

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: October 23, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Appeal of the Coastside Design Review Committee's decision to approve a Design Review permit to allow the construction of a new two-story, 2,818 sq. ft. single-family residence and detached 400 sq. ft. garage, located on a 6,254 sq. ft. undeveloped, legal parcel (Recorded Certificate of Compliance, PLN2014-00360) at 700 George Street, in the unincorporated Montara area of San Mateo County. The project involves only minor grading and no significant tree removal. The project is not appealable to the California Coastal Commission.

County File Number: PLN2022-00173 (Fastovskaya/Kleynor)

PROPOSAL

Appeal of the Coastside Design Review Committee's decision to approve a Coastside Design Review permit for a new two-story residence and detached 2-car garage, located on an undeveloped, conforming-size, corner parcel. The property is located in an area designated for single-family residential use, with residences located on all sides, with the exception of the undeveloped lot to the east. Minor grading and no significant tree removal are involved.

RECOMMENDATION

That the Planning Commission deny the appeal and approve the Design Review Permit, County File Number PLN2022-00173, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, Telephone 650/363-1826

Appellant: Alisa Stegmaier

Applicant: Gary Kleynor

Owner: Marina Fastovskaya

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 700 George Street, Montara

APN(s): 036-103-620

Size: 6,254-sq. ft. parcel

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

General Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Supply/Sewage Disposal: Montara Water and Sanitary District

Flood Zone: Zone X (areas of minimal flood hazard), FEMA Panel 06081C0117F, Effective Date: August 2, 2017

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

Setting: The property is located in an area designated for single-family residential use, with residences located on all sides, with the exception of the undeveloped lot to the east.

Chronology:

<u>Date</u>	<u>Action</u>
2015	- A previous residential design (PLN2015-00262) was approved at the subject site.
December 2020	- Applicant submits request for modifications to the design of the project. Due to substantial change in design, Staff advised the applicant to submit a new DR Application.
May 25, 2022	- Subject application submitted.

- April 13, 2023 - The Coastside Design Review Committee (CDRC) reviews and continues the project, due to the apparent mass of the second story, need for additional façade articulation, and privacy impacts of windows to neighbor on the east side, among other issues. The CDRC required the installation of story poles for its review.
- February 29, 2024 - Applicant submits revised plans.
- March 11, 2024 - Application deemed complete.
- April 11, 2024 - The CDRC reviews and approves the project, subject to reducing lot coverage which can be done by reducing size of covered patios. No story poles are erected; applicant bring scale models of residence and neighboring properties to the meeting.
- April 25, 2024 - Appeal filed by Appellant, Alisa Stegmaier.
- July 11, 2024 - Applicant submits revised plans demonstrating compliance with lot coverage.
- October 23, 2024 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The subject parcel is designated by the General Plan for Medium Density Residential use, at a density of 6.1 to 8.7 dwelling units per acre. The subject parcel is a standard-size parcel of 6,254 sq. ft., which, if developed with a single residence, would result in a density of approximately 6.9 dwelling units per acre, which complies with the General Plan density designation.

2. Conformance with Design Review District Guidelines

a. CDRC Review

On April 13, 2023, the Coastside Design Review Committee (CDRC) reviewed and continued the project, due to the apparent mass of the second story, need for additional façade articulation, and privacy impacts of windows to neighbor on the east side, among other issues (see Continuation Letter included in Attachment D). The CDRC required the installation of story poles for its review.

On April 11, 2024, the CDRC reviews and approves the project, finding that the revised project is in substantial compliance with the design review standards, including adequately demonstrating compliance with standards pertaining to project scale. While no story poles were erected, the applicant brought scale models of the proposed residence and neighboring properties to the meeting.

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

- (1) Section 6565.20.D.e. Wall articulation: The wall articulation minimizes the mass and is effective in blending the mass shape and scale to the other homes in the neighborhood.
- (2) Section 6565.20.A. Architectural Style: The architectural style and design elements complement the predominant style of nearby homes.

The CDRC added a condition of the approval that required the applicant to confirm that the lot coverage is within the maximum allowance, which has been added as Condition 5. The applicant has submitted plans which show a reduction of lot coverage, by reducing the size of covered patios, while maintaining the approved design of the residence.

The CDRC also added a recommendation that the applicant increase the bedroom window size to 6 feet long by 2 feet wide for design consistency and to ensure accent siding wraps and terminates at the inside corner. However, implementation of this recommendation may further impact privacy of the neighbor to the east, when a house is built on that property, so staff has not included this recommendation in Attachment A.

b. Appeal of CDRC's Decision to Approve Project

On April 25, 2024, an appeal was filed by Alisa Stegmaier (Appellant). The following is a discussion of the points of the appeal letters provided:

- (1) Appellant asserts that the project is out of scale with most of the homes in the neighborhood. The revised design does not adequately address the CDRC's findings for continuation and matches the home across the street which is too large. All other adjacent homes are one-story. Staff's response: The CDRC found that the applicant adequately addressed the CDRC's continuation letter by reducing the house size by 50 sq. ft., adding wall and façade articulation, and adding roof dormers to the rear and east sides of the house.
- (2) Appellant asserts that the CDRC required story poles and because the applicant did not construct story poles, the project should not have been approved. Staff's response: Design Review District regulations do not require construction of story poles, only adequate demonstration that project scale is compatible with surrounding residences. While no story poles were erected, the applicant brought scale models of the residence and neighboring properties to the meeting, which the CDRC found to adequately demonstrate that the scale of the house is compatible with surrounding homes.
- (3) Appellant asserts that the 4-foot long by 6-foot wide window on the second floor impacts the privacy of her family residing at 770 George Street. Staff's response: The applicant proposes only two (2) windows on the second floor of the east elevation, including this window and a very small clerestory window. The applicant has further reduced the size of this window from 4 feet by 6 feet to approximately 4.5 feet by 4.5 feet, as shown in revised plans (Attachment G). Condition 6 requires that the window remain this size. In addition, the proposed house would be located approximately 60 feet from the appellant's residence. The immediately adjoining parcel to the east is owned by Mark Stegmaier, whose letter is included in the appeal documents. The applicant has also provided a 10-foot side setback to the parcel when only 5 feet is required.

3. Compliance with Local Coastal Program (LCP)

As the site is located within the Single-Family Residence Categorical Exclusion Area and proposed development complies with categorical exemption criteria, in that the site is of conforming size and no exceptions are requested, the project is eligible for a Coastal Development Permit Exemption and is not subject to the provisions of the Local Coastal Program (LCP) other than those established by the Design Review District.

4. Conformance with Zoning Regulations

a. Compliance with S-17 Zoning District Regulations

The 6,254-square foot project site conforms to the minimum lot size of the R-1/S-17/DR/CD zoning district. As shown in the table below, the project complies with the requirements of this zoning district.

Table 1 - Compliance with the R-1/S-17/DR/CD Zoning District			
	<i>Required</i>	<i>Proposed</i>	<i>Complies?</i>
Min. Side Yard Setback	5 feet	Right: 10 feet (corner) Left: 10 feet	Yes
Min. Combined Side Yard Setback	15 feet	20 feet	Yes
Min. Front Setback	20 feet	25 feet 2.5 inches	Yes
Min. Rear Setback	20 feet	>20 feet	Yes
Max. Building Height	28 feet	23 feet - 7 inches	Yes
Max. Floor Area Ratio	53%	52.5% (3,291 sq. ft.)	Yes
Max. Building Site Coverage	35%	34% (2,127 sq. ft.)	Yes
Min. Average Lot Width	50 feet	50 feet	Yes
Min. Lot Size	5,000 sq. ft.	6,254 sq. ft.*	Yes

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

Planning staff referred the project to the Midcoast Community Council (MCC) on June 22, 2022. No comments were received.

C. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

D. ENVIRONMENTAL REVIEW

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

E. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map showing vicinity, subject site, and Appellant's residence
- C. Plans reviewed by CDRC on April 13, 2023, with Findings for Continuance
- D. Letter of Continuation by the CDRC for the April 13, 2023 meeting
- E. CDRC Approved Plans, approved on April 11, 2024
- F. Appeal Documents
- G. Revised Plans dated July 11, 2024

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2022-00173 Hearing Date: October 23, 2024

Prepared By: Camille Leung, Senior Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS TO DENY APPEAL AND APPROVE PROJECT

Regarding Environmental Review, Find:

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

Regarding the Design Review, Find:

2. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. The project, as proposed and conditioned, was found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - (1) Section 6565.20.D.e. Wall articulation: The wall articulation minimizes the mass and is effective in blending the mass shape and scale to the other homes in the neighborhood.
 - (2) Section 6565.20.A. Architectural Style: The architectural style and design elements complement the predominant style of nearby homes.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on October 23, 2024, as reviewed by the Coastside Design Review Committee on April 11, 2024, and as conditioned by this approval. Any changes or revisions to the approved plans are subject to review and approval by the Planning Commission. Minor adjustments to the project may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval. Minor adjustments to project design may be approved by the Design Review Officer. For major adjustments to project design, the Design Review Officer will refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Design Review Permit shall be valid for five years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.
4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. The applicant shall confirm that the lot coverage is within the maximum allowance.
 6. At the time of building permit application, the applicant shall demonstrate compliance with the following requirements:
 - a. Maintain the sizes of the east side, second story windows as approved, including a 4.5-foot by 4.5-foot window and the clerestory window, as shown in revised plans (Attachment G of the staff report), and shall add no further windows to this elevation.
 - b. The applicant shall correct discrepancies in the lot coverage and floor area between Pages A1.0 and A2.2 of the plan set.
 7. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
- n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

- o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
- 8. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
- 9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
- 10. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
- 11. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
- 12. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on George and Birch Streets. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on George and Birch Streets. There shall be no storage of construction vehicles in the public right-of-way.
- 13. Color and materials verification shall occur by Planning staff in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

14. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
15. Installation of the approved landscape plan is required prior to final inspection.
16. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: Project must incorporate compost at a rate of at least 4 cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 percent of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25 percent of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25 percent and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
17. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees (including the non-significant Pine tree at the front of the property), including the following:

- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
- b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
- c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
- d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five business days from site inspection following root cutting;
- e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
- f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2 by 4 boards in concentric layers to a height of 8 feet; and
- g. Prior to issuance of a building permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Building Inspection Section

18. A building permit is required for this project.
19. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Geotechnical Section

20. A geotechnical report shall be submitted at the time of building permit application. The report shall be updated to the current codes. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at Building Stage. As this is a vacant site, the geotechnical report shall provide sufficient soil investigation data to evaluate the

potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

21. The following will be required at the time of building permit submittal:
 - a. An updated Drainage Report prepared and stamped by a Registered Civil Engineer.
 - b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer.
 - c. An updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase).
22. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section for review and approval.

Montara Water and Sanitary District (MWSD)

23. The Applicant shall obtain a Sewer Permit prior to issuance of building permit.
24. Sewer Connection Fees must be paid prior to issuance of connection permit.
25. A grinder pump and pressurized lateral may be required.
26. The Applicant shall obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit.
27. Proof of well abandonment to San Mateo County Health Department standards may be required.

28. Connection to the MWSD's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicant must first apply directly to District for permits and not their contractor.

Coastside Fire Protection District

29. Add Note to plans: Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. Smoke alarms to be installed per manufactures instruction and NFPA 72. These detectors are required to be placed in each new and recondition 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
30. Add Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 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. (CFC 1030).
31. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
32. Add Note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. 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. Temporary address numbers shall be posted prior to combustibles being placed on site.

33. As per Coastside Fire District Ordinance 2023-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" as defined in the current edition of the California Building Code.
34. Vegetation Management (LRA) - The 2022 California Fire Code Chapter 49 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. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
35. Fire Access Roads – Add note to plans: 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 Protection District Ordinance 2016-01, 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 Protection District specifications. As per the 2016 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.
36. Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 2065) 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 must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for two hours. Contact the local water purveyor for water flow details.
37. Add Note to plans: Automatic Fire Sprinkler System: Fire Sprinkler plans will require a separate permit. As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, 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. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage.

The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.

38. 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. Please call Coastside Protection Fire District to schedule an inspection. Fees shall be paid prior to plan review.
39. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
40. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
41. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1

Department of Public Works

42. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
43. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

44. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
45. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

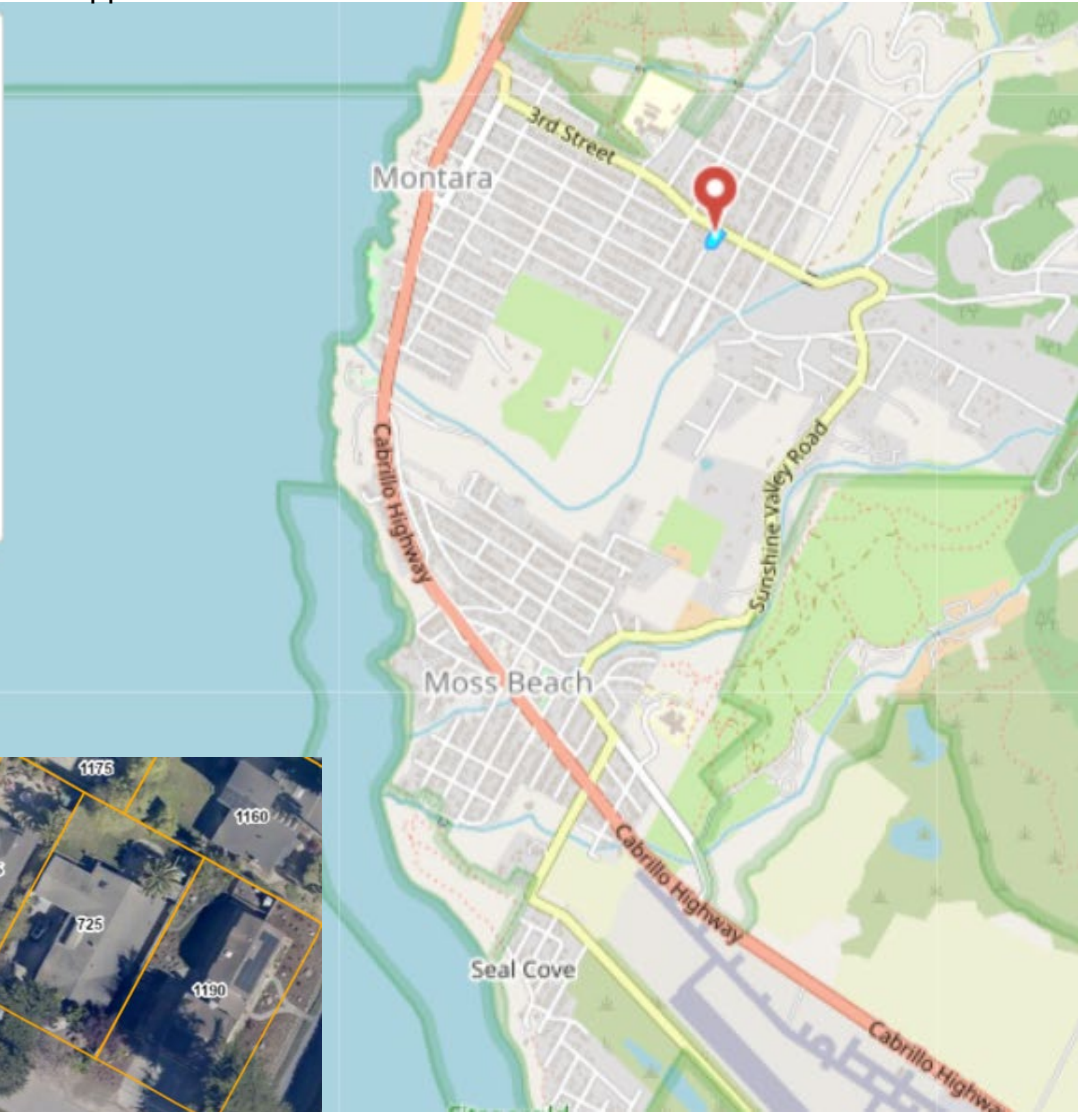
ATTACHMENT B

ATTACHMENT B - Location Map showing vicinity, subject site, and Appellant's residence

APN: 036103620 Owner: FAS ▼ ◀ 1 of 2 ▶ ✕

APN: 036103620
Owner: FASTOVSKAYA MARINA
, Other
Unincorporated

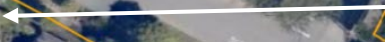
[Zoning Map Book Pages](#)
[Assessor Map](#)
[Property Details](#)



PROJECT SITE



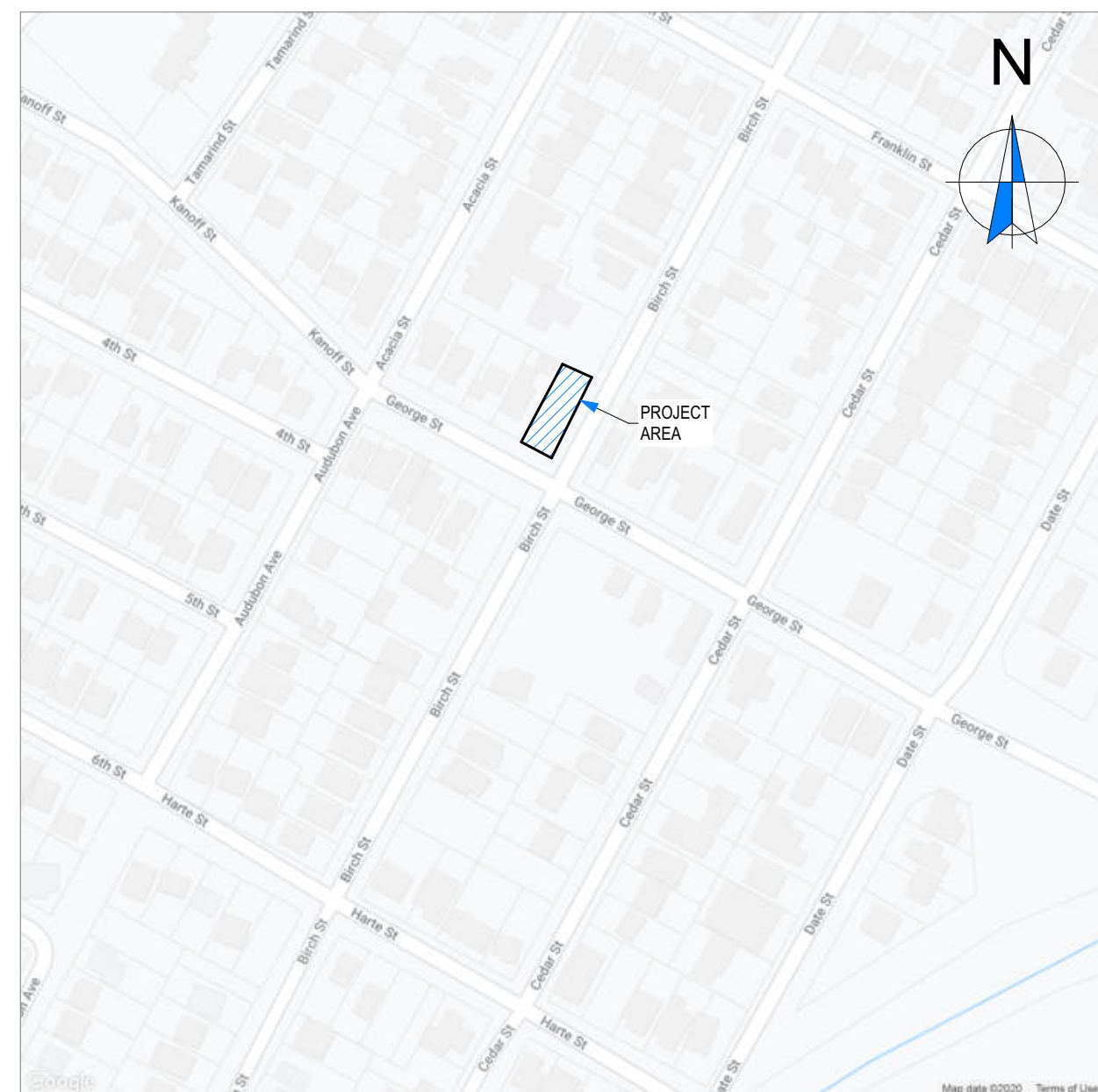
Appellant's Residence





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



M MAP
NOT TO SCALE

700 GEORGE ST.
MINTARA, CA 94037 NEW SINGLE FAMILY DWELLING w/DETACHED GARAGE

COMPLIANCE CODES (AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION):
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 NPFA 13D
PARCEL NO.: 036-103-620
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: U-1a
FIRE SPRINKLERS: YES
OWNER: MARINA FASTOVSKAYA
 700 GEORGE ST.
 MONTARA, CA 94037

SCOPE OF WORK:
 NEW TWO STORY SINGLE FAMILY DWELLING WITH TWO CAR DETACHED GARAGE.

AREA CALCULATIONS	
	AREA
DWELLING	2,868.54 SQFT
1 ST FLOOR	1,641.63 SQFT
2 ND FLOOR	1,226.91 SQFT
GARAGE	400 SQFT
FRONT PORCH	125.38 SQFT
SITE	6,254 SQFT

LOT COVERAGE	
	ALLOWABLE
ALLOWABLE COVERAGE (35%)	2,188.9 SQFT
PROPOSED	2,167.01 SQFT
PROPOSED	2,167.01 / 2,188.9 = 99%

FLOOR AREA RATIO	
	ALLOWABLE
ALLOWABLE FAR (53%)	3,314.62 SQFT
PROPOSED (52.26%)	3,268.5 SQFT
PROPOSED	3,268.5 / 3,314.62 = 98.6%

A1.0	• COVER SHEET
A2.0	• PROPOSED FLOOR PLAN
A3.0	• PROPOSED EXTERIOR ELEVATIONS
A4.0	• ROOF PLAN
A5.0	• BUILDING SECTIONS
A5.1	• BUILDING SECTIONS
C0.1	• GENERAL NOTES
C1.0	• SITE PLAN
C1.1	• GRADING PLAN
C1.2	• DRAINAGE PLAN
C1.3	• UTILITY PLAN
C2.0	• DETAILS
C2.1	• DETAILS
C2.2	• DETAILS
C2.3	• SECTION A-A
C3.0	• EROSION CONTROL PLAN
C3.1	• EROSION CONTROL DETAILS
C3.2	• CONSTRUCTION BMP
C4.0	• WATER SERVICE DETAILS
C4.1	• WATER SERVICE DETAILS
C5.0	• SEWER LATERAL DETAILS
L1.0	• LANDSCAPE PLAN



ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES



ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES



ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES



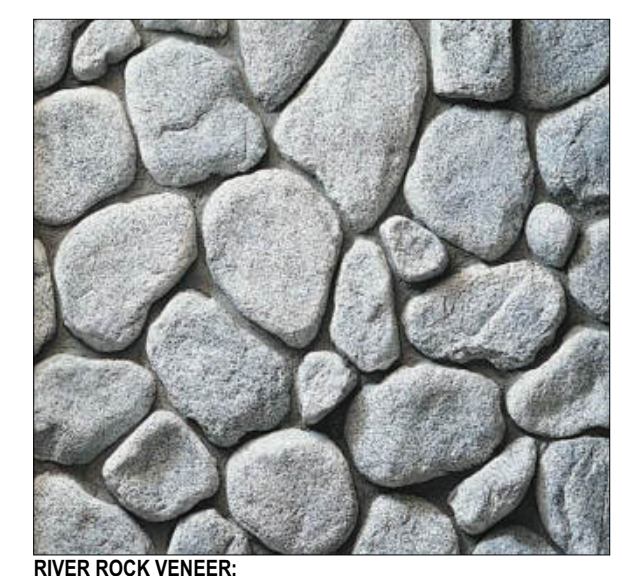
ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES

ABBREVIATIONS

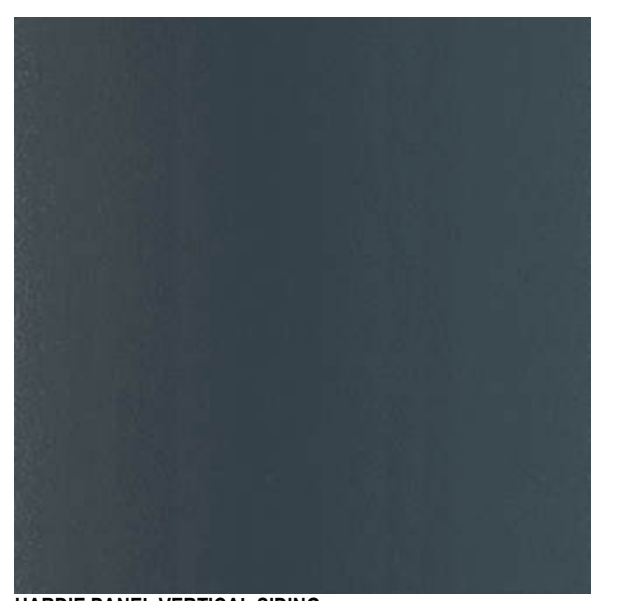
(A)	ALTERED	MANFR	MANUFACTURER
AC	AIR CONDITIONING	MAX	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MECH	MECHANICAL
BLDG	BUILDING	MIN	MINIMUM
BLKG	BLOCKING	MISC	MISCELLANEOUS
BM	BEAM	(N)	NEW
CBC	CALIFORNIA BUILDING CODE	NO.	NUMBER
CLG	CEILING	OSB	OBSOLETE
CLR	CLEAR	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	PL	PLATE
CONC	CONCRETE	PLYWD	PLYWOOD
(R)	TO BE REMOVED / DEMOLISHED	P.T.	PRESSURE TREATED
DA	DIAMETER	RD	RADIUS
DM	DIMENSION	REQD	REQUIRED
DN	DOWN	RM	ROOM
DS	DOWNSPOUT	RWD	REDWOOD
D.T.S.	DOUBLE TRIM STUD	SIM	SIMILAR
DW	DISHWASHER	SPEC	SPECIFICATION
(E)	EXISTING	SQ	SQUARE
EA	EACH	STD	STANDARD
EQ	EQUAL	S.T.S.	SINGLE TRIM STUD
EQUIP	EQUIPMENT	T&G	TONGUE & GROOVE
EXT	EXTERIOR	TEMP	TEMPERED GLASS
F.F.E.	FINISH FLOOR ELEVATION	THK	THICK
FIN	FINISH	TYP	TYPICAL
FLR	FLOOR	U.N.O.	UNLESS OTHERWISE NOTED
FTG	FOOTING	VERT	VERTICAL
GA	GAUGE	W	WIDTH
GALV	GALVANIZED	W.H.	WATER HEATER
GLB	GLUE LAMINATED		
GWB	GYPSPUM WALLBOARD		
HDR	HEADER		
HT	HEIGHT		
INS	INSULATION		
INT	INTERIOR		
L	LENGTH		



STUCCO COLOR: OMEGA 242 MIST



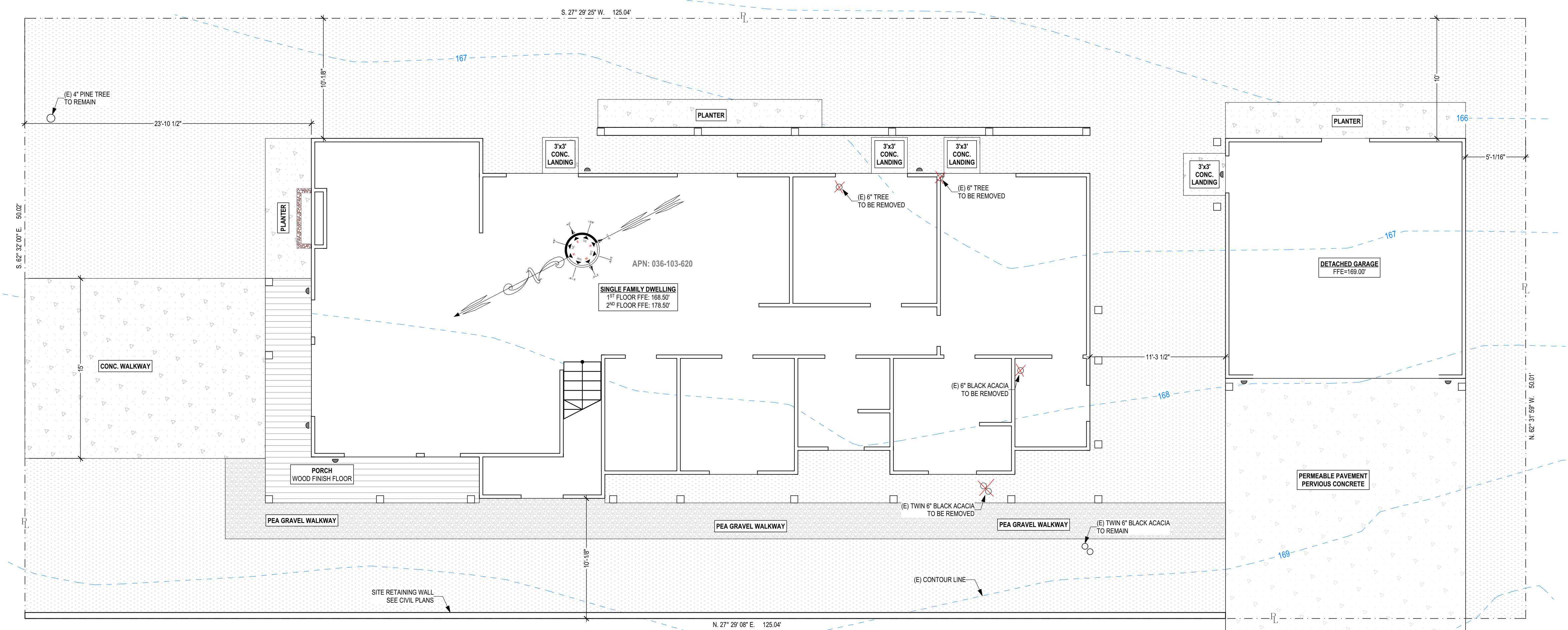
RIVER ROCK VENEER:



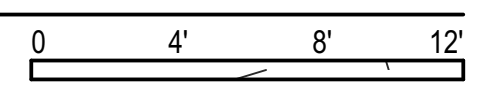
HARDIE PANEL VERTICAL SIDING: EVENING BLUE
COLOR MATCH WINDOW/DOOR TRIM TO SIDING



EXTERIOR LIGHTS: POSSINI EURO
MODEL: RATNNER 5-1/2" HIGH BLACK MODERN LED OUTDOOR WALL LIGHT
DARK SKY COMPLIANT



A SITE PLAN
SCALE: 3/16" = 1'-0"



vkdesignersf@gmail.com
415 756-7038
ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MINTARA, CA 94037

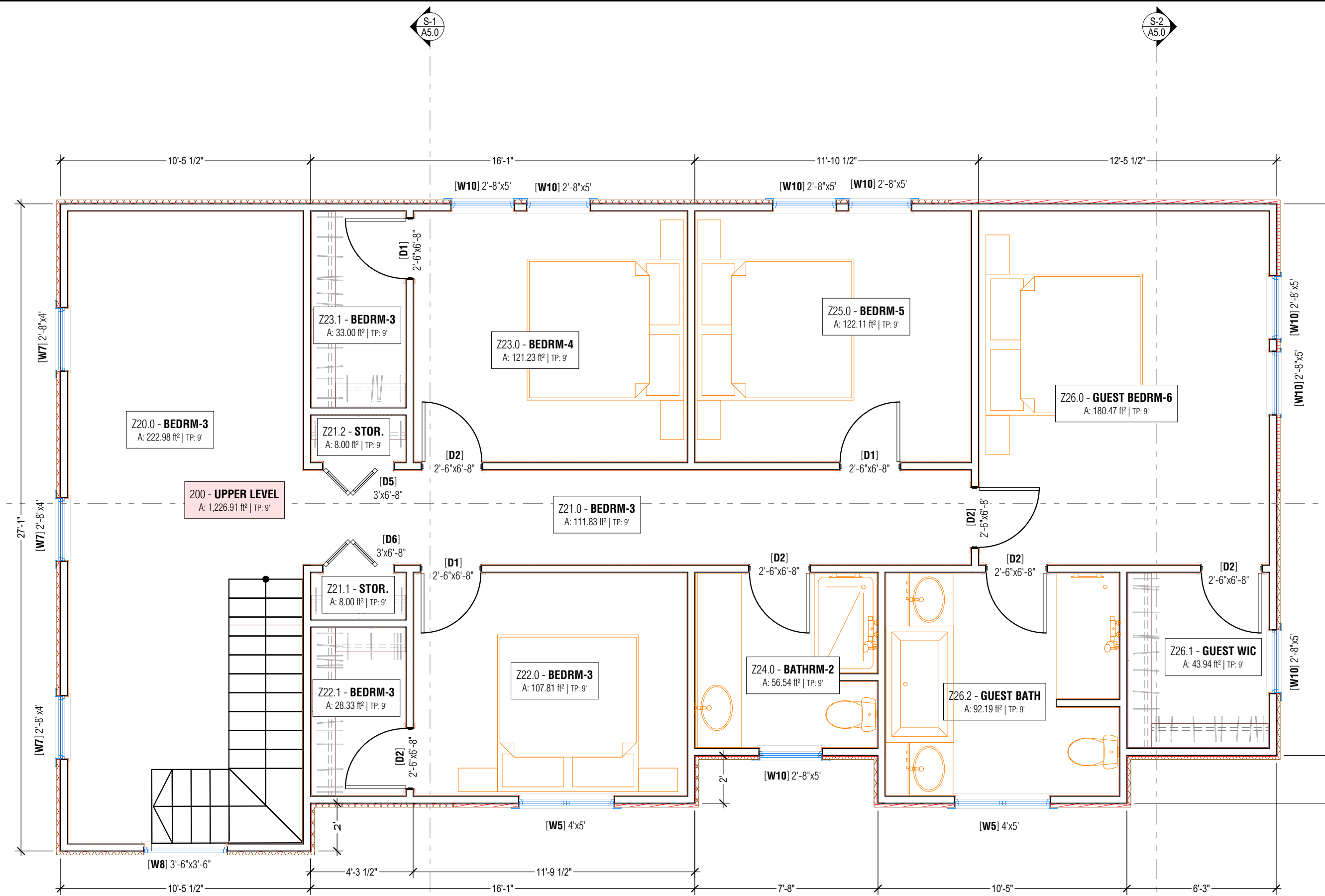
APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: COVER SHEET, SITE PLAN

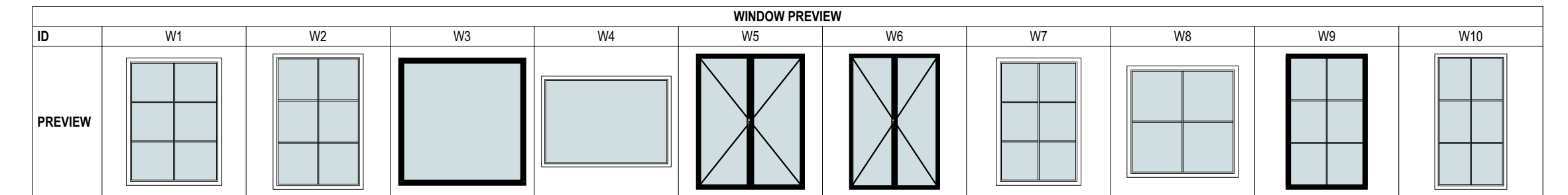
DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____
PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

A1.0

AREA (ROOM S)		
ID	Zone Name	Area
Z01.0	LIVING RM	439.54
Z02.0	DINING	106.98
Z03.0	KITCHEN	168.98
Z04.0	HALLWAY	126.83
Z05.0	BEDRM-1	126.50
Z06.0	LAUNDRY	88.98
Z07.0	BATHRM-1	56.54
Z08.0	M.BATH	92.19
Z09.0	M.BEDRM-2	180.47
Z09.1	M. WIC	43.94
Z10.0	PANTRY	56.25
Z20.0	BEDRM-3	222.98
Z21.0	BEDRM-3	111.83
Z21.1	STOR.	8.00
Z21.2	STOR.	8.00
Z22.0	BEDRM-3	107.81
Z22.1	BEDRM-3	28.33
Z23.0	BEDRM-4	121.23
Z23.1	BEDRM-3	33.00
Z24.0	BATHRM-2	56.54
Z25.0	BEDRM-5	122.11
Z26.0	GUEST BEDRM-6	180.47
Z26.1	GUEST WIC	43.94
Z26.2	GUEST BATH	92.19
ZN14	ROOM	146.34
		2,769.97 ft²

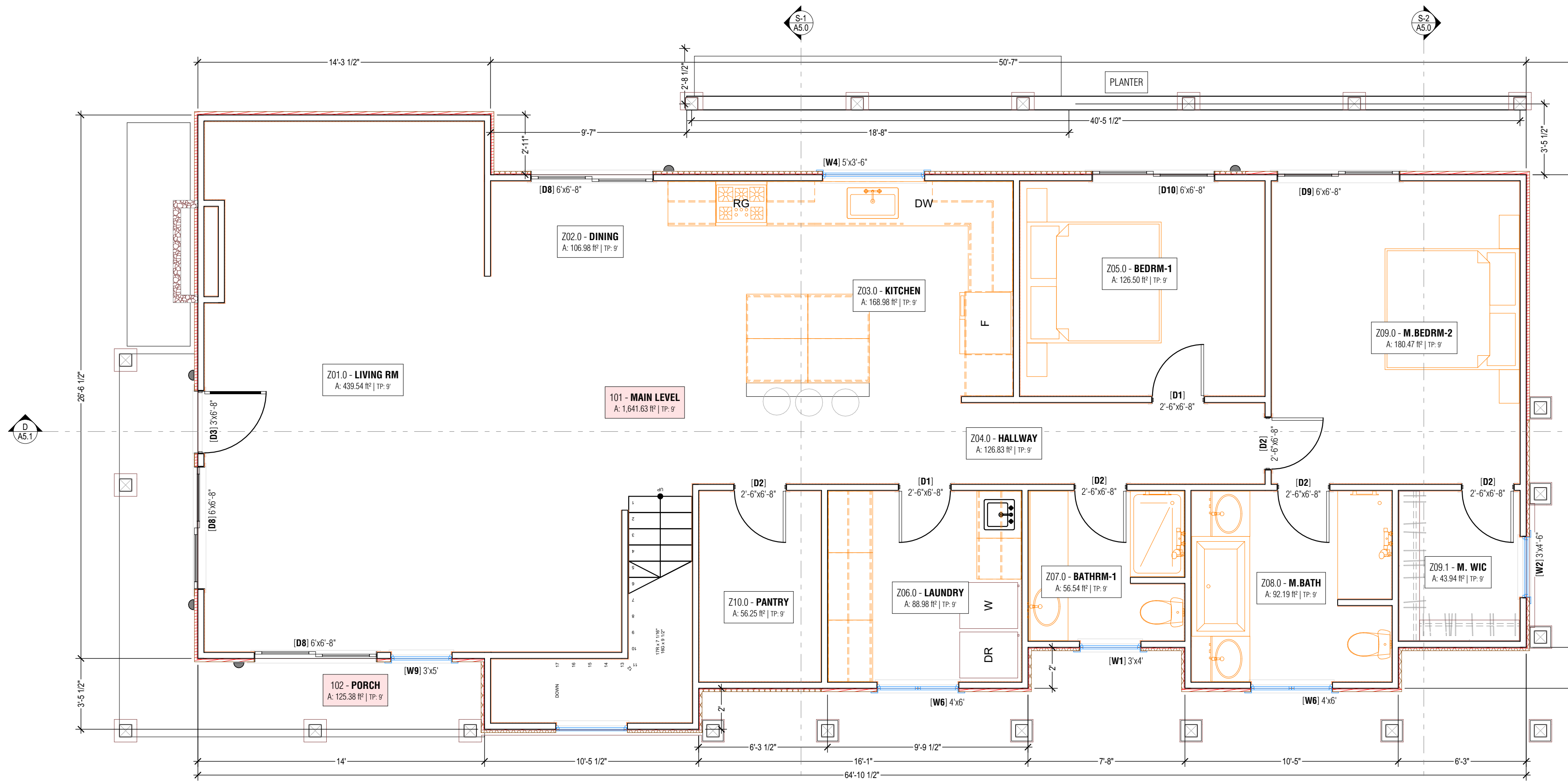


A PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

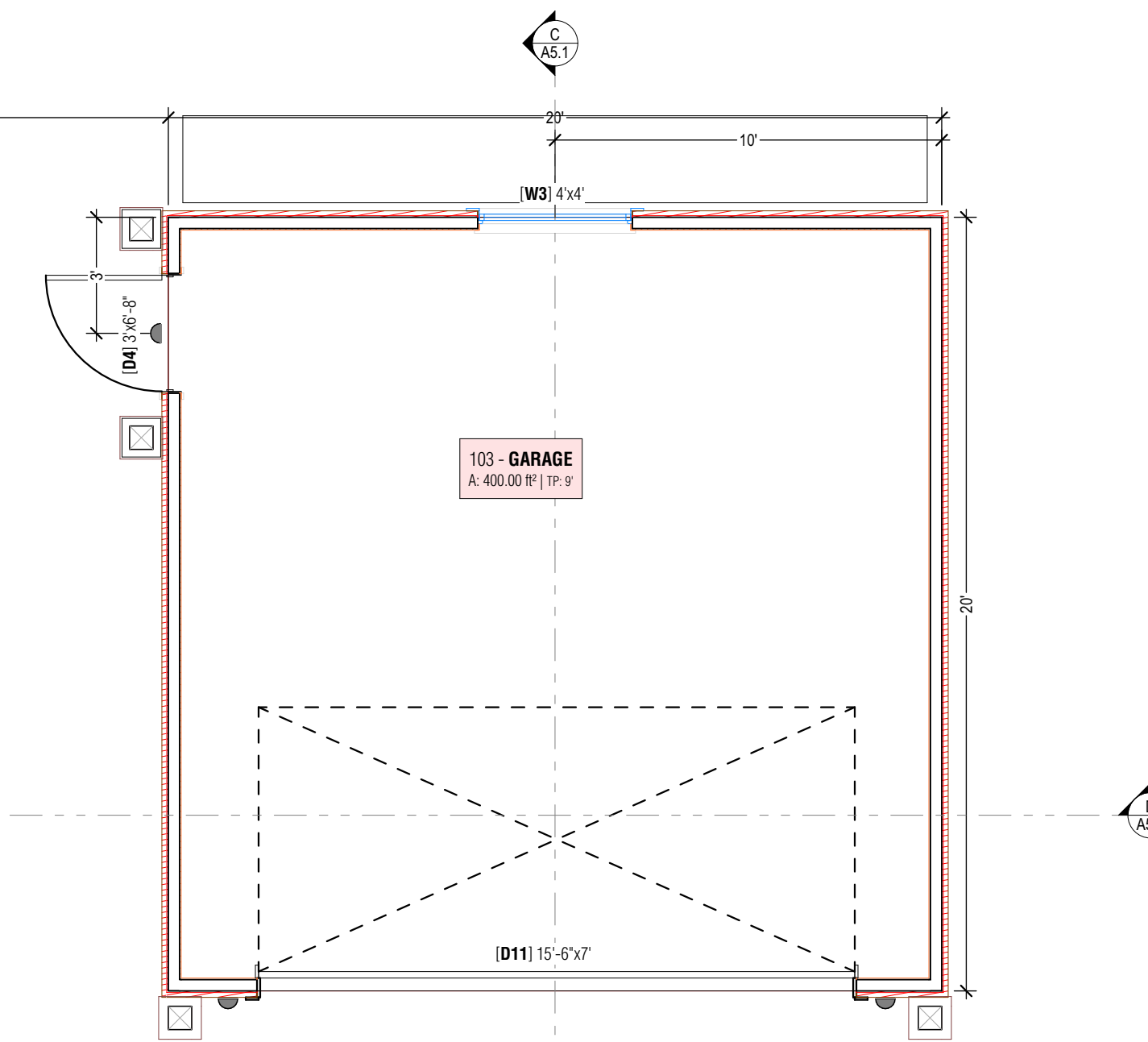


ID	QTY	W	HT	Orientation
W1	1	3'	4'	
W2	1	3'	4'-6"	
W3	1	4'	4'	
W4	1	5'	3'-6"	
W5	2	4'	5'	R
W6	2	4'	6'	R
W7	3	2'	4'	
W8	3	2'	3'-6"	
W9	1	3'	5'	
W10	8	2'	5'	

ID	QTY	W	HT	SWING	Note/Remarks
D1	5	2'-6"	6'-8"	L	
D2	11	2'-6"	6'-8"	R	
D3	1	3'	6'-8"	R	ENTRY DOOR
D4	1	3'	6'-8"	L	
D5	1	3'	6'-8"	L	
D6	1	3'	6'-8"	R	
D7	1	3'	8'	R	
D8	3	6'	6'-8"	R	EXIT DOOR
D9	1	6'	6'-8"	L	EXIT DOOR
D10	1	6'	6'-8"	R	EXIT DOOR
D11	1	15'-6"	7'	L	



A PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



0 2' 4' 8"

ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MINTARA, CA 94037

APN: 036-103-620

OWNER: MARINA FASTOVSKAYA

SHEET TITLE: PROPOSED FLOOR PLAN

DESIGNER: ALEX MARTYNOVSKIY

NAME: ALEX MARTYNOVSKIY

SIGNATURE: DATE: _____

PROJECT #: #Pin

DATE: 5/3/2022

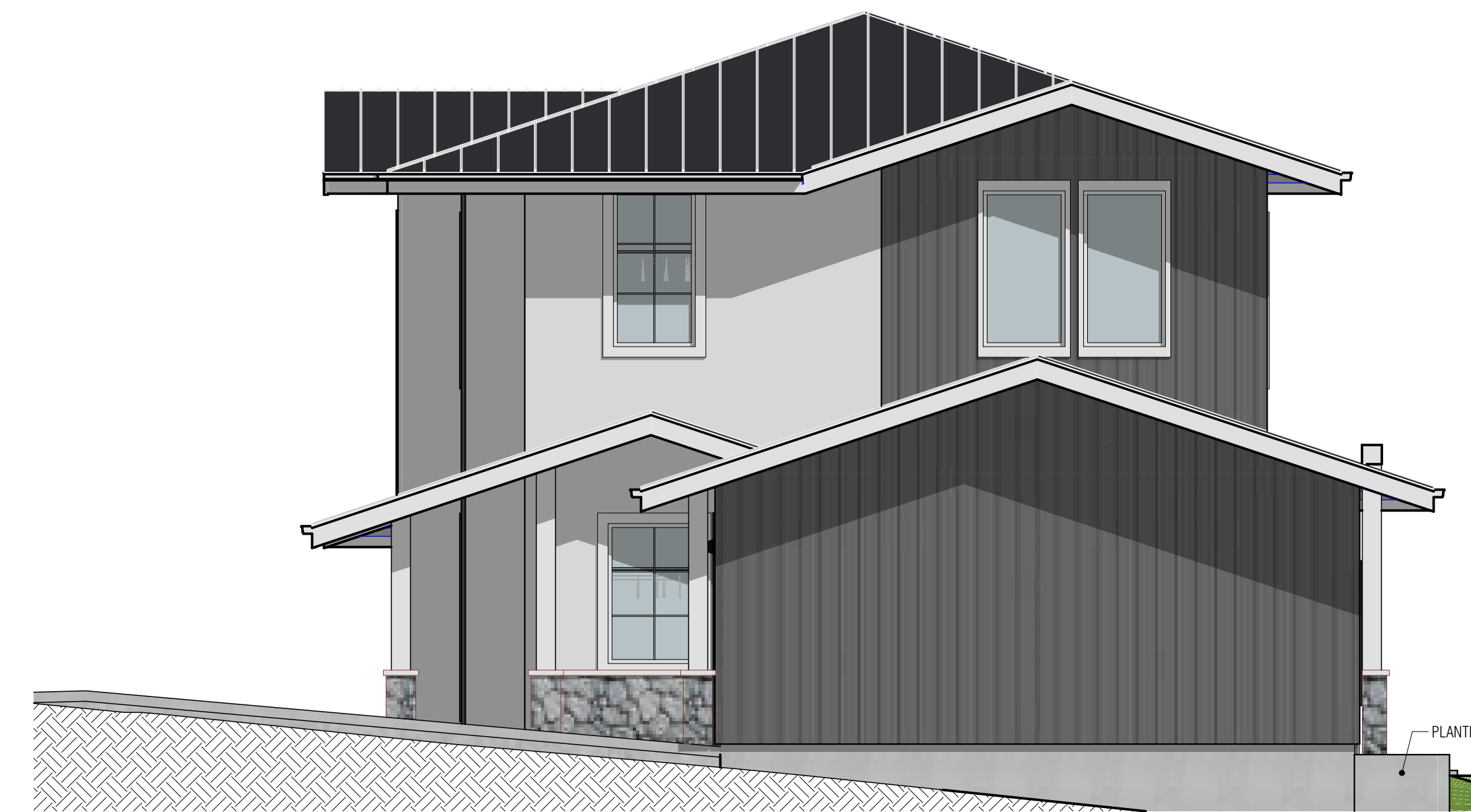
DRAWN BY: #Contact Custom

SCALE: AS SHOWN

A2.0



A PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED BACK ELEVATION
SCALE: 1/4" = 1'-0"



C PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



D PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



vkdesignersf@gmail.com
415 756-7038

ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MINTARA, CA 94037

APP# 036-103-620

OWNER MARINA FASTOVSKAYA

SHEET TITLE PROPOSED EXTERIOR ELEVATIONS

DESIGNER

ALEX MARTYNOVSKIY

NAME

SIGNATURE DATE

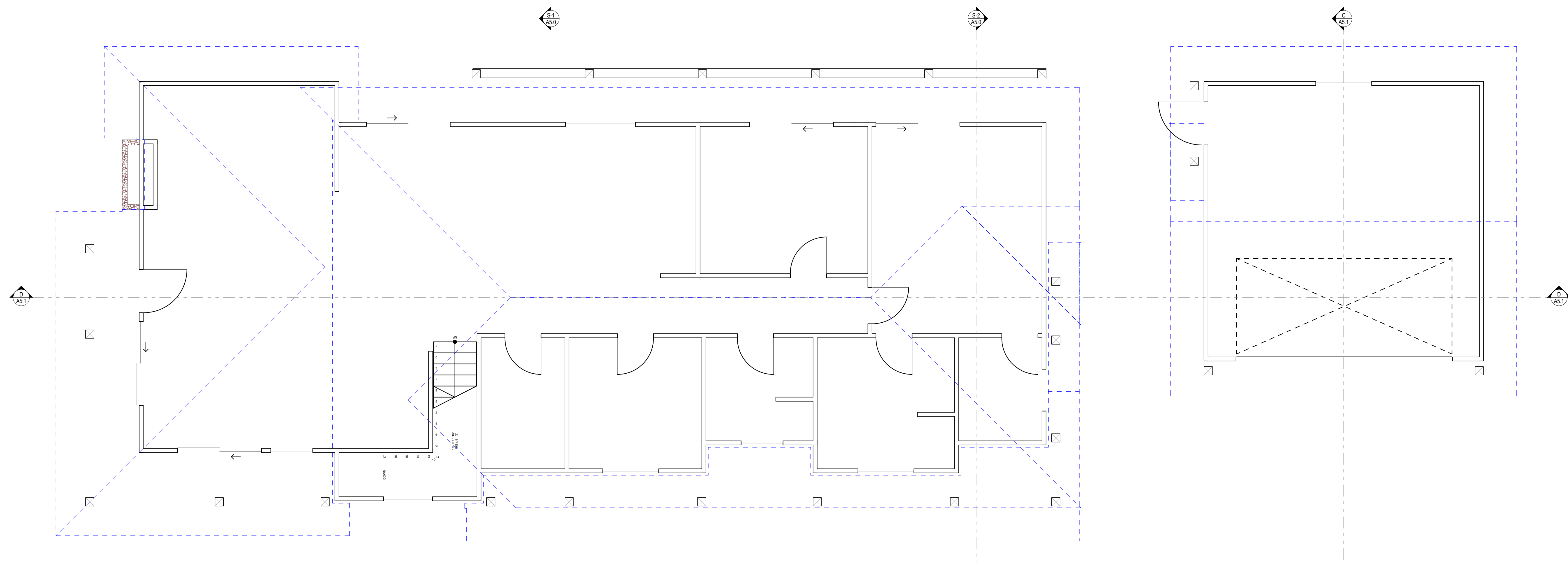
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DATE: 5/3/2022

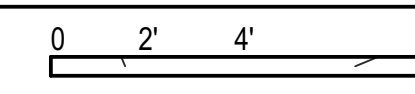
DRAWN BY: #Contact Custom

SCALE: AS SHOWN

A3.0



A ROOF PLAN
SCALE: 1/4" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MINTARA, CA 94037

APP# 036-103-620

OWNER MARINA FASTOVSKAYA

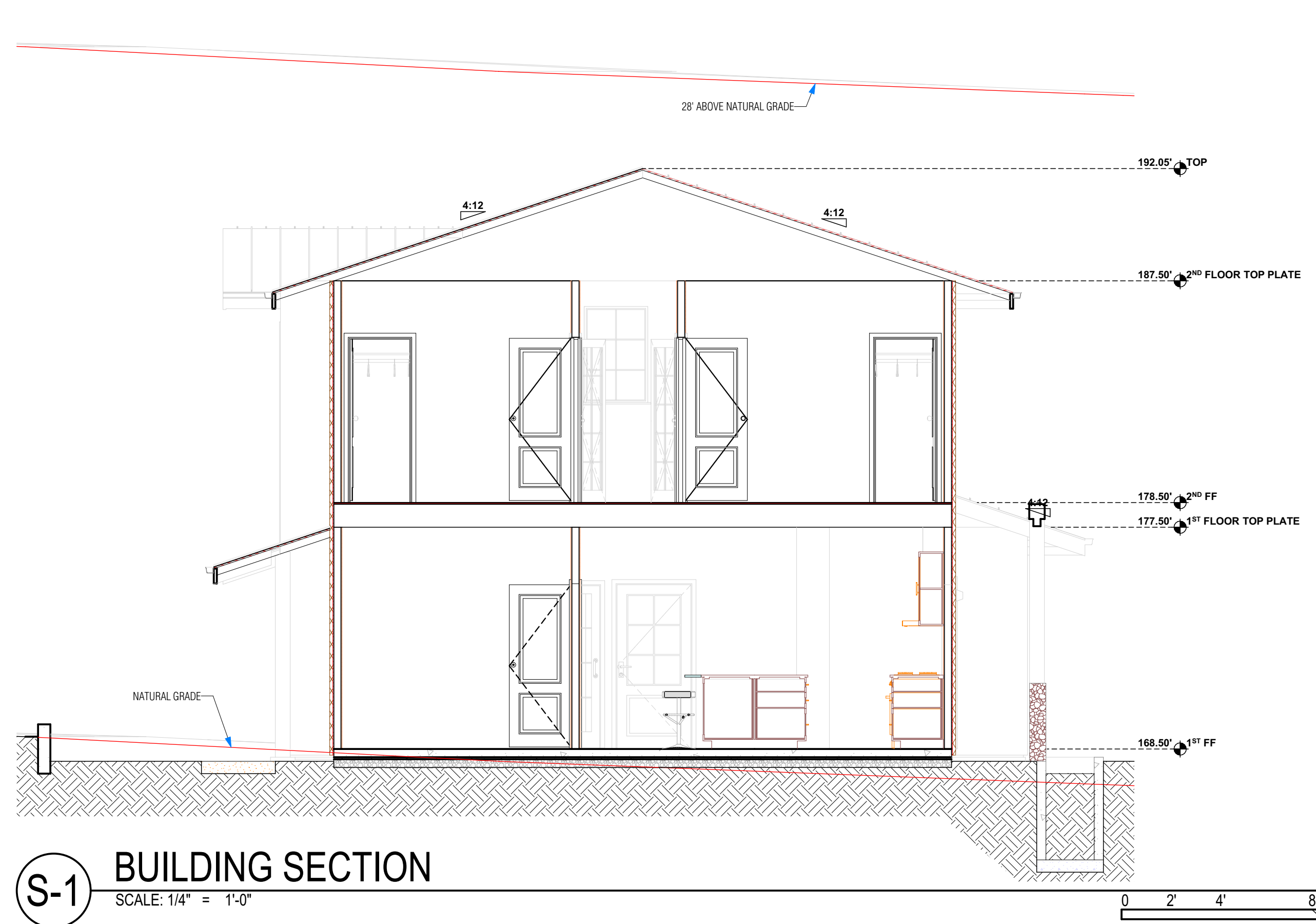
SHEET TITLE ROOF PLAN

DESIGNER NAME ALEX MARTYNOVSKIY
SIGNATURE DATE

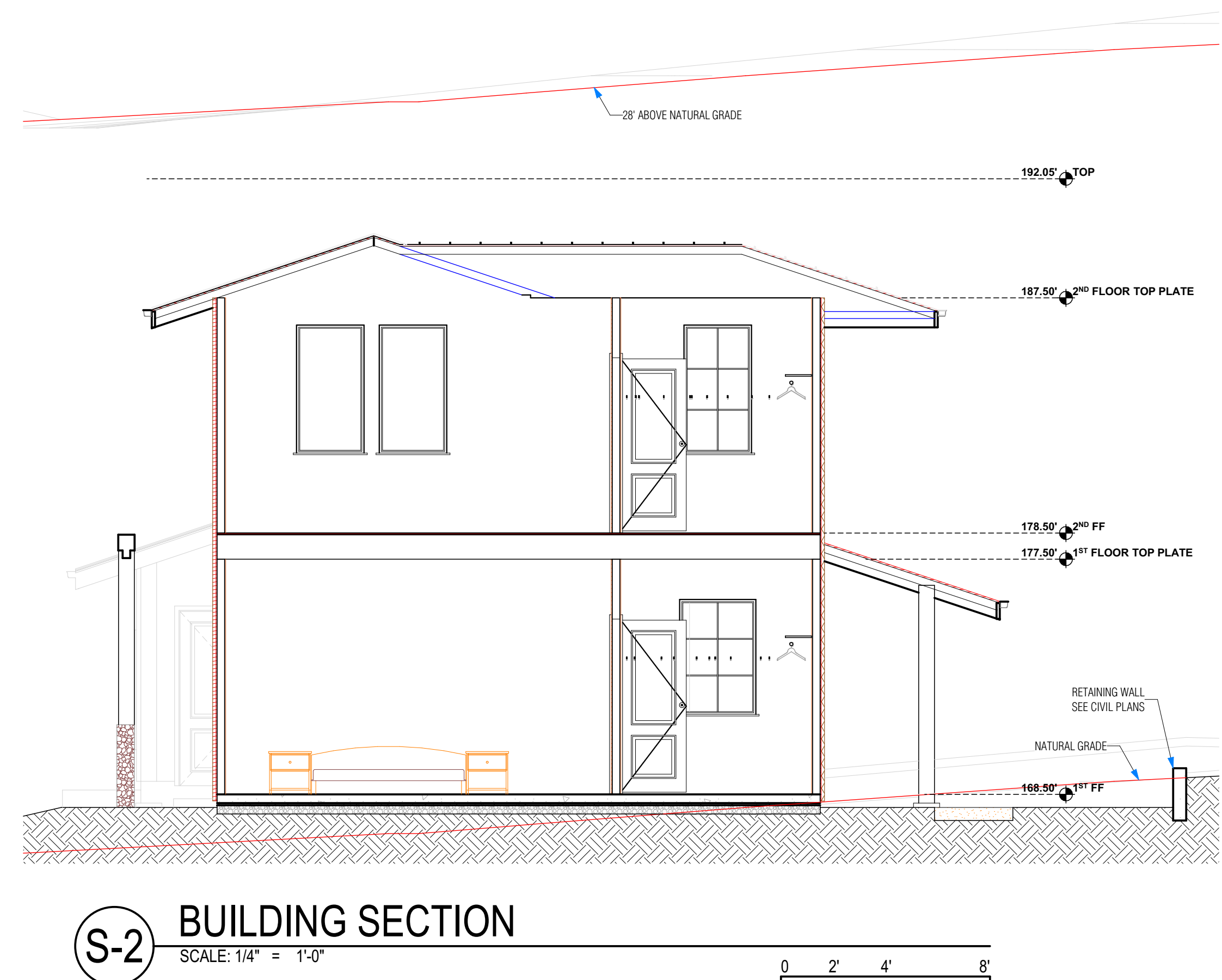
PROJECT #: #Pin
DATE: 5/3/2022

DRAWN BY: #Contact Custom
SCALE: AS SHOWN

A4.0



S-1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



S-2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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700 GEORGE ST.
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APP# 036-103-620
OWNER MARINA FASTOVSKAYA

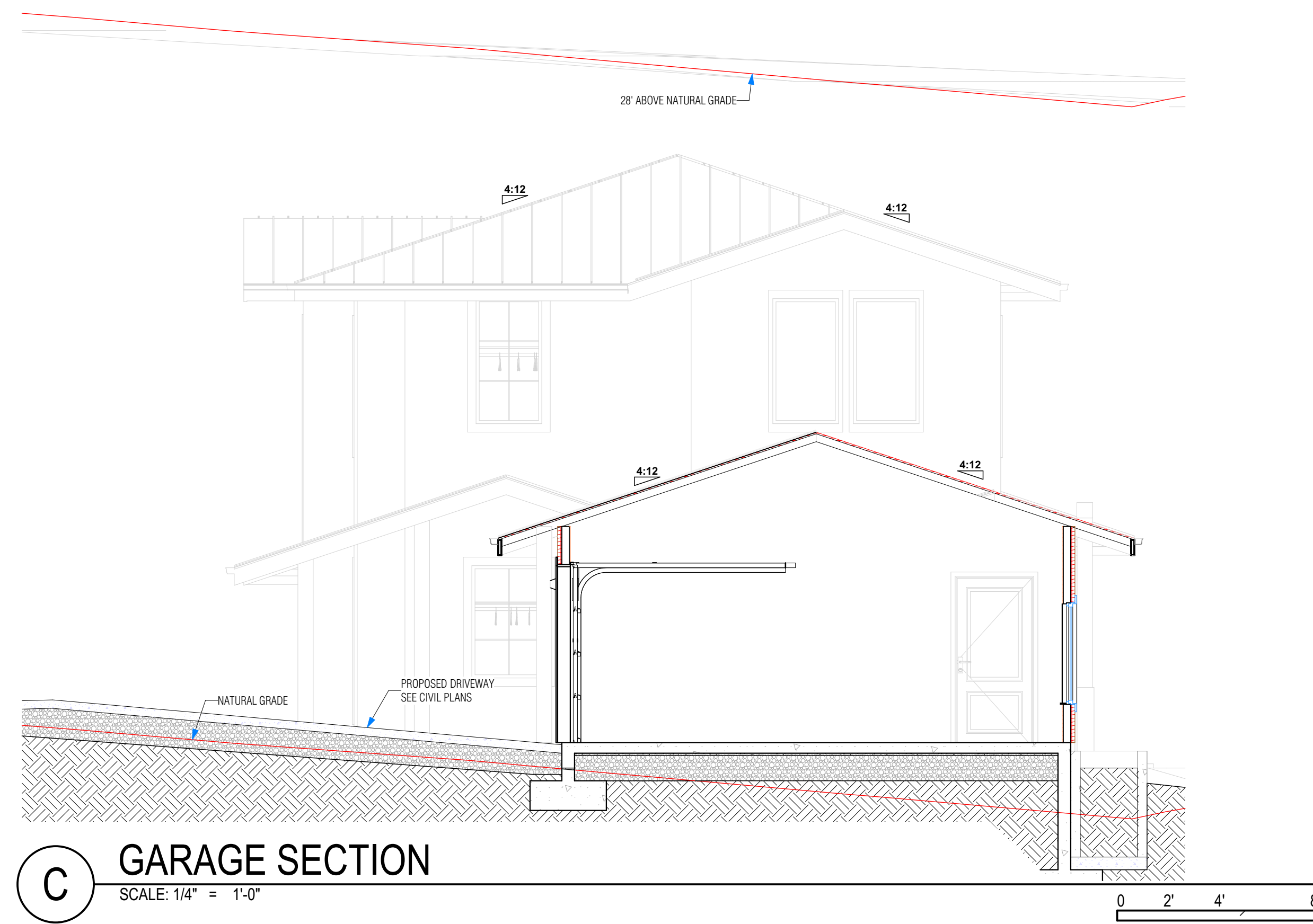
SHEET TITLE
BUILDING SECTIONS

DESIGNER
ALEX MARTYNOVSKIY

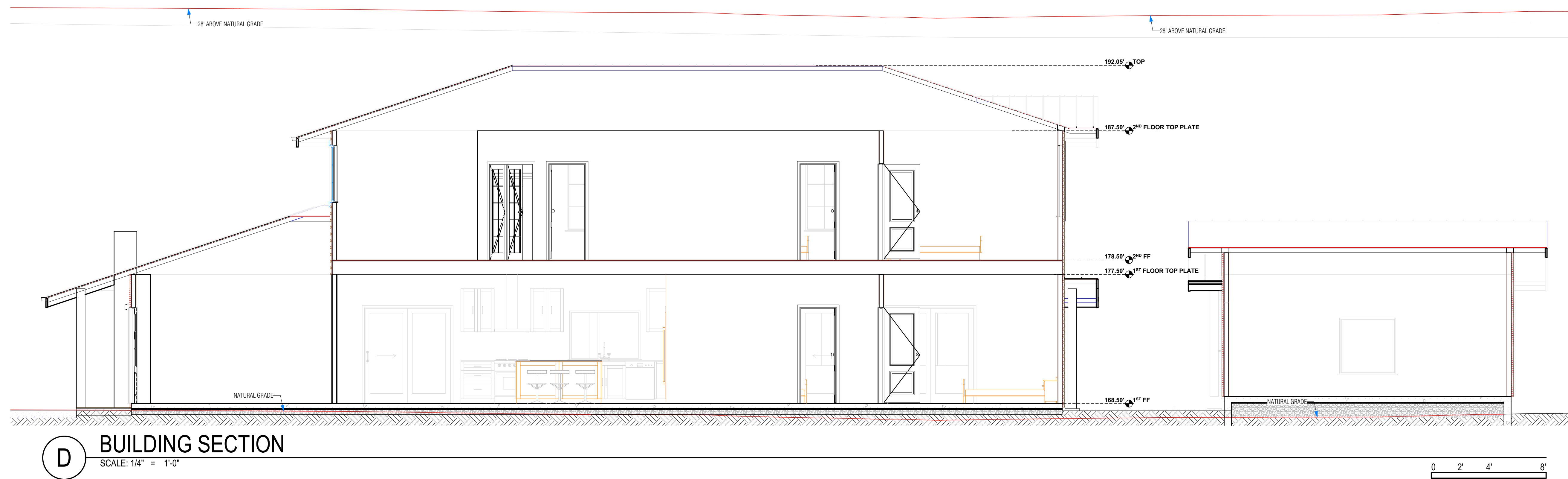
NAME
SIGNATURE DATE

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

A5.0



C GARAGE SECTION
SCALE: 1/4" = 1'-0"



D BUILDING SECTION
SCALE: 1/4" = 1'-0"

ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MINTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: BUILDING SECTIONS

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

A5.1

GENERAL NOTES:

- THESE PLANS REPRESENT THE OVERALL ON-SITE IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT DOCUMENTS, JURISDICTION STANDARDS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DAYS AND HOURS REGULATED BY THE JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AND A PRIVATE UTILITY LOCATOR PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR SIZE, ACCURACY OR ACTUAL LOCATIONS.
- THE CONTRACTOR SHALL RESTORE TO THEIR PREVIOUS CONDITION OR REPLACE STRUCTURES TO REMAIN WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK AT THEIR OWN EXPENSE.
- THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED, AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT THE EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING, AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR RECONSTRUCTED AT THE CONTRACTORS EXPENSE.
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EACH WORK DAY.
- UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION DEBRIS OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR JURISDICTION ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.

