

Planning Permit Application Form

PLN: 2015-00021
BLD:

Applicant/Owner Information

Applicant: STUART GRUNOW
Mailing Address: 413 MAIN ST. STE G
HALF MOON BAY CA Zip: 94019
Phone, W: 415 5950306 H:
E-mail Address: S2grunow@gmail.com FAX:

Name of Owner (1): KATY JAEGER	Name of Owner (2): GARY JAEGER
Mailing Address: 854 KELMORE ST. MOSS BEACH CA Zip: 94038	Mailing Address: Zip:
Phone, W: 415 518 4145 H:	Phone, W: H:
E-mail Address:	E-mail Address:

Project Information

Project Location (address): 848 KELMORE ST MOSS BEACH CA 94038	Assessor's Parcel Numbers: 037-145-020 - - - - - - - -
Zoning: R1/S-17/DL	Parcel/lot size: 10,000 SF (Square Feet)

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

The proposed project is to be built on a vacant 10,000 SF lot with 3,544 SF of conditioned space. It is to be accessed from the south side of site via drive way and walk

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

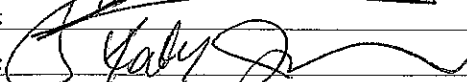
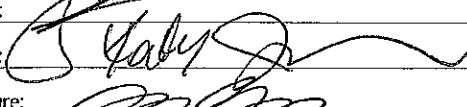
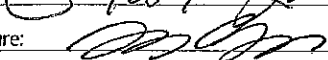
The site is relatively clear, there is one animal shed that will be removed and there is a line of trees on the property line that will need to be addressed

Describe Existing Structures and/or Development:

There are no existing structure except for a falling down shack. The owners currently own and reside in the property next door to the south

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: 
Owner's signature: 
Applicant's signature: 

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	stone wainscot/hardie	Seashell / Coastal gray	<input type="checkbox"/>
b. Trim	hardie / painted cedar	Coastal gray	<input type="checkbox"/>
c. Windows	alum clad wood	dark bronze	<input type="checkbox"/>
d. Doors	metal / wood	dark bronze/teak	<input type="checkbox"/>
e. Roof	membrane / standing seam	gray / dark bronze	<input type="checkbox"/>
f. Chimneys	stone	Seashell	<input type="checkbox"/>
g. Decks & railings	metal wood	dark bronze teak	<input type="checkbox"/>
h. Stairs			<input type="checkbox"/>
i. Retaining walls	concrete	raw	<input type="checkbox"/>
j. Fences	good neighbor wp	redwood stain	<input type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport	metal/glass door	dark bronze frosted	<input type="checkbox"/>

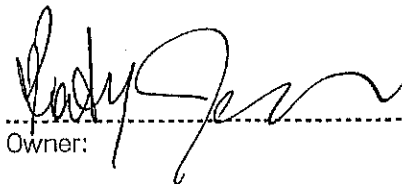
5. Required Findings

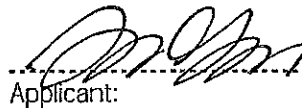
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

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

6. Signatures

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

Owner: 

Applicant: 

Date: 12/13/17

Date: 12/13/17

Environmental Information Disclosure Form

PLN 2015-00021
 BLD _____

Project Address: 848 KELMORE ST
MOSS BEACH CA 94038

Name of Owner: KATY & GARY JAEGER
 Address: 854 KELMORE ST
MOSS BEACH CA 94038 Phone: 415 518 4145

Assessor's Parcel No.: 037 - 145 - 020

Name of Applicant: STUART GRUNOW
 Address: 413 MAIN ST. HALFMOON BAY CA
94019 Phone: 415 595 0306

Zoning District: R1/S17/DP2

Existing Site Conditions

Parcel size: 10 000 SF

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).

VACANT LOT 14° slope from south east to Northwest
grass w/ tree line on North property line

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>		d. Removal of mature tree(s) (> 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>2</u>
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>215</u> c.y. Fill: <u>25</u> c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

215 cy cut and 25 cy fill is necessary for construction
2 trees on north property line to be removed
one 12" dia 1/2 fallen down, one 13" dia. both
monterey pine

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

THERE IS NO EXISTING STRUCTURE. PROPOSED NEW SINGLE FAMILY STRUCTURE. GRADING AS REQUIRED FOR PROPOSED NEW RESIDENCE

3. National Pollutant Discharge Elimination System (NPDES) Review

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

Certification

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

Signed:



(Applicant may sign)

Date: 12/13/17

Building codes

ALL CONSTRUCTION SHALL CONFORM TO:
 2016 CALIFORNIA BUILDING CODE CBC
 2016 CALIFORNIA RESIDENTIAL CODE CRC
 2016 CALIFORNIA PLUMBING CODE CPC
 2016 CALIFORNIA MECHANICAL CODE CMC
 2016 CALIFORNIA ELECTRICAL CODE CEC
 2016 CALIFORNIA REFERENCED STANDARDS CODE

2016 CALIFORNIA ENERGY CODE
 2016 CGBC - CALIFORNIA GREEN BUILDINGS CODE STANDARDS CODES
 COUNTY OF SAN MATEO BUILDING REGULATIONS

THE COUNTY OF SAN MATEO HAS PASSED AN ORDINANCE THAT NEW CONSTRUCTION AND MAJOR ADDITIONS AND REMODELS (50% OR MORE IN VALUATION WILL REQUIRE THE "BUILD IT GREEN" ENVIRONMENTAL SYSTEM. SEE SHEET GNI.

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

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

Contacts

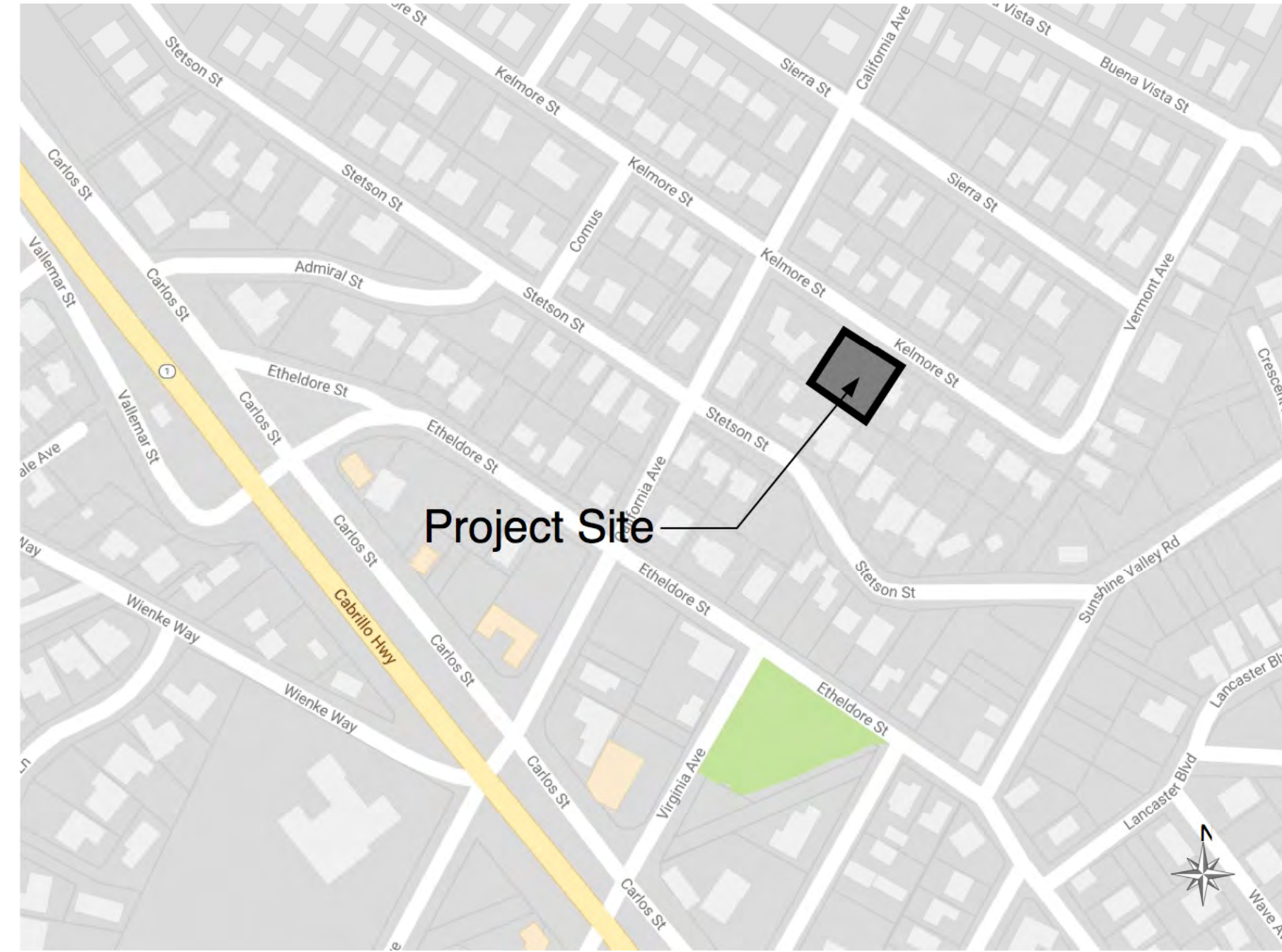
Architect
 Stuart Grunow Architecture
 413 Main Street Ste: G
 Half Moon Bay, California 94019
 (415) 595-0306

Structural
 Universal Structural Engineers
 1660 S. Amphlett BLVD #335
 San Mateo CA 94402
 (450) 312 9233

Civil
 Sigma Prime
 332 Princeton Ave
 Half Moon Bay CA 94019
 (650) 728 3590

Soils
 Murray Engineers Inc.
 935 Fremont Ave
 Los Altos CA 94024
 (650) 559 9980

Vicinity Map



Sheet Index

- A0.0 Cover
- A0.1 Notes
- SU-1 Survey
- BMP Construction Best Management Practices
- C1.0 Grading & Drainage
- C2.0 Erosion Control
- A1.1 Site Existing Condition & Demolition
- A1.2 Proposed Site Plan
- A2.1 Lower Floor Plan
- A2.2 First Floor Plan
- A4.1 Elevations
- A4.2 Elevations
- A5.1 Cross Section
- L1.0 Proposed Landscape Plan

Description

New 4 Bedroom 3.5 Bath Home on vacant 10,000 s.f. lot located at 848 Kelmore Street in Moss Beach, California.



Stuart Grunow Architecture
 413 Main Street Ste: G
 Half Moon Bay, California 94019
 tel: (415) 595-0306
 www.s2garch.com



Jaeger Residence

Gary and Katy Jaeger
 848 Kelmore Street
 Moss Beach, CA 94038
 APN: 037-145-020



Perspective - Rear from West



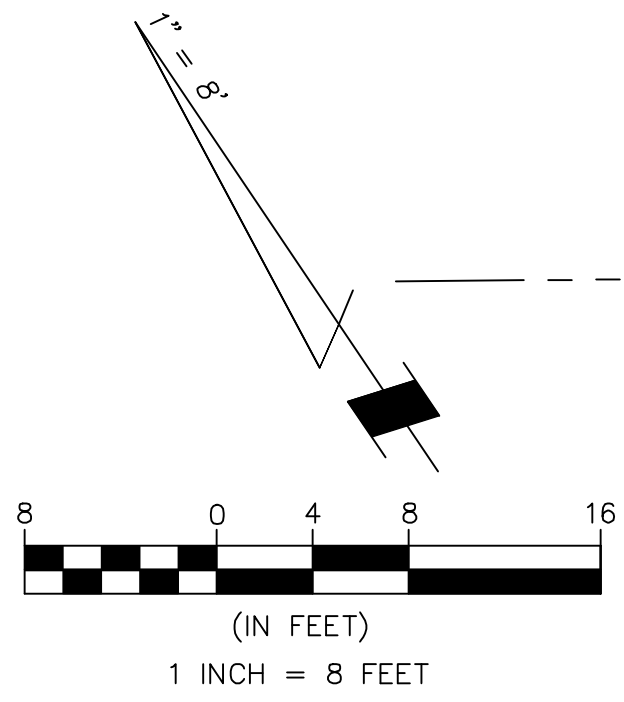
Perspective - Front from North

28 March 2018
 Planning Submittal

Cover

A0.0

CALIFORNIA AVE.



FOUND 2" BRASS DISK WITH PUNCH AT CENTERLINE INTERSECTION

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 27 OF LLS MAPS PAGE 56 ON MAY 4, 2005, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ANY EASEMENTS OF RECORD AFFECTING IT COULD NOT BE 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.

