COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: July 26, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP), a Design Review Permit, and a Merger to allow construction of a new two-story, 2,559 sq. ft. single-family residence, including a 699 sq. ft. second unit and an attached 613 sq. ft. two-car garage, on two legal parcels (each approximately 2,500 sq. ft. in size) in the Montara area of unincorporated San Mateo County. The two project parcels will be merged into one legal parcel. The project includes the removal of four (4) small trees and approximately 240 cubic yards of excavation. The second unit requires a ministerial decision and is not subject to review by the Planning Commission. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2015-00527 (Ridgway/Joo)

PROPOSAL

The applicant proposes to construct a new single-family residence, including a 699 sq. ft. second unit and attached two-car garage, on two legal parcels each approximately 2,500 sq. ft. in size. The two project parcels will be merged into one legal parcel. The project includes the removal of four (4) small trees (three 8-inch diameter at breast height (d.b.h.) trees and one 6-inch d.b.h. tree) and approximately 240 cubic yards of grading. The subject property is undeveloped and located on Main Street within an existing developed single-family residential neighborhood. The subject property is located to the east of the Cabrillo Highway (Highway 1), approximately 265 feet east of Montara State Beach. The property is bordered by Main Street and single-family residences.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review Permit, and Merger, County File Number PLN 2015-00527, by making the required findings and adopting the conditions of approval identified in Attachment A of the staff report.

SUMMARY

General Plan Compliance: The project is consistent with applicable General Plan policies, including Visual Policy 4.15 (*Supplemental Design Guidelines for Communities*), Urban Land Use Policy 8.30 (*Infilling*) and Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*). The proposed single-family residence is located within a developed urban residential area of Montara that is designated for medium density residential land use. Water and sewer service providers have confirmed that service connections are available for this site.

Local Coastal Program (LCP) Compliance: The project requires a Coastal Development Permit that is appealable to the California Coastal Commission (CCC), as development is proposed within the CCC Appeals Jurisdiction that covers approximately 40 feet of the western portion of the parcels. LCP Policy 8.13a (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed house complies with these guidelines, as it does not significantly alter the existing topography, involving 240 cubic yards of excavation necessary for siting and lowering the overall height of the residence. The proposed residence uses materials and colors with a natural appearance, such as Hardie-Shingle siding and cultured stone accents, utilizes a flat-roof design to minimize view blockage and built-up roofing (tar and gravel) as the primary roof material, and the enhanced façade articulation brings the proposed structure to a scale compatible with the residences in the neighborhood.

Zoning and Design Review Compliance: The applicant proposes to merge two (2) legal, non-conforming parcels (each approximately 2,500 sq. ft. in size) that could each be legally developed. The resulting parcel, although 4,998 sq. ft. in size where 5,000 sq. ft. is the minimum parcel size, will be in substantial conformance with the minimum lot size and width of the S-17 Zoning District. The proposed two-story single-family residence meets the R-1/S-17 Zoning District development standards, and includes a design, scale, and size compatible with other residences located in the vicinity. The project was reviewed by the Coastside Design Review Committee (CDRC) on October 13, 2016, December 8, 2016, and May 11, 2017. On May 11, 2017, the CDRC reviewed the current design and found it to be in compliance with applicable Design Review Standards, specifically finding that: 1) the proposed flat roof has been approved in the context of the design and to minimize view impact; 2) the proposed building respects the scale of the neighborhood through building dimensions, shape, and form; façade articulation; and 3) that the project has been designed to minimize the effect on views from neighboring houses. While the proposal includes the removal of four small trees along the left property line, the 26-inch d.b.h. Pine tree located off-site along the left property line will be retained and protected during construction per Condition No. 9. Also, the applicant proposes a landscaping plan which includes the planting of three (3) 24-inch box trees as well as other new landscaping.

CEQA Compliance: The project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act related to construction of a single-family residence in an urban, residential zone and associated development including parcel merger.

CML:aow – CMLBB0371_WAU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: July 26, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP), a Design Review Permit, pursuant to Sections 6565.3 and 6328.4 of the County Zoning Regulations, and a Merger, pursuant to Section 7123 of the County Subdivision Regulations, to allow construction of a new two-story, 2,559 sq. ft. single-family residence, including a 699 sq. ft. second unit and an attached 613 sq. ft. two-car garage, on two legal parcels (each approximately 2,500 sq. ft. in size) in the Montara area of unincorporated San Mateo County. The two project parcels will be merged into one legal parcel. The project includes the removal of four (4) small trees and approximately 240 cubic yards of excavation. The second unit requires a ministerial decision and is not subject to review by the Planning Commission. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2015-00527 (Ridgway/Joo)

PROPOSAL

The applicant proposes to construct a new single-family residence, including a 699 sq. ft. second unit and attached two-car garage, on two legal parcels each approximately 2,500 sq. ft. in size. The two project parcels will be merged into one legal parcel. The project includes the removal of four (4) small trees (three 8" diameter at breast height (d.b.h.) trees and one 6-inch d.b.h. tree) and approximately 240 cubic yards of grading. The subject property is undeveloped and located on Main Street within an existing developed single-family residential neighborhood. The subject property is located to the east of the Cabrillo Highway (Highway 1), approximately 265 feet east of Montara State Beach. The property is bordered by Main Street and single-family residences.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Design Review Permit, and Merger, County File Number PLN 2015-00527, by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, Telephone 650/363-1826

Applicant: Chris Ridgway, Project Architect

Owner: Daniel M. Joo

Location: Main Street between 3rd and 4th Streets, Montara

APN(s): 036-047-030, 036-047-040

Size: Two (2) approximately 2,500 sq. ft. parcels, totaling approximately 5,000 sq. ft.

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential (6.1 - 8.7 dwelling units/net acre), Urban Land Use

Parcel Legality: APN 036-047-030 and APN 036-047-040 were confirmed as legal parcels through separate Certificates of Compliance (Type A), respectively recorded on April 30, 2014 (PLN2014-00060) and May 1, 2014 (PLN2014-00061).

Existing Land Use: Vacant

Water Supply: Montara Water and Sanitary District (MWSD)

Sewage Disposal: Montara Water and Sanitary District (MWSD)

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of 0.2% Annual Chance of Flood, Community Panel No. 06081C0117E, dated October 16, 2012.

Environmental Evaluation: The proposed single-family residence is categorically exempt under provisions of Class 3, Section 15303, of the California Environmental Quality Act Guidelines, for the construction of a single-family residence in an urbanized, residential zone and associated development including parcel merger.

Setting: The subject property is undeveloped and located on Main Street within an existing developed single-family residential neighborhood. The subject property is located to the east of the Cabrillo Highway (Highway 1), approximately 265 feet east of Montara State Beach. The property is bordered by Main Street and single-family residences. The parcel is relatively flat with a downward slope of approximately 4% from east to west. The property contains four trees along the south side (all less than 12 inches in diameter).

Chronology:

Date	Action
November 11, 2015	- Application submitted. Application is subsequently deemed incomplete.
August 17, 2016	- Application is deemed complete, after submittal of revised and additional materials.
October 13, 2016-	- The Coastside Design Review Committee (CDRC) reviews the original proposal, which included a hip roof design, and recommends that the applicant redesign the project to address impacts to views from residences east and upslope of the property and privacy impacts to the neighbors.
December 8, 2016	- The CDRC reviews a revised proposal and finds that the design does not fully address impacts to views from residences east and upslope of the property and privacy impacts to the neighbors. The CDRC recommends the use of a flat roof and embedding the building further into the slope of the parcel to reduce overall height.
May 11, 2017	- The CDRC recommends approval of the current proposal (Attachment E).
July 26, 2017	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Visual Quality Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. Policy 4.16 (*Supplemental Design Guidelines for Communities*) also encourages the County to have supplemental site and architectural design guidelines for communities to reflect local conditions, characteristics, and design objectives that are flexible enough to allow individual creativity. The proposed single-family residence will be in Montara, one of the County's Design Review Districts. The project was reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast by the Coastside Design Review Committee at their regular meeting on May 11, 2017. The project's compliance with the applicable design review standards is discussed further in Section A.3.b of this report, below.

Urban Land Use Policy 8.13 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) designates this portion of unincorporated Montara with a General Plan Land Use Designation of Medium Density Residential (6.1 - 8.7 dwelling units/net acre). The proposal does not exceed this density and, with the proposed lot merger, complies with the applicable standards of the R-1/S-17 Zoning District (Single-Family Residential/5,000 sq. ft. Minimum Lot Size) for development and minimum lot size; at 4,998 sq. ft. the property is in substantial conformance as the property consists of two legal, non-conforming lots that could be developed individually. The project also complies with Policy 8.14 (*Land Use Compatibility*), in that the property's future development with a single-family residence would protect and enhance the character of existing single-family areas.

Urban Land Use Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is located within a developed residential area of Montara.

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas. Montara Water and Sanitary District (MWSD) is the water and sewer service provider for this urban area. MWSD has confirmed that

water and sewer service connections to their system are available for the property.

2. Conformance with the Local Coastal Program (LCP)

The project requires a Coastal Development Permit that is appealable to the California Coastal Commission (CCC), as development is proposed within the CCC Appeals Jurisdiction that covers approximately 40 feet of the western portion of the parcels.

LCP Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities, and community infrastructure are not overburdened by impacts of new residential development. Thus far for 2017, a total of (5) building permits have been issued this calendar year. It is anticipated that the total number of building permits for 2017 will not exceed this limit.

Visual Resources Component

LCP Policy 8.12a (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which include Montara. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. As discussed in Section 3 of this report, the Coastside Design Review Committee (CDRC) considered this project at its regularly scheduled meeting on May 11, 2017, and determined it to be in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section A.3.b.

LCP Policy 8.13a (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed house complies with these guidelines as follows:

a. The project does not significantly alter the existing topography. The project involves minor grading, involving 240 cubic yards of excavation, necessary for siting and lowering the overall height of the residence. The Department of Public Works and the Planning and Building Department's Geotechnical Section have reviewed and conditionally approved the project, including the grading work involved.

b. The proposed residence uses materials and colors with a natural appearance, such as Hardie-Shingle siding and cultured stone accents, that will blend with the vegetative cover of the site and surrounding area.

c. The proposed residence utilizes a flat-roof design to minimize view blockage and built-up roofing (tar and gravel) as the primary roof material.

d. The enhanced façade articulation brings the proposed structure to a scale compatible with the residences in the neighborhood.

While the proposal includes the removal of four small trees along the left property line, including three 8-inch d.b.h. trees and one 6-inch d.b.h. tree, the 26-inch d.b.h. Pine tree located off-site along the left property line will be retained and protected during construction per Condition No. 9. Also, the applicant proposes a landscaping plan which includes the planting of three (3) 24-inch box trees as well as other new landscaping.

3. Conformance with Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal complies with the property's R-1/S-17/DR/CD Zoning Designation, as described in the following table:

	S-17 Development Standards	**Proposed**
Minimum Building Site Area	5,000 sq. ft.	4,998 sq. ft.*
Minimum Building Site Width	50 ft.	49.98 ft.*
Maximum Building Site Coverage	1,749.3 sq. ft. (35%)	1,567 sq. ft. (31%)
Maximum Floor Area	2,647 sq. ft. (±53%)	2,559 sq. ft. (51%)
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	30.25 ft.
Minimum Right Side Setback	5 ft.	10 ft.
Minimum Left Side Setback	5 ft.	5 ft.
Maximum Combined Side Yard	15 ft.	15 ft.
Maximum Building Height	28 ft.	20 ft.
Minimum Covered Parking	2 Spaces	2 Spaces
Daylight Plane or Façade Articulation	Both	Complies
* The applicant proposes to merge two (2) legal, non-conforming parcels that could legally be developed individually. The resulting parcel will be in substantial conformance with the minimum lot size and width of the S-17 Zoning District.		

The applicant proposes to merge two (2) legal, non-conforming parcels (each approximately 2,500 sq. ft. in size) that could each legally be developed. The resulting parcel, although 4,998 sq. ft. in size where 5,000 sq. ft. is the minimum parcel size, will be in substantial conformance with the minimum lot size and width of the S-17 Zoning District.

The proposed two-story single-family residence meets the Zoning District height standards, and includes a design, scale, and size compatible with other residences located in the vicinity. The proposed lot coverage is 31% of total lot size, where 35% is the maximum allowed for structures over 16 feet in height. Furthermore, the total floor area proposed is 51% of total lot size, where approximately 53% (52.9%) is the maximum allowed.

b. Conformance with Design Review Standards

The project was reviewed by the Coastside Design Review Committee (CDRC) on October 13, 2016, December 8, 2016, and May 11, 2017. On May 11, 2017, the CDRC reviewed the current design and found it to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations (see Attachment E), specifically elaborated as follows:

i. Regarding Section 6565.20(D) Elements of Design (Massing and Design of Roof Forms), the proposed flat roof has been approved in the context of the design and neighborhood to minimize view impact.

ii. Regarding Section 6565.20(D) Elements of Design (Building Mass, Shape and Scale), the proposed building respects the scale of the neighborhood through building dimensions, shape, and form; façade articulation; and architectural details that appear proportional and complementary to other houses in the neighborhood.

iii. Regarding Section 6565.20(E) Additional Site Planning and Design Considerations, the project adequately varies its design style in the exterior details, rooflines, finish materials, and landscaping to avoid an overly repetitive appearance with other structures in the neighborhood.

iv. Regarding Section 6565(C) Site Planning and Structure Placement (Views), the project has been designed to minimize the effect on views from neighboring houses.

c. Conformance with Second Unit Regulations

While the proposed second unit requires only a ministerial permit and is not subject to review by the Planning Commission, Planning staff has included a brief discussion of the proposed second unit relative to conformance with applicable regulations. The County's 1986 Second Unit Regulations remain applicable in the Coastal Zone, to the extent that the requirements do not conflict with State Law (Government Code section 65852.2). The County's New Second Dwelling Unit Regulations, adopted by the Board of Supervisors on January 10, 2017, are under review by the California Coastal Commission (CCC) and will not be effective in the Coastal Zone until the regulations are certified by the CCC.

As required by applicable sections of the County's 1986 Second Unit Regulations, the second unit would be constructed on a legal parcel, is located within an R-1 Zoning District, setbacks requirements are met, a designated parking space is provided (right side yard), the 699 sq. ft. unit as measured from the interior walls is equal to or less than 700 sq. ft. or 35% of the size of the main house, and the unit's entrance/exit is not located at the front of the residence (entry/exit doors are located within the garage and at the rear elevation of the residence).

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act related to construction of a single-family residence in a residential zone and associated development including parcel merger.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning staff sent a project referral to the Midcoast Community Council (MCC). A representative of the MCC asked Planning Staff to clarify the location of the property relative to the California Coastal Commission (CCC) Appeals jurisdiction, as Planning Staff had initially determined that the project was in the Single-Family Residence Categorical Exclusion Area due to a mapping discrepancy. As discussed in Section D, below, Planning Staff has confirmed with CCC Staff that the property is located within the CCC Appeals Jurisdiction and requires a Coastal Development Permit that is appealable to the CCC.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION (CCC)

Planning Staff sent a project referral to the CCC with a request to confirm the location of the property relative to the Coastal Commission Appeals jurisdiction. On September 1, 2016, CCC staff confirmed that the property is located within the

California Coastal Commission (CCC) Appeals Jurisdiction, the project is not located within the categorical exclusion zone for single-family residences, and requires a Coastal Development Permit that is appealable to the CCC.

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Initial Plans reviewed by the Coastside Design Review Committee on October 13, 2016
D. Current Project Plans for Residence, submitted April 4, 2017
E. Coastside Design Review Committee Decision Letter, dated May 11, 2017

CML:aow – CMLBB0372_WAU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00527 Hearing Date: July 26, 2017

Prepared By: Camille Leung, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act related to construction of a single-family residence in a residential zone and associated development including parcel merger.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the policies, requirements, and standards of the San Mateo County Local Coastal Program. The plans and materials have been reviewed against the application requirements of Section 6328.7 of the Zoning Regulations, and the project has been conditioned to minimize impacts from the location of new development and to visual resources in accordance with the policies of the Local Coastal Program. The project was also recommended for approval by the Coastside Design Review Committee (CDRC) on May 11, 2017 in which the CDRC determined that it is in compliance with all applicable Design Review Standards.

3. Where the project is located between the nearest public road and the sea that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). Find that the project is not located between a public road and the sea, and will not interfere with the public's right-of-access to the sea.

4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project will not significantly impact coastal resources or sensitive habitats as it is located within an urban area zoned for single-family residential development, is not located near any creeks or coastal bluffs, and does not contain sensitive habitat.

5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. Staff anticipates that the building permits to be issued for the 2017 calendar year will not exceed this limit, based on estimates of current applications for building permits for this calendar year and those issued in 2016.

Regarding the Design Review, Find:

6. The project has been reviewed under and, as conditioned, has been found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

    a. Regarding Section 6565.20(D) Elements of Design (Massing and Design of Roof Forms), the proposed flat roof has been approved in the context of the design and to minimize view impact.

    b. Regarding Section 6565.20(D) Elements of Design (Building Mass, Shape and Scale), the proposed building respects the scale of the neighborhood through building dimensions, shape, and form; façade articulation; and architectural details that appear proportional and complementary to other houses in the neighborhood.

    c. Regarding Section 6565.20(E) Additional Site Planning and Design Considerations, the project adequately varies its design style in the exterior details, rooflines, finish materials, and landscaping to avoid an overly repetitive appearance with other structures in the neighborhood.

    d. Section 6565(C) Site Planning and Structure Placement; 2. Complement Other Structures in the Neighborhood; b. Views: The project has been designed to minimize the effect on views from neighboring houses.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports as approved by the Planning Commission on July 26, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review Permit final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The applicant shall demonstrate compliance with the following requirements on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Extend the first floor roof to provide a canopy over the rear ADU entrance and increase the depth of the canopy.

    b. Create a permeable path to the ADU at the rear of the house. Remove nine (9) plantings as necessary to allow for access along the path.

4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

    c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

    d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

    e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a

letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

5. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:

   a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.

   b. Direct roof runoff onto vegetated areas.

   c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

   d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.

   e. Construct sidewalks, walkways, and/or patios with permeable surfaces.

   f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

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

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

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

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

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

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

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

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

7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

8. An Erosion Control and Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant tree(s). Once all review agencies have approved your Building Permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A $144 inspection fee will be assessed to the Building Permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

9. The applicant shall submit a tree protection plan, for Planning review and approval, prior to the issuance of a Building or Planning permit. Said protection plan shall include protection of the 26-inch Pine tree adjacent to the left property line and the following measures as applicable:

   a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;

   b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;

   c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;

   d. If any large roots or large masses of roots need to be cut, the roots shall be= inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

   e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;

   f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet; and

g. Prior to issuance of a Building Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

10. 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.

11. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.

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

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

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

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

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

14. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

16. Installation of the approved landscape plan is required prior to final inspection.

17. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):

    a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

       The following restrictions apply to projects using the prescriptive checklist:

       1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into a landscape area (unless contra-indicated by a soil test).

       2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

       3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

       4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

       5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Building Inspection Section

18. The applicant shall apply for a building permit and submit plans demonstrating compliance with the following:

    a. Ensure that a 1-hour separation is reflected between each unit in the Building Inspection Section submittal package.

b. Fireplaces shall be non-wood burning, direct vent, sealed front.

c. Installed spiral stairway shall be shown to meet the requirements of CRC R311.7.8.2.

d. Roof projection beyond west exterior wall at 5 feet from property line shall have materials of 1-hour rating on the underside of the projection in this area.

e. Provide WELO forms at the time of Building Inspection Section submittal.

f. Per CRC R311.3.2, a landing shall be provided at the exterior door of bedroom #1.

g. Provide a detail on the plans at the time of Building Inspection Section submittal identifying the mandatory use of a backwater valve in the building sewer due to the elevation of the first floor in reference to the next upstream manhole elevation.

h. Each unit shall have independent access to their own utility disconnecting means.

Montara Water and Sanitary District (MWSD)

19. The applicant is required to obtain a Sewer Permit prior to issuance of the building permit. Sewer Connection Fees must be paid prior to issuance of the connection permit.

20. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of the building permit. Connection fees for domestic water must be paid prior to issuance of the connection permit. The applicant may be required to provide adequate proof of well abandonment to San Mateo County Health Department.

21. Connection to the District's fire protection system is required. The Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fees for a fire protection system is required. Connection charges must be paid prior to the issuance of the Private Fire Protection permit.

22. The applicant must first apply directly to the District for permits and not to their contractor.

Coastside Fire Protection District

23. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance 2013-03, the

applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

24. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms are to be installed per the manufacturer's instruction and NFPA 72.

25. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

26. Occupancy Separation: As per the 2010 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.

27. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.5/R302.6.

28. Address Numbers: As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

29. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote

signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

30. Roof Covering: As per Coastside Fire District Ordinance 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code.

31. Vegetation Management: The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291:

    a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

    b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

    c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

32. Fire Hydrant: As per 2013 CFC, Appendices B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

33. Show location of the fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 g.p.m. at 20 p.s.i. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CalFire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

34. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building

Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

35. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with the trench open.

36. Exterior Bell and Interior Horn/Strobe: Are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.

37. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

Department of Public Works

38. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

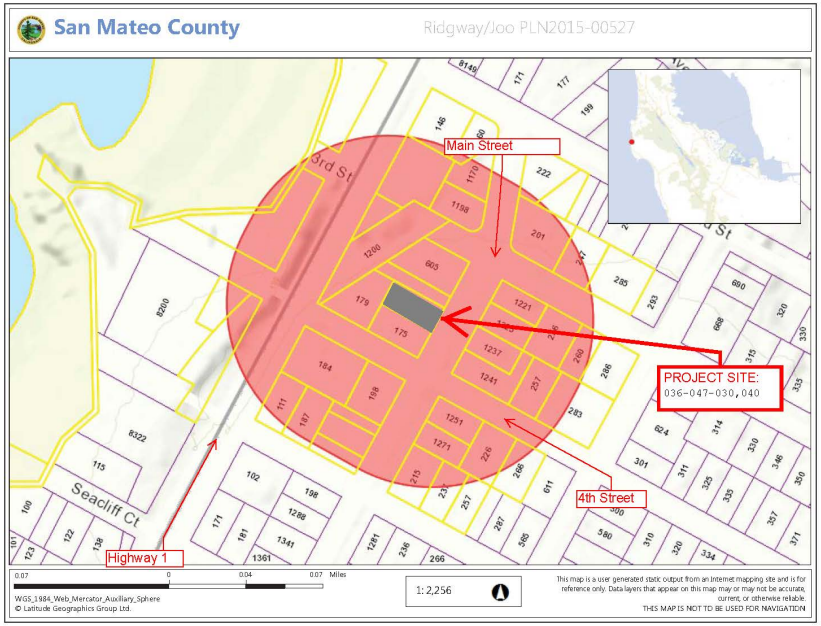
39. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access from the nearest "publicly" maintained roadway to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

40. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant

shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

41. Prior to the issuance of the building permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

CML:aow – CMLBB0372_WAU.DOCX

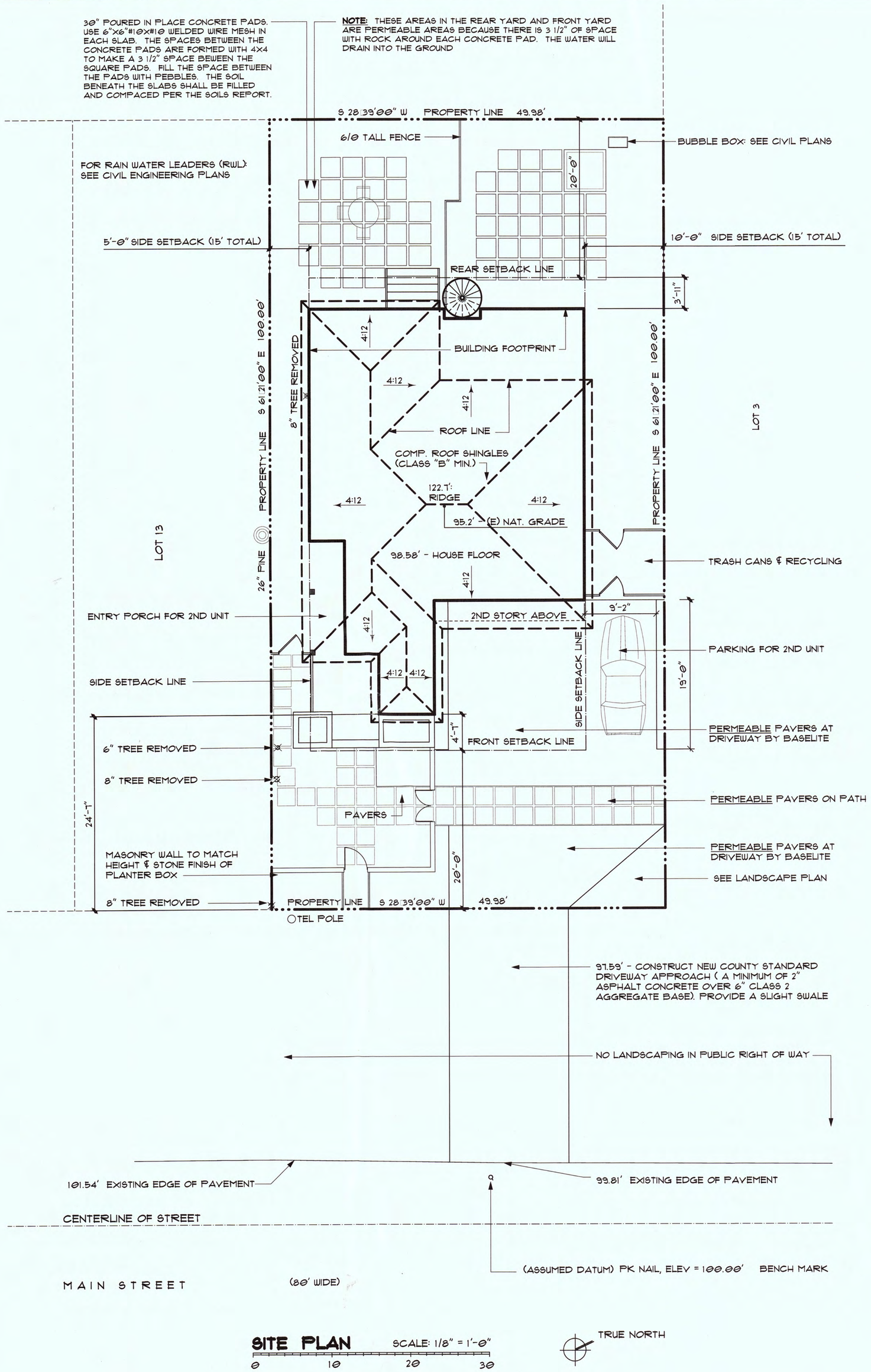


San Mateo County Planning Commission Meeting

Owner/Applicant: **Ridgway/Joo** Attachment: **B**

File Numbers: **PLN2015-00527**

ATTACHMENT C



SITE PLAN SCALE: 1/8" = 1'-0"

0 10 20 30

TRUE NORTH

ALL CONSTRUCTION SHALL CONFORM TO:
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALGREEN BUILDING CODE STANDARDS

OCCUPANCY GROUP: R3-U

TYPE OF CONSTRUCTION: TYPE V-B

SCOPE OF WORK: NEW TWO-STORY WOOD-FRAMED RESIDENCE

FIRE SPRINKLER PLANS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION

LIST OF DRAWINGS
FOR DESIGN REVIEW

A1.1	TITLE PAGE & SITE PLAN
A1.2	ABBREVIATION / C.O.P NOTES / FIRE NOTES
SU1	SURVEY
C0-C4	CIVIL DESIGN
L51	LANDSCAPING PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTIONS

AREA INCLUDED IN: SITE COVERAGE	AREA INCLUDED IN: FLOOR AREA		SQUARE FOOTAGE	
				AREA
X	X		1,378*	FIRST FLOOR INCLUDING GARAGE

* 2ND UNIT IS 695 SQ FT TO INTERIOR WALLS

	X		1,238	SECOND FLOOR (EXCLUDES ITEMS BELOW)
X	X		243	2ND STORY BALCONY, 2ND STORY OVER 1ST FLOOR & 2ND STORY WALL OVERHANG

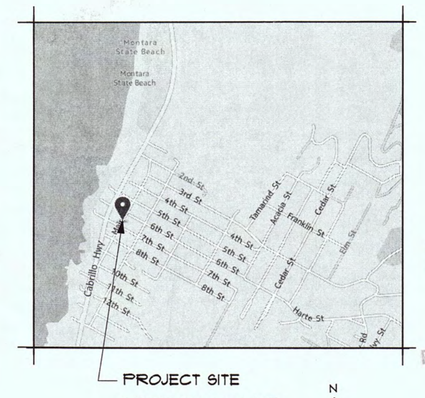
1,621	OUR SITE COVERAGE
35%	PERCENTAGE OF SITE COVERAGE
5,000	LOT SIZE
1,750	MAXIMUM SITE COVERAGE ALLOWED

