

GENERAL CONDITIONS

01. NEW SINGLE FAMILY HOME WITH 3 BEDROOMS/3 BATHS, + 1 BEDROOM/1 BATH JUNIOR ADU + 2 CAR GARAGE + 2 BEDROOM/1 BATH ADU.

02. GENERAL CONDITIONS: PERFORM ALL WORK REQ'D BY THE CONTRACT DOCUMENTS FOR THE ALTERATION, RENOVATION, REPAIR & REHABILITATION OF THE DESIGNATED PREMISES, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SCAFFOLDING & OTHER FACILITIES & SERVICES NECESSARY FOR THE PROPER & COMPLETE EXECUTION OF THE WORK. THESE GENERAL CONDITIONS SHALL APPLY TO ALL WORK INDICATED IN THIS DRAWING SET & SHALL EXTEND TO ANY CHANGES OR ADDITIONAL SCOPE DEVELOPED DURING THE COURSE OF THE PROJECT.

03. EXCLUSIONS: CONTRACTOR SHALL MAKE KNOWN TO ARCHITECT & OWNER ANY LIMITATIONS, EXCLUSIONS OR MODIFICATIONS TO THE PROJECT EXPLICITLY IN THE PROJECT ESTIMATE. UNLESS SPECIFICALLY EXCLUDED, THEY WILL BE PRESUMED TO BE INCLUDED IN THE PRICING OF THE PROJECT.

04. COMPLEMENTARY DOCUMENTS: THE ARCHITECT'S DRAWINGS, SPECIFICATIONS & CONSTRUCTION NOTES ARE COMPLEMENTARY, & WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.

05. INCONSISTENCIES: WHERE DIFFERENCES BETWEEN DRAWINGS, NOTES & SPECIFICATIONS OCCUR, THE DECISION OF THE ARCHITECT SHALL GOVERN AS TO WHICH TAKES PRECEDENCE. THE ARCHITECT SHALL PROMPTLY RESOLVE ANY SUCH DISCREPANCIES BROUGHT FORWARD BY THE CONTRACTOR.

06. MISSING INFORMATION: THE CONTRACTOR SHALL STUDY THE DRAWINGS, NOTES, SPECIFICATIONS & OTHER INSTRUCTIONS, & NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR MISSING INFORMATION REQ'D FOR FABRICATION OR INSTALLATION OF THE WORK. THE CONTRACTOR SHALL REQUEST INSTRUCTIONS FROM THE ARCHITECT BEFORE PROCEEDING W/ THE WORK.

07. DOUBTFUL CONDITIONS / FIELD CONDITIONS: VERIFY ALL (E) CONDITIONS & DIMENSIONS AFFECTING THE WORK ON SITE, NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT ARE FOUND CONTRARY TO THOSE SHOWN ON THE DRAWINGS, OR OF ANY DOUBTFUL CONDITIONS THAT MIGHT AFFECT QUALITY OR INTERFERE W/ THE PROPER COMPLETION OF WORK BEFORE COMMENCING WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF (E) CONDITIONS.

08. PERMITS AND APPROVALS: OBTAIN ALL REQUIRED PERMITS & PAY FEES FOR PERMITS, LICENSES, INSPECTIONS, FILINGS & APPROVALS REQUIRED BY LOCAL LAWS, ORDINANCES & REGULATIONS NECESSARY FOR COMPLETION OF THE PROJECT. SCHEDULE REQUIRED INSPECTIONS IN A TIMELY MANNER SO AS NOT TO INTERRUPT PROGRESS OF THE WORK.

09. A VALID WORK PERMIT SHALL BE PROMINENTLY DISPLAYED AT THE JOB SITE FOR THE ENTIRE DURATION OF THE WORK.

10. COMPLIANCE WITH CODES: ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE SAN MATEO COUNTY PLANNING, FIRE & EMERGENCY SERVICES & LOCAL UTILITY COMPANIES. WHERE REQUIREMENTS OF THESE CODES ARE CONTRADICTORY, THE MORE STRINGENT RULE SHALL APPLY.

11. MEANS AND METHODS: THE CONTRACTOR SHALL SUPERVISE THE WORK USING THE BEST SKILL & ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, & SHALL HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

12. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING SAFETY PRECAUTIONS IN CONNECTION W/ THE WORK. HE SHALL GIVE NOTICES & COMPLY W/ ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS & ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY, & THEIR PROTECTION FROM DAMAGE, INJURY & LOSS. HE SHALL INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES SO AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES, & TO THEIR PROPERTY.

13. HAZARDOUS MATERIALS: IN THE EVENT THE CONTRACTOR ENCOUNTERS ASBESTOS OR PRODUCTS CONTAINING ASBESTOS, REMOVE ALL PERSONS FROM THE PROPERTY IMMEDIATELY W/O DISTURBING THESE PRODUCTS & NOTIFY THE OWNER. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL PARTIES FROM POTENTIAL HAZARDS PRODUCED BY REMOVAL OF OR DAMAGE TO LEAD-BASED PAINTS OR OTHER SIM. HAZARDOUS MATERIALS, ON OR ABOUT THE PROPERTY.

14. SCHEDULE: SUBMIT A CONSTRUCTION SCHEDULE TO ARCHITECT & OWNER PRIOR TO COMMENCING WORK. THE SCHEDULE SHALL INDICATE THE CHRONOLOGICAL PHASES OF WORK THROUGH PROJECT COMPLETION. THE SCHEDULE SHALL INDICATE ORDERING LEAD TIME, START & COMPLETION DATES FOR EACH TRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE APPROVED SCHEDULE.

15. SEQUENCE AND COORDINATION: THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES & SUBCONTRACTORS FOR ALL PORTIONS OF THE WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL ALSO COOPERATE IN SEQUENCING INSTALLATION OF ITEMS FURNISHED BY THE OWNER.

16. APPROVED MATERIALS: THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT SHALL DETERMINE THE ACCEPTABILITY OF A SUBSTITUTION REQUESTED BY THE CONTRACTOR. ALL MATERIALS SHALL BE NEW, UNUSED & OF THE HIGHEST QUALITY IN EVERY RESPECT, U.O.N. IN THE DRAWINGS, MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFR'S RECOMMENDATIONS & INSTRUCTIONS.

17. LICENSED TRADESPEOPLE: WORK, INCLUDING PLUMBING, ELECTRICAL & OTHER TRADES, SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR TRADE, WHO SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS & SIGN-OFFS. HVAC SYSTEMS INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, BY A PROGRAM ACCEPTABLE TO THE DBI, PER CAL GREEN 702.1

18. CURRENT DRAWINGS / REVISIONS: MAINTAIN A COMPLETE, CURRENT SET OF CONTRACT DOCUMENTS ON SITE THROUGHOUT CONST. FOR THE USE OF ALL TRADES. UPON RECEIPT OF ISSUED REVISIONS TO THE CONST. DOCS. BY THE ARCHITECT, THE CONTRACTOR SHALL IMMEDIATELY REVISE THE FIELD SET OF CONST. DOCS. & NOTIFY ALL AFFECTED TRADES OF THE REVISIONS.

19. LAYOUT OF WORK: LAYOUT WORK FROM DIMENSIONS & ALIGNMENTS SHOWN ON DRAWINGS & BE RESPONSIBLE FOR ALL MEASUREMENTS IN CONNECTION THEREWITH. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN DRAWINGS & FIELD CONDITIONS TO THE ARCHITECT. **DO NOT SCALE DRAWINGS.**

20. QUALITY ASSURANCES:
 A) ALL WORK SHALL BE PERFORMED & SUPERVISED BY WORKERS THOROUGHLY FAMILIAR W/ THE MATERIALS & METHODS SPECIFIED.
 B) WORK SHALL BE INSTALLED PLUMB & LEVEL. SHOULD EX'G ADJ WORK NOT BE PLUMB & LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EX'G WORK, W/O APPEARING TO EMPHASIZE THE VARIANCE, SUBJECT TO THE APPROVAL OF THE ARCHITECT.

21. SECURING OF PREMISES: SECURE THE PREMISES & MATERIALS WITHIN THE CONSTRUCTION AREA FOR THE DURATION OF CONSTRUCTION UNTIL OWNER'S FINAL ACCEPTANCE. TAKE ALL NECESSARY PRECAUTIONS AT THE END OF EACH WORK DAY TO INSURE UNAUTHORIZED PERSONS CANNOT ENTER THE JOB SITE.

22. PROTECTION DURING CONSTRUCTION: PROVIDE & MAINTAIN ALL NECESSARY COVERINGS & PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SOILING OF (E) & NEW CONST., FINISHES & BUILDING ELEMENTS. MAINTAIN PROTECTION UNTIL OWNER'S FINAL ACCEPTANCE. DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING ALL PHASES OF CONSTRUCTION, WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS ENTERING THE SYSTEM. UPON OWNER'S ACCEPTANCE, REMOVE ALL PROTECTION AND CLEAN ALL EXPOSED SURFACES. PROTECT HVAC SYSTEMS & COMPONENTS PER W/ SMACNA IAQ GUIDELINES.

23. MEANS OF EGRESS: ALL EX'G MEANS OF EGRESS FOR WORKERS & VISITORS TO SITE SHALL BE MAINTAINED CLEAR & FREE OF OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC.

24. DELIVERIES: CONTRACTOR SHALL MAKE ALL REQ'D ARRANGEMENTS FOR DELIVERY & TRANSFER OF EQUIPMENT AND MATERIALS TO THE JOB SITE.

25. CUTTING AND PATCHING: PERFORM ALL CUTTING AND PATCHING REQ'D BY THE INSTALLATION OF NEW FRAMING, PLUMBING FIXTURES & CONNECTIONS, WIRING, ELECTRICAL & TELEPHONE OUTLETS, SWITCHES, HEATING & VENTILATION ELEMENTS TO PROVIDE A FINISHED PRODUCT.
 A) MATERIALS USED IN CUTTING & PATCHING SHALL BE IDENTICAL TO ORIGINAL MATERIALS U.O.N. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, PROVIDE FINISHED WORK HAVING EQ. OR BETTER PERFORMANCE CRITERIA.
 B) USE METHODS LEAST LIKELY TO DAMAGE (E) ELEMENTS OR ADJ. WORK.
 C) LOCATE UTILITIES PRIOR TO CUTTING. CAP, VALVE, SEAL & PLUG ABANDONED UTILITIES.
 D) PATCHING SHALL PROVIDE SOLID, TRUE & ALIGNED SUBSTRATES FOR THE INSTALLATION OF FINISHED MATERIALS.
 E) PATCHING SHALL SEAMLESSLY JOIN THE IMMEDIATE EX'G ADJ CONST. IN MATERIALS, FINISH, GLOSS & COLOR. JOINTS SHALL BE DURABLE & INVISIBLE. CREATE TRUE, EVEN PLANES W/ UNIFORM CONT. APPEARANCE.
 F) REPAIR ENTIRE ASSEMBLIES & SURFACES, NOT ONLY PATCHED AREAS.

26. REMOVALS: MAINTAIN A CLEAN & NEAT WORK SITE AT ALL TIMES. CLEAN-UP & REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS & SALVAGES GENERATED BY CONST., DEMOLITION & THE DELIVERY & INSTALLATION OF WOODWORK, FURNITURE & APPLIANCES, WHETHER PROVIDED UNDER THIS CONTRACT OR NOT. **100% OF MIXED DEBRIS SHALL BE PROCESSED FOR RECYCLING.**

27. FINAL CLEANUP: ALL SPACES MUST BE LEFT VACUUM-CLEAN & ORDERLY, READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERS, CABINET SHELVES & TOPS, MOLDINGS, DOOR & WINDOW HEADS, PLUMBING & LIGHTING FIXTURES, APPLIANCES, HVAC EQUIPMENT & FLOORS SHALL BE THOROUGHLY DUSTED W/ A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING ALL SURFACES, FLOORS SHALL BE VACUUMED USING APPROPRIATE ATTACHMENTS. SCRAPE WINDOWS CLEAN W/ RAZOR & WASH.

28. PROJECT CLOSEOUT: UPON COMPLETION OF THE JOB THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION & A CERTIFICATE OF SUBSTANTIAL COMPLETION (AIA DOC. G-704) TO OWNER. UPON OWNER'S ACCEPTANCE, THE CONTRACTOR SHALL PERFORM A FINAL CLEANING.

29. PROJECT COMPLETION: THE PROJECT SHALL BE CONSIDERED COMPLETE WHEN THE WORK ON ARCHITECT'S PUNCH LIST HAS BEEN COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND CLIENTS.

30. WARRANTY & GUARANTEE:
 A) THE CONTRACTOR GUARANTEES THAT WORK COMPLETED UNDER THIS CONTRACT IS FREE FROM FAULTY MATERIALS & WORKMANSHIP, INCL. IMPROPER INSTALLATION. THIS GUARANTEE SHALL COVER A MINIMUM PERIOD OF ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE OF THE WORK BY OWNER & SHALL BIND THE CONTRACTOR TO REPAIR OR REPLACE, PROMPTLY & EFFICIENTLY, ANY & ALL WORK & MATERIAL FOUND TO BE DEFECTIVE DURING THIS PERIOD, INCLUDING OTHER WORK NOT PERFORMED UNDER THIS CONTRACT, THAT IS DAMAGED BY SUCH DEFICIENCY.
 B) NEITHER THE FINAL CERTIFICATE NOR THE FINAL PAYMENT, NOR ANY OTHER PROVISION IN THE CONTRACT, SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY DESCRIBED IN THIS SECTION.
 C) THIS WARRANTY IS IN ADDITION TO MANUFACTURER'S STANDARD WARRANTIES ON SPECIFIC PRODUCTS, MATERIALS & ASSEMBLIES.
 D) IN THE EVENT ADDITIONAL PROFESSIONAL SERVICES ARE REQUIRED TO VERIFY & DIRECT REPAIRS OR REPLACEMENT OF WORK AS A DIRECT CONSEQUENCE OF THE FAILURE OF MATERIALS OR WORKMANSHIP GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF FEES FOR SUCH PROFESSIONAL SERVICES & ANY OTHER FEES NECESSARY TO CORRECT THE WORK.

31. PER CALIFORNIA CIVIL CODE ARTICLE 1101.1 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET THE CURRENT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A MAX. FLOW RATE OF 1.28 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH MAX. 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAX. FLOW RATE 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

32. WHEN ALTERATIONS REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLING PER CRC R314.2.2.

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE	2019 CALIFORNIA ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES
2019 CALIFORNIA RESIDENTIAL CODE	2019 CALIFORNIA ENERGY CODE - TITLE 24 NATIONAL ELECTRIC CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE	COASTSIDE FIRE PROTECTION DISTRICT CODES AND STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE	SAN MATEO COUNTY R-1/S-17/DR/CD ZONING CODE

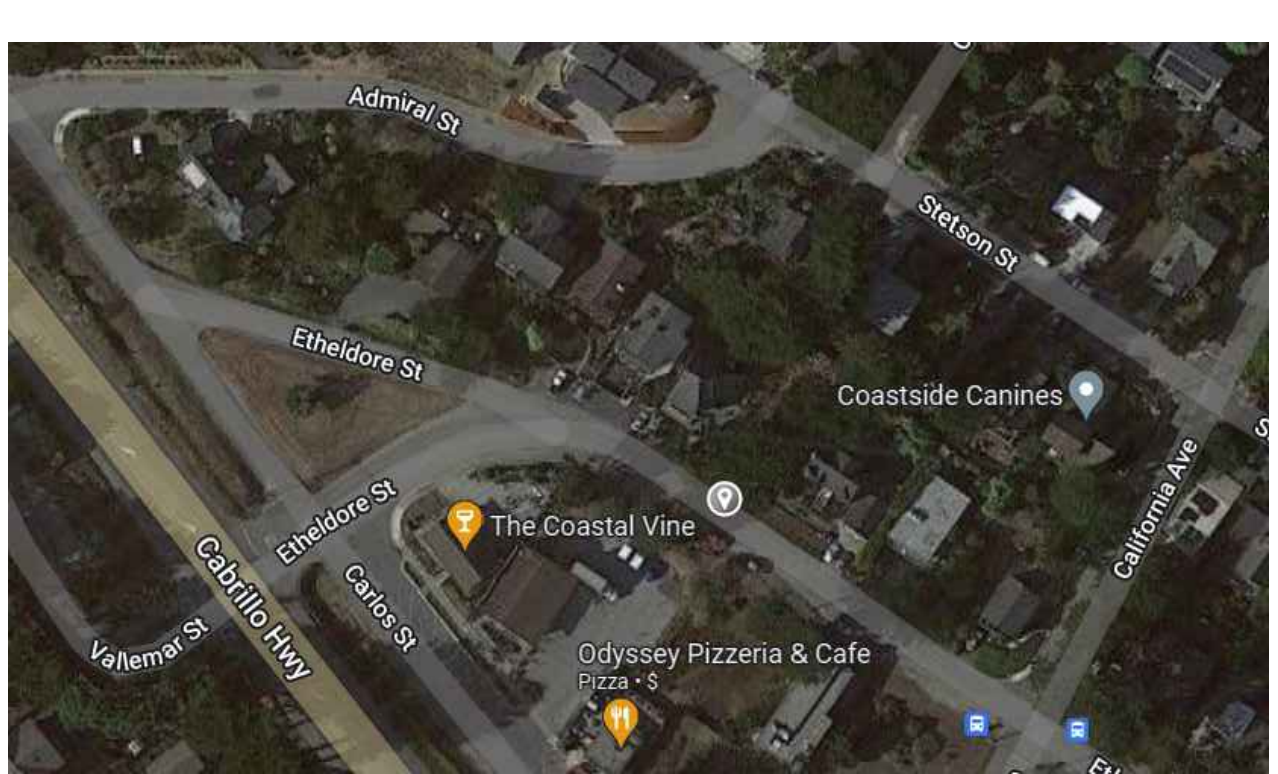
SYMBOLS & GRAPHIC CONVENTIONS

SECTION DETAIL		WOOD FRAMING	
PLAN DETAIL		WOOD BLOCKING	
		PLYWOOD	
INTERIOR ELEVATION KEY		BATT INSULATION	
		RIGID INSULATION	
ENLARGED DETAIL		GYPSUM WALL BOARD	
ELEVATION / DATUM TAG		LINE ABOVE	
ROOM NUMBER		LINE BELOW	
SHEET NOTE		EXISTING CONSTRUCTION TO BE DEMOLISHED	
DOOR NUMBER		EXISTING CONSTRUCTION TO REMAIN	
WINDOW NUMBER		NEW CONSTRUCTION	

ABBREVIATIONS

⊙	AT CENTERLINE	INCL JB	INCLUDING JUNCTION BOX
CL	PROPERTY LINE		
DL	DIAMETER OR ROUND		
# or LB (E) (N)	POUND OR NUMBER EXISTING NEW	LAV LT	LAVATORY LIGHT/LIGHTING
	TIMES OR BY (AS IN 2X4)	MAINT MAT MAX MECH MFR MICRO MIN MISC MTD MTL	MAINTENANCE MATERIAL MAXIMUM MECHANICAL MANUFACTURER MICROWAVE MINIMUM MISCELLANEOUS MOUNTED METAL
ADJ AFF ALUM	ADJACENT ABOVE FINISHED FLOOR ALUMINUM		
APPRD APPROX ARCH AVG	APPROVED APPROXIMATE ARCHITECTURAL AVERAGE		
BD BTWN BLDG BLKG BM BOS BO	BOARD BETWEEN BUILDING BLOCKING BEAM BOTTOM OF STEEL BOTTOM OF	N NIC NO OR # NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
CAB CEM CH CLG CLKG CLOS CLR CLR OPG CO COL CONC CONSTR CONT CTR	CABINET CEMENT CEILING HEIGHT CAULKING CLOSET CLEAR CLEAR OPENING CASED OPENING COLUMN CONCRETE CONSTRUCTION CONTINUOUS CENTER		
DBL DEPT DET DIA DIM DISP DN DR DW DWR DWG	DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPOSAL DOWN DOOR DOWNSHOWER DRAWER DRAWING		
EA E ELEV ELEC EQ EQPT EX'G EXT	EACH EAST ELEVATION ELECTRICAL EQUAL EQUIPMENT EXISTING EXTERIOR		
FA FIN FIN FL FL FLUOR FOC FOF FOS FR FRZ FT FURR	FIRE ALARM FINISH(ED) FINISHED FLOOR FLOOR FLUORESCENT FACE OF FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FRAME FREEZER FOOT OR FEET FURRING		
GA GALV GL GWB	GAUGE GALVANIZED GLASS GYPSUM WALL BOARD		
HB HC HDWR	HOSE BIB HANDICAPPED HARDWARE	VERT VIF	VERTICAL VERIFY IN FIELD
HT HTG	HEIGHT HEATING	W W/	WEST WITH

VICINITY MAP



PROJECT DESCRIPTION

NEW SINGLE FAMILY HOME WITH 3 BEDROOMS/3 BATHS, + 1 BEDROOM/1 BATH JUNIOR ADU + 2 CAR GARAGE + 2 BEDROOM/1 BATH ADU

PROJECT INFORMATION

APN:	037-096-120
ZONING:	R-1/S-17/DR/CD
USE TYPE:	SINGLE FAMILY W/ ATTACHED ADU & JADU
OCCUPANCY:	SINGLE FAMILY (R-3)
CONSTRUCTION:	5 SPRINKLERED
PARCEL AREA:	5000 SF
ALLOWED LOT COVERAGE:	35% = 1750 SF
PROPOSED LOT COVERAGE:	1746 SF
ALLOWED BLDG. AREA W/OUT ADU:	53% OF 5000 SF = 2650 SF
ALLOWED BLDG. AREA + ADU:	2650 + 800 SF = 3450 SF
ALLOWED AREA + ADU SPECIFIC ENTRY:	3450 + 150 SF = 3600 SF
PROP. BLDG. AREA W/OUT ADU:	2646 SF
PROP. BLDG. AREA (INCL. 823 SF ADU+ENTRY):	3469 SF
PROPOSED BUILDING HEIGHT:	27'-9" ¹ / ₂
FRONT SETBACK:	20'
REAR SETBACK:	20'
SIDE SETBACKS:	6' AT THE WEST SIDE, 9' AT EAST SIDE
NEW LANDSCAPING:	1663 SF

SHEET INDEX

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CLIENTS:

**KELLY GARRETT
ROBINSON &
WAYNE ROBINSON**
2549 MORLEY WAY
SACRAMENTO, CA 95864



PROJECT:

ROBINSON RESIDENCE

APN: 037-096-120
 ETHELDORE STREET
 MOSS BEACH, CA 94038

ISSUE:

NO.	DESCRIPTION	DATE
1	PLAN REVIEW RESP.	1.09.23

02.03.23 CHECKSET

SCALE: N/A

DATE: 11.15.2022

A0.0
 CODES, VICINITY MAP,
 PROJECT DESCRIPTION,
 SHEET INDEX



CLIENTS:

KELLY GARRETT
 ROBINSON &
 WAYNE ROBINSON
 2549 MORLEY WAY
 SACRAMENTO, CA 95864



P.O. BOX 2115 EL GRANADA, CA 94018
 REBECCA@KATKINARCHITECTURE.COM
 415.706.0981



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SCALE: N/A

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A0.1
 DEMONSTRATION OF
 SCALE



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KELLY GARRETT
 ROBINSON &
 WAYNE ROBINSON
 2549 MORLEY WAY
 SACRAMENTO, CA 95864



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A0.2
 DEMONSTRATION OF
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ROBINSON &
WAYNE ROBINSON
2549 MORLEY WAY
SACRAMENTO, CA 95864

KATKIN
ARCHITECTURE
P.O. BOX 2115 EL GRANADA, CA 94018
REBECCA@KATKINARCHITECTURE.COM
415.706.0981

LICENSED ARCHITECT
REBECCA
SHAW KATKIN
NO. C-30747
1.31.25
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ROBINSON RESIDENCE
APN: 037-096-120
ETHELDORE STREET
MOSS BEACH, CA 94038

ISSUE:

NO.	DESCRIPTION	DATE
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02.03.23 CHECKSET

