

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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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) 363-4949  
www.co.sanmateo.ca.us/planning

PLN: 2018-0268

BLD:

Applicant: Mark & Janine Stegmaier  
Mailing Address: Box 458  
Montara Zip: 94037  
Phone, W: 650 728 0460 H: 650 728 7064  
E-mail Address: mark@sierrawestbuilders.com, FAX:

Name of Owner (1): <u>Mark Stegmaier</u>	Name of Owner (2): <u>Janine Stegmaier</u>
Mailing Address: <u>(same)</u>	Mailing Address: <u>(same)</u>
Zip: _____	Zip: _____
Phone, W: _____	Phone, W: _____
H: _____	H: _____
E-mail Address: _____	E-mail Address: _____

Project Location (address): Birch St.  
Montara  
Zoning: R1-517

Assessor's Parcel Numbers: 036-103-630  
Parcel/lot size: 6700 SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank):  
vacant lot w/67' frontage on Birch St; lot line adjustment from 67x125 to 67x100; plans and construction of approximately 2000 sqft single story residence with attached garage & carport

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):  
natural vegetation on many 100' downslope;  
2 Monterey pines to be removed

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: Janine Stegmaier  
Owner's signature: Mark Stegmaier  
Applicant's signature: Janine Stegmaier

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

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

Permit #: PLN 2018-00268

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

### Applicant:

Name: Mark & Janine Segmator  
Address: PO Box 458  
Montara Zip: 94037  
Phone, W: 650 728 0160 H: 650 728 7066  
Email: mark@sierrawestbuilders.com

### Owner (if different from Applicant):

Name: \_\_\_\_\_  
Address: same  
Zip: \_\_\_\_\_  
Phone, W: \_\_\_\_\_ H: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: Sierra West Builders  
Address: PO Box 1473 Montara Zip: 94037  
Phone, W: 650 728 0160 H: 650 728 7066 Email: mark@sierrawestbuilders.com

### Project Information

#### Project location:

APN: 036-103-630  
Address: Birch St.  
Montara Zip: 94037  
Zoning: R-1 S-17  
Parcel/lot size: 6700 sq. ft.

#### Site Description:

- Vacant Parcel
- Existing Development (Please describe):

### Project Description

#### Project:

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

#### 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

#### Describe Project:

single story contemporary rancher  
(center style); coincides w/ natural  
elements of coast; matches and  
blends w/ neighboring houses; minimal  
disturbance of landscape;  
attached garage + carport

**Material and Finish of Proposed/Existing Structures**

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	cedar board + batten/stucco	grey (dark+light)	<input type="checkbox"/>
b. Trim	cedar	black	<input type="checkbox"/>
c. Windows	fiberglass	black	<input type="checkbox"/>
d. Doors	fiberglass patio/wood entry	black fiberglass / natural wood	<input type="checkbox"/>
e. Roof	asphalt shingles	onyx	<input type="checkbox"/>
f. Chimneys			<input type="checkbox"/>
g. Decks & railings			<input type="checkbox"/>
h. Stairs	concrete	grey	<input type="checkbox"/>
i. Retaining walls	concrete	grey	<input type="checkbox"/>
j. Fences			<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport	same as house	same as house	<input type="checkbox"/>

**Statement of 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).

**Signature**

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

Owner: *Janine Stegmann* Applicant: *Janine Stegmann*

Date: 9/13/14 Date: 9/13/14

# Application for a Coastal Development Permit

## Companion Page

Applicant's Name: Mark & Janine Stegmaier  
Primary Permit #: 2018-00268

### 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Exemption or Exclusion from Requirement for Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

### 2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes     No

If yes, list Assessor's Parcel Number(s):

(036 - 103 - 640)  
036 - 103 - 610  
036 - 103 - 600

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes     No

If yes, explain (include date and application file numbers).

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

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>cedar board &amp; batten / stucco</u>	<u>grey</u>	<input type="checkbox"/>
b. Trim	<u>cedar</u>	<u>black</u>	<input type="checkbox"/>
c. Roof	<u>asphalt shingles</u>	<u>onyx</u>	<input type="checkbox"/>
d. Chimneys	<u>-</u>	<u>-</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>-</u>	<u>-</u>	<input type="checkbox"/>
f. Decks/Stairs	<u>concrete</u>	<u>grey</u>	<input type="checkbox"/>
g. Retaining Walls	<u>concrete</u>	<u>grey</u>	<input type="checkbox"/>
h. Fences	<u>-</u>	<u>-</u>	<input type="checkbox"/>
i. Storage Tanks	<u>-</u>	<u>-</u>	<input type="checkbox"/>

#### 4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- |   | Yes                                 | No                                  |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Beaches?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Sand Dunes?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Ridgetops?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j. Grading or alteration of landforms?  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| l. Signs?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)?   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| n. Areas subject to flooding?   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities?                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements?                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explain all Yes answers below.** Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

*Removal 2 trees (Montezuma pine)*

*landscape w/ drought tolerant trees and succulent rock garden*

#### 5. Staff Use Only

##### California Coastal Commission Jurisdiction

##### A. Does the Proposed Project Involve:

1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--
2. Construction or grading within 100 feet of a stream or wetland?
 

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------
3. A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

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Commission; a public hearing is always required.

##### B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

Yes  No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: \_\_\_\_\_

**Environmental Information Disclosure Form**

PLN 2018-00268  
BLD \_\_\_\_\_

Project Address: Birch St  
Montara CA

Assessor's Parcel No.: 036 - 103 - 630

Zoning District: R1-S17

Name of Owner: Mark & Janine Stagnauer  
Address: Box 458  
Montara Phone: 650 728 7066

Name of Applicant: (same)  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**Existing Site Conditions**

Parcel size: 8375 (1700)

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).

natural vegetation 1700 downslope; 2 monterey pines to be removed

**Environmental Review Checklist**

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

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq. ft?
<input checked="" type="checkbox"/>		d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>2</u>
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>100</u> c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:  
Removal of 2 mature Monterey pines  
Excavation for piers; foundation

Signature required on reverse →



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

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
	<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 checked="" type="checkbox"/>	b. Land disturbance of 1 acre or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

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:

*Jammi Stagnacci*  
(Applicant may sign)

Date:

7/16/18



**Home Decorators Collection**

**Model HB7083-35**

**Internet #205299608**

**Store SKU #1000639096**

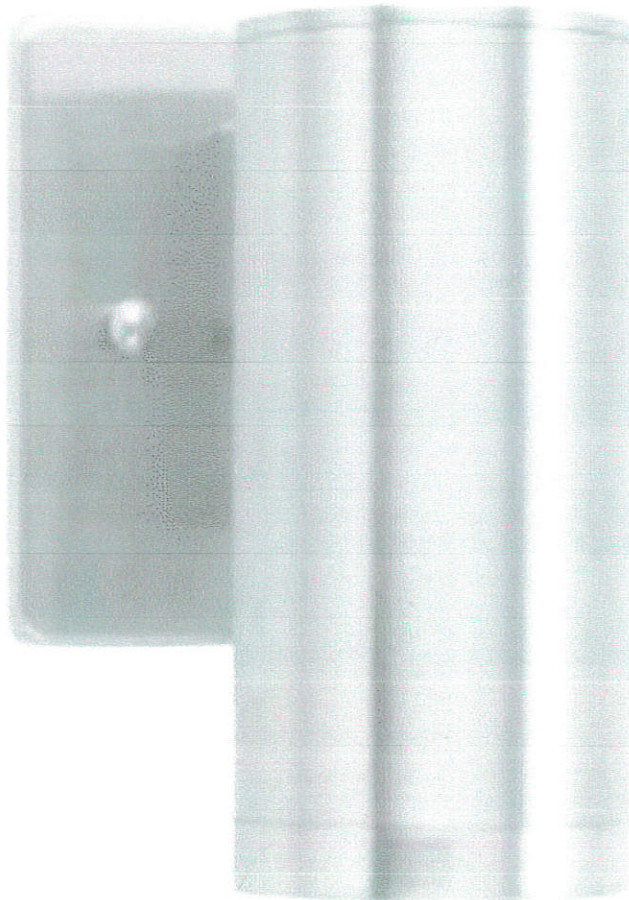
## **Brushed Nickel Outdoor LED Sconce**



[\(11\)](#)

[Write a Review](#)

[Questions & Answers \(11\)](#)



[Open Expanded View](#)

**Product Overview**

Hampton Bay LED outdoor wall sconce use 70% less electricity than traditional incandescent fixtures, and there is no bulb to replace or recycle. The LED light source is the most reliable outdoor lighting available because it turns on instantly in any temperature, and lasts 50,000 hours without replacement. These fixtures are built with stainless steel to look great for years to come. They are easy to install and are suitable for use in wet locations. These 3 in. tube wall lantern features brushed nickel finish with a simple, elegant design that compliments any exterior decor.

- Protective brushed nickel finish; outdoor use suitable for wet locations
- Sturdy stainless steel construction; built to last
- Energy Star certified for safety and efficiency
- Integrated LED; no bulbs to replace
- [Click here for more information on Electronic Recycling Programs](#)

## Specifications

### Dimensions

Product Depth (in.)	4.75	Product Length (in.)	4.75
Product Height (in.)	5.875	Product Width (in.)	4.375

### Details

Actual Color Temperature (K)	3000	Motion Sensor	No
Bulb Type Included	LED	Number of Bulbs Required	0
Color Rendering Index	70	Outdoor Lighting Features	Dark Sky,Rust Resistant,Water Resistant,Waterproof,Weather Resistant
Color Temperature	Bright White	Power Type	Hardwired
Exterior Lighting Product Type	Cylinder Lights	Product Weight (lb.)	1.61 lb
Fixture Color/Finish	Brushed Nickel	Returnable	90-Day
Glass/Lens Type	No glass/lens	Style	Transitional
Included	Hardware Included	Watt Equivalence	60
Light Output (lumens)	440	Wattage (watts)	7.9
Maximum Wattage (watts)	0		

### Certifications

ENERGY STAR Certified	Yes
-----------------------	-----

LED

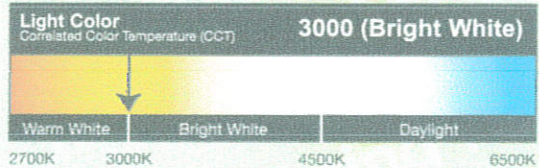
Home Decorators Collection

# lighting facts<sup>®</sup>

A Program of the U.S. DOE

Light Output (Lumens)	440
Watts	7.3
Lumens per Watt (Efficacy)	60

Color Accuracy <i>Color Rendering Index (CRI)</i>	70
--	----



All results are according to IESNA LM-79-2008 "Approved Method for the Electrical and Photometric Testing of Solid-State Lighting." The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the *Label Reference Guide*.

Registration Number: ZMBK-MTR20H (Revised 1)

