

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

1:2,256

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning Permit Application Form

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

PLN: 2016 - 00140
BLD: _____

Applicant/Owner Information

Applicant: Elizabeth Festejo
Mailing Address: 1201 S. Main Street Apt 459
Milpitas, CA Zip: 95035
Phone,W: 4088872443 H: _____
E-mail Address: elizzie25@yahoo.com FAX: 8664012357

Name of Owner (1): Elizabeth Festejo	Name of Owner (2): Luisito Festejo
Mailing Address: 1201 S Main Street Apt459	Mailing Address: 1201 S Main Street Apt459
Milpitas, CA Zip: 95035	Milpitas, CA Zip: 95035
Phone,W: 4088872443	Phone,W: 409
H: _____	H: _____
E-mail Address: elizzie25@yahoo.com	E-mail Address: elizzie25@yahoo.com

Project Information

Project Location (address): 1060 Date Street Montara, CA 94037	Assessor's Parcel Numbers: <u>036 157 440</u>
Zoning: <u>R1/S-17/DR</u>	Parcel/lot size: 5,000 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

LEVEL LOT - SEE BOUNDARY TOPOGRAPHY SURVEY. FOR ADDITIONAL LANDSCAPE, SEE LANDSCAPE DESIGN DRAWING

Describe Existing Structures and/or Development:

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

Owner's signature: Elizabeth S. Festejo

Owner's signature: Luisito Festejo

Applicant's signature: Elizabeth S. Festejo

Planning and Building Department

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

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN 2016 - 00160

Other Permit #: _____

1. Basic Information

Applicant:

Name: Elizabeth S. Festyo

Address: 1201 S. Main Street

Milpitas, CA Apt 459 Zip: 95035

Phone, W: 408.887.2443

Email: elizzie25@yahoo.com

Owner (if different from Applicant):

Name: Elizabeth S. Festyo

Address: 1201 S. Main Street

Milpitas, CA Apt 459 Zip: 95035

Phone, W: 408.887.2443

Email: elizzie25@yahoo.com

Architect or Designer (if different from Applicant):

Name: Jack Chu (Chu Design)

Address: 55 West 43rd Ave San Mateo, CA Zip: 94403

Phone, W: 650.345.9286 Email: jackchu21@yahoo.com

2. Project Site Information

Project location:

APN: 036.151.440

Address: 1060 Date Street

Montara, CA Zip: 94037

Zoning: _____

Parcel/lot size: 5,000 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

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

Describe Project:

Additional Permits Required:

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

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	STUCCO FINISH STONE VENEER - BROWN	GREENISH BROWN	<input type="checkbox"/>
b. Trim	WOOD TRIM	LIGHTER BROWN	<input type="checkbox"/>
c. Windows	ALUMINUM	LIGHT GREY	<input type="checkbox"/>
d. Doors	WOOD	BROWN	<input type="checkbox"/>
e. Roof	TAR & GRAVEL	GREYISH	<input type="checkbox"/>
f. Chimneys	N/A	N/A	<input type="checkbox"/>
g. Decks & railings	ALUMINUM RAILING	DARK BROWN / STAINLESS	<input type="checkbox"/>
h. Stairs	N/A	N/A	<input type="checkbox"/>
i. Retaining walls	N/A	N/A	<input type="checkbox"/>
j. Fences	REDWOOD	BROWN	<input type="checkbox"/>
k. Accessory buildings	N/A	N/A	<input type="checkbox"/>
l. Garage/Carport	LAMINATE WOOD		<input type="checkbox"/>

5. Required Findings

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

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

6. Signatures

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

Elizabeth S. Festejo

Owner:

Elizabeth S. Festejo

Applicant:

03/08/2010

Date:

Date:

Design Review Application Submittal Checklist

During the Design Stage, this checklist is intended to be used by the Applicant up to the time of the submittal of a complete application to the Current Planning Staff. This checklist is used to certify Pre-application Conference Attendance and to help the Applicant compile all the materials and information required for complete application submittal. At the time of project submittal, the Applicant should bring this checklist to the Planning Counter Staff, as this checklist will be used to review the completeness of the application submittal.

DESIGN STAGE

1. DESIGN SHALL CONFORM TO APPLICABLE REGULATIONS AND STANDARDS

The following samples are enclosed in this packet to illustrate materials required for application (see application requirements):

- a. *Maximum Building Heights in Unincorporated San Mateo County*
- b. *Survey Sample*
- c. *Sample Primary Building Elevation (Guidance for Presentation of Color and Exterior Material Samples)*

Other regulations and standards are available at the Planning and Building Department's Website and at the Planning Counter:

- a. *Midcoast Design Review Standards*
- b. *Design Review (DR) Zoning District Regulations (includes Bayside DR Standards and Required Findings for Permit Approval)*
- c. *Coastside Design Review Committee (CDRC) Policies on the Story Pole Installation and Major/Minor Modifications*

2. PRE-APPLICATION CONFERENCE REQUIREMENT

Prior to finalizing the design of a project in the Design Review District and submitting an application for Design Review, the project designer (which can be the owner) must participate in a pre-application conference with a planner. The purpose of the pre-application conference is to assure that the designer and owner are aware of the design standards, expectations, and application requirements of the County prior to finalizing the design of a project. Applications which have not been signed for certification of pre-application attendance are considered incomplete and will not be accepted by the Current Planning Section. Pre-application conferences may be arranged by appointment by calling 650/363-1825.

CERTIFICATION OF CONFERENCE ATTENDANCE

On 3/24, 2015, the project designer/architect attended a pre-application conference in relation to the development project located at _____.

D. Hulbrook
Planner

PRE 2015 - 00015
Pre-Application Case No.






Notes:

Note: Staff, please add pre-application project review notes as a parcel tag to the property.

APPLICATION STAGE

3. APPLICATION REQUIREMENTS

The following items are necessary for submittal of a complete application:

-  a. Proof of owner's interest in property (copy of deed, tax bill, etc.).
- b. Completed Design Review Application Form.
- c. Owner's concurrence shall be provided if owner does not sign application.
- d. C.3 and C.6 Development Review Checklist (if project will result in 2,500 sq. ft. or more of impervious surface).
- e. Completed Environmental Information Form.
- f. Any required supplemental forms.
- g. Fees as set by resolution of the Board of Supervisors.
-  h. A brief written explanation of how the design of the project conforms to the Design Review standards.
-  i. Four (4) 8 1/2" x 11" color copies of exterior color/material (wall, trim, windows, accent). Include color chips from paint stores or manufacturers. Fire-rated materials are required in State Responsibility Areas (SRA) or Local Responsibility Areas (LRA). If specific materials are proposed, they must comply with this requirement.
-  j. Five (5) full-scaled sets of preliminary drawings (not construction plans, minimum 18" x 24" paper size).
-  k. One (1) set of 8 1/2" x 11" paper reproductions of site plan, floor plans, building elevations and cross section.

- I. Coastside Design Review Districts: Electronic file of plans (prefer PDF of vector drawings) on disc.

PLAN SETS SHALL INCLUDE THE FOLLOWING INFORMATION:

SURVEYS

- o A stamped topographical and boundary survey prepared by a licensed land surveyor or a registered civil engineer (minimum scale of 1 inch = 10 feet). A stamped boundary survey is required for additions located less than 5 feet from a minimum setback line.



- o Survey(s) shall show baseline elevation datum point and its elevation as established by a licensed land surveyor or engineer. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade of the site or finished grade depending on the applicable zoning district; garage slab, finished first floor, peak roof elevation.

SITE PLAN (Based on Survey)

- o Information Table on Title Sheet showing: Assessor's Parcel Number/Address, Zoning District, parcel size, square footage of structures (existing and proposed), lot coverage with calculations (maximum allowed and proposed), and floor area ratio (FAR) with calculations (maximum allowed and proposed).
- o Property Lines: Clearly defined and accurate, including their respective linear lengths.
- o All existing and proposed improvements (clearly differentiated), including buildings, structures, decks, paving, fences, walls, etc. If, in the case of additions, minimum setback compliance is proposed, a focused boundary survey shall be submitted confirming the exact location of the existing and proposed addition's distance to the closest property line.
- o Dimensions of all setbacks from the structure to the property line.
- o Any easements (public and private) and utility lines. Access easement should be deducted from lot area for purposes of lot coverage and floor area ratio (FAR).
- o Existing grade and proposed grade contour lines as they relate to finished floor levels. Define grading and areas of disturbance by shading.
- o Height and location of all existing and new fences and walls.
- o Location and type of new and existing utility lines (this may be provided on a separate Utility Plan).
- o Tree Plan showing:
 - Bayside DR Districts (Emerald Lake Hills, Palomar Park, Devonshire): All existing trees 6" in diameter or 19" in circumference (significant trees). Number trees on plans and identify species/type.
 - Outside of Bayside DR Districts: All existing trees 12" in diameter or 38" in circumference (significant trees). Number trees on plans and identify species/type.

- Trees to be removed, as marked with an "X." List type and size here or attach a list:

- An arborist report is required for trees proposed for removal on the basis of poor health, potential hazard, or when a tree is proposed to remain and within 5 feet of a proposed structure.
- New houses in Emerald Lake Hills: The location of two (2) guest parking stalls is required. Guest parking stalls are recommended elsewhere. If the garage/carport is located less than 20 feet from front property line, site plan shall be expanded to show how guest parking will be accommodated on- and/or off-site to the satisfaction of the Department of Public Works.

BUILDING ELEVATIONS

- Minimum scale of 1/4 inch = 1 foot.
- Natural grade clearly indicated on elevation plans in relation to all exterior walls.
- Building heights (in feet with benchmark as the base reference) of all elevations, including garage, first floor and roof ridgelines.
- Front, sides, and rear building elevations: In cases of additions/alterations to existing buildings, the existing and proposed development shall be clearly differentiated.
- Show decks, exterior lights, and other structures or fixtures.
- Daylight Planes.
- Identify type of roof and exterior materials to be used. Include manufacturer's brochure, if available. Fire-rated materials are required in fire hazard severity zones (a list of approved materials is available at the Planning Counter).

FLOOR PLANS

- Show dimensions and floor area calculations of each floor.
- In cases of additions/alterations to existing buildings, the existing and proposed development shall be clearly differentiated.

BUILDING CROSS SECTION: Short and long cross sections showing maximum height, with elevation callouts of first floor, finished grade, and ridge height. Elevation callouts shall be consistent with the datum point provided on survey.

GRADING PLAN:

- Include amounts of cut and fill in cubic yards. Total = Cut + Fill.
- A soils report is required for grading permits. See Grading Regulations.

ROOF PLAN: Include ridgeline elevations.

ACCESS AND DRAINAGE PLANS (Required by the Department of Public Works):

- Driveway profile (stipulating driveway slope), from centerline of roadway to garage slab: Minimum 20-foot wide access from the public road and driveway profile with a maximum slope of 20%.
- Site Distance Study by civil engineer (required on a case-by-case basis).
- Drainage Plans.

ADDITIONAL SUBMITTAL REQUIREMENTS:

LIGHTING:

- o Exterior lighting shall be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than necessary to support the activity designed for that area.
- o Include manufacturer's brochure(s) of all exterior light fixtures: Exterior lighting should be subdued and indirect, and glaring fixtures should be avoided. Low-level lighting directed at the ground is preferred.

LANDSCAPE PLAN:

- o Landscape/tree replacement plan, including the location, size and type of replacement trees to be planted. (Removal of any significant tree shall be replaced at a 1:1 ratio on the Coastside and up to 3:1 in the Bayside Design Review Districts.)
- o Coastside Design Review Districts: All landscaping shall be drought-tolerant, and either native or non-invasive plant species. This requirement does not apply to fruit or vegetable gardens. Landscape plans shall include provisions for watering plants as needed to ensure initial plant growth. Plantings appropriate for the coastal climate should be selected. Placement of landscaping shall present a natural appearance (e.g., avoid linear configurations) and provide a smooth transition between development and open areas (e.g., planting of various heights).

PROJECT NOTICING STAGE (10 DAYS PRIOR TO HEARING)

4. NOTICING REQUIREMENTS

Applicant will be mailed a "NOTICE OF DESIGN REVIEW" cards which SHALL be posted on your parcel, visible from the street beginning ten (10) calendar days prior to and remaining posted through the date of your confirmed Design Review Committee hearing.

Please indicate party responsible for posting the sign here: _____

5. STORY POLES

Story Poles are required for Coastside projects. See "*Coastside Design Review Committee (CDRC) Policies on the Story Pole Installation and Major/Minor Modifications,*" which outlines story pole requirements.