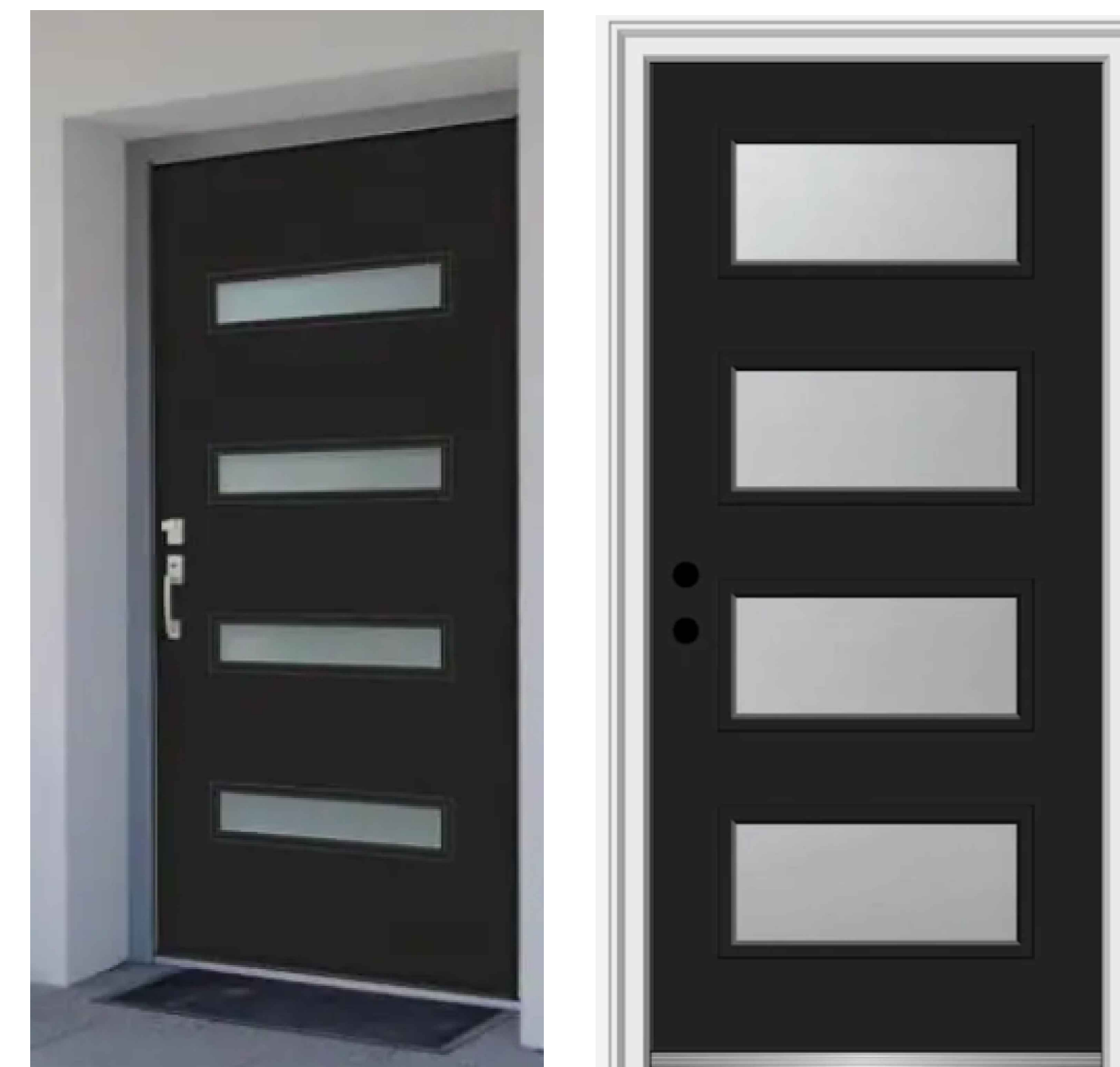
SCALE: N/A

DATE: 11.15.2022

A0.3
EXTERIOR MATERIALS



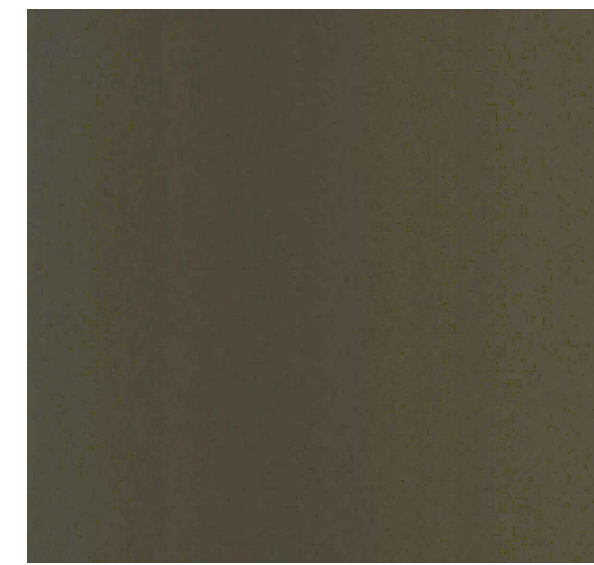
WINDOWS AND SLIDING DOORS: MILGARD TRINSIC VINYL BLACK



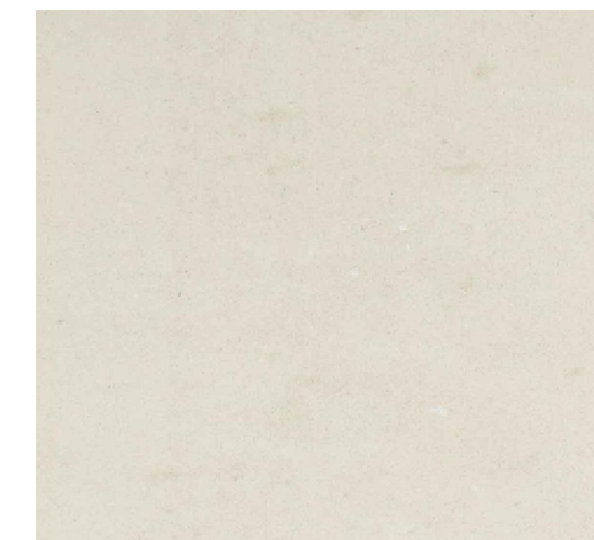
ENTRY DOORS: FOUR LITE FIBERGLASS OR STEEL; COLOR BLACK



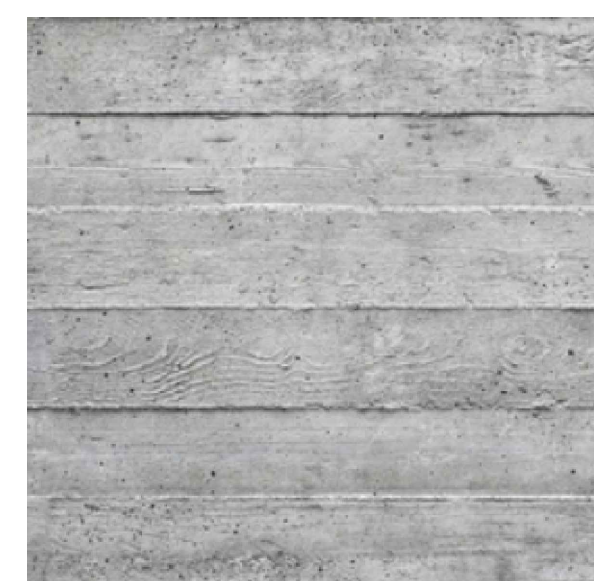
GARAGE DOORS: MODERN COMPOSITE W/OBS. GLAZING; COLOR BLACK



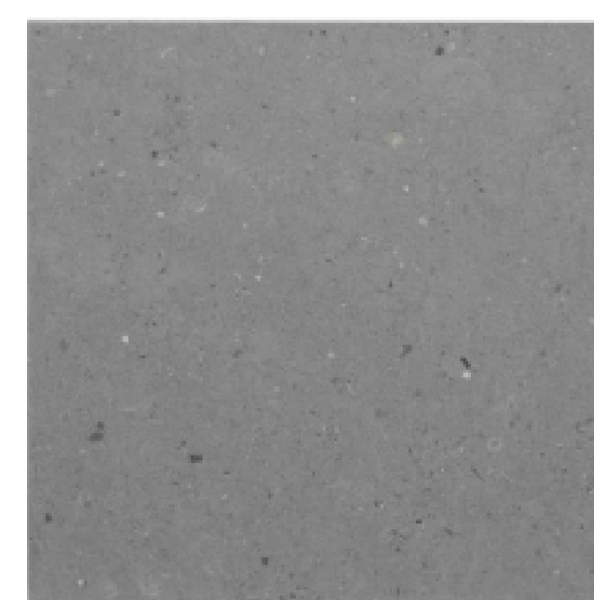
SIDING #1
HARDIE HORIZONTAL SIDING
COLOR: TIMBER BARK



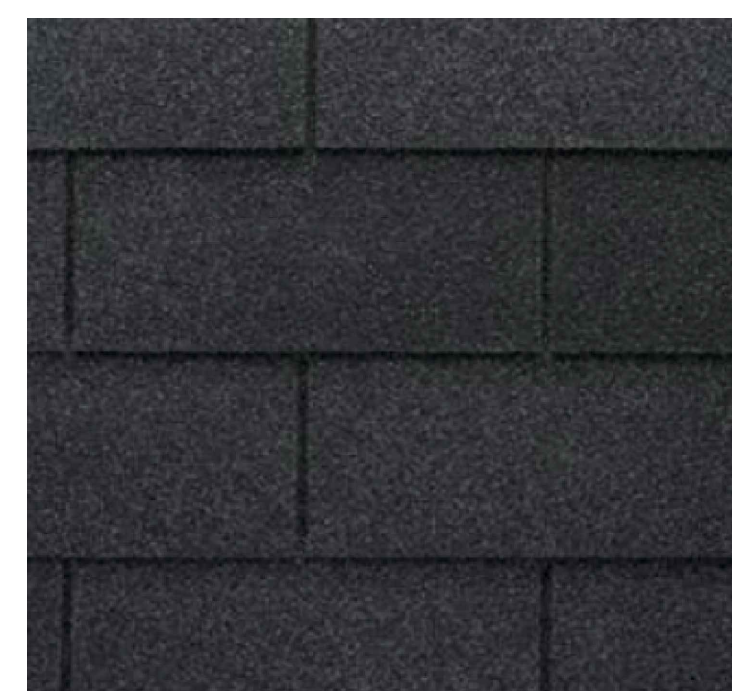
SIDING #2:
PAINTED SMOOTH STUCCO
COLOR: BM SWISS COFFEE



STAIRS, PLANTERS &
RETAINING WALLS:
BOARD-FORMED CONCRETE

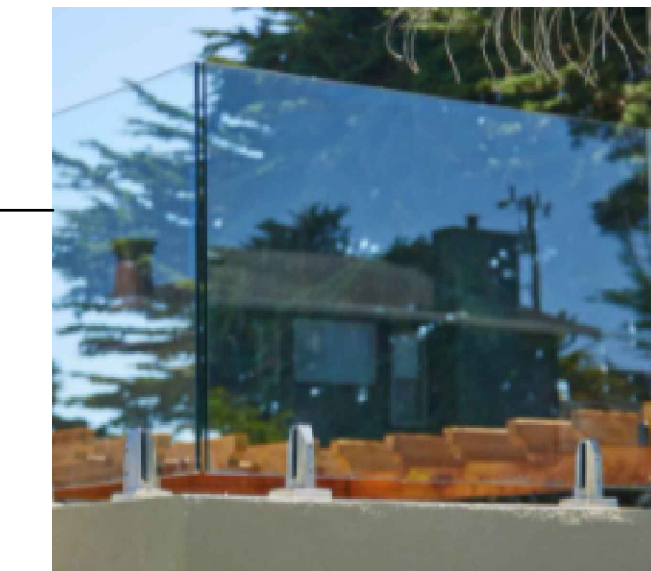


DECK PAVERS:
LA PALMA LIMESTONE



PRIMARY ROOFING
GAF ROYAL SOVEREIGN
ASPHALT SHINGLE OR SIM.
COLOR: DARK GREY

DECK RAILS: GLASS



EXTERIOR DOWNLIGHTS:
NORA LED DAMP RATED
3000 K



EXTERIOR SCNCES
JUSTICE DESIGN GROUP DOWNLT.
CYLINDER ADA, DK. SKY LED
COLOR: MATTE BLACK



EXTERIOR WALL MT.
STEP LIGHTS:
TECH LIGHTING IKON
DK. SKY, LED, COLOR: BLACK



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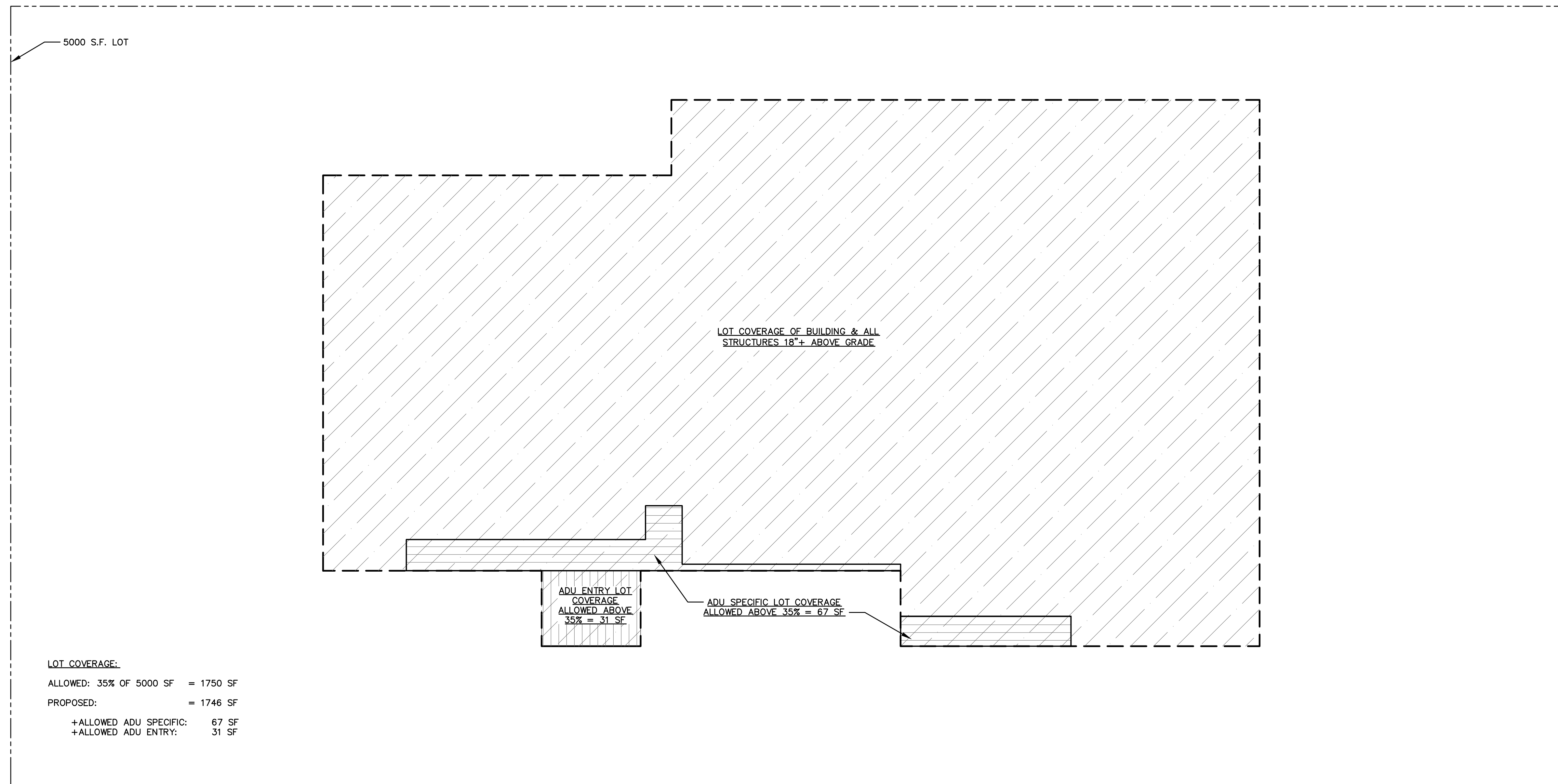
ISSUE:

NO.	DESCRIPTION	DATE

02.03.23 CHECKSET

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

DATE: 11.15.2022



1 LOT COVERAGE DIAGRAM
1/4"=1'-0"

KELLY GARRETT
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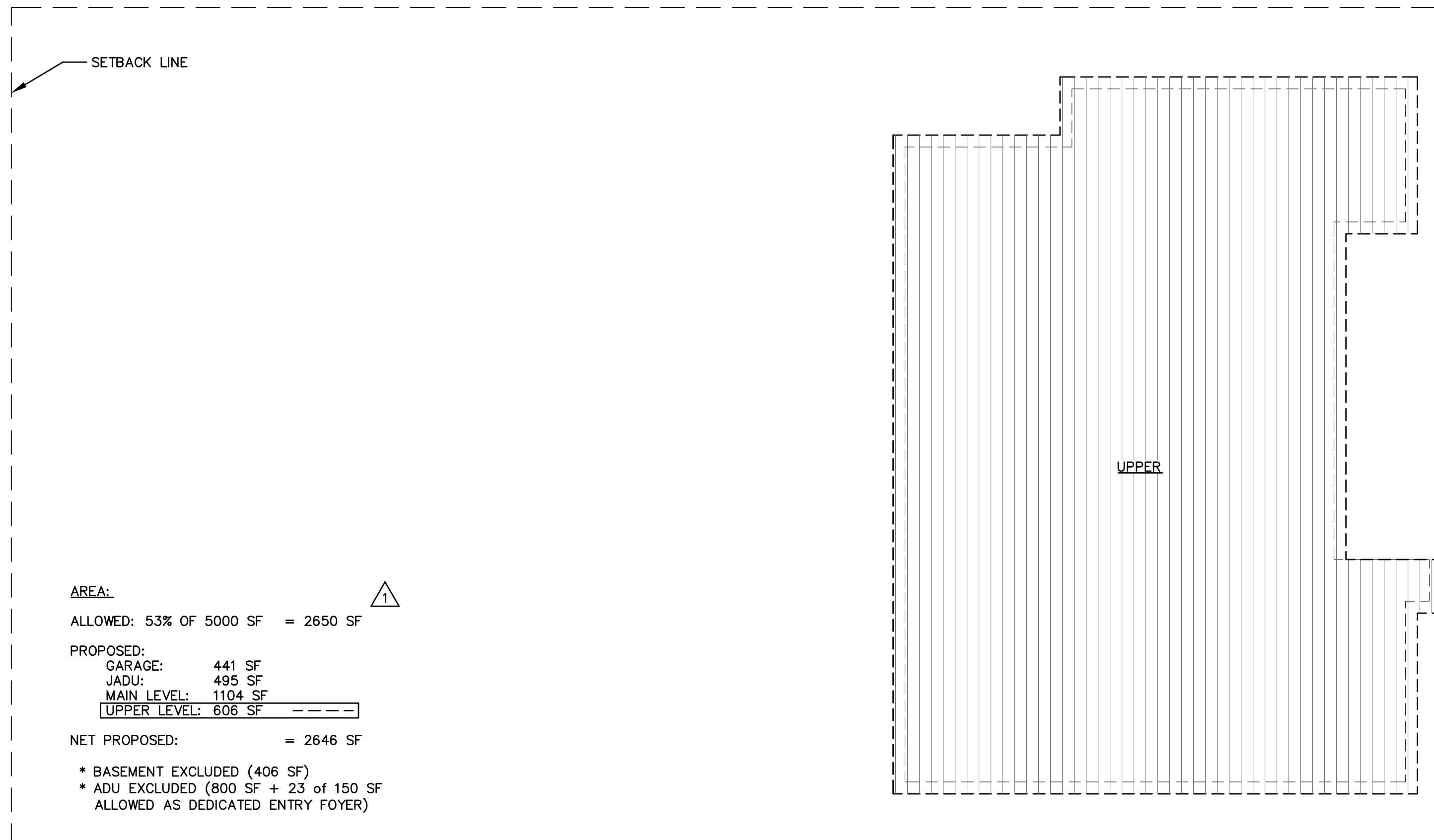
NO.	DESCRIPTION	DATE
1	PLAN REVIEW RESP.	1.09.23

02.03.23 CHECKSET

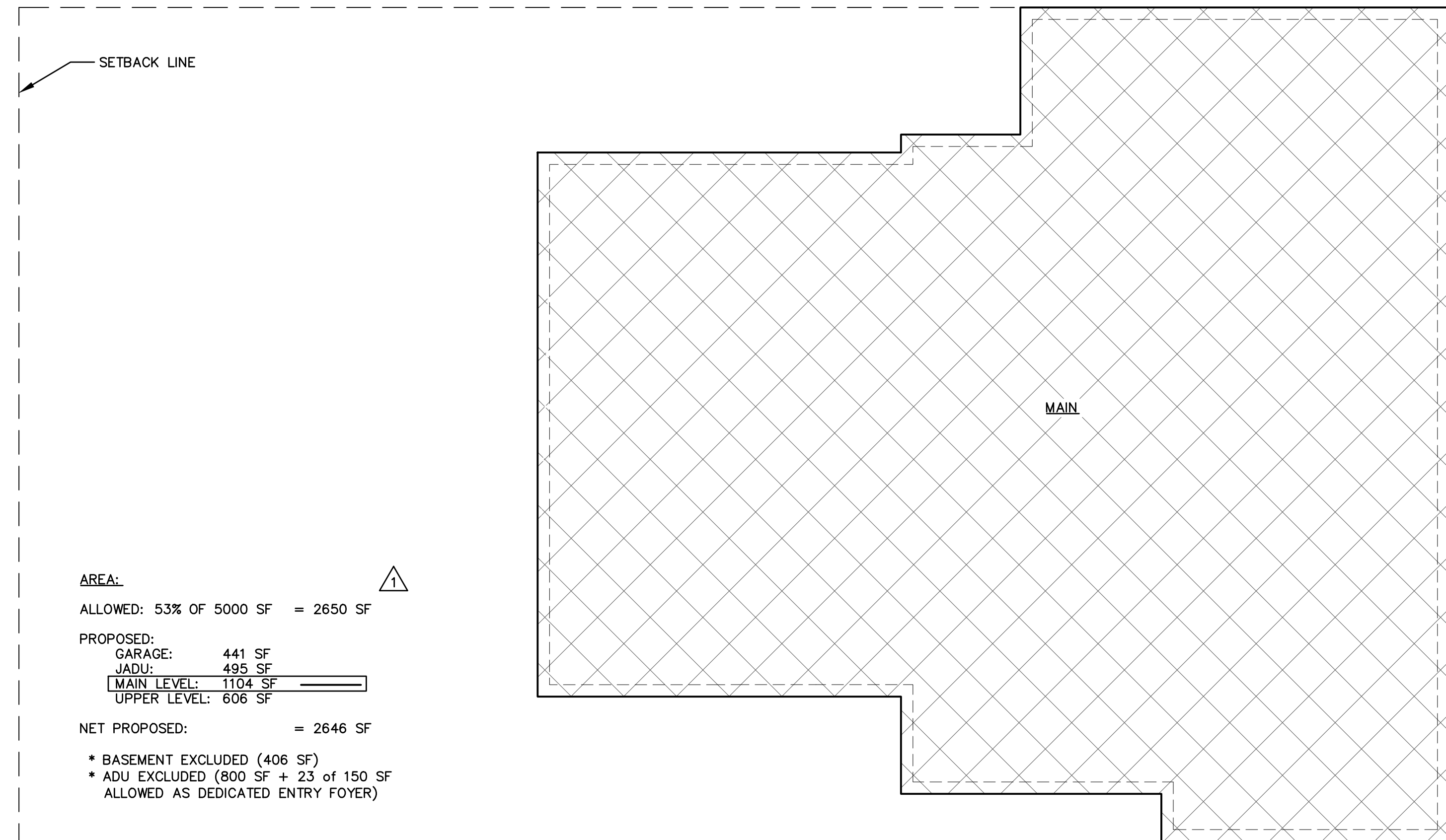
SCALE: 1/4" = 1'-0"

DATE: 11.15.2022

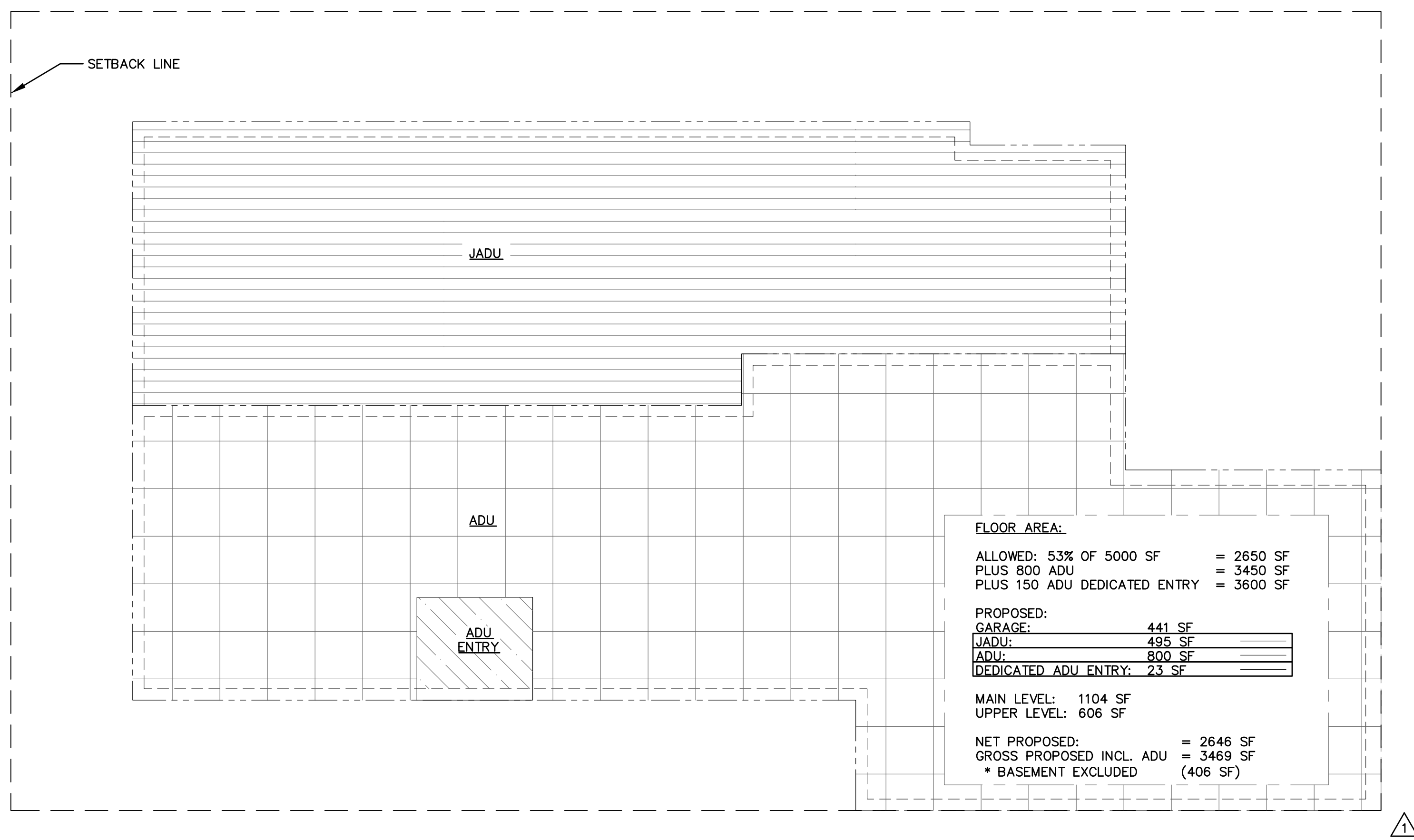
A0.5
AREA DIAGRAMS



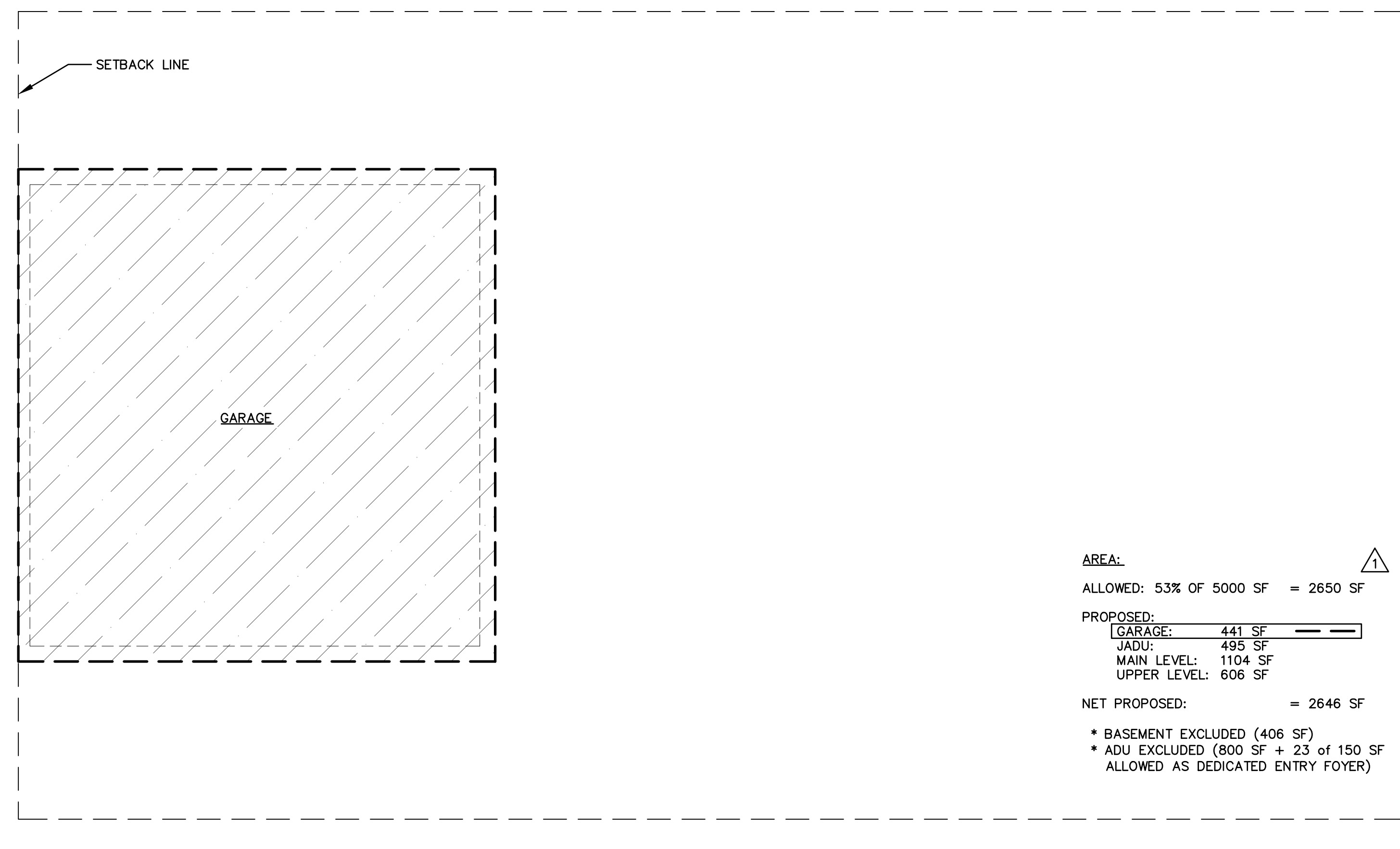
4 AREA DIAGRAM UPPER LEVEL
1/4"=1'-0"



