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WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,256

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning and Building Department

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

**Application for
 Design Review by the
 County Coastside Design
 Review Committee**

Permit #: PLN 2018-00097

Other Permit #: _____

1. Basic Information

Applicant:

Name: ERIC COX
 Address: 1003 EDWARDS ROAD
BURLINGAME CA Zip: 94010
 Phone, W: 650 343 8310 H: 650 678 4915
 Email: engmeers@kenbcon.com

Owner (if different from Applicant):

Name: TOM MOORE
 Address: 275 WILLETTS STREET
DALY CITY, CA Zip: 94014
 Phone, W: Thomas Moore H: (415) 318-6223
 Email: Tom.moore1234@gmail.com

Architect or Designer (if different from Applicant):

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

2. Project Site Information

Project location:

APN: 037-133-100 & 110
 Address: SW CORNER OF VIRGINIA AVE
HIGHWAY 1 MOSS BEACH Zip: 94038
 Zoning: C-1
 Parcel/lot size: 9512 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):
VACANT FLAT TRIANGLE LOT
WITH WEEDS, NO TREES

3. Project Description

Project:

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

Describe Project:

THREE RENTAL UNITS OVER ONE
FLOOR OF COMMERCIAL SPACE

Additional Permits Required:

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

Application for a Use Permit

455 County Center, 2nd Floor Redwood City • CA • 94063
Mail Drop PLN 122 • Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Companion Page

Applicant's Name ERIC COX

Primary Permit #: PLN 2018-00007

1. Instructions

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

2. Project Information

This application is for: Initial Use Permit

Renewal or Administrative Review of Existing Use Permit
Original Permit #: _____

Amendment to an Existing Use Permit
Original Permit #: _____

If an initial permit, please describe specifics of proposed operation (ie. hours of business, number of employees, activities, etc.).
If an amendment to an existing permit, please describe the specific proposed changes in the operation.

COMMERCIAL BUILDING - 2247 SF - HOURS OF BUSINESS - 6800 TO 1900, 8 EMPLOYEES, ACTIVITIES TO BE DETERMINED

BUILDING IS NOT PERMITTED OR IN FOR PERMIT YET.

3. Required Finding

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Write a brief statement in which you present evidence to support the required finding.

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Eric Cox

Primary Permit #: _____

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Exemption or Exclusion from Requirement for Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	_____	_____	<input type="checkbox"/>
b. Trim	_____	_____	<input type="checkbox"/>
c. Roof	_____	_____	<input type="checkbox"/>
d. Chimneys	_____	_____	<input type="checkbox"/>
e. Accessory Buildings	_____	_____	<input type="checkbox"/>
f. Decks/Stairs	_____	_____	<input type="checkbox"/>
g. Retaining Walls	_____	_____	<input type="checkbox"/>
h. Fences	_____	_____	<input type="checkbox"/>
i. Storage Tanks	_____	_____	<input type="checkbox"/>

Environmental Information Disclosure Form

PLN 2018-00097

BLD _____

Project Address:

SW CORNER OF VIRGINIA AVENUE &
HIWAY 1 IN MOSS BEACH

Assessor's Parcel No.: 037-133 - 100
037-133 - 110

Zoning District: _____

Name of Owner: TOM MOORE

Address: 275 WILLETTS STREET
DALEY CITY, CA Phone: 94014

Name of Applicant: ERIC COX

Address: 1003 EDWARDS ROAD
BURLINGAME CA Phone: 94010

Existing Site Conditions

Parcel size: 9572 sq

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). VACANT FLAT LOT WITH WEEDS, NO SHRUBS OR TREES

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>12</u> sq c.y. Fill: <u>173</u> c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

SITE WILL BE REGRADED AND BUILDING PAD BUILT

Environmental Information Disclosure Form

PLN _____
BLD _____

Project Address:
SW CORNER OF VIRGINIA AVENUE →
HIWAY 1 IN MOSS BEACH
 Assessor's Parcel No.: 037-133 - 100
037-133 - 110
 Zoning District: _____

Name of Owner: Tom Moore
 Address: 275 WILLETTS STREET
DALY CITY, CA Phone: 94014
 Name of Applicant: Eric Cox
 Address: 1003 EDWARDS ROAD
BURLINGAME CA Phone: 94010

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	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

SITE WILL BE REGRADED AND BUILDING PAD BUILT

A

Certificate of Compliance Type A or B (for parcel legalization)

Companion Page

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Compliance Type A. You must also submit all items listed below.

2. Basic Information

Civil Engineer/Land Surveyor (only if required)
Name: ERIC COX
Phone: 650 343 8310

Address: 1003 EDWARDS ROAD
DURLINGAME CA Zip: 94010
License #: 24162

3. Project Information

Street/road frontage or closest access:
VIRGINIA AVENUE & HWAY 1
MOSS BEACH

Existing development/uses on property:
NONE

Water supply:
 well water district: _____
Sewage disposal:
 septic sanitary district: _____

Does legalization sought match current Assessor's Parcel boundaries?
YES

4. Application Requirements

- ▼ Fees
- ▼ Land Division history, tracing history of parcel(s), including previous parcel(s) of which it is a part, back to last legal parcel or to its original creation. History shall include :
 - (1) the date the subject parcel was first created;
 - (2) all deed references (Document # or Volume/Book/Page);
 - (3) a map depicting the parcel boundaries; and
 - (4) a chain of title narrative that traces all such deed

- history from the parcel's initial creation to the present (current owner), with graphics references, where necessary, on accompanying maps
- ▼ If this legalization is triggered by the Witt/Abernathy cases, consult the 1-8-2010 "Legalization of Parcels" policy.
- ▼ Topographic and Boundary Survey of Parcel(s)
- ▼ Building permit history on the house or other principal use may be required, obtainable from the Building records or the "parcel history" from the Assessors Office.