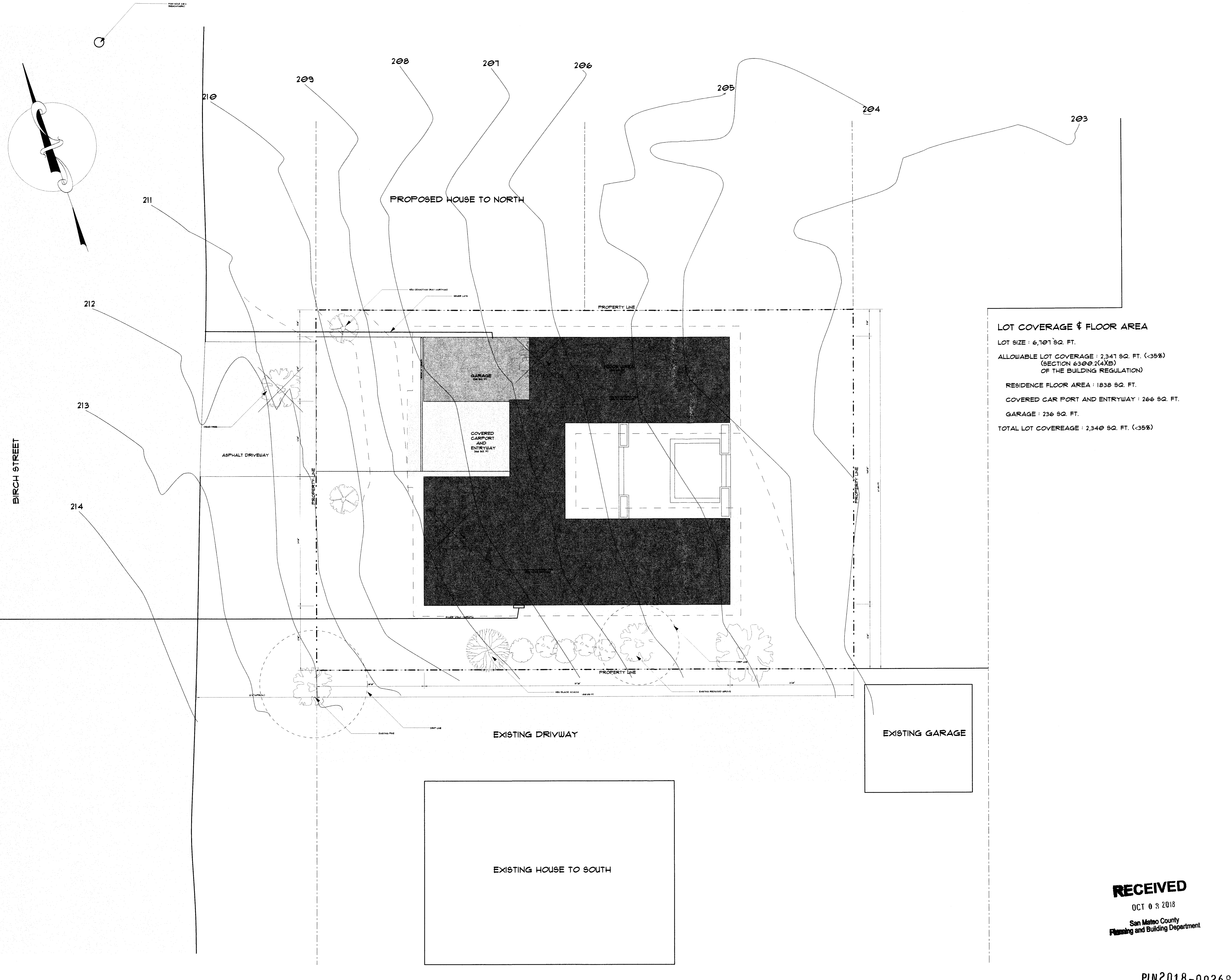
Model Number: HB7003-X

Type: Luminaire - Decorative

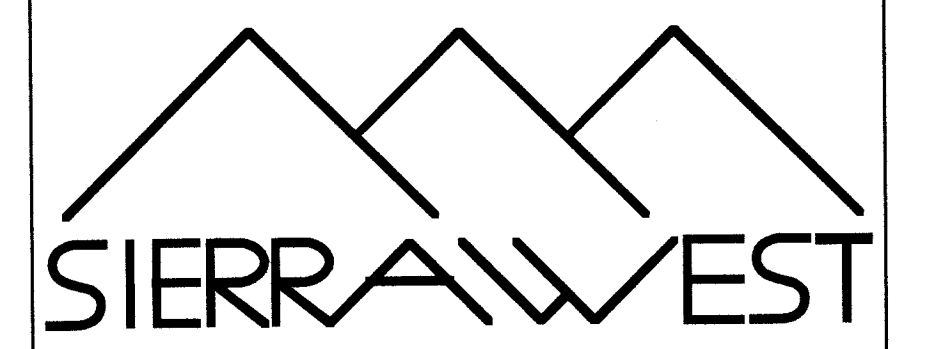








**LOT COVERAGE & FLOOR AREA**  
 LOT SIZE : 6,707 SQ. FT.  
 ALLOWABLE LOT COVERAGE : 2,341 SQ. FT. (<35%)  
 (SECTION 63002(4)(B)  
 OF THE BUILDING REGULATION)  
 RESIDENCE FLOOR AREA : 1838 SQ. FT.  
 COVERED CAR PORT AND ENTRYWAY : 266 SQ. FT.  
 GARAGE : 236 SQ. FT.  
 TOTAL LOT COVERAGE : 2,340 SQ. FT. (<35%)



SIERRA WEST BUILDERS, CA LIC # 139375  
 P. O. BOX 311473 MONTARA, CA 94031  
 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

1217 BIRCH STREET  
 MONTARA CA 94037  
 APN 036-103-630

SUBMITTAL	
07-19-2018	DESIGN REVIEW
09-12-2018	DESIGN REVIEW-REVISIONS 1
10-01-2018	DESIGN REVIEW-REVISIONS 2

SITE PLAN  
 SCALE : 1/8" = 1' 0"

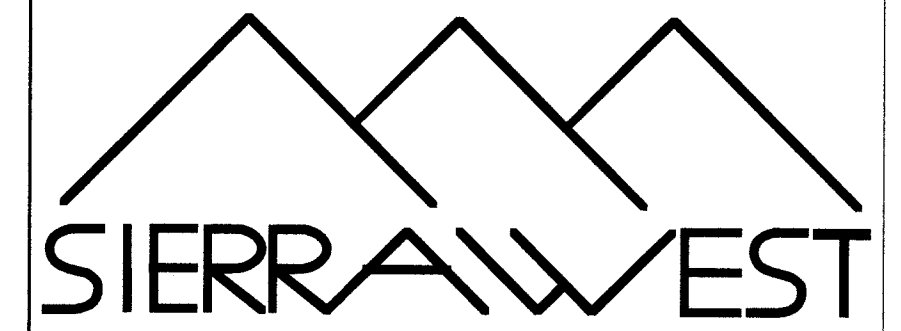
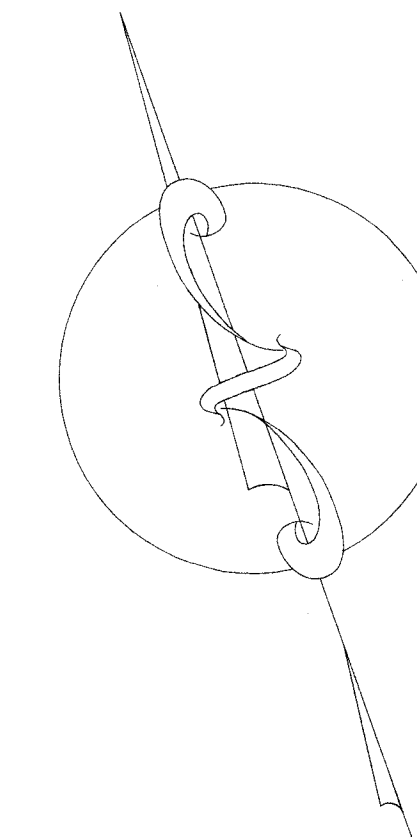
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 OCT 03 2018  
 San Mateo County  
 Planning and Building Department

SHEET  
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A	ONE CAR GARAGE	20 FT X 12 FT	240 SQ. FT.
B	HALF BATH	6 FT X 1.29 FT	43.75 SQ. FT.
C	HALL / CLOSET	6 FT X 1.21 FT	28.25 SQ. FT.
D	BEDROOM	13.96 FT X 12 FT	167.46 SQ. FT.
E	BATHROOM	5.33 FT X 12 FT	64 SQ. FT.
F	HALLWAY	19 FT X 4 FT	76 SQ. FT.
G	BEDROOM	11.71 FT X 16 FT	187.4 SQ. FT.
H	ENTRY WAY	19 FT X 4.51 FT	87 SQ. FT.
I	FOYER	10.29 FT X 14 FT	144 SQ. FT.
J	COVERED CAR PORT	19 FT X 9.42 FT	179 SQ. FT.
K	LIVING, DINING & KITCH.	26.29 FT X 24 FT	631 SQ. FT.
L	HALLWAY	14.5 FT X 3.42 FT	49.5 SQ. FT.
M	LAUNDRY	7.75 FT X 12.58 FT	97.5 SQ. FT.
N	BATHROOM	6.75 FT X 12.58 FT	85 SQ. FT.
O	MASTER BED	16.21 FT X 16 FT	260 SQ. FT.
TOTAL			2,340 SQ. FT.

**LOT COVERAGE & FLOOR AREA**

LOT SIZE : 6707 SQ. FT.  
 PARCEL COVERAGE : 2,340 SQ. FT.  
 $2,340 \text{ SQ. FT.} / 6707 \text{ SQ. FT.} \times 100 = 34.9\%$   
 ALLOWABLE LOT COVERAGE : 2,341 SQ. FT. (<35%)  
 (SECTION 63002(4)(B)  
 OF THE BUILDING REGULATION)  
 TOTAL LOT COVERAGE : 2,340 SQ. FT. (<35%)



SIERRA WEST BUILDERS, CA LIC # 139375  
 P. O. BOX 371473 MONTARA, CA 94037  
 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

1217 BIRCH STREET  
 MONTARA CA 94037  
 APN 036-103-630

**SUBMITTAL**

10-01-2018 DESIGN REVIEW-REVISIONS 2

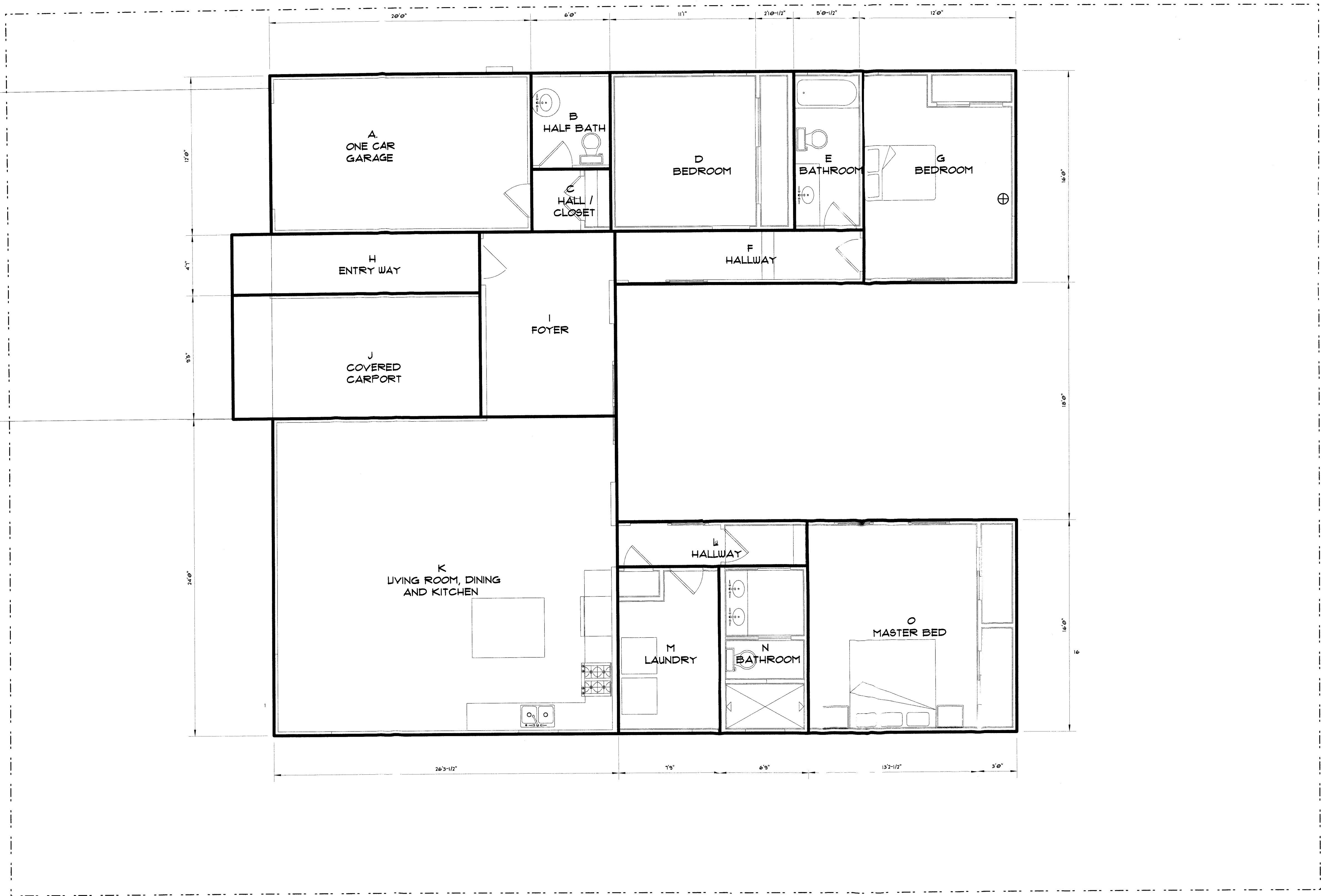
LOT COVERAGE & FLOOR AREA DIGRAM  
 SCALE 1/4" = 1' 0"

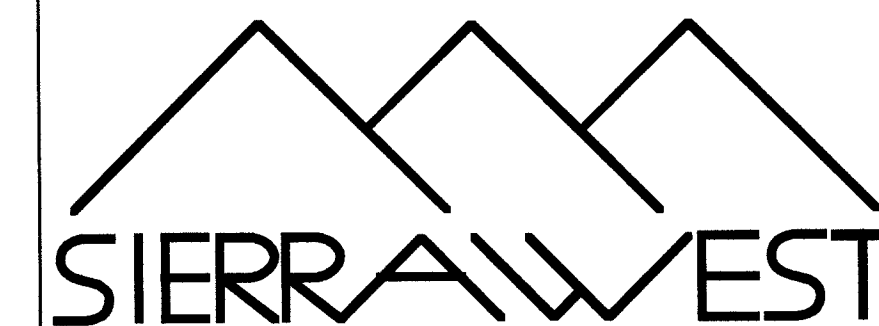
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**RECEIVED**  
 OCT 03 2018  
 San Mateo County  
 Planning and Building Department

