

Governing Codes:

- Technical Building Codes
- 2022 California Building Code (Volumes 1 and 2)
- 2022 California Residential Code
- 2022 California Green Building Standards Code (CALGreen)
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Fire Code
- 2022 California Administrative Code
- 2022 California Energy Code

Grading

CUT QUANTITIES

ADU AND GARAGE PAD CUT AREA	188 CY
GARAGE	165 CY
DRIVEWAY AND ENTRY CUT AREA	54 CY
UPPER EXCAVATION FOR CRAWLSPACE	131 CY
FOOTING AND PIERS	50 CY
TOTAL	588 CY

Drainage

Drainage plan show detention in above ground rain barrels

Parking

Parking Analysis: two covered spaces will be provided in attached garage and one in detached garage in front of house

Project Description

Project consists of a 4 story Single Family Dwelling with attached garage, detached garage and Detached ADU Occupancy R-3 and U Zoning Residential S-17 Construction Type: V-B, wood frame four stories Automatic Fire Sprinklers required WUI Zone:No

Square footage : see Planning data Zoning S-17 R-1

DR method of compliance: facade articulation

Sheet Index

- A1.0 Plot Plan, Title, Planning Data Survey
- A1.1 Landscaping Plans
- C-1 Drainage Plan
- C-2 Erosion Control Plan
- C-3 Grading Plan
- A1.3 Site Details BMP Sheet
- A2.1 Garage and 2nd Level Plan
- A2.2 3rd and 4th Floor Plan
- A2.3 Upper Roof Plan
- A2.4 ADU Floor Plans and Sections
- A2.5 ADU Elevations
- A3.1 West Elevation and Colored Perspective Drawing
- A3.2 South Elevation
- A3.3 North Elevation
- A3.4 East Elevation

OWNER:
Alexis and Sarita Genest
alexis_genest@yahoo.com
530 Isabella Rd,
Half Moon Bay, CA 94019
650.454.5889

Site Location
APN 047-192-060
Isabella Road
El Granada CAA

Designer: Tim Pond
Tim Pond Design and Construction
Phone 650.576.7177 timepond@gmail.com

Revisions	Date
Planning Submittal	8.10.24
Site and Title	A1.0

Planning Data

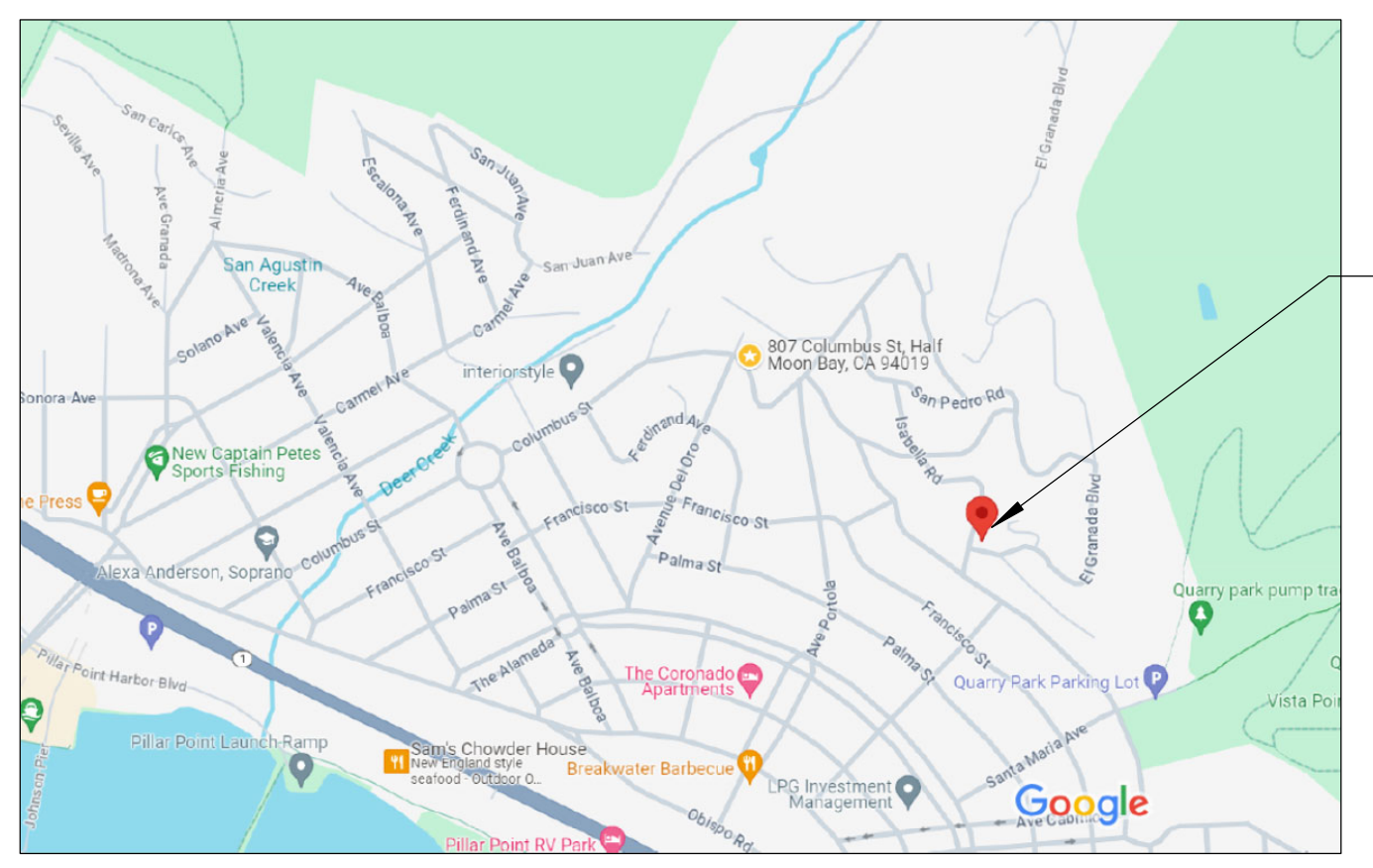
Floor Area Ratio (FAR)	
Garage Level	706
Covered entry porch	100
Bedroom Level (2)	1093.5
Main Living Level	1036.5
Main Bedroom Level	629
detached garage	256
Total	3821
Lot Size	130 ft 60 ft 7800
FAR main residence	3821 / 7800 or 0.48987
ADU	538.5 sf

Lot Coverage

Proposed Lot Coverage	
Main residence	2057
detached garage	259
porch with overhang < 4'	100
Total	2416
Proposed Lot Coverage	2416 / 7800 or 30.97435897
ADU lot coverage	538.5 sf

Conditioned Area Calculation

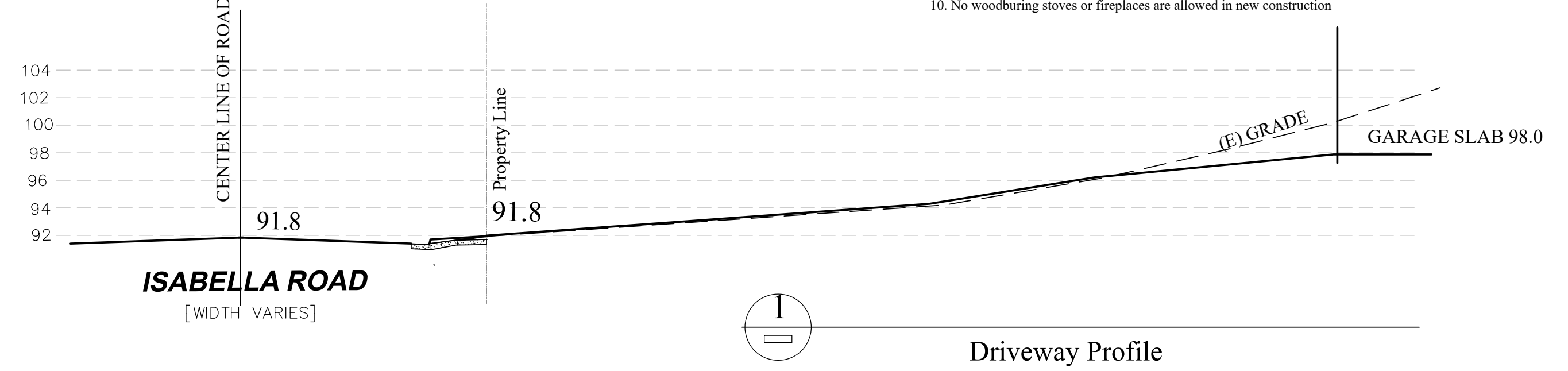
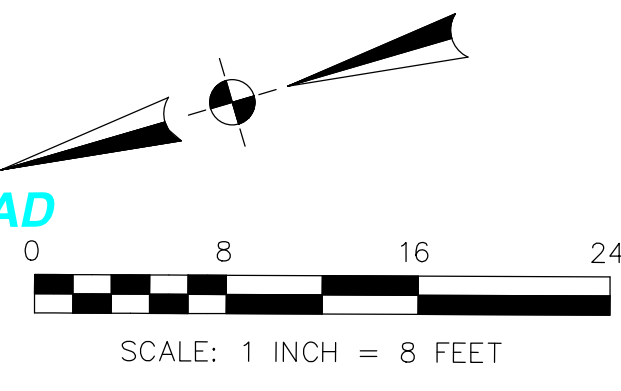
garage (entry, stair, elevator)	214
Bedroom Level (2)	1093.5
Main Living Level	1136.5
Main Bedroom Level	629
ADU	538
Total Conditioned Area	3611



Vicinity Map

Fire Protection Notes

- Interconnected hard-wired smoke detectors required with battery back-up which shall be installed per manufacturers instructions and NFPA 72, California Building Code and Coastside Fire District Ordinance 2022-01 in all conditioned or new sleeping rooms and at a point centrally located in the corridor or area giving access to each separate sleeping area. State Fire Marshal approved and listed smoke detectors are required to be hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and conditioned sleeping room, and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to the exterior of the smoke alarm and will be checked at final.
- Escape or rescue windows shall have a minimum clear openable area of 5.7 square feet or 5.0 square feet allowed at grade level windows. The minimum net clear opening height shall be 24" minimum and the net width no less than 20". Finished sill height shall be no more than 44" above the finished floor.
- Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings 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. 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 shall be placed at the entrance from the nearest public roadway.
- As per Coastside Fire District Ordinance 2022-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
- Hydrant shown near corner of property. Letter containing flow confirmation of 1000 gpm at 20 PSI will be submitted to the district prior to permit issuance.
- The property shall be in a compliance with the vegetation management requirements prescribed in California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code Section 51182 per CRCR337.1.5. Remove and clear away all flammable vegetation or combustible growth for 30' from each side of building. Remove any tree limbs within 10 feet of chimney outlet. Eliminate any dead wood from trees overhanging building. Maintain the roof to be free of leaves, needles or dead vegetation. Create a fuel break of defensible space is required around the perimeter of all structures (to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line). This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood. The Coastside Fire District Ordinance 2022-01, the 2019 California Fire Code 304.1.2
- The applicant must have an asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2019-01, and the California Fire Code shall set road standards. As per the 2022 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2016 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 foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
- As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2022 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details, residence
- ADU using the same street address numbers, shall have suite or unit identification posted as "383 Poplar B Half Moon Bay, CA 94019"
- No woodburning stoves or fireplaces are allowed in new construction



APN 047-192-060
7,800 SQ. FT.

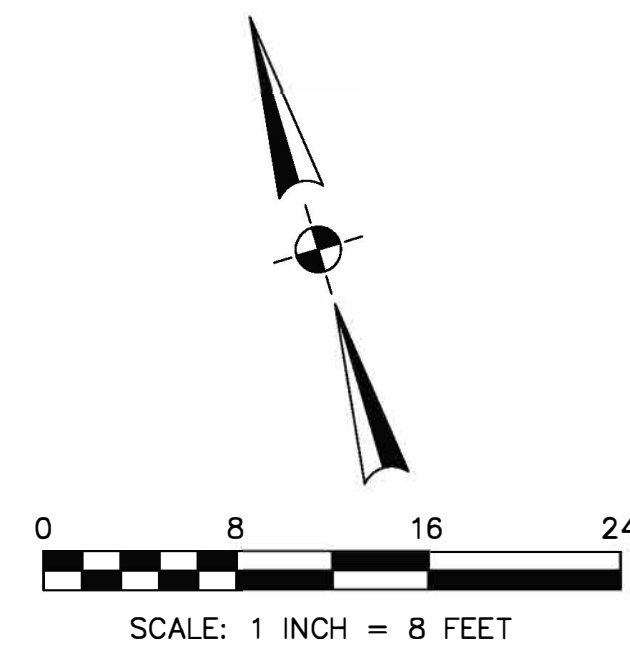
LOT 36
EL GRANADA HIGHLANDS
SUBDIVISION NO. 5
BOOK 17 MAPS 3
BLOCK 16

LOT 38

ISABELLA ROAD

ISABELLA ROAD
[WIDTH VARIES]

Driveway Profile



BASIS OF BEARINGS

THE BEARING, NORTH 16°22'30" EAST, OF THE MONUMENTED CENTERLINE OF ISABELLA ROAD, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY BY THE COUNTY OF SAN MATEO WHICH WAS FILED FOR RECORD IN VOLUME 6 OF LLS MAPS PAGES 85-90, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

THE LID OF THE SANITARY SEWER MANHOLE IN ISABELLA ROAD ACTS AS THE LOCAL BENCHMARK FOR THIS SURVEY WITH AN ASSUMED ELEVATION OF 93.38 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT, ORDER NUMBER 4104-3664410, AS TITLE REFERENCE. NO EASEMENTS OF RECORD ARE MENTIONED IN SAID REPORT.

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.

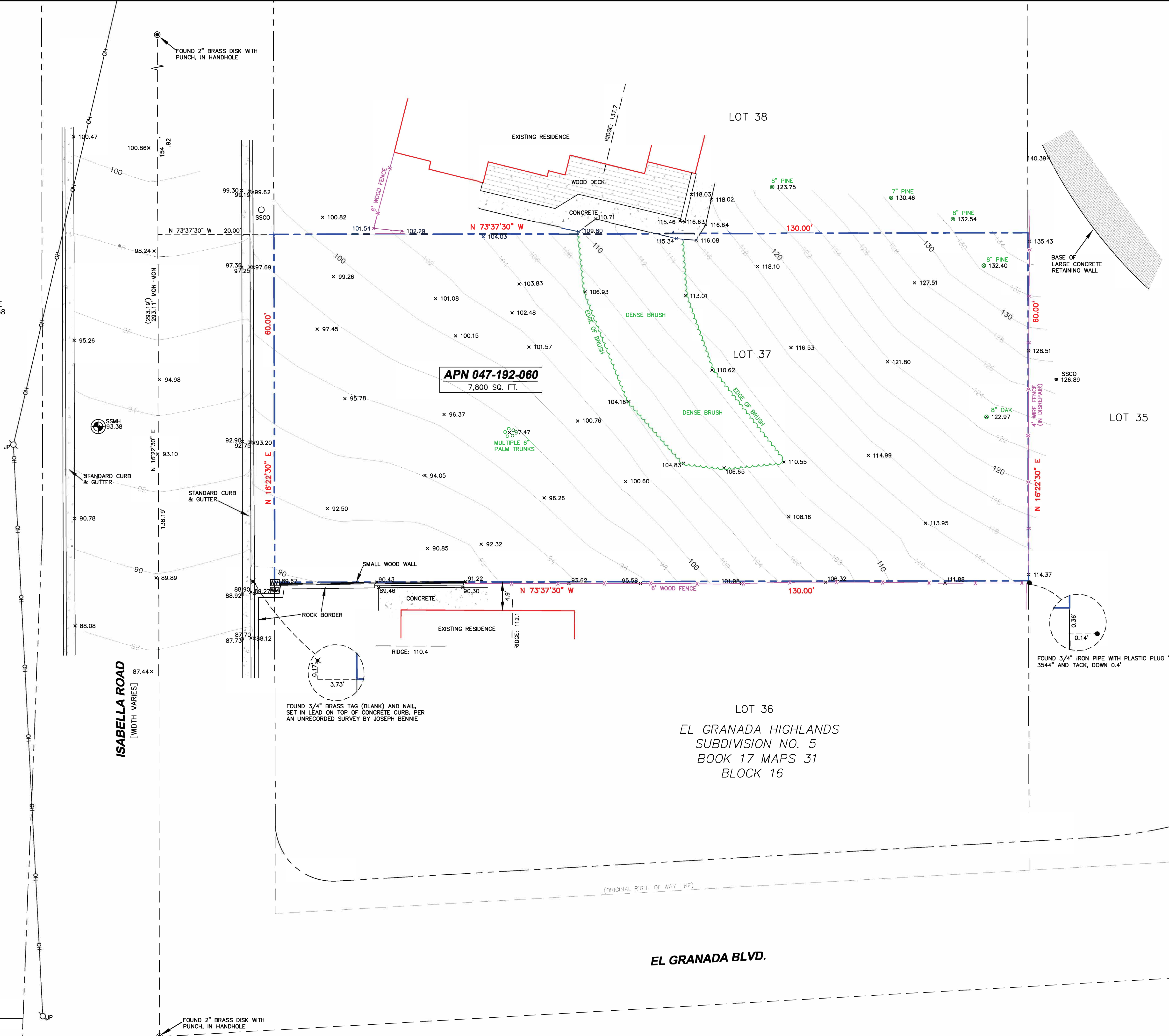
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES 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 13, 2023
JOB NUMBER: 23-001

