San Mateo County

Property Owner: Sara Copeland
Project Site: 350 9th Street, Montara

APN: 036-025-330

0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 4,513

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

San Mateo County
Planning and Building Department

Planning Permit Application Form

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

PLN: PLN2018-00269
BLD:

Applicant/Owner Information

Applicant: CHEZARE SANTINI
Mailing Address: 1359 HERMOSA AVE. PACIFICA, CA. 94044
Zip: 94044
Phone,W: (650) 438 6945 H: —
E-mail Address: chezaregs5@gmail.com FAX:

Name of Owner (1): SARA COPELAND	Name of Owner (2):
Mailing Address: 136 SURF STREET, PACIFICA, CA	Mailing Address:
Zip: 94044	Zip:
Phone,W: (408) 886-0926	Phone,W:
H:	H:
E-mail Address: saracopeland72@gmail.com	E-mail Address:

Project Information

Project Location (address): 0 9TH STREET, MONTARA, CA, 94037

Assessor's Parcel Numbers: 036 — 025 — 330

Zoning: R1/S-17/D.R.

Parcel/lot size: 6014 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)
ACCESS TO PROPERTY FROM 9TH. STREET, WITH CROSS STREET EAST AVENUE. EXISTING 6014 SQUARE FOOT VACANT LOT. PROPOSED LOT TO HAVE A 2 STORY 3,114 SQUARE FOOT NEW SINGLE FAMILY RESIDENCE. EXISTING WELL TO BE DEACTIVATED. 2ND STORY OF HOME IS A MODULAR FROM THE COMPANY HONOMOBO.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):
EXISTING SLIGHTLY SLOPED LOT, SLOPING DOWN TO THE WEST. LOT CONTAINS DIRT, SHRUBS, BUSHES, WEEDS, AND NO HERITAGE TREES

Describe Existing Structures and/or Development:
NO EXISTING STRUCTURE. PROPOSED STRUCTURE IS A 2 STORY NEW SINGLE FAMILY RESIDENCE. 1ST FLOOR TO CONTAIN A 2-CAR GARAGE AND IN-LAW UNIT WITH 1 BEDROOM AND 1 BATHROOM AND KITCHEN. 2ND FLOOR IS A MODULAR M3 UNIT FROM THE COMPANY HONOMOBO. 2ND FLOOR CONTAINS 3 BEDROOMS, 2 BATHROOMS, AND A KITCHEN LIVING ROOM, AND DINING AREA.

Signatures

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

Owner's signature:
Owner's signature:
Applicant's signature:

San Mateo County

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN PLN2018-00269

Other Permit #:

1. Site Information

Applicant:

Name: CHEZARE SANTINI

Address: 1359 HERMOSA AVE

PACIFICA, CA Zip: 94044

Phone,W: (650) 458 6945 H:

Email: chezaregs5@gmail.com

Owner (if different from Applicant):

Name: SARA COPELAND

Address: 136 SURF STREET, PACIFICA,

CA. Zip: 94044

Phone,W: (408) 886-0926 H:

Email: saracopeland72@gmail.com

Architect or Designer (if different from Applicant):

Name:

Address: Zip:

Phone,W: H: Email:

2. Project Site Information

Project location:

APN: 036 - 025 - 330

Address: 0 9TH STREET MONTARA, CA.

Zip: 94037

Zoning: R1 / S-17 / DR.

Parcel/lot size: 6014 sq. ft.

Site Description:

☒ Vacant Parcel

☐ Existing Development (Please describe):

3. Project Description

Project:

☒ New Single Family Residence: 3,114 sq. ft

☐ Addition to Residence: sq. ft

☐ Other:

Describe Project:

NEW SINGLE FAMILY DWELLING

2 STORY

4 BEDROOM, 3 BEDROOMS

Additional Permits Required:

☐ Certificate of Compliance Type A or Type B

☒ Coastal Development Permit exemption

☐ Fence Height Exception (not permitted on coast)

☒ Grading Permit or Exemption

☐ Home Improvement Exception

☐ Non-Conforming Use Permit

☐ Off-Street Parking Exception

☐ Variance

4. Materials and Finishes of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	STUCCO / BIRCHWOOD	DOWNTOWN GRAY	☐
b. Trim	WOOD	WHITE	☐
c. Windows	DUAL PANE	WHITE TRIM	☐
d. Doors	DUAL PANE / SOLID CORE	WHITE / GLASS / BLACK	☐
e. Roof	COMP ROOF	BLACK	☐
f. Chimneys	—		☐
g. Decks & railings	WOOD / GLASS	WHITE / CLEAR	☐
h. Stairs	WOOD	DOWNTOWN GRAY	☐
i. Retaining walls	CONCRETE	CONCRETE	☐
j. Fences	P.T. WOOD & HOG WIRE	P.T. WOOD	☐
k. Accessory buildings	—		☐
l. Garage/Carport	STUCCO / BIRCHWOOD	DOWNTOWN GRAY	☐

5. Required Findings

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

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

6. Signature

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

Owner: _____ Applicant: _____

Date: 6/27/18 Date: 6-10-2018

County of San Mateo

Environmental Information Disclosure Form

PLN PLN2018-00269

BLD

Project Address: 0 9TH STREET, MONTARA, CA. 94037

Assessor's Parcel No.: 036 — 025 — 330

Zoning District: R1/S-17/D.R.

Name of Owner: SARA COPELAND

Address: 136 SURF STREET, PACIFICA, CA. 94044 Phone: (408) 886-0926

Name of Applicant: CHEZARE SANTINI

Address: 1359 HERMOSA AVE. PACIFICA, CA Phone: (650) 438-6945

Existing Site Conditions

Parcel size: 6014

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). SLIGHTLY SLOPED LOT, CONTAINING 2 SMALL NON-HERITAGE TREES, GRASS, WEEDS,

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	X	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	X	b. Construction of a new multi-family residential structure having 5 or more units?
	X	c. Construction of a commercial structure > 2,500 sq.ft?
	X	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? _____
X		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
	X	f. Subdivision of land into 5 or more parcels?
	X	g. Construction within a State or County scenic corridor?
	X	h. Construction within a sensitive habitat?
	X	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	X	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

MINIMAL AMOUNT OF GRADING, TO ACHEIVE A REASONABLE BASE TO BUILD A SINGLE FAMILY DWELLING ON TOP OF

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

MINIMAL GRADING OF AREAS WHERE SOIL IS TO BE REMOVED

3. National Pollutant Discharge Elimination System (NPDES) Review

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

Certification

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

Signed: _____ Date: 6-10-2018

(Applicant may sign)

San Mateo County Environmental Services Agency
Planning and Building Division
County Government Center • 455 County Center • Redwood City CA 94063
Mail Drop PLN 122 • 650 • 363 • 4161 • FAX 650 • 363 • 4849

Application for a Grading Permit

☐ **Land Clearing** ☑ **Grading**

Companion Page

Applicant's Name: CHEZARE SANTINI

Primary Permit #: PLN2018-00269

1. Instructions

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

2. Basic Information - Land Clearing

Land Clearing Operator

Name: TBD

Address

Zip:

Phone:

License #:

- Area to be cleared: 310 CUBIC YARDS sq. ft.
- Average slope of area to be cleared:
- Type of vegetation to be removed: WEEDS, BUSHES, SHRUBS
- Disposal Site: TBD
- Purpose of removal: FOR PLACEMENT OF NEW 2 STORY HOME, AND FLAT LANDSCAPING AT SIDE YARD AND BACK YARD

3. Land Clearing Plan Requirements

The land clearing plans must show:

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

4. Basic Information - Grading

Grading Operator

Name: TBD

Address:

Zip:

Phone:

License #:

Geotechnical Consultant

Name: CHARLIE KISSICK - SIGMA PRIME

Address: 332 PRINCETON AVENUE
HALF MOON BAY, CA.

Zip: 94019

Phone: (650) 728-3590

License #: 62264

Civil Engineer

Name: CHARLIE KISSICK (STUMP PRIME)

Address: 332 PRINCETON AVE

HALF MOON BAY, CA.

Zip: 94019

Phone: (650) 728-3590

License #: 62264

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

cut: 310	cubic yards
fill: 10	cubic yards
Depth of cut:	ft.
Depth of fill:	ft.

- Haul site: TBD

- Purpose of grading: FOR PLACEMENT OF NEW 2 STORY HOME, AND FLAT LANDSCAPING AT SIDE YARD AND BACK YARD

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

— —

— —

— —

5. Grading Plan Requirements

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

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

(2) Boundary lines of the site.

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

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

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

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

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

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

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

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

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

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

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

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

San Mateo County

Planning and Building Department

Certificate of Exemption or Exclusion from a Coastal Development Permit

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

Permit #: PLN 2018-00269

Permit #: BLD _____

Permanent Record
Microfilming Required

1. Basic Information

Owner

Name: SARA COPELAND

Address: 136 SURF STREET, PACIFICA, CA.

Zip: 94044

Phone, W: (408) 886-0926 H:

Email Address: saracopeland72@gmail.com

Applicant

Name: CHEZARE SANTINI

Address: 1359 HERMOSA AVE, PACIFICA, CA.

Zip: 94044

Phone, W: (650) 438 6945 H: —

Email Address: chezaregs5@gmail.com

2. Project Information

Project Description:

NEW SINGLE FAMILY RESIDENCE
2 STORY
4 BEDROOM, 3 BATHROOMS

Assessor's Parcel Number(s):

036 — 025 — 330
— —
— —

Existing water source:

☒ Utility connection _____

☒ Well _____

Proposed water source:

☒ Utility connection _____

☐ Well _____

Staking of well location and property lines are required.

☒ Provide site plan depicting location and all trees.

☒ Will this require any grading or vegetation/tree removal? Yes ☒ No ☐

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

3. Signatures

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

Owner _____ Date 6/27/18

Applicant _____ Date 6-10-2018

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

Staff Use Only

1. Basis of Exemption/Exclusion

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

Initial

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

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

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

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

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

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

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

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

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

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

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

2. Well Inspection All Coastal Zone Areas

☐ Required ☐ Not Required

Inspection made by:_____ Date of Inspection:_____

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

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

☐ Submittal and Approval of a Tree Removal Permit

☐ Submittal and Approval of a Grading Permit

☐ Submittal and Approval of an Erosion Control Plan

☐ Submittal and Approval of a Coastal Dev. Permit

3. Approval

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

Exemption/Exclusion is approved.

_____ Date

Planning Department

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

_____

_____

_____

4. Processing

____Fee collected

____Original Certificate of Exemption to Building Inspection file.

____Copies of Certificate of Exemption to:

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

____Update Permit*Plan Case Screen and Activities

PLN2018-00269

Sara Copeland

136 Surf St, Pacifica, CA 94044/ 408-886-0926/ saracopeland72@gmail.com

6/28/18

Coastside Design Review Committee
400 County Center
Redwood City, CA 94063

RECEIVED
JUL 19 2018
San Mateo County
Planning and Building Department

Dear Coastside Design Review Committee:

Thank you for the opportunity to present my proposed new construction in Montara, CA. The overriding consideration when designing this property was a way to maintain the coast feel, take advantage of the eclectic house styles of the neighborhood and provide a relaxing retreat for me as I grow older. I wanted to do this in as energy and resource efficient manner as possible. Thus you see the current plan for a 2 story residence.

The first story will be a garage and a 1 bedroom in-law unit. I wanted to have an accessible dwelling for my mother to use. Initially it will be just for periodic visits, but as she ages, I anticipate she will eventually move into the unit full time. This space is key, it will provide for parking to help her maintain her independence as well as all being on one floor so she does not need to take the risk of using stairs for her daily activities, while still maintaining the coastal retreat feel. I have tried to place windows for maximum use of natural light and in an attractive manner. The driveway is asphalt to match the other houses in the neighborhood. The landscape plan should provide a way to enliven the east facing wall as well as provide cover for the neighbor to the west. The bushes and plantings were carefully considered to use native plants that will be large enough for privacy and not too tall so they take over any views.

The second floor will use the roof of the first floor as a built-in deck to take advantage of the wonderful views and scenery in Montara. The placement of the second floor provides a visual line that mimics the downward slope from the mountains to the sea. I will have invisirail around the deck to lessen the impact on the view. My main living area will be on the second floor. The front stair is designed to incorporate open, wood elements into the design as well as complement the stone veneer.

The second story is a factory made home from Honomobo. Placement of windows and doors is set based on their design. The roof from the factory is flat, which would be my preferred roof line but to meet zoning requirements a shed roof has been added to the plans. This raises the roof line by several feet, despite a very shallow rise. If we can have a flat roof, it would be less likely to block neighborhood views. A flat roof would also reduce waste since the factory built home comes with a roof, the shed roof would simply be for meeting zoning. The factory built model will have much less waste and be more energy efficient than a stick built home. Again with an eye to meeting the challenges of coastal living, the model has specific type of interior walls that is resistant to mold and mildew.

I hope this plan meets your approval. If it would be possible, I would prefer a flat roof, but have made plans for a shed style roof.

Sincerely,
Copeland, Sara M MD

Pad 7:44 PM 17%

Click image to open expanded view

Kenroy Home

Kenroy Home 10161COF Fairbanks Lantern, Copper, Large

4.5 out of 5 stars ▾ 6 customer reviews

Price: $43.33 ✓prime

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Ships from and sold by Amazon.com.
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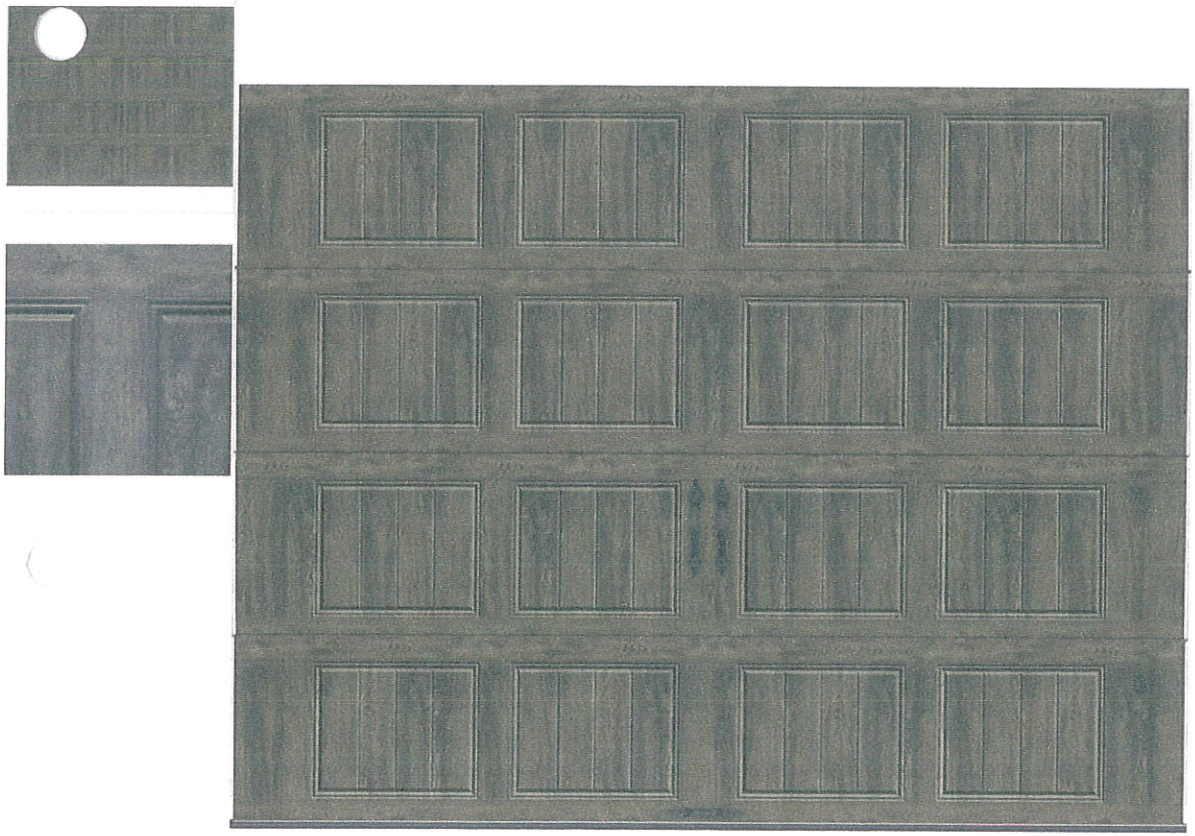
Size: **Large**

Large Small

Want this product professionally installed?

