COUNTY OF SAN MATEO PLANNING AND BUILDING

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

May 20, 2019

Stuart Grunow 413 Main Street, Suite G Half Moon Bay, CA 94019

Dear Mr. Grunow:

SUBJECT: Coastside Design Review Continuance

Avenue Alhambra, El Granada

APN 036-310-130; County File No. PLN 2019-00063

At its meeting of May 9, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow construction of a 248 sq. ft. addition to an existing 5,935 sq. ft. single-family residence and a new 625 sq. ft. two-car garage on a 3-acre legal parcel. Minor grading and no tree removal is proposed. The project also requires a staff-level Coastal Development Permit.

The CDRC was unable to make the findings for a design review recommendation of approval based on certain design deficiencies. Requirements from the CDRC for further project redesign are provided below. The Applicant, therefore, has requested a continuance to return on a date yet to be determined.

- 1. County to review Floor Area Ratio (FAR) requirements not to exceed 6,200 sq. ft., including garage area, and Applicant to revise architectural design and project calculations as necessary to comply with Zoning FAR requirements.
- 2. Garage ridge height to be lowered by 1 to 2 feet.

As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.



Please contact Renée Ananda, Planner, at 650/599-1554, if you have any questions.

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:RTA:ann - RTADD0238_WNN.DOCX

cc: Beverly Garrity, Member Architect

Bruce Chan, Member Landscape Architect

Katie Kostiuk, Member Architect

Christopher and Kasey Galang, Owners

Envelopes

Beverly Garrity P. O. Box 370527 Montara, CA 94037

Bruce Chan 923 Arguello Street, Suite 200 Redwood City, CA 94063

Kayleen (Katie) Kostuick 1288 E. Hillsdale Boulevard #B202 Foster City, CA 94404

Chris and Kasey Galang 30 Afar Way Montara, CA 74037

Building codes

All construction shall conform to: 2016 California Building Code CBC 2016 California Residential Code CRC 2016 California Plumbing Code CPC 2016 California Mechanical Code CMC 2016 California Electrical Code CEC 2016 California Referenced Standards Code 2016 California Energy Code 2016 CGBC - California Green Building Code

County of San Mateo Building Regulations

The county of san mateo has passed an ordinance that new construction and major additions and remodels (50% or more in valuation will require the "build it green" environmental system. See sheet GNI.

This new residence will require an automatic fire sprinkler system. Contractor must have a C-16 license to install design. Fire hydrant compliance must be checked.

Cleanouts in building sewers shall be provided in accordance with the rules, regulations and ordinances of the city/county. All the cleanouts shall be maintained watertight.

Contacts

Architect

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

<u>Structural</u>

<u>Civil</u>

<u>Soils</u>

Vicinity Map



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Description

Remodel, addition, and new detached garage for an existing 5,935 s.f. 2story and basement house. The residence is located 30 Afar Way in Montara, California on a 3.02-acre lot (130,680 s.f.).



Half Moon Bay, California 94019 tel: (415) 595-0306

Stuart Grunow Architecture

413 Main Street Ste: G

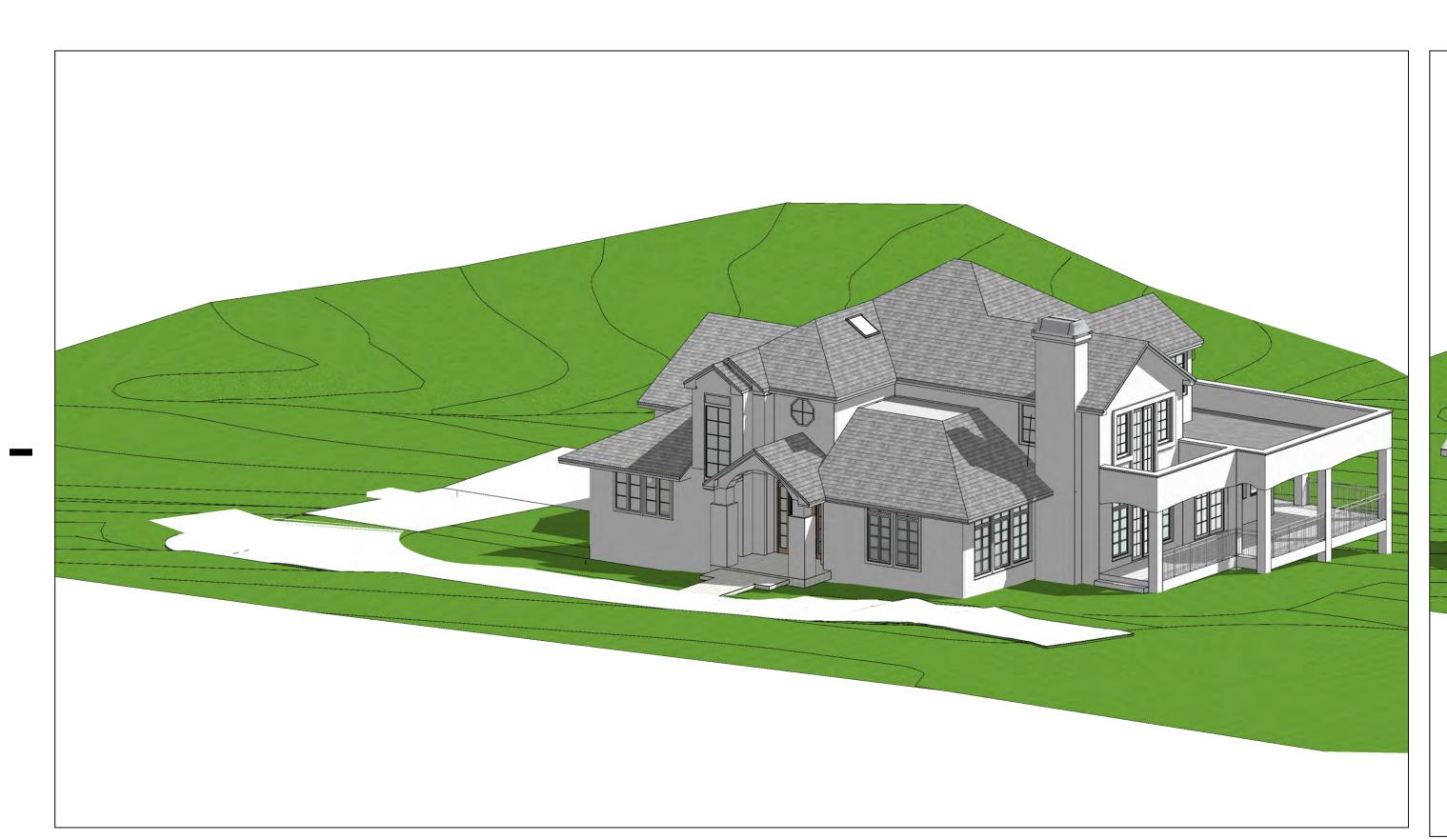
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Perspective - New from North

