

0.11 0 0.06 0.11 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:3,561 

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning Permit Application Form

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

PLN: 2016-00465

BLD:

Applicant/Owner Information

Applicant: Chris Ridgway Architect Inc.

Mailing Address: 670 Poplar St. Half Moon Bay CA

Zip: 94019

Phone, W: 650. 622. 6301 H:

E-mail address: carchitect@coastside.net FAX:

Name of Owner (1): Patrick Power

Mailing Address: 404 Kehoe Ave Half Moon Bay CA

Zip: 94019

Phone, W: 650. 703. 4626

H:

E-mail Address: powerp33@yahoo.com

Name of Owner (2):

Mailing Address: RECEIVED

OCT 28 2016

Phone, W:

San Mateo County Planning and Building Department

H:

E-mail Address:

Project Information

Project Location (address): Sunshine Valley Rd. Moss Beach CA 94038

Zoning: R-1/S-17

Assessor's Parcel Numbers: 037 157-100

Parcel/lot size: 3,804 SF (Square Feet)

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

- New residence that is 1,892 sq. feet as set into the hillside
- We are covering ~ 31% for the lot coverage (35% allowed)

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

- It is a steep terrain that is approximately 29% at its worst case.
- Trees on the site will be removed, but will be replaced

Describe Existing Structures and/or Development:

The vacant lot to have a new wood-framed home.

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: [Signature]

Owner's signature:

Applicant's signature: [Signature]

Environmental Information Disclosure Form

PLN _____

BLD _____

Project Address:

Sunshine Valley Rd.
 Moss Beach CA 94038

Name of Owner: Patrick Tower

Address: 404 Kehoe Ave
 HMB CA Phone 650.703.4626

Assessor's Parcel No.:

037 157-100

Name of Applicant: Chris Ridgway Architect Inc

Address: 670 Poplar St
 HMB CA 94019 Phone 650.622.6301

Zoning District:

R-1 / S-17

Existing Site Conditions

Parcel size: 2,904

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).

New residential home set into the hillside (+/- 20% slope). 5' sanitary sewer easement req.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>		d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? 1 8
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: 700 c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

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 Planning and Building Department

Please explain all "Yes" answers:

1. See landscaping plan for new trees planted
 2. Volunteers are approximate and are for very little work to build foundations; to build driveway and to slope ground for proper drainage

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

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

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	<input 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:

(Applicant may sign)

Date:

10/25/16

Planning and Building Division

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

Application for a Grading Permit

Land Clearing Companion Page

Grading

Applicant's Name: CHRIS RIDGWAY
Primary Permit #: 2016-00465

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Grading Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information - Land Clearing

Land Clearing Operator

Name: Mossa Excavation
Address: P.O. Box 370688
Montara CA Zip: 94037
Phone: 650. 868. 9673
License #: 814702

• Disposal Site: TBD OR
Ox Mountain in
Half Moon Bay

• Purpose of removal:
To accommodate the
new residence into
the hillside

- Area to be cleared: 2,100 sq. ft.
- Average slope of area to be cleared: 29%
- Type of vegetation to be removed:
trees, shrubs, mace

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Planning and Building Department
(3) Existing structures
(4) Erosion control measures.

3. Land Clearing Plan Requirements

The land clearing plans must show:

- (1) Property lines.
- (2) Location of area to be cleared.

4. Basic Information - Grading

Grading Operator

Name: Mossa Excavation
Address: P.O. Box 370688
Montara CA Zip: 94037
Phone: 650. 868. 9673
License #: 814702

Geotechnical Consultant

Name: Sigma Prime Geoscience Inc
Address: 332 Princeton Ave
Half Moon Bay CA Zip: 94019
Phone: 650. 728. 3590
License #: Ce 2264

Civil Engineer

Name: Sigma Prime Geosciences Inc

Address:

332 Princeton Ave
Half Moon Bay CA Zip: 94019

Phone: 650.728.3590

License #: C2264

♦ Engineer's estimate of the quantity of materials to be moved:

cut: 700 cubic yards

fill: 0 cubic yards

Depth of cut: 10-0" +/- ft.

Depth of fill: _____ ft.

♦ Haul site: TBD

♦ Purpose of grading:

To allow residence
cut into the hillside
to build the driveway
to slope ground
for proper drainage

♦ List Assessor's parcel numbers of any adjacent property owned by the owner or applicant, now or in the past:

5. Grading Plan Requirements

The grading plans, 24"x36", prepared and signed by a civil engineer shall contain the following:

- (1) All of the proposed uses for which the proposed grading is necessary.
- (2) Boundary lines of the site.
- (3) If there is a proposed subdivision, each lot or parcel of land into which the site is proposed to be divided.
- (4) The location of any existing buildings, structures, easements or underground utilities on the property where the work is to be performed and the location of any buildings or structures on adjacent land within 50 feet of the proposed work.
- (5) Accurate contours showing the topography of the existing ground extending at least 10 feet outside all boundary lines of the project site.
- (6) Elevations, locations, extent and slope of all proposed final grading shown by contours. Location of any rock disposal areas, buttress fills, subdrains, or other special features to be included in the work.
- (7) A statement of the quantities of material to be excavated and/or filled and the amount of such material to be imported to, or exported from, the site.

- (8) Location and nature of known or suspected soil or geologic hazard areas.
- (9) Specifications, cross-sections, profiles, elevations, dimensions and construction details based on accurate field data.
- (10) Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, gabion walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps.
- (11) Approximate boundaries of any areas with a history of flooding.
- (12) Location, width, direction or flow and approximate location of top and toes of banks or any watercourse.
- (13) General location and character of vegetation covering the site, including all trees proposed to be removed and all trees 12" dbh within 20 feet of the area to be disturbed.
- (14) Name and registration number of the registered California civil engineer under whose direction the grading plan is prepared.

Permits 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 2016-00465

Other Permit #: _____

Applicant Information

Applicant:

Name: Chris Ridgway Architect
Address: 670 Poplar St
HMB CA Zip: 94019
Phone: 650.622.6301
Email: crarchitect@coastside.net

Owner (if different from Applicant):

Name: Patrick Power
Address: 404 Kehoe Ave
HMB CA Zip: 94019
Phone: 650.703.4626
Email: powerp33@yahoo.com

Architect or Designer (if different from Applicant):

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

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Project Site Information

Project location:

APN: 037-157-100
Address: Sunshine Valley Rd.
Moss Beach CA Zip: 94038
Zoning: R-1/S-17
Parcel/lot size: 3,804 sq. ft.

Site Description:

OCT 28 2016

- Vacant Parcel
 - Existing Development
- San Mateo County
Planning and Building Department

Project Description

Project:

- New Single Family Residence: 1,892 sq. ft.
- Addition to Residence: _____ sq. ft.
- Other: _____

Additional Permits Required:

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

Describe Project:

New residence set into the hillside

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	Stucco	Benjamin Moore: Creamy Custard #1145	<input checked="" type="checkbox"/>
b. Trim	facias wood	Cashmere	<input type="checkbox"/>
c. Windows	Marvin Integrity	Cashmere	<input type="checkbox"/>
d. Doors	wood	Ben Moore: Gingersnap #1063	<input checked="" type="checkbox"/>
e. Roof	Composition Shingles	Natural Shadow	<input type="checkbox"/>
f. Chimneys	n/a	n/a	<input type="checkbox"/>
g. Decks & railings	brought iron	Cashmere	<input type="checkbox"/>
h. Stairs	concrete	Natural	<input type="checkbox"/>
i. Retaining walls	conc. w/ stone	Midnight	<input type="checkbox"/>
j. Fences	wood	Redwood stained	<input type="checkbox"/>
k. Accessory buildings	n/a	n/a	<input type="checkbox"/>
l. Garage/Carport	wood	Ben Moore: Gingersnap #1063	<input checked="" 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.

Peter Pan
 Owner:

[Signature]
 Applicant:

10/17/16
 Date:

10/22/16
 Date:

NEW RESIDENCE FOR PATRICK POWER

October 18, 2016



ROOF: Composition Shingles by GAF in Timberline Natural Shadow.



WALLS: Stucco painted with Benjamin Moore In Creamy Custard #1145.



WINDOWS: Marvin Window in Integrity line. The color is Cashmere.



FACIA, GUTTER & WROUGHT IRON: Match window color.

STONE: El Dorado Stone in Rough Cut Pattern & Moonlight color.



GARAGE DOOR & FRONT DOOR: Wood painted with Benjamin Moore in Gingersnaps #1063.



CHRIS RIDGWAY ARCHITECT

650 622-6301

original

CHERRY CREEK 1270OZ-GU24 Like 0

ZOOM



Dimensions + Resources

1270OZ-GU24

Width:	6.5"
Height:	11.0"
Weight:	4.0 lbs
Material:	Cast Aluminum
Glass:	Amber Linen
Backplate Width:	4.5"
Backplate Height:	7.0"
Socket:	1-13w GU24
Dark Sky:	With DSLG-40
Extension:	7.3"
TTO:	4.3"



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RESOURCES

- [+ Find a Local Showroom](#)
- [+ Lighting Made Simple Worksheet](#)
- [+ Order a Finish Sample](#)
- [+ Spec Sheet](#)
- [+ Assembly Instructions](#)
- [+ Share with a Friend](#)

[+ Add To Compare](#)

[+ Add to Wishlist](#)



Finish Options

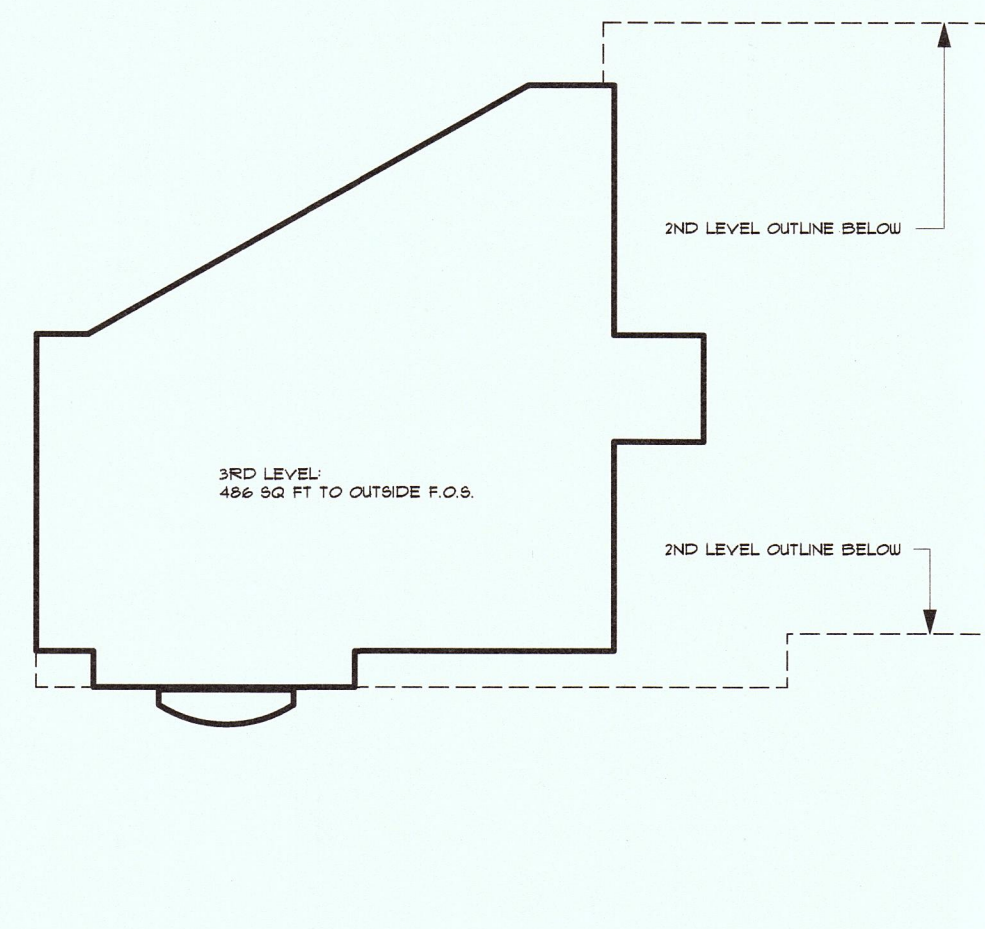
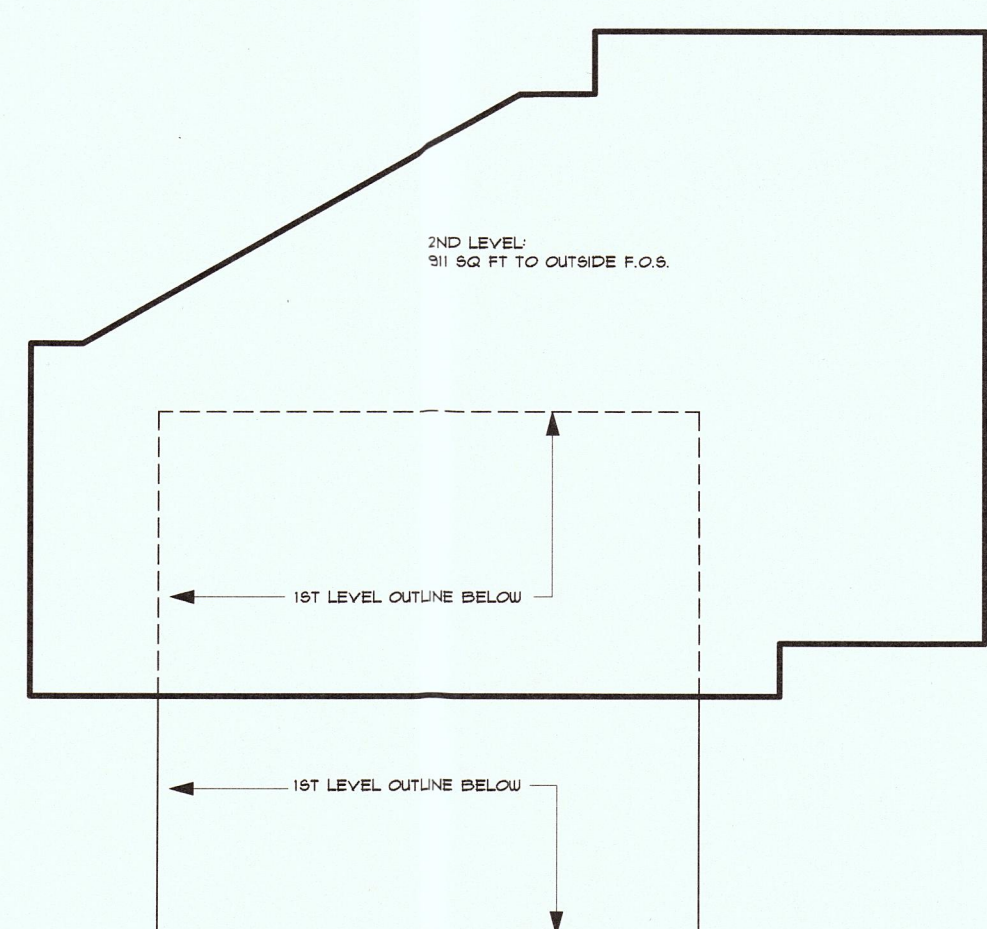
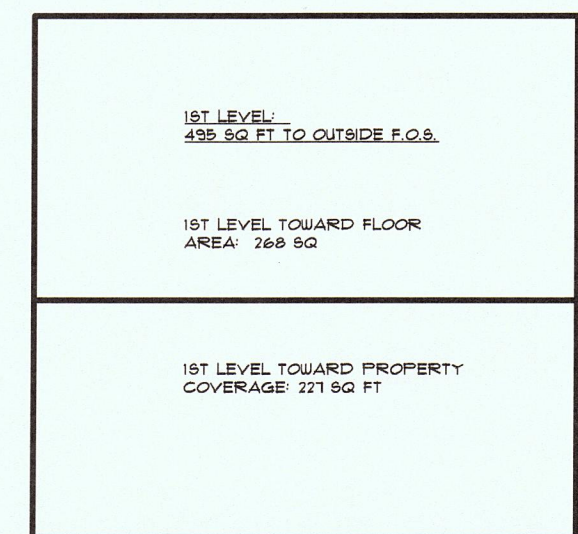
Related Products



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1ST LEVEL SQ. FT. PLAN SCALE 1/8" = 1'-0"

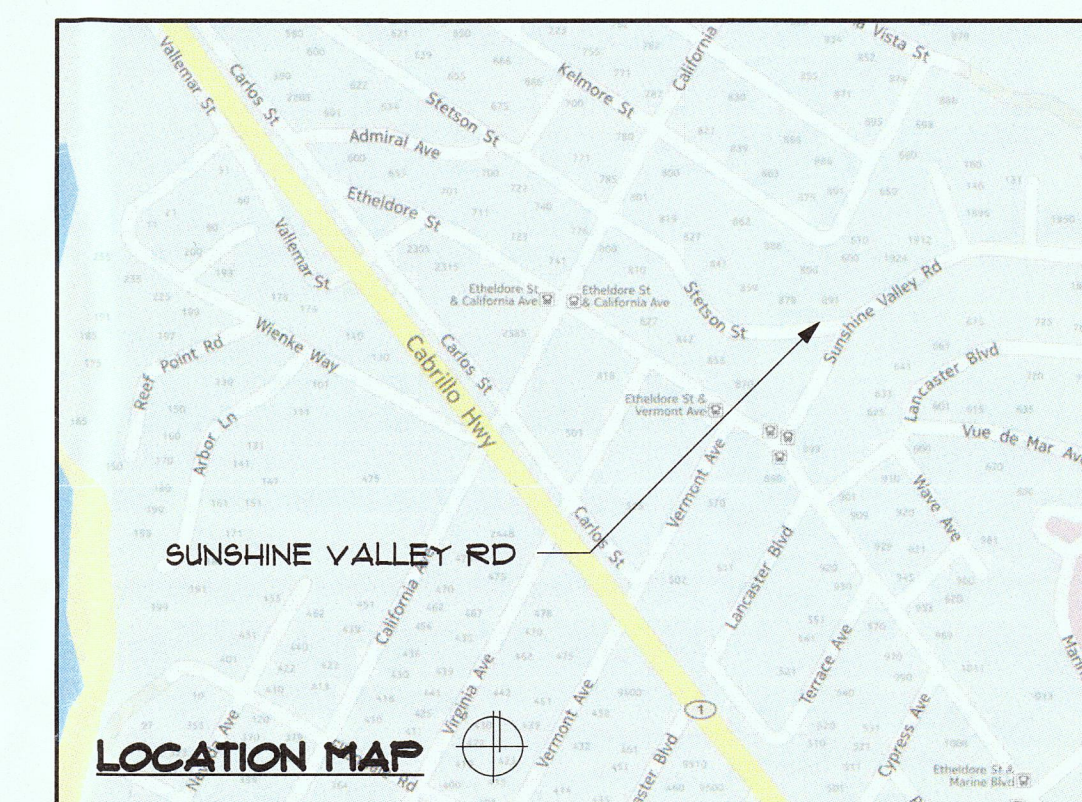
2ND LEVEL SQ. FT. PLAN SCALE 1/8" = 1'-0"

