

April 19, 2018

Stuart Grunow
413 Main Street
Half Moon Bay, CA 94019

Dear Mr. Grunow:

SUBJECT: Coastside Design Review Approval
Kelmore Street, Moss Beach
APN 037-145-020; County File No. PLN 2015-00021

At its meeting of April 12, 2018, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow Major Modification (Modification) to a residence (4,157 sq. ft.) recommended for approval by the Coastside Design Review Committee (CDRC) on September 10, 2015 and approved by the Planning Commission (PC) on December 9, 2015. The proposed Modification is to allow redesign and construction of a 3,656 sq. ft., new single-family residence, plus a 483 sq. ft. attached garage, on a 10,000 sq. ft. legal parcel. Two (2) Monterey Pine trees are proposed for removal and only minor grading is proposed. The original Design Review (DR) approval (as recommended by the CDRC) was initially part of the Planning Commission's (PC) overall consideration, due to the project's inclusion of a Certificate of Compliance (COC) Type B - which triggered a hearing-level Coastal Development Permit (CDP) - to legalize the parcel. The COC has been recorded. However, since the parcel is otherwise within the "Single-Family Categorical Exclusion Zone" and requires only a CDP Exemption, amending the DR application does not require consideration by the PC or a CDP, and can be considered by the CDRC.

The CDRC was unable to make the findings for a design review recommendation of approval based on certain design deficiencies. In order to resolve these deficiencies in the project's design, a more thorough review of the Zoning Regulations and "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required.

As such, requirements from the CDRC for further project redesign are as follows:



1. Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT:
 2. Complement Other Structures in the Neighborhood; b. Views. Conforming to the site topography will also assist in preserving neighboring views to the extent feasible, by lowering the rear elevation roof line of the southeast elevation.
2. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale;
 - a. Relationship to Existing Topography; b. Neighborhood Scale; 3. Roof Design; a. Massing and Design of Roof Forms. The design of the project increases the overall width of the structure which increases the visual scale of the project from the street side. It is recommended that the applicant consider reworking the foyer and reorienting the stair to reduce overall width. The orientation of the structure on the lot creates new neighboring view obstructions. Recommendations to comply with the design standards include reducing the crawl space and stepping the structure down with the existing grade.

Add another East-West cross section between gridlines B and C to plans to better represent the volume of the spaces – so that the CDRC can determine if they are taller than necessary and if the rear patio is elevated higher than it needs to be. The project applicant should consider moving the project to a slightly lower elevation overall, consistent with natural grade in order to reduce the overall width mass and height of rear elevation. Roof material is stated as white membrane for flat roof areas. Non-reflective material and colors should be used with Gray or gravel as viable alternatives. In addition, the transom windows in the same elevation may be reduced in size or removed to assist in lowering the roof line. Submittal of manufacturer's specifications of the roof material and samples are required for review at the next meeting.

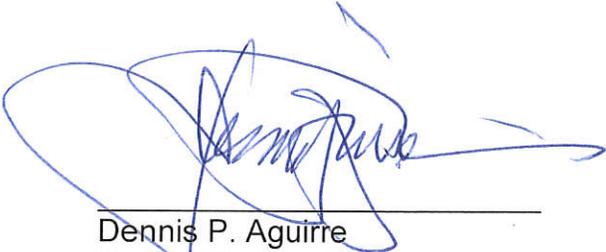
3. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; 4. Lighting. Soften limestone linear veneer wrap with landscape enhancements. There is no landscape lighting proposed in the plans. If proposed, submittal of manufacturer's specification sheets and revision of plans to include their location on the landscape plan is required. Show all proposed exterior lighting fixtures on plans.

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

Please contact Dennis Aguirre, Design Review Officer, at 650/363-1826 or daguirre@smcgov.org, if you have any questions.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:aow – DPACC0199_WAN.DOCX

cc: Stuart Grunow, Member Architect
Bruce Chan, Member Architect
Melanie Hohnbaum, Moss Beach Community Representative
Gary Jaeger
Franz Dill
Joe Pistacchio

Building codes

ALL CONSTRUCTION SHALL CONFORM TO:
 2016 CALIFORNIA BUILDING CODE CBC
 2016 CALIFORNIA RESIDENTIAL CODE CRC
 2016 CALIFORNIA PLUMBING CODE CPC
 2016 CALIFORNIA MECHANICAL CODE CMC
 2016 CALIFORNIA ELECTRICAL CODE CEC
 2016 CALIFORNIA REFERENCED STANDARDS CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CGBC - CALIFORNIA GREEN BUILDINGS CODE STANDARDS CODES
 COUNTY OF SAN MATEO BUILDING REGULATIONS

THE COUNTY OF SAN MATEO HAS PASSED AN ORDINANCE THAT NEW CONSTRUCTION AND MAJOR ADDITIONS AND REMODELS (50% OR MORE IN VALUATION WILL REQUIRE THE "BUILD IT GREEN" ENVIRONMENTAL SYSTEM. SEE SHEET GNI.

THIS NEW RESIDENCE WILL REQUIRE AN AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR MUST HAVE A C-16 LICENSE TO INSTALL DESIGN. FIRE HYDRANT COMPLIANCE MUST BE CHECKED.

CLEANOUTS IN BUILDING SEWERS SHALL BE PROVIDED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE CITY/COUNTY. ALL THE CLEANOUTS SHALL BE MAINTAINED WATERTIGHT.

Contacts

Architect

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

Structural

Universal Structural Engineers
 1660 S. Amphlett BLVD #335
 San Mateo CA 94402
 (450) 312 9233

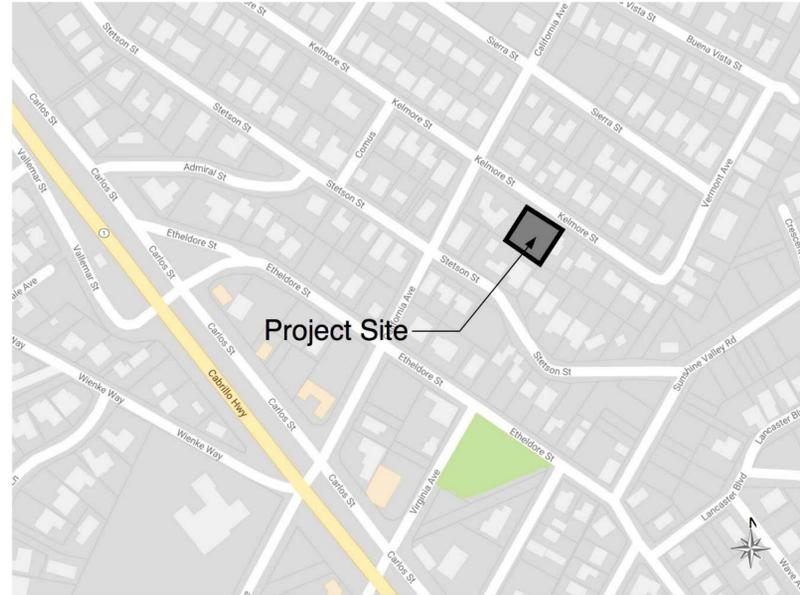
Civil

Sigma Prime
 332 Princeton Ave
 Half Moon Bay CA 94019
 (650) 728 3590

Soils

Murray Engineers Inc.
 935 Fremont Ave
 Los Altos CA 94024
 (650) 559 9980

Vicinity Map

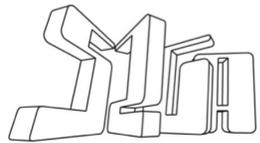


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Description

New 4 Bedroom 3.5 Bath Home on vacant 10,000 s.f. lot located at 848 Kelmore Street in Moss Beach, California.



