

May 20, 2019

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

Dear Mr. Grunow:

SUBJECT: Coastside Design Review Continuance
Avenue Alhambra, El Granada
APN 036-310-130; County File No. PLN 2019-00063

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

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

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

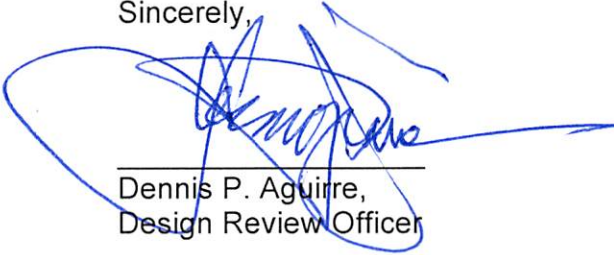
As such, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate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



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

To provide feedback, please visit the Department's Customer Survey at the following link:
<http://planning.smcgov.org/survey>.

Sincerely,



Dennis P. Aguirre,
Design Review Officer

DPA:RTA:ann – RTADD0238_WNN.DOCX

- cc: Beverly Garrity, Member Architect
- Bruce Chan, Member Landscape Architect
- Katie Kostiuik, Member Architect
- Christopher and Kasey Galang, Owners

Envelopes

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

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

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

Chris and Kasey Galang
30 Afar Way
Montara, CA 74037

Building codes

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

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

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

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

Contacts

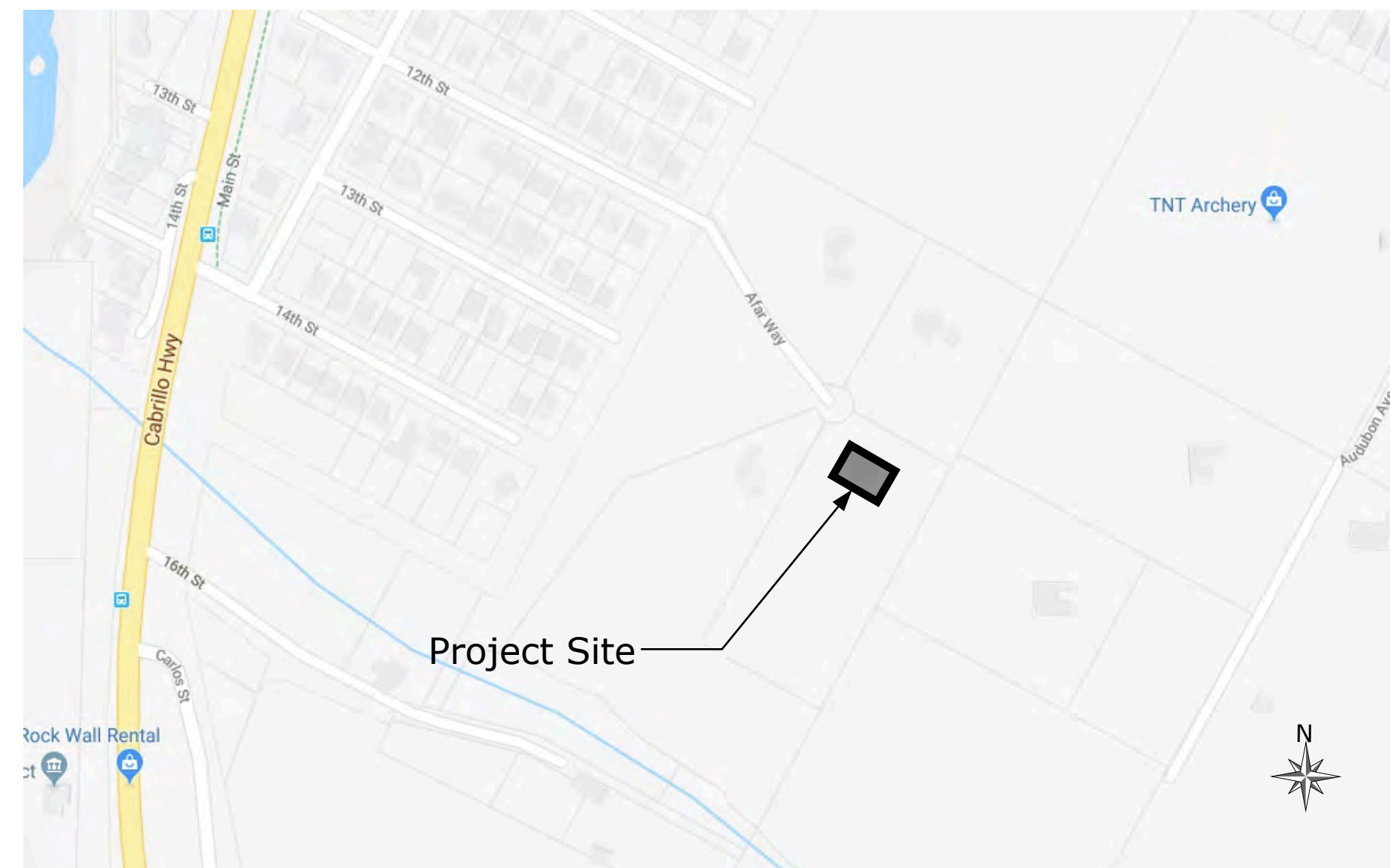
Architect
 Stuart Grunow Architecture
 413 Main Street Ste: G
 Half Moon Bay, California 94019
 (415) 595-0306

Structural

Civil

Soils

Vicinity Map

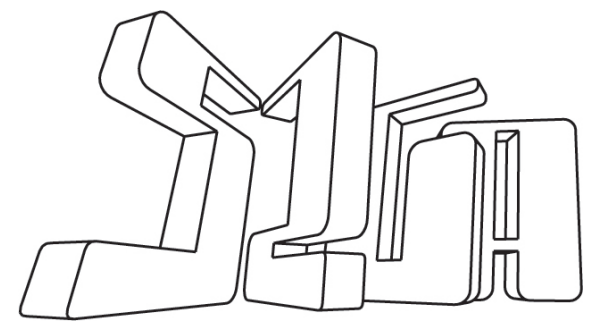


Sheet Index

- A0.0 Cover
- A0.1 Notes
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- A6.2 Garage Elevations

Description

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



Stuart Grunow Architecture
 413 Main Street Ste: G
 Half Moon Bay, California 94019
 tel: (415) 595-0306
 www.s2garch.com



Galang Residence

Kasey & Chris Galang
 30 Afar Way
 Montara, CA 94037
 APN: 036-310-130



Perspective - Existing from North











Perspective - New from North

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

Index, General
 Notes

A0.0

LEGEND

- PROPERTY LINE 
- EASEMENT LINE 
- AC BERM 
- RETAINING WALL 
- TREE LINE 
- MARSH/SWAMP 
- SDCB 
- IRON PIPE 

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- BM BENCHMARK
- CONC CONCRETE
- EL ELEVATION
- FF FINISH FLOOR
- GF GARAGE FLOOR
- IP IRON PIPE
- RDWD/HDR REDWOOD HEADER
- SDCB STORM DRAIN CATCH BASIN
- TG TOP OF GRATE

BASIS OF BEARINGS

PARCEL MAP, BOOK 70 PAGE(S) 69-70 OFFICIAL RECORDS SAN MATEO COUNTY.

BENCHMARK

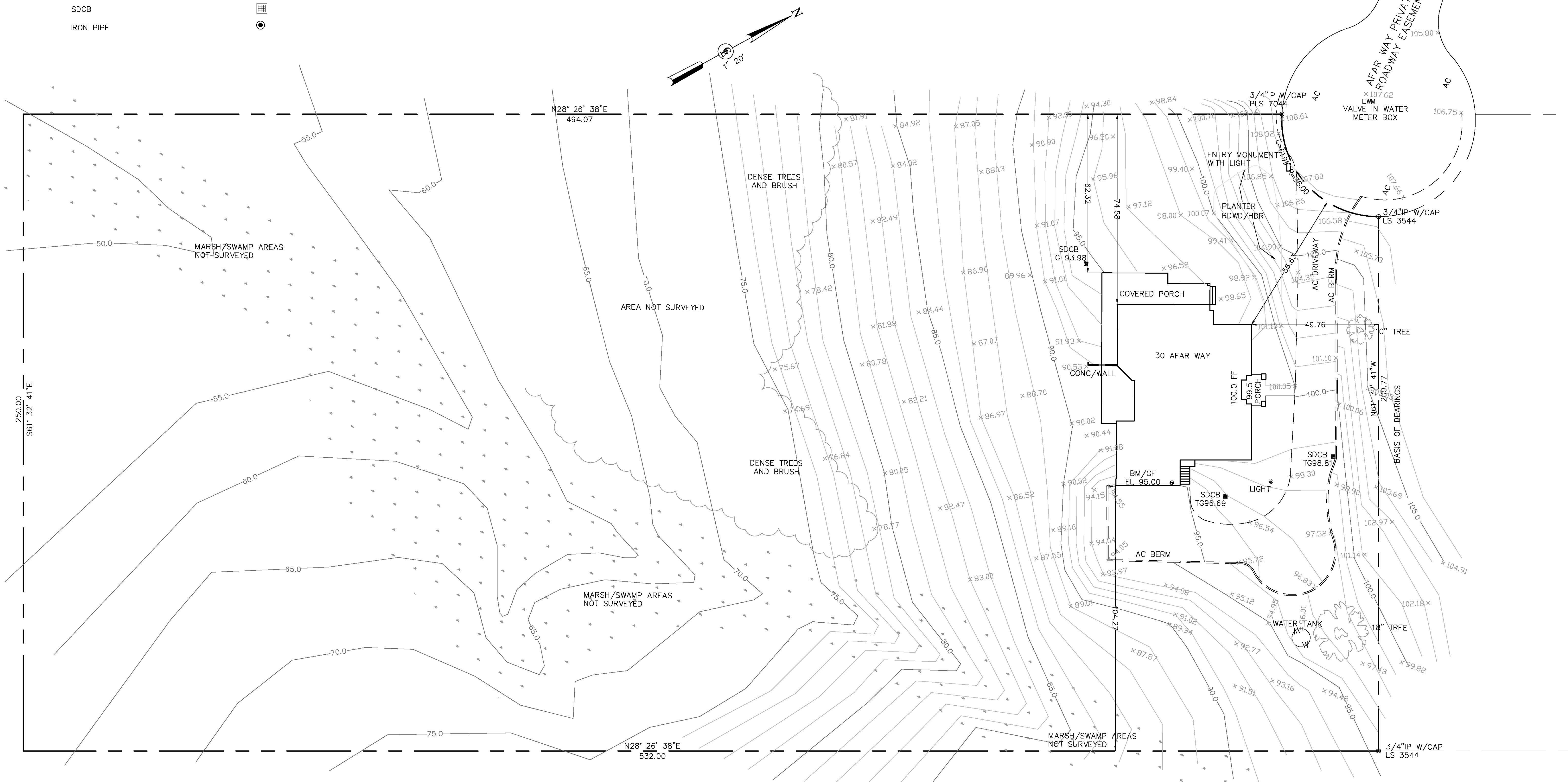
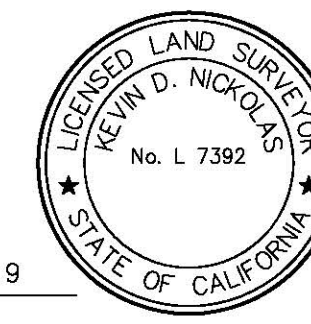
THE GARAGE FLOOR AT THE FACE OF GARAGE AT THE NORTHERLY END WAS TAKEN AS ELEVATION 95.00 (ASSUMED) FOR THIS SURVEY.

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF FEET, UNLESS OTHERWISE NOTED

Kevin D. Nickolas

KEVIN D. NICKOLAS
L.S. 7392 EXP. 12-31-2019

03/28/2019
DATE



GRANT LINE LAND SURVEYING
2278 CAROL ANN DRIVE TRACY, CA 95377
(925)457-1734 glsurveys@comcast.net

TOPOGRAPHIC SURVEY
30 AFAR WAY
MONTARA CALIFORNIA

DATE: 03-28-2019
SCALE: 1" = 10'
PROJ. 019-010
DRN.BY: KN
SHEET NO. 1
OF 1 SHEETS



SAN MATEO COUNTYWIDE

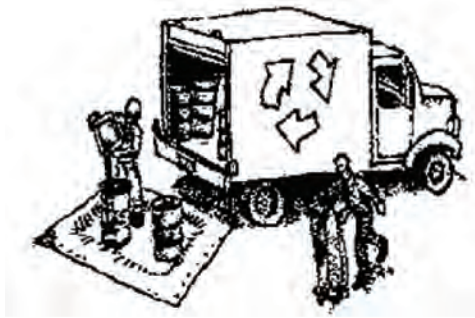
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



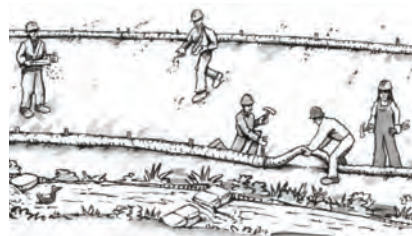
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan 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



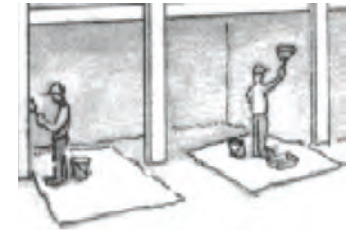
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

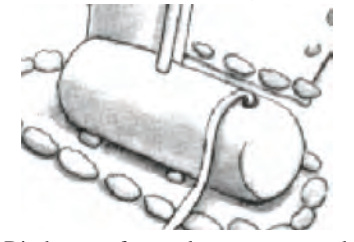
Painting & Paint Removal



Painting Cleanup and Removal

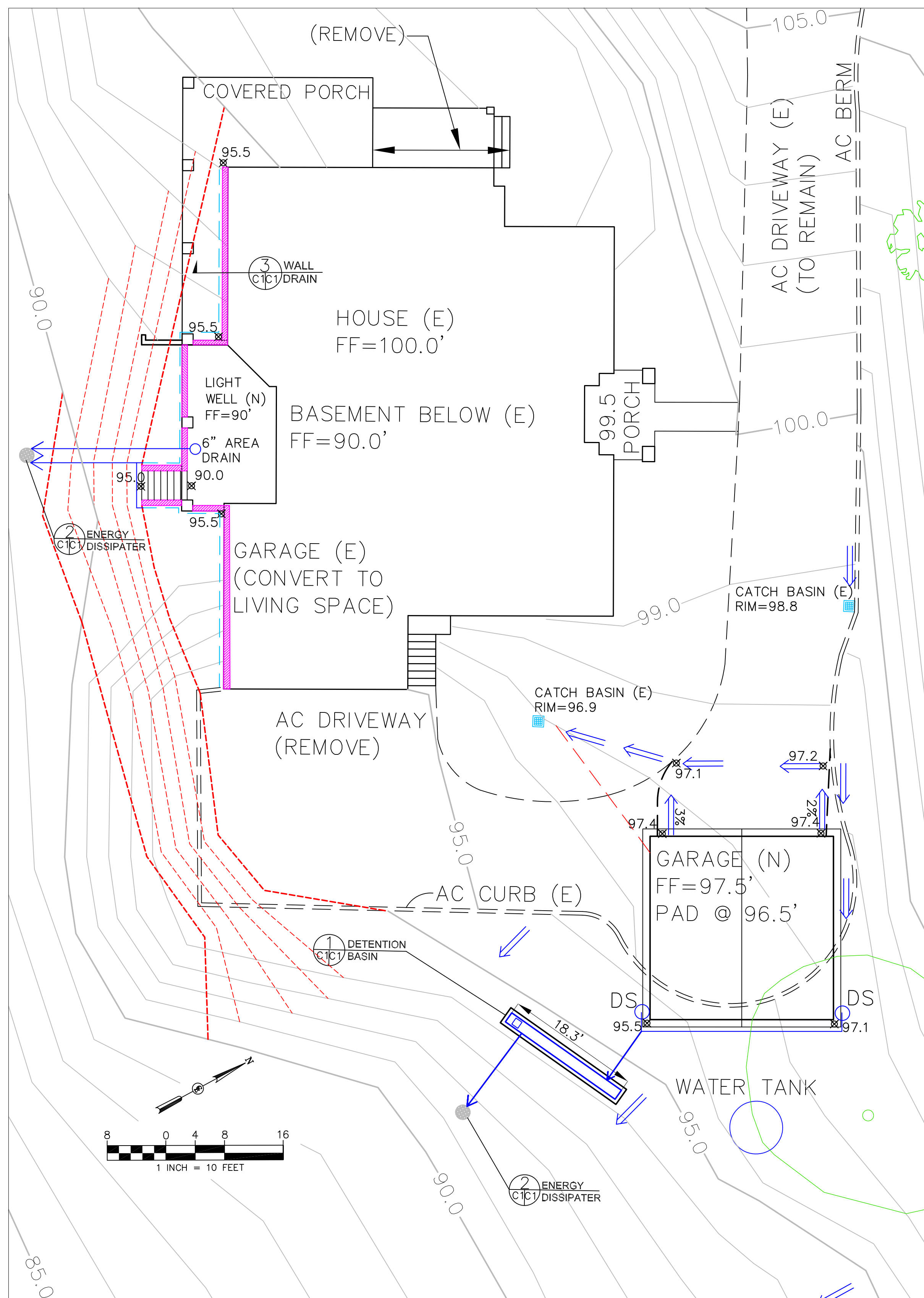
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to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

