



# Planning Permit Application Form

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

PLN: 2017-00300  
BLD:

Applicant: Luis E. Perez  
Mailing Address: 2087 D ST, HAYWARD, CA  
Zip: 94541  
Phone, W: (510) 593-3438 H:  
E-mail Address: PEREZ ELECTRICAL@ATT.NET FAX:

Name of Owner (1): SAME AS ABOVE !	Name of Owner (2):
Mailing Address:	Mailing Address:
Zip:	Zip:
Phone, W:	Phone, W:
H:	H:
E-mail Address:	E-mail Address:

Project Location (address): APN: 047-222-240 FERDINAND AVE, EL GRANADA	Assessor's Parcel Numbers: 047-222-240
Zoning:	Parcel/lot size: SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank)  
PROPOSING A 2-STORY RESIDENCE WITH A GUEST-HOUSE.

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

Describe Existing Structures and/or Development:  
VACANT LOT

## RECEIVED

SEP 28 2017

San Mateo County  
Planning Division

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

Owner's signature: Luis E. Perez

Applicant's signature: Luis E. Perez

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN- 2017-00300

Other Permit #: \_\_\_\_\_

1. Applicant Information

Applicant:

Name: Luis Perez

Address: 2087 D ST

Hayward CA Zip: 94541

Phone, W: (510) 593-3438 H: \_\_\_\_\_

Email: perzelectrical@att.net

Owner (if different from Applicant):

Name: Luis E. Perez

Address: 2087 D, ST

Hayward Zip: 94541

Phone, W: (510) 593-3438 H: (650) 248-1132

Email: perzelectrical@att.net

Architect or Designer (if different from Applicant):

Name: Chris Rogway Architect

Address: 670 Poplar Street

Phone, W: (650) 622-6301 H: \_\_\_\_\_

Zip: 94015 Email: crarchitect@coastside.net

2. Project Site Information

Project location:

APN: 047-222-240

Address: Ferdinand

Zip: \_\_\_\_\_

Zoning: R1/S17/DR/CD

Parcel/lot size: 8,516 sq. ft.

Site Description:

- [x] Vacant Parcel [ ] Existing Development (Please describe):

3. Project Description

Project:

- [x] New Single Family Residence: 4,373 sq. ft [ ] Addition to Residence: \_\_\_\_\_ sq. ft [ ] Other: \_\_\_\_\_

Additional Permits Required:

- [ ] Certificate of Compliance Type A or Type B [x] Coastal Development Permit (CDP) [ ] Fence Height Exception (not permitted on coast) [x] Grading Permit or Exemption [ ] Home Improvement Exception [ ] Non-Conforming Use Permit [ ] Off-Street Parking Exception [ ] Variance

Describe Project:

Proposing a 2-story residence with a guest house.

**4. Materials and Finish of Proposed Buildings or Structures**

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		See Color Bd	
		(If different from existing, attach sample)	
a. Exterior walls	Stucco	Quakerette Mocha 1319-05	<input checked="" type="checkbox"/>
b. Trim	foam moulding stucco	Quakerette Shell 1319-00	<input type="checkbox"/>
c. Windows	Vinyl		<input type="checkbox"/>
d. Doors	Front Door - Wood, Vinyl		<input type="checkbox"/>
e. Roof	Comp. Shingles	Grey	<input type="checkbox"/>
f. Chimneys	stucco	Quakerette Mocha 1319-05	<input checked="" type="checkbox"/>
g. Decks & railings	wood		<input type="checkbox"/>
h. Stairs	concrete with tile	A/E Entry = Stone - Savannah	<input type="checkbox"/>
i. Retaining walls	concrete	Natural	<input type="checkbox"/>
j. Fences	wood		<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport			<input type="checkbox"/>

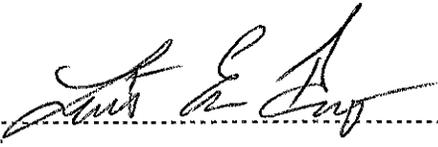
**5. Required Findings**

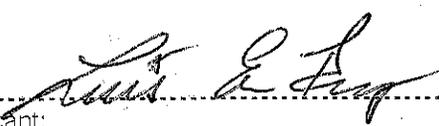
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

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

**6. Signatures**

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

Owner: 

Applicant: 

Date: 7-24-17

Date: 7-24-17

# Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2017-00300  
Permit #: BLD \_\_\_\_\_

Permanent Record  
Microfilming Required

### 1. Basic Information

**Owner**  
Name: Luis E. Perez  
Address: 2087 D ST  
HAYWARD, CA  
Zip: 94541  
Phone, W: (510) 593-3438 H: (650) 248-1132  
Email Address: perezelectrical@att.net

**Applicant**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### 2. Project Information

**Project Description:**  
Proposing a 2-story  
residence with a  
Guest house.

**Assessor's Parcel Number(s):**  
047-222-240  
\_\_\_\_\_  
\_\_\_\_\_

**Existing water source:**  
 Utility connection \_\_\_\_\_  
 Well \_\_\_\_\_  
**Proposed water source:**  
 Utility connection \_\_\_\_\_  
 Well \_\_\_\_\_  
**Staking of well location and property lines are required.**  
 Provide site plan depicting location and all trees.  
 Will this require any grading or vegetation/tree removal? Yes  No   
If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

### 3. Signatures

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

Owner \_\_\_\_\_ Date 3-23-17

Applicant \_\_\_\_\_ Date \_\_\_\_\_

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

# Staff Use Only

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

**Initial**

- A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]

- F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]

## 5. Walk Inspection - All Coastal Zone Areas

Required  Not Required

Inspection made by: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/> Removal of trees?
<input checked="" type="checkbox"/>	<input type="checkbox"/> If Yes, is tree removal permit included?
<input type="checkbox"/>	<input checked="" type="checkbox"/> Trimming of trees?
<input type="checkbox"/>	<input checked="" type="checkbox"/> Excessive removal of vegetation?
<input type="checkbox"/>	<input checked="" type="checkbox"/> Excessive grading? (If Yes, CDP is required)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Erosion control plan required?

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

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

## 6. Approval

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

**Exemption/Exclusion is approved.**

Planning Department

Date

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

## 7. Processing

- Fee collected
- Original Certificate of Exemption to Building Inspection file.
- Copies of Certificate of Exemption to:
  1. Applicant/Owner.
  2. Planning Department Exemption Binder.

- 3. Any relevant Planning or Building Inspection files.
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- Update Permit\*Plan Case Screen and Activities

# Environmental Information Disclosure Form

PLN 2017-00300  
 BLD \_\_\_\_\_

Project Address: FERDINAND ST

Name of Owner: LUIS E. PEREZ

Address: 2087 D ST HAYWARD CA 94541 Phone: (510) 593-3438

Assessor's Parcel No.: 047-222-240

Name of Applicant: \_\_\_\_\_

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

Address: SAME ? Phone: \_\_\_\_\_

## Existing Site Conditions

Parcel size: 8510

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>		d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>475</u> c.y. Fill: <u>0</u> c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

One tree definitely to be removed. The other will depend on the arborist report

E: See Civil plans

Signature required on reverse →

## 2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

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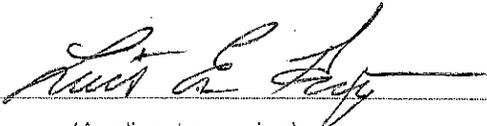
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## 3. National Pollutant Discharge Elimination System (NPDES) Review

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

## Certification

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

Signed:   
(Applicant may sign)

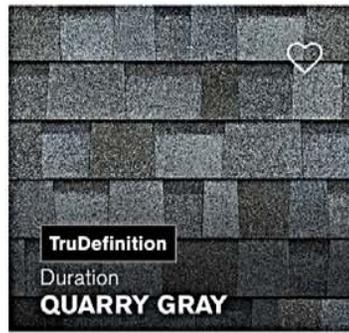
Date: 3-23-17



LUIS &  
LORENA  
PEREZ  
RESIDENCE

CHRIS  
RIDGWAY  
ARCHITECT

New Residence for:  
**LUIS & LORENA PEREZ**  
Ferdinand Ave, El Granda



Octagonal skylight with bronze anodized frame



Shingles by Owens Corning  
TruDefinition Duration in Quarry  
Grey



Mocha No. 1319-05 (gray base)

Stucco with integral color by  
Quikcrete. Mocha 1319-05



Shell No. 1319-00 (white base)

Trim on doors and windows has  
stucco to look like stone. Use  
Quikcrete in Shell 1319-00 with  
white cement mix for stucco

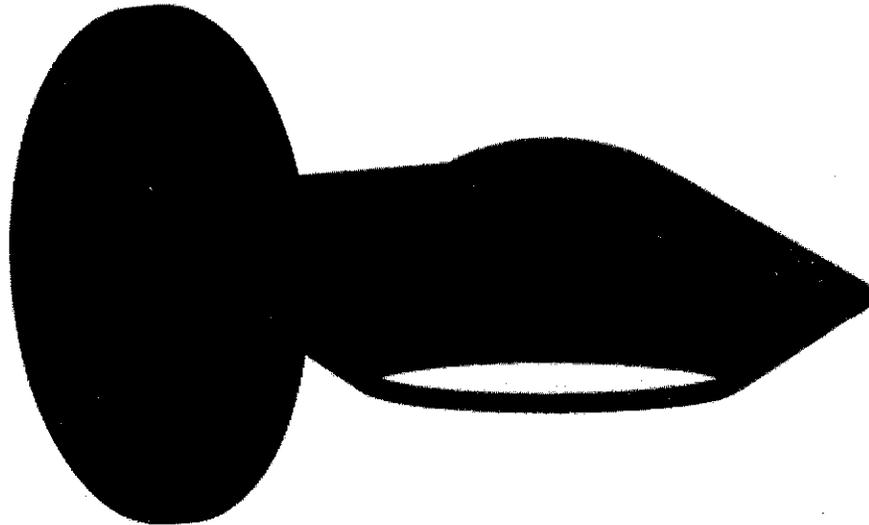
**CHRIS RIDGWAY**  
**ARCHITECT**

Eldorado stone  
Limestone in  
Savannah



Rafter, fascia shall be painted to  
match door and window trim

PLN2017-00300



Share

Save to List

Print

### Progress Lighting Strata Collection 1-Light Black LED Wall Lantern

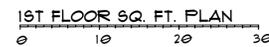
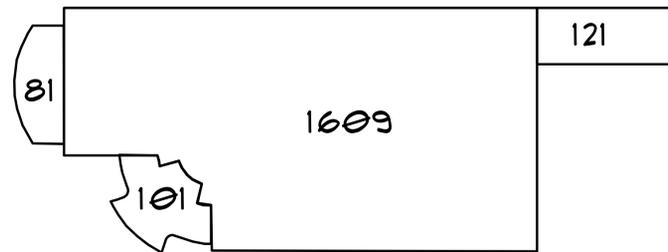
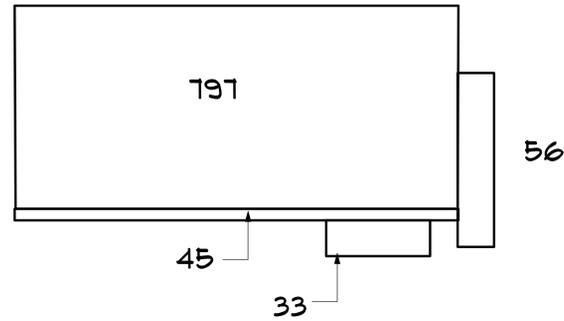
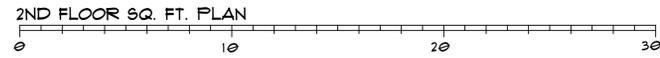
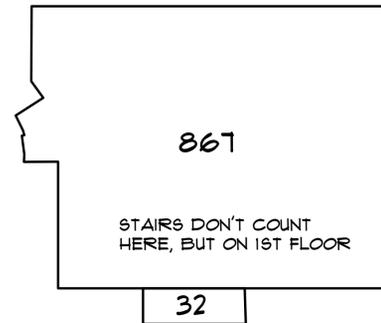
★★★★★ (5) Write a Review Questions & Answers (5)

- 6-9/16 in. W x 5-1/2 in. H
- Black finish with frosted glass lens
- Uses one 12-Watt LED module (included)

**\$69<sup>97</sup>** /each

#### LET'S PROTECT THIS.

Add a 2-year Home Depot Protection Plan for **\$12.00**  
Learn More



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

OCCUPANCY GROUP: R3-U  
 TYPE OF CONSTRUCTION: TYPE V-B  
 SCOPE OF WORK: NEW RESIDENCE

UNDERGROUND ELECTRICAL SERVICE SHALL BE PROVIDED IN ALL NEW CONSTRUCTION.

UNDERGROUND SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FUSE CO. ELECTRIC & GAS REQUIREMENTS, SECT. 5, ELECTRIC SERVICE UNDERGROUND (ORD. C-14-101 PART), 2010: ORD. I-08 (PART, 2008) PER MUNICIPAL CODE SECT. 14.04.010 (A).

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

THIS NEW RESIDENCE WILL REQUIRE AUTOMATIC FIRE SPRINKLERS. CONTRACTOR MUST HAVE A C-16 LICENSE TO INSTALL.

PLANNING DEPARTMENT: SMCO  
 PLANNER WHO GAVE THE INFORMATION: STAFF  
 ZONING: R-1/0-11/DR/CD  
 A.P.N. # 041-222-240  
 PERSON WHO CHECKED THE REGULATIONS

SITE COVERAGE	FLOOR AREA	MAIN HOUSE	GUEST HOUSE	SQUARE FOOTAGE	AREA
X	X	X		1,609	FIRST FLOOR MAIN HOUSE
	X	X		867	2ND FLOOR MAIN HOUSE

X	X	X		879	GARAGE
---	---	---	--	-----	--------

X				81	FRONT TERRACE
X				101	ENTRY TERRACE
X	X			121	LOGGIA
X				32	2ND FLOOR MAIN HOUSE BALCONY
X				56	STAIRCASE TO GUEST HOUSE

	X		X	797	GUEST HOUSE W/O CANTILEVER
X	X		X	45	GUEST HOUSE CANTILEVER
X				33	BALCONY @ GUEST HOUSE

2,476	MAIN HOUSE W/O GARAGE
842	GUEST HOUSE W/O GARAGE
866	35% OF MAIN HOUSE

2,957	OUR SITE COVERAGE
35%	PERCENTAGE OF SITE COVERAGE
8,516	LOT SIZE
2,980	MAXIMUM SITE COVERAGE ALLOWED

4,318	OUR TOTAL FLOOR AREA
53%	PERCENTAGE OF FLOOR AREA ALLOWED
8,516	LOT SIZE
4,513	MAXIMUM FLOOR AREA ALLOWED

**LIST OF DRAWINGS**  
FOR DESIGN REVIEW

A1.1	TITLE PAGE
A1.2	SITE PLAN & ROOF PLAN
A1.3	FIRE PROTECTION NOTES, SITE NOTES & C.O.P.