ABBREVIATIONS

ABBR	REVIATIONS				
ΔP	ANCHOR POLT	FLUPR.	FILIODESCENT	PR	DATD
AB.M.	ANCHOR BOLT AGREGATE BASE MATERIAL	FLUPR. F.O.	FLUORESCENT FINISH OPENING	PR PRCST.	PAIR PRECAST
ACOUS.	ACOUSTIC	F.O.C.	FACE OF CONCRETE	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	F.O.S.	FACE OF STUD/STEEL	P.S.I.	POUNDS PER SQUARE INCH
AC	ASPHALTIC CONCRETE	FR.	FRAME	PSL	PARALAM BEAM
AD	ACCESS DOOR	F.R.P.	FIBER GLASS	PT.	PRESSURE TREATED
ADJ.	ADJUSTABLE		REINFORCED PLASTIC	P.T.D.	PAPER TOWEL DISPENSER
A.F.S.	AUTOMATIC FIRE SPRINCLER			PIN.	PARTITION
AGGR.	AGGREGATE	GA	GUAGE		
ALT	ALTERNATE	GALV.	GALVANIZED	R.	RISE
ALUM.	ALUMINUM	G.B.	GREEN BOARD	R.A.	RETURN AIR
ANOD.	ANODIZED	G.C.	GENERAL CONTRACTOR	RAD.	RADIUS
A.P.	ACCESS PANEL	G.F.I.	GROUND FAULT INTERRUPTER	R.C.P.	REFLECTED CEILING PLAN
ARCH.	ARCHITECTURAL	G.I.	GALVANIZED IRON	R.D.	ROF DRAIN
ASPH.	ASPHALT	GL	GLASS	REC.	RECESSED
A.T.	ASH TRAY	G.L.B. GND.	GLULAM BEAM	REF.	REFERENCE REFRIGERATOR
L	ANGLE	G.S.M.	GROUND GALVANIZED SHEET METAL	REINF.	REINFORCED/ING
@	AT	G.V.	GATE VALVE	REQ D.	REQUIRED
Ω.	VNID			RH	RIGHT HEND
BD.	BOARD	H.B.	HOSE BIBB	R.H.	ROUND HEAD
BKSPL.	BACKSPLASH	H.C.	HOLLOW CORE	RM.	ROOM
BLDG.	BUILDING	HCAP.	HANDICAP	R.R.	ROOF RAFTER
BLK.	BLOCK	HDBD.	HARDBOARD	R.W.L.	RAIN WATER LEADER
BLKG.	BLOCKING	HDR.	HEADER		
BM.	BEAM	K.P.	KICKPLATE	S.B.	SOLID BLOCKING
B.O.J.	BOTTOM OF JOISTS	HDWD.	HARDWOOD	S.C.	SOLID CORE
вот.	ВОТТОМ	HDWE.	HARDWARE	S.C.D.	SEAT COVER DISPENSER
BSBD.	BASEBOARD	H.M.	HOLLOW METAL	S.D.	SMOKE DETECTOR
B.U.	BUILT-UP	HORIY.	HORIYONTAL	SECT.	SECTION
		H.P.	HIGH POINT	S.G.	SAFETY GLAZE
CABT.	CABINET	H.R.C.	HOSE REEL CABINET	SHR.	SHEAR
C.B.	CATCH BASIN	HT.	HEIGHT	SHT.	SHEET
CBO.	CULKBOARD	H.T.D.	HANDICAP TOWEL DISP.	SHWR.	SHOWER
CEM.	CEMENT	HTG.	HEATING	SK. SIM.	SINK SIMILAR
CER.	CERAMIC	HW	HOT WATER	S.M.	SHEET METAL
C.G.	COVER GUARD	I.D.	INSIDE DIAMETAR	S.M.S.	SHEET METAL SCREWS
C.I.	CAST IRON	INSUL.	INSULATION	S.N.D.	SANITARY NAPKIN DISPOSAL
C.J.	CEILING JOIST	INT	INTERIOR	S.N.V.	SANITARY NAPKIN VENDOR
CLG.	CEILING			S.O.V.	SHUT OFF VALVE
CLR.	CLOSET	ЈВ	JUNCTION BOX	S.P.D.	SOAP DISPENSER
CLO.	CLOSET	JΤ	JOIST	SPECS.	SPECIFICATIONS
CMU CNTR.	CONC. MASONRY UNIT COUNTERTOP			SQ	SQUARE
COL	COLUMN	LAV	LAVATORY	S.S.	SERVICE SINK
COMP.	COMPOSITION	L.H.	LEFT HAND	STL.	STEEL
CONC.	CONCRETE	LKR.	LOCKER	STD.	STANDARD
CONST.	CONSTRUCTION	L.F.	LOW POINT	STOR.	STORAGE
CONTR.	CONTRACTOR	LT	LIGHT	STRUC.	STRUCTURAL
C/T	СООКТОР	LTWT.	LIGHTWEIGHT	S.T.S.	SELF TAPPING SCREW
СТ.	COATS			ST. STL.	STAINLESS STEEL
CUST.	CUSTODIAN	M/W	MICRO-WAWE	SUSP.	SUSPENDED
CW	COLD WATER	MED.	MEDIUM	SYM.	SYMMETRICAL
Į.	CHANNEL	MAX. M.C.	MAXIMUM MEDICINE CABINET	Т	TREAD
~		M.D.F.	MEDIUM DENSITY FIBER BD	T.B.	TOWEL BAR
D	DRYER	MECH.	MECHANICAL MECHANICAL	T&B	TOP & BOTTOM
DET.	DETAIL	MEMB.	MEMBRANE	T/C	TRASH COMPACTOR
DS	DARK SKY LIGHT	MFR.	MANUFACTURER	T.D.	TOWEL DISPENSER
D.F.	DOUGLAS FIR	M.H.	MANHOLE	T.D.L.	TRUE-DIVIDED LIGHTS
D/G	DUALGLAZE	MIN	MINIMUM	T.O.D.	TOWEL DISPENSER & DISP.
Ø	DIAMETER OR ROUND	MTD.	MOUNTED	TELE.	TELEPHONE
DIA.	DIAMETER	M.B.	MACHINE SCREW	TEMP.	TEMPERED GLASS
DIM.	DIMENSION	MTL	METAL	T&G	TONGUE&GROOVE
DISP.	GARBAGE DISPOSAL	MULL	MULLION	THK.	TOP KICK
DN	DOWN			T.K.	TOP OF CURB
DEMO'D	DEMOLISHED	(N)	NEW	T.O.C.	TOP OF CURB
DR	DOOR	N	NORTH	T.O.P. T.O.PL	TOP OF PAVEMENT TOP OF PLATE
D.S.	DOWNSPOUT	N.I.C.	NOT IN CONCRETE	T.O.PL T.O.S.	TOP OF PLATE TOP OF SLAB
D/W	DISHWASHER	NOM.	NOMINAL	T.O.S.	TOP OF SLAB TOP OF STEEL
DWG	DRAWING	N.T.S.	NOT TO SCALE	T.P.D.	TOP OF STEEL TOILET PAPER DISPENSER
(E)	EXISTING	#	NUMBER	TYP.	TYPICAL
EA.	EACH	0/	OVER		
ELEV.	ELEVATION	O/ O.B.	OVER OBSCURE	U.O.N.	UNLESS OTHERWISE NOTED
E.J.	EXPANSION JOINT	O.B.	OBSCURE ON CENTER	UR.	URINAL
EQ	EQUAL	O.C.	ON CENTER OUTSIDE DIAMETER	V.C.T.	VINYL COMPOSITION TILE
E.B.	EXPANSION SHIELD	О.D. O.F.S.	OUTSIDE DIAMETER OUTER FACE OF STUD	V.C.T. VERT.	VINYL COMPOSITION TILE VERTICAL
EXH.	EXHAUST	O.F.S. O.H.	OVER HEAD	VERT. V.G.D.F.	VERTICAL VERTICAL GRAIN DOUGLAS FIR
EXT.	EXTERIOR	O.H. O.P.	OPAQUE	V.G.D.F. VIN.	VINYL
		OPNG.	OPENING	V.T.R.	VENTILATION THROU ROOF
F.A.	FIRE ALARM	OPP.	OPPOSITE	V.H.F.	VINYL WALL FABRIC
F.B.	FLAT BAR			•	
FBRGL.	FIBERGLASS	P.A.	PUBLIC ADDRESS	W	WASHER
F.D.	FLOOR DRAIN	P.D.F.	POWER DRIVEN FASTENER	W/	WITH
FND.	FOUNDATION	P.G.	PAINT GRADE	W.C.	WATER CLOSET
F.E.	FIRE EXTINGUISHER	P.H.	PHILLIPS HEAD	WD.	WOOD
F.F.	FINISH FLOOR		PUBLIC AND HOUSE PHONE	WDO/WDOS	WINDOW/WINDOWS
F.G.	FINISH GRADE	P.I.V.	POST INDICATOR VALVE	WNDR. BD.	WONDERBOARD
F.H.	FLAT HEAD	PL	PLATE	W/O	WITHOUT
F.H.C.	FIRE HOSE CABINET	P/L	PROPERTY LINE	W.P.	WATER PROOF
FIN. FLR.	FINISH FLOOR	PLAS.	PLASTER	WRGP.	WATER RESISTANT GYPSUM
F.J.	FLOOR JOIST	PLAS. LAM.	PLASTIC LAMINATE	W.S.	WEATHER STRIPPING
ELDC	FOLDING	PLYWD.	PLYWOOD		OR WOOD SCREW
FLDG. FLR.	FLOOR				

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.

Cleanouts in bldg. sewers shall be approved in accordance with the rules, regulations and ordinances of the sewer authority. All cleanouts shall be maintained watertight.

The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.

Special inspection required for concrete foundation greater than 2.500 P.S.I. Epoxy holdowns, high strength bolts, seismic resistance and structural steel welding & for shear wall nailing spaced 4 or less. Complete and submit a stamped & signed special inspection form prior to permit issuance.

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 — stroke of constructing color top their background and must be lighted during the hours of darkness (see elevation) for new construction only. See complete notes under fire protection notes.

Coordinate underground construction activities to utilize the same joint trench. Minimize the amount of time the disturbed soil &

exposed. The soil is to be replaced using accepted compaction methods.

Stockpile and protect displaced topsoil for reuse.

General contractor (G.C.) to verify utilities are maintained in safe condition at time or remove from site.

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 competition 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. debris to be off-site to as necessary. The applicant/contractor shall monitor the site to ensure that trash is packed up and appropriately disposed daily.

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

The applicant/contractor shall ensure the no construction-related vehicle shall impede through traffic along the right-of-way on street. All construction vehicle shall be parked on-site outside of the public right of way or in locations which do not impede safe access on street. There shell be no storage of construction vehicles in the public right of way.

No site disturbances shall occur, including any grading or tree removal, until the building permit has been issued and than only those trees approved for removal shall be removed.

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 there drawings to provide positive drainage in all paved and landscaped areas. See grading, drainage & erosion control plan on sheet C-1. contractor to provide intent.

See separate drainage plan by civil engineer for official design of erosion control and drainage plan.

Rainwater leaders (downspouts) to tie into underground drain. See drainage plan by civil engineer on sheet C-1.

Maintain 6 minimum clearance from soil to bottom of siding (8 from sill).

Drain water away from building. Make certain that all water drains and there is no ponding.

Prior to the issuance of the bldg. permit, the applicant/contractor shall submit a driveway plan & profile to the department of public works, showing the driveway access to the parcel (garage slab) complying with the country standards for driveway slopes (not to exceeded 20%) and to country standards (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the dept. of public works, the plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans, the driveway plans shall also include and show specific provisions and details for both the existing and the proposed 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 my be required to provide payment of roadway mitigation fees based on the square footage (assessable space of the proposed building per ordinance no. 3211.

Cal-Green Notes

Per CGBC section 4.303, provide the following water conserving plumbing fixtures and fitting in accordance with CGBC section

- a. Showerheads = 1.8 gpm @80 psi
- b. Lavatory faucets = 1.2 gpm @60 psic. Kitchen faucet = 1.8 gpm @60 psi
- d. Tank water closet = 1.28 gallons/flush

Contact San Mateo County regarding the requirements for the construction waste management plan per CGBC section 4.408.

Documentation and compliance verification on pollution control measures for paint, carpets or any composite wood products shall be provided at the request of the building department. It is recommended at VOC and formaldehyde limitation tables from the CGBC, be incorporated into plan sheets for reference use. CGBC section 4.504.

Annular spaces around pipes, electrical cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method. CGBC section

Fire Protection Notes

1a. CRC 2016 section R337. This project is located in a state responsibility area for wildfire protection. Roofing, attic ventilation, exterior walls, windows exterior doors, decking, floors and underfloor protection shall comply with CRC 2016 section R337 requirements

.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 city, country or fire department.

Smoke detectors are hardwired as per the California building code (CBC), state fire marshal regulations and Coastside Fire District Ordinance No.2013-03. the applicant is required to install state fire marshall approved and listed smoke detectors which are hardwired, interconnected and have battery backup. These detectors are required to be placed in each new room and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

2a. Smoke/carbon monoxide detectors: to be hardwired, interconnected or with battery power backup. Detectors are to be installed per manufacturer s instruction and NFPA 72.

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall 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 2016 section 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: Address numbers shall be 4 inches in height with a minimum 3/4 inch stroke and shall be internally illuminated 6 feet above finish grade, numbers to be posted in a conspicuous place and visible from the street.

7. Roof covering: as per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building and materials applied as part of a roof covering assembly, shall have a minimum fire rating of class B or higher as defined in the current edition of the California Building Code.

8. Automatic fire sprinkler system: as per san mateo country building standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. all areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the san mateo country planning and building division. A building permit will not be issued until plans are received, reviewed and approved. Upon submitting of plans, the country of city will forward a complete set to the Coastside Fire Protection District for review. Installation of underground sprinkler pipe shall be flushed and visually inspected by Coastside Fire Protection District prior to hook-up to riser. Any soldered fitting must be pressure tested with trench open. The fee schedule for automatic fire sprinkler system shall be in accordance with Half Moon Bay Ordinance No.2006-01. Fees shall be paid prior to plan review.

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

10. Exterior bell and interior horn/strobe: required to be wired into the required flow switch on your fire sprinkler system. the bell, horn/strobe and flow switch, along with the garage door opener are to be wired into separate circuit breaker at the main electrical panel and labeled.

11. Optional solar photovoltaic system: these systems shall meet the requirements of the Coastside Fire Protection District as outlined in standard detail DI-001 solar photovoltaic system.

12. Fire access roads: the applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The san mateo country department of public works, the Coastside Fire Protection District Ordinance No. 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 half moon bay fire district specifications. As per the 2001 CFC, section appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20 feet road) and on-street parking is desired, an additional improved area shall be developed for that use.

13. Fire apparatus roads to be minimum of 20 feet wide a minimum of 35 feet centerline radius and a vertical clearance of 15 feet CFC503, DI03, T-14 1273

Fire apparatus access roads to be an approved all weather surface. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20 feet wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (plan and profile required CFC 503).