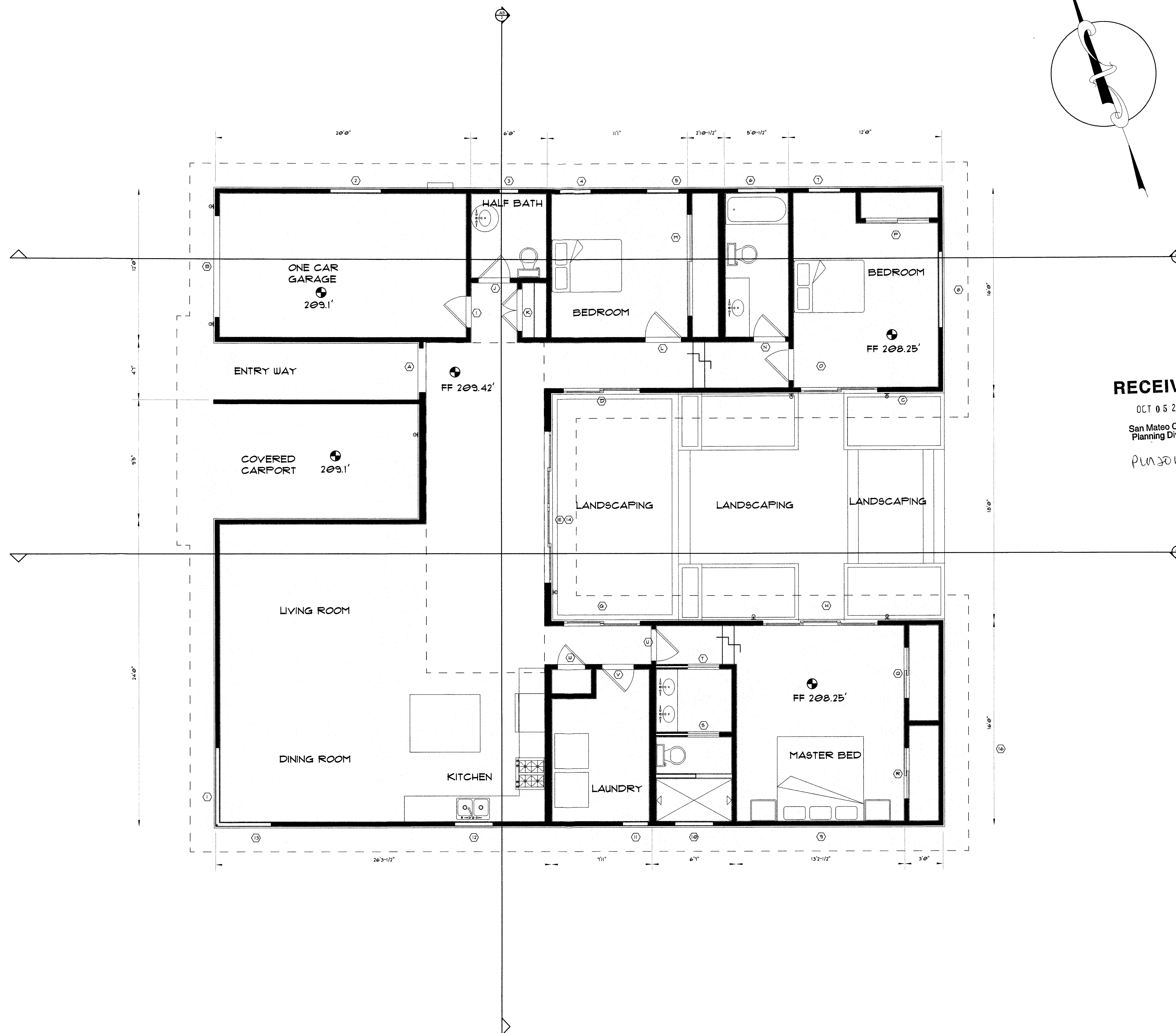
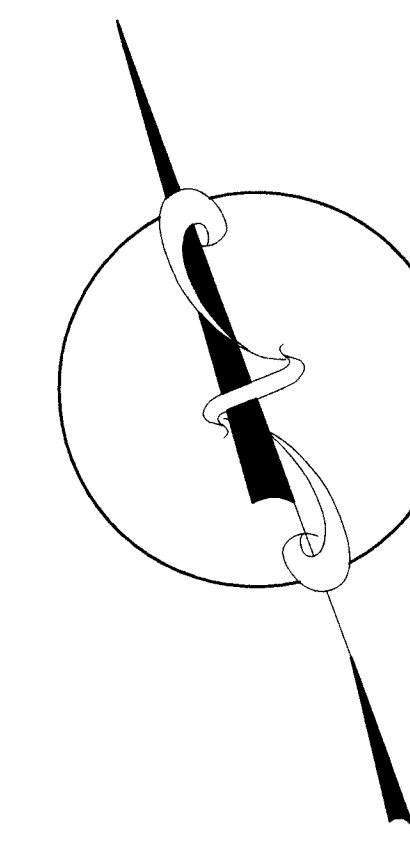
PLN2018-00268





SIERRA WEST BUILDERS, CA LIC # 139375  
 P. O. BOX 371473 MONTARA, CA 94037  
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1217 BIRCH STREET  
 MONTARA CA 94037  
 APN 036-103-630



WINDOW SCHEDULE				
MARK	SIZE	FUNCTION	MFG.	EGRESS
1	6'-0"x4'-0"	PICTURE FRAME	MILGARD	
2	4'-0"x2'-6"	HORIZONTAL SLIDER	MILGARD	
3	1'-0"x2'-6"	CASEMENT (L)	MILGARD	
4	2'-0"x4'-0"	CASEMENT (L)	MILGARD	Y
5	2'-0"x4'-0"	CASEMENT (R)	MILGARD	Y
6	3'-0"x1'-6"	AWNING	MILGARD	
7	2'-0"x4'-0"	CASEMENT (R)	MILGARD	
8	6'-0"x3'-0"	CASEMENT	MILGARD	
9				
10	3'-0"x1'-6"	AWNING - FROSTED	MILGARD	
11	2'-0"x3'-6"	CASEMENT	MILGARD	
12	3'-0"x3'-0"	CASEMENT	MILGARD	
13	4'-0"x4'-0"	PICTURE FRAME (4)	MILGARD	
14	5'-0"x2'-0"	PICTURE FRAME (4)	MILGARD	
15				
16	15'-0"x1'-0"	SPECIAL ORDER	MILGARD	

DOOR SCHEDULE				
MARK	SIZE	FUNCTION		MFG.
A	6'-0"x3'-0"	IN SWING (R)	EXT.	FRONT DOOR
B	8'-0"x1'-0"	GARAGE DOOR	EXT.	
C	6'-0"x6'-0"	SLIDING PATIO (L)	EXT.	MILGARD
D	6'-0"x6'-0"	SLIDING PATIO (L)	X@	MILGARD
E	12'-0"x8'-0"	SLIDING PATIO	OXOX	MILGARD
F				
G	6'-0"x6'-0"	SLIDING PATIO (R)	@X	MILGARD
H	3'-0"x6'-0"	SLIDING PATIO (R)	@X@	MILGARD
I	2'-0"x6'-0"	(R)	EXT.	
J	2'-0"x6'-0"	(R)	INT.	
K	2'-0"x6'-0"	(R)	INT.	
L	2'-0"x6'-0"	(L)	INT.	
M	8'-0"x6'-0"	CLOSET BYPASS	INT.	
N	2'-0"x6'-0"	(L)	INT.	
O	2'-0"x6'-0"	(L)	INT.	
P	5'-0"x6'-0"	CLOSET BYPASS	INT.	
Q	5'-0"x6'-0"	CLOSET BYPASS	INT.	
R	5'-0"x6'-0"	CLOSET BYPASS	INT.	
S	2'-0"x6'-0"	POCKET	INT.	
T	2'-0"x6'-0"	POCKET	INT.	
U	2'-0"x6'-0"	(R)	INT.	
V	2'-0"x6'-0"	(L)	INT.	
W	2'-0"x6'-0"	(L)	INT.	

SUBMITTAL	
07-19-2018	DESIGN REVIEW
08-12-2018	DESIGN REVIEW-REVISIONS 1

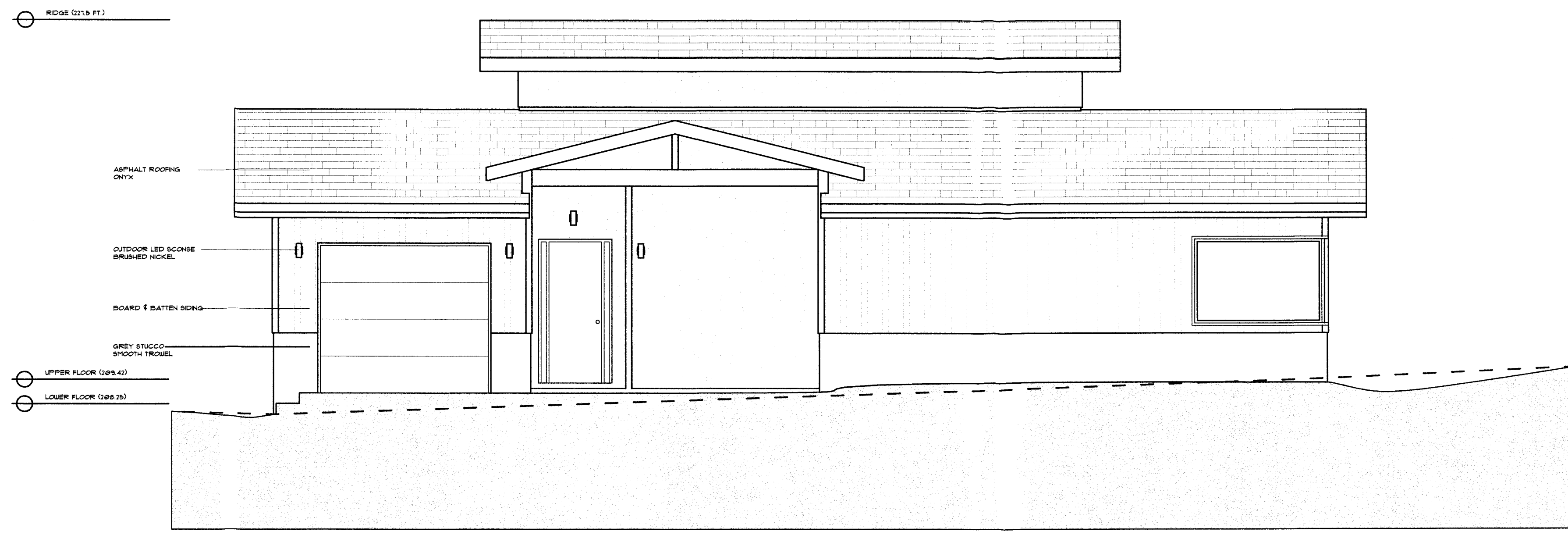
**RECEIVED**  
 OCT 05 2018  
 San Mateo County  
 Planning Division  
*PLN 2018-00268*

FLOOR PLAN  
 SCALE 1/4" = 1' 0"

SHEET

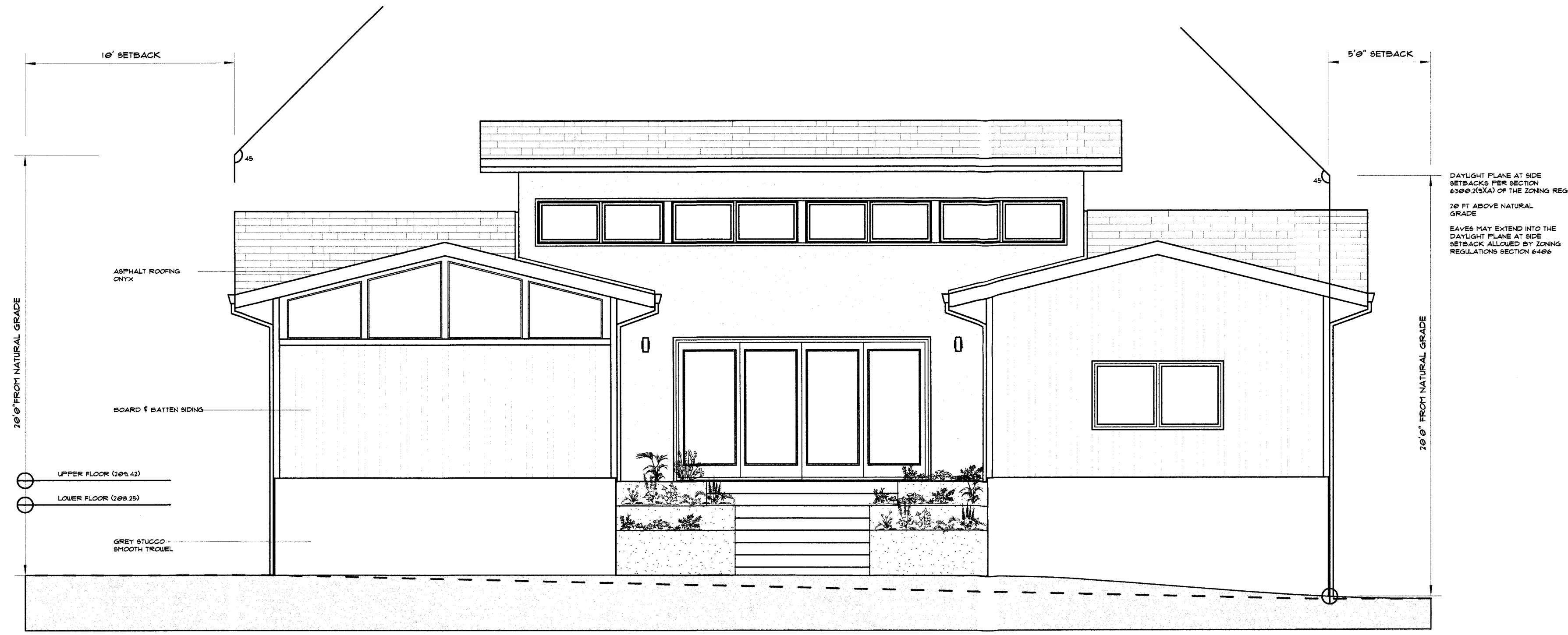
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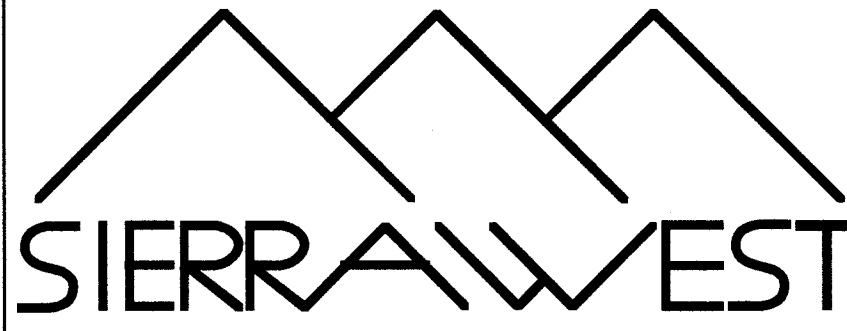
WEST ELEVATION