NOTE: If, upon review of the Type A application, it is determined that a Type B Certificate of Compliance is required, a topographic and boundary survey ~~will~~ ^{may} be required, as well as other possible property improvements and planning applications. ~~and fees.~~

2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

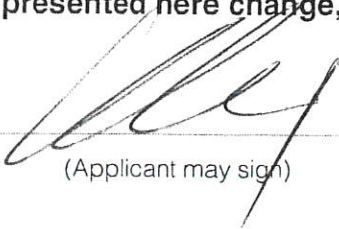
3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Declaration

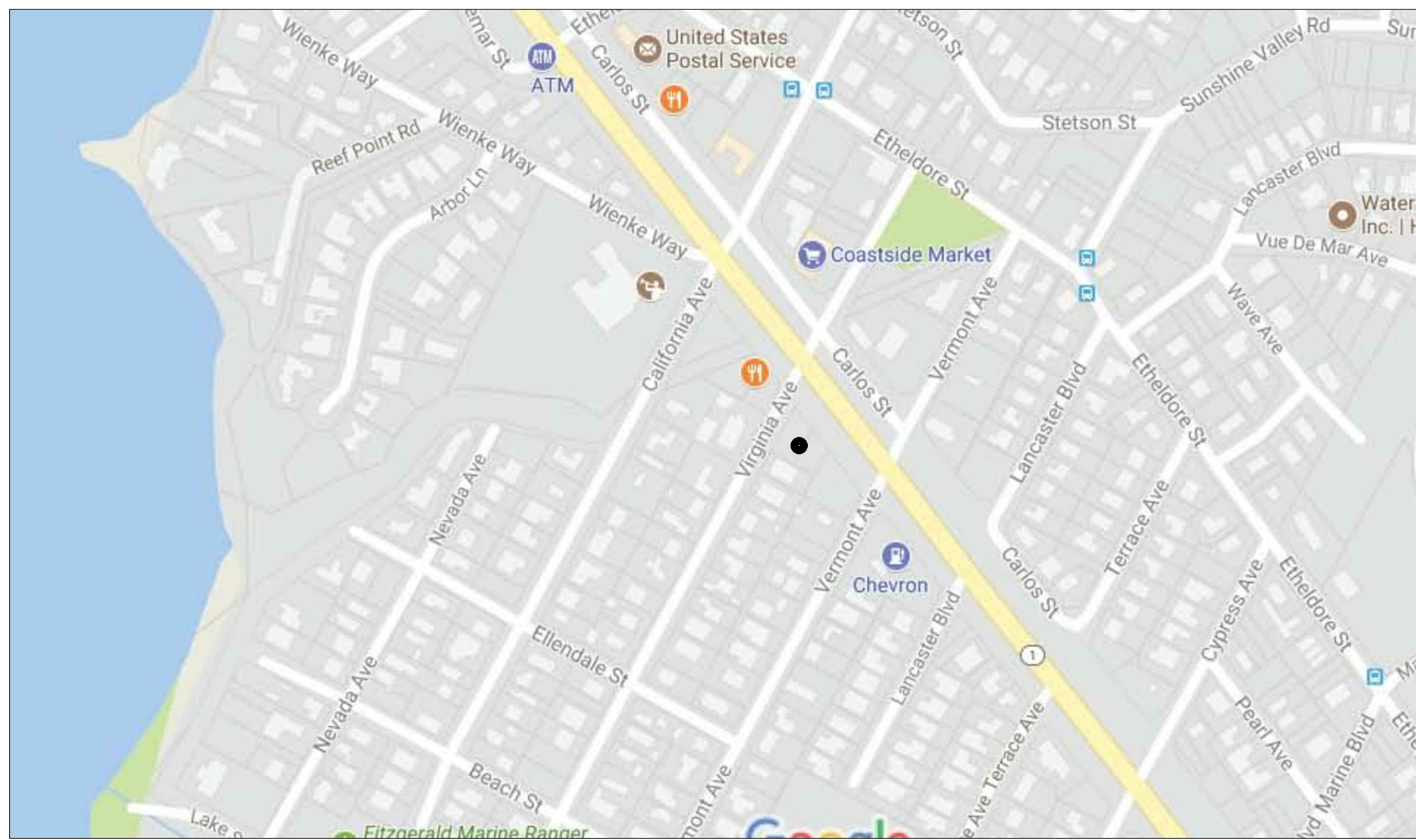
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any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

Signed:



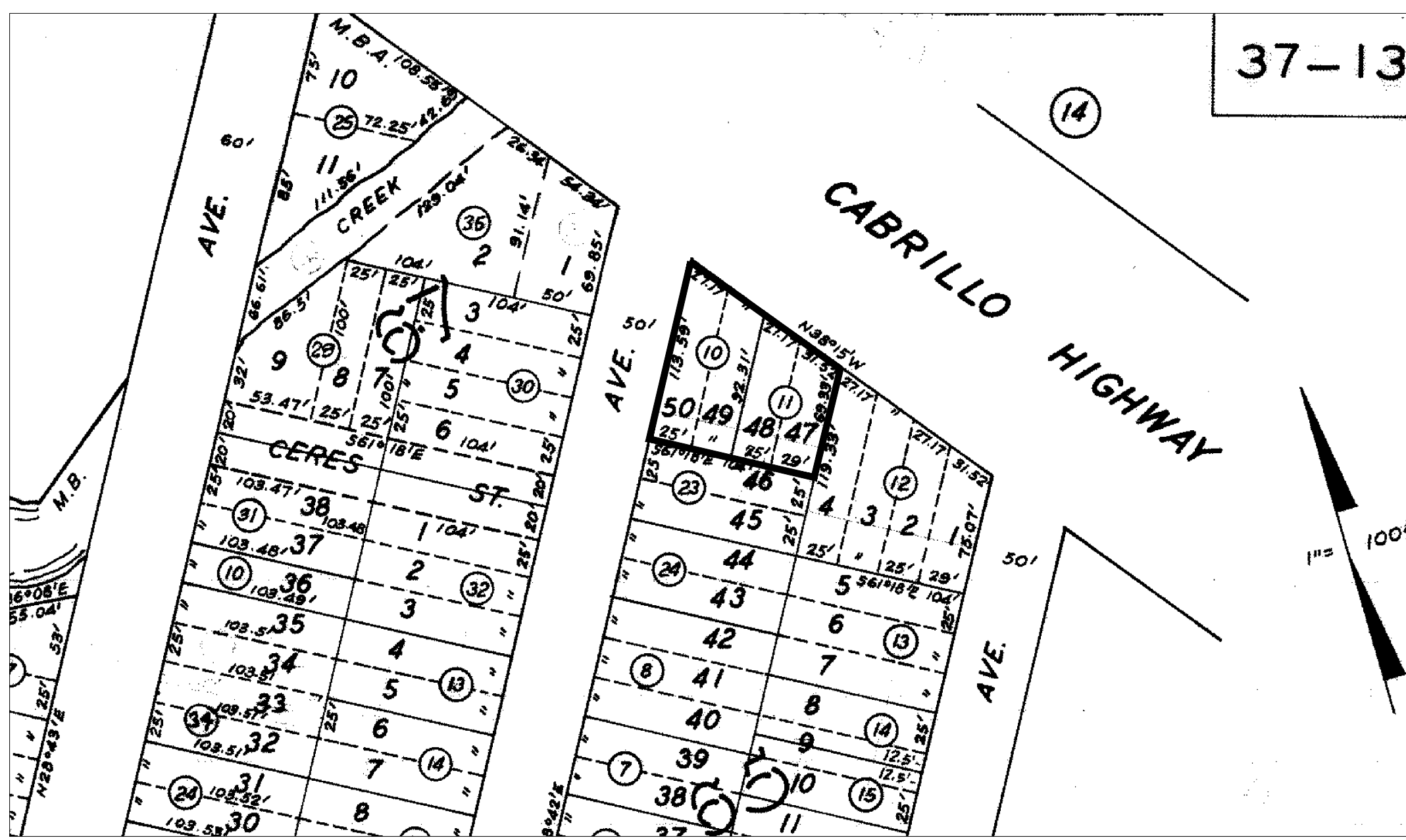
(Applicant may sign)