14. No parking fire line signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide CFC DI03.6.

15. Fire hydrant: as per 2016 CFC, appendix B and C, a fire district approved fire hydrant (flow 360) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, appendix B, the hydrants/standpipe must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. (the applicant shall provide documentation including hydrant location, main size and fire flow report at the building permit application stage. Inspection required prior to the 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 country standard wet barrel fire hydrant. The configuration of the hydrant shall have minimum of one each 4? outlet and one each 2? outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.

a. Vegetation management: the Coastside Fire Protection District Ordinance No. 2013-03, the 2016 California Fire Code and public resources code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (state responsible area) the fuel break is 100 feet or to the property line.

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

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

d. The installation of an approved spark arrester is required on all chimney existing and new. spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2". Note: no fireplace for this design.

e. A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30

feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the

If applicable, project shall comply with CRC 2016 section R327, materials and construction methods for exterior wildfire exposure. Show the following on plans:

a. If roof gutters are provided at new addition, it shall be provided with means to prevent the accumulation of leaves and debris. Section R327.5.4.

b. Windows shall be 20 minute or have one tempered pane. Section R327.8.2.1.

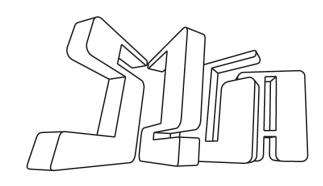
removal of living trees.

c. Exterior doors shall comply with SFM 12-7A-1 standards or shall be a noncombustible construction, or shall be solid core door 1-3/8" thick with interior field panel thickness no less than 1-1/4" thick, or shall have a 20 minute fire resistance rating in compliance with Section R327.8.3.

d. Roof assemblies or coverings shall be Class A rated. Provide ICC report or UL listing for the assembly. Section R327.5 and R902.1.1.

e. Open roof eaves shall be provided with one of the requirements per section R327.7.4. Clarify if the underside of overhang is exposed, covered, protected?

Exterior entry porch ceiling (overhang) shall be protected by one of the requirements under section R327.7.6. if applicable. Provide a



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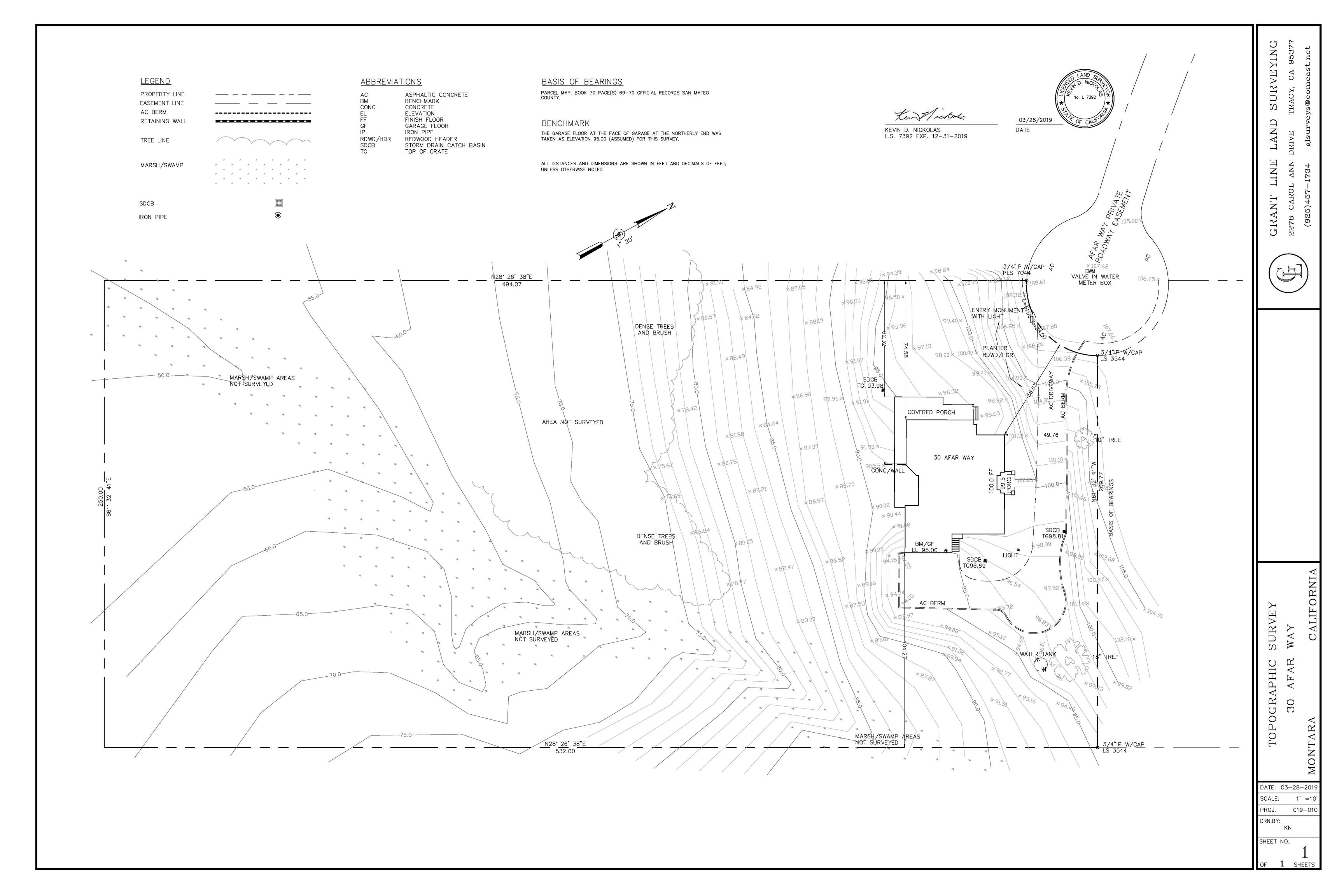
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Notes

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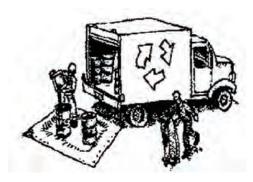


Construction Best Management Practices (BMPs)

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

Clean Water. Healthy Community.

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Managemen

- X 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.
- X Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

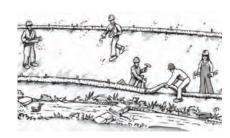
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over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

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- (Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled.

 Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- □ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

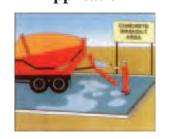


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



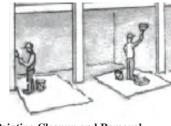
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

Painting & Paint Removal



Painting Cleanup and Removal

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

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

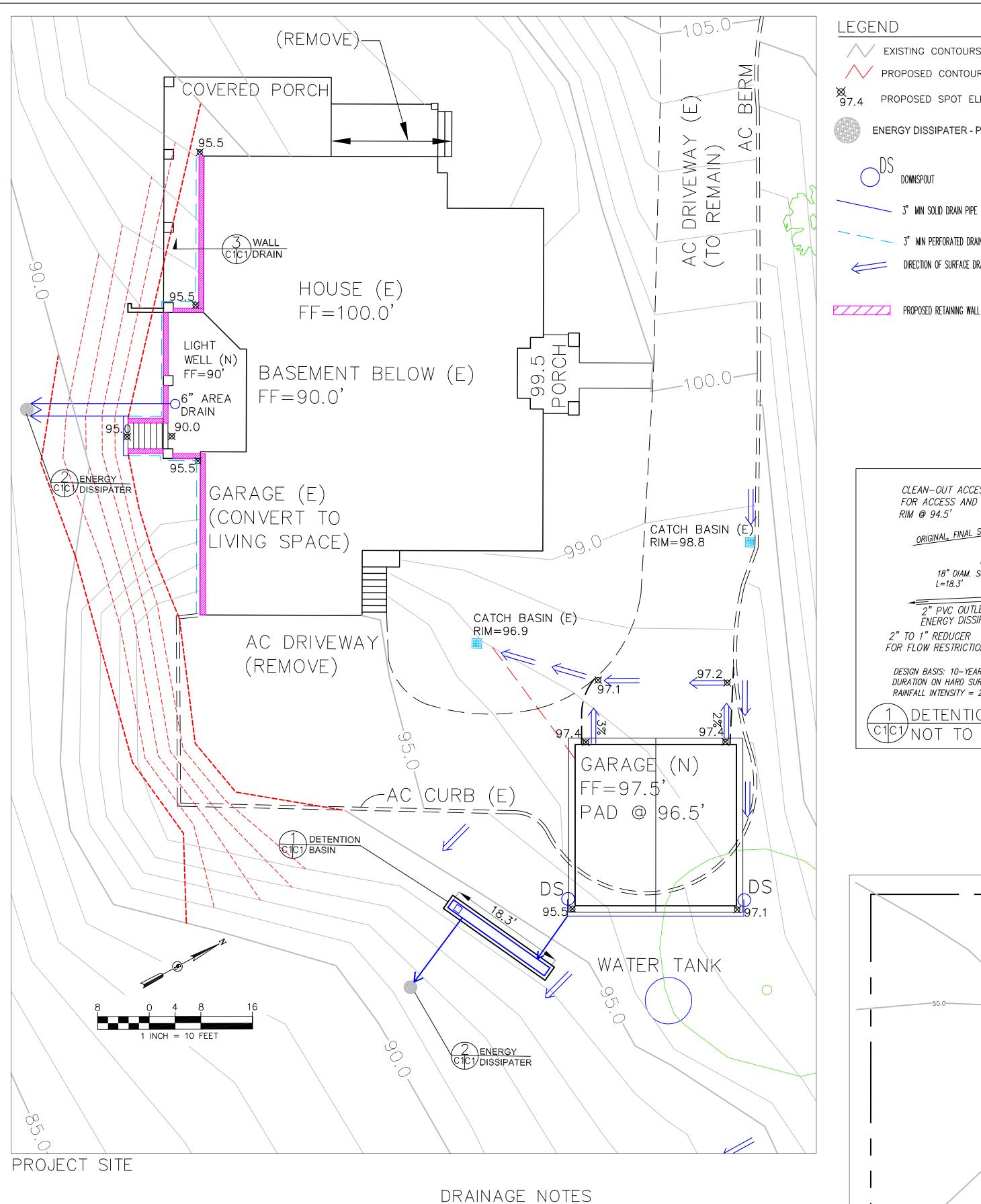
 Lead based paint removal requires a statecertified contractor.

Dewatering



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

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



GRADING NOTES

CUT VOLUME: 90 CY

FILL VOLUME: 90 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

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. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.

2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.

3. ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GENERAL NOTES

LEGEND

// EXISTING CONTOURS

PROPOSED CONTOURS

DOWNSPOUT

3" MIN SOLID DRAIN PIPE

3" MIN PERFORATED DRAIN PIPE

CLEAN-OUT ACCESS GRATE FOR ACCESS AND OVERFLOW~

L=18.3'

DURATION ON HARD SURFACES.