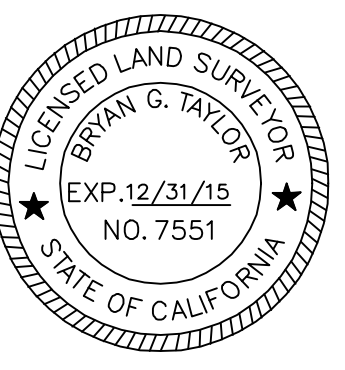
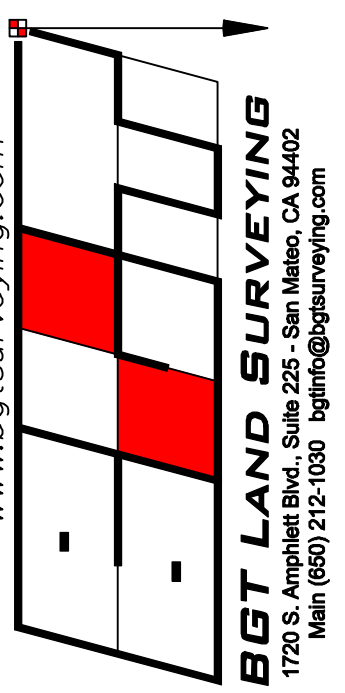
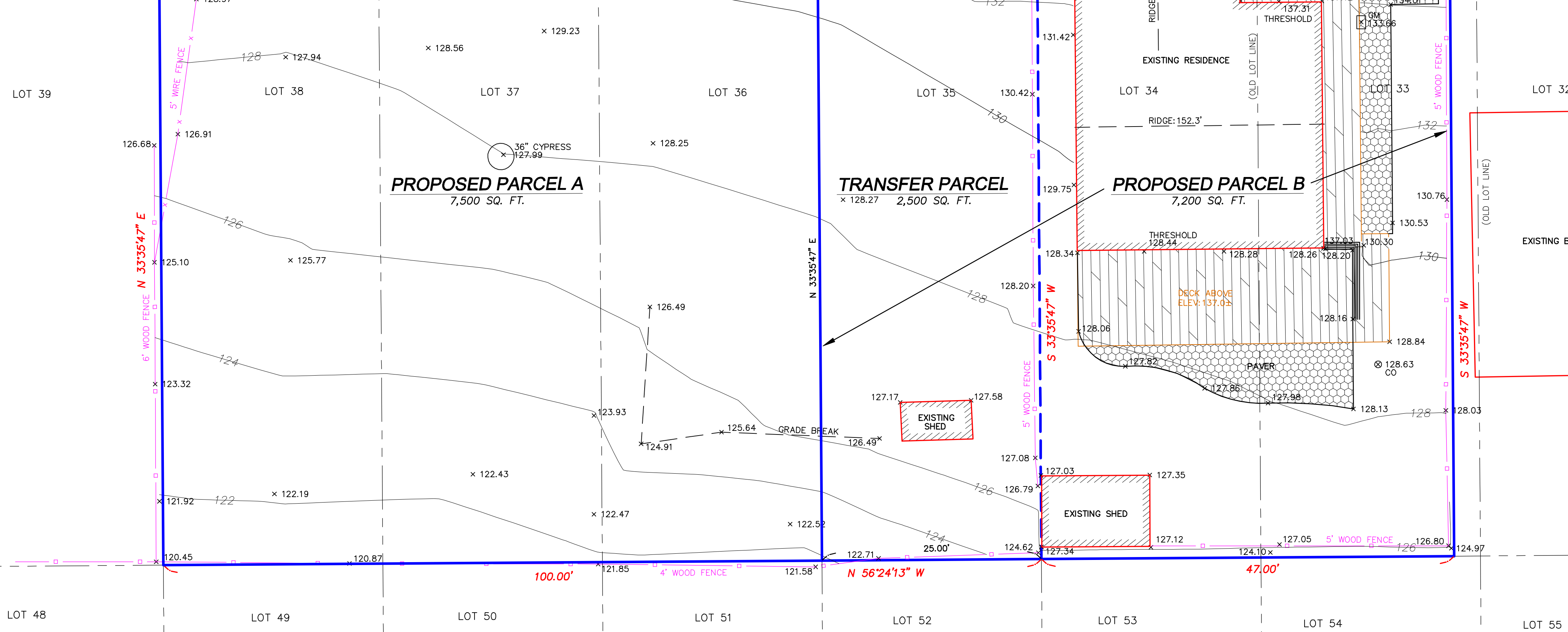
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES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

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

DATE OF FIELD SURVEY: MARCH 19, 2014
JOB NUMBER: 14-037

LEGEND

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- COMP CORRUGATED METAL PIPE
- CO 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
- LG LIP OF GUTTER
- MH MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV PACBELL/SBC VAULT
- PGE POLE 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
- TS 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



Assessor Parcel Number:
037-145-390
037-145-020

Prepared For:
GARY & KATY JAEGER
854 KELMORE STREET
MOSS BEACH, CA 94083

BOUNDARY AND TOPOGRAPHIC SURVEY - LOT LINE ADJUSTMENT

LOTS 34-38, PORTION OF LOT 33, BLOCK 72, "MOSS BEACH ADDITION NO. 2" (BOOK 6 MAPS 11)

854 AND VACANT KELMORE STREET

MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Date: MAR. 2014

Scale: 1" = 8'

Contour Interval: 2'

Drawn: LHL

Drawing Number:

SU-1

SHEET 1 OF 1

Job No. 14-037



SAN MATEO COUNTYWIDE

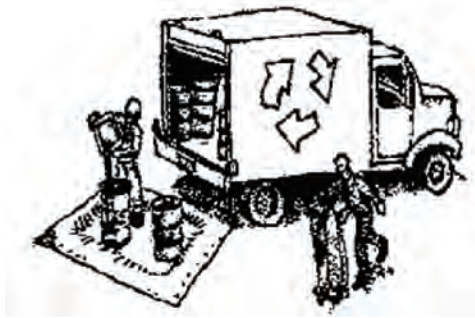
Water Pollution Prevention Program

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



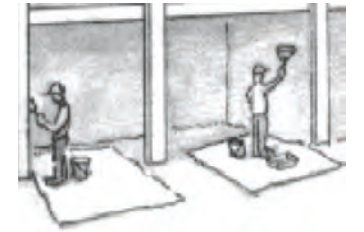
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- 134.7' 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
- ENERGY DISSIPATER (SEE DETAIL BELOW).

GENERAL NOTES

1. PLANS PREPARED AT REQUEST OF: KATY AND GARY JAEGER, OWNERS
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL IS 1 FOOT.
4. SITE SURVEYED BY BGT, MARCH 19, 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 DETENTION BASIN 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

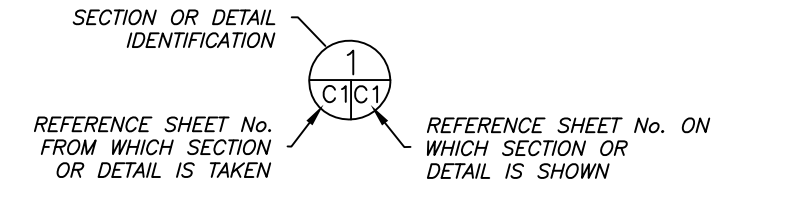
CUT VOLUME: 215 CY
 FILL VOLUME: 25 CY
 TOTAL CUT/FILL: 235 CY

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. FILL 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 SHOULDERS OF KELMORE STREET.
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