LEGEND

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION VAULT
- 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 PG&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEAN OUT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- 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



BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030
bgtsurveying.com



BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 37, BLOCK 16, EL GRANADA HIGHLANDS, SUBDIVISION NO. 5, 17 MAPS 31

VACANT LOT, ISABELLA ROAD
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

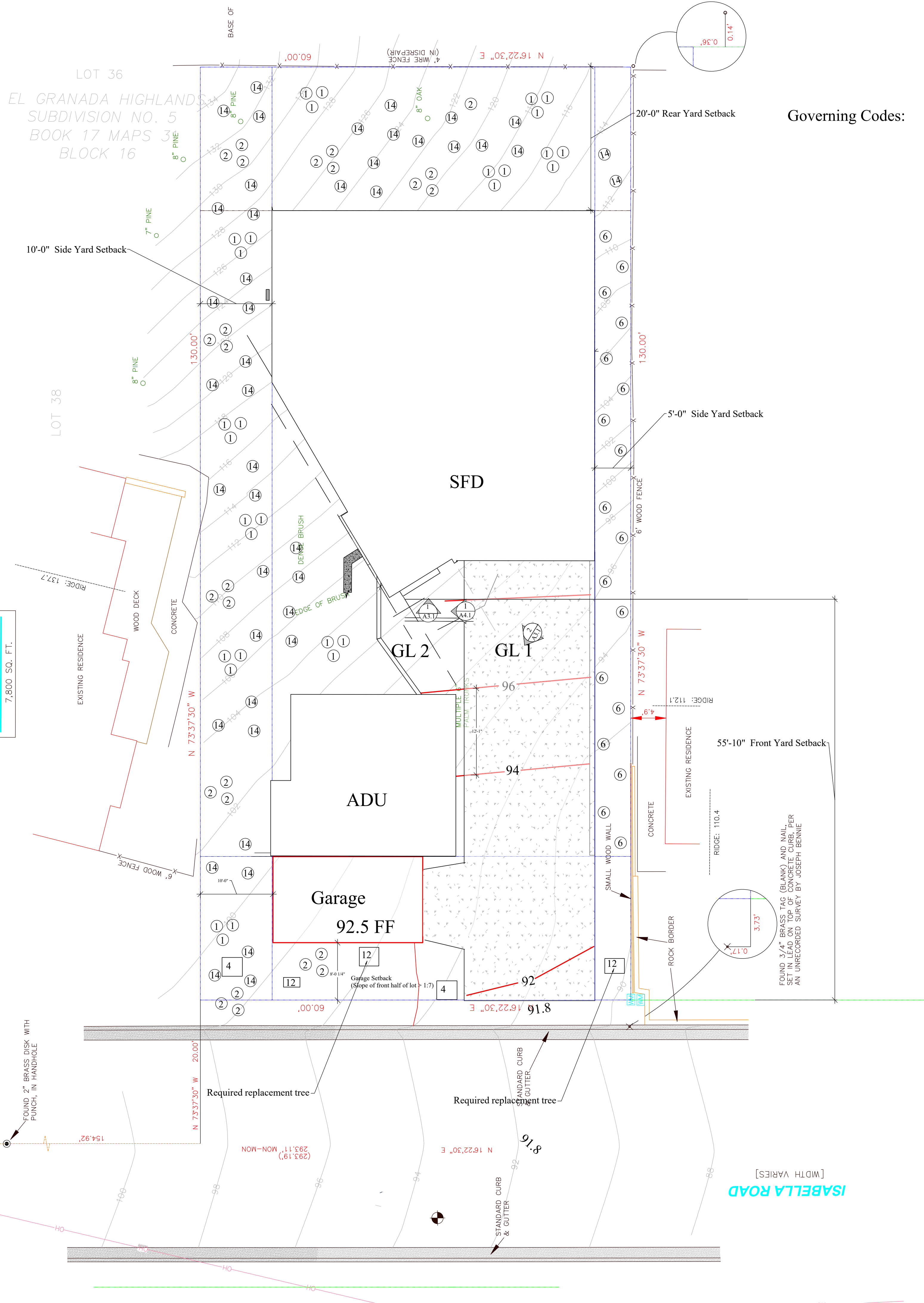
Assessor Parcel Number:
047-192-060

Prepared For:
ALEXIS GENEST
530 ISABELLA ROAD
HALF MOON BAY, CA 94019

Date: MAR. 2023
Scale: 1" = 8'
Contour Interval: 2'
Drawn by: N.W.

SU-1

Job No. 23-001



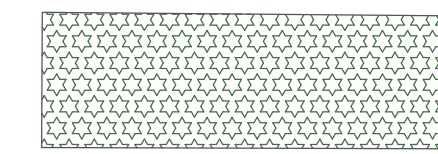
Plant Legend

Mark	Botanical Name	Common Name	Water Use	Type	Quantity
①	Achillea 'Terra Cotta'	yarrow	Low .03	Ground Cover	18 total
②	Achillea borealis	island pink yarrow	Low .03	Ground Cover	
③	Achillea millefolium	yarrow	Low .03	Ground Cover	
④	Cneorum tricoccon	Olive	Moderate	Tree	2
⑤	Arctostaphylos uva-ursi	Wood's Compact'	Low .03	Shrub	13
⑥	Baccharis pilularis	coyote bush	Low .03	Shrub	2
⑦	Bouteloua curtipendula	sideoats gramma	Very Low .01	Oramental grass	10
⑧	Calandrinia spectabilis	rock purslane	Low .03	Schrub	10
⑨	Aster chilensis	dwarf California aster	Moderate .05	Small tree	
⑩	Artichoke	Artichoke	Edible NA	Flowering	6
⑪	Pear Tree	Pear Tree	Moderate .05	Tree	
⑫	Prunus ilicifolia ssp. lyonii	Catalina cherry	Low .03	Tree	
⑬	Erigeron karvinskianus	Santa Barbara Daisy	Low .03	Ground cover	85
⑭	Festuca californica	California fescue	Low .03	Oramental grass	30
⑮	Fragaria spp.	Strawberries	Edible	Ground cover	30

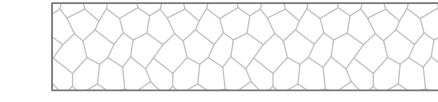
Source: WULCOS IV UC California Agriculture and Natural Resources



Undisturbed area



Rain Garden



Gabion Wall



Vegetable Garden

OWNER:
 Alexis and Sarita Genest
 alexis_genest@yahoo.com
 530 Isabella Rd,
 Half Moon Bay, CA 94019
 650.454.5889
 Site Location
APN 047-192-060
 Isabella Road
 El Granada CAA

Designer: Tim Pond
 Tim Pond Design and Construction
 Phone 650.576.7177 timpond@gmail.com

Drawn By Tim Pond
 CA Contractor's License # 931840

Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	8.10.24
Landscape Plan	A1.1

Model Water Efficient Landscape Ordinance Prescriptive Compliance Option (Required Information and Signature, and prescriptive measures)

Project Address unassigned
 3009 sq ft of project landscaping, no turf on the project
 Private residence
 No irrigation, hand water only. CCWD
 Project Applicant: Tim Pond
 Owner responsible for Maintenance

Mandatory Measures:

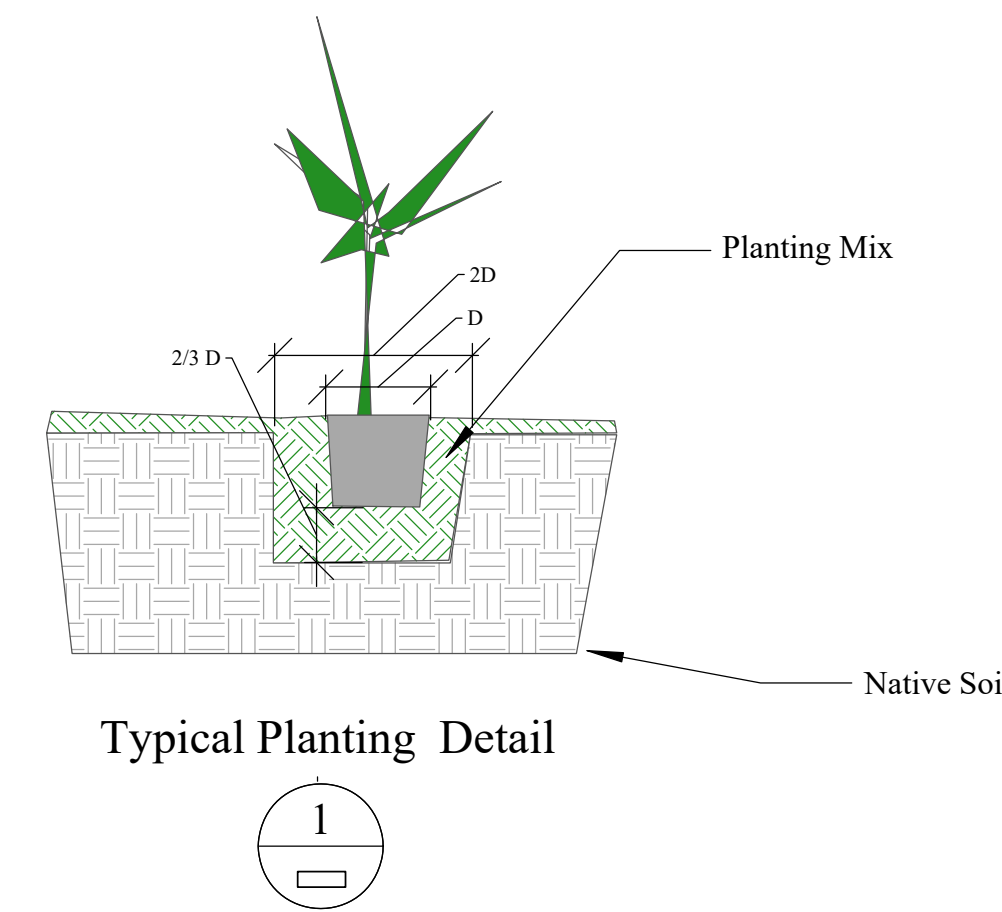
Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);
 Plant material shall comply with all of the following:
 For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;
 (8) A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

"I agree to comply with the requirements of the prescriptive compliance option to the MWELO".
 Signature

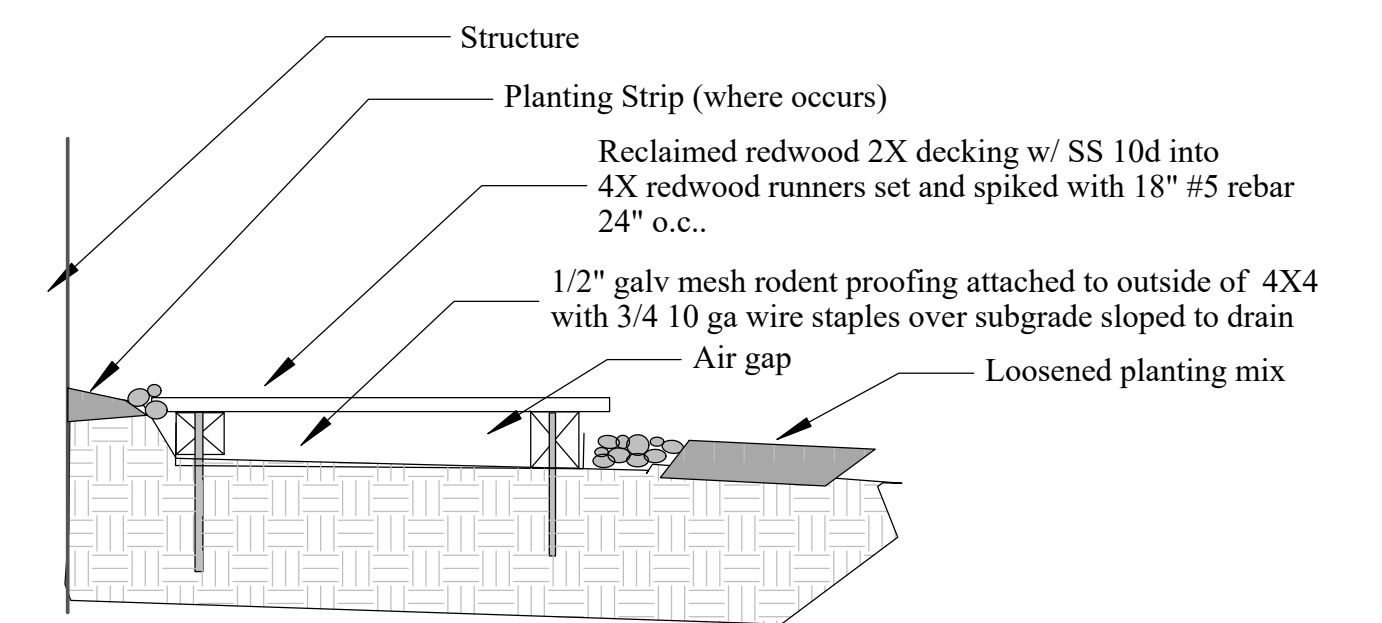
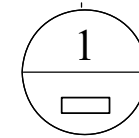
[Signature]

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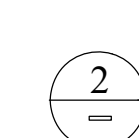
- 1 gallon plant
- X 5 Gallon Plant
- 11 15 gallon plant
- ↓ Direction of surface flow of water (Direct water away from buildings and neighboring properties)
- DS Down Spout
- VG Vegetable Garden
- 4" SDR 35 piping for rainwater



Typical Planting Detail



Permeable Walkway or deck at Building



LEGEND


- PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE
- ===== EASEMENT LINE
- ===== CURB
- ===== DRIVEWAY
- ===== RETAINING WALLS
- (M) MANHOLE
- (WM) WATER METER
- (S) SEWER CLEAN OUT

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BEST OPTION	Est. Ready Date*	Est. shipping Cost
Hospers, IA	01/09/2024	Due to the physical size or quantity of this selection, we are not able to automatically calculate freight for your order. Please contact our freight specialists at (866)926-5603 or you may continue your purchase on this site if you intend to handle your own freight arrangements.

*The Estimated Ready Date is the estimated date when your product will be ready to ship. This date is subject to change and does not include transit times.

ADD TO WISH LIST ADD TO COMPARE EMAIL

Accuracy of the images may vary. Refer to the specifications table to ensure precision.

