

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  
www.co.sanmateo.ca.us/planning

# Planning Permit Application Form

PLN: 2019-00060  
BLD: \_\_\_\_\_

### Applicant/Owner Information

Applicant: KERRY BURKE / RANDY RALSTON  
Mailing Address: P.O. Box 779 Zip: 94019  
HALF MOON BAY CA  
Phone, W: 650.245.5613 H: 650.438.2684  
E-mail Address: BURKELANDUSER@GMAIL.COM FAX: \_\_\_\_\_

Name of Owner (1): RANDY RALSTON Name of Owner (2): \_\_\_\_\_  
Mailing Address: 385 MIRAMAR DR Mailing Address: \_\_\_\_\_  
HALF MOON BAY Zip: 94019 Zip: \_\_\_\_\_  
Phone, W: 650 245 5613 Phone, W: \_\_\_\_\_  
H: \_\_\_\_\_ H: \_\_\_\_\_  
E-mail Address: ralsmend@comcast.net E-mail Address: \_\_\_\_\_

### Project Information

Project Location (address): \_\_\_\_\_  
Zoning: R-1/S-94/DD/CD

Assessor's Parcel Numbers: 048 065 19D  
\_\_\_\_\_  
Parcel/lot size: \_\_\_\_\_ SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank)  
NEW 2600 SQ-FT SINGLE FAMILY RESIDENCE  
WITH A DETACHED GARAGE & 650 ADU ABOVE GARAGE  
LOT SIZE 2000 SQ FT

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):  
EAST TO WEST SLOPING LOT COVER BY 75%  
WILLOWS.

Describe Existing Structures and/or Development:  
NONE

### 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: [Signature]  
Owner's signature: \_\_\_\_\_  
Applicant's signature: [Signature]

# Environmental Information Disclosure Form

PLN 201-00060  
BLD \_\_\_\_\_

Project Address: XXX HERMOGA AVE

Name of Owner: RANDY RALSTON  
Address: 385 MIRAMAR DR  
HMB CA Phone: 650 245 5613

Assessor's Parcel No.: 048 - 065 - 190

Name of Applicant: KERRY BURLE  
Address: P.O. Box 779  
HMB CA 94049 Phone: 650.438.2684

Zoning District: R-1/S-94/DR/CD

## Existing Site Conditions

Parcel size: 20,000 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).

EAST TO WEST SLOPING COVERED BY 75% WILLOWS

## Environmental Review Checklist

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

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>20</u> c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input checked="" type="checkbox"/>		h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

SEE BIOLOGICAL REPORT FOR DETAILS.



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

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

Please explain any "Yes" answers:

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

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	<p>a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u></p> <p>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.</p>
	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>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.</p>

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:

 (owner)

Date:

1/28/19

(Applicant may sign)

Planning and Building Department

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

County Government Center ■ 455 County Center ■ Redwood City CA 94063  
Mail Drop PLN 122 ■ 650.363.4161 ■ FAX 650.363.4849

Permit #: PLN 2019-00060

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

**1. Basic Information**

**Applicant:**

Name: KERRY BURKE

Address: P.O. Box 779

HMB CA Zip: 94019

Phone, W: 650.438.2684 650.726.6738

Email: BURKELANDUSE@GMAIL.COM

**Owner** (if different from Applicant):

Name: RAUDY RALSTON

Address: 385 Miramar DR

HMB CA Zip: 94019

Phone, W: 650.245.5613

Email: ralstmen@comcast.net

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

Name: SUE TAYLOR DESIGNS

Address: P.O. Box 961 CAMINO CA Zip: 95709

Phone, W: 530.391.2190

Email: SUE.TAYLOR.DESIGN@COMCAST.NET

**2. Project Site Information**

**Project Location:**

APN: 048-065-19D

Address: \_\_\_\_\_

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

Zoning: R-1/S-94/DR/CD

Parcel/lot size: 20,000 sq. ft.

**Site Description:**

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

**3. Project Description**

**Project:**

- New Single Family Residence: 2600 sq. ft
- Addition to Residence: \_\_\_\_\_ sq. ft
- Other: \_\_\_\_\_

**Describe Project:**

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

**Additional Permits Required:**

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



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

Fill in Blanks:

Material

Color/Finish

Check if matches existing

(If different from existing, attach sample)

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior walls	STUCCO	PURTY	<input type="checkbox"/>
b. Trim	WOOD	BROWN	<input type="checkbox"/>
c. Windows	CLAD ALUM.	BLUE	<input type="checkbox"/>
d. Doors	WOOD	BROWN/BLUE	<input type="checkbox"/>
e. Roof	COMPOSITION	PURTY	<input type="checkbox"/>
f. Chimneys	STUCCO	PURTY	<input type="checkbox"/>
g. Decks & railings	WOOD/CEMENT	BROWN/PURTY	<input type="checkbox"/>
h. Stairs	WOOD/CEMENT	BROWN/NATURAL	<input type="checkbox"/>
i. Retaining walls	CONCRETE	PURTY	<input type="checkbox"/>
j. Fences	N/A	N/A	<input type="checkbox"/>
k. Accessory buildings	STUCCO	PURTY	<input type="checkbox"/>
l. Garage/Carport	STUCCO	PURTY	<input type="checkbox"/>

## 5. Required Findings

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

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

## 6. Signatures

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

Owner:

Applicant:

Date:

1/28/19

Date:

2/8/19



KENSINGTON BLUE 840



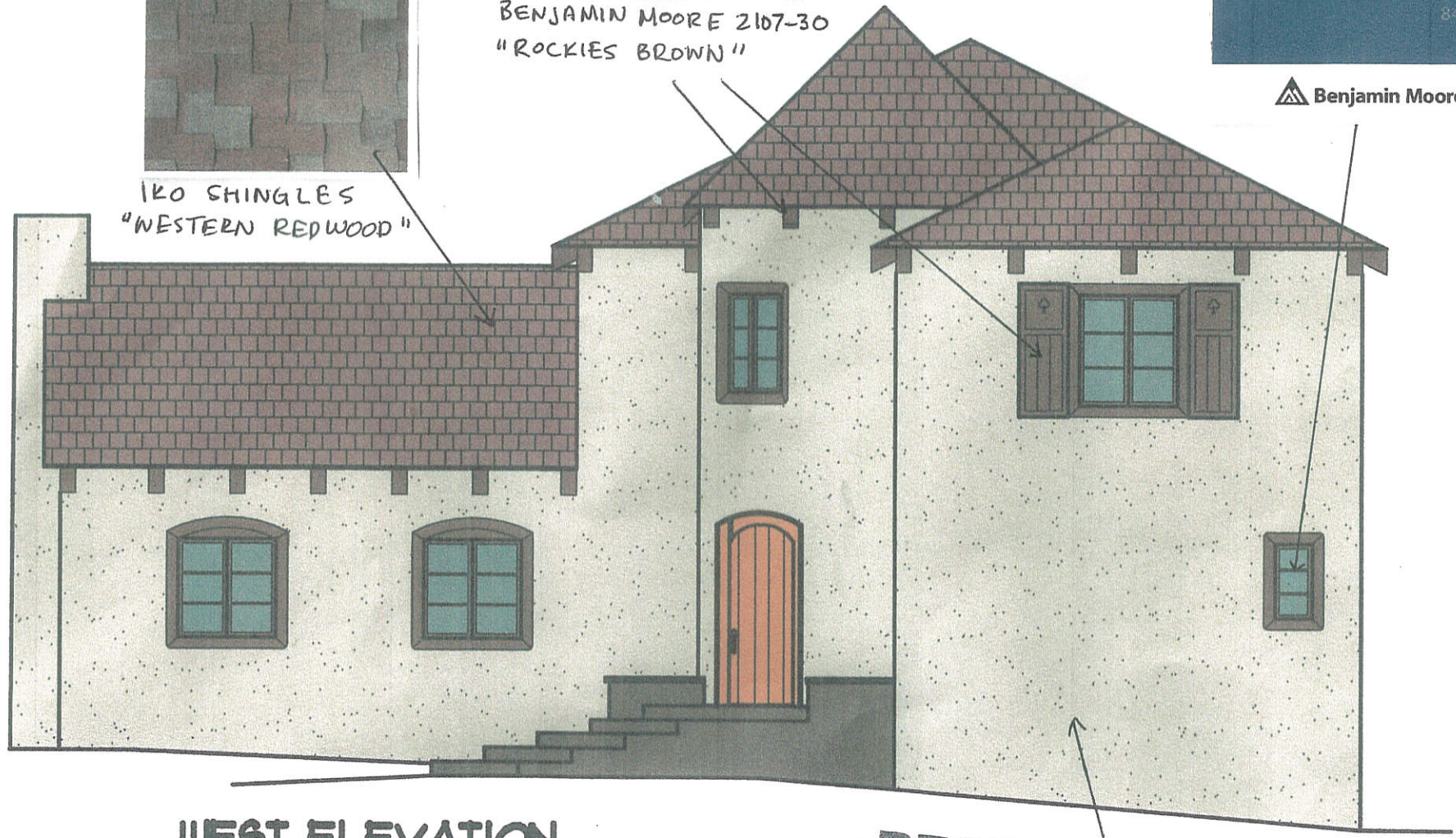
840

Benjamin Moore

BENJAMIN MOORE 2107-30  
"ROCKIES BROWN"



IKO SHINGLES  
"WESTERN REDWOOD"



**WEST ELEVATION**

NO SCALE

**RECEIVED**

APR 22 2019

San Mateo County  
Planning and Building Department

PLN2019-00063

milkyway

OC-110



The project site is twice the minimum lot size requirement at 20,012 square feet in area.

The access to the site is from Hermosa Ave. adjacent to The Crossway alley.

The proposed house is a two story single family residence with three bedrooms and two and one half bathrooms that is 2,566 square feet in area with a covered second story deck that is 109 square feet for a total square footage of 2,675. There is an adjacent detached 2 car garage that is 650 square feet with a studio apartment above that is also 650 square feet in size for a total square footage of 1,300.

The style of the house and garage is French Normandy stucco home in a putty neutral color with brown wood trim. The roof will be a composition tile in a red tone to complement the putty stucco and brown wood trim. The neutral palette will blend with the surrounding area. The home and garage will be set back from Hermosa Avenue to minimize removal of vegetation and grading on the site. The neighborhood has predominately two story homes and there are some stucco homes in the area also.

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FEB 12 2019

San Mateo County  
Planning and Building Department

PLN2019-00060

[Home](#) / [Lighting](#) / [Outdoor Lighting](#) / [Outdoor Wall Lighting](#) / [Outdoor Sconces](#)

Internet #305610380 Model # HD-1708



[Save to Favorites](#)

Exclusive

### Home Decorators Collection

1-Light Oil Rubbed Bronze Outdoor Wall Mount Lantern Dark Sky Compliant

★★★★★ (29) [Write a Review](#)

**\$21<sup>57</sup>** ~~\$26.97~~  
Save \$5.40 (20%)

Extra savings end **TODAY!**

Save up to \$100° on your qualifying purchase.  
[Apply for a Home Depot Consumer Card](#)

Product Width (in.): 7.49 in

- 12.00 in
- 7.49 in**
- 9.65 in

Quantity - 1 +



**Model #:** HD-1708

**Internet #:** 305610380

The TBD Collection of outdoor lighting offers undeniable historical charm. The bell shape is strong and simple. The concealed bulb offers a Dark Sky performance. These fixtures are crafted with powder coated steel, so they continue to serve you for many years. This outdoor lantern features an oil rubbed bronze finish.

