COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: February 28, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP) and Design Review Permit to allow the construction of a new two-story, single-family residence, plus an attached two-car garage, on a legal parcel in the unincorporated Moss Beach area of San Mateo County. No trees are to be removed and only minor grading is required. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00064 (Armando)

PROPOSAL

The applicant, Vincent Armando, has submitted an application to construct a new single-family residence on a legal vacant parcel. The proposed 2,543 sq. ft. two-story home includes a family room, living room, dining room, kitchen, office, bathroom, laundry and a 456 sq. ft. garage on the first floor and a master bedroom and bathroom, two bedrooms, and bathroom on the second floor. No significant trees are proposed for removal and only minimal grading is involved. The project site is located in the Geological Hazard (GH) Zoning District and the California Coastal Commission's appeals jurisdiction. The project parcel is in the Riviera Ocean Villa subdivision recorded on June 15, 1908.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2017-00064, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a vacant lot with relatively flat topography. The site is within a general area of similar single-family residences. Undeveloped parcels are located to the north, west, and east and single family homes can be found to the south. The site is bounded by San Ramon Avenue to the north.

The project complies with the Visual Quality Policies of the County's General Plan, the Visual Resources Component of the County's Local Coastal Program (LCP), and the Design Review District Standards of the County's Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on November 9, 2017, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. The proposed house was found to complement the predominant style and scale of the neighborhood. The project is architecturally compatible with homes in the immediate area and uses colors and materials that complement its surroundings.

The project also complies with the Urban Land Use Policies of the County's General Plan and the Locating and Planning New Development Component of the County's LCP. The project proposes a house in an existing, developed urban area with access to services and utilities. In addition, regarding the cap of allowable dwelling units per year on the Midcoast, the subsequent building permit is likely to be within this limit. The project site, located in proximity to Half Moon Bay airport, complies with the safety, noise and height limit criteria for compatibility as noted in the LCP and the Half Moon Bay Airport Land Use Compatibility Plan.

Because the site is located in the Geotechnical Hazards Zoning District, geotechnical review was required for this project. The project has shown to be compliant with the Geotechnical Hazard Policies of the County's General Plan, the Hazards Component of the LCP, and the Geological Hazards District Standards of the County's Zoning Regulations. The Geotechnical Report for this project concludes "the soil conditions are suitable for the proposed development provided that the recommendations of the report are…incorporated" and that the potential for liquefaction and fault ruptures across the site is low. The project geotechnical consultant estimates that the closest fault to the site is the San Gregorio-Seal Cove Fault Zone which is located 1.2 miles southwest of the site.

The project is in conformance with the Water Supply and Wastewater Policies of the County's General Plan which require development to minimize impacts on these respective resources. The project also meets the County's Zoning Regulations, specifically the development standards of the S-105 Combining District.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: February 28, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP) and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow the construction of a new 2,543 sq. ft. two-story, single-family residence, plus a 456 sq. ft. attached garage, on a legal 10,035 sq. ft. parcel in the unincorporated Moss Beach area of San Mateo County. No trees are to be removed and only minor grading is required. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00064 (Armando)

PROPOSAL

The applicant, Vincent Armando, has submitted an application to construct a new single-family residence on a legal undeveloped parcel on San Ramon Avenue and Precita Avenue (a paper street). The proposed 2,543 sq. ft. two-story home includes a family room, living room, dining room, kitchen, office, bathroom, laundry and a 456 sq. ft. garage on the first floor and a master bedroom and bathroom, two bedrooms, and bathroom on the second floor. The applicant proposes an approximately 100-foot concrete driveway along the right side of the parcel in order to minimize the prominence of the garage door in the design of the residence. No significant trees are proposed for removal and only minimal grading is involved. The project site is located in the Geological Hazard (GH) Zoning District and the California Coastal Commission's appeals jurisdiction. The project parcel is in the Riviera Ocean Villa subdivision recorded on June 15, 1908.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2017-00064, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Ruemel Panglao, Project Planner, Telephone 650/286-4582

Applicant/Owner: Vincent Armando

Location: San Ramon Avenue and Precita Avenue, Moss Beach

APN: 037-284-190

Size: 10,035 square feet

Parcel Legality: Lot Line Adjustment approved and recorded on August 21, 2003.

Existing Zoning: R-1/S-105/DR/GH/CD (Single-Family Residential District/S-105 Combining District with 20,000 sq. ft. minimum parcel size/Design Review/Geological Hazard District/Coastal Development)

General Plan Designation: Low Density Residential (0.3 to 2.3 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Vacant Parcel

Water Supply: Montara Water and Sanitary District

Sewage Disposal: Montara Water and Sanitary District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0119F, dated August 2, 2017.

Environmental Evaluation: This project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3, relating to the construction of one single-family residence in a residential zone. Further discussion is provided in Section B of this report.

Setting: The project site is an undeveloped lot with relatively flat topography. The site is within a general area of similar single-family residences. Undeveloped parcels are located to the north, west, and east and single family homes can be found to the south. The site is bounded by San Ramon Avenue to the north and Precita Avenue (a paper street) to the east.

Chronology:

Date		Action
August 21, 2003	-	Lot Line Adjustment recorded.
February 22, 2017	-	Application submitted and deemed incomplete. Geotechnical issues needed to be resolved in response to comments received by the California Coastal Commission.
November 9, 2017	-	Coastside Design Review Committee (CDRC) considers the project and recommends approval based on its conformance with Design Review District Standards.
February 28, 2018	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan Policies, including the following:

a. Visual Quality Policies

Policy 4.15(a) (Appearance of New Development) requires development to promote and enhance good design, site relationships, and other aesthetic considerations. The architectural elements and exterior materials and colors proposed for the house are complementary with the neighborhood design context. The appearance of mass and bulk has been reduced by façade enhancements and roof articulation. The height of the structure is 26 feet 4 inches, which is below the maximum allowed of 28 feet. The approximately 100-foot driveway leading up to the garage minimizes the prominence of the garage door in the overall design. The project has received a recommendation for approval from the Coastside Design Review Committee based on the Committee's findings that the project conforms to the design standards that implement this policy as discussed in Section 5 of this report.

Policy 4.36 (Urban Area Design Concept) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas and to ensure that new

development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The project is compatible with the architectural style of the surrounding neighborhood.

b. Urban Land Use Policies

Urban Land Use Policy 8.30 (Infilling) encourages the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is located within a partially developed residential area and within an approved residential subdivision. An existing residence is located directly behind the subject site. Also, a new single family residence is proposed close by on 991 San Ramon Avenue (PLN 2017-00294), which was recommended for approval by the CDRC on November 9, 2017 and was approved by the Planning Commission at the February 14, 2018 hearing.

c. Water Supply and Wastewater Policies

Water Supply Policy 10.10 (Water Suppliers in Urban Areas) and Wastewater Policy 11.5 (Wastewater Management in Urban Areas) require consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas, respectively. The Montara Water and Sanitary District (MWSD), the service provider for this urban area, requires the applicant to obtain a Sewer Permit. A sewer grinder pump and a sewer mainline extension may be required during construction. MWSD also requires the applicant to obtain a Domestic Water Connection Permit and a water mainline extension may be required. A Fire Protection Connection and submittal of fire flow calculations from a Certified Fire Protection Contractor shall be required. (See Conditions 23, 24, 25, and 26)

d. Geotechnical Hazard Policies

Geotechnical Hazard Policy 15.20 (Review Criteria for Locating Development in Geotechnical Hazard Areas) requires consideration of geotechnical hazards when determining the siting of structures. The Geotechnical Report (Attachment D) for this project, prepared by Lee Engineers, Inc. on January 5, 2017, states that “the soil conditions are suitable for the proposed development provided that the recommendations of the report are…incorporated.” The engineer notes that the potential for liquefaction and fault ruptures across the site is low. See further discussion in Section 2.c of this report.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. The parcel is not located in a scenic corridor, nor does the property contain or adjoin an area of sensitive habitat. The site is located within the Geological Hazard (GH) Zoning District. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

Policy 1.18 (Location of New Development) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. The project site is located in an existing, partially developed urban area. An existing residence is located directly behind the subject site. Also, a new single family residence is proposed in close proximity to the project site at 991 San Ramon Avenue (PLN 2017-00294). The development at 991 San Ramon Avenue was recommended for approval by the CDRC on November 9, 2017 and was approved by the Planning Commission at the February 14, 2018 hearing.

Policy 1.23 (Timing of New Housing Development in the Midcoast) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by new residential development. As of the printing of this report, no building permits for new dwelling units have been issued in 2018. This requested permit would be valid for 5 years; therefore, the project is likely to be within the building permit limit.

Policy 1.36 (Half Moon Bay Airport Influence Area Requirements – Map 1.5) shows that the project site is in the Half Moon Bay Airport Influence Area (Zone 7) based on the Half Moon Bay Safety Zones Map of the Airport Land Use Compatibility Plan (ALUCP) for the Environs of Half Moon Bay Airport adopted in October 2014. The aircraft accident risk level is considered to be low within Zone 7. Single family residential uses are not prohibited within this zone. Regarding noise, the site is outside of the mapped noise contours on the 2032 Noise Exposure Contours map of the ALUCP. See further discussion in Section 3.

b. Visual Resources Component

Visual Resources Policy 8.12(a)(1) (General Regulations) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Moss Beach. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on November 9, 2017, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section 5.

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

(1) On-site grading is not extensive and only limited to standard construction activity.

(2) The proposed materials for the residence, such as cedar siding and stone veneer skirting, have a natural appearance.

(3) The proposed design uses hip and gable roofs, including non-reflective, composition shingle as the primary roof material.

(4) The proposed house is designed to be in scale with other houses in the area since the proposed overall lot coverage of 21.2% (2,124.84 sq. ft.) is less than the maximum allowed of 25% (2,508.75 sq. ft.). Additionally, the total floor area proposed is 29.89% (2,999.92 sq. ft.), lower than the maximum allowed of 48% (4816.8 sq. ft.).

c. Hazards Component

Policy 9.3 (Regulation of Geologic Hazard Areas) requires the application of the following sections of the Resource Management (RM) Zoning Ordinance to sites located in a designated geologic hazard area: Section 6326.3 (Seismic Fault/Fracture Area Criteria) and Section 6326.4 (Slope Instability Area Criteria). Single-family residential structures are allowed in these areas if no other locations susceptible to such hazards are reasonably available on the site for development, are subject to the submittal of a detailed geologic site investigation prepared by a geologist registered in the State of California, and require adequate engineering design, indicating that the site is suitable for development. The policy prohibits location of structures across the trace of an active fault. The project site is

located in Zone 3 of County's Geologic Analysis of the Seal Cove Area map. Further discussion is found in Section 6 of this report.

The Geotechnical Report (Attachment D) by Lee Associates, Inc., prepared on January 5, 2017, was submitted to demonstrate that the site is suitable for development of a new residence, contingent upon the implementation of the report's geotechnical recommendations. The recommendations include, but are not limited to, constructing the house using a spread footing or pier and grade beam foundation system with concrete slab-on-grade floors underlain by a minimum 6-inch thick capillary break of pea gravel or permeable aggregate. Also, according to the report, the possibility of liquefaction is low due to the dense, stiff and cohesive fine grained soil found during the study of the site. The report also notes that the risk for fault rupture on the project site is considered low. The report estimates that the closest fault to the site is the San Gregorio-Seal Cove Fault Zone which is located 1.2 miles southwest of the site.

Policy 9.10 (Geotechnical Investigation of Building Sites) requires the County Geologist or an independent certified consulting engineering geologist to review building permits in hazard areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. The report was reviewed and approved by the County Geologist at the time, the late Ms. Jean DeMouthe, who found it adequate for planning permit approval. As required by Policy 9.10, further review of the project, including structural and foundation designs and compliance with report recommendations, will be required at the building permit stage.

3. Conformance with the Half Moon Bay Airport Land Use Compatibility Plan

Upon review of the provisions of the Half Moon Bay ALUCP for the Environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise. The proposed height of 26 feet 4 inches would not penetrate the established airspace threshold.

4. Conformance with the Zoning Regulations

b. Conformance with S-105 District Development Standards

The proposal complies with the property's R-1/S-105/DR/CD Zoning designation as indicated in the following table:

	S-105	Proposed
	Development Standards	
Building Site Area	20,000 sq. ft.	10,035 sq. ft. (existing)
Building Site Width	75 feet	101.48 feet(existing)
Maximum Building Site Coverage	(25%) 2,508.75 sq. ft.	(21.2%) 2,124.84 sq. ft.
Maximum Floor Area	(48%) 4,816.8 sq. ft.	(29.89%) 2,999.92 sq. ft.
Minimum Front Setback	20 feet	20 feet
Minimum Rear Setback	20 feet	24 feet– 1 inch
Minimum Right Side Setback	10 feet	34 feet – 1 inch
Minimum Left Side Setback	10 feet	20 feet
Maximum Building Height	28 feet	26 feet.- 4 inches
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The parcel is non-confirming in size and was created by the historic Riviera Ocean Villa Tract recorded on June 15, 1908. The site was part of a Lot Line Adjustment which was recorded on August 21, 2003. This action legalized the lot. The development of the parcel does not require a Use Permit per Section 6133(a)(1) of the Zoning Regulations, as the parcel is greater than 5,000 sq. ft. (10,035 sq. ft.) whereas the minimum parcel size is also greater than 5,000 sq. ft. (20,000 sq. ft.).

The proposed two-story residence meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity including a proposed overall lot coverage of 21.2% (2,124.84 sq. ft.) of total lot size, where 25% (2,508.75 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 29.89% (2,999.92 sq. ft.) of total lot size, where 48% (4816.8 sq. ft.) is the maximum allowed. Also, the mass and bulk of the project are mitigated by the adequate articulation of all exterior facades.

5. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at the regularly scheduled CRDC meeting on November 9, 2017. At that meeting, the CDRC adopted the findings to recommend project approval (Attachment E), pursuant to the Design Review Standards for One-Family

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

a. Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT. 1. Integrate Structures with the Natural Setting: The project is located and designed to retain and blend with the natural vegetation of the site and surrounding areas.

b. Section 6565.20(D) ELEMENTS OF DESIGN: The design is complementary to the neighborhood and setting.

c. Section 6565.20(D) ELEMENTS OF DESIGN. 2. Architectural Styles and Features: The architectural style and features of the project are consistent with neighboring homes and complements the coastal setting.

d. Section 6565.20(D) ELEMENTS OF DESIGN. 2. Architectural Styles and Features. d. Garages: The location of the garage on the proposed right elevation preserves the street view for the front entry facade rather than making the garage the dominant feature.

e. Section 6565.20(D) ELEMENTS OF DESIGN. 4. Exterior Materials and Colors: The materials selected complement the other homes in the area as well as the architectural style of the project. (Condition 5e, 5f, 5i, and 5j)

6. Conformance with Geological Hazards (GH) District Standards

The site is located in the Geological Hazard Area Zone 3, the most stable part of the Seal Cove area per the County's Geological Analysis of the Seal Cove Area map. Section 6296.2 (Description of Hazardous Zones in Seal Cove Area) notes that risk to development in this area is considered low to moderate. The feasibility of reducing the risks to acceptable levels in this zone is generally high. As discussed in Section 2.c of this report, a Soil Investigation report has been submitted and reviewed by the Geotechnical Section of the Planning and Building Department. The report indicates that the site is suitable for development contingent upon the implementation of the report's geotechnical recommendations. A reduction to the risk to development is achieved by the implementation of development recommendations of the project geotechnical consultant, which is required by Condition of Approval No. 41 of Attachment A.

In accordance with GH District Regulations, Planning staff also includes Condition of Approval No. 40, pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, that the applicant shall record the following deed restriction with the San Mateo County Recorder's Office,

prior to the issuance of the building permit, stated as follows “This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the County Geologist and the Planning and Building Department, San Mateo County.” The applicant has agreed to record the deed restriction.

B. ENVIRONMENTAL REVIEW

The County has determined that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(a), related to new construction of small structures, including single-family residences in a residential zone. Section 15300.2 (Exceptions) of the CEQA Guidelines states that Class 3 exemptions are qualified by consideration of where the project is to be located; a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. As a result, use of categorical exemptions generally do not apply where, due to its location, a project could have an impact on an environmental resource of hazardous or critical concern, where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.

Per the County’s Geological Analysis of the Seal Cove Area map, the project site is located in the most stable area of the mapped hazard zone.

While the site is located within a mapped geological hazard area (Geologic Hazards Zoning District), based on the geotechnical report submitted by the applicant and review by the Geotechnical Section of the San Mateo County Planning and Building Department, the site is suitable for the proposed construction of a new single-family residence, subject to the recommendations provided in the report from the project geotechnical consultant and pending further review at the building permit stage. During the site investigation, no active fault or fault traces were found on the property and the likelihood of the landslide complex impacting the proposed residence is considered low to moderate. The project, as designed and conditioned, complies with the recommendations of the project geotechnical consultant. Therefore, the project is not likely to have a significant impact in the area of geologic stability and qualifies for a categorical exemption under Class 3 of the CEQA Guidelines.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council and did not receive any comments.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Staff referred the project to the California Coastal Commission and received comments (Attachment F) that included a recommendation for staff to discuss LCP Policies regarding the implications of the development of a new single-family residence located in the Geological Hazards District. Specific to hazards, the project, as designed and conditioned, complies with applicable regulations and recommendations specified by the project geotechnical consultant. Also, the applicant has agreed to the recordation of a deed restriction prior to the issuance of a building permit, pursuant to Section 6295.4 of the Zoning Regulations, as specified in Condition No. 40.

E. OTHER REVIEWING AGENCIES

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

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Soil Investigation Report prepared by Lee Associates, Inc. dated January 5, 2017
E. Coastside Design Review Committee Decision Letter, dated November 21, 2017
F. Comment Letter from the California Coastal Commission, dated March 14, 2017
G. Site Photos

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00064 Hearing Date: February 28, 2018

Prepared By: Ruemel Panglao
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone. Despite its location in the Geological Hazards (GH) zone, it has been determined that the project will not have a significant impact in the area of geologic stability.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding infill development, hazards, and compliance with design review standards.

3. That the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limitations of LCP Policy 1.23.

4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.

5. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). Specifically,

vertical access currently exists at the end of Precita Avenue, and lateral access exists along Ocean Boulevard.

Regarding the Design Review Permit, Find:

6. That, with the conditions of approval recommended by the Coastside Design Review Committee (CDRC) at its meeting of November 9, 2017, the project is in compliance with the Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style and respects the scale of the homes in the neighborhood. The project is architecturally compatible with homes in the immediate area and uses colors, materials, and landscaping that complement its surroundings.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on February 28, 2018. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Planning Commission, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.