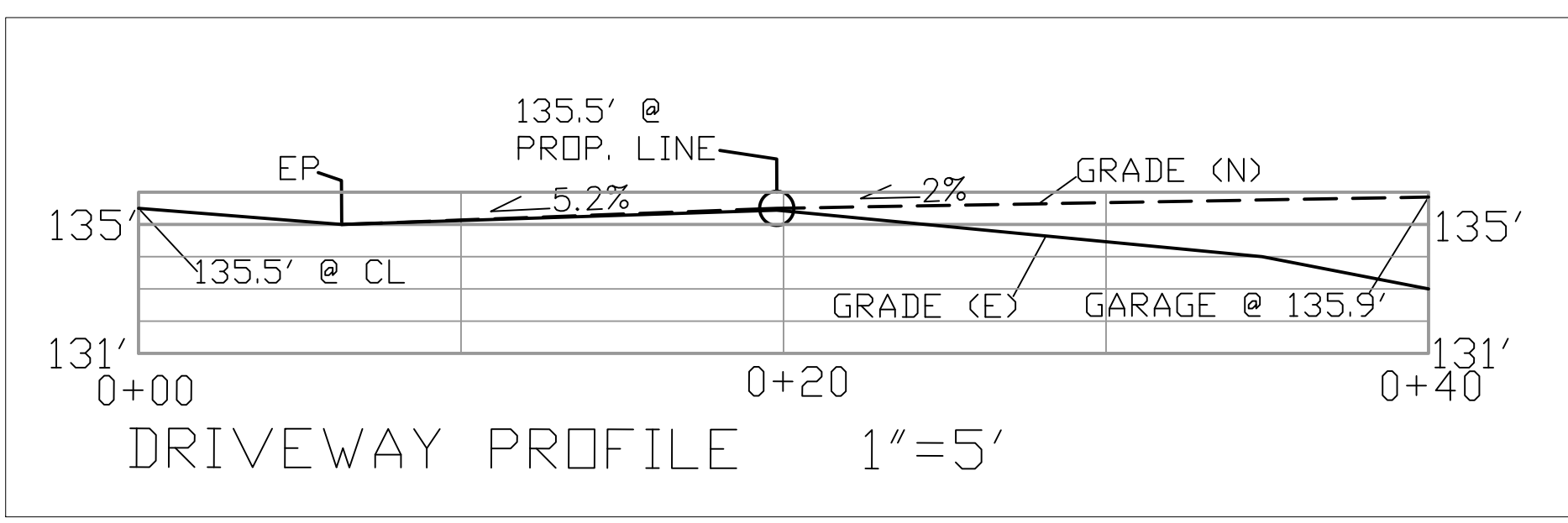
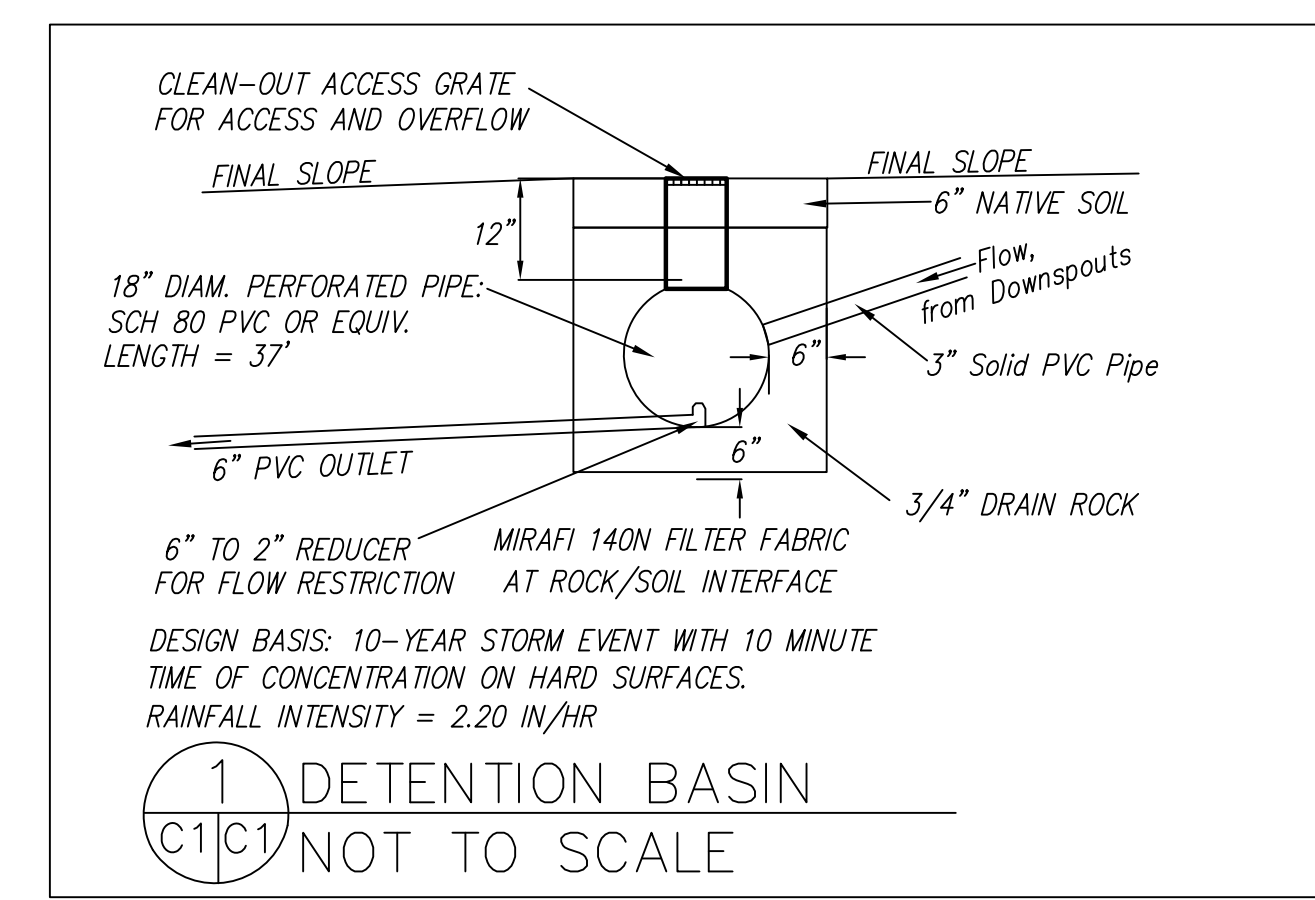
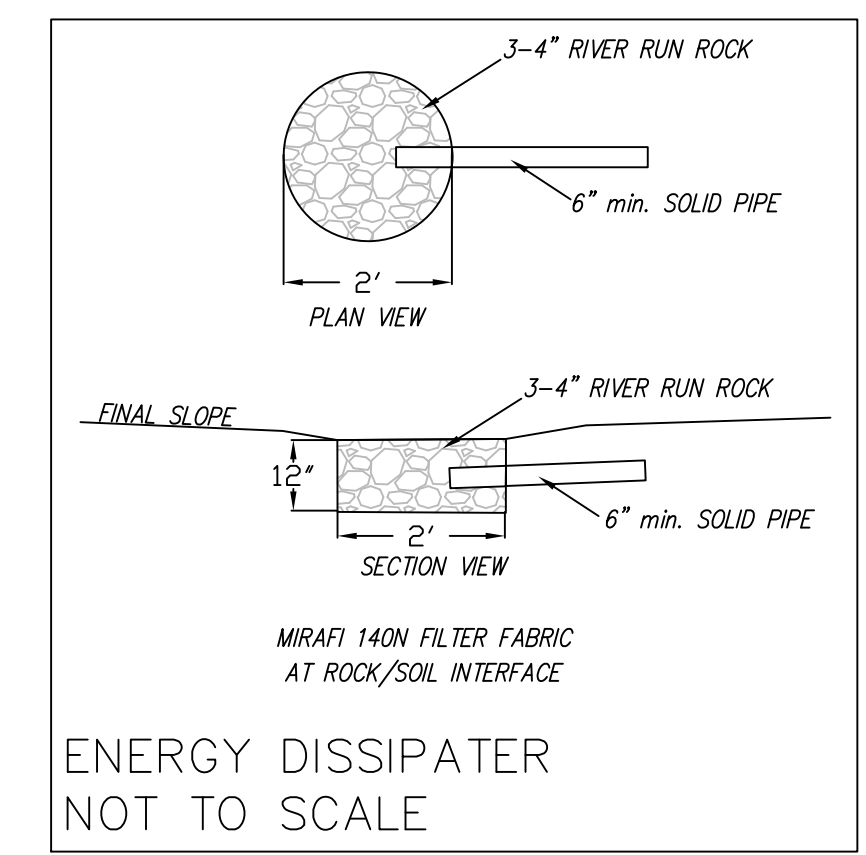
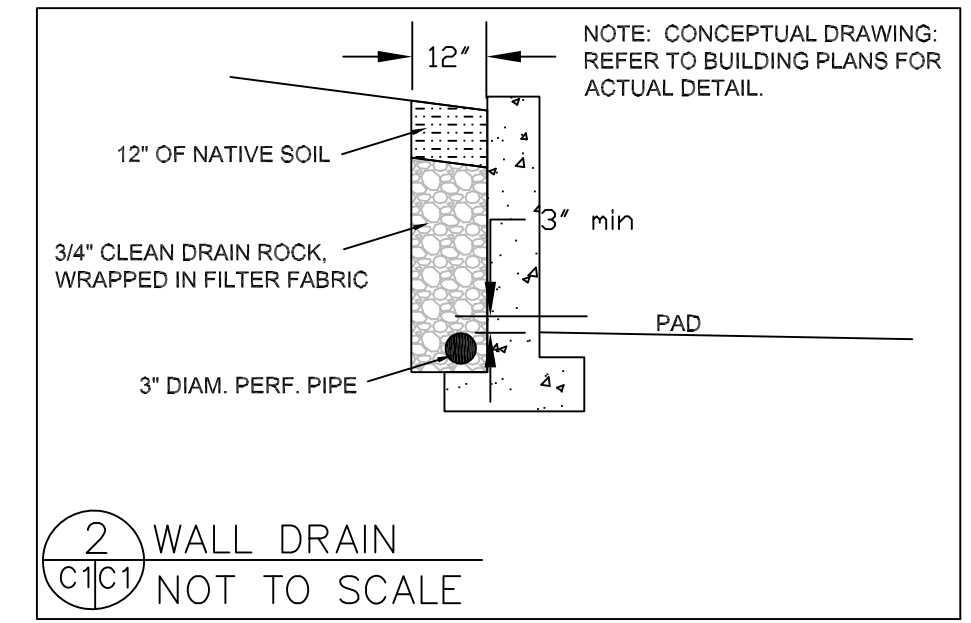
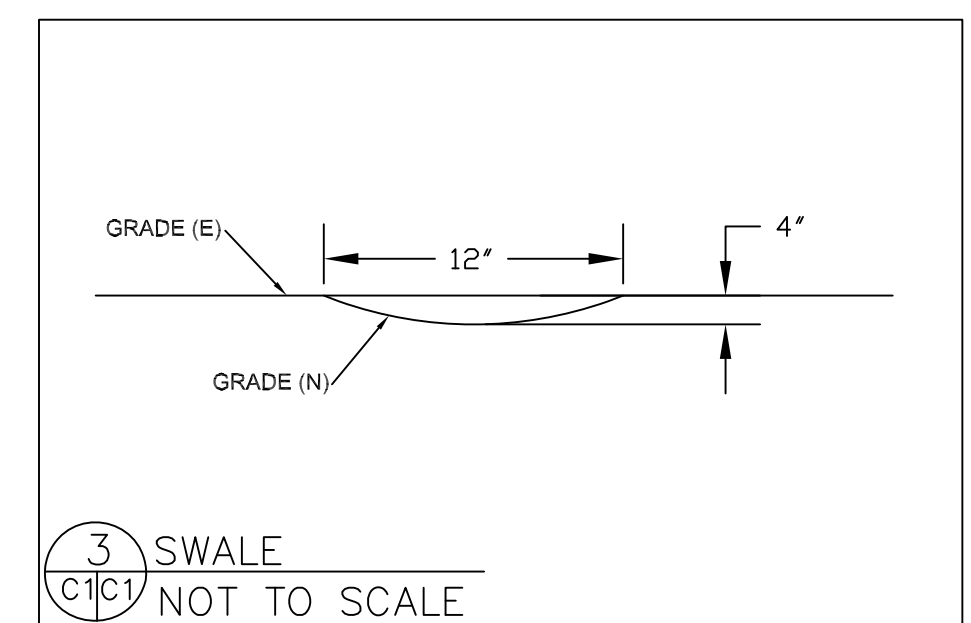
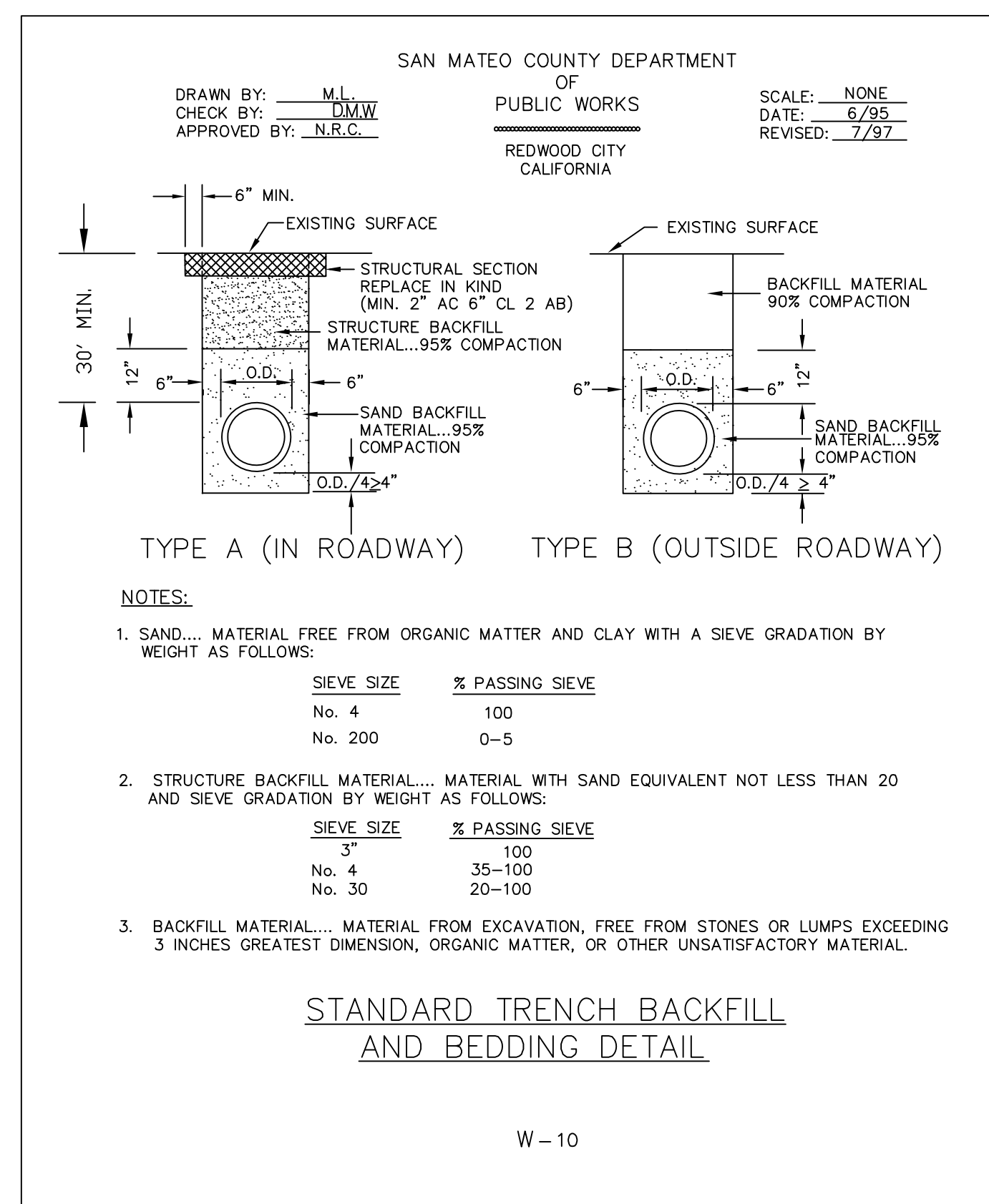
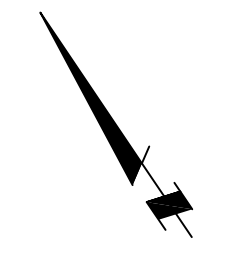
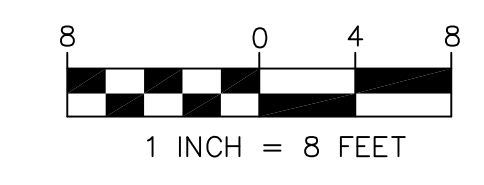
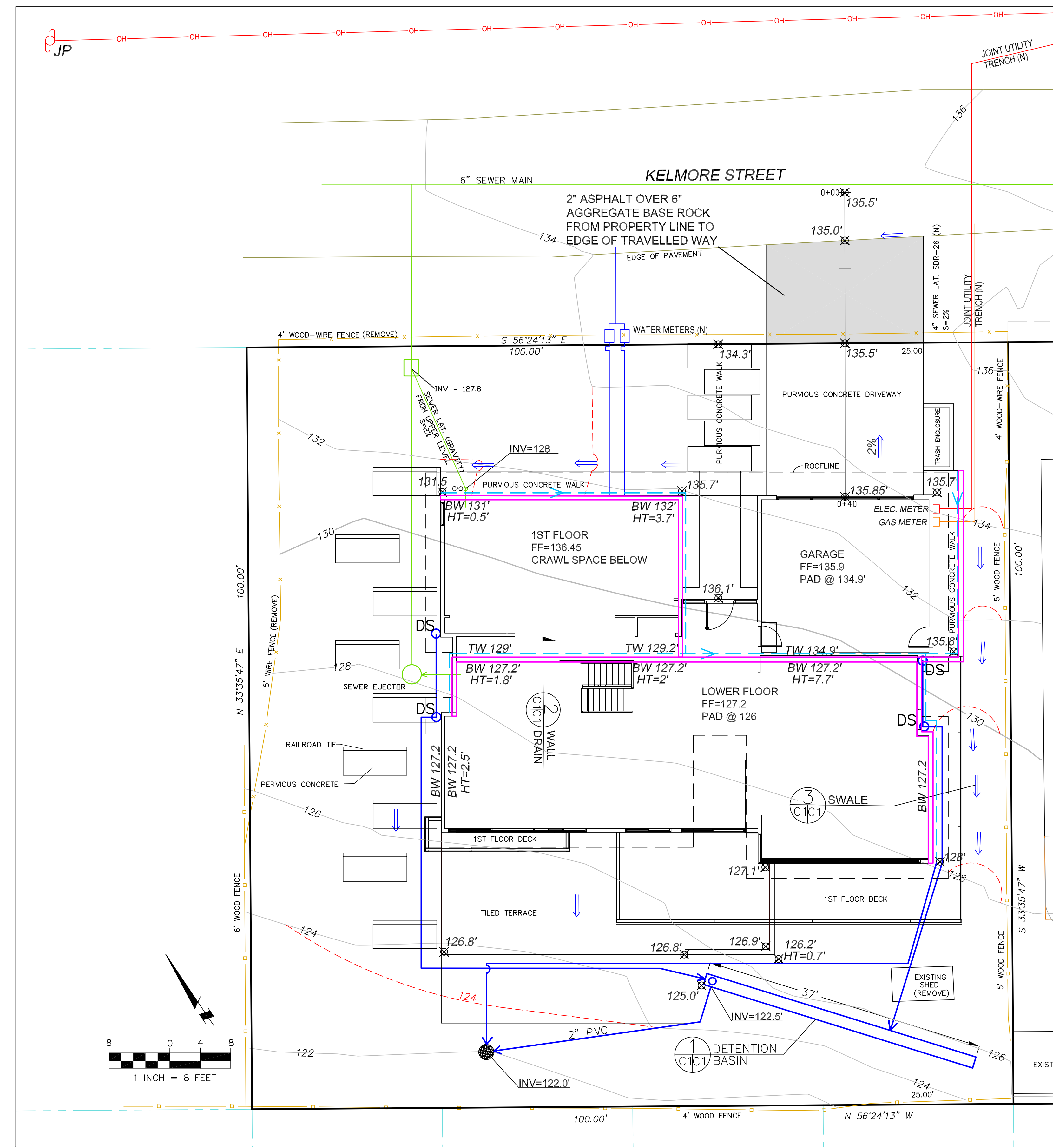