3RD LEVEL SQ. FT. PLAN SCALE 1/8" = 1'-0"

ALL CONSTRUCTION SHALL CONFORM TO:
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA ENERGY CODE
 2013 CALGREEN BUILDING CODE STANDARDS

OCCUPANCY GROUP: R3-U
 TYPE OF CONSTRUCTION: TYPE V-B
 SCOPE OF WORK: NEW RESIDENCE

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



SITE COVERAGE	AREA INCLUDED IN		SQUARE FOOTAGE	AREA
	FLOOR AREA	IZ		
X	X		268	GARAGE WITH FLOOR ABOVE (DOES NOT COUNT AS SITE COVERAGE)
X	X		221	GARAGE WITHOUT FLOOR ABOVE (COUNTS AS SITE COVERAGE)
X	X		911	SECOND LEVEL
X			31	PORCH ON SECOND LEVEL
X			486	THIRD LEVEL
X			7	BALCONY

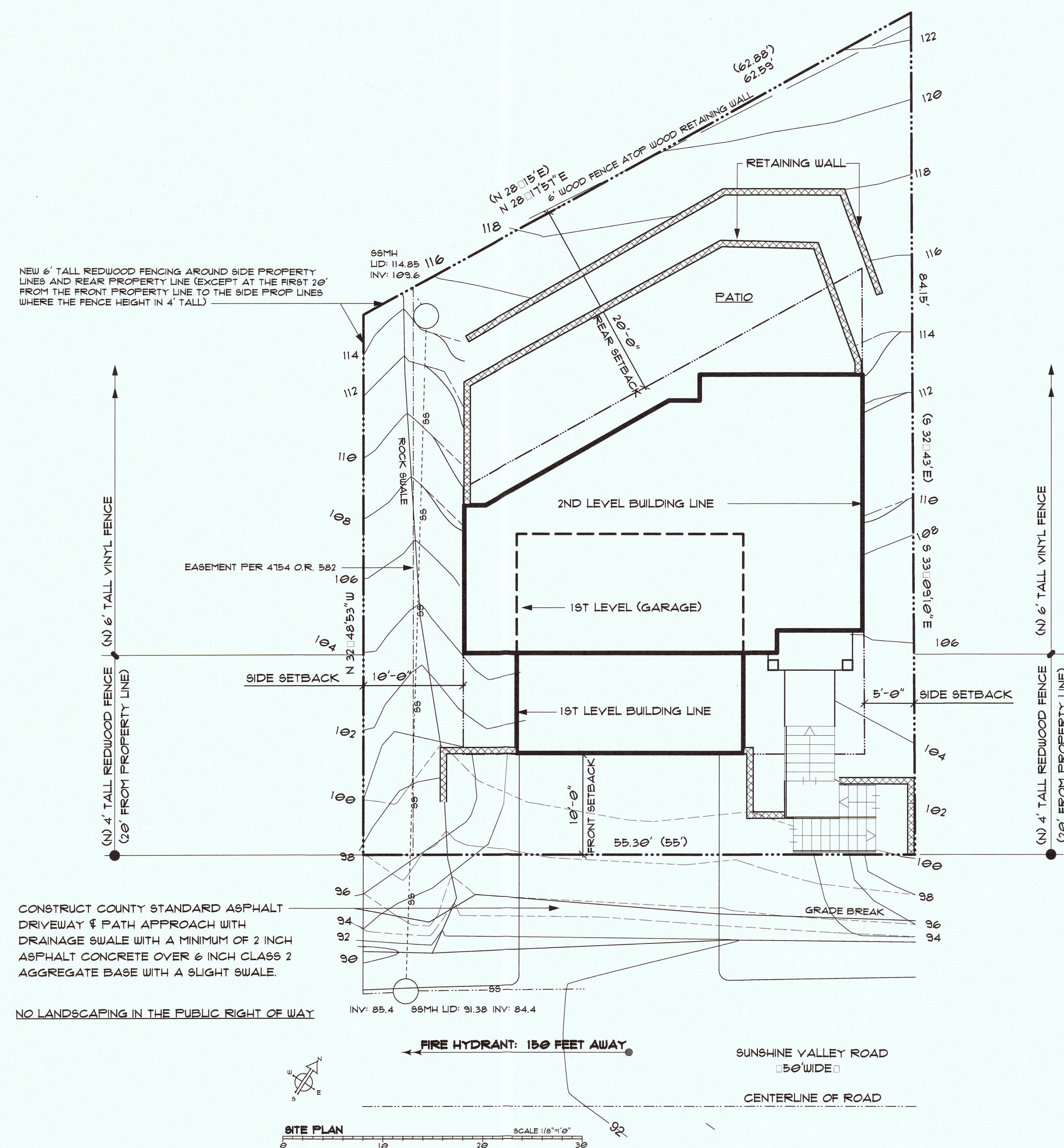
PLANNING DEPARTMENT: SAN MATEO COUNTY
 PLANNER WHO GAVE THE INFORMATION: STAFF
 ZONING: R-1 / S-11
 A.P.N. # 031-151-100

1176	OUR SITE COVERAGE
35%	PERCENTAGE OF SITE COVERAGE
3,804	LOT SIZE
1331	MAXIMUM SITE COVERAGE ALLOWED
155	SITE COVERAGE UNDER MAXIMUM
1892	OUR TOTAL FLOOR AREA
48%	PERCENTAGE OF FLOOR AREA ALLOWED
3,804	LOT SIZE
1,892	MAXIMUM FLOOR AREA ALLOWED
88	FLOOR AREA UNDER MAXIMUM

UNDERGROUND ELECTRICAL SERVICE SHALL BE PROVIDED IN ALL NEW CONSTRUCTION, ADDITIONS OF MORE THAN 25% OF THE (E) FLOOR AREAS & REMODELS WHERE THE ESTIMATED COST OF CONSTRUCTION IS 50% OR MORE OF THE ACCESSED VALUATION OF THE BUILDING. UNDERGROUND SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE PG&E CO. ELECTRIC & GAS REQUIREMENTS, SECT. 5, ELECTRIC SERVICE UNDERGROUND (ORD. C-14-101 PART), 2010; ORD. 1-08 2(PART), 2008" PER MUNICIPAL CODE SECT. 14.04.010 (A).

SPECIAL INSPECTION REQUIRED FOR CONCRETE DRILLED PIERS AND CONCRETE COMPRESSIVE STRENGTH GREATER THAN 2500 PSI, EPOXY HOLDOWN ANCHORS, STRUCTURAL STEEL & WELDING AND SHEAR WALLS WITH NAILING SPACED 4" OR LESS.

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



CONSTRUCT COUNTY STANDARD ASPHALT DRIVEWAY & PATH APPROACH WITH DRAINAGE SWALE WITH A MINIMUM OF 2 INCH ASPHALT CONCRETE OVER 6 INCH CLASS 2 AGGREGATE BASE WITH A SLIGHT SWALE.

NO LANDSCAPING IN THE PUBLIC RIGHT OF WAY.

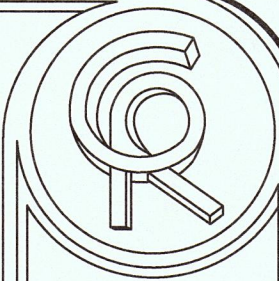
SITE PLAN SCALE 1/8" = 1'-0"

LIST OF DRAWINGS

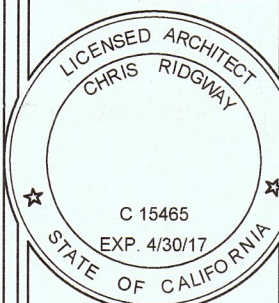
FOR DESIGN REVIEW	
A1.1	TITLE PAGE / SITE PLAN
A1.2	GENERAL NOTES
A2.1	FIRST LEVEL & SECOND LEVEL PLANS
A2.2	THIRD LEVEL PLAN & ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTION
L51	LANDSCAPING PLAN
L52	TREE PLAN
SUI	SURVEY BY BGT LAND SURVEYING
C-1	GRADING AND DRAINAGE PLAN BY SIGMA PRIME
C-2	EROSION CONTROL PLAN BY SIGMA PRIME

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JAN 20 2017
 San Mateo County
 Planning and Building Department



CHRIS RIDGWAY ARCHITECT, INC.
 616 POPLAR STREET, HALF MOON BAY, CA. 94019
 PH: 650.622.6301 WEB SITE: CRARCHITECT.NET
 EMAIL: CRARCHITECT@COASTSIDE.NE



NEW RESIDENCE FOR:
PATRICK POWER
 SUNSHINE VALLEY RD, MOSS BEACH A.P.N. 031-151-100

JOB # 1603

SCALE AS NOTED

DATE 10/25/16

SHEET

A1.1

ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, Abbreviation, Description. Includes terms like A.B. ANCHOR BOLT, A.C. ACROUSTIC, A.I.C. AIR CONDITIONING, etc.

MISC. SITE PLAN NOTES & CONSTRUCTION OPERATION PLAN

UNDERGROUND SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE PACIFIC GAS & ELECTRIC COMPANY REQUIREMENTS. SEE COMPLETE INFO ON SHEET E-1
CLEANOUTS IN BLDG. SEWERS SHALL BE APPROVED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE SEWER AUTHORITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT
THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA
SPECIAL INSPECTION REQUIRED FOR CONCRETE FOUNDATION GREATER THAN 2,500 P.S.I. EPOXY HOLDINGS, HIGH STRENGTH BOLTS, SEISMIC RESISTANCE AND STRUCTURAL STEEL WELDING & FOR SHEAR WALL NAILING SPACED 4" OR LESS. COMPLETE AND SUBMIT A STAMPED & SIGNED SPECIAL INSPECTION FORM PRIOR TO PERMIT ISSUANCE.
AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPALITY'S RIGHT OF WAY
THE APPLICANT/CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE BLDG. INSPECTION SECTION, THE DEPT. OF PUBLIC WORKS AND THE COASTSIDE FIRE PROTECTION DISTRICT.
PRIOR TO FINAL INSPECTION, PAINT THE ADDRESS NUMBER ON THE FACE OF THE CURB NEAR THE DRIVEWAY APPROACH WITH BLACK LETTERING ON A WHITE BACKGROUND.
INCLUDE HOUSE ADDRESS NUMERALS SHALL BE A MIN. 4" IN HEIGHT AND 3/4" STROKE OF CONTRASTING COLOR TOP THEIR BACKGROUND AND MUST BE LIGHTED DURING THE HOURS OF DARKNESS (SEE ELEVATION) FOR NEW CONSTRUCTION ONLY. SEE COMPLETE NOTES UNDER "FIRE PROTECTION NOTES."
COORDINATE UNDERGROUND CONSTRUCTION ACTIVITIES TO UTILIZE THE SAME JOINT TRENCH. MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED. THE SOIL IS TO BE REPLACED USING ACCEPTED COMPACTION METHODS.
STOCKPILE AND PROTECT DISPLACED TOPSOIL FOR REUSE.
GENERAL CONTRACTOR (G.C.) TO VERIFY UTILITIES ARE MAINTAINED IN SAFE CONDITION AT TIMES OR REMOVE FROM SITE.
G.C. TO VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED.
G.C. TO VERIFY THAT THE WATER LINE THE BUILDING HAS BEEN CUT OFF AT THE PROPERTY LINE AND A HOSE BIB WITH A VACUUM BREAKER TYPE BACKFLOW PREVENTION DEVICE IS PROVIDED FOR DUST CONTROL
IF THERE IS NO CONSTRUCTION TRAILER USED FOR THIS PROJECT, THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT BE LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.
THE DEBRIS BIN TO BE LOCATED SOMEWHERE ON THE SITE (SEE C-2). DEBRIS TO BE HAULED OFF-SITE TO AS NECESSARY. THE APPLICANT/CONTRACTOR SHALL MONITOR THE SITE TO ENSURE THAT TRASH IS PICKED UP AND APPROPRIATELY DISPOSED DAILY.
THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.
THE APPLICANT/CONTRACTOR SHALL ENSURE THE NO CONSTRUCTION-RELATED VEHICLES SHALL IMPEDE THROUGH TRAFFIC ALONG THE RIGHT-OF-WAY ON STREET. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON-SITE OUTSIDE OF THE PUBLIC RIGHT OF WAY OR IN LOCATIONS WHICH DO NOT IMPEDE SAFE ACCESS ON STREET. THERE SHALL BE NO STORAGE OF CONSTRUCTION VEHICLES IN THE PUBLIC RIGHT OF WAY.
NO SITE DISTURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL, UNTIL A BUILDING PERMIT HAS BEEN ISSUED AND THEN ONLY THOSE TREES APPROVED FOR REMOVAL SHALL BE REMOVED.
NOISE LEVELS PRODUCED BY THE PROPOSED CONSTRUCTION ACTIVITY SHALL NOT EXCEED THE 80DBAS LEVEL AT ANY ONE MOMENT. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS FROM 7:00 A.M. TO 6 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 5:00 P.M. ON SATURDAY. CONSTRUCTION OPERATIONS SHALL BE PROHIBITED ON SUNDAY AND ANY NATIONAL HOLIDAY.
WATER SHALL BE AVAILABLE ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS
SURFACE RUNOFF FROM ALL IMPERVIOUS SURFACES SHALL BE DIRECTED TO THE WATER DETENTION AREAS. SEE CIVIL PLANS
IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPE AREAS. SEE "GRADING, DRAINAGE & EROSION CONTROL PLAN" ON SHEET C-1. CONTRACTOR TO PROVIDE INTENT
SEE SEPARATE DRAINAGE PLAN BY CIVIL ENGINEER FOR OFFICIAL DESIGN OF EROSION CONTROL AND DRAINAGE PLAN
RAINWATER LEADERS (DOWNSPOUTS) TO TIE INTO UNDERGROUND DRAIN: SEE DRAINAGE PLAN BY CIVIL ENGINEER ON SHEET C-1.
MAINTAIN 6" MINIMUM CLEARANCE FROM SOIL TO BOTTOM OF SIDING. (6" FROM SILL).
DRAIN WATER AWAY FROM THE BUILDING. MAKE CERTAIN THAT ALL WATER DRAINS AND THERE IS NO PONDING.
PRIOR TO THE ISSUANCE OF THE BLDG. PERMIT, THE APPLICANT/CONTRACTOR SHALL SUBMIT A DRIVEWAY "PLAN & PROFILE" TO THE DEPT. OF PUBLIC WORKS, SHOWING THE DRIVEWAY ACCESS TO THE PARCEL (GARAGE SLAB) COMPLYING WITH THE COUNTY STANDARDS FOR DRIVEWAY SLOPES (NOT TO EXCEED 20%) AND TO COUNTY STANDARDS (AT THE PROPERTY LINE) BEING THE SAME ELEVATIONS AS THE CENTER OF THE ACCESS ROADWAY. WHEN APPROPRIATE, AS DETERMINED BY THE DEPT. OF PUBLIC WORKS, THIS PLAN AND PROFILE SHALL BE PREPARED FROM ELEVATIONS AND ALIGNMENT SHOWN ON THE ROADWAY IMPROVEMENT PLANS. THE DRIVEWAY PLAN SHALL ALSO INCLUDE AND SHOW SPECIFIC PROVISIONS AND DETAILS FOR BOTH THE EXISTING AND THE PROPOSED DRAINAGE PATTERNS AND DRAINAGE FACILITIES.
NO PROPOSED CONSTRUCTION WORK WITHIN THE COUNTY RIGHT OF WAY SHALL BEGIN UNTIL THE COUNTY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. THE APPLICANT/CONTRACTOR SHALL CONTACT THE DEPT. OF PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY.
PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT MAY BE REQUIRED TO PROVIDE PAYMENT OF ROADWAY MITIGATION FEES" BASED ON THE SQUARE FOOTAGE (ASSESSABLE SPACE) OF THE PROPOSED BUILDING PER ORDINANCE NO. 3271.
THE APPLICANT SHALL SUBMIT A PERMANENT STORMWATER MANAGEMENT PLAN IN COMPLIANCE WITH THE COUNTY'S DRAINAGE POLICY AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENT FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
SCHEDULE WORK SO AS NOT TO INTERFERE UNDULY WITH THE NORMAL HOUSEHOLD OPERATIONS.
NO SITE DISTURBANCES SHALL OCCUR, INCLUDING ANY GRADING OR TREE REMOVAL UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