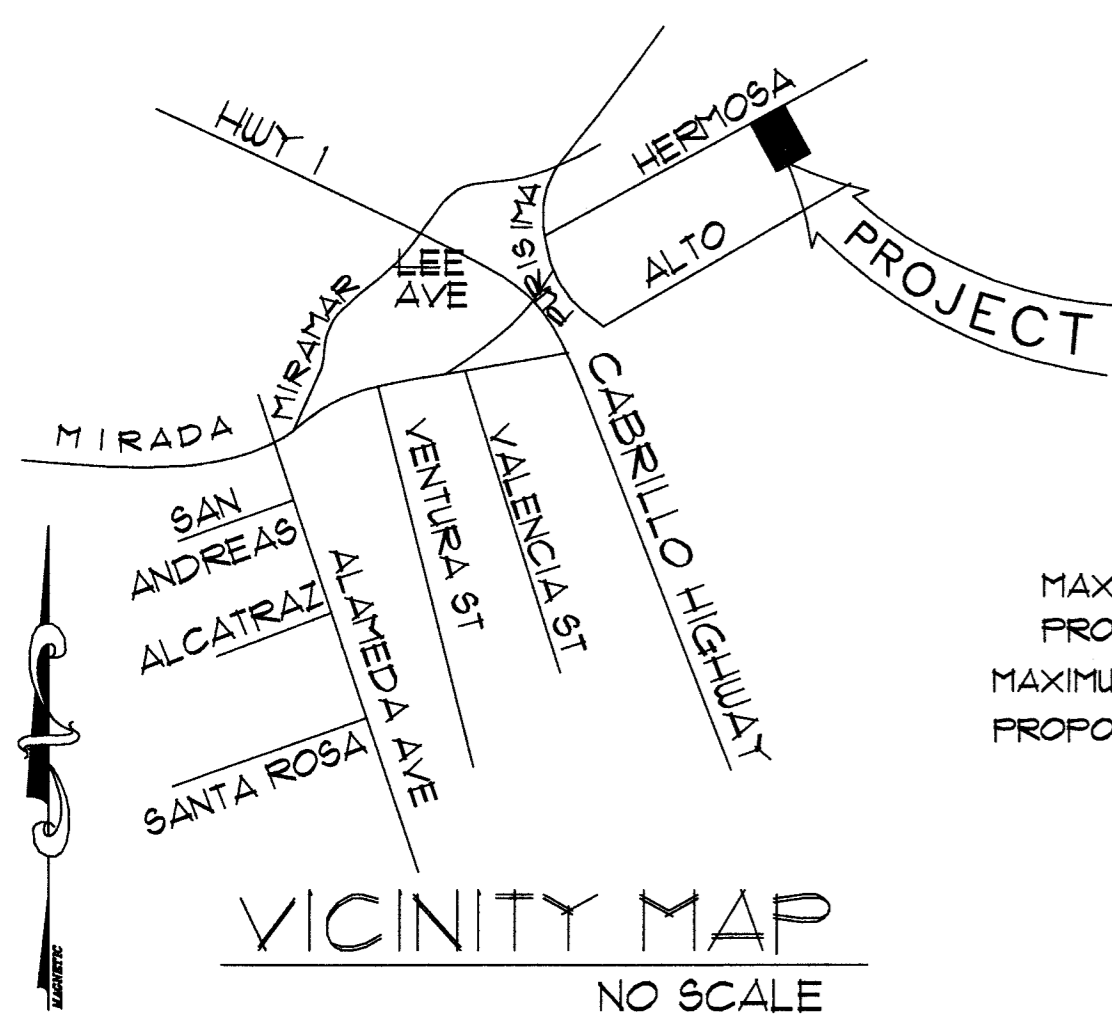
- Durable steel frame, powder coated for many years of durable service
- Sturdy frame finished in oil rubbed bronze provides beautiful light to any home
- Uses 1 medium base frosted bulb 60-Watt max (sold separately)
- Compatible with incandescent, LED and CFL bulbs (60-Watts max)
- Assembled fixture dimensions: 7.49 in. W x 9.64 in. projects 8.67 in. from the wall, when mounted
- Wall mount only
- Compatible with standard wall dimmer
- ETL listed
- Wet location rated
- Includes mounting hardware
- [Click here for more information on Electronic Recycling Programs](#)

## Info & Guides

- [Warranty](#)

# PROJECT INFORMATION

LOT AREA: 20,012 SQ. FT.  
 MAXIMUM LOT COVERAGE: 30% OF LOT AREA (30 x 20,012 = 6,003.60 SQ. FT.)  
 PROPOSED LOT COVERAGE: 2780 SQ. FT.  
 MAXIMUM BUILDING FLOOR AREA: 53% OF LOT AREA (.53 x 20,012 = 10,606.36 SQ. FT.)  
 PROPOSED FLOOR AREA: 3975 SQ. FT.  
 MAXIMUM IMPERVIOUS SURFACE: 10% OF LOT AREA (.10 x 20,012 = 2,001 SQ. FT.)  
 PROPOSED IMPERVIOUS SURFACE: 1424 SQ. FT.  
 FRONT SET BACKS: 20'  
 REAR SET BACKS: 20'  
 SIDE SET BACK: 10' MIN.  
 MAX. SECOND DWELLING: 35% x 2,675 = 936#  
 PROPOSED SECOND DWELLING = 650#  
 MAXIMUM HEIGHT PERMITTED: 32'  
 PROPOSED MAX. HEIGHT: 31'-5"



## PROFESSIONALS

**GEOTECH ENGINEER:**  
 SIGMA PRIME GEOSCIENCES INC.  
 111 VASSAR ST, HALF MOON BAY, CA 94019  
 (650) 728-3590

**SURVEYOR:**  
 BGT LAND SURVEYING  
 BRYAN G. TAYLOR, PLS  
 1920 LESLIE ST., SAN MATEO, CA 94403  
 (650) 212-1030

**FIRE SPRINKLER ENGINEERING:**  
 PENINSULA FIRE PROTECTION INC.  
 1431 PARKWOOD DR, SAN MATEO, CA, 94403  
 (650) 713-0108

**STRUCTURAL ENGINEER:**  
 MIKE O'CONNELL, P.E.  
 900 ROSITA ROAD  
 PACIFICA, CA 94044  
 (650) 303-0495

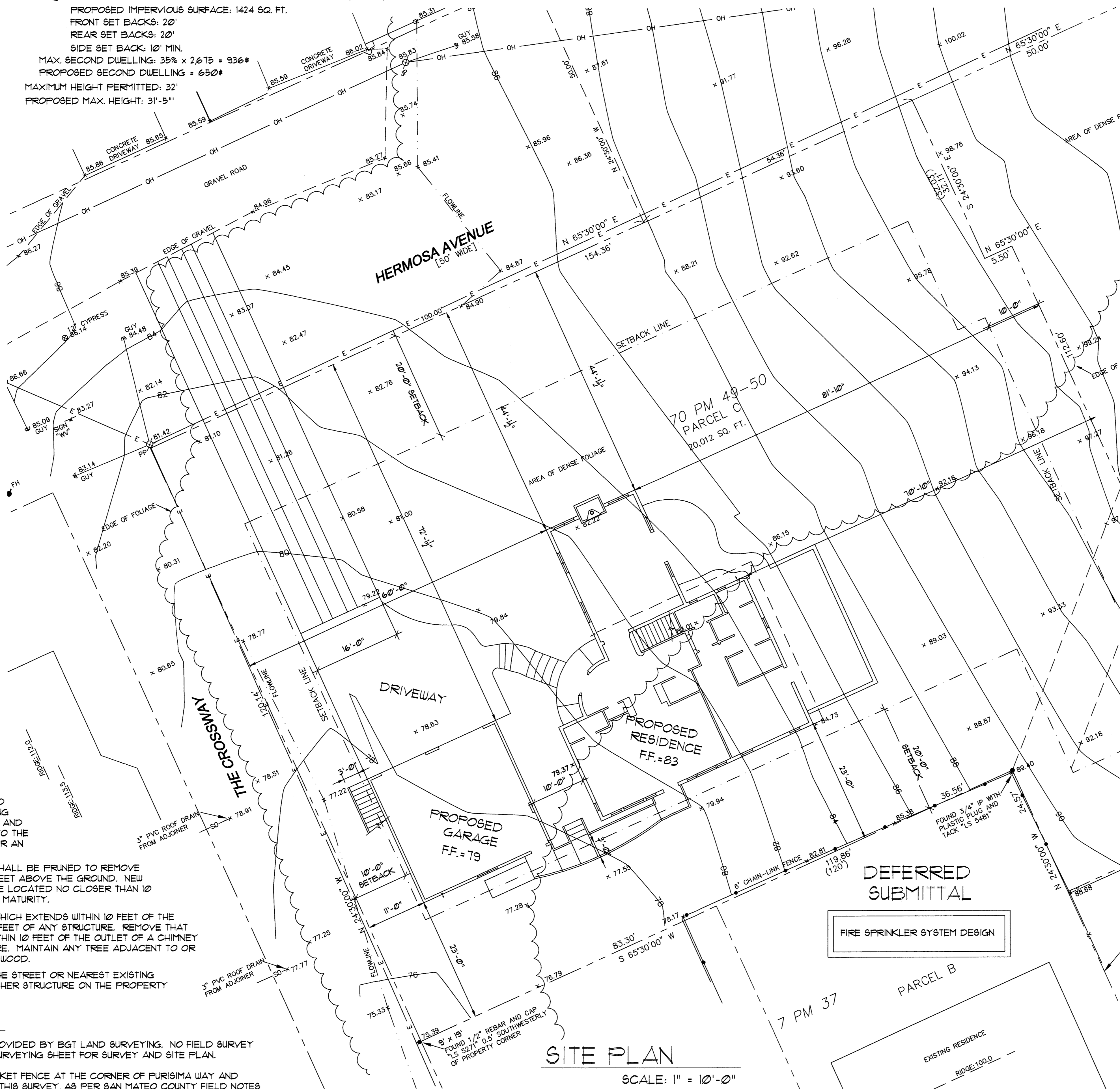
**BUILDING DESIGNER:**  
 SUE TAYLOR  
 P. O. BOX 961, CAMINO, CA 95709  
 (530) 391-2190

## NOTES

1. NEW RESIDENTIAL BUILDINGS SHALL HAVE ADDRESS NUMBERS THAT ARE INTERNALLY OR EXTERNALLY ILLUMINATED. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 0.5 INCH. THE ADDRESS DESIGNATION SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. THE SIGNAGE WILL CONSIST OF A 6 INCH BY 18 INCH REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS SIMILAR TO H<sub>2</sub>K-60 911 OR EQUIVALENT. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
2. THE RESIDENCE AND GARAGE SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. SEE PLAN PROVIDED BY PENINSULA FIRE PROTECTION INC.
3. A FUELBREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.
4. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP TO 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.
5. 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. 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.
6. NEW POWER AND TELEPHONE UTILITY LINE FROM THE STREET OR NEAREST EXISTING UTILITY POLE TO THE MAIN DWELLING AND/OR ANY OTHER STRUCTURE ON THE PROPERTY SHALL BE PLACED UNDERGROUND.

## SITE STATEMENT

THE INFORMATION SHOWN ON THIS PLOT PLAN WAS PROVIDED BY BGT LAND SURVEYING. NO FIELD SURVEY OR VERIFICATION WAS MADE. REFER TO BGT LAND SURVEYING SHEET FOR SURVEY AND SITE PLAN.  
 THE IRON PIPE AT THE ANGLE POINT IN THE WHITE PICKET FENCE AT THE CORNER OF FURISIMA WAY AND MIRAMAR DRIVE WAS USED AS THE BENCHMARK FOR THIS SURVEY, AS PER SAN MATEO COUNTY FIELD NOTES DATED 1-7-94, FIELD BOOK 723-16, PAGE 5.



**SITE PLAN**  
 SCALE: 1" = 10'-0"

# GENERAL INFORMATION

**OWNER** RANDY RALSTON & LINDA MENDIOLA  
 385 MIRAMAR DRIVE  
 HALF MOON BAY, CA 94019

**SITE ADDRESS** HERMOSA AVENUE  
 HALF MOON BAY, CA 94019

**PHONE** (650) 245-5613

**PROJECT** NEW RESIDENCE

# BUILDING INFORMATION

**OCCUPANCY CODE** R-3 / U  
 2016 CALIFORNIA RESIDENTIAL CODE, BUILDING, PLUMBING, MECHANICAL, FIRE, ELECTRICAL CODES, CALIFORNIA TITLE 24 ENERGY CODE, GREEN BUILDING STANDARDS CODE, WILDLAND-URBAN INTERFACE 2016 CRC SECTION R331.

<b>FLOOR AREA (2 STORY)</b>	FIRST FLOOR AREA	1614#
	SECOND FLOOR AREA	952#
	SECOND FLOOR AREA OVER GARAGE	650#
<b>TOTAL LIVING AREA :</b>		3216#
<b>GARAGE AREA</b>		650#
<b>2ND FLOOR COVERED DECK</b>		109#
<b>TOTAL FLOOR AREA:</b>		3975#

**BUILDING TYPE** V-B  
**DESIGN LOADS:** ROOF 20 psf LIVE 40 psf LIVE

# SITE INFORMATION

**JURISDICTION** COUNTY OF SAN MATEO  
**ASSESSOR'S PARCEL NO.** 048-065-190  
**SITE AREA** 20,012 SQ. FT.  
**ZONE** R-1/5-94/DR/CD  
**WATER** PUBLIC  
**SEWAGE DISPOSAL** PUBLIC

# ENERGY STATEMENT

THE BUILDING SHOWN ON THESE PLANS SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF TITLE 24 PART 2, CHAPTER 2-53, OF THE CALIFORNIA ADMINISTRATION CODE. SEE CALCULATIONS.