DRAINAGE:

- POLYVINYL CHLORIDE PIPE SHALL CONFORM WITH ASTM D 3034, SDR 35 OR EQUIVALENT.
- ALL STORM AND FOUNDATION DRAINAGE PIPE SYSTEM SHALL BE PRIMED AND TESTED ACCORDING TO CALIFORNIA PLUMBING CODE.
- UPON PROJECT COMPLETION, THE CLIENT SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.
- ALL SOLID STORM AND FOUNDATION DRAINAGE PIPES ARE 4 INCH WITH 2.0 PERCENT SLOPE OR BETTER. ALL PERFORATED PIPES ARE SPECIFIED IN DETAILS UNLESS STATES OTHERWISE IN THE PLAN.
- SLOPE LANDSCAPE SURFACES AWAY FROM PERIMETER OF THE RESIDENCE AND OTHER STRUCTURES AT 5% FOR A DISTANCE OF 8 TO 10 FEET WHERE POSSIBLE.
- ALL PIPE FITTINGS INCLUDING CONNECTORS SHALL COMPLY TO CALIFORNIA PLUMBING CODE.
- GRATE FINISHES AND DESIGN TO BE APPROVED BY ARCHITECT.
- PLANTER GRATES SHALL BE 4" ATRIUM GRATES
- CONTRACTOR SHALL VERIFY EXISTING SEWER INVERT PRIOR TO CONSTRUCTION OF NEW BUILDING.
- ALL CLEANOUTS ARE TWO WAY CLEANOUTS.

EXISTING SURFACE CONDITIONS:

- EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON SITE SURVEY AND RECORD DOCUMENTS.
- ALL ELEVATIONS SHOWN REFER TO THE PROJECT TEMPORARY BENCHMARK.
- EXISTING INFORMATION MAY VARY FROM THOSE SHOWN ON PLANS.
- CONTRACTOR SHALL REVIEW PLANS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS.
- THIS SURVEY IS NOT BOUNDARY LINE SURVEYING, PROPERTY LINES SHOWN APPROXIMATELY.
- ELEVATIONS ARE ACCURATE TO ± 1'-0"

GRADING:

- THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL CONFORM TO RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT.
- ALL GRADING SHALL CONFORM TO THE JURISDICTION ORDINANCE CODE REGULATIONS FOR EXCAVATING, GRADING, FILLING AND CLEARING ON LANDS.
- THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING GROUND.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
- EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15.
- CONTRACTOR SHALL NOTIFY THE DIRECTOR OR PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO THE FOLLOWING INSPECTIONS: INITIAL INSPECTION OF GRADE STAKING, ROUGH GRADING INSPECTION, STORM/SUB DRAINAGE INSPECTION, FINAL INSPECTION AND APPROVAL.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE JURISDICTION PRIOR TO SCHEDULING ANY INSPECTIONS.
- DRAINAGE WILL BE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM OF 10 FEET OR AS SHOWN ON PLAN.
- POLYVINYL CHLORIDE PIPE SHALL CONFORM WITH ASTM D 3034, SDR 35 OR EQUIVALENT.
- CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.
- CONTRACTOR SHALL MINIMIZE THE VOLUME OF RECYCLABLE MATERIALS SENT TO AREA LANDFILLS.
- THE EXPORTED SOILS FROM THIS SITE SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE JURISDICTION FOLLOWING THE REQUIREMENTS OF ALL APPLICABLE COUNTY, STATE, AND FEDERAL LAWS OR ORDINANCES.
- SOIL COMPACTION SHALL BE A MINIMUM OF 90% RELATIVE COMPACTION FOR HARDSCAPE SURFACES.

EXISTING CONDITIONS:

- EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON SITE SURVEY.
- ALL ELEVATIONS SHOWN REFER TO THE PROJECT VERTICAL DATUM.

CONSTRUCTION SCHEDULE:

CONSTRUCTION BEGINS: MAY 2019
CONSTRUCTION ENDS: DECEMBER 2019

BENCHMARK:

IS A MAG NAIL SET IN THE PAVEMENT OF LARCHMONT DRIVE IN FRONT OF THE SITE HAVING AN ELEVATION OF 284.27

GEOTECHNICAL NOTE:

ALL WORK TO COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION PREPARED FOR THE PROJECT SITE.

THE GEOTECHNICAL REPORT, NAMED: GEOTECHNICAL STUDY CONTRERAS PROPERTY CORNER OF BIRCH, GEORGE STREET, DATED DECEMBER 6, 2019, BY SIGMA PRIME GEOSCIENCES, INC., SHALL BE RETAINED ON THE CONSTRUCTION SITE.

THE GEOTECHNICAL ENGINEER OF RECORD IS IGOR KLEYNER, WITH THE CONTACT NUMBER 415-602-2290 AND THE EMAIL ADDRESS IS TESR@EARTHLINK.NET. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 72 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. THE GEOTECHNICAL ENGINEER OF RECORD SHALL FOLLOW CBC2019 FOR ALL CONSTRUCTION OBSERVATION REQUIREMENTS.

EXISTING UNDERGROUND UTILITIES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC & TELECOMMUNICATIONS, LOCATIONS, INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE PLANS AND REQUIRING MODIFICATIONS TO THE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF DESIGN THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES INCLUDING, BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER, FIRE WATER, IRRIGATION WATER, GAS SERVICE, ELECTRICAL SERVICE, AND TELECOMMUNICATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND LOCATIONS ARE ACHIEVED AS WELL AS COORDINATING WITH THE GOVERNING UTILITY COMPANIES FOR APPROVAL OF UTILITY LOCATIONS AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- THE LOCATION OF EXISTING ELECTRICAL MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT WITH PG&E FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES AND PG&E REQUIREMENTS. MINIMUM DEPTH OF COVER OVER ELECTRICAL, GAS AND TELECOMMUNICATIONS SHALL BE TWO FEET. CONTRACTOR SHALL COORDINATE WITH PG&E FOR NEW ELECTRIC SERVICE. CONTRACTOR SHALL COORDINATE WITH TELECOM PROVIDER FOR NEW TELECOM SERVICE.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE NEW WATER SERVICE.
- THE CONTRACTOR SHALL COORDINATE FOR TELECOM SERVICES FOR NEW SERVICE.

PROJECT INFORMATION:

PROJECT NAME: 700 GEORGE STREET
PROJECT ADDRESS: 700 GEORGE STREET MONTARA, CA 94037
APN: 036-103-620
PURPOSE OF GRADING: NEW RESIDENTIAL DWELLING
ARCHITECT/APPLICANT: ALEX MARTYNOVSKIY 10100 COUNTRYSIDE WAY SACRAMENTO, CA 95827
CIVIL ENGINEER: MTR, INC. EMAIL: TESR@EARTHLINK.NET PHONE: 415.602.2290
STRUCTURAL ENGINEER: MTR, INC. EMAIL: TESR@EARTHLINK.NET PHONE: 415.602.2290
SURVEYOR: BGT LAND SURVEYING 871 WOODSIDE WAY SAN MATEO, CA 94401 EMAIL: BGTINFO@BGTSSURVEYING.COM PHONE: 650.212.1030

SCOPE OF WORK:

THIS PROJECT INVOLVES CONSTRUCTION OF THE NEW RESIDENTIAL DWELLING ON SITE.

QUANTITIES:

LOT AREA:	6,250± SF
PRE-PROJECT IMPERVIOUS SURFACE	0 SF
POST-PROJECT IMPERVIOUS SURFACE	2,800 SF
AREA OF DISTURBANCE	6,250 SF
CUT	20 CY
FILL	40 CY

SHEET INDEX:

SHT NO.	DESCRIPTION
CO.1	GENERAL NOTES
C1.0	SITE PLAN
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	SECTIONS
C2.3	DETAILS
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C3.2	BEST PRACTICE MANAGEMENT
C4.0	WATER SERVICE DETAILS
C4.1	WATER SERVICE DETAILS
C5.0	SEWER LATERAL DETAILS

LEGEND & ABBREVIATIONS:

PROPERTY LINE
EXISTING SPOT ELEVATION
EXISTING BUILDING FOOTPRINT
NEW BUILDING FOOTPRINT
TREE
(E) CONCRETE
(E) LAWN
(N) CONCRETE
PERMEABLE PAVEMENT
ASPHALTIC CONCRETE
BIORETENTION PLANTER
WALL
SD STORM DRAIN LINE
PERFORATED DRAIN LINE
NEW
(N) EXISTING
(E) EXISTING
SD STORM DRAIN
FFE FINISHED FLOOR ELEVATION
o ROOF DOWNSPOUT
~ SURFACE FLOW
~> DIRECTION FLOW
DS DOWNSPOUT
CO CLEANOUT
AD AREA DRAIN
INV INVERT
OF OVERFLOW
DG DECOMPOSED GRANITE

LEGEND AND ABBREVIATIONS:

PROPERTY LINE (E) EXISTING
SOLID PIPE TYP TYPICAL
PERF PIPE VIF VERIFY IN FIELD
FOUNDATION PERF PIPE SD STORM DRAIN
EASEMENT AD AREA DRAIN
SWALE RL ROOF LEADER
PL PROPERTY LINE
SD STORM DRAIN FG FINISH GRADE
WATER CO CLEAN OUT
GAS DS DOWNSPOUTS
SEWER TC TOP OF CURB
TELECOM FL FLOW LINE
FD FOUNDATION DRAIN
FLOW DIRECTION
SURFACE FLOW
SLOPE
SPOT ELEVATION
CLEAN OUT
AREA DRAIN
DOWNSPOUTS

DATE	DESCRIPTION	APPROVED
02-21-23	FOR REVIEW	IK



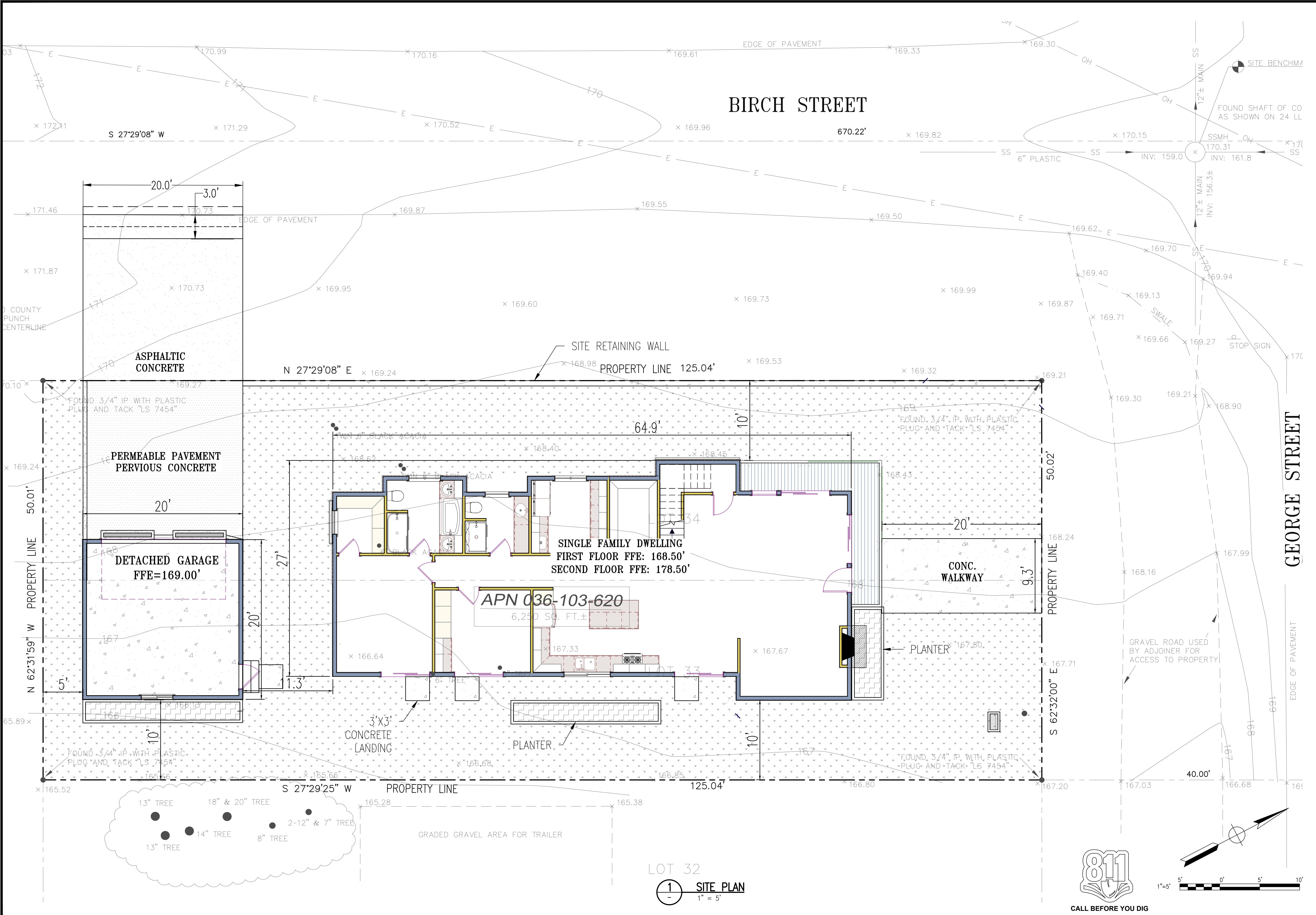
MODERN TECHNOLOGY RESOURCES INC.
415.602.2290

700 GEORGE ST @ BIRCH ST MONTARA, CA 94037 APN: 036-103-620

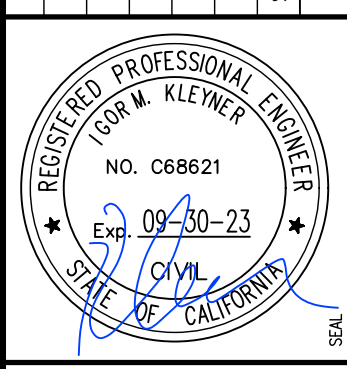
GENERAL NOTES

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	23001
SHEET	1 of 15

C0.1



SYMBOL	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	02-21-23	IK

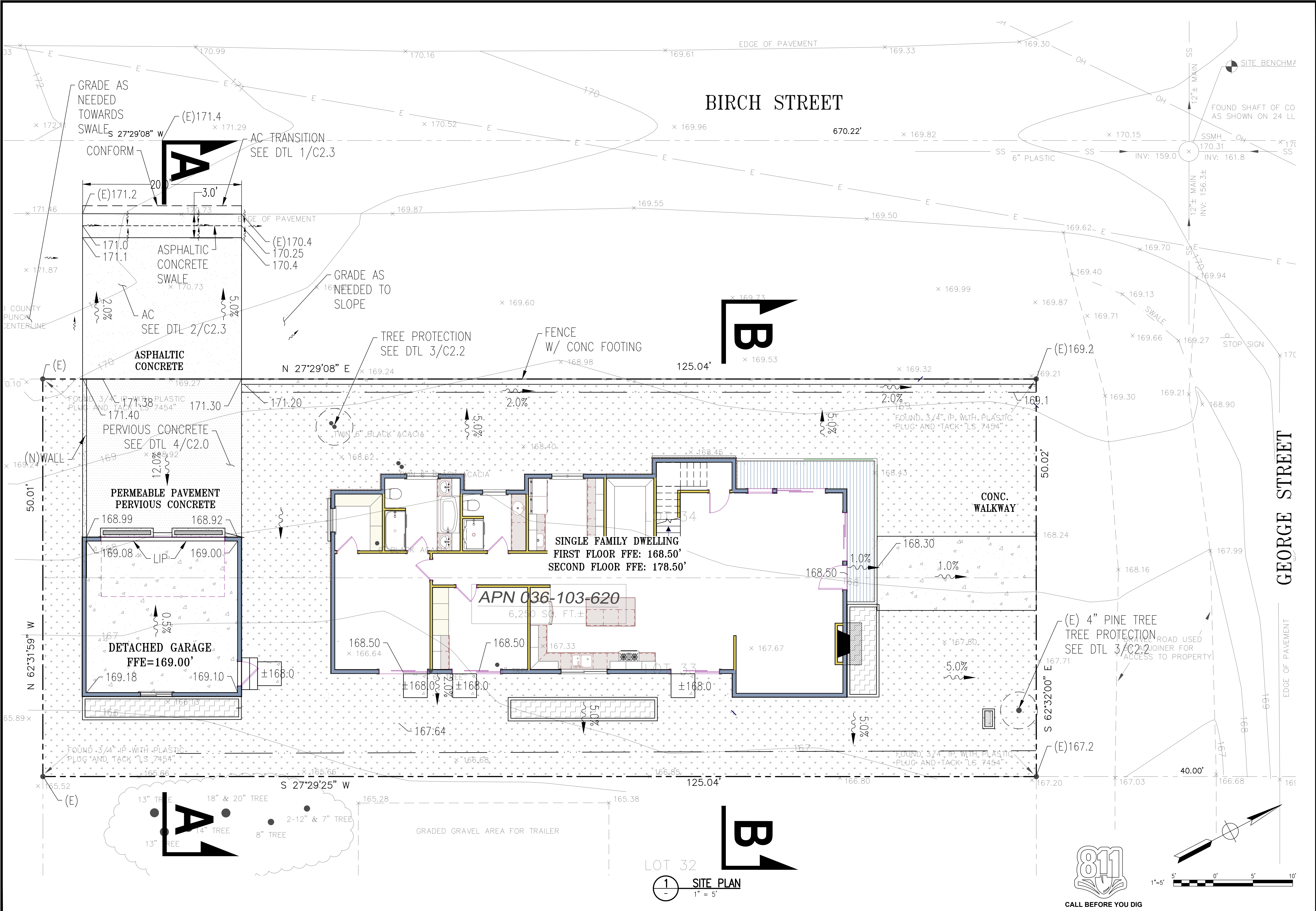


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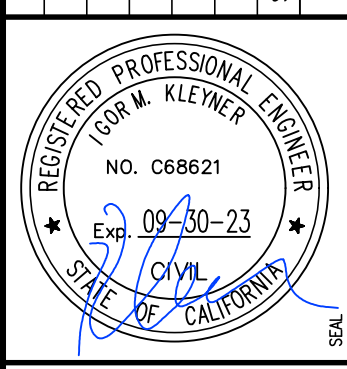
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MONTARA, CA 94037
APN: 036-103-620

REVISIONS	
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	2 of 15

C1.0



SYMBOL	DESCRIPTION	DATE	APPROVED
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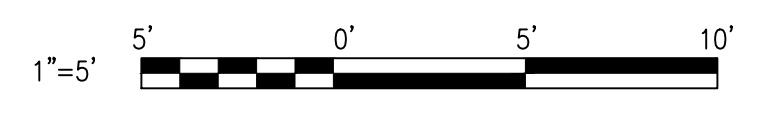


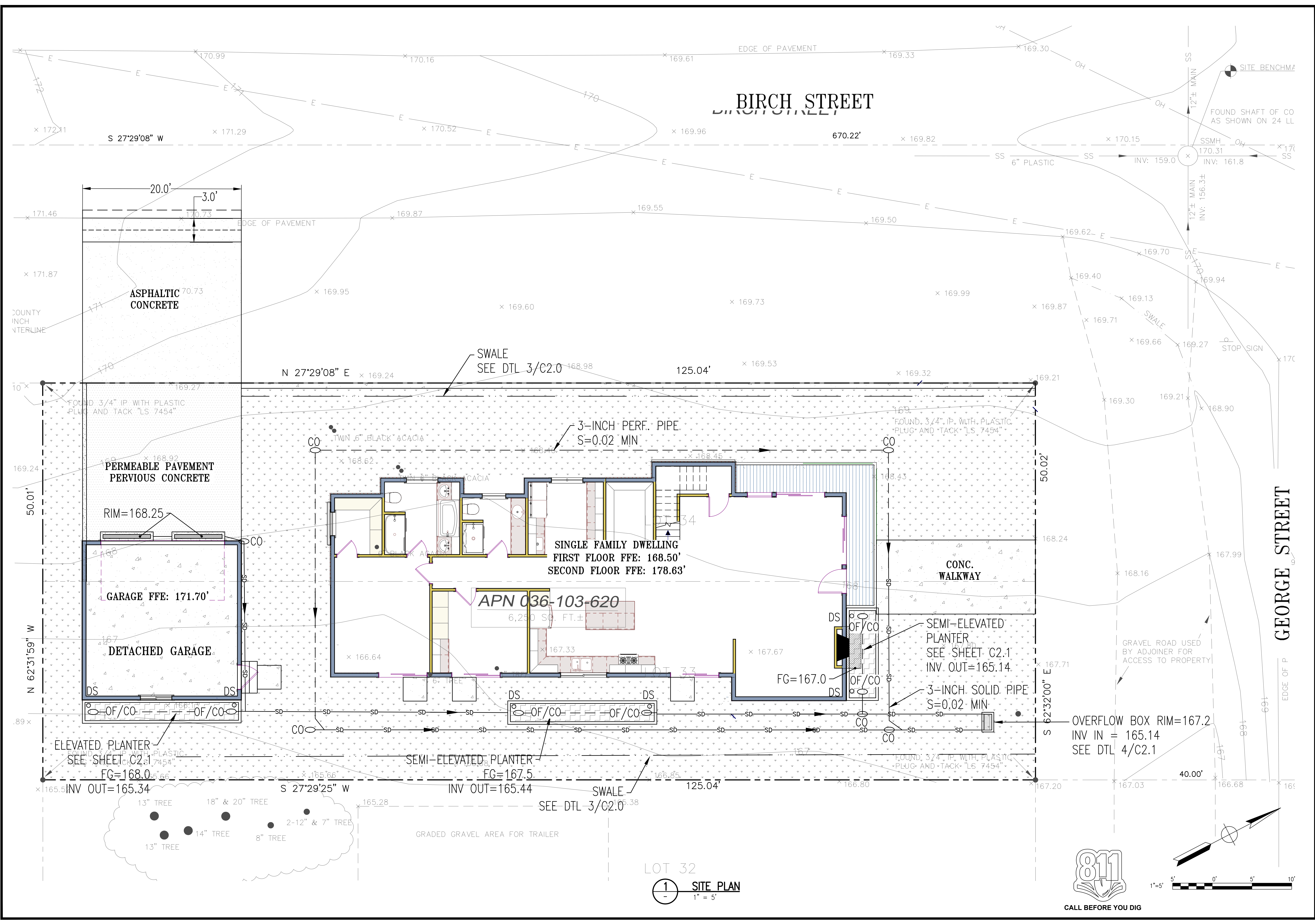
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415.602.2290

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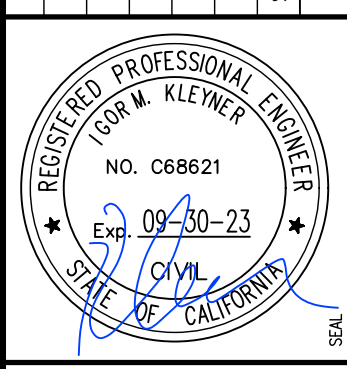
GRADING PLAN	
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	3 OF 15
C1.1	

LOT 32
1 SITE PLAN
1" = 5'





REV	DATE	DESCRIPTION	APPROVED
1	02-21-23	FOR REVIEW	IK



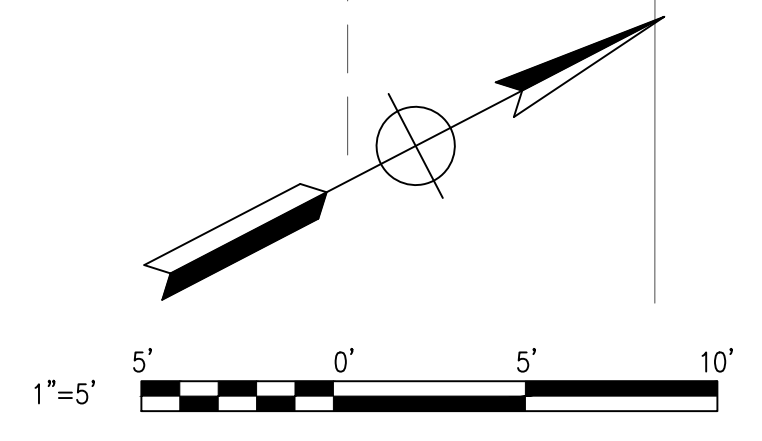
MODERN TECHNOLOGY RESOURCES INC.
415.602.2290

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APN: 036-103-620

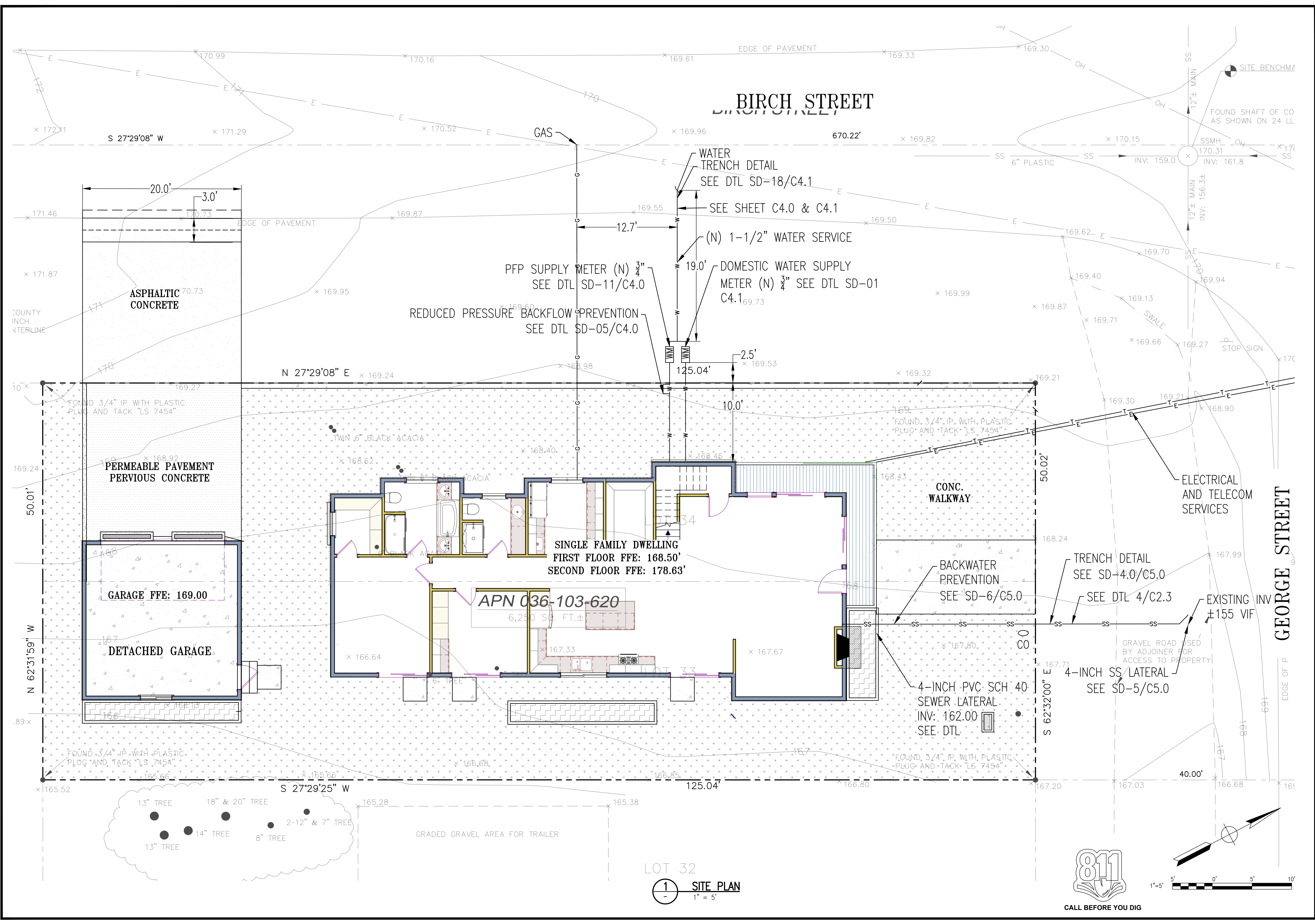
DRAINAGE PLAN

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	4 OF 15

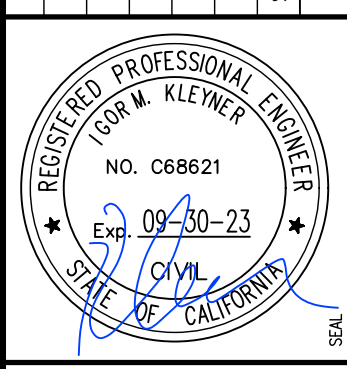
C1.2



LOT 32
1 SITE PLAN
1" = 5'



NO.	DESCRIPTION	DATE	APPROVED
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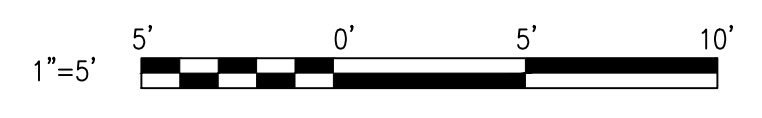
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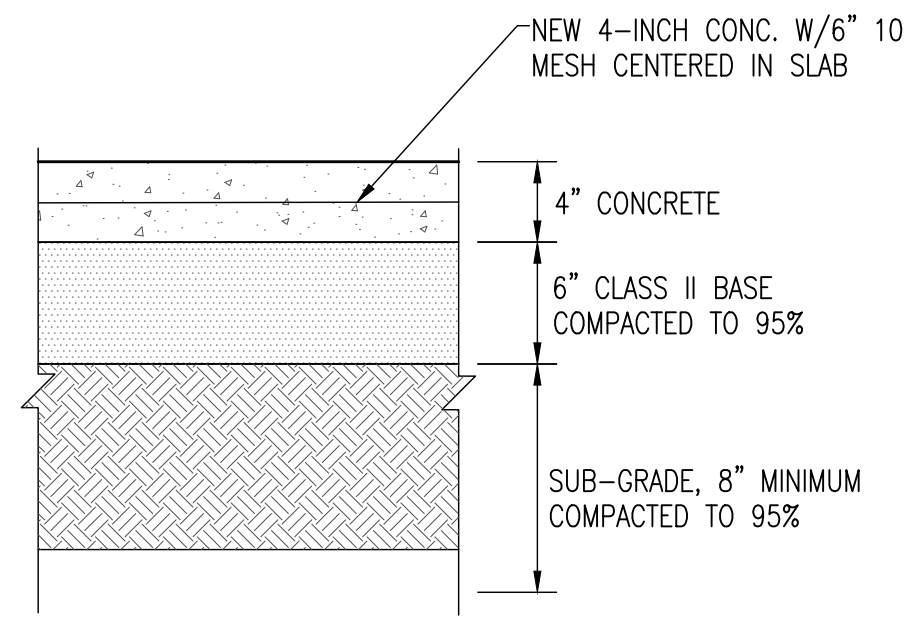
UTILITY PLAN

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	5 of 15

C1.3

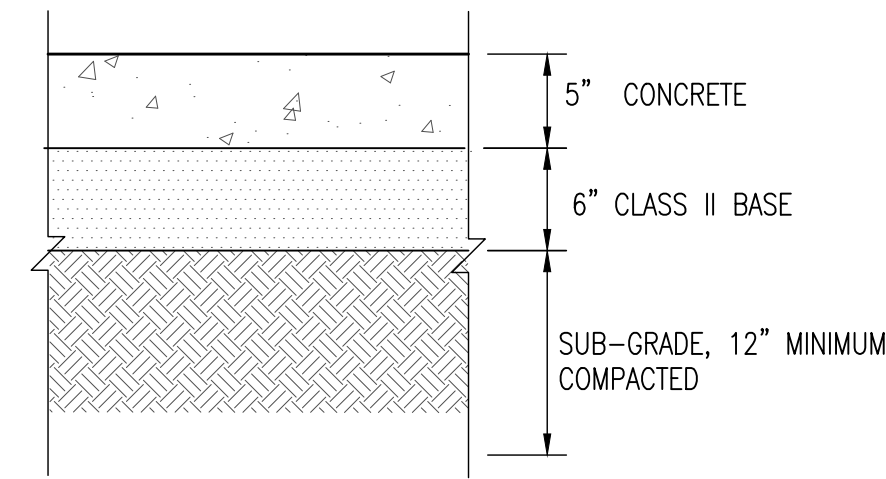


LOT 32
1 SITE PLAN
1" = 5'



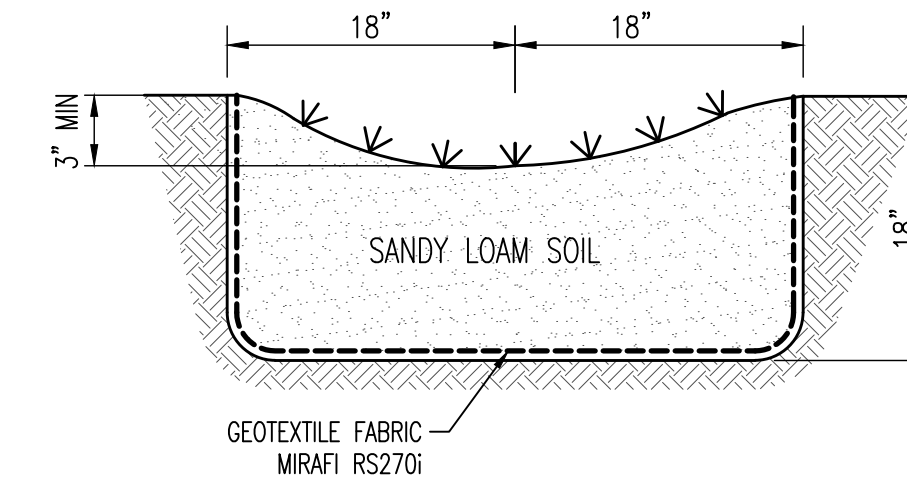
NOTES:
1. PAVEMENT RESTORATION MUST EQUAL EXISTING SECTION

1 CONCRETE WALKWAY SECTION
NO SCALE

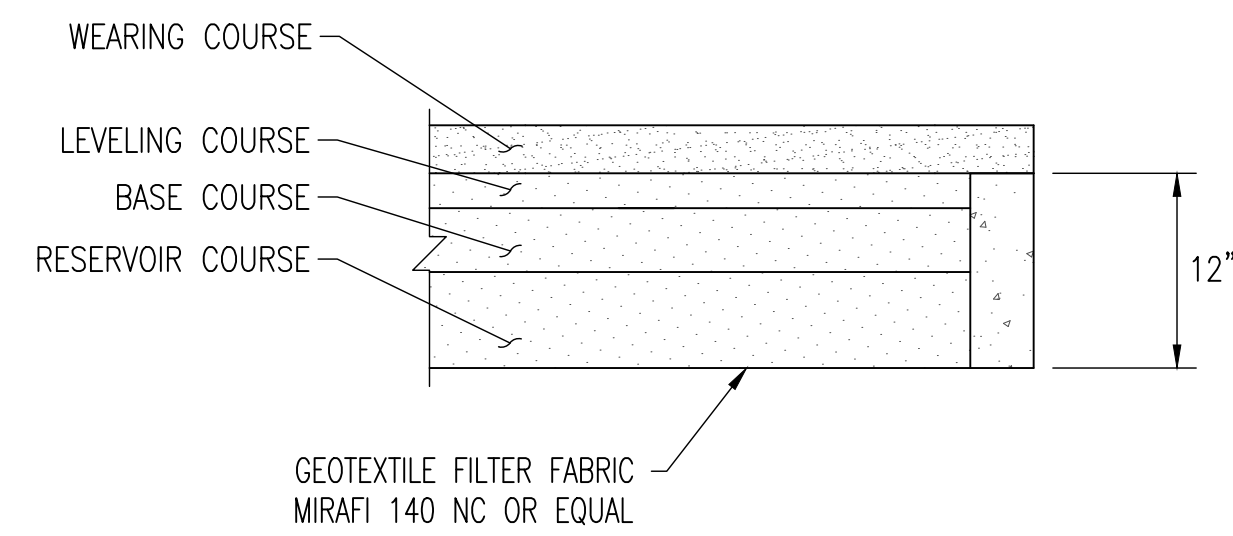


NOTES:
1. 8 FEET MAX CONSTRUCTION JOINT
2. #4 REBAR 12" O.C.
3. BROOM FINISH
4. SEE ARCH DRAWINGS FOR COLOR

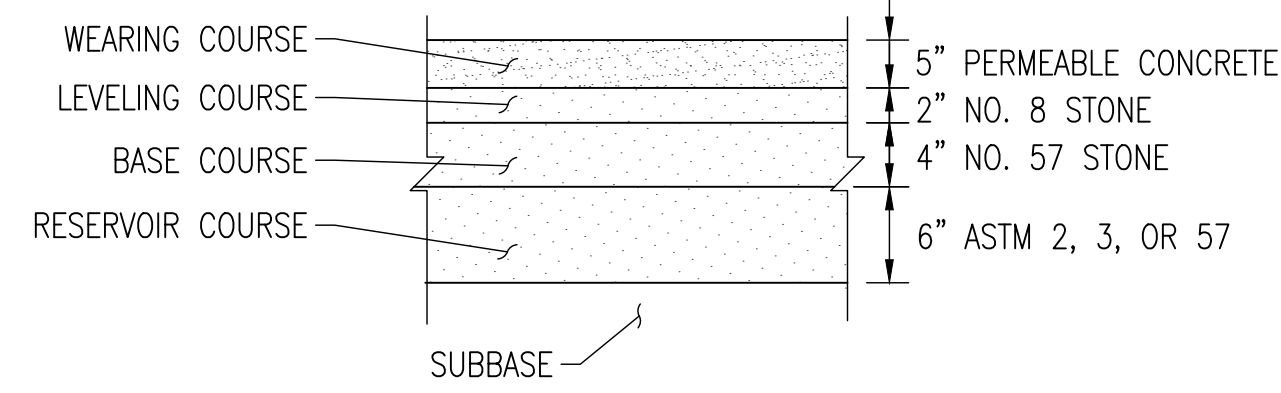
2 GARAGE SECTION
NO SCALE



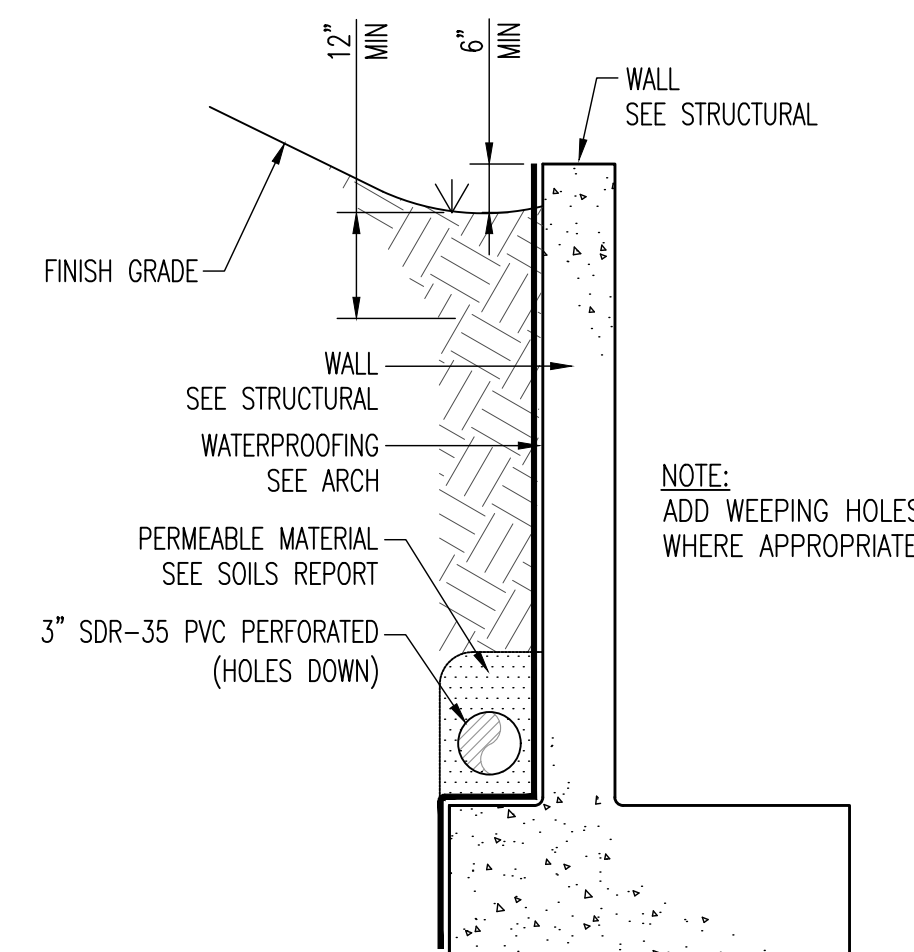
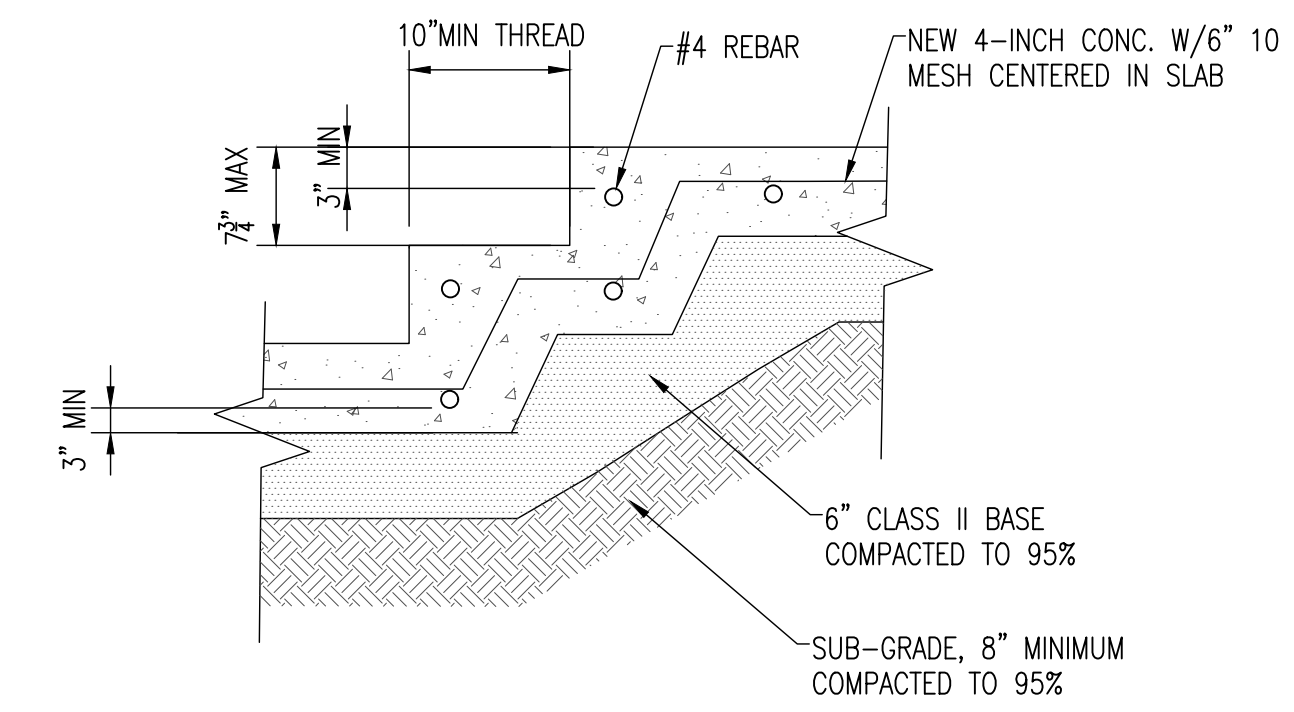
3 SWALE DETAIL
NO SCALE



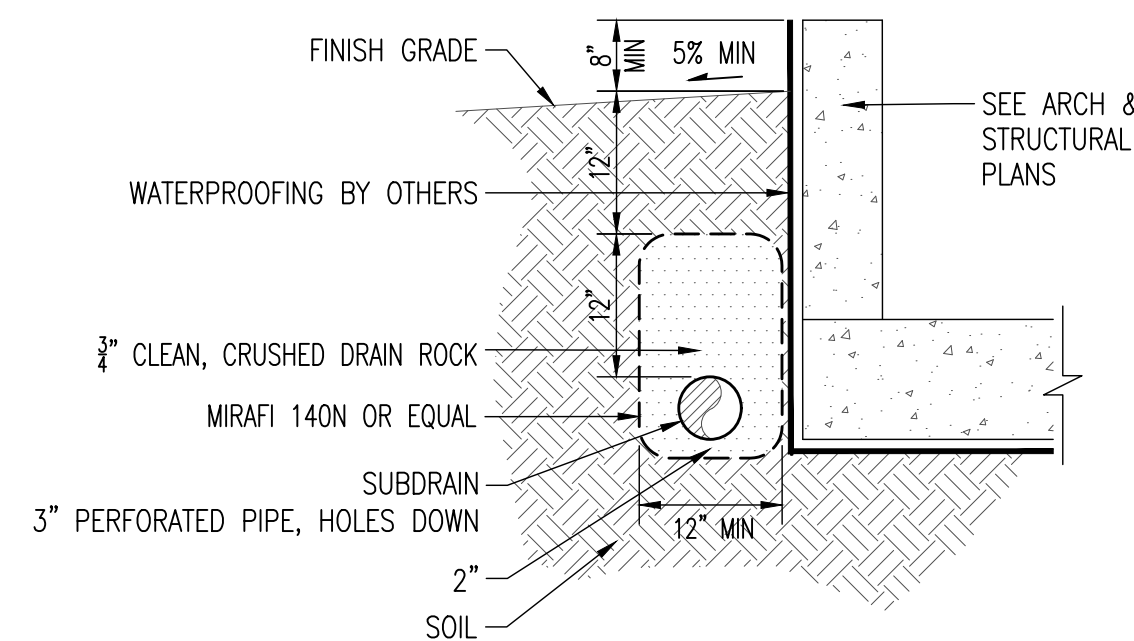
4 PERMEABLE SURFACE SECTION
NO SCALE



5 CONCRETE STAIR SECTION
NO SCALE

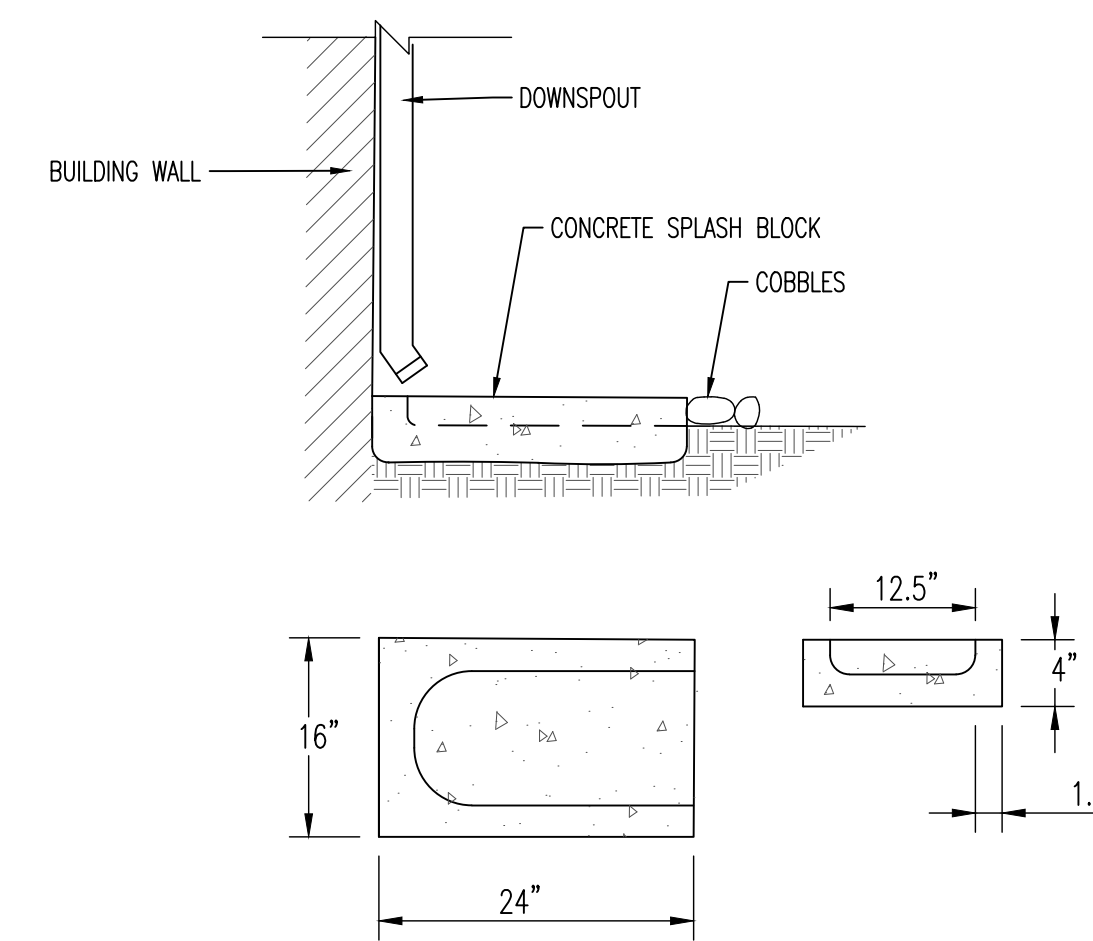


6 WALL DRAIN SECTION
NO SCALE



NOTE:
PROVIDE CLEANOUTS TO GRADE AT ALTERNATING BENDS OR EVERY 100 LF OF PIPE RUN. CONNECT TO SUBDRAIN VIA WYE CONNECTION. DO NOT USE 90° BENDS. USE 90° SWEEP OR TWO 45° BENDS TO ALLOW FOR EASY CLEANOUT ACCESS

7 FOUNDATION DRAIN
NO SCALE



3 SPLASH BLOCK
NO SCALE

NO.	DESCRIPTION	DATE	APPROVED
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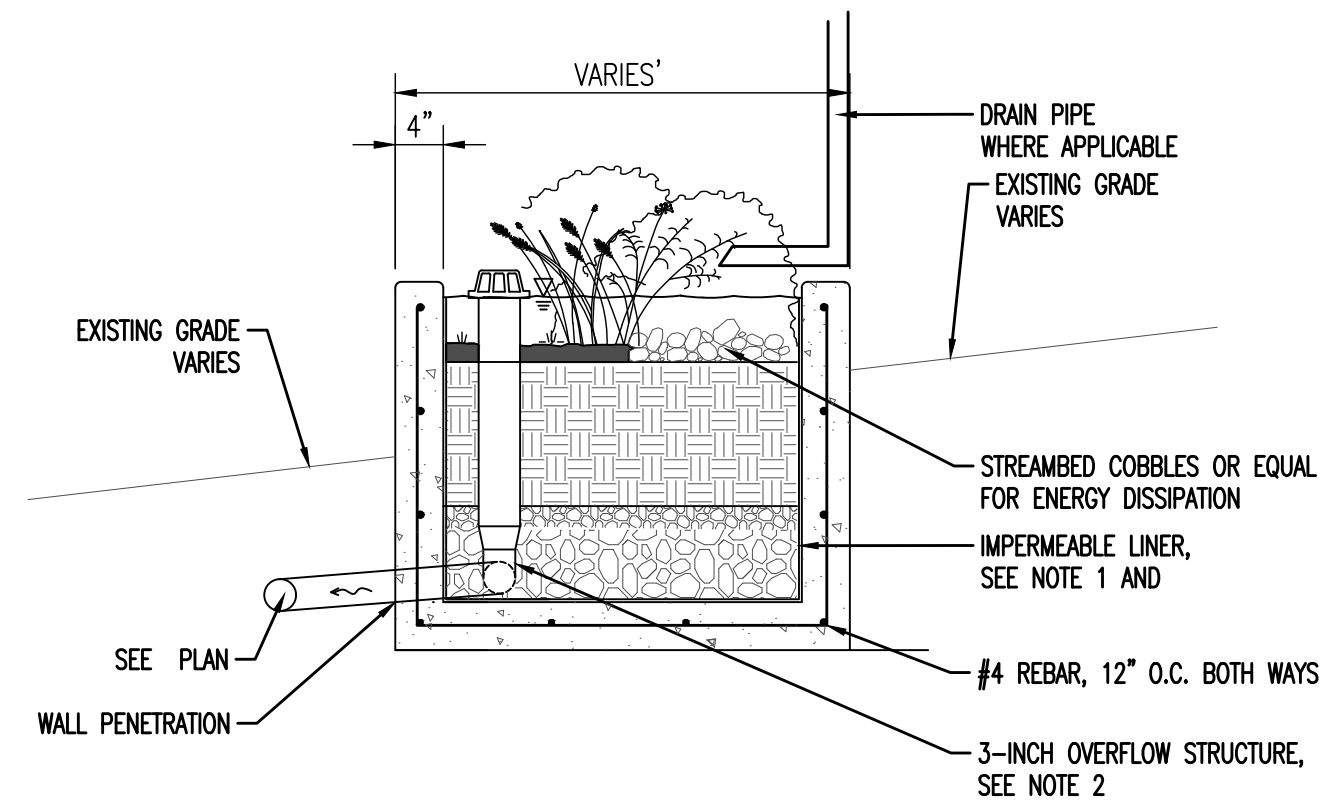
**MODERN TECHNOLOGY
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**700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620**

DETAILS

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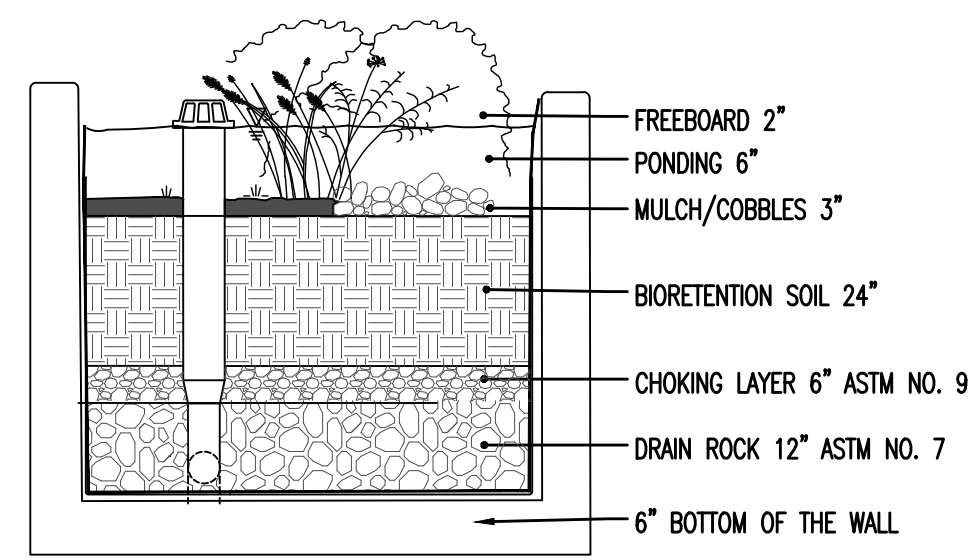
C2.0



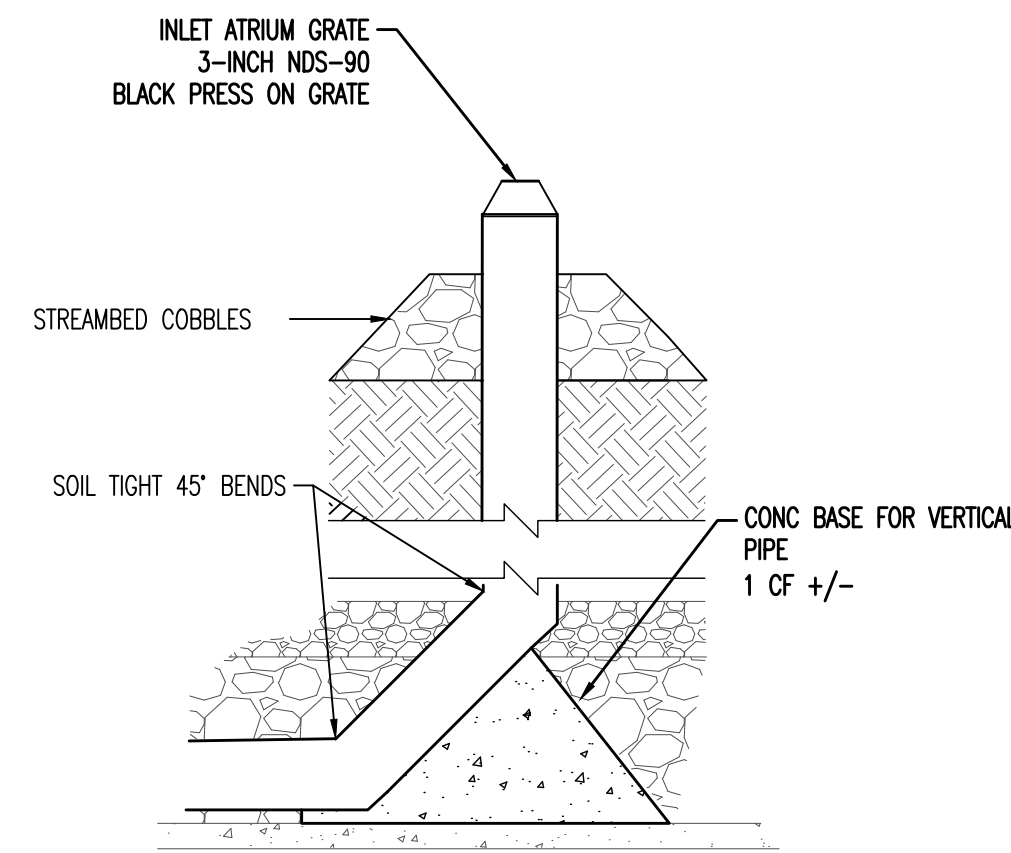
CONSTRUCTION NOTES:

1. INTEGRATE WATERPROOFING WITH WALL SYSTEMS INCLUDING WATERPROOF PIPE PENETRATIONS, JOINTS, AND LINER CONNECTIONS.
2. OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP) SHALL CONFORM TO APPLICABLE CALIFORNIA BUILDING CODES AND REQUIREMENTS.
3. SEE DETAIL FOR ADDITIONAL DIMENSIONS AND DETAILS.

