



**AGENDA  
CITY OF HALF MOON BAY  
COMMUNITY DEVELOPMENT DIRECTOR HEARING**

**WEDNESDAY, NOVEMBER 7, 2018**

**4:00 PM**

**Ted Adcock Community Center  
(South Day Room)  
535 KELLY Street  
Half Moon Bay, California 94019**

**Community Development Director: Jill Ekas**

**This agenda contains a brief description of each item to be considered. Those wishing to address the Community Development Director on any matter not listed on the Agenda, but within the jurisdiction of the Community Development to resolve, may come forward during the Public Comment portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on a Public Hearing matter will be called forward at the appropriate time during the Public Hearing consideration.**

**Please Note: Please Provide a Copy of Prepared Presentations to the Planning Division.**

**Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.**

**In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).**

**I. CALL TO ORDER**

**II. PUBLIC COMMENT**

**III. PUBLIC HEARING ITEMS**

**ITEM 1:**

<b>Project:</b>	New Single-Family Residence and Accessory Dwelling Unit.
<b>File Number</b>	PDP-18-012
<b>Requested Permits/Approvals</b>	Coastal Development Permit, Architectural Review and Lot line adjustment
<b>Site Location</b>	604 Metzgar Street
<b>Applicant/Property Owner</b>	Michael Mack
<b>Project Planner</b>	Brittney Cozzolino, <a href="mailto:bcozzolino@hmbcity.com">bcozzolino@hmbcity.com</a> (650) 750-2014
<b>Zoning District</b>	R-2 Two-Family Residential

**ITEM 2:**

<b>Project:</b>	Single-Family Residence Addition.
<b>File Number</b>	PDP-18-049
<b>Requested Permits/Approvals</b>	Coastal Development Permit and Architectural Review
<b>Site Location</b>	736 Toulouse Court
<b>Applicant/Property Owner</b>	Jack Chu/Rosita Wong and Sean Allen
<b>Project Planner</b>	Brittney Cozzolino, <a href="mailto:bcozzolino@hmbcity.com">bcozzolino@hmbcity.com</a> (650) 750-2014
<b>Zoning District</b>	R-1 B-2 Single-Family Residential Zoning District

**IV. ADJOURNMENT**

**COMMUNITY DEVELOPMENT DIRECTOR  
OF THE CITY OF HALF MOON BAY  
STAFF REPORT**

For meeting of: November 7, 2018

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**TO:** Jill Ekas, Community Development Director

**FROM:** Brittney Cozzolino, Associate Planner

**TITLE:** Coastal Development Permit, Architectural Review, and Lot Line Adjustment  
File No. PDP-18-012 for 604 Metzgar Street

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**RECOMMENDATION**

Approve PDP-18-012, an application for a Coastal Development Permit, Architectural Review, and Lot Line Adjustment to allow the construction of a new 1,582 square-foot single-family residence with a 700 square-foot detached accessory dwelling unit, a 416 square-foot two-car garage, and associated site improvements on a 6,858 square-foot standard vacant lot at 604 Metzgar Street, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

**PROJECT BACKGROUND**

<b>Summary of Project</b>	
<b>File Number</b>	PDP-18-012
<b>Requested Permits/Approvals</b>	Coastal Development Permit Architectural Review Lot Line Adjustment
<b>Site Location</b>	604 Metzgar Street/ APN 064-281-630
<b>Applicant/Property Owner</b>	Michael Mack
<b>Project Planner</b>	Brittney Cozzolino; (650) 750-2014; <a href="mailto:bcozzolino@hmbcity.com">bcozzolino@hmbcity.com</a>
<b>Zoning District</b>	R-2 Two-Family Residential
<b>LCP Land Use Plan Designation</b>	Residential Medium Density
<b>Water Service</b>	Two 5/8 inch uninstalled non-priority water connections
<b>Sewer Service (Sewer Authority Mid-Coast)</b>	Assessed for 2 units, connection fee required
<b>Street Improvements</b>	No existing curb, gutter, or sidewalk. Deferred street agreement required.
<b>Environmental Determination</b>	Categorically Exempt pursuant to California Code of Regulations, Section 15303(a) and (e) – construction of one single-family residence and an accessory dwelling unit; and Section 15305(a) – minor alterations in land use limitations

	including minor lot line adjustments not resulting in the creation of any new parcels.		
<b>Heritage Trees</b>	One cypress within area of construction to be preserved.		
	Tree protection plan required.		
<b>Story Poles</b>	<b>Not Required</b>	<b>No</b>	Located in a Visual Resource Area?
		<b>No</b>	Variance or Exception required?
		<b>No</b>	Located in a largely undeveloped area?
<b>Right of Appeal</b>	Any aggrieved person may appeal the Director's decision to the Planning Commission within ten (10) working days of the decision.		
	The project is not located within the Coastal Commission Appeals Jurisdiction; therefore, the City's action is final.		



**Figure 1. Site Location**



**Figure 2. Site Photo**

### **Site and Surrounding Properties**

The project site is located on the south side of Metzgar Street between Main Street and Highway 1 in an existing residential neighborhood. The site is currently vacant and is zoned R-2 Two-Family Residential, a zoning designation that allows single-family and two-family residences. Land use and zoning for properties surrounding the subject site are as follows:

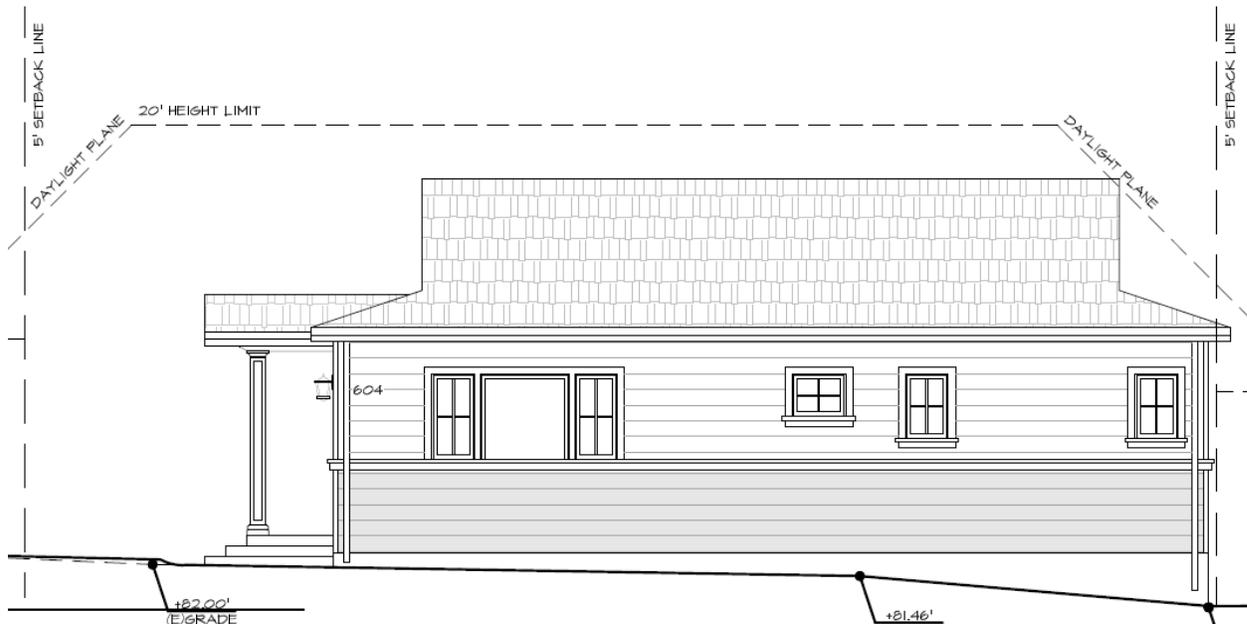
North	Vacant Lot (Yep/Metzgar Subdivision)	R-2 Two-Family Residential District
South	Two-story Single-Family Residence	R-2 Two-Family Residential District
East	Vacant Lot	R-2 Two-Family Residential District
West	One-story Single-Family Residence	R-2 Two-Family Residential District

This area of Metzgar Street is not a standard-width two lane street and has no frontage improvements. The 940 Main Street subdivision that is located across the street from the subject site has approved plans for street and frontage improvements on the northern side of Metzgar Street (ref. PDP-17-026). Conditions of approval include a deferred street agreement for frontage improvements that will be compatible with those associated with the adjacent subdivision.

### **Project Description**

The project consists of a new 1,582 square-foot one-story residence with a detached 700 square-foot accessory dwelling unit (ADU) in the rear. The proposed ADU includes an

attached 416 square-foot two-car garage that will serve the primary residence and the accessory unit and is accessed by a 12-foot wide permeable paver driveway that extends down the eastern property line and widens to 18 feet as it approaches the two-car garage. The front porch feature is located on the east side of the home facing the driveway, emphasized by an extended roof slope, porch posts, wrap-around stairs and a dedicated paver pathway extending from the front property line. The ADU, although not visible from the street, includes a similar front porch and posts and is architecturally compatible with the primary residence. Proposed materials include composition shingles, horizontal wood siding, and wood trim; proposed colors are soft whites with a charcoal grey roof and light blue front door.



**Figure 3. Front Elevation of Proposed Residence**

The proposed development also includes a lot line adjustment (Attachment 3). The subject property (APN 064-281-630, “Parcel A”) contains Lot 34 and a 25-foot wide portion of the “Former Fourth Avenue,” which is an abandoned right-of-way. The adjacent parcel (APN 064-281-370, “Parcel B”) contains Lots 32 and 33 and is under common ownership. The dividing lot line (between Lots 33 and 34) is proposed to be moved 5.11 feet to the east, adding 5.11 feet to the subject property. Table 1 below shows the existing and proposed lot areas.

**Table 1. Existing and Proposed Lot Area**

Lot Square Footage	Parcel A	Parcel B
Existing	6,321 sq. ft.	7,395 sq. ft.
Proposed	6,858 sq. ft.	6,858 sq. ft.

As indicated in Table 2 below, the parcels as reconfigured by the proposed Lot Line Adjustment exceed the minimum site area and dimensional requirements of the applicable R-2 zoning standards.

**Table 2. Conformance with Minimum Site Area and Width Requirements of the R-2 Zoning Designation**

Development Standards	Required	Proposed Parcel A	Proposed Parcel B
R-2 Minimum Site Area	5,000 sq. ft.	6,858 sq. ft.	6,858 sq. ft.
R-2 Minimum Min. Site Width	28.5 ft.	65.3 ft.	65.3 ft.

The Former Fourth Avenue portion of the subject property must be merged with Lot 34 in order to develop the proposed project. The City reviewed and approved this lot merger through PDP-18-029. Submittal of a copy of the recorded document is required prior to issuance of the building permit.

**ANALYSIS**

The key issues for this project are conformance with the General Plan/Local Coastal Land Use Plan, conformance with the Zoning Code/LCP Implementation Plan,<sup>1</sup> and design compatibility with surrounding development.

**Conformance with the General Plan/Local Coastal Program Land Use Plan**

The proposed single-family residence and ADU on a 6,858 square-foot site is consistent with the Medium Density Residential General Plan/Local Coastal Land Use Plan designation. The City’s certified Housing Element identifies the subject site as having a realistic yield of one unit, although it did not consider the Former Forth Avenue area to be merged in the total square footage of this lot.

**Conformance with the Zoning Code**

The proposed single-family residential use with an ADU is a principally permitted use in the R-2 Two-Family Residential Zoning District. As indicated in Table 3 below, the proposed project conforms to all the development standards for standard lots in the R-2 District.

**Table 3. Project Conformance with R-2 Standard Lot Zoning Requirements**

Development Standards	Zoning Requirements	Proposed
Min. Site Area	5,000 sq. ft.	6,858 sq. ft. (existing)
Min. Average Site Width	28.5 ft.	65 ft. (existing)

<sup>1</sup> The Zoning Code is the LCP Implementation Plan.

Min. Front Setback	20 ft.	20 ft.
Min. Interior Side Setback	5 ft.	5 ft.
Minimum Combined Side Setbacks	20% (13 ft.)	20% (13 ft.)
Min. Rear Setback	20 ft.	45 ft. primary, 10 ft. ADU
Max. Single-Story Height	20 ft.	16 ft.
Max. Single-Story Lot Coverage	50% (3,429 sq. ft.)	42% (2,883 sq. ft.)
Max. Floor Area Ratio	0.5:1 (3,429 sq. ft.)	0.39:1 (2,697 sq. ft.)
Min. Parking Spaces	2 garage spaces + 1 additional off-street space for ADU	2 garage spaces + 1 additional off-street space for ADU
Maximum Building Envelope	Per Zoning Code	Conforms

Table 4 identifies key Zoning Code/LCP Implementation Plan issues and their applicability to the subject site. As indicated in the table, there are no coastal resource concerns associated with the proposed development.

**Table 4. Key Zoning Code/LCP Implementation Plan Issues**

Issue	Applicability/Explanation	
Environmentally Sensitive Habitat Area	No	Not located in an Environmentally Sensitive Habitat Area.
Visual Resource Area	No	Not located in a Visual Resource Area.
Public Access Area	No	House will have no effect on coastal access.
Archaeologically Resource Area	No	Not in area of mapped or known resources.
Historic Resources	No	No historic resources exist on the site.

**Architectural Design Compatibility**

The Single Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community’s eclectic character and seek to achieve compatible design within existing neighborhoods. The current project proposes a Craftsman-inspired one-story primary residence that is located at the front setback line, consistent with the neighborhood pattern. The orientation of the front entryway on the side of the main house differs from the surrounding residences, but is emphasized by the covered entry porch with front-facing stairs and porch posts. The project also includes a detached single-story accessory dwelling unit oriented towards the interior of the property, with an attached two-car garage that will be visible at the end of the driveway from the front of the property. The surrounding

properties contain a mix of undeveloped lots, single story residences, and larger two-story residences. Considering the mixed composition of the neighborhood, the proposed project is compatible with the existing pattern of development in the surrounding area in terms of building placement, massing, and materials and colors. The proposed building is well-articulated on all sides and building materials and colors are consistent with the proposed architectural style, compatible with the surrounding area, and suitable to the coastal setting. Furthermore, the proposed building follows multiple other design guidelines of the RDG by incorporating downcast exterior lighting, privacy-conscious windows, and varied landscaping elements with low-water plants.

### **Environmental Review**

The project is Categorically Exempt pursuant to California Code of Regulations Section 15303(a) and (e), construction of one single-family residence and an accessory dwelling unit; and Section 15305(a), minor alterations in land use limitations including minor lot line adjustments not resulting in the creation of any new parcels.

### **Conclusion**

Based on the above analysis, staff concludes that the proposed development is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code/LCP Implementation Plan, and the Residential Design Guidelines; is compatible with surrounding development; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

### **ATTACHMENTS**

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans
3. Proposed Lot Line Adjustment

**COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-18-\_\_\_\_**  
**RESOLUTION FOR APPROVAL**  
**PDP-18-012**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT, ARCHITECTURAL REVIEW, AND LOT LINE ADJUSTMENT TO ALLOW THE CONSTRUCTION OF A NEW 1,582 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A DETACHED 700 SQUARE-FOOT ACCESSORY DWELLING UNIT, 416 SQUARE-FOOT TWO-CAR GARAGE, AND ASSOCIATED SITE IMPROVEMENTS ON A 6,858 SQUARE-FOOT STANDARD LOT AT 604 METZGAR STREET IN THE R-2 RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 064-281-630)**

**WHEREAS**, an application was submitted requesting approval of a Coastal Development Permit, Architectural Review, and Lot Line Adjustment to allow the construction of a new 1,582 square-foot, one-story single-family residence with a detached 700 square-foot accessory dwelling unit, a 416 square-foot two-car garage, and associated site improvements on a 6,858 square-foot standard vacant lot at 604 Metzgar Street in the R-2 Residential Zoning District and the Residential Medium Density General Plan designation (APN 064-281-630); and

**WHEREAS**, the procedures for processing the application have been followed as required by law; and

**WHEREAS**, the Community Development Director conducted a duly noticed public hearing on November 7, 2018, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, the Community Development Director considered all written and oral testimony presented for consideration; and

**WHEREAS**, the Community Development Director has determined that the requested Coastal Development Permit for the construction of a new single-family residence and accessory dwelling unit is exempt from CEQA pursuant to California Code of Regulations Section 15303(a) and (e), which exempts the construction of one single-family residence and small accessory structures including second dwelling units, and Section 15305(a), which exempts minor alterations in land use limitations including minor lot line adjustments; and

**WHEREAS**, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

**NOW, THEREFORE, BE IT RESOLVED** that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves PDP-18-012.

**PASSED AND ADOPTED** by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held November 7, 2018.

APPROVED:

\_\_\_\_\_  
Jill Ekas, Community Development Director

**EXHIBIT A**  
**FINDINGS AND EVIDENCE**  
**Community Development Director Resolution CDR-18-\_\_\_\_\_**  
**PDP-18-012**

**Coastal Development Permit – Findings for Approval**

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

**Evidence:** The project consists of construction of a new single-family residence and accessory dwelling unit on an infill site in an existing neighborhood where public services and infrastructure are available or will be provided through the conditions of approval of this project. The project conforms to all City requirements, will not impact coastal resources and is consistent with the policies of the City’s Land Use Plan (LUP).

**Coastal Act 30240(b) and Policy 3-3 (b):** *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

**Compliance:** The subject site is not adjacent to a mapped environmentally sensitive habitat area.

**Policy 7-1:** *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

**Compliance:** The subject site is located within 200 yards from State Highway 1, but visibility of the site is obscured by the adjacent residence and large street trees. Furthermore, Highway 1 is not designated a Scenic Highway within the City limits of Half Moon Bay and the proposed home will be located within an established neighborhood and therefore will not change the context of visual character.

**Policy 7-5:** *All new development, including additions and remodeling, shall be subject to design review.*

**Compliance:** The proposed residence has been subject to design review by the Community Development Director. The Architectural Site and Design Review findings below discuss this further.

**Policy 7-11:** *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.*

**Compliance:** The proposed single-family residence is not located along a primary access route from Highway 1 and will not affect coastal access.

**Coastal Act 30244:** *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

**Compliance:** The proposed single-family residence and accessory dwelling unit is not located at or near identified archaeological or paleontological resources. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

**Evidence:** The proposed site has been granted a valid Measure D Certificate for construction of one single-family residence. Therefore, the project conforms to the requirements of the City's growth management system.

3. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

**Evidence:** The proposed residence conforms to the requirements of the R-2 Residential Zoning District, which allows single-family residences as a principally permitted use. The proposed setbacks, lot coverage, height, parking and landscaping meet the requirements of the R-2 Zoning District and other relevant provisions of the Zoning Code.

4. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

**Evidence:** The site is located in an existing developed neighborhood where utilities and services are generally available. The property currently has two 5/8" uninstalled non-priority water service assigned to the site. The property was assessed for two benefit sewer

units within the Sewer Authority Midcoast (SAM) Sewer Assessment District. Ample sewer capacity is available. As there are currently no sidewalks, curbs or gutters along this stretch of Metzgar Street, conditions of approval include requirements to record a deferred street agreement for construction of these right-of-way improvements.

5. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

**Evidence:** The proposed development is not located between the sea and the first public road parallel to the sea per the Coastal Commission’s jurisdiction maps. The site is not located on a primary beach access route and the proposed development will not impact coastal access.

6. **Design Review Criteria** – *The community development director, planning commission, or city council has reviewed and considered each specific case and any and all of the following criteria in determining that the architectural and site design standards identified in Municipal Code Sections 14.37.035 and 18.20.070 (F) have been satisfactorily addressed.*

**Evidence:** The Community Development Director has reviewed the design of the proposed project and has determined that the design review criteria of Municipal Code Subsection 18.20.070(F) have been satisfactorily addressed. The proposed building design (including building scale, massing, detailing, colors, and materials) and the site design (including building location and orientation, site access, and landscaping) conform to all requirements of the Zoning Code and are consistent with the recommendations of the Residential Design Guidelines.

### **Architectural Site and Design Review – Findings**

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040. In making these findings, the Community Development Director has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

**Evidence:** The Director has reviewed the design of proposed project and concluded that the proposal is in compliance with the Single-Family Residential Design Guidelines (RDG) and is compatible with surrounding development. The RDG encourage flexibility in architectural design to reflect the community’s eclectic character and seek to achieve compatible design within existing neighborhoods. The current project proposes a Craftsman-inspired one-story primary residence that is located at the front setback line, consistent with the neighborhood

pattern. The orientation of the front entryway on the side of the main house differs from the surrounding residences, but is emphasized by the covered entry porch with front-facing stairs and porch posts. The project also includes a detached single-story accessory dwelling unit oriented towards the interior of the property, with an attached two-car garage that will be visible at the end of the driveway from the front of the property. The surrounding properties contain a mix of undeveloped lots, single story residences, and larger two-story residences. Considering the mixed composition of the neighborhood, the proposed project is compatible with the existing pattern of development in the surrounding area in terms of building placement, massing, and materials and colors and will not hinder the orderly and harmonious development of the city.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

**Evidence:** The project consists of a single-family residence and accessory dwelling unit that conform to the requirements of the Zoning Code, are consistent with the Single-Family Residential Design Guidelines, and are compatible with the scale and character of development in the surrounding area. As there are currently no sidewalks, curbs or gutters along this stretch of Magnolia Street, conditions of approval include a deferred street agreement to allow for future right-of-way improvements. The proposed development will contribute to the economic value of the land and the surrounding area.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

**Evidence:** The RDG encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The proposed building is well-articulated on all sides and building materials and colors are consistent with the proposed architectural style, compatible with the surrounding area, and suitable to the coastal setting. Furthermore, the proposed building follows multiple other design guidelines of the RDG by incorporating downcast exterior lighting, privacy-conscious windows, and varied landscaping elements with low-water plants.

### **Environmental Review – Finding**

**CEQA** – The project will not have a significant effect on the environment.

**Evidence:** The project is Categorically Exempt pursuant to California Code of Regulations Section 15303(a) and 15303(e) in that the project consists of the construction of one single-family residence and an accessory dwelling unit, as well as Section 15305(a) which exempts minor alterations in land use limitations including minor lot line adjustments not resulting in the creation of any new parcels, such as the proposed lot line adjustment.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**Community Development Director Resolution CDR-18-\_\_\_**  
**PDP-18-012**

**A. The following Conditions shall apply to the subject site to the satisfaction of the Community Development Director:**

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled “Metzgar Residence (Parcel A)” with a City date stamp of September 21, 2018, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
5. FRONTAGE MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any frontage improvements in a safe and non-dangerous condition. Maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)
6. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

**B. The following Conditions shall be fulfilled to the satisfaction of the Community Development Director prior to the issuance of building permits:**

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit.  
(Planning)
2. DEVELOPMENT IMPACT FEES. The following impact fees shall be paid to the City prior to issuance of building permits in conformance with the City's adopted Master Fee Schedule:
  - a. Sewer Connection Fee
  - b. Storm Drainage Fee
  - c. Capital Outlay Facilities Fee
  - d. Traffic Mitigation Fee
  - e. Park Facilities Fee
3. SCHOOL IMPACT FEES. The permittee shall provide proof of payment of required school Impact fees to Cabrillo Unified School District prior to issuance of building permits.
4. SEWER CONNECTION FEE. The proposed development is subject to a sewer connection fee pursuant to Section 13.36.070 of the Half Moon Bay Municipal Code. The fee shall be paid to the City prior to issuance of building permits.
5. VALID MEASURE D CERTIFICATE. No building permit shall be issued unless the Measure D Certificate issued for the property has not expired and remains valid to the satisfaction of the Community Development Director. (Planning)
6. CONSTRUCTION PLANS. File Number PDP-18-012 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout.  
(Planning)
7. ADU DEED RESTRICTION. Prior to occupancy of the second dwelling unit, the applicant shall record a deed restriction to the satisfaction of the Director of Community Development. The deed restriction will include the following in conformance with the requirements of Zoning Code Section 18.33.050:
  - a. The second dwelling unit shall not be sold separately.

- b. The second dwelling unit is restricted to the approved size.
  - c. The second dwelling unit is a permitted use only so long as either the main residence or the second dwelling unit is occupied by the owner of record as the principal residence.
  - d. The above declarations are binding upon any successor in ownership of the property lack of compliance will result in the second dwelling unit becoming an illegal, nonconforming use subject to the code enforcement and abatement proceedings established by the city of Half Moon Bay Municipal Code.
  - e. The deed restrictions shall lapse upon removal of the second dwelling unit. (Planning)
8. LOT MERGER. Prior to issuance of building permits, the permittee shall obtain approval from the City of a Lot Merger to combine the lots into a single legal parcel of record, shall record the Lot Merger with the San Mateo County Recorder, and shall submit a copy of the recorded Lot Merger to the City. (Planning)
9. LOT LINE ADJUSTMENT. Prior to the issuance of building permits, the permittee shall record the approved Lot Line Adjustment with the San Mateo County Recorder, and shall submit a copy of the recorded Lot Merger to the City. (Planning)
10. PUBLIC UTILITY EASEMENT. Prior to the issuance of building permits, the permittee shall prepare a public utility easement across the southerly five feet of the 25-foot wide Former Forth Avenue portion of the subject parcel. The form and means of conveyance shall be reviewed and approved by the City Engineer and City Attorney prior to recording the public utility easement with the San Mateo County Recorder. (Planning)
11. WATER CONSERVATION IN LANDSCAPING. If the project includes 500 square feet or more of irrigated landscaping (new or rehabilitated) the permittee shall submit landscape and irrigation plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) prior to issuance of building permits to the satisfaction of the Community Development Director. (Planning)
12. SURVEY REQUIRED. A detailed topographic/site boundary survey prepared by a certified licensed surveyor shall be submitted with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, and street curbs. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. (Building)

13. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project. (Building)
14. EVIDENCE OF SEWER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall demonstrate issuance of a sewer permit from the Sewer Authority Mid-Coast. (Building)
15. CONSTRUCTION PLANS. Construction plans submitted for building permit(s) shall include a plan sheet showing utility connections, trench restoration details, driveway apron (driveway apron width, spacing between driveways, slopes, etc.), and other improvements in the public right-of-way meeting City standards. (Engineering)
16. ACCESSIBILITY REQUIREMENTS. The proposed project, including street improvements, shall comply with State of California and federal (ADA) accessibility standards and with the line of sight requirements of Half Moon Bay Zoning Code Section 18.06.040(B).
17. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper*, to the satisfaction of the City Engineer. (Engineering)
18. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the “construction best management practices” plan sheet. (Engineering)
19. LOT DRAINAGE PLAN AND ON-SITE DETENTION Construction plans submitted for building permits shall include a Lot Drainage Plan showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include design details and supporting calculations for storm water detention on-site for the additional runoff from a ten-year frequency storm of two-hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)
20. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Construction plans submitted for building permits shall include a storm water management-treatment plan

showing implementation of at least one of the six Low Impact Development (LID) measures listed below:

- a. Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
- b. Direct roof runoff into vegetated areas;
- c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
- d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. (Engineering)

Permittee shall also submit the 'stormwater checklist for small projects' with the building plan submittal.

21. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. Show locations of all utility service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas. (Engineering)
22. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. Two or more street cuts in the frontage road for utility connections will require a single 2-inch thick asphalt concrete overlay patch on existing pavement across the property frontage. (Engineering)
23. DEFERRED PUBLIC RIGHT-OF-WAY IMPROVEMENTS. Prior to issuance of building permits, and at the option of the City, the permittee shall execute a deferred street agreement for street frontage improvements to the satisfaction of the City Engineer and shall record the agreement with the San Mateo County Recorder.
24. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)
25. HARD-WIRED SMOKE DETECTORS/ALARMS. Pursuant to the 2016 California Building and Residential Code, State Fire Marshal regulations and current Coastside Fire District Ordinance, the permittee shall install smoke detectors which are hard-wired, interconnected and have battery backup in each new or reconditioned sleeping room and

at a point centrally located in the corridor or area giving access to each separate sleeping area. A minimum of one detector per floor is required. Building plan submittals shall demonstrate conformance with these requirements to the satisfaction of the Building Official prior to issuance of building permits. (Fire)

26. FIRE SPRINKLERS AND FIRE DISTRICT REQUIREMENTS. Pursuant to Fire District ordinance, the permittee shall install an automatic fire sprinkler system **throughout** the proposed dwelling. All areas that are accessible for storage purposes shall be equipped with fire sprinklers. The plans for this system must be submitted to the City of Half Moon Bay Building Division to the satisfaction of the Building Official prior to issuance of building permits. Upon submission of plans, the City will forward a complete set to the Coastside County Fire Protection District for review. Fees for automatic fire sprinkler systems shall be paid to the City prior to plan review. (Fire)
27. CHIMNEY REQUIREMENTS. The installation of an approved spark arrester is required on all chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding one-half (1/2) inch. (Fire)
28. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. However, no additional water meter shall be required for the second dwelling unit. Water service shall not be in the same trench as other utilities. (Water District)
29. ENCROACHMENT PERMIT. No construction activity shall occur and no pedestrian and vehicular traffic control shall be installed within the City right-of-way or affecting the City's improvements prior to obtaining an encroachment permit from the City. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction of the City Engineer. Traffic control shall conform to Caltrans/MUTCD Standard Plans for Traffic Control in Construction and Maintenance Zones. (Engineering)

**C. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to and during construction:**

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the

remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)

2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)
3. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:
  - a. The construction trailer shall be used as a temporary construction office only.
  - b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
  - c. No overnight inhabitation of the construction trailer is permitted.
  - d. No construction trailers are permitted on site prior to building permit issuance.
  - e. The construction trailer shall be removed prior to issuance of a certificate of occupancy. (Planning)
4. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
  - a. All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
  - b. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
  - c. Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
  - d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
  - e. Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
  - f. Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - g. Replanting of vegetation in disturbed areas as soon as possible after completion of construction.

- h. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
  - i. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - j. Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
5. TREE PROTECTION REQUIREMENTS. The following tree protection measures shall be implemented during construction:
- a) Prior to commencement of construction, construction fencing shall be placed around the drip line of all trees proposed for preservation.
  - b) No grading or other construction shall occur within the drip line of any tree proposed for preservation except in conformance with a Tree Protection Plan approved by the Community Development Director.
  - c) No vehicle, equipment or materials shall be parked or stored within the drip line of any tree proposed for preservation. (Planning/Building)
6. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)
7. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2016 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)
8. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first-floor height as constructed is equal to (or less than) the elevation specified for the first-floor height in the approved plans.
9. BUILDING PAD ELEVATION. The building pad shall be at least one-foot above the centerline crown of the roadway or the top of the curb. (Engineering)
10. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The

approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. (Building)

11. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)
12. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)
13. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
14. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without issuance of a Temporary Encroachment Permit. (Engineering)

**D. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to issuance of an occupancy permit:**

1. EXTERIOR COLORS AND MATERIALS. Exterior building colors and materials shall be in substantial conformance with those shown on the approved color and materials board date-stamped 09/21/18 to the satisfaction of the Director of Community Development. (Planning)
2. DISPLAY OF SINGLE-FAMILY STREET ADDRESS. Prior to issuance of an Certificate of Occupancy, the residential dwelling shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height with a minimum 3/4-inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire/Building)
3. LANDSCAPE INSTALLATION. All landscaping shall be installed in conformance with the approved landscape plan. (Planning)

## **E. Validity and Expiration of Permits**

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP), Architectural Review, and Lot Line Adjustment shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit.
4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)
6. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related

actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

**OWNER'S/PERMITTEE'S CERTIFICATION:**

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Date)

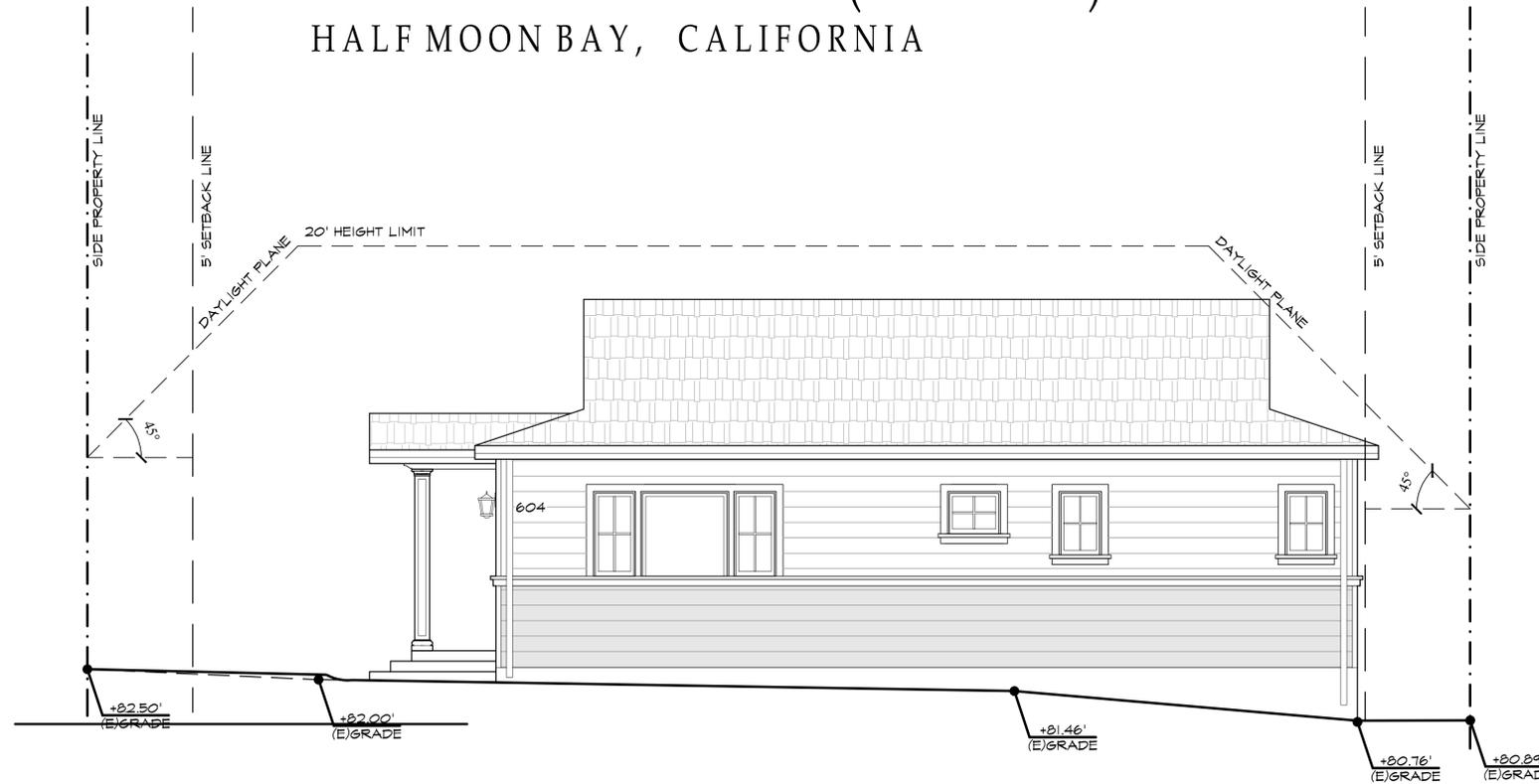
NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT INTENDED TO BE ACCURATE "AS-BUILTS," NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIAL SPECIFICATIONS, ETC. NEEDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES. THE ARCHITECT HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS".