CICI NOT TO SCALE

RAINFALL INTENSITY = 2.17 IN/HR

1 DETENTION SYSTEM

2" PVC OUTLET TO ENERGY DISSIPATER

6" SOIL COVER <

MIRAFI 140N FILTER FABRIC

AT ROCK/SOIL INTERFACE

18" DIAM. SOLID PIPE: —

DESIGN BASIS: 10-YEAR STORM EVENT WITH 10 MINUTE

RIM @ 94.5'

2" TO 1" REDUCER

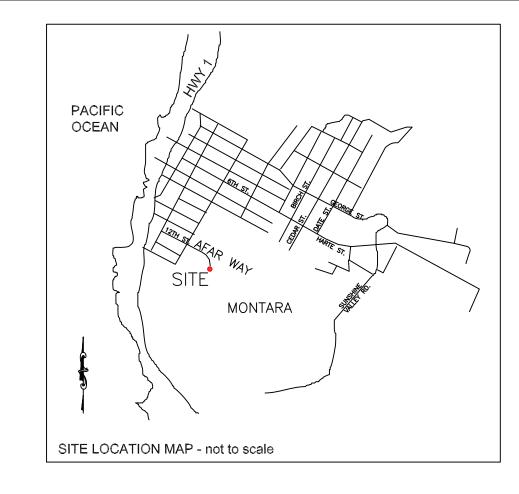
FOR FLOW RESTRICTION

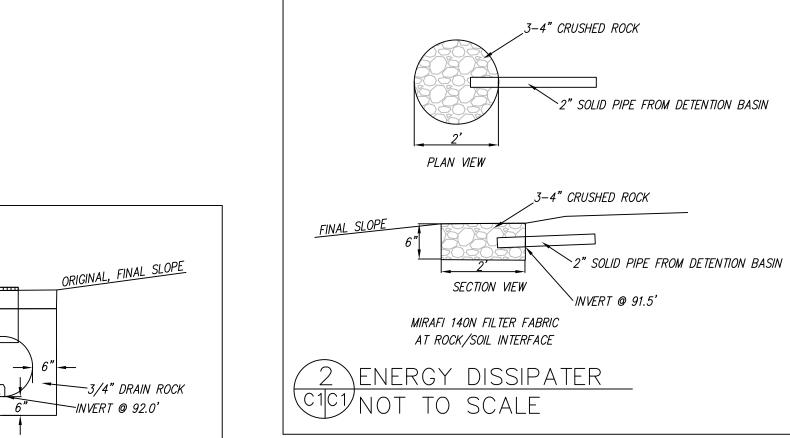
DIRECTION OF SURFACE DRAINAGE FLOW

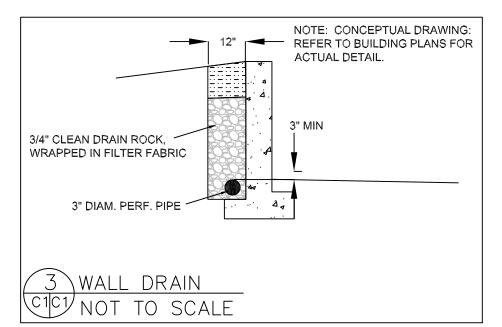
PROPOSED SPOT ELEVATION

ENERGY DISSIPATER - PER DETAIL 2

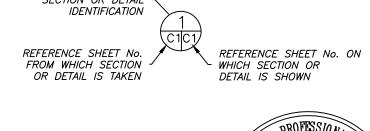
- 1. PLANS PREPARED AT THE REQUEST OF: CHRISTOPHER GALANG, OWNER
- 2. TOPOGRAPHY BY GRANT LINE LAND SURVEYING, SURVEYED MARCH, 2019.
- 3. THIS IS NOT A BOUNDARY SURVEY.
- 4. ELEVATION DATUM ASSUMED. 5. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUG-BGRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.





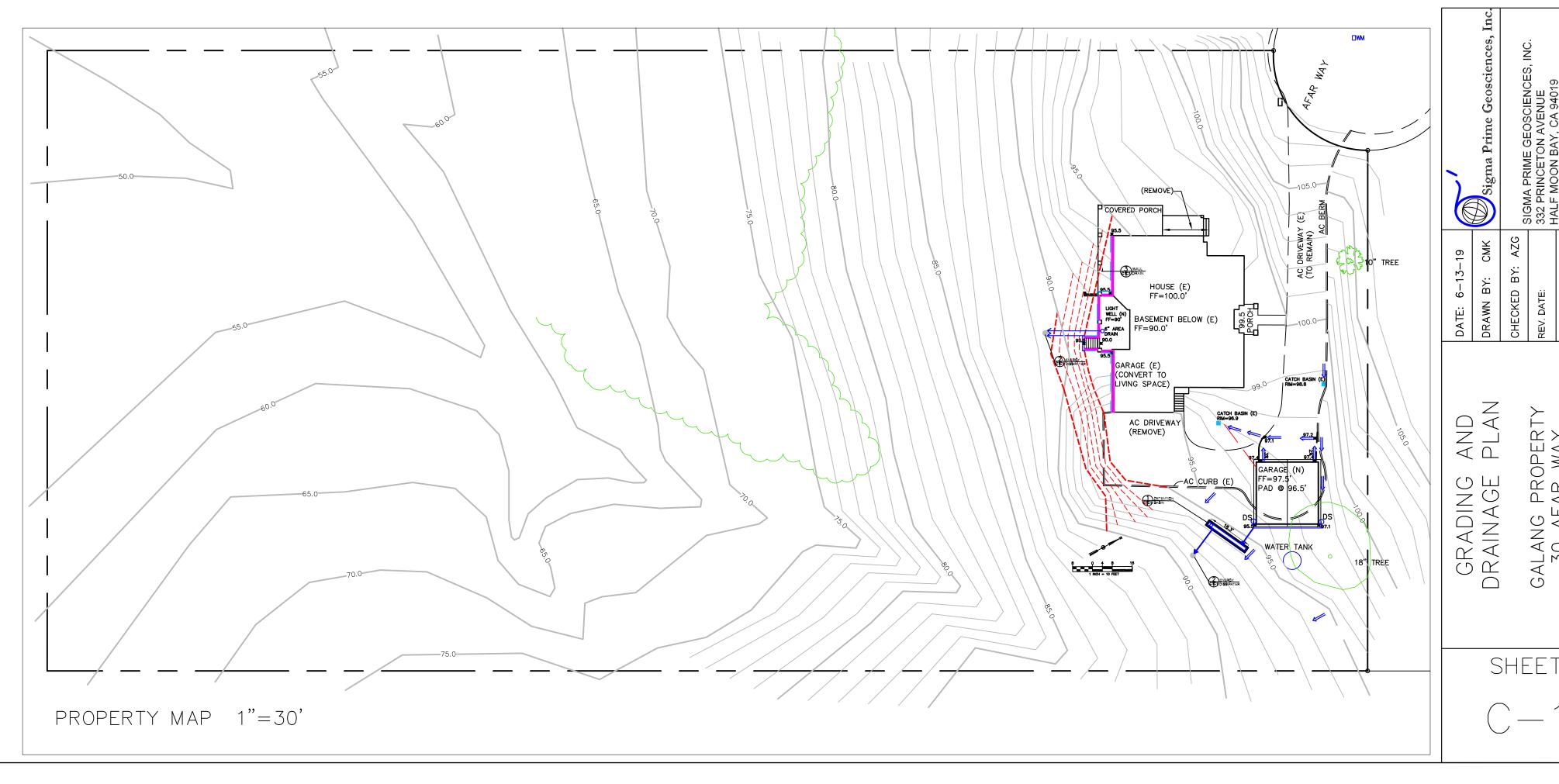


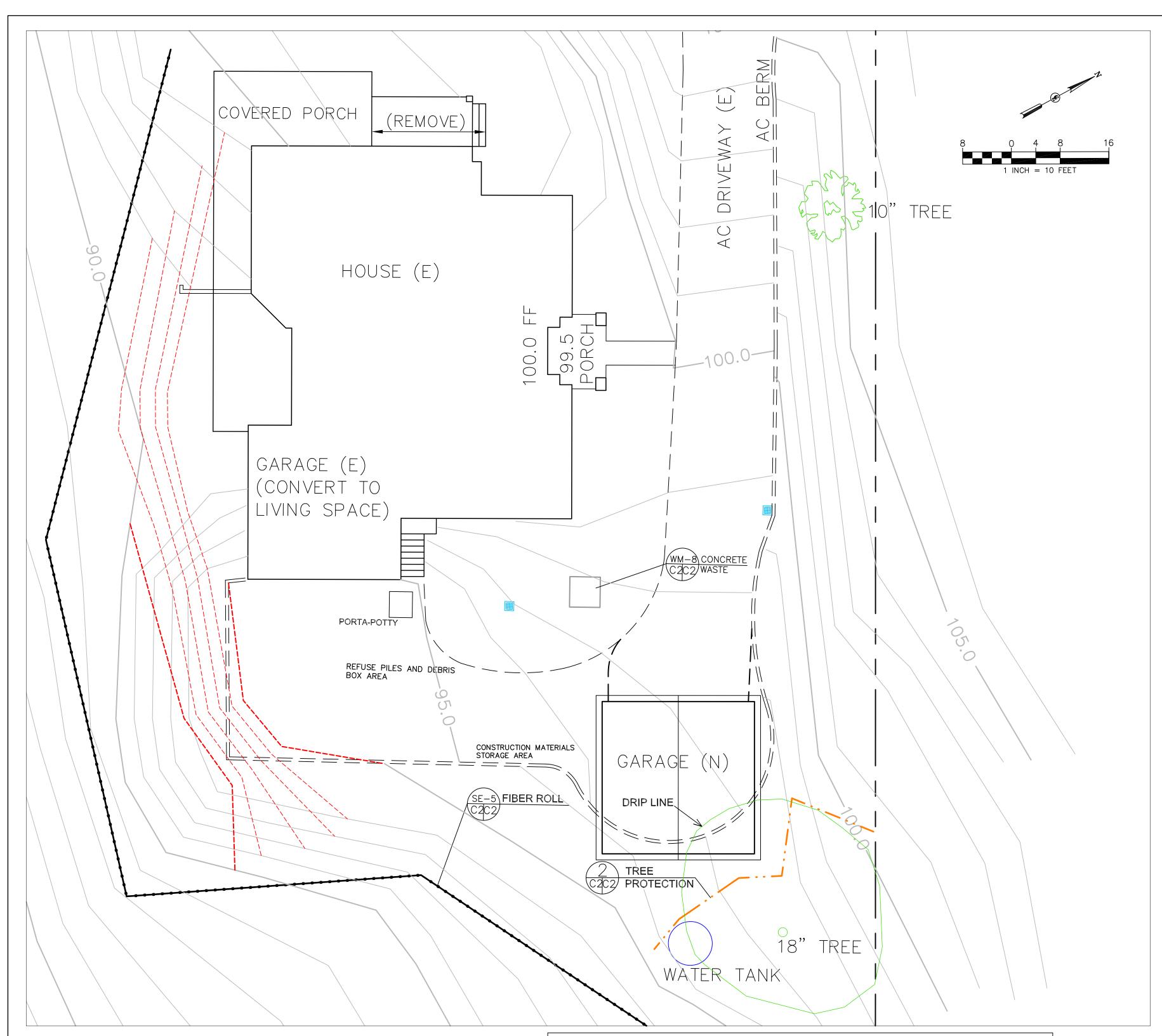






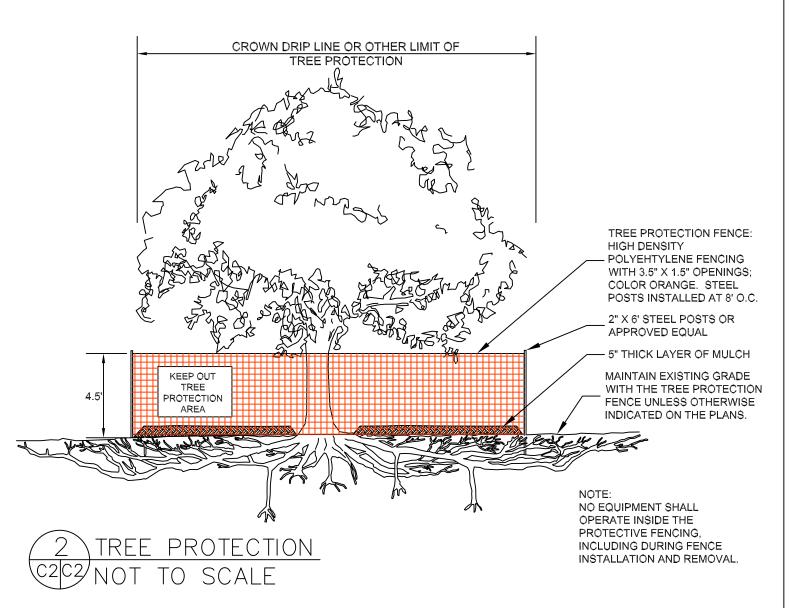
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TREE PROTECTION NOTES