Date: 26 MARCH 2018



1 VICINITY MAP

NOT TO SCALE



2 PARCEL MAP

NOT TO SCALE



3 STREET VIEW

NOT TO SCALE

PROJECT INFORMATION:

- Zoning: C-1
- APN: 037133100 AND 037133110
- Type: VB
- Lot area: 9512 sqft
- Stories: 2
- Commercial area: 2341
- 2nd Floor Residential area: 2341
- Garage: 720 sqft
- Total Bldg area: 5402 sqft
- Bldg Footprint: 3061
- Lot Coverage: 3061/9512=32%
- Floor Area Ratio: 4682/9512=0.49
- Allowable Lot Coverage= 50%
- Allowable Floor Area Ratio= 1.0

SCOPE OF WORK:

NEW BUILDING MIXED USE, COMMERCIAL AND RESIDENTIAL

Engineer:

KEMBCON ENGINEERS

Building Owner:

THOMAS MOORE
275 WILLITS ST, DALY CITY
CA 94014

GENERAL NOTES:

1. The work included under this contract shall consist of all labor, materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use, unless otherwise noted.
2. All construction shall conform to 2016 CBC, 2016 CPC, 2016 CMC, 2016 CEES, and any other local governing codes and ordinances. In the event of conflict, the most stringent shall apply.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All new work necessary to allow for a finished job in accordance with the intent of the construction documents is included, regardless of whether shown on the drawings or mentioned in the notes.
4. Any errors, omissions, or conflicts found in various parts of the construction documents shall be brought to the attention of the designer and owner for clarification before proceeding with the work.
5. The general contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use by all trades and shall provide all subcontractors with current documents as required.
6. The general contractor shall verify and assume full responsibility for all dimensions and site conditions. The general contractor shall inspect the existing premises and structures and take note of existing conditions prior to submitting prices. All discrepancies shall be brought to the attention of the designer and owner prior to construction.
7. The general contractor shall check and verify all dimensions and conditions of building and site prior to proceeding with the work. He shall pay attention to implied plan and sectional spatial relationships and verify all axes and implied symmetries before beginning work. All dimensions are to be checked for accuracy as the work proceeds.
8. Designer does not assume responsibility for existing conditions nor will the Designer be responsible for construction means, methods or procedures of construction or safety, which shall remain the responsibility of the general contractor.
9. All dimensions when shown in plan are to face of finish or concrete unless otherwise noted.
10. All dimensions are to finished wall or framing in sections or elevations unless otherwise noted.
11. Written dimensions take precedence. **DO NOT SCALE DRAWINGS.**
12. Coordinate all work with existing conditions.

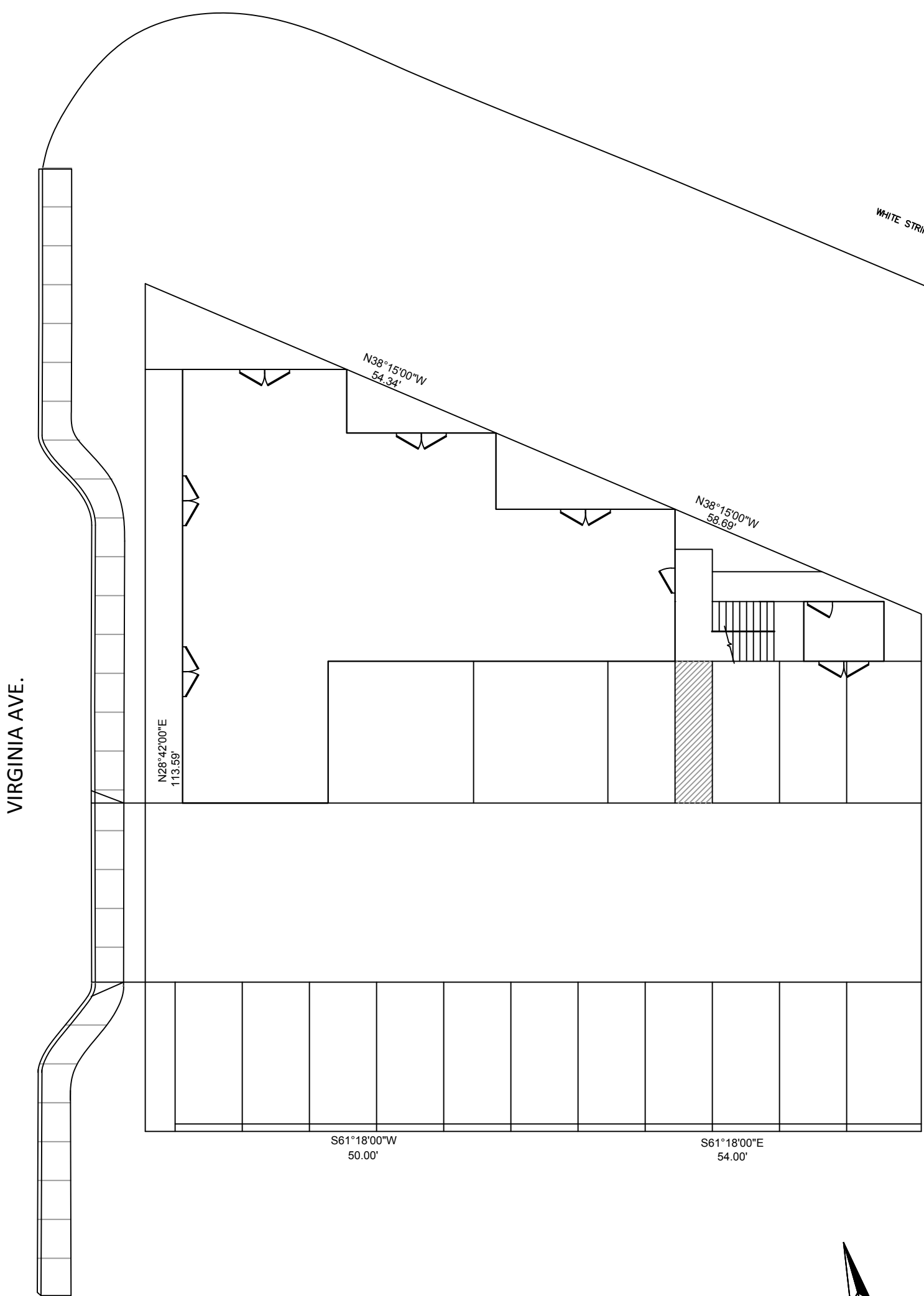
APPLICABLE CODES:

All construction shall conform to the currently adopted edition of the building code and any other local governing codes and ordinances. In the event of conflict, the most stringent shall apply. Code editions used for the design of the project:

- 2016 California Residential Code (CRC)
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Fire Code (CFC)
- 2016 California Green Building Standards Code (CGBSC)
- California Title 24 Energy Standards

SHEET INDEX:

- A0.0: PROJECT INFORMATION AND SITE PLAN
- A0.1: PERSPECTIVE
- A1.0: SITE PLAN/ PARKING PLAN
- A1.1: SITE PLAN WITH DRAINAGE PLAN
- A1.2: SITE PLAN WITH GRADING
- A1.3: SITE PLAN WITH ROOF PLAN
- A1.4: SITE PLAN WITH EROSION CONTROL PLAN
- A1.5: BMPS
- A1.6: BOUNDARY SURVEY
- A2.0: FIRST FLOOR PLAN
- A3.0: SECOND FLOOR PLAN
- A4.0: ROOF PLAN
- A5.0: SECTIONS
- A6.0: NORTH ELEVATION / SOUTH ELEVATION
- A6.1: WEST ELEVATION / EAST ELEVATION
- A7.0: EXTERIOR FINISHES
- L1.0: LANDSCAPE PLAN
- L2.0: LANDSCAPE PLANTS



4 SITE PLAN

Scale: 1/16" = 1'-0"



5 PERSPECTIVE

NOT TO SCALE

REVISIONS

NO.	DESCRIPTION	DATE	BY

KEMBCON ENGINEERS
CIVIL AND STRUCTURAL ENGINEERS
P.O. BOX 389
MILLBRAE, CA 94030
650.343.8310
engineers@kembcon.com



11/2/2018

- Virginia Ave. Moss Beach, CA -

PROJECT INFORMATION AND SITE PLAN

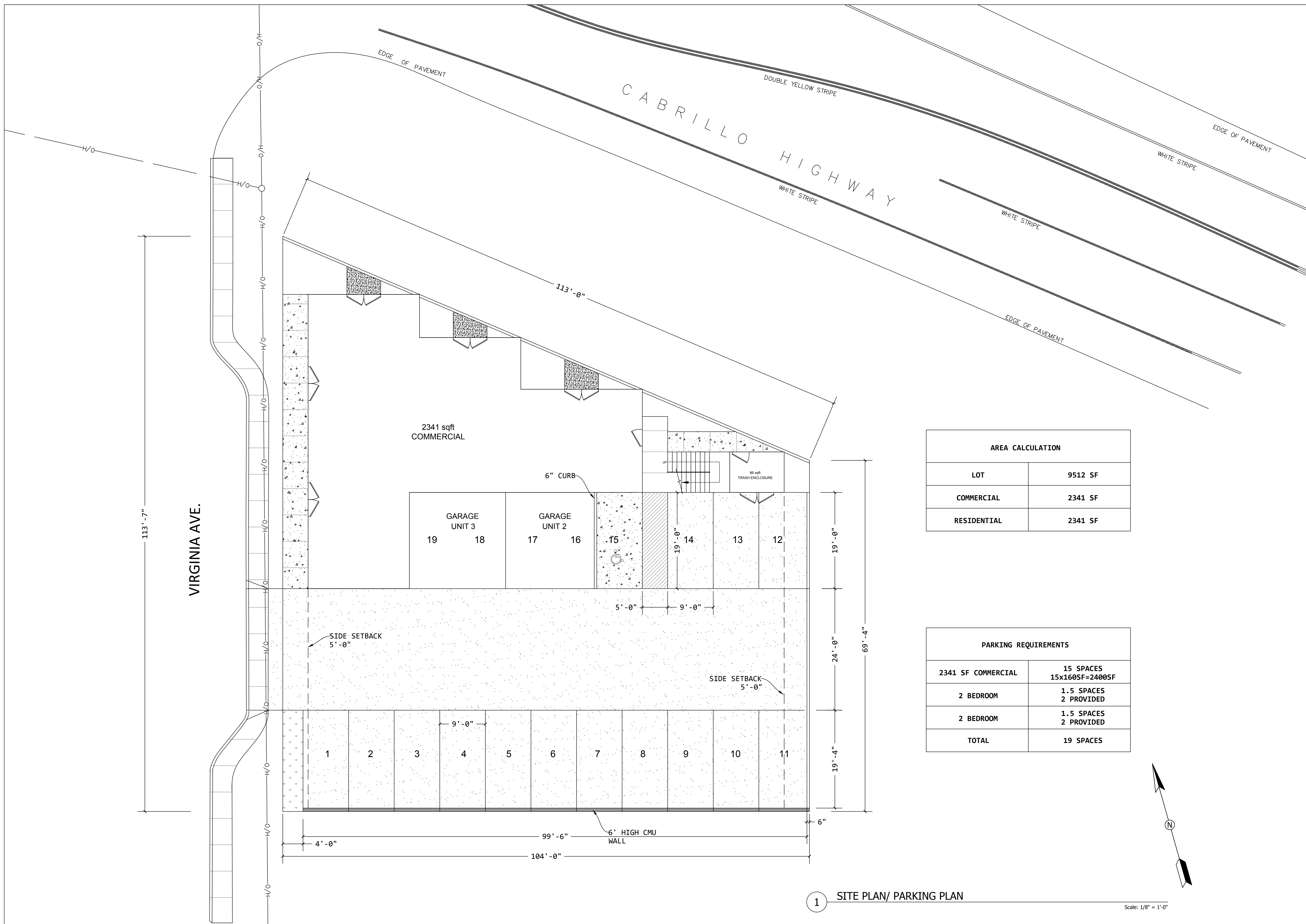
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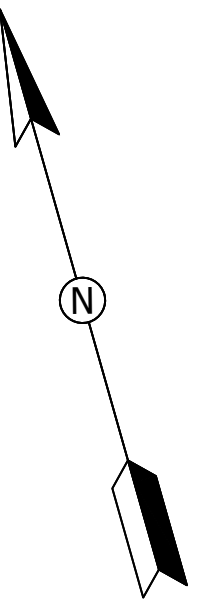


AREA CALCULATION	
LOT	9512 SF
COMMERCIAL	2341 SF
RESIDENTIAL	2341 SF

PARKING REQUIREMENTS	
2341 SF COMMERCIAL	15 SPACES 15x160SF=2400SF
2 BEDROOM	1.5 SPACES 2 PROVIDED
2 BEDROOM	1.5 SPACES 2 PROVIDED
TOTAL	19 SPACES

1 SITE PLAN/ PARKING PLAN

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



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- Virginia Ave. Moss Beach,
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SITE PLAN/ PARKING PLAN