2,616	OUR TOTAL FLOOR AREA
53%	PERCENTAGE OF FLOOR AREA ALLOWED
5,000	LOT SIZE
2,650	MAXIMUM FLOOR AREA ALLOWED
34	UNDER THE MAXIMUM SQUARE FEET

PLANNING DEPARTMENT: COUNTY OF SAN MATEO

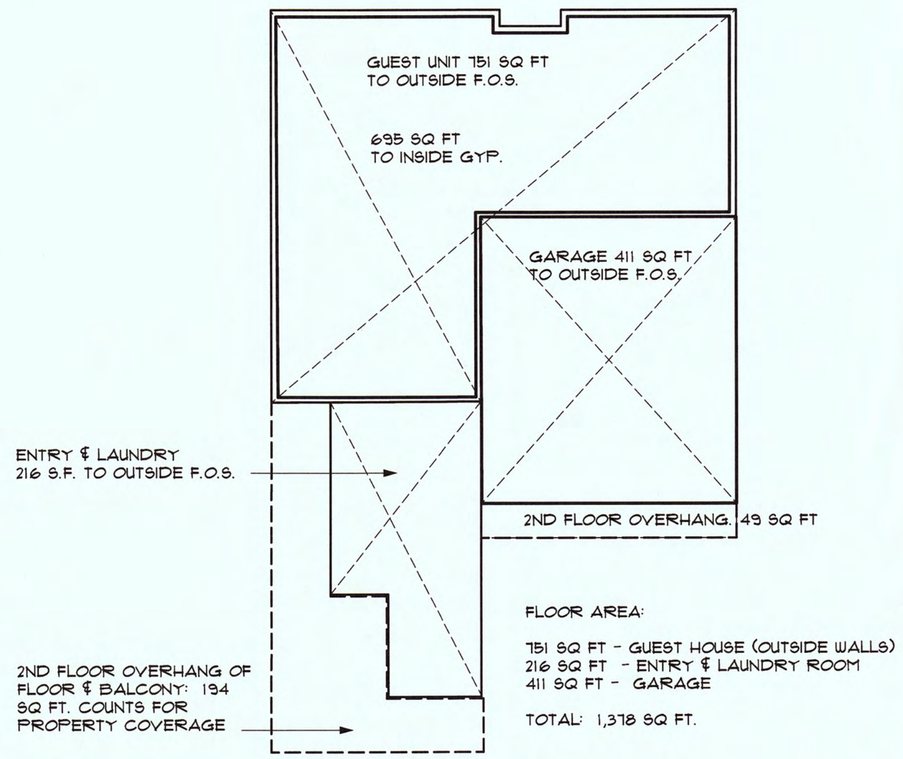
ZONING: R1/S17/DR

A.P.N. # 036-047-030/040



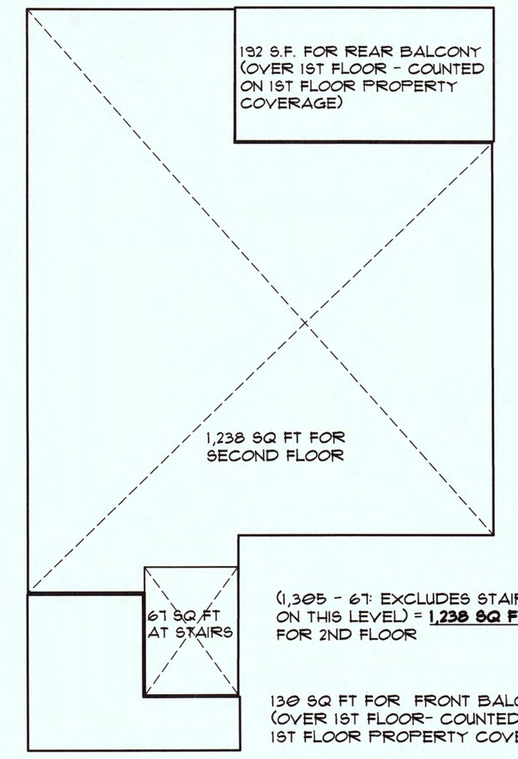
VICINITY MAP

RECEIVED
JUN 13 2016
San Mateo County
Planning and Building Department



NEW 1ST SQUARE FOOTAGE PLAN

0 10 20 30 SCALE 1/8"=1'0"



NEW 2ND FLOOR SQUARE FOOTAGE PLAN

0 10 20 30 SCALE 1/8"=1'0"

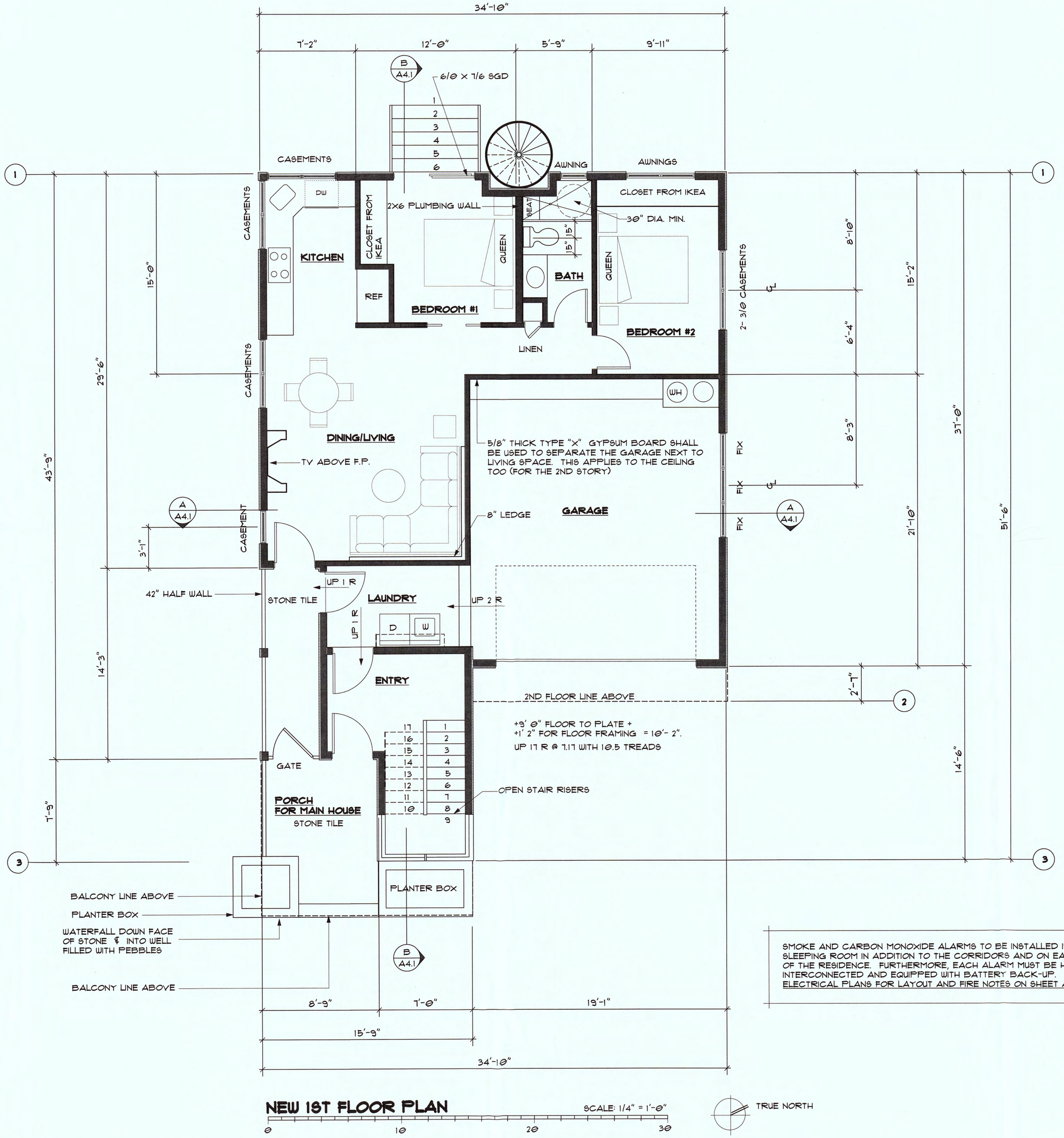
PLN2015-00527

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.622.6501 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB # 1403
SCALE AS NOTED
DATE 11/17/15
SHEET A1.1

NOTES:
1: HVAC IN CRAWL SPACE FOR 1ST FLOOR
2: TANKLESS WATER HEATER



SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE, EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL PLANS FOR LAYOUT AND FIRE NOTES ON SHEET A1.2.

NEW 1ST FLOOR PLAN

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

0 10 20 30

TRUE NORTH

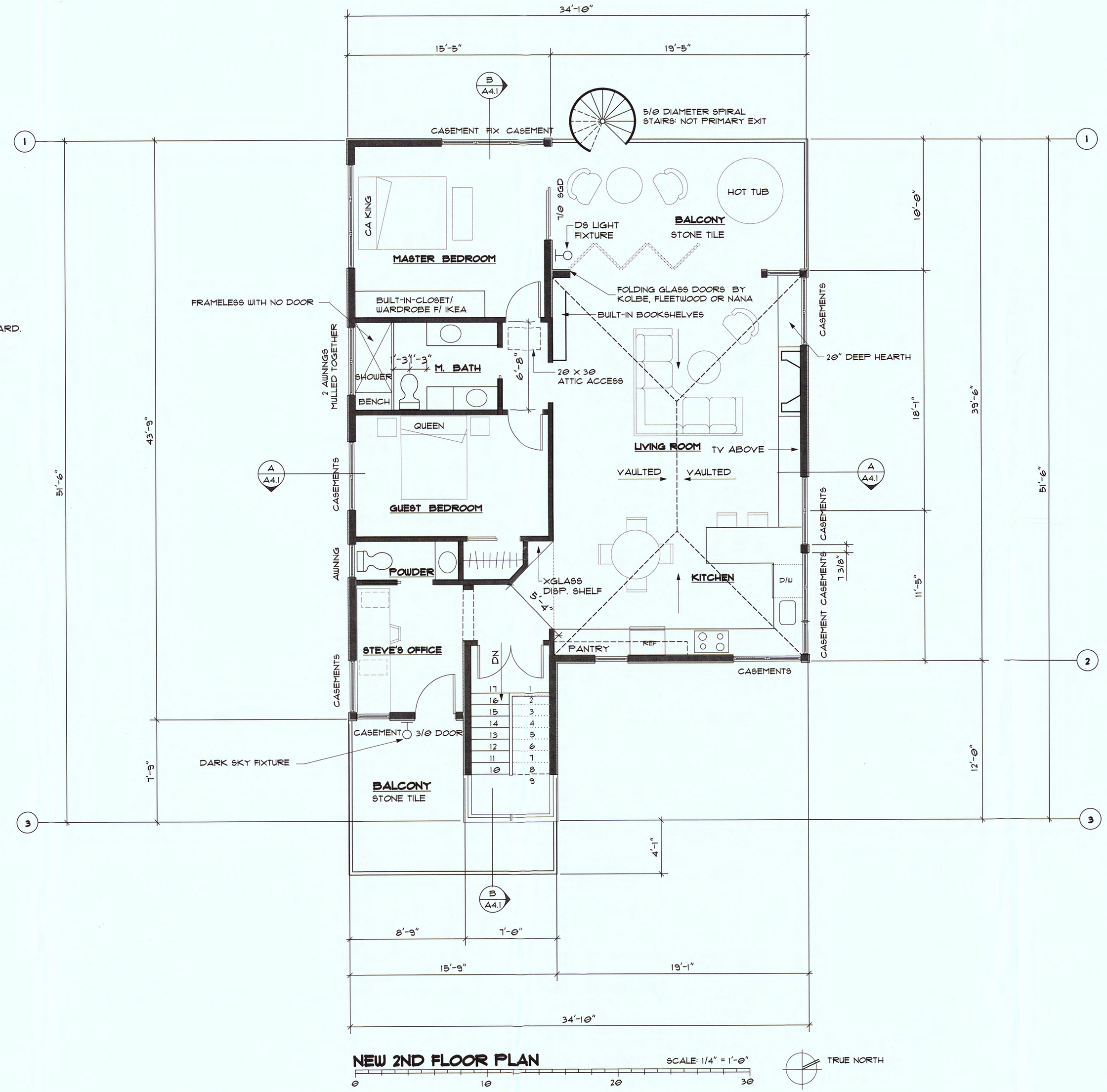
CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650 622 6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB # 1403
SCALE AS NOTED
DATE 11/17/15
SHEET A2.1

MISC NOTES:

1: HVAC IN ATTIC FOR 2ND FLOOR
2: ALL HARWOOD FLOORS IN HOUSE EXCEPT IN BATHROOMS - INSTALL TILE ON HARDIE BOARD.
3:



NEW 2ND FLOOR PLAN

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

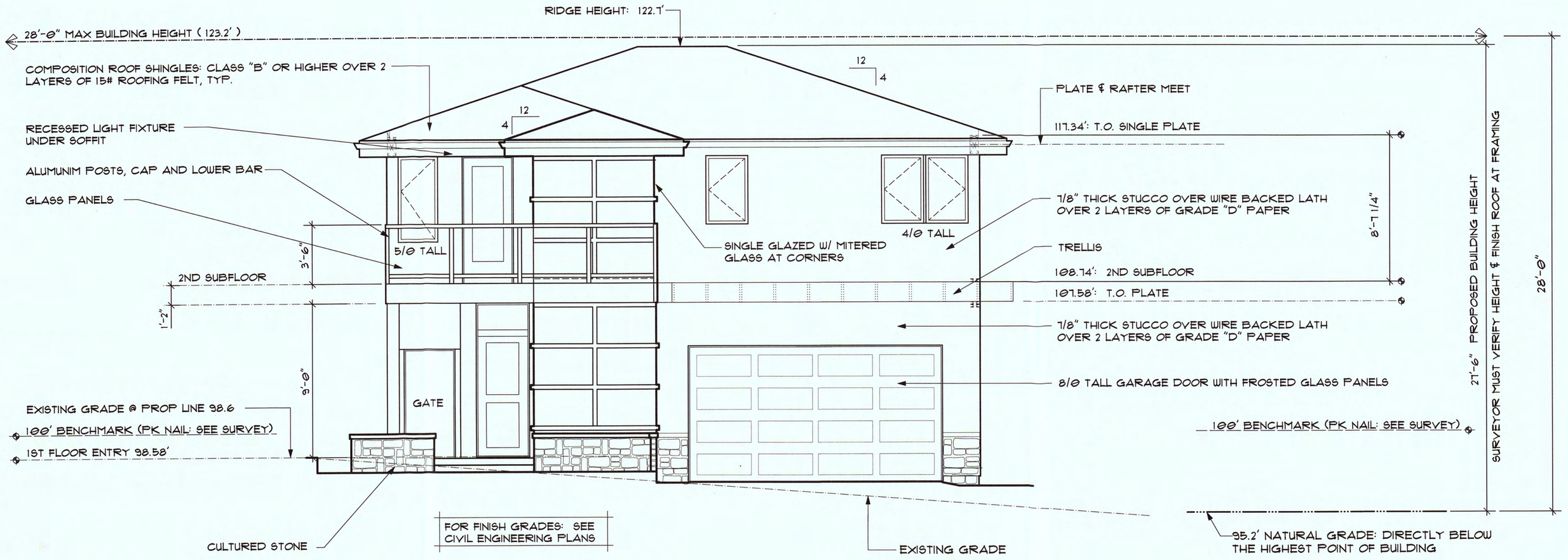
0 10 20 30

TRUE NORTH

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA. 94019
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COAST SIDE.NET

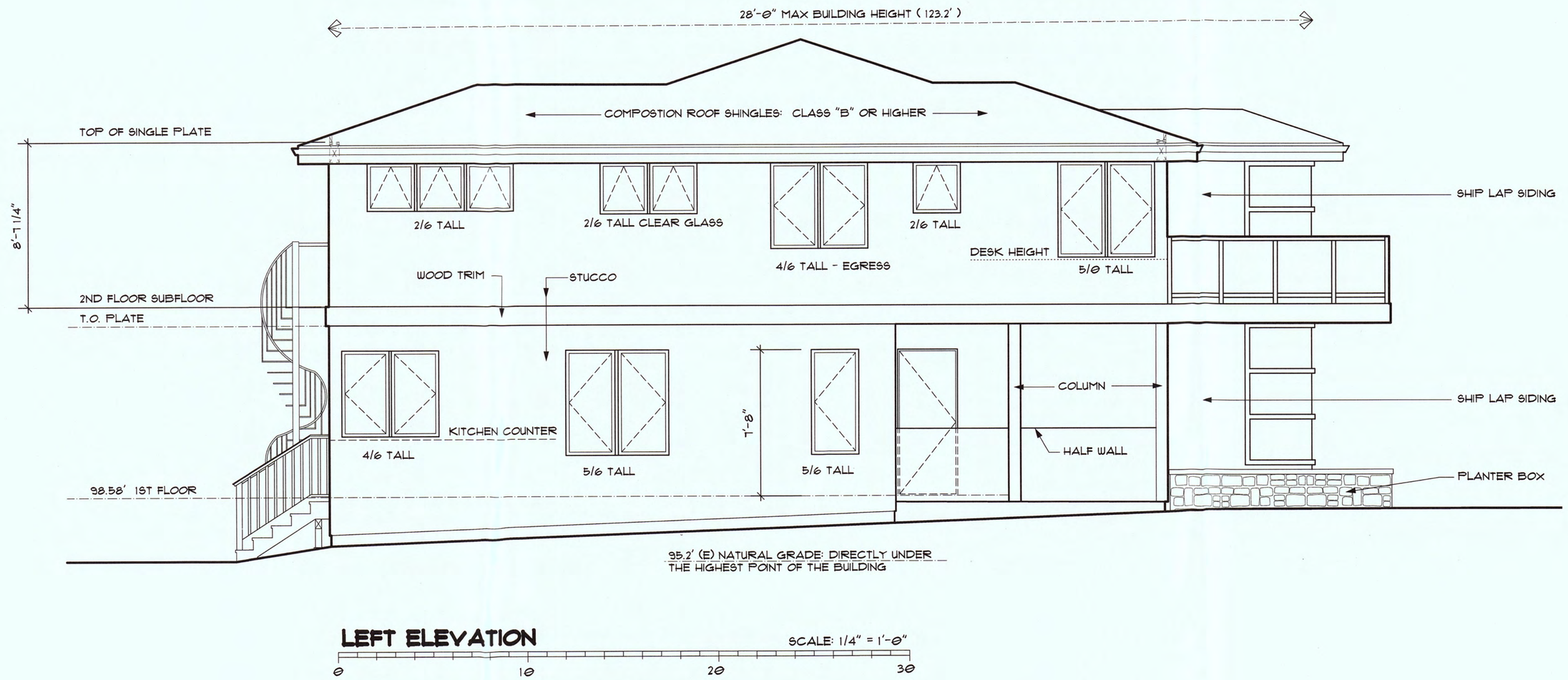
NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB # 1403
SCALE AS NOTED
DATE 11/17/15
SHEET A2.2



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

0 10 20 30



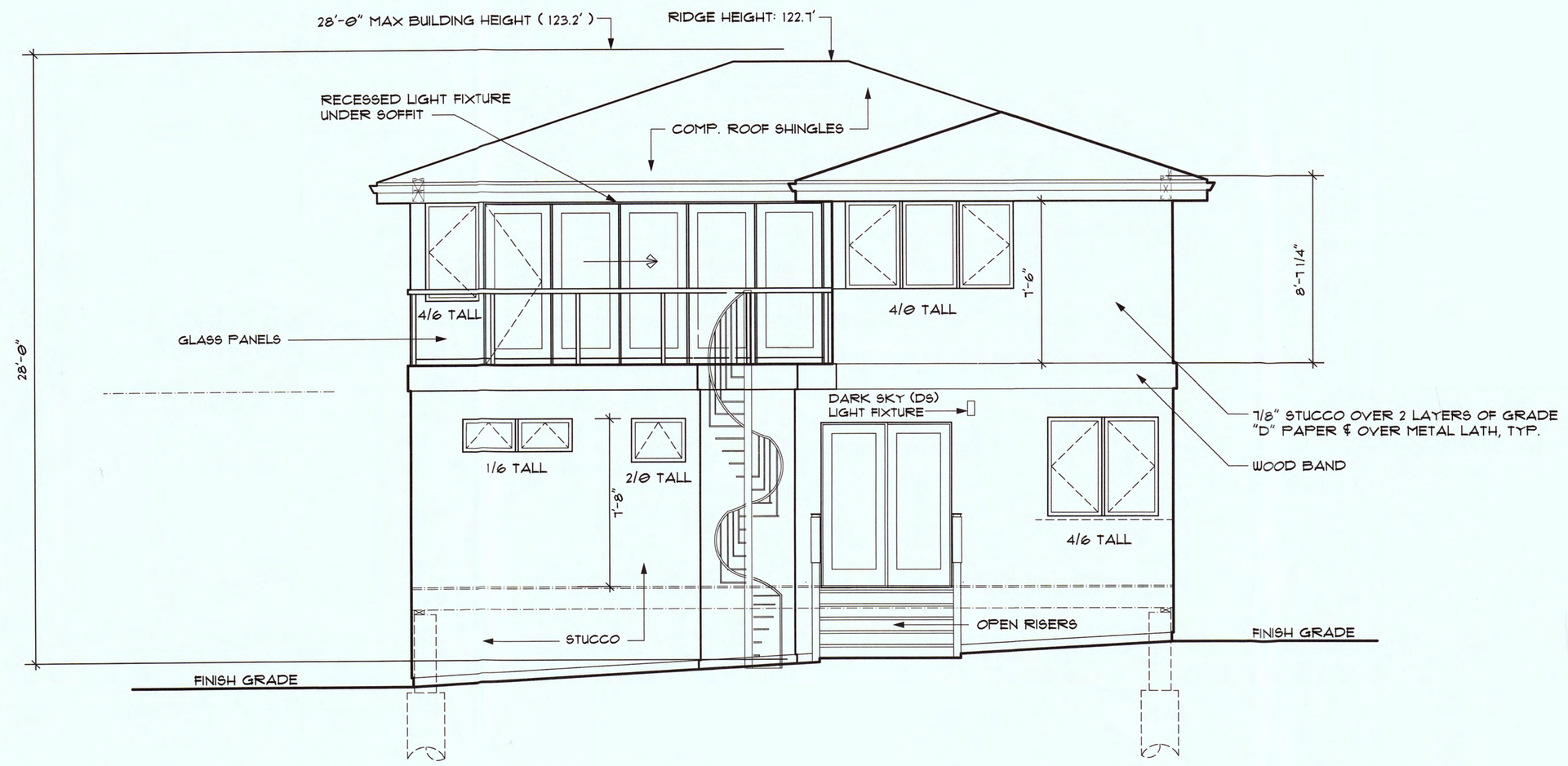
LEFT ELEVATION SCALE: 1/4" = 1'-0"

0 10 20 30

CHRIS RIDGWAY ARCHITECT, INC.
630 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650 632 6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

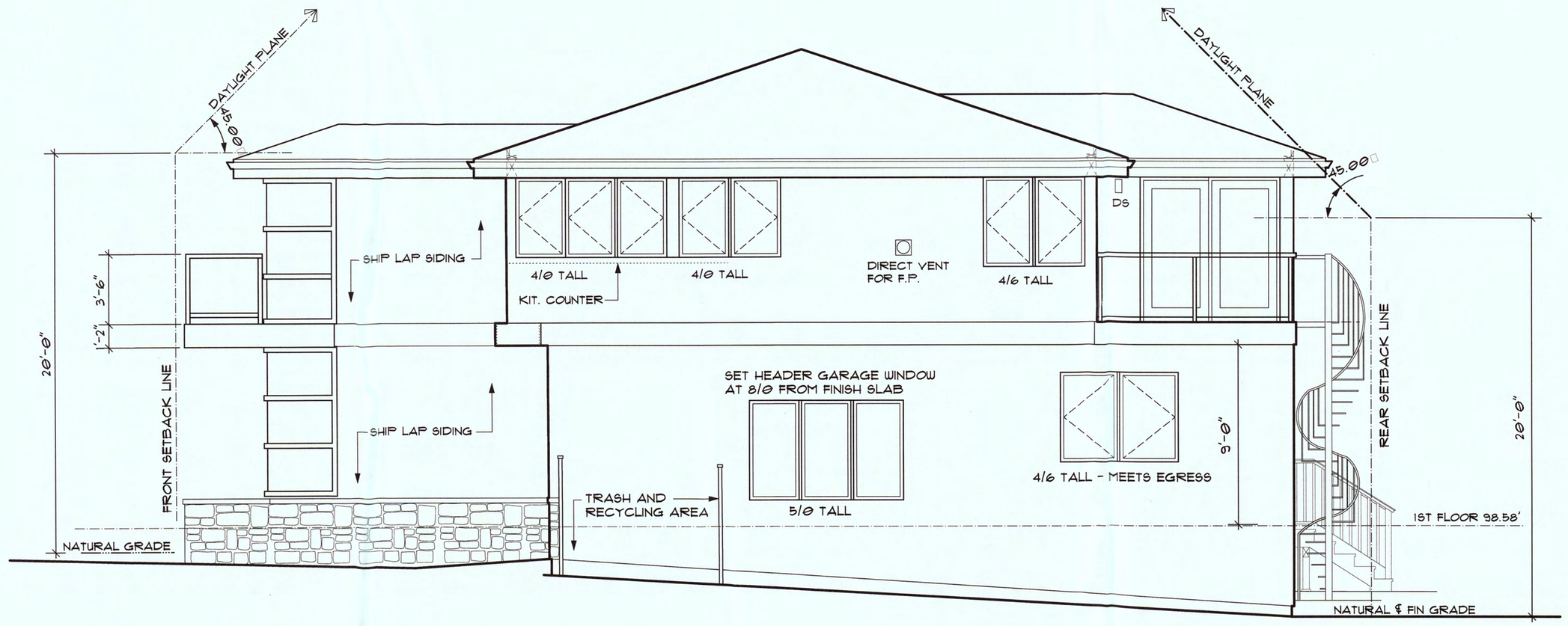
NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB # 1403
SCALE AS NOTED
DATE 09/01/15
SHEET A3.1



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

0 10 20 30



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

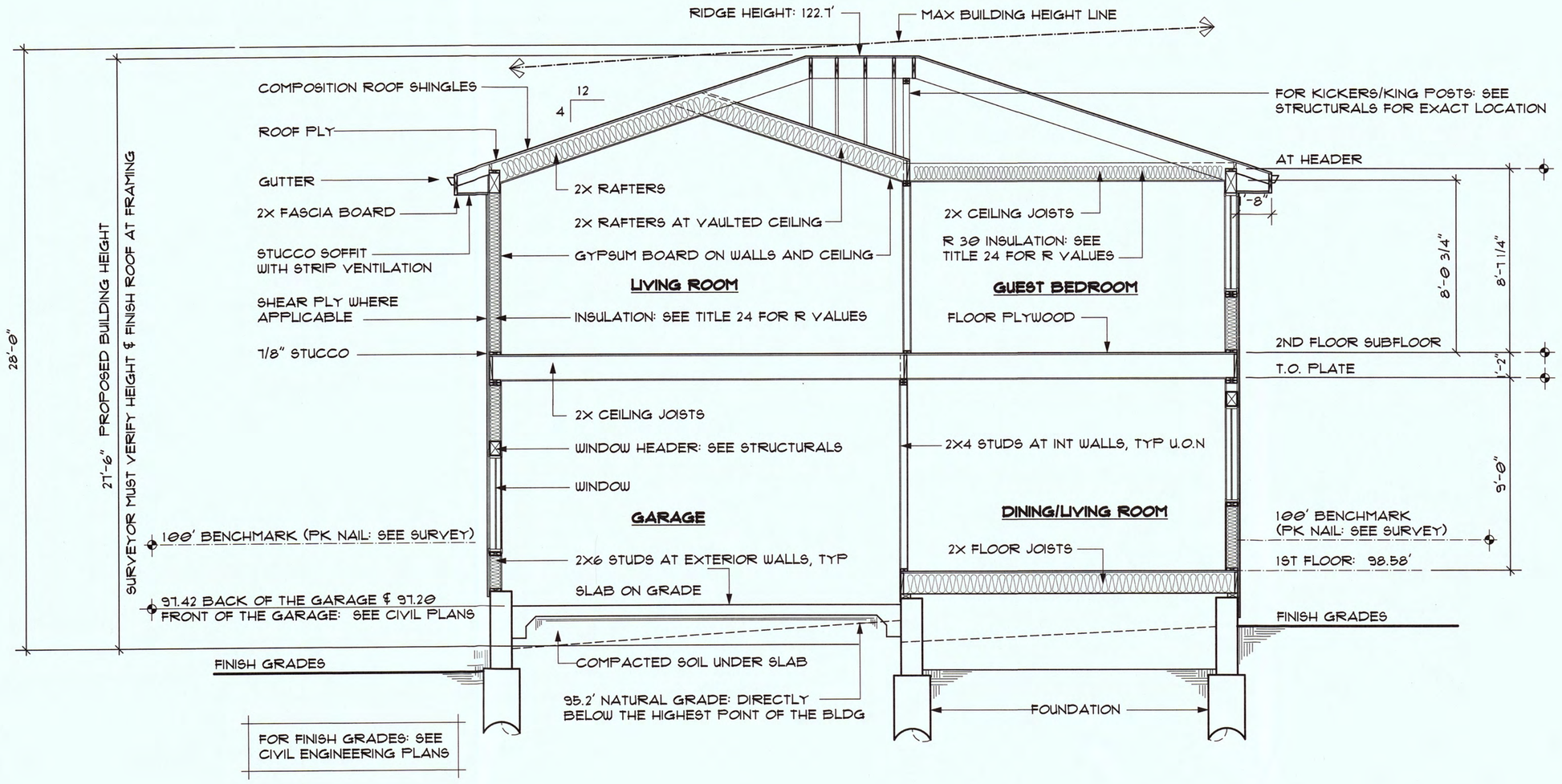
0 10 20 30

CHRIS RIDGWAY ARCHITECT, INC.
670 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB # 1403
SCALE AS NOTED
DATE 11/17/15

