

# Planning Permit Application Form

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

PLN: 2015-00527  
BLD:

### Applicant/Owner Information

Applicant: Chris Ridgway Architect, Inc  
Mailing Address: 610 Poplar St Half Moon Bay CA Zip: 94019  
Phone, W: 650.629.6391 H:  
E-mail Address: crarchitect@coastside.net FAX:

Name of Owner (1): <u>Daniel M. Joo</u>	Name of Owner (2):
Mailing Address: <u>2402 Anza Ave</u>	Mailing Address:
<u>Palo Alto CA</u> Zip: <u>95016</u>	Zip:
Phone, W: <u>530.400.7277</u>	Phone, W:
H:	H:
E-mail Address: <u>stigma32@hotmail.com</u>	E-mail Address:

### Project Information

Project Location (address): vacant lot  
W. Main St, Montara  
Zoning: R1/S1/DR/CO  
Assessor's Parcel Numbers: 036-047-030-040  
Parcel/lot size: 5000 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)  
Residence with guest unit on the 1st floor. Utility connection

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):  
The lot is relatively flat that is about 3% slope. No creeks. No dense vegetation

Describe Existing Structures and/or Development:  
Vacant lot: no exist structures. New Residence to be proposed

### Signatures

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

Owner's signature: \_\_\_\_\_  
Owner's signature: \_\_\_\_\_  
Applicant's signature: [Signature] 11/19/15

# Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN 2015-06527

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

## Basic Information

### Applicant:

Name: Chris Ridgway Architect, Inc  
Address: 670 Poplar St  
HMB CA Zip: 94019  
Phone: 650.622.6301 A: 650-303-3627  
Email: crarchitect@coastside.net

### Owner (if different from Applicant):

Name: Daniel M. Joo  
Address: 2402 Anca Ave  
Davis CA Zip: 95616  
Phone, W: \_\_\_\_\_ H: 530 400 7277  
Email: stigma32@hotmail.com

### Architect or Designer (if different from Applicant):

Name: same  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_ Email: \_\_\_\_\_

## Project Site Information

### Project Location:

APN: 036-047-030/040  
Address: Main St  
Montara Zip: 1  
Zoning: R1/S17/DR/CD  
Parcel/lot size: 5,000 sq. ft.

### Site Description:

- Vacant Parcel
- Existing Development (Please describe): \_\_\_\_\_

## Project Description

### Project:

- New Single Family Residence: \_\_\_\_\_ sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

### Describe Project:

New Two-story  
Wood-framed  
Residence: 2600 sq ft

### Additional Permits Required:

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

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
	<u>See Color Bd.</u> (If different from existing, attach sample)		
a. Exterior walls	<u>Stucco / Tower-Synthetic wood</u>	<u>Palace Ochre &amp; Del Mar Blue</u>	<input type="checkbox"/>
b. Trim	<u>Wood</u>	<u>Ben Moore: Pencil Stain</u>	<input type="checkbox"/>
c. Windows	<u>Aluminum</u>	<u>Anodized Black</u>	<input type="checkbox"/>
d. Doors	<u>Various</u>		<input type="checkbox"/>
e. Roof	<u>Comp. Shingles</u>	<u>Charcoal</u>	<input type="checkbox"/>
f. Chimneys	<u>N/A</u>		<input type="checkbox"/>
g. Decks & railings	<u>Aluminum &amp; glass</u>	<u>Anodized Black</u>	<input type="checkbox"/>
h. Stairs	<u>Metal</u>	<u>Black</u>	<input type="checkbox"/>
i. Retaining walls	<u>N/A</u>		<input type="checkbox"/>
j. Fences	<u>Wood</u>	<u>Stained</u>	<input type="checkbox"/>
k. Accessory buildings	<u>N/A</u>		<input type="checkbox"/>
l. Garage/Carport	<u>Sections w/ glass</u>	<u>Del Mar Blue</u>	<input type="checkbox"/>

5. General Findings

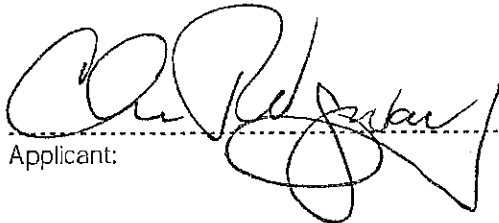
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

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

6. Signature

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

  
Owner:

  
Applicant:

9/7/15  
Date:

9/7/15  
Date:

Planning and Building Department

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

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Chris Ridgway Architect, Inc  
Primary Permit #: PLN2015 000527

1. Instructions

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

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes  No

If yes, list Assessor's Parcel Number(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes  No

If yes, explain (include date and application file numbers).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	Stucco / Tower-Synthetic	wood / Palace Ochre & Del Mar Blue	<input type="checkbox"/>
b. Trim	Wood	Ben Moore Dandel Cream	<input type="checkbox"/>
c. Roof	Comp Shingles	Charcoal	<input type="checkbox"/>
d. Chimneys	w/a	—	<input type="checkbox"/>
e. Accessory Buildings	w/a	—	<input type="checkbox"/>
f. Decks/Stairs	Wood Staves	Black	<input type="checkbox"/>
g. Retaining Walls	Aluminum & glass	Anodized Black	<input type="checkbox"/>
h. Fences	Wood	stained	<input type="checkbox"/>
i. Storage Tanks	w/a	—	<input type="checkbox"/>

## 4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- |   | Yes                                 | No                                  |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Beaches?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Sand Dunes?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Ridgetops?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| i. Removal of trees or vegetation?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j. Grading or alteration of landforms?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| k. Landscaping?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| l. Signs?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| n. Areas subject to flooding?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities?                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explain all Yes answers below.** Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

- i: 3 trees under 12"  $\phi$
- j: A new crank space
- k: New design
- m: New house means underground

## 5. Staff Use Only

### California Coastal Commission Jurisdiction

**A.** Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------
- Construction or grading within 100 feet of a stream or wetland?
 

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

**B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- |                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: \_\_\_\_\_

**Environmental Information Disclosure Form**

**Planning and Building Department**

PLN 2015-60527

BLD \_\_\_\_\_

Project Address: vacant lot:  
Main St, Montara

Name of Owner: Pam Jojo & Steve Haas  
Address: 2402 Anza Ave  
Davis CA 95616 Phone: 530.400.7277

Assessor's Parcel No: 036-047-030/040

Name of Applicant: Chris Ridgway Architect  
Address: 670 Poplar St

Zoning District: R1/S17/DR/00

Phone: 650.622.6301

**Existing Site Conditions**

Parcel size: 5,000 sq ft

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

The lot is relatively flat with a 2-3% slope.  
No creeks in or around. No dense vegetation.

**Environmental Review Checklist**

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

Yes	No	Will this project involve:
<input type="checkbox"/>	<input type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft? <u>n/a</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>None over 12" D.B.H. All under 8"</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>200</u> c.y. Fill: <u>260</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Civil Engineers earthwork quantities per his calculations. These would include but not include gravel space areas.

Signature required on reverse →

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JUN 13 2015

San Mateo County  
Planning and Building Department



**COLOR BOARD FOR JOO & HASS**

Main Street, Montara, CA  
September 1, 2015



**ROOF**

Use Composition shingles by GAF.  
Timberline in charcoal.



**UPSTAIRS WALLS**

Stucco painted Benjamin Moore  
Palace Ochre #CW-425



**DOWNSTAIRS WALLS**

Stucco painted Benjamin Moore  
Del Mar Blue #704



**TOWER WALLS**

Resysta: Synthetic wood  
Applied Horizontally



**EAVES & BELLY BAND**

Wood painted Benjamin Moore  
Drenched Siena #1182



**WINDOWS AND BALCONY RAIL**

Anodized Black



**CULTURED STONE**

Wood painted Benjamin Moore

**CHRIS RIDGWAY ARCHITECT**

670 Poplar Street, Half Moon Bay, CA  
Phone, 650 622-6301.

8/20/15-00527

PUNJOS-00527

# LAMPS PLUS.

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[Lamps Plus](#) | [Outdoor Lighting](#) | [Dark Sky](#) | [Hinkley Cascade Bronze 14 1/2" High Outdoor Wall Light](#)

[< Go Back](#)

## Hinkley Cascade Bronze 14 1/2" High Outdoor Wall Light

[Write a Review](#)

OTHER OPTIONS



**\$209.00** + **FREE SHIPPING & FREE RETURNS\***

[Low Price Guarantee](#)

Qty:

[ADD TO CART](#)

[ADD TO WISH LIST](#)

[Save Energy!](#) Purchase with a dimmer

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

### Style # M5857

This sleek, bronze finish outdoor wall light is Dark Sky compliant.

Modern lines meet gorgeous materials in the Cascade collection of outdoor lighting. The sleek design will add contemporary class and appeal to your home. This outdoor wall light features a bronze finish and amber etched organic rain glass. The Cascade outdoor light from Hinkley is also Dark Sky compliant.

- Bronze finish.
- Amber etched organic rain glass.
- ADA and Dark Sky compliant.
- By Hinkley Lighting.
- Takes one 100 watt bulb (not included).
- 14 1/2" high.
- 8" wide.
- Extends 4" from the wall.
- 4 3/4" from mounting point to top of fixture.

**HINKLEY**  
LIGHTING

[Shop all Hinkley](#)

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NOV 19 2015

San Mateo County  
Planning and Building Department



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

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

Please explain any "Yes" answers:

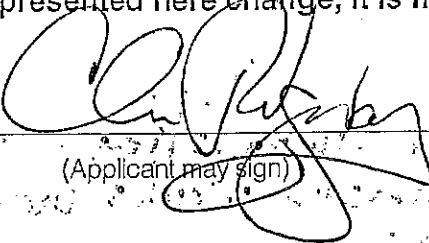
## 3. National Pollutant Discharge Elimination System (NPDES) Review

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

## Certification

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

Signed:



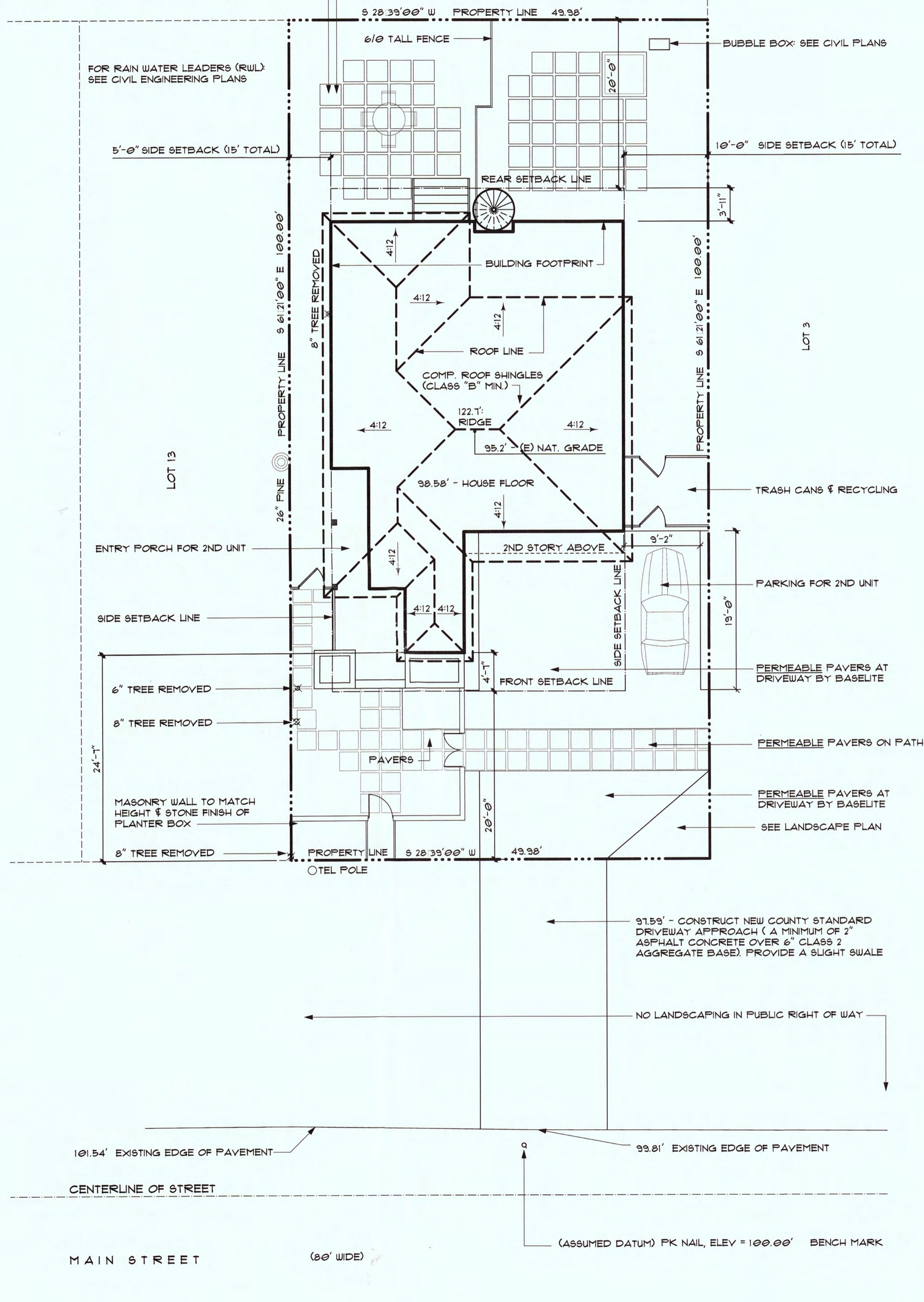
(Applicant may sign)

Date:

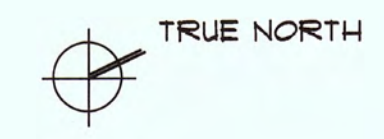
9/7/13

30" POURED IN PLACE CONCRETE PADS. USE 6"x6" #10x10 WELDED WIRE MESH IN EACH SLAB. THE SPACES BETWEEN THE CONCRETE PADS ARE FORMED WITH 4"x4" TO MAKE A 3 1/2" SPACE BETWEEN THE SQUARE PADS. FILL THE SPACE BETWEEN THE PADS WITH PEBBLES. THE SOIL BENEATH THE SLABS SHALL BE FILLED AND COMPACTED PER THE SOILS REPORT.

NOTE: THESE AREAS IN THE REAR YARD AND FRONT YARD ARE PERMEABLE AREAS BECAUSE THERE IS 3 1/2" OF SPACE WITH ROCK AROUND EACH CONCRETE PAD. THE WATER WILL DRAIN INTO THE GROUND.



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



ALL CONSTRUCTION SHALL CONFORM TO:  
 2013 CALIFORNIA RESIDENTIAL CODE  
 2013 CALIFORNIA BUILDING CODE  
 2013 CALIFORNIA MECHANICAL CODE  
 2013 CALIFORNIA PLUMBING CODE  
 2013 CALIFORNIA FIRE CODE  
 2013 CALIFORNIA ELECTRICAL CODE  
 2013 CALIFORNIA ENERGY CODE  
 2013 CALGREEN BUILDING CODE STANDARDS

OCCUPANCY GROUP: R3-U  
 TYPE OF CONSTRUCTION: TYPE V-B  
 SCOPE OF WORK: NEW TWO-STORY WOOD-FRAMED RESIDENCE  
 FIRE SPRINKLER PLANS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION

**LIST OF DRAWINGS FOR DESIGN REVIEW**

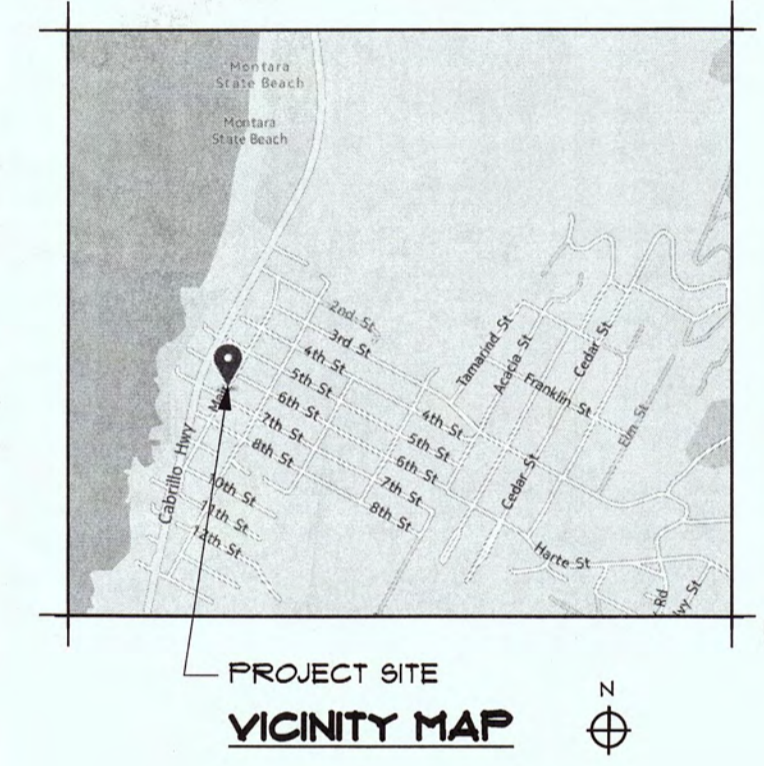
A1.1	TITLE PAGE & SITE PLAN
A1.2	ABBREVIATION / C.O.P NOTES / FIRE NOTES
SUI	SURVEY
C0-C4	CIVIL DESIGN
L01	LANDSCAPING PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTIONS

AREA INCLUDED IN		SQUARE FOOTAGE	AREA
SITE COVERAGE	FLOOR AREA		
X	X	1,318*	FIRST FLOOR INCLUDING GARAGE
* 2ND UNIT IS 695 SQ FT TO INTERIOR WALLS			

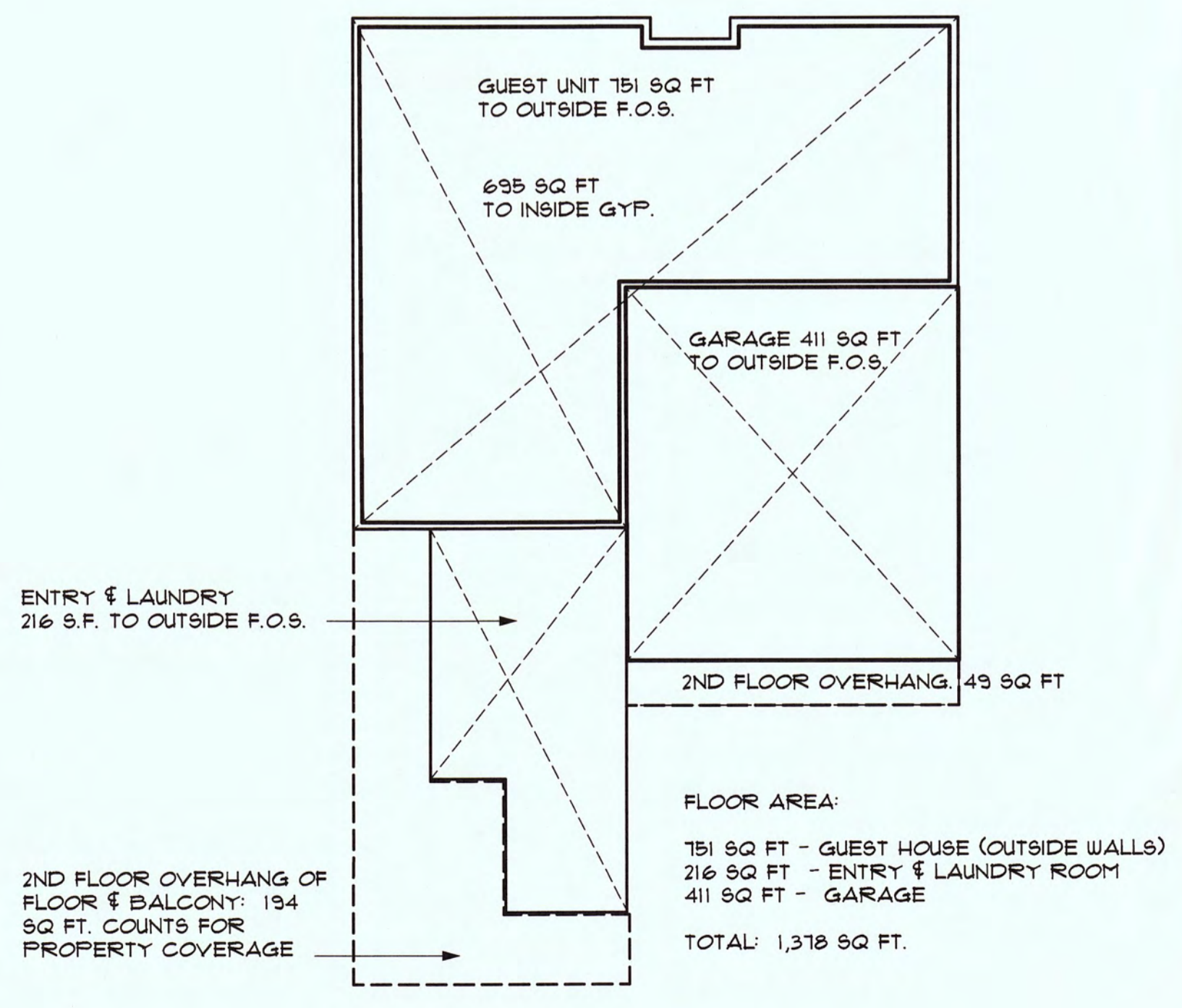
X	X	1,238	SECOND FLOOR (EXCLUDES ITEMS BELOW)
X	X	243	2ND STORY BALCONY, 2ND STORY OVER 1ST FLOOR & 2ND STORY WALL OVERHANG

