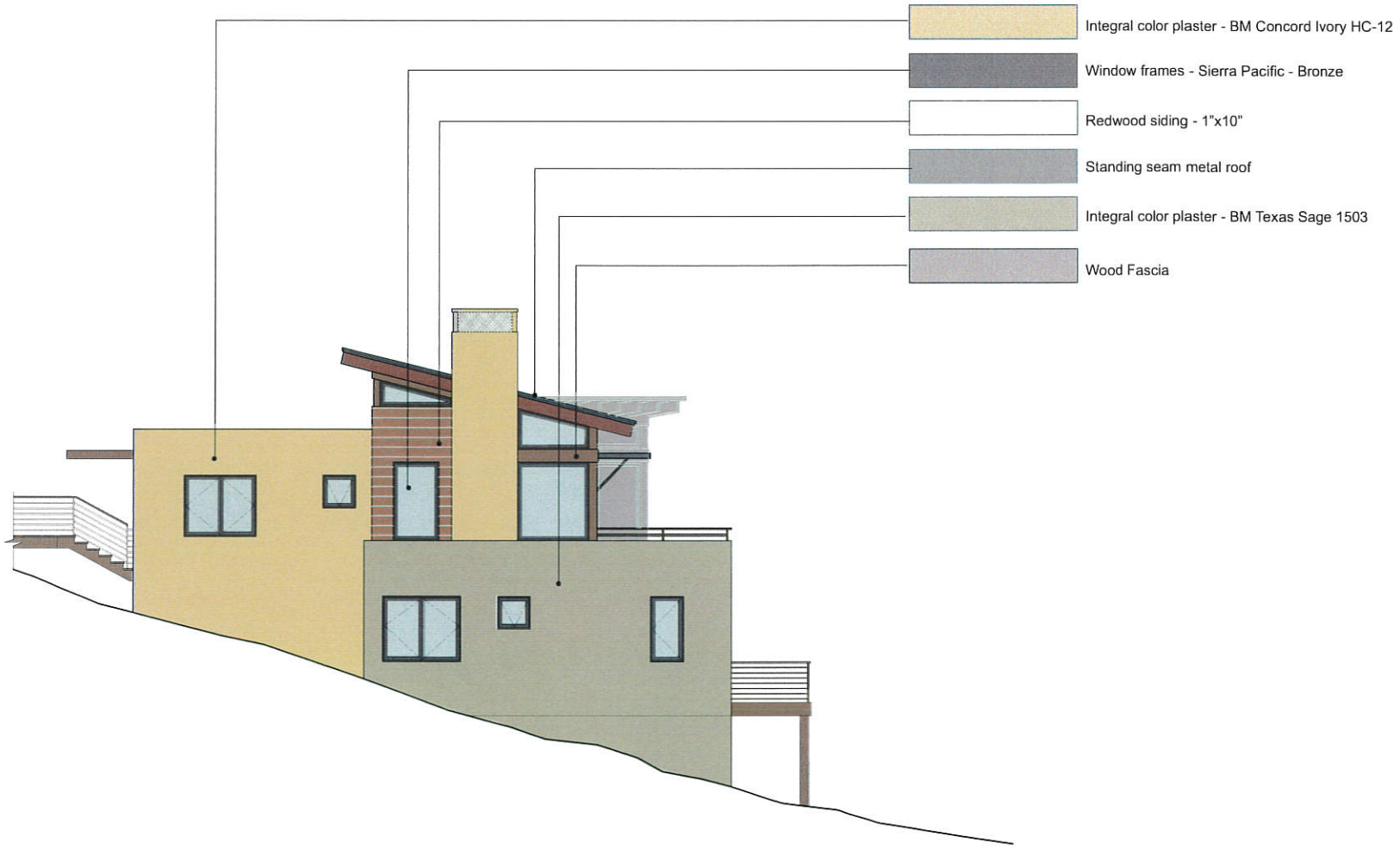
- Designed in 2015
- Material: Aluminum
- Shade Material: Seeded Glass
- Evokes Sensation of Gentle Rainfall
- 190° Beam Angle
- LED Average Rated Life: 50,000 Hours
- Dimmer Range: 10%
- ADA compliant, Dark Sky compliant
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

Options:



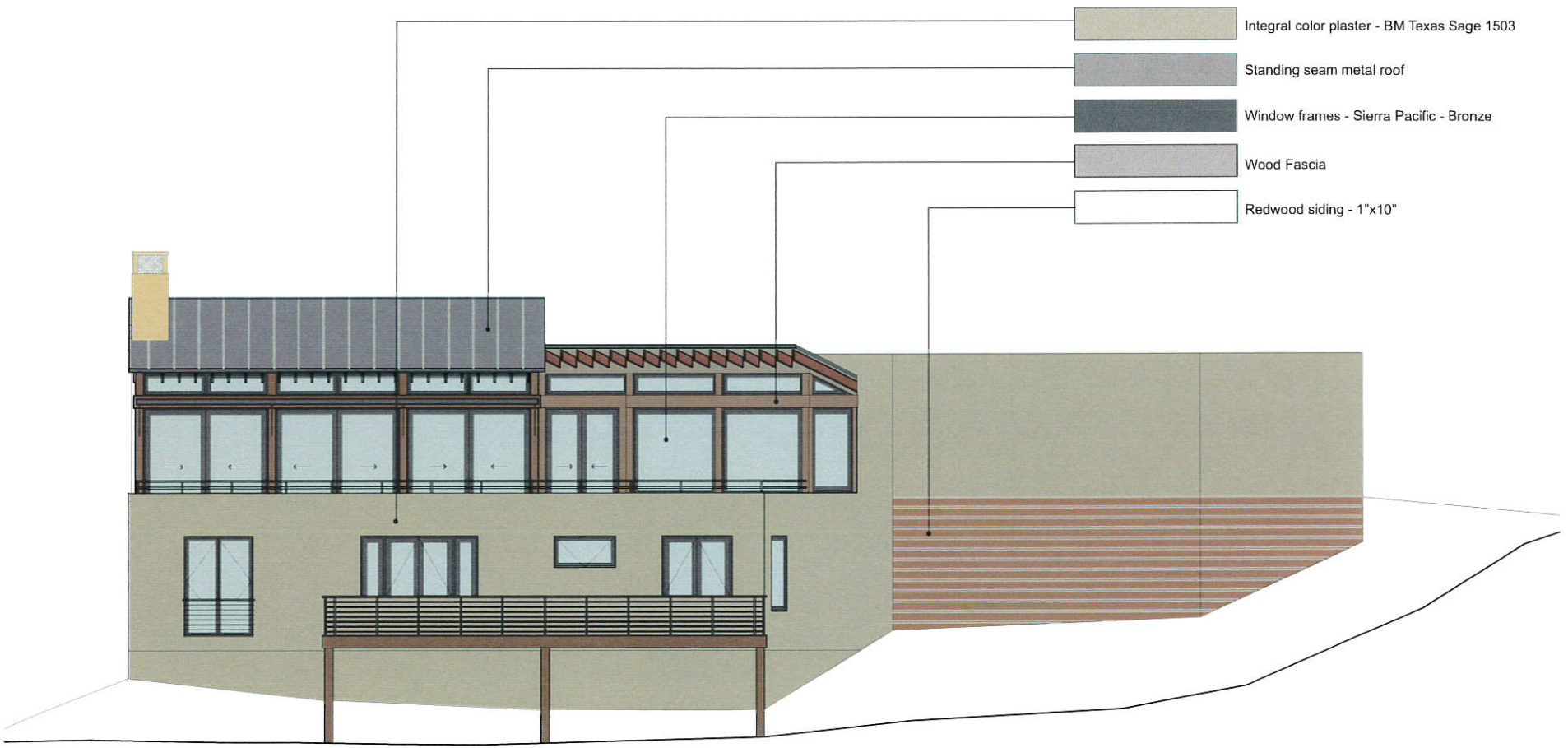
HALFMOON BAY RESIDENCE, Miramar Drive, CA

EAST ELEVATION



HALFMOON BAY RESIDENCE, Miramar Drive, CA

NORTH ELEVATION



HALFMOON BAY RESIDENCE, Miramar Drive, CA

WEST ELEVATION

PLN2016-00337

SITE DATA

JOB ADDRESS	APN# 048-072-060 APN# 048-072-070
LEGAL DESCRIPTION	MIRAMAR TERRACE SUB. OF BLOCK 10
TYPE OF CONSTRUCTION	TYPE V - N
NUMBER OF STORIES	TWO STORY
JOB DESCRIPTION	- NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE. - NEW ACCESSORY LIVING QUARTERS & CARPORT
APPLICABLE CODES	1997 UBC, 2000 UPC, 2000 UMC, 1999 NEC, TITLE 19 CAC, TITLE 24 CEC, 1991 ADA ACCESIBILITY GUIDELINES ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS & REGULATIONS.
ZONE	R1 - S-94

AREA TABULATION

LOT AREA	22,337 SF
MAXIMUM ALLOWABLE BUILDING FLOOR AREA	6,200 SF
PROPOSED BUILDING FLOOR AREA	5,707 SF
MAXIMUM ALLOWABLE PARCEL COVERAGE (22,337 SF X .3)	6,701 SF
PROPOSED PARCEL COVERAGE	4,067 SF

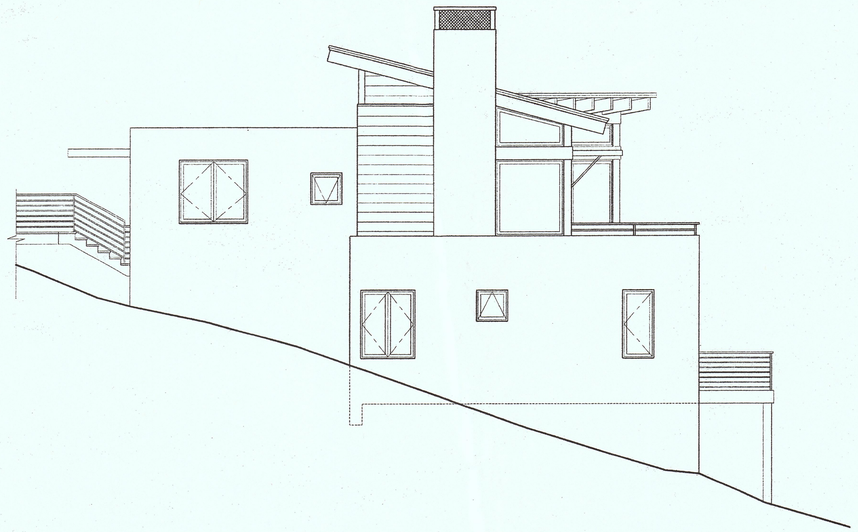
Accessory Structure 1,082 SF
(Conditioned Area footprint, Carport, and Bridge included)
Main House 2,817 SF
(Conditioned Area footprint, Garage, Bridge, and Lower Level Terrace included)

MAIN RESIDENCE

UPPER LEVEL	1,569 SF
LOWER LEVEL	1,922 SF
CONDITIONED AREA SUB-TOTAL	3,491 SF
GARAGE	487 SF
MECHANICAL	55 SF
BUILDING FLOOR AREA SUB-TOTAL	4,033 SF

ACCESSORY STRUCTURE (PER SEPARATE PERMIT)

PROPOSED UPPER LEVEL	576 SF
PROPOSED LOWER LEVEL	576 SF
CONDITIONED AREA SUB-TOTAL	1,152 SF
PROPOSED CARPORT	400 SF
BUILDING FLOOR AREA SUB-TOTAL	1,552 SF
TOTAL PROPOSED BUILDING FLOOR AREA	5,707 SF



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A-1.1 Main House Upper Level Floor Plan
A-1.2 Main House Roof Plan
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A-2.1 Main House Lower Level Reflected Ceiling Plan
A-3.0 Main House Exterior Elevations
A-3.1 Main House Exterior Elevations
A-4.0 Main House Building Sections
A-4.1 Main House Building Sections

RECEIVED
AUG 10 2016
San Mateo County
Planning Division

HALFMOON BAY MAIN RESIDENCE

ABBREVIATIONS

ARCH.	Architectural	INT.	Interior
BTWN.	Between	MAX.	Maximum
BLDG.	Building	MIN.	Minimum
BLK.	Block	MECH.	Mechanical
BM.	Beam	MFGR.	Manufacturer
CSMT.	Casement	MICRO.	Microwave
CLR.	Clear	MTL.	Metal
CL'G.	Ceiling	NAT.	Natural
C.J.	Ceilling Joist	(N)	New
COL.	Column	NO.	Number
CONC.	Concrete	O.C.	On Center
CONT.	Continuous	PLYWD.	Plywood
DRY.	Dryer	RIS.	Risers
DIA.	Diameter	R.O.	Rough Opening
DIM.	Dimension(s)	R.R.	Roof Rafters
D.W.	Dishwasher	REV.	Revision
DWGS.	Drawings	REFR.	Refrigerator
ELEV.	Elevation	REQD.	Required
EQ.	Equal	SHT.	Sheet
(E)	Existing	SL.	Slider
EXT.	Exterior	SIM.	Similar
F.A.U.	Forced Air Unit	STL.	Steel
FIN.	Finish, Finished	STRUCT.	Structural
FLR.	Floor	TEMP.	Tempered
F.J.	Floor Joist	TR.	Treads
FTG.	Footing	T.&G.	Tongue & Groove
FRZ.	Freezer	T.O.	Top of
GA.	Gauge	TYP.	Typical
GALV.	Galvanized	U.N.O.	Unless Noted Otherwise
G.D.	Garbage Disposal	V.I.F.	Verify In Field
GRD.	Grade	WASH.	Washer
GYP. BD.	Gypsum Board	W.H.	Water Heater
HDR.	Header	WD.	Wood
H.E.	High Efficacy	WP	Water Proof
HGT.	Height		

PROJECT CONTACTS

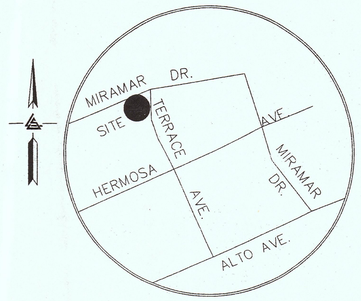
OWNER: Steve Peterson
P.O. BOX 620865
Woodside, CA 94062
T. 650.568.2820

ARCHITECT: Ana Williamson Architect
885 Santa Cruz Ave, D
Menlo Park, CA 94025
T. 650.329.0577
F. 650.325.4781

SURVEYOR / CIVIL ENGINEER: Lea and Braze Engineering, Inc.
2495 Industrial Parkway West
Hayward, CA 94545
T. 510.887.4086
F. 510.887.3019

STRUCTURAL ENGINEER: Mike Mahmoudian & Associates
851 Burlway Road, Suite 700
Burlingame, CA 94010
T. 650.348.3457

VICINITY MAP



LEGEND

	Masonry Wall
	New Wall
#	Shearwall – On Structural
#	Door
#	Window
X / A-XX	Detail # / Sheet # — Detail
X / X A-XX X / X	Interior Elevations
X / A-XX	Sect. # / Sheet # — Section
X / A-XX	Sect. # / Sheet # — Exterior Elevation
X'-X"	Dimension to center line
X'-X"	Dimension to face of framing/masonry (unless noted otherwise)
X	Slope
X'-X"	Elevation Heights

REVISIONS
12/01/05 Planning Submittal
12/15/05 Design Review
02/28/06 Design Review Revision
05/09/07 Permit Set

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Gardena, CA 90249
P. 310.745.4078
F. 310.830.0061

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE D. MENLO PARK CA.
T. 650 329 0577 F. 650 325 4781

HALFMOON BAY RESIDENCE
Miramar Drive
Half Moon Bay, CA
OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
COVER SHEET

DRAWN	
DESIGNER	
DATE	02/15/07
SCALE	N/A
JOB NO.	0502
SHEET	A-0.0

LEGEND AND NOTES

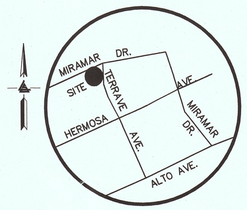
- OH — OVERHEAD UTILITY WIRES
- CONCRETE
- GUY ANCHOR
- JOINT POLE
- WV — WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- CURB CATCH BASIN
- SSMH — SANITARY SEWER MANHOLE
- SSDM — STORM DRAIN MANHOLE
- SET 3/4" IRON PIPE LS NO. 7623
- SET NAIL AND TAG LS NO. 7623
- BENCHMARK
- TREE: TYPE AND SIZE AS NOTED

BENCHMARK

TOP OF FIRE HYDRANT
ELEV=137.97
(ASSUMED)

VICINITY MAP

NO SCALE



SCALE: 1/16" = 1' 0"

0 8 16 32

HERMOSA AVENUE

STORM DRAIN LINE 15" CMP
RIM=42.43
INV=36.65
RIM=36.87
SDMH
RIM=38.82
INV=34.86
MIRAMAR DRIVE (50')
CONCRETE CURB
CONCRETE ROAD
6" SANITARY SEWER
JOINT POLE WITH RISER
RIM=86.17
INV=81.77
STORM DRAIN LINE 15" CMP
RIM=105.32
INV=100.82
RIM=115.39
INV=111.09
SSMH
LANDS OF SPRECKLES
BLOCK 8
MIRAMAR TERRACE
4 RSM 12
N65°30'00"E 40.00'
N65°30'00"E 33.71'
S81°00'00"E 228.74'
S65°30'00"W 11.02'
N65°39'00"E 109.98'
EDGE OF PAVEMENT
AC CURB
4' WOOD FENCE
N24°30'00"W 119.90'
N65°30'00"E 80.07'
S38°00'00"W 336.92'
S38°00'00"W 62.30'
S16°31'00"W 98.75'
AVENUE (50')
TERRACE
EDGE OF PAVEMENT
UTILITY BOX
2" PVC PIPE
STORM DRAIN LINE 15" CMP
RIM=129.66
INV=126.30
RIM=129.72
INV=125.02
CONCRETE ROAD
CONCRETE CURB
PARCEL C
PARCEL MAP
VOL. 68 P.M. 98
PARCEL D
PARCEL B
PARCEL A
BLOCK 9
MIRAMAR TERRACE
4 RSM 12
BLOCK 3
MIRAMAR TERRACE
5 RSM 19