THE ARCHITECT HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB'S, OR OTHER TOXIC SUBSTANCES.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.

# METZGAR RESIDENCE (PARCEL A)

## HALF MOON BAY, CALIFORNIA



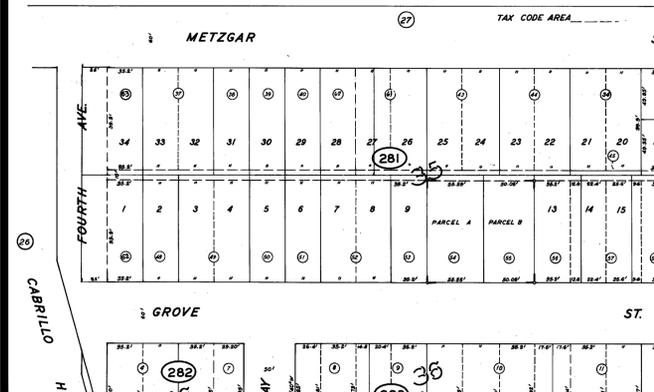
PROPOSED FRONT ELEVATION

2



VICINITY MAP

6



PARCEL MAP

5

**ARCHITECT**  
 YOUNG AND BORLIK ARCHITECTS, INC.  
 4962 EL CAMINO REAL, SUITE 218  
 LOS ALTOS, CA 94022  
 TEL: (650) 688-1950  
 FAX: (650) 323-1112  
 ATTN: STEVE BORLIK  
 steve@ybarchitects.com

**SOIL ENGINEER**  
 P.G. SOILS, INC.  
 901 ROSE COURT  
 BURLINGAME, CA 94010  
 TEL: (650) 347-3934  
 FAX: (650) 344-6772  
 ATTN: PAUL A. GRISHABER  
 pgsoids@pacbell.net

**STRUCTURE ENGINEER**  
 SUNG ENGINEERING, INC.  
 29300 KOHOUTEK WAY, SUITE 190  
 UNION CITY, CA-94587  
 TEL: (510) 475-7900  
 FAX: (510) 475-7913  
 ATTN: PETER SUNG  
 psung@sungengr.com

**SURVEY**  
 BGT LAND SURVEYING  
 1296 AMPHLETT BLVD, SUITE #3  
 SAN MATEO, CA 94402  
 TEL: (650) 212-1030  
 bgtinfo@bgtsurveying.com  
 ATTN: BRYAN TAYLOR

**CIVIL ENGINEER**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA-94019  
 TEL: (650)-728-3590  
 ATTN: CHARLES KISSICK  
 sigmaprm@gmail.com

**FIRE SPRINKLER**  
 WESTERN STATE FIRE PROTECTION CO.  
 4740 NORTHGATE BLVD, SUITE 150  
 SACRAMENTO, CA 95834  
 TEL: (916) 924-1631  
 FAX: (916) 924-1637  
 ATTN: BLAKE ZABREK  
 blake.zabrek@wfp.us

SCOPE OF WORK: A NEW 1,582 SF SINGLE FAMILY RESIDENCE WITH DETACHED 699 SF ACCESSORY DWELLING UNIT WITH 416 SF ATTACHED TWO CAR GARAGE.

**PROJECT DESIGN DATA:**  
 2016 CALIFORNIA BUILDING CODE - VOLUMES 1 & 2  
 2016 CALIFORNIA RESIDENTIAL CODE  
 2016 CALIFORNIA GREEN BUILDING CODE  
 2016 CALIFORNIA MECHANICAL CODE  
 2016 CALIFORNIA REFERENCE STANDARDS CODE  
 2016 CALIFORNIA PLUMBING CODE  
 2016 CALIFORNIA ELECTRIC CODE  
 2016 CALIFORNIA FIRE CODE  
 2016 CALIFORNIA ENERGY CODE

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE. I.E. SOILS REPORT, TITLE-24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPANCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

CONSULTANTS

4

- ARCHITECTURAL**
- A0.1 VICINITY MAP, CONSULTANTS, PROJECT SUMMARY
  - A0.2 GENERAL NOTES
  - A0.3 AREA CALCULATION
  - A0.4 PROPOSED SITE PLAN
  - A2.1.1 PROPOSED MAIN HOUSE AND ACCESSORY STRUCTURE FLOOR PLAN
  - A2.1.2 PROPOSED MAIN HOUSE AND ACCESSORY STRUCTURE FLOOR DIMENSION PLAN
  - A2.2 PROPOSED MAIN HOUSE AND ACCESSORY STRUCTURE ROOF PLAN
  - A3.1 PROPOSED MAIN HOUSE FRONT & REAR ELEVATIONS
  - A3.2 PROPOSED MAIN HOUSE LEFT & RIGHT SIDE ELEVATIONS
  - A3.3 PROPOSED ACCESSORY STRUCTURE FRONT & REAR ELEVATIONS
  - A3.4 PROPOSED ACCESSORY STRUCTURE LEFT & RIGHT SIDE ELEVATIONS
  - A4.1 BUILDING SECTION
  - L1.1 PROPOSED LANDSCAPE PLAN
- SURVEY**
- SU1 BOUNDARY AND TOPOGRAPHY SURVEY
- CIVIL**
- C-1 GRADING, DRAINAGE, EROSION CONTROL PLAN
  - CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)
- FIRE SPRINKLER**
- FP1.0 SPRINKLER SYSTEM LAYOUT
  - FP2.0 SPRINKLER SYSTEM LAYOUT

SHEET INDEX

3

APN#:	064-281-630
OWNER:	MIKE MACK
PROJECT ADDRESS:	604 METZGAR STREET HALF MOON BAY, CA 94019
BUILDING OCCUPANCY:	R-3,U
TYPE OF CONSTRUCTION:	V-B
ZONING:	R-2
LOT SIZE:	6,859.31 sf (0.15 ACRES)
HISTORIC STATUS:	NO
FLOOD ZONE:	X
STORIES:	1
MAX ACCESSORY STRUCTURE:	699 sf ( ONLY 700SF ALLOWED)
FIRE SPRINKLERS:	YES
AUTOMATIC FIRE SPRINKLER TO BE INSTALLED	
ALLOWABLE LOT COVERAGE:	3,429.6 sf (50% OF LOT SIZE)
ALLOWABLE F.A.R.:	3,429.6 sf (.5:1 OF LOT SIZE)
FRONT SETBACK:	20'
SIDE SETBACK:	5' (8' FOR ACCESSORY STRUCTURE)
REAR SETBACK:	20' (10' FOR ACCESSORY STRUCTURE)
HEIGHT LIMIT:	20' (13' FOR ACCESSORY STRUCTURE)
<b>AREA CALCULATION:</b>	
PROPOSED MAIN HOUSE FIRST FLOOR :	1,581.6 sf
PROPOSED DETACHED ACCESSORY STRUCTURE FIRST FLOOR:	699.0 sf < 700.0 sf
PROPOSED TWO CAR GARAGE	416.3 sf
<b>TOTAL PROPOSED F.A.R.:</b>	<b>2,697.0 sf &lt; 3,429.6 sf</b>
PROPOSED CONDITIONED SPACE:	2,280.6 sf
PROPOSED UNCONDITIONED SPACE:	416.3 sf
PROPOSED PORCHES	186.0 sf
PROPOSED LOT COVERAGE:	2,883.0sf < 3,429.6 sf
SEE SHEET A0.3 FOR AREA CALCULATION	

PROJECT SUMMARY

1

ISSUE LOG	
PLANNING SUBMITTAL	NOV. 29, 2017
PLANNING REV 1	AUG. 22, 2018
PLANNING REV 2	SEPT. 20, 2018

**YOUNG AND BORLIK**  
 ARCHITECTS, INCORPORATED  
 4962 EL CAMINO REAL, SUITE 218  
 LOS ALTOS, CA 94022  
 TEL: (650) 688-1950 FAX: (650) 323-1112  
 www.ybarchitects.com



NEW HOME:  
**METZGAR STREET RESIDENCE**  
**604 METZGAR STREET**  
**HALF MOON BAY, CA 94019**  
**PARCEL A**

064-281-630	
CHECKED	DRAWN
SRB	TP
DATE	
JULY 07, 2017	
JOB #	
MACK 2	

**A0.1**

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**00. ARCHITECT/OWNER/CONTRACTOR AGREEMENT:**

**00.01** Contractor is responsible for thorough review of these documents including all plans, notes, details, elevations and information provided by owner prior to the commencement of any work.

**00.02** The contractor is responsible for thorough review of compliance with the soils investigation report, the structural calculations report, Title-24 energy report, and any other consultant reports listed. All reports and recommendations are to be considered part of these construction documents.

**00.03** The contractor shall notify the architect immediately of any discrepancies or conflicts found in these drawings.

**00.04** The contractor shall give the architect adequate notice (min. 3 business days) for any necessary site visits or drawing revisions.

**00.05** Should the contractor or owner disagree with any of the requirements of this set he/she shall notify the architect in writing prior to signing of the contract for construction and the architect shall be contracted to provide additional or alternative information needed or requested.

**00.06** By using these documents for the construction, the Contractor and Owner warrant that they have read, do understand, and agree to these conditions.

**1.0 GENERAL NOTES:**

**1.01** All work depicted on these drawings is required to comply with the California Building Standards Commission (CBCS) Title 24 Code of Regulations, 2016 California Residential Code. Construction is to comply with all volume sections and subsections of that code. It is the Contractor's responsibility to be familiar with the standard requirements for construction, and to maintain a copy of the 2016 California Residential Code at all times. The code(s) is/are to be considered a part of this set.

**1.02** The contractor is to provide all work and materials in accordance with or as required by the 2016 California Building Code (CBC) Volume 1 & 2, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Fire Code (CFC), 2016 California Energy Code, 2016 California Reference Standards Code, and all other applicable state, federal and local codes.

**1.03** These drawings and specifications are the property and copyright of the Architect and shall not be used on any other work or project except by written agreement with the Architect.

**1.04 CONTRACTOR IS RESPONSIBLE FOR THOROUGH REVIEW OF, AND FAMILIARITY WITH, THESE DOCUMENTS, INCLUDING PLANS, ELEVATIONS, NOTES, DETAILS, CONSULTANT REPORTS, AND SUPPORTING DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK.** Any discrepancy in this set of construction documents is to be brought to the immediate attention of the Architect.

**1.05** If specifications vary within this set, the most stringent is said to apply unless clarified in writing by the Architect.

**1.06** If any details are noted to be missing or incomplete, written questions are to be directed to the Architect for clarification prior to the signing of any contract for construction.

**1.07** The General Contractor is required to notify Architect in writing of any substitution, revision or proposed alternate at least two weeks prior to the expected date of order or installation of said alternate in order to allow adequate time of coordination and approvals by Architect, any professional consultants as well as the local code enforcement agency. A two week response is not guaranteed, so the greater the notice period, the better.

**1.08** The General Contractor shall be responsible for scheduling and being present for all required inspections.

**1.09** Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Where appropriate, alignment to existing walls and finishes shall govern. Any discrepancy shall be immediately brought to the attention of the Architect prior to the commencement of any work. The General Contractor shall verify all dimensions and site/grade conditions prior to commencing any work. The general contractor shall keep a set of these plans and specifications on the job site as reference at all times. The general contractor and framing contractor are responsible for working to coordinate shear wall lengths and hold-down locations with plumbing and mechanical infrastructure. Furring and soffits should be framed as required with verification of owner or Architect.

**1.10** The construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, the construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety and security of all persons and property. This requirement shall be made to apply continuously and not limited to normal working hours, and the construction contractor and his subcontractors further agree to defend, indemnify and hold the Architect harmless from any and all liability, real or alleged, in connection with the performance of the work on the project, except liability arising from the sole negligence of the Architect.

**1.11** The General Contractor is required to designate a contact person for the project to receive all information related to job site information. The contact's name and phone number are to be given to the Owner and the Architect. Unless specified by the Owner, the General Contractor is to provide responsible, appropriate supervision on the job site for the duration of the project. General Contractor is to provide and maintain a job site phone number, e-mail or fax. Contractor is responsible for adequate supervision of all sub-trades.

**1.12** The Contractor shall confine operations to the site areas permitted by law, ordinances, permits, and the contract documents and shall not unnecessarily encumber the site with any materials or equipment.

**1.13** No portion of the work requiring a shop drawing or sample submission (per the request of the owner, General Contractor, or Architect) shall be commenced until the submission has been reviewed and acted upon by the said party. All such portions of the work shall be in accordance with the approved shop drawings and samples.

**1.14** General Contractor is responsible for visiting the Job site prior to bidding and conducting reasonable inspection of existing conditions for purpose of accurately assessing the scope of work, site conditions and overall project intent. Questions arising from this site visit are to be directed to Young and Borlik Architects for clarification prior to bids.

**1.15** These drawings are intended to illustrate a complete job. Unless specified, work is to include all common and necessary accessories (i.e. toilet roll holders, towel bars, mirrors, etc.), as well as all components required to meet current code requirements in the jurisdiction where work is being performed. Contractor is responsible for including sub-structure furring including floor, wall or ceiling padding to assure surfaces are plumb, level, and aligned within 1/4" on an 8' measure. Concealment of Steel structural brackets, beams, tabs, bolts and protruding elements are to be considered at the time of rough frame bidding and are to be included in the construction. Furring, notching, alternative welding, and other means may be considered pending approval of the structural engineer.

**1.16** Certain items, materials, and features represented within this set may not be approved as part of the building permit. Questions regarding the specifics of approvals shall be directed to local jurisdiction.

**1.17** Notice: This set has been produced for the purpose of obtaining a building permit. These drawings are not intended to be accurate "as-builts," nor inclusive of all details, drawings, material specifications, etc. needed to address all possible construction issues.

**1.18** These working drawings are not to be used in any construction for which building permits have not been obtained. Additionally, Young and Borlik Architects, Inc. is not responsible for the correctness of any work undertaken prematurely if it is based on plans that have not been reviewed and approved by the building department. This stipulation applies to original submittal drawings, and revisions. All drawings are preliminary until a permit is issued.

**1.19** As part of the contract requirements for this project, General Contractor and all Subcontractors are responsible for compliance with the 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE.

**1.20** A BUILDING OPERATIONS MANUAL must be provided to the owner per Green Building Code section 4.410.

**2.0 DEMOLITION NOTES:**

**2.01** General Contractor to verify any existing features and finishes to remain prior to demolition. Materials, fixtures, hardware, appliances, etc which are to be re-used shall be stored and protected from damage until they are to be re-installed.

**2.02** Verify with owners whether removed or unused doors, windows, fixtures, hardware, and miscellaneous materials should be saved for possible future reuse or discarded. Owner shall mark or list such items prior to demolition.

**2.03** General Contractor is responsible for replacement of items damaged by demolition or removed in error.

**2.04** No asbestos removal is to be undertaken by any party except as allowed by law.

**2.05** General Contractor to provide Visqueen or equivalent dust screening during demolition to protect existing residence, appliances and furnishings. As appropriate, positive ventilation is to be provided for dust control.

**2.06** Per 2016 CRC R408.5, General Contractor is to be responsible for removal of all construction debris and other organic materials from the structure and the site. Framed areas to be free of debris prior to sheetrocking. Underfloor and attic areas must be left clean and free of debris, cut-offs, scrap, sawdust, associated garbage, etc.

**2.07** Design and installation of all temporary shoring is the sole responsibility of the general contractor. All existing framing and load transfer is to be field verified prior to shoring of any portion of the structure.

**2.08** All unused and demolished electrical is to be removed back to the nearest utilized junction. No dead-hots to remain after construction. Temporary power for the duration of construction is the responsibility of the electrical contractor.

**3.0 SITE DEVELOPMENT NOTES:**

**3.01** Verify locations of all underground utilities and services prior to excavation.

**3.02** Contractor shall confirm the locations of all property boundaries for the site and verify all setback and easement locations prior to construction. Owner is responsible for providing a licensed survey and title report for contractor use, or as required by the local jurisdiction. Any discrepancies should be brought to the attention of the architect before further commencement of work.

**3.03** Contractor is responsible for notifying and scheduling the project Geotechnical Engineer for site inspections and observations of excavations, drilling, drainage, backfill, etc.

**3.04** Soil compaction for grading or backfilling shall be placed in accordance with the soils engineers recommendations. If there is no soils engineer, use 6" lifts to 90% compaction.

**3.05** Temporary earth shoring is the responsibility of the contractor.

**4.0 FOUNDATION AND CONCRETE NOTES:**

**4.01** For general reference see 2016 CRC, Chapter 4.

**4.02** Foundation Vents – Per 2016 CRC Section R408.1 Provide vent openings of not less than 1 sf. for each 150 sf. of crawl space area. Openings shall be covered with corrosion resistant wire mesh with the least dimension being 1/8 inch thick and not exceed 1/4 inch (or per R408.2). Where moisture due to climate and groundwater conditions is not considered excessive, and the ground surface is covered by a Class 1 vapor retarder material, the required net area of vent openings may be reduced to 1 s.f. per 1,500 s.f. provided vent openings are located within 3' of each corner of the building, or as approved to provide cross ventilation of the space per 2016 CRC R408.1. Unvented Crawl Spaces are to comply with R408.3

**4.03** Crawl Space Access – Per 2016 CRC Section R408.4, Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. Through wall access openings shall not be located under a door to the residence. Pipes, ducts and other non-structural construction shall not interfere with accessible clearances to or within under-floor areas.

**4.04** Decay Protection – Per 2016 CRC, Section R317.1, wood framing less than 8" from exposed earth shall be of naturally durable or preservative treated wood. Provide 8" wood framing separation from exposed earth, or, if less than 8", use naturally durable or preservative treated wood. If earth is paved at least 18" wide w/ asphalt or concrete and draining away from building, bottom soils may be 6" above such slab.

**4.05** All concrete rough opening sizes, elevations, etc. are to be verified prior to foundation pour. Locations of hold-downs, curbs, steps, curtains, plumbing and mechanical, etc. are to be coordinated by the General Contractor. Should additional clarifications to these drawings be required, the contractor should contact the Architect as early as possible. Owner is responsible for providing finish thickness information or allowances, general contractor to verify prior to pour.

**4.06** All cold joints to be chipped for rough surface, sandblasted clean and free of soil or debris. Dampen surface immediately prior to concrete pour. Cold joints must be approved by the structural engineer.

**4.07** Revisions and substitutions are to be submitted to the building department and must be approved prior to continuing work.

**4.08** Special inspection will be required for water proofing below grade. Special inspections are required per the structural engineering drawings, and as per any jurisdictional approval checklist.

**4.09** Should contractor elect to use shot-crete, special inspection will be required and structural engineer must be given opportunity to revise re-bar schedule.

**5.0 FLOOR PLAN NOTES:**

**5.01** All work is to comply with 2016 CRC, with respect to 2016 CBC, Group R occupancies.

**5.02** Flame spread – Flame spread and smoke index for wall and ceiling finishes shall be in accordance with Sections R302.9.1 Through R302.9.4. Flame spread and smoke index for insulation shall be in accordance with Sections R302.10.1 Through R302.10.5.

**5.03** Fireblocking - All pipe, wire, and duct penetrations in walls are to be caulked or blocked with approved materials to resist passage of flame per CRC R302.11.

**5.04** Draftstopping – Per 2016 CRC, Section R302.12, Draft stops shall be installed in the following locations: horizontal floor/ceiling assemblies – where there is a usable space above and below the concealed space of a floor/ceiling assembly, including soffits and inter-floor plenum spaces. Draft stops shall be installed so that the depth of the concealed space does not exceed 1,000 square feet and is divided into approximately equal areas. Draft stops are required in floor/ceiling assemblies of buildings having more than one dwelling unit and shall be installed in line with walls separating sleeping units and dwelling units.

**5.05** Ventilation & Lighting – Per 2016 CRC, Section R303, All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access to such openings be readily controllable by the building occupants, the minimum operable area to the outdoors shall be 4 percent of the floor area being ventilated. See R303.1 Exceptions for allowed whole house mechanical ventilation systems and provided artificial light capability. Adjoining rooms and exception per Section R303.2. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated per CMC. Minimum exhaust rates shall be as specified by CMC Table 303.4. See, also door & window requirement notes, Section 8.

**5.06** Egress door – Per 2016 CRC, Section R311.2. At least one egress door shall be provided for each dwelling unit. The egress door shall be sidelighted, And shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

**5.07** Floors and Landings at Exterior Doors – PER 2016 CRC, Section R311.3, There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent). Landings or finished floors at the required egress door shall not be more than 11/2 inches (38 mm) lower than the top of the threshold, R311.3.1 Exception: the landing or floor on the exterior side shall not be more than 7 3/4 inches (198 mm) below the top of the threshold provided the door does not swing over the landing or floor. Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches (198 mm) below the top of the threshold, R311.3.2 Exception: a landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

**5.08** Hallways – Per 2016 CRC, Section R311.6, The minimum width of a hallway shall be not less than 3 feet.

**5.09** Fire Sprinklers – Per 2016 CRC, Section R313. Verify applicable fire sprinkler requirements for remodel and new construction projects with the local building and fire departments prior to construction. Fire sprinkler design drawings are to be deferred submittal to the fire sprinkler contractor to be approved by the fire department and designed for local flow rates and monitoring as required.

**5.10** Smoke Detectors – install per 2016 CRC, Sections R314. Detectors shall be mounted on the ceiling or high on wall in each sleeping area and at a point located adjacent in the corridor or area giving access to each separate sleeping area, and at least one on each level of the building as required by the above noted 2016 CRC Section R314.3 and all other applicable codes. Detectors shall be installed in accordance with approved manufacturer's instructions, comply with UL 217 and NFPA 72. Smoke detectors shall receive their primary power from the building wiring (110 V hard-wired) with battery back-up power, Section R314.6. smoke and fire alarms shall be interconnected in such a manner as activation of one alarm will activate all the alarms, Section R314.4.

**5.11** Carbon Monoxide Alarms – Install per 2016 CRC, Sections R315. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarms shall be listed as complying with UL 217 and 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

**5.12** Per 2016 CGBSC, Section 4.504 Pollutant Control. All finishes are to comply with v.o.c. and formaldehyde limits set forth in Tables 4.504. (1, 2, 3, and 5). Verification shall be required as requested by the enforcement agency.

**5.13** All joints and openings between conditioned and unconditioned space are to be closed or sealed.

**6.0 ROOF PLAN NOTES:**

**6.01** Roof Ventilation – Per 2016 CRC, Section R806, The minimum net free ventilating area shall be 1/150 of the area of the vented space. However this may be reduced to 1/300 when provided in accordance with exception listed in R806.2. There shall be a minimum of 1" of clear space for venting between roof sheathing and insulation and at the location of the vent, R806.3. Unvented attic and unvented enclosed rafter assemblies are permitted when all conditions of CRC Section R806.5 are met.

**6.02** Attic Access – Per 2016 CRC, Section R807.1, Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet (2.8 m2) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location.

**6.03** Conventional light wood framing per 2016 CRC, Chapter 8

**6.04** Roof Assemblies – Per 2016 CRC, Chapter 9, Roofs shall be covered with materials as set forth in Sections R904 and R905, and shall be tested in accordance with UL790 or ASTM E 108. Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provision of chapter 9

**7.0 GENERAL STRUCTURAL NOTES:**

**7.01** Shear Components – General Contractor is responsible for having a general understanding of shear resisting elements and components within this design. Shear transfer and hardware is to be installed per manufacturer's requirements.

**7.02** Note that structural detailing within the Structural sheets may indicate hardware, brackets, bolted connections and metal fasteners which protrude from the plane of the rough framing. It is the Framing contractor's responsibility to include furring strips, taper strips, fill wedges and blocking as required to bring finish surfaces past the plane of rough structural components. Alternative detailing, such as welded rods in place of bolted connections may be substituted only as approved by the Structural Engineer.

**7.03** Lumber Quality – Contractor is responsible for reviewing lumber quality at the time of each delivery. Excessively wet, visually cupped, warped, or knotty material is not to be accepted on the job site. Contractor is responsible for storing materials in a neat, dry, level environment where damage will not occur.

**7.04** Structural drawings, and detailing by others are included as a part of this contract for construction.

**7.05** All components shall be fastened or nailed per 2016 CRC Table R602.3(1) unless provided otherwise by Structural Drawings. It is the responsibility of the General Contractor to coordinate requirements Notching and Boring per 2016 CRC, Section R602.6 Drilling and Notching of Studs, Top Plate R602.6.1, Figure R602.6(2) and Figure R602.6.1 with any associated sub-trades. Verify furring and blocking, up-size framing where required.

**8.0 DOOR, WINDOW AND SKYLIGHT NOTES:**

**8.01** Unless otherwise requested by the owner, the contractor shall be responsible for the verification of all door and window units, rough openings, operation characteristics, egress conditions, etc. prior to final order of doors and windows. The owner, contractor, architect, and window supplier should be given the opportunity to walk through the entire job, review shop drawings and verify each unit prior to order.

**8.02** Exterior Windows and Doors – Per 2016 CRC, Section R609.

**8.03** Safety Glazing – Per 2016 CRC, Except as indicated in Section R308.1.1, each pane of glazing installed in hazardous locations as defined in Section R308.4 (R308.4.1 through R308.4.7) shall be provided with safety glazing. Safety/tempered glass or plastic is required at all glazed doors, glazing within 24" of doors, within 18" of any floor, and within 60" of floors in bathrooms, showers hot tubs, whirlpools, saunas, steam rooms and stairs / ramps. Each unit of safety glazing shall be permanently identified by manufacturer, or for other than tempered glass, the building inspector, at their discretion, may approve a certificate. Site built windows per Section R308.5.

**8.04** Egress Windows – Per 2016 CRC, Section R310.1.1, all escape or rescue openings shall have a minimum net clear operable area of 5.7 square feet. The minimum net clear height dimension shall be 24 inches. The net clear width shall be 20 inches. When windows are provided as a means of egress, escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor per CRC R310.1. See CRC R312.2 for opening limiting device and window fall protection requirements and egress operation. Where a window sill is located within 24" of the finish floor, the window must be equipped with a limiting device to prevent the passage of a 4" sphere.

**8.05** Skylights – shall comply with 2016 CRC, Section R308.6. Contractor shall provide ICC numbers for prefabricated skylights and assemblies to Building Inspector for approval prior to purchase and installation. Indicate glazing type. Refer to Section R308.6.3 Through R308.6.7 for screens.

**10.0 FIREPLACE NOTES:** Per 2016 CRC, Chapter 10

**10.01** Fireplace Hearths and Hearth Extension – Per 2016 CRC, Section R1001.9, Masonry fireplace hearths and hearth extensions shall be constructed of concrete or masonry, supported by noncombustible materials, and reinforced to carry their own weight and all imposed loads. No combustible material shall remain against the underside of hearths and hearth extensions after construction. The minimum thickness of fireplace hearths shall be 4 inches, R1001.9.1. The minimum thickness of hearth extensions shall be 2 inches, R1001.9.2. Hearth extensions shall extend at least 16 inches in front of and at least 8 inches beyond each side of the fireplace opening. Where the fireplace opening is 6 square feet or larger, the hearth extension shall extend at least 20 inches in front of and at least 12 inches beyond each side of the fireplace opening, R1001.10.

**10.02** Fireplace Clearance – Per 2016 CRC, Section R1001.11, All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2 inches from the front faces and sides of masonry fireplaces that are not less than 4 inches from the back faces of masonry fireplaces. The air space shall not be filled, except to provide fire blocking in accordance with Section R1001.12 and exceptions.

**10.03** Factory-built Fireplaces – Per 2016 CRC, Section R1004, Factory-built fireplaces shall be listed and labeled in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127, R1004.1, Hearth extensions of approved factory-built fireplaces shall be installed in accordance with the listing of the fireplace and shall comply with UL 1618, R1004.2. Decorative shrouds per R1004.3. Contractor shall provide ICC numbers for prefabricated metal insert fireplaces and assemblies to Building Inspector for approval prior to purchase and installation.

**10.04** Exterior Air Supply – Per 2016 CRC, Section R1006, All fireplace units shall be equipped with an exterior air supply to assure proper fuel combustion unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive.

**10.05** New fireplace to be EPA approved direct vent, sealed-combustion type gas fireplaces. Effective November 1, 2016, wood-burning devices shall not be installed in new building construction.

**11.0 MECHANICAL NOTES:**

**11.01** All work shall comply with the 2016 California Mechanical Code (cmc) and all applicable federal, state, and local codes. Mechanical work is to be bid design/build and provided complete per code.

**11.02** Mechanical Layout – Layout shown is schematic and is shown for design intent only. Mechanical contractor to coordinate with the general contractor to design and install suitable mechanical distribution system per Title 24 and CGBSC. Verification of compliance with CGBSC may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

**11.03** Mechanical System Design – Mechanical contractor to accept sole responsibility for proper design and installation of mechanical system. Mechanical contractor to coordinate with the general contractor to design and install suitable mechanical distribution system per Title 24. See sheet index for location of Title 24 conformance worksheets and energy compliance notes within this set.

**11.04** Duct systems are sized, designed, and equipment is selected using the following methods:  
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 manual J-2004 or equivalent.  
2. Size duct systems according to ANSI/ACCA 1 manual D-2009 or equivalent.  
3. Select heating and cooling equipment according to ANSI/ACCA 3 manual S-2004 or equivalent.

**11.05** HVAC system installers are trained and certified in the proper installation of hvac systems.

**11.06** Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

**11.07** Heating – Per 2016 CRC, Section R303.9 heating facilities shall be capable of maintaining a minimum room temperature of 68°F at a point three feet above the floor and two feet from exterior walls in all habitable rooms at the design temperature.

**11.08** Furnace Clearance – Provide a minimum 6 inch clear space in front of furnaces, or per manufacturer specifications. Furnaces shall be installed per manufacturer's specifications and shall meet requirements of the 2016 CMC, Section 904.0. Verify all clearance and installation requirements per CMC Section 304.0 Service and Access to Equipment and Appliances prior to ordering or installing equipment.

**11.09** Attic Furnaces – For furnaces installed in attics, provide a minimum 30" x 30" access opening, with a level platform, convenience duplex outlet, and area light switched from attic opening. See CMC, Section 304.0

**11.10** For stoves with indoor barbecue units, an exhaust duct and fan having a minimum capacity of 100 CFM per square foot of hood intake shall be installed, as wide as the unit and centered over the unit. When the duct penetrates a ceiling or floor, it shall be enclosed in a fire-resistive shell covered on one side as required for one-hour fire-resistive construction, with the duct separated from the shaft with a minimum 1" airspace, and terminate minimum 18" above the roof surface.

**11.11** Appliances designed to be fixed in position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads as required by the CMC, Section 303.5. Anchorage of Appliances.

**11.12** Garage Appliance Protection – Garage appliances with glow, spark, or flame ignition shall have igniter 18" above floor and shall be protected from auto impact (CMC, Sec. 305.1 Protection Against Damage).

**12.0 ELECTRICAL NOTES:**

**12.01** All work shall comply with the 2016 California Electrical Code (CEC) and all applicable federal, state, and local states and ordinances.