Product Overview Specifications Shipping Info Reviews

Technical Drawings

View Product PDF

Key Specs

Lid Size	24"
Gallon Capacity	1150
Lid Size	24"


1 DETAIL

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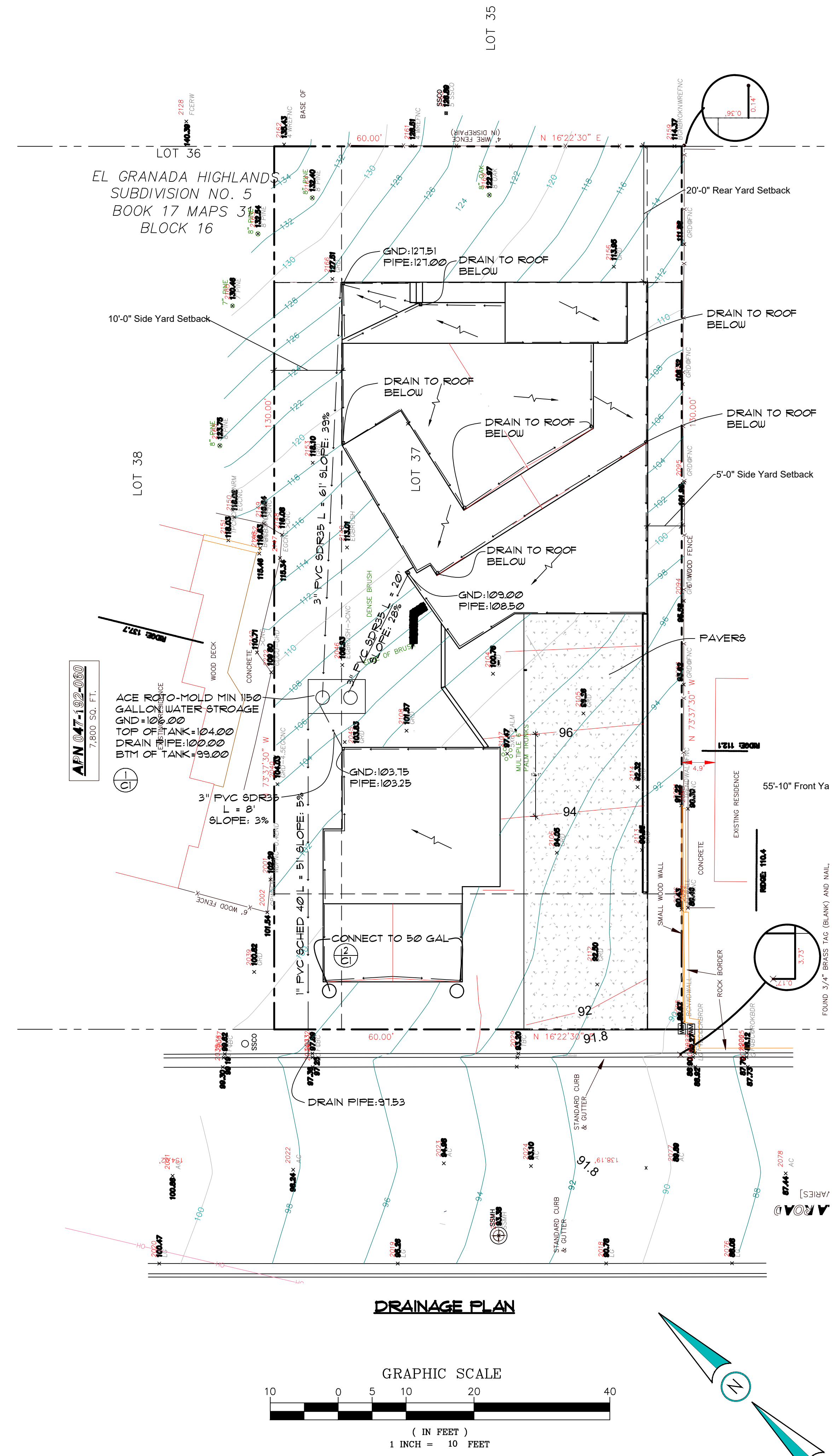
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Highlights

2 DETAIL



DRAINAGE PLAN FOR
530 ISABELLA ROAD, HALF MOON BAY, CA

DOMINGUEZ ASSOCIATES
4360 COOPER HOLLOW RD.
DALLAS, OR. 97138
(650) 359-0947 EMAIL: carlos@dominguezassociates.com

REVISION	
NO.	DATE

SHEET NUMBER
01

OF SHEETS
1-15-24

FILE POT 2346

EROSION CONTROL NOTES

FIBER ROLL
 INSTALL AT LOCATIONS SHOWN.
 AFIX AS SHOWN IN DETAIL 1/C2

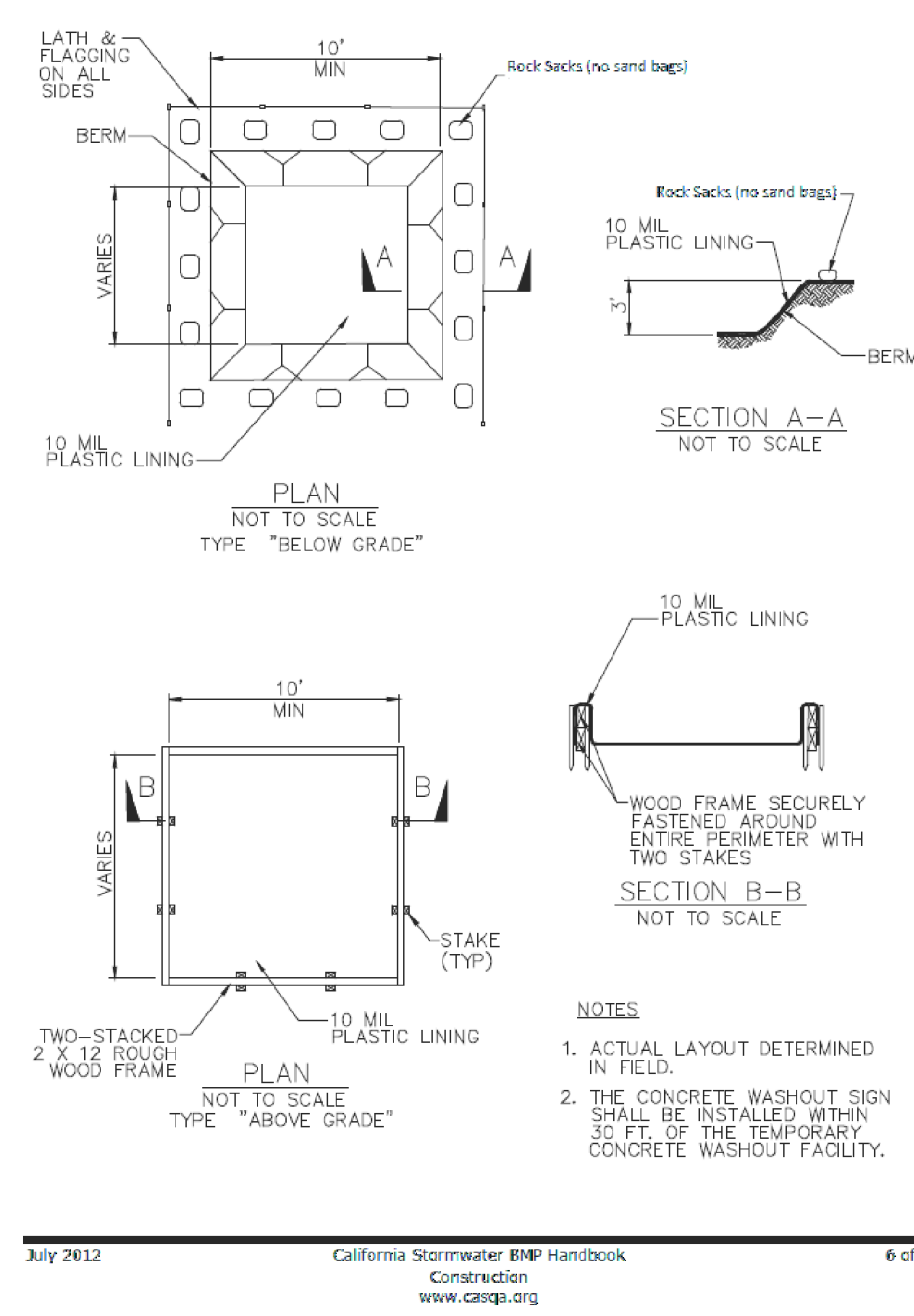
FOR CONSTRUCTION DURING DRY SEASON, ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.

BETWEEN OCT 15 AND APRIL 15 ALL EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. SUCH PROTECTION SHALL CONSIST OF COIR LOGS, AS SHOWN.

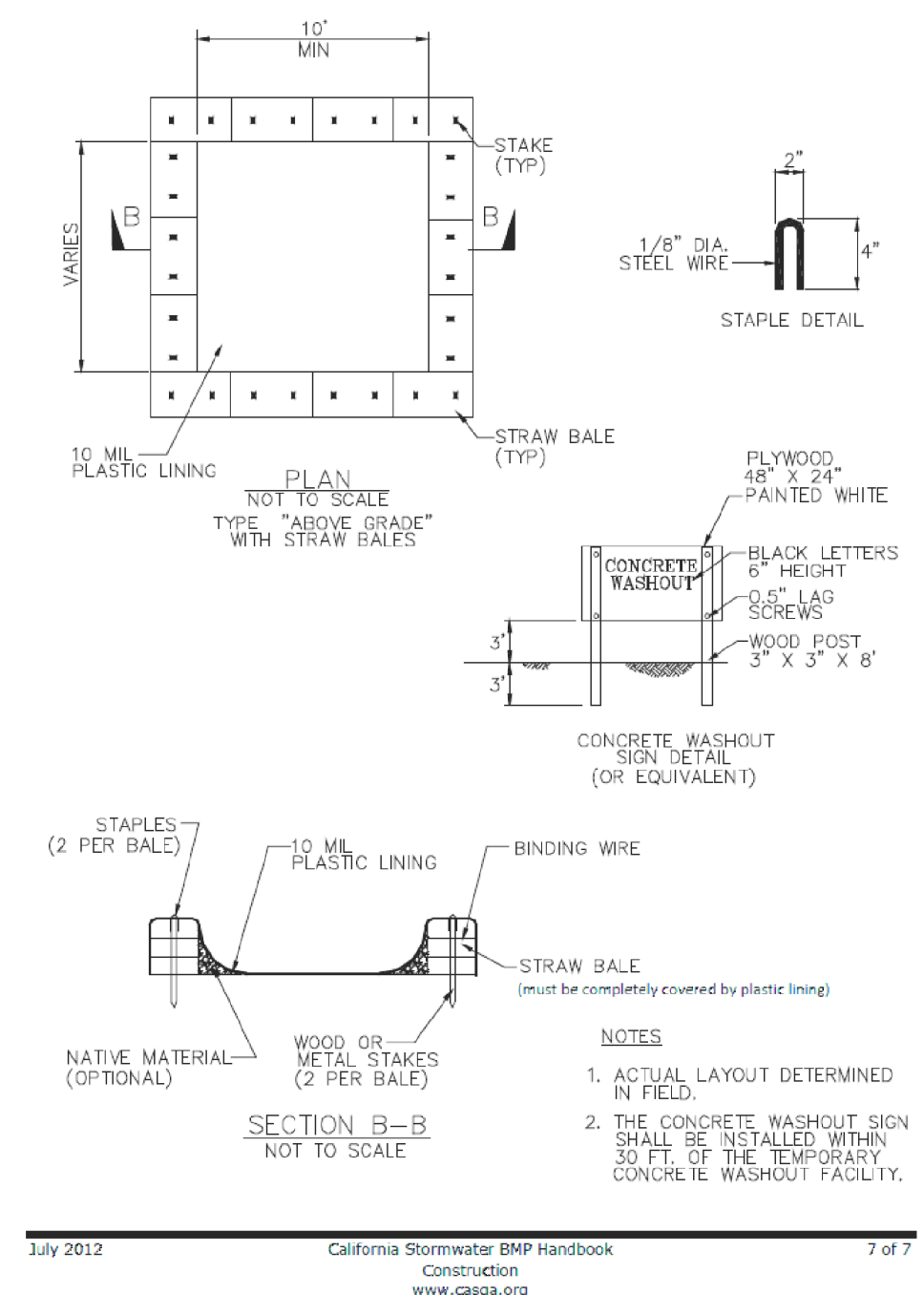
ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.

BEFORE COMPLETION OF PROJECT ALL EXPOSED OR DISTURBED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION, USING JUTE NETTING AND/OR SEED.

Concrete Waste Management WM-8

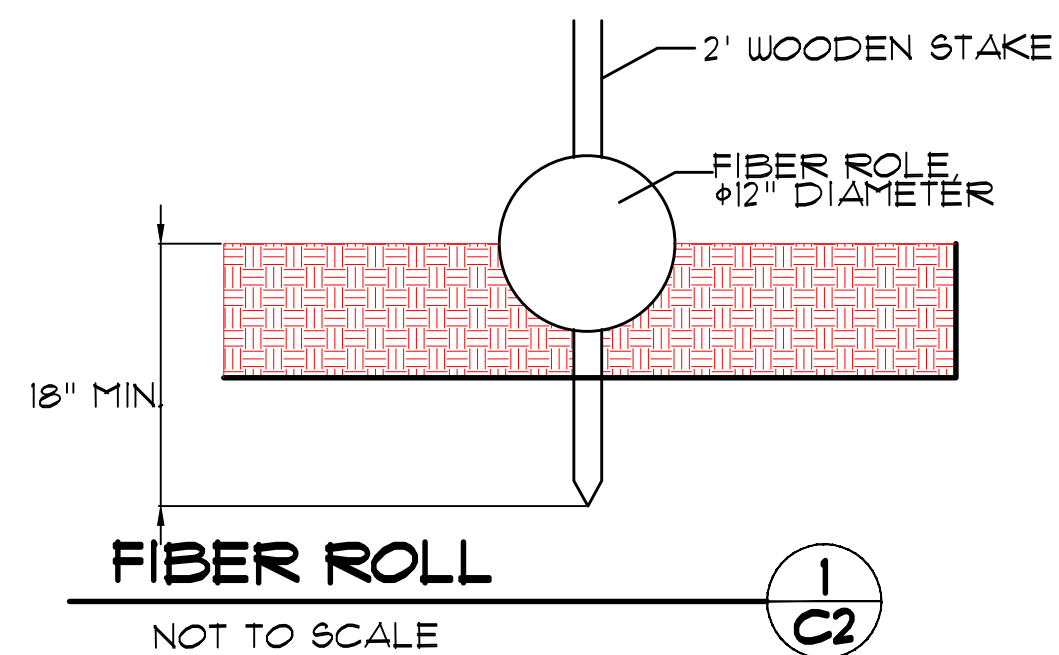


Concrete Waste Management WM-8

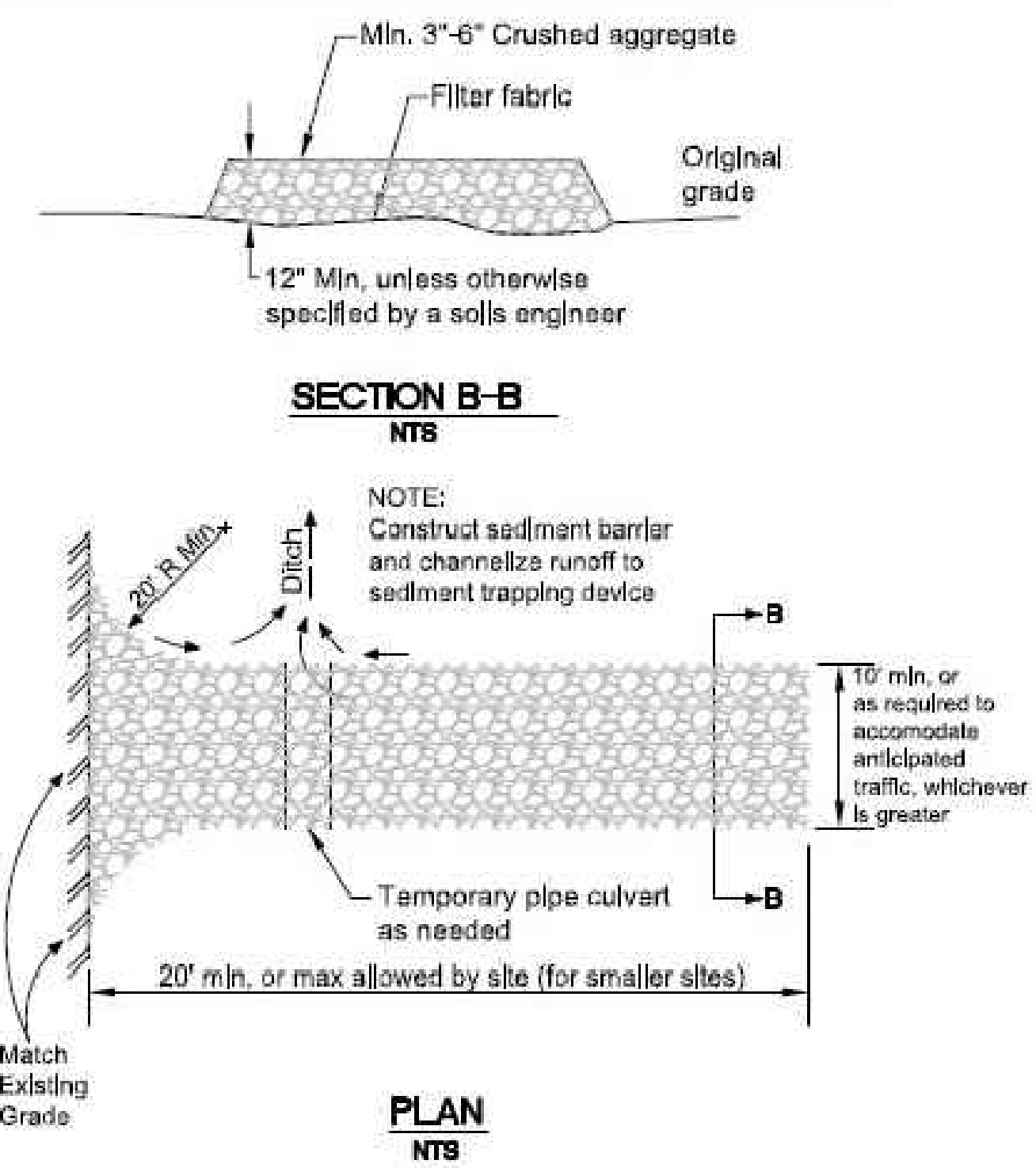


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - - EASEMENT LINE
- ==== CURE
- ==== DRIVEWAY
- ==== RETAINING WALLS
- (M) MANHOLE
- (W) WATER METER
- (S) SEWER CLEAN OUT