LICENSED LAND SURVEYOR
GREGORY F. BRAZIL
No. 7623
EXP. 12-31-04
STATE OF CALIFORNIA

LEA & SUNG ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
FAX (510) 887-3019

MIRAMAR DRIVE HALF MOON BAY, CALIFORNIA

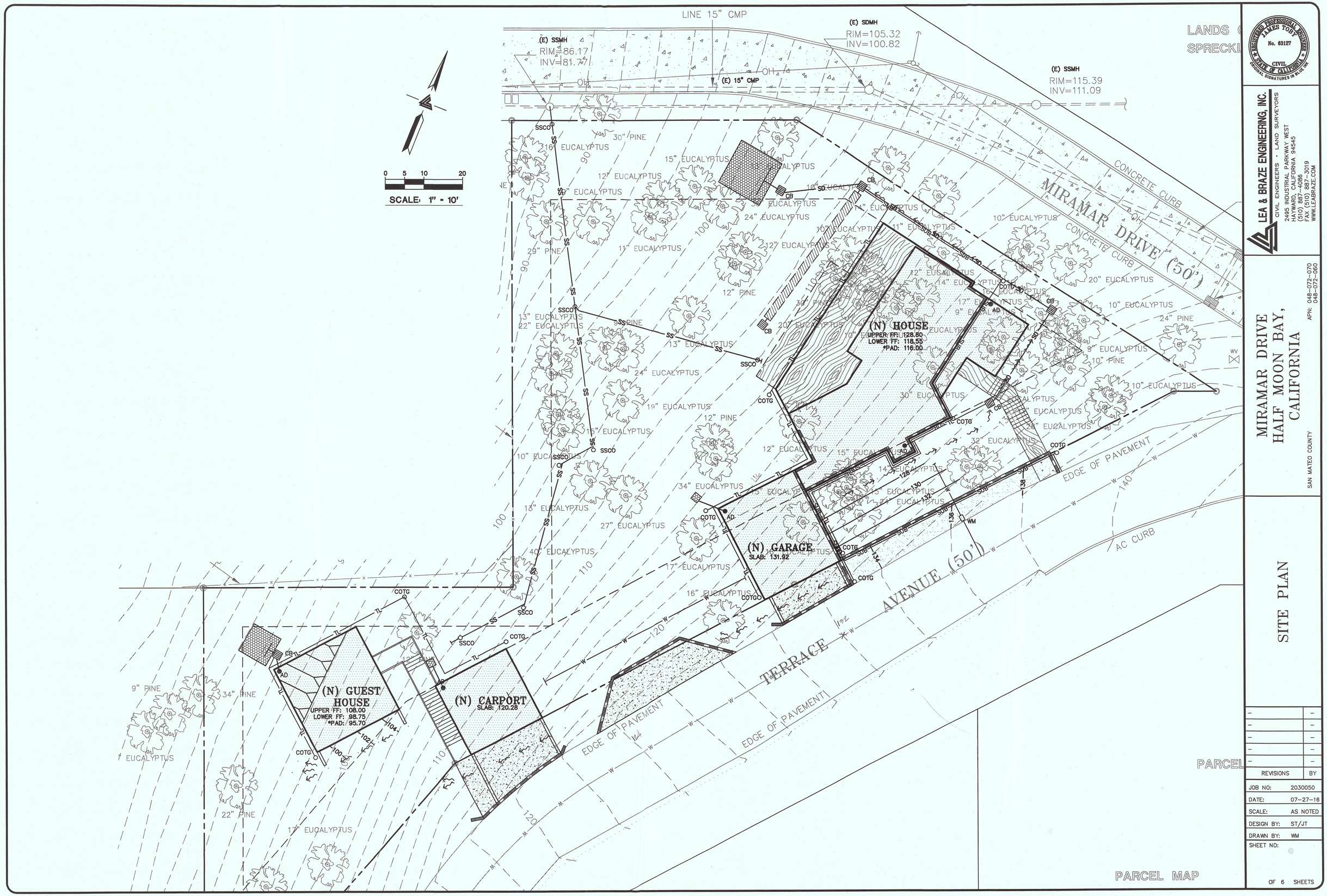
APN: 048-072-070
APN: 048-072-060
SAN MATEO COUNTY

TOPOGRAPHIC AND BOUNDARY SURVEY

MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE BOOK 5 OF MAPS, AT PAGE 19

REVISIONS	BY
5-4-02	DWB
-	-
-	-
-	-
-	-

JOB NO: 2020181
DATE: 4-23-02
SCALE: 1"=16'
DRAWN BY: DWB
SHEET NO: 1 OF 1 SHEETS



REGISTERED PROFESSIONAL ENGINEER
JAMES TOBY
No. 63127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
FAX (510) 887-3019
WWW.LEABRAZE.COM

MIRAMAR DRIVE
HALF MOON BAY, CALIFORNIA

SAN MATEO COUNTY

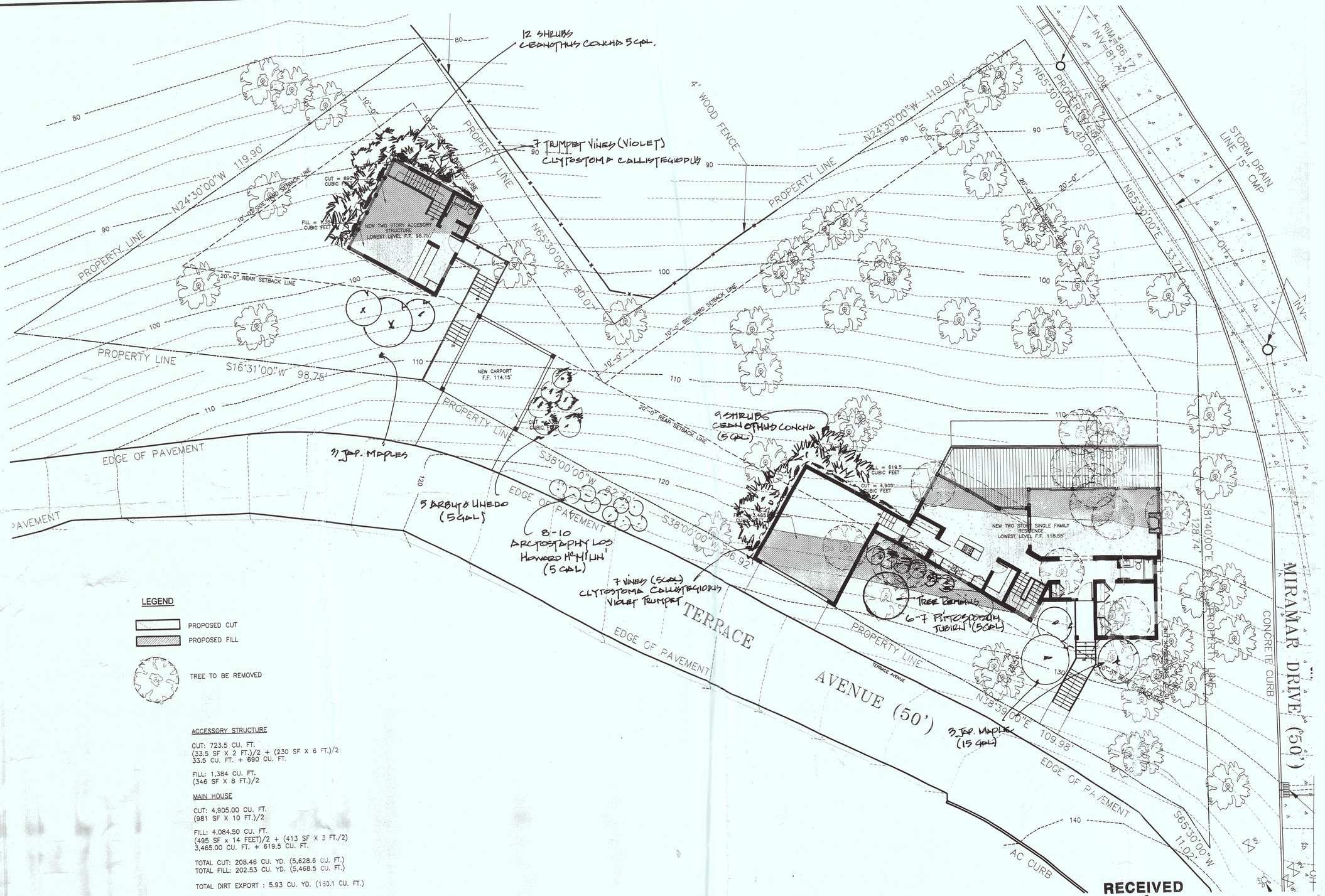
APN: 048-072-070
048-072-060

SITE PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-
-	-

JOB NO:	2030050
DATE:	07-27-16
SCALE:	AS NOTED
DESIGN BY:	ST/JT
DRAWN BY:	WM
SHEET NO:	

OF 6 SHEETS



LEGEND

- PROPOSED CUT
- PROPOSED FILL
- TREE TO BE REMOVED

ACCESSORY STRUCTURE

CUT: 723.5 CU. FT.
(33.5 SF X 2 FT.)/2 + (230 SF X 6 FT.)/2
33.5 CU. FT. + 690 CU. FT.

FILL: 1,384 CU. FT.
(346 SF X 8 FT.)/2

MAIN HOUSE

CUT: 4,905.00 CU. FT.
(981 SF X 10 FT.)/2

FILL: 4,084.50 CU. FT.
(495 SF x 14 FEET)/2 + (413 SF X 3 FT./2)
3,465.00 CU. FT. + 619.5 CU. FT.

TOTAL CUT: 208.46 CU. YD. (5,628.6 CU. FT.)
TOTAL FILL: 202.53 CU. YD. (5,468.5 CU. FT.)

TOTAL DIRT EXPORT : 5.93 CU. YD. (160.1 CU. FT.)

RECEIVED
2
MAR 08 2006
San Mateo County
Planning Division

PROPOSED SITE PLAN

REVISIONS
12/01/05 Planning Submittal
12/15/05 Design Review
2/27/06 LANDSCAPE/DRAINAGE

LMDesigns & Associates
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15213 Prairie Ave
Gardena, CA 90249
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F 310.630.0081

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE D MENLO PARK CA
T 650 329 0577 F 650 325 4781

HALFMOON BAY RESIDENCE
Miramar Drive
Half Moon Bay, CA

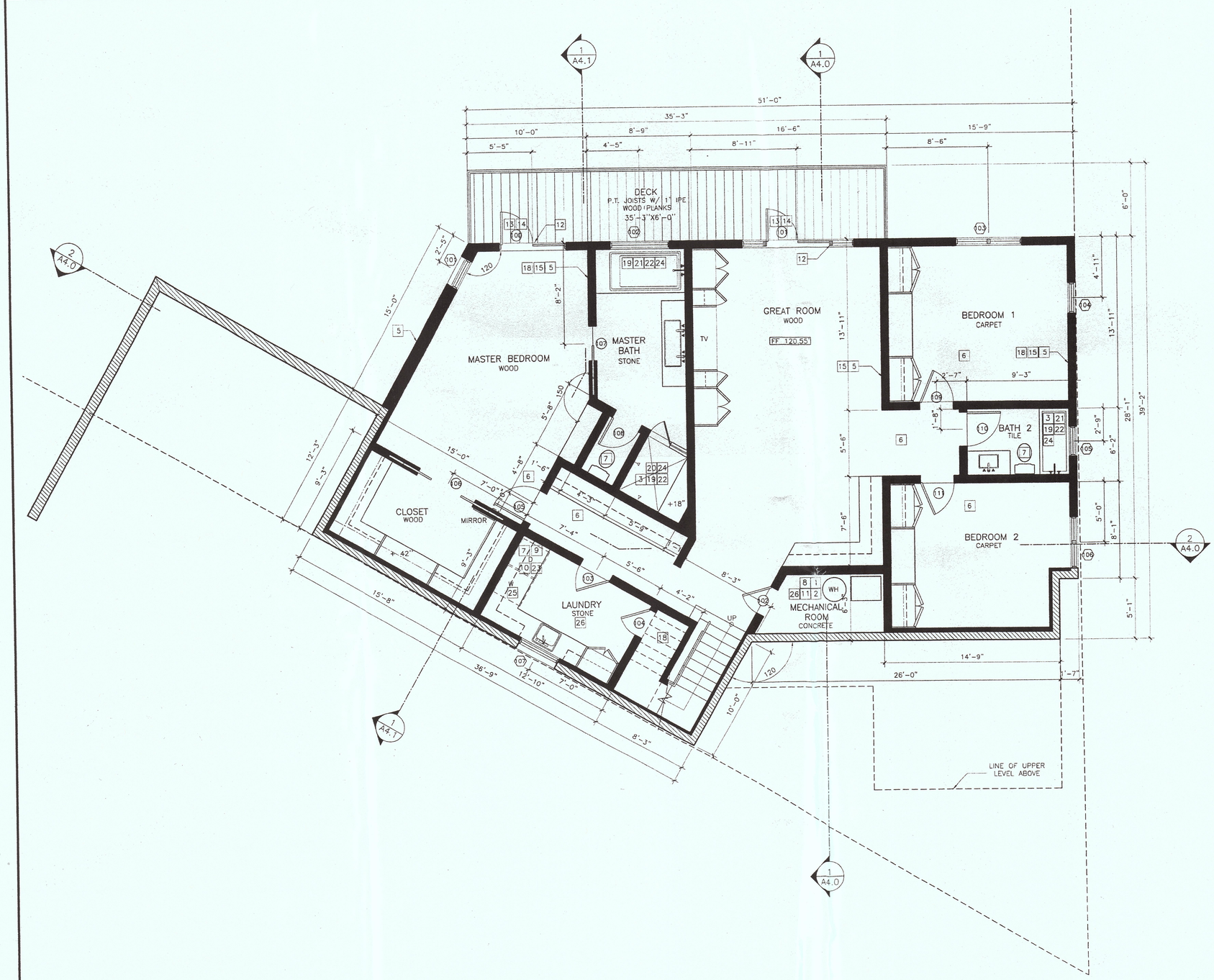
OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
SITE PLAN / LANDSCAPE

DRAWN	
DESIGNER	
DATE	12/01/05
SCALE	3/32"=1'-0"
JOB NO.	0502
SHEET	A-0.6

PLN 2005-607



FLOOR PLAN NOTES

GENERAL INFORMATION

1. ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINT AT LEAST TWO PERIODS WITHIN 24 HOURS PER SECTION 150(I) OF CEC
2. PROVIDE NEW 40 GAL. DIRECT VENT WATER HEATER WITH CIRCULATING PUMP. COVER WITH R-5 INSULATION BLANKET. SECURE TO WALL WITH TWO SEISMIC STRAPS. VENT TO OUTSIDE. P.T. RELIEF VALVE SHALL TERMINATE OUTSIDE. PROVIDE 18" HIGH PLATFORM.
3. PLUMBING FIXTURES AND HARDWARE: LOW FLOW TOILETS (1.6 GP FLUSH), SHOWER-HEAD (2.5 G.P.M.) AND FAUCETS (2.2 G.P.M.) PER CODE SEC. 17921.3(b). IAMPO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.
4. ALL HOSE BIBBS MUST BE PROTECTED BY AN ANTI-SIPHON DEVICE
5. INSULATION: IN ALL OPENED WALLS PROVIDE:
   EXTERIOR WALLS - R-19
   INTERIOR WALLS - R-13
   ROOF - R-30 2X6 R.R. / R-19 2X8 R.R.
   CEILING JOISTS R-30 NO INSULATION IN TUB & SHOWER VICINITIES
6. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS). ALARMS SHALL BE INTERCONNECTED HARD WIRED TO SEPARATE CIRCUIT WITH BATTERY BACK-UP AS REQUIRED BY ELECTRICAL CODE. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
7. EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR. VENT EXHAUST FANS TO OUTSIDE AIR.
8. NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (P.C. 510.5)
9. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES.
10. PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED.
11. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.

DOORS & WINDOWS

12. GLAZING IN ALL DOORS & ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE, PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR & HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND ALL GLAZING IN GUARD- RAILS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING IN IN ALL LOCATIONS.
13. DOORS THAT SWING OVER LANDING OR PORCH REQUIRE A LANDING 36" MINIMUM IN LENGTH AND NOT MORE THAN 1/2" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER A TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP STEP THAT IS NOT MORE THAN 8" BELOW FLOOR LEVEL..
14. ALL DOORS, WINDOWS, AND LOCKS TO COMPLY WITH SECURITY PER CITY ORDINANCE.