A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN

A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	SECTIONS

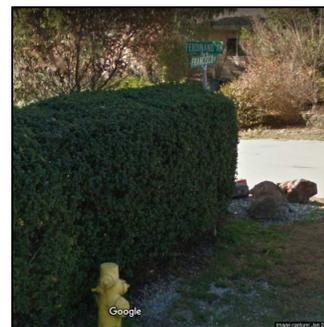
SU-1	SURVEY BY BGT LAND SURVEYING
L1.0	LANDSCAPE PLAN
L2.0	TREE PLAN
C-1	GRADING AND DRAINAGE PLAN
C-2	EROSION CONTROL PLAN
BMP1	BETTER MANAGEMENT PRACTICES



LOCATION MAP



VICINITY MAP



FIRE HYDRANT ON FERDINAND & FRANCISCO  
(SEE SITE PLAN ON SHEET A1.2 FOR NOTE)



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

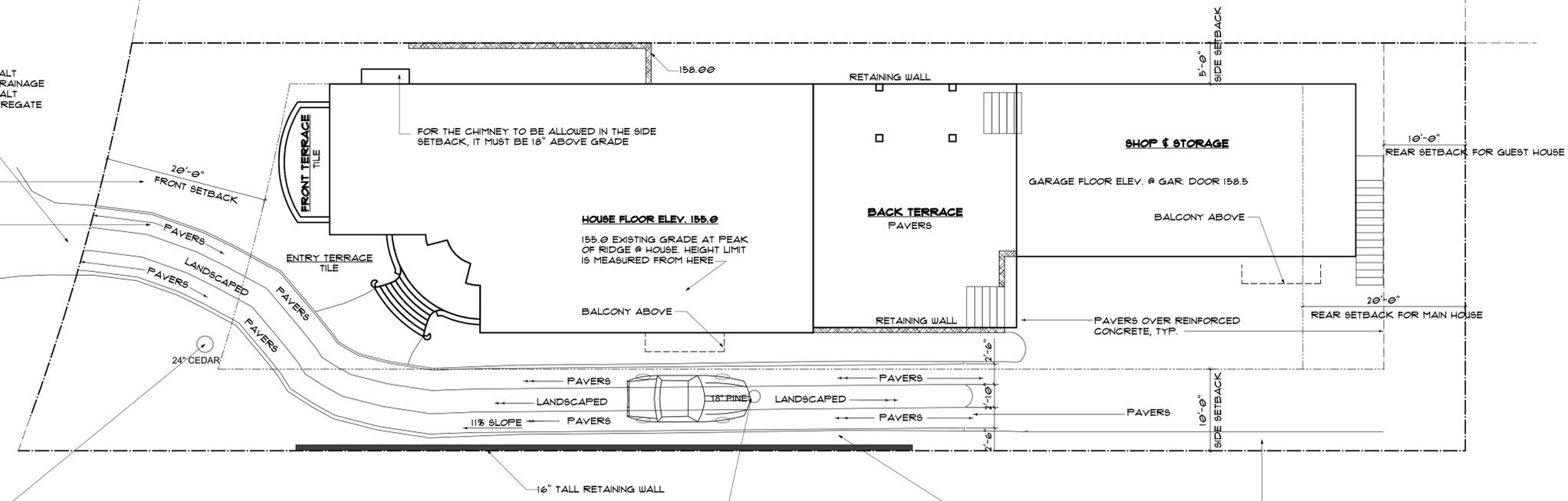
FERDINAND AVE. EL GRANADA  
 A.P.N. 041-222-240  
**PEREZ, LUIS & LORENA**  
 NEW RESIDENCE AND GUEST HOUSE FOR:

DATE  
7/17/17

**A1.1**  
SHEET

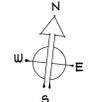
CONSTRUCT COUNTY STANDARD ASPHALT DRIVEWAY & PATH APPROACH WITH DRAINAGE SWALE WITH A MINIMUM OF 2 INCH ASPHALT CONCRETE OVER 6 INCH CLASS 2 AGGREGATE BASE WITH A SLIGHT SWALE.

EXISTING CONTOUR (DOTTED LINE)  
NEW CONTOURS (SOLID HEAVY LINE)



WE WOULD LIKE TO KEEP THIS CEDAR TREE. HOWEVER THE DRIVEWAY GRADING MAY DISTURB ITS ROOT. AN ARBORIST SHALL INSPECT THE TREE BEFORE CONSTRUCTION, AND ALSO WHEN THE ROUGH GARDEN IS DONE. IF THEY DETERMINE THAT THE TREE WILL BE JEOPARDY, THEN THEY MAY DECIDE TO REMOVE THE TREE.

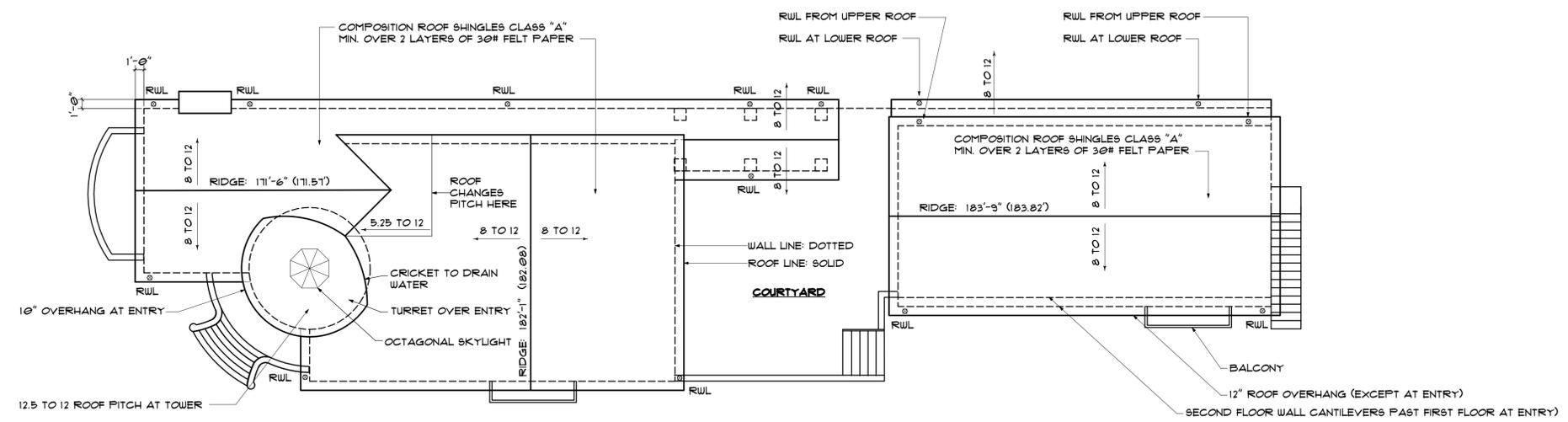
**SITE PLAN** SCALE 1/8"=1'-0"



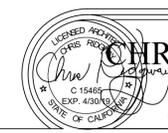
FOR UTILITIES: SEE SURVEY FOR INFORMATION AND APPROXIMATE LOCATIONS

BENCHMARK: 145.07 AS BASED ON THE MAGSPIKE AND STAINLESS STEEL WASHER

EXISTING FIRE HYDRANT IS APPROXIMATELY 163' AWAY FROM OUR CLOSEST BLDG. CORNER. HYDRANT LOCATED ON FERDINAND AND FRANCISCO. (SEE SHEET A1.1 FOR IMAGE)



**ROOF PLAN** SCALE 1/8"=1'-0"



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

FERDINAND AVE. EL GRANADA  
 A.P.N. 047-222-240  
**Perez, Luis & Lorena**  
 NEW RESIDENCE AND GUEST HOUSE FOR:

DATE  
7/17/11

**A1.2**  
SHEET

**ABBREVIATIONS**

A.B.	ANCHOR BOLT	L.V.	LAVATORY
A.B.M.	AGGREGATE BASE MATERIALS	L.H.	LEFT HAND
ACOU8	ACOUSTIC	L.K.R.	LOCKER
A/C	AIR CONDITIONING	L.P.	LOW POINT
A.C.	ASPHALTIC CONCRETE	L.T.	LIGHT
A.D.	ACCESS DOOR	L.T.W.T.	LIGHTWEIGHT
ADJ.	ADJUSTABLE		
A.F.S.	AUTOMATIC FIRE SPRINKLER	M/U	MICRO-WAVE
AGGR.	AGGREGATE	MED.	MEDIUM
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.B.	MACHINE BOLT
ANOD.	ANODIZED	M.D.F.	MEDIUM DENSITY FIBER BD.
A.P.	ACCESS PANEL	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MEBS.	MECHANISMS
ASPH.	ASPHALT	MFR.	MANUFACTURER
A.T.	ASH TRAY	M.H.	MANHOLE
L.	ANGLE	MN.	MINIMUM
ø	AT	MTD.	MOUNTED
∩	AND	M.S.	MACHINE SCREW
∩	AND	MTL.	METAL
		MULL.	MULLION
BD.	BOARD		
BK8PL.	BACKSPASH	(N)	NEW
BLDG.	BUILDING	N.	NORTH
BLK.	BLOCK	N.C.	NOT IN CONCRETE
BLKG.	BLOCKING	NOM.	NOMINAL
BM.	BEAM	N.T.S.	NOT TO SCALE
B.O.J.	BOTTOM OF JOISTS	#	NUMBER
BOT.	BOTTOM		
BSBD.	BASEBOARD	O/	OVER
B.U.	BUILT-UP	O.B.	OBSCURE
B.U.R.	BUILT-UP ROOF	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
CABT.	CABINET	O.S.	OTHER SIDE OF STUD
C.B.	CATCH BASIN	O.H.	OVER HEAD
CBO.	CEMENT-BOARD	O.P.	OPAQUE
CEM.	CEMENT	OPNG.	OPENING
CER.	CERAMIC	OPP.	OPPOSITE
C.I.	COVER GUARD		
C.I.	CAST IRON		
C.J.	CEILING JOIST	F.A.	PUBLIC ADDRESS
CLG.	CEILING	F.D.F.	POWER DRIVEN FASTENER
CLR.	CLEAR	F.G.	PAINT GRADE
CLO.	CLOSET	F.H.	PHILLIPS HEAD
CON.	CONG. MASONRY UNIT	F.I.	PUBLIC AND HOUSE PHONE
CNTR.	COUNTERTOP	P.V.	POST INDICATOR VALVE
COL.	COLUMN	PL.	PLATE
COMP.	COMPOSITION	P.L.	PROPERTY LINE
CONC.	CONCRETE	PLAS.	PLASTER
CONSTR.	CONSTRUCTION	PLAS. LAM.	PLASTIC LAMINATE
CONTR.	CONTRACTOR	PLYUD.	PLYWOOD
C/T.	COOKTOP	POL.	POLISHED
CT.	COATS	PR.	PAIR
CUBT.	CUSTOMER	PRCST.	PRECAST
C.W.	COLD WATER	P.S.F.	POUNDS PER SQUARE FOOT
C.O.	CLEANOUT	P.B.I.	POUNDS PER SQUARE INCH
∩	CENTERLINE	P.B.L.	PARALAM BEAM
		PT.	PRESSURE TREATED
D.	DRYER	P.T.D.	PAPER TOWEL DISPENSER
DET.	DETAIL	P.N.	PARTITION
D8	DARK SKY LIGHT		
D.F.	DOUGLAS FIR	R.	RISE
D/G.	DUALGLAZE	R.A.	RETURN AIR
Ø	DIAMETER OR ROUND	RAD.	RADIUS
DIA.	DIAMETER	R.C.P.	REFLECTED CEILING PLAN
DIM.	DIMENSION	R.D.	ROOF DRAIN
DISP.	GARBAGE DISPOSAL	REC.	RECESSED
DN.	DOWN	REF.	REFERENCED
DEM'D.	DEMOLISHED	REF.	REFERENCING
DR.	DOOR	REINF.	REINFORCING
D.S.	DOWNSPOUT	REQ'D.	REQUIRED
D/W.	DISHWASHER	RH.	RIGHT HAND
DWG.	DRAWING	R.H.	ROUND HEAD
		RM.	ROOM
(E)	EXISTING	R.R.	ROOF RAFTER
EA.	EACH	R.W.L.	RAIN WATER LEADER
ELEV.	ELEVATION		
E.J.	EXPANSION JOINT	S.B.	SOLID BLOCKING
EQ.	EQUAL	S.C.	SOLID CORE
E.S.	EXPANSION SHIELD	S.C.D.	SEAT COVER DISPENSER
EXH.	EXHAUST	S.D.	SMOKE DETECTOR
EXT.	EXTERIOR	SECT.	SECTION
F.A.	FIRE ALARM	S.G.	SAFETY GLAZE
F.B.	FLAT BAR	SHR.	SHEAR
FBRGL.	FIBER GLASS	SHT.	SHEET
F.D.	FLOOR DRAIN	SHUR.	SHOWER
FDN.	FOUNDATION	SK.	SKIN
F.E.	FIRE EXTINGUISHER	SM.	SHEET METAL
F.F.	FINISH FLOOR	S.M.S.	SHEET METAL SCREWS
F.G.	FINISH GRADE	S.N.D.	SANITARY NAPKIN DISPOSAL
F.H.	FLAT HEAD	S.N.V.	SANITARY NAPKIN VENDOR
F.H.C.	FIRE HOSE CABINET	S.O.V.	SHUT OFF VALVE
FIN. FLR.	FINISH FLOOR	S.P.D.	SOAP DISPENSER
F.J.	FLOOR JOIST	SPEC.	SPECIFICATIONS
FLDG.	FOLDING	SQ.	SQUARE
FLR.	FLOOR	S.S.	SERVICE SINK
FLOR.	FLUORESCENT	STL.	STEEL
FLOOR.	FINISHING	STD.	STANDARD
F.O.C.	FACE OF CONCRETE	STR.	STORAGE
F.O.S.	FACE OF STUD/STEEL	STRUC.	STRUCTURAL
FR.	FRAME	ST.TAPING SCREW	SELF TAPPING SCREW
F.R.P.	FIBER GLASS REINFORCED PLASTIC	ST. STL.	STAINLESS STEEL
		SUSP.	SUSPENDED
FT.	FOOT OR FEET	SYM.	SYMMETRICAL
FTG.	FOOTING	T.	TREAD
		T.B.	TOUPEL BAR
G.A.	GUAGE	T.B.	TOP ∩ BOTTOM
GALV.	GALVANIZED	T/C	TRASH COMPACTOR
G.B.	GREEN BOARD	T.D.	TOUPEL DISPENSER
G.C.	GENERAL CONTRACTOR	T.D.L.	TRUE-DIVIDED LIGHTS
G.F.I.	GROUND FAULT INTERRUPTER	T.O.D.	TOUPEL DISPENSER ∩ DISP.
G.I.	GALVANIZED IRON	TELE.	TELEPHONE
GL.	GLASS	TEMP.	TEMPERED GLASS
G.L.B.	GULLAM BEAM	T.G.	TONGUE ∩ GROOVE
GND.	GROUND	THK.	THICK
G.S.M.	GALVANIZED SHEET METAL	T.K.	TOE KICK
G.V.	GATE VALVE	T.O.C.	TOP OF CURB
GYP BD	GYPSUM BOARD	T.O.P.	TOP OF FAVMENT
		T.O.P.L.	TOP OF PLATE
H.B.	HOSE BIBB	T.O.S.	TOP OF SLAB
H.C.	HOLLOW CORE	T.O.STL.	TOP OF STEEL
HCAP.	HANDICAP	T.P.D.	TOILET PAPER DISPENSER
HDBD.	HARDBOARD	TYF.	TYPICAL
HDR.	HEADER	U.O.N.	UNLESS OTHERWISE NOTED
HDOUD.	HARDWOOD	UR.	URNAL
HDOU.	HARDWARE	V.C.T.	VINTL COMPOSITION TILE
H.M.	HOLLOW METAL	VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
H.P.	HIGH POINT	VN.	VINTL
H.R.C.	HOSE REEL CABINET	V.T.R.	VENTILATION THRU ROOF
HT.	HEIGHT	V.H.F.	VINTL WALL FABRIC
H.T.D.	HANDICAP TOUPEL DISP.	W.	WASHER
HTG.	HEATING	W/.	WITH
H.W.	HOT WATER	W.C.	WATER CLOSET
		WD.	WOOD
I.D.	INSIDE DIAMETER	WDOUDOS	WINDOW/WINDOWS
INSUL.	INSULATION	WONDRD.	WONDERBOARD
INT.	INTERIOR	W/O.	WITHOUT
INV.	INVERT	W.P.	WATER PROOF
URGP.	WATER RESISTANT GYPSUM	W.R.	WATER RESISTANT GYPSUM
J.B.	JUNCTION BOX	W.S.	WEATHER STRIPPING
JT.	JOIST	WNSCOT.	WAINSCOT
		WT.	WEIGHT