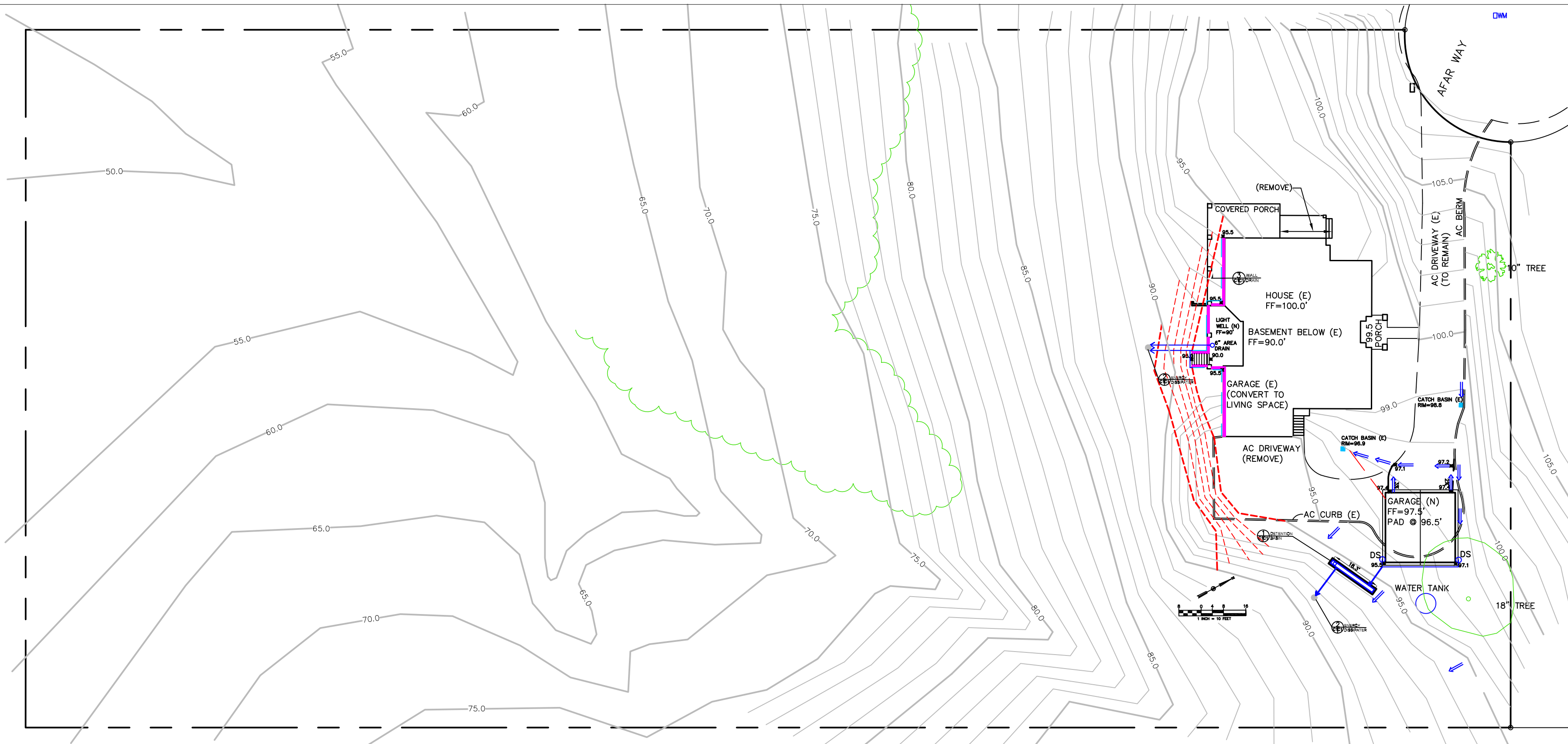
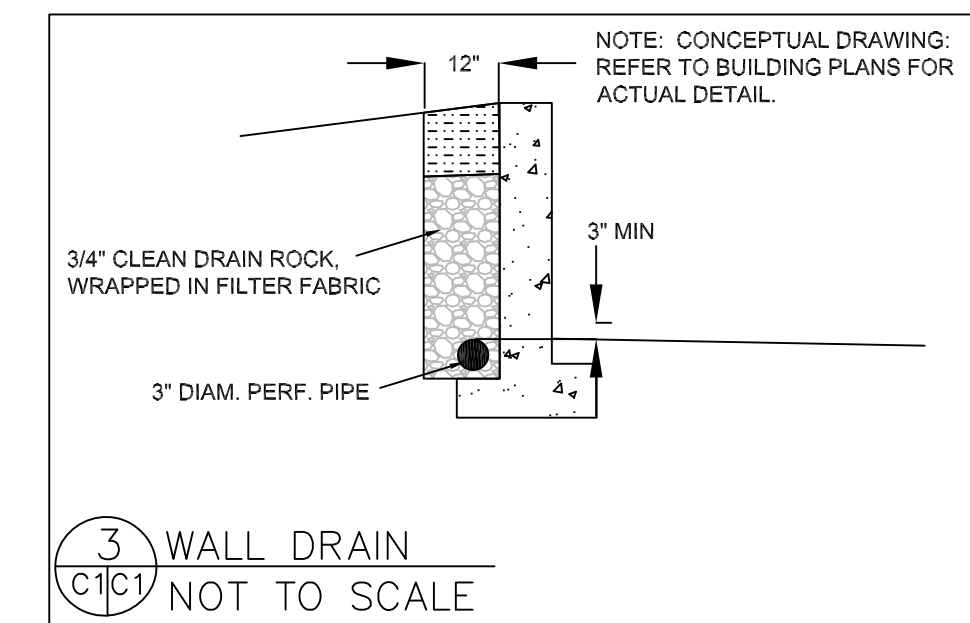
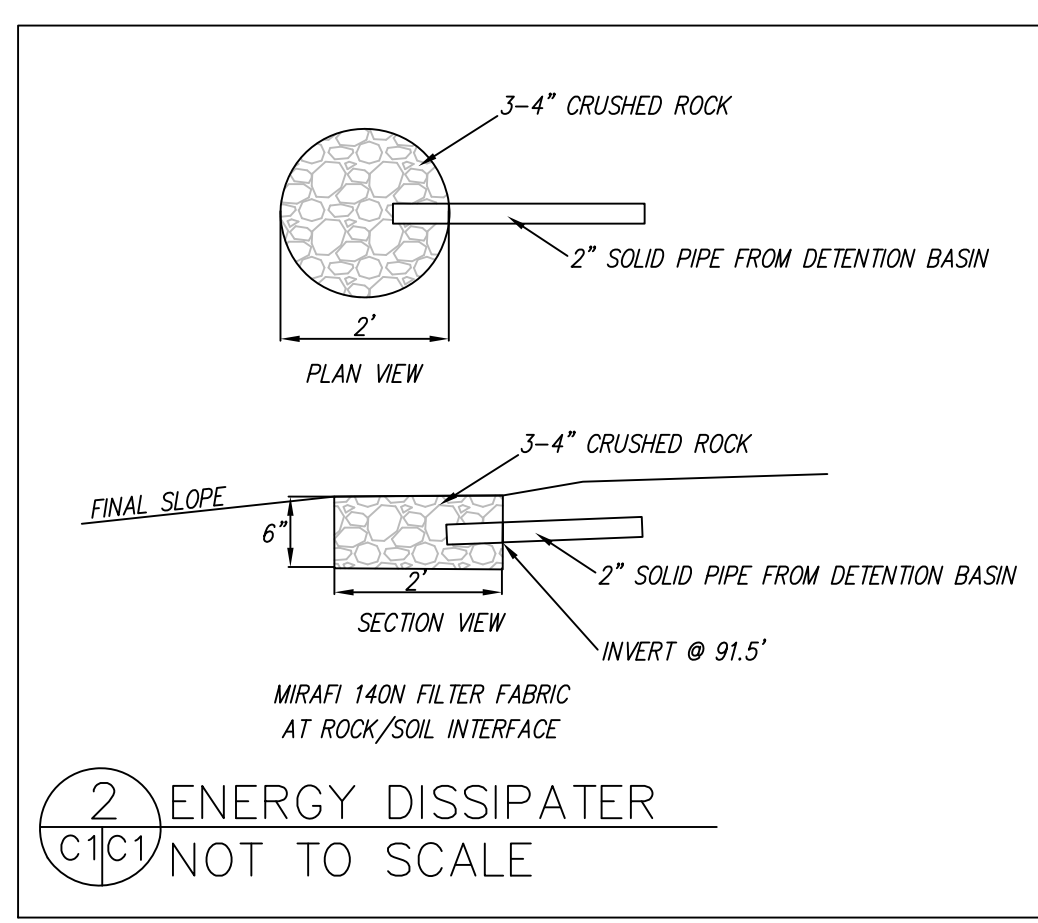
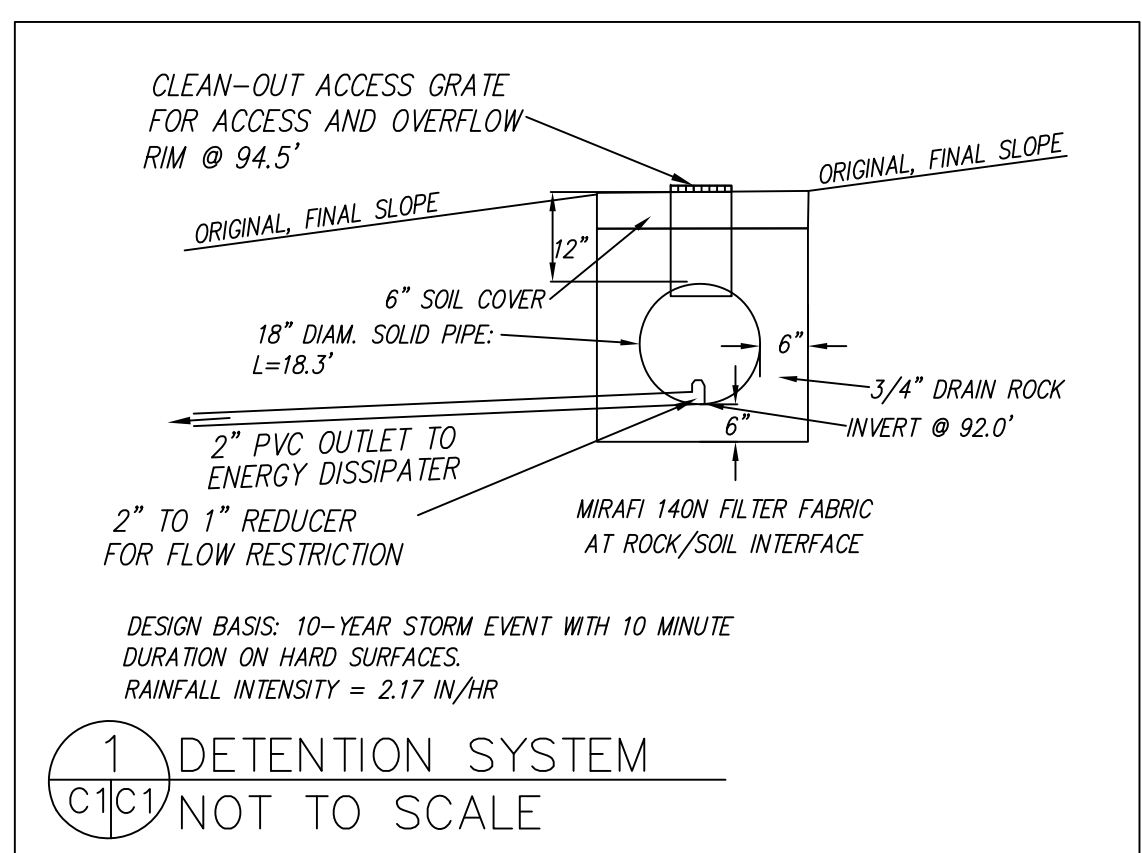
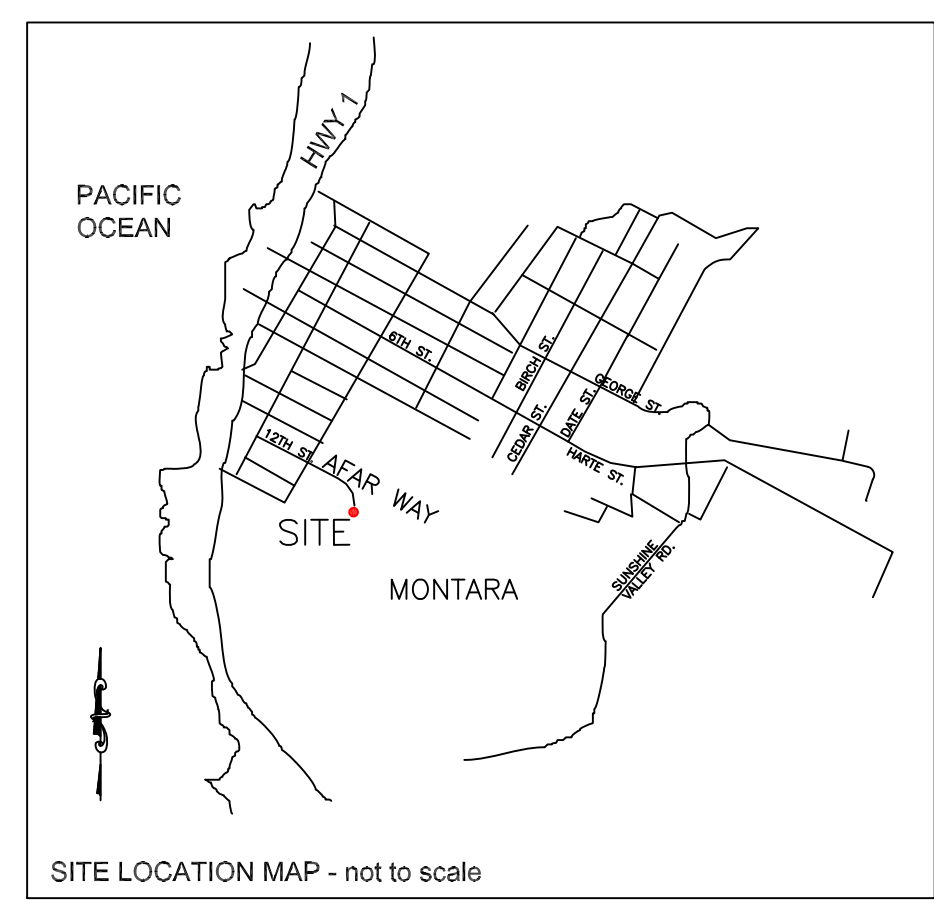


LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- ENERGY DISSIPATER - PER DETAIL 2
- DS DOWNSPOUT
- 3" MIN SOLID DRAIN PIPE
- 3" MIN PERFORATED DRAIN PIPE
- DIRECTION OF SURFACE DRAINAGE FLOW
- PROPOSED RETAINING WALL

GENERAL NOTES

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



GRADING NOTES

CUT VOLUME : 90 CY
FILL VOLUME: 90 CY

VOLUMES ABOVE ARE APPROXIMATE.

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

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

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

DRAINAGE NOTES

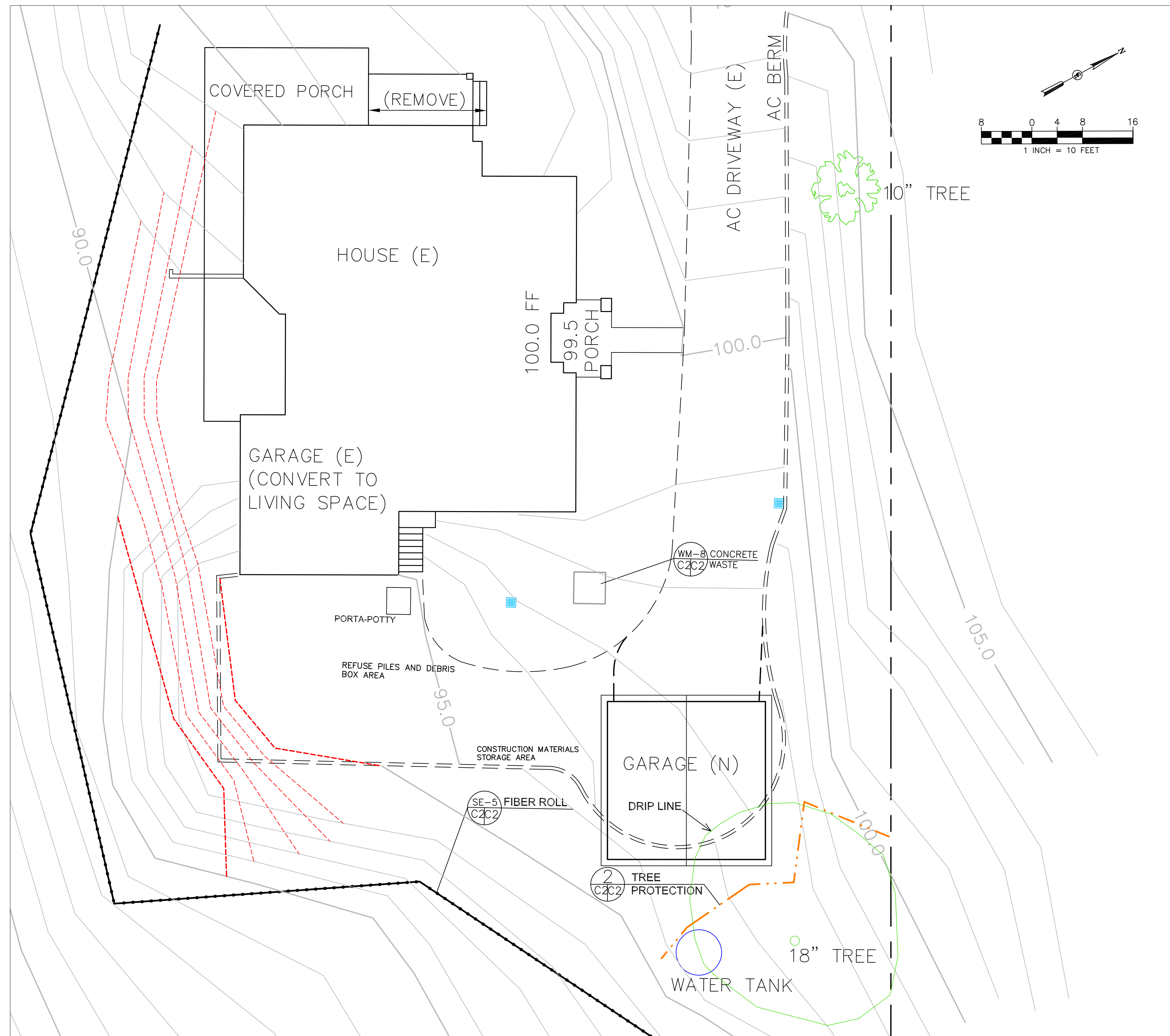
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

DATE: 6-13-19
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: _____
REV. DATE: _____
REV. DATE: _____