**12.02** All unused and demolished electrical is to be removed back to the nearest utilized junction. No "dead hots" to remain after construction. Junction boxes must be accessible.

**12.03** All electrical load sheets and calculations required by the building department shall be the responsibility of the Electrical Subcontractor.

**12.04** Low Voltage wiring and outlets to be coordinated by Owner. Contractor to verify location of all telephone, network, security, alarm, audio, video and other low voltage outlets with owner prior to installation of sheetrock.

**12.05** Electrical openings (switches, receptacles, etc.) on opposite sides of fire rated walls shall be maintained at least 24 inches apart.

**GENERAL NOTES**

**12.07**

Per CEC, Article 210.52, receptacle spacing shall not exceed 12 feet measured horizontally along the wall. No wall space may be more than 6' from an outlet.

**12.08**

Per 2016 CEC, Article 210.52(C), receptacles along the counter tops shall be spaced a maximum of 2 feet from the sink(s) and 4 feet on-center. Island and peninsula counter tops with a long dimension of 24 feet or greater shall have at least one receptacle. No point of the wall may be more than 24" from an outlet. Kitchen outlets shall be on at least two separate circuits with ground-fault circuit interrupt protection.

**12.09**

Per CEC, Article 210.70, at least one wall switch-controlled lighting outlet shall be installed in every habitable room; in bathrooms, hallways, stairways, attached garages, and detached garages with electrical power; and at outdoor entrances or exits.

**12.10**

Per CEC, Article 410.16(C), lighting luminaires located within clothes closets shall be mounted on the wall above the door or on the ceiling. Minimum Clearances from the fixture to the nearest point of a storage space shall be as follows:

- (1) Surface mounted incandescent or LED luminaires with a completely enclosed light source installed above the door or on the ceiling: 12 inches
- (2) Surface mounted fluorescent luminaires installed on the wall above the door or on the ceiling: 6 inches
- (3) Recessed incandescent or LED luminaires with completely enclosed light source installed in the wall or ceiling: 6 inches
- (4) Recessed fluorescent luminaires installed in the wall or ceiling: 6 inches
- (5) Surface mounted fluorescent and LED luminaires shall be permitted to be installed within the closet storage space where identified for this use.

**12.11**

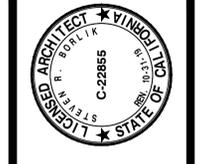
Verify all fixture locations with owner prior to installation. All recessed fixtures to be approved by owner. Coordinate locations of recessed fixtures with framing, provide owner an opportunity to walk at "box-out" and include relocations as requested. Decorative fixtures are to be supplied by owner.

**12.12**

Electrical subcontractor is to determine service requirements for the new work prior to bid. Verify that existing service is sufficient to handle increased loads. Locate new sub-panels as directed by owner. All circuit

ISSUE LOG	
PLANNING SUBMITTAL	NOV. 25, 2017
PLANNING REV	AUG. 22, 2018
PLANNING REV 2	SEPT. 20, 2018

**YOUNG AND BORLIK**  
 ARCHITECTS, INCORPORATED  
 4962 EL CAMINO REAL SUITE 218 LOS ALTOS, CA 94022  
 TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

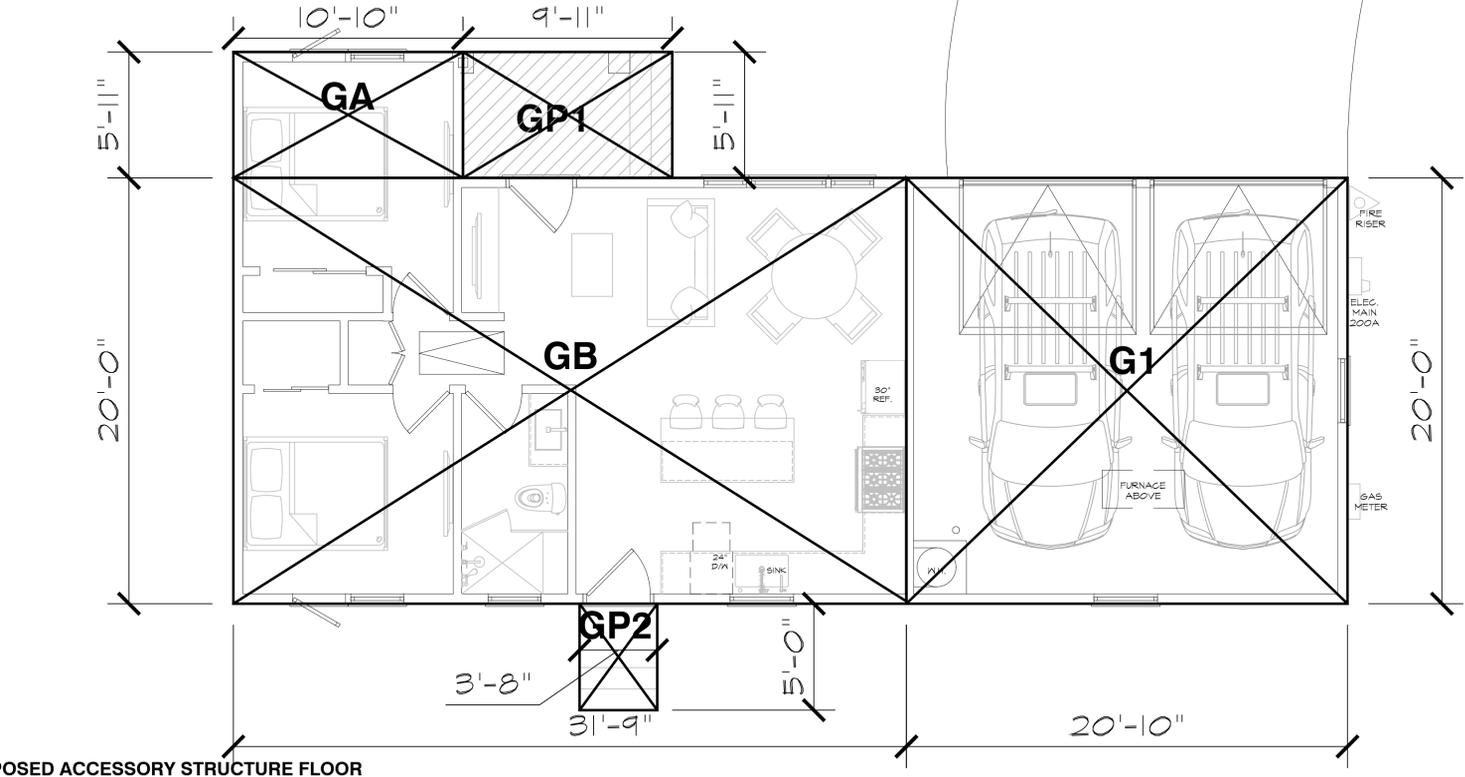
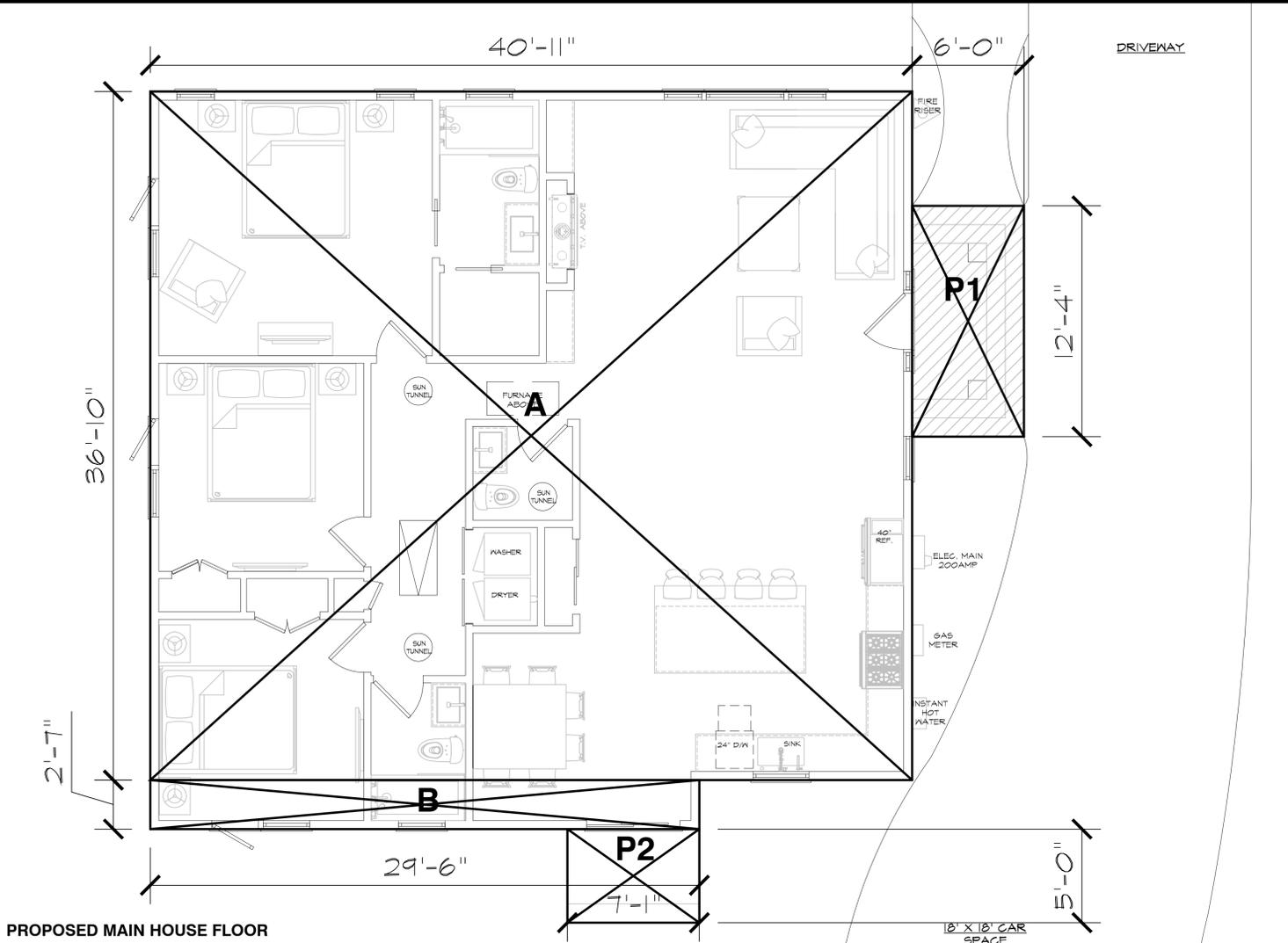


NEW HOME:  
**METZGAR STREET RESIDENCE**  
 604 METZGAR STREET  
 HALF MOON BAY, CA 94019  
 PARCEL A

064-281-630	
CHECKED SRB	DRAWN TP
DATE JULY 07, 2017	
JOB # MACK 2	

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**FLOOR AREA CALCULATIONS**

- MAIN HOUSE FLOOR AREA CALCULATION:**

**CONDITIONED AREA:**  
 A 40'-11" x 36'-10" = 1504.5 S.F.  
 B 29'-6" x 2'-7" = 77.2 S.F.

**UNCONDITIONED AREA:**  
 P1 6'-0" x 8'-4" = 74.0 S.F. (NOT INCLUDED IN F.A.R.)  
 P2 7'-1" x 5'-0" = 35.4 S.F. (NOT INCLUDED IN F.A.R.)

**TOTAL MAIN HOUSE F.A.R. = 1581.1 S.F.**
- ACCESSORY STRUCTURE AREA CALCULATION**

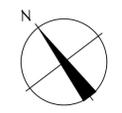
**CONDITIONED AREA:**  
 GA 10'-10" x 5'-11" = 64.0 S.F.  
 GB 20'-0" x 31'-9" = 635.0 S.F.

**UNCONDITIONED AREA:**  
 G1 20'-10" x 20'-00" = 416.3 S.F.  
 GP1 9'-11" x 5'-11" = 50.3 S.F. (NOT INCLUDED IN F.A.R.)  
 GP2 3'-8" x 5'-0" = 18.3 S.F. (NOT INCLUDED IN F.A.R.)

**TOTAL ACCESSORY STRUCTURE F.A.R. = 1115.3 SF**

**TOTAL F.A.R.: 2697.0 S.F.**  
**TOTAL LOT COVERAGE: 2889.0 S.F.**

**LEGEND**  
 COVERED PORCH

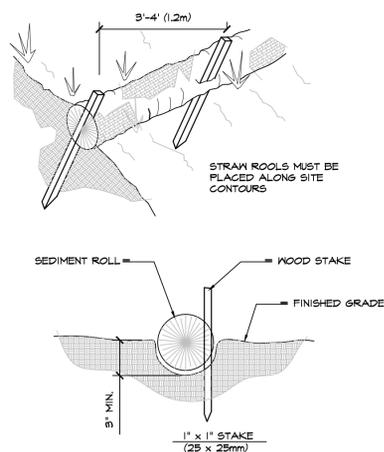


**AREA CALCULATIONS**

**FIRE NOTES:**

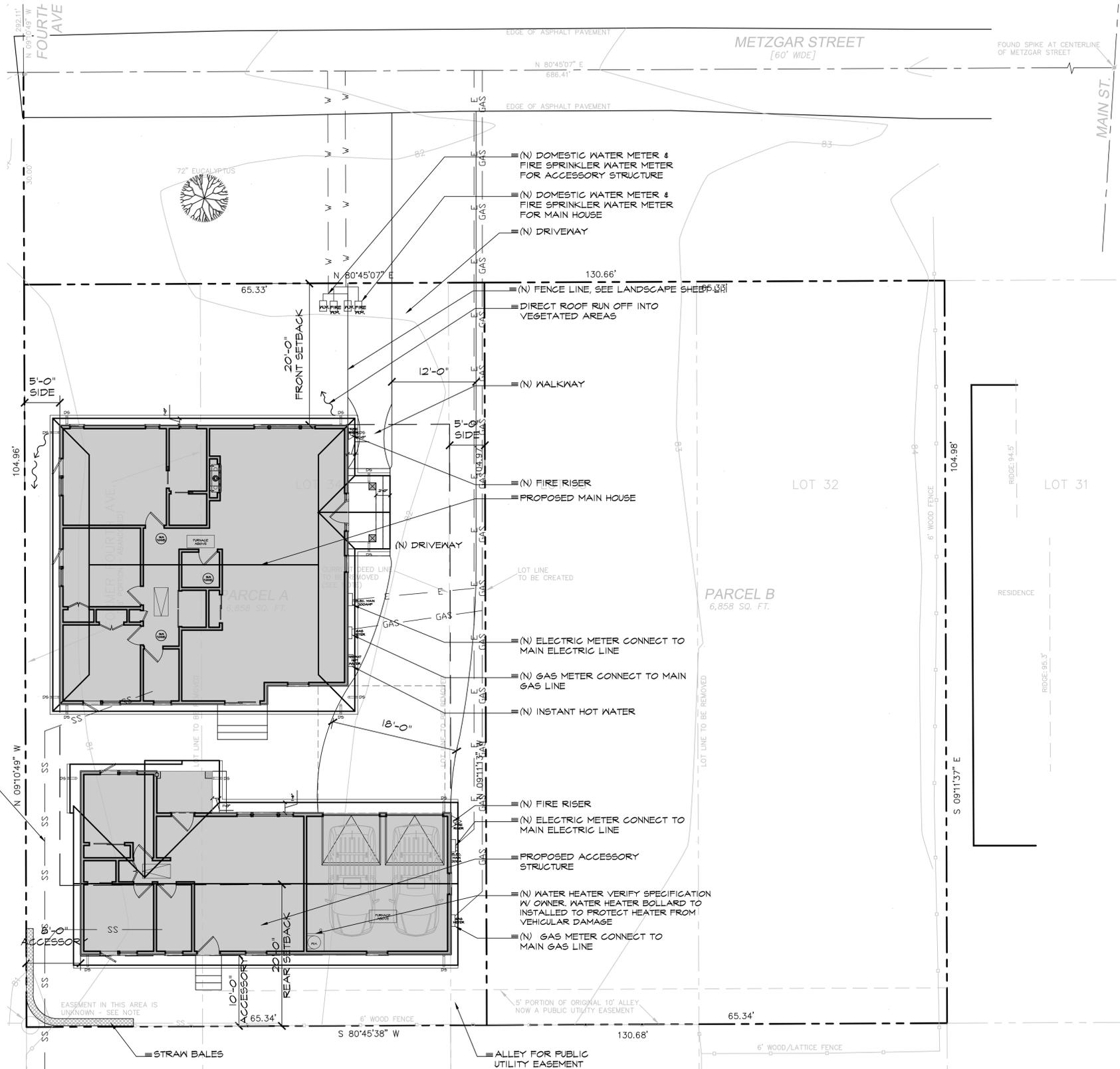
- FIRE APPARATUS ACCESS ROADS TO BE APPROVED ALL WEATHER SURFACE, GRADES 15% OR GREATER TO BE SURFACED W/ ASPHALT, OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FEET IN LENGTH WITH A MINIMUM OF 500 FEET BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FEET, 20 FEET WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20%. (PLAN AND PROFILE REQUIRED) CFC 503**
- FIRE HYDRANT:** AS PER 2016 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (CLOW #60) 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 MINIMUM FIRE FLOW OF THE 1,000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS.
- AUTOMATIC FIRE SPRINKLER SYSTEM:** 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 ACCESS LOCATION WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. ALL AREAS THAT ARE ACCESSIBLE FOR STORAGE PURPOSES SHALL BE EQUIPPED WITH FIRE SPRINKLERS INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING.
- 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.**
- EXTERIOR BELL AND INTERIOR HORN/ STROBE:** ARE 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.
- FIRE SPRINKLER ARE SERVED FROM A SEPARATE FIRE SERVICE WATER CONNECTION WITH A SEPARATE FIRE METER. PLEASE NOTE THAT COASTSIDE COUNTY WATER DISTRICT DOES NOT ALLOW PASSIVE PURGE SYSTEM TO BE INSTALLED ON FIRE PROTECTION SERVICES. FIRE PROTECTION SERVICES ARE AUTHORIZED FOR THE SOLE PURPOSE OF FIRE PROTECTION SO THERE SHALL BE NO CROSS CONNECTIONS.**
- THE DOMESTIC AND FIRE WATER SERVICES SHALL NOT BE LOCATED IN A PARKING AREA OR DRIVEWAY.**
- FIRE ACCESS ROADS:** FIRE ACCESS ROAD MUST HAVE MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, AND THE CALIFORNIA FIRE CODE SHALL BE SET ROAD STANDARDS. AS PER THE 2016 CFC, DEAD-END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH HALF MOON BAY FIRE DISTRICT SPECIFICATIONS. AS PER THE 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.

SEWER LINE FOR MAIN HOUSE AND ACCESSORY STRUCTURE CONNECTS TO MAIN LINES

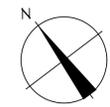


**NOTE:**

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH 3\"/>



CONTRACTOR TO COORDINATE FOR FUTURE DEVELOPER PLANS ON FILE AT HALF MOON BAY. SEE SHEET G2.1 HORIZONTAL CONTROL PLAN BY B.K.F.



1/8" = 1'-0"

**PROPOSED SITE PLAN**

BEFORE EXCAVATION CALL USA OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION & VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION & CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. YOUNG & BORLIK ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

**GENERAL CITY NOTES:**

- ENCROACHMENT PERMIT:** NO CONSTRUCTION ACTIVITY SHALL OCCUR AND NO PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL SHALL BE INSTALLED WITHIN THE CITY RIGHT-OF-WAY OR AFFECTING THE CITY'S IMPROVEMENTS PRIOR TO OBTAINING AN ENCROACHMENT PERMIT FROM THE CITY. ALL IMPROVEMENTS CONSTRUCTED WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER. TRAFFIC CONTROL SHALL CONFORM TO CALTRANS MUTCD STANDARD PLANS FOR TRAFFIC CONTROL IN CONSTRUCTION AND MAINTENANCE ZONES.
- SIDEWALK MAINTENANCE AND LIABILITY:** IT SHALL BE THE DUTY OF THE PROPERTY OWNER(S) WHOSE PROPERTY IS ADJACENT TO ANY PORTION OF A PUBLIC STREET OR PLACE TO MAINTAIN ANY SIDEWALKS ALONG THE PROJECT FRONTAGE IN A SAFE AND NON-DANGEROUS CONDITION. SIDEWALK MAINTENANCE SHALL INCLUDE REMOVAL AND REPLACEMENT OF CONCRETE TO ELIMINATE TRIPPING HAZARDS; AND PRUNING AND TRIMMING OF TREES, SHRUBS, GROUND COVERS AND OTHER LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY. THE PROPERTY OWNER HAS THE PRIMARY AND EXCLUSIVE DUTY TO FUND AND PERFORM SUCH MAINTENANCE AND REPAIR, WHETHER OR NOT THE CITY HAS NOTIFIED THE PROPERTY OWNER OF THE NEED FOR SUCH MAINTENANCE OR REPAIRS OR HAS PERFORMED SIMILAR MAINTENANCE OR REPAIR IN THE PAST, PURSUANT TO 12.18.020 AND 12.18.030 OF THE HALF MOON BAY MUNICIPAL CODE.
- CONSTRUCTION HOURS:** CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY; 8:00 A.M. TO 6:00 P.M. SATURDAYS; AND 10:00 A.M. TO 6:00 P.M. SUNDAYS AND HOLIDAYS EXCEPT AS EXPRESSLY AUTHORIZED BY THE CITY ENGINEER IN CONFORMANCE WITH SECTION 14.40.020 OF THE HALF MOON BAY MUNICIPAL CODE.
- NOTICE OF DISRUPTION:** THE PERMITTEE SHALL PROVIDE WRITTEN NOTICE TO AFFECTED PROPERTY AND BUSINESS OWNERS AND A COPY OF SUCH NOTICE TO THE ENGINEER A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY PLANNED DISRUPTION OF PEDESTRIAN OR VEHICULAR TRAFFIC, PARKING, OR PUBLIC SERVICE FACILITIES.
- UNDERGROUND UTILITIES/SERVICES:** ELECTRIC, TELECOMMUNICATION, AND CABLE AND UTILITY SERVICE TO THE PROPERTY THROUGH UNDERGROUND SERVICE CONNECTIONS ONLY. NO OVERHEAD UTILITIES ARE ALLOWED. SEE SHEET A0.4 FOR THE PROPOSED UTILITY LOCATIONS.
- CONSTRUCTION MATERIAL STORAGE:** CONSTRUCTION MATERIAL SHALL NOT BE STORED IN THE STREET RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
- copper building elements:** prior to issuance
- STREET/ PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS:** STREET CUTS FOR UTILITY CONNECTIONS THAT ARE LESS THAN 20 FEET APART SHALL BE REPAIRED WITH A SINGLE PATCH. ASPHALT REPAIR AND OVERLAY SHALL BE IN ACCORDANCE WITH THE CITY STANDARD DETAILS. TWO OR MORE STREET CUTS IN THE FRONTAGE ROAD FOR UTILITY CONNECTIONS WILL REQUIRE A SINGLE 2-INCH THICK ASPHALT CONCRETE OVERLAY PATCH ON EXISTING PAVEMENT ACROSS THE PROPERTY FRONTAGE.
- LOT GRADING, MATERIAL, EQUIPMENT AND VEHICLE STORAGE:** NO LOT SITE GRADING, PREPARATION, STORAGE, OR REPLACEMENT OF CONSTRUCTION MATERIAL, EQUIPMENT, OR VEHICLE SHALL TAKE PLACE PRIOR TO ISSUANCE OF BUILDING PERMIT. ANY EARTH MOVEMENT ON OR OFF THE SITE IN EXCESS OF 50 CUBIC YARDS SHALL REQUIRE THE SUBMITTAL OF GRADING PLAN FOR REVIEW BY THE CITY ENGINEER AND ISSUANCE OF A GRADING PERMIT. LOT GRADING INCLUDES, BUT IS NOT LIMITED TO, ANY LEVELING, SCRAPPING, CLEARING, OR REMOVAL OF LOT SURFACE AREA. MATERIALS, EQUIPMENT, AND VEHICLES INCLUDE, BUT ARE NOT LIMITED TO:
  - ALL MASONRY, WOOD, AND STEEL CONSTRUCTION MATERIALS;
  - ALL CONSTRUCTION RELATED EQUIPMENT AND STORAGE CONTAINERS
  - ALL CONSTRUCTION- RELATED VEHICLES, INCLUDING TEMPORARY TRAILERS.

ISSUE LOG	
PLANNING SUBMITTAL	NOV. 29, 2017
PLANNING REV 1	AUG. 22, 2018
PLANNING REV 2	SEPT. 20, 2018

**YOUNG AND BORLIK ARCHITECTS, INCORPORATED**  
 4962 EL CAMINO REAL SUITE 218 LOS ALTOS, CA 94022  
 TEL: (650) 688-1950 FAX: (650) 323-1112 www.youngandborlik.com



**NEW HOME:**  
**METZGAR STREET RESIDENCE**  
**604 METZGAR STREET**  
**HALF MOON BAY, CA 94019**  
**PARCEL A**

064-281-630	
CHECKED	DATE
SRB	JULY 07, 2017
JOB #	
MACK 2	

**A0.4**

**GENERAL NOTES:**

VERIFY ALL HARDSCAPE, DRIVEWAY, & LANDSCAPE LAYOUTS AND FINISHES WITH OWNER.

ALL NEW WINDOWS & FRENCH DOORS TO BE WOOD FRAME, ALUMINUM CLAD, DUAL-PANE, W/ DIVIDED LIGHTS AS SHOWN ON ELEVATIONS. PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE TEMPERED GLAZING AT WINDOWS AT SHOWERS AND ABOVE BATHTUBS. SEE 2016 C.B.C. NOTES ON SHEET A0.2.

SEE DOOR & WINDOW SCHEDULE A4.1 FOR ALL EXTERIOR DOORS & WINDOWS AND INTERIOR DOORS.

FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ DOORS, ALIGN CHUTES & CHASES, ETC.

INTERIOR WALLS - 5/8" GYP. BD. ON 2x4 STUDS @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL & HOLDDOWN LOCATIONS & NAILING. (2x6 MIN. @ PLUMBING WALLS). 5/8" TYPE 'X' GYPSUM BOARD @ ALL SEPARATION WALLS & CEILING IN GARAGE AND AT ENCLOSED SPACE UNDER STAIRS.

VERIFY PAINT AND COLOR SECTIONS W/ OWNER IN FIELD, PROVIDE LOW-V.O.C. (<50g/L) OR NO-V.O.C. (<5g/L) PAINT.

VERIFY FINISH SELECTIONS, BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY.

VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.

MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACES, ETC.

SEE ELECTRICAL PLANS E2.1 FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. IN REMODELED AREAS. VERIFY W/ ELECTRICIAN, OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH BLOCKING, ETC.

**FIRE NOTES:**

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 RECONDITIONED SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IN EXISTING SLEEPING ROOMS, AREA MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTOR SHALL BE TESTED APPROVED PRIOR TO THE BUILDING FINAL.

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

ESCAPE OR RESCUE WINDOWS SHALL HAVE MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. ± 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.

VEGETATION MANAGEMENT: THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE 2016 CALIFORNIA FIRE CODE AND PUBLIC RESOURCES CODE 4291.

1. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NET LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE.
2. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 TO 10 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY.
3. REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE.

**MAIN HOUSE NATURAL CRAWL SPACE VENTILATION:**

AREA OF FIRST FLOOR: 1501.6 SF / 150 S.F. = 10.54 S.F. = 1510.3 SQ.IN. REQ'D.

PROVIDE (16) 6X16 CRAWL SPACE VENT, = 1536 SQ. IN. > 1510.3 SQ. IN. REQ'D. REFER TO THIS SHEET FOR CRAWL SPACE VENTS DESIGNATION.

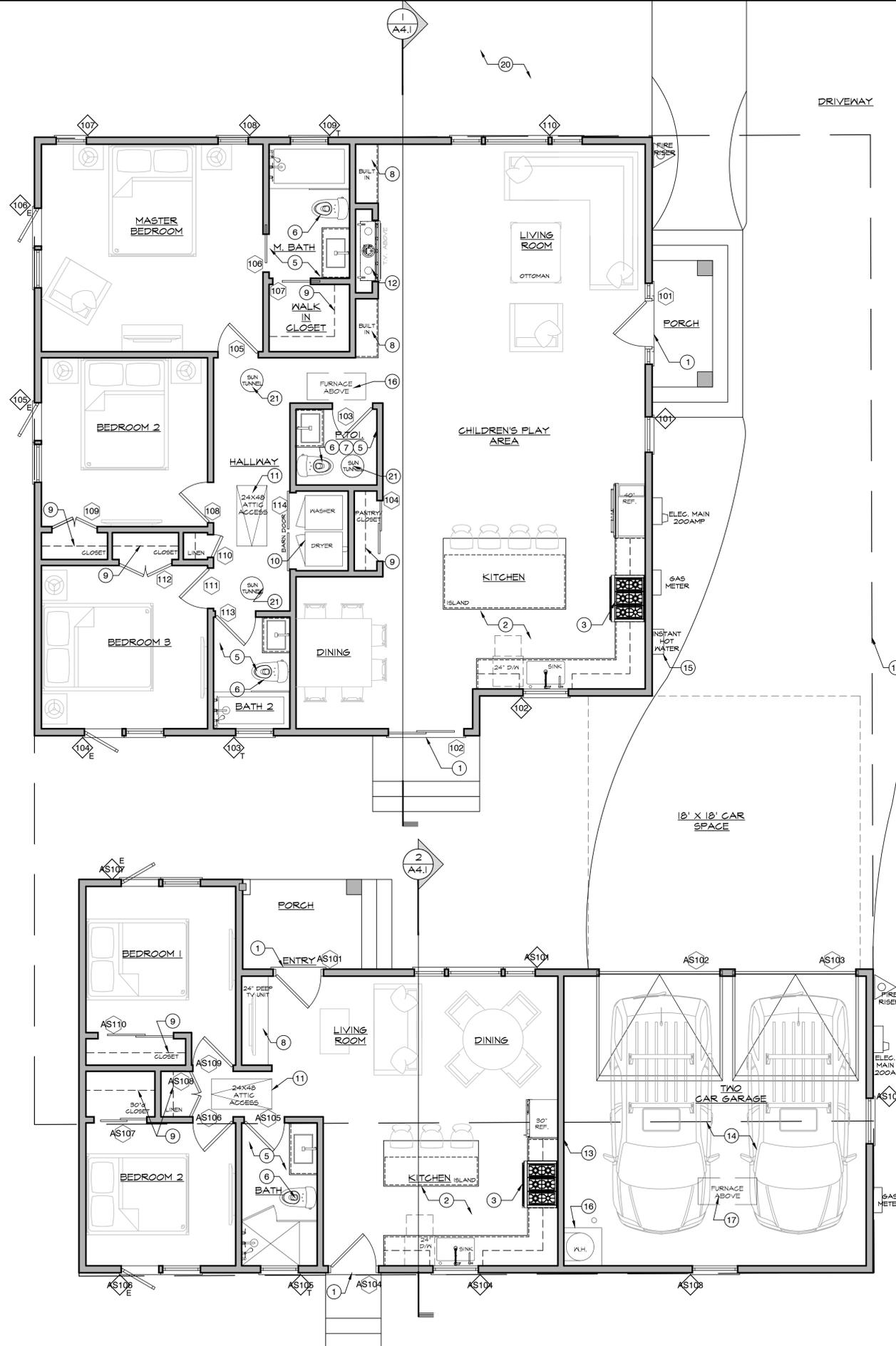
CONTINUOUSLY OPERATED MECHANICAL VENTILATION MAY ALSO BE CONSIDERED. REFER TO 2016 CRC SECTION R408 UNDER-FLOOR SPACE FOR MORE DETAIL.

**ACCESSORY STRUCTURE NATURAL CRAWL SPACE VENTILATION:**

AREA OF FIRST FLOOR: 699.0 SF / 150 S.F. = 4.66 S.F. = 671 SQ.IN. REQ'D.

PROVIDE (7) 6X16 CRAWL SPACE VENT, = 672 SQ. IN. > 671 SQ. IN. REQ'D. REFER TO THIS SHEET FOR CRAWL SPACE VENTS DESIGNATION.

CONTINUOUSLY OPERATED MECHANICAL VENTILATION MAY ALSO BE CONSIDERED. REFER TO 2016 CRC SECTION R408 UNDER-FLOOR SPACE FOR MORE DETAIL.



**KEYNOTES:**

1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL, WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT, WHEN PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR, A 3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R311.3.

2. (N) KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER, TYPICAL, PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION. PROVIDE BUILT-IN RECYCLING CENTER NEXT TO TRASH COMPACTOR.

3. 36" DUAL FUEL RANGE AND WALL HOOD. KITCHEN EXHAUST FAN SHALL BE MIN. 100CFM, WITH A MIN. 5' SMOOTH DUCT, NO LONGER THAN 25' OF DUCT RUN. SUBTRACT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW. PROPOSE EXHAUST DUCT TERMINATED AT WALL. PROVIDE BACKDRAFT DAMPER ON KITCHEN RANGE HOOD. CONFIRM RANGE AND HOOD CLEARANCES AND MINIMUM CFM FOR EXHAUST OF FUEL GAS FUMES IN KITCHEN.

4. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINE; 3 FT. FROM OPENING INTO THE BUILDING PER CMC 504.5. TERMINATION OF EXHAUST SYSTEM PER CMC 510.8.

5. SEE BATHROOM NOTES ON THIS SHEET A2.2

6. PROVIDE MIN. 30" CLEAR WIDTH AT WATER CLOSET SPACE, WITH TOILET CENTERED WITHIN TYP. W/ MIN. 24" CLEAR FLOOR SPACE IN FRONT OF WATER CLOSET, MEASURED FROM BOWL. SEE BATHROOM NOTES ON SHEET A2.2.

7. INTERIOR BATHROOM. EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.

8. CUSTOM BUILT IN CABINETRY.

9. PROVIDE CLOSET POLE, SHELF AND ORGANIZER AS SHOWN. VERIFY W/ OWNER FOR SELECTION.

10. RECESS WASHER WATER SUPPLY. INSTALL DOMESTIC DRYER MOISTURE EXHAUST DUCTS, MIN. 4" WITH A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING (2) 90 DEGREE ELBOWS. 2' SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. PROVIDE SMOOTH METAL DRYER VENT WITH LINT TRAP, CLEAN-OUT AND BACK DRAFT DAMPER TO OUTSIDE AIR MIN. 36" AWAY FROM OPENING. PROVIDE BOOSTER FAN DESIGNED BY A MECHANICAL ENGINEER FOR ANY DRYER VENT RUN OVER 14'. PROVIDE COMBUSTION AIR OPENINGS FOR GAS DRYER PER CMC 101.5. SEE MEP SHEET FOR CALCS. PROVIDE METAL PAN AND DRAIN UNDER WASHER AS AN OPTION. VERIFY W/ OWNER. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUTOUTS, MASTER, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS, CABINET MAKERS, ELECTRICIAN AND PLUMBER PRIOR TO CONSTRUCTION. 6PI OUTLET +6" ABOVE THE COUNTERTOP.

11. ATTIC ACCESS W/ PULL DOWN LADDER. SEE SPEC CUT SHEET DETAIL 3/A4.1. VERIFY W/ OWNER FOR SELECTION. PROVIDE 48"x24" ATTIC ACCESS AT CEILING WITH WEATHER STRIP OR SEAL AROUND ACCESS PANEL TO PREVENT DRAFTS. MINIMUM ATTIC ACCESS 22"x30" IS REQUIRED WHERE ACCESS OPENS INTO ATTIC WITH MINIMUM 30" HEADROOM.

12. DIRECT VENT GAS FIREPLACE. STONE SURROUND & MANTEL, VERIFY SELECTIONS WITH OWNER & ARCHITECT. SEE ADDITIONAL FIREPLACE NOTES ON SHEET A0.2. CONTRACTOR SHALL PROVIDE SELECTED FIREPLACE MODEL NUMBERS TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. ALL FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. FACTORY BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127. ALL INTERIOR FIREPLACES SHALL BE DIRECT-VENT, SEALED-COMBUSTION TYPE GAS FIREPLACE. CGBC 4.503

13. PROVIDE CONTINUOUS 5/8" TYPE 'X' GYPSUM BOARD FINISH THROUGHOUT GARAGE WALLS & CEILING, FOR ONE-HOUR FIRE SEPARATION.

14. GARAGE FLOORS SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

15. (N) WATER HEATER VERIFY SPECIFICATION W/ OWNER

16. (N) WATER HEATER VERIFY SPECIFICATION W/ OWNER. WATER HEATER BOLLARD TO INSTALLED TO PROTECT HEATER FROM VEHICULAR DAMAGE

17. FURNACE TO BE LOCATED IN ATTIC.

18. SET BACK LINE

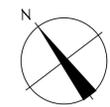
19. PROPERTY LINE

20. (N) PLANTER AND LAWN, SEE SHEET L1.1 FOR CONCEPTUAL LANDSCAPE PLAN.

21. (N) SUN TUNNEL. VERIFY MANUFACTURE W/ OWNER

**KEY TO SYMBOLS:**

- ▬ PROPOSED WALL
- (11) FLOOR PLAN KEY NOTES
- ⬠ WINDOW UNIT SYMBOL, SEE SHEET A4.1
- ⬠ "E" FOR EGRESS
- ⬠ "T" FOR TEMPERED
- ⬠ DOOR UNIT SYMBOL, SEE SHEET A4.1



**PROPOSED MAIN HOUSE AND ACCESSORY STRUCTURE FLOOR PLAN**

1/4" = 1'-0"

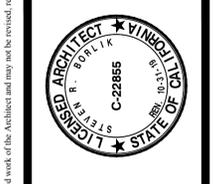
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**ISSUE LOG**

PLANNING SUBMITTAL	NOV. 29, 2017
PLANNING REV 1	AUG. 22, 2018
PLANNING REV 2	SEPT. 20, 2018

**YOUNG AND BORLIK**  
ARCHITECTS, INCORPORATED

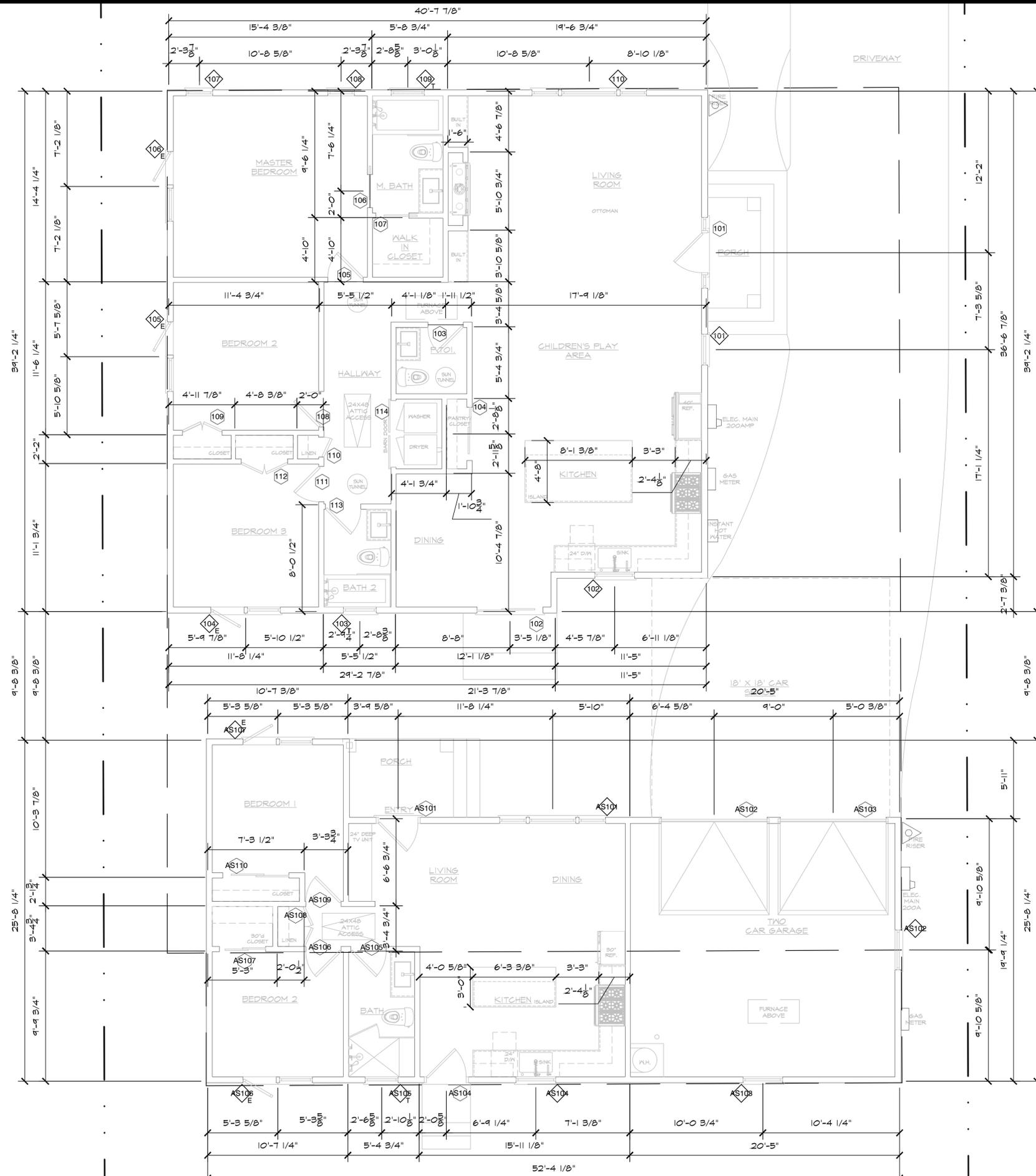
4962 EL CAMINO REAL SUITE 218 LOS ALTOS, CA 94022  
TEL: (650) 688-1950 FAX: (650) 323-1112 www.youngandborlik.com



**NEW HOME:**  
METZGAR STREET RESIDENCE  
604 METZGAR STREET  
HALF MOON BAY, CA 94019  
PARCEL A

064-281-630	
CHECKED SRB	DRAWN TP
DATE	
JULY 07, 2017	
JOB #	
MACK 2	

**A2.1.1**



**FRAMING NOTES:**

ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF WINDOWS, DOORS, COLUMNS UNLESS OTHERWISE NOTED.

FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT GANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ WINDOWS, ALIGN CHUTES & CHASES, ETC.

SEE DOOR & WINDOW SCHEDULE A9.1, VERIFY ROUGH OPENINGS OF ALL NEW UNITS PRIOR TO CONSTRUCTION.

VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.

SEE ELECTRICAL PLANS E2.1 FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICIAN, OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, WALL DEPTHS & FINISH, BLOCKING, ETC.

MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACE, ETC.

SEE PROPOSED FLOOR PLANS FOR ADDITIONAL ARCHITECTURAL AND FINISH NOTES.

**NOTE TO FRAMER AND GENERAL CONTRACTOR:**

FN-1. GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS FOR SIZES, LOCATIONS AND CLEARANCE AT ALL STRUCTURAL ITEMS INCLUDING FOUNDATION BLOCK-OUTS FOR VENTING AND HVAC, ELECTRICAL PANEL AND JUNCTION BOX SIZE AND LOCATIONS, BLOCKING REQUIRED FOR FIXTURES AND EQUIPMENT MOUNTING, ETC.

FN-2. FRAMING CONTRACTOR IS RESPONSIBLE FOR ALL PICK-UP FRAMING, BLOCKING FOR ACCESSORIES AS SHOWN ON THE ARCHITECTURAL PLANS, AND FOR ALL RIPS AND SHIMMING TO ALIGN FINISHES AT STRUCTURAL CONNECTORS, STRING LINE EACH SURFACE AND DETERMINE NECESSARY PADDING OF WALLS PRIOR TO SHEETROCK. ALLOWANCE FOR PROVIDING SHIM STRIPS, BLOCKS, ETC. AS REQUIRED TO PROVIDE STRAIGHT / LEVEL WALL SURFACES IS TO BE INCLUDED IN THE FRAMERS BID FOR THE SCOPE OF WORK SHOWN ON THESE DRAWINGS.

FN-3. ALL EXTERIOR WALLS TO BE 2X STUDS @ 16" O.C., INTERIOR WALLS TO BE 2X STUDS @ 16" O.C., EXCEPT 2X6 MIN. @ PLUMBING WALLS, INTERIOR LOAD BEARING WALLS. SEE S-SHEETS FOR SHEAR WALL SCHEDULE AND LOCATION. VERIFY HVAC & PLUMBING FOR MEP CHASE LOCATION AND SIZE. GENERAL CONTRACTOR TO VERIFY W/ SUBTRADES.

FN-4. VERIFY ROUGH & CUT-IN AT ALL CABINETS.

FN-5. VERIFY CENTERLINE ALIGNMENTS IN FIELD.

**FIRE BLOCKING NOTES:**

FIRE BLOCKING SHALL BE PROVIDED AS:

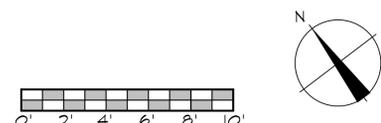
FB-1. IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

FB-2. AT ALL INTER CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILINGS.

FB-3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN THE STUDS ALONG AND INLINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

FB-4. IN OPENINGS AROUND VENTS, PIPES, AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.

FB-5. AT OPENING BETWEEN ATTIC SPACES AND CHASES FOR FACTORY BUILT APPLIANCES.



**PROPOSED MAIN HOUSE AND ACCESSORY STRUCTURE FLOOR PLAN**

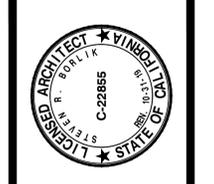
1/4" = 1'-0" 1

**ISSUE LOG**

PLANNING SUBMITTAL	NOV. 29, 2017
PLANNING REV 1	AUG. 22, 2018
PLANNING REV 2	SEPT. 20, 2018

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ARCHITECTS, INCORPORATED

4962 EL CAMINO REAL SUITE 218 LOS ALTOS, CA 94022  
TEL: (650) 688-1950 FAX: (650) 323-1112 www.youngandborlik.com



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**A2.1.2**

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**CALGREEN NOTES:**

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES

- REFER TO CIVIL GRADING PLAN FOR STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION; CALGREEN 4.106.2; A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION;
- REFER TO CIVIL GRADING PLAN SET FOR GRADING AND PAVING; CALGREEN 4.106.3; CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER ENTERING BUILDINGS.
- ENERGY EFFICIENCY; CALGREEN 4.201.1; BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
- WATER EFFICIENCY AND CONSERVATION; CALGREEN DIVISION 4.3; REFER TO SHEET MEP1.0 PLUMBING NOTE#16 FOR INDOOR WATER USE; CALGREEN 4.303.1; OUTDOOR WATER USE; CALGREEN 4.303.4.
- ENHANCED DURABILITY AND REDUCED MAINTENANCE; CALGREEN 4.406.1; ANNULAR SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE FACILITIES, EIGHTY PERCENT (80%) CONSTRUCTION WASTE REDUCTION IS REQUIRED FOR ALL RESIDENTIAL PROJECTS. CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING; CALGREEN 4.408.1; THE RECYCLED CONTENT VALUE SHALL NOT BE LESS THAN 15% OF THE TOTAL MATERIAL COST OF THE PROJECT A4.405.3.1 CONSTRUCTION WASTE MANAGEMENT, RECYCLE AND OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER CALGREEN SECTION 4.408.2, 4.408.3 OR 4.408.4.
- BUILDING MAINTENANCE AND OPERATION, CALGREEN 4.410.1; GC TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER.
- ENVIRONMENTAL QUALITY
  - FIREPLACE; CALGREEN 4.503.1; ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE.
  - POLLUTANT CONTROL
    - CALGREEN 4.504.1 DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
    - CALGREEN 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
    - CALGREEN 4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
    - CALGREEN 4.501.2.3 AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
    - CALGREEN 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
    - CALGREEN 4.504.3 CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS
    - CALGREEN 4.504.4 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA.
    - CALGREEN 4.504.5 PARTICLE BOARD, MEDIUM DENSITY FIBRE BOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
    - CALGREEN MANDATORY TABLE 4.504.1 - ADHESIVE VOC LIMIT; TABLE 4.504.2 - SEALANT VOC LIMIT; TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS; TABLE 4.504.5 - FORMALDEHYDE LIMITS.
  - INDOOR MOISTURE CONTROL
    - CALGREEN 4.505.2 VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.
    - CALGREEN 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
  - INDOOR AIR QUALITY AND EXHAUST CALGREEN 4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE
    - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

ENVIRONMENTAL COMFORT, CALGREEN 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECTED HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2014 (RESIDENTIAL EQUIPMENT SELECTION), OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECTED HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2014 (RESIDENTIAL EQUIPMENT SELECTION), OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS
  - QUALIFICATIONS
    - CALGREEN 702.1 INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS
    - CALGREEN 702.2 SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
  - VERIFICATIONS
    - CALGREEN 703.1 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.
    - PRIOR TO THE BEGINNING OF CONSTRUCTION, THE BUILDER SHALL RECEIVE A WRITTEN GUIDELINE AND INSTRUCTION SPECIFYING THE GREEN GOALS OF THE PROJECT, INDICATE IN NOTE ON THE GB-1 HOW THE REQUIREMENT WILL BE MET.

**FIRE NOTES:**

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.

**BATHROOM NOTES:**

BN-1. (N) BATH CABINETS W/ GRANITE COUNTERTOPS, HANGROHE, TOTO, KOHLER OR EQUAL PLUMBING FIXTURES, TILE OR STONE FLOORING. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER. VERIFY ALL ROUGH PLUMBING REQUIREMENTS/ DIMENSIONS PRIOR TO CONCRETE AND FRAMING.

BN-2. SHOWERS OR TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.

BN-3. AT ALL SHOWERS AND TUB/SHOWER COMBINATIONS, A SMOOTH, HARD, NONABSORBENT SURFACE (e.g., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDER LAYMENT (e.g., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 12" ABOVE THE DRAIN INLET, CRC R507.2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. WATER RESISTANT GYPSUM BACKING BOARD (i.e. GREEN BOARD) SHALL NOT BE USED IN BATH TUBS OR SHOWERS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. PROVIDE BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER OR EQUIVALENT. VERIFY FINISH MATERIALS W/OWNER.

BN-4. WHERE SHOWER IS PROPOSED, INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN. VERIFY DRAIN LOCATION W/OWNER.

BN-5. TEMPERED GLASS FRAMELESS SHOWER ENCLOSURE, MIN. 3/8" THICK GLASS, AND 22"WIDE DOOR SWING OUT.

BN-6. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, PER UPC 411.7.

REQUIRED SINGLE FAN EXHAUST SYSTEM MIN. DUCT SIZE.

BN-7. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET OR BIDET SHALL NOT BE LESS THAN 24".

BN-8. INSTALL BATHROOM ACCESSORIES, I.E. MIRRORS, MEDICINE CABINETS, TOWEL BARS & HOOKS, TOILET PAPER HOLDERS, SOAP DISHES, ETC., SELECTED BY OWNER. VERIFY SIZES AND MOUNTING LOCATIONS, PROVIDE PROPER BLOCKING.

BN-9. INSTALL EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.

BN-10. REFER TO "INDOOR AIR QUALITY" ON MP SHEETS FOR

**ROOFING GENERAL NOTES:**

ROOFING: CLASS 'B' ASPHALT COMPOSITION SHINGLES OVER FLYND, SHEATHING (PER STRUCTURAL) SEE CRC R405.2 REQMTS FOR INSTALLATION, UNDERLAYMENT, FLASHING, ETC.

ON ROOF SECTIONS OF 4:12 PITCH AND GREATER, ONE-LAYER 15# ROOFING FELT (OR APPROVED EQUIVALENT) OF 36" WIDTH SHEETS W/ 2" OVERLAP, PER TABLE R405.1.1(2)

ON ROOF SLOPES AT LEAST 2:12 AND UP TO 4:12, PROVIDE TWO-LAYERS OF UNDERLAYMENT, OF 36" WIDTH SHEETS W/ 19" OVERLAP OVER 19" STARTING STRIP, PER TABLE R405.1.1(2)

ALL ROOFING FASTENERS SHALL BE CORROSION-RESISTANT PER CRC R405.2.5

PAINTED 6:1 SHEET METAL GUTTERS W/ DOWNSPOUTS TO MATCH, VERIFY IN FIELD W/ OWNER

NEW SKYLIGHTS AND SUN TUNNEL IN ACCORDANCE WITH AAMA/WDMA/CSA 101/52/A440-08 4-05 SEE ROOF PLAN FOR MODEL.

SANITARY SEWER VENTS SHALL TERMINATE AT LEAST 10'-0" AWAY FROM ANY OPERABLE SKYLIGHT.

DIRECT ROOF JACKS, VENTS, AND OTHER PENETRATIONS TO THE REAR FACING ROOF PLANE WHERE POSSIBLE.

ATTIC VENTILATION SHALL BE PROVIDED AT A 1/150 RATIO OF FOR ALL ENCLOSED ATTIC SPACES.

ATTIC VENTING PERMITTED TO BE REDUCED TO 1/300 RATIO PROVIDED THAT NOT LESS THAN 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA PROVIDED IS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. ADDITIONALLY, W/ CLASS I OR II VAPOR BARRIER ON WARM SIDE OF INSULATION W/ MAX. ONE PERM TRANSMISSION RATE.

VENTILATION HOLES COVERED BY CORROSION- RESISTANT WIRE MESH AND MESH OPENING OF NOT LESS THAN 1/16" AND NO MORE THAN 1/4" IN DIMENSION. PROVIDE VENT HOLES IN SHEATHING BELOW AREAS OF CALIFORNIA FRAMING TO MAINTAIN ATTIC VENTILATION.

CROSS VENTILATE BETWEEN RAFTER BAYS AT VAULTED CEILING WHERE DRYWALL FINISH IS APPLIED DIRECTLY TO THE BOTTOM OF RAFTER .

MAINTAIN MIN. 1" AIR SPACE BETWEEN ROOF PLYWD. & INSULATION TYP.

SEE ALSO STRUCTURAL DETAILS.

**ATTIC VENTILATION NOTES:**

HIGH VENT: 1. LOW PROFILE EYEBROW DORMER VENT WITH 100 SQ. IN. NFVA PER VENT.

MEASUREMENTS:  
1. OPTIONAL VENT HOLES COVERED BY CORROSION- RESISTANT WIRE MESH AND MESH OPENING OF NOT LESS THAN 1/16" AND NO MORE THAN 1/4" IN DIMENSION.

2. THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDE THAT NOT LESS THAN 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

3. THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 WHERE AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.

4. MAINTAIN 1" AIR SPACE BETWEEN ROOF PLYWOOD, & INSULATION. ALSO SEE STRUCTURAL FOR SHEAR TRANSFER DETAILS.

5. UNIFORM UNDER EAVE APPEARANCE BY INSTALLING COR-A-VENT PS-400 STRIP VENT SYSTEM AT ALL UPPER EAVE LOCATION.

**MAIN HOUSE ATTIC:**

1581.6 SQ. FT / 300 = 5.27 SQ. FT. = 754.16 SQ. IN.

50% @ HIGH = 374.58 SQ. IN.

50% @ LOW = 374.58 SQ. IN.

**LOW:**

PROVIDE MIN. 25 BAY WITH (3) 2.5" DIAMETER VENT HOLES AT FRIEZE BLOCK PER BAY  
26 X 3 X 1/4 X 3.14 X 2.5 X 2.5 = 382.68 SQ. IN. > 374.58 SQ. IN. REQ'D

**ACCESSORY STRUCTURE ATTIC:**

1115.3 SQ. FT / 300 = 3.71 SQ. FT. = 535.94 SQ. IN.

50% @ HIGH = 267.67 SQ. IN.

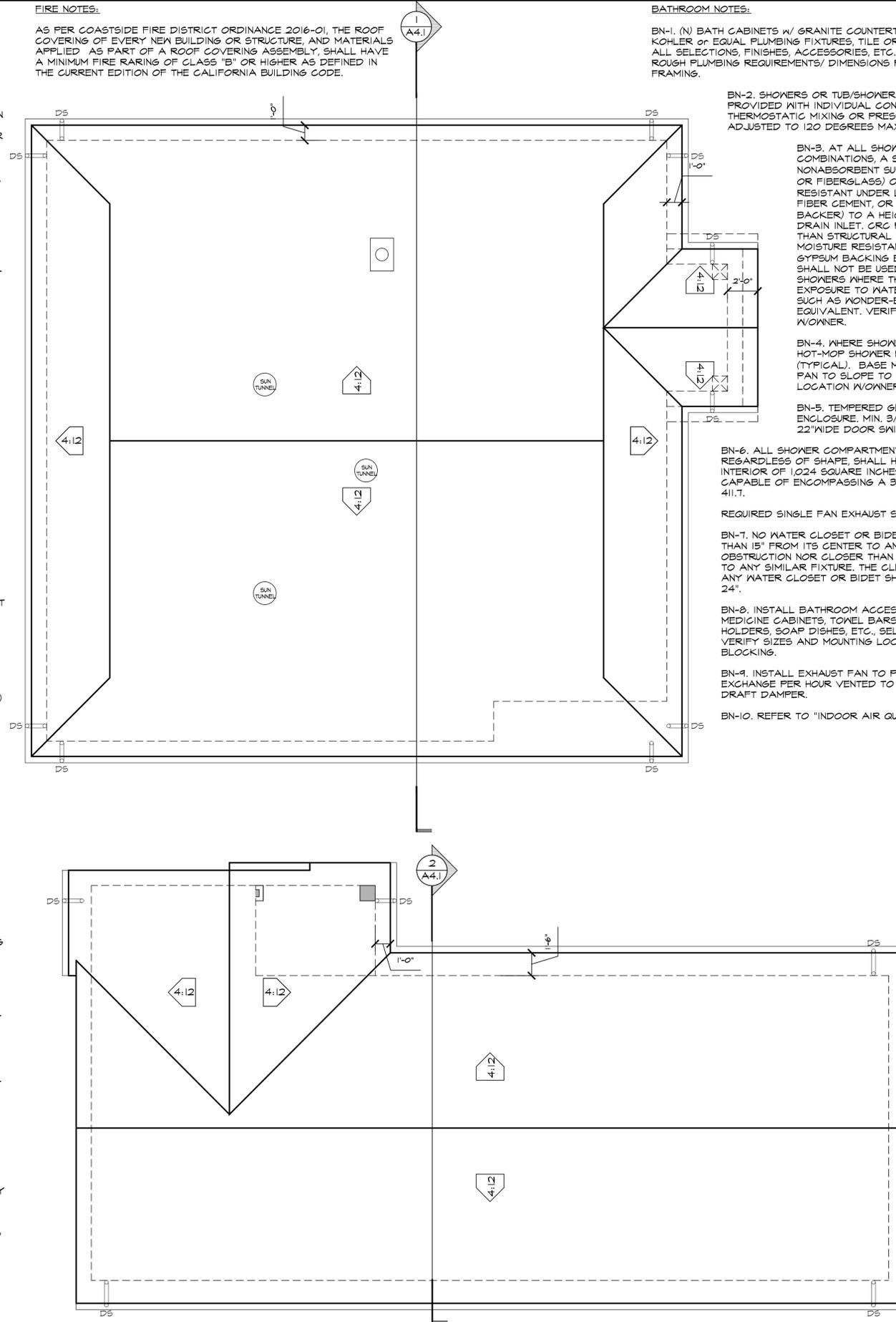
50% @ LOW = 267.67 SQ. IN.

**HIGH:**

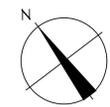
INSTALL (3) LOW PROFILE EYEBROW DORMER VENT WITH 100 SQ. INCHES N.F.V.A. PER VENT, REFER TO ROOF PLAN FOR VENT LOCATION  
3 X 100 = 300 SQ. IN. > 267.67 SQ. IN. REQ'D

**LOW:**

PROVIDE MIN. 25 BAY WITH (3) 2.5" DIAMETER VENT HOLES AT FRIEZE BLOCK PER BAY  
25 X 3 X 1/4 X 3.14 X 2.5 X 2.5 = 367.96 SQ. IN. > 267.67 SQ. IN. REQ'D



**PROPOSED MAIN HOUSE AND ACCESSORY STRUCTURE ROOF PLAN**



1/4" = 1'-0" 1

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ARCHITECTS, INCORPORATED  
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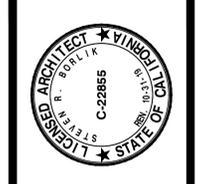
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**A2.2**

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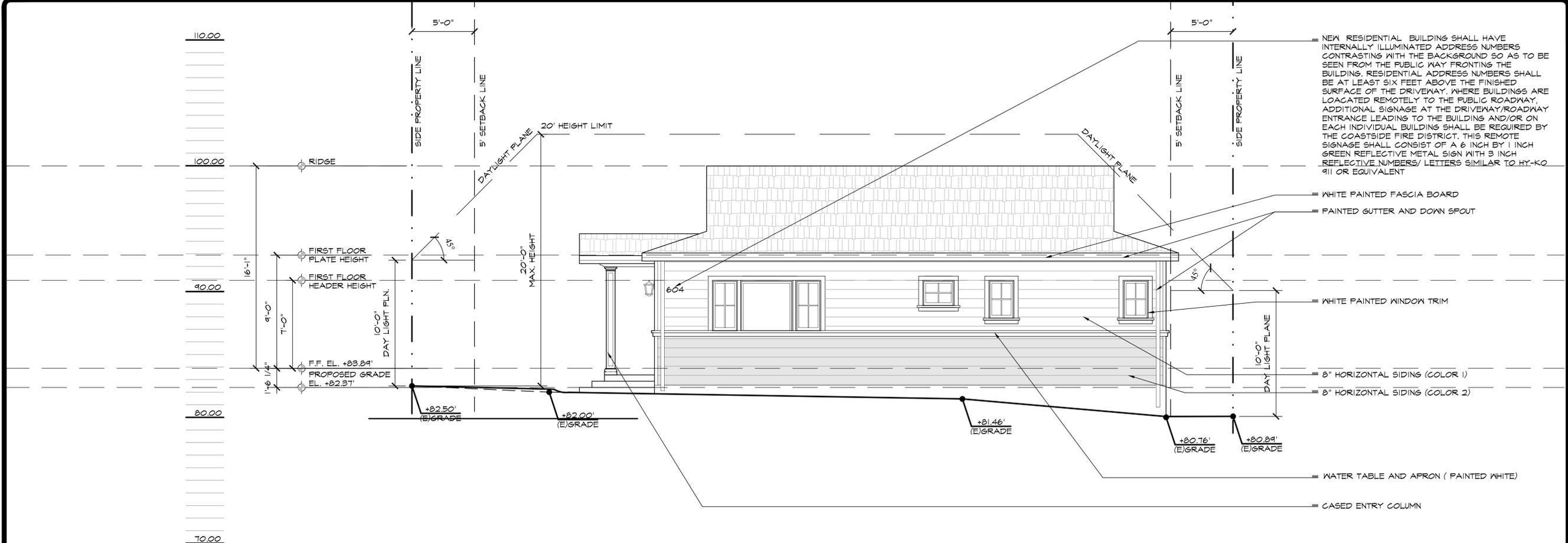
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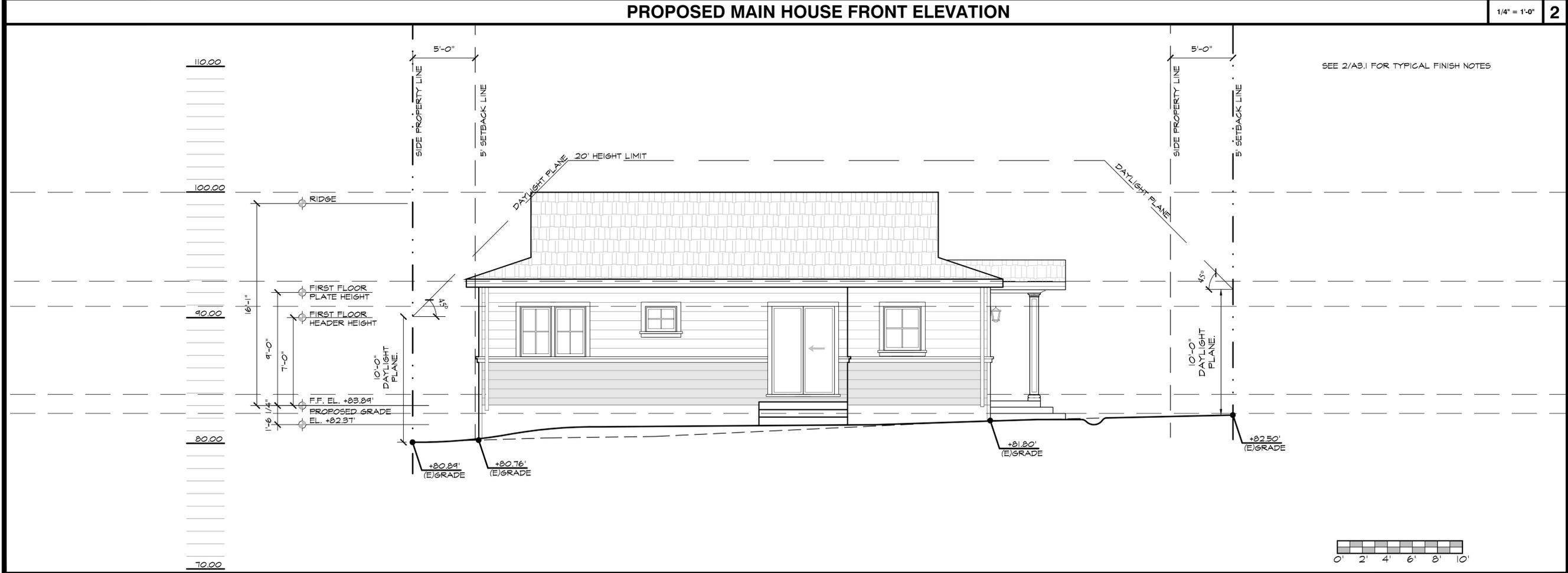
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**A3.1**