**MISC. SITE PLAN NOTES & CONSTRUCTION OPERATION PLAN**

UNDERGROUND SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE PACIFIC GAS & ELECTRIC COMPANY REQUIREMENTS. SEE COMPLETE INFO ON SHEET E2

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

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

SPECIAL INSPECTION REQUIRED FOR CONCRETE FOUNDATION GREATER THAN 2,500 P.S.I., EPOXY HOLDINGS, HIGH STRENGTH BOLTS, SEISMIC RESISTANCE AND STRUCTURAL STEEL WELDING ∩ FOR SHEAR WALL NAILING 8" SPACED 4" OR LESS. COMPLETE AND SUBMIT A STAMPED ∩ SIGNED SPECIAL INSPECTION FORM PRIOR TO PERMIT ISSUANCE.

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

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

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

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

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

STOCKPILE AND PROTECT DISPLACED TOPSOIL FOR REUSE.

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

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

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

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

THE DEBRIS BIN TO BE LOCATED SOMEWHERE ON THE SITE (SEE C-1). DEBRIS TO BE HAULLED OFF-SITE TO AS NECESSARY. SEE SHEET A11 FOR INFO RE ECOLOGY'S ADDRESS, ETC. THE APPLICANT/CONTRACTOR SHALL MONITOR THE SITE TO ENSURE THAT TRASH IS PICKED UP AND APPROPRIATELY DISPOSED DAILY.

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

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

NOISE LEVELS PRODUCED BY THE PROPOSED CONSTRUCTION ACTIVITY SHALL NOT EXCEED THE 80DBAS LEVEL AT ANY ONE MOMENT. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS FROM 7:00 A.M. TO 6 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 5:00 P.M. ON SATURDAY. CONSTRUCTION OPERATIONS SHALL BE PROHIBITED ON SUNDAY AND ANY NATIONAL HOLIDAY.

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

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

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

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

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

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

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

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

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

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT MAY BE REQUIRED TO PROVIDE PAYMENT OF ROADWAY MITIGATION FEES" BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE) OF THE PROPOSED BUILDING PER ORDINANCE NO. 3211.

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

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

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

**FIRE PROTECTION NOTES**

A: CRC 2016 SECTION R321. THIS PROJECT IS NOT LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION.

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

2: SMOKE DETECTORS ARE HARDWIRED: AS PER CHAPTER R314 OF THE 2016 CRC. STATE FIRE MARSHALL REGULATIONS AND COASTSIDE FIRE DISTRICT ORDINANCE # 2016-03, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHALL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW ROOM AND RECONDITIONED SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL.

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

4: ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.1 SQUARE FEET, 5'0" SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

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

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

6: ADDRESS NUMBERS: AS PER COASTSIDE FIRE DISTRICT NO. 2016-03, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED ∩ VISIBLE FROM THE STREET. (TEMP. ADDRESS #S SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 3/4-INCH STROKE. SUCH LETTERS/NUMERALS SHALL BE INTERNALLY ILLUMINATED ∩ FACING THE DIRECTION OF ACCESS. FINISHED HEIGHT OF BOTTOM OF ADDRESS LIGHT UNIT SHALL BE GREATER THAN OR EQUAL TO 6 FEET FROM THE FINISHED GRADE. WHEN THE BUILDING IS SERVED BY A LONG DRIVEWAY OR IS OTHERWISE OBSCURED, A 6-INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT SHALL BE PLACED AT THE ENTRANCE FROM THE NEAREST PUBLIC ROADWAY. SEE FIRE ORDINANCE FOR STANDARD SIGN.

6A: NEW RESIDENTIAL ADDRESS NUMBERS: 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 6 FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE PROTECTION DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6-INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.

7: ROOF COVERING: AS PER COASTSIDE FIRE DISTRICT ORDINANCE # 2016-03, THE ROOF COVERING OF EVERY NEW BUILDING AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "A" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.

8: AUTOMATIC FIRE SPRINKLER SYSTEM: AS PER SAN MATEO COUNTY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2016-03, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. ALL AREAS THAT ARE ACCESSIBLE FOR STORAGE PURPOSES SHALL BE EQUIPPED WITH FIRE SPRINKLERS INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION OR THE CITY OF HMB. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW. THE FEE SCHEDULE FOR AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH COASTSIDE FIRE PROTECTION DISTRICT.

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

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

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

12: FIRE ACCESS ROADS: THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03 AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS. AS PER THE 2016 CFC, DEAD END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH COASTSIDE FIRE DISTRICT SPECIFICATIONS. AS PER THE 2001 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.

13: FIRE APPARATUS ROADS TO BE A MINIMUM OF 20 FEET WIDE WITH A MINIMUM OF 35 FEET CENTERLINE RADIUS AND A VERTICAL CLEARANCE OF 15 FEET CFC 503, D103, T-14 1213

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

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

15: FIRE HYDRANT: AS PER 2016 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (FLOW 900) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2016 CFC, APPENDIX B, THE HYDRANT/STANDPIPE MUST PRODUCE A MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS. (THE APPLICANT SHALL PROVIDE DOCUMENTATION INCLUDING HYDRANT LOCATION, MAIN SIZE AND FIRE FLOW REPORT AT THE BUILDING PERMIT APPLICATION STAGE. INSPECTION REQUIRED PRIOR TO THE FIRE'S FINAL APPROVAL OF THE BUILDING PERMIT OR BEFORE COMBUSTIBLES ARE BROUGHT ON SITE).

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

16A: A ONE HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20 MINUTE FIRE RATED, SELF CLOSING DOOR ASSEMBLY WITH SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED

17: CONTACT THE FIRE MARSHALL'S OFFICE TO SCHEDULE A FINAL INSPECTION PRIOR TO OCCUPANCY AND FINAL INSPECTION BY A BUILDING INSPECTOR. ALLOW FOR A MINIMUM OF 12 HOURS NOTICE TO THE FIRE DEPARTMENT.

A: VEGETATION MANAGEMENT: THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE 2016 CALIFORNIA FIRE CODE AND PUBLIC RESOURCES CODE 4291. A FUEL BREAK OF DEFENSIBLE SPACE AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. IN 5RA (STATE RESPONSIBLE AREA) THE FUEL BREAK IS 100 FEET OR TO THE PROPERTY LINE.

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

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

D: THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHIMNEYS - EXISTING AND NEW. SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12-GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2".

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

F: MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD

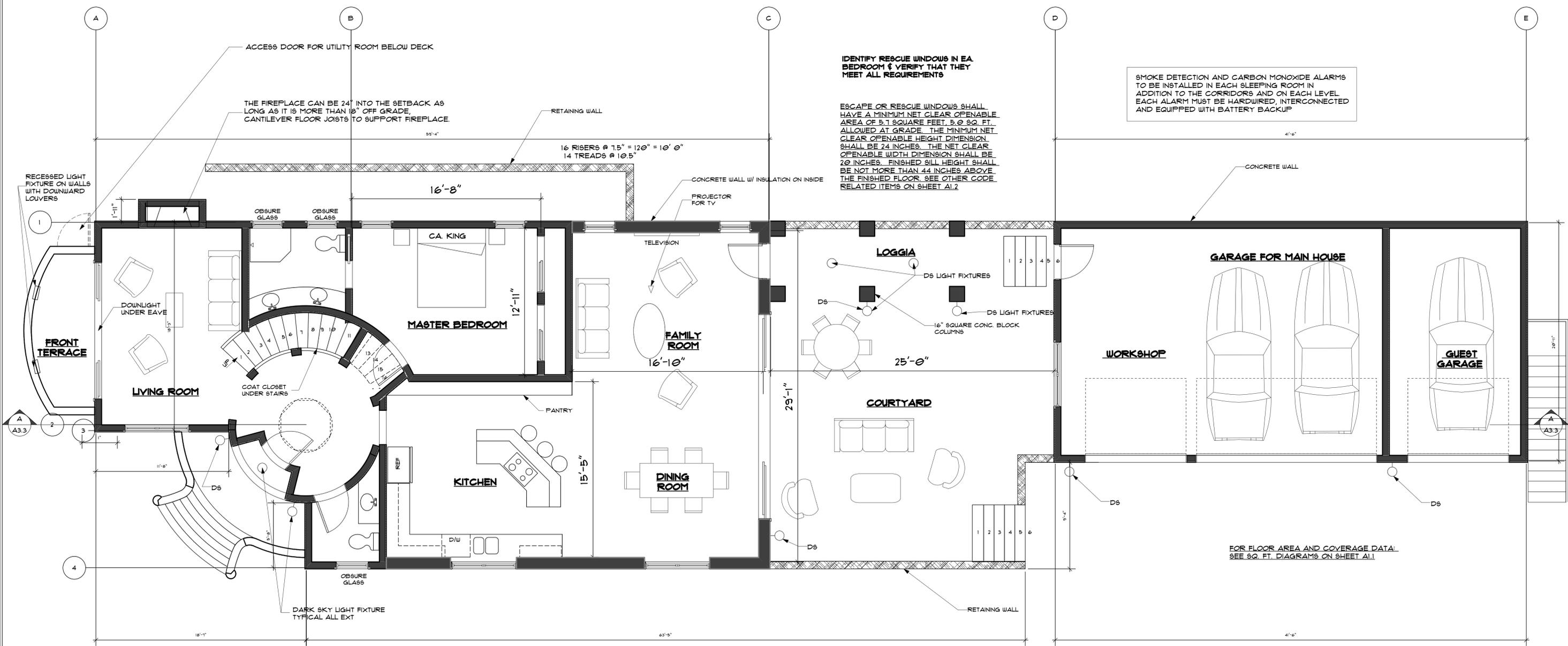


**CHRIS RIDGWAY ARCHITECT, INC.**  
 EMAIL: CRARCHITECT@COASTSIDE.NET  
 PH: 650.622.6301 WEB SITE: CRARCHITECT.NET  
 610 POPLAR STREET, HALF MOON BAY, CA. 94019

