

Planning Permit Application Form

PLN: _____
BLD: _____

Applicant/Owner Information

Applicant: Xuan Jlang & Chuwen Lin
Mailing Address: 141 Santa Helena Ave Apt 5#
San Bruno, CA Zip: 94066
Phone, W: 4155898521 H: 4156370155
E-mail Address: sally08880771@gmail.com FAX: _____

| | |
|-----------------------------------------|---------------------------------------|
| Name of Owner (1): Xuan Jlang | Name of Owner (2): Chuwen Lin |
| Mailing Address: 141 Santa Helena Ave | Mailing Address: 141 Santa Helena Ave |
| Apt 5# | Apt 5# |
| San Bruno, CA Zip: 94066 | San Bruno, CA Zip: 94066 |
| Phone, W: 4155898521 | Phone, W: 4156370155 |
| H: _____ | H: _____ |
| E-mail Address: sally08880771@gmail.com | E-mail Address: chuwen.lin@gmail.com |

Project Information

| | |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------|
| Project Location (address): Marine Blvd-(No street number) Moss Beach, CA, 94038 | Assessor's Parcel Numbers: 37 — 186 — 210 |
| Zoning: R-1-S-17-DR-CD | Parcel/lot size: 3,800 SF (Square Feet) |

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

We are looking to build a modest two story single family residence with attached garage. Style and materials have been chosen to be compatible with the design and with the neighborhood.

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

Property is a small vacant lot without unique characteristics.
There is little topography, nearly flat. No streams or water courses.
No notable vegetation or trees.

Describe Existing Structures and/or Development:

Property is vacant.

Signatures

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: Xuan Jlang 06/21/2016
Owner's signature: Chuwen Li
Applicant's signature: Xuan Jlang Chuwen Li

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: Xuan Jlang & Chuwen Lin
Address: 141 Santa Helena Ave Apt 5#
San Bruno, CA Zip: 94066
Phone, W: 4155898521 H: 4156370155
Email: sally08880771@gmail.com

Owner (if different from Applicant):

Name: Xuan Jlang & Chuwen Lin
Address: 141 Santa Helena Ave Apt 5#
San Bruno, CA Zip: 94066
Phone, W: 4155898521 H: 4156370155
Email: sally08880771@gmail.com

Architect or Designer (if different from Applicant):

Name: Everett Smith - Designer
Address: 270 E. Douglas Avenue, El Cajon, CA Zip: 94066
Phone, W: 9513232187 H: _____ Email: everett@cuttingedgehomes.net

2. Project Site Information

Project location:

APN: 37186210
Address: Marine Blvd - (No street number)
Moss Beach, CA Zip: 94,038
Zoning: R-1-S-17-DR-CD
Parcel/lot size: 3800 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

This is a small vacant parcel with very little slope.

3. Project Description

Project:

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

Describe Project:

This is a vacant parcel where we intend on building a modest two story home with two car attached garage, consistent with neighborhood character.

Additional Permits Required:

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

4. Materials and Finish of Proposed Buildings or Structures

| Fill in Blanks: | Material | Color/Finish <small>(If different from existing, attach sample)</small> | Check if matches existing |
|------------------------|------------------------------|----------------------------------------------------------------------------|---------------------------|
| a. Exterior walls | Fiber-Cement Siding | Eucalyptus Tree | <input type="checkbox"/> |
| b. Trim | Craftsman Style | White | <input type="checkbox"/> |
| c. Windows | Vinyl | White | <input type="checkbox"/> |
| d. Doors | Wood or similar | White | <input type="checkbox"/> |
| e. Roof | Architect. Composite Shingle | Driftwood | <input type="checkbox"/> |
| f. Chimneys | N/A | | <input type="checkbox"/> |
| g. Decks & railings | Composite | Grey | <input type="checkbox"/> |
| h. Stairs | Trex Type Decking | Light Grey | <input type="checkbox"/> |
| i. Retaining walls | None | | <input type="checkbox"/> |
| j. Fences | None | | <input type="checkbox"/> |
| k. Accessory buildings | None | | <input type="checkbox"/> |
| l. Garage/Carport | Attached - Same Materials | Eucalyptus Tree | <input type="checkbox"/> |

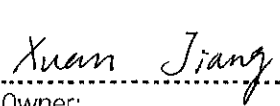
5. Required Findings

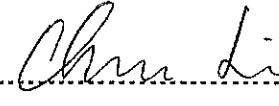
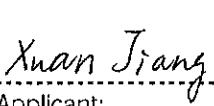
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

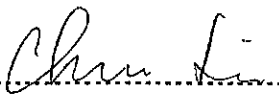
(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

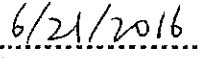
6. Signatures

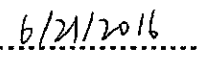
I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to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


 Owner:



 Applicant:




 Date:


 Date:

Environmental Information Disclosure Form

Planning and Building Department

PLN _____

BLD _____

Project Address: Marine Blvd - (No street number)
 Moss Beach, CA
 94038

Assessor's Parcel No.: 37 — 186 — 210
 — —

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

Name of Owner: Xuan Jiang & Chuwen Lin
 Address: 141 Santa Helena Ave APT 5#
 San Bruno, CA Phone: 4155898521

Name of Applicant: Xuan Jiang & Chuwen Lin
 Address: 141 Santa Helena Ave APT 5#
 San Bruno, CA Phone: 4155898521

Existing Site Conditions

Parcel size: 3800 sq ft

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). We are looking to build a modest two story single family residence with attached garage. This is a small

We are looking to build a modest two story single family residence with attached garage. This is a small vacant land. There is no easements on the parcel. There is no visible vegetation.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

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

Please explain all "Yes" answers:

Signature required on reverse →

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

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

Certification

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

Signed: Xuan Jiang Chun Li Date: 6/21/2016
 (Applicant may sign)

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permanent Record
 Microfilming Required

Permit #: PLN _____
 Permit #: BLD _____

1. Basic Information

Owner
 Name: Xuan Jiang & Chuwen Lin
 Address: 141 Santa Helena Ave APT 5#
 San Bruno, CA
 Zip: 94066
 Phone, W: 4155898521 H: 4156370155
 Email Address: sally08880771@gmail.com

Applicant
 Name: Xuan Jiang & Chuwen Lin
 Address: 141 Santa Helena Ave APT 5#
 San Bruno, CA
 Zip: 94066
 Phone, W: 4155898521 H: 4156370155
 Email Address: sally08880771@gmail.com

2. Project Information

Project Description:
 new single family house

Assessor's Parcel Number(s):
 37 — 186 — 210

Existing water source:
 Utility connection _____
 Well _____
Proposed water source:
 Utility connection _____
 Well _____
Staking of well location and property lines are required.
 Provide site plan depicting location and all trees.
 Will this require any grading or vegetation/tree removal? Yes No
 If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.

3. Signatures

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

Xuan Jiang, Chuwen Lin 9/9/2016
 Owner Date

Xuan Jiang, Chuwen Lin 9/9/2016
 Applicant Date

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

Staff Use Only

4. Basis of Exemption or Exclusion

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

Initial

- A. Improvements to Existing Single Family Residence. [PRC 30610(a), CCAG 13250, ZR 6328.5(a)]
- B. Improvements to Existing Structure Other Than Single Family Residence or Public Works Facility. [PRC 30610(b), CCAG 13253, ZR 6328.5(b)]
- C. Existing Navigation Channel. [PRC 30610(c), ZR 6328.5(c)]
- D. Repair or Maintenance Activity. [PRC 30610(d), CCAG 13252, ZR 6328.5(d)]
- E. Single Family Residence Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, AB 643, ZR 6328.5(e)]

- F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610(e), CCAG 13240, ORDERS E-79-7 and E-81-1, ZR 6328.5(e)]
- G. Utility Connections. [PRC 30610(f), ZR 6328.5(f)]
- H. Replacement of Structures Following Disasters. [PRC 30610(g), ZR 6328.5(g)]
- I. Emergency Activities. [PRC 30611, ZR 6328.5(h)]
- J. Lot Line Adjustment. [ZR 6328.5(i)]
- K. Land Division for Public Recreation Purposes. [ZR 6328.5(j)]

5. Well Inspection - All Coastal Zone Areas

- Required Not Required

Inspection made by: _____

Date of Inspection: _____

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

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

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

6. Approval

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

Exemption/Exclusion is approved.

.....
 Planning Department

.....
 Date

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

7. Processing

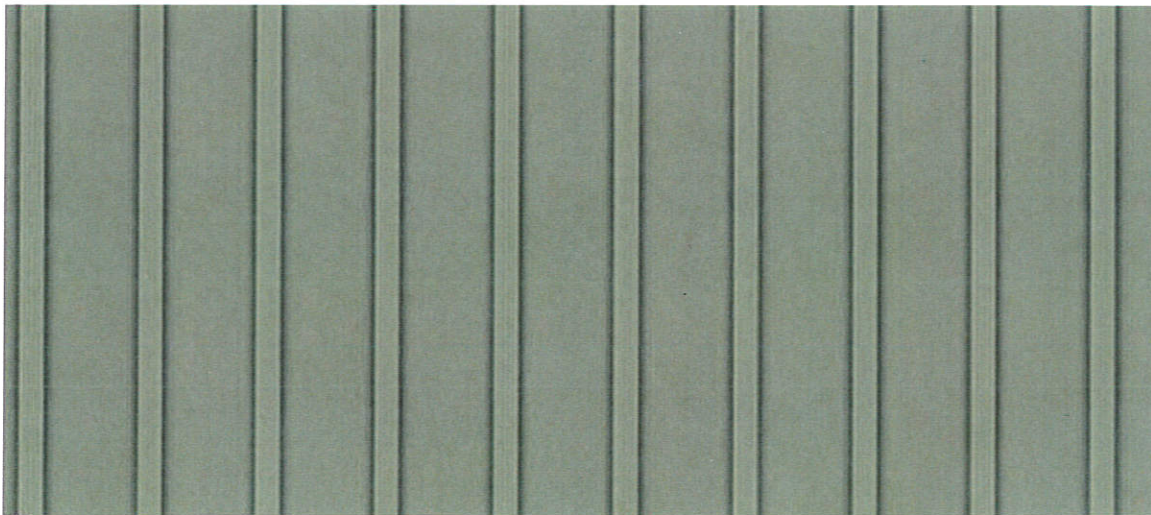
- Fee collected
- Original Certificate of Exemption to Building Inspection file.
- Copies of Certificate of Exemption to:
 1. Applicant/Owner.
 2. Planning Department Exemption Binder.

- 3. Any relevant Planning or Building Inspection files.
- 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105
- Update Permit*Plan Case Screen and Activities

BODY MATERIAL – LEVEL 1
NON-COMBUSTIBLE FIBER-CEMENT LAP SIDING
WOOD GRAINED TEXTURE
COLOR: FAMILY TREE (PAGE 2)



ACCENT SIDING – FLOOR 2
BOARD N BATTEN SIDING
COLOR: FAMILY TREE (PAGE 2)



JIANG RESIDENCE – MOSS BEACH

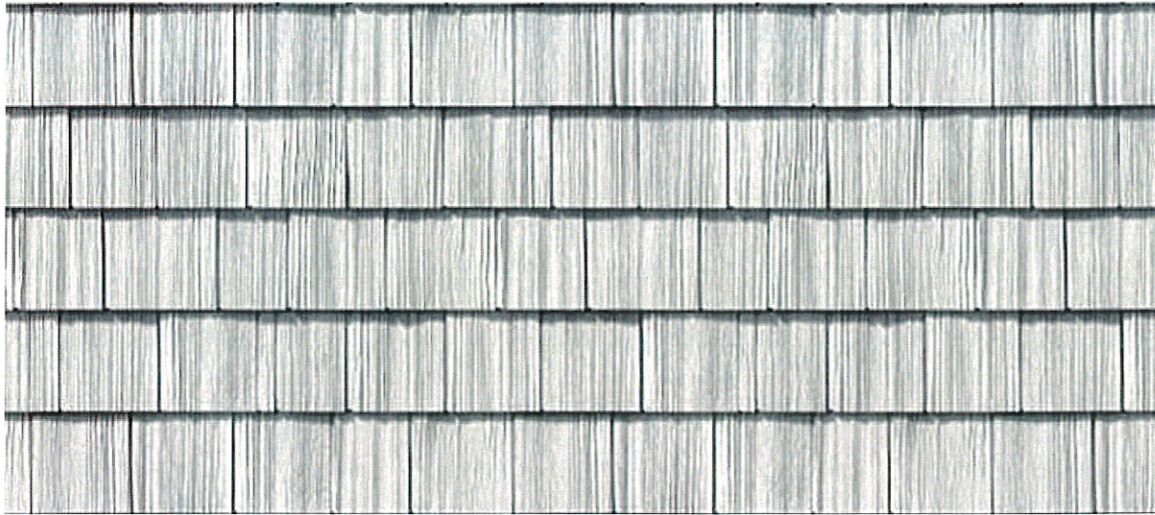
Family Tree

DET503

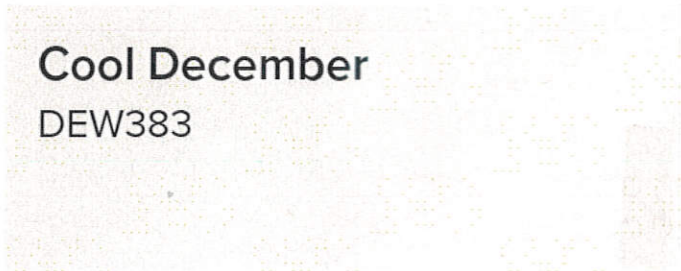
800

DET503
Family Tree

SHINGLES AT GABLE
WHITE SHAKE

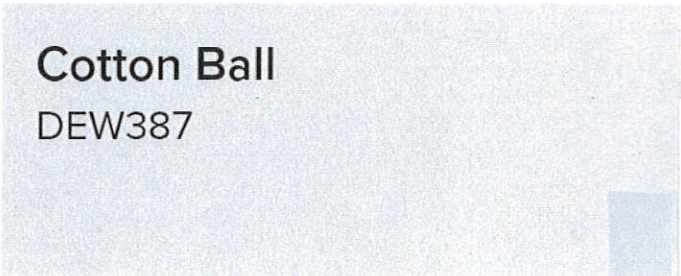


EXTERIOR TRIM: WHITE ON WHITE



Cool December
DEW383

DEW383
Cool December



Cotton Ball
DEW387

04

20

DEW387
Cotton Ball

25 YEAR MINIMUM SHINGLES
ARCHITECTURAL / DIMENSIONAL STYLE
OWENS CORNING OR CERTAINTEED
COCOA/GREY



Cocoa
DEC755

DEC755
Cocoa

674

Gray Pearl
DEC795

676

DEC795
Gray Pearl

JIANG RESIDENCE – MOSS BEACH

BASE ACCENT STONE
CULTURED LIMESTONE
LIGHT-MEDIUM COLOR
REGULAR CUT/SHAPE



Heart of Gold
DET656

953

Sepia Tone
DET638

DET656
Heart of Gold
Ⓜ

935

JIANG RESIDENCE – MOSS BEACH

DET638
Sepia Tone

NPDES NOTES

NOTES MUST BE SHOWN AS WORDED, ON THE TITLE SHEET OF THE PLAN.