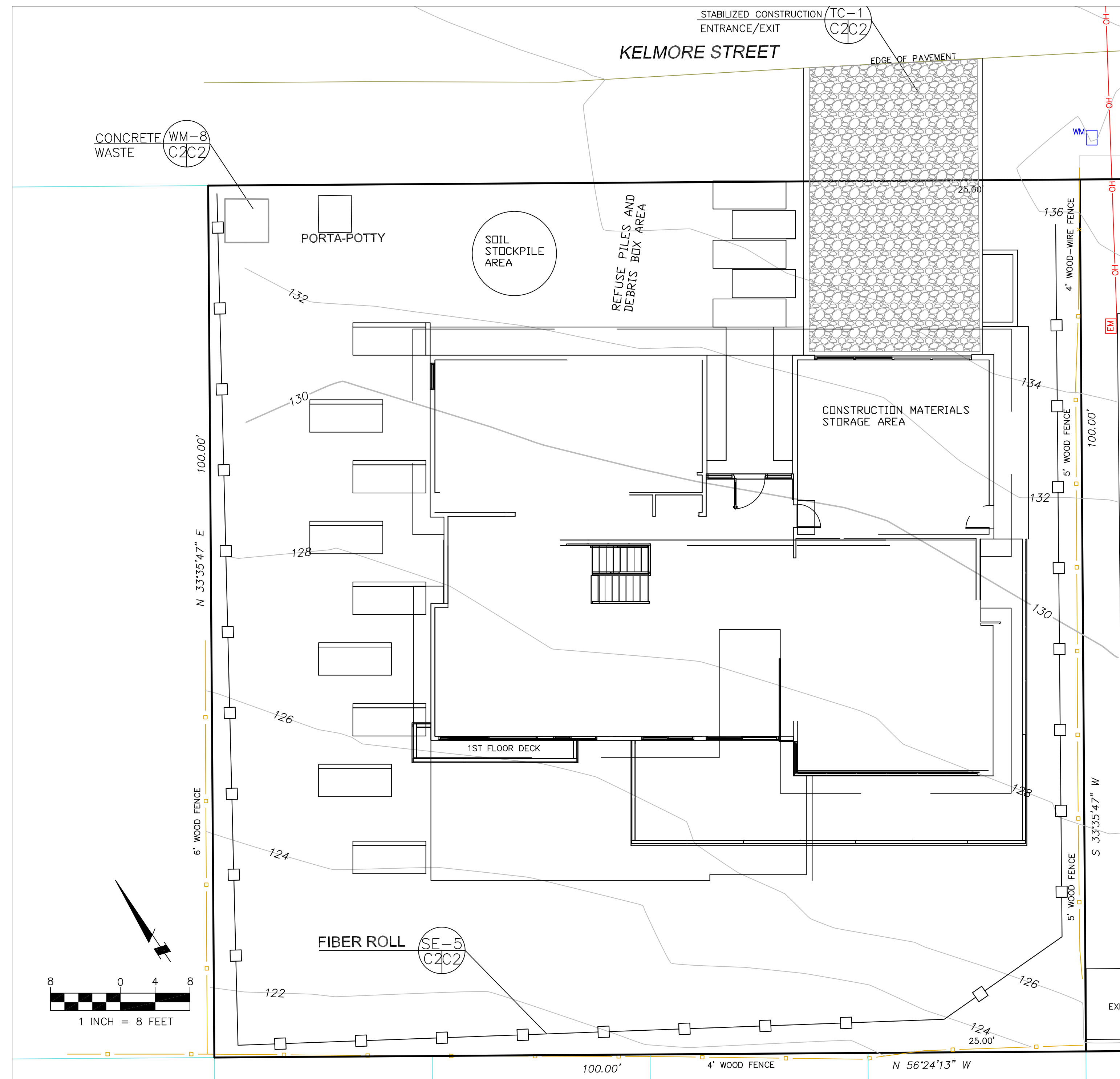
Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

DATE: 12-12-17	DRAWN BY: CMK	CHECKED BY: AZG
REV. DATE:	REV. DATE:	REV. DATE:

GRADING AND DRAINAGE PLAN
 JAEGER PROPERTY,
 854 KELMORE STREET
 MOSS BEACH, CALIFORNIA
 APN: 037-145-020

SHEET
 C-1





GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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
- 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.

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: STUART GRUNOW

TITLE/QUALIFICATION: ARCHITECT

PHONE: 415-595-0306

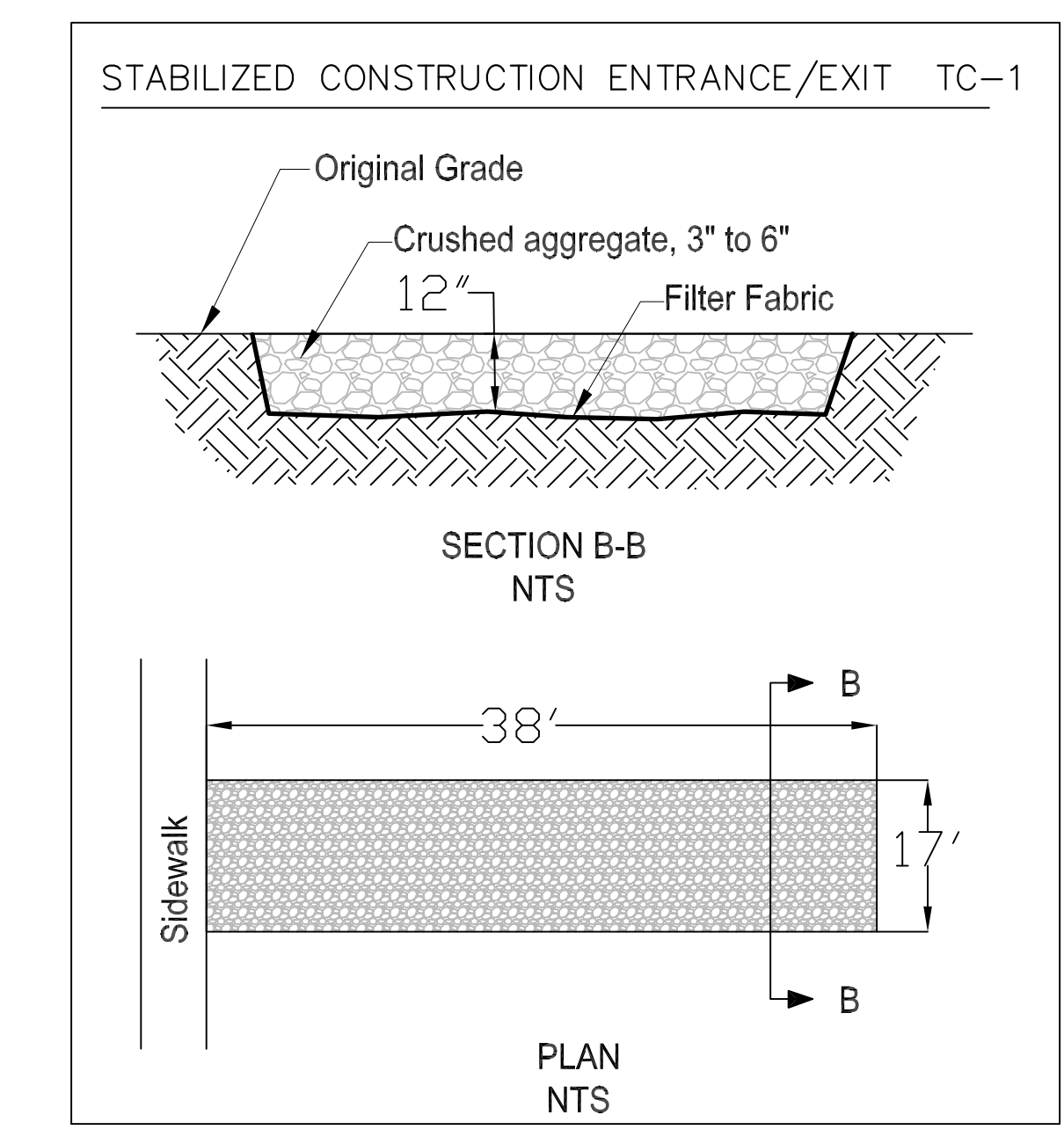
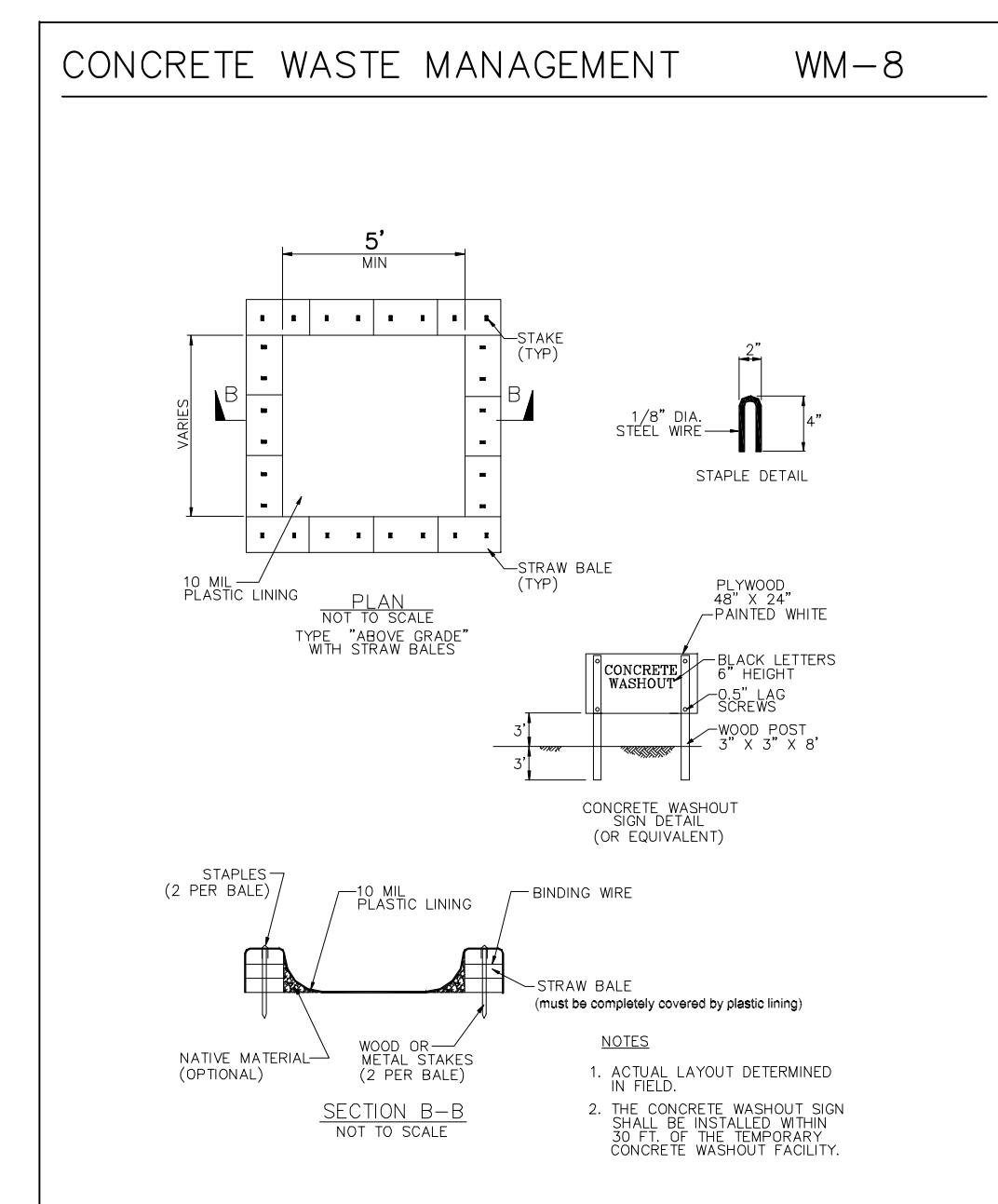
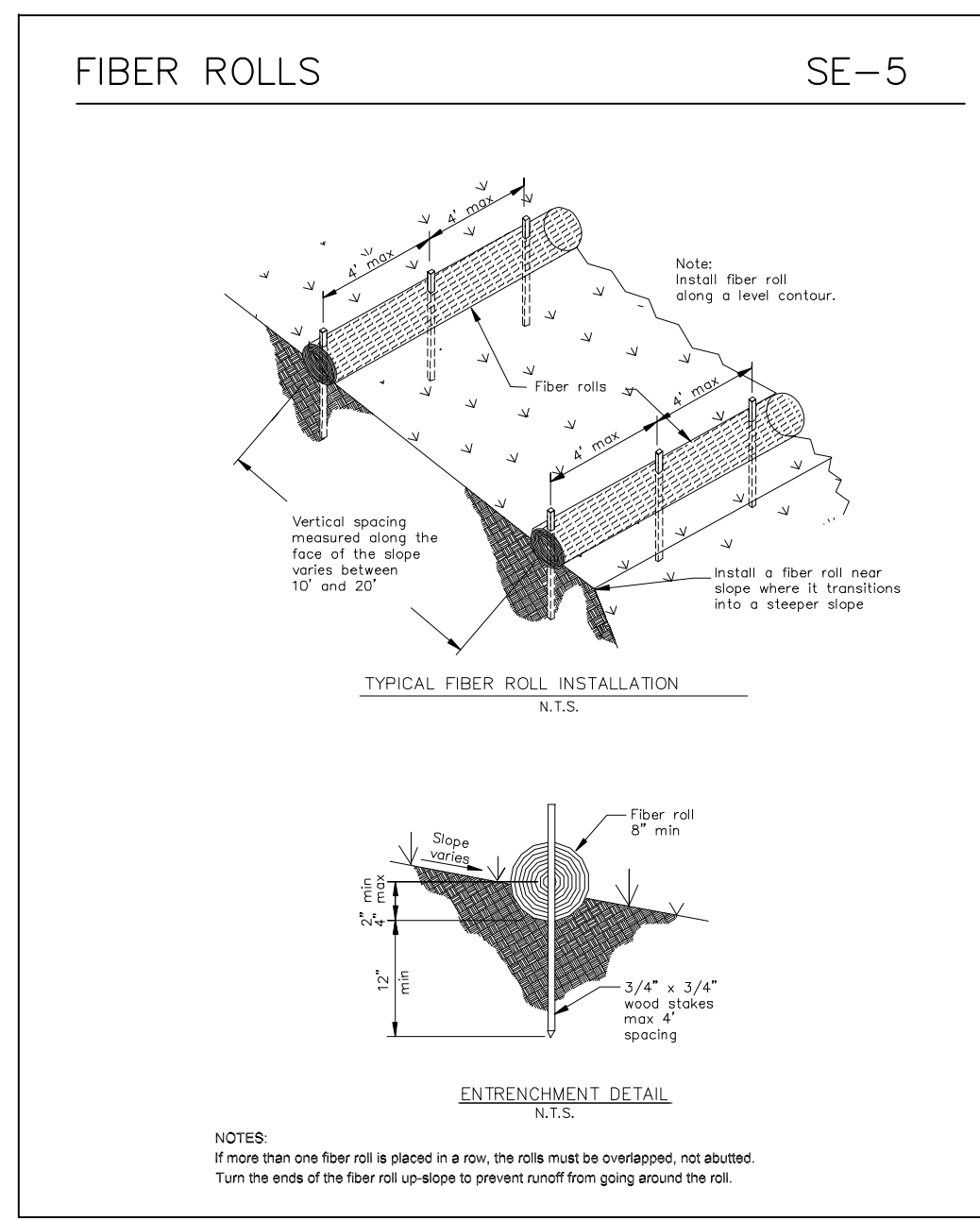
PHONE:

E-MAIL: S2GRUNOW@GMAIL.COM

EROSION CONTROL NOTES

FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5.

- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
- NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
- ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
- ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
- ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
- ROCKED CONSTRUCTION ENTRANCE SHALL BE 36 FEET LONG BY 17 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - THE MATERIAL FOR THE PAD SHALL BE 3" TO 6" INCH STONE.
 - PAD SHALL BE NOT LESS THAN 8" THICK.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
- CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)



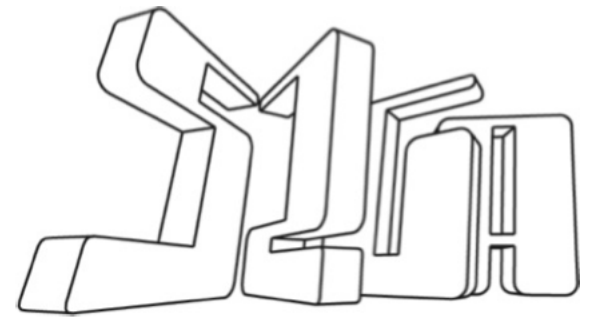
EROSION AND SEDIMENT CONTROL PLAN

JAEGER PROPERTY, 854 KELMORE STREET, MOSS BEACH, CALIFORNIA APN: 037-145-020

SHEET C-2

DATE: 12-12-17
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 Half Moon Bay, California 94019
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 www.s2garch.com



Jaeger Residence

Gary and Katy Jaeger
 848 Kelmore Street
 Moss Beach, CA 94038
 APN: 037-145-020

Site Zoning and Planning Data

Zoning	R1 (S-17)
Parcel	Lots 35, 36, 37, & 38
APN	037-145-020
Existing Lot Area	10,000 s.f.
Occupancy	Residential
Building Code	CBC 2016
Stories	2 stories
Construction Type	VB, Fully Sprinklered
Lot Coverage	>16', 35% allowed
Floor Area	53% allowed
Front Setback	20' min.
Rear Setback	20' min.
Side Setback	15' min. total

Site Notes

The site is a regular square area of 10,000 sf. Its major characteristic is a substantial slope on the northeast-southwest axis. The grade change is approximately 14 feet across the site. The site highest elevation is approximately 136' at the northeast corner and the lowest elevation is approximately 122' at the southwest corner. There are existing trees on Northwestern property line that will be removed.

1. Topographic information used for design and contained in these Documents is derived from incidental measurements prepared by Architect and Civil Engineer. Contractor shall verify all grades during layout and coordinate discrepancies in conjunction with Architect.
2. Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
3. Refer Building Floor Plans and Sections for all dimensional information.
4. Existing finish grades shall be restored upon completion of construction unless changes are specified in the drawings.
5. Roadways shall be maintained clear of construction equipment or materials at all times. Debris shall be removed from roadways and sidewalk immediately. Contractor shall sweep or wash road surfaces after operations that generate debris.
6. Dust control measures shall be implemented as necessary. Provide watering during excavation and backfill to prevent dust from crossing property lines.

13 Dec 2017 Planning Submittal

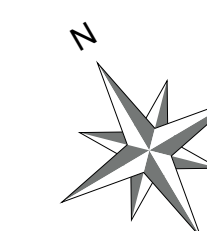
Site Existing Conditions and Demolition

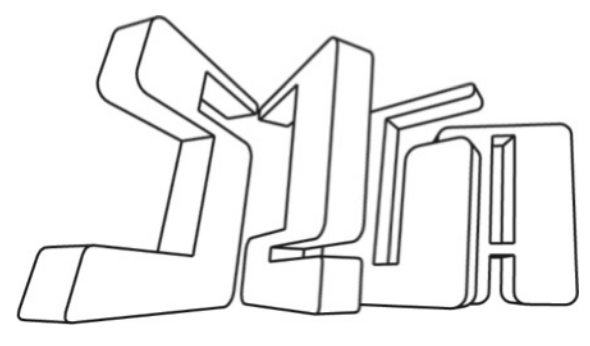
A1.1



1 Site Existing Conditions and Demolition

1/8" = 1'-0"





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 Moss Beach, CA 94038
 APN: 037-145-020

Project Data

Parcel Planning and Zoning Data

Zoning	R1 (S-17)
Parcel	Lots 35, 36, 37, & 38
Existing Lot Area	10,000 s.f.
Occupancy	Residential
Building Code	CBC 2016
Height	Proposed (28' max.)
Stories	2 stories
Construction Type	VB, Fully Sprinklered
Lot Coverage	>16', 35% allowed
Floor Area	53% allowed
Front Setback	20' min.
Rear Setback	20' min.
Side Setback	15' min. total

Floor Area Ratio (FAR)

First Floor	
Conditioned Area	2,169 s.f.
Garage	483 s.f.
Entry Patio	134 s.f.
Total	2,786 s.f.

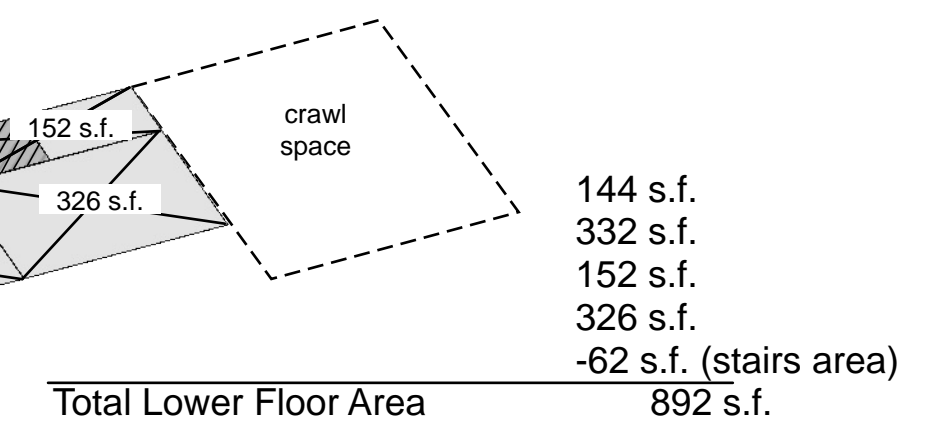
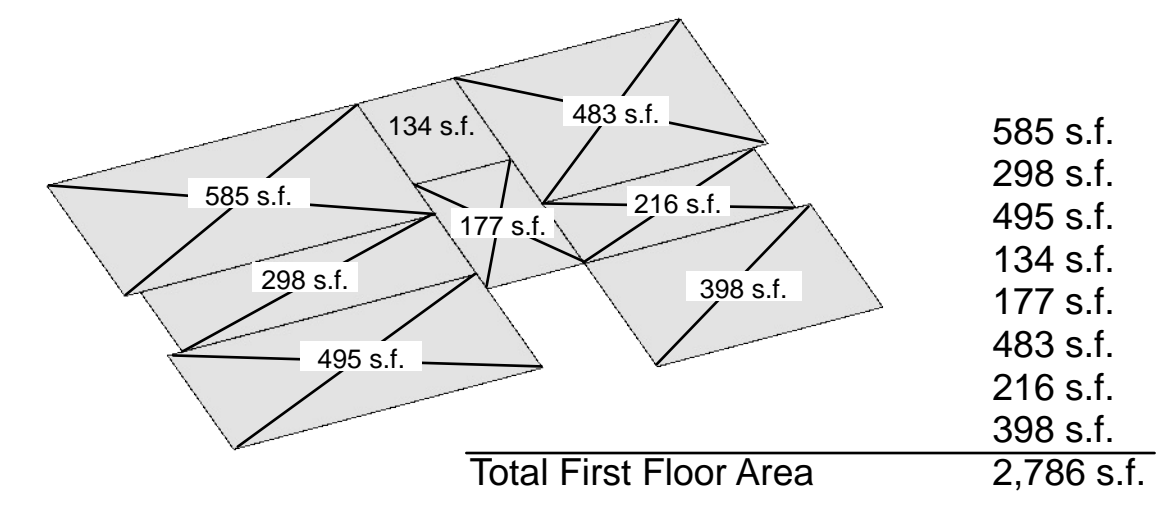
Lower Level	
Conditioned Area	892 s.f.
Total FAR	3,678 s.f.

Lot Coverage

First Floor	2,169 s.f.
Garage	483 s.f.
Main Deck	726 s.f.
Bedroom Deck	54 s.f.
Total Coverage	3,432 s.f.