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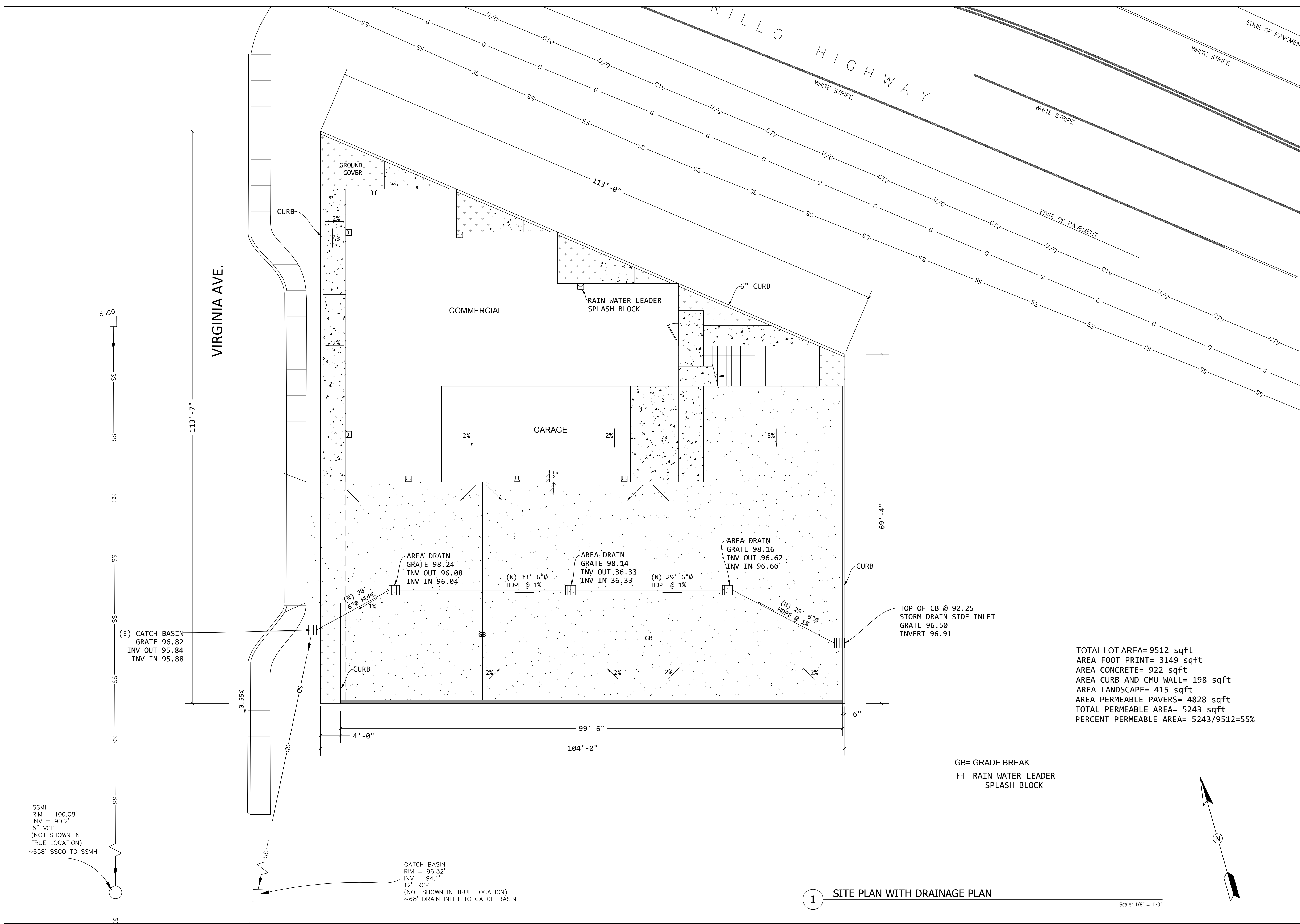
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- Virginia Ave. Moss Beach,
 CA -

DRAINAGE PLAN

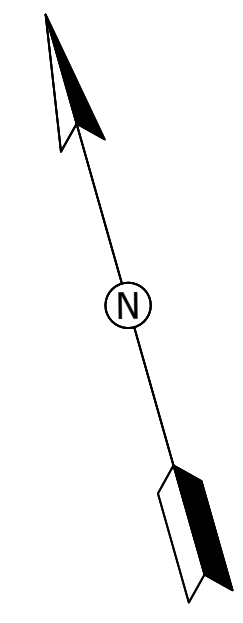
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TOTAL LOT AREA= 9512 sqft
 AREA FOOT PRINT= 3149 sqft
 AREA CONCRETE= 922 sqft
 AREA CURB AND CMU WALL= 198 sqft
 AREA LANDSCAPE= 415 sqft
 AREA PERMEABLE PAVERS= 4828 sqft
 TOTAL PERMEABLE AREA= 5243 sqft
 PERCENT PERMEABLE AREA= 5243/9512=55%