SHEET A3.2

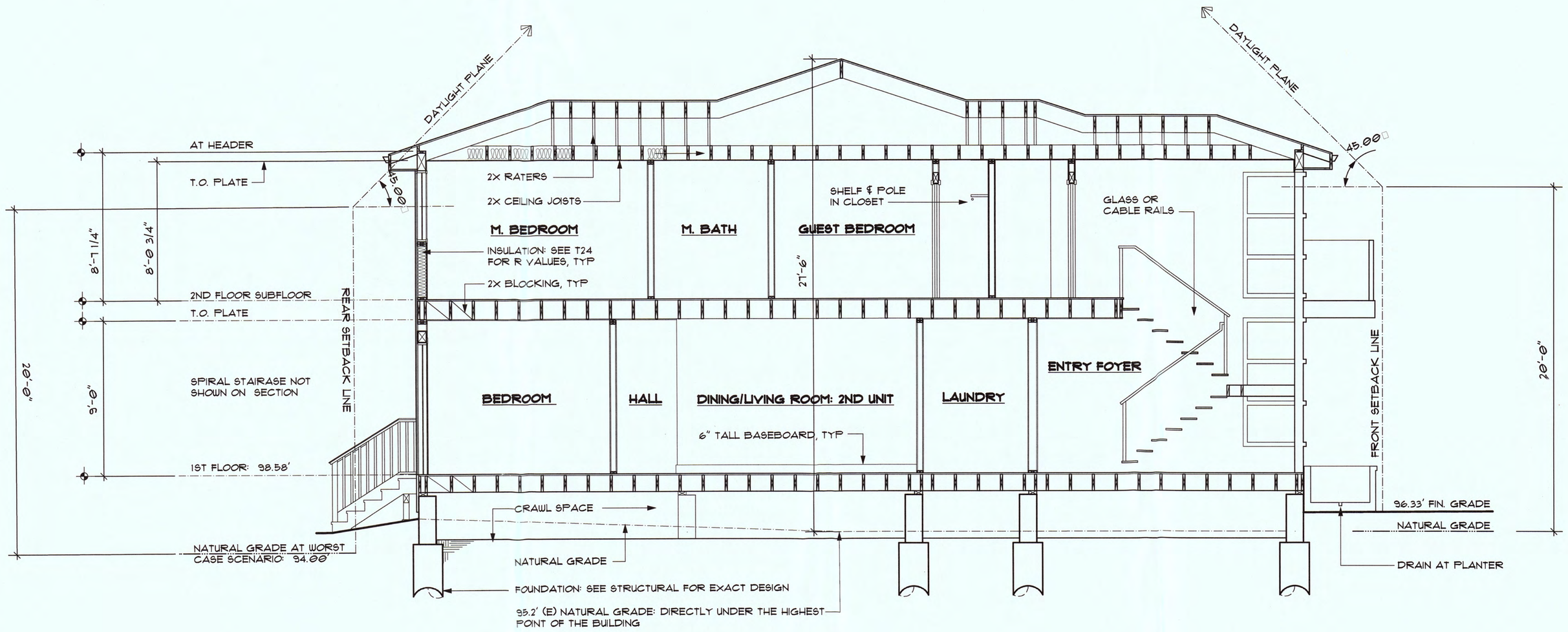


SECTION A-A

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

0 10 20 30

NOTE:
SEE STRUCTURAL DRAWINGS FOR SPECIFICS SUCH AS SIZE FOR RAFTERS, HEADERS, PLYWOOD, FASTENERS, FOUNDATION, ETC.



SECTION B-B

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

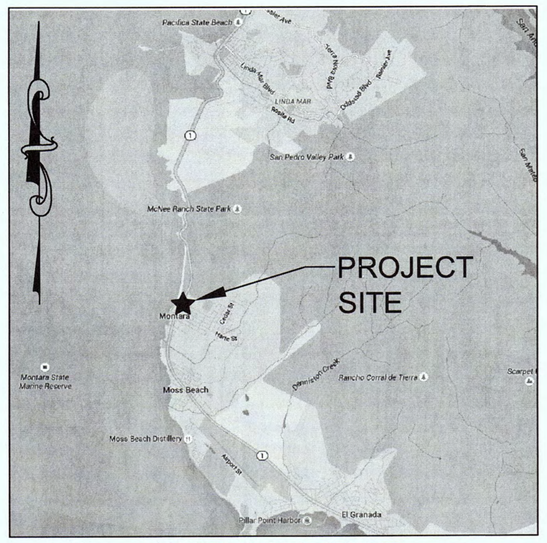
0 10 20 30

CHRIS RIDGWAY ARCHITECT, INC.
670 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.632.6391 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

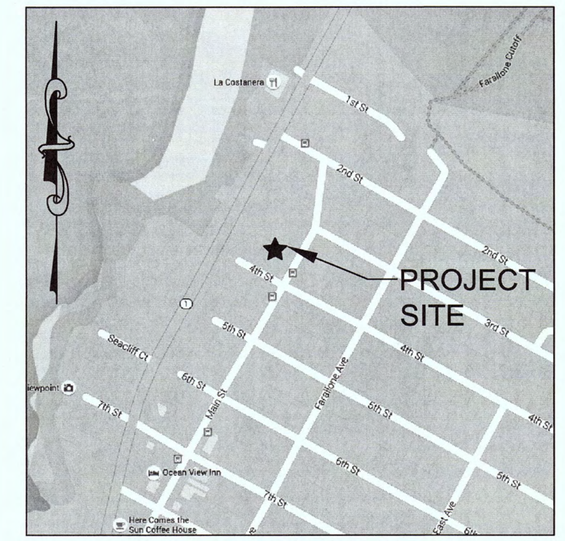
NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB # 1403
SCALE AS NOTED
DATE 03/01/15
SHEET A4.1

JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037



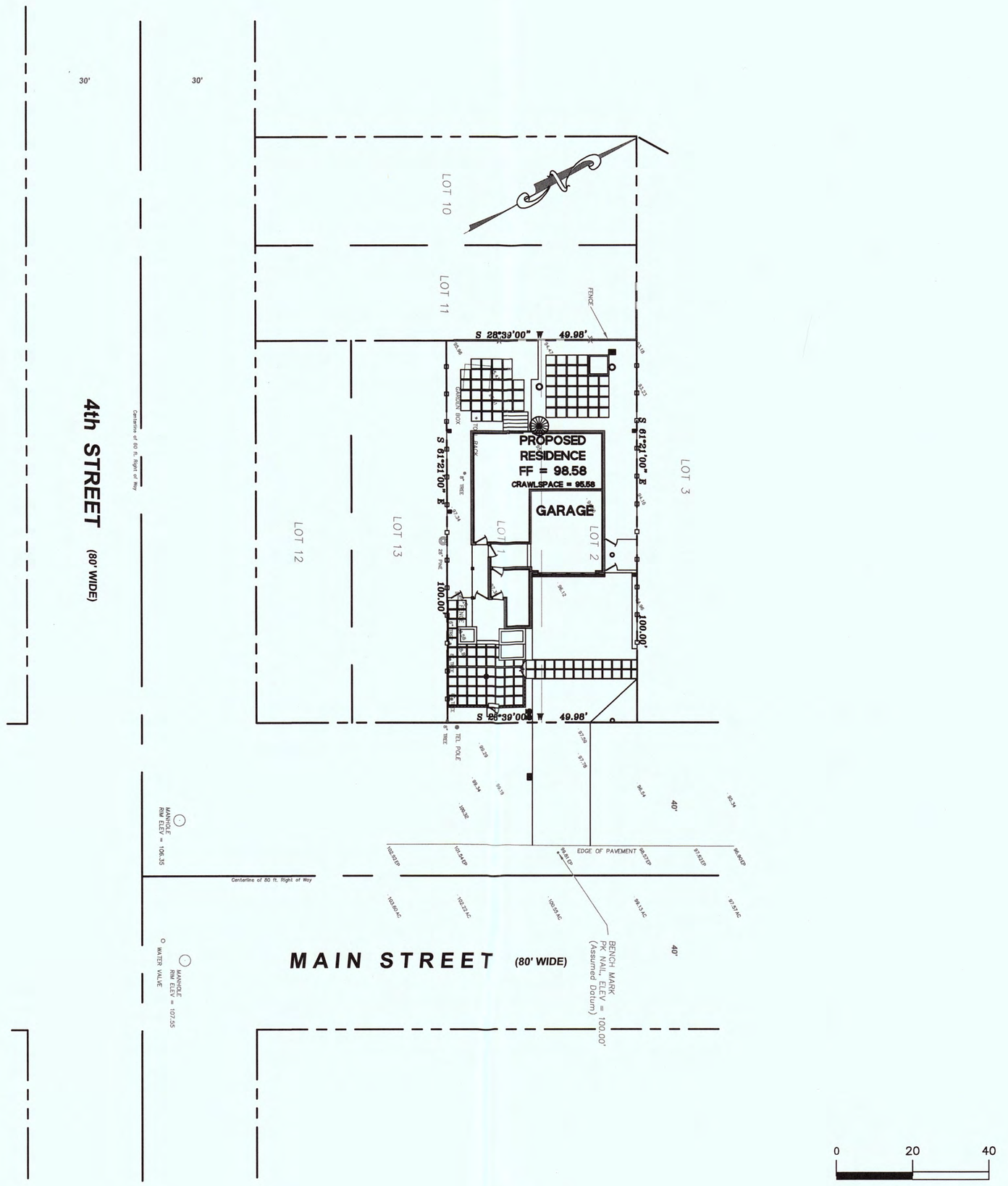
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER



0 20 40
GRAPHIC SCALE

LEGEND:

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X		FENCE
○	○	CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES
C-2	GRADING AND UTILITY PLAN
C-3	EROSION CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES
C-4	DETAIL SHEET
C-4.1	DETAIL SHEET

EARTHWORK QUANTITIES

CUT	60 C.Y.
FILL	60 C.Y.
TOTAL TO BE MOVED	120 C.Y.
BALANCE	0 C.Y. BALANCED

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
0 SF	3,213 SF	117 CF	162 CF

(N) IMPERVIOUS AREA	
ROOF AREA(S)	1,406 SF
SIDEWALK, PATIO PATHS, DRIVEWAY	1,873 SF

1 800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

PRECISION ENGINEERING AND CONSTRUCTION, INC.
901 Wallenmire Street
Belmont, CA 94002
T: 650.226.8640
F: 650.637.1059
Travis@precision-ec.com

REVISIONS:
1 COUNTY COMMENTS DATE: 05/26/2016

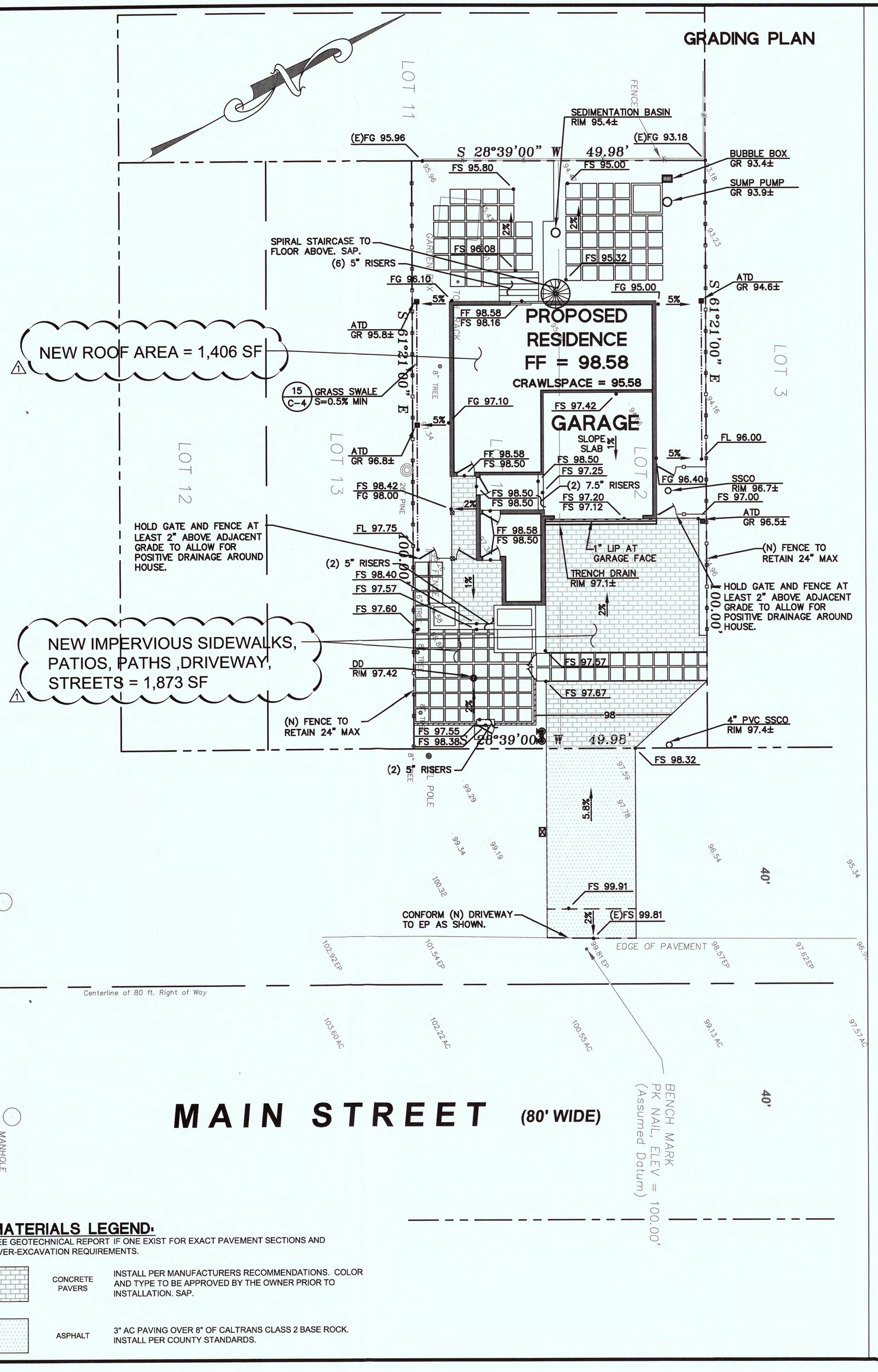
REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

TITLE SHEET
JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037

Date: 08/20/2015
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-0
PEC Job No. PEC 15-082

P:\PEC Server\PROJECT FILES\2015\PEC 15-082 - Main Street, Montara (SMCO)\dwg\PEC 15-082 SHEET3.dwg
DRAWING NAME: PEC 15-082 SHEET3.dwg
PLOTTED BY: Nate

GRADING PLAN

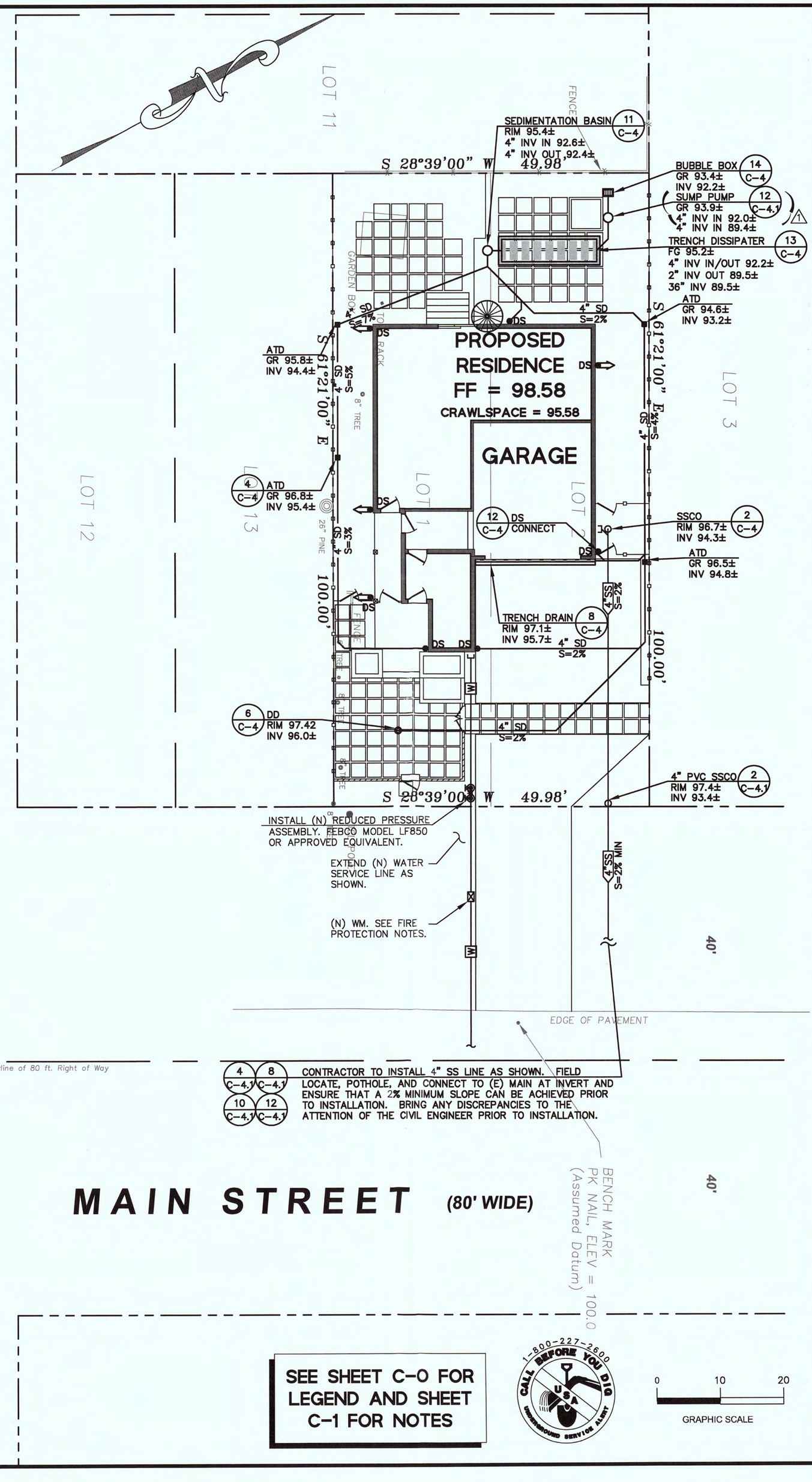


MATERIALS LEGEND:

SEE GEOTECHNICAL REPORT IF ONE EXIST FOR EXACT PAVEMENT SECTIONS AND OVER-EXCAVATION REQUIREMENTS.

	CONCRETE PAVERS	INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SAP.
	ASPHALT	3" AC PAVING OVER 8" OF CALTRANS CLASS 2 BASE ROCK. INSTALL PER COUNTY STANDARDS.

UTILITY PLAN



4 C-4.1 / 8 C-4.1 / 10 C-4.1 / 12 C-4.1 — CONTRACTOR TO INSTALL 4" SS LINE AS SHOWN. FIELD LOCATE, POTHOLE, AND CONNECT TO (E) MAIN AT INVERT AND ENSURE THAT A 2% MINIMUM SLOPE CAN BE ACHIEVED PRIOR TO INSTALLATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

0 10 20 GRAPHIC SCALE

PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.226.8640
F: 650.837.1059
Travis@precision-ec.com
901 Vallermire Street
Belmont, CA 94002

REVISIONS:
1 COUNTY COMMENTS 05/26/2016

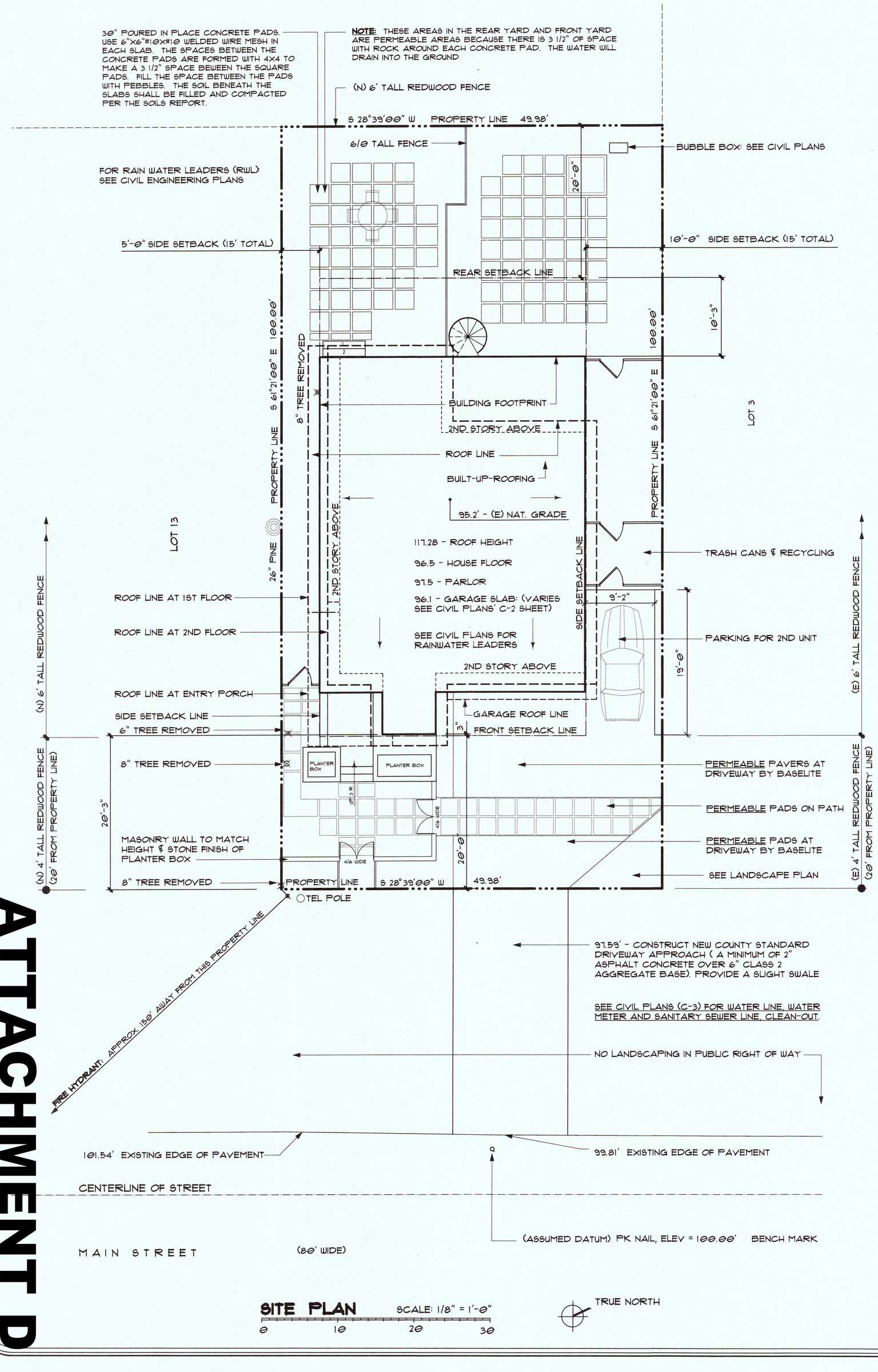
REGISTERED PROFESSIONAL ENGINEER TRAVIS R. LUTZ 73638 CIVIL STATE OF CALIFORNIA

GRADING AND UTILITY PLAN
JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037

Date: 08/20/2015
Scale: 1" = 10'
Design: AJP
Check: TRL
Drawing Number: C-2
PEC Job No. PEC 15-082

DRAWING NAME: P:\Jobs\PROJECT FILES\GRADING 15-082 - Main Street, Montara (SMCO)\Dwg\15-082 GRADING.dwg
PLOTTED BY: Travis
PLOT DATE: 8/21/15

ATTACHMENT D



SITE PLAN SCALE: 1/8" = 1'-0"

0 10 20 30

TRUE NORTH

ALL CONSTRUCTION SHALL CONFORM TO:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALGREEN BUILDING CODE STANDARDS

OCCUPANCY GROUP: R3-U

TYPE OF CONSTRUCTION: TYPE V-B

SCOPE OF WORK: NEW TWO-STORY WOOD-FRAMED RESIDENCE

FIRE SPRINKLER PLANS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION

LIST OF DRAWINGS
FOR DESIGN REVIEW

A1.1	TITLE PAGE & SITE PLAN
A1.2	ABBREVIATION / C.O.P NOTES / FIRE NOTES
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	AXONOMETRIC
A4.1	SECTIONS
SU1	SURVEY
L91	LANDSCAPING PLAN
LS2	IRRIGATION PLAN
L93	TREE PLAN
C0-C4.1	CIVIL DESIGN

SEE SHEET A1.2 FOR OTHER PERTINENT NOTES RELATIING TO THE CONSTRUCTION OPERATION PLAN (C.O.P.) & CIVIL

1: PARKING AREA: CONSTRUCTION PERSONNEL WILL PARK IN THE DRIVEWAY AREAS AND NOT IN THE STREET.

2: SANITARY FACILITIES: LOCATED ON THE NORTH SIDE END OF THE PROPERTY. SEE C-3

3: CLEAN-UP AREA: LOCATED ON THE NORTH SIDE END OF THE PROPERTY.

4: DEBRIS BOX: LOCATED ON THE NORTH SIDE END OF THE PROPERTY. SEE C-3

5: TRUCK TRAFFIC ISSUES: EXISTING PAVED DRIVEWAYS TO BE MAINTAINED DURING CONSTRUCTION. AN ON SITE MANAGER SHALL ENSURE THAT NO CONSTRUCTION VEHICLES SHALL IMPEDED THROUGH TRAFFIC ALONG THE RIGHT OF WAY ON MAIN STREET. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON SITE OUTSIDE OF THE PUBLIC RIGHT. THERE SHALL BE NO STORAGE OF CONSTRUCTION VEHICLES IN THE PUBLIC RIGHT OF WAY.