SCALE : 1/4" = 1' @"



EAST ELEVATION

SCALE : 1/4" = 1' @"



SIERRA WEST BUILDERS, CA LIC # 139315  
 P. O. BOX 371413 MONTARA, CA 94031  
 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

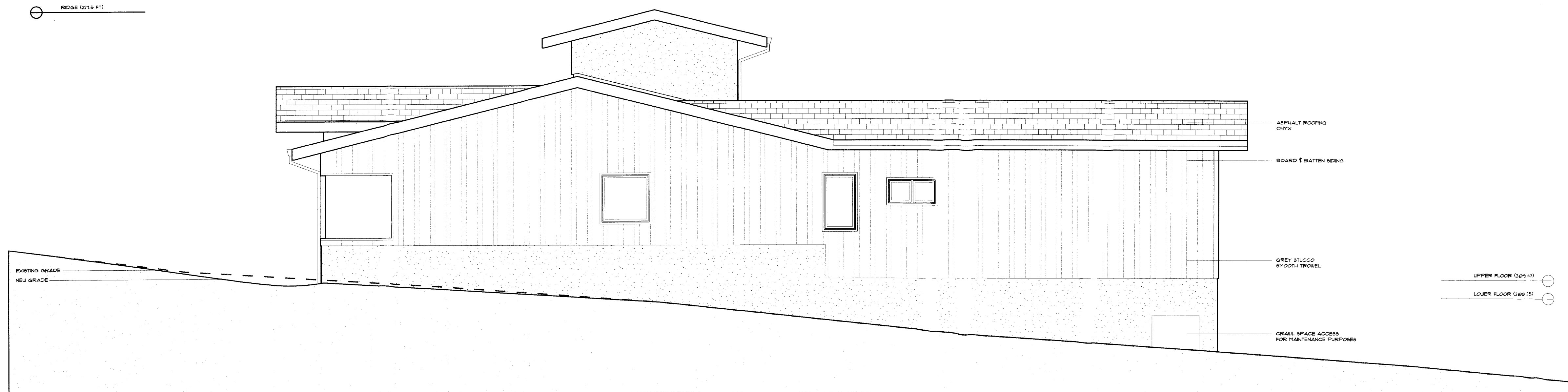
1217 BIRCH STREET  
 MONTARA CA 94037  
 APN 036-103-630

SUBMITTAL	
07-19-2018	DESIGN REVIEW
09-12-2018	DESIGN REVIEW-REVISIONS 1
10-01-2018	DESIGN REVIEW-REVISIONS 2

EAST AND WEST ELEVATIONS  
 SCALE : 1/4" = 1' 0"

SHEET  
 A3.1

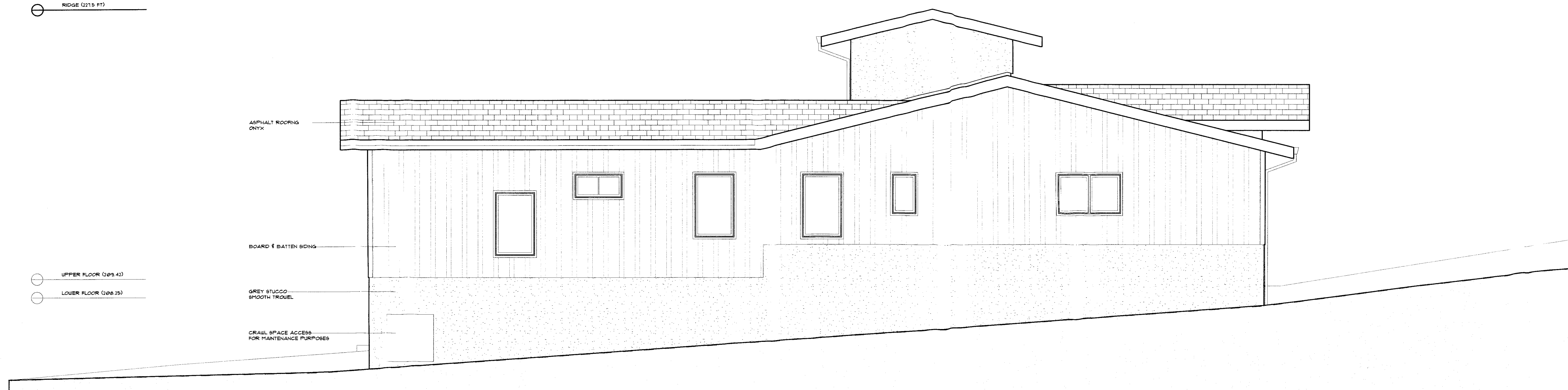
○ RIDGE (215 FT)



SOUTH ELEVATION

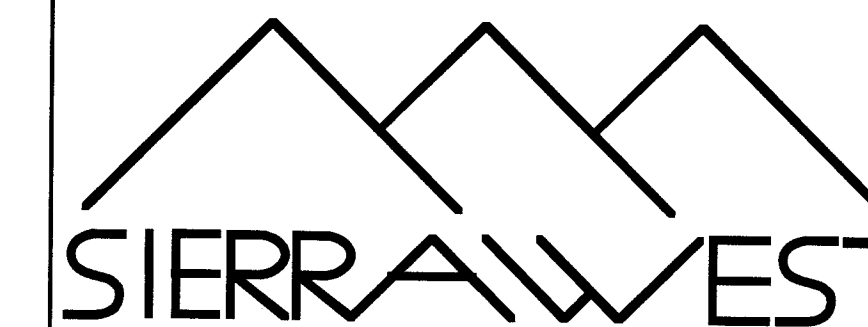
SCALE : 1/4" = 1' @

○ RIDGE (215 FT)



NORTH ELEVATION

SCALE : 1/4" = 1' @



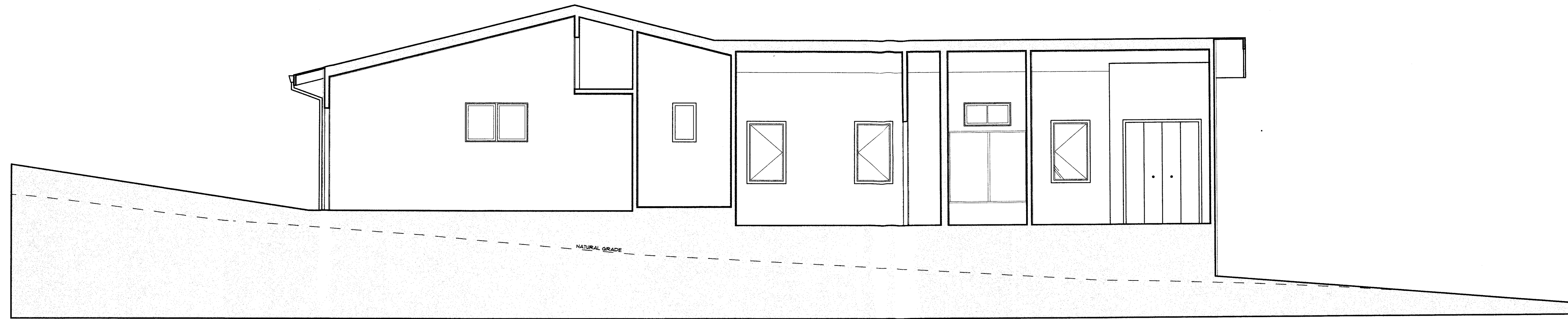
SIERRA WEST BUILDERS, CA LIC # 139315  
 P. O. BOX 311413 MONTARA, CA 94031  
 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

1217 BIRCH STREET  
 MONTARA CA 94037  
 APN 036-103-630

SUBMITTAL	
07-19-2018	DESIGN REVIEW
09-12-2018	DESIGN REVIEW - REVISIONS 1

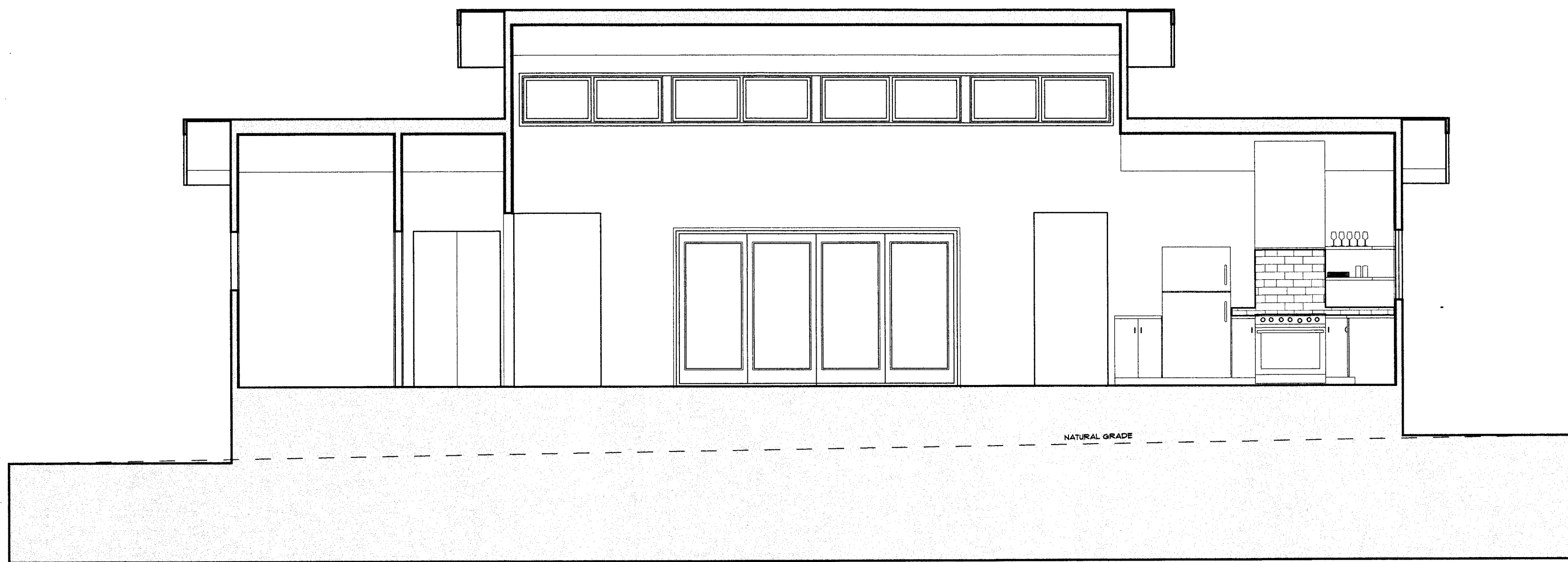
NORTH AND SOUTH ELEVATIONS  
 SCALE : 1/4" = 1' @

SHEET  
**A3.2**



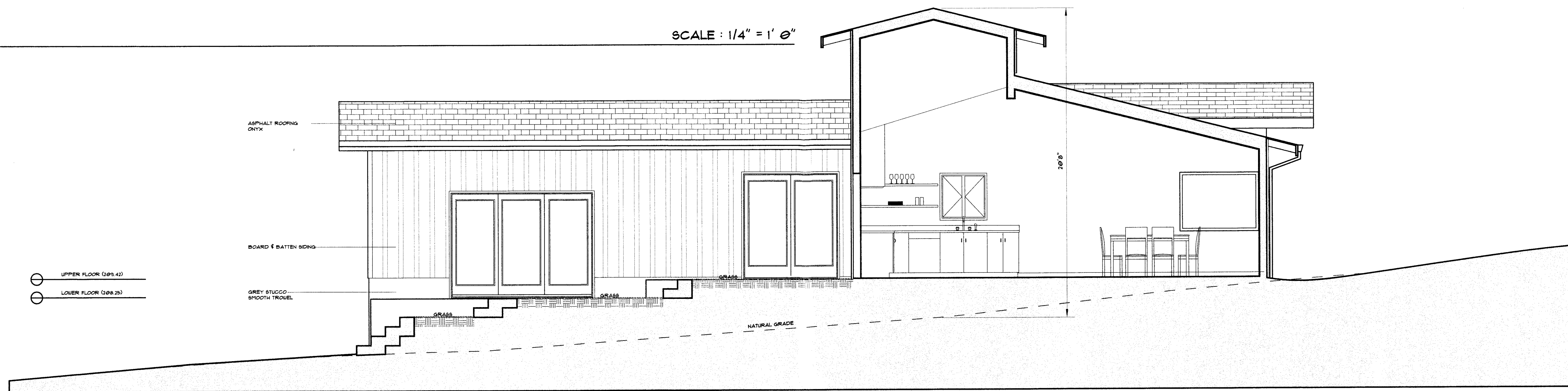
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SCALE : 1/4" = 1' @