1 FLOW THROUGH PLANTER
NO SCALE



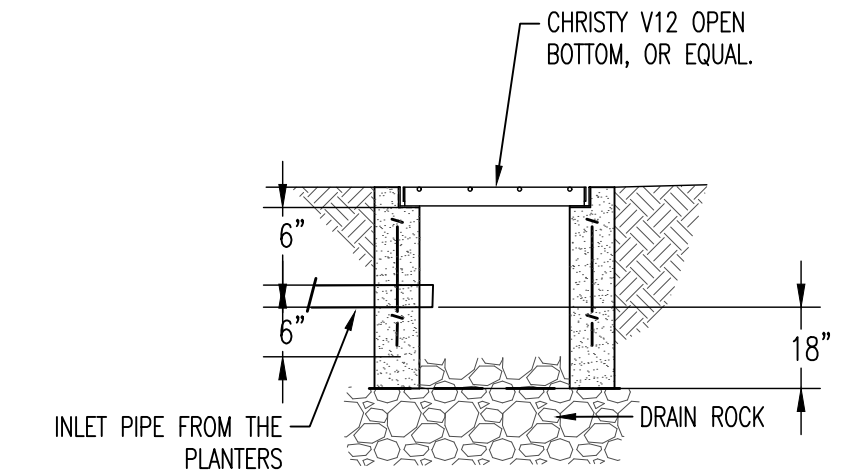
2 INLET DETAIL
NO SCALE



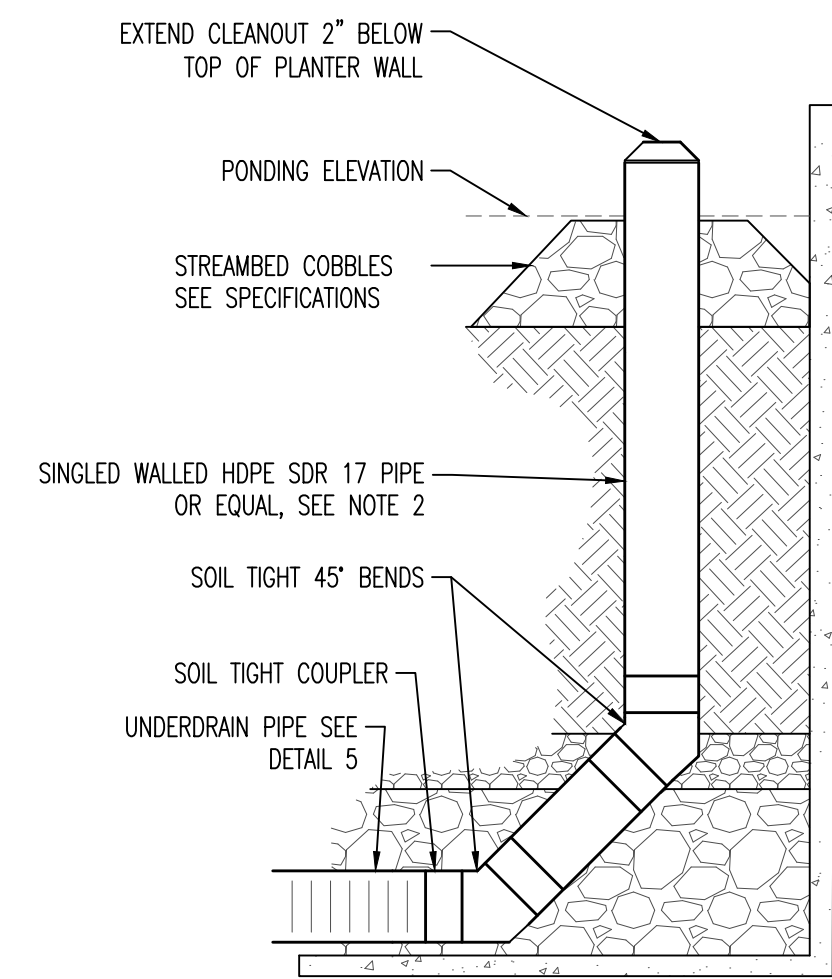
3 SLOTTED UNDERDRAIN PIPE
NO SCALE

NOTES:

1. UNDERDRAIN PIPE SHALL BE SLOTTED HDPE SDR 17, SINGLE WALL AND DUAL WALL CORRUGATED HDPE PIPE AASHTO M252 AND M294 TYPES C, S, AND D ARE NOT ACCEPTABLE.
2. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.032 INCH WIDE (MAX), SPACED AT 0.25 INCH (MIN), AND PROVIDING A MINIMUM INLET AREA OF 5.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
3. PERFORATIONS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
4. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE.
5. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE FLAT.



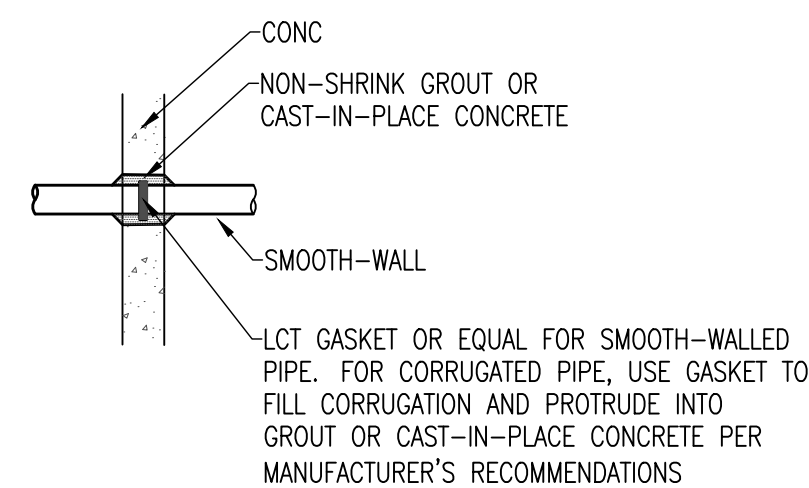
4 BUBBLER BOX DETAIL
NO SCALE



NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CLEANOUTS SHALL CONFORM TO CALIFORNIA PLUMBING STANDARD SPECIFICATION AND APPLICABLE CODES PER SAN MATEO COUNTY.
2. CLEANOUT PIPE AND FITTINGS SHALL BE SAME SIZE AND MATERIAL AS SLOTTED UNDERDRAIN PIPE.
3. COVER SHALL HAVE A TAMPER RESISTANT LOCKING MECHANISM COVER SHALL INCLUDE CASTING OF "CO" OR EQUAL.
4. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
5. ALL FITTINGS SHALL BE SOIL TIGHT.

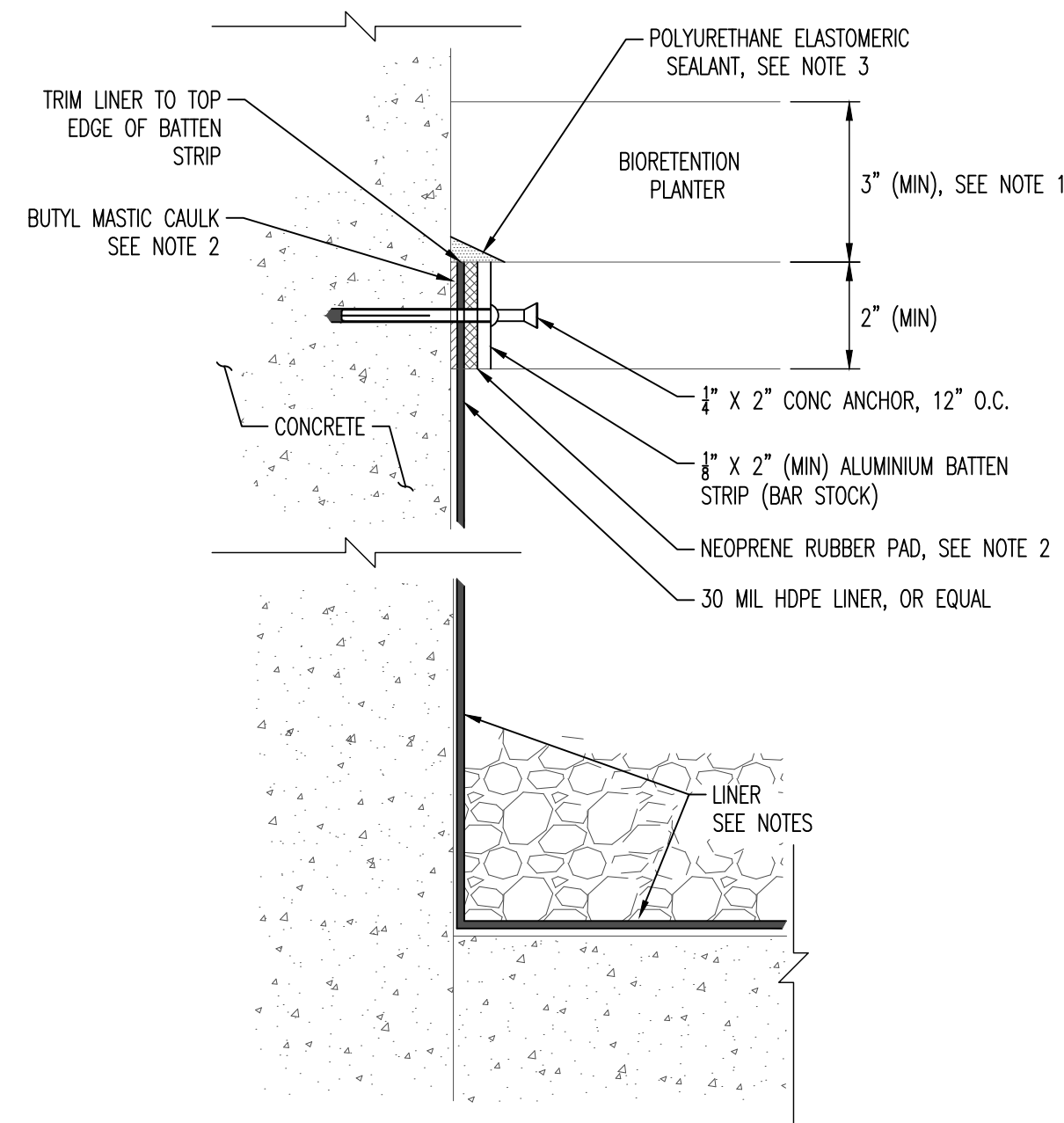
5 CLEANOUT IN PLANTER
NO SCALE



NOTES:

1. CUT OPENING IN LINER FOR PIPE TO WITHIN 1/2" OF PIPE OUTSIDE DIAMETER.
2. FILL ANNULAR SPACE WITH 1" MINIMUM GRANULAR BENTONITE FILLET AS SHOWN.
3. APPLY BUTYL MASTIC CAULK AND NEOPRENE RUBBER PAD CONTINUOUSLY AROUND PIPE.
4. PROVIDE CONTINUOUS EXTRUSION WELD AT PIPE BOOT/LINER INTERFACE.
5. FORM BOOT WITH SUFFICIENT MATERIAL TO PREVENT OVERSTRESSING DURING BACKFILLING, BUT WITHOUT FOLDS OR WRINKLES.
6. CONSTRUCT BOOT FROM SAME MATERIAL AS THE LINER.
7. ANGLE SHOULD NOT BE LESS THAN 30°. IF ANGLE LESS THAN 30° ADD SOIL AROUND THE PIPE TO INCREASE THE ANGLE AND PREVENT STRESSING AND CRACKING.
8. SEAL CLAMP AND END OF BOOT WITH HEAT SHRINK WRAP. EXTEND HEAT SHRINK WRAP ONE PIPE DIAMETER (MINIMUM) BEYOND CLAMP.
9. CONTRACTOR MAY USE PREFABRICATED PIPE BOOTS IN LIEU OF FIELD-FABRICATED BOOTS. CONNECT PREFABRICATED BOOT TO LINER AND PIPE PER MANUFACTURER'S RECOMMENDATIONS.

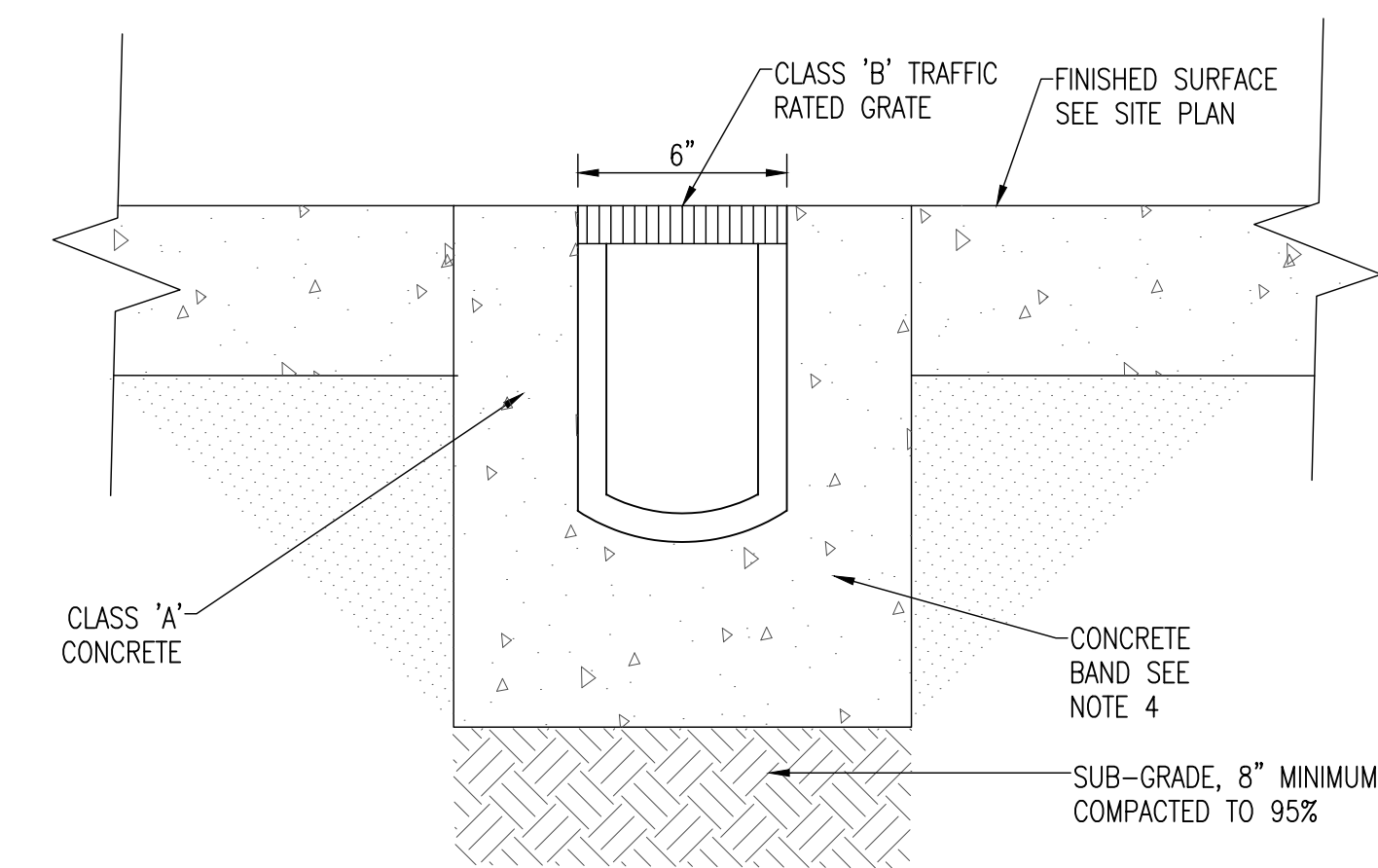
6 WALL TIGHT PENETRATION
NO SCALE



NOTES:

1. LINER SHALL BE HDPE CONFORMING TO GEOSYNTHETIC RESEARCH INSTITUTE (GRI) GM13 OR LLDPE CONFORMING TO GRI GM17.
2. LINER SHALL LAY FLUSH WITH SURFACE WITH NO AIR VOIDS BELOW THE LINER PRIOR TO BACKFILLING MATERIAL ABOVE LINER.
3. OVERLAP LINER PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL SEAMS SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
5. SECURE LINER CONTINUOUSLY WITH DOUBLE-SIDED TAPE ALONG LINER EDGE AND SINGLE SIDED TAPE ALONG TOP EDGE OF LINER TO HOLD LINER IN PLACE DURING BACKFILLING.
6. TOP OF LINER LINER OR EQUAL WATERPROOFING SHALL EXTEND TO TOP OF FREEBOARD ELEVATION (2" BELOW TOP OF PLANTER).
7. APPLY BUTYL MASTIC CAULK, BATTEN STRIP, AND NEOPRENE RUBBER PAD CONTINUOUSLY ALONG TOP EDGE OF LINER.
8. APPLY BEAD OF POLYURETHANE ELASTOMERIC SEALANT CONTINUOUSLY ALONG TOP EDGE OF BATTEN STRIP ASSEMBLY.

7 WATERTIGHT LINER ATTACHMENT
NO SCALE



NOTES:

1. PRE-SLOPED TRENCH DRAIN. CONTRACTOR MAY USE POLYCAST 600 SERIES OR ZURN890 OR ACO DRAINLINE 150.
2. MIN INVERT DEPTH 4-INCH.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. 4-INCH SIDE, 6-INCH BOTTOM

8 TRENCH SECTION
NO SCALE

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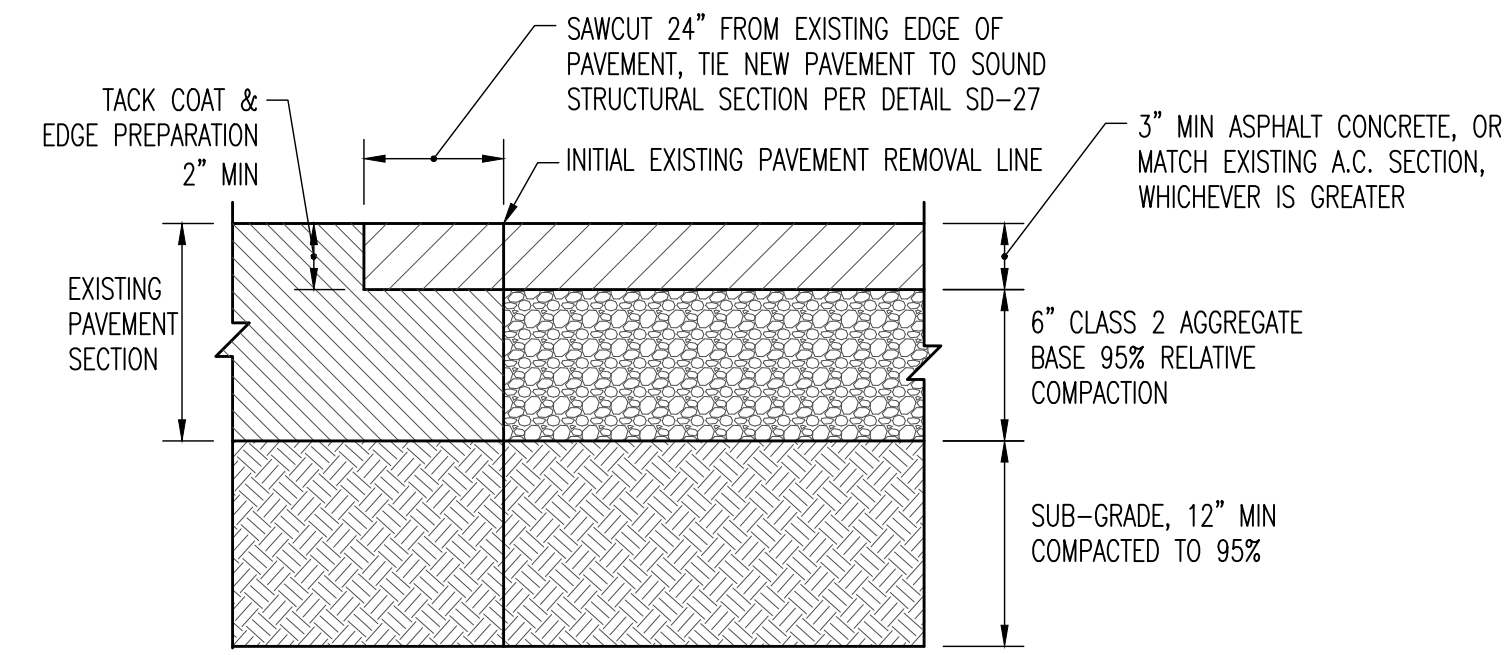
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APN: 036-103-620**

DETAILS

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DRAWN	IK
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SHEET	7 of 15

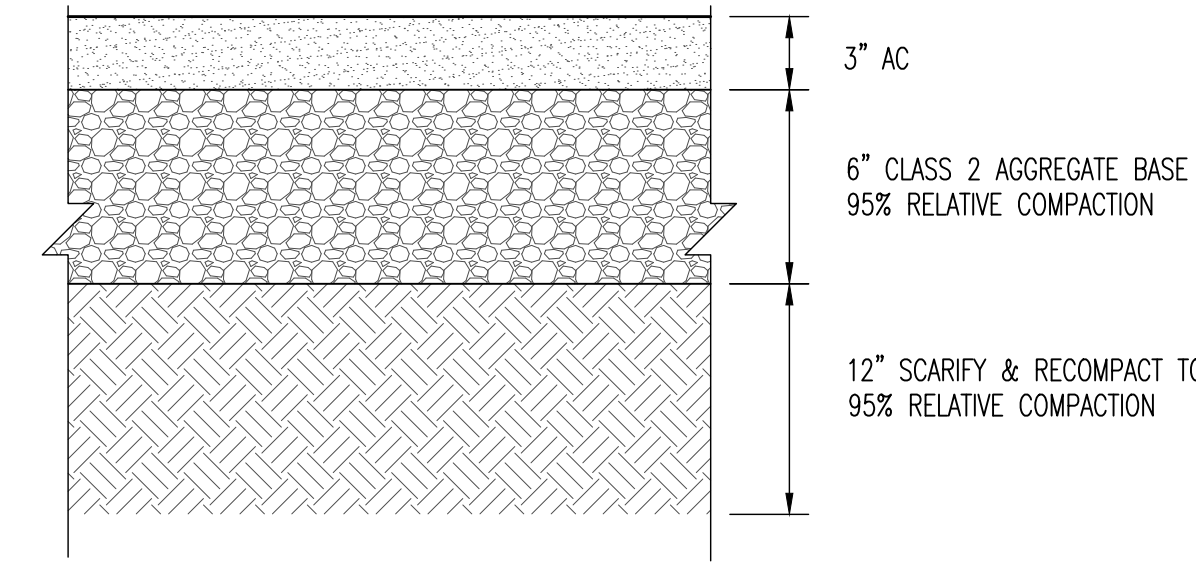
C2.1



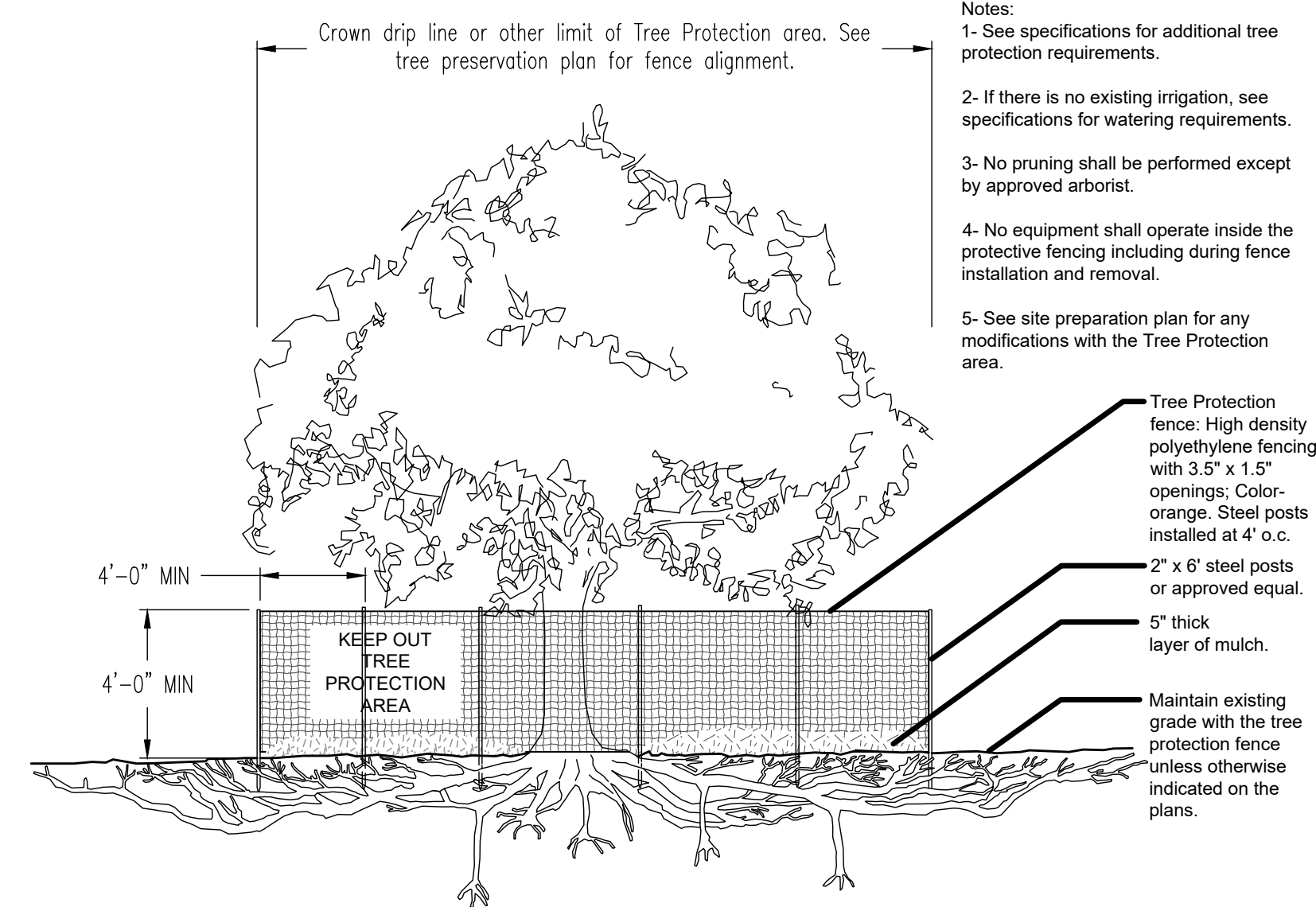
NOTES:

1. PAVEMENT RESTORATION MUST EQUAL EXISTING SECTION.

1 TRANSITION AC DETAIL
SCALE: NO SCALE



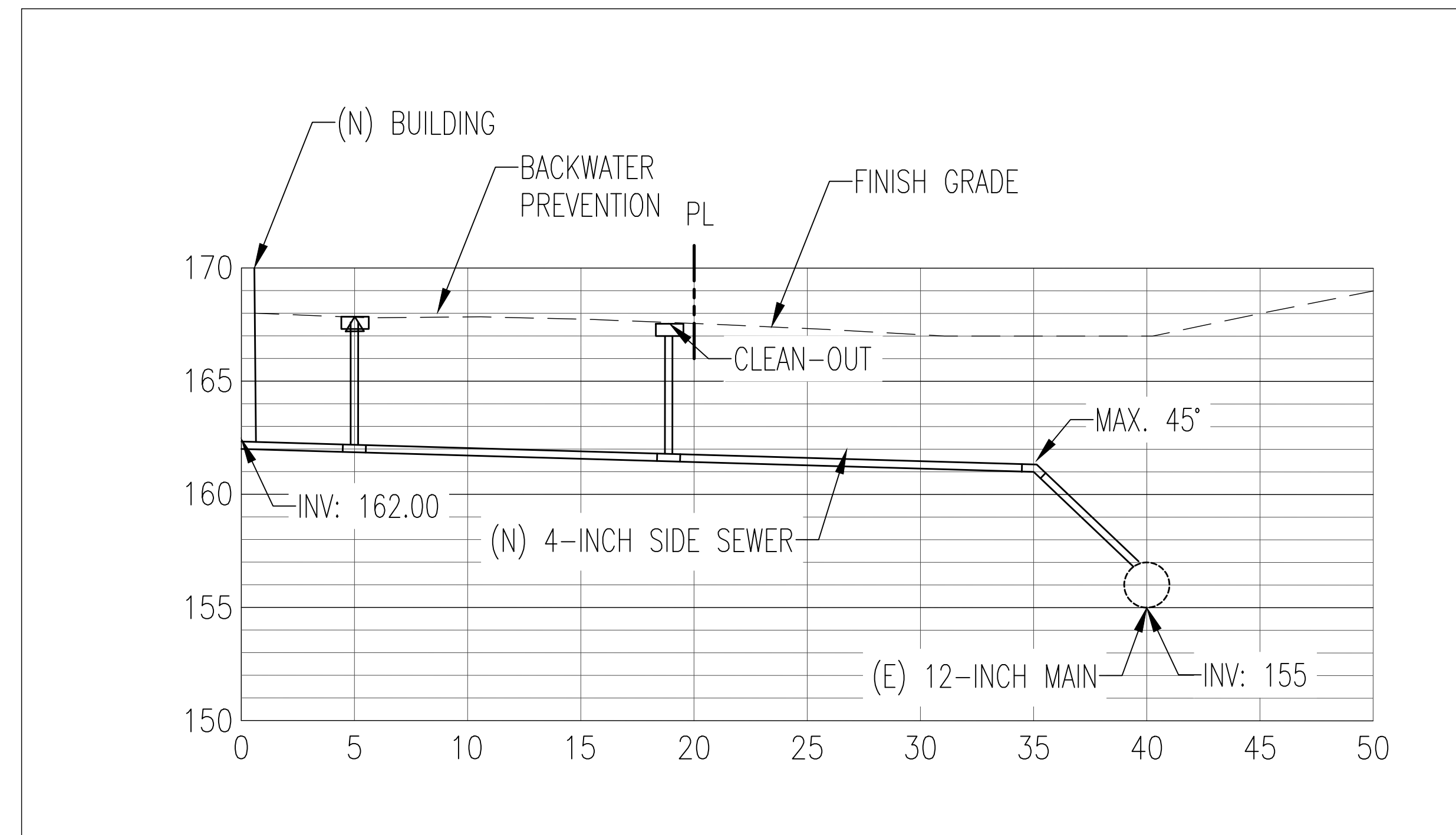
2 AC SECTION DETAIL
SCALE: NO SCALE



Notes:

- 1- See specifications for additional tree protection requirements.
- 2- If there is no existing irrigation, see specifications for watering requirements.
- 3- No pruning shall be performed except by approved arborist.
- 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
- 5- See site preparation plan for any modifications with the Tree Protection area.

3 TREE PROTECTION DETAIL
SCALE: NO SCALE



4 SIDE SEWER LATERAL SECTION DETAIL
SCALE: 1"=5'

NO.	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	02-21-23	IK



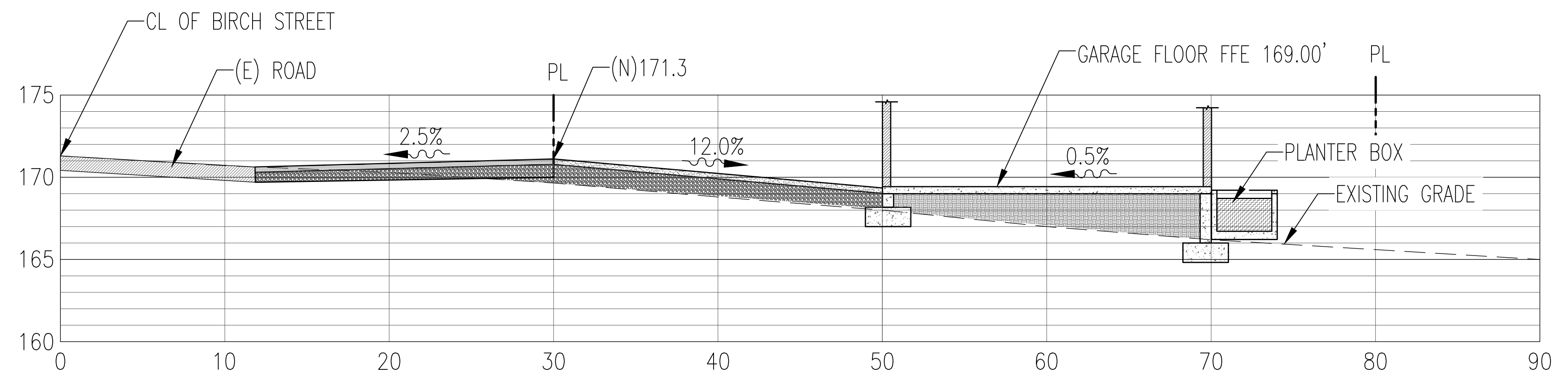
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APN: 036-103-620

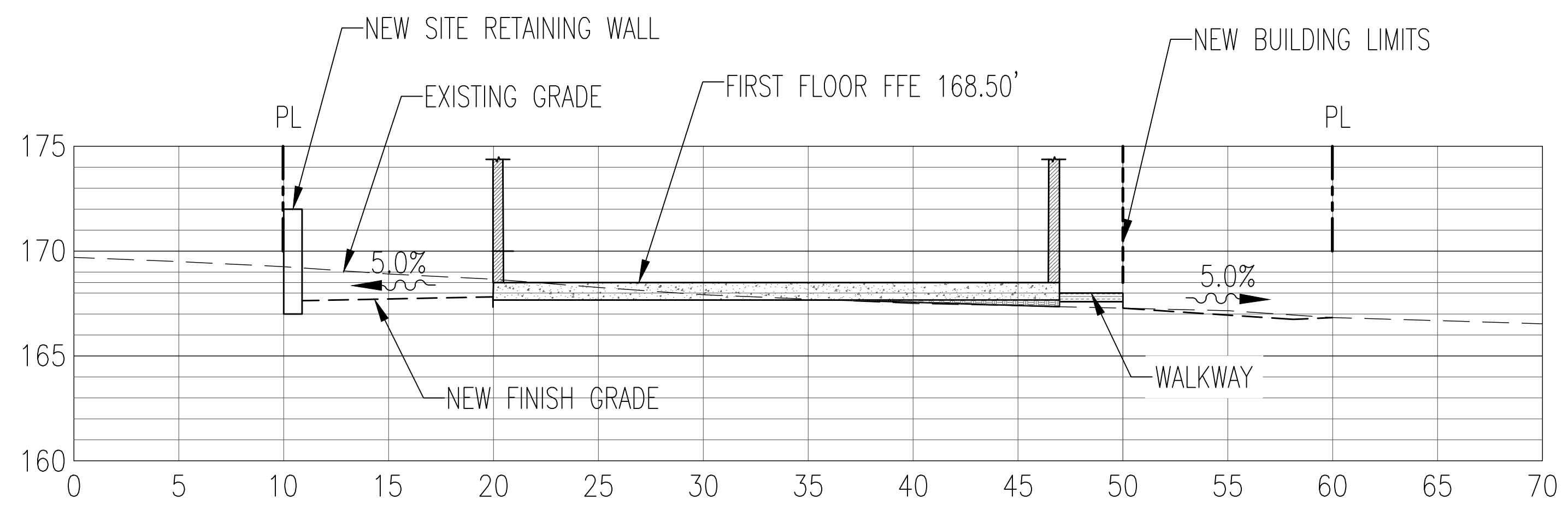
DETAILS

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	23001
SHEET	8 of 15

C2.2



1 SECTION A-A
1"=5'; V:1', H:5'



2 SECTION B-B
1"=5'; V:1', H:5'

NO.	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	02-21-23	IK



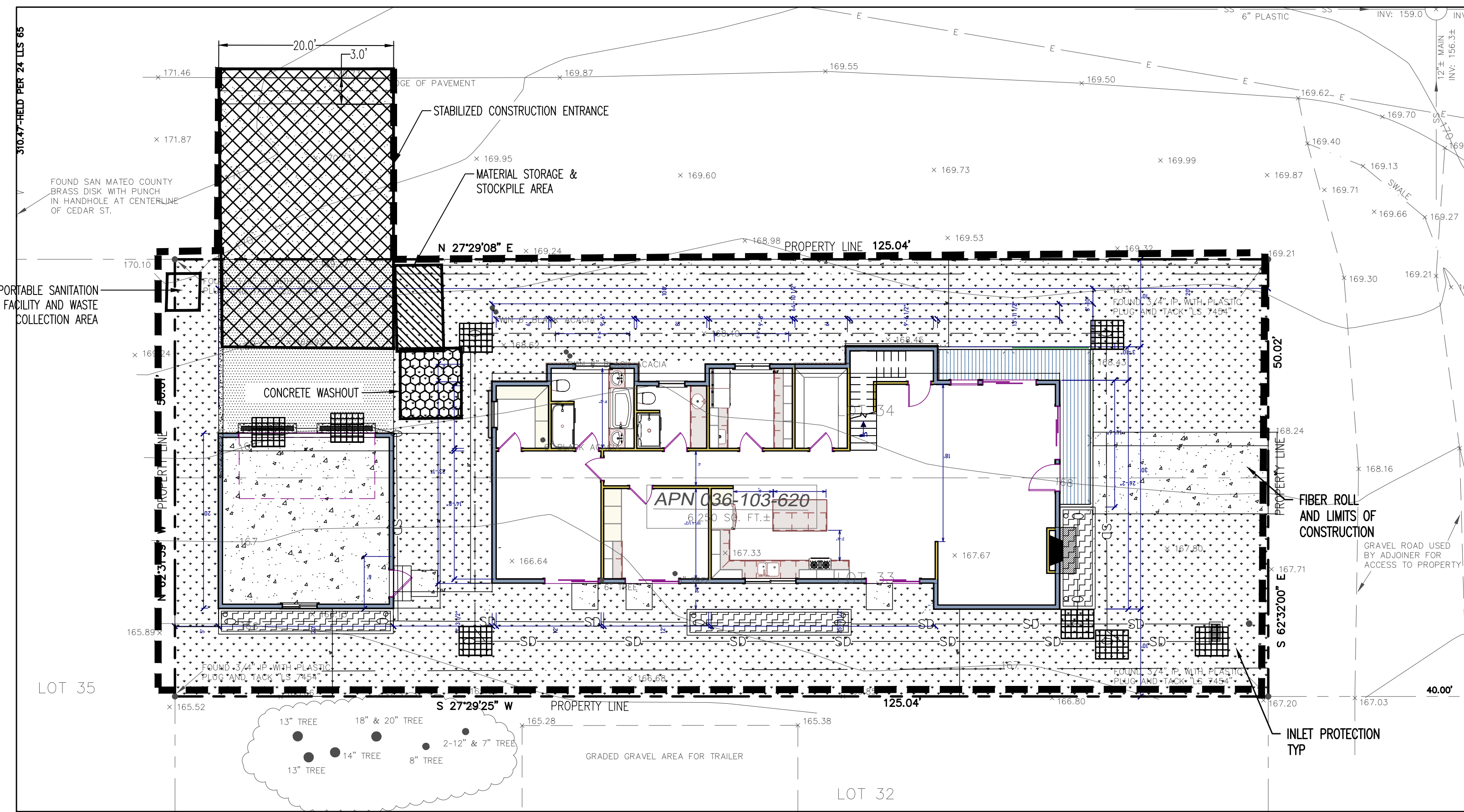
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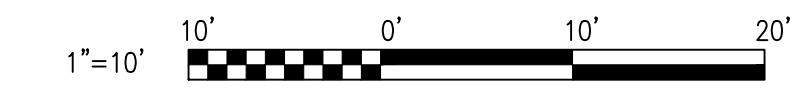
SECTION A-A

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	23001
SHEET	9 of 15

C2.3



1 SITE PLAN
SCALE 1"=10'



EROSION & SEDIMENT CONTROL NOTES:

- THIS PLAN IS INTENDED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND FILING ALL PLANS WITH THE RELATED AGENCIES ASSOCIATED WITH THEIR WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERMITS FOR STORAGE OF HAZARDOUS MATERIALS, BUSINESS PLANS, PERMITS FOR STORAGE OF FLAMMABLE LIQUIDS, GRADING PERMITS, OR OTHER PLANS OR PERMITS REQUIRED BY THE JURISDICTION. ALL PROPERTY OWNERS, CONTRACTORS, OR SUBCONTRACTORS WORKING ON-SITE ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING AND SUBMITTING ANY BUSINESS PLANS OR PERMITS REQUIRED BY CITY, STATE OR LOCAL AGENCIES.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED, DURING THE RAINY SEASON (OCT. 15 TO MAY 15), UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER AND JURISDICTION FOR COMMENT AND APPROVAL.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AS NECESSARY AT THE END OF EACH WORKING DAY, AFTER SIGNIFICANT RAIN OR DAILY DURING THE RAINY SEASON.
- IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND RESTORATION OF ALL ASPECTS OF THE EROSION CONTROL PLAN. SEDIMENT ON THE SIDEWALKS AND CURBS SHALL BE REMOVED BY SHOVEL OR BROOM AND DISPOSED APPROPRIATELY.
- ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN AND RELATED DOCUMENTS.
- CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.
- ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS.
- CONTRACTOR TO PROPERLY AVOID AND PROTECT EXISTING TREES AND TREE ROOTS
- DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE IMPROVEMENTS ARE ACCEPTED BY THE JURISDICTION AND ALL SLOPES ARE STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE JURISDICTION.
- REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN IS FORECAST OR APPARENT, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH PLASTIC OR A TARP, AT THE REQUEST OF THE JURISDICTION.
- STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY INTO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
- USE FILTRATION OR OTHER APPROVED MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED TO ALLOW DELETERIOUS MATERIALS FROM ENTERING THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
- EROSION CONTROL MEASURES TO BE EMPLOYED PER "EROSION AND SEDIMENT CONTROL FIELD MANUAL", CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION.
- VEHICLES SHALL BE WASHED PRIOR TO LEAVING SITE DURING CONSTRUCTION.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH APPROVED METHODS ESTABLISHED BY THE SOILS ENGINEER.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
- APPLY SEED, FERTILIZER AND STRAW MULCH, THEN TRACK OR PUSH IN THE MULCH WITH AN APPROVED MECHANICAL MEANS OR BY HAND.
- DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
- DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING TO KEEP DUST, SOIL, AND OTHER CONSTRUCTION DEBRIS FROM LEAVING PROJECT SITE.

COUNTY OF SAN MATEO EROSION & SEDIMENT CONTROL NOTES:

- EROSION CONTROL POINT OF CONTACT: NAME: _____ ADDRESS: _____ EMAIL: _____ TEL: _____
- 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 DENUDE 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 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."
 - CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
 - DUST CONTROL IS REQUIRED YEAR-ROUND.
 - EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
 - USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
 - TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED
 - PROTECT ALL STORM DRAIN INLETS AND OUTLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
 - USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDE AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
 - TRAP SEDIMENT ON-SITE, USING BEST MANAGEMENT PRACTICES SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
 - DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).
 - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACT USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

CONSTRUCTION PARKING AND STORAGE

- PARK CONSTRUCTION VEHICLES IN THE DESIGNATED AREAS OF THE EXISTING DRIVEWAY AND ALONG LARCHMONT RD
- EQUIPMENT AND MATERIALS TO BE STORED AS SHOWN ON PLAN

CONSTRUCTION NOTES:

- EXCAVATION, GRADING, FILLING, CLEANING OF VEGETATION SHALL BE DONE BY HAND AND/OR SMALL MACHINERY. USE STOCKPILE AREA FOR STORAGE.
- MIXED CONSTRUCTION AND DISPOSAL DEBRIS MUST BE TRANSPORTED OFF-SITE BY ORDINANCE OF CITY, STATE, OR LOCAL AGENCIES.
- CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION AND INSTALL PERMANENT IRRIGATION AFTER COMPLETION OF THE CONSTRUCTION.
- ALL DISTURBED AREAS MUST BE GRASSED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.

LEGEND



SYMBOL	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	02-21-23	IK



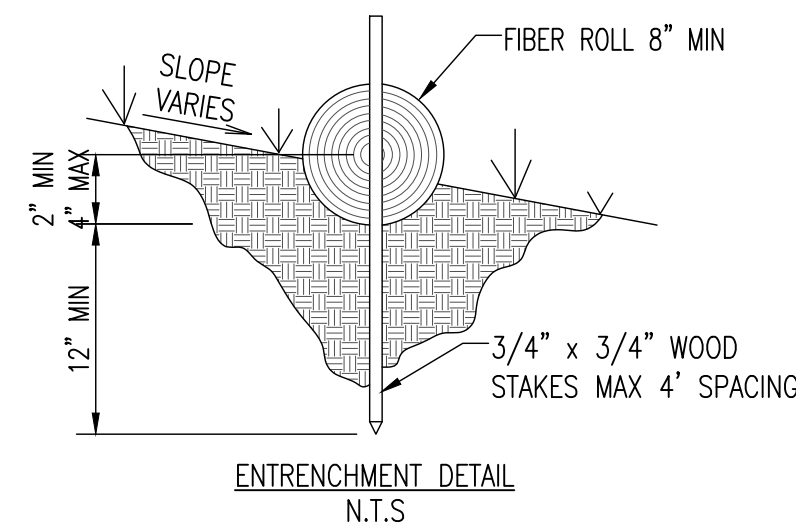
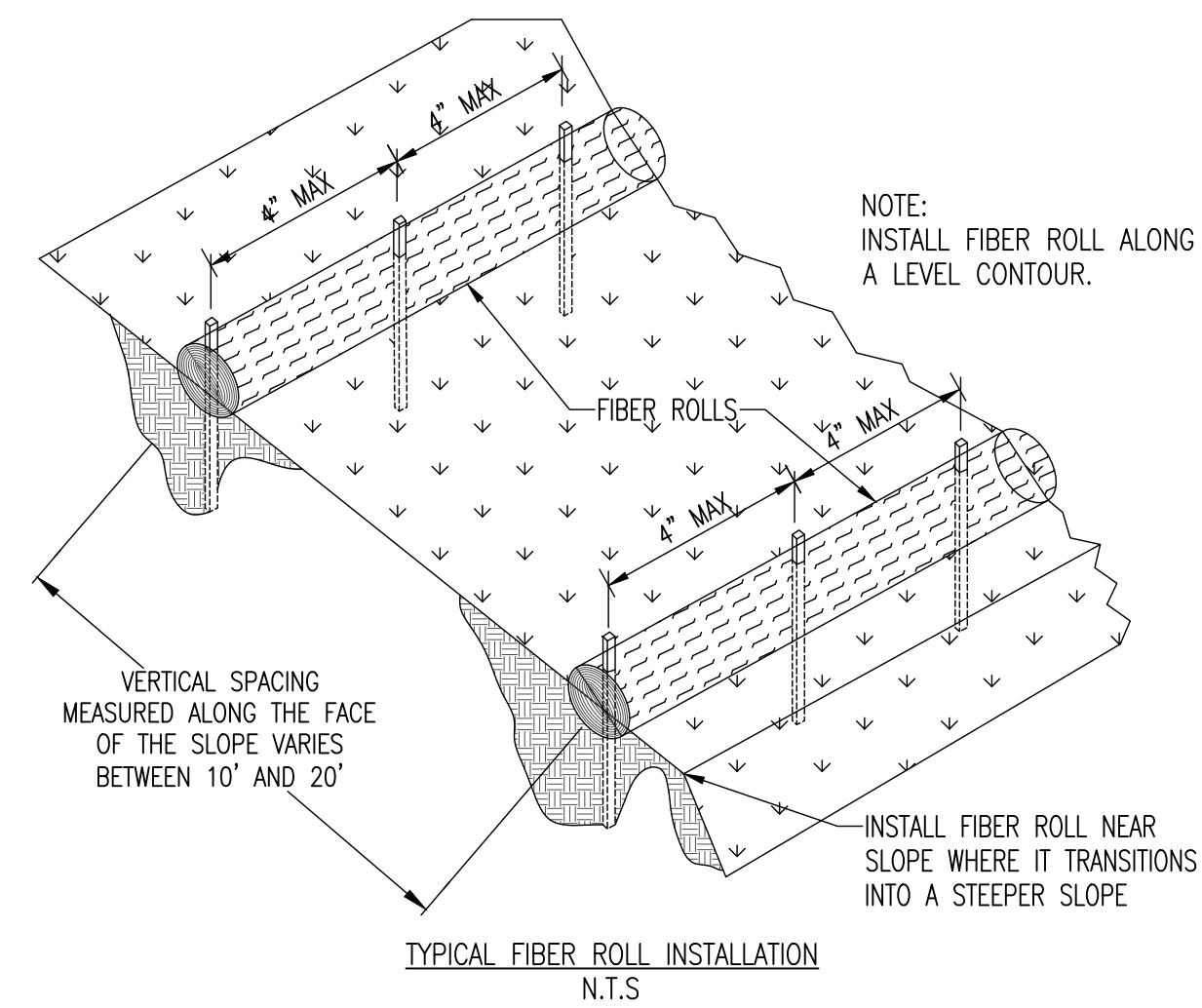
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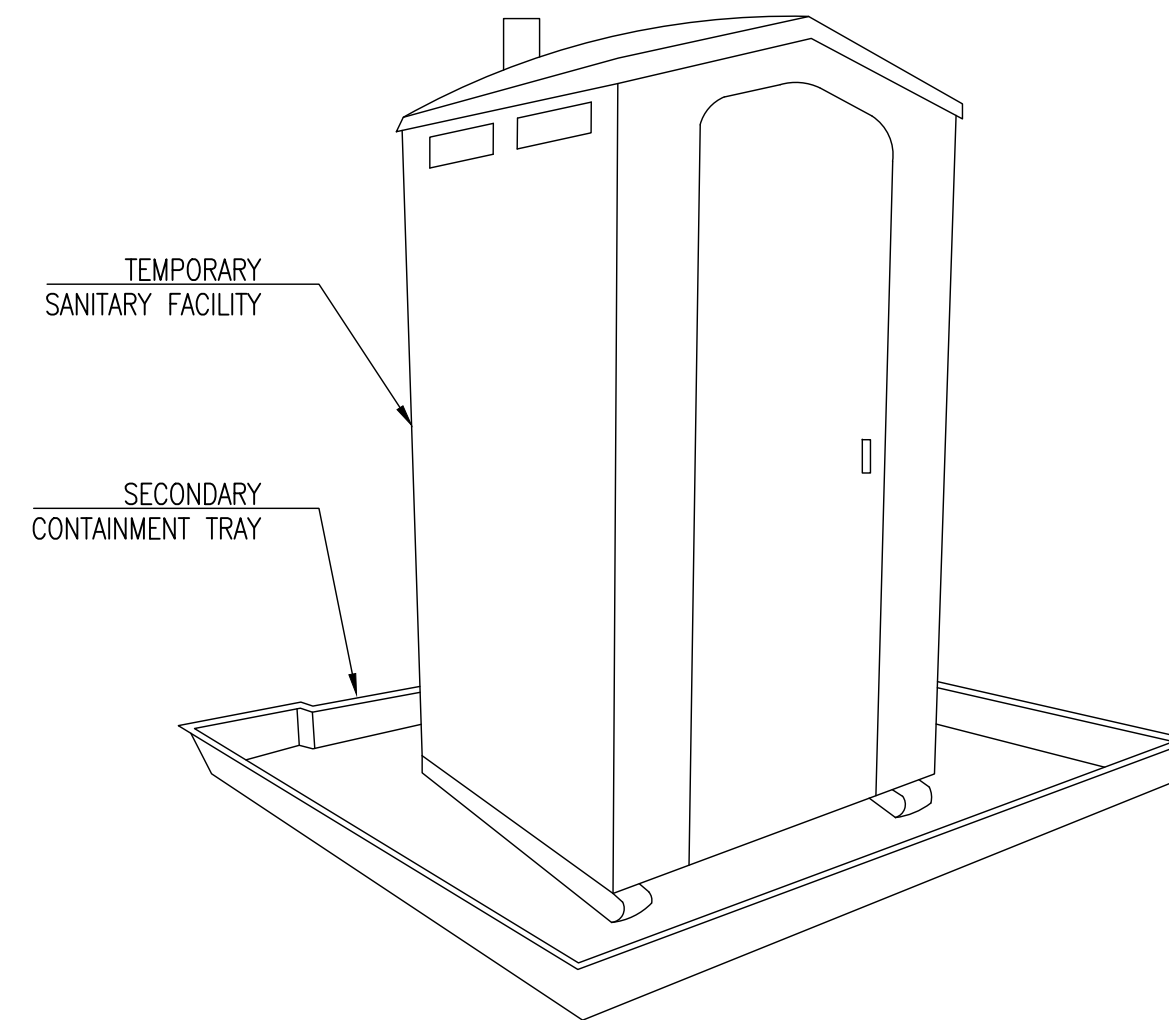
EROSION CONTROL PLAN

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	10 of 15

C3.0



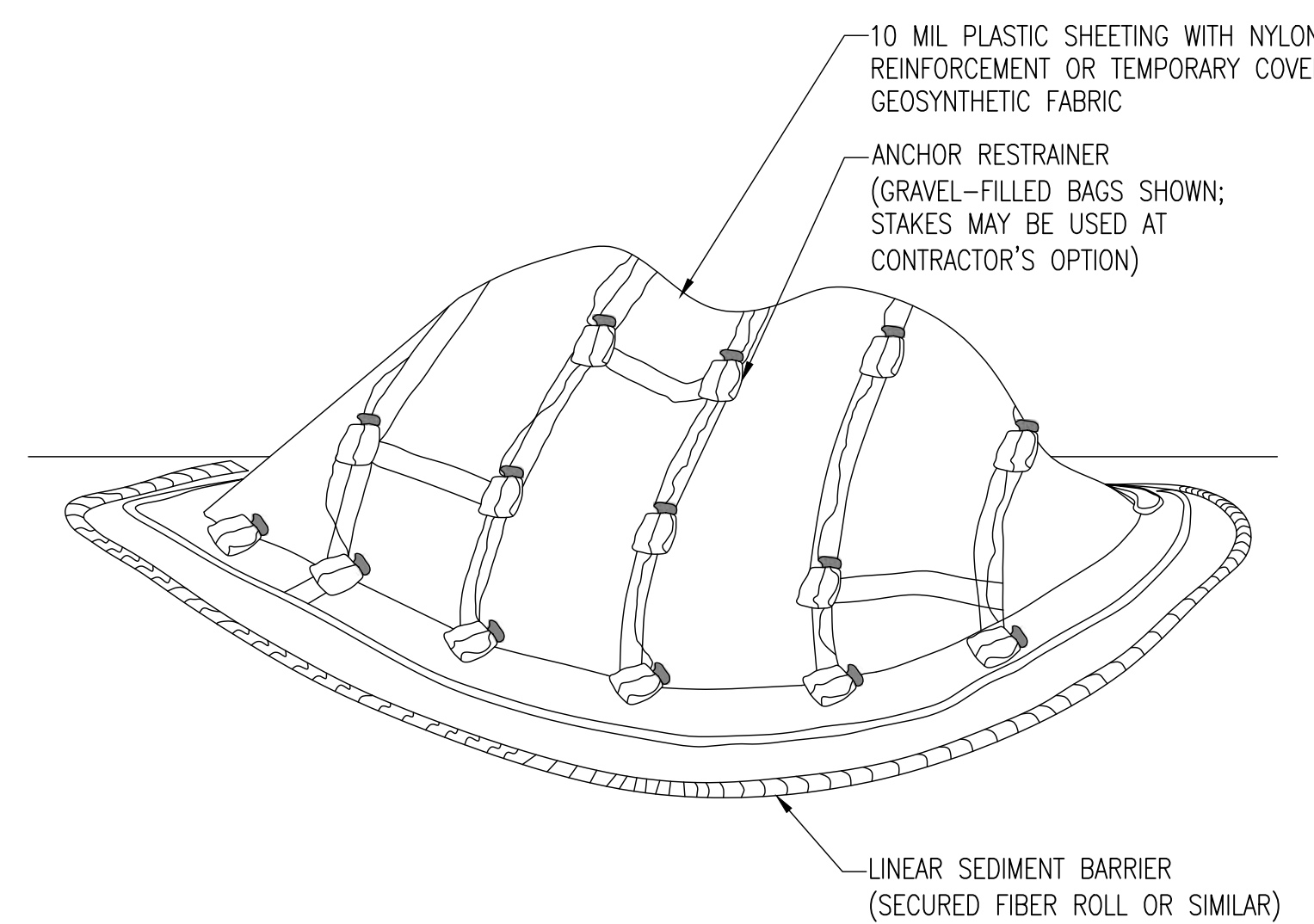
1 FIBER ROLL
NOT TO SCALE



STORAGE AND DISPOSAL PROCEDURES:

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

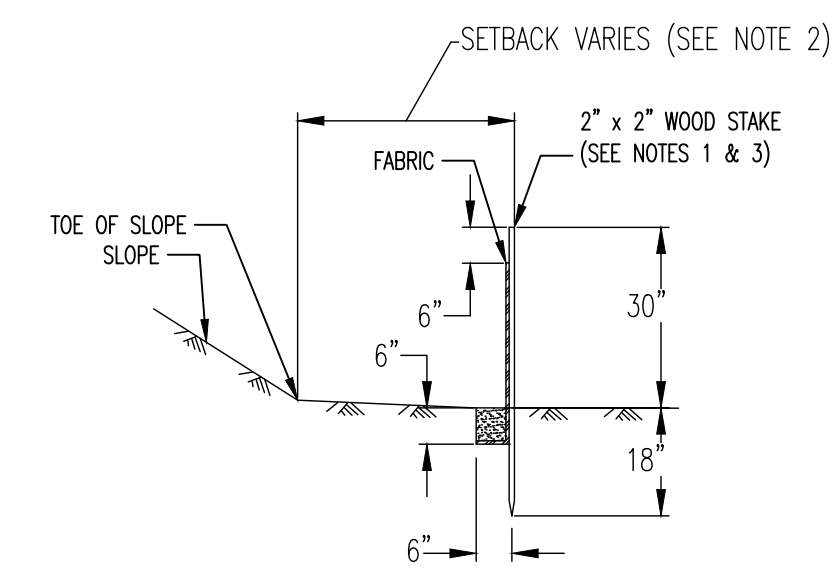
2 SANITARY WASTE MANAGEMENT
NOT TO SCALE



NOTES:

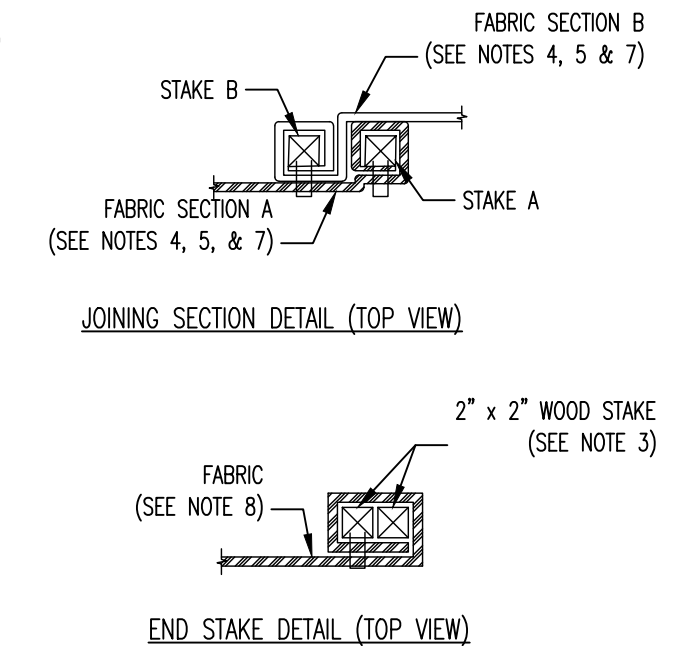
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

3 TEMPORARY COVER ON STOCKPILE
NOT TO SCALE



NOTES:

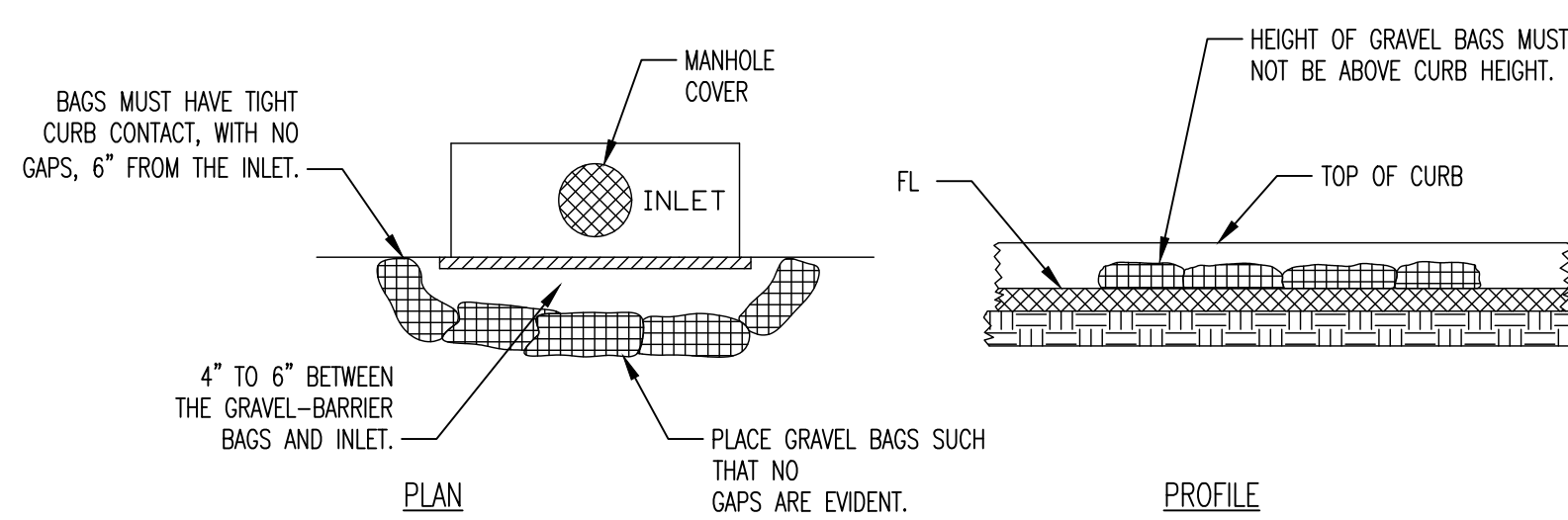
1. STAKE DIMENSIONS ARE NOMINAL.
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
3. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
4. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE.



FABRIC TO STAKE WITH 4 STAPLES.