**PROPOSED MAIN HOUSE FRONT ELEVATION**

1/4" = 1'-0" **2**



**PROPOSED MAIN HOUSE REAR ELEVATION**

1/4" = 1'-0" **1**

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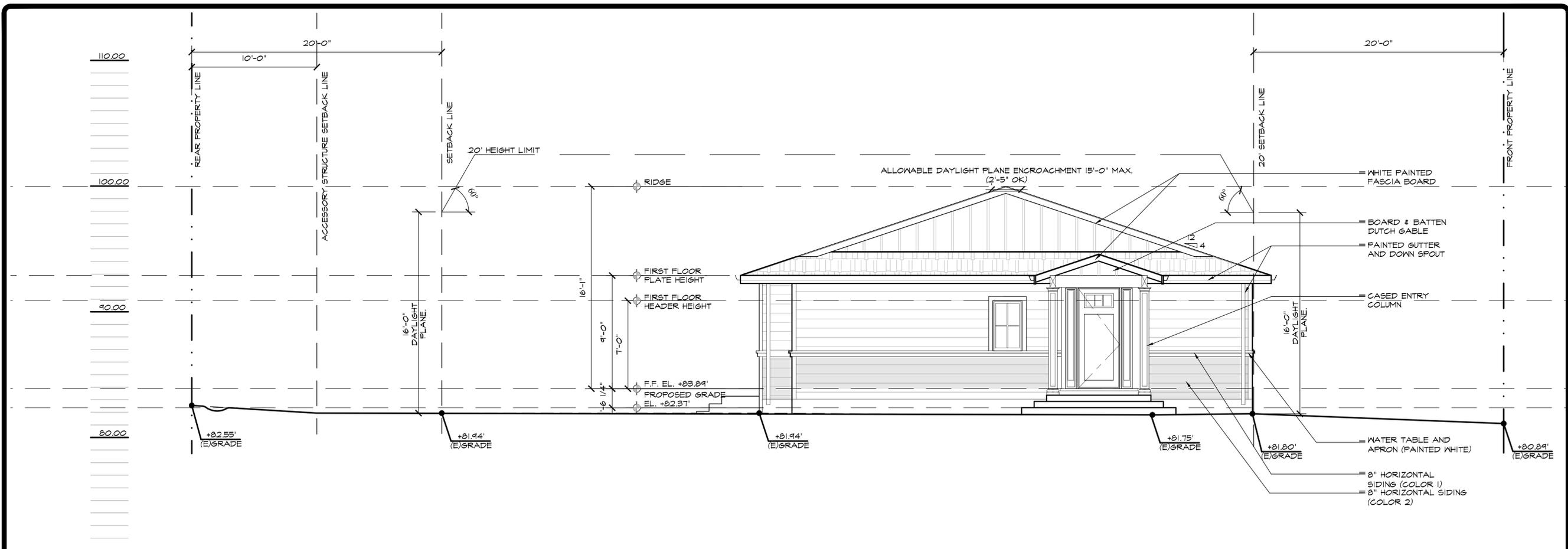
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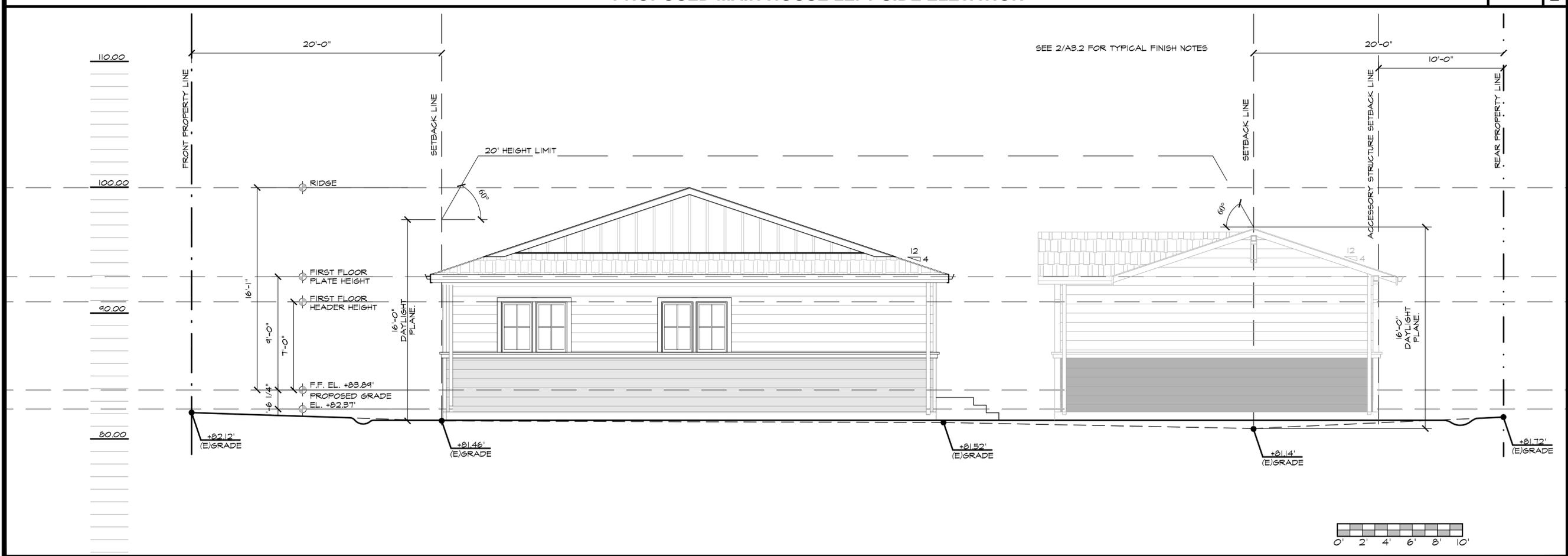
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**A3.2**



**PROPOSED MAIN HOUSE LEFT SIDE ELEVATION**

1/4" = 1'-0" **2**

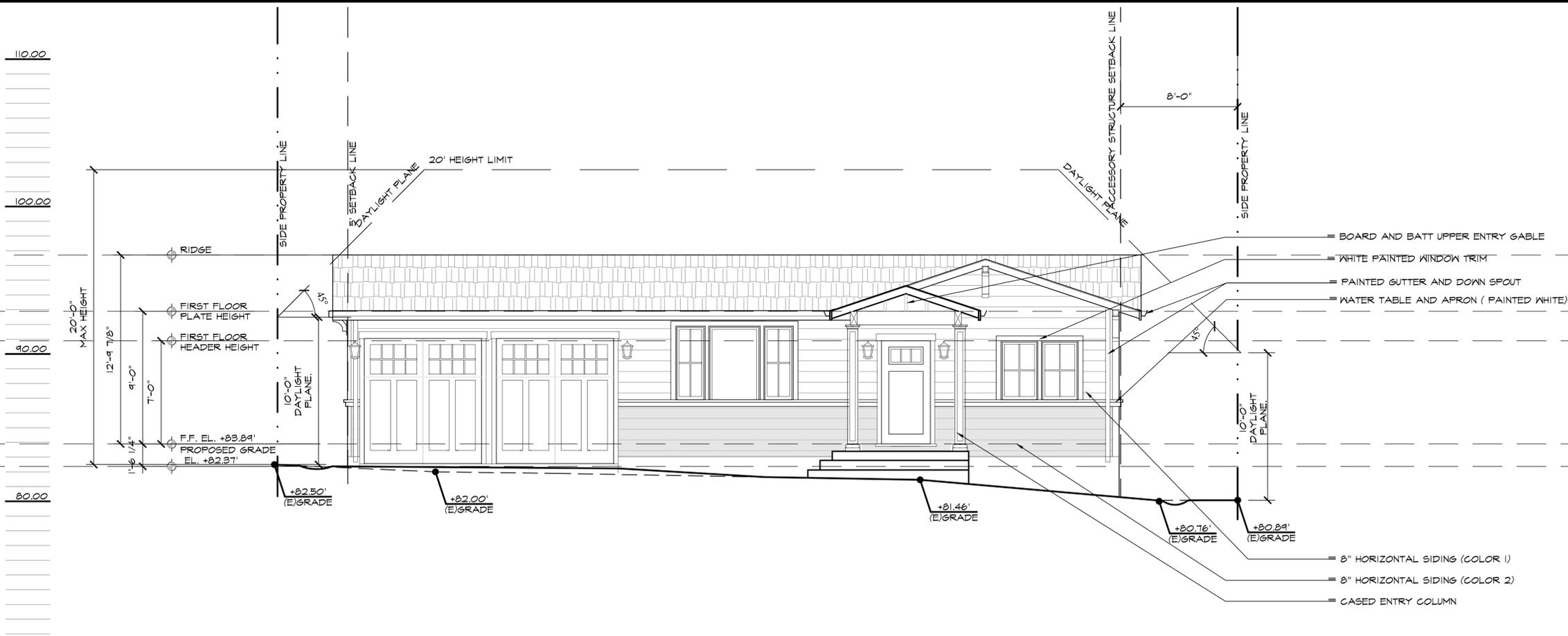


**PROPOSED MAIN HOUSE RIGHT SIDE ELEVATION**

1/4" = 1'-0" **1**

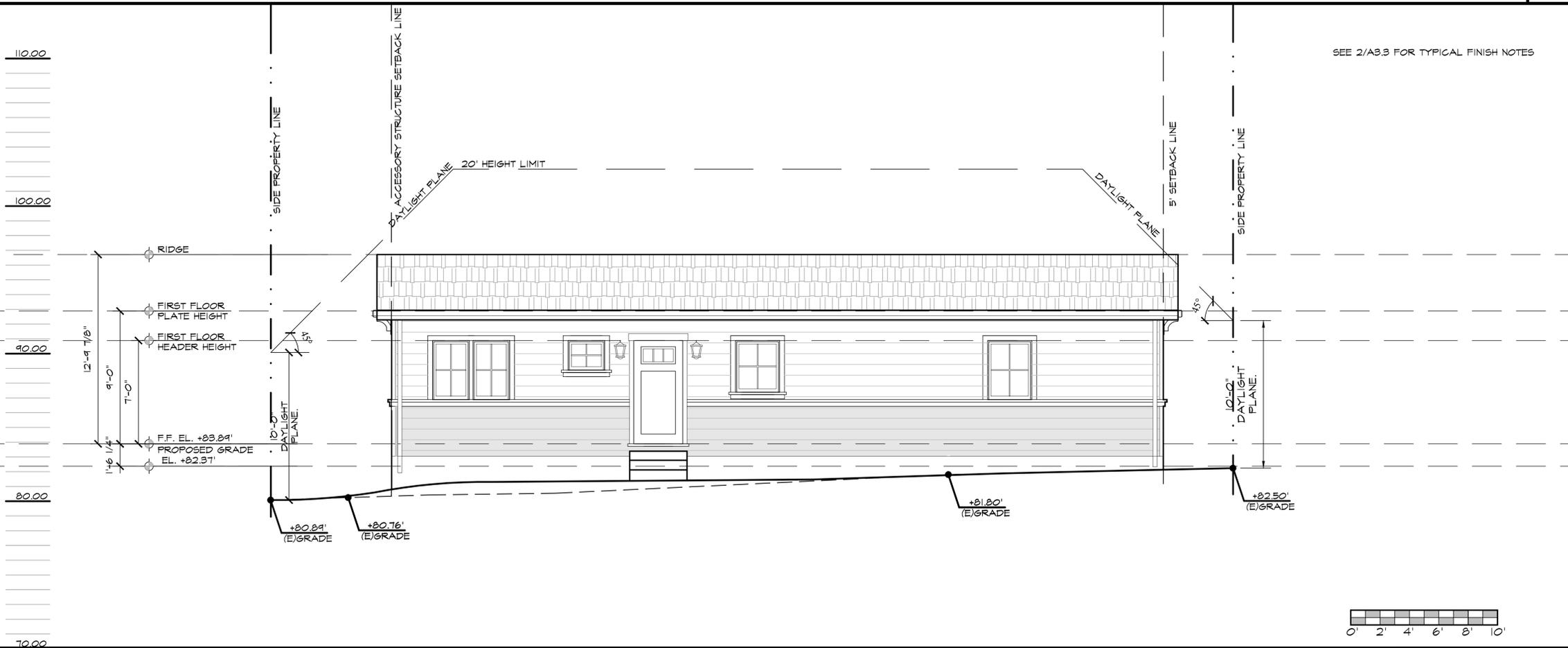


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**PROPOSED ACCESSORY HOUSE FRONT ELEVATION**

1/4" = 1'-0" **2**



**PROPOSED ACCESSORY HOUSE REAR ELEVATION**

1/4" = 1'-0" **1**

**ISSUE LOG**

PLANNING SUBMITTAL	NOV. 25, 2017
PLANNING REV	AUG. 22, 2018
PLANNING REV 2	SEPT. 20, 2018

**YOUNG AND BORLIK**  
 ARCHITECTS, INCORPORATED  
 4962 EL CAMINO REAL SUITE 218 LOS ALTOS, CA 94022  
 TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



**NEW HOME:**  
**METZGAR STREET RESIDENCE**  
 604 METZGAR STREET  
 HALF MOON BAY, CA 94019  
 PARCEL A

064-281-630	
CHECKED SRB	DRAWN TP
DATE JULY 07, 2017	
JOB # MACK 2	

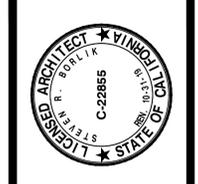
**A3.3**

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ISSUE LOG	
PLANNING SUBMITTAL	NOV. 29, 2017
PLANNING REV 1	AUG. 23, 2018
PLANNING REV 2	SEPT. 20, 2018

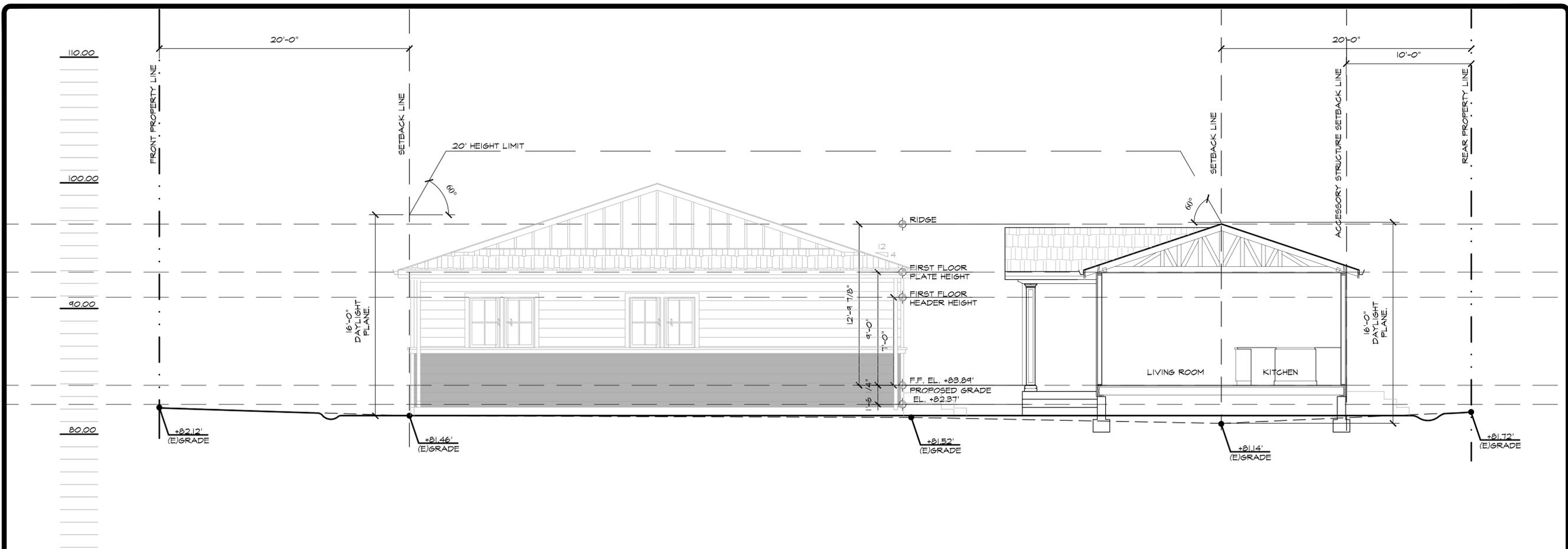
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NEW HOME:  
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 PARCEL A

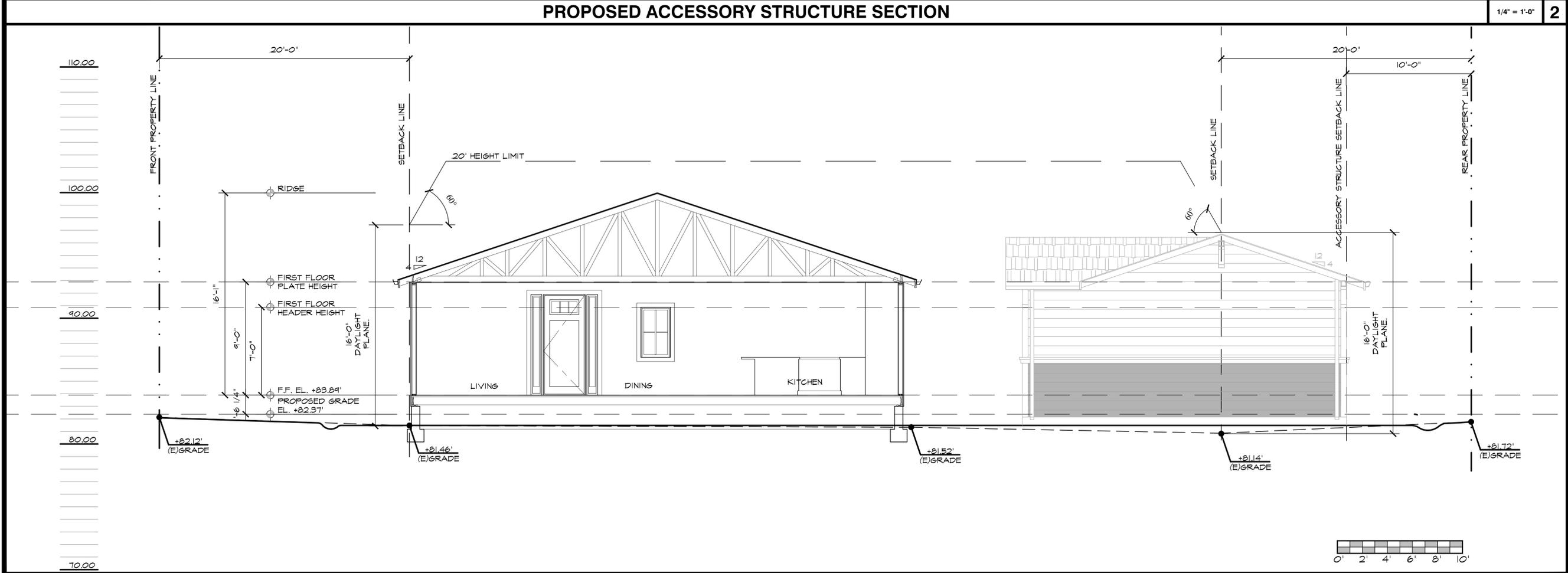
064-281-630	
CHECKED SRB	DRAWN TP
DATE JULY 07, 2017	
JOB # MACK 2	

**A4.1**



**PROPOSED ACCESSORY STRUCTURE SECTION**

1/4" = 1'-0" **2**



**PROPOSED MAIN HOUSE SECTION**

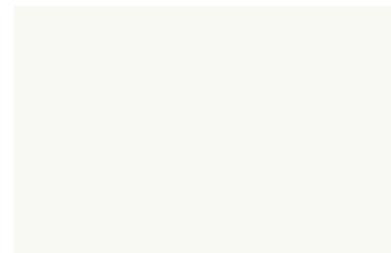
1/4" = 1'-0" **1**



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MAIN DOOR COLOR- BEHR'S NATURE'S REFLECTION N430-2



TRIM AND FACIA BOARD COLOR- BEHR'S ULTRA PURE WHITE 1850



EXTERIOR MAINCOAT COLOR- BEHR'S ULTRA PURE WHITE 52 (COLOR 2)  
EXTERIOR SIDING COLOR- 1/2 OF BEHR'S ULTRA PURE WHITE 52 (COLOR 1)



HOME | IKO GLOBAL | PHOTO & PROJECT

Home » Product Color » Cambridge - Charcoal Grey



EXTERIOR ROOF COLOR- CHARCOAL GREY



EXTERIOR COLOR AND FINISHES

2



Weight & Dimensions

Rubbed Bronze Finish

Shade Included	Yes
----------------	-----

11.42" H x 5.51" W x 6.14" D Size

Overall	11.42" H x 5.51" W x 6.14" D
---------	------------------------------

Shade Included	Yes
----------------	-----

Overall Product Weight	3.16 lb.
------------------------	----------

14.17" H x 8.07" W x 7.48" D Size

Overall	14.17" H x 8.07" W x 7.48" D
---------	------------------------------

Overall Product Weight	5.28 lb.
------------------------	----------

Other Dimensions

Back Plate	6.25" H x 4.25" W
------------	-------------------

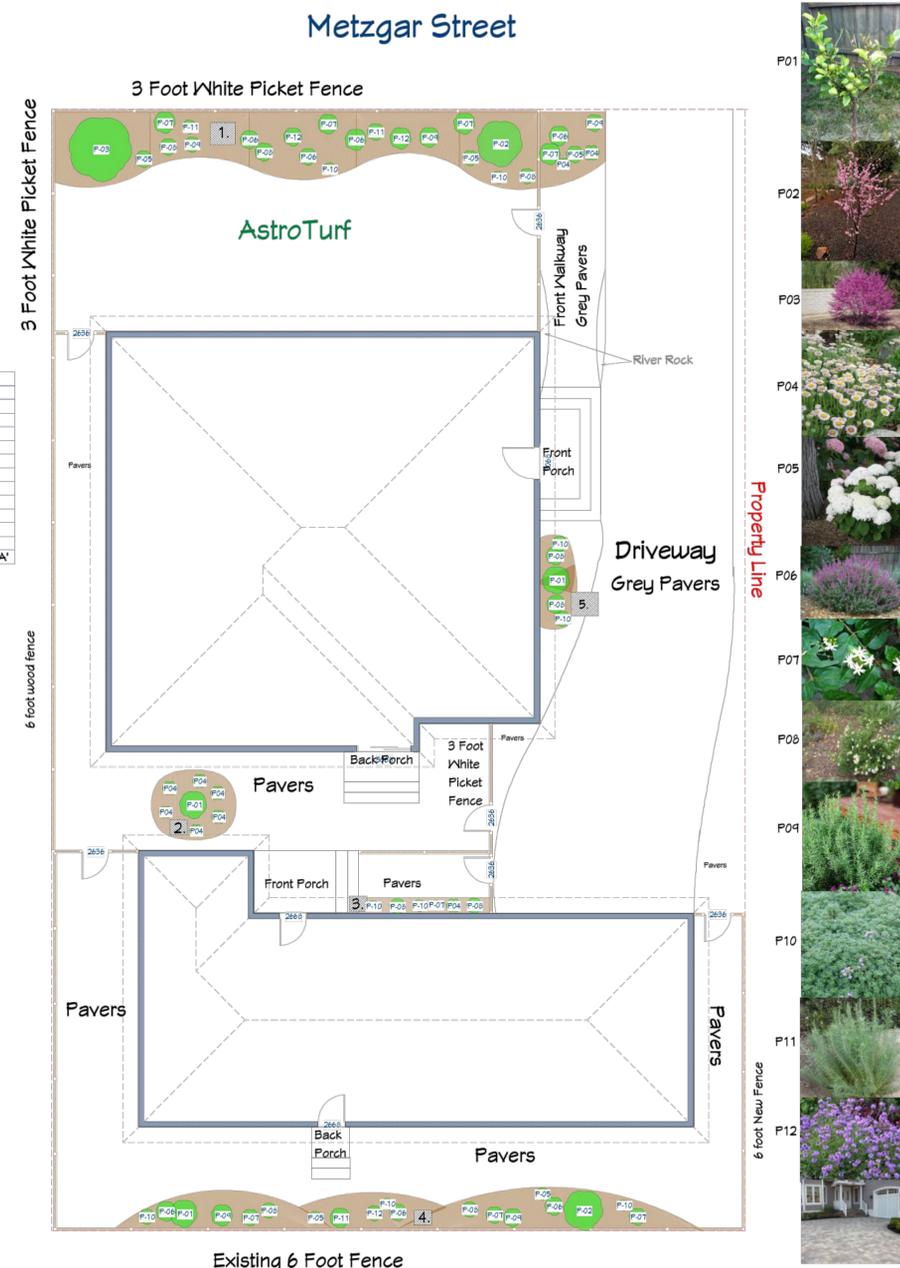
Specifications		Voltage	
Features		120 Volts	
Lighting Type	Outdoor Wall Lantern	Lumens	1600
Dry, Damp or Wet Location Listed	Wet	Light Direction	Down
Number of Lights	1	Mounting	Wall
Replaceable Bulb Included	Yes	Durability	Fade Resistant; Rust Resistant; UV Resistant; Weather Resistant
Vintage Filament Bulb Included	Yes	Product Care	Wipe clean with a dry cloth. Do not use strong liquid cleaners.
Bulb Shape	A19	Assembly	
Bulb Type	Incandescent	Installation Required	Yes
Bulb Base	E26/Medium (Standard)	Warranty	
Wattage	100 Watts	Product Warranty	1 Year
Dimmable	Yes	Specifications	
Fixture Material	Steel	Commercial ONLY	Yes
Power Source	Hardwired	Certifications	
Shade Color	Clear beveled	Commercial OR Residential Certifications	Yes
Shade Material	Glass	California Residents Proposition 65 warning	Yes
Country of Manufacture	China	UL Listed	Yes
Voltage	120 Volts	cUL Listed	Yes
Lumens	1600		
Light Direction	Down		

\* 3 Inches of Mulch in all Planted Areas

Total Lot Size: 6859.31 SF (0.15 Acre)  
Total Landscape Area: 4162.31 SF  
Total Floor Area: 2647.0 SF  
Non Turf Irrigated Area: 527.15F  
Turf Irrigated Area (Lawn): 0 SF

- 288.0 SF
- 43.3 SF
- 18.5 SF
- 150.5 SF
- 26.8 SF

NUMBER	QTY	COMMON NAMES	SCIENTIFIC NAME
P01	3	LEMON TREE	CITRUS LEMON
P02	2	CHERRY BLOSSOM TREE	PRUNUS SERRULATA
P03	1	CALIFORNIA REDBUD	CERCIS OCCIDENTALIS
P04	4	CAPE SEBASTIAN (WHITE)	ERIGERON GLAUCUS
P05	5	HYDRANGEA (WHITE)	HYDRANGEA MACROPHYLLA
P06	7	MEXICAN BUSH SAGE	SALVIA LEUCANTHA
P07	8	COMMON JASMINE	JASMINUM
P08	4	AFRICOT MONKEY FLOWER	MIMULUS BIFIDUS "WHITE"
P09	5	ROSEMARY	ROSMARINUS OFFICINALIS
P10	4	WHOOLY THYME	THYMUS LANUGINOSUS
P11	3	CALIFORNIA SAGEBRUSH	ARTEMISIA CALIFORNICA
P12	3	DE LA MINA VERBENA	VERBENA LILACINA 'DE LA MINA'



1/8" = 1'

1

EXTERIOR SCNCE

3

PROPOSED LANDSCAPE PLAN

ISSUE LOG

PLANNING SUBMITTAL	NOV. 29, 2017
PLANNING REV	AUG. 22, 2018
PLANNING REV 2	SEPT. 20, 2018

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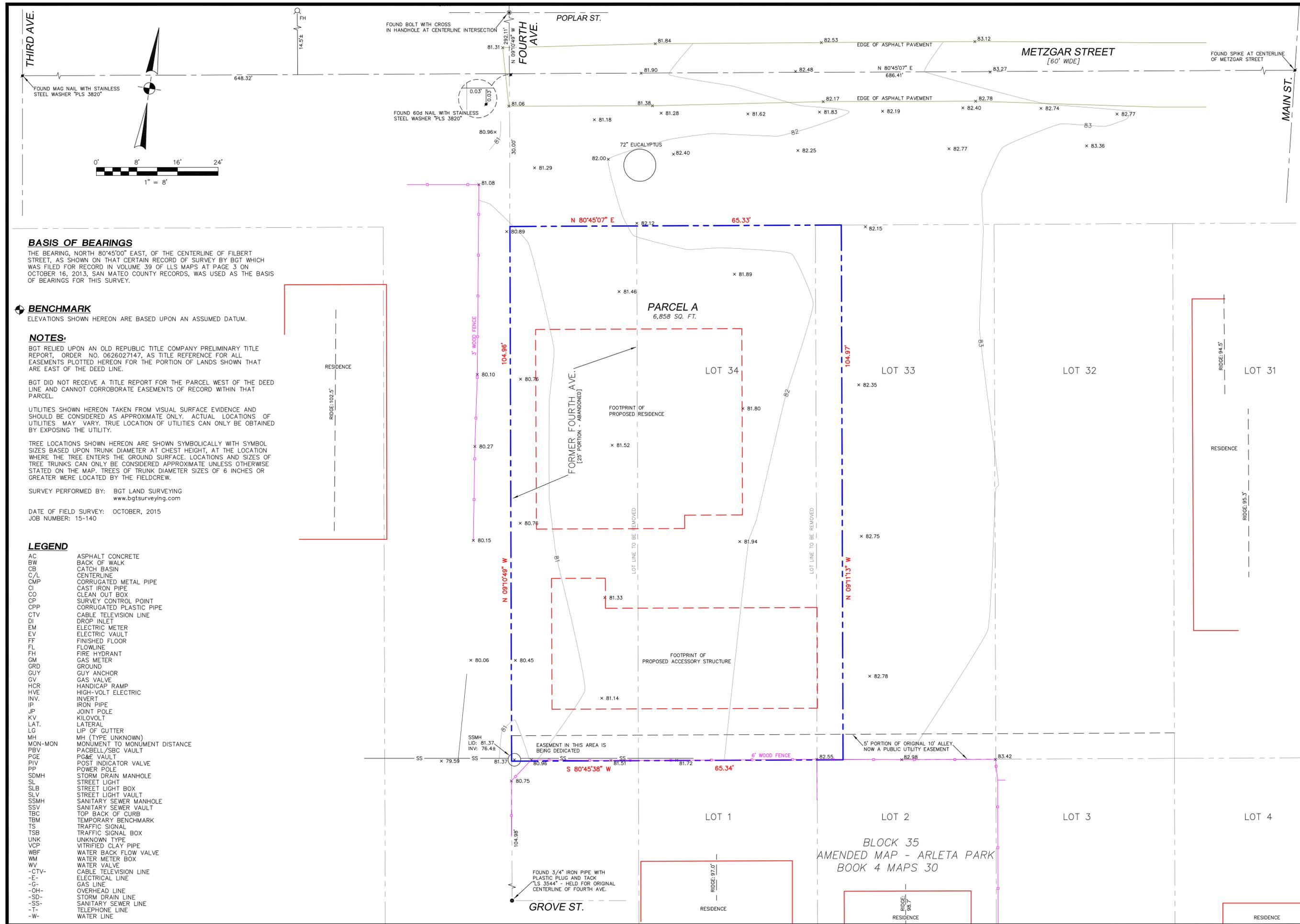


NEW HOME:  
METZGAR STREET RESIDENCE  
604 METZGAR STREET  
HALF MOON BAY, CA 94019  
PARCELA

064-281-630	
CHECKED SRB	DRAWN TP
DATE JULY 07, 2017	
JOB # MACK 2	

L 1.1

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**BASIS OF BEARINGS**

THE BEARING, NORTH 80°45'00" EAST, OF THE CENTERLINE OF FILBERT STREET, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 39 OF LLS MAPS AT PAGE 3 ON OCTOBER 16, 2013, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

**NOTES:**

BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0626027147, AS TITLE REFERENCE FOR ALL EASEMENTS PLOTTED HEREON FOR THE PORTION OF LANDS SHOWN THAT ARE EAST OF THE DEED LINE.

BGT DID NOT RECEIVE A TITLE REPORT FOR THE PARCEL WEST OF THE DEED LINE AND CANNOT CORROBORATE EASEMENTS OF RECORD WITHIN THAT PARCEL.