FIRE PROTECTION NOTES

A1: CRC 2013 SECTION R321. THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOW EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION SHALL COMPLY WITH CRC 2013 SECTION R321 REQUIREMENTS.
1: AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA-13D MUST BE SUBMITTED. THE ENTIRE STRUCTURE TO HAVE FIRE SPRINKLERS. THEY MUST BE DRAWN BY A CONTRACTOR HAVING A C16 LICENSE. THE SUBCONTRACTOR SHALL PRODUCE DRAWINGS FOR APPROVAL BY THE CITY, COUNTY OR FIRE DEPARTMENT.
2: SMOKE DETECTORS ARE HARDWIRED: AS PER THE CALIFORNIA BUILDING CODE (CBC), STATE FIRE MARSHALL REGULATIONS AND COASTSIDE FIRE DISTRICT ORDINANCE # 2013-03, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHALL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW ROOM AND RECONDITIONED SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL
2A: SMOKE/CARBON MONOXIDE DETECTORS: TO BE HARDWIRED, INTERCONNECTED OR WITH BATTERY BACKUP. DETECTORS ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND NFPA 12.
4: ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5'0" SQ. FT. ALLOWED AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.
4A: IDENTIFY RESCUE WINDOWS IN EACH BEDROOM AND VERIFY THAT THEY MEET ALL REQUIREMENTS.
5: OCCUPANCY SEPARATION: ATTACHED GARAGE TO MEET OCCUPANCY SEPARATION REQUIREMENTS PER CRC R302.6. A ONE-HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20-MINUTE FIRE RATED, SELF-CLOSING DOOR ASSEMBLY WITH SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED.
6: ADDRESS NUMBERS: AS PER COASTSIDE FIRE DISTRICT NO. 2013-03, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED & VISIBLE FROM THE STREET. TEMP. ADDRESS #9 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 3/4-INCH STROKE. SUCH LETTERS/NUMERALS SHALL BE INTERNALLY ILLUMINATED & FACING THE DIRECTION OF ACCESS. FINISHED HEIGHT OF BOTTOM OF ADDRESS LIGHT UNIT SHALL BE GREATER THAN OR EQUAL TO 6 FEET FROM THE FINISHED GRADE. WHEN THE BUILDING IS SERVED BY A LONG DRIVEWAY OR IS OTHERWISE OBSCURED, 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. SEE FIRE ORDINANCE FOR STANDARD SIGN.
6A: NEW RESIDENTIAL ADDRESS NUMBERS: BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST 6 FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE 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 BY THE COASTSIDE FIRE PROTECTION DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6-INCH BY 18-INCH GREEN REFLECTIVE METAL SIGN WITH 3-INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.
7: ROOF COVERING: AS PER COASTSIDE FIRE DISTRICT ORDINANCE # 2013-03, THE ROOF COVERING OF EVERY NEW BUILDING AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
8: AUTOMATIC FIRE SPRINKLER SYSTEM: AS PER SAN MATEO COUNTY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2013-03, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. ALL AREAS THAT ARE ACCESSIBLE FOR STORAGE PURPOSES SHALL BE EQUIPPED WITH FIRE SPRINKLERS INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW. INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY COASTSIDE FIRE PROTECTION DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTING MUST BE PRESSURE TESTED WITH TRENCH OPEN. THE FEE SCHEDULE FOR AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH HALF MOON BAY ORDINANCE NO. 2006-01. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.
9: INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN.
10: EXTERIOR BELL AND INTERIOR HORN/STROBE: REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.
11: OPTION: SOLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE COASTSIDE FIRE PROTECTION DISTRICT AS OUTLINED IN STANDARD DETAIL D1-001 SOLAR PHOTOVOLTAIC SYSTEMS.
12: FIRE ACCESS ROADS: THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03 AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS. AS PER THE 2013 CFC, DEAD END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH HALF MOON BAY FIRE DISTRICT SPECIFICATIONS. AS PER THE 2001 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.
13: FIRE APPARATUS ROADS TO BE A MINIMUM OF 20 FEET WIDE WITH A MINIMUM OF 35 FEET CENTERLINE RADIUS AND A VERTICAL CLEARANCE OF 15 FEET CFC 503, D103, T-14 1213
FIRE APPARATUS ROADS TO BE AN APPROVED ALL WEATHER SURFACE. GRADES 15% OR GREATER TO BE SURFACED WITH ASPHALT, OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FEET IN LENGTH WITH A MINIMUM OF 500 FEET BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FEET, 20 FEET WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20%. (PLAN AND PROFILE REQUIRED CFC 503)
14: "NO PARKING - FIRE LANE" SIGNS SHALL BE PROVIDED ON BOTH SIDES OF ROADS 20 TO 26 FEET WIDE AND ON ONE SIDE OF ROADS 26 TO 32 FEET WIDE. CFC D103.6
15: FIRE HYDRANT: AS PER 2013 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (CLOW 960) MUST BE LOCATED WITHIN 250 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVEABLE ACCESS. AS PER 2013 CFC, APPENDIX B, THE HYDRANT AND PIPE MUST PRODUCE A MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS. (THE APPLICANT SHALL PROVIDE DOCUMENTATION INCLUDING HYDRANT LOCATION, MAIN SIZE AND FIRE FLOW REPORT AT THE BUILDING PERMIT APPLICATION STAGE. INSPECTION REQUIRED PRIOR TO THE FIRE'S FINAL APPROVAL OF THE BUILDING PERMIT OR BEFORE COMBUSTIBLES ARE BROUGHT ON SITE).
16: THE REQUIRED FIRE FLOW SHALL BE AVAILABLE FROM A COUNTY STANDARD WET BARREL FIRE HYDRANT. THE CONFIGURATION OF THE HYDRANT SHALL HAVE A MINIMUM OF ONE EACH 4 1/2" OUTLET AND ONE EACH 2 1/2" OUTLET LOCATED NOT MORE THAN 250 FEET FROM THE BUILDING MEASURED BY WAY OF APPROVED DRIVEABLE ACCESS TO THE PROJECT SITE.
A: VEGETATION MANAGEMENT: THE COASTSIDE FIRE DISTRICT ORDINANCE 2013-03, THE 2013 CALIFORNIA FIRE CODE AND PUBLIC RESOURCES CODE 4291. A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. IN 9RA (STATE RESPONSIBILITY AREA) THE FUEL BREAK IS 100 FEET OR TO THE PROPERTY LINE.
B: TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 TO 10 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
C: REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.
D: THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL CHIMNEYS - EXISTING AND NEW. SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12-GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2".....NOTE: NO FIREPLACE FOR THIS DESIGN.
E: A FUEL BREAK OR DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.
F: TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
G: REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. 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

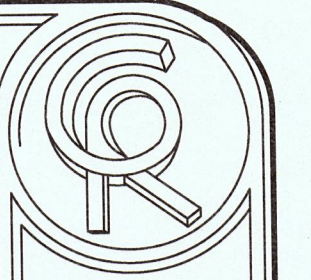
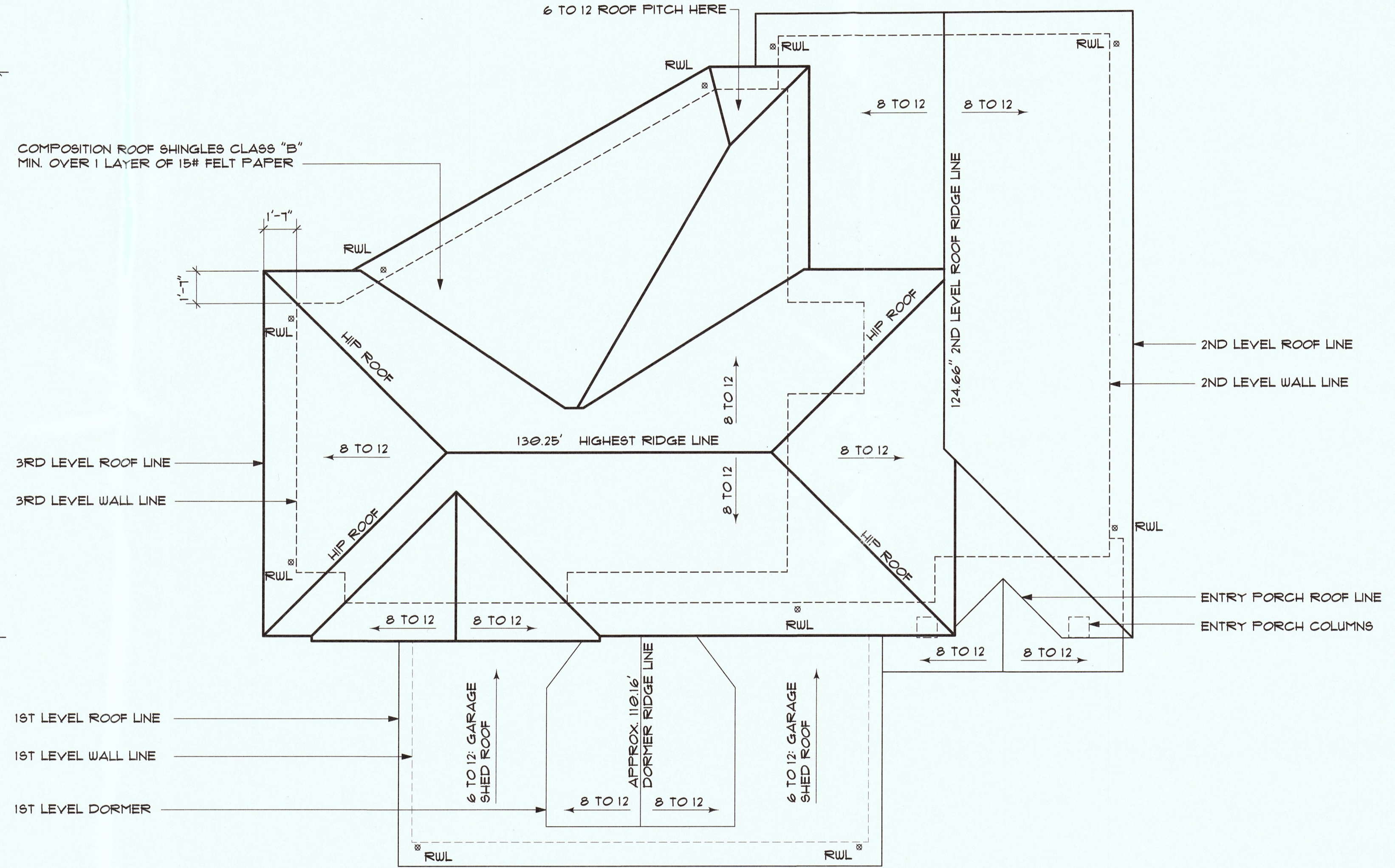
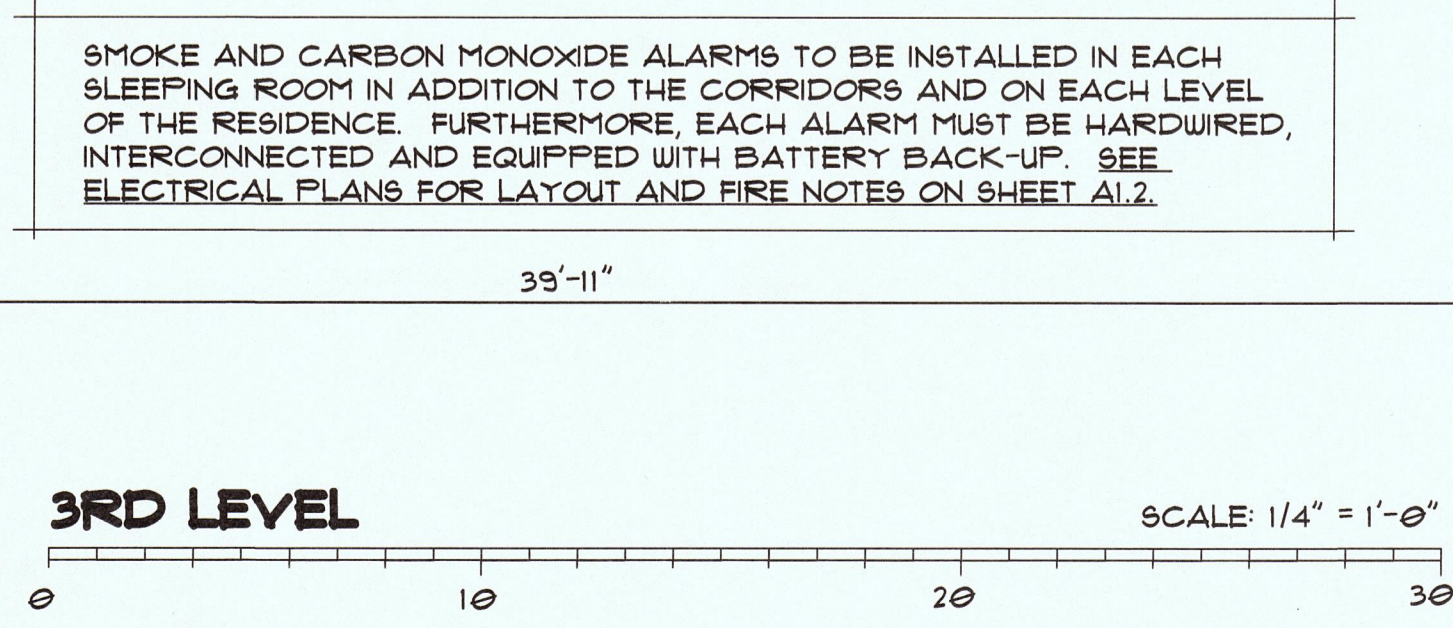
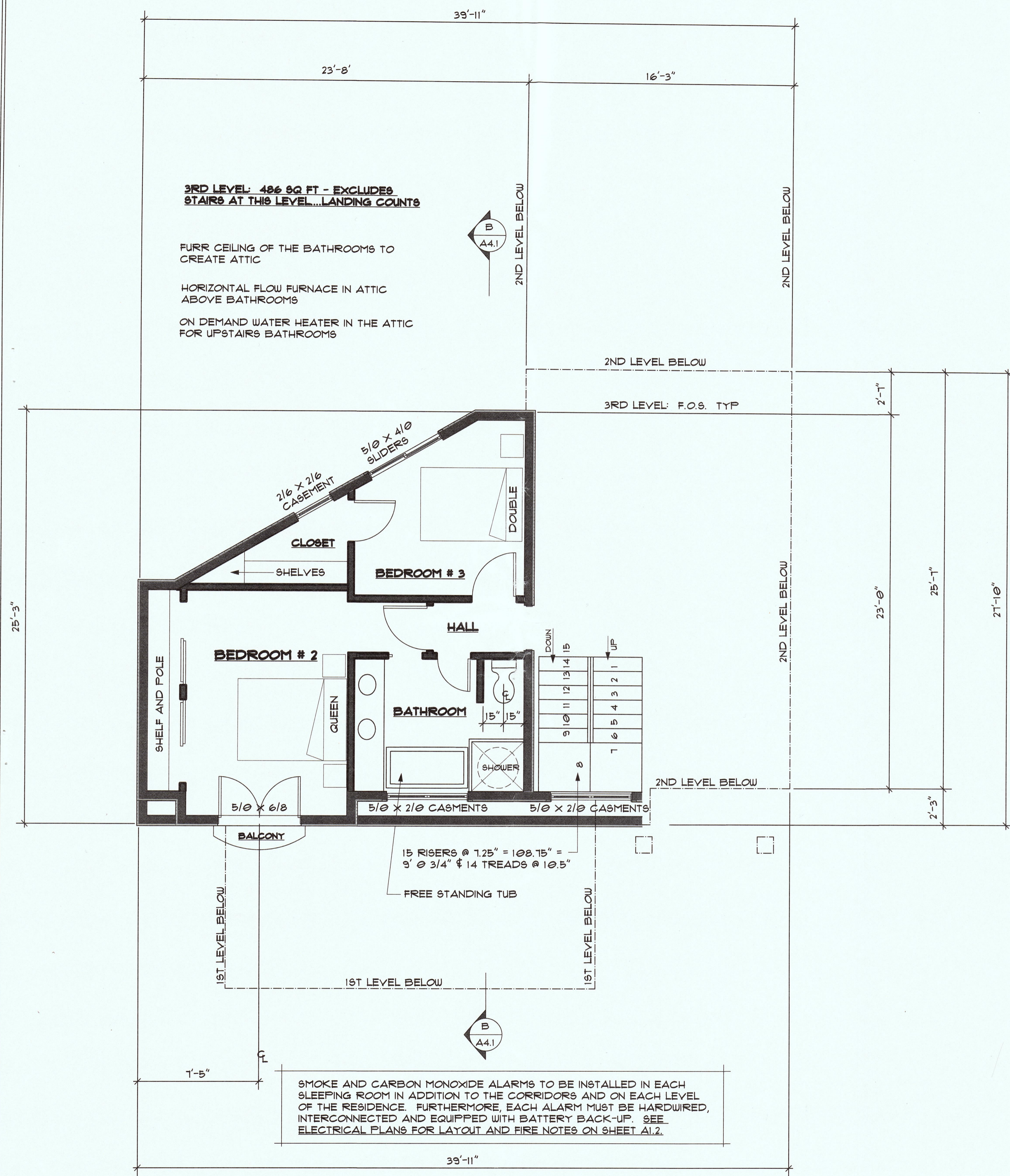


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NEW RESIDENCE FOR:
PATRICK POWER
SUNSHINE VALLEY RD. MOSS BEACH
A.P.N. 03T-15T-100

JOB # 1603
SCALE AS NOTED
DATE 10/25/16

SHEET A1.2



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NEW RESIDENCE FOR:
PATRICK POWER
 SUNSHINE VALLEY RD. MOSS BEACH A.P.N. 031-151-100