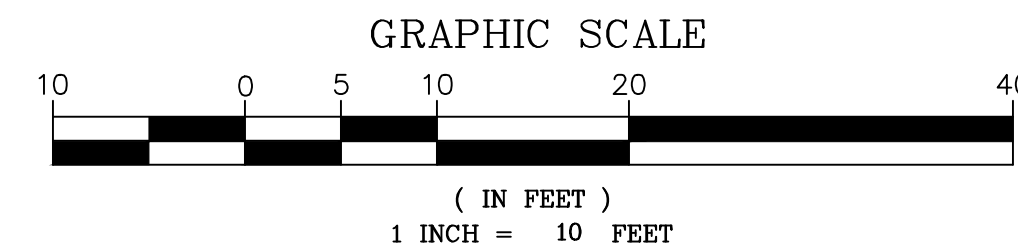
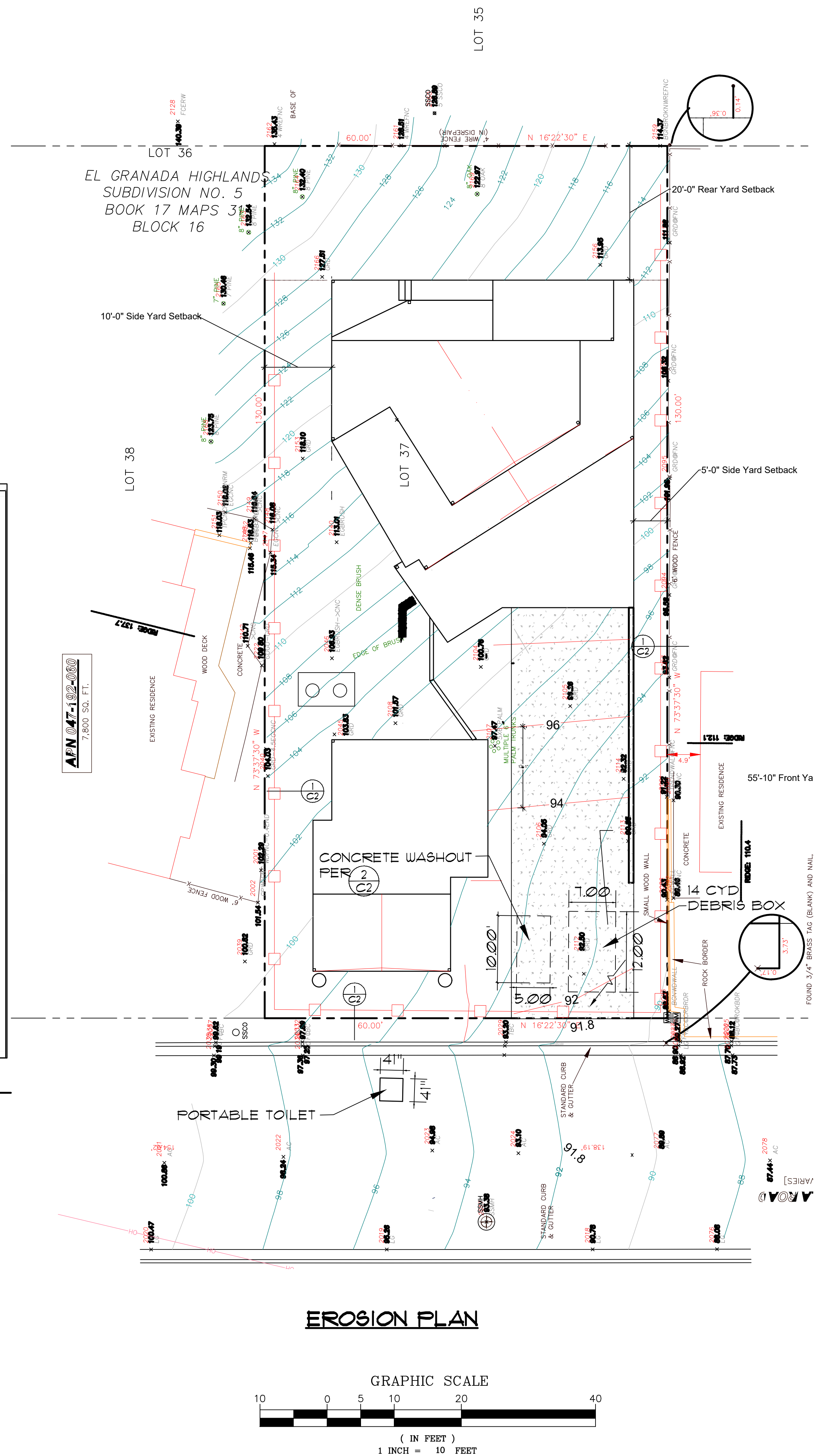


STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



3 STABILIZED CONSTRUCTION ENTRANCE

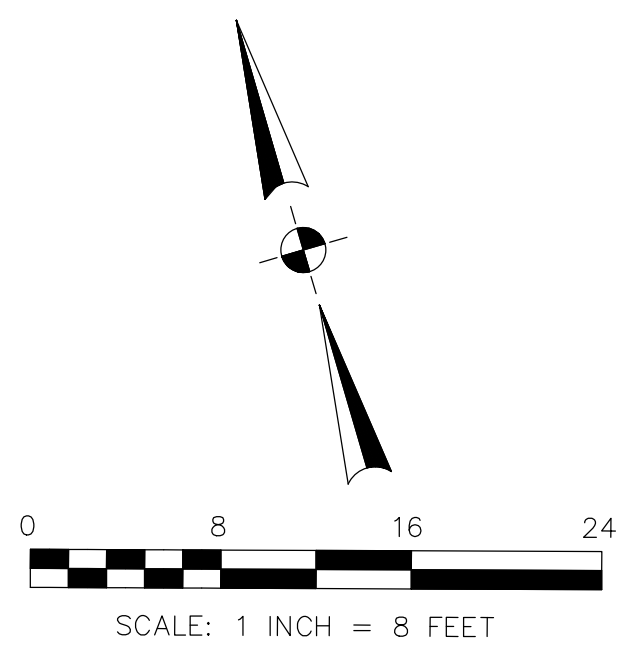
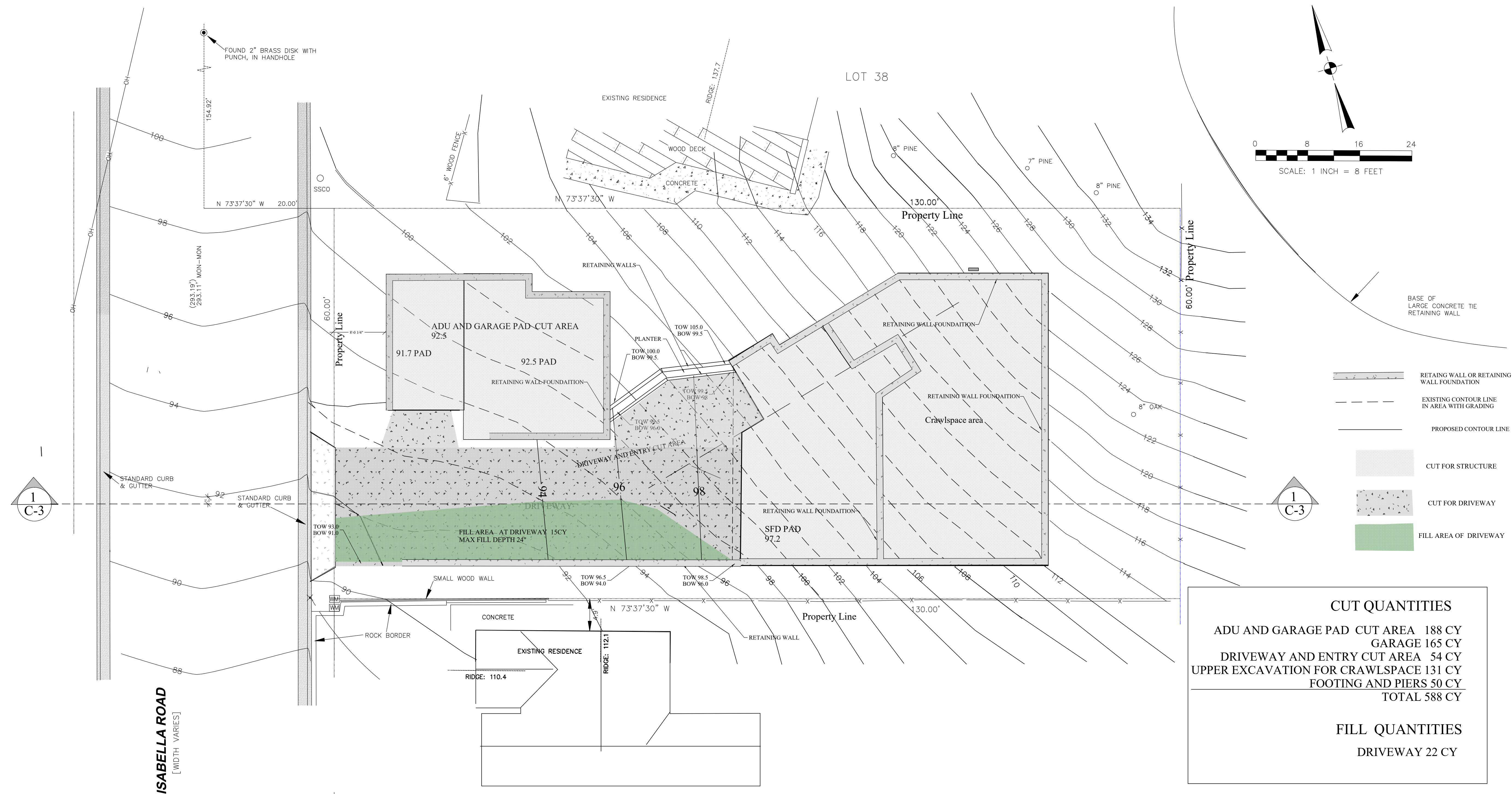
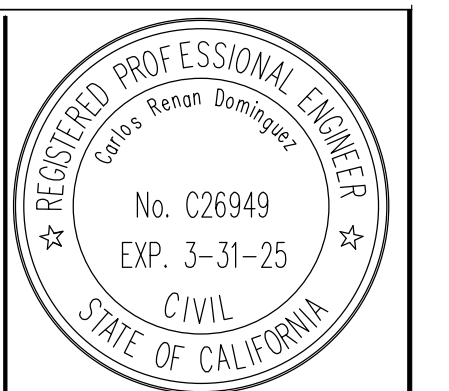
THERE WILL BE NO STOCKPIILING OF MATERIAL ON SITE



EROSION PLAN FOR
 530 ISABELLA ROAD, HALF MOON BAY, CA

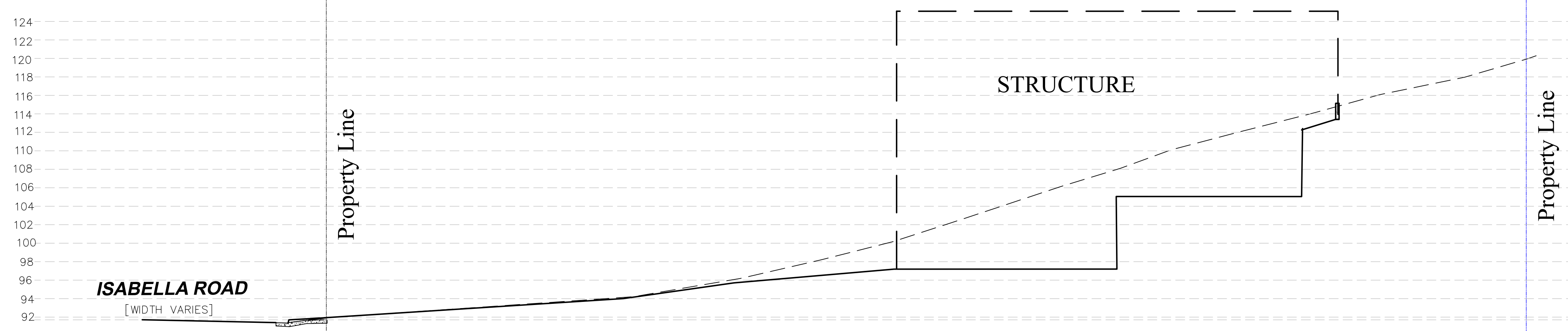
DOMINGUEZ ASSOCIATES
 4360 COOPER HOLLOW RD.
 DALLAS, OR. 97338
 (650) 359-0947 EMAIL carlos@dominguezassociates.com

REVISION	
NO.	DATE
Δ	8-30-2024
SHEET NUMBER	C2
OF SHEETS	
DATE	1-15-24
FILE POT	2346



- RETAINING WALL OR RETAINING WALL FOUNDATION
- EXISTING CONTOUR LINE IN AREA WITH GRADING
- PROPOSED CONTOUR LINE
- CUT FOR STRUCTURE
- CUT FOR DRIVEWAY
- FILL AREA OF DRIVEWAY

CUT QUANTITIES	
ADU AND GARAGE PAD CUT AREA	188 CY
GARAGE	165 CY
DRIVEWAY AND ENTRY CUT AREA	54 CY
UPPER EXCAVATION FOR CRAWLSPACE	131 CY
FOOTING AND PIERS	50 CY
TOTAL	588 CY
FILL QUANTITIES	
DRIVEWAY	22 CY



SECTION

GRADING PLAN FOR

530 ISABELLA ROAD, HALF MOON BAY, CA

DOMINGUEZ ASSOCIATES
 4360 COOPER HOLLOW RD. DALLAS, OR. 97338
 (650) 359-0947 EMAIL: carlos@dominguezassociates.com

