

San Mateo County

Planning Permit Application Form

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

PLN: 2015 - 000 www.co.sanmateo.ca.us/planning

signeration and the second	
Applicant STUXET GRUNOW	
Mailing Address: 413 MAIN ST. STE	6
HALF MOON BAY	CA Zip: 94019
Phone, W: 415 5950304	H:
E-mail Address: 62 grunow @ gma	1. Corffx:
Name of Owner (1): KATY JAEGER	Name of Owner (2): GARY JAEGER
Mailing Address: 854 KELMOREST.	Mailing Address:
MOSS BEACH CA	
zip: 9403-8	Zip:
Phone, W: 415 518 4145	Phone,W:
H:	H:
E-mail Address:	E-mail Address:
Project Location (address): 848 KELMORE ST	Assessor's Parcel Numbers: 037—145 — 020
MOSS BEACH CA	,
94038	
Zoning: R1/S-17/1/L	Parcel/lot size: (0,000 SF (Square Feet)
List all elements of proposed project: (e.g. access, size and loc	ation, primary and accessory structures, well, septic, tank)
The proposer project a vacor t 10,000 st 10 Cmd, tioned space. It the Southside of site of the site of that will help of the that will need to be	via drive any and walk water bodies, vegetation): 1 Clear, there 15 one
Describe Existing Structures and/or Development:	
tora talling oomh	ing Structure except Shack the anners side in the property
Signatures.	
	orms, plans and other materials submitted herewith in support edge. It is our responsibility to inform the County of San Mateo mation represented in these submitalls.
Owner's signature:	
Owner's signature: Jaly J	
Applicant's signature:	

Fill in Blanks:	Material	Color/Finish	matches
i in Diams.	maco. Id.	(If different from existing, attach sample	existing
	16 11	N /	
a. Exterior walls	ostone wainscot/hardie	Seashell / Coastal 97	ay 0
b. Trim	hardie / painted cedar	coastal gray	Ö
c. Windows	alum clad wood	dark bronze	. 🗆
d. Doors	metal/wood	dark bronze/te	
e. Roof	Membrane /standing sea	1.	nzeu
f. Chimneys	Stone	Seashell	1
g. Decks & railings	metal wood	dark bronze tea	اح تا
h. Stairs			
i. Retaining walls	concrete	raw	
j. Fences	good neighbor wo	redwood Stain	
k. Accessory buildings		1 1 1 0 1	1
I. Garage/Carport	metal/glass door	darkbronze frost	·el 🗆
	•		
GE TUTTION ST	ndings -		
including the required fir	on, the County must determine that this proj ndings that the project does conform to the s n of the project pursuant to Section 6565.10.	standards and guidelines for design re	itions view
• •	int's Statement of project compliance with sta		ned).
support of the application	nformation stated above and on forms, plans n is true and correct to the best of my knowl assigned project planner of any changes to ir	edge. It is my responsibility to inform t	the County of
Judy Je	// Applicant	n Offm	,
÷			
12 13 17 Date:	- [2] Date:	13/17	

Environmental Information Disclosure Form

PLN_2015-00021 BLD______

Project Address: 348 KEL MORE ST Name of Owner: KATY & GARY JAHGHO	
Project Address: 848 KEL MORE ST Name of Owner: KATY & GARY JAEGER MOSS BEACH CA 94038 Address: 954 KELMORE ST	-
	=
MOSS BEACH CA94033Phone: 415 518 4145	
Assessor's Parcel No.: 037 — 145 — 020 Name of Applicant: STUARTGRUNOW	_
Address: 413 MAIN ST. HALFMOON BAY	V
Zoning District: 121/317/1011 94019 Phone: 4155950306	
Existing Site Conditions	
Parcel size: b oco sF	j
Describe the extent and type of all existing development and uses on the project parcel, including the existence and ourpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, preeks, vegetation).	
VACANT LOT 14° slope from south east to Northwest	_
YACANT LOT 14° slope from south east to Northwest grass w/ tree line on North property line	
Environmental Review Checklish	
California Environmental Quality Act (CEQA) Review	
Yes No Will this project involve:	
a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?	
b. Construction of a new multi-family residential structure having 5 or more units?	
C. Construction of a commercial structure > 2,500 sq.ft?	
d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? Z	
e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: 215 c.y. Fill: 25 c.y.	
f. Subdivision of land into 5 or more parcels?	
g. Construction within a State or County scenic corridor?	
h. Construction within a sensitive habitat?	
i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?	
j. Construction on a hazardous waste site (check with Co. Env. Health Division)?	
Please explain ali "Yes" answers:	
215 cy cut and 25 cy fill is necresagril for and	_
2 trees on north property line to be removed	``
215 cy cut and 25 cy fill 13 neccessary for construction 2 trees on north property line to be removed one 12" dia 1/2 fallen down, one 13" dia both	
monterey pine	
/ /	

2. Na	tional I	Marine Fisheries Rule 4(d) Review
Yes	No	Will the project involve:
X		a. Construction outside of the footprint of an existing, legal structure?
	×	b. Exterior construction within 100-feet of a stream?
·	×	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	-×-	-d:- Land-use within a riparian area?
X		e, Timber harvesting, mining, grazing or grading?
	×	f. Any work inside of a stream, riparian corridor, or shoreline?
3	<u> </u>	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		
THERE IS NO EXISTING STRUCTURE PROPOSED		
NEW SINGLE FAMILY STRUCTURE GRADING AS		
REQUIRED FOR PROPOSED NEW RESIDENCE		

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

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

Signed:

mym

Date: /2//3/17

Building codes

ALL CONSTRUCTION SHALL CONFORM TO: 2016 CALIFORNIA BUILDING CODE CBC 2016 CALIFORNIA RESIDENTIAL CODE CRC 2016 CALIFORNIA PLUMBING CODE CPC 2016 CALIFORNIA MECHANICAL CODE CMC 2016 CALIFORNIA ELECTRICAL CODE CEC 2016 CALIFORNIA REFERENCED STANDARDS

2016 CALIFORNIA ENERGY CODE 2016 CGBC - CALIFORNIA GREEN BUILDINGS CODE STANDARDS CODES COUNTY OF SAN MATEO BUILDING REGULATIONS

THE COUNTY OF SAN MATEO HAS PASSED AN ORDINANCE THAT NEW CONSTRUCTION AND MAJOR ADDITIONS AND REMODELS (50% OR MORE IN VALUATION WILL REQUIRE THE "BUILD IT GREEN" ENVIRONMENTAL SYSTEM. SEE SHEET GNI.

THIS NEW RESIDENCE WILL REQUIRE AN AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR MUST HAVE A C-16 LICENSE TO INSTALL DESIGN. FIRE HYDRANT COMPLIANCE MUST BE CHECKED.

CLEANOUTS IN BUILDING SEWERS SHALL BE PROVIDED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE CITY/ COUNTY. ALL THE CLEANOUTS SHALL BE MANTAINED WATERTIGHT.