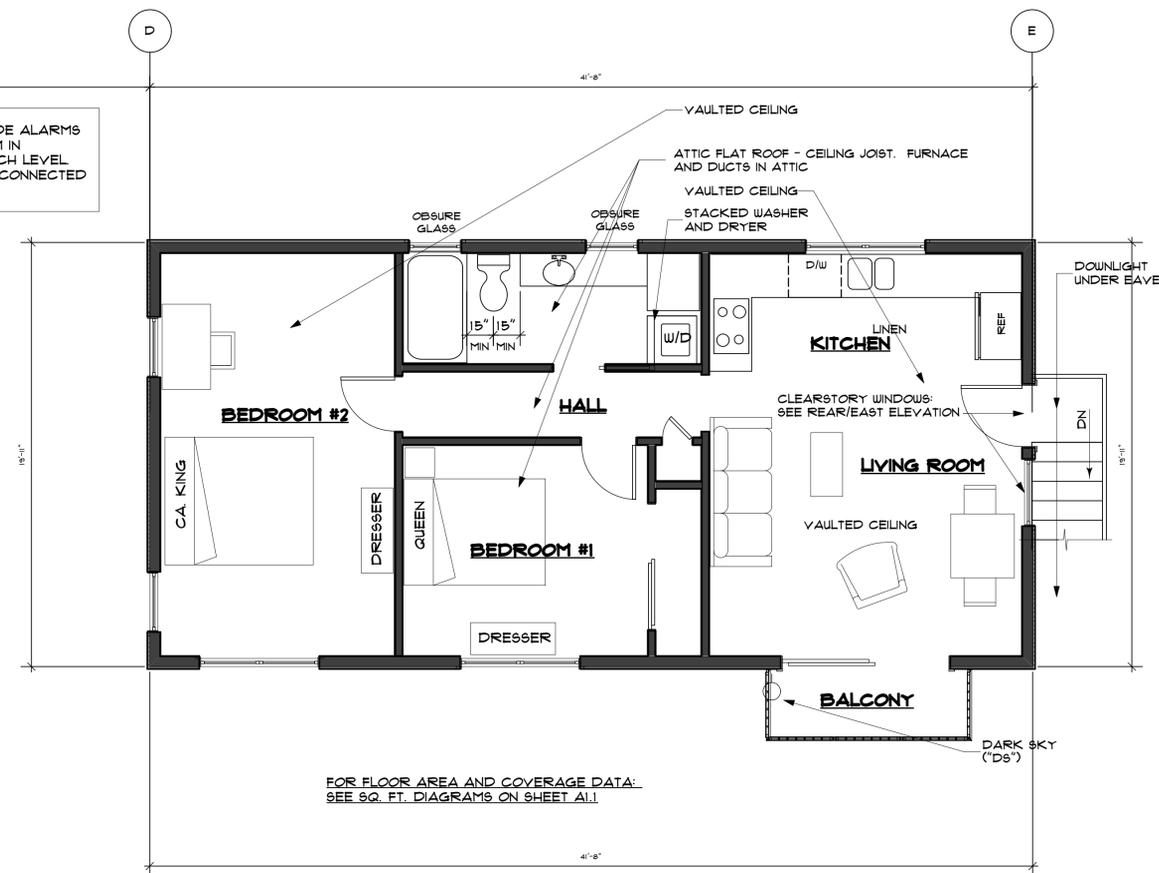
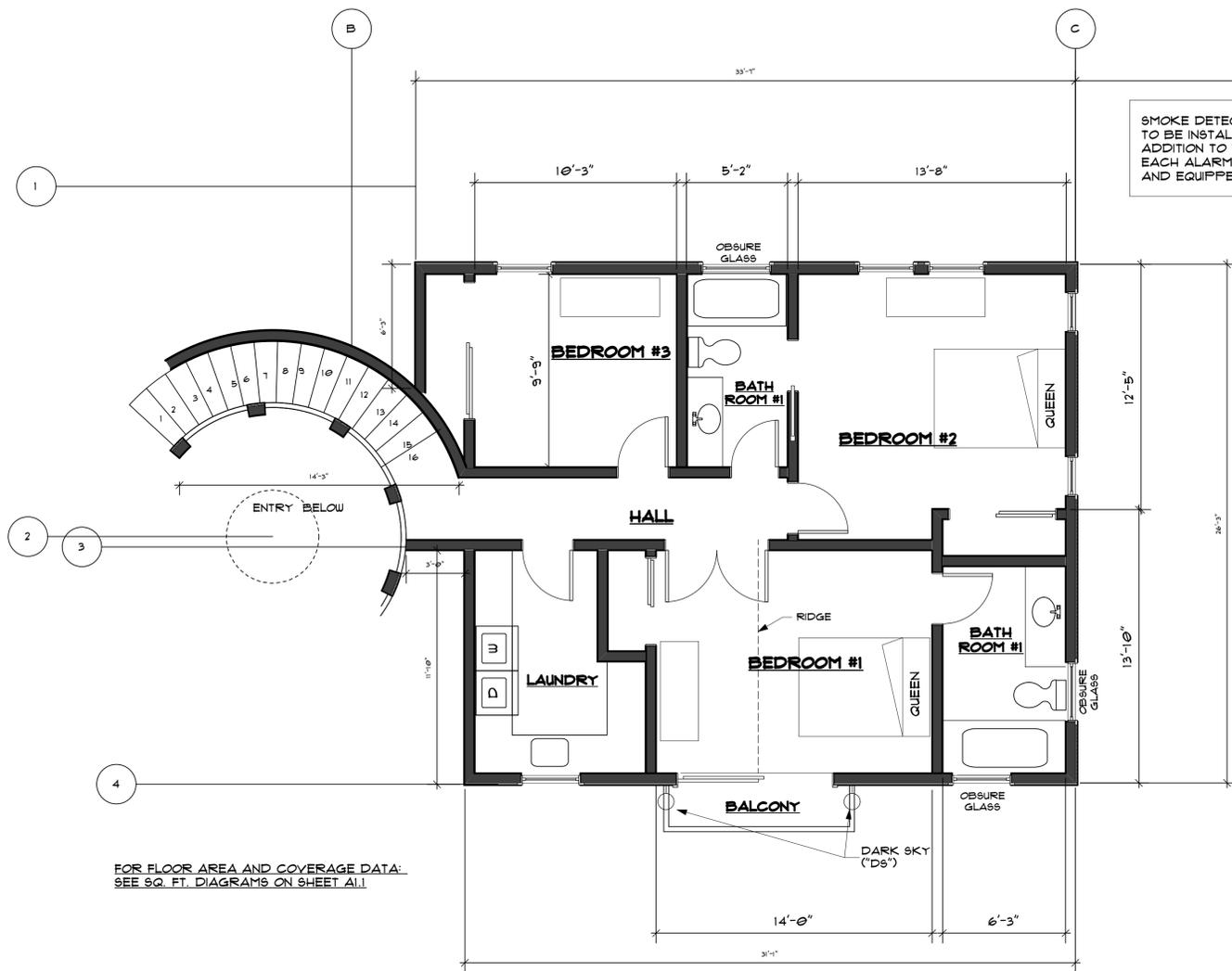
FERDINAND AVE. EL GRANADA  
 A.P.N. 041-222-240  
**Perez, Luis & Lorena**  
 NEW RESIDENCE AND GUEST HOUSE FOR:

DATE 1/11/11

**A1.3**  
SHEET

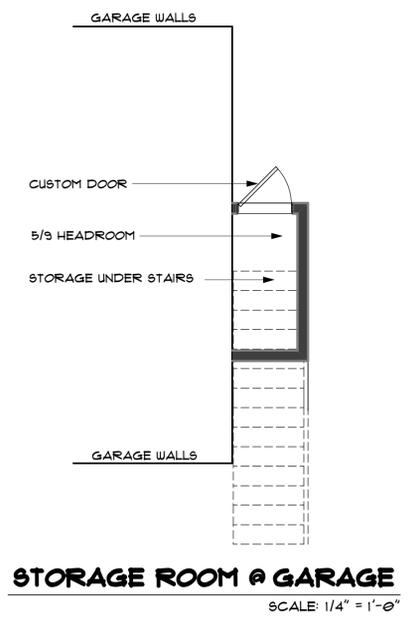
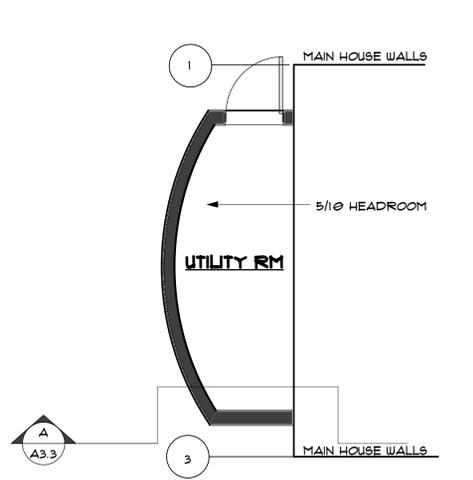


**NEW 1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 N  
 S  
 E  
 W

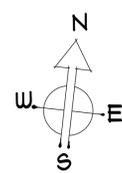


IDENTIFY RESCUE WINDOWS IN EA. BEDROOM & VERIFY THAT THEY MEET ALL REQUIREMENTS

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5'-0" SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. SEE OTHER CODE RELATED ITEMS ON SHEET A1.2

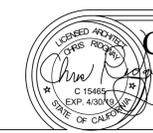


NEW 2ND FLOOR PLAN



UTILITY ROOM @ FRONT TERRACE  
SCALE: 1/4" = 1'-0"

STORAGE ROOM @ GARAGE  
SCALE: 1/4" = 1'-0"



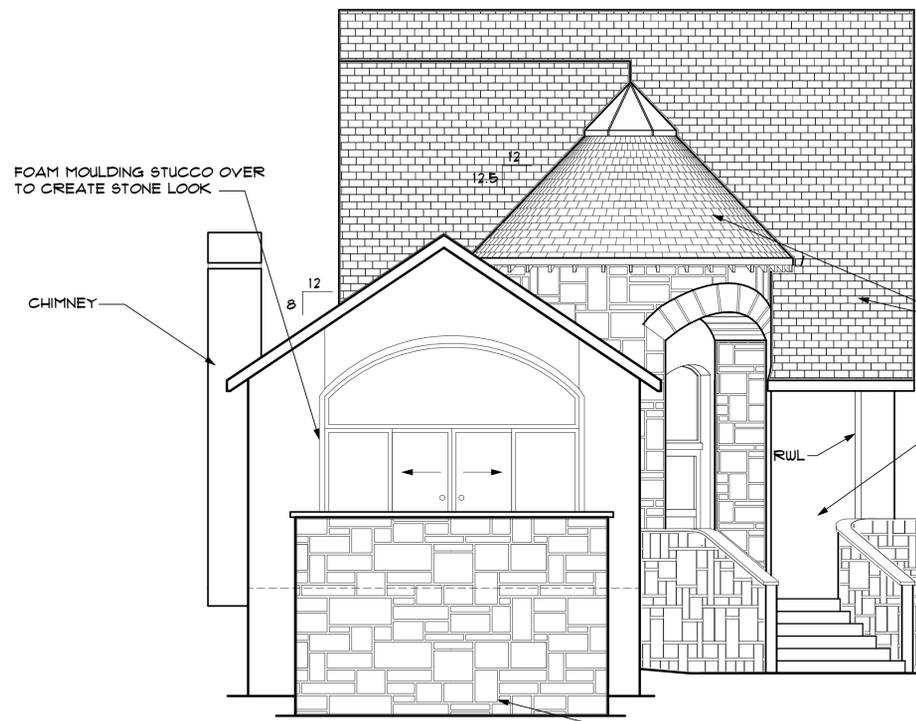
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**PEREZ, LUIS & LORENA**  
NEW RESIDENCE AND GUEST HOUSE FOR:

DATE  
1/17/17

**A2.2**  
SHEET



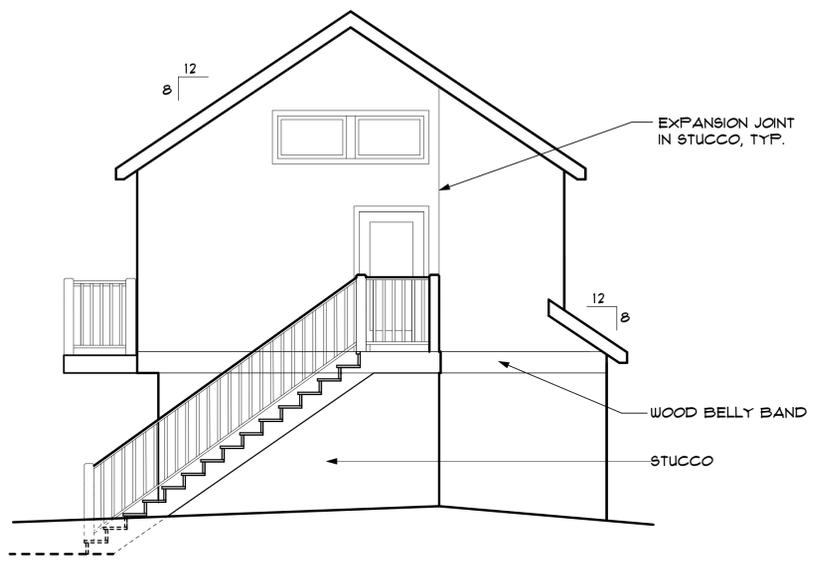
**FRONT/WEST ELEVATION**

SCALE: 1/4" = 1'-0"  
0 10 20 30

THE 9-11 REGULATIONS ITEM 9 CALLS FOR DAYLIGHT PLANE OR FACADE ARTICULATION. ITEM B "FACADE ARTICULATION . . . FACADE ARTICULATION IS INTENDED TO BREAK UP THE APPEARANCE OF SHEAR WALLS THROUGH THE PLACEMENT OF PROJECTING OR RECESSING, ARCHITECTURAL DETAILS, INCLUDING DECKS, BAYS, WINDOWS, BALCONIES, PORCHES, OVERHANGS AND CANTILVERED FEATURES." WE'VE DONE ALL OF THE ABOVE ON ALL ELEVATIONS.