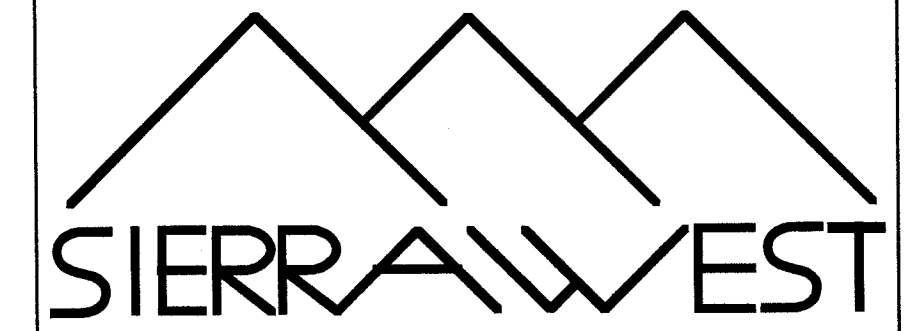
SECTION  
2

SCALE : 1/4" = 1' @



SECTION  
3

SCALE : 1/4" = 1' @



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(650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

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MONTARA CA 94037  
APN 036-103-630

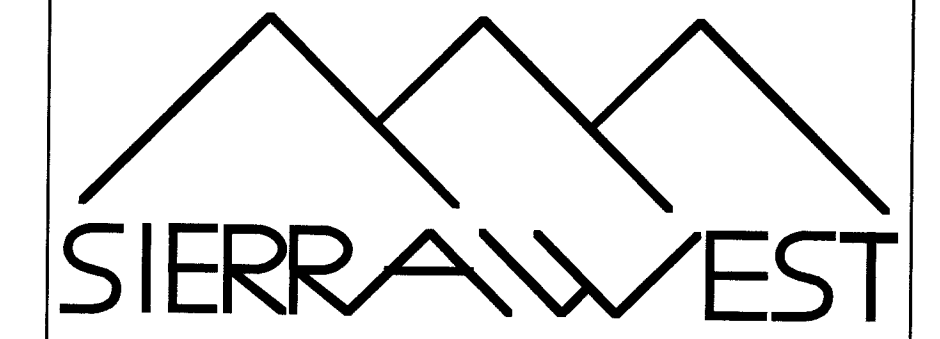
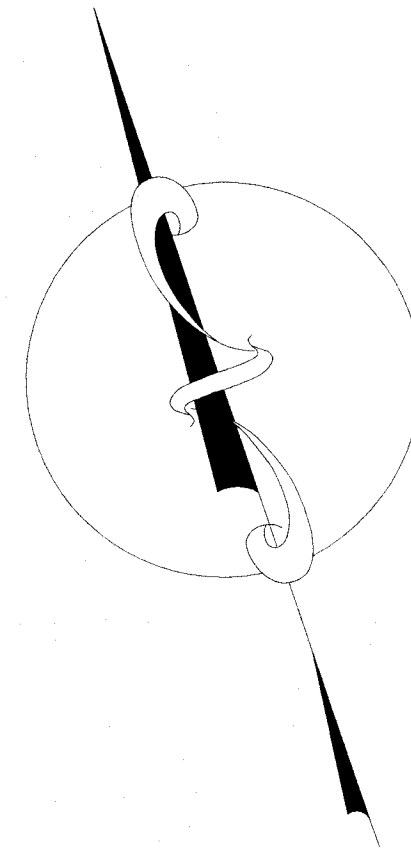
SUBMITTAL

07-18-2018	DESIGN REVIEW
09-12-2018	DESIGN REVIEW-REVISIONS 1

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

SHEET

A4.1

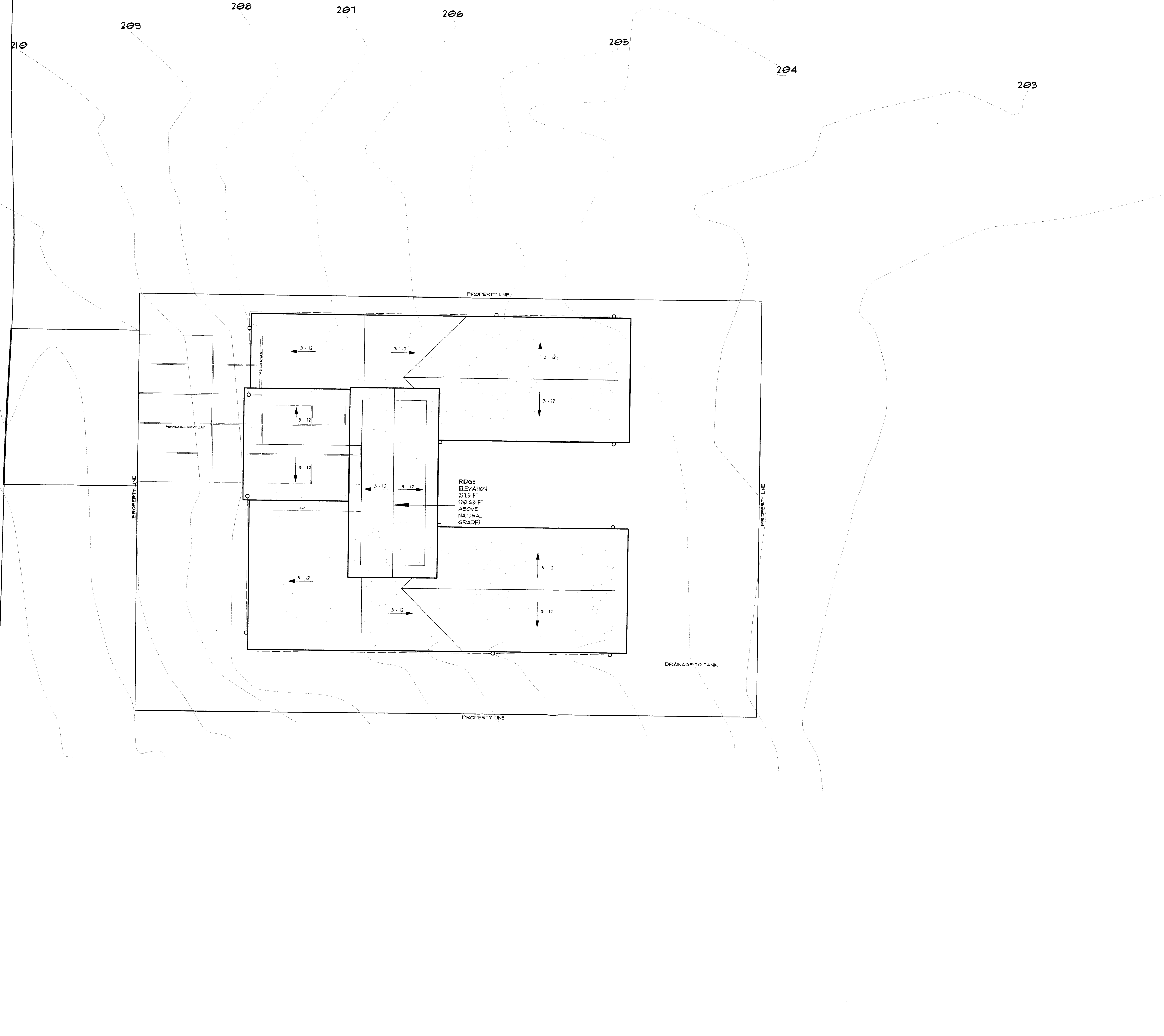


SIERRA WEST BUILDERS, CA LIC # 739375  
 P. O. BOX 371473 MONTARA, CA 94037  
 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

1217 BIRCH STREET  
 MONTARA CA 94037  
 APN 036-103-630

BIRCH STREET

212  
 213  
 214



**SUBMITTAL**

DATE	DESCRIPTION
07-19-2018	DESIGN REVIEW
09-12-2018	DESIGN REVIEW-REVISIONS 1

ROOF PLAN  
 SCALE: 1/8" = 1' 0"

SHEET

A5.1



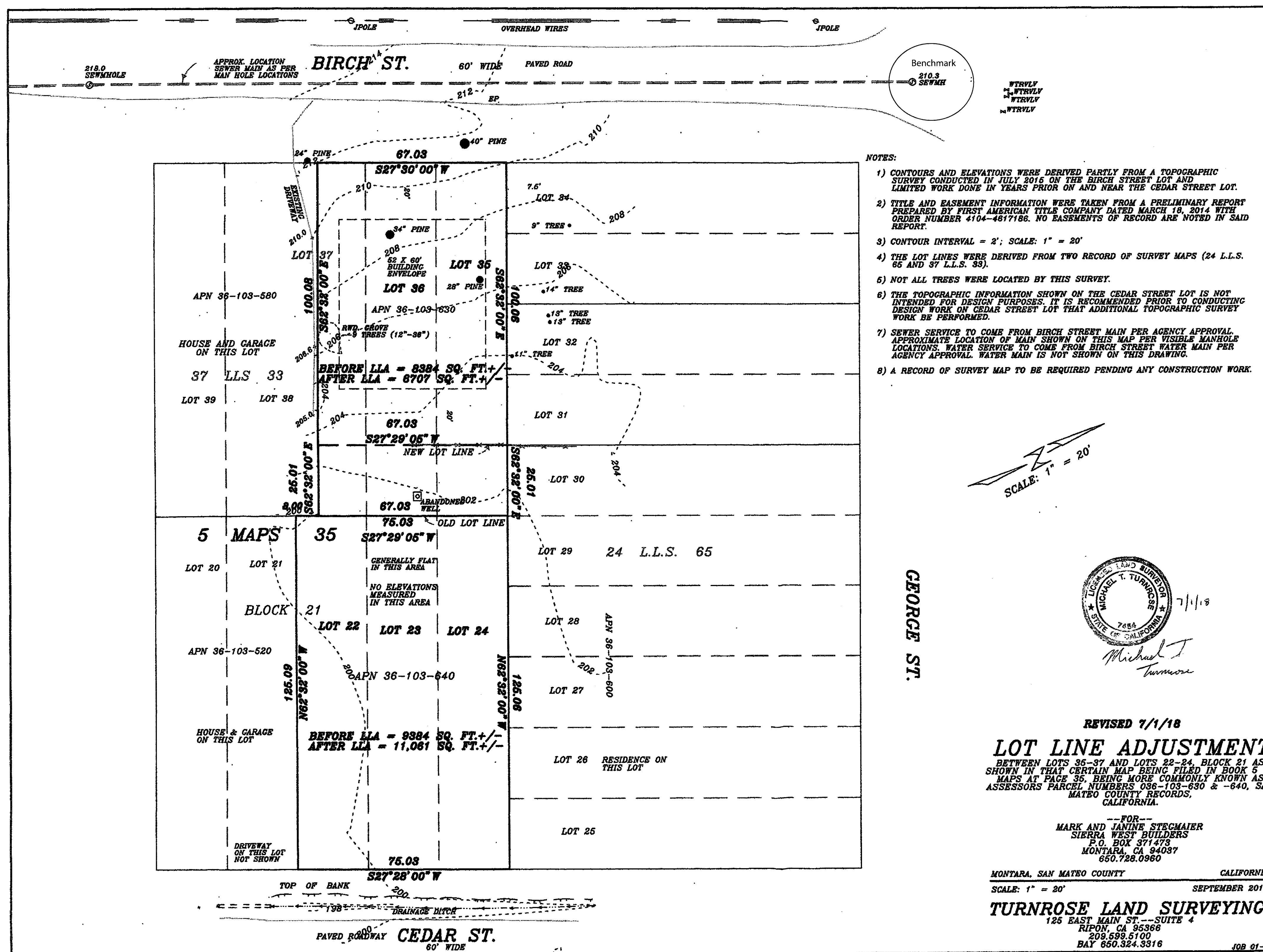




SIERRA WEST BUILDERS, CA LIC # 139315  
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 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

1217 BIRCH STREET  
 MONTARA CA 94037  
 APN 036-103-630

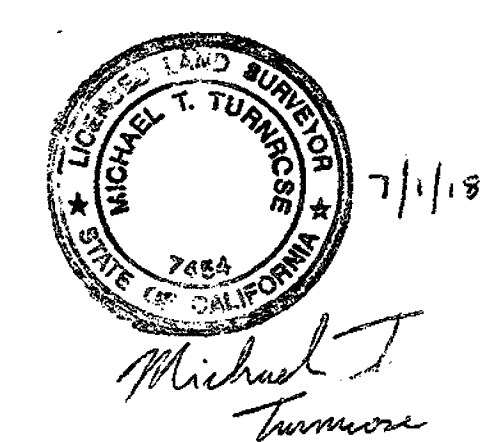
SUBMITTAL	
07-19-2018	DESIGN REVIEW
09-12-2018	DESIGN REVIEW-REVISIONS 1



- NOTES:
- 1) CONTOURS AND ELEVATIONS WERE DERIVED PARTLY FROM A TOPOGRAPHIC SURVEY CONDUCTED IN JULY 2016 ON THE BIRCH STREET LOT AND LIMITED WORK DONE IN YEARS PRIOR ON AND NEAR THE CEDAR STREET LOT.
  - 2) TITLE AND EASEMENT INFORMATION WERE TAKEN FROM A PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED MARCH 18, 2014 WITH ORDER NUMBER 4104-4817186. NO EASEMENTS OF RECORD ARE NOTED IN SAID REPORT.
  - 3) CONTOUR INTERVAL = 2'; SCALE: 1" = 20'
  - 4) THE LOT LINES WERE DERIVED FROM TWO RECORD OF SURVEY MAPS (24 L.L.S. 65 AND 37 L.L.S. 33).
  - 5) NOT ALL TREES WERE LOCATED BY THIS SURVEY.
  - 6) THE TOPOGRAPHIC INFORMATION SHOWN ON THE CEDAR STREET LOT IS NOT INTENDED FOR DESIGN PURPOSES. IT IS RECOMMENDED PRIOR TO CONDUCTING DESIGN WORK ON CEDAR STREET LOT THAT ADDITIONAL TOPOGRAPHIC SURVEY WORK BE PERFORMED.
  - 7) SEWER SERVICE TO COME FROM BIRCH STREET MAIN PER AGENCY APPROVAL. APPROXIMATE LOCATION OF MAIN SHOWN ON THIS MAP PER VISIBLE MANHOLE LOCATIONS. WATER SERVICE TO COME FROM BIRCH STREET WATER MAIN PER AGENCY APPROVAL. WATER MAIN IS NOT SHOWN ON THIS DRAWING.
  - 8) A RECORD OF SURVEY MAP TO BE REQUIRED PENDING ANY CONSTRUCTION WORK.