Contacts

Architect

Stuart Grunow Architecture 413 Main Street Ste: G Half Moon Bay, California 94019 (415) 595-0306

<u>Structural</u>

Universal Structural Engineers 1660 S. Amphlett BLVD #335 San Mateo CA 94402 (450) 312 9233

<u>Civil</u>

Sigma Prime 332 Princeton Ave Half Moon Bay CA 94019 (650) 728 3590

<u>Soils</u>

Murray Engineers Inc. 935 Fremont Ave Los Altos CA 94024 (650) 559 9980

Vicinity Map



Sheet Index

A0.0 Cover Notes

Survey

Construction Best Management Practices

Grading & Drainage

Erosion Control

Site Existing Condition & Demolition

A1.2 Proposed Site Plan

Lower Floor Plan

A2.2 First Floor Plan

Elevations

Elevations

L1.0 Proposed Landscape Plan

Cross Section

Description

New 4 Bedroom 3.5 Bath Home on vacant 10,000 s.f. lot located at 848 Kelmore Street in Moss Beach, California.



Stuart Grunow Architecture 413 Main Street Ste: G

Residenc





Perspective - Front from North

28 March 2018 Planning Submittal

Cover

AO.O

F.O.

F.R.P.

G.B.

G.L.B.

G.S.M.

H.B.

HCAP

H.R.C.

HTG.

ANCHOR BOLT

AIR CONDITIONING

ACCESS DOOR

ACCESS PANEL

BACKSPLASI

BUILDING

BASEBOAR

CATCH BASII

COVER GUARI

CEILING JOIST

COUNTERTOR

CONCRETE

CONTRACTOR

COOKTOP

CUSTODIAN

CENTERLINE

DOUGLAS FIR

DUALGLAZE

DIAMETER

DIMENSION

DEMOLISHED

EACH

ELEVATION

EXTERIOR

FIRE ALARM

FIBERGLASS

FLOOR DRAIN

FOUNDATION

FINISH FLOOR

FINISH GRADE

FINISH FLOOR

FLAT HEAD

FIRE EXTINGUISHER

FIRE HOSE CABINE

FLAT BAR

EXPANSION JOINT

EXPANSION SHIELD

DETAIL

CONC. MASONRY UNIT

CAST IRON

CLEAR

ADJUSTABLE

ASPHALTIC CONCRETE

AUTOMATIC FIRE SPRINCLER

ACOUSTIC

AGREGATE BASE MATERIAL

FLUORESCENT

FIBER GLASS

GREEN BOARD

GALVANIZED IRON

GLULAM BEAM

GROUND

HOSE BIBB

HANDICAP

HARDBOARD

KICKPLATE

HARDWOOD

HOLLOW METAI

HOSE REEL CABINET

HANDICAP TOWEL DISP

HORIYONTAL

HIGH POINT

HFIGHT

HEATING

HOT WATER

INSIDE DIAMETAR

INSULATION

JUNCTION BOX

INTERIOR

LAVATORY

LIGHTWEIGH

MICRO-WAWI

MAXIMUM

MECHANICAL

MANUFACTURE

MACHINE SCREW

NOT IN CONCRETE

NOT TO SCALE

NOMINAL

OBSCURE

ON CENTER

OVER HEAD

OPENING

OPPOSITE

PUBLIC ADDRESS

PAINT GRADE

PHILLIPS HEAD

PROPERTY LINE

PLASTIC LAMINATE

PLATE

PLASTER

POLISHED

POWER DRIVEN FASTENER

PUBLIC AND HOUSE PHONE

POST INDICATOR VALVE

OUTSIDE DIAMETER

OUTER FACE OF STUD

MANHOLE

MOUNTED

N.I.C.

O.B.

O.F.S.

P.A.

PLAS. LAM

MEDICINE CABINET

MEDIUM DENSITY FIBER BD

HOLLOW CORE

GUAGE

FINISH OPENING

FACE OF CONCRETE

FACE OF STUD/STEEL

REINFORCED PLASTIC

GENERAL CONTRACTOR

GROUND FAULT INTERRUPTER

GALVANIZED SHEET METAL

PRCST.

P.S.I.

P.T.D.

R.A.

R.C.P.

REINF.

REQD.

R.H.

R.R.

R.W.L.

S.C.D.

SECT.

S.G.

S.M.

S.M.S.

S.N.D.

S.N.V.

S.O.V.

S.P.D.

SPECS

S.T.S.

ST. STL.

T.O.D.

T.O.C.

T.O.S.

T.P.D.

U.O.N.

V.G.D.F

V.T.R.

V.H.F.

WDO/WDOS

WNDR. BD

WSCT.

T.O.STL

R.D.

PRECAST

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

PAPER TOWEL DISPENSER

REFLECTED CEILING PLAN

PARALAM BEAM

PARTITION

RETURN AIR

ROF DRAIN

RECESSED

REQUIRED

RIGHT HEND

ROUND HEAD

ROOF RAFTER

RAIN WATER LEADER

SOLID BLOCKING

SMOKE DETECTOR

SAFETY GLAZE

SEAT COVER DISPENSER

SOLID CORE

SECTION

SHEAR

SHEET

SINK

SHOWER

SIMILAR

SHEET METAL

SHUT OFF VALVE

SOAP DISPENSER

SPECIFICATIONS

SERVICE SINK

SQUARE

STEEL

STORAGE STRUCTURAL

SELF TAPPING SCREW

STAINLESS STEEL

SUSPENDED

SYMMETRICAL

TREAD

TOWEL BAR

TOP & BOTTOM

TELEPHONE

THICK

TOP KICK

TOP OF CURB

TOP OF PLATE

TOP OF SLAB

TYPICAL

URINAL

VERTICAL

TOP OF STEEL

TOILET PAPER DISPENSER

UNLESS OTHERWISE NOTED

VINYL COMPOSITION TILE

VERTICAL GRAIN DOUGLAS FIF

VENTILATION THROU ROOF

VINYL WALL FABRIC

WATER CLOSET

WONDERBOARD

WATER PROOF

WATER RESISTANT GYPSUM

WITHOUT

WINDOW/WINDOWS

WOOD

TOP OF PAVEMENT

TEMPERED GLASS

TONGUE&GROOVI

TRASH COMPACTOR

TOWEL DISPENSER

TRUE-DIVIDED LIGHTS

TOWEL DISPENSER & DISP.

SHEET METAL SCREWS

SANITARY NAPKIN DISPOSAL

SANITARY NAPKIN VENDOR

ROOM

REFERENCE

REFRIGERATOR

REINFORCED/ING

RISE

RADIUS

PRESSURE TREATED

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 PRIOR TO PERMIT ISSUANCE.

WORKS AND THE COASTSIDE FIRE PROTECTION DISTRICT.

INCLUDE HOUSE ADDRESS NUMERALS SHALL BE A MIN. 4 IN HEIGHT AND - STROKE OF CONSTRUCTING COLOR TOP THEIR BACKGROUND AND MUST BE LIGHTED DURING THE HOURS OF DARKNESS (SEE ELEVATION) FOR NEW CONSTRUCTION ONLY. SEE COMPLETE NOTES

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

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

IF THERE IS NO CONSTRUCTION TRAILER USED FOR THIS PROJECT, THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPETITION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT

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

THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPETITION 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 VEHICLE SHALL IMPEDE THROUGH TRAFFIC ALONG THE RIGHT-OF-WAY ON STREET. ALL CONSTRUCTION VEHICLE SHALL BE PARKED ON-SITE OUTSIDE OF THE PUBLIC RIGHT OF WAY OR IN LOCATIONS WHICH DO NOT IMPEDE SAFE ACCESS ON STREET. THERE SHELL BE NO STORAGE OF CONSTRUCTION VEHICLES IN THE

CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS FROM 10:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 5:00 P.M. ON SATURDAY. CONSTRUCTION OPERATIONS SHALL BE PROHIBITED ON SUNDAY AND NATIONAL HOLYDAY.

