

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:

PLN2019-00102

BLD:

Applicant: ADAM CEJA

Mailing Address: 831 FRANCISCO STREET EL GRANADA

Zip: 94019

Phone, W:

H:

E-mail Address: Adamc.ant@gmail.com

FAX:

Name of Owner (1): ADAM CEJA

Name of Owner (2):

Mailing Address: 831 FRANCISCO

Mailing Address:

EL GRANADA CA

Zip: 94019

Zip:

Phone, W:

Phone, W:

H:

H:

E-mail Address: Adamc.ant@gmail.com

E-mail Address:

Project Location (address):

EL GRANADA

Assessor's Parcel Numbers: 472 — 288 — 170

Zoning: R-1 S-17 DR CD

Parcel/lot size: 6,557

SF (Square Feet)

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

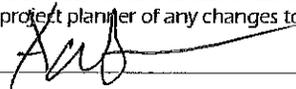
NEW SECOND STORY ADDITION WITH AN EXISTING DETACHED REAR GARAGE

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

Describe Existing Structures and/or Development:

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

Owner's signature:



Owner's signature:

Applicant's signature:

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 2019 - 00102

Other Permit #: _____

1. Basic Information

Applicant:

Name: ADAM TAN-CEJA

Address: 831 FRANCISCO ST.

Zip: 94018

Phone, W: 650.707.2977 H: _____

Email: ADAMC.ANT@JMAIL.COM

Owner (if different from Applicant):

Name: _____

Address: _____

Zip: _____

Phone, W: _____ H: _____

Email: _____

Architect or Designer (if different from Applicant):

Name: CARLOS DOMINGUEZ

Address: 40 HUMBOLDT COURT, PACIFICA

Zip: 94044

Phone, W: 650.359.0947 H: _____

Email: CARLOS@SANFRANMAIL.COM

2. Project Site Information

Project location:

APN: 047-208-170

Address: 831 FRANCISCO ST.

EL GRANADA Zip: 94018

Zoning: R-1/S-17/PR

Parcel/lot size: 6557.14 sq. ft.

Site Description:

- Vacant Parcel
Existing Development (Please describe):

Existing single family home

3. Project Description

Project:

- New Single Family Residence: _____ sq. ft
Addition to Residence: 1,141 sq. ft
Other: _____

Describe Project:

ADDING SECOND STORY

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	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	_____	_____	<input type="checkbox"/>
b. Trim	_____	_____	<input type="checkbox"/>
c. Windows	_____	_____	<input type="checkbox"/>
d. Doors	_____	_____	<input type="checkbox"/>
e. Roof	_____	_____	<input type="checkbox"/>
f. Chimneys	_____	_____	<input type="checkbox"/>
g. Decks & railings	_____	_____	<input type="checkbox"/>
h. Stairs	_____	_____	<input type="checkbox"/>
i. Retaining walls	_____	_____	<input type="checkbox"/>
j. Fences	_____	_____	<input type="checkbox"/>
k. Accessory buildings	_____	_____	<input type="checkbox"/>
l. Garage/Carport	_____	_____	<input type="checkbox"/>

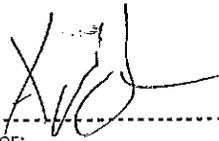
5. Required Findings

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: ADAM TAN-CEJA

Date: 07/10/19

Date:

Certificate of Exemption or Exclusion from a Coastal Development Permit

Permit #: PLN 2019-00102
Permit #: BLD _____

Permanent Record
Microfilming Required

Applicant Information

Owner
Name: ADAM TAN-CEJA
Address: 831 FRANCISCO ST
EI GRANADA
Zip: 94018
Phone, W: 650-787-2977
Email Address: ADAM.C.ANT@gmail.com

Applicant
Name: ADAM TAN-CEJA
Address: 831 FRANCISCO ST
EI GRANADA
Zip: 94018
Phone, W: 650-787-2977 H:
Email Address: ADAM.C.ANT@gmail.com

Project Information

Project Description:
2ND SECOND STORY ADDITION
TO EXISTING HOME

Assessor's Parcel Number(s):
472 - 200 - 170

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.

Owner: [Signature] Date: 3/11/19
Applicant: [Signature] Date: 3/11/19

(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

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)]

Final 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

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:

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

AS OF JANUARY 1, 2016

CALIFORNIA BUILDING CODE 2016 EDITION
 CALIFORNIA PLUMBING CODE 2016 EDITION (CPC)
 CALIFORNIA ELECTRICAL CODE 2016 EDITION (CEC)
 CALIFORNIA MECHANICAL CODE 2016 EDITION (CMC)
 CALIFORNIA ENERGY CODE 2016 EDITION (CEnergyC)
 CALIFORNIA RESIDENTIAL CODE 2016 EDITION (CRC)

CALGREEN CODE
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REG.



VICINITY MAP

SCOPE OF WORK

NEW SECOND STORY WITH THREE NEW BEDROOMS
 REMODEL FIRST FLOOR
 EXISTING REAR DE-ATTACHED GARAGE NO CHANGES

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEES), AND COUNTY OF SAN MATEO CODE (SMC) TITLE 15.02.
- STORM WATER RUN OFF SHALL NOT DRAIN ONTO THE ADJACENT PROPERTY, AND SHALL DRAIN AWAY FROM BUILDING FOUNDATION TO AN UNPAVED AREA.
- ANY WINDOW AT THE STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE SHALL BE SAFETY GLASS.
- THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION. HANDRAIL SHALL HAVE A SMOOTH SURFACE WITH NO SHARP EDGES. ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE.
- NFRC TEMPORARY LABELING ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED UNTIL INSPECTED BY ENFORCEMENT AGENCY.
- PROVIDE MINIMUM 26 GAUGE GALVANIZED SHEET METAL HEATING SUPPLY DUCTS BETWEEN THE GARAGE AND RESIDENCE OR PROVIDE FIRE DAMPERS.
- PROVIDE A MINIMUM OF 6'-8" HEADROOM CLEARANCE FOR THE INTERIOR STAIRWAY.
- ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILING SHALL BE INSULATION COVER AND AIR TIGHT RATED.
- WATER HEATER SHALL BE WRAPPED WITH R-12 INSULATION, UNLESS EFFICIENCY RATED AT 58% OR BETTER.
- PROVIDE 1" INSULATION ON FIRST 5' LENGTH OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
- INSULATE ALL HOT WATER PIPES 3/4" OR GREATER IN DIAMETER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES.
- PROVIDE A SETBACK THERMOSTAT FOR THE NEW FURNACE.
- INSULATE NEW HEATING DUCTS TO R-8 IF MORE THAN 40' OF NEW DUCTS ARE INSTALLED IN UNCONDITIONED SPACE.
- MAIN SERVICE DISCONNECT MEANS AND METER SHALL BE READILY ACCESSIBLE FROM OUTSIDE OF THE BUILDING.
- METER AND PANEL SHALL BE SCREENED FROM PUBLIC VIEW BY AN ENCLOSURE.
- WATER METERS SHALL BE LOCATED IN LANDSCAPED AREAS ONLY. NO WATER METERS SHALL BE LOCATED IN SIDEWALKS OR DRIVEWAYS.
- CLEANOUT SHALL BE LOCATED 18 TO 24 INCHES FROM THE BUILDING FOUNDATION.
- FLASHING SHALL BE INSTALLED AS PER CBC 1405.3 AT ALL EXTERIOR WALLS, OPENINGS FOR DOORS AND WINDOWS AND AT INTERSECTIONS WITH OTHER BUILDING COMPONENTS.
- ALL CONDITIONS OF APPROVAL FOR THIS PROJECT MUST BE MET WHETHER SHOWN ON THE PLANS OR NOT. THESE CONDITIONS OF APPROVAL ARE A PART OF THESE PLANS AND ARE AVAILABLE UPON REQUEST FROM THE BUILDING OWNER, THE DESIGNER OR THE COUNTY OF SAN MATEO.
- NO HERITAGE TREES ARE PRESENT ON-SITE AND NO CONSTRUCTION WILL OCCUR WITHIN THE DRIP LINES OF ANY HERITAGE TREES LOCATED ON-SITE OR ON AN ADJACENT SITE.
- ANY DAMAGE TO IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY OR TO ANY PRIVATE PROPERTY, WHETHER ADJACENT TO SUBJECT PROPERTY OR NOT, THAT IS DETERMINED BY THE CITY ENGINEER TO HAVE RESULTED FROM CONSTRUCTED ACTIVITIES RELATED TO THIS PROJECT SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR OR OWNER SHALL CONTACT THE WASTEWATER TREATMENT PLANT 24HRS BEFORE ANY TRENCHING, BACKFILLING, PAVEMENT RESTORATION, SEWER TAP OR ANY OTHER SEWERAGE WORK.
- ALL ENGINEERING INSPECTIONS REQUIRE 24HR NOTICE.
- HOURS OF CONSTRUCTION WITHIN STREET OR SIDEWALK FROM 9AM TO 4PM MONDAY THRU FRIDAY.

