



AGENDA
CITY OF HALF MOON BAY
ARCHITECTURAL ADVISORY COMMITTEE (AAC) MEETING

THURSDAY JANUARY 16, 2020
8:30 A.M.

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

**Chad Hooker
Steve Kikuchi
Linda Poncini**

This agenda contains a brief description of each item to be considered. Those wishing to address the AAC 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. REVIEW MEETING SUMMARY NOTES
12/13/19
- III. PUBLIC COMMENT
- IV. COMMITTEE MEETING ITEMS
 - a. **PROJECT:** New Single Family Residence and Accessory Dwelling Unit
CITY FILE #: PDP-19-072
LOCATION: 493 Kelly Avenue
OWNER/APPLICANT: Mario Cabrera and Reynaldo Royo
 - b. **INFORMATION ITEM:** Mixed-Use Districts and Parking Standards Ordinance
CITY FILE #: PDP-19-101
LOCATION: Mixed Use Zoning Districts
OWNER/APPLICANT: City of Half Moon Bay
Note: There are no separate packet materials for this item. Refer to Planning Commission agenda packet for December 10, 2019 and January 14, 2020
<https://www.half-moon-bay.ca.us/314/Planning-Commission-Agendas>
- V. DIRECTOR'S REPORT
- VI. COMMITTEE MEMBER COMMUNICATIONS
- VII. ADJOURNMENT



MEETING SUMMARY NOTES

CITY OF HALF MOON BAY ARCHITECTURAL ADVISORY COMMITTEE

FRIDAY, DECEMBER 13, 2019

TED ADCOCK COMMUNITY CENTER, SOUTH DAYROOM / 535 KELLY AVENUE

Meeting of the Architectural Advisory Committee (AAC) began at 8:30 am.

PRESENT: Chad Hooker, Steve Kikuchi, Linda Poncini

STAFF PRESENT: Jill Ekas, Scott Phillips, and Doug Garrison

ACKNOWLEDGE MEETING SUMMARY NOTES OF NOVEMBER 21, 2019

PUBLIC COMMENT

None

SUMMARY

The AAC members agreed to change the order of the agenda items.

- **341 Myrtle Street:** Project was presented to the AAC by the applicant. The AAC provided the following comments:
 - **Site Design:**
 - Relocate the off-street parking space outside of the public right-of-way,
 - Reach out to the neighboring property owner to the west to see if they are interested in a lot line adjustment to create more functional properties.
 - **Massing:**
 - AAC is not supportive of the 3-story design aspect of the building design on this substandard site. At most, a small second story might be acceptable.
 - Reduce the size of the house to be in proportion with the lot.
 - **Building Articulation:**
 - The third story includes a roof pitch that conflicts with the rest of the home, remove this element and coordinate the roofplan.
 - Both the west and east elevations are monolithic. Provide more building articulation consistent with the front and rear elevations.

- **Design Consideration:**
 - Look at the residence at 390 Myrtle Street as an example of what is acceptable on a small lot.
 - Considering adding a bay window or other features to the second story master bedroom.
 - Maximum Building Envelope variance is only supportable to allow exceptional architectural design. This building is too big, and the design does not merit the variance.
 - When multiple variances are requested, the design needs to be excellent.
 - Add landscape feature to screen or soften the appearance of the parking space.
- **433 Main Street:** Project was presented to the AAC by staff and the applicant. The AAC provided the following comments:
 - **Site Design:**
 - ADA parking provided does not appear to meet code requirements, 8' 2" vertical clearance for vans required.
 - Double check drive isle width.
 - Use permeable pavers instead of concrete for the hard surfaces.
 - Expand site plan to include the building footprints in the vicinity, including across Johnston Street.
 - **Building Articulation:**
 - The Johnston Street elevation is too monolithic. It should look more residential. It is ok to treat the Johnston St. portion as a separate building design with a different expression than the Main and Kelly corner portion of the building. S
 - Should consider a complete streetscape approach on all frontages.
 - If retail, ensure storefronts are well oriented and close enough to the sidewalk on Main Street. Setback works well for cafe or similar use. Rounded building corner on Main and Kelly is fine.
 - Stepping back the second story to resemble in a "wedding cake" fashion is not necessary. There are other ways to provide building articulation that provide more architectural interest. For example, a tower element and combinations of stepbacks and projections which do not need to be symmetrical.
 - **Building Style:**
 - The existing building to the north is interesting and could add to the project.
 - The AAC is supportive of a distinct building design along Johnston that is more compatible with the residential style on that block. As previously noted, it is ok to treat this portion of the project as separate building design, consistency with the corner building is not necessary or

recommended. Upper story windows have a commercial/retail appearance smaller windows with a more residential quality are recommended.

- **Design Consideration:**
 - Architectural detailing is important and should be emphasized within the design, attention to balcony railings, windows, roof brackets, etc.
 - Add residential amenities such as a roof deck for residents.
 - AAC recommends further review of the project once revisions have taken place and is supportive of the mix and layout of the uses overall.

DIRECTOR'S REPORT

The Director provided an update on the Carter Park project which was well underway before the AAC was seated.

ARCHITECTURAL ADVISORY COMMITTEE COMMUNICATIONS

The date of the next meeting was also discussed. Thursday January 16 at 8:30 am was confirmed for the next meeting.

ADJOURNMENT

Meeting adjourned: 10:30 am

Respectfully Submitted:

Scott Phillips, Associate Planner



*Architectural Advisory Committee:
Request for Design Review and Recommendations*

Date: January 16, 2020

To: Architectural Advisory Committee Members

From: Brittney Cozzolino, Associate Planner

Subject: 493 Kelly Avenue, New Single-Family Residence and Accessory Dwelling Unit, PDP-19-072

PROJECT DESCRIPTION:

The application is for a new 2,617 square-foot, two-story single-family residence with an attached two-car garage and an attached accessory dwelling unit on a 6,000 square-foot substandard vacant lot at 493 Kelly Avenue. The subject site is in the Pilarcitos multi-family neighborhood across from Hatch Elementary School/Pilarcitos High School and is a typical infill lot. The property owner is Mario Cabrera, and the project applicant/architect is Reynaldo Royo.

Applicable Development Standards: The site is zoned R-3 Multi-Family Residential. Applicable development standards are summarized below:

Development Standard	Zoning Requirement	Proposed
Min. Site Area	5,000 sq. ft.	6,000 sq. ft.
Min. Site Width	75 ft.	50 ft.
Min. Front Setback	20 ft.	20 ft.
Min. Side Setbacks	5 ft. (10 ft. combined)	5 ft. (17 ft. combined)
Min. Rear Setback	20 ft.	20 ft.
Max. Site Coverage	45% (2,700 sq. ft.)	41.1% (2,468 sq. ft.)
Max. Floor Area Ratio	Not applicable in R-3	N/A

Max. Building Height	40 ft.	26 ft. 10 in.
Min. Off-Street Parking	1 garage space, one covered space, one additional off-street parking for ADU	Conforms
Maximum Building Envelope	Per Section 18.06.040 (G)	Slight encroachment; can be conditioned/redesigned to conform

Applicable Guidelines/Standards: As the project consists of a single-family residence, the City’s Single-Family Residential Design Guidelines are applicable. The visual resource protection standards contained in Chapter 18.37 of the Half Moon Bay Municipal Code also apply, as the site is located within 200 yards of the Highway 1 visual corridor and is located on a primary scenic coastal access route (Kelly Avenue).

Required Permits: The project requires issuance of a Coastal Development Permit and Architectural Review. The project will be reviewed by the Community Development Director or Planning Commission.

REVIEW:

Staff is seeking feedback from the AAC on the design of the new residence as it relates to compliance with the Single-Family Residential Design Guidelines and the Scenic Corridor Standards in Chapter 18.37 (Visual Resource Protection Standards). Committee members are encouraged to provide feedback on the proposed design and minor encroachment into the maximum building envelope.

Site Plan

Site Conditions: The site is currently vacant and mostly flat. Figure 1 below shows the site conditions as of May 2019.



Figure 1, site as of May, 02019

Building Placement: The primary residence faces Kelly Avenue with an emphasized front porch feature. The garage and accessory dwelling unit (ADU) are accessed by the driveway extending down the western property line. The garage is attached to the primary residence, with the ADU above the attached garage sharing a wall with the second story of the primary residence.

Parking: The project proposes a two-car garage for the primary residence and one uncovered space for the ADU, consistent with the Zoning Code.

Offsite Improvements: Removal and replacement of the existing frontage sidewalks meeting ADA minimum width standards will be required as part of this project.

Landscape

Site: The proposed plant palette consists of a variety of native and drought-tolerant species. Landscaping is proposed in the front yard with a small lawn and stepping stone path to the front entrance, and along the property perimeter.

Lighting: Up-lighting is shown on the landscaping at various locations throughout the property. Per the City's dark sky policy and downlighting design guideline (Guideline 3-36), staff recommends changing the exterior light fixtures to down-facing.

Architecture

Neighborhood Context: The site fronts Kelly Avenue between Cabrillo Highway and Pilarcitos Avenue and is across the street from the Cabrillo Unified School District Office. The surrounding neighborhood predominately contains multifamily housing, with commercial development fronting Cabrillo Highway.

Building Envelope: A minor encroachment outside of the rear yard Maximum Building Envelope is shown on the side elevations. This encroachment could be eliminated with a minor redesign.

Architectural Elements: The new residence and accessory dwelling unit is well articulated and provides an attractive appearance when viewed from Kelly Avenue.

Use Considerations: The site is within a multi-family zoning district and fronts a busy street (Kelly Avenue). The City's Certified Housing Element shows a realistic yield of 3 units for the property. Given the small size of the property and the steady traffic flow in the vicinity; however, additional site evaluation indicates that there may be safety and access concerns with including more than 2 units.

Sustainability Features: Permeable pavement is shown for the driveway material, as well as walking paths on the property.

NEXT STEPS:

It is anticipated that the project will be revised and resubmitted for city review. If the new design addresses recommendations by the AAC, the project will be scheduled for review at a Director Hearing or Planning Commission.

ATTACHMENTS:

1. Plan Set

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
AL BD	ALUMINUM BOARD
AGGR	AGGREGATE
AL	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM	BEAM
B.U.R.	BUILT UP ROOFING
C.G.	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEG	DEGREE
DET	DETAIL
DIAG.	DIAGONAL
DIA	DIAMETER
DR	DOOR
DN	DOWN
(E)	EXISTING
EA	EACH
EL OR ELEV.	ELEVATION
ELEC	ELECTRICAL
EP	EPOXY PAINT
EQ	EQUAL
E.W.	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FIN FLR	FINISH FLOOR
FNC	FABRIC WALL COVERING
GB	GYP SUM BOARD
GYP	GYP SUM
HM	HOLLOW METAL
INSUL	INSULATION
INT	INTERIOR
MAT	MATERIAL
MET.	METAL
MFR	MANUFACTURER
O.C.	ON CENTERS
F	PAINT
PLY.	PLYWOOD
Q.T.	QUARRY TILE
S.G.	SAFETY GLAZING
SIM	SIMILAR
TEMP	TEMPERED
TYP	TYPICAL
VB	VINYL BASE
VCT OR VIN	VINYL COMPOSITION TILE
WD	WOOD
WR	WATER RESISTANT

CODE REVIEW:

- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.
- OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECS.
- PORTIONS OF THE WORK NOT SPECIFICALLY SHOWN OR DETAILED ON THE DRAWINGS, BUT WHICH ARE REQUIRED AND NECESSARY FOR FINAL APPROVAL OF THE WORK BY THE AUTHORITIES IN JURISDICTION SHALL BE CONSTRUED TO BE INCLUDED IN THE SCOPE OF WORK AND SHALL BE INCLUDED IN THE CONTRACTORS BID TO THE OWNER AND SHALL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- OWNER SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED BY GOVERNMENT AUTHORITIES HAVING JURISDICTION OVER THIS WORK.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- SUBCONTRACTORS SHALL COOPERATE WITH EACH OTHER, CORRECTING AND COORDINATING THEIR WORK IN SUCH MANNER AS NOT TO DELAY OR INTERFERE WITH WORK OF OTHERS.
- APPLIANCES, CABINETS, LIGHT FIXTURES, FLOOR COVERINGS, AND ALL FINISHES SHALL BE APPROVED BY OWNER PRIOR TO PURCHASE AND INSTALLATION.
- CONVENIENCE OUTLETS IN BATHROOMS, OUTDOORS, AND GARAGES (OTHER THAN LAUNDRY AND SIMILAR EQUIPMENT) SHALL BE GFI PROTECTED, NEC ART. 210-52.
- THE ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC. 250-85.
- IN ALL NEW CONSTRUCTION BRANCH CIRCUITRY PANELS SHALL BE SIZED TO PROVIDE FOUR (4) FULL SIZE SPACE CIRCUIT SPACES FOR FUTURE EXPANSION PURPOSES.
- NO BRANCH CIRCUIT PANEL OR PROTECTIVE DEVICES SHALL BE INSTALLED IN BATHROOMS, CLOTHES CLOSETS, LAUNDRY CLOSETS, PANTRIES, AND SIMILAR TYPE CLOSETS, OR WATER HEATER AND FURNACE COMPARTMENTS.
- SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP.
- ELECTRICAL OUTLET GASKETS ARE REQUIRED AT ALL EXTERIOR WALLS.
- NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2 INCH STROKE. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6 INCH BY 18 INCH GREEN REFLECTIVE METAL SIGN WITH 2 INCH REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-CO 911 OR EQUIVALENT. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
- COVERING OF STOREFRONTS, OR GLAZING ON WINDOWS AND DOORS ARE PROHIBITED DURING CONSTRUCTION.

PLUMBING:

- TOILETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
- SHOWER HEAD FLOW SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI.
- LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM.
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF 1.5 GALLONS PER MINUTE.
- WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS.
- ALL TUB AND SHOWER ENCLOSURES SHALL BE TEMPERED GLASS.
- FINISH OF SHOWER AND TUB WALLS TO BE TILE OR A WATERPROOF MATERIAL TO A HEIGHT OF 6'-0" ABOVE FINISHED FLOOR.
- PROVIDE A MINIMUM 12"x12" ACCESS PANEL FOR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.

WINDOW:

- ALL BEDROOMS SHALL BE PROVIDED WITH AN EGRESS OR RESCUE WINDOW AND SHALL HAVE A FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, 5.0 S.F. ALLOWED AT GRADE. MINIMUM NET CLEAR OPENINGS SHALL BE 20 INCHES FOR WIDTH AND 24 INCHES FOR HEIGHT.
- WINDOWS WITHIN 24 INCHES OF A DOOR SHALL BE TEMPERED GLAZING.
- WINDOWS WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR SHALL HAVE TEMPERED GLASS.
- ALL WINDOWS WITHIN TUB/SHOWER ENCLOSURES THAT HAVE SILLS WITHIN 60" ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS.
- ALL OPENED VENTS SHALL BE SCREENED INCLUDING SLIDING GLASS DOORS.
- ALL WINDOW FRAMES SHALL BE WHITE VINYL, U.N.O.

DOORS:

- INTERIOR DOORS SHALL BE 1-3/8" HOLLOW CORE, STAIN GRADE WOOD, PRE-HUNG ON WOOD FRAMES. MATCH EXISTING PANEL TYPE AND PAINT WHERE APPLICABLE.
- ENTRY DOOR SHALL BE 1-3/4" SOLID CORE WOOD STAIN GRADE, WITH PANELS AND PEEP HOLE. STYLE TO BE SELECTED BY OWNER PRIOR TO ORDERING.
- GARAGE/ENTRY DOOR SHALL BE 1-3/4" TIGHT FITTING SOLID CORE WOOD STAIN GRADE WITH A RATING OF 20 MINUTES, WITH SELF CLOSING HARDWARE.
- ALL EXIT DOORS SHALL BE OPENED FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT EXIT DOORS.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.
- ALL SLIDING GLASS DOORS SHALL HAVE TEMPERED GLAZING.
- ALL GLAZING IN DOORS SHALL BE DUAL PANE TEMPERED GLASS WITH A MIN. U-VALUE OF 0.60, U. O. N.
- GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS.

WEATHER PROTECTION:

- WEATHERPROOF EXTERIOR CONSTRUCTION PER CBC CHAPTER 14 OR CRC R703.
- PROVIDED CORROSION PROTECTION FOR ALL HARDWARE EXPOSED TO THE EXTERIOR PER CRC R703.4.
- PROVIDE FLASHING PER CBC SEC. 1405.3
- FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
- AS PER COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE ROOF COVERINGS 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 2016 CBC.

GENERAL NOTES:

- UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE DRAWINGS, THE FOLLOWING NOTES SHALL APPLY THROUGHOUT CONSTRUCTION.
- ANY DISCREPANCY IN THE DRAWINGS SHALL BE REFERRED TO THE ARCHITECT FOR FURTHER CLARIFICATION BEFORE STARTING CONSTRUCTION.
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF WITH THESE PLANS AND THE EXISTING SITE CONDITIONS, PRIOR TO THE START OF CONSTRUCTION.
- INDICATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE, SAFETY AND ZONING CODES AND ORDINANCES.
- WHERE NECESSARY THE CONTRACTOR SHALL PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC. TO THE OWNER'S REPRESENTATIVE AND/OR LOCAL BUILDING OFFICIALS FOR APPROVAL.
- VERIFY LOCATIONS AND REQUIREMENTS FOR UNDERGROUND WORK AND WORK EMBEDDED IN SLABS INCLUDING UTILITY SERVICE, SANITARY SEWER, DRAINAGE AND IRRIGATION PRIOR TO START OF WORK. SPECIAL COORDINATION WITH UTILITY COMPANIES WILL BE REQUIRED TO COORDINATE GAS ELECTRIC CABLE AND WATER SERVICE LINES
- ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED OR COMPACTED SOIL. CONFORM TO SOIL'S REPORT.
- VERIFY ALL PLAN DIMENSIONS AND ROUGH OPENING REQUIREMENTS PRIOR TO START OF Framing.
- VERIFY SPACE REQUIRED FOR PLENUMS AND DUCTS WITH HEATING CONTRACTOR BEFORE START OF WORK.
- VERIFY SPACE REQUIRED AND COMPLIANCE WITH CODE REQUIREMENTS FOR PIPING AND DRILLING THROUGH STRUCTURAL WOOD MEMBERS BEFORE START OF WORK.
- BOLTS BEARING ON WOOD SHALL HAVE STANDARD CAST IRON OR MALLEABLE IRON WASHERS. BOLT HEADS SHALL BE DRILLED TO THE NET DIAMETER OF BOLTS.
- WHERE PLYWOOD SHEATHING IS USED ON ROOF OR FLOOR, SHEETS SHALL BE LAID PERPENDICULAR TO DIRECTION OF JOISTS OR RAFTERS. PLYWOOD SHEETS SHALL BE SPACED.

CARBON MONOXIDE & SMOKE ALARM GENERAL NOTES:

CARBON MONOXIDE ALARMS-CRC R315

- New Construction. Carbon monoxide alarm shall be installed for units within which fuel-burning appliances are installed and in units have attached garages. The new construction work includes new dwelling units, additions, repairs, and alterations to existing dwelling units. The primary power supply shall be directly connected to the permanent building wiring with battery back-up. Interconnection is required when more than one carbon monoxide alarms are installed. Battery only operated alarm may apply to work in existing dwelling units where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.
- Existing Dwellings. Where a permit is required for alterations, repairs or additions exceeding \$1,000, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm.
- Alarm Requirements. Carbon monoxide alarms shall be listed as complying with UL2034. Carbon monoxide detectors shall be listed as complying with UL2075. Alarms & detectors shall be on the approved listing and installed according to manufacturer's installation instructions.
- Alarm Locations.
 - Outside of each separate dwelling unit sleeping area in the immediate vicinity of bedrooms.
 - On every level of a dwelling unit including basements.
- Multiple-Purpose Alarms. Carbon monoxide alarms combined with smoke alarms shall comply with all applicable standards, and requirements for listing and approval by the State Fire Marshal for smoke alarms.

SMOKE ALARMS - CRC R314

- Alterations, Repairs, and Additions. Smoke alarms are required for all dwelling units intended for human occupancy for a permit for alterations, repairs, or additions, exceeding \$1,000. When a sleeping room is added or created, the dwelling unit shall be equipped with smoke alarms as required for new dwellings.
 - Alarm Locations.
 - 2.1. In each sleeping room.
 - 2.2. Outside each separated sleeping area in the immediate vicinity of the bedrooms.
 - 2.3. On each additional story, including basements, habitable attics, and split levels.
 - Power Source. Smoke alarms shall receive their primary power from the building wiring and battery backup. Battery only operated alarm may apply to work in existing dwelling units where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.
 - Interconnection. Where more than one smoke alarm is required, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the unit. Interconnection is not required where battery only operated alarms are allowed.
 - Alarm Requirements. Per California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2016-01, install State Fire Marshal approved and listed smoke detectors. All smoke alarms shall be listed as complying with UL217 and NFPA 72. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of smoke alarm and will be checked at final. Alarms shall be installed according to manufacturer's installation instructions

AUTOMATIC FIRE SPRINKLER SYSTEM NOTES:

- FIRE SPRINKLER PLANS WILL REQUIRE A SEPARATE PERMIT.
- AS PER SAN MATEO COUNTY BUILDING STANDARDS AND COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2016-01, AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE PROPOSED DWELLING AND GARAGE. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT. SPRINKLER COVERAGE SHALL BE PROVIDED THROUGHOUT THE RESIDENCE TO INCLUDE ALL BATHROOMS, GARAGES, AND ANY AREA USED FOR STORAGE. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION OR THE CITY OF HMB. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE RECEIVED, REVIEWED AND APPROVED. UPON SUBMISSION OF PLANS, THE COUNTY OR CITY WILL FORWARD A COMPLETE SET TO THE COASTSIDE FIRE DISTRICT FOR REVIEW.
- INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN. PLEASE CALL COASTSIDE FIRE DISTRICT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.
- EXTERIOR BELL AND INTERIOR HORN/STROBE ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

PUBLIC WORKS GENERAL NOTES:

- ANY DAMAGED SIDEWALK OR DRIVEWAY IN THE PUBLIC RIGHT-OF-WAY FRONTING THE PROPERTY NOT CAUSED BY A CITY STREET TREE AND SIDEWALK OR DRIVEWAY NOT INSTALLED PER CITY STANDARDS SHALL BE REMOVED AND REPLACED.
- OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING ANY WORK WITHIN THE CITY'S PUBLIC RIGHT-OF-WAY INCLUDING CONSTRUCTION-RELATED ACTIVITIES SUCH AS STORAGE OF BUILDING MATERIAL, PLACEMENT OF PORTA-POTTIES, ETC.. THE ENCROACHMENT PERMIT SHALL BE ISSUED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- REMOVE AND REPLACE SIDEWALK TO FIVE (5) FEET TOTAL WIDTH EXCLUDING THE CURB PER CITY STANDARDS. SIDEWALK AND DRIVEWAY SHOULD MEET ADA REQUIREMENTS FOR PEDESTRIAN ACCESS ROUTE AND MAINTAIN A CONTINUOUS INTERCONNECTED SIDEWALK AND DRIVEWAY FREE OF TRIP HAZARDS.
- OBTAIN ENCROACHMENT PERMIT PRIOR TO CONSTRUCTION ACTIVITY IN THE CITY RIGHT-OF-WAY. ALL IMPROVEMENTS CONSTRUCTED WITHIN THE CITY RIGHT-OF-WAY SHALL CONFIRM TO CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER.
- CONSTRUCTION HOURS SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 6:00 PM MONDAY THROUGH FRIDAY; 8:00 A.M. TO 6:00 P.M SATURDAYS; AND 10:00A.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. 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.
- CONSTRUCTION MATERIALS SHALL NOT BE STORED IN THE STREET RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
- ALL COPPER BUILDING ELEMENTS SHALL BE PRE-PATINATED AT THE FACTORY, OR IF PATINATION WILL OCCUR ON THE SITE, SEE BMP SHEETS.
- ELECTRIC, TELECOMMUNICATION, AND CABLE AND UTILITY SERVICE TO THE PROPERTY SHALL BE THROUGH UNDERGROUND SERVICE CONNECTIONS ONLY.
- 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.