SCALE: 1" = 20'

GEORGE ST.

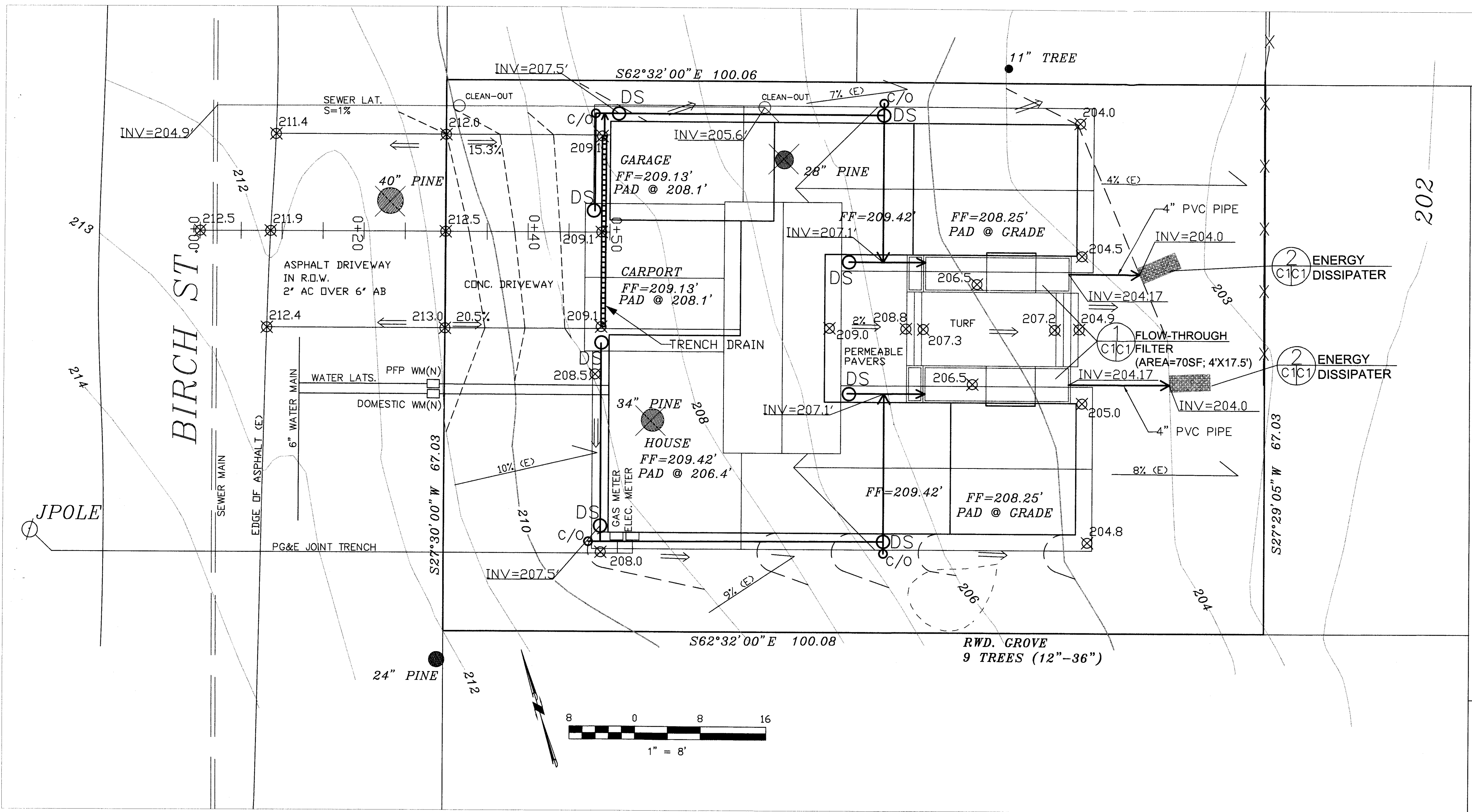


REVISED 7/1/18  
**LOT LINE ADJUSTMENT**  
 BETWEEN LOTS 35-37 AND LOTS 22-24, BLOCK 21 AS SHOWN IN THAT CERTAIN MAP BEING FILED IN BOOK 5 OF MAPS AT PAGE 35, BEING MORE COMMONLY KNOWN AS ASSESSORS' PARCEL NUMBERS 036-103-630 & -640, SAN MATEO COUNTY RECORDS, CALIFORNIA.

--FOR--  
 MARK AND JANINE STEGMAIER  
 SIERRA WEST BUILDERS  
 P.O. BOX 371473  
 MONTARA, CA 94037  
 650.728.0960  
 MONTARA, SAN MATEO COUNTY CALIFORNIA  
 SCALE: 1" = 20' SEPTEMBER 2015  
**TURNROSE LAND SURVEYING**  
 125 EAST MAIN ST., SUITE 4  
 RIFON, CA 95366  
 209.599.5100  
 BAY 650.324.3316 JOB 01-28C

LAND SURVEY - SITE PLAN  
 SCALE: 1" = 20'

SHEET  
 LS1



**GENERAL NOTES**

1. PLANS PREPARED AT REQUEST OF: MARK STEGMAIER, OWNER
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY M. TURNROSE, SEPTEMBER 2015.
5. THIS IS NOT A BOUNDARY SURVEY.

**LEGEND**

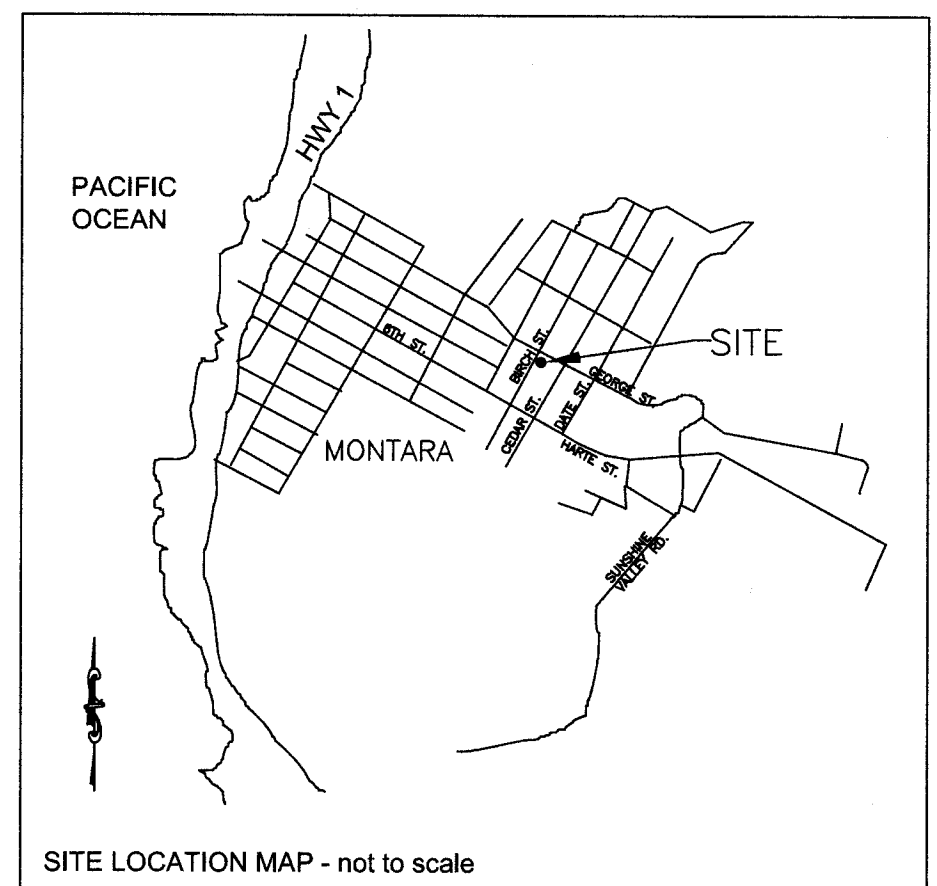
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 209.4 SPOT ELEVATION (N)
- SURFACE DRAINAGE FLOW
- DS DOWNSPOUT
- C/O CLEANOUT
- 4" DIAM. PVC DRAIN PIPE
- 24" PINE TREE TO BE REMOVED