1. IN THE CASE OF EMERGENCY, CALL:

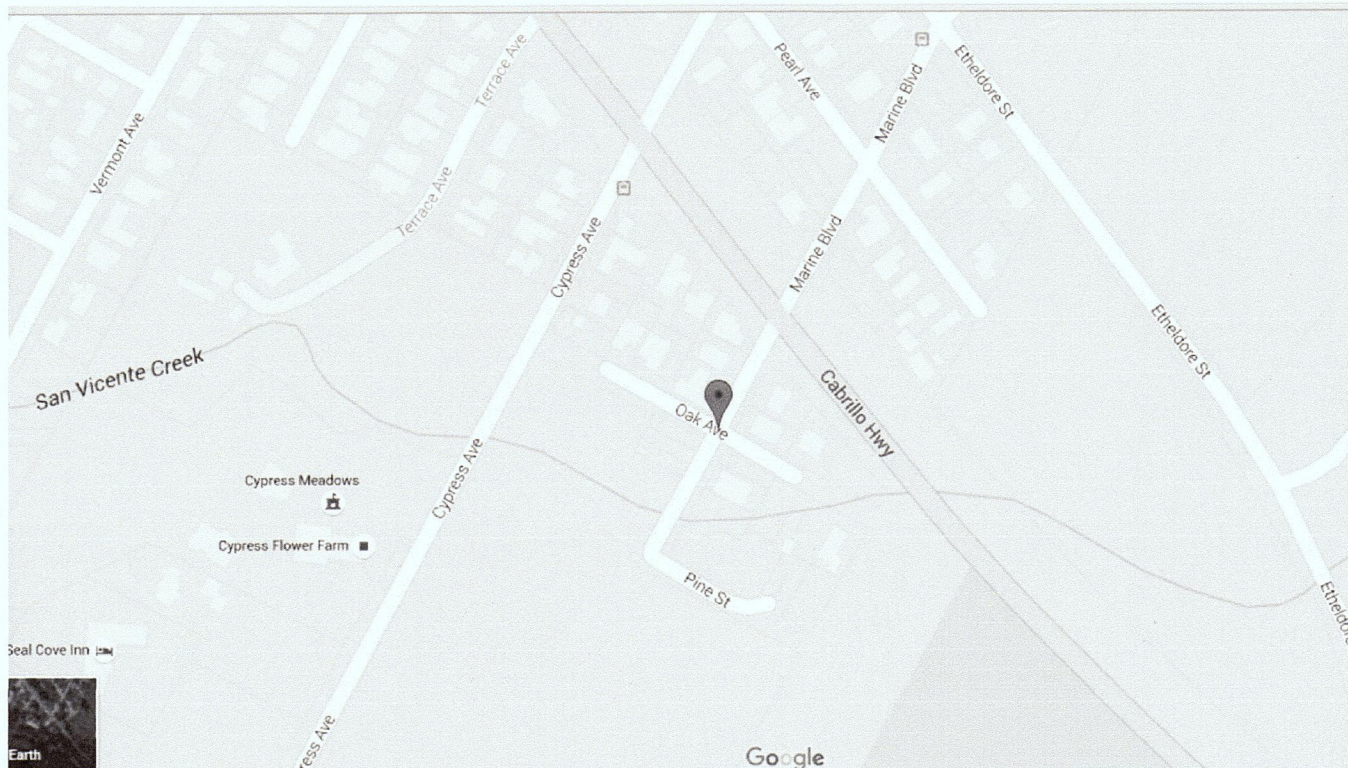
AT WORK PHONE # _____
OR CELL PHONE # _____

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION -- RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER -- CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON -- SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DE -- WATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DE -- WATERING OF NON -- CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DE -- SILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5 -- DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION -- RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

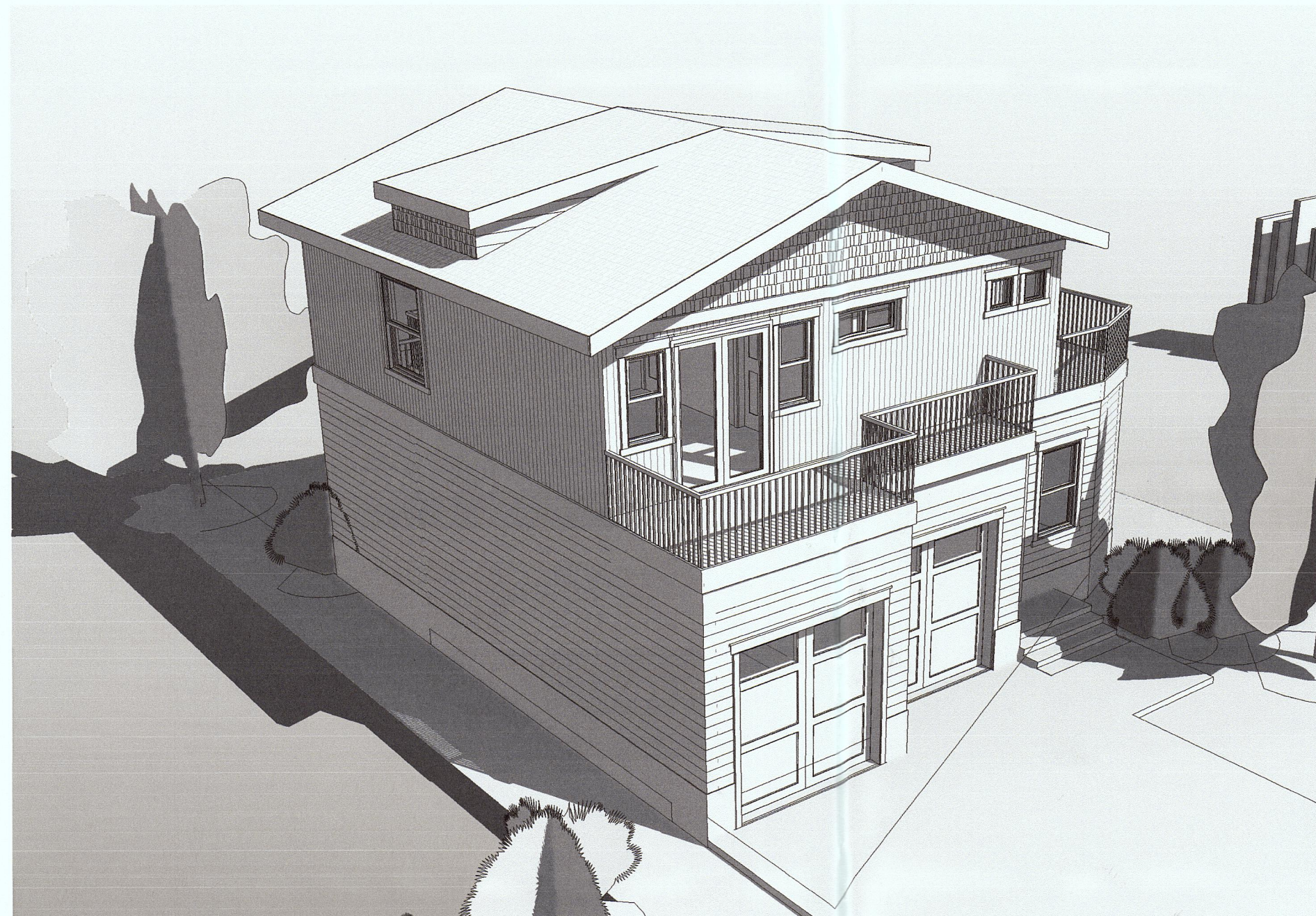
APPLICABLE CODE:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA GREEN BUILDING CODE 2013 T-24 ENERGY CODE

VICINITY MAP



JIANG-LIN RESIDENCE - NEW CONSTRUCTION



ABBREVIATIONS

| | | | |
|-------------|--------------------------------------------|-------------|--------------------------------------------|
| A/C | Air Conditioning | JAN. | Janitor |
| ABV. | Above | JT. | Joint |
| A.C.P. | Asphaltic Concrete Paving | LAV | Lavatory |
| A.F.F. | Above Finish Floor | LAM. | Laminate |
| A.F.S. | Above Finish Slab | MAX. | Maximum |
| ALT. | Alternate | MECH. | Mechanical |
| ALU | Aluminum | MEMB. | Membrane |
| ARCH | Architectural | M.F. | Manufacturer Finish |
| BD. | Board | MFR. | Manufacturer |
| BLW. | Below | MIN. | Minimum |
| BLDG. | Building | M.O. | Masonry Opening |
| BLOCK. | Blocking | MTL. | Metal |
| BM. | Beam | (N) | New |
| CAB | Cabinet | NIC | Not in Contract |
| C.J. | Ceiling Joist | NOM | Nominal |
| CJ | Control Joint | NTS | Not To Scale |
| CL. | Center Line | O. | Over |
| CLG. | Ceiling | OC. | On Center |
| CLR. | Clear | OCC. | Occupancy |
| COL. | Column | O.D. | Outside Diameter |
| CONC. | Concrete | O.H. | Overhang |
| CONT. | Continuous | OPNG. | Opening |
| CPT. | Carpet | OPP. | Opposite |
| C.T. | Ceramic Tile | O.F.C.I | Owner Furnished Contractor Installed |
| CTR. | Center | (P) | Paint |
| D | Dryer | PR. | Plywood |
| D.A. | Disabled Access | PLYWD. | Plywood |
| D.F. | Drinking Fountain | PL. | Property Line |
| DIA. | Diameter | PLAST | Plaster |
| D.S. | Downspout | P.T. | Pressure Treated |
| DN. | Down | Q.T. | Quarry Tile |
| DIM | Dimension | R | Riser |
| DTL(S) | Detail | EA. | Each |
| DWG(S). | Drawing | EJ. | Expansion Joint |
| (EX) | Existing | ELEC. | Electrical |
| EA. | Each | EL. | Elevation |
| EJ. | Expansion Joint | ELEV. | Elevation |
| ELEC. | Electrical | EQ. | Elevator |
| EL. | Elevation | EQUIP. | Equipment |
| ELEV. | Elevation | E.W.C. | Electric Water Cooler |
| EQ. | Elevator | EXT. | Exterior |
| EQUIP. | Equipment | FAU. | Forced Air Unit |
| E.W.C. | Electric Water Cooler | FIN. | Finish |
| EXT. | Exterior | F.D. | Floor Drain |
| FAU. | Forced Air Unit | FT. | Feet |
| FIN. | Finish | FDN. | Foundation |
| F.D. | Floor Drain | F.E. | Fire Extinguisher |
| FT. | Feet | F.E.C. | Fire Extinguisher Cabinet |
| FDN. | Foundation | F.F. | Finish Floor |
| F.E. | Fire Extinguisher | F.S. | Finish Slab |
| F.E.C. | Fire Extinguisher Cabinet | F.O.C. | Face of Concrete |
| F.F. | Finish Floor | F.O.F. | Face of Finish |
| F.S. | Finish Slab | F.O.M. | Face of Masonry |
| F.O.C. | Face of Concrete | F.O.S. | Face of Stud |
| F.O.F. | Face of Finish | F.R. | Fire-Retardant |
| F.O.M. | Face of Masonry | FUR. | Furring |
| F.O.S. | Face of Stud | GA. | Gauge or Gage |
| F.R. | Fire-Retardant | GI. | Galvanized Iron |
| FUR. | Furring | GALV. | Galvanized |
| GA. | Gauge or Gage | GL. | Glass |
| GI. | Galvanized Iron | G.C. | General Contractor |
| GALV. | Galvanized | G.W.B. | Gypsum Wall Board |
| GL. | Glass | G.W.B.-M.R. | GWB Moisture Resistant |
| G.C. | General Contractor | G.W.B.-X | GWB Fire Rated "X" |
| G.W.B. | Gypsum Wall Board | H.B. | Hose Bib |
| G.W.B.-M.R. | GWB Moisture Resistant | H.C. | Hollow Core |
| G.W.B.-X | GWB Fire Rated "X" | HDR. | Header |
| H.B. | Hose Bib | HDWR. | Hardware |
| H.C. | Hollow Core | H.M. | Hollow Metal |
| HDR. | Header | HORZ. | Horizontal |
| HDWR. | Hardware | HT. | Height |
| H.M. | Hollow Metal | HVAC. | Heating, Ventilation, and Air-conditioning |
| HORZ. | Horizontal | I.D. | Inside Diameter |
| HT. | Height | INSUL | Insulation |
| HVAC. | Heating, Ventilation, and Air-conditioning | INT | Interior |
| I.D. | Inside Diameter | INSUL | Insulation |
| INSUL | Insulation | INT | Interior |

GREEN BUILDING CODE NOTES

- THE CONSTRUCTION DOCUMENTS SHALL PROVIDE SUFFICIENT CLARIFY TO INDICATE THE LOCATION, NATURE, AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURES. CGBC 102.2
- PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBC TABLE 4.303.3. CGBC 4303.3
- SEAL OPENINGS IN THE BUILDING ENVELOPE IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE (CEC), AMMLAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 4.408.1
- REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS. OR MEET THE LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CGBC 4.408.1
- CONSTRUCTION WASTE MANAGEMENT PLAN AND DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE SUBMITTED THAT:
 - IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE OR THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
 - SPECIFIES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY.
 - IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTION WILL BE TAKEN.
 - IDENTIFIES CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED.
 - SPECIFIES THAT THE AMOUNT OF MATERIALS
- AN OPERATION AND MAINTENANCE MANUAL WITH CONTENT PER CGBC 4.410.1 AND IN A FORMAT ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. CGBC 4.410.1. REFER TO HCD RESIDENTIAL GUIDE FOR MANUAL FORMAT AND SUGGESTED CONTENT.
- GAS FIREPLACES TO BE DIRECT-VENT SEALED-COMBUSTION TYPE. WOODSTOVES OR PELLET STOVES SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS. CGBC 4.503.1 NOTE: REFERENCE SCAQMD RULE 445.
- ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM. CGBC 4.504.1
- FINISH MATERIALS SHALL COMPLY WITH CGBC 4.504.2
- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR MEET THE REQUIREMENT OF SCAQMD RULE 1168 VOC LIMITS AND PROHIBITION ON THE USE OF CERTAIN TOXIC CHEMICALS, EXCEPT PER SUBSECTION 2. CGBC 4.504.2.1, SUBSECTION 1
- AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON THE USE OF CERTAIN TOXIC COMPOUNDS, OF CCR, TITLE 17, COMMENCING WITH SECTION 94507, 4 CGBC.504.2.1, SUBSECTION 2
- VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (ARCHITECTURAL PAINTS) SHALL COMPLY WITH CGBC TABLE 4.504.3.
- AEROSOL PAINTS AND COATINGS SHALL MEET THE REQUIREMENTS OF SECTIONS 94522(A)(3), 94522(C)(2), AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17 COMMENCING WITH SECTION 94520. CGBC 4.504.2.3
- VERIFICATION OF COMPLIANCE WITH FINISH MATERIALS SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTS MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
 - MANUFACTURER'S PRODUCT SPECIFICATION.
 - FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
 - OTHER METHODS APPROVED BY THE LOCAL JURISDICTION.
- CARPETS SHALL MEET ONE OF THE FOLLOWING: 1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM. 2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATON 01350), 3. NSF/ANSI 140 AT THE GOLD LEVEL. 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD. CGBC 4.504.3
- CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM. CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF CGBC TABLE 4.504.1. CGBC 4.504.3.1, 4.504.3.2
- FOR RESILIENT FLOORING, AT LEAST 50 PERCENT OF THE FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. CGBC 4.504.4
- HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE LIMITS IN CGBC TABLE 4.504.5. CGBC 4.504.5
- DOCUMENTATION SHALL BE PROVIDED TO INDICATE COMPLIANCE WITH CGBC 4.504 AND SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING: PRODUCT CERTIFICATIONS AND SPECIFICATIONS, CHAIN OF CUSTODY CERTIFICATIONS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 4.504.5.1
- CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CCR TITLE 24, PART 2, CHAPTER 19 SHALL ALSO COMPLY WITH THIS SECTION. PROVIDE A CAPILLARY BREAK INSTALLED IN COMPLIANCE WITH ONE OF THE FOLLOWING:
 - A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE, WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING.
 - OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
 - A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL. CGBC 4.505.2.1
 - REFERENCE ACI 302.
- ADD A NOTE TO PLANS THE BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. CGBC 4.505.3
- MOISTURE CONTENT OF BUILDING MATERIALS, AND VERIFICATION, SHALL MEET THE REQUIREMENTS OF CGBC 4.505.3.
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506
- COVERS FOR WHOLE HOUSE EXHAUST FANS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2 AND CLOSE WHEN THE FAN IS OFF. CGBC 4.507.