1,621	OUR SITE COVERAGE
35%	PERCENTAGE OF SITE COVERAGE
5,000	LOT SIZE
1,150	MAXIMUM SITE COVERAGE ALLOWED

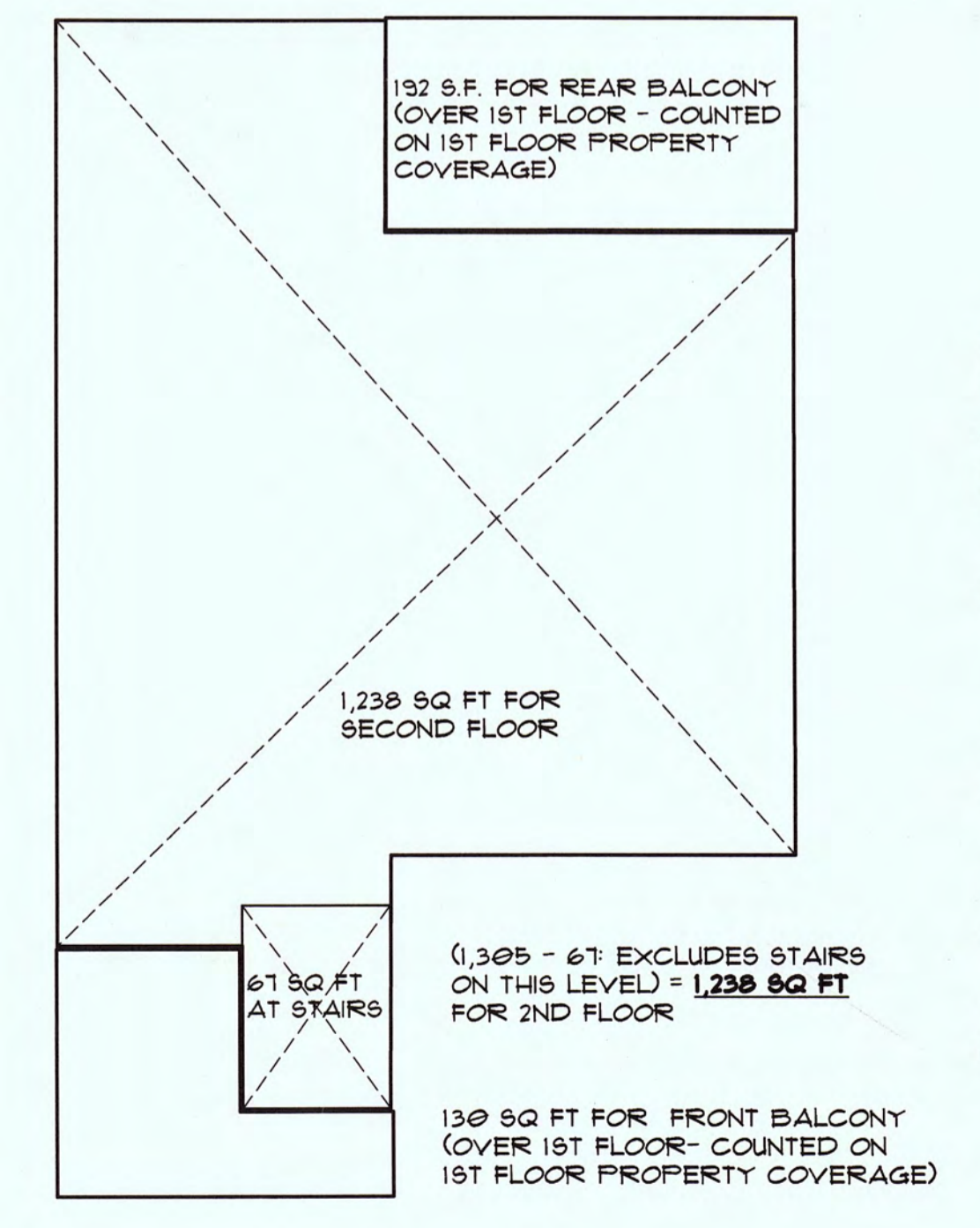
2,616	OUR TOTAL FLOOR AREA
53%	PERCENTAGE OF FLOOR AREA ALLOWED
5,000	LOT SIZE
2,650	MAXIMUM FLOOR AREA ALLOWED
34	UNDER THE MAXIMUM SQUARE FEET



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 JUN 13 2015  
 San Mateo County  
 Planning and Building Department



**NEW 1ST SQUARE FOOTAGE PLAN** SCALE 1/8" = 1'-0"



**NEW 2ND SQUARE FOOTAGE PLAN** SCALE 1/8" = 1'-0"

PN 2015 - 00527  
 NEW RESIDENCE FOR:  
**JOO & HAAS**  
 MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

JOB # 1403  
 SCALE AS NOTED  
 DATE 11/17/15

SHEET  
**A1.1**

**CHRIS RIDGWAY ARCHITECT, INC.**  
 610 POPLAR STREET, HALF MOON BAY, CA 94019  
 PH: 650.922.6501 WEB SITE: CEARCHITECT.NET  
 EMAIL: CEARCHITECT@COASTSIDE.NET



JOB NAME: S91 (HAAS)  
 Lots 1 & 2,, Block 11, RSM 6/2

DRAWN BY: CT CHECKED BY: CT

SCALE: 1"=10'

APN 036-047-030 & APN 036-047-040  
 San Mateo County, California

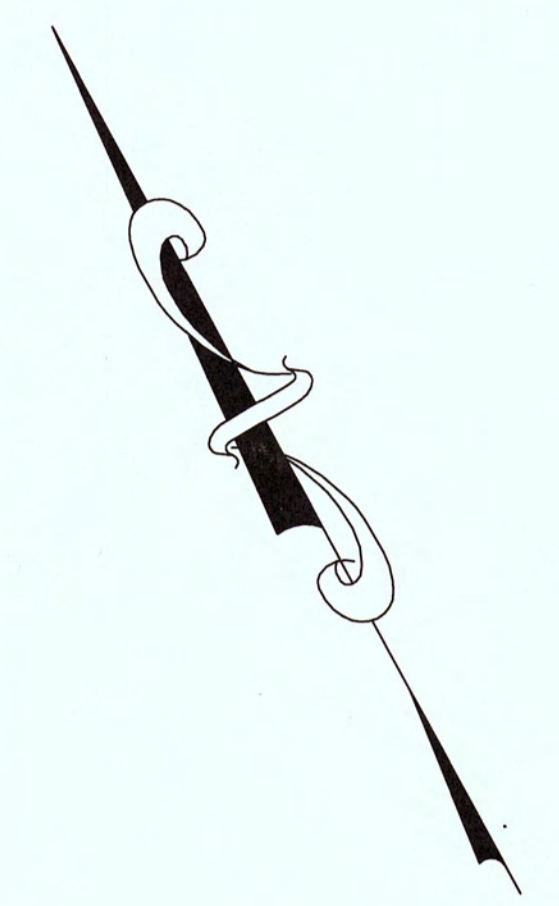
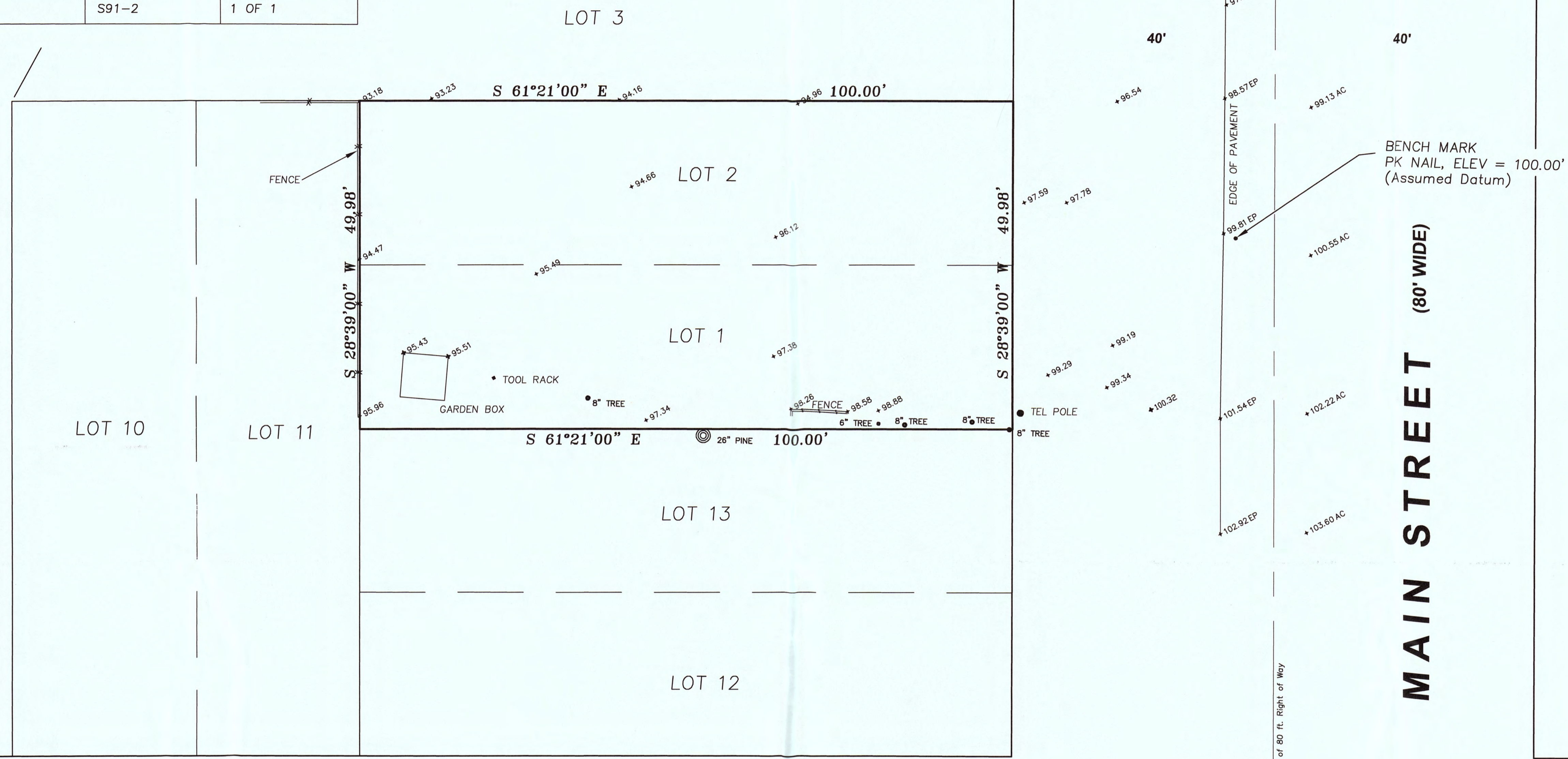
DATE: August 25, 2014

DWG NUMBER SHEET

EXHIBIT MAP

S91-2

1 OF 1

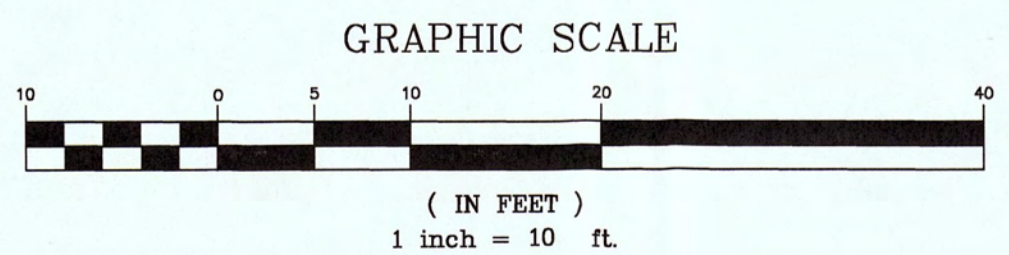


LEGEND:  
 EP EDGE OF PAVEMENT  
 AC ASPHALT CONCRETE

- NOTES:
- 1) Elevations shown hereon are based on an assumed datum.
  - 2) A reasonable attempt was made without success to locate surface evidence of utilities.
  - 3) The precise location of underground utilities can only be determined by careful hand digging and/or probing in compliance with article 6 of the CAL/OSHA Safety Orders and California State Assembly Bills 73 of 1989.
  - 4) Users of this drawing must verify field conditions before starting design or construction.
  - 5) This is an Exhibit Plat showing selected elevations.
  - 5) A title report was not available. Easements, if any, are not shown.

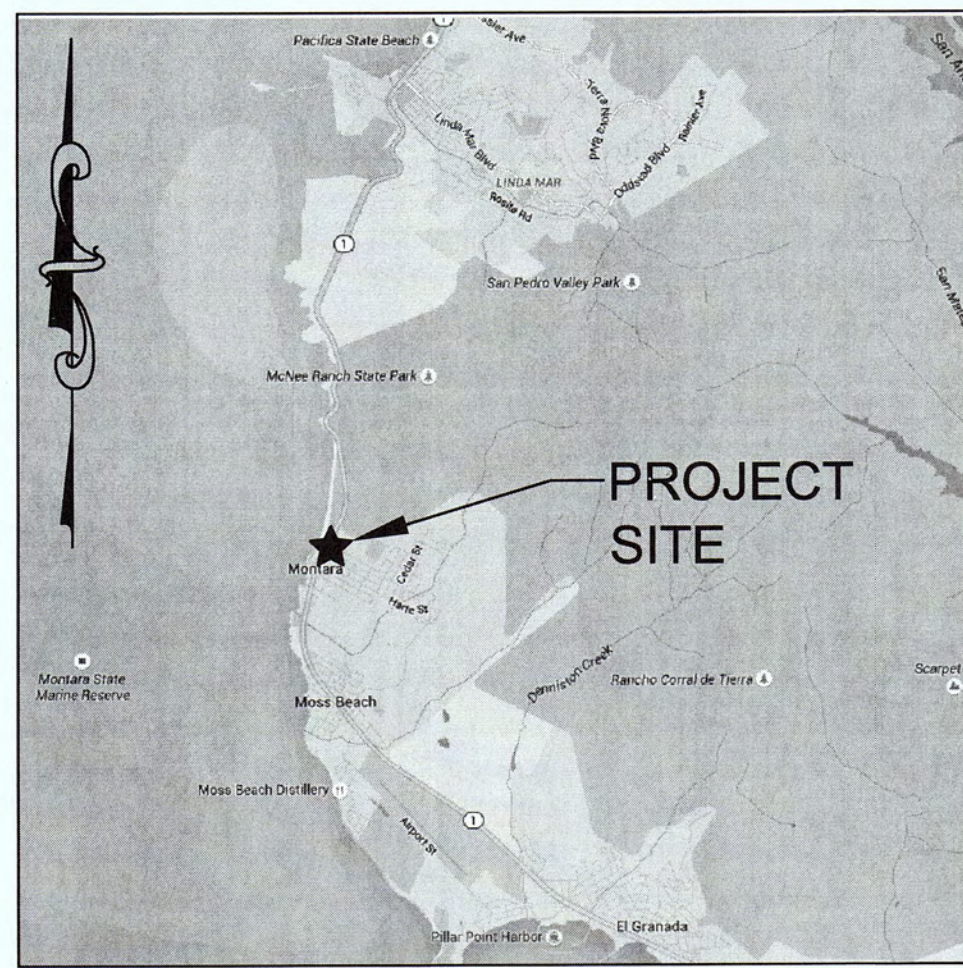
30'

30'

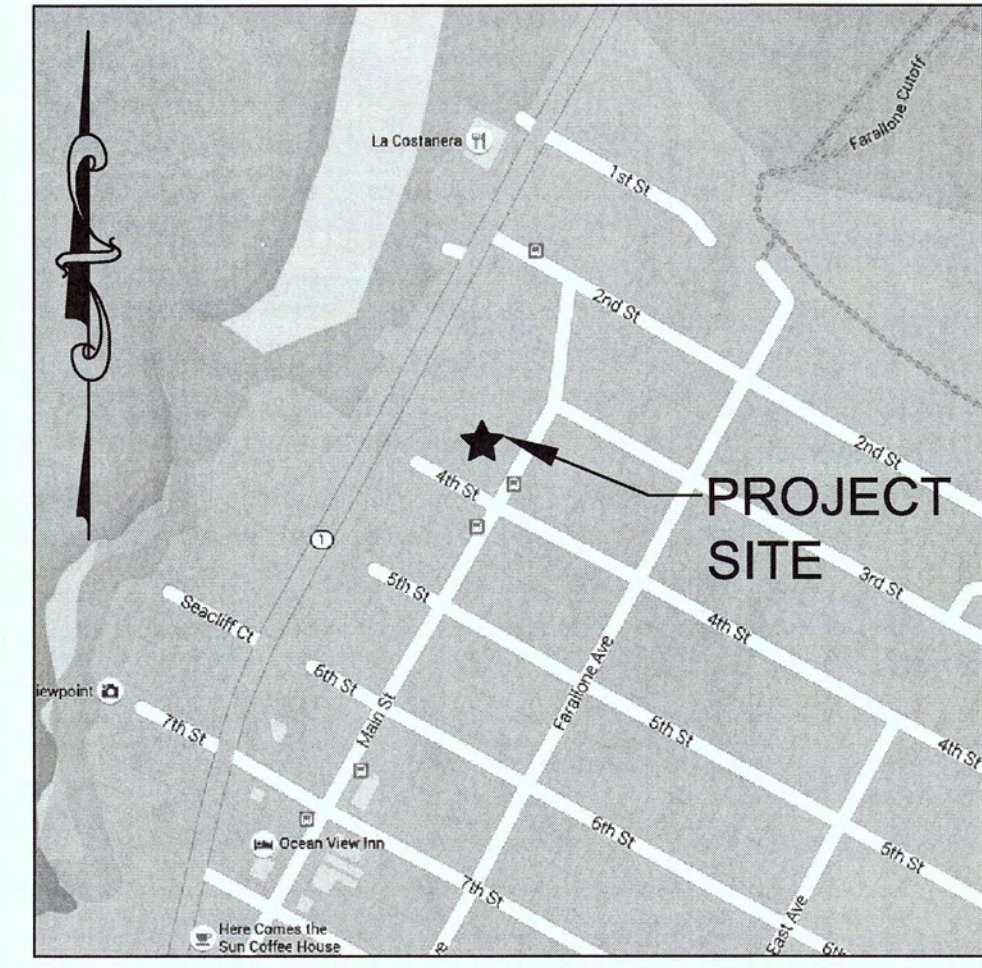


4th STREET (80' WIDE)

MAIN STREET (80' WIDE)



**VICINITY MAP**  
N.T.S.



**LOCATION MAP**  
N.T.S.

# JOO & HAAS RESIDENCE MAIN STREET MONTARA (SMCO), CA 94037

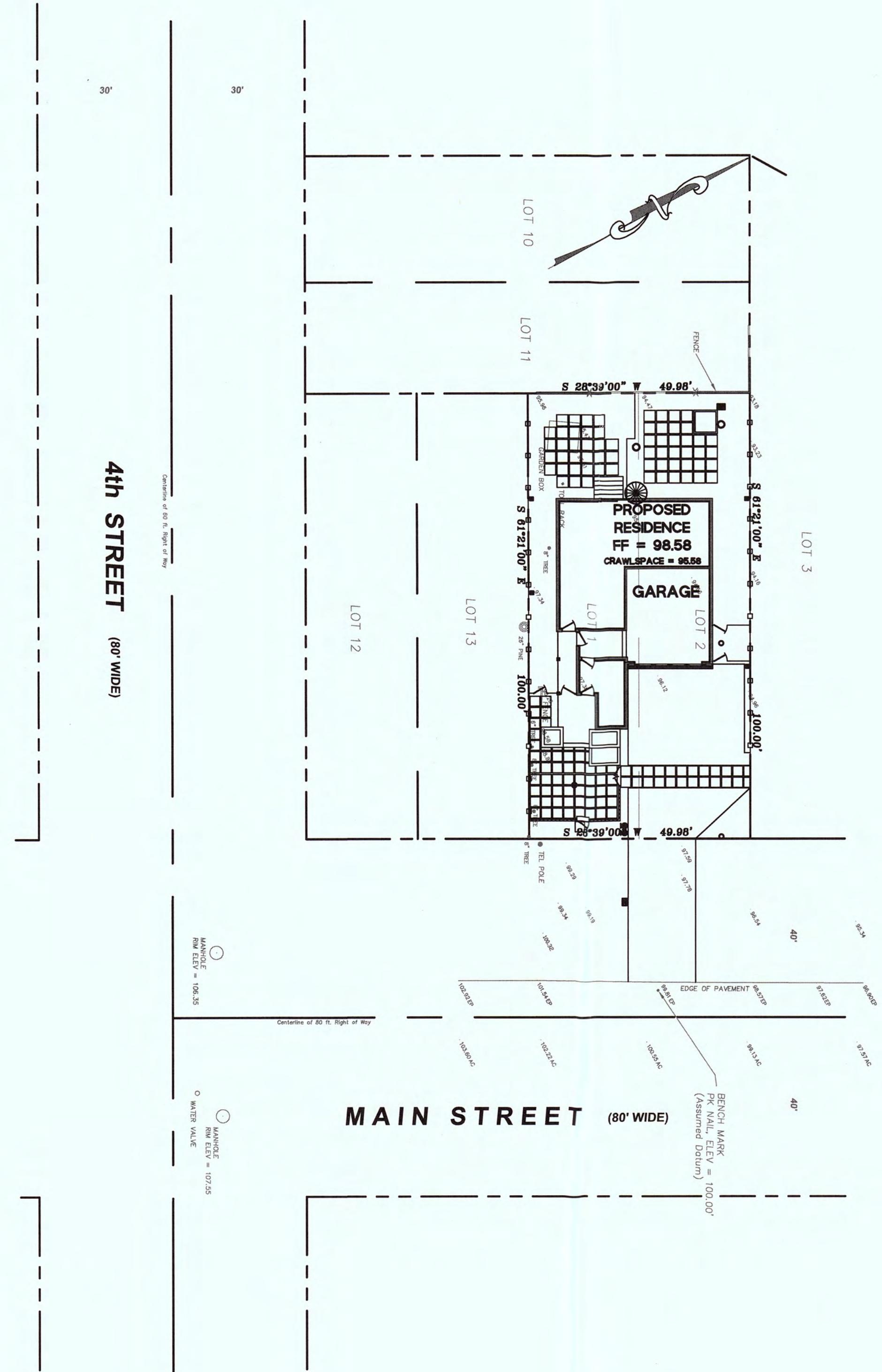
**ABBREVIATIONS**

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

**EARTHWORK QUANTITIES**

CUT*	60 C.Y.
FILL	60 C.Y.
TOTAL TO BE MOVED	120 C.Y.
BALANCE	0 C.Y. BALANCED

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



**LEGEND:**

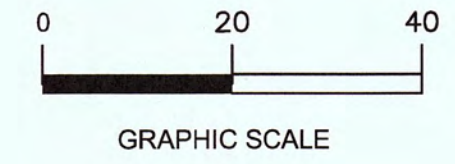
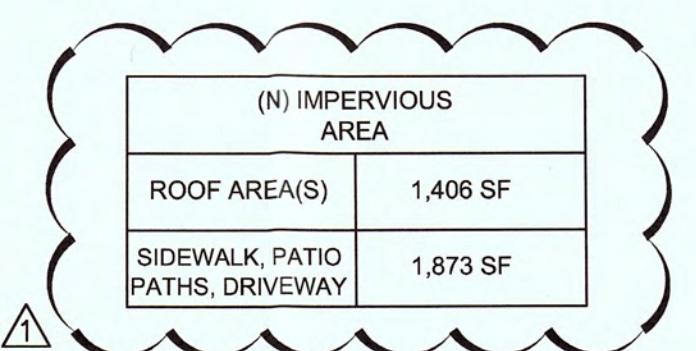
EXISTING	PROPOSED	
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
	---	STORM SUB-DRAIN (PERFORATED PIPE)
	---	TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X		FENCE
		CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK

**SHEET INDEX**

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES
C-2	GRADING AND UTILITY PLAN
C-3	EROSION CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES
C-4	DETAIL SHEET
C-4.1	DETAIL SHEET

**HYDROLOGY**

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
0 SF	3,213 SF	117 CF	162 CF



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DATE: 05/28/2016  
COUNTY COMMENTS



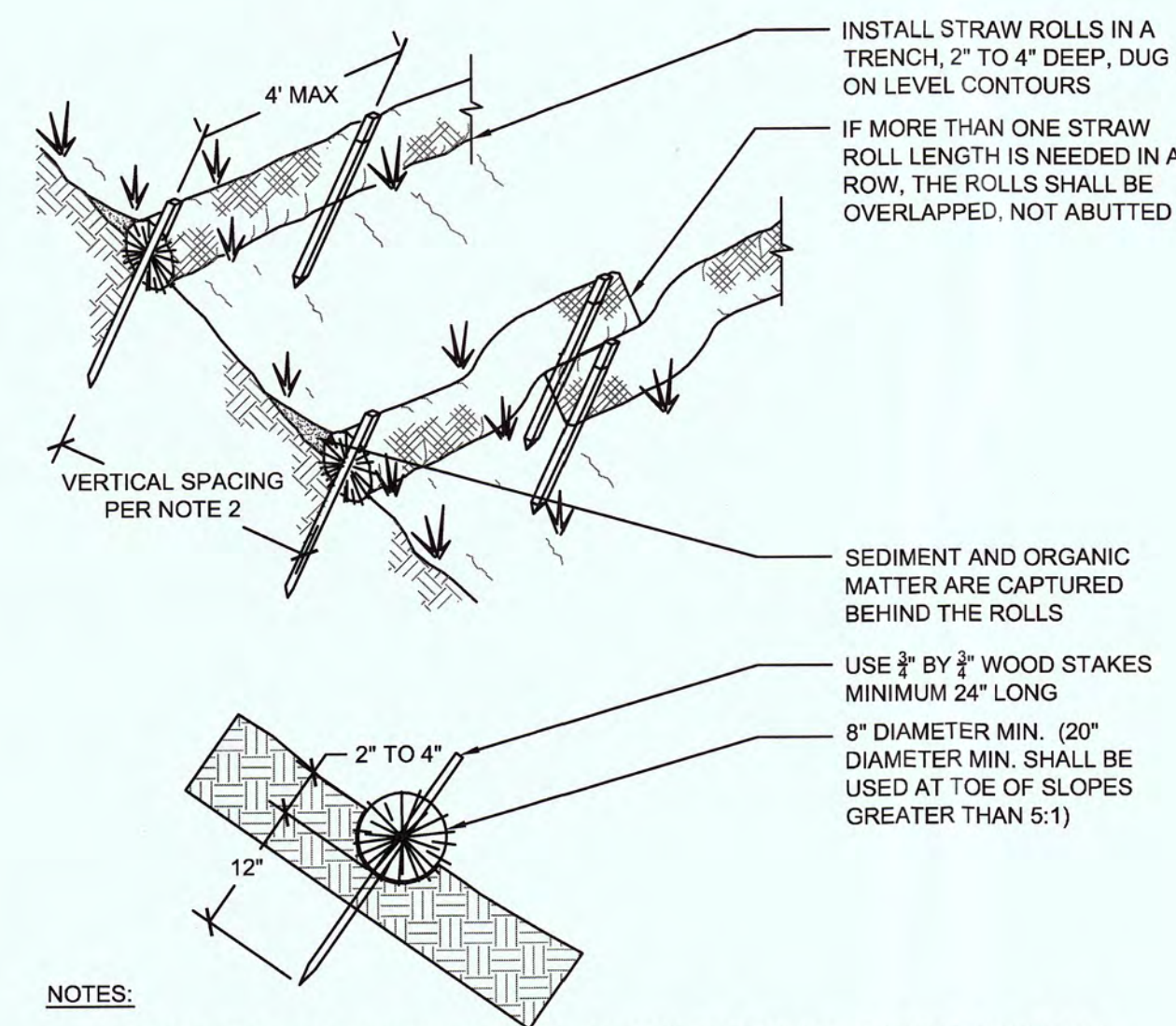
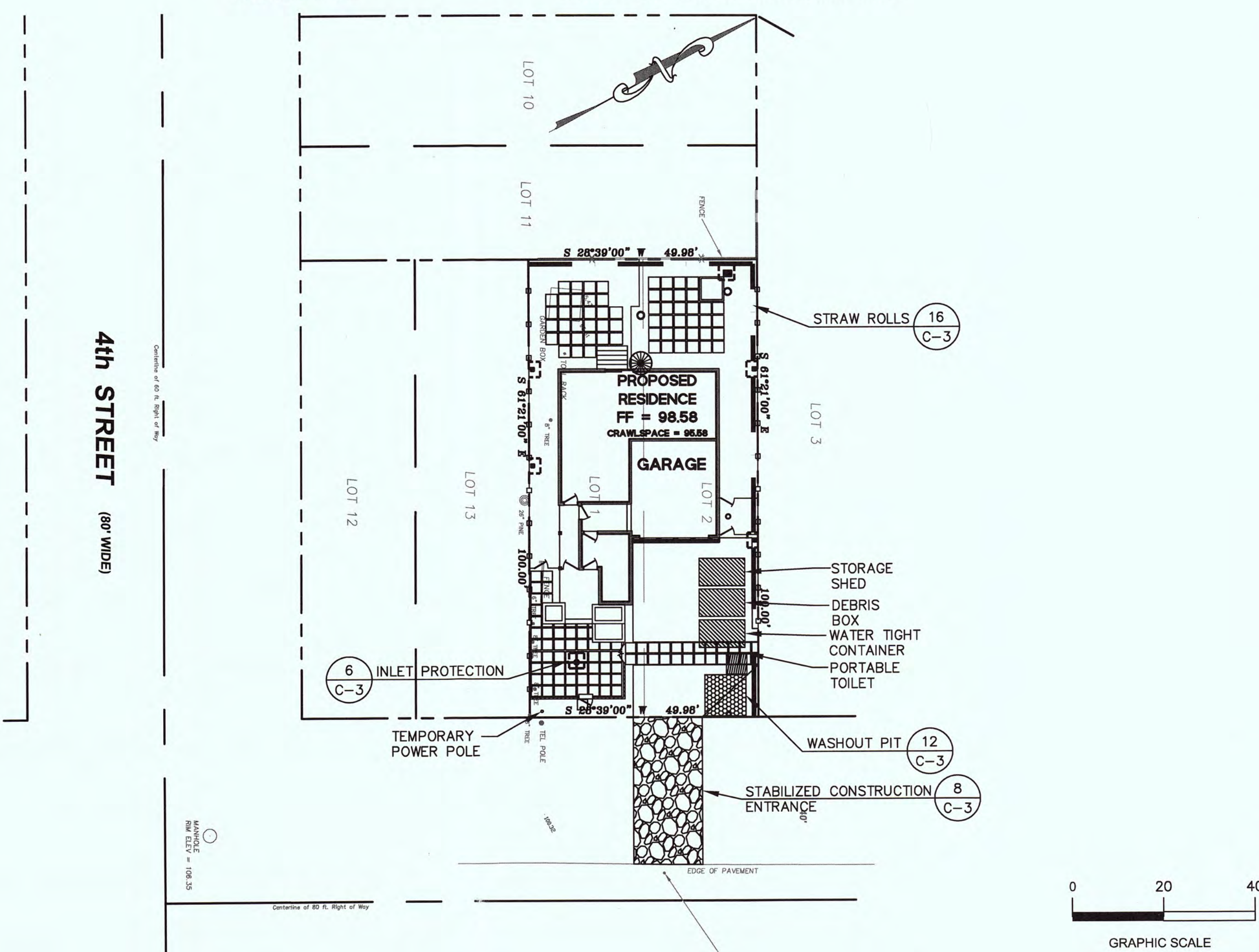
**TITLE SHEET**  
**JOO & HAAS RESIDENCE**  
**MAIN STREET**  
**MONTARA (SMCO), CA 94037**

Date: 08/20/2015  
Scale: AS SHOWN  
Design: AJP  
Check: TRL  
Drawing Number: C-0  
PEC Job No: PEC 15-082



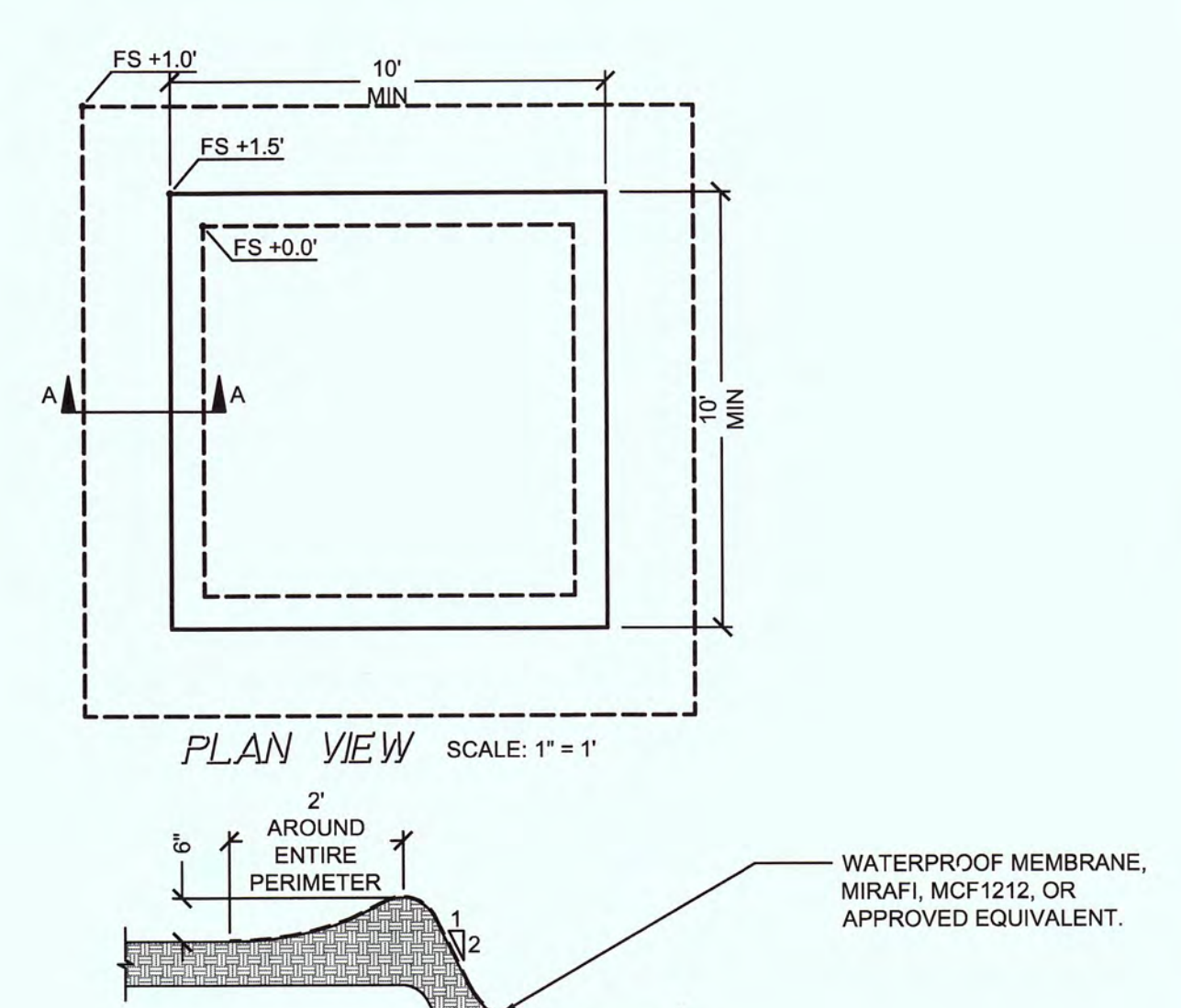


**EC POINT OF CONTACT: CONSTRUCTION SCHEDULE:**  
TO BE DETERMINED ANTICIPATED CONSTRUCTION DURATION 18 MONTHS



- NOTES:**
- INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
  - SPACE STRAW ROLLS AS FOLLOWS:
    - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
    - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
    - SLOPE OF 2:1 OR GREATER = 10 FEET APART
  - INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
  - IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR SHALL OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

**16 STRAW ROLL**  
SCALE: 3/4"=1'-0"  
STRAW ROLL-06-MSTR

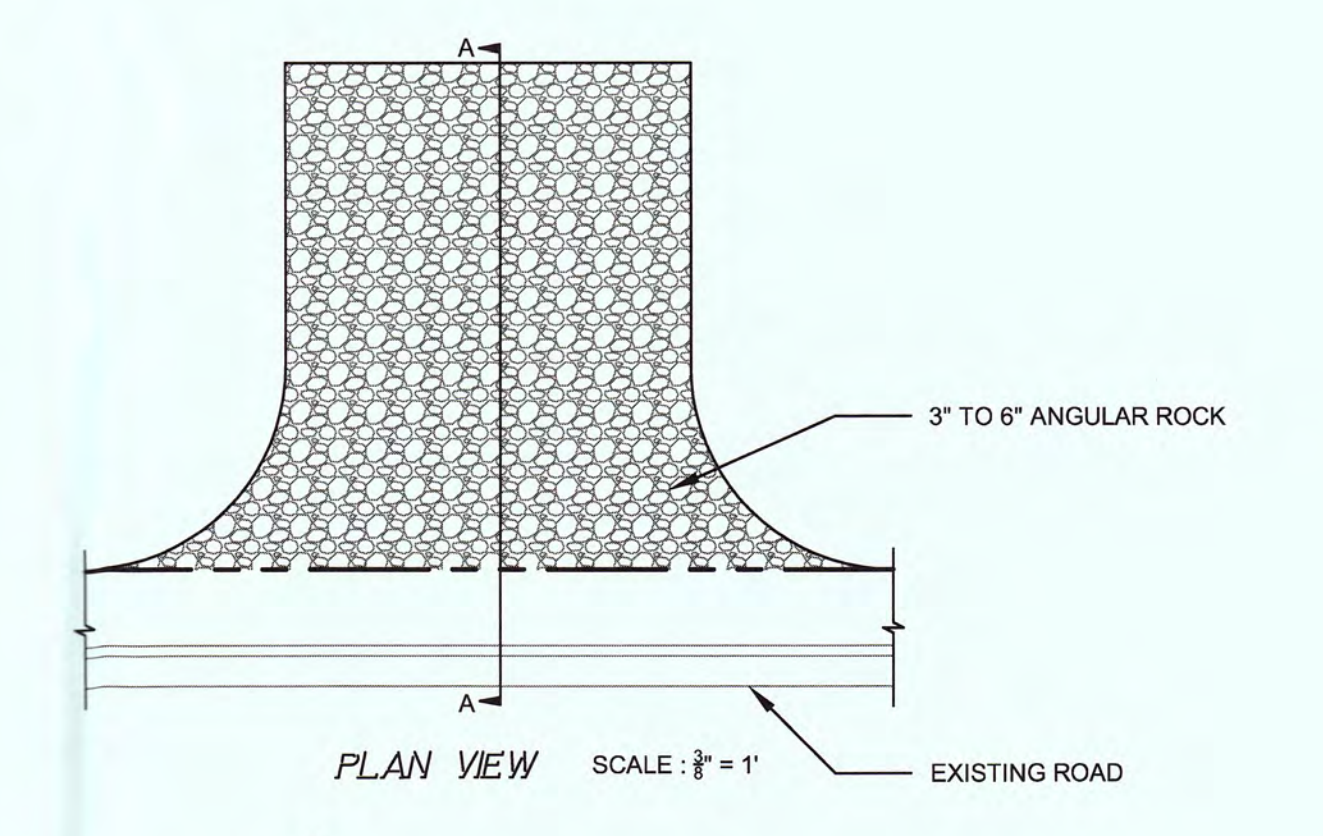
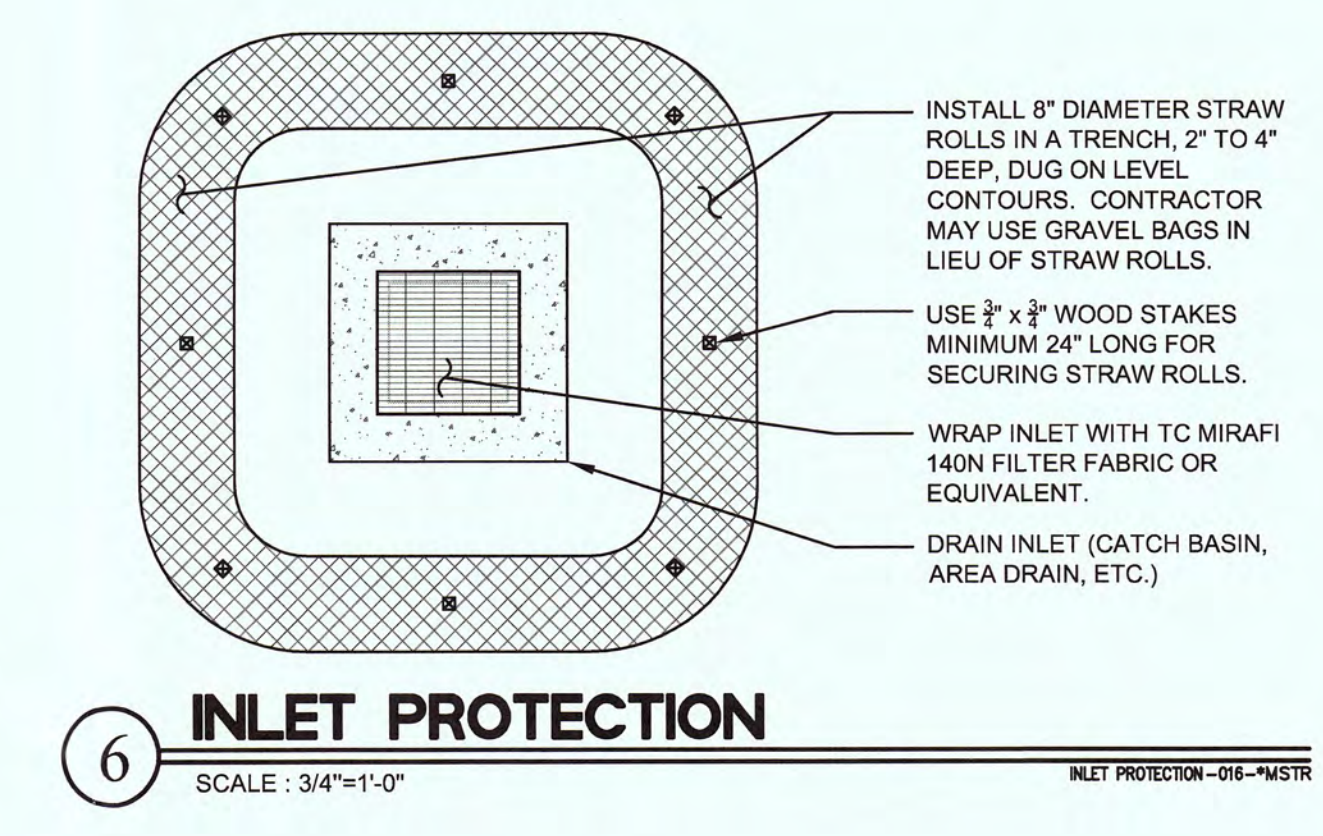


- NOTES:**
- LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT DISCHARGE WASH WATER TO STORM DRAINS OR WATERCOURSES.
  - BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNON AND RUNOFF.
  - IF WASH WATER REACHES WITHIN 3" OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESILTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

**12 TEMPORARY WASHOUT PIT**  
SCALE: AS SHOWN  
WASHOUT PIT-024-MSTR

**EROSION AND SEDIMENTATION CONTROL NOTES:**

- ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED, BY OCTOBER 1ST AND SHALL CONTINUE IN EFFECT UNTIL APRIL 30th OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
- CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
- NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
- WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY GREYSTONE WEST AND/OR THE DISTRICT IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
- WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).