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



Jaeger Residence

Gary and Katy Jaeger
 848 Kelmore Street
 Moss Beach, CA 94038
 APN: 037-145-020



Perspective - Rear from West



Perspective - Front from North

27 April 2018
 Planning Submittal

Cover

A0.0

ABBREVIATIONS

AB	ANCHOR BOLT	FLUPR.	FLUORESCENT	PR	PAIR
AB.M	AGREGATE BASE MATERIAL	F.O.	FINISH OPENING	PRCST.	PRECAST
ACOUS.	ACOUSTIC	F.O.C.	FACE OF CONCRETE	P.S.F	POUNDS PER SQUARE FOOT
AC	AIR CONDITIONING	F.O.S.	FACE OF STUD/STEEL	P.S.I	POUNDS PER SQUARE INCH
AC	ASPHALTIC CONCRETE	FR.	FRAME	PSL	PARALAM BEAM
AD	ACCESS DOOR	F.R.P.	FIBER GLASS	PT.	PRESSURE TREATED
ADJ.	ADJUSTABLE		REINFORCED PLASTIC	P.T.D.	PAJER TOWEL DISPENSER
A.F.S.	AUTOMATIC FIRE SPRINKLER			PIN.	PARTITION
AGGR.	AGGREGATE	GA	GAUGE		
ALT	ALTERNATE	GALV.	GALVANIZED	R.	RISE
ALUM.	ALUMINUM	G.B.	GREEN BOARD	R. A.	RETURN AIR
ANOD.	ANODIZED	G.C.	GENERAL CONTRACTOR	RAD.	RADIUS
A.P.	ACCESS PANEL	G.F.I.	GROUND FAULT INTERRUPTER	R.C.P.	REFLECTED CEILING PLAN
ARCH.	ARCHITECTURAL	G.I.	GALVANIZED IRON	R.O.F	ROF DRAIN
ASPH.	ASPHALT	GL	GLASS	REC.	RECESSED
A.T	ASH TRAY	G.L.B.	GLULAM BEAM	REF.	REFERENCE
L	ANGLE	GND.	GROUND	REF.	REFRIGERATOR
@	AT	G.S.M.	GALVANIZED SHEET METAL	REINF.	REINFORCEDING
&	AND	G.V.	GATE VALVE	REQD.	REQUIRED
		RH		RH	RIGHT HEND
		R.H.	HOSE BIBB	R.H.	ROUND HEAD
BD.	BOARD	H.C.	HOLLOW CORE	RM.	ROOM
BKSP.L	BACKSP.LASH	H.CAP.	HANDICAP	R.R.	ROOM RAFTER
BLDG.	BUILDING	HDBD.	HARDBOARD	R.W.L	RAIN WATER LEADER
BLK.	BLOCK	HDR.	HEADER		
BLKG.	BLOCKING	HDR.	HEADER		
BM.	BEAM	K.P.	KICKPLATE	S.B.	SOLID BLOKING
B.O.J.	BOTTOM OF JOISTS	HDWD.	HARDWOOD	S.C.	SOLID CORE
BOT.	BOTTOM	HDWE.	HARDWARE	S.C.D.	SEAT COVER DISPENSER
BSBD.	BASEBOARD	H.M.	HOLLOW METAL	S.D.	SMOKE DETECTOR
B.U.	BUILT-UP	HORI.Y.	HORRYONTAL	SECT.	SECTION
		H.P.	HIGH POINT	S.G.	SAFETY GLAZE
		H.R.C.	HOSE REEL CABINET	SHR.	SHEAR
CABT.	CABINET	HT.	HEIGHT	SHT	SHEET
C.B.	CATCH BASIN	H.T.D.	HANDICAP TOWEL DISP.	SHWR.	SHOWER
CBO.	CLIKBOARD	HTG.	HEATING	SK.	SINK
CEM.	CEMENT	HW	HOT WATER	SIM	SIMILAR
CER.	CERAMIC	ID.	INSIDE DIAMETAR	S.M.	SHEET METAL
C.G.	COVER GUARD	INSUL.	INSULATION	S.M.S.	SHEET METAL SCREWS
C.I.	CAST IRON	INT	INTERIOR	S.N.D.	SANITARY NAPKIN DISPOSAL
C.J.	CHESTING JOIST	INT	INTERIOR	S.N.V.	SANITARY NAPKIN VENDOR
CL.G.	CEILING			S.O.V.	SHUT OFF VALVE
CLR.	CLEAR			S.P.D.	SOAP DISPENSER
CLO.	CLOSET	J.B	JUNCTION BOX	S.P.D.	SOAP DISPENSER
CMU	CONC. MASONRY UNIT	JT	JOIST	SPECS.	SPECIFICATIONS
CNTR.	COUNTERTOP			SG	SQUARE
COL	COLUMN	LAV	LAVATORY	S.S.	SERVICE SINK
COMP.	COMPOSITION	L.H.	LEFT HAND	STL.	STEEL
CONC.	CONCRETE	LKR.	LOCKER	STD	STANDARD
CONST.	CONSTRUCTION	L.F.	LOW POINT	STOR.	STORAGE
CONTR.	CONTRACTOR	LT	LIGHT	STRUC.	STRUCTURAL
CT	COOKTOP	LTWT.	LIGHTWEIGHT	S.T.S.	SELF TAPPING SCREW
CT.	COATS			STL.	STAINLESS STEEL
CUST.	CUSTOMIAN	M.W	MICRO-WAIVE	SUSP.	SUSPENDED
CW	COLD WATER	MED.	MEDIUM	SYM.	SYMMETRICAL
I	CHANNEL	MAX.	MAXIMUM	T	TREAD
C	CENTERLINE	M.C.	MEDICINE CABINET	T.B.	TOWEL BAR
		M.D.F.	MEDIUM DENSITY FIBER BD	T&B	TOP & BOTTOM
D	DRYER	MECH.	MECHANICAL	T/C	TRASH COMPACTOR
DET.	DETAIL	MEMB.	MEMBRANE	T.D.	TOWEL DISPENSER
DS	DARK SKY LIGHT	MFR.	MANUFACTURER	T.D.L.	TRUE-DIVIDED LIGHTS
D.F.	DOUGLAS FIR	M.H.	MANHOLE	T.O.D.	TOWEL DISPENSER & DISP.
DIG	DUALGLAZE	MIN	MINIMUM	TELE.	TELEPHONE
Ø	DIAMETER OR ROUND	MTD.	MOUNTED	TEMP.	TEMPERED GLASS
Ø	DIAMETER	M.B.	MACHINE SCREW	T&G	TONGUE&GROOVE
DM.	DIAMENSION	MTL	METAL	THK	THICK
DISP.	GARBAGE DISPOSAL	MULL	MULLION	T.K.	TOP KICK
DN	DOWN			T.O.C.	TOP OF CURB
DEMOD	DEMOLISHED	(N)	NEW	T.O.P	TOP OF PAVEMENT
DR	DOOR	N	NORTH	T.O.PL	TOP OF PLATE
D.S.	DOWNSPOUT	N.I.C.	NOT IN CONCRETE	T.O.S.	TOP OF SLAB
DW	DISHWASHER	NOM.	NOMINAL	T.O.STL	TOP OF STEEL
DWG	DRAWING	N.T.S.	NOT TO SCALE	T.P.D.	TOILET PAPER DISPENSER
		#	NUMBER	TYP.	TYPICAL
(E)	EXISTING			U.O.N.	UNLESS OTHERWISE NOTED
EA	EACH	O'	OVER	UR.	URINAL
ELEV.	ELEVATION	O.B.	OBSCURE		
E.J.	EXPANSION JOINT	O.C.	ON CENTER		
EO	EQUAL	O.D.	OUTSIDE DIAMETER	V.C.T.	VINYL COMPOSITION TILE
E.B.	EXPANSION SHIELD	O.F.S.	OUTER FACE OF STUD	VERT.	VERTICAL
EXH.	EXHAUST	O.H.	OVER HEAD	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
EXT.	EXTERIOR	O.P.	OPAQUE	VIN.	VINYL
		OPNG.	OPENING	V.T.R.	VENTILATION THROU ROOF
FA.	FIRE ALARM	OPP.	OPPOSITE	V.H.F.	VINYL WALL FABRIC
F.B.	FLAT BAR				
FBRGL.	FIBERGLASS	P.A.	PUBLIC ADDRESS	W	WASHER
F.D.	FLOOR DRAIN	P.D.F.	POWER DRIVEN FASTENER	W/	WITH
FND.	FOUNDATION	P.G.	PAINT GRADE	W.C.	WATER CLOSET
F.E.	FIRE EXTINGUISHER	P.H.	PHILLIPS HEAD	WD.	WOOD
F.F.	FINISH FLOOR		PUBLIC AND HOUSE PHONE	WDOVDOS	WINDOW/WINDOWS
F.G.	FINISH GRADE	P.I.V.	POST INDICATOR VALVE	WDR. BD.	WONDERBOARD
F.H.	FLAT HEAD	PL	PLATE	W/O	WITHOUT
F.H.C.	FIRE HOSE CABINET	PL	PROPERTY LINE	W.P.	WATER PROOF
FIN. FLR.	FINISH FLOOR	PLAS.	PLASTER	WRGP.	WATER RESISTANT GYPSUM
F.J.	FLOOR JOIST	PLAS. LAM.	PLASTIC LAMINATE	W.S.	WEATHER STRIPPING
FLDG.	FOLDING	PLYWD.	PLYWOOD		OR WOOD SCREW
FLR.	FLOOR	POL.	POLISHED	WSC.T.	WAINSCOT
				WT.	WEIGHT

MISC. SITE PLAN NOTES & CONSTRUCTION OPERATION PLAN

UNDERGROUND SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE PACIFIC GAS & ELECTRIC COMPANY REQUIREMENTS. SEE COMPLETE INFO ON SHEET E-1

CLEANOUTS IN BLDG. SEWERS SHALL BE APPROVED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE SEWER AUTHORITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT.

THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA.

SPECIAL INSPECTION REQUIRED FOR CONCRETE FOUNDATION GREATER THAN 2.500 P.S.I. EPOXY HOLDOWNS, HIGH STRENGTH BOLTS, SEISMIC RESISTANCE AND STRUCTURAL STEEL WELDING & FOR SHEAR WALL NAILING SPACED 4 OR LESS. COMPLETE AND SUBMIT A STAMPED & SIGNED SPECIAL INSPECTION FORM PRIOR TO PERMIT ISSUANCE.

AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPALITY'S RIGHT OF WAY.

THE APPLICANT/CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE BLDG, INSPECTION SECTION, THE DEPT. OF PUBLIC WORKS AND THE COASTSIDE FIRE PROTECTION DISTRICT.

PRIOR TO FINAL INSPECTION, PAINT THE ADDRESS NUMBER ON THE FACE OF THE CURB NEAR THE DRIVEWAY APPROACH WITH BLACK LETTERING ON A WHITE BACKGROUND.

INCLUDE HOUSE ADDRESS NUMERALS SHALL BE A MIN. 4 IN HEIGHT AND - STROKE OF CONSTRUCTING COLOR TOP THEIR BACKGROUND AND MUST BE LIGHTED DURING THE HOURS OF DARKNESS (SEE ELEVATION) FOR NEW CONSTRUCTION ONLY. SEE COMPLETE NOTES UNDER FIRE PROTECTION NOTES.

COORDINATE UNDERGROUND CONSTRUCTION ACTIVITIES TO UTILIZE THE SAME JOINT TRENCH. MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL & EXPOSED. THE SOIL IS TO BE REPLACED USING ACCEPTED COMPACTION METHODS. STOCKPILE AND PROTECT DISPLACED TOPSOIL FOR REUSE.

GENERAL CONTRACTOR (G.C.) TO VERIFY UTILITIES ARE MAINTAINED IN SAFE CONDITION AT TIME OR REMOVE FROM SITE.

G.C. TO VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED.

G.C. TO VERIFY THAT THE WATER LINE THE BUILDING HAS BEEN CUT OFF AT THE PROPERTY LINE AND A HOSE BIB WITH A VACUUM BREAKER TYPE BACKFLOW PREVENTION DEVICE IS PROVIDED FOR DUST CONTROL.

IF THERE IS NO CONSTRUCTION TRAILER USED FOR THIS PROJECT, THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT BE LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.

THE DEBRIS BIN TO BE LOCATED SOMEWHERE ON THE SITE. DEBRIS TO BE OFF-SITE TO AS NECESSARY, THE APPLICANT/CONTRACTOR SHALL MONITOR THE SITE TO ENSURE THAT TRASH IS PACKED UP AND APPROPRIATELY DISPOSED DAILY.

THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.

THE APPLICANT/CONTRACTOR SHALL ENSURE THE NO CONSTRUCTION-RELATED VEHICLE SHALL IMPEDE THROUGH TRAFFIC ALONG THE RIGHT-OF-WAY ON STREET. ALL CONSTRUCTION VEHICLE SHALL BE PARKED ON-SITE OUTSIDE OF THE PUBLIC RIGHT OF WAY OR IN LOCATIONS WHICH DO NOT IMPEDE SAFE ACCESS ON STREET. THERE SHALL BE NO STORAGE OF CONSTRUCTION VEHICLES IN THE PUBLIC RIGHT OF WAY.