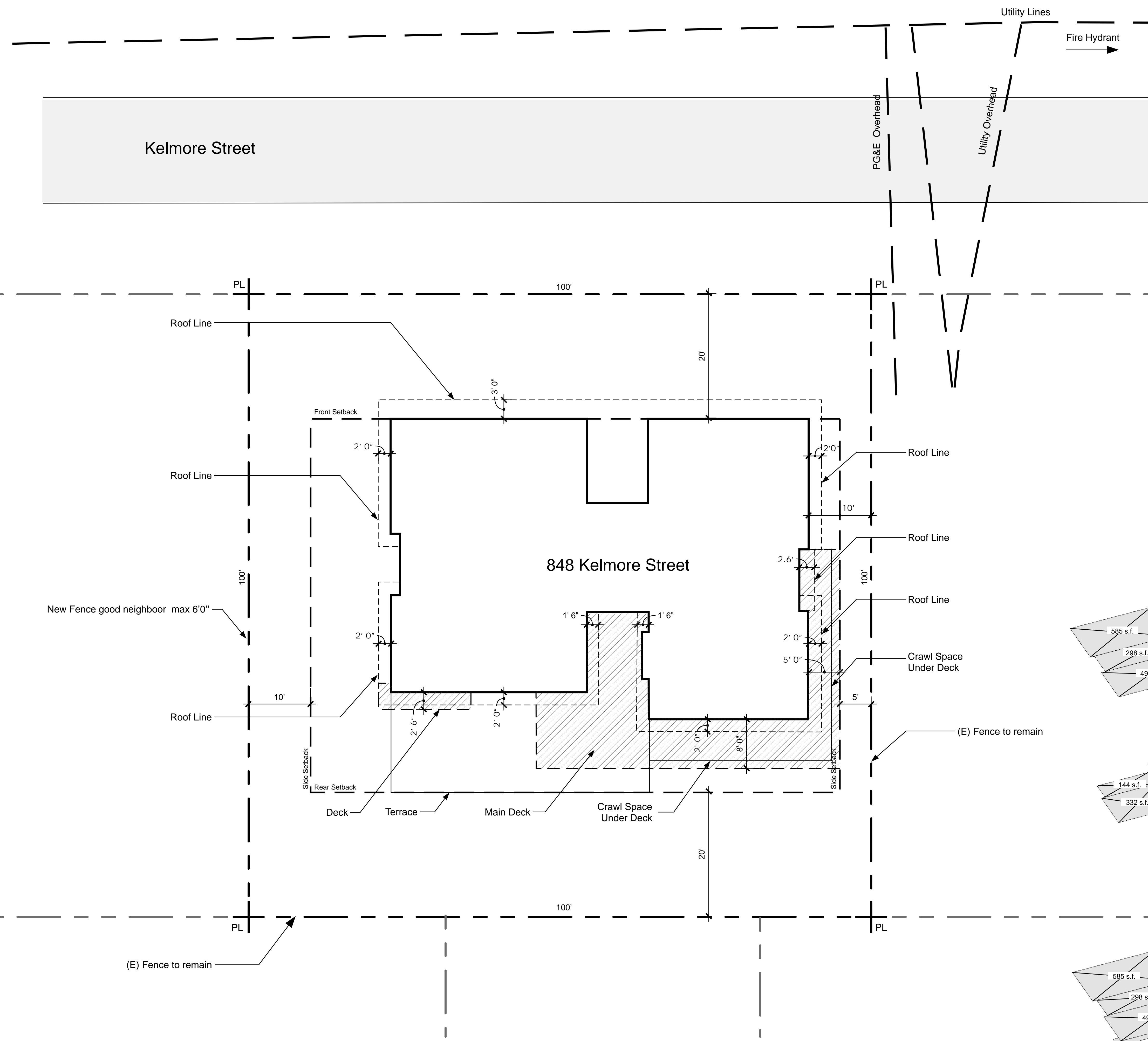
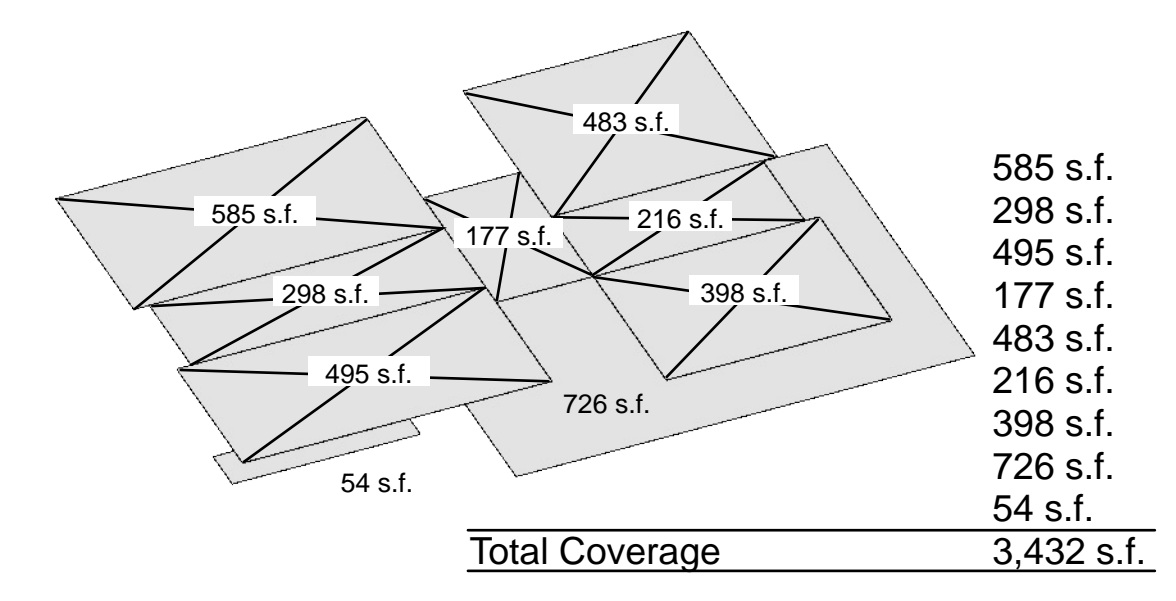
Floor Area Ratio	36.7% (53% allowed)
Lot Coverage	34.4% (>16', 35% allowed)

FAR Diagram



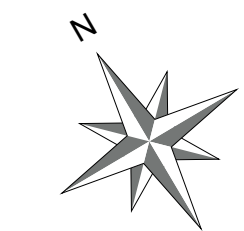
Grand Total Floors Area	3,678 s.f.
--------------------------------	-------------------

Lot Coverage Diagram



1 Proposed Site Plan

1/8" = 1'-0"

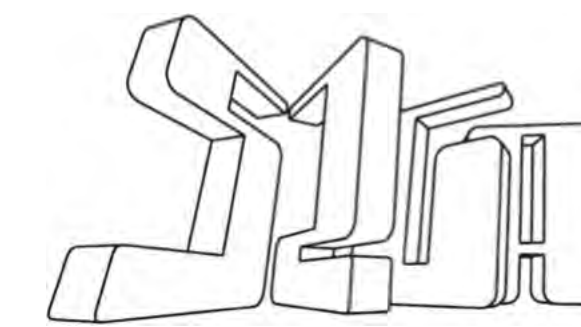


28 March 2018
 Planning Submittal

Proposed Site Plan

A1.2

Notes



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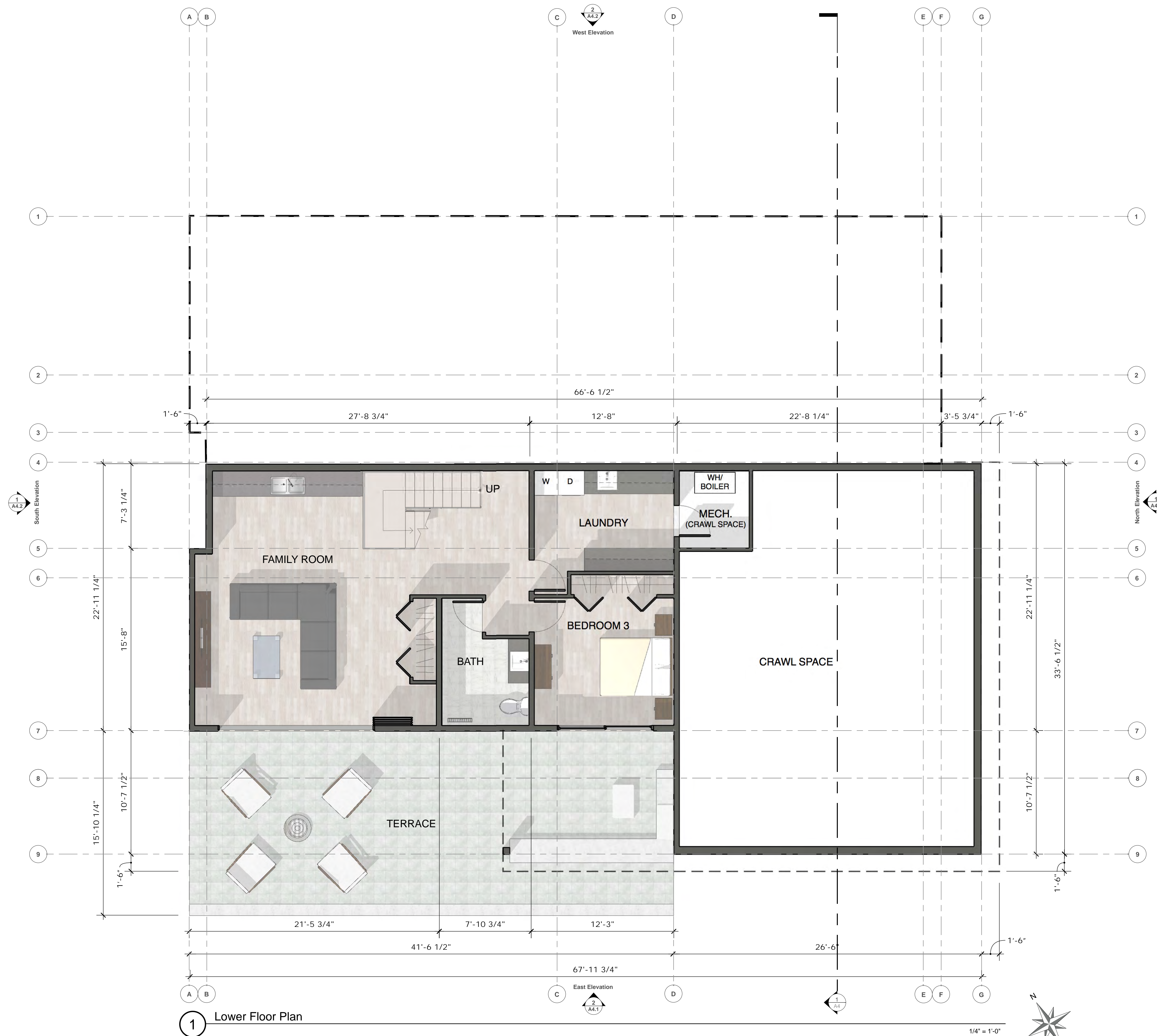
Gary and Katy Jaeger
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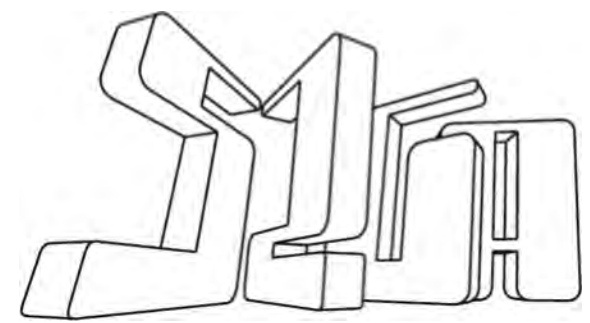
Lower Floor Plan