Model # GR1SP_SLO_SOL Internet #304751498



New

Clopay >

Gallery Collection 9 ft. x 7 ft. 6.5 R-Value Insulated Solid Ultra-Grain Slate Garage Door

Write the first Review | Questions & Answers (1)

$960.00 /each

Overview

Add strength, security and style to your home with a Clopay Garage Door. The 3-layer steel construction features polystyrene insulation for added energy... See Full Description

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Any installation or use of the product must be in accordance with all local zoning and/or building codes.
The consumer assumes all risk and liability associated with the installation or use of this product.
Check with local municipalities for building code requirement in your area before installing.

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DESIGN REVIEW

2 CS **VICINITY MAP**

1 CS **PARCEL MAP**

0 9TH STREET, APN# 036-025-330. NEW DWELLING
MONTARA, CALIFORNIA

RECEIVED
OCT 16 2018
San Mateo County Planning Division

PLN2018-00269

GENERAL NOTES

Before submitting a proposal for this work, the bidder shall visit the site and learn the existing conditions. The bidder shall examine the plans and specifications and base their bid on them. During construction, no changes from plans and specifications shall be made without written consent of the Designer and Owner. Structural changes must be approved by the Designer and the Structural Engineer. Information contained within these documents shall not be construed to permit work not conforming to the applicable codes.

The General Contractor (G.C.) shall obtain and pay for all permits (except those paid for by the Owner) and licenses and shall give all notices. G.C. shall review all documents to coordinate with the existing site conditions.The G.C. is required to comply with all current Codes, Ordinances, & Regulations related to this project. Any conflict between drawings, specifications, and ordinances shall be immediately referred to the Designer in writing. The G.C. for this work shall be currently licensed by the State of California. The employees and subcontractors used by the G.C. to construct and finish the work shown on the plans must all be skilled workmen under the directions of a competent foreman. The G.C. shall continuously maintain adequate protection of all work from damage and shall protect the Owner's property and adjacent property from injury, damage, or loss arising from this contract.

The G.C. shall, at all times, keep the premises and streets free of waste caused by the work, and at completion, shall remove all waste, surplus materials and equipment and leave the work 'broom clean'. Roadways shall be maintained clear of construction debris at all times. Daily road cleanup will be enforced. The G.C. shall verify the location of all existing underground utilities prior to excavation and shall maintain, keep in service, and protect against damage, all existing utilities and city services during construction. Any existing utilities to be abandoned shall be properly disconnected, plugged, or capped as required by code and/or sound construction practices. G.C. to provide an operation and maintenance manual to occupant or owner per section 4.410.1.

The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The Contract sum shall be adjusted accordingly and adequate records shall be kept by the G.C. to substantiate any additional charges. All work shall be executed under the conditions of the original Contract Documents.

The Owner shall not be liable or responsible for any accident, loss, injury, or damages happening or accruing during the term of the performance of the work and in connection therewith, to persons and/or property. The G.C. shall have in full force and effect during the life of this Contract, full coverage Liability and Workmen's Compensation Insurance, which shall comply with California laws and will not be canceled or changed during the term of this Contract without notice being given to the Owner, and shall require all intermediate and Subcontractors to take out and maintain similar policies of Insurance.

In addition to guarantees called for elsewhere in these specifications, the G.C. shall guarantee all work for a period of one (1) year after notice of completion is filed, against defective materials or faulty workmanship, that is discovered and reported within that period.

The site plan is based on plot plans transferred by the Owner or the local City or County Governments. The Designer takes no responsibility for the accuracy of property lines and their relationship to existing and proposed structures. Measurements are approximate and will need to be verified in the field by the G.C. When layout or detail questions arise, the Designer shall be contacted.

In general the drawings will indicate dimensions, position, type of construction, specifications, qualities and methods. Any work indicated on the drawings, and not mentioned in the specifications, or vice versa shall be furnished as though fully set forth in both. Work not particularly detailed, marked, or specified shall be the same as similar parts that are detailed marked or specified. Where no specific detail is shown, the framing or construction shall be identical or similar to that indicated for like cases of construction on the project. The larger the scale of the drawing, the more precedent, i.e.: 3 inches per foot scale governs 1/4 inch per foot scale. Written dimensions on these drawings shall have precedence over scaled dimensions. Written dimensions are approximate and must be verified by G.C. The G.C. shall verify, and be responsible for all existing conditions and dimensions prior to and during all phases of work.

All recorded survey points, whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed, or destroyed, the G.C. and/or Owner shall be responsible for obtaining the services of a Licensed Surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the Building Permit.

If any Subcontractor finds any lack of information, discrepancy, and/or omissions in these drawings, or if the Subcontractor is unclear as to the drawings' meaning and/or intent, the Subcontractor shall contact the G.C., who shall then contact the Designer at once for interpretation and/or clarification before proceeding with that portion of work.

The G.C. shall provide adequate concealed blocking and anchoring for all ceiling and wall mounted equipment, hardware, fixtures, and accessories.

Exterior open-able windows and doors shall be weatherstripped. All open joints, penetrations, and other openings in the building envelope shall be sealed, caulked, gasketed, and/or weatherstripped to limit, or eliminate air leakage.

See attached Title 24 forms and/or calculations for project energy efficiency requirements.

All inspections require 24 hour notice.

Construction working hours shall not exceed beyond 7am to 6pm Monday though Friday without written permission from the City of Montara.

Construction work within the street or sidewalk right-of-way shall only be done between 9am and 4pm, Monday through Friday, except City holidays, without written permission from the County Engineer.

Building will be protected by an automatic fire sprinkler system.

SITE DATA

	EXISTING		PROPOSED		ALLOWED	
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%
LOT AREA	6,014					
PARCEL COVERAGE	-	-	1,902	31.6	2,104	35.0
FLOOR AREA	FIRST FLR. - SECOND FLR. - GARAGE -		STORAGE 836 SECOND FLR. 1,212 GARAGE 935 STAIRWELL 131 (LANDSCAPE) 4,112		FIRST FLR. - SECOND FLR. - GARAGE -	
	TOTAL: -	-	TOTAL: 3,114	51.7	TOTAL: 3,187	53.0

PROPERTY INFO:

- 0 9TH STREET, MONTARA, CA. 94037
- PARCEL NUMBER: 036-025-330
- R-1 SINGLE FAMILY RESIDENTIAL
- OCCUPANCY GROUP: R-3/U
- CONSTRUCTION TYPE: VB
- SINGLE FAMILY RESIDENCE: 4 BEDROOMS, 3 BATHROOMS
- TWO STORY HOUSE
- FIRST FLOOR: CONCRETE & WOOD FRAMED WITH STUCCO AND ------- SIDING
- 2ND FLOOR: MODULAR (M3) MANUFACTURED BY HONOMOBO

APPLICABLE CODES:

ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE FOLLOWING CODES;

- 2016 CALIFORNIA ENERGY CODE
- CRC 2016
- CBC 2016
- CMC 2016
- CPC 2016
- CEC 2016
- CFC 2016
- CGB 2016

SCOPE OF WORK:

- EXCAVATE SITE AS NEEDED
- BUILD NEW 2 STORY HOME

SEPARATE SUBMITTALS:

- DESIGN OF THE FIRE SPRINKLER SYSTEM(S) FOR RESIDENCE IS TO BE SUBMITTED FOR REVIEW UNDER A SEPARATE SUBMITTAL AND APPLICATION TO THE COASTSIDE FIRE PROTECTION DISTRICT.

SYMBOLS

- 1 / A-0 — DETAIL DESIGNATION / SHEET NUMBER
- DIRECTION OF VIEW
- 1 / A-0 — DETAIL DESIGNATION / SHEET NUMBER
- 1 — KEYNOTES
- 1 — REVISION NUMBER
- N — NORTH ARROW

DRAWING INDEX:

CS	COVER SHEET
SU.1	TOPOGRAPHIC SURVEY
SU.2	FLOOR PLAN OVER TOPOGRAPHIC SURVEY
SP	SITE PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	NORTH & WEST ELEVATIONS
A4	SOUTH & EAST ELEVATIONS
A5	CROSS SECTIONS
A6	ROOF PLAN
A7	COLOR PLAN
A1.1	FLOOR PLAN (HONOMOBO - G4 M3)
A1.2	COLOUR PLAN (HONOMOBO - G4 M3)
A1.5	WINDOW DOOR PLAN (HONOMOBO - G4 M3)
A1.7	BUILDING SECTION (HONOMOBO - G4 M3)
A1.8A	ROOF SLOPE PLAN (HONOMOBO - G4 M3)
A1.11	EXTERIOR ELEVATION 1 (HONOMOBO - G4 M3)
A1.11A	EXTERIOR ELEVATION 2 (HONOMOBO - G4 M3)
C1	GRADING AND DRAINAGE PLAN
C2	EROSION, SEDIMENT CONTROL AND TREE PROTECTION PLAN
L1	LANDSCAPING PLAN

PLN2018-00269

REVISIONS

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New Single Family Dwelling
Copeland Residence
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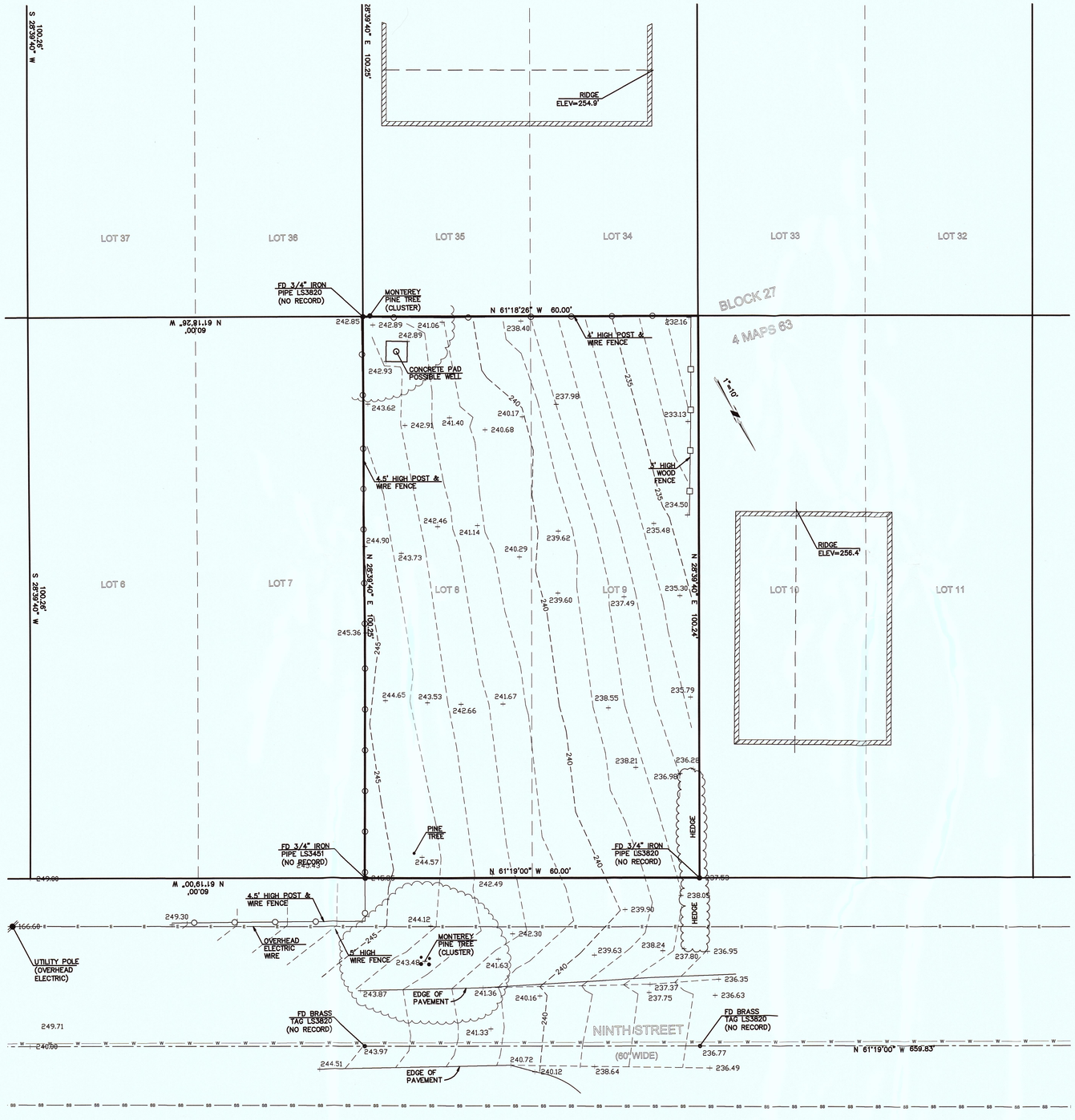
COVER SHEET

DATE: 10/10/2018
JOB: COPELAND
SHEET: CS



BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE MARCH 2018. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. SOME PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY. NO EASEMENTS ARE SHOWN. TITLE REPORT MAY LIST EASEMENTS FOR SUBJECT PROPERTY.