3. The applicant shall include the permit approval letter on the top pages of the building plans.

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

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

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

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

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

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

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

5. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

a. Change garage door design to a “carriage” look for architectural consistency.

b. Differentiate the office and main entries to accentuate the formality of the front door of the residence.

c. Landscaping should present a natural appearance rather than linear plantings. Consider more natural or random placement of Dark Star and Sedum plantings and select further types of plant material to reduce the linear landscape along the Precita Avenue side of the property.

d. Utilize an alternative to the bark mulch ground cover such as wild grass seed mixture.

e. Add plant groupings along the sides of the driveway that achieve a natural appearance. Consider lower growing shrubs and ground cover.

f. Add plantings between the house and the driveway to further visually soften the length of the driveway and the massing of the main structure.

g. All plantings shall be drought tolerant, California native, and non-invasive.

h. All pampas grass is to be removed from the property.

i. Paved areas should be permeable where possible.

j. Use medium or darker colored paving stones to reduce the long linear appearance of the driveway.

k. Use larger stone such as field stone as an alternative to the proposed house skirting to complement the mass and scale of the home. Carry the use of the stone to the fireplace/chimney exterior structures as well as extensions to the next inset on the left and right elevations.

l. The project shall have only one Dark Sky-compliant light fixture per opening with the exception of two fixtures at the garage and two canned lighting fixtures on the porch.

m. For craftsman style consistency, use wood or glass with fixed wood top/bottom for the upper deck.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

   a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

   b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

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

9. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (Oct. 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.

10. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).

11. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

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

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

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

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

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

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

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

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

17. Installation of the approved landscape plan is required prior to final inspection. Per LCP Policy 7.51 (Voluntary Cooperation), private landowners are encouraged to remove invasive plants from their lands such as blue gum seedlings, pampas grass, French, Scotch and other invasive brooms for the life of the project.

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

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

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

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

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

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

19. At the building permit application stage, the applicant shall submit a tree protection plan which protects off-site trees within the proximity of grading and/or construction activities, including the following:

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

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

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

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

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

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

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

Building Inspection Section

20. The applicant shall apply for a building permit.

21. The use of the term “Architectural Design” as well as the stamp similar to an architect’s stamp shall be removed from all plans and references unless a California licensed architect is responsible for the design of the project.

22. Fireplace shall be non-wood burning, direct vent, sealed front.

Montara Water and Sanitary District (District)

23. The applicant is required to obtain a Sewer Permit prior to issuance of a building permit. Sewer Connection fees must be paid prior to issuance of a connection permit. A sewer grinder pump may be required.

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

25. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.

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

Coastside Fire Protection District

27. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, asphalt, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access,

a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%.

28. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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. An address sign shall be placed at each break of the road where deemed applicable by the Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.

29. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department at 650/726-5213.

30. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on-site.

31. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

32. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

33. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.

34. An interior horn/strobe and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.

35. All dead end roadways exceeding 150 feet shall be terminated by a turnaround bulb of not less than 96 feet in diameter or other approved turnarounds located in the CFC.

Department of Public Works

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

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

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

39. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

Geotechnical Section

40. Prior to the issuance of the building permit and pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, the applicant shall record a deed restriction with the San Mateo County Recorder's Office, stating the following: "This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code,

Zoning Annex. Maps of this district are on file with the County Geologist and the Planning Division, Department of Environmental Management, San Mateo County."

41. At the building permit application stage, the applicant shall demonstrate compliance with recommendations noted on Pages 6 through 9 of the soil investigation report by Lee Associates, Inc., dated January 5, 2017 (Attachment D).

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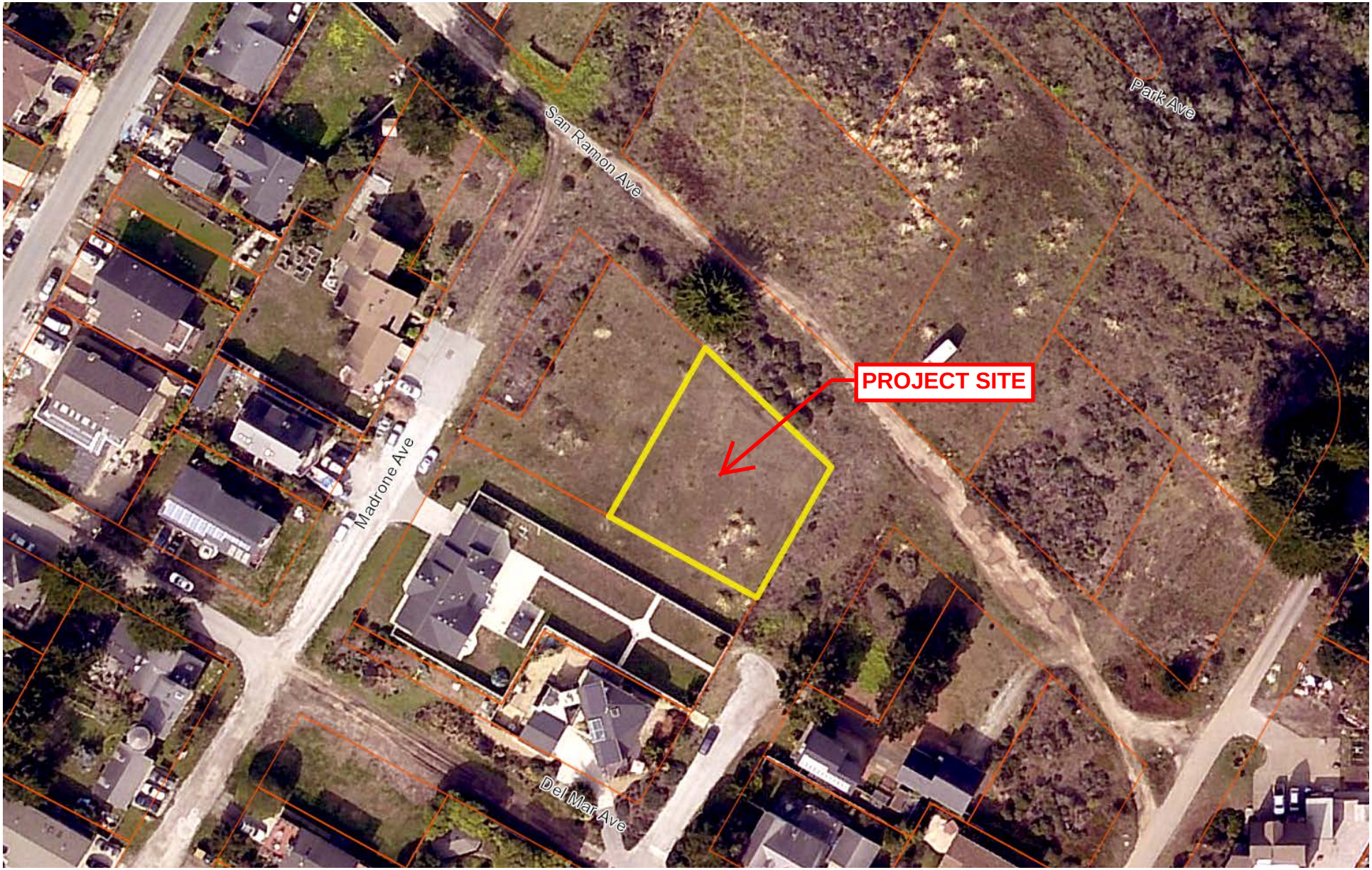


Planning Commission Meeting	
Owner/Applicant:	**VINCENT ARMANDO**
File Numbers:	**PLN 2017-00064**
Attachment:	**B**

GENERAL NOTES

1. The intent of these drawings is to show all necessary items to complete this structure. Typical details & notes within these drawings apply to similar conditions, unless noted otherwise. All work & construction shall comply with all applicable building codes, regulations, and safety requirements. For items, methods, and/or materials not shown, the minimum requirements of the current uniform building code, uniform mechanical code, uniform plumbing code, national electric code, and all other local state and municipal codes and ordinances shall govern.

2. HzR Architectural Design is not responsible for fabrication, erection and/or safety. The contractor shall comply with all safety regulations.

3. The contractor shall hold harmless, indemnify and defend the owner, designer, engineer, and his consultants, and each of their officers and employees from all liability claims, losses, or damages arising or said to arise from the performance of work described herein.

4. While every attempt has been made to avoid mistakes in the preparation of these plans, the maker cannot guarantee against human error, therefore, the dimensions and specifications of these plans shall be verified by the owner/contractor prior to the commencement of construction, and any discrepancies shall be brought to the attention of HzR Architectural Design.

5. These plans have been drawn to comply with the clients specifications, and any changes made to them after prints are made shall be done at the clients expense.

6. All work shall be the best of their respective types, and contractors shall be responsible for observance of all state, county, and local building codes.

7. Fire, vandalism, and theft insurance by owner, public liability, and workman's compensation insurance by contractor.

8. The job shall be left broom clean, with windows and fixtures washed, and all debris removed by contractor.

9. The contractor shall give the designer 48 hrs. notice minimum when site observations are necessary.

10. Any and all engineering and survey work required in connection with this project shall be by separate contract between owner/contractor and the engineer of his choice.

11. When discrepancies arise between engineering specifications and architectural specifications, the engineer's specifications shall govern.

12. These plans, specifications, details, and designs are the sole property of HzR Architectural Design. Construction is limited to a one time use on the property named herein. These pages may not be displayed, copied, or used in any way without the express written permission of HzR Architectural Design.

SUGGESTIONS

No construction material, equipment, portable toilets, trash containers, or debris shall be placed in the right-of-way.

A trash container shall be maintained on site at all times and debris in site which could otherwise blow away, shall be regularly collected and placed in the container.

All construction debris (wood scraps and other debris, which cannot blow away) shall be piled within the property lines of the project in a neat and safe manner.

The project shall have a signature viewable from the public street that indicates the hours of construction as: Mon-Fri. from 7:30 AM to 6:00 PM Saturday from 9:00 AM to 5:00 PM, or as indicates on the Building Permit.

Excavations cuts exceeding 5 feet typically require a Dosh permit. All excavations must conform to applicable OSHA and CAL-OSHA requirements. Contac California Department of Occupational Safety and Health (DOSH) for Information about required permits. DOSH's office (510) 794-2521

ABBREVIATIONS

&	AND	HDWD.	HARDWOOD
∠	ANGLE	HORIZ.	HORIZONTAL
⌐	STEP	HR.	HOUR
@	AT	HT.	HEIGHT
CL	CENTERLINE	HVAC	HEATING, VENTILATING, AIR CONDITIONING
⌀	DIAMETER OR ROUND	HS.	HORIZONTAL SLIDER
#	POUND OR NUMBER	INSL.	INSULATION
(E)	EXISTING	INT.	INTERIOR
A.B.	ANCHOR BOLT	MAX.	MAXIMUM
ABV.	ABOVE	M.A.	MEDICINE CABINET
ACOUS.	ACOUSTICAL	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
AFF.	ABOVE FINISH FLOOR	MNFR.	MANUFACTURING
AGGR.	AGGREGATE	MFR.	MANUFACTURER
ALUM.	ALUMINUM	MIN.A.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECT	N.	NORTH
ASPH.	ASPHALT	NUM.	NUMBER
AWN	AWNING	N.T.S.	NOT TO SCALE
BD.	BOARD	O/	OVER
BLDG.	BUILDING	O.C.	ON CENTER
BLK.	BLOCK	OPNG.	OPENING
BLKG.	BLOCKING	OPP.	OPPOSITE
BLT.	BOLT	PL.	PLATE
BM.	BEAM	PLAM.	PLASTIC LAMINATE
BOT.	BOTTOM	PLAS.	PLASTER
CAB.	CABINET	PLYWD.	PLYWOOD
CEM.	CEMENT	PLUMB.	PLUMBING
CER.	CERAMIC	PL.	PROPERTY LINE
C.G.	CORNER GUARD	PR.	PAIR
CL.	CENTER LINE	P.T.	POINT
CLG.	CEILING	PREFAB	PREFABRICATED
CLKG.	CALKING	R.	RISER
CLO.	CLOSET	RAD.	RADIUS
CLR.	CLEAR	REF.	REFRIGERATOR
C.O.	CASED OPENING	REINF.	REINFORCED
COL.	COLUMN	REQD.	REQUIRED
CONC.	CONCRETE	RM.	ROOM
CONN.	CONNECTION	R.O.	ROUGH OPENING
CONT.	CONTINUOUS	RWD.	REDWOOD
CSMT	CASEMENT	S.	SOUTH
DBL.	DOUBLE	SCSC	SOLID CORE SELF CLOSING
DEPT.	DEPARTMENT	SEC.	SECTION
D.F.	DRINKING FOUNTAIN	SQ.FT.	SQUARE FEET
DET.	DETAIL	SHLV.	SHELVES
DIA.	DIAMETER	SH.	SINGLE HUNG
DIM.	DIMENSION	SHWR.	SHOWER
DISP.	DISPENSER	SHT.	SHEET
DL.	DIVIDED LIGHT	SIM.	SIMILAR
DN.	DOWN	STOR.	STORAGE
DR.	DOOR	STRUCT.	STRUCTURAL
DS.	DOWNSPOUT	SUSP.	SUSPENDED
(E)	EXISTING	S.S.D.	SEE STRUCTURAL DRAWINGS
E.J.	EXPANSION JOINT	T.B.	TOWEL BAR
EL.	ELEVATION	T.O.C.	TOP OF CURB
ELEC.	ELECTRICAL	TEL.	TELEPHONE
ELEV.	ELEVATOR	T&G	TONGUE AND GROOVE
EMER.	EMERGENCY	T.O.P.	TOP OF PARAPET
ENCL.	ENCLOSED	T.O.W.	TOP OF WALL
EQ.	EQUAL	T.P.D.	TOILET PAPER DISPENSE
EQPT.	EQUIPMENT	T.V.	TELEVISION
EXT.	EXTERIOR	TYP.	TYPICAL
F.A.	FIRE ALARM	U.O.N.	UNLESS OTHERWISE NOTED
F.D.	FLOOR DRAIN	VERT.	VERTICAL
FDN.	FOUNDATION	W.	WEST
F.A.	FIRE EXTINGUISHER	W/	WITH
F.B.	FINISH FLOOR	WD.	WOOD
FG.	FIXED GLASS	W.H.	WATER HEATER
F.C.	FINISH GRADE	W/O	WITHOUT
FIN.	FINISH	WP	WATERPROOF
F.O.C.	FACE OF CONCRETE		
F.O.W.	FACE OF WALL		
F.O.S.	FACE OF STUDS		
FRMG.	FRAMING		
F.S.	FULL SIZE		
FTG.	FOOTING		
FURR.	FURRING		
FUT.	FUTURE		
GALV.	GALVANIZED		
GL.	GLASS		
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		

CODE REFERENCE

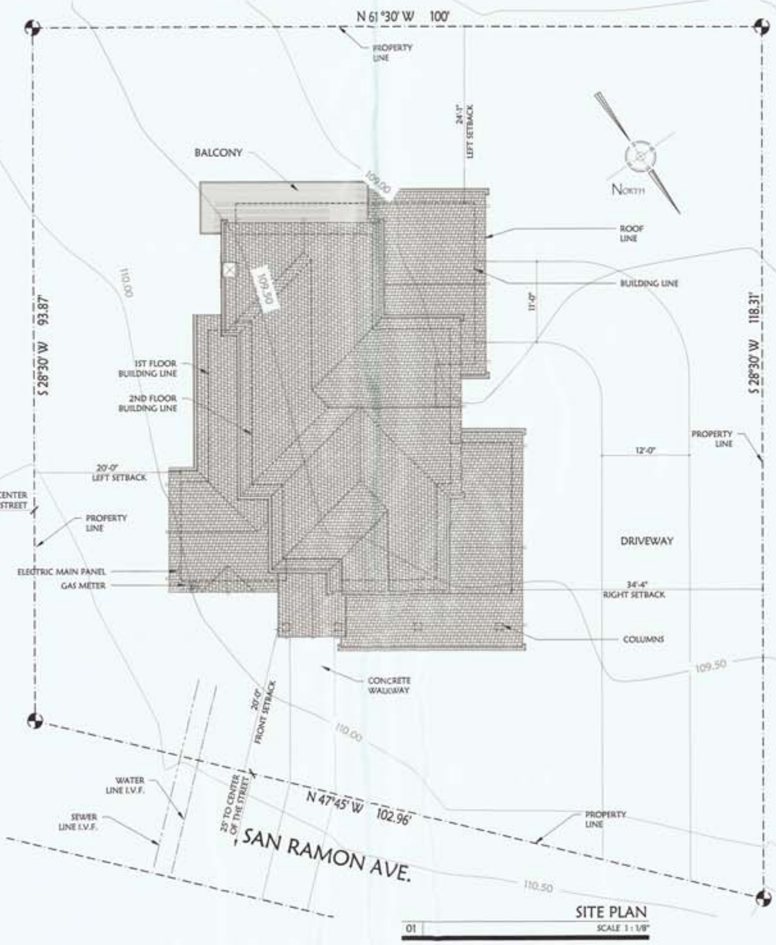
THE FOLLOWING CODES SHALL APPLY TO WORK REQUIRED BY THIS PROJECT

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 Code
2016 California Energy Code
2016 CGBC- California Green Building Standards Code
County of San Mateo Building Regulations

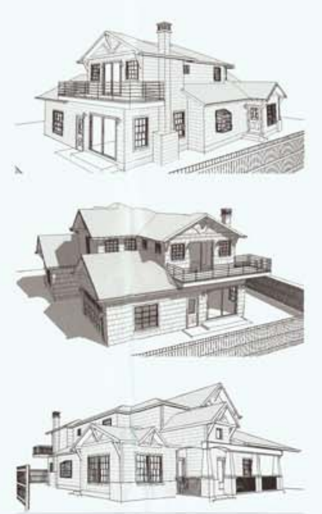
DRAWING INDEX:

ARCHITECTURAL AND CONSTRUCTION PLANS:

A0.0 COVER SHEET AND SITE PLAN
A1.1 PROPOSED 1ST FLOOR PLAN
A1.2 PROPOSED 2ND FLOOR PLAN
A1.3 PROPOSED ROOF PLAN
A1.4 ELECTRIC 1ST FLOOR PLAN
A1.5 ELECTRIC 2ND FLOOR PLAN



SITE PLAN
01 SCALE 1 : 1/8"



(APN): 037-284-190
ZONING DESCRIPTION: R1-S1-05
OCCUPANCY: RN SINGLE FAMILY
LOT SIZE: 10.035.00 S.F.

PROJECT SCOPE:

1.- NEW TWO STORY HOUSE, INCLUDING 3 BEDROOMS, 3 BATHS, FAMILY, DINNING, KITCHEN, LIVING ROOM, OFFICE, LAUNDRY AND TWO CAR GARAGE.