San Mateo County Planning & Building Department

Maximum Building Heights in Unincorporated San Mateo County

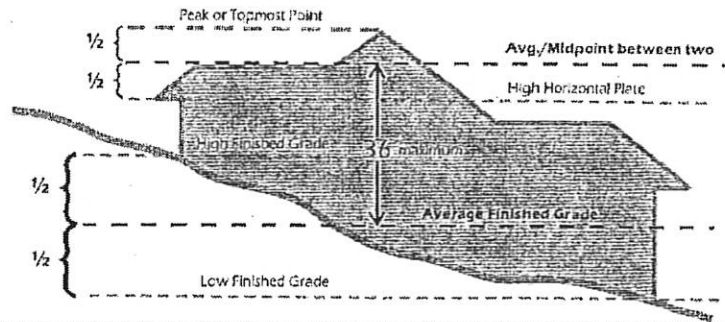
Heights Verification, per County procedures, is required for all homes, designed within 2 feet of the maximum height limit, and is required for all homes in Design Review Districts, regardless of proposed height. See Planner for additional information.

NOTE: All elevation exhibits shown below are intended only as examples to illustrate how height is generally calculated for the cited zoning districts; height compliance confirmation is applicable to all elevation plans (critical with variable topography). Always refer to the respective building height regulations for the applicable zoning district.

Zoning/Combining Districts: S-1 thru S-11, S-81, S-83, SS-103, S-108, RM RM-CZ, TPZ, TPZ-CZ, PAD:

35 ft./36 ft. Height Limit

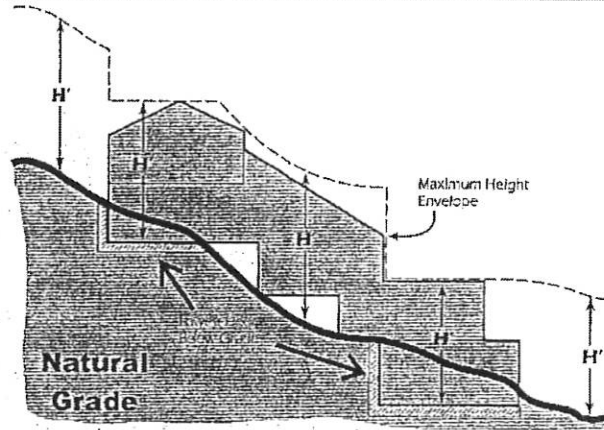
(Average Finished Grade to Average Roofline)



Zoning/Combining Districts: S-71, S-91, S-102, RH

28 ft. to 30 ft. Height Limit

(Natural Grade² (or lowest floor below grade) to topmost point of the building immediately above).



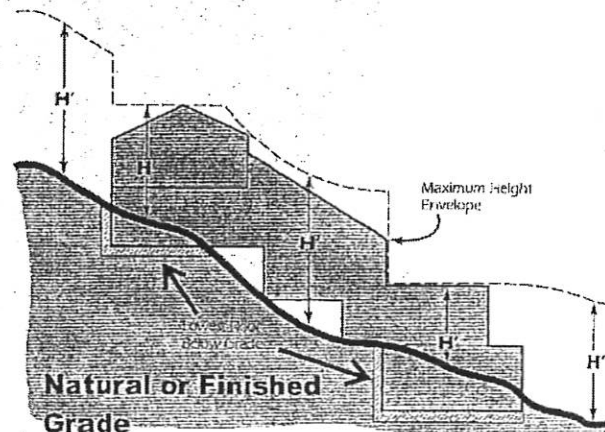
Zoning/Combining Districts: S-17, S-50, S-72 thru S-74, S-82, S-90, S-92 thru S-94, S-100, S-105

(Natural Grade² to topmost point of building immediately above).

28 ft. to 33 ft. Height Limit

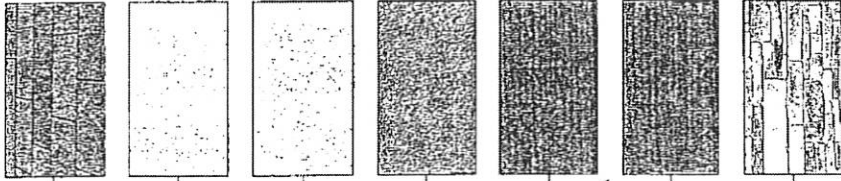
Zoning/Combining Districts: S-95, S-101, S-104, S-106, S-110

(Natural Grade² or Finished Grade¹ to topmost point of building immediately above, whichever is lower).



28 ft. to 30 ft. Height Limit

¹ Finished Grade [pursuit to sec. 6102.14] is defined as the topographic contours which result after completion of construction on the site. Average finished grade is the average level of the finished grade adjacent to building walls. The outer edges of projecting decks & balconies shall not be counted as "walls" if they are unenclosed below (supporting posts OK) & uncovered above. The average grade shall be calculated by topographic elevations noted at all building wall corners, noted both on the site plan & corresponding elevation plans.
² Natural Grade is defined as the topographic contours which exist prior to any disturbance related to construction on the site.



ROOFING: Asphalt composition shingles
Elk Prestique II-Weathered wood color

EXTERIOR TRIM: Painted wood
Kelly Moore "Graystone" KM-230

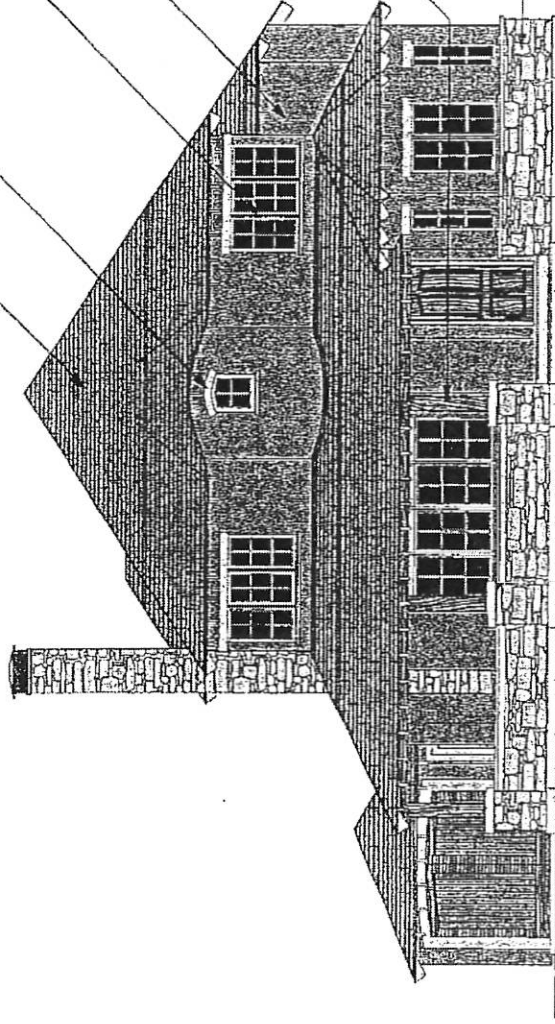
WINDOWS: Painted wood sash casements
Kobe&Kobe Heritage series-Kelly Moore "Graystone" KM-230

EXTERIOR WALLS: Cement Plaster-smooth finish
Western Blended Products, Sacramento Stucco - "Prairie Sage" #1017

GARAGE DOORS: Natural wood roll-up doors
Douglas Fir roll up door - Clear polyurethane finish

PORCH POSTS: Natural wood
12X12 Douglas Fir #1-Watco natural finished oil finish

CHIMNEY/MASONRY BASE: Natural stone veneers
Boquet Canyon Ledgerstone-Paninsula Building Materials



SAMPLE PRIMARY BUILDING ELEVATION: Project Location

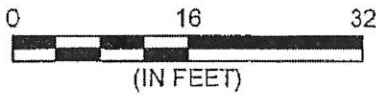
ABC Architects, Any Town, CA (650) 123-4567

The colors and materials represented here have been approved by the San Mateo County Design Review Board. Please call (650) 363-4161 with any questions, comments, or concerns. This is project #2003-0001. (psd/design review colors (dark wood).psd 7-12-04 ss)

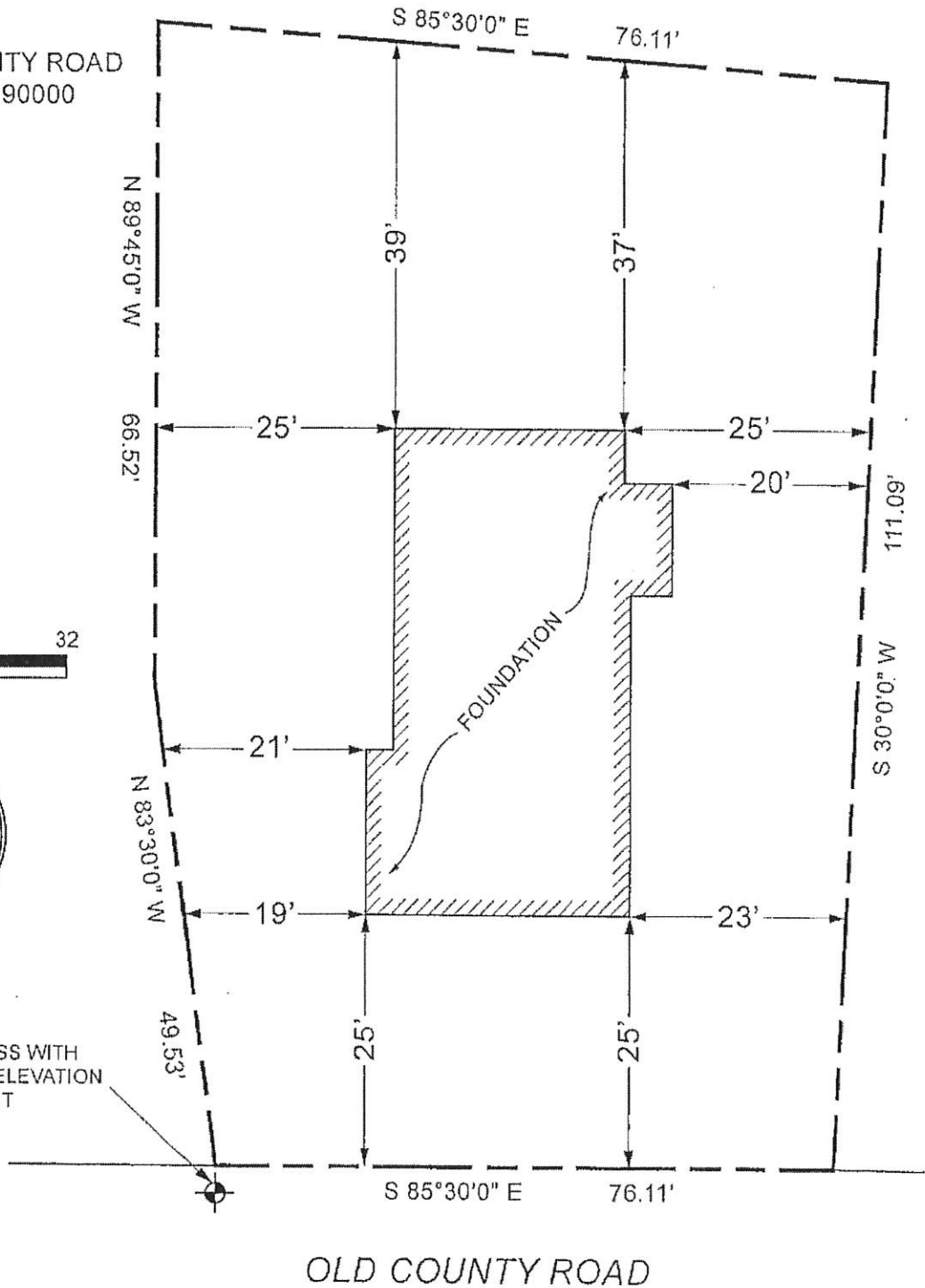
SURVEY SAMPLE

PROJECT SITE
12345 OLD COUNTY ROAD
ANYWHERE, CA 90000

APN
100-010-001



SCRIBED CROSS WITH
AN ASSUMED ELEVATION
OF 100.00 FEET



COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

Survey Requirements
(For: Survey Professional)

Project Address: _____

Assessor's Parcel Number: _____

The front of this property for survey purposes is:

A Survey is always required for new construction within 5 feet of a required setback. For other cases of when a Survey is required, please contact Planning and Building staff.

The minimal information needed on a Site Planning Survey varies depending on the project. Below is to help define the minimal information needed by the Planning and Building Department based on the type of project proposed, and can be passed to the appropriate licensed professional for clarification.