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

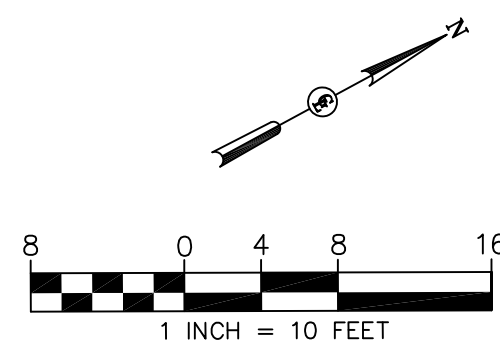
GRADING AND DRAINAGE PLAN
GALANG PROPERTY
30 AFAR WAY
MONTARA
APN 036-310-130

SHEET
C-1

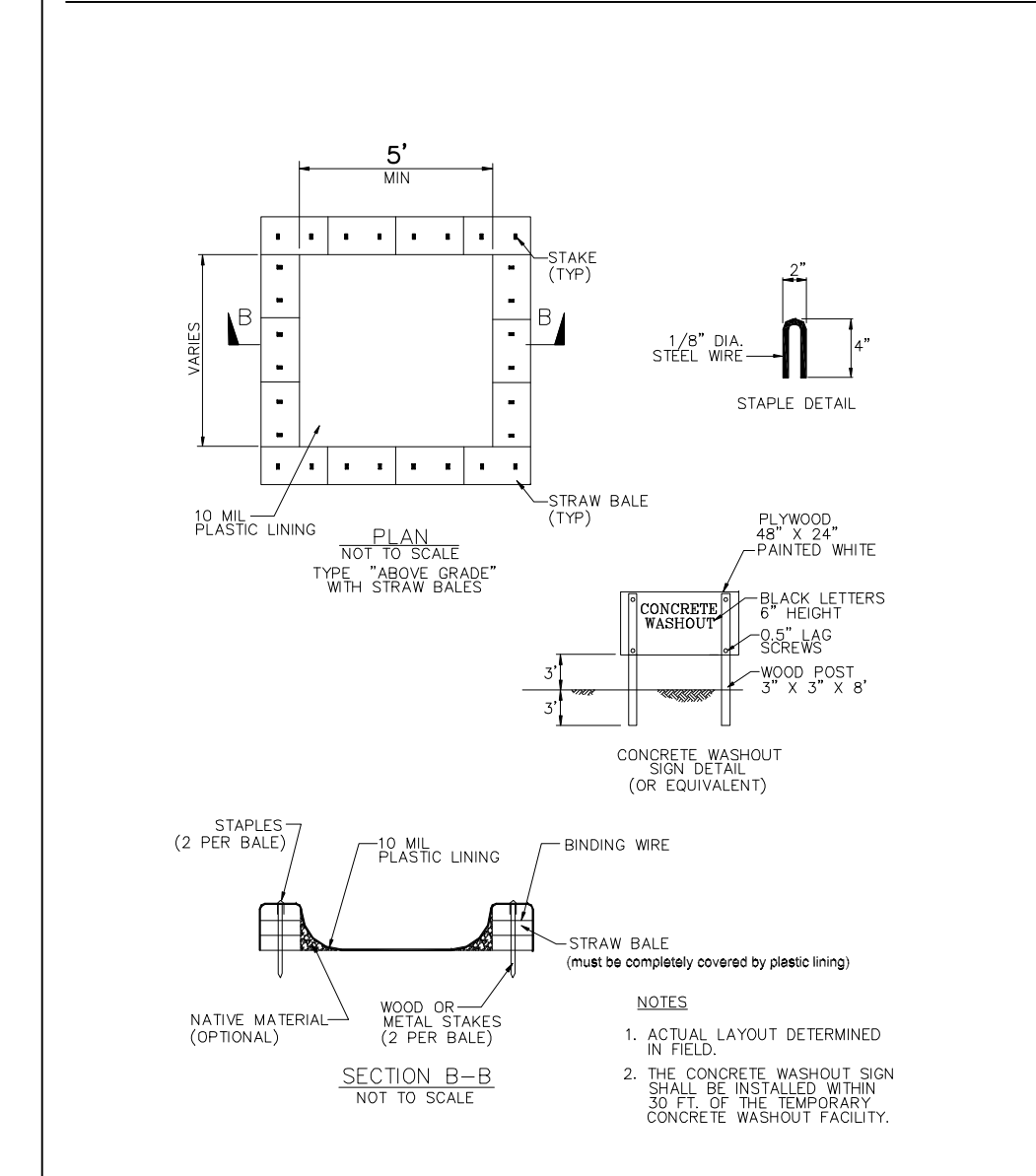


EROSION CONTROL NOTES

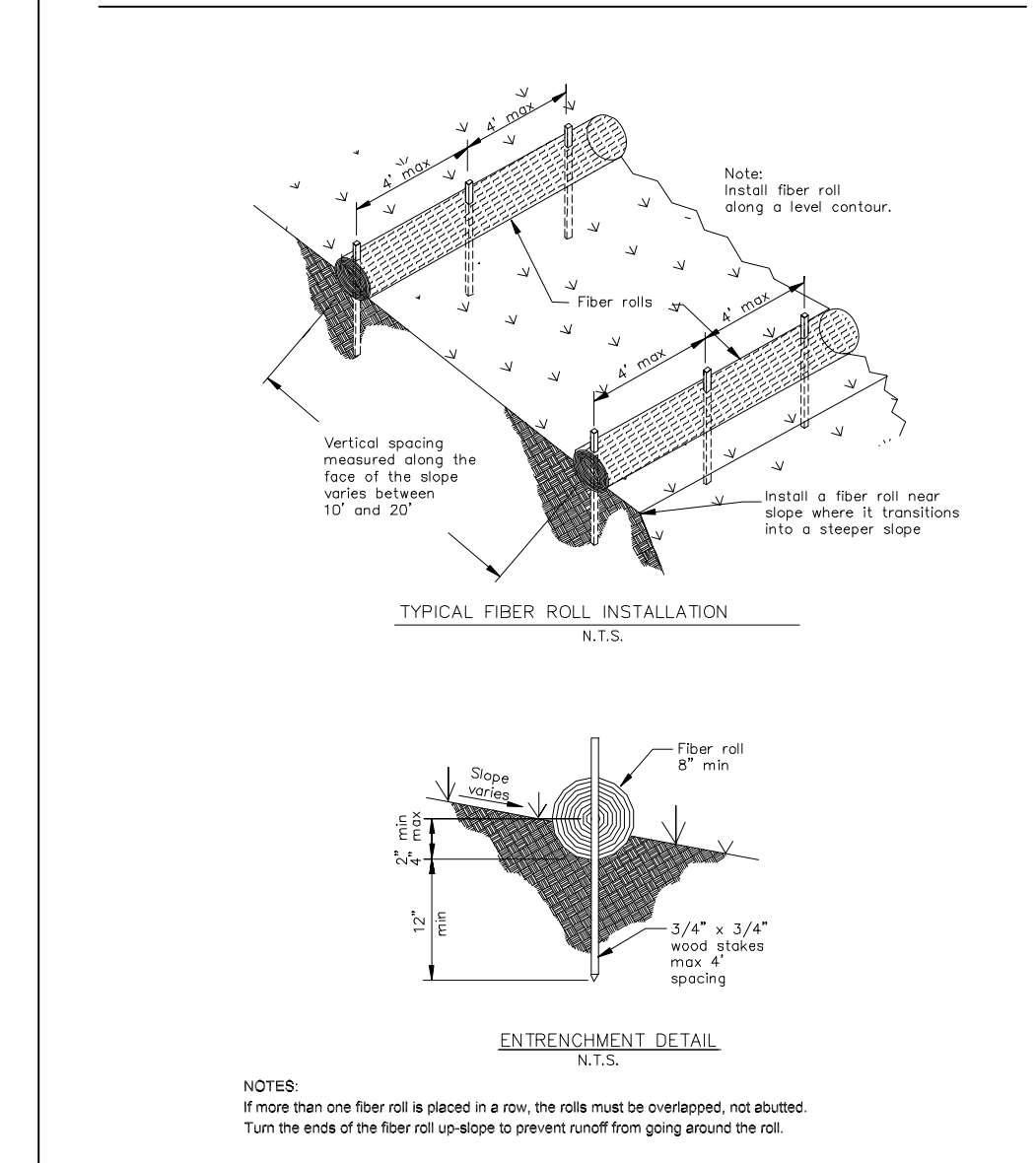
- FIBER ROLL**
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



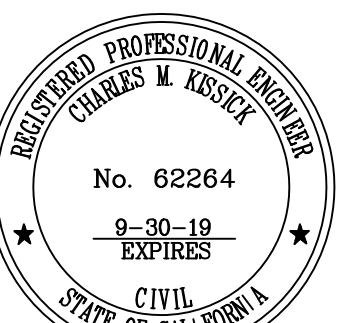
GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

EROSION CONTROL POINT OF CONTACT

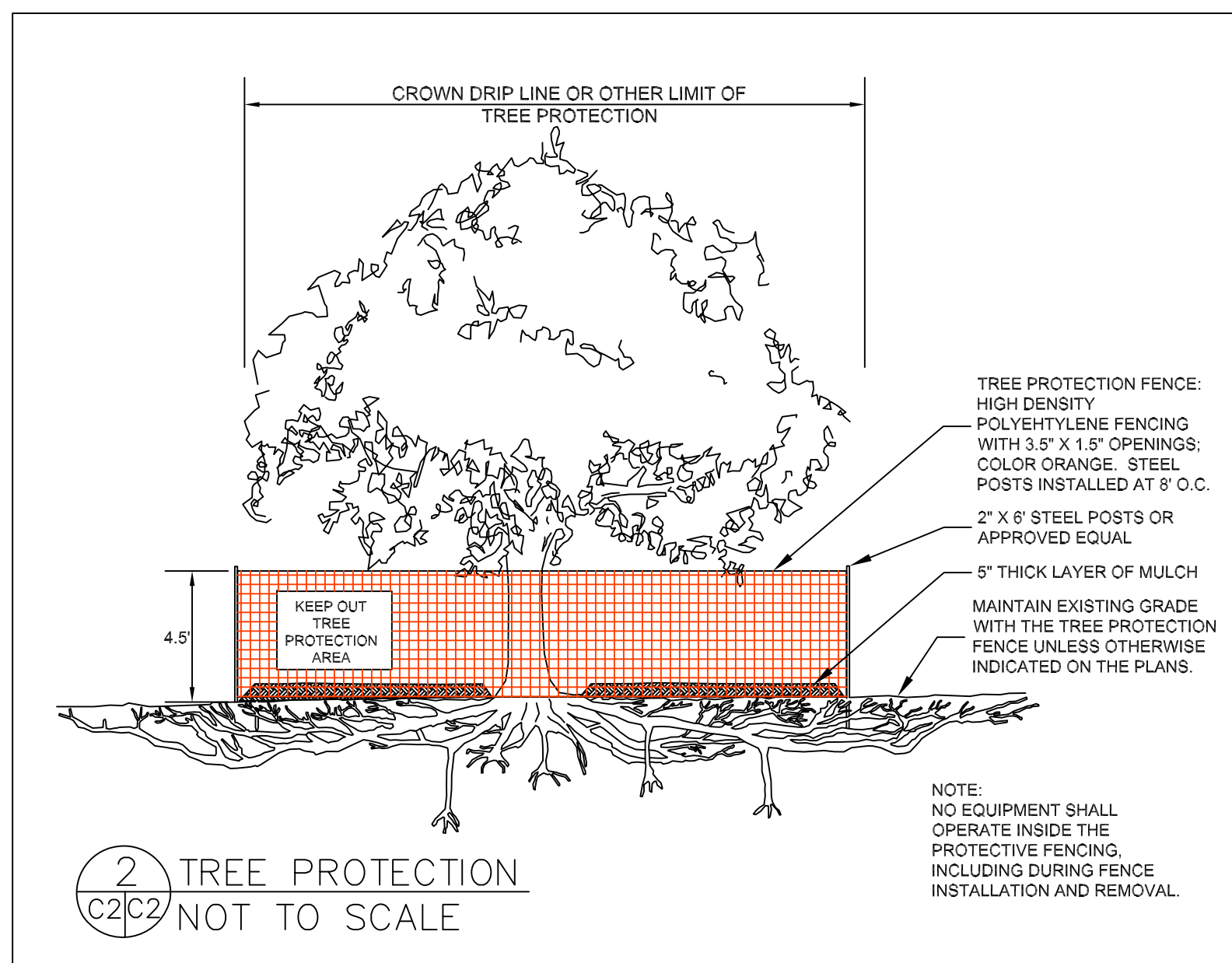
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: CHRISTOPHER GALANG
 TITLE/QUALIFICATION: OWNER
 PHONE: 408-667-5729
 PHONE:
 E-MAIL: ??@??



TREE PROTECTION NOTES

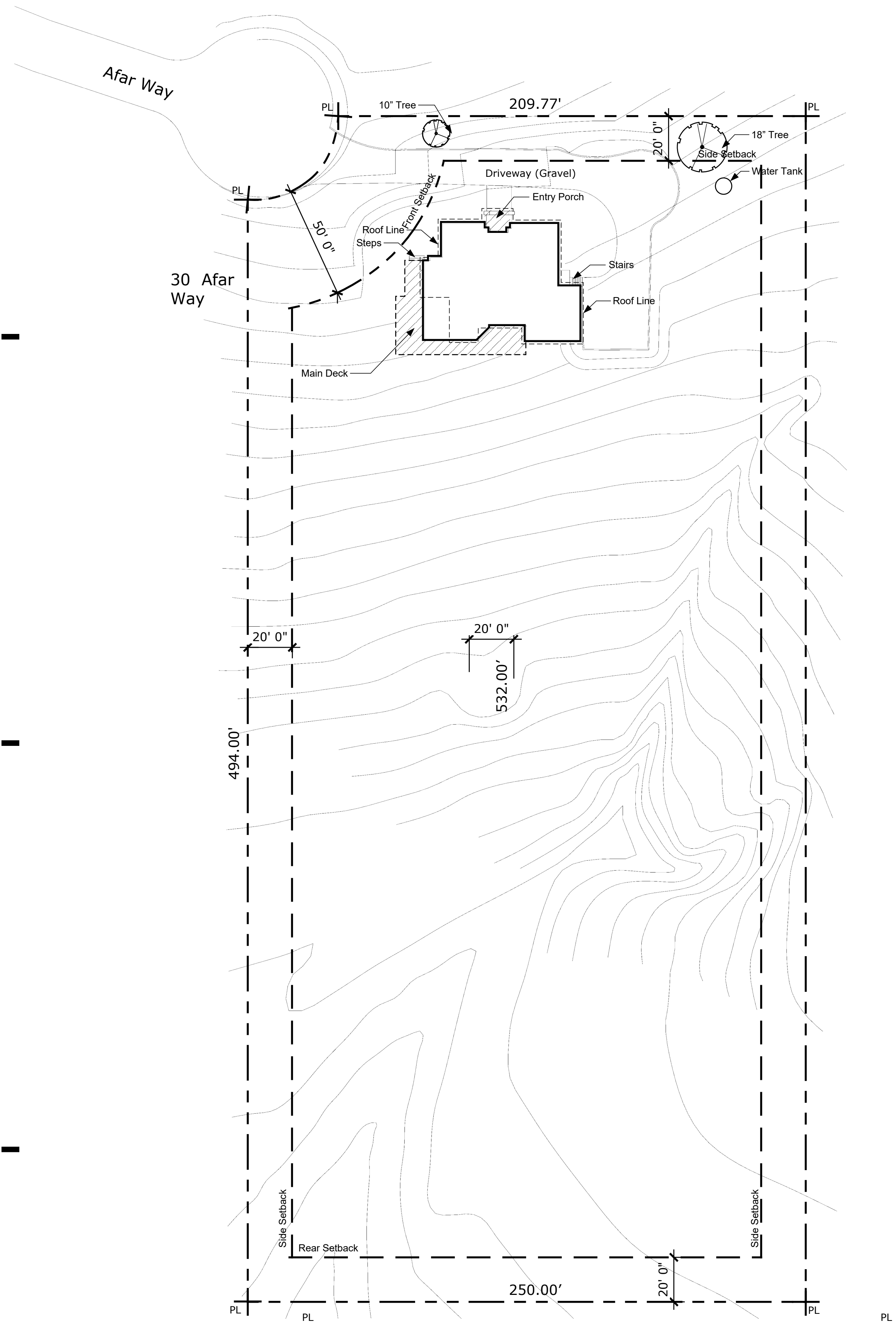
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL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



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

DATE: 6-13-19
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN
 GALANG PROPERTY
 30 AFAR WAY
 MONTARA
 APN 036-310-130

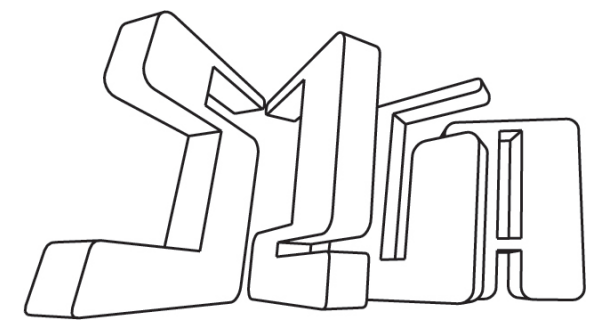


Site Zoning and Planning Data

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

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

Construction Type V-B
 Existing Floor Area 5,935 s.f.
 Maximum FAR 6,200 s.f.
 Lot Coverage No lot coverage in PAD
 Building Height 36 ft. maximum
 Front Yard Setback 50 ft. minimum
 Side Yard Setback 20 ft. minimum
 Rear Yard Setback 20 ft. minimum
 Accessory Building Distance 30 ft. minimum



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Site Notes

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

1. Topographic information used for design and contained in these Documents is derived from incidental measurements prepared by Architect and Civil Engineer. Contractor shall verify all grades during layout and coordinate discrepancies in conjunction with Architect.
2. Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
3. Refer Building Floor Plans and Sections for all dimensional information.
4. Existing finish grades shall be restored upon completion of construction unless changes are specified in the drawings.
5. Roadways shall be maintained clear of construction equipment or materials at all times. Debris shall be removed from roadways and sidewalk immediately. Contractor shall sweep or wash road surfaces after operations that generate debris.
6. Dust control measures shall be implemented as necessary. Provide watering during excavation and backfill to prevent dust from crossing property lines.

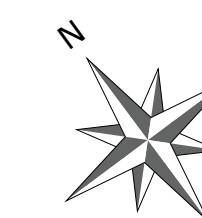
Galang Residence

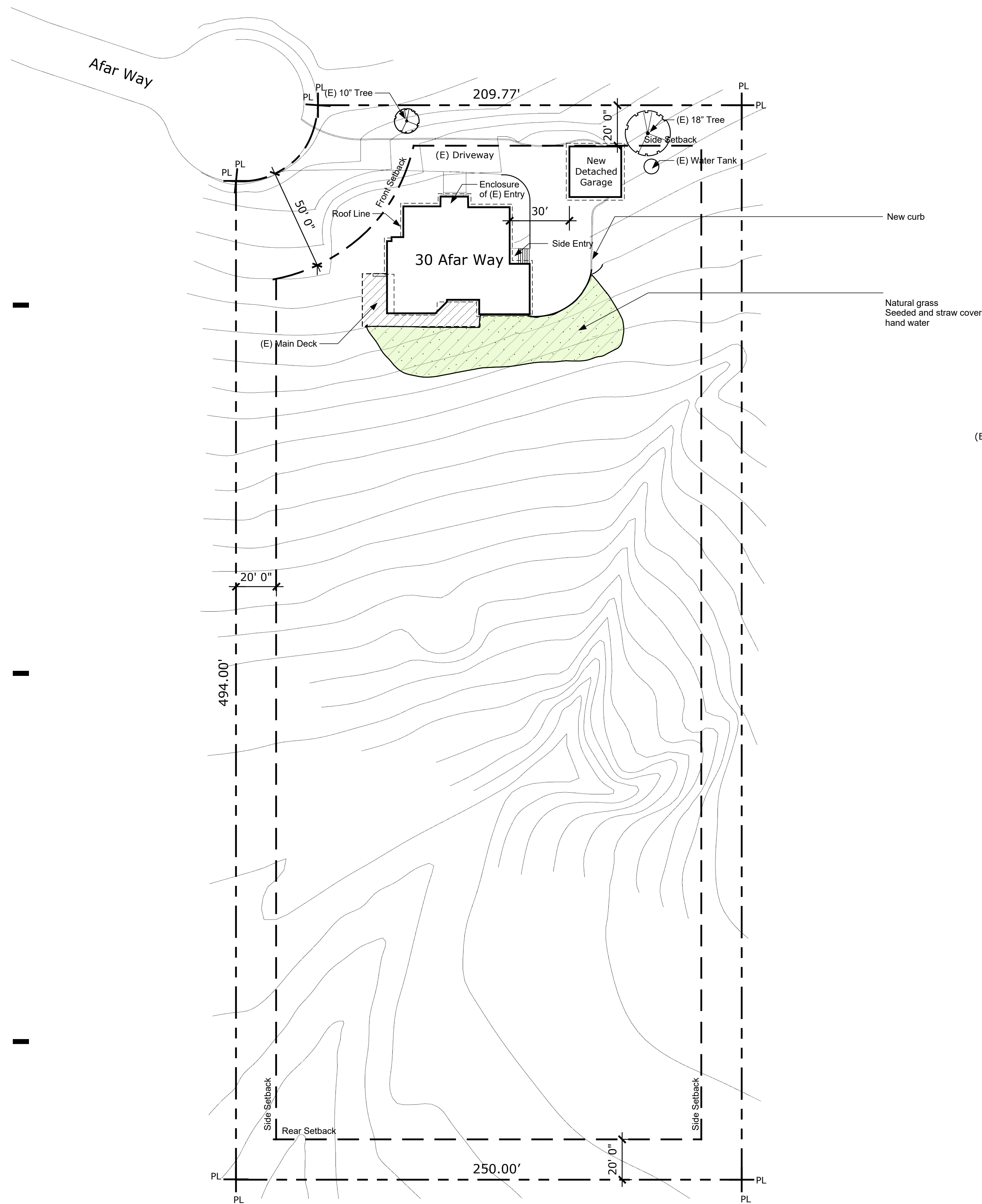
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 APN: 036-310-130

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 10 APR 19 Planning
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Existing Site Plan