REQUIREMENTS

SETBACKS	(E)		PROPOSED	PERMITTED
FRONT	-	-	20' - 0"	___ ___
REAR	-	-	24' - 1"	___ ___
RIGHT	-	-	34' - 4"	___ ___
LEFT	-	-	20' - 0"	___ ___
BUILDING HEIGHT	-	-	26' - 4"	___ ___

AREA CALCULATION:

		(E)	NEW	PERMITTED
A	1ST FLOOR	0.00 Sq.Ft.	1,471.24 Sq.Ft.	______ MAX.
B	GARAGE	0.00 Sq.Ft.	456.60 Sq.Ft.	______ MAX.
C=A+B	BUILDING TOTAL	0.00 Sq.Ft.	1,927.84 Sq.Ft.	______ MAX.
D	2ND FLOOR	0.00 Sq.Ft.	1,072.08	______ MAX.
E=A+D	LIVING AREA	- Sq.Ft.	2.543.32 Sq.Ft.	______ MAX.
=E+B/LOT	F.A.R.	0.00	0.2989	______ MAX.
	F.A.R. %	0.00%	29.89%	______ MAX.

LOT COVERAGE

		(E)	NEW	PERMITTED
C	BUILDNG TOTAL	0.00 Sq.Ft.	1927.84 Sq.Ft.	
G	PORCH	0.00 Sq.Ft.	197.00 Sq.Ft.	
H=C+G	LOT COVERAGE	- Sq.Ft.	2,124.84 Sq.Ft.	
I=H/LOT	LOT COVERAGE	0.00%	21.17%	___ MAX.

NEW RESIDENCE FOR:
"AR PROPERTIES"
898 SAN RAMON AVE, MOSS BEACH CA.
ZIP CODE 94038

HzR ARCHITECTURAL DESIGN
572 Oldbrook Ct. San Jose Ca. 95111 · 408.613.6201 · sh.shsm@gmail.com

Authorization Sign
Silverio H. Madera / Designer
ENGINEER ARCHITECT AT REGISTRATION 0120020411 OF UNIVERSIDAD DEL VALLE DE ATEMAJAC, AV. TEPEYAC #4800, PHONE 01152.33.3134.0800, GUADALAJARA, JALISCO, MEX.

Nº	Revision	Date
1		
2		

PLN 2017-00064

DEFERRED SUBMITTALS :

SHEET NAME: COVER SHEET AND SITE PLAN
Project No.: H-161207
Date: APR.04.2017
Scale: as Show
Sheet No.: A0.0

ARCH 7.dwg
Jun. 15. 16

Planning Commission Meeting

Owner/Applicant:	**VINCENT ARMANDO**
File Numbers:	**PLN 2017-00064**
Attachment:	**C**

EMERGENCY ESCAPE AND RESCUE OPENINGS

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 42 INCHES (1118 MM) MEASURED FROM THE WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EGRESS DOOR.

AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDEHINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHAH BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

FLOORS AND LANDINGS AT EXTERIOR DOORS.

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT).

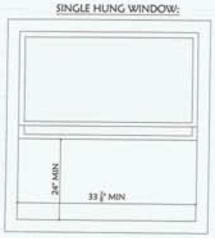
VERTICAL EGRESS.

EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTICS AND BASEMENTS NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY ONE OR MORE RAMPS IN ACCORDANCE WITH SECTION R311.8 OR ONE OR MORE STAIRWAYS IN ACCORDANCE WITH SECTION R311.7 OR FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOLV AN EGRESS DOOR. THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET (15240 MM).

CASEMENT WINDOW:

FOR CASEMENT WINDOWS, THE UNOBSTRUCTED CLEAR OPENING IS MEASURED ONCE THE WINDOW HAS BEEN OPENED A FULL 90 DEGREES.

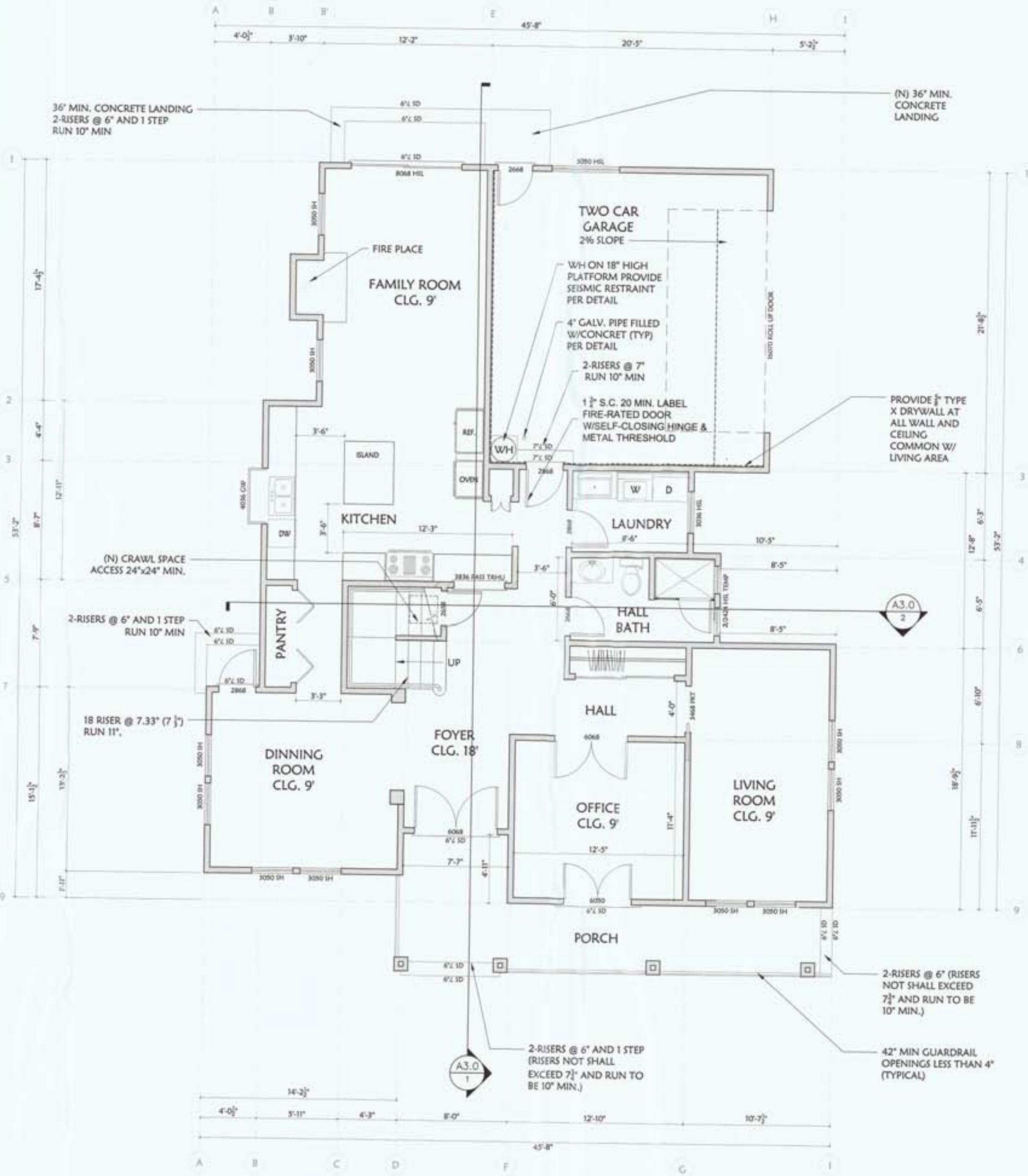
SINGLE HUNG WINDOW:



HORIZONTAL SLIDING WINDOW:

EGRESS WINDOWS REQUIREMENTS:

1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR ESCAPE WINDOW.
2. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET.
3. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.
4. THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
5. THE FINISH SILL HEIGHT SHALL NOT BE MORE THAN 42 INCHES ABOVE FINISH FLOOR.



PROPOSED 1ST FLOOR PLAN

01 SCALE 1 : 1/4"

PLUMBING FIXTURES WATER USAGE

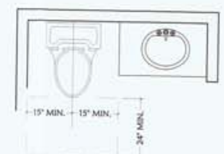
- MAXIMUM 2.0 GALLONS PER MINUTE FOR A SHOWERHEAD CONTROLLED BY A SINGLE VALVE. IF A SINGLE VALVE CONTROLS MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY THE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE.
- MAXIMUM 1.2 GALLONS PER MINUTE FOR BATHROOM FAUCETS (LAVATORIES).
- MAXIMUM 1.8 GALLONS PER MINUTE FOR KITCHEN FAUCETS: FAUCET MAY TEMPORARILY DISCHARGE 2.2 GALLONS PER MINUTE USING PUSH BUTTON-REVERTS BACK TO 1.8 GPM AFTER SHUT-OFF.
- MAXIMUM 1.28 GALLONS PER GALLONS PER FLUSH FOR NEW TOILETS.

NOTE XI: PLUMBING FIXTURES REQUIREMENTS

CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDE WALL OF SHOWER COMPARTMENTS CPC 411.10 SHOWER AND TOP SHOWERS COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE CONTROL VALVES (CPC 418).

WATER CLOSETS:

SHALL BE SECURED TO FLOOR WITH CORROSION RESISTANT FASTENERS. 402.6.2 REQUIRES 15" FROM CENTER OF FIXTURE TO FINISHED WALL CLEARANCE 402.5 REQUIRES 24" CLEARANCE IN FRONT. CPC 402.5 & CBC 11B-604.5.1



TOILET CLEARANCES

(A) SCALE 1 : 1/2"

WATER HEATER INSTALLATION REQUIREMENTS:

- THE BURNERS OR IGNITION DEVICE SHALL BE LOCATED AT LEAST 18-INCHES ABOVE THE GARAGE FLOOR.
- LISTED FVIR WATER HEATERS MAY BE INSTALLED ON THE GARAGE FLOOR PROVIDED THE FLOOR SLOPE AWAY FROM THE HEATER TOWARD THE GARAGE DOOR AT LEAST 1/4" PER FOOT.
- SHALL BE PROPERLY STRAPPED TO THE BUILDING STRUCTURE FOR SEISMIC STABILITY AT UPPER AND LOWER T HIRDS.

NOTE:

WATER HEATER SHALL BE SIZE TO COMPLY WITH THE FIRST HOUR RATING REQUIRED BY CPC Table 5-1.

STEPS AND STAIRS (R311.7/CBC 1009.7 EXCEPTION 5)

1. 36" MIN WIDTH
2. 7-3/4" MAX RISERS 10" MIN TREAD DEPTH WITH MIN 3/4" & MAX 1-1/4" NOSING / 11" MIN WITHOUT NOSING
3. 3/8" MAX VARIATION BETWEEN ALL RISERS AND BETWEEN ALL TREADS CHECK FINISH SCHEDULES FOR TOP & BOTTOM RISER CONSISTENCY
4. 6'-8" MINIMUM HEADROOM
5. LANDINGS 36" MIN DEPTH
6. RAMPS: SHALL HAVE A MAXIMUM SLOP OF 1 UNIT VERTICAL IN 12 UNIT HORIZONTAL (8.33-PERCENT SLOPE).

STAIRS, LANDINGS, & GUARDRAILS (R311.7.5/CBC 1009.7.2, 1012,1013)

A. HANDRAILS TO BE INSTALLED AT 34" TO 38" ABOVE NOSING OF TREAD AND TO BE CONTINUOUS (R311.7.8/CBC 1012.2)
B. RISE & RUN ARE STILL WITHIN 3/8" OF LEAST AND GREATEST RISE & RUN WITHIN THE FLIGHT (R311.7.5/CBC 1009.7.4)
C. SOLID RISERS REQUIRED UNLESS OPENING BETWEEN TREADS DOESN'T PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE OR SPIRAL STAIRWAYS (R311.7.5.1/CBC 1009.7.5.3)
D. GUARDRAILS ARE 42" HIGH WITH EXCEPTION IF ALSO SERVE AS HANDRAILS ON OPEN SIDES OF STAIRS BETWEEN 34" & 38": OPENINGS LESS THAN 4" (R312.1.2/CBC 1013.3)
E. 36" DEEP LANDINGS ARE INSTALLED AT EXTERIOR DOORS (R311.3/CBC 1008.1.6 EXCEPTION)

	(E) WALL TO REMAIN
	(E) WALL TO BE DEMO
	WALL TO BE FILLED
	NEW WALL
7"⅃ SD	7" STEP DOWN
7"⅃ SU	7" STEP UP
SH	WINDOW SINGLE HUNG
HSL	WINDOW/DOOR HORIZONTAL SLIDER

DRAWING LEGEND

HzR ARCHITECTURAL DESIGN

572 Oldbrook Ct, San Jose Ca. 95111 · 408.613.6201

NEW RESIDENCE FOR:
"AR PROPERTIES"
898 SAN RAMON AVE, MOSS BEACH CA.
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Authorization Sign
Silverio H. Madera / Designer
ENGINEER ARCHITECT AT REGISTRATION 0120020411 OF UNIVERSIDAD DEL VALLE DE ATEMAJAC, AV. TEPEYAC #4800, PHONE 01152.33.3134.0800, GUADALAJARA, JALISCO, MEX.

Nº	Revision	Date
1		
2		

SHEET NAME

PROPOSED
1 ST FLOOR PLAN

Project No. H-161207

Date APR.04.2017

Scale as Show

Sheet No. A1.1

EMERGENCY ESCAPE AND RESCUE OPENINGS

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 42 INCHES (1118 MM) MEASURED FROM THE WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EGRESS DOOR.

AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDEHINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHAH BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

FLOORS AND LANDINGS AT EXTERIOR DOORS.

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT).

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CASEMENT WINDOW:

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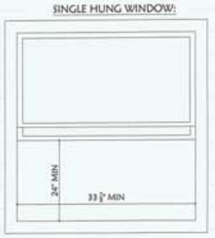
SINGLE HUNG WINDOW:



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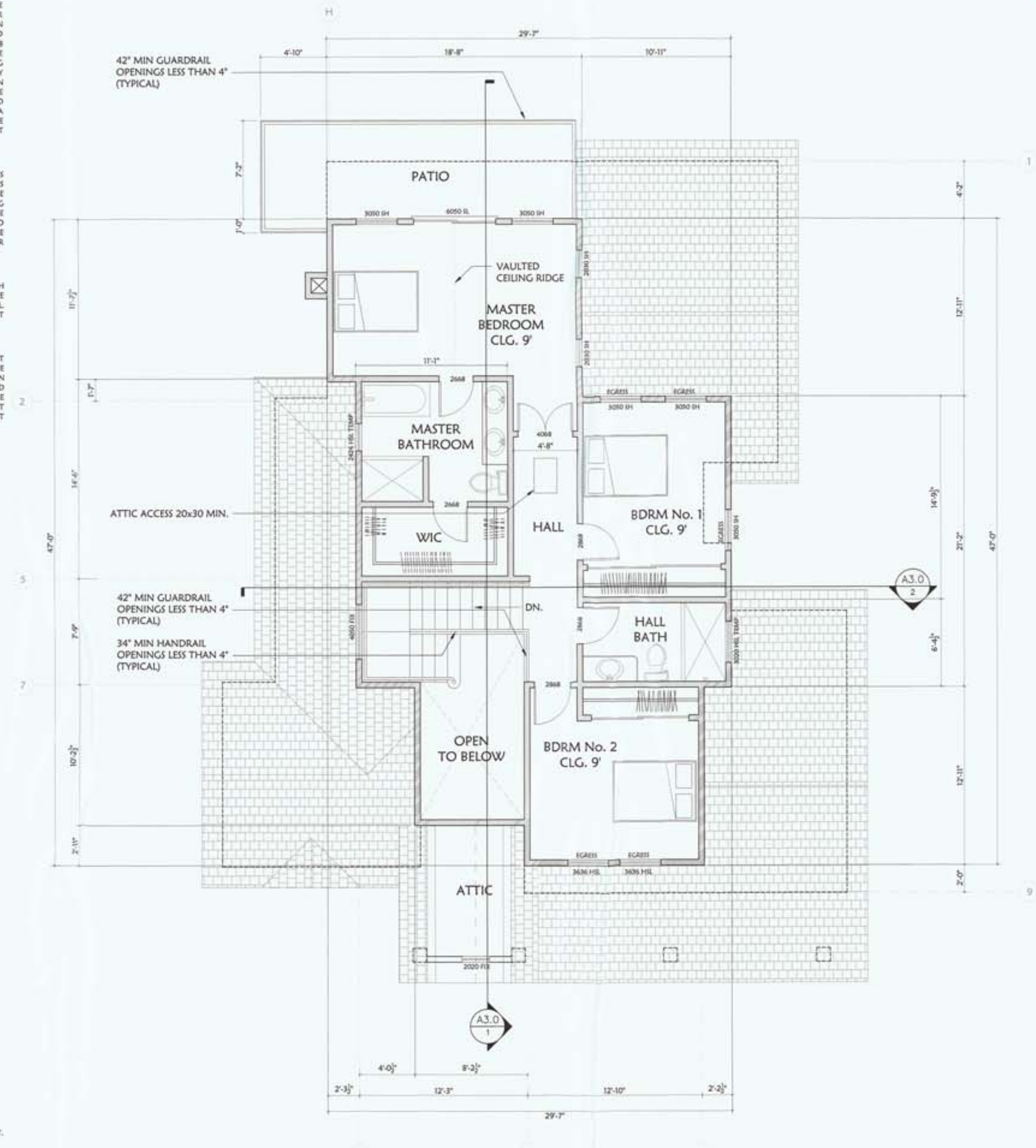
5. THE FINISH SILL HEIGHT SHALL NOT BE MORE THAN 42 INCHES ABOVE FINISH FLOOR.



PROPOSED 2ND FLOOR PLAN

01 SCALE 1 : 1/4"

PLUMBING FIXTURES WATER USAGE

- MAXIMUM 2.0 GALLONS PER MINUTE FOR A SHOWERHEAD CONTROLLED BY A SINGLE VALVE. IF A SINGLE VALVE CONTROLS MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY THE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE.
- MAXIMUM 1.2 GALLONS PER MINUTE FOR BATHROOM FAUCETS (LAVATORIES).
- MAXIMUM 1.8 GALLONS PER MINUTE FOR KITCHEN FAUCETS; FAUCET MAY TEMPORARILY DISCHARGE 2.2 GALLONS PER MINUTE USING PUSH BUTTON-REVERTS BACK TO 1.8 GPM AFTER SHUT-OFF.
- MAXIMUM 1.28 GALLONS PER GALLONS PER FLUSH FOR NEW TOILETS.

NOTE X1: PLUMBING FIXTURES REQUIREMENTS

CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDE WALL OF SHOWER COMPARTMENTS CPC 411.10 SHOWER AND TOP SHOWERS COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE CONTROL VALVES (CPC 418).