JOB #
 1603
 SCALE
 AS NOTED
 DATE
 10/25/16

SHEET
A2.2

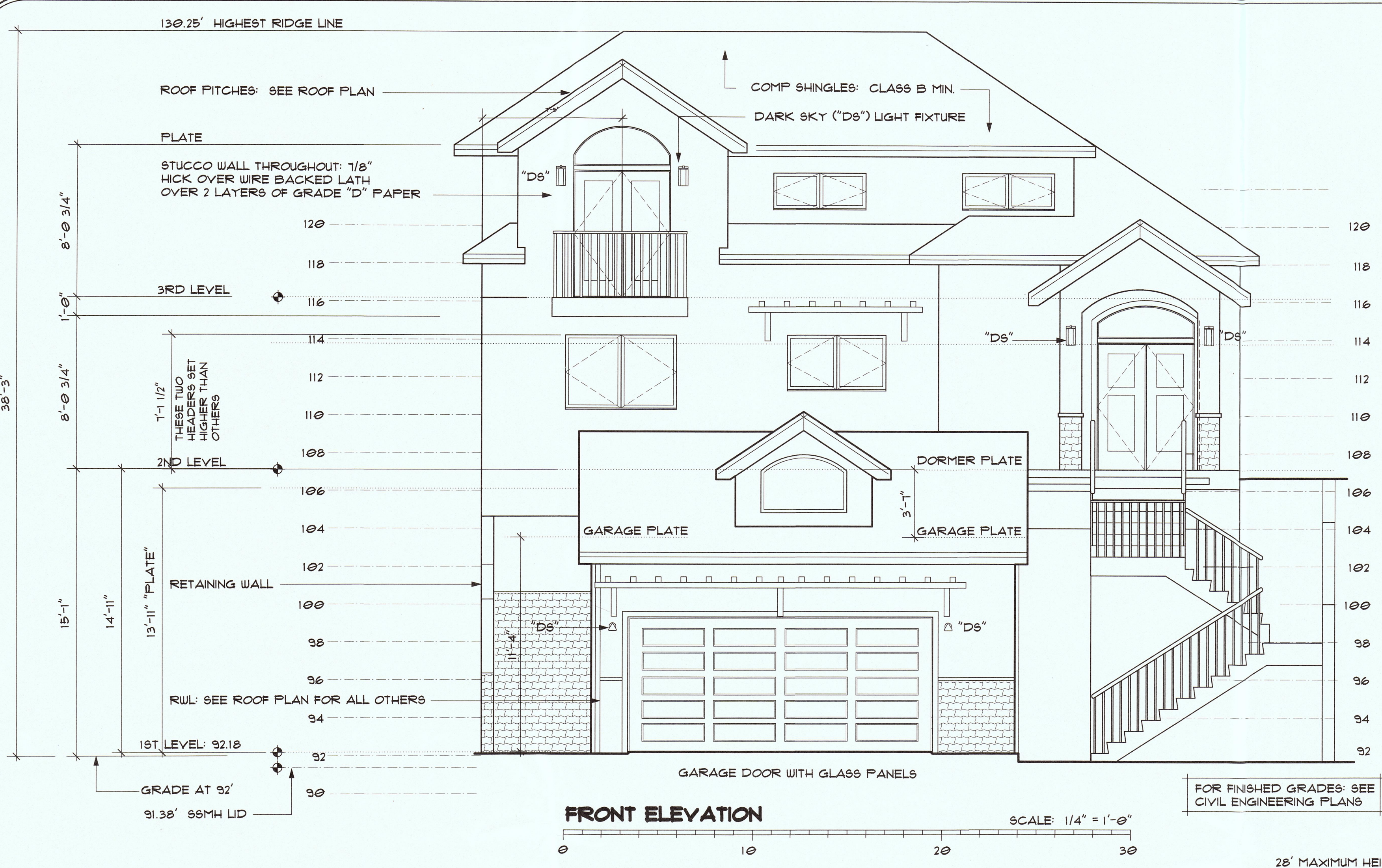


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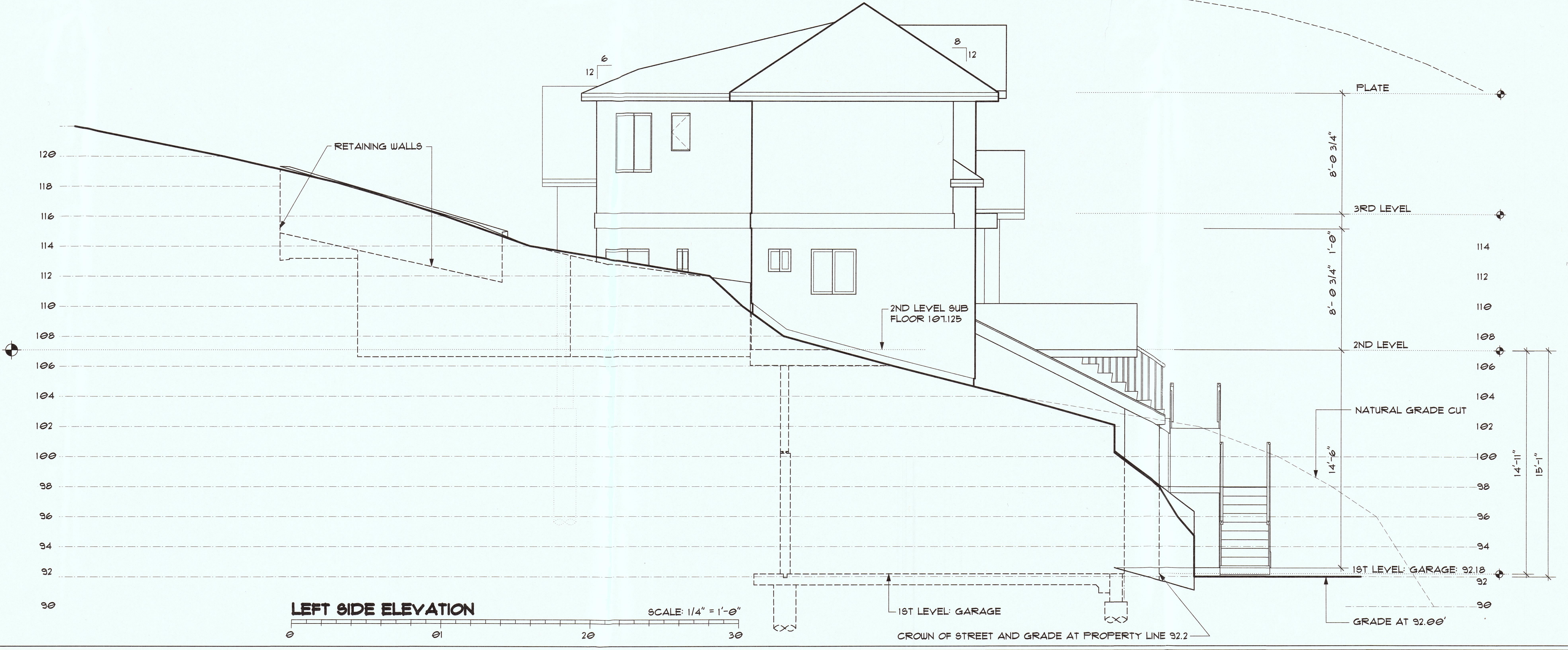
NEW RESIDENCE FOR:
PATRIK POWER
 SUNSHINE VALLEY RD. MOSS BEACH A.P.N. 031-151-090

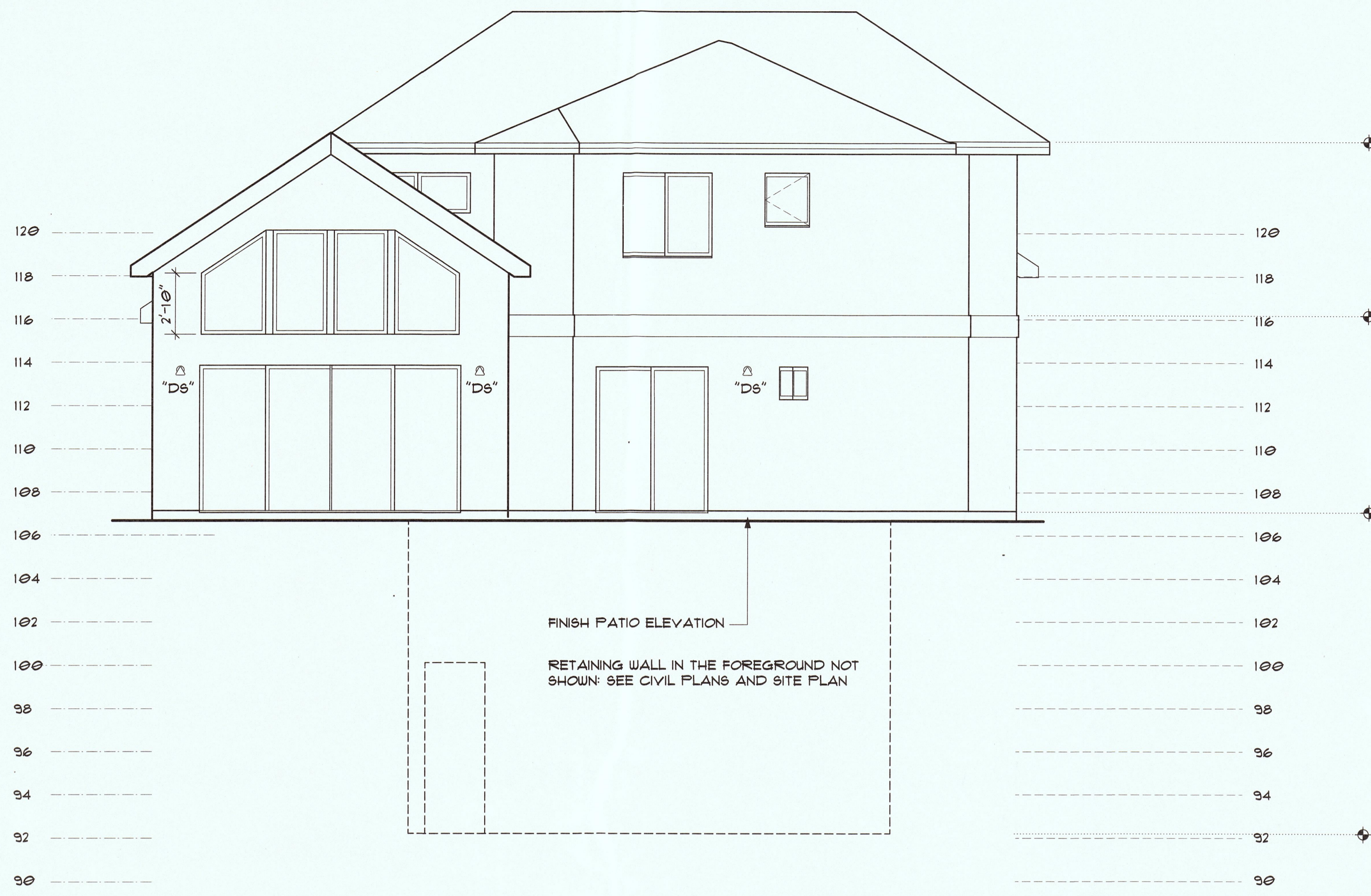
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1603
 SCALE
AS NOTED
 DATE
10/25/16

SHEET
A3.1



THE 9-11 REGULATIONS ITEM 9 CALLS FOR DAYLIGHT PLANE OR FACADE ARTICULATION. ITEM B "FACADE ARTICULATION . . . FACADE ARTICULATION IS INTENDED TO BREAK UP THE APPEARANCE OF SHEAR WALLS THROUGH THE PLACEMENT OF PROJECTING OR RECESSING ARCHITECTURAL DETAILS, INCLUDING DECKS, BAYS, WINDOWS, BALCONIES, PORCHES, OVERHANGS AND CANTILVERED FEATURES." WE'VE DONE ALL OF THE ABOVE ON ALL ELEVATIONS.

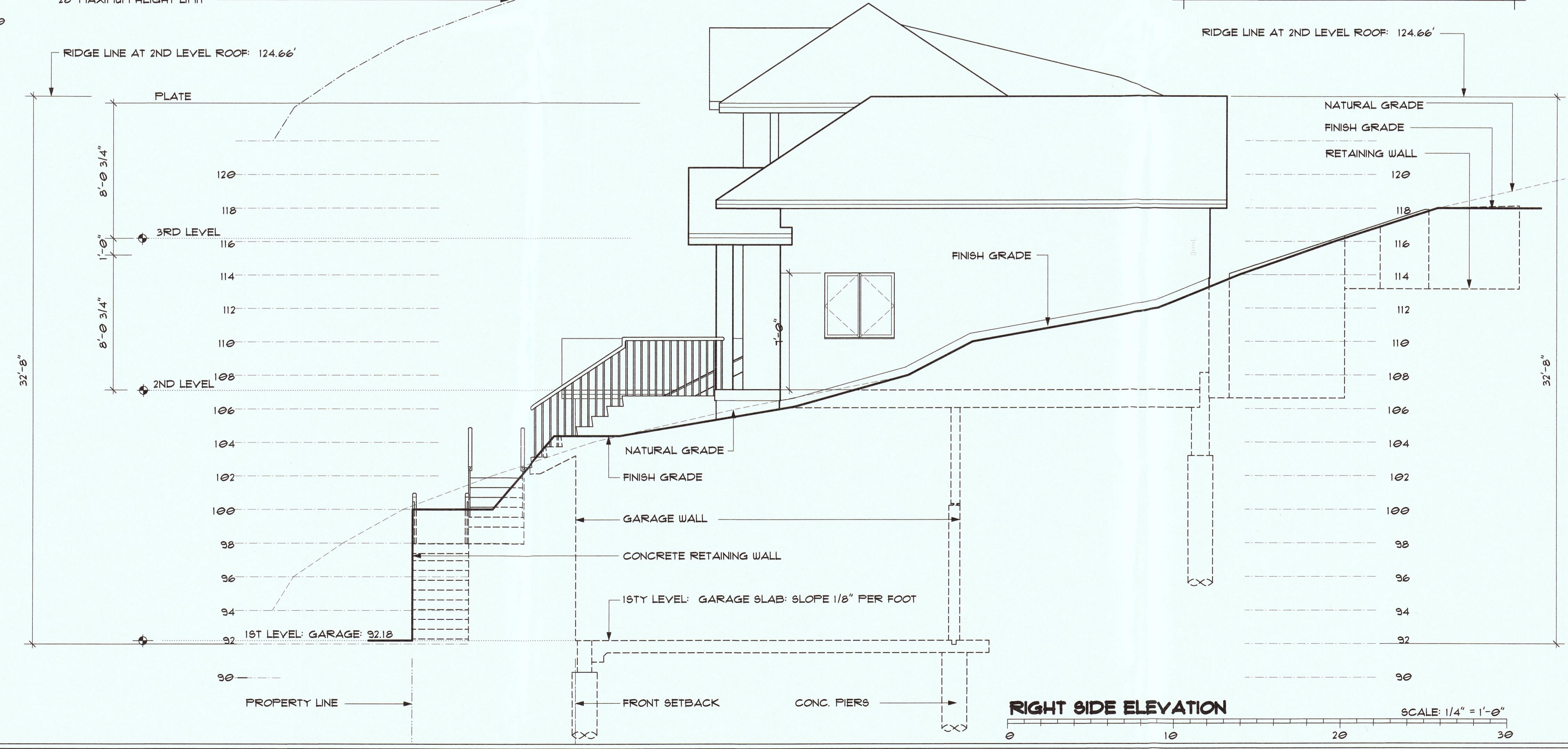




REAR ELEVATION

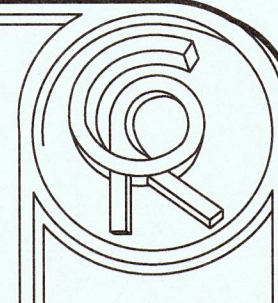
SCALE: 1/4" = 1'-0"

THE 9-11 REGULATIONS ITEM 3 CALLS FOR DAYLIGHT PLANE OR FACADE ARTICULATION. ITEM B "FACADE ARTICULATION . . . FACADE ARTICULATION IS INTENDED TO BREAK UP THE APPEARANCE OF SHEAR WALLS THROUGH THE PLACEMENT OF PROJECTING OR RECESSING ARCHITECTURAL DETAILS, INCLUDING DECKS, BAYS, WINDOWS, BALCONIES, PORCHES, OVERHANGS AND CANTILVERED FEATURES." WE'VE DONE ALL OF THE ABOVE ON ALL ELEVATIONS.



RIGHT SIDE ELEVATION

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

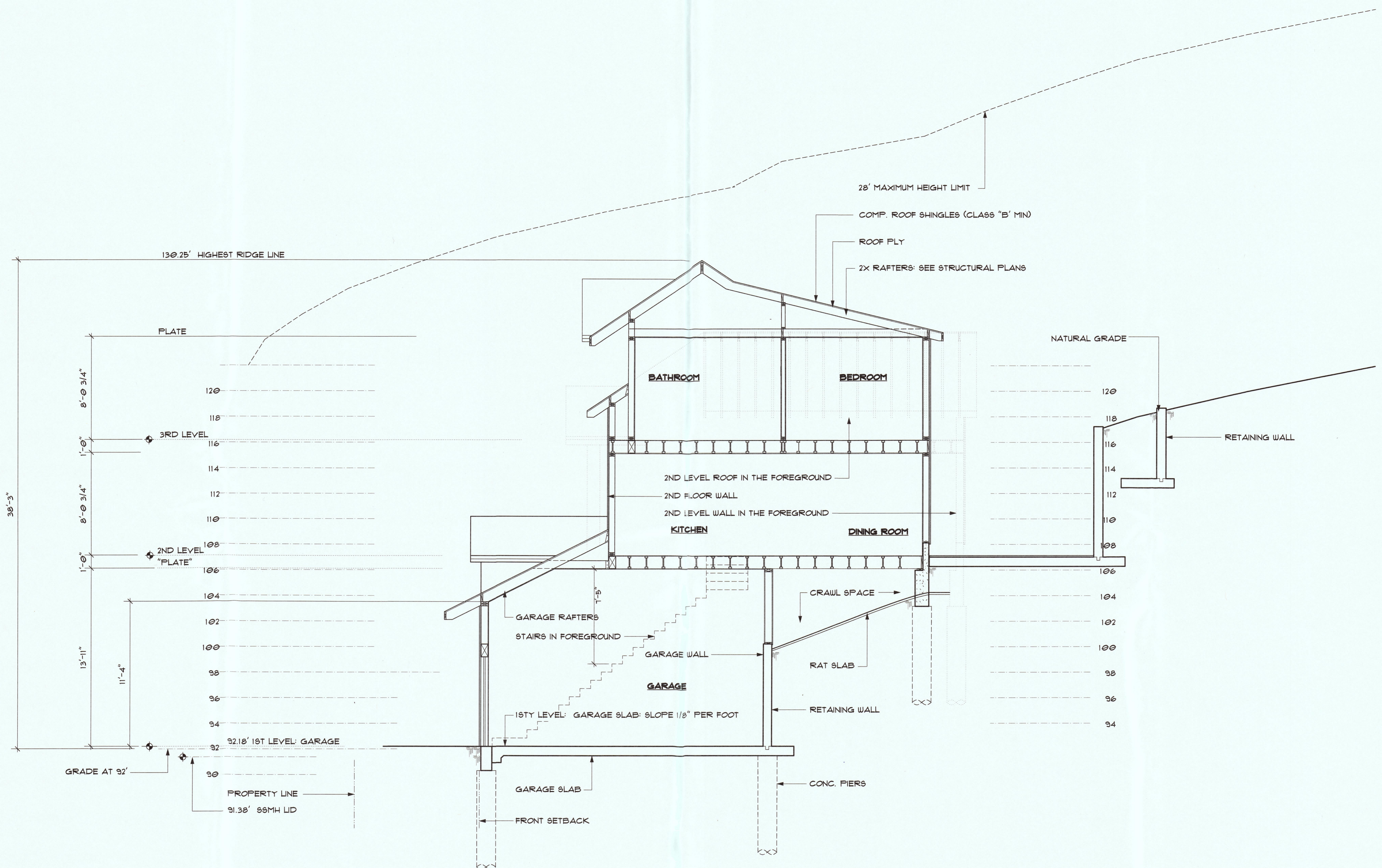


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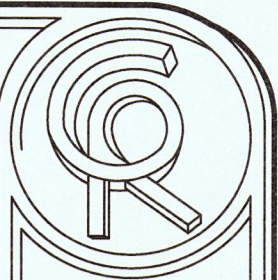
NEW RESIDENCE FOR:
PATRIK POWER
 SUNSHINE VALLEY RD. MOSS BEACH
 A.P.N. 0311151-090