A1.1





1 Proposed Site Plan

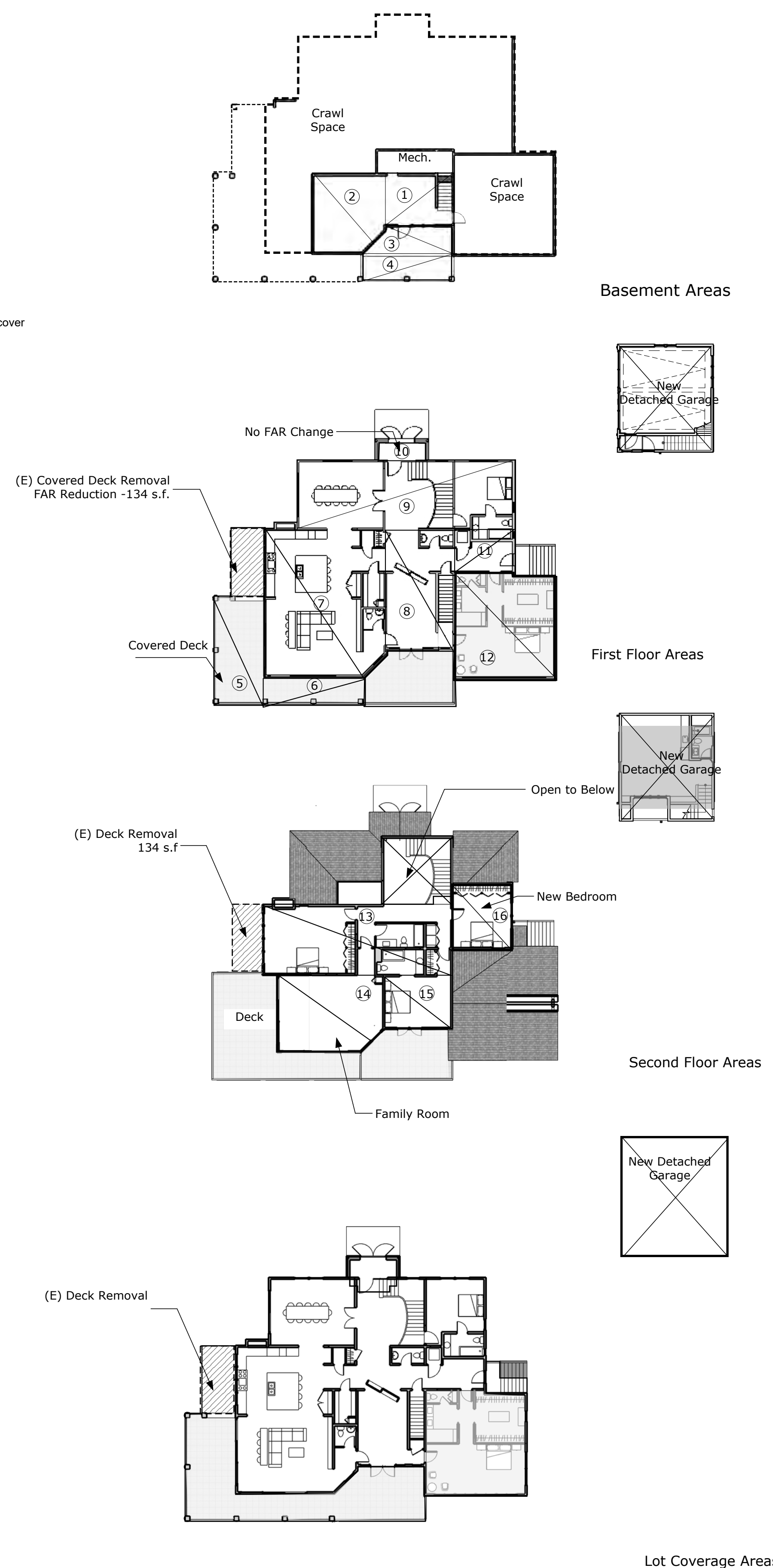
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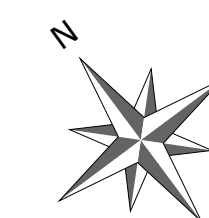
1/32" = 1'-0"

2 Area Calcs Diagrams

N.T.S.



Lot Coverage Areas



Site Zoning and Planning Data

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

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

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

Area Calculations

Floor Area Ratio (FAR)

Basement

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

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

First Floor

- 5 - Deck 312 s.f.
- 6 - Deck 144 s.f.
- 7 - Living Room/Kitchen 864 s.f.
- 8 - Office 623 s.f.
- 9 - Entry 884 s.f.
- 10 - Entry Foyer 65 s.f.
- 11 - Backdoor 150 s.f.
- 12 - Master Bedroom 625 s.f.

Total First Floor Areas 3,667 s.f.

Second Floor

- 13 - Bedroom + 2xBathroom 782 s.f.
- 14 - Family Room 430 s.f.
- 15 - Bedroom 208 s.f.
- 16 - Bedroom 232 s.f.

Total Second Floor Areas 1,652 s.f.

Total House (FAR) 5,319 s.f.

Garage

- Lower Level 550 s.f.
- Upper Level 359 s.f.
- Total Garage Area 819 s.f.

Total FAR: House + Garage 6198 s.f.

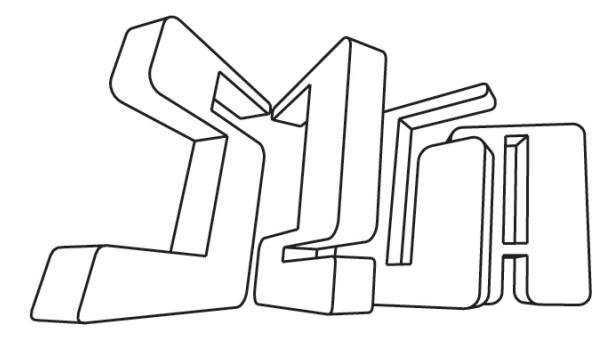
Lot Coverage

- Entrance Porch 108 s.f.
- Main Area 3,158 s.f.
- Deck Area 881 s.f.
- Side Stairs 47 s.f.
- Total Existing Coverage Area 4,194 s.f.

- New Garage 625 s.f.
- Side Entry Stairs Addition 33 s.f.
- Deck Removal -134 s.f.
- Total Added Coverage 524 s.f.

Total Coverage Area 4,718 s.f.

Lot Coverage 3.6%



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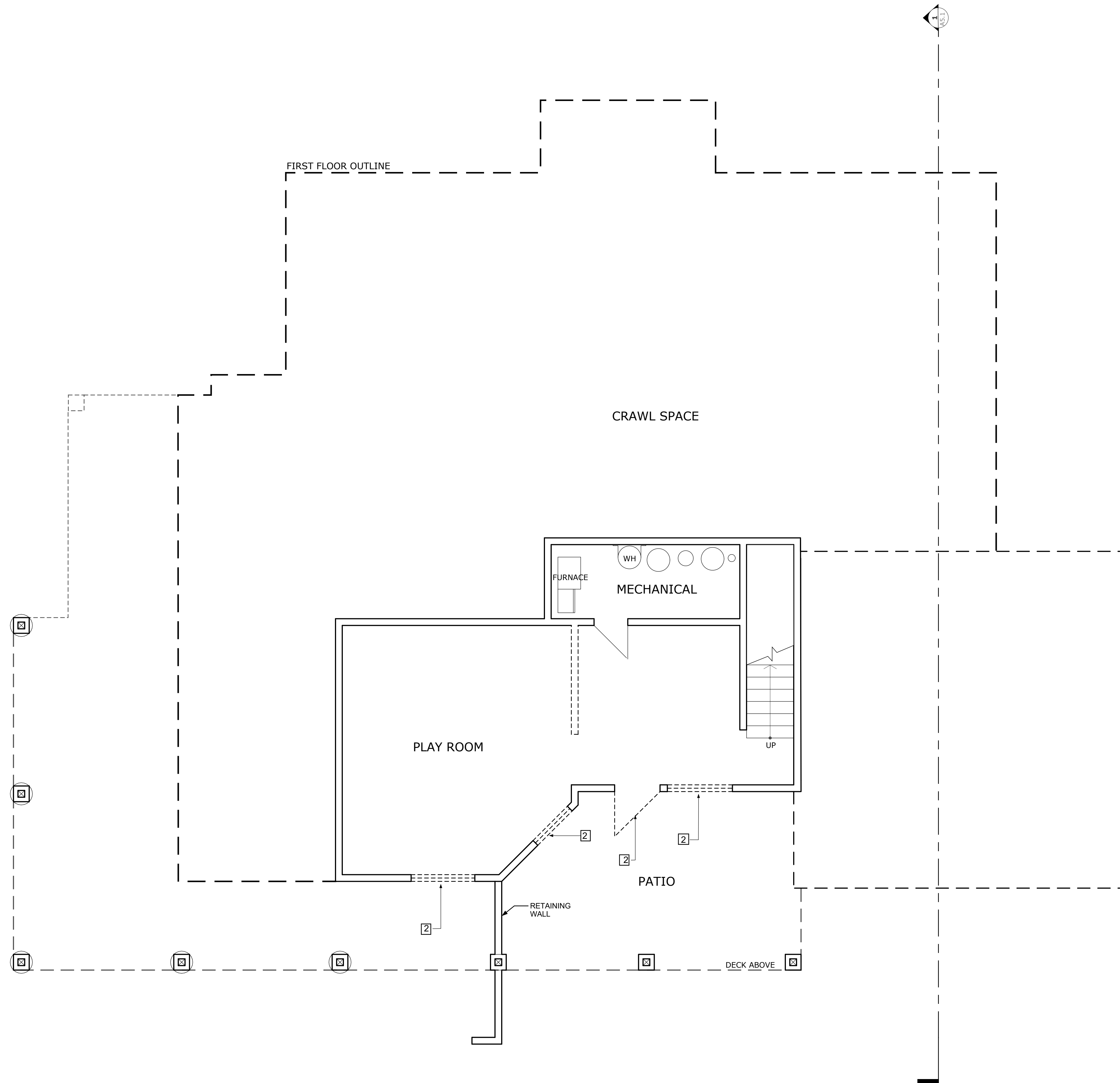
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Proposed Site

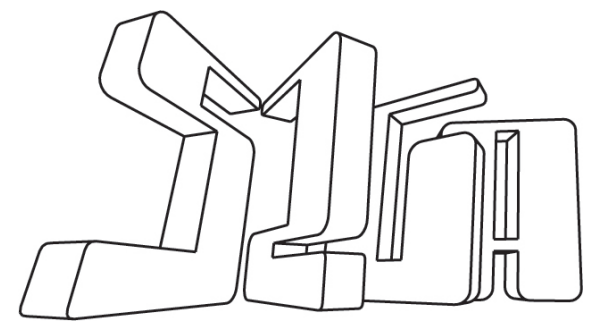
A1.2



Existing Floor Plan Notes

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Legend

-  Existing wall
-  Demo

Keynotes

-  Window / Door demo - prep for new opening

Galang Residence

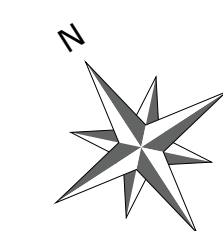
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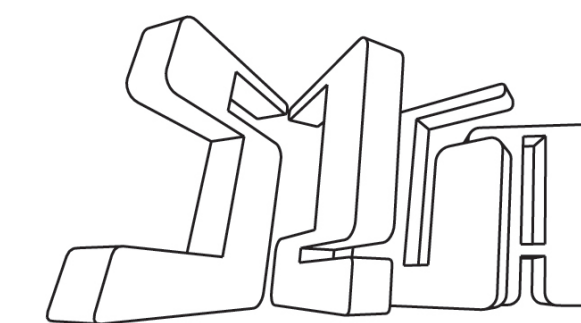
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Existing Basement
 & Demolition

A2.1

1 Existing Basement & Demolition



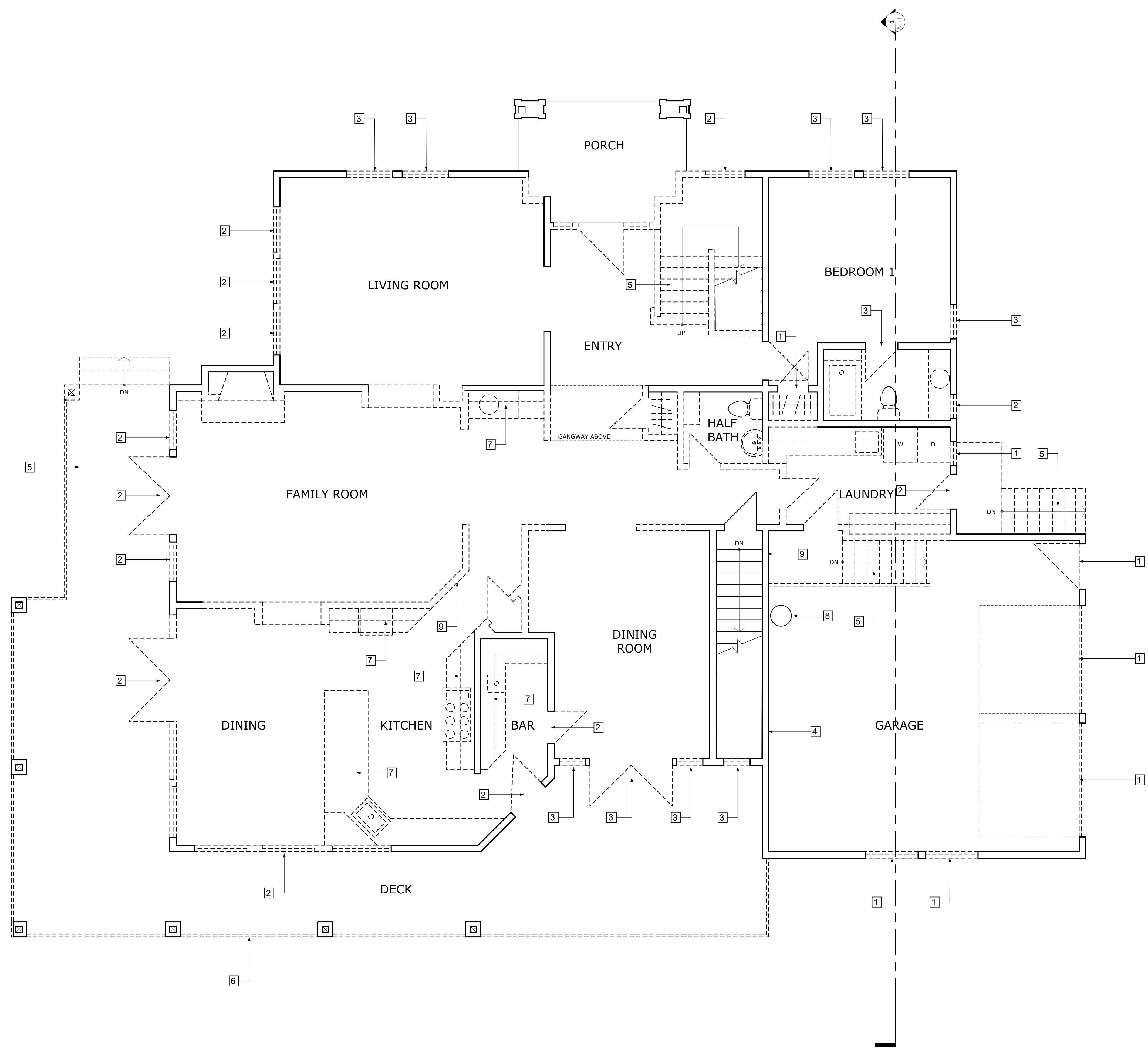


Existing Floor Plan Notes



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Legend

-  Existing wall
-  Demo

Keynotes

- 1 Window/Door demo - close wall
- 2 Window/Door demo - prep for new opening
- 3 Window/Door replacement
- 4 Wall opening for new window or door
- 5 Deck/stairs demo
- 6 Railing demo - prep for new railing
- 7 Kitchen/Bar/Laundry demo (counters, cabs, upper cabs)- coordinate with owner for appliances removal
- 8 Water Heater
- 9 Elec. panel to be relocated

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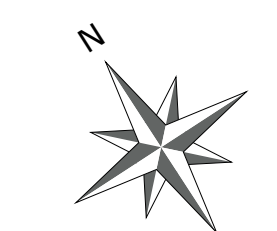
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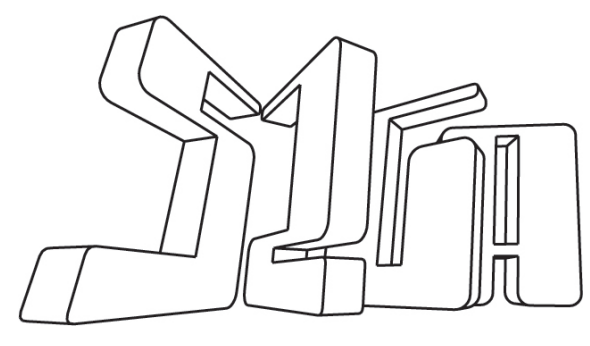
Existing First Floor & Demolition

A2.2

1 Existing First Floor & Demolition

1/4" = 1'-0"





Existing Floor Plan Notes

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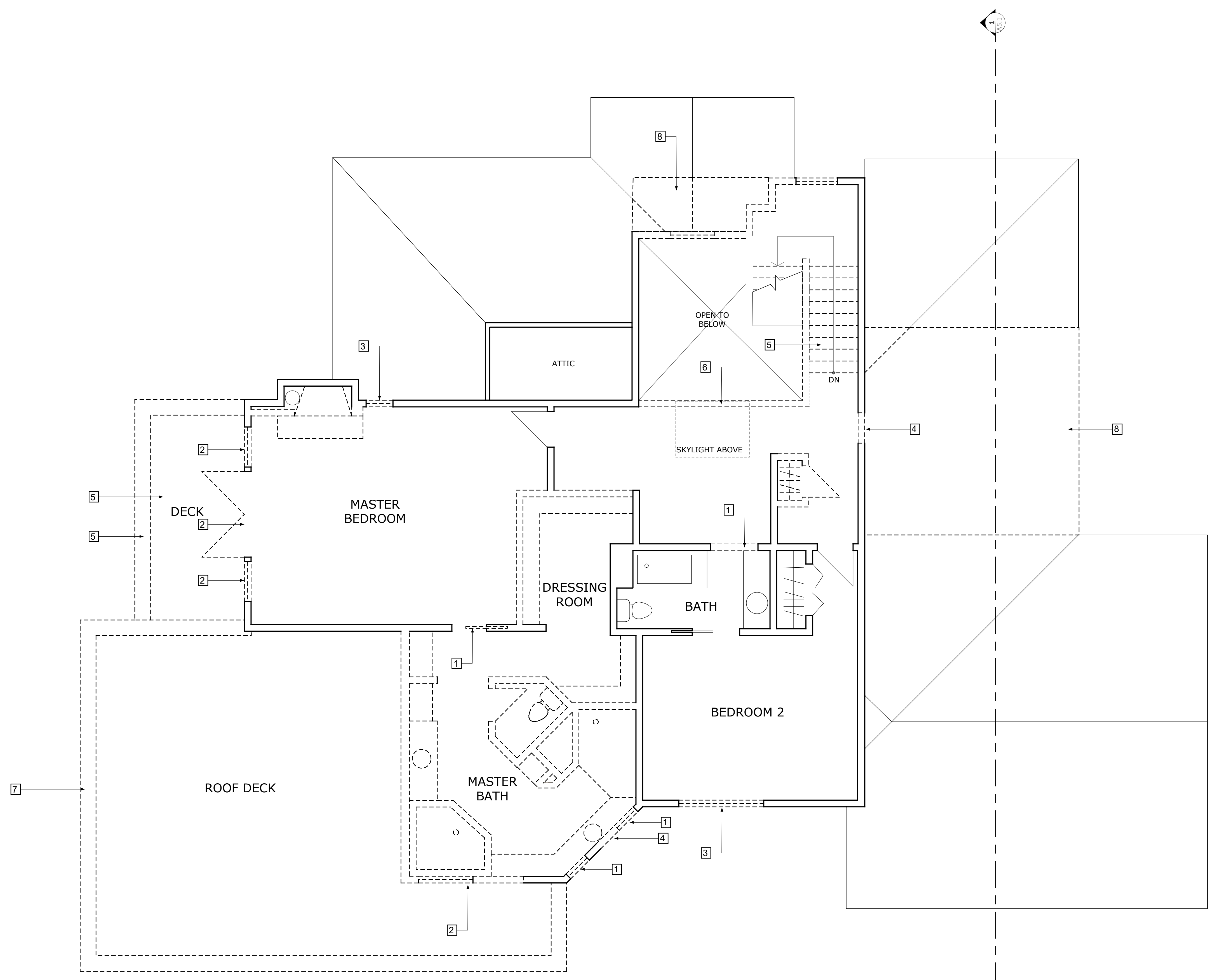
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Legend