REVISION	
NO.	DATE

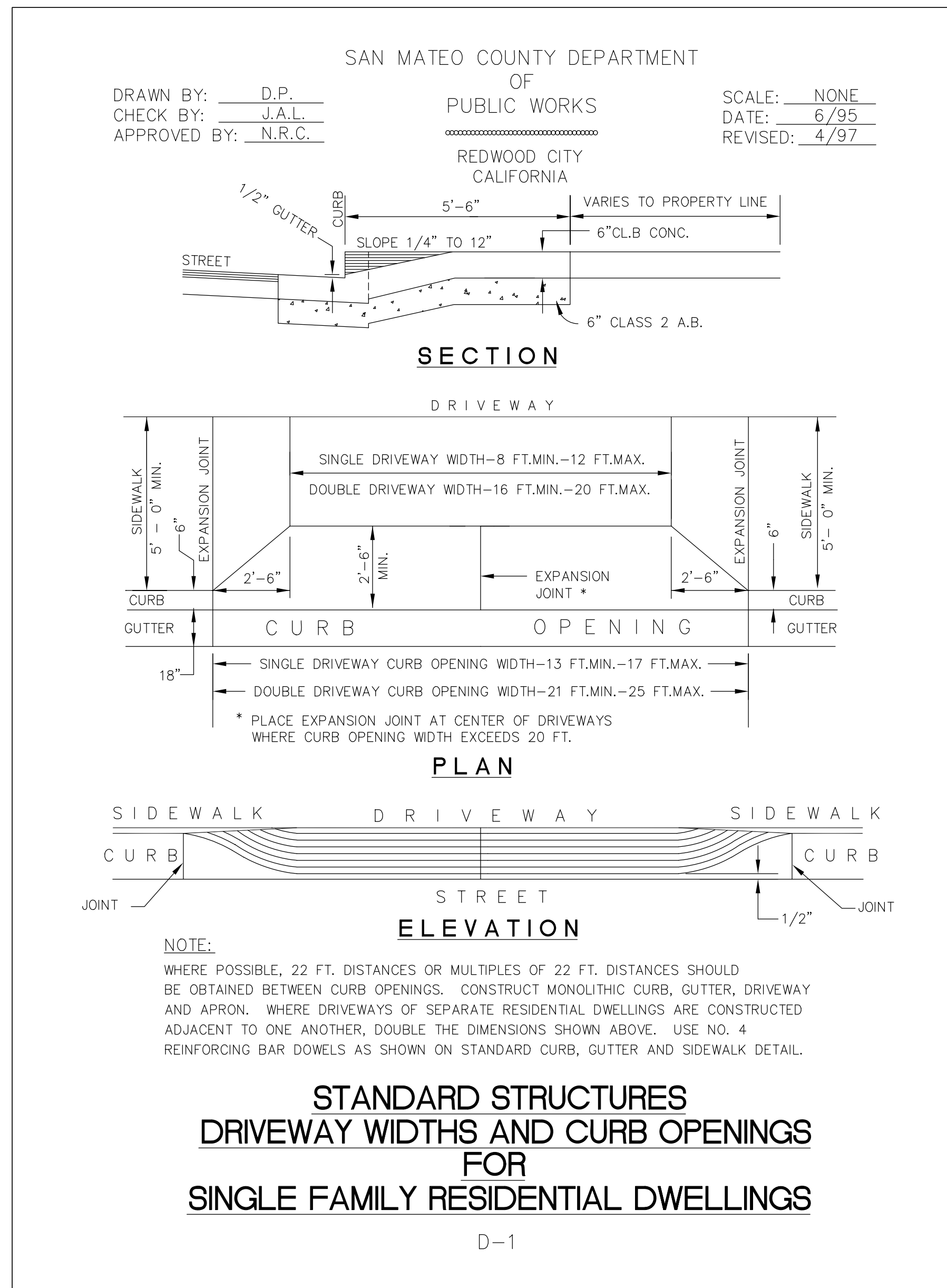
SHEET NUMBER

C-3

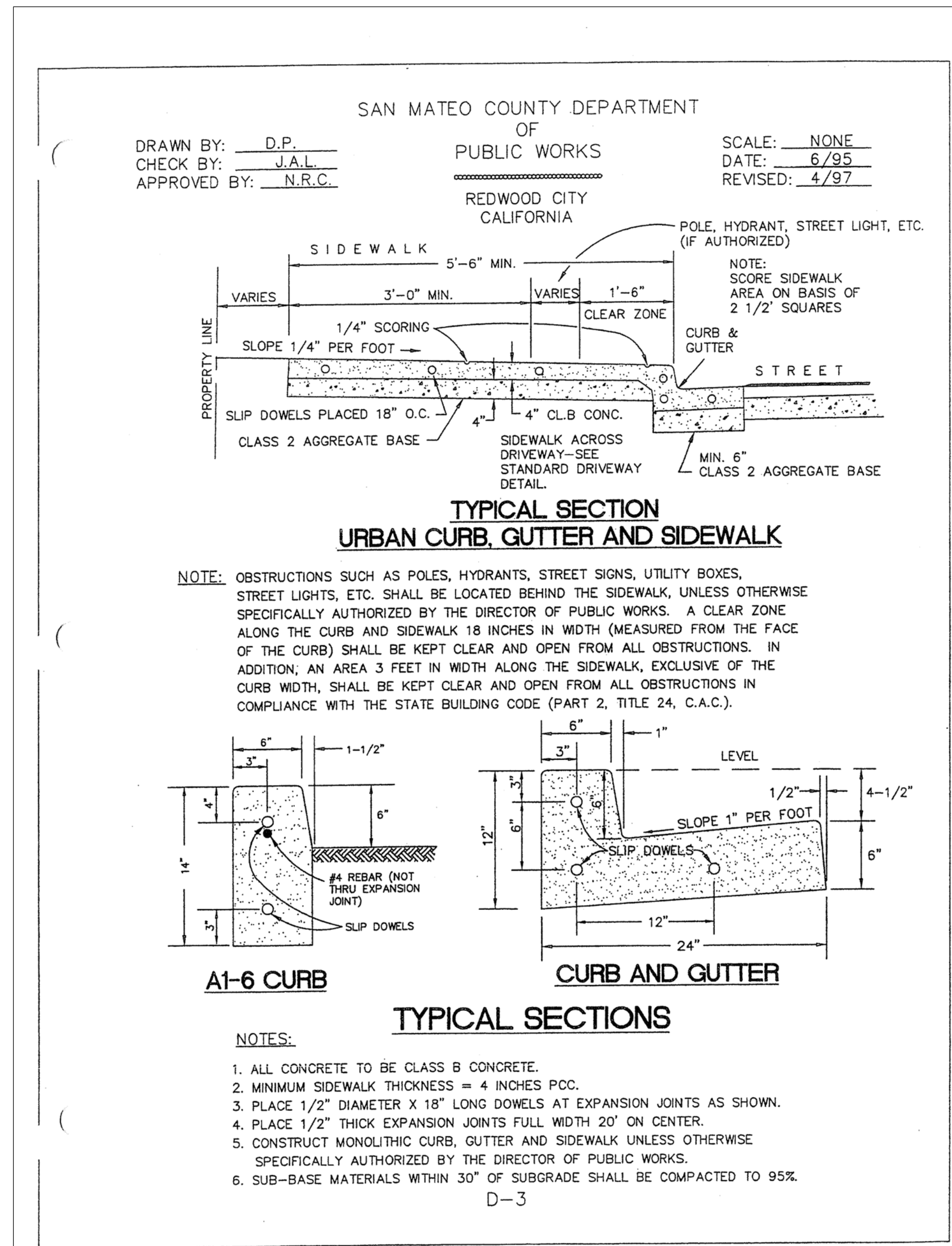
OF SHEETS

DATE 1-15-24

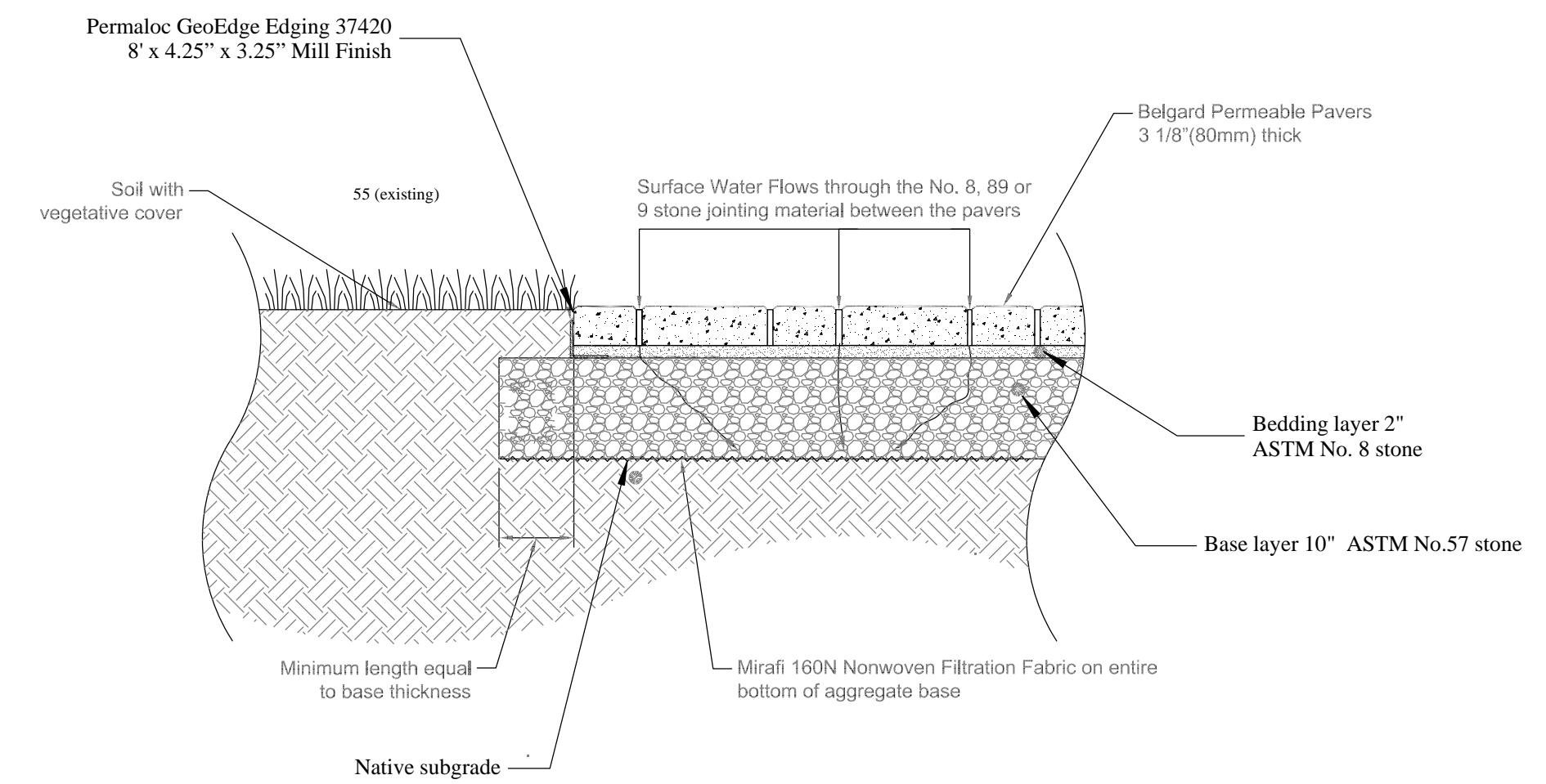
FILE POT 2346



2
A3.1



3
A3.1



Belgard Aqualine Victorian

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Alexis and Sarita Genest
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530 Isabella Rd.
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94019 650.454.5889

Designer: Tim Pond
Tim Pond Design and Construction
Phone 650.576.7177 timepond@gmail.com

Drawn By: Tim Pond
CA Contractor's License # 931840

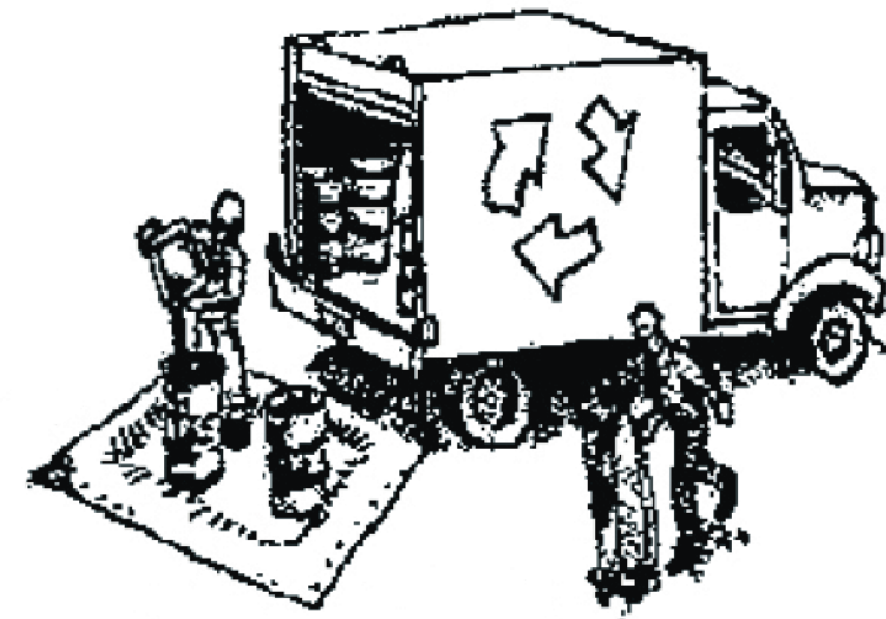
Revisions	Date
Building submittal	6.10.21
Site Details	A1.3



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

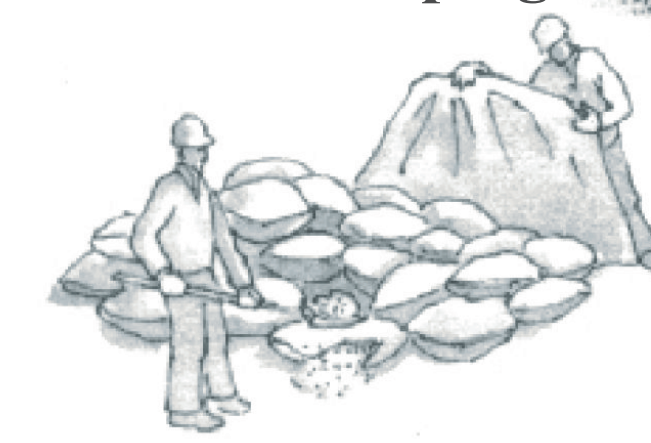
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



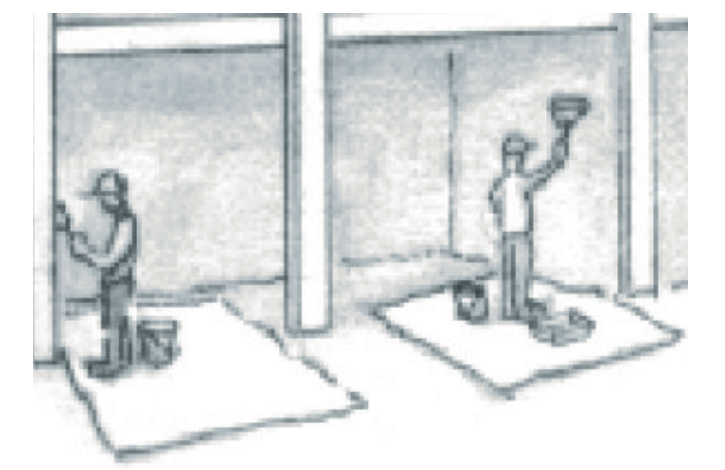
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

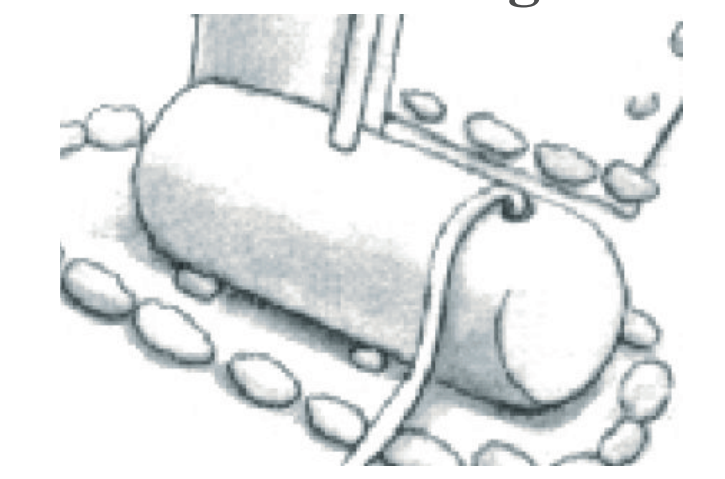
Painting & Paint Removal



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 Polluter May be fined up to \$10,000 per day