SITE DATA			
LOT AREA	6557 SQFT		
	EXISTING	PROPOSED	TOTAL
HABITABLE LIVING AREA	1209	1119	2328 SQFT
NON-HABITABLE LIVING AREA (GARAGE)	790	-	790
LOT COVERAGE	2026	187	2213
NUMBER OF BEDROOMS	2	-1, +3	4
NUMBER OF PARKING SPACES (COVERED)	2	-	2
	EXISTING	PROPOSED	TOTAL
FLOOR AREA	1999	1119	3118
MAX FLOOR AREA RATIO (FAR)		0.53	3475.21 SQFT
TOTAL MAX LOT COVERAGE		0.35	2294.95 SQFT
ZONING:		R-1, S-17, DR, CD	
APN #:		47288170	

DRAWING INDEX

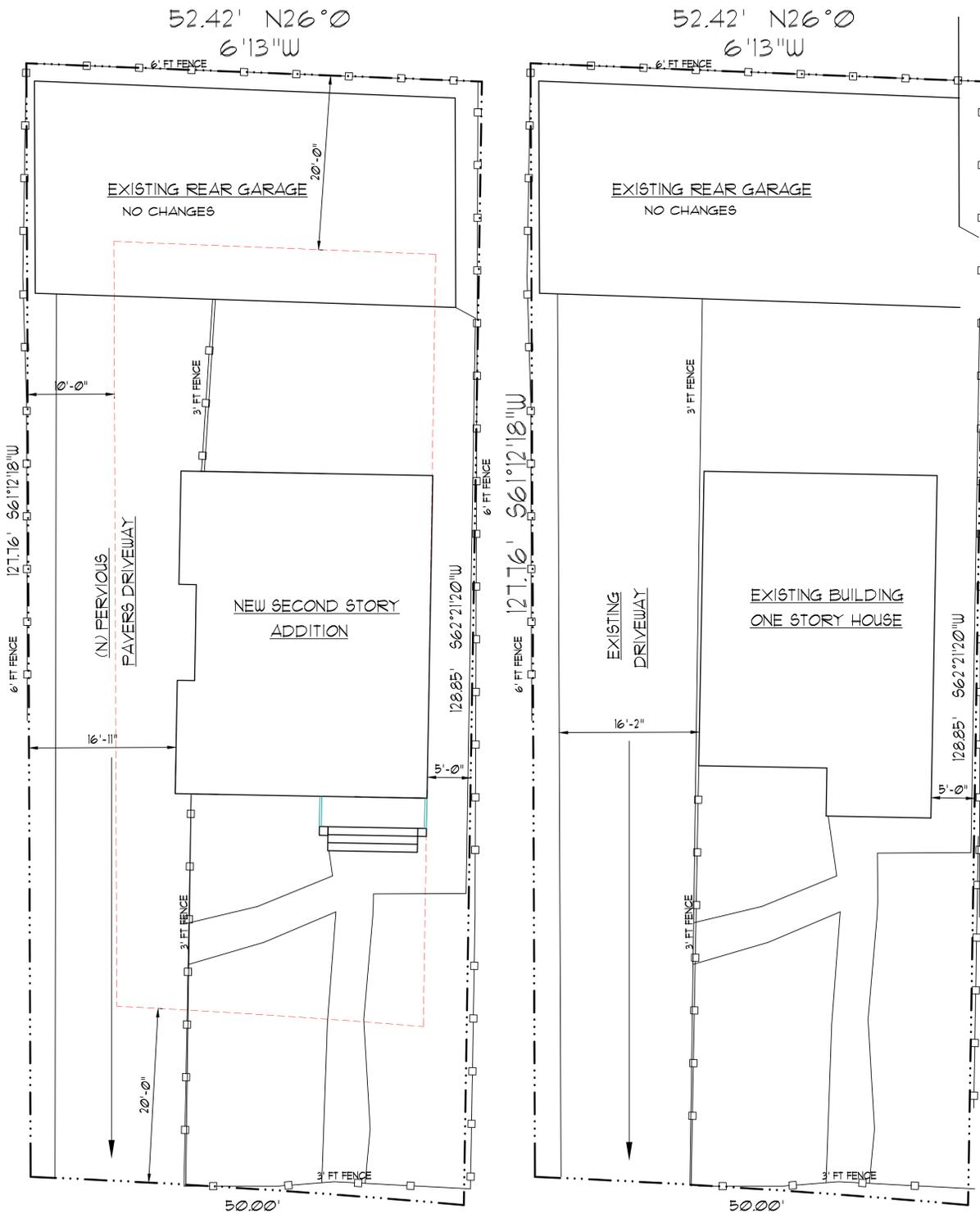
- A1 THIS SHEET
- A2 ELEVATIONS ROOF PLAN
- A3 ELEVATIONS AND SECTION
- A4 FLOOR PLANS
- A5 FLOOR CALCULATIONS
- A6 BEST MANAGEMENT 4 FIRE NOTES 4 SPECS
- C1 EXISTING SURVEY PLAN
- C2 DRAINAGE PLAN
- C3 EROSION CONTROL PLAN
- L1 LANDSCAPING PLANS
- L2 LANDSCAPING PLANS
- L3 LANDSCAPING PLANS

GENERAL LEGEND

- (E) ——— INDICATES EXISTING
- (N) ——— INDICATES NEW
- - - - - SETBACK LINE
- +—+— EXISTING FENCE
- +—+— PROPERTY LINE

CALGREEN NOTES

- DIVERT AT LEAST 65% OF ALL CONSTRUCTION DEBRIS AND WASTE TO A RECYCLING OR SALVAGE FACILITY AS PER CALGREEN SEC. A4.402.1
 - PROVIDE A COPY OF ALL OPERATIONAL AND MAINTENANCE MANUALS TO THE BUILDING OCCUPANT.
 - PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
 - COVER ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION SYSTEMS DURING CONSTRUCTION.
 - ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
 - PAINT STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
 - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. VERIFICATION VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
 - CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 - MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN SEC 4504.4
 - PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
 - CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT TAPE NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4505.2 AND CRC 9506.2.3.
 - CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
 - PROVIDE INSULATED LOUVERS/COVER (MIN 42) WHICH CLOSE WHEN THE FAN IS 1/2 OFF FOR THE WHOLE HOUSE EXHAUST FANS.
 - INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES. THE MAXIMUM FLOWRATE AT A KITCHEN SINK FAUCET SHALL NOT BE GREATER THAN 1.5 GALLONS PER MINUTE AT 60 PSI. IN ADDITION TO THE KITCHEN FAUCET REQ'S FOR TIER 1 DISHWASHERS IN TIER 2 BUILDINGS SHALL BE ENERGY STAR QUALIFIED AND NOT USE MORE THAN 5.8 GALLONS OF WATER PER CYCLE SEE TABLE 4.303.1 ON 63.
 - ALL WOOD PRODUCTS 4 CARBOARD PRODUCTS WILL BE RECYCLED, ALL OTHER WASTE WILL BE TRASHED.
 - ALL RECYCLED MATERIALS WILL BE SORTED ON SITE.
 - ALL RECYCLED MATERIALS WILL BE SENT TO RECOLOGY.
 - TO REDUCED THE AMOUNT OF DEBRIS WORKERS SHALL FOLLOW THE CAL-GREEN GUIDELINES AND GOOD CONSTRUCTION PRACTICES.
 - MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT.
 - PROVIDE DOCUMENTATIONS 4 RECEIPTS SHOWING COMPLIANCE WITH RECYCLED MATERIALS AND DEBRIS.
 - VERIFICATION OF COMPLIANCE FOR POLLUTANT CONTROL WILL BE PROVIDED BY INCLUDING MANUFACTURER'S PRODUCT SPECS OR FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
 - PER CALIFORNIA CIVIL CODE ARTICLE 1101, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 16 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 12.8 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 2.0 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).
- FIRE NOTES:**
- AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13D.
 - FAST RESPONSE FIRE SPRINKLER HEADS SHALL BE INSTALLED IN HABITABLE SPACES.
 - THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY A LICENSED (C-16) CONTRACTOR WHO SHALL HAVE A CITY OF EL GRANADA BUSINESS LICENSE AND PROOF OF WORKER'S COMPENSATION INSURANCE.
 - A HORN STROBE SHALL BE PROVIDED AT THE FRONT OF BUILDING FOR FIRE SPRINKLER.
 - APPLICANT SHALL CONFORM TO 2013 CGC CHAPTER 33 FOR FIRE SAFETY DURING CONSTRUCTION.
 - APPLICANT SHALL NOT BEGIN CONSTRUCTION WITHOUT APPROVED PLANS AND PERMIT ON-SITE ALL TIMES. PROPERTY IS LOCATED 6RA VERY HIGH HAZARD SEVERITY ZONE AND TO MEET THE REQUIREMENTS FOR THAT ZONE.



FRANCISCO DRIVE

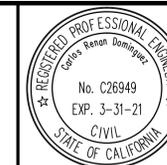
FRANCISCO DRIVE

(N) SITE PLAN

(E) SITE PLAN

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



REGISTERED PROFESSIONAL ENGINEER
 Carlos Dominguez
 No. C26949
 EXP. 3-31-21
 CIVIL
 STATE OF CALIFORNIA

PACIFICA, CA. 94044
 (650) 359-0947 EMAIL carlos@dominguezassociates.com

NEW ADDITION FOR CEJA RESIDENCE
831 FRANCISCO ST, HALF MOON BAY, CA 94019
 DOMINGUEZ ASSOCIATES LLC 40 HUMBOLDT COURT

REVISION	
NO.	DATE
1	8-15-19

SCALE

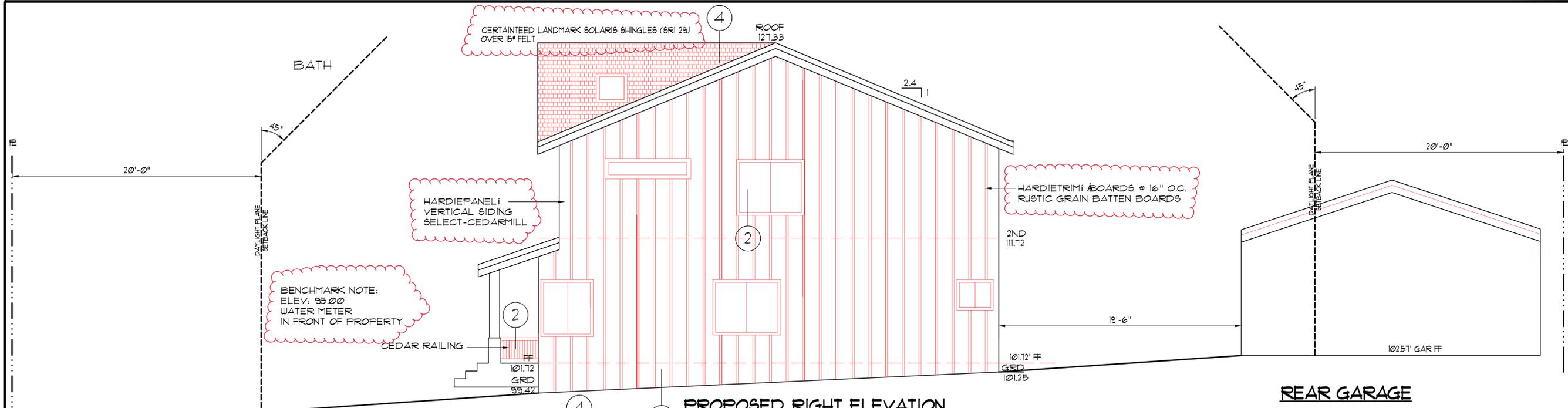
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A1