| | | |
|--------------------------------------------------------------------------------------------------------|------------------|--------------|
| OWNER: JIANG-LIN 0 MARINE BLVD. MOSS BEACH, CA | Sheet List | |
| | Sheet Name | Sheet Number |
| MODULAR MANUFACTURER CUTTING EDGE HOMES 270 E DOUGLAS AVE. EL CAJON, CA 92020 310-867-3993 | Title Sheet | A0 |
| | Site Plan | A1 |
| | Floor Plans | A2 |
| | Roof Plan | A3 |
| | Elevations | A4 |
| | Elevations | A4.1 |
| | Building Section | A5 |
| 3D View | A6 | |
| Window Schedule | A7 | |

SCOPE:
1. NEW CONSTRUCTION FOR MODULAR HOME

PROJECT DATA:
BUILDING(S) OCCUPANCY: R-1
ZONE: R1/S17/DR
CONSTRUCT TYPE: V-B
STORIES: 2

| SQUARE FOOTAGE BREAKDOWN | |
|--------------------------|--------|
| Name | Area |
| PROPOSED FIRST FLOOR | 626 SF |
| PROPOSED SECOND FLOOR | 713 SF |
| SITE BUILT DECK | 109 SF |
| SITE BUILT GARAGE | 485 SF |
| SITE BUILT PORCH | 24 SF |
| SITE BUILT DECK | 222 SF |

PARCEL COVERAGE

1136 (HOUSE + GARAGE) / 3800 (LOT SIZE) X 100 = 30%

PARCEL COVERAGE = BUILDINGS, ACCESSORY BUILDING, OR STRUCTURES SUCH AS PATIOS DECKS, BALCONIES & OTHER SIMILAR OVER 18" ABOVE GROUND

BUILDING FLOOR AREA

HOUSE 1ST FLR (626 SF) + HOUSE 2ND FLR (713 SF) + SITE BUILT GARAGE (485 SF) =

1824 SF / 3800 = 0.48 (MAX 0.48)

APN:037-186-210



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LIN & JIANG
RESIDENCE
0 MARINE BLVD.
MOSS BEACH, CA 94038

| No. | Description | Date |
|-----|--------------------|------------|
| A | PRELIMINARY DESIGN | 2015.09.16 |
| B | REVISED DRAWINGS | 2015.10.09 |
| C | PLANNING SUBMITTAL | 2015.12.31 |
| D | PLANNING CHANGES | 2016.05.23 |
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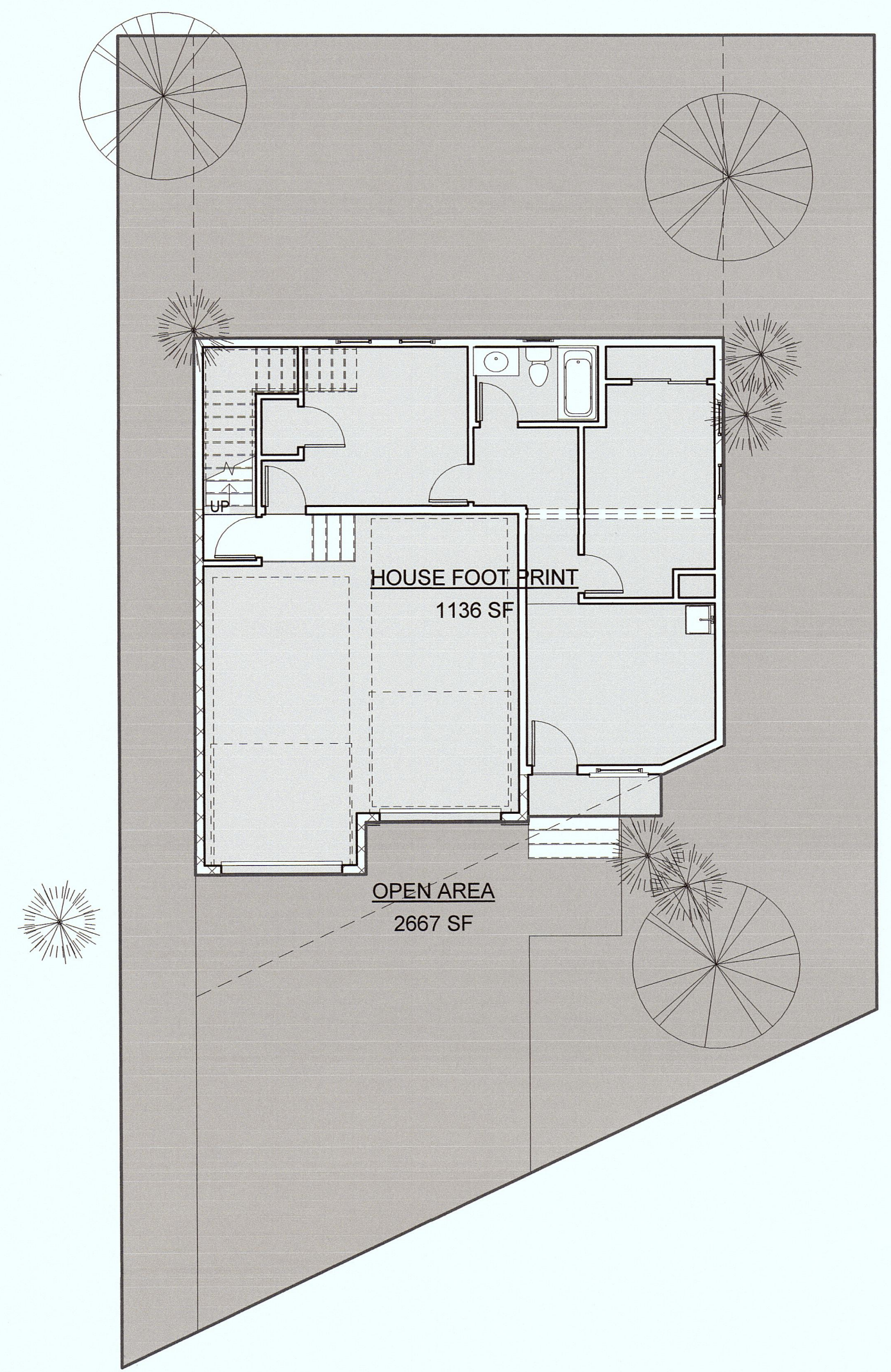
LIN & JIANG
RESIDENCE
2 STORY HOME

Title Sheet

| | |
|----------------|------------|
| Project number | 15-1715 |
| Date | 2015-09-16 |
| Drawn by | Author |
| Checked by | Checker |

A0

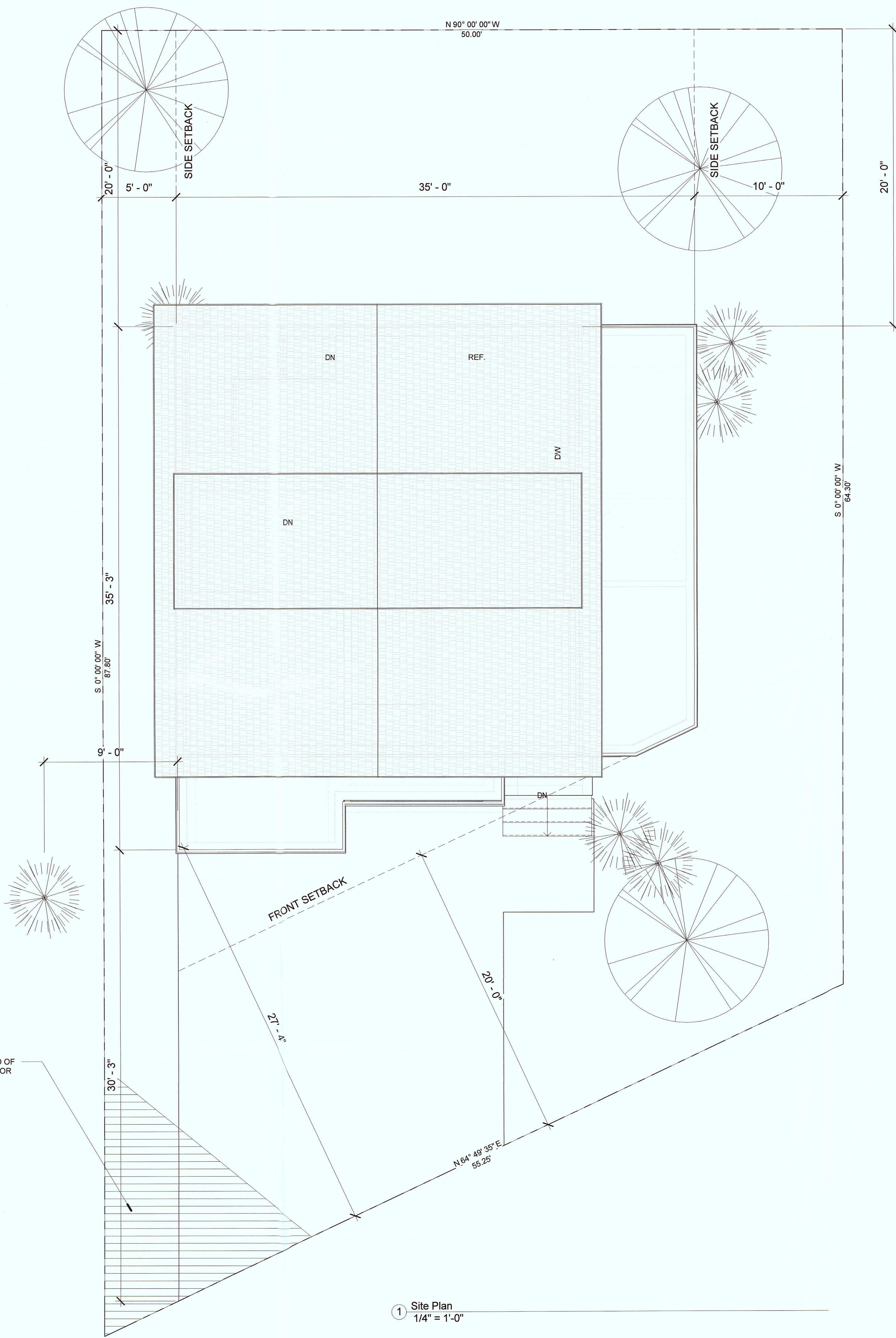
Scale



2 GRADE
1/8" = 1'-0"

| Area Schedule | |
|------------------|---------|
| Name | Area |
| HOUSE FOOT PRINT | 1136 SF |
| OPEN AREA | 2667 SF |
| | 3803 SF |

VISION TRIANGLE CLEARED OF TREES AND VEGETATION FOR LINE OF SITE



1 Site Plan
1/4" = 1'-0"



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0 MARINE BLVD.
MOSS BEACH, CA 94038

| No. | Description | Date |
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| D | PLANNING CHANGES | 2016.05.23 |

**LIN & JIANG
RESIDENCE**
2 STORY HOME
Site Plan

| | |
|----------------|------------|
| Project number | 15-1715 |
| Date | 2015-09-16 |
| Drawn by | Author |
| Checked by | Checker |

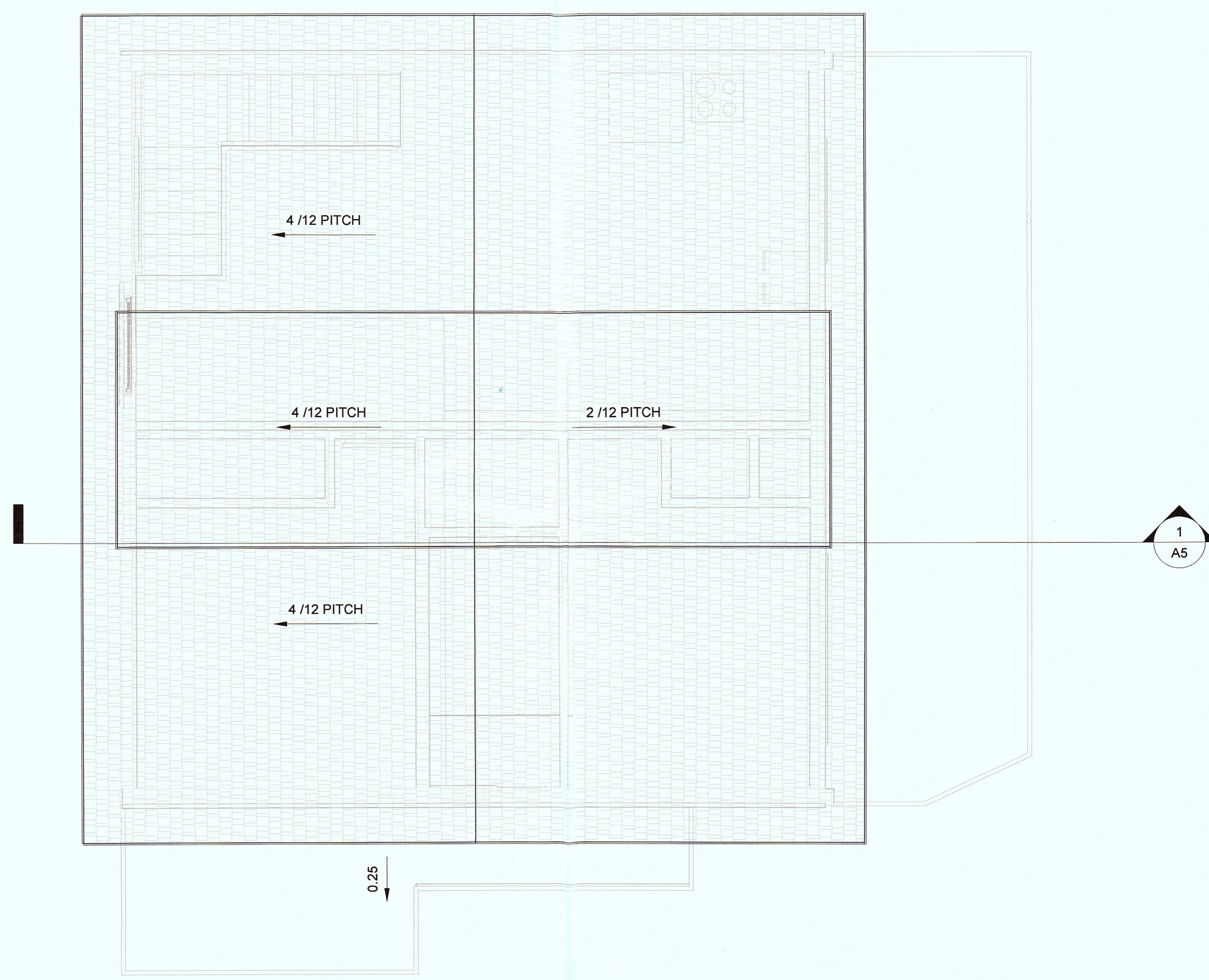
A1

Scale As indicated



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RESIDENCE**
0 MARINE BLVD.
MOSS BEACH, CA 94038



① Roof Plan
1/4" = 1'-0"

| No. | Description | Date |
|-----|--------------------|------------|
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| D | PLANNING CHANGES | 2016.05.23 |
| | | |
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**LIN & JIANG
RESIDENCE**
2 STORY HOME
Roof Plan

| | |
|----------------|------------|
| Project number | 15-1715 |
| Date | 2015-09-16 |
| Drawn by | Author |
| Checked by | Checker |