- Existing wall
- Demo

Keynotes

- 1 Window/Door demo - close wall
- 2 Window/Door demo - prep for new opening
- 3 Window/Door replacement
- 4 Wall opening for new window or door
- 5 Deck/stairs demo
- 6 Railing demo
- 7 Parapet demo - prep for new railing
- 8 Roof demo



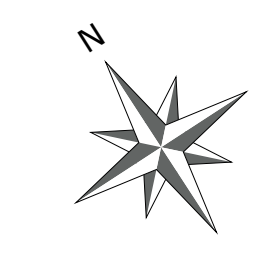
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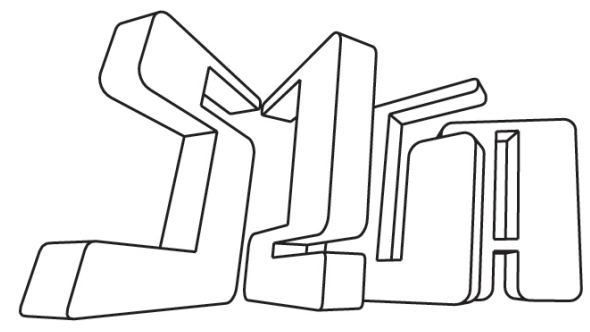
Existing Second Floor & Demolition

A2.3

1 Existing Second Floor & Demolition

1/4" = 1'-0"





Existing Floor Plan Notes

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Legend

Demo

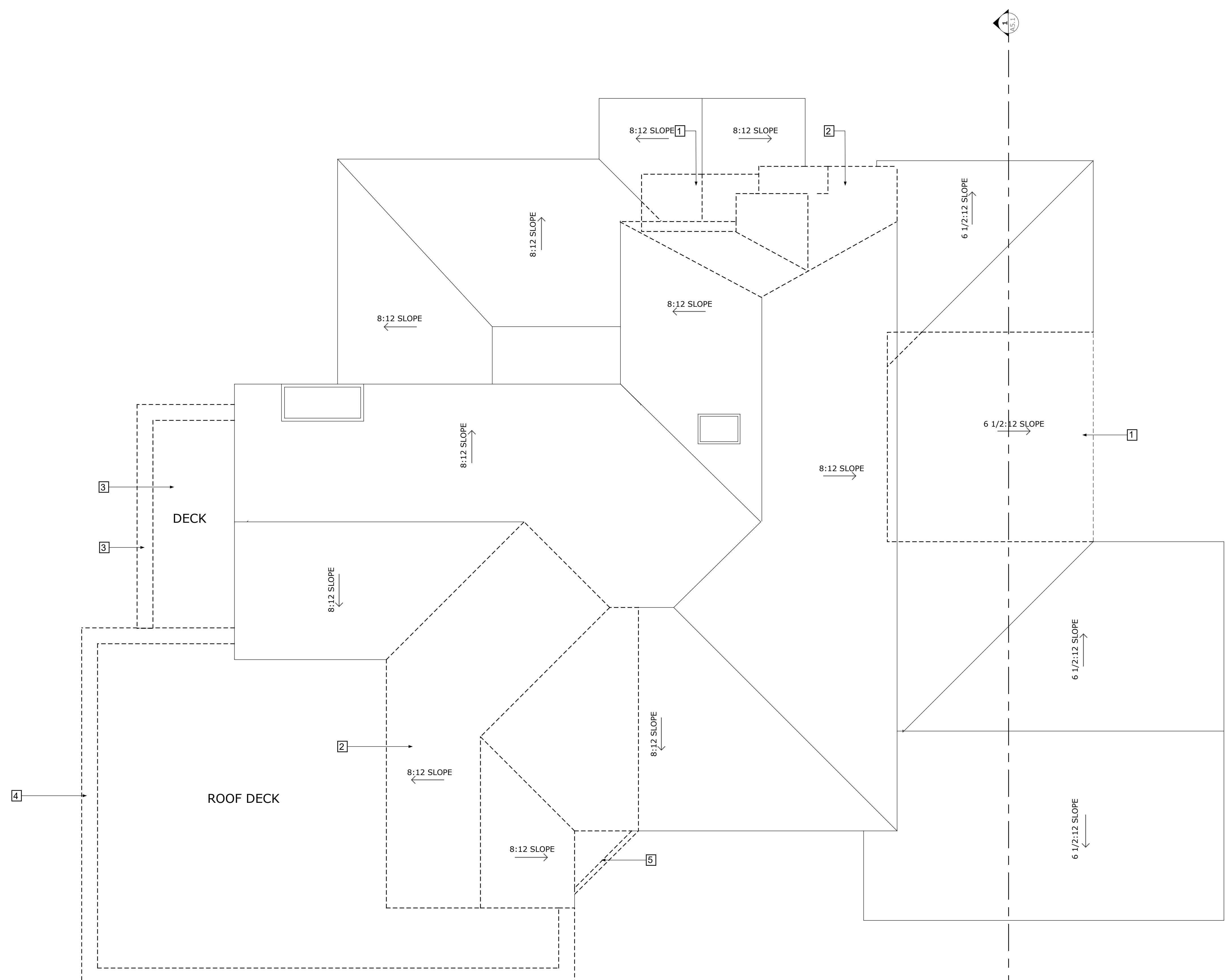
Keynotes

- 1 Lower roof demo
- 2 Upper roof demo
- 3 Deck and parapet demo
- 4 Parapet demo - prep for new railing
- 5 Parapet demo - prep for new roof

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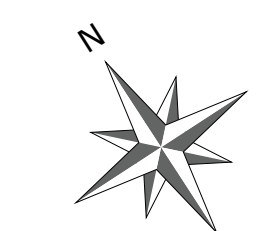
Existing Roof Plan & Demolition

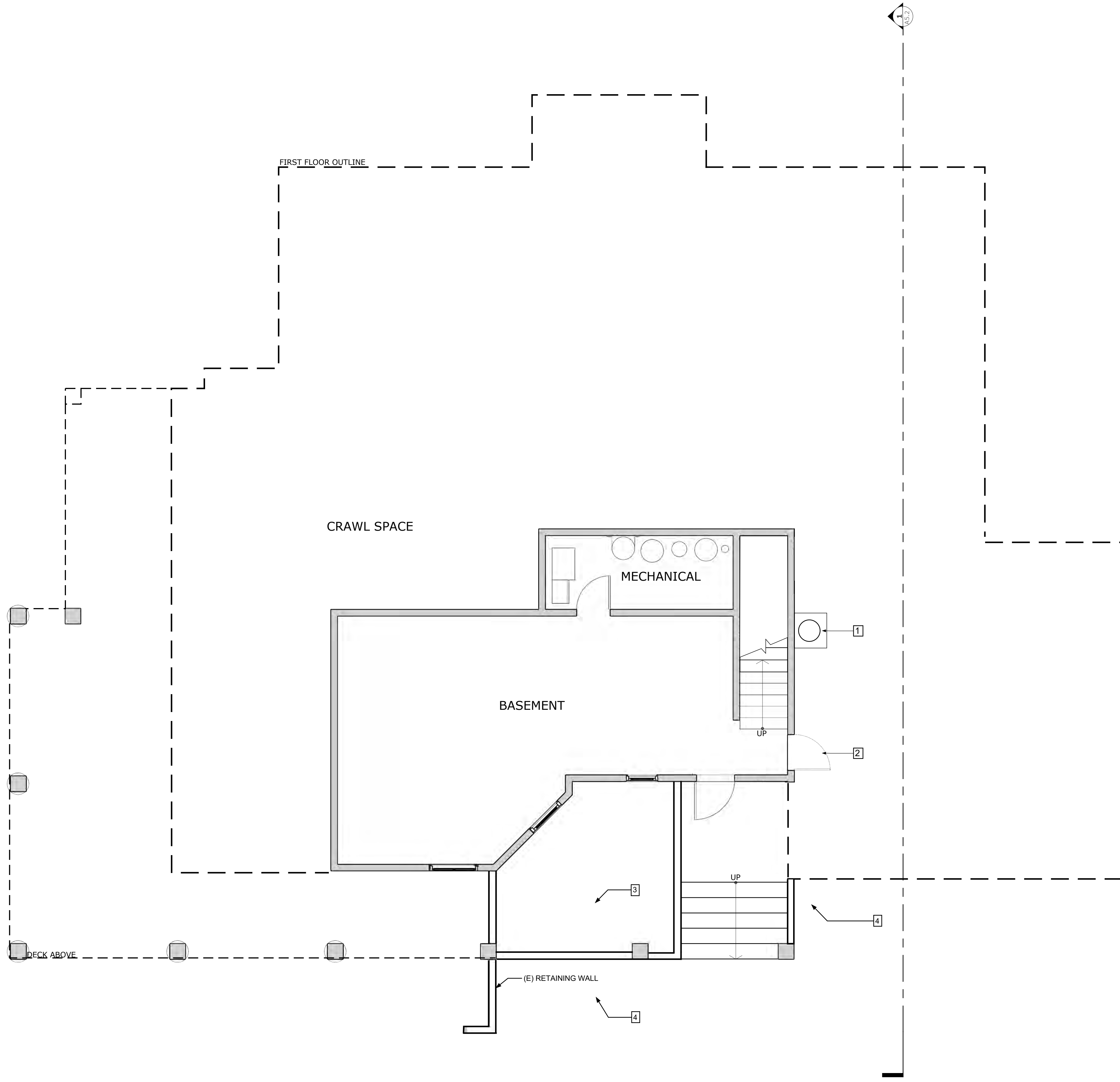
A2.4



1 Existing Roof Plan & Demolition

1/4" = 1'-0"





Floor Plan Notes

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

Refer exterior elevations for critical alignment of openings.

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

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

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

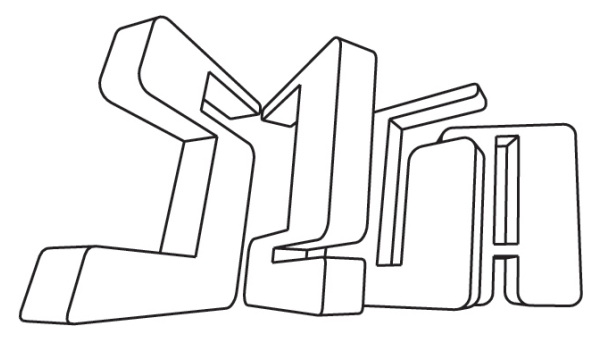
Refer structural drawings for location of posts, double studs, special floor and wall framing, special connections, shear nailing.

Legend

- Existing wall
- New wall
- New floor area

Keynotes

- Water heater to remain
- Access door
- Infill soil from new garage
- New fill



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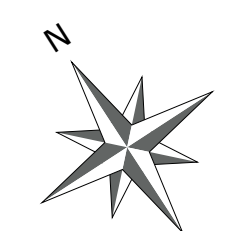
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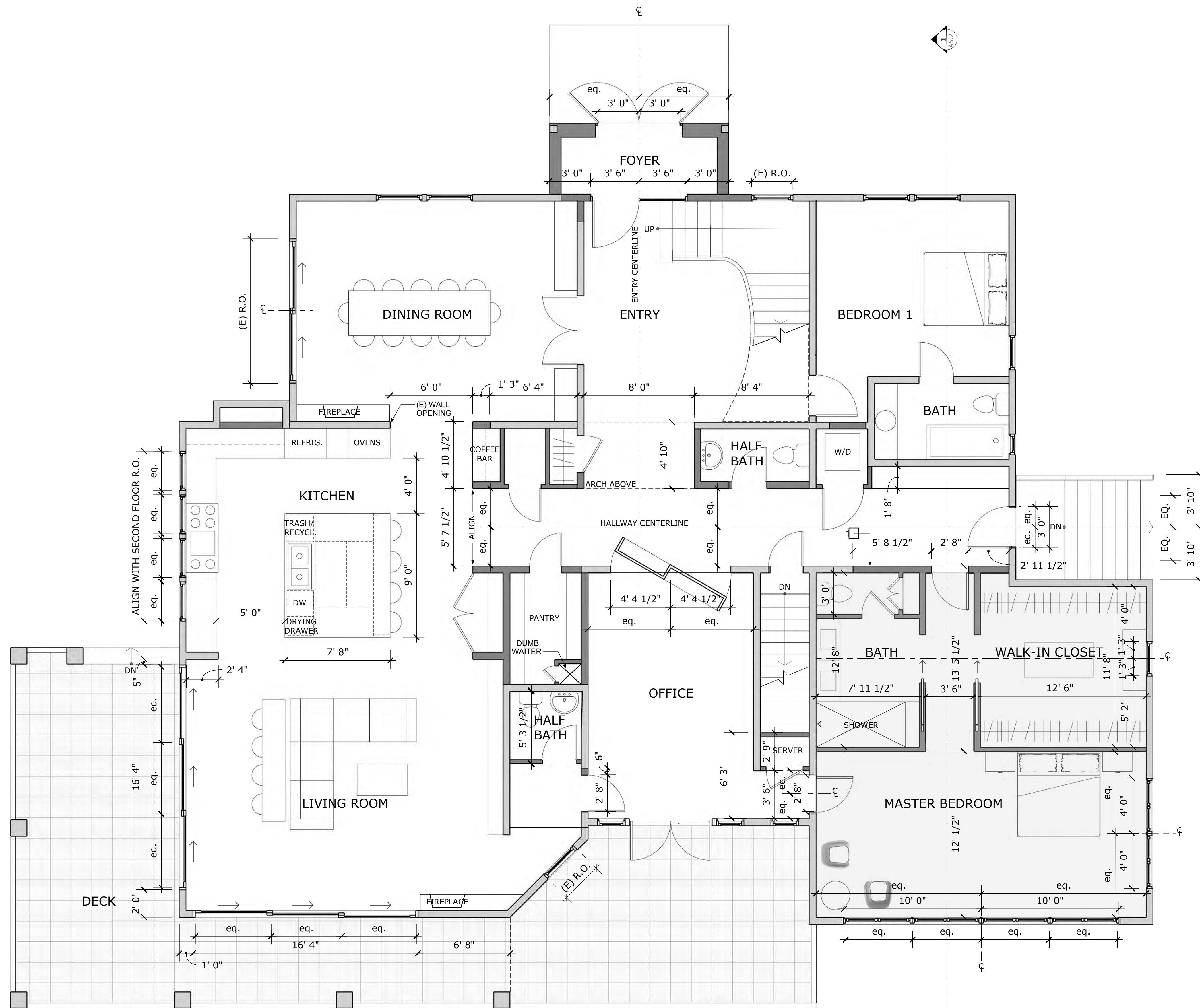
Basement

1 Basement

1/4" = 1'-0"



A2.5



Floor Plan Notes

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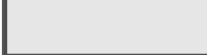
Refer interior elevations for critical alignment of openings, fixtures, finishes, cabinet dimensions, vertical controls, millwork locations.

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


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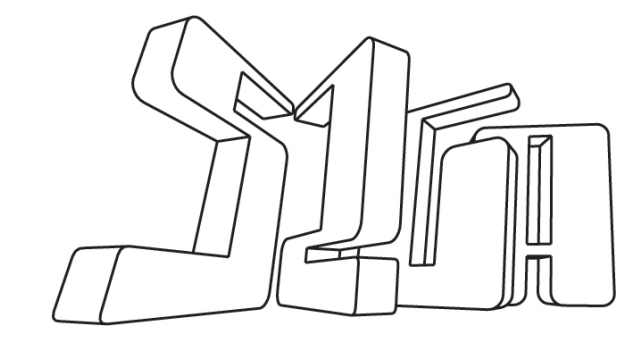
Refer structural drawings for location of posts, double studs, special floor and wall framing, special connections, shear nailing.

Legend

-  Existing wall
-  New wall
-  New floor area

Keynotes

-  New relocated elec. panel



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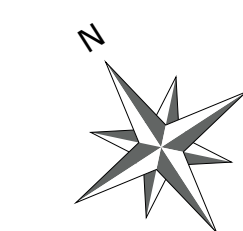
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First Floor

A2.6



1/4" = 1'-0"

Floor Plan Notes

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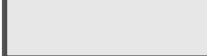
Refer interior elevations for critical alignment of openings, fixtures, finishes, cabinet dimensions, vertical controls, millwork locations.

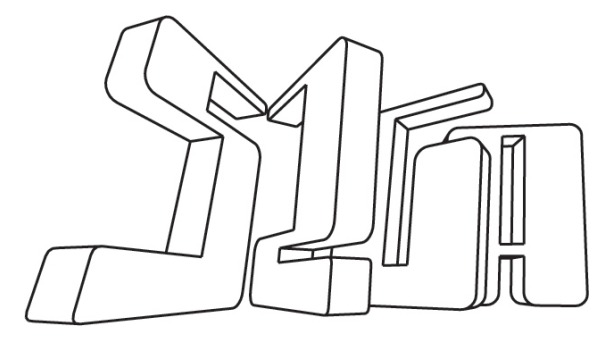
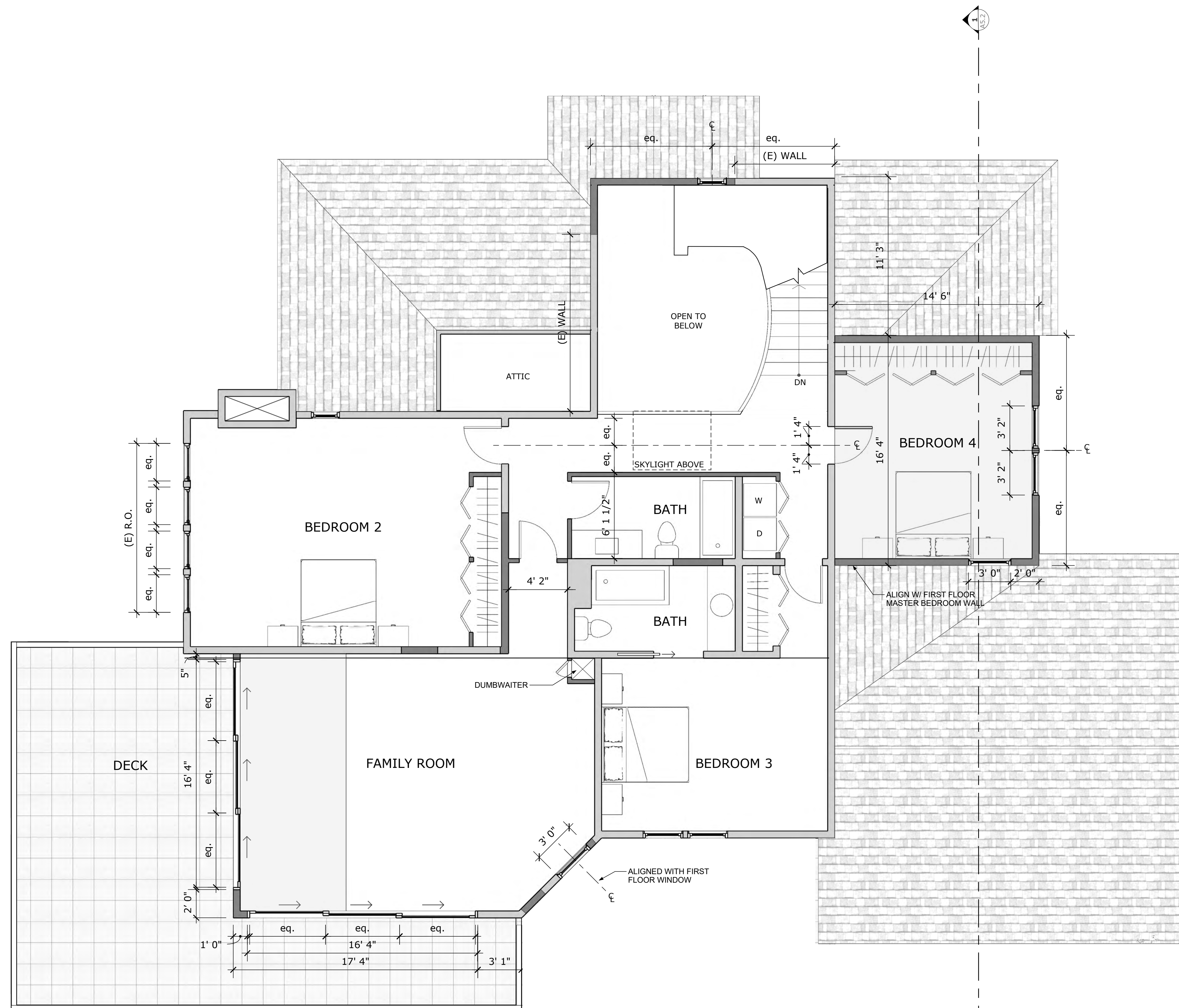
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Legend