RECEIVED
APR 04 2017
San Mateo County
Planning Division

PLANNING DEPARTMENT: COUNTY OF SAN MATEO

ZONING: R1/S17/DR

A.P.N. # 036-047-030/040

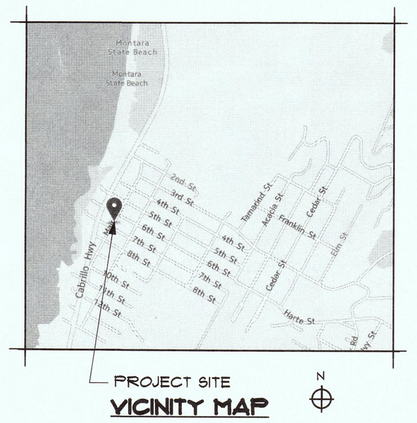
AREA INCLUDED IN: SITE COVERAGE	AREA INCLUDED IN: FLOOR AREA	SQUARE FOOTAGE	
			AREA
X	X	1,567*	FIRST FLOOR INCLUDING GARAGE

* 2ND UNIT IS 699 SQ FT TO INTERIOR WALLS

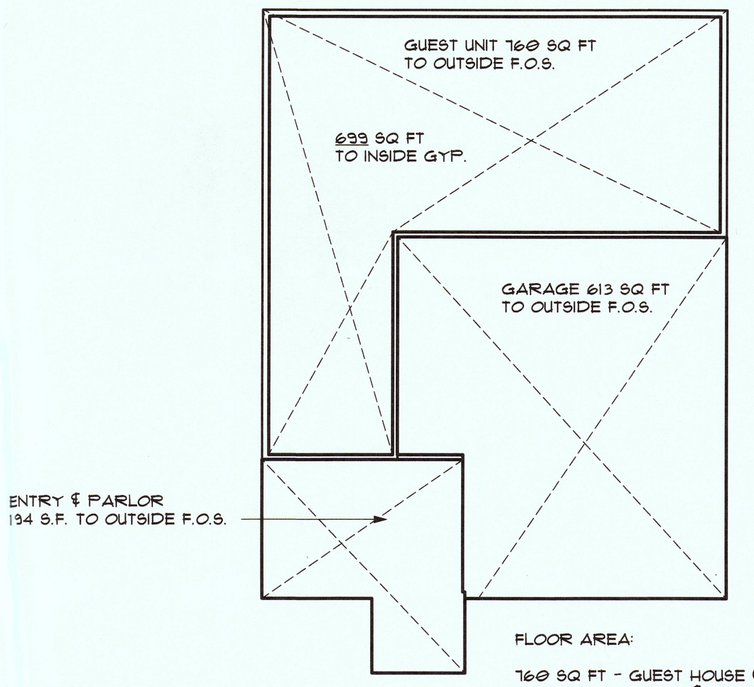
	X	992	SECOND FLOOR (EXCLUDES ITEMS BELOW)
X		165	2ND STORY BALCONY AND OVER 1ST FLOOR (PROPERTY COV. COUNTED ON THE 1ST FLOOR)

1,567	OUR SITE COVERAGE
35%	PERCENTAGE OF SITE COVERAGE
5,000	LOT SIZE
1,750	MAXIMUM SITE COVERAGE ALLOWED
183	UNDER THE MAXIMUM SQUARE FEET

2,559	OUR TOTAL FLOOR AREA
53%	PERCENTAGE OF FLOOR AREA ALLOWED
5,000	LOT SIZE
2,650	MAXIMUM FLOOR AREA ALLOWED
91	UNDER THE MAXIMUM SQUARE FEET



VICINITY MAP



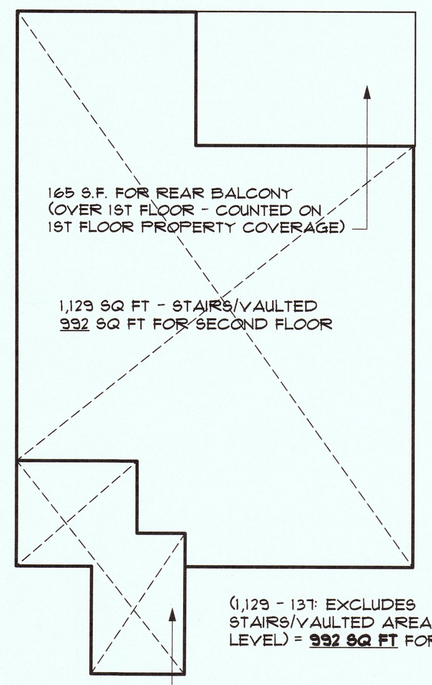
FLOOR AREA:

769 SQ FT - GUEST HOUSE (OUTSIDE WALLS)
194 SQ FT - ENTRY & PARLOR ROOM
613 SQ FT - GARAGE

TOTAL: 1,567 SQ FT.

NEW 1ST SQUARE FOOTAGE PLAN

0 10 20 30 SCALE 1/8"=1'0"



(1,129 - 137: EXCLUDES STAIRS/VAULTED AREA ON THIS LEVEL) = **992 SQ FT** FOR 2ND FLOOR

137 SQ FT AT STAIRS & VAULTED AREA

NEW 2ND FLOOR SQUARE FOOTAGE PLAN

0 10 20 30 SCALE 1/8"=1'0"

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB # 1403

SCALE AS NOTED

DATE 4/4/17

SHEET A1.1

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.B.M.	AGGREGATE BASE MATERIALS
ACOUS.	ACOUSTIC
A/C	AIR CONDITIONING
A.C.	ASPHALTIC CONCRETE
A.D.	ACCESS DOOR
ADJ.	ADJUSTABLE
A.F.S.	AUTOMATIC FIRE SPRINKLER
AGGR.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
A.P.	ACCESS PANEL
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
A.T.	ASH TRAY
L	ANGLE
@	AT
&	AND
BD.	BOARD
BKSPL.	BACKSPLASH
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOT.	BOTTOM
BSBD.	BASEBOARD
B.U.	BUILT-UP
B.U.R.	BUILT-UP ROOF
CABT.	CABINET
C.B.	CATCH BASIN
CBO.	CULKBOARD
CEM.	CEMENT
CER.	CERAMIC
C.G.	COVER GUARD
C.I.	CAST IRON
C.J.	CEILING JOIST
CLG.	CEILING
CLR.	CLEAR
CLO.	CLOSET
CMU.	CONC. MASONRY UNIT
CNTR.	COUNTERTOP
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONTR.	CONTRACTOR
CT	COOKTOP
CT.	COATS
CUST.	CUSTODIAN
C. W.	COLD WATER
C.O.	CLEAN OUT
℄	CENTERLINE
D.	DRYER
DET.	DETAIL
DS	DARK SKY LIGHT
D.F.	DOUGLAS FIR
D/G	DUALGLAZE
Ø	DIAMETER OR ROUND
DIA	DIAMETER
DIM.	DIMENSION
DISP.	GARBAGE DISPOSAL
DN.	DOWN
DEMO'D	DEMOLISHED
DR.	DOOR
D.S.	DOWNSPOUT
D/W	DISHWASHER
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
ELEV.	ELEVATION
E.J.	EXPANSION JOINT
EQ.	EQUAL
E.S.	EXPANSION SHIELD
EXH.	EXHAUST
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FLAT HEAD
F.H.C.	FIRE HOSE CABINET
FIN. FLR.	FINISH FLOOR
F.J.	FLOOR JOIST
FLDG.	FOLDING
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.	FINISH OPENING
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD/STEEL
FR.	FRAME
F.R.P.	FIBER GLASS REINFORCED PLASTIC
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GUAGE
GALV.	GALVANIZED
G.B.	GREEN BOARD
G.C.	GENERAL CONTRACTOR
G.F.I.	GROUND FAULT INTERRUPTER
G.I.	GALVANIZED IRON
GL.	GLASS
GLU.B.	GLULAM BEAM
GND.	GROUND
G.S.M.	GALVANIZED SHEET METAL
G.V.	GATE VALVE
GYP BD	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HC.AP.	HANDICAPP
HDBD.	HARDBOARD
HDR.	HEADER
K.P.	KICKPLATE
HDWD.	HARDWOOD
HDWE	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
H.R.C.	HOSE REEL CABINET
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISP.
HTG.	HEATING
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
J.B.	JUNCTION BOX
JT.	JOIST
LAV.	LAVATORY
L.H.	LEFT HAND
LKR.	LOCKER
L.P.	LOW POINT
LT.	LIGHT
LTWT.	LIGHTWEIGHT
M/W	MICRO-WAVE
MED.	MEDIUM
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.D.F.	MEDIUM DENSITY FIBER BD.
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MTD.	MOUNTED
M.S.	MACHINE SCREW
MTL.	METAL
MULL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONCRETE
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
#	NUMBER
O/	OVER
O.B.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.S.	OUTER FACE OF STUD
OH.	OVER HEAD
OP.	OPAQUE
OPNG.	OPENING
OPP.	OPPOSITE
P.A.	PUBLIC ADDRESS
P.D.F.	POWER DRIVEN FASTENER
P.G.	PAINT GRADE
PH.	PHILLIPS HEAD
	PUBLIC AND HOUSE PHONE
P.I.V.	POST INDICATOR VALVE
PL.	PLATE
P/L	PROPERTY LINE
PLAS.	PLASTER
PLAS. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
POL.	POLISHED
PR.	PAIR
PRCST.	PRECAST
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PSL.	PARALAM BEAM
PT.	PRESSURE TREATED
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
R.	RISE
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REF.	REFRIGERATOR
REINF.	REINFORCED/ING
REQ'D.	REQUIRED
RH.	RIGHT HAND
R.H.	ROUND HEAD
RM.	ROOM
R.R.	ROOF RAFTER
R.W.L.	RAIN WATER LEADER
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
S.D.	SMOKE DETECTOR
SECT.	SECTION
S.G.	SAFETY GLAZE
SHR.	SHEAR
SHT.	SHEET
SHWR.	SHOWER
SK.	SINK
SIM.	SIMILAR
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREWS
S.N.D.	SANITARY NAPKIN DISPOSAL
S.N.V.	SANITARY NAPKIN VENDOR
S.O.V.	SHUT OFF VALVE
S.P.D.	SOAP DISPENSER
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SERVICE SINK
STL.	STEEL
STD.	STANDARD
STOR.	STORAGE
STRUC.	STRUCTURAL
S.T.S.	SELF TAPPING SCREW
ST. STL.	STAINLESS STEEL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T	TREAD
T.B.	TOWEL BAR
T&B	TOP & BOTTOM
T/C	TRASH COMPACTOR
T.D.	TOWEL DISPENSER
T.D.L.	TRUE-DIVIDED LIGHTS
T.O.D.	TOWEL DISPENSER & DISP.
TELE.	TELEPHONE
TEMP.	TEMPERED GLASS
T. & G	TONGUE & GROOVE
THK.	THICK
T.K.	TOE KICK
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.P.D.	TOILET PAPER DISPENSER
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
VN.	VINYL
V.T.R.	VENTILATION THRU ROOF
V.H.F.	VINYL WALL FABRIC
W	WASHER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDO/WDOS	WINDOW/WINDOWS
WNDR. BD.	WONDERBOARD
W/O	WITHOUT
W.P.	WATER PROOF
WRGP.	WATER RESISTANT GYPSUM
W.S.	WEATHER STRIPPING OR WOOD SREW
WSCT.	WAINSCOT
WT.	WEIGHT

MISC. SITE PLAN NOTES & CONSTRUCTION OPERATION PLAN

UNDERGROUND SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE PACIFIC GAS & ELECTRIC COMPANY REQUIREMENTS. SEE COMPLETE INFO ON SHEET E-1

CLEANOUTS IN BLDG. SEWERS SHALL BE APPROVED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE SEWER AUTHORITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT

THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA

SPECIAL INSPECTION REQUIRED FOR CONCRETE FOUNDATION GREATER THAN 2,500 P.S.I., EPOXY HOLDOWNS, HIGH STRENGTH BOLTS, SEISMIC RESISTANCE AND STRUCTURAL STEEL WELDING & FOR SHEAR WALL NAILING SPACED 4" OR LESS. COMPLETE AND SUBMIT A STAMPED & SIGNED SPECIAL INSPECTION FORM FORM PRIOR TO PERMIT ISSUANCE.

AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPALITY'S RIGHT OF WAY

THE APPLICANT/CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE BLDG. INSPECTION SECTION, THE DEPT. OF PUBLIC WORKS AND THE COASTSIDE FIRE PROTECTION DISTRICT.

PRIOR TO FINAL INSPECTION, PAINT THE ADDRESS NUMBER ON THE FACE OF THE CURB NEAR THE DRIVEWAY APPROACH WITH BLACK LETTERING ON A WHITE BACKGROUND.

INCLUDE HOUSE ADDRESS: NUMERALS SHALL BE A MIN. 4" IN HEIGHT AND 3/4" STROKE OF CONTRASTING COLOR TOP THEIR BACKGROUND AND MUST BE LIGHTED DURING THE HOURS OF DARKNESS (SEE ELEVATION) FOR NEW CONSTRUCTION ONLY.

COORDINATE UNDERGROUND CONSTRUCTION ACTIVITIES TO UTILIZE THE SAME JOINT TRENCH. MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED. THE SOIL IS TO BE REPLACED USING ACCEPTED COMPACTION METHODS.

STOCKPILE AND PROTECT DISPLACED TOPSOIL FOR REUSE.

GENERAL CONTRACTOR (G.C.) TO VERIFY UTILITIES ARE MAINTAINED IN SAFE CONDITION AT TIMES OR REMOVE FROM SITE.

G.C. TO VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED.

G.C. TO VERIFY THAT THE WATER LINE THE BUILDING HAS BEEN CUT OFF AT THE PROPERTY LINE AND A HOSE BIB WITH A VACUUM BREAKER TYPE BACKFLOW PREVENTION DEVICE IS PROVIDED FOR DUST CONTROL

IF THERE IS NO CONSTRUCTION TRAILER USED FOR THIS PROJECT, THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT BE LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.

THE DEBRIS BOX TO BE LOCATED SOMEWHERE ON THE SITE. DEBRIS TO BE HAULED OFF-SITE TO AS NECESSARY. THE APPLICANT/CONTRACTOR SHALL MONITOR THE SITE TO ENSURE THAT TRASH IS PICKED UP AND APPROPRIATELY DISPOSED DAILY.

THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.

THE APPLICANT/CONTRACTOR SHALL ENSURE THE NO CONSTRUCTION-RELATED VEHICLES SHALL IMPEDE THROUGH TRAFFIC ALONG THE RIGHT-OF-WAY ON MAIN STREET. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON-SITE OUTSIDE OF THE PUBLIC RIGHT OF WAY OR IN LOCATIONS WHICH DO NOT IMPEDED SAFE ACCESS ON MAIN STREET. THERE SHALL BE NO STORAGE OF CONSTRUCTION VEHICLES IN THE PUBLIC RIGHT OF WAY.
NO SITE DISTURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL, UNTIL A BUILDING PERMIT HAS BEEN ISSUED AND THEN ONLY THOSE TREES APPROVED FOR REMOVAL SHALL BE REMOVED.

NOISE LEVELS PRODUCED BY THE PROPOSED CONSTRUCTION ACTIVITY SHALL NOT EXCEED THE 80DBAS LEVEL AT ANY ONE MOMENT. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS FROM 7:00 A.M. TO 6 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.

WATER SHALL BE AVAILABLE ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS

SURFACE RUNOFF FROM ALL IMPERVIOUS SURFACES SHALL BE DIRECTED TO THE WATER DETENTION AREAS. SEE CIVIL PLANS

IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPE AREAS. SEE "GRADING, DRAINAGE & EROSION CONTROL PLAN" ON SHEET C-1. CONTRACTOR TO PROVIDE INTENT

SEE SEPARATE DRAINAGE PLAN BY CIVIL ENGINEER FOR OFFICIAL DESIGN OF EROSION CONTROL AND DRAINAGE PLAN

RAINWATER LEADERS (DOWNSPOUTS) TO TIE INTO UNDERGROUND DRAIN: SEE DRAINAGE PLAN BY CIVIL ENGINEER ON SHEET C-1.

MAINTAIN 6" MINIMUM CLEARANCE FROM SOIL TO BOTTOM OF SIDING. (8" FROM SILL).

DRAIN WATER AWAY FROM THE BUILDING. MAKE CERTAIN THAT ALL WATER DRAINS AND THERE IS NO PONDING.

PRIOR TO THE ISSUANCE OF THE BLDG. PERMIT, THE APPLICANT/CONTRACTOR SHALL SUBMIT A DRIVEWAY "PLAN & PROFILE" TO THE DEPT. OF PUBLIC WORKS, SHOWING THE DRIVEWAY ACCESS TO THE PARCEL (GARAGE SLAB) COMPLYING WITH THE COUNTY STANDARDS FOR DRIVEWAY SLOPES (NOT TO EXCEEDED 20%) AND TO COUNTY STANDARDS (AT THE PROPERTY LINE) BEING THE SAME ELEVATIONS AS THE CENTER OF THE ACCESS ROADWAY. WHEN APPROPRIATE, AS DETERMINED BY THE DEPT. OF PUBLIC WORKS, THIS PLAN AND PROFILE SHALL BE PREPARED FROM ELEVATIONS AND ALIGNMENT SHOWN ON THE ROADWAY IMPROVEMENT PLANS, THE DRIVEWAY PLAN SHALL ALSO INCLUDE AND SHOW SPECIFIC PROVISIONS AND DETAILS FOR BOTH THE EXISTING AND THE PROPOSED DRAINAGE PATTERNS AND DRAINAGE FACILITIES.

NO PROPOSED CONSTRUCTION WORK WITHIN THE COUNTY RIGHT OF WAY SHALL BEGIN UNTIL THE COUNTY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. THE APPLICANT/CONTRACTOR SHALL CONTACT THE DEPT. OF PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT MAY BE REQUIRED TO PROVIDE PAYMENT OF ROADWAY MITIGATION FEES" BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE) OF THE PROPOSED BUILDING PER ORDINANCE NO. 3277.

THE APPLICANT SHALL SUBMIT A PERMANENT STORMWATER MANAGEMENT PLAN IN COMPLIANCE WITH THE COUNTY'S DRAINAGE POLICY AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYTEM (NPDES) REQUIREMENT FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.

SCHEDULE WORK SO AS NOT TO INTERFERE UNDULY WITH THE NORMAL HOUSELOLD OPERATIONS.

FIRE DEPARTMENT NOTES

1: AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA-13D MUST BE SUBMITTED. THE ENTIRE STRUCTURE TO HAVE FIRE SPRINKLERS. THEY MUST BE DRAWN BY A CONTRACTOR HAVING A C16 LICENSE. THE SUBCONTRACTOR SHALL PRODUCE DRAWINGS FOR APPROVAL BY THE CITY, COUNTY OR FIRE DEPARTMENT.

2: SMOKE DETECTORS ARE HARDWIRED: AS PER THE CALIFORNIA BUILDING CODE (CBC), STATE FIRE MARSHALL REGULATIONS AND COASTSIDE FIRE DISTRICT ORDINANCE # 2013-03, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHALL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW ROOM AND RECONDITIONED SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL.

2A: SMOKE/CARBON MONOXIDE DETECTORS: TO BE HARDWIRED, INTERCONNECTED OR WITH BATTERY BACKUP. DETECTORS ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTION AND NFPA 72.

4: ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

4A: IDENTIFY RESCUE WINDOWS IN EACH BEDROOM AND VERIFY THAT THEY MEET ALL REQUIREMENTS.

5: OCCUPANCY SEPARATION: ATTACHED GARAGE TO MEET OCCUPANCY SEPARATION REQUIREMENTS PER CRC R302.6. A ONE-HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20-MINUTE FIRE RATED, SELF CLOSING DOOR ASSEMBLY WITH SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED.

6: ADDRESS NUMBERS: FOR NEW RESIDENTIAL BUILDINGS AND PER COASTSIDE FIRE DISTRICT NO. 2013-03, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED & VISIBLE FROM THE STREET. (TEMP. ADDRESS #5 SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 3/4-INCH STROKE. SUCH LETTERS/NUMERALS 3D BE INTERNALLY ILLUMINATED & FACING THE DIRECTION OF ACCESS. FINISHED HEIGHT OF BOTTOM OF ADDRESS LIGHT UNIT SHALL BE GREATER THAN OR EQUAL TO 6 FEET FROM THE FINISHED GRADE. WHEN THE BUILDING IS SERVED BY A LONG DRIVEWAY OR IS OTHERWISE OBSCURED, A 6-INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT SHALL BE PLACED AT THE ENTRANCE FROM THE NEAREST PUBLIC ROADWAY. SEE FIRE ORDINANCE FOR STANDARD SIGN.

7: ROOF COVERING: AS PER COASTSIDE FIRE DISTRICT ORDINANCE # 2013-03, THE ROOF COVERING OF EVERY NEW BUILDING AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.

8: AUTOMATIC FIRE SPRINKLER SYSTEM: AS PER SAN MATEO COUNTY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2013-03, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM **THROUGHOUT** THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. ALL AREAS THAT ARE ACCESSIBLE FOR STORAGE PURPOSES SHALL BE EQUIPPED WITH FIRE SPRINKLERS INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION OR THE CITY OF HMB. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW. THE FEE SCHEDULE FOR AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH HALF MOON BAY ORDINANCE NO. 2006-01. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

9: INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN.

10: EXTERIOR BELL AND INTERIOR HORN/STROBE: REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

11: SOLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE COASTSIDE FIRE PROTECTION DISTRICT AS OUTLINED IN STANDARD DETAIL DI-007 SOLAR PHOTOVOLTAIC SYSTEMS.

12: FIRE ACCESS ROADS: THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03 AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS. AS PER THE 2013 CFC, DEAD END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH HALF MOON BAY FIRE DISTRICT SPECIFICATIONS. AS PER THE 2001 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.

13: FIRE APPARATUS ROADS TO BE A MINIMUM OF 20 FEET WIDE WITH A MINIMUM OF 35 FEET CENTERLINE RADIUS AND A VERTICAL CLEARANCE OF 15 FEET CFC503, D103, T-14 1213

FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER TO BE SURFACED WITH ASPHALT, OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FEET IN LENGTH WITH A MINIMUM OF 500 FEET BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FEET, 20 FEET WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20%. (PLAN AND PROFILE REQUIRED CFC 503)

14: "NO PARKING - FIRE LANE" SIGNS SHALL BE PROVIDED ON BOTH SIDES OF ROADS 20 TO 26 FEET WIDE AND ON ONE SIDE OF ROADS 26 TO 32 FEET WIDE. CFC D103.6

15: FIRE HYDRANT: AS PER 2013 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (FLOW 360) MUST BE LOCATED WITHIN 250 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2013 CFC, APPENDIX B. THE HYDRANT/STANDPIPE MUST PRODUCE A MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS. (THE APPLICANT SHALL PROVIDE DOCUMENTATION INCLUDING HYDRANT LOCATION, MAIN SIZE AND FIRE FLOW REPORT A THE BUILDING PERMIT APPLICATION STAGE. INSPECTION REQUIRED PRIOR TO THE FIRE'S FINAL APPROVAL OF THE BUILDING PERMIT OR BEFORE COMBUSTIBLES ARE BROUGHT ON SITE).

16: THE REQUIRED FIRE FLOW SHALL BE AVAILABLE FROM A COUNTY STANDARD WET BARREL FIRE HYDRANT. THE CONFIGURATION OF THE HYDRANT SHALL HAVE A MINIMUM OF ONE EACH 4 1/2" OUTLET AND ONE EACH 2 1/2" OUTLET LOCATED NOT MORE THAN 250 FEET FROM THE BUILDING MEASURED BY WAY OF APPROVED DRIVABLE ACCESS TO THE PROJECT SITE.

A: VEGETATION MANAGEMENT: THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03, THE 2013 CALIFORNIA FIRE CODE AND PUBLIC RESOURCES CODE 4291. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. IN SRA (STATE RESPONSIBLE AREA) THE FUEL BREAK IS 100 FEET OR TO THE PROPERTY LINE.

B: TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 TO 10 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.

C: REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.

D: THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHIMNEYS - EXISTING AND NEW. SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12-GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2". NOTE: NO FIREPLACE FOR THIS DESIGN.

E: A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.

F: TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.

G: REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.621.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

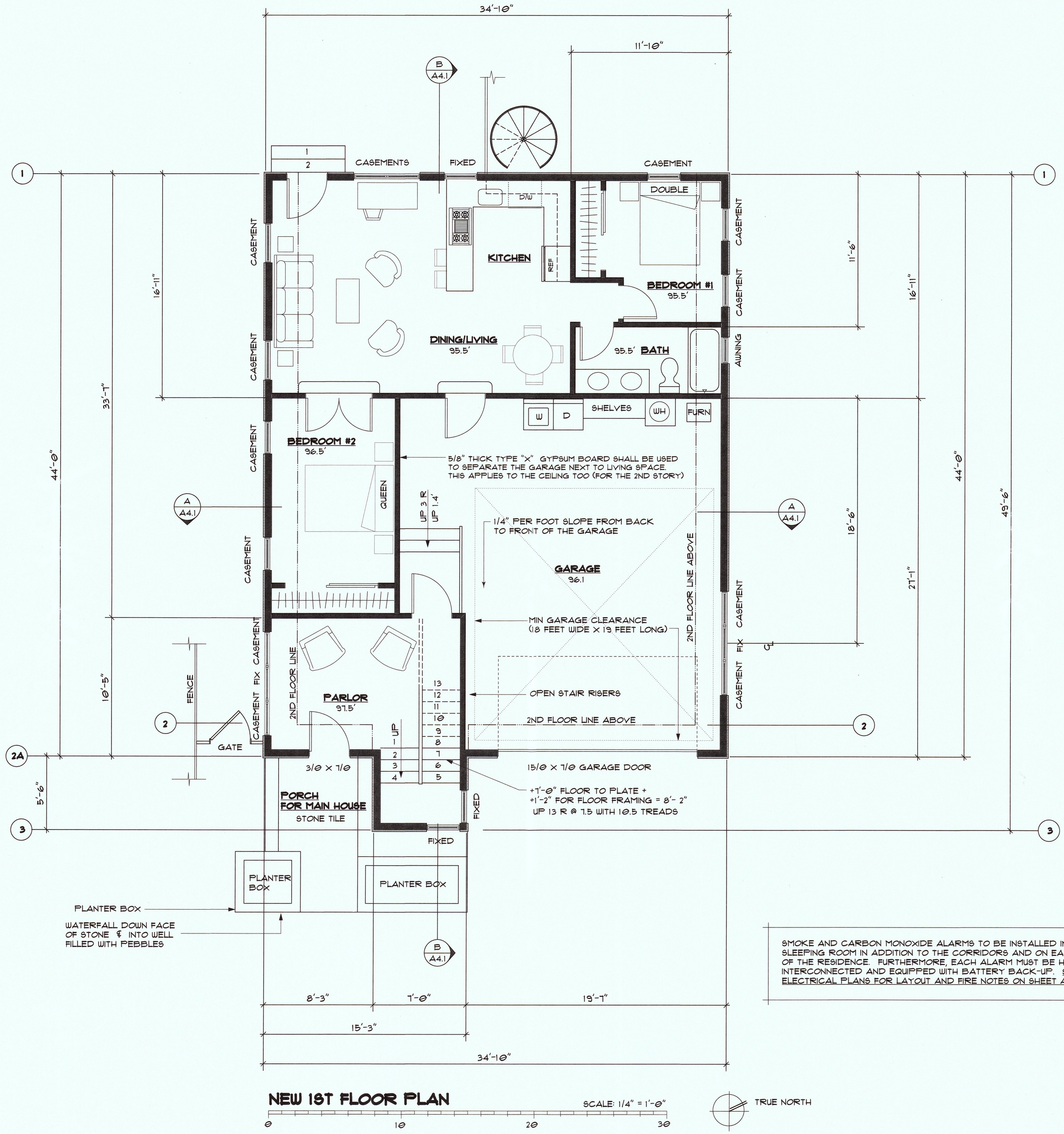
JOB # 1403

SCALE AS NOTED

DATE 4/4/17

SHEET A1.2

NOTES:
1: HVAC IN CRAWL SPACE FOR 1ST FLOOR
2: TANKLESS WATER HEATER



SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE, EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL PLANS FOR LAYOUT AND FIRE NOTES ON SHEET A1.2.