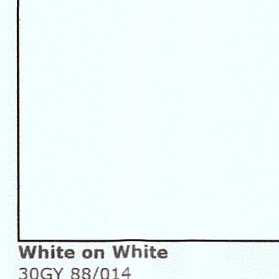

A3

Scale 1/4" = 1'-0"

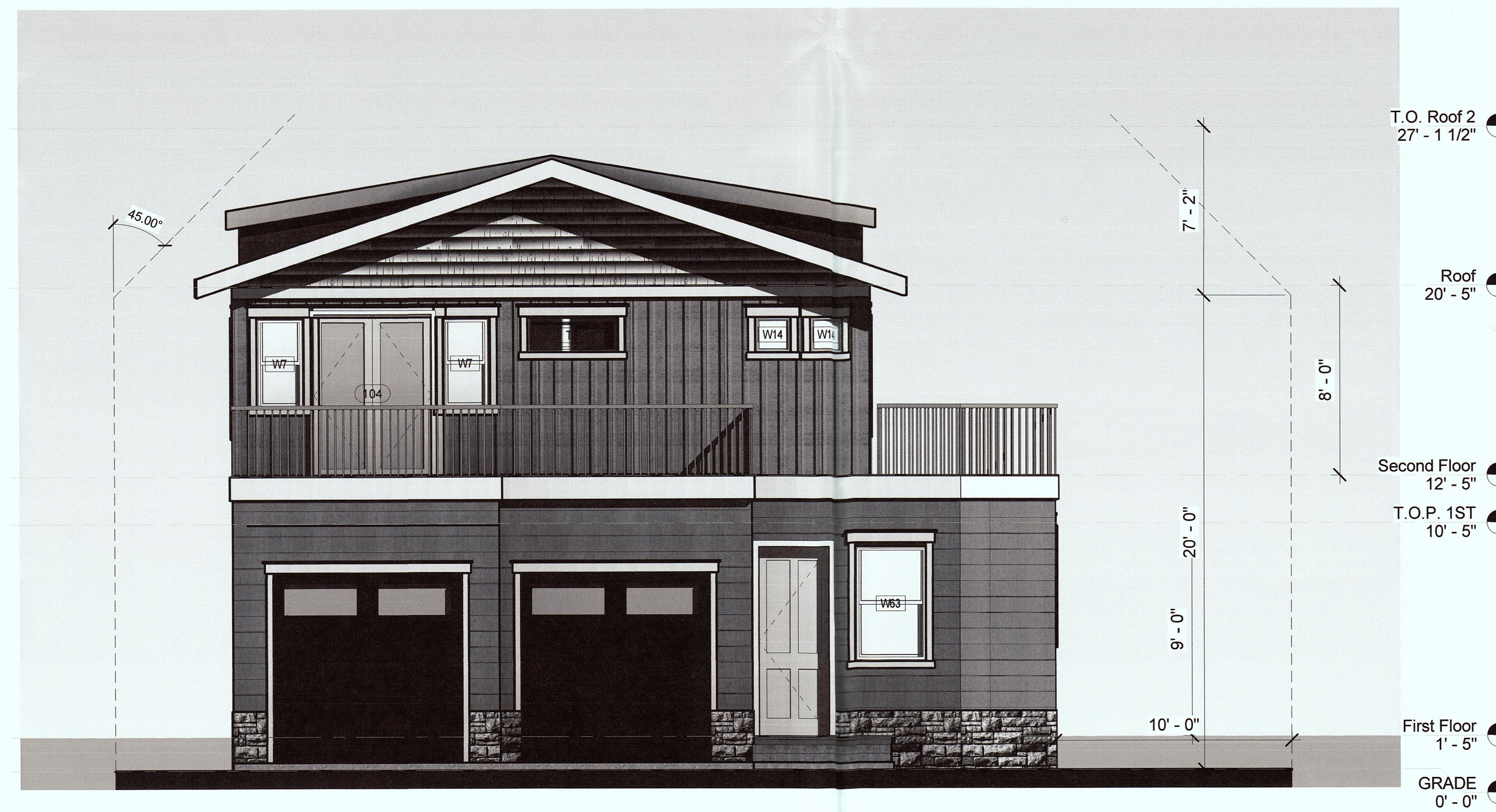


① North
1/4" = 1'-0"

Materials Legend

-  STONE - LIMESTONE RUSTIC (OR SIMILAR)
-  30 YEAR COMP SHINGLE BY OWENS CORNING
TYPE: DRIFTWOOD
-  FIBER CEMENT HORIZONTAL WALL SIDING
COLOR: EUCALYPTUS TREE
-  FIBER CEMENT BOARD & BATTEN
COLOR: EUCALYPTUS TREE
-  WINDOW TRIM : 5/4
FASCIA BOARD: 7.5" MIN.
COLOR: WHITE ON WHITE
-  SHINGLES AT GABLES
COLOR: WHITE SHAKE

PLANNING REQUIREMENTS:
 MAX HEIGHT: 28'-0"
 MAX PARCEL COVERAGE: 16'-0" + 35%



② South
1/4" = 1'-0"

CUTTING EDGE HOMES
 Cutting Edge Homes
 270 E Douglas Avenue
 El Cajon, CA 92020
 310.867.3993

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 MOSS BEACH, CA 94038**

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**LIN & JIANG
 RESIDENCE
 2 STORY HOME
 Elevations**

Project number 15-1715
 Date 2015-09-16
 Drawn by E.D.S
 Checked by C.F

A4

Scale 1/4" = 1'-0"



T.O. Roof 2
27' - 1 1/2"

Roof
20' - 5"


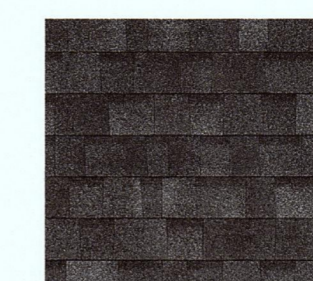
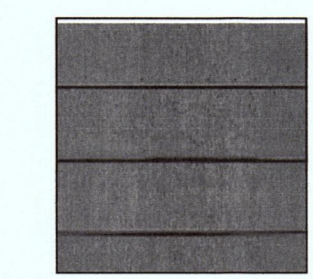

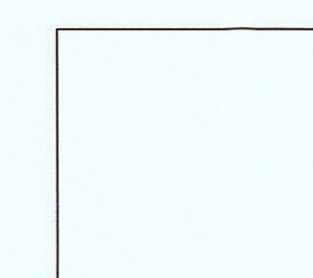
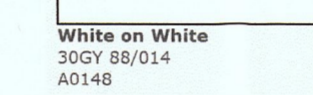

Second Floor
12' - 5"

T.O.P. 1ST
10' - 5"

First Floor
1' - 5"

GRADE
0' - 0"

Materials Legend

-  STONE - LIMESTONE RUSTIC (OR SIMILAR)
-  30 YEAR COMP SHINGLE BY OWENS CORNING
TYPE: DRIFTWOOD
-  FIBER CEMENT HORIZONTAL WALL SIDING
COLOR: EUCALYPTUS TREE
-  FIBER CEMENT BOARD & BATTEN
COLOR: EUCALYPTUS TREE
-  WINDOW TRIM : 5/4
FASCIA BOARD: 7.5" MIN.
COLOR: WHITE ON WHITE
-  White on White
300Y 88/014
A014B
-  SHINGLES AT GABLES
COLOR: WHITE SHAKE

① East
1/4" = 1'-0"



T.O. Roof 2
27' - 1 1/2"

Roof
20' - 5"

Second Floor
12' - 5"

T.O.P. 1ST
10' - 5"

14' - 11"

First Floor
1' - 5"

GRADE
0' - 0"

② West
1/4" = 1'-0"

CUTTING EDGE HOMES
Cutting Edge Homes
270 E Douglas Avenue
El Cajon, CA 92020
310 867 3993

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**LIN & JIANG
RESIDENCE**
0 MARINE BLVD.
MOSS BEACH, CA 94038

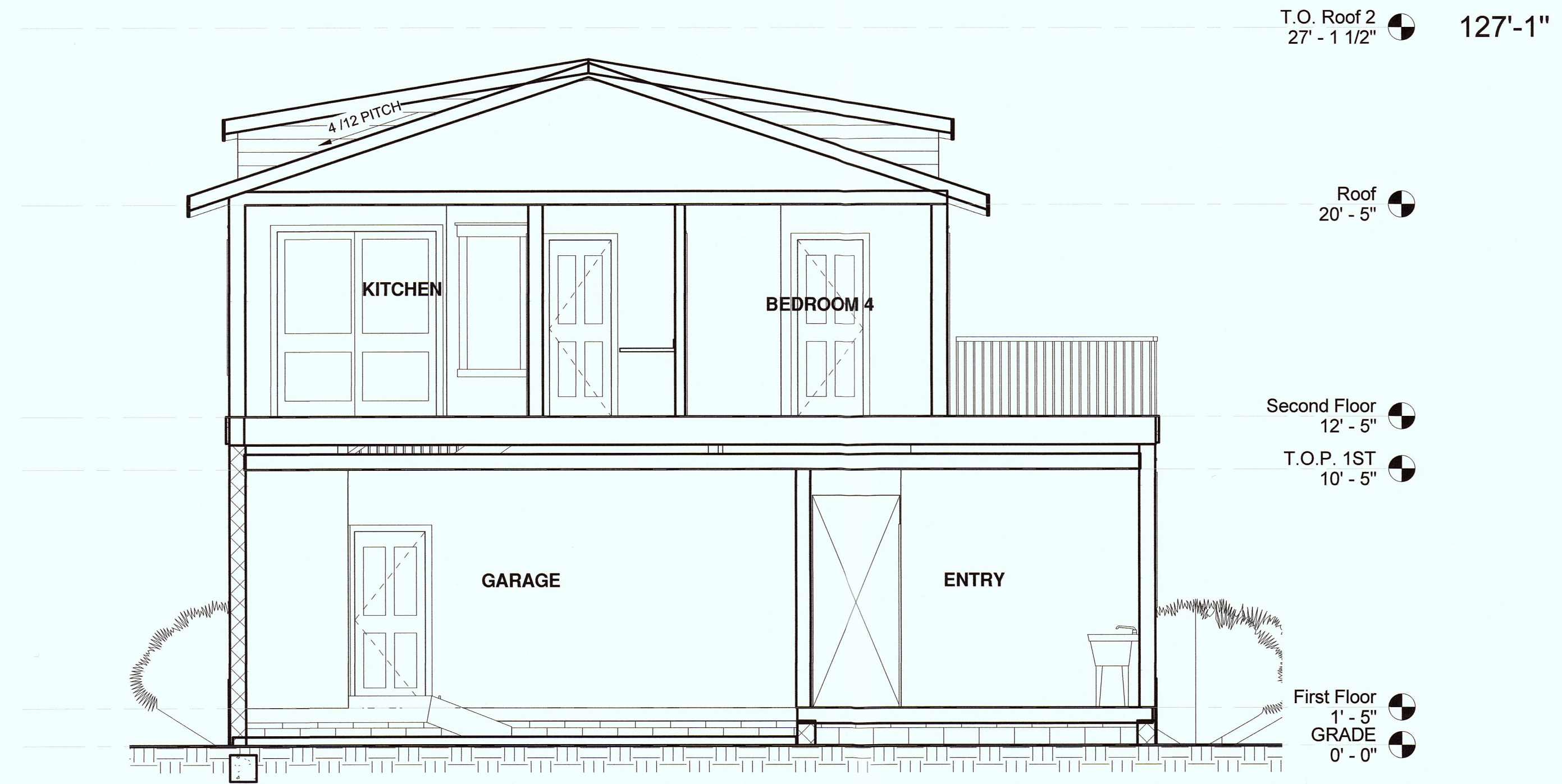
| No. | Description | Date |
|-----|--------------------|------------|
| A | PRELIMINARY DESIGN | 2015.09.16 |
| B | REVISED DRAWINGS | 2015.10.03 |
| C | PLANNING SUBMITTAL | 2015.12.31 |
| D | PLANNING CHANGES | 2016.05.23 |
| | | |
| | | |
| | | |
| | | |

**LIN & JIANG
RESIDENCE**
2 STORY HOME
Elevations

Project number 15-1715
Date 2015-09-16
Drawn by Author
Checked by Checker

A4.1

Scale 1/4" = 1'-0"



① Section 1
1/4" = 1'-0"

CUTTING EDGE
HOMES
Cutting Edge Homes
270 E Douglas Avenue
El Cajon, CA 92020
310.867.3993

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0 MARINE BLVD.
MOSS BEACH, CA 94038

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| D | PLANNING CHANGES | 2016.05.23 |

**LIN & JIANG
RESIDENCE**
2 STORY HOME
Building Section

Project number 15-1715
Date 2015-09-16
Drawn by Author
Checked by Checker

A5

Scale 1/4" = 1'-0"