WATER CLOSETS:

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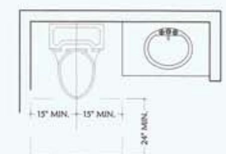


TOILET CLEARANCES
A SCALE 1 : 1/2"

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMO
- WALL TO BE FILLED
- NEW WALL
- 7"⌊ SD — 7" STEP DOWN
- 7"⌊ SU — 7" STEP UP
- SH — WINDOW SINGLE HUNG
- HSL — WINDOW/DOOR HORIZONTAL SLIDER

DRAWING LEGEND

STAIRS NOTES:

WIDTH.

STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

RISERS.

THE MAXIMUM RISER HEIGHT SHALL BE 73/4 INCHES (196 ROM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/G INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

TREADS.

THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

NOSINGS.

THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH (14 MM). A NOSING NOT LESS THAN ¾ INCH (19 MM) BUT NOT MORE THAN 1 ¼ INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN ⅜ INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED INCH (12.7 MM).

HzR ARCHITECTURAL DESIGN
172 Oldbrook Ct, San Jose Ca. 95111-408.613.6201

NEW RESIDENCE FOR:
"AR PROPERTIES"
898 SAN RAMON AVE, MOSS BEACH CA.
ZIP CODE 94038

Authorization Sign
Silverio H. Madera / Designer
ENGINEER ARCHITECT AT REGISTRATION 0120020411 OF UNIVERSIDAD DEL VALLE DE ATEMAJAC, AV. TEPEYAC #4800, PHONE 01152.33.3134.0800, GUADALAJARA, JALISCO, MEX.

Nº	Revision	Date
1		
2		

SHEET NAME:
PROPOSED 2ND FLOOR PLAN

Project No.: H-161207
Date: APR.04.2017
Scale: as Show
Sheet No.: A1.2

ROOF PLAN NOTES:

MATERIALS: SEE EXTERIOR ELEVATIONS SHEET. ROOF MATERIAL INSTALLED PER MFG. SPECS.

ROOF SLOPE: SEE ROOF PLAN. PROVIDE BUILDING DEPARTMENT WITH ROOFING FELT APPLICATIONS SPECIFICATIONS AND COPY OF ICC COMPLIANCE REPORT FOR ROOFING MATERIAL PRIOR TO INSTALLATION.

ROOF OVERHANG SEE ROOF PLAN. U.O.N. ASPHALT SHINGLES MATERIALS INSTALLED ON ROOF WITH 2:12 TO 4:12 ROOF SLOPES ARE REQUIRED TO HAVE DOUBLE UNDERLAY MENT APPLICATION PER CRC.

1. LP TECHSHIELD RADIANT BARRIER SHEATHING OR SIMILAR INSTALLED PER MFG SPECS-TYPICAL. INSTALLED AT ALL NEW ROOFS.
2. PLUMBING VENTS SHALL TERMINATE AT LEAST 10-FT HORIZONTALLY FROM AND AT LEAST 3-FT ABOVE ANY OPERABLE WINDOW OR OPERABLE SKYLIGHTS. CPC. UMC.
3. CHIMNEY SHALL EXTEND 2-FT MINIMUM ABOVE ANY PART OF THE BUILDING WITHIN 10-FT OR PER ICC APPROVED METAL FIREPLACE. PROVIDE APPROVED SPARK ARRESTOR AT ALL FIREPLACE LOCATIONS.
4. PROVIDE 1-INCH AIR SPACE FOR VENTING AT ALL VAULT CEILINGS. IF 2"X8" OR SMALLER RAFTERS ARE USE AND R-30 OR GREATER INSULATION IS REQUIRED. USE RIGID INSULATIONS. LEAVING 1-INCH MIN. AIR SPACE. U.O.N.
5. ALL ATTIC AREAS MUST BE ACCESSIBLE BY A MINIMUM 22"X30" ATTIC ACCESS. PROVIDE 30"X30" ACCESS WHERE FAU WILL BE LOCATED IF APPLICABLE.

ATTIC VENTILATION:

ATTIC VENTILATION: 1/150 OF ATTIC AREA. IF A CLASS I OR II VAPOR BARRIER IS APPLIED TO WARM-IN WINTER SIDE OF CEILING, OR IF 40% – 50% OF THE VENTS ARE NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF AREA; THEN THE RATIO MAY BE REDUCED TO 1/300. (R806.2) UNVENTED ATTICS MAY BE ALLOWED IF MEETING THE REQUIREMENTS OF R806.5.

ATTIC VENTILATION NOTES:

1. GENERAL CONTRACTOR SHALL INSTALL COBRA RIDGE VENTS CONTINUOUS O SIMILAR.

2. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.

3. NEAR OR AT RIDGE ATTIC SHALL BE VENTILATED EITHER WITH A CONTINUOUS RIDGE VENT OR WITH EYE BROW VENTS SEE ROOF PLAN.

4. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN $\frac{1}{150}$ OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE $\frac{1}{300}$ PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS.

ATTIC VENTILATION CALCULATION:

NEW 1ST FLOOR SPACE VENTILATION AREA
= 1,104.55 / 150 = 7.36 X 144 = 1,059.84 SI

LOW VENTILATION REQUIRED = 529.92 SI
INSTALL MIN 7 O'HAGIN'S TAPERED LOW PROFILE ATTIC VENT WITHIN 3' OF EDGE.

UPPER VENTILATION REQUIRED = 529.92 S.I.
INSTALL MIN 8 O'HAGIN'S TAPERED LOW PROFILE ATTIC VENT NEAR THE RIDGE.

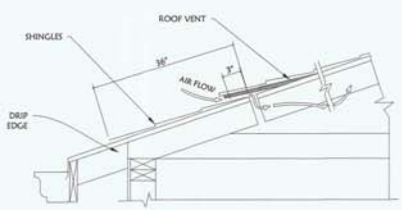
15 O'HAGIN'S VENTS (72) X 15 = 1,080 S.I. OK.

NEW SECOND FLOOR SPACE VENTILATION AREA
= 1,072 / 150 = 7.15 X 144 = 1,029.60 SI

LOW VENTILATION REQUIRED = 514.80 SI
INSTALL MIN 7 O'HAGIN'S TAPERED LOW PROFILE ATTIC VENT WITHIN 3' OF EDGE.

UPPER VENTILATION REQUIRED = 514.80 S.I.
INSTALL MIN 8 O'HAGIN'S TAPERED LOW PROFILE ATTIC VENT NEAR THE RIDGE.

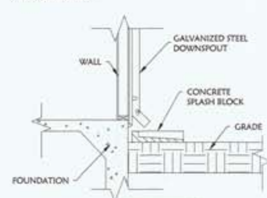
15 O'HAGIN'S VENTS (72) X 15 = 1,080 S.I. OK.



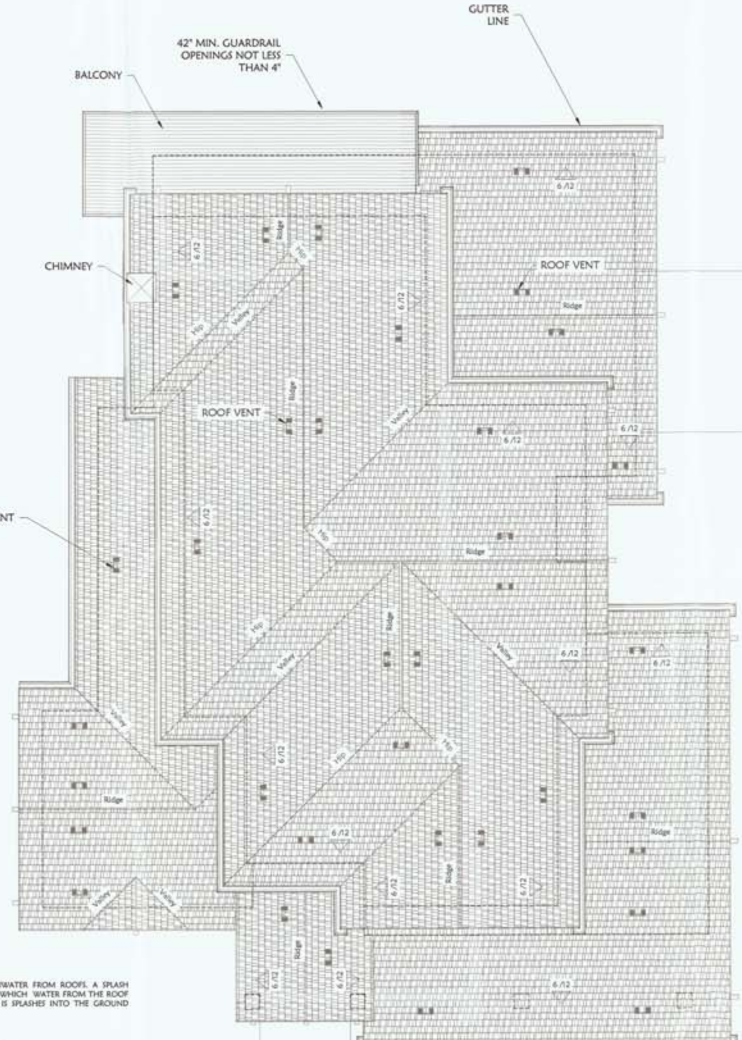
VENT DETAIL (TYPICAL)

SPLASH BLOCK

ARE NEEDED TO RECEIVE RAINWATER FROM ROOFS. A SPLASH BLOCK IS A HARD SURFACE ON WHICH WATER FROM THE ROOF FALLS. FROM THE THE BLOCK IS SPLASHES INTO THE GROUND NEAR THE BUILDING.



DOWNSPOUT TYP.



01 PROPOSED ROOF PLAN
SCALE 1 : 1/4"

HzR ARCHITECTURAL DESIGN

NEW RESIDENCE FOR:
"AR PROPERTIES"
898 SAN RAMON AVE, MOSS BEACH CA.
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Nº	Revision	Date
1		
2		

SHEET NAME
PROPOSED ROOF PLAN

Project No. H-161207
Sheet No. A1.3
Date APR.04.2017
Scale as Show

EMERGENCY ESCAPE AND RESCUE OPENINGS

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 42 INCHES (1118 MM) MEASURED FROM THE WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EGRESS DOOR.

AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDEHINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHAH BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
FLOORS AND LANDINGS AT EXTERIOR DOORS.

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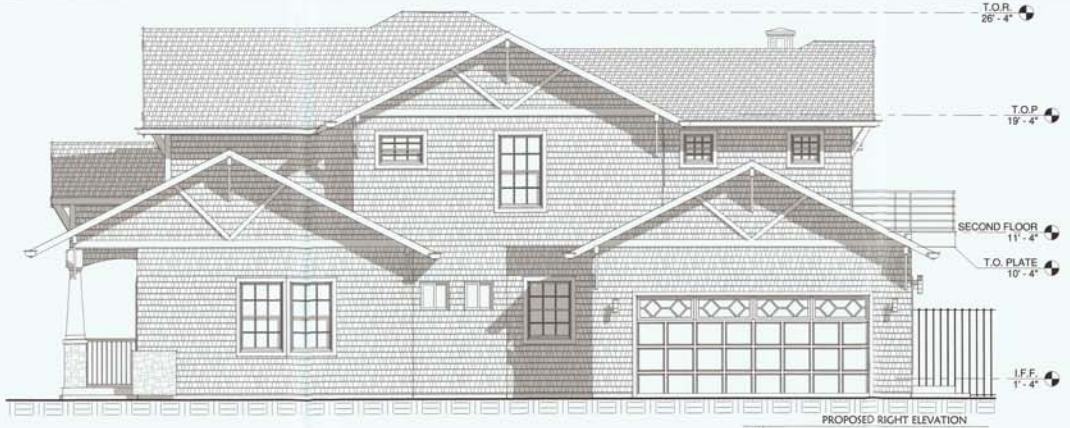
RAMPS
SHALL HAVE A MAXIMUM SLOP OF 1 UNIT VERTICAL IN 12 UNIT HORIZONTAL (8 .3-PERCENT SLOPE).

UNDER FLOOR VENTS CALC'S

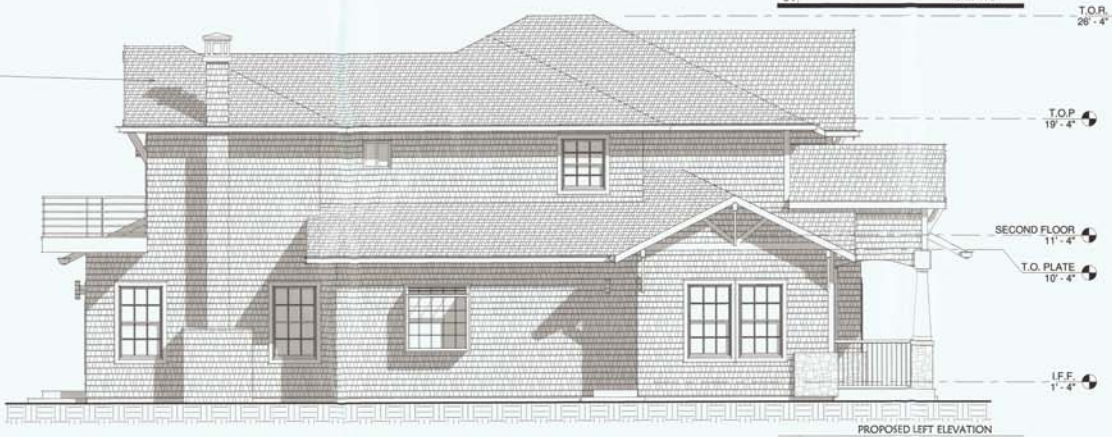
UNDER FLOOR SPACE SHALL HAVE A VENTILATION OPENING AREA OF 1/ 150 SQUARE FEET OF UNDER FLOOR AREA. IF A CLASS I VAPOR RETARDER IS USED THE RATIO MAY BE REDUCED TO 1/1500. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER.
OPENINGS SHALL BE COVERING HAVING OPENINGS NO GREATER THAN 1/4". (R408.2).

NEW ADDITION 499/150=3.33 S.F. x 146 = 479.52 S.I.
REQUIRED VENT AREA FOR NEW ADDITION = 204.40 S.I.
VENT SIZE = 6" X 14" 80 S.I. (FREE)
No. OF VENTS REQUIRED 479.52 / 80 = 5.99 INSTALL MIN. 6 VENTS

240 LB., 30-YR. CLASS "A" FIRE-RATED DIMENSIONAL FIBERGLASS COMPOSITION ROOF SHINGLES PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER A LAYER OF #30 NON-PERFORATED ROOFING FELT. INSTALL ALL SHEET METAL WITH NEW: INCLUDING ROOF JACKS, CRICKETS, SADDLES, AND/OR FLASHING/EDGE STRIPS.

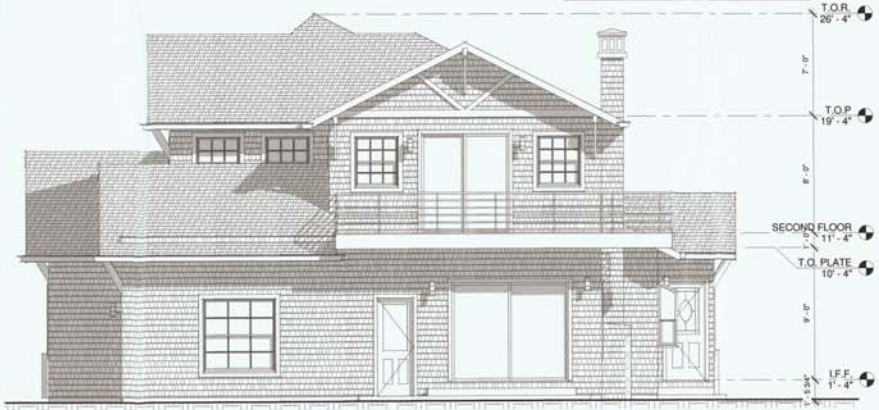


04 PROPOSED RIGHT ELEVATION SCALE 1 : 1/4"



03 PROPOSED LEFT ELEVATION SCALE 1 : 1/4"

01 PROPOSED FRONT ELEVATION SCALE 1 : 1/4"



01 PROPOSED REAR ELEVATION SCALE 1 : 1/4"

HzR ARCHITECTURAL DESIGN
572 Oldbrook Ct. San Jose
Ca. 95111 408.613.6201

NEW RESIDENCE FOR:
"AR PROPERTIES"
898 SAN RAMON AVE, MOSS BEACH CA.
ZIP CODE 94038

Authorization Sign
Silverio H. Madera / Designer
ENGINEER ARCHITECT AT REGISTRATION [12002041] OF UNIVERSIDAD DEL VALLE DE ATEMAJAC, AV. TEPEYAC #4800, PHONE (0152.33.3134.0800, GUADALAJARA. JALISCO. MEX.

Nº	Revision	Date
1		
2		

SHEET NAME:
PROPOSED ELEVATIONS

Project No. H-161207
Sheet No. A2.0
Date APR.04.2017
Scale as Show

<u>WINDOW AND SLIDING GLASS DOOR NOTES:</u>

<u>GENERAL:</u>

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WINDOWS, PATIO DOORS AND SKYLIGHTS AND PROVIDE ALL FLASHING AND CAULKING REQUIRED TO PROVIDE A WEATHER PROOF INSTALLATION. THE INSTALLATION SHALL CONFORM TO CEC AIR FILTRATION STANDARDS.
2. WINDOWS AND PATIO DOORS SHALL BE LABELED PER THE CBC
3. WINDOWS AND PATIO DOORS SHALL HAVE DOUBLE GLAZING AND WEATHER-STRIPPING MEETING ANSI AND CEC AIR FILTRATION STANDARDS.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL SCREENS AT ALL OPENINGS.

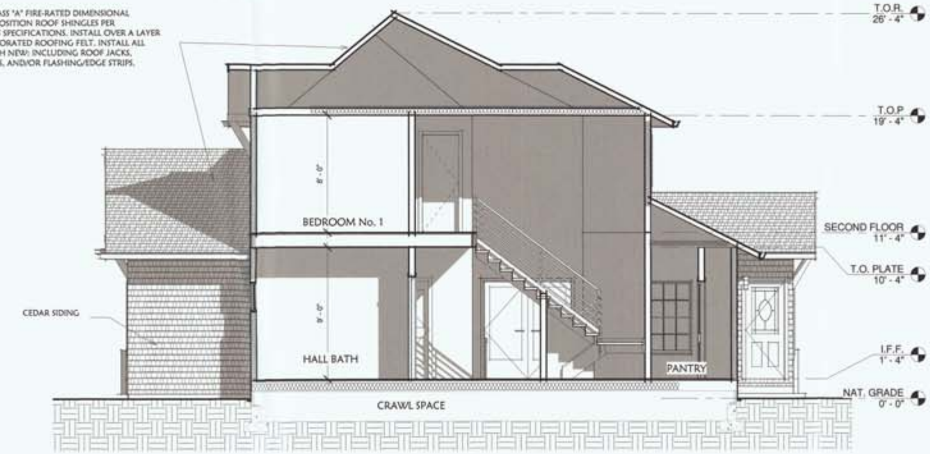
<u>TEMPERED SAFETY GLAZING:</u>

PROVIDE TEMPERED SAFETY GLAZING AT THE FOLLOWING LOCATIONS

A. WHERE GLAZING IS LOCATED WITHIN A 24 INCH ARC OF A WINDOW VERTICAL EDGES.
B. WINDOWS GREATER THAN NINE SQUARE FEET WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LOCATED LESS THAN 18 INCHES ABOVE THE FINISH FLOOR.
C. WHERE GLAZING IS LOCATED IN WALLS ENCLOSING STAIRWAYS AND STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE.
D. WINDOWS OVER BATHTUB OR SHOWER.
E. ALL GLASS SHOWER ENCLOSURES.
F. SKYLIGHTS AND SLOPED GLAZING.