DRAWING INDEX	
Label	Title
T1.0	TITLE SHEET
T1.2	NEIGHBORHOOD MAPS
T1.3	SITE PHOTOGRAPHS
T1.4	AREA CALCULATION DIAGRAMS
T2.1	RENDERINGS
V1.0	SITE SURVEY
A1.0	PROPOSED SITE PLAN
L1.0	LANDSCAPE PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
BMP	BEST MANAGEMENT PRACTICES

ROYO ARCHITECTS

650 922 8326
www.ROYOarchitects.com

REYNALDO R. ROYO, AIA, CDT
LICENSE # C-32524
586 CHERRY AVE
SAN BRUNO, CA 94066
650-922-8326
RRYO@ROYOARCHITECTS.COM



Reynaldo R. Royo

TITLE SHEET

NEW RESIDENCE AND ADDITIONAL DWELLING UNIT FOR:
MARIO CABRERA
403 KELLY AVE., HALFMOON BAY, CA 94019
APN: 056-141-430

PLANNING INFORMATION

OWNER:	MARIO CABRERA
ADDRESS:	493 KELLY AVE. HALFMOON BAY, CA 94019 415-806-4619
PHONE NO.:	
APN:	APN: 056-141-430
ZONING DISTRICT:	R-3 MULTI FAMILY RESIDENTIAL
OCCUPANCY:	R-3/U
TYPE OF CONST.:	V-B
SPRINKLER PROTECTION:	YES (DEFERRED SUBMITTAL)

AREA CALCULATIONS

LOT SIZE (50' X 120'):	6,000	S.F.
MAX. ALLOWED DENSITY (29.04 DU/ACRE):	3	UNITS
29.04 X 0.137741 = 3.9		
MIN. REQUIRED DENSITY:	2	UNITS
15 X 0.137741 = 2.06		
MAX. MULTI-STORY SITE COVERAGE (45%):	2,700	S.F.

SUBSTANDARD LOT DUE TO LOT WIDTH

PROPOSED MAIN DWELLING UNIT:		
GROUND LEVEL	1595 *	S.F.
2ND LEVEL	1012	S.F.
TOTAL MAIN DWELLING LIVING AREA:	2617	S.F.

PROPOSED ATTACHED ACCESSORY DWELLING UNIT (A.D.U.)		
GROUND LEVEL	178 *	S.F.
2ND LEVEL	581	S.F.
TOTAL 2ND UNIT	759	S.F.

PROPOSED 2 CAR GARAGE:	553	S.F.
GRAND TOTAL LIVING AREAS:	3376	S.F.
PROPOSED LOT COVERAGE:	2,468**	S.F.

* AREA INCLUDES COVERED PORCH
** SEE T1.4 FOR AREA CALCULATION DIAGRAMS

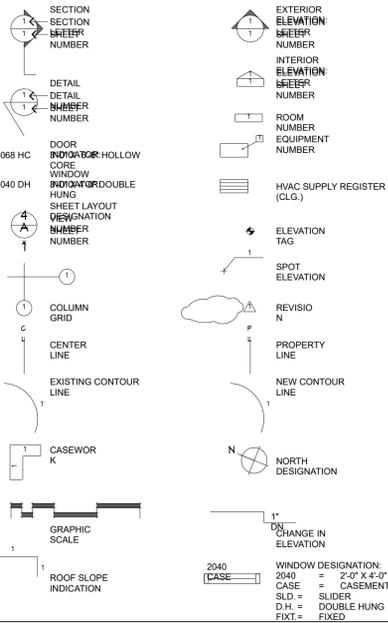
PARKING REQUIREMENTS:	
(SUBSTANDARD LOT)	2 SPACES
FRONT SETBACK: 20'	
SIDE SETBACK:	5'
COMBINED MINIMUM SIDE SETBACK (20%):	10'
REAR SETBACK:	20'

MAXIMUM BUILDING HEIGHT:	28'
(SUBSTANDARD LOT)	

SCOPE OF WORK:

PROPOSED TWO STORY MAIN DWELLING UNIT WITH ATTACHED ACCESSORY DWELLING UNIT. MAIN DWELLING UNIT WILL BE A 3 BEDROOM, 2.5 BATH WITH DEN AND 2 CAR GARAGE. A.D.U. WILL BE A 1 BEDROOM, 1 BATH WITH UNCOVERED PARKING.

ARCHITECTURAL SYMBOLS



LEGEND

MATERIAL DESIGNATIONS:

ELEVATION

	CONCRETE/PLASTER
	CERAMIC TILE
	BRICK
	RUNNING BOND MASONRY
	STONE

PLAN/SECTION

	EARTH FILL
	ROCK
	GRANULAR FILL
	LIGHTWEIGHT CONCRETE
	STRUCTURAL CONCRETE
	BRICK
	CONCRETE BLOCK
	TILE ON CONCRETE
	CERAMIC/QUARRY TILE
	BOARD/RIGID INSULATION
	LOOSE FILL/BATT INSULATION
	WOOD BLOCKING
	FINISHED WOOD
	PLYWOOD - LARGE SCALE
	PLYWOOD - SMALL SCALE
	METAL - LARGE SCALE
	METAL - SMALL SCALE
	SHEATHING
	GYP BD./PLASTER BD.
	ACOUSTICAL CEILING TILE
	CARPET
	METAL STUDS

APPLICABLE CODES:

CALIFORNIA RESIDENTIAL CODE 2016
CALIFORNIA BUILDING CODE, 2016 EDITION
CALIFORNIA ENERGY CODE, 2016 EDITION
CALIFORNIA MECHANICAL CODE, 2016 EDITION
CALIFORNIA ELECTRICAL CODE, 2016 EDITION
CALIFORNIA PLUMBING CODE, 2016 EDITION
CALIFORNIA GREEN BUILDING STANDARDS, 2016 EDITION
HALF MOON BAY ZONING CODE

PROJECT DIRECTORY:

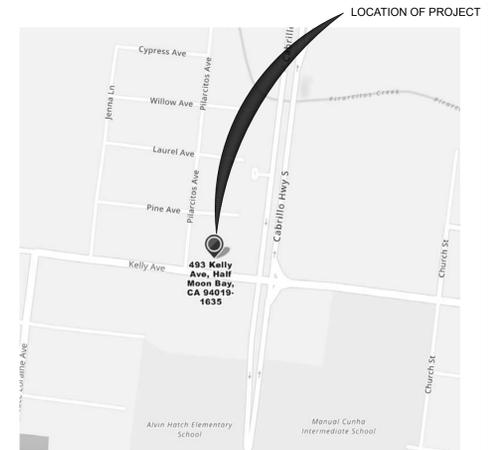
OWNER: MARIO CABRERA
ADDRESS: 493 KELLY AVE.
HALFMOON BAY, CA, 94019
415-806-4619
PHONE:
ARCHITECT: ROY ARCHITECTS
ADDRESS: 586 CHERRY AVE
SAN BRUNO, CA 94066
REYNALDO R. ROYO, AIA, CDT
PHONE: 650-922-8326

ENERGY CONSULTANT: ALTERNATIVE ENERGY SYSTEMS
ADDRESS: 915 E. TUJUNGA AVE.
BURBANK, CA 91501
CONTACT: TROY LINDQUIST
PHONE: 818-569-0243

NOTE:
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, EXISTING AND PROPOSED, BEFORE PROCEEDING WITH WORK. WHERE DETAILED INFORMATION IS LACKING, OR ANY DISCREPANCY IS FOUND, NOTIFY THE PLAN MAKER. THE DRAWINGS ARE INTENDED TO SHOW GENERAL ARRANGEMENT AND DESIGN, EXTENT OF THE WORK, AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGHING IN MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS.

OWNERSHIP OF DRAWINGS:
DRAWINGS AND SPECIFICATIONS, as instruments of service, are the exclusive property of this Architect whether the project for which they were prepared is executed and constructed or not. These documents are not to be reproduced in any form and they are not to be used by the project owner nor any other entity for any other projects or for any extensions or additions or alterations to the original project except by written authorization and permission from and agreement with this Architect.

VICINITY MAP:



REVISION TABLE		
NO.	ISSUE/REVISION	DATE
1	PLANNING	09/04/19
2	PLANNING RESB.	11/24/19

PROJECT: 20170810
DATE: 11/24/2019
SCALE: AS NOTED

SHEET:
T1.0

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Vilma Barrientos and Mario Cabrera
558 Abbot Avenue
Daly City CA 94014

Escrow Order No.: FWTO-3491700234
Property Address: Non-Situs,
Half Moon Bay, CA 94019
APN/Parcel ID(s): 056-141-430

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$341.00 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the City of Half Moon Bay.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Bertha M. Sukimoto, or her successors in trust, Trustee of The Bertha M. Sukimoto Revocable Trust dated February 21, 2002

hereby GRANT(S) to Vilma Barrientos, an unmarried woman as to an undivided 50% interest and Mario Cabrera, a married man as to an undivided 50% interest, as tenants in common

the following described real property in the City of Half Moon Bay, County of San Mateo, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

GRANT DEED
(continued)

APN/Parcel ID(s): 056-141-430

Dated: April 10, 2017

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Bertha M. Sukimoto, or her successors in trust, Trustee of The Bertha M. Sukimoto Revocable Trust dated February 21, 2002

By: *Bertha M. Sukimoto*
Bertha M. Sukimoto
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On April 11, 2017 before me, Alexandra Gurau, Notary Public,
(here insert name and title of the officer)

personally appeared Bertha M. Sukimoto
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Alexandra Gurau*