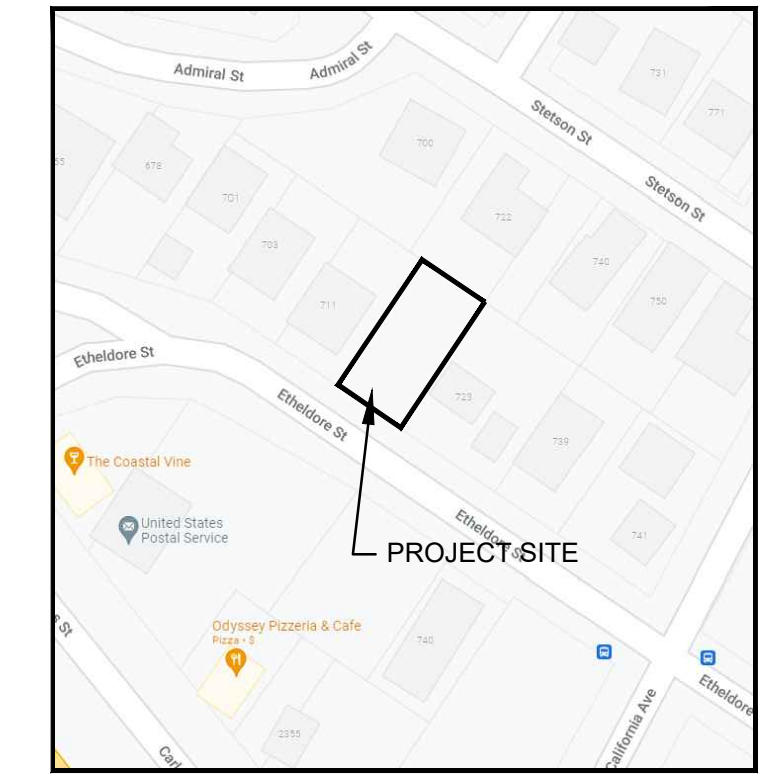
3 AREA DIAGRAM MAIN LEVEL
1/4"=1'-0"



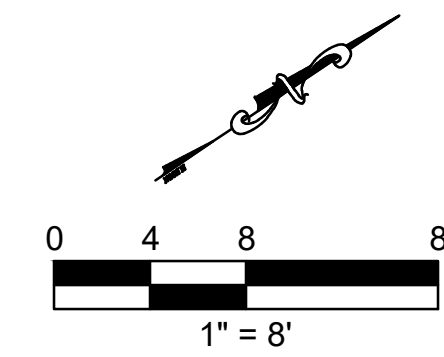
2 AREA DIAGRAM JADU LEVEL
1/4"=1'-0"



1 AREA DIAGRAM GARAGE LEVEL
1/4"=1'-0"



VICINITY MAP
NO SCALE



LEGEND

- | | |
|--|--|
| | APPROXIMATE BOUNDARY OF PROPERTY LINE |
| | APPROXIMATE BOUNDARY OF ADJOINING PROPERTIES |
| | LOT LINE PER ORIGINAL SUBDIVISION |
| | WOODEN FENCE LINE |
| | CHAIN LINK FENCE LINE |
| | CONTOUR LINE W/ ELEVATION |
| | BUILDING FOOTPRINT |
| | EDGE OF PAVEMENT |
| | FINISHED GRADE |
| | IRRIGATION CONTROLS |
| | DRAINAGE INLET |
| | WATER VALVE |
| | CENTERLINE |
| | FINISHED SURFACE |
| | FINISHED FLOOR |
| | CONCRETE |
| | HYDRANT |
| | RIDGE LINE ELEVATION |
| | GARAGE FLOOR ELEVATION |
| | FOUND RECORD DATA |
| | TREE |
| | SET MONUMENT STAMPED "L.S. 9392"
RECORD OF SURVEY BEING FILED
WITH THE COUNTY OF SAN MATEO |

BASIS OF ELEVATIONS

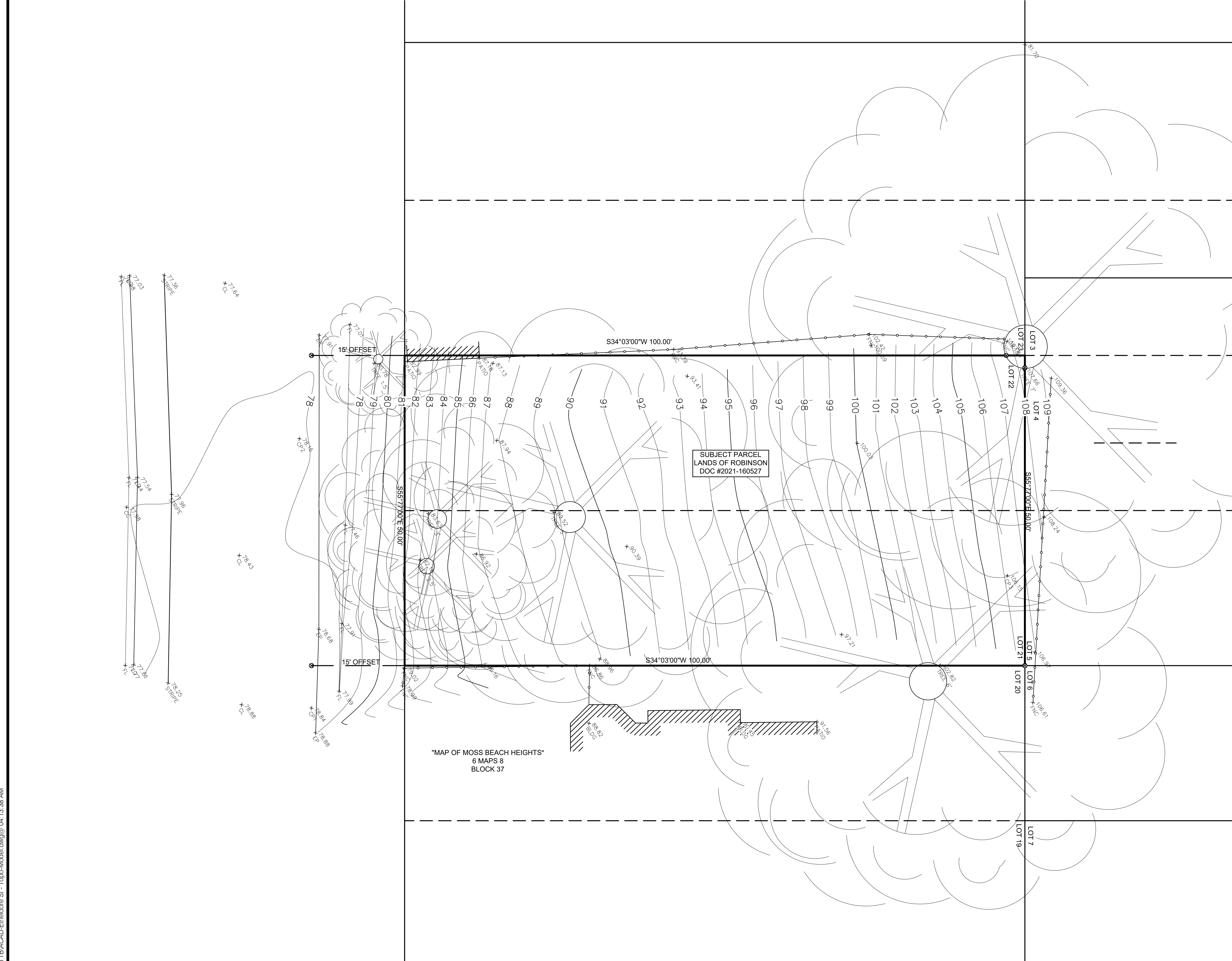
THE COORDINATES AND ELEVATION ARE BASED FROM THE CONTROL POINT CP1, BEING A COUNTY MONUMENT LOCATED AT THE INTERSECTION OF CALIFORNIA AVENUE AND ETHELDORE STREET. SAID COORDINATES BEING IN NAD83(2011)(EPOCH:2010.0000 PER OPUS SOLUTION DATED NOVEMBER 20, 2021) CALIFORNIA ZONE 3 STATE PLANE COORDINATE SYSTEM, HAVING A NORTHING OF 2,021,296.276 AND AN EASTING OF 5,977,833.730, AND SAID ELEVATION BEING NAVD88 (COMPUTED USING GEOID18) AND HAVING AN ELEVATION OF 81.70'.

ELEVATIONS AND CONTOURS SHOWN HEREIN ARE BASED ON A SURVEY DONE ON NOVEMBER 20, 2021.

Michael S. Mahoney

MICHAEL S. MAHONEY

PLS 5577



D:\2021-1016\Moss Beach\TBA\CAD\Etheldore St - Topo Model.dwg @ 04:13:38 AM

NO.	REVISIONS	DATE

JOB# : 2021.1015
DATE : 12/15/21
100% SUBMITTAL

(650) 244-9667
jgmahoney@pls-corp.com
901 Sneath Ln, Suite 117
San Bruno, CA 94066

Professional Land Services
LAND DEVELOPMENT SPECIALISTS

DESIGNED: AC
DRAWN: AC
APPROVED: JKO

PREPARED FOR:
KELLY GARRETT ROBINSON
2549 MORLEY WAY
SACRAMENTO, CA 95864

TITLE:
**TOPOGRAPHIC MAP OF
VACANT LAND APN #037-096-120
MOSS BEACH, CA 94038**

SHEET 1
OF
1

KELLY GARRETT
ROBINSON &
WAYNE ROBINSON
2549 MORLEY WAY
SACRAMENTO, CA 95864



P.O. BOX 2115 EL GRANADA, CA 94018
REBECCA@KATKINARCHITECTURE.COM
415.706.0981



PROJECT:

ROBINSON RESIDENCE
APN: 037-096-120
ETHELDORE STREET
MOSS BEACH, CA 94038

ISSUE:

NO.	DESCRIPTION	DATE
1	PLAN REVIEW RESP.	1.09.23

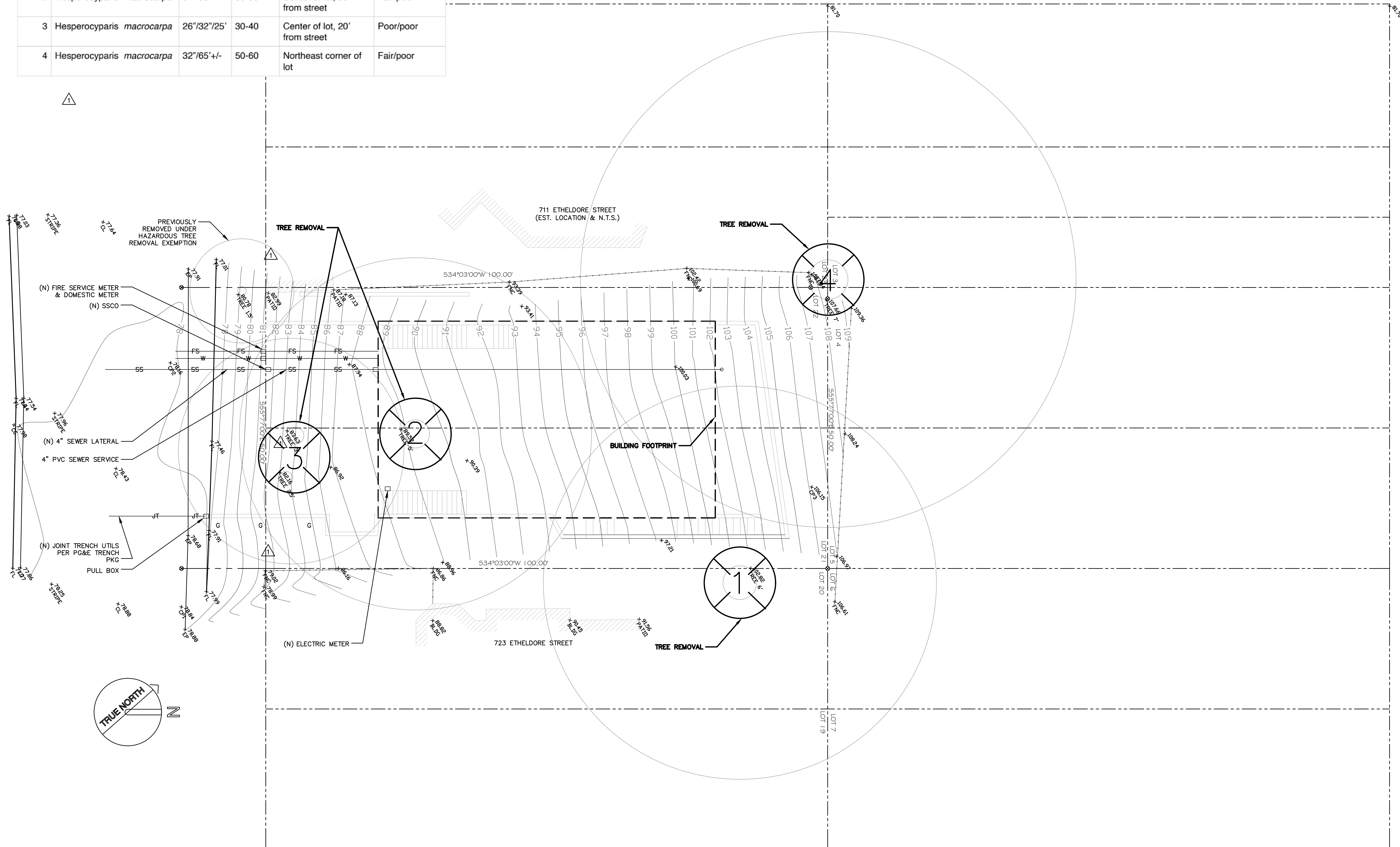
02.03.23 CHECKSET

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

DATE: 11.15.2022

A1.0
TREE PLAN

Tree#	Species	DBH/ Height	Age	Location	Health/ Structure
1	Hesperocyparis macrocarpa	70"/65'+/-	50-60	Southeast corner of lot	Fair/poor
2	Hesperocyparis macrocarpa	57"/30'	50-60	Center of lot, 35' from street	Fair/poor
3	Hesperocyparis macrocarpa	26"/32"/25'	30-40	Center of lot, 20' from street	Poor/poor
4	Hesperocyparis macrocarpa	32"/65'+/-	50-60	Northeast corner of lot	Fair/poor



PREVIOUSLY REMOVED UNDER HAZARDOUS TREE REMOVAL EXEMPTION

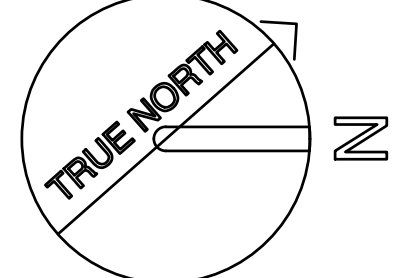
711 ETHELDORE STREET (EST. LOCATION & N.T.S.)

TREE REMOVAL

BUILDING FOOTPRINT

723 ETHELDORE STREET

TREE REMOVAL



KELLY GARRETT
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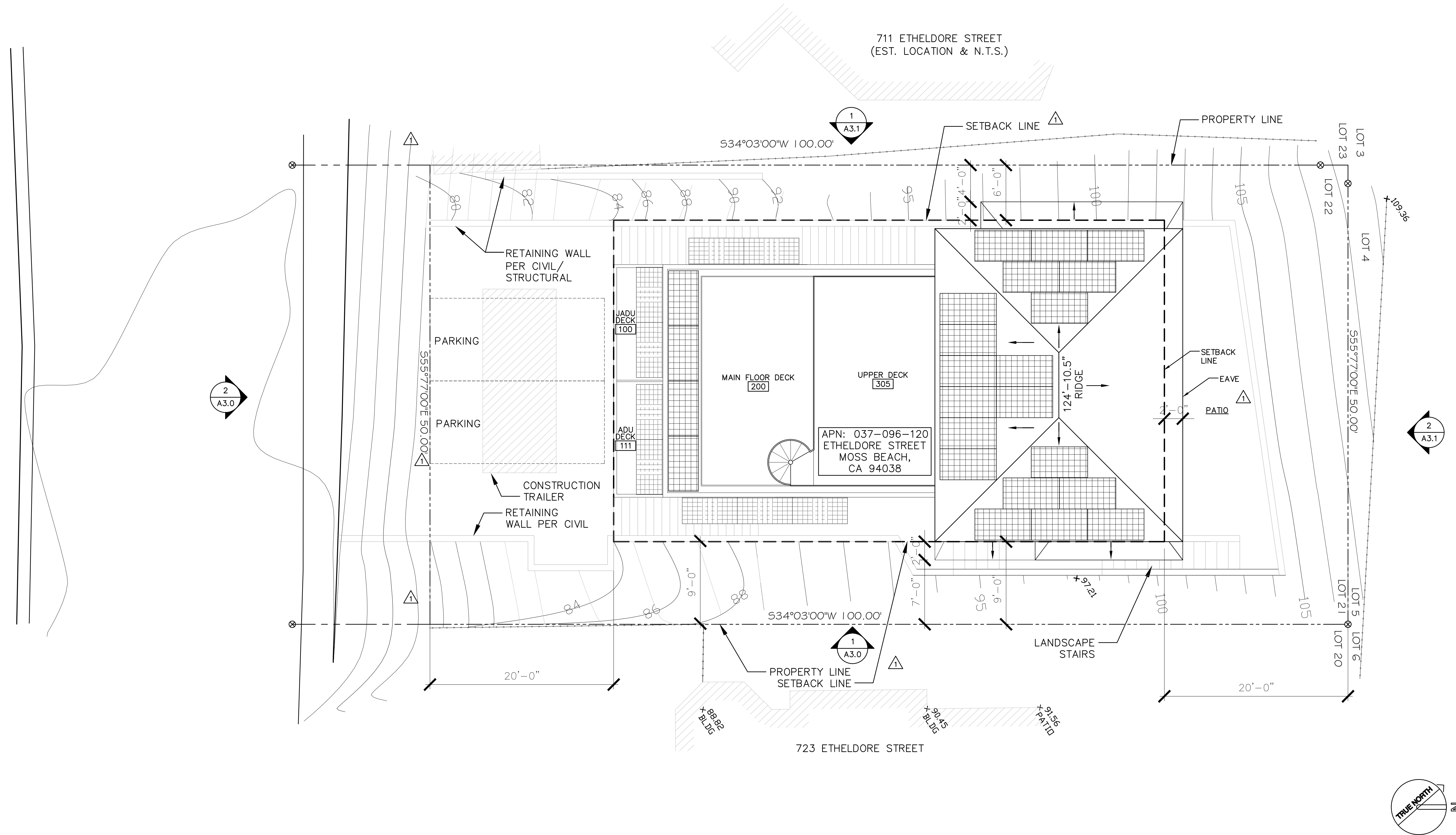
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MOSS BEACH, CA 94038

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NO.	DESCRIPTION	DATE
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GENERAL NOTES:

- As per Coastside Fire District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" as defined in the current edition of the California Building Code.
- SOLAR ARRAY FINAL LOCATIONS AND PANELS VS. SHINGLE TYPE, T.B.D. WITH P.V. VENDOR.



02.03.23 CHECKSET

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

DATE: 11.15.2022

A1.1
PROPOSED
SITE / ROOF PLAN



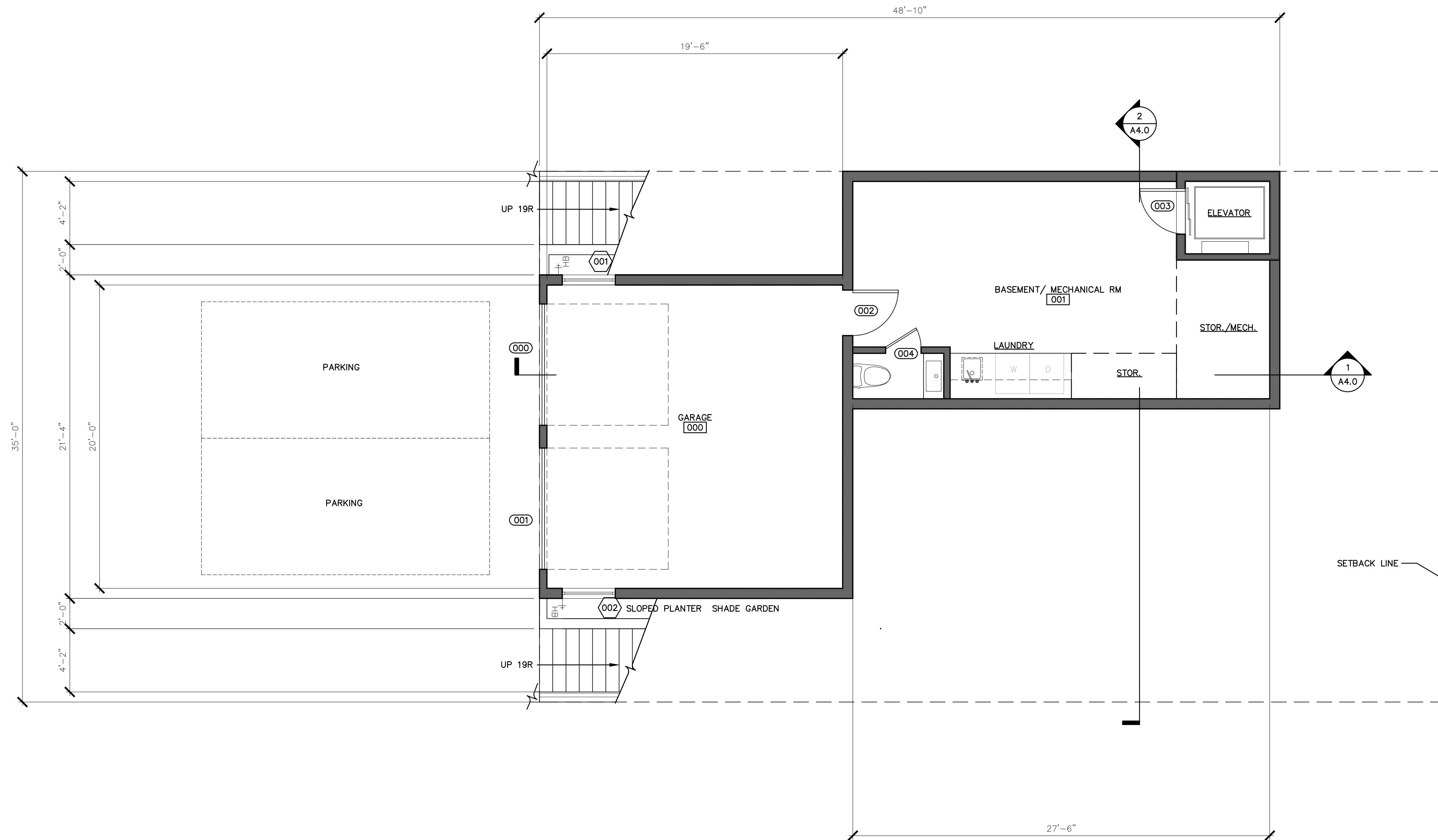
PROJECT:

ROBINSON RESIDENCE

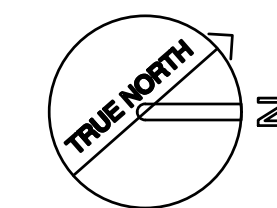
APN: 037-096-120
ETHELDORE STREET
MOSS BEACH, CA 94038

ISSUE:

NO.	DESCRIPTION	DATE
-----	-------------	------



1 GARAGE & BASEMENT (LEVEL 0) PLAN
1/4" = 1'-0"



02.03.23 CHECKSET

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

DATE: 11.15.2022

A2.0
GARAGE (LEVEL 0)
PLAN



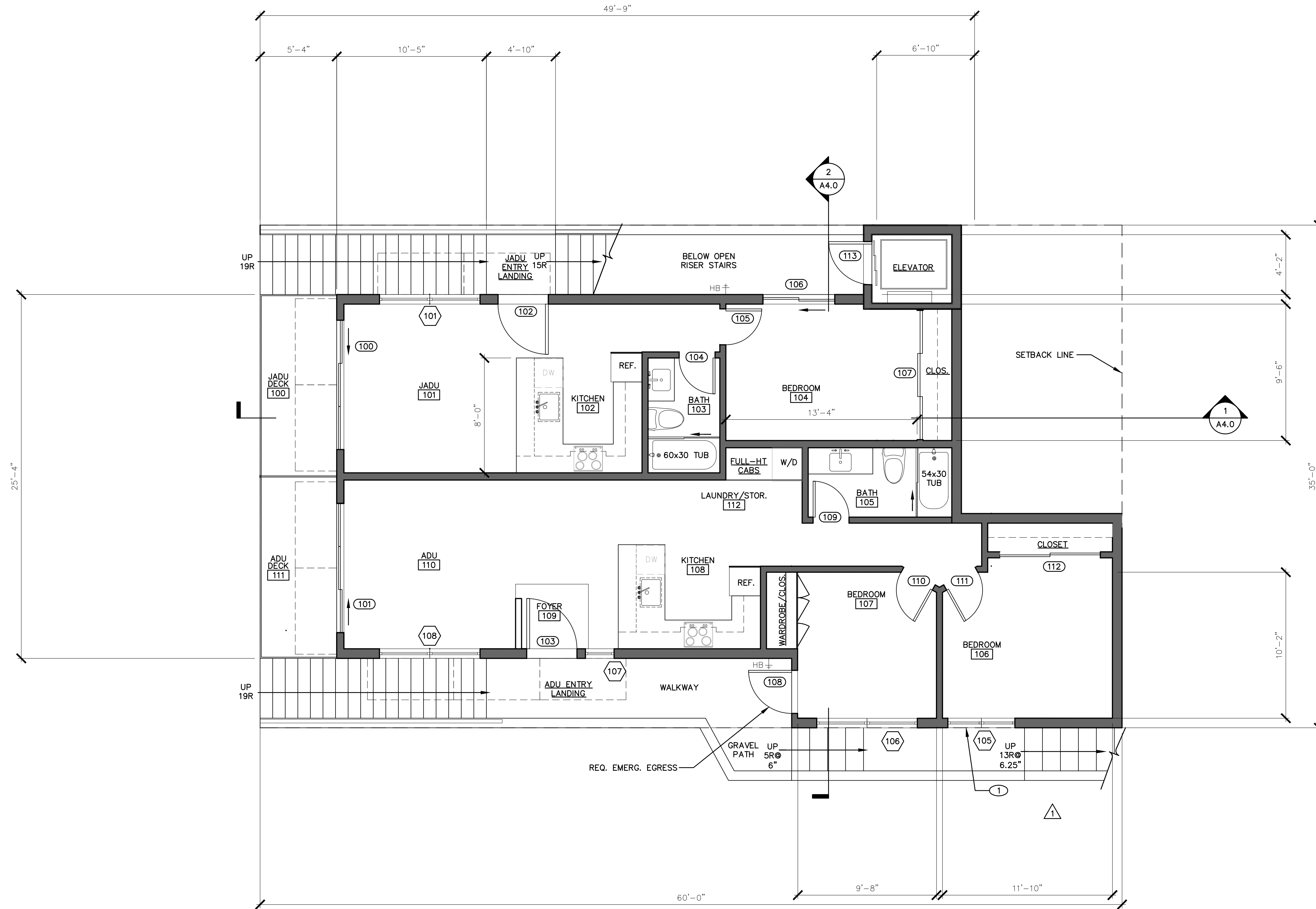
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MOSS BEACH, CA 94038

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2 JADU/ADU (LEVEL 1) PLAN
1/4"=1'-0"



SHEET NOTES:

1 Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).