NO SITE DISTURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL, UNTIL THE BUILDING PERMIT HAS BEEN ISSUED AND THAN ONLY THOSE TREES APPROVED FOR REMOVAL SHALL BE REMOVED.

NOISE LEVELS PRODUCED BY THE PROPOSED CONSTRUCTION ACTIVITY SHALL NOT EXCEED THE 80 DBAS LEVEL AT ANY MOMENT. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS FROM 10:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 5:00 P.M. ON SATURDAY. CONSTRUCTION OPERATIONS SHALL BE PROHIBITED ON SUNDAY AND NATIONAL HOLIDAY.

WATER SHALL BE AVAILABLE ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.

SURFACE RUNOFF FROM ALL IMPERVIOUS SURFACES SHALL BE DIRECTED TO THE WATER DETENTION AREAS. SEE CIVIL PLANS.

IT IS THE INTENT OF THERE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPED AREAS. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN ON SHEET C-1. CONTRACTOR TO PROVIDE INTENT.

SEE SEPARATE DRAINAGE PLAN BY CIVIL ENGINEER FOR OFFICIAL DESIGN OF EROSION CONTROL AND DRAINAGE PLAN.

RAINWATER LEADERS (DOWNSPOUTS) TO TIE INTO UNDERGROUND DRAIN. SEE DRAINAGE PLAN BY CIVIL ENGINEER ON SHEET C-1.

MAINTAIN 6 MINIMUM CLEARANCE FROM SOIL TO BOTTOM OF SIDING (8 FROM SILL).

DRAIN WATER AWAY FROM BUILDING. MAKE CERTAIN THAT ALL WATER DRAINS AND THERE IS NO PONDING.

PRIOR TO THE ISSUANCE OF THE BLDG. PERMIT, THE APPLICANT/CONTRACTOR SHALL SUBMIT A DRIVEWAY PLAN & PROFILE TO THE DEPARTMENT OF PUBLIC WORKS, SHOWING THE DRIVEWAY ACCESS TO THE PARCEL (GARAGE SLAB) COMPLYING WITH THE COUNTRY STANDARDS FOR DRIVEWAY SLOPES (NOT TO EXCEED 20%) AND TO COUNTRY STANDARDS (AT THE PROPERTY LINE) BEING THE SAME ELEVATION AS THE CENTER OF THE ACCESS ROADWAY. WHEN APPROPRIATE, AS DETERMINED BY THE DEPT. OF PUBLIC WORKS, THE PLAN AND PROFILE SHALL BE PREPARED FROM ELEVATIONS AND ALIGNMENT SHOWN ON THE ROADWAY IMPROVEMENT PLANS, THE DRIVEWAY PLANS SHALL ALSO INCLUDE AND SHOW SPECIFIC PROVISIONS AND DETAILS FOR BOTH THE EXISTING AND THE PROPOSED DRAINAGE PATTERNS AND DRAINAGE FACILITIES.

NO PROPOSED CONSTRUCTION WORK WITHIN THE COUNTY RIGHT OF WAY SHALL BEGIN UNTIL THE COUNTY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. THE APPLICANT/CONTRACTOR SHALL CONTACT THE DEPT. OF PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT MY BE REQUIRED TO PROVIDE PAYMENT OF ROADWAY MITIGATION FEES BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE OF THE PROPOSED BUILDING PER ORDINANCE NO. 3211.

THE APPLICANT SHALL SUBMIT A PERMANENT STORMWATER MANAGEMENT PLAN IN COMPLIANCE WITH THE COUNTY'S DRAINAGE POLICY AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENT FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.

SCHEDULE WORK SO AS NOT TO INTERFERE UNDUPLY WITH THE NORMAL HOUSEHOLD OPERATIONS.

NO SITE DISTURBANCE SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

FIRE PROTECTION NOTES

A CRC 2013 SECTION R327. THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION SHALL COMPLY WITH CRC 2013 SECTION R327 REQUIREMENTS.

AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFP A-130 MUST BE SUBMITTED. THE ENTIRE STRUCTURE TO HAVE FIRE SPRINKLERS. THEY MUST BE DRAWN BY A CONTRACTOR HAVING A C/16 LICENSE. THE SUBCONTRACTOR SHALL PRODUCE DRAWINGS FOR APPROVAL BY CITY, COUNTRY OR FIRE DEPARTMENT.

SMOKE DETECTORS ARE HARDWIRED AS PER THE CALIFORNIA BUILDING CODE (CBC), STATE FIRE MARSHAL REGULATIONS AND COASTSIDE FIRE DISTRICT ORDINANCE # 2013-03. THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW ROOM 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.

2A. SMOKE/CARBON MONOXIDE DETECTORS. TO BE HARDWIRED, INTERCONNECTED OR WITH BATTERY POWER BACKUP. DETECTORS ARE TO BE INSTALLED PER MANUFACTURERS INSTRUCTION AND NFPA 72.

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 NE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

4A. IDENTIFY RESCUE WINDOWS IN EACH BEDROOM AND VERIFY THAT THEY MEET ALL REQUIREMENTS.

5. OCCUPANCY SEPARATION: ATTACHED GARAGE TO MEET OCCUPANCY SEPARATION REQUIREMENTS PER CRC R302.6. A ONE-HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20-MINUTE FIRE RATED, SELF CLOSING DOOR ASSEMBLY WITH SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED.

6. ADDRESS NUMBERS: ASPER COASTSIDE FIRE DISTRICT NO. 2013-03, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED & VISIBLE FROM THE STREET. (TEMP. ADDRESS #S SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM - INCH STROKE. SUCH LETTERS/ NUMERALS SHALL BE INTERNALLY ILLUMINATED & FACING THE DIRECTION OF ACCESS. FINISHED HEIGHT OF BOTTOM OF ADDRESS LIGHT SHALT BE FLUSHED WITH THE FINISHED GRADE. WHEN THE BUILDING IS SERVED BY A LONG DRIVEWAY OR IS OTHERWISE OBFUSCURED, A 6-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT SHALL BE PLACED AT THE ENTRANCE FROM THE NEAREST PUBLIC ROADWAY. SEE FIRE ORDINANCE FOR STANDARD SIGN.

6A. NEW RESIDENTIAL ADDRESS NUMBERS: BUILDINGS SHAL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST 6 FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDING ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE PROTECTION DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6-INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.

7. ROOF COVERING: AS PER COASTSIDE FIRE DISTRICT ORDINANCE # 2013-03, THE ROOF COVERING OF EVERY NEW BUILDING AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS B OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.

8. AUTOMATIC FIRE SPRINKLER SYSTEM: AS PER SAN MATEO COUNTRY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2013-03, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROJECT OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. ALL AREAS THAT ARE ACCESSIBLE FOR STORAGE PURPOSES SHALL BE EQUIPPED WITH FIRE SPRINKLERS INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTRY PLANNING AND BUILDING DIVISION. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMITTING OF PLANS, THE COUNTRY OF CITY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW. INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY COASTSIDE FIRE PROTECTION DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTING MUST BE PRESSURE TESTED WITH TRENCH OPEN. THE FEE SCHEDULE FOR AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE IN ACCORDANCE WITH HALF MOON BAY ORDINANCE 2006-01. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

9. INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN.

10. EXTERIOR BELL AND INTERIOR HORN/STROBE: REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

11. OPTIONAL SOLAR PHOTOVOLTAIC SYSTEM: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE COASTSIDE FIRE DISTRICT AS OUTLINED IN STANDARD DETAIL DI-001 SOLAR PHOTOVOLTAIC SYSTEM.

12. FIRE ACCESS ROADS: THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE SAN MATEO COUNTRY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03 AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS. AS PER THE 2013 CFC, DEAD END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH HALF MOON BAY FIRE DISTRICT SPECIFICATIONS. AS PER THE 2001 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FEET ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.

13. FIRE APPARATUS ROADS TO BE MINIMUM OF 20 FEET WIDE A MINIMUM OF 35 FEET CENTERLINE RADIUS AND A VERTICAL CLEARANCE OF 15 FEET CFC503, DI03, T-14 1273

FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FEET IN LENGTH WITH A MINIMUM OF 500 FEET BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FEET, 20 FEET WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20%. (PLAN AND PROFILE REQUIRED CFC 503).

14. NO PARKING FIRE LINE SIGNS SHALL BE PROVIDED ON BOTH SIDES OF ROADS 20 TO 26 FEET WIDE AND ON ONE SIDE OF ROADS 26 TO 32 FEET WIDE CFC DI03.6.

15. FIRE HYDRANT: AS ER 2013 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (FLOW 360) MUST BE LOCATED WITHIN 250 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2013 CFC, APPENDIX B, THE HYDRANTS/STANDPIPE MUST PRODUCE A MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS. (THE APPLICANT SHALL PROVIDE DOCUMENTATION INCLUDING HYDRANT LOCATION, MAIN SIZE AND FIRE FLOW REPORT AT THE BUILDING PERMIT APPLICATION STAGE. INSPECTION REQUIRED PRIOR TO THE FIRES FINAL APPROVAL OF THE BUILDING PERMIT OR BEFORE COMBUSTIBLES ARE BROUGHT ON SITE).

16. THE REQUIRED FIRE FLOW SHALL BE AVAILABLE FROM A COUNTRY STANDARD WET BARREL FIRE HYDRANT. THE CONFIGURATION OF THE HYDRANT SHALL HAVE MINIMUM OF ONE EACH 1 | OUTLET AND ONE EACH 2 | OUTLET LOCATED NOT MORE THAN 250 FEET FROM THE BUILDING MEASURED BY WAY OF APPROVED DRIVABLE ACCESS TO THE PROJECT SITE.

A. **VEGETATION MANAGEMENT:** THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03, THE 2013 CALIFORNIA FIRE CODE 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. IN SRA (STATE RESPONSIBLE AREA), THE FUEL BREAK IS 100 FEET OR TO THE PROPERTY LINE.

B. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PARTITIONS, AND LIMITED UP 6 TO 10 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.

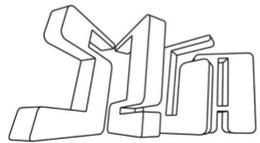
C. REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.

D. THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHIMNEY EXISTING AND NEW. SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12-GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2". NOTE: NO FIREPLACE FOR THIS DESIGN.