LICENSED LAND SURVEYOR
SAVIOR MICALLEF
No. 8289
STATE OF CALIFORNIA

SAVIOR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

10-05-18
DATE

SAVIOR P. MICALLEF LAND SURVEYING
421 WILDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/709-2423

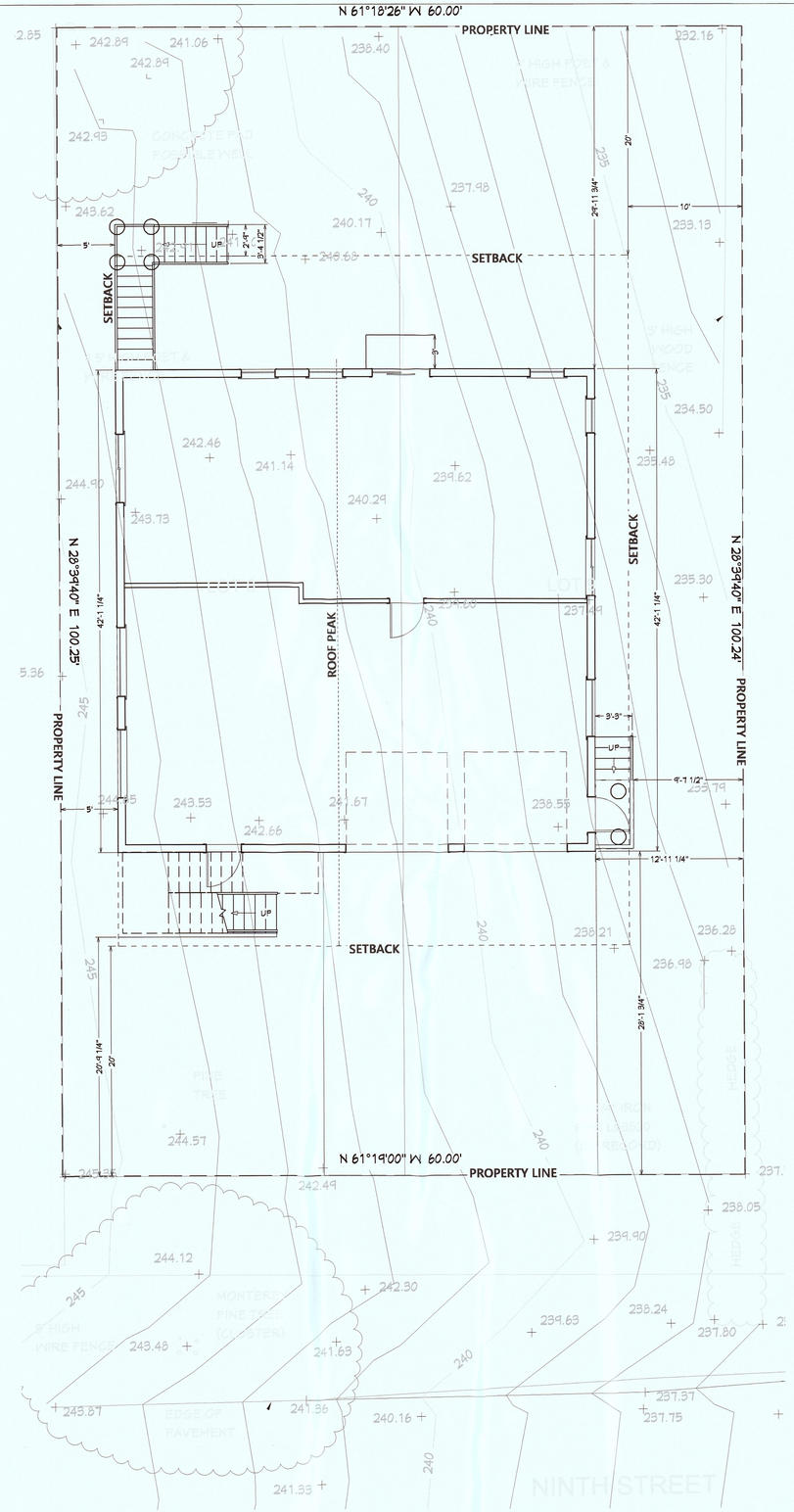
TOPOGRAPHIC SURVEY OF
APN 036-025-330
(VACANT PROPERTY ON NITH STREET, MONTARA, CA)
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

Revisions

No.	

Date 10-05-18
Scale 1"=10'
Design
Drawn SPM
Approved SPM
Job No

Drawing Number:
SU.1
1 OF 1



1 SU.2 **1ST FLOOR PLAN OVER TOPOGRAPHIC SURVEY**

1/6"=1'

REVISIONS

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Montara, Ca. 94044

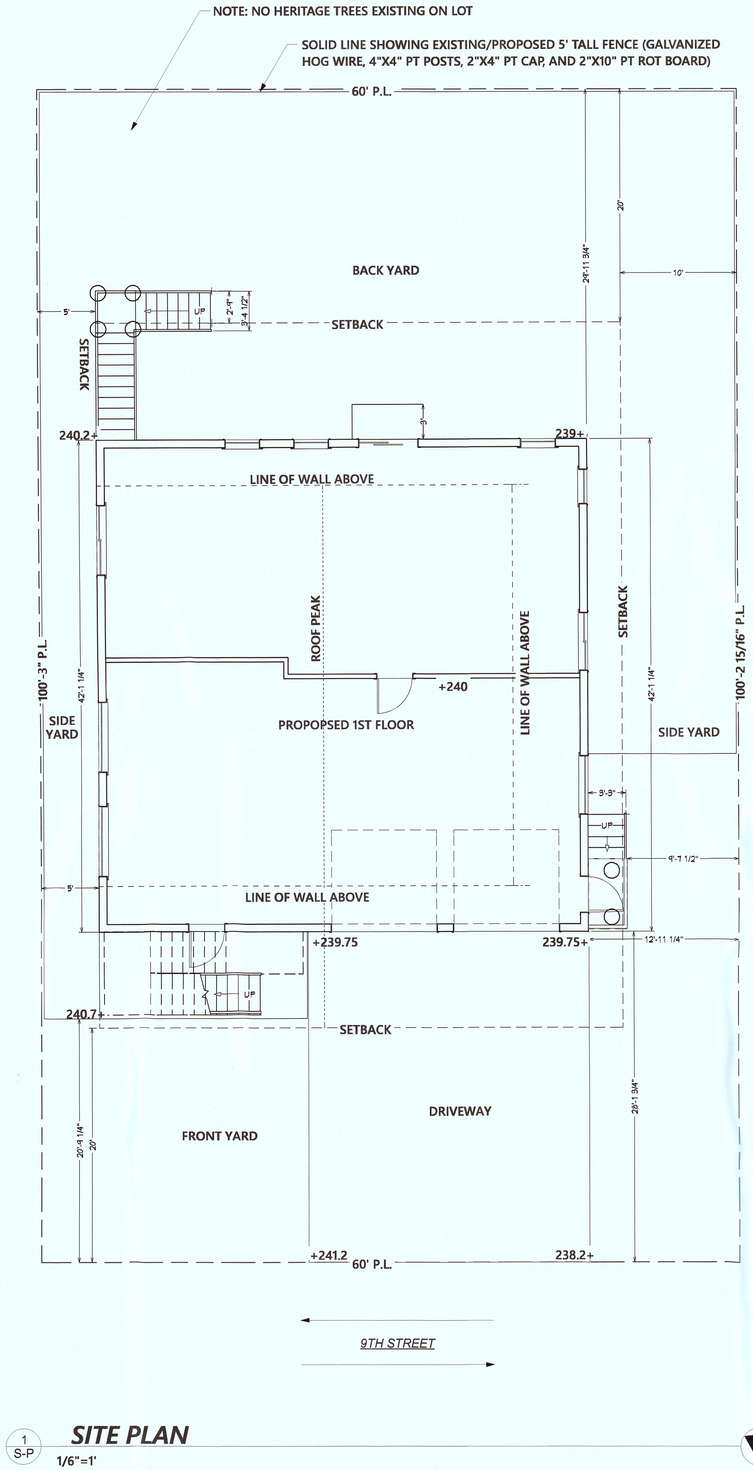
1ST FLOOR PLAN OVER
TOPOGRAPHIC SURVEY

DATE: 10/10/2018

JOB: COPELAND

SHEET:

SU.2



1 S-P **SITE PLAN**

1/6"=1'

N

COASTSIDE FIRE PROTECTION NOTES:

- SMOKE ALARM/DETECTOR ARE TO BE HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP. SMOKE ALARMS TO BE INSTALLED PER MANUFACTURES INSTRUCTION AND NFPA 72
- SMOKE DETECTOR TO BE INSTALLED IN EACH BEDROOM
- AT LEAST ONE SMOKE DETECTOR INSTALLED ON EACH FLOOR
- SMOKE DETECTOR TO BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA

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

- A ONE HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20 MINUTE FIRE RATED, SELF CLOSING DOOR ASSEMBLY W/ SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED

- NEW ATTACHED GARAGE TO MEET OCCUPANCY SEPARATION REQUIREMENTS

- 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 O EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE DISTRICT. THE 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

- THE ROOF COVERING SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE

- 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"

- 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
- 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
- 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
- NO HERITAGE TREE CANOPIES ON THIS LOT WITH DRIP LINES WITHIN THE FOOTPRINT OF THE PROPOSED PROJECT

- 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 ELECTRIC PANEL AND LABELED

- THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM

- ALL 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

REVISIONS

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New Single Family Dwelling
Copeland Residence
0 9th Street
Montara, Ca. 94044

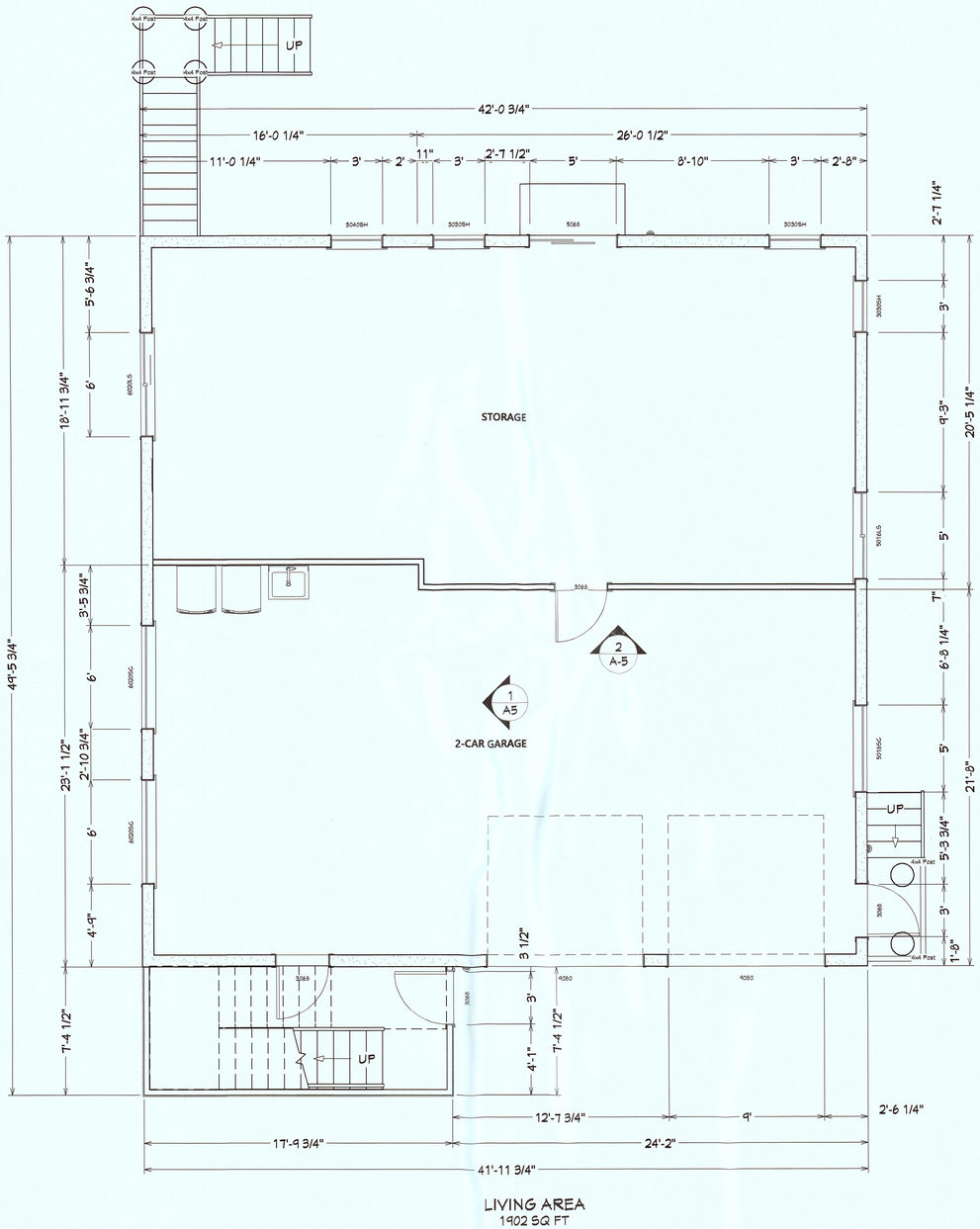
SITE PLAN

DATE: 10/10/2018

JOB: COPELAND

SHEET:

S P



LIVING AREA
1902 SQ FT

1 A-1 **1ST FLOOR PLAN**

1/4"=1'

N

REVISIONS

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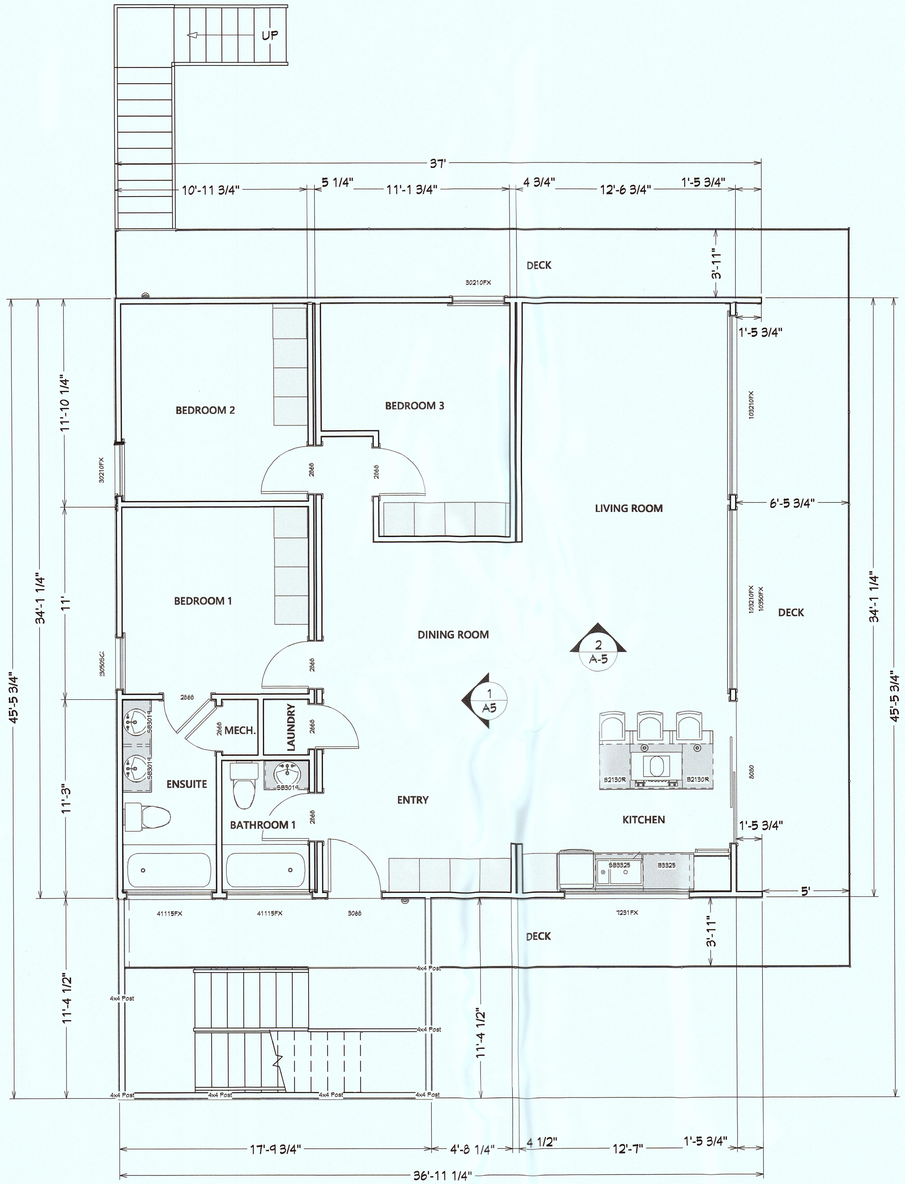
1ST FLOOR PLAN