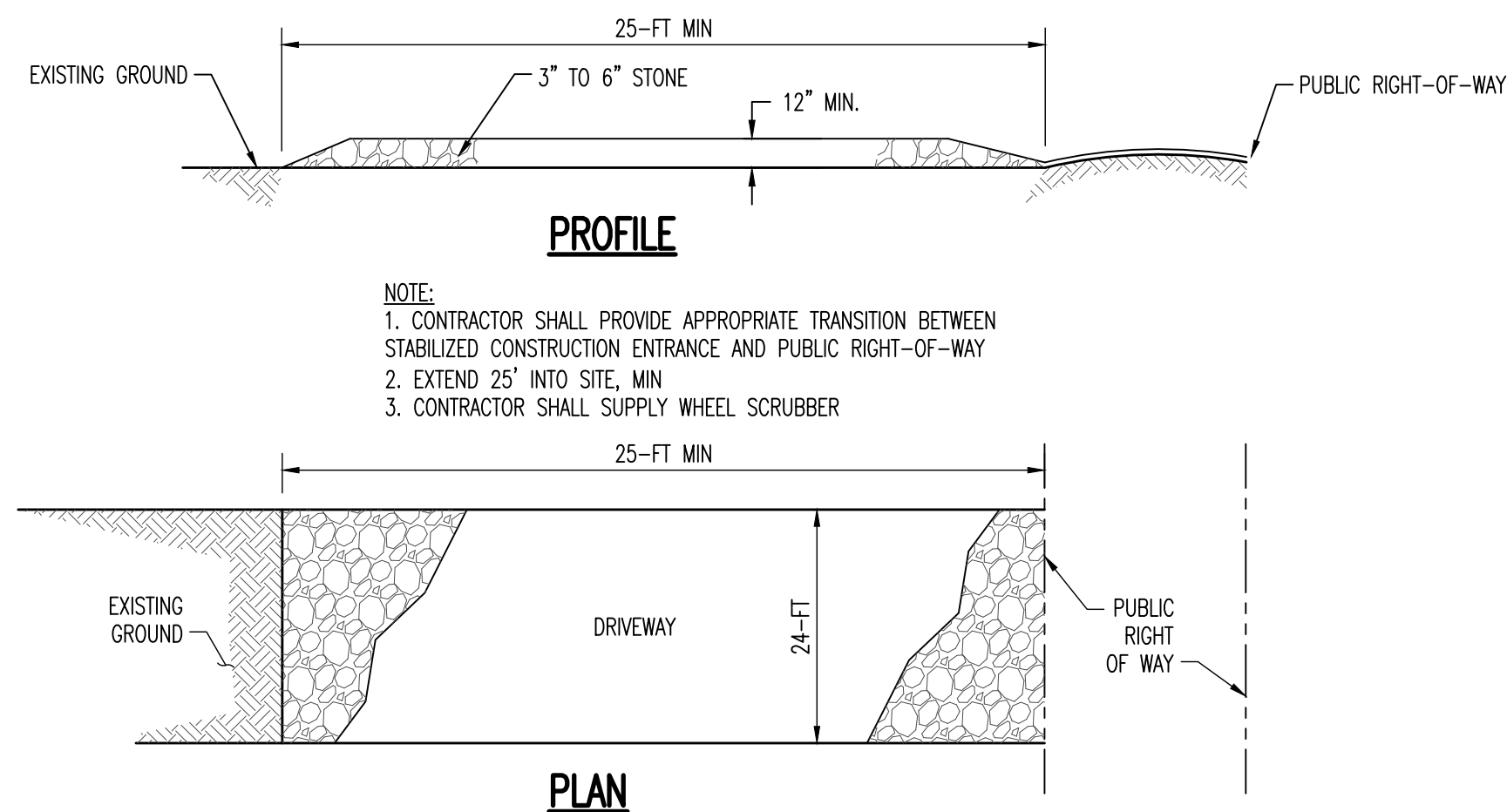
5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
6. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
7. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

4 SILT FENCE
NOT TO SCALE

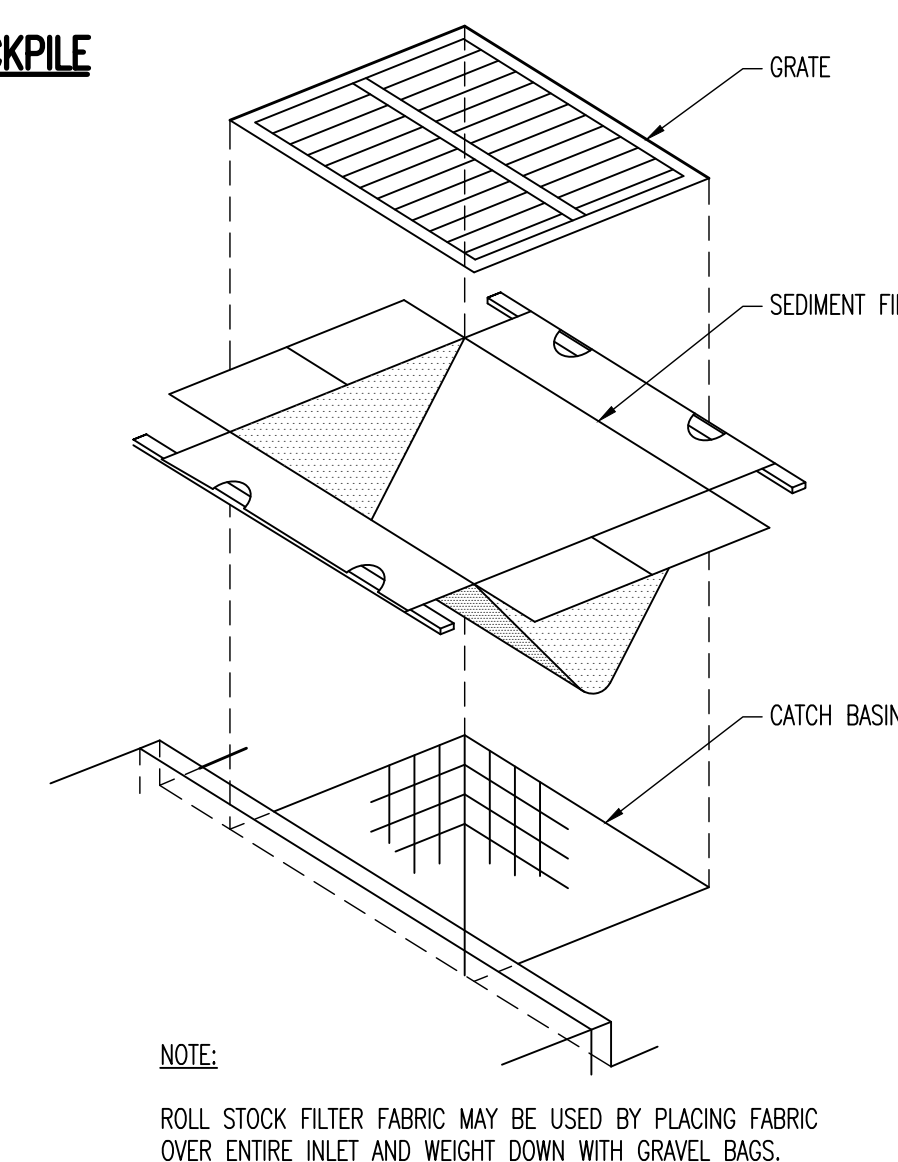


- NOTES:**
1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

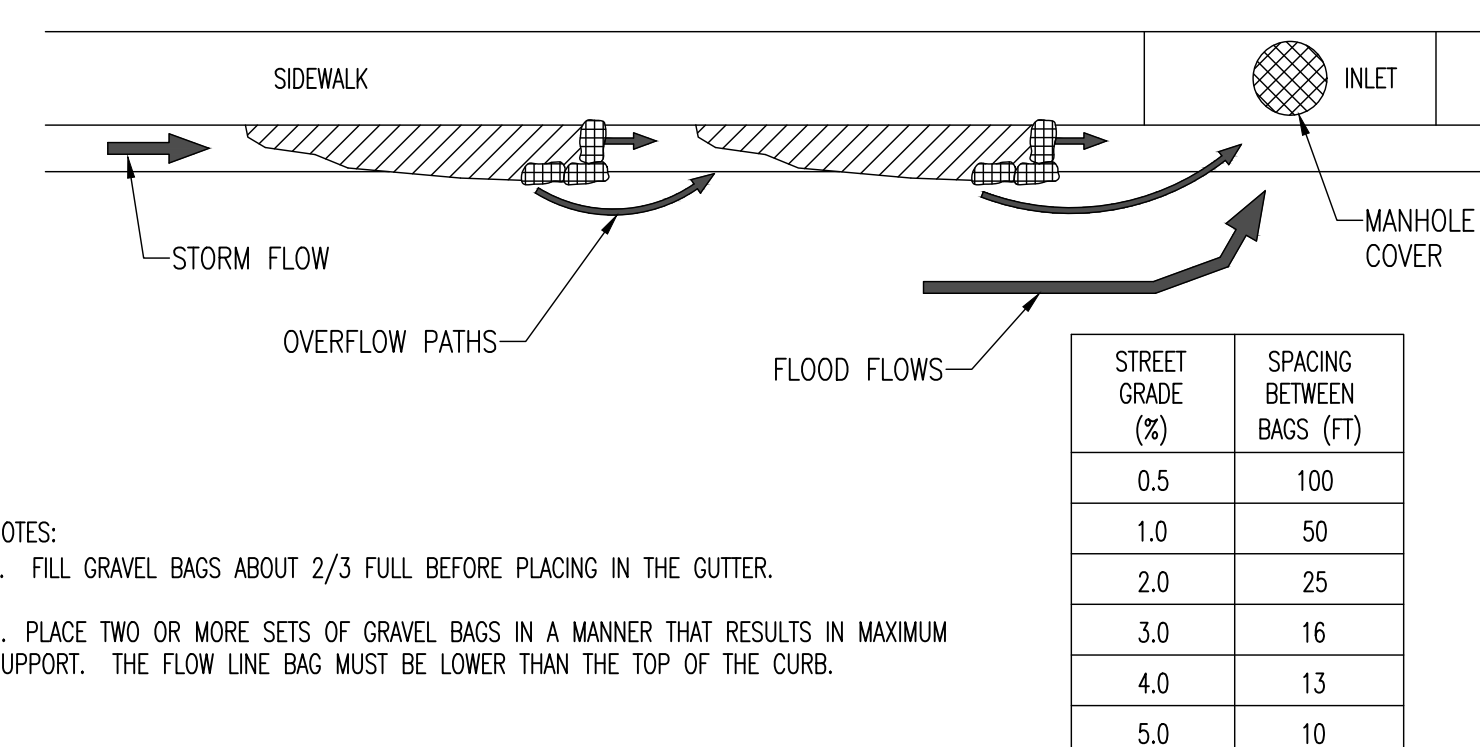
5 DRAIN INLET BARRIER
NOT TO SCALE



6 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

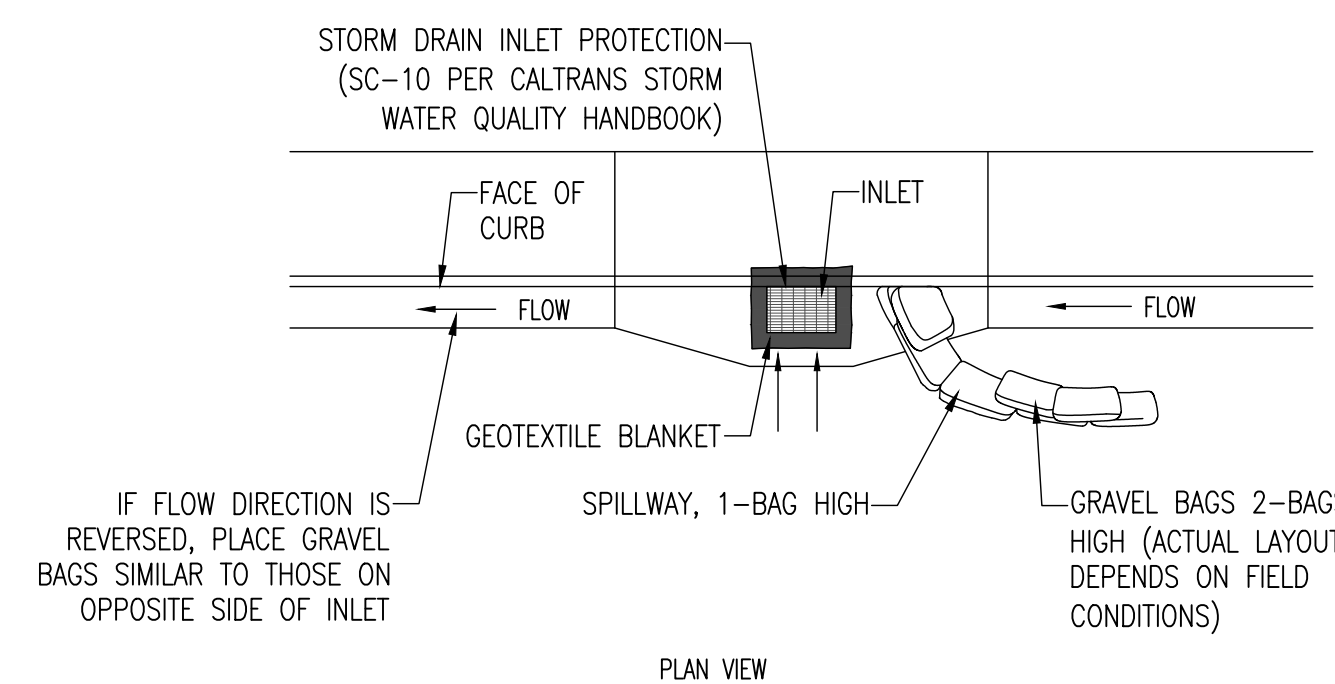


7 INLET FILTER DETAIL
NOT TO SCALE



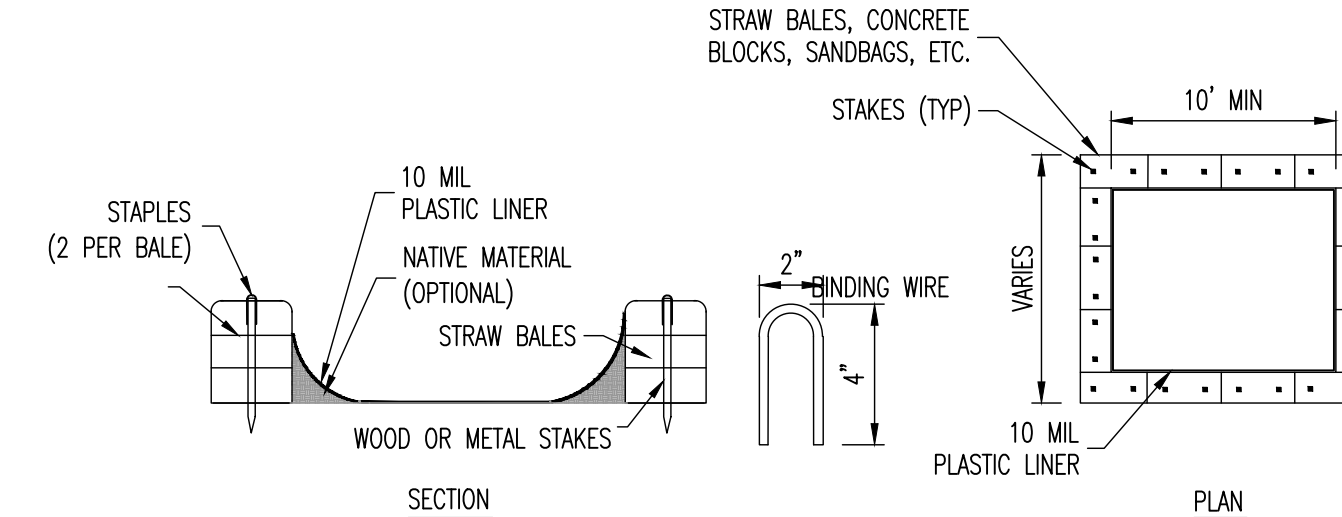
- NOTES:**
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
 2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

8 CURB AND GUTTER CONTAINMENT
NOT TO SCALE



IF FLOW DIRECTION IS REVERSED, PLACE GRAVEL BAGS SIMILAR TO THOSE ON OPPOSITE SIDE OF INLET

9 STORM DRAIN INLET PROTECTION
NOT TO SCALE



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN FIELD
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

10 CONCRETE WASHOUT
NOT TO SCALE

NO.	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	02-21-23	IK



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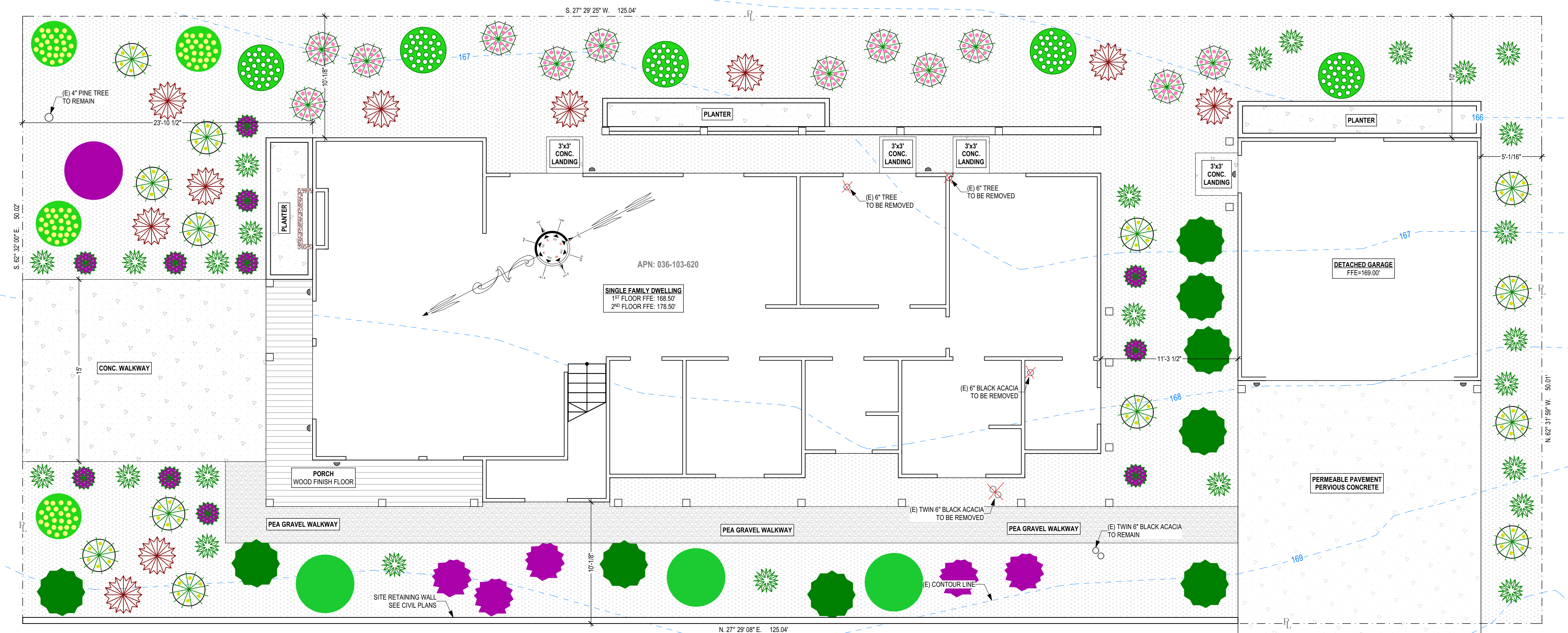
**700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620**

**EROSION CONTROL
DETAILS**

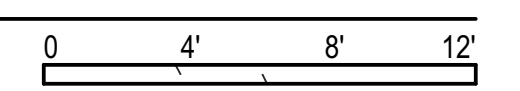
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	23001
SHEET	11 of 15

C3.1

PLANT SCHEDULE																							
TREES						SHRUBS					PERENNIALS AND ANNUALS												
No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	DESIGNATION	IMAGE
1	CRH	#	Ceanothus x 'Ray Hartman'	RAY HARTMAN CEANOTHUS	5-Gal			5	Cc	#	Carpenteria californica	BUSH ANEMONE	5-Gal			9	PJS	#	Phormium 'Jack Spratt'	JACK SPRATT FLAX	1-Gal		
2	FSG	#	Fremontodendron x 'San Gabriel'	CALIFORNIA FLANNEL BUSH	5-Gal			6	Cis	#	Cistus x purpureus	ORCHID ROCK ROSE	5-Gal			10	Ts	#	Thymus serpyllum	WILD THYME	1-Gal		
3	PcC	#	Prunus caroliniana 'Compacta'	COMPACTA CAROLINA LAUREL CHERRY	15-Gal			7	Rsc	#	Ribes sanguineum Claremont	PINK FLOWERING CURRANT	5-Gal			GROUNDCOVERS							
4	FP	#	Fern Pine	PODOCARPUS GRACILIOR	24"-Box			ORNAMENTAL GRASSES						11	LTG	#	Lantana x 'Trailing Gold'	TRAILING GOLD LANTANA	1-Gal				
8	FgE	#	Festuca glauca 'Elijah Blue'	ELIJAH BLUE BLUE FESCUE	1-Gal																		



A LANDSCAPING
SCALE: 3/16" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MINTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: LANDSCAPE PLAN

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

L1.0

700 GEORGE ST MONTARA CA 94037





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Owner/Applicant: Marina Fastovskaya & Gary Kleyner
County File No: PLN2022-00173
Location: 700 George Street, Montara
APN: 036-103-620

APR 2023

SUBJ: Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

The Applicant has requested to return to CDRC for project review at a future date tbd, with a design that satisfies the Design Review Standards.

REQUIREMENT for Demonstration of Scale:

To more adequately demonstrate the scale of the new structure, the Design Review committee has determined that Story Poles are required for this project.

REQUIREMENTS for compliance with the design standards:

Per the following Required items - Reducing the bulk and mass of the second story is of primary importance to a successful design for this site. For a two story design to be successful, stepping the second story volume in from the first story and away from neighboring properties; and reducing the extent of the exterior wall of the house and garage facing the eastern and southern adjoining parcels, is critical. Primary and secondary roof forms can also support a less impactful second story, and must be architecturally compatible with the primary roof form's slope and material.

- 1. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; b.Neighborhood Scale; **Standards (1): New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape, form, facade articulation, and architectural details that appear proportional and complementary to other homes in the neighborhood.***
- 2. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; c.Second Stories; **Standards (a): Locate the primary portion of the second stories toward the center of the first story and away from the property lines wherever feasible.***
- 3. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; c.Second Stories; **Standards (c): One story designs are strongly encouraged in areas where one story homes are predominant. If a two story design is chosen, minimize the size of the second story.***

4. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; d.Daylight Plane/Facade Articulation; Standards: New Residential development shall conform to either daylight plane or facade articulation options...(1) Daylight Plane Option ... as approved by the Design Review Committee (follow description in this section) or 6565.20(D)1.d.Standards(1),(a),(b)) (2): Facade Articulation Option: **Facade articulation shall be provided on all building sides***, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of walls through the placement of projecting and recessing architectural details, ...
5. **(e)Wall Articulation Standards** (2) Projecting or recessing architectural details (decks, bays, windows, balconies) and changes in building materials or colors are also encouraged to visually break up walls.

*** “In order to approve proposed facade articulation, the Design Review Committee must find that: (a) all building facades are well articulated and proportioned, and (b) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.”**

6. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; 3. Roof Design; Standards (1): When planning a new home or second story addition, begin with a primary roof form. Consider additions to the primary roof such as secondary roof forms and dormers that may serve to reduce the home’s apparent mass and scale...

The variety of roof forms on the main house are not architecturally compatible, If the garage remains a gable roof, rotate it so that the ridge runs East/West instead of North/South.

Add Dimensions to Roof Plan - including but not limited to Eave depths and Trellis dimensions.

7. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; b.Openings; Standards (2) When designing and placing **windows and doors, consider their location, size and proportions and how they may relate to adjacent buildings. Where vertical windows overemphasize height, consider the use of horizontal styles.**

Unify the window shapes and styles; either all with dividers or all without dividers.

The current design changed the placement of bedrooms and negatively impacted privacy to the East neighboring property since egress windows are required rather than transom windows.

8. Section 6565.20(D) ELEMENTS OF DESIGN; 4.Exterior Materials and Colors; **Standards c.Quantity(2): Encourage the use of three or more colors on larger houses to reduce the appearance of bulk by emphasizing architectural features and trim.**

There is too much contrast between the dark blue and the light cream colors. Use warm, muted colors that blend with the surrounding natural features when viewed from a distance...especially to reduce the mass of the stair tower.

9. Section 6565.20(D) ELEMENTS OF DESIGN; 4.Exterior Materials and Colors; Standards d. Ornamentation: **Use ornamentation or architectural details to reduce the appearance of bulk on larger homes (Consider orienting siding horizontally, on at least one of the Levels instead of vertically to minimize apparent mass and bulk). Apply ornamentation in a manner consistent with the style and size of the house; avoid using ornamentation in a manner that will make the house appear too plain or overly decorated.**

The material transitions and placements seem arbitrary, and do not relate to the massing issue or and architectural style.

Update the Material/Color/Finishes List in the Project Application.

10. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 2.Paved Areas; : Driveways, walkways and parking areas on site should be as small as possible within allowable standards, and should drain into adjacent onsite landscaped areas, where possible.

Reduce the width of the front concrete walkway to align with the width of the front porch pillars. Garage steps to grade to include a 3FT landing and two steps down to grade. Show consistently on all appropriate Architectural, Civil and Landscape drawings. Specify all materials for various walkways.

Perimeter Fencing is to be less than or equal to 6 FT H. Add trees to landscape plan along the East Fence to improve privacy for neighbor to the East.

All site plan elements need to be captured in the site plan and the drainage calculations.

11. **Show Lot Coverage calculations on Architectural Drawings. Lot coverage is currently over the maximum allowed.**

11. **Include Specifications for all doors, including the garage door.**

12. **Add N/S/E/W orientation symbol to all drawings.**

13. **Show the South side Exterior Elevation with and without the garage blocking.**

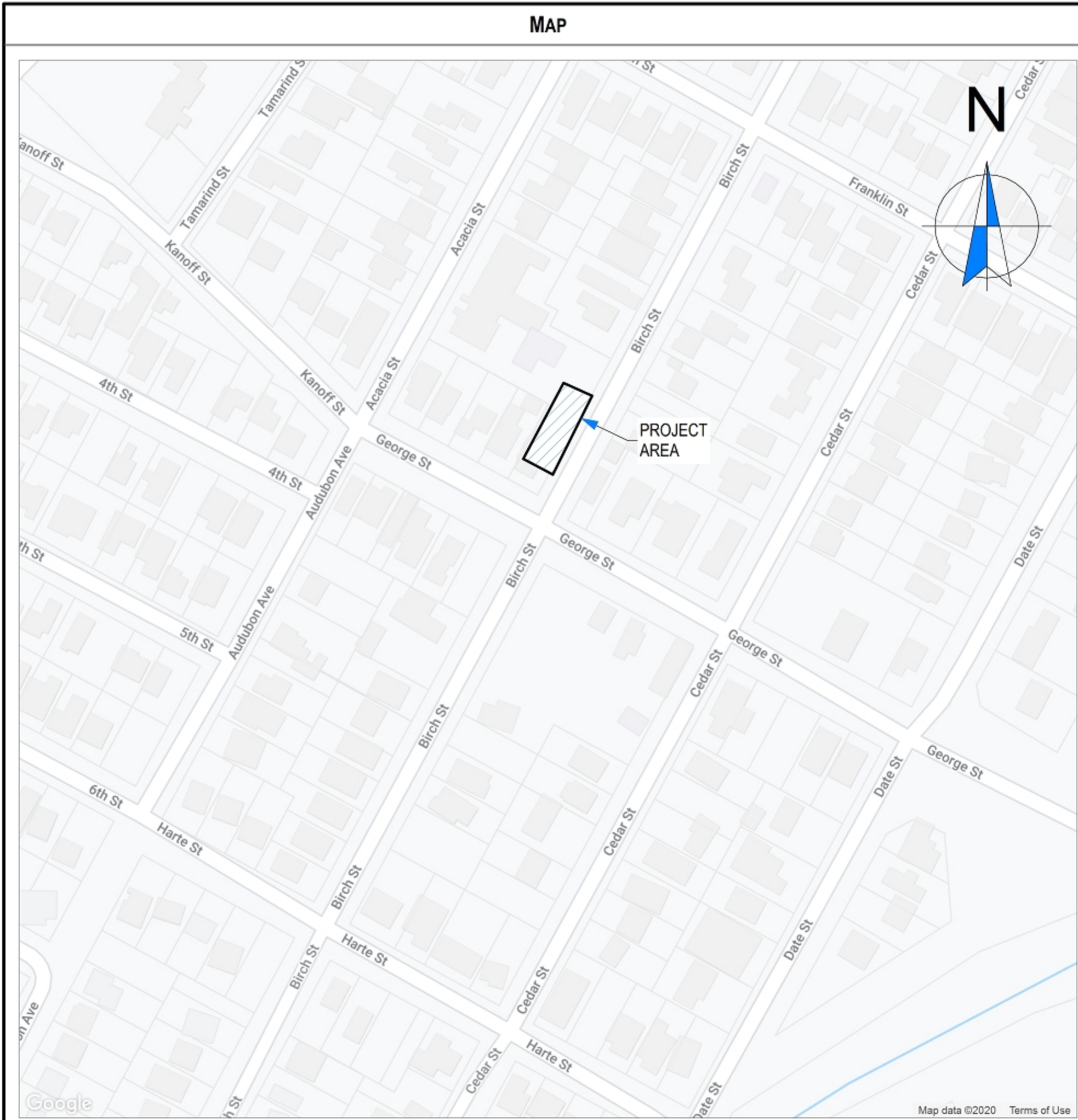
SUGGESTION for further compliance with the design standards:

To minimize the mass and bulk, explore attaching the garage to the primary residence to allow for a 20FT setback, which provides more relief from the appearance of a continuous wall along the long sides of the property.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



700 GEORGE ST.
 MONTARA, CA 94037
 PARCEL NO. 036-103-620
 NEW SINGLE FAMILY DWELLING w/DETACHED GARAGE

ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES



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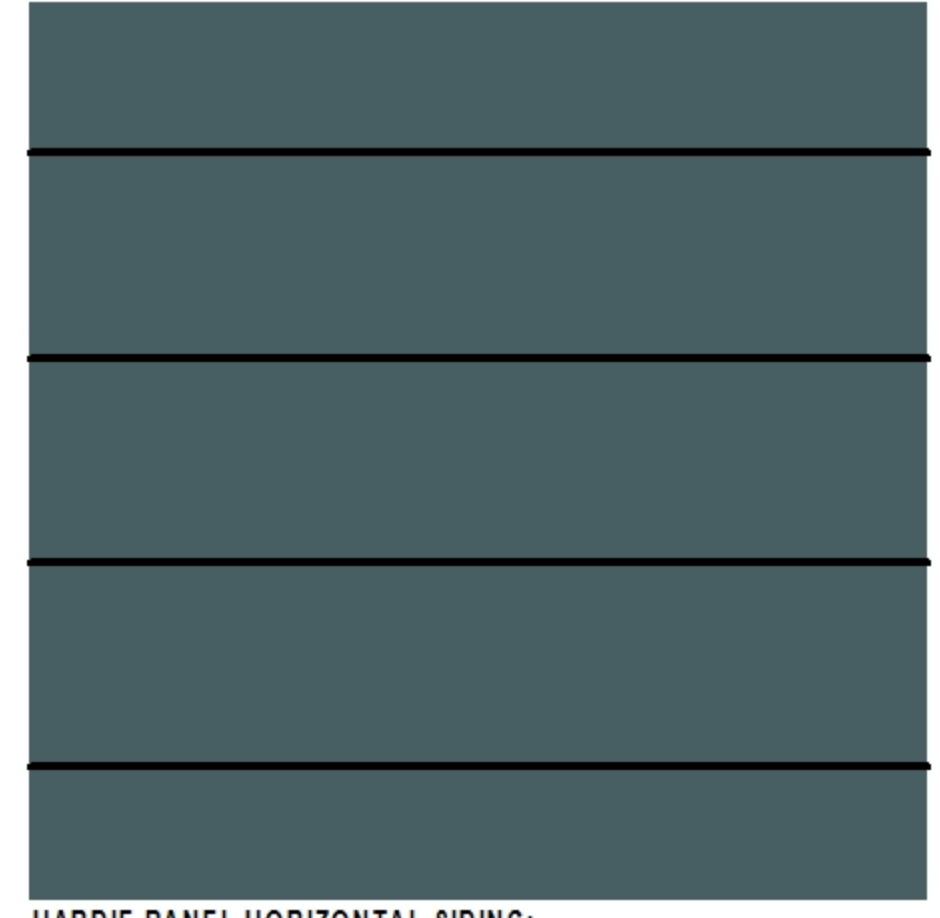
ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES



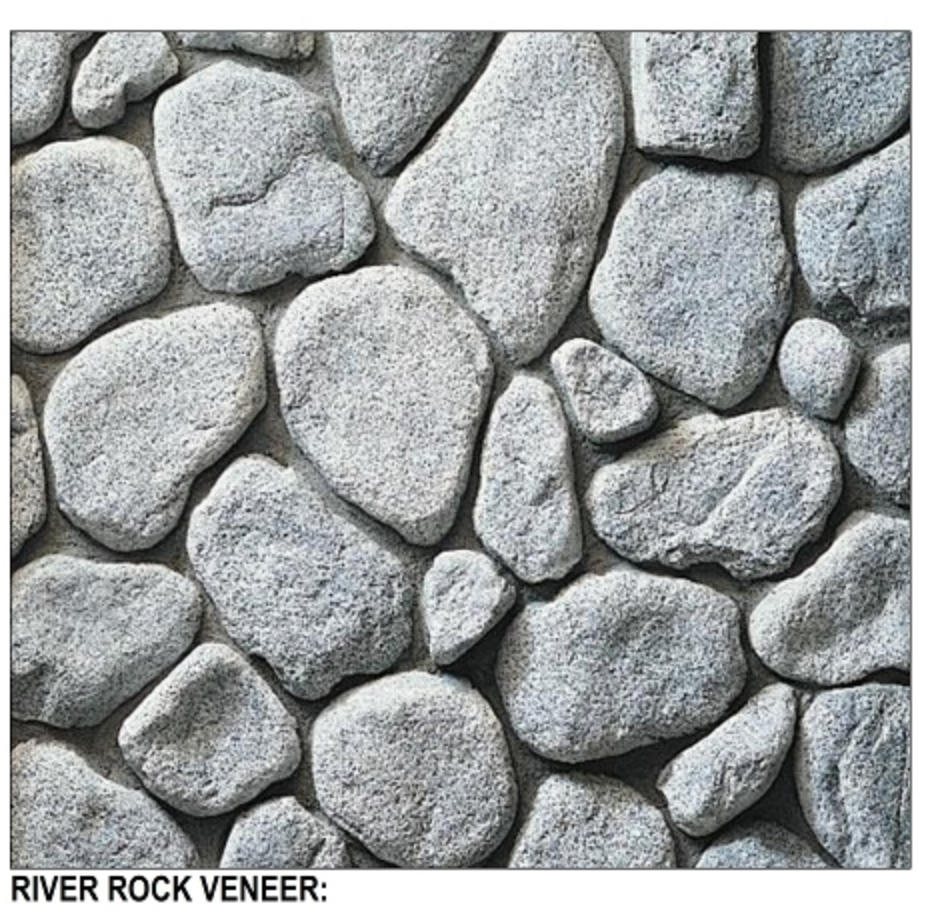
ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES

ABBREVIATIONS

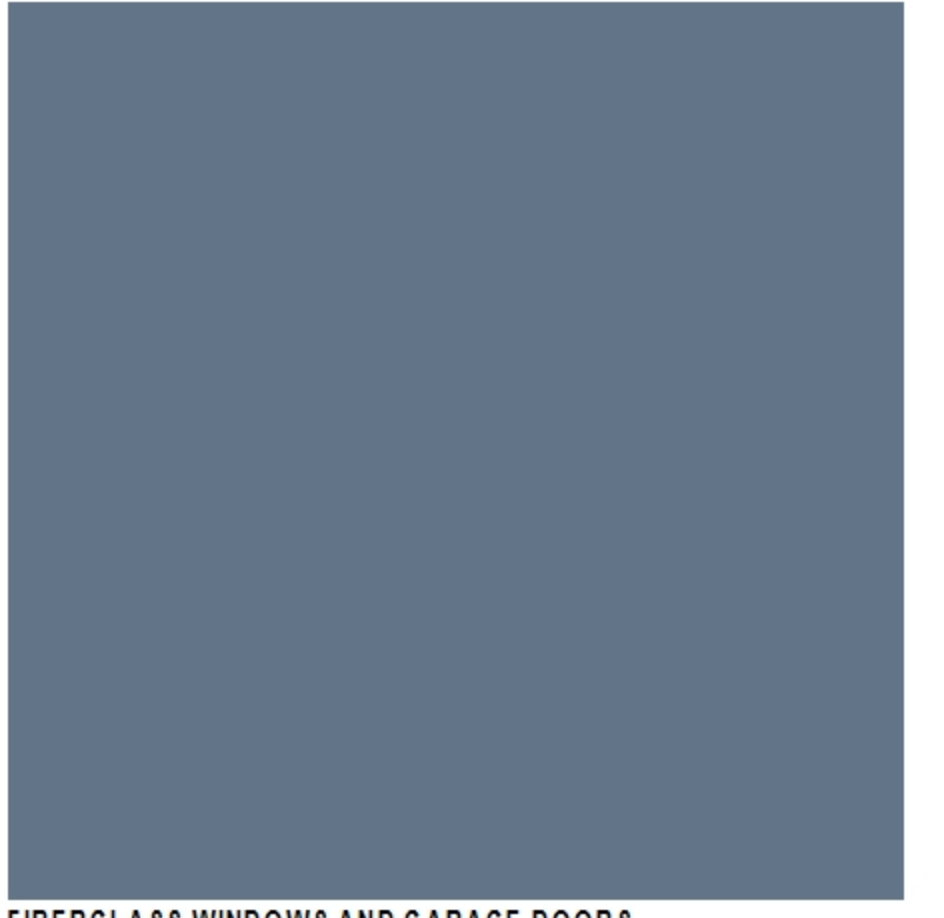
(A) ALTERED	MNFR MANUFACTURER
A.C. AIR CONDITIONING	MAX MAXIMUM
A.F.F. ABOVE FINISH	MECH MECHANICAL
FLOOR	MIN MINIMUM
BLDG BUILDING	MISC MISCELLANEOUS
BLKG BLOCKING	(N) NEW
BM BEAM	NO. NUMBER
CBC CALIFORNIA BUILDING CODE	OBSC OBSCURE
CLG CEILING	O.C. ON CENTER
CLR CLEAR	PL PLATE
CMU CONCRETE MASONRY UNIT	PLYWD PLYWOOD
CONC CONCRETE	P.T. PRESSURE TREATED
DIA DIAMETER	(R) TO BE REMOVED / DEMOLISHED
DIM DIMENSION	RAD RADIUS
DN DOWN	REQ'D REQUIRED
DS DOWNSPOUT	RM ROOM
D.T.S. DOUBLE TRIM	RWD REDWOOD
STUD	SM SIMILAR
DW DISHWASHER	SPEC SPECIFICATION
(E) EXISTING	SQ SQUARE
EA EACH	STD STANDARD
EQ EQUAL	S.T.S. SINGLE TRIM STUD
EQUIP EQUIPMENT	T&G TONGUE & GROOVE
EXT EXTERIOR	TEMP TEMPERED GLASS
F.F.E. FINISH FLOOR ELEVATION	THK THICK
FIN FINISH	TYP TYPICAL
FLR FLOOR	U.N.O. UNLESS NOTED
FTG FOOTING	VERT VERTICAL
GA GAUGE	W WIDTH
GALV GALVANIZED	W.H. WATER HEATER
GLB GLUE LAMINATED BEAM	
GWB GYPSUM WALLBOARD	
HDR HEADER	
HT HEIGHT	
INS INSULATION	
INT INTERIOR	
L LENGTH	



HARDIE PANEL HORIZONTAL SIDING:
EVENNING BLUE
COLOR MATCH WINDOW/DOOR TRIM TO SIDING



RIVER ROCK VENEER



FIBERGLASS WINDOWS AND GARAGE DOORS
NAVY BLUE



STUCCO COLOR:
OMEGA 242 MIST



EXTERIOR LIGHTS:
FOSSWI EURO
MODEL: RATNNER 5-1/2" HIGH BLACK MODERN LED OUTDOOR WALL LIGHT
DARK SKY COMPLIANT

PROJECT TEAM

OWNER/BUILDER
 MARINA FASTOVSKAYA
 700 GEORGE ST.
 MONTARA, CA 94037

AREA CALCULATIONS

AREA CALCULATIONS	
	AREA
DWELLING	2,818.45 SQFT
1 ST FLOOR	1,606.24 SQFT
2 ND FLOOR	1,164.30 SQFT
GARAGE	400 SQFT
FRONT PORCH	120.27 SQFT
SITE	6,254 SQFT

LOT COVERAGE	
ALLOWABLE COVERAGE (35%)	2,188.9 SQFT
PROPOSED	2,126.51 SQFT
	< 34.00%
ALLOWABLE	2,188.9 SQFT
	< 35%

FLOOR AREA RATIO	
ALLOWABLE FAR (53%)	3,314.62 SQFT
PROPOSED (51.46%)	3,290.81 SQFT
PROPOSED	3,290.81 sq'
	< 52.62%
ALLOWABLE	3,314.62 sq'
	< 53%

CODE ANALYSIS
 AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION

CODE USED
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
 NFPA 13D
OCCUPANCY GROUP
 R-3 SINGLE FAMILY HOME
 R-4 PRIVATE GARAGE
FIRE SPRINKLERS:
 RESIDENCE SHALL HAVE APPROVED FIRE SPRINKLER SYSTEM PER 2022 CRC § R313.2 & R313.3

CONSTRUCTION
 TYPE V-B
OCCUPANCY GROUP
 R-3 SINGLE FAMILY HOME
 R-4 PRIVATE GARAGE
FIRE SPRINKLERS:
 RESIDENCE SHALL HAVE APPROVED FIRE SPRINKLER SYSTEM PER 2022 CRC § R313.2 & R313.3

SCOPE OF WORK

NEW TWO STORY SINGLE FAMILY DWELLING WITH A DETACHED TWO CAR GARAGE.

GENERAL NOTES

- RADIANT BARRIER REQUIRED AT NEW ROOF SHEATHING AND ON ALL NEW VERTICAL SURFACES AND GABLE END WALLS IN THE ATTIC.

SHEET INDEX

SHT	NAME
A1.0	COVER SHEET
A1.1	SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A2.1	PROPOSED UPPER FLOOR PLAN
A2.2	PROPOSED AREA CALCULATION
A3.0	PROPOSED EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
A4.0	ROOF PLAN
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
C0.1	GENERAL NOTES
C1.0	SITE PLAN
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C2.3	SECTION A-A
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C3.2	CONSTRUCTION BMP
C4.0	WATER SERVICE DETAILS
C4.1	WATER SERVICE DETAILS
C5.0	SEWER LATERAL DETAILS
L1.0	LANDSCAPE PLAN



vkdesignersf@gmail.com
 415 756-7038
 ALEX MARTYNOVSKIY
 ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
 700 GEORGE ST.
 MONTARA, CA 94037

APN: 036-103-620
 OWNER: MARINA FASTOVSKAYA

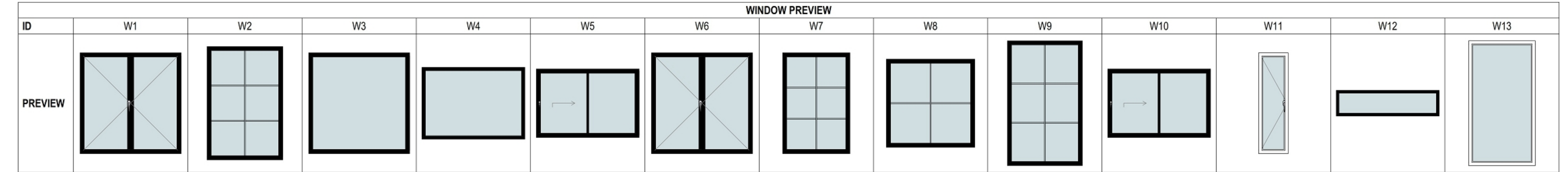
SHEET TITLE: COVER SHEET

DESIGNER: ALEX MARTYNOVSKIY

PROJECT #: #Pin
 DATE: 5/3/2022
 DRAWN BY: #Contact Custom
 SCALE: AS SHOWN

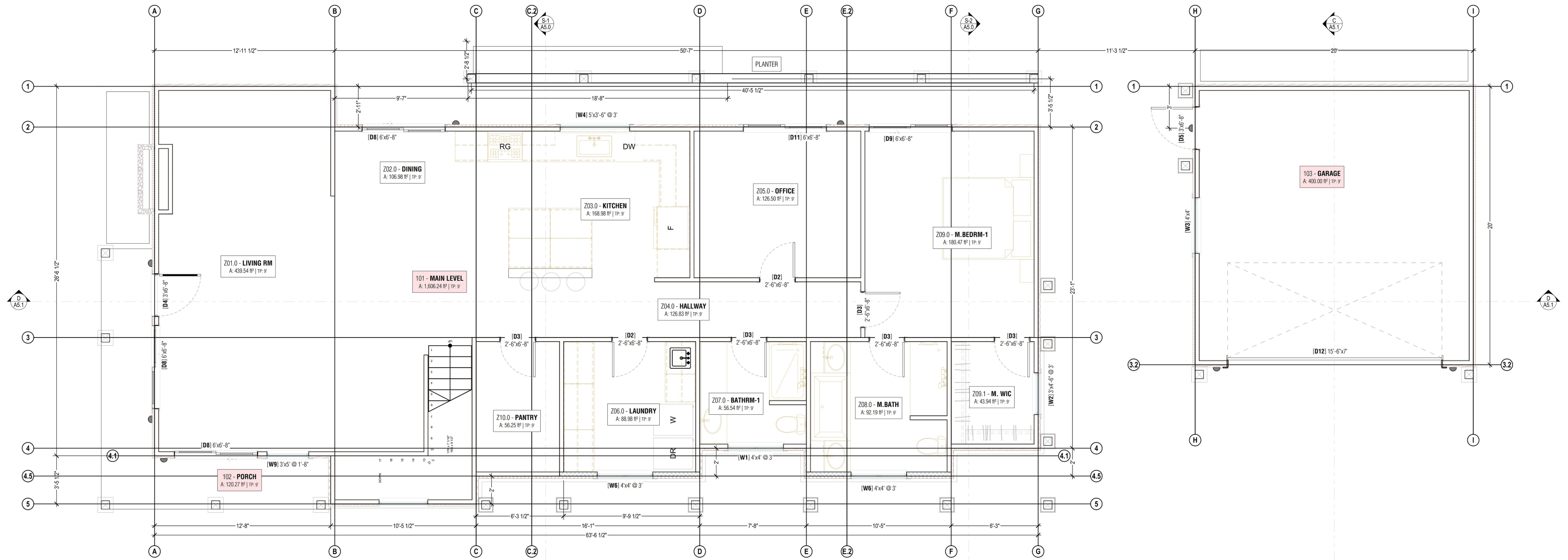
A1.0

AREA (ROOM S)		
ID	Zone Name	Area
Z01.0	LIVING RM	439.54
Z02.0	DINING	106.98
Z03.0	KITCHEN	168.98
Z04.0	HALLWAY	126.83
Z05.0	OFFICE	126.50
Z06.0	LAUNDRY	88.98
Z07.0	BATHRM-1	56.54
Z08.0	M.BATH	92.19
Z09.0	M.BEDRM-1	180.47
Z09.1	M. WIC	43.94
Z10.0	PANTRY	56.25
Z20.0	FAMILY-RM	252.31
Z21.0	HALLWAY	79.00
Z21.1	STOR.	8.00
Z21.2	STOR.	15.33
Z22.0	BEDRM-2	107.81
Z22.1	BEDRM-3	28.33
Z23.0	BEDRM-3	121.23
Z23.1	WIC	47.92
Z24.0	BATHRM-2	56.54
Z26.0	GUEST BEDRM-4	232.74
Z26.1	GUEST WIC	43.94
Z26.2	GUEST BATH	92.19
ZN14	ROOM	146.34
		2,718.88 ft²

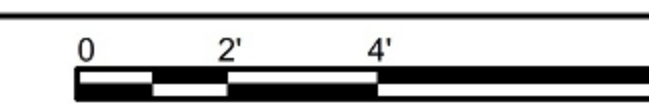


WINDOW SCHEDULE						
ID	QTY	Width	Height	Orientation	Type/Egress	Material
W1	1	3'	4'	BATHRM-1	SL	FIBERGLASS
W2	1	3'	4'-6"	M. WIC	SL	FIBERGLASS
W3	1	4'	4'	GARAGE	SL	FIBERGLASS
W4	1	5'	3'-6"	KITCHEN	SL	FIBERGLASS
W5	1	6'	4'	R BDRM 2	SL/Egress	FIBERGLASS
W5	1	6'	4'	GUEST BATH	SL	FIBERGLASS
W6	2	4'	4'	LAUNDRY	SL	FIBERGLASS
W7	3	2'-8"	4'	FAMILY ROOM	FIXED	FIBERGLASS
W8	3	3'-6"	3'-6"	STAIR TEMP.	FIXED	FIBERGLASS
W9	1	3'	5'	LIVING ROOM	SL	FIBERGLASS
W10	1	6'	4'	L BDRM 3	SL/Egress	FIBERGLASS
W11	1	6'	1'-6"	GUEST BRM.	SL/Egress	FIBERGLASS
W12	1	2'-8"	2'-8"	BATH 2 OBSC.	SL	FIBERGLASS
W13	3	2'-8"	5'	GUEST BRM.	SL/Egress	FIBERGLASS

DOOR SCHEDULE							
ID	QTY	W	H	SWING	Note	Material	Color
D1	1	2'-4"	6'-8"	L	INTERIOR	WOOD	WHITE
D2	5	2'-6"	6'-8"	L	INTERIOR	WOOD	WHITE
D3	9	2'-6"	6'-8"	R	INTERIOR	WOOD	WHITE
D4	1	3'	6'-8"	R	ENTRY DOOR	WOOD	NAVY BLUE
D5	1	3'	6'-8"	L	INTERIOR	WOOD	WHITE
D6	1	3'	6'-8"	R	INTERIOR	WOOD	WHITE
D7	1	3'	8'	R	INTERIOR	WOOD	WHITE
D8	3	6'	6'-8"	R	EXIT DOOR	FIBERGLASS	NAVY BLUE
D9	1	6'	6'-8"	L	EXIT DOOR	FIBERGLASS	NAVY BLUE
D10	1	6'	6'-8"	R	INTERIOR	WOOD	WHITE
D11	1	6'	6'-8"	R	EXIT DOOR	FIBERGLASS	NAVY BLUE
D12	1	15'-6"	7'	L	INTERIOR	WOOD	WHITE



A PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASSTOVSKAYA

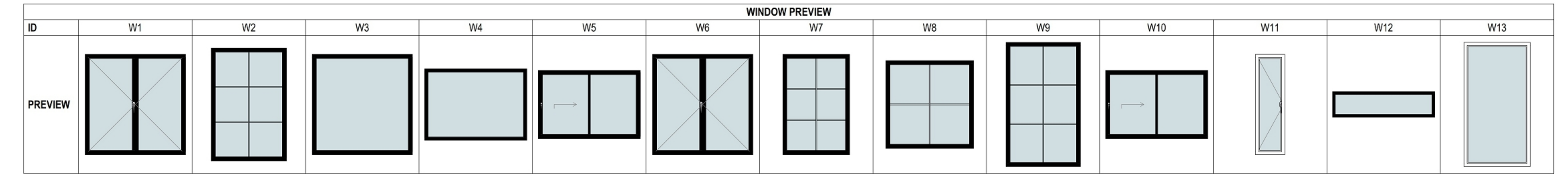
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DESIGNER: ALEX MARTYNOVSKIY
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

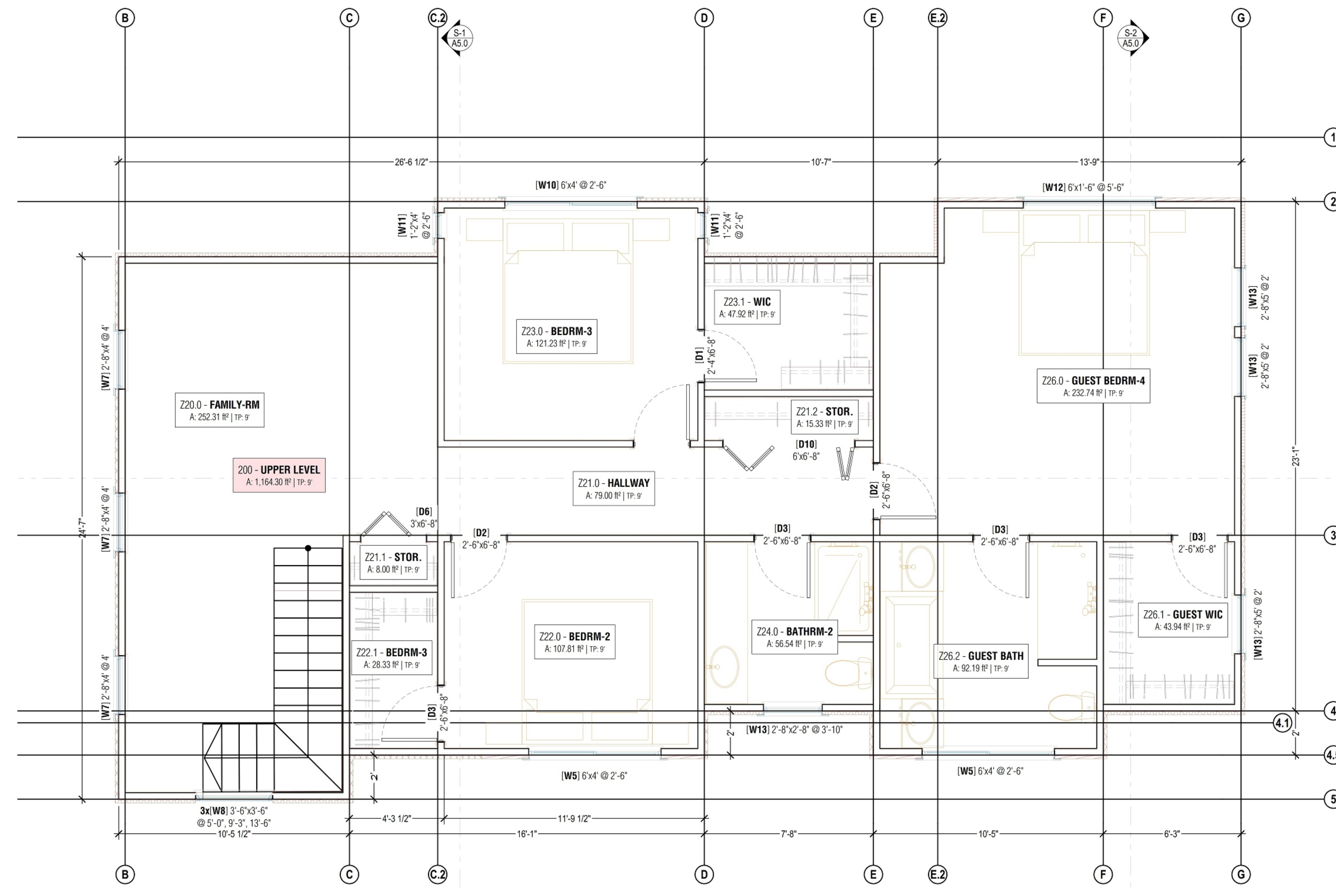
A2.0

AREA (ROOM S)		
ID	Zone Name	Area
Z01.0	LIVING RM	439.54
Z02.0	DINING	106.98
Z03.0	KITCHEN	168.98
Z04.0	HALLWAY	126.83
Z05.0	OFFICE	126.50
Z06.0	LAUNDRY	88.98
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Z21.0	HALLWAY	79.00
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Z23.1	WIC	47.92
Z24.0	BATHRM-2	56.54
Z26.0	GUEST BEDRM-4	232.74
Z26.1	GUEST WIC	43.94
Z26.2	GUEST BATH	92.19
ZN14	ROOM	146.34
		2,718.88 ft²

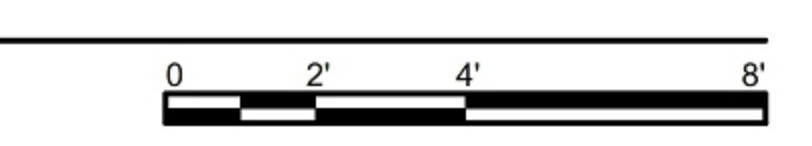


WINDOW SCHEDULE						
ID	QTY	Width	Height	Orientation	Type/ Egress	Material
W1	1	3'	4'	BATHRM-1	SL	FIBERGLASS
W2	1	3'	4'-6"	M. WIC	SL	FIBERGLASS
W3	1	4'	4'	GARAGE	SL	FIBERGLASS
W4	1	5'	3'-6"	KITCHEN	SL	FIBERGLASS
W5	1	6'	4'	R.BDRM 2	SL/Egress	FIBERGLASS
W5	1	6'	4'	GUEST BATH	SL	FIBERGLASS
W6	2	4'	4'	LAUNDRY	SL	FIBERGLASS
W7	3	2'-8"	4'	FAMILY ROOM	FIXED	FIBERGLASS
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W10	1	6'	4'	L.BDRM 3	SL/Egress	FIBERGLASS
W11	1	6'	1'-6"	GUEST BRM.	SL/Egress	FIBERGLASS
W12	1	2'-8"	2'-8"	BATH 3 ORSC.	SL	FIBERGLASS
W13	3	2'-8"	5'	GUEST BRM.	SL/Egress	FIBERGLASS

DOOR SCHEDULE								
ID	QTY	W	H	SWING	Note	Material	Color	
D1	1	2'-4"	6'-8"	L	INTERIOR	WOOD	WHITE	
D2	5	2'-6"	6'-8"	L	INTERIOR	WOOD	WHITE	
D3	9	2'-6"	6'-8"	R	INTERIOR	WOOD	WHITE	
D4	1	3'	6'-8"	R	ENTRY DOOR	WOOD	NAVY BLUE	
D5	1	3'	6'-8"	L	INTERIOR	WOOD	WHITE	
D6	1	3'	6'-8"	R	INTERIOR	WOOD	WHITE	
D7	1	3'	8'	R	INTERIOR	WOOD	WHITE	
D8	3	6'	6'-8"	R	EXIT DOOR	FIBERGLASS	NAVY BLUE	
D9	1	6'	6'-8"	L	EXIT DOOR	FIBERGLASS	NAVY BLUE	
D10	1	6'	6'-8"		INTERIOR	WOOD	WHITE	
D11	1	6'	6'-8"	R	EXIT DOOR	FIBERGLASS	NAVY BLUE	
D12	1	15'-6"	7'	L	INTERIOR	WOOD	WHITE	



A PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

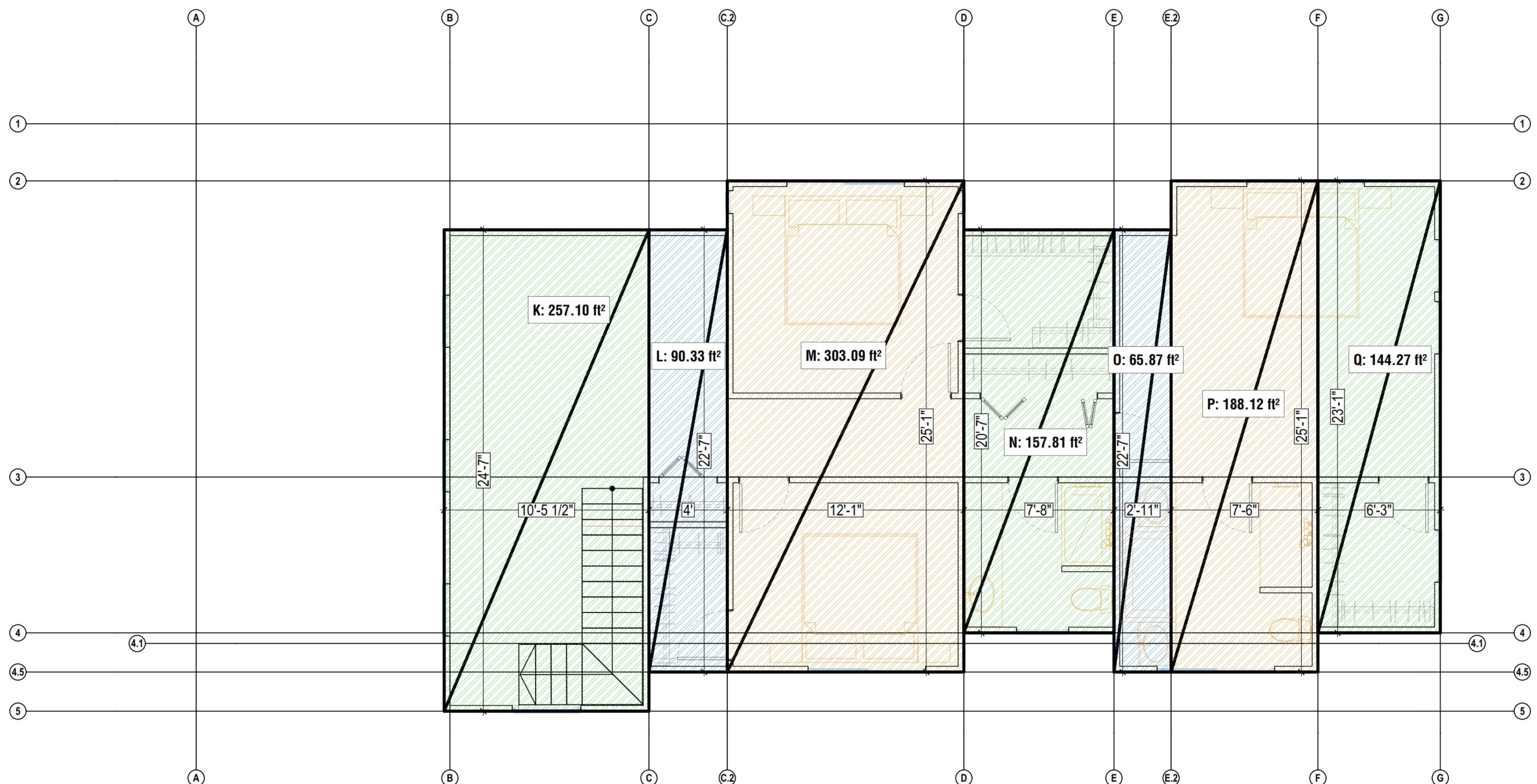
NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN: 036-103-020
OWNER: MARINA FASTOVSKAYA

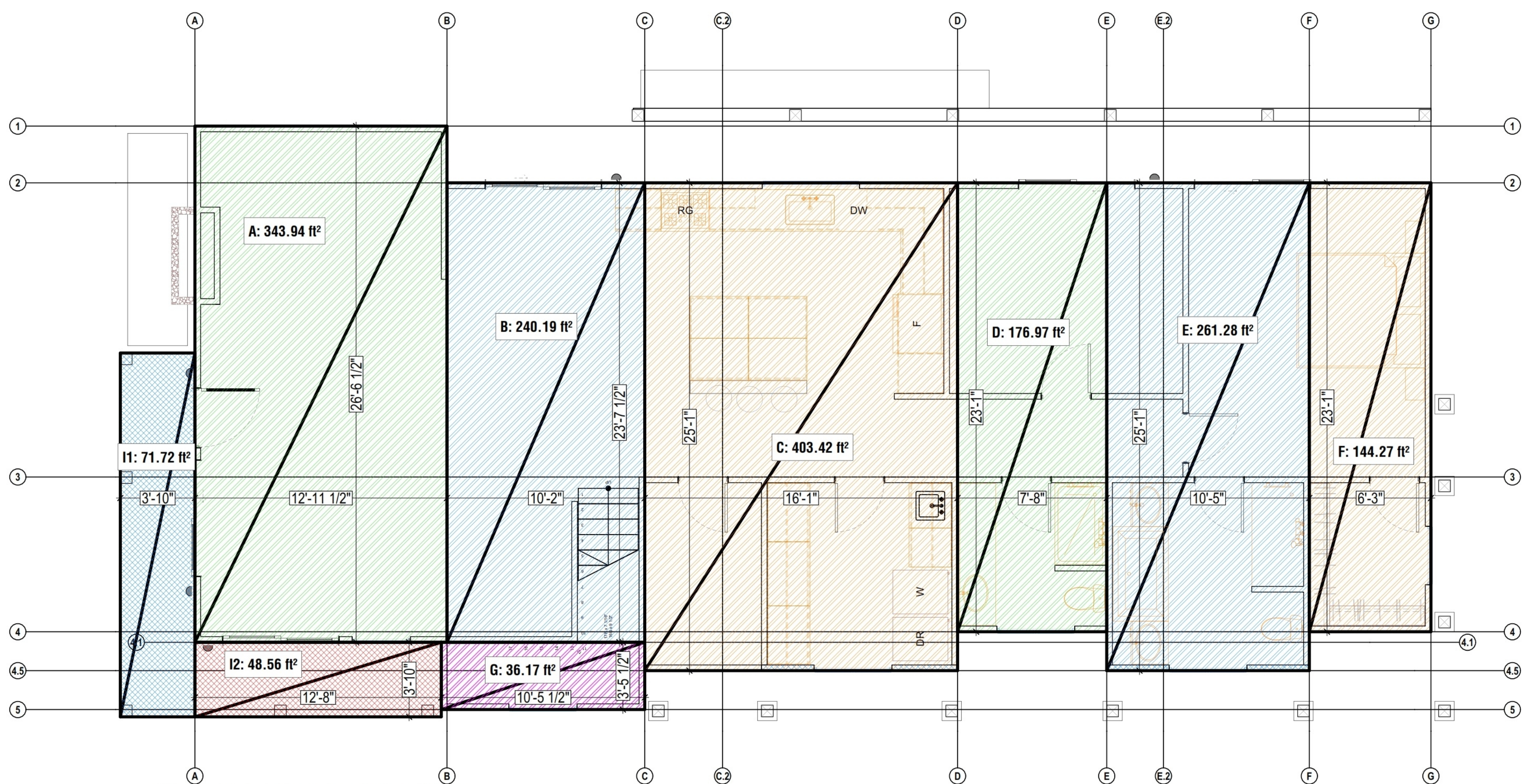
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DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN



B SECONDED FLOOR AREA CALC
SCALE: 1/4" = 1'-0"



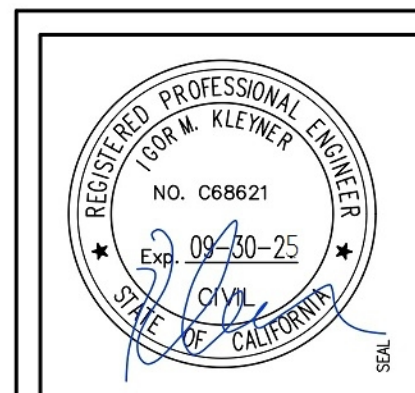
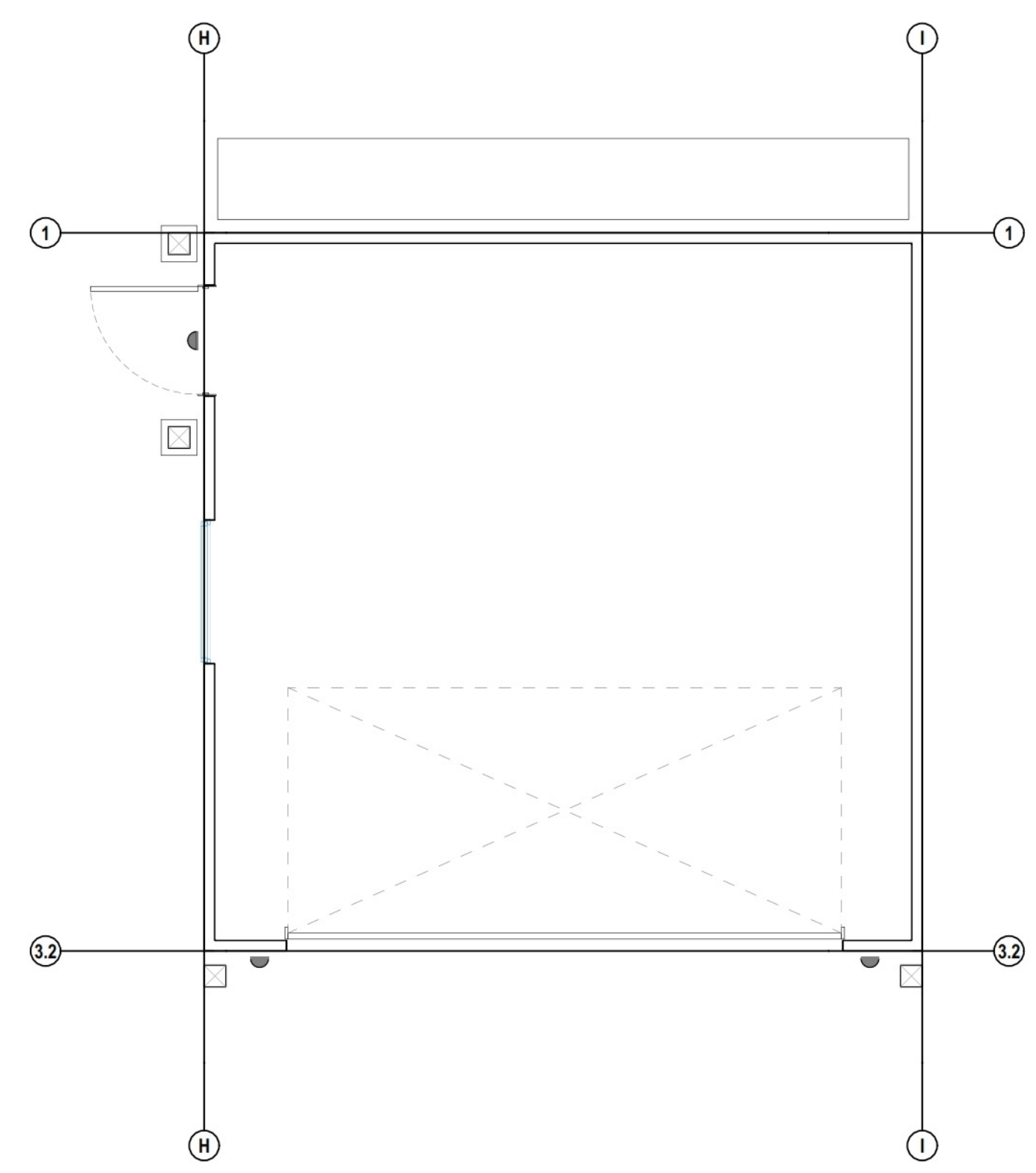
A FIRST FLOOR AREA CALC
SCALE: 1/4" = 1'-0"

AREA CALC	
ID	AREA (ft ²)
A	343.94
B	240.19
C	403.42
D	176.97
E	261.28
F	144.27
G	36.17
G	36.17
I1	71.72
I2	48.56
K	257.10
L	90.33
M	303.09
N	157.81
O	65.87
P	188.12
Q	144.27

AREA CALCULATIONS	
	AREA
DWELLING	2,818.45 SQFT
1 ST FLOOR	1,606.24 SQFT
2 ND FLOOR	1,164.30 SQFT
GARAGE	400 SQFT
FRONT PORCH	120.27 SQFT
SITE	6,254 SQFT

LOT COVERAGE	
ALLOWABLE COVERAGE (35%)	2,188.9 SQFT
PROPOSED	2,126.51 SQFT
PROPOSED	2,126.51 ft ² < 2,188.9 ft ²
	34.00% < 35%

FLOOR AREA RATIO	
ALLOWABLE FAR (53%)	3,314.62 SQFT
PROPOSED (51.46%)	3,290.81 SQFT
PROPOSED	3,290.81 ft ² < 3,314.62 ft ²
	52.62% < 53%



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

PROJECT # 036-103-620
OWNER: MARINA FASTOVSKAYA

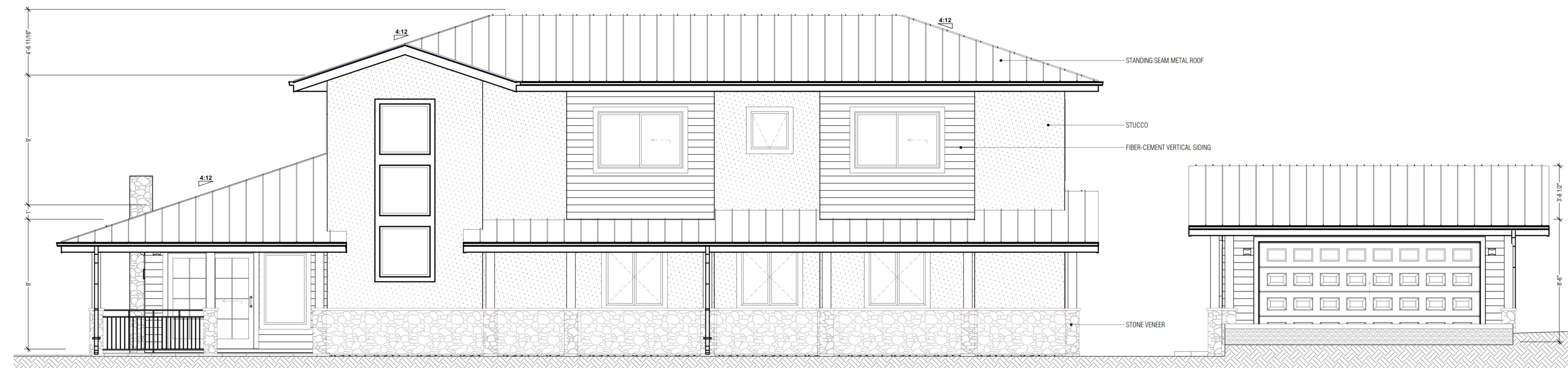
SHEET TITLE: PROPOSED AREA CALCULATION

DESIGNER: ALEX MARTYNOVSKIY
NAME: ALEX MARTYNOVSKIY
SIGNATURE: _____ DATE: _____

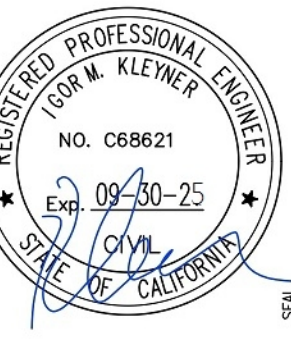
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DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN



D PROPOSED SOUTH-EAST ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"



E PROPOSED NORTH-WEST ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"



vkdesignersf@gmail.com
415 756-7038
ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

ALPN 036-103-620

OWNER MARINA FASTOVSKAYA

SHEET TITLE PROPOSED EXTERIOR ELEVATIONS

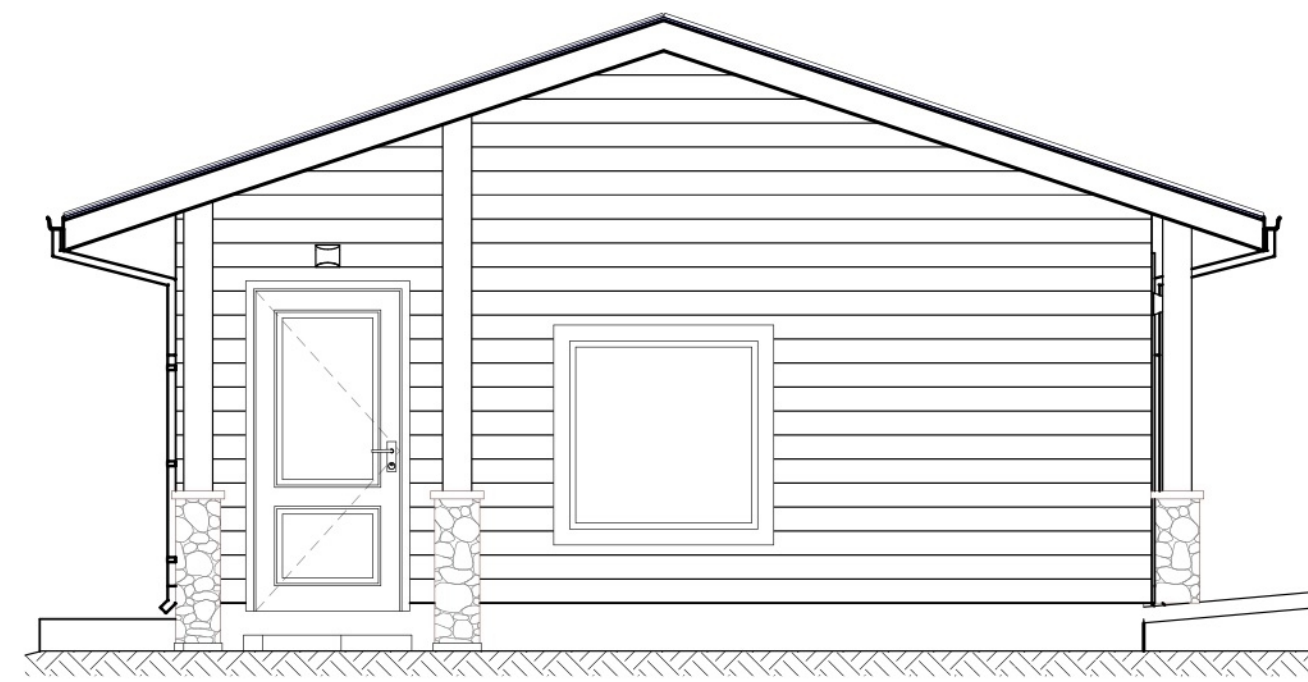
DESIGNER ALEX MARTYNOVSKIY
NAME
SIGNATURE DATE

PROJECT # #Pin

DATE: 5/3/2022

DRAWN BY: #Contact Custom

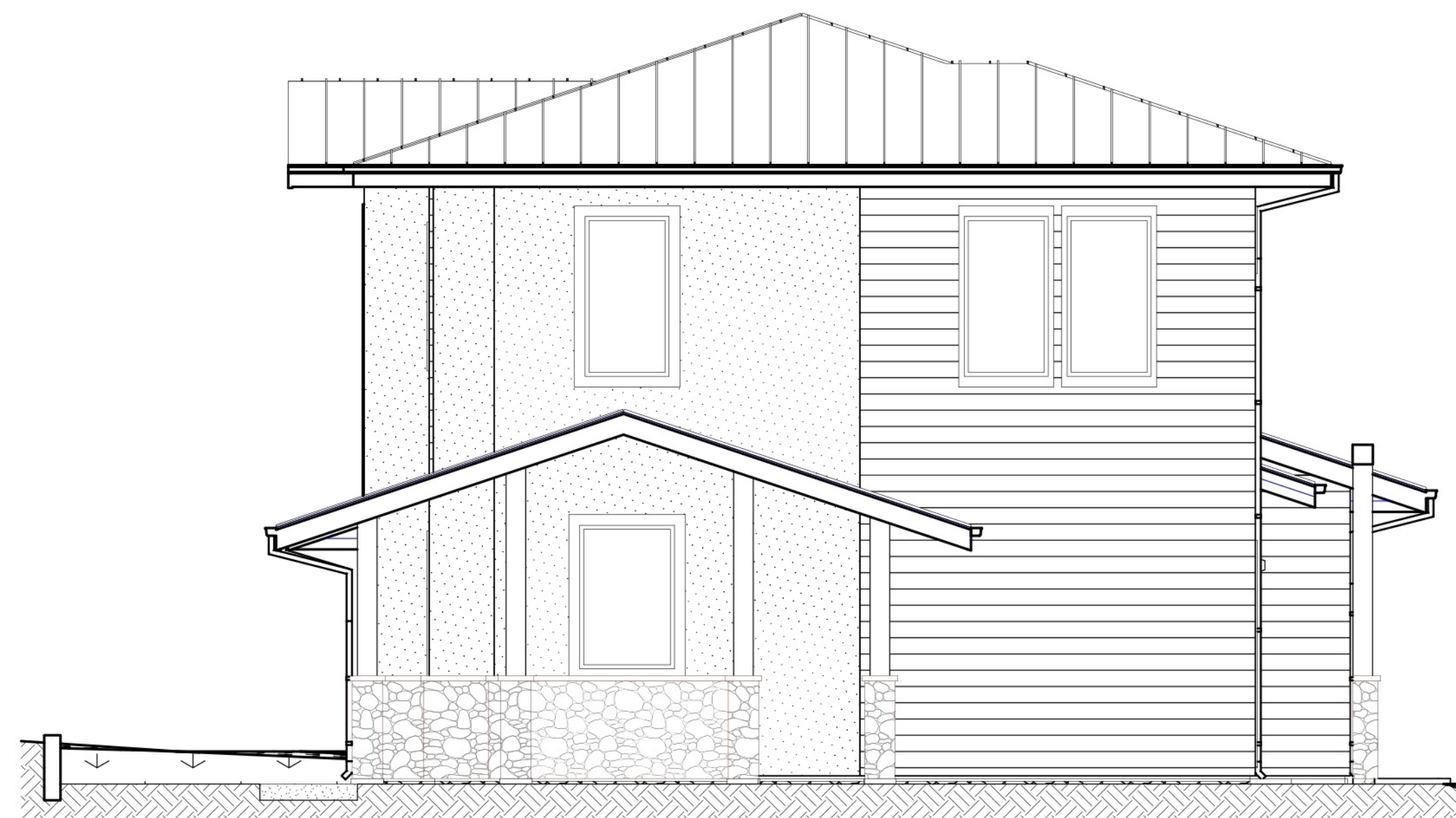
SCALE: AS SHOWN



B PROPOSED NORTH-EAST ELEVATION @ GARAGE (FRONT)
SCALE: 1/4" = 1'-0"



A PROPOSED NORTH-EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



D PROPOSED SOUTH-WEST ELEVATION (BACK)
SCALE: 1/4" = 1'-0"



C PROPOSED SOUTH-WEST ELEVATION @ GARAGE (BACK)
SCALE: 1/4" = 1'-0"



vkdesignersf@gmail.com
415 756-7038

ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY
DWELLING
700 GEORGE ST.
MONTARA, CA 94037

ALPN
036-103-620

OWNER
MARINA FASTOVSKAYA

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

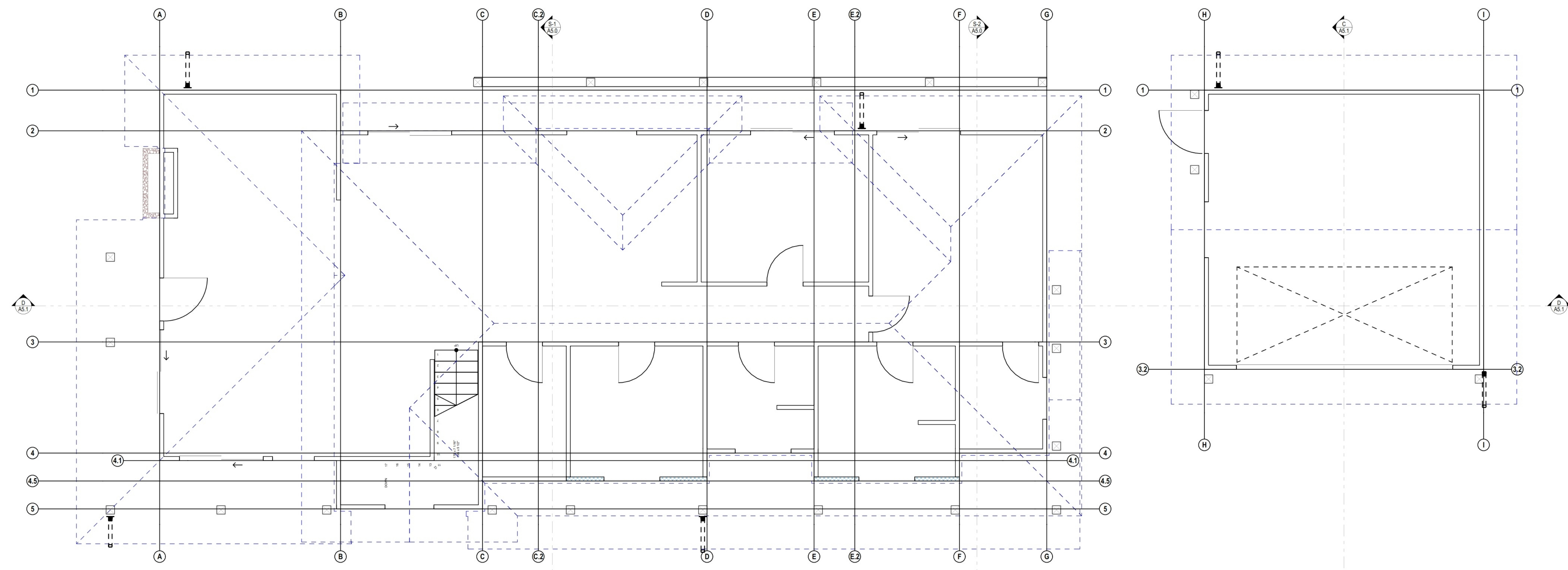
DESIGNER
ALEX MARTYNOVSKIY
NAME
SIGNATURE DATE

PROJECT # : #Pin

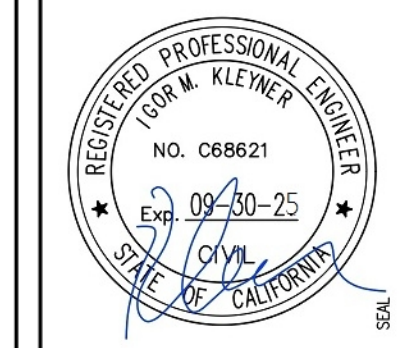
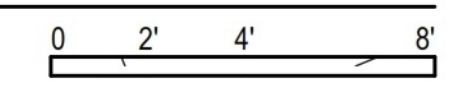
DATE: 5/3/2022

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SCALE: AS SHOWN



A ROOF PLAN
SCALE: 1/4" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

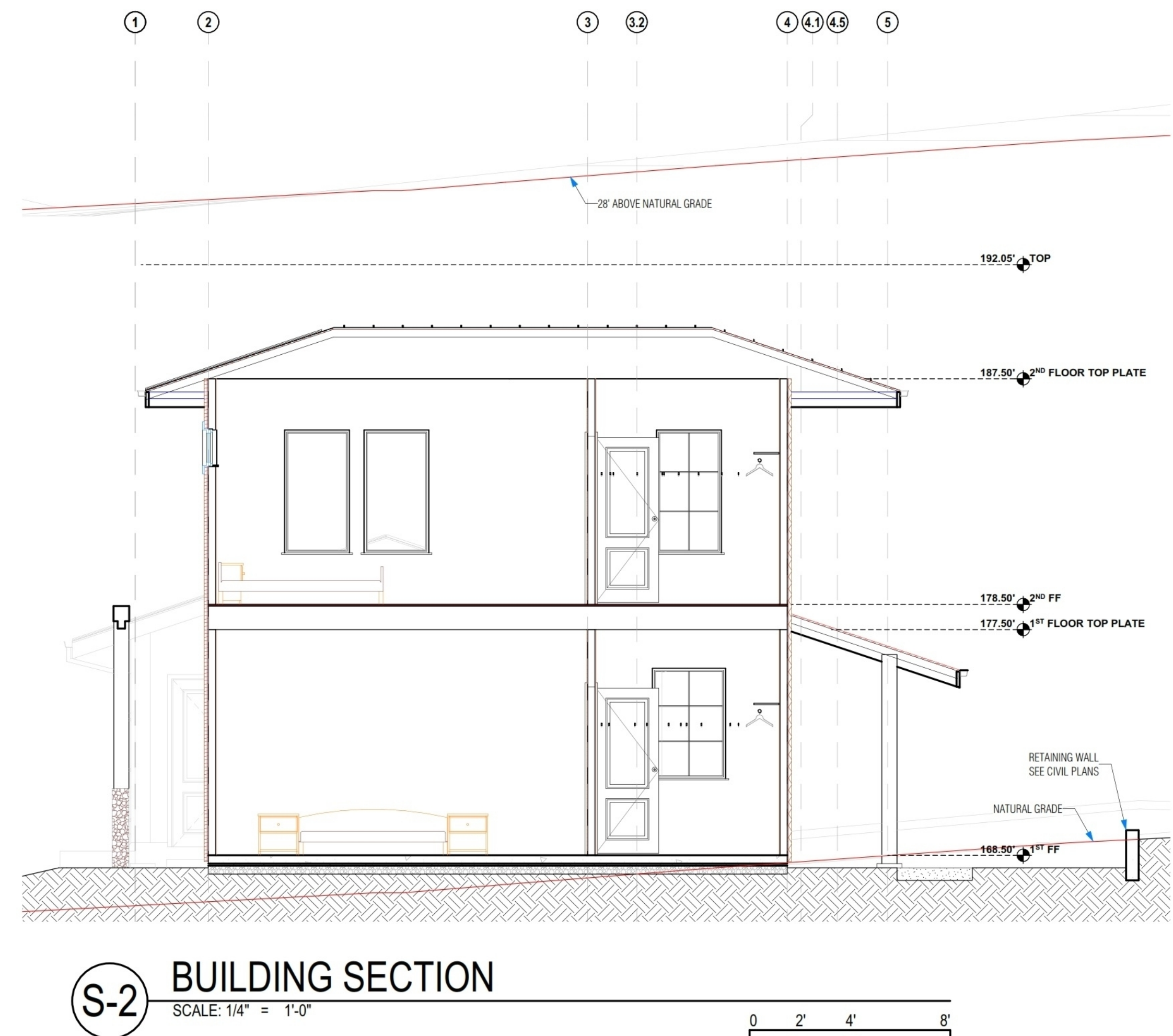
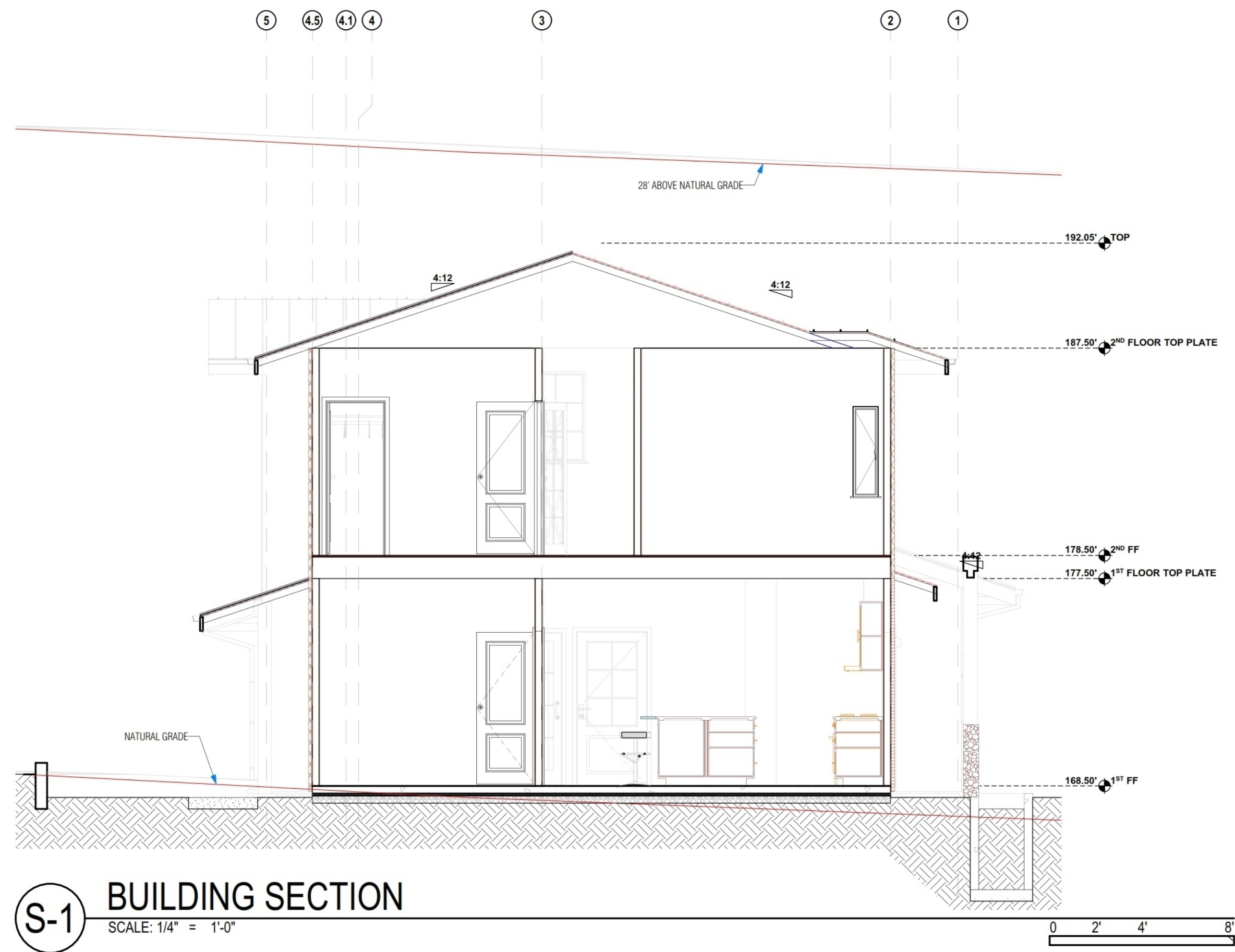
APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: ROOF PLAN

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

A4.0



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

ALPN 036-103-620

OWNER MARINA FASTOVSKAYA

SHEET TITLE BUILDING SECTIONS

DESIGNER
NAME ALEX MARTYNOVSKIY
SIGNATURE DATE

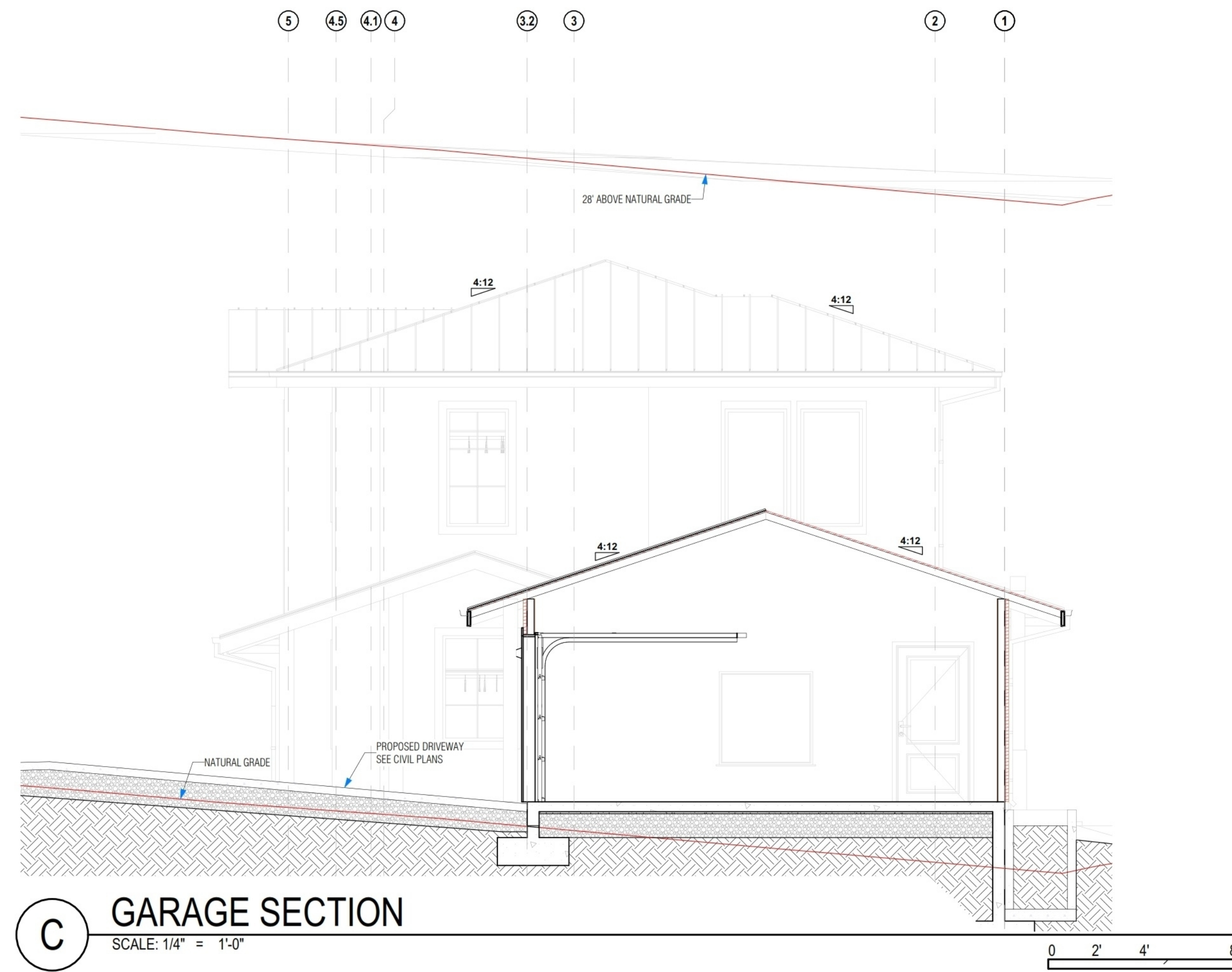
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DATE: 5/3/2022

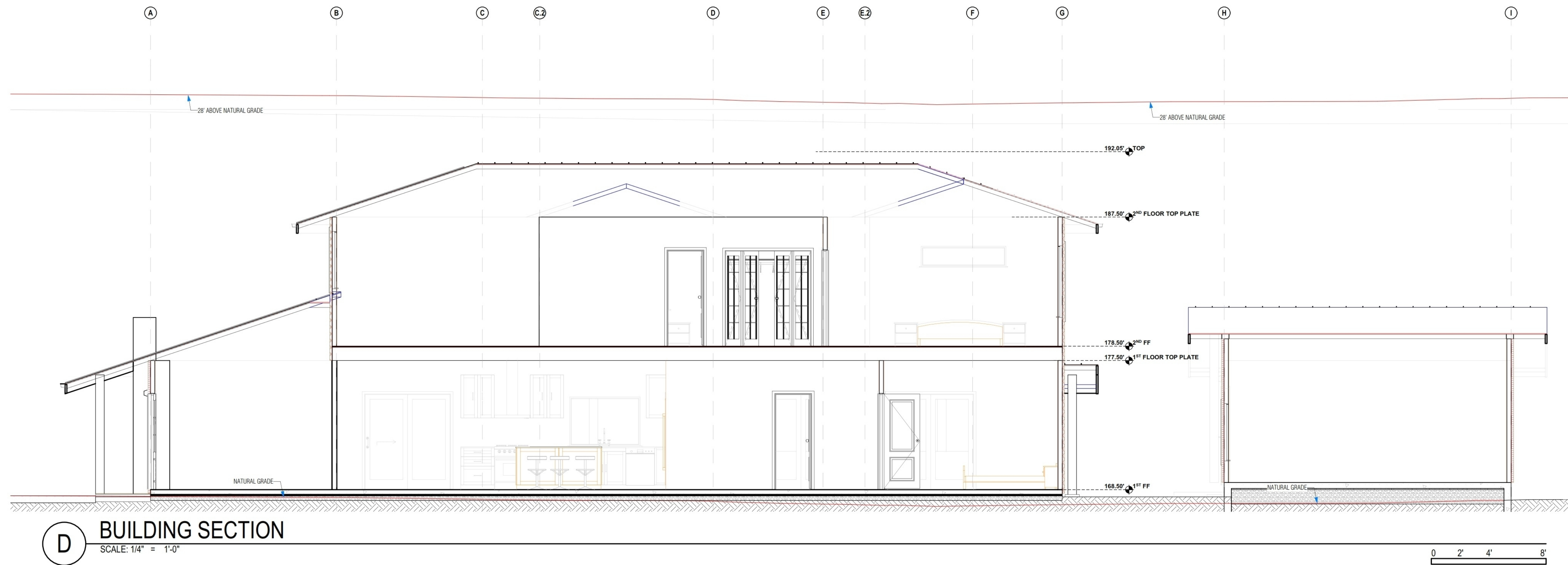
DRAWN BY: #Contact Custom

SCALE: AS SHOWN

A5.0



C GARAGE SECTION
SCALE: 1/4" = 1'-0"



D BUILDING SECTION
SCALE: 1/4" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

ALPN 036-103-620

OWNER MARINA FASTOVSKAYA

SHEET TITLE BUILDING SECTIONS

DESIGNER ALEX MARTYNOVSKIY
NAME
SIGNATURE DATE

PROJECT # #Pin

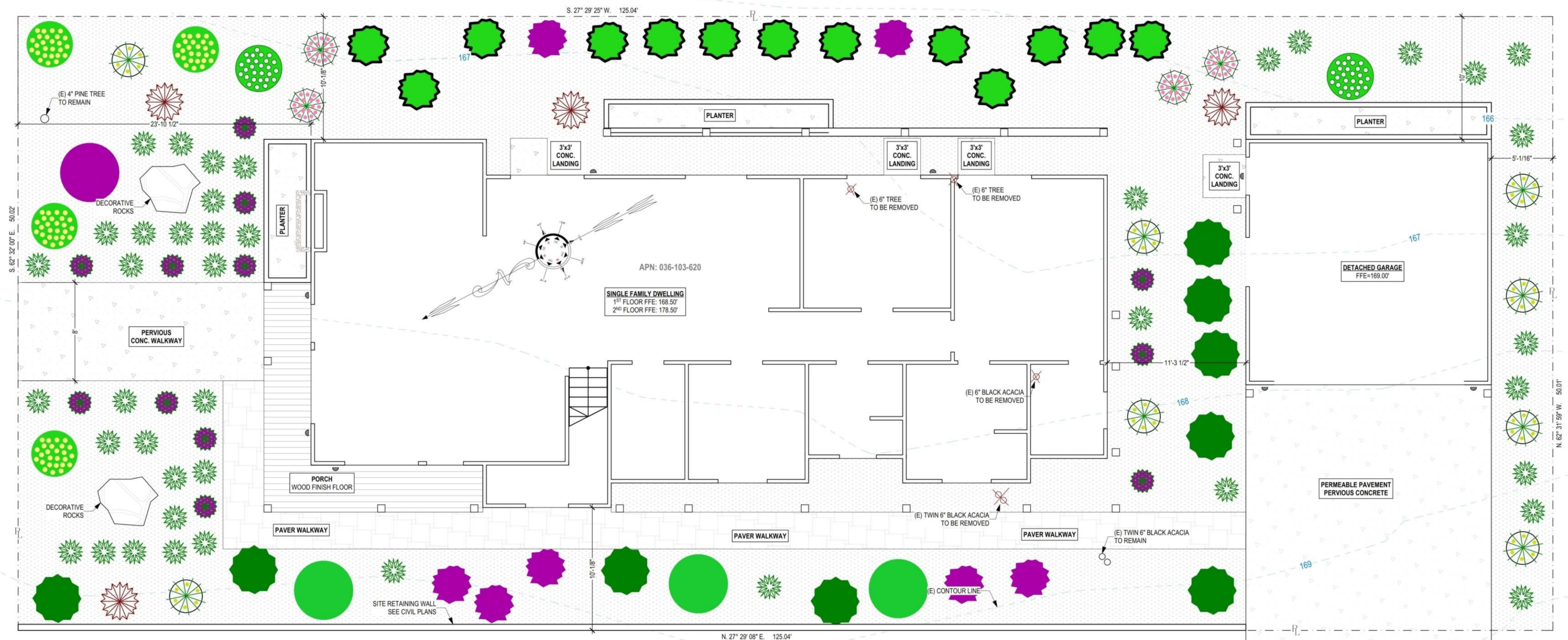
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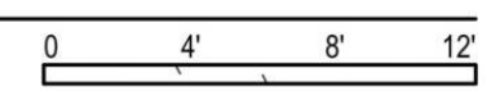
SCALE: AS SHOWN

A5.1

PLANT SCHEDULE																							
TREES						SHRUBS						ORNAMENTAL GRASSES											
No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	DESIGNATION	IMAGE
1	CRH	1	Ceanothus x 'Ray Hartman'	RAY HARTMAN CEANOTHUS	5-Gal	[Symbol]		5	Cc	2	Carpenteria californica	BUSH ANEMONE	5-Gal	[Symbol]		8	FjE	43	Festuca glauca 'Elijah Blue'	ELIJAH BLUE BLUE FESCUE	1-Gal	[Symbol]	
2	FSG	4	Fremontodendron x 'San Gabriel'	CALIFORNIA FLANNEL BUSH	5-Gal	[Symbol]		6	Cia	4	Cistus x purpureus	ORCHID ROCK ROSE	5-Gal	[Symbol]		9	PJS	4	Phormium 'Jack Spratt'	JACK SPRATT FLAX	1-Gal	[Symbol]	
3	PvC	9	Prunus caroliniana 'Compacta'	COMPACTA CAROLINA LAUREL CHERRY	15-Gal	[Symbol]		7	RnC	5	Ribes sanguinum Claremont	PINK FLOWERING CURRANT	5-Gal	[Symbol]		10	Ts	12	Thymus serpyllum	WILD THYME	1-Gal	[Symbol]	
4	FP	3	Fern Pine	PODOCARPUS GRACILIOR	24"-Box	[Symbol]		7	Ph	15	Pittosporum tenuifolium	SILVER SHEEN (PRIVACY HEDGE)	5-Gal	[Symbol]		11	LTG	8	Lantana x 'Trailing Gold'	TRAILING GOLD LANTANA	1-Gal	[Symbol]	



A LANDSCAPING
SCALE: 3/16" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: LANDSCAPE PLAN

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

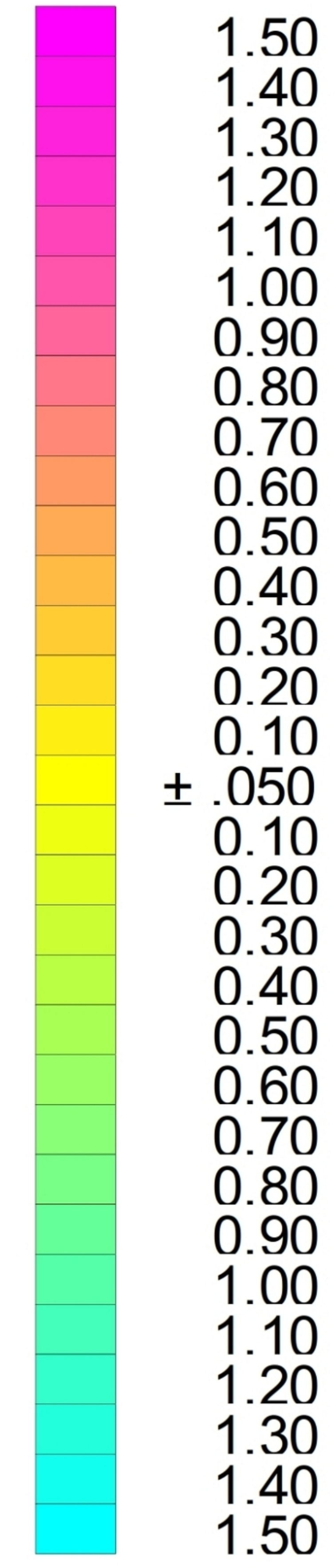
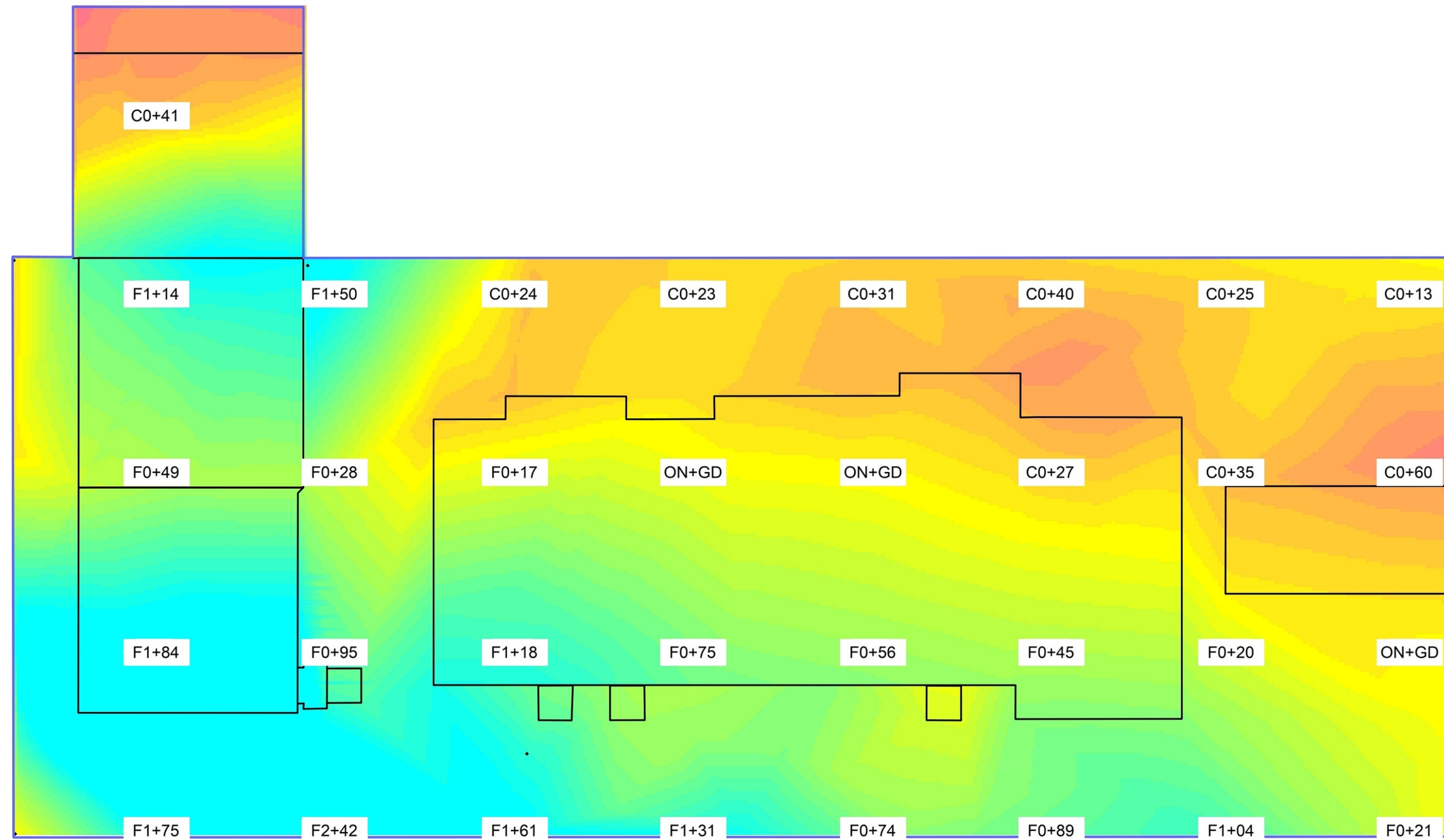
PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

L1.0

Job: Modern Tech Resources 1
 Units: Ft-CY
 Wed Jun 7, 2023 21:40:25 Page 1

Volume Report
Design vs Existing

Job Site	Total	Cut	Area		Volume		Comp/Ratio		Compact		Export -Import	Change Per 0.1 ft
			Fill	OnGrade	Cut	Fill	Cut	Fill	Cut	Fill		
	6,738	1,998	4,037	703	26	134	1.00	1.00	26	134	-108	25



EARTHWORK VOLUME CALCULATION	
TYPE OF WORK	VOLUME, CUB YARD
1. Grading	- 108
2. Building & retaining wall foundation	+ 32.5
3. Planters & fence	+ 10
Total balance	65.5 cub yard import

NO.	DESCRIPTION	DATE	APPROVED
A	FOR REVIEW	02-21-24	IK



**MODERN TECHNOLOGY
 RESOURCES INC.**
 415.602.2290

**700 GEORGE ST @ BIRCH ST
 MONTARA, CA 94037
 APN: 036-103-620**

**EARTHWORK
 VOLUME
 CALCULATION**

DATE	FEBRUARY 2024
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	OF

C1.4

GENERAL NOTES:

- 1. THESE PLANS REPRESENT THE OVERALL ON-SITE IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- 3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- 4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- 5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT DOCUMENTS, JURISDICTION STANDARDS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- 6. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DAYS AND HOURS REGULATED BY THE JURISDICTION.
- 7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AND A PRIVATE UTILITY LOCATOR PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR SIZE, ACCURACY OR ACTUAL LOCATIONS.
- 8. THE CONTRACTOR SHALL RESTORE TO THEIR PREVIOUS CONDITION OR REPLACE STRUCTURES TO REMAIN WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK AT THEIR OWN EXPENSE.
- 9. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED, AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT THE EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING, AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR RECONSTRUCTED AT THE CONTRACTORS EXPENSE.
- 10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EACH WORK DAY.
- 11. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION DEBRIS OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- 12. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR JURISDICTION ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.

DRAINAGE:

- 1. POLYVINYL CHLORIDE PIPE SHALL CONFORM WITH ASTM D 3034, SDR 35 OR EQUIVALENT.
- 2. ALL STORM AND FOUNDATION DRAINAGE PIPE SYSTEM SHALL BE PRIMED AND TESTED ACCORDING TO CALIFORNIA PLUMBING CODE.
- 3. UPON PROJECT COMPLETION, THE CLIENT SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.
- 4. ALL SOLID STORM AND FOUNDATION DRAINAGE PIPES ARE 4 INCH WITH 2.0 PERCENT SLOPE OR BETTER. ALL PERFORATED PIPES ARE SPECIFIED IN DETAILS UNLESS STATES OTHERWISE IN THE PLAN.
- 5. SLOPE LANDSCAPE SURFACES AWAY FROM PERIMETER OF THE RESIDENCE AND OTHER STRUCTURES AT 5% FOR A DISTANCE OF 8 TO 10 FEET WHERE POSSIBLE.
- 6. ALL PIPE FITTINGS INCLUDING CONNECTORS SHALL COMPLY TO CALIFORNIA PLUMBING CODE.
- 7. GRATE FINISHES AND DESIGN TO BE APPROVED BY ARCHITECT.
- 8. PLANTER GRATES SHALL BE 4" ATRIUM GRATES
- 9. CONTRACTOR SHALL VERIFY EXISTING SEWER INVERT PRIOR TO CONSTRUCTION OF NEW BUILDING.
- 10. ALL CLEANOUTS ARE TWO WAY CLEANOUTS.

EXISTING SURFACE CONDITIONS:

- 1. EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON SITE SURVEY AND RECORD DOCUMENTS.
- 2. ALL ELEVATIONS SHOWN REFER TO THE PROJECT TEMPORARY BENCHMARK.
- 3. EXISTING INFORMATION MAY VARY FROM THOSE SHOWN ON PLANS.
- 4. CONTRACTOR SHALL REVIEW PLANS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS.
- 5. THIS SURVEY IS NOT BOUNDARY LINE SURVEYING, PROPERTY LINES SHOWN APPROXIMATELY.
- 6. ELEVATIONS ARE ACCURATE TO ± 1'-0"

GRADING:

- 1. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT THE CONTRACTORS EXPENSE.
- 2. ALL WORK SHALL CONFORM TO RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT.
- 3. ALL GRADING SHALL CONFORM TO THE JURISDICTION ORDINANCE CODE REGULATIONS FOR EXCAVATING, GRADING, FILLING AND CLEARING ON LANDS.
- 4. THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING GROUND.
- 5. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
- 6. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15.
- 7. CONTRACTOR SHALL NOTIFY THE DIRECTOR OR PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO THE FOLLOWING INSPECTIONS: INITIAL INSPECTION OF GRADE STAKING, ROUGH GRADING INSPECTION, STORM/SUB DRAINAGE INSPECTION, FINAL INSPECTION AND APPROVAL.
- 8. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE JURISDICTION PRIOR TO SCHEDULING ANY INSPECTIONS.
- 9. DRAINAGE WILL BE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM OF 10 FEET OR AS SHOWN ON PLAN.
- 10. POLYVINYL CHLORIDE PIPE SHALL CONFORM WITH ASTM D 3034, SDR 35 OR EQUIVALENT.
- 11. CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN.
- 12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 13. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.
- 14. CONTRACTOR SHALL MINIMIZE THE VOLUME OF RECYCLABLE MATERIALS SENT TO AREA LANDFILLS.
- 15. THE EXPORTED SOILS FROM THIS SITE SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE JURISDICTION FOLLOWING THE REQUIREMENTS OF ALL APPLICABLE COUNTY, STATE, AND FEDERAL LAWS OR ORDINANCES.
- 16. SOIL COMPACTION SHALL BE A MINIMUM OF 90% RELATIVE COMPACTION FOR HARDSCAPE SURFACES.

EXISTING CONDITIONS:

- 1. EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON SITE SURVEY.
- 2. ALL ELEVATIONS SHOWN REFER TO THE PROJECT VERTICAL DATUM.

CONSTRUCTION SCHEDULE:

CONSTRUCTION BEGINS: JUNE 2024
CONSTRUCTION ENDS: JULY 2025

BENCHMARK:

IS A MAG NAIL SET IN THE PAVEMENT OF LARCHMONT DRIVE IN FRONT OF THE SITE HAVING AN ELEVATION OF 284.27

GEOTECHNICAL NOTE:

ALL WORK TO COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION PREPARED FOR THE PROJECT SITE.

THE GEOTECHNICAL REPORT, NAMED: GEOTECHNICAL STUDY CONTRERAS PROPERTY CORNER OF BIRCH, GEORGE STREET, DATED DECEMBER 6, 2019, BY SIGMA PRIME GEOSCIENCES, INC., SHALL BE RETAINED ON THE CONSTRUCTION SITE.

THE GEOTECHNICAL ENGINEER OF RECORD IS IGOR KLEYNER, WITH THE CONTACT NUMBER 415-602-2290 AND THE EMAIL ADDRESS IS TESR@EARTHLINK.NET. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 72 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. THE GEOTECHNICAL ENGINEER OF RECORD SHALL FOLLOW CBC2019 FOR ALL CONSTRUCTION OBSERVATION REQUIREMENTS.

EXISTING UNDERGROUND UTILITIES:

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
- 2. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC & TELECOMMUNICATIONS, LOCATIONS, INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE PLANS AND REQUIRING MODIFICATIONS TO THE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF DESIGN THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT NO ADDITIONAL COST.
- 3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES INCLUDING, BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER, FIRE WATER, IRRIGATION WATER, GAS SERVICE, ELECTRICAL SERVICE, AND TELECOMMUNICATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND LOCATIONS ARE ACHIEVED AS WELL AS COORDINATING WITH THE GOVERNING UTILITY COMPANIES FOR APPROVAL OF UTILITY LOCATIONS AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- 4. THE LOCATION OF EXISTING ELECTRICAL MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT WITH PG&E FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES AND PG&E REQUIREMENTS. MINIMUM DEPTH OF COVER OVER ELECTRICAL, GAS AND TELECOMMUNICATIONS SHALL BE TWO FEET. CONTRACTOR SHALL COORDINATE WITH PG&E FOR NEW ELECTRIC SERVICE. CONTRACTOR SHALL COORDINATE WITH TELECOM PROVIDER FOR NEW TELECOM SERVICE.
- 5. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE NEW WATER SERVICE.
- 6. THE CONTRACTOR SHALL COORDINATE FOR TELECOM SERVICES FOR NEW SERVICE.

PROJECT INFORMATION:

PROJECT NAME: 700 GEORGE STREET
PROJECT ADDRESS: 700 GEORGE STREET MONTARA, CA 94037
APN: 036-103-620
PURPOSE OF GRADING: NEW RESIDENTIAL DWELLING
ARCHITECT/APPLICANT: ALEX MARTYNOVSKIY 10100 COUNTRYSIDE WAY SACRAMENTO, CA 95827
CIVIL ENGINEER: MTR, INC. EMAIL: TESR@EARTHLINK.NET PHONE: 415.602.2290
STRUCTURAL ENGINEER: MTR, INC. EMAIL: TESR@EARTHLINK.NET PHONE: 415.602.2290
SURVEYOR: BGT LAND SURVEYING 871 WOODSIDE WAY SAN MATEO, CA 94401 EMAIL: BGTINFO@BGTSURVEYING.COM PHONE: 650.212.1030

SCOPE OF WORK:

THIS PROJECT INVOLVES CONSTRUCTION OF THE NEW RESIDENTIAL DWELLING ON SITE.