E. A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.

F. 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.

G. 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.



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



Jaeger Residence

Gary and Katy Jaeger
848 Keimore Street
Moss Beach, CA 94038
APIN: 037-145-020

27 April 2018
Planning Submittal

Notes

A0.1



SAN MATEO COUNTYWIDE

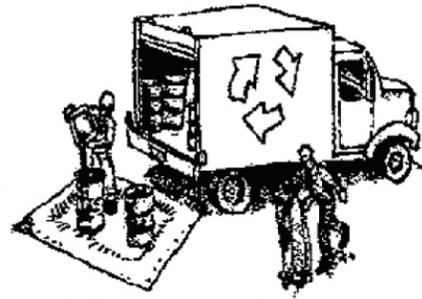
Water Pollution Prevention Program

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



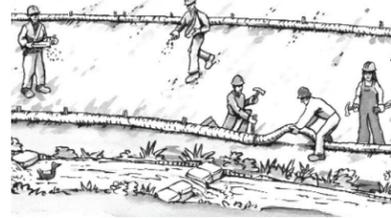
Maintenance and Parking

- ❑ 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



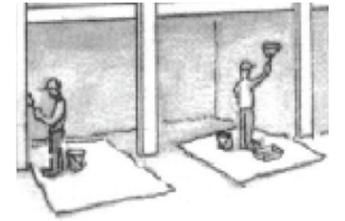
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

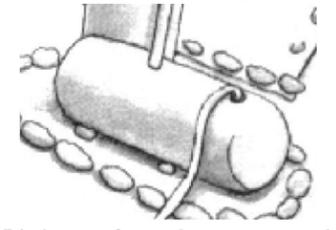
Painting & Paint Removal



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.

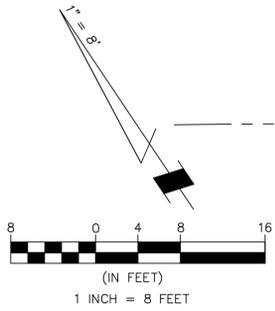
Dewatering



- ❑ 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!

CALIFORNIA AVE.



FOUND 2" BRASS DISK WITH PUNCH AT CENTERLINE INTERSECTION

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 27 OF LLS MAPS PAGE 56 ON MAY 4, 2005, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ANY EASEMENTS OF RECORD AFFECTING IT COULD NOT BE PLOTTED HEREON.

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

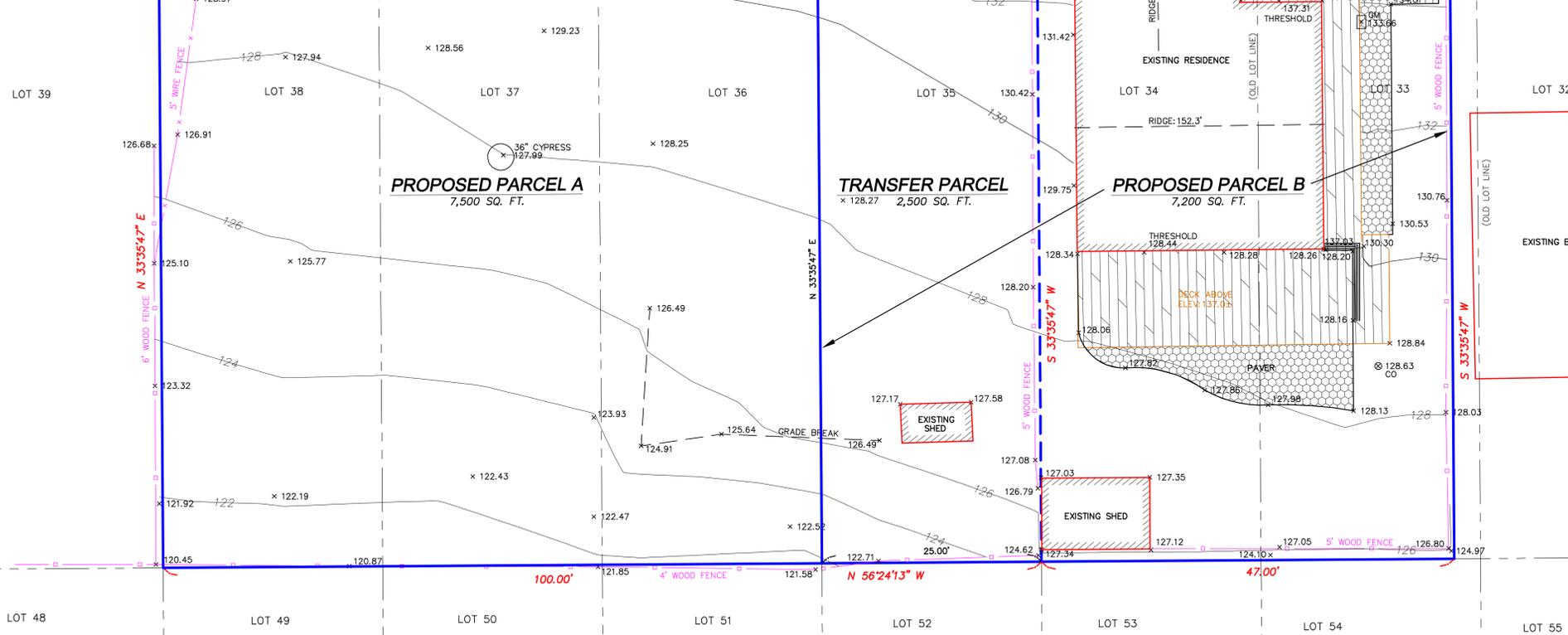
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES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

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

DATE OF FIELD SURVEY: MARCH 19, 2014
JOB NUMBER: 14-037

LEGEND

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



Assessor Parcel Number:
037-145-390
037-145-020

Prepared For:
GARY & KATY JAEGER
854 KELMORE STREET
MOSS BEACH, CA 94083

BOUNDARY AND TOPOGRAPHIC SURVEY - LOT LINE ADJUSTMENT

LOTS 34-38, PORTION OF LOT 33, BLOCK 72, "MOSS BEACH ADDITION NO. 2" (BOOK 6 MAPS 11)

854 AND VACANT KELMORE STREET

MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Date: MAR. 2014

Scale: 1" = 8'

Contour Interval: 2'

Drawn: LHL

Drawing Number:

SU-1

SHEET 1 OF 1

Job No. 14-037

LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 134.7' SPOT ELEVATION (N)
- SURFACE DRAINAGE FLOW
- DOWNSPOUT
- 3" DIAM. PVC DRAIN PIPE
- 3" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- PROPOSED RETAINING WALL
- ENERGY DISSIPATER (SEE DETAIL BELOW).

GENERAL NOTES

1. PLANS PREPARED AT REQUEST OF: KATY AND GARY JAEGER, OWNERS
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY BGT, MARCH 19, 2014.
5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