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.

DRAINAGE & EROSION CONTROL PLAN ON SHEET C-1. CONTRACTOR TO PROVIDE INTENT.

DRAIN WATER AWAY FROM 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 DEPARTMENT OF PUBLIC WORKS. SHOWING THE DRIVEWAY ACCESS TO THE PARCEL (GARAGE SLAB) COMPLYING WITH THE COUNTRY STANDARDS FOR DRIVEWAY SLOPES (NOT TO EXCEEDED 20%) AND TO COUNTRY STANDARDS (AT THE PROPERTY LINE) BEING THE SAME ELEVATION AS THE CENTER OF THE ACCESS ROADWAY. WHEN APPROPRIATE, AS DETERMINED BY THE DEPT. OF PUBLIC WORKS, THE PLAN AND PROFILE SHALL BE PREPARED FROM ELEVATIONS AND ALIGNMENT SHOWN ON THE ROADWAY IMPROVEMENT PLANS. THE DRIVEWAY PLANS SHALL ALSO INCLUDE AND SHOW SPECIFIC PROVISIONS AND DETAILS FOR BOTH THE EXISTING AND THE PROPOSED

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

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT MY BE REQUIRED TO PROVIDE PAYMENT OF ROADWAY MITIGATION

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

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

NO SITE DISTURBANCE SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

FIRE PROTECTION NOTES

A CRC 2013 SECTION R327, THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION, ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION SHALL COMPLY WITH CRC 2013 SECTION R327 REQUIREMENTS.

AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFP A-13D MUST BE SUBMITTED. THE ENTIRE STRUCTURE TO HAVE FIRE SPRINKLERS. THEY MUST BE DRAWN BY A CONTRACTOR HAVING A C/16 LICENSE. THE SUBCONTRACTOR SHALL PRODUCE DRAWINGS FOR APPROVAL BY CITY, COUNTRY OR FIRE DEPARTMENT.

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 POWER BACKUP. DETECTORS ARE TO BE INSTALLED PER MANUFACTURERS INSTRUCTION AND NFPA 72.

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 NE 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: ASPER COASTSIDE FIRE DISTRICT NO. 2013-03, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED & VISIBLE FROM THE STREET. (TEMP. ADDRESS #S SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM - INCH STROKE. SUCH LETTERS/ NUMERALS SHALL 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 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.

6A. NEW RESIDENTIAL ADDRESS NUMBERS: BUILDINGS SHAL 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 6 FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDING 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.

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 COUNTRY 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 COUNTRY PLANNING AND BUILDING DIVISION. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMITTING OF PLANS, THE COUNTRY OF CITY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW. INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY COASTSIDE FIRE PROTECTION DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTING MUST BE PRESSURE TESTED WITH TRENCH OPEN. THE FEE SCHEDULE FOR AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE IN ACCORDANCE WITH HALF MOON BAY ORDINANCE 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 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 SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

11. OPTIONAL SOLAR PHOTOVOLTAIC SYSTEM: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE COASTSIDE FIRE DISTRICT AS OUTLINED IN STANDARD DETAIL DI-001 SOLAR PHOTOVOLTAIC SYSTEM.

12. FIRE ACCESS ROADS: THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE SAN MATEO COUNTRY 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 FEET ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.

13. FIRE APPARATUS ROADS TO BE MINIMUM OF 20 FEET WIDE A MINIMUM OF 35 FEET CENTERLINE RADIUS AND A VERTICAL CLEARANCE OF 15 FEET CFC503, DI03, T-14 1273

FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. 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 LINE 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 DI03.6.

15. FIRE HYDRANT: AS ER 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 HYDRANTS/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 AT THE BUILDING PERMIT APPLICATION STAGE. INSPECTION REQUIRED PRIOR TO THE FIRES FINAL APPROVAL OF THE BUILDING PERMIT OR BEFORE COMBUSTIBLES ARE BROUGHT ON SITE).

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

A. <u>VEGETATION MANAGEMENT</u>: 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 PARTITIONS, AND LIMITED UP 6 TO 10 FEET ABOVE THE GROUND. NEW TREES PLANED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.

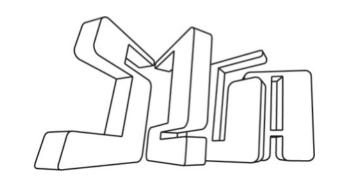
C. REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.

D. THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHIMNEY 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. MANTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.



Stuart Grunow Architecture 413 Main Street Ste: G Half Moon Bay, California 94019 tel: (415) 595-0306 www.s2garch.com



13 Dec 2017 Planning Submittal

AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPALITYS RIGHT OF WAY.

THE APPLICANT/CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE BLDG, INSPECTION SECTION, THE DEPT. OF PUBLIC

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.

UNDER FIRE PROTECTION NOTES.

STOCKPILE AND PROTECT DISPLACED TOPSOIL FOR REUSE.

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

BREAKER TYPE BACKFLOW PREVENTION DEVICE IS PROVIDED FOR DUST CONTROL.

NOT BE LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.

PUBLIC RIGHT OF WAY.

NO SITE DISTURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL, UNTIL THE BUILDING PERMIT HAS BEEN ISSUED AND THAN ONLY THOSE TREES APPROVED FOR REMOVAL SHALL BE REMOVED.

NOISE LEVELS PRODUCED BY THE PROPOSED CONSTRUCTION ACTIVITY SHALL NOT EXCEED THE 80 DBAS LEVEL AT ANY MOMENT.

IT IS THE INTENT OF THERE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPED AREAS. SEE GRADING.

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).

DRAINAGE PATTERNS AND DRAINAGE FACILITIES.