02.03.23 CHECKSET

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

DATE: 11.15.2022

A2.1
JADU/ADU (LEVEL 1)
PLAN

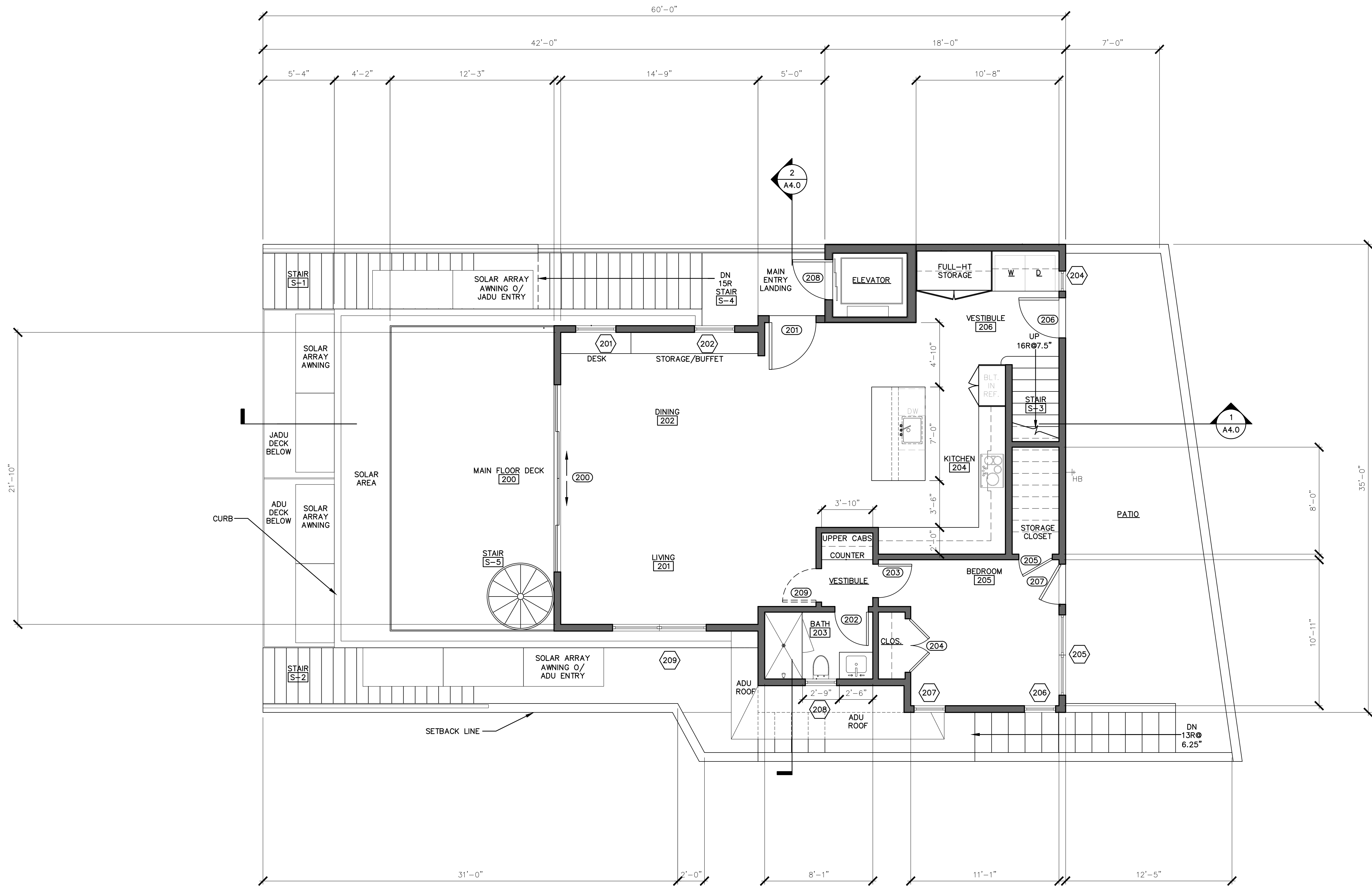


PROJECT:

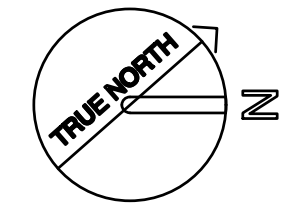
ROBINSON RESIDENCE
APN: 037-096-120
ETHELDORE STREET
MOSS BEACH, CA 94038

ISSUE:

NO.	DESCRIPTION	DATE



1 MAIN (LEVEL 2) PLAN



02.03.23 CHECKSET

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

DATE: 11.15.2022

A2.2
MAIN FL. (LEVEL 2)
PLAN

CLIENTS:

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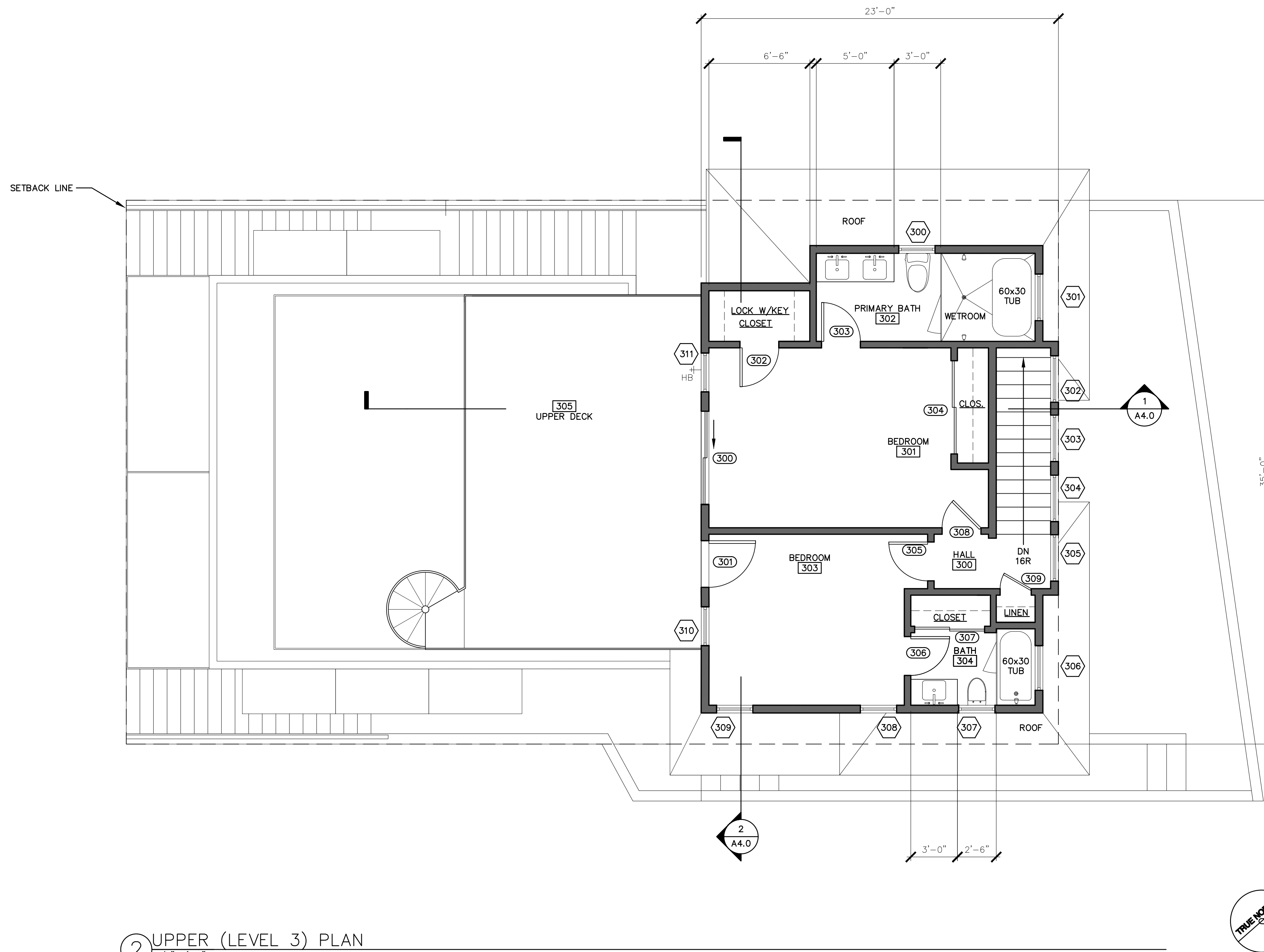
PROJECT:

ROBINSON RESIDENCE

APN: 037-096-120
ETHELDORE STREET
MOSS BEACH, CA 94038

ISSUE:

NO.	DESCRIPTION	DATE



② UPPER (LEVEL 3) PLAN
1/4"=1'-0"

02.03.23 CHECKSET

SCALE: 1/4 = 1'-0"

DATE: 11.15.2022

A2.3
UPPER FL. (LEVEL 3)
PLAN

LIGHTING LEGEND:

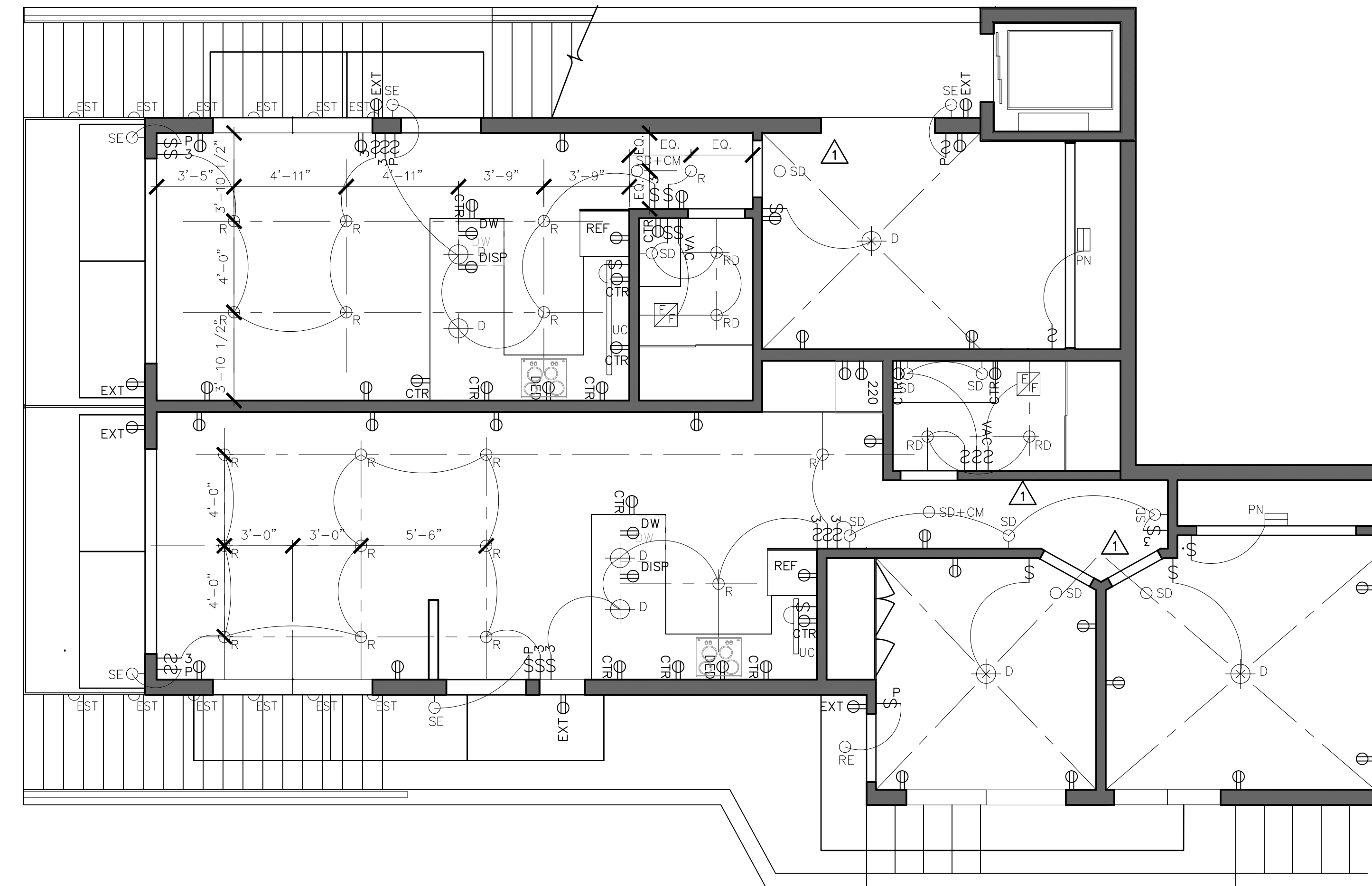
- R LED CAN DOWNLIGHT
- RD LED CAN DOWNLIGHT – DAMP RATED
- RW LED CAN DOWNLIGHT – WET LOCATION
- RWW LED CAN WALL WASH
- RE LED CAN DOWNLIGHT – EXTERIOR
- ⊕ D DECORATIVE CEILING FIXTURE
- ⊕ F CEILING FAN
- ⊕ S WALL SCONCE
- ⊕ SD BATH SCONCE–DAMP RATED
- ⊕ SW BATH SCONCE WET RATED
- ⊕ SE EXTERIOR SCONCE – DARK SKY
- ▮ LIN LINEAR SUSPENSION
- ▮ UC LED TAPE LIGHT
- ▮ PN LED PANEL
- ⊕ EST EXTERIOR STEP LIGHT
- ⊕ EXHAUST FAN
- SD HARD WIRED SMOKE DETECTOR W/ BATTERY BACKUP
- CM HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- SD+CM HARD WIRED W/ BATTERY BACKUP SMOKE (W/ CARBON MONOXIDE DETECTOR IF REQ)

ELECTRICAL LEGEND:

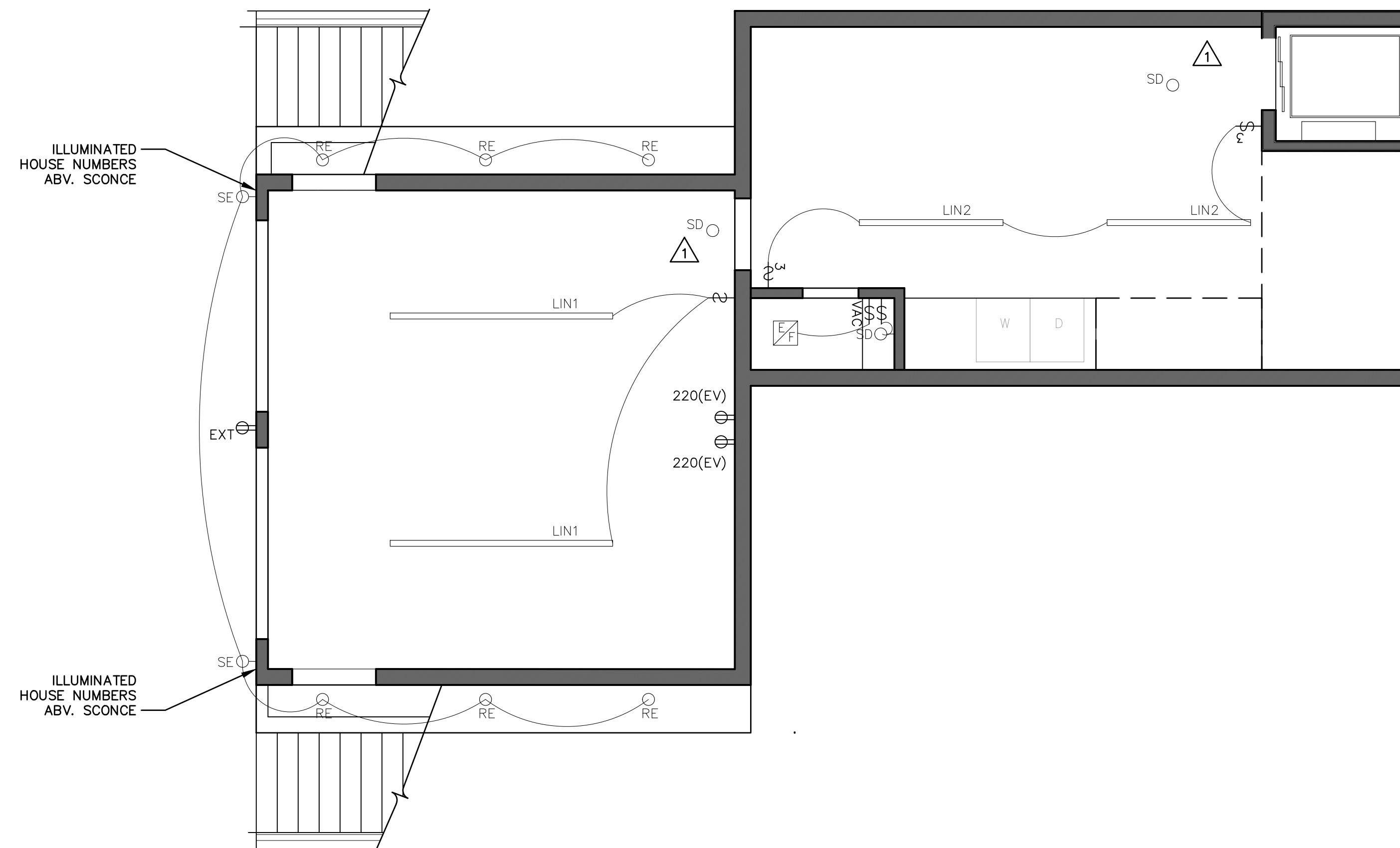
- ⊕ DUPLEX RECEPTACLE
- ⊕ GFCI GFCI RECEPTACLE
- ⊕ CTR COUNTER HT. GFCI RECEPTACLE
- ⊕ DED DEDICATED CIRCUIT
- ⊕ EXT EXTERIOR GFCI RECEPTACLE WP COVER
- ⊕ QUAD RECEPTACLE
- ⊕ 220V 220V RECEPTACLE
- ⊕ SWITCH – WIFI ENABLED DIMMABLE CONTROL
- ⊕ JS JAMB SWITCH
- ⊕ 3 3=3WAY, 4=4-WAY – WIFI ENABLED DIMMABLE CONTROL
- ⊕ G2 SWITCH GANGED: 2,3,4, ETC.
- ⊕ VAC VACANCY SENSOR
- ⊕ P TO PHOTOCELL SENSOR FIXTURE
- ⊕ DATA DATA PORT – CAT 6
- ⊕ HVAC SUPPLY/RETURN/WHOLE HOUSE FAN
- ⊕ JUNCTION BOX

LIGHTING & ELECTRICAL NOTES:

1. ALL SWITCHES TO BE WIFI CAPABLE AND WITH DIMMING CONTROL. LUTRON PD-5ANS-WH-R OR SIM. COORD. W/ ARCH. & OWNERS
2. ALL LIGHTING TO BE HIGH EFFICACY
4. ALL LIGHTING CONTROLS TO BE DIMMABLE
5. PROVIDE NEW 400 AMP ELECTRICAL SERVICE
6. SPEAKERS, A/V SYSTEMS, AND SMART HOME FUNCTIONS T.B.D.
7. EFFECTIVE 7/1/19, FOR ANY (N) RESIDENTIAL GARAGE DOOR INSTALLED/REPLACED AND WHEN A GARAGE DOOR OPENER EQUIPMENT IS REPLACED, OPENER MUST HAVE BATTERY BACKUP, PER CA SB-969 & R309.4.
8. Smoke Alarms which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to the exterior of the smoke alarm and will be checked at final.



② JADU/ADU (LEVEL 1) ELECTRICAL / REFLECTED CEILING PLAN
1/4"=1'-0"



① GARAGE & BASEMENT (LEVEL 0) ELECTRICAL / REFLECTED CEILING PLAN
1/4"=1'-0"

CLIENTS:

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PROJECT:

ROBINSON RESIDENCE

APN: 037-096-120
ETHELDORE STREET
MOSS BEACH, CA 94038

ISSUE:

NO.	DESCRIPTION	DATE
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02.03.23 CHECKSET

SCALE: 1/4 = 1'-0"

DATE: 11.15.2022

A2.4

GARAGE (LEVEL 0) &
JADU/ADU (LEVEL 1)
ELECTRICAL / REFLECTED
CEILING PLANS

LIGHTING LEGEND:

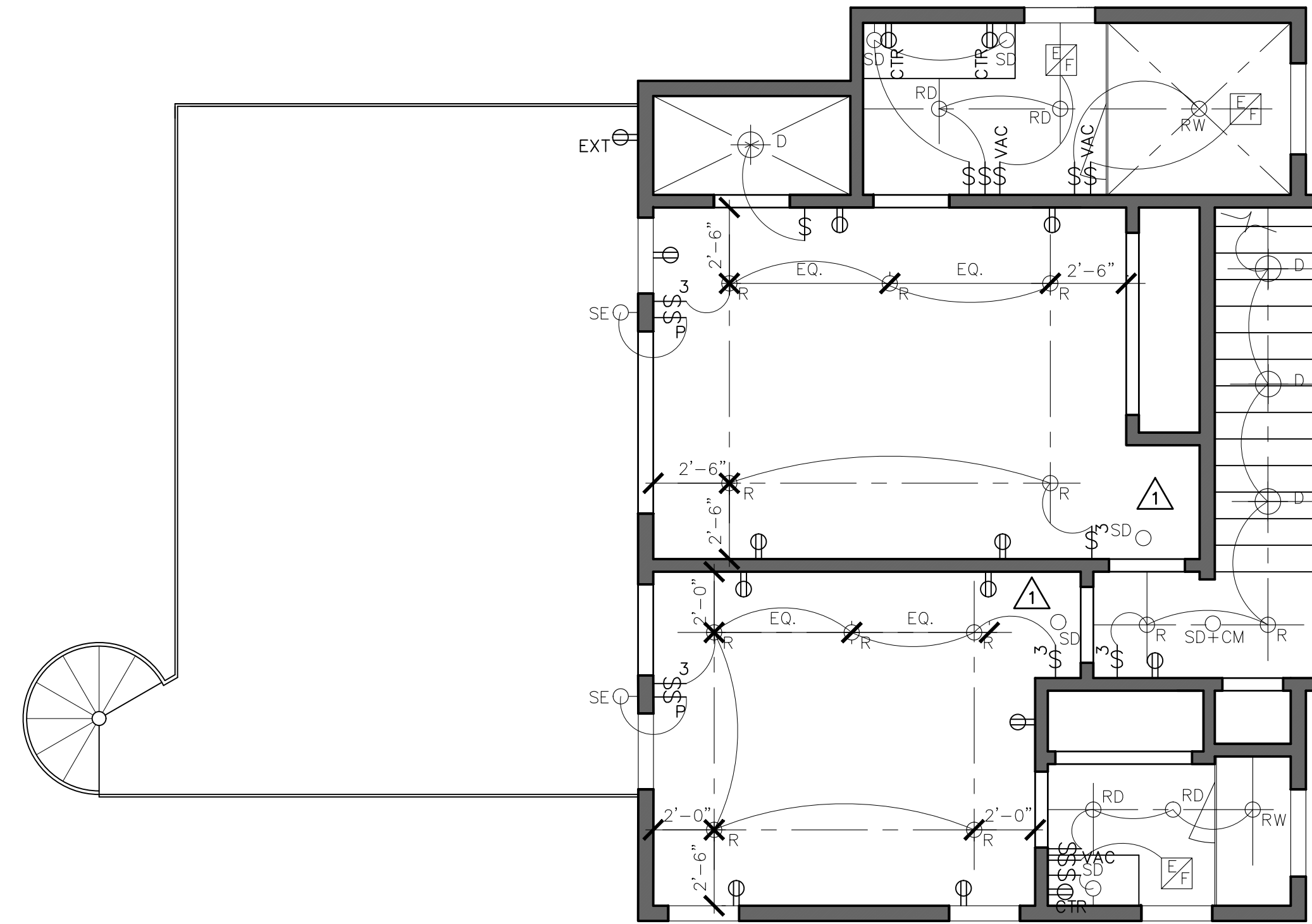
- R LED CAN DOWNLIGHT
- RD LED CAN DOWNLIGHT – DAMP RATED
- RW LED CAN DOWNLIGHT – WET LOCATION
- ⊖ RWW LED CAN WALL WASH
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- ⊕ D DECORATIVE CEILING FIXTURE
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- S WALL SCONCE
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- ⊠ EXHAUST FAN
- SD HARD WIRED SMOKE DETECTOR W/ BATTERY BACKUP
- CM HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- SD+CM HARD WIRED W/ BATTERY BACKUP SMOKE (W/ CARBON MONOXIDE DETECTOR IF REQ

ELECTRICAL LEGEND:

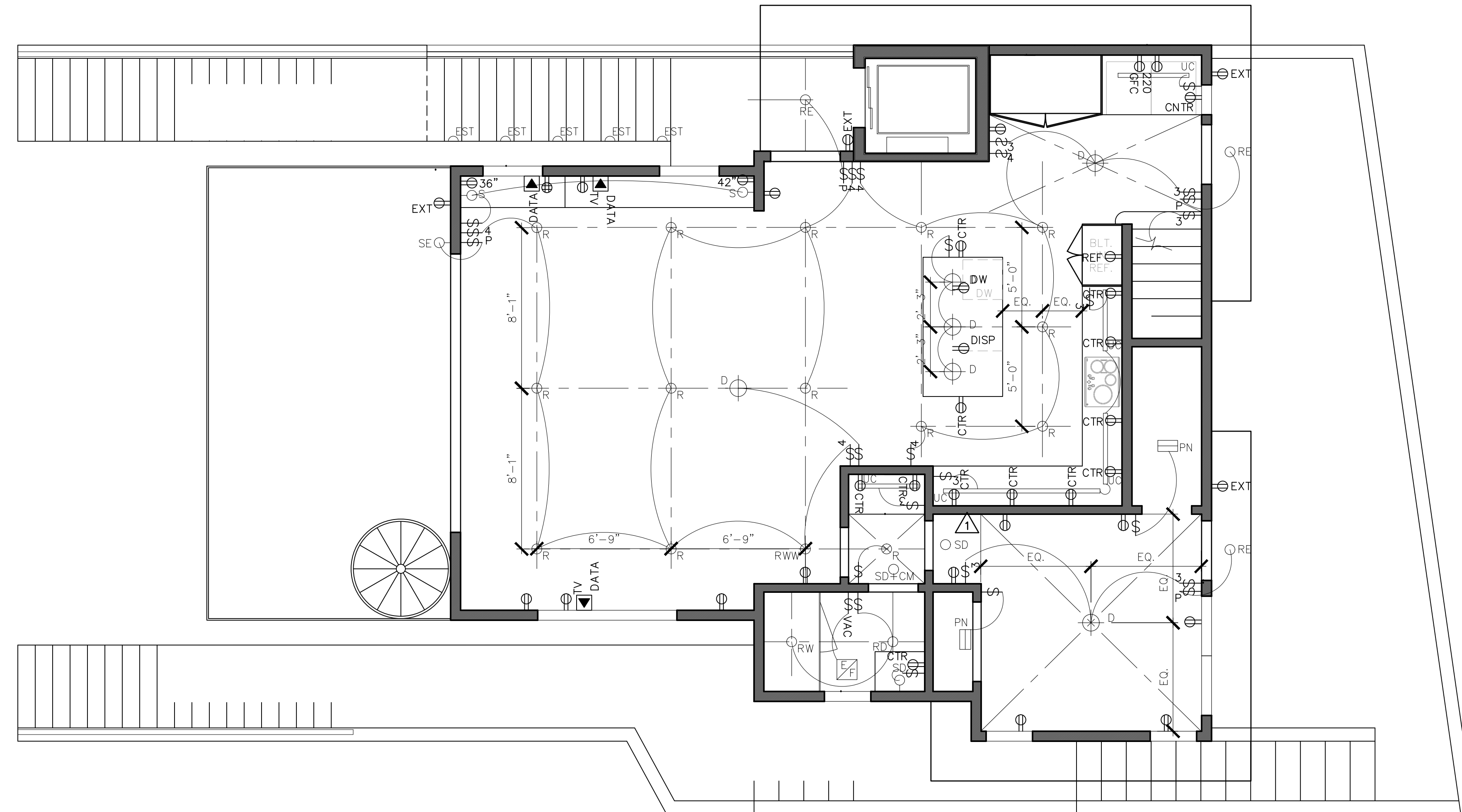
- ⊖ DUPLEX RECEPTACLE
- ⊖ GFCI GFCI RECEPTACLE
- ⊖ CTR COUNTER HT. GFCI RECEPTACLE
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- ⊖ EXT EXTERIOR GFCI RECEPTACLE WP COVER
- ⊖ QUAD RECEPTACLE
- ⊖ 220 220V RECEPTACLE
- ⊖ SW SWITCH – WIFI ENABLED DIMMABLE CONTROL
- ⊖ JS JAMB SWITCH
- ⊖ 3 3=3WAY, 4=4-WAY – WIFI ENABLED DIMMABLE CONTROL
- ⊖ G2 SWITCH GANGED: 2,3,4, ETC.
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LIGHTING & ELECTRICAL NOTES:

1. ALL SWITCHES TO BE WIFI CAPABLE AND WITH DIMMING CONTROL. LUTRON PD-5ANS-WH-R OR SIM. COORD. W/ ARCH. & OWNERS
2. ALL LIGHTING TO BE HIGH EFFICACY
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2 UPPER (LEVEL 3) ELECTRICAL / REFLECTED CEILING PLAN
1/4"=1'-0"



1 MAIN (LEVEL 2) ELECTRICAL / REFLECTED CEILING PLAN
1/4"=1'-0"

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PROJECT:

ROBINSON RESIDENCE

APN: 037-096-120
ETHELDORE STREET
MOSS BEACH, CA 94038

ISSUE:

NO.	DESCRIPTION	DATE
1	PLAN REVIEW RESP.	1.09.23

02.03.23 CHECKSET

SCALE: 1/4 = 1'-0"

DATE: 11.15.2022

A2.5

MAIN FL. (LEVEL 2) &
UPPER FL. (LEVEL 3)
ELECTRICAL / REFLECTED
CEILING PLANS

SHEET NOTES:

① New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway.