DATE: 10/10/2018

JOB: COPELAND

SHEET:

A 1



LIVING AREA
1212 SQ FT

1 A-2 **2ND FLOOR PLAN**

1/4"=1'

REVISIONS

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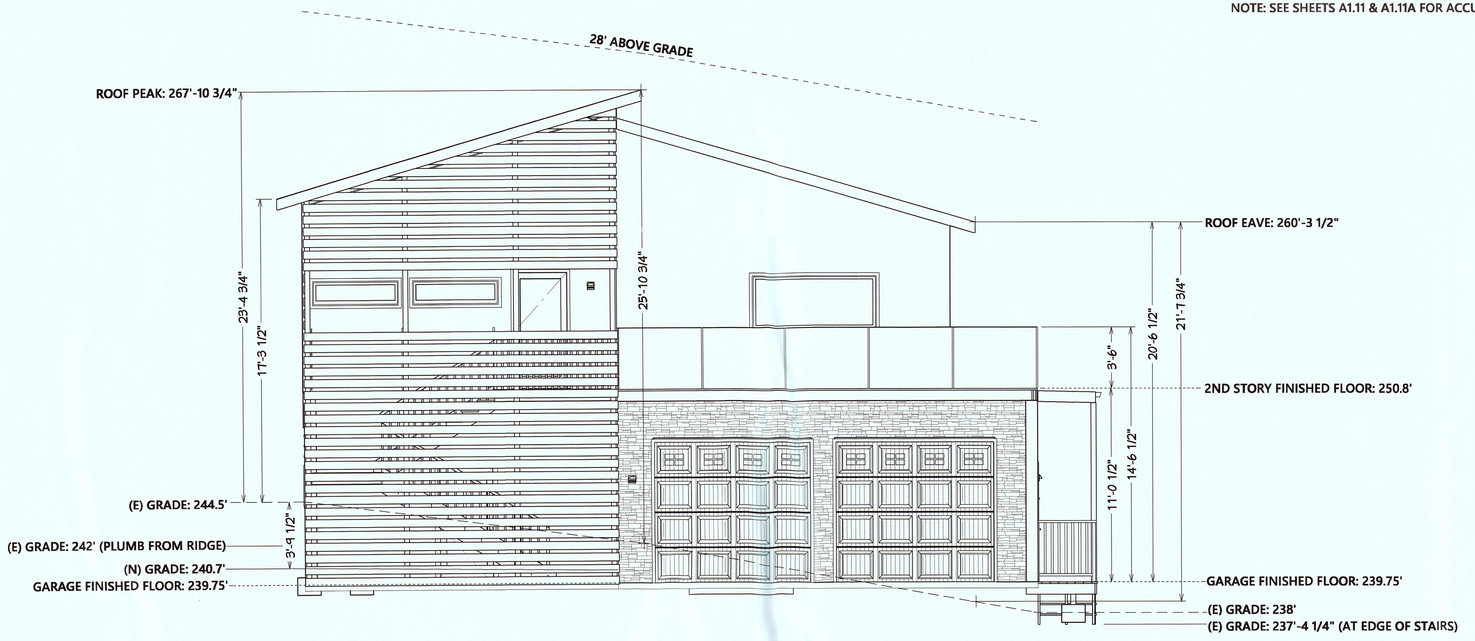
2ND FLOOR PLAN

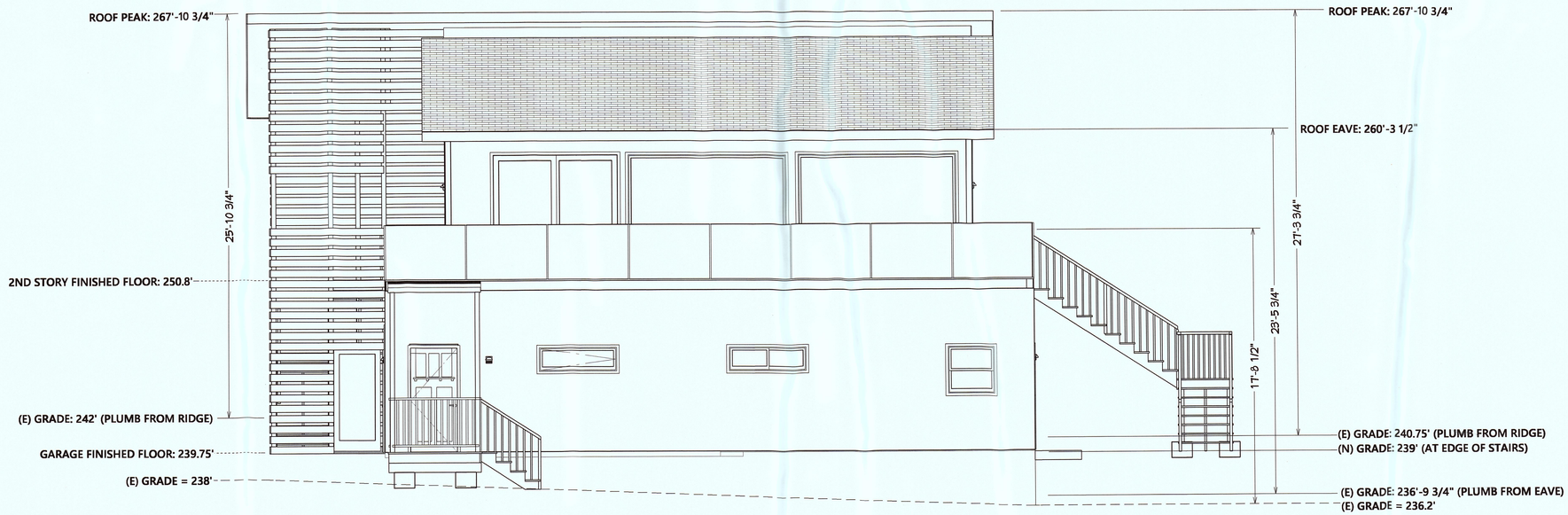
DATE: 10/10/2018
JOB: COPELAND
SHEET:
A 2

NOTE: SEE SHEETS A1.11 & A1.11A FOR ACCURATE 2ND FLOOR ELEVATION DETAILS, WINDOWS, DOORS, ETC.



2 A-3 **PROPOSED NORTH ELEVATION**

1/4"=1'



1 A-3 **PROPOSED WEST ELEVATION**

1/4"=1'

REVISIONS

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NORTH & WEST ELEVATIONS

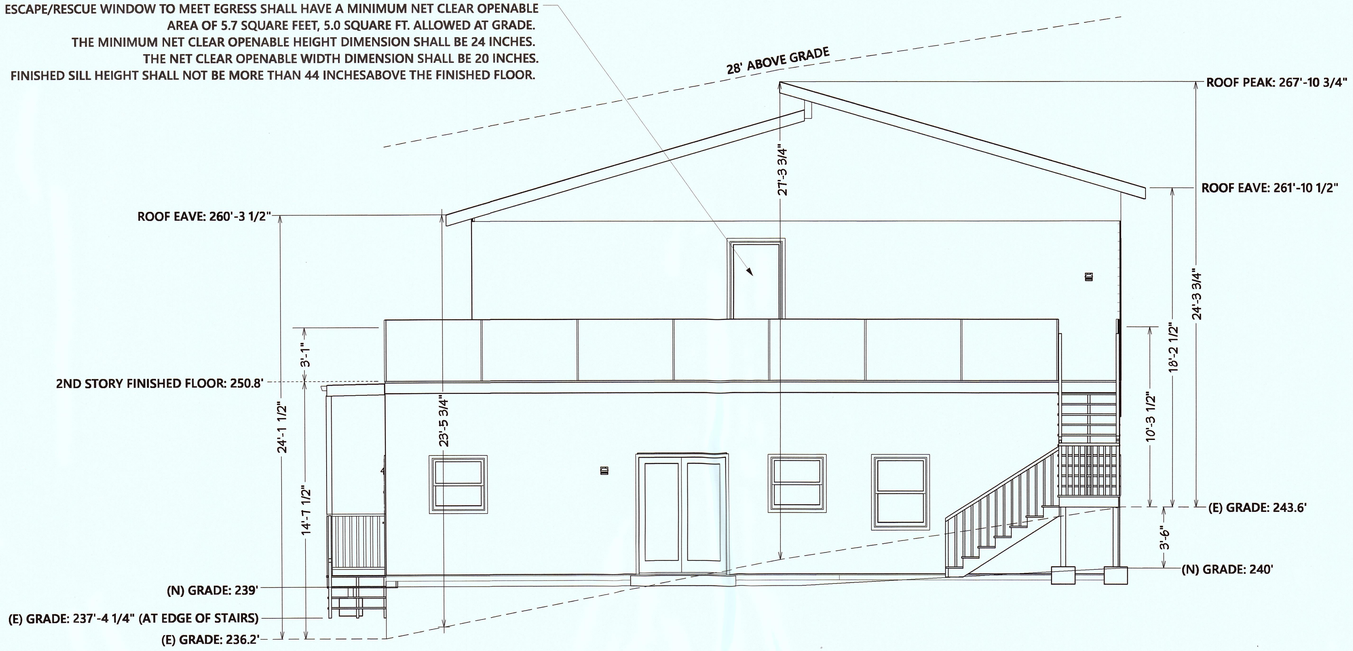
DATE: 10/10/2018

JOB: COPELAND

SHEET: A3

NOTE: SEE SHEETS A1.11 & A1.11A FOR ACCURATE 2ND FLOOR ELEVATION DETAILS, WINDOWS, DOORS, ETC.

ESCAPE/RESCUE WINDOW TO MEET EGRESS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQUARE 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 NOT BE MORE THAN 44 INCHESABOVE THE FINISHED FLOOR.

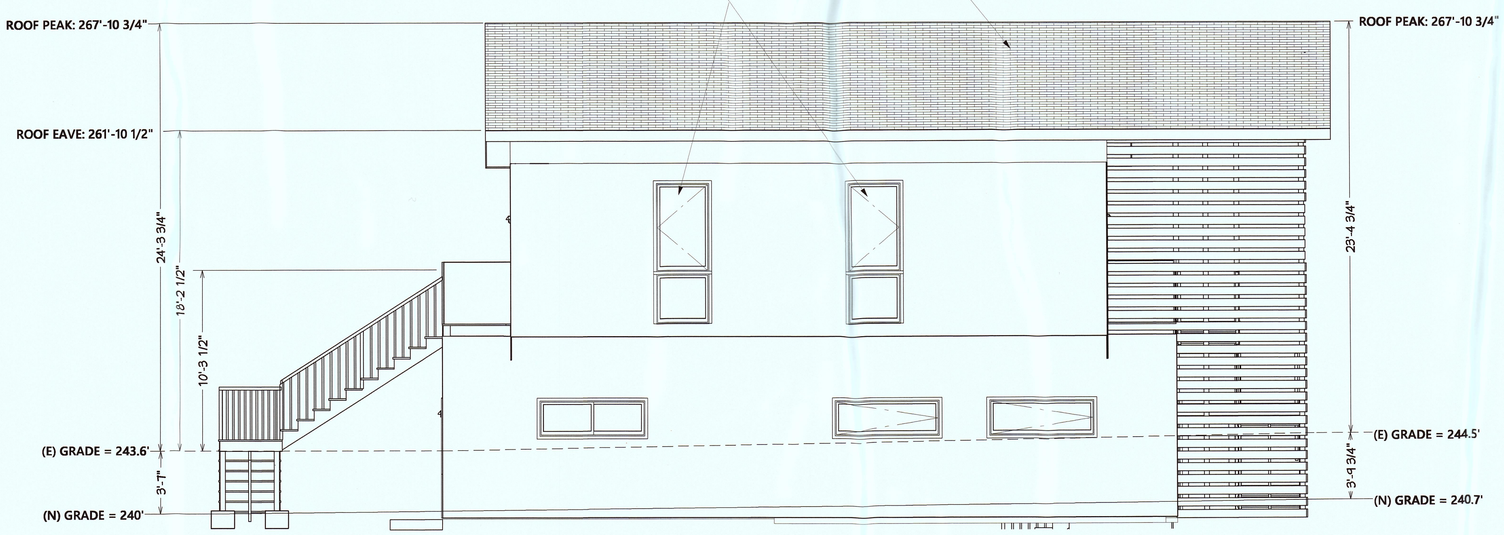


2 A-4 **PROPOSED SOUTH ELEVATION**

1/4"=1'

CLASS B RATED COMP ROOF, WITH VERSASHIELD FIRE RESISTANT UNDERLAYMENT, OR HAVE ONE LAYER OF MINIMUM 72 POUNDS MINERAL-SURFACED NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING

ESCAPE/RESCUE WINDOW TO MEET EGRESS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQUARE 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 NOT BE MORE THAN 44 INCHESABOVE THE FINISHED FLOOR.