- NOTES:**
- PROVIDE A FINISHED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

**8 GRAVEL CONSTRUCTION ENTRANCE**  
SCALE: AS SHOWN  
TEMP GRAV CONST ENT-060-MSTR

**EROSION AND SEDIMENTATION CONTROL NOTES CONT.:**

- GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE HOME OWNER RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
- CLEAN UP ALL SPILLS USING DRY METHODS.
- CALL 911 IN CASE OF A HAZARDOUS SPILL
- BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
- UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
- THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OF COUNTY STORM DRAIN SYSTEMS.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR OR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
- SILT FENCE(S) AND FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
- 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 AT THESE LOCATIONS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS. (LIST LOCATIONS).
- 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 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES



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DATE: 05/26/2016

REVISIONS: COUNTY COMMENTS

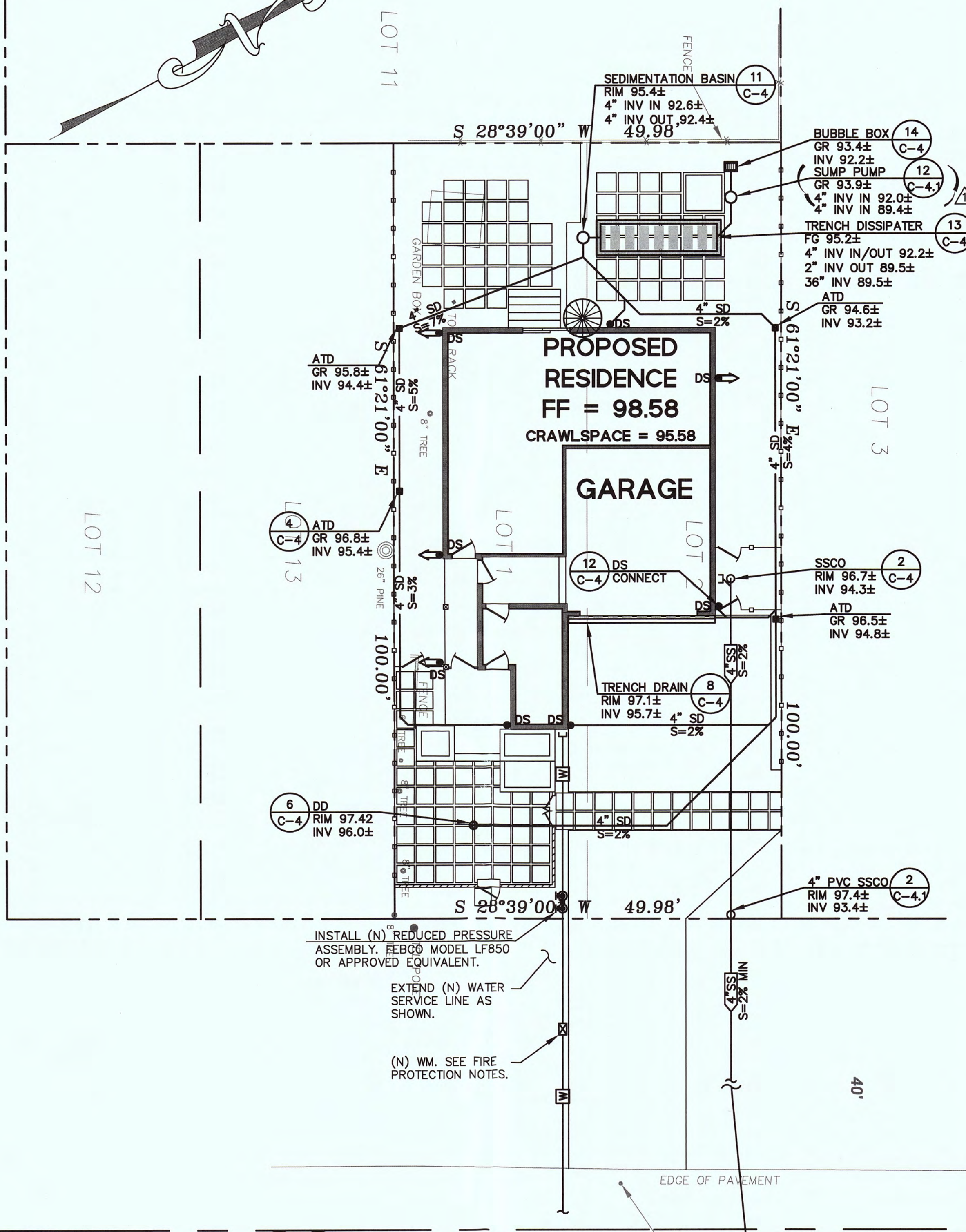
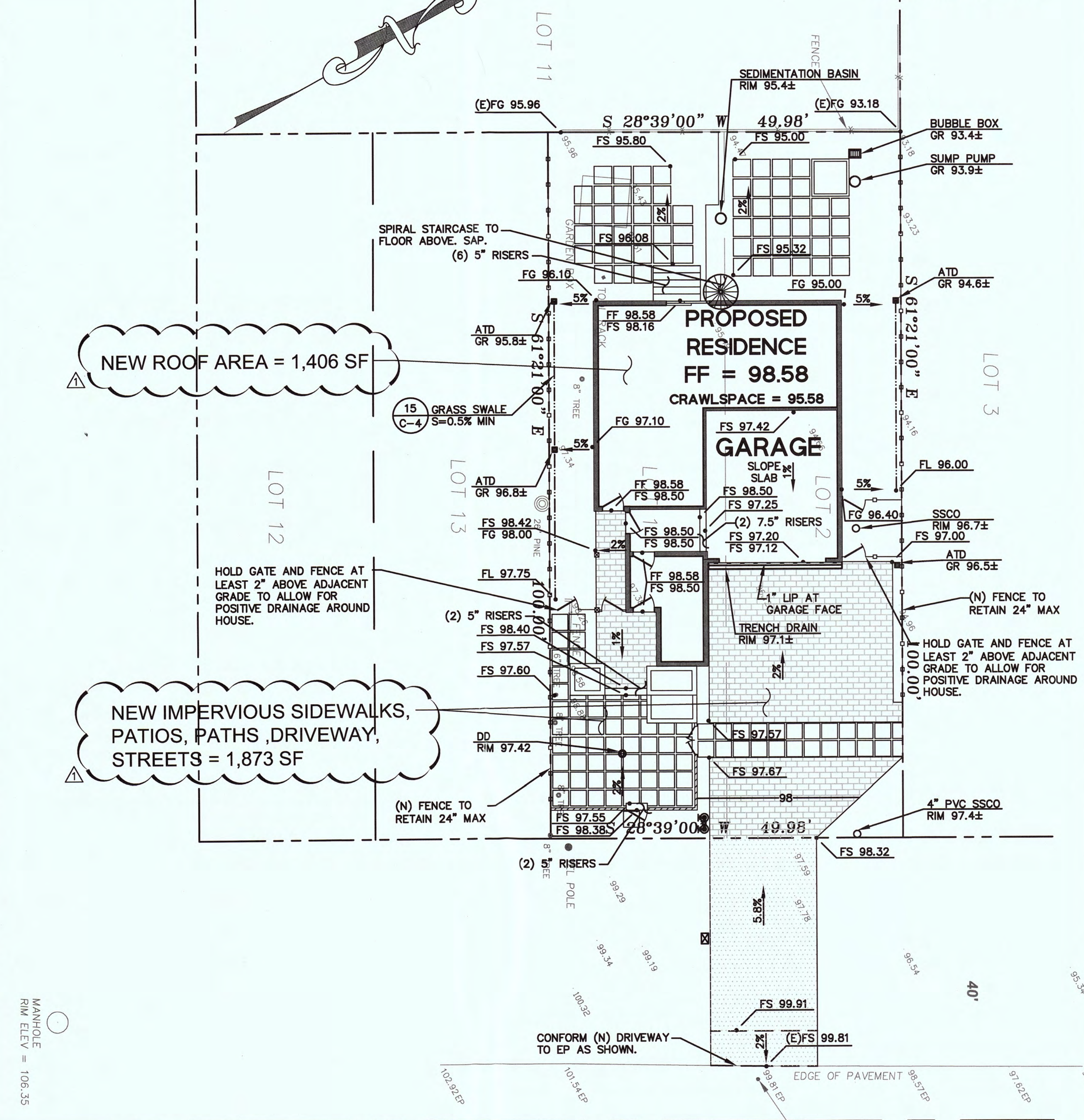
**TRAVIS R. LITZ**  
73638  
PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
CIVIL

**EROSION CONTROL PLAN**  
**JOO & HAAS RESIDENCE**  
**MAIN STREET**  
**MONTARA (SMCO), CA 94037**

Date: 08/20/2015  
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**GRADING PLAN**

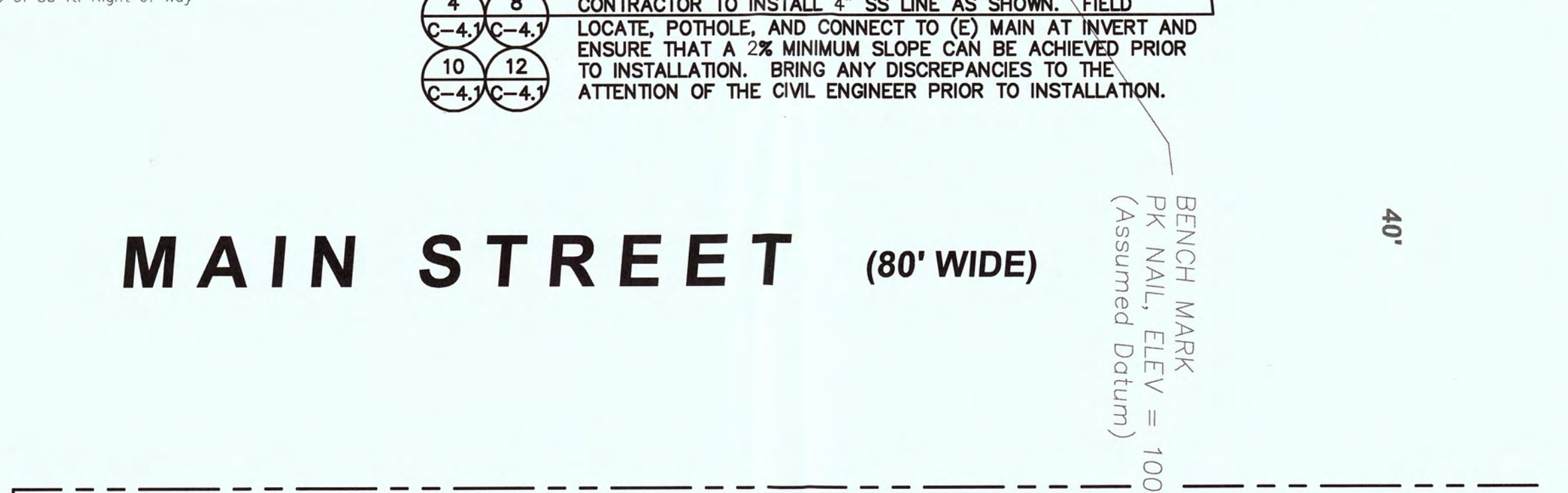
**UTILITY PLAN**



NEW ROOF AREA = 1,406 SF

NEW IMPERVIOUS SIDEWALKS, PATIOS, PATHS, DRIVEWAY, STREETS = 1,873 SF

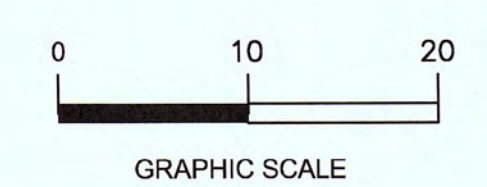
CONTRACTOR TO INSTALL 4" SS LINE AS SHOWN. FIELD LOCATE, POT HOLE, AND CONNECT TO (E) MAIN AT INVERT AND ENSURE THAT A 2% MINIMUM SLOPE CAN BE ACHIEVED PRIOR TO INSTALLATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.



**MATERIALS LEGEND:**  
SEE GEOTECHNICAL REPORT IF ONE EXISTS FOR EXACT PAVEMENT SECTIONS AND OVER-EXCAVATION REQUIREMENTS.

- CONCRETE PAVERS: INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SAP.
- ASPHALT: 3" AC PAVING OVER 8" OF CALTRANS CLASS 2 BASE ROCK. INSTALL PER COUNTY STANDARDS.

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES



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**GRADING AND UTILITY PLAN**  
**JOO & HAAS RESIDENCE**  
**MAIN STREET**  
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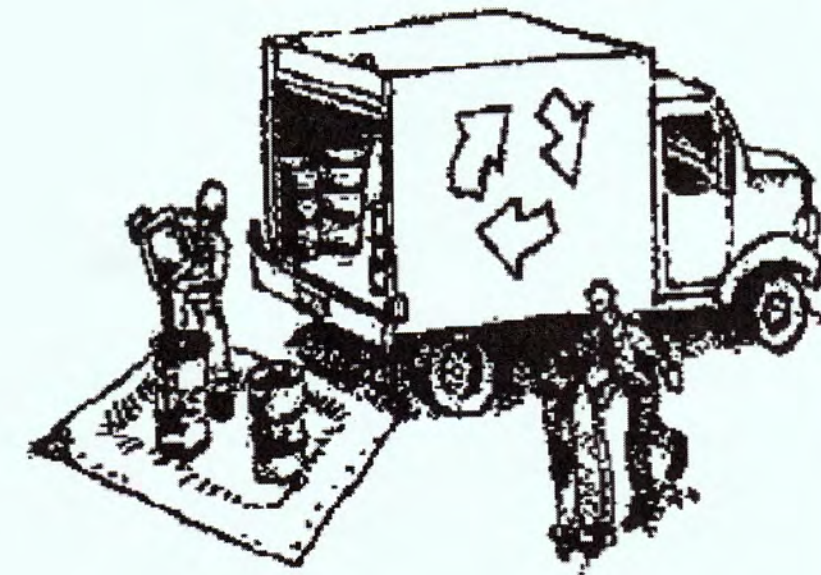
Date: 08/20/2015  
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# Construction Best Management Practices (BMPs)

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

## Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

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

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving

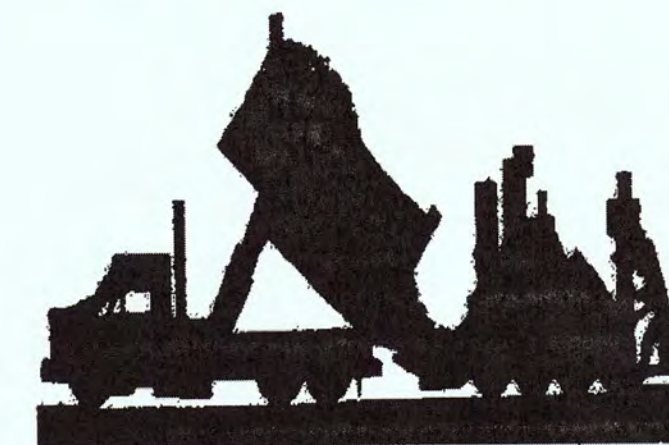


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant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

### Contaminated Soils

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

## Paving/Asphalt Work

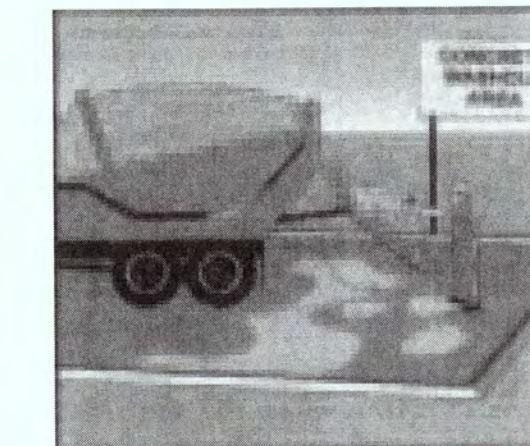


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

### Sawcutting & Asphalt/Concrete Removal

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

## Concrete, Grout & Mortar Application



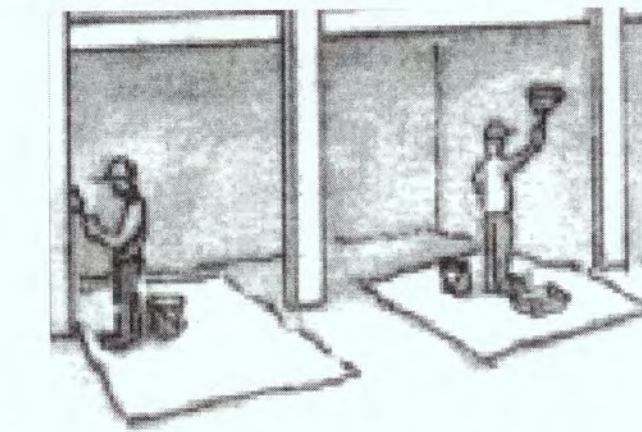
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