OF SHEETS

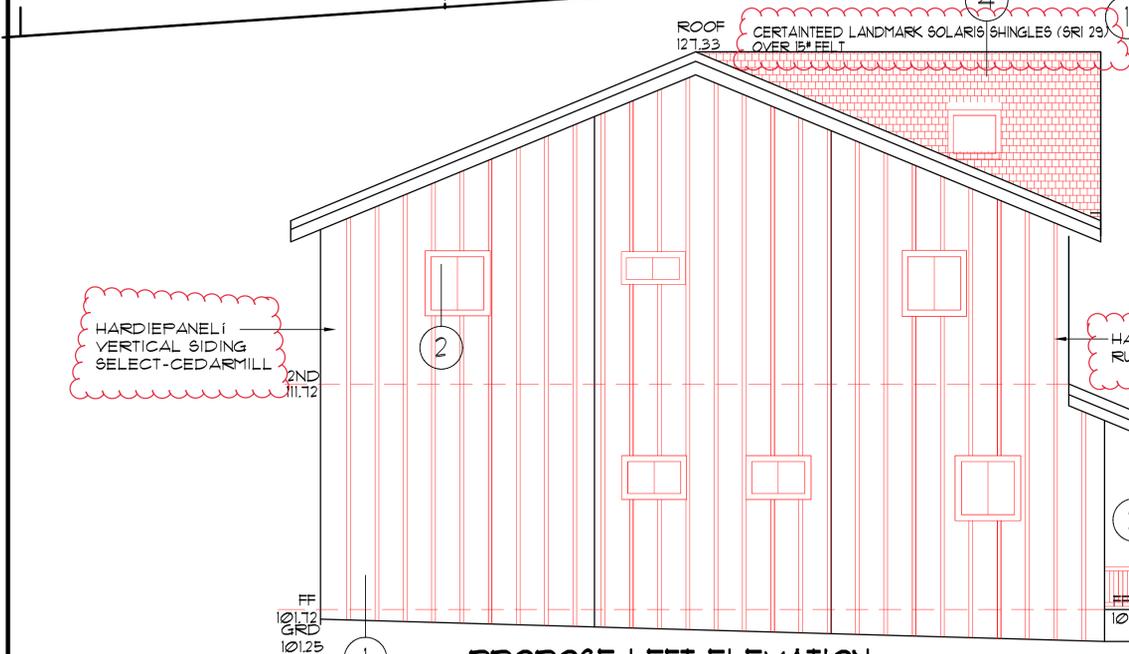
DATE 3-4-19

FILE CEJ1803



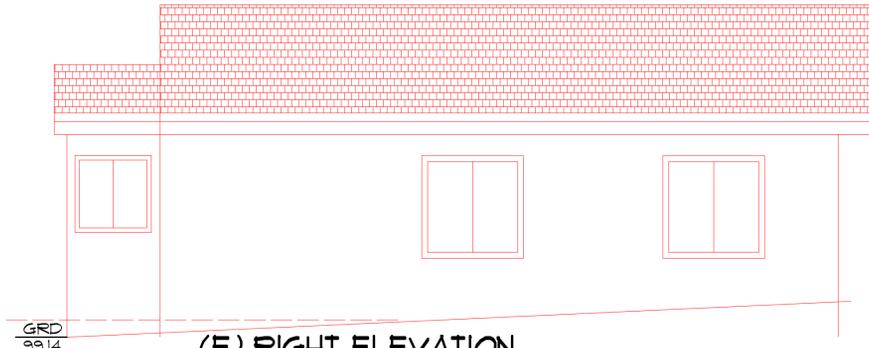
PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

REAR GARAGE

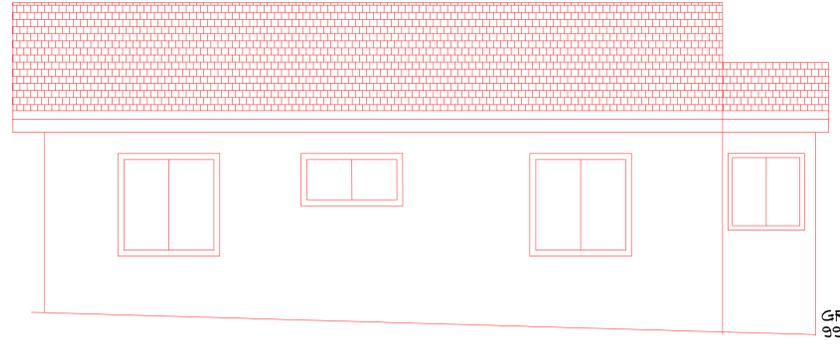


PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

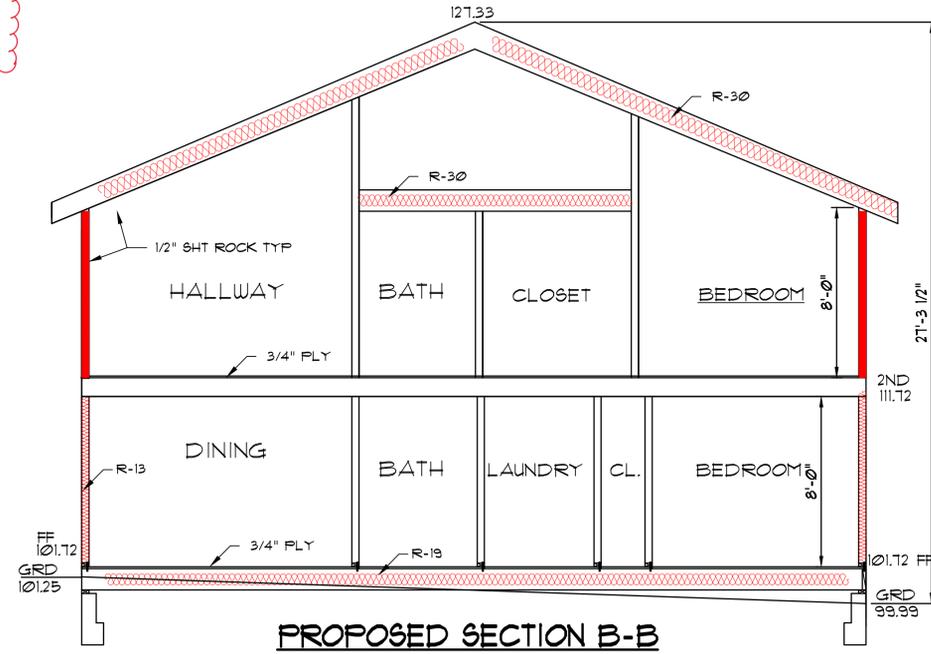
- KELLY MOORE PAINTS**
1. WALLS : CLOUD WHITE KM51
 2. TRIM: JAPANESE SABEL KMA88
 3. DOOR: BELLA GARDEN KM5104
 4. ROOF: BLACK SHINGLES
- ALL NEW WINDOWS TO BE VINYL



(E) RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



(E) LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SECTION B-B
SCALE: 1/4" = 1'-0"

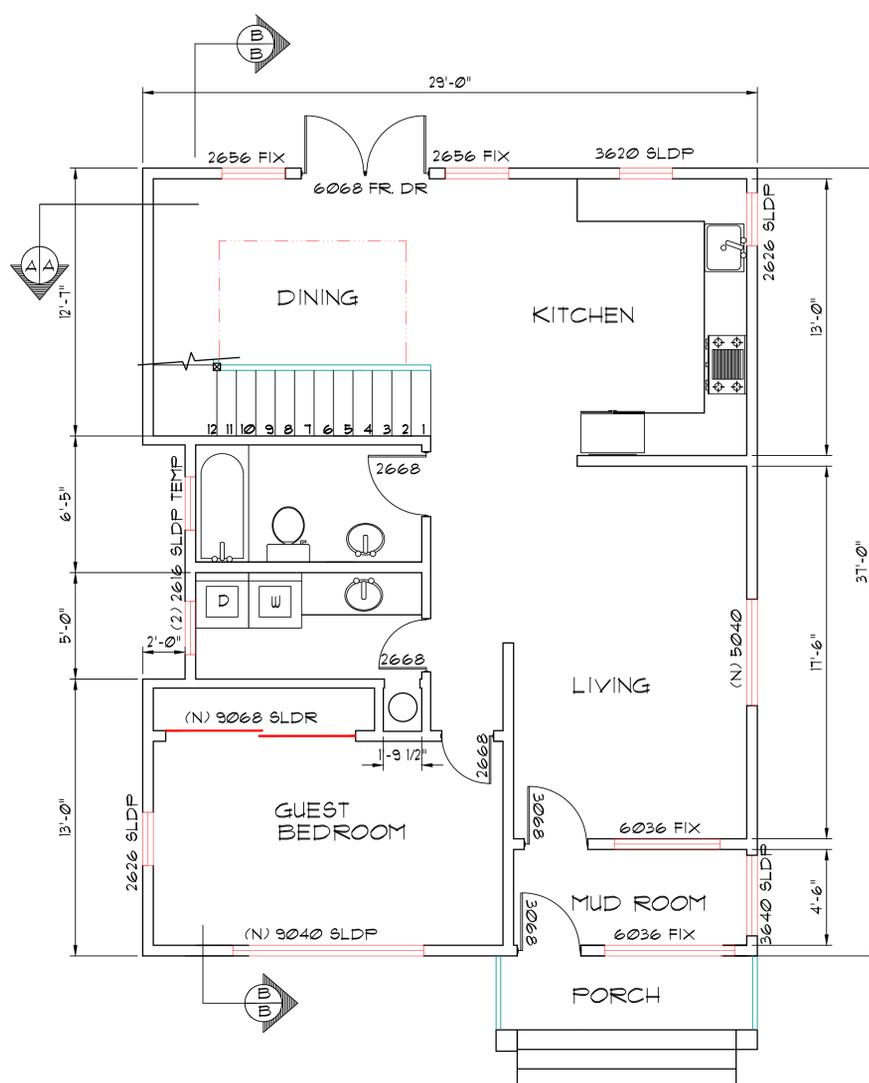
NEW SECOND STORY FOR CEJA RESIDENCE
831 FRANCISCO ST, HALF MOON BAY, CA 94019
DOMINGUEZ ASSOCIATES LLC