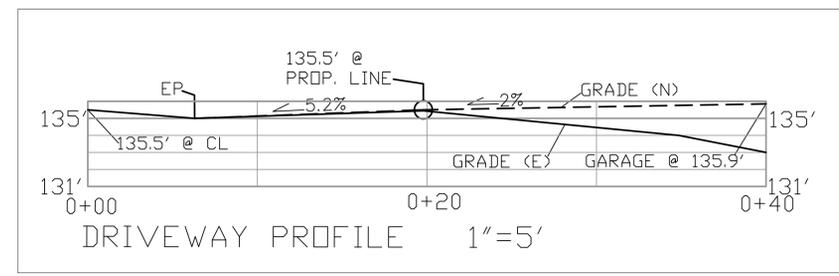
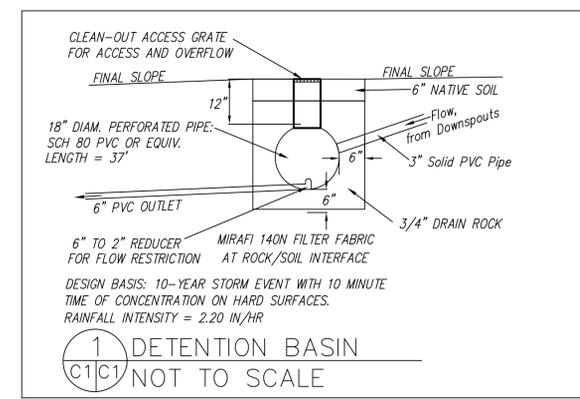
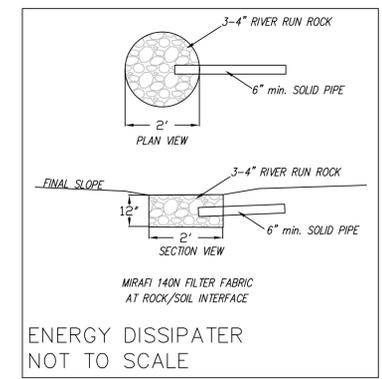
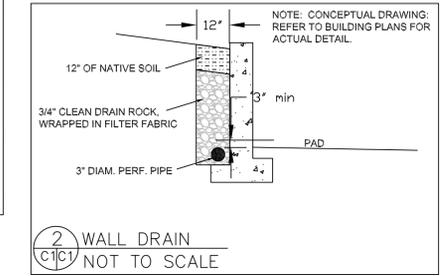
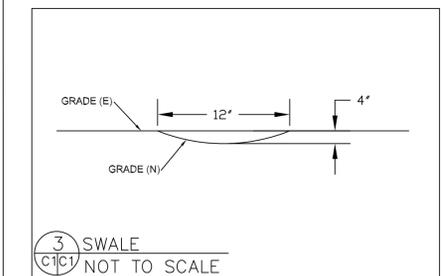
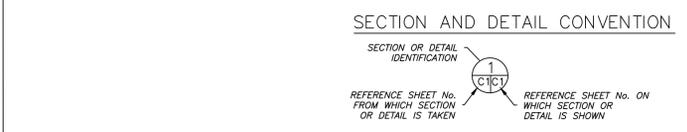
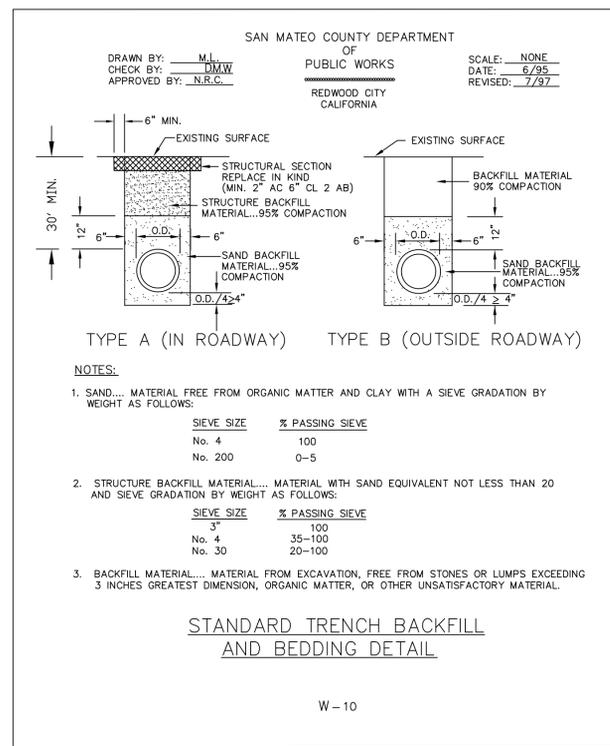
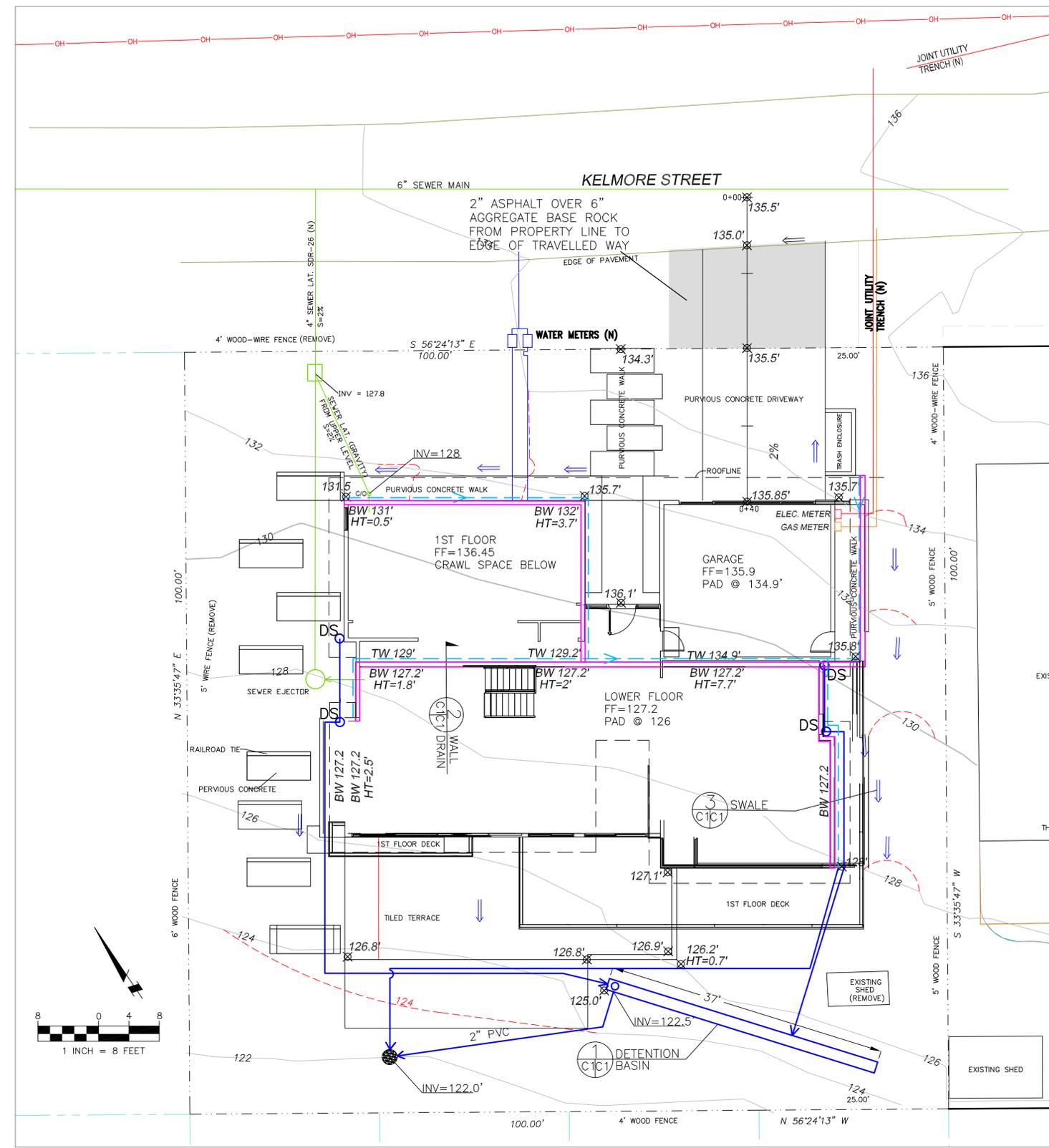
GRADING NOTES

CUT VOLUME: 215 CY
 FILL VOLUME: 25 CY
 TOTAL CUT/FILL: 235 CY

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
4. ALL UTILITIES SHALL BE INSTALLED BASED ON COUNTY STANDARDS.

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ON SHOULDERS OF KELMORE 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.

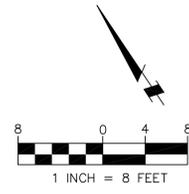
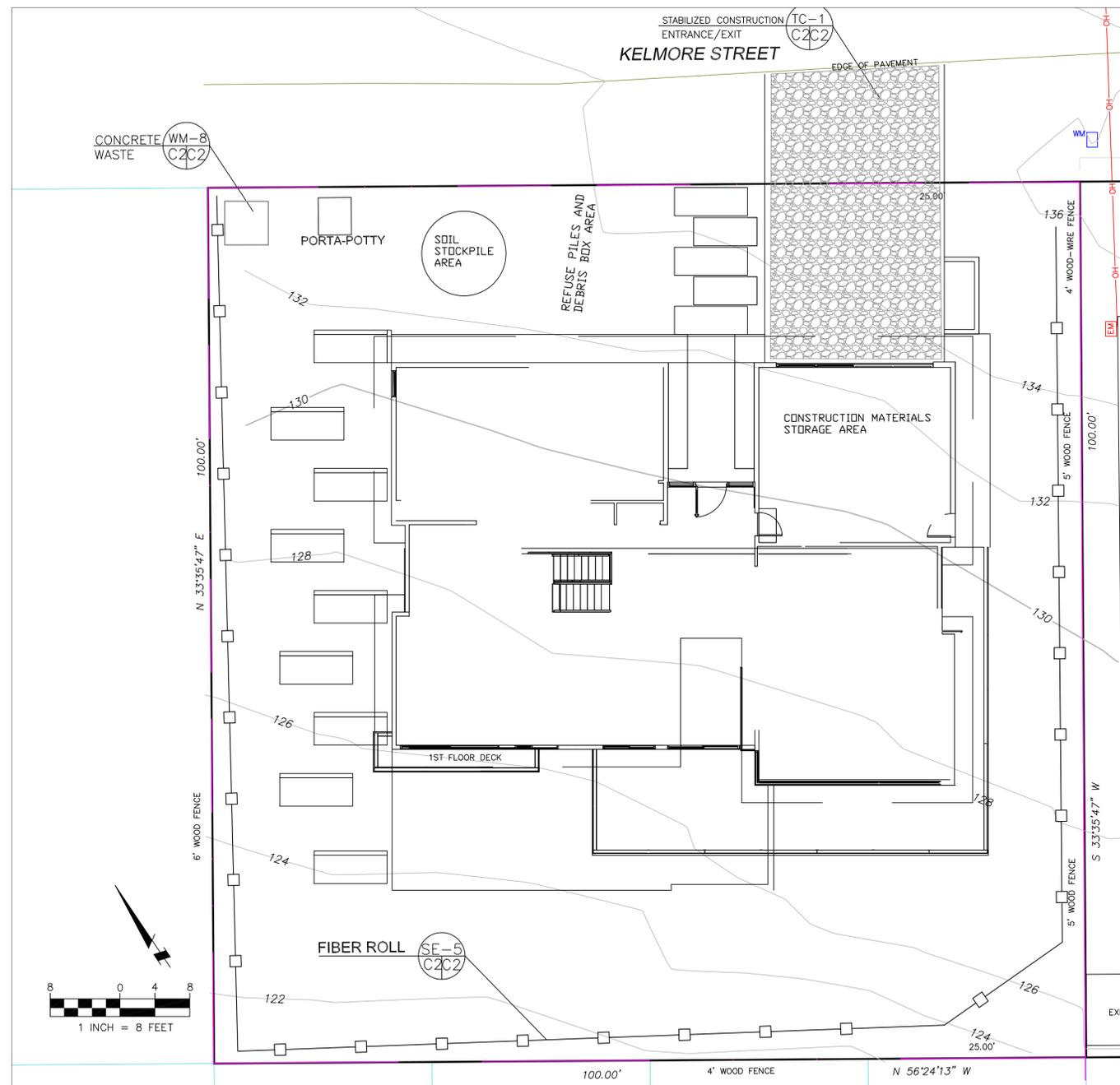


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 332 PRINCETON AVENUE
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 FAX: 728-3593

DATE: 4-28-18	DRAWN BY: CMK	CHECKED BY: AZG
REV. DATE:	REV. DATE:	REV. DATE:

GRADING AND DRAINAGE PLAN

JAEGER PROPERTY,
 854 KELMORE STREET
 MOSS BEACH, CALIFORNIA
 APN: 037-145-020



GENERAL EROSION AND SEDIMENT CONTROL 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.
- 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.