Revised: 4/23/2016

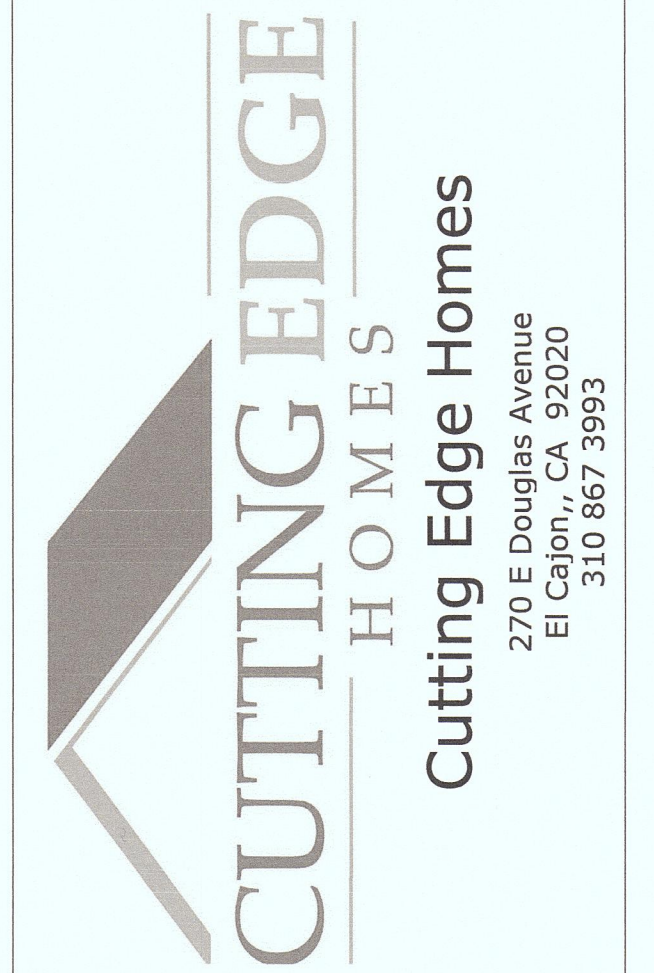
| WINDOW NUMBER | CALL OUT | ROUGH OPENING | DESCRIPTION | SQ. FT. | | SQ. FT. | | SQ. FT. | |
|------------------|--------------------|-----------------|------------------------------|---------|-------|---------|----------|----------|--|
| | | | | LIGHT | VENT | R.O. | LT. AREA | VT. AREA | |
| W-5 | 40 x 38 H | 40 1/2 x 38 1/2 | H.S. | 8.01 | 4.33 | 10.83 | 100.13 | 108.25 | |
| W-8 | 96 x 39 H | 96 1/2 x 40 | H.S. XOX | 21.26 | 11.19 | 26.81 | 265.75 | 279.75 | |
| W-9E | 96 x 58 H | 96 1/2 x 59 | H.S. XOX | 31.85 | 16.18 | 39.54 | 398.13 | 404.50 | |
| W-10E | 78 x 58 H | 78 1/2 x 59 | H.S. XOX | 26.01 | 15.37 | 32.16 | 325.13 | 384.25 | |
| W-12 | 46 x 10 H | 46 1/2 x 10 1/4 | H.S. | 1.57 | 1.25 | 3.23 | 19.63 | 31.25 | |
| W-16 | 24 x 27 H | 24 1/2 x 27 1/4 | H.S. OBS | 2.83 | 1.61 | 4.63 | 35.38 | 40.25 | |
| W-17 | 46 x 48 H OBS | 46 1/2 x 48 1/4 | H.S. (SAFETY) OBS | 12.12 | 6.46 | 15.54 | 151.50 | 161.50 | |
| W-19 | 46 x 48 H | 46 1/2 x 48 1/4 | H.S. (SAFETY) | 12.12 | 6.46 | 15.54 | 151.50 | 161.50 | |
| W-20 | 24 x 80 V | 24 1/2 x 80 1/2 | PARTIAL FIXED 1/4 VENT | 10.17 | 3.98 | 13.70 | 127.13 | 99.50 | |
| W-21E | 36 x 80 V (mulled) | 36 1/2 x 80 1/2 | PARTIAL FIXED 1/4 VENT | 16.10 | 6.19 | 20.40 | 201.25 | 154.75 | |
| W-22E | 46 x 80 V (mulled) | 46 1/2 x 80 1/2 | PARTIAL FIXED 1/4 VENT | 21.04 | 8.04 | 25.99 | 263.00 | 201.00 | |
| W-24 | 46 x 52 VS | 46 1/2 x 52 1/2 | PARTL FIXED 1/4 VENT(SAFETY) | 12.91 | 3.42 | 16.95 | 161.375 | 85.5 | |
| W-25 | 36 x 52 V | 36 1/2 x 52 1/2 | PARTIAL FIXED 1/4 VENT | 9.9 | 2.63 | 13.31 | 123.75 | 65.75 | |
| W-28E | 30 x 80 V (mulled) | 30 1/2 x 80 1/2 | V.S. 1/2 VENT | 13.14 | 5.11 | 17.05 | 164.25 | 127.75 | |
| W-32E | 46 x 39 H | 46 1/2 x 40 | H.S. | 9.82 | 5.27 | 12.92 | 122.75 | 131.75 | |
| W-33 | 46 x 39 H OBS | 46 1/2 x 40 | H.S. (SAFETY) OBS | 9.82 | 5.27 | 12.92 | 122.75 | 131.75 | |
| W-34 | 46 x 39 H | 46 1/2 x 40 | H.S. (SAFETY) | 9.82 | 5.27 | 12.92 | 122.75 | 131.75 | |
| W-35E | 30 x 58 V | 30 1/2 x 59 | V.S. 1/2 VENT | 9.48 | 5.08 | 12.5 | 118.5 | 127 | |
| W-36 | 46 x 39 P OBS | 46 1/2 x 40 | P.W. (SAFETY) | 9.82 | 5.27 | 12.92 | 122.75 | 131.75 | |
| W-37 | | 24 1/2 x 58 7/8 | V.S. | 7.31 | 3.98 | 10.01 | 91.375 | 99.5 | |
| W-38 | | 14 1/2 x 58 7/8 | V.S. | 3.7 | 2.13 | 5.93 | 46.25 | 53.25 | |
| W-45 | 24 x 39 V | 24 1/2 x 40 | V.S. | 4.65 | 2.41 | 6.8 | 58.125 | 60.25 | |
| W-47 | | 21 1/2 x 59 | V.S. | 6.23 | 3.42 | 8.81 | 77.875 | 85.5 | |
| W-60 | | 54 1/2 x 27 1/4 | H.S. | 7.65 | 4.08 | 10.31 | 95.625 | 102 | |
| W-61 | | 30 1/2 x 27 1/4 | H.S. | 3.81 | 2.07 | 5.77 | 47.625 | 51.75 | |
| W-63E | 36 x 58 V | 36 1/2 x 59 | V.S. 1/2 VENT | 11.65 | 6.19 | 14.95 | 145.625 | 154.75 | |
| W-64E | 46 x 58 V | 46 1/2 x 59 | V.S. 1/2 VENT | 15.27 | 8.04 | 19.05 | 190.875 | 201 | |
| W-72 | 30 x 39 V | 30 1/2 x 40 | V.S. 1/2 VENT | 6.03 | 3.08 | 8.47 | 75.38 | 77.00 | |
| W-73 | 30 x 36 V | 30 1/2 x 36 1/4 | V.S. 1/2 VENT | 5.37 | 2.73 | 7.60 | 67.13 | 68.25 | |
| W-75 | 24 x 54 VS | 24 1/2 x 54 1/2 | V.S. VENT (SAFETY) | 6.60 | 3.32 | 9.27 | 82.50 | 83.00 | |
| W-76 | 14 x 39 VO | 14 1/2 x 40 | V.S. VENT OBS | 2.35 | 1.29 | 4.02 | 29.38 | 32.25 | |
| W-79 | 24 x 54 V | 24 1/2 x 54 1/2 | V.S. VENT OBS (SAFETY) | 6.60 | 3.32 | 9.27 | 82.50 | 83.00 | |
| W-91 | 30 x 27 V | 30 1/2 x 27 1/4 | V.S. 1/2 VENT | 3.73 | 2.06 | 5.77 | 46.625 | 51.5 | |
| OPENABLE WINDOWS | | | | | | | | | |

CuttingEdgeHomes.Net

Revised: 4/23/2016

| WINDOW NUMBER | CALL OUT | ROUGH OPENING | DESCRIPTION | SQ. FT. | | SQ. FT. | | SQ. FT. | |
|---------------|---------------|-------------------------------|--------------------------|---------|------|---------|----------|----------|--|
| | | | | LIGHT | VENT | R.O. | LT. AREA | VT. AREA | |
| W-13 | 46 x 10 P | 46 1/2 x 10 1/4 | FIXED | 2.23 | 0 | 3.23 | 27.875 | 0 | |
| W-14* | 18 x 18 BLOCK | 17 5/8 x 17 5/8 | 18" SQUARE ACRILIC BLOCK | 1.77 | 0 | 2.16 | 22.125 | 0 | |
| W-15* | 48 x 48 BLOCK | 48 1/4 x 48 1/4 | 48" SQUARE ACRILIC BLOCK | 14.69 | 0 | 16.17 | 183.625 | 0 | |
| W-23 | 36 x 10 P | 36 1/2 x 10 1/4 | FIXED | 1.72 | 0 | 2.53 | 21.5 | 0 | |
| W-26 | 12 x 72 P | 12 1/2 x 72 1/4 | FIXED (SAFETY) | 4.64 | 0 | 6 | 58 | 0 | |
| W-29 | 72 x 12 P | 72 x 12 1/4 | FIXED | 4.5 | 0 | 6.13 | 56.25 | 0 | |
| W-30 | 75 x 12 P | 75 x 12 1/4 | FIXED | 4.71 | 0 | 6.38 | 58.875 | 0 | |
| W-31 | PRISM | 62 1/2 x15 x 26 1/2 x 15 | FIXED PENTAGON | 4.7 | 0 | 4.76 | 58.75 | 0 | |
| W-46 | 30x12 P | 30 1/2 x 12 1/2 | FIXED | 1.89 | 0 | 2.65 | 23.625 | 0 | |
| W-48 | 36 x 25 P | 36 1/2 x 25 | FIXED | 5.17 | 0 | 6.33 | 64.625 | 0 | |
| W-49 | 30 x 25 P | 30 1/2 x 25 | FIXED | 4.24 | 0 | 5.3 | 53 | 0 | |
| W-50 | 46 x 25 P | 46 1/2 x 25 | FIXED | 6.7 | 0 | 8.07 | 83.75 | 0 | |
| W-57 | | 28 x 4 1/2 x 23 1/2 | FW TRAP | 1.9 | 0 | 2.7 | 23.75 | 0 | |
| W-58 | | 28 x 23 1/2 x 4 1/2 | FW TRAP | 1.9 | 0 | 6.2 | 23.75 | 0 | |
| W-59 | | 28 x 27 1/4 x 36 1/2 x 27 1/4 | FIXED PENTAGON | 5.1 | 0 | 2.7 | 63.75 | 0 | |
| W-89 | 24 x 14 P | 24 1/2 x 14 1/4 | FIXED | 1.71 | 0 | 2.42 | 21.375 | 0 | |
| W-90 | 36 x 14 P | 36 1/2 x 14 1/4 | FIXED | 2.66 | 0 | 4.6 | 33.25 | 0 | |
| W-92 | 73 x 14 P | 73 1/4 x 14 1/4 | FIXED | 5.56 | 0 | 7.25 | 69.5 | 0 | |
| FIXED WINDOWS | | | | | | | | | |

CuttingEdgeHomes.Net



THESE CONSTRUCTION DOCUMENTS CREATED BY CUTTING EDGE HOMES ARE AN INSTRUMENT OF SERVICE PROVIDED TO THE OWNER BY THE DESIGNER. THESE DOCUMENTS ARE OWNED BY THE DESIGNER AND COPIES FOR APPROPRIATE PERMITS AND CONSTRUCTION SHALL BE PROVIDED TO THE OWNER. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT CONTRACT FOR. NO EXCEPTIONS.

**LIN & JIANG
RESIDENCE
0 MARINE BLVD.
MOSS BEACH, CA 94038**

| No. | Description | Date |
|-----|--------------------|------------|
| A | PRELIMINARY DESIGN | 2015.09.16 |
| B | REVISED DRAWINGS | 2015.10.03 |
| C | PLANNING SUBMITTAL | 2015.12.31 |
| D | PLANNING CHANGES | 2016.05.23 |

**LIN & JIANG
RESIDENCE
2 STORY HOME
Window Schedule**

| | |
|----------------|------------|
| Project number | 15-1715 |
| Date | 2015-09-16 |
| Drawn by | Author |
| Checked by | Checker |

A7

Scale

NOTES:

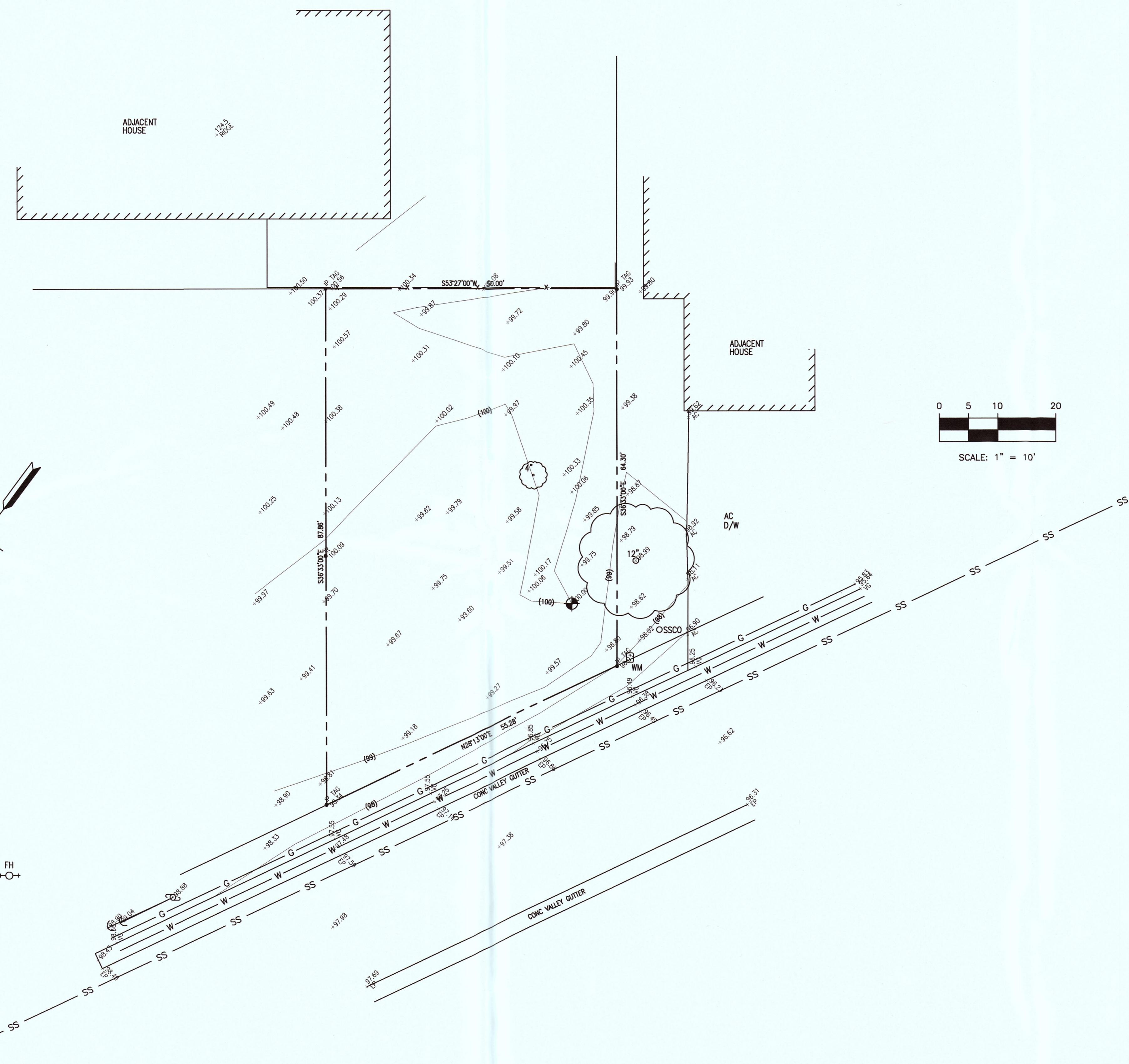
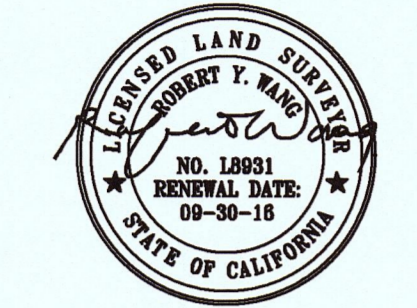
1. THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
2. THIS MAP SHALL NOT BE USED TO STAKE OUT CONSTRUCTION IMPROVEMENTS IN THE FIELD.
3. THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
4. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
5. BOUNDARY LINES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.
6. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
7. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
8. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
9. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
10. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY RW ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

RW RW ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 505 ALTAMONT DRIVE
 MILPITAS, CA 95035
 (P) (408) 262-1899
 (FAX) (408) 624-5556
 rweengineering@gmail.com

TOPOGRAPHIC MAP

SEPTEMBER 18, 2015
 CONSISTING OF ONE SHEET

SITE: 0 MARINE BLVD.
 MOSS BEACH, CA
 APN: 037-186-210
 PARCEL: LOT 3 & 4 BLOCK RE-SUB MARINE VIEW TERRACE
 AREA: 3,804 S.F.±



SITE BENCHMARK:

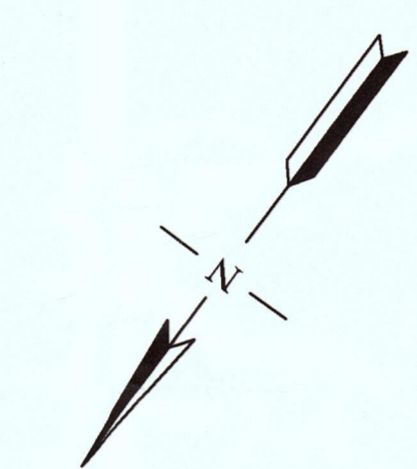
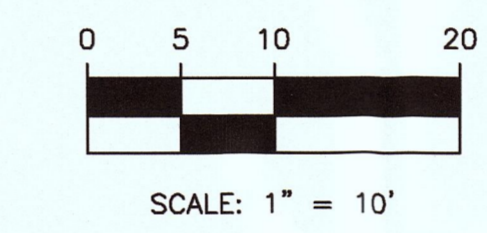
SET NAIL
 ELEVATION=100.00' ASSUMED

BASIS OF BEARINGS:

PER CORNER RECORD NO. 1296, SAN MATEO COUNTY RECORDS.