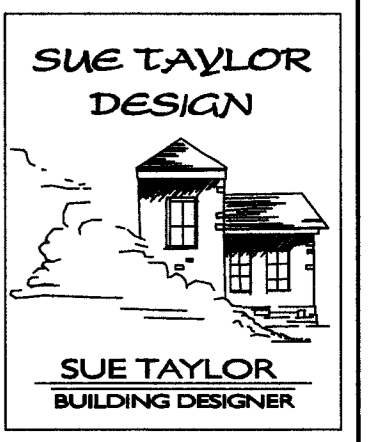
# OWNER & BUILDER'S NOTE

THESE PLANS WERE PREPARED BY SUE TAYLOR, DESIGNER, FOR THE EXCLUSIVE USE OF HER CLIENT AT THE SPECIFIC SITE SHOWN. NO OTHER USE OR DUPLICATION OF THESE PLANS IS PERMITTED WITHOUT HER PERMISSION.  
 THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY ENGINEER FOR NON-CONVENTIONAL STRUCTURAL FEATURES AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES, AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAINED TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.  
 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. IF CONFLICTING INFORMATION IS SHOWN, THE MORE STRINGENT SHALL GOVERN. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF EXISTING CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.  
 THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES (INCLUDING SHORING) OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION. LIABILITY TO THE DESIGNER IS LIMITED TO THE DESIGN FEE.

**RECEIVED**  
 APR 2 2 2019  
 San Mateo County  
 Planning and Building Department

# SHEET INDEX

PAGE #	TITLE	SHEET #
1.)	COVER SHEET / SITE PLAN	C-11
2.)	LANDSCAPE PLAN	C-12
3.)	BMP SHEET	C-13
4.)	GRADING AND DRAINAGE PLAN - BY SIGMA PRIME	C-1
5.)	EROSION & SEDIMENT CONTROL PLAN - BY SIGMA PRIME	C-2
6.)	FIRST FLOOR AND GARAGE PLAN	A1-11
7.)	SECOND FLOOR AND STUDIO APT OVER GARAGE PLAN	A1-12
8.)	EAST & WEST ELEVATIONS	A1-21
9.)	NORTH & SOUTH ELEVATIONS	A1-22
10.)	BUILDING SECTIONS	A1-31
11.)	COUNTY FIRE WORKSHEETS	FI-11



P.O. BOX 961  
 CAMINO, CA 95709  
 (530) 391-2190  
 suetaylor@comcast.net

NEW RESIDENCE  
 COVER SHEET  
 SITE PLAN

RANDY RALSTON & LINDA MENDIOLA  
 HERMOSA AVENUE  
 HALF MOON BAY, CA 94019

REVISION	DATE	DESCRIPTION
1	4-2-19	REVISION PER COUNTY FEE 3-3-19

Sue Taylor

DATE: FEBRUARY 01, 2019

DESIGNED BY: SRT  
 DRAWN BY: SRT  
 CHECKED BY: SRT

FILE # PROJECTS/2019/001007C1  
 PROJECT # 18021

PAGE 1 OF 11

SHEET NO. C-1.1



NEW RESIDENCE  
 LANDSCAPE PLAN

RANDY RALSTON & LINDA MENDIOLA  
 HERMOSA AVENUE  
 HALF MOON BAY, CA 94019

REVISION	DATE	DESCRIPTION

Sue Taylor

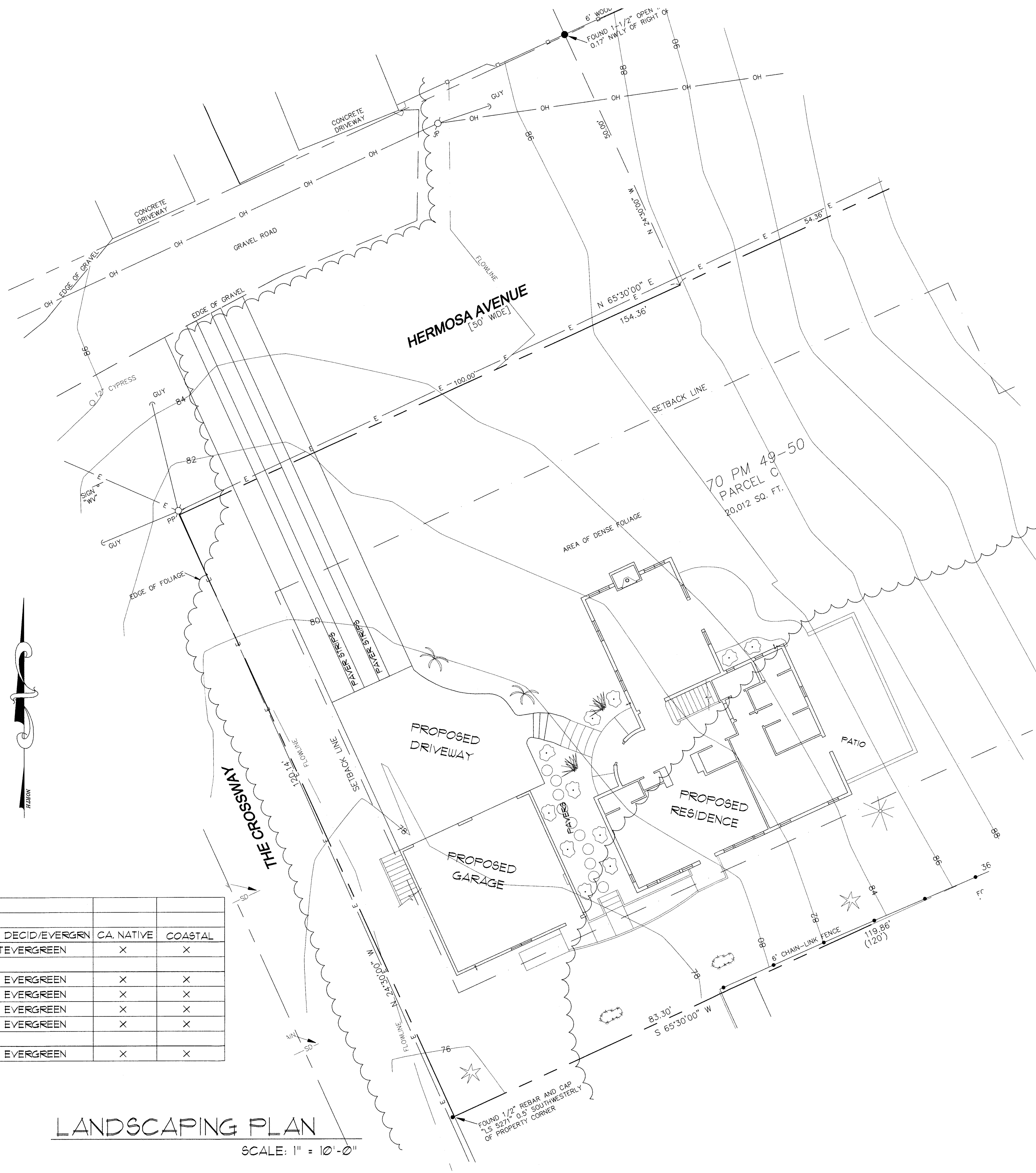
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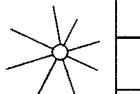





DESIGNED BY: SRT  
 DRAIN BY: SRT  
 CHECKED BY: SRT

FILE # PROJECTS/2019/001/007/02  
 PROJECT # 190207

PAGE 2 OF 11

SHEET NO. C-12

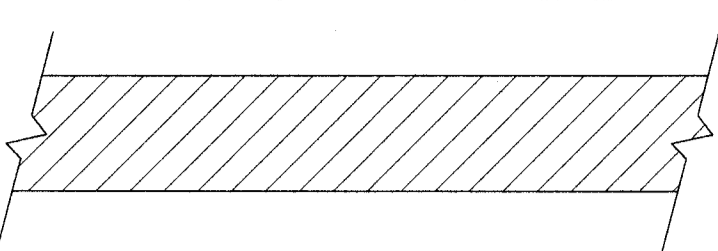


PLANT LIST:									
SYMBOL	QTY	SIZE	NAME	COMMON NAME	GROWTH RATE	AVG. SIZE	DECID/EVERGRN	CA. NATIVE	COASTAL
<b>TREES:</b>									
	1	15 GAL.	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	FERNLEAF CATALINA IRONWOOD	MODERATE	20HT x 30 FT	EVERGREEN	X	X
<b>SCRUBS:</b>									
	2	1 GAL.	ERIOGONUM GRANDE RUBESCENS	RED TWIG DOGWOOD	MODERATE	2HT x 2 FT	EVERGREEN	X	X
	2	1 GAL.	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	MODERATE	4HT x 6 FT	EVERGREEN	X	X
	2	5 GAL.	RIBES VIBURNIFOLIUM	CALALUNA EVRGREEN CURRANT	MODERATE	3HT x 5FT	EVERGREEN	X	X
	2	1 GAL.	ZAUSCHNERIA (EPILOBIUM) CALIFORNIA 'MEXICANA'	CALIFORNIA FUSHSIA	MODERATE	2HT x 2 FT	EVERGREEN	X	X
<b>GROUND COVER:</b>									
	11	1 GAL.	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	FAST	5" HT x 28IN	EVERGREEN	X	X

NOTES:  
 NO OUTSIDE IRRIGATION TO BE USED

LANDSCAPING PLAN  
 SCALE: 1" = 10'-0"

WALL SCHEDULE



- EXTERIOR WALLS AND WALL SEPARATING THE HOUSE AND GARAGE TO BE 2x6  
 - INTERIOR WALLS TO BE 2x4 EXCEPT FOR INTERIOR WALLS MARKED AS BELOW SHALL BE 2x6:

TILE FLOORS REQUIRE THINSET, 1/2" HARDIEBACKER CEMENT BOARD AND A MAXIMUM WEIGHT OF CERAMIC TILE OF 4.1 psf.

GENERAL NOTES

REFERENCE THE ELECTRICAL PLAN FOR LOCATION AND SPECIFICATIONS OF SMOKE DETECTORS AND OTHER ELECTRICAL REQUIREMENTS.  
**ATTIC ACCESS SHALL BE:**  
 REQUIRED IN A BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION WITH A VERTICAL HEIGHT OF 30" OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQ. FT. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.  
 NOT LESS THAN 22" x 30" AT THE ROUGH-FRAMED OPENING.  
 LOCATED IN A CORRIDOR HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHERE LOCATED IN A WALL, THE ROUGH OPENING SHALL BE NOT LESS THAN 22" x 30" HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE THE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS PER 2016 R302.1.

WINDOWS AND GLAZING

WINDOWS SHALL BE DUAL PANE  
 EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT., 5.0 SQ. FT. ALLOWED AT GRADE. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENINGS SHALL BE NOT LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.  
 RESCUE WINDOWS IN BEDROOMS ARE LABELED AS EGRESS. CONTRACTOR / OWNER TO VERIFY THAT THEY MEET ALL REQUIREMENTS.  
 ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR, GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACES AND GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE TEMPERED GLAZING PER 2016 CRC R308.4.  
 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC 301.2.  
 PER CBC 308.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:  
 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT. AND  
 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOORS AND  
 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR AND  
 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

TABLE R302.6

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT.
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION.	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT.
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT.	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

WINDOW SCHEDULE

DH	SH	SL	CM	TR	F	T
		DOUBLE HUNG	SINGLE HUNG	SLIDER	CASEMENT	TRANSOM
						FIXED
						TEMPERED

DOOR SCHEDULE

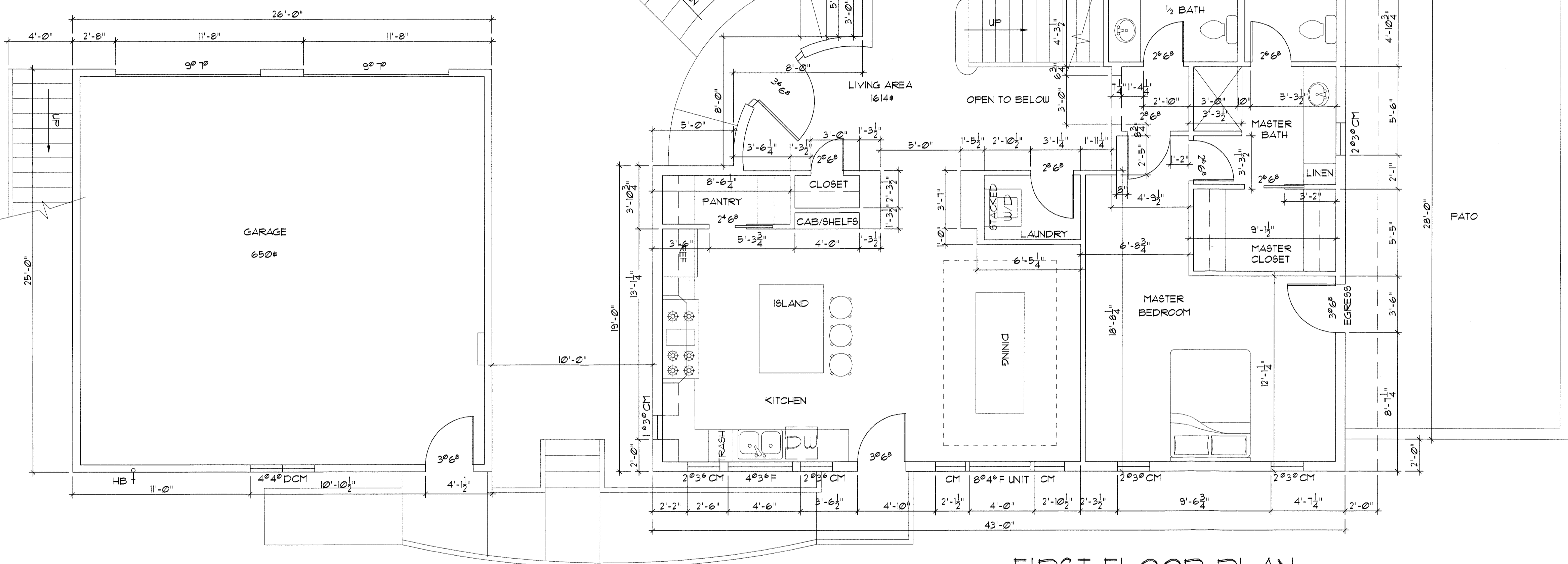
- SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING DEVICE. SEE GENERAL NOTES FOR EXCEPTION.
  - 36" EXTERIOR EXIT DOOR - NET CLEAR DOOR WAY SHALL BE 32". DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOOR SHALL SWING TO THE FULL OPEN POSITION WHEN AN OPENING FORCE NOT EXCEEDING 30 lbs. IS APPLIED TO THE LATCH SIDE. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.
  - EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
 1. THE EXTERIOR SURFACE OR GLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR  
 2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:  
 21. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8" THICK  
 22. RAISED PANELS SHALL NOT BE LESS THAN 1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK  
 3. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.  
 4. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF 88M STANDARD 12-1A-1.  
 GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.
  - INTERIOR DOORS - HOLLOW CORE.
  - SECTIONAL HIGH LIFT OVERHEAD DOOR
- EXTERIOR DOORS AND DOORS LEADING TO GARAGE SHALL HAVE SINGLE CYLINDER DEAD BOLT IN ADDITION TO DOOR LATCHES.
- GLASS SLIDING DOORS SHALL BE SUPPLEMENTED WITH AN AUXILIARY DOOR LOCK OR PASS STRESS TEST.