WALLS

15. 5/8" GYPSUM BOARD WITH SKIM COAT INTERIOR FINISH. FASTENED TO WALLS AND CEILING WITH DRYWALL SCREWS.
16. WALLS AND CEILINGS BETWEEN HOUSE (LIVING AREA) AND GARAGE (R-1 TO U-1) AND AT ENCLOSED SPACES UNDER STAIRS SHALL HAVE 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD. SECTION 1003.3.3.9

FIRE BLOCKING & DRAFTSTOP

17. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS. UBC 708.2.1(4).
18. PROVIDE FIREBLOCKING AT 10-FOOT INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY PER UBC 708.2.1.1

BATH & LAUNDRY

19. PROVIDE SHOWER ENCLOSURES AT ALL TUB AND SHOWER STALLS NOT SPECIFIED ELSEWHERE U.N.O.. ENCLOSURES SHALL BE TO THE HEIGHT OF 6'-0" MEASURED FROM FINISH FLOOR U.N.O.. GLAZING TO BE LABELED "TEMPERED" PERMANENTLY.
20. HOT MOPPED SHOWER PAN WITH A BUILT-UP DAM. CONTRACTOR TO TEST PRIOR TO INSTALLING FINISHES. PROVIDE FINISHES PER INTERIOR ELEVATIONS
21. TUB WITH FINISH AT WALLS TO CEILING TILE DETAILING PER CERAMIC TILE INSTITUTE STANDARDS.
22. WALL FINISH TO BE CERAMIC TILE OR APPROVED EQUAL 70" HIGH ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWER. MATERIAL OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
23. VENT DRYER TO OUTSIDE AIR: PROVIDE WEATHER HOOD WITH DAMPER AT FINISH OF EXTERIOR WALL. 4" DIAMETER SMOOTH GALV. METAL EXHAUST DUCT. LENGTH IS LIMITED TO 14'-0" WITH TWO 90 DEGREE ELBOWS (MAX.)
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26. DRIP PANS OR OTHER DEVICES FOR LAUNDRY ROOM, WATER HEATERS, AND DISHWASHERS MUST BE PROVIDED.

LOWER LEVEL FLOOR PLAN

REVISIONS
12/07/05 Planning Submittal
12/15/05 Design Review
02/28/06 Design Review Revision
05/09/07 Permit Set

LMDesigns & Associates
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15213 Prairie Ave
Gardena, CA 90249
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F 310.538.0361

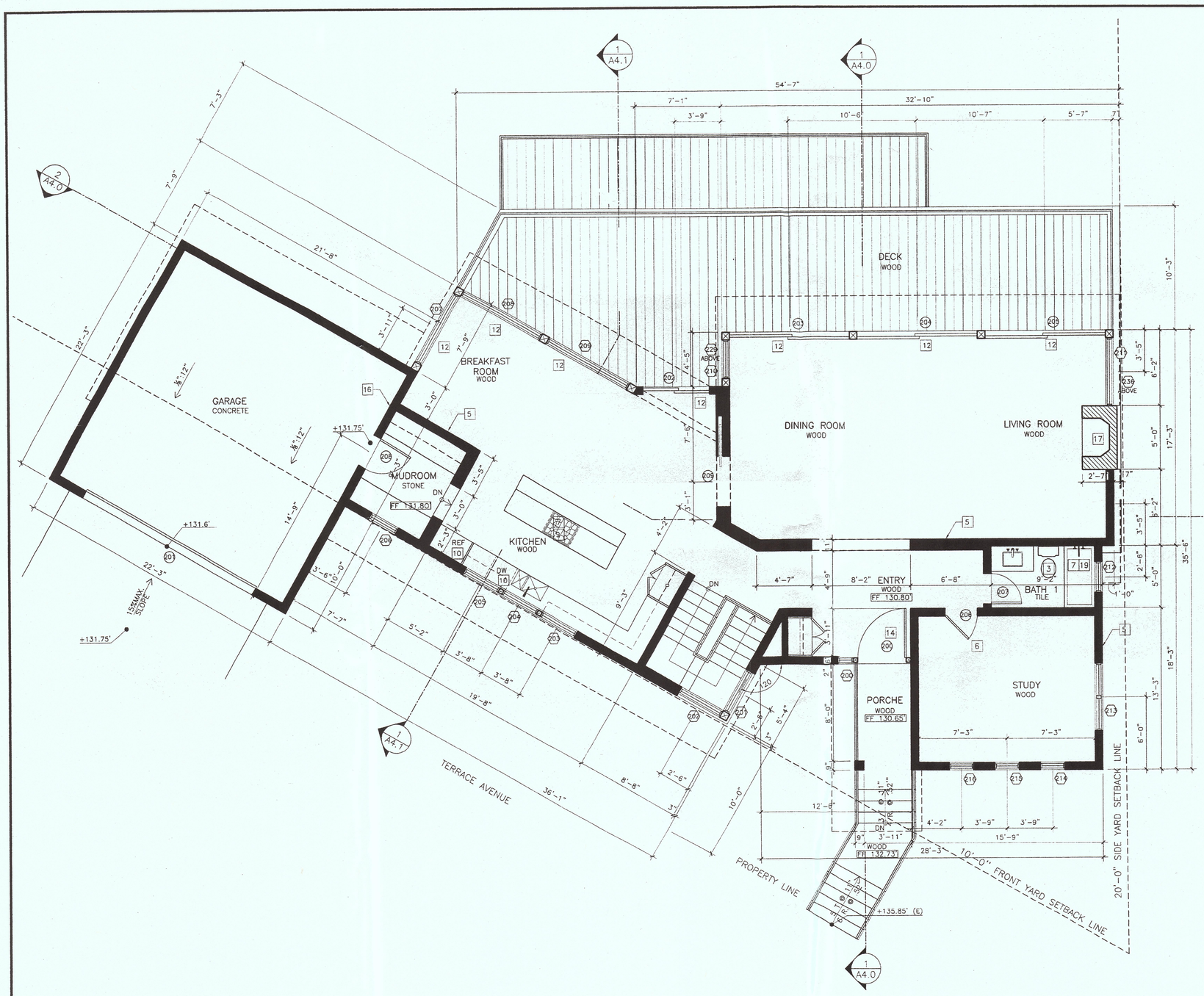
ANA WILLIAMSON ARCHITECT
845 SANTA CRUZ AVE D MENLO PARK CA
T 650.329.0377 F 650.325.4781

HALFMOON BAY RESIDENCE
Miramar Drive
Half Moon Bay, CA
OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
LOWER LEVEL FLOOR PLAN

DRAWN	JM
DESIGNER	
DATE	02/15/07
SCALE	1/4"=1'-0"
JOB NO.	0502
SHEET	A-1.0



UPPER LEVEL FLOOR PLAN

Feet 0 4 8 12
Inches 0 1/2 1 2 3

N

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02/28/06 Design Review Revision
05/09/07 Permit Set

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15213 Punta Ave
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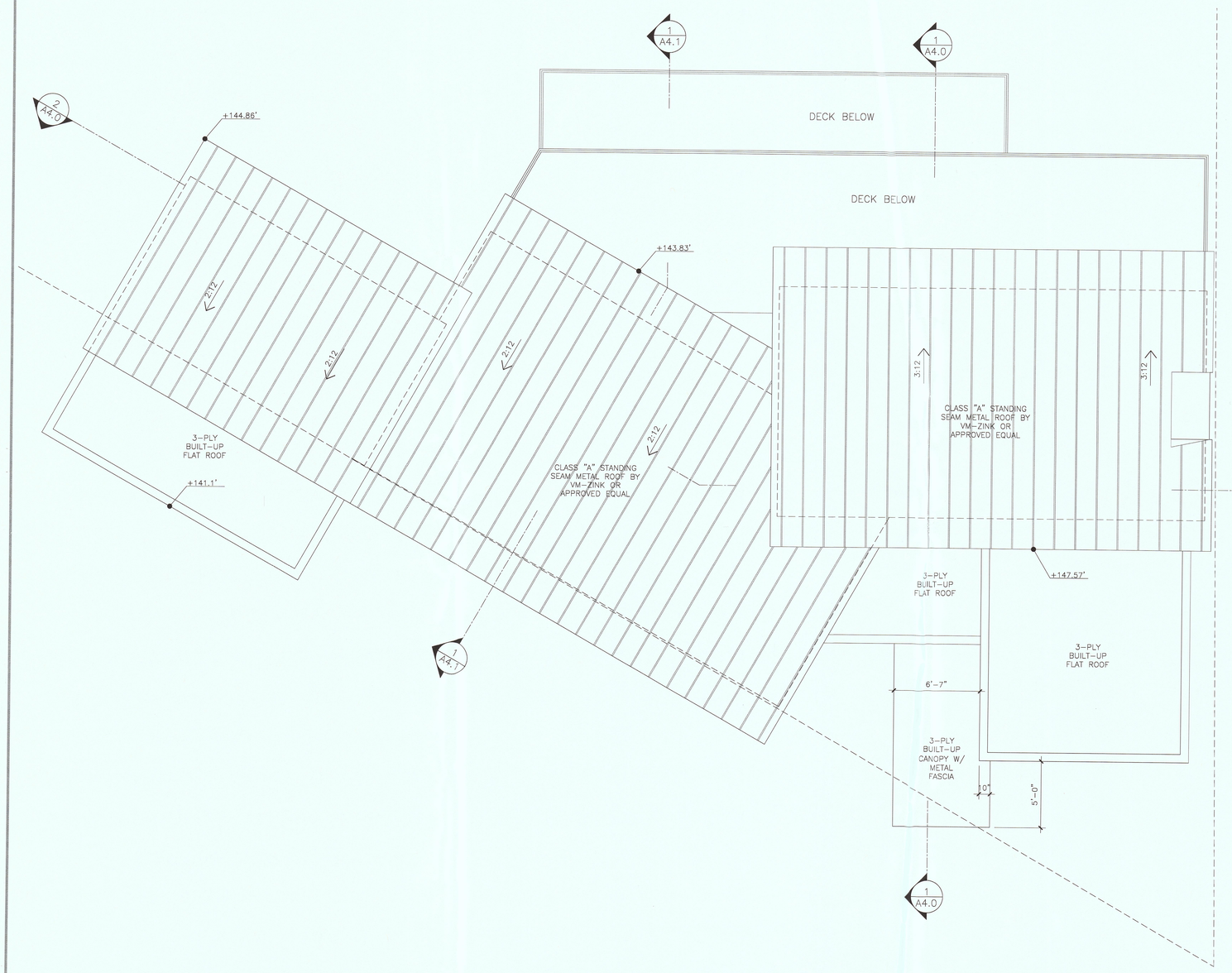
HALFMOON BAY RESIDENCE
Miramar Drive
Half Moon Bay, CA

OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
UPPER LEVEL FLOOR PLAN

DRAWN	LM
DESIGNER	
DATE	02/15/07
SCALE	1/4"=1'-0"
JOB NO.	0502
SHEET	A-1.1



ROOF PLAN NOTES

ROOF SLOPE

1.ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWINGS
ALL BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS.

2.IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.

3. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS.

ROOFING MATERIAL

1. PITCHED ROOF TO BE 'CLASS A' STANDING SEAM METAL ROOF, 24 GAUGE, GALVALUME STEEL BERRIDGE TEE-PANEL OR APPROVED EQUAL. OR 'CLASS A' COMPOSITION ROOF AS INDICATED.
4X4 MOCK-UP OF ROOF INSTALLATION SHALL BE APPROVED BY ARCHITECT PRIOR TO PROCEEDING WITH WORK.

GUTTERS AND ROOF DRAINS

1. GUTTERS SHALL BE CONSTRUCTED OF 18 GAUGE GALVANIZED METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS
3. DRAINS SHALL BE SIZED TO ACCOMODATE 3" PER HOUR OF RAINFALL.
4. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
5. DOWNSPOUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 4" DIAMETER WITH OVERFLOW DRAINS.
6. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
7.CONTRACTOR SHALL TEST ALL CONCEALED DOWNSPOUTS (WHERE APPLICABLE) FOR WATER LEAKAGE PRIOR TO CLOSING UP BUILDINGS AND SHALL PROVIDE A 10 YEAR WARRANTY AGAINST LEAKAGE.
8. ROOF DRAINAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.

ROOF PENETRATION

1. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVIDED WITH WR GRACE 4000 BITUTHENE WRAPPING AND 18 GAUGE METAL FLASHING AND COUNTERFLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.
5. ADD SELF-ADHERING MODIFIED BITUMEN EXTENDING 24" EACH SIDE AT ALL VALLEYS, RADIUS WALLS, CRICKETS, TOPS OF WALLS, AND TRANSITIONAL AREAS.

ATTIC VENTILATION (PER U.B.C. SECT. 1505.3) :

1. TOTAL ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF AREA TO BE VENTILATED OR 1/300 FOR MECHANICAL VENTING.
2. NO VENTILATION IS REQUIRED IN AREAS WHERE ROOF INSULATION IS INSTALLED BETWEEN RAFTERS WITH NO AIR SPACE BETWEEN INSULATION AND EXTERIOR SHEATHING.
3. ATTIC DRAFTSTOPS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. ALL VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT METAL MESH WITH OPENINGS NO LARGER THAN 1/4" IN ANY DIRECTION.

2 A4.0

ATTIC VENTILATION TABULATION:

NO ATTIC SPACE PROPOSED

Feet 0 4 8 12
Inches 0 1/2 1 2 3

N

ROOF PLAN

REVISIONS
12/01/05 Planning Submittal
12/15/05 Design Review
02/28/06 Design Review Revision
05/09/07 Permit Set

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HALFMOON BAY RESIDENCE

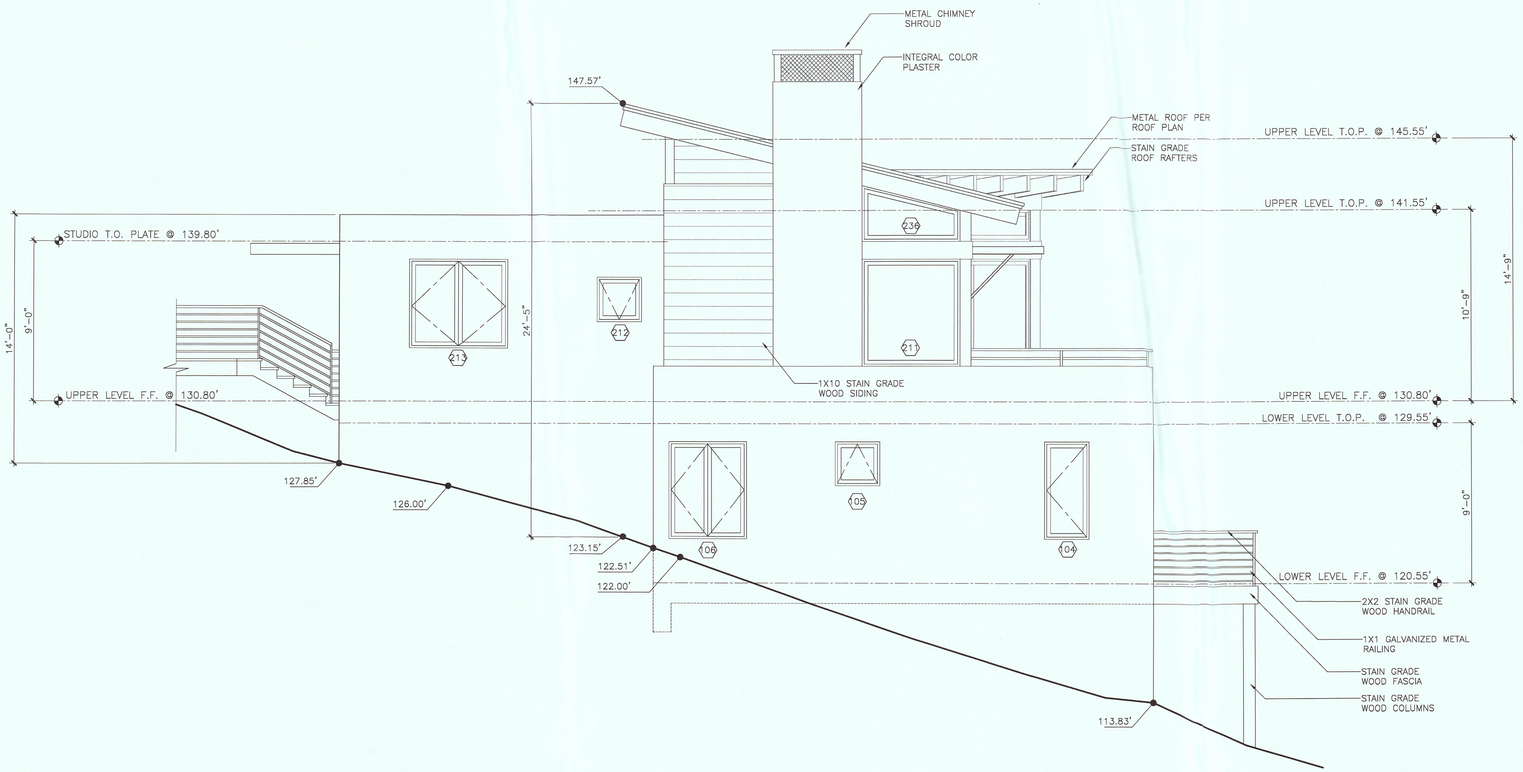
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Half Moon Bay, CA

OWNER: Steve Peterson

SEAL:

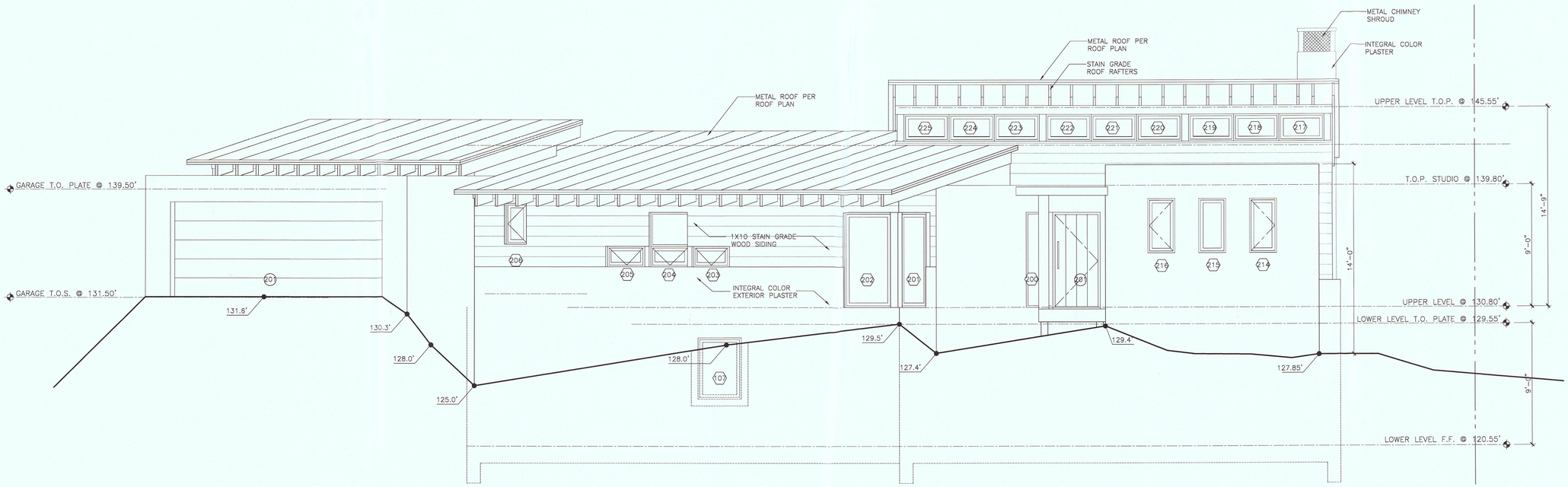
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ROOF PLAN

DRAWN	LM
DESIGNER	
DATE	02/15/07
SCALE	1/4"=1'-0"
JOB NO.	0502
SHEET	A-1.2



NORTH ELEVATION

1



EAST ELEVATION

2

Feet 0 4 8 12

Inches 0 1/2 1 2 3

ELEVATION NOTES

1. EXTERIOR PLASTER:
   TEXTURE – SMOOTH HAND TROWEL
   COLOR – TO BE DETERMINED
   INTEGRAL COLOR MIX
   PROVIDE 5'–0" x5'–0" MOCKUP FOR OWNER APPROVAL.
2. 1X10 STAIN GRADE CEDAR SIDING.
3. CONTINUOUS GALVANIZED METAL GUTTER
4. CONTINUOUS METAL WEEP SCREED: LOCATE AT LOWEST POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE JUNCTURE.
5. STANDING SEAM METAL ROOF: SEE ROOF PLAN FOR SPECIFICATIONS.
6. GLASS ON ALL SWINGING DOORS:
   GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
7. METAL RAILING. FINISH T.B.D.
8. STAIN GRADE WOOD FASCIA.
9. METAL TRELLIS & ANCHORING RODS.
   FINISH T.B.D.
10. 1X6 PAINT GRADE WOOD SLATS.
11. PAINTED SHEET METAL FASCIA. ENTRY CANOPY.

REVISIONS

12/01/05 Planning Submittal
12/15/05 Design Review
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05/09/07 Permit Set

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HALFMOON BAY RESIDENCE

Miramar Drive
Half Moon Bay, CA

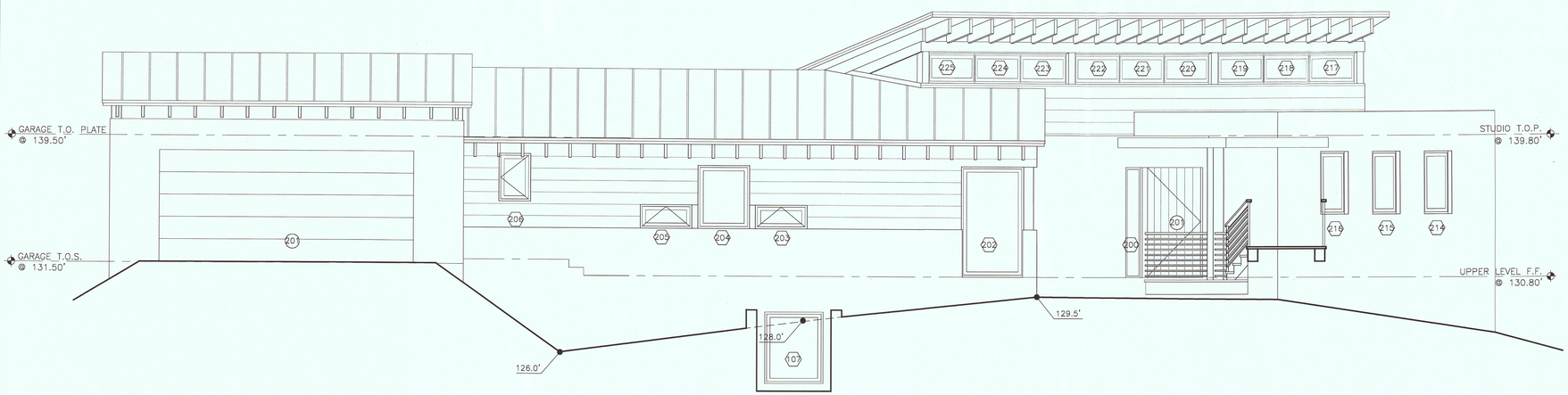
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NORTH & EAST ELEVATIONS

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DESIGNER	
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JOB NO.	0502
SHEET	A-3.0

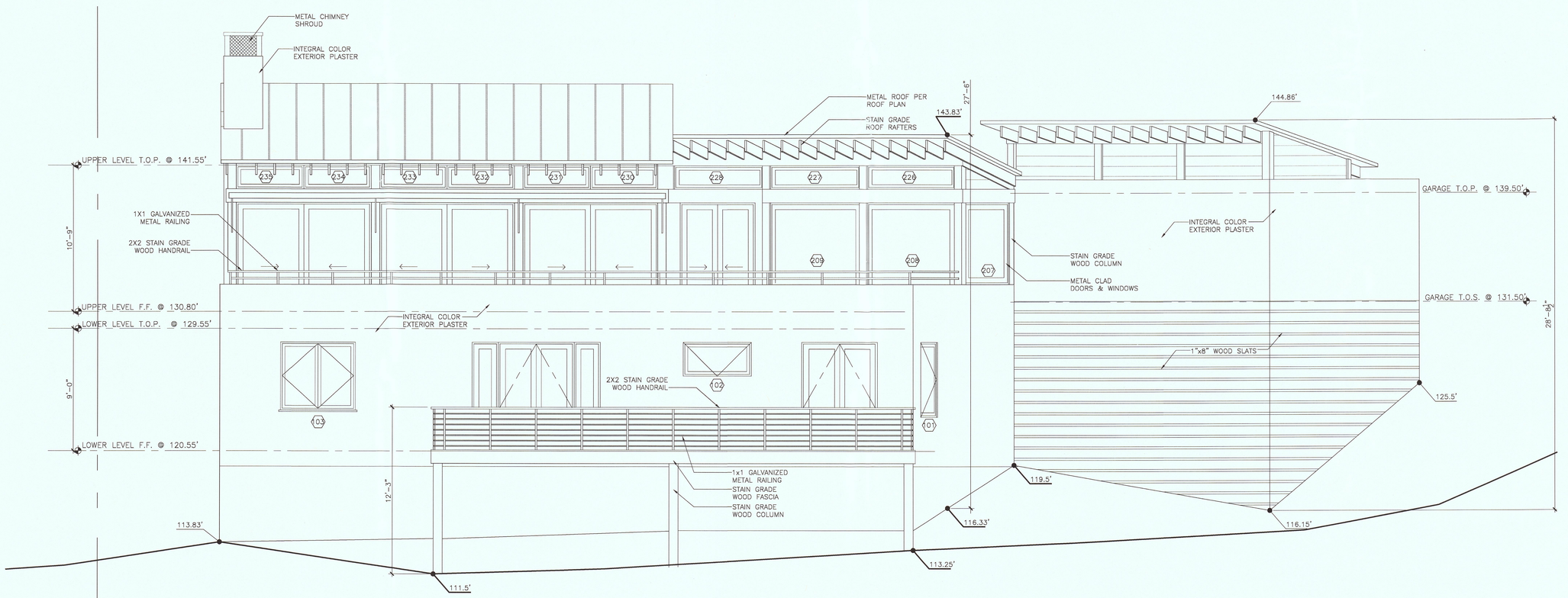


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11. PAINTED SHEET METAL FASCIA. ENTRY CANOPY.

SOUTHEAST ELEVATION

1



WEST ELEVATION

2

Feet 0 4 8 12
Inches 0 ½ 1 2 3

REVISIONS
12/01/05 Planning Submittal
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HALFMOON BAY RESIDENCE

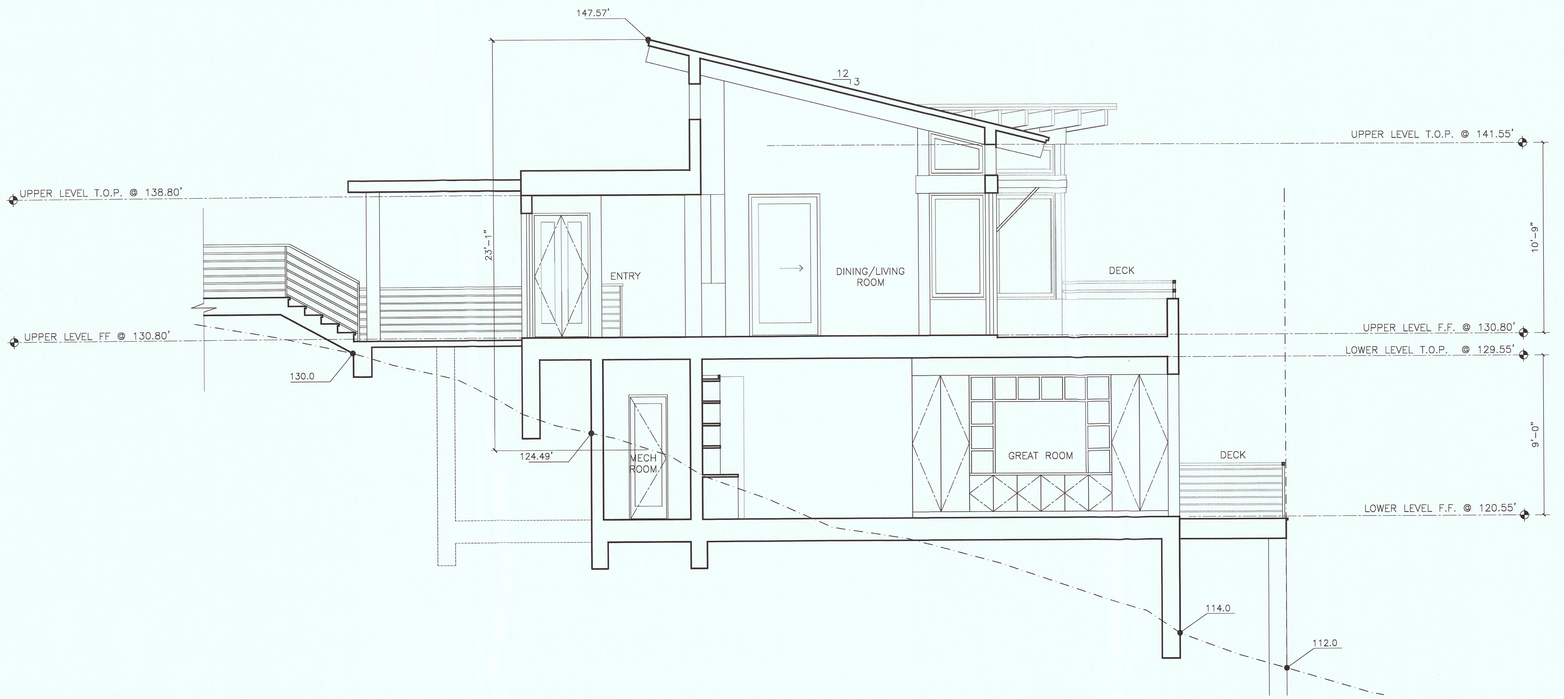
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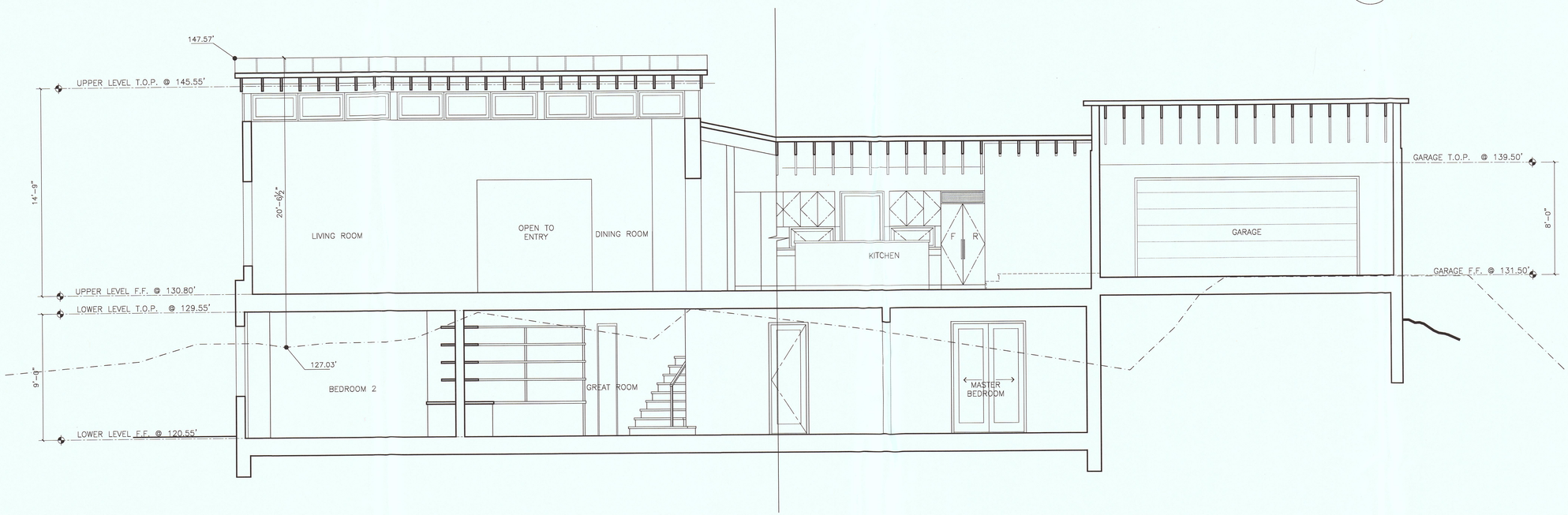
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SOUTHEAST & WEST ELEVATIONS

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DESIGNER	
DATE	09/24/13
SCALE	¼"=1'–0"
JOB NO.	0502
SHEET	A-3.1



SECTION A

1



SECTION B

2

SECTION NOTES

1. CONCRETE FOUNDATION PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
2. EXTERIOR HOUSE STUDS: 2x6's. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILINGS AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
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6. ROOF RAFTERS: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
7. CEILING JOISTS: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
8. ROOF SHEATHING: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS. VERIFY WITH ROOF MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
9. THERMAL INSULATION:
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   R-19 FACTOR THERMAL INSULATION AT ALL 2x6 EXTERIOR WALLS.
   R-30 FACTOR THERMAL INSULATION IN ROOF.
   R-30 FACTOR THERMAL INSULATION AT ALL FLOOR JOIST AREAS.
   R-13 AT INTERIOR WALLS FOR NOISE REDUCTION.
10. 5/8" PAINTED GYPSUM BOARD. SEE INTERIOR ELEVATIONS
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12. CCW-MiraDRAIN 6000 SERIES WATERPROOFING MEMBRANE ASTM D-4716 BY CARLISLE COATING & WATERPROOFING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE ALSO SOILS REPORT FOR ADDITIONAL BASEMENT WATERPROOFING RECOMMENDATIONS.