REQUIRED		
Yes	No	
		PROPERTY LINES
		Front
		Rear
		Right Side
		Left Side
		Other
		EXISTING DEVELOPMENT – A minimum of 2 dimensions must be clearly indicated from each property line required above to the nearest existing development.
		Residence: <input type="checkbox"/> front wall <input type="checkbox"/> rear wall <input type="checkbox"/> right wall <input type="checkbox"/> left wall <input type="checkbox"/> other
		Detached accessory building (garage, carport, storage shed, playhouse, other): <input type="checkbox"/> front wall <input type="checkbox"/> rear wall <input type="checkbox"/> right wall <input type="checkbox"/> left wall <input type="checkbox"/> other
		Detached accessory structure (gazebo, trellis, fence, retaining wall, play structure, swimming pool, other).
		Driveways, paved areas (e.g., patios, parking areas).
		Weil and/or septic system.
		NATURAL ENVIRONMENT
		Trees ($\geq 6"$ c.o.h. in Emerald Lake Hills area or $\geq 12"$ d.b.h. in any residential zoning district), show actual diameter at breast height and dripline.
		Waterways
		Topographical contours; extent of topographical contours on-site.
		OTHER
		Benchmark with elevation identified (for height verification purposes). See <i>Height Verification Handout</i> for further details.

Please contact the San Mateo County Planning Department at 650/363-1825 with questions.
SSB:pac - FRM00498.doc (12/2/11)

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2016-00160
Permit #: BLD _____

Permanent Record
Microfilming Required

1. Basic Information

Owner
Name: Elizabeth Festajo
Address: 1201 S. Main St.
apt 459 Milpitas, CA
Zip: 95035
Phone, W: 408.887.2443
Email Address: elizzie25@yahoo.com

Applicant
Name: _____
Address: _____
Phone, W: _____ H: _____
Email Address: _____

Same as owner

2. Project Information

Project Description:
New Single Home

Assessor's Parcel Number(s):
036-151-440

Existing water source:
 Utility connection _____
 Well _____

Proposed water source: MWSD
 Utility connection _____
 Well _____

Staking of well location and property lines are required.
 Provide site plan depicting location and all trees.
 Will this require any grading or vegetation/tree removal? Yes No

If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

We have reviewed this form as completed above and the basis for this exemption or exclusion. The information herein and the basis for exemption or exclusion are true and correct to the best of our knowledge and we hereby agree to carry out this project in accordance with the terms of the exemption/exclusion category selected on reverse. We also understand and agree that any exemption or exclusion issued for a water well and/or storage tank in the single family exclusion area will be invalidated in the event the future house, the well, and/or storage tank requires a variance.

Owner: Elizabeth Festajo Date: 03/08/16 Applicant: Elizabeth Festajo Date: 03/08/16

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Staff Use Only

4. Basis of Exemption or Exclusion

Use attached review sheet to determine basis of exemption and whether project qualifies. Review basis of exemption with applicant/owner and initial appropriate category below:

Initial

- | | |
|---|--|
| <p>___ A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]</p> <p>___ B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]</p> <p>___ C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]</p> <p>___ D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]</p> <p>___ E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]</p> | <p>___ F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]</p> <p>___ G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]</p> <p>___ H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]</p> <p>___ I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]</p> <p>___ J. Lot Line Adjustment. [ZR 6328.5(i)]</p> <p>___ K. Land Division for Public Recreation Purposes. [ZR 6328.5(l)]</p> |
|---|--|

5. Well Inspection - All Coastal Zone Areas

- Required Not Required

Inspection made by: _____ Date of Inspection: _____

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Removal of trees?
<input type="checkbox"/>	<input type="checkbox"/>	If Yes, is tree removal permit included?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trimming of trees?
<input type="checkbox"/>	<input type="checkbox"/>	Excessive removal of vegetation?
<input type="checkbox"/>	<input type="checkbox"/>	Excessive grading? (If Yes, CDP is required)
<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan required?

Approval of Permit is subject to the following: (check if applicable)

- Submittal and Approval of a Tree Removal Permit
- Submittal and Approval of a Grading Permit
- Submittal and Approval of an Erosion Control Plan
- Submittal and Approval of a Coastal Dev. Permit

6. Approval

I have reviewed the above-described project and have determined that it meets all criteria for the exemption/exclusion checked above.

Exemption/Exclusion is approved.

 Planning Department _____ Date _____

Project is subject to the following condition(s) of approval: _____

7. Processing

- | | |
|---|--|
| <p>___ Fee collected</p> <p>___ Original Certificate of Exemption to Building Inspection file.</p> <p>___ Copies of Certificate of Exemption to:</p> <p>1. Applicant/Owner.</p> <p>2. Planning Department Exemption Binder.</p> | <p>3. Any relevant Planning or Building Inspection files.</p> <p>4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105</p> <p>___ Update Permit*Plan Case Screen and Activities</p> |
|---|--|

Environmental Information Disclosure Form

Planning and Building Department

PLN 2016 - 00160

BLD _____

Project Address: 1060 Date Street
Montara, CA 94037

Name of Owner: Elizabeth Festejo
Address: 1201 S. Main St. Apt #459
Milpitas, CA 95035 Phone: 408.887.2443

Assessor's Parcel No.: D36-151-440

Name of Applicant: _____
Address: Same as ABOVE
Phone: _____

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

Existing Site Conditions

Parcel size: 5000 sq. ft.

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

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>95.0</u> c.y. Fill: <u>145.0</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

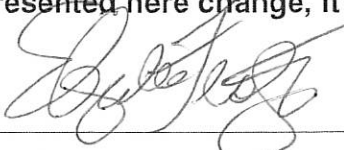
Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		

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

Certification

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

Signed:  Date: 03/08/2016
 (Applicant may sign)

Environmental Information Disclosure Form

Planning and Building Department

PLN 2016-00140

BLD _____

Project Address: 1060 Date St.
Montara, CA 94037

Assessor's Parcel No.: 036-151-440

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

Name of Owner: Elizabeth Festjo
Address: 1201 S. Main St. Apt 459
Milpitas CA 95035 Phone: 408.887.2443
Name of Applicant: Elizabeth S. Festjo
Address: 1201 S. Main St. Apt 459
Milpitas CA 95035 Phone: 408.887.2443

Existing Site Conditions

Parcel size: 4998.0 SQ. FT.

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

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>95</u> c.y. Fill: <u>145</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		

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

Certification

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

Signed:  Date: 03/08/2016
 (Applicant may sign)

C.3 and C.6 Development Review Checklist
Municipal Regional Stormwater Permit (MRP)
Stormwater Controls for Development Projects

Project Information	PLN 2016 - 00160
----------------------------	------------------

I.A Enter Project Data (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

Project Name: Festejo Case Number: _____
Project Address & Cross St.: 1060 Date Street, at Columbus St.
Project APN: 036-151-440 Project Watershed: Ocean
Applicant Name: Elizabeth Festejo
Applicant Phone: 408-887-2443 Applicant Email Address: elizzie25@yahoo.com

- Development type: (check all that apply)
- Single Family Residential: A stand-alone home that is not part of a larger project.
 - Single Family Residential: Two or more lot residential development.¹
 - Multi-Family Residential
 - Commercial
 - Industrial, Manufacturing
 - Mixed-Use
 - Streets, Roads, etc.
 - 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.²
 - 'Special land use categories' as defined by MRP: (1) auto service facilities³, (2) retail gasoline outlets, (3) restaurants, (4) uncovered parking area (stand-alone or part of a larger project)
 - Institutions: schools, libraries, jails, etc.
 - Parks and trails, camp grounds, other recreational
 - Agricultural, wineries
 - Kennels, Ranches
 - Other, Please specify _____

Project Description⁴: New house on vacant lot.
(Also note any past or future phases of the project.)

I.A.1 Total Area of Site: 0.11 acres
I.A.2 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area): 0.08 acres.

Certification:

I certify that the information provided on this form is correct and acknowledge that, should the project exceed the amount of new and/or replaced impervious surface provided in this form, the as-built project may be subject to additional improvements.

- Attach Preliminary Calculations Attach Final Calculations Attach copy of site plan showing areas

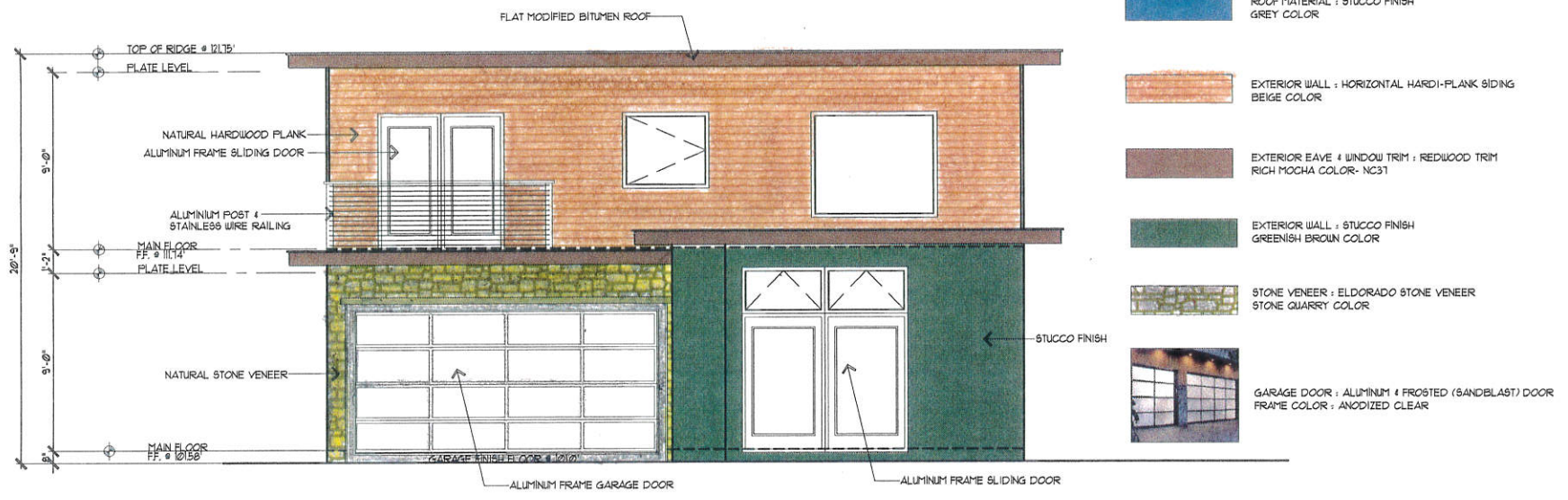
Name of person completing the form: Charles Kissick Title: Engineer
Signature: _____ Date: 4-6-16
Phone number: 650-728-3590 Email address: sigmaprm@pacbell.net

¹ Subdivisions or contiguous, commonly owned lots, for the construction of two or more homes developed within 1 year of each other are considered common plans of development and are subject to C.3 requirements.

² Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.

³ See Standard Industrial Classification (SIC) codes [here](#)

⁴ Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.



1060 DATE STREET MONTARA, CALIF. 94037
 PLN 2016 - 00160

NEW RESIDENCE

1060 DATE STREET MONTARA, CALIF. 94037

DESIGN DATA

2010 CALIFORNIA ADMINISTRATIVE CODE
 2010 CALIFORNIA BUILDING CODE
 2010 CALIFORNIA PLUMBING CODE
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA ELECTRIC CODE
 2010 CALIFORNIA RESIDENTIAL CODE
 2010 CALIFORNIA ENERGY CODE
 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2010 CALIFORNIA FIRE CODE
 2010 CALIFORNIA REFERENCED STANDARDS CODE
 2010 CALIFORNIA EXISTING STANDARDS CODE
 ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.
 ADOPTION OF THE 2010 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS IS HANDED BY PART 13 OF DIVISION 3 OF THE CALIFORNIA HEALTH & SAFETY CODE (SECTION 18901 ET SEQ.) THE FOLLOWING LOCAL ORDINANCES TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE BUILDING STANDARDS COMMISSION.

GENERAL NOTES:

1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. HAZY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT CHU DESIGN AND ASSOCIATES INC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION AND TO LEAVE THE OWNER WITH AN APPROVED PROJECT.
4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN ASSOCIATES, INC. AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CHU DESIGN ASSOCIATES, INC. AND RELATED ENGINEERS.
5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS, SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.
6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE 1-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL, OR LOCAL CODES.
7. NO PERSON SHALL DIRECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.

PROJECT DATA

1. LOT LOCATION:	1060 DATE STREET MONTARA, CA 94037
2. APN:	036-SI-500
3. OCCUPANCY GROUP:	R-3 DWELLING/UGARAGE
4. CONSTRUCTION TYPE:	TYPE V-B
5. ZONING DISTRICT:	R-1-SI-DR
6. LOT SIZE:	IRREGULAR LOT (SEE BOUNDARY SURVEY)
7. SITE AREA (BASED ON THE COUNTY RECORD):	4,928.0 SF.
8. MAXIMUM LOT COVERAGE RATIO:	35 % OR 1,735.30 SQ. FT.
9. BUILDING DATA:	
GARAGE AREA:	440.00 SF.
FIRST FLOOR AREA:	57.00 SF.
SECOND FLOOR AREA:	710.00 SF.
TOTAL CONDITIONED FLOOR AREA:	1,407.00 SF.
TOTAL FLOOR AREA:	2,267.00 SF.
TOTAL FOOT-PRINT AREA:	1,307.00 SF.
PERVIOUS CONCRETE DRIVEWAY AREA:	86.48 SF.
STONE PAVED PATIO AREA:	367.95 SF.
LANDSCAPE AREA:	3,288.51 SF.