LANDING

PROVIDE A MIN. 36" DEEP LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. EACH LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2%. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD, EXCEPT ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. ALL OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH LANDING NOT MORE THAN 3/4" BELOW THE TOP OF THE THRESHOLD.

STAIR RAILING AND GUARDRAIL NOTES:

- STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36". HAND RAILS MAY ENCR OACH A MAXIMUM OF 3 1/2" INTO THE REQUIRED WIDTH.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD, PER R302.1 OF 2016 CRC.
- TREADS SHALL HAVE A MINIMUM LENGTH OF 10".
- RISERS SHALL BE A MAXIMUM OF 1 3/4".
- A NOSING NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
- TOLERANCE LARGEST AND SMALLEST RISER HEIGHT OR TREAD DEPTH SHALL BE 0.315"
- STAIRWAYS SHALL HAVE A MINIMUM OF 6'-0" OF HEADROOM AT THE NOSE OF THE STAIR
- STAIRWAYS HAVING LESS THAN 4 RISERS DO NOT REQUIRE A HAND RAIL.
- GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.
- HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
- THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL.
- POST OR SAFETY TERMINAL.
- GUARDRAILS SHALL BE AT NOT LESS THAN 42" IN HEIGHT, PER CRC R312.12
- GUARDS ON THE OPEN SIDES OF STAIRS OR SERVES AS A HANDRAIL, THE TOP OF THE GUARD SHALL HAVE A HEIGHT NOT LESS THAN 34" AND NO MORE THAN 38"
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. (R312.3)
- THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER. (R312.3 exception 1)
- TYPE 1 HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/2" WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.21". TYPE 2 HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITH A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 1/8" BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1/4" AND NOT MORE THAN 2 3/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.21".



FIRST FLOOR PLAN

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

CALGREEN MANDATORY MEASURES

- DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 45012 HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- PROTECT ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4406.1)
- COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4504.1)
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC LIMITS AND OTHER TOXIC COMPOUNDS DURING CONSTRUCTION (4504.2.1)
- PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS (4504.2.2)
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4504.2.3) DOCUMENTATIONS SHALL BE PROVIDED TO VERIFY COMPLIANCE
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4504.3)
- MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS PER SECTIONS 4504.4
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEM SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (4504.5)
- INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4505.2)
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4505.3)
- PROVIDE A COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1 BELOW:

SECTION 4.410.1 OPERATION AND MAINTENANCE MANUAL

- AT THE TIME OF INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
- DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
  - OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:  
 a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRICAL VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.  
 b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.  
 c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.  
 d. LANDSCAPE IRRIGATION SYSTEMS.  
 e. WATER REUSE SYSTEMS.
  - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS LOCATIONS.
  - PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
  - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
  - INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
  - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
  - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
  - INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
  - A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS BY THE ENFORCING AGENCY OR THIS CODE.

FIRST FLOOR AREA	1614#
SECOND FLOOR AREA	952#
SECOND FLOOR AREA OVER GARAGE	650#
TOTAL LIVING AREA :	3216#
GARAGE AREA	650#
2ND FLOOR COVERED DECK	103#
TOTAL FLOOR AREA:	3975#

VENTILATION

SEE SHEET A1-21

FOR SECOND FLOOR PLAN - SEE SHEET A1-12  
 FOR ELECTRICAL PLAN - SEE SHEET E1-11

SUE TAYLOR DESIGN  
 P.O. BOX 961  
 CANINO, CA 95709  
 (530) 391-2190  
 suetaylor@comcast.net

NEW RESIDENCE  
 FIRST FLOOR PLAN

RANDY RALSTON & LINDA MENDIOLA  
 HERMOSA AVENUE  
 HALF MOON BAY, CA 94019

REVISION	DATE	DESCRIPTION
1	4-7-19	REVISIONS PER COUNTY FIRE 1-3-19
2	4-7-19	REVISIONS PER PLANNING 1-18-19

Sue Taylor

DATE: FEBRUARY 01, 2019

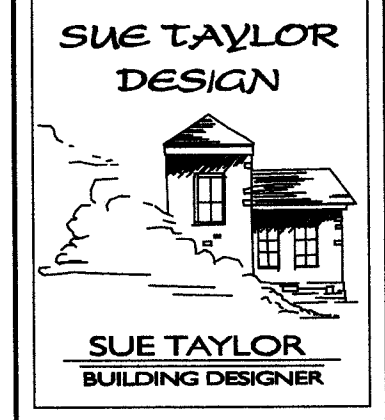
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 CHECKED BY: SRT

PROJECT: 2018070010A  
 PROJECT: 18021

PAGE 3 OF 11

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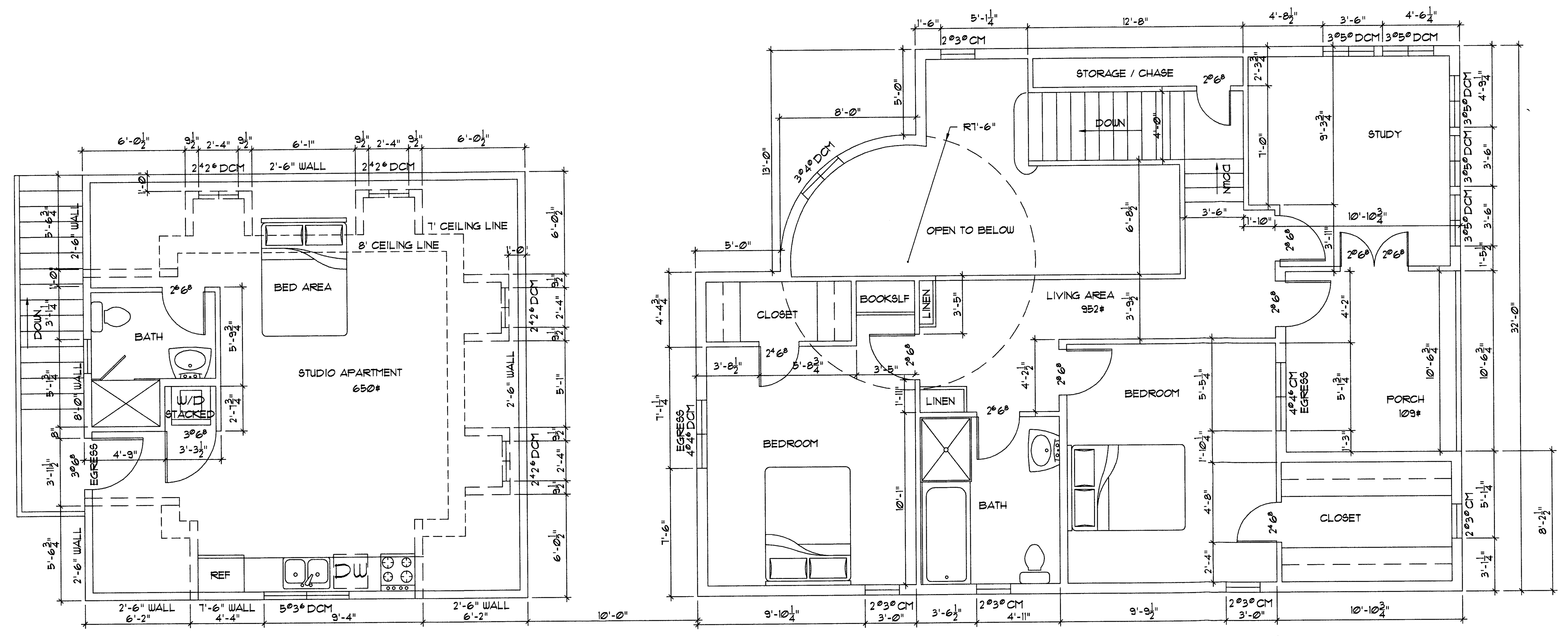