- 1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.
- 2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
- 3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
- 4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
- 5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
- 6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



EROSION CONTROL NOTES

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

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN

LEAST 24 HOURS FOLLOWING RAIN.

3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE

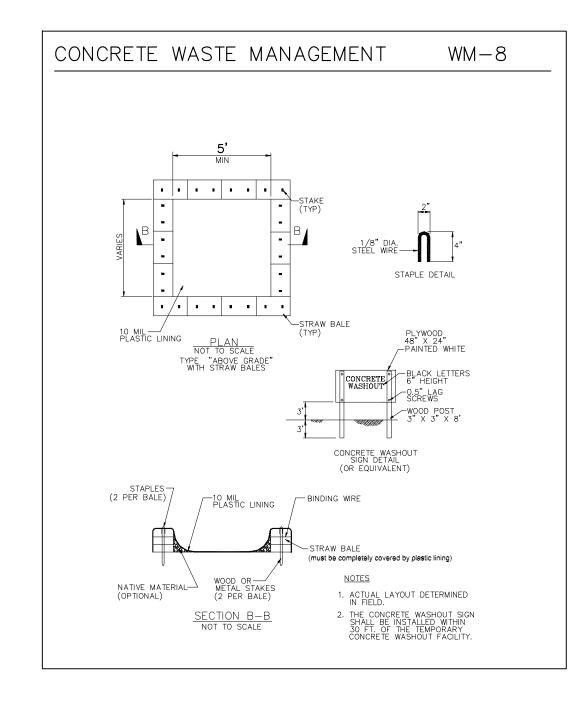
NETTING.

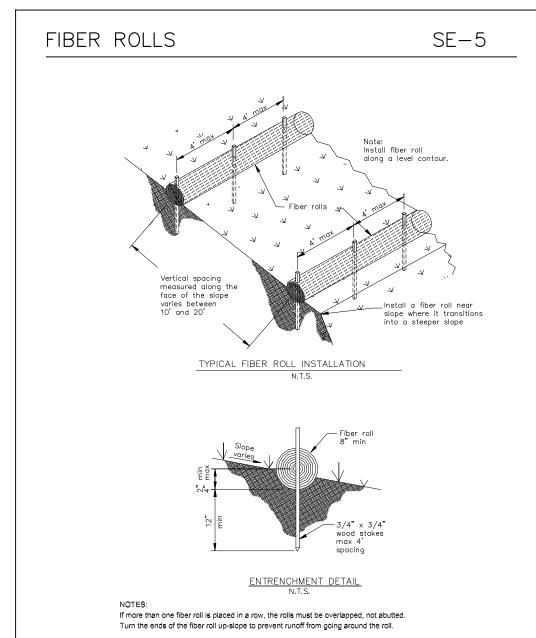
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.

5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH

AT A RATE OF 2 TONS/ACRE.

6. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)





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.
- · Erosion control materials to be on-site during off-season.
- 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.
- · 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.

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: CHRISTOPHER GALANG

TITLE/QUALIFICATION: OWNER

PHONE: 408-667-5729

PHONE:

E-MAIL: ??@??_

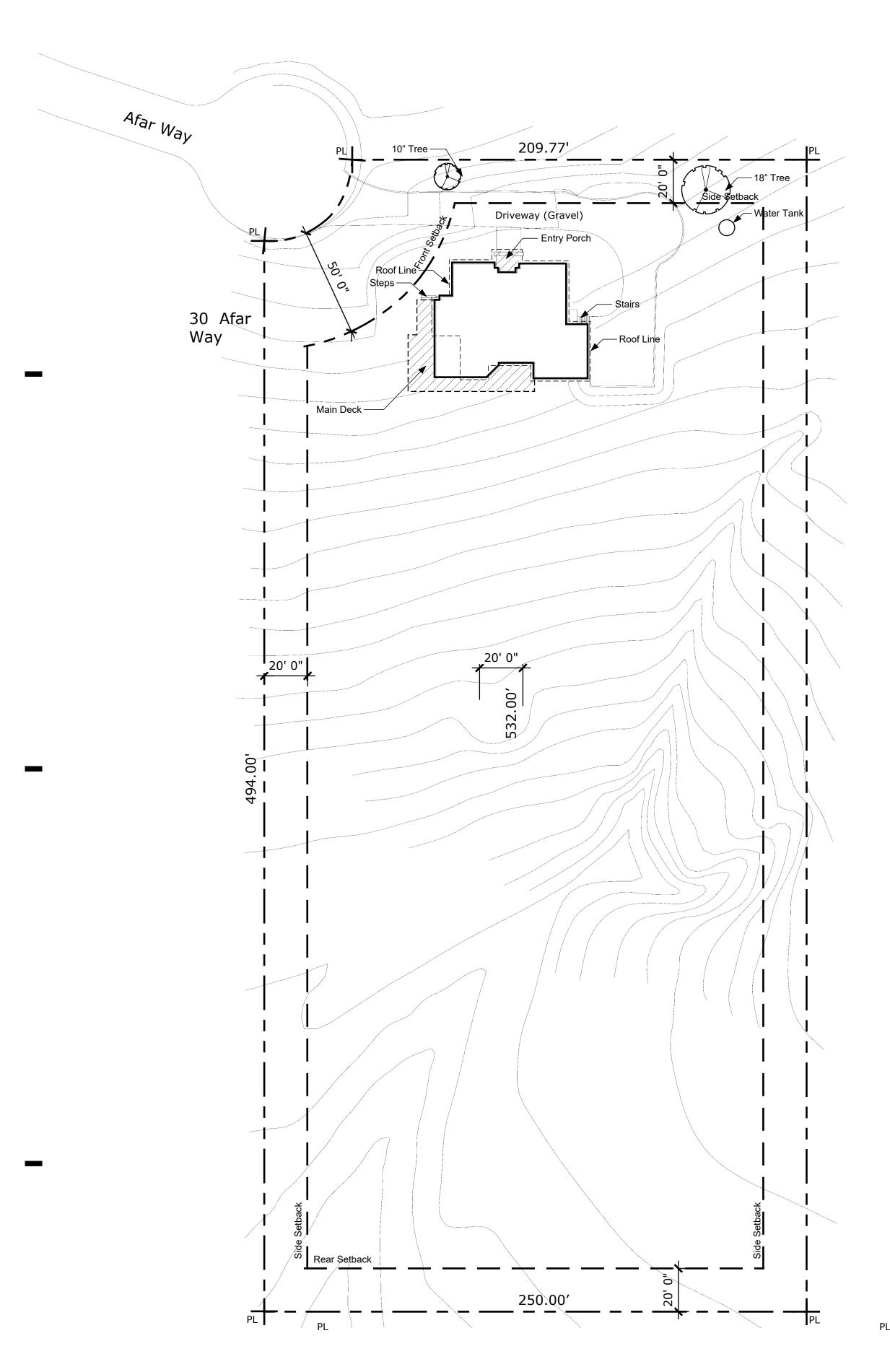


	Sigma Prime Geosciences, In	ONI SECNEIUSCEO EMICA VMOIS	332 PRINCETON AVENUE HAI F MOON BAY OA 94019	(650) 728-3590 FAX 728-3593	
DATE: 6-13-19	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
	_ _ Z J _		<u> </u>		7

EROSION AND SEDIM CONTROL PLAN GALANG PROPERT 30 AFAR WAY MONTARA APN 036-310-13

SHEET

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Site Zoning and Planning Data

Zoning APN PAD, DR, CD 036-310-130 3.0253 Ac. (130,680 s.f.) Existing Lot Area

R/U CBC 2016 Occupancy Building Code

Stories 2 stories and basement V-B Construction Type 5,935 s.f. Existing Floor Area

6,200 s.f. Maximum FAR No lot coverage in PAD Lot Coverage **Building Height** 36 ft. maximum Front Yard Setback 50 ft. minimum 20 ft. minimum Side Yard Setback Rear Yard Setback 20 ft. minimum Accessory Building Distance 30 ft. minimum

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Stuart Grunow Architecture 413 Main Street Ste: G

tel: (415) 595-0306

www.s2garch.com

Half Moon Bay, California 94019

The site is a rectangular area of 3.0253 Acres located on Afar Way east of Montara. The existing 2-story plus basement house is located on the north side of the with a difference in grade of 60 ft to 90 ft.. across.

- 1. Topographic information used for design and contained in these Documents is derived from incidental measurements prepared by Architect and Civil Engineer. Contractor shall verify all grades during layout and coordinate discrepancies in conjunction with Architect.
- 2. Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
- 4. Existing finish grades shall be restored upon in the drawings.
- 5. Roadways shall be maintained clear of construction equipment or materials at all times. Debris shall be removed from roadways and sidewalk immediately. Contractor shall sweep or wash road surfaces after
- 6. Dust control measures shall be implemented as

Site Notes

property. The site has a slope on its north-south axis

- 3. Refer Building Floor Plans and Sections for all dimensional information.
- completion of construction unless changes are specified
- operations that generate debris.
- necessary. Provide watering during excavation and backfill to prevent dust from crossing property lines.

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Existing Site Plan

A1.1



Lot Coverage Areas

Area Calcs Diagrams N.T.S.



Site Zoning and Planning Data

PAD, DR, CD 036-310-130 3.0253 Ac. (130,680 s.f.) Zoning APN Existing Lot Area

Occupancy R/U CBC 2016 Building Code Stories 2 stories and basement

Construction Type V-B Existing Floor Area 5,935 s.f. Maximum FAR 6,200 s.f. New Floor Area 6,183 s.f. No lot coverage in PAD 33 ft. (unchanged) 36 ft. maximum Lot Coverage Existing Building Height Building Height Front Yard Setback 50 ft. minimum Side Yard Setback 20 ft. minimum Rear Yard Setback 20 ft. minimum

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Area Calculations

Floor Area Ratio (FAR)

Basement

1 - 3	144 s.f.	
2 - 2	288 s.f.	
3 -	136 s.f.	
4 - 1	143 s.f.	