## Landscaping



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

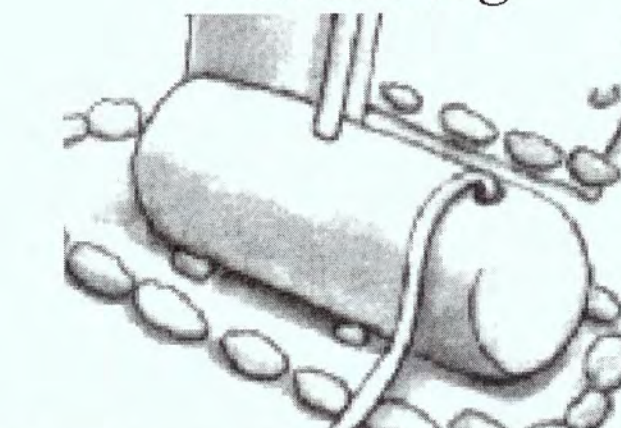
## Painting & Paint Removal



### Painting Cleanup and Removal

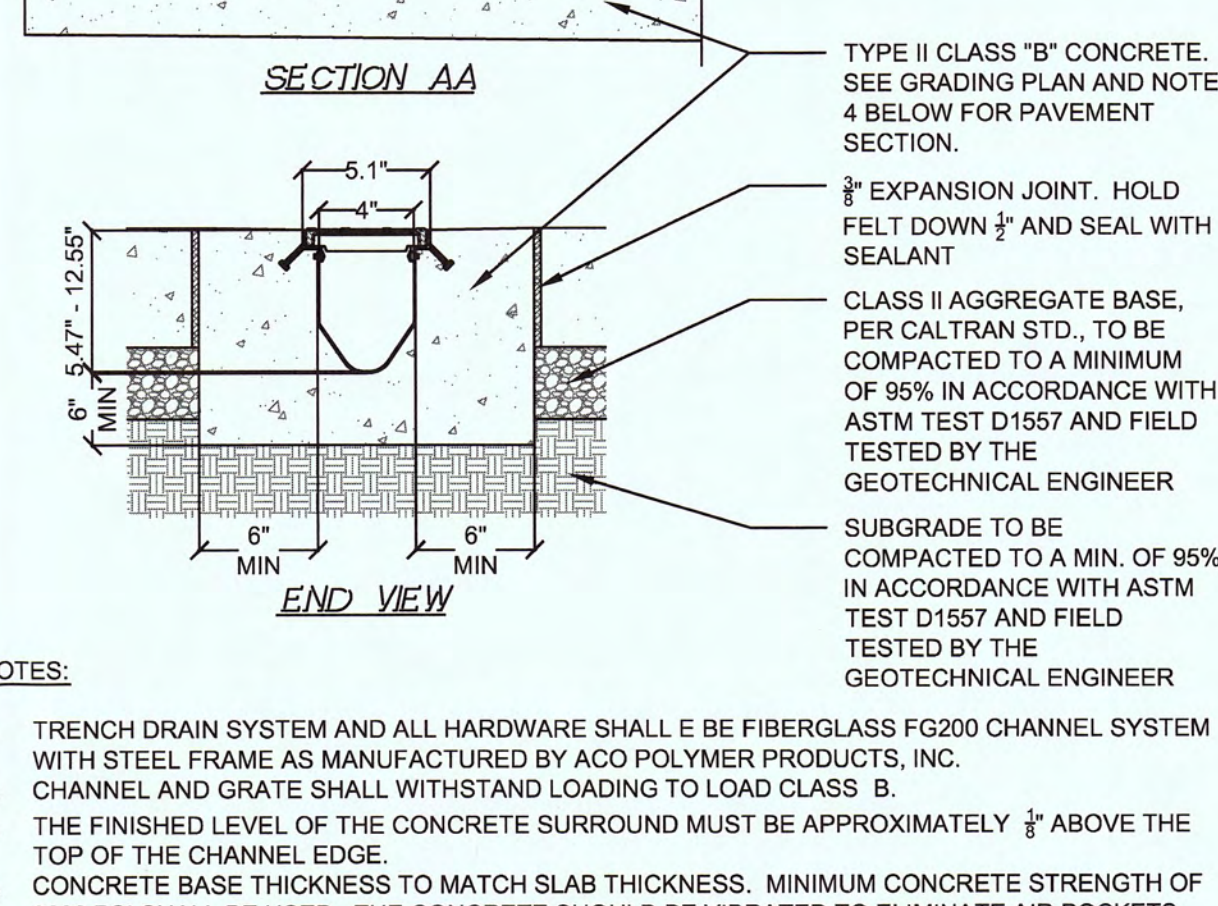
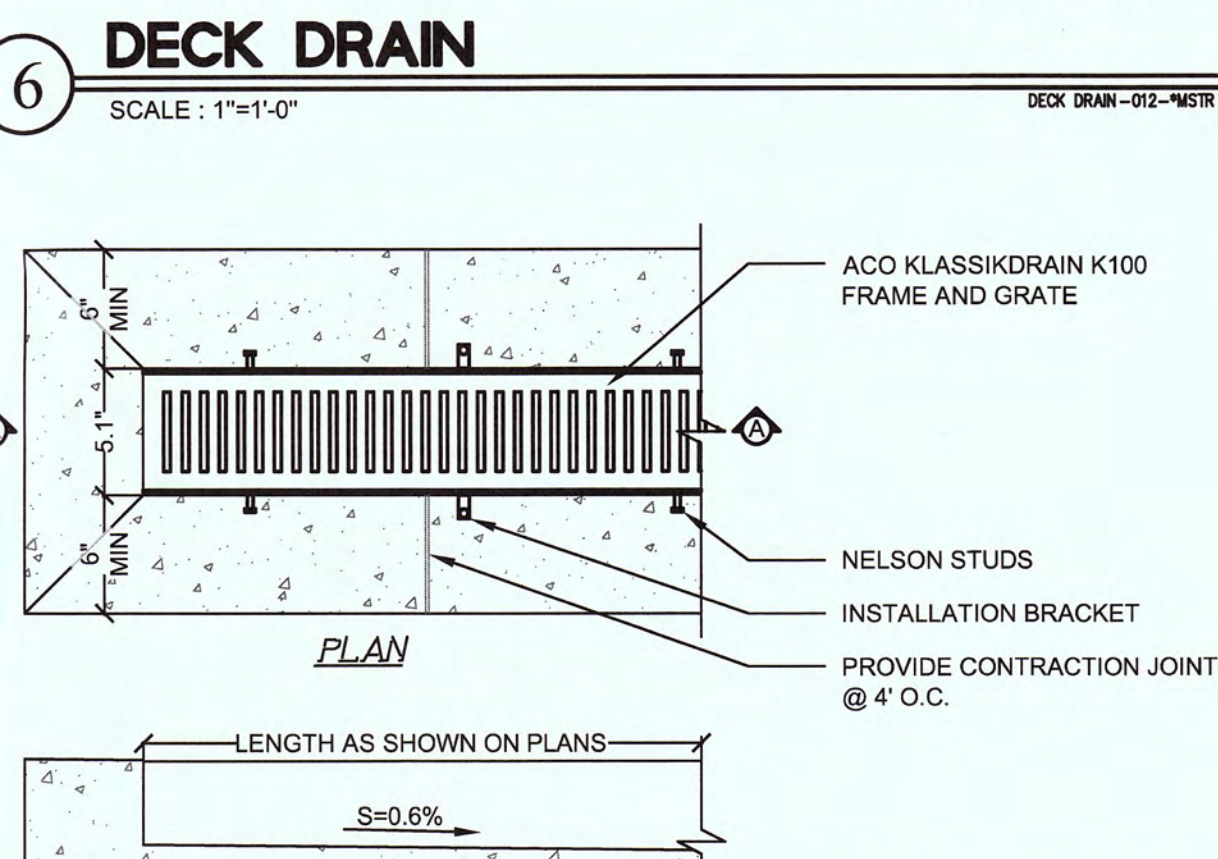
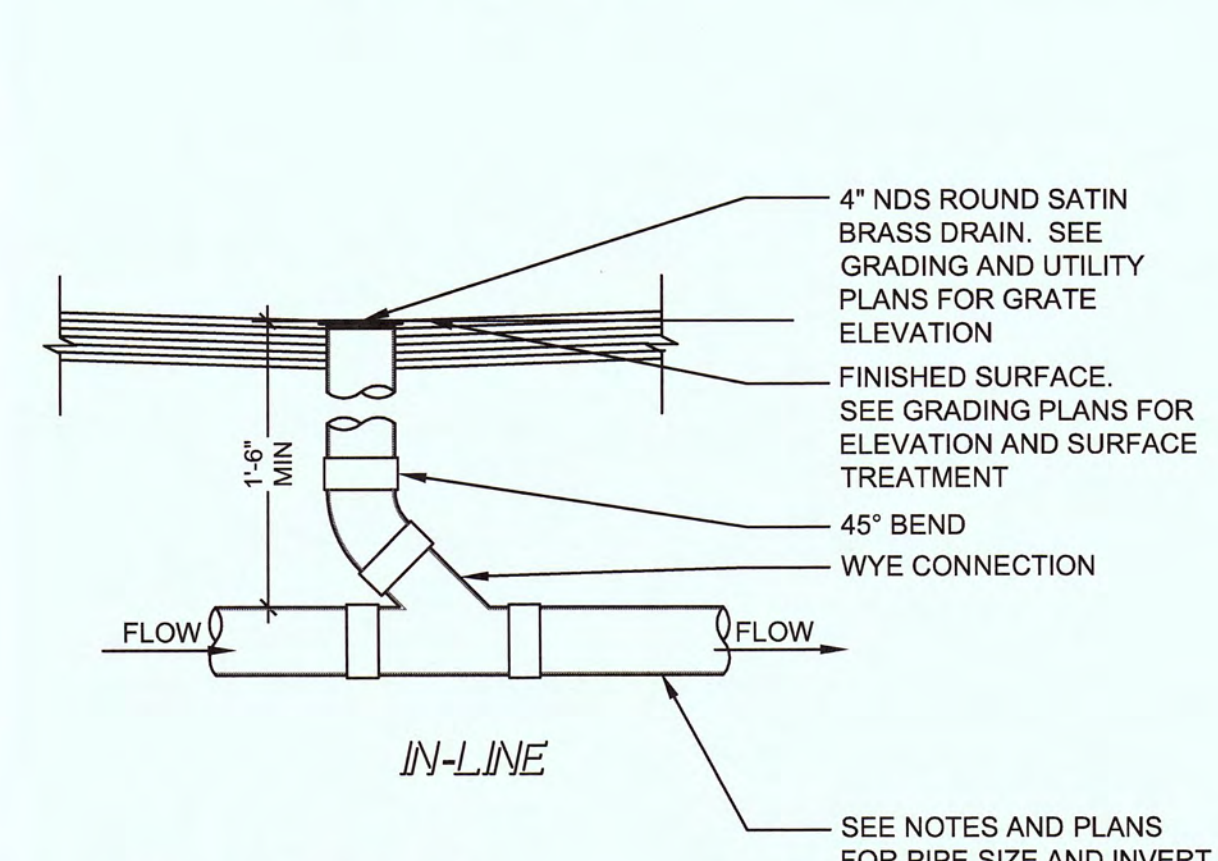
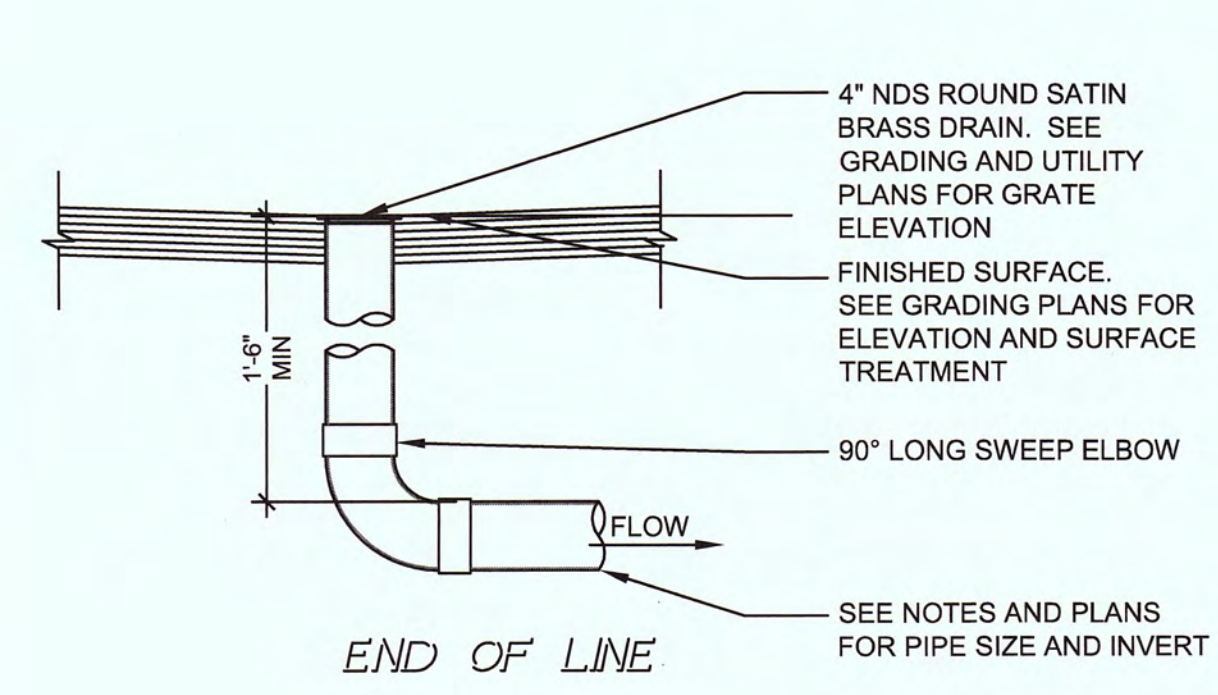
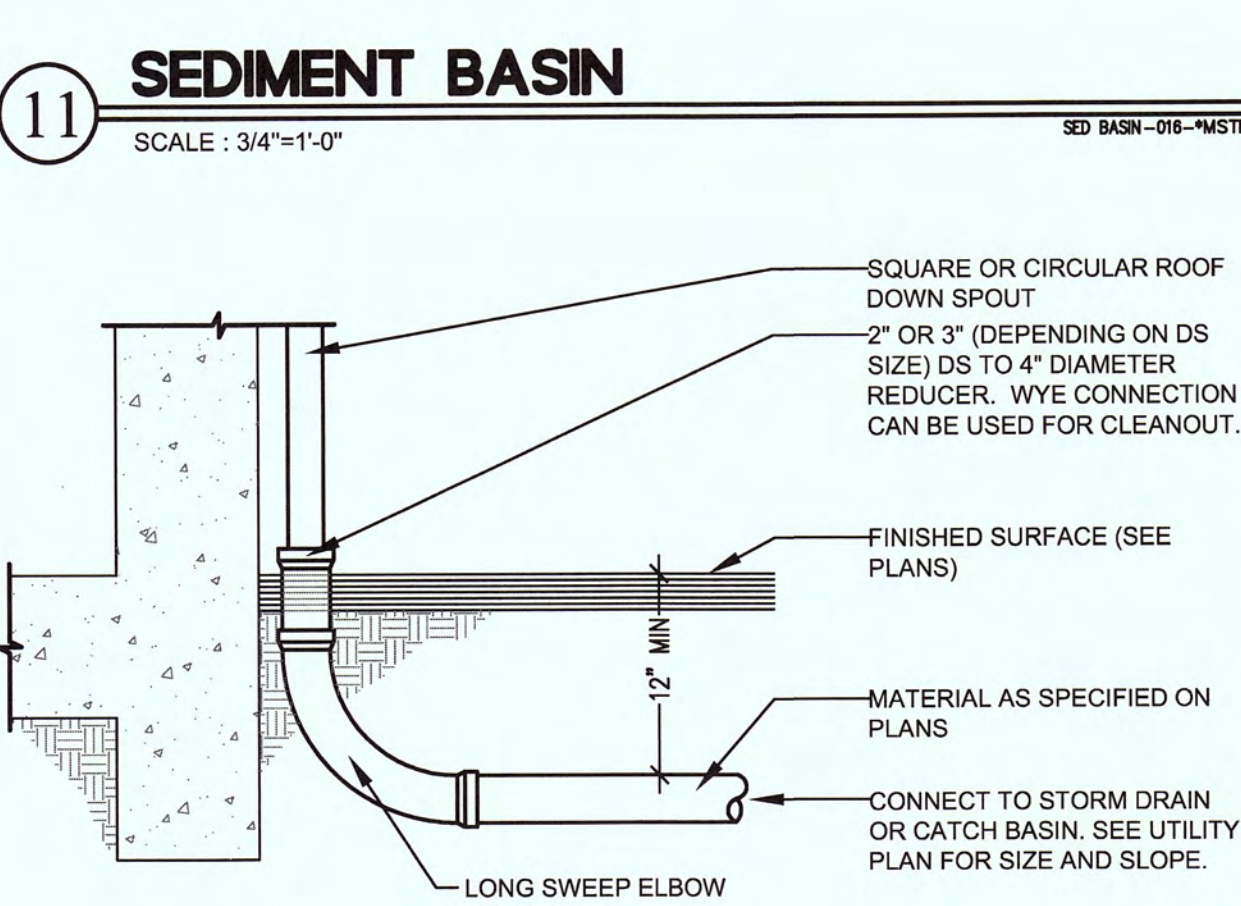
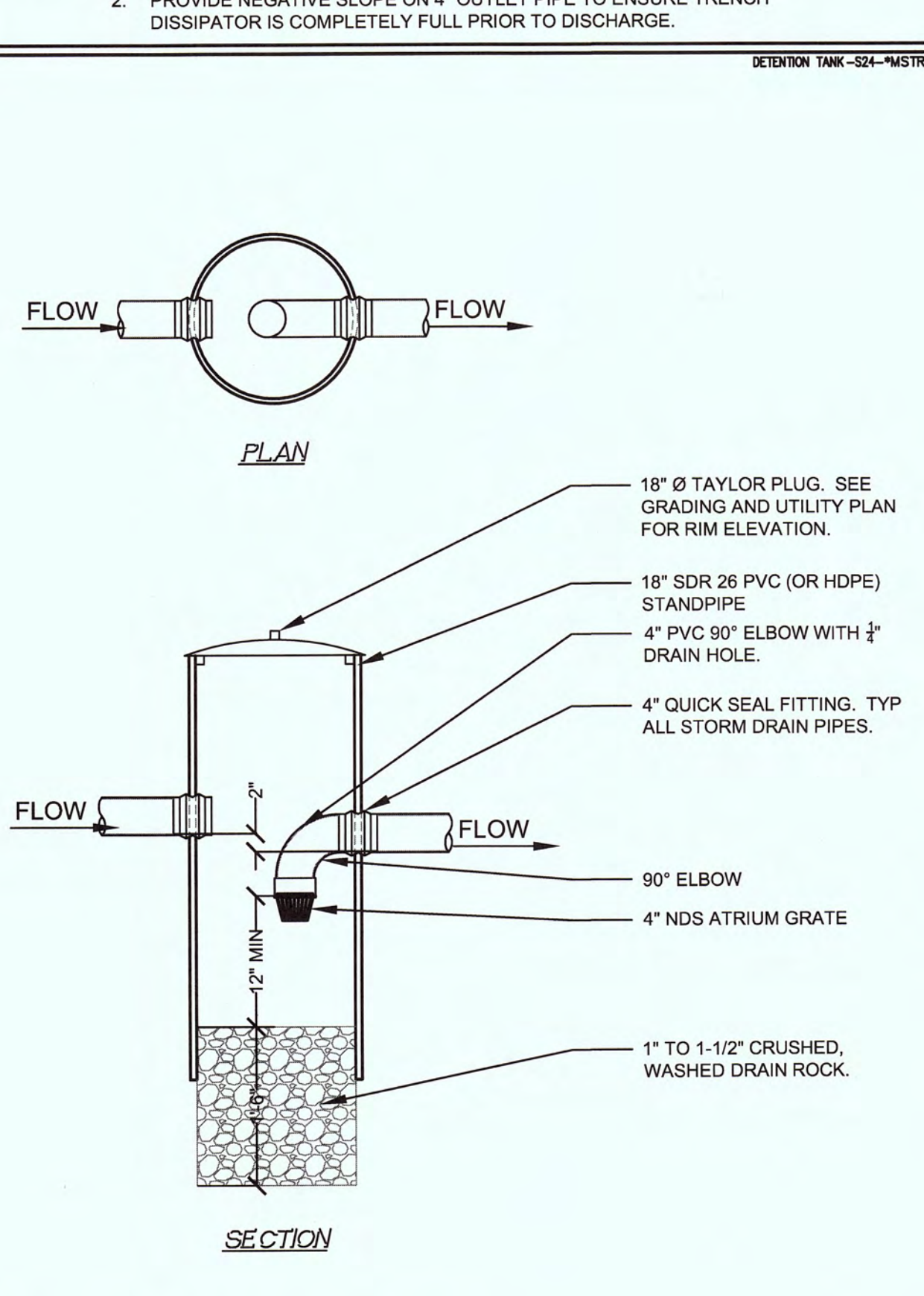
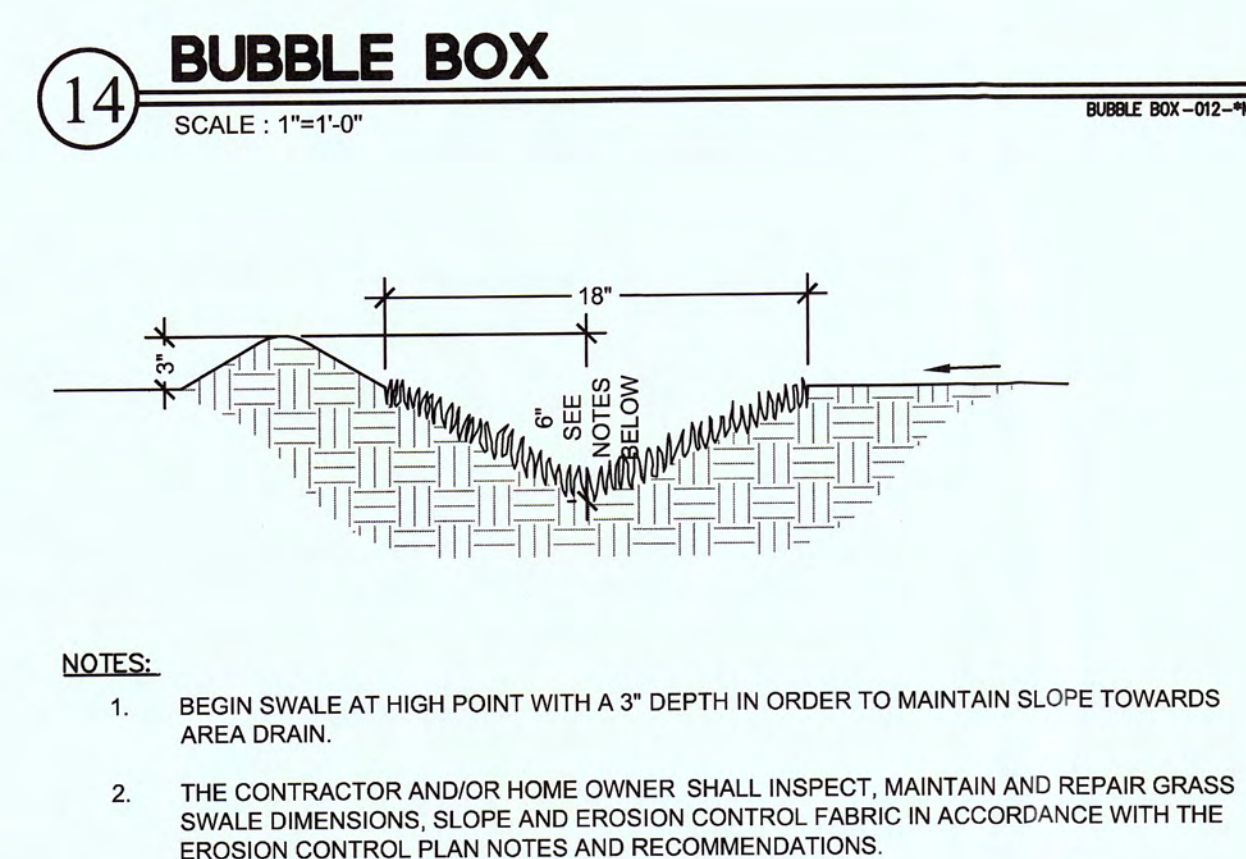
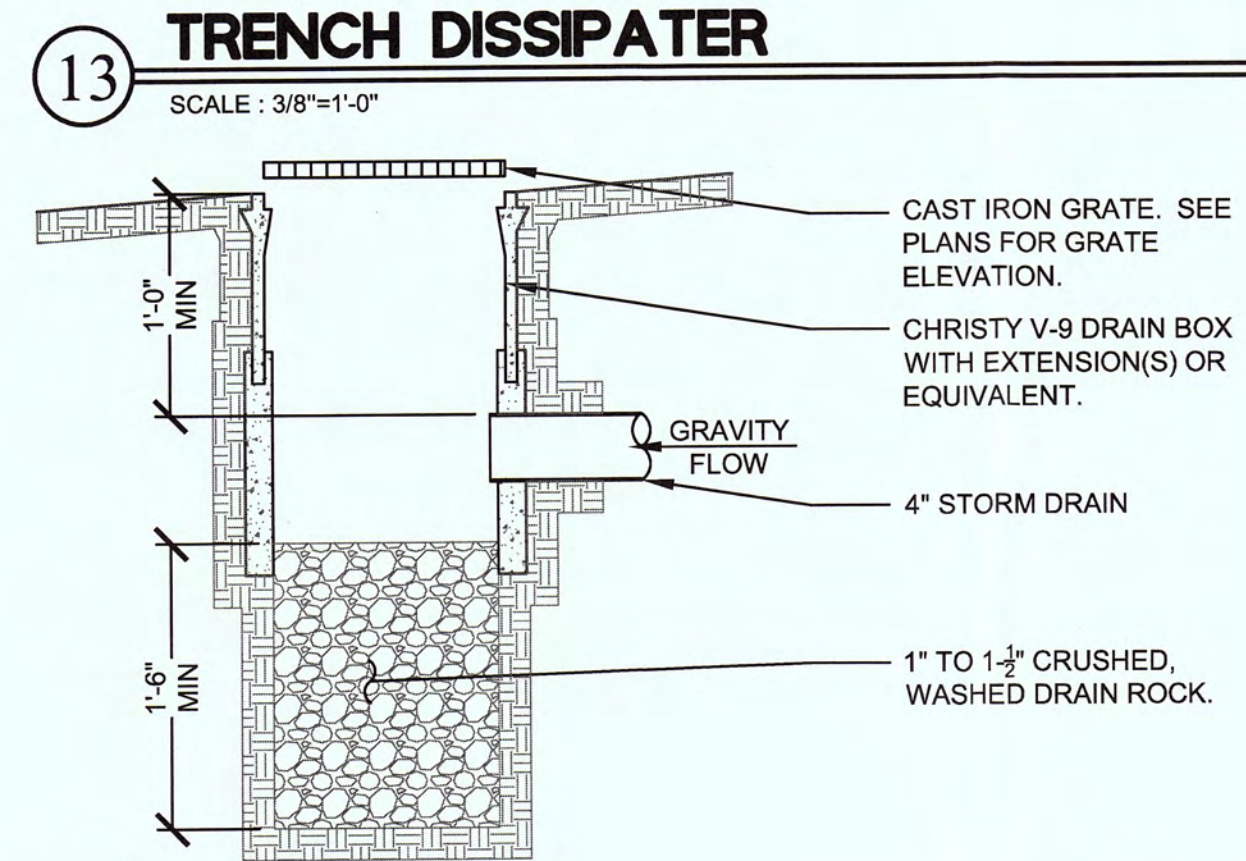
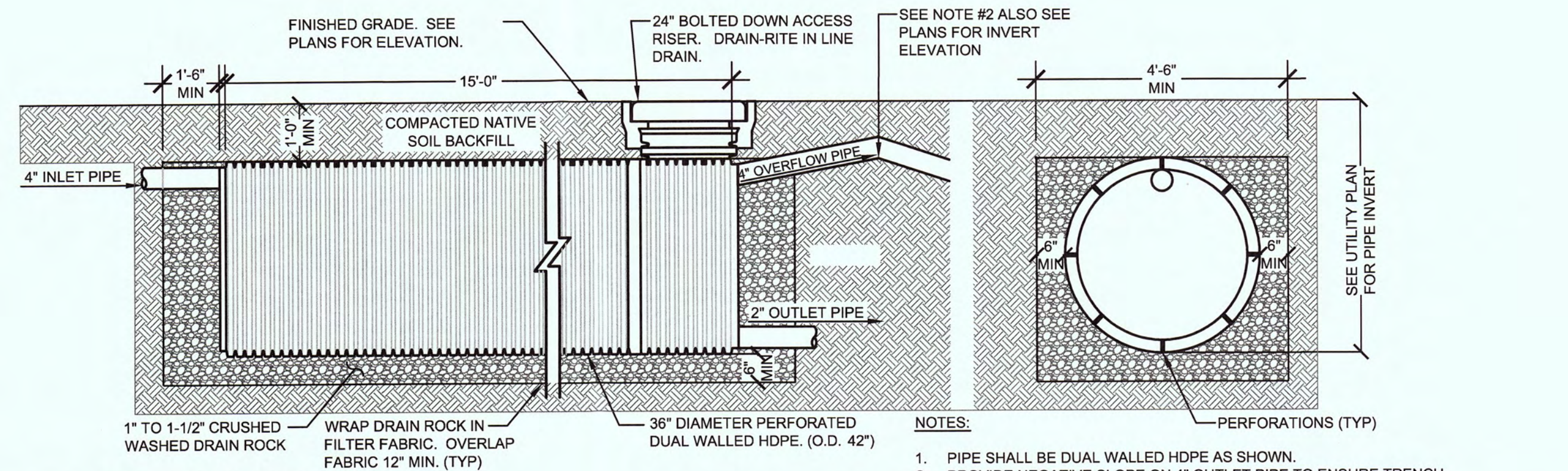
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