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HALFMOON BAY RESIDENCE

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OWNER: Steve Peterson

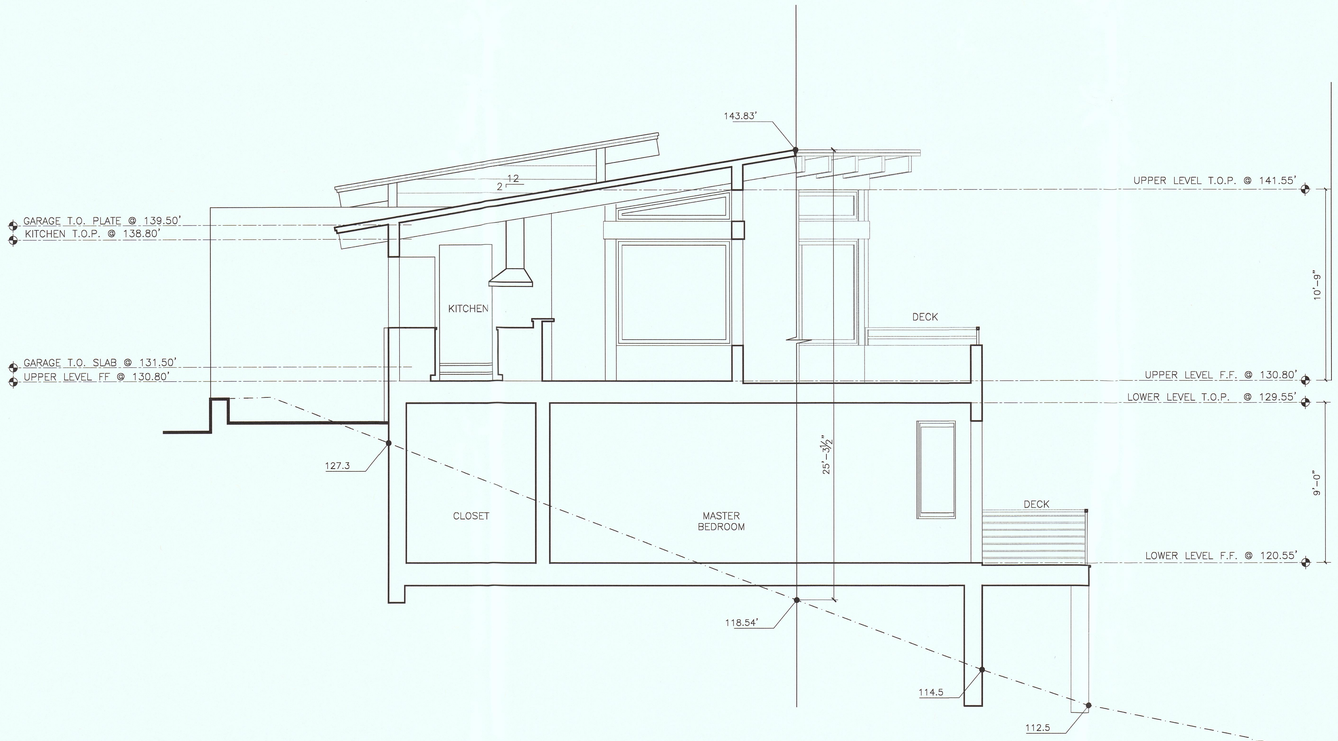
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BUILDING SECTIONS

DRAWN	
DESIGNER	
DATE	09/24/13
SCALE	¼"=1'-0"
JOB NO.	0502
SHEET	A-4.0

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SECTION C

1

REVISIONS

12/01/05 Planning Submittal
12/15/05 Design Review
02/28/06 Design Review Revision
05/09/07 Permit Set

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HALFMOON BAY RESIDENCE

Miramar Drive
Half Moon Bay, CA

OWNER: Steve Peterson

SEAL:

DRAWING TITLE:

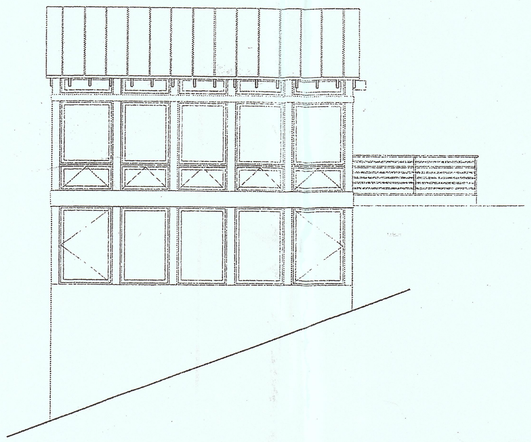
BUILDING SECTIONS

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DESIGNER	
DATE	09/24/13
SCALE	¼"=1'-0"
JOB NO.	0502
SHEET	A-4.1

PLN2016-00337

ABBREVIATIONS

ARCH.	Architectural	INT.	Interior
BTWN.	Between	MAX.	Maximum
BLDG.	Building	MIN.	Minimum
BLK.	Block	MECH.	Mechanical
BM.	Beam	MFGR.	Manufacturer
CSMT.	Casement	MICRO.	Microwave
CLR.	Clear	MTL.	Metal
CL'G.	Ceiling	NAT.	Natural
C.J.	Ceiling Joist	(N)	New
COL.	Column	NO.	Number
CONC.	Concrete	O.C.	On Center
CONT.	Continuous	PLYWD.	Plywood
DRY.	Dryer	RIS.	Risers
DIA.	Diameter	R.O.	Rough Opening
DIM.	Dimension(s)	R.R.	Roof Rafters
D.W.	Dishwasher	REV.	Revision
DWGS.	Drawings	REFR.	Refrigerator
ELEV.	Elevation	REQD.	Required
EQ.	Equal	SHT.	Sheet
(E)	Existing	SL.	Slider
EXT.	Exterior	SIM.	Similar
F.A.U.	Forced Air Unit	STL.	Steel
FIN.	Finish, Finished	STRUCT.	Structural
FLR.	Floor	TEMP.	Tempered
F.J.	Floor Joist	TR.	Treads
FTG.	Footing	T.&G.	Tongue & Groove
FRZ.	Freezer	T.O.	Top of
GA.	Gauge	TYP.	Typical
GALV.	Galvanized	U.N.O.	Unless Noted Otherwise
G.D.	Garbage Disposal	V.I.F.	Verify In Field
GRD.	Grade	WASH.	Washer
GYP. BD.	Gypsum Board	W.H.	Water Heater
HDR.	Header	WD.	Wood
HGT.	Height		



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S-5 Details
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CIVIL

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C-2 Grading & Drainage Plan
C-3 Sections
C-4 Details
C-5 Details
C-6 Grading Specifications
ER-1 Erosion Control Plan
ER-2 Erosion Control Details

RECEIVED
AUG 10 2016
San Mateo County
Planning Division

HALFMOON BAY ACCESSORY STRUCTURE

AREA TABULATION

LOT AREA	22,337 SF
MAXIMUM ALLOWABLE BUILDING FLOOR AREA	6,200 SF
TOTAL PROPOSED BUILDING FLOOR AREA	5,715 SF
MAXIMUM ALLOWABLE PARCEL COVERAGE (22,337 SF X .3)	6,701 SF
PROPOSED PARCEL COVERAGE	3,997 SF

Accessory Structure 1,180 SF
(Conditioned Area footprint, Carport, and Bridge included)
Main House 2,817 SF
(Conditioned Area footprint, Garage, Bridge,
and Lower Level Terrace included)

ACCESSORY STRUCTURE

PROPOSED UPPER LEVEL	576 SF
PROPOSED LOWER LEVEL	576 SF
CONDITIONED AREA SUB-TOTAL	1,152 SF
PROPOSED CARPORT	400 SF
BUILDING FLOOR AREA SUB-TOTAL	1,552 SF

MAIN RESIDENCE (PER SEPARATE PERMIT)

UPPER LEVEL	1,566 SF
LOWER LEVEL	1,922 SF
CONDITIONED AREA SUB-TOTAL	3,488 SF
GARAGE	620 SF
MECHANICAL	55 SF
BUILDING FLOOR AREA SUB-TOTAL	4,163 SF

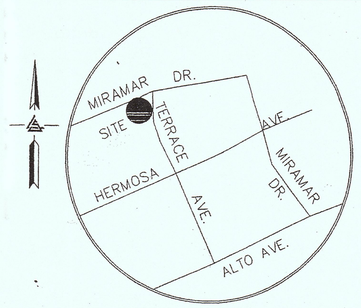
SITE DATA

JOB ADDRESS	Terrace Ave Halfmoon Bay, CA 94019
LEGAL DESCRIPTION	BLOCK 9 MIRAMAR TERRACE 4 RSM 12
TYPE OF CONSTRUCTION	TYPE V - N
NUMBER OF STORIES	TWO STORY
JOB DESCRIPTION	- NEW ACCESSORY LIVING QUARTERS & CARPORT
APN	048-072-060 048-072-070
ZONING	R-1, S-94
APPLICABLE CODES	1997 UBC, 2000 UPC, 2000 UMC, 1999 NEC, TITLE 19 CAC, TITLE 24 CEC, 1991 ADA ACCESSIBILITY GUIDELINES ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS & REGULATIONS.

PROJECT CONTACTS

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ARCHITECT:	Ana Williamson Architect 885 Santa Cruz Ave, D Menlo Park CA 94025 T. 650.329.0577 F. 650.325.4781
CIVIL:	Lea & Braze Engineering, Inc. 2495 Industrial Parkway West Hayward, CA 94545 T. 510.887.4086 F. 510.887.3019
STRUCTURAL:	Mike Mahmoudian & Assodates 851 Burlway Road, Suite 700 Burlingame, CA 94010 T. 650.348.3457

VICINITY MAP



LEGEND

	Masonry Wall
	New Wall
#	Shearwall -- On Structural
#	Door
#	Window
X Detail # / A-XX Sheet #	Detail
X / X A-XX X / X	Interior Elevations
X Sect. # / A-XX Sheet #	Section
X Sect. # / A-XX Sheet #	Exterior Elevation
X'-X"	Dimension to center line
X'-X"	Dimension to face of framing/masonry (unless noted otherwise)
X	Slope
X'-X"	Elevation Heights

REVISIONS
12/01/05 Planning Submittal
04/03/07 Plan Check Set
1 06/16/07 Setbacks correction
2 11/26/07 Plan Check Comments

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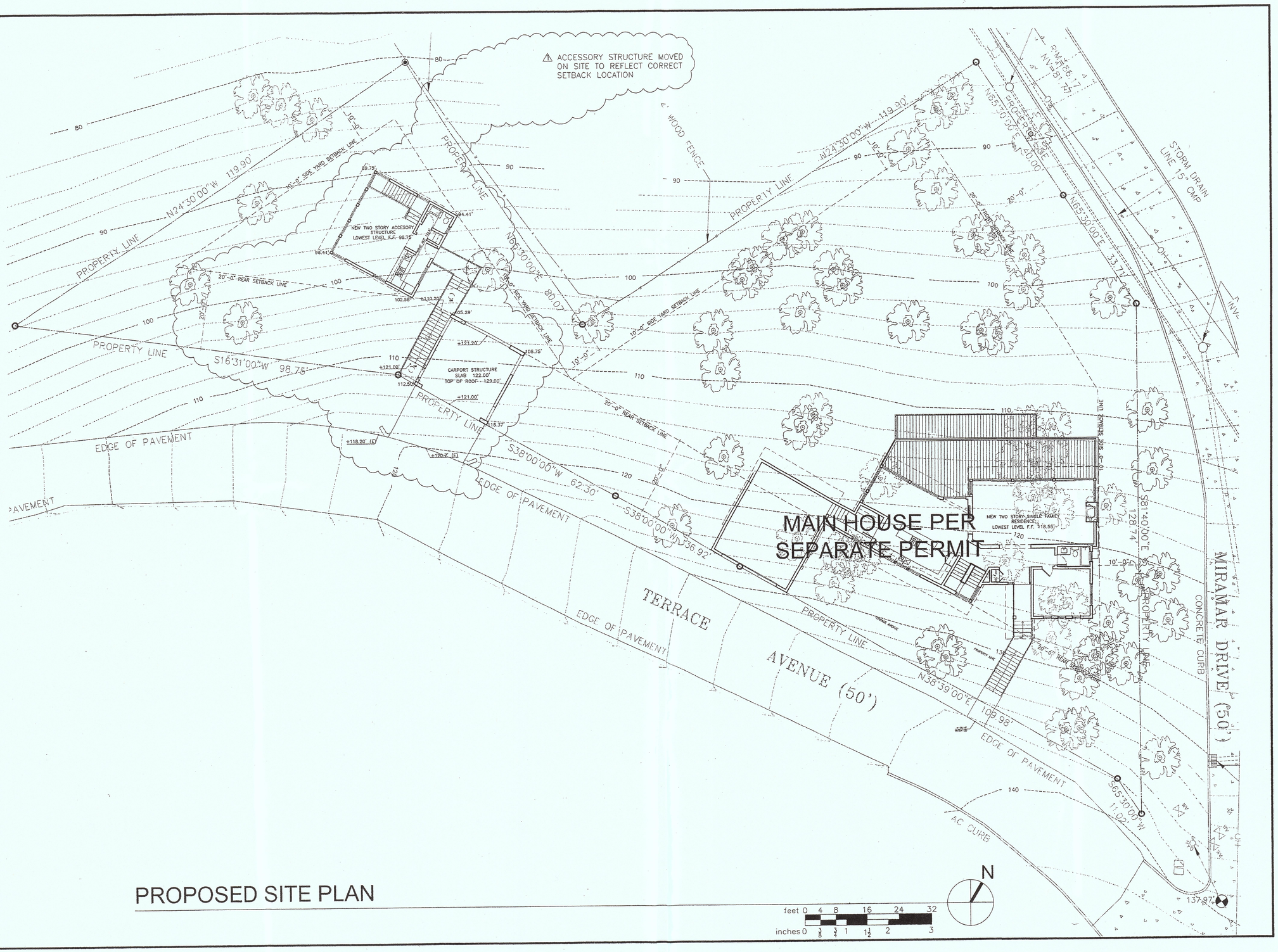
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HALFMOON BAY ACCESSORY STRUCTURE
Terrace Avenue, CA
OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
COVER SHEET

DRAWN	EA
DESIGNER	AWA
DATE	12/21/06
SCALE	N/A
JOB NO.	0502
SHEET	A-0.0



PROPOSED SITE PLAN

REVISIONS
12/01/05 Planning Submittal
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⚠1 06/16/07 Setbacks correction
⚠2 11/26/07 Plan Check Comments

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HALFMOON BAY
ACCESSORY
STRUCTURE

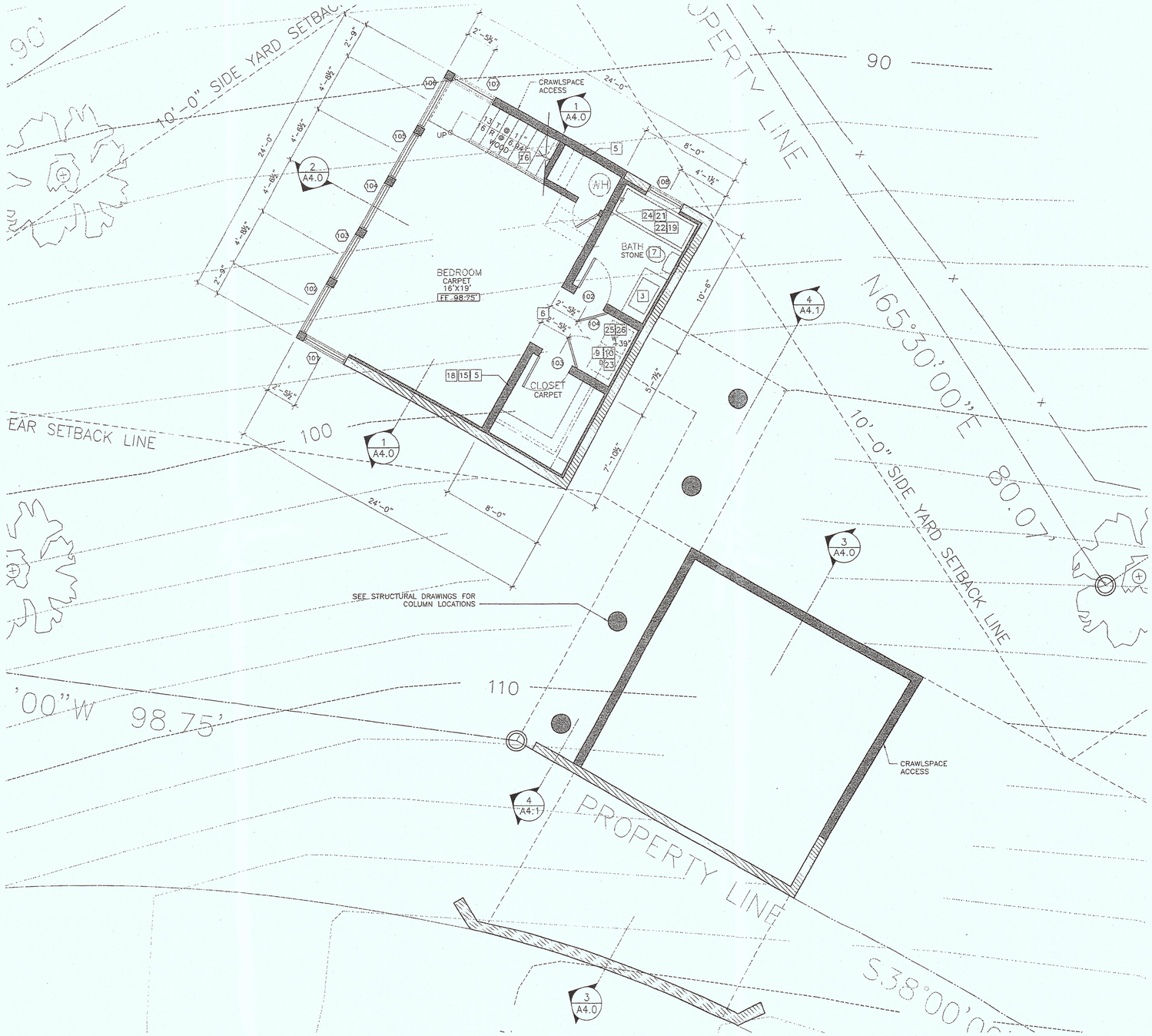
Terrace Avenue, CA

OWNER: Steve Peterson

SEAL:

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SITE PLAN

DRAWN	
DESIGNER	
DATE	12/21/06
SCALE	3/32"=1'-0"
JOB NO.	0502
SHEET	A-0.5



LOWER LEVEL FLOOR PLAN

Feet 0 4 8 12
Inches 0 1/2 1 2 3

N

FLOOR PLAN NOTES

GENERAL INFORMATION

1 ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINT AT LEAST TWO PERIODS WITHIN 24 HOURS PER SECTION 150(I) OF CEC

2 PROVIDE NEW 40 GAL. DIRECT VENT WATER HEATER WITH CIRCULATING PUMP. COVER WITH R-5 INSULATION BLANKET. SECURE TO WALL WITH TWO SEISMIC STRAPS. VENT TO OUTSIDE. P.T. RELIEF VALVE SHALL TERMINATE OUTSIDE. PROVIDE 18" HIGH PLATFORM.