Total - 711 s.f. (not counted FAR)

First Floor

5 - Deck	312 s.f
6 - Deck	144 s.f
7 - Living Room/Kitchen	864 s.
8 - Office	623 s.
9 - Entry	884 s.
10 - Entry Foyer	65 s.f
11 - Backdoor	150 s.:
12 - Master Beedroom	625 s.1
Total First Floor Areas	3,667 s.
Total First Floor Areas	3,66

Second Floor

13 - Bedroom + 2xBathroom14 - Family Room15 - Bedroom16 - Bedroom	782 s.f. 430 s.f. 208 s.f. 232 s.f.
Total Second Floor Areas	1,652 s.f.
Total House (FAR)	5,319 s.f.
Garage	

Lower Level	550 s
Upper Level	359 s
Total Garage Area	819 9
Total FAR: House + Garage	6198

Lot Coverage

Entrance Porch Main Area	108 s.f. 3,158 s.f.
Deck Area	881 s.f.
Side Stairs	47 s.f.
Total Existing Coverage Area	4,194 s.f.
New Garage Side Entry Stairs Addition Deck Removal Total Added Coverage	625 s.f. 33 s.f. -134 s.f. 524 s.f.
Total Coverage Area	4,718 s.f.
Lot Coverage	3.6%

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Proposed Site

A1.2

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1/32" = 1'-0"

Proposed Site Plan

All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect. Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.

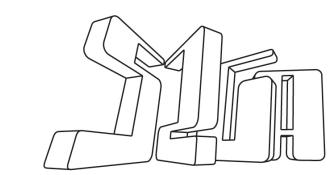
Contractor shall review all dimensions shown herein for accuracy prior to construction. Contractor shall review any apparent discrepancies.

Dimensions given are to face of stud unless otherwise noted. Variations include:

EOC: Face of Concrete

include:
FOC: Face of Concrete
FOM: Face of Masonry

\$\mathbb{L}: Centerline
FOF: Face of Finish



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Kasey & Chris Galang 30 Afar Way Montara, CA 94037

Legend

<u>'-----</u>

Existing wall

Demo

Keynotes

Window / Door demo - prep for new

14 JUNE 19 Planning 10 APR 19 Planning 12 FEB 19 Planning

Existing Basement & Demolition

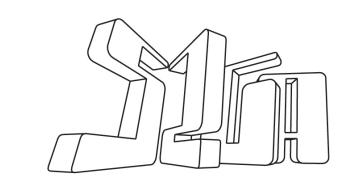
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Existing Basement & Demolition

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FOC: Face of Concrete FOM: Face of Masonry ⊈: Centerline FOF: Face of Finish



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Keynotes

Window/Door demo - close wall Window/Door demo - prep for new

Existing wall

Demo

Window/Door replacement

Wall opening for new window or door

Deck/stairs demo

Railing demo - prep for new railing

Kitchen/Bar/Laundry demo (counters, cabs, upper cabs)- coordinate with owner for appliances removal

Water Heater

Elec. panel to be relocated

14 JUNE 19 Planning 10 APR 19 Planning 12 FEB 19 Planning

Existing First Floor & Demolition

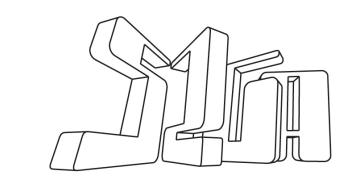
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Existing First Floor & Demolition

All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect. Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.

Contractor shall review all dimensions shown herein for accuracy prior to construction. Contractor shall review any apparent discrepancies. Dimensions given are to face of stud unless otherwise noted. Variations

FOC: Face of Concrete FOM: Face of Masonry ⊈: Centerline FOF: Face of Finish



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<u>'-----</u>

Keynotes

Window/Door demo - close wall

Roof demo

Legend

Existing wall

Window/Door demo - prep for new

Window/Door replacement

Wall opening for new window or door

Deck/stairs demo

Railing demo

Parapet demo - prep for new

14 JUNE 19 Planning 10 APR 19 Planning 12 FEB 19 Planning

Existing Second Floor & Demolition

A2.3

Existing Second Floor & Demolition



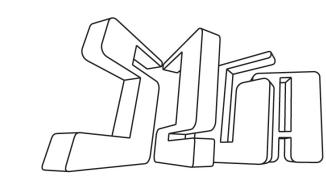
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Contractor shall review all dimensions shown herein for accuracy prior to construction. Contractor shall review any apparent discrepancies.

Dimensions given are to face of stud unless otherwise noted. Variations include:

include:
FOC: Face of Concrete
FOM: Face of Masonry

Centerline
FOF: Face of Finish



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Kasey & Chris Galang
30 Afar Way
Montara, CA 94037

Legend

Der

Keynotes

1 Lower roof demo

Upper roof demo

3 Deck and parapet demo

Parapet demo - prep for new

railing

Parapet demo - prep for new roof

14 JUNE 19 Planning 10 APR 19 Planning 12 FEB 19 Planning

Existing Roof Plan & Demolition

A2.4

Existing Roof Plan & Demolition

Floor Plan Notes

Keynote legend below contains information referenced throughout Documents. References are organized by standard CSI divisions and are flagged at various locations in the Documents by means of the following symbol:

All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect. Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.

Critical alignments may occur between items installed by different trades. Contractor to note all such items and notify affected trades. Sub-contractors shall review Documents and identify all such items that affect their work in any way.

Contractor shall review all dimensions shown herein for accuracy prior to construction. Contractor shall review any apparent discrepancies.

Dimensions given are to face of stud unless otherwise noted. Variations include:

FOC: Face of Concrete

FOM: Face of Masonry

t: Centerline

FOF: Face of Finish

The concrete slab shall receive exterior sheathing from walls framed above. Refer foundation plan for adjusted foundation dimensions.

Refer exterior elevations for critical alignment of openings.

Refer interior elevations for critical alignment of openings, fixtures, finishes, cabinet dimensions, vertical controls, millwork locations.

Refer electrical plans for location of light fixtures, switches, etc. Contractor to coordinate framing to accommodate recessed fixtures and other items with critical locations.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Refer structural drawings for location of posts, double studs, special floor and wall framing, special connections, shear nailing.

Legend

Existing wall

New floor area

Keynotes

Water heater to remain

Access door

Infill soil from new garage

New fill

14 JUNE 19 Planning 10 APR 19 Planning

12 FEB 19 Planning

Basement

A2.5







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Half Moon Bay, California 94019

413 Main Street Ste: G

tel: (415) 595-0306 www.s2garch.com

Floor Plan Notes

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Legend

Existing wall

New wall

New floor area

Keynotes

New relocated elec. panel

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413 Main Street Ste: G

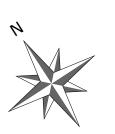
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First Floor

A2.6





Floor Plan Notes

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Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Refer structural drawings for location of posts, double studs, special floor and wall framing, special connections, shear nailing.

Legend

Existing wall

New wall

New floor area

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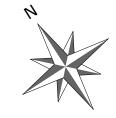
Kasey & Chris Galang 30 Afar Way Montara, CA 94037

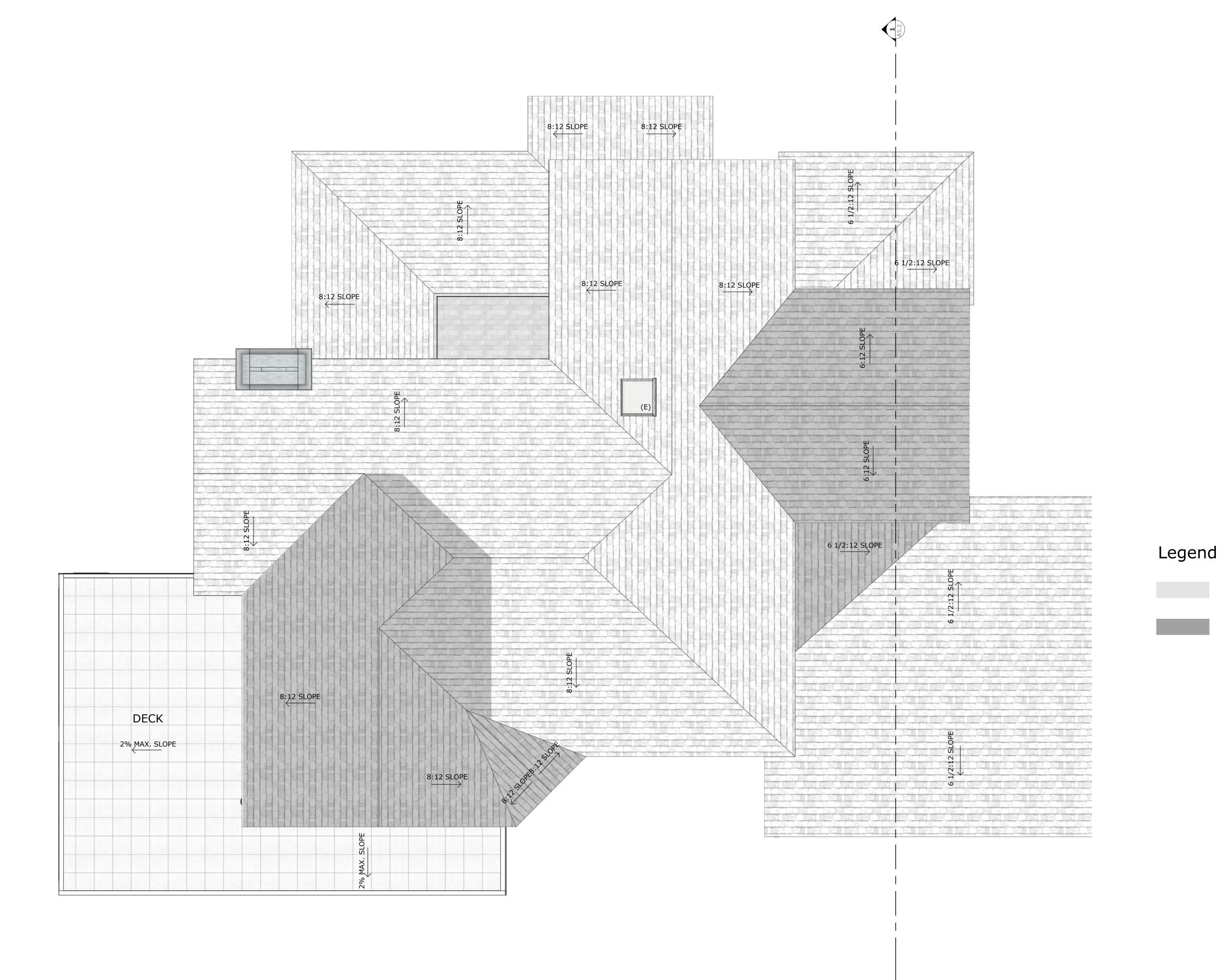
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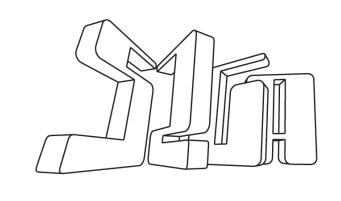
Second Floor