QUANTITIES:

LOT AREA:	6,250± SF
PRE-PROJECT IMPERVIOUS SURFACE	0 SF
POST-PROJECT IMPERVIOUS SURFACE	2,800 SF
AREA OF DISTURBANCE	6,250 SF
CUT	26 CY
FILL	81.5 CY

SHEET INDEX:

SHT NO.	DESCRIPTION
CO.1	GENERAL NOTES
C1.0	SITE PLAN
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	SECTIONS
C2.3	DETAILS
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C3.2	BEST PRACTICE MANAGEMENT
C4.0	WATER SERVICE DETAILS
C4.1	WATER SERVICE DETAILS
C5.0	SEWER LATERAL DETAILS

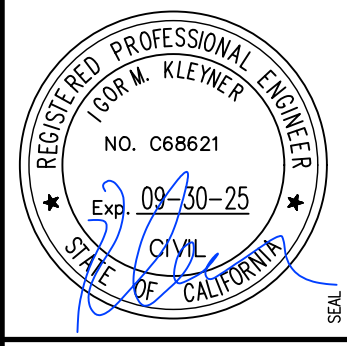
LEGEND & ABBREVIATIONS:

	PROPERTY LINE
	EXISTING SPOT ELEVATION
	EXISTING BUILDING FOOTPRINT
	NEW BUILDING FOOTPRINT
	TREE
	(E) CONCRETE
	(E) LAWN
	PERMEABLE PAVERS
	(N) CONCRETE
	PERMEABLE PAVEMENT
	ASPHALTIC CONCRETE
	BIORETENTION PLANTER
	WALL
	STORM DRAIN LINE
	PERFORATED DRAIN LINE
(N)	NEW
(E)	EXISTING
SD	STORM DRAIN
FFE	FINISHED FLOOR ELEVATION
o	ROOF DOWNSPOUT
	SURFACE FLOW
	DIRECTION FLOW
DS	DOWNSPOUT
CO	CLEANOUT
AD	AREA DRAIN
INV	INVERT
OF	OVERFLOW
DG	DECOMPOSED GRANITE

LEGEND AND ABBREVIATIONS:

	PROPERTY LINE	(E)	EXISTING
	SOLID PIPE	TYP	TYPICAL
	PERF PIPE	VIF	VERIFY IN FIELD
	FOUNDATION PERF PIPE	SD	STORM DRAIN
	EASEMENT	AD	AREA DRAIN
	SWALE	RL	ROOF LEADER
	STORM DRAIN	PL	PROPERTY LINE
	WATER	FG	FINISH GRADE
	GAS	CO	CLEAN OUT
	SEWER	DS	DOWNSPOUTS
	TELECOM	TC	TOP OF CURB
	FOUNDATION DRAIN	FL	FLOW LINE
	FLOW DIRECTION		
	SURFACE FLOW		
	SLOPE		
	SPOT ELEVATION		
	CLEAN OUT		
	AREA DRAIN		
	DOWNSPOUTS		

SYMBOL	DESCRIPTION	DATE	APPROVED
		03-03-24	IK
		02-21-23	IK
B	NEW SITE PLAN		
A	FOR REVIEW		



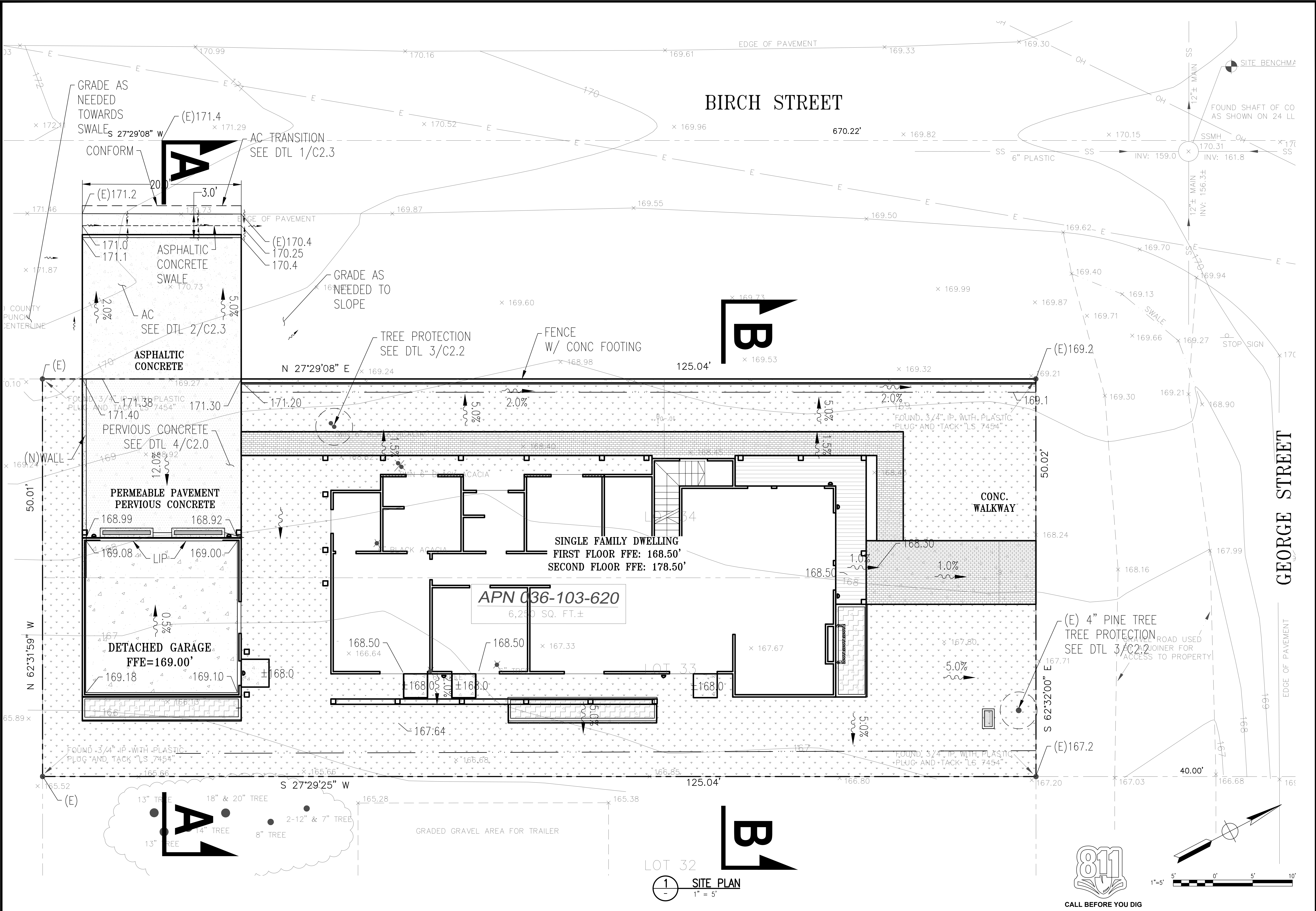
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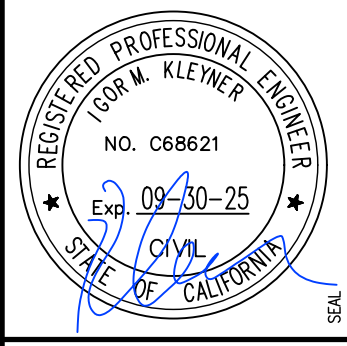
GENERAL NOTES

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	23001
SHEET	1 of 15

C0.1



SYMBOL	DESCRIPTION	DATE	APPROVED
B	NEW SITE PLAN	03-03-24	IK
A	FOR REVIEW	02-21-23	IK



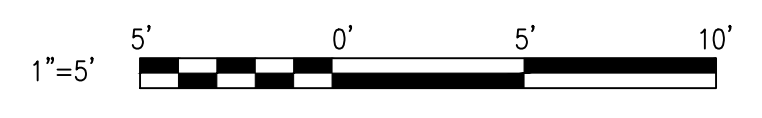
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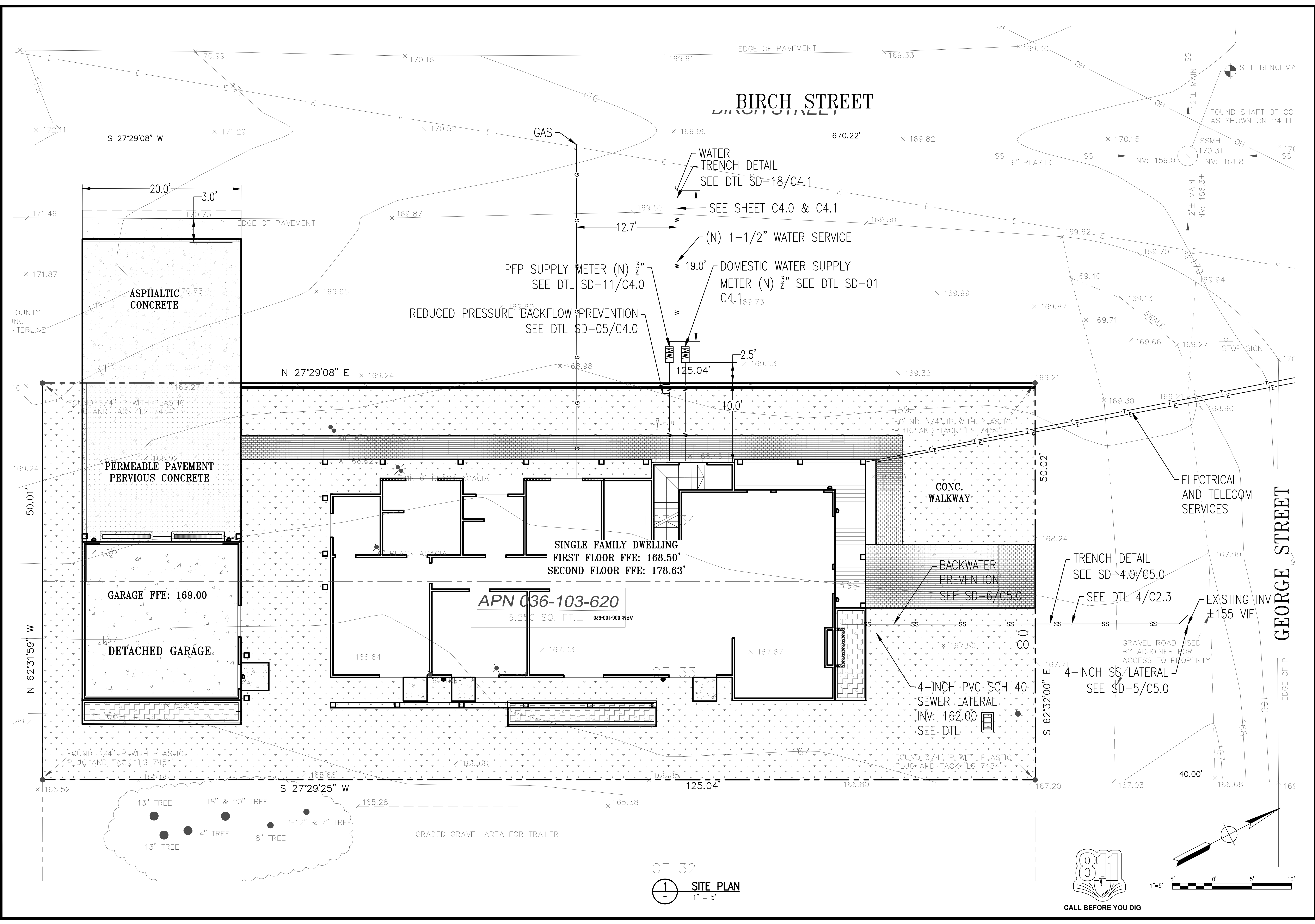
GRADING PLAN

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	3 OF 15

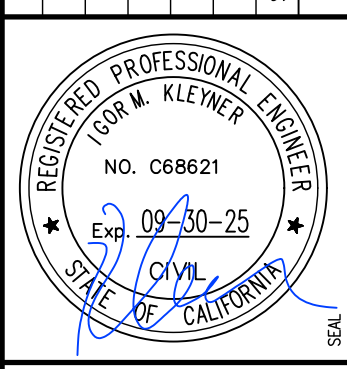
C1.1



1 SITE PLAN
1" = 5'



SYMBOL	DESCRIPTION	DATE	APPROVED
B	NEW SITE PLAN	03-03-24	IK
A	FOR REVIEW	02-21-23	IK



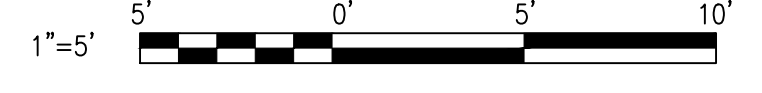
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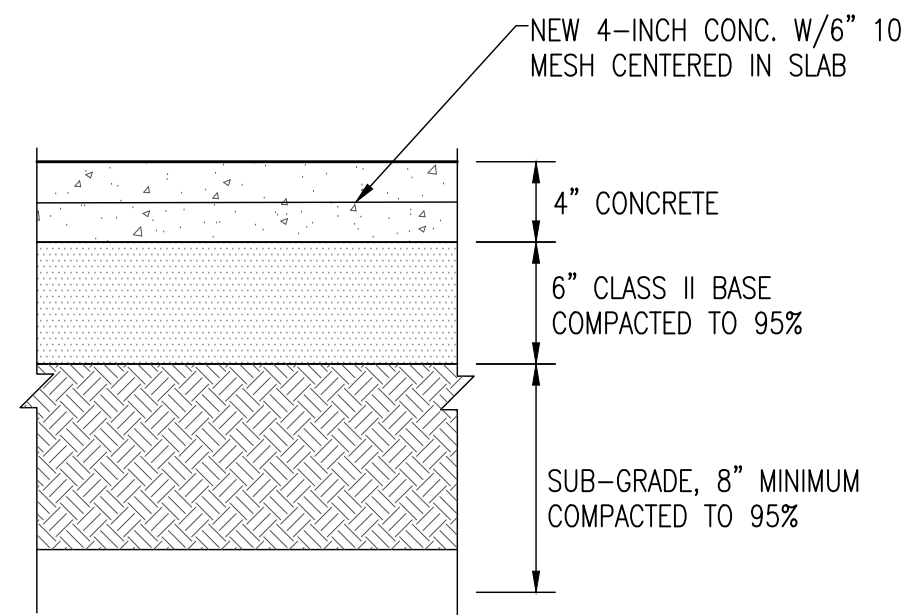
UTILITY PLAN

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	5 OF 15

C1.3

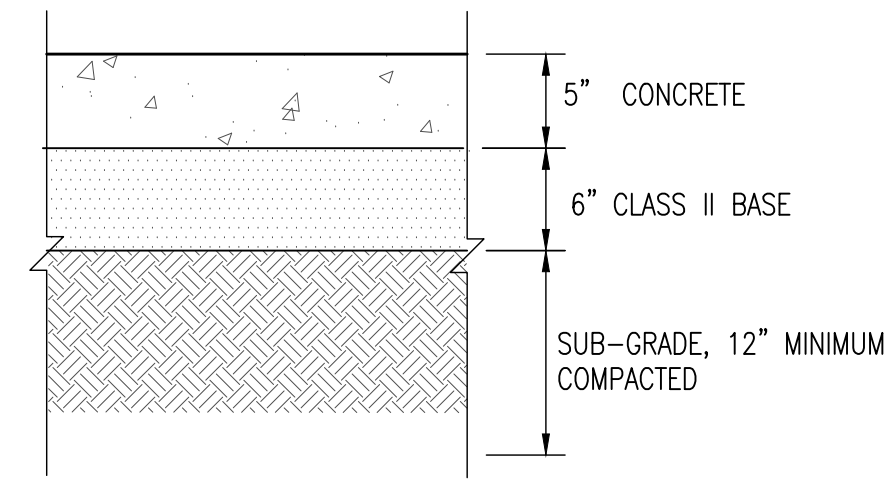


LOT 32
1 SITE PLAN
1" = 5'



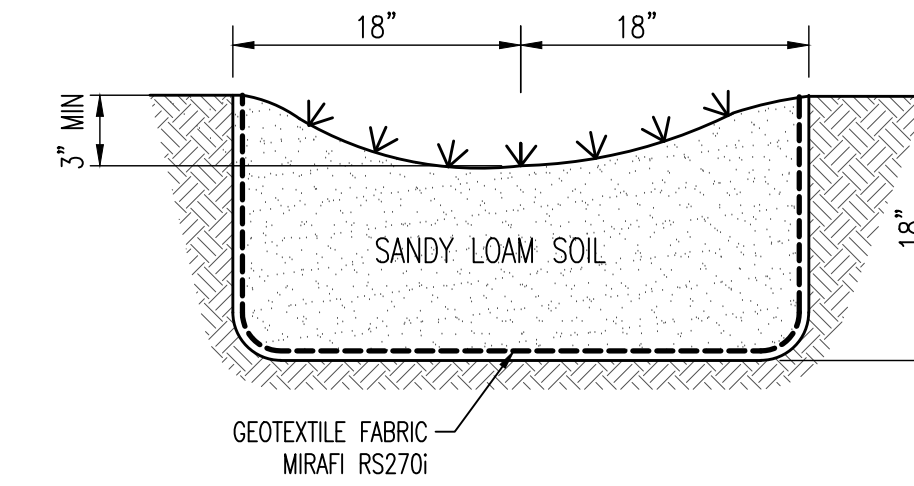
NOTES:
1. PAVEMENT RESTORATION MUST EQUAL EXISTING SECTION

1 CONCRETE WALKWAY SECTION
NO SCALE

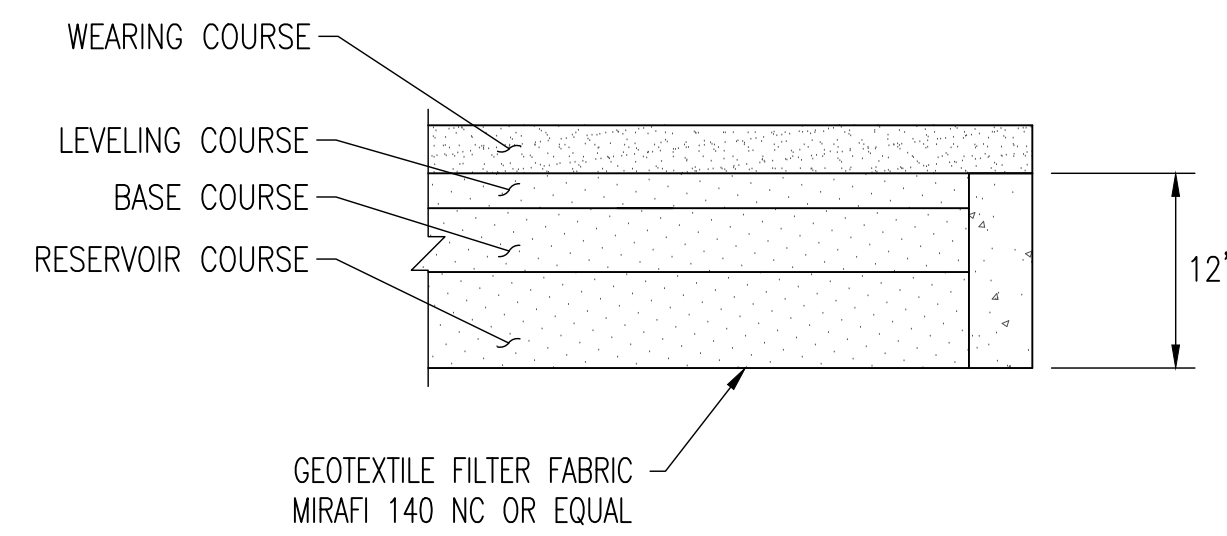


NOTES:
1. 8 FEET MAX CONSTRUCTION JOINT
2. #4 REBAR 12" O.C.
3. BROOM FINISH
4. SEE ARCH DRAWINGS FOR COLOR

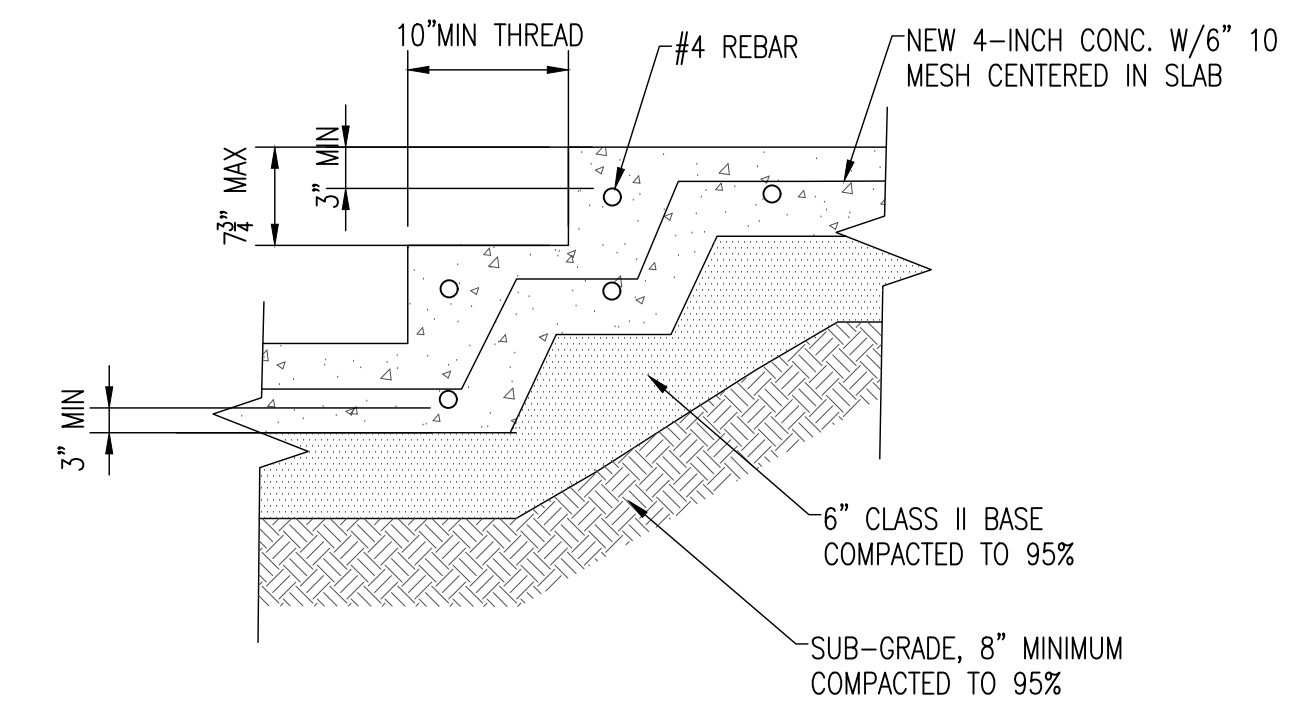
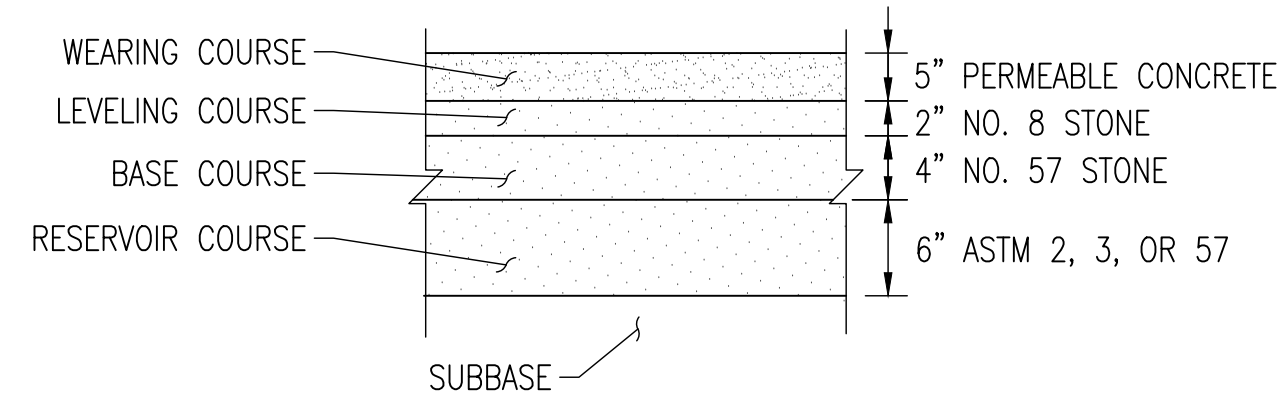
2 GARAGE SECTION
NO SCALE



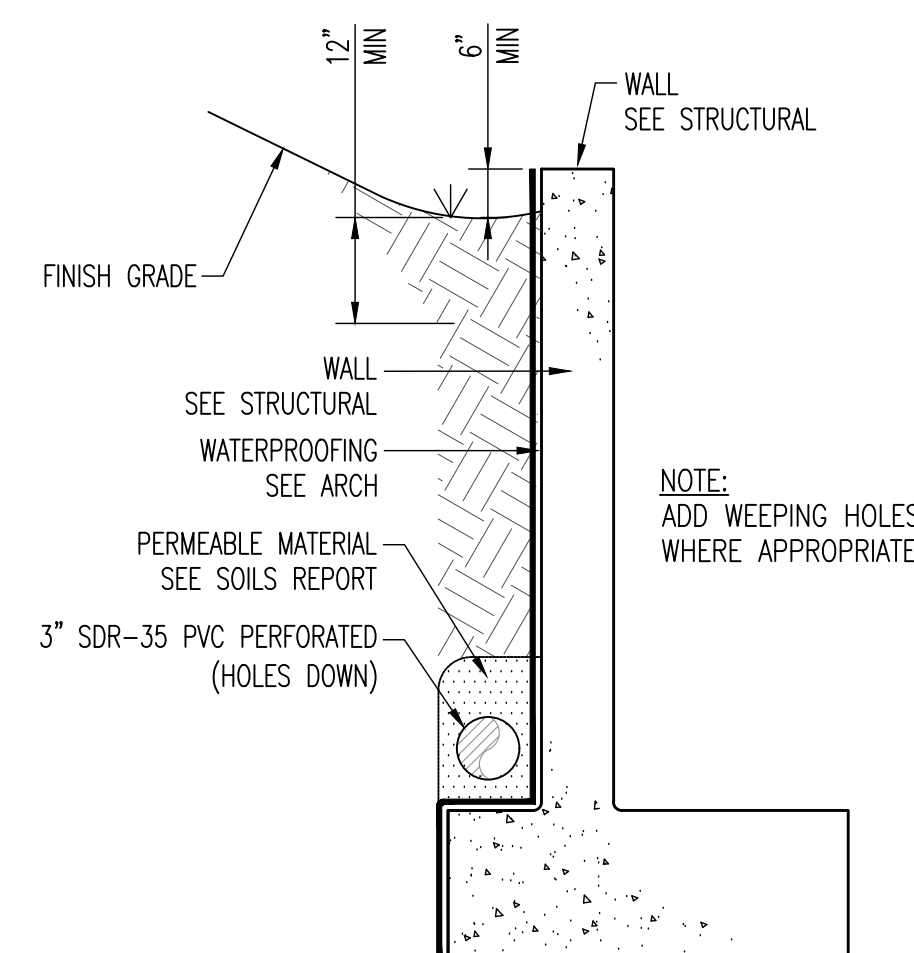
3 SWALE DETAIL
NO SCALE



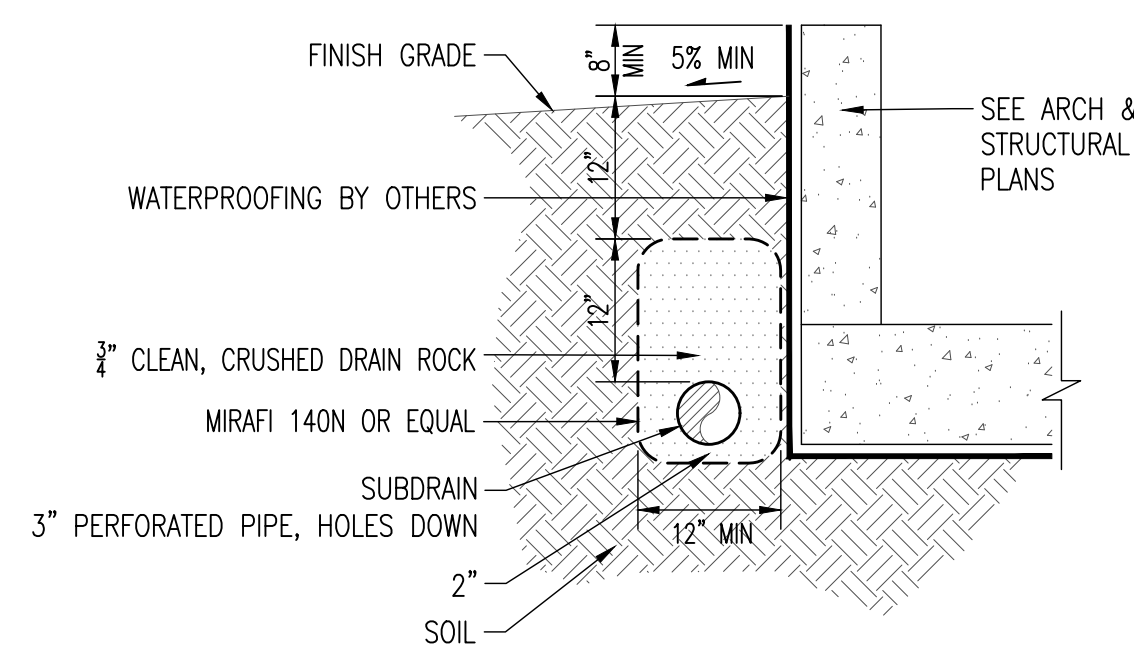
4 PERMEABLE SURFACE SECTION
NO SCALE



5 CONCRETE STAIR SECTION
NO SCALE

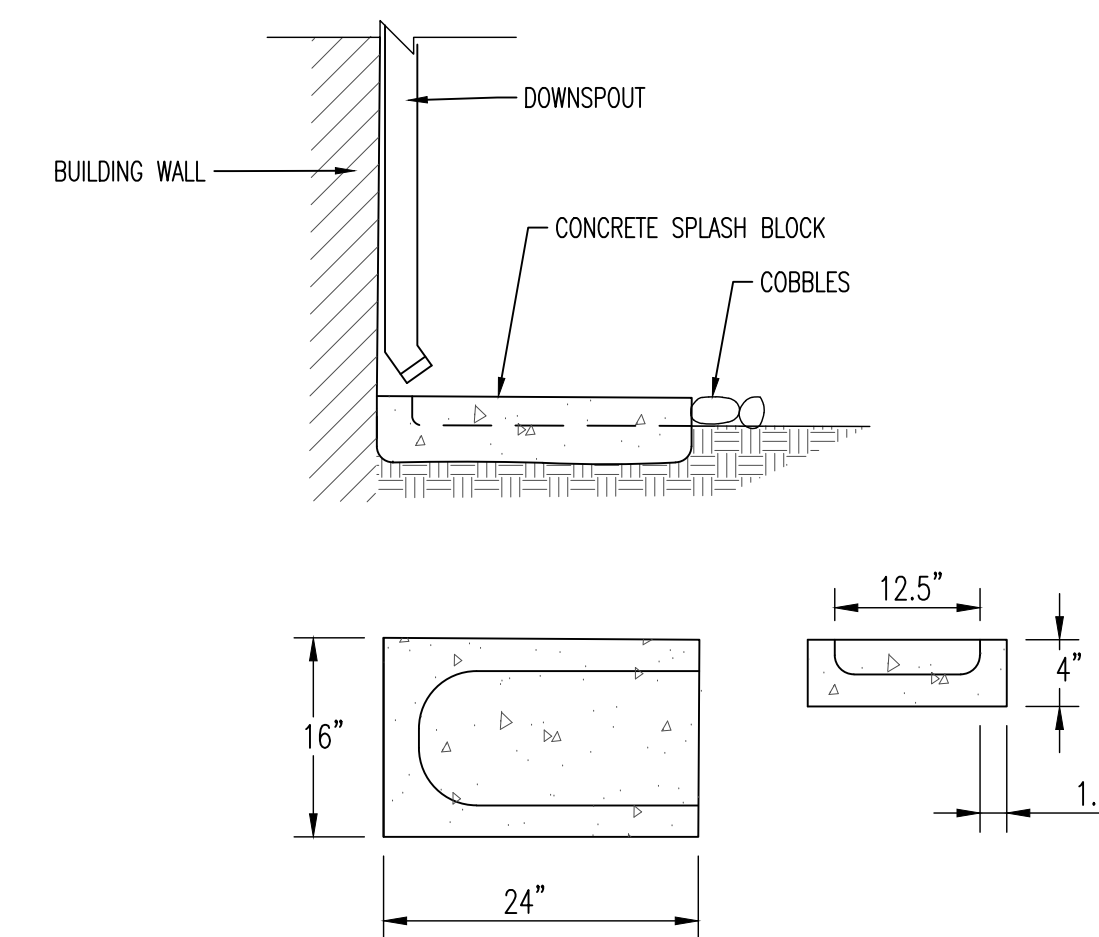


6 WALL DRAIN SECTION
NO SCALE



NOTE:
PROVIDE CLEANOUTS TO GRADE AT ALTERNATING BENDS OR EVERY 100 LF OF PIPE RUN. CONNECT TO SUBDRAIN VIA WYE CONNECTION. DO NOT USE 90° BENDS. USE 90° SWEEP OR TWO 45° BENDS TO ALLOW FOR EASY CLEANOUT ACCESS

7 FOUNDATION DRAIN
NO SCALE



3 SPLASH BLOCK
NO SCALE

SYMBOL	DESCRIPTION	DATE	APPROVED
B	NEW SITE PLAN	03-03-24	IK
A	FOR REVIEW	02-21-23	IK



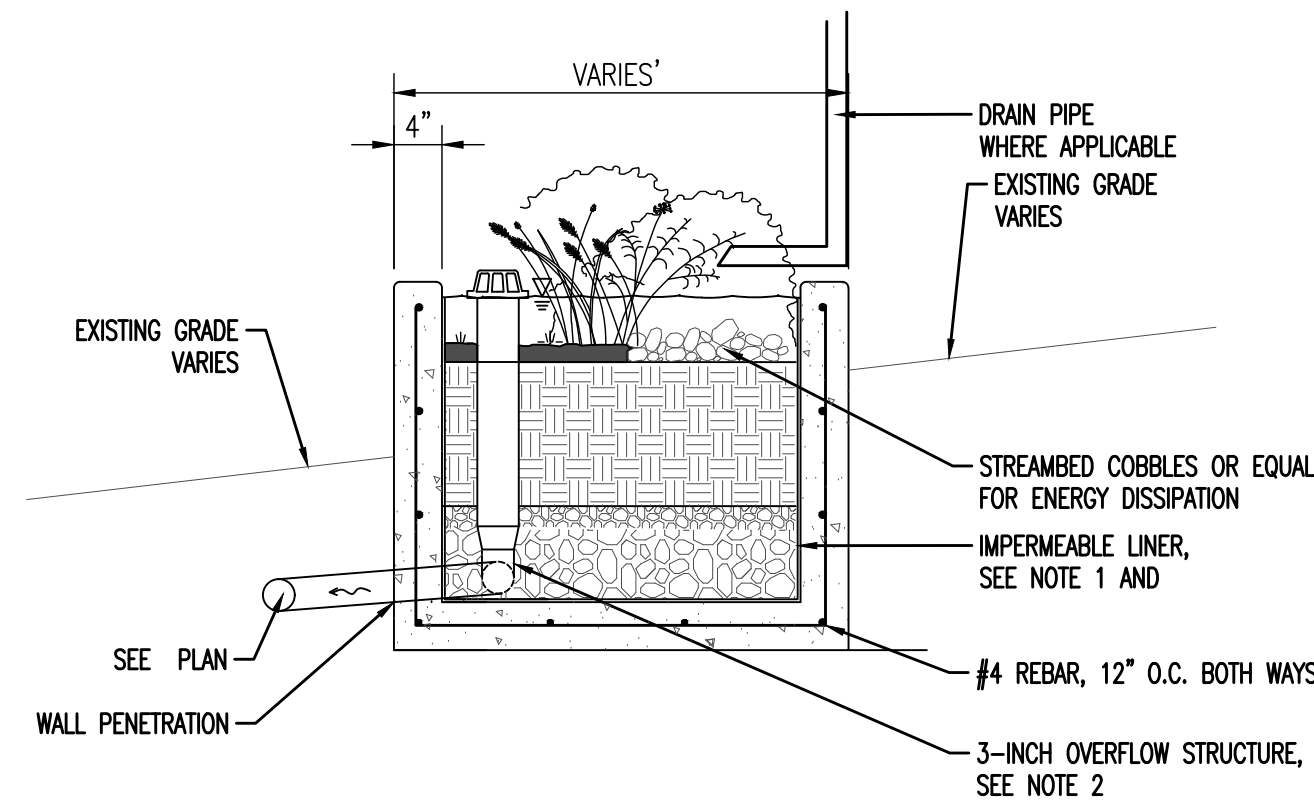
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DETAILS

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
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PROJECT	23001
SHEET	6 OF 15

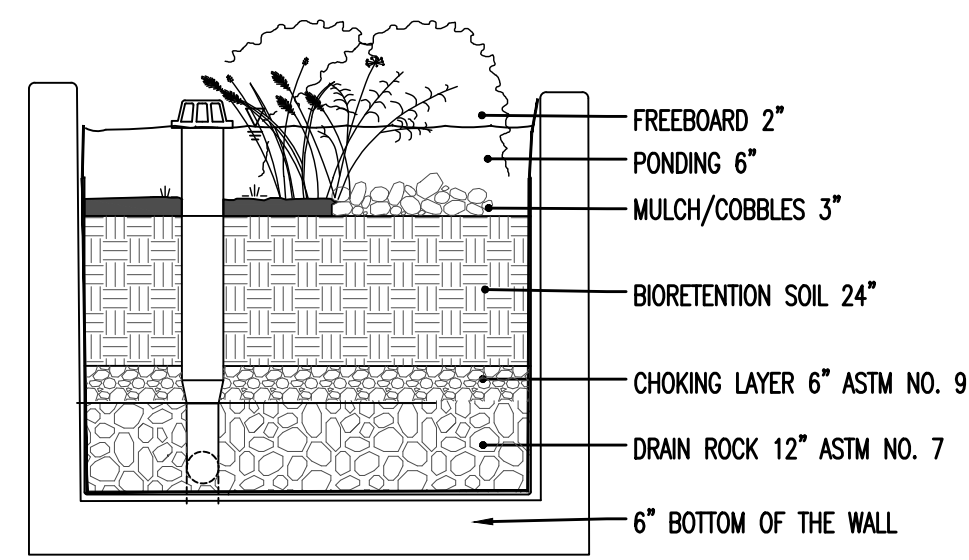
C2.0



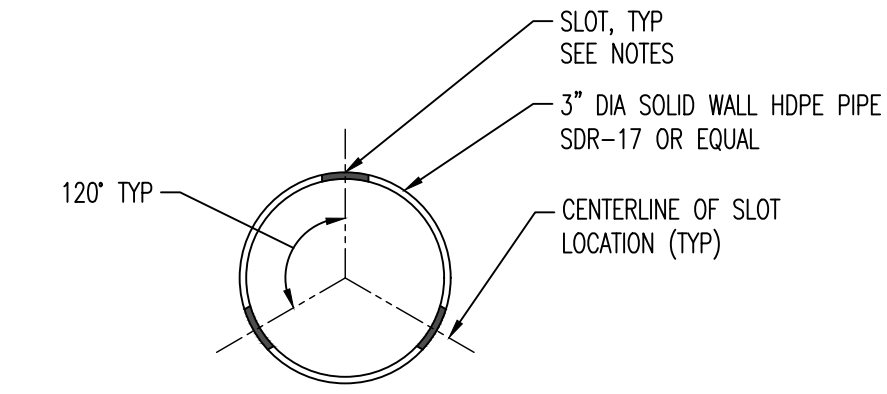
CONSTRUCTION NOTES:

1. INTEGRATE WATERPROOFING WITH WALL SYSTEMS INCLUDING WATERPROOF PIPE PENETRATIONS, JOINTS, AND LINER CONNECTIONS.
2. OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP) SHALL CONFORM TO APPLICABLE CALIFORNIA BUILDING CODES AND REQUIREMENTS.
3. SEE DETAIL FOR ADDITIONAL DIMENSIONS AND DETAILS.

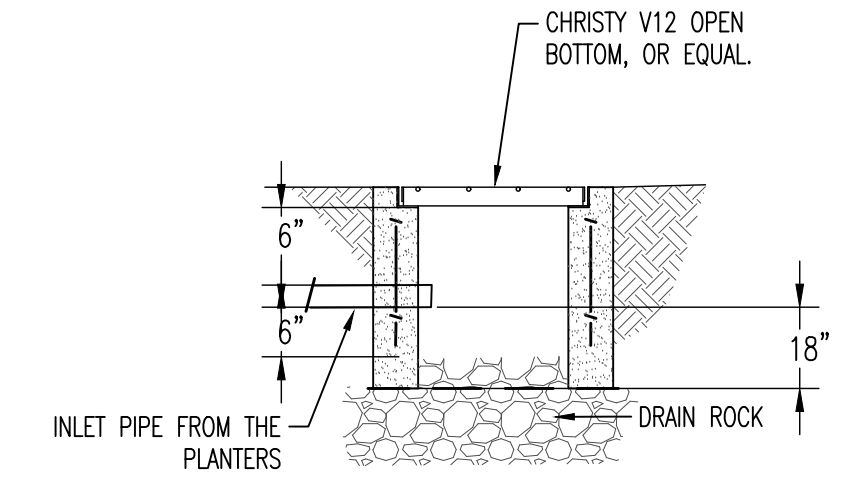
1 FLOW THROUGH PLANTER
NO SCALE



2 INLET DETAIL
NO SCALE



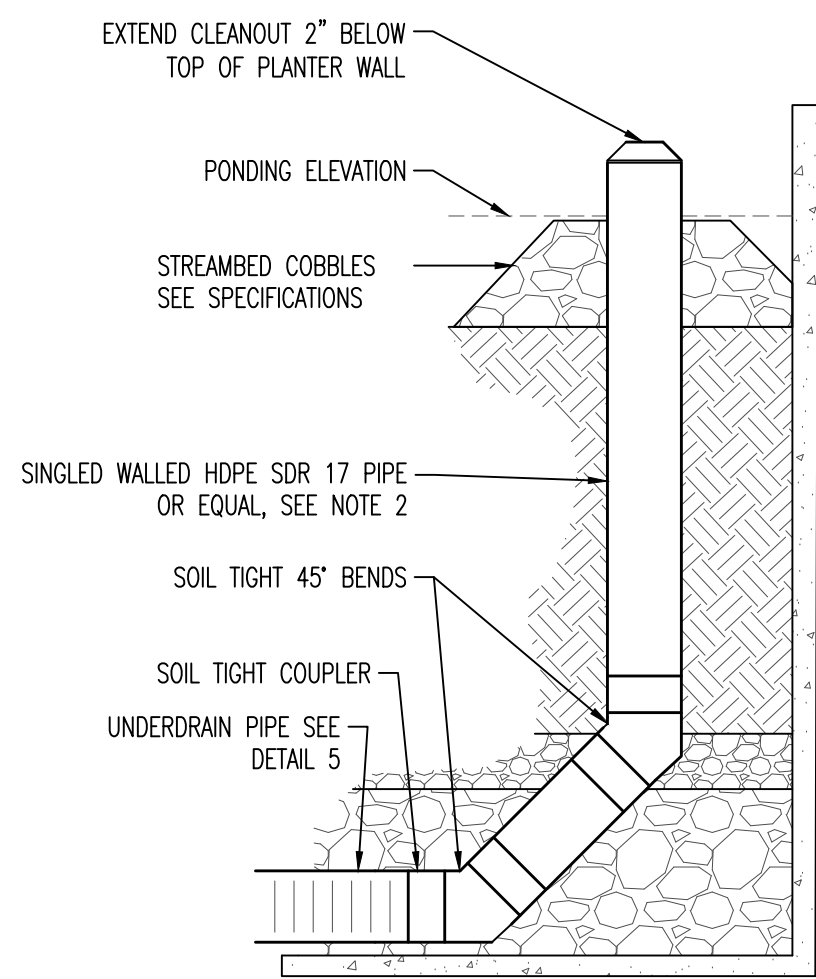
3 SLOTTED UNDERDRAIN PIPE
NO SCALE



4 BUBBLER BOX DETAIL
NO SCALE

NOTES:

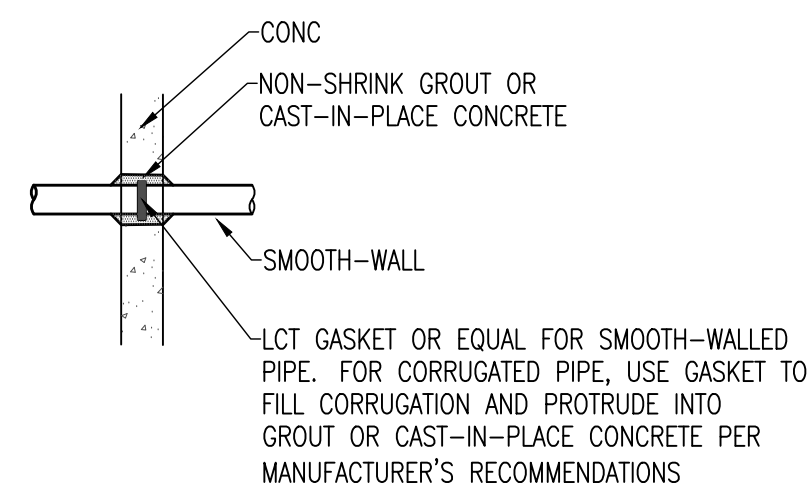
1. UNDERDRAIN PIPE SHALL BE SLOTTED HDPE SDR 17, SINGLE WALL AND DUAL WALL CORRUGATED HDPE PIPE AASHTO M252 AND M294 TYPES C, S, AND D ARE NOT ACCEPTABLE.
2. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.032 INCH WIDE (MAX), SPACED AT 0.25 INCH (MIN), AND PROVIDING A MINIMUM INLET AREA OF 5.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
3. PERFORATIONS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
4. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE.
5. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE FLAT.



NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CLEANOUTS SHALL CONFORM TO CALIFORNIA PLUMBING STANDARD SPECIFICATION AND APPLICABLE CODES PER SAN MATEO COUNTY.
2. CLEANOUT PIPE AND FITTINGS SHALL BE SAME SIZE AND MATERIAL AS SLOTTED UNDERDRAIN PIPE.
3. COVER SHALL HAVE A TAMPER RESISTANT LOCKING MECHANISM COVER SHALL INCLUDE CASTING OF "CO" OR EQUAL.
4. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
5. ALL FITTINGS SHALL BE SOIL TIGHT.

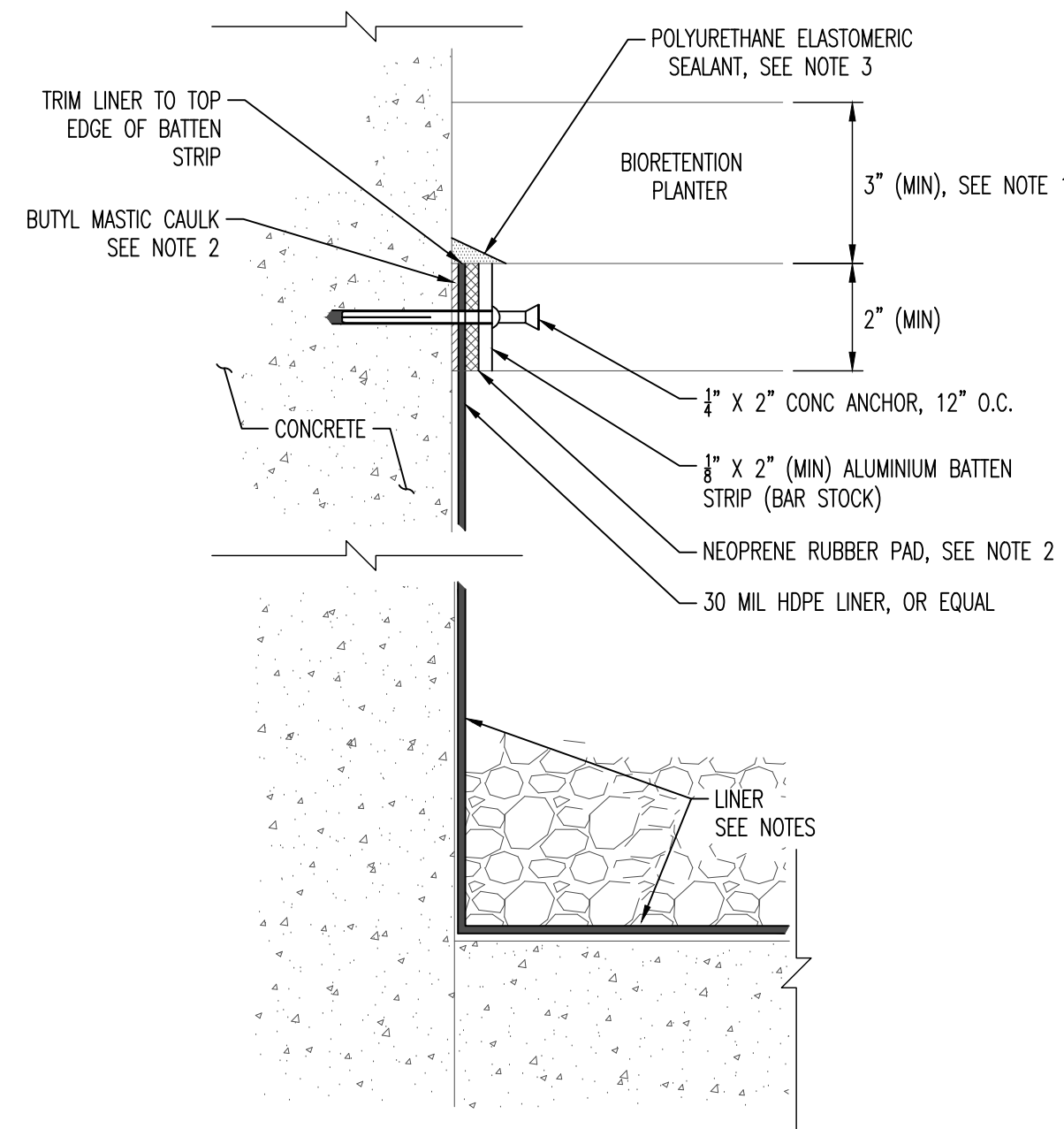
5 CLEANOUT IN PLANTER
NO SCALE



NOTES:

1. CUT OPENING IN LINER FOR PIPE TO WITHIN 1/2" OF PIPE OUTSIDE DIAMETER.
2. FILL ANNULAR SPACE WITH 1" MINIMUM GRANULAR BENTONITE FILLET AS SHOWN.
3. APPLY BUTYL MASTIC CAULK AND NEOPRENE RUBBER PAD CONTINUOUSLY AROUND PIPE.
4. PROVIDE CONTINUOUS EXTRUSION WELD AT PIPE BOOT/LINER INTERFACE.
5. FORM BOOT WITH SUFFICIENT MATERIAL TO PREVENT OVERSTRESSING DURING BACKFILLING, BUT WITHOUT FOLDS OR WRINKLES.
6. CONSTRUCT BOOT FROM SAME MATERIAL AS THE LINER.
7. ANGLE SHOULD NOT BE LESS THAN 30°. IF ANGLE LESS THAN 30° ADD SOIL AROUND THE PIPE TO INCREASE THE ANGLE AND PREVENT STRESSING AND CRACKING.
8. SEAL CLAMP AND END OF BOOT WITH HEAT SHRINK WRAP. EXTEND HEAT SHRINK WRAP ONE PIPE DIAMETER (MINIMUM) BEYOND CLAMP.
9. CONTRACTOR MAY USE PREFABRICATED PIPE BOOTS IN LIEU OF FIELD-FABRICATED BOOTS. CONNECT PREFABRICATED BOOT TO LINER AND PIPE PER MANUFACTURER'S RECOMMENDATIONS.

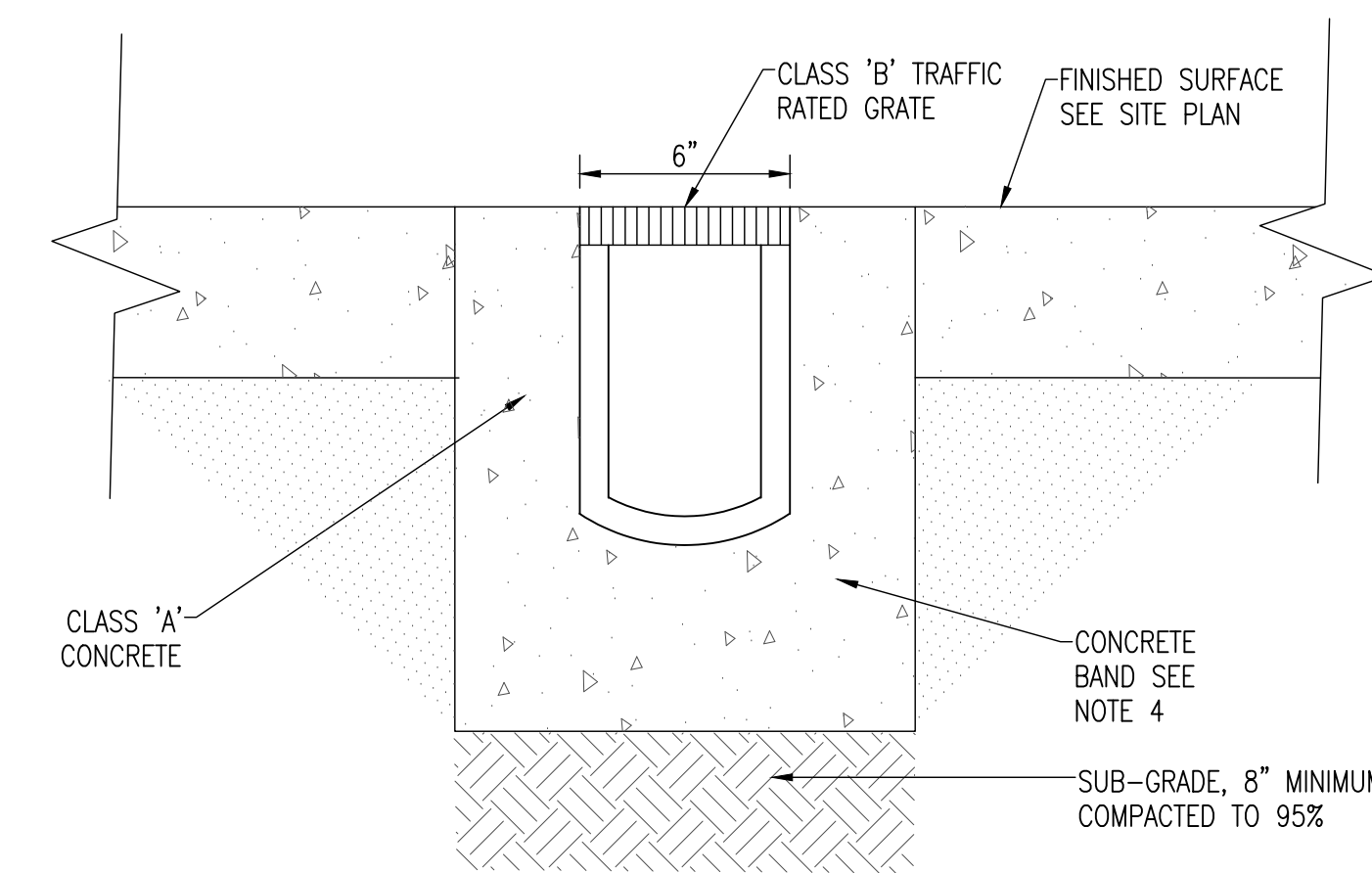
6 WALL TIGHT PENETRATION
NO SCALE



NOTES:

1. LINER SHALL BE HDPE CONFORMING TO GEOSYNTHETIC RESEARCH INSTITUTE (GRI) GM13 OR LLDPE CONFORMING TO GRI GM17.
2. LINER SHALL LAY FLUSH WITH SURFACE WITH NO AIR VOIDS BELOW THE LINER PRIOR TO BACKFILLING MATERIAL ABOVE LINER.
3. OVERLAP LINER PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL SEAMS SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
5. SECURE LINER CONTINUOUSLY WITH DOUBLE-SIDED TAPE ALONG LINER EDGE AND SINGLE SIDED TAPE ALONG TOP EDGE OF LINER TO HOLD LINER IN PLACE DURING BACKFILLING.
6. TOP OF LINER LINER OR EQUAL WATERPROOFING SHALL EXTEND TO TOP OF FREEBOARD ELEVATION (2" BELOW TOP OF PLANTER).
7. APPLY BUTYL MASTIC CAULK, BATTEN STRIP, AND NEOPRENE RUBBER PAD CONTINUOUSLY ALONG TOP EDGE OF LINER.
8. APPLY BEAD OF POLYURETHANE ELASTOMERIC SEALANT CONTINUOUSLY ALONG TOP EDGE OF BATTEN STRIP ASSEMBLY.

7 WATERTIGHT LINER ATTACHMENT
NO SCALE



NOTES:

1. PRE-SLOPED TRENCH DRAIN. CONTRACTOR MAY USE POLYCAST 600 SERIES OR ZURN890 OR ACO DRAINLINE 150.
2. MIN INVERT DEPTH 4-INCH.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. 4-INCH SIDE, 6-INCH BOTTOM

8 TRENCH SECTION
NO SCALE

SYMBOL	DESCRIPTION	DATE	APPROVED
B	NEW SITE PLAN	03-03-24	IK
A	FOR REVIEW	02-21-23	IK



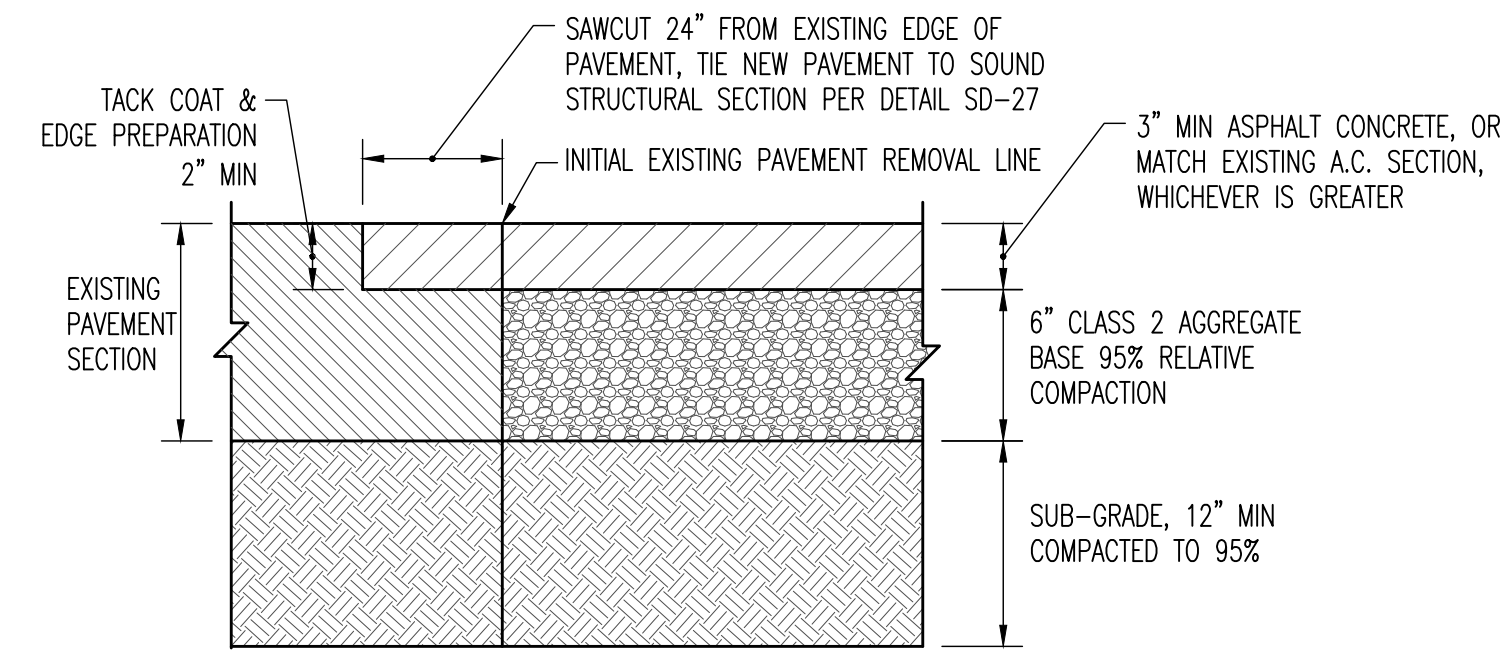
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DETAILS

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DRAWN	IK
PROJECT	23001
SHEET	7 OF 15

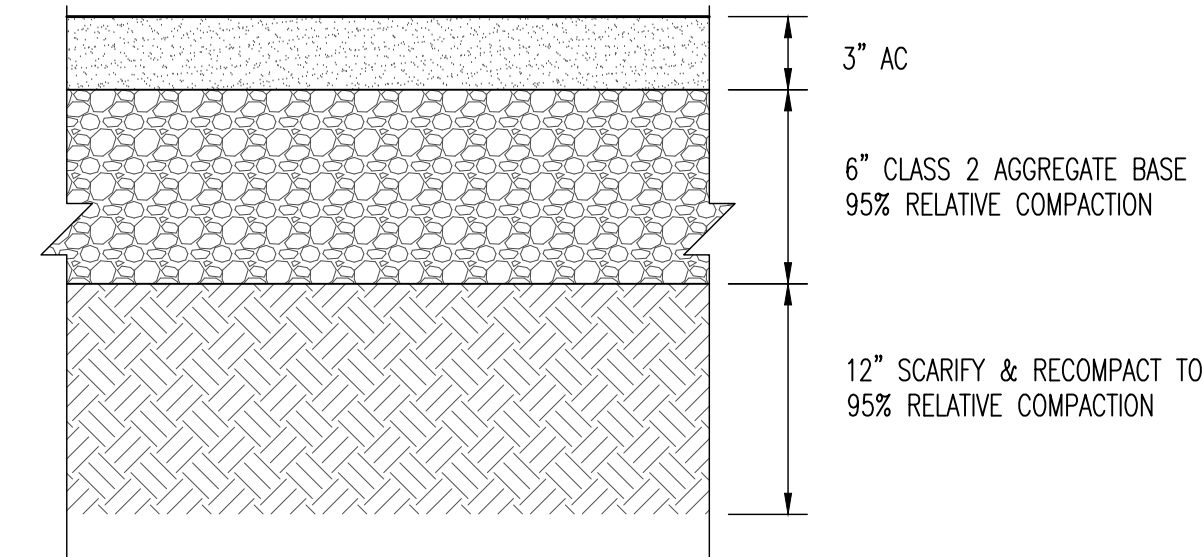
C2.1



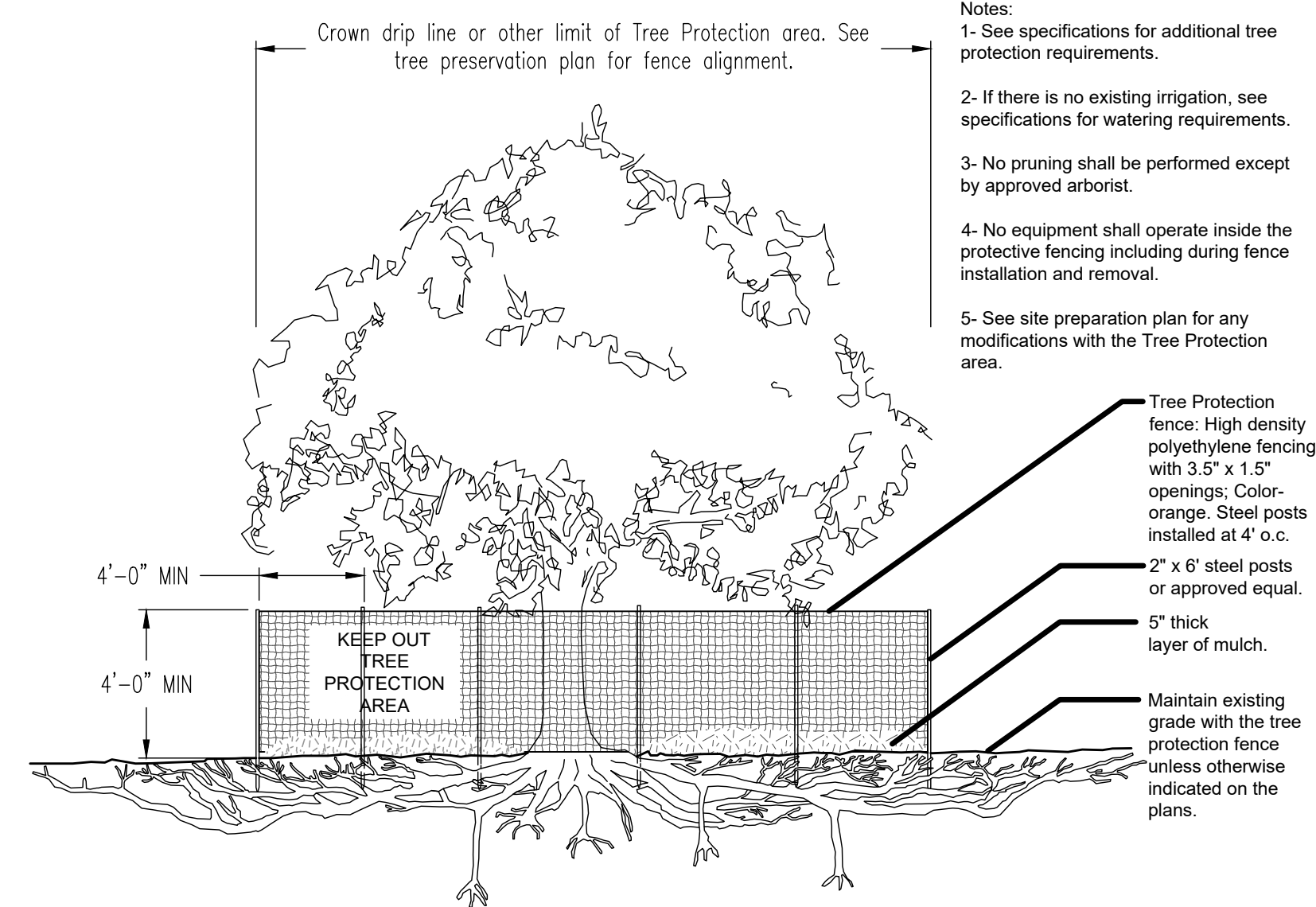
NOTES:

1. PAVEMENT RESTORATION MUST EQUAL EXISTING SECTION.

1 TRANSITION AC DETAIL
SCALE: NO SCALE



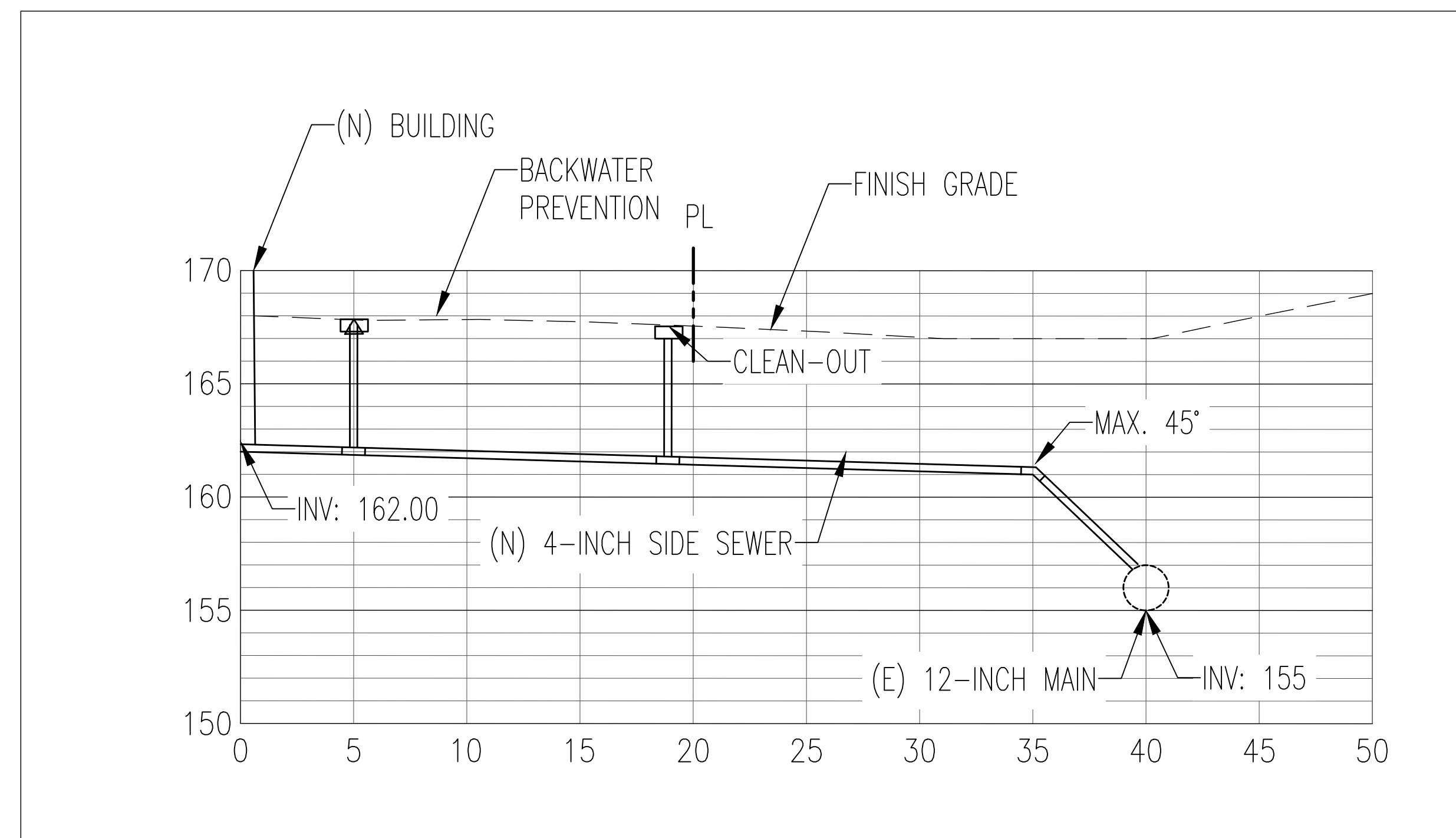
2 AC SECTION DETAIL
SCALE: NO SCALE



Notes:

- 1- See specifications for additional tree protection requirements.
- 2- If there is no existing irrigation, see specifications for watering requirements.
- 3- No pruning shall be performed except by approved arborist.
- 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
- 5- See site preparation plan for any modifications with the Tree Protection area.