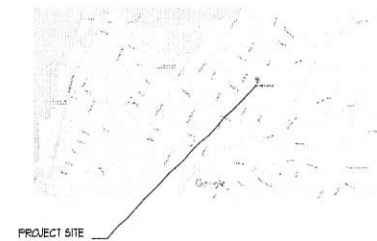
- STRUCTURAL OBSERVATION SPECIAL INSPECTION IS REQUIRED FOR
1. SHEAR WALLS WITH DESIGN LOAD OF 300 P.S.F. OR GREATER.
 2. INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
 3. ALL UTILITY TRENCHES, BUILDING PAD SHALL BE PROPERLY BACK-FILLED AND COMPACTED.
 4. THE FOUNDATION EXCAVATION, HOLDOUT.
 5. INSTALLATION OF 8"X8"X8" STRONG WALL.
- ILLUMINATED STREET ADDRESS
- ADDRESS NUMBERS ASSIGNED BY THE PLANNING AND BUILDING DIVISION SHALL BE POSTED ON ALL DWELLING UNITS.
- Provide an illuminated street address at the entry door per City ordinance. Approved numbers or addresses shall be placed in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, and shall be a minimum of 18 inch stroke by 4 inches high, shall be either internally or externally illuminated. The power of such illumination shall not be normally automatic.
- ADDRESS NUMBER AND DIRECTIONAL SIGNS MAY BE REQUIRED AT THE ENTRANCE TO THE DRIVEWAY/ACCESS ROAD, ROAD FORKS, AND INTERSECTIONS WHEN LOCATED ON THE STREET THE NUMBERS SHALL BE VISIBLE FROM EACH DIRECTION OF TRAVEL.

- NOTE:
1. AN AUTOMATIC SPRINKLER SYSTEM (AOS) IS REQUIRED THROUGHOUT THE ENTIRE STRUCTURE UNDER A SEPARATE PERMIT.
 2. THE REQUIRED SPRINKLER SYSTEM SHALL BE A DEFERRED SUBMITTAL FOR APPROVAL FROM THE FIRE MARSHALL OF THE CITY OF SAN MATEO PRIOR TO INSTALLATION.
- FIRE SPRINKLER NOTE:
1. FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ENTIRE STRUCTURE UNDER A SEPARATE PERMIT.
 2. CONTRACTOR SHALL FURNISH THE DESIGN AND CONSTRUCTION AND INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM. THE DESIGN SHALL BE PROVIDED BY AN APPROVED FIRE SPRINKLER CONTRACTOR THAT IS LICENSED TO WORK IN THE STATE. ALL LABOR, MATERIALS, VALVES, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE PROJECT SHALL BE INCLUDED. LAYOUT DRAWINGS, DESIGN AND EQUIPMENT LISTS MUST BE REVIEWED AND APPROVED BY THE FIRE MARSHALL, AND THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. DRAWINGS SHALL SHOW THE BUILDING TO BE COMPLETELY SPRINKLERED THROUGHOUT, ALL CONCEALED AREAS INCLUDING ATTIC AND GARAGES. A FOUR HEAD CALCULATION BILL, ALSO BE REQUIRED TO ENGINEER THE SYSTEM.

SHEET INDEX

- ARCHITECTURAL
- A.0 COVER SHEET
 - A.1 SITE/ROOF PLAN
 - A.2 FIRST & SECOND FLOOR PLAN
 - A.3 ELEVATION PLAN
 - A.4 ARCHITECTURAL DETAILS, NOTES AND TABLES
- ACJ EXISTING AREA CALCULATION
- EMP PROPOSED AREA CALCULATION
- CIVIL
- C.0 BOUNDARY SURVEY
 - C.1 GRADING & DRAINAGE PLAN
 - C.2 EROSION CONTROL PLAN
- LANDSCAPE
- L1 LANDSCAPE PLAN

LOCATION MAP



PROJECT DIRECTORY

PROPERTY OWNER:
 MR. & MRS. LUISITO & ELIZABETH FESTEJO
 1001 B HAIN STREET APT. 405
 MILPITAS, CA 95035
 TEL: 408-867-7443
 E-MAIL: elis2015@yahoo.com

BUILDING DESIGN:
 CHU DESIGN ASSOCIATES INC.
 55-B 43RD AVE.
 SAN MATEO, CA 94403
 TEL: (650) 345-0296, EXT. 400
 E-MAIL: jackson@chudesign.com

STRUCTURAL:
 CHU DESIGN ASSOCIATES INC.
 55-B 43RD AVE.
 SAN MATEO, CA 94403
 TEL: (650) 345-0296, EXT. 401
 E-MAIL: jackson@chudesign.com

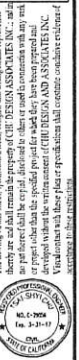
TITLE 24:
 RICK'S ENERGY SOLUTIONS
 SUBSETTE "BARBIE" BEAUBIETTE
 TEL: (707) 578-5320
 CELL: (707) 578-1006
 E-MAIL: RICK@rickenergy.com

SPECIAL INSPECTION:
 CAPEX ENGINEERING INC.
 P.O. BOX 1418
 FRENCH CREEK, CA 94535
 TEL: (916) 668-1825
 FAX: (510) 430-8630

FIRE SPRINKLER DESIGN:
 FIRE GUARD
 1431 PARKWOOD AVE.
 SAN MATEO, CA 94403
 TEL: (650) 715-0100

KEYSING BY

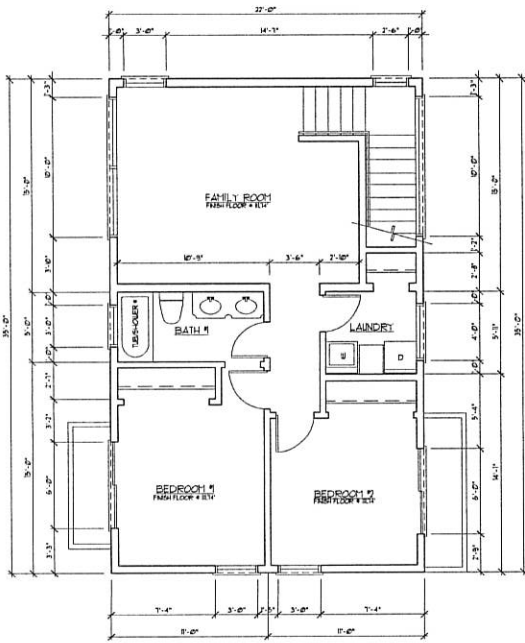
CHU DESIGN ASSOCIATES INC.
 55 W. 43RD AVENUE
 SAN MATEO, CALIFORNIA 94403
 TEL: (650) 345-0296
 FAX: (650) 345-0297



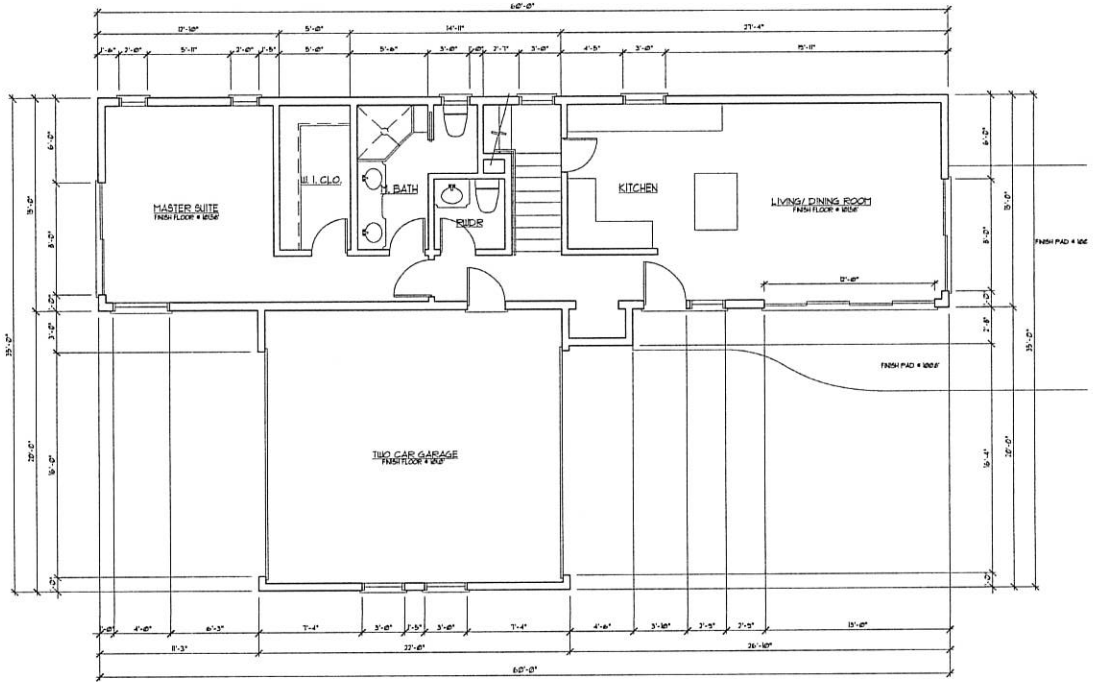
NEW RESIDENCE
 Owner: Mr. & Mrs. Luisito & Elizabeth Festejo
 1060 Date Street Montara, Calif. 94037
 Tel.: 408-506-7381, 408-887-2443

Rev. 1, 2016
 AS NOTED
 K
 Festjo
A.0

PLN 2016-00160



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION	BY

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-2827
FAX: (650) 345-2827



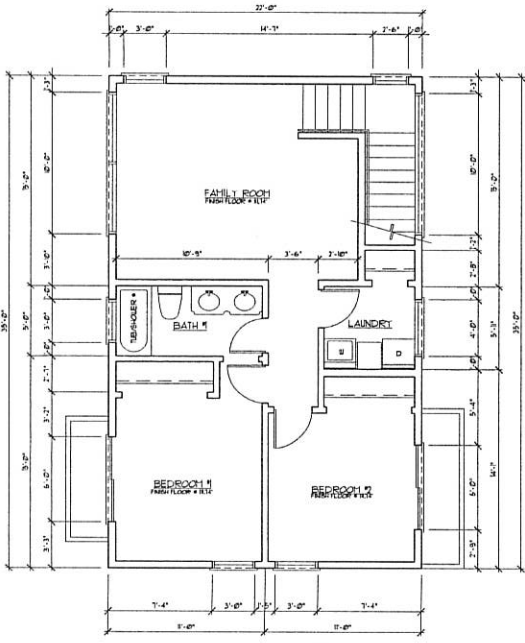
The drawings on this sheet, specifications, notes, covers, and attachments prepared by Chu Design Associates Inc. are the property of Chu Design Associates Inc. and no part thereof shall be copied, distributed, altered, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Chu Design Associates Inc. All rights reserved. Vertical center with other plates of specifications shall constitute a complete set of drawings for this project.