NEW 1ST FLOOR PLAN

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

0 10 20 30

TRUE NORTH

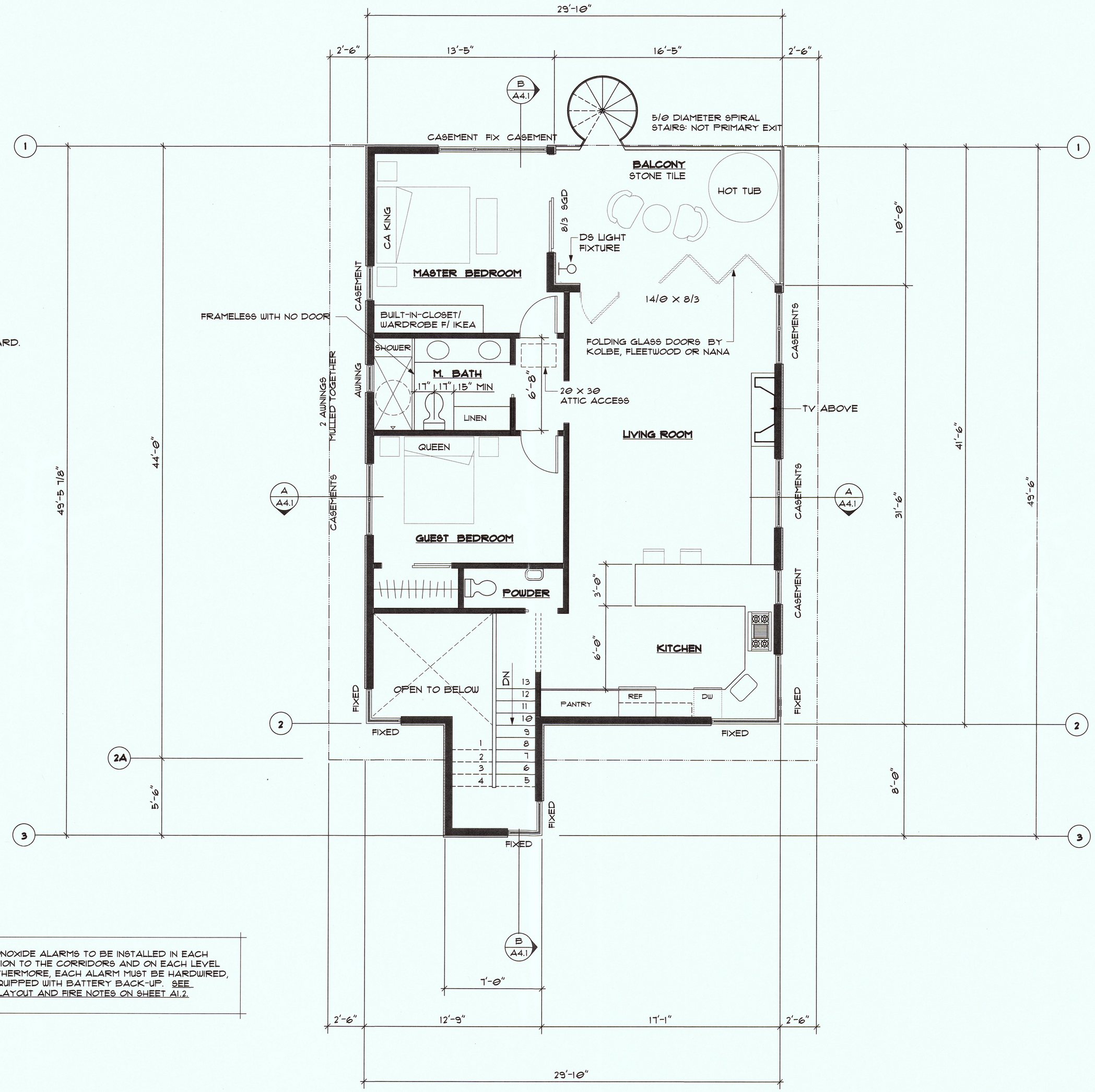
CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB # 1403
SCALE AS NOTED
DATE 4/4/17
SHEET A2.1

MISC NOTES:

1: HVAC IN ATTIC FOR 2ND FLOOR
2: ALL HARWOOD FLOORS IN HOUSE EXCEPT IN BATHROOMS - INSTALL TILE ON HARDIE BOARD.
3:



SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE, EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL PLANS FOR LAYOUT AND FIRE NOTES ON SHEET A1.2.

NEW 2ND FLOOR PLAN

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

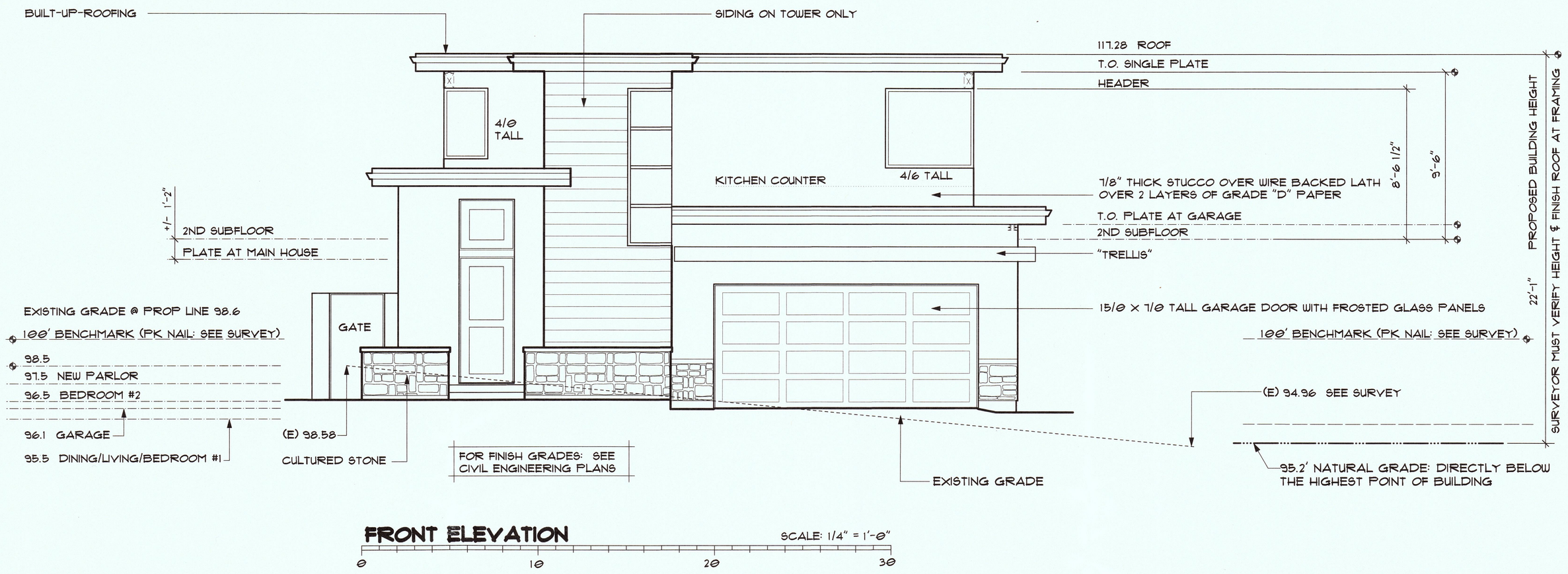
0 10 20 30

TRUE NORTH

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.672.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-041-036/040

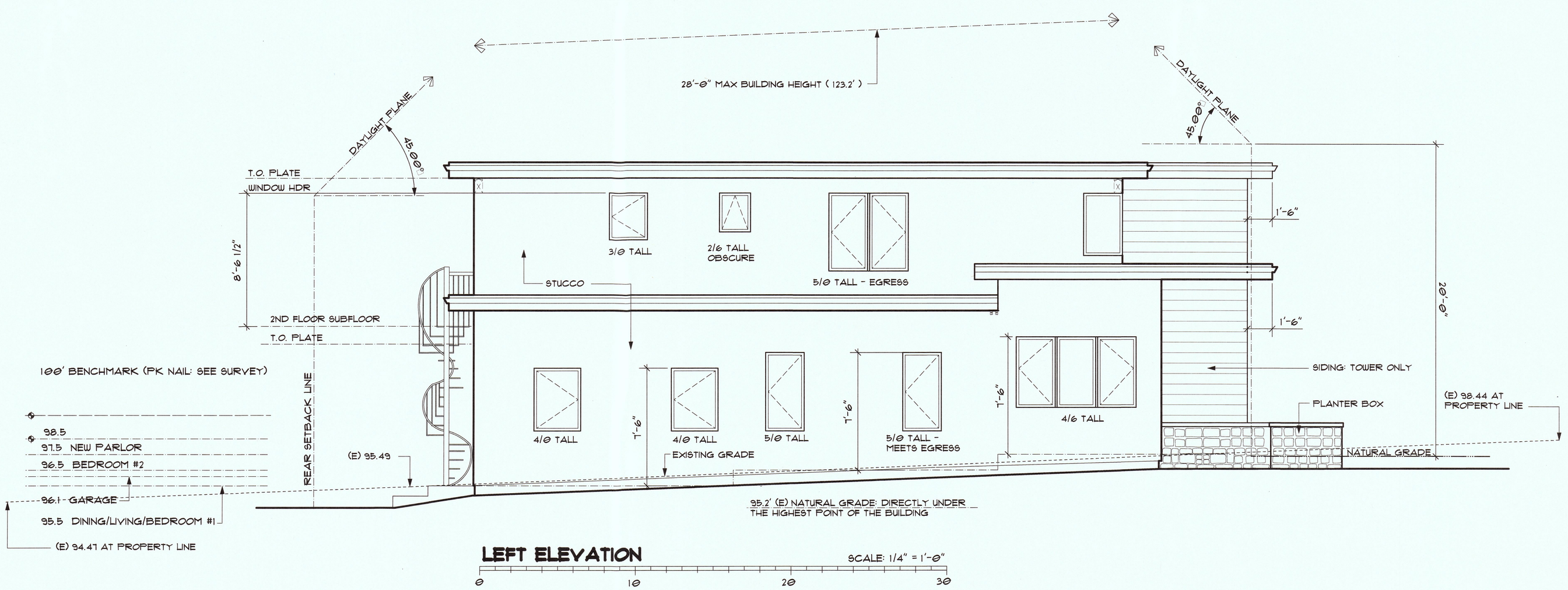
JOB # 1403
SCALE AS NOTED
DATE 4/4/17
SHEET A2.2



FRONT ELEVATION

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

0 10 20 30



LEFT ELEVATION

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

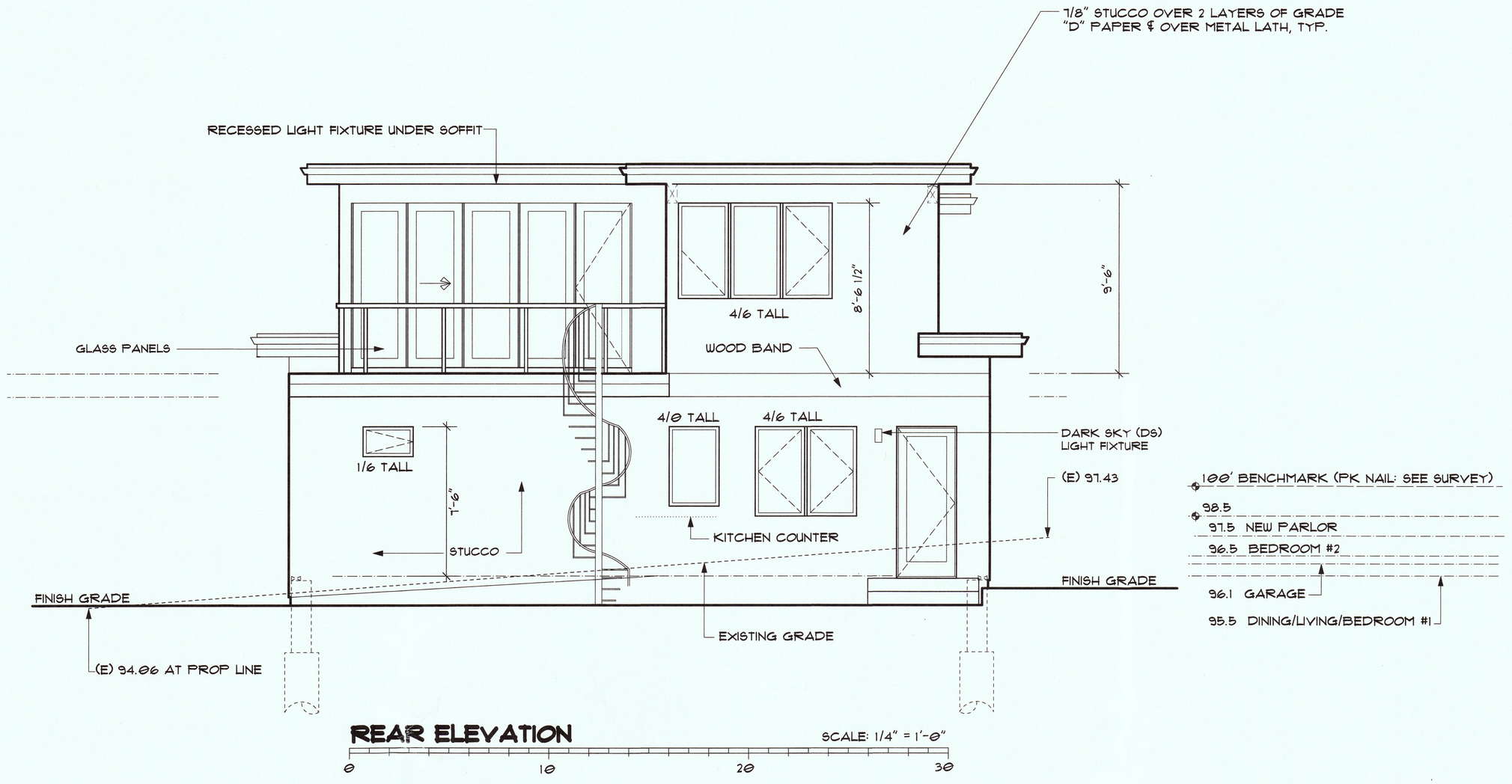
0 10 20 30

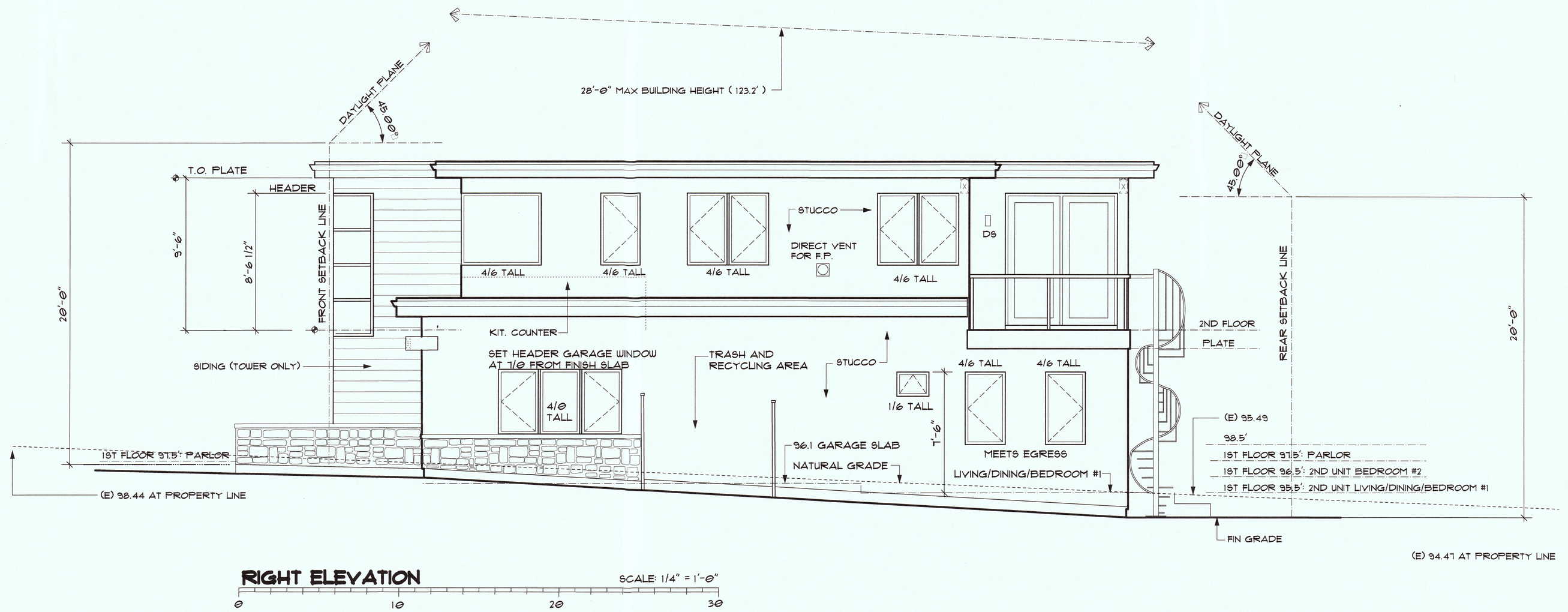
CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB # 1403
SCALE AS NOTED
DATE 4/4/17

SHEET
A3.1





CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

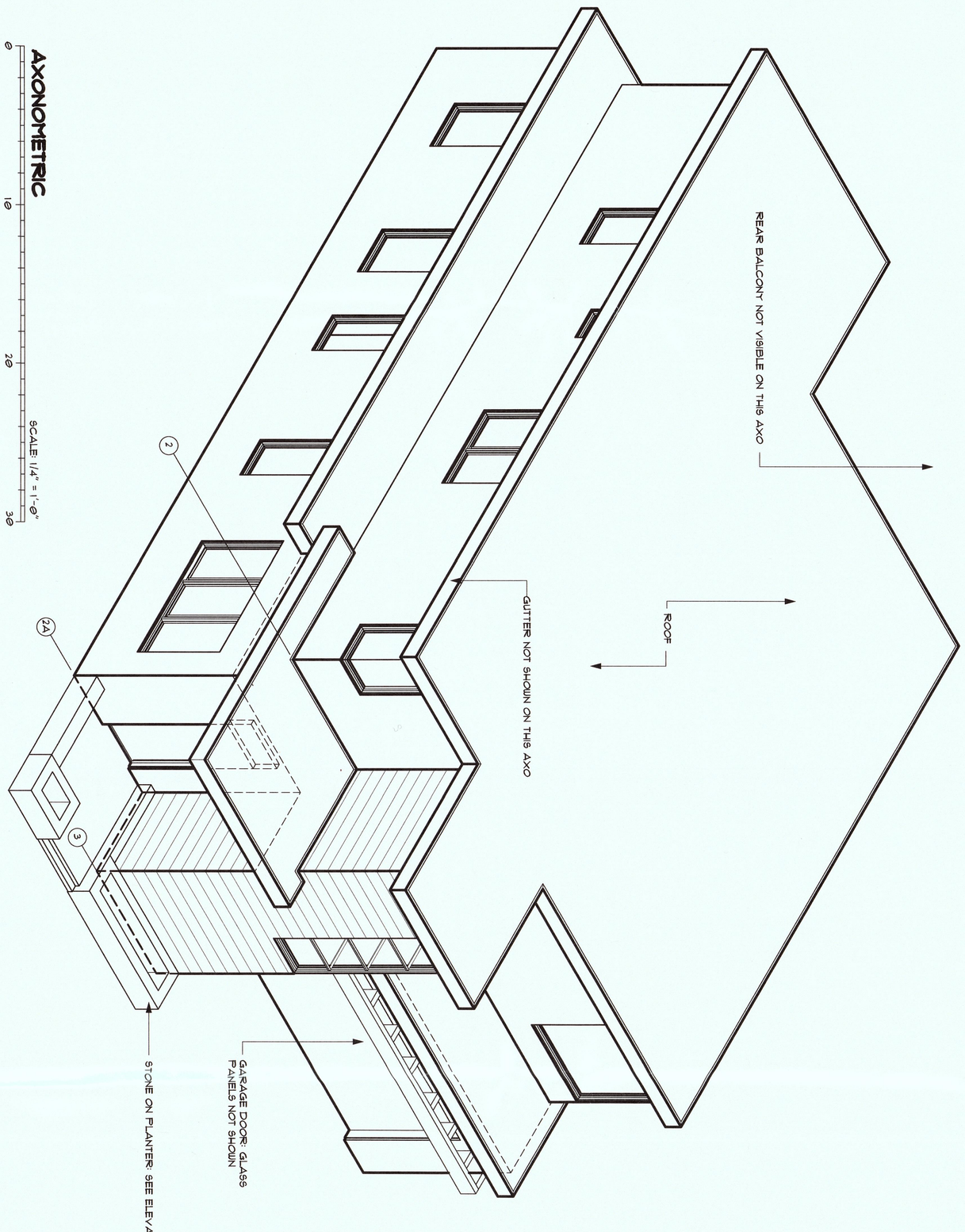
NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB # 1403
SCALE AS NOTED
DATE 4/4/17
SHEET A3.2

AXONOMETRIC

0 1@ 2@ 3@

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



NEW RESIDENCE FOR:

JOO & HAAS

MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

SHEET A3.3

DATE 4/4/17

SCALE AS NOTED

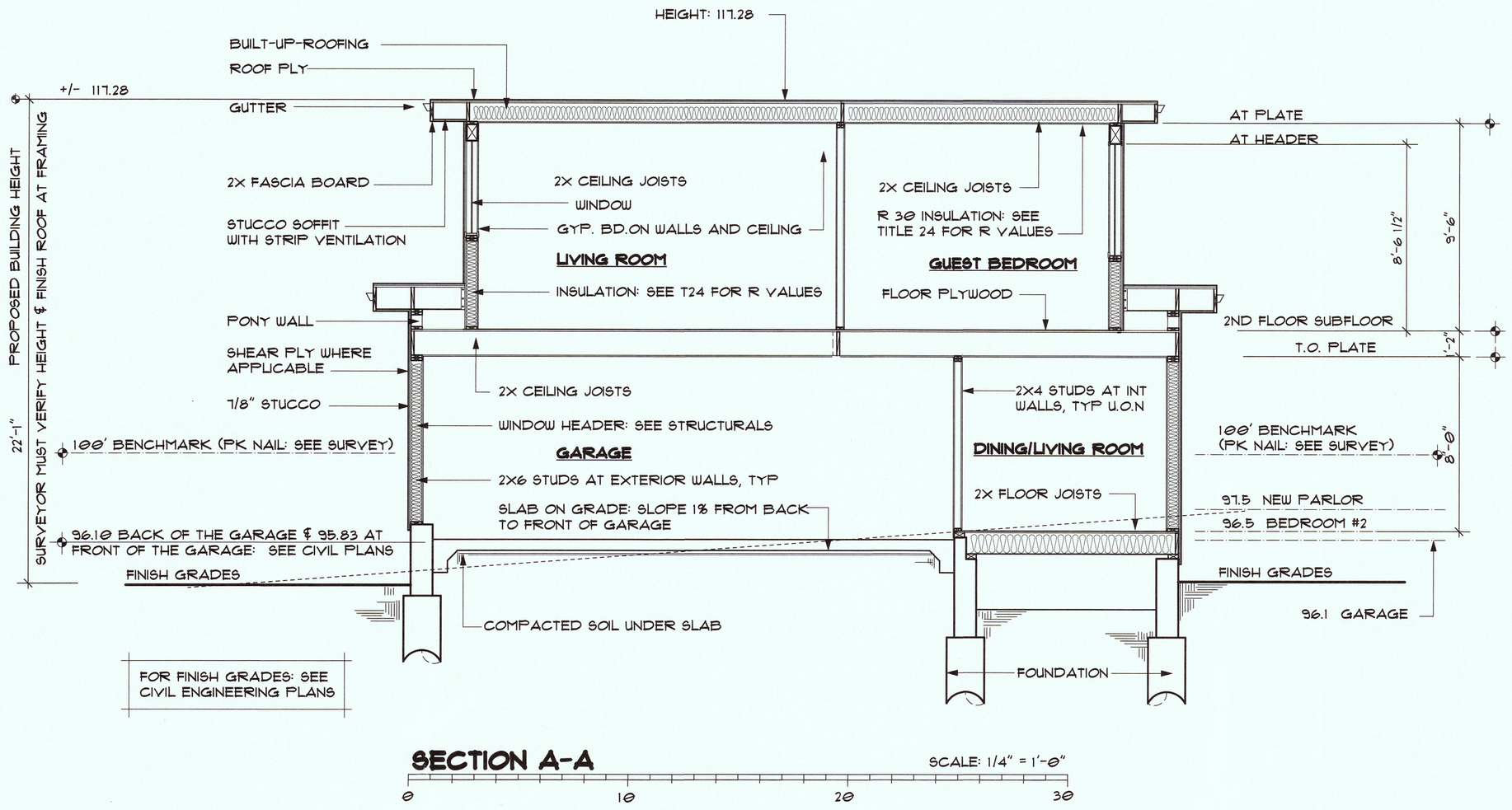
JOB # 1403

CHRIS RIDGWAY ARCHITECT, INC.

670 POPLAR STREET, HALF MOON BAY, CA. 94019

PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET

EMAIL: CRARCHITECT@COASTSIDE.NET

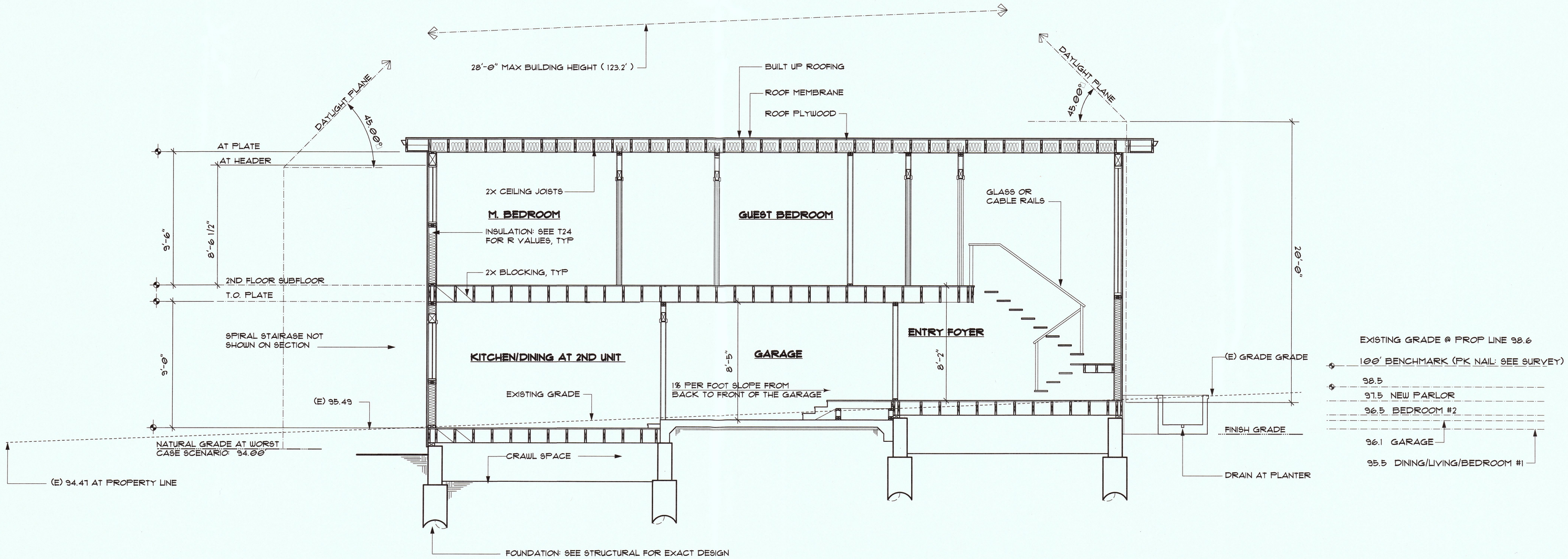


SECTION A-A

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

0 10 20 30

NOTE:
SEE STRUCTURAL DRAWINGS FOR SPECIFICS
SUCH AS SIZE FOR RAFTERS, HEADERS,
PLYWOOD, FASTENERS, FOUNDATION, ETC.



SECTION B-B

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

0 10 20 30

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650 422 6300 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-047-030/040

JOB # 1403
SCALE AS NOTED
DATE 4/4/17
SHEET A4.1

JOB NAME: S91 (HAAS) Lots 1 & 2,, Block 11, RSM 6/2 APN 036-047-030 & APN 036-047-040 San Mateo County, California	DRAWN BY: CT	CHECKED BY: CT
	SCALE: 1"=10'	
	DATE: August 25, 2014	
	DWG NUMBER	SHEET
EXHIBIT MAP	S91-2	1 OF 1

LOT 3

LOT 2

LOT 1

LOT 10

LOT 11

LOT 13

LOT 12

S 61°21'00" E 100.00'

S 28°39'00" W 49.98'

S 61°21'00" E 100.00'

S 28°39'00" W 49.98'

FENCE

TOOL RACK

GARDEN BOX

8" TREE

6" TREE

8" TREE

8" TREE

26" PINE

TEL POLE

8" TREE

93.18 93.23 94.16 94.96 95.34 96.54 97.59 97.78 99.19 99.29 99.34 100.32

94.66 96.12 97.38 98.26 98.58 98.88

94.47 95.49 95.43 95.51 95.96 97.34

40' 40'

EDGE OF PAVEMENT

96.90EP 97.62EP 98.57EP 99.81EP 101.54EP 102.92EP

97.57AC 99.13AC 100.55AC 102.22AC 103.60AC

BENCH MARK
PK NAIL, ELEV = 100.00'
(Assumed Datum)

MAIN STREET (80' WIDE)

Centerline of 80 ft. Right of Way

MANHOLE
RIM ELEV = 106.35

MANHOLE
RIM ELEV = 107.55

WATER VALVE

30' 30'

Centerline of 60 ft. Right of Way

4th STREET (80' WIDE)

LEGEND:

EP EDGE OF PAVEMENT
AC ASPHALT CONCRETE

NOTES:

1) Elevations shown hereon are based on an assumed datum.
2) A reasonable attempt was made without success to locate surface evidence of utilities.
3) The precise location of underground utilities can only be determined by careful hand digging and/or probing in compliance with article 6 of the CAL/OSHA Safety Orders and California State Assembly Bills 73 of 1989.
4) Users of this drawing must verify field conditions before starting design or construction.
5) This is an Exhibit Plat showing selected elevations.
5) A title report was not available. Easements, if any, are not shown.