(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 05.24.16

Printed: 04.10.17 @ 05:52 PM
CA-CT-FWTO-02180.054349-FWTO-3491700234

Grant Deed
SCA0000129.doc / Updated: 05.24.16

Printed: 04.10.17 @ 05:52 PM
CA-CT-FWTO-02180.054349-FWTO-3491700234

2 AERIAL MAP & NEIGHBORING DEVELOPMENTS

SCALE: N. T. S.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 056-141-430

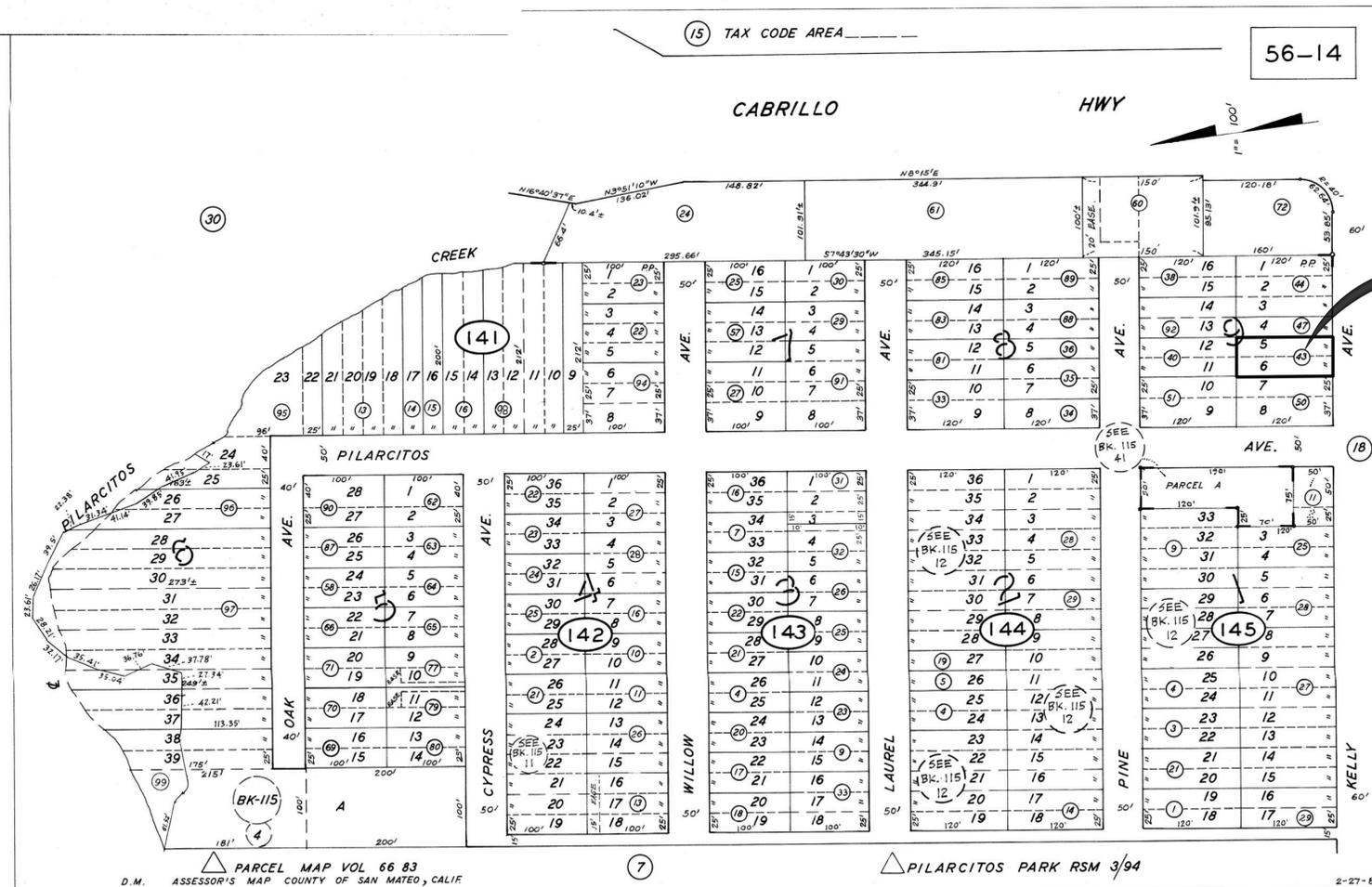
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HALF MOON BAY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 5 AND 6 IN BLOCK 9, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PILARCITOS PARK, HALF MOON BAY, SAN MATEO COUNTY, CAL.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON DECEMBER 8, 1905 IN BOOK "B" OF MAPS AT PAGE 35 AND COPIED INTO BOOK 3 AT PAGE 94.

JPN 056-014-141-43

Grant Deed
SCA0000129.doc / Updated: 05.24.16

Printed: 04.10.17 @ 05:52 PM
CA-CT-FWTO-02180.054349-FWTO-3491700234



1 ASSESSOR PARCEL MAP

SCALE: N. T. S.

ROYO
ARCHITECTS

650 922 8326
www.ROYOarchitects.com

REYNALDO R. ROYO, AIA, CDT
LICENSE # C-32524
586 CHERRY AVE
SAN BRUNO, CA 94066
650-922-8326
RROYO@ROYOARCHITECTS.COM



Reynaldo R. Royo

NEIGHBORHOOD MAPS

NEW RESIDENCE AND
ADDITIONAL DWELLING UNIT FOR:
MARIO CABRERA
493 KELLY AVE., HALFMOON BAY, CA 94019
APN: 056-141-430

REVISION TABLE		
NO.	ISSUE/REVISION	DATE
1	PLANNING	09/04/19
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PROJECT: 20170810

DATE: 11/24/2019

SCALE: AS NOTED

SHEET:

T1.2



① **275 PILARCITOS AVE**
APN: 056-141-500



② **493 KELLY DRIVE**
APN: 056-141-430



③ **0 KELLY DRIVE**
APN: 056-141-470



④ **491 KELLY DRIVE**
APN: 056-141-440



⑤ **REAR VIEW OF 275 PILARCITOS AVE**
APN: 056-141-500



⑥ **VIEW TOWARDS 0 KELLY DRIVE**
APN: 056-141-470



⑦ **0 KELLY DRIVE & 491 KELLY DRIVE**
APN: 056-141-470 & APN: 056-141-440



⑨ **493 KELLY DRIVE TOWARDS STREET**
APN: 056-141-430

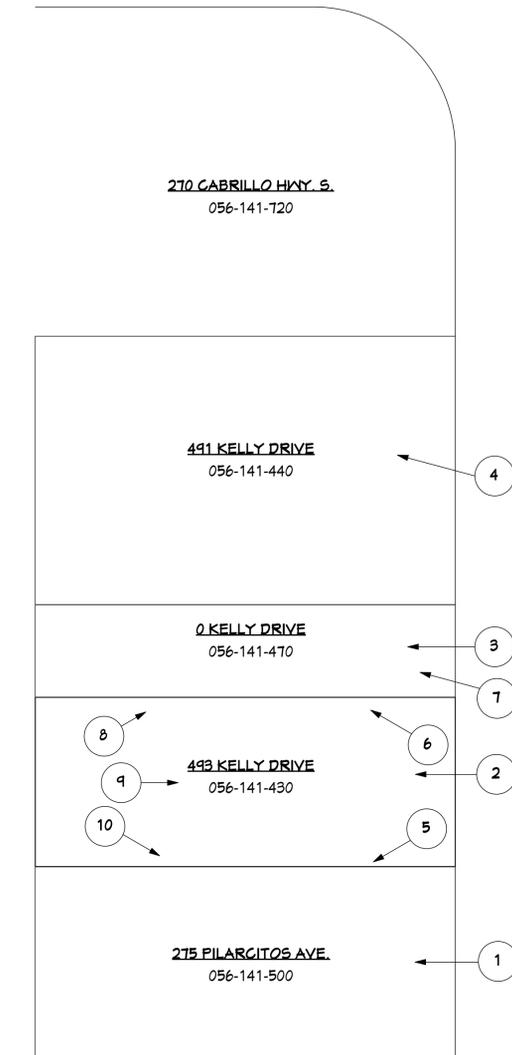


⑧ **493 KELLY DRIVE TOWARDS STREET**
APN: 056-141-430



⑩ **493 KELLY DRIVE TOWARDS STREET**
APN: 056-141-430

CABRILLO HWY. S.



PILARCITOS AVE.

PHOTOGRAPH KEY PLAN



Reynaldo R. Royo

SITE PHOTOGRAPHS

NEW RESIDENCE AND
ADDITIONAL DWELLING UNIT FOR:
MARIO CABRERA
493 KELLY AVE., HALFMOON BAY, CA 94019
APN: 056-141-430

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PROJECT: 20170810

DATE: 11/24/2019

SCALE: AS NOTED

SHEET:



Reynaldo R. Royo

AREA CALCULATION DIAGRAMS

NEW RESIDENCE AND
ADDITIONAL DWELLING UNIT FOR:
MARIO CABRERA
483 KELLY AVE., HALFMOON BAY, CA 94019
APN: 056-141-430

REVISION TABLE		
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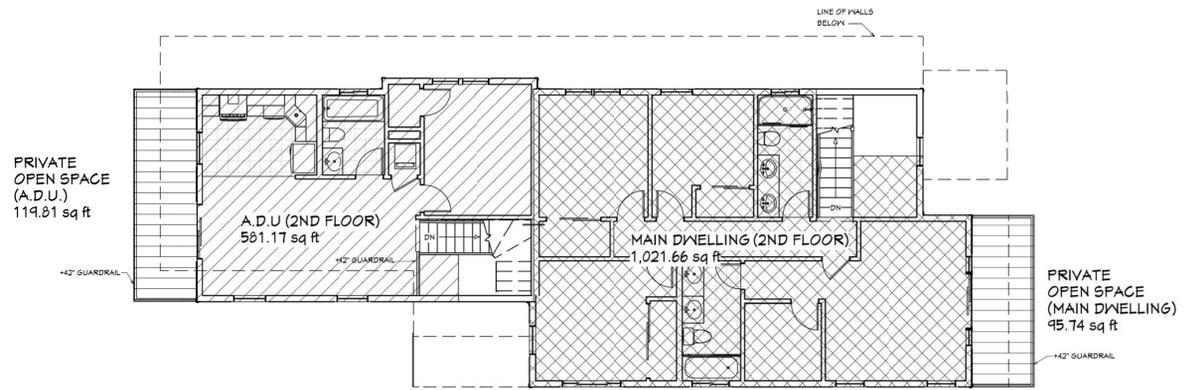
PROJECT: 20170810

DATE: 11/24/2019

SCALE: AS NOTED

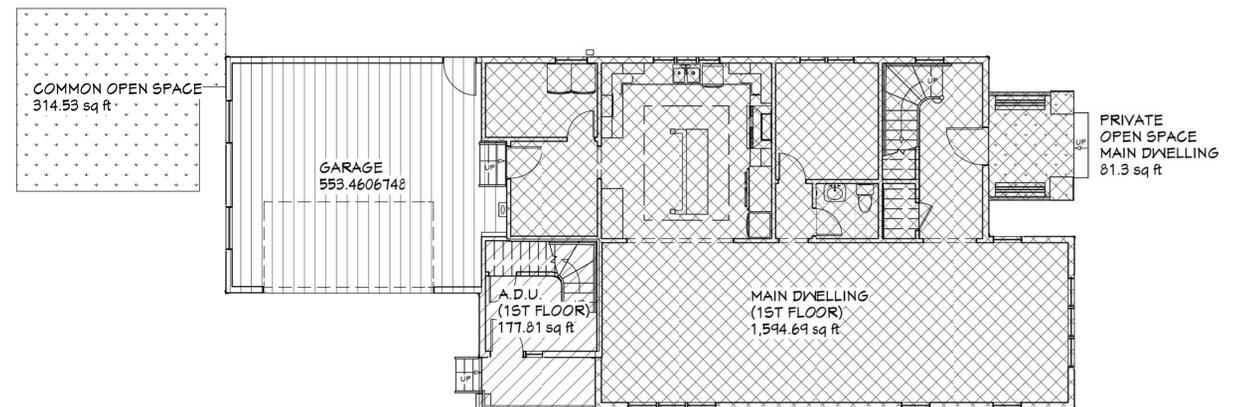
SHEET:

T1.4



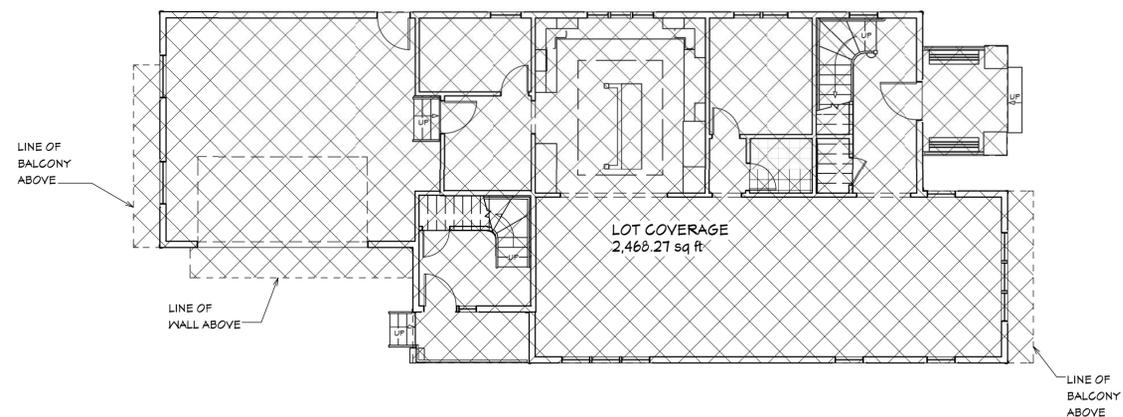
3 AREA TAKEOFF DIAGRAM - 2ND FLOOR

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



2 AREA TAKEOFF DIAGRAM - 1ST FLOOR

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



1 LOT COVERAGE DIAGRAM

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



1 PERSPECTIVE VIEW - REAR LEFT SIDE
SCALE: N. T. S.



1 PERSPECTIVE VIEW - REAR RIGHT SIDE
SCALE: N. T. S.



1 PERSPECTIVE VIEW - FRONT LEFT SIDE
SCALE: N. T. S.



1 PERSPECTIVE VIEW - FRONT RIGHT SIDE
SCALE: N. T. S.

EXTERIOR MATERIALS:
SIDING: HARDIEPLANK LAP SIDING - HEATHERED MOSS
STONE BASE: CULTURED STONE - RED ROCK COUNTRY LEDGESTONE
WINDOWS: WHITE VINYL
TRIM: HARDIETRIM BOARDS - NAVAJO BEIGE
ROOFING: CERTAINTED LANDMARK - CHARCOAL BLACK

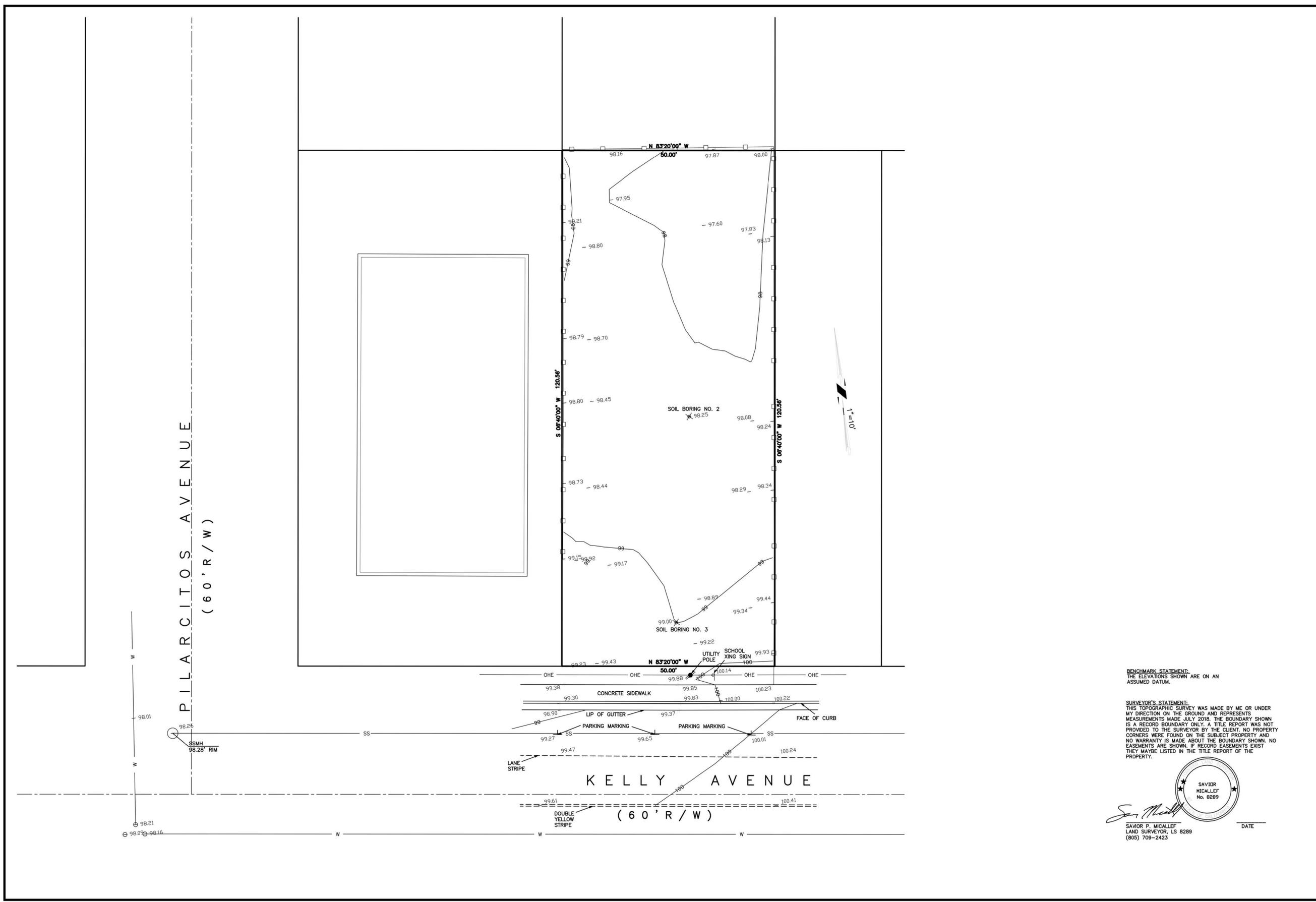
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PROJECT: 20170810

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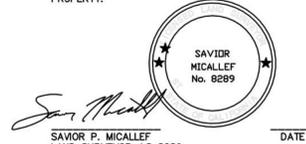
SCALE: AS NOTED

SHEET:



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 JULY 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 AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. NO EASEMENTS ARE SHOWN. IF RECORD EASEMENTS EXIST THEY MAY BE LISTED IN THE TITLE REPORT OF THE PROPERTY.



SAVIAR P. MICALLEF
 LAND SURVEYOR, LS 8289
 (805) 709-2423

DATE

SAVIOR P. MICALLEF LAND SURVEYING
 421 WILDWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 650/808-0238 805/709-2423

TOPOGRAPHIC SURVEY OF
 0 KELLY AVENUE (APN 056-141-430)
 CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

07-18-18
 1"=10'
 SPM
 SPM

V1.0
 1 OF 1



PROPOSED SITE PLAN

NEW RESIDENCE AND
ADDITIONAL DWELLING UNIT FOR:
MARIO CABRERA
493 KELLY AVE., HALFMOON BAY, CA 94019
APN: 056-141-430

REVISION TABLE		
NO.	ISSUE/REVISION	DATE
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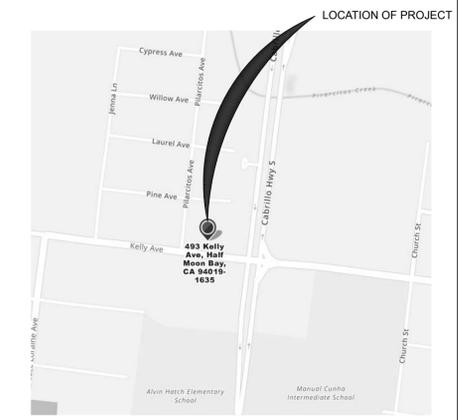
PROJECT: 20170810
DATE: 11/24/2019

SCALE: AS NOTED

SHEET:

A1.0

VICINITY MAP:



EXISTING FIRE HYDRANT
LOCATED 102' FROM
CORNER OF 493 KELLY
PROPERTY

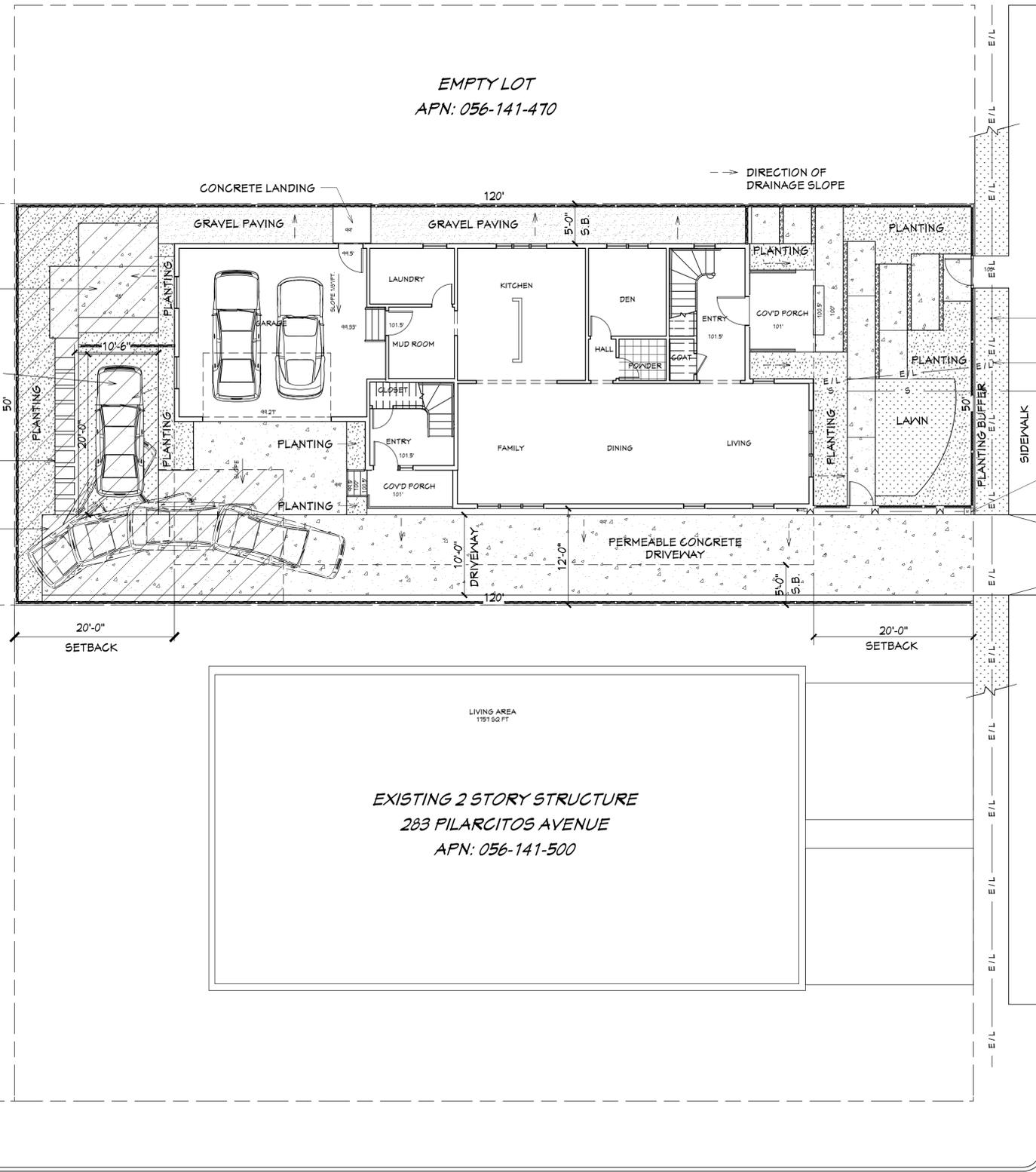


APN
056-141-920

EMPTY LOT
APN: 056-141-470

APN
056-141-400

APN
056-141-510

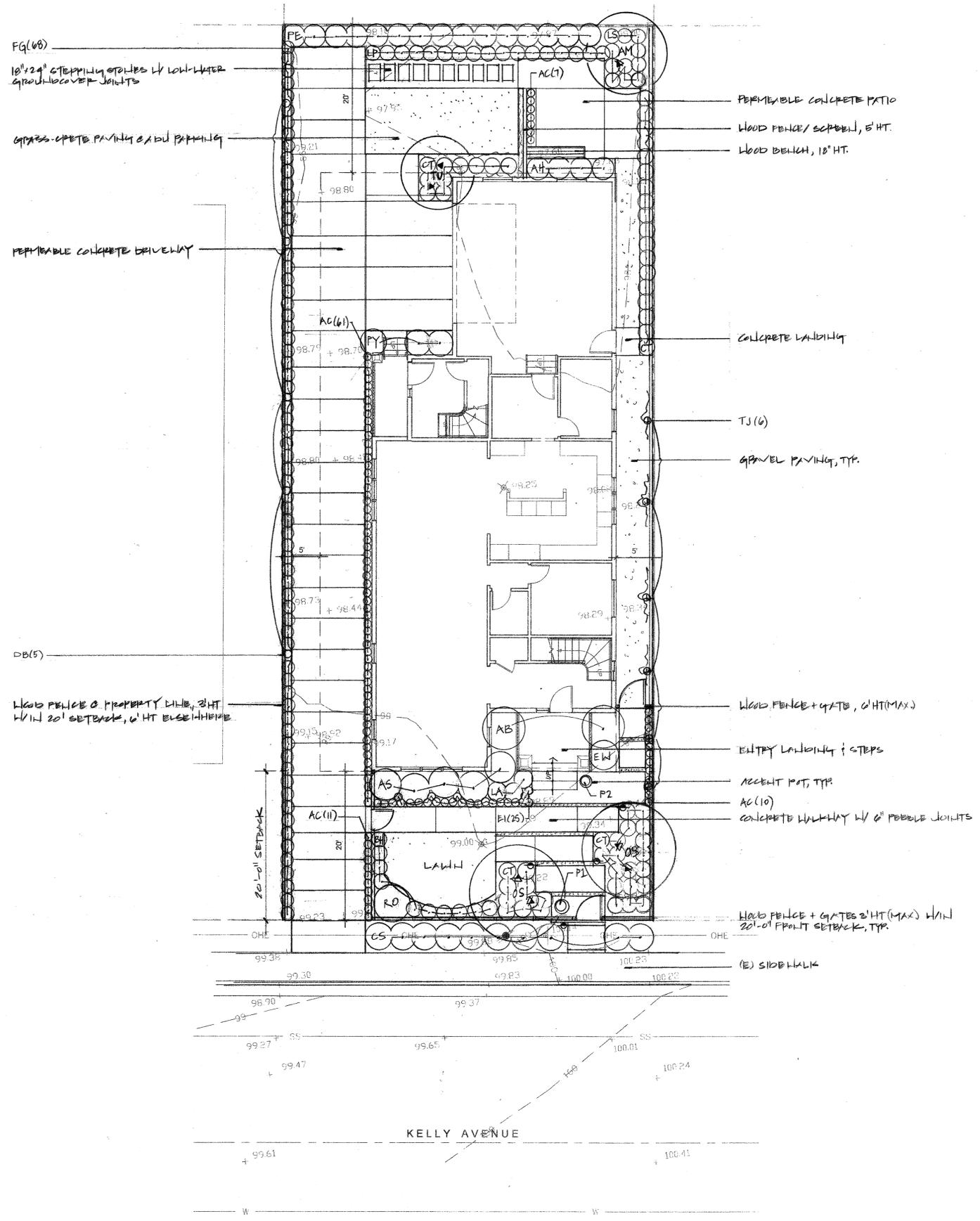


PILARCITOS AVENUE

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

SITE DRAINAGE NOTES:

1. ALL UNPAVED AREAS SHALL BE GRADED TO SLOPE AT 1% OR MORE.
2. ALL PAVED AREAS SHALL BE GRADED TO SLOPE AT 0.5% OR MORE.
3. ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO THE CURRENT NPDES REQUIREMENTS.
4. SLOPE SOILS AWAY FROM FOUNDATION



PLANTING SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE PLANT HEIGHT
AB	2	5 Gal	Abutilon 'Halo'	Flowering Maple	4'
AH	4	5 Gal	Abutilon 'Mekon Sorbet'	Flowering Maple	16'
AS	5	5 Gal	Adenanthos sericeus	Woolly Bush	8'
AC	89	4" Pot	Aeonium canariensis	Aeonium	12"
AM	1	24" Box	Arbutus 'Marina'	Strawberry Tree	40'
BF	10	4" Pot/ 1 Gal	Bulbine f. 'Hallmark'	Bulbine	18"
CS	10	1 Gal	Calandrina spectabilis	Rock Purslane	10"
CT	97	1 Gal	Carex tumulicola	Berkeley Sedge	12"
DB	5	5/ 15 Gal	Dielsia buccinatoria	Trumpet Vine	50'
EI	25	4" Pot/ 1 Gal	Echeveria 'Imbricata'	Hens and Chicks	6"
EW	1	5 Gal	Euphorbia c. 'Wulfenii'	Spurge	3'
FG	68	4" Pot	Festuca glauca	Blue Fescue	12"
LA	3	1 Gal	Lavandula a. 'Twickel Purple'	English Lavender	2'
LP	17	1 Gal	Limonium perzi	Sea Foam	3'
LS	11	1 Gal	Lomandra 'Seascape'	Seascape Dwarf Mat Rush	18"
OS	2	24" Box	Olea e. 'Swan Hill'	Swan Hill Olive	25'
PY	3	5 Gal	Phormium 'Yellow Wave'	Flax	3'
PE	15	15 Gal	Podocarpus 'Ice Blue'	Ice Blue Yew Pine	15'
RO	1	5 Gal	Rosmarinus o. 'Blue Spire'	Rosemary	4'
TU	1	15 Gal/ 24" Box	Tibouchina urvilleana	Princess Flower	12'
TJ	8	5/ 15 Gal	Trachelospermum jasminoides	Star Jasmine	6'

Note: 2" Minimum layer of 2" Mocha Chip on all exposed soil surfaces. Available @ Lyngso Garden Materials.

POTS

P1	1	18" ø	TBD		
	1	5 Gal	Agave attenuata	Foxtail Agave	4'
P2	1	24" ø	TBD		
	1	5 Gal	Agave attenuata	Foxtail Agave	4'

LIGHTING SCHEDULE

Symbol	Type/Manufacturer/Model	Qty	Watt	Volt	Lamp	Total Wattage
⊕	Path Light: FX Luminaire PM-1 LED - SV (Silver)	5	2.4	12	LED	12
⊕	Uplight: FX Luminaire NP-1LED - BZ (Bronze)	4	2.4	12	LED	9.6
⊕	Uplight: FX Luminaire NP-3LED - BZ (Bronze)	2	4.5	12	LED	9
T	Transformer: FX Luminaire LX150 or Luxor - Location TBD in Field	1	150	120		30.6

Notes: All electrical wire beneath paving to be sleeved in 2" Schedule 40 PVC
Increase transformer wattage if additional fixtures will be added in future
Install fixtures and transformer per manufacturer's specifications

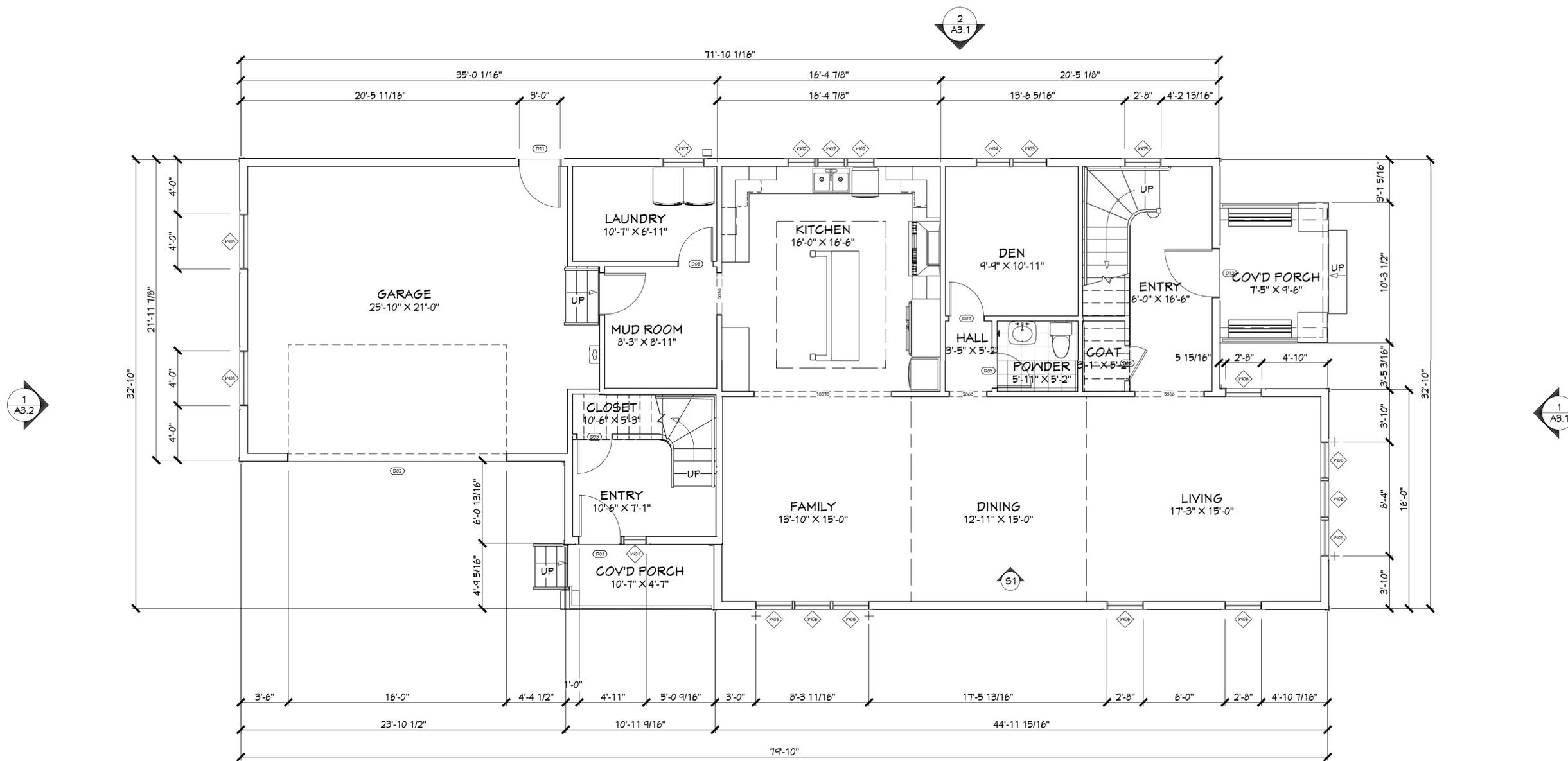
LEGEND

- ⊕ Hosebib
- ⊕ Electric
- ↔ Pitch/Slope
- ↔ Flush and/or Align
- ↔ Step Down
- ⊕ Existing Tree
- ⊕ Existing Tree to be Removed
- P.A. Planting Area
- W Water Meter
- G Gas Meter
- E Electric Meter
- S Sewer
- A/C Air Conditioning Unit

MARIO CABRERA RESIDENCE
0 KELLY AVENUE
HALF MOON BAY, CA 94019
APN: 056-114-1-430

DRAWN: LW
DATE: 01.28.19
NORTH:
REVISIONS:
SCALE: 1" = 8'-0"
TITLE: **LANDSCAPE PLAN**
SHEET:

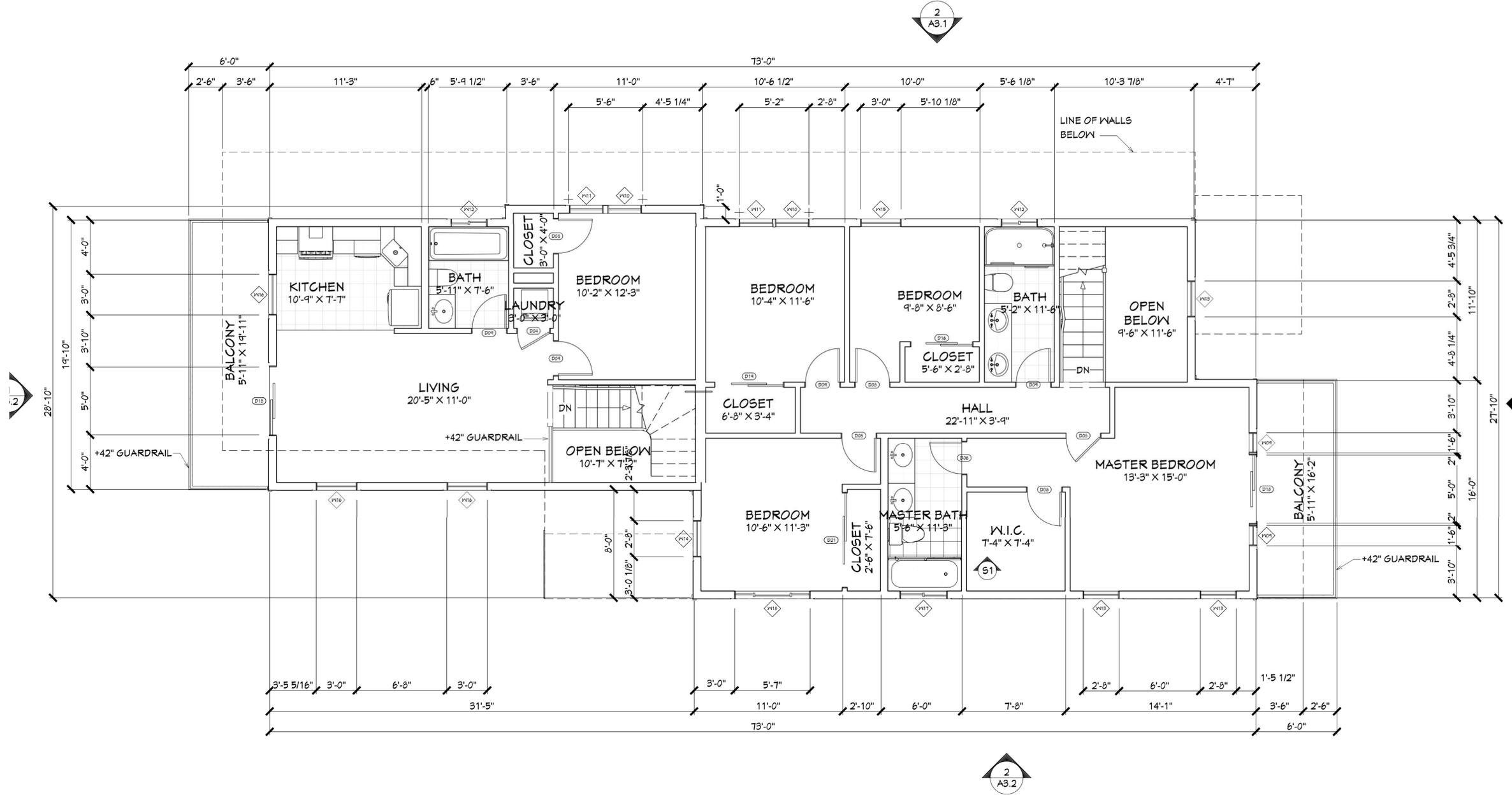
This drawing represents a preliminary design. The intent is to provide abstract imagery in graphic form to convey conceptual design. In no way is this drawing to be used for site implementation or construction purposes.



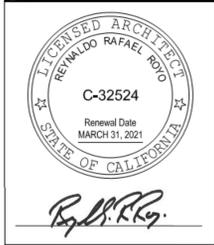
1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	CODE	COMMENTS
D01	3068	1	1	3068 L IN	36"	80"	HINGED-DOOR P04	1 3/4"		
D02	16080	1	1	16080	142"	96"	GARAGE-GARAGE DOOR CHD05	1 3/4"		
D03	2661	1	1	2661 R IN	30"	73"	HINGED-DOOR P04	1 3/8"		
D04	2568	1	2	2568 L IN	28 1/2"	80"	HINGED-LOUVERED	1 3/8"		
D05	2668	3	1	2668 R IN	30"	80"	HINGED-DOOR P04	1 3/8"		
D06	2468	1	2	2468 R IN	28 3/16"	80"	HINGED-DOOR P04	1 3/8"		
D07	2668	1	1	2668 L IN	30"	80"	HINGED-DOOR P04	1 3/8"		
D08	2668	5	2	2668 L IN	30"	80"	HINGED-DOOR P04	1 3/8"		
D09	2668	4	2	2668 R IN	30"	80"	HINGED-DOOR P04	1 3/8"		
D11	3068	2	1	3068 L EX	36"	80"	EXT. HINGED-DOOR E21	1 3/4"		
D12	3668	1	1	3668 R IN	42"	80"	HINGED-CCA211 HOMEWARD	1 3/4"		
D13	3435	1	1	3435 R IN	40"	41"	HINGED-PLANKED	1 3/8"		
D14	3036	1	1	3036 L IN	36"	42"	HINGED-PLANKED	1 3/8"		
D16	4668	1	2	4668 R IN	54"	80"	SLIDER-DOOR P04	1 3/8"		
D18	5068	2	2	5068 R EX	60"	80"	EXT. SLIDER-GLASS PANEL	1 3/4"		
D19	5068	1	2	5068 R IN	60"	80"	SLIDER-DOOR P04	1 3/8"		
D21	61168	1	2	61168 R IN	83"	80"	SLIDER-DOOR P04	1 3/8"		

NUMBER	QTY	FLOOR	LABEL	WIDTH	HEIGHT	NET CLEAR OPENABLE AREA	DESCRIPTION	EGRESS	TEMPERED	COMMENTS
W01	1	1	1863FX	20"	75"		FIXED GLASS		YES	
W02	3	1	2034DH	24"	40"		DOUBLE HUNG			
W03	1	1	2640SC	30"	48"	7.94 S.F.	SINGLE CASEMENT-HL	YES		MAX. SILL HEIGHT 44"
W04	1	1	2640SC	30"	48"	7.94 S.F.	SINGLE CASEMENT-HR	YES		MAX. SILL HEIGHT 44"
W05	1	1	2824AV	32"	33"		SINGLE AWNING		YES	
W06	4	1	2840DH	32"	48"		DOUBLE HUNG			
W07	1	1	3030DH	36"	36"		DOUBLE HUNG			
W08	2	1	4040DH	48"	48"		DOUBLE HUNG			
W09	2	2	1658FX	18"	68"		FIXED GLASS			
W10	2	2	26310SC	30"	46"	7.53 S.F.	SINGLE CASEMENT-HL	YES		MAX. SILL HEIGHT 44"
W11	2	2	26310SC	30"	46"	7.53 S.F.	SINGLE CASEMENT-HR	YES		MAX. SILL HEIGHT 44"
W12	2	2	2820LS	32"	24"		LEFT SLIDING		YES	
W13	3	2	2840DH	32"	48"		DOUBLE HUNG			
W14	1	2	2840SC	32"	48"	8.55 S.F.	SINGLE CASEMENT-HR	YES		MAX. SILL HEIGHT 44"
W15	1	2	30310SC	36"	46"	9.77 S.F.	SINGLE CASEMENT-HR	YES		MAX. SILL HEIGHT 44"
W16	3	2	3040DH	36"	48"		DOUBLE HUNG			
W17	1	2	3620RS	42"	24"		RIGHT SLIDING		YES	
W18	1	2	5716TS	67"	17 11/16"		TRIPLE SLIDING			
W19	1	3	14111LV	16"	23"		LOUVERED-CT			
W20	2	3	2030LV	24"	36"		LOUVERED-CT			
W21	1	3	20110LV	24"	22"		LOUVERED-CT			
W22	1	3	1216LV	14"	18"		LOUVERED-CT			