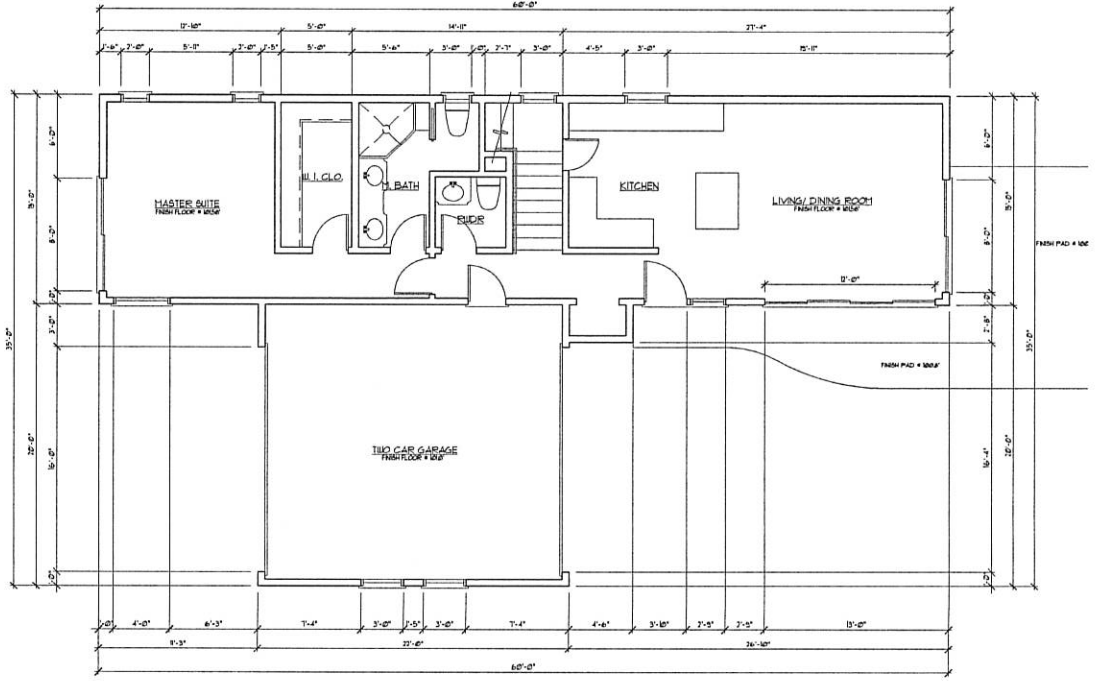
NEW RESIDENCE
Owner: Mr. & Mrs. Luisito & Elizabeth Festejo
1060 Date Street Montara, Calif. 94037
Tel.: 408-506-7381, 408-887-2443

3/11/06
AS NOTED
JC
Festejo

A.2



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



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

REVISION	BY

CHU DESIGN ASSOCIATES INC.
55 W. 43RD AVENUE
SANMATEO, CALIF. 94063
TEL: (650) 342-2877
FAX: (650) 342-2877

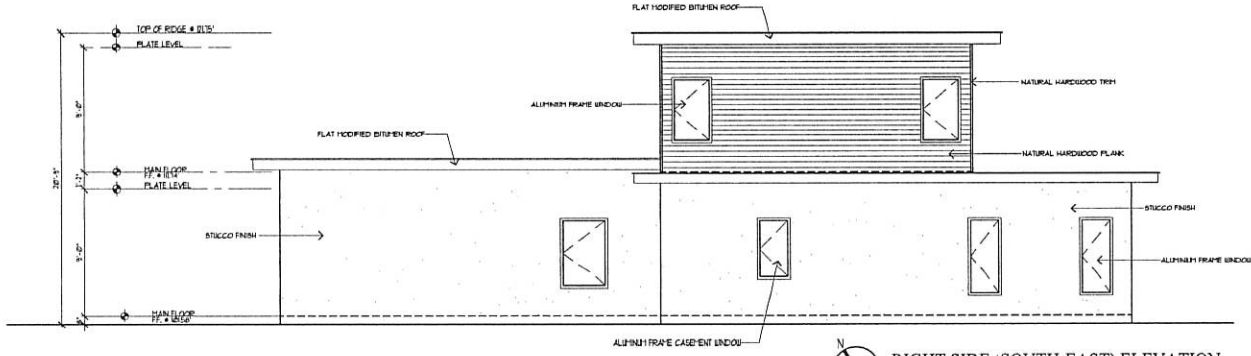
The license on this sheet, specifications, notes, and construction requirements are hereby granted to the owner for use on the project only. Any other use without the written consent of CHU DESIGN ASSOCIATES INC. is prohibited. This drawing is the property of CHU DESIGN ASSOCIATES INC. and shall remain confidential. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CHU DESIGN ASSOCIATES INC. All dimensions shall be in feet and inches unless otherwise noted. Vertical dimensions shall prevail in the event of a conflict. The contractor shall be responsible for verifying all dimensions and conditions on the ground before construction.



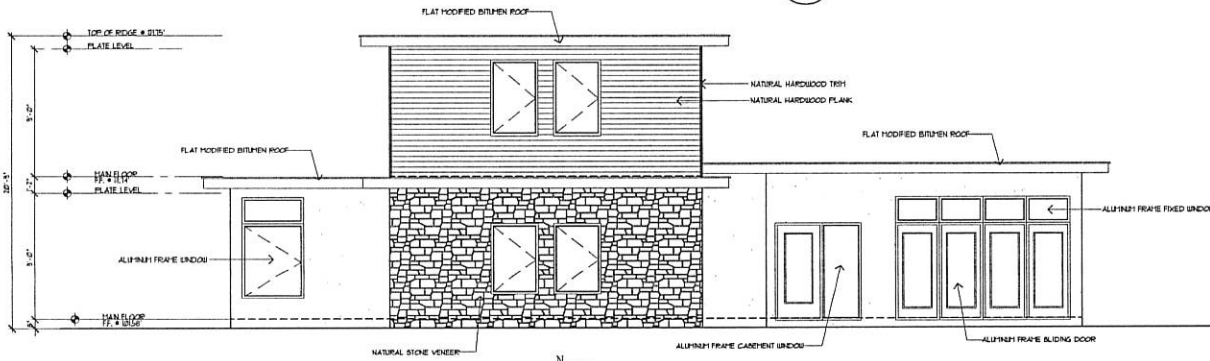
NEW RESIDENCE
Owner : Mr. & Mrs. Luisito & Elizabeth Festejo
10660 Date Street, Montara, Calif. 94037
Tel. : 408-506-7381, 408-887-2443

DATE: Mar 1, 2013
STATUS: AS NOTED
BY: KF
PROJECT: Festejo

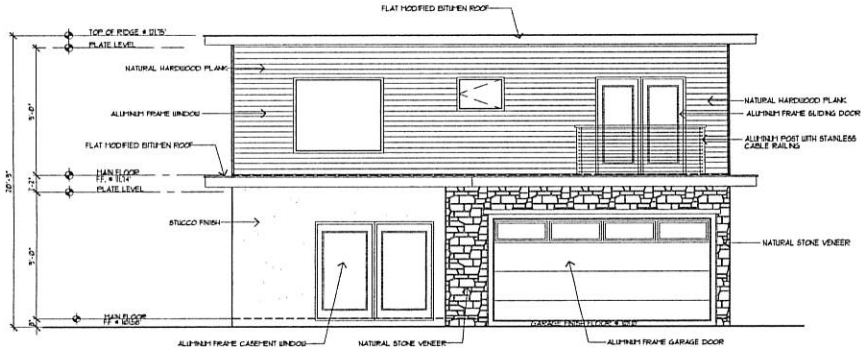
A.2



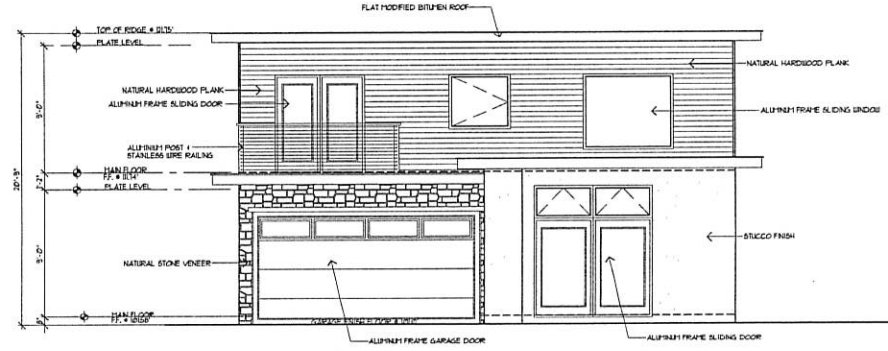
RIGHT SIDE (SOUTH-EAST) ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE (NORTH-WEST) ELEVATION
SCALE: 1/4"=1'-0"



REAR (NORTH-EAST) ELEVATION
SCALE: 1/4"=1'-0"



FRONT (SOUTH-WEST) ELEVATION
SCALE: 1/4"=1'-0"

CHU DESIGN ASSOCIATES INC.
55 W. 4th AVENUE
SAN MATEO, CALIF. 94403
TEL: (650) 346-2587
FAX: (650) 346-2587

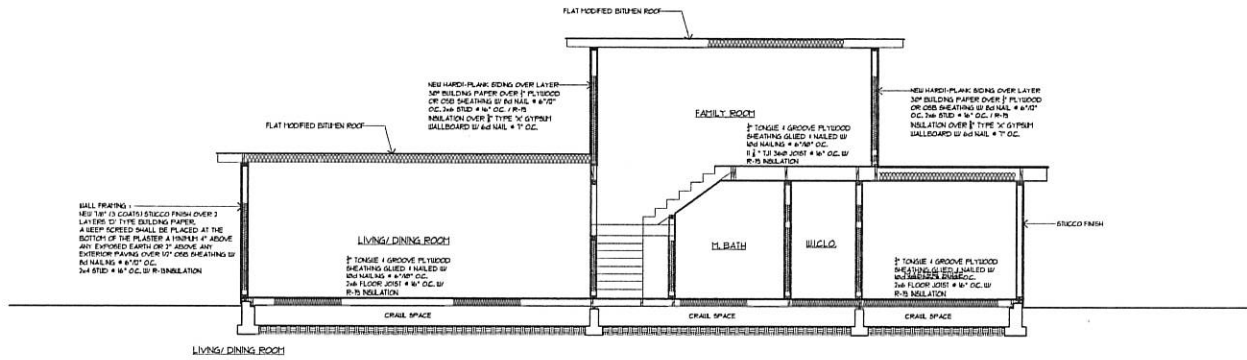


The drawings on these specifications shall remain the property of CHU DESIGN ASSOCIATES INC. and shall not be used for any other project without the written consent of CHU DESIGN ASSOCIATES INC. All work shall be in accordance with the specifications and drawings. Vertical dimensions shall be taken from the indicated reference level unless otherwise specified.

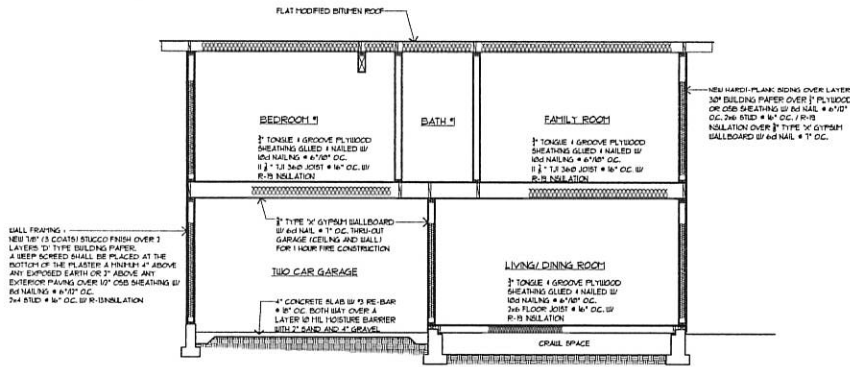


NEW RESIDENCE
Owner: Mr. & Mrs. Luisito & Elizabeth Festejo
1060 Date Street, Monterey, Calif. 94037
Tel.: 408-506-7381, 408-887-2443

DATE: Mar. 1, 2014
SCALE: AS NOTED
BY: [Signature]
CHK: [Signature]



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



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

REVISION BY

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 245-9287
FAX: (650) 245-9287



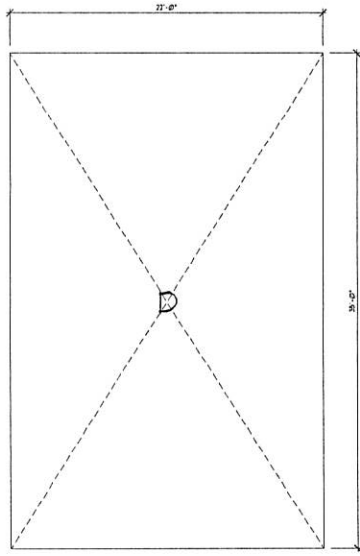
The drawings on this sheet, specifications, notes, and measurements represent the design and shall remain the property of CHU DESIGN ASSOCIATES INC. and shall not be used for any other project without the written consent of CHU DESIGN ASSOCIATES INC. Vertical dimensions shall have precedence over horizontal dimensions unless otherwise indicated.