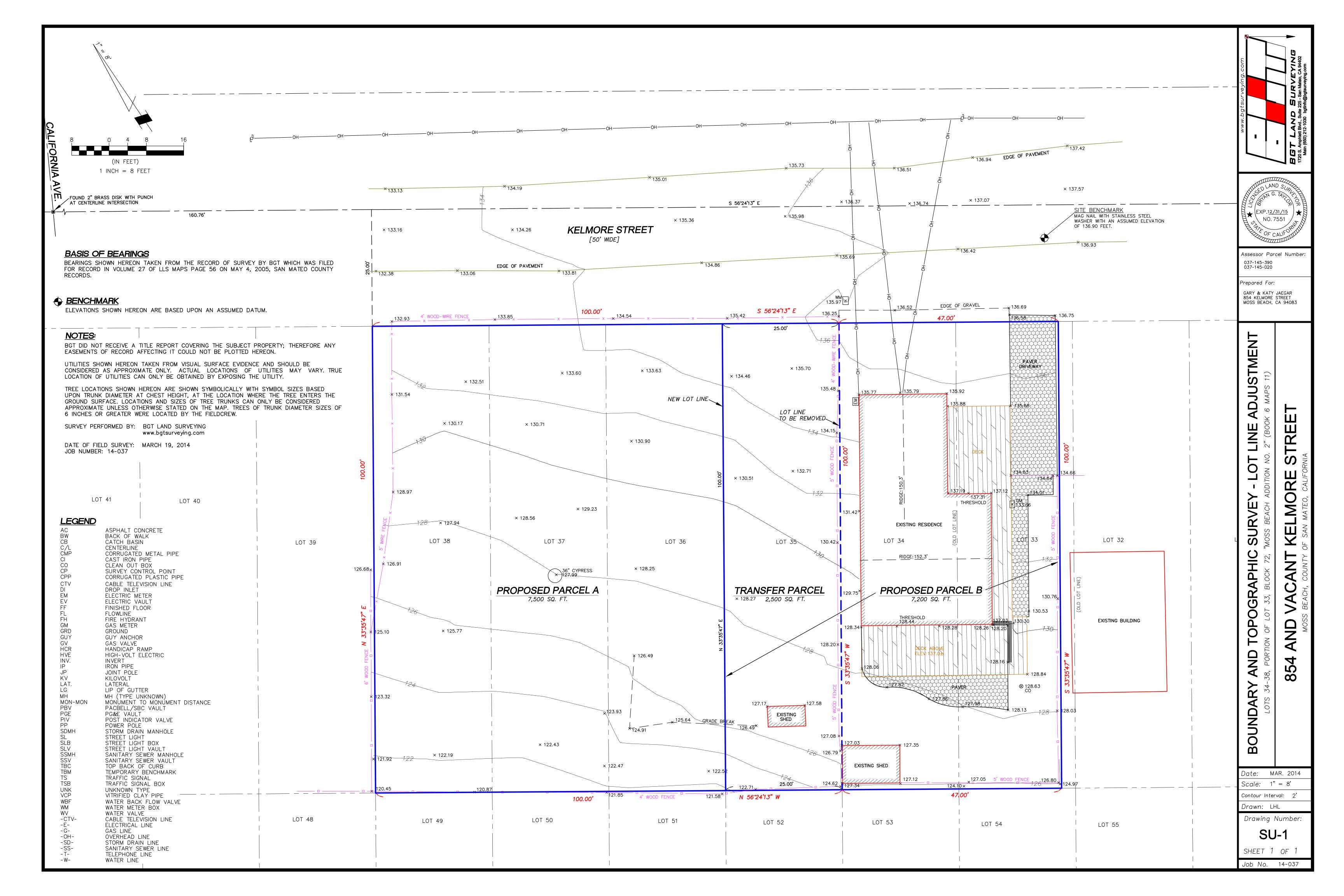
WORK IN THE RIGHT OF WAY.

FEES BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE OF THE PROPOSED BUILDING PER ORDINANCE NO. 3211.

DEPARTMENT OF PUBLIC WORKS.

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WEATHER STRIPPING OR WOOD SCREW



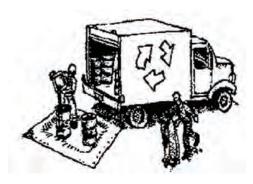


Construction Best Management Practices (BMPs)

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

Clean Water. Healthy Community.

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Managemen

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



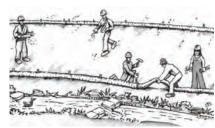
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

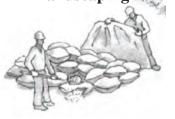
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



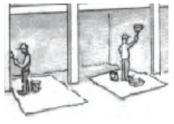
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer.

 Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste.

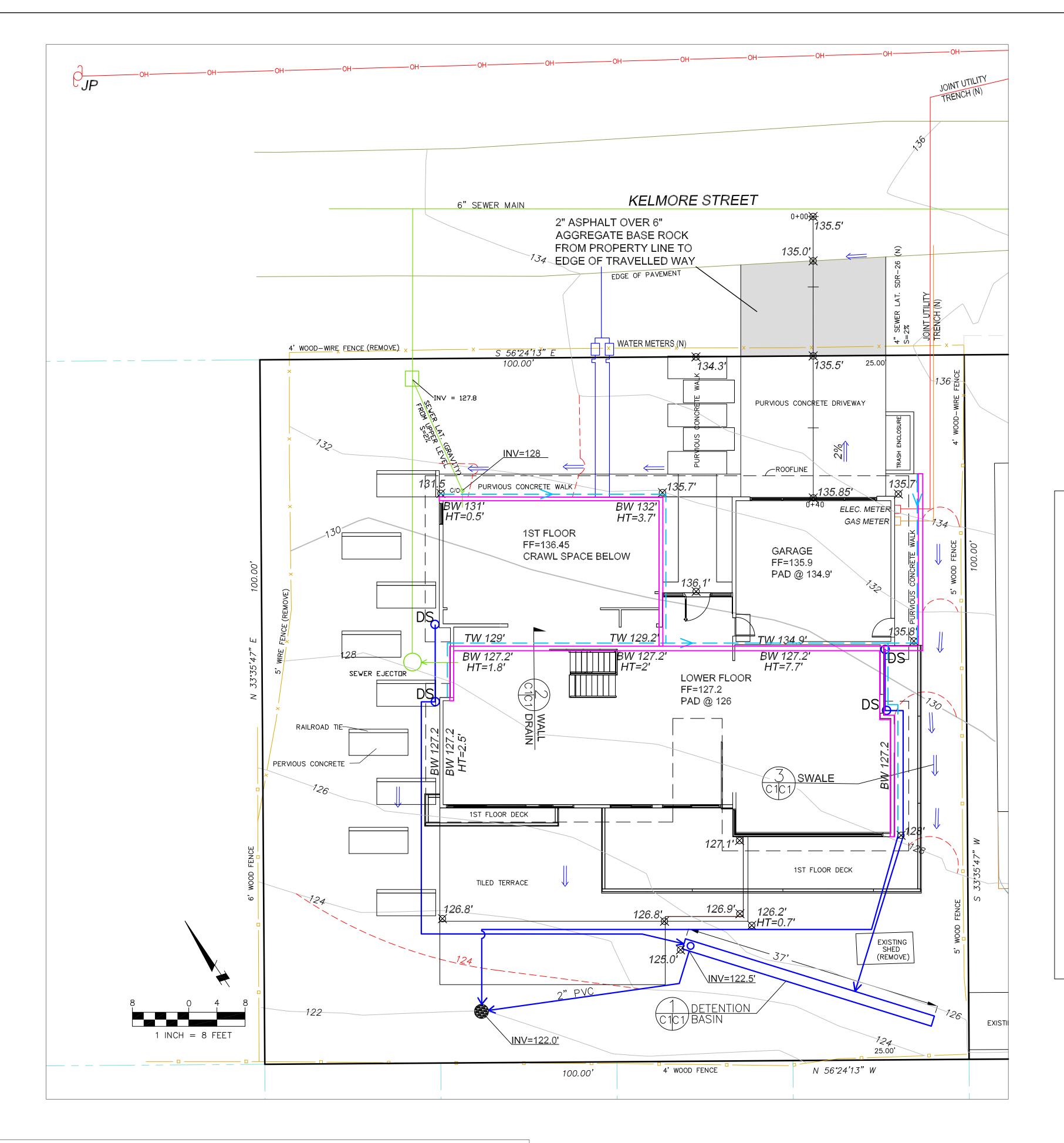
 Lead based paint removal requires a statecertified contractor.