A2.7

Second Floor









Gal

Existing roof area

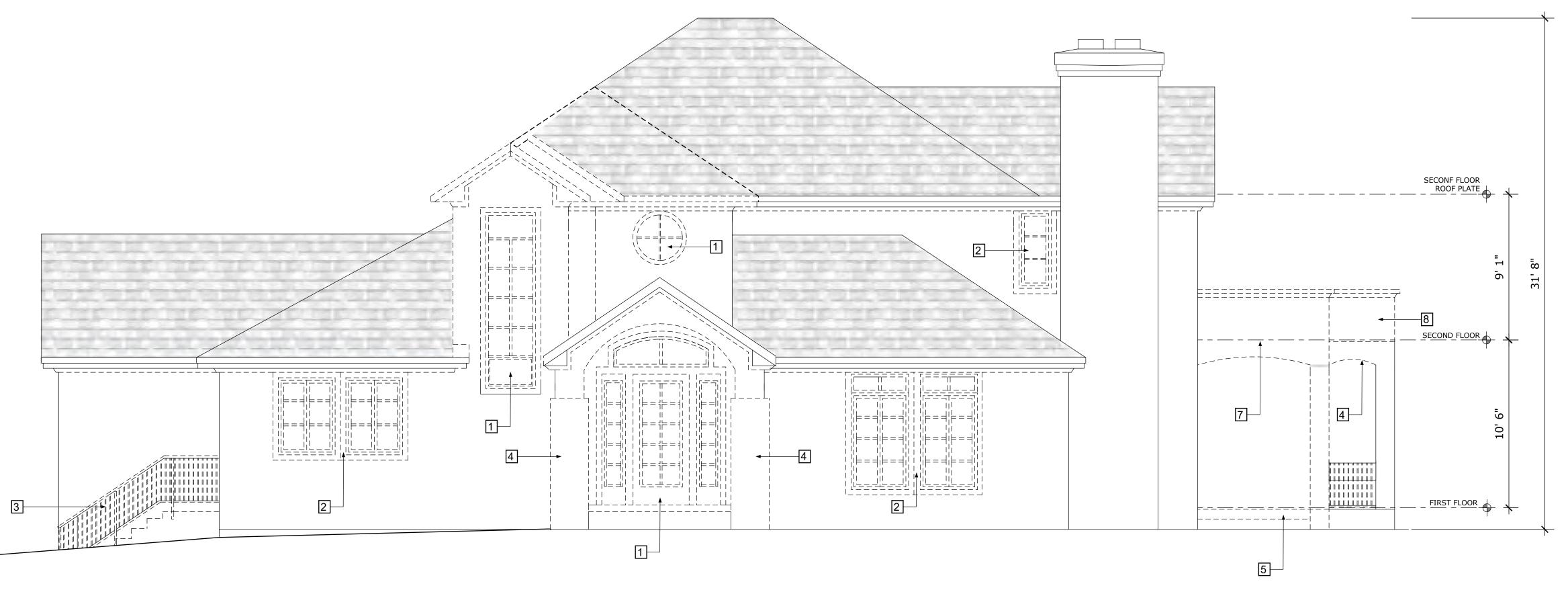
New roof area

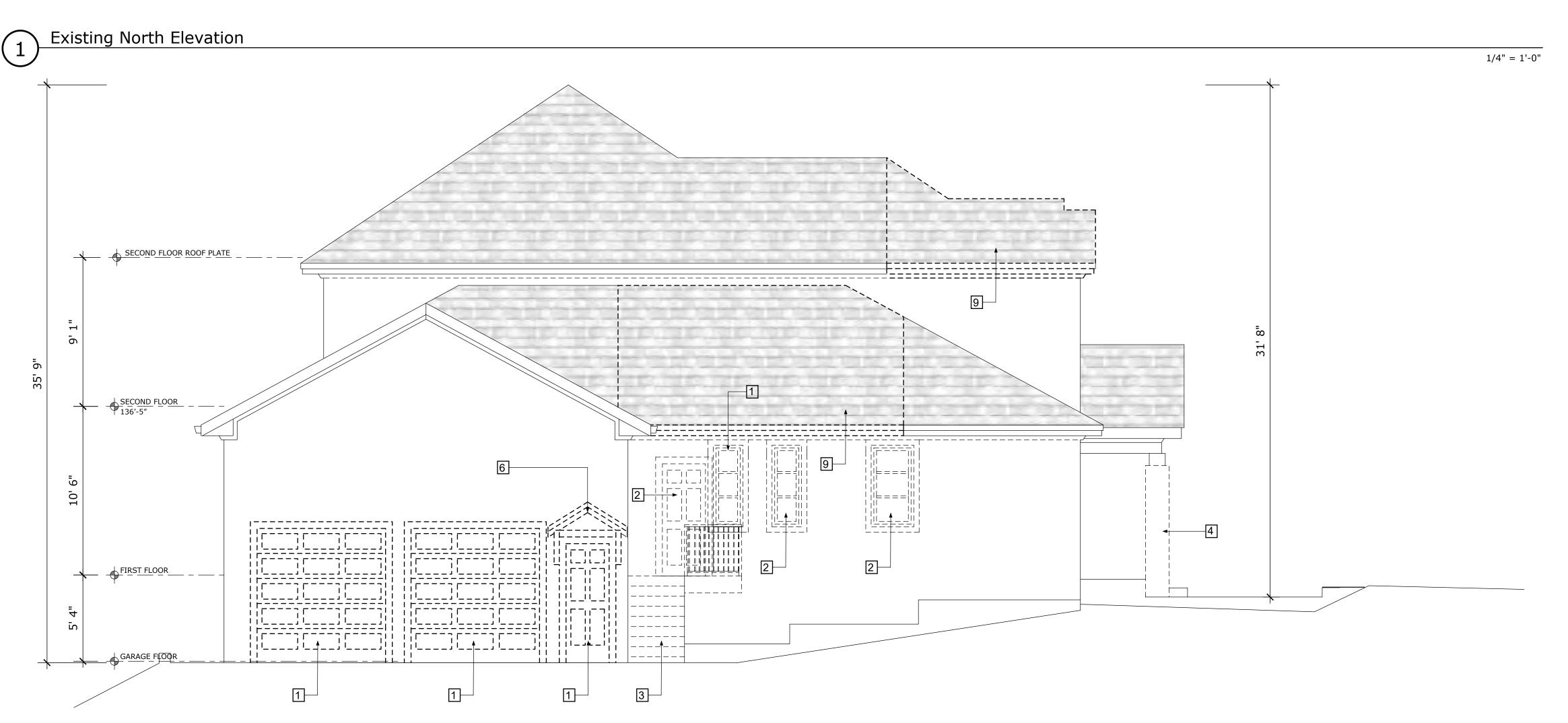
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Roof Plan

A2.8

Roof Plan









Shris Galang
30 Afar Way
CA 94037

Kasey & Chris G

Legend

Demo

Keynotes

1 Window/Door demo

2 Window/Door replacement

3 Stairs demo - to be replaced

4 Stucco modification

5 Railing demo

6 Door awning demo

7 Deck partial demo

Parapet demo - to be replaced with new railing

9 Roof demo

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Existing Elevations

A4.1

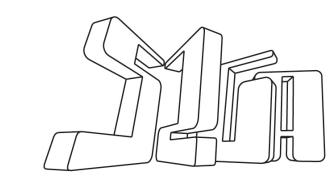
Existing East Elevation

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1/4" = 1'-0"









Kasey & Chris Galang
30 Afar Way

Keynotes

- Window/Door demo
 Window/Door replacement
 Stairs demo to be replaced
- Stairs demo to be replace

Stucco modification

Parapet demo - to be replaced

- 5 Railing demo
- 6 Door awning demo
- Deck partial demo
- with new railing

 Roof demo

1/4" = 1'-0"

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Existing Elevations

A4.2

Existing West Elevation

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Materials

1 Stucco Walls





Three coat white stucco



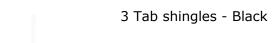
2 Siding Walls



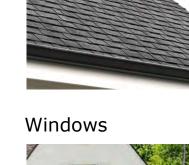
Wood horizontal lap siding ref: Woodtone White



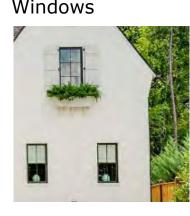
Roofs







Wood frame aluminum clad -



Black Ref: Sierra Pacific



1/4" = 1'-0"



Wood frame aluminum clad sliding doors - Black Ref: Nanawall

Foyer Door Shutters



Decks Railing



Cable railing - White posts and handrail

Exterior Light

Wall mounted LED light Black finish Dark sky friendly Ref: Modern Form WS-W54 14 JUNE 19 Planning 10 APR 19 Planning 12 FEB 19 Planning

Elevations

A4.3

9' 1" 1 Typ FIRST FLOOR

Proposed East Elevation

Proposed North Elevation

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1/4" = 1'-0"



_____1 Typ

Materials

1 Stucco Walls





Three coat white stucco

Wood horizontal lap siding ref: Woodtone White



eside

Gal

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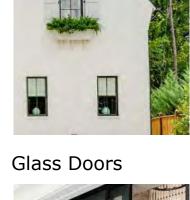




3 Tab shingles - Black



Wood frame aluminum clad -Black Ref: Sierra Pacific



Wood frame aluminum clad sliding doors - Black Ref: Nanawall



1/4" = 1'-0"

TS AND BUILDING UNCHANGED

1/4" = 1'-0"

SECOND FLOOR

_____ FIRST FLOOR

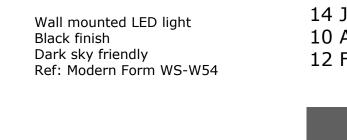






Cable railing - White posts and handrail





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Elevations

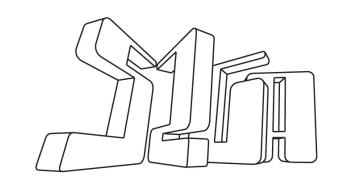
A4.4

Proposed West Elevation

Proposed South Elevation

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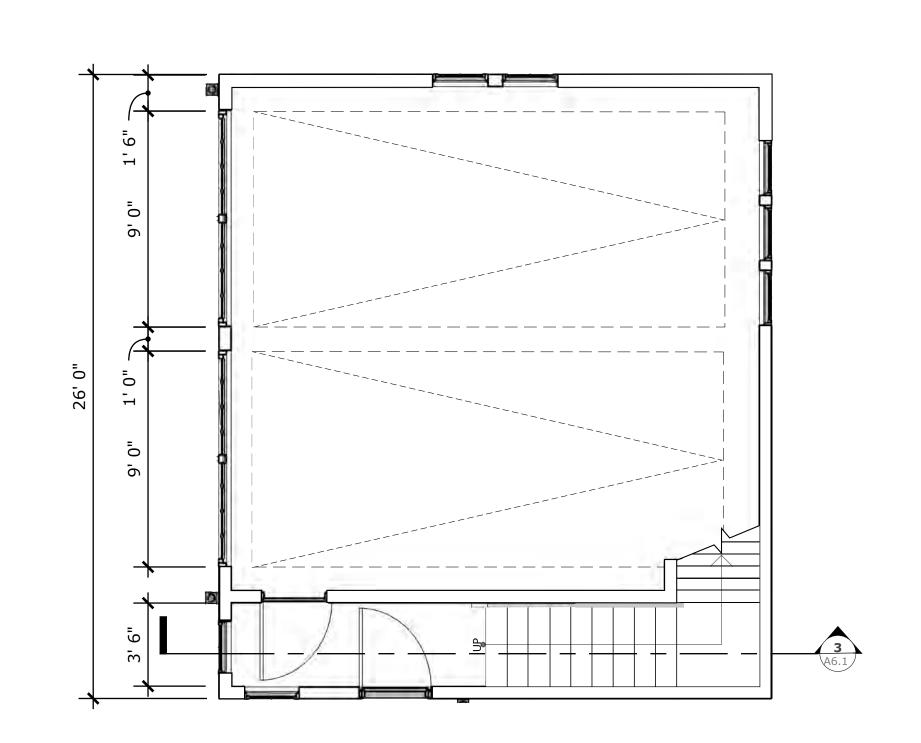