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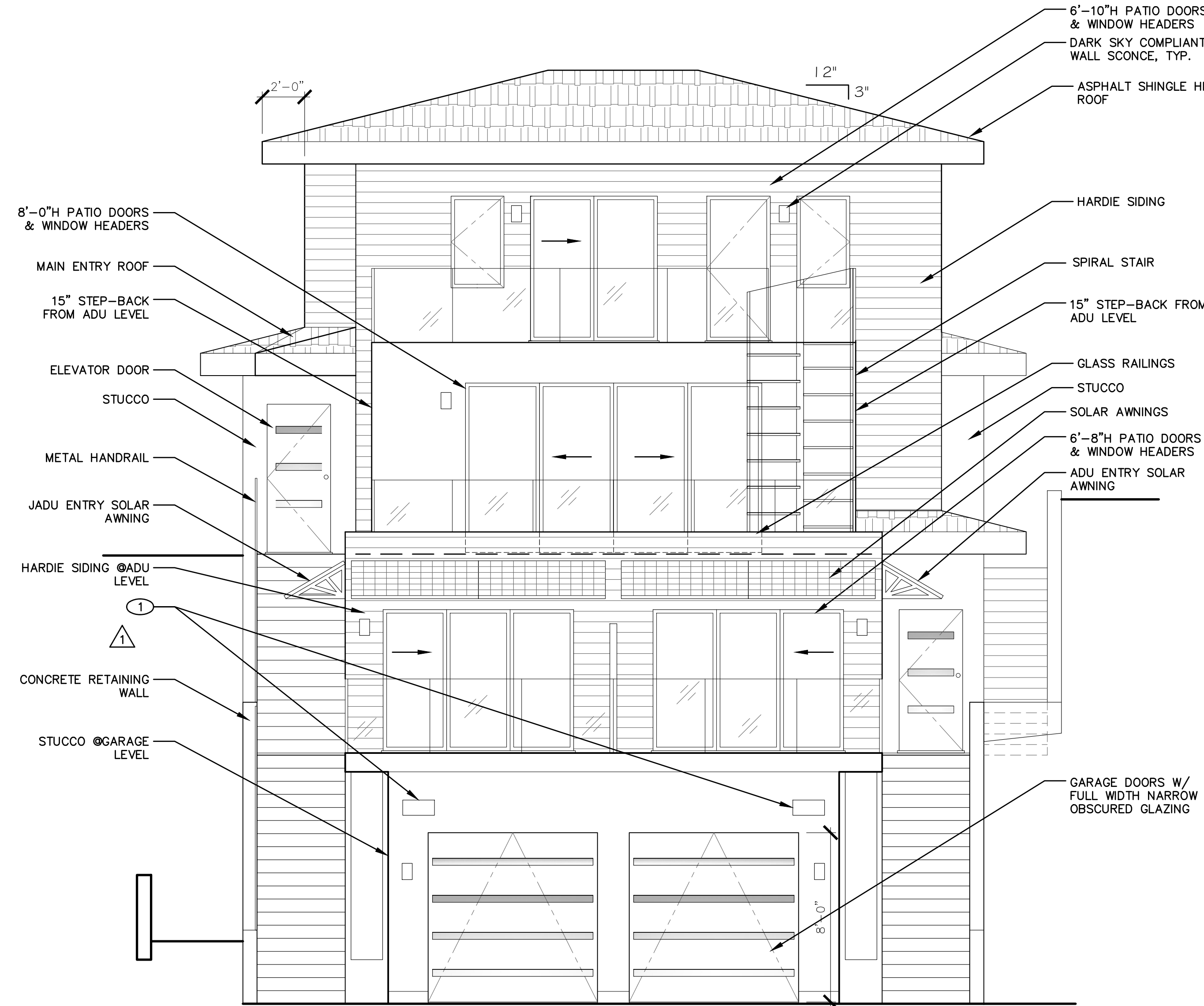
NO.	DESCRIPTION	DATE
①	PLAN REVIEW RESP.	1.09.23

02.03.23 CHECKSET

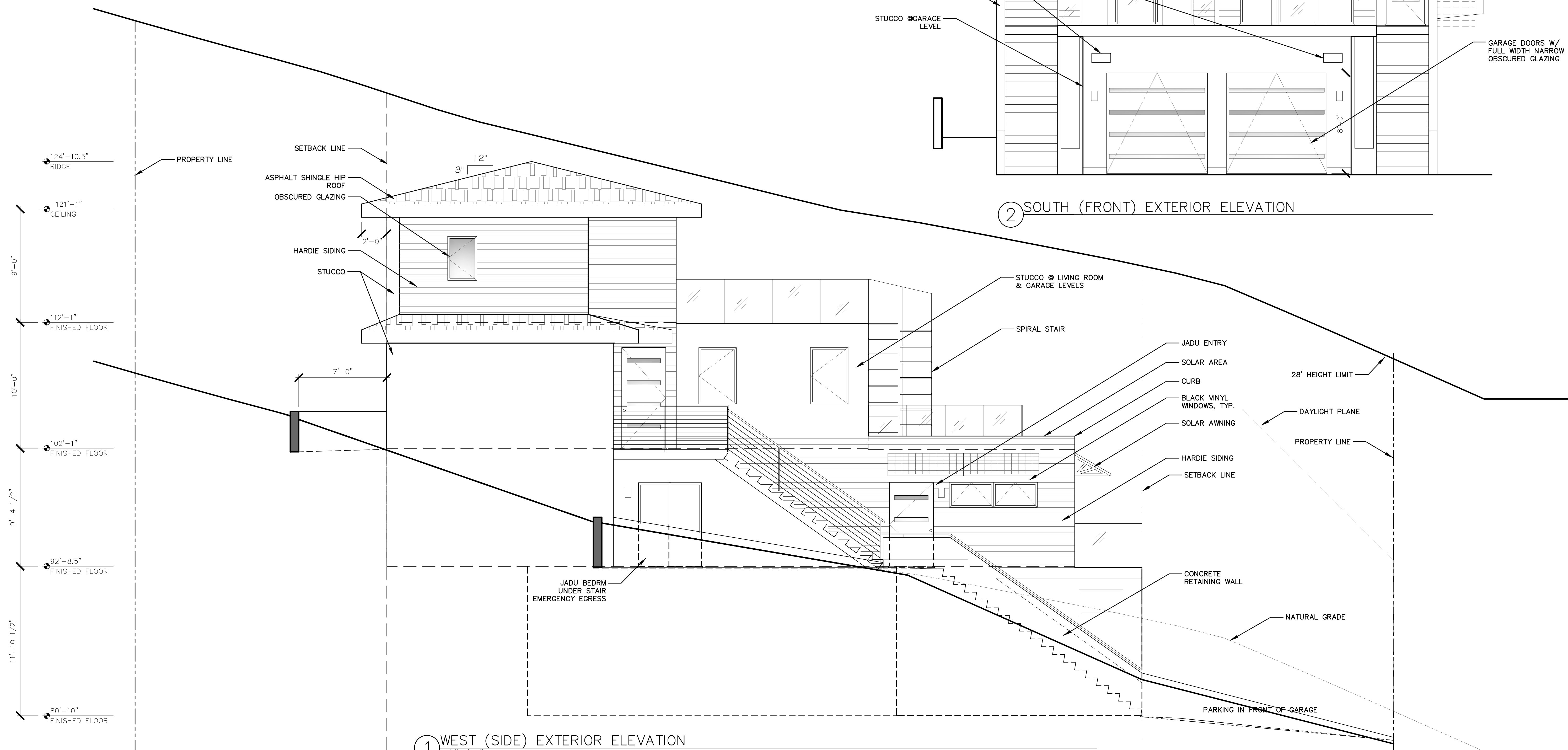
SCALE: 1/4" = 1'-0"

DATE: 11.15.2022

A3.0
WEST & SOUTH
EXTERIOR
ELEVATIONS



② SOUTH (FRONT) EXTERIOR ELEVATION



① WEST (SIDE) EXTERIOR ELEVATION
1/4" = 1'-0"



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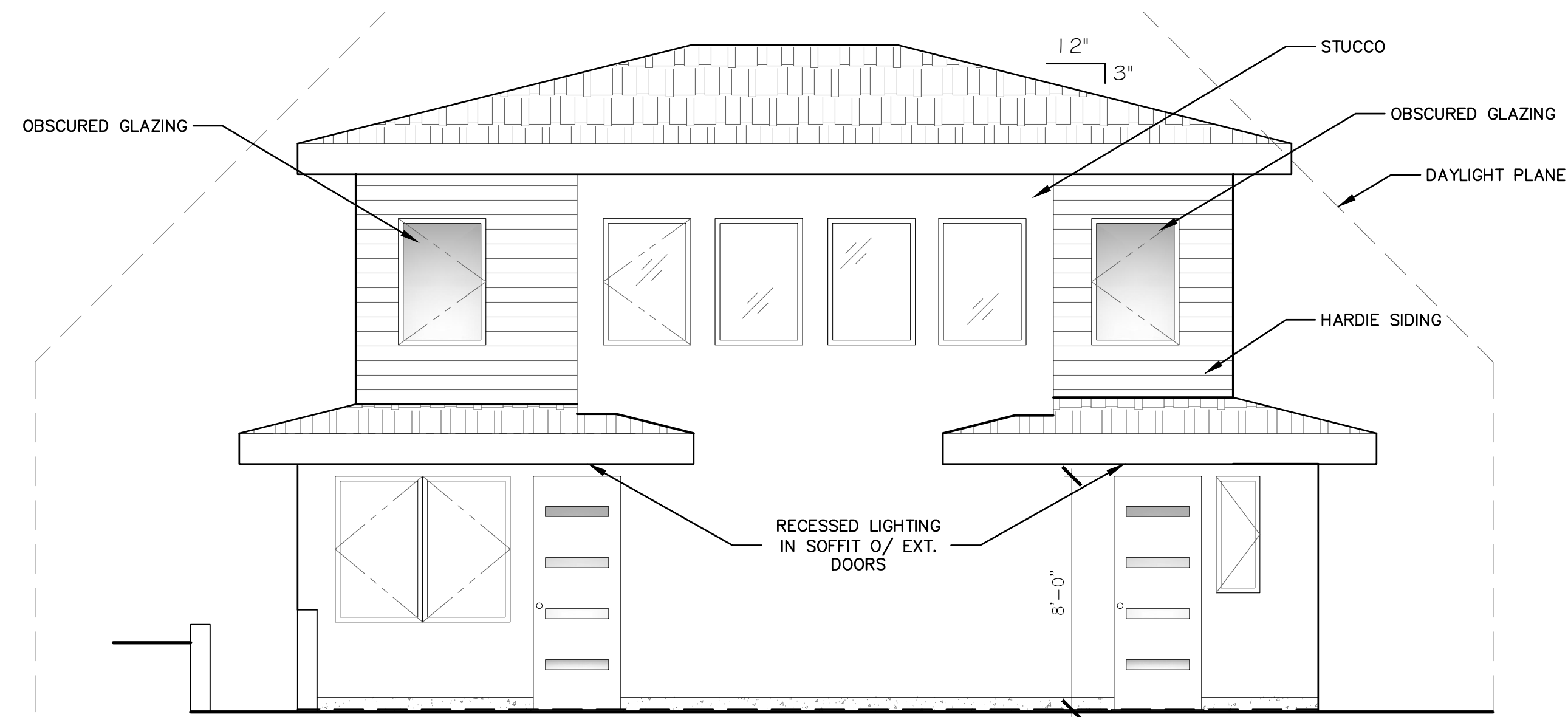
02.03.23 CHECKSET

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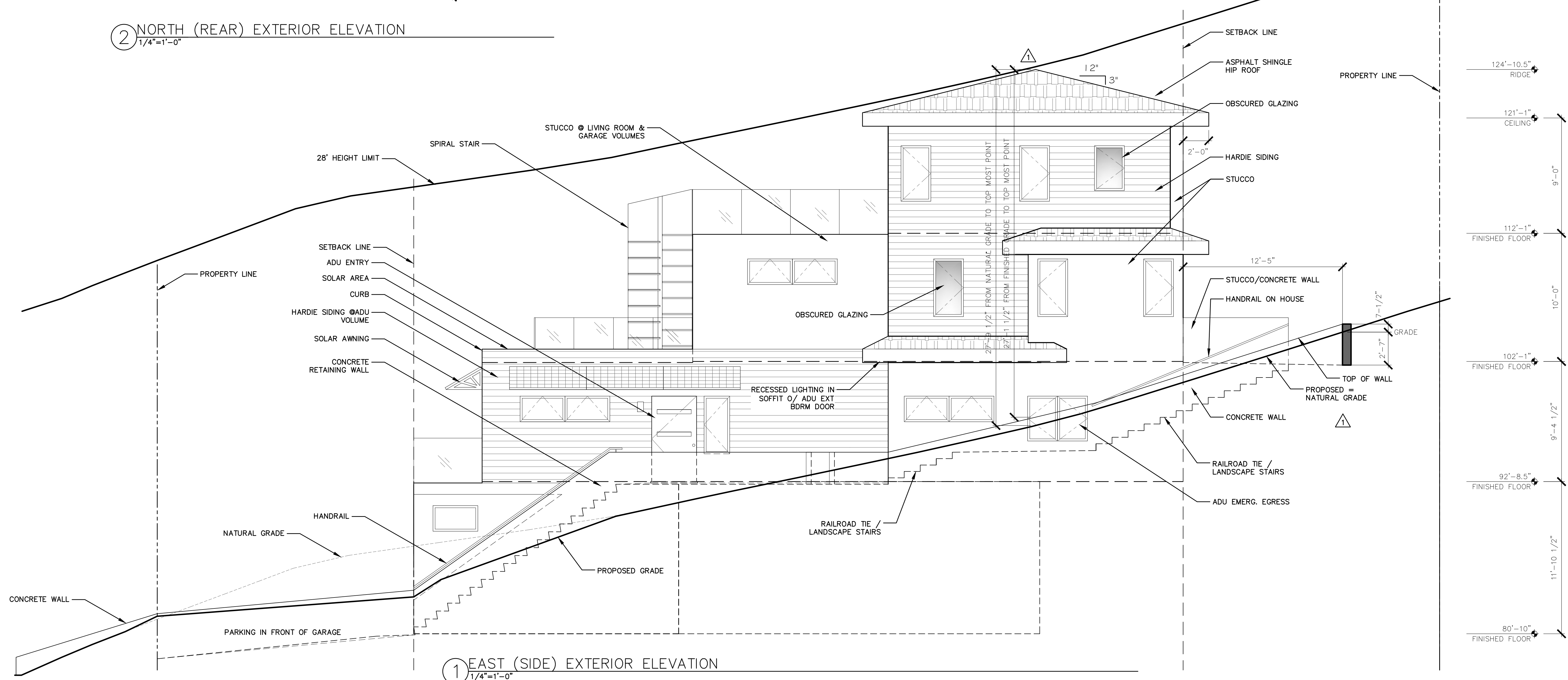
DATE: 11.15.2022

A3.1

EAST & NORTH
EXTERIOR
ELEVATIONS



2 NORTH (REAR) EXTERIOR ELEVATION
1/4" = 1'-0"



1 EAST (SIDE) EXTERIOR ELEVATION
1/4" = 1'-0"

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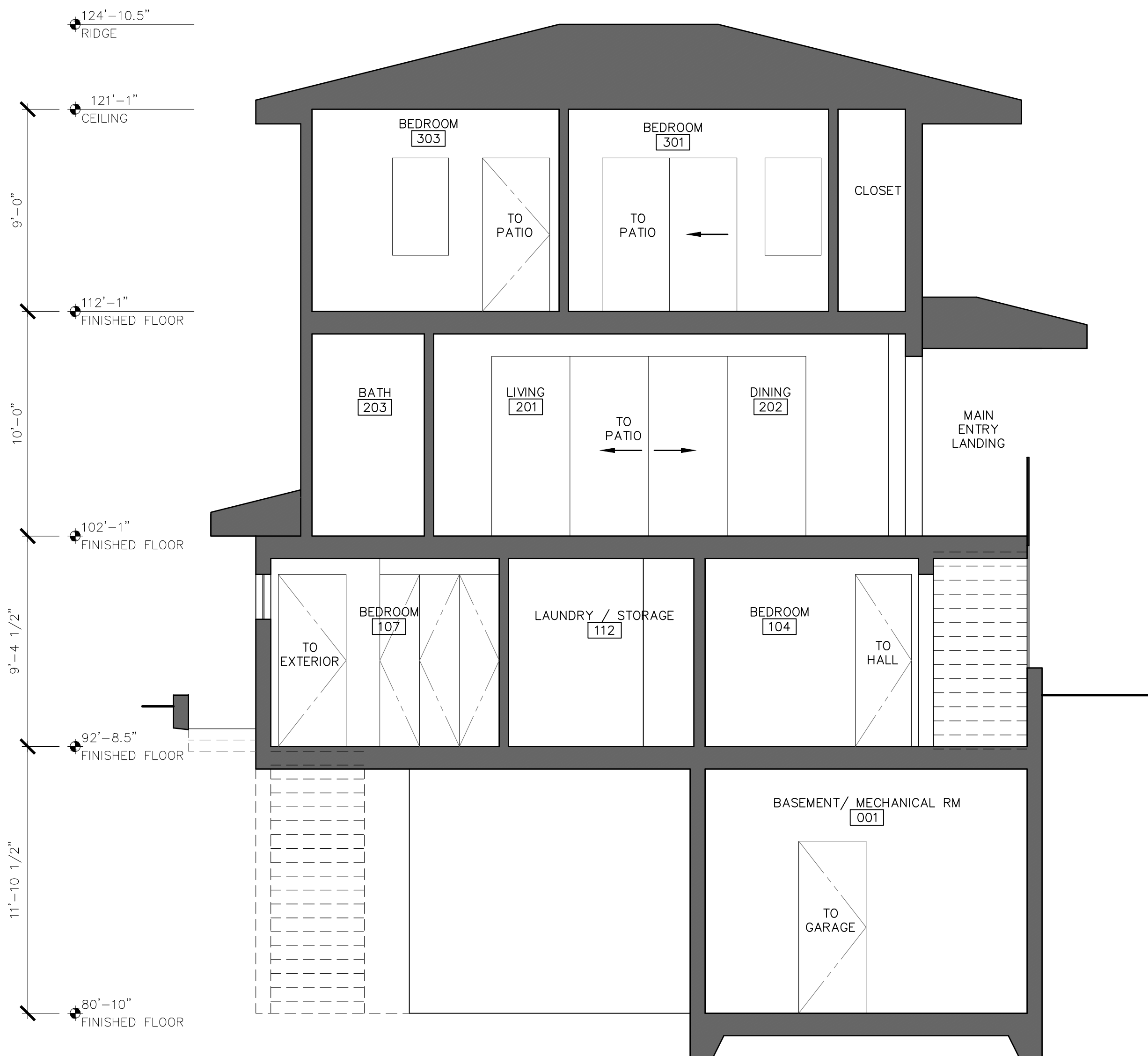
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02.03.23 CHECKSET

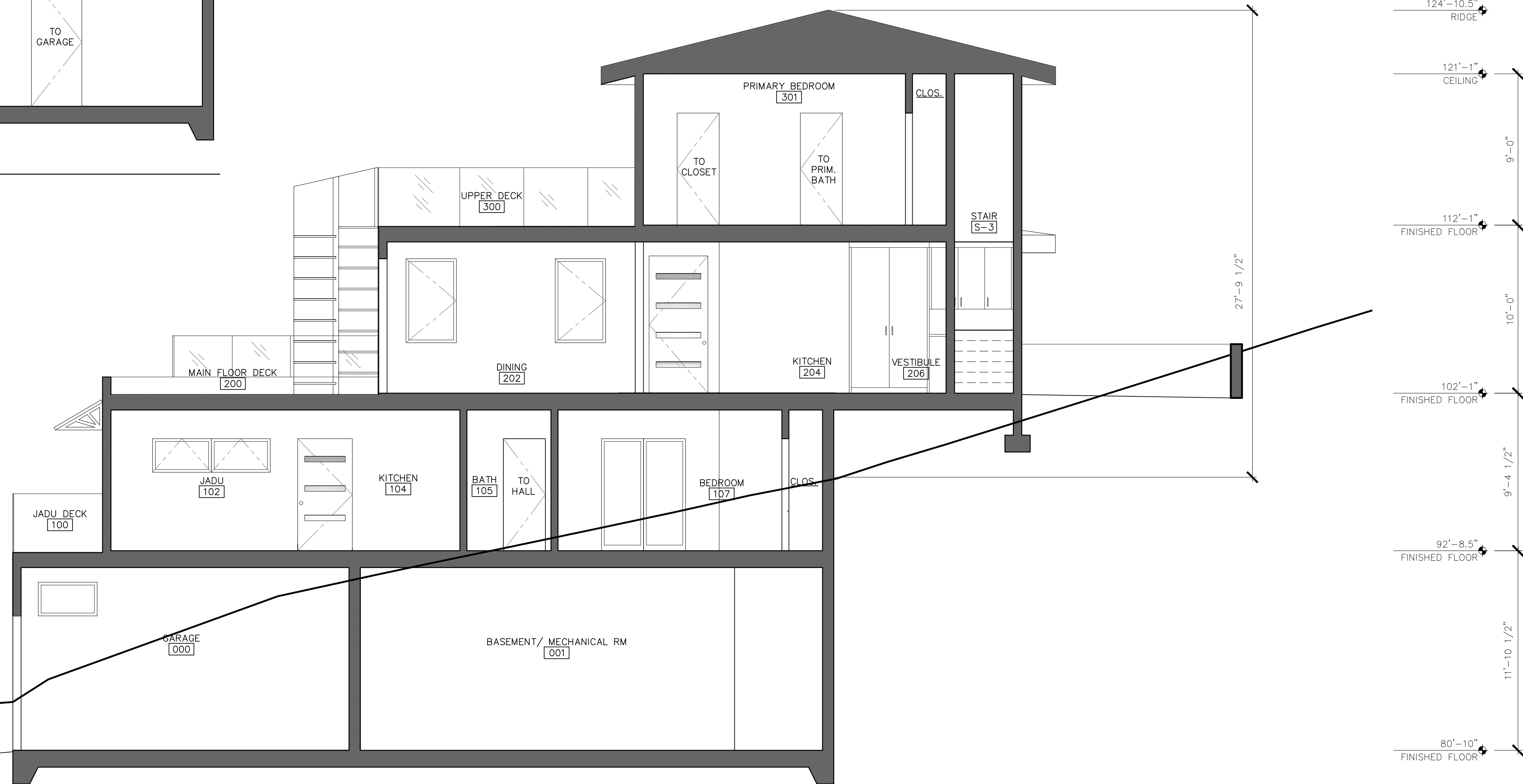
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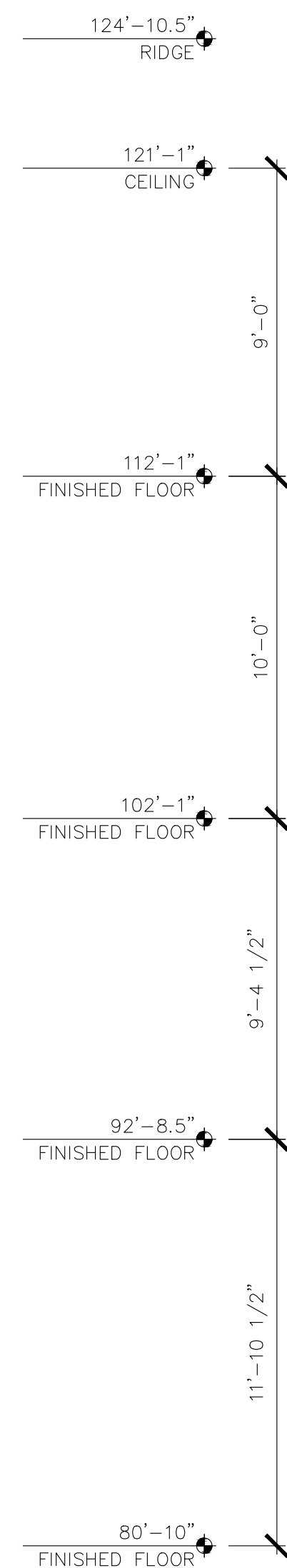
A4.0
BUILDING SECTIONS



② EAST TO WEST BUILDING SECTION
1/4" = 1'-0"



① SOUTH TO NORTH BUILDING SECTION
1/4" = 1'-0"



PLANT LEGEND	TYPE	SPECIES	SIZE	QUANT.
1.	PERENNIAL GRASS	CHONDROPETALUM ELEPHANTINUM	4'-6" TALL"	8
2.	FLOWERING PERENNIAL	ANIGOZANTHOS GOLD VELVET "KANGAROO PAW"	3'-4" TALL"	5
3.	FLOWERING PERENNIAL	GREVILLEIA PEACHES AND CREAM	4'-6" TALL"	9
4.	FLOWERING PERENNIAL	ERIGERON GLAUCUS (SEASIDE DAISY)	2"-12" TALL	30 FLATS
5.	FLOWERING PERENNIAL	ACACIA COGNATAACACIA (COUSIN ITT)	6" TALL	7