A2.1

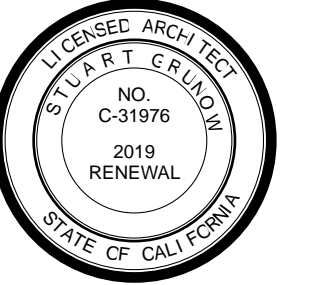


1 Lower Floor Plan

Notes

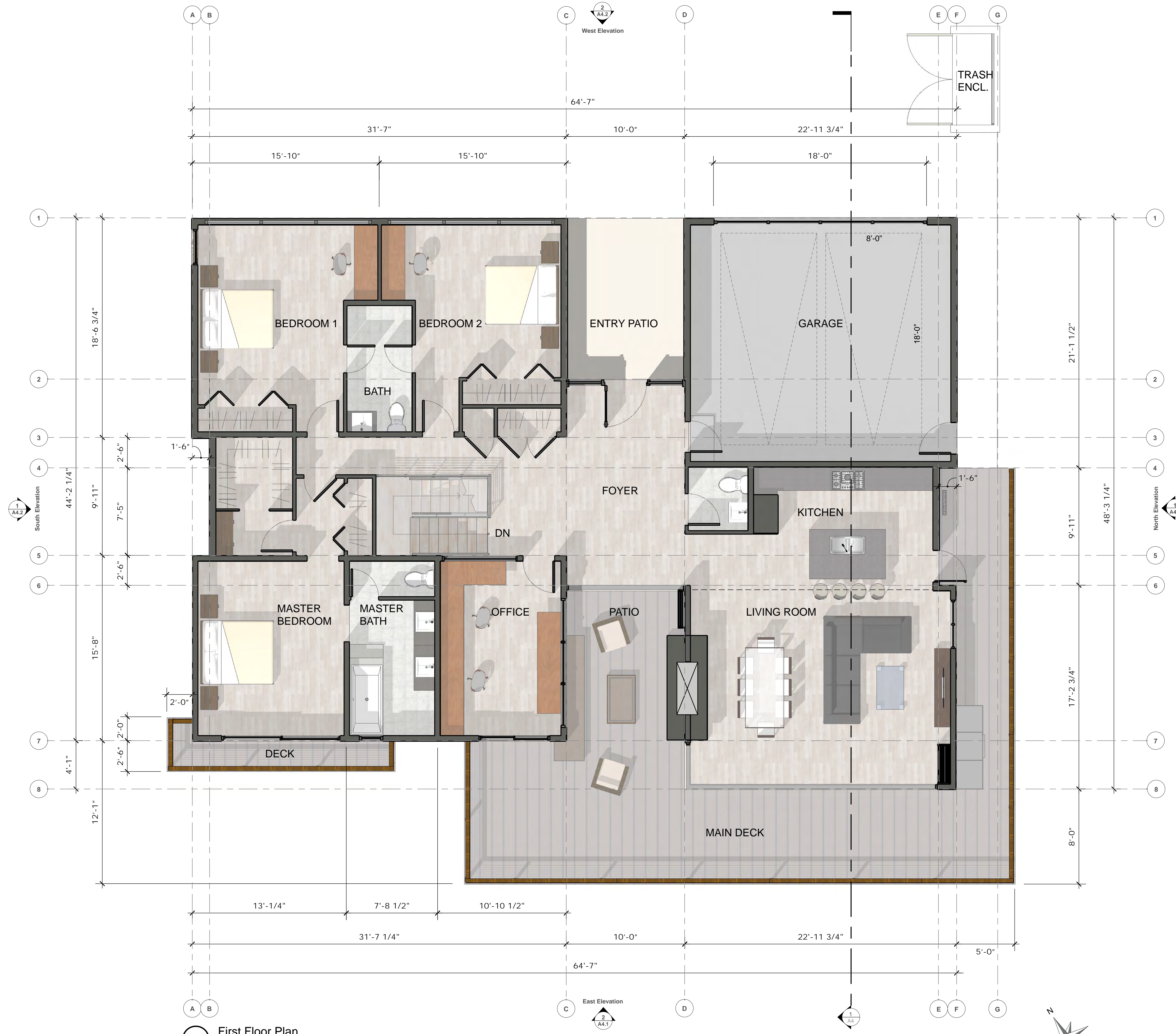


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APN: 037-145-020



1 First Floor Plan

28 March 2018
Planning Submittal

First Floor Plan

A2.2



1 North Elevation

1/4" = 1'-0"

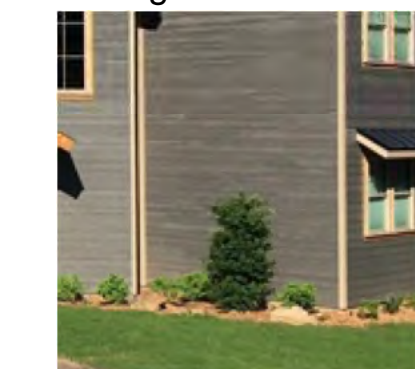


2 East Elevation

1/4" = 1'-0"

Materials

Siding



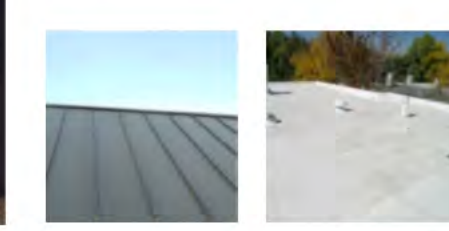
Gray Wood Lap Siding
Ref: Woodtone RusticSeries
Lap Siding Coastal Gray



Limestone textured linear veneer
Ref: Eldorado Cut Coarse Stone
Seashell



Standing seam zinc cladding
White membrane for flat roof areas



Dark Bronze frames, clear glass
Large folding and sliding windows
Ref: La Cantina or Nanawall

Other windows
Ref: Marvin Integrity or Sierra Pacific

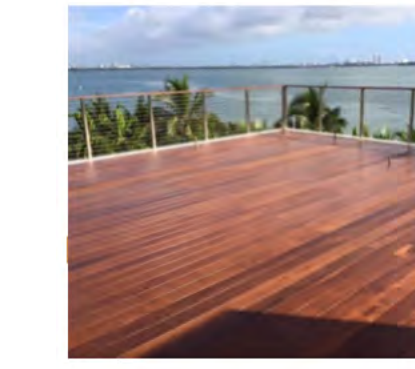
Frosted glass for garage rolling door
and entry patio panels



Metal brackets
Wood boards fascia and blades



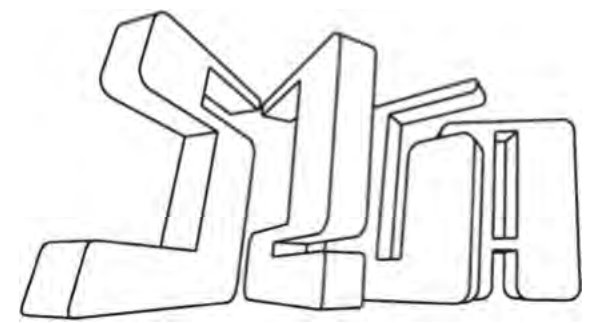
Exotic wood handrail
Metal posts
Horizontal cables (4" max. spacing)



Exotic wood boards



Wall mounted LED light
Black finish
Dark sky friendly
Ref: Modern Forms Vessel LED



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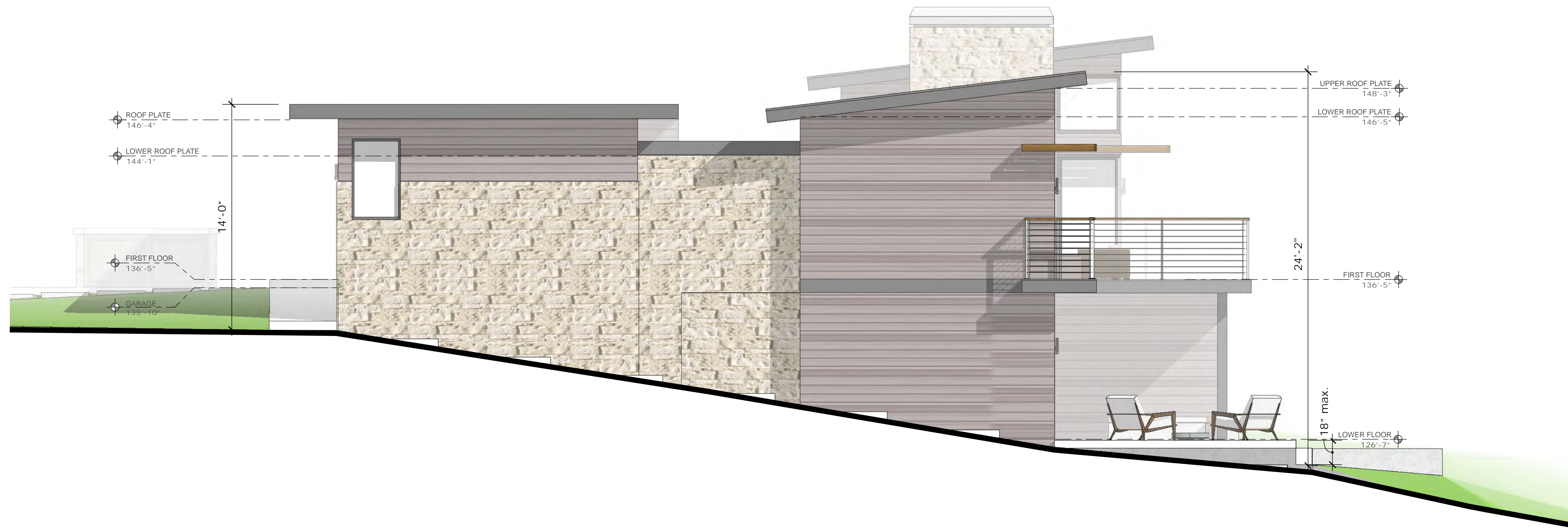
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Planning Submittal

Elevations

A4.1



1 South Elevation

1/4" = 1'-0"

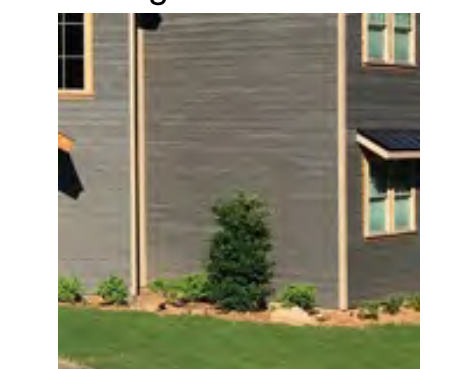


2 West Elevation

1/4" = 1'-0"

Materials

Siding



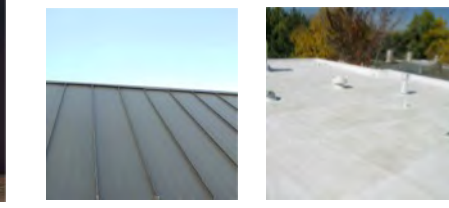
Gray Wood Lap Siding
Ref: Woodtone RusticSeries
Lap Siding Coastal Gray



Limestone textured linear veneer
Ref: Eldorado Cut Coarse Stone
Seashell



Standing seam zinc cladding
White membrane for flat roof areas



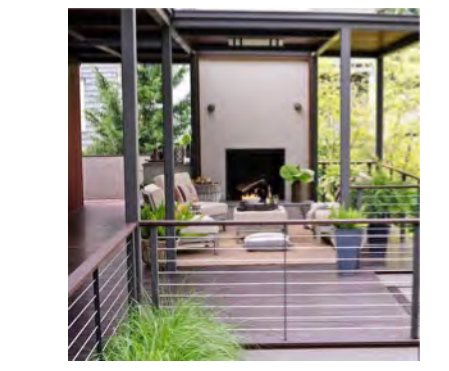
Dark Bronze frames, clear glass
Large folding and sliding windows
Ref: La Cantina or Nanawall

Other windows
Ref: Marvin Integrity or Sierra Pacific

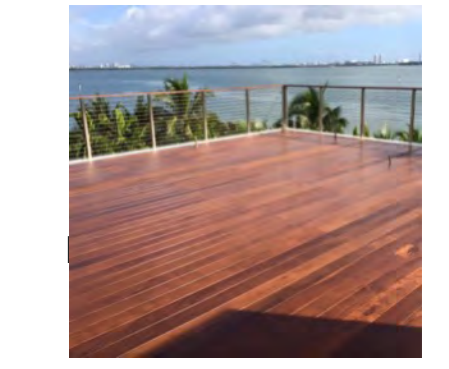
Frosted glass for garage rolling door
and entry patio panels



Metal brackets
Wood boards fascia and blades



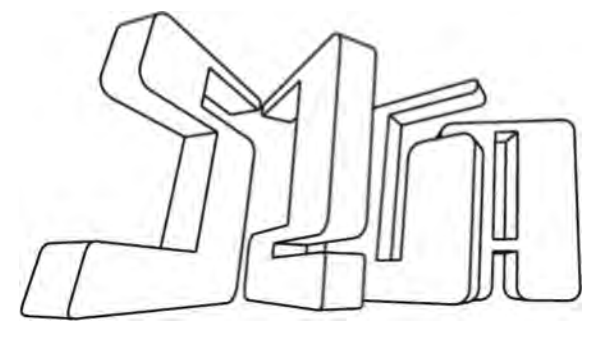
Exotic wood handrail
Metal posts
Horizontal cables (4" max. spacing)



Exotic wood boards



Wall mounted LED light
Black finish
Dark sky friendly
Ref: Modern Forms Vessel LED



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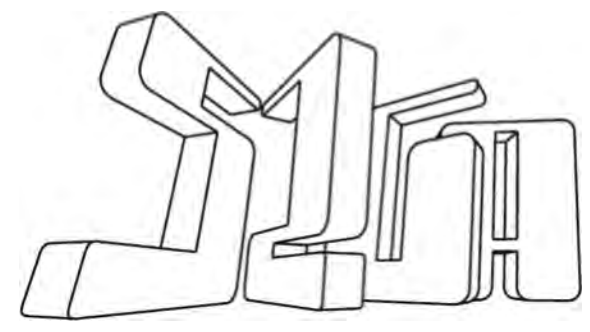
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28 March 2018
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Elevations