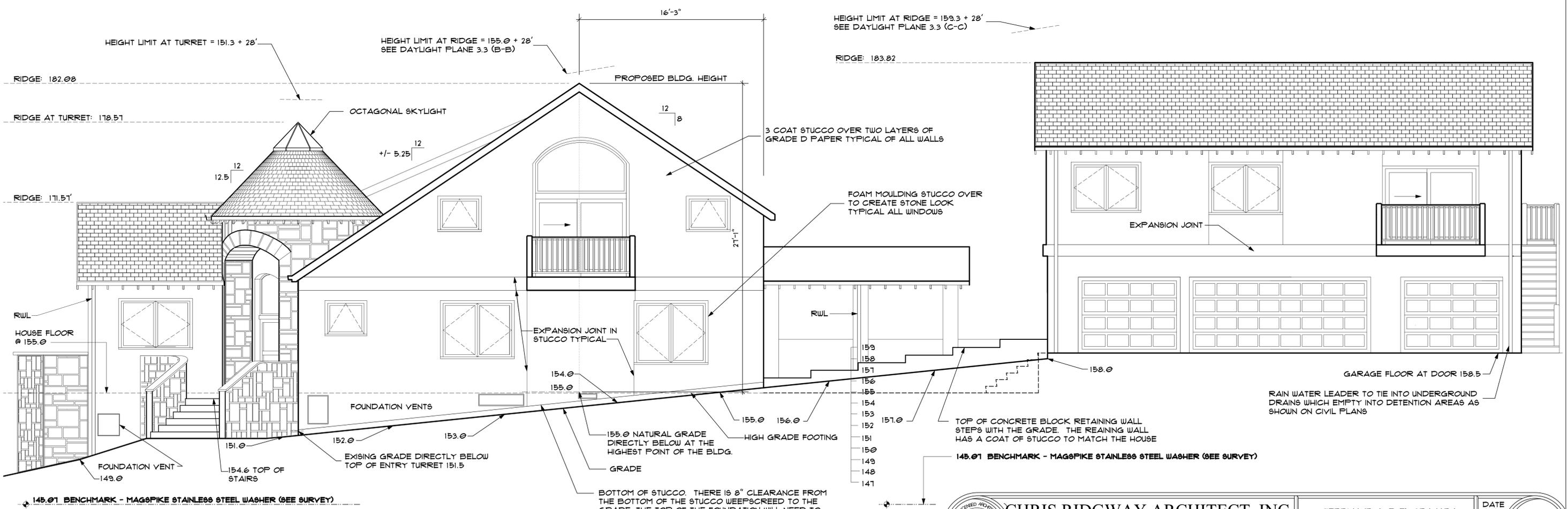
- CLASS "A" COMPOSITION SHINGLES OVER 2 LAYERS OF 30# FELT
- 3 COAT STUCCO OVER TWO LAYERS OF GRADE D PAPER TYP. OF ALL WALLS
- WINDOW & DOORS: MILGARD VINYL WINDOWS OR MARVIN INTEGRITY WINDOWS SEE SPECIFICATIONS

SEE ROOF PLAN FOR FINISHED RIDGE HEIGHTS



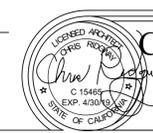
**REAR/EAST ELEVATION**

SCALE: 1/4" = 1'-0"  
0 10 20 30



**RIGHT/SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"  
0 10 20 30

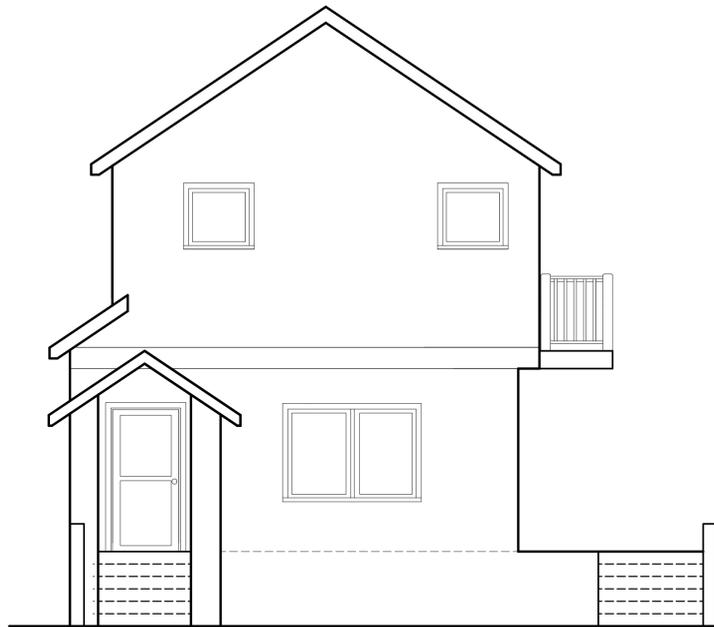


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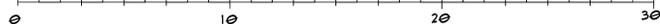
FERDINAND AVE. EL GRANADA  
A.P.N. 041-222-240  
**Perez, Luis & Lorena**  
NEW RESIDENCE AND GUEST HOUSE FOR:

DATE 7/17/11  
**A3.1**  
SHEET

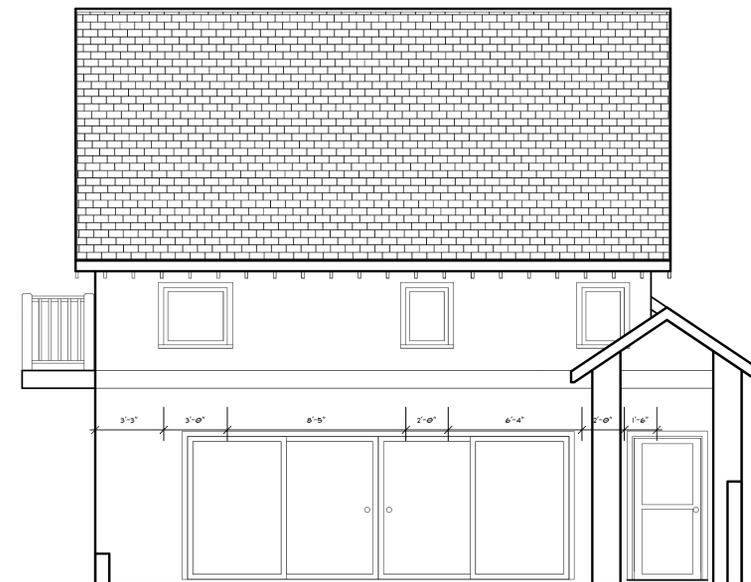


**EAST COURTYARD ELEVATION**

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

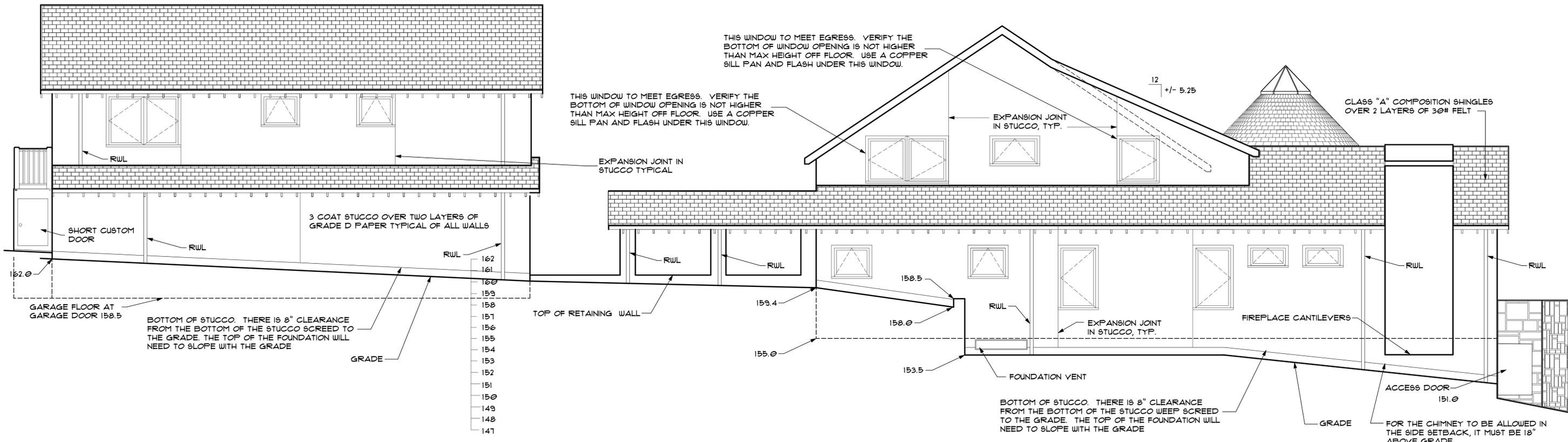


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**WEST COURTYARD ELEVATION**

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



**LEFT/NORTH ELEVATION**

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



145.01 BENCHMARK - MAG9PIKE STAINLESS STEEL WASHER (SEE SURVEY)



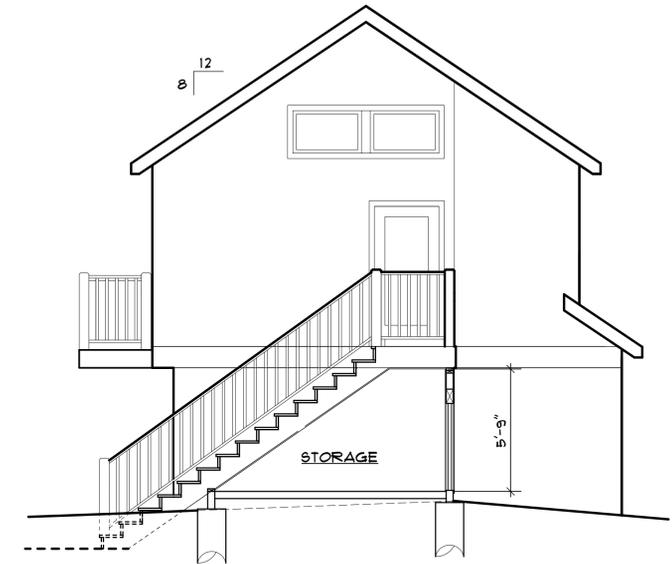
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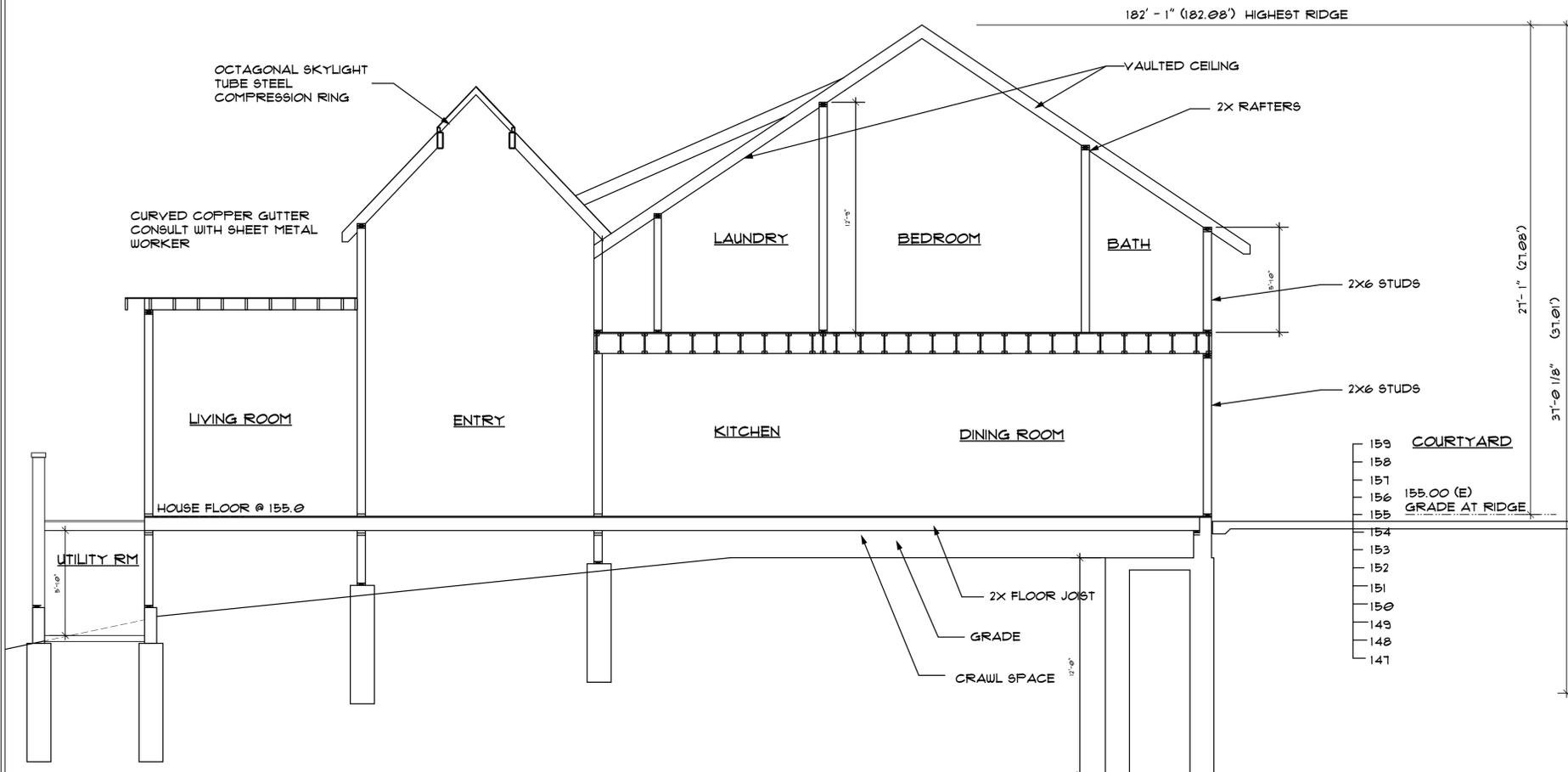
DATE  
1/17/11