3 TREE PROTECTION DETAIL
SCALE: NO SCALE



4 SIDE SEWER LATERAL SECTION DETAIL
SCALE: 1"=5'

SYMBOL	DESCRIPTION	DATE	APPROVED
B	NEW SITE PLAN	03-03-24	IK
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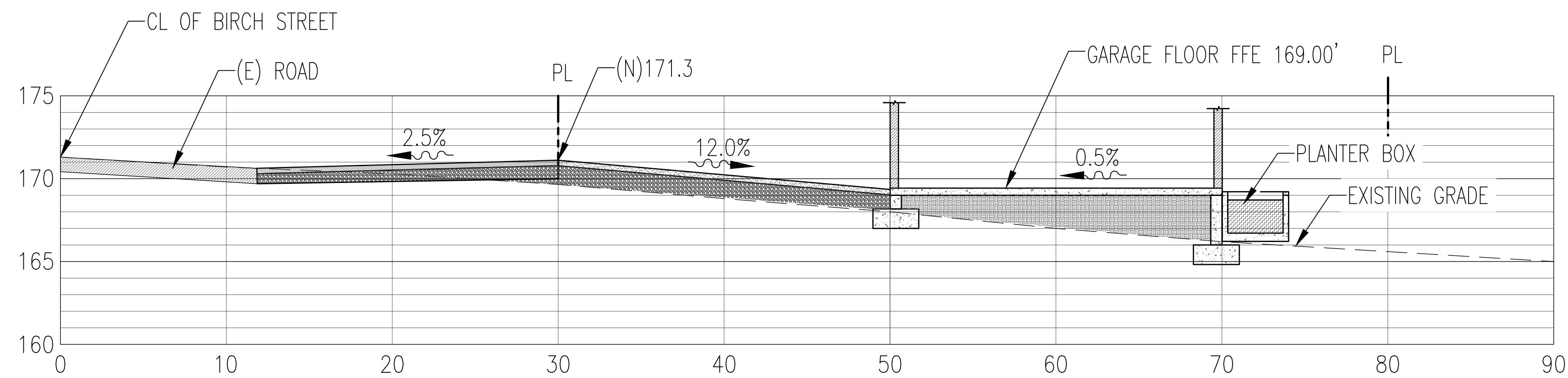
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DETAILS

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DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	8 OF 15

C2.2

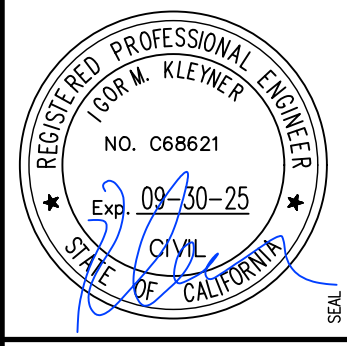


1 SECTION A-A
1"=5'; V:1', H:5'



2 SECTION B-B
1"=5'; V:1', H:5'

SYMBOL	DESCRIPTION	DATE	APPROVED
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A	FOR REVIEW	02-21-23	IK



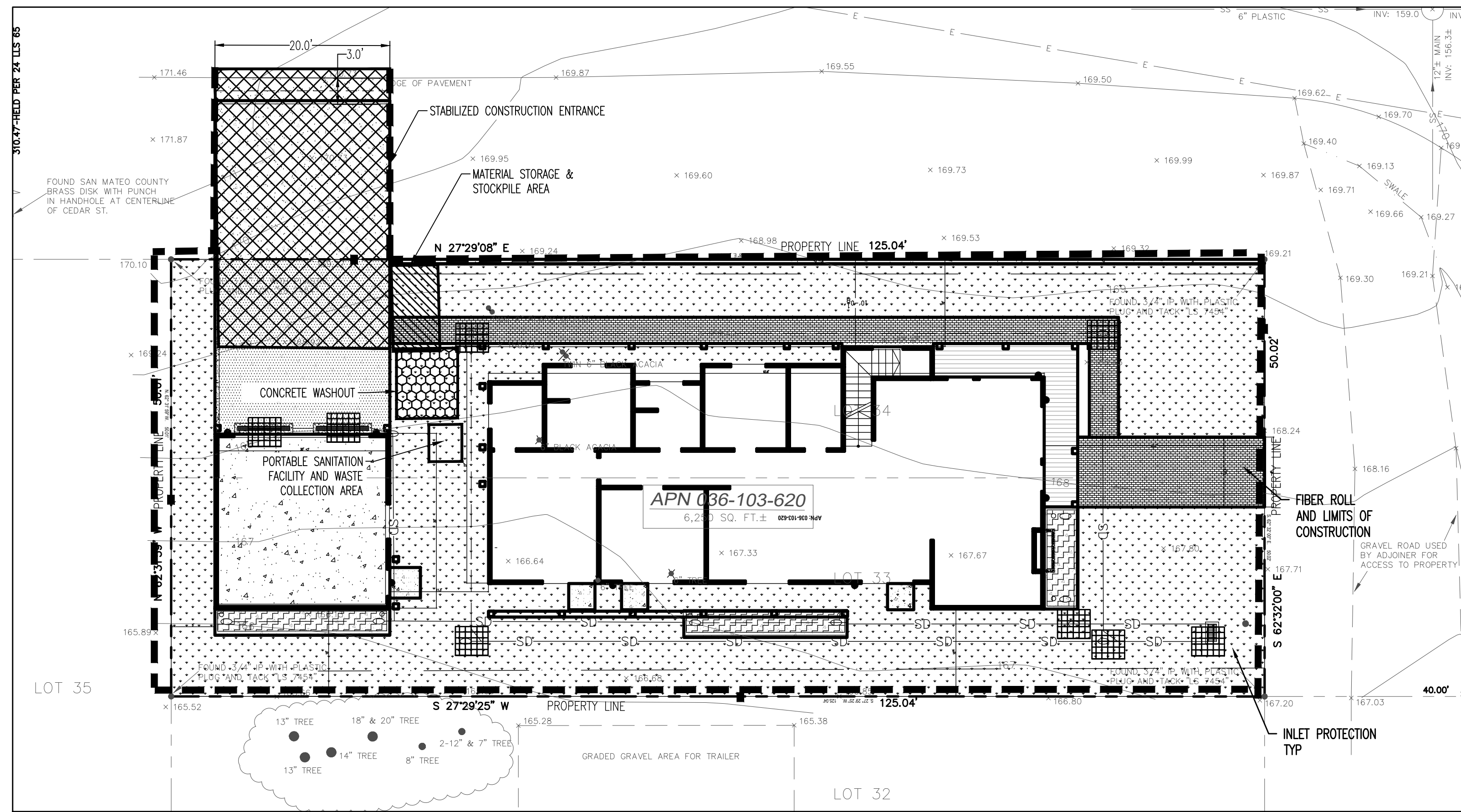
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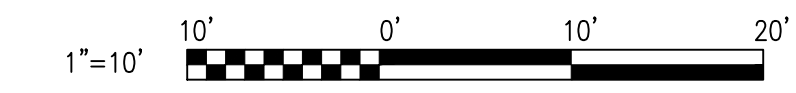
SECTION A-A

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	9 OF 15

C2.3



1 SITE PLAN
SCALE 1"=10'



EROSION & SEDIMENT CONTROL NOTES:

- THIS PLAN IS INTENDED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND FILING ALL PLANS WITH THE RELATED AGENCIES ASSOCIATED WITH THEIR WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERMITS FOR STORAGE OF HAZARDOUS MATERIALS, BUSINESS PLANS, PERMITS FOR STORAGE OF FLAMMABLE LIQUIDS, GRADING PERMITS, OR OTHER PLANS OR PERMITS REQUIRED BY THE JURISDICTION. ALL PROPERTY OWNERS, CONTRACTORS, OR SUBCONTRACTORS WORKING ON-SITE ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING AND SUBMITTING ANY BUSINESS PLANS OR PERMITS REQUIRED BY CITY, STATE OR LOCAL AGENCIES.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED, DURING THE RAINY SEASON (OCT. 15 TO MAY 15), UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER AND JURISDICTION FOR COMMENT AND APPROVAL.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AS NECESSARY AT THE END OF EACH WORKING DAY, AFTER SIGNIFICANT RAIN OR DAILY DURING THE RAINY SEASON.
- IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND RESTORATION OF ALL ASPECTS OF THE EROSION CONTROL PLAN. SEDIMENT ON THE SIDEWALKS AND CUTTERS SHALL BE REMOVED BY SHOVEL OR BROOM AND DISPOSED APPROPRIATELY.
- ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN AND RELATED DOCUMENTS.
- CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.
- ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS.
- CONTRACTOR TO PROPERLY AVOID AND PROTECT EXISTING TREES AND TREE ROOTS
- DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE IMPROVEMENTS ARE ACCEPTED BY THE JURISDICTION AND ALL SLOPES ARE STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE JURISDICTION.
- REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN IS FORECAST OR APPARENT, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH PLASTIC OR A TARP, AT THE REQUEST OF THE JURISDICTION.
- STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY INTO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
- USE FILTRATION OR OTHER APPROVED MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED TO ALLOW DELETERIOUS MATERIALS FROM ENTERING THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
- EROSION CONTROL MEASURES TO BE EMPLOYED PER "EROSION AND SEDIMENT CONTROL FIELD MANUAL", CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION.
- VEHICLES SHALL BE WASHED PRIOR TO LEAVING SITE DURING CONSTRUCTION.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH APPROVED METHODS ESTABLISHED BY THE SOILS ENGINEER.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
- APPLY SEED, FERTILIZER AND STRAW MULCH, THEN TRACK OR PUSH IN THE MULCH WITH AN APPROVED MECHANICAL MEANS OR BY HAND.
- DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
- DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING TO KEEP DUST, SOIL, AND OTHER CONSTRUCTION DEBRIS FROM LEAVING PROJECT SITE.

COUNTY OF SAN MATEO EROSION & SEDIMENT CONTROL NOTES:

- EROSION CONTROL POINT OF CONTACT: NAME: _____ ADDRESS: _____ EMAIL: _____ TEL: _____
- 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 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."
 - CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
 - DUST CONTROL IS REQUIRED YEAR-ROUND.
 - EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
 - USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
 - TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED
 - PROTECT ALL STORM DRAIN INLETS AND OUTLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
 - USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
 - TRAP SEDIMENT ON-SITE, USING BEST MANAGEMENT PRACTICES SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
 - DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).
 - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACT USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

CONSTRUCTION PARKING AND STORAGE

- PARK CONSTRUCTION VEHICLES IN THE DESIGNATED AREAS OF THE EXISTING DRIVEWAY AND ALONG LARCHMONT RD
- EQUIPMENT AND MATERIALS TO BE STORED AS SHOWN ON PLAN

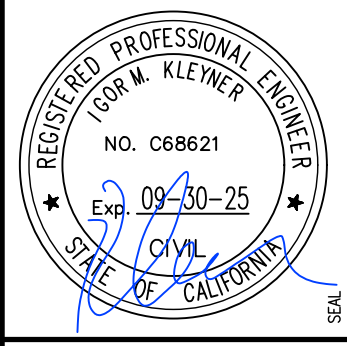
CONSTRUCTION NOTES:

- EXCAVATION, GRADING, FILLING, CLEANING OF VEGETATION SHALL BE DONE BY HAND AND/OR SMALL MACHINERY. USE STOCKPILE AREA FOR STORAGE.
- MIXED CONSTRUCTION AND DISPOSAL DEBRIS MUST BE TRANSPORTED OFF-SITE BY ORDINANCE OF CITY, STATE, OR LOCAL AGENCIES.
- CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION AND INSTALL PERMANENT IRRIGATION AFTER COMPLETION OF THE CONSTRUCTION.
- ALL DISTURBED AREAS MUST BE GRASSED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.

LEGEND



SYMBOL	DESCRIPTION	DATE	APPROVED
B	NEW SITE PLAN	03-03-24	IK
A	FOR REVIEW	02-21-23	IK



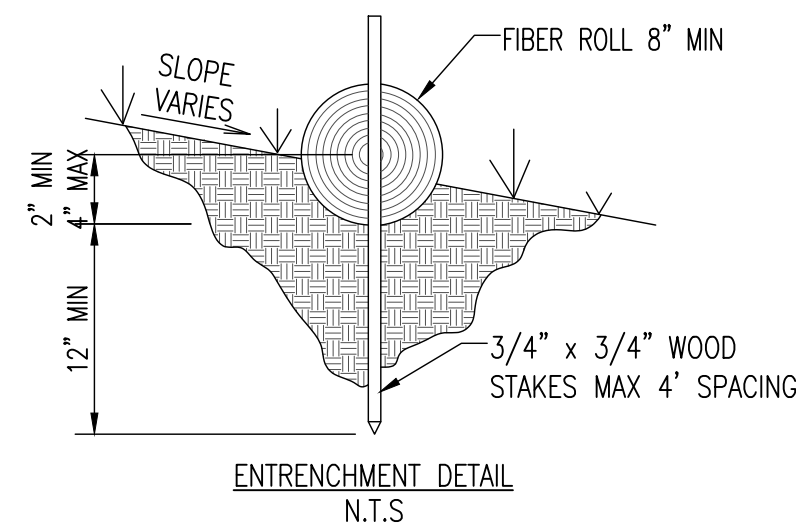
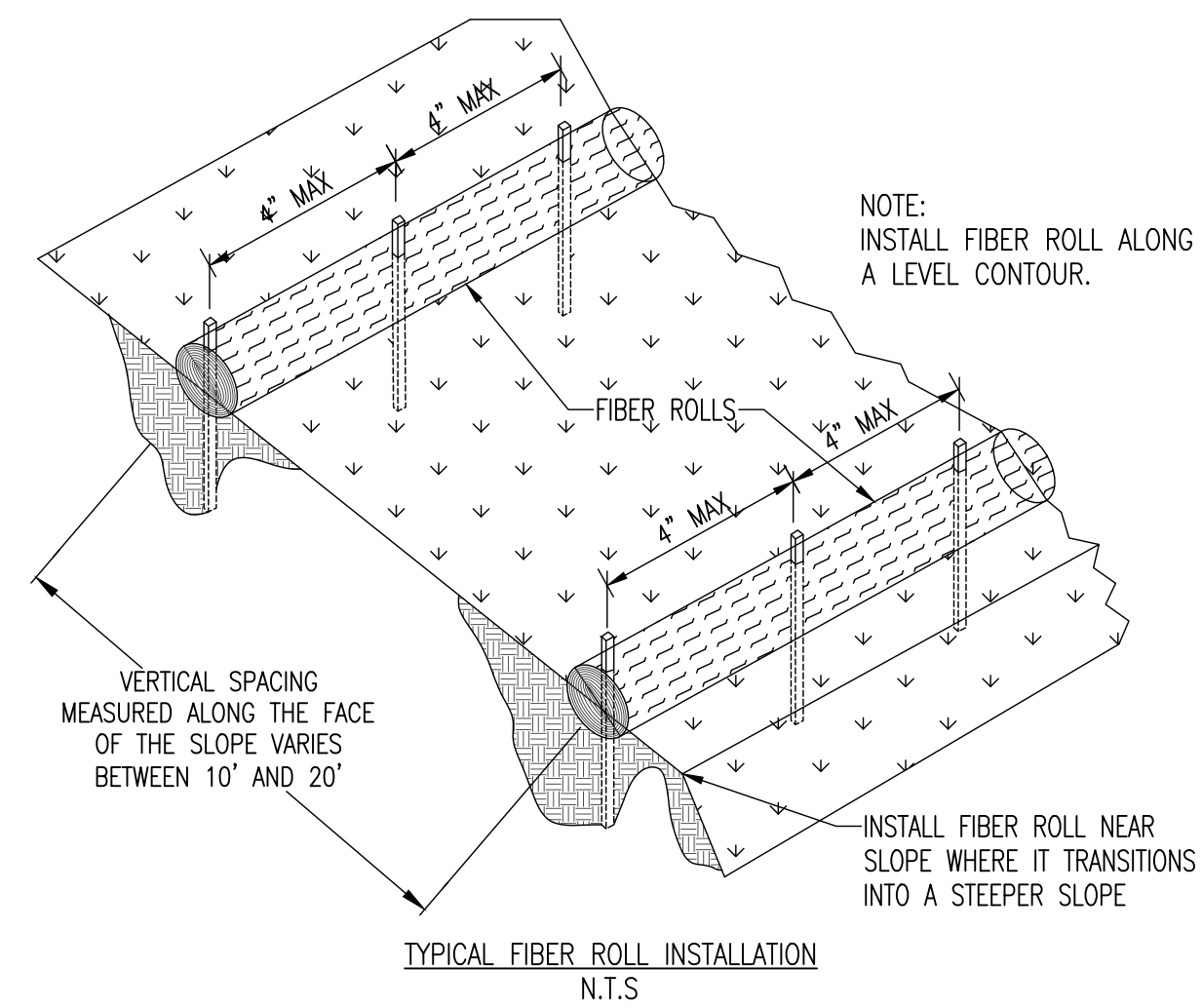
MODERN TECHNOLOGY RESOURCES INC.
415.602.2290

**700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620**

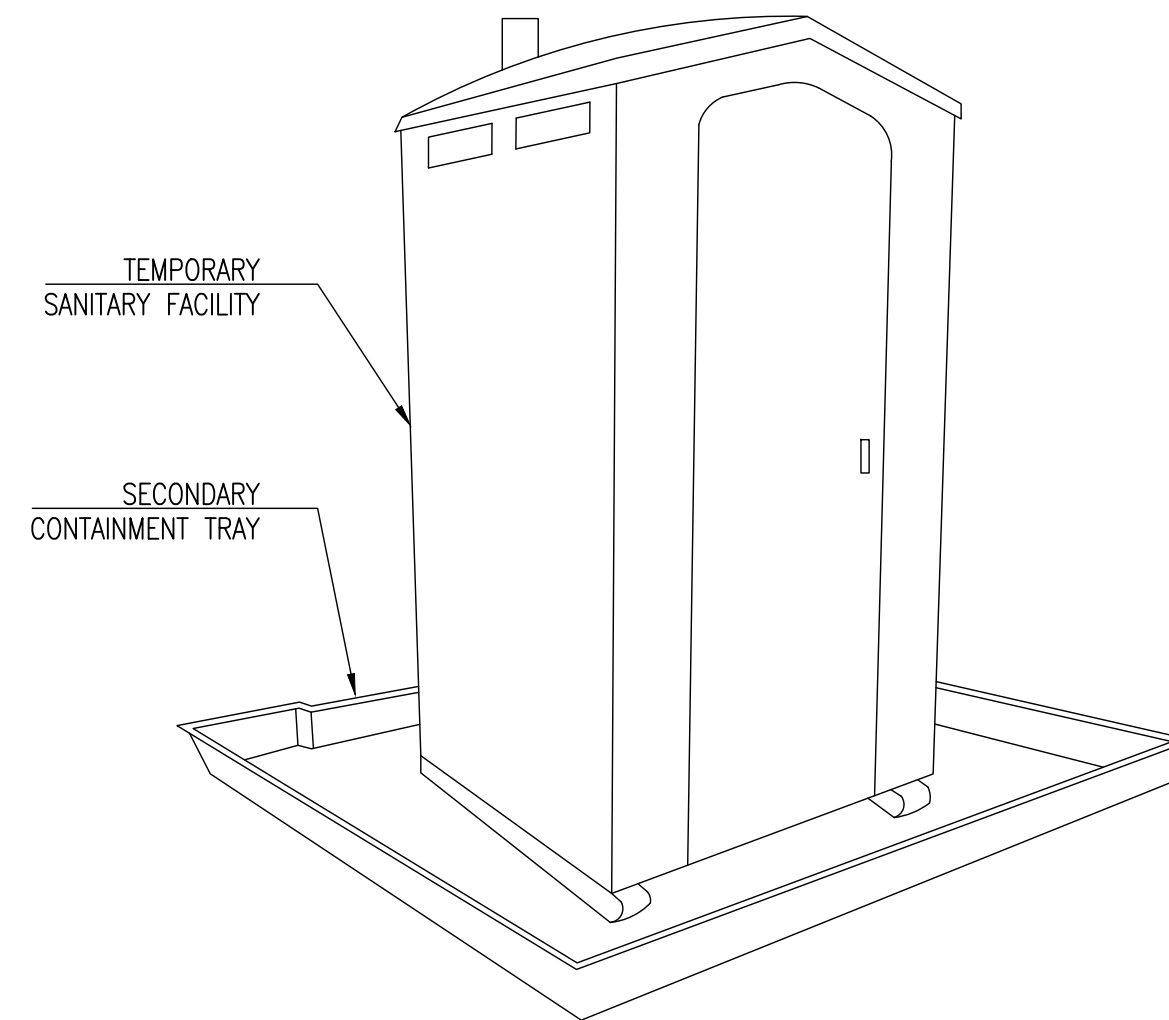
EROSION CONTROL PLAN

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	10 OF 15

C3.0



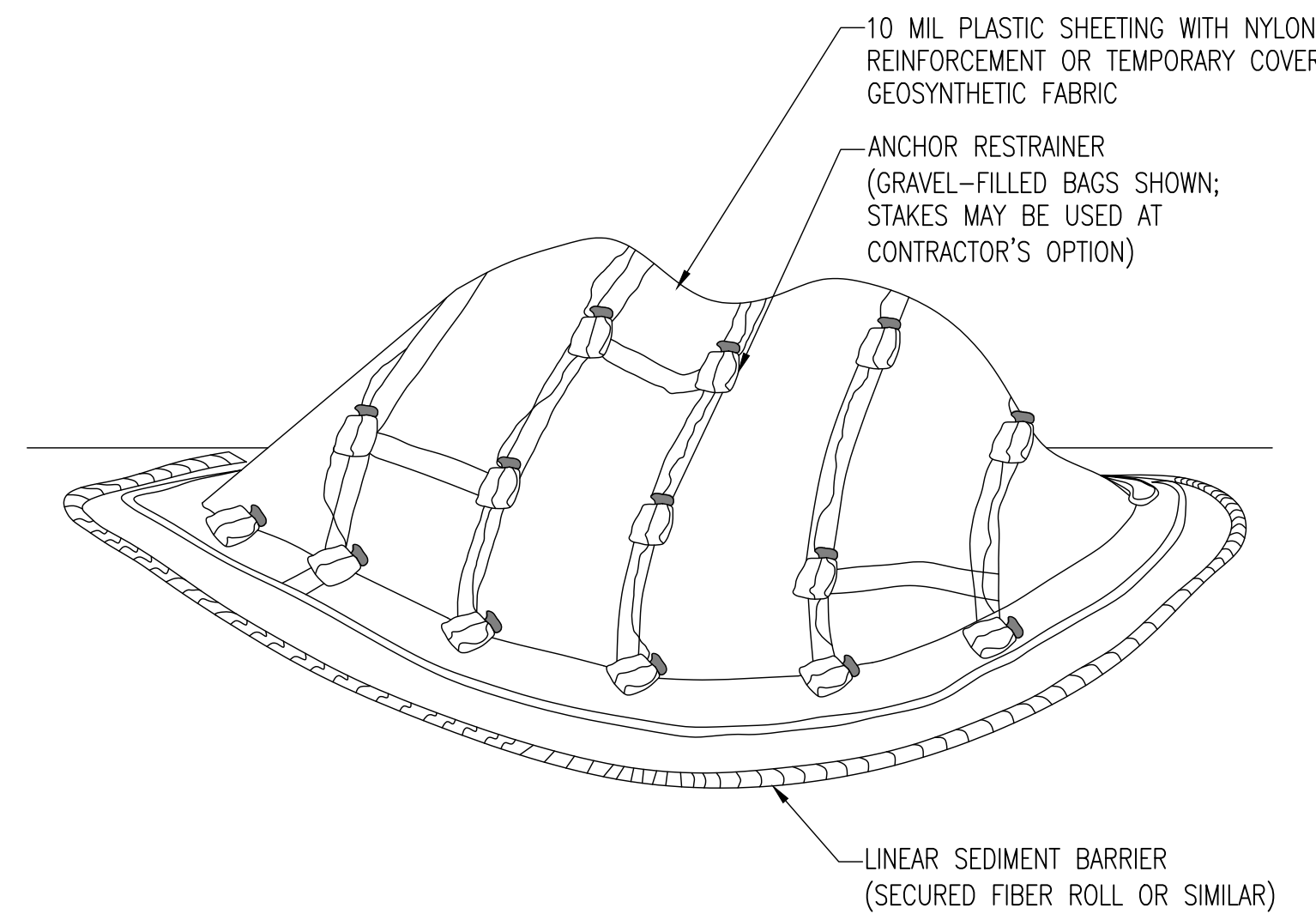
1 FIBER ROLL
NOT TO SCALE



STORAGE AND DISPOSAL PROCEDURES:

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

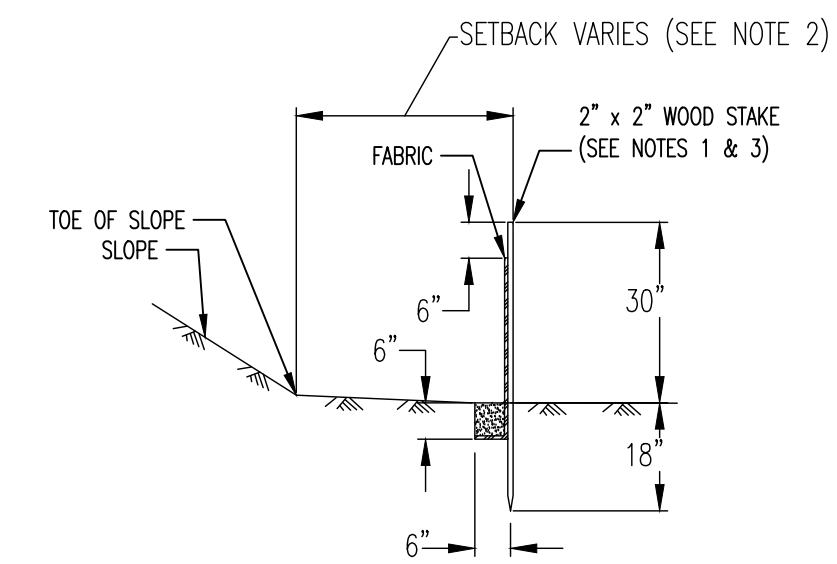
2 SANITARY WASTE MANAGEMENT
NOT TO SCALE



NOTES:

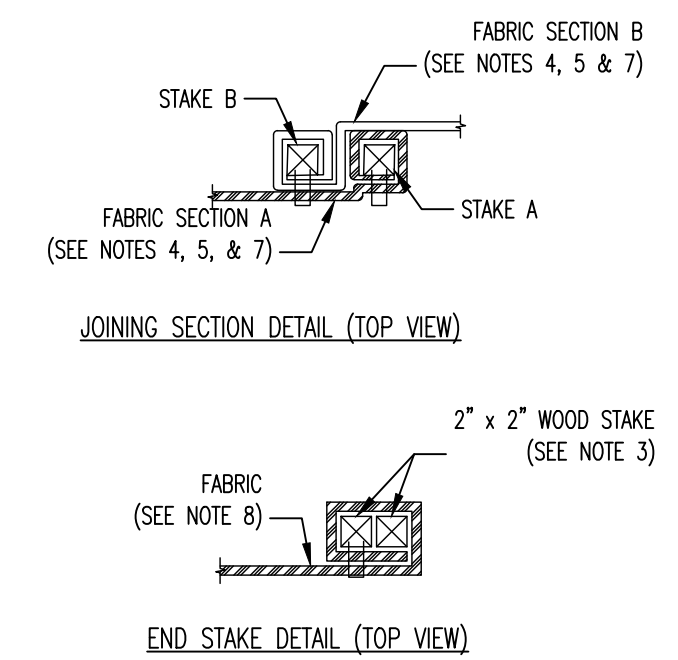
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

3 TEMPORARY COVER ON STOCKPILE
NOT TO SCALE



NOTES:

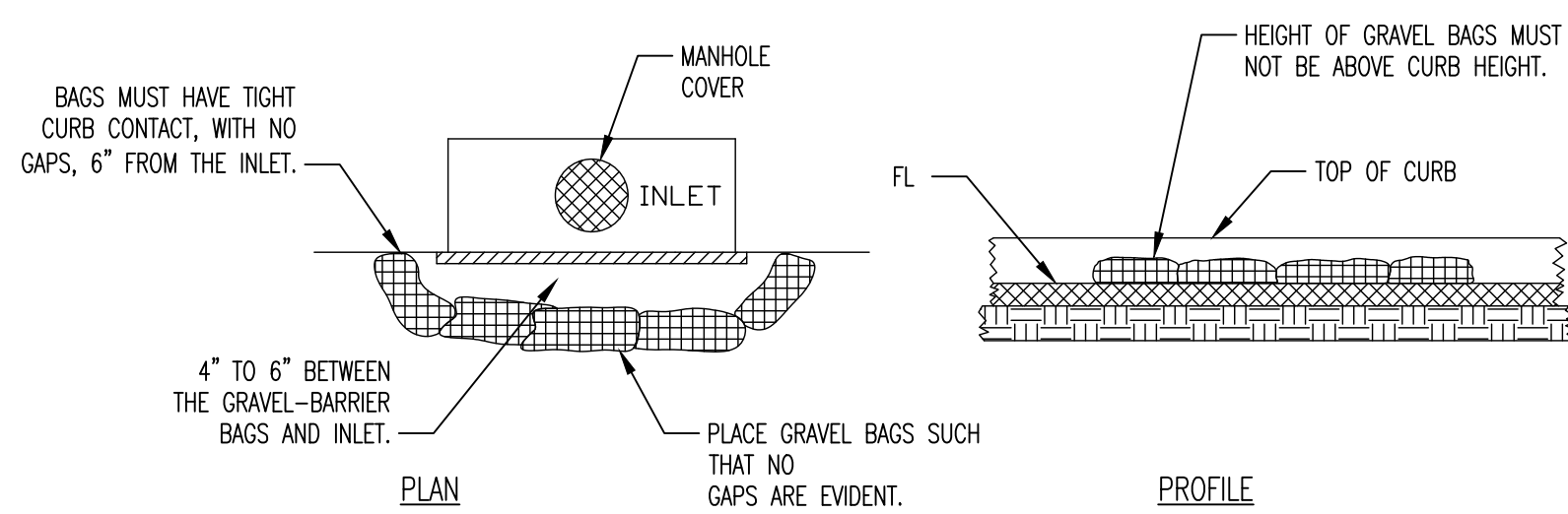
1. STAKE DIMENSIONS ARE NOMINAL.
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
3. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
4. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE.



FABRIC TO STAKE WITH 4 STAPLES.

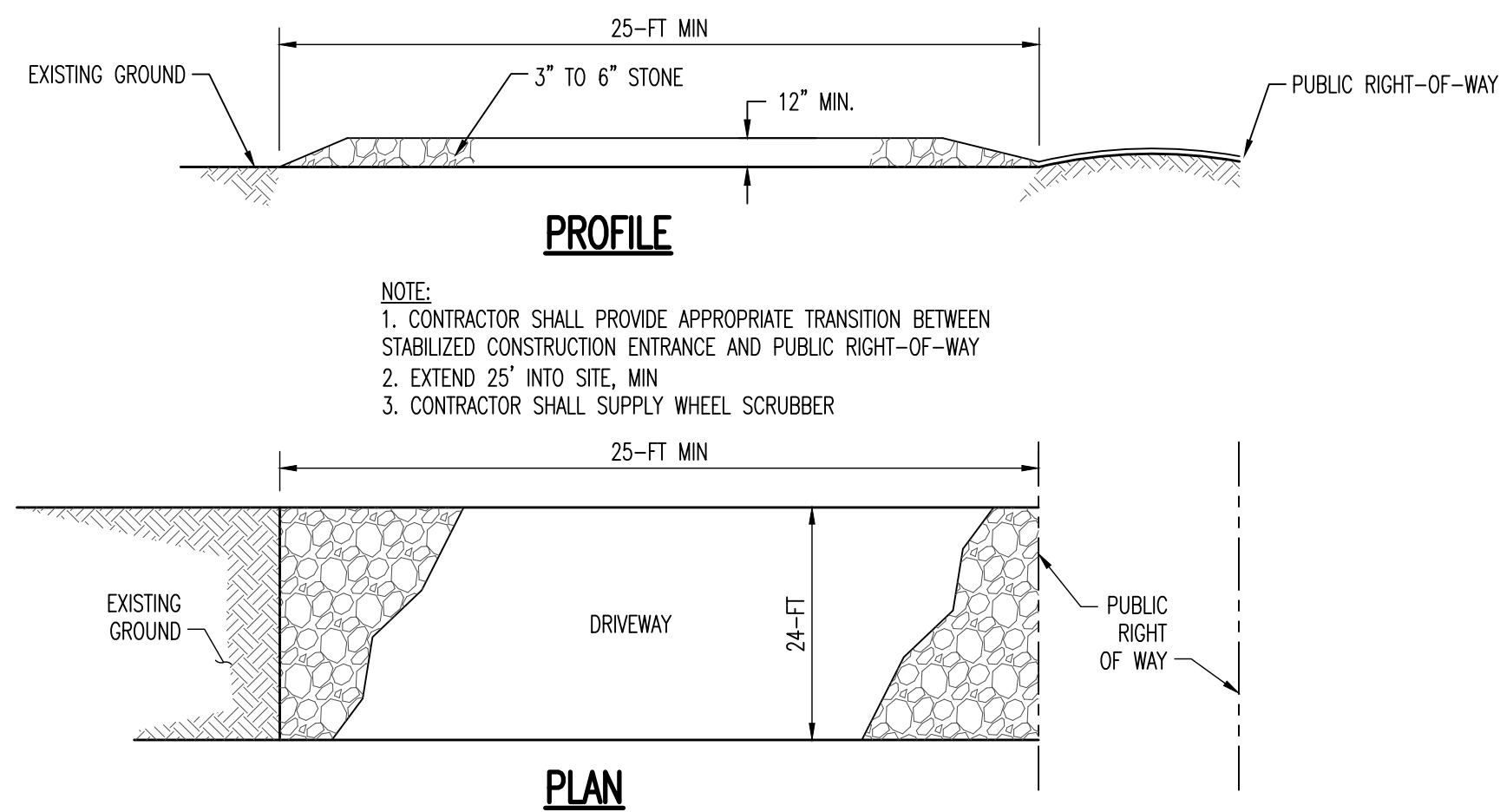
5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
6. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
7. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

4 SILT FENCE
NOT TO SCALE

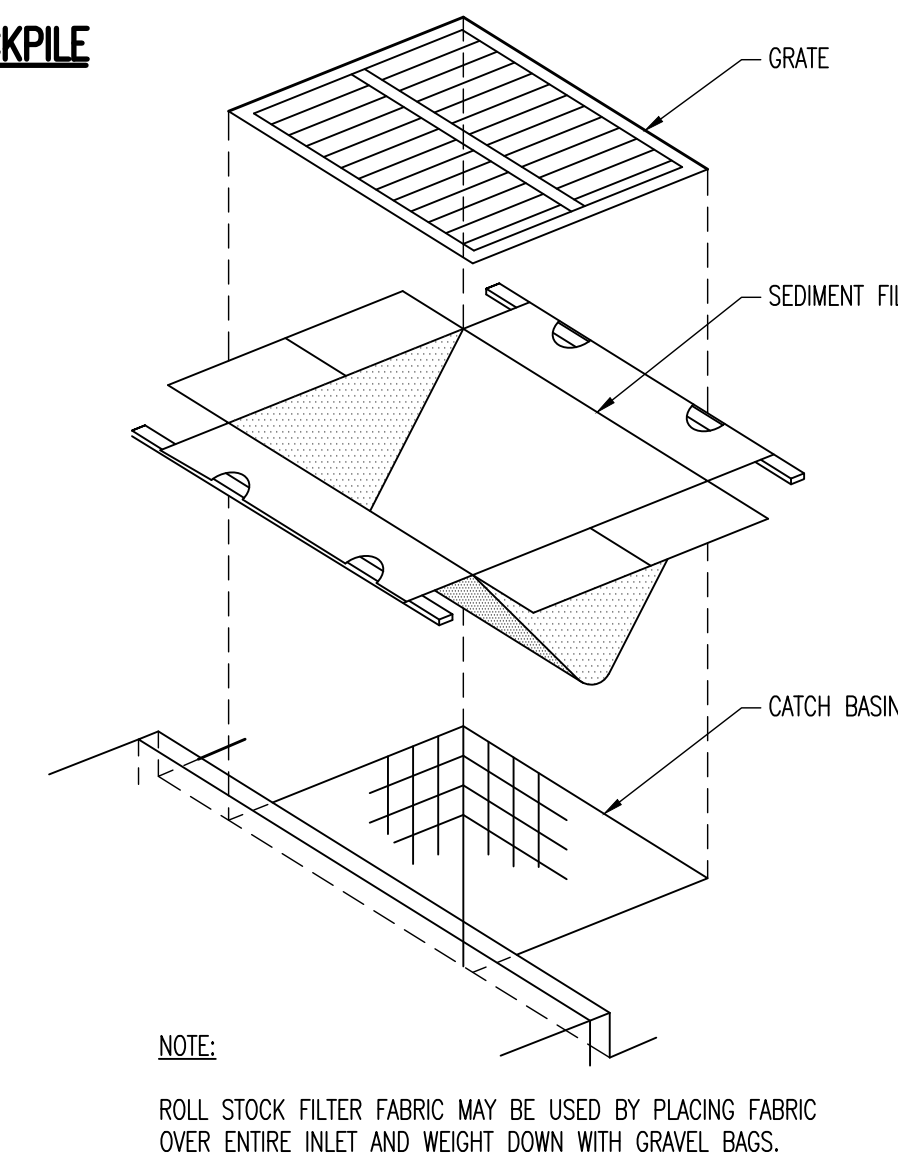


- NOTES:**
1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

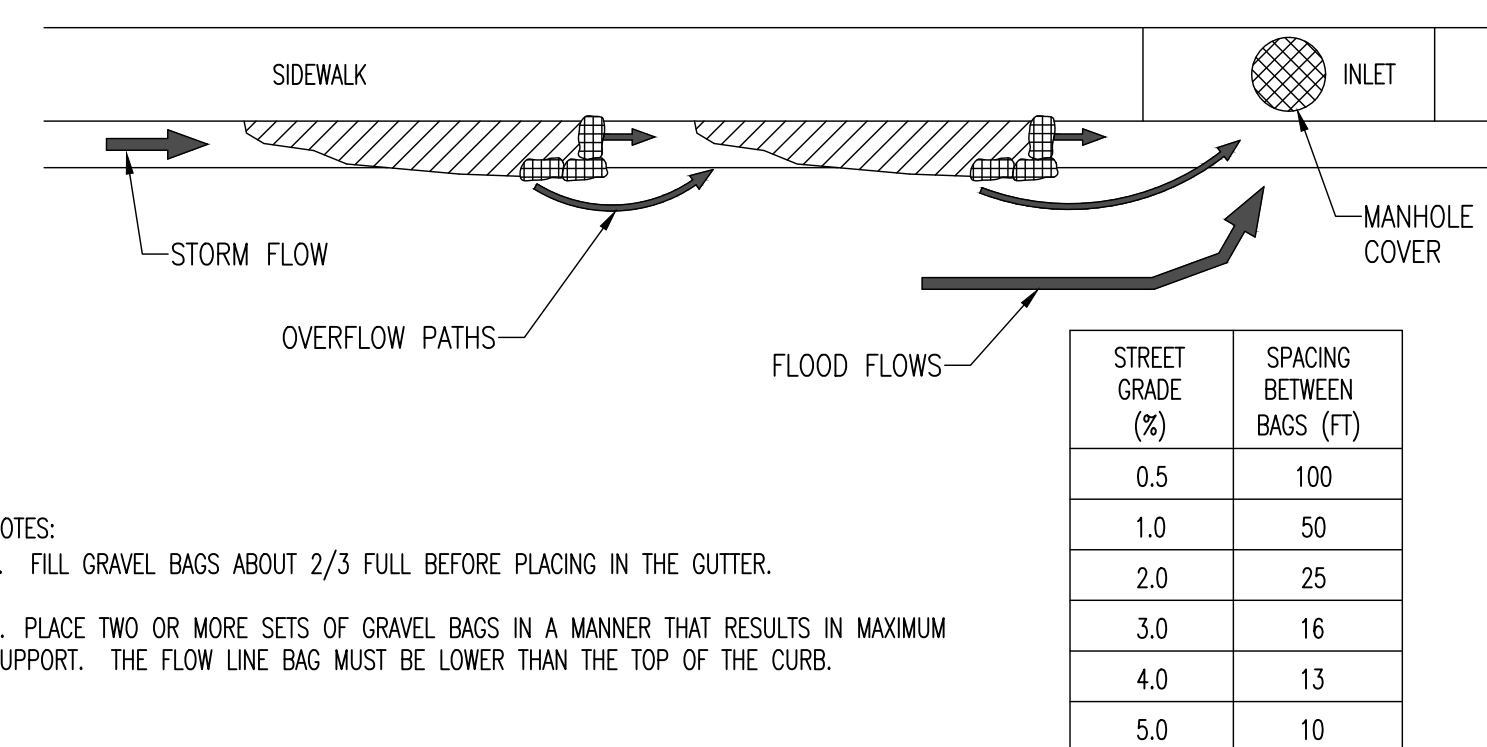
5 DRAIN INLET BARRIER
NOT TO SCALE



6 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

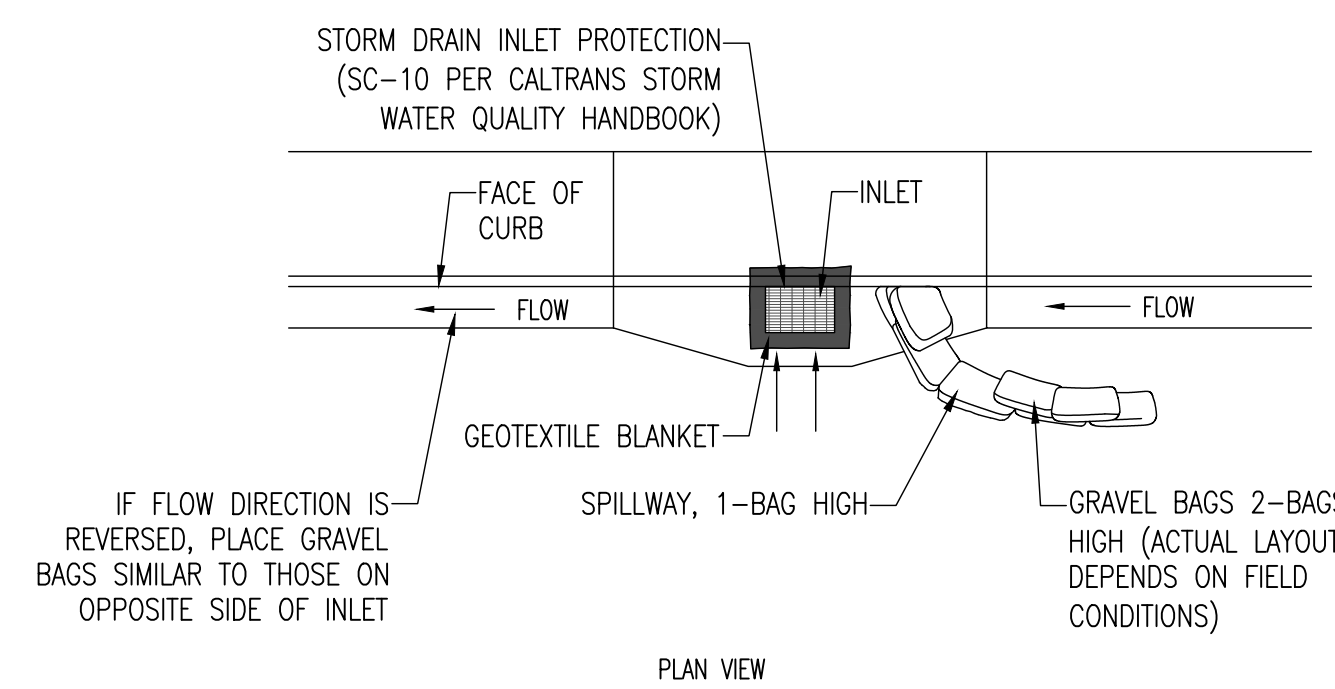


7 INLET FILTER DETAIL
NOT TO SCALE



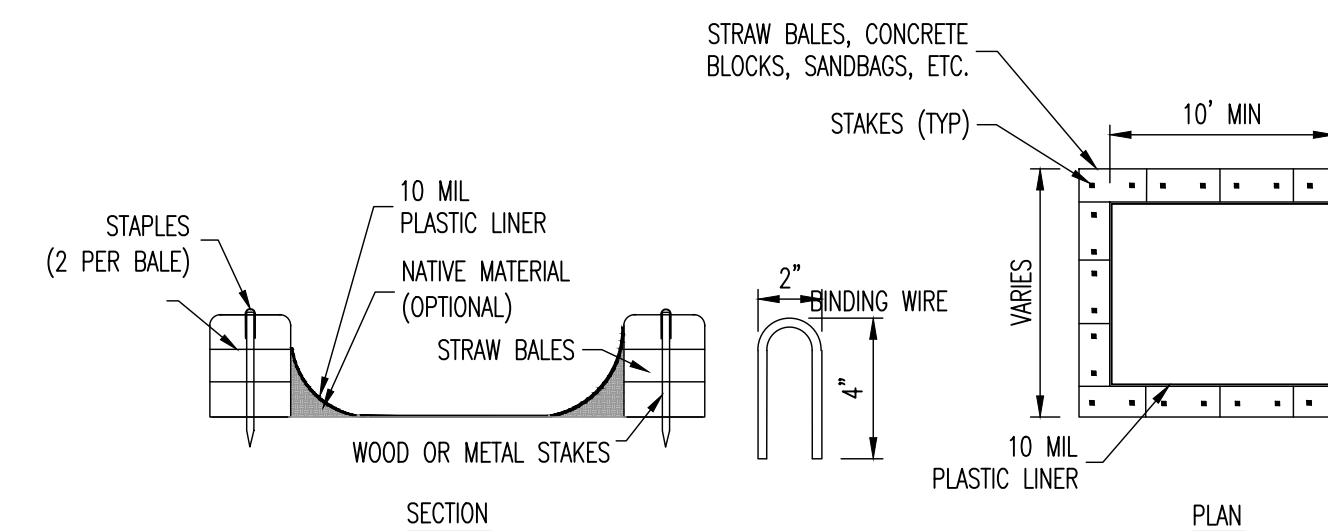
- NOTES:**
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
 2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

8 CURB AND GUTTER CONTAINMENT
NOT TO SCALE



IF FLOW DIRECTION IS REVERSED, PLACE GRAVEL BAGS SIMILAR TO THOSE ON OPPOSITE SIDE OF INLET

9 STORM DRAIN INLET PROTECTION
NOT TO SCALE



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN FIELD
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

10 CONCRETE WASHOUT
NOT TO SCALE

SYMBOL	DESCRIPTION	DATE	APPROVED
B	NEW SITE PLAN	03-03-24	IK
A	FOR REVIEW	02-21-23	IK



MODERN TECHNOLOGY RESOURCES INC.
415.602.2290

**700 GEORGE ST @ BIRCH ST
MONTARA, CA 94037
APN: 036-103-620**

EROSION CONTROL DETAILS

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	23001
SHEET	11 OF 15

C3.1



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Application for Appeal

Planning and Building Department

County Government Center • 455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

To the Planning Commission

To the Board of Supervisors

1. Appellant Information

Name: Alisa Stegmaier

Address: 770 B George Street
Montara CA 94037

Phone, W: 650 269 7809 H: 650 269-7209

Zip: 94037

2. Appeal Information

Permit Numbers involved:

PLN2022-00173

I have read and understood the attached information regarding appeal process and alternatives.

yes

no

I hereby appeal the decision of the:

- Staff or Planning Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature:

made on April 11th 20 24, to approve/deny the above-listed permit applications.

Date: 4-24-24

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

I would like to see the decision reversed. I believe it was a mistake to approve this project. Please see attached letter.

Dear planning commissioners,

I am writing to appeal the decision made by the coastside design review committee on April 11, 2024. My property is adjacent to this project and I am most affected by the proposed building. It is incredibly out of scale with the surrounding homes and would negatively impact the neighborhood in an irreversible way. This project would negatively impact my quality of life, and the quality of life for my two young children. The applicant failed to make the changes required by the DR committee: items #1-4 related to "building mass, shape & scale". Therefore, I am shocked and upset that it was approved.

I have participated in the 3 previous hearings, each time presenting my case along with numerous neighbors with concerns about the size and scale of the proposed structure. The concerns are legitimate fears of an obtrusive mass as it would mirror a house recently built across the street that is overpowering to the neighborhood. The home across the street not only shocked the Montara Community but admittedly the design review members who approved it! It would be a mistake to allow another building of similar size be built in the neighborhood. Two wrongs don't make a right. All adjacent homes, both old and new, are single story and this home would certainly tower above them.

The basis of my appeal is that at each meeting for this applicant, it was recommended that the applicant erect story poles to see the real impact of what was being proposed. After failing to return each of those times with adequate modifications, the committee set the following "REQUIREMENT...To more adequately demonstrate the scale of the new structure, the Design Review determined that story poles would be required for this project." Additional requirements were also set for compliance with design standards. #1 of those items included in the elements of design that new and enlarged homes should respect the scale of the neighborhood.

I was certain the project wouldn't pass as the applicant failed to make the required changes and failed to erect the required story poles. I believe we were deceived by the DR committee when they ignored the requirements. We have been waiting to see what the story poles would demonstrate and understood that it could clarify whether our concerns were merited. Based on the results of what they would reveal, I believe that the owner of this property and the members of the committee would then have the opportunity to bridge any differences if deemed necessary.

Additionally, there is a 6 foot wide window in the second story bedroom that has no view except into my yard and into the living room where I reside. I am a mother of two young children and this window would be insanely invasive to my privacy as well as my children's privacy. It is ridiculous that they even want a window like that as it is my view into their space as well. There

is no reason for something that big and invasive. These privacy concerns were presented at every meeting and were not addressed.

I urge you to please consider this appeal. I believe it was a mistake to approve this project, and would urge you to return it to design review to address the concerns that were ignored.

Thank you for your time.

Sincerely,

Alisa Stegmaier (770B George Street, Montara)

To the SMC planning commissioners, Planning department

I believe that a blatant Injustice has been served to the neighborhood of Montara California by the sitting members of the CDRC April 11th hearing item #4.

This particular case has come before the committee 4 times under the current PLN number and 2 times under a previous number. The applicant has continually not abided by the requirements of the CDRC causing the chair person of the previous hearing to find that erecting story poles should be required to show the neighbors and the applicant himself the mass and bulk of the proposed residence. The applicant again did not comply with CDRC requirements. Nor did the planning department.

Because the story poles that were required to be in place 10 days prior to the hearing did not get erected, it was understood by the Montara community that the case would be continued until he complied. At the April 11 meeting there was a thoughtless conclusion to the story poles by neglecting to enforce the requirement and therefore electing to approve an excessive building that had been rejected in several previous attempts. Additionally they ignored pleas to address privacy to the adjacent lot. As a DR board member, I know that great steps are taken to avoid invasive windows. To that end they allowed a four foot by six foot (basically picture window size) window in a second story bedroom that faces the adjacent lot and the living room of the neighboring house and yard to be approved. This has never been the case in the CDRC especially when requested by the neighbor for their privacy.

This case was the last item on a 4-case day, the final hearing for one now retired board member, the first hearings of the other Montara board member and another non-neighboring representative. Neither did they understand the history of the project. The letters of appeal were not read to the members and were briefly and insufficiently presented to them.

For these many reasons I appeal the decision made and request a new hearing by the SMC Planning commission.

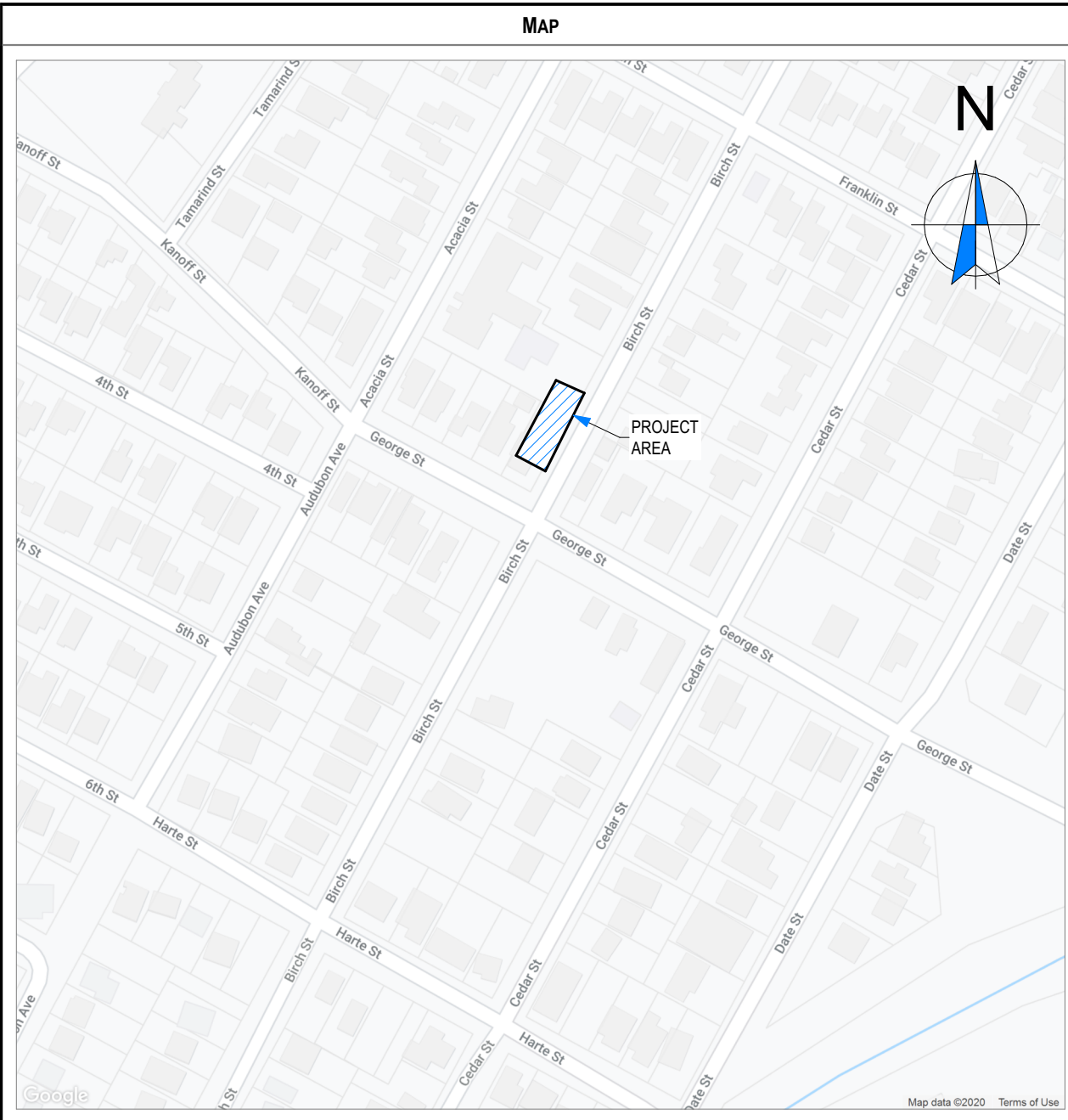
Sincerely,
Mark Stegmaier

770 George Street
Montara CA



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G



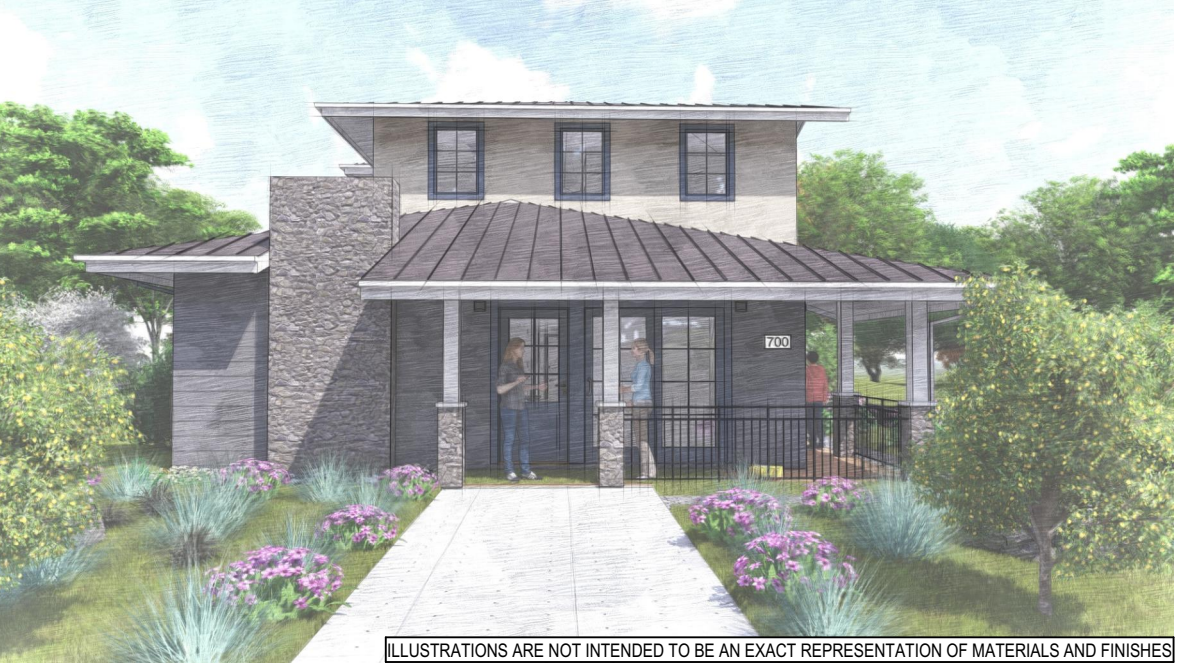
MONTARA, CA 94037
 PARCEL NO: 036-103-620

NEW SINGLE FAMILY DWELLING w/DETACHED GARAGE

ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES



ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES



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ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES

ABBREVIATIONS	
(A) ALTERED	MINFR MANUFACTURER
A/C AIR CONDITIONING	MAX MAXIMUM
A.F.F ABOVE FINISH	MECH MECHANICAL
FLOOR	MIN MINIMUM
	MISC MISCELLANEOUS
BLDG BUILDING	(N) NEW
BLKG BLOCKING	NO. NUMBER
BM BEAM	OBSC OBSCURE
CBC CALIFORNIA BUILDING CODE	O.C. ON CENTER
CLG CEILING	PL PLATE
CLR CLEAR	PLYWD PLYWOOD
CMU CONCRETE MASONRY UNIT	P.T. PRESSURE TREATED
CONC CONCRETE	(R) TO BE REMOVED / DEMOLISHED
DIA DIAMETER	RAD RADIUS
DM DIMENSION	REQD REQUIRED
DN DOWN	RM ROOM
DS DOWNSPOUT	RWD REDWOOD
D.T.S DOUBLE TRIM STUD	SIM SIMILAR
DW DISHWASHER	SPEC SPECIFICATION
(E) EXISTING	SQ SQUARE
EA EACH	STD STANDARD
EQ EQUAL	S.T.S SINGLE TRIM STUD
EQUIPMENT	T&G TONGUE & GROOVE
EXT EXTERIOR	TEMP. TEMPERED GLASS
F.F.E FINISH FLOOR ELEVATION	THK THICK
FIN FINISH	TYP TYPICAL
FLR FLOOR	U.N.O UNLESS OTHERWISE NOTED
FTG FOOTING	
GA GAUGE	
GALV GALVANIZED BEAM	VERT VERTICAL
GLB GLUE LAMINATED	
GWB GYPSUM WALLBOARD	W WIDTH
	W.H WATER HEATER
HRR HEADER	
HT HEIGHT	
INS INSULATION	
INT INTERIOR	
L LENGTH	

AREA CALCULATIONS	
AREA CALCULATIONS	
	AREA
DWELLING	2,784.55 SQFT
1 ST FLOOR	1,606.24 SQFT
2 ND FLOOR	1,158.31 SQFT
GARAGE	400 SQFT
FRONT PORCH	120.27 SQFT
SITE	6,254 SQFT
LOT COVERAGE	
ALLOWABLE COVERAGE (35%)	2,188.9 SQFT
PROPOSED	2,126.51 SQFT
PROPOSED	ALLOWABLE
2,126.51 sq' <	2,188.9 sq' >
34.00%	35%
FLOOR AREA RATIO	
ALLOWABLE FAR (53%)	3,314.62 SQFT
PROPOSED (51.46%)	3,290.81 SQFT
PROPOSED	ALLOWABLE
3,284.82 sq' <	3,314.62 sq' >
52.52%	53%

CODE ANALYSIS	
AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION	
CODE USED	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA ENERGY CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN) NFPA 130	
CONSTRUCTION	
TYPE V-B	
OCCUPANCY GROUP	
R-3 SINGLE FAMILY HOME	
R-1 PRIVATE GARAGE	
FIRE SPRINKLERS	
RESIDENCE SHALL HAVE APPROVED FIRE SPRINKLER SYSTEM PER 2022 CRC § R313.2 & R313.3	
SCOPE OF WORK	
NEW TWO STORY SINGLE FAMILY DWELLING WITH A DETACHED TWO CAR GARAGE.	