P.O. BOX 361  
 CAMINO, CA 95709  
 (530) 391-2190  
 suestaylor@comcast.net

NEW RESIDENCE  
 SECOND FLOOR PLAN

RANDY RALSTON & LINDA MENDIOLA  
 HERMOSA AVENUE  
 HALF MOON BAY, CA 94019



SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

FOR FIRST FLOOR PLAN AND NOTES - SEE SHEET A1-11  
 FOR ELECTRICAL PLAN - SEE SHEET E1-12

REVISION	DATE	DESCRIPTION

Sue Taylor

DATE:  
 FEBRUARY 07, 2019

DESIGNED BY: SAT  
 DRAIN BY: SAT  
 CHECKED BY: SAT

FILE #  
 PROJECTS/000001/001A12

PROJECT #  
 180201

PAGE 4 OF 11

SHEET NO.  
 A1-12





REVISION	DATE	DESCRIPTION
1	4-2-19	REVISIONS PER PLANNING 3-18-19

Sue Taylor

DATE:  
FEBRUARY 01, 2019

DESIGNED BY: SRT  
DRAWN BY: SRT  
CHECKED BY: SRT

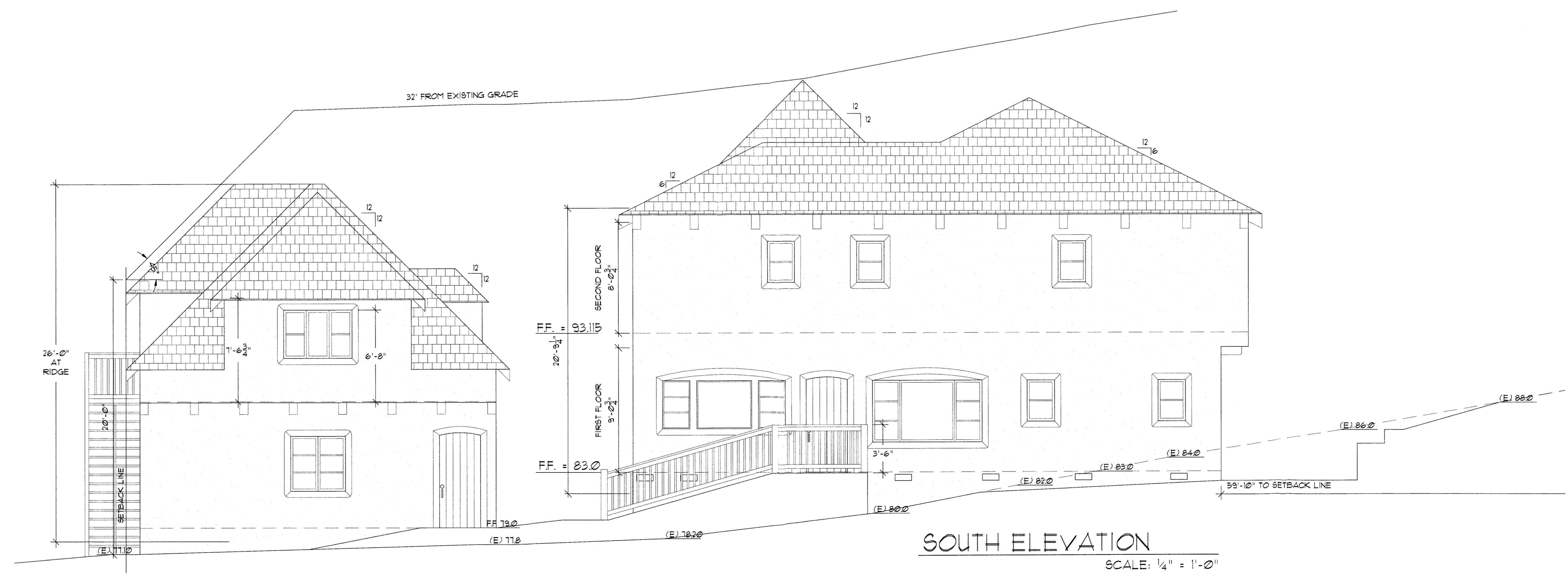
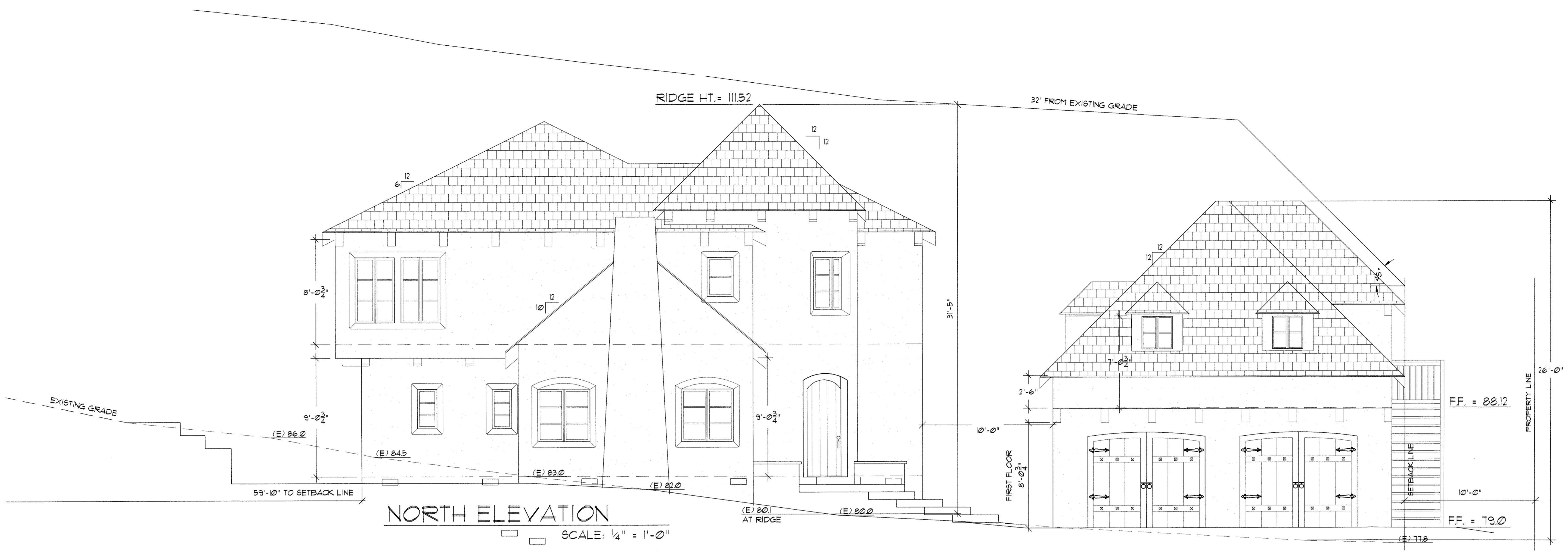
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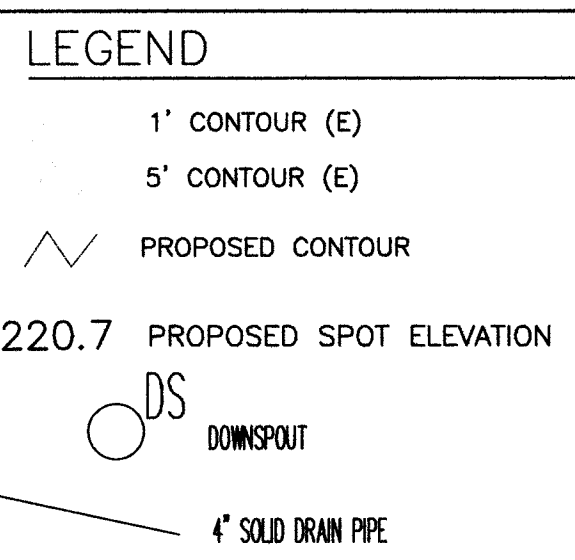
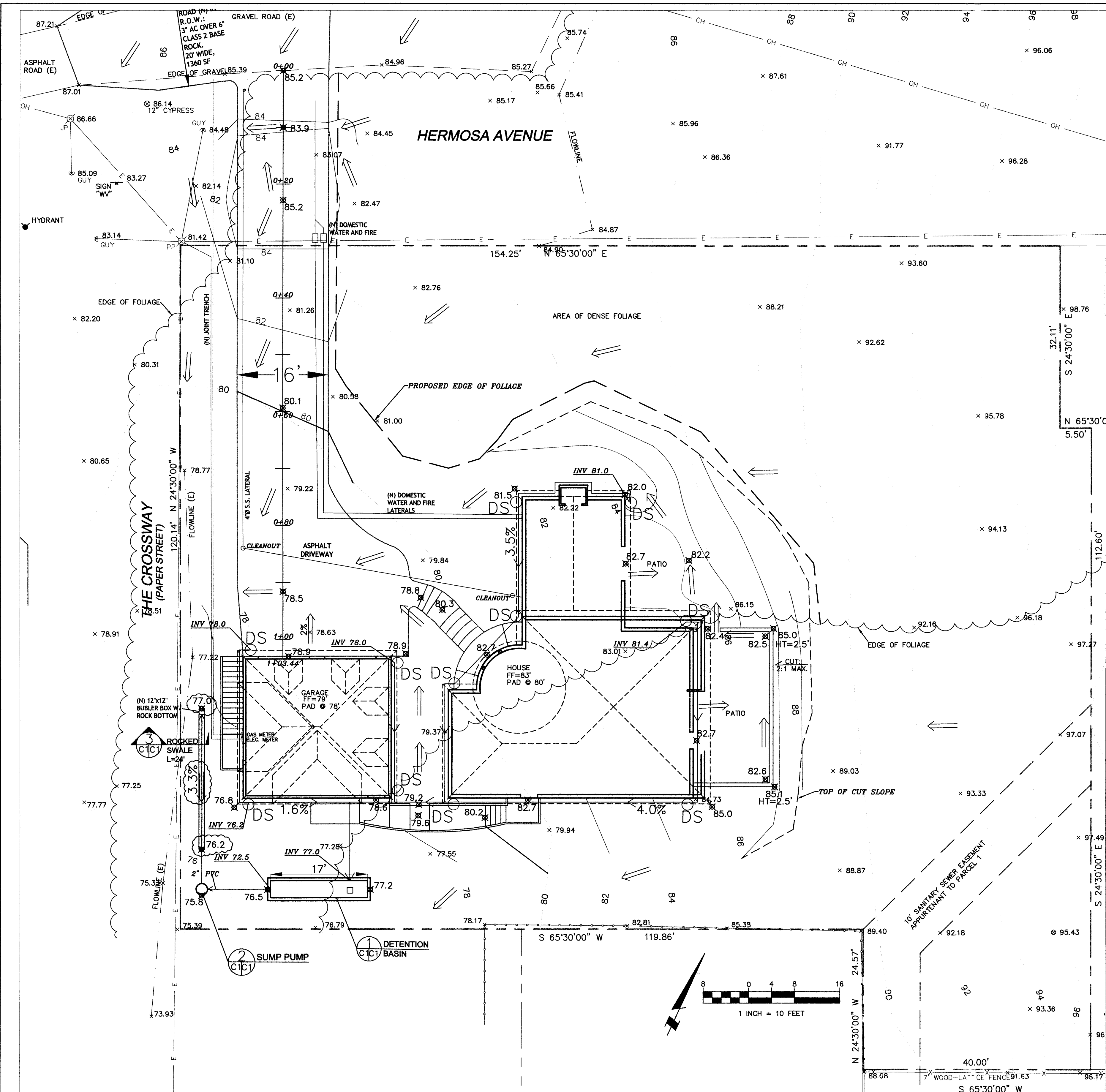
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OF  
11

SHEET NO.  
A1-2.2





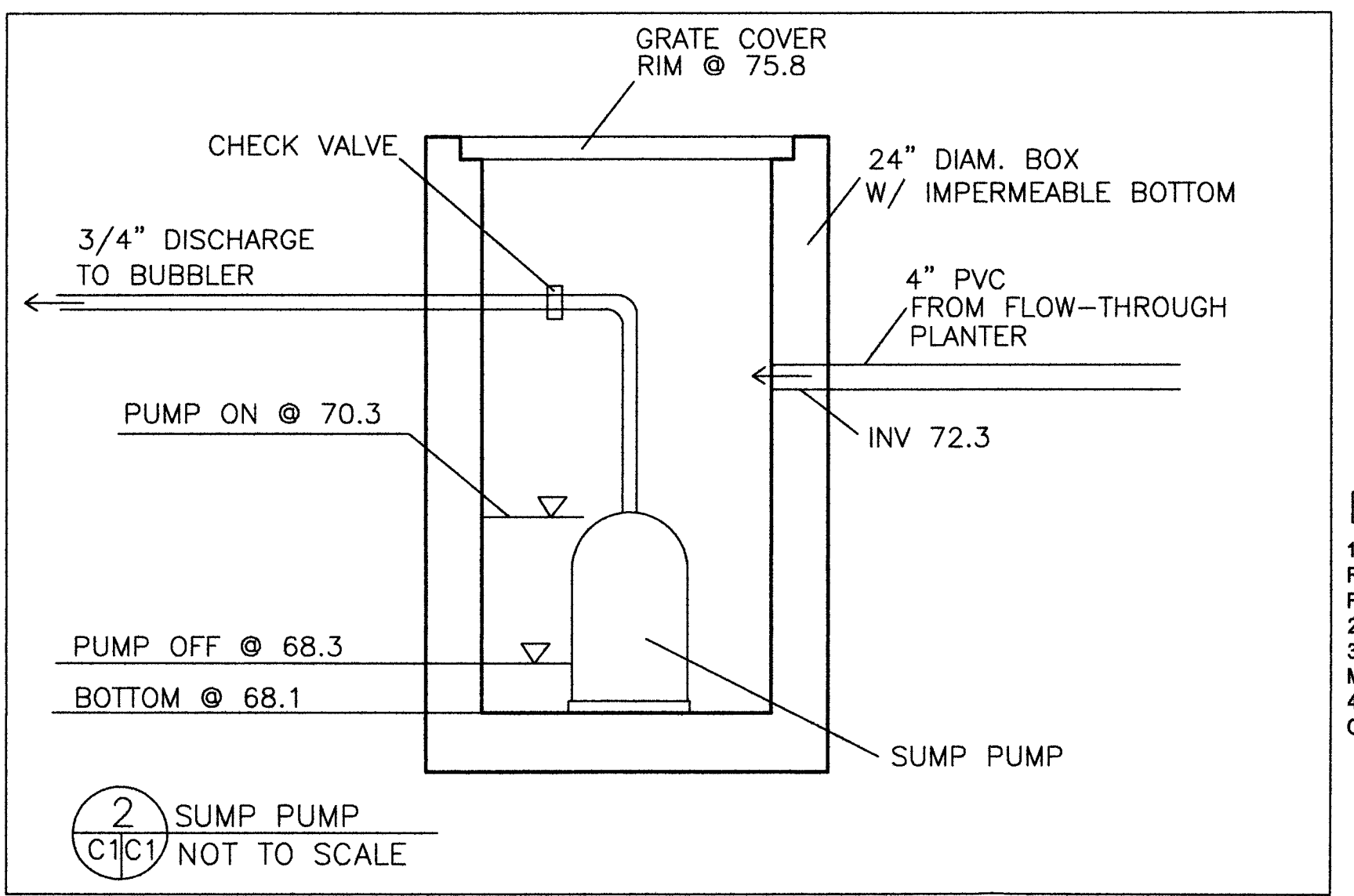
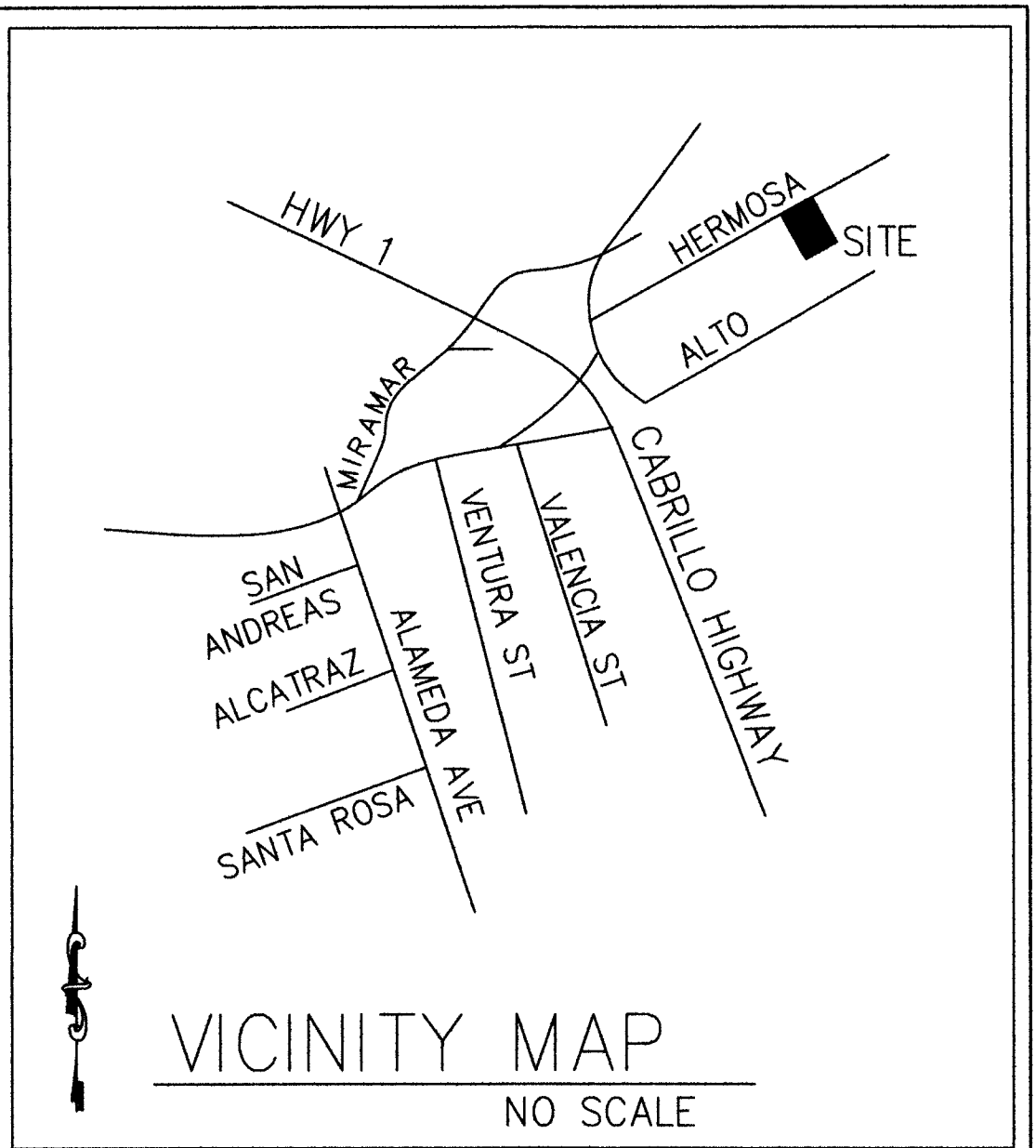
**GENERAL NOTES**