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



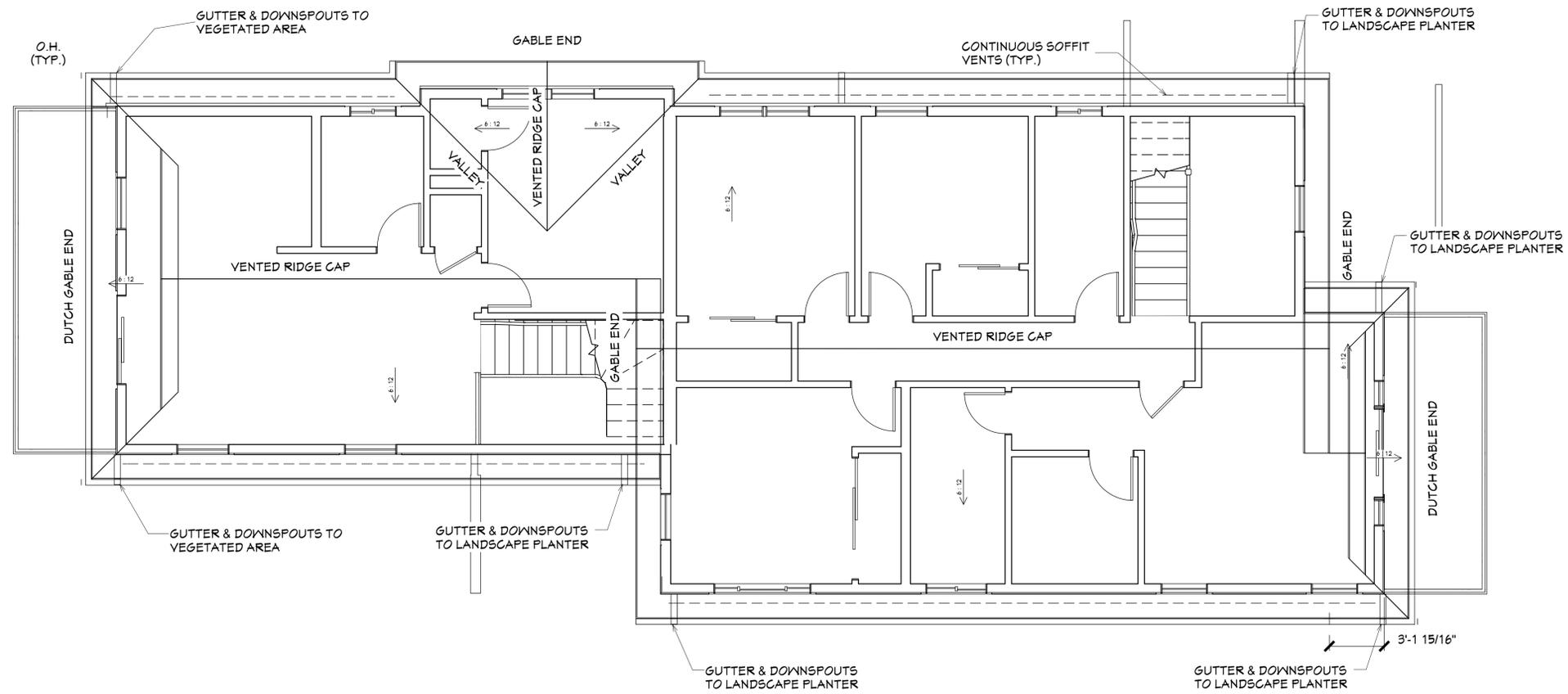
PROPOSED SECOND FLOOR PLAN

NEW RESIDENCE AND
ADDITIONAL DWELLING UNIT FOR:
MARIO CABRERA
493 KELLY AVE., HALFMOON BAY, CA 94019
APN: 056-141-430

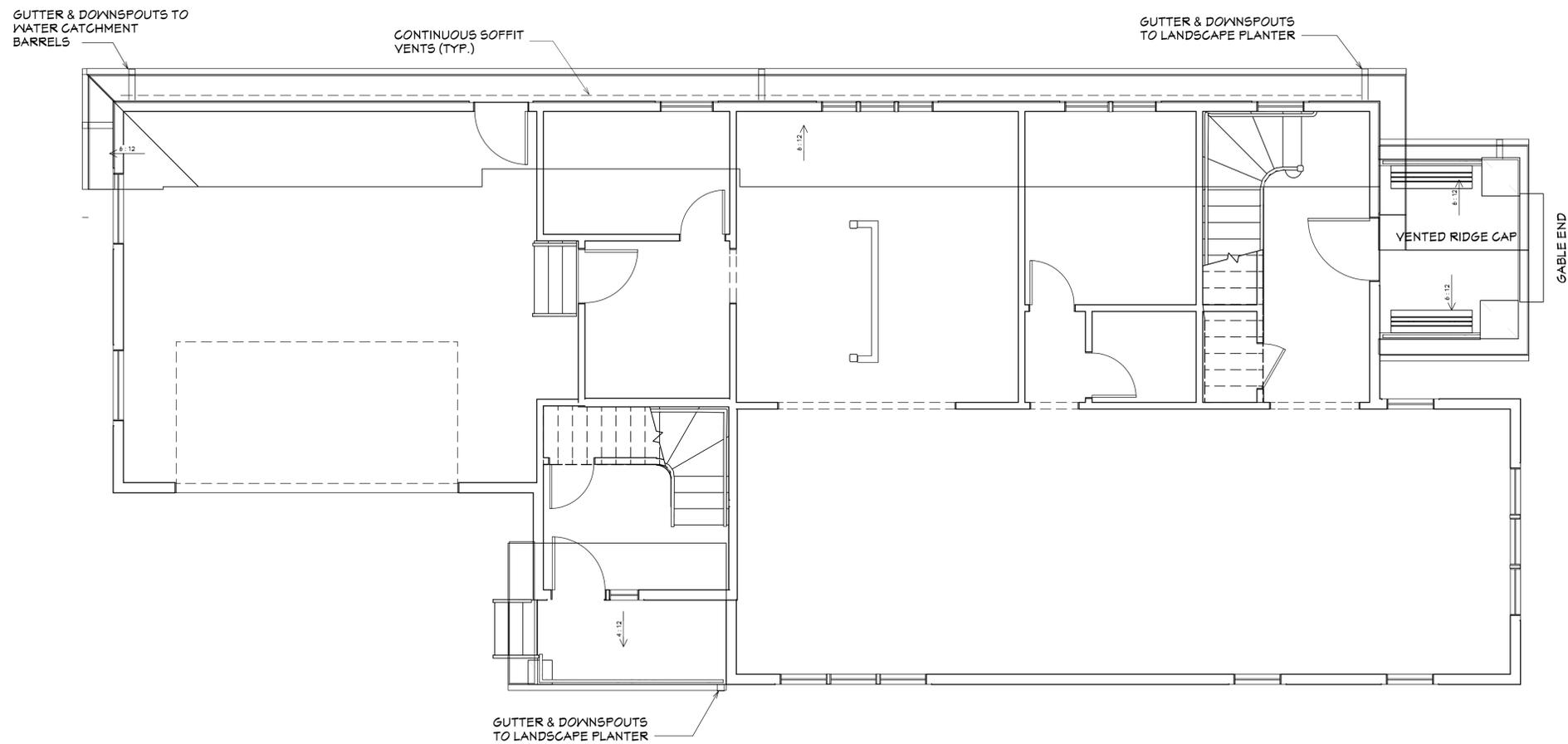
REVISION TABLE		
NO.	ISSUE/REVISION	DATE
1	PLANNING	09/04/19
2	PLANNING RESB.	11/24/19

PROJECT: 20170810
DATE: 11/24/2019
SCALE: AS NOTED

SHEET:
A2.2



2 2ND FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"



1 1ST FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"



Reynaldo R. Royo

PROPOSED ROOF PLAN

NEW RESIDENCE AND
ADDITIONAL DWELLING UNIT FOR:
MARIO CABRERA
493 KELLY AVE., HALFMOON BAY, CA 94019
APN: 056-141-430

REVISION TABLE		
NO.	ISSUE/REVISION	DATE
1	PLANNING	09/04/19
2	PLANNING RESB.	11/24/19

PROJECT: 20170810

DATE: 11/24/2019

SCALE: AS NOTED

SHEET:

A2.3



Reynaldo R. Royo

PROPOSED ELEVATIONS

NEW RESIDENCE AND
ADDITIONAL DWELLING UNIT FOR:
MARIO CABRERA
493 KELLY AVE., HALFMOON BAY, CA 94019
APN: 056-141-430

REVISION TABLE		
NO.	ISSUE/REVISION	DATE
1	PLANNING	09/04/19
2	PLANNING RESB.	11/24/19

PROJECT: 20170810

DATE: 11/24/2019

SCALE: AS NOTED

SHEET:

A3.1

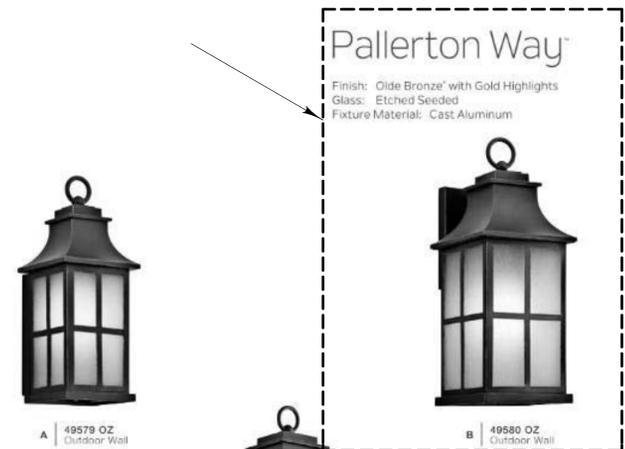


2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR MATERIALS:
SIDING: HARDIEPLANK LAP SIDING - HEATHERED MOSS
STONE BASE: CULTURED STONE - RED ROCK COUNTRY LEDGESTONE
WINDOWS: WHITE VINYL
TRIM: HARDIETRIM BOARDS - NAVAJO BEIGE
ROOFING: CERTAINTED LANDMARK - CHARCOAL BLACK



Pallerton Way
Finish: Olde Bronze with Gold Highlights
Glass: Etched Seeded
Fixture Material: Cast Aluminum

ITEM #	FINISH	LIGHT SOURCE	DIMENSIONS	EXT.	HOWTO	NOTES	
A	49579	OZ	(1) 75W (M)	5.75W x 14.25H	6.25	9.75	Ⓞ
B	49580	OZ	(1) 100W (M)	7.25W x 17.5H	8.5	6	Ⓞ
C	49583	OZ	(1) 100W (M)	8.5W x 23H	—	—	Ⓞ

Measurements shown in inches. U.S. & Canada Patent Pending.
See pages 244-245 for our complete selection of Posts and Pedestal Mount Adaptors. Richter.com 205

EXTERIOR LIGHT FIXTURE

REVISION TABLE		
NO.	ISSUE/REVISION	DATE
1	PLANNING	09/04/19
2	PLANNING RESB.	11/24/19

PROJECT: 20170810

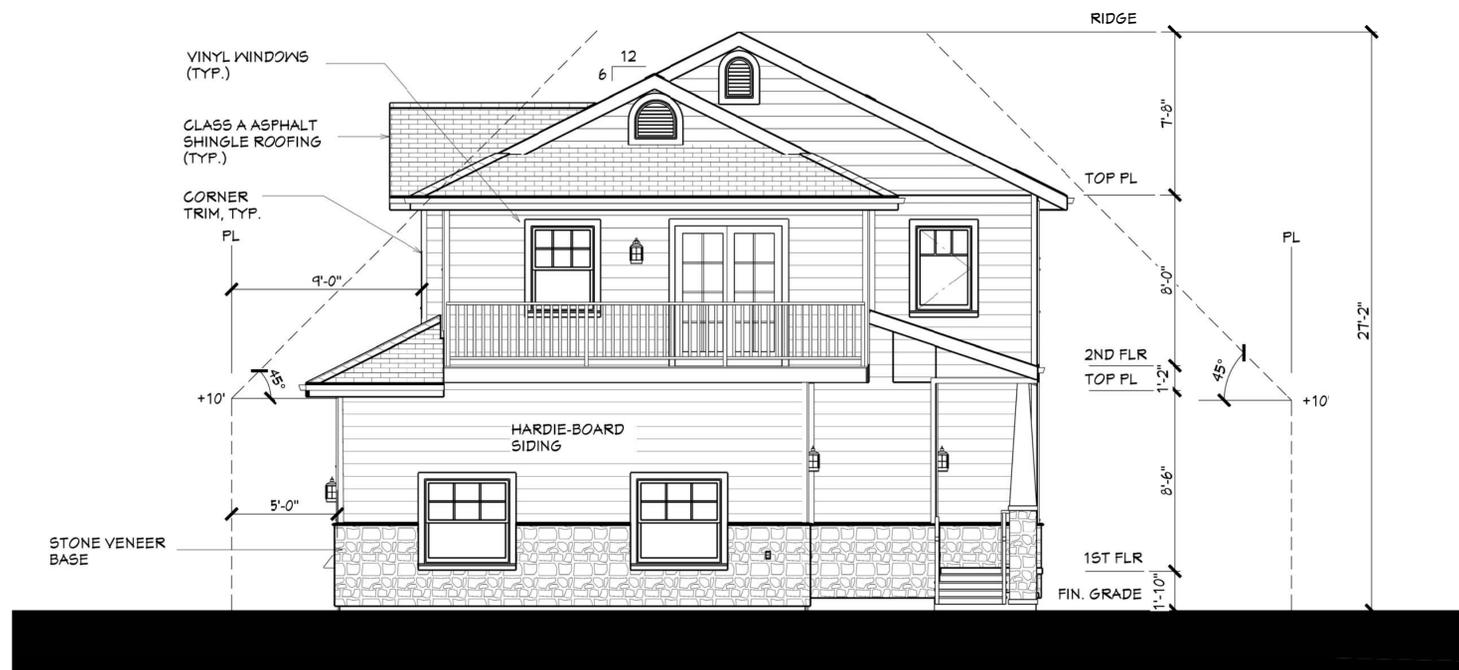
DATE: 11/24/2019

SCALE: AS NOTED

SHEET:



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



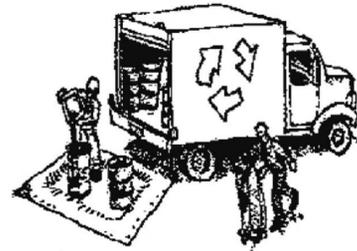
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS:
SIDING: HARDIEPLANK LAP SIDING - HEATHERED MOSS
STONE BASE: CULTURED STONE - RED ROCK COUNTRY LEDGESTONE
WINDOWS: WHITE VINYL
TRIM: HARDIETRIM BOARDS - NAVAJO BEIGE
ROOFING: CERTAINTEED LANDMARK - CHARCOAL BLACK

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



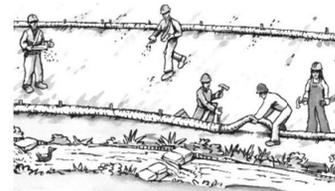
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



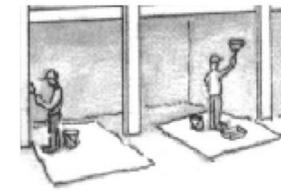
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

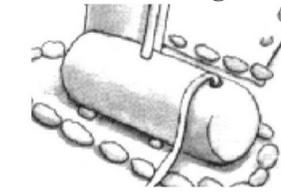
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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