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: STUART GRUNOW

TITLE/QUALIFICATION: ARCHITECT

PHONE: 415-595-0306

PHONE:

E-MAIL: S2GRUNOW@GMAIL.COM

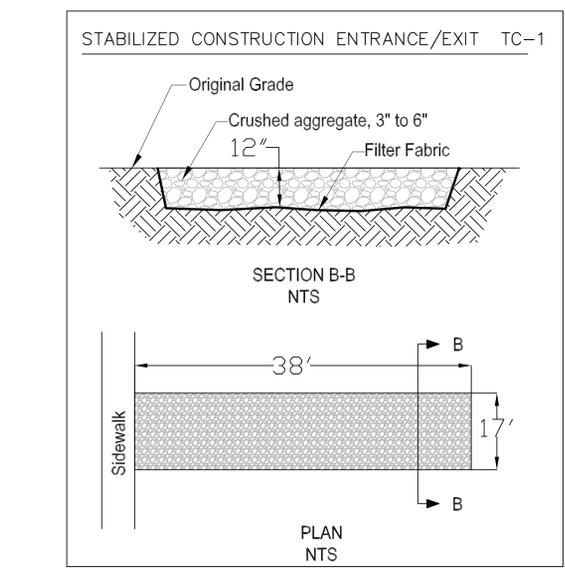
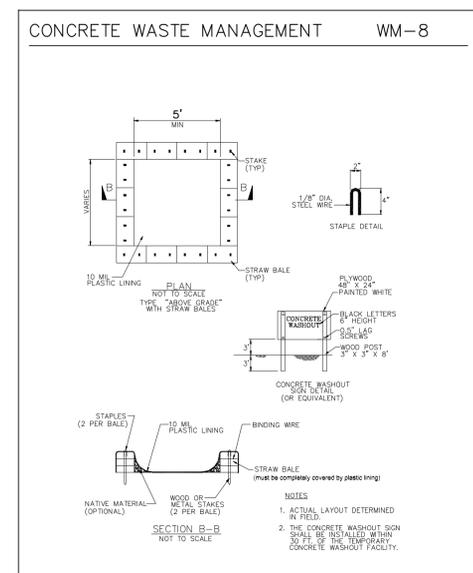
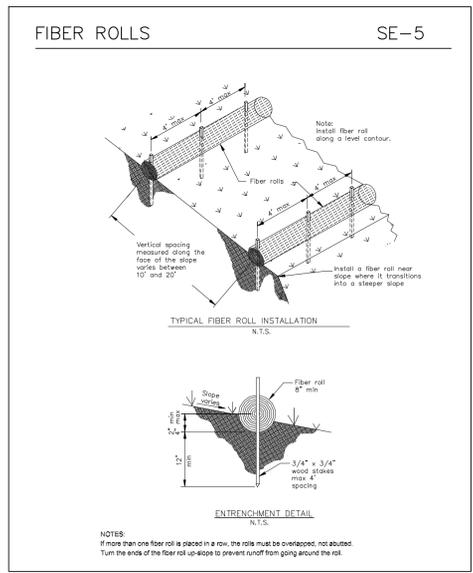
EROSION CONTROL NOTES

FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5.

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 36 FEET LONG BY 17 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3" TO 6" INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 8" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION 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 CLEANOUT 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 ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



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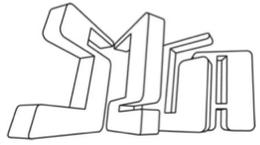


DATE: 4-26-18
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: _____
 REV. DATE: _____
 REV. DATE: _____

EROSION AND SEDIMENT CONTROL PLAN

JAEGER PROPERTY, 854 KELMORE STREET MOSS BEACH, CALIFORNIA APN: 037-145-020

SHEET C-2



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Jaeger Residence

Gary and Katy Jaeger
 848 Kelmore Street
 Moss Beach, CA 94038
 APN: 037-145-020

Site Zoning and Planning Data

Zoning	R1 (S-17)
Parcel	Lots 35, 36, 37, & 38
APN	037-145-020
Existing Lot Area	10,000 s.f.
Occupancy	Residential
Building Code	CBC 2016
Stories	2 stories
Construction Type	VB, Fully Sprinklered
Lot Coverage	>16', 35% allowed
Floor Area	53% allowed
Front Setback	20' min.
Rear Setback	20' min.
Side Setback	15' min. total

Site Notes

The site is a regular square area of 10,000 sf. Its major characteristic is a substantial slope on the northeast-southwest axis. The grade change is approximately 14 feet across the site. The site highest elevation is approximately 136' at the northeast corner and the lowest elevation is approximately 122' at the southwest corner. There are existing trees on Northwestern property line that will be removed.

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

27 April 2018
 Planning Submittal

Site Existing
 Conditions and
 Demolition

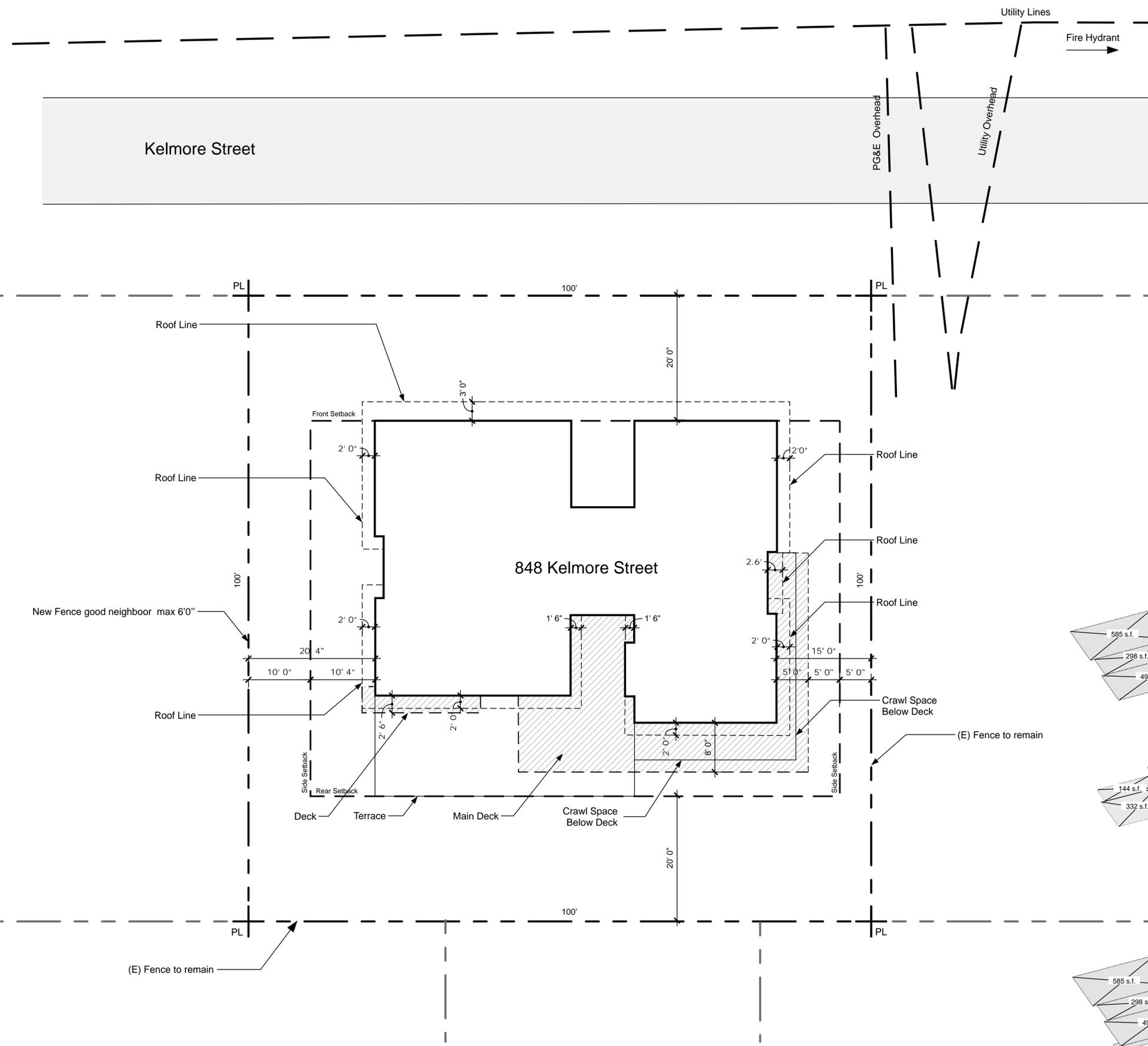
A1.1



1 Site Existing Conditions and Demolition

1/8" = 1'-0"





Project Data

Parcel Planning and Zoning Data

Zoning	R1 (S-17)
Parcel	Lots 35, 36, 37, & 38
Existing Lot Area	10,000 s.f.
Occupancy Building Code	Residential CBC 2016
Height	Proposed (28' max.)
Stories	2 stories
Construction Type	VB, Fully Sprinklered
Lot Coverage	>16', 35% allowed
Floor Area	53% allowed
Front Setback	20' min.
Rear Setback	20' min.
Side Setback	15' min. total

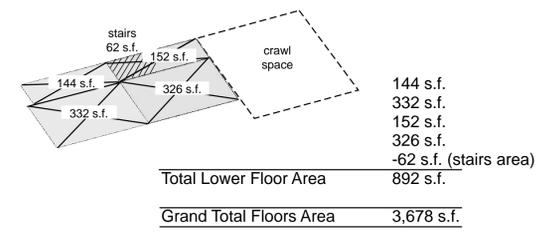
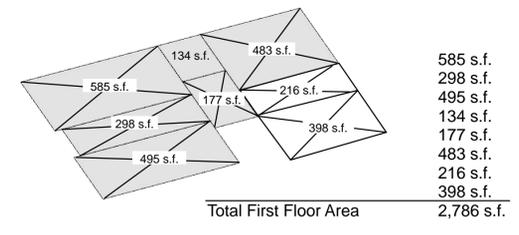
Floor Area Ratio (FAR)

First Floor	
Conditioned Area	2,169 s.f.
Garage	483 s.f.
Entry Patio	134 s.f.
Total	2,786 s.f.
Lower Level	
Conditioned Area	892 s.f.
Total FAR	3,678 s.f.