NEW RESIDENCE
Owner: Mr. & Mrs. Luisito & Elizabeth Festejo
10660 Date Street, Montara, Calif. 94037
Tel.: 408-506-7381, 408-887-2443

Mar. 1, 2014
DATE ASSUMED
JC
Festejo

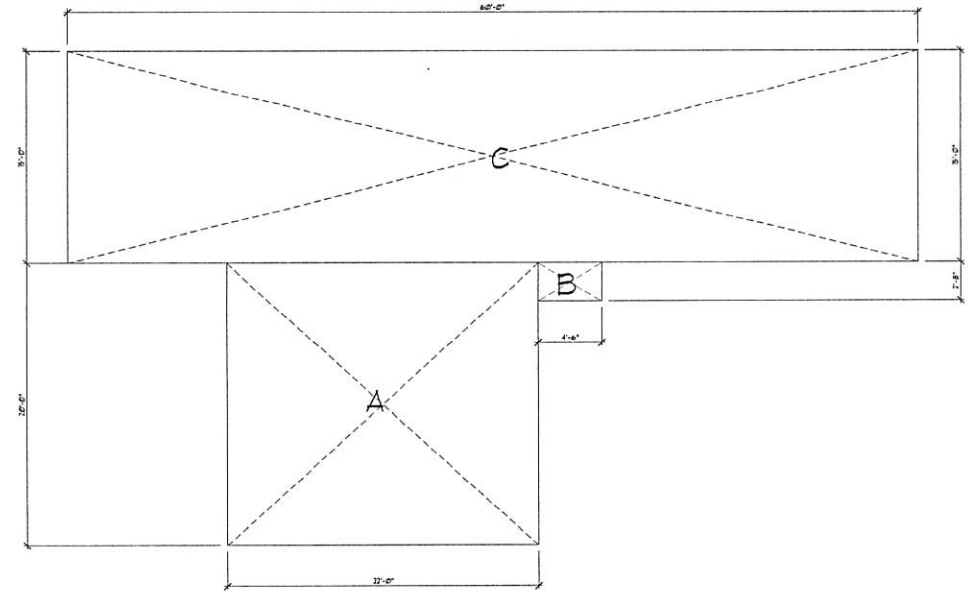
A.4



PROPOSED SECOND FLOOR AREA:
 D 22'-0" x 35'-0" = 770.0 SF

TOTAL SECOND FLOOR AREA : 770.0 SF

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

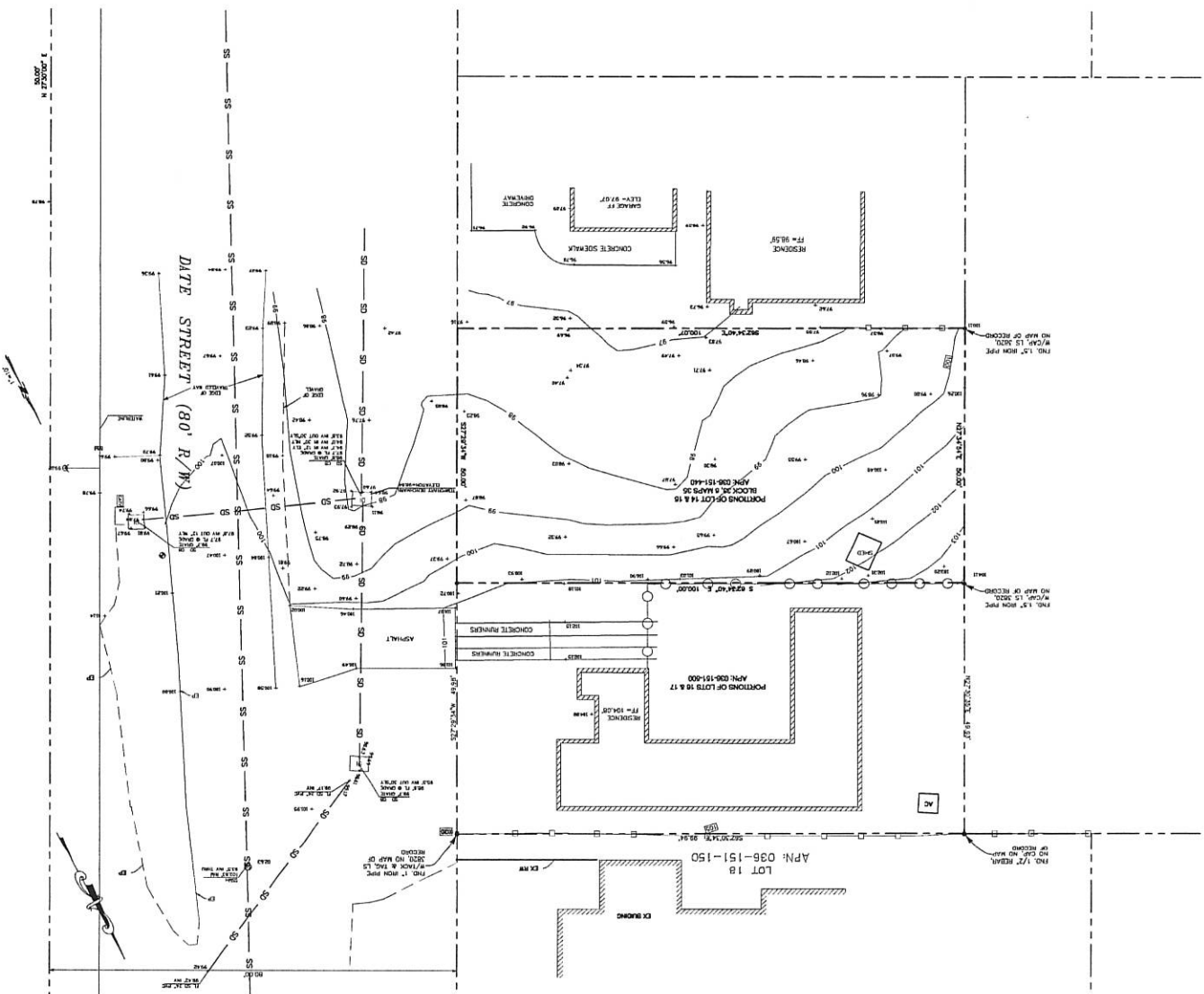


PROPOSED FIRST FLOOR AREA:
 A 22'-0" x 20'-0" = 440.0 SF
 B 4'-6" x 2'-8" = 12.0 SF
 C 60'-0" x 15'-0" = 900.0 SF

TOTAL FIRST FLOOR AREA: 1,352.0 SF

FIRST FLOOR AREA CALCULATION
 SCALE: 1/8"=1'-0"

REVISION	BY
NEW RESIDENCE Owner: Mr. & Mrs. Luisito & Elizabeth Festjo 10660 Date Street Montara, Calif. 94037 Tel.: 408-506-7381, 408-887-2443	
AC.1	

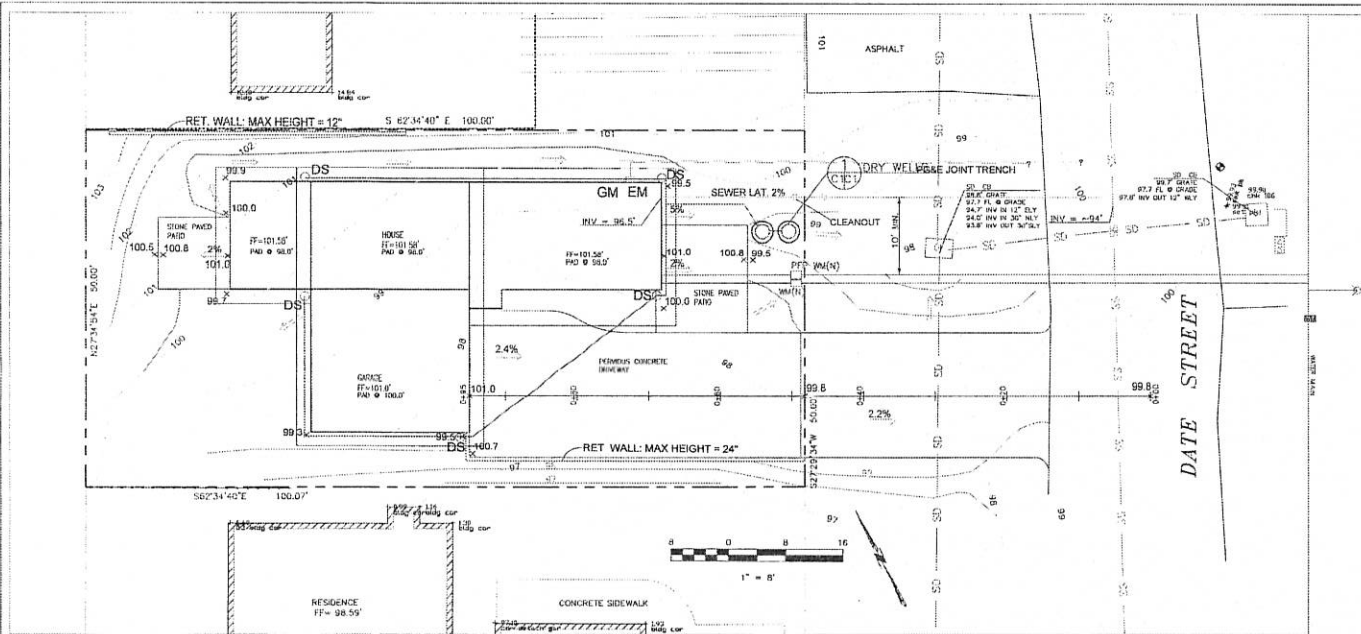


SURVEYOR P. MICHALET
 License No. 5037
 State of California
 DATE _____
 THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION. I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA AND I AM NOT PROVIDING TO THE CLIENT ANY SERVICE OR PROFESSIONAL OPINION THAT IS NOT WITHIN THE SCOPE OF MY LICENSE. I AM NOT PROVIDING TO THE CLIENT ANY SERVICE OR PROFESSIONAL OPINION THAT IS NOT WITHIN THE SCOPE OF MY LICENSE. I AM NOT PROVIDING TO THE CLIENT ANY SERVICE OR PROFESSIONAL OPINION THAT IS NOT WITHIN THE SCOPE OF MY LICENSE.

Drawing Number: Sheet: 1 of 1 Project: 036-151-440, DOC. NO. 2014-113090 Date: 07/20/14	Station: 14815, 14816, 14817, 14818, 14819, 14820, 14821, 14822, 14823, 14824, 14825, 14826, 14827, 14828, 14829, 14830, 14831, 14832, 14833, 14834, 14835, 14836, 14837, 14838, 14839, 14840, 14841, 14842, 14843, 14844, 14845, 14846, 14847, 14848, 14849, 14850, 14851, 14852, 14853, 14854, 14855, 14856, 14857, 14858, 14859, 14860, 14861, 14862, 14863, 14864, 14865, 14866, 14867, 14868, 14869, 14870, 14871, 14872, 14873, 14874, 14875, 14876, 14877, 14878, 14879, 14880, 14881, 14882, 14883, 14884, 14885, 14886, 14887, 14888, 14889, 14890, 14891, 14892, 14893, 14894, 14895, 14896, 14897, 14898, 14899, 14900, 14901, 14902, 14903, 14904, 14905, 14906, 14907, 14908, 14909, 14910, 14911, 14912, 14913, 14914, 14915, 14916, 14917, 14918, 14919, 14920, 14921, 14922, 14923, 14924, 14925, 14926, 14927, 14928, 14929, 14930, 14931, 14932, 14933, 14934, 14935, 14936, 14937, 14938, 14939, 14940, 14941, 14942, 14943, 14944, 14945, 14946, 14947, 14948, 14949, 14950, 14951, 14952, 14953, 14954, 14955, 14956, 14957, 14958, 14959, 14960, 14961, 14962, 14963, 14964, 14965, 14966, 14967, 14968, 14969, 14970, 14971, 14972, 14973, 14974, 14975, 14976, 14977, 14978, 14979, 14980, 14981, 14982, 14983, 14984, 14985, 14986, 14987, 14988, 14989, 14990, 14991, 14992, 14993, 14994, 14995, 14996, 14997, 14998, 14999, 15000
--	--

TOPOGRAPHIC SURVEY OF LANDS OF FESTEJO
 BEING A PORTION OF LOTS 14&15, BLOCK 33, 5 MAPS 35
 (APN 036-151-440, DOC. NO. 2014-113090)
 UNINCORPORATED SAN MATEO COUNTY,
 CALIFORNIA

SURVEYOR P. MICHALET
 427 WILSON DRIVE
 SAN MATEO, CALIFORNIA 94401
 (415) 948-1414



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE
- 2" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1" MINIMUM SLOPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: ELIZABETH FESTEJO, OWNER
2. SURVEY AND TOPOGRAPHY BY S. MCALLEE, SURVEYED IN FEBRUARY, 2016
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME: 65 CY
 FILL VOLUME: 145 CY
 TOTAL 210 CY CUT/FILL

1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HARD TAMPED SOILS.

DRAINAGE NOTES

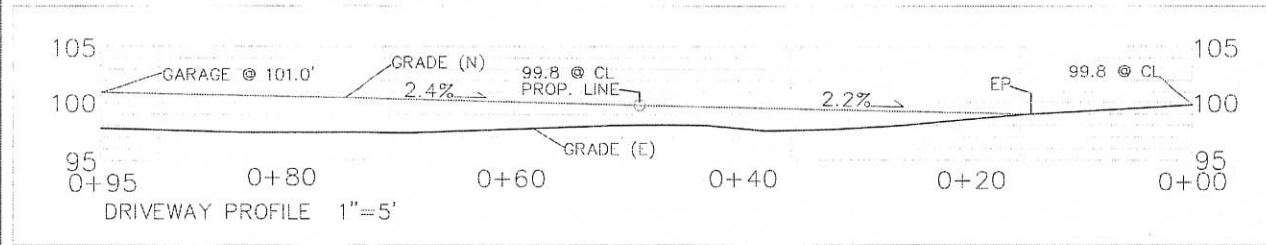
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE MINIMUM 2" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE DRAINAGE SYSTEM. THE DRAIN PIPES AND DRY WELLS SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.