GB= GRADE BREAK
 ☒ RAIN WATER LEADER
 SPLASH BLOCK



SSMH
 RIM = 100.08'
 INV = 90.2'
 6" VCP
 (NOT SHOWN IN
 TRUE LOCATION)
 ~658' SSCO TO SSMH

CATCH BASIN
 RIM = 96.32'
 INV = 94.1'
 12" RCP
 (NOT SHOWN IN TRUE LOCATION)
 ~68' DRAIN INLET TO CATCH BASIN

1 SITE PLAN WITH DRAINAGE PLAN

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

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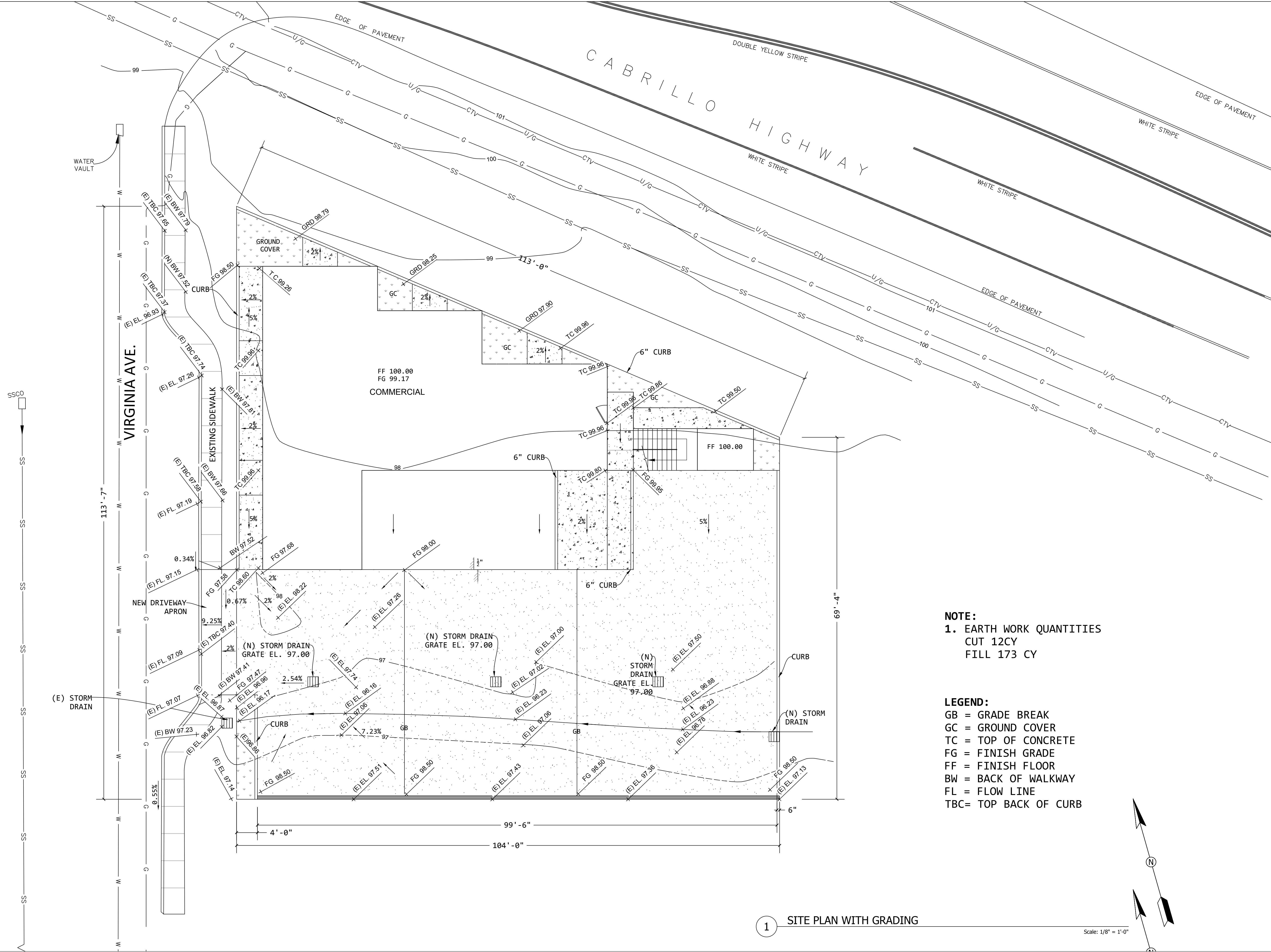
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 650.343.8310
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GRADING PLAN
 - Virginia Ave. Moss Beach, CA -

DATE: 3/8/2018
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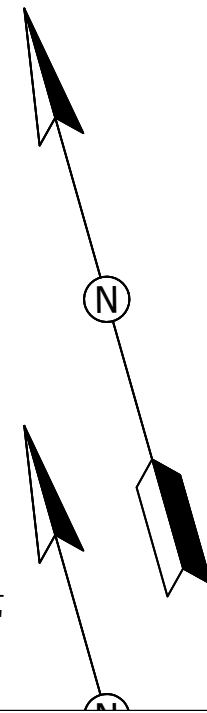


NOTE:
 1. EARTH WORK QUANTITIES
 CUT 12CY
 FILL 173 CY

LEGEND:
 GB = GRADE BREAK
 GC = GROUND COVER
 TC = TOP OF CONCRETE
 FG = FINISH GRADE
 FF = FINISH FLOOR
 BW = BACK OF WALKWAY
 FL = FLOW LINE
 TBC= TOP BACK OF CURB