	Existing wall
	New wall
	New floor area



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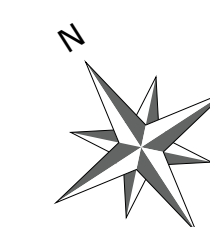
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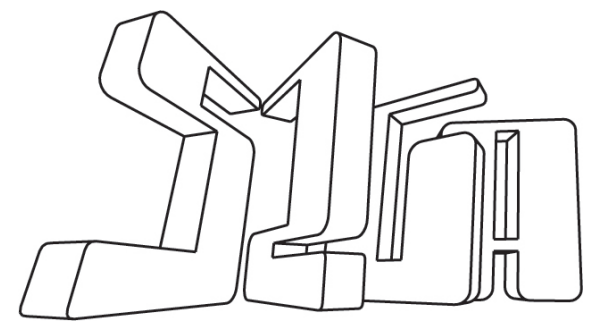
Second Floor

A2.7

1 Second Floor

1/4" = 1'-0"



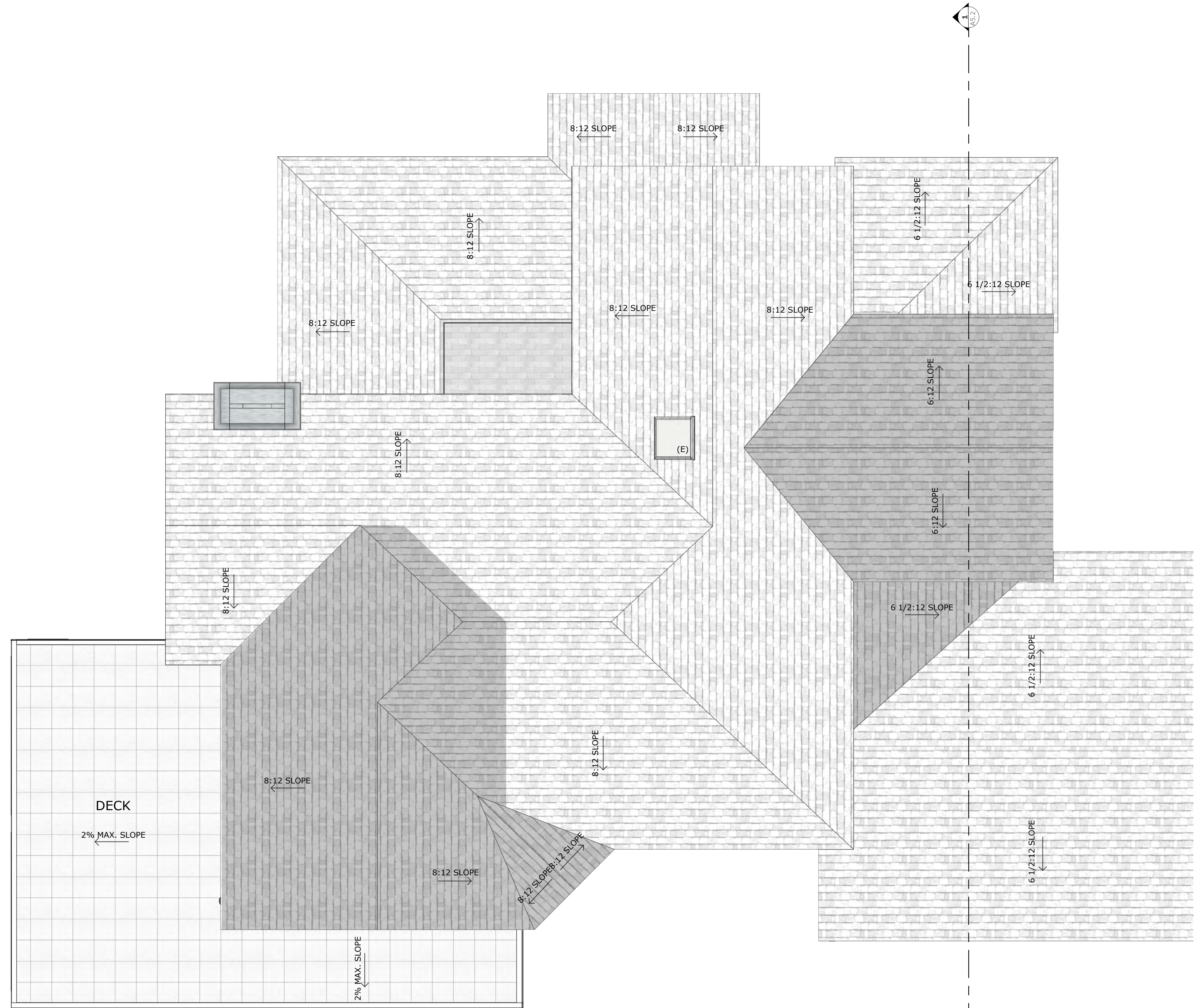


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Legend

Existing roof area

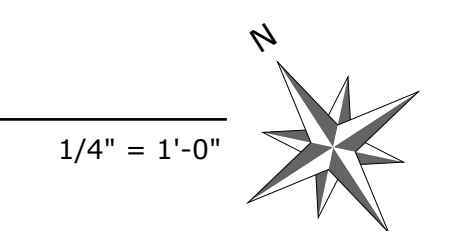
New roof area

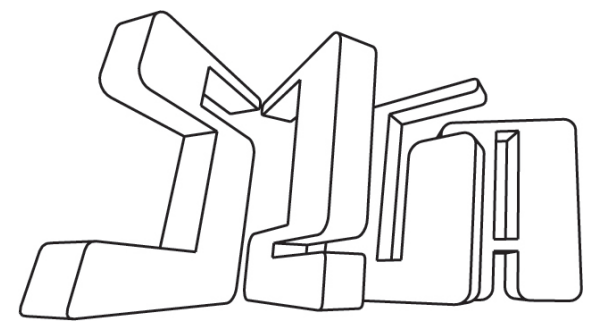
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Roof Plan

A2.8

1 Roof Plan



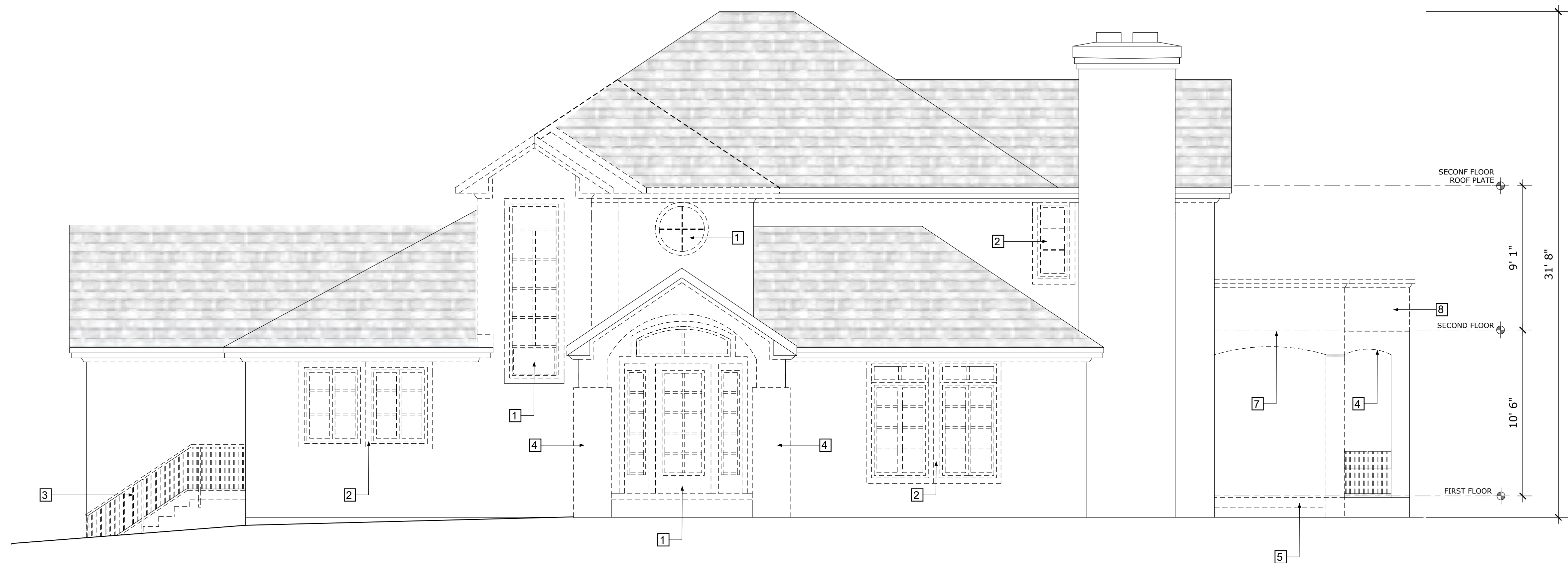


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1 Existing North Elevation

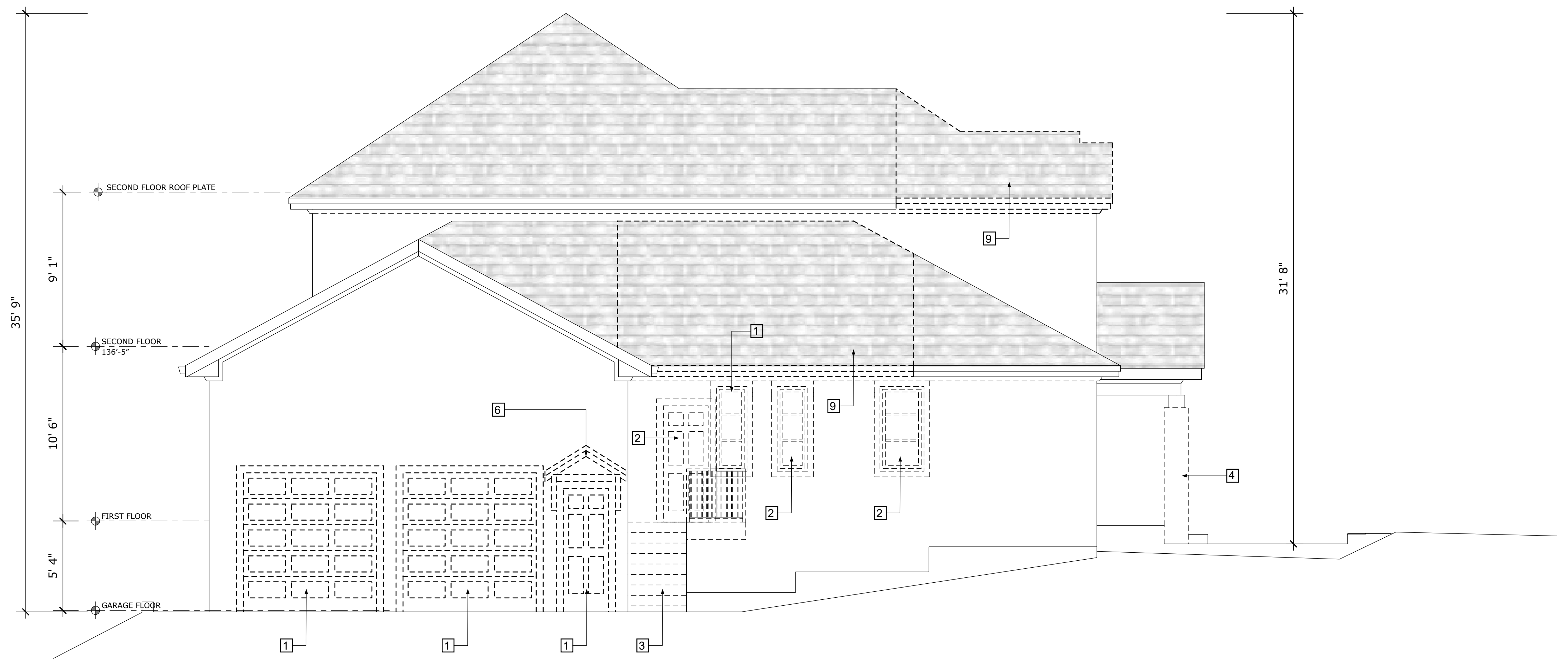
1/4" = 1'-0"

Legend

Demo

Keynotes

- 1 Window/Door demo
- 2 Window/Door replacement
- 3 Stairs demo - to be replaced
- 4 Stucco modification
- 5 Railing demo
- 6 Door awning demo
- 7 Deck partial demo
- 8 Parapet demo - to be replaced with new railing
- 9 Roof demo



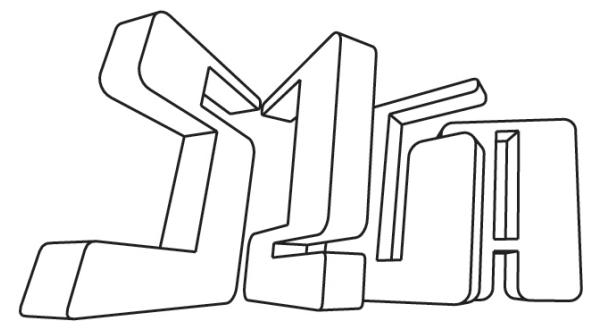
2 Existing East Elevation

1/4" = 1'-0"

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Existing Elevations

A4.1



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1 Existing South Elevation

Legend
 [Dashed Box] Demo



2 Existing West Elevation

- Keynotes
- 1 Window/Door demo
 - 2 Window/Door replacement
 - 3 Stairs demo - to be replaced
 - 4 Stucco modification
 - 5 Railing demo
 - 6 Door awning demo
 - 7 Deck partial demo
 - 8 Parapet demo - to be replaced with new railing
 - 9 Roof demo

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Existing Elevations

A4.2



1 Proposed North Elevation

1/4" = 1'-0"

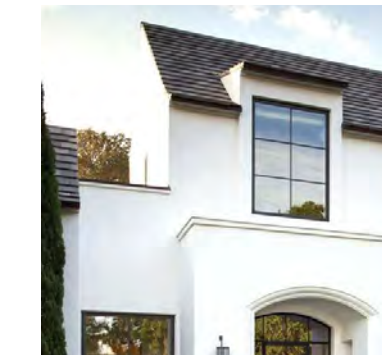


2 Proposed East Elevation

1/4" = 1'-0"

Materials

1 Stucco Walls



Three coat white stucco

2 Siding Walls



Wood horizontal lap siding
ref: Woodtone White

Roofs



3 Tab shingles - Black

Windows



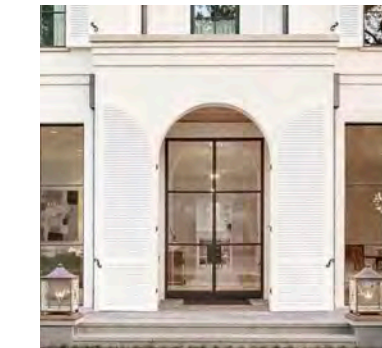
Wood frame aluminum clad -
Black
Ref: Sierra Pacific

Glass Doors



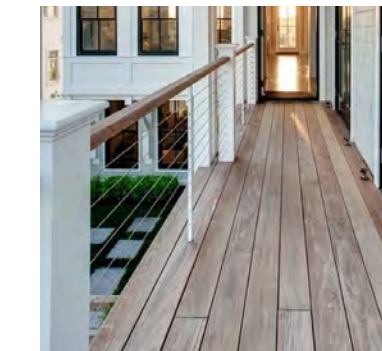
Wood frame aluminum clad
sliding doors - Black
Ref: Nanawall

Foyer Door Shutters



Metal - Black

Decks Railing

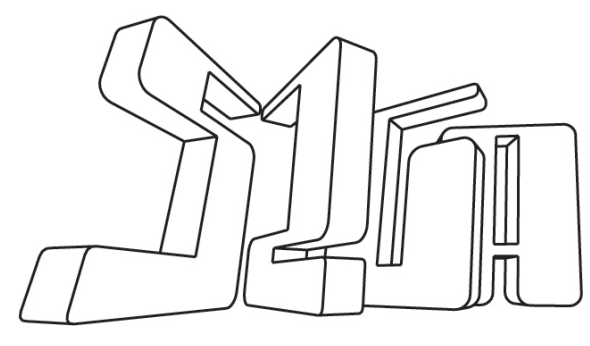


Cable railing - White posts and
handrail

Exterior Light



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



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Galang Residence

Kasey & Chris Galang
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Montara, CA 94037
APN: 036-310-130

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10 APR 19 Planning
12 FEB 19 Planning

Elevations

A4.3



1 Proposed South Elevation



2 Proposed West Elevation

Materials

1 Stucco Walls



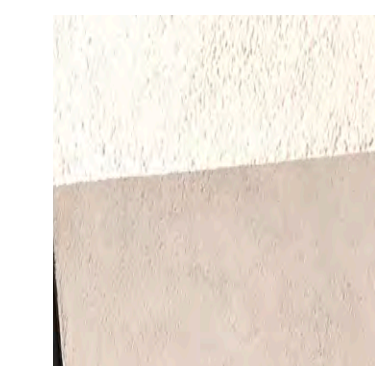
Three coat white stucco

2 Siding Walls



Wood horizontal lap siding
ref: Woodtone White

Roofs



3 Tab shingles - Black

Windows



Wood frame aluminum clad -
Black
Ref: Sierra Pacific

Glass Doors



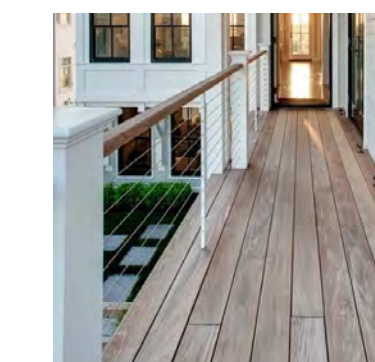
Wood frame aluminum clad
sliding doors - Black
Ref: Nanawall

Foyer Door Shutters



Metal - Black

Decks Railing

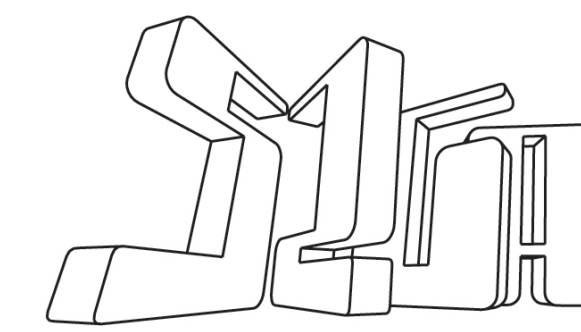


Cable railing - White posts and
handrail

Exterior Light



Wall mounted LED light
Black finish
Dark sky friendly
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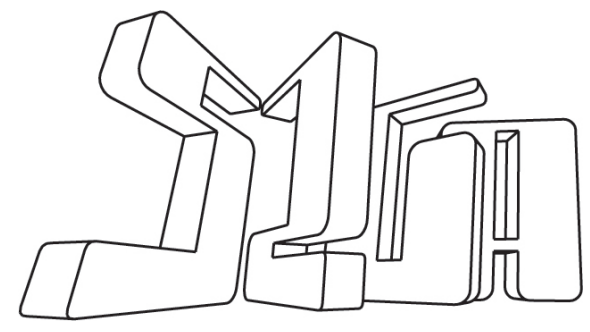
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Elevations