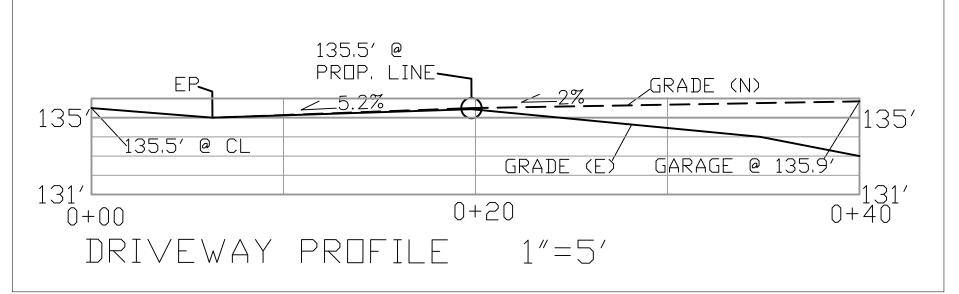
Dewatering



- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!





EXISTING 5' CONTOUR

- EXISTING 1' CONTOUR

--- PROPOSED CONTOUR

 \approx 134.7' SPOT ELEVATION (N)

SURFACE DRAINAGE FLOW

3" DIAM. PVC DRAIN PIPE

3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.

PROPOSED RETAINING WALL

SAN MATEO COUNTY DEPARTMENT

PUBLIC WORKS

REDWOOD CITY

CALIFORNIA

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

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

% PASSING SIEVE

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

20-100

3. BACKFILL MATERIAL.... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING

STANDARD TRENCH BACKFILL

W — 10

AND BEDDING DETAIL

_3-4" RIVER RUN ROCK

PLAN VIEW

SECTION VIEW

MIRAFI 140N FILTER FABRIC

AT ROCK/SOIL INTERFACE

ENERGY DISSIPATER

NOT TO SCALE

FINAL SLOPE

" min. SOLID PIPE

.3-4" RIVER RUN ROCK

3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.



DRAWN BY: ___

NOTES:

DRAWN BY: M.L.

CHECK BY: D.M.W

APPROVED BY: N.R.C.

__EXISTING SURFACE

STRUCTURAL SECTION

STRUCTURE BACKFILL

-SAND BACKFILL MATERIAL...95%

COMPACTION

MATERIAL...95% COMPACTION

REPLACE IN KIND (MIN. 2" AC 6" CL 2 AB)

ENERGY DISSIPATER (SEE DETAIL BELOW).

- EXISTING SURFACE

0.D.

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

BACKFILL MATERIAL

COMPACTION

90% COMPACTION

GENERAL NOTES

- 1. PLANS PREPARED AT REQUEST OF: KATY AND GARY JAEGER, OWNERS
- 2. ELEVATION DATUM: ASSUMED 3. CONTOUR INTERVAL IS 1 FOOT
- 4. SITE SURVEYED BY BGT, MARCH 19, 2014.
- 5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

- 1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
- 2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN SHOWN. 3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT
- 4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME: 215 CY FILL VOLUME: 25 CY TOTAL CUT/FILL: 235 CY

1% MINIMUM.

1. ABOVE VOLUMES ARE APPROXIMATE.

2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

3. FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).

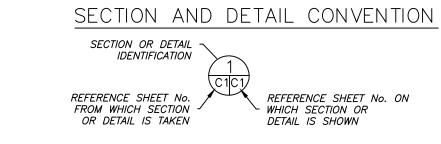
4. ALL UTILITIES SHALL BE INSTALLED BASED ON COUNTY STANDARDS.

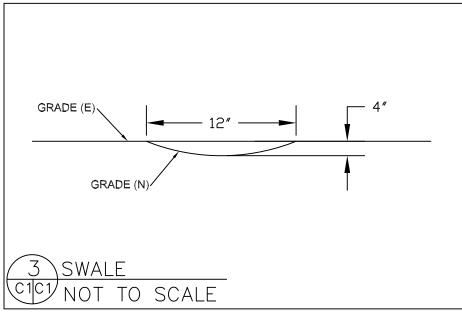
TRAFFIC CONTROL NOTES

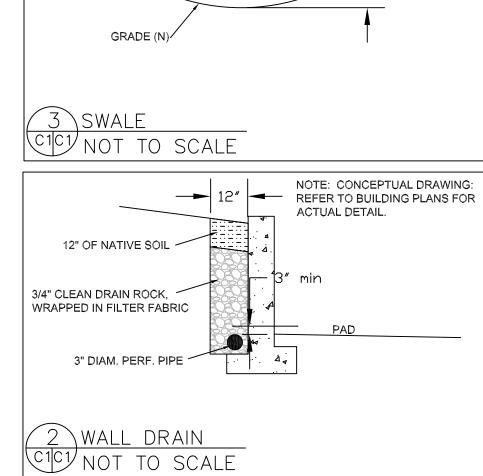
TIMES WHEN ROAD IS PARTIALLY BLOCKED.

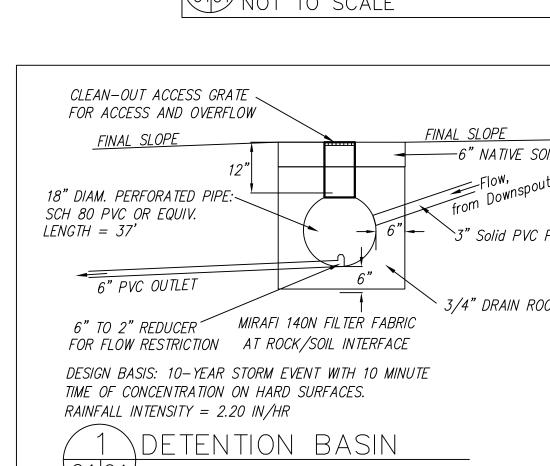
1. CONTRACTOR AND WORKERS SHALL PARK ON SHOULDERS OF KELMORE

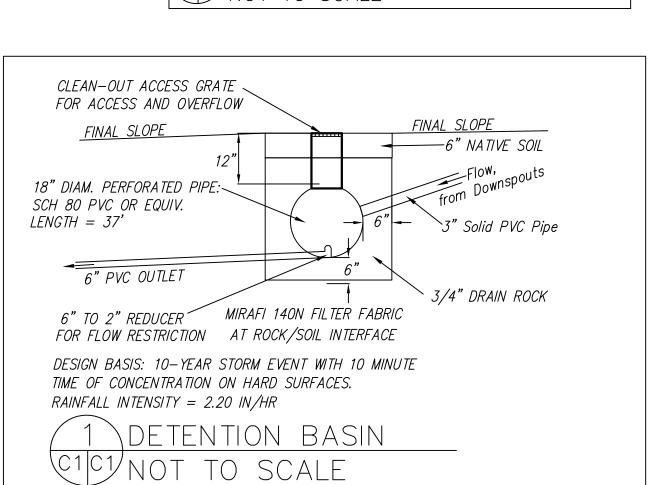
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL

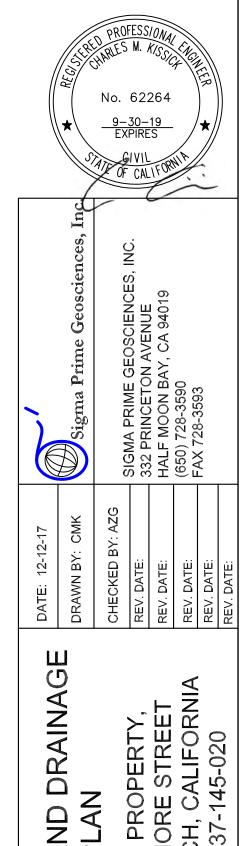






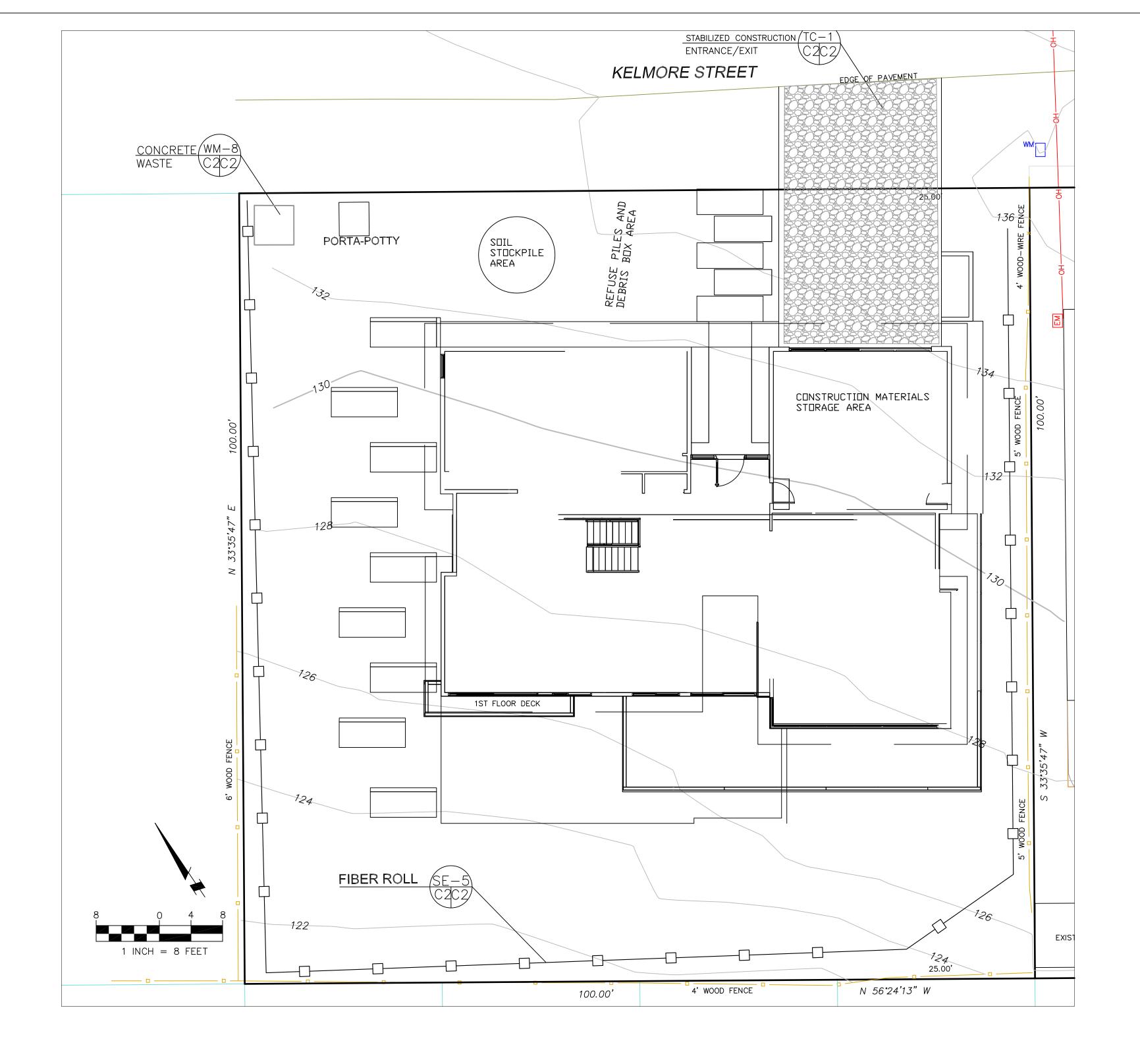






GRADING

SHEET



FIBER ROLLS SE-5Vertical spacing measured along the face of the slope varies between 10' and 20' TYPICAL FIBER ROLL INSTALLATION ENTRENCHMENT DETAIL If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- · Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- · Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- · Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- · Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- · Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- · Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- · Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- · Limit construction access routes to stabilized, designated access points
- · Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- · Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- · Placement of erosion materials is required on weekends and during rain events.
- The areas delineated onh the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- · Erosion control materials shall be stored on-site
- · 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.

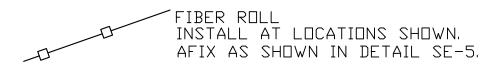
EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME:____STUART GRUNOW TITLE/QUALIFICATION: ARCHITECT_

\$2GRUNOW@GMAIL.COM

EROSION CONTROL NOTES



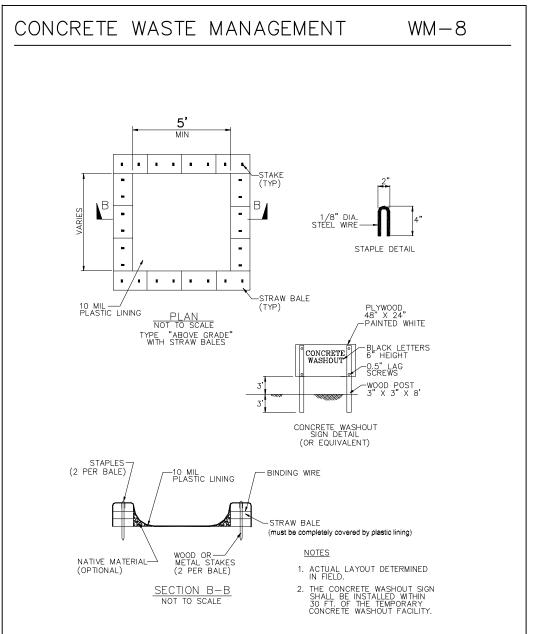
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED. 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN. 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.