GENERAL NOTES	
• RADIANT BARRIER REQUIRED AT NEW ROOF SHEATHING AND ON ALL NEW VERTICAL SERFACES AND GABLE END WALLS IN THE ATTIC	

SHEET INDEX	
SHT	NAME
A1.0	COVER SHEET
A1.1	SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A2.1	PROPOSED UPPER FLOOR PLAN
A2.2	PROPOSED AREA CALCULATION
A3.0	PROPOSED EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
A4.0	ROOF PLAN
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
C0.1	GENERAL NOTES
C1.0	SITE PLAN
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C2.3	SECTION A-A
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C3.2	CONSTRUCTION BMP
C4.0	WATER SERVICE DETAILS
C4.1	WATER SERVICE DETAILS
C5.0	SEWER LATERAL DETAILS
L1.0	LANDSCAPE PLAN

PROJECT TEAM		OWNER/BUILDER
		MARINA FASTOVSKAYA 700 GEORGE ST. MONTARA, CA 94037



vkdesignersf@gmail.com
415 756-7038

ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

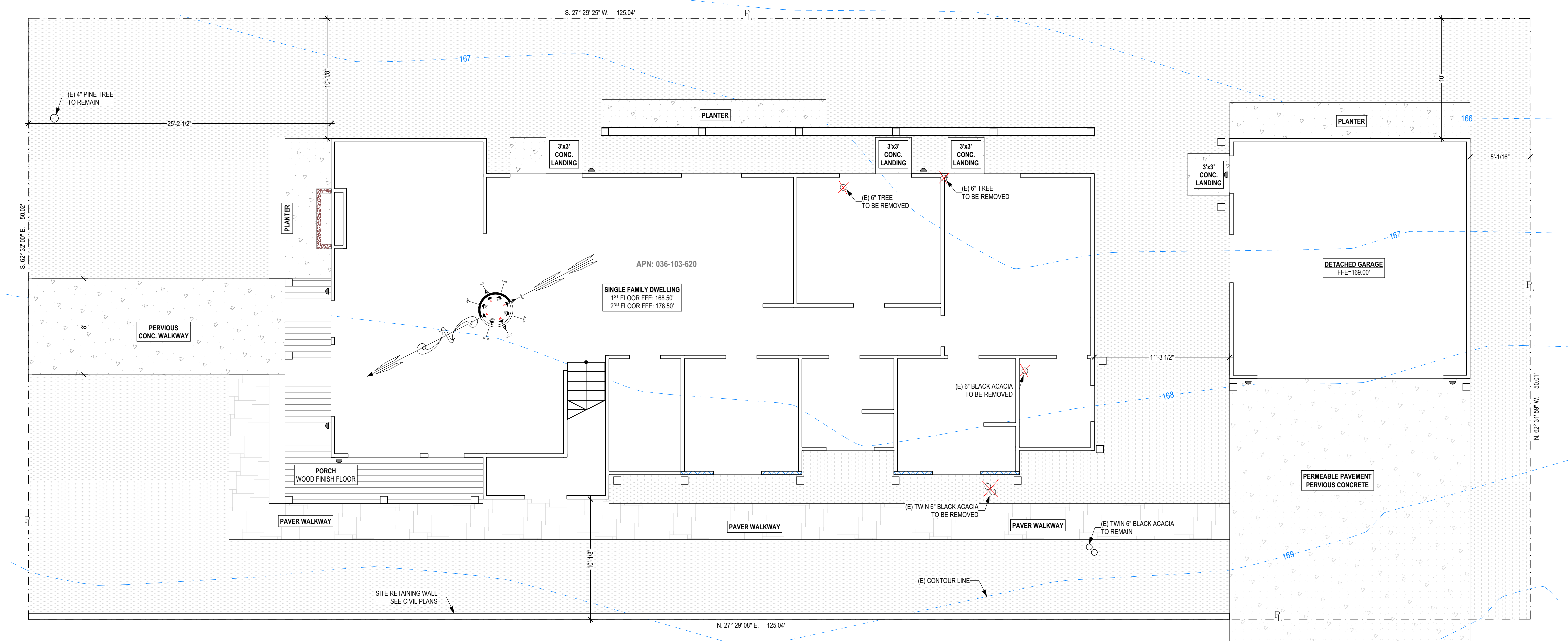
APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: COVER SHEET

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

A1.0



A SITE PLAN
SCALE: 3/16" = 1'-0"



vkdesignersf@gmail.com
415 756-7038

ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN: 036-103-620

OWNER: MARINA FASTOVSKAYA

SHEET TITLE: SITE PLAN

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin

DATE: 5/3/2022

DRAWN BY: #Contact Custom

SCALE: AS SHOWN

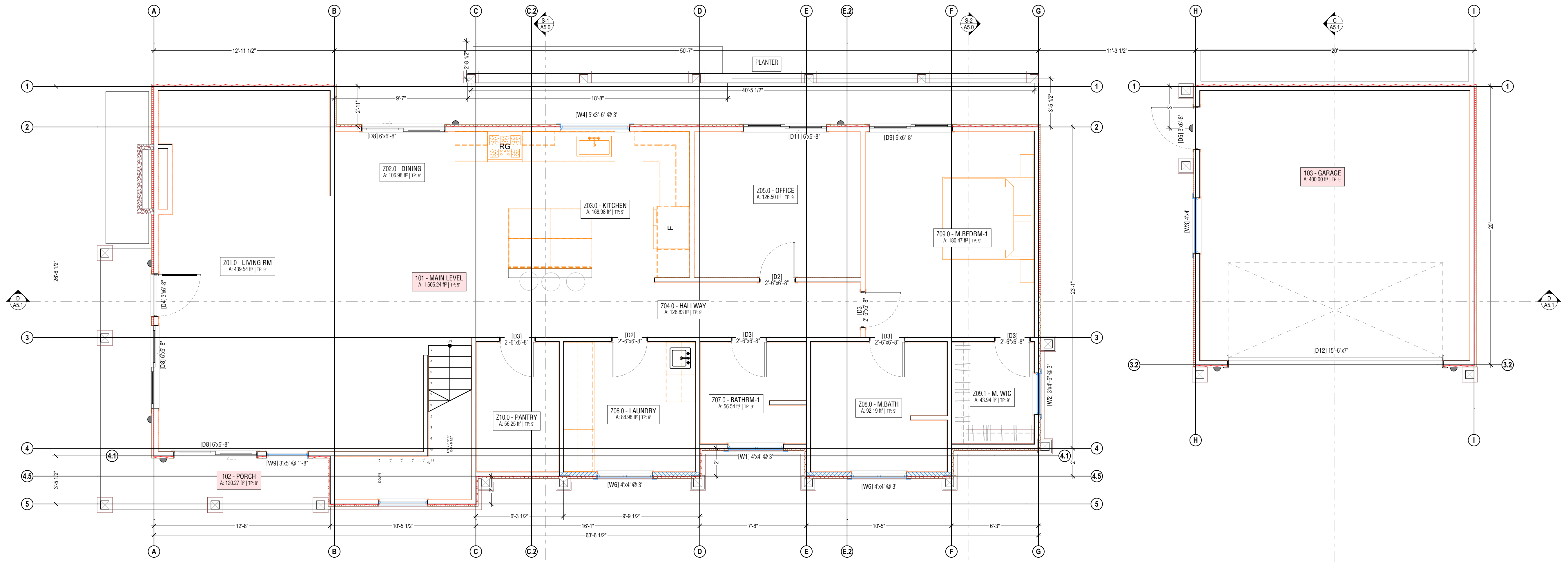
A1.1

AREA (ROOM S)		
ID	Zone Name	Area
Z01.0	LIVING RM	439.54
Z02.0	DINING	106.98
Z03.0	KITCHEN	168.98
Z04.0	HALLWAY	126.83
Z05.0	OFFICE	126.50
Z06.0	LAUNDRY	88.98
Z07.0	BATHRM-1	56.54
Z08.0	M.BATH	92.19
Z09.0	M.BEDRM-1	180.47
Z09.1	M. WIC	43.94
Z10.0	PANTRY	56.25
Z20.0	FAMILY-RM	252.31
Z21.0	HALLWAY	79.00
Z21.1	STOR.	8.00
Z21.2	STOR.	15.33
Z22.0	BEDRM-2	107.81
Z22.1	BEDRM-3	28.33
Z23.0	BEDRM-3	121.23
Z23.1	WIC	47.92
Z24.0	BATHRM-2	56.54
Z26.0	GUEST BEDRM-4	232.74
Z26.1	GUEST WIC	43.94
Z26.2	GUEST BATH	92.19
ZN14	ROOM	146.34
		2,718.88 ft²

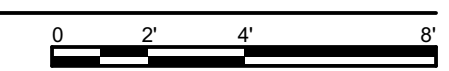
WINDOW PREVIEW													
ID	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13
PREVIEW													

WINDOW SCHEDULE				
ID	QTY	W	HT	Orientation
W1	1	4'	4'	R
W2	1	3'	4'-0"	R
W3	1	4'	4'	
W4	1	5'	3'-6"	
W5	2	6'	4'	L
W6	2	4'	4'	R
W7	3	2'-8"	4'	
W8	3	3'-6"	3'-6"	
W9	1	3'	5'	
W10	1	4'	4'	
W11	2	1'-2"	4'	R
W12	1	6'	1'-6"	
W13	1	2'-8"	2'-8"	R
W13	3	2'-8"	5'	

DOOR SCHEDULE					
ID	QTY	W	HT	SWING	Note/Remarks
D1	1	2'-4"	6'-8"	L	
D2	5	2'-6"	6'-8"	L	
D3	9	2'-6"	6'-8"	R	
D4	1	3'	6'-8"	R	ENTRY DOOR
D5	1	3'	6'-8"	L	
D6	1	3'	6'-8"	R	
D7	1	3'	8'	R	
D8	3	6'	6'-8"	R	EXIT DOOR
D9	1	6'	6'-8"	L	EXIT DOOR
D10	1	6'	6'-8"	R	EXIT DOOR
D11	1	6'	6'-8"	R	EXIT DOOR
D12	1	15'-6"	7'	L	



A PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

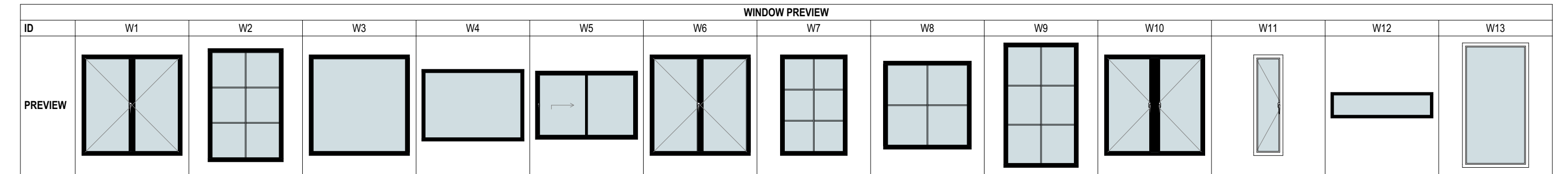
SHEET TITLE: PROPOSED FLOOR PLAN

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

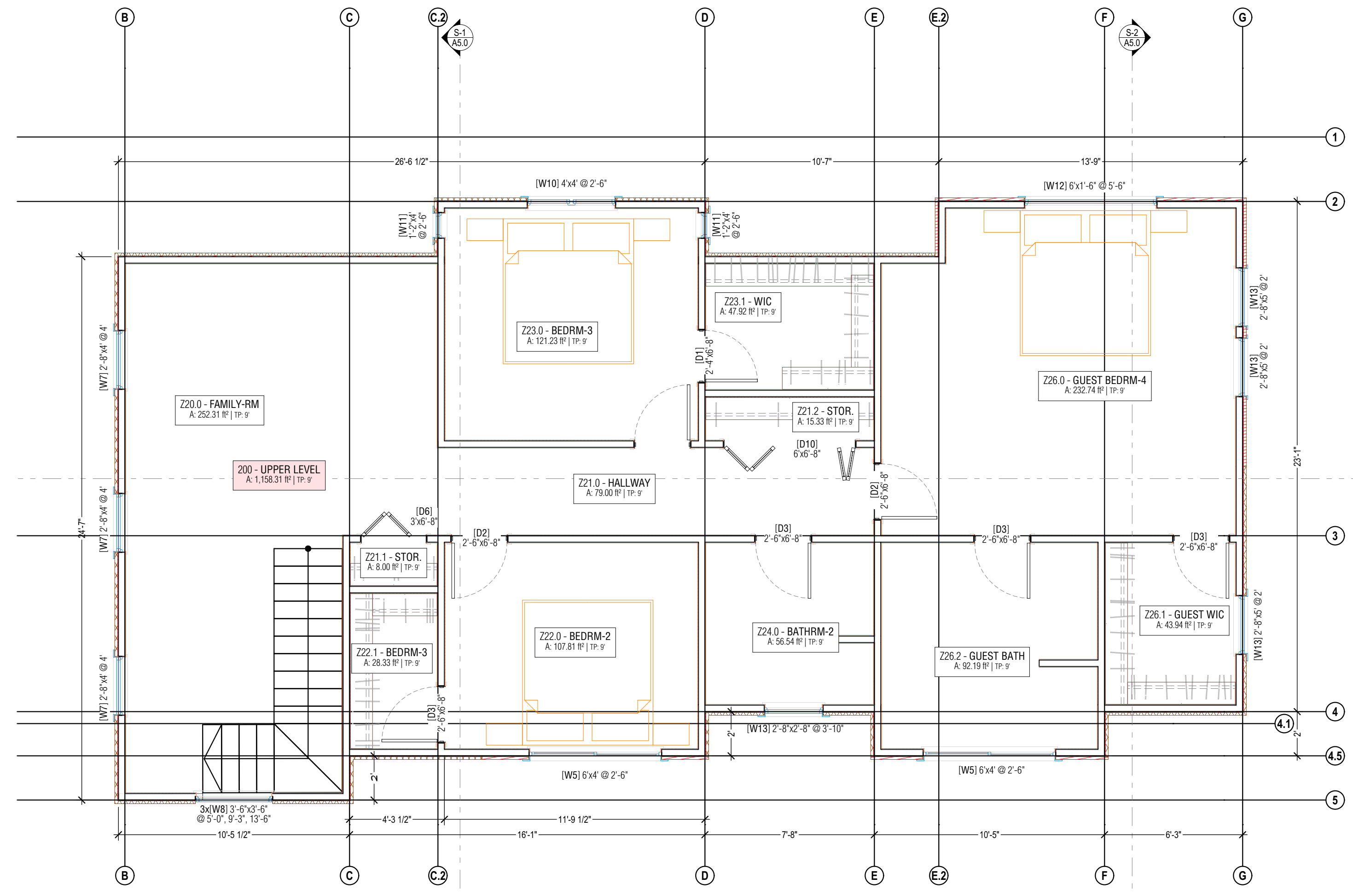
A2.0

AREA (ROOM S)		
ID	Zone Name	Area
Z01.0	LIVING RM	439.54
Z02.0	DINING	106.98
Z03.0	KITCHEN	168.98
Z04.0	HALLWAY	126.83
Z05.0	OFFICE	126.50
Z06.0	LAUNDRY	88.98
Z07.0	BATHRM-1	56.54
Z08.0	M.BATH	92.19
Z09.0	M.BEDRM-1	180.47
Z09.1	M. WIC	43.94
Z10.0	PANTRY	56.25
Z20.0	FAMILY-RM	252.31
Z21.0	HALLWAY	79.00
Z21.1	STOR.	8.00
Z21.2	STOR.	15.33
Z22.0	BEDRM-2	107.81
Z22.1	BEDRM-3	28.33
Z23.0	BEDRM-3	121.23
Z23.1	WIC	47.92
Z24.0	BATHRM-2	56.54
Z26.0	GUEST BEDRM-4	232.74
Z26.1	GUEST WIC	43.94
Z26.2	GUEST BATH	92.19
ZN14	ROOM	146.34
		2,718.88 ft²

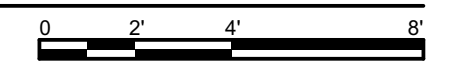


WINDOW SCHEDULE				
ID	QTY	W	HT	Orientation
W1	1	4'	4'	R
W2	1	3'	4'-6"	
W3	1	4'	4'	
W4	1	5'	3'-6"	
W5	2	6'	4'	L
W6	2	4'	4'	R
W7	3	2'-8"	4'	
W8	3	3'-6"	3'-6"	
W9	1	3'	5'	
W10	1	4'	4'	
W11	2	1'-2"	4'	R
W12	1	6'	1'-8"	
W13	1	2'-8"	2'-8"	
W13	3	2'-8"	5'	

DOOR SCHEDULE					
ID	QTY	W	HT	SWING	Note/Remarks
D1	1	2'-4"	6'-8"	L	
D2	5	2'-6"	6'-8"	L	
D3	9	2'-6"	6'-8"	R	
D4	1	3'	6'-8"	R	ENTRY DOOR
D5	1	3'	6'-8"	L	
D6	1	3'	6'-8"	R	
D7	1	3'	8'	R	
D8	3	6'	6'-8"	R	EXIT DOOR
D9	1	6'	6'-8"	L	EXIT DOOR
D10	1	6'	6'-8"	R	EXIT DOOR
D11	1	6'	6'-8"	R	EXIT DOOR
D12	1	15'-6"	7'	L	



A PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



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APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

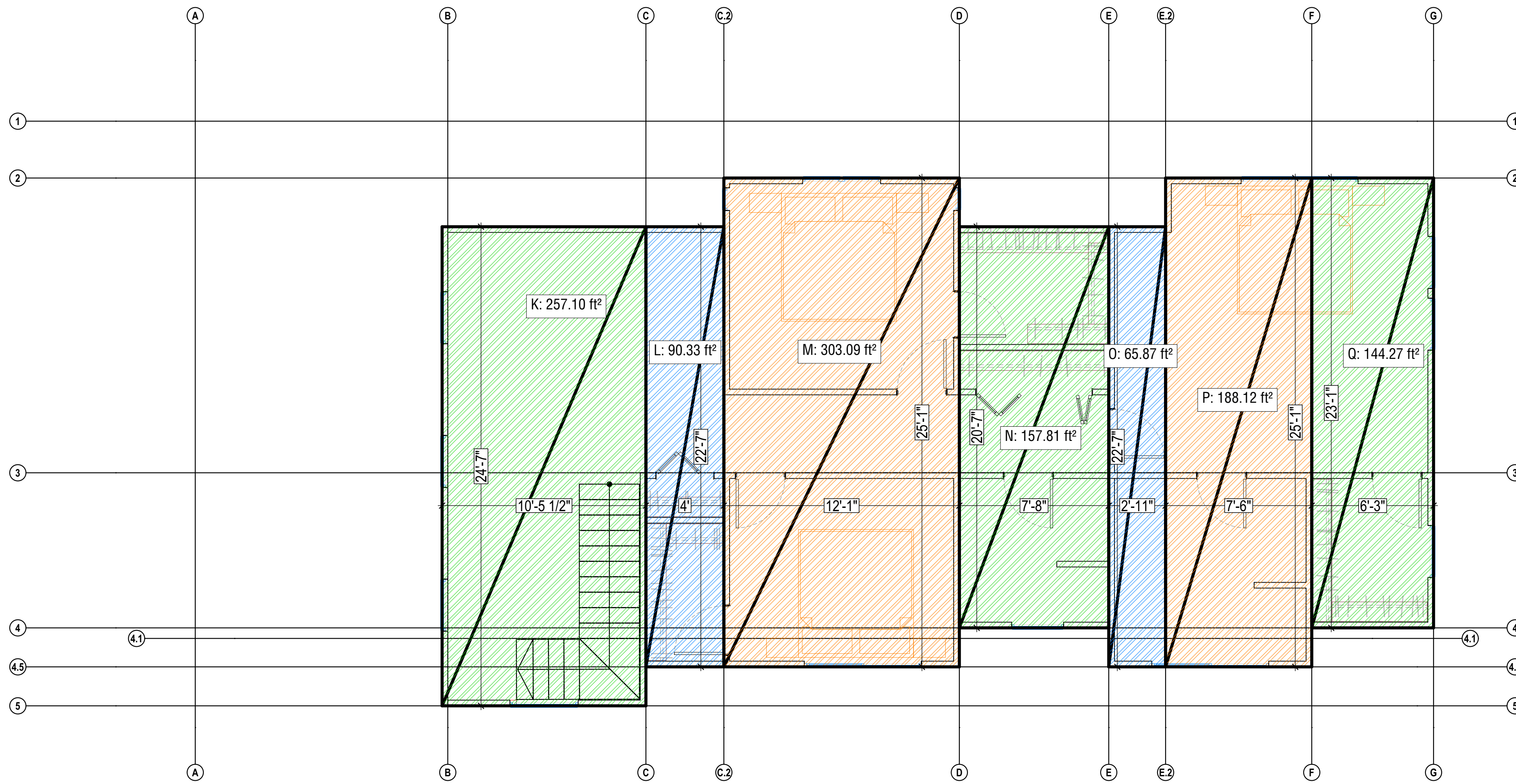
SHEET TITLE: PROPOSED UPPER FLOOR PLAN

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom

SCALE: AS SHOWN

A2.1



B SECONDED FLOOR AREA CALC

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

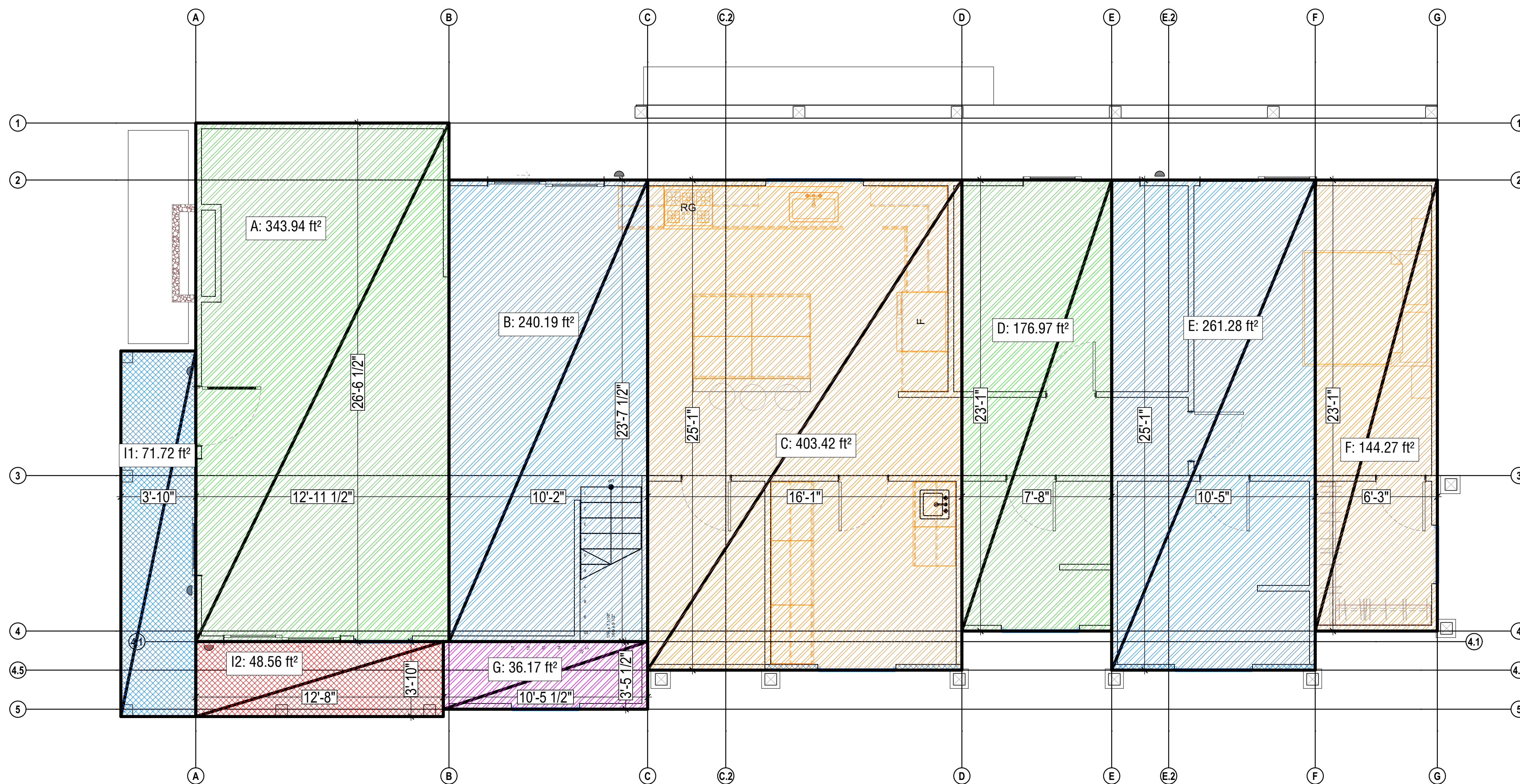


AREA CALC	
ID	AREA (ft ²)
A	343.94
B	240.19
C	403.42
D	176.97
E	261.28
F	144.27
G	36.17
G	36.17
I1	71.72
I2	48.56
K	257.10
L	90.33
M	303.09
N	157.81
O	65.87
P	188.12
Q	144.27

AREA CALCULATIONS	
	AREA
DWELLING	2,818.45 SQFT
1 ST FLOOR	1,606.24 SQFT
2 ND FLOOR	1,164.30 SQFT
GARAGE	400 SQFT
FRONT PORCH	120.27 SQFT
SITE	6,254 SQFT

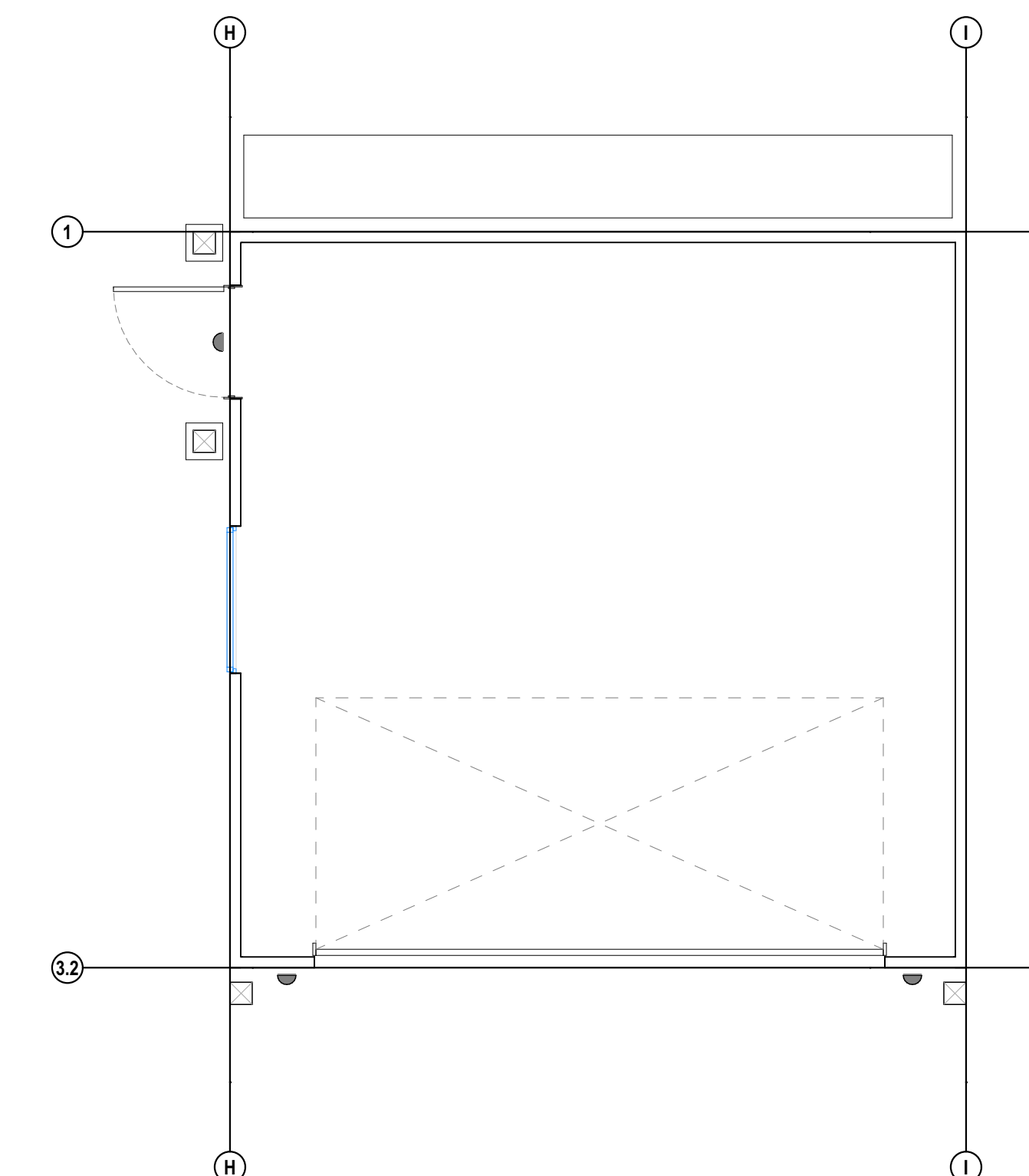
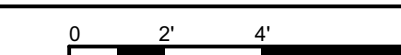
LOT COVERAGE	
ALLOWABLE COVERAGE (35%)	2,188.9 SQFT
PROPOSED	2,126.51 SQFT
PROPOSED	34.00%
ALLOWABLE	2,188.9 ft ²
ALLOWABLE	35%

FLOOR AREA RATIO	
ALLOWABLE FAR (53%)	3,314.62 SQFT
PROPOSED (51.46%)	3,290.81 SQFT
PROPOSED	3,290.81 ft ²
PROPOSED	52.62%
ALLOWABLE	3,314.62 ft ²
ALLOWABLE	53%



A FIRST FLOOR AREA CALC

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



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APN: 036-103-620

OWNER: MARINA FASTOVSKAYA

SHEET TITLE: PROPOSED AREA CALCULATION

DESIGNER: ALEX MARTYNOVSKIY
NAME: ALEX MARTYNOVSKIY
SIGNATURE: _____ DATE: _____

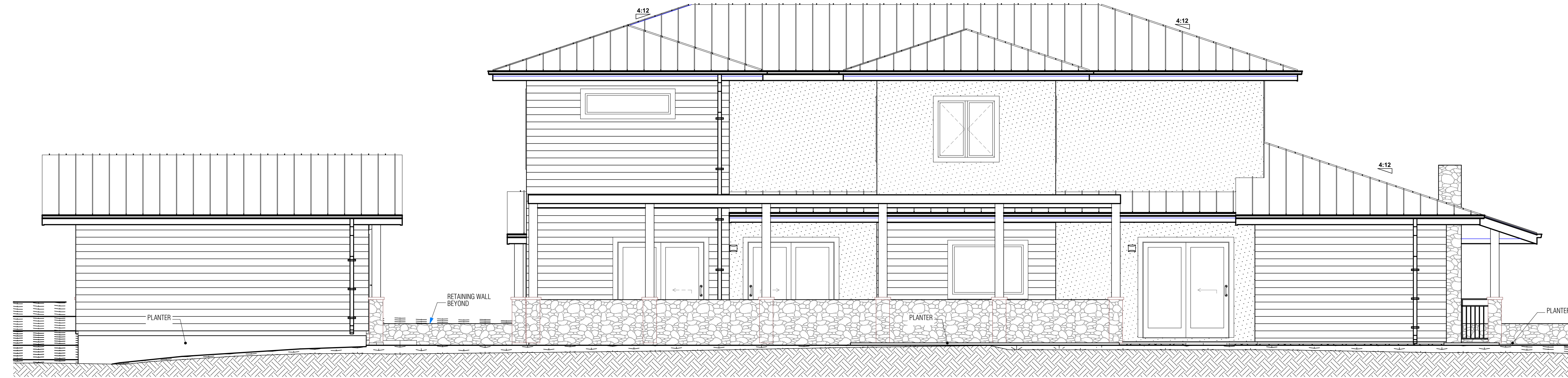
PROJECT #: #Pin

DATE: 5/3/2022

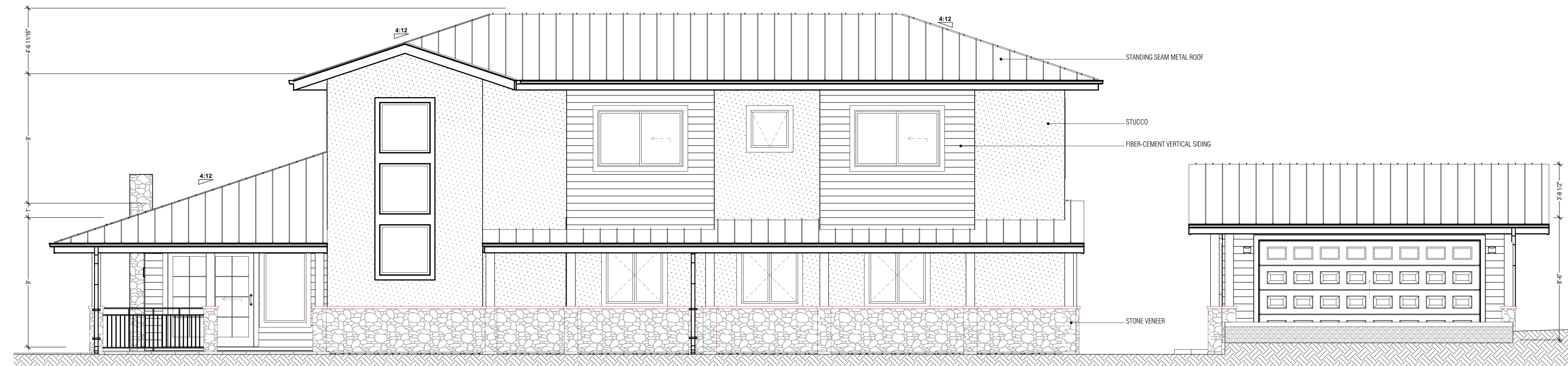
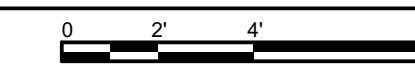
DRAWN BY: #Contact Custom

SCALE: AS SHOWN

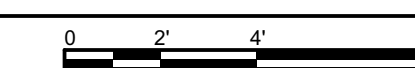
A2.2



D PROPOSED SOUTH-EAST ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"



E PROPOSED NORTH-WEST ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"



vkdesignersf@gmail.com
415 756-7038

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ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN: 036-103-620

OWNER: MARINA FASTOVSKAYA

SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

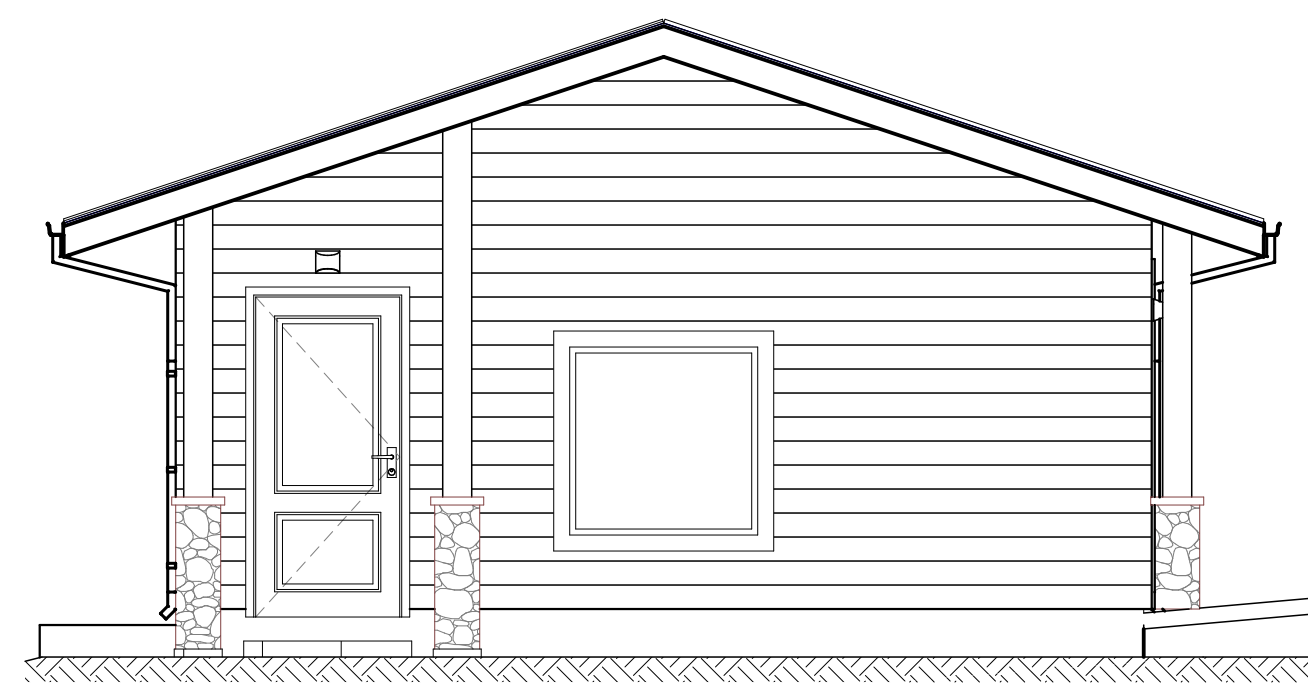
PROJECT #: #Pin

DATE: 5/3/2022

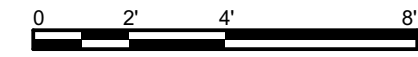
DRAWN BY: #Contact Custom

SCALE: AS SHOWN

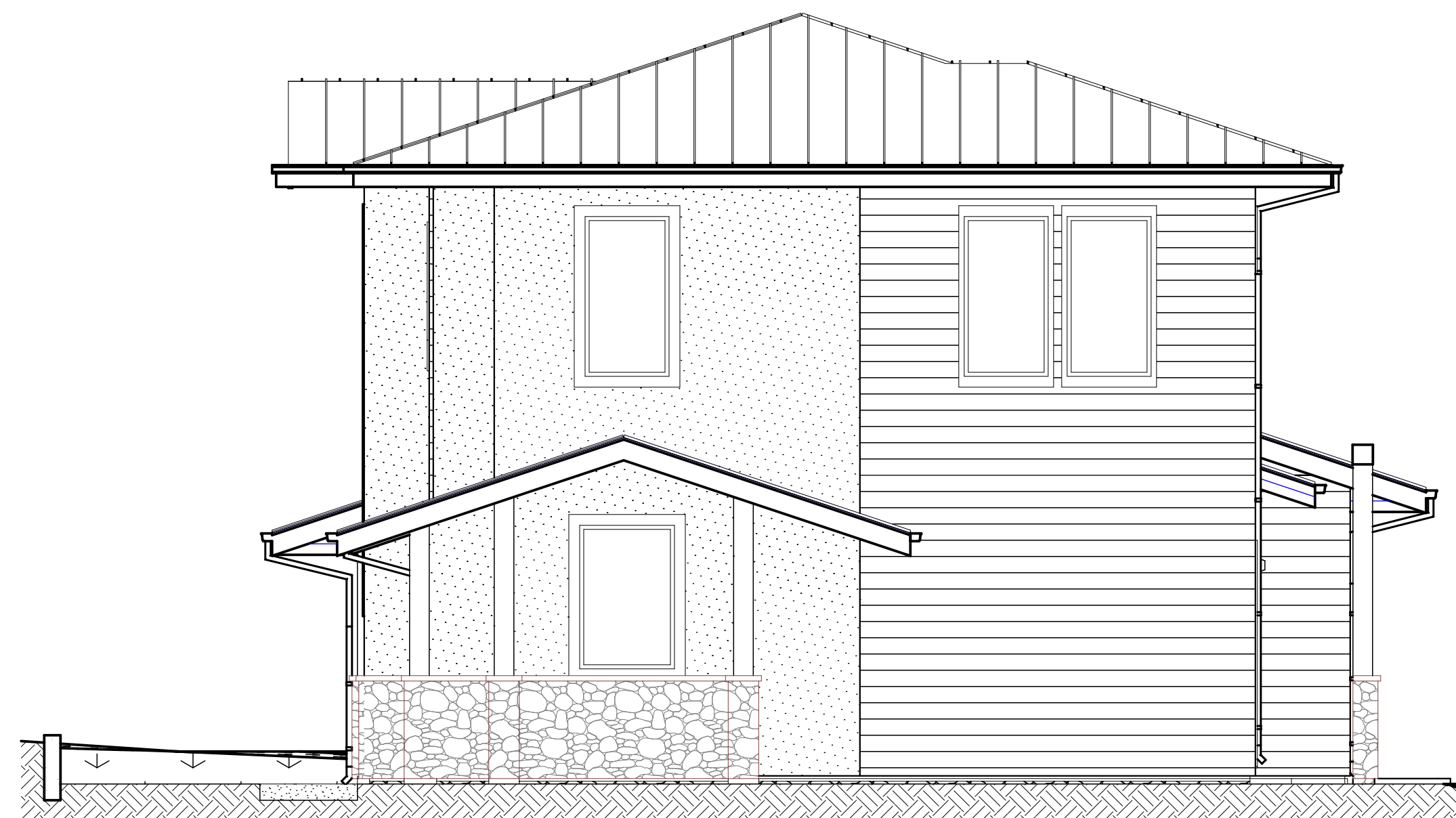
A3.0



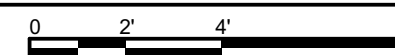
B PROPOSED NORTH-EAST ELEVATION @ GARAGE (FRONT)
SCALE: 1/4" = 1'-0"



A PROPOSED NORTH-EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



D PROPOSED SOUTH-WEST ELEVATION (BACK)
SCALE: 1/4" = 1'-0"



C PROPOSED SOUTH-WEST ELEVATION @ GARAGE (BACK)
SCALE: 1/4" = 1'-0"



vkdesignersf@gmail.com
415 756-7038

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ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY
DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN
036-103-620

OWNER
MARINA FASTOVSKAYA

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

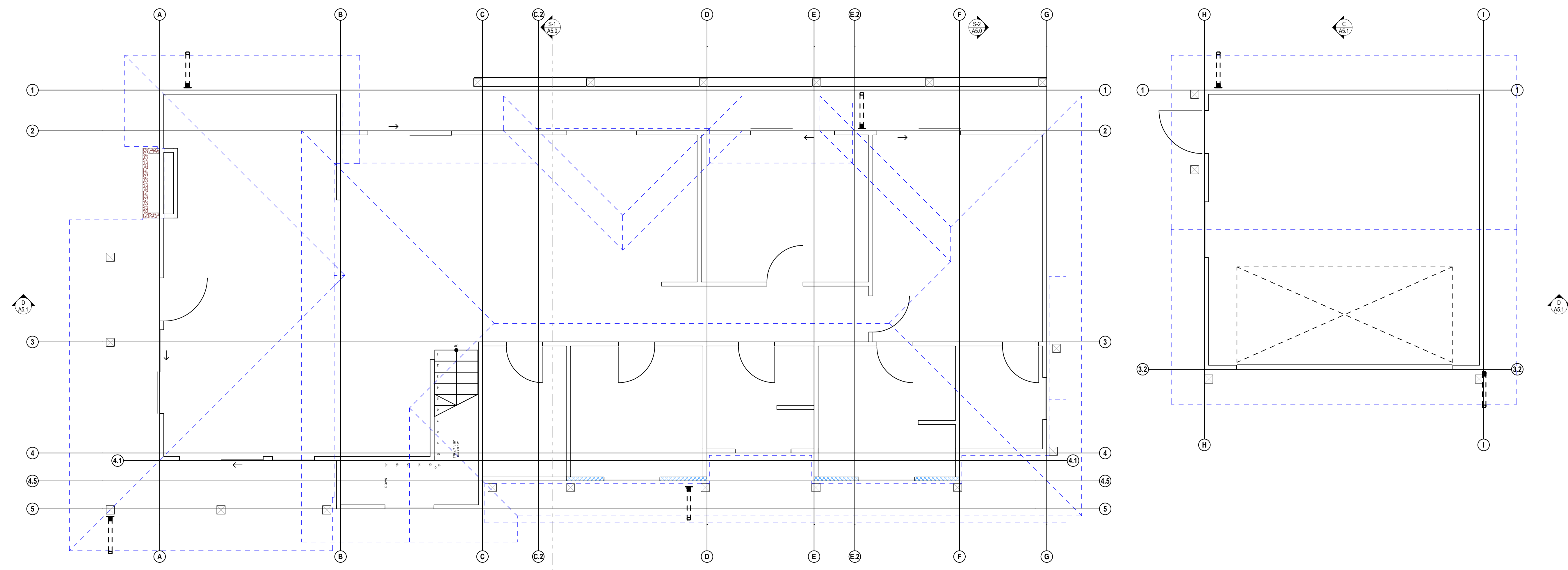
DESIGNER
ALEX MARTYNOVSKIY
NAME
SIGNATURE DATE

PROJECT #: #Pin

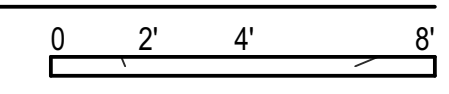
DATE: 5/3/2022

DRAWN BY: #Contact Custom

SCALE: AS SHOWN



A ROOF PLAN
SCALE: 1/4" = 1'-0"



ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
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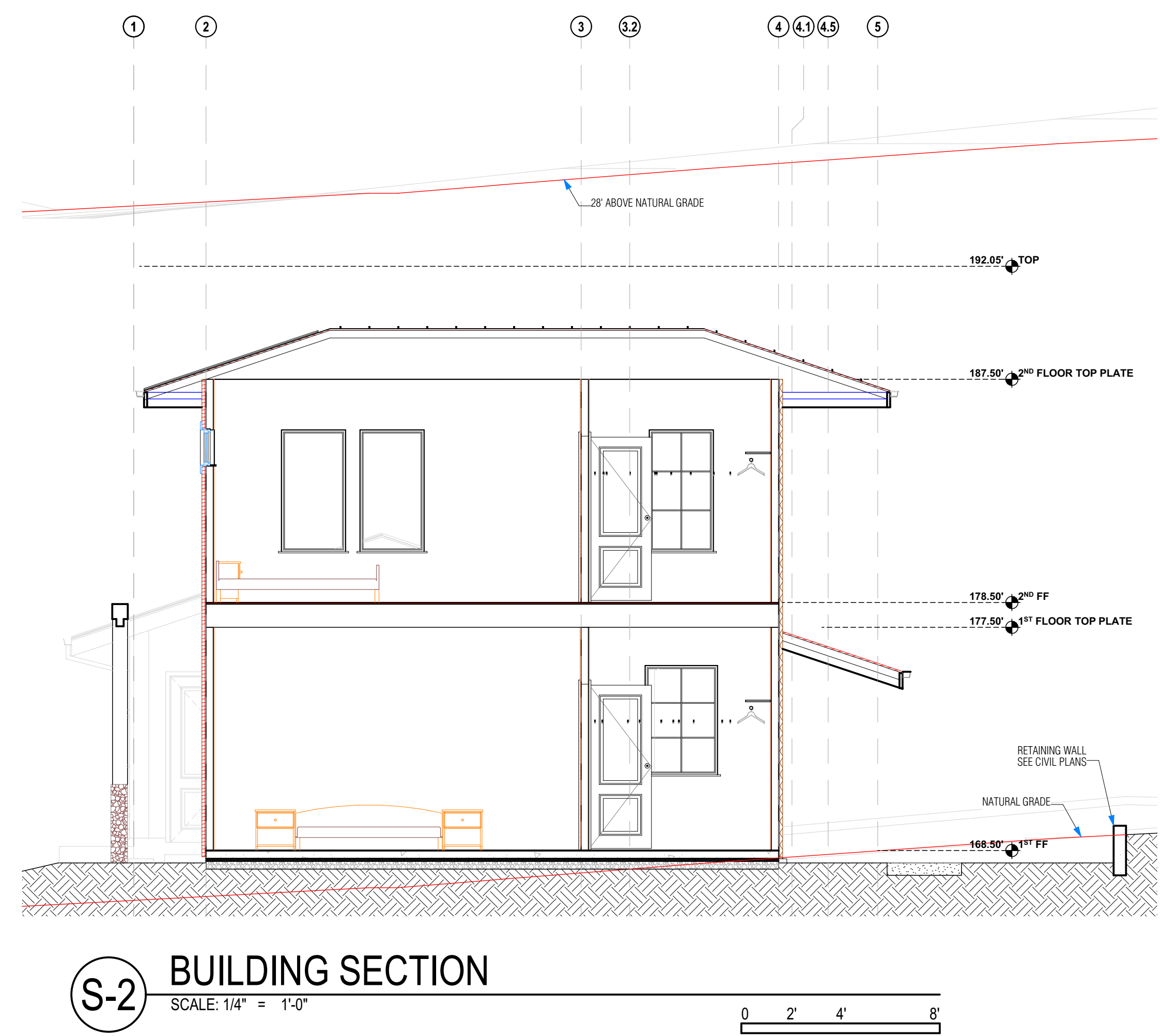
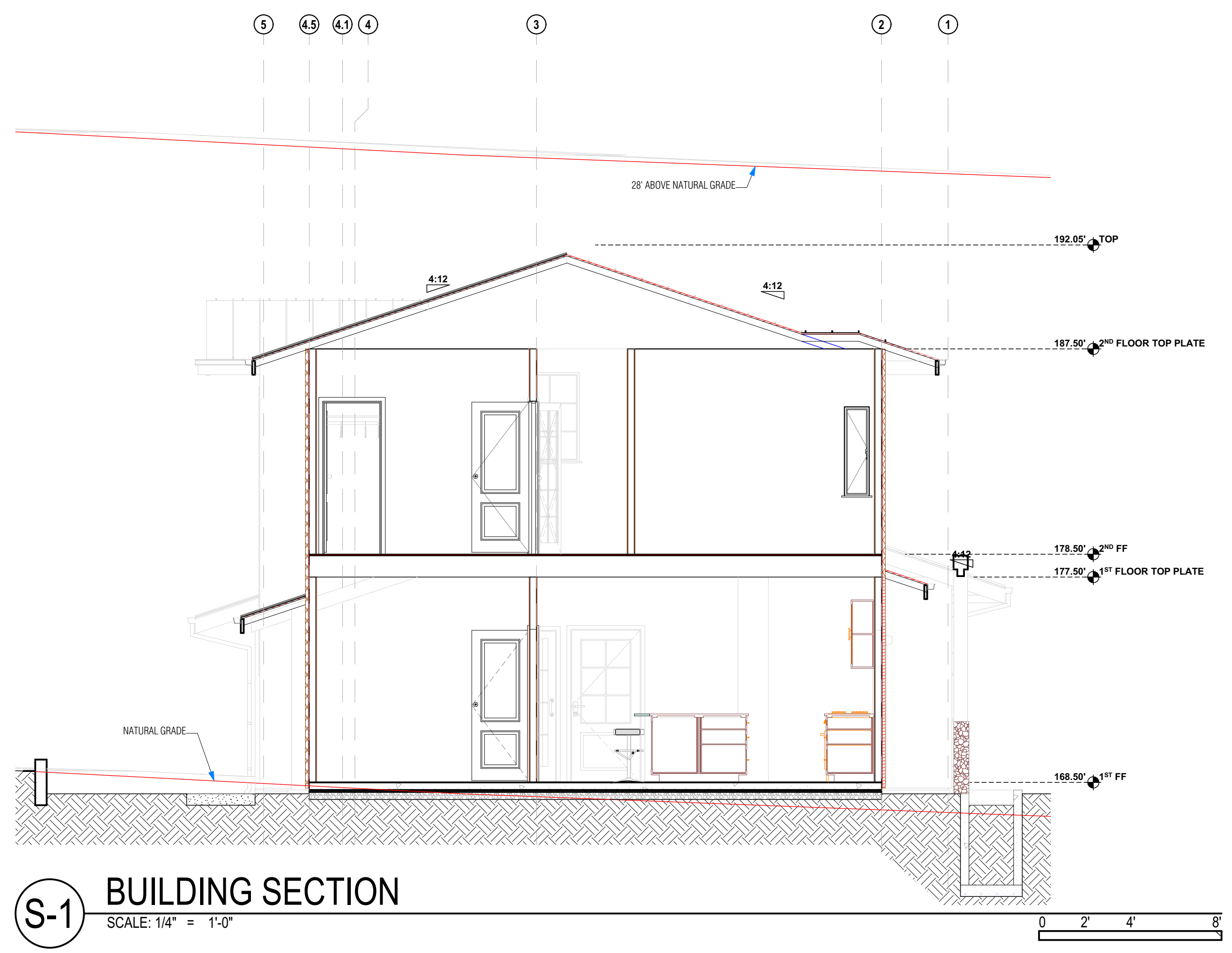
APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: ROOF PLAN

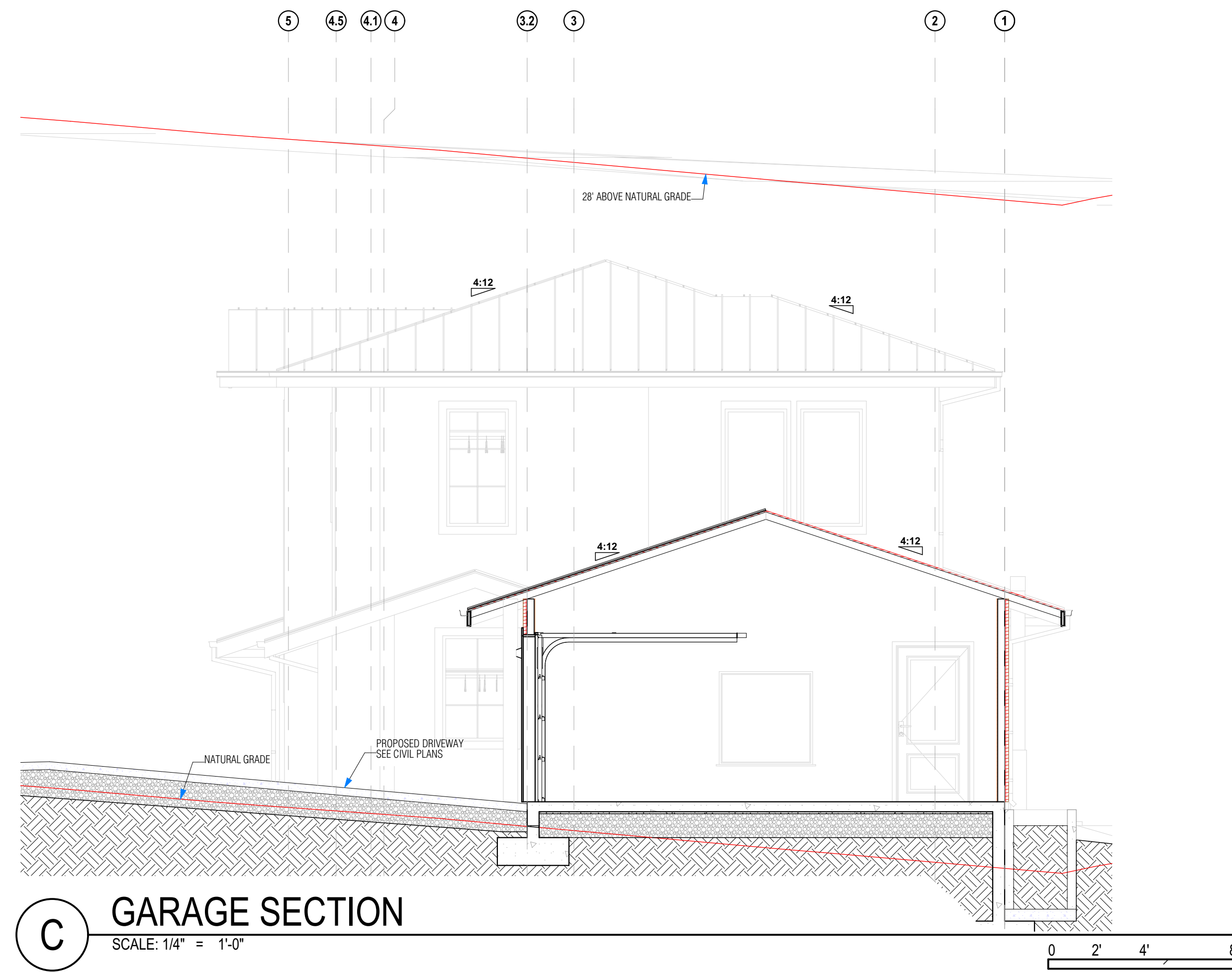
DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

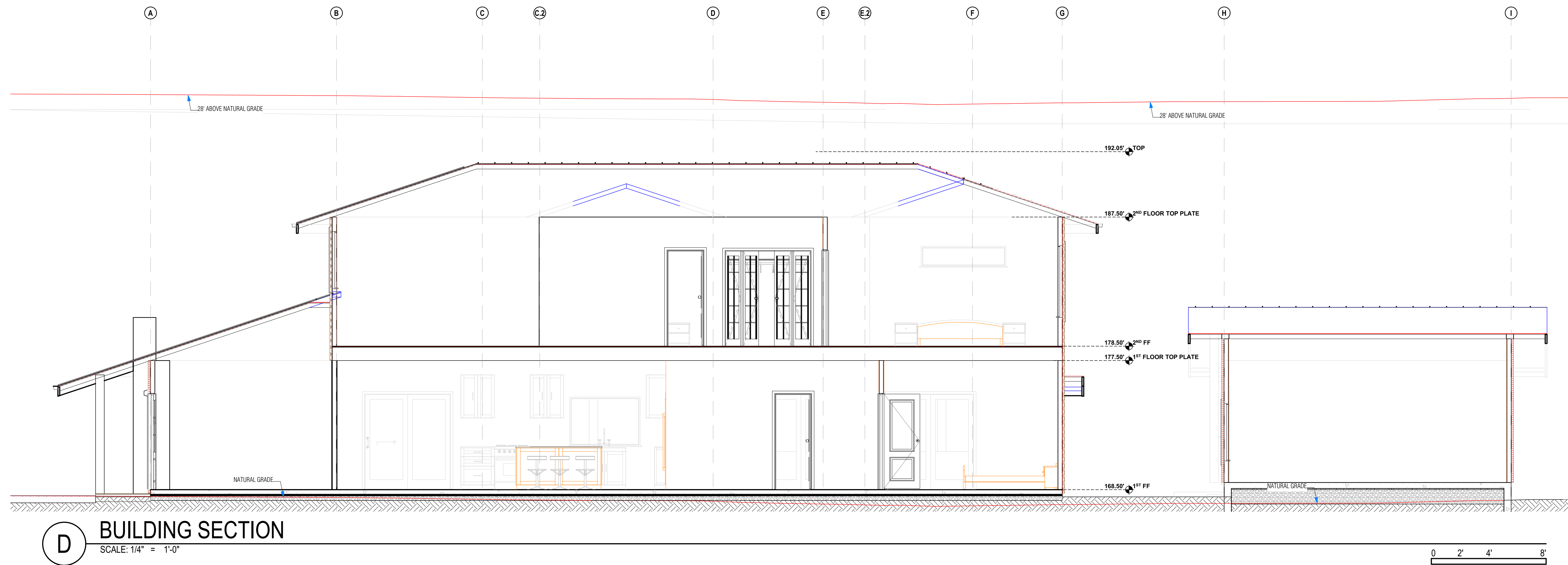
A4.0



ALEX MARTYNOVSKIY ALEX.MARTYNOVSKIY@PROTONMAIL.COM		
DATE	BY	
NEW SINGLE FAMILY DWELLING 700 GEORGE ST. MONTARA, CA 94037		
APN 036-103-620	OWNER MARINA FASTOVSKAYA	
SHEET TITLE BUILDING SECTIONS		
DESIGNER ALEX MARTYNOVSKIY		
NAME		
SIGNATURE		DATE
PROJECT #: #Pin		
DATE: 5/3/2022		
DRAWN BY: #Contact Custom		
SCALE: AS SHOWN		
A5.0		



C GARAGE SECTION
SCALE: 1/4" = 1'-0"



D BUILDING SECTION
SCALE: 1/4" = 1'-0"

ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

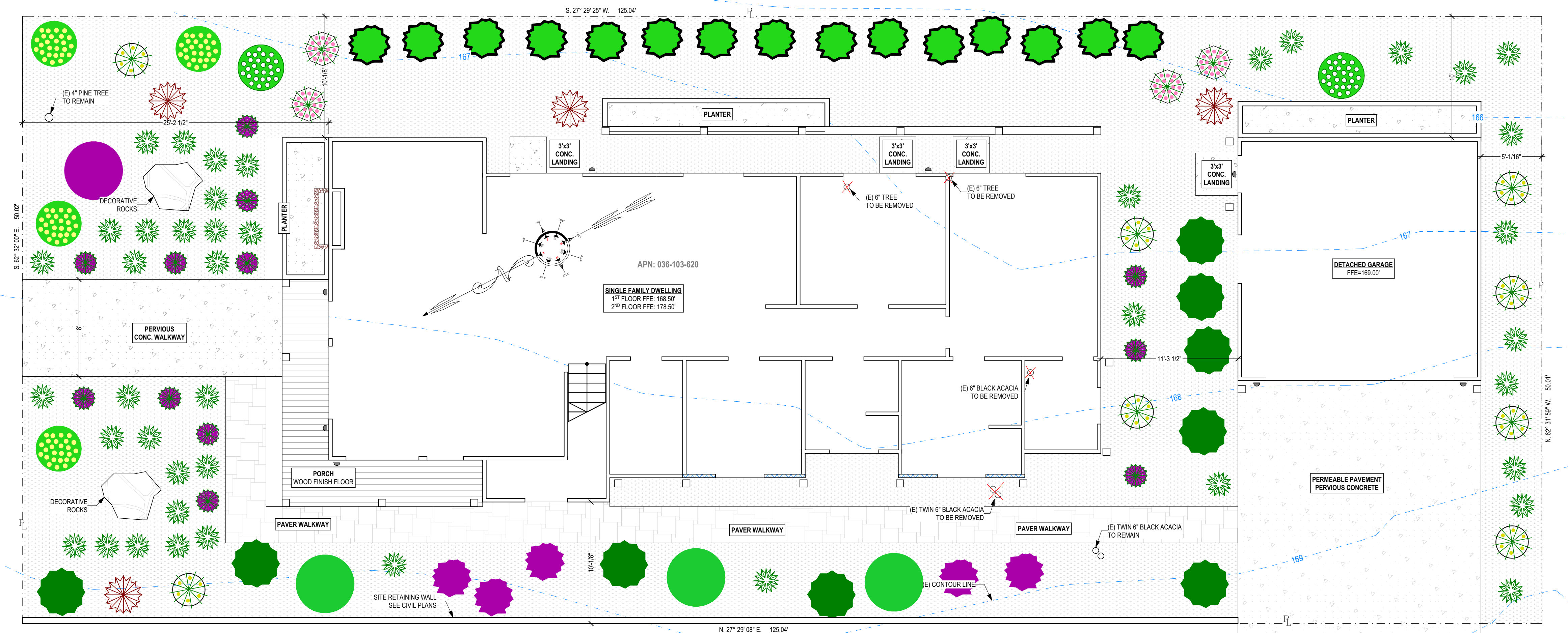
SHEET TITLE: BUILDING SECTIONS

DESIGNER: ALEX MARTYNOVSKIY
NAME: _____
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

A5.1

PLANT SCHEDULE																							
TREES						SHRUBS						ORNAMENTAL GRASSES											
No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	DESIGNATION	IMAGE
1	CRH	1	Ceanothus x 'Ray Hartman'	RAY HARTMAN CEANOTHUS	5-Gal			5	Cc	2	Carpenteria californica	BUSH ANEMONE	5-Gal			8	FgE	43	Festuca glauca 'Elijah Blue'	ELIJAH BLUE BLUE FESCUE	1-Gal		
2	FSG	4	Fremontodendron x 'San Gabriel'	CALIFORNIA FLANNEL BUSH	5-Gal			6	Cis	4	Cistus x purpureus	ORCHID ROCK ROSE	5-Gal			9	PJS	4	Pharbitis 'Jack Spratt'	JACK SPRATT FLAX	1-Gal		
3	PvC	9	Prunus caroliniana 'Compacta'	COMPACTA CAROLINA LAUREL CHERRY	15-Gal			7	RnC	5	Ribes sanguineum Claremont	PINK FLOWERING CURRANT	5-Gal			10	Ts	12	Thymus serpyllum	WILD THYME	1-Gal		
4	FP	3	Fern Pine	PODOCARPUS GRACILIOR	24"-Box			7	Ph	15	Pittosporum tenuifolium	SILVER SHEEN (PRIVACY HEDGE)	5-Gal			11	LTG	8	Lantana x 'Trailing Gold'	TRAILING GOLD LANTANA	1-Gal		



A LANDSCAPING
SCALE: 3/16" = 1'-0"

ALEX MARTYNOVSKIY
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

NEW SINGLE FAMILY DWELLING
700 GEORGE ST.
MONTARA, CA 94037

APN: 036-103-620
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: LANDSCAPE PLAN

DESIGNER: ALEX MARTYNOVSKIY
NAME: ALEX MARTYNOVSKIY
SIGNATURE: _____ DATE: _____

PROJECT #: #Pin
DATE: 5/3/2022
DRAWN BY: #Contact Custom
SCALE: AS SHOWN

L1.0