**A3.2**  
SHEET



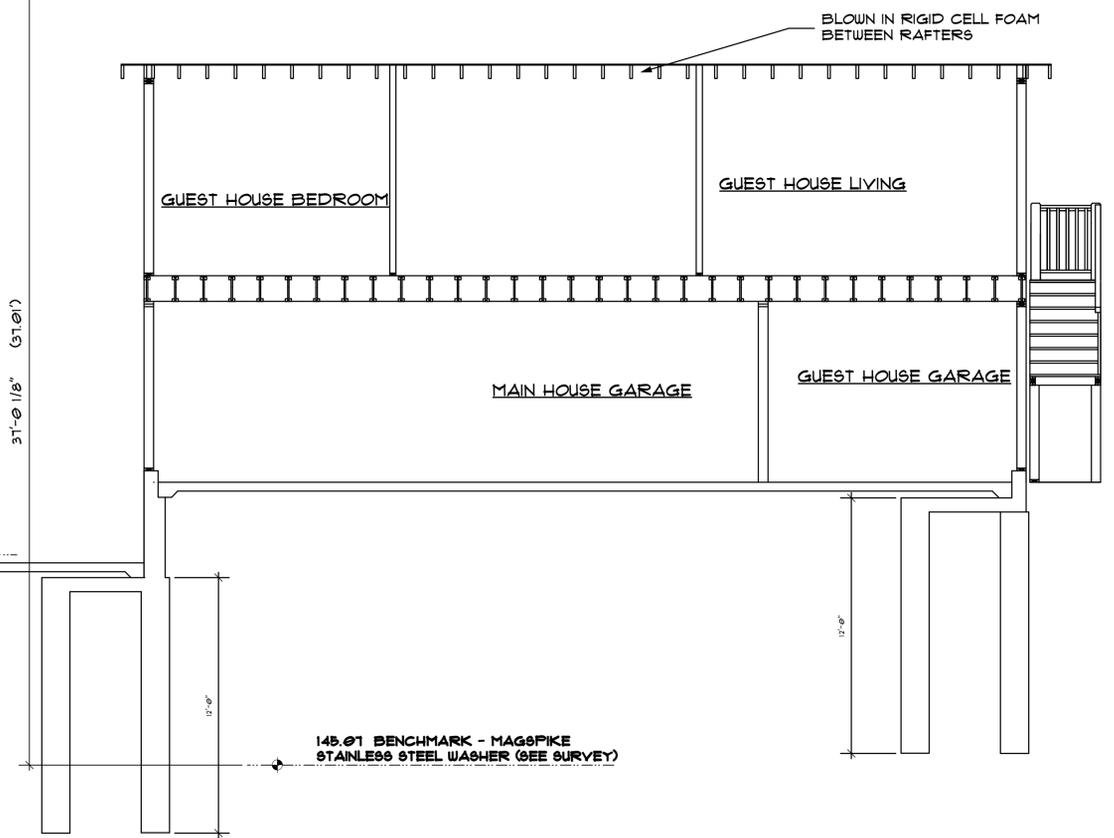
**SECTION AT STAIRS**

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



**A-A SECTION**

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



- 159 COURTYARD
- 158
- 157
- 156 155.00 (E) GRADE AT RIDGE
- 155
- 154
- 153
- 152
- 151
- 150
- 149
- 148
- 147



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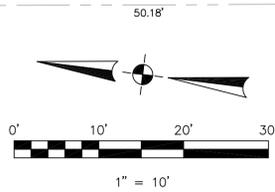
**PEREZ, LUIS & LORENA**  
 NEW RESIDENCE AND GUEST HOUSE FOR:

DATE  
 1/17/17

**A3.3**  
 SHEET

PLAT OF RESUBDIVISION OF SUBDIVISION NOS. 2 AND 3 OF GRANADA  
 BOOK 6 MAPS 29  
 BLOCK 30

AVENUE PORTOLA



**LEGEND**

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
OPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
POE	POLE VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 41 OF LLS MAPS PAGE 7 ON APRIL 21, 2015, SAN MATEO COUNTY RECORDS.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 29 ("MEAN SEA LEVEL") DATUM. BENCHMARK TO USE FOR SITE WORK IS THE MAGSPIKE AND STAINLESS STEEL WASHER WITH AN ELEVATION OF 145.07 FEET.

**NOTES:**

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SURVEY PERFORMED BY: BGT LAND SURVEYING  
 www.bgtlandsurveying.com

DATE OF FIELD SURVEY: JANUARY, 2017  
 JOB NUMBER: 17-015



BOUNDARY AND TOPOGRAPHIC SURVEY  
 LOT 12, BLOCK 30, "PLAT OF RESUBDIVISION NOS. 2 AND 3 OF GRANADA" (BOOK 6 MAPS 29)

VACANT LOT, FERDINAND AVENUE  
 EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:  
 047-222-240

Prepared For:  
 LUIS E PEREZ  
 2087 O STREET  
 HAYWARD, CA 94541

Date: FEB. 2017

Scale: 1" = 10'

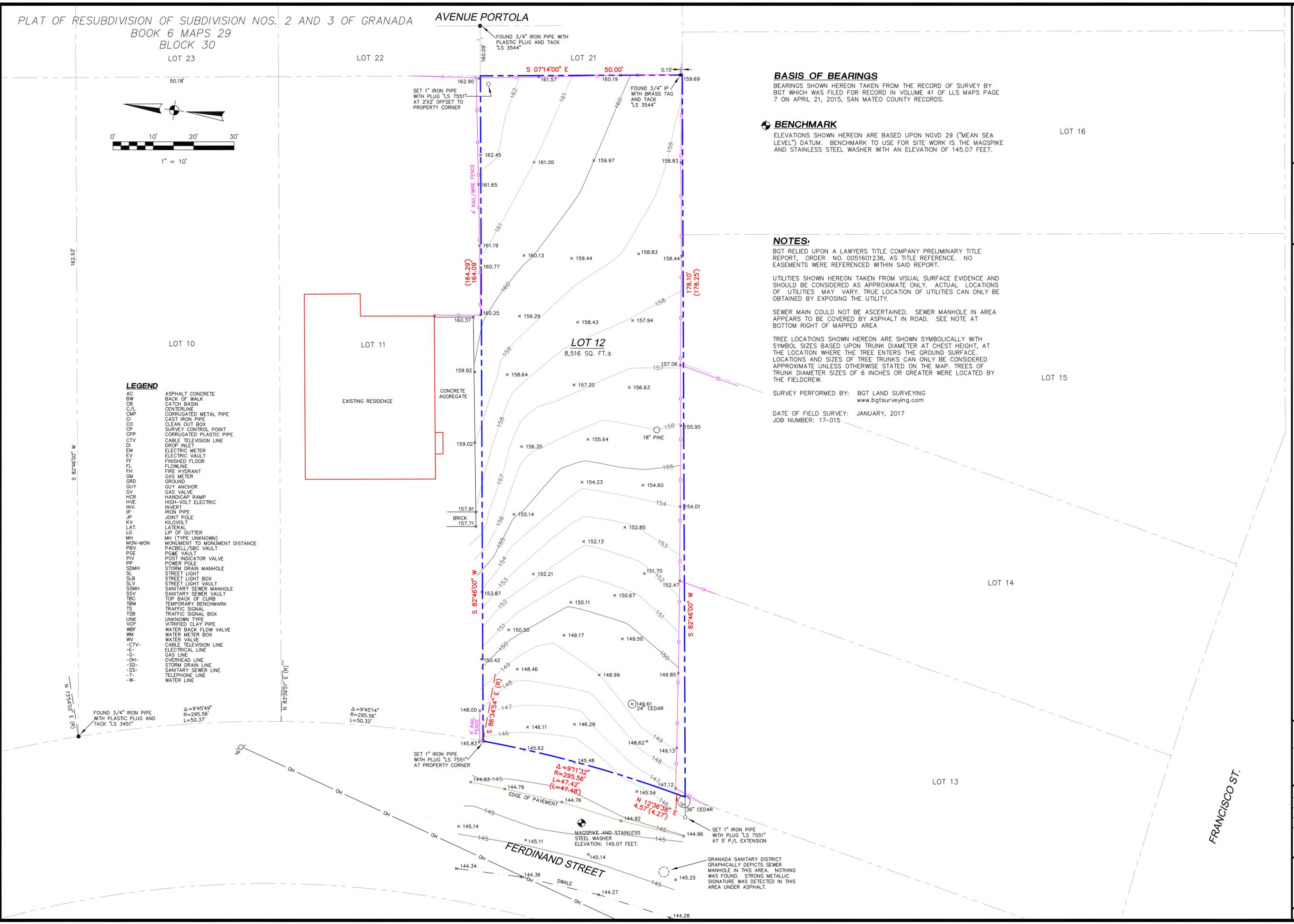
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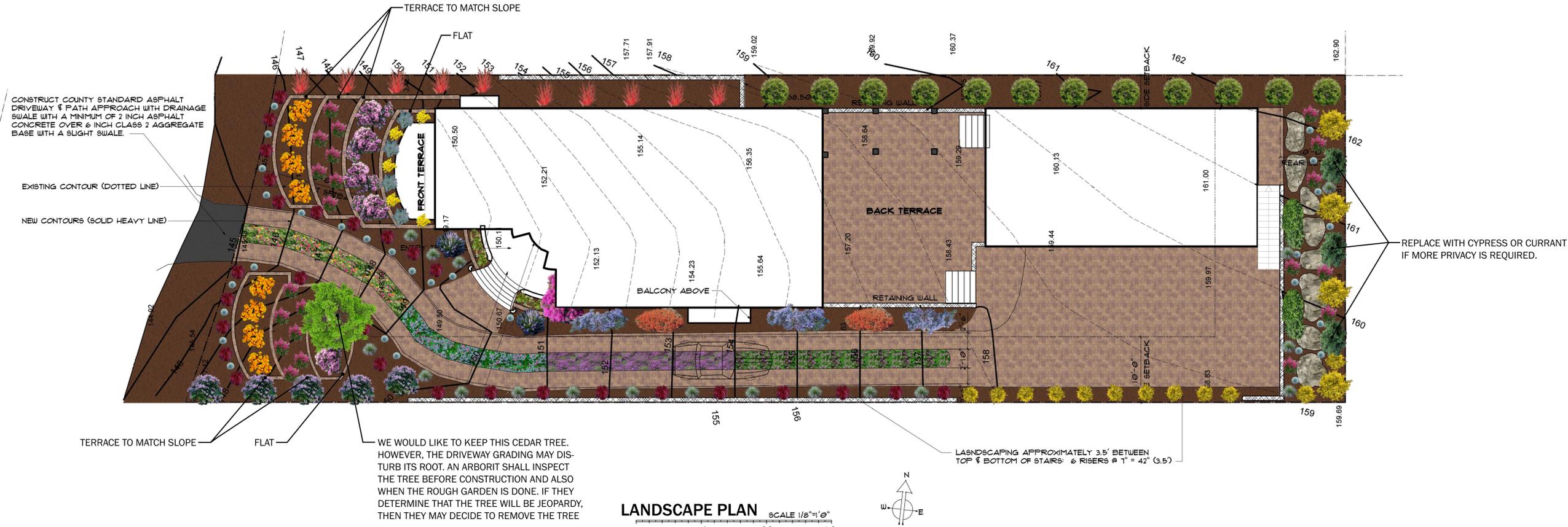
Drawn by: LHL

Revisions:

SU-1

Job No. 17-015





LEGEND PLANT LIST									
#	SIZE	NAME	COMMON NAME	GROWTH RATE	AVG. SIZE	DECIDUOUS/EVERGREEN	CA. NATIVE	COASTAL	
<b>TREES</b>									
1			EXISTING CEDAR						
4	15 GAL	CUPRESSUS MACROCARPA 'CITRIODORA'	LEMON YELLOW CYPRESS	MODERATE	20HT X 10 FT	EVERGREEN	X	X	
1	15 GAL	PAPERFLOWER	BOUGAINVILLEA	MODERATE	12HT X 3 FT	DECIDUOUS/EVERGREEN			X
<b>SHRUBS:</b>									
	VARIES 1 GAL		VARIOUS SUCCULENTS	MODERATE	VARIES	EVERGREEN	X	X	
25	1 GAL	FESTUCA GLAUCA	BLUE FESCUE	MODERATE	7IN HT X 10 IN	EVERGREEN/PERENNIAL	X	X	
18	1 GAL	FESTUCA MAIREI	ATLAS FESCUE	MODERATE	4HT X 3 FT	EVERGREEN			X
28	1 GAL	PENNISETUM SETACEUM	FIREWORKS FOUNTAIN GRASS	MODERATE	3HT X 2 FT	DECID/EVERGRN	X	X	
5	1 GAL	RHODODENDRON MACROPHYLLUM	CALIFORNIA ROSE-BAY	MODERATE	8HT X 6 FT	DECID/EVERGRN	X	X	
21	1 GAL	PENSTEMON 'GARNET'	PENSTEMON	MODERATE	4FT X 2 FT	PERENNIAL			
7	1 GAL	ABUTILON PALMERI	INDIAN MALLOW	MODERATE	4HT X 4 FT	EVERGREEN	X		

LEGEND PLANT LIST									
#	SIZE	NAME	COMMON NAME	GROWTH RATE	AVG. SIZE	DECIDUOUS/EVERGREEN	CA. NATIVE	COASTAL	
4	1 GAL	ECHINOPS	GLOBE THISTLE	MODERATE	8HT X 2 FT	PERENNIAL			X
5	1 GAL	ACHILLEA	YARROW	MODERATE	8HT X 3 FT	PERENNIAL	X	X	
10	1 GAL	ERIOGONIUM GRANDE RUBESCENS	RED TWIG DOGWOOD	MODERATE	2HT X 2 FT	EVERGREEN	X	X	
12	5 GAL	CEANOTHUS DARK STAR	LEMON YELLOW CYPRESS	MODERATE	6HT X 6 FT	EVERGREEN	X	X	
2	1 GAL	LUPINUS LONGIFOLIUS	VIOLET BUSH LUPINE	MODERATE	4HT X 4 FT	DECIDUOUS	X	X	
12	1 GAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	MODERATE	15HT X 10 FT	EVERGREEN	X	X	
5	1 GAL	CORNUS SERICEA	WILD LILAC	MODERATE	5HT X 6 FT	DECIDUOUS	X		
2	5 GAL	RIBES VIBURNIFOLIUM	CALLUNA EVERGREEN CURRANT	MODERATE	3HT X 5 FT	EVERGREEN	X	X	
3	1 GAL	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	MODERATE	4HT X 6 FT	EVERGREEN	X		c
9	1 GAL	ZAUSCHNERIA (EPILOBIUM) CALIFORNIA 'MEXICANA'	CALIFORNIA FUCHSIA	MODERATE	2HT X 2 FT	EVERGREEN	X	X	

LEGEND PLANT LIST									
#	SIZE	NAME	COMMON NAME	GROWTH RATE	AVG. SIZE	DECIDUOUS/EVERGREEN	CA. NATIVE	COASTAL	
<b>GROUNDCOVER:</b>									
2	1 GAL	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CARMEL CREEPER	MODERATE	2HT X 8 FT	EVERGREEN	X	X	
8	1 GAL	THYMUS PRAECOX	CREEPING THYME	MODERATE	4HT X 6 FT	EVERGREEN	X	X	
8	1 GAL	ARCTOSTAPHYLOS UVA-URS	POINT REYES MANZANITA	MODERATE	5IN. HT X 10IN.	EVERGREEN	X	X	
8	1 GAL	FRAGARIA VESCA	WOODLAND STRAWBERRY	MODERATE	8IN. HT X 7 FT	PERENNIAL	X	X	
8	1 GAL	PORTULACA GRANDIFLORA	MOSS ROSE	MODERATE	8IN. HT X 1.5 FT	PERENNIAL			X

- GENERAL NOTES:
1. NO IRRIGATION SYSTEM TO BE INSTALLED
  2. A MINIMUM THREE INCH (3) LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
  3. PRIOR TO PLANTING, 4 YARDS OF COMPOST MUST BE INCORPORATED PER 1000 SQ. FT. OF PERMEABLE LANDSCAPE AREA.