REFERENCES:

R1 RE-SUB MARINE VIEW TERRACE (5 MAPS 39)

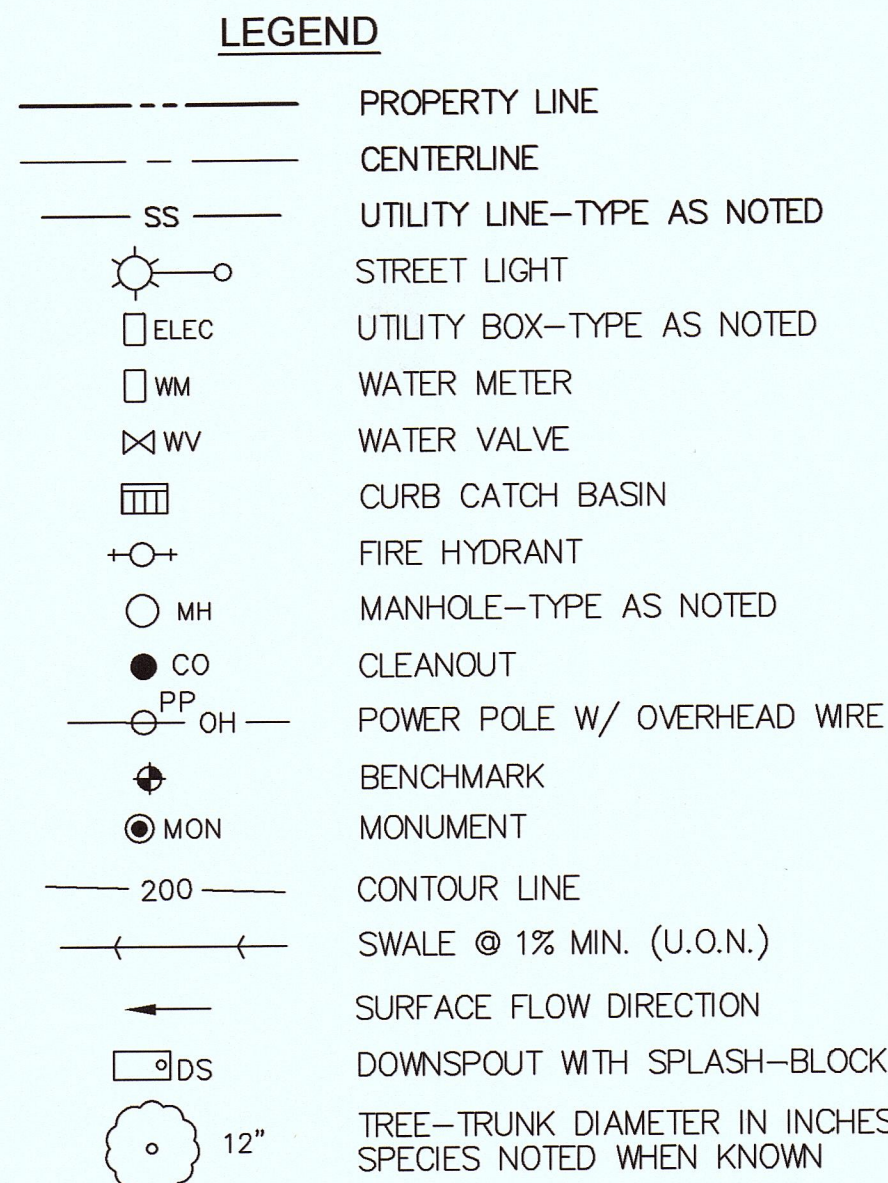


ABBREVIATION

- AD AREA DRAIN
- A.E. ANCHOR EASEMENT
- AC ASPHALT CONCRETE
- BRI BRICK
- C/G CURB & GUTTER
- C CONCRETE
- DI DRAIN INLET
- FF FINISH FLOOR GRADE
- FL FLOWLINE
- GM GAS METER
- LG LIP OF GUTTER
- MB MAIL BOX
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- S/W SIDEWALK
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- W.C.E. WIRE CLEARANCE EASEMENT
- WM WATER METER

LEGEND

- PROPERTY LINE
- CENTERLINE
- UTILITY LINE-TYPE AS NOTED
- STREET LIGHT
- UTILITY BOX-TYPE AS NOTED
- WATER/GAS METER
- WATER VALVE
- CURB CATCH BASIN
- FIRE HYDRANT
- MANHOLE-TYPE AS NOTED
- SANITARY SEWER CLEANOUT
- POWER POLE W/ OVERHEAD WIRE
- BENCHMARK
- CONTOUR LINE
- MONUMENT
-
- CUY WIRE



ABBREVIATION

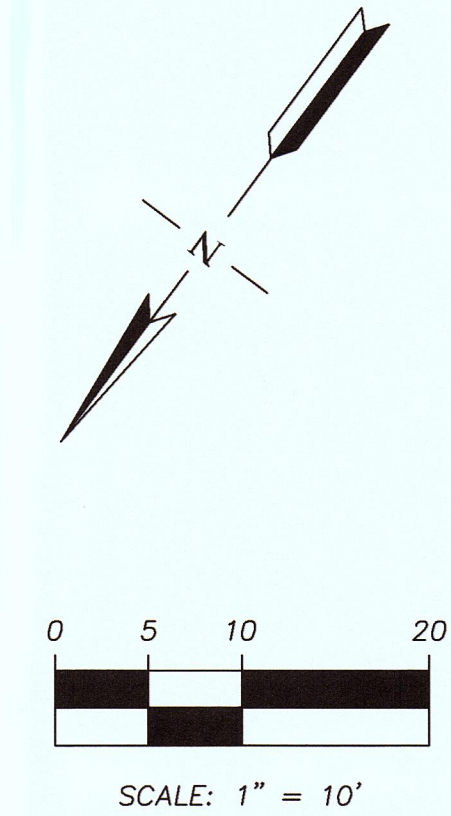
| | |
|--------|-------------------------|
| AC | ASPHALT CONCRETE |
| AD | AREA DRAIN |
| C & G | CURB & GUTTER |
| CONC. | CONCRETE |
| DI | DRAIN INLET |
| EX. | EXISTING |
| FF | FINISH FLOOR GRADE |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| FS | FINISH SURFACE |
| GFF | GARAGE FINISH GRADE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PVC | POLYVINYL CHLORIDE |
| S/W | SIDEWALK |
| TC | TOP OF CURB |

EARTHWORK TABLE

| LOCATION | CUT (CY) | FILL (CY) | IMPORT (CY) |
|-----------------|----------|-----------|-------------|
| DRIVEWAY & SITE | 5 | 10 | |
| HOUSE (PAD) | 5 | 0 | |
| TOTAL | 10 | 10 | 0 |

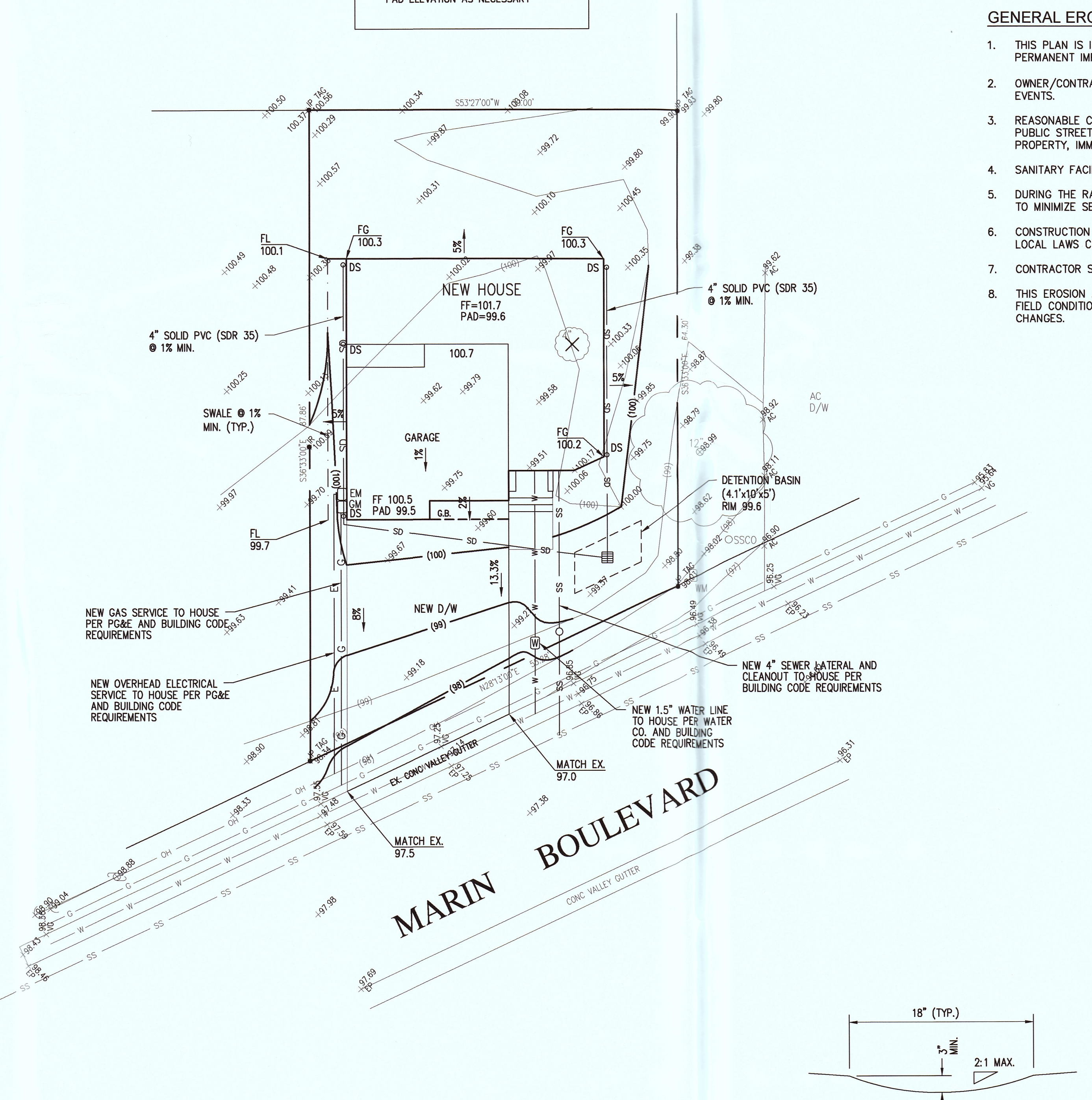
NOTE: EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.

NOTE: CONTRACTOR SHALL VERIFY PAD ELEVATIONS WITH STRUCTURAL PLAN PRIOR TO CONSTRUCTION. ADJUST PAD ELEVATION AS NECESSARY.



ON-SITE IMPERVIOUS AREAS:

| PRE-DEVELOPMENT | |
|------------------|---------------|
| BUILDING | 0 SQ. FT. |
| DRIVEWAY | 0 SQ. FT. |
| PATIO | 0 SQ. FT. |
| WALKWAY | 0 SQ. FT. |
| TOTAL | 0 SQ. FT. |
| POST-DEVELOPMENT | |
| BUILDING | 1,121 SQ. FT. |
| DRIVEWAY | 719 SQ. FT. |
| PATIO/WALK | 64 SQ. FT. |
| TOTAL | 1,904 SQ. FT. |
| TOTAL CHANGE | 1,904 SQ. FT. |

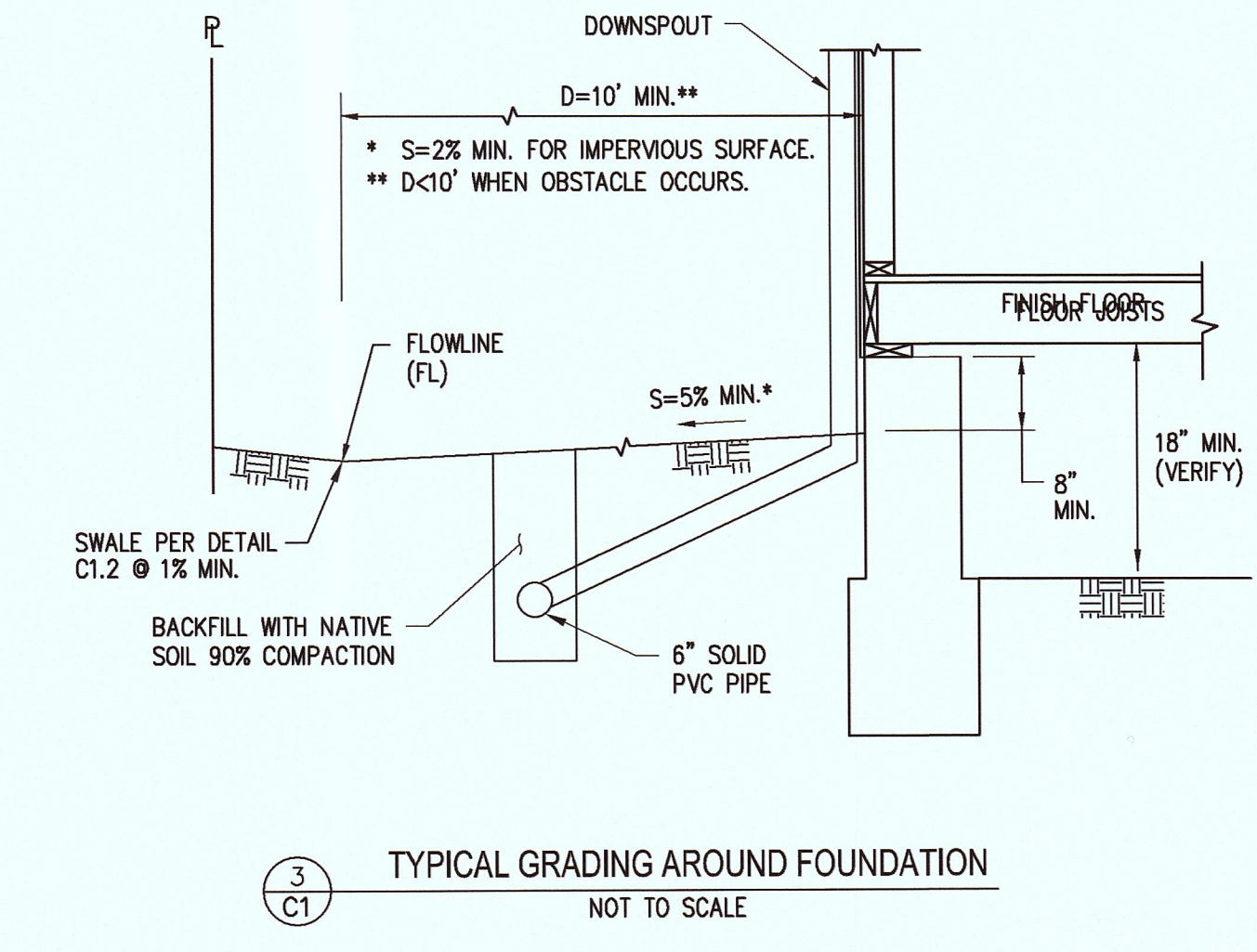
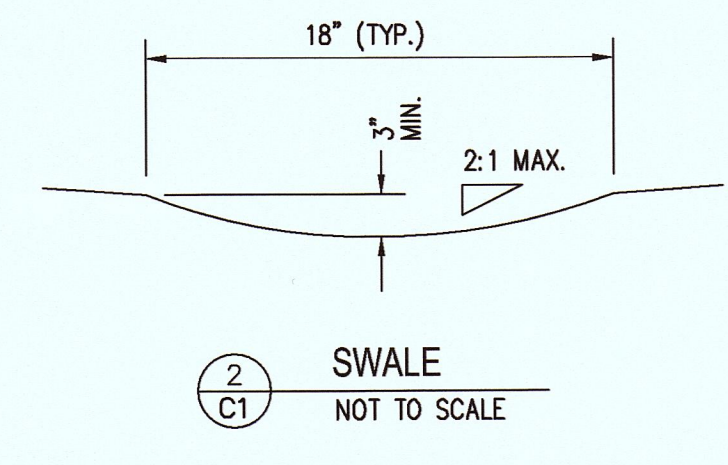
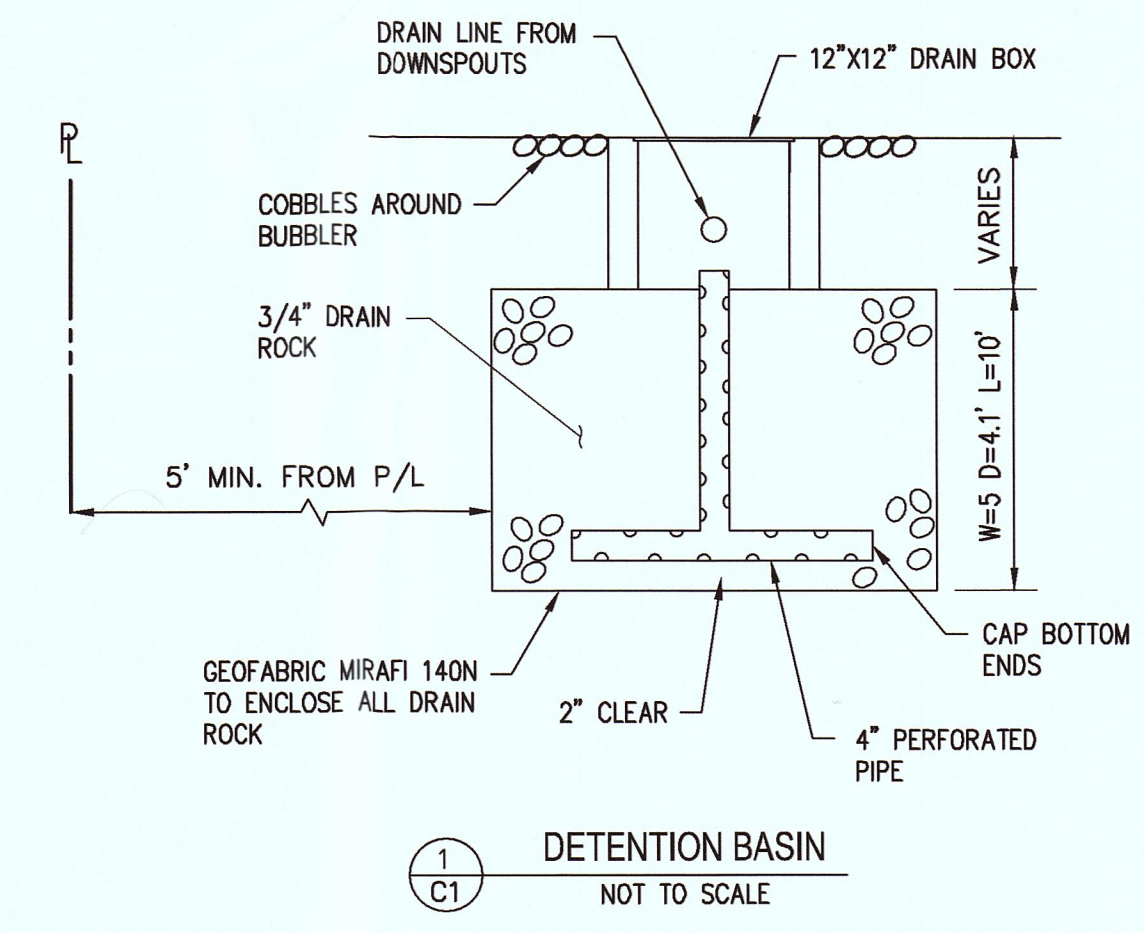