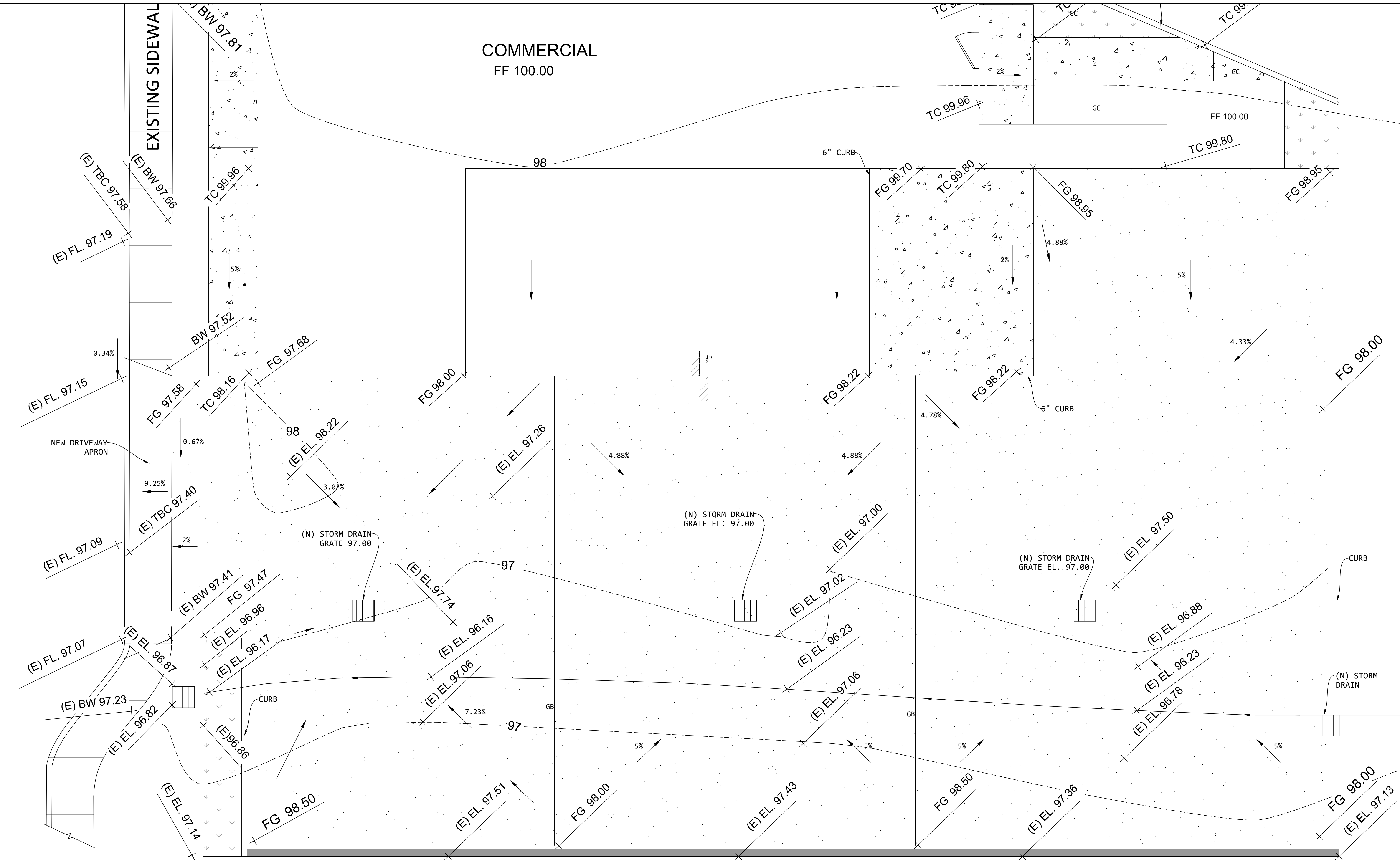
1 SITE PLAN WITH GRADING

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

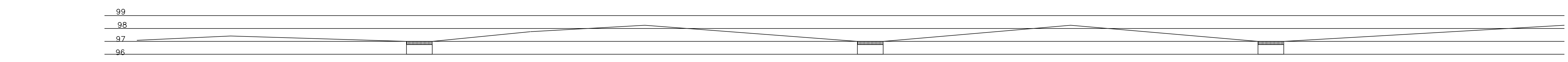


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1 SITE PLAN WITH GRADING
Scale: 1/4" = 1'-0"



2 SITE SECTION THRU PARKING
Scale: 1/4" = 1'-0"

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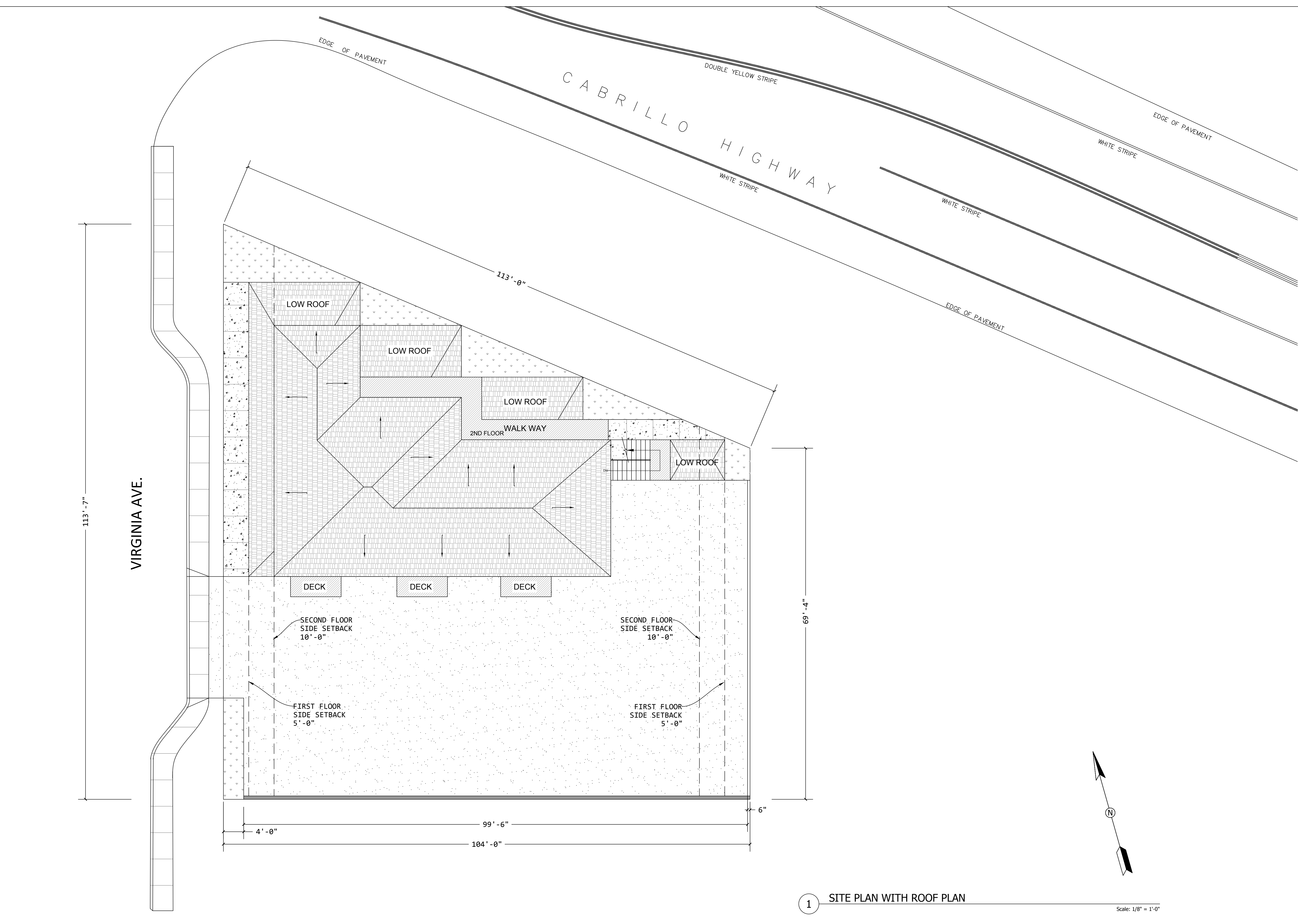
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Virginia Ave. Moss Beach,
CA

GRADING PLAN

DATE: 3/8/2018
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11/2/2018

- Virginia Ave. Moss Beach,
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SITE PLAN WITH ROOF PLAN

DATE: 3/8/2018
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1 SITE PLAN WITH ROOF PLAN

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

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11/2/2018

- Virginia Ave. Moss Beach,
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EROSION CONTROL PLAN