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.bgtlandsurveying.com

DATE OF FIELD SURVEY: OCTOBER, 2015  
JOB NUMBER: 15-140

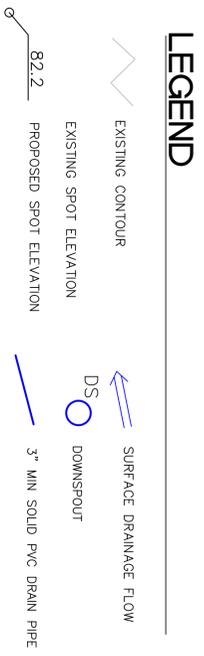
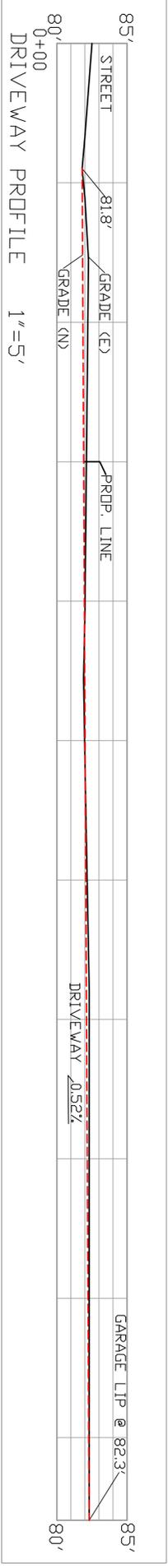
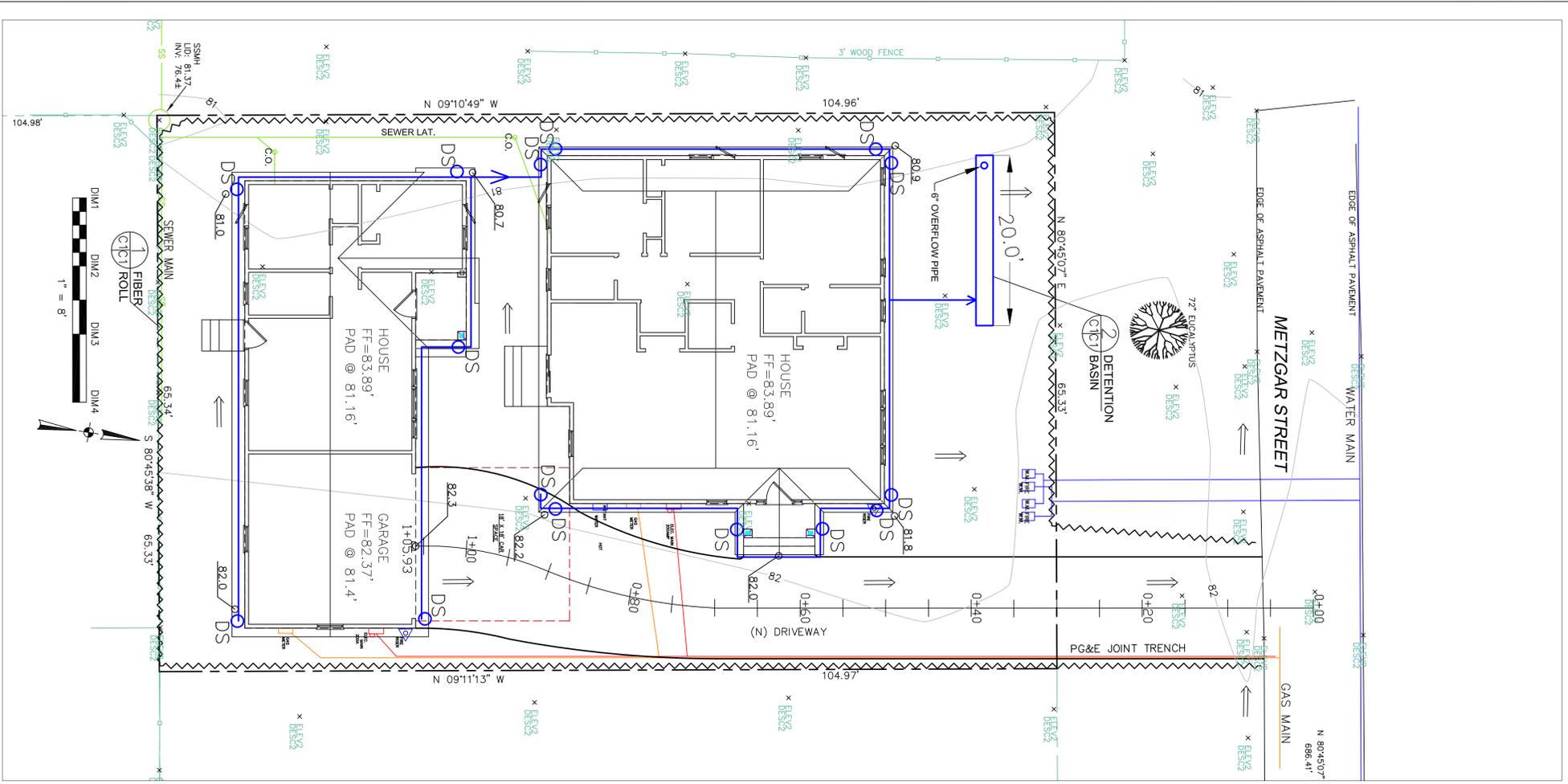
**LEGEND**

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



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 LOT 34, PORTION OF LOT 33 AND 10' ALLEY, BLOCK 35, PORTION OF FOURTH AVE. (4 MAPS 30)  
**VACANT, METZGAR STREET**  
 HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number: 064-281-370 064-281-630
Prepared For: MIKE MACK 676 Myrtle Street Half Moon Bay, CA 94019
Date: JULY, 2018
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: BGT
Revisions:
<b>SU-1</b>
Job No. 15-140



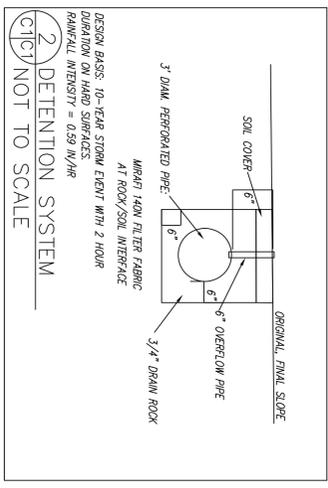
- GENERAL NOTES**
- PLANS PREPARED AT REQUEST OF: MICHAEL MACK, OWNER
  - ELEVATION DATUM: ASSUMED
  - SITE SURVEYED BY BGT LAND SURVEYING, OCTOBER 2015.
  - THIS IS NOT A BOUNDARY SURVEY.
  - AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY WORK IN THE CITY RIGHT OF WAY.

**GRADING NOTES**

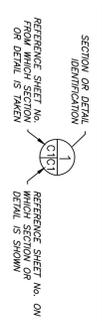
CUT VOLUME: 50 CY (FOR FOUNDATIONS AND DRIVEWAY)  
 FILL VOLUME: 10 CY

ABOVE VOLUMES ARE APPROXIMATE.

- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPED AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.
- DRAINAGE NOTES**
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS, AND TO PREVENT AN INCREASE IN RUNOFF TO NEIGHBORING PROPERTIES
  - DOWNSPOUTS SHALL LEAD TO DETENTION BASIN, AS SHOWN.

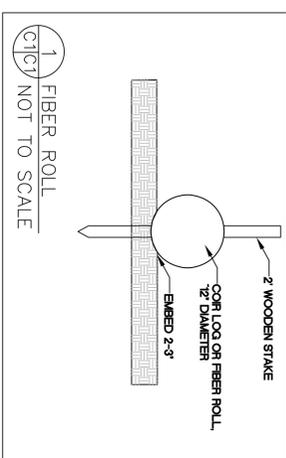


**SECTION AND DETAIL CONVENTION**



**EROSION AND SEDIMENT CONTROL NOTES**

- FIBER ROLL INSTALL AT LOCATIONS SHOWN AT 1X AS SHOWN IN DETAIL 1.
- FIBER ROLL INSTALL AT LOCATIONS SHOWN AT 1X AS SHOWN IN DETAIL 1.
- BEFORE COMPLETION OF PROJECT ALL EXPOSED OR DISTURBED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- AREAS TO RECEIVE NATURAL VEGETATION SHALL BE SEEDED PRIOR TO DITCHES WITH 75# PER ACRE OF ANNUAL RYEGRASS OR APPROVED SUBSTITUTE, AS PER LANDSCAPE PLAN. SEED MAY BE COVERED WITH STRAW MULCH AND RATE OF 2 TONS/ACRE.



<p><b>SHEET</b></p> <p><b>C-1</b></p>	<p><b>GRADING, DRAINAGE, EROSION CONTROL PLAN</b></p>	<p>DATE: 6-28-18</p>	<p><b>Sigma Prime Geosciences, Inc.</b></p> <p>SIGMA PRIME GEOSCIENCES, INC.          332 PRINCETON AVENUE          HALF MOON BAY, CA 94019          (650) 728-3590          FAX: 728-3593</p>
	<p>DRAWN BY: CMK</p>	<p>CHECKED BY: AZG</p>	
	<p>REV. DATE:</p>	<p>REV. DATE:</p>	
	<p>REV. DATE:</p>	<p>REV. DATE:</p>	

**EXHIBIT A – LOT LINE ADJUSTMENT  
PARCEL A**

Situate in the City of Half Moon Bay, County of San Mateo, State of California, and being Lot 34, and a portion of Lot 33, the 10' wide alley, and Fourth Avenue, in Block 35, as shown on that certain subdivision map entitled, "Amended Map Arleta Park" which was filed for record in Book 4 of Maps page 30 on September 17, 1906, being more particularly described as follows:

**Beginning** at the most northwesterly corner of Lot 33;

1. thence along the northerly line of said Lot, North 80°45'07" East, a distance of 5.11 feet, to the **True Point of Beginning**;
2. thence leaving said line, South 09°11'13" East, a distance of 104.97 feet, to the centerline of said 10' alley;
3. thence along said centerline, South 80°45'38" West, a distance of 65.34 feet, to the centerline of Fourth Avenue;
4. thence along said centerline, North 09°10'49" West, a distance of 104.96 feet, to the westerly extension of the northerly line of Lots 33 and 34;
5. thence along said northerly line, North 80°45'07" East, a distance of 65.33 feet, to the **True Point of Beginning**.

(Bearings based upon the Record of Survey by BGT which was filed for record in Volume 39 of LLS Maps page 3)

**END OF DESCRIPTION**

The herein described parcel is shown on the attached map, Exhibit "B", of this legal description, and is made a part hereof.

Containing an area of 6,858 square feet, more or less

  
Bryan G. Taylor, PLS  
License No. 7551, Expires 12/31/19



10/09/2018  
Date

S 80°45'00" W

FILBERT ST.  
[BASIS OF BEARINGS  
PER 39 LLS 3]

FOURTH AVE.  
[50' WIDE]

N 09°15'46" W  
928.36'

[CENTERLINE]

METZGAR STREET  
[60' WIDE]



30.00'

POB  
65.33' TPOB

N 80°45'07" E

5.11'

1" = 20'

104.96'

FORMER FOURTH AVE.  
[25' PORTION - ABANDONED]

LOT 34

PARCEL A  
6,858 SQ. FT.

104.97'

LOT 33

LOT 32

NEW LOT LINE

BLOCK 35  
AMENDED MAP - ARLETA PARK  
BOOK 4 MAPS 30

N 09°10'49" W

LOT LINE TO BE REMOVED

S 09°11'13" E

104.96'

S 80°45'38" W

65.34'

ALLEY [10' WIDE]

LOT 1

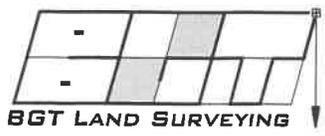
LOT 2

LOT 3

GROVE ST.

EXHIBIT "B"

PLAT ACCOMPANYING LEGAL DESCRIPTION



PARCEL A

CITY OF HALF MOON BAY  
SAN MATEO COUNTY  
CALIFORNIA

SCALE 1"=20' PAGE 2 OF 2  
DATE 10/2018 JOB 15-140

FOUND 3/4" IP WITH PLASTIC PLUG AND TACK "LS 3544"

**EXHIBIT A – LOT LINE ADJUSTMENT  
PARCEL B**

Situate in the City of Half Moon Bay, County of San Mateo, State of California, and being Lot 32, and a portion of Lot 33 and the 10' wide alley, in Block 35, as shown on that certain subdivision map entitled, "Amended Map Arleta Park" which was filed for record in Book 4 of Maps page 30 on September 17, 1906, being more particularly described as follows:

**Beginning** at the most northwesterly corner of Lot 33;

1. thence along the northerly line of said Lot, North 80°45'07" East, a distance of 5.11 feet, to the **True Point of Beginning**;
2. thence along the northerly line of Lots 33 and 32, North 80°45'07" East, a distance of 65.33 feet, to the northeasterly corner of said Lot 32;
3. thence along the easterly line of said Lot, South 09°11'37" East, a distance of 104.98 feet, to the centerline of said 10' alley;
4. thence along said centerline, South 80°45'38" West, a distance of 65.34 feet;
5. thence North 09°11'13" West, a distance of 104.97 feet, to the **True Point of Beginning**.

(Bearings based upon the Record of Survey by BGT which was filed for record in Volume 39 of LLS Maps page 3)

**END OF DESCRIPTION**

The herein described parcel is shown on the attached map, Exhibit "B", of this legal description, and is made a part hereof.

Containing an area of 6,858 square feet, more or less

  
\_\_\_\_\_  
Bryan G. Taylor, PLS  
License No. 7551, Expires 12/31/19



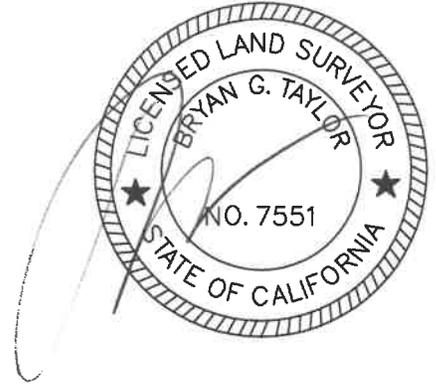
10/09/2018  
Date \_\_\_\_\_



1" = 20'

FOURTH AVE.  
[50' WIDE]

METZGAR STREET  
[60' WIDE]



TPOB  
POB

N 80°45'07" E 65.33'

5.11'

104.97'

LOT 34

LOT 33

LOT 32

NEW  
LOT LINE

**PARCEL B**  
6,858 SQ. FT.

BLOCK 35  
AMENDED MAP - ARLETA PARK  
BOOK 4 MAPS 30

104.98'

S 09°11'37" E

[FORMER CENTERLINE]

FORMER FOURTH AVE.  
[25' PORTION - ABANDONED]

LOT LINE TO BE REMOVED  
N 09°11'13" W

ALLEY [10' WIDE]

S 80°45'38" W 65.34'

EXHIBIT "B"

LOT 1

LOT 2

LOT 3

PLAT ACCOMPANYING LEGAL DESCRIPTION



PARCEL B

CITY OF HALF MOON BAY  
SAN MATEO COUNTY  
CALIFORNIA

SCALE 1"=20' PAGE 2 OF 2  
DATE 10/2018 JOB 15-140

**EXHIBIT A – LOT LINE ADJUSTMENT  
TRANSFER PARCEL**

Situate in the City of Half Moon Bay, County of San Mateo, State of California, and being a portion of Lot 33 and the 10' wide alley, in Block 35, as shown on that certain subdivision map entitled, "Amended Map Arleta Park" which was filed for record in Book 4 of Maps page 30 on September 17, 1906, being more particularly described as follows:

**Beginning** at the most northwesterly corner of Lot 33;

1. thence along the northerly line of said Lot, North 80°45'07" East, a distance of 5.11 feet, to the **True Point of Beginning**;
2. thence leaving said line, South 09°11'13" East, a distance of 104.97 feet, to the centerline of said 10' alley;
3. thence along said centerline, South 80°45'38" West, a distance of 5.11 feet, to the southerly extension of the westerly line of said Lot;
4. thence along said westerly line, North 09°11'13" West, a distance of 104.97 feet, to the **True Point of Beginning**.

(Bearings based upon the Record of Survey by BGT which was filed for record in Volume 39 of LLS Maps page 3)

**END OF DESCRIPTION**

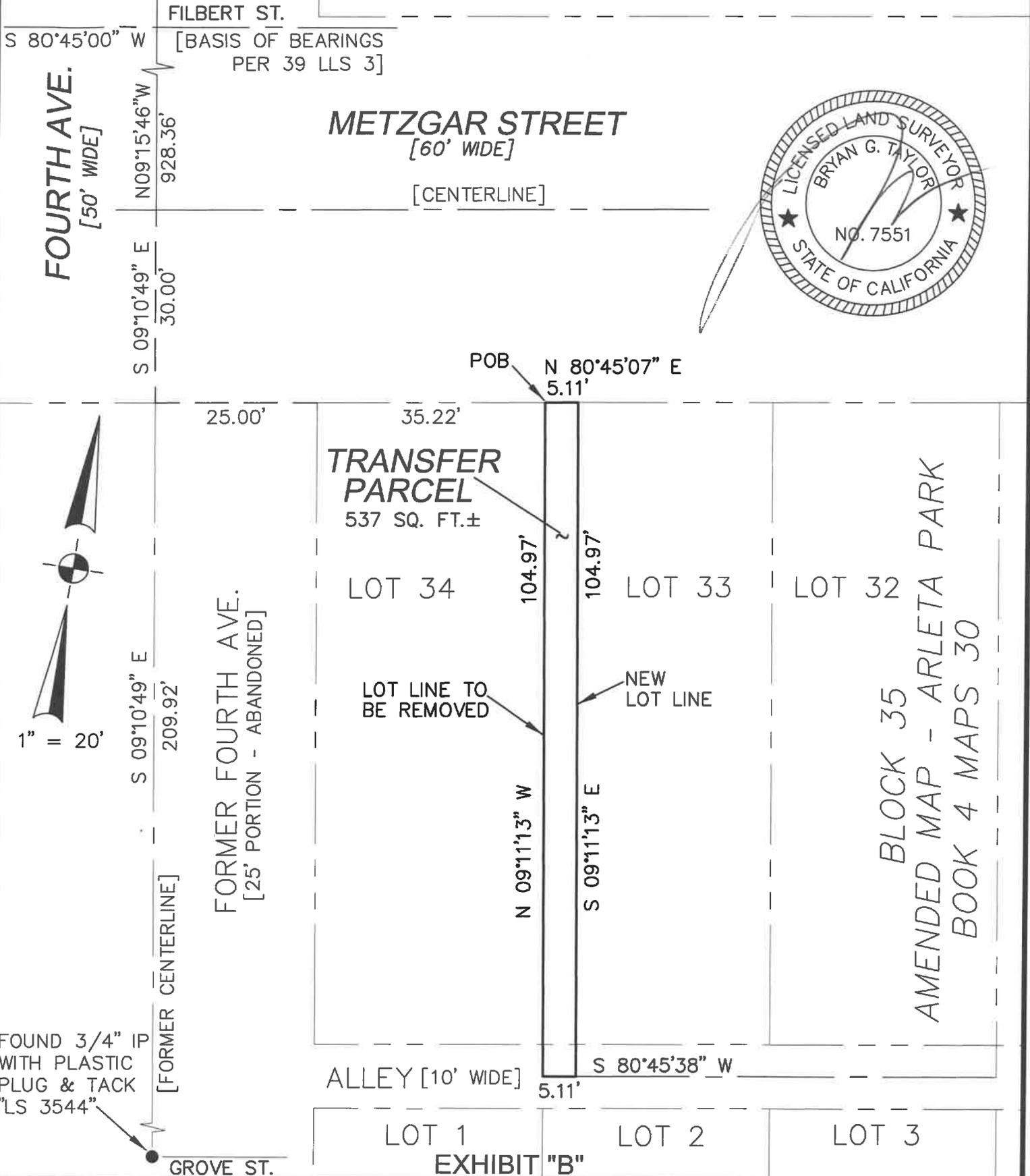
The herein described parcel is shown on the attached map, Exhibit "B", of this legal description, and is made a part hereof.

Containing an area of 537 square feet, more or less

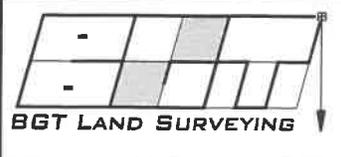
  
\_\_\_\_\_  
Bryan G. Taylor, PLS  
License No. 7551, Expires 12/31/19



10/09/2018  
Date \_\_\_\_\_



**PLAT ACCOMPANYING LEGAL DESCRIPTION**



**TRANSFER PARCEL**  
 CITY OF HALF MOON BAY  
 SAN MATEO COUNTY  
 CALIFORNIA

SCALE	PAGE
1"=20'	2 OF 2
DATE	JOB
10/2018	15-140



**COMMUNITY DEVELOPMENT DIRECTOR  
OF THE CITY OF HALF MOON BAY  
STAFF REPORT**

For meeting of: November 7, 2018

---

**TO:** Jill Ekas, Community Development Director

**FROM:** Brittney Cozzolino, Associate Planner

**TITLE:** Coastal Development Permit and Architectural Review, File No. PDP-18-049 for 736 Toulouse Court

---

**RECOMMENDATION**

Approve PDP-18-049, an application for a Coastal Development Permit and Architectural Review to allow the construction of a 50 square-foot first floor addition and a new 805 square-foot second story with a 79 square foot deck and new landscaping at an existing 2,354 square-foot single-family residence on a 7,617 square-foot lot at 736 Toulouse Court, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

**PROJECT BACKGROUND**

<b>Summary of Project</b>	
<b>File Number</b>	PDP-18-049
<b>Requested Permits/Approvals</b>	Coastal Development Permit Architectural Review
<b>Site Location</b>	736 Toulouse Court/ APN 048-391-320
<b>Applicant/Property Owner</b>	Jack Chu/Rosita Wong & Sean Allen
<b>Project Planner</b>	Brittney Cozzolino; (650) 750-2014; <a href="mailto:bcozzolino@hmbcity.com">bcozzolino@hmbcity.com</a>
<b>Zoning District</b>	R-1 B-2 Single Family Residential
<b>LCP Land Use Plan Designation</b>	Residential Medium Density
<b>Water Service</b>	Existing 5/8-inch non-priority water connection
<b>Sewer Service (Sewer Authority Mid-Coast)</b>	Existing sewer service connection
<b>Street Improvements</b>	Existing frontage improvements
<b>Environmental Determination</b>	Categorically Exempt pursuant to California Code of Regulations, Section 15303(e) – additions to existing structures
<b>Heritage Trees</b>	None on site
	No tree protection plan required

<b>Story Poles</b>	<b>Not Required</b>	<b>No</b>	Located in a Visual Resource Area?
		<b>No</b>	Variance or Exception required?
		<b>No</b>	Located in a largely undeveloped area?
<b>Right of Appeal</b>	Any aggrieved person may appeal the Director’s decision to the Planning Commission within ten (10) working days of the decision.		
	The project is not located within the Coastal Commission Appeals Jurisdiction; therefore, the City’s action is final.		



**Figure 1. Site Location**



**Figure 2. Site Photo**

### Site and Surrounding Properties

The project site is located on the northeast side of the Toulouse Court cul-de-sac in the Frenchmans Creek residential neighborhood. The standard-sized lot is currently developed with a one-story single-family residence and is zoned R-1 B-2 Single-Family Residential, a zoning designation that allows single-family residences. Land use and zoning for properties surrounding the subject site are as follows:

North	One-story Single-Family Residence	R-1 B-2 Single Family Residential
South	One-story Single-Family Residence	R-1 B-2 Single Family Residential
East	Vacant lot	R-1 B-2 Single Family Residential
West	Two-story Single-Family Residence	R-1 B-2 Single Family Residential

### Project Description

The existing one-story residence includes an attached two-car garage that is accessed by a concrete driveway down the southern side of the property. The proposed project consists of a 50 square-foot first floor addition to create a foyer, a new 805 square-foot second story, and a 79 square-foot second floor deck, resulting in a two-story home with 3,160 square feet of floor area. First-floor construction also includes interior remodel and a new covered entry porch, and the new second floor will provide a new master bedroom, a bathroom, and an office. The project also includes new Japanese maple trees in the front and rear yards and latticing along the existing side yard fence for privacy screening.

The proposed second story steps in from the first story with a gabled roof, a new balcony off the office facing the rear yard, and high-sill windows similar in style to those at the ground level. The existing siding will be replaced with new horizontal wood plank siding on the first floor, and the second story addition proposes stucco finish with composition shingle roofing to match the existing roofing.

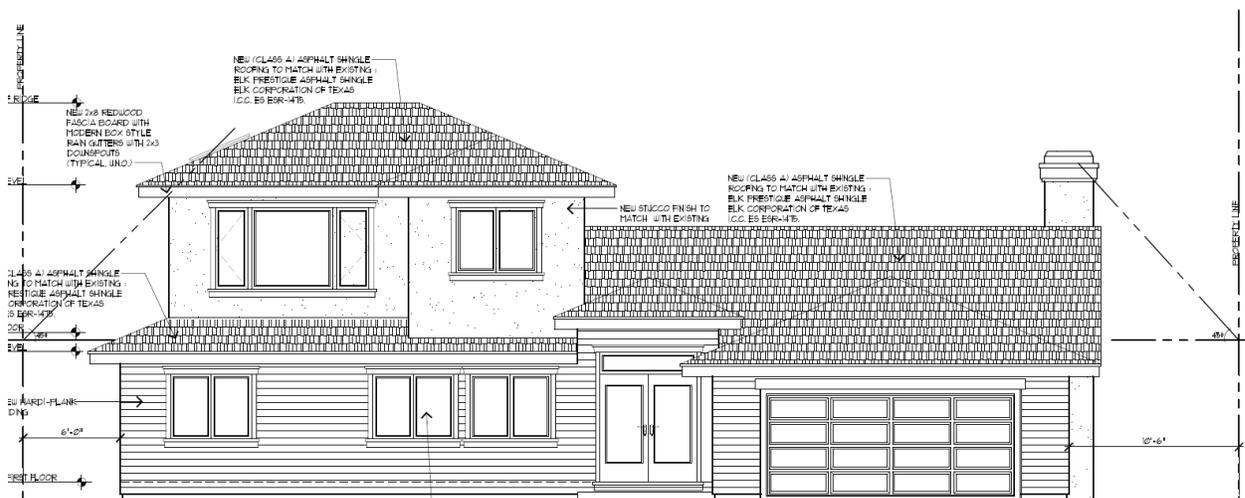


Figure 3. Front Elevation of Proposed Residence

## **ANALYSIS**

The key issues for this project are conformance with the General Plan/Local Coastal Land Use Plan, conformance with the Zoning Code/LCP Implementation Plan,<sup>1</sup> and design compatibility with surrounding development.

### **Conformance with the General Plan/Local Coastal Program Land Use Plan**

The proposed addition to the existing single-family residence on a 7,617 square-foot site is consistent with the Medium Density Residential General Plan/Local Coastal Land Use Plan designation.

### **Conformance with the Zoning Code**

The existing single-family residential use is a principally permitted use in the R-1 B-2 Single-Family Residential Zoning District. As indicated in Table 1 below, the proposed project conforms to all the development standards for standard lots in the R-1 B-2 District.

**Table 1. Project Conformance with R-1 B-2 Standard Lot Zoning Requirements**

<b>Development Standards</b>	<b>Zoning Requirements</b>	<b>Proposed</b>
Min. Site Area	7,500 sq. ft.	7,617 sq. ft. (existing)
Min. Average Site Width	75 ft.	75 ft. (existing)
Min. Front Setback	25 ft.	28.5 ft. (existing)
Min. Interior Side Setback	6 ft.	6 ft. (existing)
Minimum Combined Side Setbacks	20% (15 feet)	22% (16.5 feet) (existing)
Min. Rear Setback	20 ft.	20 ft.
Max. Two-Story Height	28 ft.	24 ft. 8 in.
Max. Two-Story Lot Coverage	35% (2,666 sq. ft.)	32.46% (2,473 sq. ft.)
Max. Floor Area Ratio	0.5:1 (3,809 sq. ft.)	0.42:1 (3,160 sq. ft.)
Min. Parking Spaces	2 garage spaces	2 garage spaces (existing)
Maximum Building Envelope	Per Zoning Code	Conforms

The chimney of the existing residence encroaches into the maximum building envelope, but is not being changed by this project. The proposed development includes an allowable encroachment into the daylight plane with the gabled roof feature of the second-story addition.

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<sup>1</sup> The Zoning Code is the LCP Implementation Plan.

Table 2 identifies key Zoning Code/LCP Implementation Plan topics and their applicability to the subject site. As indicated in the table, there are no concerns with the proposed development with respect to the topics listed below.

**Table 2. Key Zoning Code/LCP Implementation Plan Topics**

Topic	Applicability/Explanation	
Environmentally Sensitive Habitat Area	No	Not located in an Environmentally Sensitive Habitat Area.
Visual Resource Area	No	Not located in a Visual Resource Area.
Public Access Area	No	Not located on a coastal access route.
Archaeologically Resource Area	No	Not in area of mapped or known resources.
Historic Resources	No	No historic resources exist on the site.

### **Architectural Design Compatibility**

The Single Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The project proposes an addition to an existing traditional-style home in a neighborhood composed of a mix of single and two-story homes with both traditional and neo-traditional architectural styles. Homes in the Toulouse Court cul-de-sac are primarily single story, with one two-story home across the cul-de-sac from the subject site. The proposed design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The new second story steps in from the sides, thereby reducing the perceived mass and minimizing shading of neighboring properties. The building is well-articulated on all sides, consistent with RDG recommendations. Proposed building materials and colors are compatible with existing materials and colors and are suitable to the coastal setting. Furthermore, the proposed project follows multiple other design guidelines of the RDG by incorporating privacy-conscious windows, fence screening, and a privacy wall on the second-story deck.

The proposed plans were revised from the original submittal to address a number of concerns regarding privacy. These changes include an increased window sill height on the new second story windows, additional latticing on the existing fence to screen the existing and proposed first story windows, reduction of the new deck size, and addition of a privacy screen on the side of the deck. These changes are in substantial conformance with the Single-Family Residential Design Guidelines addressing privacy; however, the proposed plans do not reflect the minor changes to the proposed lot coverage and deck square footage calculations on Sheets A.0 and AC.2. Conditions of approval require these calculations to be revised in the building permit submittal.

### **Environmental Review**

The project is Categorically Exempt pursuant to California Code of Regulations Section 15303(e), in that the project consists of a minor addition to an existing structure.

### **Conclusion**

Based on the above analysis, staff concludes that the proposed residence is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code/LCP Implementation Plan, and the Residential Design Guidelines; is compatible with surrounding development; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

### **ATTACHMENTS**

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans

**COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-18-\_\_**  
**RESOLUTION FOR APPROVAL**  
**PDP-18-049**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF A 50 SQUARE-FOOT FIRST FLOOR ADDITION, A NEW 805 SQUARE-FOOT SECOND STORY WITH A 79 SQUARE-FOOT DECK, AND NEW LANDSCAPING AT AN EXISTING ONE-STORY 2,354 SQUARE-FOOT SINGLE FAMILY RESIDENCE ON A 7,617 SQUARE-FOOT LOT AT 736 TOULOUSE COURT IN THE R-1 B-2 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL-MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 048-391-320)**

**WHEREAS**, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of a 50 square-foot first floor addition and new 805 square-foot second story with a 79 square-foot deck and new landscaping at an existing 2,354 square-foot single-family residence on a 7,617 square-foot site at 736 Toulouse Court in the R-1 B-2 Single Family Residential Zoning District and the Residential Medium Density General Plan designation (APN 048-391-320); and

**WHEREAS**, the procedures for processing the application have been followed as required by law; and

**WHEREAS**, the Community Development Director conducted a duly noticed public hearing on November 7, 2018, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, the Community Development Director considered all written and oral testimony presented for consideration; and

**WHEREAS**, the Community Development Director has determined that the requested Coastal Development Permit for the construction of new additions to an existing single-family residence is exempt from CEQA pursuant to California Code of Regulations Section 15301(e), which exempts minor alterations or additions to existing structures; and

**WHEREAS**, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

**NOW, THEREFORE, BE IT RESOLVED** that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves PDP-18-049.

**PASSED AND ADOPTED** by the City of Half Moon Bay Community Development Director at a duly noticed public hearing on November 7, 2018.

APPROVED:

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Jill Ekas, Community Development Director

**EXHIBIT A**  
**FINDINGS AND EVIDENCE**  
**Community Development Director Resolution CDR-18-\_\_**  
**PDP-18-049**

**Coastal Development Permit – Findings for Approval**

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

**Evidence:** The project consists of construction of an addition to an existing single-family residence on an infill site in an existing neighborhood where public services and infrastructure are currently provided to the site. The project conforms to all City requirements, will not impact coastal resources and is consistent with the policies of the City’s Land Use Plan (LUP).

**Coastal Act 30240(b) and Policy 3-3 (b):** *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

**Compliance:** The subject site is not adjacent to a mapped environmentally sensitive habitat area.

**Policy 7-1:** *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

**Compliance:** The subject site is not located within 200 yards of State Highway 1. In addition, Highway 1 is not designated a Scenic Highway within the City limits of Half Moon Bay.

**Policy 7-5:** *All new development, including additions and remodeling, shall be subject to design review.*

**Compliance:** The proposed residence has been subject to design review by the Community Development Director.

**Policy 7-11:** *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance*

*the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.*

**Compliance:** The existing single-family residence is not located along a primary access route from Highway 1 and the proposed development will not affect coastal access.

**Coastal Act 30244:** *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

**Compliance:** The proposed addition to the existing single-family residence is not located at or near identified archaeological or paleontological resources. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

**Evidence:** The project consists of an addition to an existing single-family residence and does not include a new dwelling unit. Therefore, the proposed project is exempt from the requirements of the City's growth management system.

3. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

**Evidence:** The proposed residence conforms to the requirements of the R-1 B-2 Single Family Residential Zoning District, which allows residential uses. The proposed setbacks, lot coverage, floor area, maximum building envelope, height, and parking meet the requirements of the R-1 B-2 Zoning District and other relevant provisions of the Zoning Code. The subject site is in the Wildland-Urban Interface Fire Area and the Very High Fire Hazard Local Responsibility Area; however, the proposed development is exempt from building materials and construction requirements for exterior wildfire exposure as it consists of an addition to a building constructed prior to January 1, 2008.

4. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

**Evidence:** The site is located in an existing developed neighborhood where utilities and services are provided to the site and are sufficient to allow for the new addition.

5. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

**Evidence:** The subject property is not located between the sea and the first public road parallel to the sea, and the proposed development will have no impact on public access and recreation.

6. **Design Review Criteria** – *The community development director, planning commission, or city council has reviewed and considered each specific case and any and all of the following criteria in determining that the architectural and site design standards identified in Municipal Code Sections 14.37.035 and 18.20.070 (F) have been satisfactorily addressed.*

**Evidence:** The Community Development Director has reviewed the design of the proposed project and has determined that the design review criteria of Municipal Code Subsection 18.20.070(F) have been satisfactorily addressed. The proposed addition design (including scale, massing, detailing, colors, and materials) conforms to all requirements of the Zoning Code and are consistent with the recommendations of the Residential Design Guidelines.

#### **Architectural Site and Design Review – Findings**

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040. In making these findings, the Community Development Director has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

**Evidence:** The proposed project has been designed in conformance with the requirements of the R-1 B-2 Single-Family Residential Zoning District. The project is also in substantial conformance with the Single-Family Residential Design Guidelines, the objectives of which include ensuring compatible design with the existing residence and within the surrounding neighborhood context. The proposed addition has been sited and designed to minimize visibility and privacy concerns from the neighboring properties by incorporating fence screening, high-sill windows, and a privacy screen on the side of the proposed deck.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

**Evidence:** Zoning Code Section 18.06.010 states that the intent of the residential chapter is to establish residential districts and guide the orderly development within each district. It further states that the residential district regulations are intended to ensure provision of adequate light, air, privacy and open space for each dwelling by establishing reasonable development standards for the mass, scale and location on a building site for all new residential construction and to achieve a high standard of site and building design and design compatibility with surrounding neighborhoods. The proposed project has been designed in conformance with the requirements of the R-1 B-2 Single-Family Residential Zoning District. The project is also in substantial conformance with the Single-Family Residential Design Guidelines, the objectives of which include maintaining strong property values, compatible neighborhoods, and a healthy environment.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

**Evidence:** The design of the proposed residential addition substantially conforms to the recommendations of the Residential Design Guidelines in regard to design, massing and scale, roof form, privacy, window design, and materials and colors because the addition is an extension of the existing residence. The proposed addition has been sited and designed to minimize visibility and privacy concerns from the neighboring properties by incorporating fence screening, high-sill windows, and a privacy screen on the side of the proposed deck. The fenestration of the new addition also reflects the style and grid of the main house, in conformance with the Design Guidelines.

### **Environmental Review – Finding**

**CEQA** – The project will not have a significant effect on the environment.

**Evidence:** The project is Categorically Exempt pursuant to California Code of Regulations Section 15301(e) in that the project consists of the construction of a minor addition to an existing single-family residence.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**Community Development Director Resolution CDR-18-\_\_**  
**PDP-18-049**

**A. The following Conditions shall apply to the subject site to the satisfaction of the Community Development Director:**

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled "Addition & Remodeling 736 Toulouse Court" with a City date stamp of October 29, 2018. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
5. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

**B. The following Conditions shall be fulfilled to the satisfaction of the Community Development Director prior to the issuance of building permits:**

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit. (Planning)
2. CONSTRUCTION PLANS. File Number PDP-18-049 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for

review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout.

(Planning)

3. REQUIRED PLAN REVISIONS. Prior to issuance of building permits, the applicant shall submit revised plans providing the following:
  - a. Revise the deck square footage and lot coverage calculations on Sheet A.0 (Cover Sheet) and AC.2 (Floor Area Calculations) to reflect the reduction of the proposed deck from 94 square feet (original submittal) to 79 square feet (approved plans).
4. COPPER BUILDING ELEMENTS. Prior to issuance of building permits, the building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper*, to the satisfaction of the City Engineer.
5. STORMWATER RUNOFF. No increase in runoff should result from the project. Stormwater from roof added impervious surfaces (roofs, etc.) should be drained across planted areas and not flow offsite to street or neighboring properties. (Engineering)
6. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Prior to the issuance of building permits, a storm water management-treatment plan shall be submitted showing implementation of at least one of the six Low Impact Development (LID) measures listed below:
  - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
  - b. Direct roof runoff into vegetated areas;
  - c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
  - d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
  - e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
  - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
7. EROSION AND SEDIMENT CONTROL. Prior to the issuance of building permits, an erosion and sediment control plan shall be submitted that shows effective Best Management

Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the “construction best management practices” plan sheet. (Engineering)

8. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)
9. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)

**C. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to and during construction:**

1. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
  - All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
  - Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
  - Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
  - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
  - Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
  - Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
  - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
  - All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
2. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)
  3. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2016 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)
  4. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)
  5. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
  6. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without issuance of a Temporary Encroachment Permit. (Engineering)
  7. ENCROACHMENT PERMIT. No construction activity shall occur and no pedestrian and vehicular traffic control shall be installed within the City right-of-way or affecting the City's improvements prior to obtaining an encroachment permit from the City. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction of the City Engineer. Traffic control shall conform to Caltrans/MUTCD Standard Plans for Traffic Control in Construction and Maintenance Zones.
  8. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review by the City Engineer and issuance of a grading permit. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:
    - a. All masonry, wood, and steel construction materials;

- b. All construction-related equipment and storage containers; and
  - c. All construction-related vehicles, including temporary trailers.
9. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. Two or more street cuts in the frontage road for utility connections will require a single 2-inch thick asphalt concrete overlay patch on existing pavement across the property frontage.

#### **D. Validity and Expiration of Permits**

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit.
4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)
6. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of

action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

**OWNER'S/PERMITTEE'S CERTIFICATION:**

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

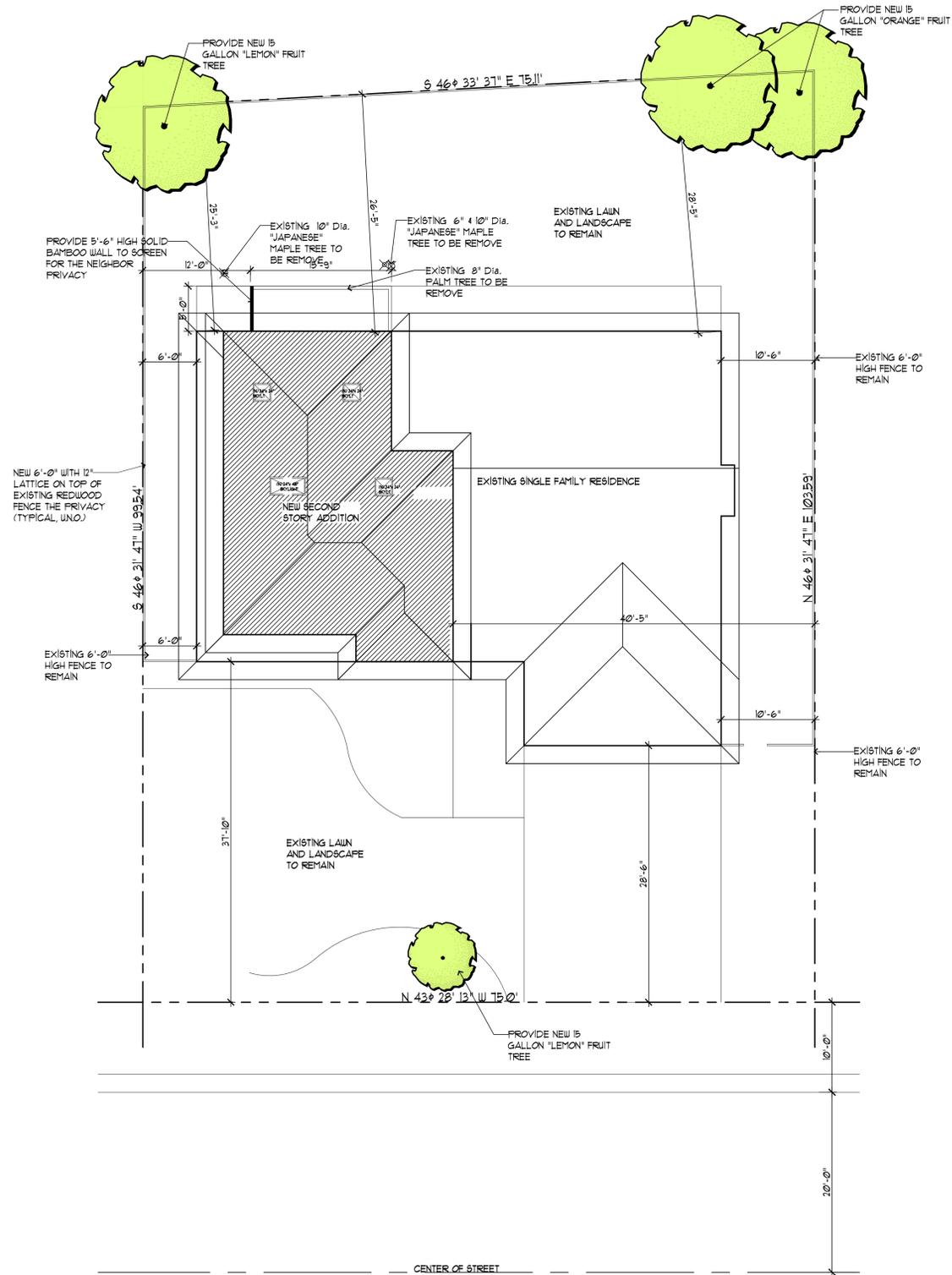
\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Date)





N  
  
**PROPOSED SITE/ ROOF PLAN**  
 SCALE: 1/8"=1'-0"

REVISIONS	BY

**CHU DESIGN ASSOCIATES INC.**  
 11414 A VENUE  
 SAN MATEO, CALIFORNIA 94061  
 TEL: 650-253-1288  
 FAX: 650-253-1288

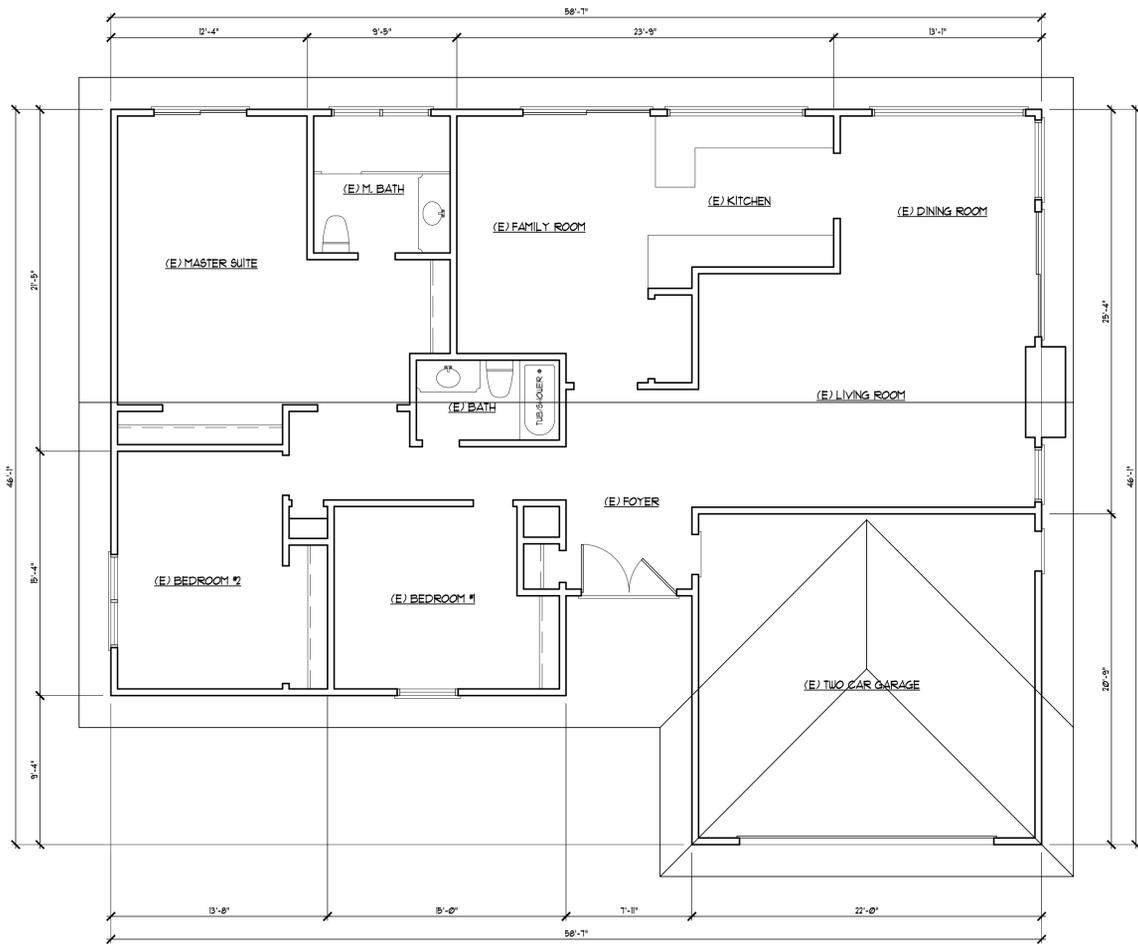
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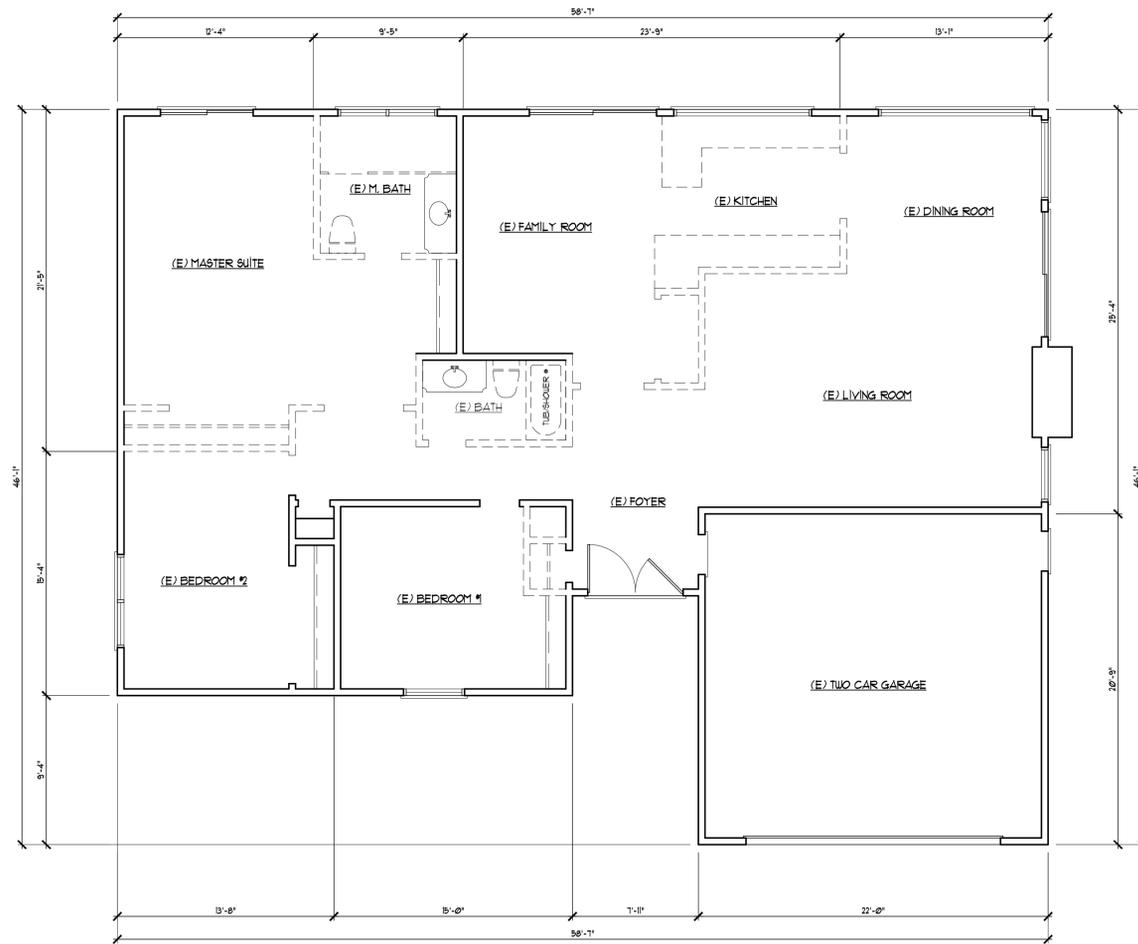
**ADDITION REMODELING**  
 Owner Green-City E, LTD  
 Toulouse Court Half Moon Bay, CA 94011  
 Tel. 1-818-311-1111 Rosita Ong

DATE: May 1, 2018  
 SCALE: AS NOTED  
 DRAWN: JC  
 FOR: Green-City  
 SHEET NO:

**A.1**  
 OF SHEETS



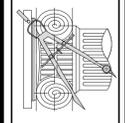
N  
EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0"



N  
DEMOLITION PLAN  
SCALE: 1/4"=1'-0"

REVISIONS	BY

CHU DESIGN ASSOCIATES INC.  
 1114 A VENUE  
 SAN MATEO, CALIFORNIA 94061  
 TEL: 650.253.1288  
 FAX: 650.253.1288



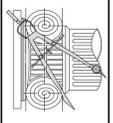
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ADDITION  REMODELING   
 Owner  Green-City E  LTD  
 Toulouse Court Half Moon Bay, CA  01   
 Tel.  1- 1- 1- 1- 1- Rosita  ong

DATE: May 1, 2018  
 SCALE: AS NOTED  
 DRAWN: JC  
 FOR: Green-City  
 SHEET NO.

A.2



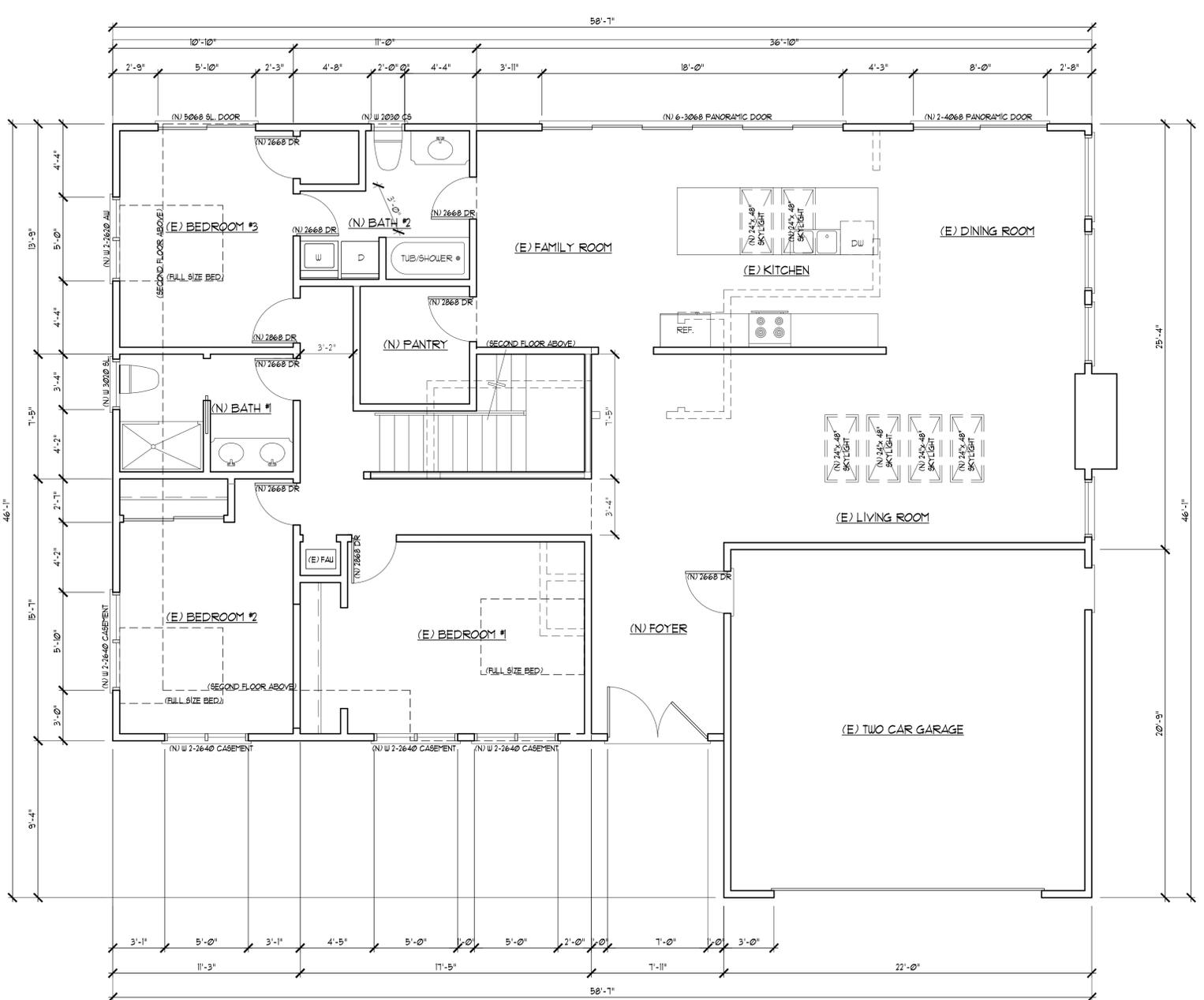
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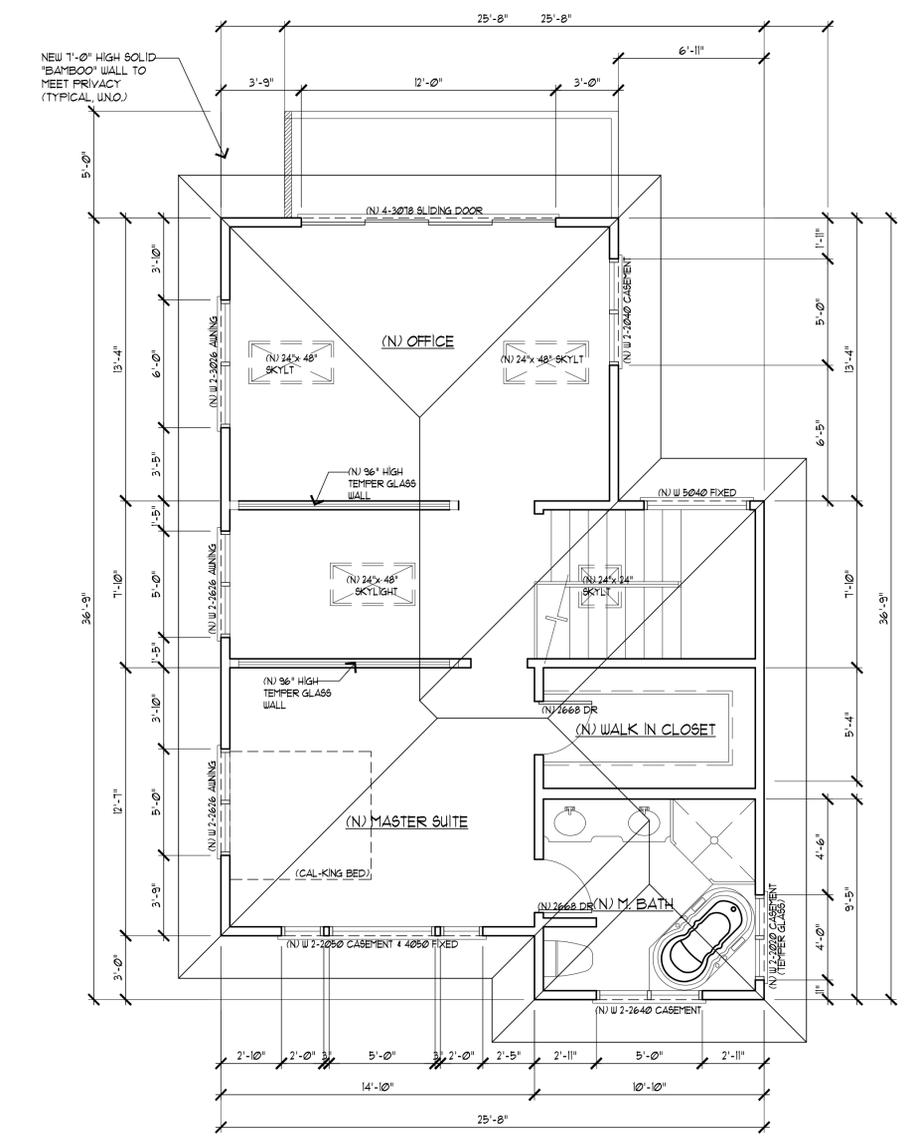
ADDITION REMODELING  
 Owner: Green-City E, LTD  
 10000 A Venue  
 San Mateo, CA 94061  
 Tel: 650-251-1280

DATE: May 1, 2018  
 SCALE: AS NOTED  
 DRAWN: JC  
 JOB: Green-City  
 SHEET NO:

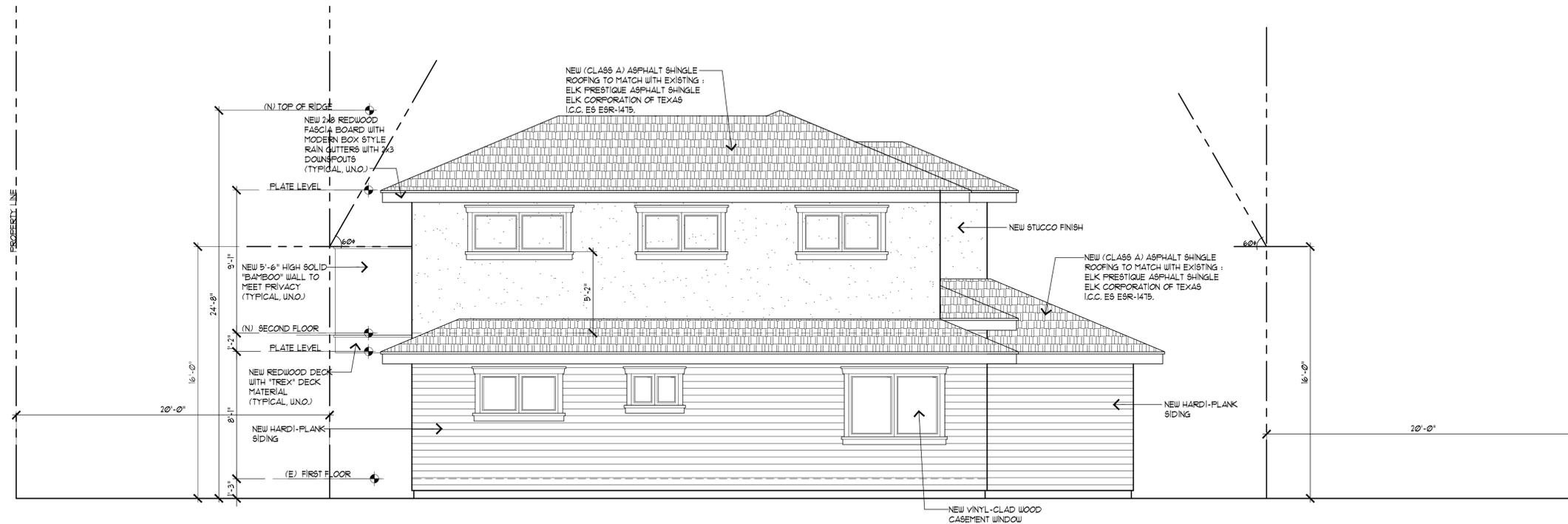
A.3



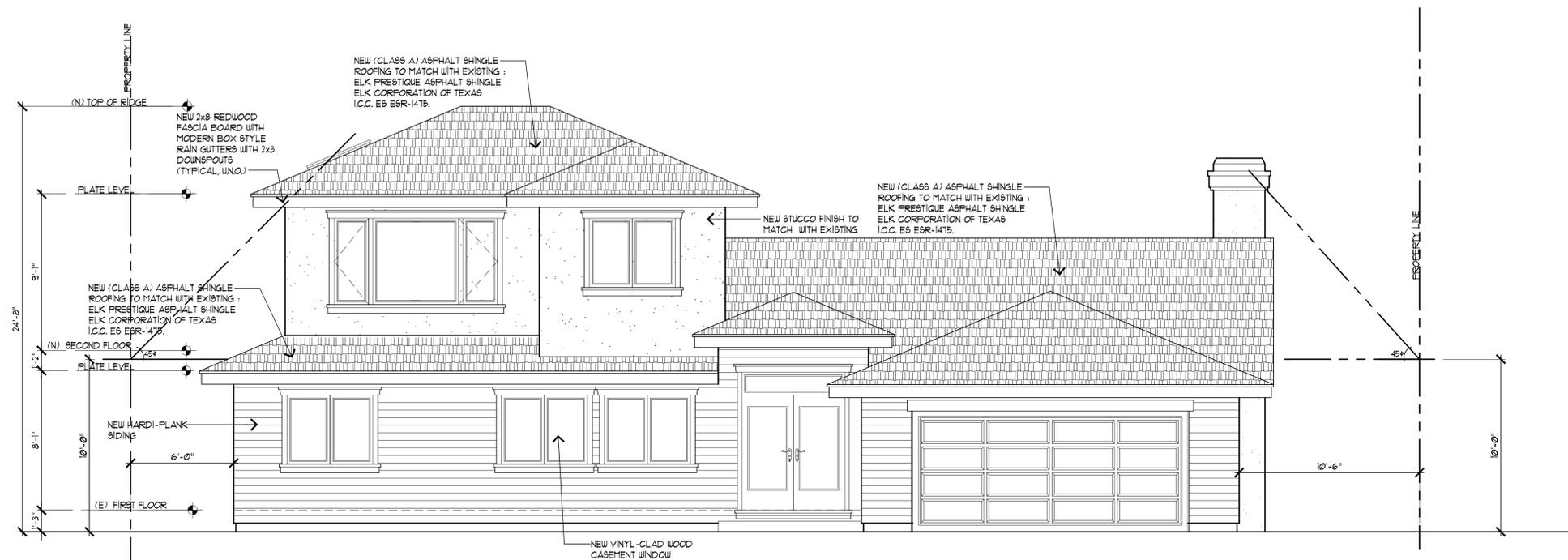
N  
 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/4"=1'-0"



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



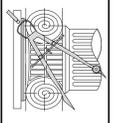
N  
  
**PROPOSED LEFT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"



N  
  
**PROPOSED FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"

REVISIONS BY

**CHU DESIGN ASSOCIATES INC.**  
 11111 A VENUE  
 SAN MATEO, CALIFORNIA 94403  
 TEL: 650-253-1280  
 FAX: 650-253-1281



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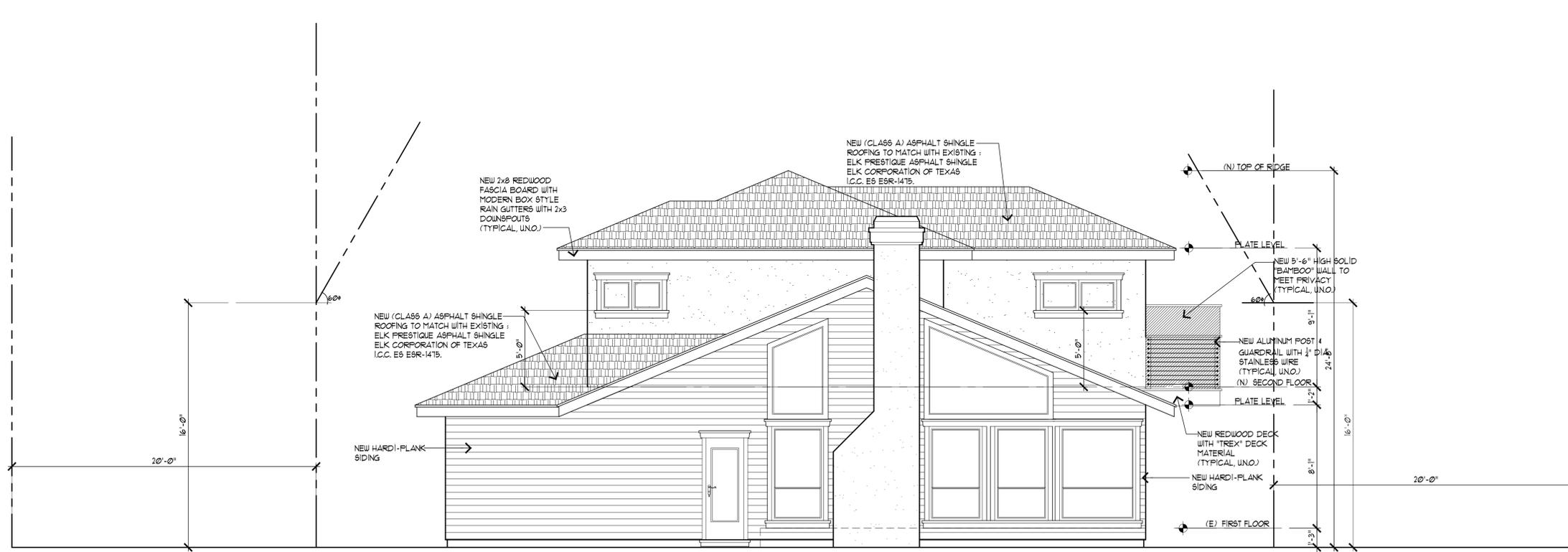