**DRAINAGE NOTES**

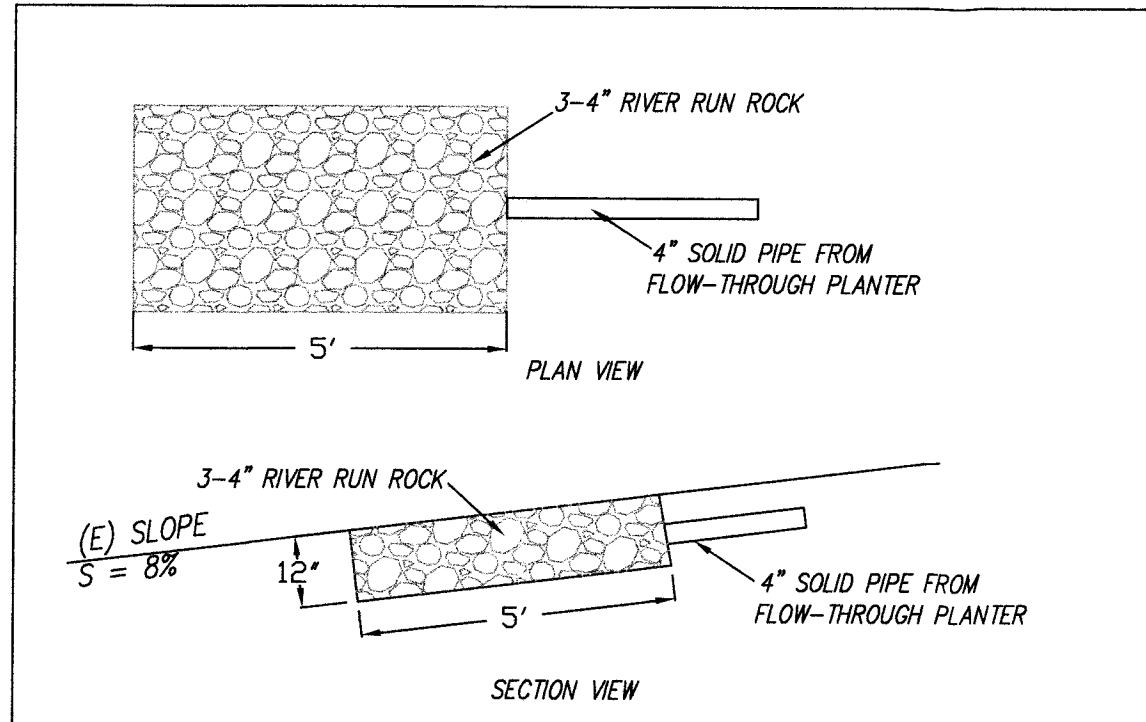
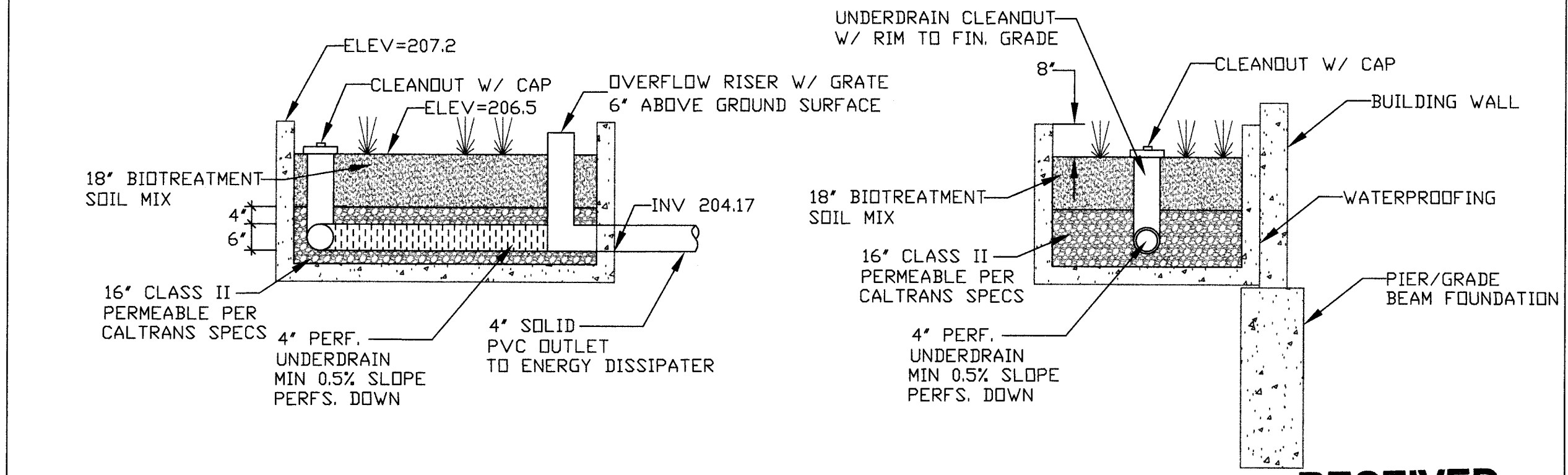
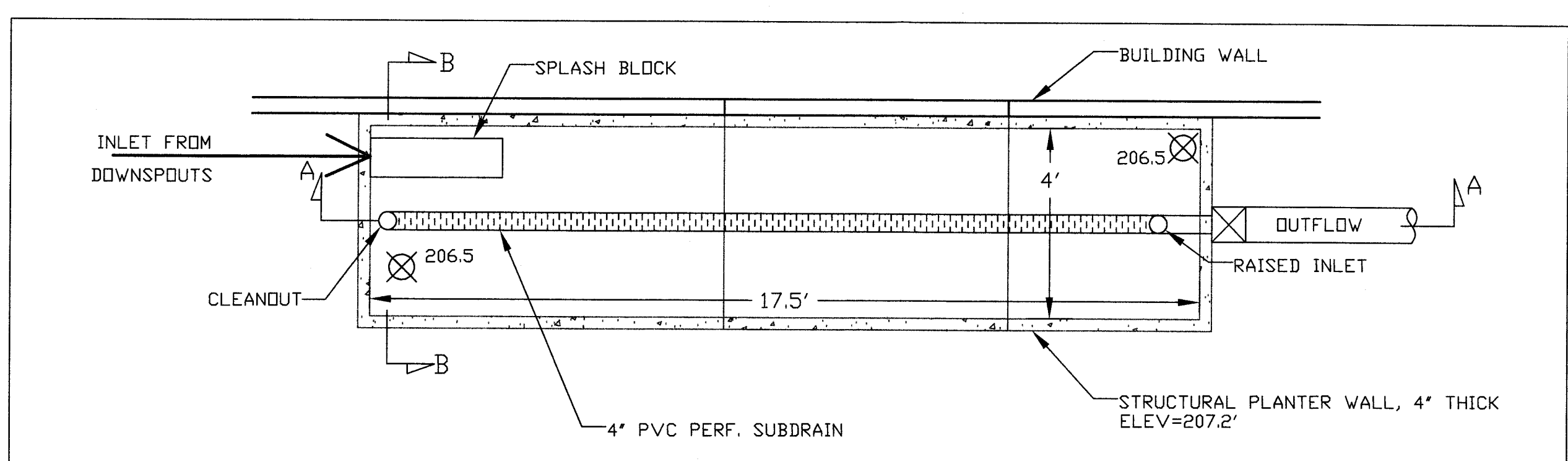
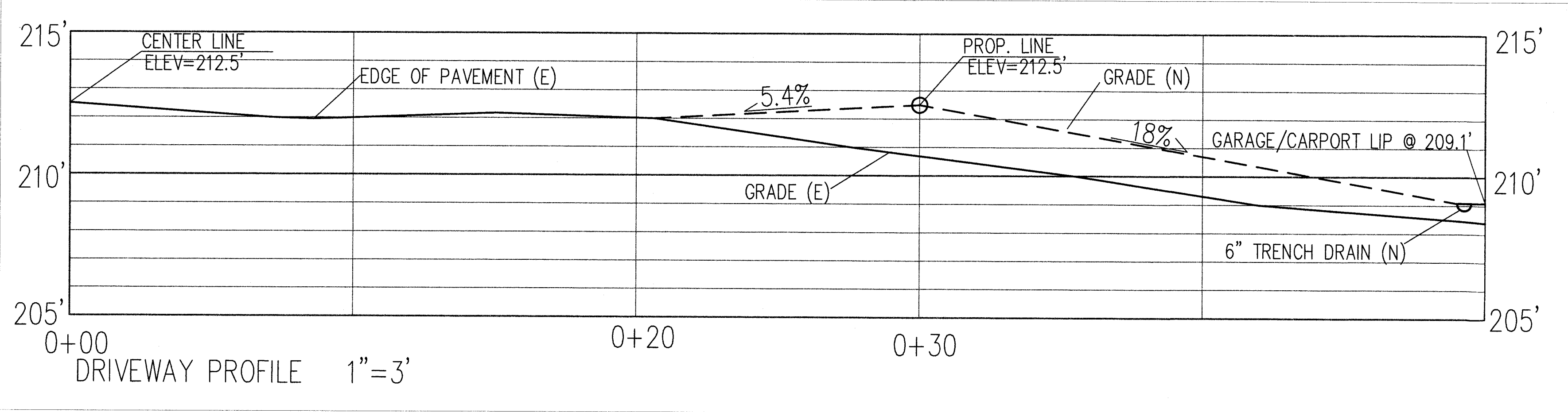
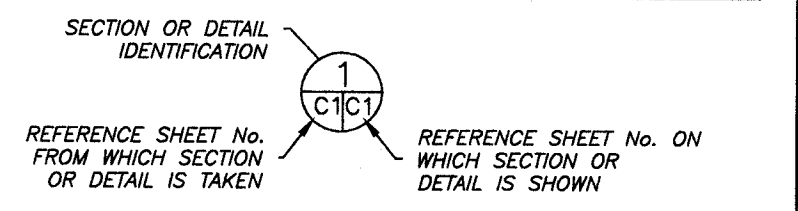
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO THE FLOW-THROUGH PLANTERS, AS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE MINIMUM 4" DIAMETER SOLID PIPE, SLOPED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

**GRADING NOTES**

- CUT VOLUME: 80 CY  
FILL VOLUME: 80 CY
1. ABOVE VOLUMES ARE APPROXIMATE.
  2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
  3. CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
  4. ALL UTILITIES SHALL BE INSTALLED BASED ON COUNTY STANDARDS.



**SECTION AND DETAIL CONVENTION**



2 ENERGY DISSIPATER NOT TO SCALE

1 FLOW-THROUGH FILTER NOT TO SCALE

**GRADING AND DRAINAGE PLAN**

STEIGMAIER PROPERTY  
BIRCH STREET  
MONTARA, CALIFORNIA  
APN: 036-103-630

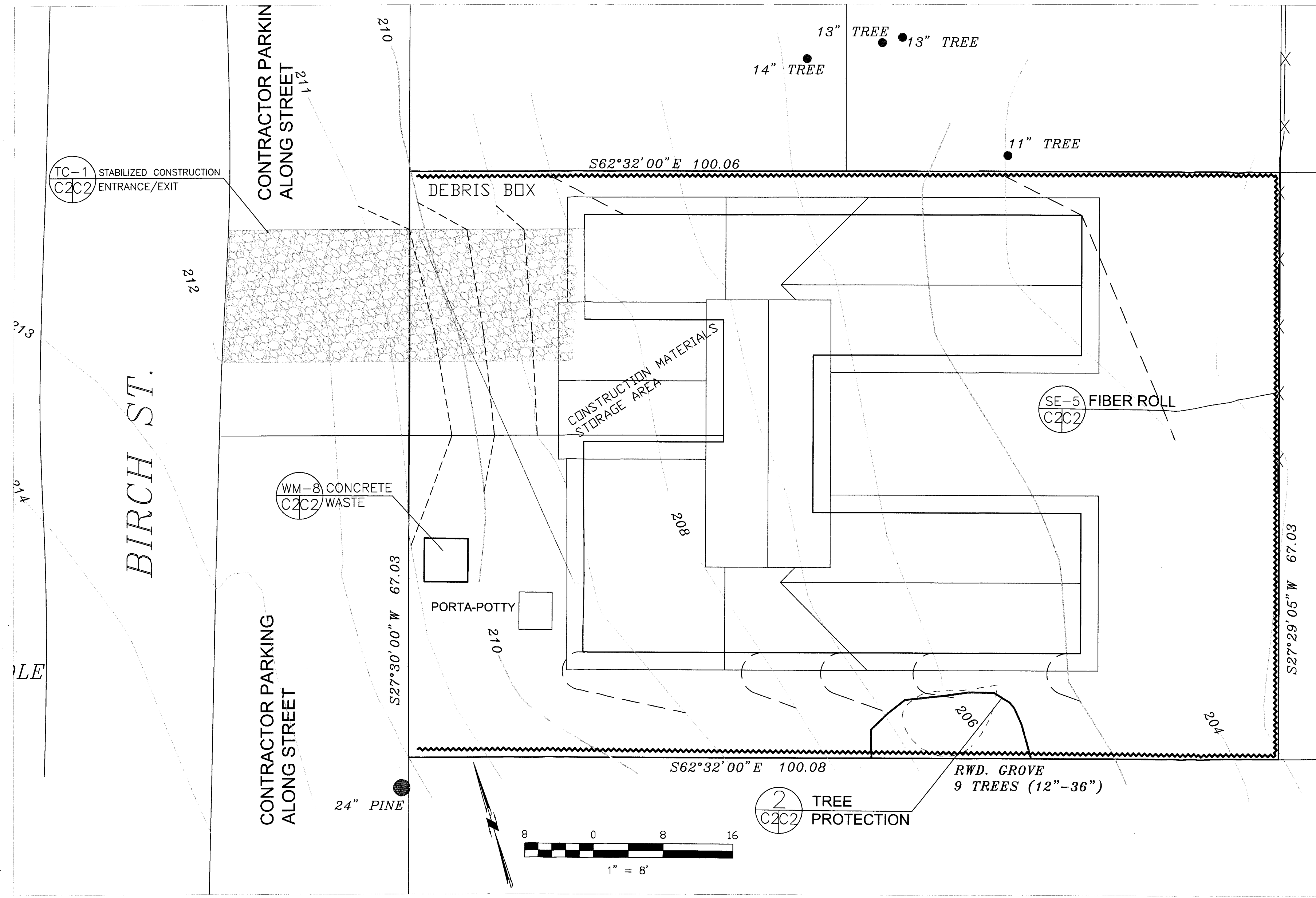
DATE: 9-12-18  
DRAWN BY: CMK  
CHECKED BY: AZG  
REV. DATE: 11-15-18  
REV. DATE:  
REV. DATE:  
REV. DATE:

Sigma Prime Geosciences, Inc.  
SIGMA PRIME GEOSCIENCES, INC.  
332 PRINCETON AVENUE  
MILLICAN BAY, CA 94019  
(415) 778-3900  
FAX 726-3993

**RECEIVED**  
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San Mateo County  
Planning and Building Department

SHEET  
C-1





**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: MARK STEGMAIER

TITLE/QUALIFICATION: OWNER

PHONE: 650-728-0960

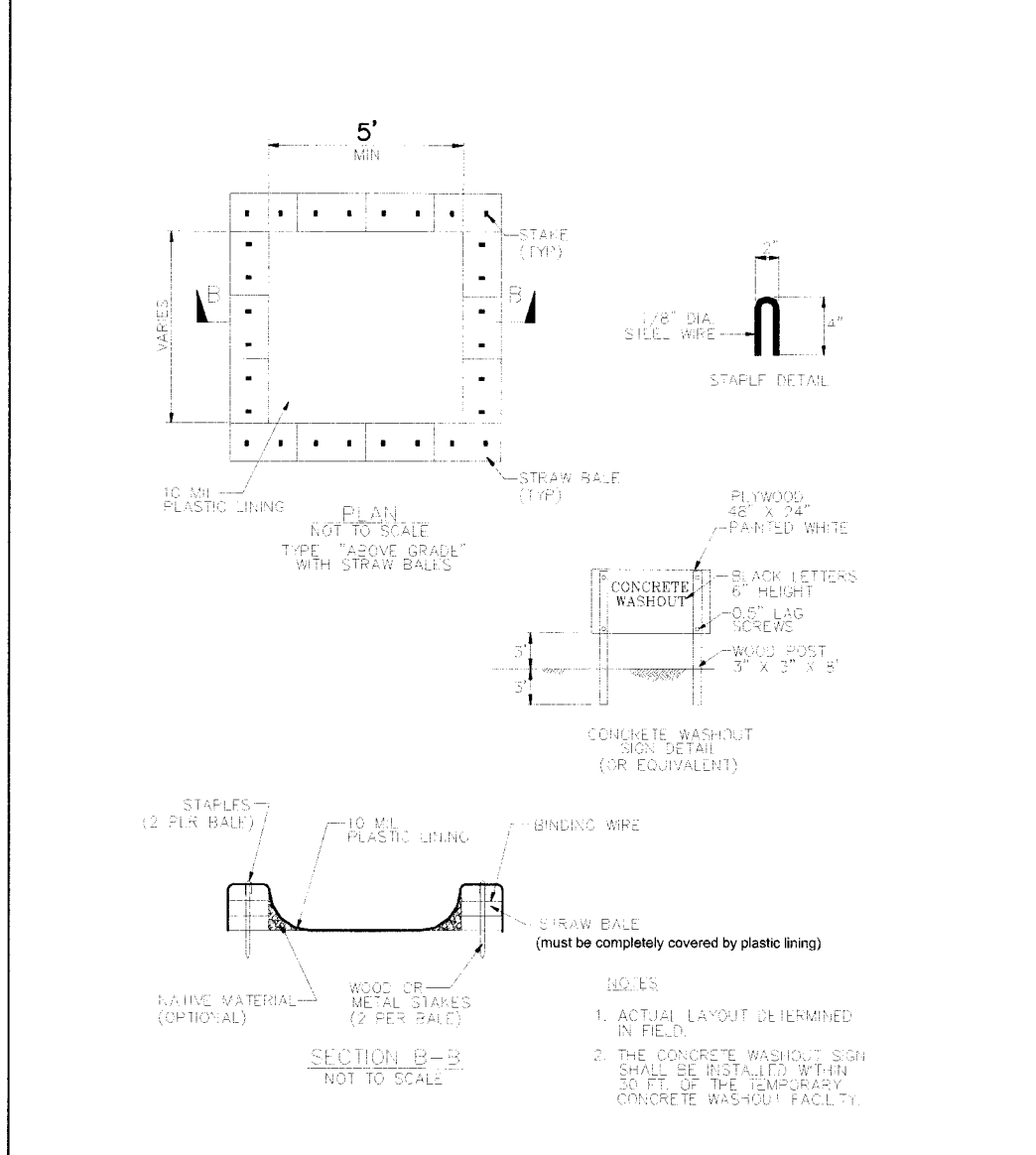
PHONE:

E-MAIL: mark@sierrawestbuilders.com

**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

**CONCRETE WASTE MANAGEMENT WM-8**



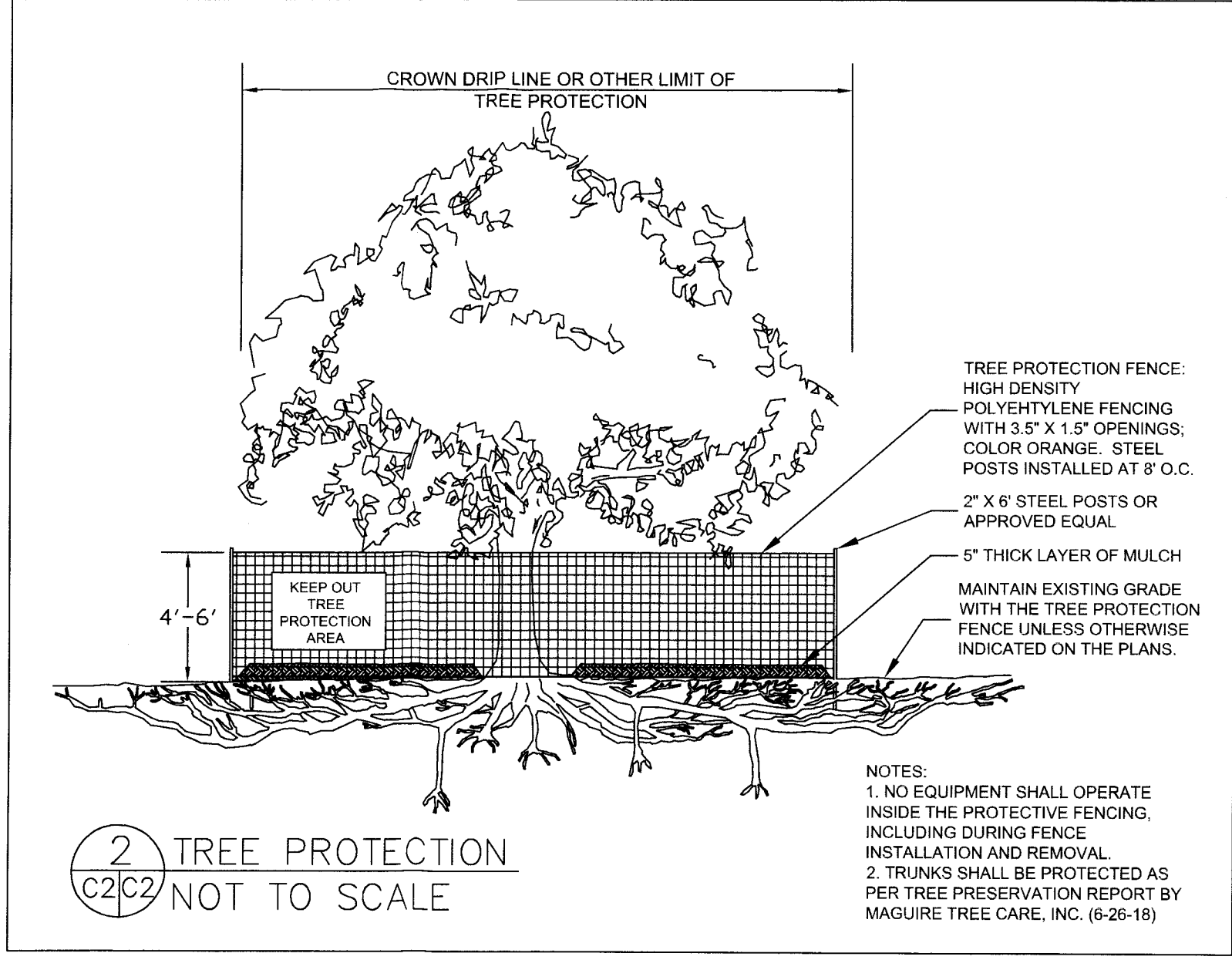
**EROSION CONTROL NOTES**

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL SE-5
- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
  - NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
  - ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
  - ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
  - 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.
  - ROCKED CONSTRUCTION ENTRANCE SHALL BE 40 FEET LONG BY 15 FEET WIDE AND CONFORM TO THE FOLLOWING:
    - THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
    - PAD SHALL BE NOT LESS THAN 12" THICK.
    - 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.
    - 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.
  - 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)

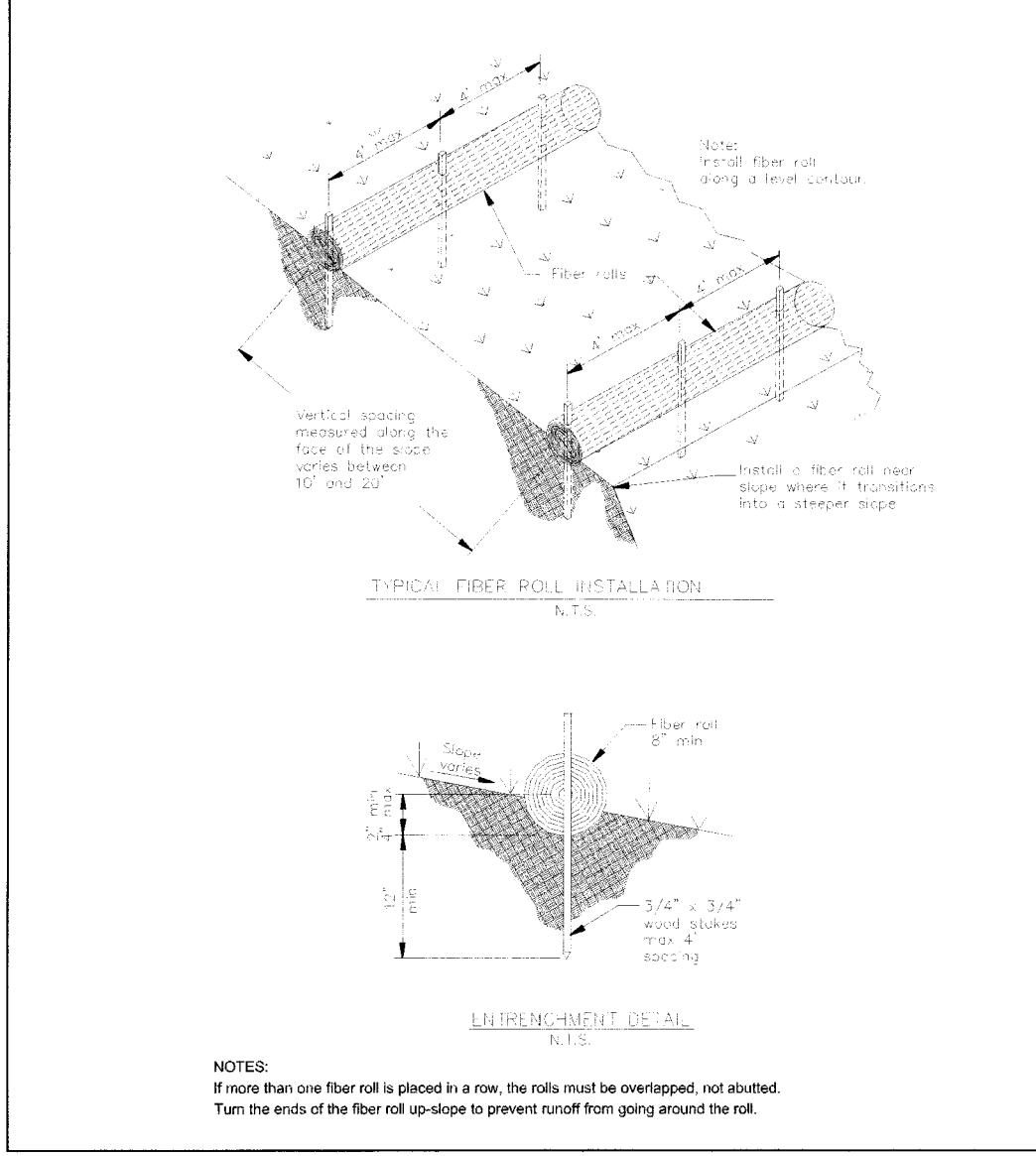


**TREE PROTECTION NOTES**

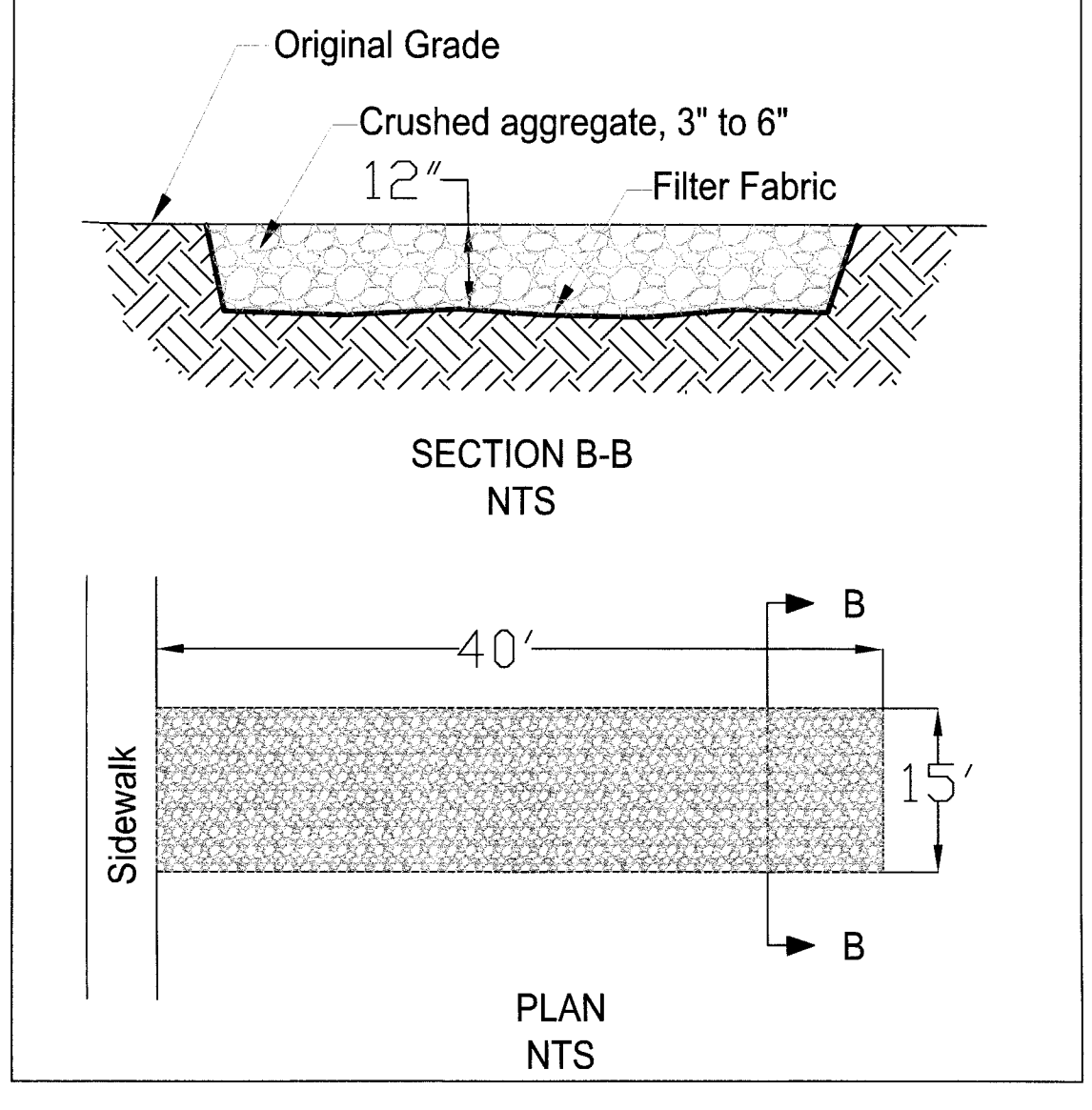
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
- TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
- OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL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



**FIBER ROLLS SE-5**



**STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1**



**EROSION CONTROL PLAN**

**STEGMAIER PROPERTY**  
BIRCH STREET  
MONTARA, CALIFORNIA  
APN: 036-103-630

**SHEET**  
C-2

DATE: 9-12-18  
DRAWN BY: CMK  
CHECKED BY: AZG  
REV. DATE: \_\_\_\_\_  
REV. DATE: \_\_\_\_\_

SIGMA PRIME GEOSCIENCES, INC.  
202 MANCIE COURT AVENUE  
HEALING WOOD, CA 94019  
(650) 728-5890  
FAX 728-5893

REGISTERED PROFESSIONAL ENGINEER  
CHARLES M. KISSICK  
No. 62264  
9-30-17  
EXPIRES  
CIVIL  
STATE OF CALIFORNIA