REVISION	
NO.	DATE
△	8-15-19

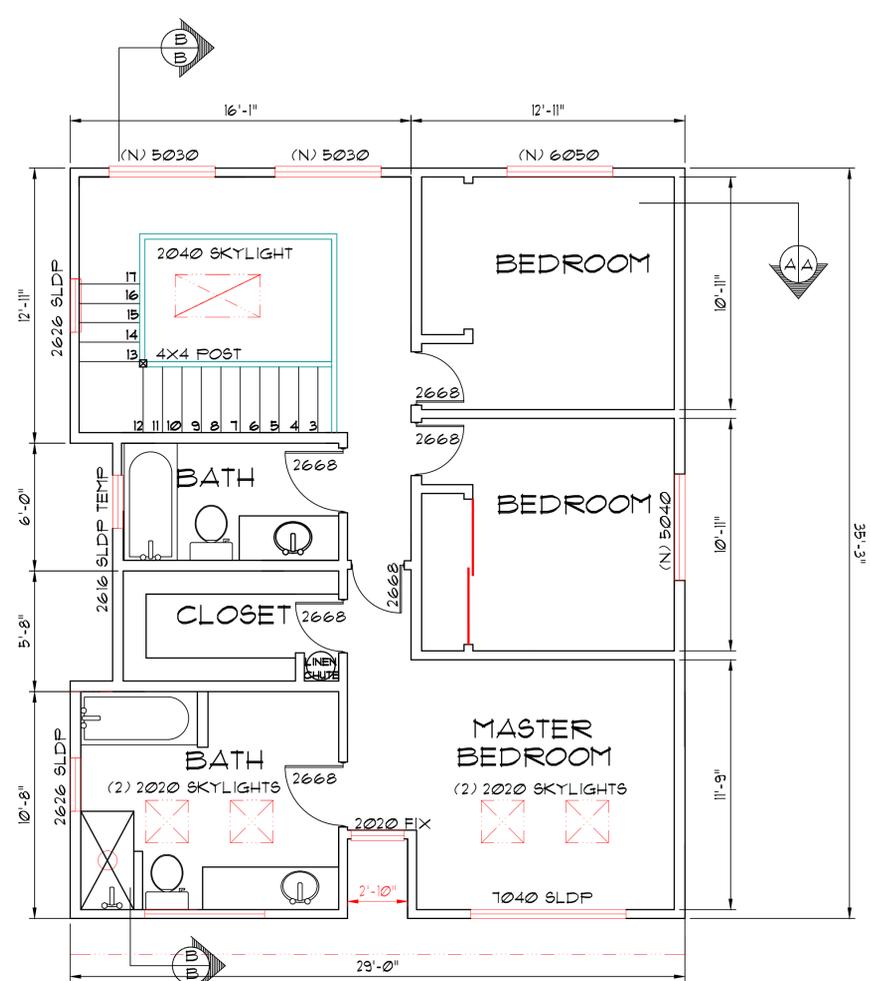
SCALE
SHEET NUMBER

A3

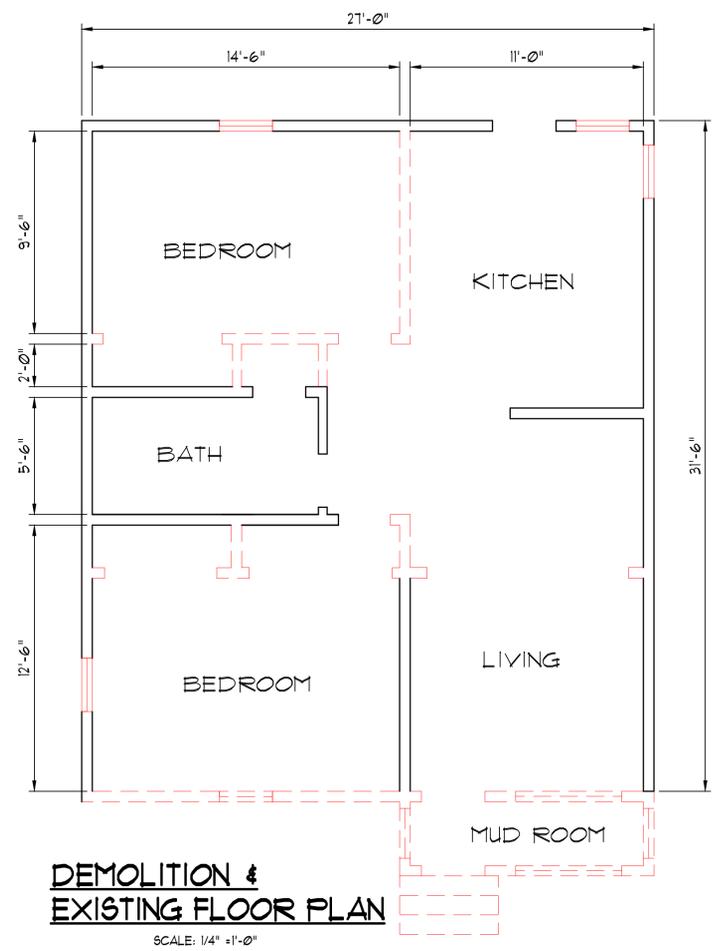
OF SHEETS
DATE 3-4-19
FILE CEJ1803



PROPOSED FIRST FLOOR
SCALE: 1/4" = 1'-0"



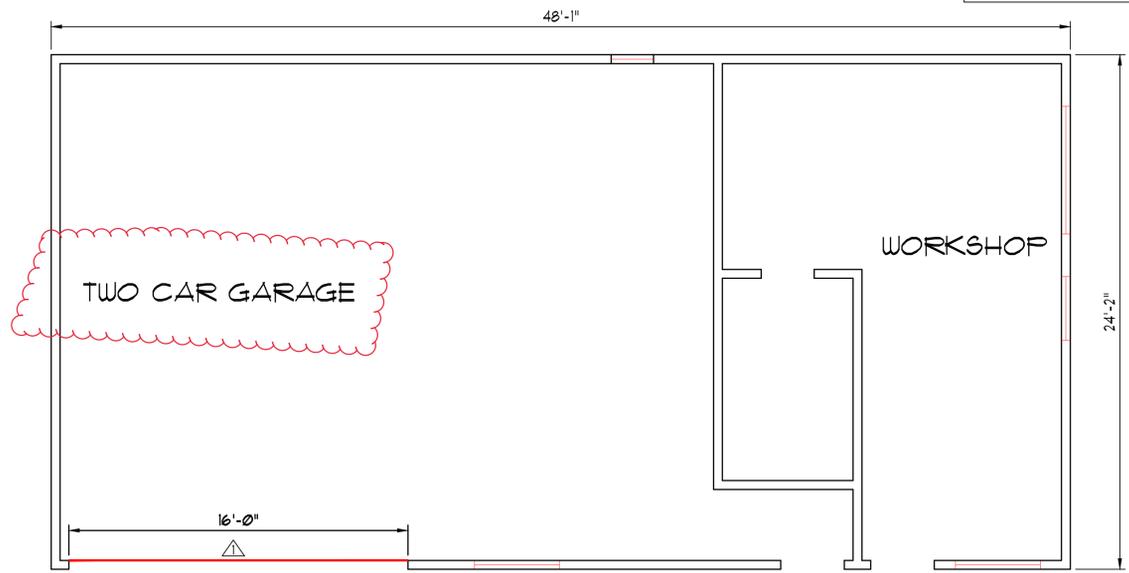
PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"



DEMOLITION & EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL LEGEND	
	INDICATES EXISTING WALL
	NEW WALL
	INDICATES EXISTING
	INDICATES NEW
	INDICATES REMOVAL WALL

- NOTES:**
1. PROVIDE TWO 20-AMP BRANCH CIRCUITS FOR SMALL KITCHEN APPLIANCES.
 2. PROVIDE AT LEAST 1 GFCI PROTECTED RECEPTACLE FOR EACH 12-INCH OR WIDER KITCHEN WALL COUNTER SPACE ONLY, INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE.
 3. RECEPTACLES IN PROPOSED ROOMS SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET.
 4. MAX U-FACTOR OF 32 ON THE FLANS WHERE THE WINDOWS ARE SPECIFIED.
 5. MIN 50% OF KITCHEN LIGHTING WATTAGE SHALL BE HIGH EFFICACY LIGHTING SHALL BE ON A SEPARATE SWITCH.
 6. USE HIGH EFFICACY FIXTURES FOR BATHROOMS, LAUNDRY, UTILITY ROOMS AND GARAGE.
 7. USE HIGH EFFICACY FOR ALL ROOMS, INCLUDING CLOSETS 10 SQUARE FEET OR LESS.
 8. USE HIGH EFFICACY FIXTURES FOR ALL EXTERIOR LIGHTING.
 9. ALL LIGHTS TO BE HIGH EFFICACY, OR MANUAL-ON VACANCY SENSOR IN ALL AREAS.
 10. BATHROOM VENTILATION FANS SHALL TERMINATE 3' FROM ANY OPENING INTO THE BUILDING.
 11. EACH RECEPTACLE OUTLET "AFCI" ARC-FAULT CIRCUIT INTERRUPTER AT ALL HABITABLE ROOMS OUTLETS INSTALLED IN DWELLING UNITS ROOMS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER.
 12. ALL OUTLETS IN LAUNDRY TO BE GFI PROTECTED.
 13. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT.
 14. PROVIDE CARBON MONOXIDE DETECTOR AT AREA NEAR THE BEDROOMS AND AT LEAST ONE IN EACH LEVEL.
 15. WATER RESISTANT GYPSUM BOARD IS NOT PERMITTED IN SHOWER/TUB AREAS. SHOWER AND TUB WALLS TO BE A SMOOTH, HARD, NON-ABSORB SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 12" ABOVE DRAIN INLET.
 16. ALL TOILETS (DUAL-FLUSH) SHALL HAVE MAX 128 GALLON/FLUSH, SHOWER HEAD TO HAVE MAX FLOW OF 2.0 GPM AND KITCHEN FAUCETS TO HAVE A MAX FLOW OF 1.8 GPM AND BATHROOM FAUCETS 1.2 GPM.
 17. KITCHEN FAN TO BE NUTONE QTN100E 100CFM 1 SONE WITH 4" DUCT ON-TIMER FOR 13 HOURS PER DAY OPERATION.
 18. EACH APPLIANCE SHALL MEET THE ENERGY STAR IF AN ENERGY STAR IS DESIGNATION IS APPLICABLE.
 19. GAS DRYER WILL HAVE ITS OWN DEDICATE 20 AMP OUTLET.
 20. ALL RECEPTACLES, LIGHTING CIRCUITS, SWITCHES, AND HARD-WIRED SMOKE DETECTORS INSTALLED IN BEDROOMS SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER.
 21. STORM WATER RUN OFF SHALL NOT DRAIN ONTO THE ADJACENT PROPERTY, AND SHALL DRAIN AWAY FROM BUILDING FOUNDATION TO AN UNPAVED AREA.
 22. BEDROOM WINDOWS FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE A FINISHED SILL HEIGHT OF NOT BE MORE THAN 44" ABOVE THE FLOOR.
 24. A LABEL OR SIGN IS REQUIRED AT THE CONTROLLER OF SWITCH TO INFORM THE OCCUPANT THAT THE FRESH AIR VENTILATOR IS A WHOLE HOUSE VENTILATION FAN THAT SHOULD OPERATE WHENEVER THE BUILDING IS OCCUPIED.
 25. HOURS OF CONSTRUCTION FOR ANY PROJECT FOR WHICH A BUILDING PERMIT IS REQUIRED WITHIN THE COUNTY OF SAN MATEO SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM ON MONDAY, TUESDAY, WEDNESDAY, THURSDAY, AND FRIDAY. THE HOURS OF CONSTRUCTION SHALL BE LIMITED TO 9:00 AM TO 5:00 PM ON SATURDAY AND SUNDAY.
 26. ALL NEW RECEPTACLE OUTLETS IN THE KITCHEN (WHERE NOT GFCI), FAMILY ROOMS, HALLWAY, BEDROOMS, OFFICES, AND OTHER SIMILAR ROOMS TO BE AFCI PROTECTED.
 27. ALL NEW RECEPTACLE OUTLETS THE BATHROOMS, CRAWLSPACES, KITCHEN COUNTERS, ISLANDS, UET BAR SINKS TO BE GFCI PROTECTED.
 28. WATER RESISTANT GYPSUM BOARD IS NOT PERMITTED IN SHOWER/TUB AREAS. SHOWER AND TUB WALLS TO BE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 12" ABOVE DRAIN INLET.