1 A-4 **PROPOSED EAST ELEVATION**

1/4"=1'

REVISIONS

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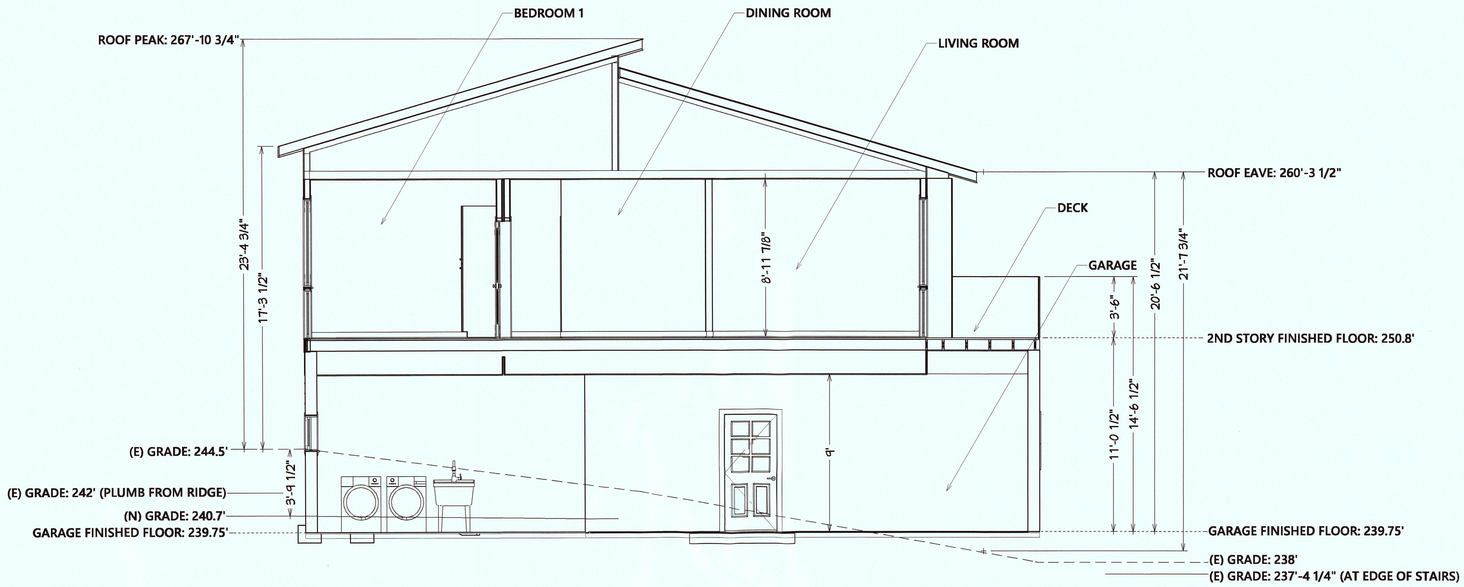
SOUTH & EAST ELEVATIONS

DATE: 10/10/2018

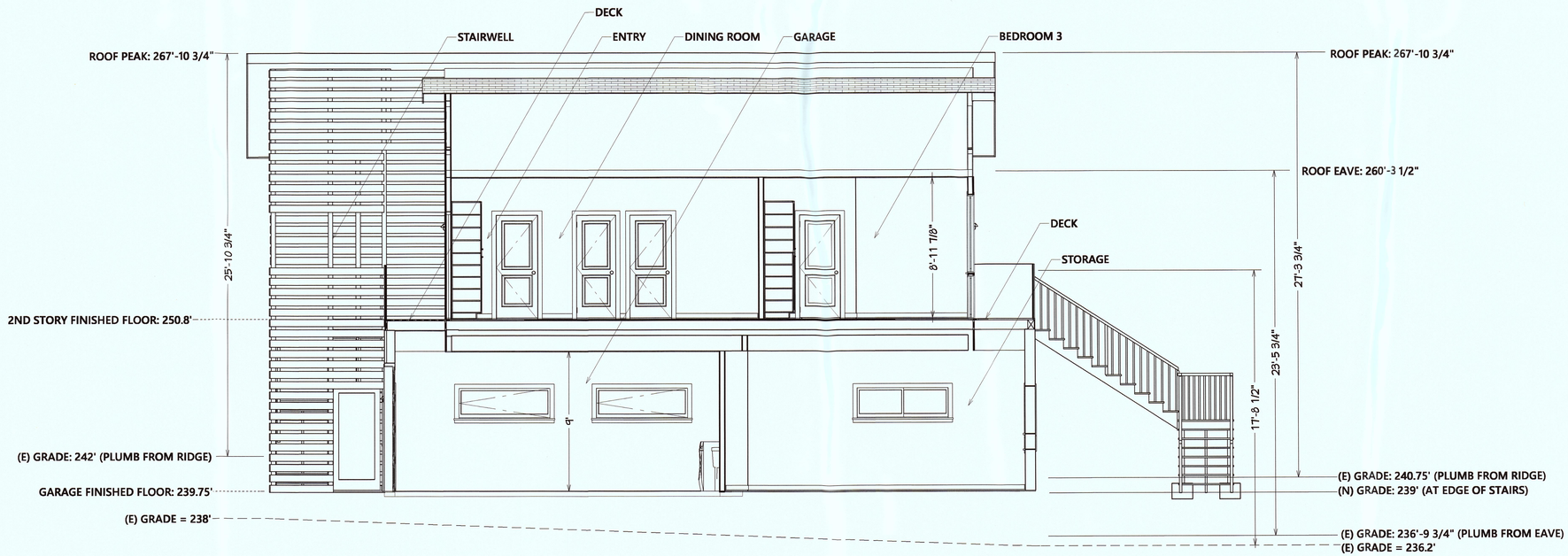
JOB: COPELAND

SHEET: A 4



2 A-5 **CROSS SECTION DETAIL**

1/4"=1'



1 A-5 **CROSS SECTION DETAIL**

1/4"=1'

REVISIONS

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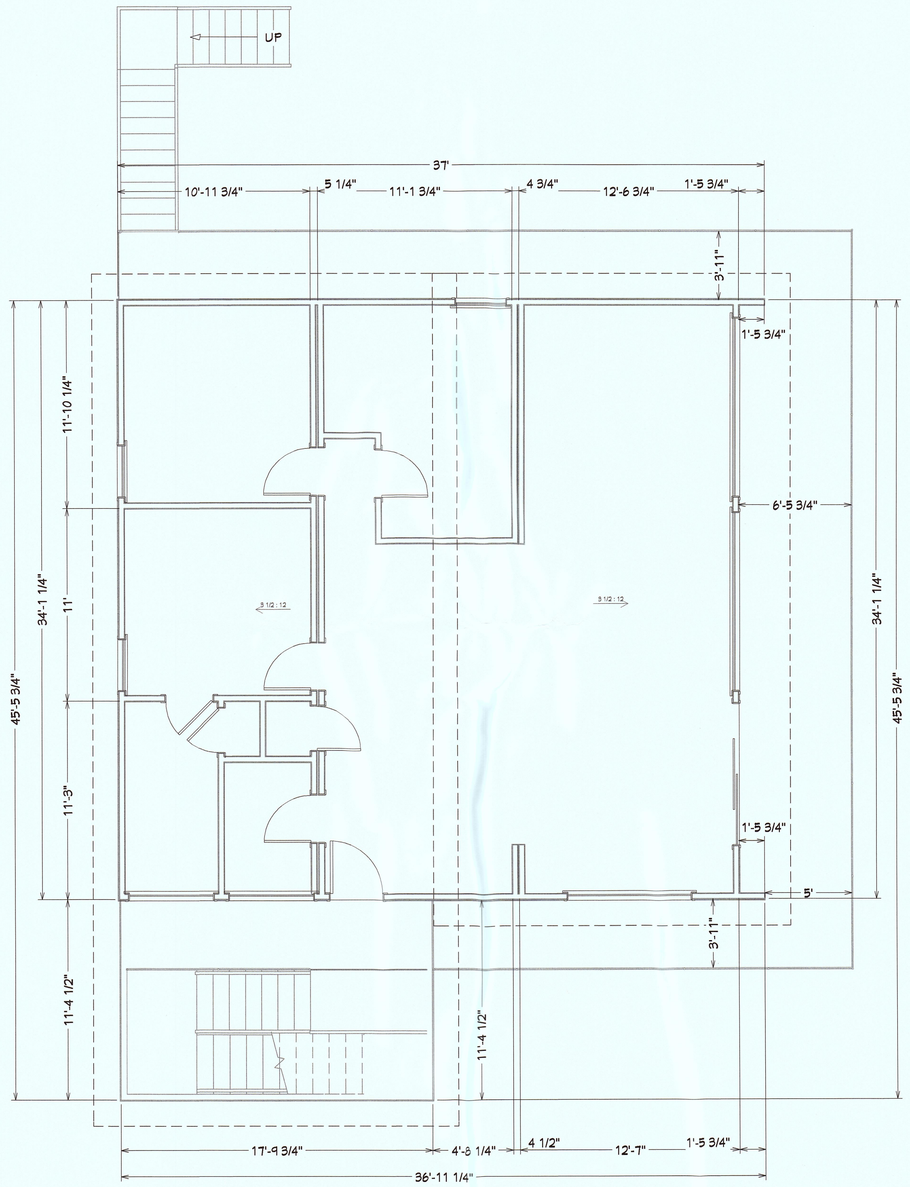
CROSS SECTIONS

DATE: 10/10/2018

JOB: COPELAND

SHEET:

A 5



LIVING AREA
1212 SQ FT

1 A-6 **ROOF PLAN**
1/4"=1'

N

REVISIONS

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ROOF PLAN

DATE: 10/10/2018
JOB: COPELAND
SHEET:
A6

1 A-7 **COLOR PLAN**

1/3"=1'

REVISIONS

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New Single Family Dwelling
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0 9th Street
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COLOR PLAN

DATE: 10/10/2018

JOB: COPELAND

SHEET:

A7

1 A1.1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SERIAL #:	1111
MODEL#:	171434-G4 M3-1

SERIAL #:	2222
MODEL#:	171234-G4 M3-2

SERIAL #:	3333
MODEL#:	171234-G4 M3-3

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DEPARTMENT:

SEAL/STAMP:

REVISIONS/ISSUE DATA

REV#	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	12.04.17	SC
1	REVISED AS PER ENGINEER REVIEW	02.12.18	SC
2	ADDED GENERAL REVISIONS	03.02.18	SC
3	UPDATED PLANS & REVISED AS PER	04.29.18	SC
	STRUCTURAL REVIEW		
4	REVISED AS PER STRUCTURAL REVIEW	05.15.18	SC

ALTA-FAB
Remote Modular Solutions

PROJECT:
HONOMOBO - G4 M3
LOCATION?
1147

LOCATION:

SHEET TITLE: FLOOR PLAN

CAD FILE: M3 ROTATED

DRAWN BY: SC | DATE: 12.04.17

CHECKED BY: -- | SHEET NO: A1.1

INTERIOR COLOUR CHART

ITEM	LOCATION	BRAND/TYPE	COLOUR
FLOOR FINISH	THROUGHOUT	PRIMCO - RADIOUS	ASHED OAK PLANK
WALL FINISH	THROUGHOUT	BENJAMIN MOORE	CHANTILLY - EGG SHELL
BASECOVE	N/A	N/A	N/A
CEILING FINISH	THROUGHOUT	1x6 CLEAR CEDAR - END MATCHED	-
WINDOW BLINDS	N/A	N/A	N/A
DOOR SLAB			
DOOR JAMB	THROUGHOUT	BENJAMIN MOORE	CHANTILLY - SEMI GLOSS
STEEL ACCESSORIES	N/A	N/A	N/A
CABINET MELAMINE (ML1)	THROUGHOUT	LANCASHIRE DISTRIBUTION	WHITE
CABINET DOORS/PANELS (ML2)	THROUGHOUT	3/4" THK UPPER CANADA	POLYLAC HIGH GLOSS - 9511
COUNTERTOP (CT1)	THROUGHOUT	QUARTZ	SMOKE
CABINET HANDLES	THROUGHOUT	RICHELIEU	CONTEMPORARY METAL EDGE PULL - 576

EXTERIOR COLOUR CHART

ITEM	BRAND/TYPE	COLOUR	GAUGE
EXTERIOR FINISH	PAINT ????	COLOR ????	-
WOOD SOFFITS	1x4 T&G CEDAR W/ UV COATING		
ACCENT PANELS	ACID STEEL		
ROOF	EPDM ON SLOPED EPS	EPDM - WHITE	N/A

ALTA-FAB

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CAD FILE: M3 ROTATED

DATE: 12.04.17

DRAWN BY: SC

CHECKED BY: -

STAMP:

SHEET TITLE: COLOUR SCHEDULE

PROJECT: HONOMOBO - G4 M3 LOCATION?

SHEET NO.: A1.2

1 A1.5 WINDOW/DOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

ITEM NUMBER	QUANTITY	WINDOW SIZE	R.O. SIZE	MANUFACTURER	SLIDER	PICTURE	CASEMENT	AWNING	BLIND	SHUTTER	SILL HEIGHT	LINTEL
W01	2	123 x 95 1/2	124"W x 96 7/8"H	DUXTON		●					6 1/4"	-
W02												-
W03	1	86 x 37	87"W x 38"H	DUXTON		●					39 1/2"	-
W04	2	59 x 16 1/2	60"W x 17 1/2"H	DUXTON		●					78"	-
W05	3	36 x 95 1/2	37"W x 96 7/8"H	DUXTON		●	●				0"	-

DOOR SCHEDULE

ITEM NUMBER	QUANTITY	DOOR SIZE	R.O. SIZE	DOOR SWING	MANUFACTURER	MASONITE SLAB (MIN)	DUTCH DOOR	STEEL SLAB (MIN)	STEEL FRAME (MIN)	SOLID CORE	LITE	PASSAGE DOORSET	PRIVACY DOORSET	KEYED DOORSET	DEADBOLT [KEYED]	DEADBOLT [EXIT ONLY]	PANIC	PANIC [RIM CYLINDER]	PANIC [EXIT ONLY]	DOOR CLOSER	CHECK CHAIN	PUSH/PULL	FLIP-DOWN STOP	LINTEL
D01	1	36 x 80	38 3/8"W x 97 1/2"H	RH	DUXTON					●														
D02	3	32 x 80	33 1/4"W x 81 1/4"H	-	WSI	45				●		●												
D03	2	32 x 80	33 1/4"W x 81 1/4"H	-	WSI	45				●			●											
D04	2	30 x 80	31 1/4"W x 81 1/4"H	-	WSI	45				●		●												
D05	1	96 x 95 1/2	97"W x 96 7/8"H	-	DUXTON					●														

METAL CLAD PATIO DOOR

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DATE: 12.04.17

DRAWN BY: SC

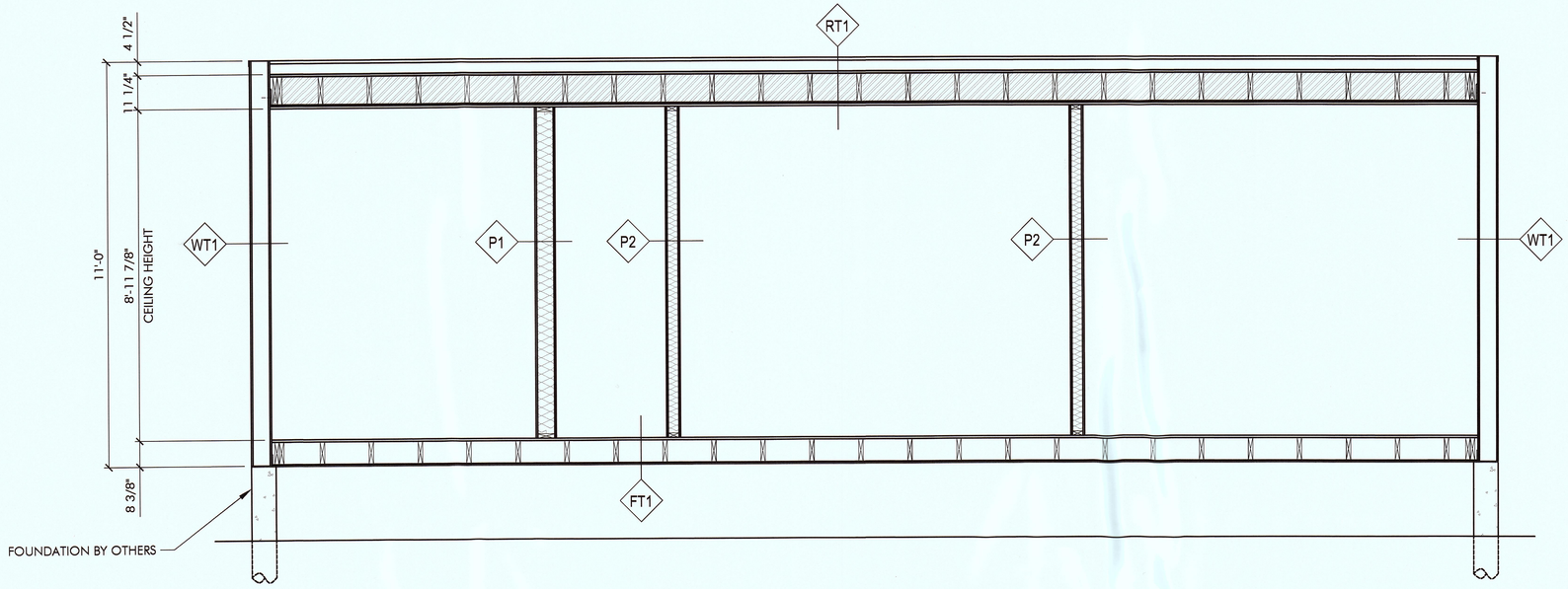
CHECKED BY: -

STAMP:

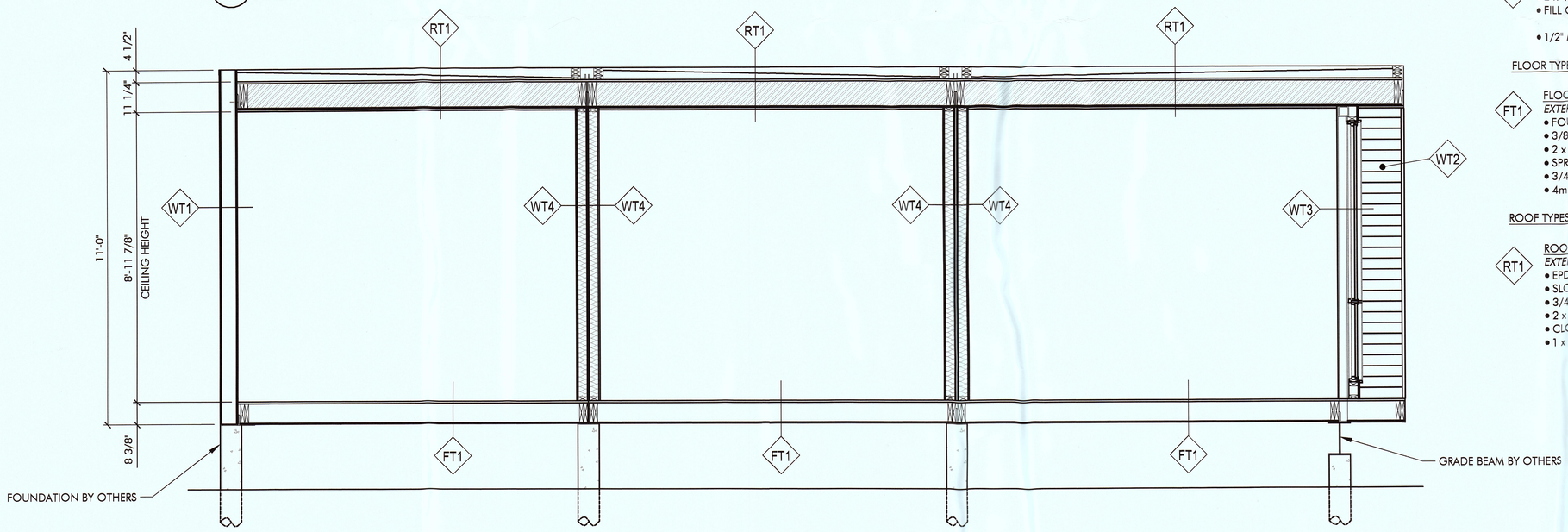
SHEET TITLE: WINDOW DOOR PLAN

PROJECT: HONOMOBO - G4 M3 LOCATION?

SHEET NO.: A1.5



1 A1.7 BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



2 A1.7 BUILDING SECTION 2
SCALE: 1/4" = 1'-0"

CONSTRUCTION TYPE LEGEND

EXTERIOR WALL TYPES

WT1 — WALL TYPE 1:
EXTERIOR TO INTERIOR
- 6 5/8" MAG WALL BY OTHERS
  - 1/2" MAG BOARD (PAINTED)
  - 5 5/8" EPS FOAM CORE
  - 1/2" MAG BOARD (HOLES FILLED, SANDED & PAINTED)

WT2 — WALL TYPE 2:
EXTERIOR TO INTERIOR
- 6 5/8" MAG WALL BY OTHERS
  - 1/2" MAG BOARD (PAINTED)
  - 5 5/8" EPS FOAM CORE
  - 1/2" MAG BOARD
- 6" T&G CLEAR CEDAR w/ MICRO BEVEL

WT3 — WALL TYPE 3:
EXTERIOR TO INTERIOR
- ACCENT WALL FINISH
- 2 x 4 WOOD STUDS @ 24" o.c.
- SPRAY FOAM INSULATION (R-32) IN CAVITY
- 1/2" "MEDEX" BOARD (TAPED, SANDED & PAINTED)

WT4 — WALL TYPE 4:
EXTERIOR TO INTERIOR
- 3/8" O.S.B.
- 2 x 4 WOOD STUDS @ 24" o.c.
- FILL CAVITY w/ FIBREGLASS INSULATION
- 1/2" MAG BOARD (TAPED, SANDED & PAINTED)

INTERIOR PARTITION TYPES

P1 — PARTITION TYPE 1:
- 1/2" MAG BOARD (TAPED, SANDED & PAINTED)
- 2 x 6 WOOD STUDS @ 24" o.c.
- FILL CAVITY w/ FIBREGLASS INSULATION
- 1/2" MAG BOARD (TAPED, SANDED & PAINTED)

P2 — PARTITION TYPE 2:
- 1/2" MAG BOARD (TAPED, SANDED & PAINTED)
- 2 x 4 WOOD STUDS @ 24" o.c.
- FILL CAVITY w/ FIBREGLASS INSULATION
  - USE ACOUSTICAL INSULATION BETWEEN BEDROOMS
- 1/2" MAG BOARD (TAPED, SANDED & PAINTED)

FLOOR TYPES

FT1 — FLOOR TYPE 1:
EXTERIOR TO INTERIOR
- FOUNDATION BY OTHERS
- 3/8" PLYWOOD SHEATHING
- 2 x 8 WOOD JOISTS @ 16" o.c.
- SPRAY FOAM INSULATION IN CAVITY (OPTIONAL)
- 3/4" T&G FIR SELECT PLYWOOD SUBFLOOR
- 4mm LVT FLOORING

ROOF TYPES

RT1 — ROOF TYPE 1:
EXTERIOR TO INTERIOR
- EPDM ROOF MEMBRANE
- SLOPED EPS RIGID INSULATION PACKAGE
- 3/4" T&G FIR STANDARD PLYWOOD
- 2 x 10 WOOD JOIST @ 12" o.c.
- CLOSED CELL SPRAY FOAM INSULATION
- 1 x 6 CLEAR CEDAR (END MATCHED)

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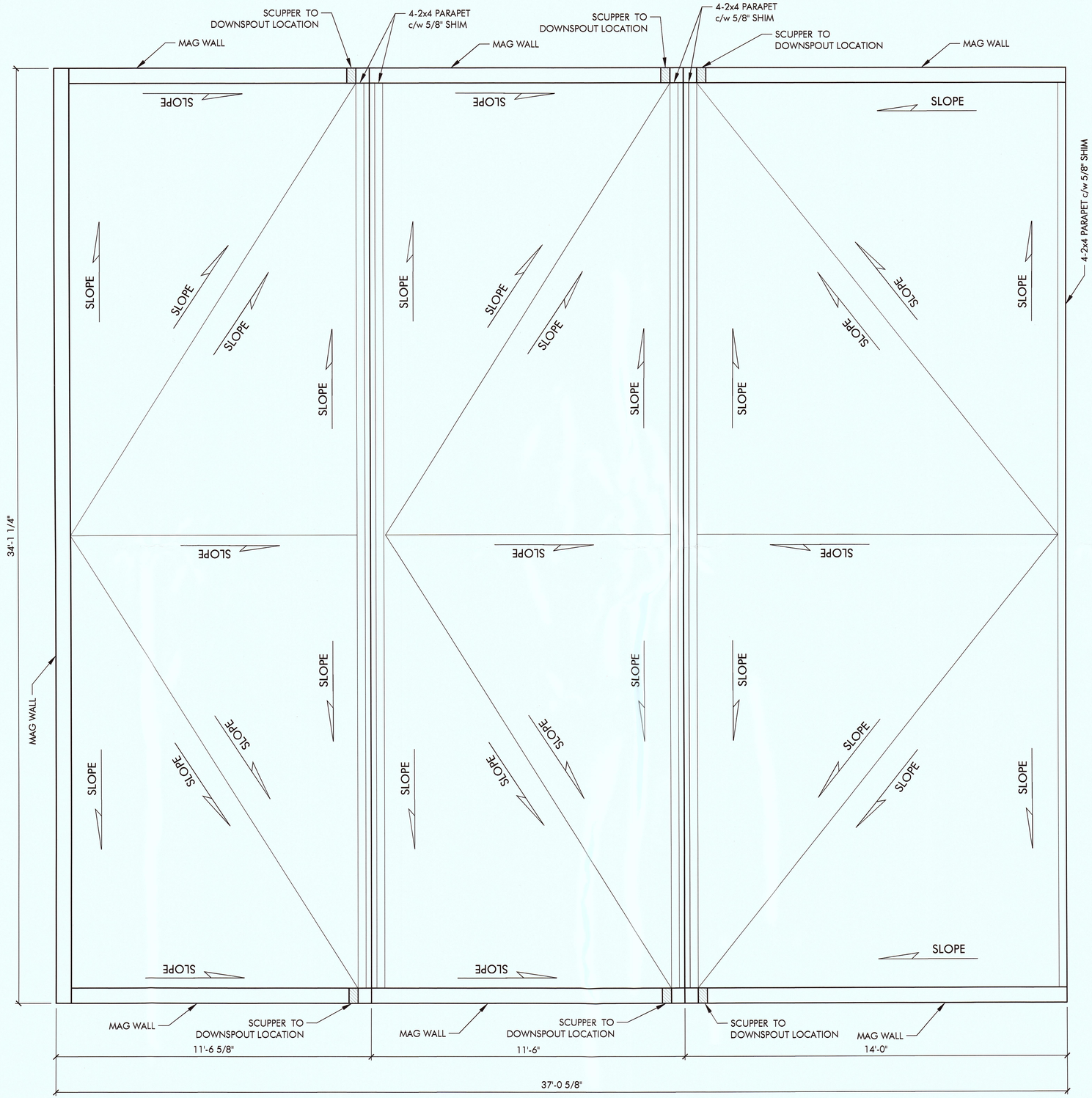
SHEET TITLE: BUILDING SECTIONS

PROJECT: HONOMOBO - G4 M3 LOCATION?

SHEET NO.: A1.7



1 ROOF SLOPE PLAN
A1.8a SCALE: 1/4" = 1'-0"

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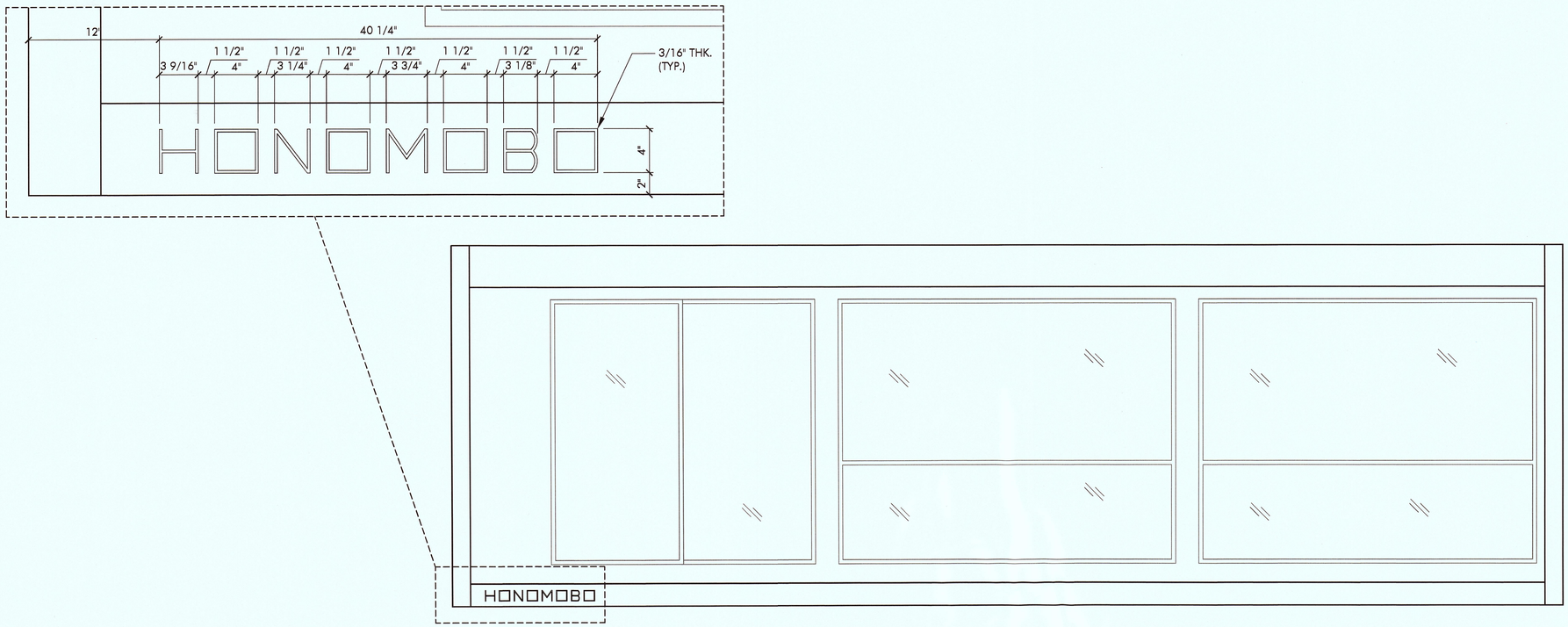
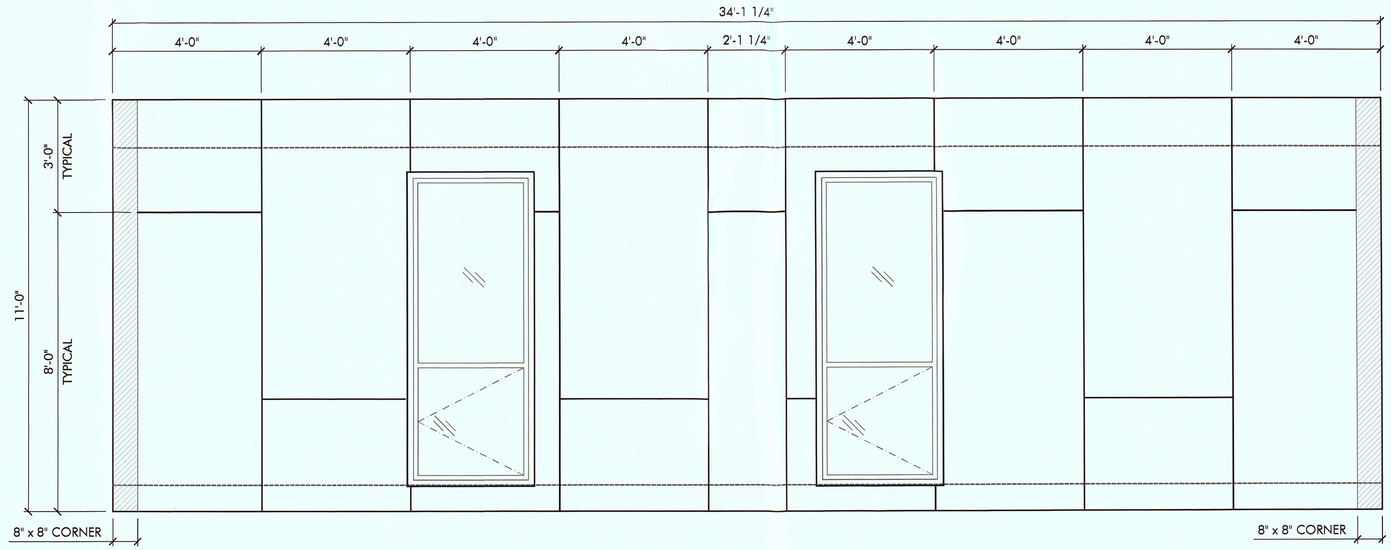
SHEET TITLE: ROOF SLOPE PLAN

PROJECT: HONOMOBO - G4 M3 LOCATION?