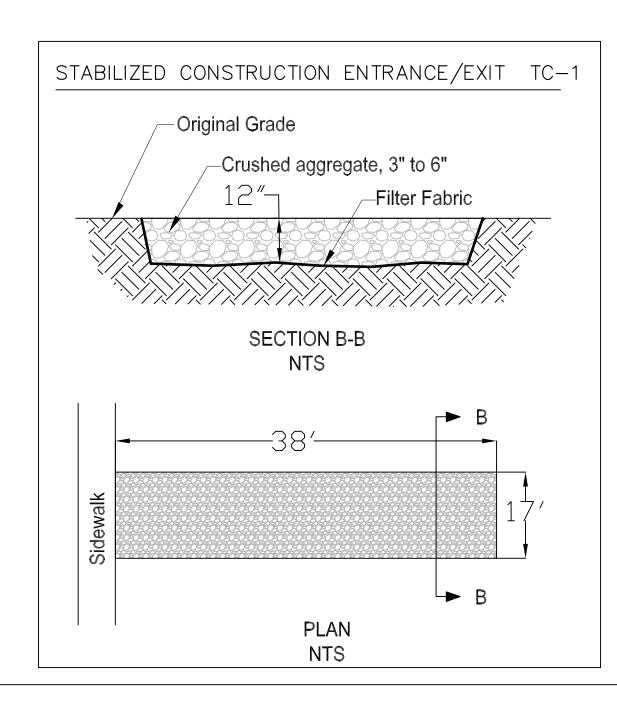
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL. 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE. 6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 38 FEET LONG BY 17 FEET WIDE AND CONFORM TO THE FOLLOWING:

A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.

B. PAD SHALL BE NOT LESS THAN 8" THICK. C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA. 7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)







EDIME! JAEGER PROPERTY, 854 KELMORE STREET AOSS BEACH, CALIFORNIA APN: 037-145-020 \bigcirc \square

SHEET

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Site Zoning and Planning Data

Zoning R1 (S-17)
Parcel Lots 35, 36, 37, & 38
APN 037-145-020
Existing Lot Area 10,000 s.f.

Occupancy Residential CBC 2016 **Building Code** 2 stories Stories VB, Fully Sprinklered Construction Type Lot Coverage >16', 35% allowed Floor Area 53% allowed Front Setback 20' min. Rear Setback 20' min. Side Setback 15' min. total

Site Notes

The site is a regular square area of 10,000 sf. flts major characteristic is a substantial slope on the northeast-southwest axis. The grade change is approximate 14 feet across the site. The site highest elevation is approximately 136' at the northeast corner and the lowest elevation is approximately 122' at the southwest corner. There are existing trees on Northwestern property line that will be removed.

- 1. Topographic information used for design and contained in these Documents is derived from incidental measurements prepared by Architect and Civil Engineer. Contractor shall verify all grades during layout and coordinate discrepancies in conjunction with Architect.
- 2. Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
- 3. Refer Building Floor Plans and Sections for all dimensional information.
- 4. Existing finish grades shall be restored upon completion of construction unless changes are specified in the drawings.
- 5. Roadways shall be maintained clear of construction equipment or materials at all times. Debris shall be removed from roadways and sidewalk immediately. Contractor shall sweep or wash road surfaces after operations that generate debris.
- 6. Dust control measures shall be implemented as necessary. Provide watering during excavation and backfill to prevent dust from crossing property lines.



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tel: (415) 595-0306



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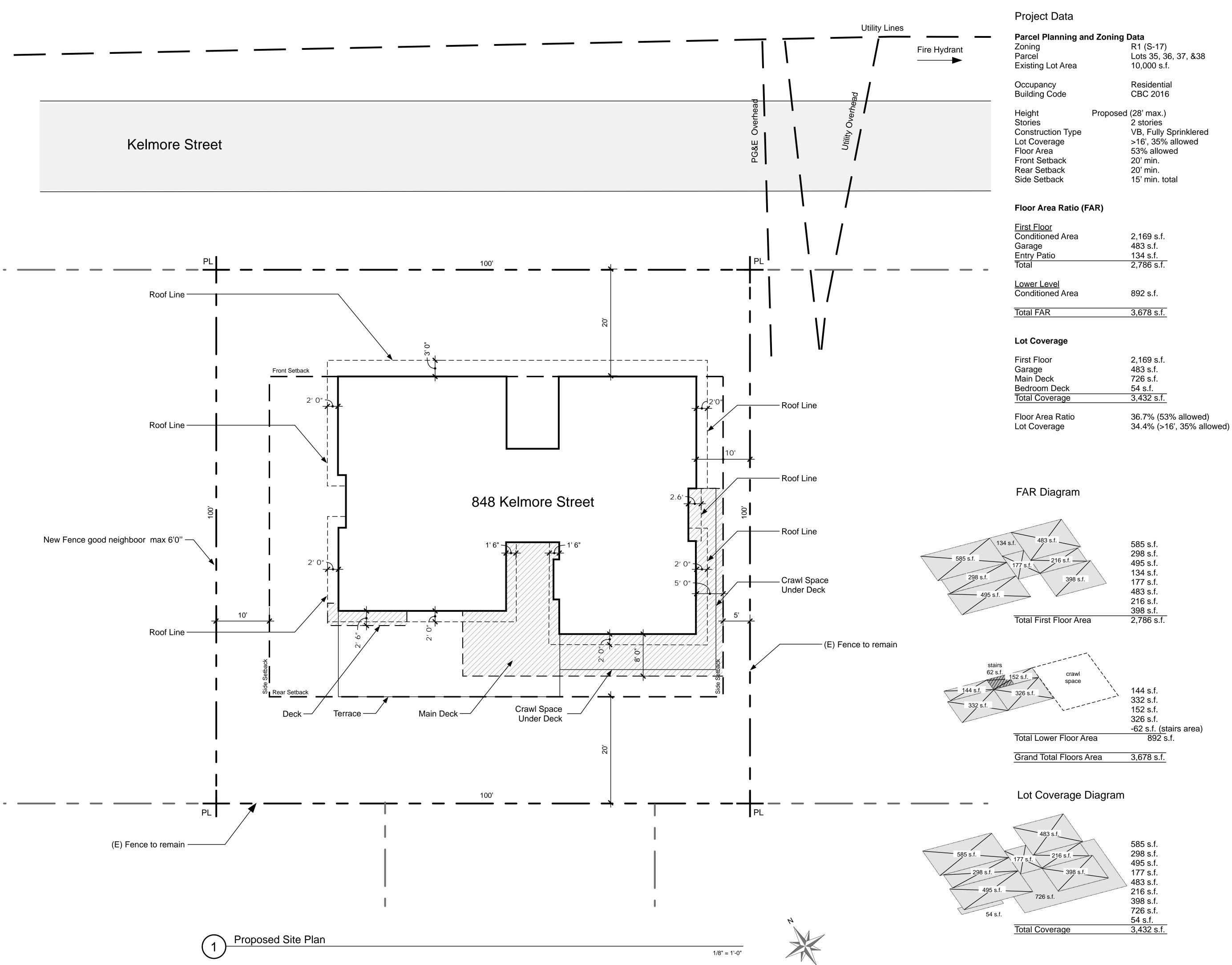
Site Existing
Conditions and
Demolition

A1.1





1/8" = 1'-0"



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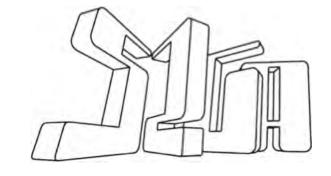
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Proposed Site Plan

A1.2

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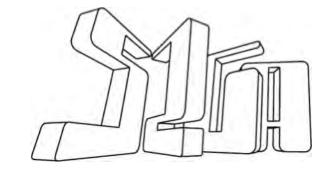


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Lower Floor Plan

A2.1



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First Floor Plan

A2.2

Materials

Gray Wood Lap Siding Ref: Woodtone RusticSeries



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Limestone textured linear veneer Ref: Eldorado Cut Coarse Stone