A4.2

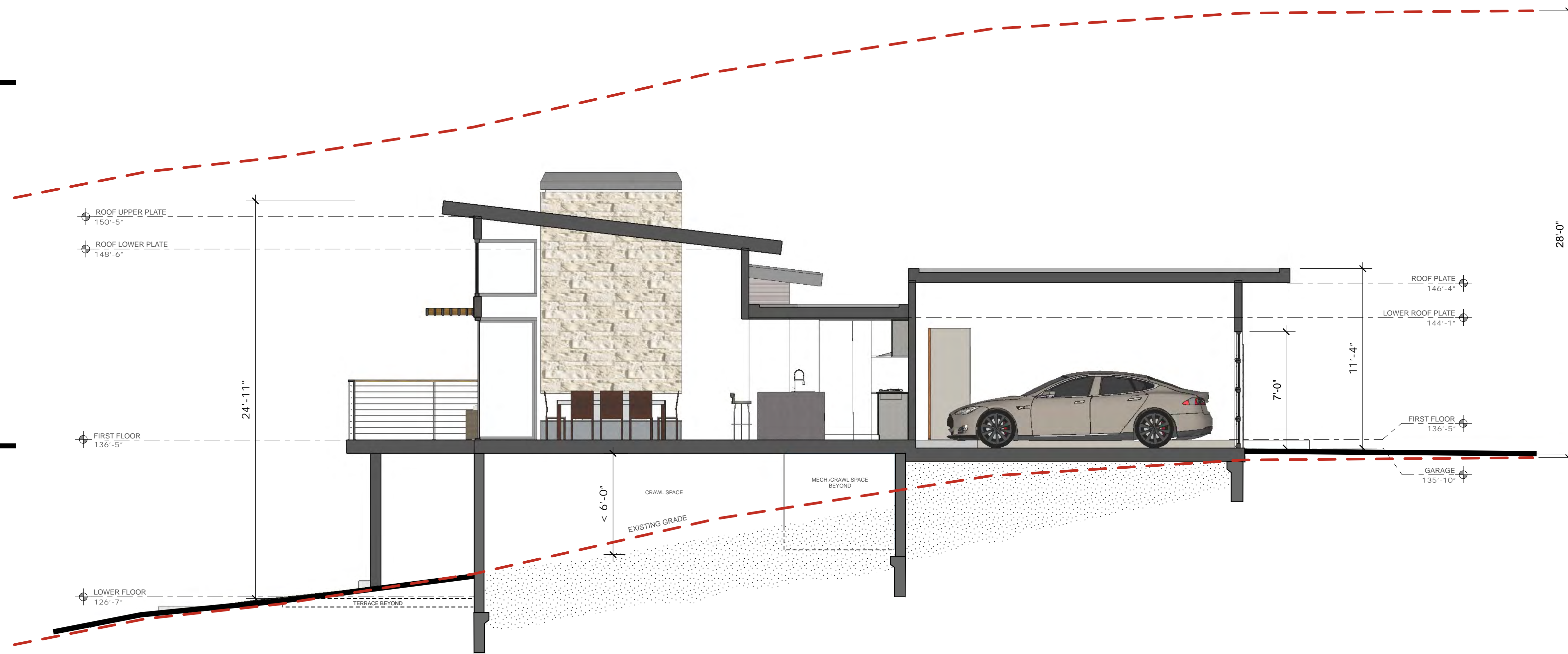


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See Civil C1.0

1 East-West Cross Section

1/4" = 1'-0"

28 March 2018
 Planning Submittal

Cross Section

A5.1

Plants and Materials

Trees



Manzanita tree



Olive tree



Maple tree

Shrubs / Planting



Grey Leaved Fuchsia



Ceanothus



Hopseed

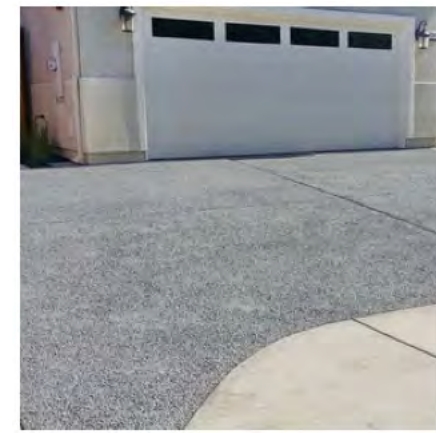


Lavender

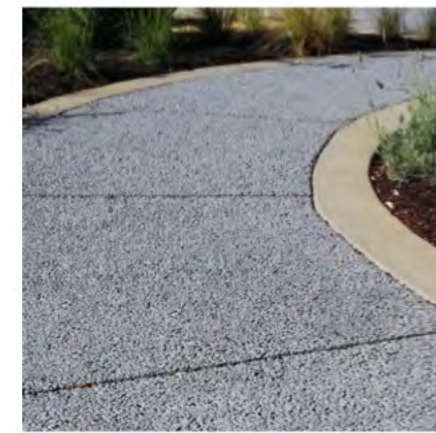


Mexican Sage

Pervious areas



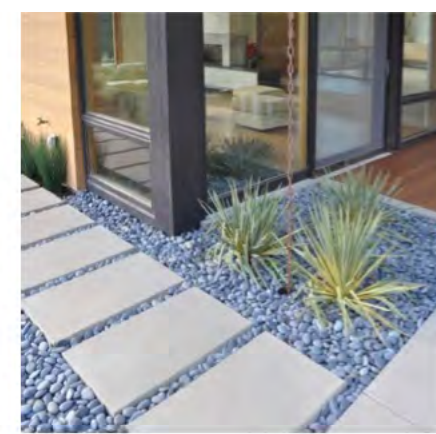
Pervious concrete driveway



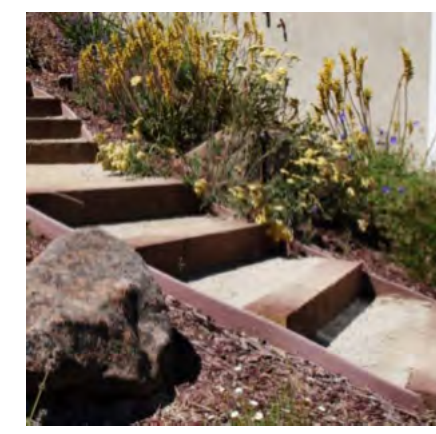
Pervious concrete walk



Pervious concrete step

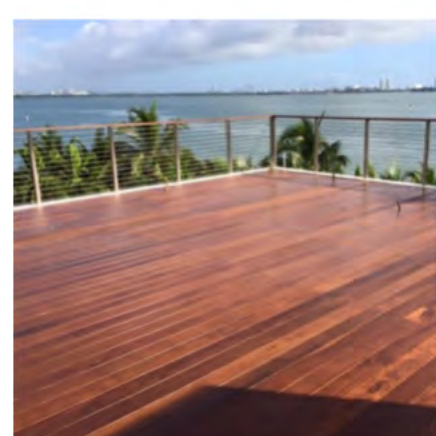


River rock



Decomposed granite

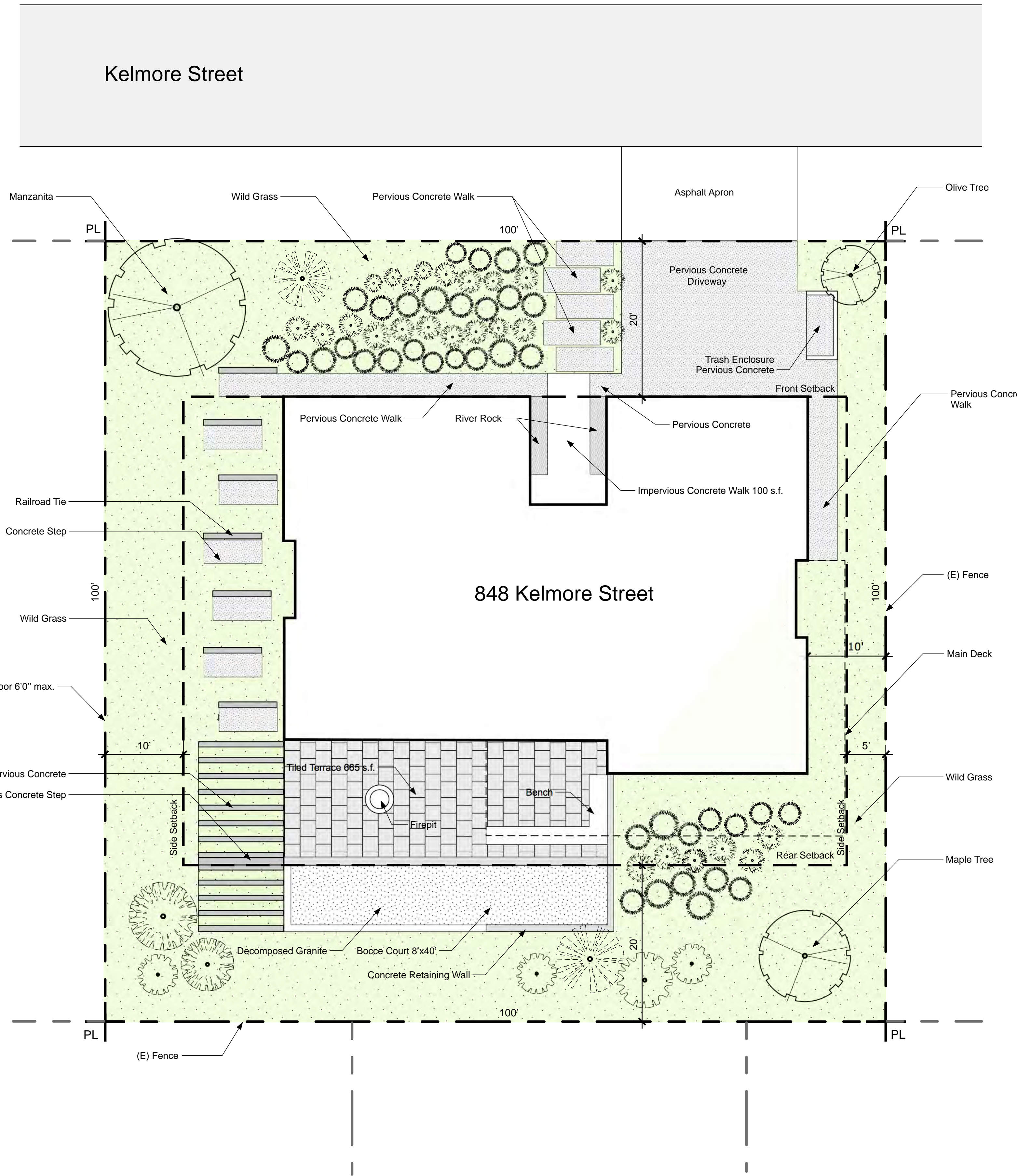
Decks / Terrace



Exotic wood boards deck

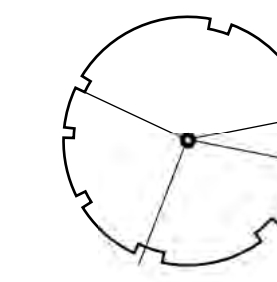


Tiled terrace



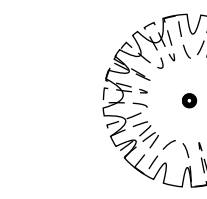
Planting Schedule

Trees



(3) New trees species as annotated on plan

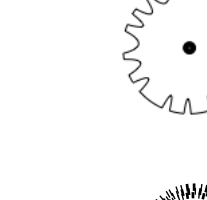
Shrubs / Planting



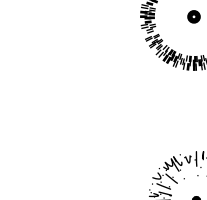
Grey Leaved Fuchsia



Ceanothus



Hopseed Bush



Lavender



Mexican Sage

Ground Cover

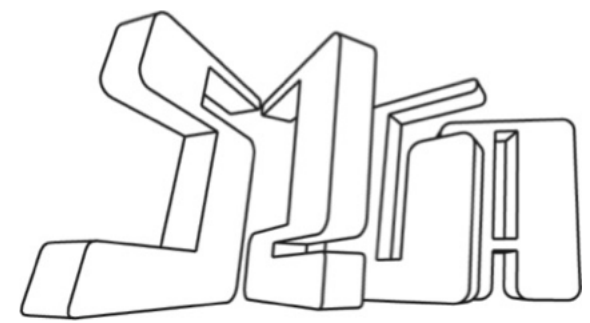


Wild Grass seed mixture

Calculations

Impervious Areas	
Terrace	665 s.f.
Entry	100 s.f.
Total Impervious Areas	765 s.f. (7.7%)

< 10% or 1,170 s.f. max. allowed



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Jaeger Residence

Gary and Katy Jaeger
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Moss Beach, CA 94038
APN: 037-145-020

13 Dec 2017 Planning Submittal

Proposed Landscape Plan

L1.0