**ADDITION REMODELING**  
 Owner: Green-City E, LTD  
 11111 Toulouse Court Half Moon Bay, CA 94011  
 Tel: 650-253-1280 | Rosita Ong

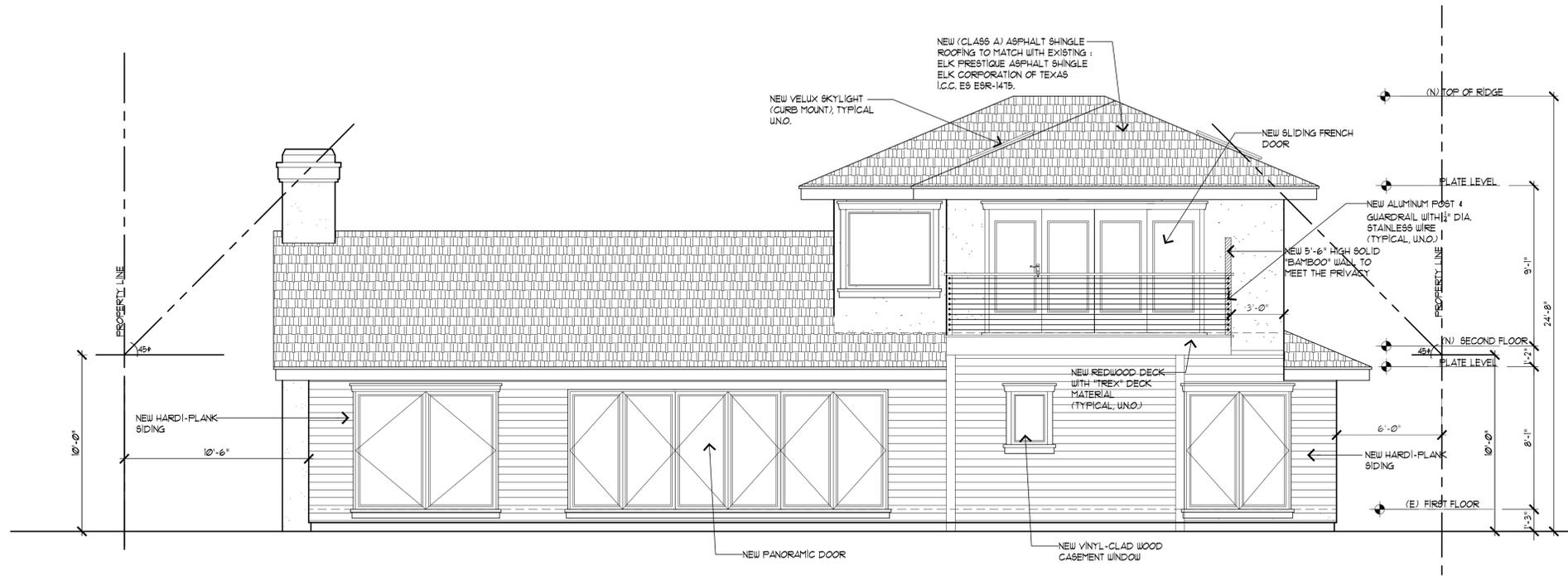
DATE: May 1, 2018  
 SCALE: AS NOTED  
 DRAWN: JC  
 JOB: Green-City

SHEET NO. **A.4**

OF SHEETS



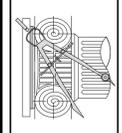

**PROPOSED RIGHT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"




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

REVISIONS	BY

**CHU DESIGN ASSOCIATES INC.**  
 11111 A AVENUE  
 SAN MATEO, CALIFORNIA 94403  
 TEL: (415) 991-1288  
 FAX: (415) 991-1288

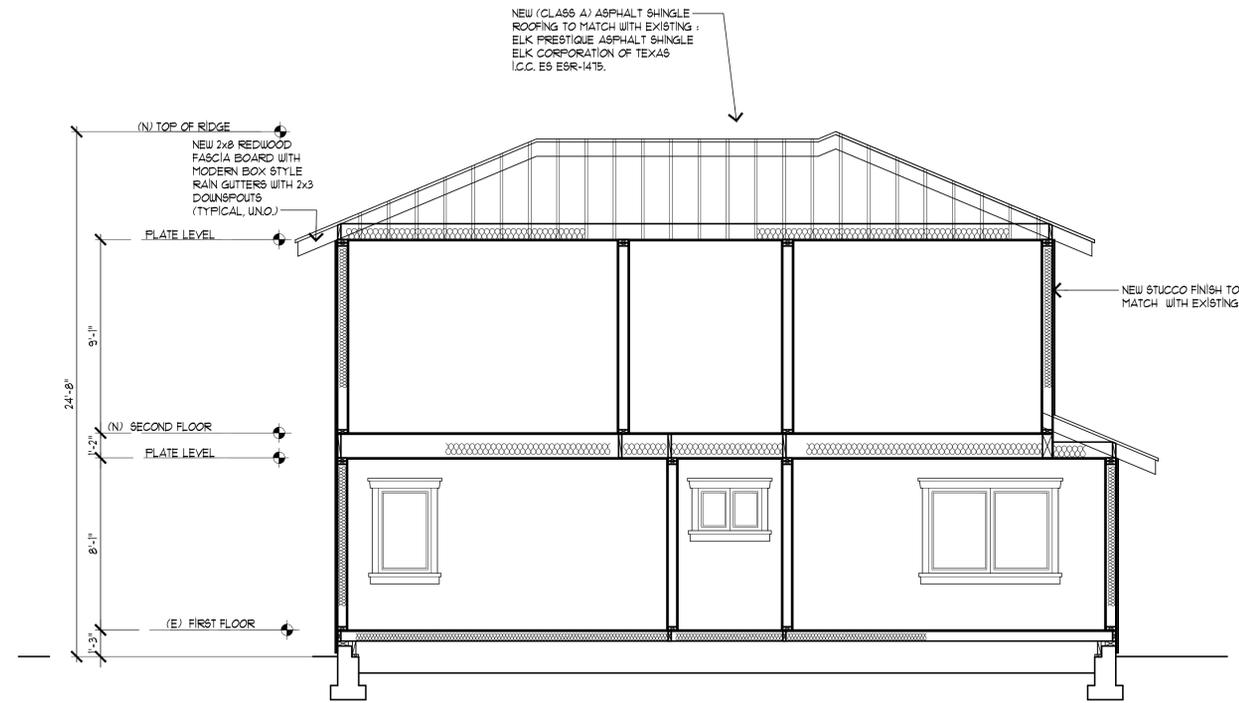


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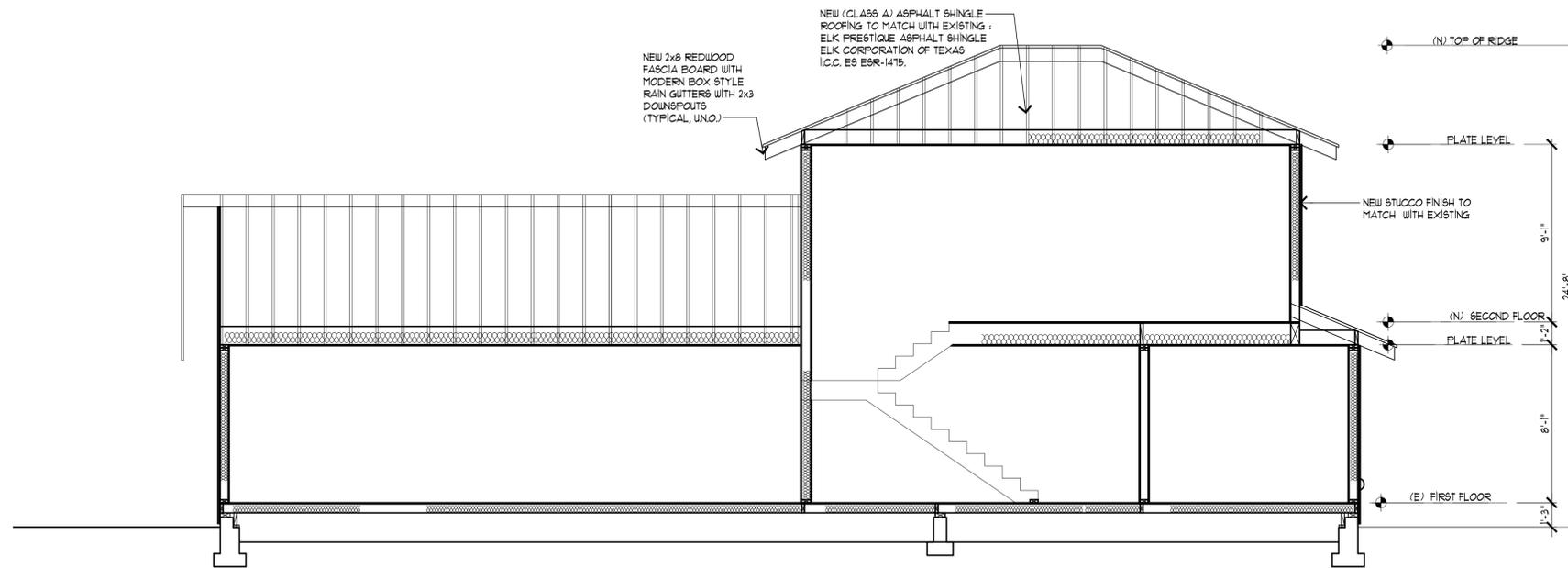


**ADDITION REMODELING**  
 Owner: Green-City E.I., LTD  
 11111 Toulouse Court Half Moon Bay, CA 94011  
 Tel: (415) 991-1288 | Rosita Ong

DATE:	May 1, 2018
SCALE:	AS NOTED
DRAWN:	JC
FOR:	Green-City
SHEET NO.	A.5



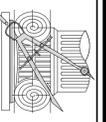
N  
**PROPOSED BUILDING SECTION B**  
 SCALE: 1/4"=1'-0"



N  
**PROPOSED BUILDING SECTION A**  
 SCALE: 1/4"=1'-0"

REVISIONS	BY

**CHU DESIGN ASSOCIATES INC.**  
 1144 A VENUE  
 SAN MATEO, CALIFORNIA 94061  
 TEL: 650-253-1288  
 FAX: 650-253-1288



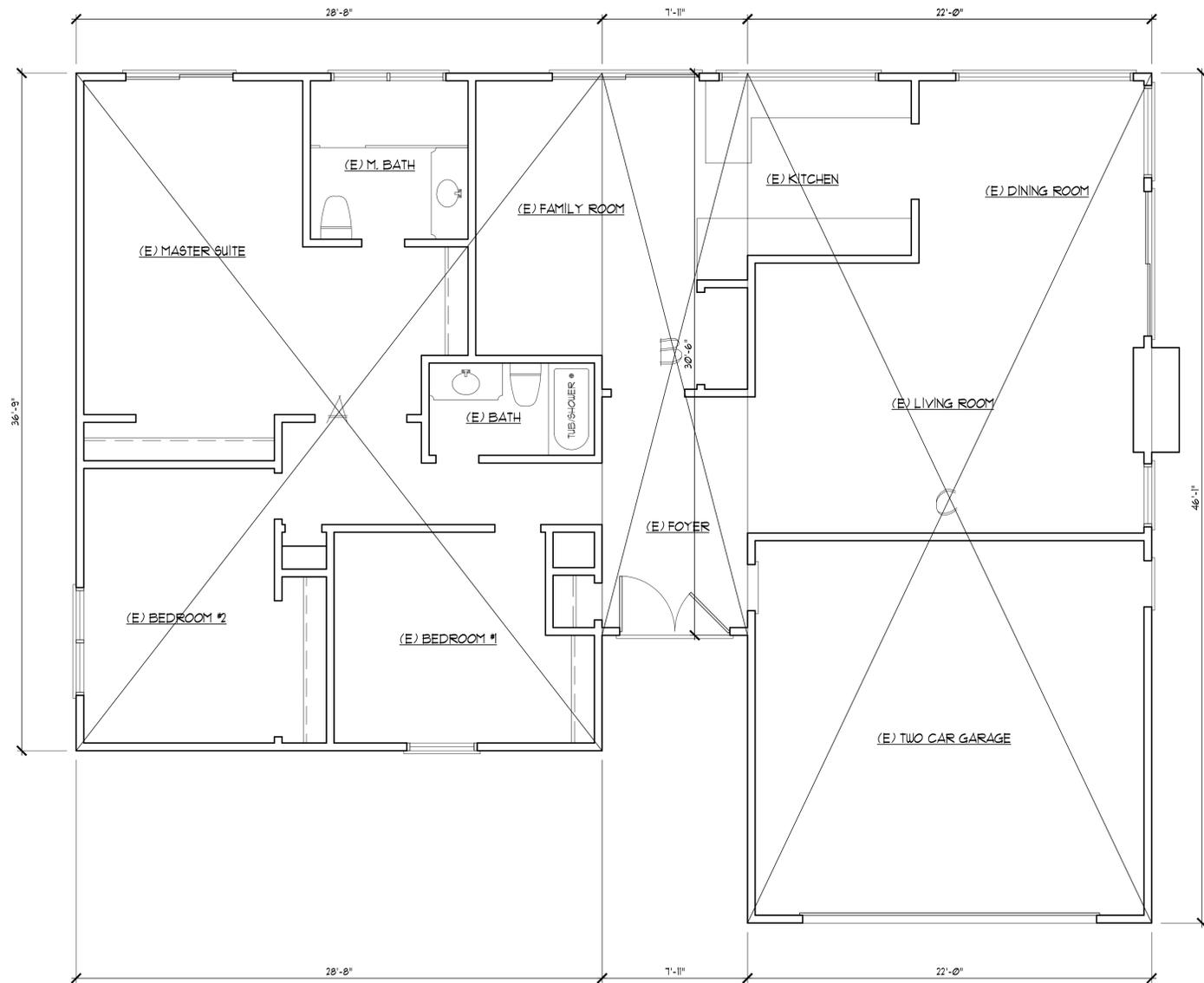
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**ADDITION REMODELING**  
 Owner: Green-City E, LTD  
 1144 A Venue, San Mateo, CA 94061  
 Tel: 650-253-1288 | Rosita Rosita

DATE: May 1, 2018  
 SCALE: AS NOTED  
 DRAWN: JC  
 FOR: Green-City  
 SHEET NO:

**A.6**



EXISTING FLOOR AREA:

- A 28'-8" x 36'-9" = 1,050.11 SF
- B 7'-11" x 30'-6" = 241.12 SF
- C 22'-0" x 46'-1" = 1,012.92 SF

TOTAL EXISTING FLOOR AREA: 2,304.81 SF

N  
  
**EXISTING FLOOR AREA CALCULATION**  
 SCALE: 1/4"=1'-0"

REVISIONS	BY

**CHU DESIGN ASSOCIATES INC.**  
 CHU DESIGN ASSOCIATES INC.  
 SAN MATEO, CALIFORNIA  
 TEL: 650-251-1288  
 FAX: 650-251-1288

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**ADDITION**  **REMODELING**   
 Owner  Green-City E.I., LTD  
 Toulouse Court Half Moon Bay, CA  01   
 Tel.  1-1-1-1-1-1-1-1  Rosita  ong

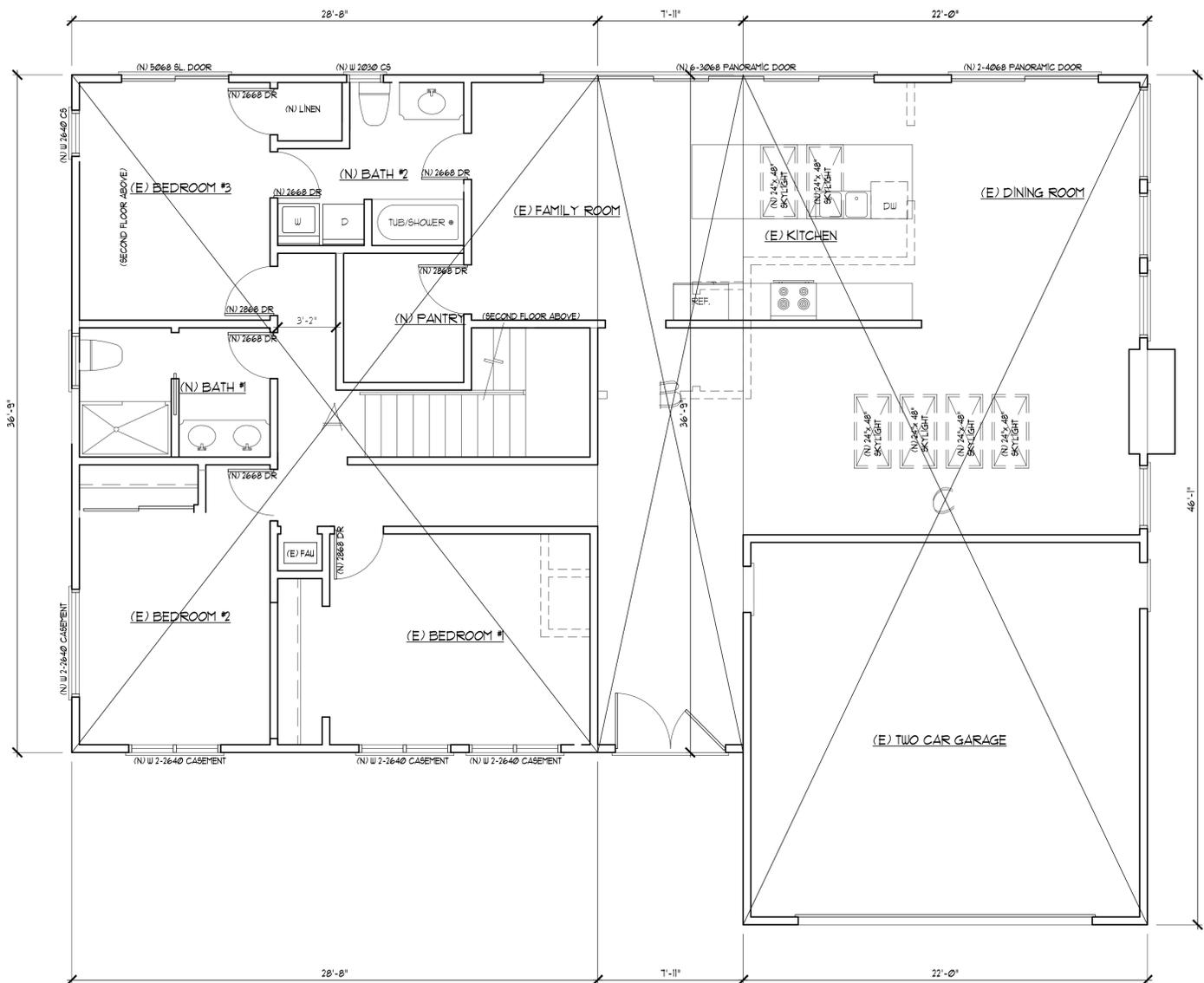
DATE: May 1, 2018  
 SCALE: AS NOTED  
 DRAWN: JC  
 FOR: Green-City  
 SHEET NO.

**AC.1**  
 OF SHEETS

PROPOSED FIRST FLOOR AREA:

- A 28'-8" x 36'-9" = 1,050.11 SF
- B 7'-11" x 36'-9" = 290.60 SF
- C 22'-0" x 46'-1" = 1,012.92 SF

PROPOSED FIRST FLOOR AREA: 2,354.29 SF



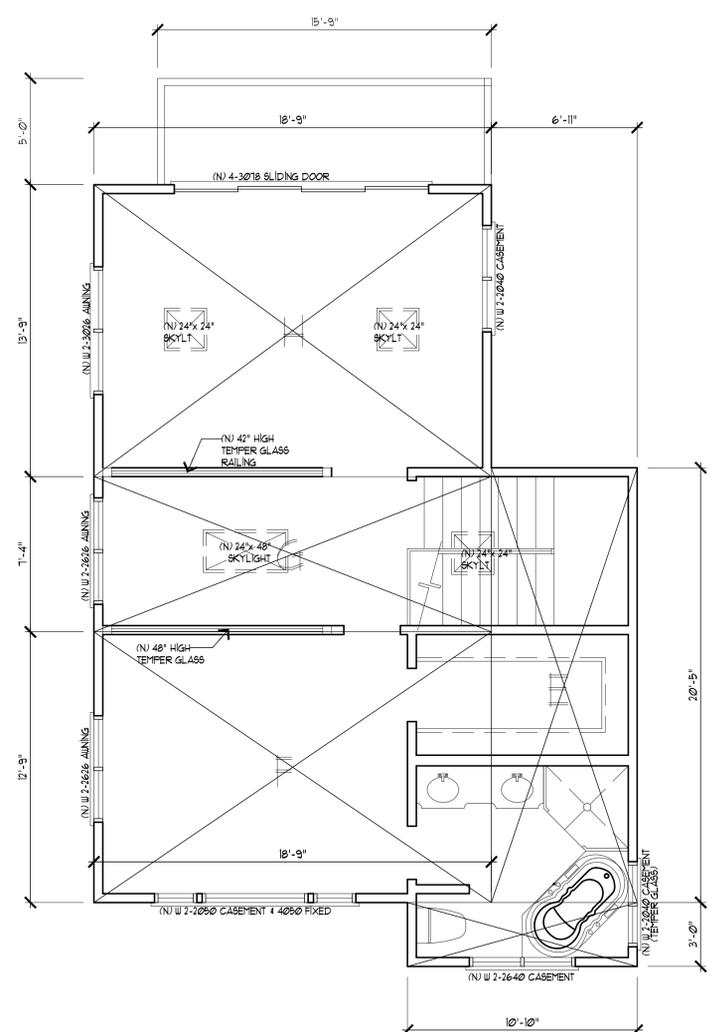
**PROPOSED FIRST FLOOR AREA CALCULATION**  
SCALE: 1/4"=1'-0"

PROPOSED SECOND FLOOR AREA:

- D 10'-10" x 3'-0" = 32.50 SF
- E 6'-11" x 20'-5" = 140.36 SF
- F 18'-9" x 12'-9" = 238.28 SF
- G 18'-9" x 7'-4" = 137.50 SF
- H 18'-9" x 13'-9" = 257.03 SF

PROPOSED SECOND FLOOR AREA: 805.67 SF

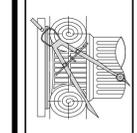
PROPOSED SECOND FL. DECK AREA: 93.15 SF



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

REVISIONS	BY

**CHU DESIGN ASSOCIATES INC.**  
1000 A VENUE  
SAN MATEO, CALIFORNIA 94060  
TEL: 650-991-1280  
FAX: 650-991-1281



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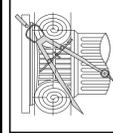
**ADDITION REMODELING**  
Owner: Green-City E.I., LTD  
Toulouse Court Half Moon Bay, CA 94011  
Tel. (415) 321-1111 | Rosita | ong

DATE: May 1, 2018  
SCALE: AS NOTED  
DRAWN: JC  
JOB: Green-City

**AC.2**

REVISIONS	BY

**CHU DESIGN ASSOCIATES INC.**  
 1111 11th Avenue  
 San Mateo, California 94401  
 Tel: 650-251-1288  
 Fax: 650-251-1288



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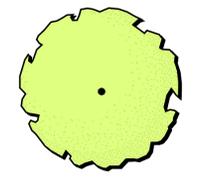


**ADDITION REMODELING**  
 Owner Green-City E.I. LTD  
 1111 Toulouse Court Half Moon Bay, CA 94011  
 Tel. 650-251-1288 Rosita Rosita .com

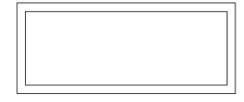
DATE: May 1, 2018  
 SCALE: AS NOTED  
 DRAWN: JC  
 FOR: Green-City  
 SHEET NO.:

**L.1**  
 OF SHEETS

**LEGEND:**

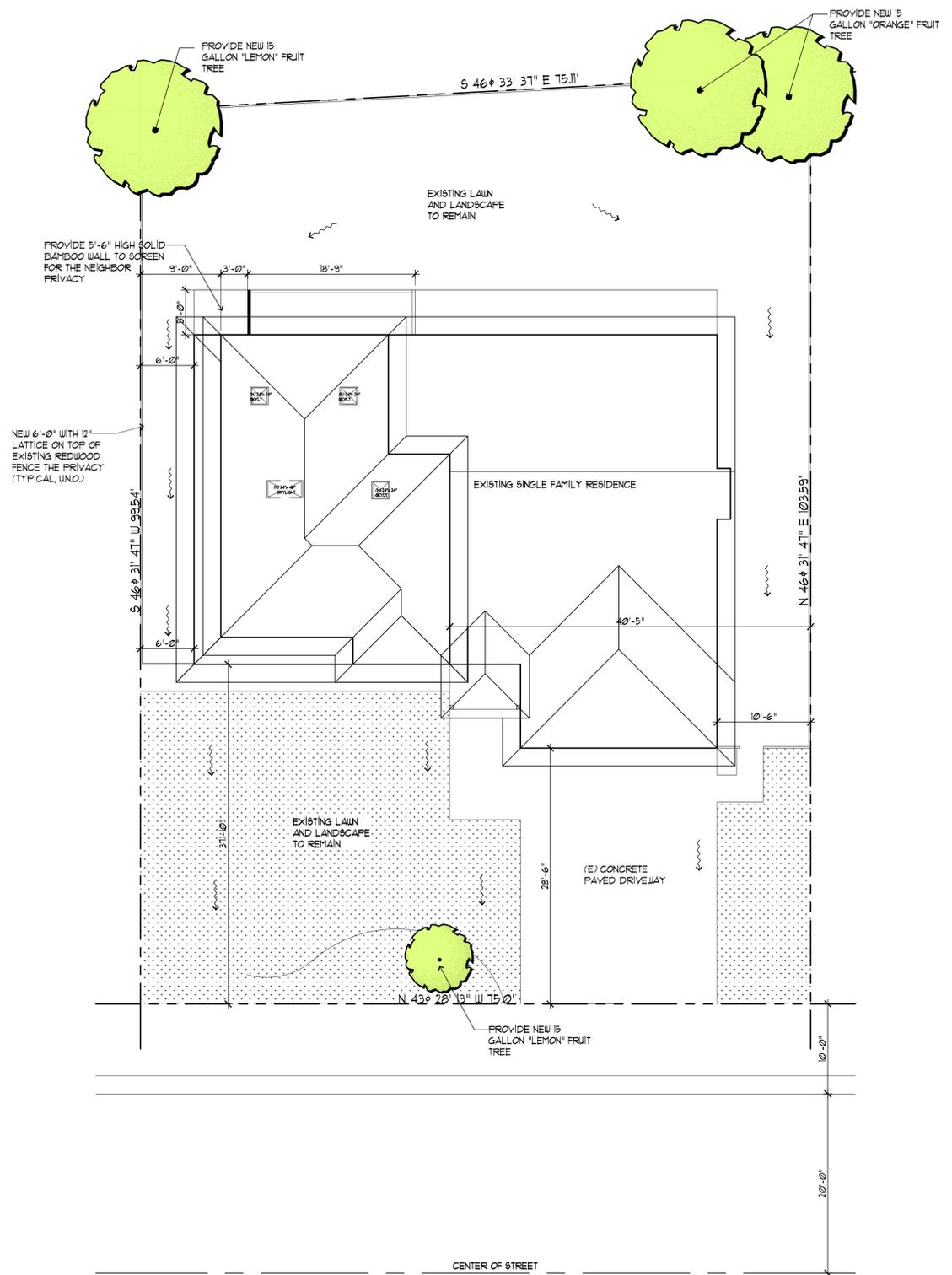


PROPOSED TREES

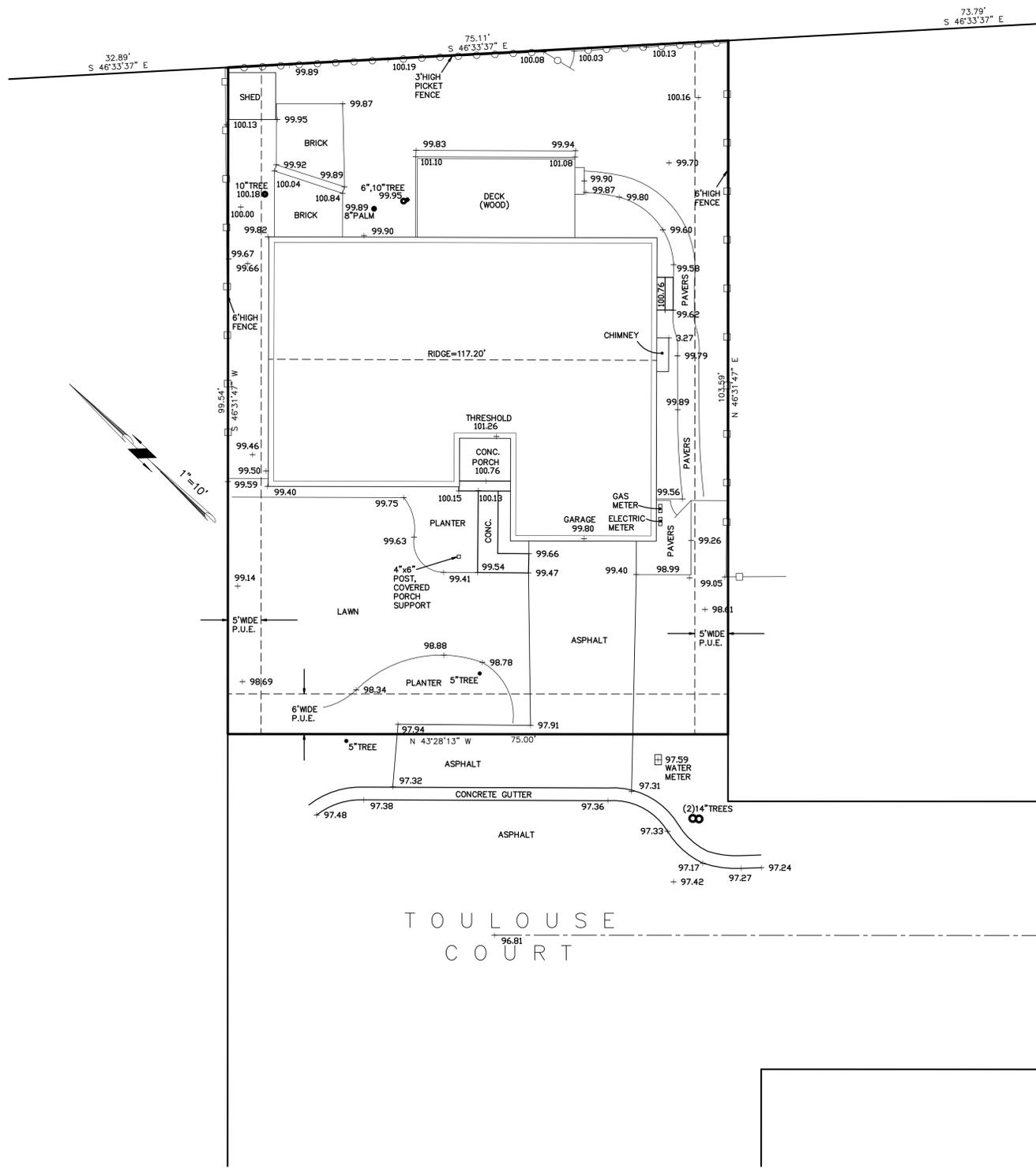


SHRUB AND GROUND-COVER AREA

**LANDSCAPE NOTES:**  
 1. PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT NATIVE OR NON-INVASIVE PLANT SPECIES (AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT.  
 2. SOIL IS SELECTED FROM A REDUCED IRRIGATION NEED SEED MIX.



**PROPOSED LANDSCAPE PLAN**  
 SCALE: 1/8"=1'-0"



**BENCHMARK STATEMENT:**  
 THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

**SURVEYOR'S STATEMENT:**  
 THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE JUNE 2018. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY. EASEMENTS SHOWN ARE FROM RECORD MAP ONLY.

  
 Savidr Micallef  
 LAND SURVEYOR, LS 8289  
 (805) 709-2423  
 DATE 06-18-18

SAVIDR P. MICALLEF LAND SURVEYING  
 421 WILDWOOD DRIVE  
 SOUTH SAN FRANCISCO, CA 94080  
 805/709-2423

SITE SURVEY OF  
 736 TOULOUSE COURT  
 CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

Date	06-18-18
Scale	1"=10'
Design	SPM
Drawn	SPM
Approved	SPM
Job No.	