JOB #
 1603
 SCALE
 AS NOTED
 DATE
 10/25/16

SHEET
A3.2



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



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NEW RESIDENCE FOR:
PATRIK POWER
 SUNSHINE VALLEY RD. MOSS BEACH A.P.N. 031-151-030

JOB # 1603
 SCALE AS NOTED
 DATE 10/25/16

SHEET **A4.1**

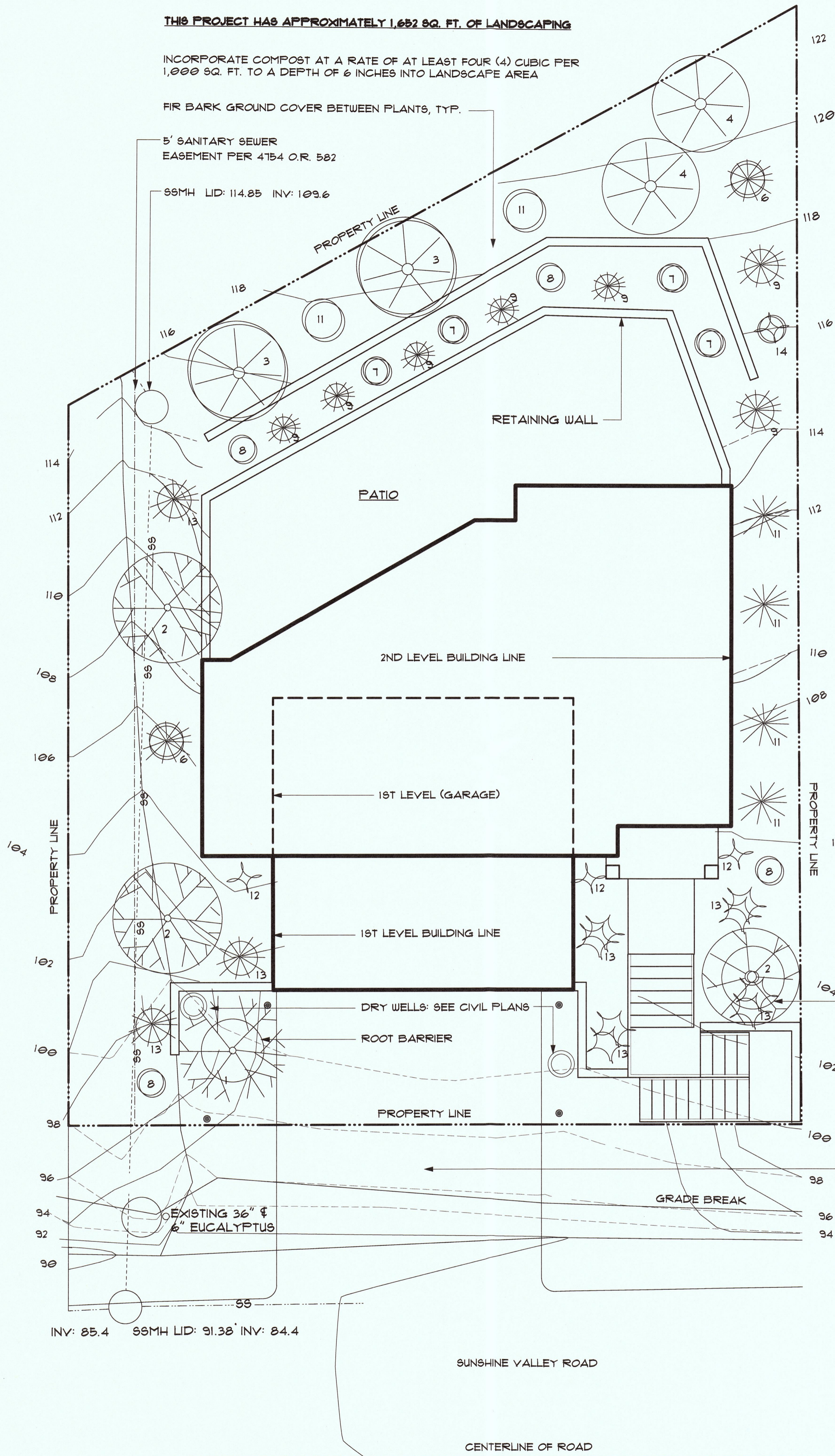
THIS PROJECT HAS APPROXIMATELY 1,652 SQ. FT. OF LANDSCAPING

INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA

FIR BARK GROUND COVER BETWEEN PLANTS, TYP.

5' SANITARY SEWER EASEMENT PER 4754 O.R. 582

95MH LID: 114.85 INV: 109.6



PLANT LEGEND

1. Aesculus carnea; "Red Horse Chestnut" 15 gallon.
2. Chilopsis Lears; 'bubba' 15 gallon.
3. Arbutus unedo; "Strawberry tree". 15 gallon.
4. Metrosideros excelsa; "New Zealand Christmas". 20 inch box
5. n/a
6. Ceanothus; "Ray Hartman". 5 gallon
7. Ceanothus; "Dark star". 5 gallon
8. Arctostaphylos; "Uva ursi". 5 gallon
9. Rosemarius, officinalis 'prostratus'. 1 gallon
10. n/a
11. Callistemon pallidus; Lemon bottlebrush. 5 gallon
12. Bougainvillea Spectabilis. 5 gallon
13. Lantana, montevidensis. 1 gallon
14. Achillea millefolium; Paprika 1 gallon

FOR WATER DETENTION DESIGN & OTHER INFO: SEE GRADING, DRAINAGE & UTILITY PLAN ON CIVIL DRAWINGS

- LOW VOLTAGE PATH LIGHT
- SLOPE TO DRAIN: SEE CIVIL DRAWINGS
- SPOT ELEVATION: SEE CIVIL DRAWINGS
- DRY WELL: SEE CIVIL DRAWINGS

NOTES:

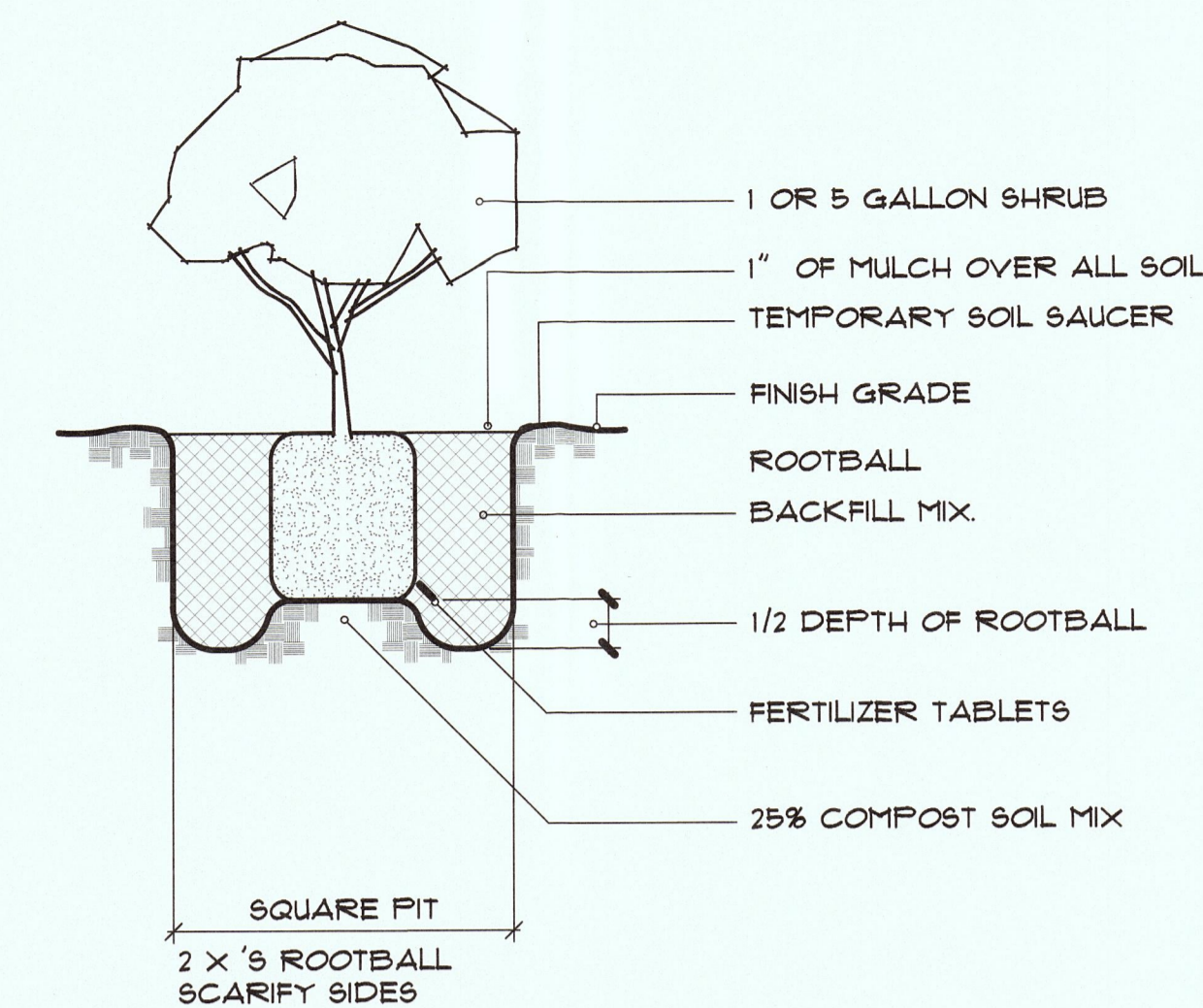
- A: 8 EUCALYPTUS TREES THAT ARE REMOVED TO BE REPLACED WITH 8 NEW TREES.
- B: FOR EUCALYPTUS ROOTS: STUMPS NEED TO BE GROUND, MAJOR ROOTS, ALL CHIPS, AND LEAF LITTER REMOVED. REPLACE SOIL
- C: NO LANDSCAPING IN PUBLIC RIGHT OF WAY
- D: USE GROUND COVER BETWEEN PLANTS: FIR BARK

ROOT BARRIER

CONSTRUCT COUNTY STANDARD ASPHALT DRIVEWAY & PATH APPROACH WITH DRAINAGE SWALE WITH A MINIMUM OF 2 INCH ASPHALT CONCRETE OVER 6 INCH CLASS 2 AGGREGATE BASE WITH A SLIGHT SWALE.

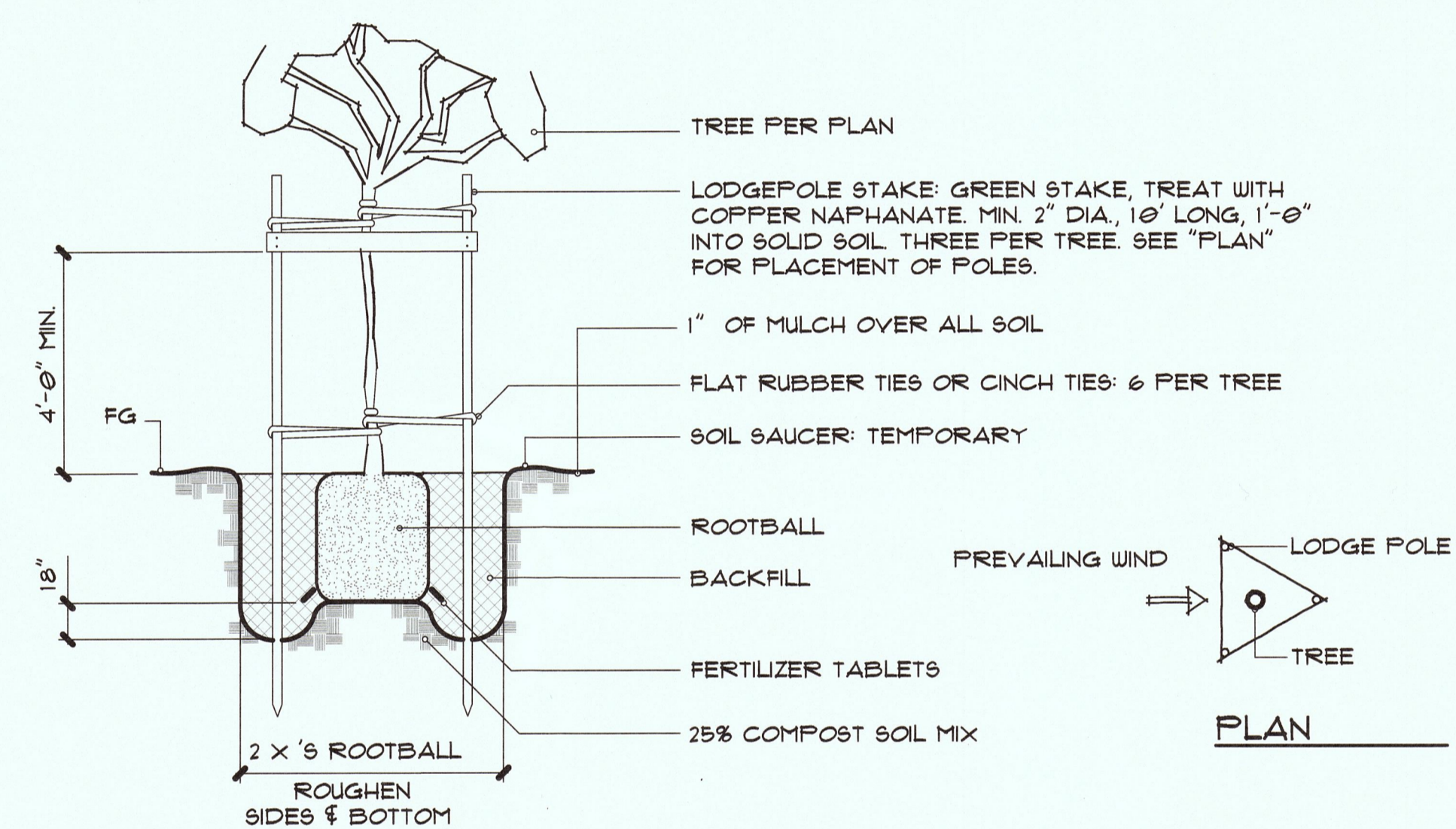
NO LANDSCAPING IN THE PUBLIC RIGHT OF WAY

THE DESIGN CONTAINS DROUGHT TOLERANT SHRUBS AND DON'T NEED AN IRRIGATION SYSTEM. HOWEVER, THE CLIENT MUST WATER THE LANDSCAPING IN THE FIRST TWO YEARS