GRADING NOTES:

- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF COUNTY OF SAN MATEO STANDARDS AND SPECIFICATIONS.
- THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
- THE SOIL REPORTS PREPARED FOR THIS PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
- PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
- EXPORT MATERIAL (IF ANY) SHALL BE DISPOSED OF IN AN ACCEPTABLE LOCATION.
- ALL STORM DRAIN PIPES SHALL BE 6 INCH MINIMUM DIAMETER AND ALL PIPES CONNECTING DOWNSPOUTS TO STORM DRAINS SHALL BE 4 INCH MINIMUM DIAMETER.
- THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



SITE BENCHMARK: SET NAIL ELEVATION=100.00' ASSUMED

BASIS OF BEARINGS: PER CORNER RECORD NO. 1296, SAN MATEO COUNTY RECORDS.

BY: _____ DATE: _____ REVISION: _____ NO: _____

RW ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 505 ALAMONT DRIVE
 MILPITAS, CA 95035
 (P) (408) 262-1899
 (FAX) (408) 824-5556
 rwengineering@gmail.com

RW
 REGISTERED PROFESSIONAL ENGINEER
 ROBERT Y. WANG
 50541
 Expire: 06-30-17
 CIVIL
 STATE OF CALIFORNIA
 DATE: 7/1/16

NEW RESIDENCE
0 MARINE BOULEVARD
MOSS BEACH, CA
 SAN MATEO COUNTY
 APN: 037-186-210

GRADING AND DRAINAGE PLAN

DATE: 7/1/16
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO. **C-1**

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDEED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

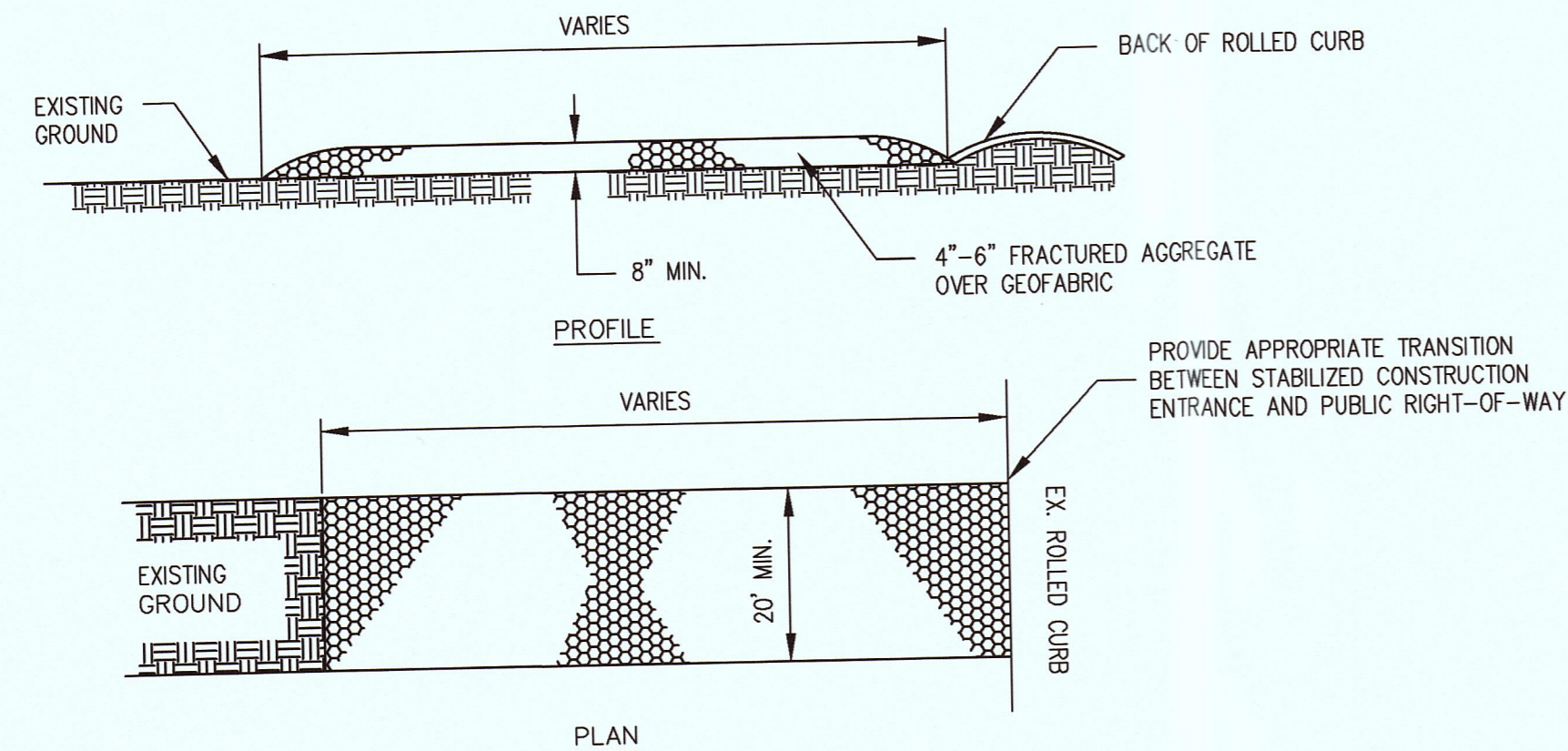
MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.

HYDROSEEDING:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:

| | |
|------------------------------------|---------------|
| FIBER (HYDROSTRAW AND TACK MULCH) | 2500 LBS/ACRE |
| COLOR (GREEN TO GOLD) | 55 LBS/ACRE |
| FERTILIZER (16-20-0) | 350 LBS/ACRE |
| M-BINDER | 125 LB/ACRE |
| WATER, AS REQUIRED FOR APPLICATION | |



MAINTENANCE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)

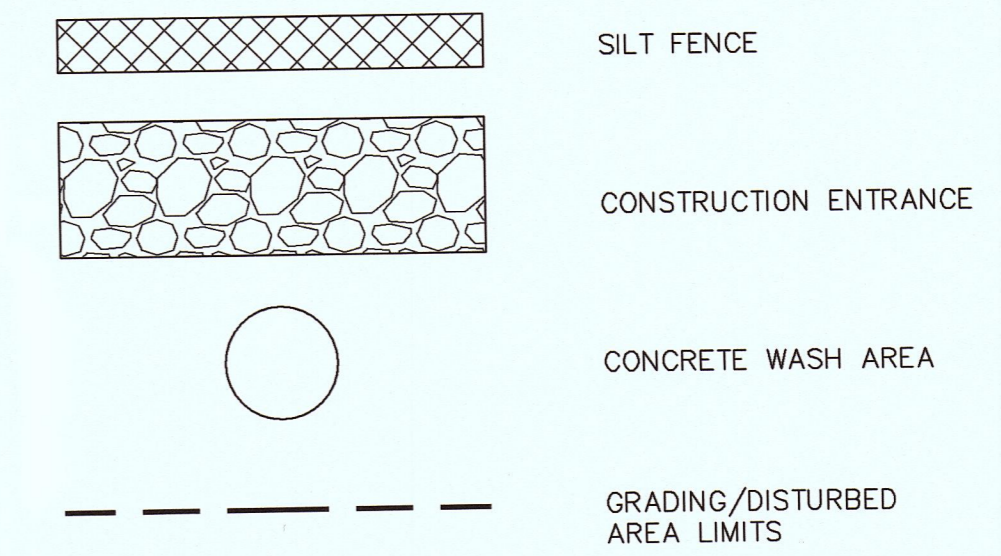
NTS

ADDITIONAL NOTES:

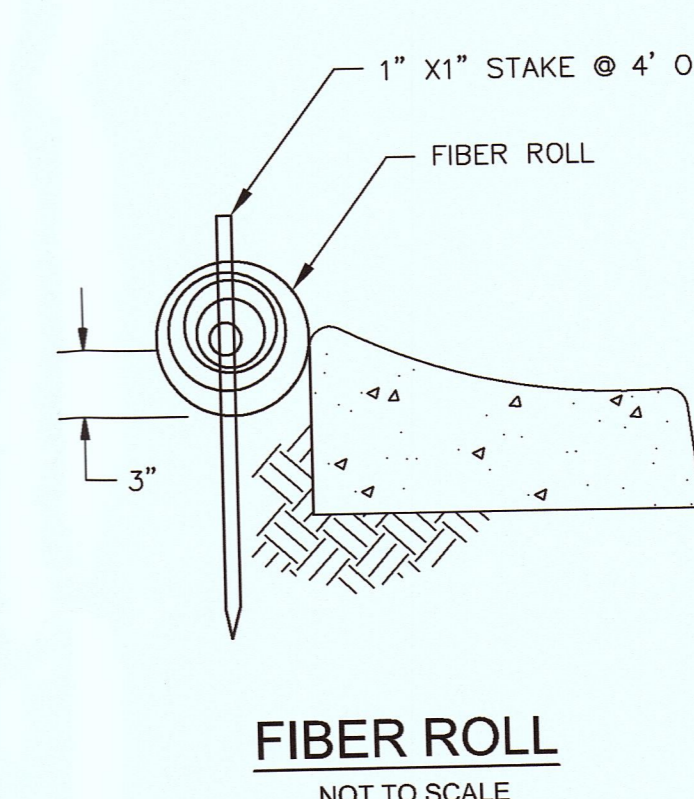
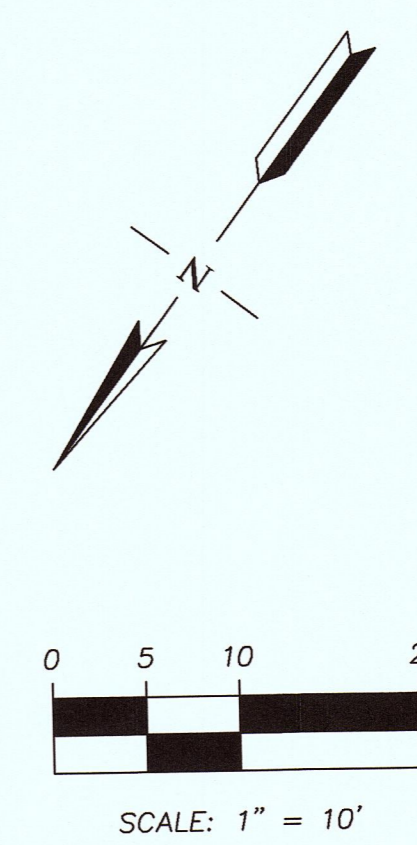
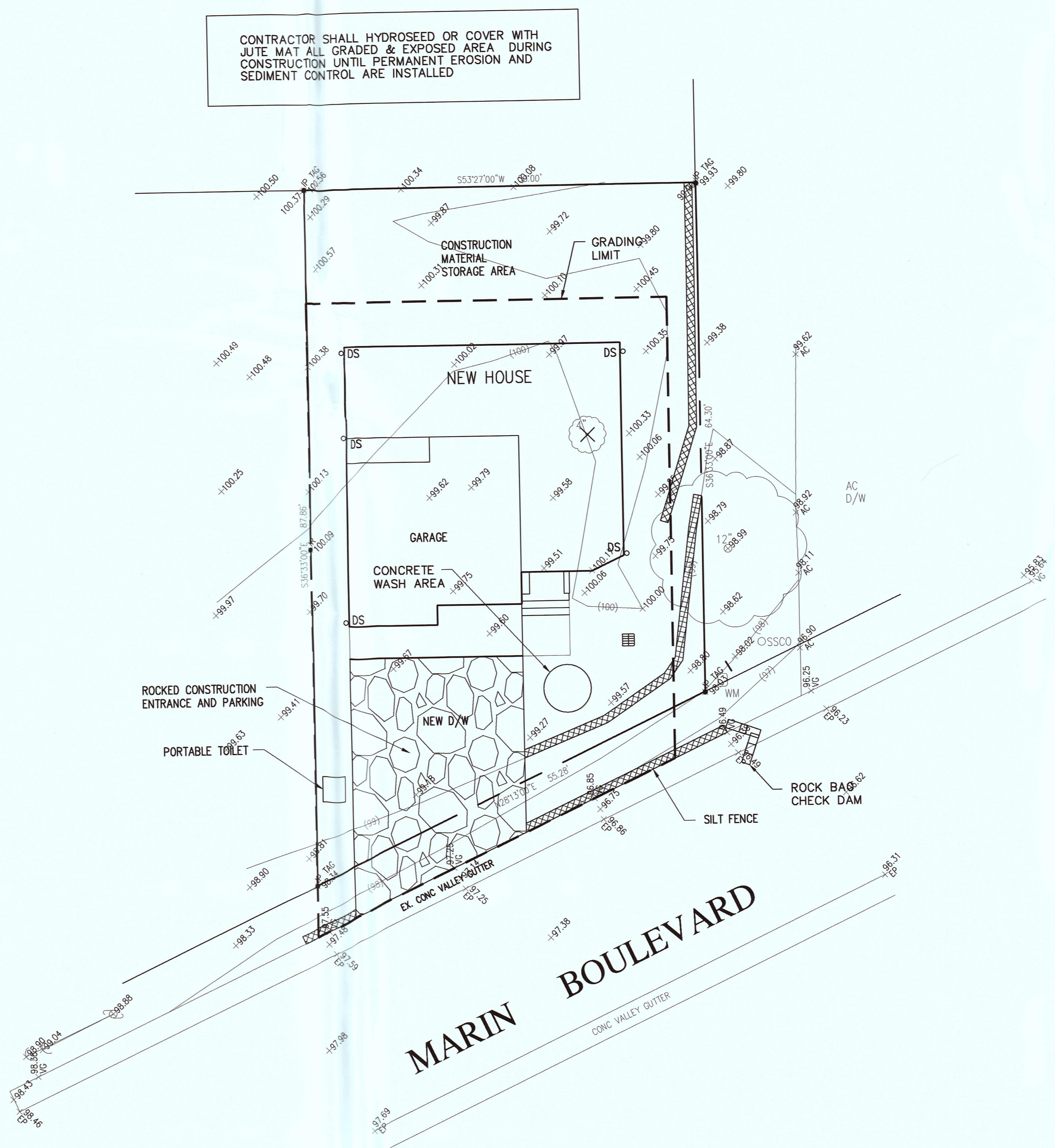
1. STABILIZE ALL DENUDEED AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTE PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING, WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DETWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLE ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
10. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
11. AVOID TRACKING DIRT OR OTHER MATERIAL OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMPs.