<u>EGRESS:</u>

1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR ESCAPE WINDOW.
2. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 1st FLOOR 5.0 S.F.
3. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.
4. THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
5. THE FINISH SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE FINISH FLOOR INCLUDE WINDOW TRACK (WINDOW OPENING HEIGHT)



CROSS SECTION B
02 SCALE 1 : 1/4"

CROSS SECTION A
01 SCALE 1 : 1/4"

HzR ARCHITECTURAL DESIGN

572 Oldbrook Ct. San Jose
Ca. 95111-408.673.6201

NEW RESIDENCE FOR:
"AR PROPERTIES"
898 SAN RAMON AVE, MOSS BEACH CA.
ZIP CODE 94038

Authorization Sign
Silverio H. Madera / Designer
ENGINEER ARCHITECT AT <u>REGISTRATION 0120020411</u> OF UNIVERSIDAD DEL VALLE DE ATEMAJAC, AV. TEPEYAC #4800, PHONE 01152.33.3134.0800, GUADALAJARA, JALISCO, MEX.

Nº	Revision	Date
1		
2		

SHEET NAME:

CROSS SECTIONS

Project No. H-161207
Sheet No. A3.0
Date JAN.27.2017
Scale as Show

NOTES

1. ALL CONSTRUCTION MATERIALS TO BE STORED IN DRIVE AREA DURING CONSTRUCTION.
2. AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
3. OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
4. MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
5. RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
6. THERE IS TO BE NO SOD.
7. TRASH TO BE ENCLOSED IN GARAGE.
8. APPLY ROCK OVER 6 MIL POLY WHERE WATER IS CHANNELED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELED.

LANDSCAPE LEGEND

KEY	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	PLUM TREE	PRUNUS CERASIFERA	15 GAL	2
	CALIFORNIA LIVE OAK	CHRYSOLEPIS	15 GAL	2
	CEANOTHUS DARK STAR	DARK STAR	1 GAL	10
	PAVERS	MODEL BY OWNER		
	GRAVEL DRAINAGE AREAS	UNDERLAY WITH 6 MIL POLY.		
	SEDUM ANGELINA	SEDUM RUPESTRE		
	LANTANA TRAILING	LANTANA MONTEVIDENSIS		
	BARK GROUND			

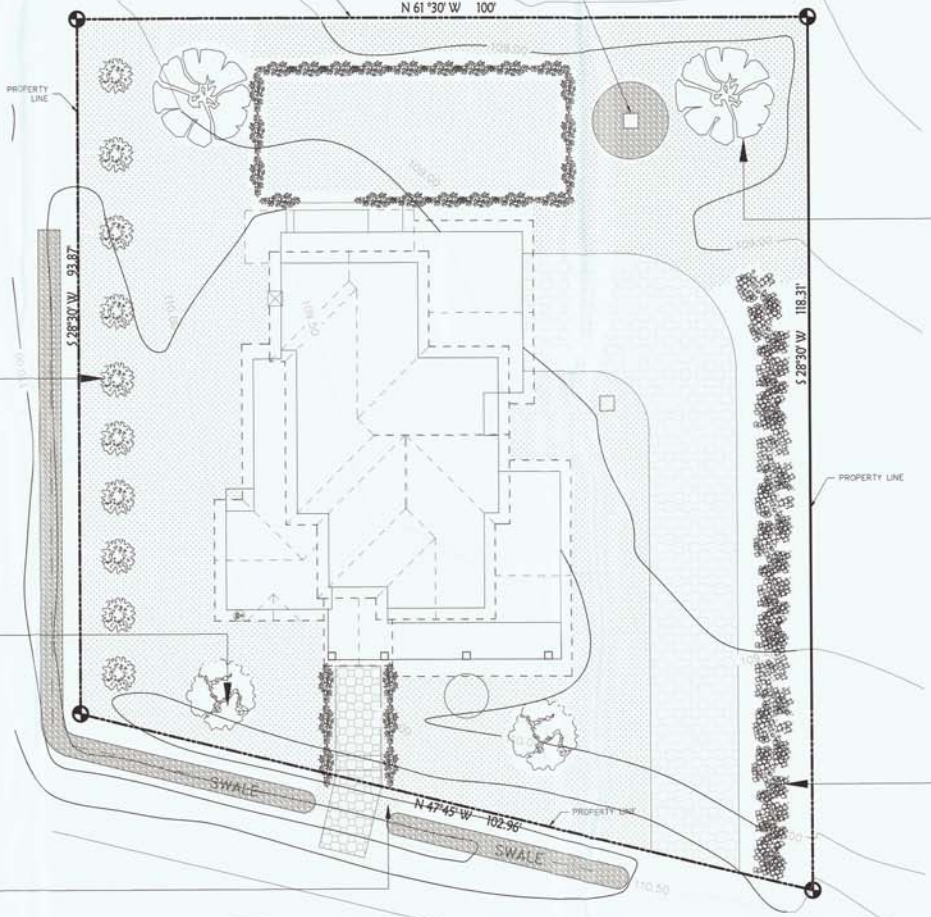
NOTE: ALL INDICATED LANDSCAPE AREAS WILL BE DONE WITH

NOTE: ALL INDICATED LANDSCAPE AREAS WILL BE DONE WITH ZEROSCAPE FOR MINIMUM WATER USAGE. AN AUTOMATIC DRIP SYSTEM SHALL BE INSTALLED THROUGHOUT ALL LANDSCAPED AREAS AND SHALL BE DESIGNED AND INSTALLED BY QUALIFIED CONTRACTOR. CONTRACTOR TO SUBMIT PLANS FOR APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO THE AWARDING OF CONTRACT FOR INSTALLATION.

DARK STAR

PLUM TREE

LANTANA TRELING



CALIFORNIA LIVE OAK

SEDUM ANGELINA

LANDSCAPE AREA	
BACK YARD AREA 2 FEET BY 80 FEET BORDER OF BARK AREA	160
RIGHT YARD GROUND COVER 2x60	120
LEFT EDGE 2x60	120
TREES TOTAL	25
FRONT WALK GROUND OVER 1x20	20
LANDSCAPE AREA	465

REVISIONS	DATE

REGISTERED PROFESSIONAL ENGINEER ANGELITO M. PEREZ CA 68198 Exp. 09.30.17 CIVIL STATE OF CALIFORNIA

GPE Engineering
588 NORTH FIRST STREET, SUITE 215
SAN JOSE, CALIFORNIA 95112
510-449-2026

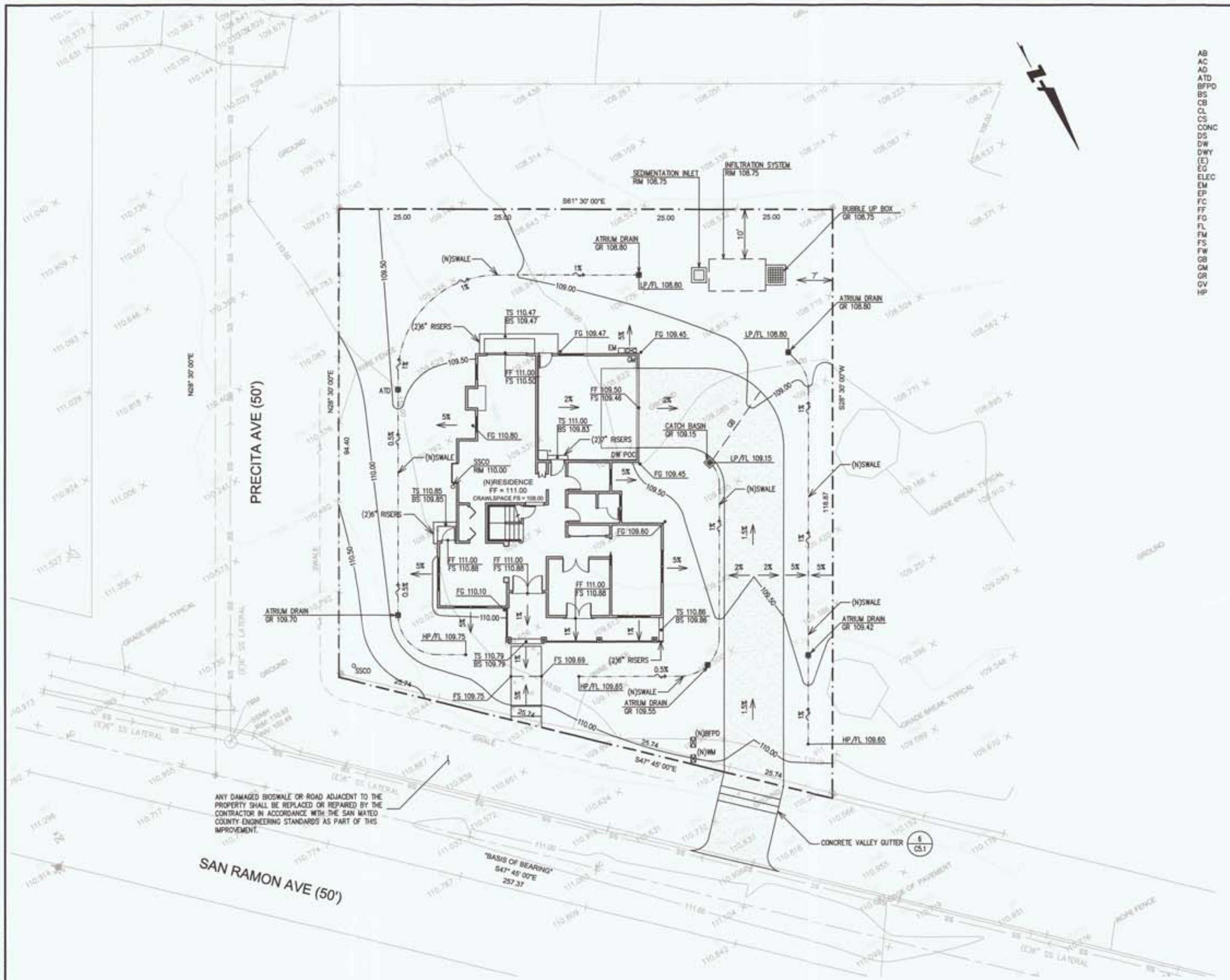
PROJECT:

Proposed Landscaping Plan for:
AR PROPERTIES
898 SAN RAMON AVE. MOSS BEACH CA.

SHEET TITLE :

LANDSCAPE PLAN

DRAWN BY : SHM
DESIGNED BY : AMP
DATE : Feb 28, 2017
SCALE : 1 1/2" = 1'
SHEET NO. :
L-1
OF X SHEETS



ABBREVIATIONS:

AB	AGGREGATE BASE	INV	INVERT ELEVATION
AC	ASPHALT CONCRETE	JT	JOINT TRENCH
AD	AREA DRAIN	JP	JOINT POLE
ATD	ATRIUM DRAIN	LD	LANDSCAPE DRAIN
BFPD	BACK FLOW PREVENTION DEVICE	LF	LINEAR FEET
BS	BOTTOM STEP ELEVATION	LP	LOW POINT
CB	CATCH BASIN	(N)	NEW
CL	CENTER LINE	POC	POINT OF CONNECTION
CS	CRAWL SPACE ELEVATION	RET	RETAINING WALL
CONC	CONCRETE	RIM	RIM ELEVATION
DS	ROOF DOWN SPOUT	S	SLOPE
DW	DOMESTIC WATER LINE	SAP	SEE ARCHITECTURAL PLANS
DWY	DRIVEWAY	SBD	STORM SUB DRAIN
(E)	EXISTING	SBDCO	STORM SUB DRAIN CLEANOUT
EG	EXISTING GRADE	SD	STORM DRAIN
ELEC	ELECTRICAL	SDCO	STORM DRAIN CLEANOUT
EM	ELECTRICAL METER	SGR	SEE GEOTECHNICAL REPORT
EP	EDGE OF PAVEMENT	SICB	SIDE INLET CATCH BASIN
FC	FACE OF CURB ELEVATION	SLP	SEE LANDSCAPE PLANS
FF	FINISHED FLOOR ELEVATION	SPP	SEE PLUMBING PLANS
FG	FINISHED GROUND ELEVATION	SS	SANITARY SEWER
FL	FLOW LINE ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FM	FORCE MAIN LINE	SSP	SEE STRUCTURAL PLANS
FS	FINISHED SURFACE ELEVATION	TS	TOP STEP ELEVATION
FW	FIRE WATER LINE	TW	TOP OF WALL ELEVATION
GB	GRADE BREAK	TYP	TYPICAL
GM	GAS METER	USD	UNDERSLAB DRAIN
GR	GRATE ELEVATION	VD	PIPE VERTICAL DROP
GV	GATE VALVE	W	DOMESTIC WATER LINE
HP	HIGH POINT	WM	WATER METER

LEGEND:

EXISTING PROPOSED

- BOUNDARY
- LIMIT OF WORK
- SWALE
- SANITARY SEWER
- SOLID STORM DRAIN
- PERFORATED SUB DRAIN
- FORCE MAIN
- FIRE SERVICE
- DOMESTIC WATER SERVICE
- IRRIGATION SERVICE
- NATURAL GAS
- TELEPHONE
- TV/CABLE TV
- ELECTRIC
- JOINT TRENCH
- OVERHEAD WIRES
- FENCE
- CLEAN OUT TO GRADE
- FOUND MONUMENT
- DOUBLE DETECTOR CHECK VALVE
- VALVE
- METER BOX
- STREET LIGHT
- DRAIN
- ATRIUM DRAIN
- CATCH BASIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BENCHMARK
- MANHOLE
- SIGN
- SPLASH BLOCK
- DETAIL NUMBER
- SHEET LOCATION

EARTHWORK QUANTITIES

GROSS FIGURES

CUT	134	CUBIC YARDS
FILL	9	CUBIC YARDS
TOTAL	143	CUBIC YARDS
BALANCE	125	CUBIC YARDS OF EXPORT

FOR SITE DEVELOPMENT REVIEW SUBMITTAL, EARTHWORK CUT VOLUME WITHIN FOOTPRINT OF HOUSE HAS BEEN OMITTED.

NET FIGURES

CUT	48	CUBIC YARDS
FILL	9	CUBIC YARDS
TOTAL	57	CUBIC YARDS
BALANCE	39	CUBIC YARDS OF EXPORT

QUANTITY BREAKDOWN

BUILDINGS

CUT	86	CUBIC YARDS
FILL	0	CUBIC YARDS

SITE WORK AND LANDSCAPING

CUT	48	CUBIC YARDS
FILL	9	CUBIC YARDS

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

PAVEMENT LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

AC PAVING	4" AC PAVING OVER 8" OF CALTRANS CLASS 2 BASE ROCK. DRIVEWAY TO BE BORDERED WITH REDWOOD HEADER.
CONCRETE	4" CONCRETE W/#4 BARS 12" O.C. – EACH WAY OVER 8" OF CALTRANS CLASS 2 BASE ROCK.

IMPERVIOUS AREAS

TOTAL PROPERTY AREA	10,663 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	0 SF
POST-CONSTRUCTION	3,553 SF

SHEET INDEX

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San Mateo County Planning Division

0 10 20
GRAPHIC SCALE

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PLN2017-00064

GRADING PLAN
AR PROPERTIES
898 SAN RAMON AVE

MOSS BEACH SAN MATEO COUNTY CALIFORNIA

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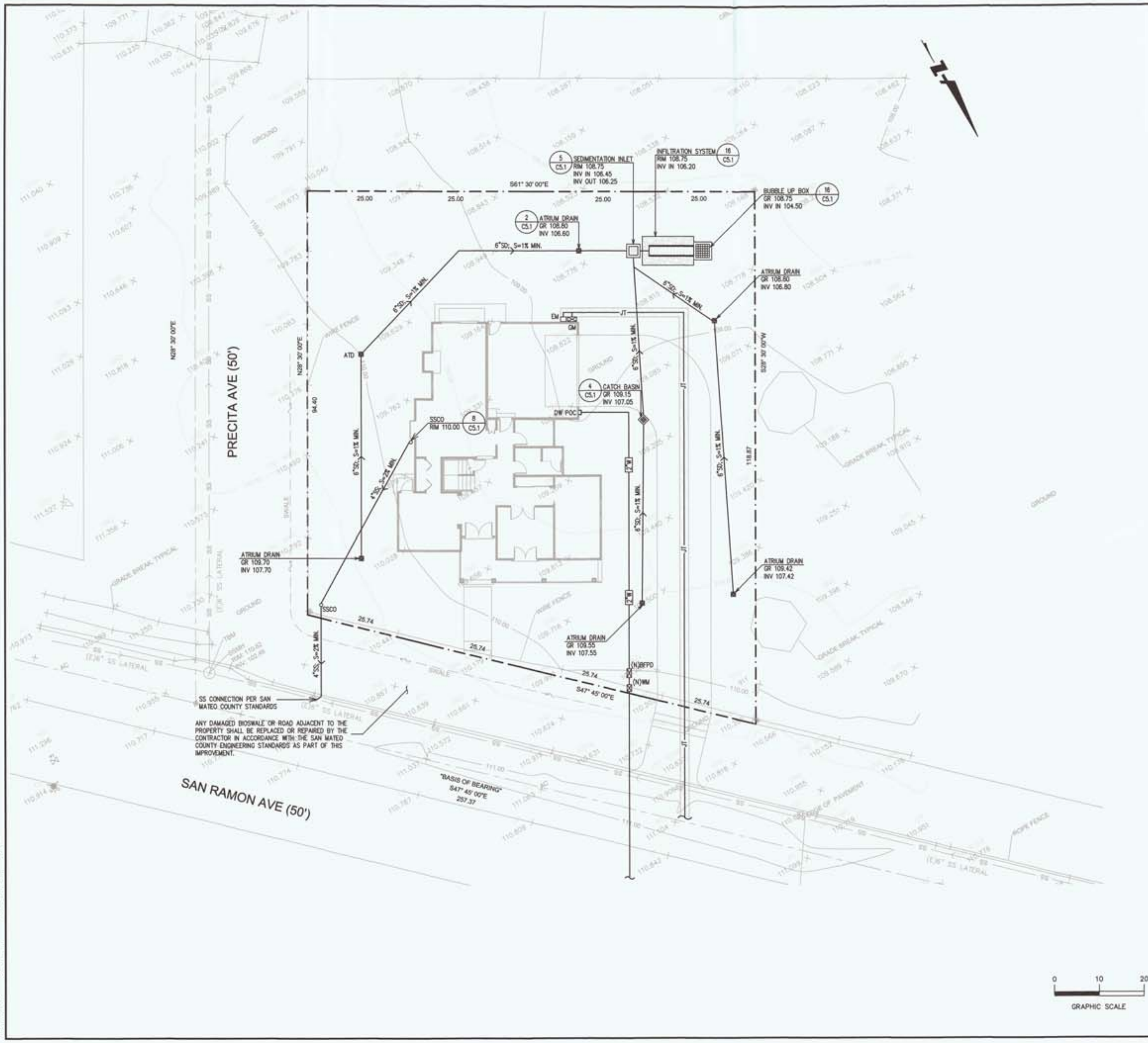
Date	08/14/2017
Scale	1" = 10'
Design	DJL
Drawn	DJP
Approved	RH
Job No	20170256-10

No. | Revisions | Date

Drawing Number: C2.1 OF

DRAWING NAME: K:\2017\170256_898_San_Ramon\ENG\arsheets.dwg
PLOT DATE: 08-14-17 PLOTTED BY: polt



STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES:

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY OR APPROPRIATE SANITARY SEWER DISTRICT.
2. PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE CLEARING OF DEBRIS FROM THE DETENTION SYSTEM/SEDIMENTATION INLET AND STORM DRAIN LINES.
2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
3. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE-FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
4. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NEEDED.