3 PLUMBING FIXTURES AND HARDWARE: LOW FLOW TOILETS (1.6 GP FLUSH), SHOWER-HEAD (2.5 G.P.M.) AND FAUCETS (2.2 G.P.M.) PER CODE SEC. 17921.3(b). IAMPO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.

4 ALL HOSE BIBBS MUST BE PROTECTED BY AN ANTI-SIPHON DEVICE

5 INSULATION: IN ALL OPENED WALLS PROVIDE:
EXTERIOR WALLS – R-19
INTERIOR WALLS – R-13
ROOF – R-30 2X6 R.R. / R-19 2X8 R.R.
CEILING JOISTS R-30 NO INSULATION IN TUB & SHOWER VICINITIES

6 PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS). ALARMS SHALL BE INTERCONNECTED HARD WIRED TO SEPARATE CIRCUIT WITH BATTERY BACK-UP AS REQUIRED BY ELECTRICAL CODE. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.

7 EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR. VENT EXHAUST FANS TO OUTSIDE AIR.

8 NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (P.C. 510.5)

9 PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES.

10 PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED.

11 DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.

DOORS & WINDOWS

12 GLAZING IN ALL DOORS & ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE, PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR & HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND ALL GLAZING IN GUARD-- RAILS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING IN IN ALL LOCATIONS.

13 DOORS THAT SWING OVER LANDING OR PORCH REQUIRE A LANDING 36" MINIMUM IN LENGTH AND NOT MORE THAN 1/2" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER A TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP STEP THAT IS NOT MORE THAN 8" BELOW FLOOR LEVEL.

14 ALL DOORS, WINDOWS, AND LOCKS TO COMPLY WITH SECURITY PER CITY ORDINANCE.

WALLS

15 5/8" GYPSUM BOARD WITH SKIM COAT INTERIOR FINISH. FASTENED TO WALLS AND CEILING WITH DRYWALL SCREWS.

16 WALLS AND CEILINGS BETWEEN HOUSE (LIVING AREA) AND GARAGE (R-1 TO U-1) AND AT ENCLOSED SPACES UNDER STAIRS SHALL HAVE 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD. SECTION 1003.3.3.9

FIRE BLOCKING & DRAFTSTOP

17 THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS. UBC 708.2.1(4).

18 PROVIDE FIREBLOCKING AT 10-FOOT INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY PER UBC 708.2.1.1

BATH & LAUNDRY

19 PROVIDE SHOWER ENCLOSURES AT ALL TUB AND SHOWER STALLS NOT SPECIFIED ELSEWHERE U.N.O.. ENCLOSURES SHALL BE TO THE HEIGHT OF 6'-0" MEASURED FROM FINISH FLOOR U.N.O.. GLAZING TO BE LABELED "TEMPERED" PERMANENTLY.

20 HOT MOPPED SHOWER PAN WITH A BUILT-UP DAM. CONTRACTOR TO TEST PRIOR TO INSTALLING FINISHES. PROVIDE FINISHES PER INTERIOR ELEVATIONS

21 TUB WITH FINISH AT WALLS TO CEILING TILE DETAILING PER CERAMIC TILE INSTITUTE STANDARDS.

22 WALL FINISH TO BE CERAMIC TILE OR APPROVED EQUAL 70" HIGH ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWER. MATERIAL OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

23 VENT DRYER TO OUTSIDE AIR: PROVIDE WEATHER HOOD WITH DAMPER AT FINISH OF EXTERIOR WALL. 4" DIAMETER SMOOTH GALV. METAL EXHAUST DUCT. LENGTH IS LIMITED TO 14'-0" WITH TWO 90 DEGREE ELBOWS (MAX.)

24 CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS SHALL BE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

25 PROVIDE RECESSED HOT AND COLD WATER AND DRAIN STANDPIPE AT WASHER. PROVIDE J.R. SMITH FLOOR DRAIN UNDER WASHER.

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REVISIONS
12/01/05 Planning Submittal
04/03/07 Plan Check Set
1 08/16/07 Setbacks correction
2 11/26/07 Plan Check Comments

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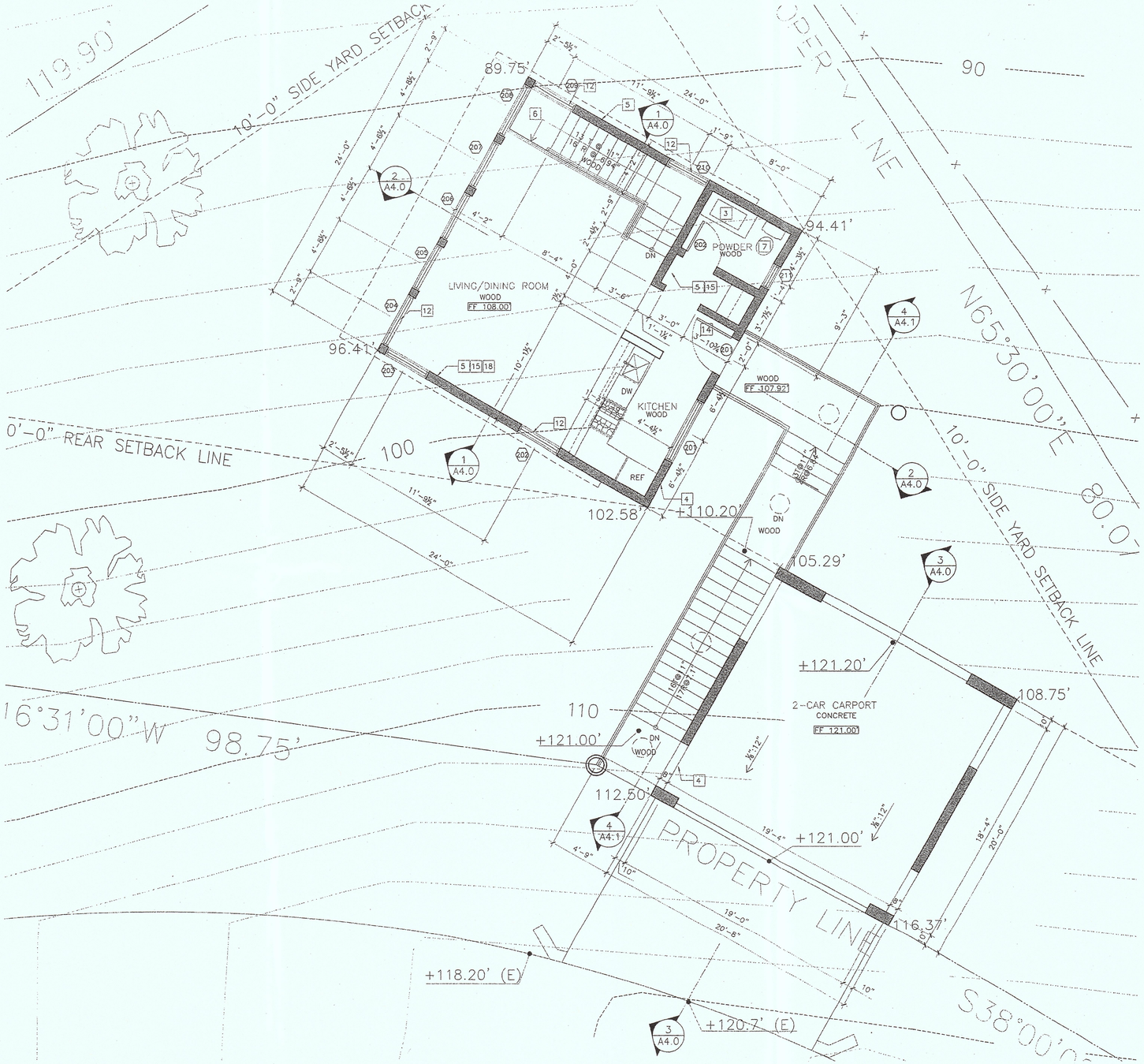
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HALFMOON BAY ACCESSORY STRUCTURE
Terrace Avenue, CA
OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
LOWER LEVEL FLOOR PLAN

DRAWN	
DESIGNER	
DATE	12/21/06
SCALE	1/4"=1'-0"
JOB NO.	0502
SHEET	A-1.0



UPPER LEVEL FLOOR PLAN

Feet 0 4 8 12
inches 0 ½ 1 2 3

N

FLOOR PLAN NOTES

GENERAL INFORMATION

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⚠1 08/16/07 Setbacks correction
⚠2 11/26/07 Plan Check Comments

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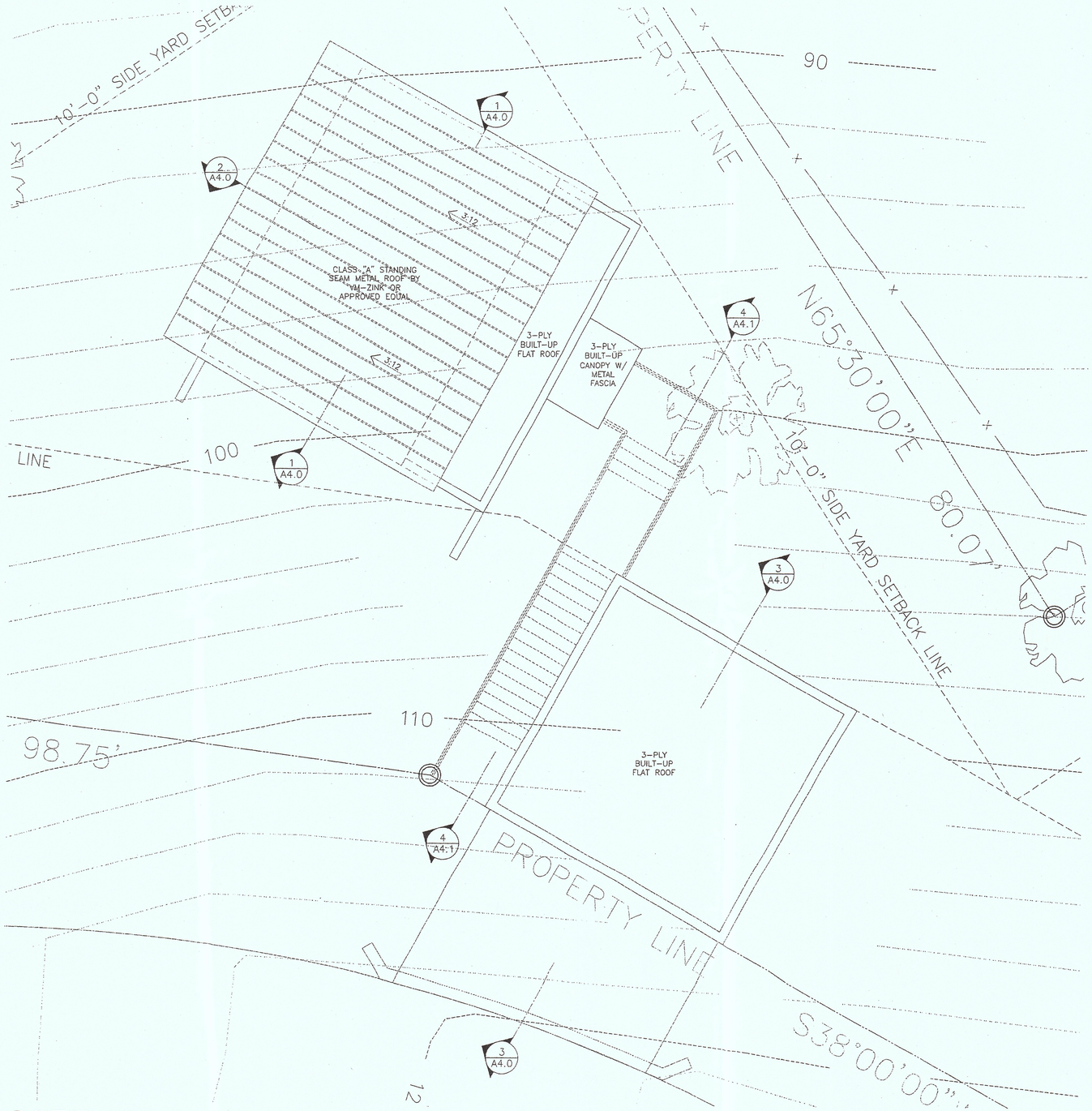
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HALFMOON BAY
ACCESSORY
STRUCTURE
Terrace Avenue, CA
OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
GUEST HOUSE
UPPER LEVEL
FLOOR PLAN

DRAWN	
DESIGNER	
DATE	12/21/06
SCALE	¼"=1'-0"
JOB NO.	0502
SHEET	A-1.1



ROOF PLAN

ROOF PLAN NOTES

ROOF SLOPE

1.ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWINGS ALL BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS.

2.IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.

3. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS.

ROOFING MATERIAL

1. PITCHED ROOF TO BE 'CLASS A' STANDING SEAM METAL ROOF. 24 GAUGE. GALVALUME STEEL BERRIDGE TEE-PANEL OR APPROVED EQUAL. OR 'CLASS A' COMPOSITION ROOF AS INDICATED.
4X4 MOCK-UP OF ROOF INSTALLATION SHALL BE APPROVED BY ARCHITECT PRIOR TO PROCEEDING WITH WORK.

GUTTERS AND ROOF DRAINS

1. GUTTERS SHALL BE CONSTRUCTED OF 18 GAUGE GALVANIZED METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS
3. DRAINS SHALL BE SIZED TO ACCOMODATE 3" PER HOUR OF RAINFALL.
4. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
5. DOWNSPOUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 4" DIAMETER WITH OVERFLOW DRAINS.
6. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
7.CONTRACTOR SHALL TEST ALL CONCEALED DOWNSPOUTS (WHERE APPLICABLE) FOR WATER LEAKAGE PRIOR TO CLOSING UP BUILDINGS AND SHALL PROVIDE A 10 YEAR WARRANTY AGAINST LEAKAGE.
8. ROOF DRAINAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.

ROOF PENETRATION

1. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVIDED WITH WR GRACE 4000 BITUTHENE WRAPPING AND 18 GAUGE METAL FLASHING AND COUNTERFLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.
5. ADD SELF-ADHERING MODIFIED BITUMEN EXTENDING 24" EACH SIDE AT ALL VALLEYS, RADIUS WALLS, CRICKETS, TOPS OF WALLS, AND TRANSITIONAL AREAS.

ATTIC VENTILATION (PER U.B.C. SECT. 1505.3) :

1. TOTAL ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF AREA TO BE VENTILATED OR 1/300 FOR MECHANICAL VENTING.
2. NO VENTILATION IS REQUIRED IN AREAS WHERE ROOF INSULATION IS INSTALLED BETWEEN RAFTERS WITH NO AIR SPACE BETWEEN INSULATION AND EXTERIOR SHEATHING.
3. ATTIC DRAFTSTOPS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. ALL VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT METAL MESH WITH OPENINGS NO LARGER THAN 1/4" IN ANY DIRECTION.

ATTIC VENTILATION TABULATION:

1. NEW ATTIC SPACE 1530 S.F.
2. ATTIC SPACE VENTILATION REQUIRED 1,530S.F./150=10.2 SF.
3. ATTIC SPACE PROVIDED:
   - EAST FACADE 1 24"X30" COPPER VENT. 3.93 S.F.
   - WEST FACADE 1 24"X30" COPPER VENT 3.93 S.F.
   - NORTH AND SOUTH FACADES 134 L.F. 1" CONTINUE EAVE VENT. 11.12 S.F. SEE ROOF DETAILS.
   - RIDGE VENT 74 LF. 296 1" DIAMETER HOLES. .0055 S.F.X296=1.62 S.F. SEE ROOF DETAILS.

   TOTAL ATTIC VENTILATION PROVIDED: 20.60 S.F.