SHEET NO.: A1.8a



1 A1.11 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A1.11 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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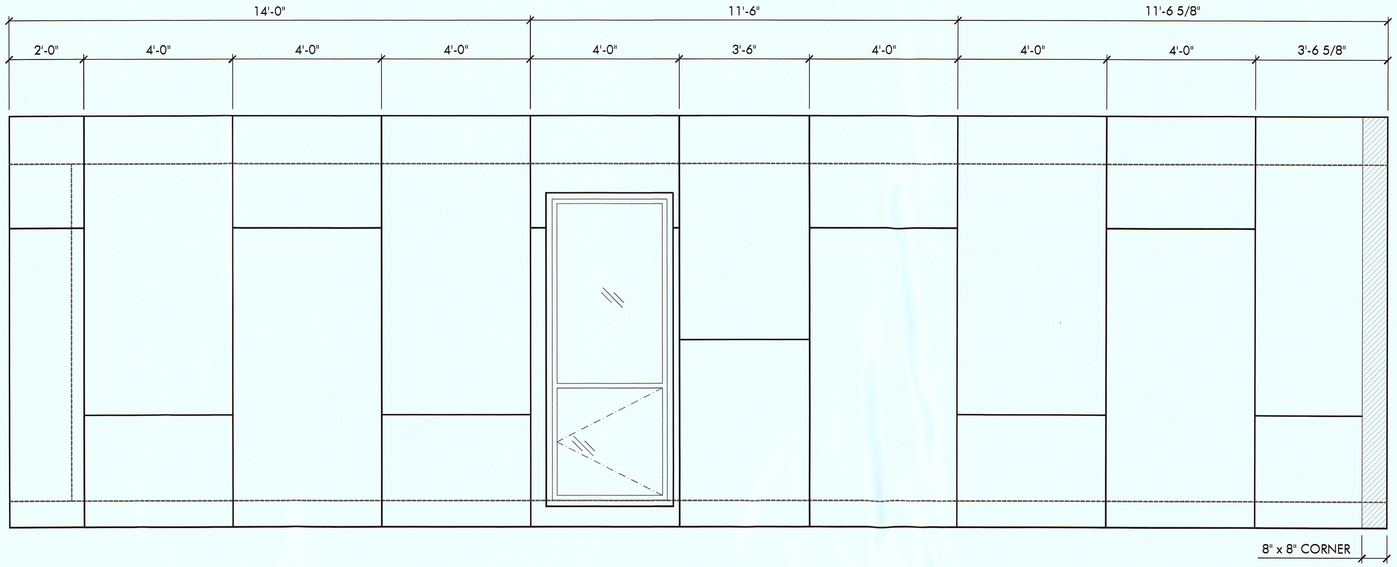
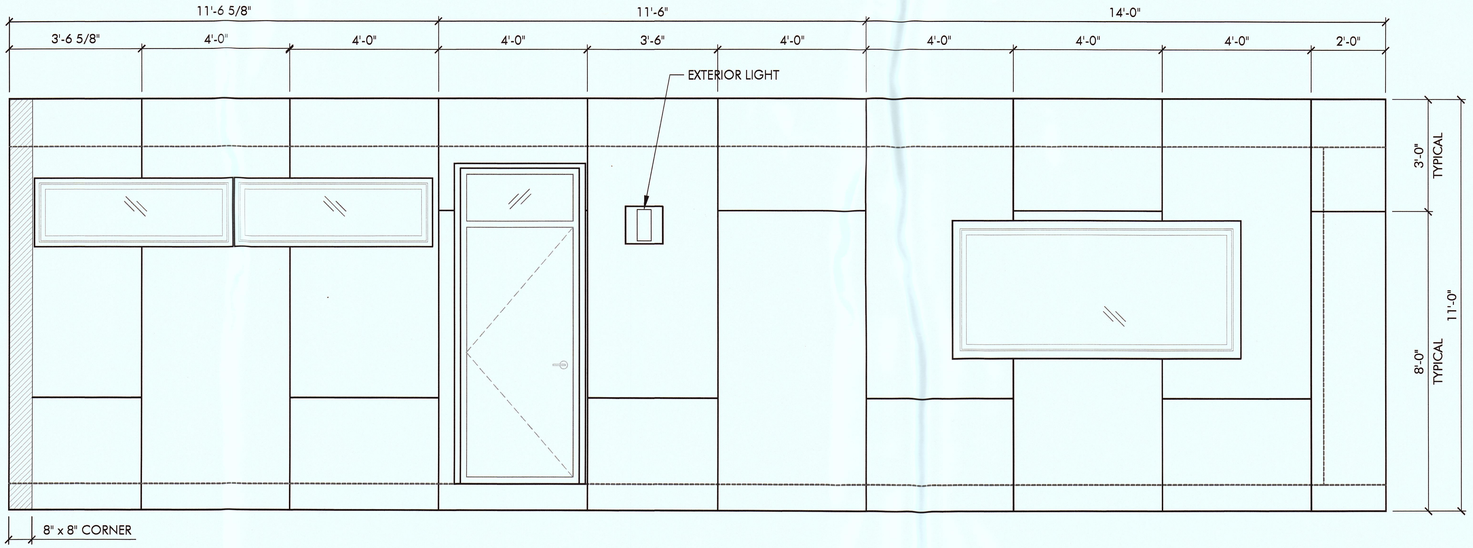
SHEET TITLE:
EXTERIOR ELEVATION 1

PROJECT:
HONOMOBO - G4 M3
LOCATION?

SHEET NO.:
A1.11



3 A1.11a EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A1.11a WEST ELEVATION
SCALE: 1/4" = 1'-0"

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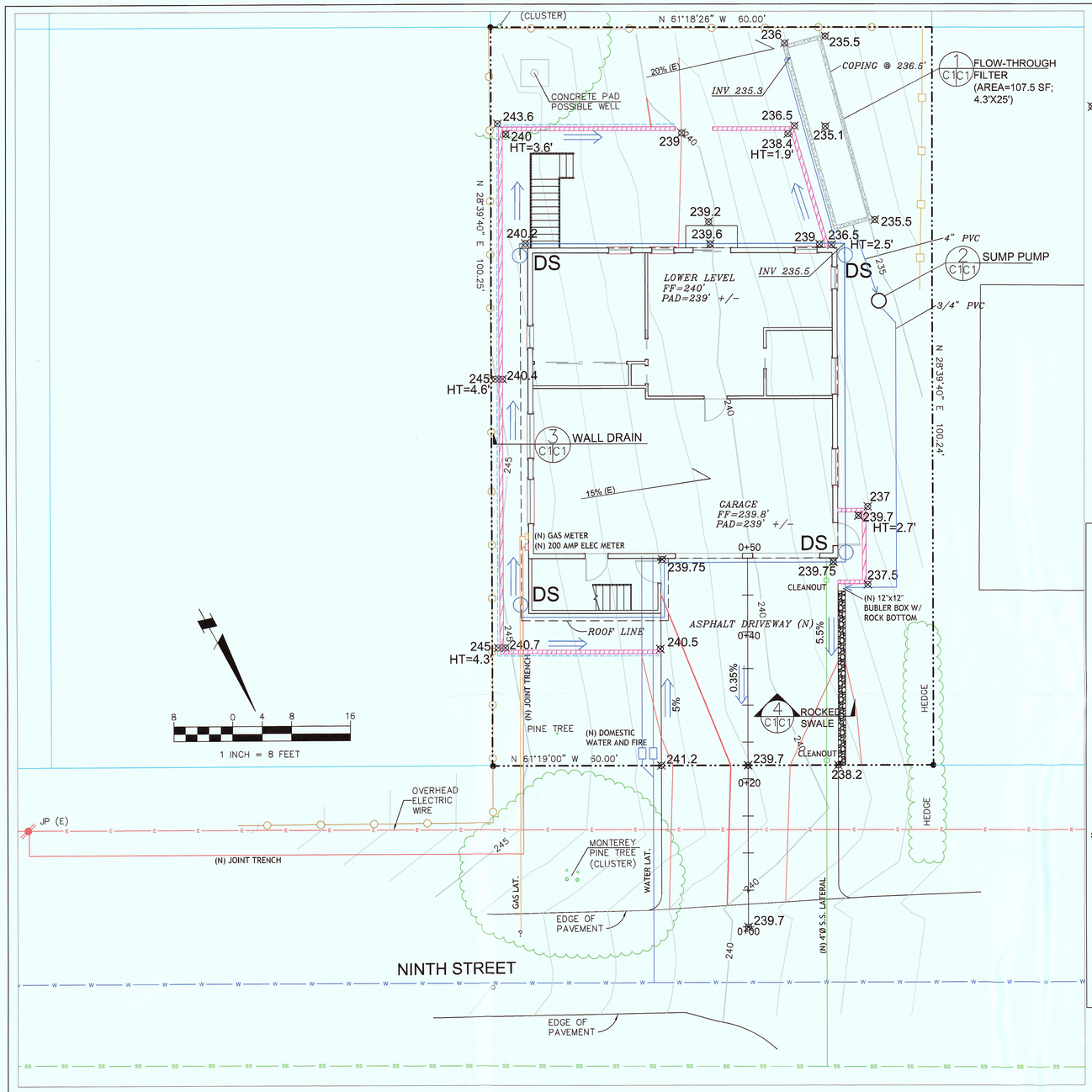
STAMP:

SHEET TITLE: EXTERIOR ELEVATION 2

PROJECT: HONOMOBO - G4 M3 LOCATION?

SHEET NO.: A1.11a



1 INCH = 8 FEET

LEGEND

- 1' CONTOUR (E)
- 5' CONTOUR (E)
- PROPOSED CONTOUR
- 235.5 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- 3" MIN SOLID DRAIN PIPE
- 3" MIN PERFORATED PLASTIC DRAIN PIPE @ 1% MINIMUM SLOPE.

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: SARA COPELAND, OWNER
2. TOPOGRAPHY BY S. MICALLEF, 3-20-18.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.

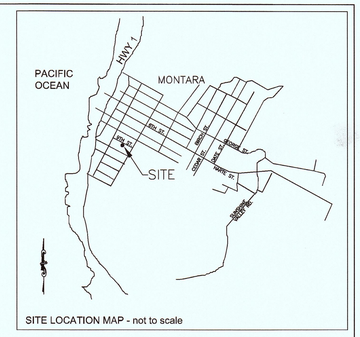
GRADING NOTES

CUT VOLUME : 310 CY
FILL VOLUME: 10 CY

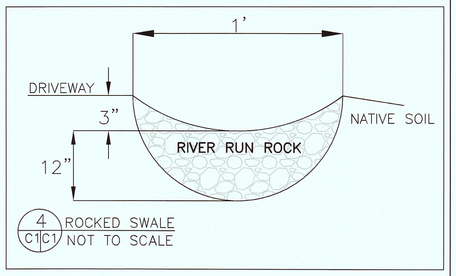
1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

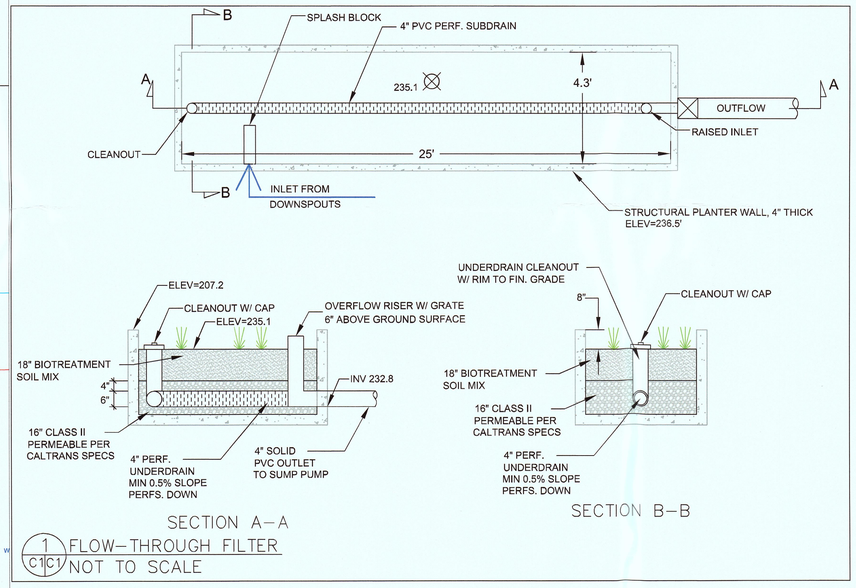
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN SHOWN.
3. ALL DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. AREAS OF PERVIOUS GROUND SHALL SLOPE AWAY FROM BUILDING A 5% WITHIN 10 FEET OF BUILDING, WHERE SPACE PERMITS.