(E) GARAGE
SCALE: 1/4" = 1'-0" NO WORK ON THIS BUILDING

- FAN (50CFM MIN.)
- WATERPROOF LIGHT FIXTURE
- HEAT REGISTER
- 220 30 AMP OUTLET
- FLOOR DRAIN
- WATER PROOF OUTLET
- GROUND FAULT INTERRUPTER OUTLET
- LIGHT SWITCH
- 4-WAY LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- LIGHT SWITCH WITH DIMMER
- VACANCY LIGHT SWITCH
- FLUORESCENT LIGHT
- RECESSED FLUORESCENT LIGHTING
- LIGHT FIXTURE

NEW SECOND STORY FOR CEJA RESIDENCE
831 FRANCISCO ST, HALF MOON BAY, CA 94019

DOMINGUEZ ASSOCIATES LLC

REVISION	
NO.	DATE
1	8-15-19

SCALE: _____
SHEET NUMBER

A4

OF SHEETS
DATE 3-4-19
FILE CEJ1803

D (b) (A-H): PROJECT INFORMATION

DATE: SEPTEMBER 23, 2019

PROJECT APPLICANT: ADAM CEJA

PROJECT ADDRESS: 831 FRANCISCO , EL GRANADA, CA

TOTAL LANDSCAPE AREA (SF): 1,532

TURF AREA (SF): 383

NON-TURF PLANT MATERIAL AREA (SF): 1,149

PROJECT TYPE: RESIDENTIAL REMODEL
(NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)

WATER SUPPLY TYPE : POTABLE
(POTABLE/RECYCLED/WELL)

LOCAL WATER PURVEYOR: COASTSIDE COUNTY WATER DISTRICT

D (b) (H): LANDSCAPE DOCUMENTATION PACKAGE

- MWELO PRESCRIPTIVE COMPLIANCE OPTION DOCUMENTATION COVER SHEET
- PLANTING PLAN
- IRRIGATION PLAN

NOTE THAT THIS LIST IS FOR WELO COMPLIANCE ONLY AND IS NOT THE SAME AS THE SHEET LIST IN THE PLAN SET.

490.1 (c) & D (b): MWELO PRESCRIPTIVE COMPLIANCE OPTION

THE LANDSCAPE IS DESIGNED TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION OF MWELO, THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE LANDSCAPE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION ARE A SIMPLIFIED VERSION OF THE STANDARD MWELO ORDINANCE REQUIREMENTS. COMPLIANCE WITH MANDATORY REQUIREMENTS MUST BE DOCUMENTED ON LANDSCAPE PLANS.

D (b) (1): LANDSCAPE DESIGN PLAN

THE LANDSCAPE IS DESIGNED TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION OF MWELO, THE STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.

1. THE DESIGN IS DROUGHT RESILIENT AND FIRE RESISTANT
2. TURF DOES NOT EXCEED 25 PERCENT OF THE TOTAL LANDSCAPE AREA ON RESIDENTIAL SITES
3. TURF IS NOT INCLUDED ON NON-RESIDENTIAL SITES
4. TURF SHALL NOT BE PLANTED ON SLOPES GREATER THAN 25 PERCENT
5. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE, UNLESS THE PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO ENTER AND EXIT VEHICLES. ANY TURF IN PARKWAYS MUST BE IRRIGATED BY SUB-SURFACE IRRIGATION OR BY OTHER TECHNOLOGY THAT CREATES NO OVERSPRAY OR RUNOFF
6. CLIMATE-ADAPTED SPECIES THAT REQUIRE LITTLE OR NO SUMMER WATER ARE SELECTED FOR AT LEAST 75 PERCENT OF THE PLANTING AREA (EXCLUDING EDIBLES AND RECYCLED WATER USE AREAS) FOR RESIDENTIAL SITES
7. CLIMATE-ADAPTED SPECIES THAT REQUIRE LITTLE OR NO SUMMER WATER ARE SELECTED FOR 100 PERCENT OF THE PLANTING AREA (EXCLUDING EDIBLES AND RECYCLED WATER USE AREAS) FOR NON-RESIDENTIAL SITES
8. PLANTS ARE PLACED IN APPROPRIATE MICROCLIMATES
9. PLANTS ARE GROUPED IN HYDROZONES BASED ON SIMILAR WATER NEEDS AND EXPOSURES.
10. HYDROZONES ARE DELINEATED AND LABELED.

THE IRRIGATION SYSTEM IS DESIGNED COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION OF MWELO, THE STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.

1. AUTOMATIC WEATHER-BASED OR SOIL MOISTURE IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM
2. THE DESIGN OF THE IRRIGATION SYSTEM CONFORMS TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.
3. THE SYSTEM IS DESIGNED TO REDUCE WATER USE TO THE MINIMUM AMOUNT TO SUSTAIN HEALTHY PLANT GROWTH AND TO PREVENT RUNOFF, LOW HEAD DRAINAGE AND OVERSPRAY.
4. BACKFLOW PROTECTION IS INSTALLED AT THE POINT OF CONNECTION.
5. SUBMETER IS INSTALLED FOR NON-RESIDENTIAL AREAS WITH AREAS OF 1,000 SQUARE FEET OR MORE.
6. AUTOMATIC IRRIGATION CONTROLLERS THAT DO NOT LOSE PROGRAMMING DATA AFTER A POWER FAILURE AND UTILIZE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND A RAIN SENSORS ARE INSTALLED.
7. PRESSURE REGULATION IS PROVIDED TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
8. MANUAL SHUT-OFF VALVES ARE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION.
9. ALL IRRIGATION EMISSION DEVICES MUST MEET THE ANSI STANDARD, ASABE/ICC 802-2014 LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD. SPRINKLER HEADS MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE ASABE/ICC 802-2014 PROTOCOL.
10. AREAS LESS THAN TEN FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
11. FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SF OR MORE A SUBMETER TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

D (b) (2) & (3) (B): SOIL MANAGEMENT

1. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA
2. AFTER PLANTING, A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

492.4: WATER EFFICIENT LANDSCAPE WORKSHEET

WATER EFFICIENT LANDSCAPE WORKSHEET								
Francisco								
Reference Evapotranspiration (ET0)		33.70						
ETWU: ESTIMATED TOTAL WATER USE=ETWU=ET0 X 0.62 X (((PF X HA) / IE) + SLA)								
HYDROZONE	PLANTING DESCRIPTION	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ETWU (GAL/YR)
Regular Landscape Areas								
1	shrubs	0.20	drip	0.81	0.25	494.00	121.98	2,548.55
2	lawn	0.85	spray	0.75	1.13	383.00	434.07	9,069.39
3	shrubs	0.20	drip	0.81	0.25	195.00	48.15	1,006.01
4	shrubs	0.20	drip	0.81	0.25	460.00	113.58	2,373.15
SUBTOTAL						1,532.00	717.77	14,997.09
Special Landscape Areas (SLA)								
NA				1.00	0.00	0.00	0.00	0.00
SUBTOTAL						0.00	0.00	0.00
TOTALS						1,532.00	717.77	14,997.09
ETWU TOTAL						ETWU		14,997.09
MAWA: MAXIMUM ALLOWED WATER USE = (ET0)(0.62) [(ETAF X LA) + ((1-ETAF) X SLA)]								
ET0	CONVERSION FACTOR	ETAF	ETAF X LA = D	1-ETAF X SLA = E	D+E			MAWA (GAL/YR)
33.7	0.62	0.55	842.60	0.00	842.60	MAWA		17,605.28
						ETWU COMPLIES WITH MAWA		
ETWU AVERAGE ETAF MUST BE: RESIDENTIAL: < .55, NON-RESIDENTIAL: <.45								
MAWA ETAF: RESIDENTIAL= 0.55, NON-RESIDENTIAL= 0.45								
PLANT FACTOR: VL=0-0.1, L=0.2-0.3, M=0.4-0.6, H=0.7-1.0								
IRRIGATION EFFICIENCY (IE): SPRAY=.75, DRIP=.81								
MAX LAWN AREA = 25%			ACTUAL LAWN AREA: 25%					

490.1 (c) & D 9 (a): APPLICABILITY

THIS PLAN SHEET IS FOR USE BY
1) NEW LANDSCAPES BETWEEN 500 - 2,500 SF WHICH THE LOCAL AGENCY ALLOWS TO COMPLY WITH PRESCRIPTIVE COMPLIANCE MEASURES IN APPENDIX D OF MWELO

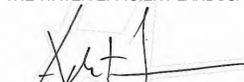
TITLE 24, PART 11, CALIFORNIA GREEN BUILDING CODE (CALGREEN)
http://www.bsc.ca.gov/Home/CALGreen.aspx

STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE:
http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf

PHASE 1: PRE-CONSTRUCTION SIGNATURE

D (b) (H): LANDSCAPE DOCUMENTATION PACKAGE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE WATER EFFICIENT LANDSCAPE ORDINANCE

 9-23-19
APPLICANT SIGNATURE DATE

PHASE 2: POST-CONSTRUCTION ATTACHMENTS:

D (c): FINAL INSPECTION

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH THE FOLLOWING:

- CERTIFICATE OF COMPLETION
- CERTIFICATE OF INSTALLATION
- IRRIGATION SCHEDULE
- SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

AGENCY STAMP

CLIENT:

ADAM CEJA
831 FRANCISCO STREET
EL GRANADA, CA

PROJECT:

FRANCISCO
831 FRANCISCO STREET
EL GRANADA, CA

SUBMITTAL:

10-16-18	DESIGN REVIEW SUBMITTAL
7-05-19	PLANNING APPROVAL SUBMITTAL
9-4-19	RESPONSE TO COMMENTS & RESUBMITTAL
9-23-19	RESUBMITTAL

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NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

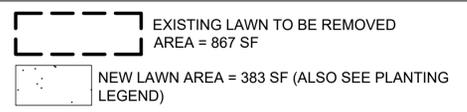
SHEET TITLE:

MWELO PRESCRIPTIVE COMPLIANCE OPTION DOCUMENTATION

SHEET #:

L0.0

FOR EXISTING TREES ALSO REFER TO THE ASSOCIATED PROJECT ARBORIST REPORT



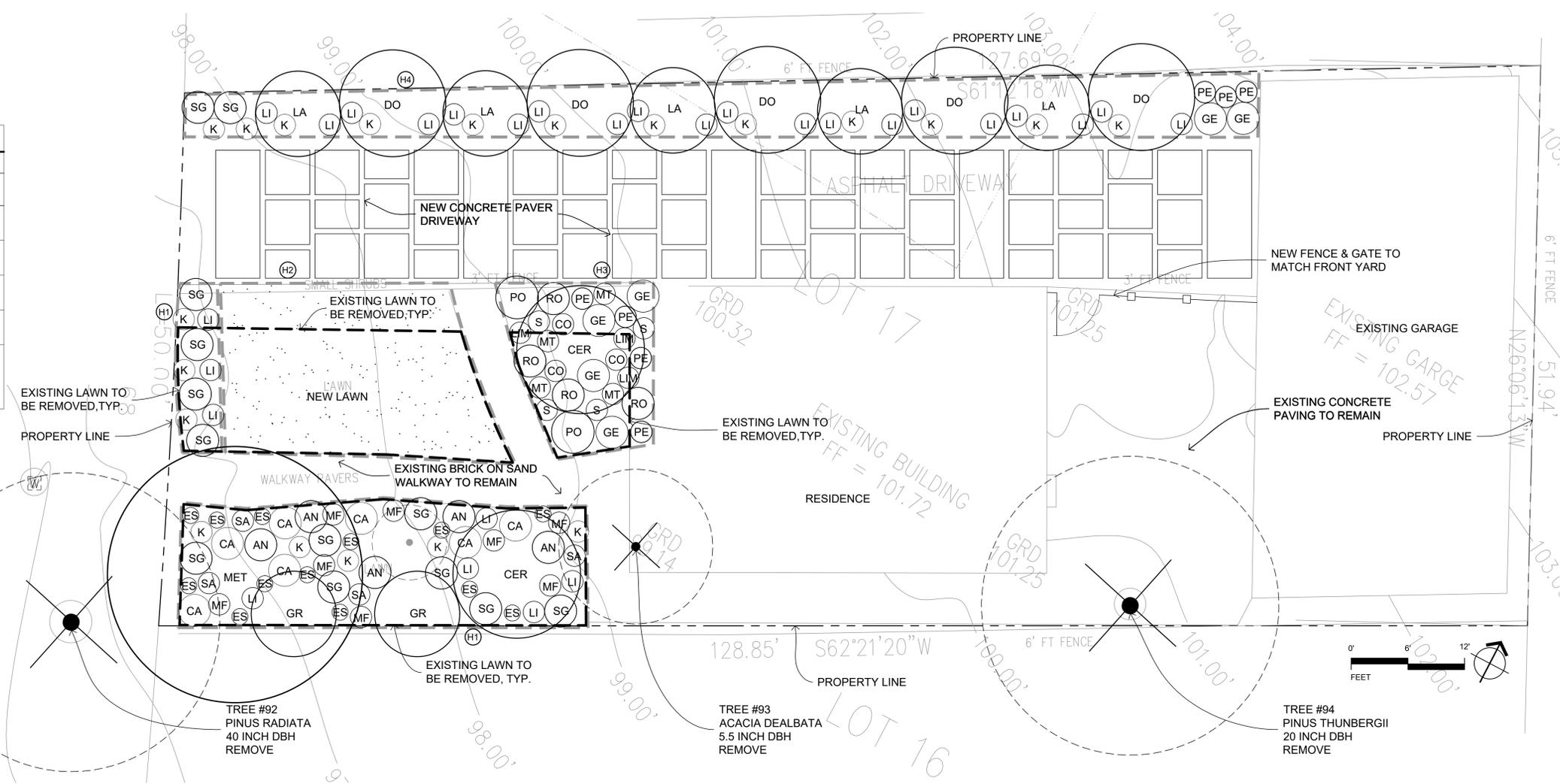
NOTE THAT THERE WILL BE NO LANDSCAPE LIGHTING INCLUDED IN THIS DESIGN

HYDROZONE LEGEND

ZONE #	PLANT TYPE	ZONE DESCRIPTION	WUCOLS WATER USE
(H1)	SHRUBS	SOUTHWEST EXPOSURE, PART SUN	L
(H2)	LAWN	NORTH EXPOSURE, SHADE	H
(H3)	SHRUBS	NORTHEAST EXPOSURE, PART SUN	M
(H4)	SHRUBS	NORTHEAST EXPOSURE, PART SUN	L

THE LAWN IS A NATIVE BENTGRASS SOD DEVELOPED BY DELTA BLUEGRASS FOR ITS DROUGHT TOLERANCE. THOUGH WUCOLS DOES NOT DISTINGUISH AMONG VARIOUS LAWN GRASS SPECIES, THIS SPECIES WILL ACTUALLY BE A LOW WATER USE PLANT ONCE ESTABLISHED.

FRANCISCO DRIVE



CLIENT:

ADAM CEJA
831 FRANCISCO STREET
EL GRANADA, CA

PROJECT:

FRANCISCO
831 FRANCISCO STREET
EL GRANADA, CA

SUBMITTAL:

10-16-18	DESIGN REVIEW SUBMITTAL
7-05-19	PLANNING APPROVAL SUBMITTAL
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NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

SHEET TITLE:

PLANTING PLAN

SHEET #:

L1.0

PLOT DATE: 190923

PLANT LEGEND

ABBRV	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE (HXW IN FT)	WUCOLS WATER USE FACTOR	NATIVE	QUANTITY	NOTES
CANOPY TREE								
MET	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	24 INCH BOX	24X24	L		1	
ACCENT TREE								
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	12X12	VL	X	1	MULTI-TRUNK
LARGE SCREENING SHRUBS								
DO	DODONAEA VISCOSA 'ARIZONA GREEN'	ARIZONA GREEN HOPSEED BUSH	"	10X10	L		5	
GR	GREVILLEA 'CONSTANCE'	ORANGE GREVILLEA	"	8X8	L		2	
LA	LAVATERA ASSURGENTIFLORA	TREE MALLOW	"	8X8	L	X	7	
MEDIUM SHRUBS								
AN	ANIGOZANTHOS 'ORANGE CROSS'	ORANGE KANGAROO PAW	"	4X3	L		5	
PE	PELARGONIUM HORTORUM	GARDEN GERANIUM	"	2X2	L		7	
PO	POLYGALA X DALMAISIANA	SWEET PEA SHRUB	"	4X4	L		2	
RO	ROSA RUGOSA	BEACH ROSE	"	4X4	L		4	
SG	SALVIA GREGGII 'FLAME'	ROYAL BUMBLE AUTUMN SAGE	"	3X3	L		11	
SMALL SHRUBS & PERENNIALS								
CO	COREOPSIS 'COSMIC EYE'	COSMIC EYE DAISY	1 GAL	2X2	L		3	
ES	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	4 INCH	1X1.5	VL	X	13	

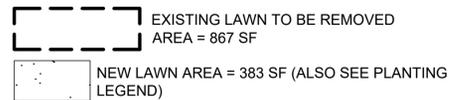
PLANT LEGEND

ABBRV	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE (HXW IN FT)	WUCOLS WATER USE FACTOR	NATIVE	QUANTITY	NOTES
GE	GERANIUM INCANUM	CARPET GERANIUM	1 GAL	1X3	L		6	
LI	LIBERTIA PEREGRINANS	ORANGE NEW ZEALAND IRIS	"	2 X 2	L		24	
LIM	LIMONIUM PEREZZI	SEA LAVENDER	"	2X2	L		3	
MF	MIMULUS 'JELLY BEAN FIESTA'	JELLY BEAN™ FIESTA MARIGOLD MONKEYFLOWER	"	2X2	L	X	8	
MT	MIMULUS 'JELLY BEAN TANGERINE'	JELLY BEAN™ TANGERINE MONKEYFLOWER	"	2X2	L	X	4	
SA	SALVIA COCCINEA 'LADY IN RED'	LADY IN RED TROPICAL SAGE	"	2X2	L		4	
S	SALVIA GREGGII X 'ULTRA VIOLET'	ULTRA VIOLET AUTUMN SAGE	"	2X2	L		4	
SUCCULENTS								
CA	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL	1X3	L		7	
K	KALANCHOE 'LUCIAE'	PADDLE PLANT	"	2X2	L		20	
LAWN								
	AGROSTIS PALLENS	NATIVE BENTGRASS	SOD		H	X	383 SF	FROM DELTA BLUEGRASS

WATER USE DESIGNATIONS: VL=VERY LOW, L=LOW, M=MODERATE, H=HIGH. REFERENCE: WUCOLS

THE LAWN IS A NATIVE BENTGRASS SOD DEVELOPED BY DELTA BLUEGRASS FOR ITS DROUGHT TOLERANCE. THOUGH WUCOLS DOES NOT DISTINGUISH AMONG VARIOUS LAWN GRASS SPECIES, THIS SPECIES WILL ACTUALLY BE A LOW WATER USE PLANT ONCE ESTABLISHED.