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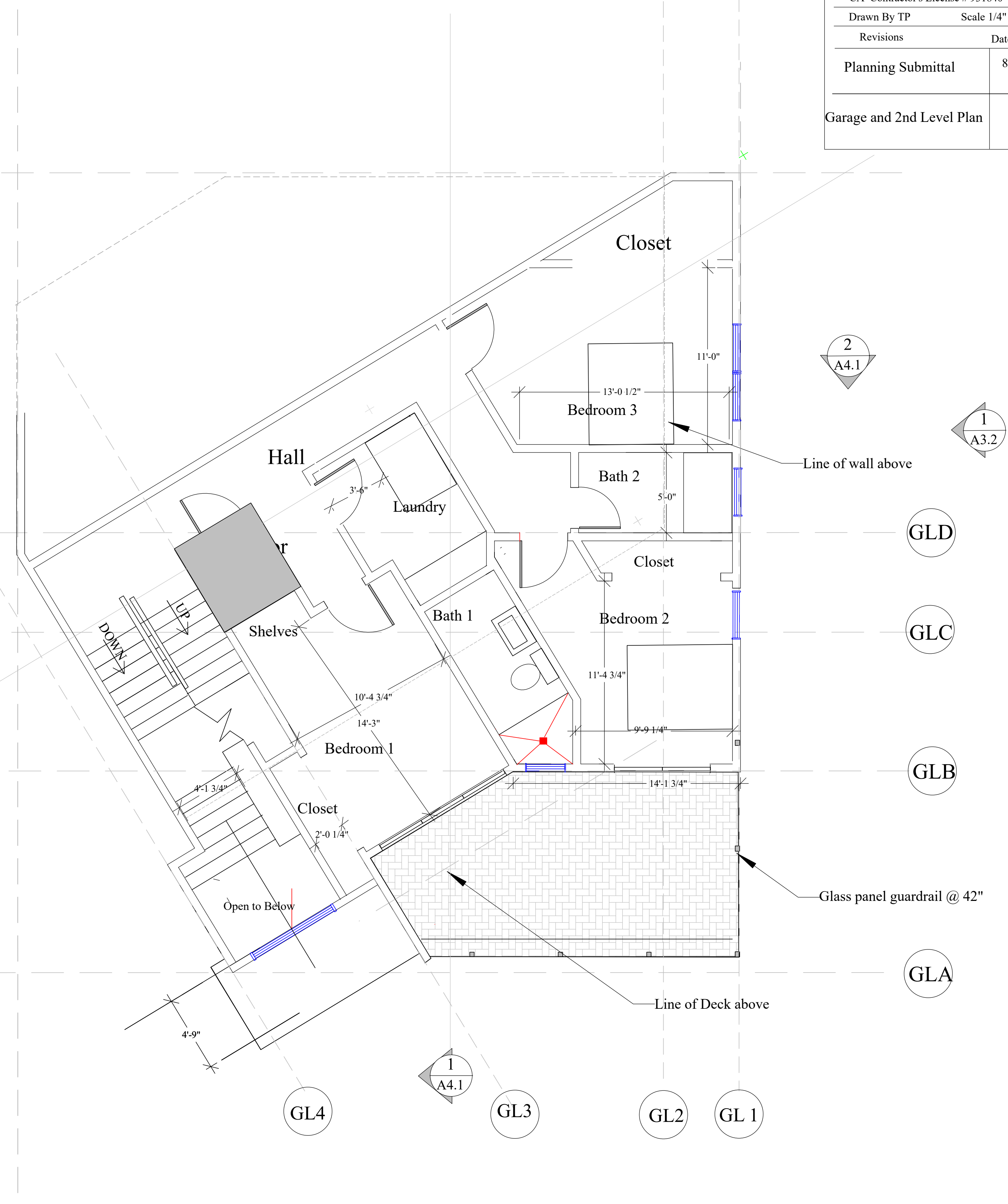
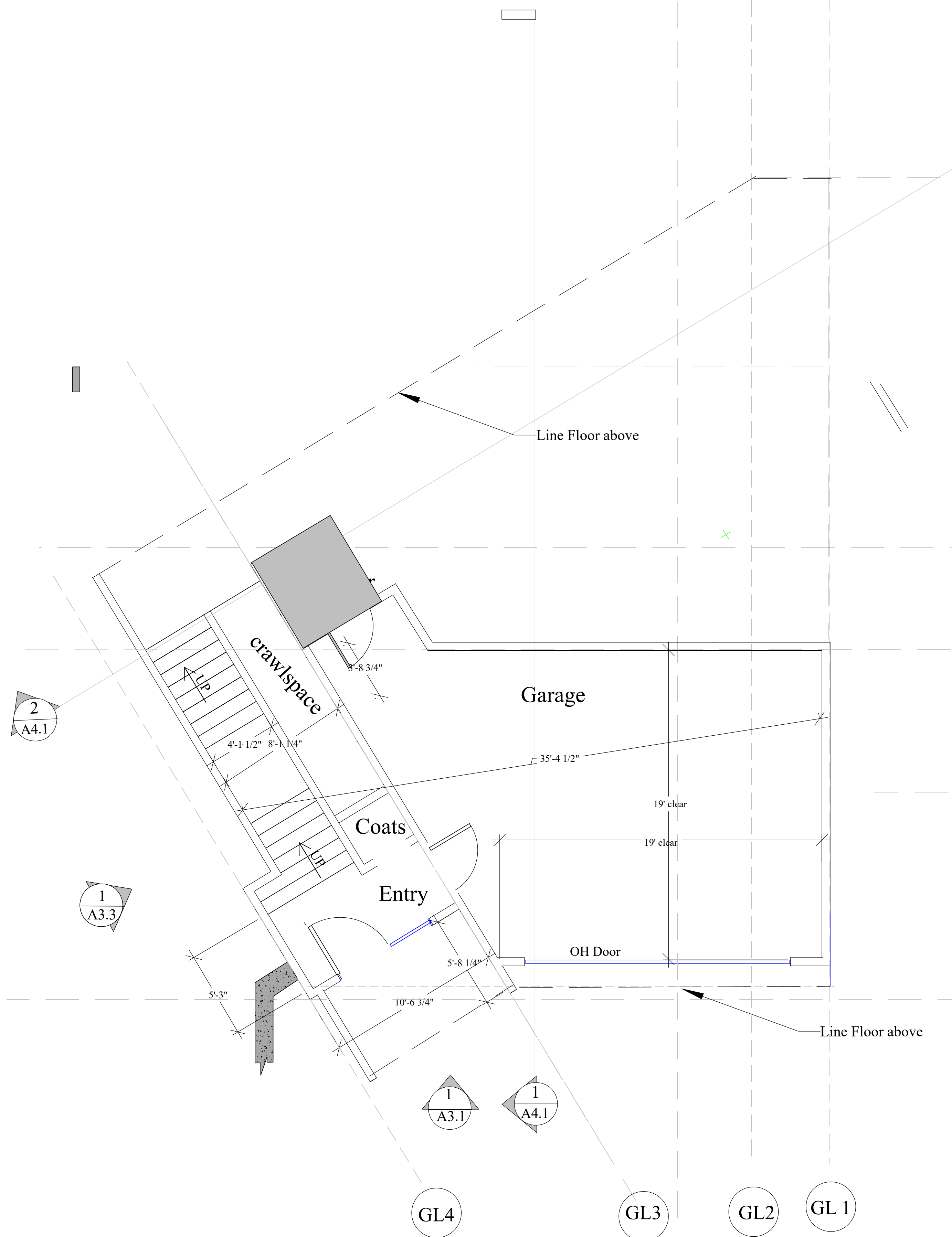
Designer: Tim Pond
 Tim Pond Design and Construction
 Phone 650.576.7177 timpond@gmail.com

Drawn By Tim Pond
 CA Contractor's License # 931840
 Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	8.10.24
Garage and 2nd Level Plan	A2.1

2
A2.1
Garage Level (1st Floor)

1
A2.1
Bedroom Level (2nd Floor)



GLD
 GLC
 GLB
 GLA

1
A2.2

Main Living Floor (3rd Floor)

2
A2.2

Main Bedroom Floor (4th Floor)

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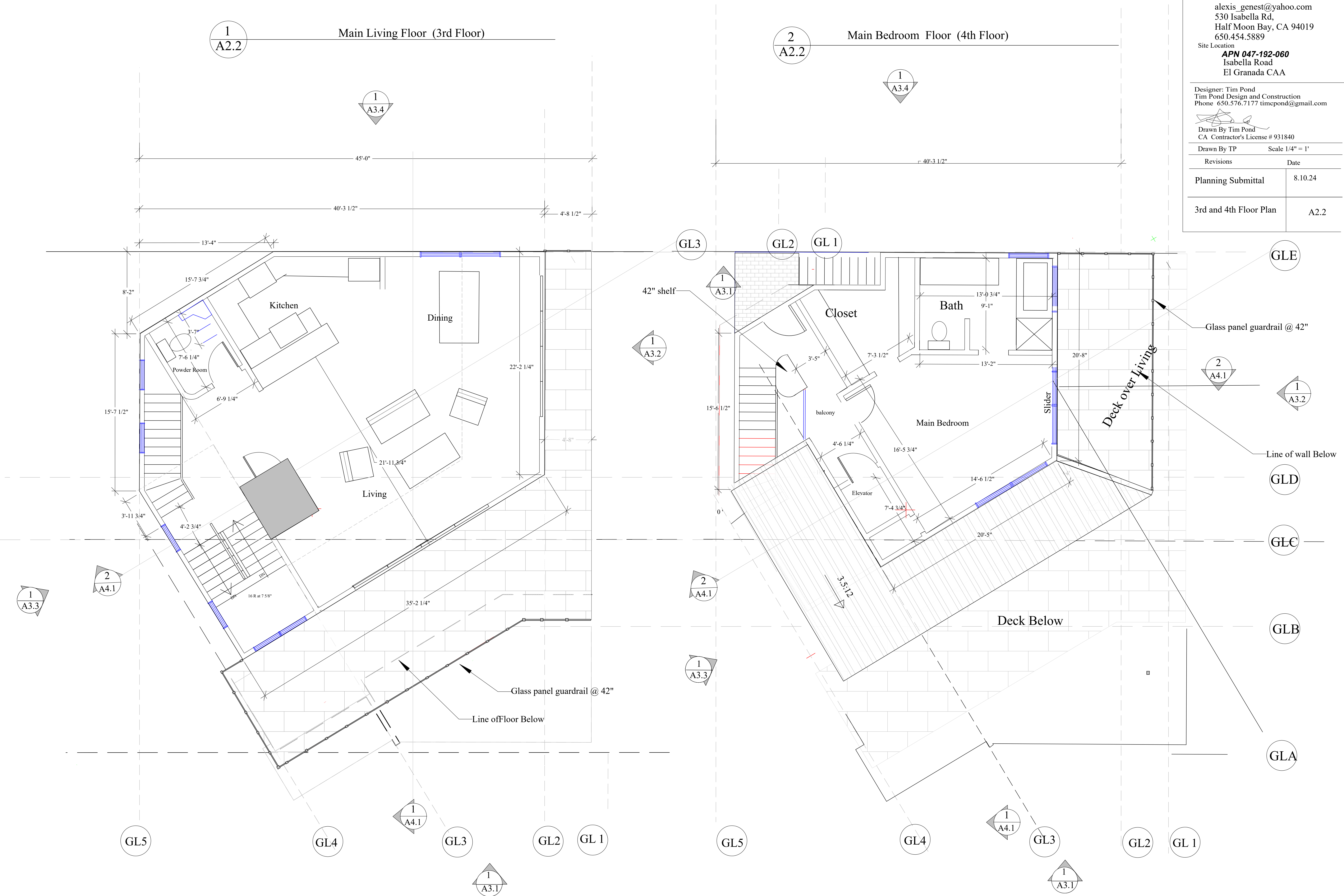
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Revisions Date

Planning Submittal 8.10.24

3rd and 4th Floor Plan A2.2



GLE

Line of wall Below

GLD

GLC

GLB

GLA

Glass panel guardrail @ 42"

Deck over Living

Slider

Deck Below

Closet

Main Bedroom

Bath

Elevator

balcony

Kitchen

Dining

Living

Powder Room

Glass panel guardrail @ 42"

Line of floor Below

45'-0"

40'-3 1/2"

4'-8 1/2"

40'-3 1/2"

13'-4"

8'-2"

15'-7 3/4"

7'-6 1/4"

15'-7 1/2"

3'-11 3/4"

4'-2 3/4"

16 R at 7'5 8"

35'-2 1/4"

22'-2 1/4"

21'-11 3/4"

4'-8"

42" shelf

15'-6 1/2"

0'

3'-5"

7'-3 1/2"

7'-3 1/2"

4'-6 1/4"

16'-5 3/4"

14'-6 1/2"

7'-4 3/4"

3'-5 1/2"

13'-0 3/4"

9'-1"

13'-2"

20'-8"

20'-5"

20'-8"

GL5

GL4

GL3

GL2

GL 1

GL5

GL4

GL3

GL2

GL 1

2
A4.1

1
A3.3

1
A4.1

1
A3.1

2
A4.1

1
A3.3

GL5

GL4

GL3

GL2

GL 1

1
A3.2

1
A3.1

1
A3.4

1
A3.4

2
A4.1

1
A3.2

1
A3.1

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Revisions	Date
Planning Submittal	8.10.24
Upper Roof Plan	A2.3



SHALE | Ultra Low Gloss Metal Roofing standing seam

Glass panel guardrail @ 42"

Deck below

3.5:12

Metal Roof

Roof deck

Ridge 142.5

Solar Panels

3.5:12

Deck Below

00'