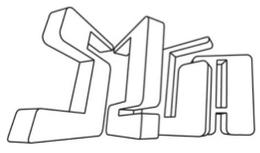
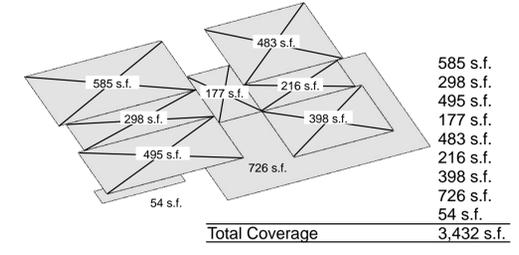
Lot Coverage

First Floor	2,169 s.f.
Garage	483 s.f.
Main Deck	726 s.f.
Bedroom Deck	54 s.f.
Total Coverage	3,432 s.f.
Floor Area Ratio	36.7% (53% allowed)
Lot Coverage	34.4% (>16', 35% allowed)

FAR Diagram



Lot Coverage Diagram



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Proposed Site Plan

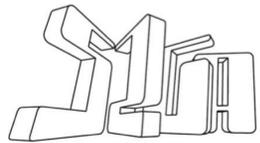
A1.2

1 Proposed Site Plan

1/8" = 1'-0"



Notes

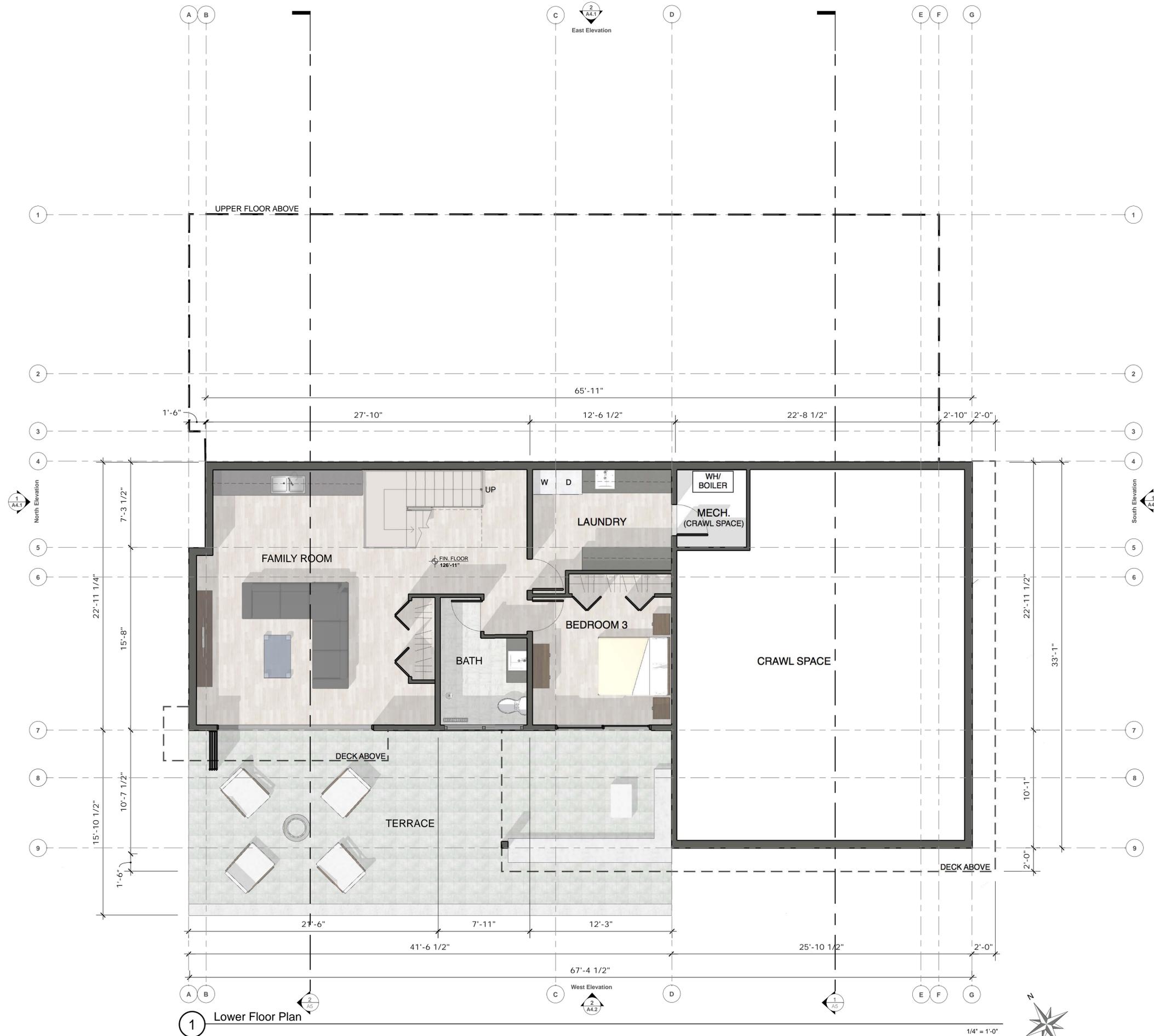


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1 Lower Floor Plan

1/4" = 1'-0"

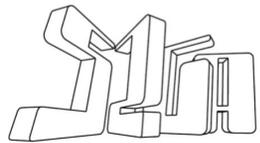


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Lower Floor Plan

A2.1

Notes



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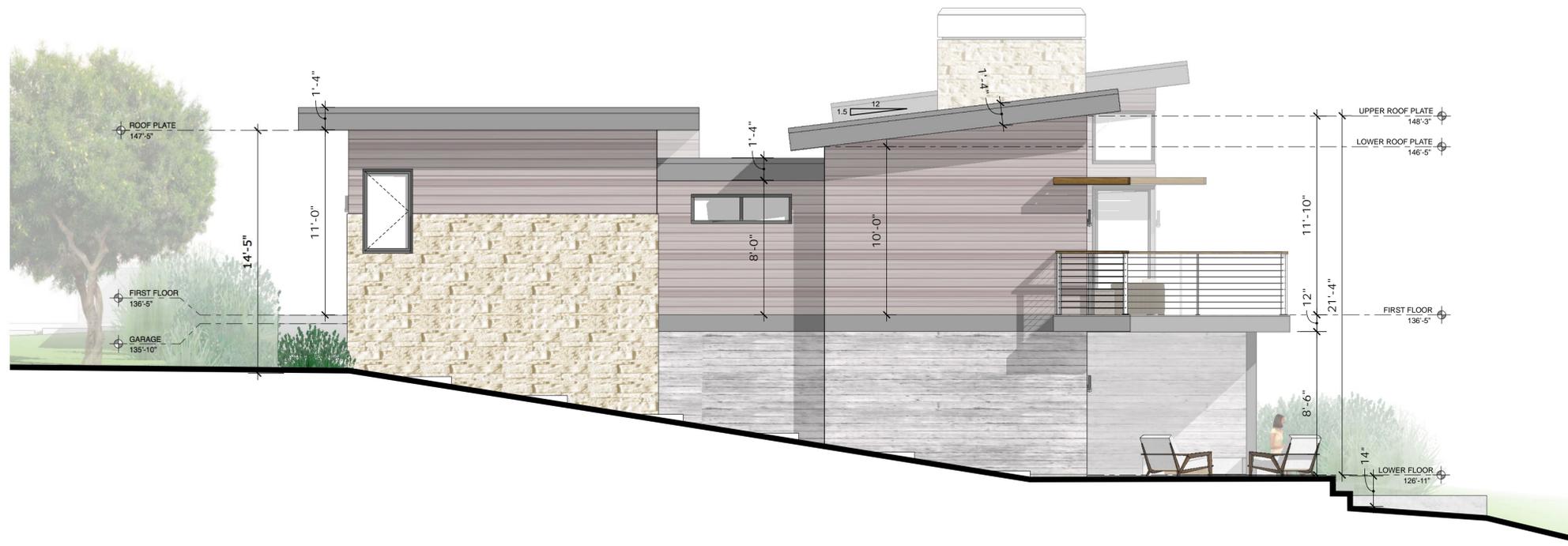
First Floor Plan

A2.2



1 First Floor Plan





1 North Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"

Materials

Wood Siding



Gray Wood Lap Siding
Ref: Woodtone RusticSeries
Lap Siding Coastal Gray

Stone Walls



Limestone textured linear veneer
Ref: Eldorado Cut Coarse Stone
Seashell

Concrete Walls



Grey board formed concrete walls
or similar cementitious material.

Roofs



Standing seam zinc cladding
Grey membrane for flat roof areas

Windows



Dark Bronze frames, clear glass
Large folding and sliding windows
Ref: La Cantina or Nanawall
Other windows
Ref: Marvin Integrity or Sierra Pacific
Frosted glass for garage rolling door
and entry patio panels



Awnings



Metal brackets
Wood boards fascia and blades

Railing



Exotic wood handrail
Metal posts
Horizontal cables (4" max. spacing)

Deck

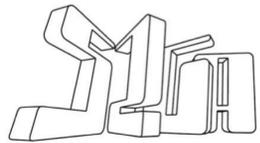


Exotic wood boards

Exterior Light Fixture



Wall mounted LED light
Black finish
Dark sky friendly
Ref: Modern Forms Vessel LED



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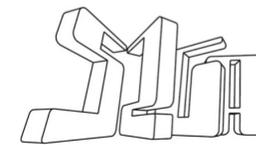
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Elevations

A4.1



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 Planning Submittal

Elevations

A4.2

Materials

Wood Siding



Gray Wood Lap Siding
 Ref: Woodtone RusticSeries
 Lap Siding Coastal Gray



Stone Walls



Limestone textured linear veneer
 Ref: Eldorado Cut Coarse Stone
 Seashell



Concrete Walls



Grey board formed concrete walls
 or similar cementitious material.



Roofs



Standing seam zinc cladding
 Grey membrane for flat roof areas



Windows



Dark Bronze frames, clear glass
 Large folding and sliding windows
 Ref: La Cantina or Nanawall

Other windows
 Ref: Marvin Integrity or Sierra Pacific

Frosted glass for garage rolling door
 and entry patio panels



Awnings



Metal brackets
 Wood boards fascia and blades

Railing



Exotis wood handrail
 Metal posts
 Horizontal cables (4" max. spacing)

Deck



Exotic wood boards

Exterior Light Fixture



Wall mounted LED light
 Black finish
 Dark sky friendly
 Ref: Modern Forms Vessel LED



1 South Elevation

1/4" = 1'-0"

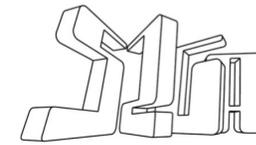


2 West Elevation

1/4" = 1'-0"