A4.4

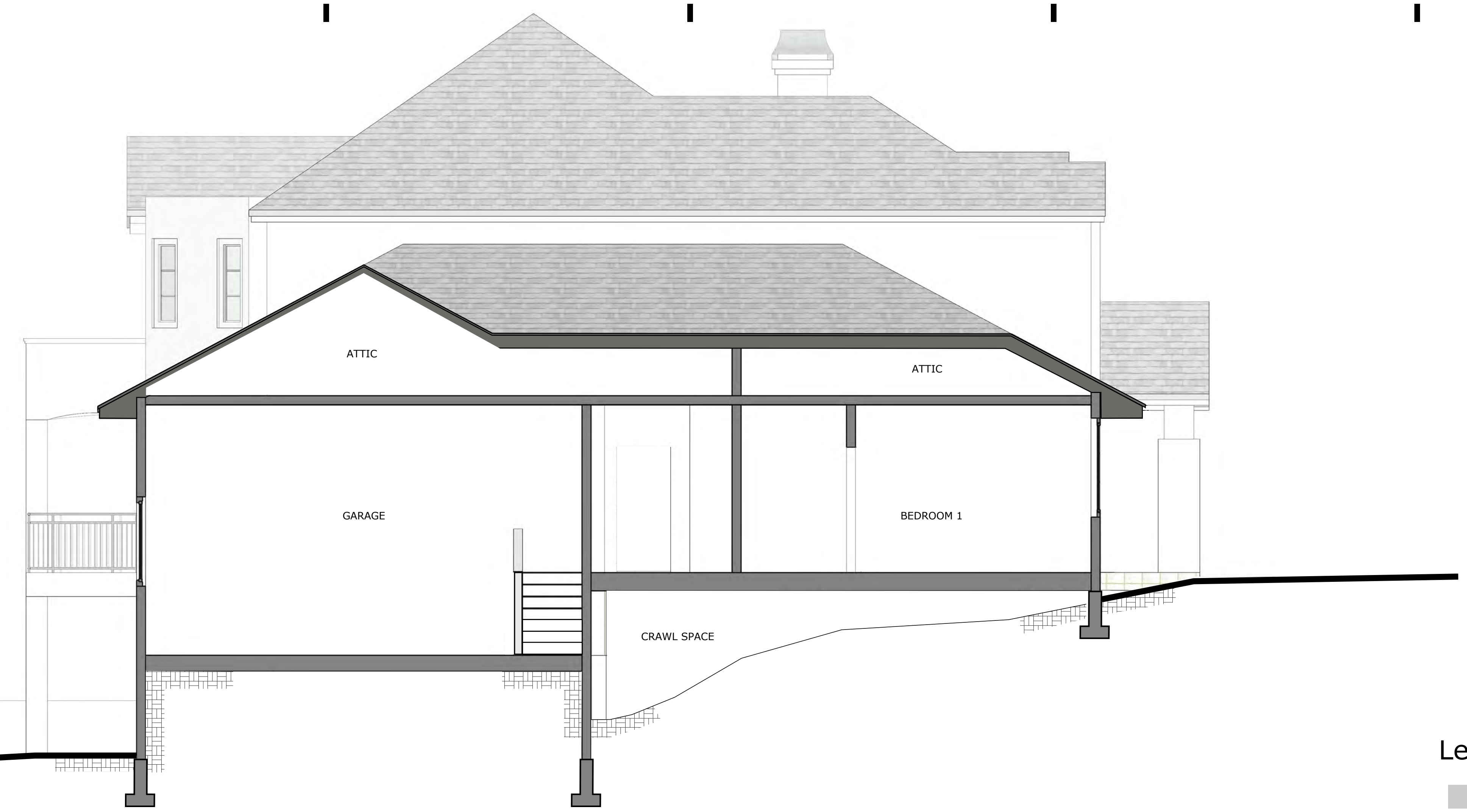


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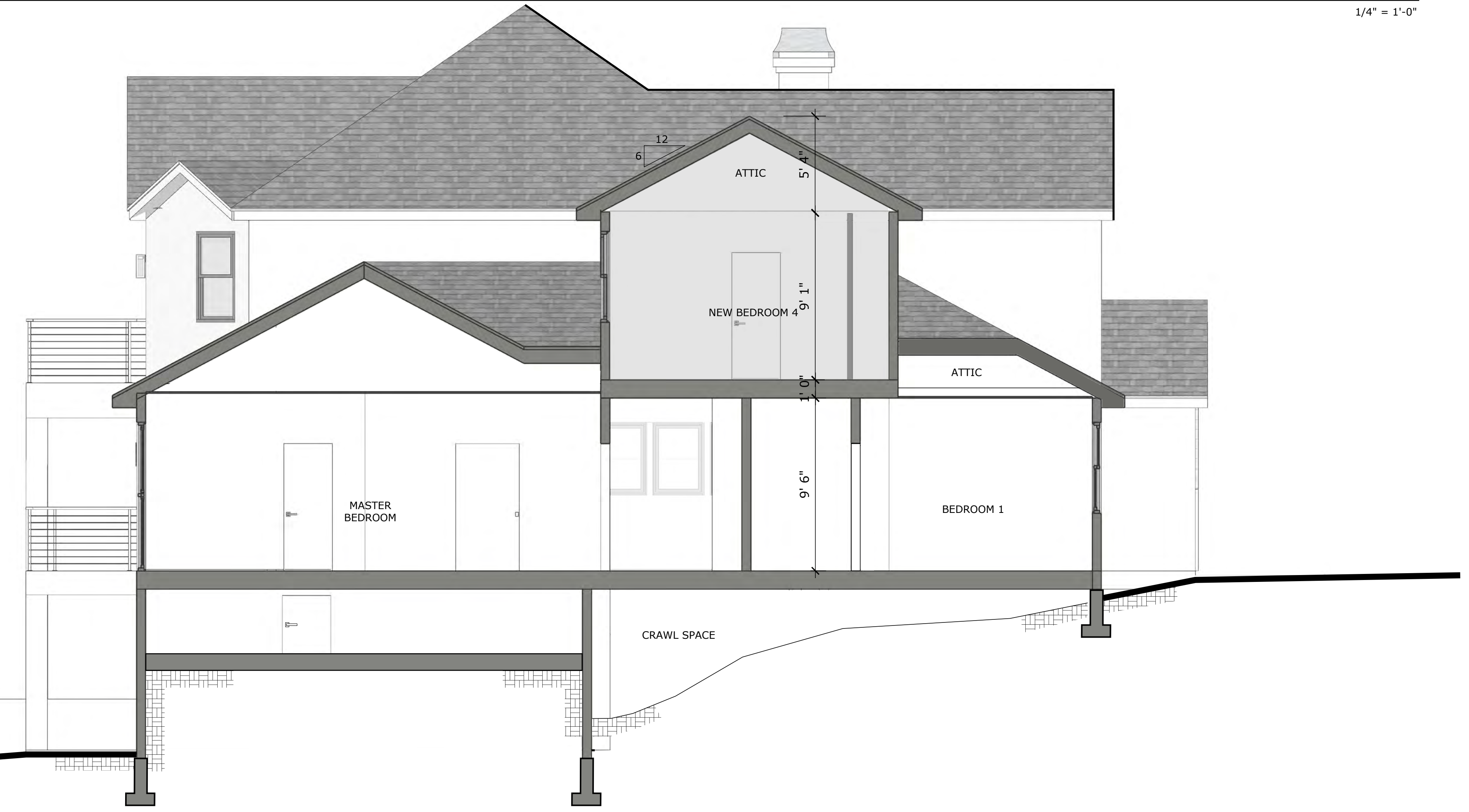


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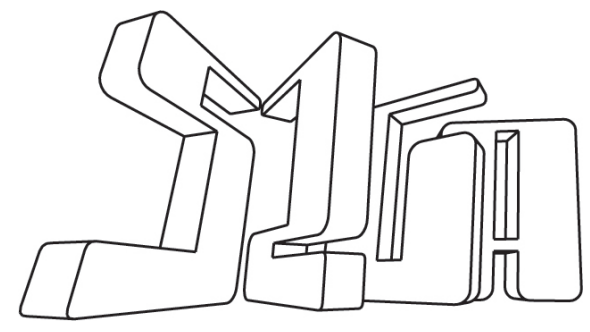
Legend
 Bedroom Addition



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Existing Section
 Proposed Section

A5.1

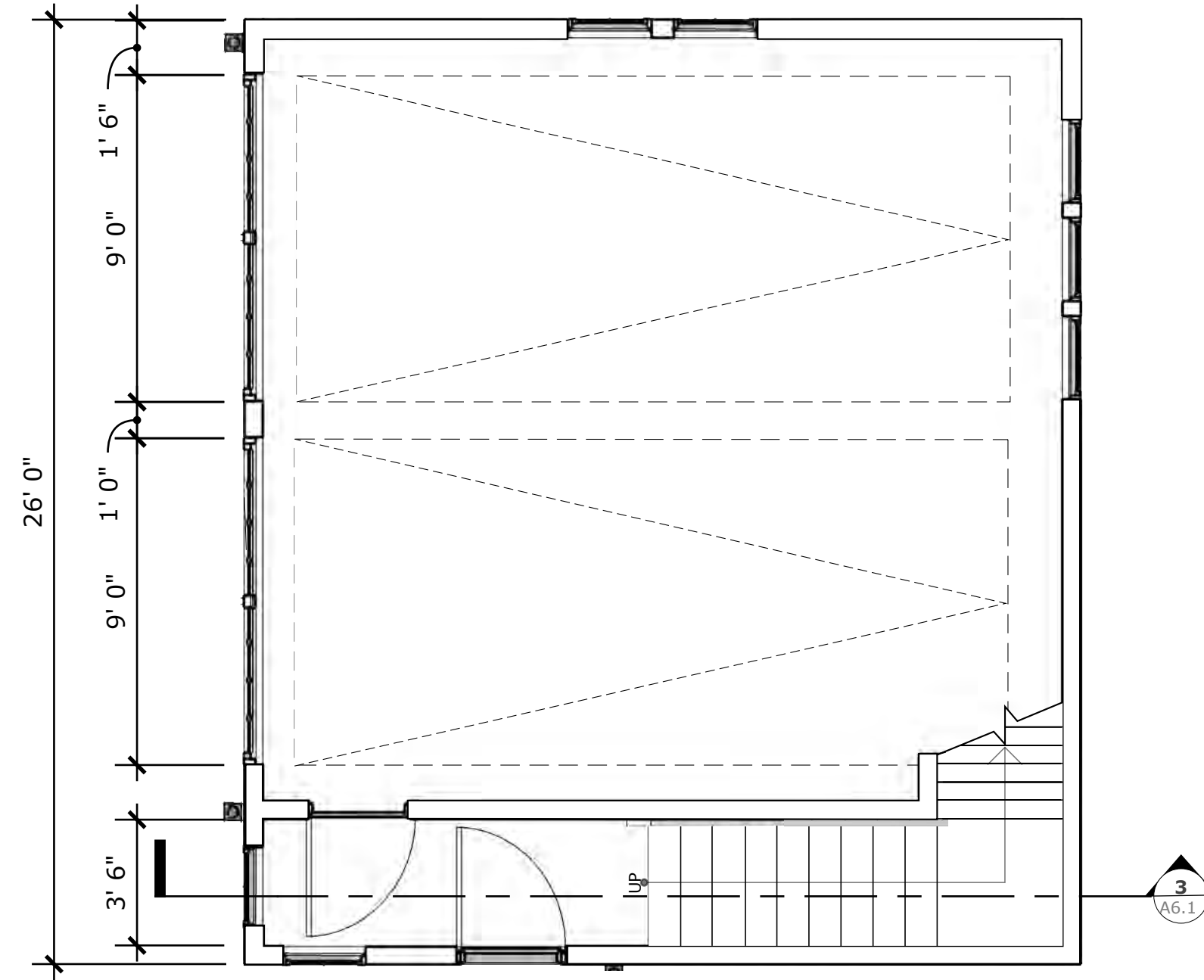


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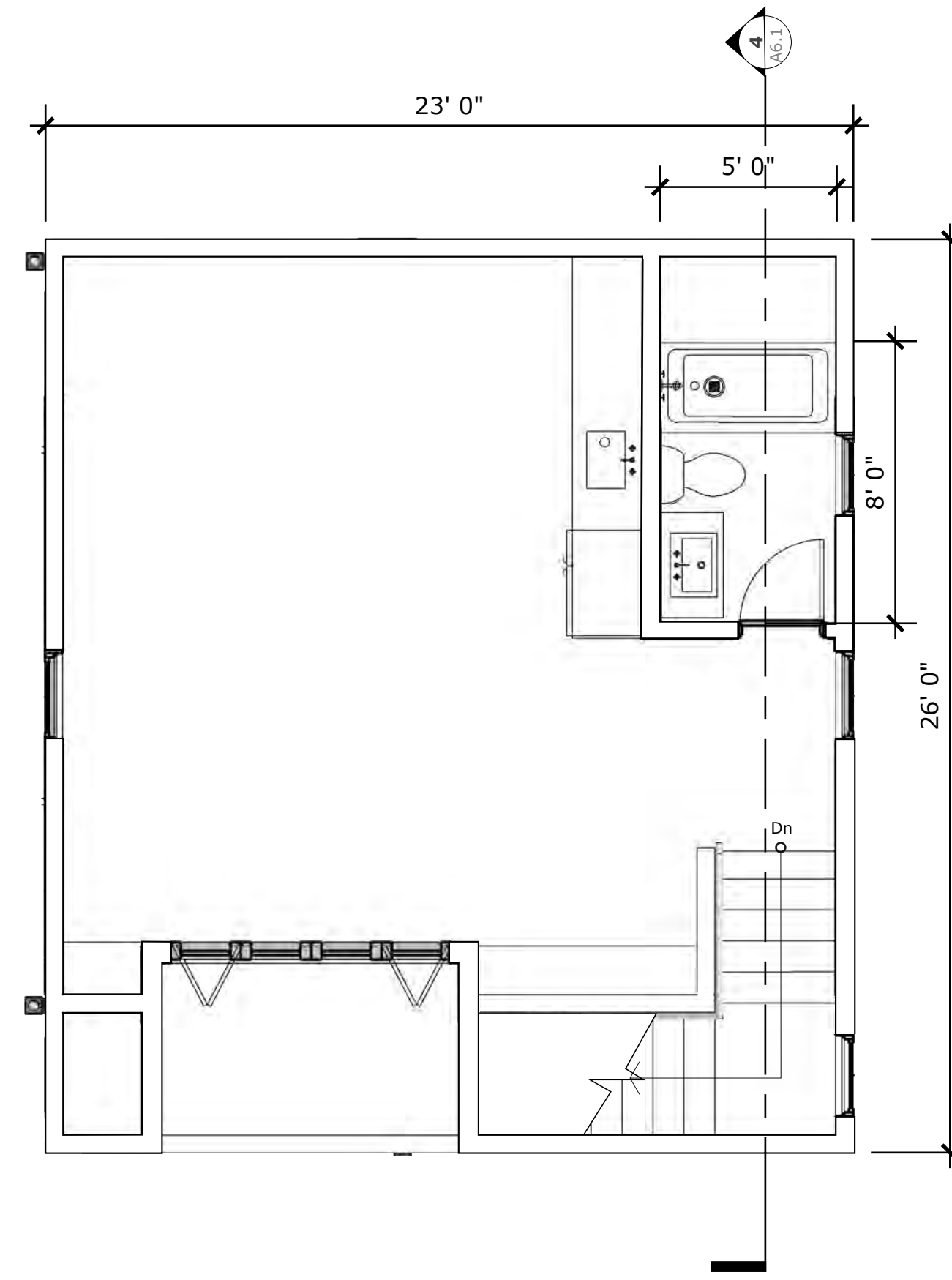
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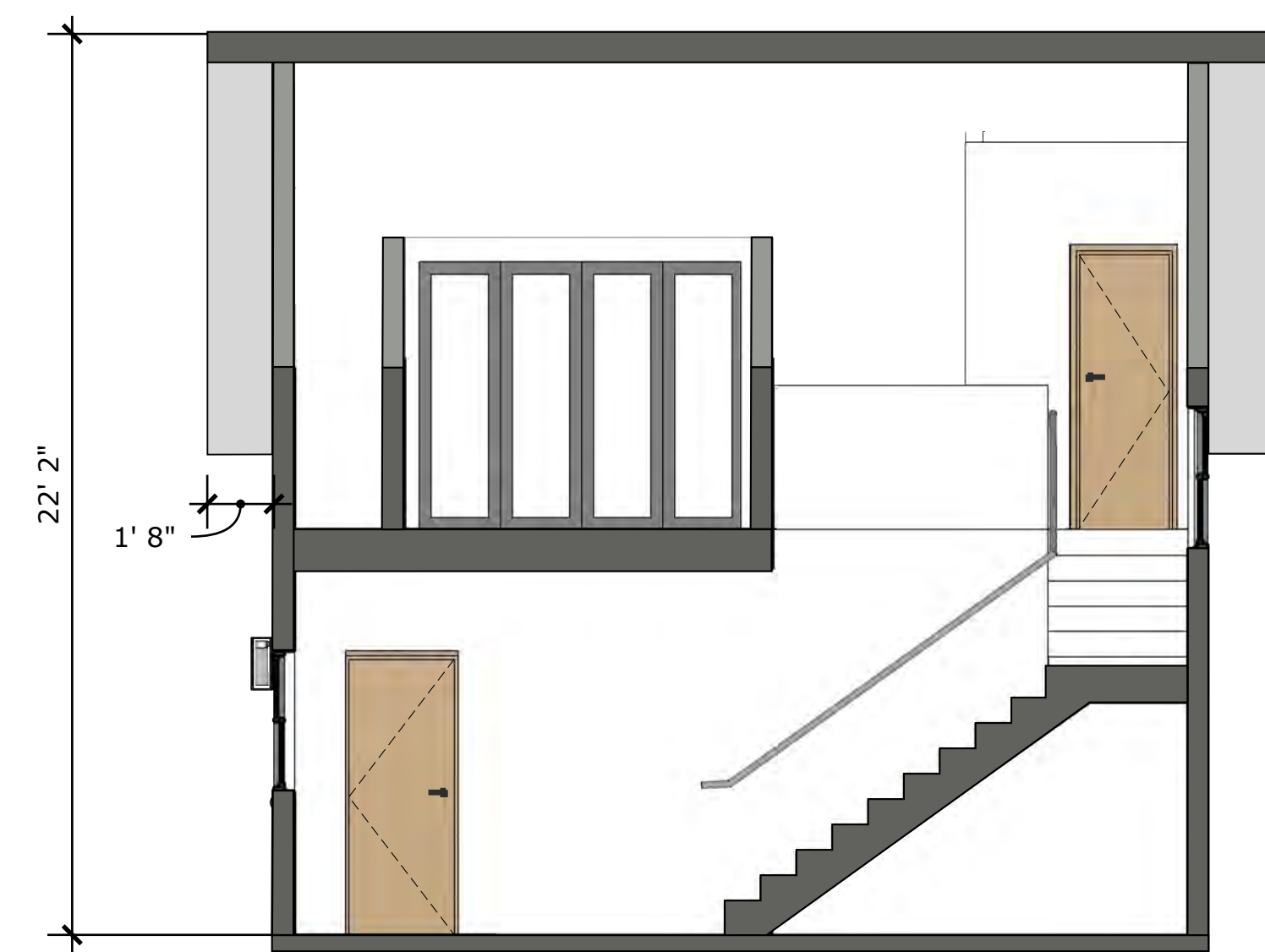
1 Ground Floor

1/4" = 1'-0"