GRAPHIC SCALE

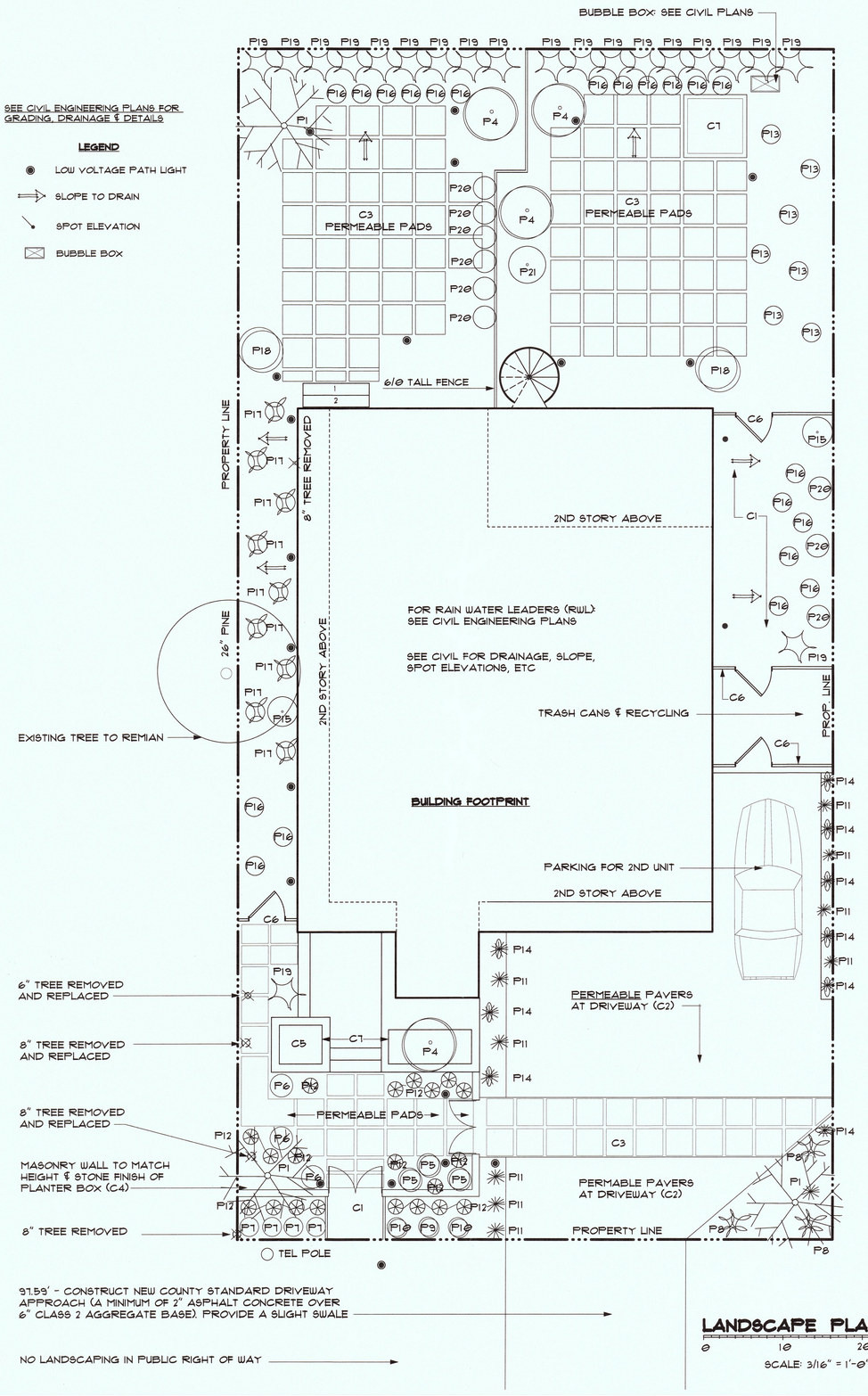
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROFESSIONAL LAND SURVEYOR
CHARLES E. TOCCI
No. 6226
EXPIRES 03/31/16
STATE OF CALIFORNIA

Charles E. Tocci

Charles Tocci **Licensed land Surveyor** **Tel 510-409-1237**

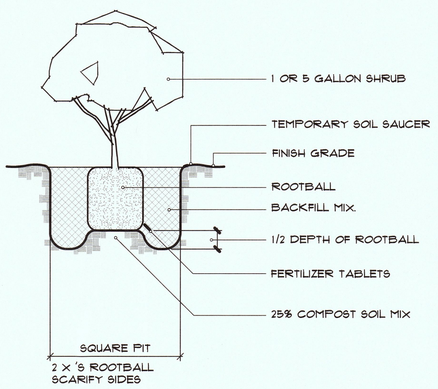


LANDSCAPE PLAN

0 10 20 30

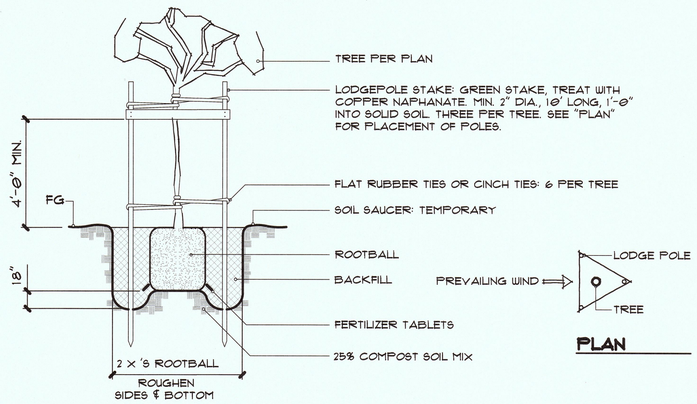
SCALE: 3/16" = 1'-0"

TRUE NORTH



SHRUB PLANTING DETAIL

NOT TO SCALE



BOX TREE STAKING DETAIL

NOT TO SCALE

THIS PROJECT HAS APPROXIMATELY 1,071 SQ. FT. OF LANDSCAPING

INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA

APPLY MULCH AT THE RATE OF 12 CUBIC YARDS PER 1,000 SQUARE FEET FOR MOISTURE RETENTION AND WEED CONTROL

PLANTING NOTES
SUNSET ZONE 17

P1	3-24"	BOX	MELALEUCA QUINQUENERVIA
P2	14-1	GAL	ECHIUM CANDICANS
P3	9-5	GAL	MESCANTHUS SINENSIS DIXIELAND
P4	4-15	GAL	ACER PALMATUM
P5	3-5	GAL	ARCTOSTAPHYLOS VIRGATA
P6	3-15	GAL	PINUS NIGRA BONSAI
P7	4-2	GAL	LOMANDRA LONGIFOLIA BREEZE
P8	3-5	GAL	ASTELIA BANKSII (COMPACT FORM)
P9	1-15	GAL	CEDRUS DEODARA PENDULA
P10	1-1	GAL	ANIGOZANTHOS FLAVIDUS
P11	9-1	GAL	MYRTUS COMMUNIS 'COMPACT' DWARF MYRTLE
P12	21-1	GAL	IPOMOEA PES-CAPRAE
P13	7-1	GAL	LEPTOSPERNUM LAEVIGATUM 'REEVESII'
P14	6-1	GAL	THUNBERGIA ALATA "SPANISH EYES"
P15	2-5	GAL	GREVILLEA MOONLIGHT
P16	30-5	GAL	COPROSMA RAINBOW SURPRISE
P17	9-5	GAL	DODONAEA VISCOSA
P18	2-15	GAL	FUYU PERSIMMON TREE
P19	20-5	GAL	PITTOSPORUM SILVER SHEEN
P20	9-5	GAL	RHAGODIA SPINESCENS

IRRIGATION NOTES: SEE L02

1: THE DESIGNED LANDSCAPE SHALL BE IRRIGATED WITH DRIP IRRIGATION. ENGINEERED BY LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM WILL TIE INTO DOMESTIC WATER SYSTEM WITH BACKFLOW PREVENTION.

2: IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE SITE AND GRADE DIFFERENTIALS, LOCATION OF WALLS, RETAINING WALLS, ETC.

3: LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (25 AMP) SERVICE TO CONTROLLER LOCATION.

4: LOCATE VALVES AND VALVE BOXES IN GROUND COVER AREAS AWAY FROM PLANTING.

5: SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED, EXCEPT IN VALVE BOXES.

6: LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER AS-BUILTS OF COMPLETE IRRIGATION SYSTEM AT COMPLETION OF PROJECT.

CONSTRUCTION NOTES

C1 4" DEPTH DECOMPOSED GRANITE PATHWAY WITH 2X4 PT HEADER

C2 PERMEABLE PAVERS AT DRIVEWAY

C3 POURED IN PLACE COLORED CONCRETE PADS: SEE SITE PLAN FOR INFORMATION REGARDING PERMEABLE CONDITION.

C4 MASONRY WALL CREATING ENTRY COURTYARD

C5 STONE BASIN AND RAINCHAIN

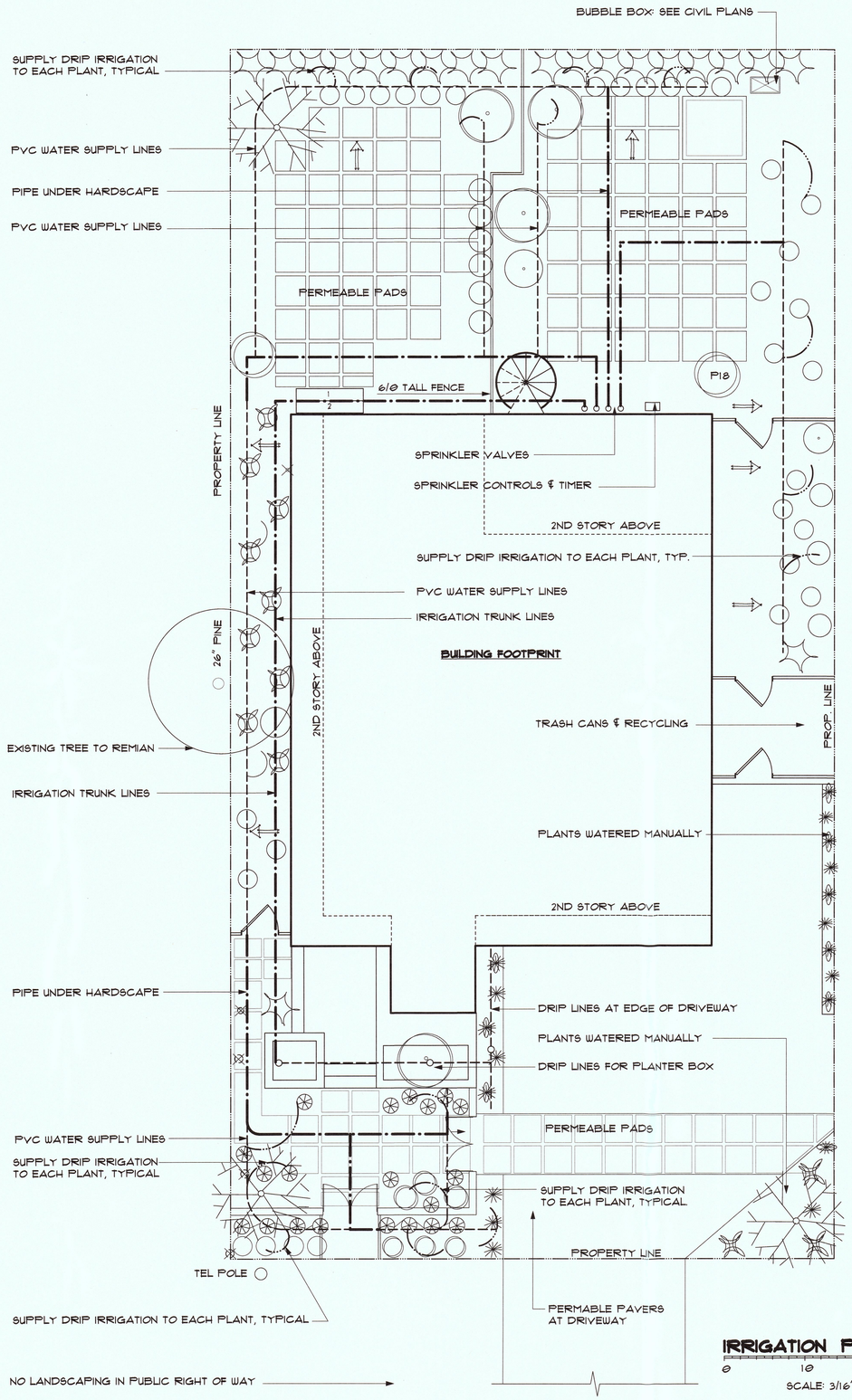
C6 6' TALL FENCING AND GATE WITH HORIZONTAL BOARDS

C7 RAISED MASONRY PLANTER

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.622.6391 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB # 1403
SCALE AS NOTED
DATE 4/4/17
SHEET L01



IRRIGATION PLAN

SCALE: 3/16" = 1'-0"

TRUE NORTH

IRRIGATION NOTES

1: THE DESIGNED LANDSCAPE SHALL BE IRRIGATED WITH DRIP IRRIGATION ENGINEERED BY LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM WILL TIE INTO DOMESTIC WATER SYSTEM WITH BACKFLOW PREVENTION.

2: IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE SITE AND GRADE DIFFERENTIALS, LOCATION OF WALLS, RETAINING WALLS, ETC.

3: LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (25 AMP) SERVICE TO CONTROLLER LOCATION.

4: LOCATE VALVES AND VALVE BOXES IN GROUND COVER AREAS AWAY FROM PLANTING.

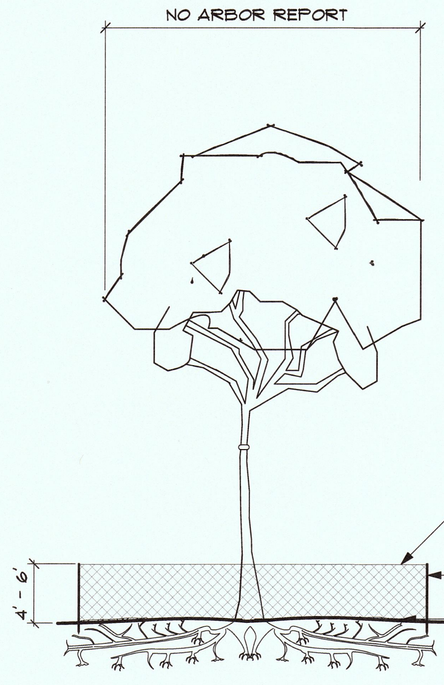
5: SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED, EXCEPT IN VALVE BOXES.

6: LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER AS-BUILTS OF COMPLETE IRRIGATION SYSTEM AT COMPLETION OF PROJECT.

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB # 1403
SCALE AS NOTED
DATE 4/4/17
SHEET LS2



NOTES:
NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL

TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS. COLOR TO BE ORANGE. STEEL POSTS INSTALLED AT 8 FEET O.C.

2" X 6' STEEL POSTS OR APPROVED EQUAL

5" THICK LAYER OF MULCH

MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS

TREE PROTECTION DETAIL

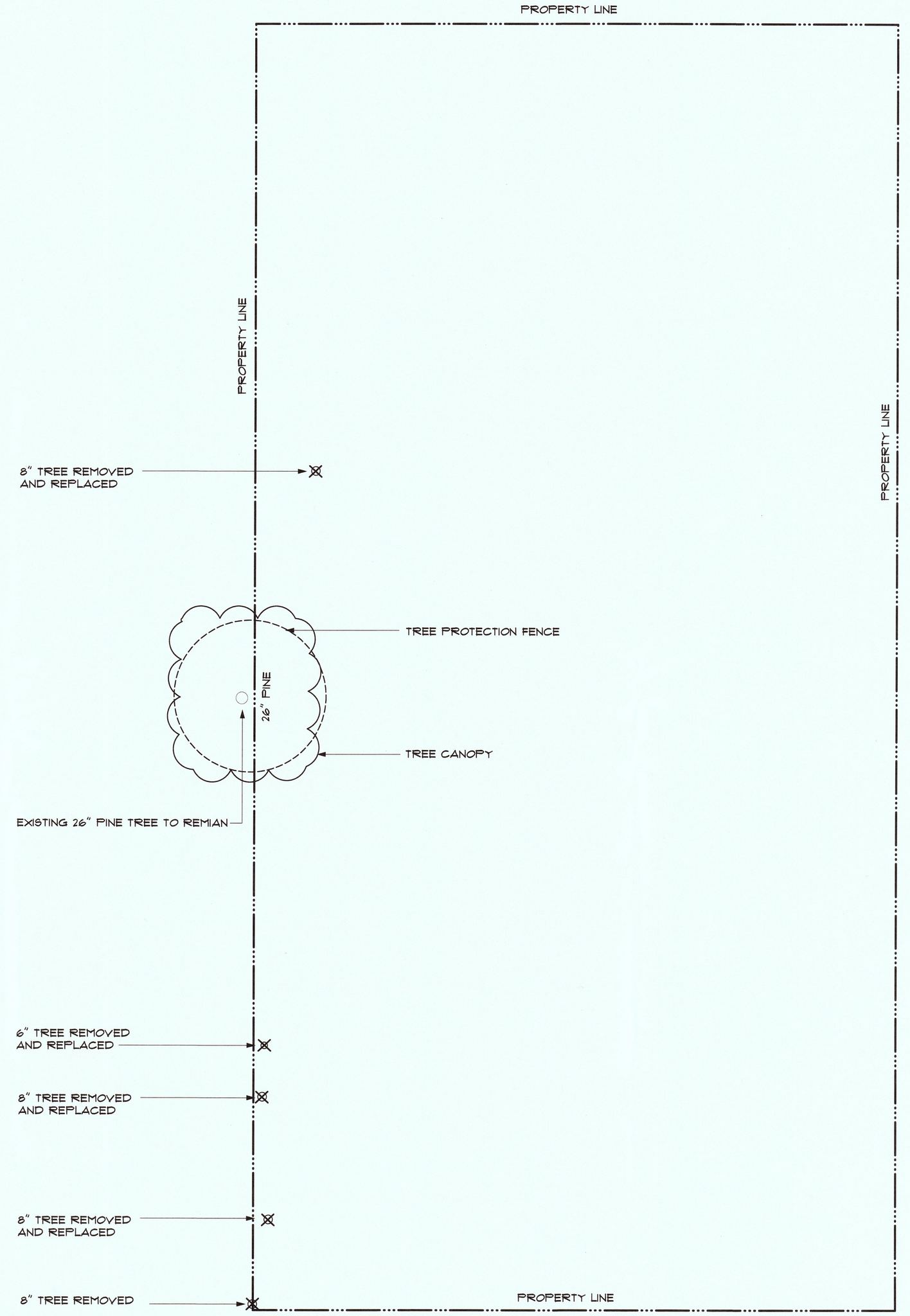
SCALE: NONE

LEGEND

PROPERTY LINE

TREE PROTECTION ZONE

TREE CANOPY TO REMAIN



TREE PLAN

SCALE: 3/16" = 1'-0"

0 10 20 30

TRUE NORTH

CHRIS RIDGWAY ARCHITECT, INC.
610 POPLAR STREET, HALF MOON BAY, CA 94019
PH: 650.726.6491 WEB SITE: CRARCHITECT.NET
EMAIL: CRARCHITECT@COASTSIDE.NET

NEW RESIDENCE FOR:
JOO & HAAS
MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

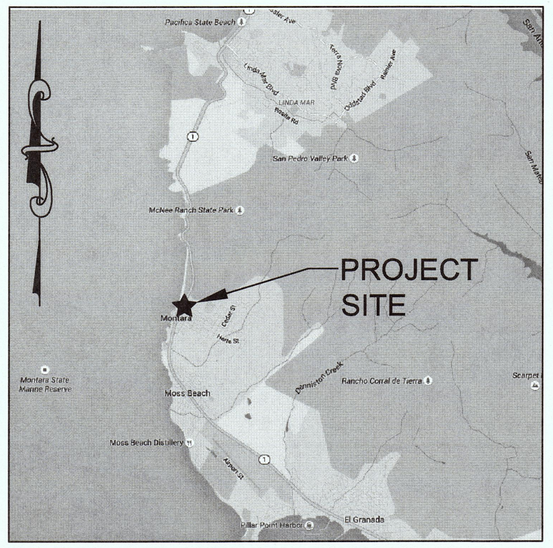
JOB # 1403

SCALE AS NOTED

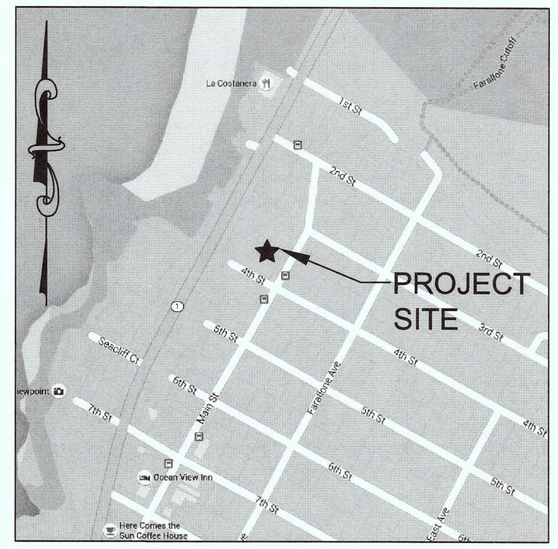
DATE 4/4/17

SHEET LS3

JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037



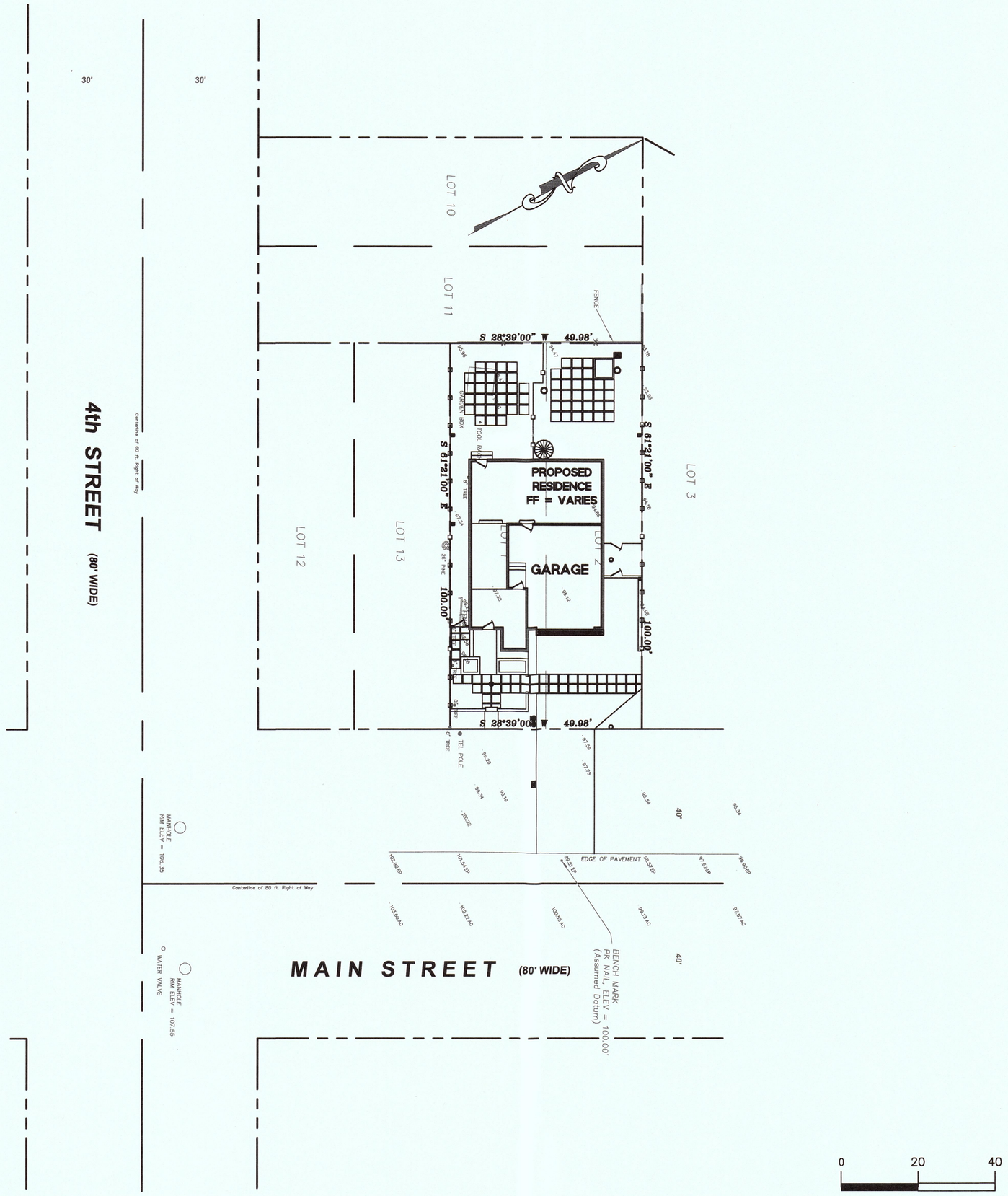
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER



0 20 40
GRAPHIC SCALE

EARTHWORK QUANTITIES

CUT	240 C.Y.
FILL	0 C.Y.
TOTAL TO BE MOVED	240 C.Y.
BALANCE	240 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

LEGEND:

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X	X	FENCE
○	○	CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
⊗	⊗	VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES
C-2	GRADING AND UTILITY PLAN
C-3	EROSION CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES
C-4	DETAIL SHEET
C-4.1	DETAIL SHEET

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
0 SF	2,322 SF	85 CF	162 CF

(N) IMPERVIOUS AREA	
ROOF AREA(S)	1,591 SF
SIDEWALK, PATIO PATHS, DRIVEWAY	731 SF

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

PRECISION ENGINEERING AND CONSTRUCTION, INC.
901 Waltermire Street
Belmont, CA 94002
T: 650.226.8640
F: 650.637.1059
Travis@precision-ec.com

REVISIONS:	DATE:
1 COUNTY COMMENTS	05/26/2016
2 SITE REVISIONS	04/04/2017

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

TITLE SHEET
JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037

Date: 08/20/2015
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-0
PEC Job No. PEC 15-082

DRAWING NAME: P:\PEC Server\PROJECT FILES\2015\PEC 15-082 - Main Street, Montara (SMCO)\dwg\PEC 15-082 SHEET5.dwg
PLOT DATE: 04/04/17
PLOTTED BY: Travis

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.

2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.

3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.

2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.

4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE DISTRICT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DISTRICT OR THE CONSULTING ENGINEER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.

7. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.

8. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT IF ONE EXIST.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY CHARLES TOCCI ON AUGUST 24, 2014 (JOB # S91-2). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURA CIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

SURVEYOR'S NOTES:

BENCHMARK:

PK NAIL, ELEVATION = 100.00' (ASSUMED DATUM)

DEMOLITION NOTES :

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.

2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).

4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.

7. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

8. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.

9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

10. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.

DEMOLITION NOTES (CONT)

11. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

12. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.

2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.

2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.

3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.

4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE LANDINGS 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORMWORK FOR CURBS AND/OR FLATWORK.

2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.

3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE PROJECT GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.

4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.

5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.

6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.

7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.

8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.

10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

GENERAL UTILITY SYSTEM NOTES :

1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.

2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.

5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.

8. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.

10. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.

11. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

    HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

STORM DRAIN NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".

2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.

3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.

4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.

5. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.

6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.

7. DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.

SANITARY SEWER NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".

2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE SAN MATEO COUNTY OR APPROPRIATE SANITARY SEWER DISTRICT.

3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.

4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE SAN MATEO COUNTY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.

5. IN THE EVENT THE EXISTING SEWER LATERAL NEEDS TO BE ABANDONED: A MINIMUM OF 12" IN LENGTH OF THE ABANDONED LATERAL IMMEDIATELY UPSTREAM FROM THE PREVIOUS CONNECTION POINT SHALL BE PLUGGED WITH CEMENT SLURRY. IF THE DISTANCE BETWEEN NEW AND OLD CONNECTION IS 5 FEET OR LESS, THE ENTIRE SECTION OF THE SEWER MAIN BETWEEN THESE CONNECTION POINTS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH SEWER DISTRICT STANDARDS.SANITARY SEWER CONNECTION AND TESTING MUST BE MADE IN THE PRESENCE OF A SEWER DISTRICT REPRESENTATIVE.

WATER SYSTEM NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".

2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.

3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)

4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.