- PLANS PREPARED AT THE REQUEST OF: RANDY RALSTON, OWNER, 385 MIRAMAR DRIVE, HALF MOON BAY, CA 94019. TEL: 650-245-5613. EMAIL: RALSMEND@COMCAST.NET
- TOPOGRAPHY BY BGT LAND SURVEYING.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM: NGVD 29

**GRADING NOTES**

CUT VOLUME: 200 CY  
FILL VOLUME: 25 CY

- ABOVE VOLUMES ARE APPROXIMATE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.



**SECTION AND DETAIL CONVENTION**

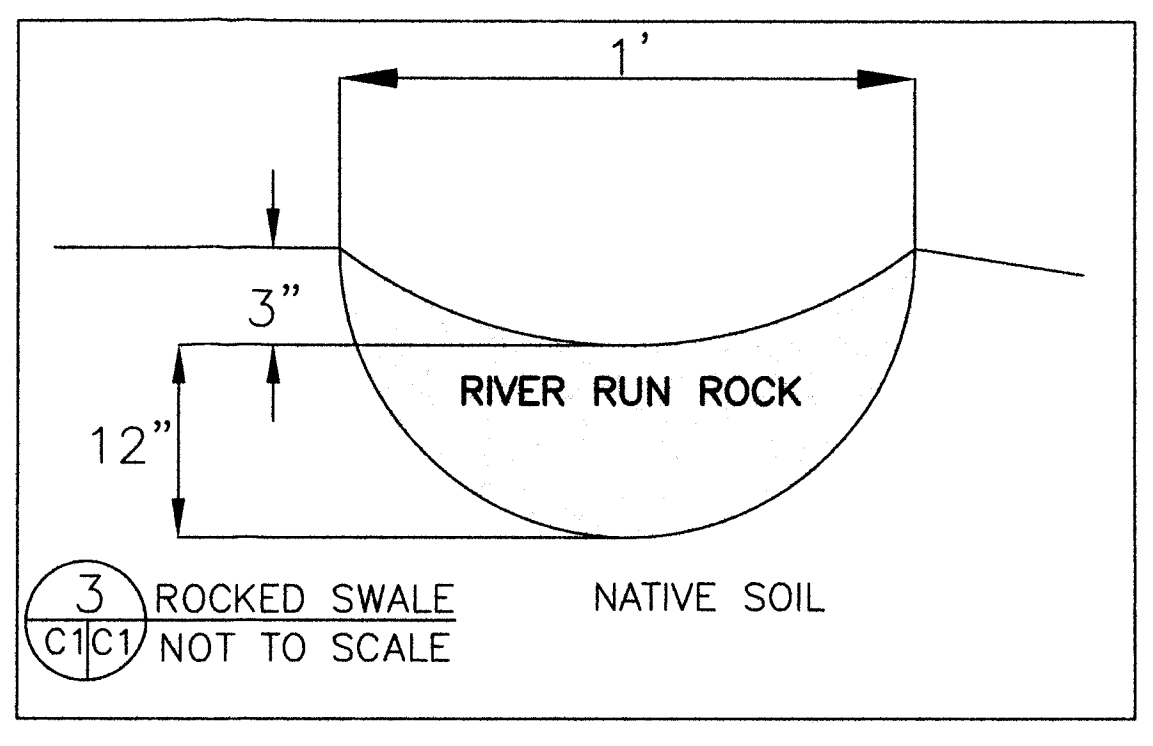
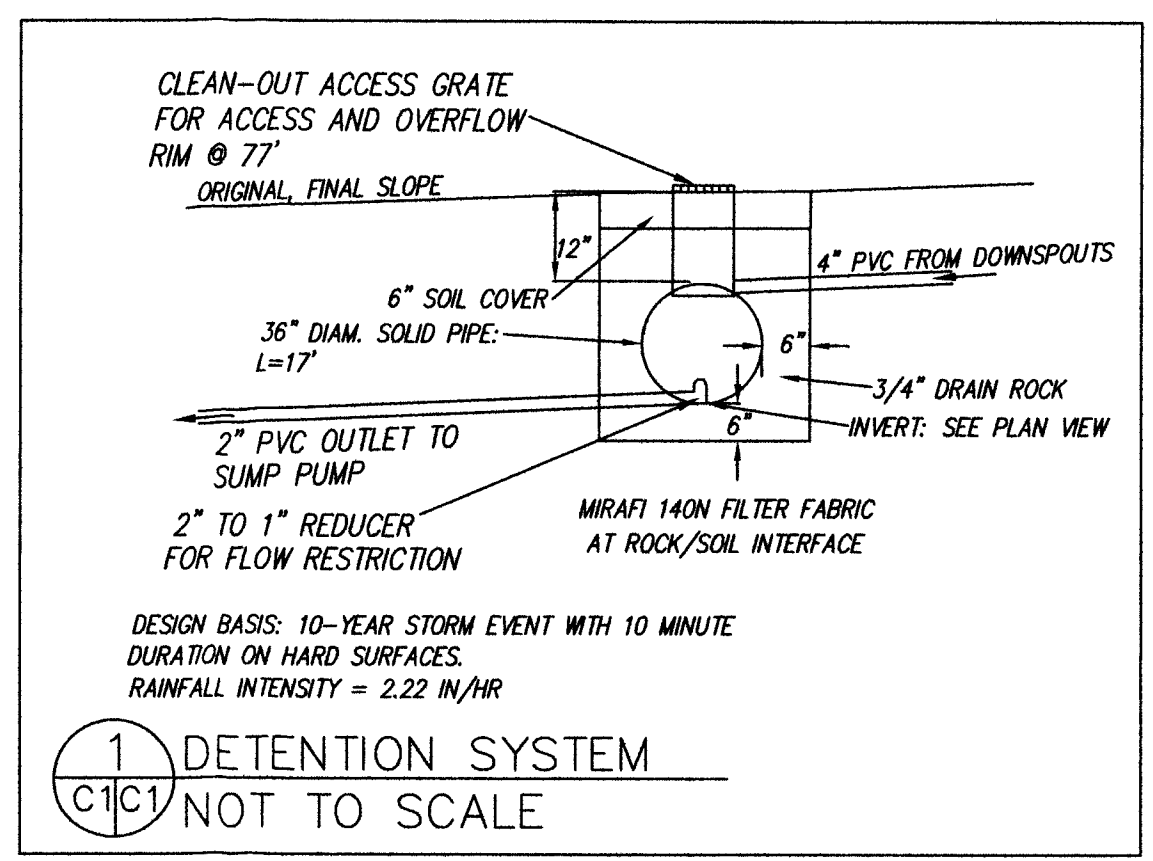
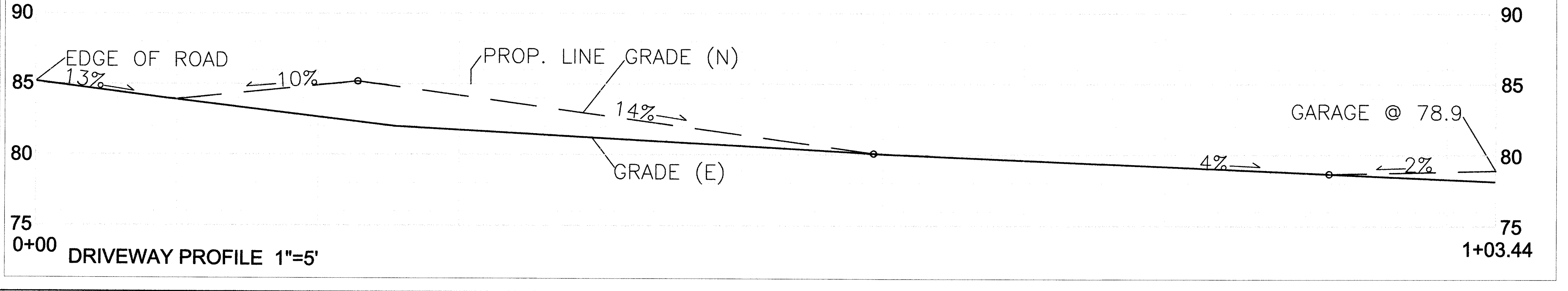
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REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN: (1) (C1C1)

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN: (1) (C1C1)

**DRAINAGE NOTES**

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
- ALL ROOF DRAIN LINES SHALL LEAD TO FLOW-THROUGH PANTER, AS SHOWN.
- ALL DRAINAGE PIPES SHALL BE MINIMUM 4" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
- AREAS OF PERVIOUS GROUND SHALL SLOPE AWAY FROM BUILDING A 5% WITHIN 10 FEET OF BUILDING, WHERE SPACE PERMITS.