SECTION AND DETAIL CONVENTION



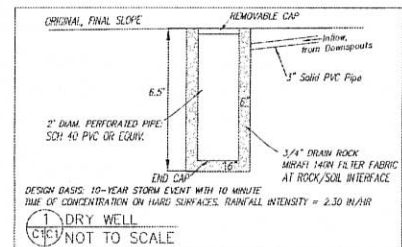
TRAFFIC CONTROL NOTES

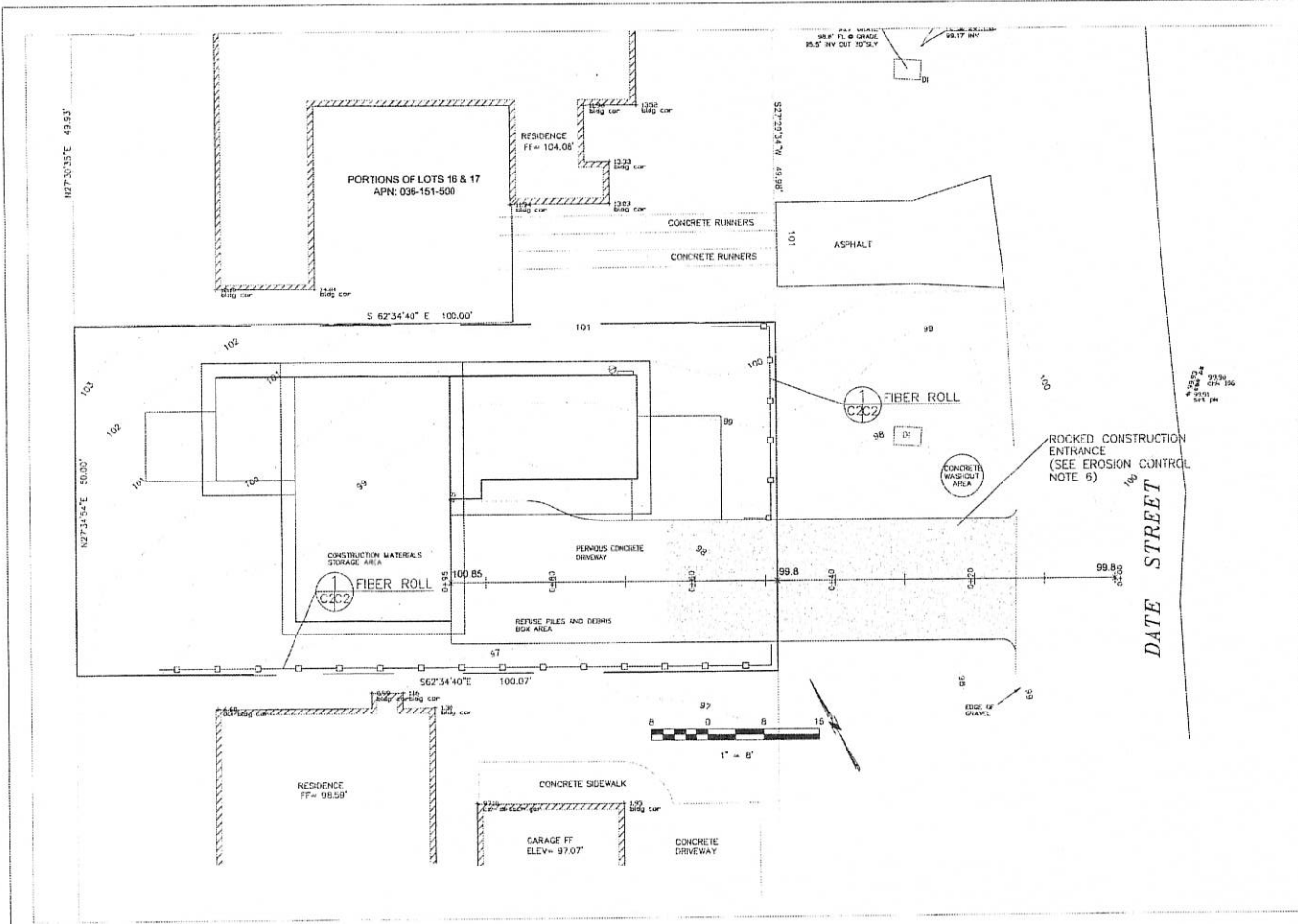
1. CONTRACTOR AND WORKERS SHALL PARK ALONG DATE STREET.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.
3. IF ROAD IS BLOCKED, WORKERS SHALL PROVIDE WRITTEN DIRECTIONS FOR A DETOUR, IF REQUESTED BY A MOTORIST.



DATE:	4-11-16
DRAWN BY:	CS
CHECKED BY:	ASD
REV. DATE:	
REV. DATE:	

GRADING AND DRAINAGE PLAN
 FESTEJO PROPERTY
 1060 DATE STREET - 440
 947 770-3893





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.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials 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
- 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.
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL 1.
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 KYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 60 FEET LONG BY 17 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 8" THICK.
 - C. THE ENTRANCE SHALL BE BUILT IN A MANNER THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 - E. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CATCH FLOODS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW THE FLOODS (SEE NOTE 6.D AND 6.C).

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: ELIZABETH FESTEAD

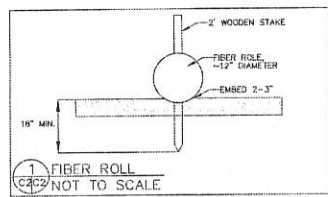
TITLE/QUALIFICATION: OWNER

PHONE: 408-687-2143

CELL: _____

E-MAIL: elizabethfestead@gmail.com

- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE UNLESS FOR THE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.



DATE: 4-8-16

DRAWN BY: DM

CHECKED BY: AGZ

REV. DATE: _____

REV. DATE: _____

REV. DATE: _____

Signature: Elizbeth Festead, Inc.

330 PRINCETON AVENUE
PRINCETON, CA 94019
TEL: 415-435-2899
FAX: 415-435-2899

EROSION CONTROL PLAN

FESTEAD PROPERTY
1050 DATE STREET, MONTARA
CALIFORNIA 94025

SHEET
C-2



SAN MATEO COUNTYWIDE

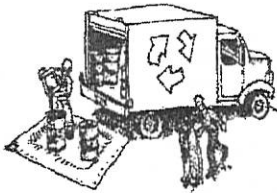
Water Pollution Prevention Program

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



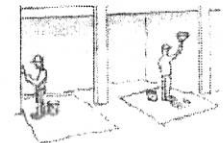
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

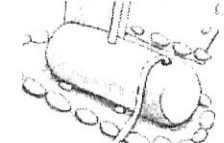
Painting & Paint Removal



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!

FESTEJO RESIDENCE

1060 Date Street
Montara, CA
94037

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

DATE: 11/20/2016
DRAWN BY: J. BROWN

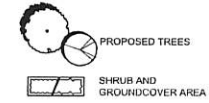
SCALE: AS SHOWN
PROJECT NUMBER: 16080201

SHEET TITLE:
SCHEMATIC LANDSCAPE PLAN

DRAWING

L-1

LEGEND

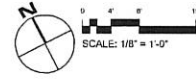
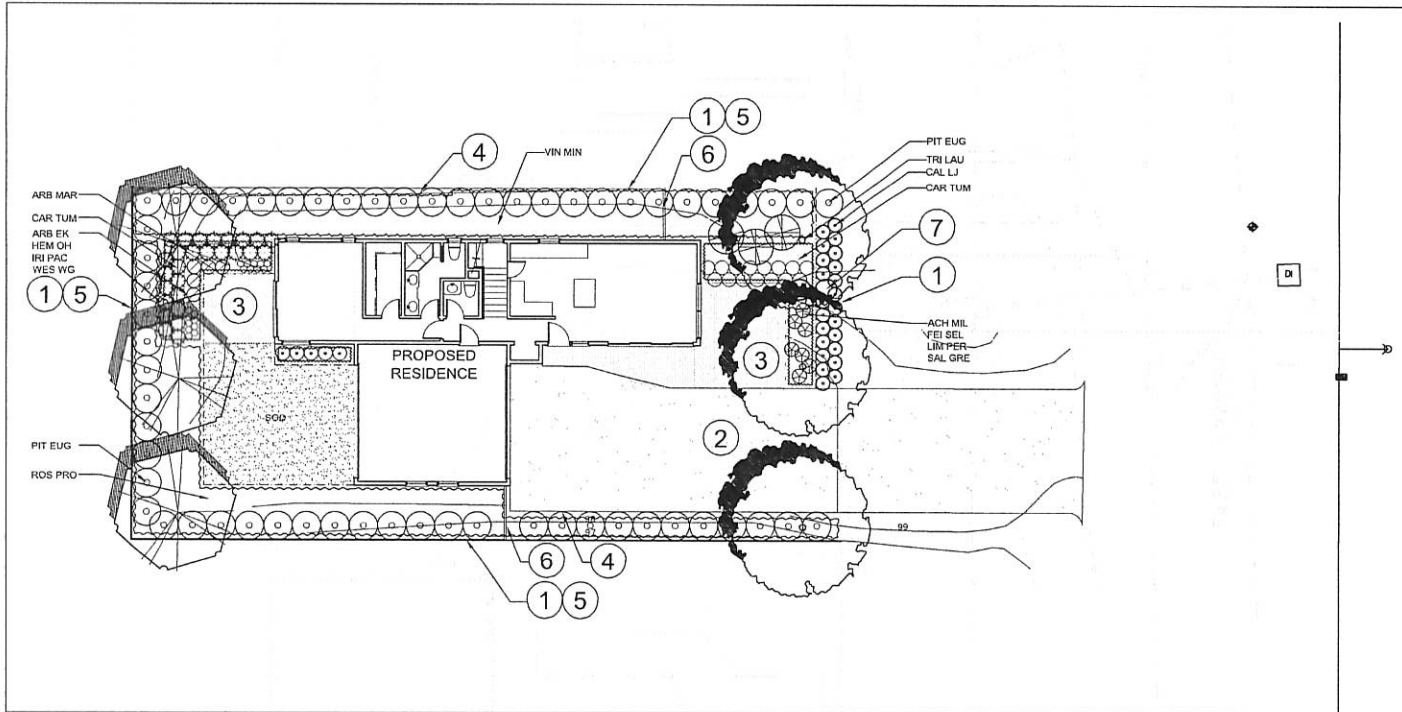


KEY NOTES

- 1. PROPERTY LINE
- 2. PERVIOUS CONCRETE DRIVEWAY—SEE CIVIL DWGS
- 3. PATIO STONE PAVING
- 4. RETAINING WALL—SEE CIVIL DWGS
- 5. 6 FT HIGH FENCE AT PROPERTY LINE—SEE ARCHITECTURAL DWGS
- 6. FENCE RETURN (TO BLOG)
- 7. DRY WELLS—SEE CIVIL DWGS

NOTES:

- 1. REFER TO CIVIL DWGS FOR GRADING, DRAINAGE AND STORMWATER.
- 2. REFER TO CIVIL DWGS FOR UTILITIES.



PLANT LIST	COMMON NAME	SYMBOL	SIZE	SPACING	NOTES
TREES					
1	ACACIA	(Symbol)	12"	12"	PLANTING
2	ACACIA	(Symbol)	12"	12"	PLANTING
3	ACACIA	(Symbol)	12"	12"	PLANTING
4	ACACIA	(Symbol)	12"	12"	PLANTING
5	ACACIA	(Symbol)	12"	12"	PLANTING
6	ACACIA	(Symbol)	12"	12"	PLANTING
7	ACACIA	(Symbol)	12"	12"	PLANTING
SHRUBS					
1	ACACIA	(Symbol)	12"	12"	PLANTING
2	ACACIA	(Symbol)	12"	12"	PLANTING
3	ACACIA	(Symbol)	12"	12"	PLANTING
4	ACACIA	(Symbol)	12"	12"	PLANTING
5	ACACIA	(Symbol)	12"	12"	PLANTING
6	ACACIA	(Symbol)	12"	12"	PLANTING
7	ACACIA	(Symbol)	12"	12"	PLANTING
PERENNIALS & ANNUALS					
1	ACACIA	(Symbol)	12"	12"	PLANTING
2	ACACIA	(Symbol)	12"	12"	PLANTING
3	ACACIA	(Symbol)	12"	12"	PLANTING
4	ACACIA	(Symbol)	12"	12"	PLANTING
5	ACACIA	(Symbol)	12"	12"	PLANTING
6	ACACIA	(Symbol)	12"	12"	PLANTING
7	ACACIA	(Symbol)	12"	12"	PLANTING
GROUND COVER					
1	ACACIA	(Symbol)	12"	12"	PLANTING
2	ACACIA	(Symbol)	12"	12"	PLANTING
3	ACACIA	(Symbol)	12"	12"	PLANTING
4	ACACIA	(Symbol)	12"	12"	PLANTING
5	ACACIA	(Symbol)	12"	12"	PLANTING
6	ACACIA	(Symbol)	12"	12"	PLANTING
7	ACACIA	(Symbol)	12"	12"	PLANTING

Project Owner/Applicant Application Status Case No: PLN2016-09160

Elizabeth and Luisito Festejo
1525 McCarthy Blvd Suite 1005
Milpitas, CA 95035
Contact: 408.887.2443

Architect
Jack Chu
Chu Designs
55 43rd Avenue San Mateo, CA 94401
Contact: 550.345.9266 X100

Landscape Architect
Dennis Tanaguchi Principal
Taniguchi Landscape Architecture
1013 South Claremont St. Suite 1
San Mateo, CA 94401
Contact: 550.638.9985

Surveyor
Savior Micallef Principal
Contact: 550.608.0238

Charles Kissick Science Engineer
Sigma Prime Geosciences, Inc
332 Princeton Avenue
Half Moon Bay, CA 94019
Contact: 650.728.3590

Project Narrative Details with Compliance for the
Design Review Regulations

With all the professional working with us in planning and building this modern/contemporary house, we are very certain that this new addition will bring great value to the community of Montara.