Notes

See Civil C1.0

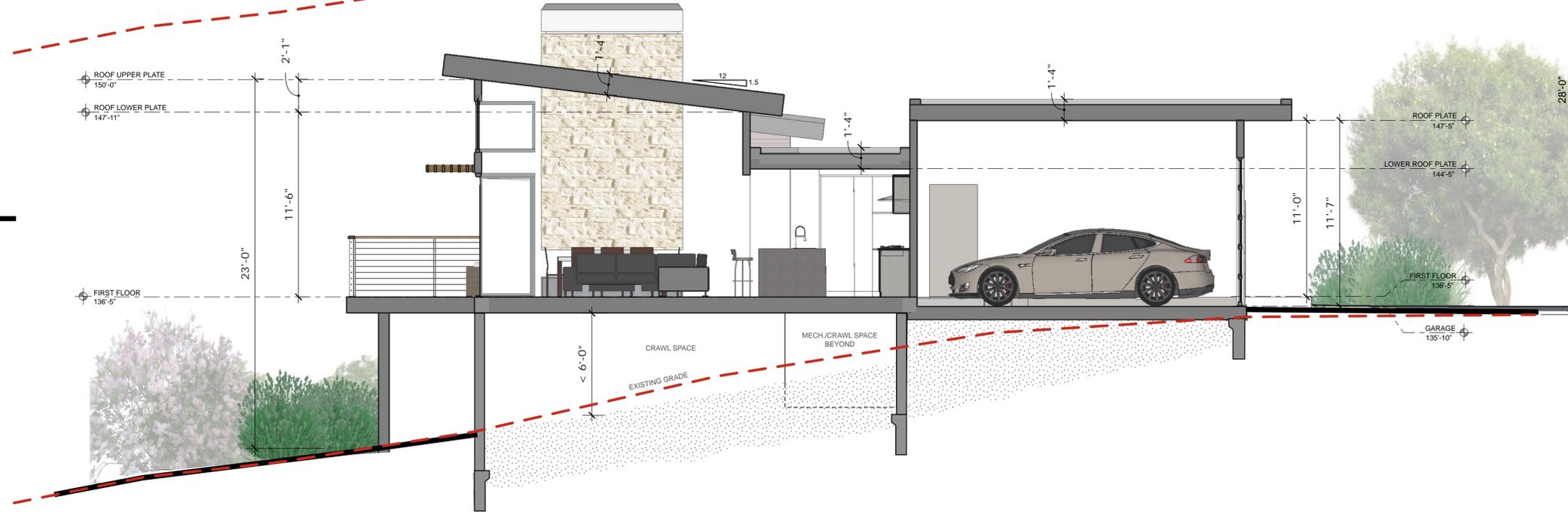


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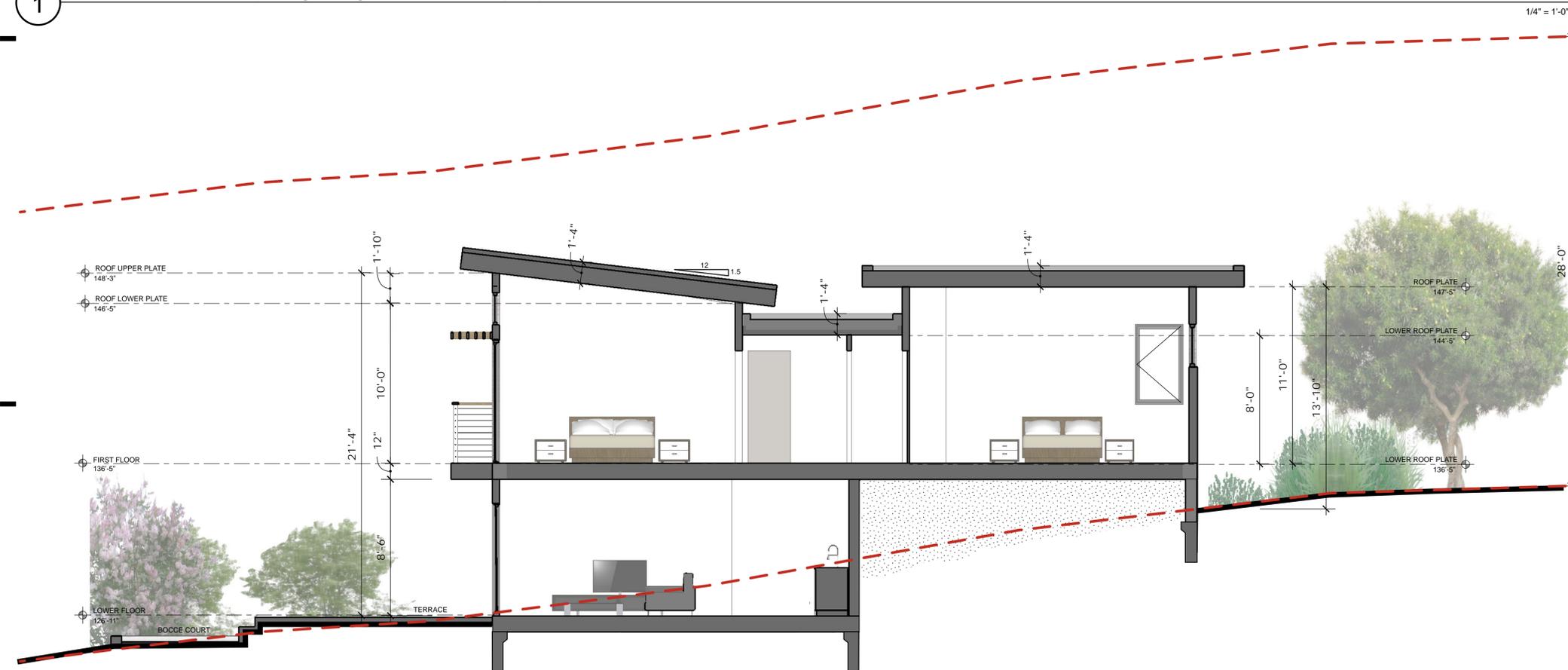


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1 East-West Cross Section (Through Living Room and Crawl Space)



2 East-West Cross Section (Through Bedrooms and Lower Floor)

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Cross Sections

A5.1

Plants and Materials

Trees



Manzanita tree



Olive tree



Maple tree

Shrubs / Planting



Grey Leaved Fuchsia



Ceanothus



Hopseed

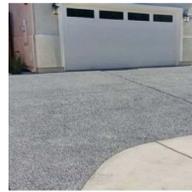


Lavender



Mexican Sage

Pervious areas



Pervious concrete driveway



Pervious concrete walk



Pervious concrete step



River rock



Decomposed granite

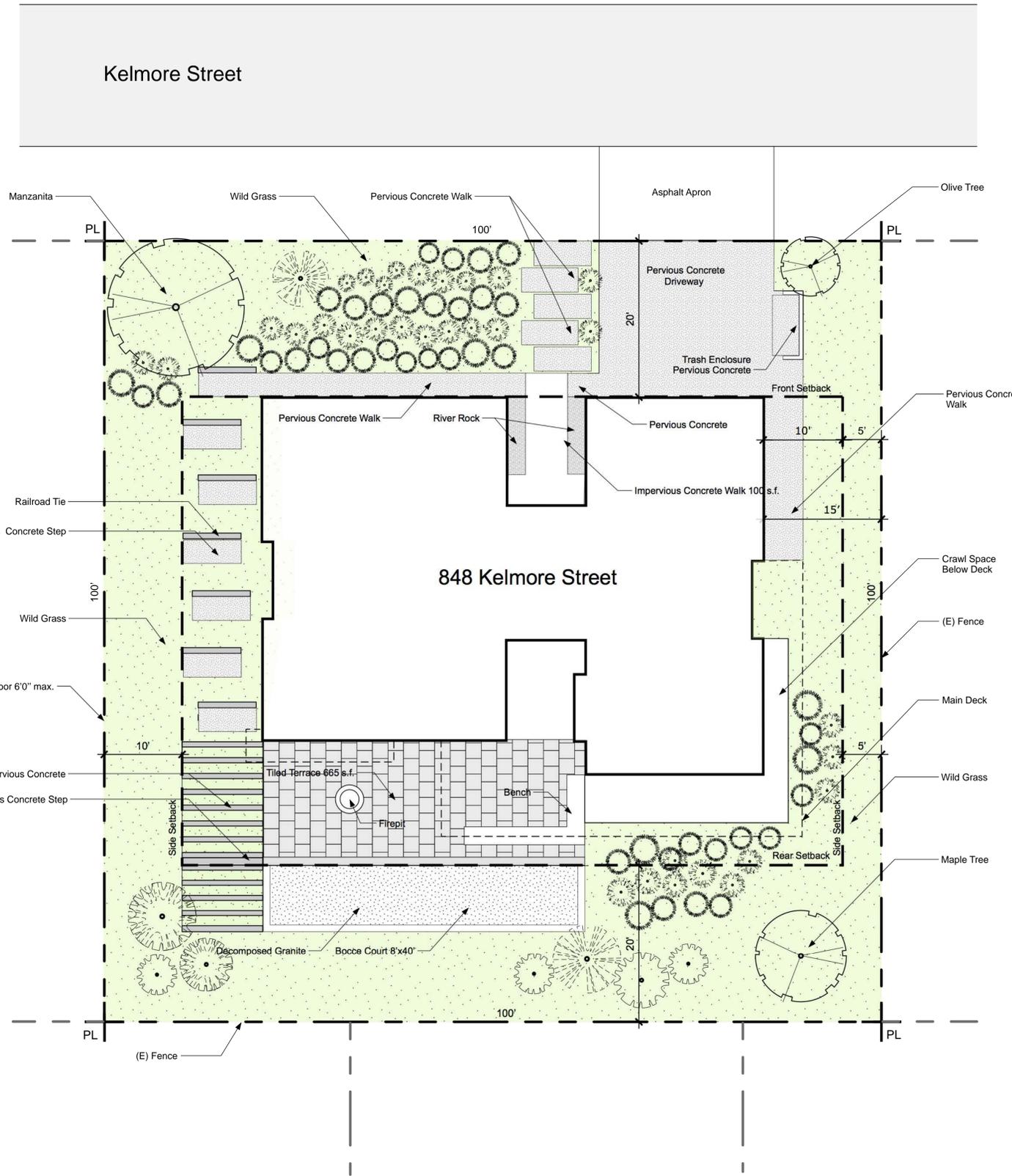
Decks / Terrace



Exotic wood boards deck

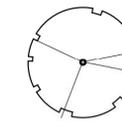


Tiled terrace



Planting Schedule

Trees



(3) New trees species as annotated on plan

Shrubs / Planting



Grey Leaved Fuchsia



Ceanothus



Hopseed Bush



Lavender



Mexican Sage

Ground Cover

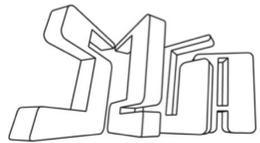


Wild Grass seed mixture

Calculations

Impervious Areas	
Terrace	665 s.f.
Entry	100 s.f.
Total Impervious Areas	765 s.f. (7.7%)

< 10% or 1,170 s.f. max. allowed



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Proposed Landscape Plan

L1.0