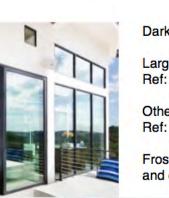
Residen



Standing seam zinc clading White membrane for flat roof areas



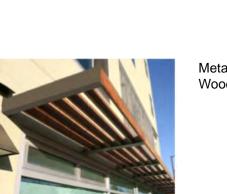




Dark Bronze frames, clear glass Large folding and sliding windows Ref: La Cantina or Nanawall

Other windows Ref: Marvin Integrity or Sierra Pacific Frosted glass for garage rolling door and entry patio panels





Metal brackets Wood boards fascia and blades



Exotis wood handrail Metal posts Horizontal cables (4" max. spacing)

Wall mounted LED light Black finish Dark sky friendly Ref: Modern Forms Vessel LED



Exotic wood boards



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Elevations



North Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"

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South Elevation

1/4" = 1'-0"

ROOF PLATE

Materials

Siding



Gray Wood Lap Siding Ref: Woodtone RusticSeries Lap Siding Coastal Gray





Limestone textured linear veneer Ref: Eldorado Cut Coarse Stone





Residen

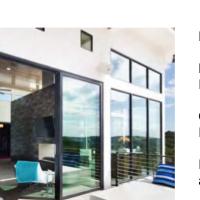
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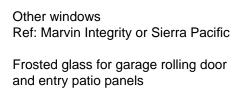
Standing seam zinc clading
White membrane for flat roof areas







Dark Bronze frames, clear glass Large folding and sliding windows Ref: La Cantina or Nanawall







Metal brackets Wood boards fascia and blades





Exotis wood handrail Metal posts Horizontal cables (4" max. spacing)





Exotic wood boards



Wall mounted LED light Black finish Dark sky friendly Ref: Modern Forms Vessel LED

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Elevations

West Elevation

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MAIN FLOOR 136'-5"

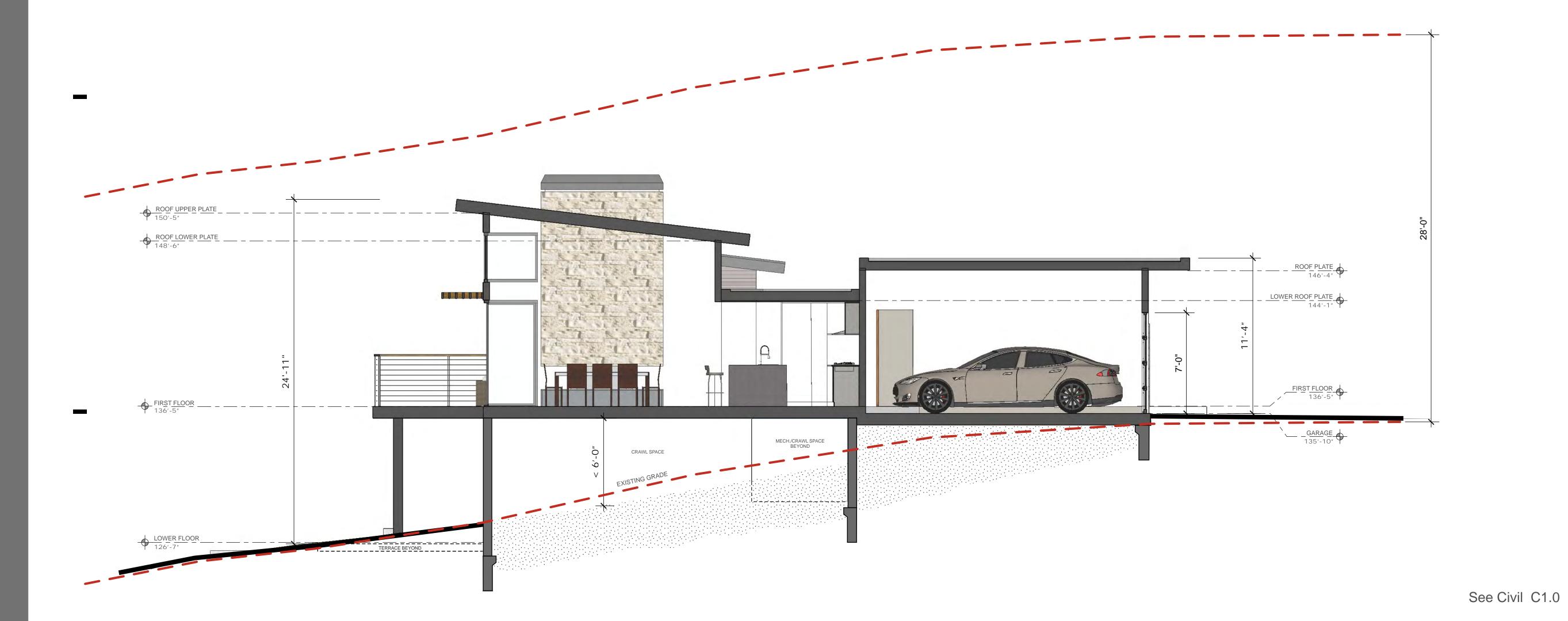
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Cross Section

A5.1



East-West Cross Section

1/4" = 1'-0"

Plants and Materials

Trees



Manzanita tree



Kelmore Street

Wild Grass -

Pervious Concrete Walk -

River Rock —

848 Kelmore Street

Pervious Concrete Walk -

Manzanita –

Railroad Tie -

Pervious Concrete Step -

Pervious Concrete -

Pervious Concrete Step -

New Fence good neighboor 6'0" max. -

Decomposed granite

Olive tree

Maple tree

Hopseed

Shrubs / Planting



Grey Leaved Fuchsia

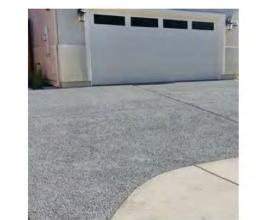


Lavender

Mexican Sage

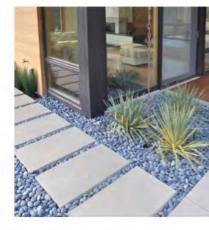
Ceanothus

Pervious areas



Pervious concrete driveway





Pervious concrete walk

Pervious concrete step River rock

Decks / Terrace



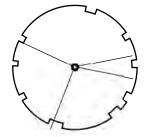
Exotic wood boards deck



Tiled terrace

Planting Schedule

Trees



(3) New trees species as annotated on plan

Shrubs / Planting



Asphalt Apron

Pervious Concrete

Driveway

Pervious Concrete

- Impervious Concrete Walk 100 s.f.

Trash Enclosure Pervious Concrete —

Front Setback





Hopseed Bush

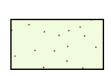


Pervious ConcreteWalk

Main Deck

- Wild Grass

Ground Cover

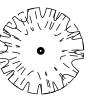


Wild Grass seed mixture

Impervious Areas

Terrace 100 s.f. Total Impervious Areas 765 s.f. (7.7%)

< 10% or 1,170 s.f. max. allowed



Grey Leaved Fuchsia



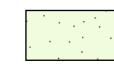
Ceanothus







Mexican Sage



Calculations

665 s.f.

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Proposed Landscape Plan



(E) Fence