FOR EXISTING TREES ALSO REFER TO THE ASSOCIATED PROJECT ARBORIST REPORT

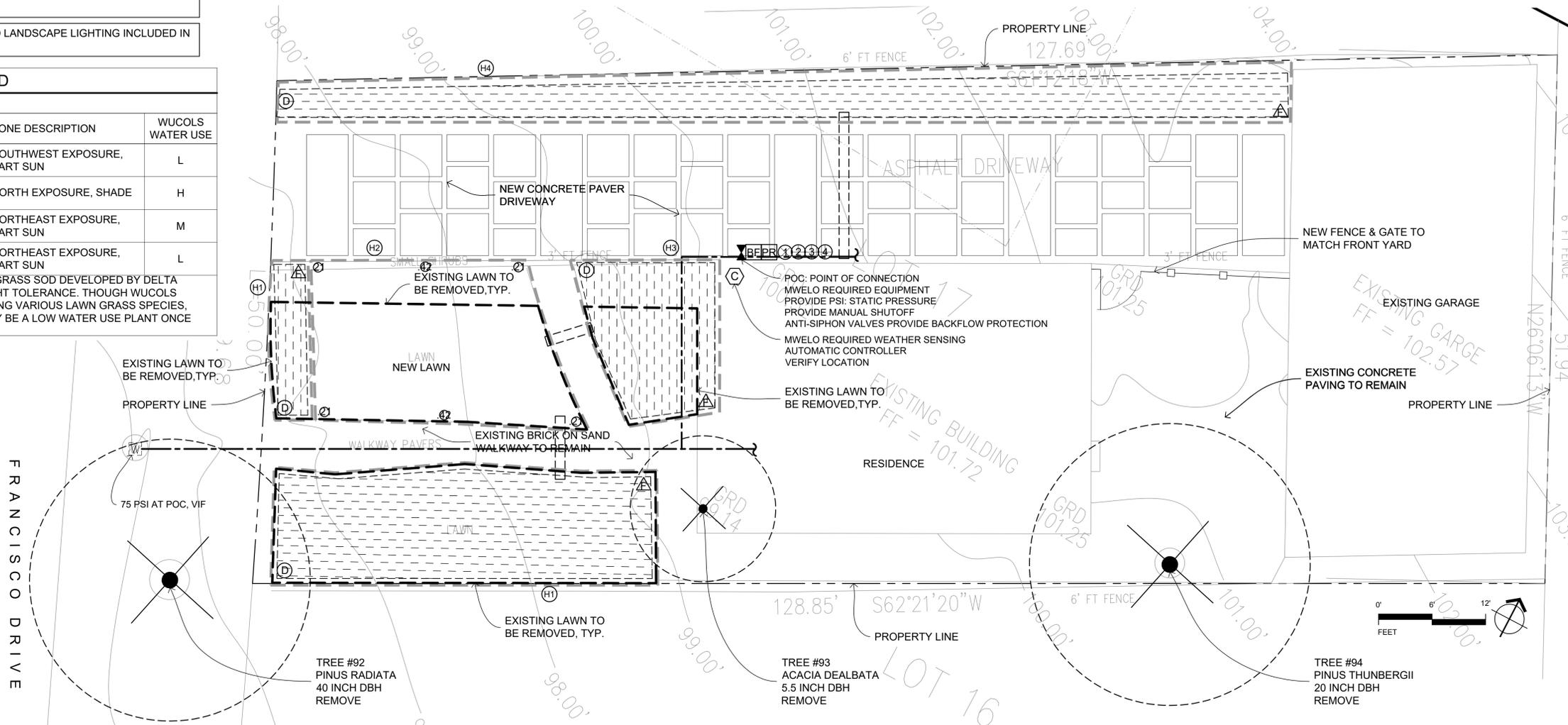


NOTE THAT THERE WILL BE NO LANDSCAPE LIGHTING INCLUDED IN THIS DESIGN

HYDROZONE LEGEND

ZONE #	PLANT TYPE	ZONE DESCRIPTION	WUCOLS WATER USE
(H1)	SHRUBS	SOUTHWEST EXPOSURE, PART SUN	L
(H2)	LAWN	NORTH EXPOSURE, SHADE	H
(H3)	SHRUBS	NORTHEAST EXPOSURE, PART SUN	M
(H4)	SHRUBS	NORTHEAST EXPOSURE, PART SUN	L

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CLIENT:
ADAM CEJA
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EL GRANADA, CA

PROJECT:
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SUBMITTAL:
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NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

SHEET TITLE:

IRRIGATION PLAN

SHEET #:

L2.0

IRRIGATION DESIGN INTENT

THE IRRIGATION SYSTEM IS DESIGNED TO REDUCE WATER USE TO THE LOWEST PRACTICAL AMOUNT. IT IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. PLANTS ARE GROUPED IN HYDROZONES BASED ON SIMILAR WATER NEEDS AND EXPOSURES. SEPARATE VALVES ARE USED TO IRRIGATE EACH HYDROZONE. THE SYSTEM INCORPORATES HIGH QUALITY, HEAVY DUTY, WATER CONSERVING EQUIPMENT. BACKFLOW PROTECTION WILL BE PROVIDED AT THE POINT OF CONNECTION. A SMART CONTROLLER PROVIDES EVAPOTRANSPIRATION SENSOR DATA FOR SCHEDULING.

IRRIGATION LEGEND

SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES / SIZE / COLOR
	WATER METER-EXISTING			
MWELO REQUIRED WEATHER BASED CONTROLLER:				
	CONTROLLER	HUNTER	I-CORE IC-600-PL 6-STATION	
	WEATHER SENSOR	HUNTER	WIRELESS SOLAR SYNC, WSS-SEN	
MWELO REQUIRED EQUIPMENT AT THE POINT OF CONNECTION:				
	GATE VALVE	NIBCO	T-113	LEAD FREE LINE SIZE
	BACKFLOW PREVENTER	FEBCO	LF825Y	LEAD FREE
	PRESSURE REDUCER	WATTS	LFN	
SPRAY IRRIGATION ZONE TO INCLUDE:				
	REMOTE CONTROL VALVE	HUNTER	ICV-101G	1" (MAX 20 GPM)
	SPRAY BODY	HUNTER	PRS40, 12-INCH POP UP	WITH FACTORY INSTALLED CHECK VALVES ON SLOPES
	NOZZLE 90	HUNTER	MP ROTATOR 1000	R 8-15, .21 GPM
	NOZZLE 180	HUNTER	MP ROTATOR 1000	R 8-15, .42 GPM
DRIP SYSTEM TO INCLUDE:				
DRIP IRRIGATION CONTROL VALVE ASSEMBLY TO INCLUDE:				
	REMOTE CONTROL VALVE	HUNTER	ICV-101G	1"
	FILTER & PRESSURE REGULATOR	HUNTER	PCZ DRIP CONTROL ZONE KIT	

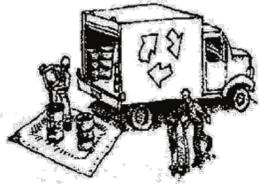
IRRIGATION LEGEND

SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES / SIZE / COLOR
	TRANSITION TO DRIP ZONE			SEE DETAIL
	DRIP FLUSHOUT			SEE DETAIL
	HOSE BIBB			SEE PLUMBING DRAWINGS
	SLEEVE			SIZE: 1.5X COMBINED SIZE OF ENCLOSED PIPES
	MAINLINE		SCH 40 WITH SCH 80 SOLVENT WELD FITTINGS	PIPE SIZE: 0-12 GPM: 1" PIPE; 13-20 GPM: 1-1/4" PIPE; 21-30 GPM: 1-1/2" PIPE; 55 MAX: 2" PIPE; 80 MAX: 2-1/2" PIPE
	LATERAL PIPE			
	INLINE EMITTER TUBING	NETAFIM	TECHLINE CV, 17MM	0.4 GPH EMITTERS; EMITTER SPACING: 18 INCHES ROW SPACING: 18 INCHES
SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER				
ALL PIPE RUNS UNDER PAVING ARE IN SLEEVES. INSTALL SLEEVES PRIOR TO INSTALLING PAVING				

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



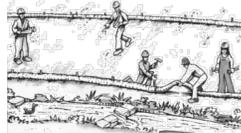
Maintenance and Parking

- 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



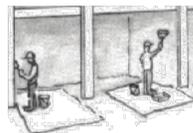
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

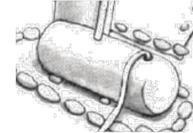
Painting & Paint Removal



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 or disposed of as trash.
- Chemical paint stripping residue 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.

FIRE NOTES

- ADD NOTE TO PLANS: SMOKE DETECTORS WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE, STATE FIRE MARSHAL REGULATIONS, AND COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITION SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.
- ADD NOTE TO PLANS: SMOKE ALARM/DETECTOR ARE TO BE HARDWIRED, INTERCONNECTED, OR WITH BATTERY BACK-UP. SMOKE ALARMS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTION AND NFPA 72.
- ADD NOTE TO PLANS: 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. (CFC 1030).
- IDENTIFY RESCUE WINDOWS IN EACH BEDROOM AND VERIFY THAT THEY MEET ALL REQUIREMENTS. ADD THIS TO PLANS.
- ADD NOTE TO PLANS: NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2-INCH STROKE. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY, WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
- ADD NOTE TO PLANS: AS PER COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE ROOF COVERING OF EVERY NEW BUILDING OR STRUCTURE, AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS 'B' OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
- THE INSTALLATION OF AN APPROVED SPARK ARRESTER IS REQUIRED ON ALL (WOOD BURNING) CHIMNEYS. SPARK ARRESTERS SHALL BE MADE OF 12-GAGE WOVEN OR WELDED WIRE SCREENING HAVING OPENINGS NOT EXCEEDING 1/8 INCH. IF NOT WOOD BURNING DISREGARD THIS NOTE.
- VEGETATION MANAGEMENT (LRA) - ADD NOTE TO PLANS: THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE 2016 CALIFORNIA FIRE CODE 304.12 A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES.
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
- REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- ACCESS ROADS - ADD NOTE TO PLANS: THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS, SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS. AS PER THE 2016 CFC, DEAD-END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH COASTSIDE FIRE DISTRICT SPECIFICATIONS. AS PER THE 2016 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.
- ADD NOTE TO PLANS: AS PER 2016 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (FLOW 960) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2016 CFC, APPENDIX B THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.
- ADD NOTE TO PLANS: FIRE HYDRANT: AS PER 2016 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (FLOW 960) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2016 CFC, APPENDIX B THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.
- ADD NOTE TO PLANS: AUTOMATIC FIRE SPRINKLER SYSTEM: (FIRE SPRINKLER PLANS WILL REQUIRE A SEPARATE PERMIT). AS PER SAN MATEO COUNTY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2016-01, THE APPLICANT IS REQUIRED TO INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE PROPOSED OR IMPROVED DWELLING AND GARAGE. ALL ATTIC COVERAGE LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPLIGHT. SPRINKLER COVERAGE SHALL BE PROVIDED THROUGHOUT THE RESIDENCE TO INCLUDE ALL BATHROOMS, GARAGES, AND ANY AREA USED FOR STORAGE. 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 OR THE CITY OF HMB. 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 FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN. PLEASE CALL COASTSIDE FIRE DISTRICT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.
- EXTERIOR BELL AND INTERIOR HORN/STROBE: ARE 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.
- ADD NOTE TO THE TITLE PAGE THAT THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- ADD NOTE TO PLANS: SOLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE 2016 CFC SECTION 605.11

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

Technical Data Sheet
Landmark® Premium Shingles
Landmark® PRO/Architect 80 Shingles (NW Region only)
Landmark® PRO Shingles
Landmark® Shingles

PRODUCT INFORMATION
Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their solid dimensional interlock assures consistency. Complex granite color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTek® nailing feature. Please see the installation instruction section below for important information regarding NailTek.