DATE: 4-9-19	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 4-18-19	REV. DATE:	REV. DATE:
Sigmar Prime Geosciences, Inc. SIGMAR PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3550 FAX 728-3553					

GRADING AND DRAINAGE PLAN

RALSTON PROPERTY  
HERMOSA AVENUE  
MIRAMAR  
APN 048-065-190

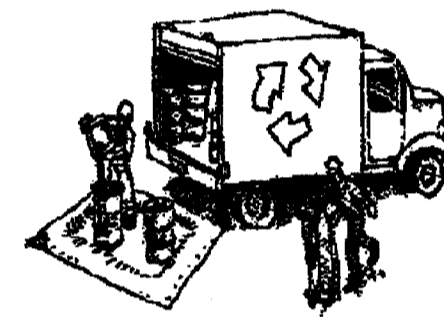
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C-1



# 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



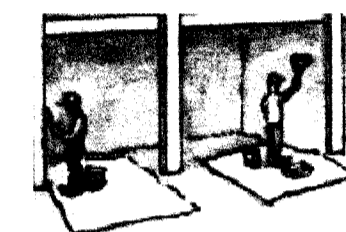
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

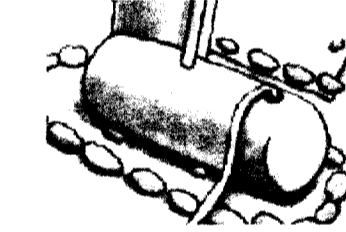
## Painting & Paint Removal



**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 clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- 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!**

REVISION	DATE	DESCRIPTION
1	4-7-18	REVISIONS PER PLANNING 3-18-18

Sue Taylor

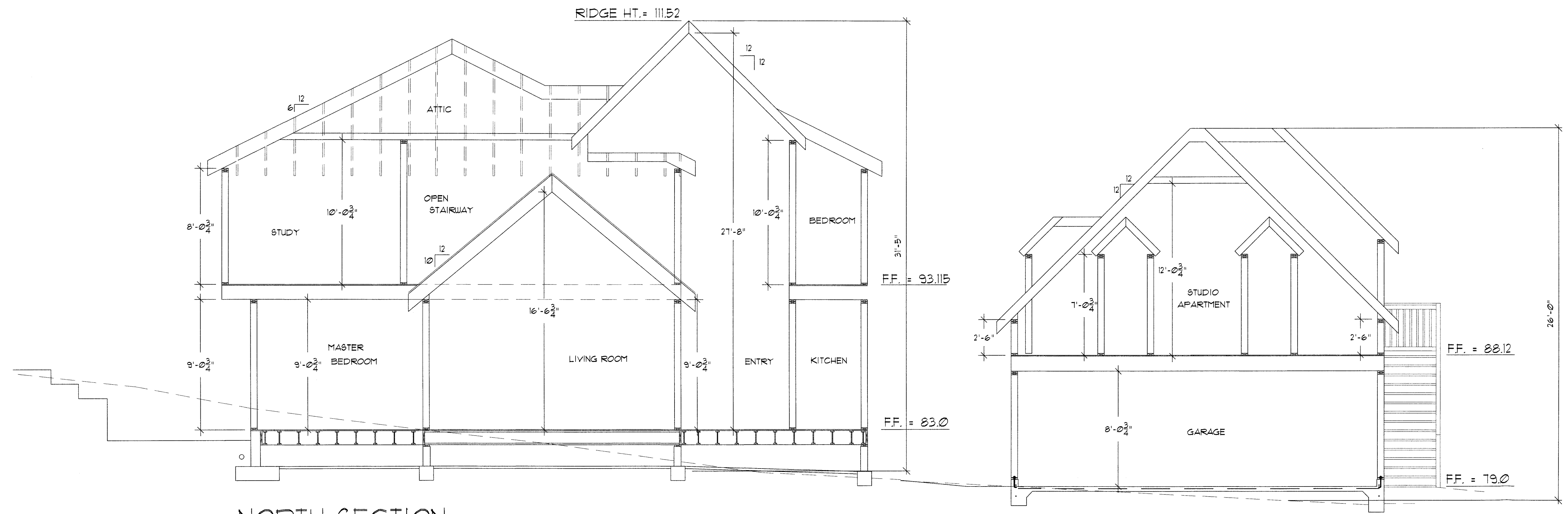
DATE: FEBRUARY 07, 2019

DESIGNED BY: BRT  
 DRAWN BY: BRT  
 CHECKED BY: BRT

FILE # PROJECTS/08/007/007/1431  
 PROJECT # 180071

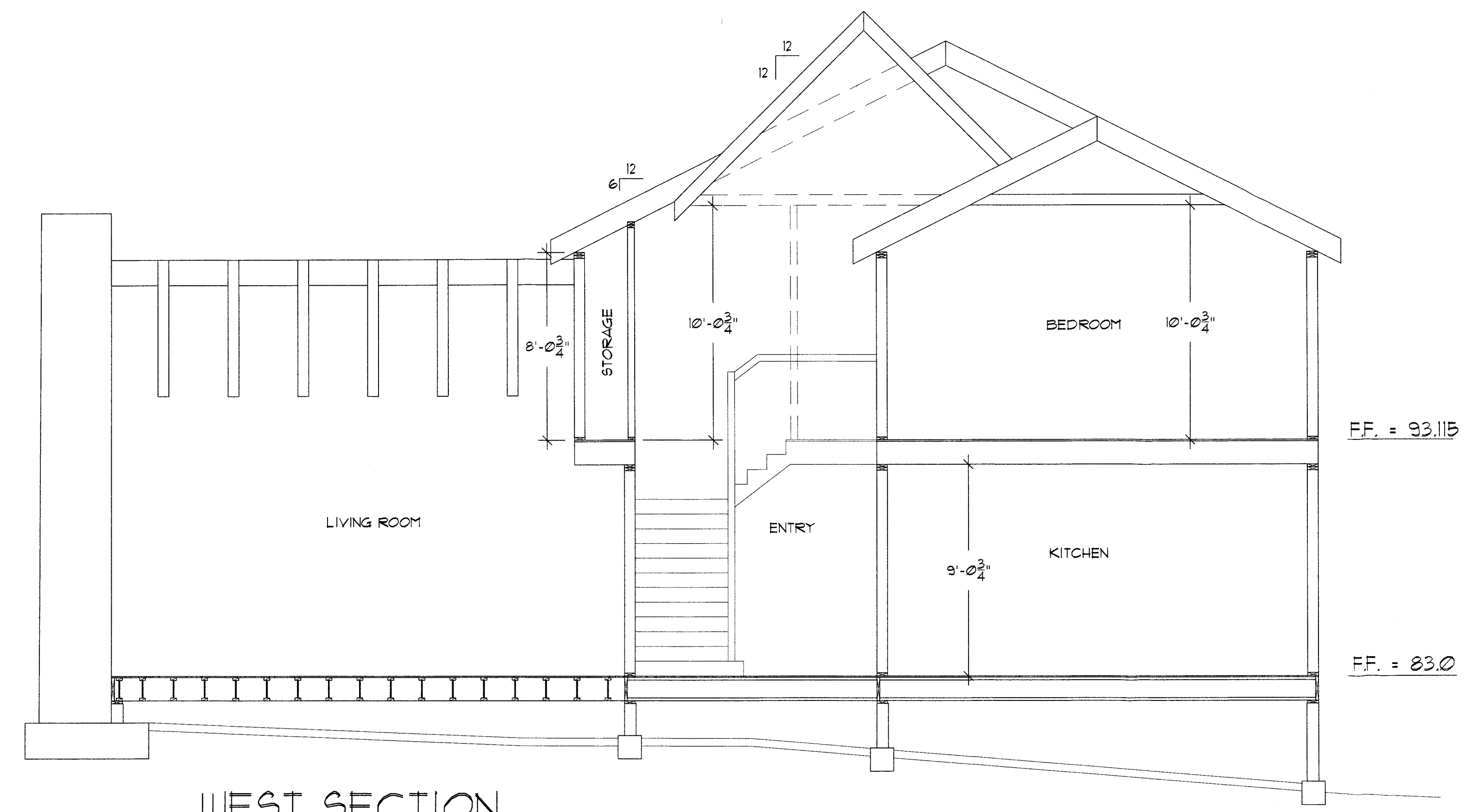
PAGE 10 OF 11

SHEET NO. A1-3.1



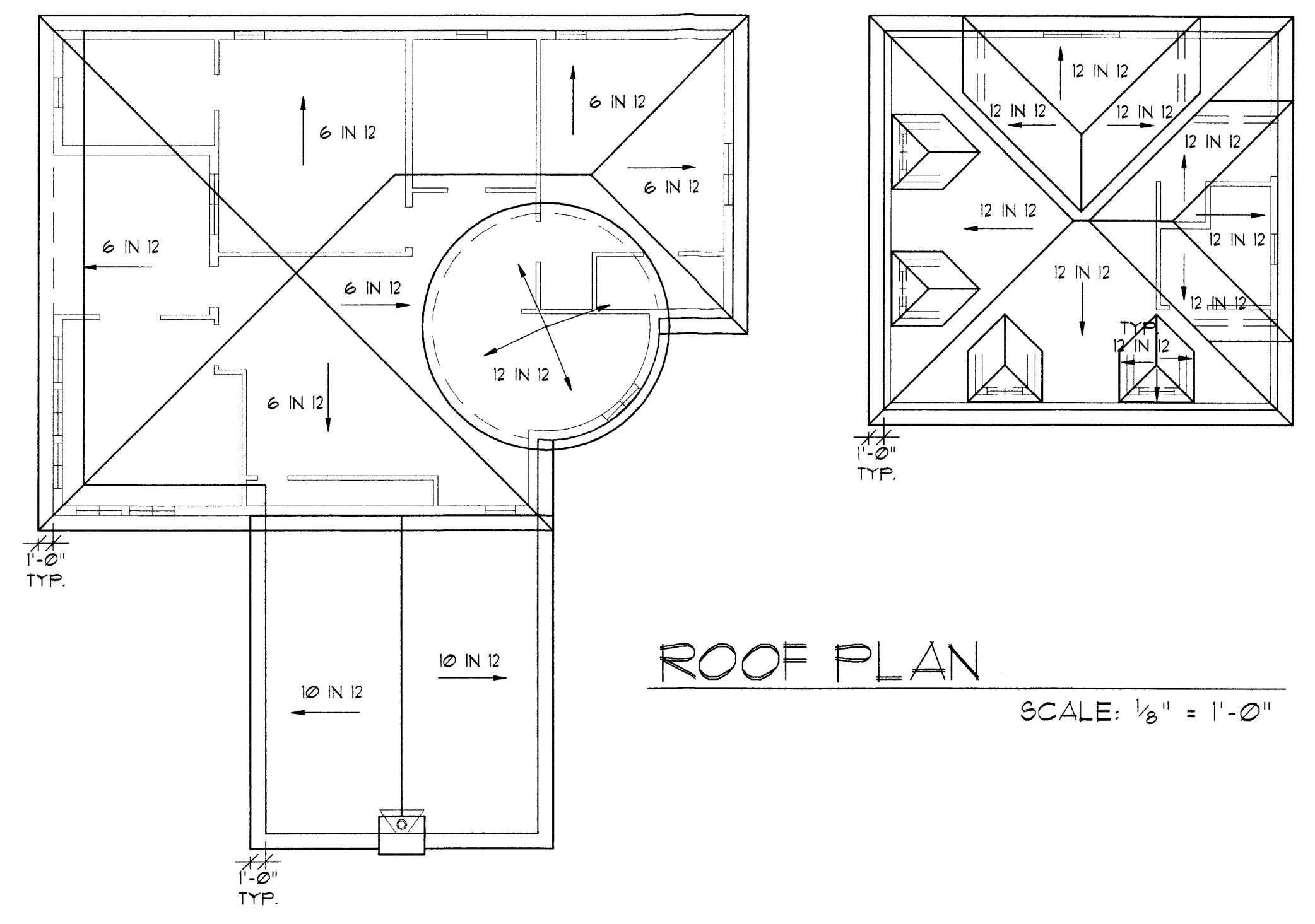
NORTH SECTION

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



WEST SECTION

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



ROOF PLAN

SCALE: 1/8" = 1'-0"



<b>FIRE JURISDICTION:</b> <input type="checkbox"/> BELMONT FIRE <input checked="" type="checkbox"/> COASTSIDE FIRE <input type="checkbox"/> SM COUNTY FIRE <input type="checkbox"/> WOODSIDE FIRE	<b>San Mateo County Building Dept.</b> <b>2013 CRC –R327 Development Worksheet</b>  <b>Materials and Construction Methods for</b> <b>Exterior Wildfire Exposure</b>
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Project is located in State Responsibility Area (SRA):  Yes  No  
 If in SRA, is project in a Very High Fire Hazard Severity Zone (VHFHSZ):  Yes  No

Project is located in Local Responsibility Area (LRA):  Yes  No  
 If in LRA, is project in a Very High Fire Hazard Severity Zone (VHFHSZ):  Yes  No

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Roofing</b>				
Class B minimum (SM Co Div VII, Sec 9113; 2013 CRC R902.1.2)	X		Armourshake, Premium Dimensional IKO Shingles - Western Redwood	007A121
Class A in VHFHSZ (2013 CRC R902.1.1)		X		
Where roof profile allows for a space between the roof covering and deck, the spaces shall be constructed to prevent the intrusion of flames and embers, fire stopped or have one layer of No. 72 ASTM D 3909 cap sheet over the combustible decking. (R327.5.2)	X			007A121
Valley flashings min. 0.019-inch (No 26 galv.) corrosion resistant metal over 36 inch wide underlayment of No. 72 lb mineral-surfaced nonperforated ASTM D 3909 cap sheet. (R327.5.3)	X			007A121
Roof gutters shall be provided with the means to prevent the accumulation of debris. (R327.5.4)	X			007A121

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Vents</b>				
Ventilation openings for attics, enclosed eave soffits, enclosed rafter spaces and underfloor areas shall be non-combustible, corrosion resistant, and have wire mesh with 1/16" to 1/8" inch (1.6-3.2 mm) openings or its equivalent. (R327.6.2)	X			007A121

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Eave Vents</b>				
Vents shall not be installed in eaves and cornices. Exceptions: 1. Approved flame and ember resistant vents. 2.1 Attic is fully protected by an automatic fire sprinkler system, and 2.2 Exterior wall and underside of eave is non-combustible, and is more than 12 ft from ground, patio, porch, deck or similar surface. (R327.6.3)	X			007A121