TIFFANY FTATE

FERDINAND AVE. EL GRANADA  
A.P.N. 047-222-240

**Perez, Luis & Lorena**

LANDSCAPE PLAN

NEW RESIDENCE AND GUEST HOUSE

L1.0

LOT 22

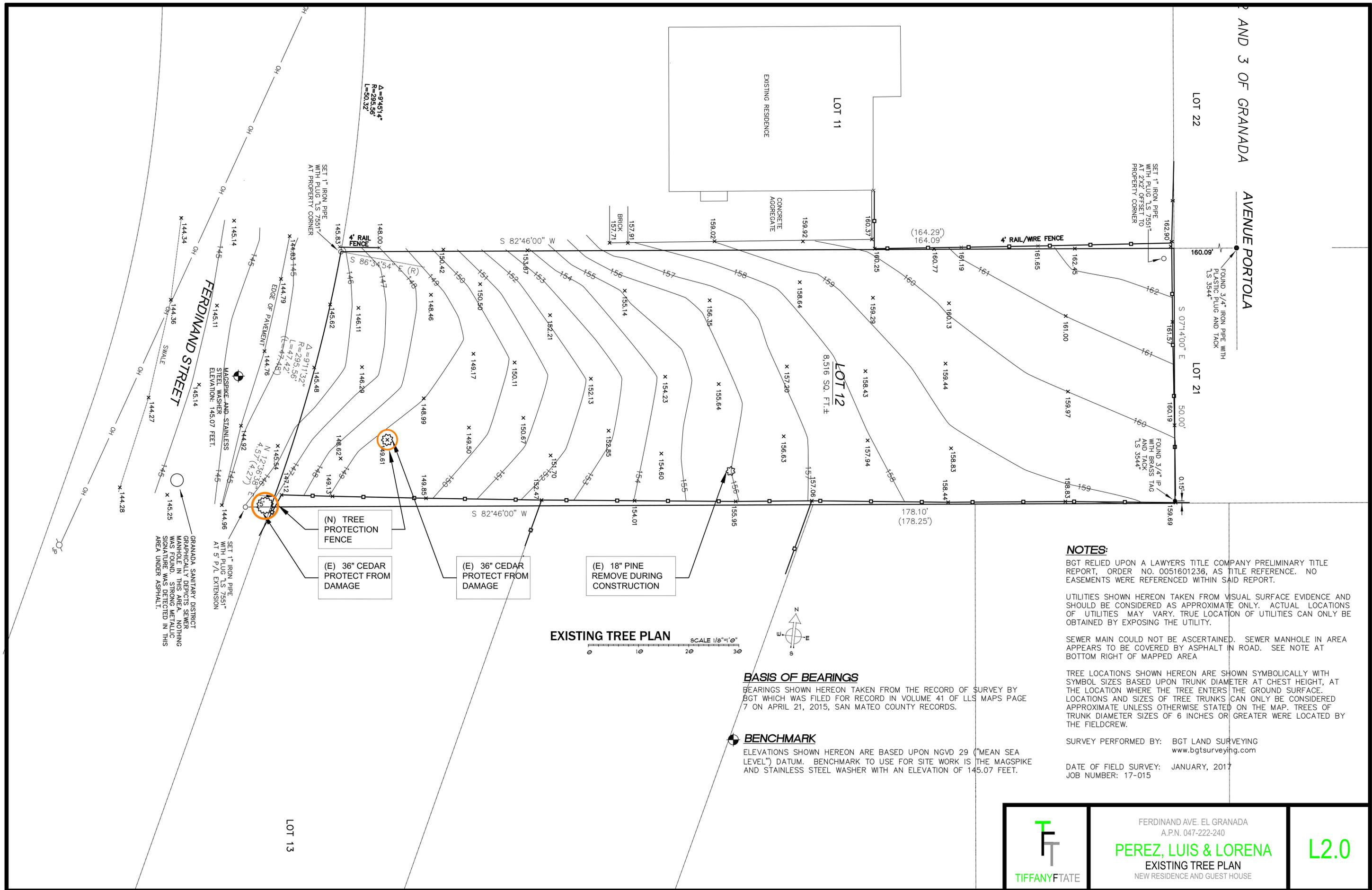
LOT 21

LOT 11

LOT 12

8,516 SQ. FT. ±

LOT 13



- (N) TREE PROTECTION FENCE
- (E) 36" CEDAR PROTECT FROM DAMAGE
- (E) 36" CEDAR PROTECT FROM DAMAGE
- (E) 18" PINE REMOVE DURING CONSTRUCTION

**EXISTING TREE PLAN**  
SCALE 1/8"=1'

**BASIS OF BEARINGS**  
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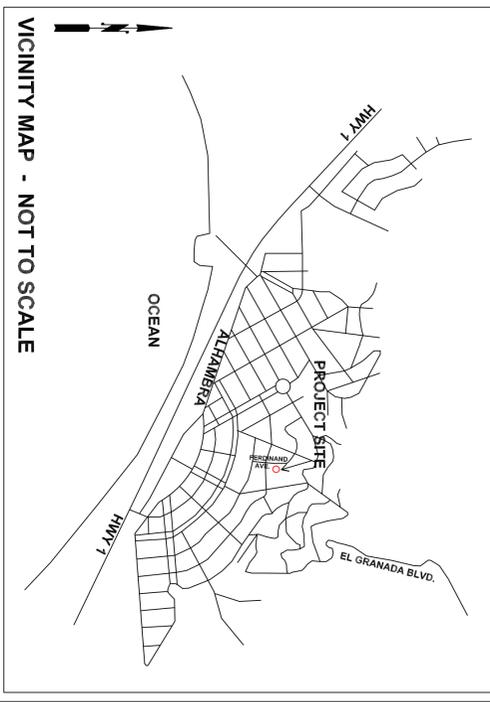
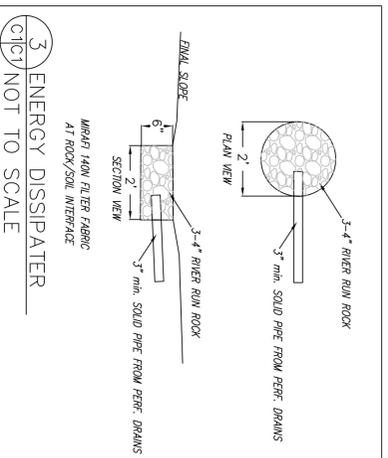
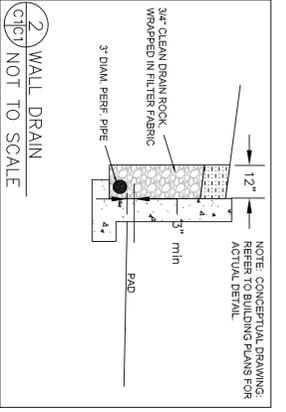
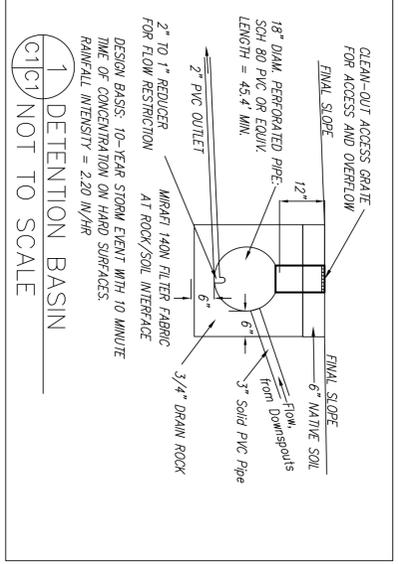
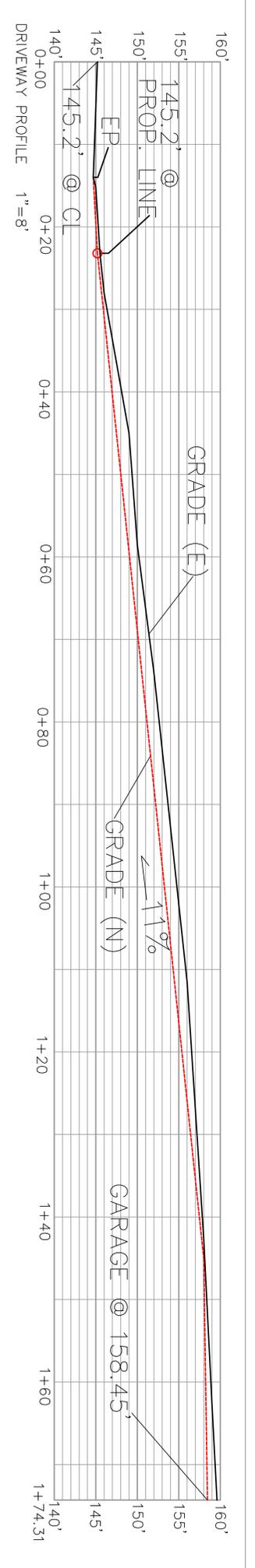
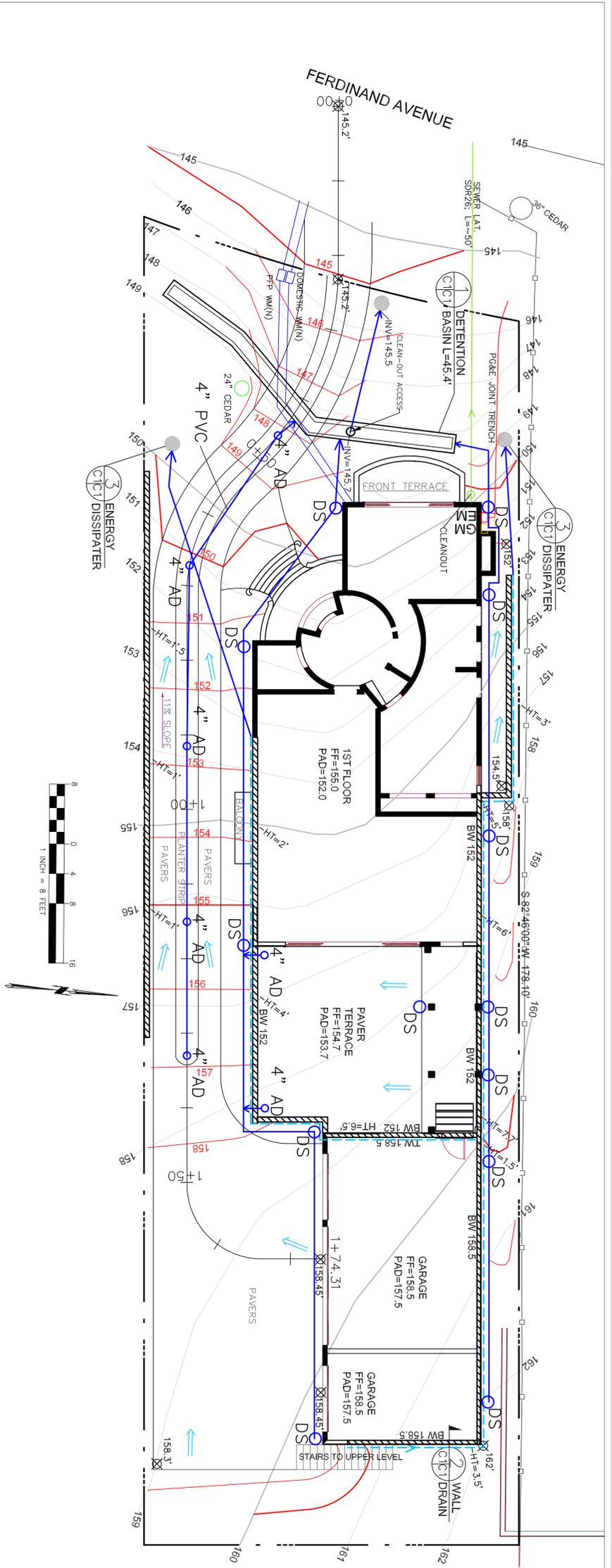
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SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtsurveying.com

DATE OF FIELD SURVEY: JANUARY, 2017  
JOB NUMBER: 17-015

 TIFFANY FTATE	FERDINAND AVE. EL GRANADA A.P.N. 047-222-240	<b>L2.0</b>
	<b>PEREZ, LUIS &amp; LORENA</b>	
	<b>EXISTING TREE PLAN</b> NEW RESIDENCE AND GUEST HOUSE	



- LEGEND**
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - 158.3' PROPOSED SPOT ELEVATION
  - DS DOWNSPOUT
  - DIRECTION OF SURFACE DRAINAGE
  - 3" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
  - 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
  - PROPOSED RETAINING WALL
  - ENERGY DISSIPATER - PER DETAIL 3
- SECTION AND DETAIL CONVENTION**
- SECTION OR DETAIL CONVENTION  
 REFERENCE SHEET No. ON DRAWING OR DETAIL IS SHOWN

- GENERAL NOTES**
1. PLANS PREPARED AT THE REQUEST OF: LUIS PEREZ, OWNER
  2. SURVEY AND TOPOGRAPHY BY OTHERS
  3. ELEVATION DATUM ASSUMED
  4. THIS IS NOT A BOUNDARY SURVEY
  5. AN ARBORIST WILL EVALUATE THE 24" CYPRESS TREE NEXT TO THE DRIVEWAY TO DETERMINE THE IMPACT OF THE DRIVEWAY ON THE TREE.
- GRADING NOTES**
- CUT VOLUME: 475 CY  
 FILL VOLUME: 0 CY
- DRAINAGE NOTES**
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
  2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASINS SHOWN.
  3. ALL DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
  4. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE DRAINAGE SYSTEM. THE DRAINS PIPES AND DETENTION BASIN SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.
- TRAFFIC CONTROL NOTES**
1. CONTRACTOR AND WORKERS SHALL PARK ON SHOULDER OF FERDINAND AVENUE
  2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.
  3. IF ROAD IS BLOCKED, WORKERS SHALL PROVIDE WRITTEN DIRECTIONS FOR A DETOUR, IF REQUESTED BY A MOTORIST.