Feet 0 4 8 12
Inches 0 ½ 1 2 3

N

REVISIONS
12/01/05 Planning Submittal
04/03/07 Plan Check Set
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2 11/26/07 Plan Check Comments

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HALFMOON BAY ACCESSORY STRUCTURE

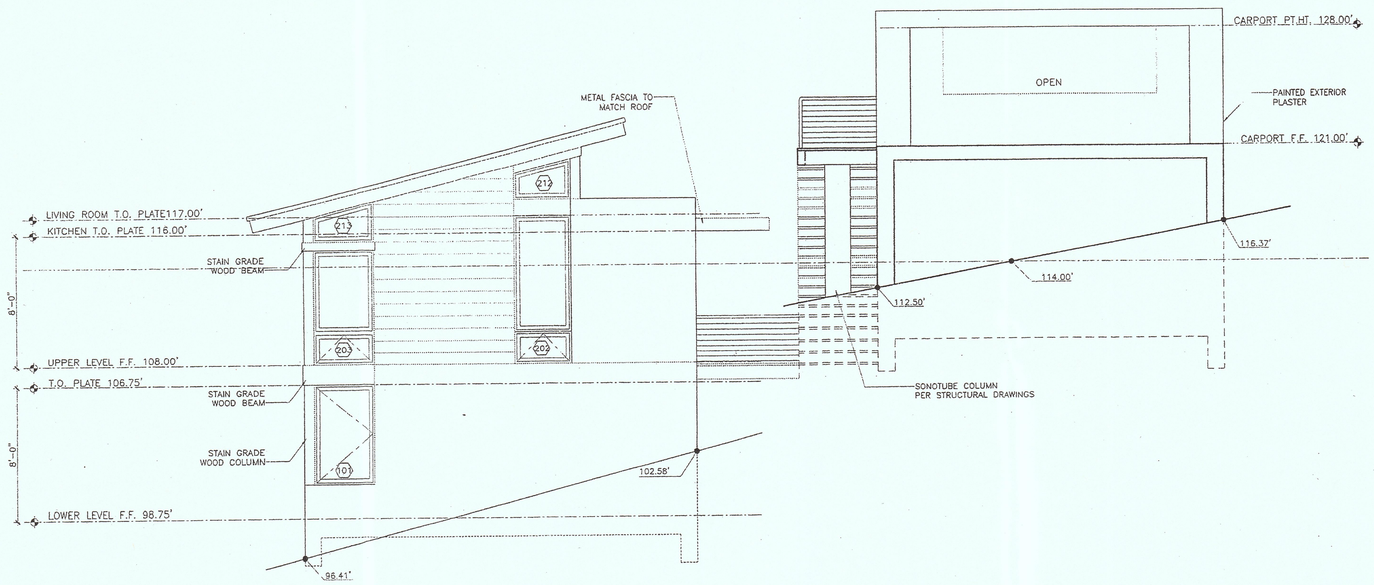
Terrace Avenue, CA

OWNER: Steve Peterson

SEAL:

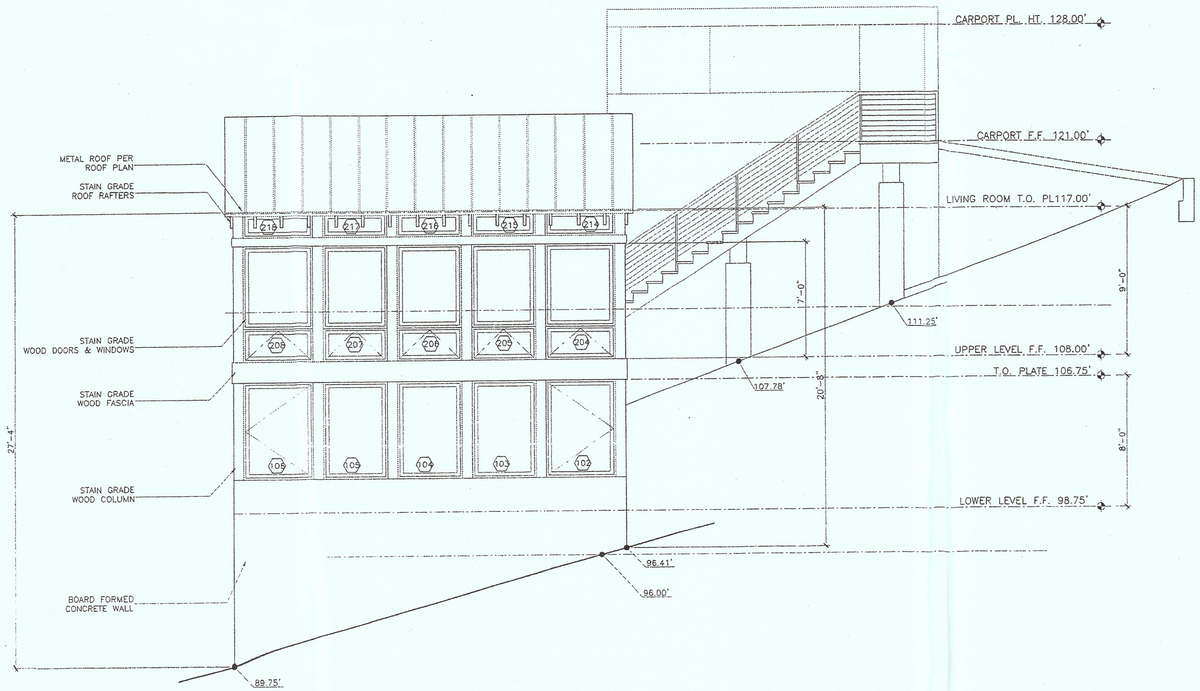
DRAWING TITLE:
ROOF PLAN

DRAWN	
DESIGNER	
DATE	12/21/06
SCALE	¼"=1'-0"
JOB NO.	0502
SHEET	A-1.2



PROPOSED SOUTH ELEVATION

2



PROPOSED WEST ELEVATION

1

ELEVATION NOTES

1. EXTERIOR PLASTER:
   TEXTURE - SMOOTH HAND TROWEL
   COLOR - TO BE DETERMINED
   INTEGRAL COLOR MIX
   PROVIDE 5'-0" x5'-0" MOCKUP FOR OWNER APPROVAL.
2. 1X6 STAIN GRADE WOOD SIDING
3. CONTINUOUS PAINTED METAL GUTTER
4. CONTINUOUS COPPER WEEP SCREED; LOCATE WEEP SCREED AT LOWEST POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE JUNCTURE.
5. STANDING SEAM METAL ROOF: SEE ROOF PLAN FOR SPECIFICATIONS.
6. GLASS ON ALL SWINGING DOORS; GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
7. DOWN SPOUTS; SEE EXTERIOR ELEVATIONS AND ROOF PLAN FOR LOCATIONS. ALL DOWN SPOUTS TO CONNECT INTO SUBSURFACE DRAINAGE SYSTEM.

   WOOD RAILING, SEE STRUCTURAL DETAILS FOR ANCHORING METHOD.
8. 1X6 STAING GRADE WOOD FASCIA
9. BOARD FORMED COLORED CONCRETE PER STRUCTURAL DRAWINGS

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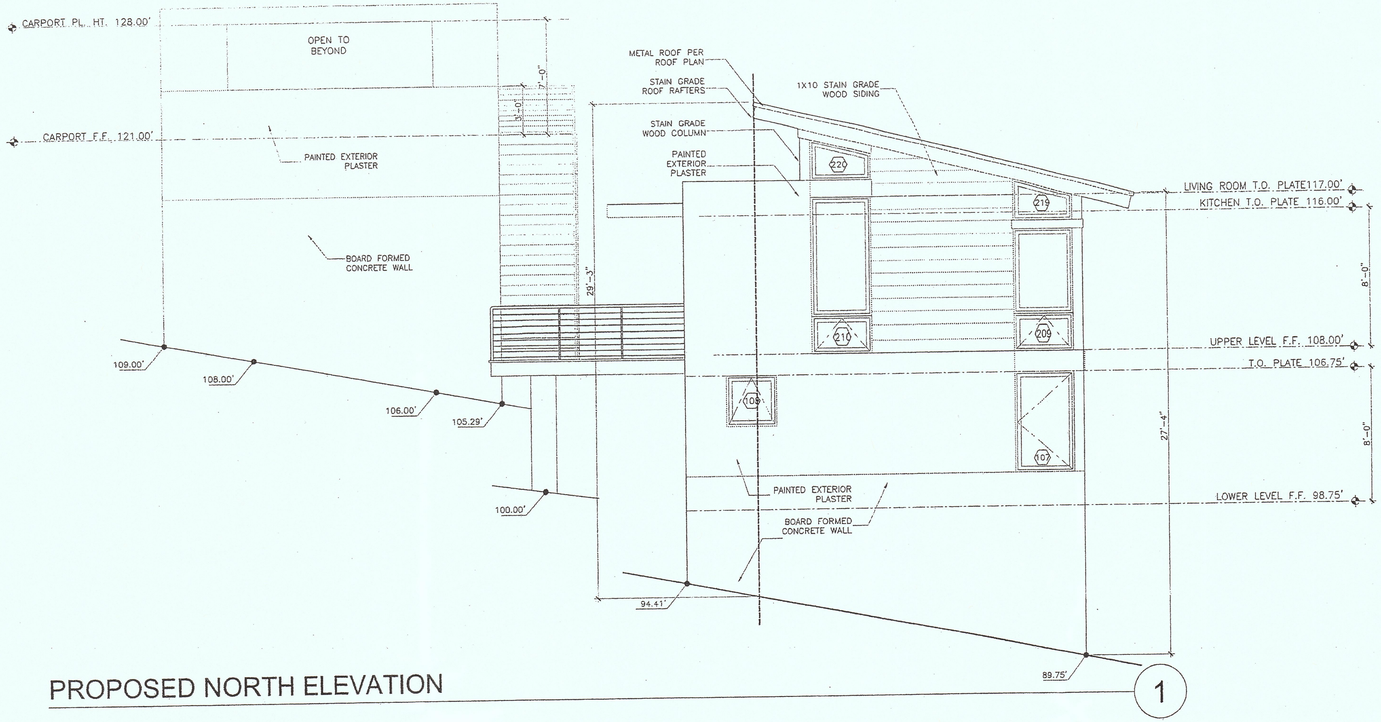
HALFMOON BAY
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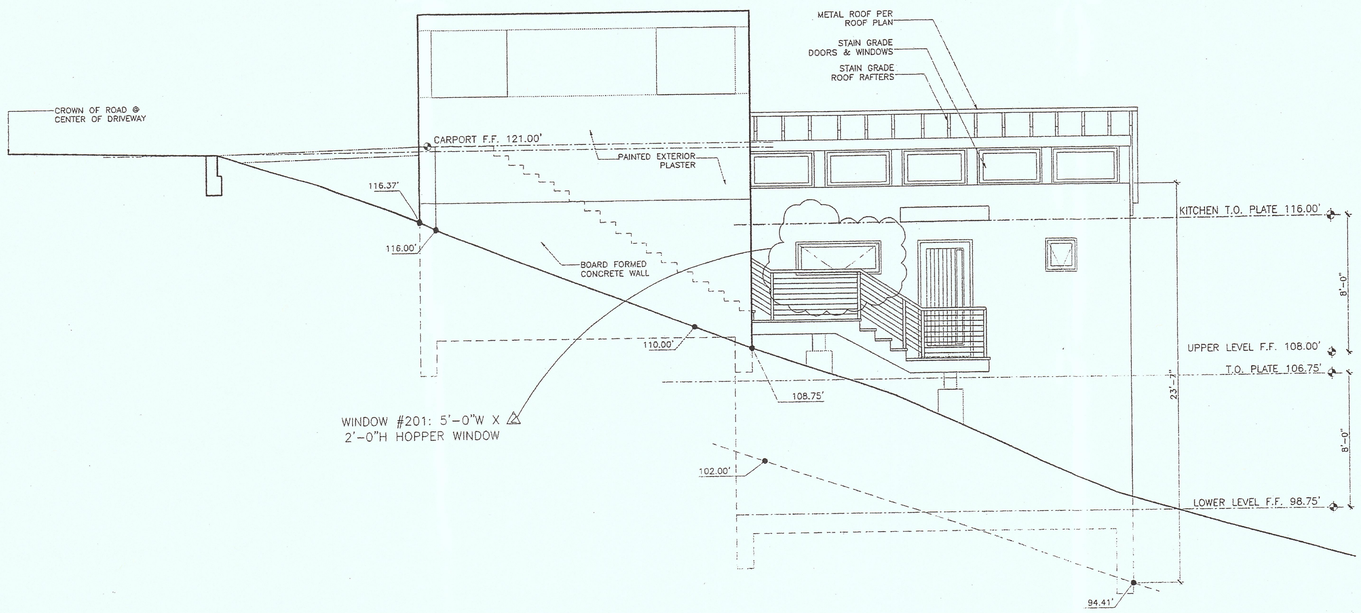
DRAWING TITLE:
WEST & SOUTH EXTERIOR ELEVATIONS

DRAWN	
DESIGNER	
DATE	12/21/06
SCALE	1/4"=1'-0"
JOB NO.	0502
SHEET	A-3.0



PROPOSED NORTH ELEVATION

1



PROPOSED EAST ELEVATION

2

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   COLOR - TO BE DETERMINED
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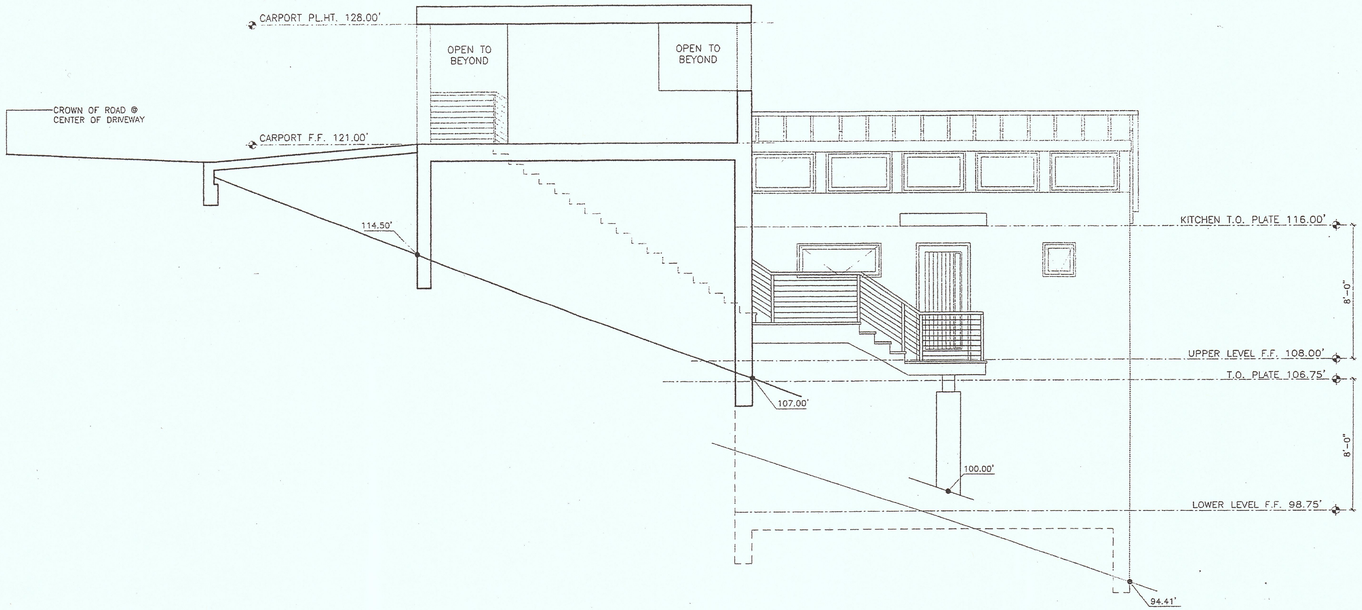
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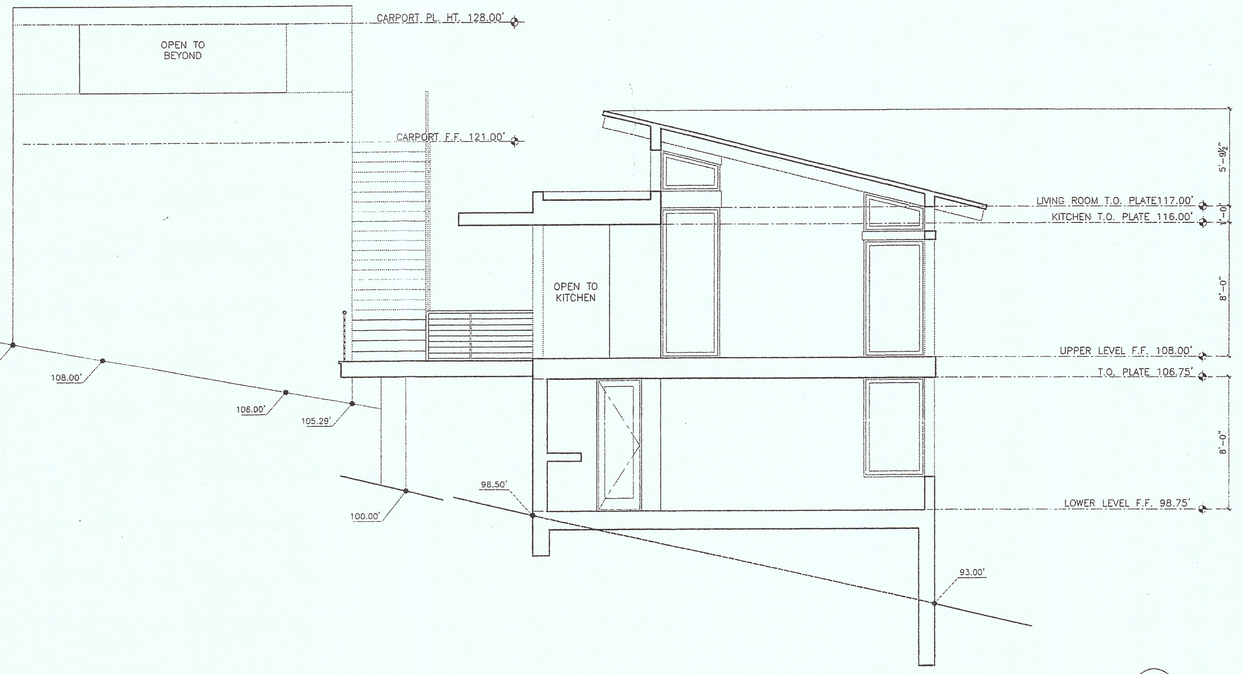
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EXTERIOR
ELEVATIONS