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Exterior Coverings</b>				
Exterior walls shall comply with one of the following (R327.7.3): 1. Noncombustible material 2. Ignition-resistant material 3. One layer of 5/8" type X gypsum sheathing behind exterior covering. 4. 1-hour fire resistant exterior assembly. 5. Heavy-timber exterior wall assembly 6. Log wall construction. 7. Wall assemblies meeting SFM 12-7A-1	X			007A121
Open Roof Eaves: The exposed roof deck on the underside of the roof eave shall comply with one of 1 through 4 as for exterior walls above (R327.7.4). Ex: 1. 2" nominal solid wood rafter tails. 2. 2" nominal solid wood blocking between rafter tails. 3. Fascia and other architectural trim boards.	X			007A121

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Exterior Coverings (continued)</b>				
The exposed underside of enclosed roof eaves and roof eave soffits shall be protected by one of the 1 through 4 items as for exterior walls or have boxed in soffits meeting SFM 7A-3 (R327.7.5). Ex: Fascia and other architectural trim boards.	X			007A121
Exterior porch ceilings shall be protected by one of the 1 through 4 items as for exterior walls or have porch ceiling assemblies meeting SFM 7A-3 (R327.7.6). Ex: Architectural trim boards.	X			007A121
Exposed underside of floor projections shall be protected by one of the 1 through 4 items as for exterior walls or have an underside assembly meeting SFM 7A-3 (R327.7.7). Ex: Architectural trim boards.	X			007A121
The underfloor area of overhangs, or elevated buildings, and underside of appendages shall be enclosed to grade or the underside shall be protected by one of the 1 through 4 items as for exterior walls or have an assembly meeting SFM 7A-3 (R327.7.8 & R327.7.9). Ex: Heavy-timber structural columns and beams do not require protection.	X			007A121

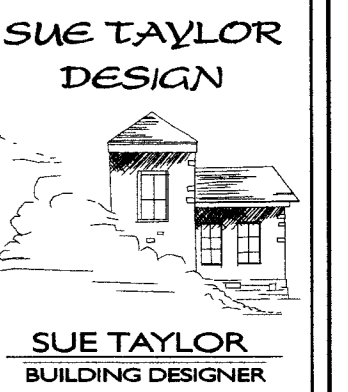
Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Exterior Glazing</b>				
Exterior windows, glazed doors, glazed openings within exterior doors and structural glass veneer shall be constructed of one of the following: Note - Provide on window schedule and call out on floor plan. (R327.8.2) 1. Multipane glass units with a minimum of one tempered pane meeting Section 2406 Safety Glazing. 2. Glass block units. 3. 20 minute minimum Fire Rated Window. 4. Meet SFM 12-7A-2.	X			007A111

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Doors</b>				
Exterior door assemblies, including garage doors, shall comply with one of the following (R327.8.3): 1. Surface or cladding be of non-combustible, or ignition-resistant material. 2. Constructed of solid core wood having stiles and rails not less than 1-3/8" with interior field panel thickness no less than 1-1/4" thick. 3. Have a fire resistance rating of not less than 20 minutes. 4. Meet SFM 12-7A-1	X			007A111

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Decking</b>				
The walking surface material of decks, porches, balconies and stairs shall be constructed of one of the following where any portion of such surface is within 10 ft. of the structure (R327.9.3): 1. Ignition-resistant materials that complies with SFM 12-7A-4 and 12-7A-5. 2. Exterior fire-retardant-treated wood. 3. Noncombustible material. 4. Material complying with SFM 12-7A-4A when attached to a noncombustible or ignition resistant wall covering. Ex: When decking surface material meets ASTM E 84, Class B flame spread, the wall material can of any that other wise complies with R327.7.3.	X			007A111

Applicable Code Section(s)	OK	N/A	Approved Material (if applicable)	Location On Plans
<b>Accessory Structure</b>				
Trellises, arbors, patio covers, carports, gazebos and similar structures attached to applicable buildings and detached buildings within 50 ft shall be constructed of noncombustible or ignition resistant material. (R327.10)	X			007A111

Office of the State Fire Marshal – Building Materials Listing: [http://osfm.fire.ca.gov/licensinglistings/licenselistings\\_bml\\_searchcotest.php](http://osfm.fire.ca.gov/licensinglistings/licenselistings_bml_searchcotest.php)  
 8110-Decking Materials, 8120-Exterior Windows, 8140-Exterior Siding & Sheathings, 8150-Exterior Doors, 8160-Under Eave



SUE TAYLOR  
 BUILDING DESIGNER  
 P.O. BOX 961  
 CAMINO, CA 95109  
 (530) 391-2190  
 suetaylor@comcast.net

NEW RESIDENCE  
 COUNTY FIRE WORKSHEETS

RANDY RALSTON & LINDA MENDIOLA  
 HERMOSA AVENUE  
 HALF MOON BAY, CA 94019

REVISION	DATE	DESCRIPTION
1	4-2-18	REVISIONS PER COUNTY FIRE 3-3-18

Sue Taylor

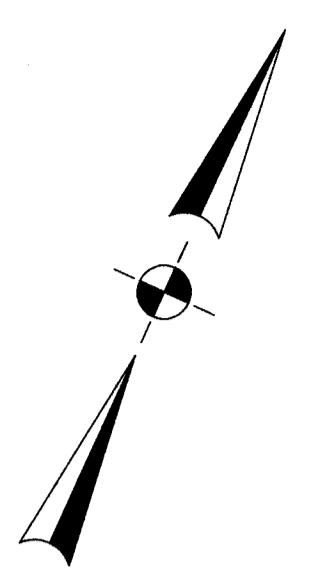
DATE: FEBRUARY 07, 2018

DESIGNED BY: BRT  
 DRAWN BY: BRT  
 CHECKED BY: BRT

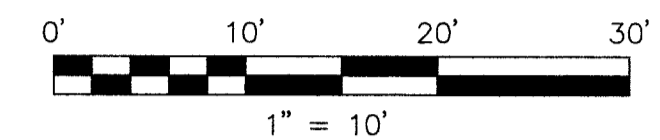
PROJECT: PROJECTS/2018/001/007FII  
 PROJECT: 18021

PAGE 11 OF 11

SHEET NO.  
 F1-1.1



SSMH  
LID: 96.47  
INV: 93.0



**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 42 OF LLS MAPS PAGE 71 ON MARCH 30, 2016, SAN MATEO COUNTY RECORDS.

**BENCHMARK**

ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL (NGVD 29) DATUM. BENCHMARK IS THE IRON PIPE AT THE ANGLE POINT IN THE WHITE PICKET FENCE AT THE CORNER OF PURISIMA WAY AND MIRAMAR DRIVE WAS USED AS THE BENCHMARK FOR THIS SURVEY, AS PER SAN MATEO COUNTY FIELD BOOK 723-16, PAGE 5. SITE BENCHMARK IS THE MAG NAIL WITH STAINLESS STEEL WASHER WITH AN ELEVATION OF 88.74 FEET.

**NOTES:**

BGT RELIED UPON A NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 1353051, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

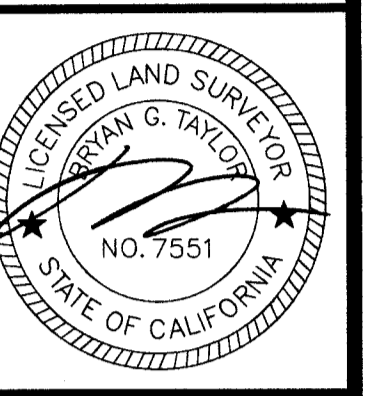
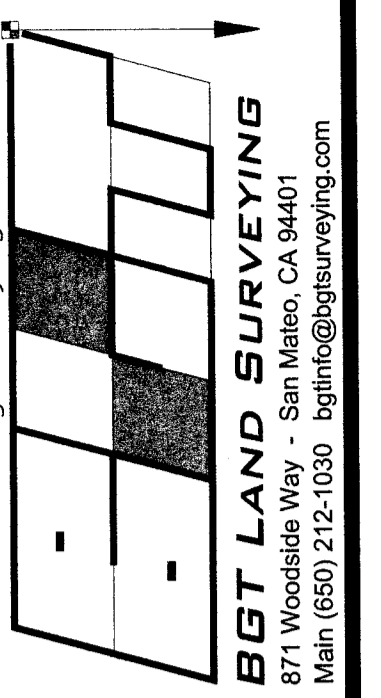
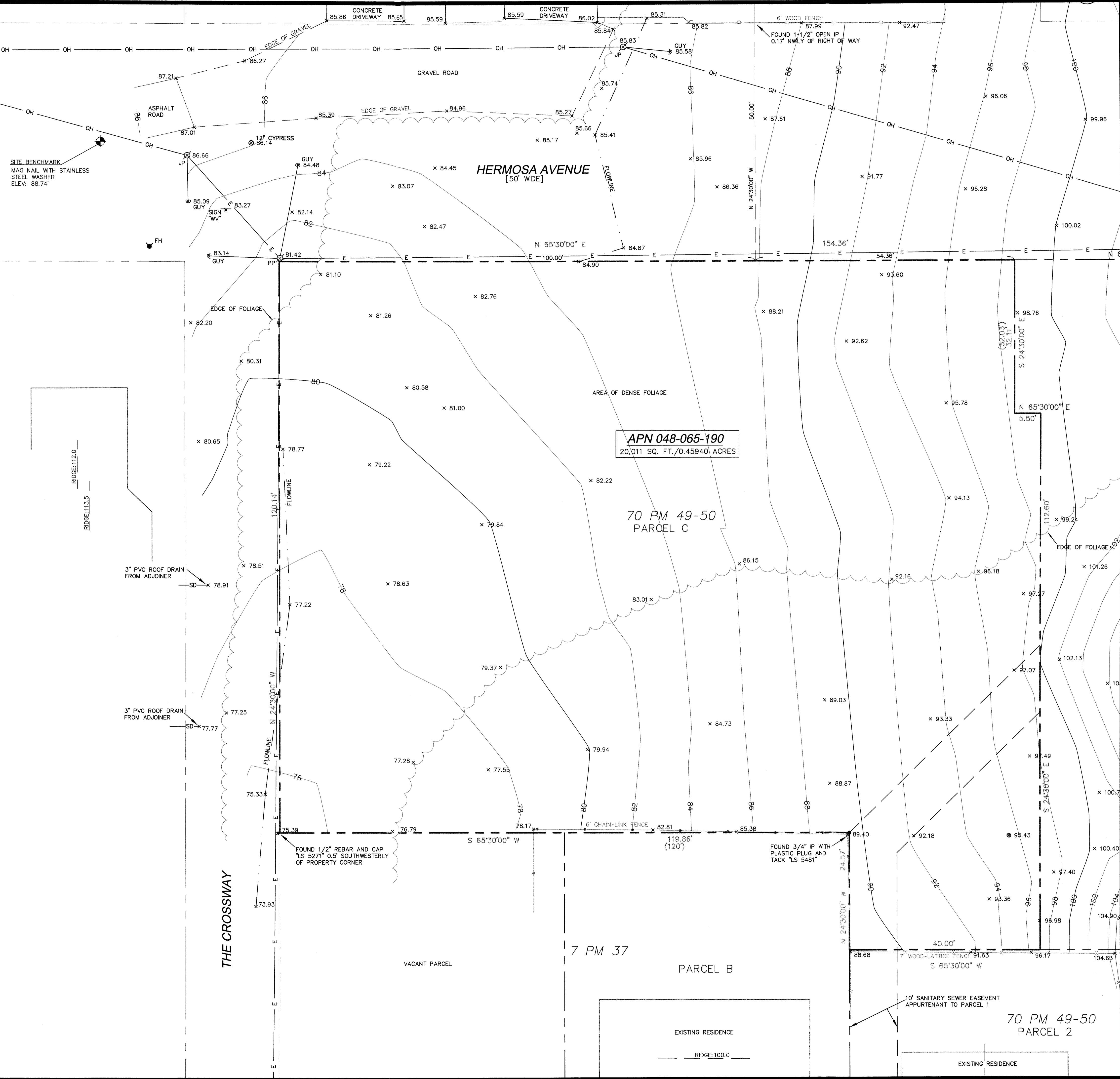
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

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

DATE OF FIELD SURVEY: AUGUST, 2017  
JOB NUMBER: 17-106

**LEGEND**

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



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 PARCEL C, VOLUME 70 PARCEL MAPS 49-50  
**VACANT, HERMOSA AVENUE**  
 MIRAMAR, UNINCORPORATED COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:  
048-065-190

Prepared For:  
RANDY RALSTON  
385 MIRAMAR DRIVE  
HALF MOON BAY, CA 94019

Date: JAN. 2018  
 Scale: 1" = 10'  
 Contour Interval: 2'  
 Drawn by: LHL/BGT  
 Revisions:

**SU-1**

Job No. 17-106