5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.

6. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.

7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.

8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.

10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.

11. INSTALL CITY APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.

2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.

3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.

4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE .

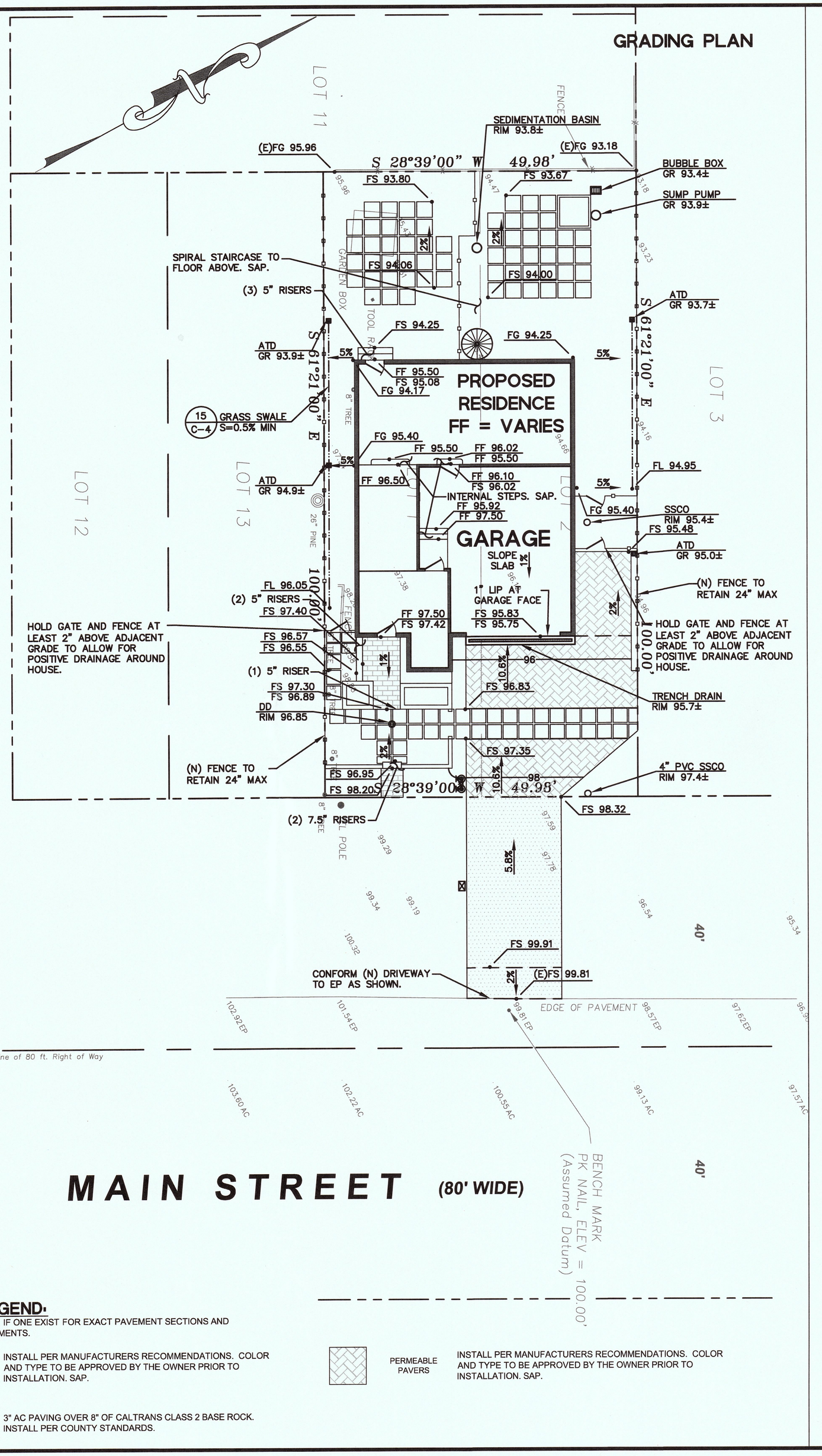
SITE MAINTENANCE

1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE; ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS, SEDIMENTATION BASIN, TRENCH DISSIPATER AND DISCHARGE POINTS (BUBBLE BOX). STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.

PRECISION ENGINEERING AND CONSTRUCTION,INC.
901 Waltermire Street
Belmont, CA 94002
T: 650.226.8640
F: 650.837.1059
Travis@precision-ec.com

REVISIONS:		DATE:
1	COUNTY

GRADING PLAN

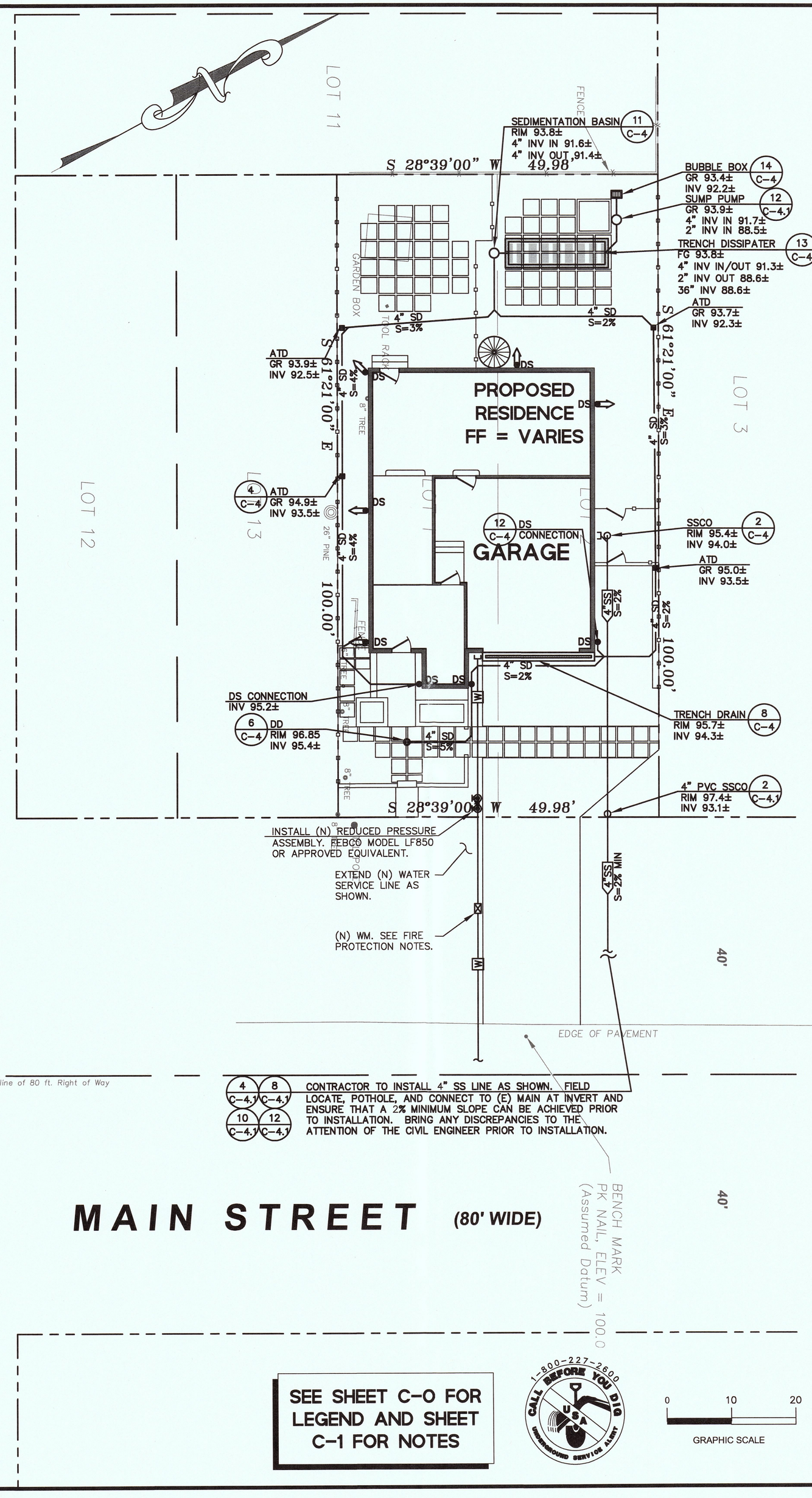


MATERIALS LEGEND:

SEE GEOTECHNICAL REPORT IF ONE EXIST FOR EXACT PAVEMENT SECTIONS AND OVER-EXCAVATION REQUIREMENTS.

CONCRETE PAVERS	INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SAP.	PERMEABLE PAVERS	INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SAP.
ASPHALT	3" AC PAVING OVER 8" OF CALTRANS CLASS 2 BASE ROCK. INSTALL PER COUNTY STANDARDS.		

UTILITY PLAN



4 C-4.1, 8 C-4.1, 10 C-4.1, 12 C-4.1 — CONTRACTOR TO INSTALL 4" SS LINE AS SHOWN. FIELD LOCATE, POTHOLE, AND CONNECT TO (E) MAIN AT INVERT AND ENSURE THAT A 2% MINIMUM SLOPE CAN BE ACHIEVED PRIOR TO INSTALLATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

1-800-227-2600 CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

0 10 20 GRAPHIC SCALE

PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.226.8640
F: 650.837.1059
Travis@precision-ec.com
901 Waltermire Street
Belmont, CA 94002

REVISIONS:	DATE:
1 COUNTY COMMENTS	05/26/2016
2 SITE REVISIONS	04/04/2017

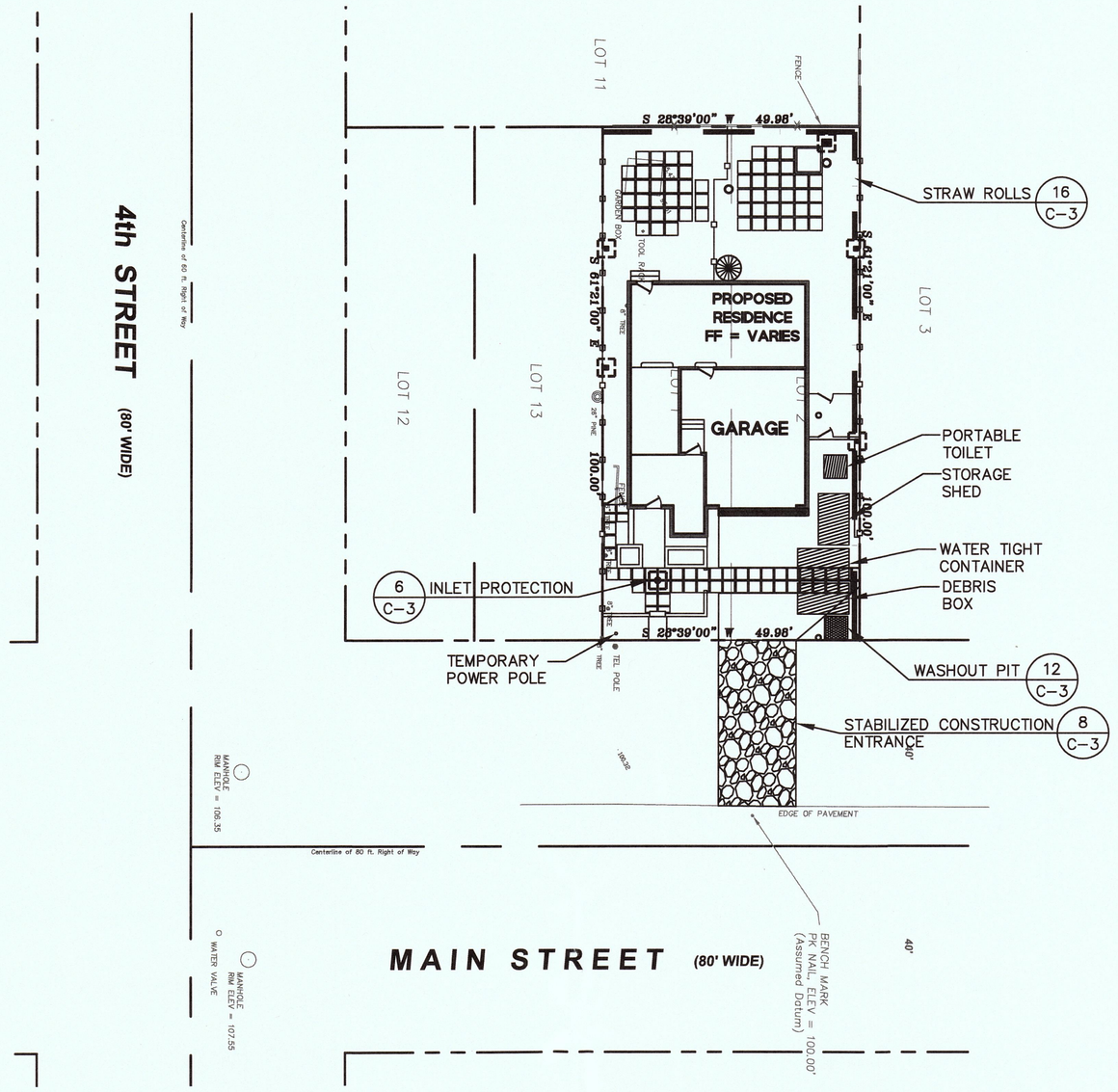
REGISTERED PROFESSIONAL ENGINEER — TRAVIS R. CUTZ — 73638 — CIVIL — STATE OF CALIFORNIA

GRADING AND UTILITY PLAN
JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037

Date: 08/20/2015
Scale: 1" = 10'
Design: AJP
Check: TRL
Drawing Number: C-2
PEC Job No. PEC 15-082

EC POINT OF CONTACT:
TO BE DETERMINED

CONSTRUCTION SCHEDULE:
ANTICIPATED CONSTRUCTION DURATION 18 MONTHS

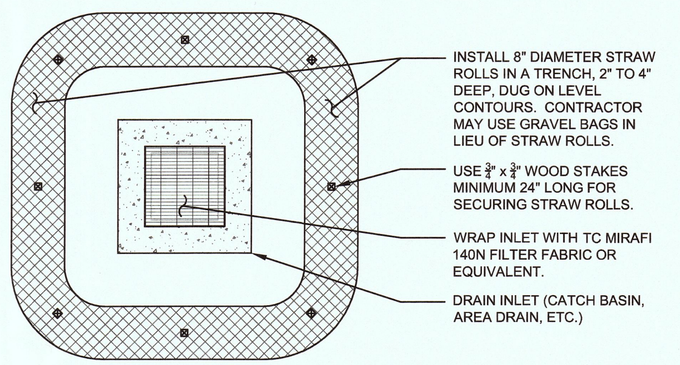


0 20 40

GRAPHIC SCALE

EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED, BY OCTOBER 1st AND SHALL CONTINUE IN EFFECT UNTIL APRIL 30 th OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
2. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
3. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
4. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
5. NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
7. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY GREYSTONE WEST AND/OR THE DISTRICT IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
8. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).

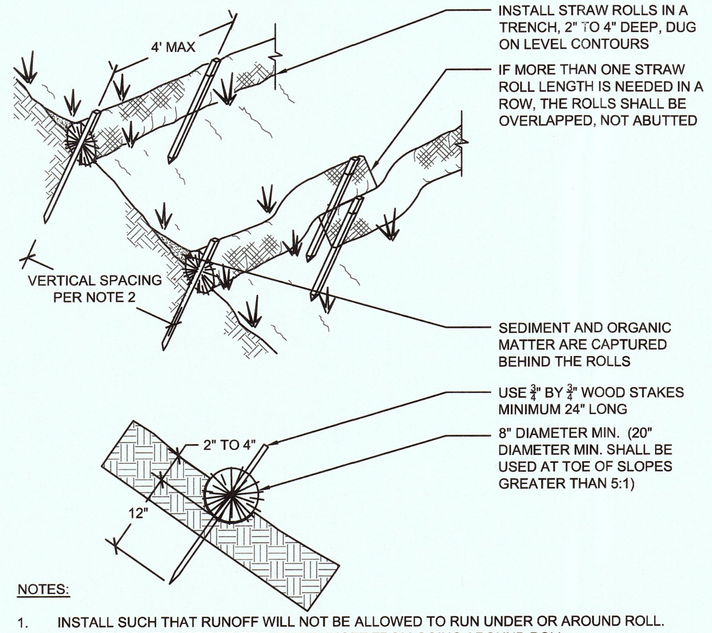


6 INLET PROTECTION
SCALE : 3/4"=1'-0"

INLET PROTECTION-016-*MSTR

EROSION AND SEDIMENTATION CONTROL NOTES CONT:

10. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE HOME OWNER RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
13. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
14. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
15. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
16. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
17. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
18. CLEAN UP ALL SPILLS USING DRY METHODS.
19. CALL 911 IN CASE OF A HAZARDOUS SPILL.
20. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
21. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
22. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
23. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
24. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OF COUNTY STORM DRAIN SYSTEMS.
25. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
26. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
27. SILT FENCE(S) AND FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
28. 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.
29. 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.
30. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
31. 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.
32. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
33. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
34. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
35. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
36. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
37. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
38. PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: (LIST LOCATIONS).
39. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
40. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
41. DUST CONTROL IS REQUIRED YEAR-ROUND.
42. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
43. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

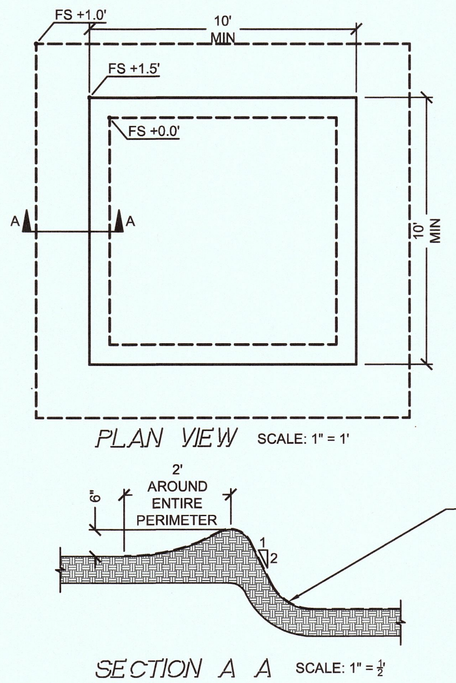


NOTES:

1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
2. SPACE STRAW ROLLS AS FOLLOWS:
   - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
   - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   - SLOPE OF 2:1 OR GREATER = 10 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
4. IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

16 STRAW ROLL
SCALE : 3/4"=1'-0"

STRAW ROLL-016-*MSTR

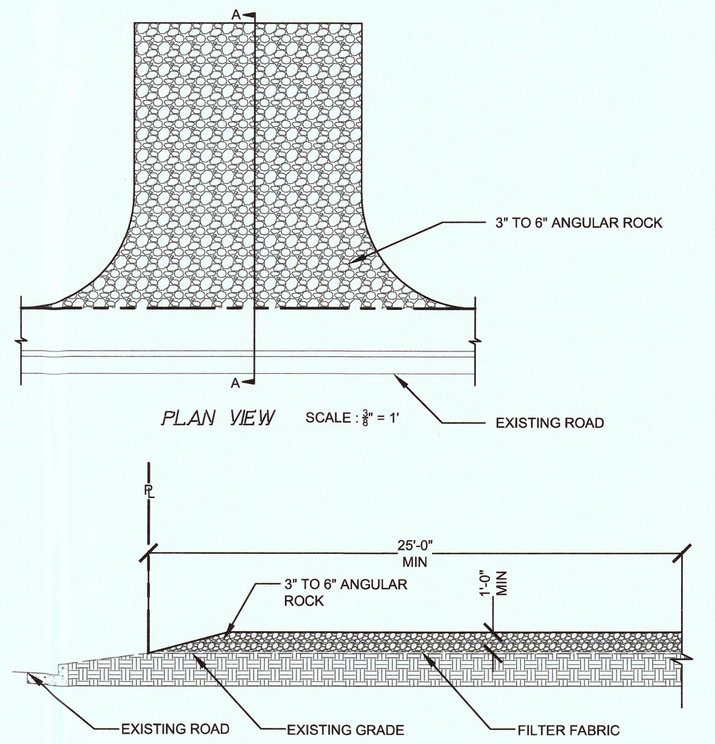


NOTES:

1. LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT DISCHARGE WASH WATER TO STORM DRAINS OR WATERCOURSES.
2. BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNON AND RUNOFF.
3. IF WASH WATER REACHES WITHIN 3" OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESILTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

12 TEMPORARY WASHOUT PIT
SCALE : AS SHOWN

WASHOUT PIT-024-*MSTR



NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

8 GRAVEL CONSTRUCTION ENTRANCE
SCALE : AS SHOWN

TEMP GRAV CONST ENT-060-*MSTR

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.228.8640
F: 650.637.1059
Travis@precision-ec.com
901 Wattermrite Street
Belmont, CA 94002

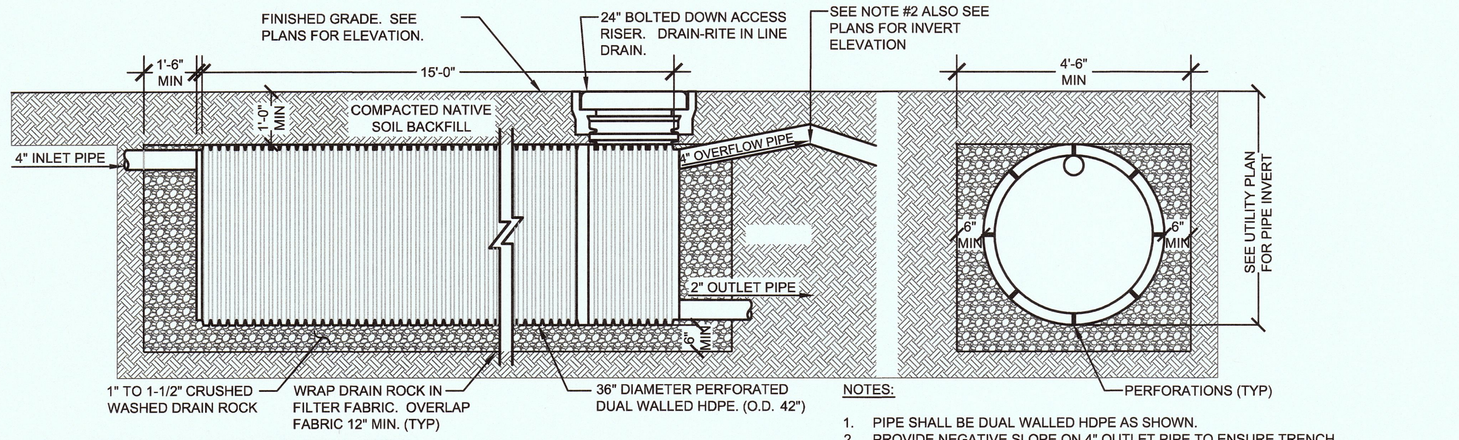
REVISIONS:	DATE:
1 COUNTY COMMENTS	05/26/2016
2 SITE REVISIONS	04/04/2017

REGISTERED PROFESSIONAL ENGINEER TRAVIS R. LUTZ 73638 CIVIL STATE OF CALIFORNIA

EROSION CONTROL PLAN
JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037

Date: 08/20/2015
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-3
PEC Job No. PEC 15-082

DRAWING NAME: K:\DWG Survey\PROJECT FILES\GPS\PVEC 15-082 - Main Street, Montara (SMCO)\Dwg\PVEC 15-082 SHEETS.dwg
PLOT TIME: 04-Oct-17 14:14



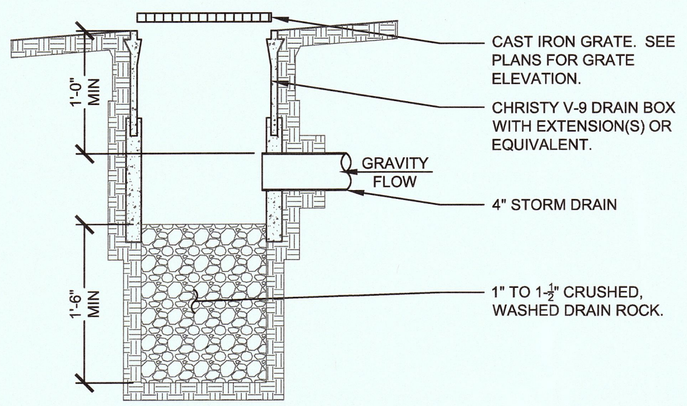
NOTES:

1. PIPE SHALL BE DUAL WALLED HDPE AS SHOWN.
2. PROVIDE NEGATIVE SLOPE ON 4" OUTLET PIPE TO ENSURE TRENCH DISSIPATOR IS COMPLETELY FULL PRIOR TO DISCHARGE.

13 TRENCH DISSIPATER

SCALE : 3/8"=1'-0"

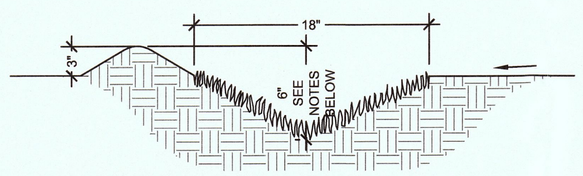
DETENTION TANK-S24-*MSTR



14 BUBBLE BOX

SCALE : 1"=1'-0"

BUBBLE BOX-012-*MSTR



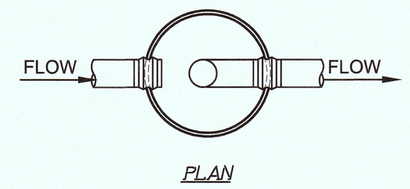
NOTES:

1. BEGIN SWALE AT HIGH POINT WITH A 3" DEPTH IN ORDER TO MAINTAIN SLOPE TOWARDS AREA DRAIN.
2. THE CONTRACTOR AND/OR HOME OWNER SHALL INSPECT, MAINTAIN AND REPAIR GRASS SWALE DIMENSIONS, SLOPE AND EROSION CONTROL FABRIC IN ACCORDANCE WITH THE EROSION CONTROL PLAN NOTES AND RECOMMENDATIONS.