Metal Roof

Roof Below

3.5:12

Building Below

2
A4.1

1
A3.3

2
A4.1

1
A3.2

Line of wall Below

GL5

GL4

1
A3.1

1
A4.1

GL3

GL2

GL 1

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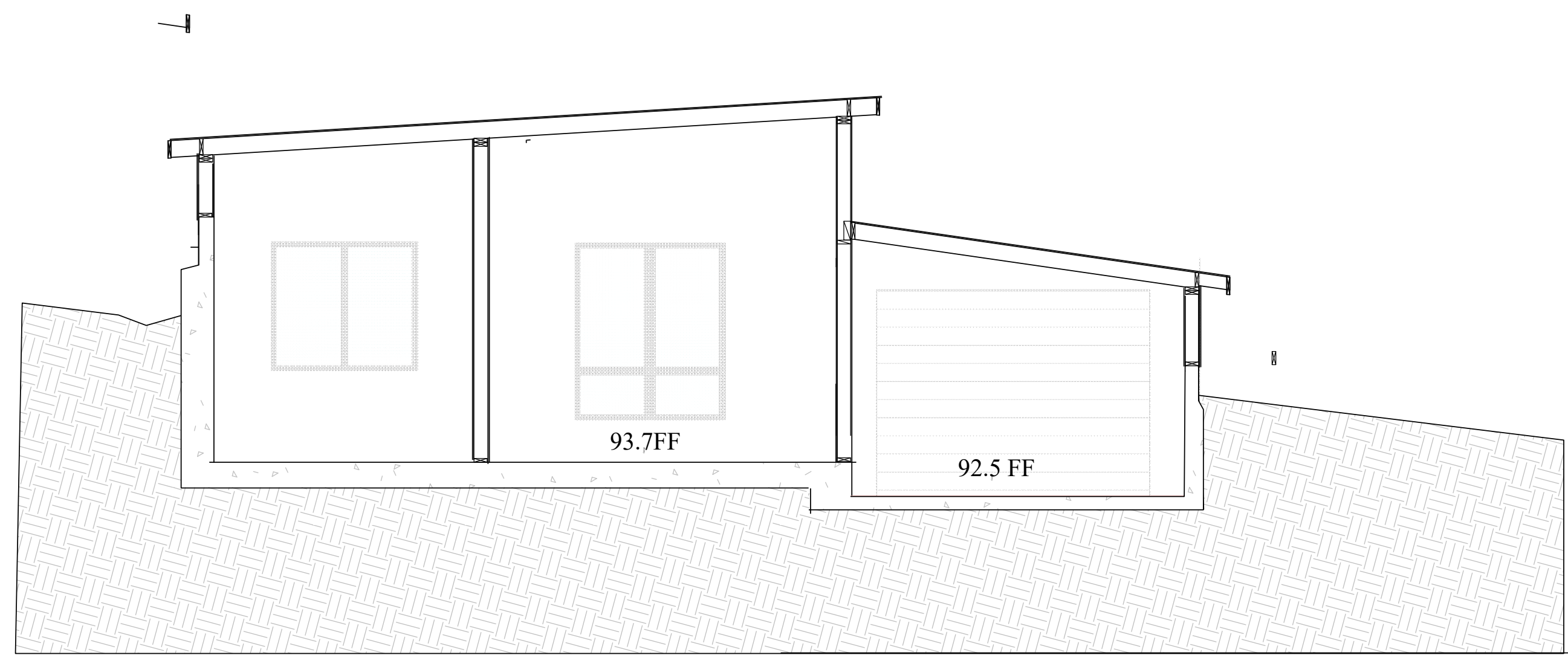
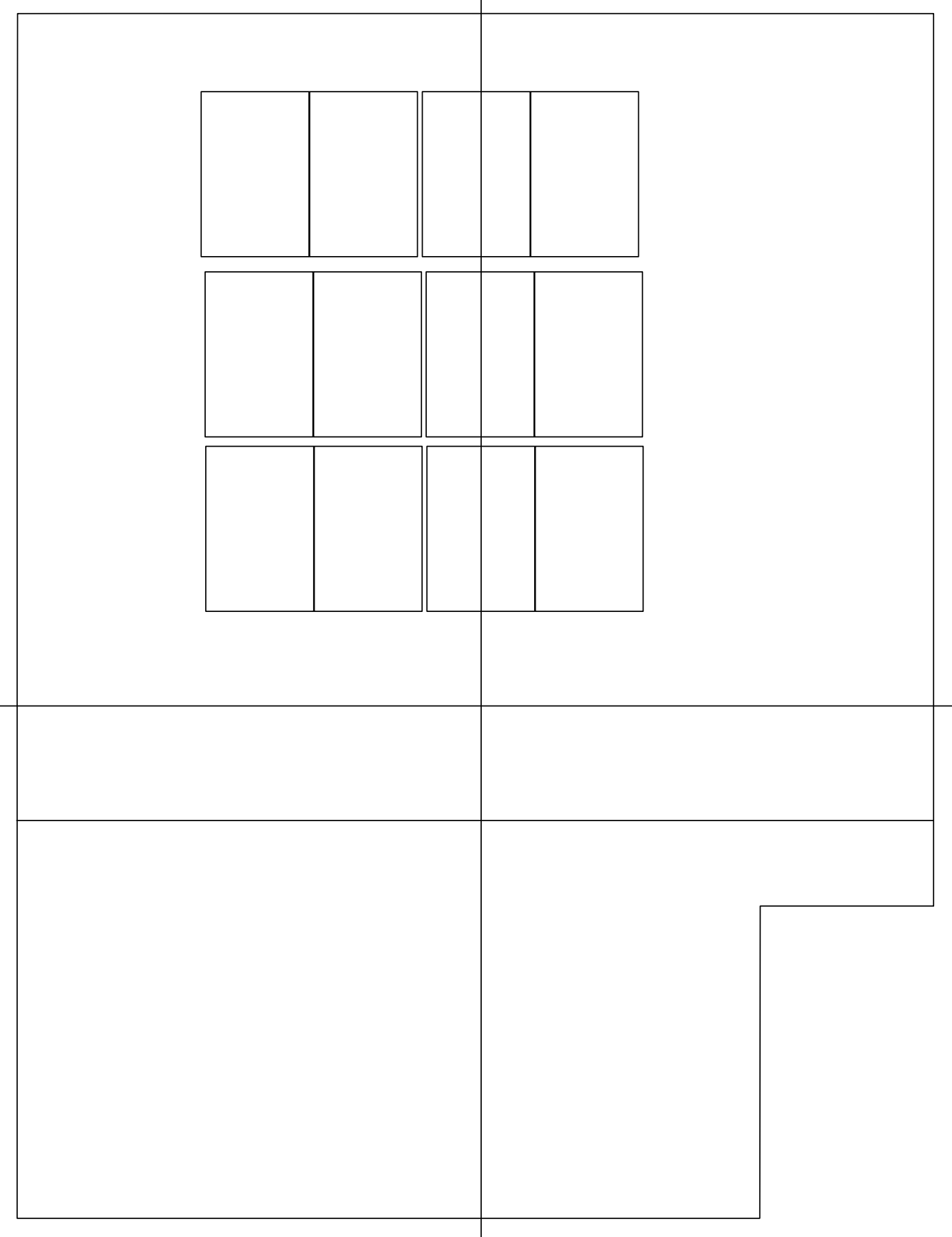
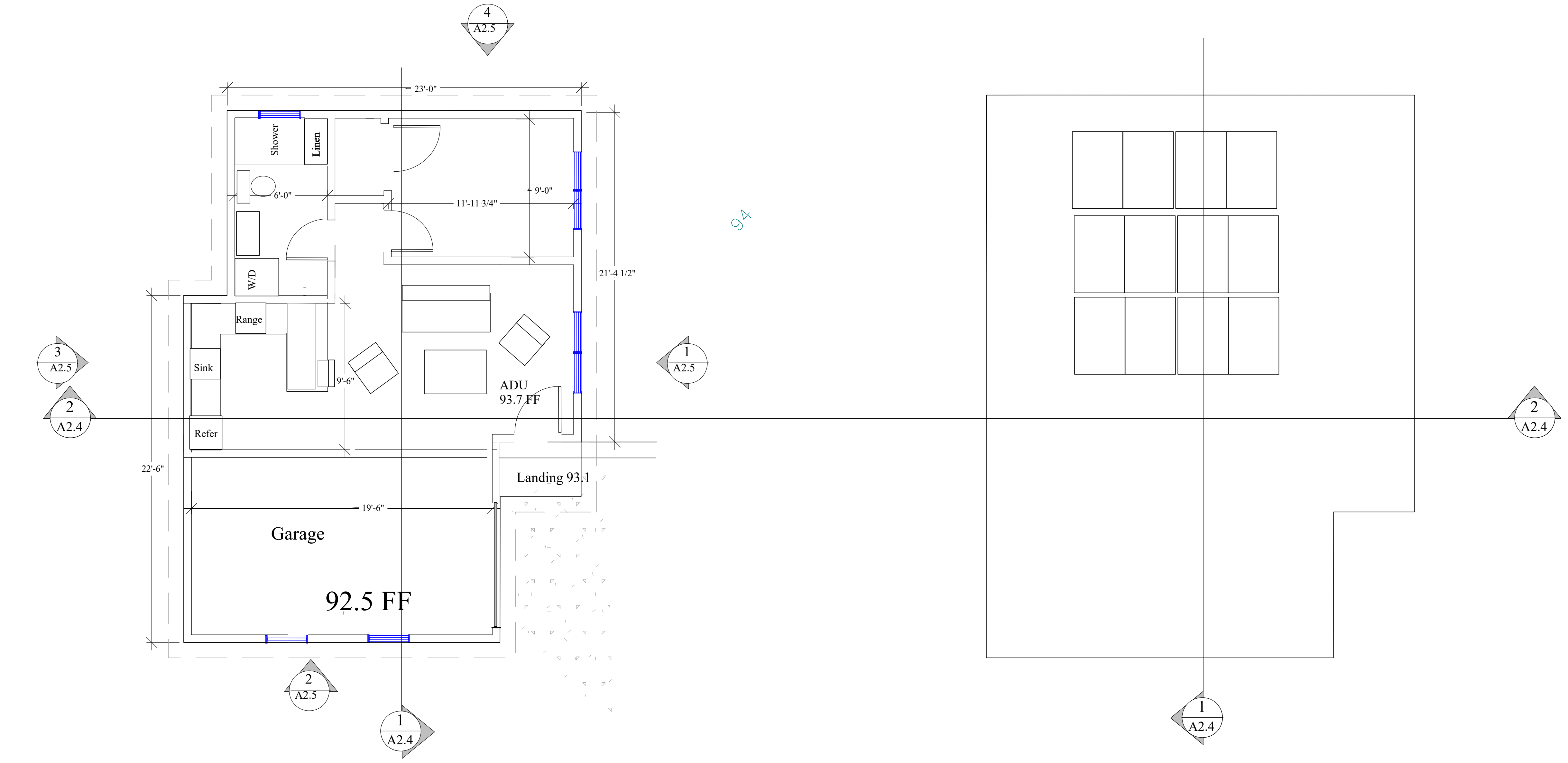
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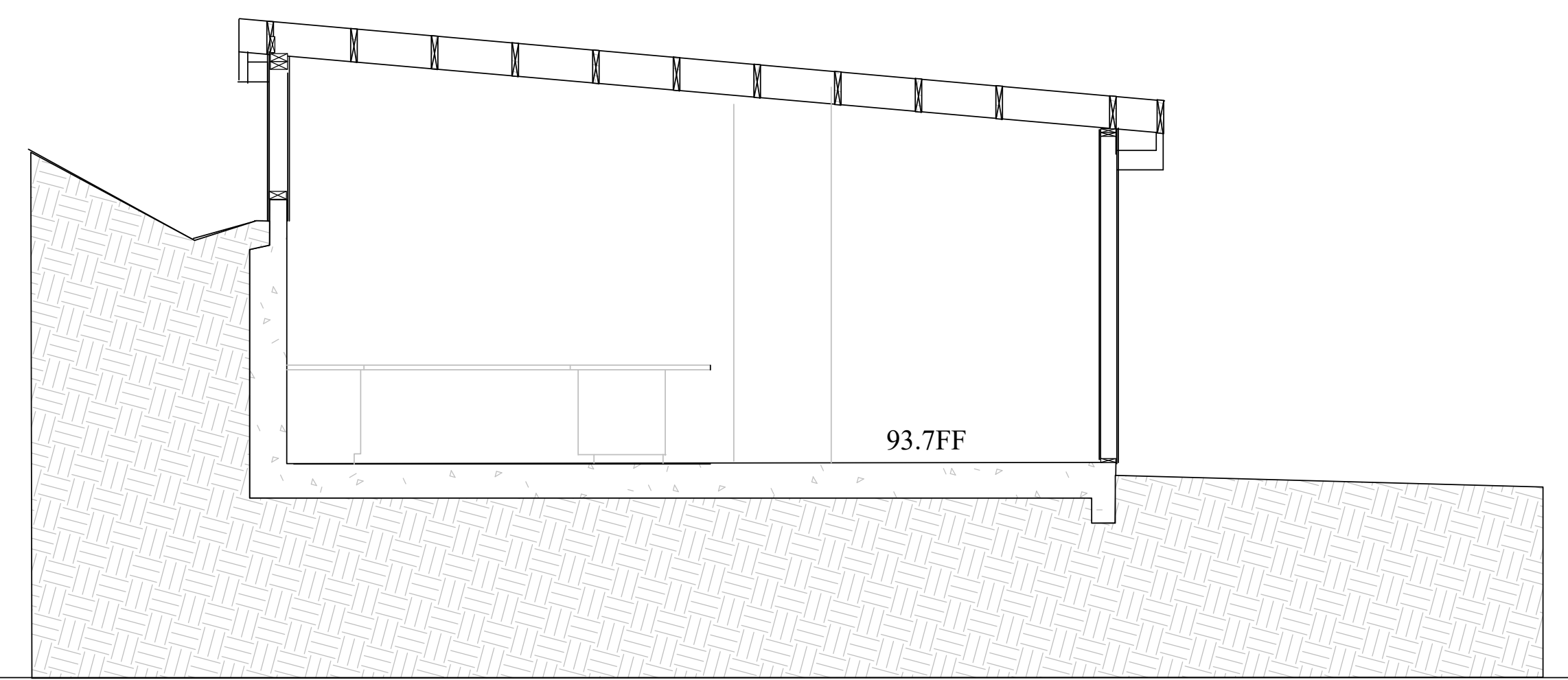
Drawn By TP Scale 1/4" = 1'
 Revisions Date

Planning Submittal	8.10.24
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ADU Floor Plans
 and Sections **A2.4**



1 EAST WEST SECTION
 A2.4



2 NORTH SOUTH SECTION
 A2.4

538.5 sf ADU
 Detached Garage 256

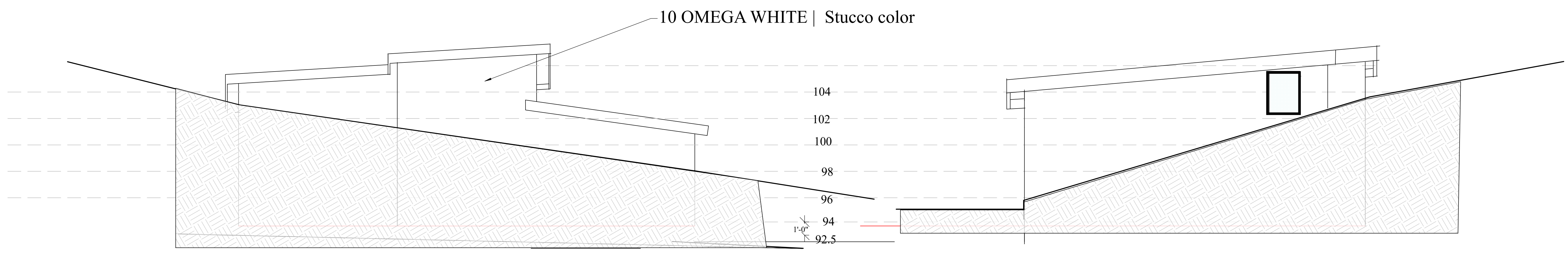
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Revisions	Date
Planning Submittal	8.10.23

ADU Elevations **A2.5**



NORTH ELEVATION

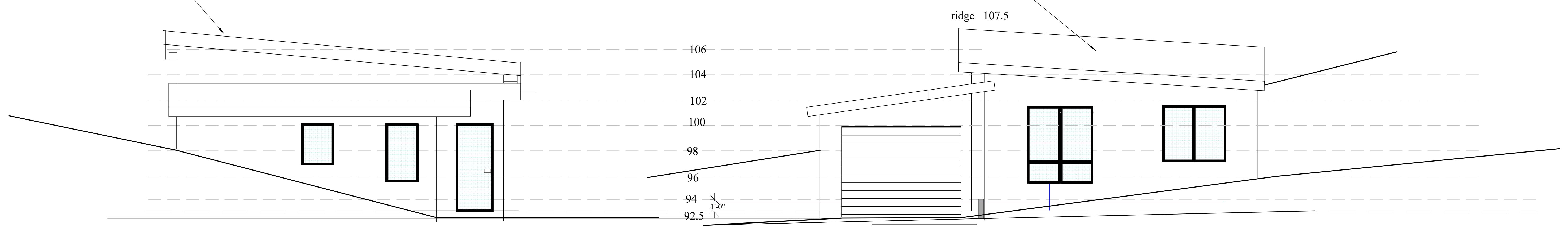
3
A2.5

EAST ELEVATION

4
A2.5

Benjamin Moore's 2124-10 Wrought
 Facia and trim

SHALE | Ultra Low Gloss Metal Roofing
 standing seam



WEST ELEVATION (Street)

2
A2.5

SOUTH ELEVATION

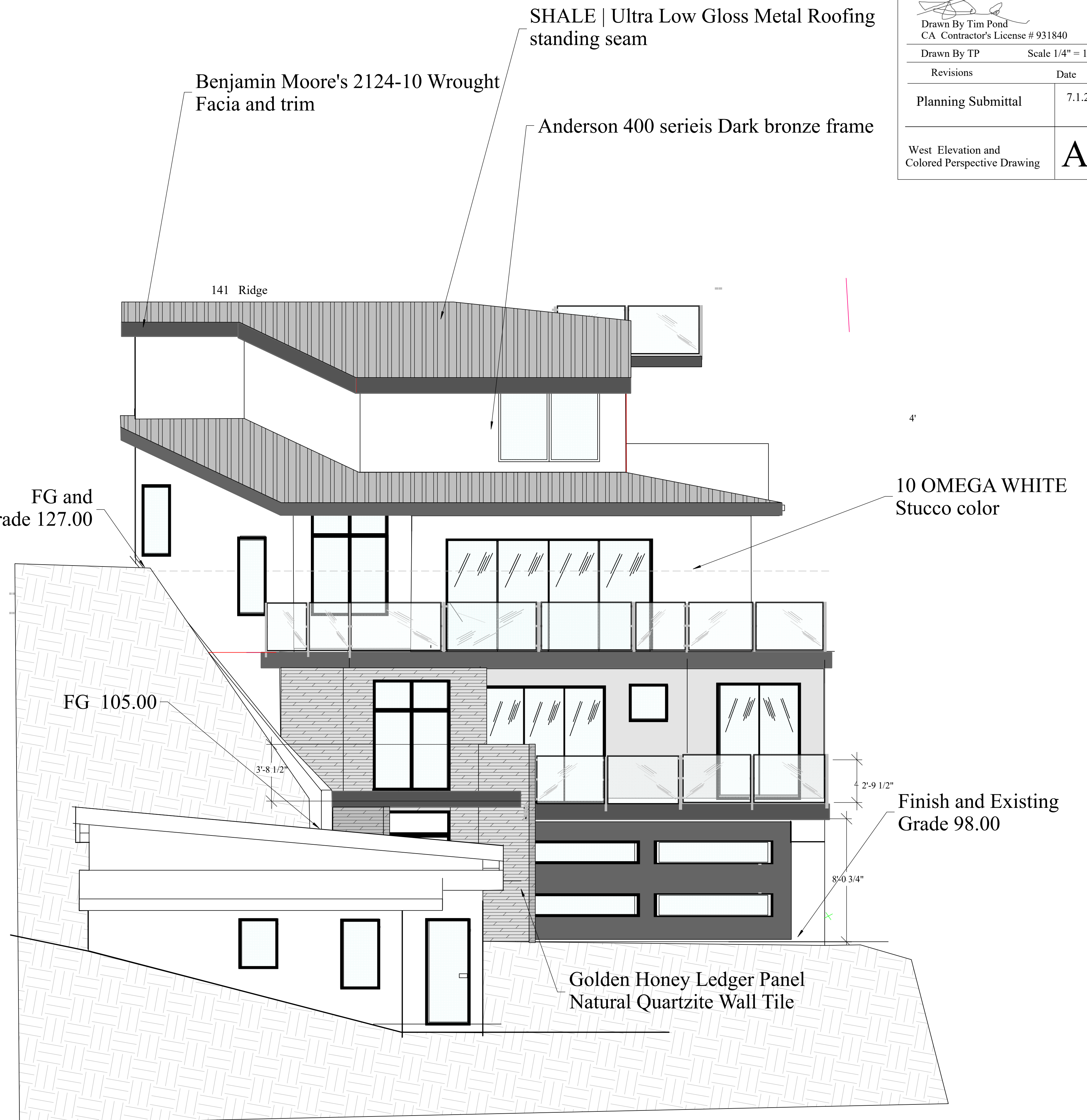
1
A2.5

538.5 sf ADU
 Detached Garage 256



COLORED PERSPECTIVE DRAWING

FG and Existing Grade 127.00



WEST ELEVATION

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Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	7.1.23