TYPE	SPECIES	SIZE	QUANT.	
6.	SUCCULENT	SEDUM MIX	2"-12" TALL	50 FLATS
7.	FLOWERING REPLACEMENT TREE	CEANOTHUS RAY HARTMAN	15'	2
8.	FRUIT TREE	CITRUS MEYER-PROVED MEYER LEMON	6'-10'	1
9.	EVERGREEN REPLACEMENT TREE	DODONAEA VISCOSA PURPUREA	8'-10'	5

LANDSCAPE NOTES:

- 1663 SF OF NEW LANDSCAPING FOR NEW DWELLING IN MONTARA WATER & SANITARY DISTRICT
- A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS, WHERE MULCH IS CONTRA INDICATED.
- MINIMUM 75% OF PLANTINGS SHALL HAVE A WUCOLS PLANT FACTOR OF 0.3
- AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST SUPPLY THE OWNER WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE & IRRIGATION MAINTENANCE, AS APPLICABLE.
- UNLESS CONTRADICTED BY THE SOILS TEST, COMPOST AT A RATE OF MIN. 4 CUBIC YARDS PER 1,000 S.F. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- WATERING OF LANDSCAPE SHALL BE HAND WATERING TO MATURITY. NO IRRIGATION. PLANTS SHALL BE DROUGHT TOLERANT AND NON-INVASIVE.
- Vegetation Management (LRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- IMPERVIOUS SURFACES AS NOTED = 6.6% OF PARCEL AREA

CLIENTS:

**KELLY GARRETT
ROBINSON &
WAYNE ROBINSON**

2549 MORLEY WAY
SACRAMENTO, CA 95864

**KATKIN
ARCHITECTURE**

P.O. BOX 2115 EL GRANADA, CA 94018
REBECCA@KATKINARCHITECTURE.COM
415.706.0981

LICENSED ARCHITECT

REBECCA SHAW KATKIN

NO. C-30747

1.31.25

RENEWAL DATE

STATE OF CALIFORNIA

PROJECT:

ROBINSON RESIDENCE

APN: 037-096-120
ETHELDORE STREET
MOSS BEACH, CA 94038

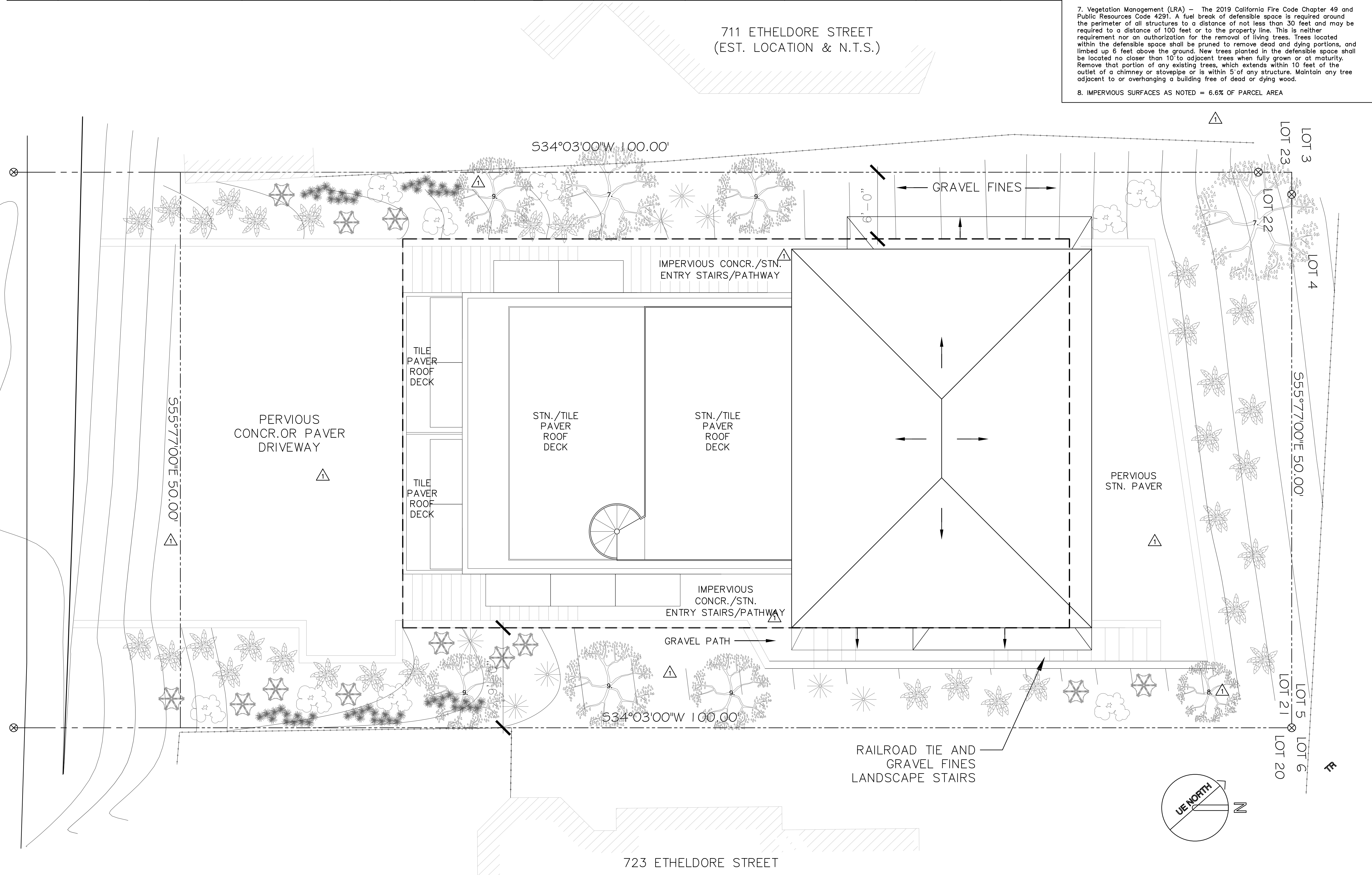
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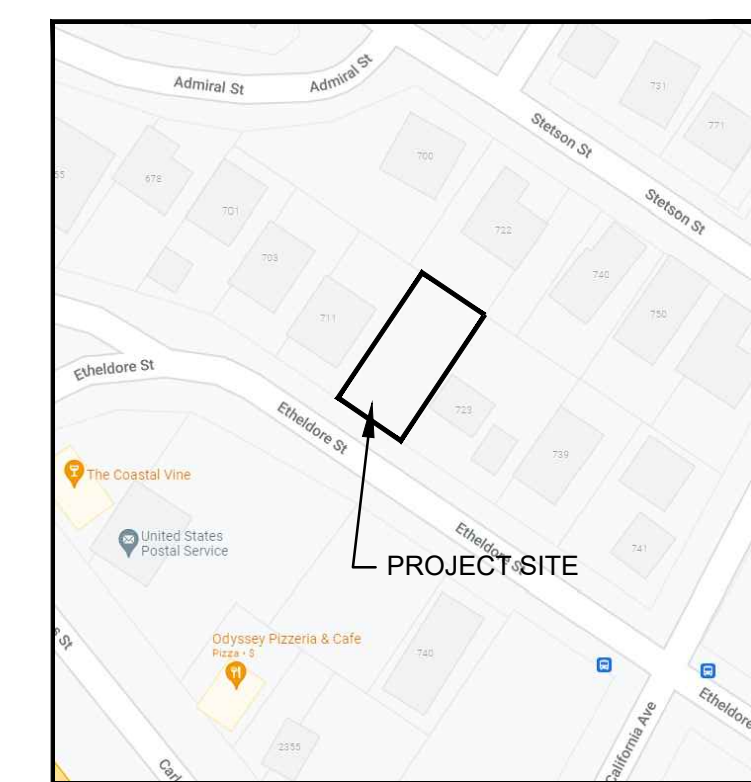
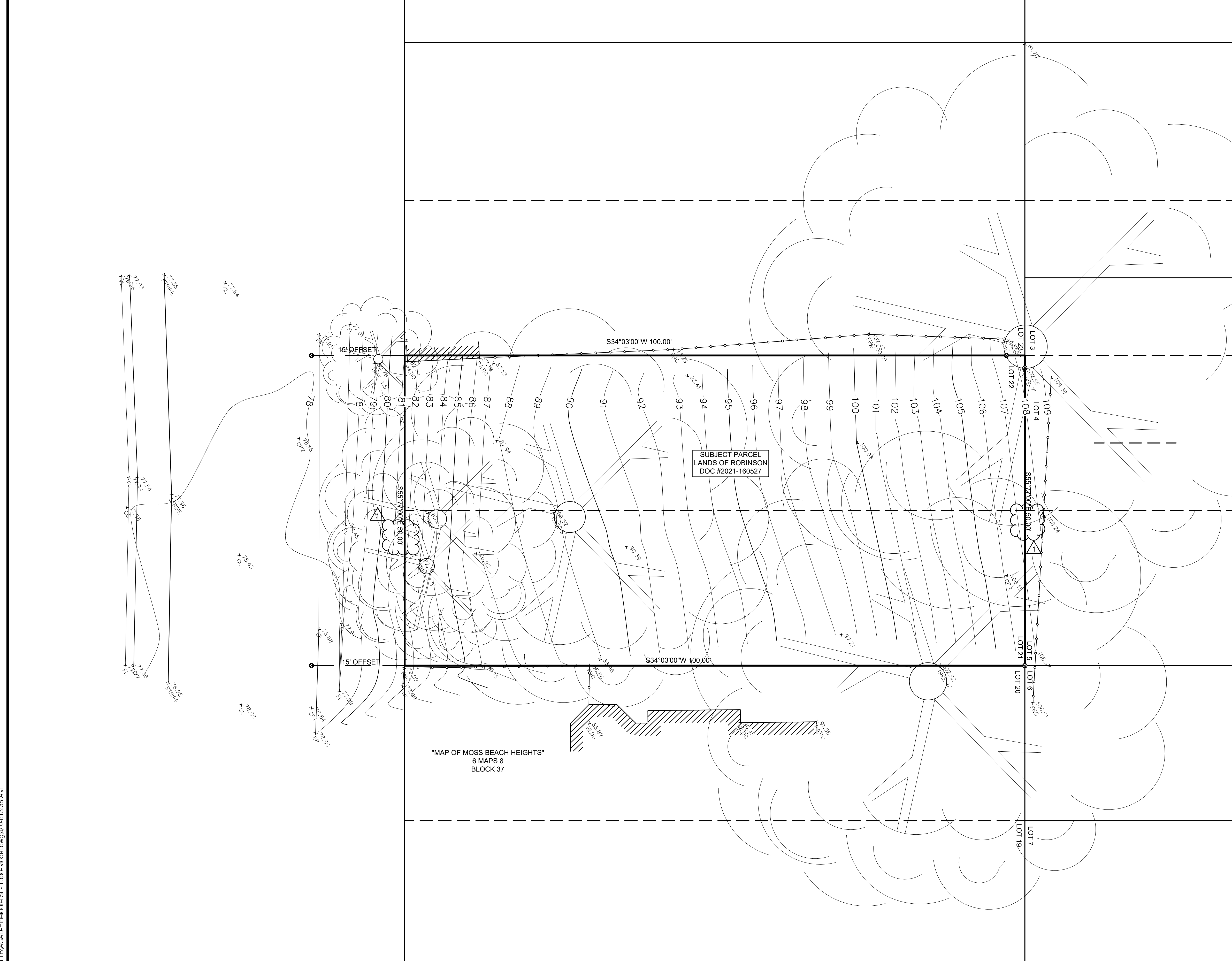
NO.	DESCRIPTION	DATE
1	PLAN REVIEW RESP.	1.09.23

02.03.23 CHECKSET

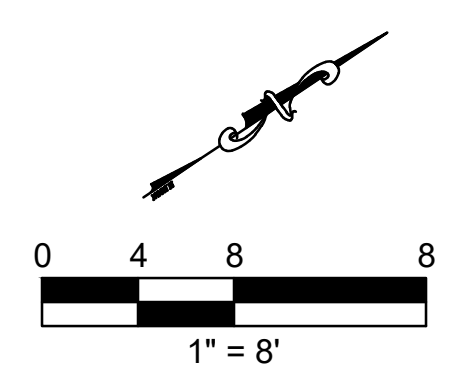
SCALE: 1/4" = 1'-0"
DATE: 11.15.2022

L1.0
LANDSCAPE PLAN





VICINITY MAP
NO SCALE



LEGEND

- APPROXIMATE BOUNDARY OF PROPERTY LINE
- APPROXIMATE BOUNDARY OF ADJOINING PROPERTIES
- LOT LINE PER ORIGINAL SUBDIVISION
- WOODEN FENCE LINE
- CHAIN LINK FENCE LINE
- CONTOUR LINE W/ ELEVATION
- BUILDING FOOTPRINT
- EP
- FG
- IR
- DI
- WV
- CL
- FS
- FF
- CONC
- HYD
- RL
- GF
- FD
(XXX)
- TREE
- SET MONUMENT STAMPED "L.S. 9392"
RECORD OF SURVEY BEING FILED
WITH THE COUNTY OF SAN MATEO

BASIS OF ELEVATIONS

THE COORDINATES AND ELEVATION ARE BASED FROM THE CONTROL POINT CP1, BEING A COUNTY MONUMENT LOCATED AT THE INTERSECTION OF CALIFORNIA AVENUE AND ETHELDORE STREET. SAID COORDINATES BEING IN NAD83(2011)(EPOCH:2010.0000 PER OPUS SOLUTION DATED NOVEMBER 20, 2021) CALIFORNIA ZONE 3 STATE PLANE COORDINATE SYSTEM, HAVING A NORTHING OF 2,021,296.276 AND AN EASTING OF 5,977,833.730, AND SAID ELEVATION BEING NAVD88 (COMPUTED USING GEOID18) AND HAVING AN ELEVATION OF 81.70'.

ELEVATIONS AND CONTOURS SHOWN HEREIN ARE BASED ON A SURVEY DONE ON NOVEMBER 20, 2021.

Michael S. Mahoney
MICHAEL S. MAHONEY PLS 5577



PLAN CHECK RESPONSE 1.10.23	
NO.	REVISIONS

JOB#: 2021.1015
DATE: 12/15/21
100% SUBMITTAL

(650) 244-9667
jgmahoney@pls-corp.com
901 Sneath Ln, Suite 117
San Bruno, CA 94066

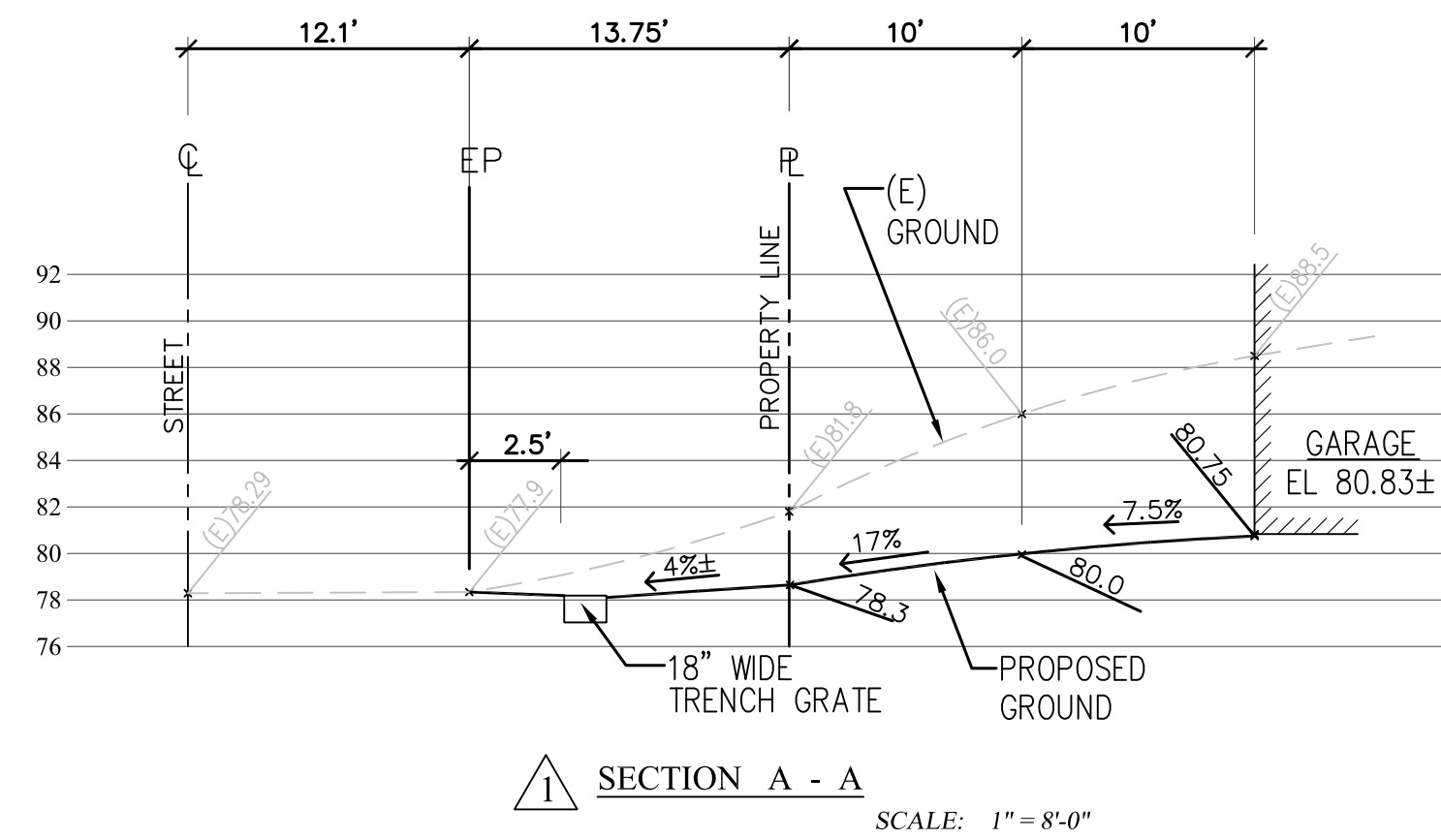
Professional Land Services
LAND DEVELOPMENT SPECIALISTS

DESIGNED: AC
DRAWN: AC
APPROVED: JKO

PREPARED FOR:
KELLY GARRETT ROBINSON
2549 MORLEY WAY
SACRAMENTO, CA 95864

TITLE:
**TOPOGRAPHIC MAP OF
VACANT LAND APN #037-096-120
MOSS BEACH, CA 94038**

C-0

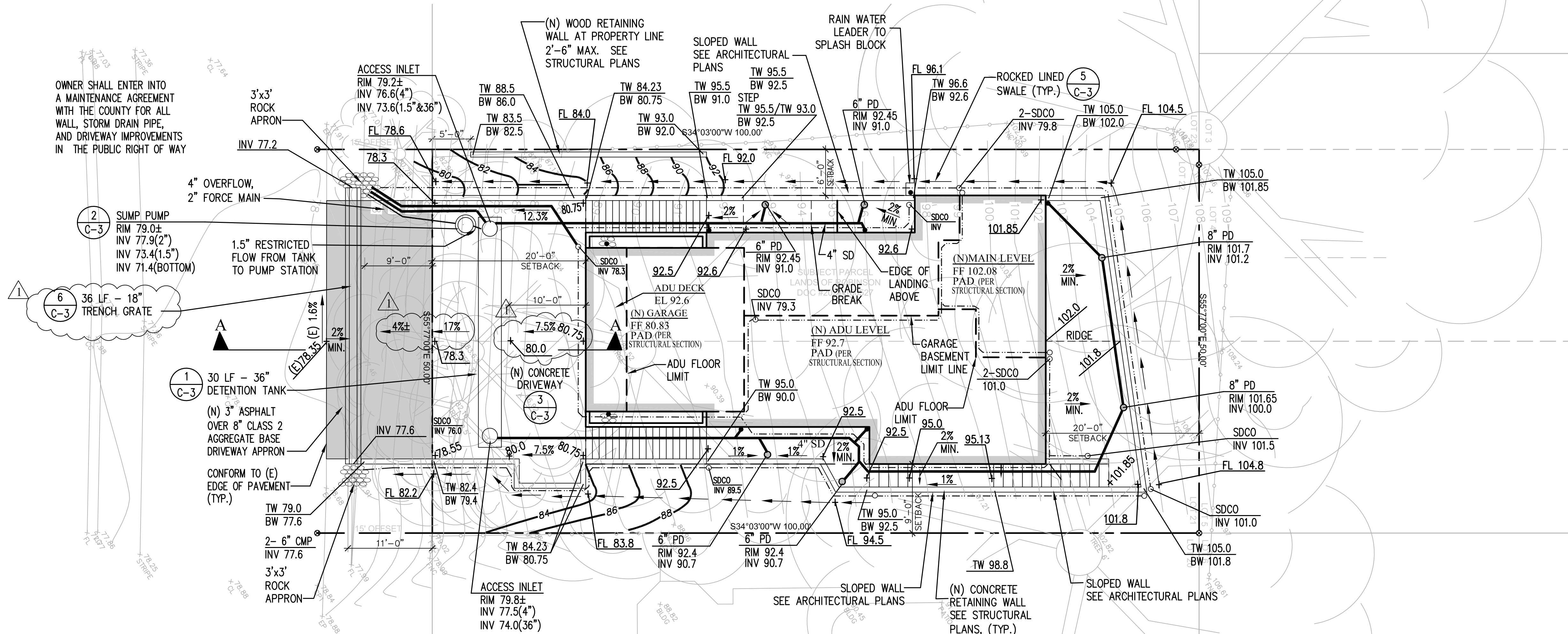


SITE DRAINAGE MAINTENANCE REQUIREMENTS

1. FALL, CLEAN ALL DRAINAGE INLETS AND MOW THE VEGETATION WITHIN THE SIDE YARD VEGETATED SWALES. SEDIMENT REMOVED AND VEGETATION CLIPPINGS SHALL BE DISPOSED OF OFF SITE OR IN TRASH BIN.
2. SPRING, (ONCE A YEAR) REMOVE ALL SEDIMENT BUILD UP IN THE BOTTOM OF DETENTION TANK. SEDIMENT TO BE DISPOSED OF OFF SITE OR IN TRASH BIN.
3. SPRING, REMOVE ALL SEDIMENT BUILD UP IN ALL DRAIN INLETS AND CURB DRAINS. DISPOSE OF SEDIMENT OFF SITE OR IN TRASH BIN.

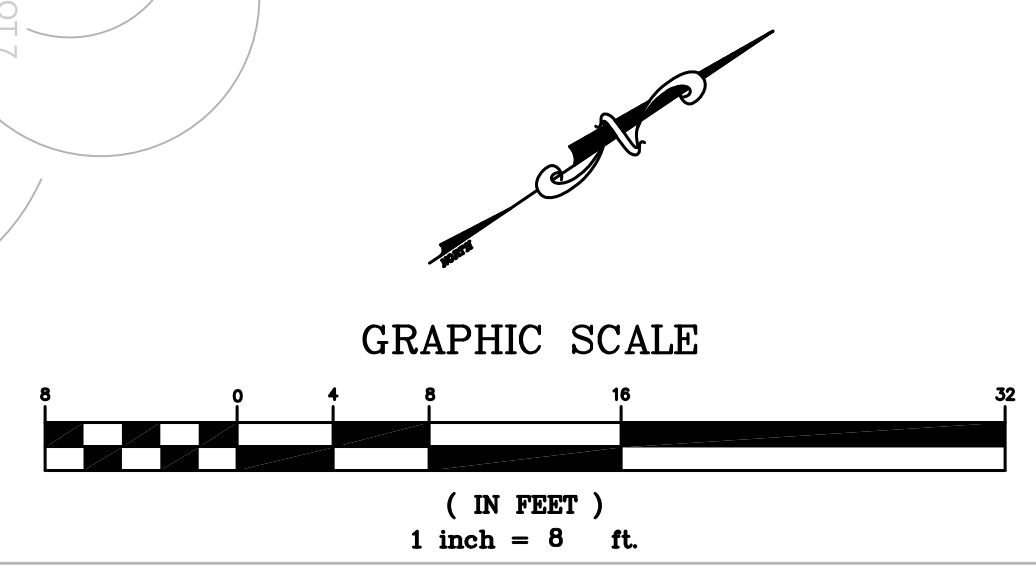
GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. TOPOGRAPHIC INFORMATION PROVIDED BY PROFESSIONAL LAND SERVICES, DATED DECEMBER 15, 2021.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
5. CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
6. ALL EARTHWORK, SUBSLAB PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
7. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES AND DEPRESSED LANDSCAPE AREAS WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
13. CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP'S) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
14. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
15. CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
16. CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS, FROM THE COUNTY, TO PERFORM ALL TRENCHING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
17. APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON MILLS AVENUE.
18. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.



EARTHWORK TABLE	CUT	FILL
HOUSE	500 CY	10 CY
DRIVEWAY	180 CY	0 CY
REAR/FRONT/SIDE YARD	50 CY	0 CY
TOTAL	730 CY	10 CY
EXPORT	720 CY	

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.