In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR). Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where long shingle runs can cause the backup of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards
ASTM D3918 Type I
ASTM D4462
ASTM E1591 Class A Fire Resistance
ASTM D1581 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL-790 Class A Fire Resistance
ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami Code Product Control Approval
Florida Product Approval #FL0444
Meets TDI Windstorm Requirements

Technical Data:	Landmark (and AR)	Landmark PRO (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	222 / 238 lb **	250 / 270 lb **	300 lb **
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5.58"	5.58"	5.91"

*Includes Landmark PRO AR/Architect 80
**Dependent on manufacturing location

Product Overview

Specifications

Property	Value	Notes
Manufacturer	CertainTeed	
Product Name	Landmark PRO/Architect 80 (AR)	
Material	Asphalt/Flt	
Color	Various	
Weight	250 / 270 lb	
Dimensions	13 1/4" x 38 3/4"	
Shingles/Square	66	
Weather Exposure	5.58"	
Fire Resistance	Class A	
Wind Resistance	Class H	
Algae Resistance	Yes	

THE STATEMENT COLLECTION™

SMOOTH

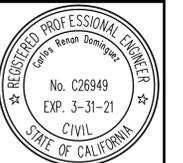
SONG COLORS

Request a Quote

RUSTIC GRAIN™ BATTEN BOARDS

THE STATEMENT COLLECTION™

Request a Quote



NEW SECOND STORY ADDITION FOR ADAM CEJA
831 FRANCISCO ST, HALF MOON BAY, CA 94019

DOMINGUEZ ASSOCIATES LLC 40 HUMBOLDT COURT
PACIFICA, CA. 94044
(650) 359-0947 EMAIL carlos@dominguezassociates.com

REVISION

NO.	DATE
1	8-15-19

SCALE

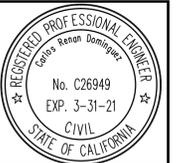
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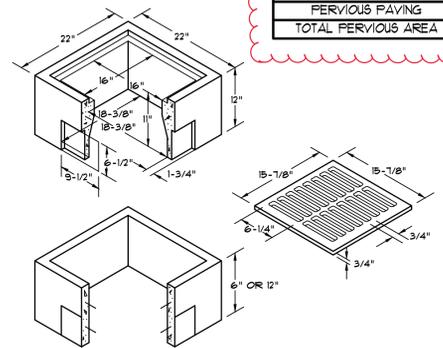
OF SHEETS

DATE 6-14-18

FILE CEJ1003



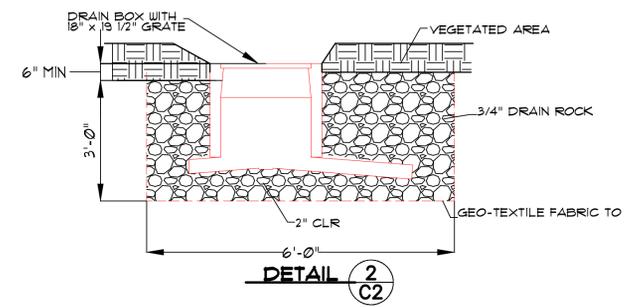
IMPERVIOUS/PERVIOUS AREA					
6551 SQFT					
LOT AREA	EXISTING IMPERVIOUS	RETAIN EXISTING IMPERVIOUS	REPLACE EXISTING IMPERVIOUS	PROPOSED PERVIOUS	POST-PROJECT IMPERVIOUS SURFACE
ROOF AREA(S)	2213 SQFT	1111 SQFT	1054 SQFT	101 SQFT	2332
IMPERVIOUS SIDEWALKS, PATIOS, PATHS, DRIVEWAYS, STREETS	2450 SQFT	794	0	0	794
TOTAL IMPERVIOUS AREA	4663 SQFT	1905	1054 SQFT	101 SQFT	3126
	0 SQFT	TOTAL IMPERVIOUS SURFACE REPLACED AND CREATED		1161 SQFT	0
	EXISTING PERVIOUS			PROPOSED PERVIOUS	
LANDSCAPING	1894 SQFT			1882 SQFT	
PERVIOUS PAVING	0			1549 SQFT	
TOTAL PERVIOUS AREA	1894 SQFT			3431 SQFT	



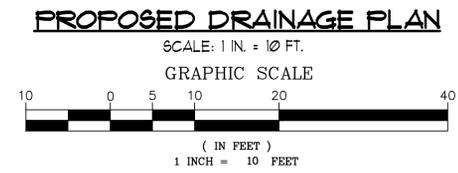
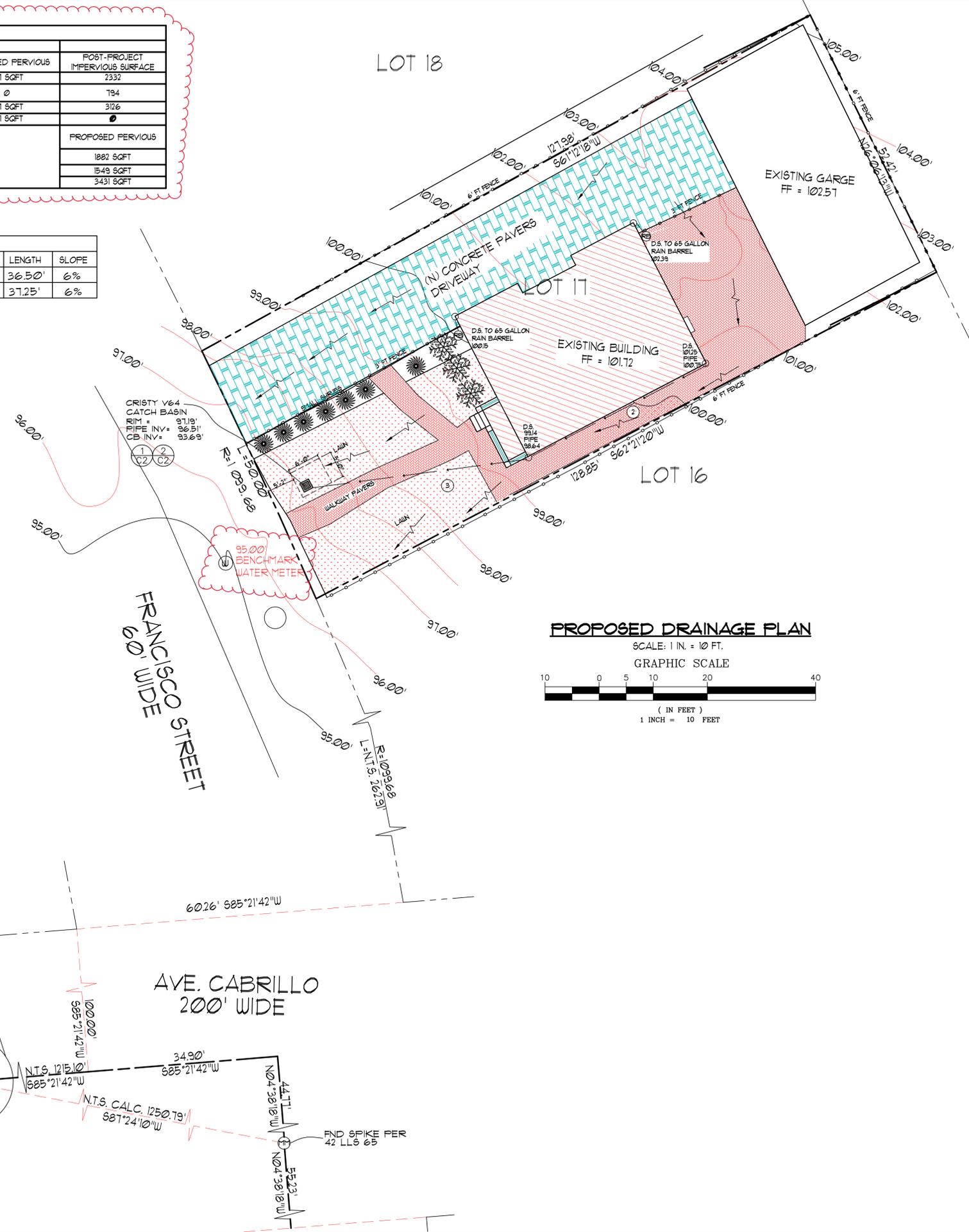
12" MIN 3/4" DRAIN ROCK AT THE BOTTOM OF ALL CHRISTY BOXES

V64 DRAIN BOX 1 C2

PIPE KEY			
KEY	TYPE	LENGTH	SLOPE
②	4" Ø PIPE LINE PVC SDR 35	36.50'	6%
③	4" Ø PIPE LINE PVC SDR 35	37.25'	6%



DETAIL 2 C2



LEGEND:

- DIRECTION OF FLOW LINE
- EXISTING PROPERTY FOR LOT 17
- EXISTING PROPERTY LINES
- DIRECTION OF DRAINAGE PIPE
- TIES LINE
- MONUMENT LINE
- FENCE
- EDGE OF PAVEMENT
- OUTLINE OF BUILDING
- (N) PERVIOUS PAVERS
- NEW ROOF AREA
- WALKWAY
- GRASS AREA
- CATCH BASIN

ABBREVIATIONS

- CALC. CALCULATED
- EX. EXISTING
- FND. FOUND
- MEAS. MEASURED
- N.T.S. NOT TO SCALE

SYMBOLS

- FND MOUNMENT
- WATER
- UTILITY BOX
- WATER METER

PROPOSED DRAINAGE FOR CEJA RESIDENCE
831 FRANCISCO ST EL GRANADA, CA 94019

DOMINGUEZ ASSOCIATES
 40 HUMBOLDT COURT
 PACIFICA, CA. 94044
 (650) 359-0947 FAX (650) 355-2445

REVISION	
NO.	DATE
1	8-15-19

SCALE	SHEET NUMBER
	C2
OF SHEETS	
DATE	3-4-18
FILE	CEJ1803