SITE LOCATION MAP - not to scale



4 C1C1 ROCKED SWALE
NOT TO SCALE

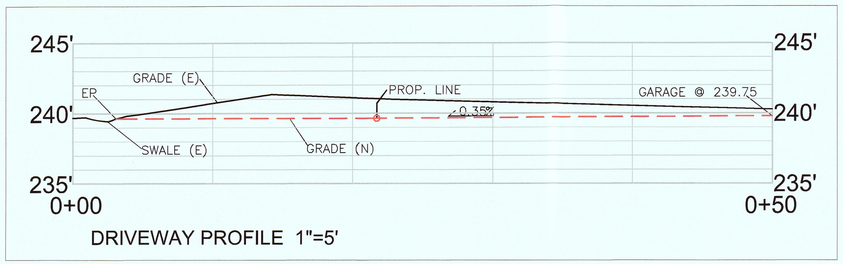


1 C1C1 FLOW-THROUGH FILTER
NOT TO SCALE

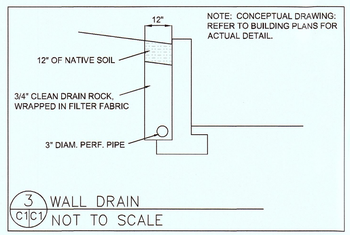
SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1C1 — REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN / REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-19 EXPIRES
CIVIL
STATE OF CALIFORNIA



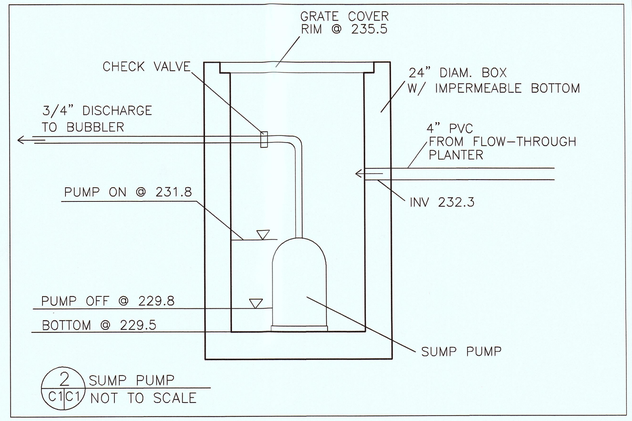
DRIVEWAY PROFILE 1"=5'



3 C1C1 WALL DRAIN
NOT TO SCALE

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ALONG 9TH STREET.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS.



2 C1C1 SUMP PUMP
NOT TO SCALE

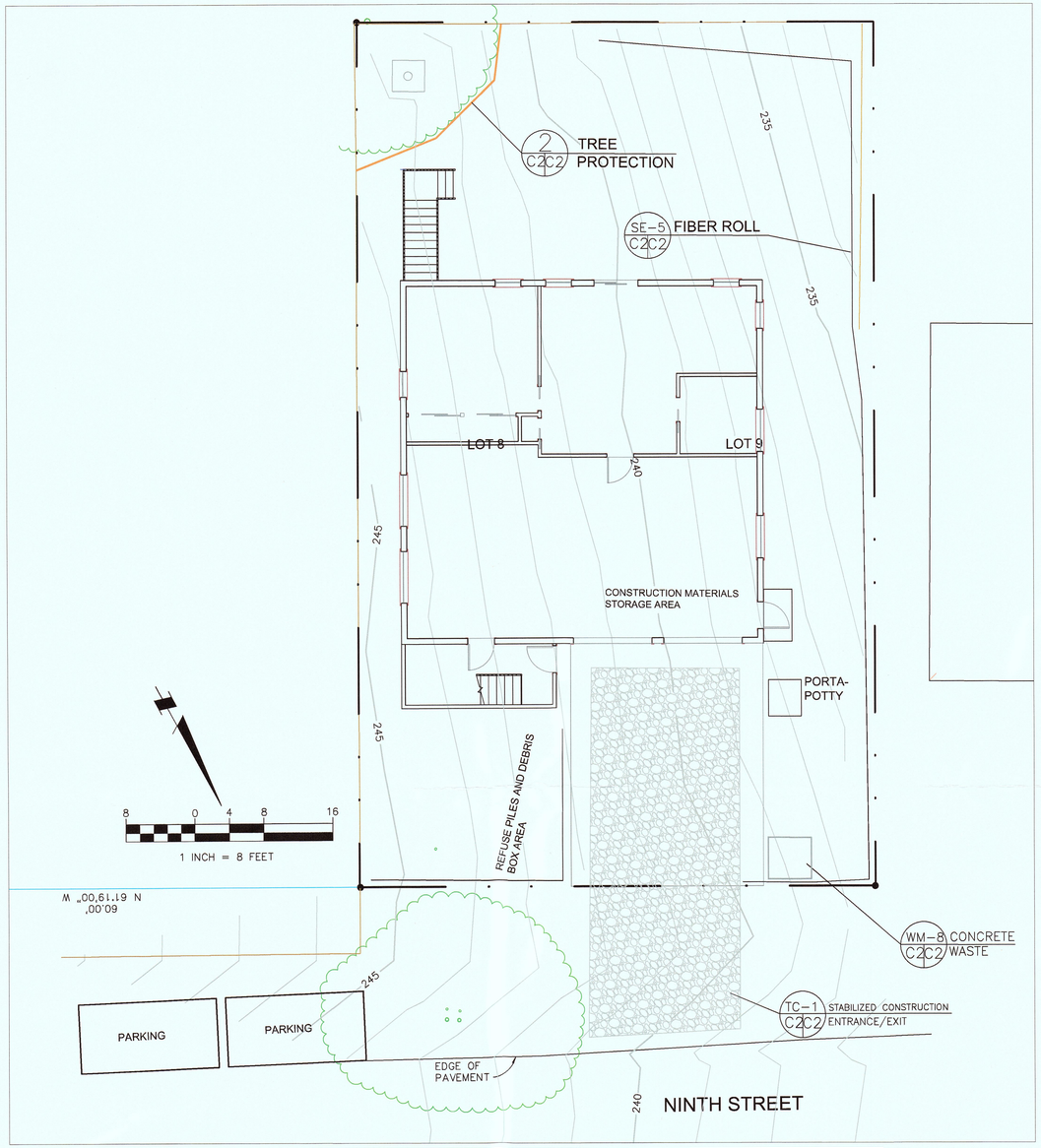
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 7-12-18	
DRAWN BY: CMK	
CHECKED BY: AZG	
REV. DATE: 10-16-18	
REV. DATE:	
REV. DATE:	

GRADING AND DRAINAGE PLAN

COPELAND PROPERTY
9TH STREET
MONTARA
APN 036-025-330

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- 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 on 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
- The tree protection shall be in place before any grading, excavating or grubbing is started.

CONCRETE WASTE MANAGEMENT WM-8

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: CHEZ SANTINI

TITLE/QUALIFICATION: CONTRACTOR

PHONE: 650-438-6945

PHONE:

E-MAIL: CHEZAREGS5@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. MISSIA
No. 62264
9-30-19
EXPIRES
CIVIL
STATE OF CALIFORNIA

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

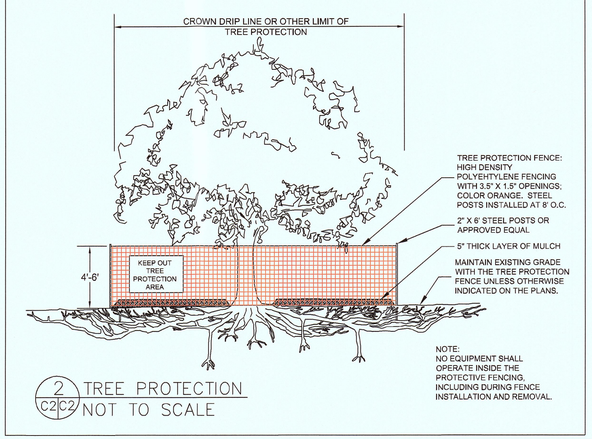
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.

5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



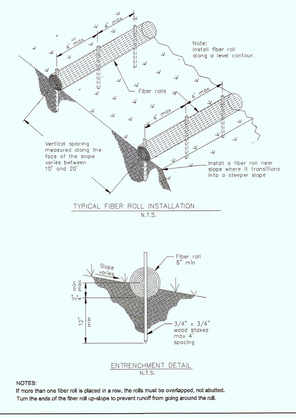
2 C2C2 TREE PROTECTION NOT TO SCALE

EROSION CONTROL NOTES

FIBER ROLE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

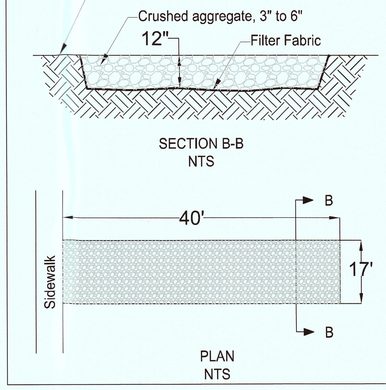
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL 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 40 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 12" 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)

FIBER ROLLS SE-5



NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



Sigma Prime Geosciences, Inc

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 726-3590
FAX 726-3593

DATE: 7-12-18
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 10-16-18
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN

COPELAND PROPERTY
9TH STREET
MONTARA
APN 036-025-330

SHEET
C-2

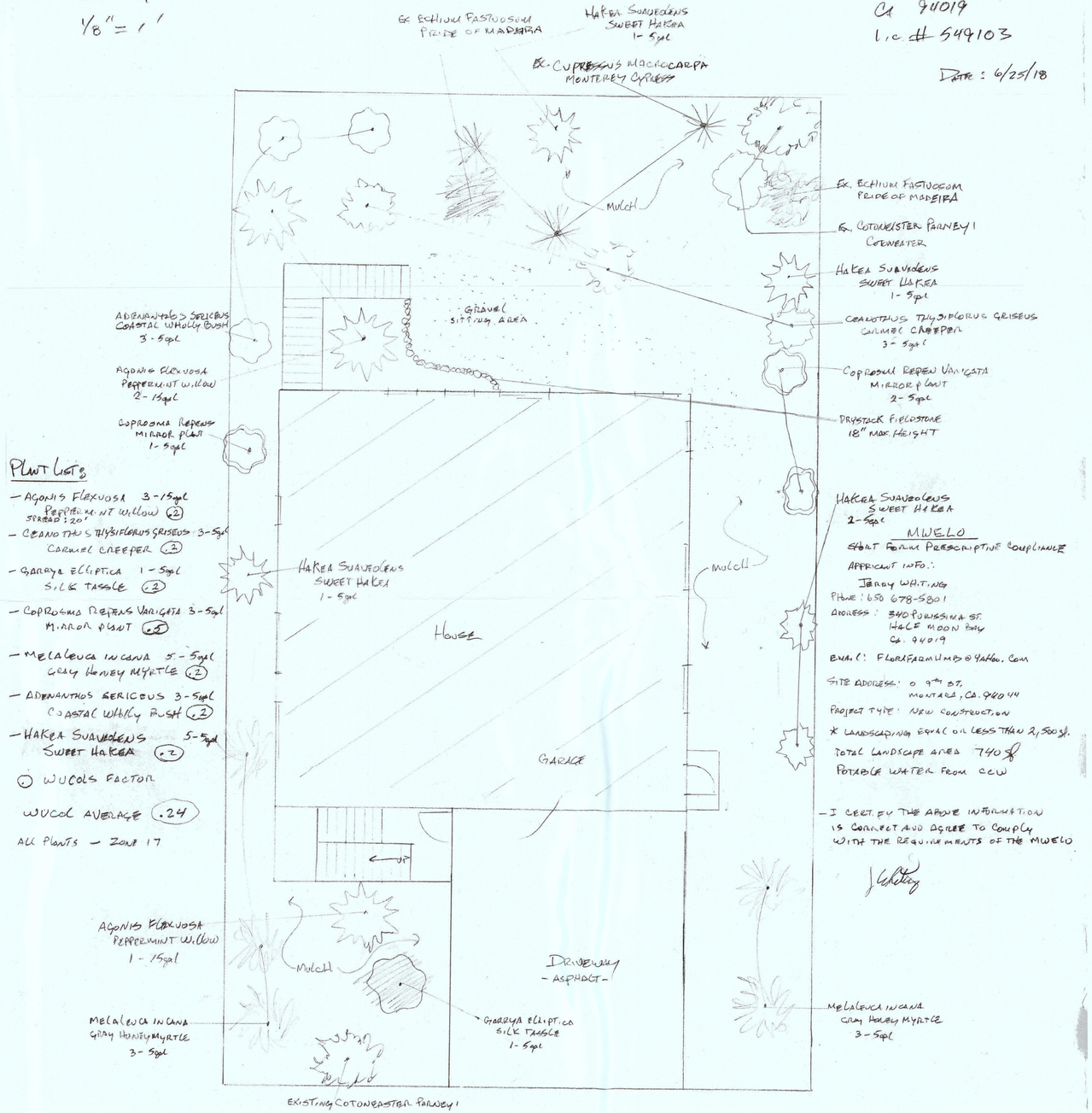
LANDSCAPE PLAN

COPELAND RESIDENCE
0 9th STREET
MONTARA, CA. 94044

1/8" = 1'

FLORA FARM
340 PURISSIMA ST.
HALF MOON BAY
CA 94019
LIC # 549103

DATE: 6/25/18



PLANT LISTS

- AGONIS FLEXUOSA 3-15gal
  PEPPERMINT WILLOW (.2)
  SPREAD: 20'
- CEANOTHUS THYSIFLORUS GRISEUS 3-5gal
  CARMEL CREEPER (.2)
- GARRYA ELLIPTICA 1-5gal
  SILK TASSLE (.2)
- COPROSMA REPENS VARIGATA 3-5gal
  MIRROR PLANT (.5)
- MELALEUCA INCANA 5-5gal
  GRAY HONEY MYRTLE (.2)
- ADENANTHOS SERICEUS 3-5gal
  COASTAL WHOLLY BUSH (.2)
- HAKEA SUAVEOLENS 5-5gal
  SWEET HAKEA (.2)

(.) WUCOLS FACTOR

WUCOL AVERAGE (.24)

ALL PLANTS - ZONE 17

* A MINIMUM OF 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

MWELO

SHORT FORM PRESCRIPTIVE COMPLIANCE

APPLICANT INFO.:
JERRY WHITING
PHONE: 650 678-5801
ADDRESS: 340 PURISSIMA ST.
HALF MOON BAY
CA. 94019
EMAIL: FLORAFARMLMB@YAHOO.COM

SITE ADDRESS: 0 9TH ST,
MONTARA, CA. 94044
PROJECT TYPE: NEW CONSTRUCTION
* LANDSCAPING EQUAL OR LESS THAN 2,500 SF.
TOTAL LANDSCAPE AREA 740 SF
POTABLE WATER FROM CCW

- I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWELO.

J Whiting

* ALL PLANTINGS ARE DROUGHT TOLERANT

* PLANTING WILL BE HAND WATERED

* UNLESS CONTRAINDICTED BY SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1000 SF. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.

REVISIONS

DESIGNED BY:
Chezare G. Santini
Santini Creations
1394 HERMOSA AVENUE
PACIFICA, CA. 94044
(650) 355-4415
chezaregs@gmail.com

SANTINI CREATIONS

New Single Family Dwelling
Copeland Residence
0 9th Street
Montara, Ca. 94044

LANDSCAPE PLAN

DATE: 10/12/2018
JOB: COPELAND
SHEET: L 1