SEE SHEETS C2.1 FOR NOTES AND LEGENDS

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UTILITY PLAN
AR PROPERTIES
898 SAN RAMON AVE

MOSS BEACH SAN MATEO COUNTY CALIFORNIA

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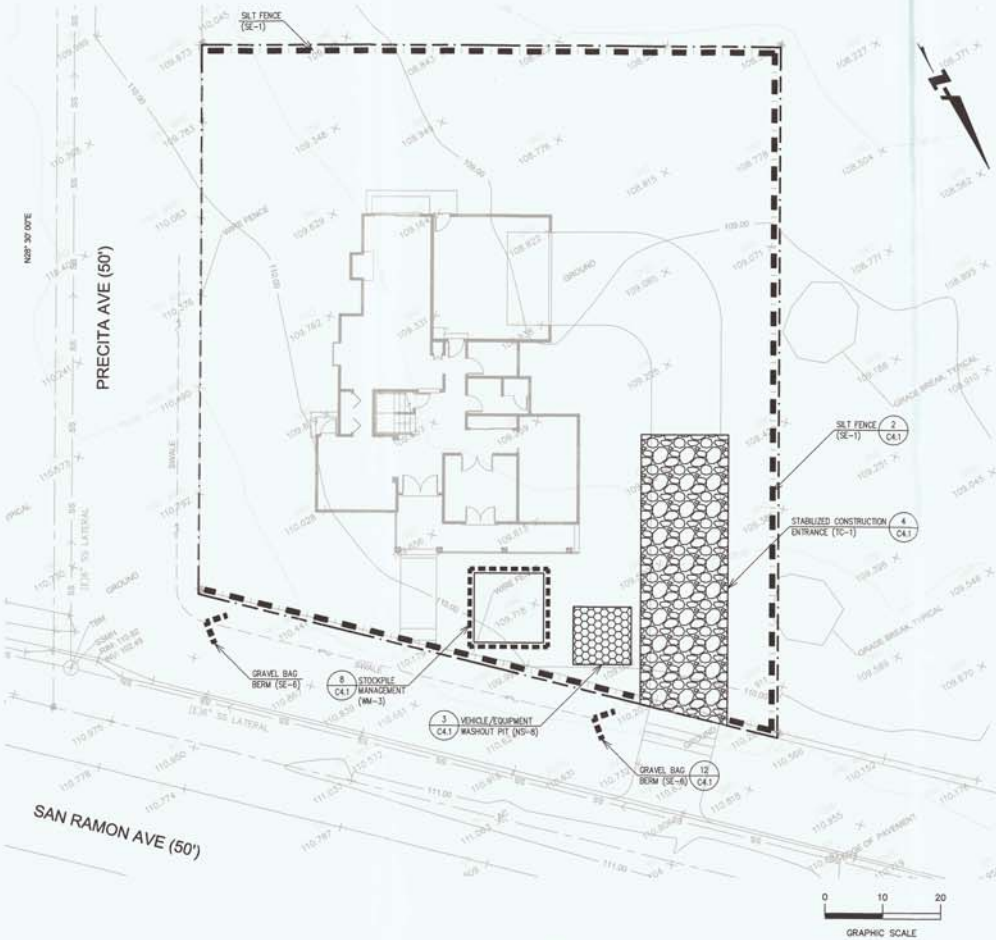
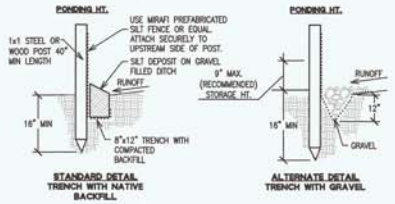
No.	Revisions	Date

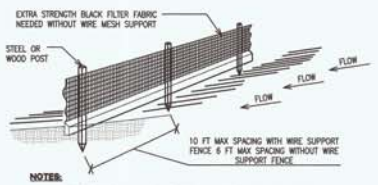
Date 06/14/2017
Scale 1" = 10'
Design DJL
Drawn DJP
Approved RH
Job No 20170256-10

Drawing Number: C3.1 OF

DRAWING NAME: K:\2017\170256_898_San_Ramon\ENG\arsheets.dwg
PLOT DATE: 08-14-17 PLOTTED BY: polt





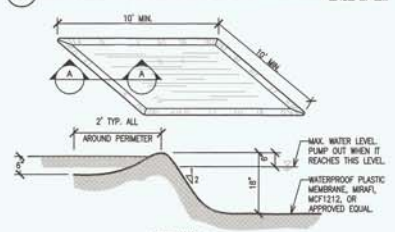


NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

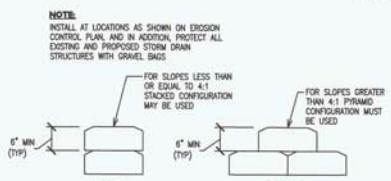
2 SILT FENCE

SCALE : NO SCALE



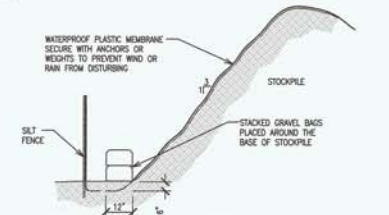
3 TEMPORARY WASHOUT PIT

SCALE: NO SCALE



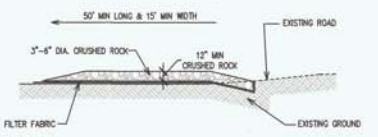
12 GRAVEL BAG BERM

SCALE : NO SCALE



8 STOCKPILE COVERING

SCALE : NO SCALE



NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WIDTH.

4 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

SCALE : NO SCALE

SEE SHEETS C2.1 FOR NOTES AND LEGENDS

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No.	Revisions	Date

Date 06/14/2017
Scale AS SHOWN
Design D.K.
Drawn D.P.
Approved RH
Job No. 20170256-10

Drawing Number:
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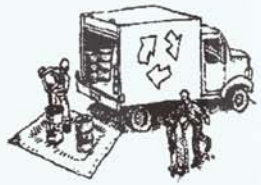
PLOT DATE: 08-14-17 PLOTTED BY: pat

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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.

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 Management

- ❑ 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

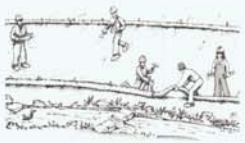
Maintenance and Parking

- ❑ 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.

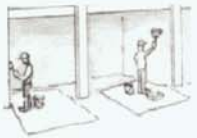
Concrete, Grout & Mortar Application

- ❑ 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 state-certified 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!

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Job No 20170256-10

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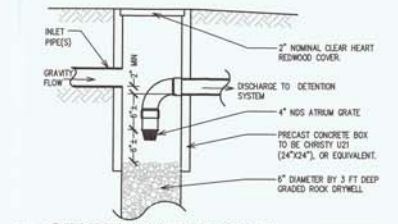
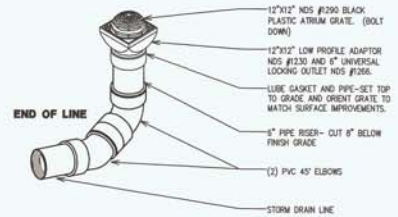
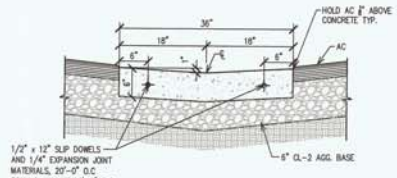


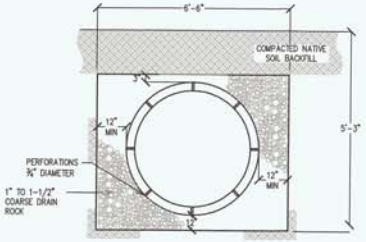
5 **SEDIMENTATION INLET** SCALE: NO SCALE

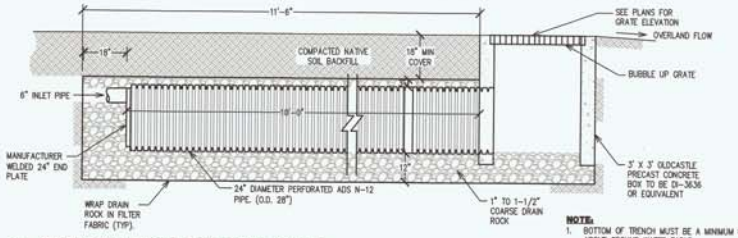




6 **VALLEY GUTTER SECTION** SCALE : 1"=1'-0"

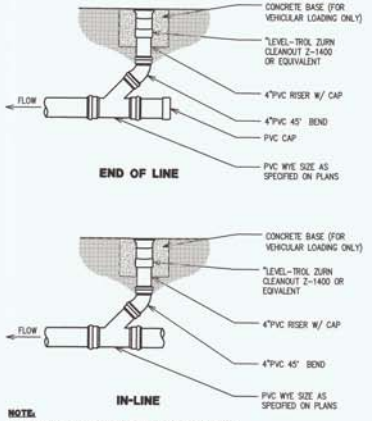
2 **SQUARE ATRIUM DRAIN** SCALE: NO SCALE





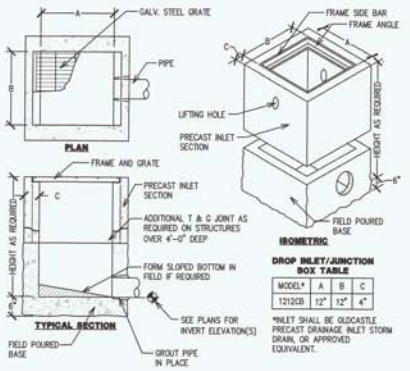
NOTE:
1. BOTTOM OF TRENCH MUST BE A MINIMUM OF 10 FEET ABOVE GROUND WATER TABLE.

16 **INFILTRATION SYSTEM WITH BUBBLE UP STRUCTURE ATTACHED** SCALE: NO SCALE



NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

8 **SEWER CLEANOUT** SCALE: NO SCALE



DROP INLET/JUNCTION BOX TABLE

MODEL*	A	B	C
1212CB	12"	12"	4"

*INLET SHALL BE OLDCASTLE PRECAST DRAINAGE INLET STORM DRAIN, OR APPROVED EQUIVALENT.

4 **CATCH BASIN** SCALE: NO SCALE

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Design DJL
Drawn DJP
Approved RH
Job No 20170256-10

Drawing Number:
C5.1
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DRAWING NAME: K:\2017\170256_898_San_Ramon\ENG\srsheets.dwg
PLOT DATE: 08-14-17 PLOTTED BY: pat

Soil Investigation Report

For

Armando Residence

Moss Beach, California

January 5, 2017

LEE ENGINEERS, INC.
1211 PARK AVENUE, SUITE 112
SAN JOSE, CA 95126 TEL/FAX (408)293 3833
leeengineers@sbcglobal.net

January 5, 2017

Vince Armando
5 Precita Avenue
Moss Beach, CA 94024

Subject: Soil Investigation Report
Project: 5 Precita Avenue, Moss Beach, CA 94038

Dear Mr. Armando,

In response to your authorization, Lee Engineers, Inc. has concluded a Soil Investigation of your proposed Single-Family Residence site located at 5 Precita Avenue, Moss Beach (San Mateo County), California.

Transmitted herewith is a Soil Investigation Report containing conclusion and recommendations derived from the findings, which are based on a field investigation and laboratory-testing program. Our findings indicate that the soil conditions are suitable for the proposed development provided that recommendations of this report are carefully and incorporated into the plans and specifications.

Should you have any questions containing our report contact our office at your convenience.

Very Truly Yours,

Mun Kyu Lee
RCE # 84622

TABLE OF CONTENTS

I. SOIL INVESTIGATION

1. Purposes and Scope

The purpose of this soil investigation for the two story single family residential structures is to determine the suitability of the site soil conditions and then provide foundation design criteria and recommendations for the development of the site. The investigation included the following task:

a. Exploratory test borings, sampling and classification of the foundation soils at the property to such depths as may be significantly influenced by the proposed construction;
b. Review of the published geologic data pertaining to the site;
c. Laboratory testing of the collected soil samples;
d. Engineering analysis of the data and foundation of the conclusion and recommendations;
e. Preparation of this written report.

2. Location and Description of the Site

The proposed two story single family residence development site is located in the north side of Half Moon Bay airport near the intersection of Highway 1. The site is located at the west of San Ramon Avenue. The neighboring area contains single-family residences all around the proposed development site. Vegetation consists of wild grown weeds throughout the property.

The proposed project site is untouched for development, but street improvements and public utility systems are ready to be connected. However, the house site does remain on a natural grade slopes toward existing street. The site should be cleared and graded for the new building pad. This development shall be an addition to the County and the surrounding neighborhood.

3. Project Description

The proposed construction shall consist of a conventional foundation of two-story single-family residential building. The structures may be supported on a shallow depth of spread footing foundation system. The building site earthwork shall be mostly minimum clearing cut and foundation trenching on the site. However, the driveway access and garage area should involve cut and fill as well as disposing of some of the top organically contaminated soil on the lot.

4. Subsurface Soil Conditions

The exploratory test borings were drilled on December 16, 2016 at the site parcel. The approximate location of test borings is shown on the Site Plan (Figure No. 1 in Appendix). The maximum drilling depth was 25 feet at the test-boring No. 1. The soil

encountered was logged as the auger cuttings were retrieved at the site in accordance with the Unified Soil Classification System (ASTM D-2487). Then at randomly selected depths, soil samples were taken by means of 1.87 inch O.D. sampler vertically impacted by a 140 lb. hammer 30 inch free drop. The samples were sealed and returned to our soil laboratory for testing. Classifications made in the field were verified in the laboratory after examination and testing. The stratification of the soil at the project site consists of approximately three feet of dark brown Silty Clay with some sand and gravel, then mottled brown color of Silty Clay with sand and gravel, stratum overlaid on the top of severely weathered granite coarse sand and small gravel to the depth of exploration. With increasing depth of penetration, drilling became very difficult to the soil consistency due to the weathering condition. Log of Test Borings appear in Figure No.2 & 3 as a final modified classification.

5. Liquefaction Evaluation

Liquefaction is a phenomenon that involves a liquid-like flow of cohesionless, loosely packed and saturated silts or sands. It occurs when saturated sediments are subjected to prolonged shaking during an earthquake. The consequences of liquefaction may be a differential settlement, land sliding, and lateral spreading. Minor phenomena, such as development of sand boils may be associated with liquefaction.

In evaluating the liquefaction hazard potential of the project sit soil, we encountered, to the depth penetrated, well graded dense, and stiff, cohesive fine-grained soil binding and with increasingly denser texture of soil. Therefore, it is our opinion is that liquefaction at the site is a minimal potential hazard for the project.

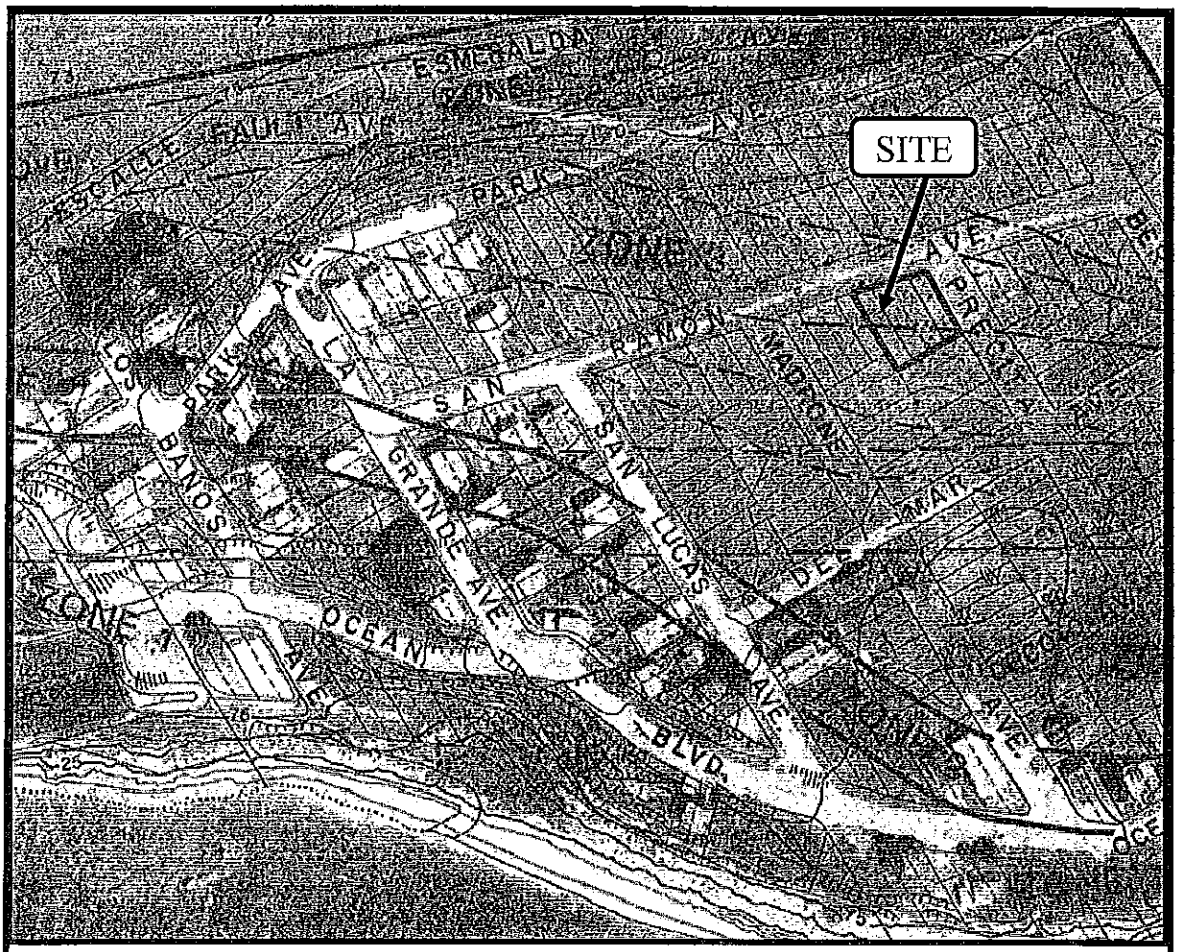
6. Regional Geological Seismicity

The site is located in the north of Half Moon Bay. At the site and surrounding area, we observed predominantly poorly consolidated sand and gravel of Marine Terrace Deposits of Pleistocene (Qmt). The top few feet of soil is well graded silty Clay with Sand and Gravel. Locally, the proposed development site is a region recognized as being one of the most seismically active area in the United States. The San Andreas Fault, which was responsible for the Great San Francisco Earthquake of 1906 and Loma Prieta Earthquake of 1989, pass through 13.8 miles northeast of the subject property. The San Andreas Fault is significant right-lateral strike slip fault that separates the North American Continent and Pacific tectonic Plates. Compression forces have initiated parallel faulting and thrusting along wither side of the fault zone. The nearest Fault to the site is the San Gregorio-Seal Cove Fault Zone pass through 1.2 miles southwest of the site. In the late 1960's, the County Engineer recognized developments in the northern part of the Seal Cove neighborhood had been damaged or were threatened by bluff erosion and landslides. In response, a geologic investigation by William Cotton & Associated (1980) divided the neighborhood into 3 geologic hazard zones for planning future developments. The site is located in the Zone 3 area, which can be determined in Figure No. 1, and Zone 3 is indicated as the most stable zone area in the neighborhood. However, it is probable that the site will experience a moderate to severe earthquake in the lifetime of the

structure. An empirical study by the USGS determined that the site could be subject to "very strong" ground motion on the above-mentioned faults. The very strong ground motion equivalent to an approximate intensity of VIII on the Modified Intensity may be expected.