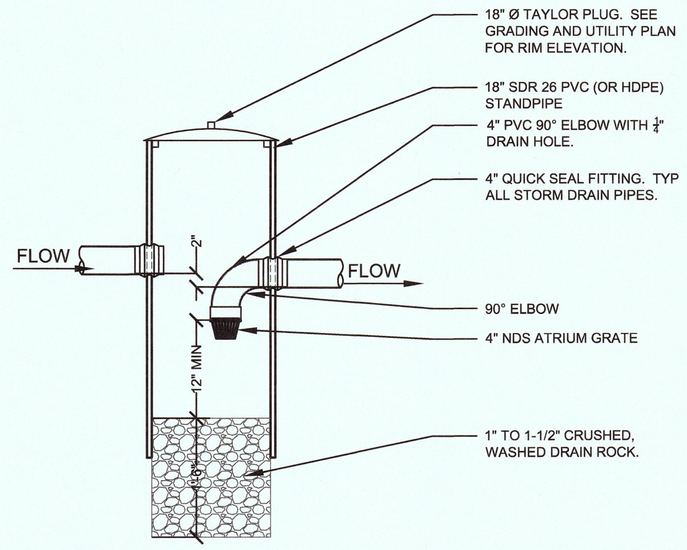
15 GRASS SWALE

SCALE : NO SCALE

GRASS SWALE-001-*MSTR



PLAN

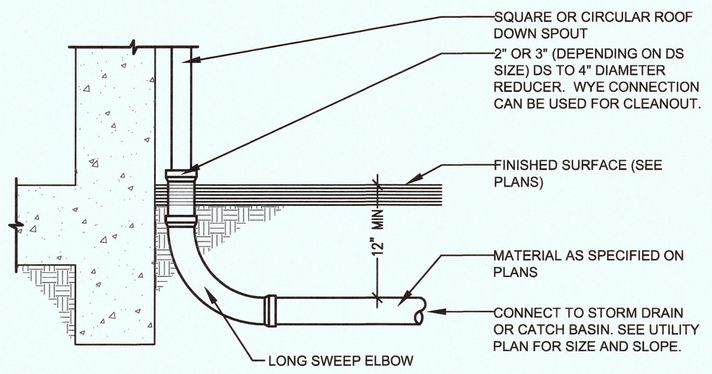


SECTION

11 SEDIMENT BASIN

SCALE : 3/4"=1'-0"

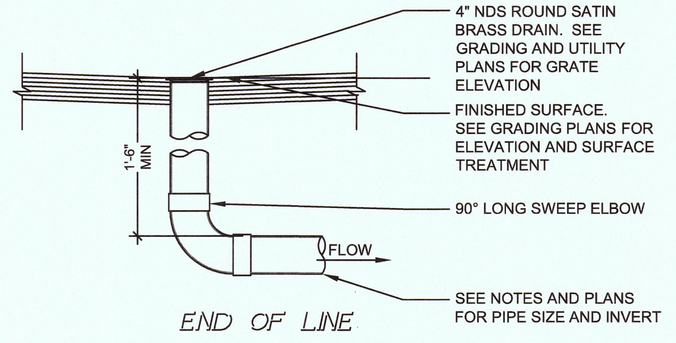
SED BASIN-016-*MSTR



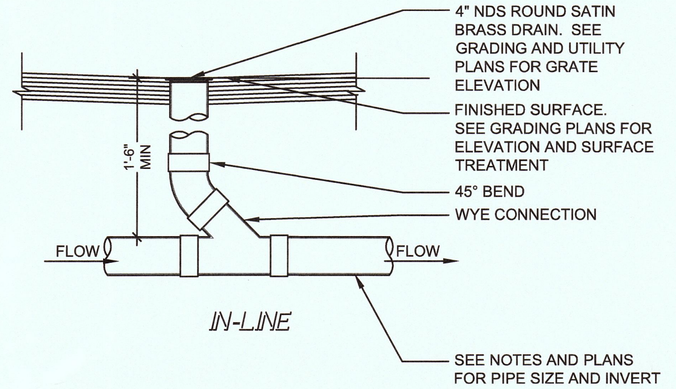
12 DOWNSPOUT CONNECTION

SCALE : 3/4"=1'-0"

DS CONNECT-016-*MSTR



END OF LINE

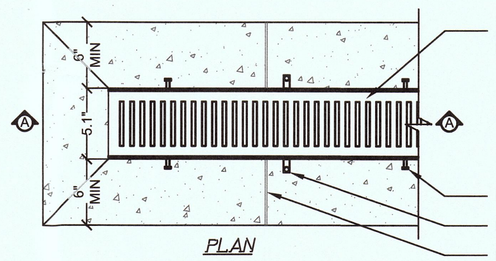


IN-LINE

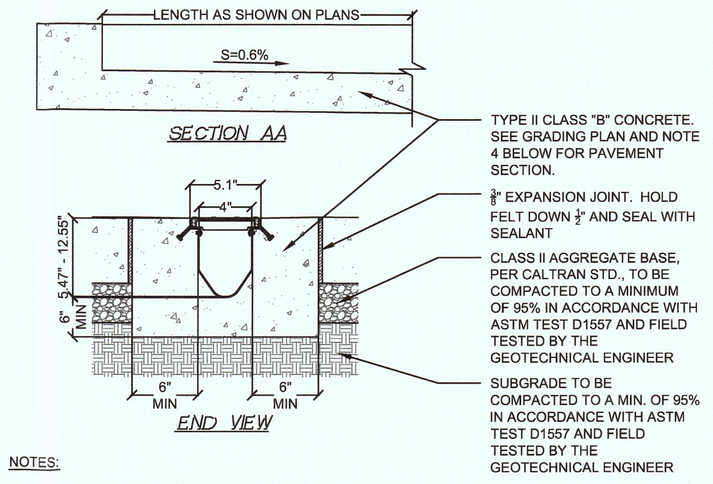
6 DECK DRAIN

SCALE : 1"=1'-0"

DECK DRAIN-012-*MSTR



PLAN



SECTION AA

END VIEW

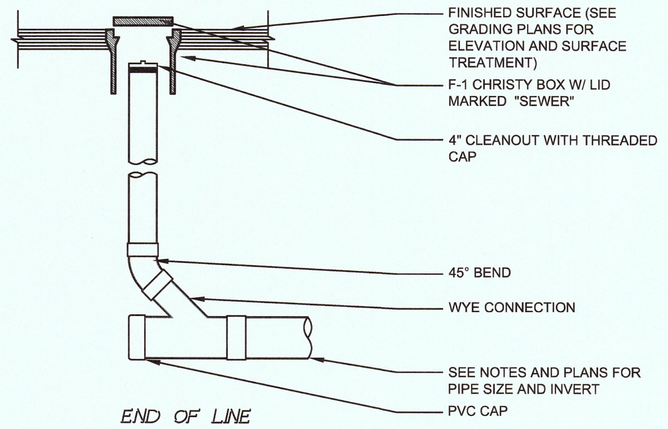
NOTES:

1. TRENCH DRAIN SYSTEM AND ALL HARDWARE SHALL E BE FIBERGLASS FG200 CHANNEL SYSTEM WITH STEEL FRAME AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.
2. CHANNEL AND GRATE SHALL WITHSTAND LOADING TO LOAD CLASS B.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROXIMATELY ½" ABOVE THE TOP OF THE CHANNEL EDGE.
4. CONCRETE BASE THICKNESS TO MATCH SLAB THICKNESS. MINIMUM CONCRETE STRENGTH OF 3000 PSI SHALL BE USED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.

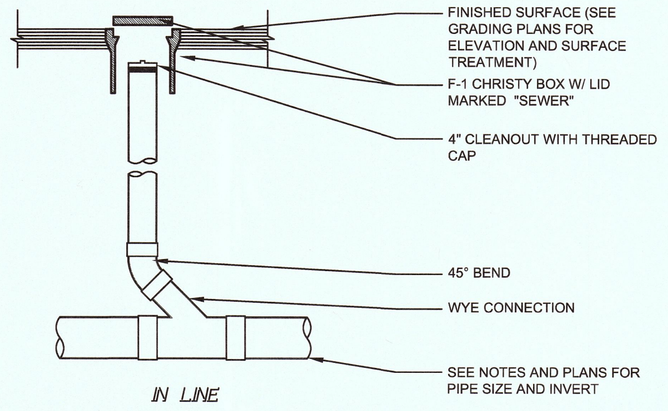
8 4" WIDE TRENCH DRAIN

SCALE : NO SCALE

TRENCH 4-016-*MSTR



END OF LINE

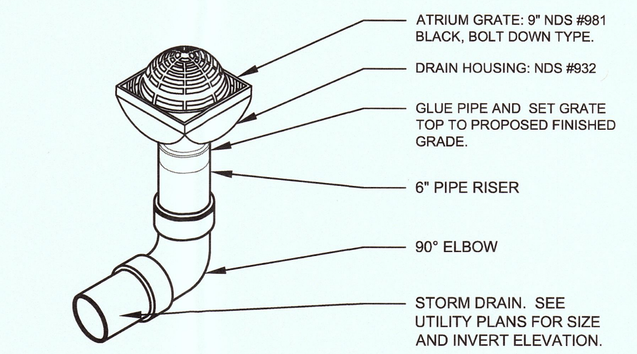


IN LINE

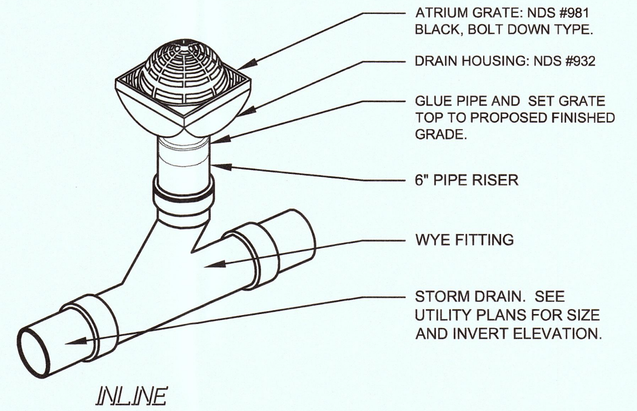
2 CLEANOUT NON-TRAFFIC RATED

SCALE : 3/4"=1'-0"

CLEANOUT RES-016-*MSTR



END OF LINE



INLINE

4 SQUARE ATRIUM DRAIN

SCALE : 1"=1'-0"

SQUARE ATRIUM DRAIN-012-*MSTR

PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.226.8640
F: 650.837.1059
Travis@precision-ec.com
901 Walterwire Street
Belmont, CA 94002

REVISIONS:		DATE:
1	COUNTY COMMENTS	05/26/2016
2	SITE REVISIONS	04/04/2017

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

DETAIL SHEET
JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037

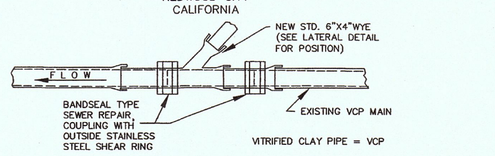
Date: 08/20/2015
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-4
PEC Job No. PEC 15-082

DRAW ING NAME
PLOT DATE
PLOT TIME
PLOTTED BY
F:\PEC Server\PROJECT FILES\2015\PEC 15-082 - Main Street, Montara (SMCO)\Dwg\PEC 15-082 DET2.dwg

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

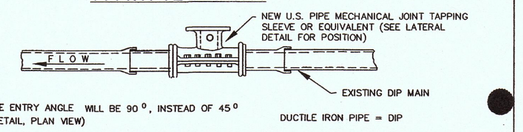
DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/95
REVISED:



NOTE: (1) THE NEWLY INSTALLED WYE SHALL BE OF THE SAME MATERIAL AS THE EXISTING MAIN.

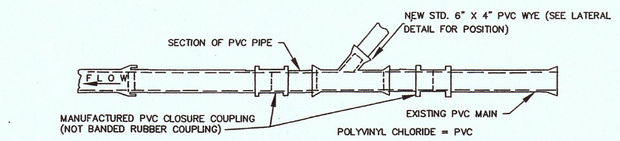
PLAN
VITRIFIED CLAY



NOTES: HORIZONTAL PIPE ENTRY ANGLE WILL BE 90°, INSTEAD OF 45° (SEE LATERAL DETAIL, PLAN VIEW)

VERTICAL PIPE ENTRY ANGLE SHALL BE 45° MINIMUM (SEE LATERAL DETAIL, PROFILE VIEW)

PLAN
DUCTILE IRON PIPE



NOTE: ALL PVC, PIPE AND FITTINGS SHALL BE SDR 35 JS AND SHALL HAVE RUBBER GASKETED JOINTS. SOLVENT WELDED JOINTS SHALL NOT BE ALLOWED.

PLAN
POLYVINYL CHLORIDE PIPE

LATERAL CONNECTION INSTALLATION DETAIL ON EXISTING PIPE

NOTE: LATERAL CONNECTION INSTALLATION ON NEWLY INSTALLED PIPE WILL BE AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS.

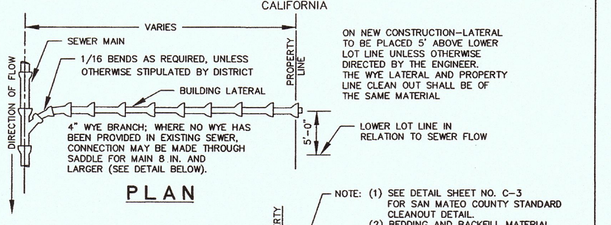
C-8

10 LATERAL CONNECTION INSTALLATION

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

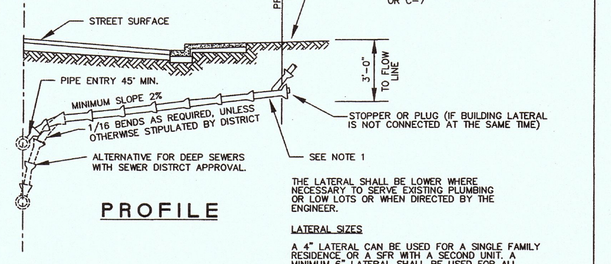
DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/95
REVISED:



ON NEW CONSTRUCTION-LATERAL TO BE PLACED 5' ABOVE LOWER LOT LINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE WYE LATERAL AND PROPERTY LINE CLEAN OUT SHALL BE OF THE SAME MATERIAL

PLAN



NOTE: (1) SEE DETAIL SHEET NO. C-3 FOR SAN MATEO COUNTY STANDARD CLEANOUT DETAIL.
(2) BEDDING AND BACKFILL MATERIAL SEE DETAILS C-6 (TYPE A OR B) OR C-7

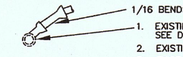
PROFILE

THE LATERAL SHALL BE LOWER WHERE NECESSARY TO SERVE EXISTING PLUMBING OR LOW LOTS OR WHEN DIRECTED BY THE ENGINEER.

LATERAL SIZES

A 4" LATERAL CAN BE USED FOR A SINGLE FAMILY RESIDENCE OR A SFR WITH A SECOND UNIT. A MINIMUM 6" LATERAL SHALL BE USED FOR ALL OTHER DEVELOPMENTS.

METHOD OF ATTACHING LATERAL TO EXISTING SEWER WHERE NO WYE HAS BEEN PROVIDED



1. EXISTING MAIN ≤ 8": FOR MEANS BY WHICH CONNECTION IS TO BE MADE TO MAIN LINE SEE DETAIL C-5.
2. EXISTING MAIN 10"-18": CONNECTION BY MEANS OF AN APPROVED SADDLE "TEE"
3. EXISTING MAIN ≥18": CONNECTION SHALL BE AT A MANHOLE UNLESS OTHERWISE APPROVED BY THE SEWER DISTRICT.

SEWER LATERAL DETAIL

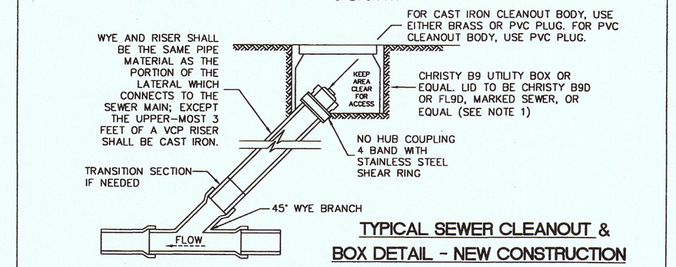
C-5

6 COUNTY LATERAL

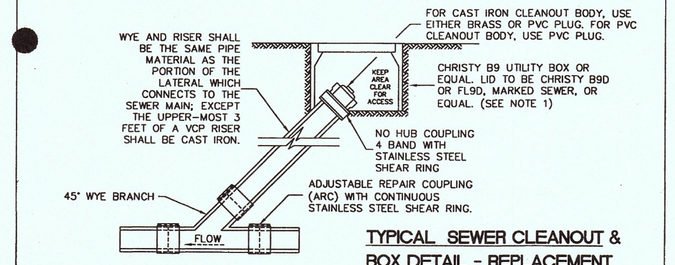
SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.
CHECK BY: A.M.S.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/06
REVISED:



TYPICAL SEWER CLEANOUT & BOX DETAIL - NEW CONSTRUCTION



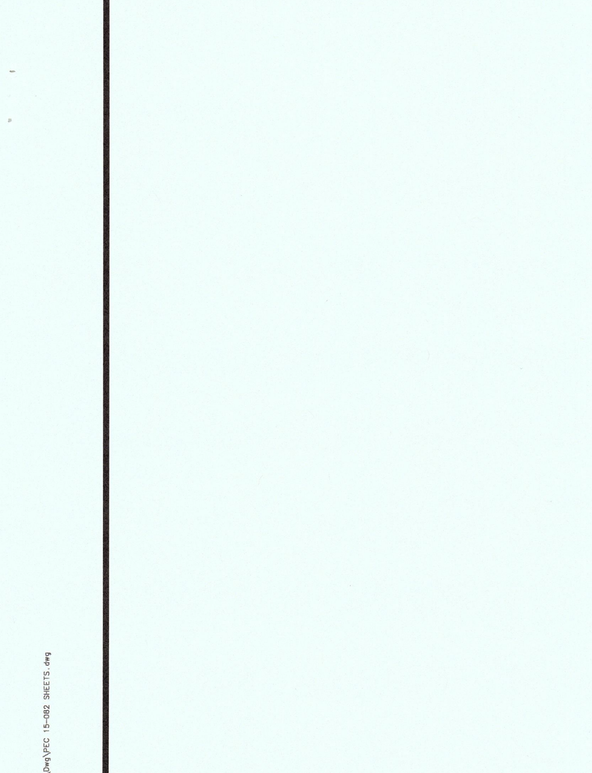
TYPICAL SEWER CLEANOUT & BOX DETAIL - REPLACEMENT

NOTES:
1. WHEN BOX IS SUBJECT TO TRAFFIC LOADING, PROVIDE CAST IRON LID.
2. BOX TO BE PLACED SUCH THAT CLEANOUT CAP CAN BE EASILY REMOVED, SEE ILLUSTRATION.
3. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LATERAL FROM THE PROPERTY STRUCTURE TO DISTRICT MAIN. DISTRICT PROVIDES COURTESY SERVICE FROM DISTRICT STANDARD PROPERTY LINE CLEANOUT TO THE MAIN.
4. SDR-26 WYE, RISER, CLEANOUT BODY AND CAP CAN BE USED ONLY WHEN LATERAL FROM PROPERTY LINE TO MAIN LINE IS REPLACED WITH SDR-26.
5. WHEN ENTIRE LATERAL IS REPLACED, LATERAL FROM PROPERTY LINE CLEANOUT TO MAIN LINE SHALL HAVE A #4-1-UF GUAGE MINIMUM SINGLE CONDUCTOR TRACER WIRE TAPED TO THE ENTIRE LENGTH OF THE PIPE.

CONSTRUCTION OF A STANDARD CLEANOUT REQUIRES MULTIPLE INSPECTIONS BY DISTRICT PERSONEL:
1. FIRST INSPECTION - TO INSPECT WYE AND RISER, WYE AND RISER MUST BE EXPOSED.
2. SECOND INSPECTION - TO INSPECT PLACEMENT OF BOX, LID AND LOCATION OF CLEANOUT WITHIN BOX .

C-3

2 COUNTY CLEANOUT



NOTES:
1. INSTALL PUMP PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL FOR THE ALTERNATING LEEDILAG PUMP SYSTEM. THE CONTROL PANEL SHALL PROVIDE SHORT CIRCUIT AND OVERLOAD PROTECTION FOR THE PUMPS.
3. PROVIDE FLOAT SENSORS AND HIGH-WATER ALARM PER MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE BATTERY BACK UP TO PROVIDE CONTINUOUS SUPPLY OF ELECTRICITY.

12 SUMP PUMP

SCALE : 3/8"=1'-0"

DUAL SUMP PUMP-032-*MSTR

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/95
REVISED: 4/97

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS
STANDARD SPECIFICATIONS
PIPE AND FITTINGS

POLYVINYL CHLORIDE PIPE (PVC)

1. ALL PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS D3034, SDR 35.
2. ALL JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH ELASTOMERIC SEALING GASKETS. SEALING GASKETS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D1869. SOLVENT CEMENT JOINTS ARE NOT PERMITTED.
3. ALL PIPE ENTERING OR LEAVING A CONCRETE STRUCTURE SHALL HAVE A RUBBER WATERSTOP GASKET ATTACHED TO IT. THE WATERSTOP GASKET SHALL CONFORM TO THE PIPE MANUFACTURER'S SPECIFICATIONS. THE WATERSTOP GASKET SHALL BE SEATED FIRMLY AROUND THE PIPE EXTERIOR AND BE CAST INTO THE CONCRETE STRUCTURE.
4. ALL PIPE JOINTS SHALL BE MADE USING MANUFACTURED PVC COUPLINGS. BAND TYPE COMPRESSION COUPLINGS ARE NOT PERMITTED.

DUCTILE IRON PIPE (DIP)

1. ALL PIPE SHALL BE THICKNESS CLASS 50 (FOUR INCH PIPE SHALL BE THICKNESS CLASS 51) IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.51. FITTINGS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATION A21.10.
2. JOINTS SHALL BE PUSH-ON TYPE OR MECHANICAL JOINT TYPE IN ACCORDANCE WITH ANSI SPECIFICATION A21.11. RUBBER GASKETS FOR PUSH-ON JOINTS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATIONS HEREIN.
3. PIPE AND FITTINGS SHALL HAVE A BITUMINOUS COATING OUTSIDE IN ACCORDANCE WITH ASTM SPECIFICATION A746-86, UNLESS OTHERWISE SPECIFIED HEREIN.
4. PIPE AND FITTINGS SHALL HAVE A 1/16" (ONE-SIXTEENTH INCH) CEMENT-MORTAR LINING WITH AN ASPHALTIC SEAL COAT.

VITRIFIED CLAY PIPE (VCP)

1. PIPE AND FITTINGS SHALL BE EXTRA STRENGTH, UNGLAZED, BELL AND SPIGOT, CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATION C700.
2. JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH FACTORY INSTALLED FLEXIBLE COMPRESSSION TYPE GASKETS MADE OF PLASTICIZED POLYVINYL OR POLYURETHANE CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATIONS C425. BAND TYPE COUPLINGS ARE NOT ALLOW.

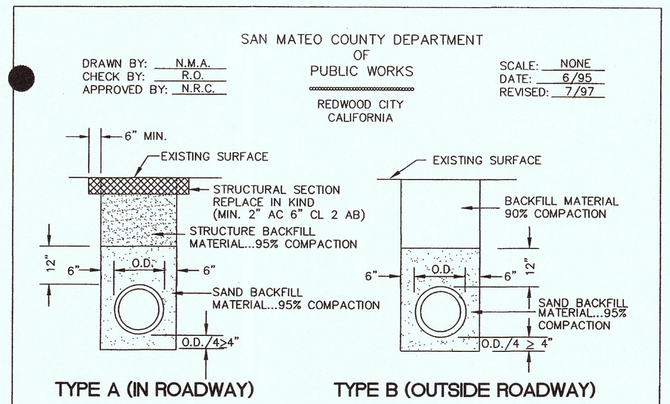
C-14

8 PIPE AND FITTINGS

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A.
CHECK BY: R.O.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/95
REVISED: 7/97



TYPE A (IN ROADWAY) TYPE B (OUTSIDE ROADWAY)

NOTES:

1. SAND.... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5

2. STRUCTURE BACKFILL MATERIAL.... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35-100
No. 30	20-100

3. BACKFILL MATERIAL.... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE

C-7

4 STANDARD TRENCH DETAIL

PRECISION ENGINEERING AND CONSTRUCTION, INC.
901 Waltermire Street
Belmont, CA 94002
T: 650.226.8640
F: 650.837.1059
Travis@precision-ec.com

REVISIONS:		DATE:
1	COUNTY COMMENTS	05/26/2016
2	SITE REVISIONS	04/04/2017

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

DETAIL SHEET
JOO & HAAS RESIDENCE
MAIN STREET
MONTARA (SMCO), CA 94037

Date: 08/20/2015
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-4.1
PEC Job No. PEC 15-082

DRAWING NAME: P:\PEC Drive\PROJECT FILES\2015\PEC 15-082 - Main Street, Montara (SMCO)\dwg\PEC 15-082 SHEETS.dwg
PLOTTED BY: Andrew Pfeiffer
PLOT TIME: 8:36 AM

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

May 22, 2017

Chris Ridgway
670 Poplar Street
Half Moon Bay, CA 94019

Dear Mr. Ridgway:

SUBJECT: Coastside Design Review Recommendation of Approval
Main Street, Montara
APN 036-047-030; County File No. PLN 2015-00527

At its meeting of May 11, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review recommendation to allow construction of a new two-story, 2,559 sq. ft. single-family residence with an attached 613 sq. ft. two-car garage, including a 699 sq. ft. second unit on two legal 2,500 sq. ft. parcels, as part of a hearing-level Coastal Development Permit (CDP) and a Parcel Merger (Merger). The two project parcels will be merged into one legal 5,000 sq. ft. parcel. The project includes the removal of four (4) trees and approximately 120 cubic yards of grading. The CDP is appealable to the California Coastal Commission. The second unit (also called an Accessory Dwelling Unit or ADU) is a ministerial project that does not require review by the CDRC and will be considered at staff-level.

Based on the plans, application forms, and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project based on and subject to the following findings and recommended conditions:

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

   This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of one single-family residence in a residential zone.

The Coastside Design Review Committee found that:

2. For the Design Review

   The project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family

ATTACHMENT E

Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. Section 6565.20(D) Elements of Design; 3. Roof Design; a. Massing and Design of Roof Forms: The proposed flat roof has been approved in the context of the design and to minimize view impact.

b. Section 6565.20(D) Elements of Design; 1. Building Mass, Shape and Scale. b. Neighborhood Scale: The proposed building respects the scale of the neighborhood through building dimensions, shape, and form; façade articulation; and architectural details that appear proportional and complementary to other houses in the neighborhood.

c. Section 6565.20(E) Additional Site Planning and Design Considerations: The project adequately varies its design style in the exterior details, rooflines, finish materials, and landscaping to avoid an overly repetitive appearance with other structures in the neighborhood.

d. Section 6565(C) Site Planning and Structure Placement; 2. Complement Other Structures in the Neighborhood; b. Views: The project has been designed to minimize the effect on views from neighboring houses.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved and as reviewed by the Coastside Design Review Committee on May 11, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The applicant shall demonstrate compliance with the following requirements on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

   a. Extend the first floor roof to provide a canopy over the rear ADU entrance and increase the depth of the canopy.

   b. Create a permeable path to the ADU at the rear of the house. Remove nine (9) plantings as necessary to allow for access along the path.

3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

   a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

   b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

   c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

   d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

   e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

   f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:

   a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.

   b. Direct roof runoff onto vegetated areas.

c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.

e. Construct sidewalks, walkways, and/or patios with permeable surfaces.

f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

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

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

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

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

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

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

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

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

6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

7. 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.

8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.

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

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

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

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

c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Main Street. All construction vehicles

shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Main Street. There shall be no storage of construction vehicles in the public right-of-way.

11. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

13. Installation of the approved landscape plan is required prior to final inspection.

14. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):

    a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

    The following restrictions apply to projects using the prescriptive checklist:

    1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into a landscape area (unless contra-indicated by a soil test).

    2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

    3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

    4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Building Inspection Section

15. The applicant shall apply for a building permit and submit plans demonstrating compliance with the following:

    a. Ensure that a 1-hour separation is reflected between each unit in the Building Inspection Section submittal package.

    b. Fireplaces shall be non-wood burning, direct vent, sealed front.

    c. Installed spiral stairway shall be shown to meet the requirements of CRC R311.7.8.2.

    d. Roof projection beyond west exterior wall at 5' from property line shall have materials of 1-hour rating on the underside of the projection in this area.

    e. Provide WELO forms at the time of Building Inspection Section submittal.

    f. Per CRC R311.3.2, a landing shall be provided at the exterior door of bedroom #1.

    g. Provide a detail on the plans at the time of Building Inspection Section submittal identifying the mandatory use of a backwater valve in the building sewer due to the elevation of the first floor in reference to the next upstream manhole elevation.

    h. Each unit shall have independent access to their own utility disconnecting means.

Montara Water and Sanitary District (MWSD)

16. The applicant is required to obtain a Sewer Permit prior to issuance of the building permit. Sewer Connection Fees must be paid prior to issuance of the connection permit.

17. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of the building permit. Connection fees for domestic water must be paid prior to issuance of the connection permit. Proof of well abandonment to San Mateo County Environmental Health Division standards may be required.

18. Connection to the District's fire protection system is required. The Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fees for a

fire protection system is required. Connection charges must be paid prior to the issuance of the Private Fire Protection permit.

19. The applicant must first apply directly to the District for permits and not to their contractor.

Coastside Fire Protection District

20. **Smoke Detectors which are hard wired:** As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are **hard wired, interconnected, and have battery backup**. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

21. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms are to be installed per the manufacturer's instruction and NFPA 72.

22. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

23. **Occupancy Separation:** As per the 2010 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.

24. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.5/R302.6.

25. **Address Numbers:** As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or

equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

26. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

27. **Roof Covering:** As per Coastside Fire District Ordinance 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

28. **Vegetation Management:** The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291:

    a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

    b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

    c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

29. **Fire Hydrant:** As per 2013 CFC, Appendices B and C, a fire district approved fire hydrant (Clow 960) must be located within250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

30. Show location of the fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CalFire or Coastside Fire District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

31. **Automatic Fire Sprinkler System:** As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

32. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with the trench open.

33. **Exterior Bell and Interior Horn/Strobe:** Are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.

34. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

Department of Public Works

35. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

36. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access from the nearest "publicly" maintained roadway to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway

improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

37. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

38. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level CDP. A public hearing on the CDP will be scheduled for a later date. For more information, please contact the project planner, Camille Leung, at 650/363-1826, or by email at cleung@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link: http://planning.smcgov.org/survey.

Sincerely,

Dennis P. Aguirre
Design Review Officer

CML:jlh – CMLBB0264_WJN.DOCX

cc: Stuart Grunow, Member Architect
Beverly Garrity, Montara Community Representative
Camille Leung, Senior Planner
Daniel Miles Joo, Property Owner
Ludmilla Tichy, Interested Member of the Public
Rick Lemburg, Interested Member of the Public
David and Sonya Andreasen, Interested Members of the Public
Farris Hix, Interested Member of the Public
Shelly Smith, Interested Member of the Public
Kimberly Trant, Interested Member of the Public
Sandra Harrison, Interested Member of the Public
Linda Montalto Patterson, Interested Member of the Public