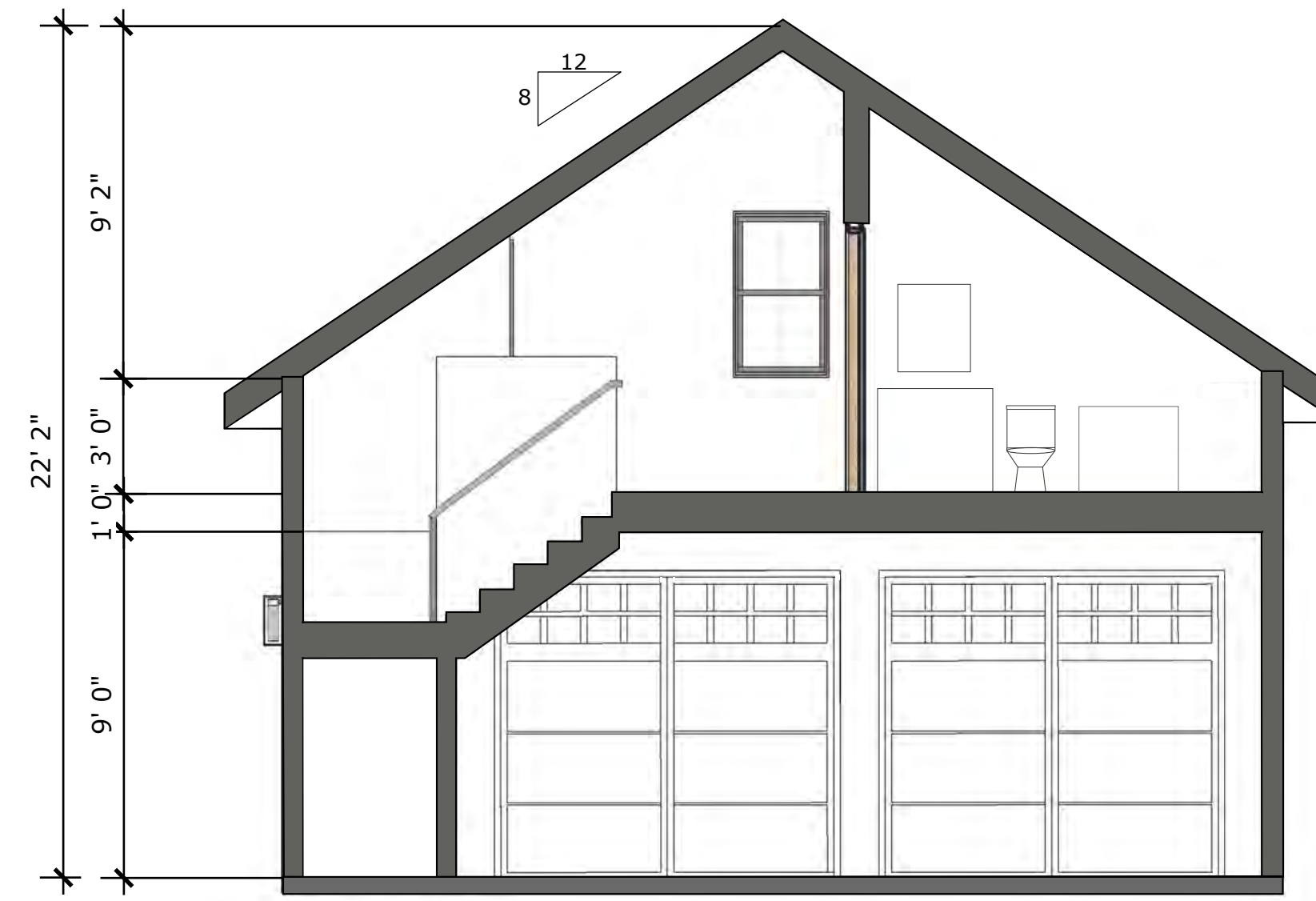
2 First Floor

1/4" = 1'-0"



3 Section 1

1/4" = 1'-0"



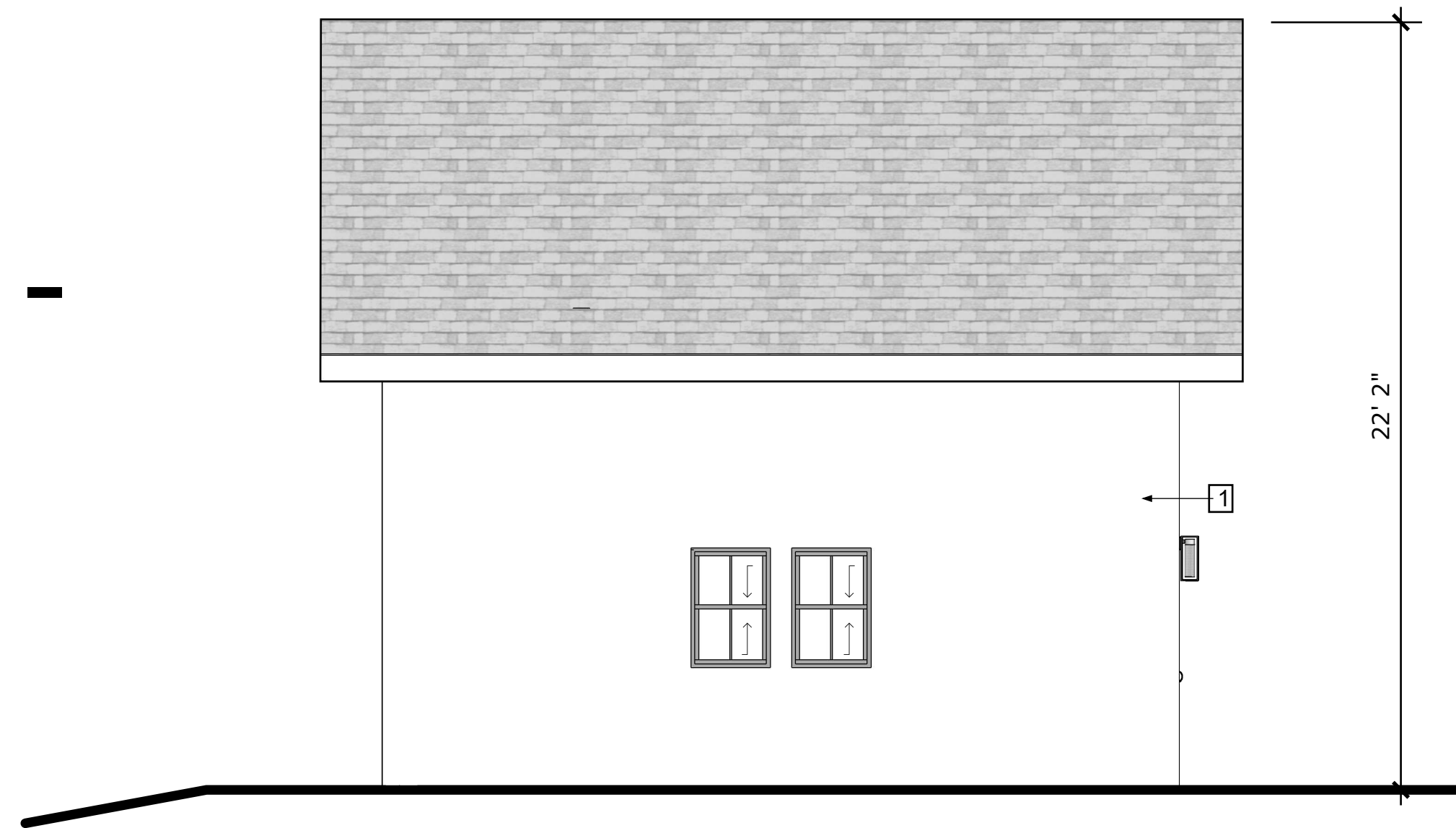
4 Section 2

1/4" = 1'-0"

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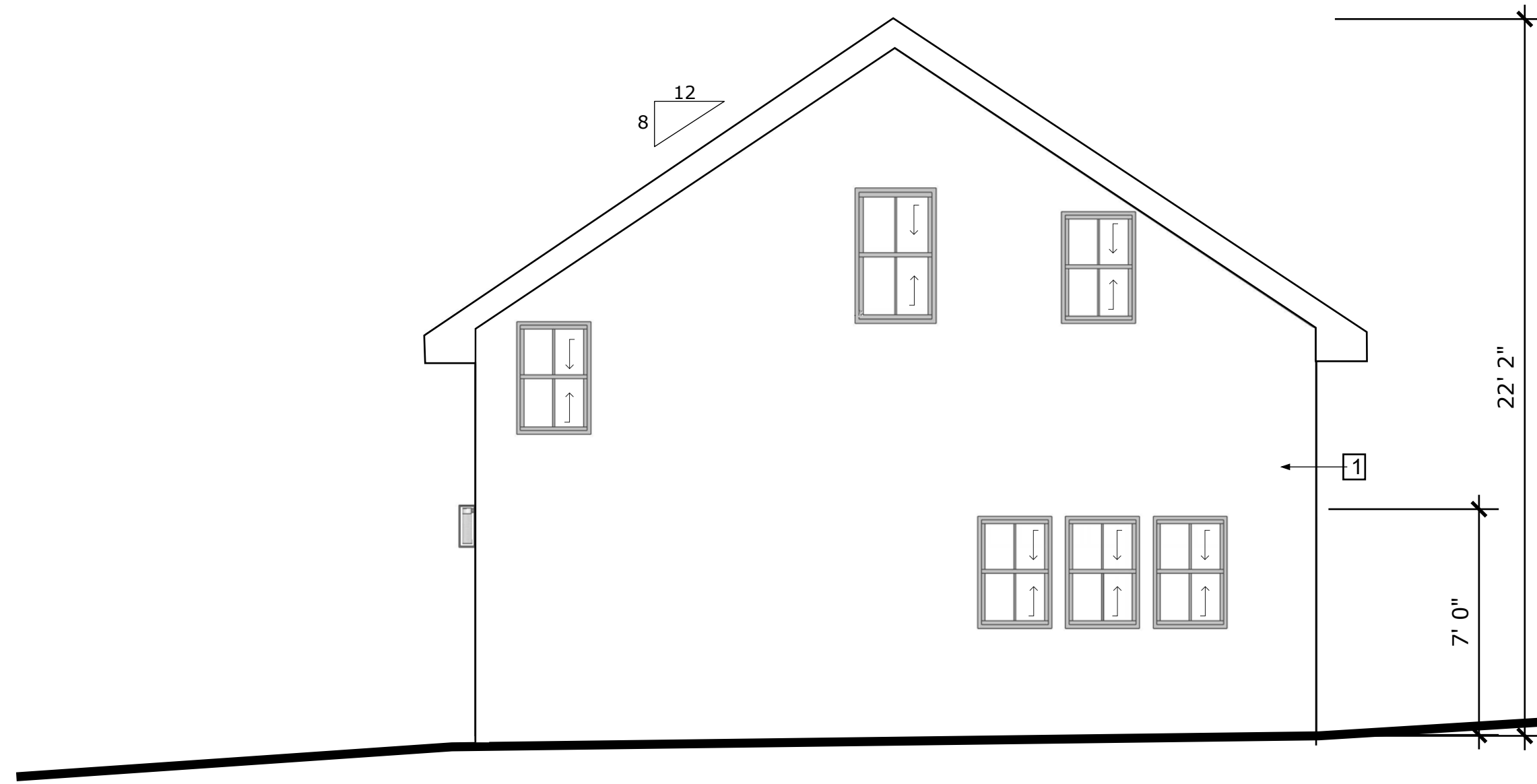
Garage Plans
 Garage Sections

A6.1



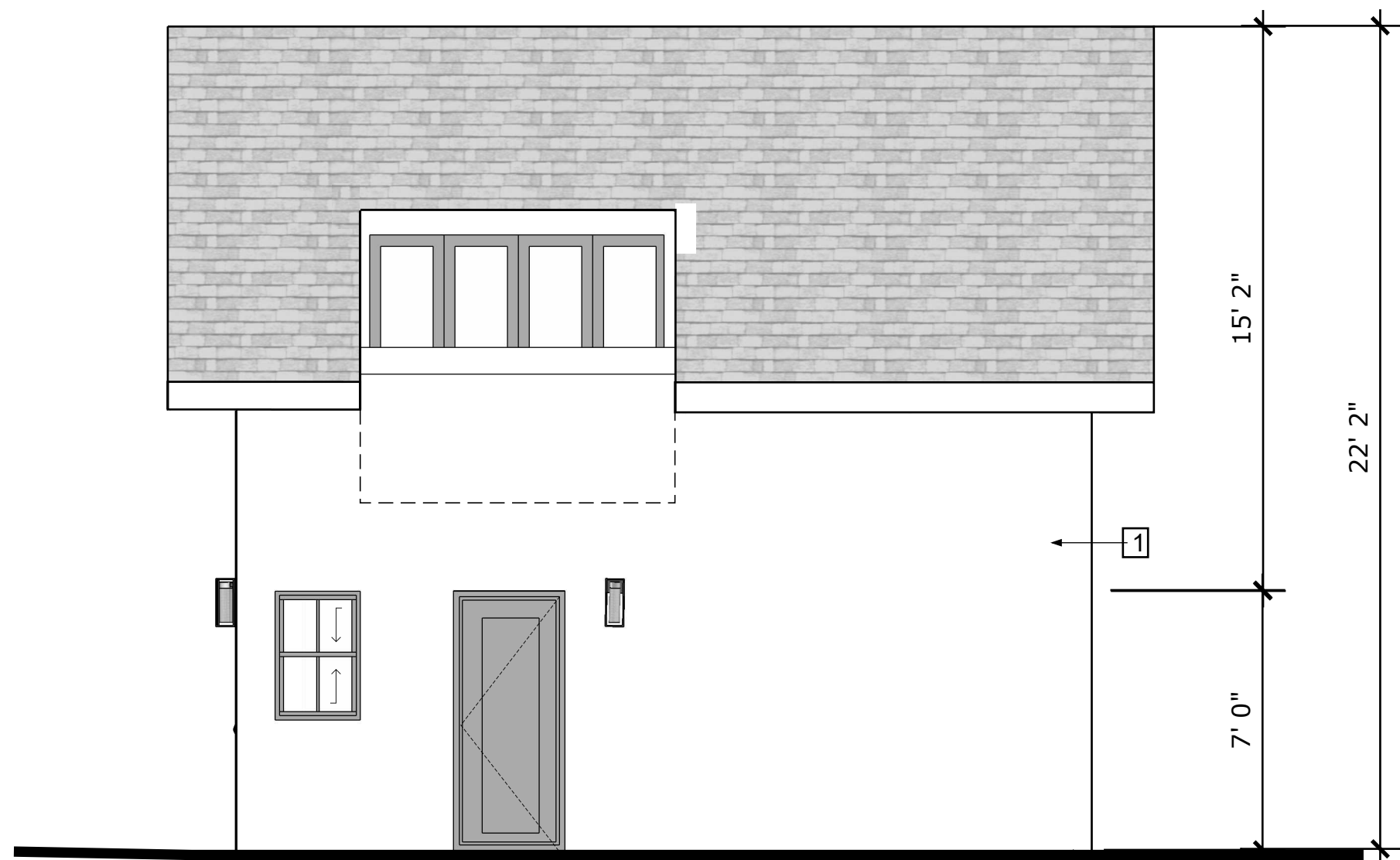
1 Garage North Elevation

1/4" = 1'-0"



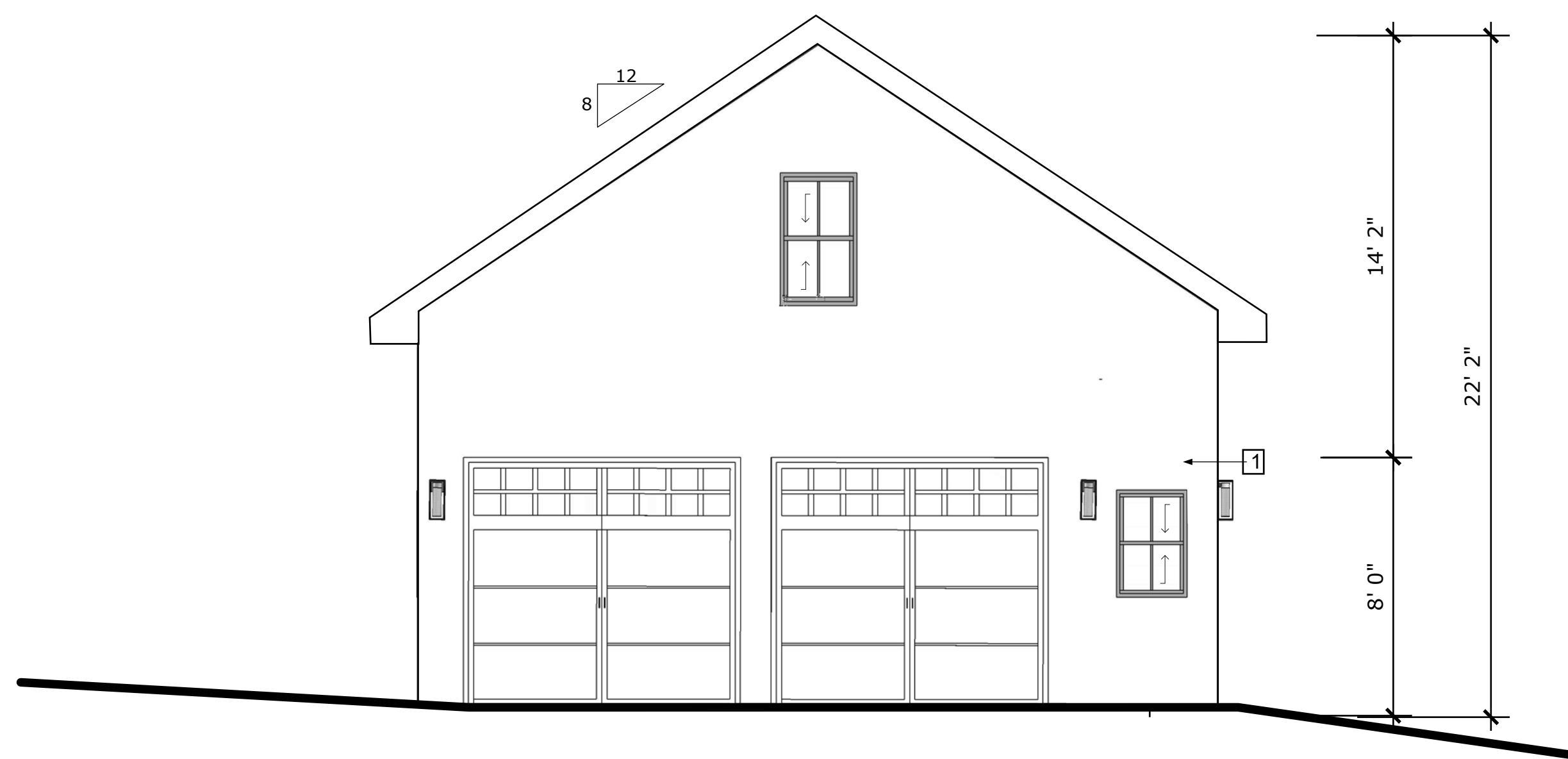
2 Garage East Elevation

1/4" = 1'-0"



3 Garage South Elevation

1/4" = 1'-0"



4 Garage West Elevation

1/4" = 1'-0"

Materials

1 Stucco Walls



Three coat white stucco

Roofs



3 Tab shingles - Black

Windows



Wood frame aluminum clad - Black
Ref: Sierra Pacific

New Garage Doors

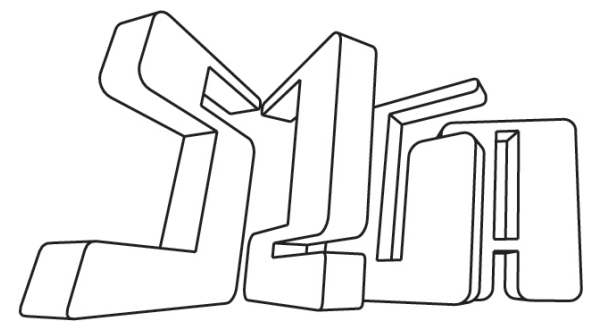


Aluminium carriage doors with glass panels - White

Exterior Light



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



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Garage Elevations

A6.2