It is our opinion fault rupture hazard potential across the site is low, and the need to conduct exploratory trenching is unwarranted when the geologic data presented herein is taken as a whole. The geologic information from fault investigations around the subject property, in our opinion, misrepresent narrow soil-filled fractures as evidence of primary fault rupture hazard features in spite of the general absence of pervasiveness and offset of stratigraphic units across them.

We interpret the soil fracturing, omnipresent in the Seal Cove neighborhood, as discontinuous, extensional features probably associated with past major earthquakes on the master trace of the Seal Cove fault, and Pleistocene marine terrace deposits.



Scarp

Trench

Depression

Tension Crack

Faults by Leighton and Associates (1971)

Fault-Related Features Compiled from Aerial Photographs

AREA OF POOR SURFACE DRAINAGE

ZONE 2 / ZONE 1

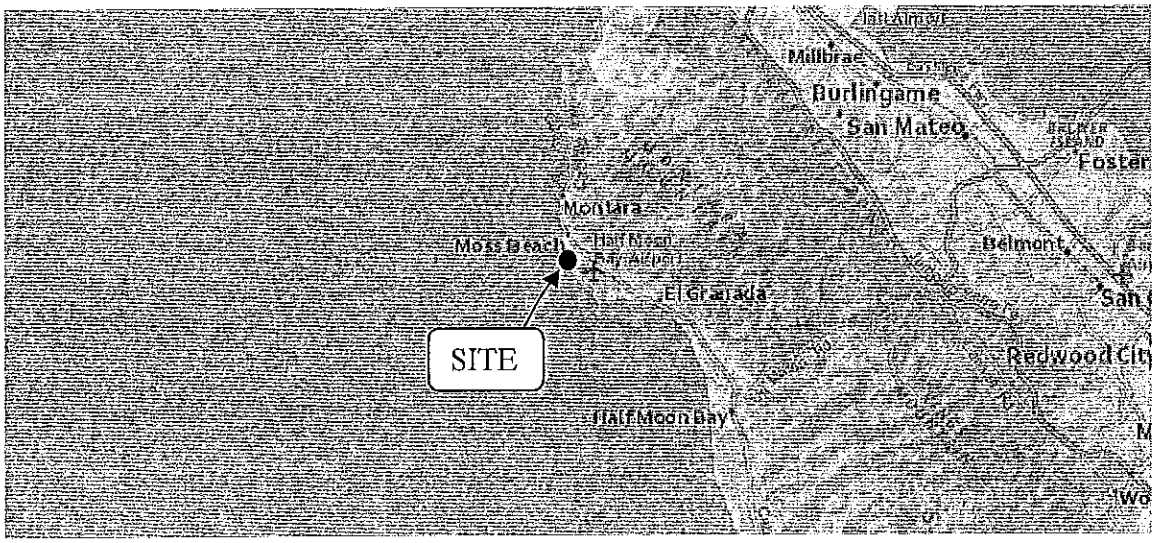
Geotechnical hazard zone boundary
Zone 1 – unstable
Zone 2 – questionable stability
Zone 3 – most stable

Earth Investigations Consultants	Date 01/03/17	GEOTECHNICAL HAZARDS MAP Vacant Lots 5, Precita Avenue, Moss Beach, California	**Figure No. 1**

7. CBC Earthquake Design Criteria

The 2016 CBC Chapter 16, Section 1613.3 Seismic Ground Motion Values, earthquake load requires site coefficient to be used for sites classified in D. Based on Figures 1613.3.1(1) and 1613.3.1(2) of the 2015 IBC, Tables 1613.3.3(1), 1613.3.3(2), 1613.3.5(1) and 1613.3.5(2) of the 2016 CBC and the data presented in this report, a summary of the earthquake design criteria for the use in the design of the proposed structure is as follows:

USGS Design Maps Summary Report
Report Title: Earthquake design Criteria
Building Code Reference Document: 2015 International Building Code
Site Coordinates: 37.51389°N, 122.51062°W
Site Soil Classification: Site Class D – "Stiff Soil"
Risk Category: I/II/III



USGS-Provided Output:

$S_s = 2.274g$	$S_{MS} = 2.274g$	$S_{DS} = 1.516g$	$F_a = 1.000$
$S_1 = 0.961g$	$S_{M1} = 1.441g$	$S_{D1} = 0.961g$	$F_v = 1.500$

II. DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

1. General Suitability of the Site

Based on our field investigation, the site may be developed for the proposed light wood frame two story residential structures, provided that the recommendations included in this report are carefully incorporated into the design consideration, project plan and specifications. The site soils are capable of supporting the proposed light frame single-family dwelling unit of rigidly designed structures without detrimental damages.

Detailed soil and foundation recommendations are presented in the subsequent sections of this report. Without review and supervision by the Soil Engineer of the structural foundation plan, final grading plan, and field control of the work, this report is invalid.

2. Earthworks

a. Site Preparation and Clearing

The site should be cleared of any buried obstruction, debris, primary root systems of any trees and utility lines if any. Any depressions and loose soil zones should be carefully backfilled up to at least final grade with on-site inorganic soil compacted to the requirements given below under Item d Compaction.

b. Grading

i.) All grading requirements, in addition to those specifically described herein, must be performed in accordance with the applicable sections of the "Recommended Grading Specifications" which will hereafter be referred to as the specifications. The specifications are presented in the Appendix and set forth the minimum standards necessary to satisfy the other requirements of this report. Without compliance to the specifications, the design criteria presented in this report are not valid.

ii.) All vegetation, debris, rubble and any contaminated or organic topsoil should be removed from all areas to receive fill or structures. The rubble should be disposed of before commencing the grading operation. Organic soil may be stockpiled for later use as landscape material. Care should be then taken to ensure that root systems of trees are properly moved and that the resulting depressions and loose areas are adequately compacted in compliance with fill compaction standards. If any import fill materials are required, such material must be approved by the Soil Engineer prior to transporting the material to the subject property.

iii.) Any irrigation line should be handled as outlined in Paragraph 7.1 of the specifications. The top 4 to 6 inches of contaminated soil shall be removed from areas to receive engineered fill. If the structural building area is stripped, the exposed ground surface should be scarified to a minimum depth of 8 inches and compacted to not less than 90% relative compaction of

requirements given below under "Item d Compaction." Special care is to be taken such that the loose areas resulting from the removal of trees or underground structures are adequately compacted to the above relative compaction requirements.

iv.) Any cut-and-fill slopes should have inclinations no steeper than 2:1 (horizontal to vertical). It is recommended that after the completion of the slope grading, erosion protection, as specified by the Landscape Architect, should be provided, i.e., track-rolling and planting of the exposed surface of the slopes. It should be noted that a slope should not be left standing through a rainy season without the erosion control measures having been provided.

c. Materials for fill

All on-site soils are suitable for fill material except for the top 2 to 4 inches of the contaminated material. Any import material should be approved by the Soil Engineer before it is brought to the site and should meet requirements:

i.) Have an R-Value not less than 25
ii.) Have a Plasticity Index not higher than 12
iii.) Not more than 15 % passing the No. 200 sieve
iv.) No rocks larger than 6 inches in maximum size.

d. Compaction

All structural fill placed at the site should be compacted to at least 90% relative compaction by mechanical means only as determined by ASTM Test Designation D 1557-13. Fill should be placed in lifts not exceeding 8 inches in uncompacted thickness. The subgrade in pavement areas should be compacted to a minimum of 90%.

e. Trench Backfill

Vertical trench excavations up to 5 feet deep should be capable of standing with minimal bracing for short construction periods. Attention is drawn to the State of California Safety Order dealing with "Excavation and Trenches."

Unless concrete bedding is required around utility pipes, free draining sand should be used as bedding. Sand bedding is defined as material placed in a trench up to 1 foot above the bedding. For the purpose of this section of the report, bedding should be placed so as to achieve an in-place density equivalent to at least 95% of the compaction test maximum based on ASTM Test D 1557-13.

No sand for the proposed use as bedding may be jetted or ponded into place to aid in achieving the desired degree of relative compaction. Sand for the proposed use as bedding should be tested in our laboratory to verify its suitability. On-site inorganic soil may be used as utility trench backfill. Special compaction of trench backfill will be necessary and adjacent to all structural fill, building foundations, concrete slabs

and asphalt pavement. In these areas, backfill should be conditioned with water to produce soil moisture content of about 3 percent above the optimum value and placed in horizontal layers not exceeding 8 inches thick (before compaction).

Each layer should then be compacted to a density equivalent to at least 90% of the maximum dry density of the soil as determined by ASTM D 1557-13. The top lift of the trench backfill under vehicle pavement should be compacted to at least 95% relative compaction.

f. Construction Inspection

All grading earthwork and sub-drain placement should be performed under the observation of the Soil Engineer to assure proper site preparation, selection of satisfactory materials, as well as placement and compaction of the fills. The Soil Engineer should be notified at least two working days prior to any earthworks in order to observe and to coordinate the work with grading contractor in the field. All earthworks should be performed in accordance with the recommendations presented in this report. Due to variations in soil conditions encountered during construction and to assure conformance with the plan specifications as originally contemplated, it is advised that the engineer intermittently review as required during the earthworks and foundation construction phase.

3. Foundation

Based on the information obtained from our study, we recommend that the proposed structure may be supported on a continuous strip and isolated interior spread footings or pier and grade beam system. Recommendations for the foundation system are discussed below. All footings should be excavated into native competent soil. Our recommendations for pier depth and foundation design criteria are as shown in Table 1.

TABLE 1
FOUNDATION DESIGN CRITERIA FOR
CONVENTIONAL CONTINUOUS STRIP & ISOLATED SPREAD FOOTING

Item	Criteria
Depth of footing	30 inches
Diameter of Pier	Minimum 15 inches
Skin friction	350 p.s.f.
Pier depth	Minimum depth 10 feet into competent soil
Grade beam reinforcement	Minimum 2- #4 bar top and bottom
BEARING CAPACITY	2,000 psf for peripheral spread footing 2,400 psf for isolated interior footing

Pier depth is measured from the lowest adjacent grade. No design friction value should be assigned to the upper 24 inches of embedment. The spread footing system is also required minimum embedment of 24 inches. The recommendations provided are designed for dead

plus live loads. This friction value or bearing capacity may be increased by one third for wind or seismic loads. All piers, grade beam and spread footing should be reinforced with structural engineers design.

4. Slab-on-grade Concrete

Concrete slabs in the garage and driveway should be constructed on compacted soil subgrades prepared as described in the section on site preparation, grading and compaction. To minimize expansion of subgrade, a minimum of 6 inches section of capillary break material covered with a membrane vapor barrier should be placed between the concrete slab and the compacted soil subgrade. It is also recommended that expansion joints not exceed 8 feet in each direction. The capillary break should be free draining clean gravel or rock, such as 3/8 inch pea gravel or permeable aggregate complying with Caltrans standard specifications, Section 68 Class A, type B. The membrane vapor barrier should be at least 10 ml thick polyethylene or the equivalent. If a protective "cushion" is required, the membrane vapor barrier. Then we recommend that capillary break material be used instead of sand. Sand has the potential to discharge into the underlying capillary break material through any punctures in the membrane vapor barrier, leaving voids under the concrete slabs. Using capillary break material instead of sand as the membrane cushion will eliminate this potential problem.

5. Surface Drainage

Surface drainage gradients should be planned to prevent ponding on pavement and to direct surface water away from building foundations, slab edges of pavements and toward suitable collection and discharge facilities. Slab drainage systems should be planned to direct rainwater away from structural foundations. Water seepage or spread of extensive root system into the soil subgrade of foundation, slab or pavements could cause differential movement and consequent distress in those structural elements. Landscaping should be planned with consideration for these potential problems.

6. Post-Report Geotechnical Services

In addition to reviewing the geotechnical aspect of design and specifications prior to construction, LEE ENGINEERS Inc. should be commissioned to provide the following geotechnical services:

a. Observe and advise during site stripping and preparation.
b. Test and advise on proposed import fill (if needed), prior to delivery on site.
c. Observe, test and advise during grading and placement of structural fill.
d. Observe, test and advise during foundation and slab-on-grade construction.
e. Test proposed capillary break material and advise on suitability and observe and advise during laying on capillary break and vapor barriers for concrete floor slabs.
f. Observe, test and advise during utility trench excavation and placement of bedding and backfill.

7. LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings and from a reconnaissance of the site. If any variations or undesirable conditions are encountered during the development of the site, LEE ENGINEERS Inc. should be notified so that supplemental recommendations may be given.

2. This report is issued with the understanding that it is the responsibility of the owner, or of his representative, to ensure that information and recommendations contained herein are brought to the attention of the Architect and Engineer for the project and incorporated into the plans, and that the necessary steps are taken to see that the Contractor and Sub-contractors carry out such recommendations in the field.

III. APPENDIX

A. Field Investigation
   Site Plan (Figure No.2)
   Logs of Test Borings (Figure No. 3 & 4)

B. Laboratory Investigation
   Summary of Laboratory Test Results

C. Recommended Grading Specifications

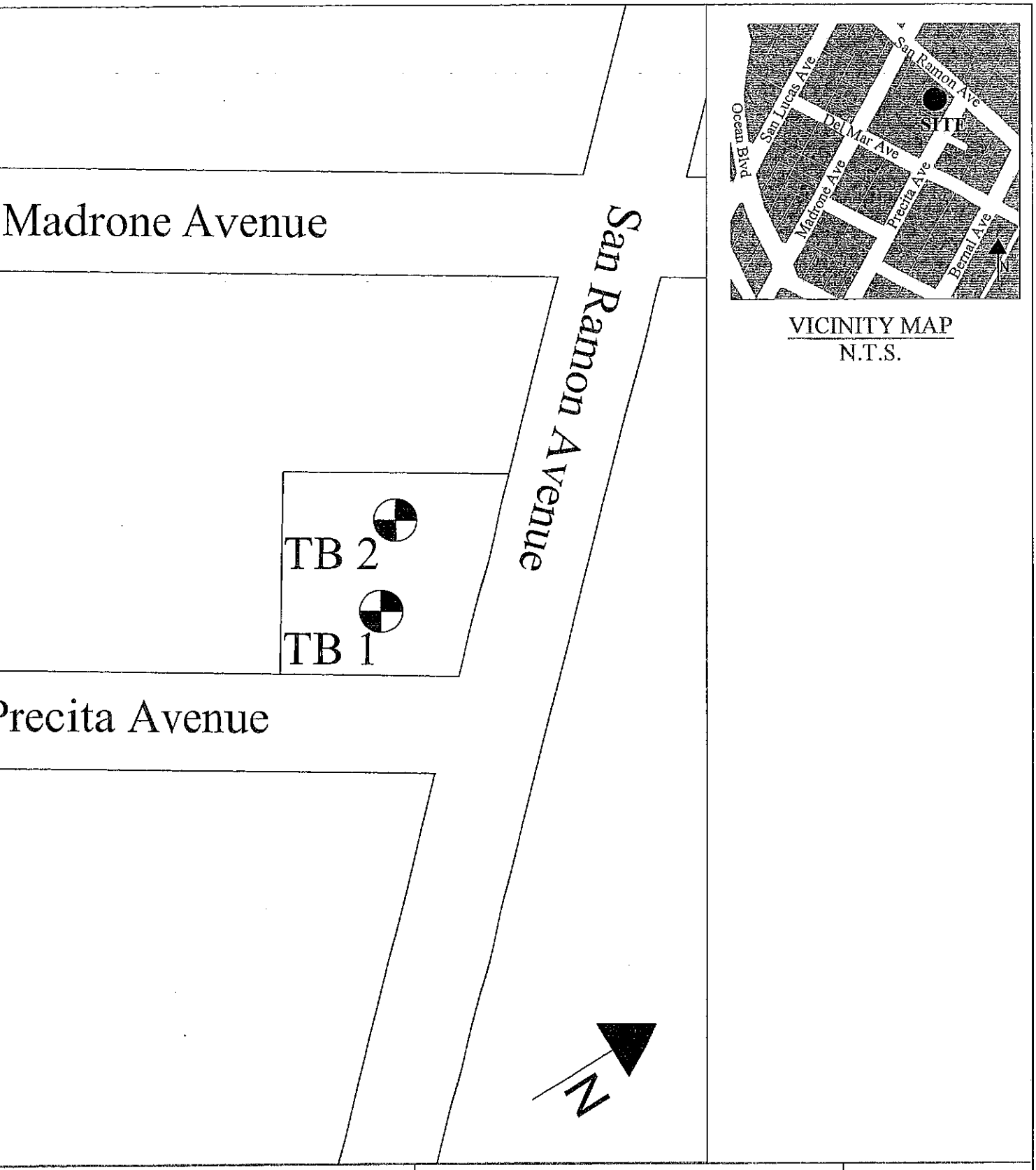
D. Guide Specifications for Rock under Floor Slab-on-Grade

A. Field Investigation

The field investigation was made on December 16, 2016 and included a visual inspection of the site and drilling of two exploratory borings at the approximate locations shown on Figure No. 2 "Site Plan showing Test Boring." The test boring was drilled to maximum 25 feet in depth.