GRADING & DRAINAGE PLAN 1/8"=1'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
 Engineering and Project Management
 1321 25th Place, SE
 SAMMAMISH, WA 98075
 650-333-0103
 cliffbechtel@comcast.net

ROBINSON RESIDENCE
 717 ETHELDORRE STREET
 SAN MATEO COUNTY
 Moss Beach
 California

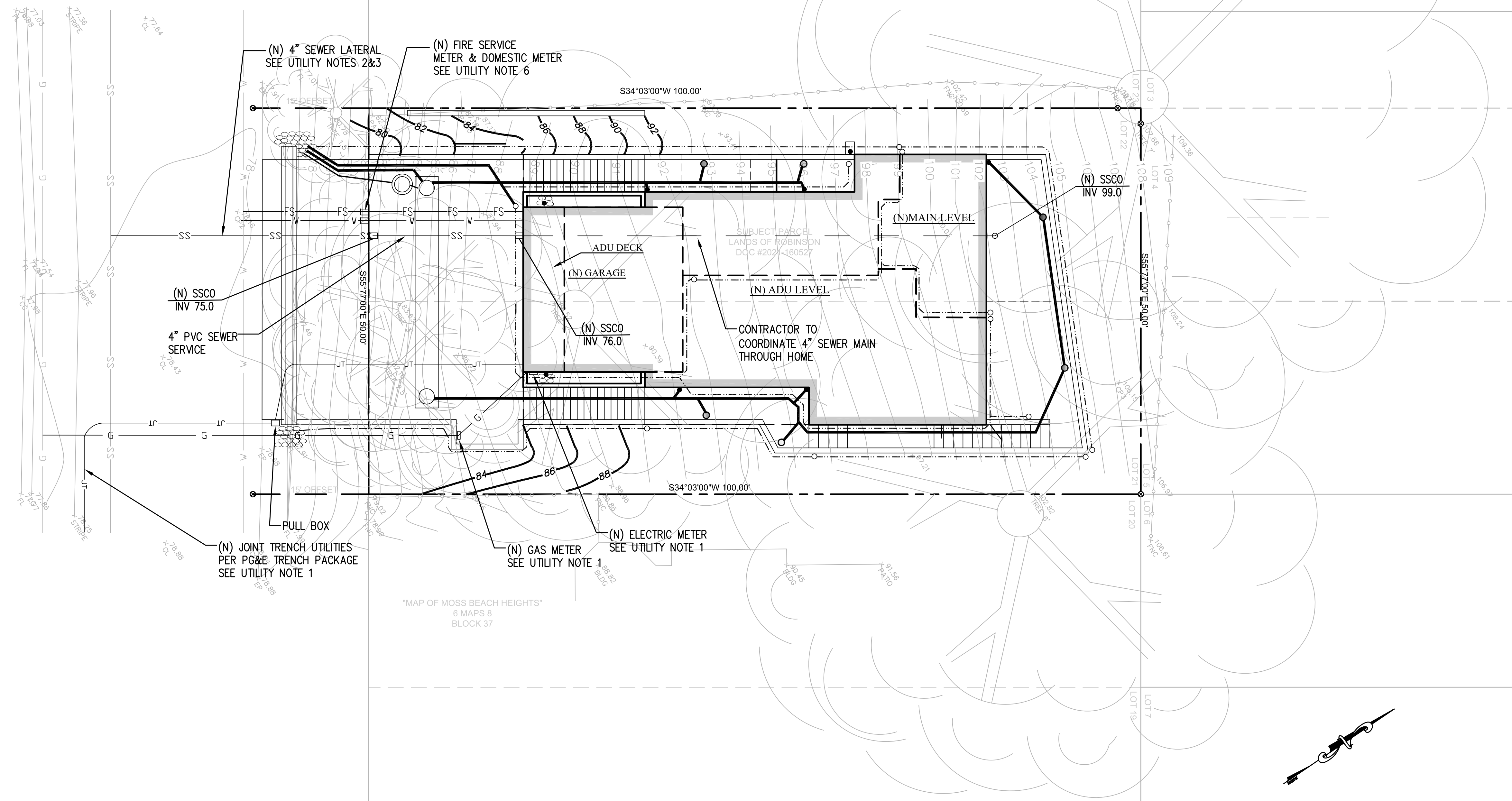
CONTENTS:
 GRADING & DRAINAGE PLAN

DATE 11/09/22
 SCALE AS NOTED
 REVISIONS:
 1. REV. 01/09/22

DRAWN J.G.
 CHECKED C.B.
 JOB No. 2022803
 SHEET No.
C-1.0
 OF 5 SHEETS

- UTILITY NOTES:
- CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION/RELOCATION OF GAS, ELECTRIC, PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E.
 - CONTRACTOR SHALL ASSIST OWNER TO PERMIT NEW SEWER LATERAL AND SERVICE WITH THE GRANADA COMMUNITY SERVICES DISTRICT. INSTALL CLEANOUTS AT PROPERTY LINE AND AT NEW HOME AS SHOWN ON PLAN. A DISTRICT APPROVED BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IF REQUIRED BY DISTRICT.
 - ALL SEWER WORK TO BE IN CONFORMANCE WITH THE COUNTY AND DISTRICT STANDARDS.
 - ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE'S SHOULD BE AVOIDED.
 - ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, AS SHOWN ON PLAN. ALL PIPE SHALL BE 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
 - CONTRACTOR TO ASSIST OWNER IN PERMITTING WITH THE COASTSIDE COUNTY WATER DISTRICT FOR NEW SERVICE AND LATERAL AS SHOWN. CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE AND ISOLATION VALVE ONCE METER IS INSTALLED. DEVICES SHALL BE INSTALLED ON THE DISCHARGE SIDE OF METER AND BE PLACED WITHIN ONE FOOT OF METER. A PRESSURE REDUCING VALVE SHALL BE INSTALLED AT BUILDING FACE. A NEW COPPER WATER SERVICE TO HOME SHALL BE INSTALLED. CONTRACTOR SHALL COORDINATE THE SIZING OF THE SERVICE WITH THE PROJECT FIRE SPRINKLER PLANS.
 - PATIO DRAINS (PD) SHALL BE 8" MINIMUM IN DIAMETER OR WIDTH. STYLE PER LANDSCAPE ARCHITECTS DIRECTION. AREA DRAINS (AD) SHALL BE 12" NDS (OR EQUIVALENT). DRAIN INLETS (DI) SHALL BE STACKED CHRISTY B9 OR EQUAL.

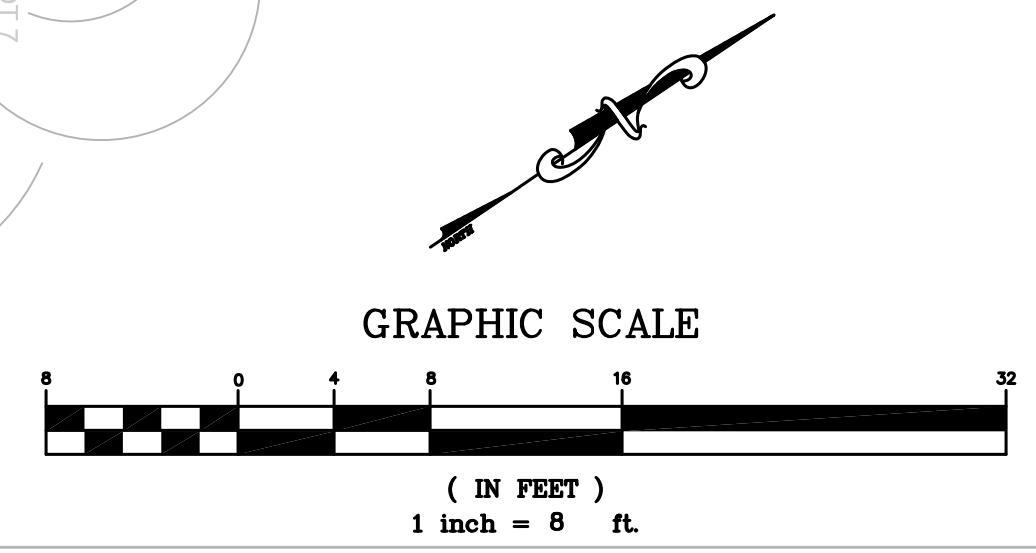
California
ROBINSON RESIDENCE
717 ETHELDORRE STREET
SAN MATEO COUNTY
Moss Beach



"MAP OF MOSS BEACH HEIGHTS"
6 MAPS 8
BLOCK 37

UTILITY PLAN

1/8"=1'-0"

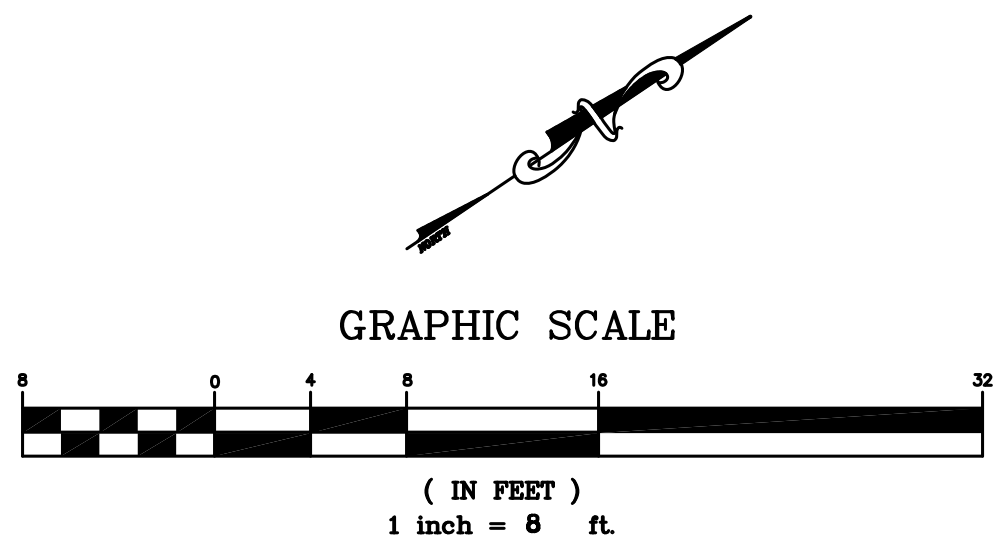


CONTENTS:
UTILITY PLAN

DATE	11/09/22
SCALE	AS NOTED
REVISIONS:	
1	REV. 01/09/22

DRAWN J.G.
CHECKED C.B.
JOB No. 2022803

SHEET NO.
C-1.1
OF 5 SHEETS



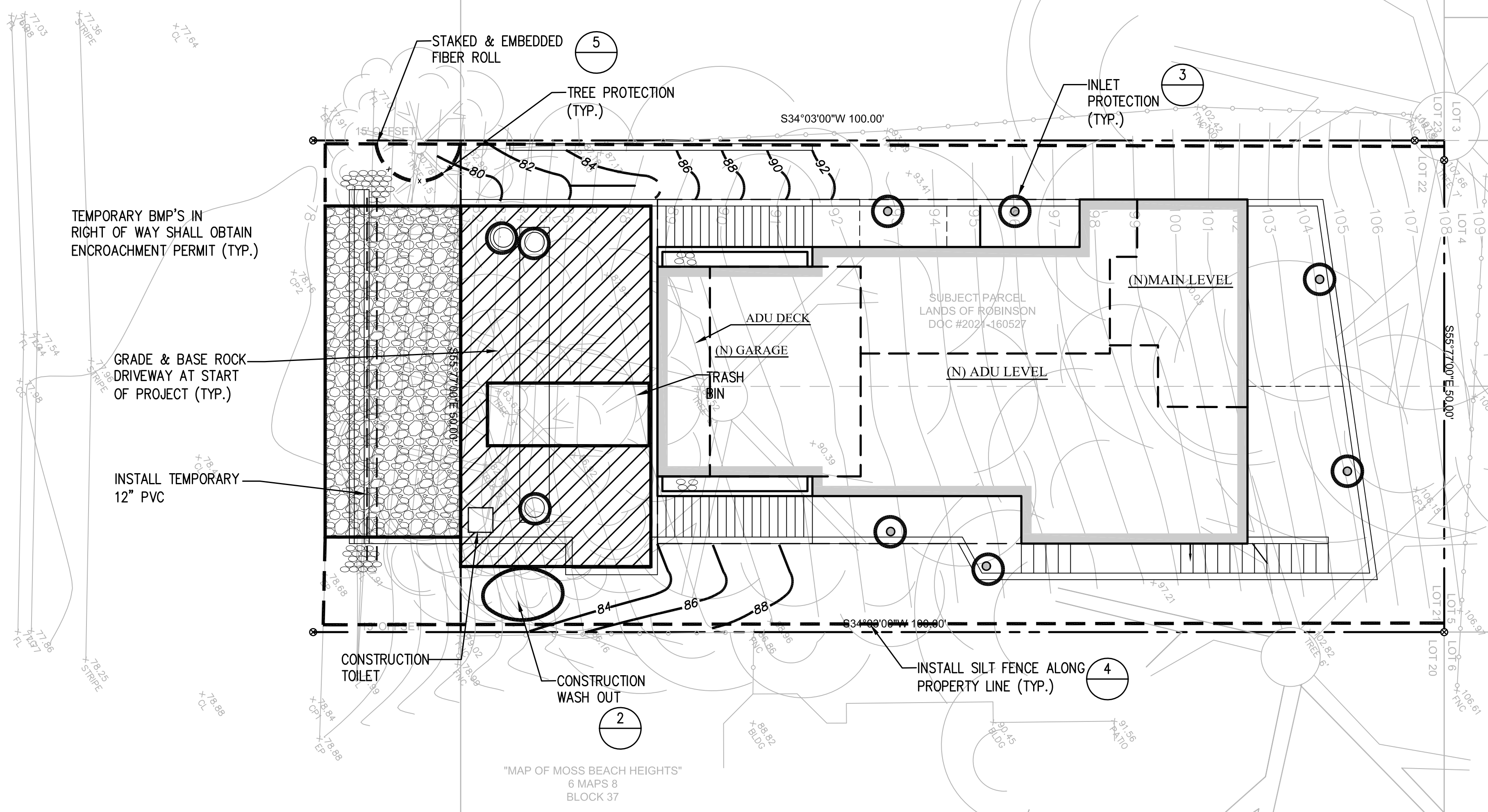
POINT OF CONTACT:
KELLY ROBINSON (OWNER)

CAL. GREEN NOTES:

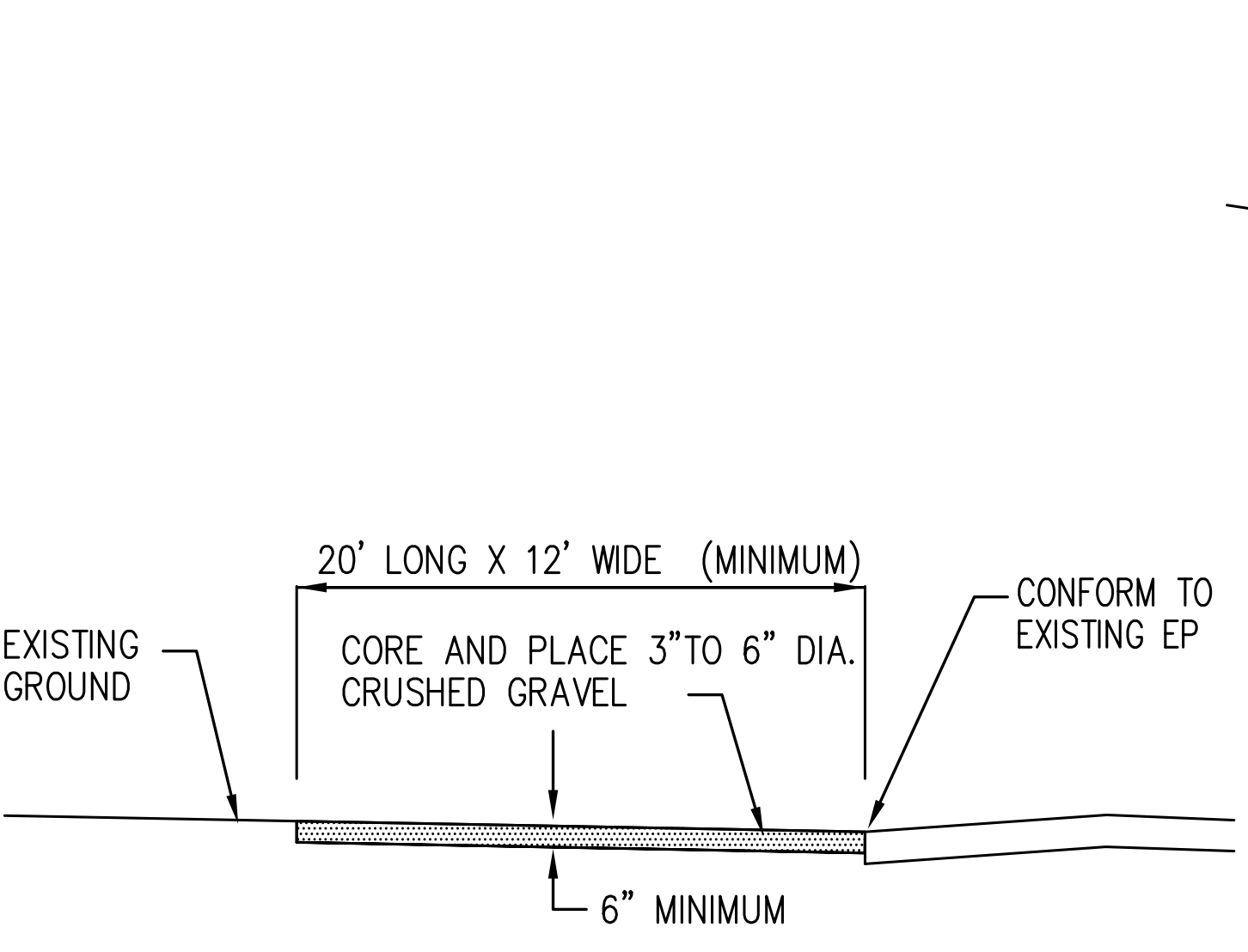
1. CONTRACTOR SHALL STOCKPILE SITE TOP SOIL FOR REUSE IN A DESIGNATED AREA AND COVER FOR PROTECTION FROM EROSION. PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER OR OTHER MEANS NECESSARY. SEE SHEET C-2 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. WATER PERMEABLE SURFACE AREA TABLE CAN BE FOUND WITH LANDSCAPE PLAN. INFORMATION SHALL BE TO BE IN CONFORMANCE WITH THE CITY OF EL GRANADA STANDARDS.
4. CONSTRUCTION MANAGEMENT PLAN, FOUND ON SHEET C-2 SHALL BE FOLLOWED. STORAGE OF HEAVY EQUIPMENT PARKING, VEHICLE TRAFFIC, AND MATERIAL STORAGE SHALL BE LIMITED TO AREAS PLANNED FOR PAVING (A4.106.2.3).
5. ALL DOWN SPOUTS SHALL BE PIPED OR DISCHARGED ON AN IMPERMEABLE SURFACE TO LANDSCAPING, DRY WELL, SUMP, BIO SWALE OR RAIN WATER CAPTURE SYSTEM. A MINIMUM OF 5- FEET AWAY FROM FOUNDATIONS. ALL PIPE SHALL BE 4" PVC SDR 35 PIPE OR EQUAL.

EROSION AND SEDIMENT CONTROL NOTES:

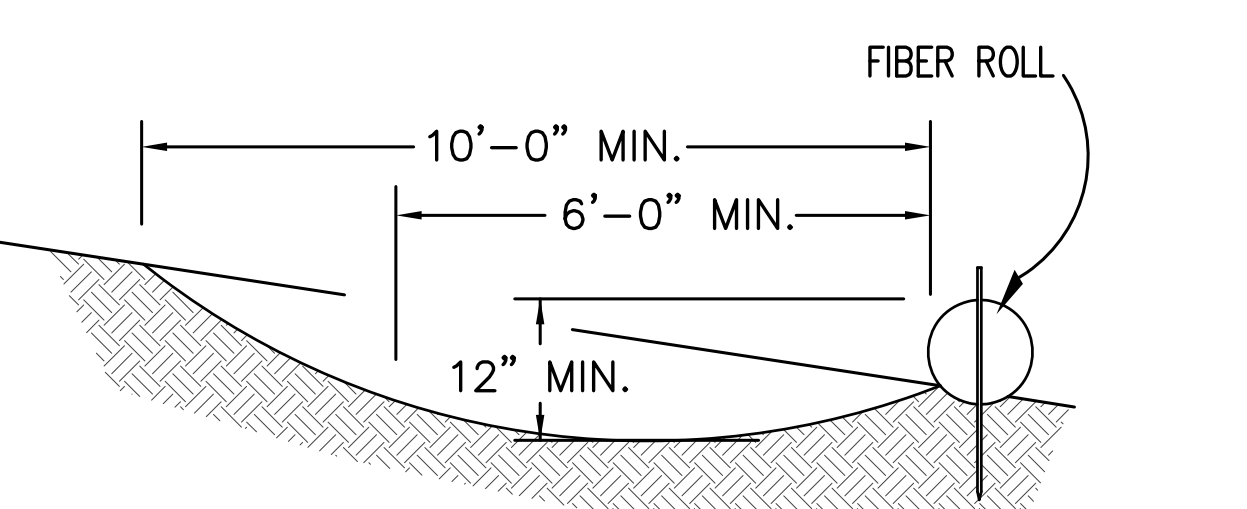
1. STORM DRAIN POLLUTION PREVENTION: PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, HAY BALES, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
2. THE EXISTING CONCRETE DRIVEWAY SHALL SERVE AS THE STABILIZED CONSTRUCTION ENTRANCE.
3. FIBER ROLL(S) SHALL BE INSTALLED, IF REQUIRED BY CITY, PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.
4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON ETHELDORRE STREET. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.
5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.
6. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.
8. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY THE CITY ENGINEER.
9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
10. CONTRACTOR MAY BE REQUIRED TO SUBMIT A LOGISTICS PLAN TO THE PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING WORK THAT ADDRESSES ALL IMPACTS TO THE CITY'S RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO: PEDESTRIAN CONTROL, TRAFFIC CONTROL, TRUCK ROUTES, MATERIAL DELIVERIES, CONTRACTOR'S PARKING, CONCRETE POURS, CRANE LIFTS, WORK HOURS, NOISE CONTROL, DUST CONTROL, STORM WATER POLLUTION PREVENTION, CONTRACTOR'S CONTACT, NOTICING OF AFFECTED SURROUNDING PROPERTIES, AND SCHEDULE OF WORK. THE REQUIREMENT TO SUBMIT A LOGISTICS PLAN WILL BE DEPENDENT ON THE NUMBER OF APPLICATIONS PUBLIC WORKS ENGINEERING RECEIVES WITH CLOSE PROXIMITY TO HELP MITIGATE AND CONTROL THE IMPACT TO THE PUBLIC RIGHT-OF-WAY. IF NECESSARY, PUBLIC WORKS MAY REQUIRE A LOGISTICS PLAN DURING CONSTRUCTION.



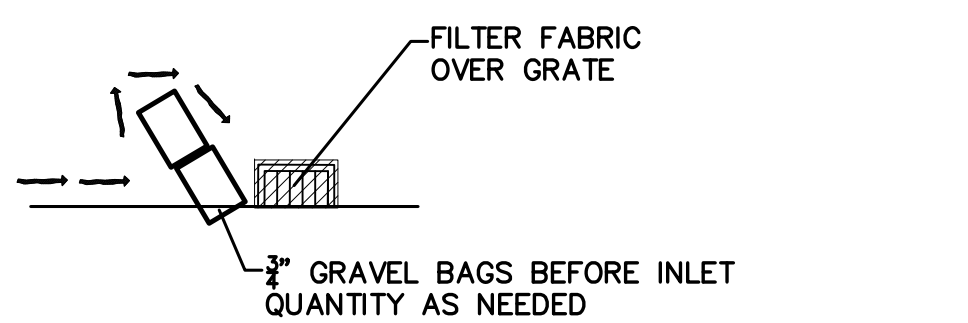
EROSION AND SEDIMENT CONTROL & STAGING PLAN 1/8"=1'-0"



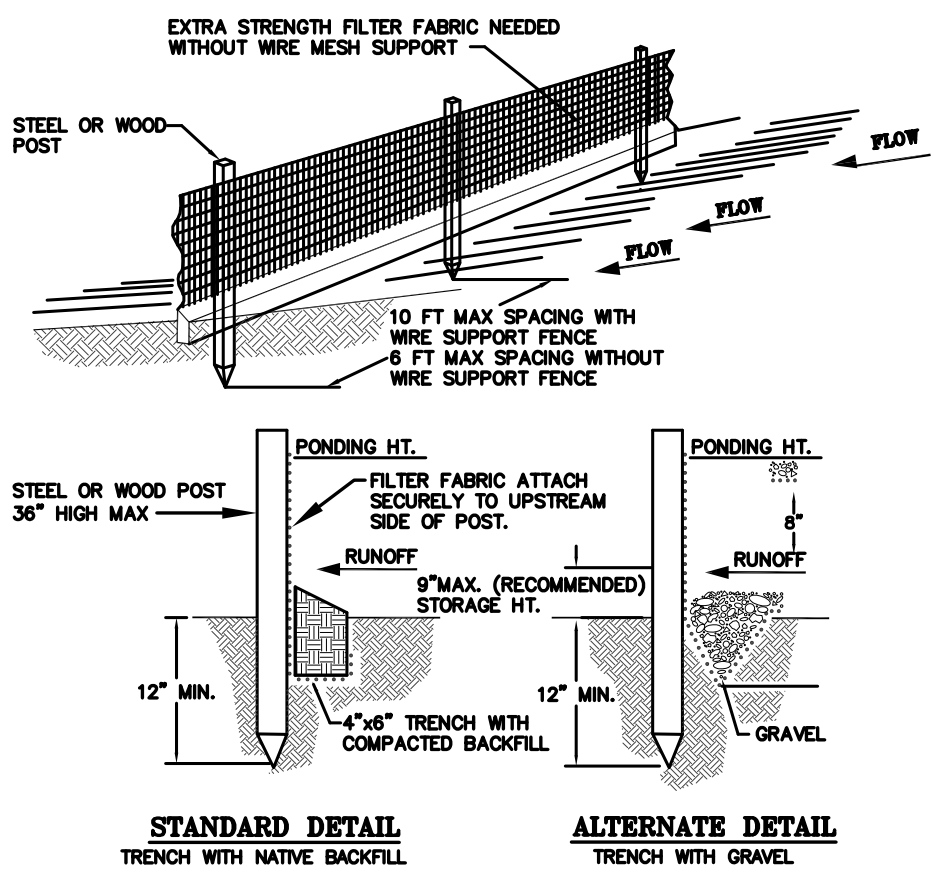
1 CONSTRUCTION ENTRANCE
C-3 NOT TO SCALE



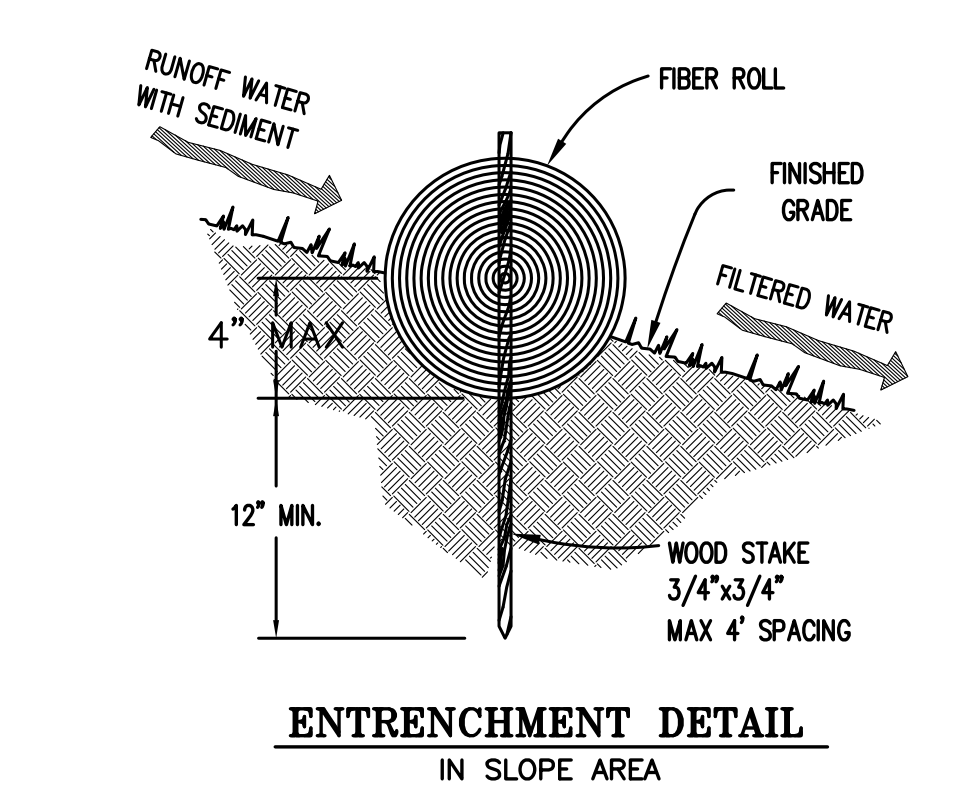
2 CONSTRUCTION WASH OUT AREA
C-3 NOT TO SCALE



3 INLET PROTECTION
C-3 NOT TO SCALE



4 SILT FENCE
C-3 NOT TO SCALE



5 FIBER ROLL
C-3 NOT TO SCALE

COUNTY NOTES

- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- 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.
- Construction sites are required to have erosion control materials on-site during the "off-season."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.

C. For Your Reference Only - Erosion Control Policies for Construction Sites:

Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made, revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time, and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection, that the site is stabilized either with adequate erosion control or landscaping, prior to issuance of the Certificate of Occupancy.

CLIFFORD BECHTEL AND ASSOCIATES, LLC
Engineering and Project Management
1321 25th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

ROBINSON RESIDENCE
717 ETHELDORRE STREET
SAN MATEO COUNTY
California
Moss Beach

CONTENTS:

EROSION & SEDIMENT CONTROL & STAGING PLAN

DATE 11/09/22

SCALE AS NOTED

REVISIONS:
REV. 01/09/22

DRAWN J.G.

CHECKED C.B.