West Elevation and Colored Perspective Drawing **A3.1**

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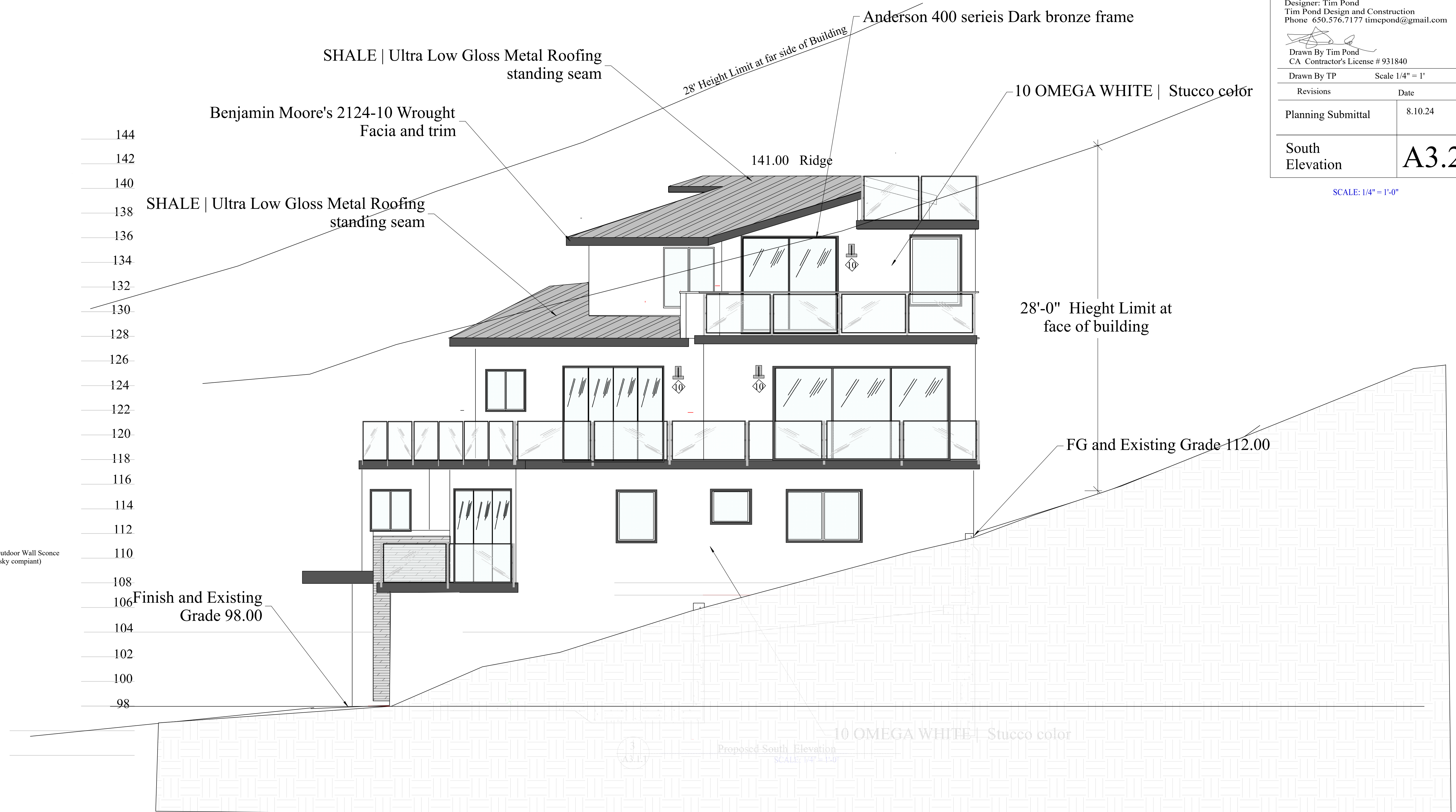
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Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	8.10.24

South Elevation **A3.2**

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



Keyed Notes

Maxim Lighting Civic Dark Sky LED Outdoor Wall Sconce
 Medium size Typical at all doors (dark sky compliant)

Proposed South Elevation
 SCALE: 1/4" = 1'-0"

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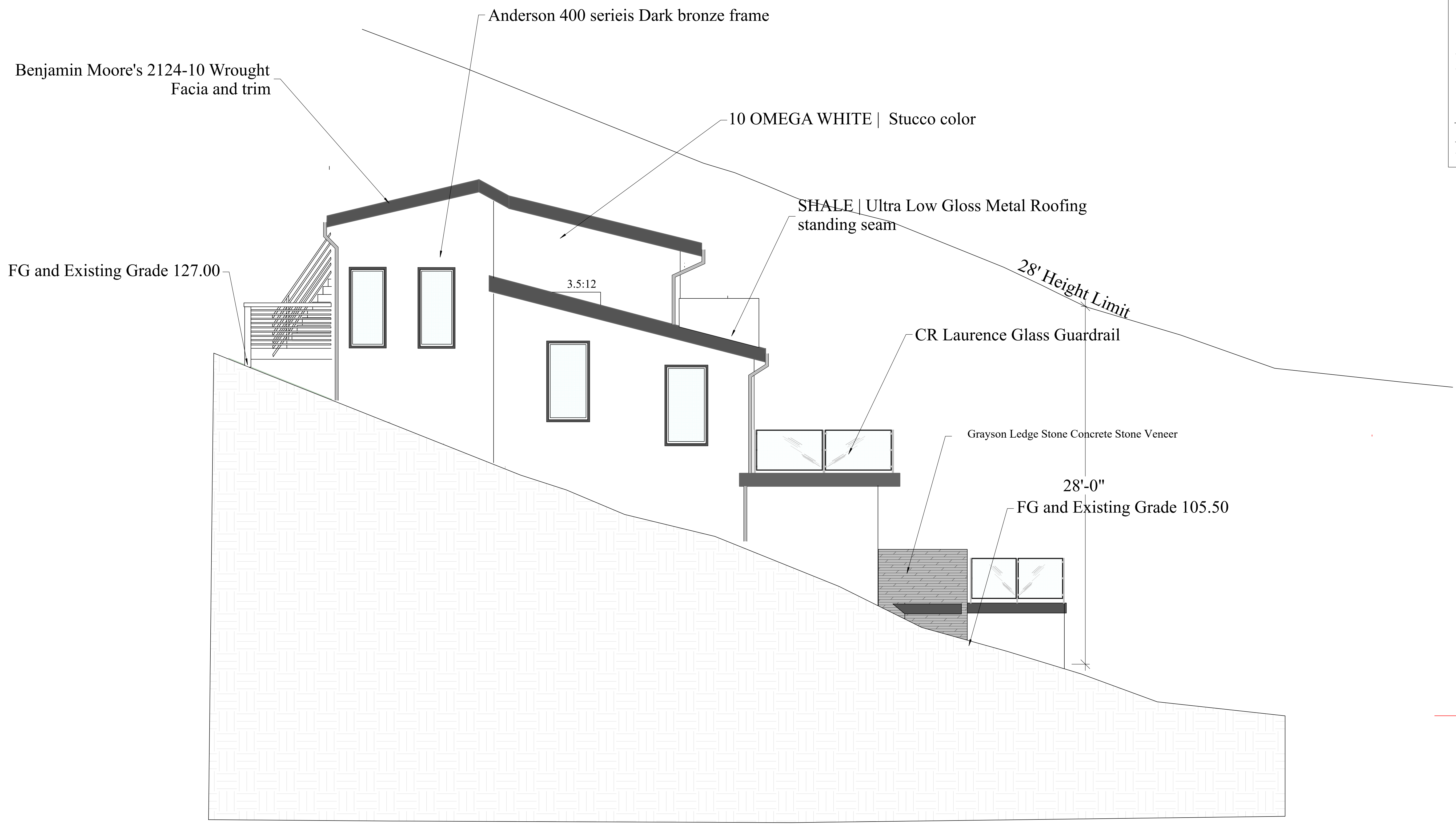
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Drawn By Tim Pond
 CA Contractor's License # 931840

Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	8.10.24

North Elevation **A3.3**



1
A3.3

North Elevation

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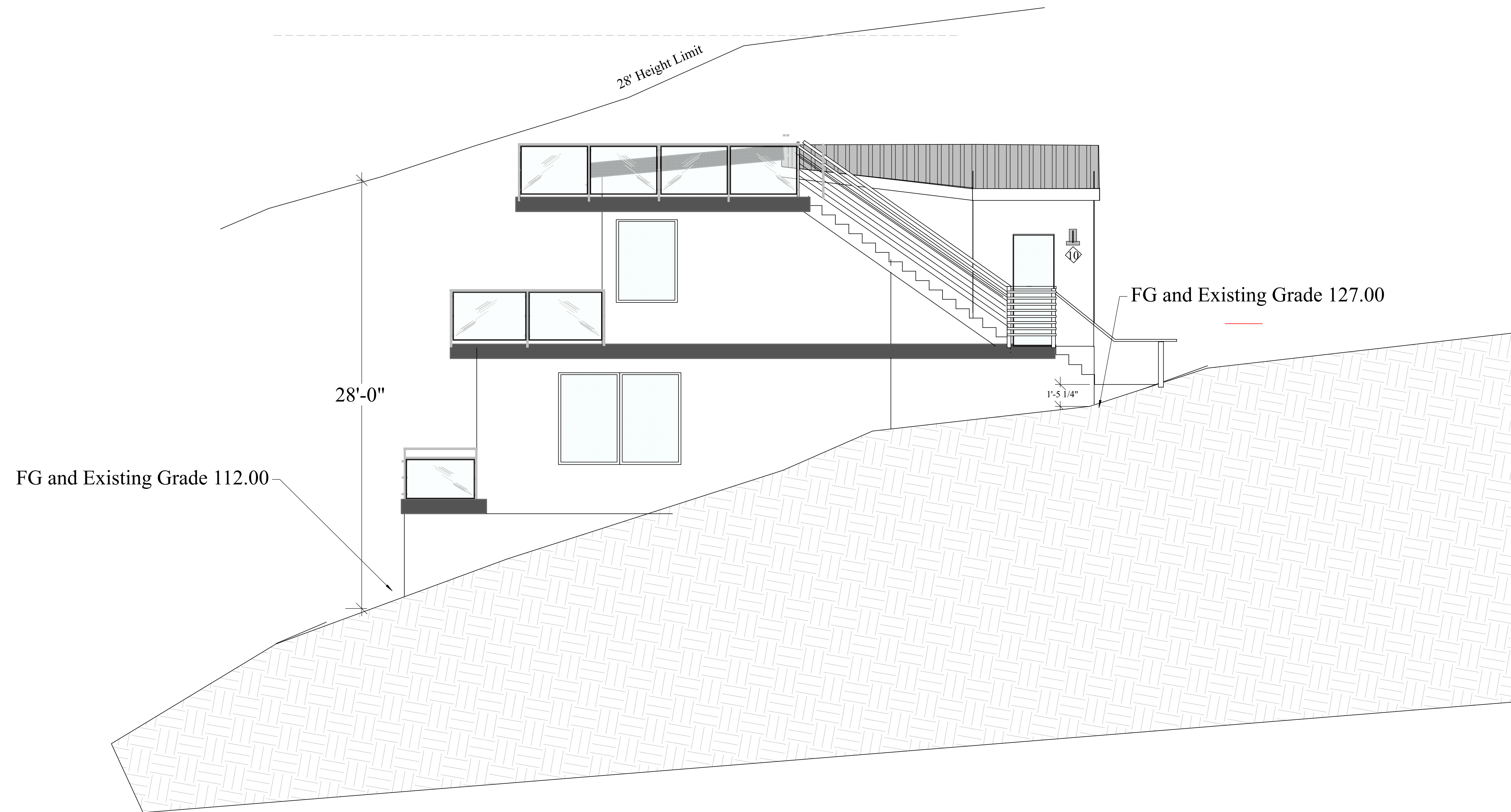
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Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	8.10.24

East Elevation **A3.4**



Keyed Notes

⬠ Maxim Lighting Civic Dark Sky LED Outdoor Wall Sconce
 Medium size Typical at all doors (dark sky compliant)

East Elevation

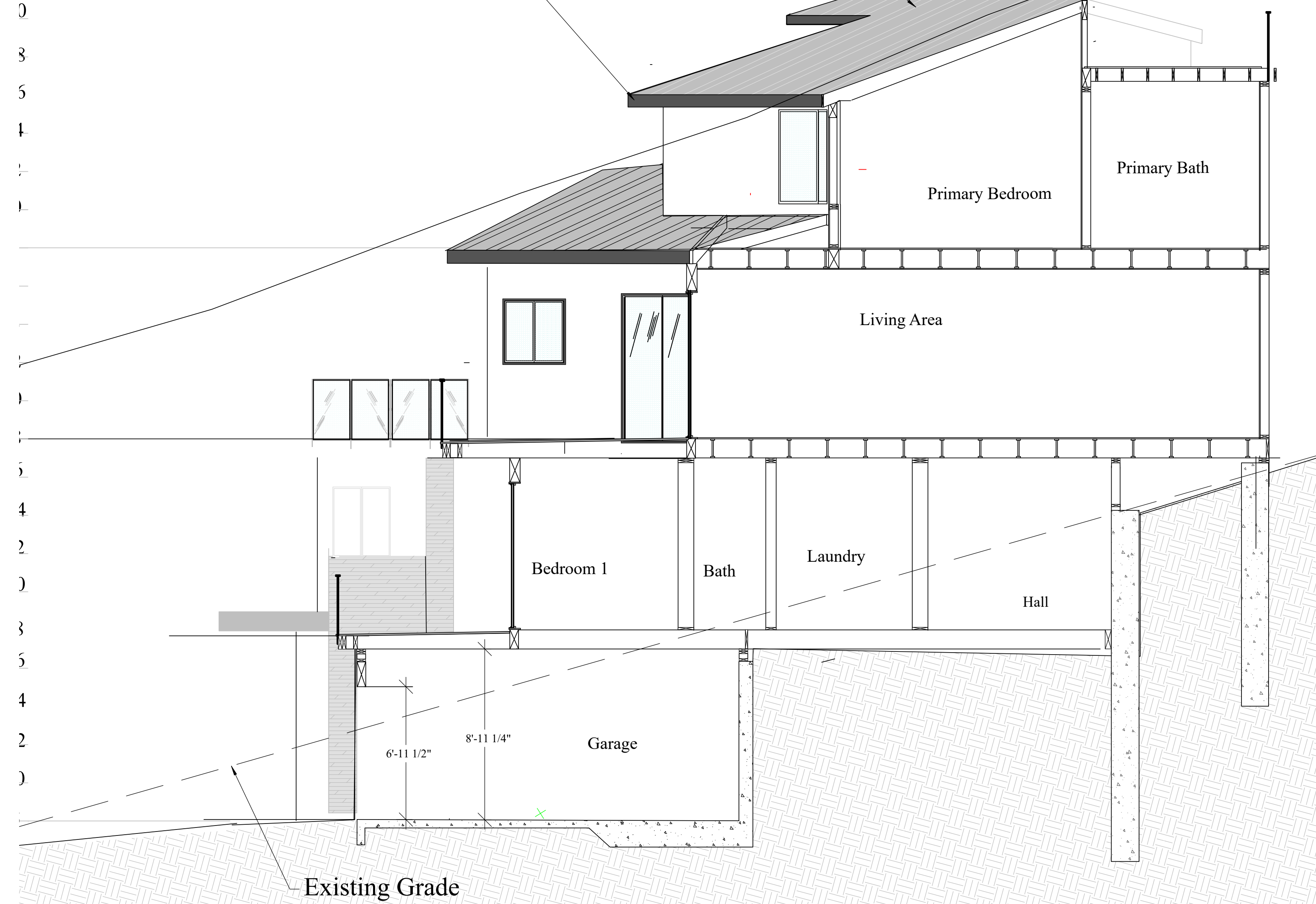
1
 A3.4

SHALE | Ultra Low Gloss Metal Roofing standing seam

Benjamin Moore's 2124-10 Wrought Facia and trim

141.00 Ridge

28' HEIGHT LIMIT AT BUILDING SECTION



1'-0"

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Drawn By TP Scale 1/4" = 1'

Revisions	Date
Planning Submittal	8.10.24

BUILDING SECTIONS **A4.1**

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