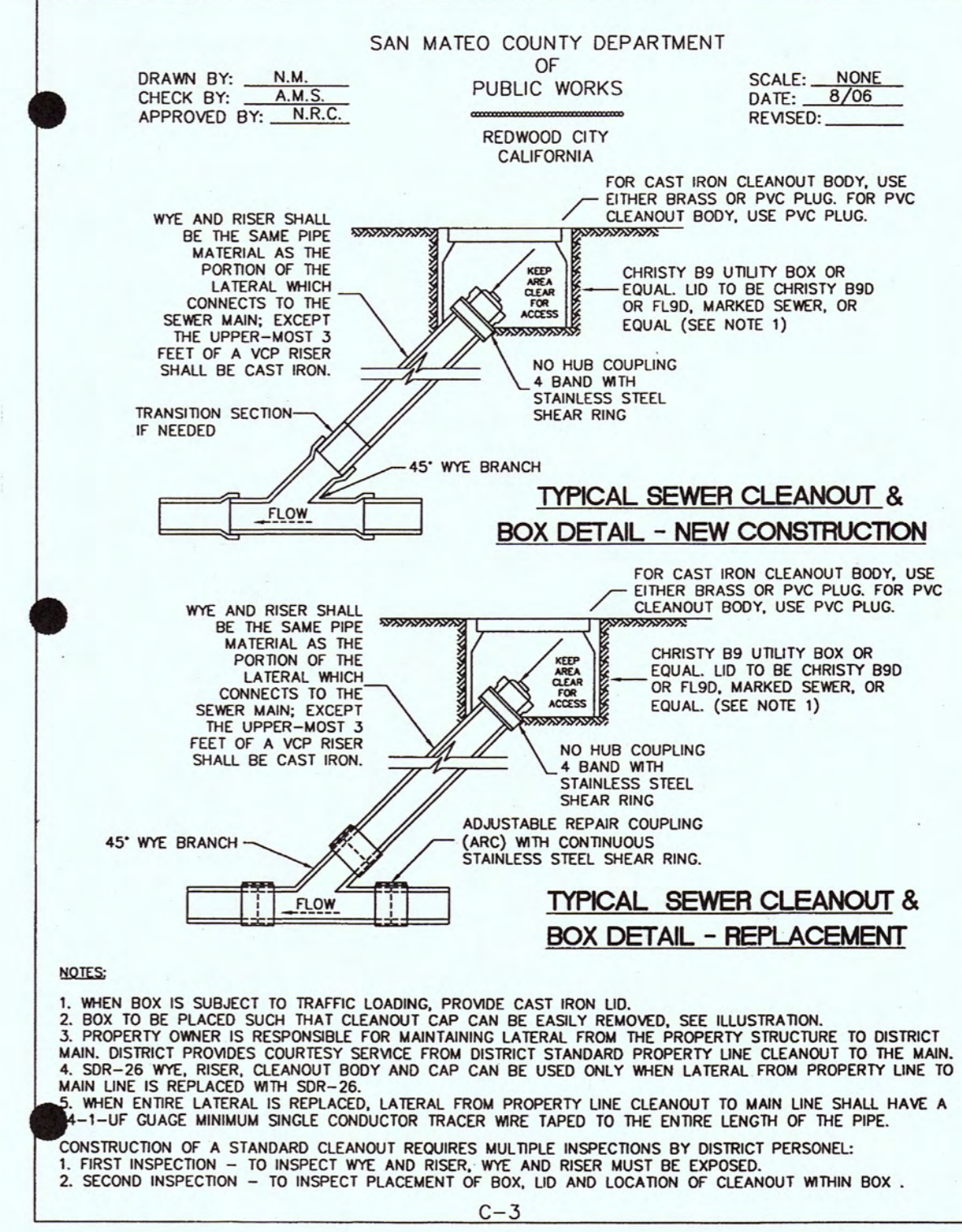
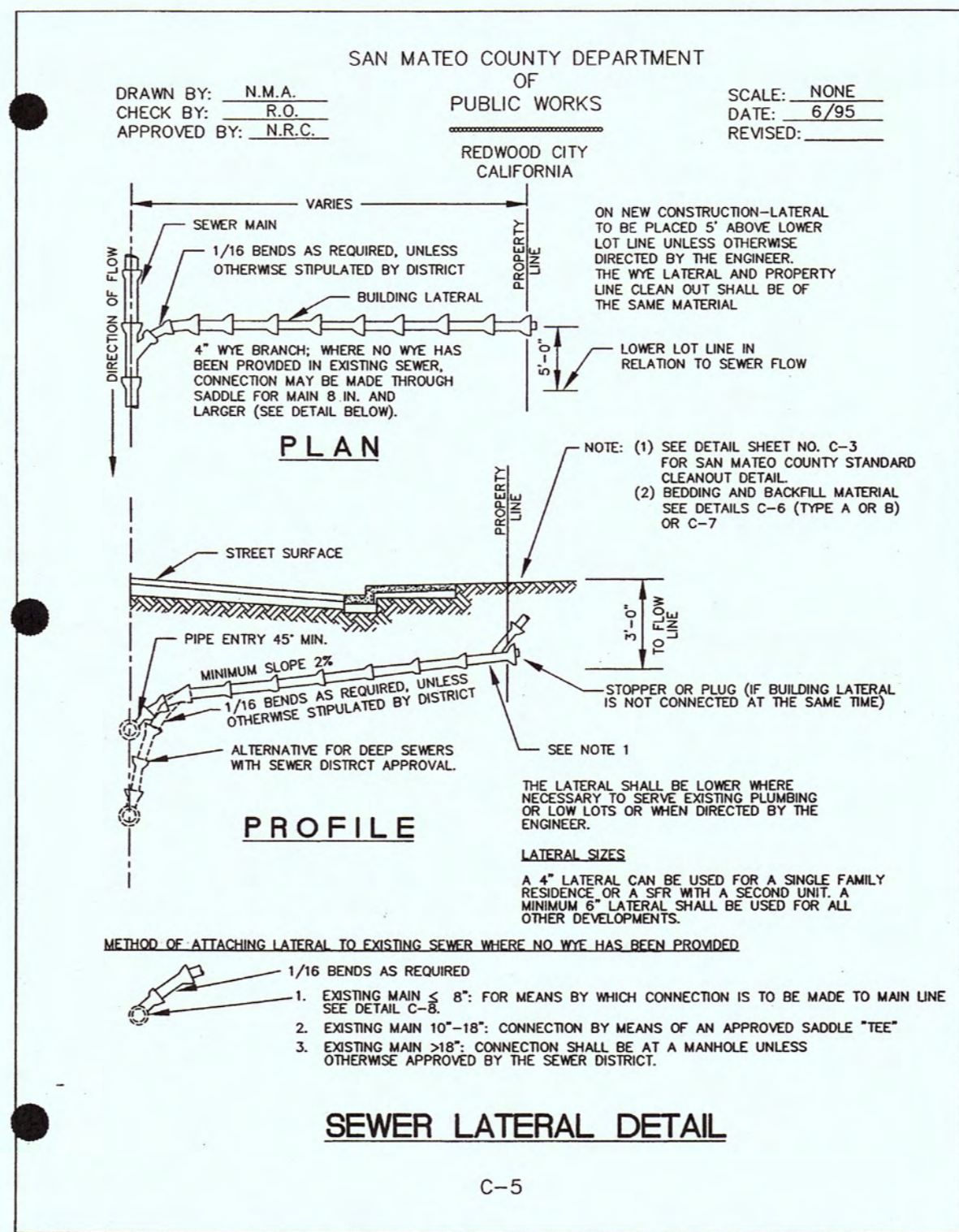
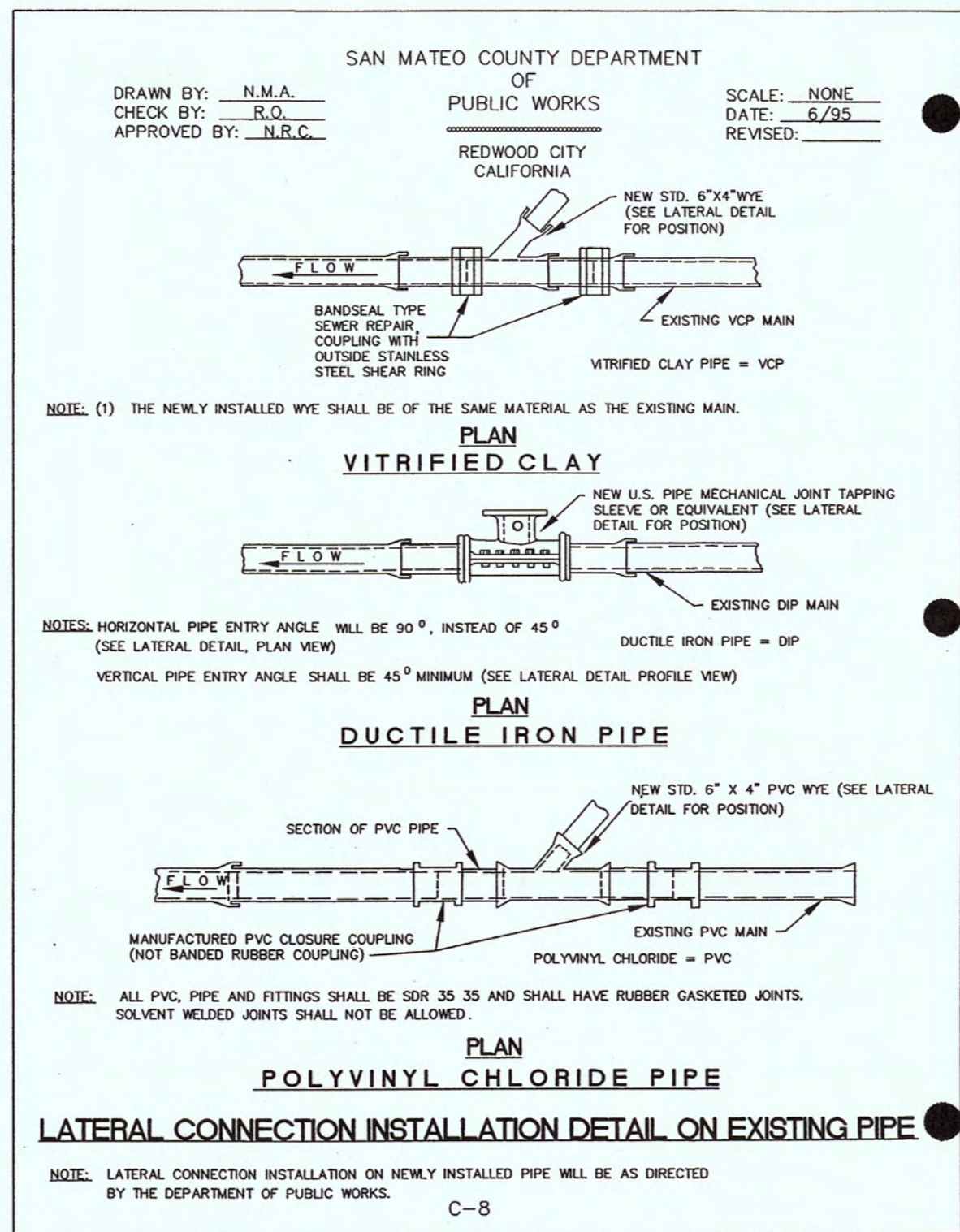
## Dewatering



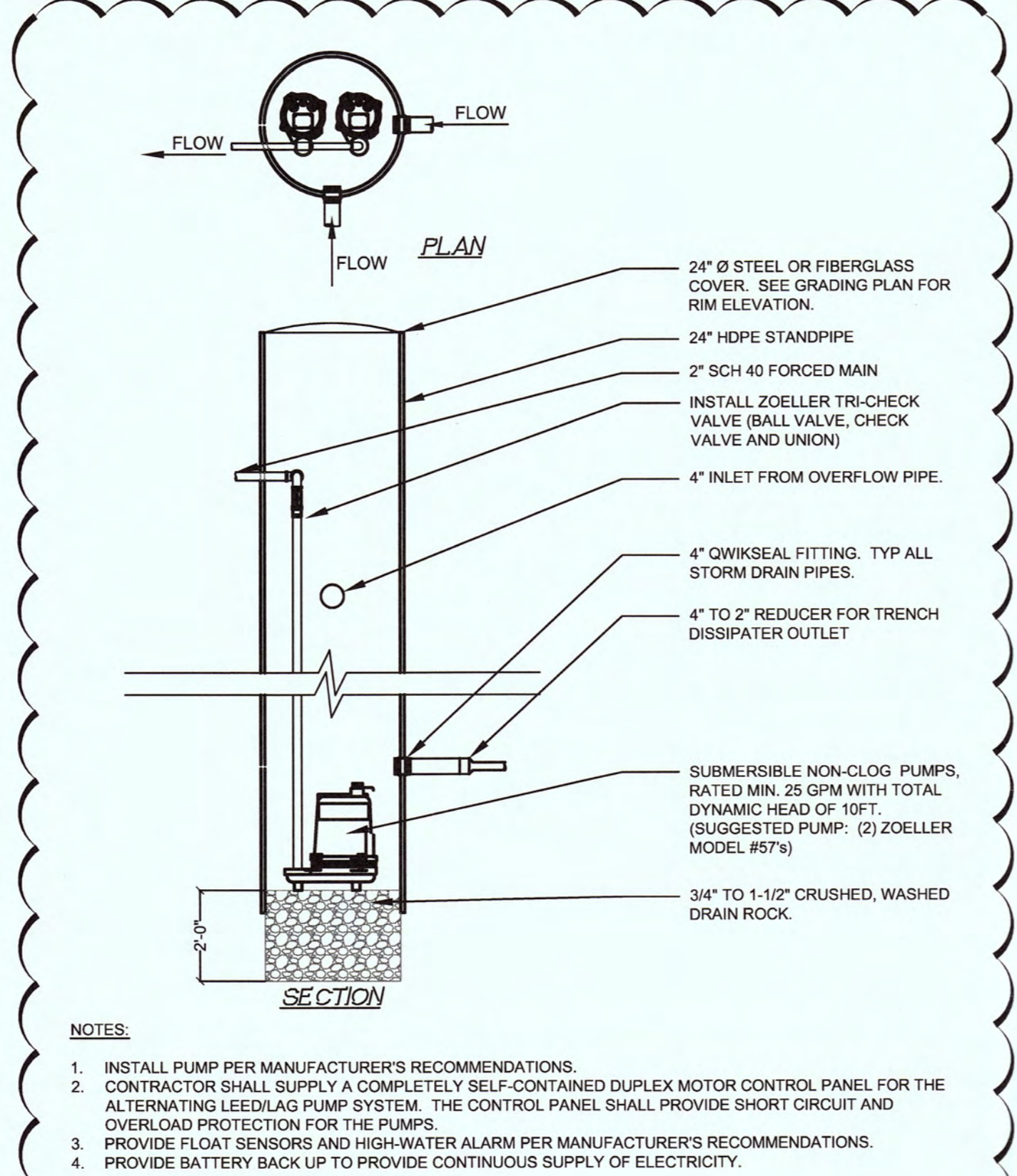
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite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

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



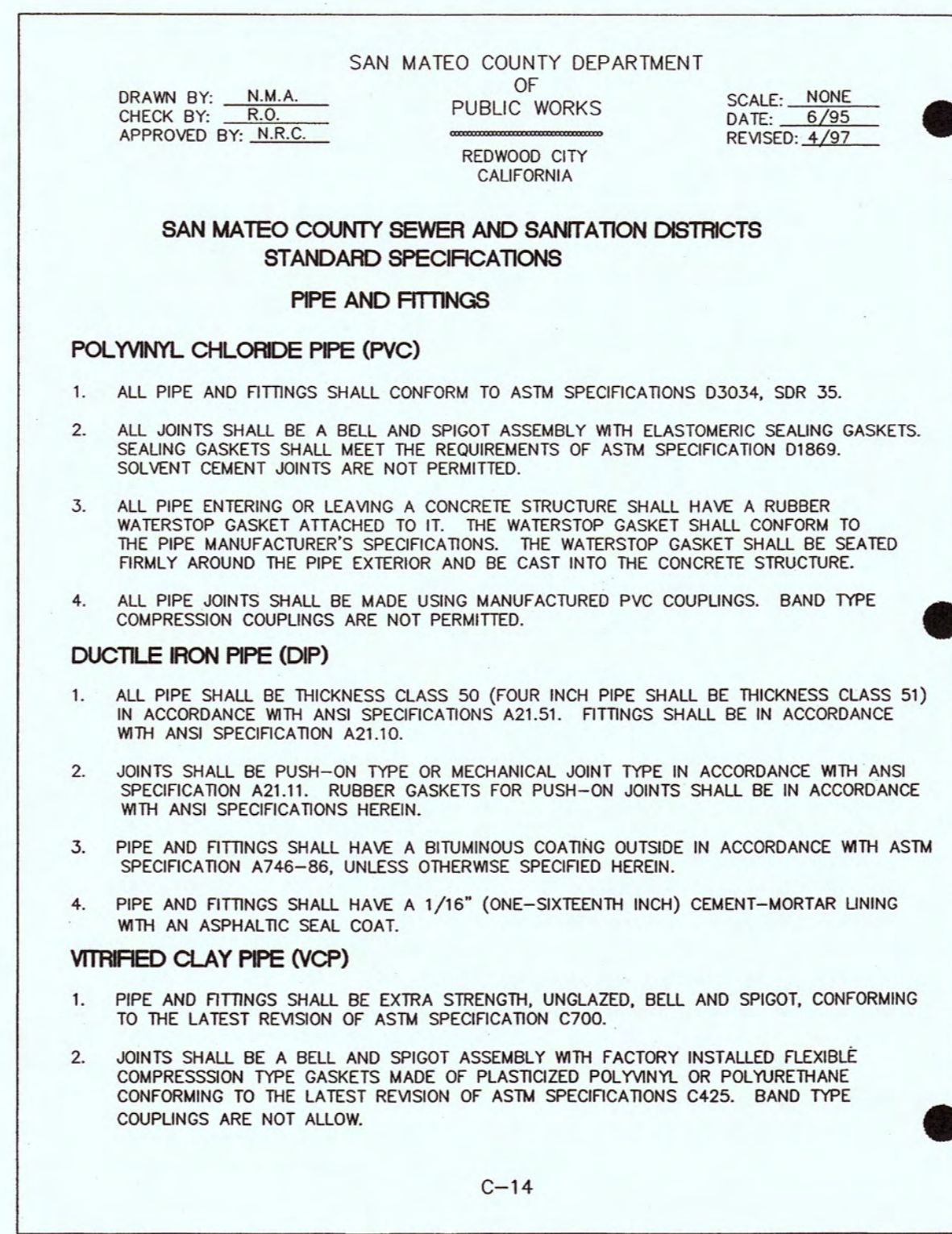


**10 LATERAL CONNECTION INSTALLATION**



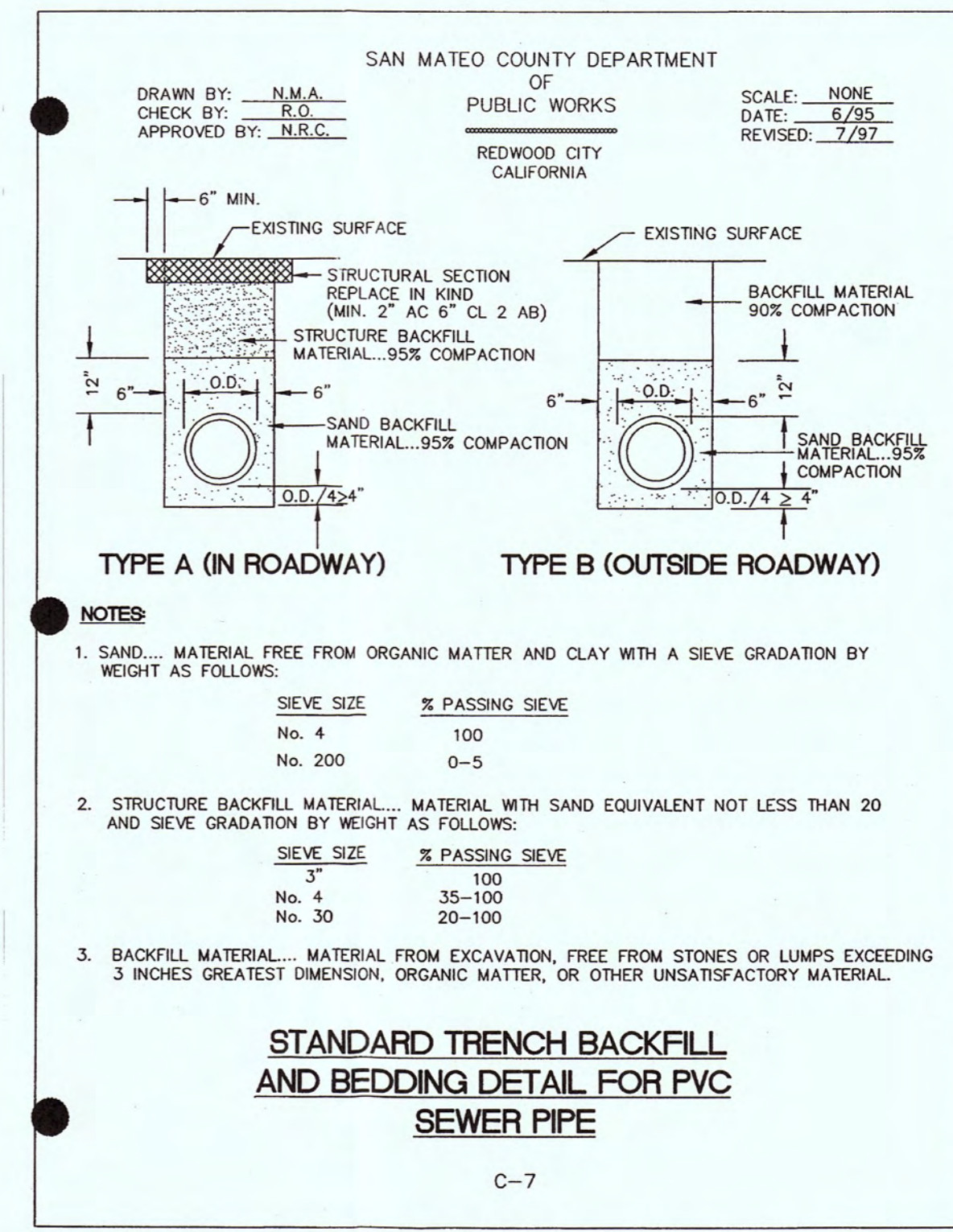
**12 SUMP PUMP**

**6 COUNTY LATERAL**



**8 PIPE AND FITTINGS**

**2 COUNTY CLEANOUT**



**4 STANDARD TRENCH DETAIL**



**CHRIS RIDGWAY ARCHITECT, INC.**  
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NEW RESIDENCE FOR:  
**JOO & HAAS**  
 MAIN STREET, MONTARA, CA A.P.N. 036-047-0301040