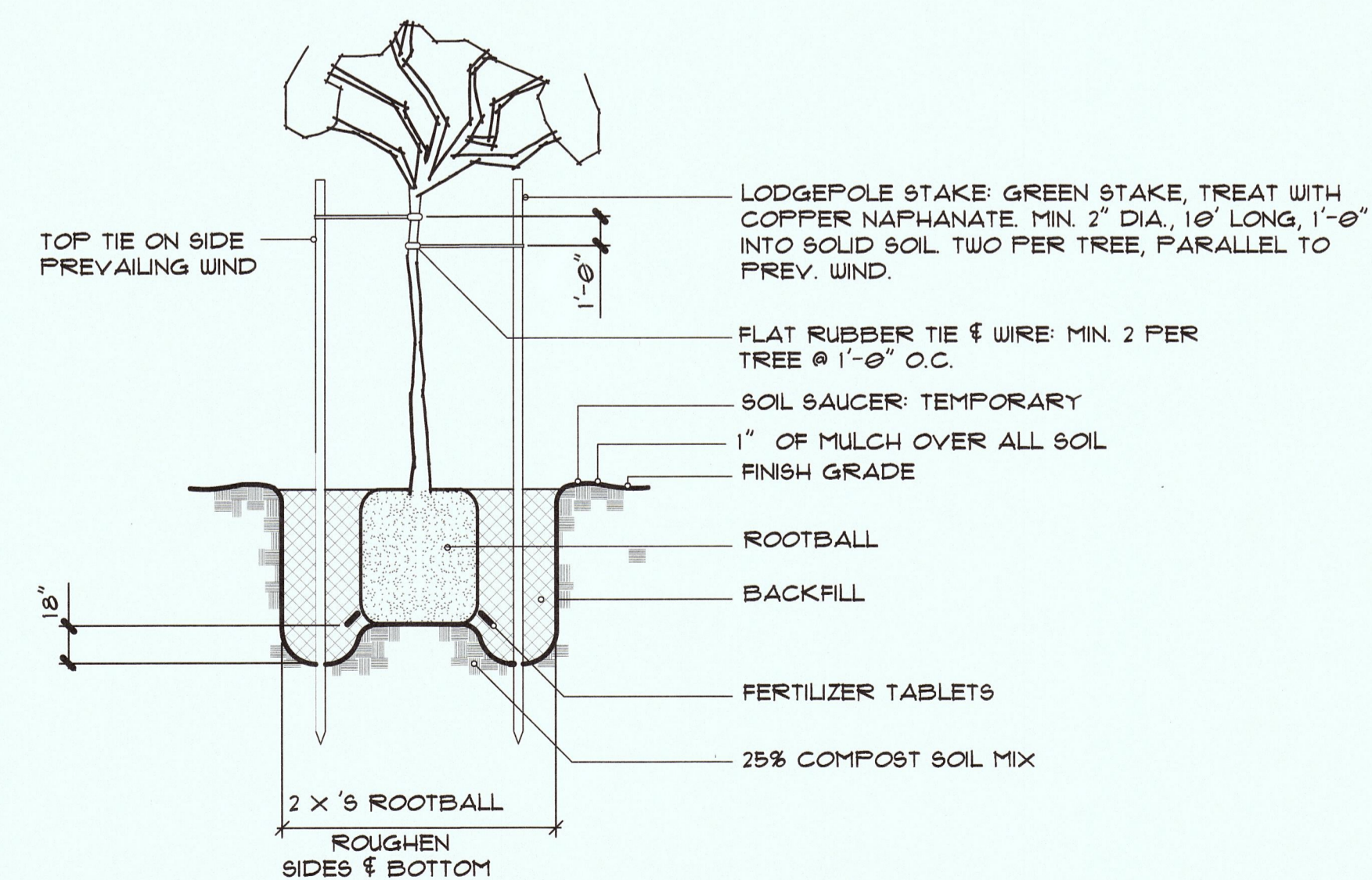
SHRUB PLANTING DETAIL

NOT TO SCALE



BOX TREE STAKING DETAIL

NOT TO SCALE

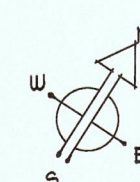


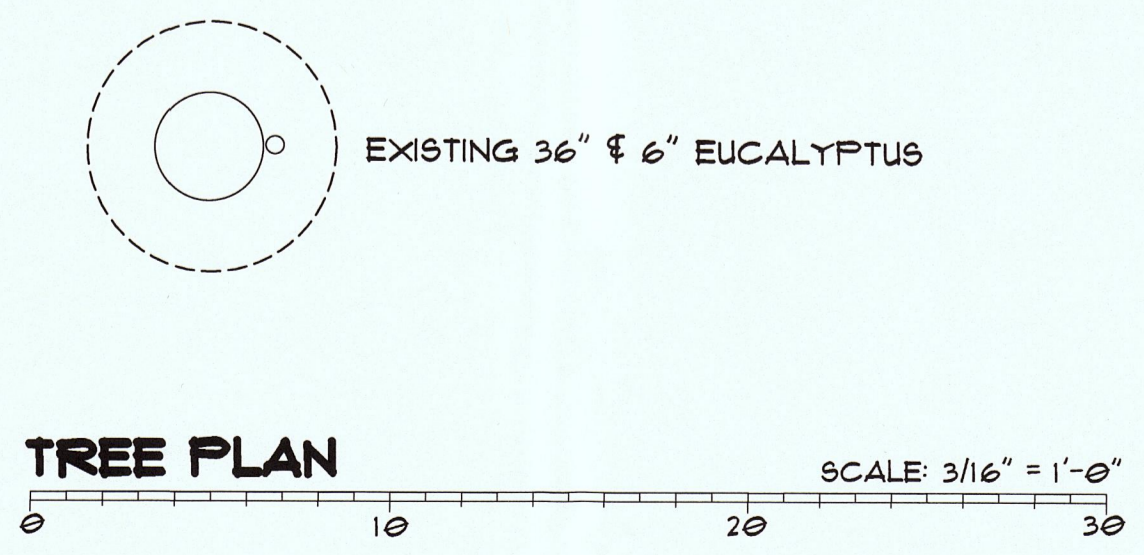
TREE STAKING DETAIL

NOT TO SCALE

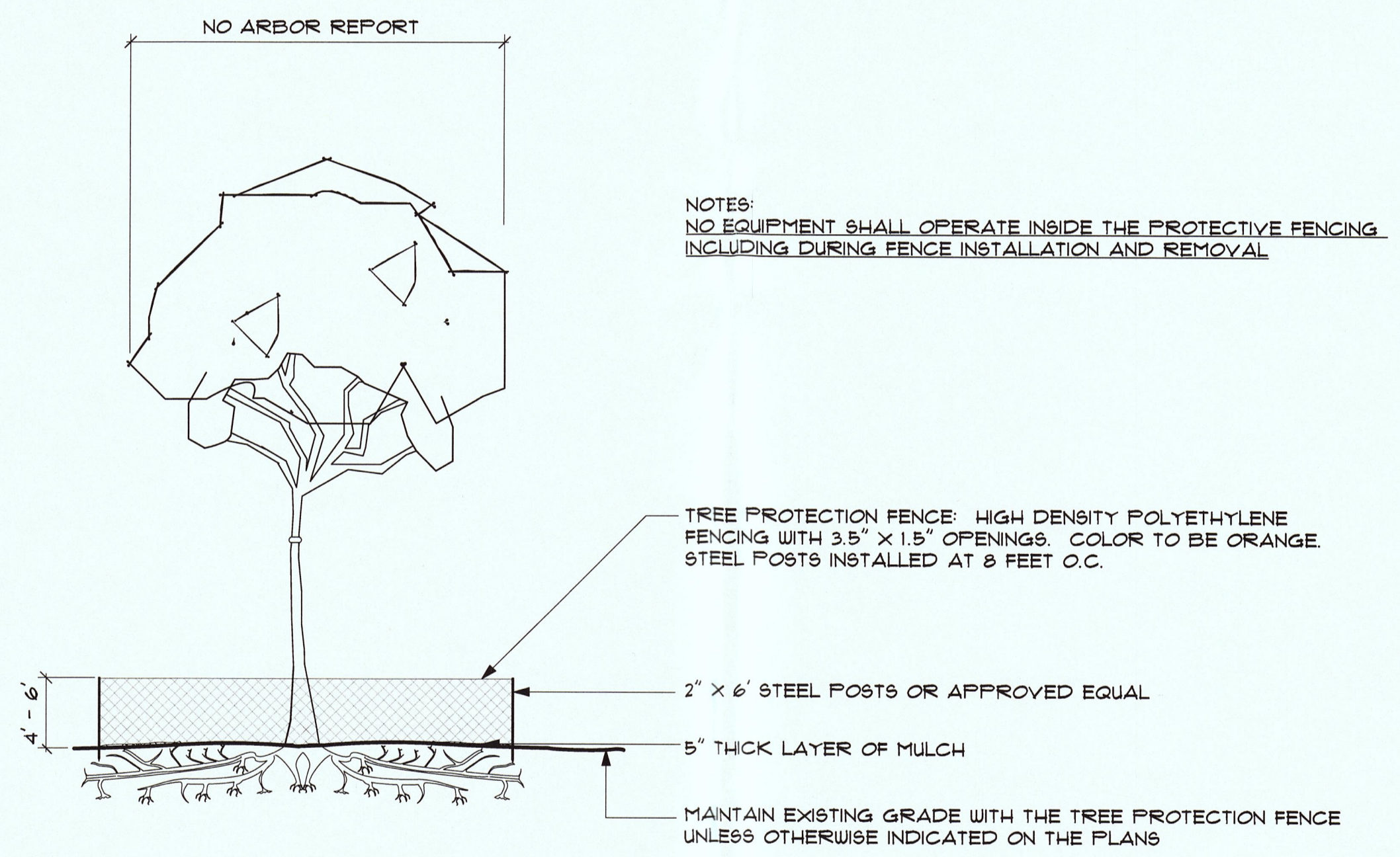
LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

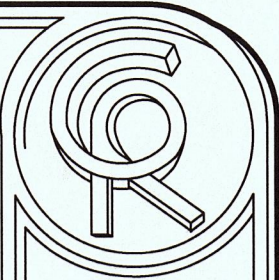




- LEGEND**
- PROPERTY LINE
 - TREE PROTECTION ZONE
 - TREE CANOPY TO BE CUT
 - TREE CANOPY TO REMAIN



NOTES:
NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



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NEW RESIDENCE FOR:
PATRICK POWER
SUNSHINE VALLEY RD. MOSS BEACH, CA A.P.N. 031-151-00

JOB #
1503
SCALE
AS NOTED
DATE
10/25/16

SHEET
LS2

NOTES:

BGT RELIED UPON A STEWART TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 01180-92695, AS TITLE REFERENCE FOR ALL EASEMENTS PLOTTED HEREON.

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

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

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

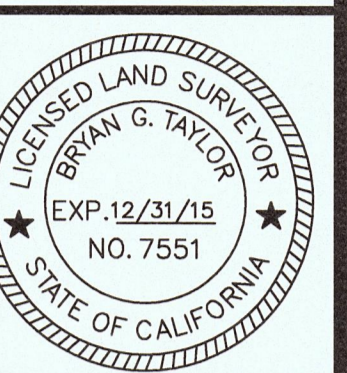
DATE OF FIELD SURVEY: AUGUST, 2014
JOB NUMBER: 14-143

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 31 OF LLS MAPS PAGE 89 ON AUGUST 04, 2008, SAN MATEO COUNTY RECORDS.

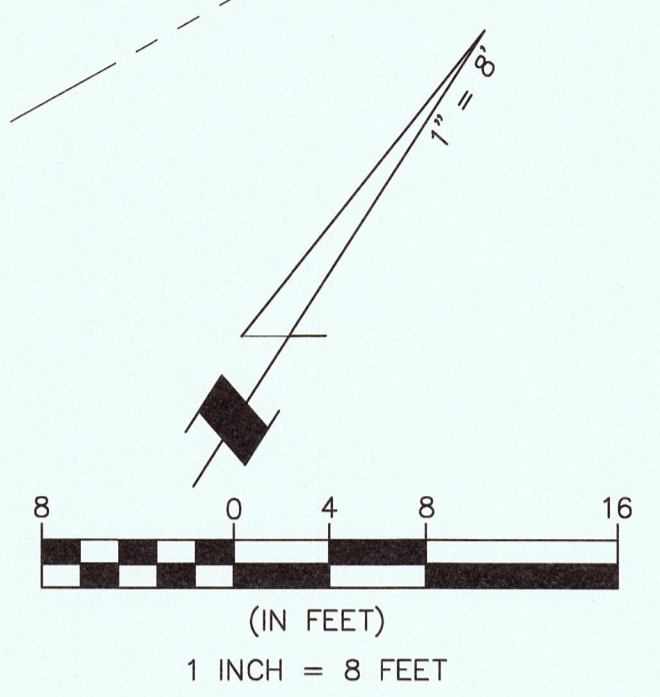
BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 ("MEAN SEA LEVEL") DATUM. BENCHMARK USED WAS THE BRASS TAG "LS 3544" ON SIDEWALK AT THE NE'LY CORNER OF SUNSHINE VALLEY ROAD AND ETHELDRE ROAD, AS SHOWN IN SAN MATEO COUNTY FIELD BOOK 767-7, PAGE 51, WITH AN ELEVATION OF 76.386 FEET.



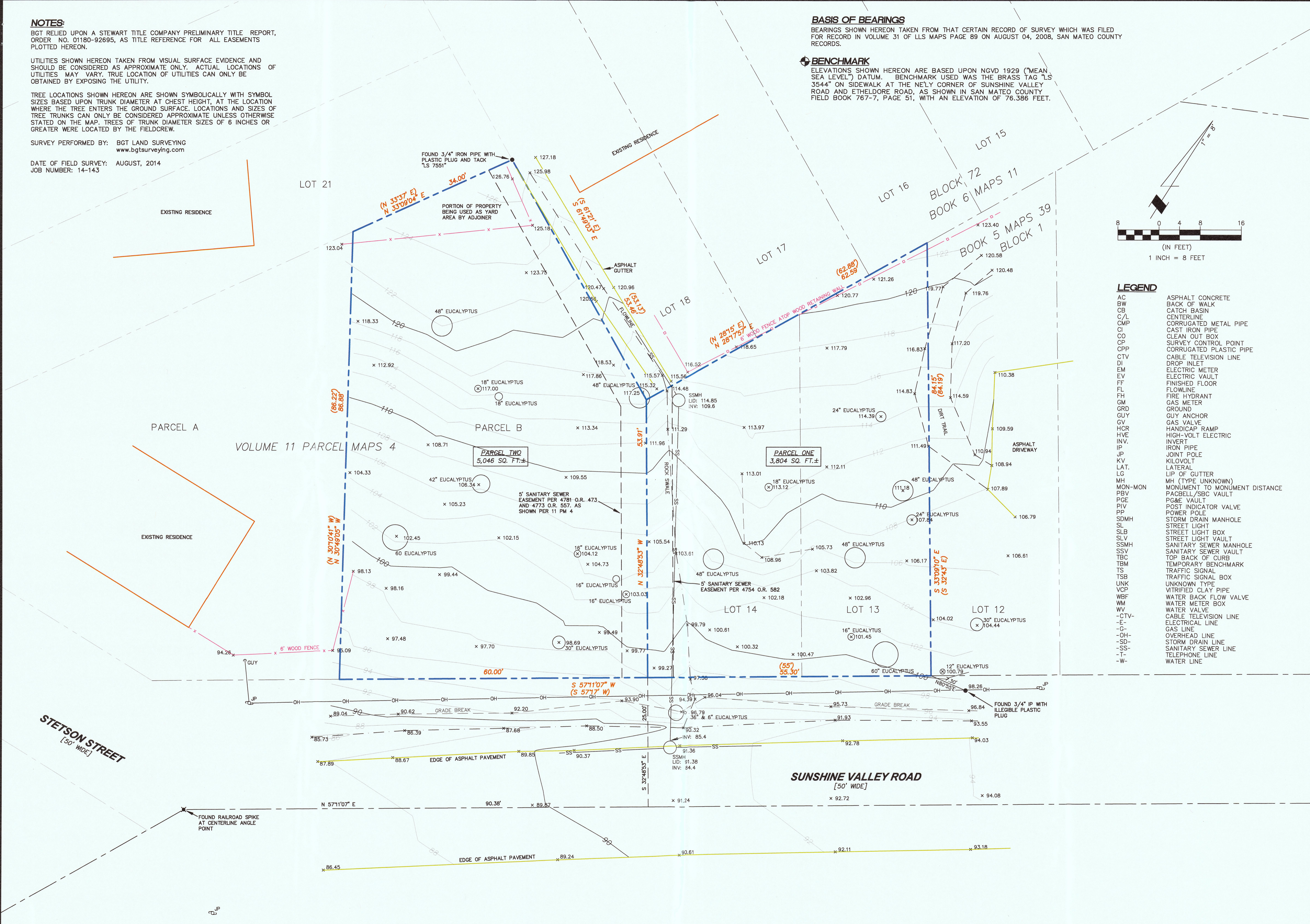
Assessor Parcel Number:
037-157-090

Prepared For:
BARBARA SIMON
PO BOX 460490
SAN FRANCISCO, CA 94146



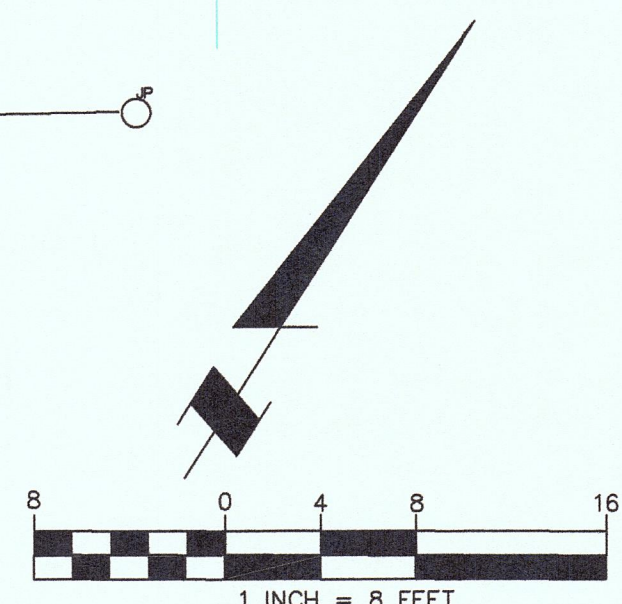
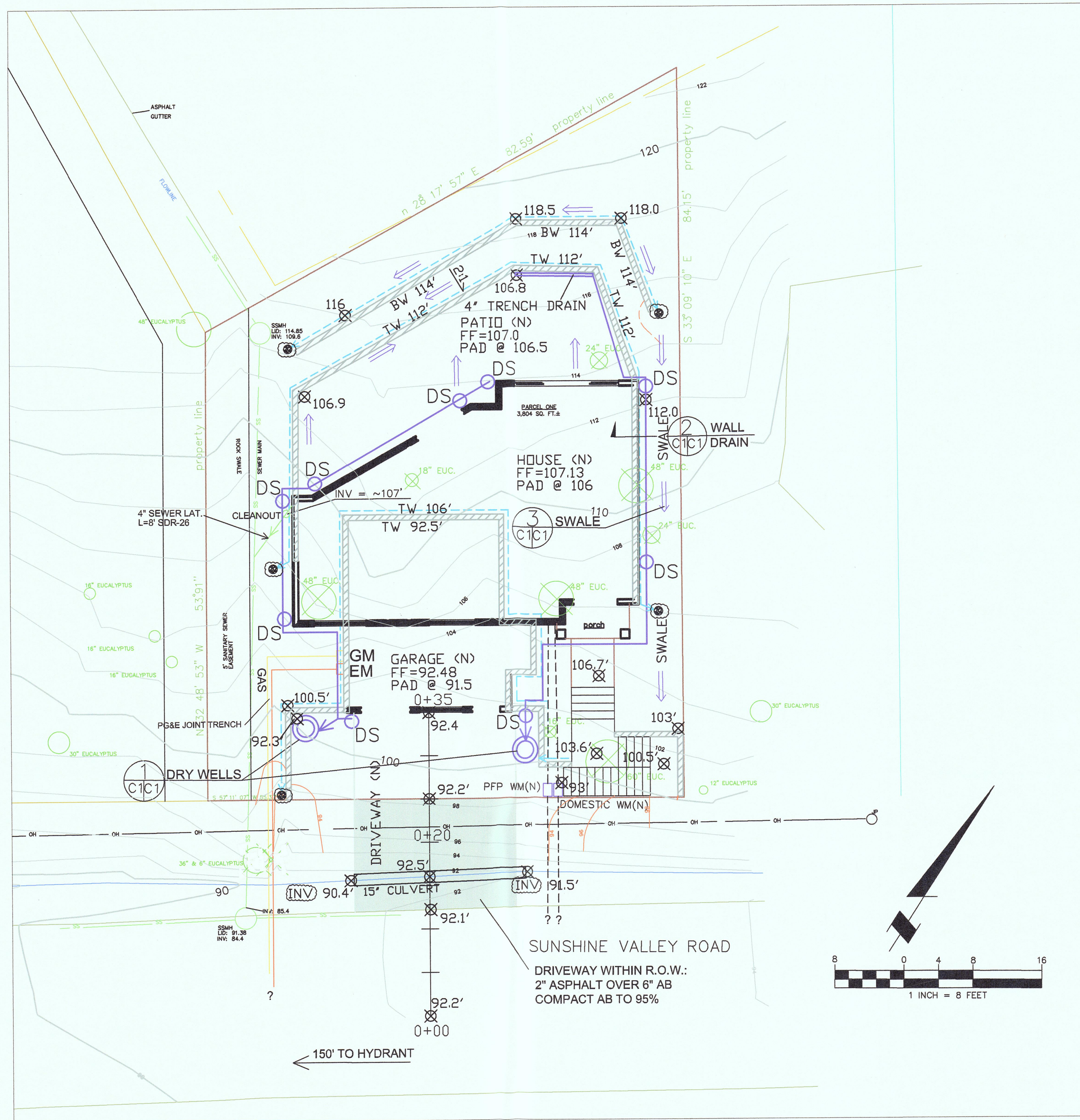
LEGEND