- CONSTRUCTION SCHEDULE**
- DAY 1: INSTALL FIBER ROLLS
  - DAY 2: COMMENCE WORK WITH SITE CLEARING
  - DAY 3: INSTALL ROCKED CONSTRUCTION ENTRANCE
  - WEEK 1: LAY OUT AND TRENCH UTILITIES
  - WEEK 2: FINISH ROUGH GRADING
  - WEEK 3: BEGIN FOUNDATIONS
  - WEEK 5: POUR CONCRETE FOR FOOTINGS
  - WEEK 6: BEGIN FRAMING
  - MONTH 3: FINISH SHELL
  - MONTH 5: FINISH MOST OF INTERIOR
  - MONTH 7: FINISH PROJECT
- GRADING AND DRAINAGE PLAN**
- PEREZ PROPERTY  
 FERDINAND AVENUE, EL GRANADA  
 APN 047-222-240
- SHEET**  
 C-1

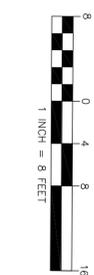
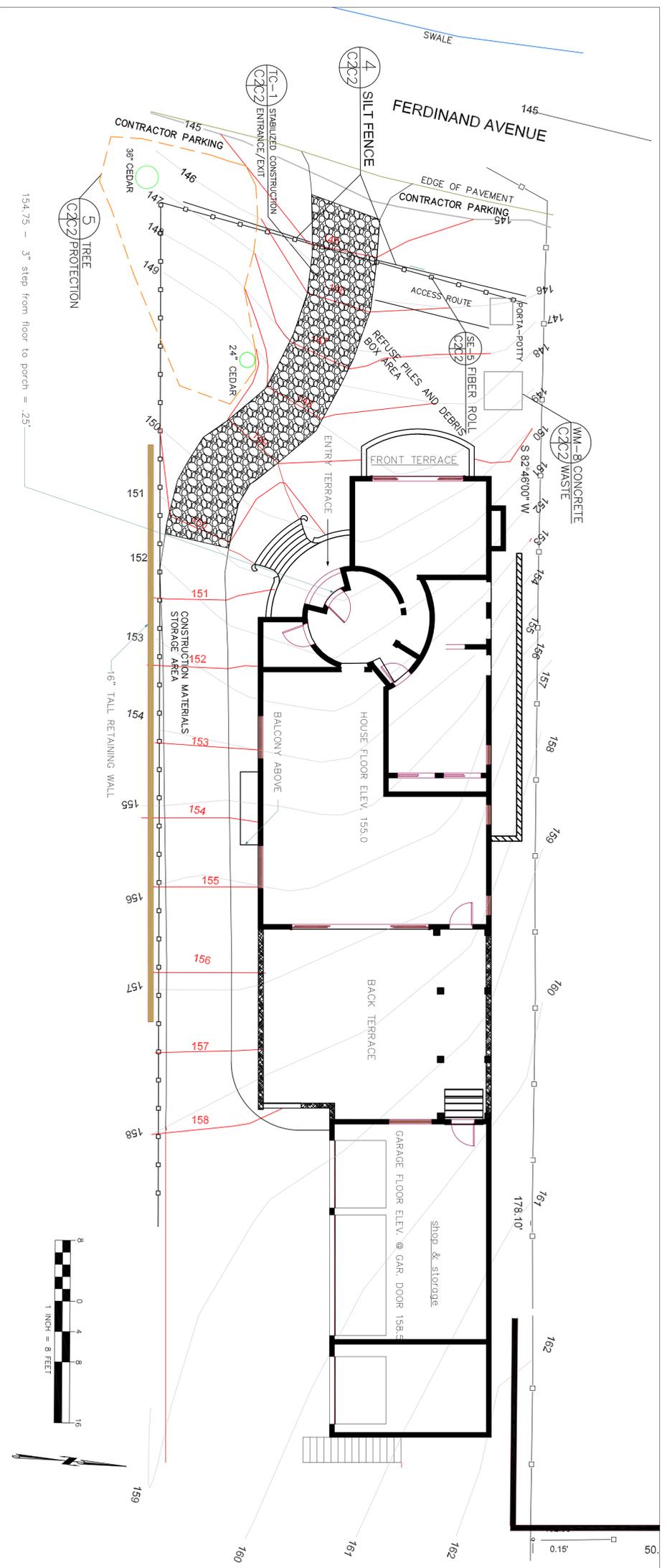
DATE: 7-21-17  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE:  
 REV. DATE:  
 REV. DATE:

Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (850) 728-3580  
 FAX 728-3593

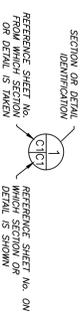
REGISTERED PROFESSIONAL ENGINEER  
 No. 62264  
 M. KOZICK  
 STATE OF CALIFORNIA

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- The tree protection shall be in place before any grading, excavating or grubbing is started.



SECTION AND DETAIL CONVENTION



EROSION CONTROL POINT OF CONTACT

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

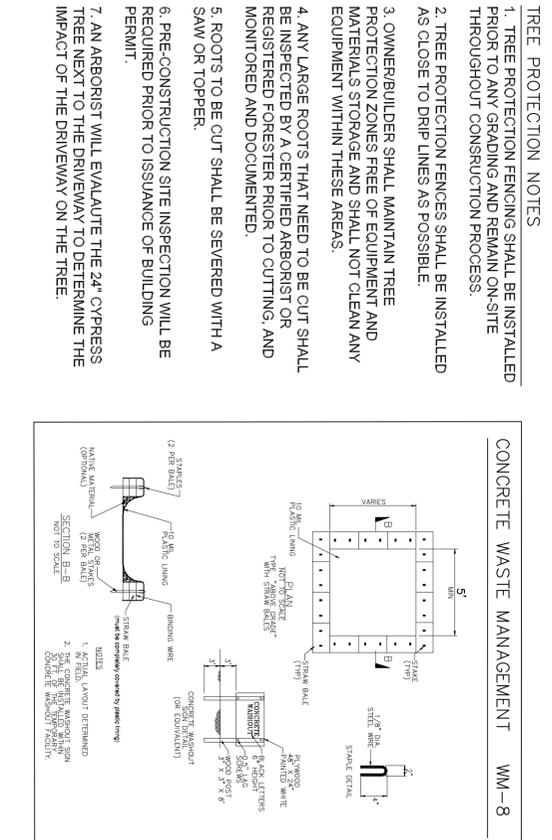
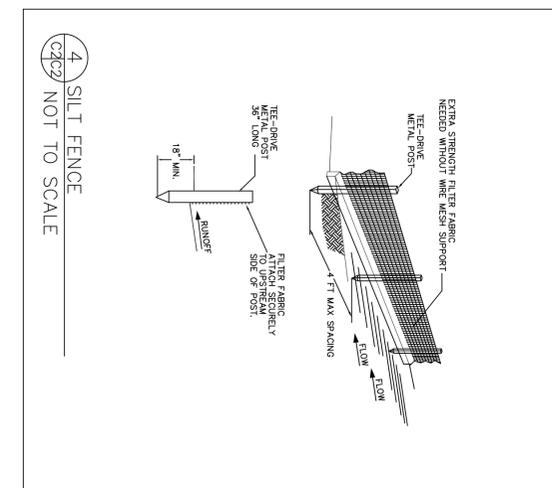
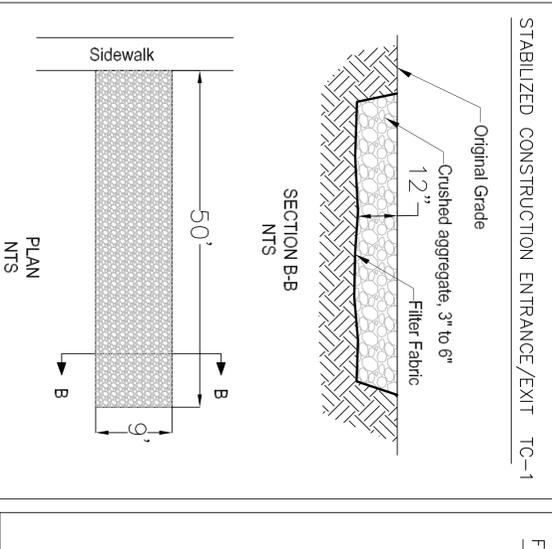
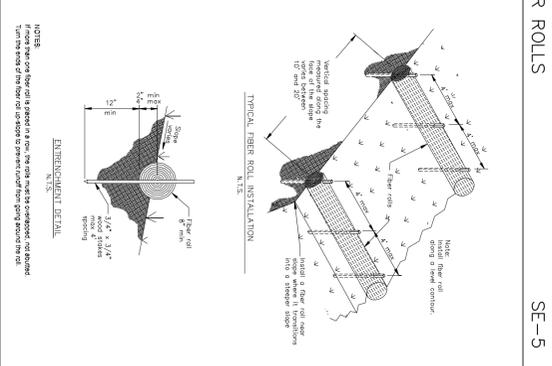
NAME: LUIS PEREZ  
 TITLE/OCCUPATION: OWNER  
 PHONE: 510-993-3438  
 PHONE:  
 PHONE:  
 EMAIL: PEREZLECTRICAL@ATT.NET

EROSION CONTROL NOTES

1. GRADING MAY NOT TAKE PLACE DURING THE WET SEASON AFTER OCTOBER 1 UNLESS REQUESTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
2. EVEN WITH PERMISSION TO GRADE DURING THE WET SEASON, NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM THE SITE AS SOON AS POSSIBLE. IT SHOULD BE STORED FOR OFF-PAUL EROSION WITH SEEDING, PROGRESSOR, OR APPROVED SUBSTITUTE. SEED SHALL BE PER ACRE ANNUAL, PROGRESSOR OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW/MULCH AT A RATE OF 2 TONS/ACRE.
5. ROCKED CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 24 FEET WIDE AND CONFORM TO THE FOLLOWING:
  - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
  - B. PAD SHALL BE NOT LESS THAN 12" THICK.
  - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP PRESSING WITH CLEANOUT OF ANY WEARSURF USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
  - D. WHEN NECESSARY, WEEDS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
  - E. THE CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEANED TO ALLOW THE DEBRIS (SEE MOD. ABOVE)

FIBER ROLL INSTALL AT LOCATIONS SHOWN.

INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL SE-5



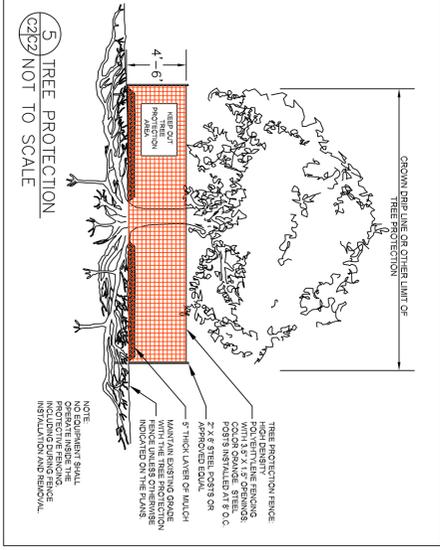
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

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

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

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

7. AN ARBORIST WILL EVALUATE THE 24" CYPRESS TREE NEXT TO THE DRIVEWAY TO DETERMINE THE IMPACT OF THE DRIVEWAY ON THE TREE.



NOTE: THE PROTECTION FENCE SHALL BE INSTALLED THROUGHOUT CONSTRUCTION PROCESS.

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

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

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EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN

Perez Property  
 FERDINAND AVENUE, EL GRANADA  
 APN 047-222-240

DATE: 7-21-17  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE: 9-21-17  
 REV. DATE:  
 REV. DATE:

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

REGISTERED PROFESSIONAL ENGINEER  
 No. 62264  
 9-30-19  
 CIVIL  
 STATE OF CALIFORNIA

SHEET C-2



SAN MATEO COUNTYWIDE

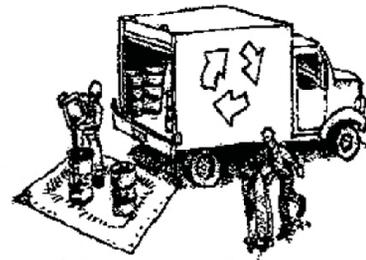
# Water Pollution Prevention Program

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



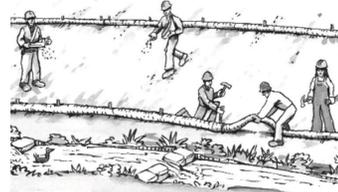
### Maintenance and Parking

- ❑ 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 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, steam cleaning equipment, etc.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

## Earthwork & Contaminated Soils



### Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ 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 before fresh pavement will have time to cure.
- ❑ 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

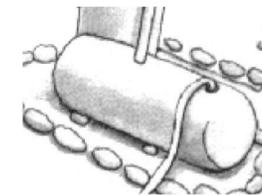
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

## Concrete, Grout & Mortar Application



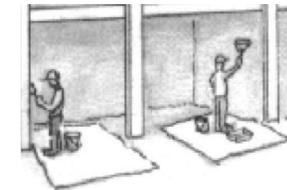
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

## Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

## Painting & Paint Removal



### Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

### Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

## Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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



**CHRIS RIDGWAY ARCHITECT, INC.**

EMAIL: CRARCHITECT@COASTSIDE.NET  
PH#: 650.622.6301 WEB SITE: CRARCHITECT.NET  
610 POPLAR STREET, HALF MOON BAY, CA. 94015

FERDINAND AVE. EL GRANADA  
A.P.N. 041-222-240  
**Perez, Luis & Lorena**  
NEW RESIDENCE AND GUEST HOUSE FOR:

DATE  
7/17/11

**BMP1**  
SHEET