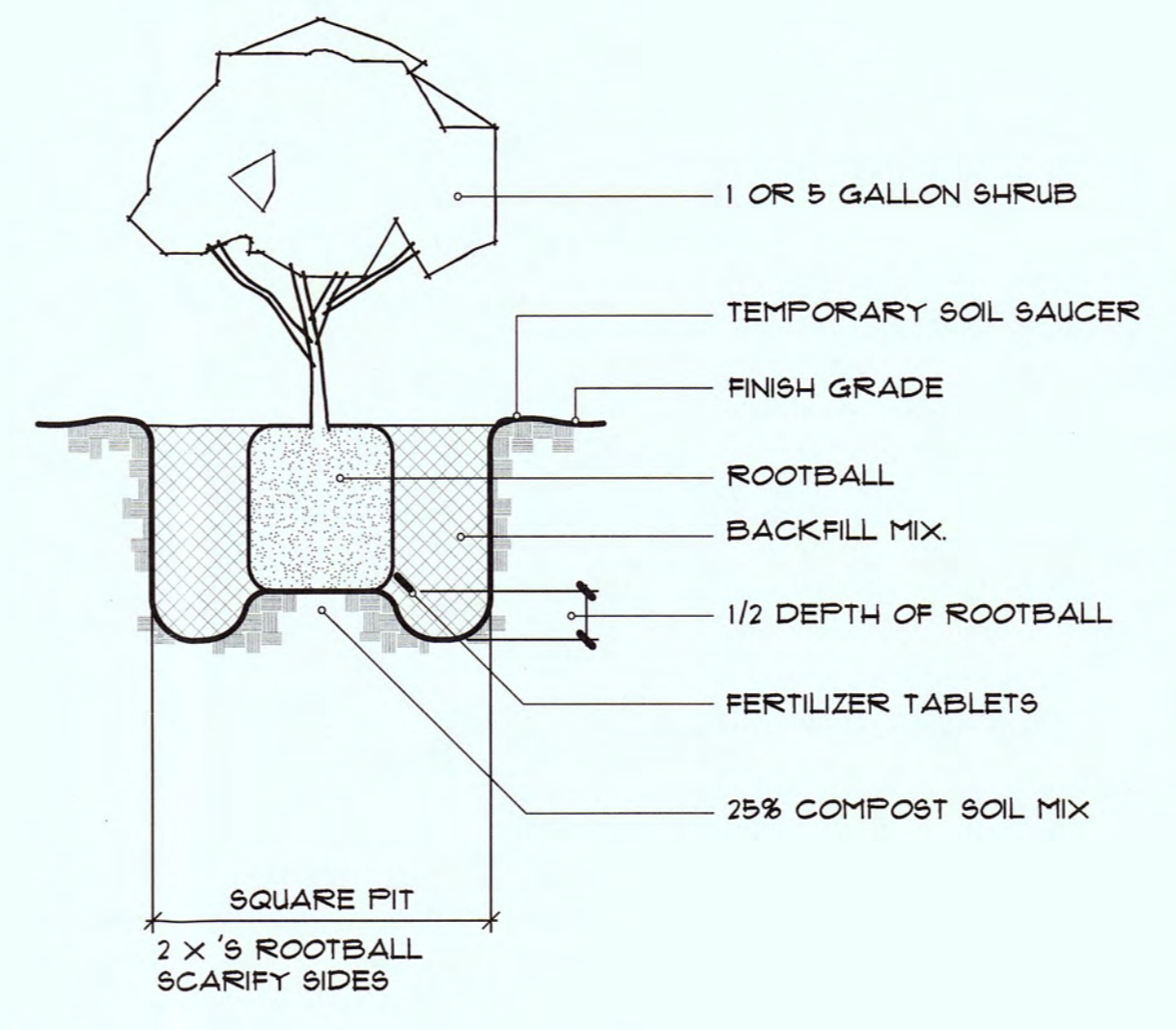
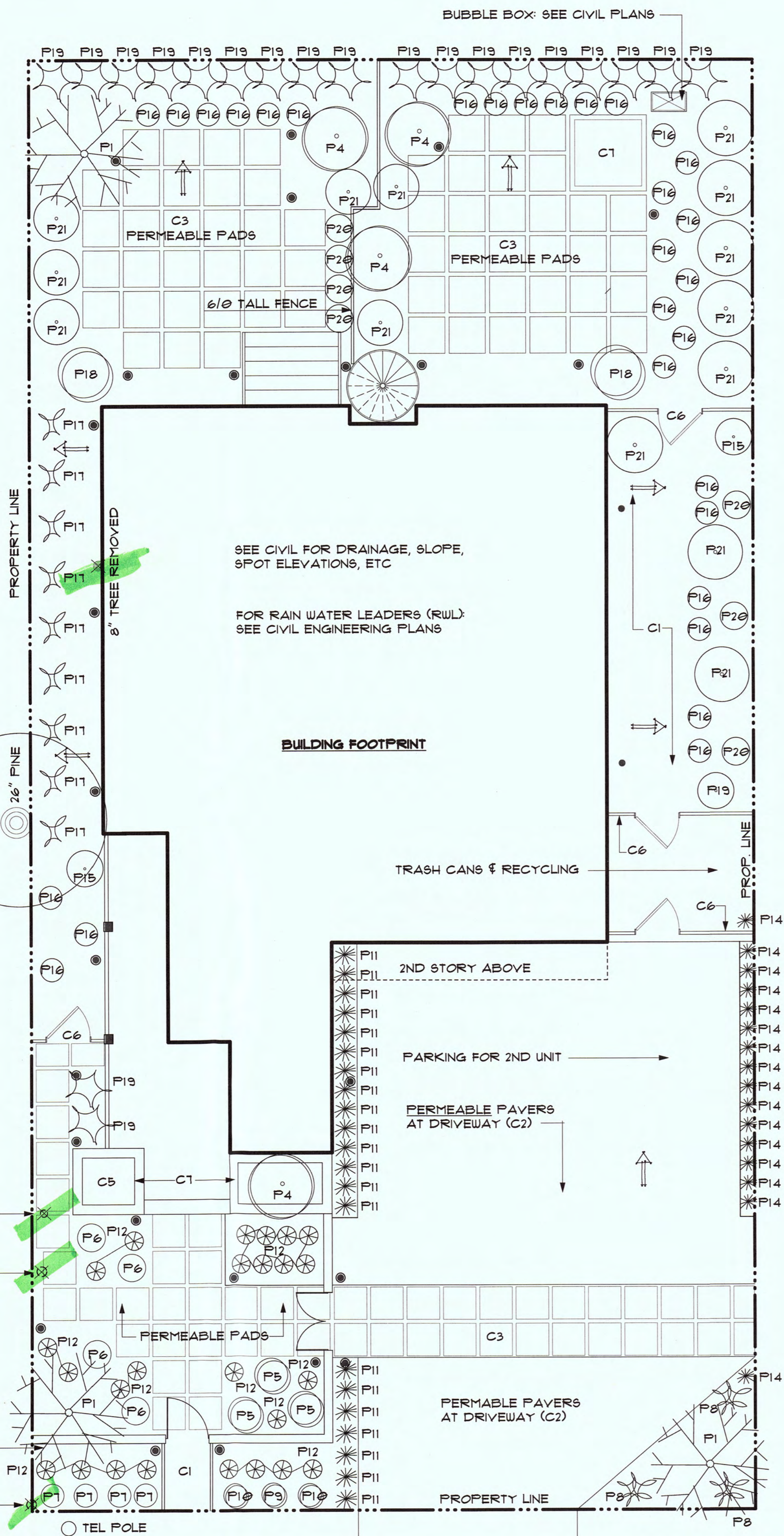
JOB # 1403  
 SCALE AS NOTED  
 DATE 11/17/15

SHEET  
**LS1**

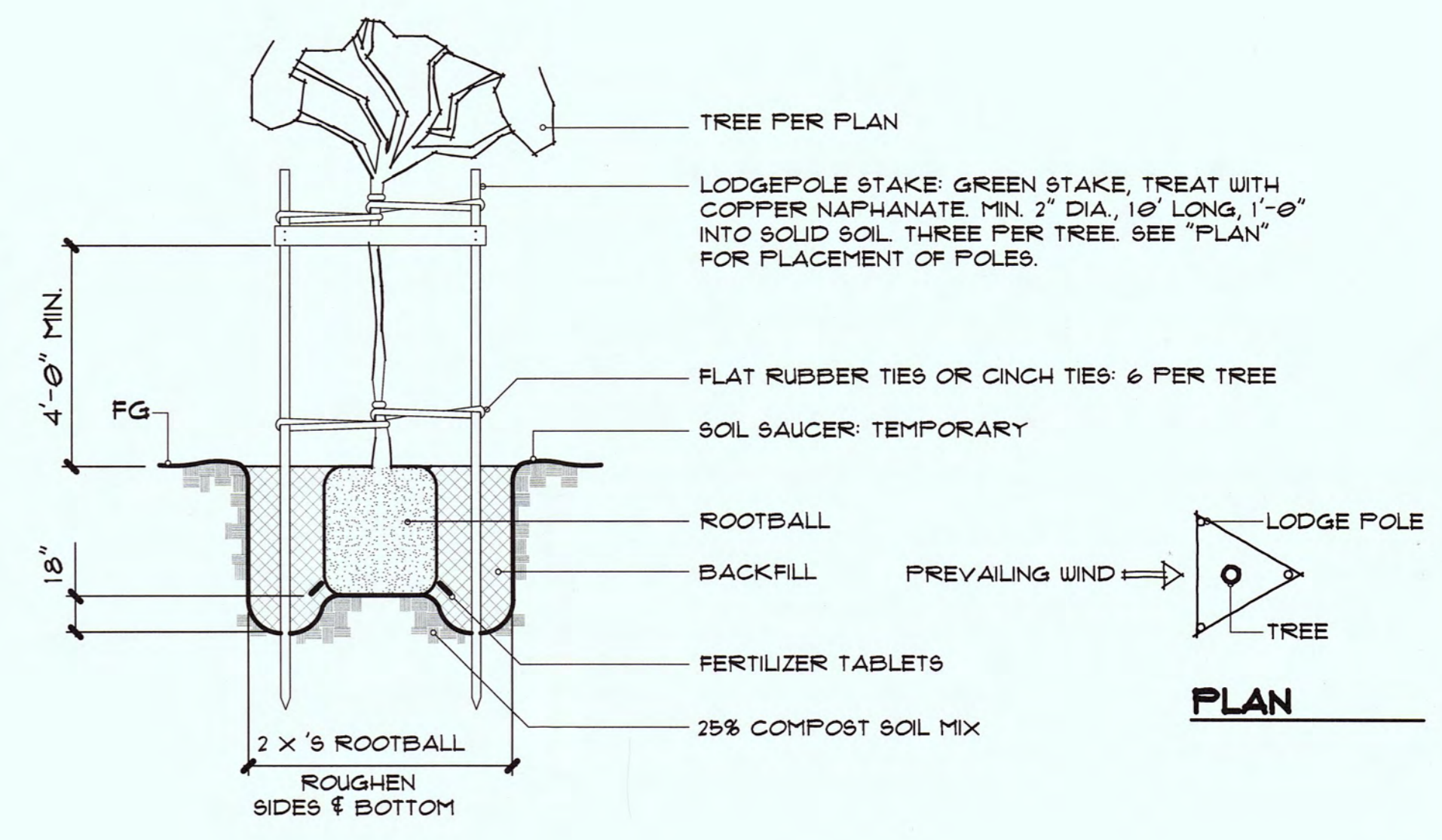
SEE CIVIL ENGINEERING PLANS FOR GRADING, DRAINAGE & DETAILS

**LEGEND**

- LOW VOLTAGE PATH LIGHT
- SLOPE TO DRAIN
- ▽ SPOT ELEVATION
- ☒ BUBBLE BOX



**SHRUB PLANTING DETAIL** NOT TO SCALE



**BOX TREE STAKING DETAIL** NOT TO SCALE

**PLANTING NOTES**  
 SUNSET ZONE 11

P1	3-24"	BOX	MELALEUCA QUINQUENARIA
P2	14-1	GAL	ECHINUM CANDICANS
P3	9-5	GAL	MESCANTHUS SINENSIS DIXELAND
P4	4-15	GAL	ACER PALMATUM
P5	3-5	GAL	COROKIA COTONEASTER
P6	4-15	GAL	PINUS NIGRA BONSAI
P7	4-2	GAL	LOMANDRA LONGIFOLIA BREEZE
P8	3-5	GAL	ASTELIA BANKSII
P9	1-15	GAL	CEDRUS DEODARA PENDULA
P10	1-1	GAL	ANIGOSANTHOS FLAVIDUS
P11	21-1	GAL	CHONDROPETALUM TECTORUM DWARF
P12	25-1	GAL	HAKONECHOLA MACRA
P13	N/A		
P14	16-1	GAL	THUNBERGIA ALATA "SPANISH EYES"
P15	2-5	GAL	GREVILLEA MOONLIGHT
P16	30-5	GAL	COPROSMA RAINBOW SURPRISE
P17	3-5	GAL	DODONAEA VISCOSA
P18	2-15	GAL	FUYU PERSIMMON TREE
P19	21-5	GAL	PITTOSPORUM SILVER SHEEN
P20	1-5	GAL	ABUTILON
P21	12-5	GAL	THUJA OCCIDENTALIS

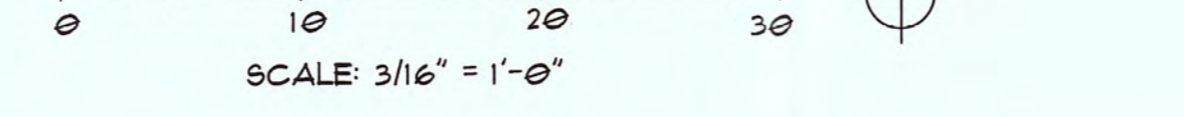
**IRRIGATION NOTES**

- 1: THE DESIGNED LANDSCAPE SHALL BE IRRIGATED WITH DRIP IRRIGATION ENGINEERED BY LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM WILL TIE INTO DOMESTIC WATER SYSTEM WITH BACKFLOW PREVENTION.
- 2: IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE SITE AND GRADE DIFFERENTIALS, LOCATION OF WALLS, RETAINING WALLS, ETC.
- 3: LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (25 AMP) SERVICE TO CONTROLLER LOCATION.
- 4: LOCATE VALVES AND VALVE BOXES IN GROUND COVER AREAS AWAY FROM PLANTING.
- 5: SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED, EXCEPT IN VALVE BOXES.
- 6: LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER AS-BUILTS OF COMPLETE IRRIGATION SYSTEM AT COMPLETION OF PROJECT.

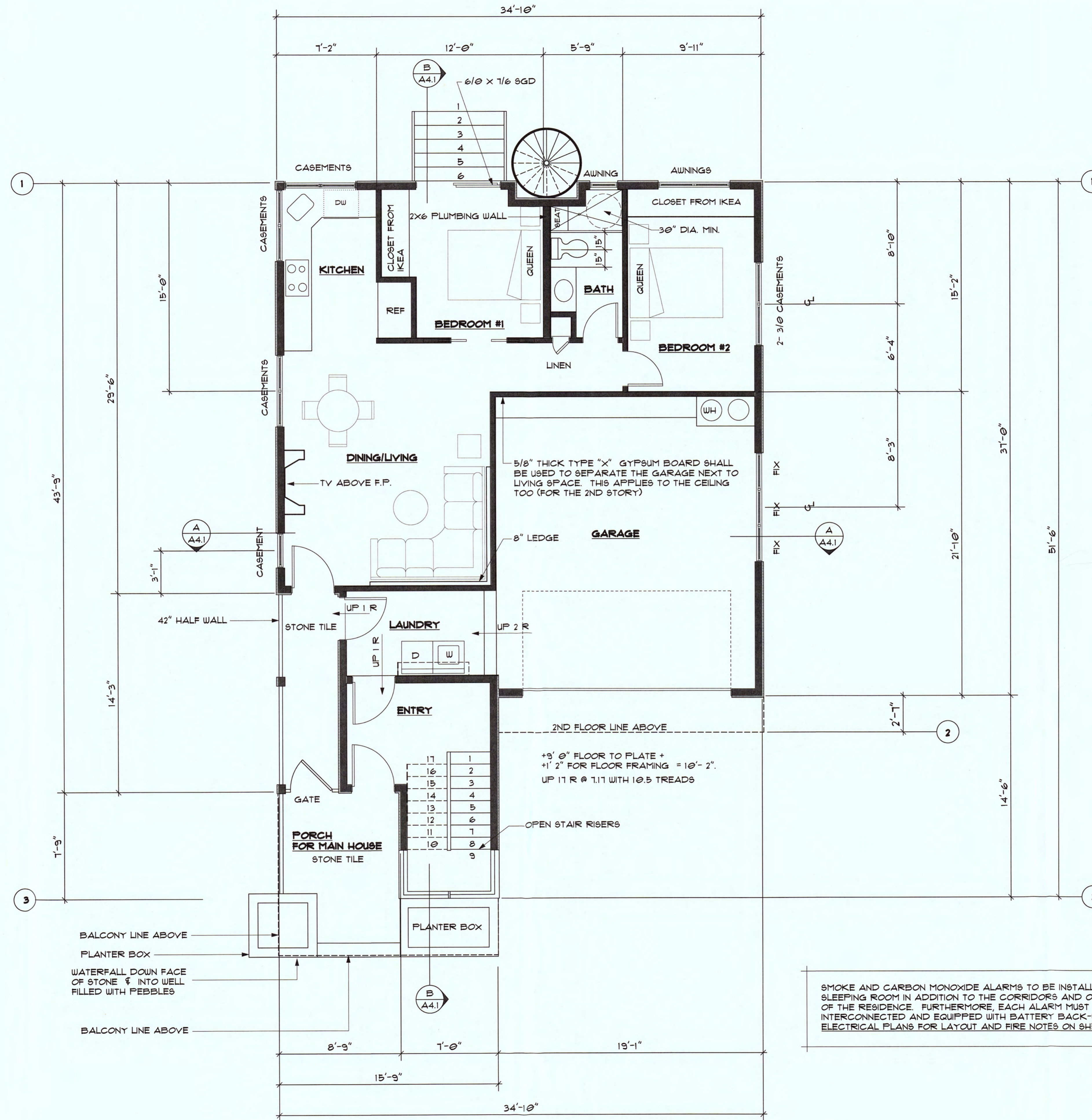
**CONSTRUCTION NOTES**

- C1 4" DEPTH DECOMPOSED GRANITE PATHWAY WITH 2X4 PT HEADER
- C2 PERMEABLE PAVERS AT DRIVEWAY
- C3 POURED IN PLACE COLORED CONCRETE PADS: SEE SITE PLAN FOR INFORMATION REGARDING PERMEABLE CONDITION.
- C4 MASONRY WALL CREATING ENTRY COURTYARD
- C5 STONE BASIN AND RAINCHAIN
- C6 6' TALL FENCING AND GATE WITH HORIZONTAL BOARDS
- C7 RAISED MASONRY PLANTER

**LANDSCAPE PLAN**



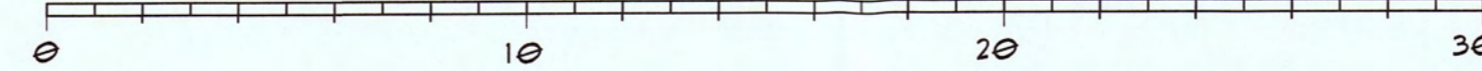
NOTES:  
 1: HVAC IN CRAWL SPACE FOR 1ST FLOOR  
 2: TANKLESS WATER HEATER



SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM IN ADDITION TO THE CORRIDORS AND ON EACH LEVEL OF THE RESIDENCE. FURTHERMORE, EACH ALARM MUST BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP. SEE ELECTRICAL PLANS FOR LAYOUT AND FIRE NOTES ON SHEET A1.2.