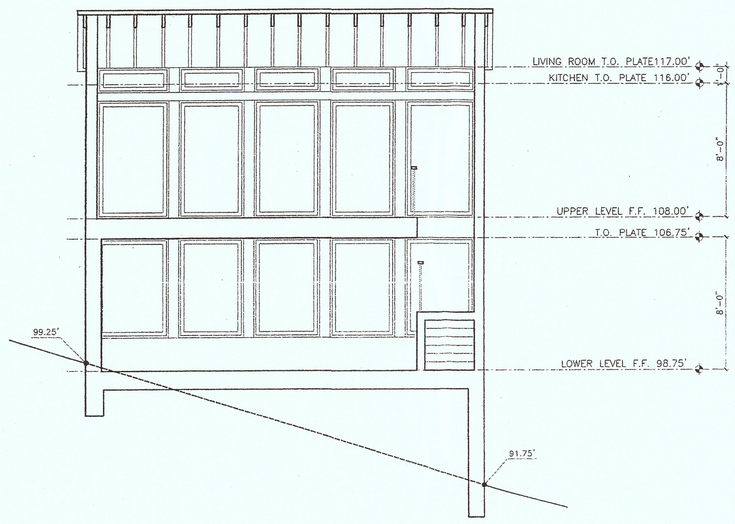
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DESIGNER	
DATE	12/21/06
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JOB NO.	0502
SHEET	A-3.1



CROSS SECTION 3



CROSS SECTION 2



CROSS SECTION 1

SECTION NOTES

1. CONCRETE FOUNDATION PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
2. EXTERIOR HOUSE STUDS: 2x6's. SEE FLOOR PLAN WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILINGS AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
3. INTERIOR WALL STUDS: 2x6's (EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLANS) WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
4. EXTERIOR AND INTERIOR THICKENED WALLS SHALL BE CONSTRUCTED FROM MULTIPLE ROWS OF 2x6 STUDS, SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
5. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
6. ROOF RAFTERS: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
7. CEILING JOISTS: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
8. ROOF SHEATHING: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS. VERIFY WITH ROOF MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
9. THERMAL INSULATION:
   ALL WALLS TO BE THERMAL INSULATED.
   R-19 FACTOR THERMAL INSULATION AT ALL 2x6 EXTERIOR WALLS.
   R-30 FACTOR THERMAL INSULATION IN ROOF.
   R-30 FACTOR THERMAL INSULATION AT ALL FLOOR JOIST AREAS.
   R-13 AT INTERIOR WALLS FOR NOISE REDUCTION.
10. 5/8" PAINTED GYPSUM BOARD. SEE INTERIOR ELEVATIONS
11. EXTERIOR PLASTER OVER STUCCO-RITE SFB SELF FURRING LATH WITH GRADE 'D' BREATHER AND BUILDING PAPER BACKING. ALL CORNERS BEADED.
12. BOARD FORMED COLORED C ONCRETE. PATTERN & FINISH TO BE DETERMINED
13. CCW-MiraDRAIN 6000 SERIES WATERPROOFING MEMBRANE ASTM D-4716 BY CARLISLE COATING & WATERPROOFING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

REVISIONS
- 12/01/05 Planning Submittal
- 04/03/07 Plan Check Set
- 1 06/16/07 Setbacks Correction
- 2 11/26/07 Plan Check Comments

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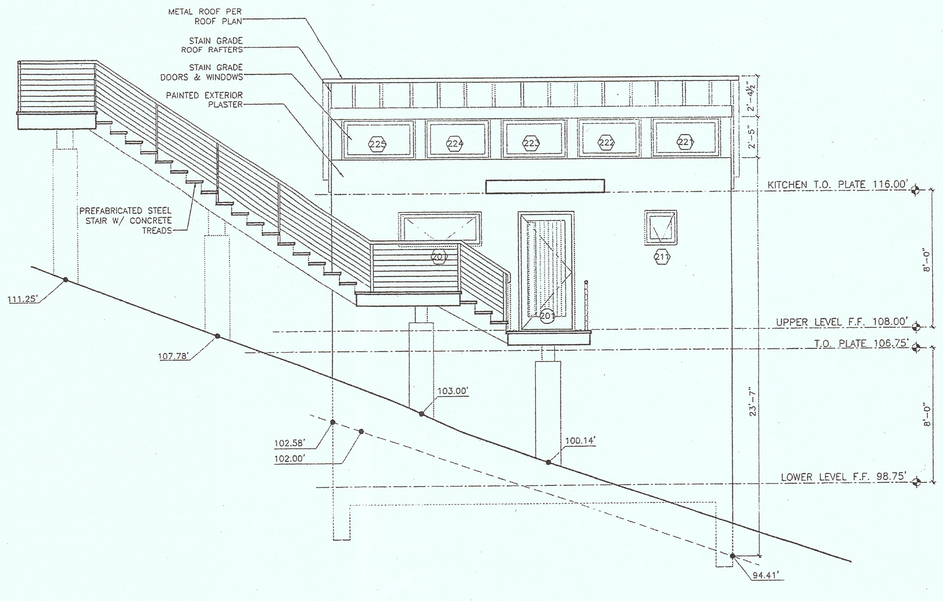
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HALFMOON BAY
ACCESSORY
STRUCTURE
Terrace Avenue, CA
OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
ACCESSORY STRUCTURE SECTIONS

DRAWN	
DESIGNER	
DATE	12/21/06
SCALE	¼"=1'-0"
JOB NO.	0502
SHEET	A-4.0



CROSS SECTION 4

SECTION NOTES

1. CONCRETE FOUNDATION PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
2. EXTERIOR HOUSE STUDS: 2x6's. SEE FLOOR PLAN WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILINGS AND AT MID-HEIGHT STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
3. INTERIOR WALL STUDS: 2x6's (EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLANS) WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
4. EXTERIOR AND INTERIOR THICKENED WALLS SHALL BE CONSTRUCTED FROM MULTIPLE ROWS OF 2x6 STUDS, SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
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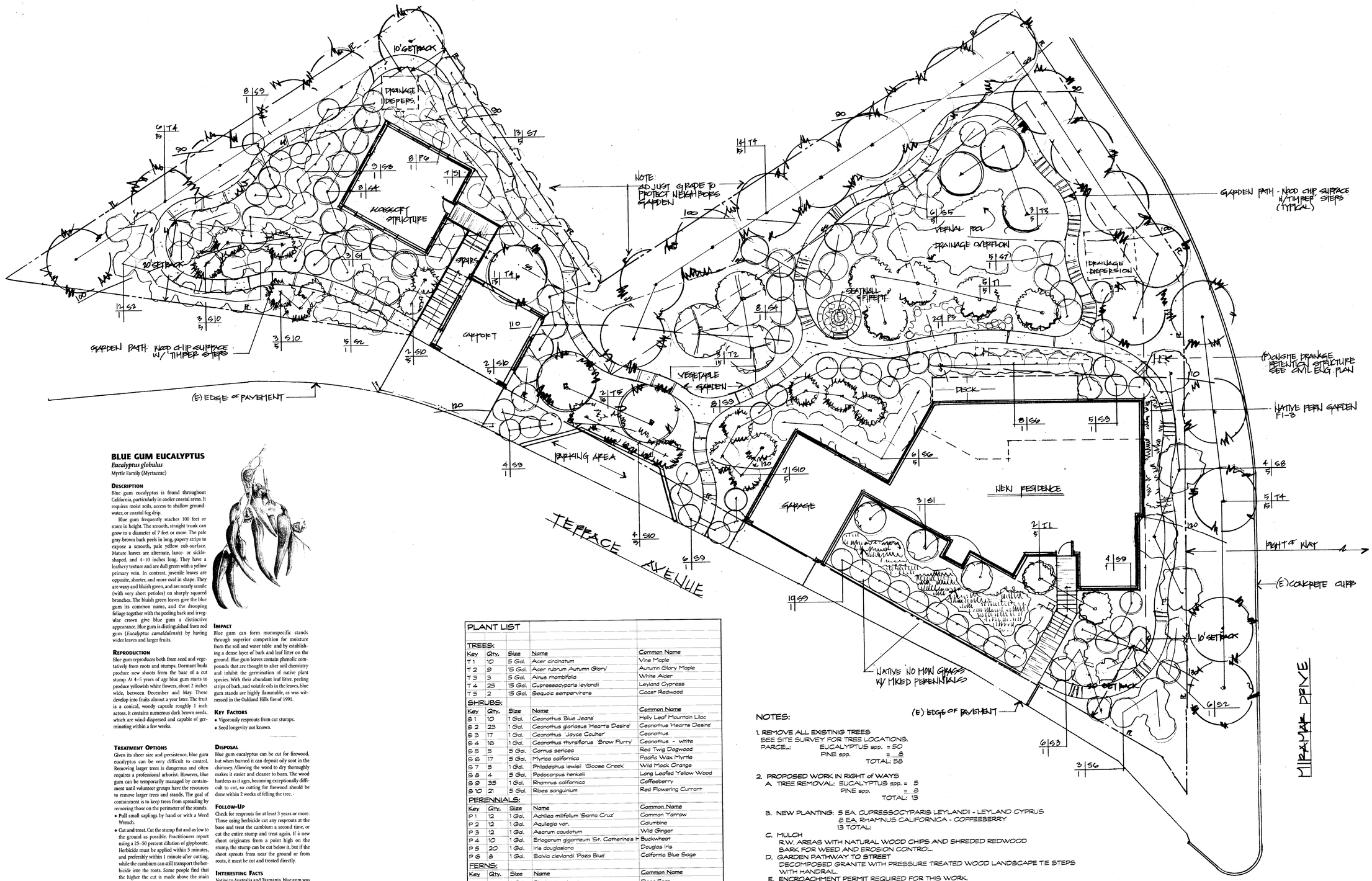
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HALFMOON BAY
ACCESSORY
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OWNER: Steve Peterson

SEAL:

DRAWING TITLE:
ACCESSORY STRUCTURE SECTIONS

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DESIGNER
DATE 12/21/06
SCALE ¼"=1'-0"
JOB NO. 0502
SHEET A-4.1



BLUE GUM EUCALYPTUS

Eucalyptus globulus
Myrtle Family (Myrtaceae)

Description

Blue gum eucalyptus is found throughout California, particularly in cooler coastal areas. It requires moist soils, access to shallow groundwater, or coastal fog drip.

Blue gum frequently reaches 100 feet or more in height. The smooth, straight trunk can grow to a diameter of 7 feet or more. The pale gray-brown bark peels in long, papery strips to expose a smooth, pale yellow sub-surface. Mature leaves are alternate, lance- or sickle-shaped, and 4–10 inches long. They have a leathery texture and are dull green with a yellow primary vein. In contrast, juvenile leaves are opposite, shorter, and more oval in shape. They are waxy and bluish green, and are nearly sessile (with very short petioles) on sharply squared branches. The bluish green leaves give the blue gum its common name, and the drooping foliage together with the peeling bark and irregular crown give blue gum a distinctive appearance. Blue gum is distinguished from red gum (*Eucalyptus camaldulensis*) by having wider leaves and larger fruits.

Reproduction

Blue gum reproduces both from seed and vegetatively from roots and stumps. Dormant buds produce new shoots from the base of a cut stump. At 4–5 years of age blue gum starts to produce yellowish white flowers, about 2 inches wide, between December and May. These develop into fruits almost a year later. The fruit is a conical, woody capsule roughly 1 inch across. It contains numerous dark brown seeds, which are wind-dispersed and capable of germinating within a few weeks.

Treatment Options

Given its sheer size and persistence, blue gum eucalyptus can be very difficult to control. Removing larger trees is dangerous and often requires a professional arborist. However, blue gum can be temporarily managed by containment until volunteer groups have the resources to remove larger trees and stands. The goal of containment is to keep trees from spreading by removing those on the perimeter of the stands.

- **Pull** small saplings by hand or with a Weed Wrench.
- **Cut and treat.** Cut the stump flat and as low to the ground as possible. Practitioners report using a 25–50 percent dilution of glyphosate. Herbicide must be applied within 5 minutes, and preferably within 1 minute after cutting, while the cambium can still transport the herbicide into the roots. Some people find that the higher the cut is made above the main stem, the greater the chance of resprouts growing below the cut.
- **Cut and cover.** Mature trees up to 8 inches diameter at breast height can typically be cut with a hand saw. Larger trees require a chainsaw. Cover the cut trunk and the surrounding ground 3 feet out from the base of the trunk with landscape fabric and leave for 6–12 months. Check periodically to ensure that the fabric is still tightly secured.
- **Cut and grind** or macerate.

Impact

Blue gum can form monospecific stands through superior competition for moisture from the soil and water table and by establishing a dense layer of bark and leaf litter on the ground. Blue gum leaves contain phenolic compounds that are thought to alter soil chemistry and inhibit the germination of native plant species. With their abundant leaf litter, peeling strips of bark, and volatile oils in the leaves, blue gum stands are highly flammable, as was witnessed in the Oakland Hills fire of 1991.

Key Factors

- Vigorously resprouts from cut stumps.
- Seed longevity not known.

Disposal

Blue gum eucalyptus can be cut for firewood, but when burned it can deposit oily soot in the chimney. Allowing the wood to dry thoroughly makes it easier and cleaner to burn. The wood hardens as it ages, becoming exceptionally difficult to cut, so cutting for firewood should be done within 2 weeks of felling the tree. ·

Follow-Up

Check for resprouts for at least 3 years or more. Those using herbicide cut any resprouts at the base and treat the cambium a second time, or cut the entire stump and treat again. If a new shoot originates from a point high on the stump, the stump can be cut below it, but if the shoot sprouts from near the ground or from roots, it must be cut and treated directly.

Interesting Facts

Native to Australia and Tasmania, blue gum was introduced to California as an ornamental in the 1850s, and was then widely planted for timber, windbreaks, and fuel. Its timber proved unpopular as it twists in the drying process. Nevertheless, blue gum eucalyptus makes good firewood and paper pulp. Glands on the leaves produce the volatile eucalyptus oil, which can be used as a decongestant. The smell is similar to that of camphor or menthol.

PLANT LIST				
TREES:				
Key	Qty.	Size	Name	Common Name
T 1	10	5 Gal.	Acer circinatum	Vine Maple
T 2	9	15 Gal.	Acer rubrum 'Autumn Glory'	Autumn Glory Maple
T 3	3	5 Gal.	Alnus rhombifolia	White Alder
T 4	25	15 Gal.	Cupressocyparis leylandi	Leyland Cypress
T 5	2	15 Gal.	Sequoia sempervirens	Coast Redwood
SHRUBS:				
Key	Qty.	Size	Name	Common Name
S 1	10	1 Gal.	Ceanothus 'Blue Jeans'	Holly Leaf Mountain Lilac
S 2	23	1 Gal.	Ceanothus gloriosus 'Heart's Desire'	Ceanothus 'Hearts Desire'
S 3	17	1 Gal.	Ceanothus 'Joyce Coulter'	Ceanothus
S 4	16	1 Gal.	Ceanothus thyrsiflorus 'Snow Flurry'	Ceanothus - white
S 5	5	5 Gal.	Cornus sericea	Red Twig Dogwood
S 6	17	5 Gal.	Myrica californica	Pacific Wax Myrtle
S 7	5	1 Gal.	Philadelphus lewisii 'Goose Creek'	Wild Mock Orange
S 8	4	5 Gal.	Podocarpus henkelii	Long Leafed Yellow Wood
S 9	35	1 Gal.	Rhamnus californica	Coffeeberry
S 10	21	5 Gal.	Ribes sanguinium	Red Flowering Currant
PERENNIALS:				
Key	Qty.	Size	Name	Common Name
P 1	12	1 Gal.	Achilea millifolium 'Santa Cruz'	Common Yarrow
P 2	12	1 Gal.	Aquilegia var.	Columbine
P 3	12	1 Gal.	Asarum caudatum	Wild Ginger
P 4	10	1 Gal.	Eriogonum giganteum 'St. Catherine's H	Buckwheat
P 5	20	1 Gal.	Iris douglasiana	Douglas Iris
P 6	8	1 Gal.	Salvia clevlandi 'Poza Blue'	California Blue Sage
FERNS:				
Key	Qty.	Size	Name	Common Name
F1	7	1 Gal.	Blechnum spicant	Deer Fern
F2	12	1 Gal.	Polystichum munitum	Sword Fern
F3	4	1 Gal.	Woodwardia fimbriata	Giant Chain Fern
SOD:				
Key	Qty.	Size	Name	Common Name
X	500	SF	Native No Mow by Delta Bluegrass	

NOTES:

1. REMOVE ALL EXISTINIG TREES
   SEE SITE SURVEY FOR TREE LOCATIONS.
   PARCEL: EUCALYPTUS spp. = 50
   PINE spp. = 8
   TOTAL: 58
2. PROPOSED WORK IN RIGHT of WAYS
   A. TREE REMOVAL: EUCALYPTUS spp. = 5
   PINE spp. = 8
   TOTAL: 13
   B. NEW PLANTING: 5 EA. CUPRESSOCYPARIS LEYLANDII - LEYLAND CYPRUS
   8 EA. RHAMNUS CALIFORNICA - COFFEEBERRY
   13 TOTAL:
   C. MULCH
   R.W. AREAS WITH NATURAL WOOD CHIPS AND SHREDED REDWOOD BARK FOR WEED AND EROSION CONTROL.
   D. GARDEN PATHWAY TO STREET
   DECOMPOSED GRANITE WITH PRESSURE TREATED WOOD LANDSCAPE TIE STEPS WITH HANDRAIL.
   E. ENCROACHMENT PERMIT REQUIRED FOR THIS WORK.

APN: 048-072-070
048-072-060

Blue Sky Designs, Inc.
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GENERAL CONTRACTOR'S LICENSE #B-436094
LANDSCAPE ARCHITECT'S LICENSE #LA-4205
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REVISIONS	
DATE	BY

PETERSON RESIDENCE

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CHECKED	K.C.
DATE	08/24/16
SCALE	3/32" = 1'-0"
DRAWN	K.C.

TITLE

PLANTING PLAN

DWG. NO. L-1

SHEET 1 OF 1

JOB PETERSON