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



BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 13-14, BLOCK 1, 5 MAPS 39; PARCEL B, 11 PARCEL MAPS 4
VACANT, SUNSHINE VALLEY ROAD
MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Date: AUG. 2014
Scale: 1" = 8'
Contour Interval: 2'
Drawn: LHL
Drawing Number:
SU-1
SHEET 1 OF 1
Job No. 14-143



LEGEND

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

GENERAL NOTES

1. PLANS PREPARED AT REQUEST OF: PATRICK POWER, OWNER
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY BGT, AUGUST 2014.
5. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

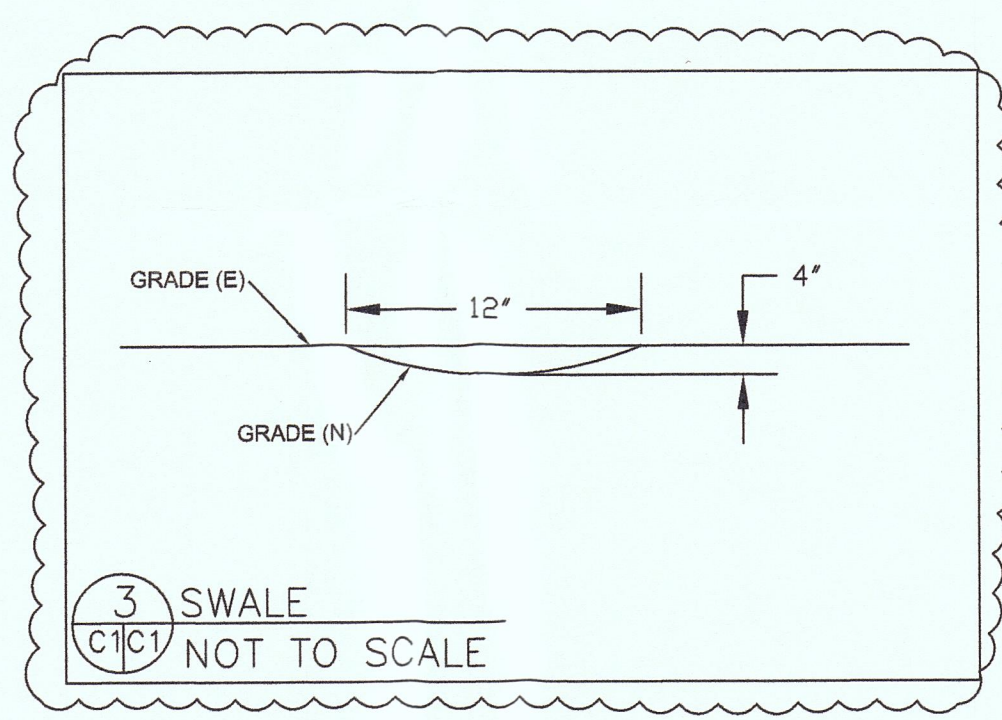
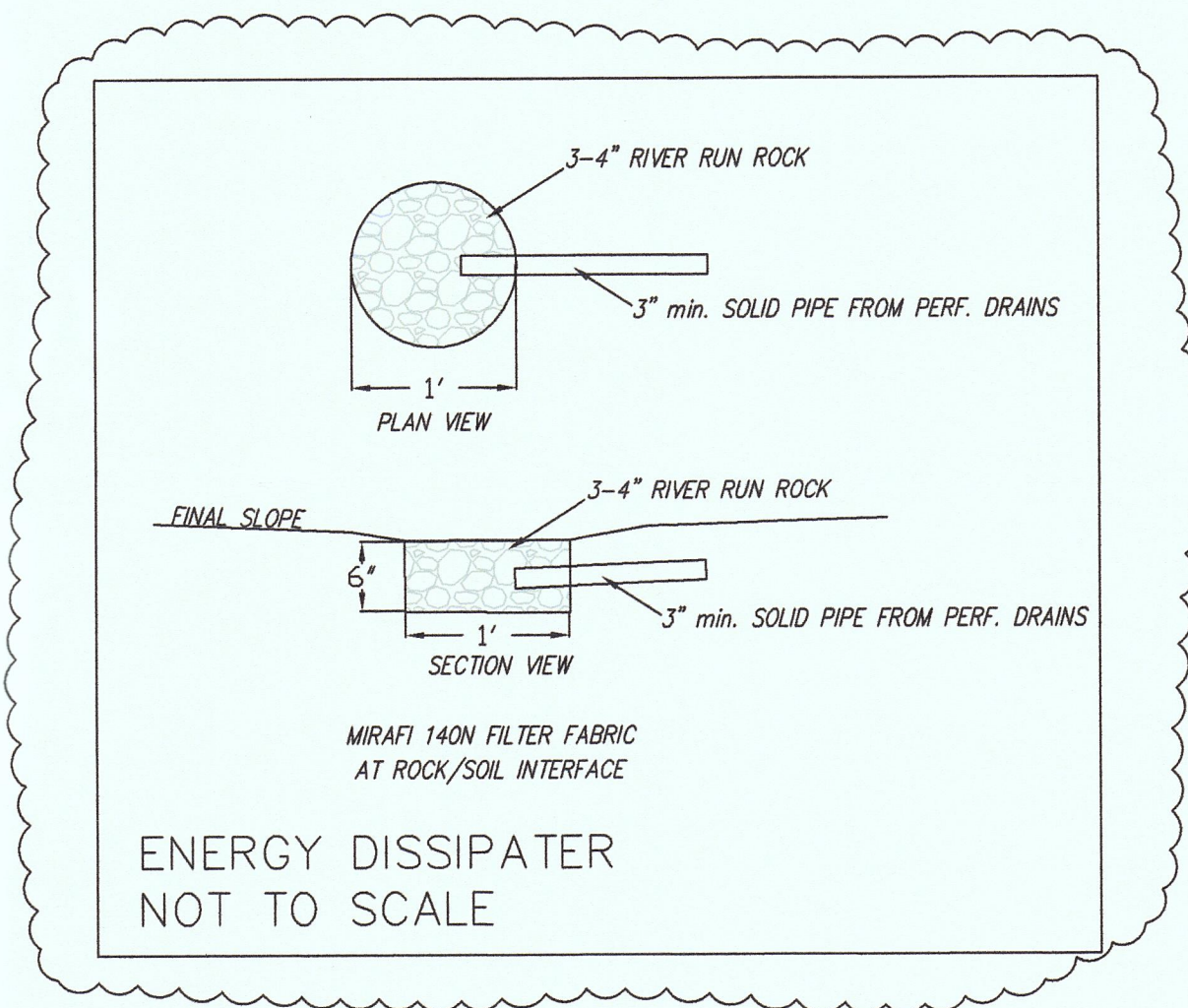
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.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

GRADING NOTES

- CUT VOLUME : 700 CY
FILL VOLUME : 0 CY
1. ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS, TO BUILD THE DRIVEWAY, AND TO SLOPE GROUND FOR PROPER DRAINAGE.
 2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
 3. CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
 4. ALL UTILITIES SHALL BE INSTALLED BASED ON COUNTY STANDARDS.

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ON SHOULDER ON SOUTH SIDE OF SUNSHINE VALLEY ROAD.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.

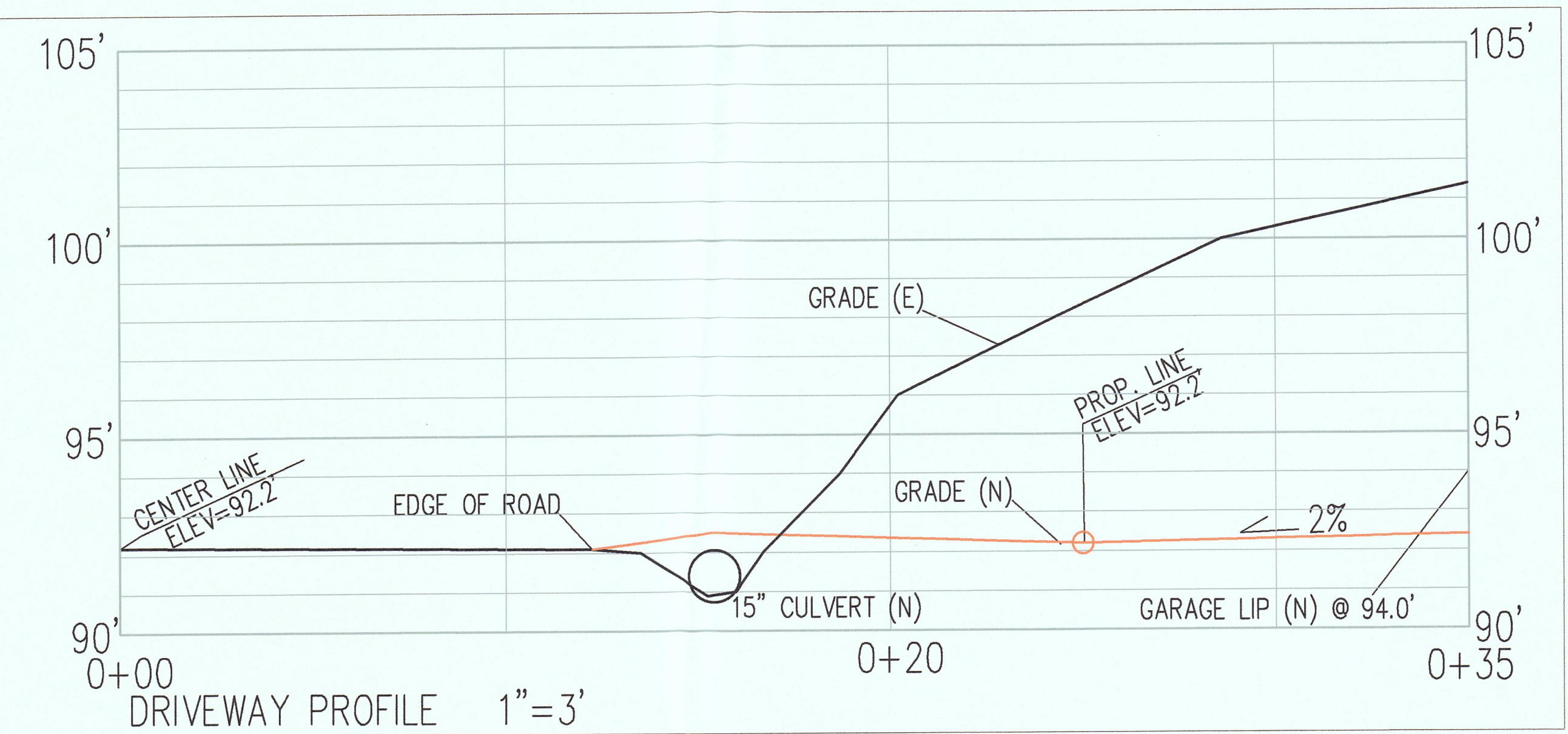
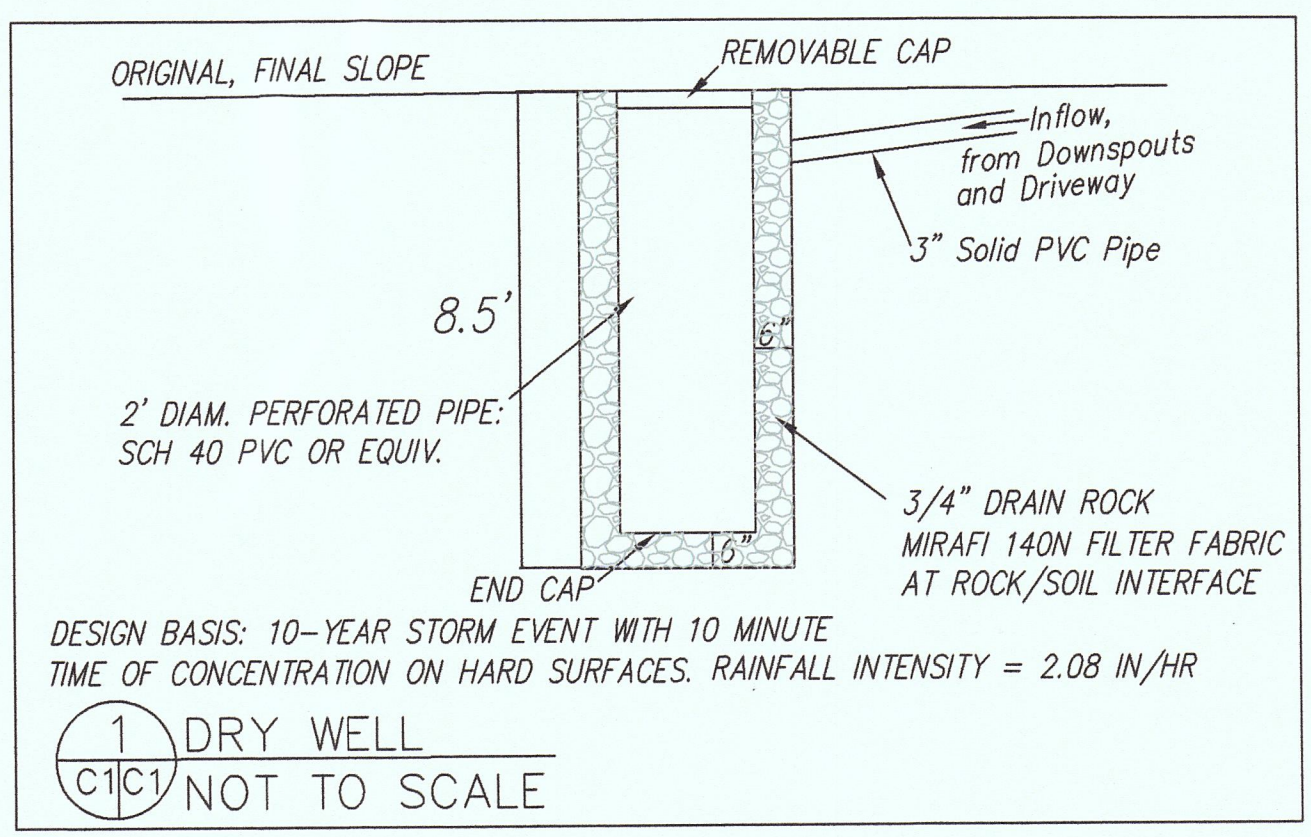
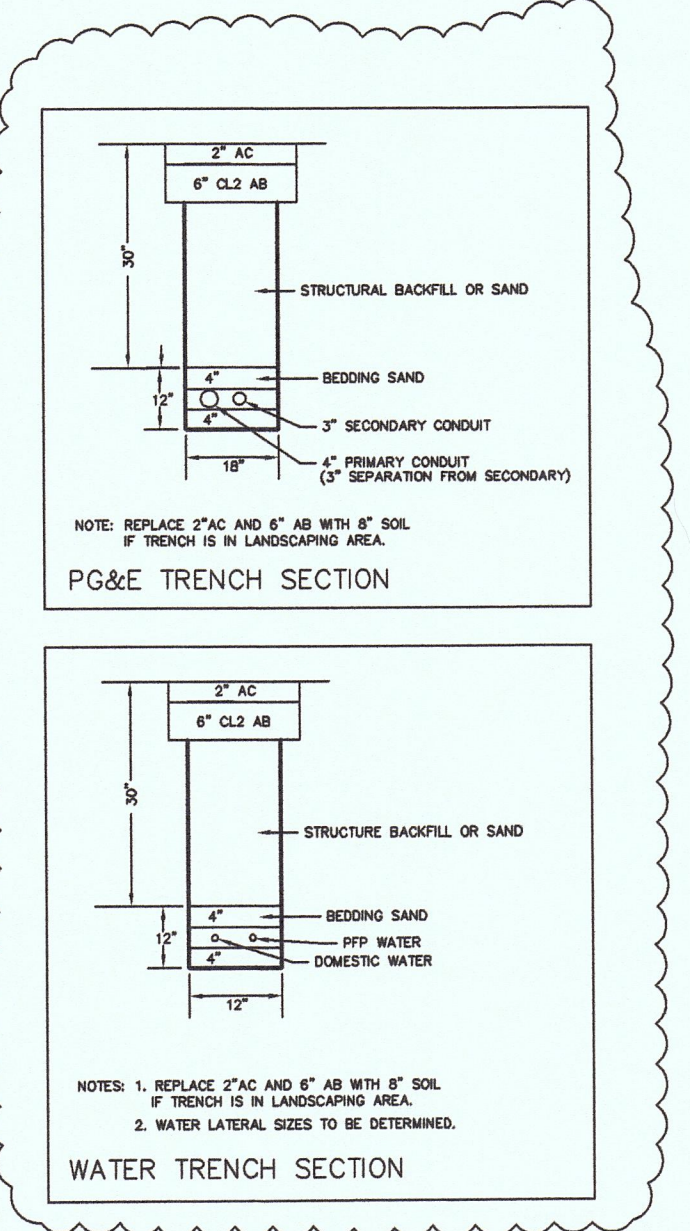
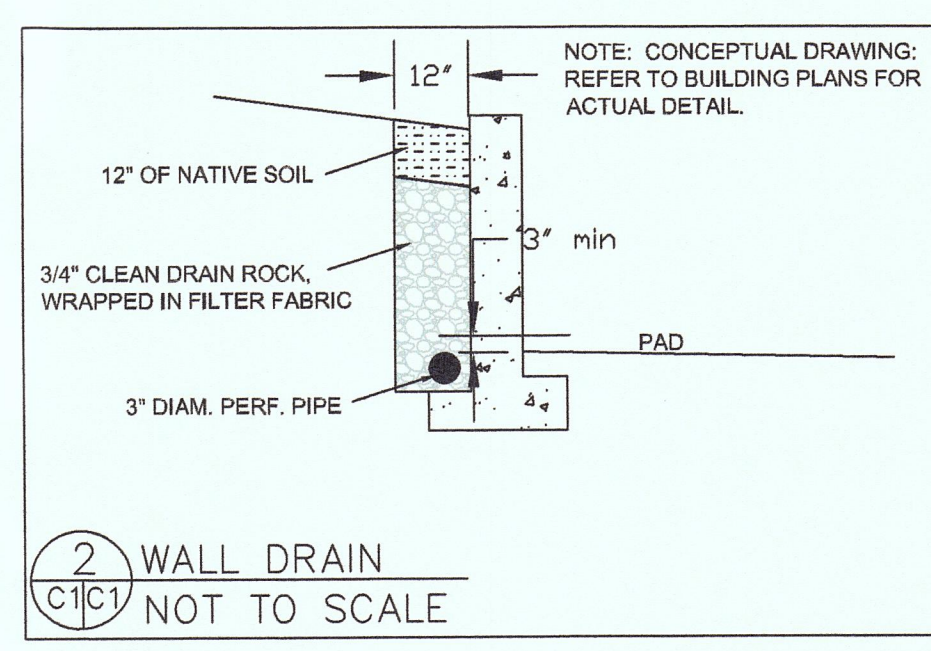
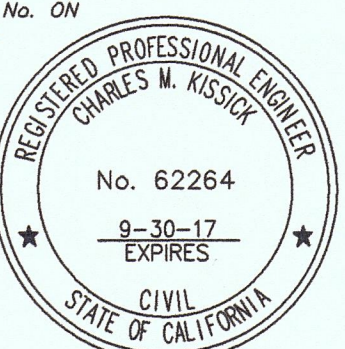


SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION: (1) C1C1

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN: (1) C1C1

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN: (1) C1C1



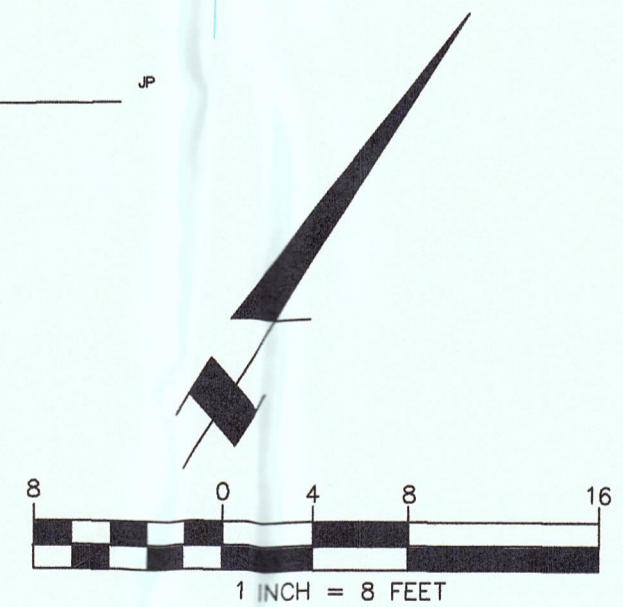
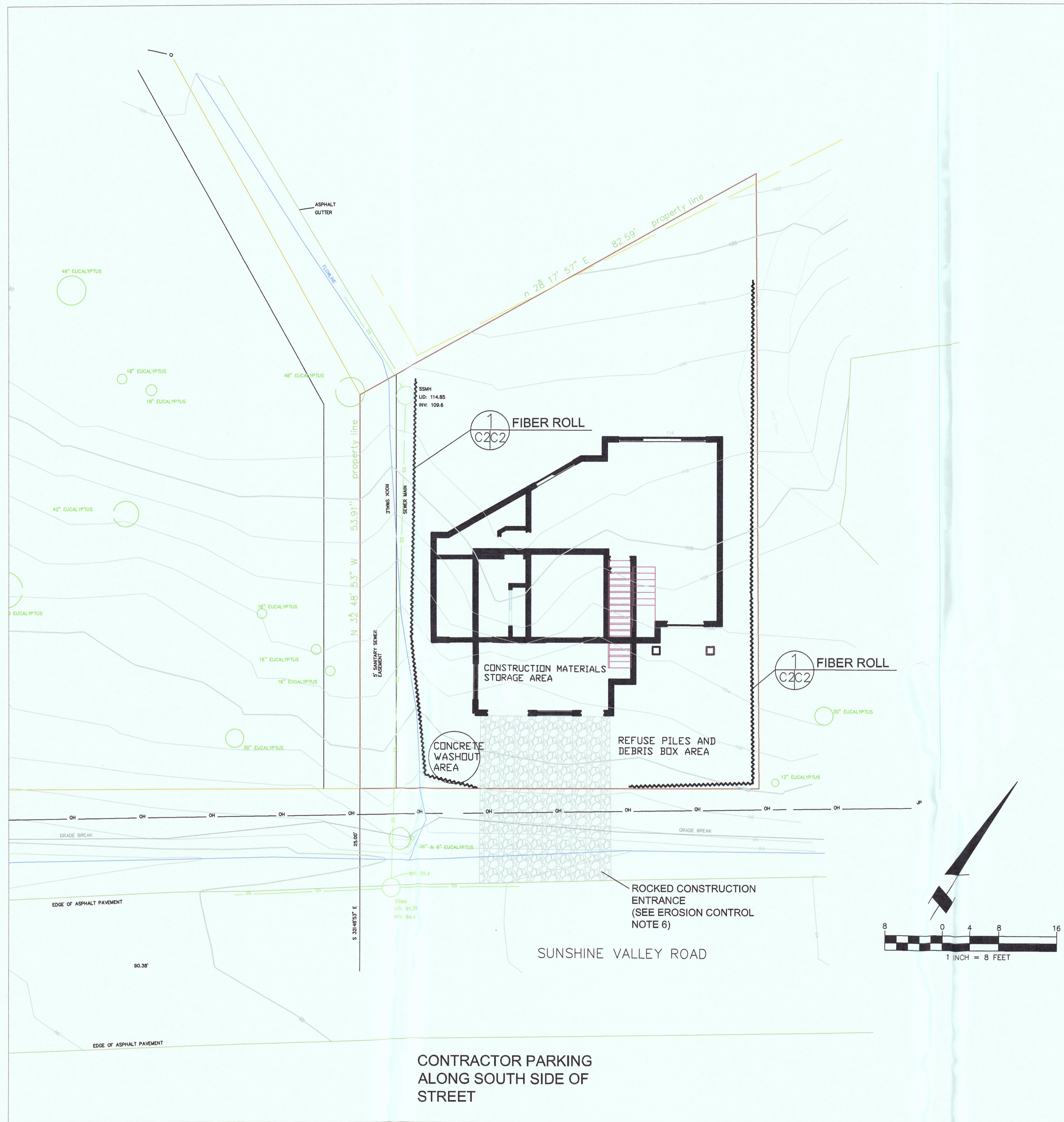
GRADING AND DRAINAGE PLAN

POWER PROPERTY, SUNSHINE VALLEY RD. MOSS BEACH

SHEET C-1

DATE: 10-25-16
DRAWN BY: CNK
CHECKED BY: AZG
REV. DATE: 12-27-16
REV. DATE: _____
REV. DATE: _____
REV. DATE: _____

Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
392 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3880
FAX: 728-3893



CONTRACTOR PARKING
ALONG SOUTH SIDE OF
STREET

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL NOTES

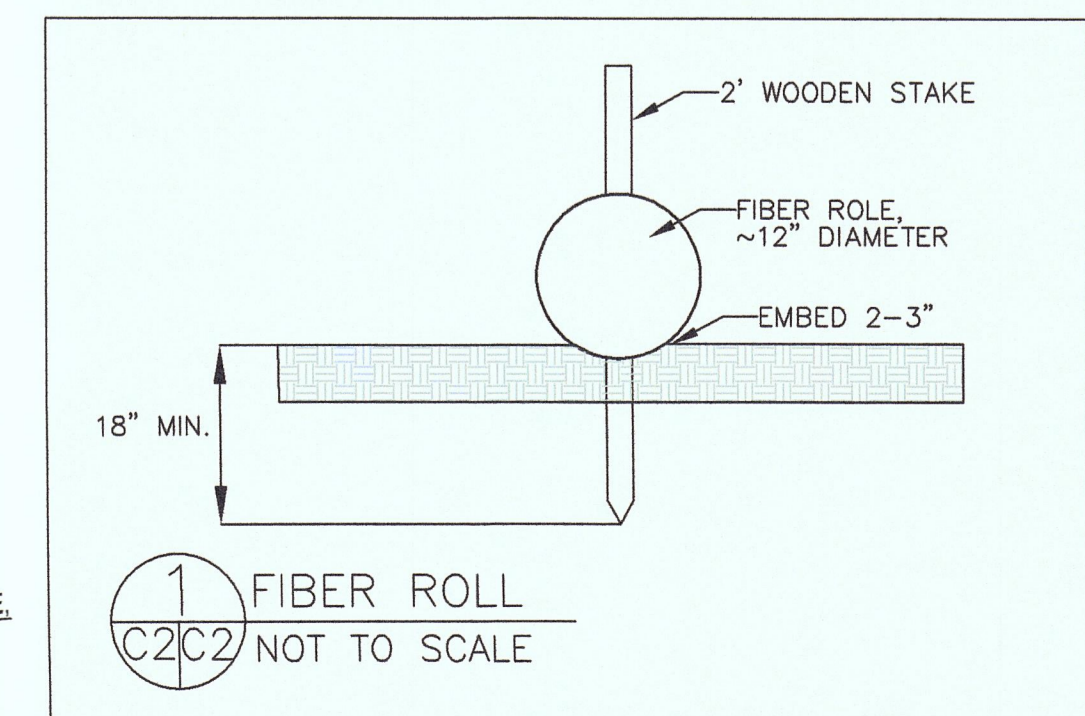
- FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFFIX AS SHOWN IN DETAIL 1
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 22 FEET LONG BY 18 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 4 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW THE DEBRIS (SEE NOTE 6.D. ABOVE)

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: PATRICK POWER
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-703-4626
 PHONE:
 E-MAIL: powerp33@yahoo.com

- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.



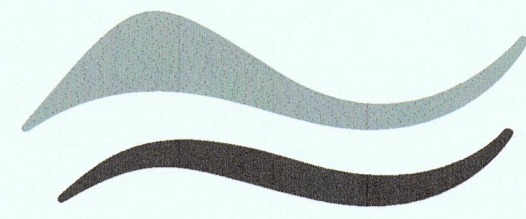
Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 726-3660
 FAX 726-3595

DATE: 10-25-16
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 12-27-16

EROSION CONTROL PLAN

**POWER PROPERTY,
 SUNSHINE VALLEY RD.**

SHEET
C-2



SAN MATEO COUNTYWIDE

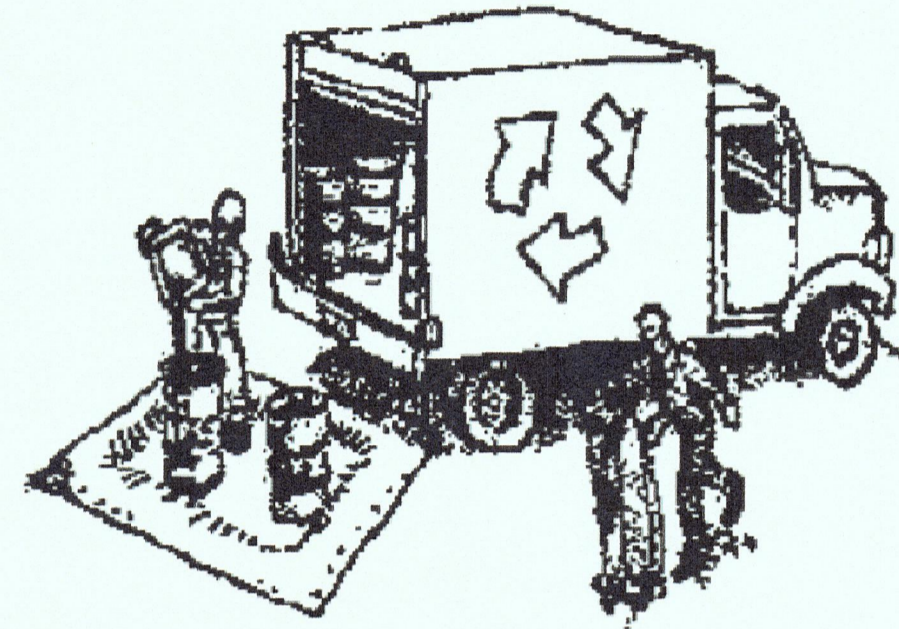
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

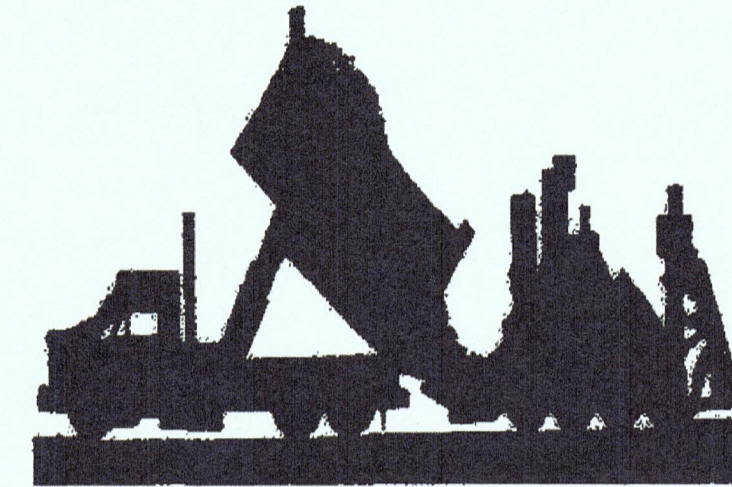


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

Paving/Asphalt Work

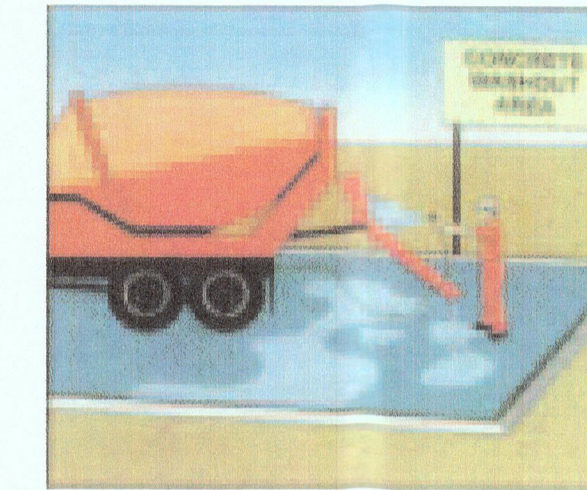


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

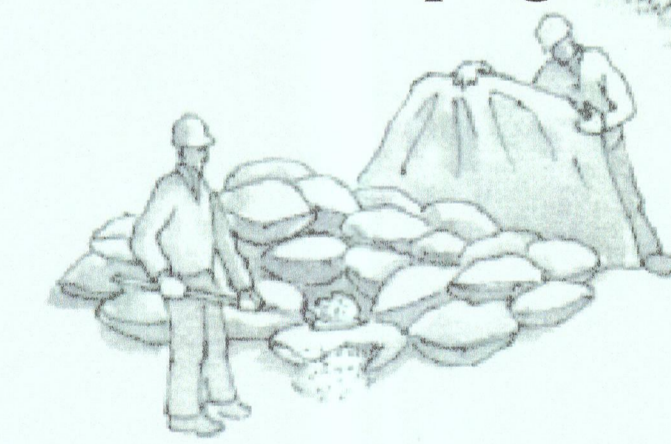
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



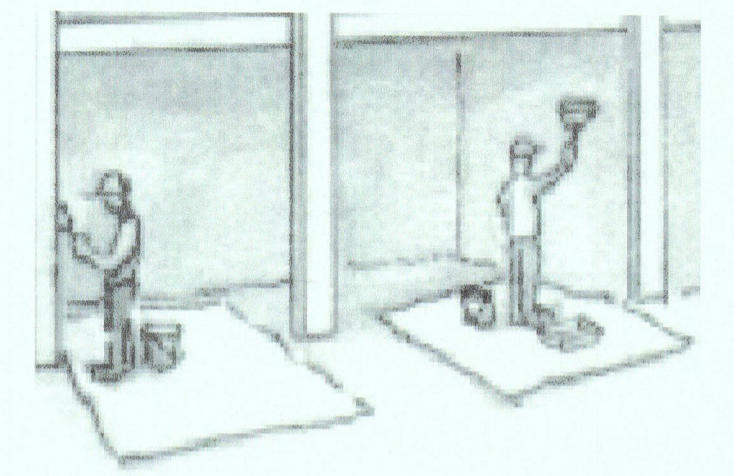
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

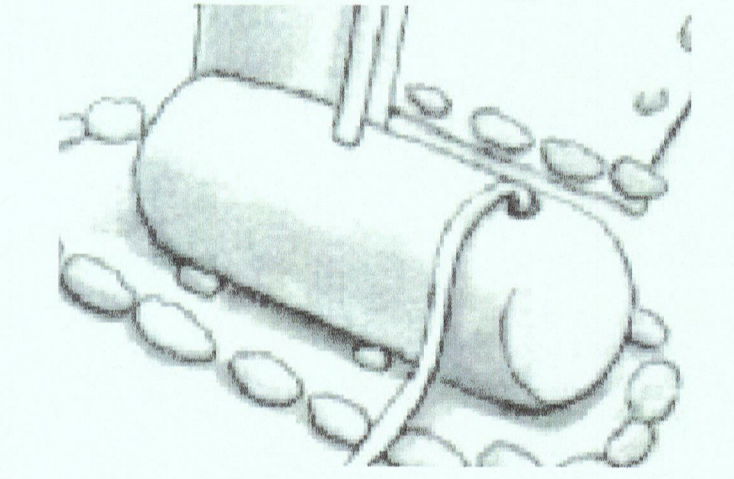
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