**NEW 1ST FLOOR PLAN**

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



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NEW RESIDENCE FOR:  
**JOO & HAAS**  
 MAIN STREET, MONTARA, CA A.P.N. 036-041-030/040

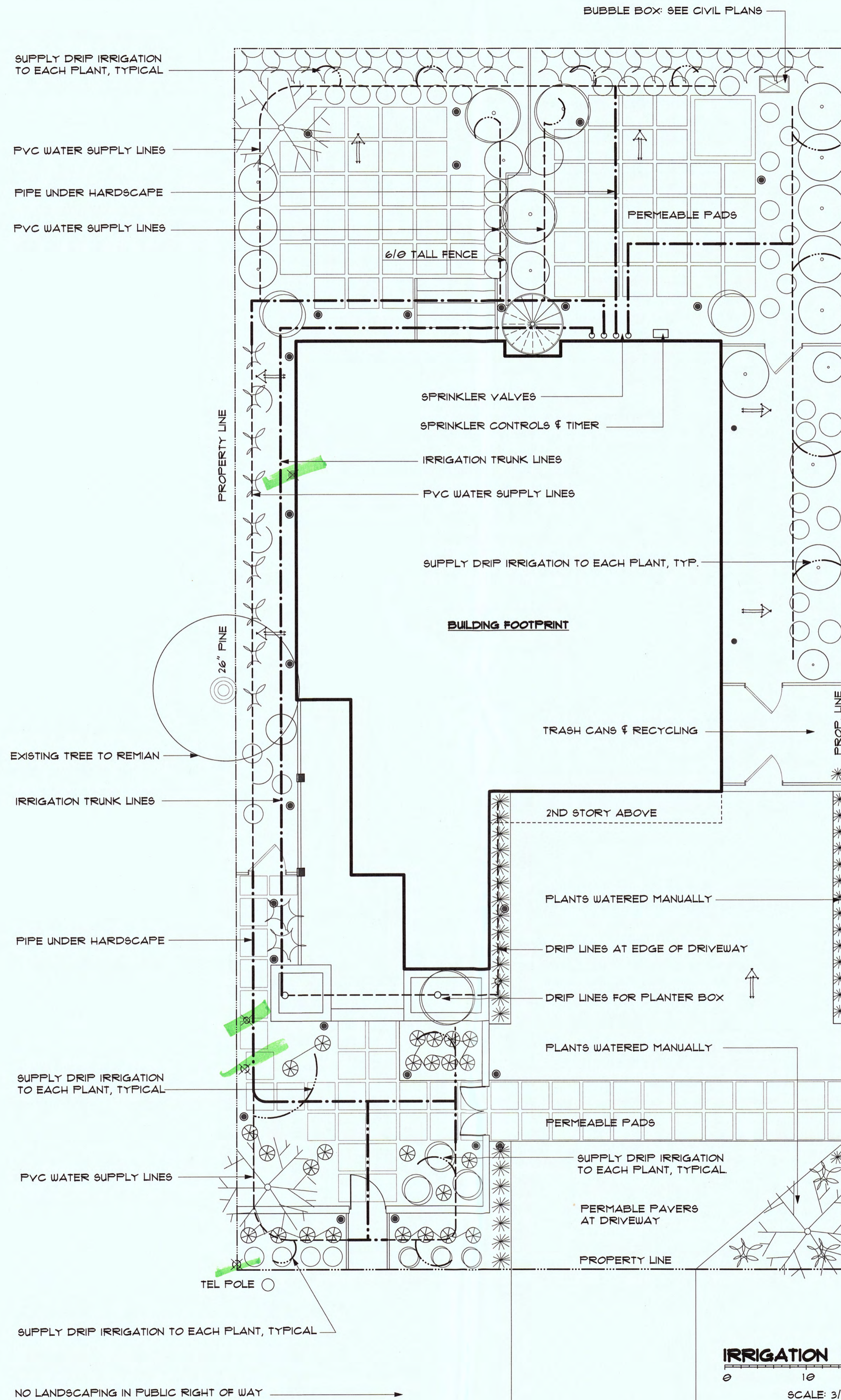
JOB # 1403

SCALE AS NOTED

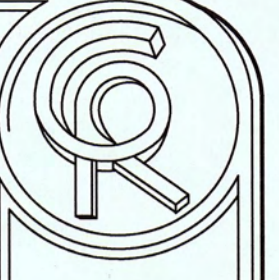
DATE 11/17/15

SHEET

**A2.1**



**IRRIGATION PLAN**  
 SCALE: 3/16" = 1'-0"  
 TRUE NORTH



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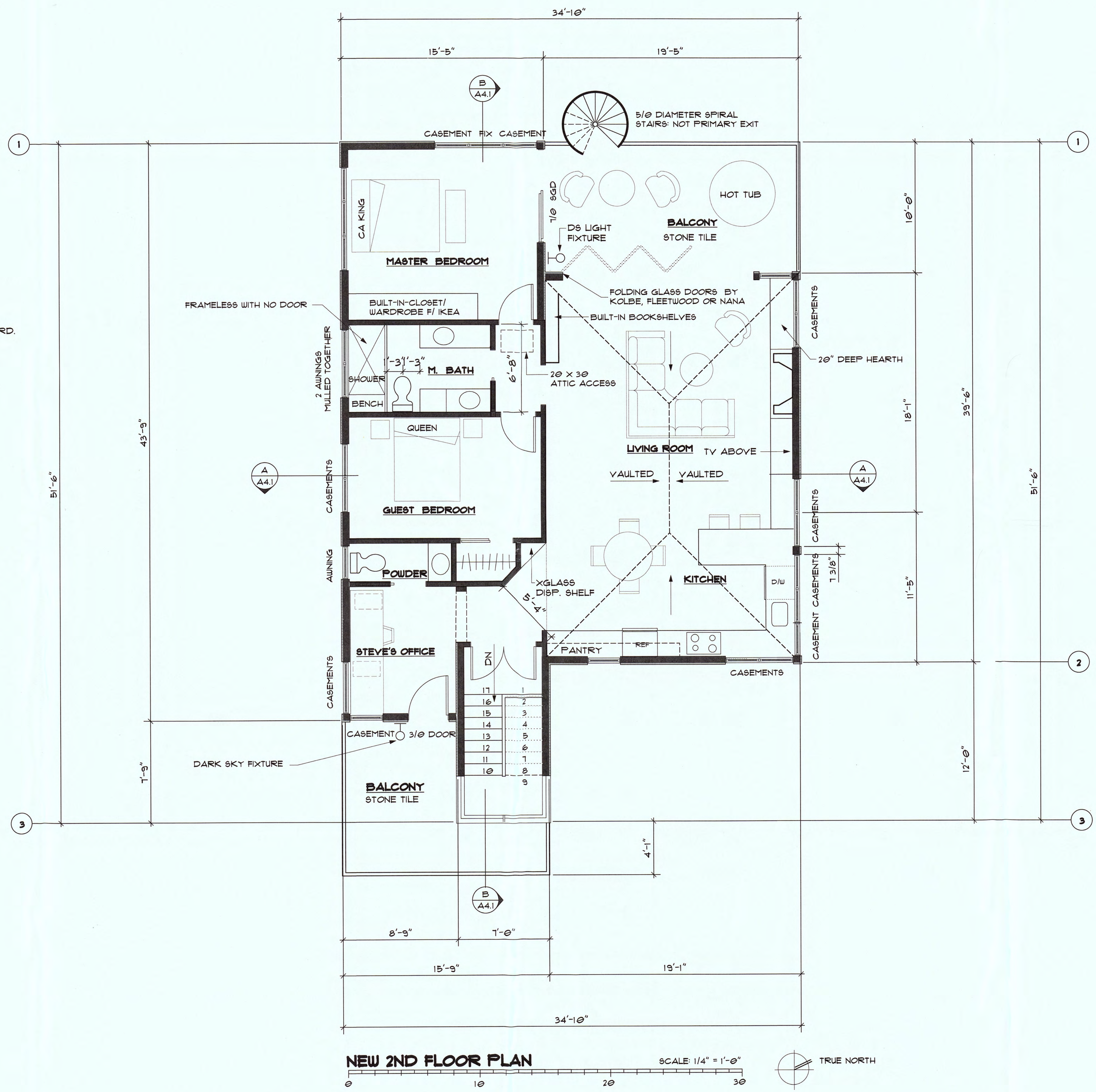
NEW RESIDENCE FOR:  
**JOO & HAAS**  
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JOB #  
1403  
 SCALE  
AS NOTED  
 DATE  
11/17/15

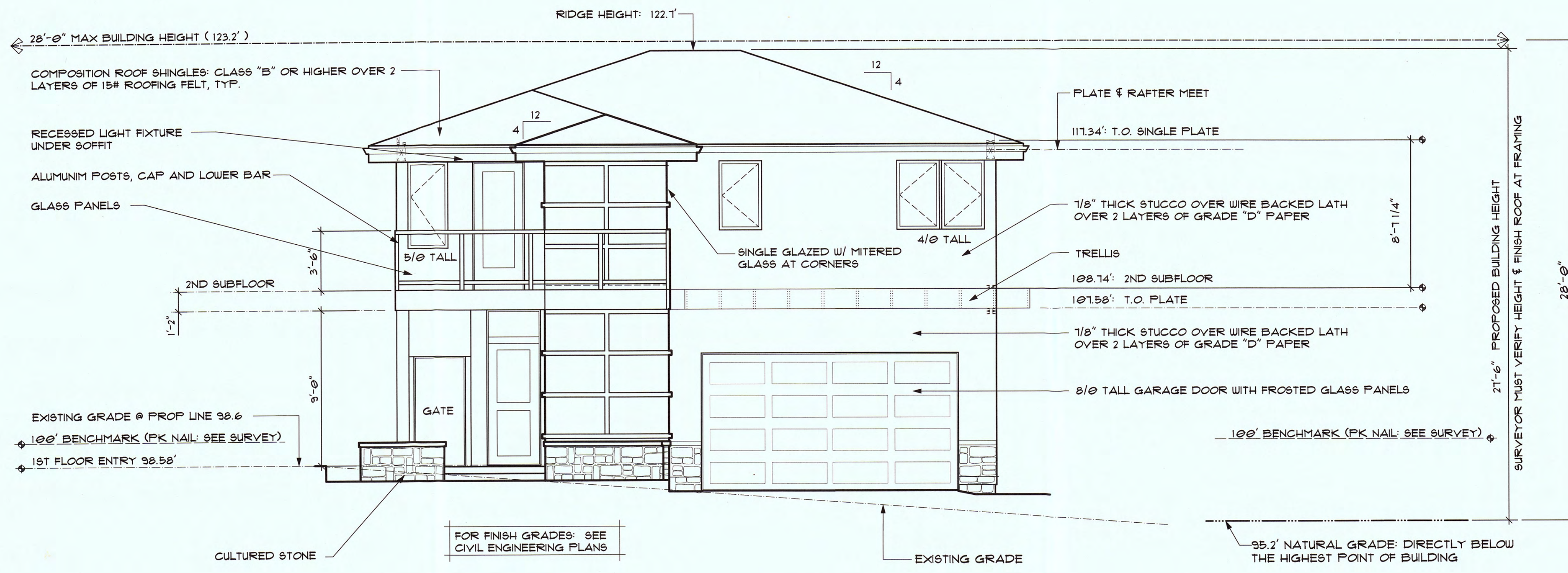
SHEET  
**LS2**



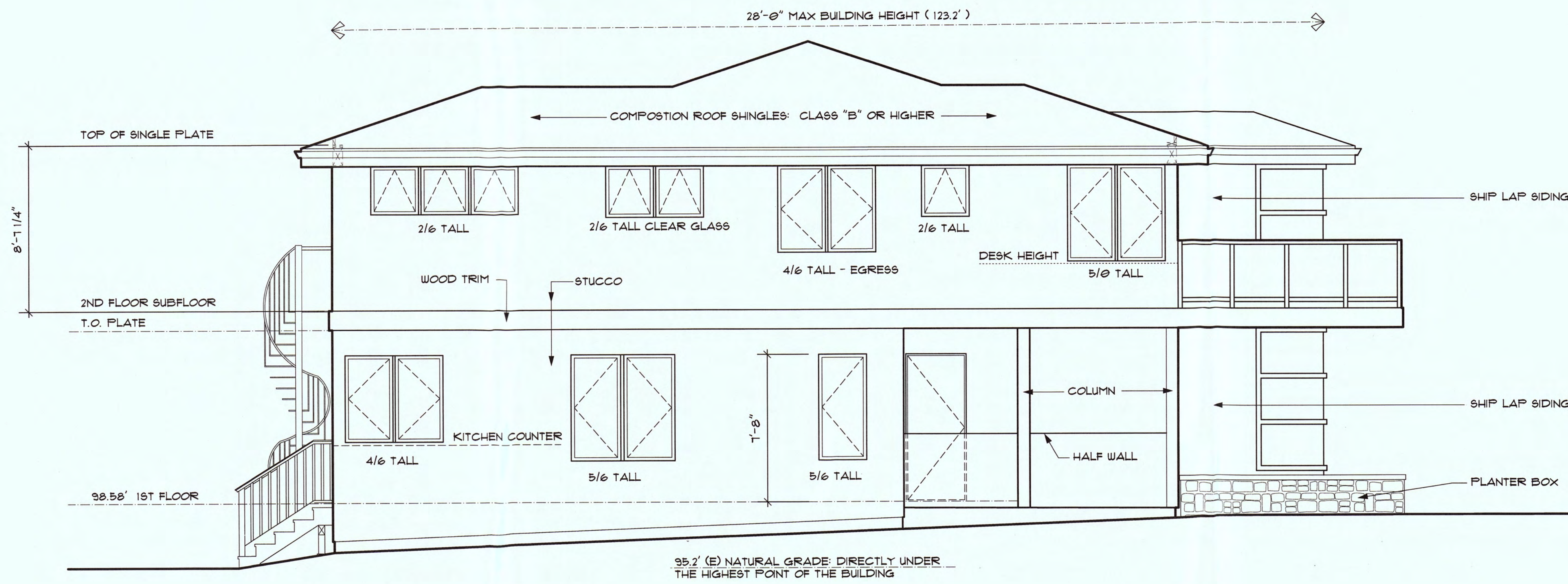
- MISC NOTES:
- 1: HVAC IN ATTIC FOR 2ND FLOOR
  - 2: ALL HARDWOOD FLOORS IN HOUSE EXCEPT IN BATHROOMS - INSTALL TILE ON HARDIE BOARD.
  - 3:



**NEW 2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 TRUE NORTH



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



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



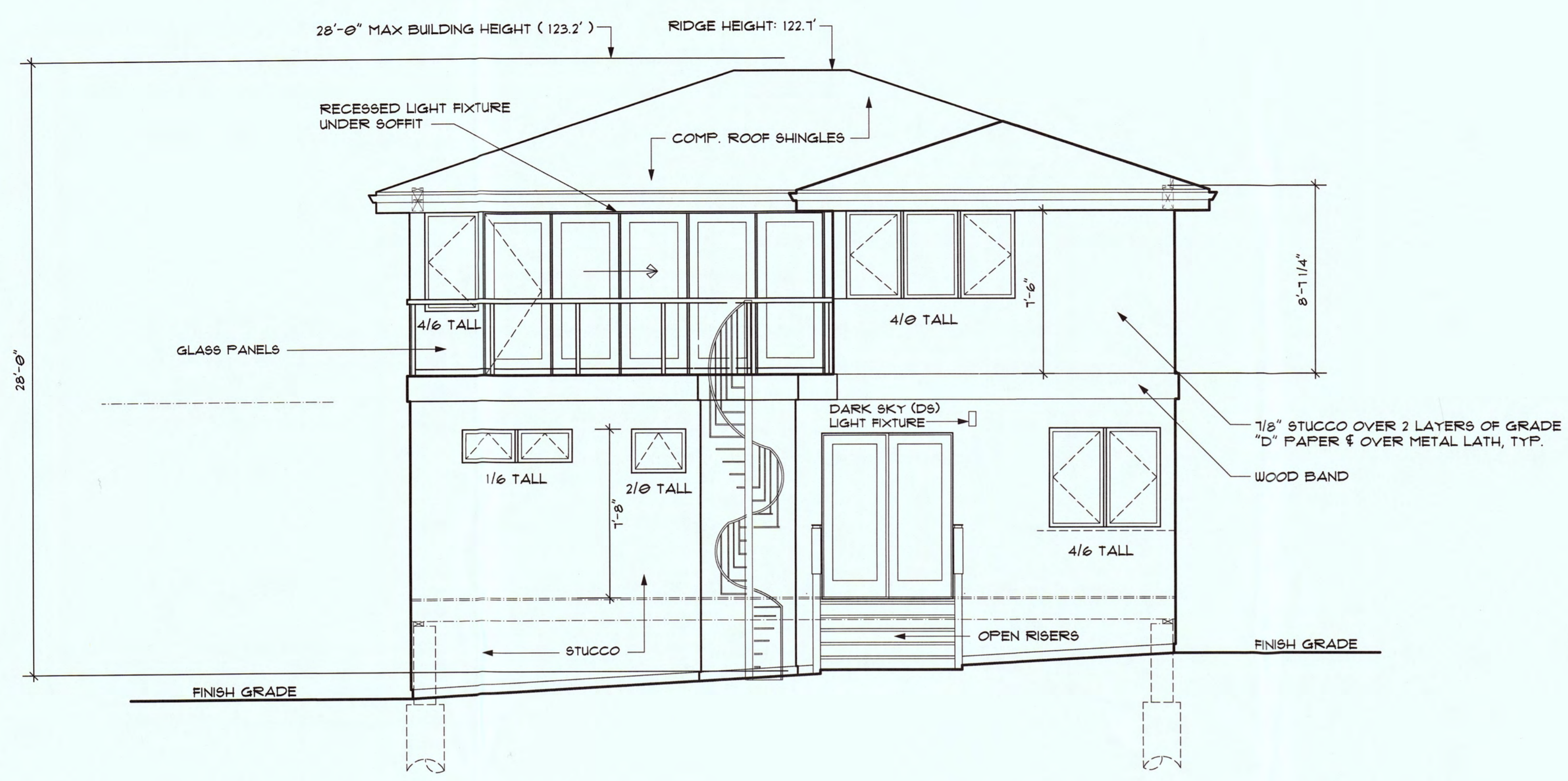


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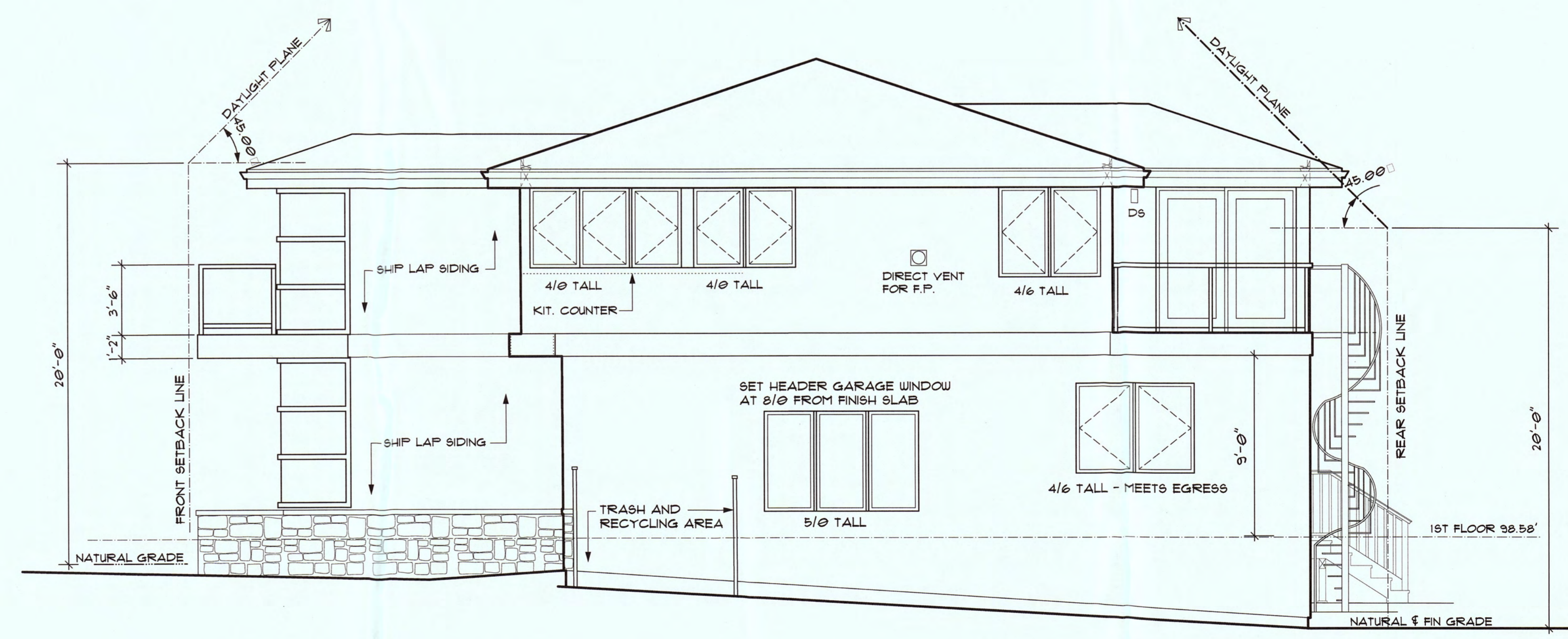
NEW RESIDENCE FOR:  
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JOB #  
1403  
 SCALE  
AS NOTED  
 DATE  
11/17/15

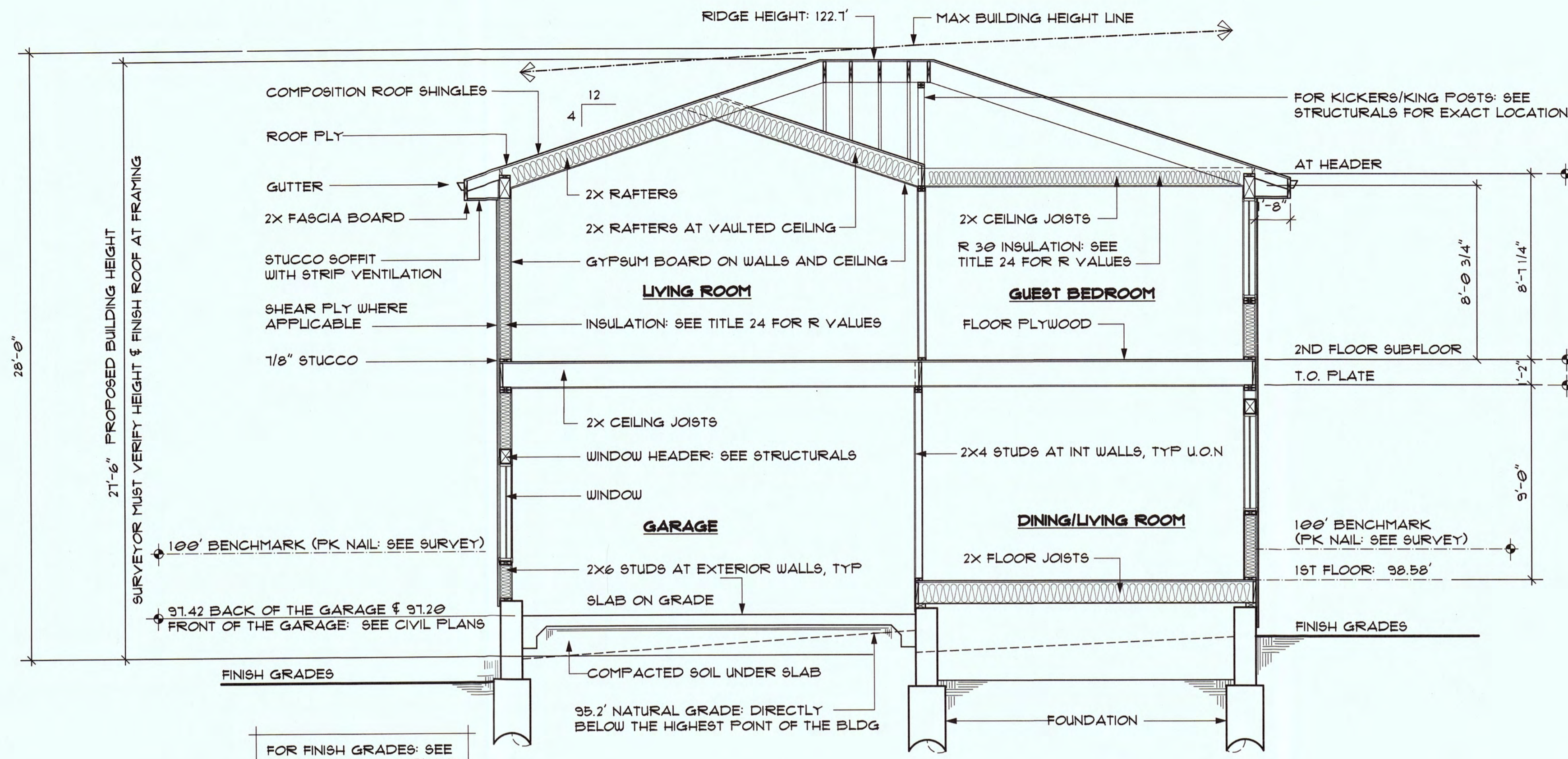
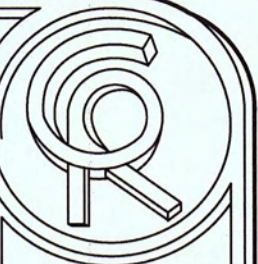
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**A3.2**



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



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



NOTE: SEE STRUCTURAL DRAWINGS FOR SPECIFICS SUCH AS SIZE FOR RAFTERS, HEADERS, PLYWOOD, FASTENERS, FOUNDATION, ETC.