JOB No. 2022803

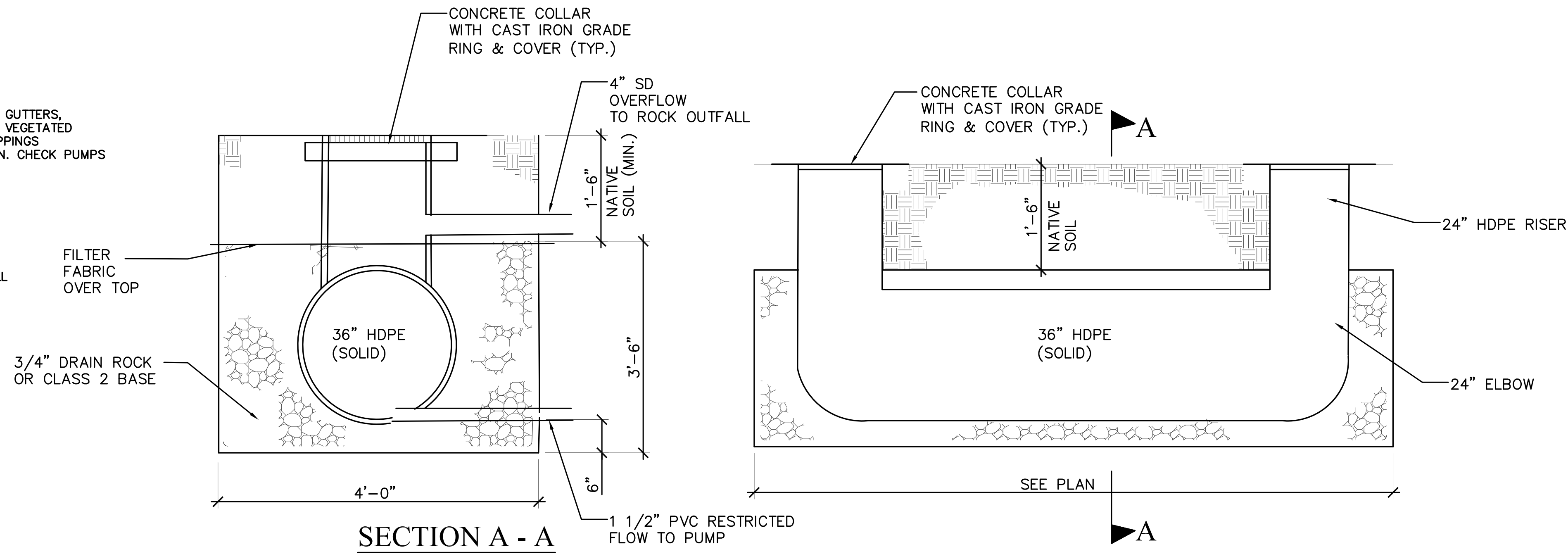
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C-2

OF 5 SHEETS

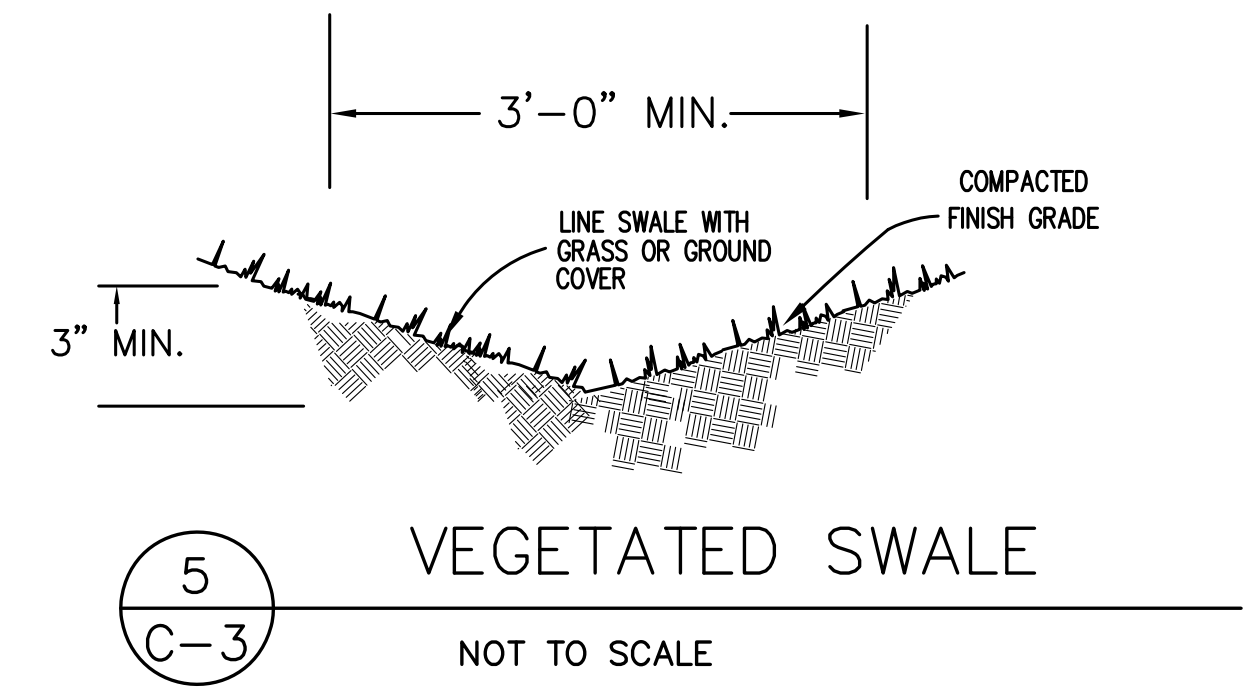
SITE DRAINAGE MAINTENANCE REQUIREMENTS

1. FALL, CLEAN ALL DRAINAGE INLETS AND HOUSE GUTTERS, AND MOW THE VEGETATION WITHIN THE SIDE YARD VEGETATED SWALES. SEDIMENT REMOVED AND VEGETATION CLIPPINGS SHALL BE DISPOSED OF OFF SITE OR IN TRASH BIN. CHECK PUMPS ARE IN GOOD WORKING ORDER.
2. SPRING, (ONCE A YEAR) REMOVE ALL SEDIMENT BUILD UP IN THE BOTTOM OF DETENTION TANK. SEDIMENT TO BE DISPOSED OF OFF SITE OR IN TRASH BIN.
3. SPRING, REMOVE ALL SEDIMENT BUILD UP IN ALL DRAIN INLETS. DISPOSE OF SEDIMENT OFF SITE OR IN TRASH BIN.

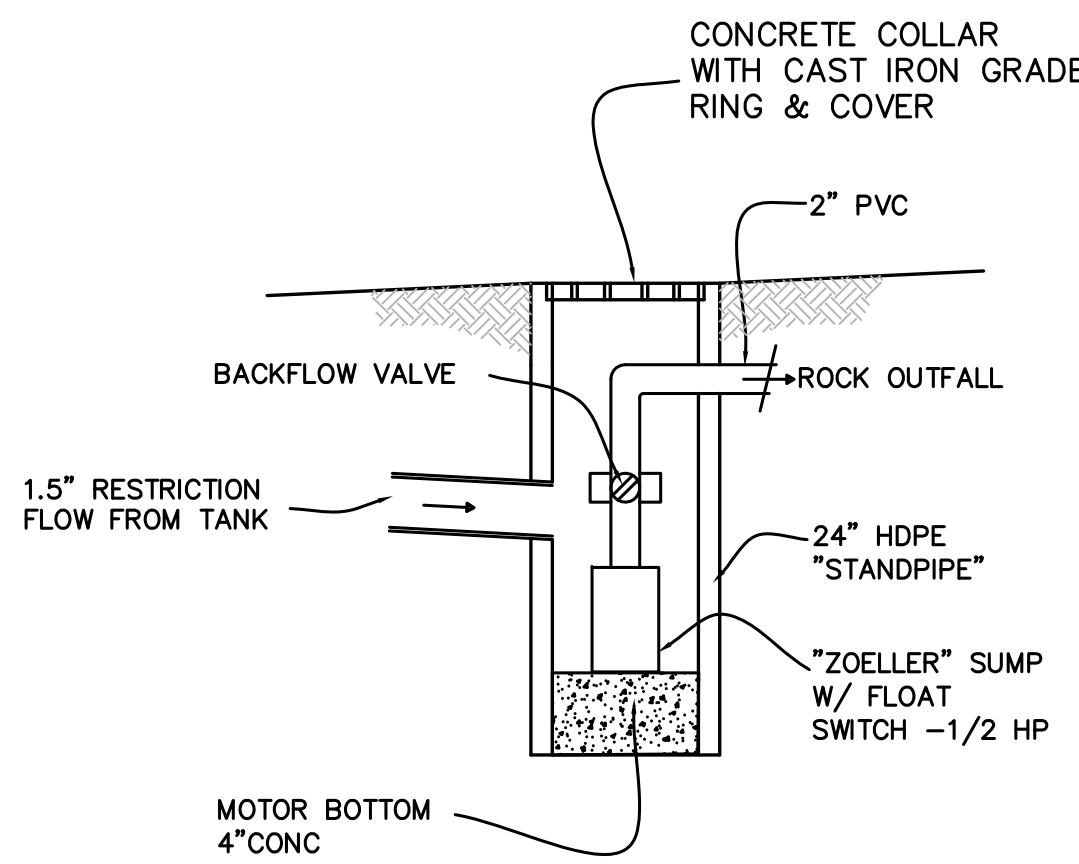


SECTION A - A
1 1/2" PVC RESTRICTED FLOW TO PUMP

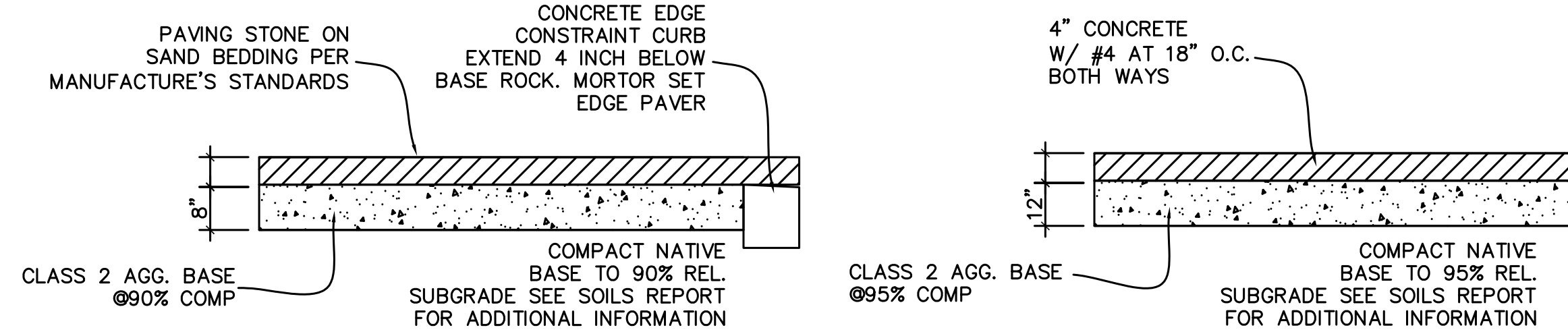
1
C-3
DETENTION SYSTEM
NOT TO SCALE



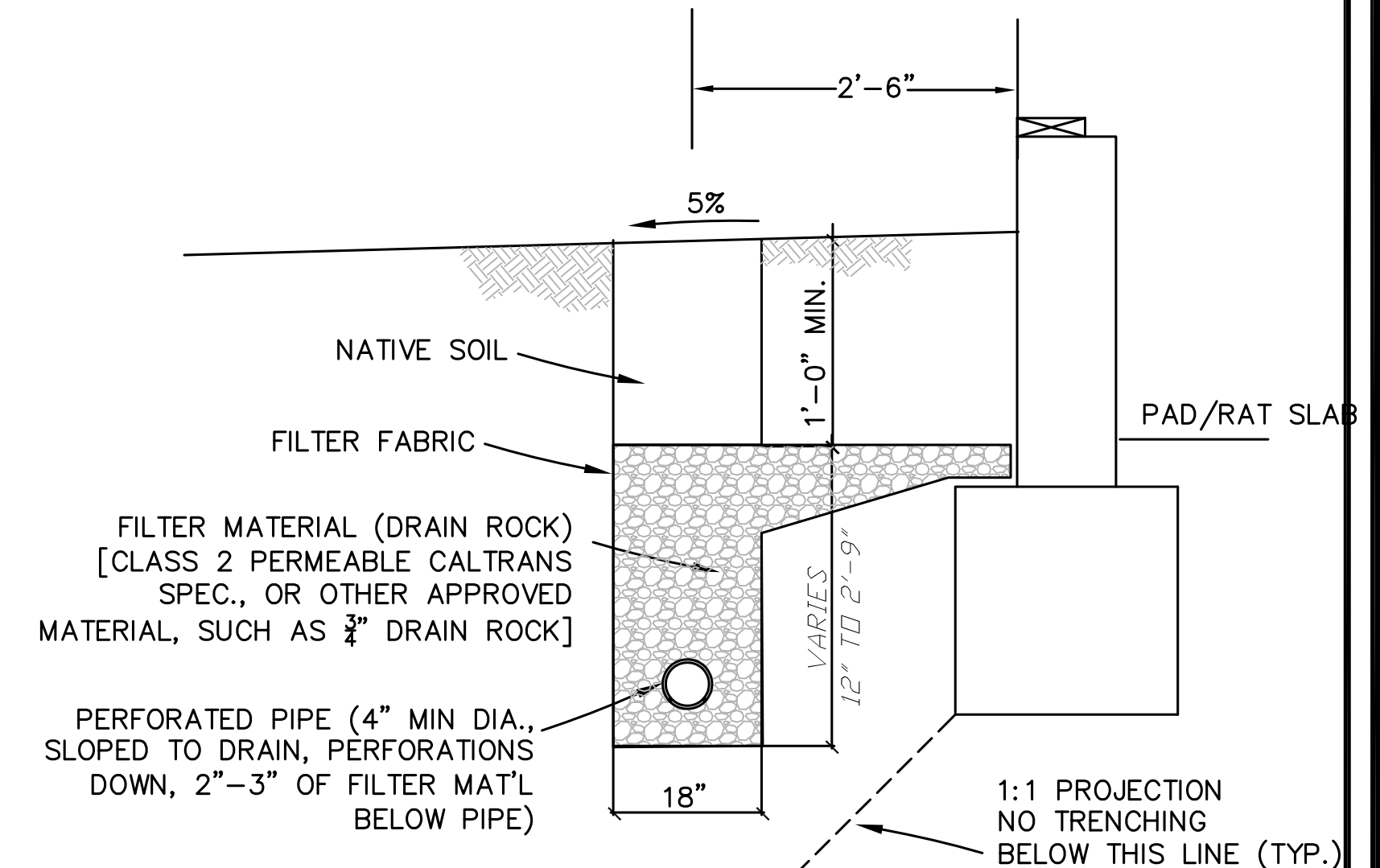
5
C-3
VEGETATED SWALE
NOT TO SCALE



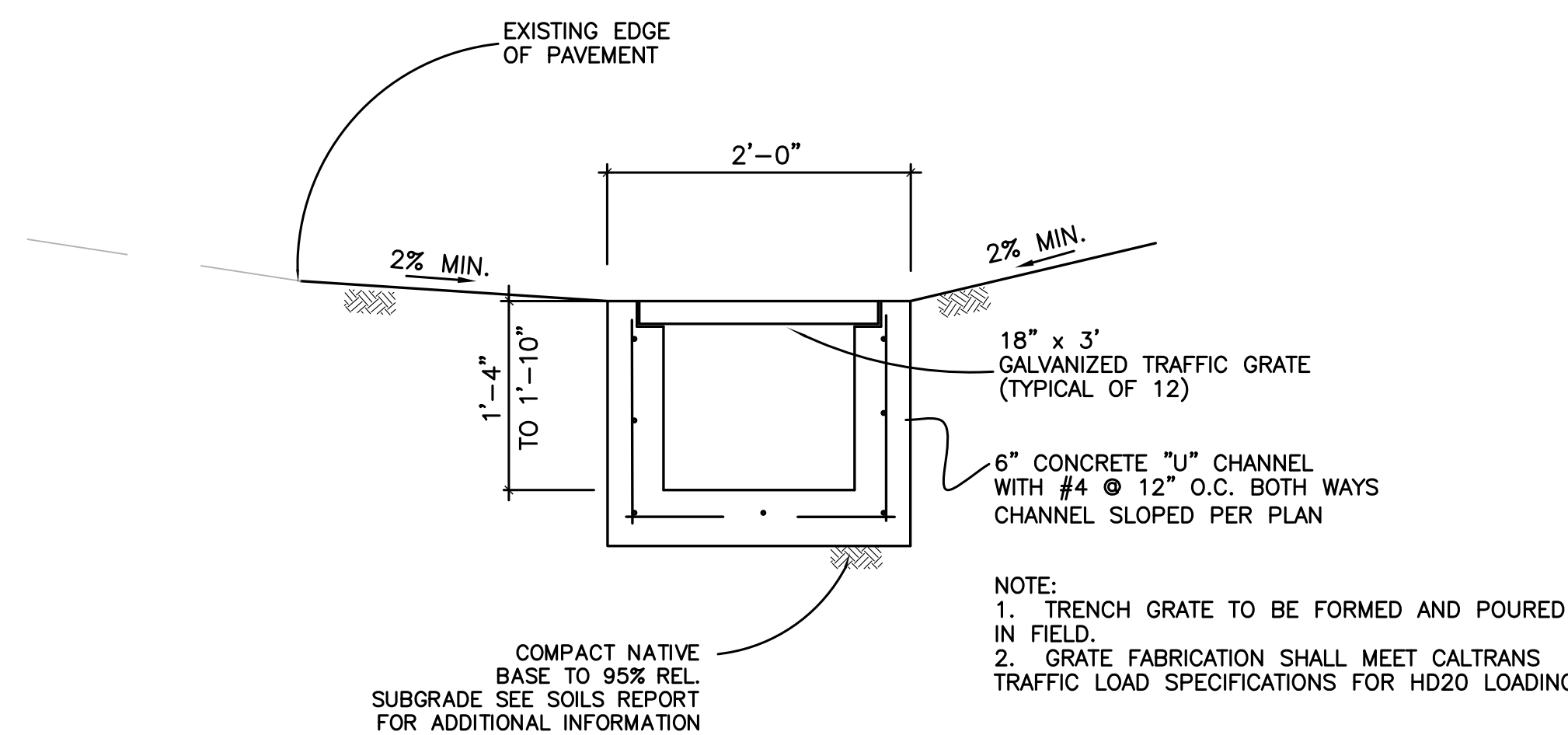
2
C-3
SUMP PUMP
NOT TO SCALE



3
C-3
PAVEMENT SECTION
NOT TO SCALE



4
C-3
4" PVC PERFORATED FOUNDATION DRAIN
NOT TO SCALE



6
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TRENCH GRATE
NOT TO SCALE

CONTENTS:

CIVIL DETAILS

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DRAWN J.G.

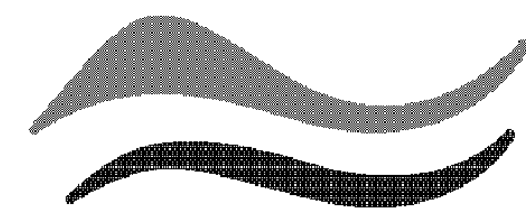
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JOB No. 2022803

SHEET NO.

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OF 5 SHEETS

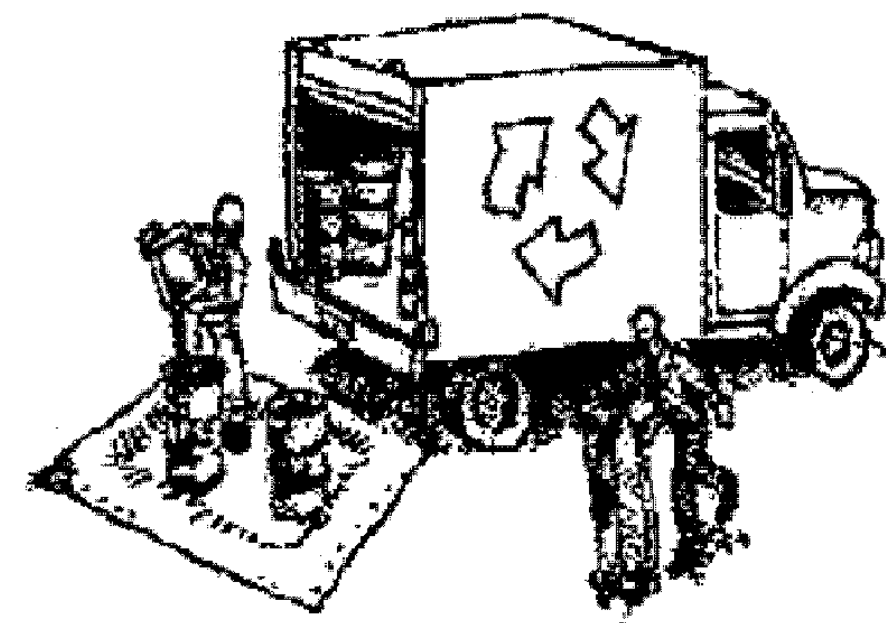


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

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.

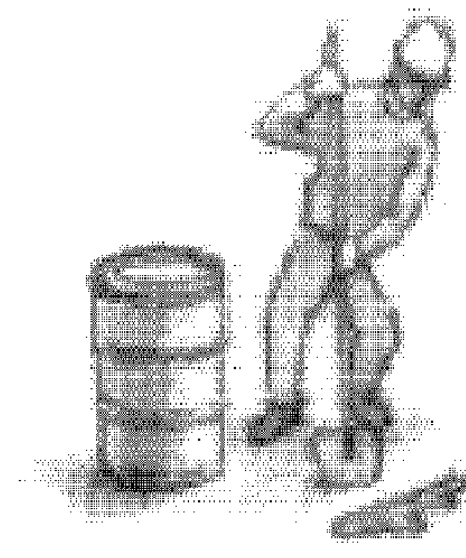
Waste Management

- 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



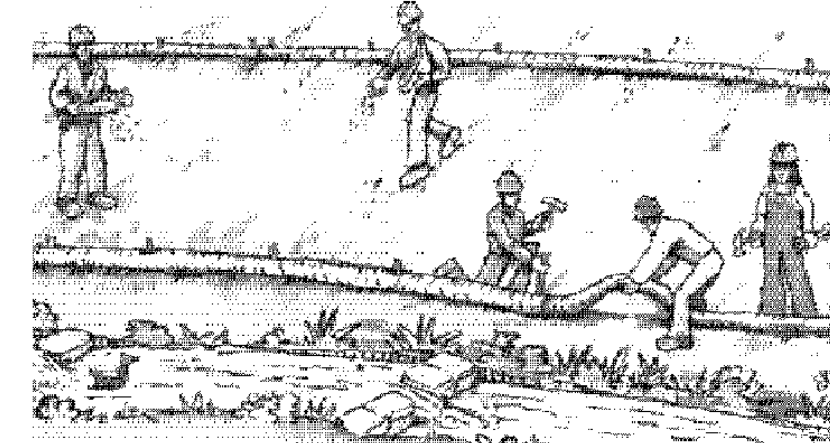
Maintenance and Parking

- 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

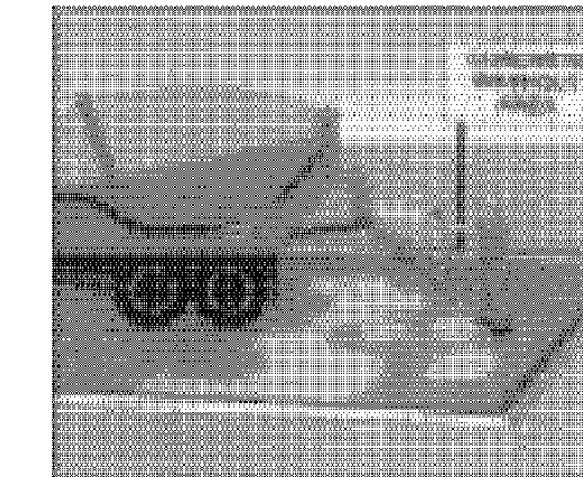


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of 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

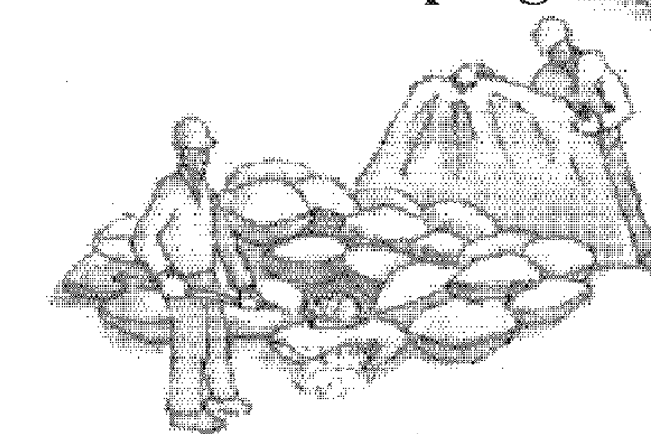
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



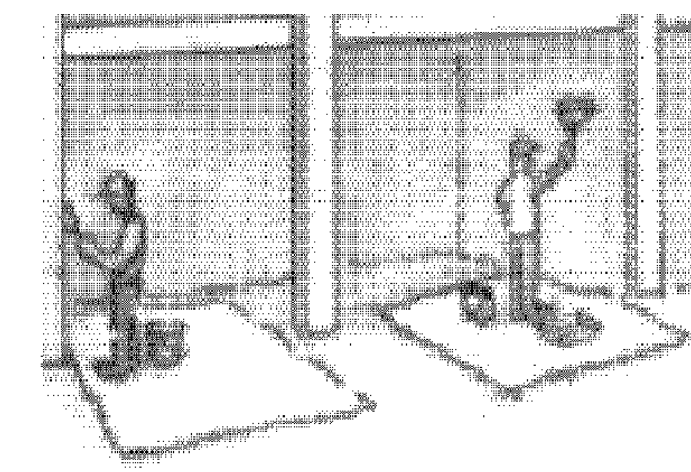
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

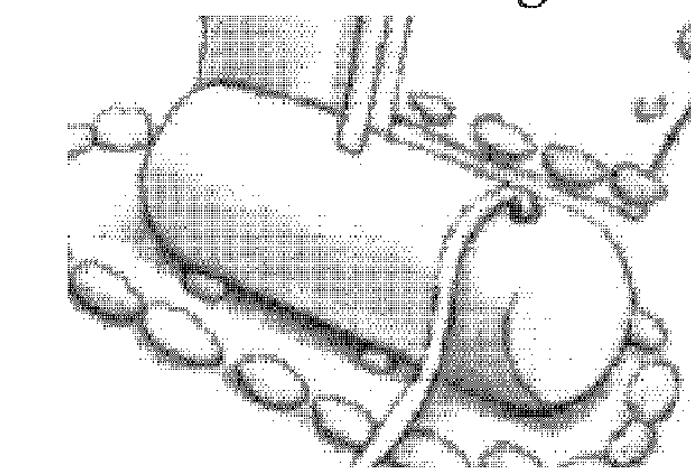
Painting & Paint Removal



Painting Cleanup and Removal

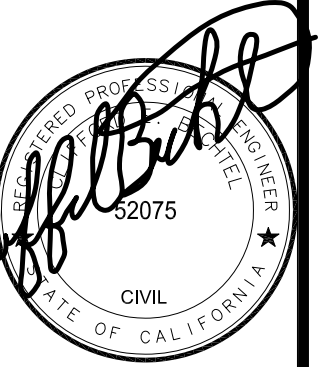
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to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



CONTENTS:

CONSTRUCTION
BMP
CHECKLIST

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SCALE AS NOTED

REVISIONS:
REV. 01/09/22

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CHECKED C.B.

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