NOTE: SEDIMENT/EROSION CONTROL MEASURES SHOWN ON THIS SHEET ARE THE MINIMUM REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES AS DEEMED NECESSARY TO ASSURE ADEQUATE PROTECTION DURING THE PROGRESS OF CONSTRUCTION AND AT THE CONTRACTOR'S EXPENSE.

LEGEND



CONTRACTOR SHALL HYDROSEED OR COVER WITH JUTE MAT ALL GRADED & EXPOSED AREA DURING CONSTRUCTION UNTIL PERMANENT EROSION AND SEDIMENT CONTROL ARE INSTALLED



| NO. | REVISION | DATE | BY |
|-----|----------|------|----|
| | | | |
| | | | |
| | | | |

RW ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
RW
 505 ALTIMONT DRIVE
 MILPITAS, CA 95035
 (P) (408) 262-1899
 (FAX) (408) 824-5556
 rweengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
 ROBERT Y. WATSON
 50541
 Expires: 06-30-17
 CIVIL
 STATE OF CALIFORNIA

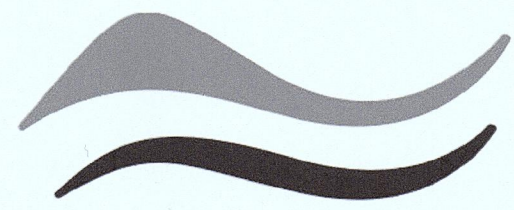
DATE: 7/1/16

NEW RESIDENCE
0 MARINE BOULEVARD
MOSS BEACH, CA
 SAN MATEO COUNTY
 APN: 037-186-210

EROSION CONTROL PLAN

DATE: 7/1/16
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO.

C-2

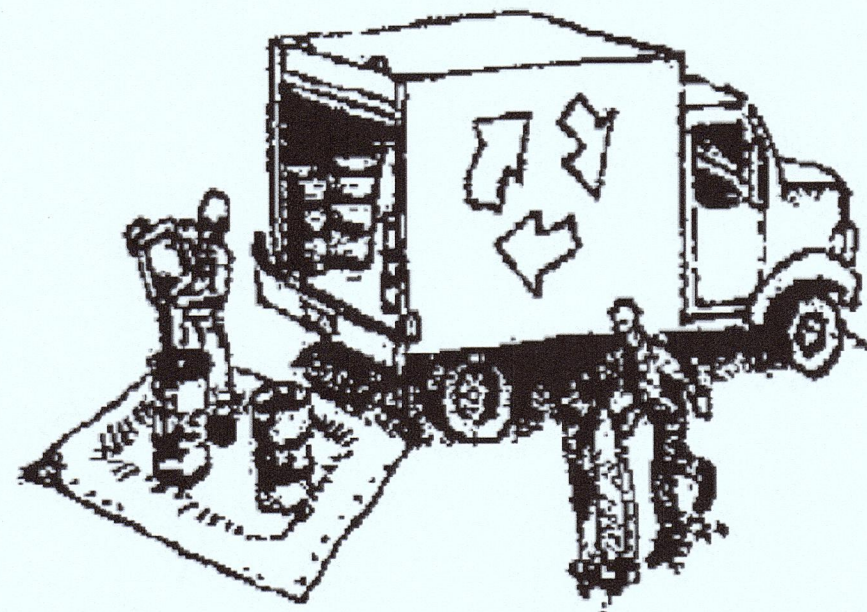


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



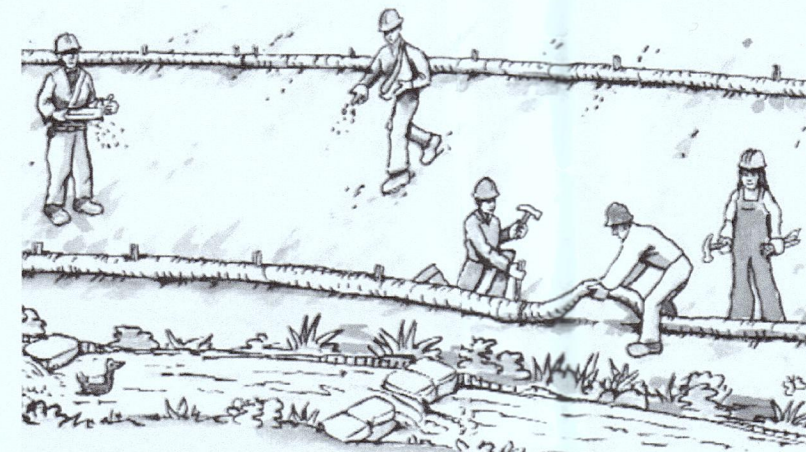
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

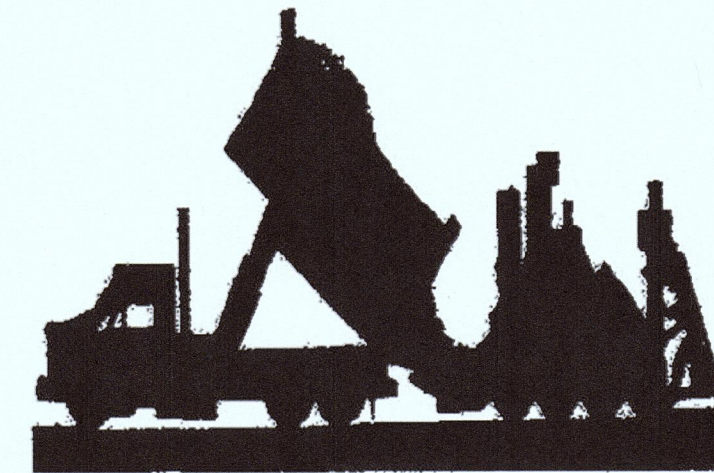


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

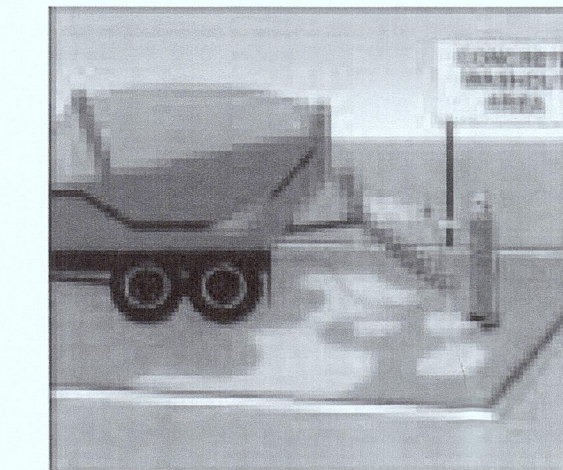


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



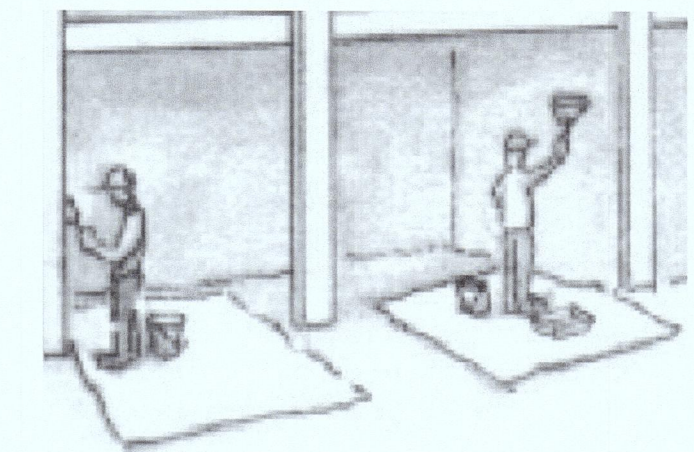
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

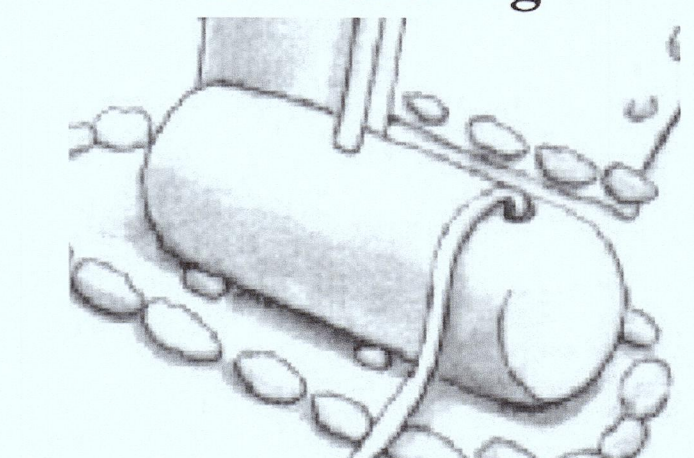
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

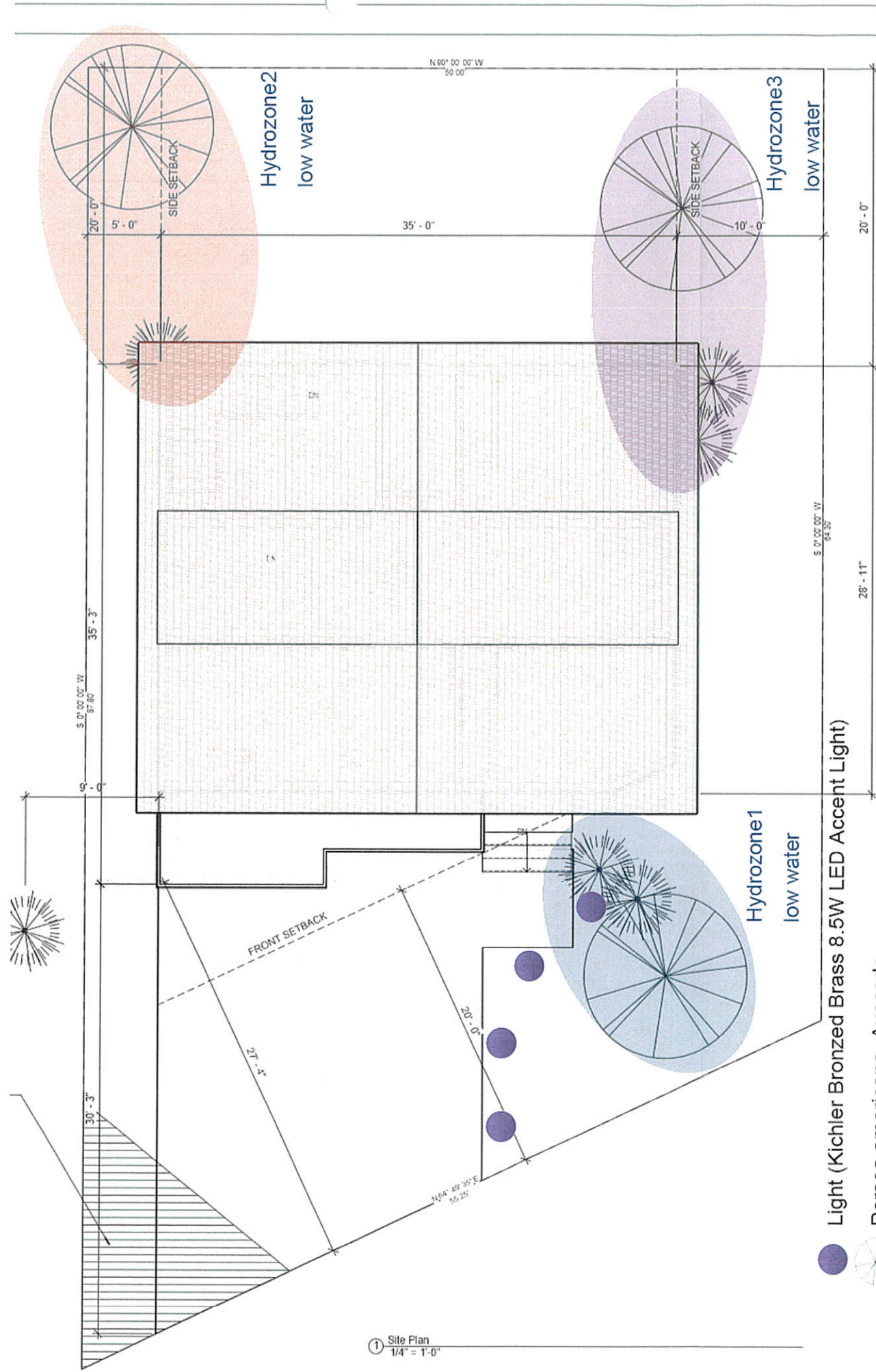
Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Landscape Plan



① Site Plan
1/4" = 1'-0"

- Light (Kichler Bronzed Brass 8.5W LED Accent Light)
- Persea americana, Avacado
- Sedum spp. stonecrop

- * Total Landscape Area: 1250SQ.FT
- * 2-inch compost will be uniformly applied to the hydrozone 480 SQ FT
1 inches compost will be uniformly applied to all the other landscape area 770 SQ FT
Compost rate(cubic yard/1000sqft): $(6.2 \cdot 480 + 3.1 \cdot 770) / 1250 = 4.30$
- * A minimum 3-inch layer of mulch will be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- * At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance
- * Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"
- * We have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

Signature: *Chunwei Lin Xium Jiang*
Date: 08/16/2016

PLN2016-00429