This property lot at 1060 Date Street Montara, CA 94037 a single family residential house we are going to be building property lines has been surveyed by Savior Micallef which has satisfied and in compliance as shown on his report.

Furthermore, my architect Jack Chu has provided the details of the plans to meet the requirements of the Development Design Review Regulations as well as Dennis Tanaguchi the landscape architect and Charles Kissick Science engineer provided in details his drainage plan are all in compliance.

Please feel free to contact me if you have any questions or concerns at 408.887.2443
Thanking you in advance for your kind consideration to this matter.

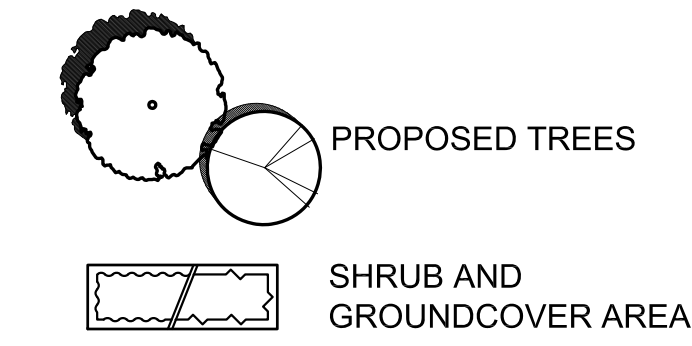
Respectfully,
Elizabeth Festejo

FESTEJO RESIDENCE

1060 Date Street
Montara, CA
94037

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

LEGEND



KEY NOTES

- 1 PROPERTY LINE
- 2 PERVIOUS CONCRETE DRIVEWAY--SEE CIVIL DWGS
- 3 PATIO STONE PAVING
- 4 RETAINING WALL--SEE CIVIL DWGS
- 5 6 FT HIGH FENCE AT PROPERTY LINE--SEE ARCHITECTURAL DWGS
- 6 FENCE RETURN (TO BLDG)
- 7 DRY WELLS--SEE CIVIL DWGS
- 8 30 FOOT DEFENSIBLE SPACE- (FUEL BREAK) FOR THIS PROJECT WOULD EXTEND BEYOND THE PROPERTY LINES.

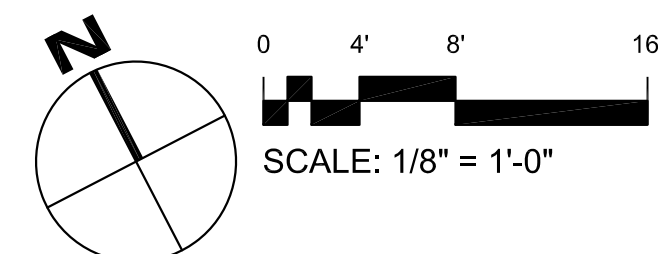
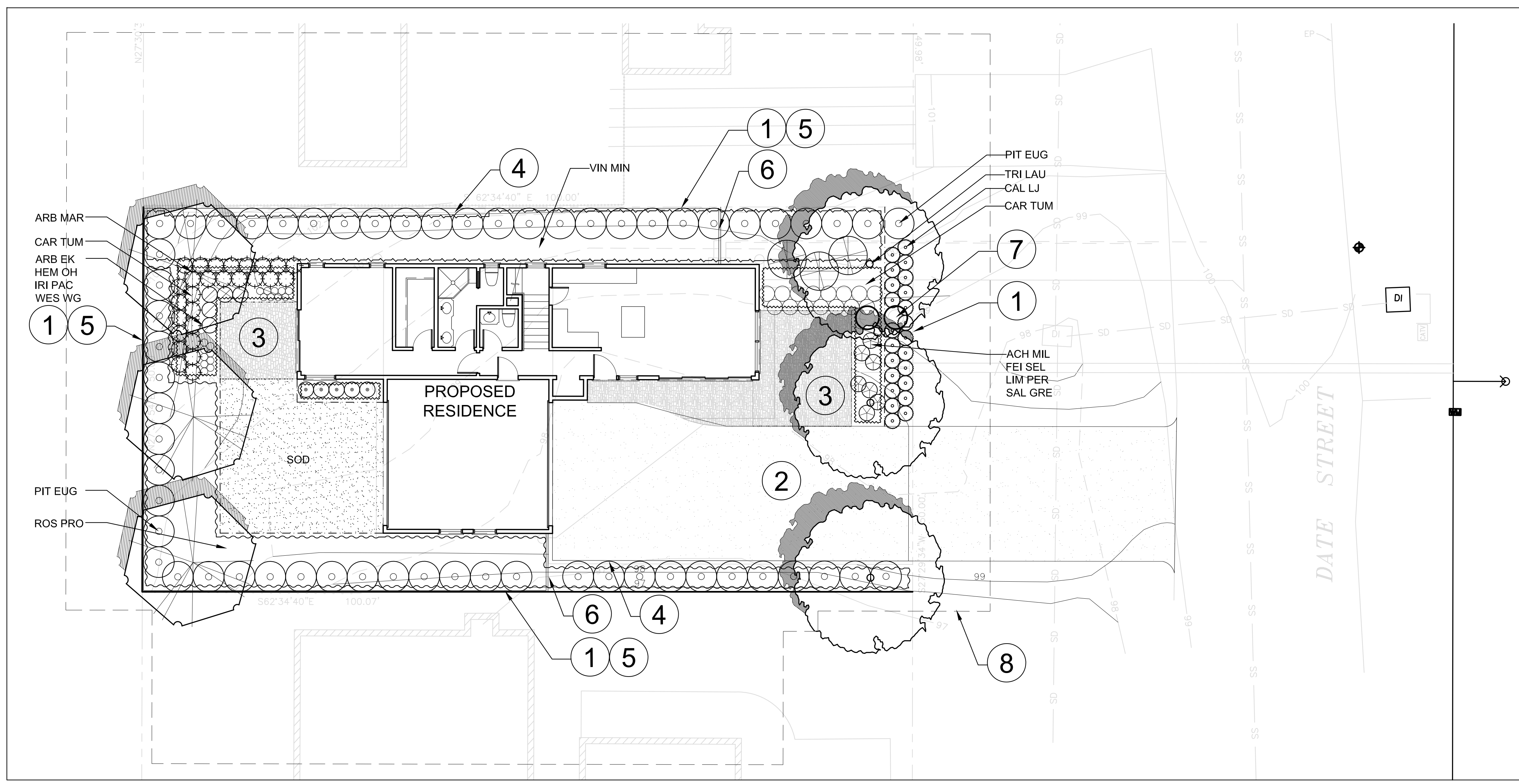
PROPOSED TREES WILL NOT OVERHANG OR TOUCH THE PROPOSED RESIDENCE.

ALL PROPOSED PLANTING TO BE IRRIGATED. PROPOSED PLANT SPECIES NOT HIGHLY COMBUSTIBLE.

PROPOSED MATERIALS DIRECTLY ADJACENT TO THE PROPOSED RESIDENCE ARE IRRIGATED TURF, IRRIGATED GROUNDCOVER, IRRIGATED SHRUBS, OR PAVING MATERIALS.

NOTES:

- 1. REFER TO CIVIL DWGS FOR GRADING, DRAINAGE AND STORMWATER.
- 2. REFER TO CIVIL DWGS FOR UTILITIES.



COASTSIDE FIRE PROTECTION DISTRICT NOTES:

- 1. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.
- 2. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
- 3. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS
TREES				
ARB MAR	<i>Arbutus Menziesii</i>	Strawberry Tree	15 G.C.	Mult. St.
TRI LAU	<i>Trochodendron araliifolium</i>	Trochodendron	15 G.C.	S.L.No. Whol. Br./N. Dip. Br./Match
SHRUBS				
ARB EK	<i>Arbutus unedo</i> 'Elfin King'	Strawberry Tree	5 G.C.	Mult. St./Stem up.
CAL LJ	<i>Callistemon viminalis</i> 'Little John'	Dr. Weeping Bottlebrush	5 G.C.	F & B/Br. Gr.
FEI SEL	<i>Feijoa sellowiana</i>	Pineapple Guava	5 G.C.	
PIT EUG	<i>Photinia evanescens</i>		5 G.C.	
SAL GRE	<i>Salvia greggii</i>	Autumn Sage	5 G.C.	
WES WG	<i>Westringia fruticosa</i> 'Wynyardie Gem'	Coast Rosemary	5 G.C.	
PERENNIALS/BULBS/ANNUALS				
ACH MIL	<i>Achillea filipendulina</i> 'Moonlight'	Fern Leaf Yarrow	1 G.C.	
ERI KAR	<i>Eriogonum karwinskianum</i> 'Moonbeam'	Flaxbush	1 G.C.	
HEM OH	<i>Hemerocallis 'Our Gardens'</i>	Daylily	5 P.R.	Double fan min.
IRI PAC	<i>Iris Pacific Coast Hybrids</i>	Pacific Coast Iris	1 G.C.	
LIM PER	<i>Limnium parvifolium</i>	Sea Lavender	1 G.C.	
GROUNDCOVERS				
CAR TUM	<i>Carex tumida</i>	Barkley Sedge	1 G.C.	Plant at 18" o.c.
ROS PRO	<i>Ruscus prostratus</i>	Deer Rosemary	1 G.C.	Plant at 24" o.c.
VIN MIN	<i>Vincetoxicum</i>	Deer Penwink	1 G.C.	Plant at 18" o.c.
LAWN (SOD)				
SOD	Sodded lawn shall be "Mow-Free", available through Delta Bluegrass, (209) 469-7979, or equal			

1. See specifications for planting/irrigation for seasonal bulb and tuber installation.
2. * Hemerocallis available only from Greenwood Daylilies, 8000 Balcon Canyon Road, Sonoma, CA 94966, (562) 494-8944, <www.greenwoodgarden.com>

PLANT LIST ABBREVIATIONS:
Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s).

- SL: Single main, straight, dominant, leader
- Ht. Br.: High branched--lowest limbs held above football 5' min. for 15 gallon can 6" min. for 24" box trees
- No Top: No toping or pruning of upper branches
- Br. Gr.: Branched to ground
- F & B: Full dense, bushy, upright plants, with young growth closely spaced on branches, no old/woody plants
- N.V.S.-30 deg: Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
- N.V.S.-45 deg: Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
- No. Whorl, Br.: No closely spaced whorled branches. Select even symmetrical branch distribution
- Match: Matched size, form, caliper, branching and culinar. Select from one lot, one grower, for guaranteed consistency through life of plants.
- In general plants within a group or area are to be matched, unless noted otherwise.
- T.F.: Tree Form
- S.F.: Shrub Form
- N.F.: Narrow upright Form
- B.R.: Bare Root
- B & B: Balled and Burlap
- Mult. St.: Multi stemmed
- Flat: Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout.
- Cal.: Caliper
- EV: Evergreen
- G.C.: Gallon Can
- N.C.N.: No Common Name
- Trail F: Select trailing forms for prostrate growth
- Veg. Gr.: Vegetative Grown
- Hed. F: Hedge Form (clipped)
- Stem up: Stem up to expose trunk and lower branch pattern
- o.c.: On center
- N. Dip. Br.: No long heavy drooping branches

ISSUE	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	04/07/16
2	FIRE PROTECTION REVS	05/24/16

SCALE: As Noted
PROJECT NUMBER: TLAJ 16007.000

SHEET TITLE
SCHEMATIC LANDSCAPE PLAN

SHEET NO.
L-1