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Existing Section Proposed Section

A5.1

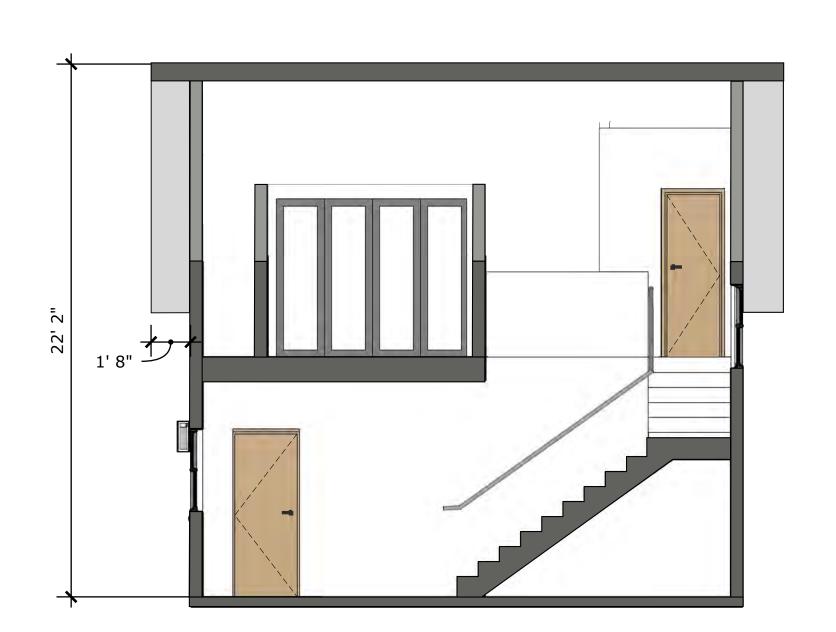


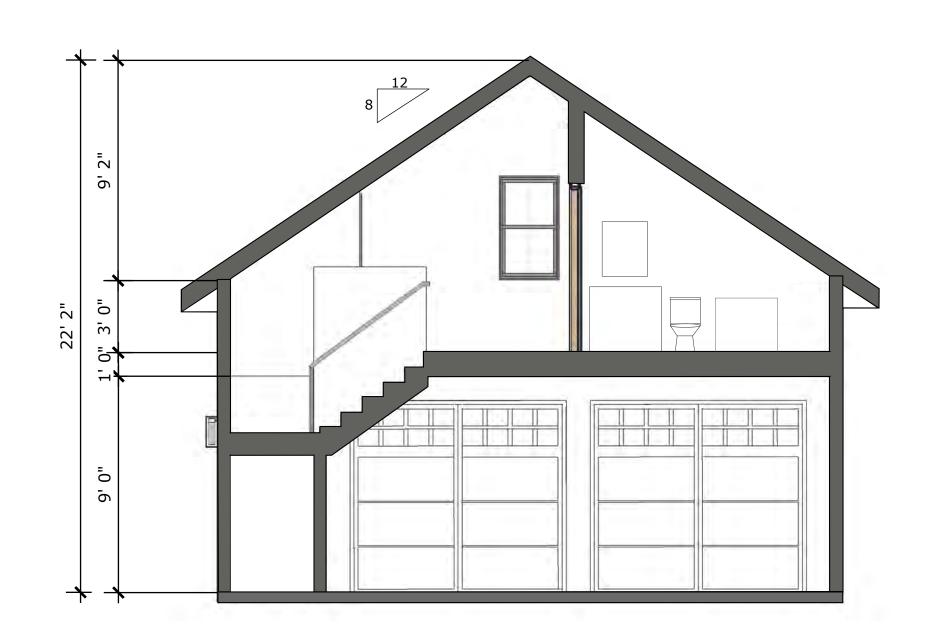
23' 0"

Ground Floor

1/4"

2 First Floor





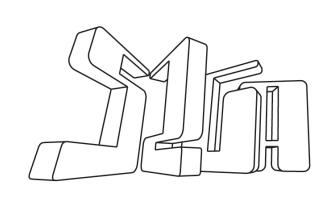
Section 1

1/4" = 1'-0"

Section 2

1/4" = 1'-0"

1/4" = 1'-0"



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30 Afar Way
Montara, CA 94037

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Garage Plans
Garage Sections

A6.1

Materials



Roofs

Windows



Three coat white stucco



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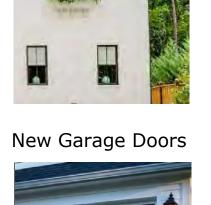






Wood frame aluminum clad -Black Ref: Sierra Pacific

3 Tab shingles - Black



Aluminium carriage doors with glass panels - White





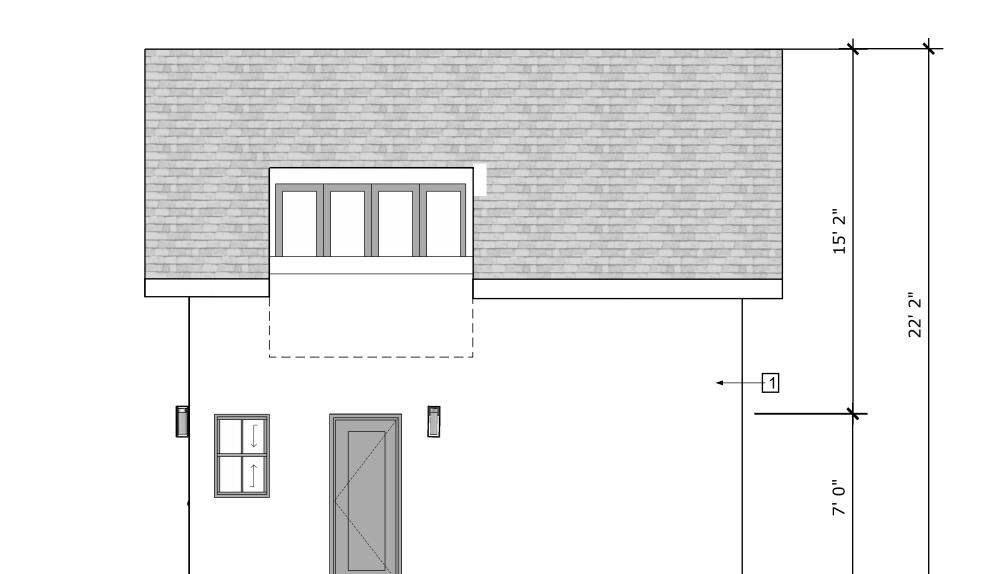
1/4" = 1'-0"

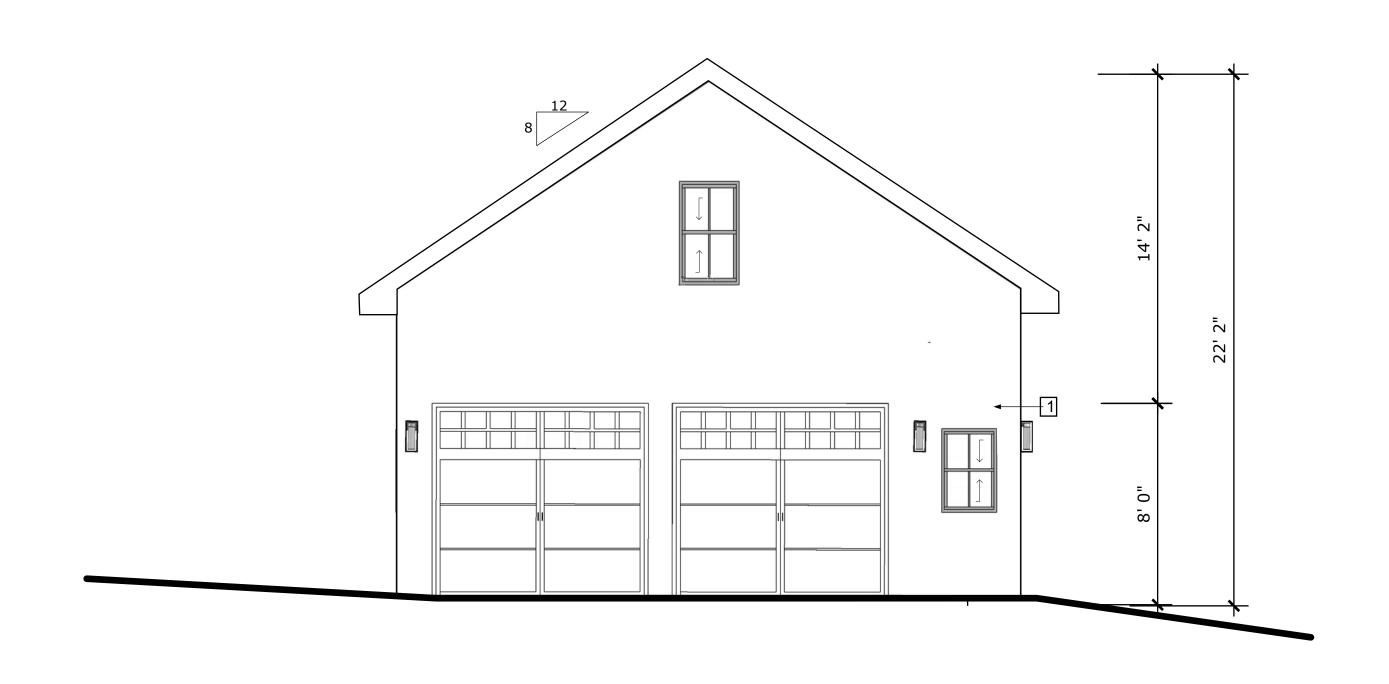
1/4" = 1'-0"



Wall mounted LED light Black finish Dark sky friendly Ref: Modern Form WS-W54







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Garage Elevations

A6.2

Garage South Elevation

Garage North Elevation

Garage West Elevation

Garage East Elevation

1/4" = 1'-0"

1/4" = 1'-0"

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