Drilling was performed by truck mounted drilling rig with six-inch diameter continuous flight augers. As the drilling proceeded, undisturbed core samples were obtained by means of a 1.87-inch O.D. modified California Split tube sampler. The sampler was advanced into the in-situ soils at various depths under the impact of a 140-pound hammer falling freely through a height of 30 inches. The number of blows required to advance the sampler a measured distance of 12 inches into the in-place soil was adjusted to reflect the Standard Penetration Resistance (N-Value). The samples were sealed and returned to our laboratory for testing.

The stratification of the soils, description, location of undisturbed soil samples and penetration resistance values are shown on Figures No. 3 & 4 "Logs of Test Borings."



VICINITY MAP
N.T.S.

LEE ENGINEERS, INC. 1211 Park Avenue, Suite 112 San Jose, CA 95126 Tel./Fax: (408)293-3833	APPROX. TEST BORING LOCATION SITE PLAN	FIGURE No.2

LOGGED BY: ML DATE DRILLED 12/16/16 BORING DIAMETER 6" BORING NO. 1

Depth, ft.	Sample No. and Type	Symbol		United Soil Classification	Blows/ft. 350ft-lbs	Qu-t.s.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	Misc. Lab Results
2	1-1		Dark Brown Silty CLAY w/sand and Gravel, wet, dense.	CL	15		105.6	20.5	Afferberg Limit Test
4			Mottled Orange Brown Silty CLAY w/sand & Gravel.						LL=33 PI=10
6									
8	2-2				35		118.5	12.1	
10									
12			Light Brown Sandy CLAY w/ severly dicomposed Granite Gravel.						
14									
16									
18									
20									
22									
24									
26			Boring Terminated @ 25.0 ft. Ground water encountered @ 24.0 ft.						

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FIGURE NO. 3

LOGGED BY: ML DATE DRILLED 12/16/16 BORING DIAMETER 6" BORING NO. 2

Depth, ft.	Sample No. and Type	Symbol		United Soil Classification	Blows/ft. 350ft-lbs	Qu-t.s.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	Misc. Lab Results
1			Dark Grey Brown Silty CLAY w/sand and gravel, wet.	CL					Afferberg Limit Test
2									LL=33
3	2-1				15		114.9	12.8	PI=10
4			Mottled Orange Brown Silty CLAY w/sand and gravel.						
5									
6									
7									
8									
9			Light Brown Sandy CLAY w/severly dicomposed Granite Gravel.						
10									
11									
12									
13	2-2				23		111.8	23.6	
14									
15									
			Boring Terminated @ 15.0ft. No ground water encountered						

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FIGURE NO. 4

B. Laboratory Investigation

The laboratory-testing program was directed towards providing sufficient information for determining the engineering characteristics of the site soil. Tests were done so that the recommendations outlined in this report could be formulated.

In order to determine the consistency and moisture variation throughout the explored soil profile, to estimate the compressibility of the underlying soils, and to assess the degree of compaction of the soils, moisture content and dry density tests were performed on representative undisturbed soil samples.

The strength parameters of the foundation soils were determined by field penetration resistance. The expansion characteristics of the near-surface soils were evaluated by means of Atterberg Limit Test.

TABLE SUMMARY OF LABORATORY TEST RESULTS

Boring	**Depth**	**Dry Density**	**Moisture Content**	**Atterberg Liquid Limit**	**Limit Tests Plasticity Index**
No.	**(ft)**	**(pcf)**	**(%)**		
1-1	2.0-3.5	105.6	20.5		
1-2	7.0-8.5	118.5	12.1	33	10
2-1	2.0-3.5	114.9	12.8		
2-2	12.5-14.0	111.8	23.6		

C. Recommended Grading Specifications

1.1 General Description

1.11 These specifications have been prepared for the grading and site improvements of the proposed new studio development located at 5 Precita Ave Moss Beach, California. Lee Engineers Inc., hereinafter described as the Soil Engineer, should be consulted prior to any site work connected with site development to ensure compliance with these specifications.

1.12 The Soil engineer should be notified at least two (2) working days prior to any site clearing or grading operation on the property in order to ensure proper stripping of surface contaminated material and to coordinate the work with the Grading Contractor in the field.

1.13 This item shall consist of all clearing and/or grubbing, preparation of land to be filled, filling of the land, spreading, compacting, control of fill, and all subsidiary work necessary to complete the grading of the filled areas to conform to the lines, grades and slopes shown on the approved plans. The Soil engineer is not responsible for determining line, grade, elevations that will be responsible for these items of work.

1.14 Contents of these specifications shall be integrated into the Soil Report of which they are a part, and therefore, shall not be used as a self-contained document.

2.1 Tests

2.11 The standard test used to define maximum densities of all compaction work shall be the ASTM Test Procedure D 1557-13. All density shall be expressed as relative compaction, in terms of the maximum dry density obtained in the laboratory by the forgoing standard procedure.

3.1 Clearing, Grubbing and Preparing Areas to be Filled

3.11 All trees, roots, debris, vegetable matter and organic topsoil shall be removed from any area, which is to support a structure. The depth of organic topsoil to be removed will be determined in the field by the Soil Engineer, but in general will vary from three to six inches.

3.12 All soil deemed soft or unsuitable by the Soil Engineer shall be removed, such as soil around septic tanks, septic tank leach fields, old uncompacted fill, or saturated soil

3.13 All underground structures shall be removed from the site such as old foundations abandoned pipelines, and irrigation pipelines.

3.14 After the foundation for the structural pads and all areas to receive fill have been cleared, stripped and scarified, they shall be disked or bladed until they are uniform and free from large clods, moisture conditioned and compacted to a relative compaction of not less than 90%. This includes all cut area, as well as area to be filled.

4.1 Materials

4.11 Materials existing on the site are suitable for use as compacted engineer fill after removal of all organic materials there from.

4.12 Should import material be required, it must be approved by Soil Engineer prior to its bring transported to the project, and must meet following requirements:

1. Plasticity Index 12 or less
2. R-Value 25 or greater
3. Free of all rocks with diameters greater than 6 inches,
4. 15% or less passing the No. 200 sieve.

5.1 Placing, Spreading and Compacting

5.11 The fill materials shall be placed in layers which when compacted shall not exceed six inches in compacted thickness. Each layer shall be spread evenly, and shall be thoroughly blade-mixed during the spreading to ensure uniformity of material in each layer.

5.12 Compaction shall be sheepsfoot rollers, multiple pneumatic-tired rollers or other types of acceptable compacting rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is within the specified moisture content range. The rolling of each layer shall be continuous over its entire area, and the roller shall make sufficient trips to ensure that the required density has been obtained.

5.13 After each layer has been placed, mixed and spread evenly, it shall be compacted to a relative compaction of not less than 90%.

5.14 Field density tests shall be made in each compacted layer by the Soil Engineer in accordance with ASTM Test Procedure D 1557-13. When sheepsfoot rollers are used for compaction the density test shall be taken in the compacted material below the surface disturbed by the roller. When these tests indicate that the density of any layer of fill or portion of thereof, shall be reworked until the required compaction has been obtained.

5.15 No soil shall be placed or compacted during a period of rain, nor on ground, which is not drained of all free water. Soil which has been soaked and wetted by rain or any other cause shall not be compacted until completely drained, and until the moisture content is within the limits described or approved by the Soil Engineer. Prior approval by the Soil Engineer shall be obtained before continuing the grading operations after any interruption in those operations because of the occurrence of any condition mentioned in this paragraph.

6.1 Trench Backfill

6.11 Trench backfill should be compacted to the same relative compaction as the fill.

6.12 Where any opening is made under or through the perimeter foundations for such items as utility lines and trenches, the openings must be released so that they are water-tight to prevent the possible entrance of outside irrigation or rain water into

the underneath portion of the structures. The utility trenches extending under the perimeter foundations and concrete slab-on-grade floors shall be back-filled with native soils and compacted to 90% relative compaction.

7.1 Subsurface Line Removal (if encountered in the field)

7.11 The methods of removal will be designated by the Soil Engineer in the field, and shall be dependent upon the depth and location of the line.

7.12 Remove the pipe, and fill and compact the soil in the trench according to the applicable portion of Section.

7.13 The pipe shall be crushed in the trench. The trench shall then be filled and compacted according to the applicable portions of Sections 5.1 and 6.1.

7.14 Cap the ends of the line with concrete to prevent entrance of water. The length of cap shall not be less than 5 feet. The concrete mix shall have a minimum shrinkage.

8.1 Unusual Conditions

8 11 In the event that any unusual conditions not covered by the special provisions are encountered during the grading operations the Soil Engineer shall be immediately notified for directions.

D. Guide Specifications for Rock under Slab on Grade

1.1 Definition

1.11 Graded gravel, crushed rock, or washed pea gravel with clean sand for use under interior concrete slab-on-grade shall consist of minimum thickness of mineral aggregate placed in accordance with these specifications and in conformity with the dimensions shown on the plans. The minimum thickness is specified in the accompanying report.

2.1 Material

2.11 The mineral aggregate shall consist of broken stone, crushed or uncrushed gravel, clean sand, quarry waste or a combination thereof. The aggregate shall be free from adobe, vegetable matter, loam, volcanic tuff and other deleterious substances. It shall be of such quality that the absorption of water in a saturated dry condition does not exceed 3% of the oven dry weight of the sample. Washed pea gravel shall consist totally of uncrushed gravel.

3.1 Grading

3.11 The mineral aggregate shall be of such size that the percentage composition by dry weight, as determined by laboratory sieves (U.S. Sieves) will conform to the following gradation:

Sieve size	Percentage Passing Sieve
¾"	100
No.4	20-30
No.8	2-4
No.200	0-2

4.1 Placing

4.11 Subgrade upon which baserock, combined concrete aggregate, or pea gravel is to be placed shall be prepared as required by the "Recommended Grading Specifications" section of this Soil Report.

COUNTY OF SAN MATEO
PLANNING AND BUILDING

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Redwood City, CA 94063
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November 21, 2017

Vincent Armando
P.O. Box 278
Belmont, CA 94002

Dear Mr. Armando:

SUBJECT: Coastside Design Review Recommendation of Approval
San Ramon Avenue, Moss Beach
APN 037-284-190; County File No. PLN 2017-00064

At its meeting of November 9, 2017, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow the construction of a new 2,543 sq. ft. two-story, single-family residence, plus a 456 sq. ft. attached garage, on a legal 10,035 sq. ft. parcel (parcel legality status via a Lot Line Adjustment: PLN 2002-00360) as part of a hearing-level Coastal Development Permit (CDP). No tree removal or grading is proposed. The associated CDP is appealable to the California Coastal Commission.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

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

The Coastside Design Review Committee found that:

2. For the Design Review

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

Planning Commission Meeting	
Owner/Applicant:	**VINCENT ARMANDO**
File Numbers:	**PLN 2017-00064**
Attachment:	**E**

a. *Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT. 1. Integrate Structures with the Natural Setting: The project is located and designed to retain and blend with the natural vegetation of the site and surrounding areas.*

b. *Section 6565.20(D) ELEMENTS OF DESIGN: The design is complementary to the neighborhood and setting.*

c. *Section 6565.20(D) ELEMENTS OF DESIGN. 2. Architectural Styles and Features: The architectural style and features of the project are consistent with neighboring homes and complements the coastal setting.*

d. *Section 6565.20(D) ELEMENTS OF DESIGN. 2. Architectural Styles and Features. d. Garages: The location of the garage on the proposed right elevation preserves the street view for the front entry facade rather than making the garage the dominant feature.*

e. *Section 6565.20(D) ELEMENTS OF DESIGN. 4. Exterior Materials and Colors: The materials selected complement the other homes in the area as well as the architectural style of the project.*

RECOMMENDATIONS

1. Shed roofs are recommended for the transitions at the hearth and chimney.

2. No additional driveway or landscape lighting.

3. Consider a color other than white for windows for a more refined look appropriate to craftsman style. It is suggested to switch the red trim and white windows.

4. The proposed coastal oak and plum trees do not thrive well in the coastal environment. A hearty comparable alternative species is suggested.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans once approved by the Planning Commission and as reviewed by the Coastside Design Review Committee on November 9, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

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

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

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

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

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

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

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

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

    a. Change garage door design with a "carriage" look for architectural consistency.

    b. Differentiate the office and main entries to accentuate the formality of the front door.

    c. Landscaping should present a natural appearance rather than linear plantings. Consider more natural or random placement of Dark Star and Sedum plantings

and select further types of plant material to reduce the linear landscape along the Precita side of the property.

d. Utilize an alternative to the bark mulch ground cover such as wild grass seed mixture.

e. Add plant groupings along the sides of the driveway that achieve a natural appearance. Consider lower growing shrubs and ground cover.

f. Add plantings between the house and the driveway to further visually soften the length of the driveway and the massing of the main structure.

g. All plantings shall be drought tolerant, California native, and non-invasive.

h. All pampas grass is to be removed from the property.

i. Paved areas should be permeable where possible.

j. Use medium or darker colored paving stones to reduce the long linear appearance of the driveway.

k. Use larger stone such as field stone as an alternative to the proposed house skirting to complement the mass and scale of the home. Carry the use of the stone to the fireplace/chimney exterior structures as well as extensions to the next inset on the left and right elevations.

l. The project shall have only one Dark Sky-compliant light fixture per opening with the exception of two fixtures at the garage and two canned lighting fixtures on the porch.

m. For craftsman style consistency, use wood or glass with fixed wood top/bottom for the upper deck.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

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

7. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.

8. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).

9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

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

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

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

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

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

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

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

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

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

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

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

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

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

d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not

exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

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

17. At the building permit application stage, the applicant shall submit a tree protection plan which protects on- and off-site trees within the proximity of grading and/or construction activities, including the following:

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

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

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

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

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

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

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

Building Inspection Section

18. The applicant shall apply for a building permit.

19. The use of the term "Architectural Design" as well as the stamp similar to an architect's stamp shall be removed from all plans and references unless a California licensed architect is responsible for the design of the project.

20. Fireplace shall be non-wood burning, direct vent, sealed front.

Montara Water and Sanitary District (District)

21. The applicant is required to obtain a Sewer Permit prior to issuance of a building permit. Sewer Connection Fees must be paid prior to issuance of a connection permit. A sewer grinder pump may be required.

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

23. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.

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

Coastside Fire Protection District

25. Fire Department access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 ft. wide, asphalt, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%.

26. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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. An address sign shall be placed at each break of the road where deemed

applicable by the Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.

27. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department at 650/726-5213.

28. A fire flow of 1,000 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on-site.

29. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

30. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

31. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.

32. An interior horn/strobe and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.

33. All dead end roadways exceeding 150 feet shall be terminated by a turnaround bulb of not less than 96 feet in diameter or other approved turnarounds located in the CFC.

Department of Public Works

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

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

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

37. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit.

For more information, please contact Ruemel Panglao, at 650/363-4582, or by email at rpanglao@smcgov.org.

Please remove all story poles and materials used to demonstrate the footprint as soon as possible.

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

Sincerely,

Dennis P. Aguirre, Design Review Officer

DPA:RSP:jlh – RSPBB0702_WJN.DOCX

cc: Stuart Grunow, Member Architect
Bruce Chan, Member Landscape Architect
Melanie Hohnbaum, Moss Beach Community Representative
Mary Hawkins, Interested Member of the Public
Steve Beardsley, Interested Member of the Public

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV

March 14, 2017

Ruemel Panglao, Project Planner
County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: Planning Permit Application Referral for PLN2017-00064 (Armando) (APN037-284-190)

Dear Mr. Panglao:

Thank you for forwarding the County of San Mateo's PLN2017-00064 permit referral form, dated March 1, 2017. We received the referral on March 3, 2017 for our review and comments. The applicant is requesting a Coastside Design Review (CDR), and a Coastal Development Permit (CDP) for construction of a new, two-story, 2,543-square-foot residence with an attached two-car, 465-square-foot garage located on a legal 10,035-square-foot, parcel. The proposed project does not include any grading or tree removal.

The proposed project site is located on a parcel within the Geologic Hazards Zone 3 area of Seal Cove in Moss Beach. We recommend that the County apply the necessary geotechnical investigations and development requirements outlined in Table 1 of Local Coastal Program (LCP) Section 6296.3 for development located within Zone 3. As required under LCP Section 6296.3 for Zone 3 development, the applicant must conduct a geologic investigation of the parcel prior to issuance of project approval. The investigation should be performed by a certified engineering geologist and a soil and foundation engineering investigation by a registered civil engineer, or a combined equivalent of the above, unless evidence is available to show that such investigations are not required. The scope of the geologic investigation should address the seismic hazards related to the master and branching traces of the Seal Cove fault. Investigative techniques within this area will require the use of subsurface trenching and possibly geophysical traverses unless clear evidence is established to show that no active fault crosses the parcel in question. The County should require fault trenching as part of the investigation in order to identify possible surface faulting. The soil and foundation engineering investigation should address, but not necessarily be confined to: site preparation and grading, surface and subsurface drainage, and design parameters for residential foundations. Consistent with the development requirements in Table 1 of LCP Section 6296.3, development shall only be allowed on the subject parcel if suitable mitigation measures recommended by the geotechnical investigation are applied.

LCP Policy 9.3 regulates Geological Hazards Areas. LCP Policy 9.10 requires review of all building and grading permits in designated geologic hazardous areas to evaluate any potential

Planning Commission Meeting

Owner/Applicant:	**VINCENT ARMANDO**
File Numbers:	**PLN 2017-00064**
Attachment:	**F**

geotechnical problems and to review and approve the adequacy of all required geotechnical investigations. The County should assess whether or not the proposed development is consistent with the seismic fault/fracture criteria provided in LCP Section 6326.3 and meets the requirements of Section 6295.4 for development in geologic hazard districts including evaluation by the County Geologist and recordation of the required deed restriction.

Thank you for the opportunity to provide you with these comments. Please feel free to contact me at (415) 904-5292 or by email at renee.ananda@coastal.ca.gov if you have questions regarding the proposed project.

Sincerely,

Renée Ananda

Renée Ananda, Coastal Program Analyst
North Central Coast District

Planning Commission Meeting

Owner/Applicant:	**VINCENT ARMANDO**
File Numbers:	**PLN 2017-00064**
Attachment:	**G**


NO
TRESPASSING