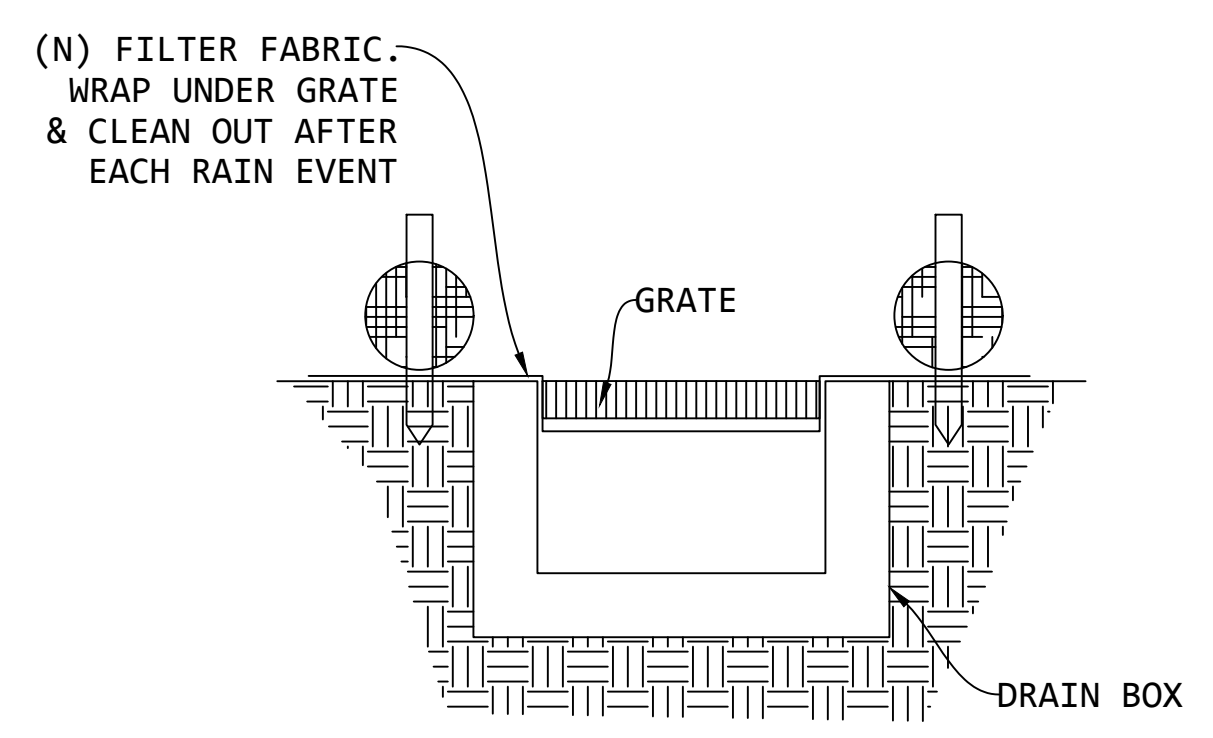
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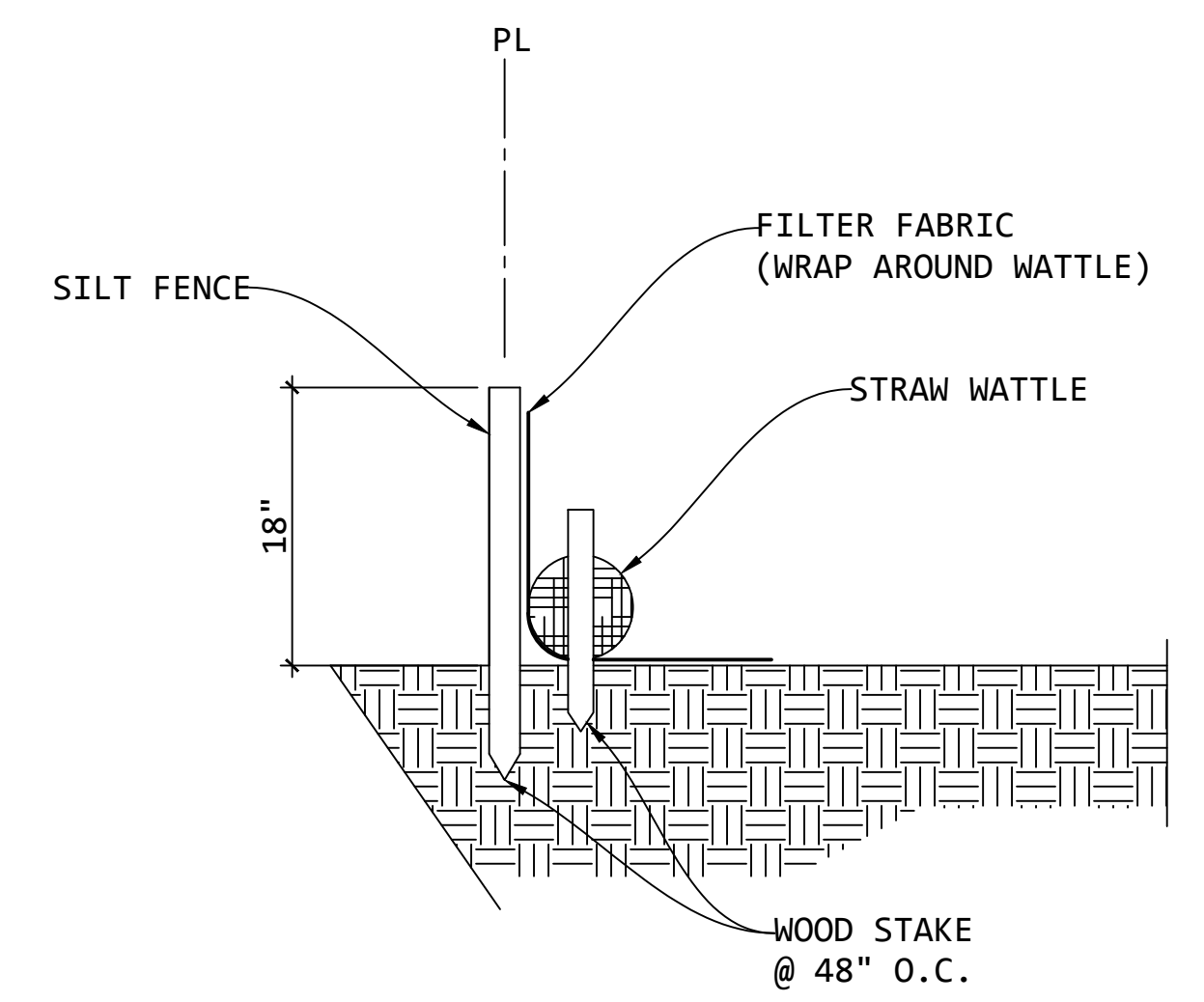
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NOTES:

- 1) NO WORK STORAGE, EARTH MOVING, VEGETATION. REMOVAL OR OTHER DISTURBANCE SHALL BE DONE OUT SIDE "LIMIT OF WORK"
- 2) HAY BAYS ARE PROHIBITED FROM USE AS EROSION CONTROL
- 3) SAND BAGS ARE PROHIBITED FROM USE AS EROSION CONTROL USE PERMEABLE ROCK SACKS INSTEAD
- 4) EROSION CONTROL CONTACT PHONE NUMBER.....
- 5) PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION.
- 6) MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURE CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- 7) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 8) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- 9) USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMITS AS NECESSARY
- 10) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- 11) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- 12) LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- 13) AVOID TRACKING DIRT OR OTHER MATERIALS OFF SITE, CLEAN OFF SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- 14) TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- 15) PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKEND AND DURING RAIN EVENTS.
- 16) CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON SITE DURING THE OFF SEASON.
- 17) DUST CONTROL IS REQUIRED YEAR ROUND.
- 18) EROSION CONTROL MATERIALS SHALL BE STORED ON SITE.
- 19) USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- 20) TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.

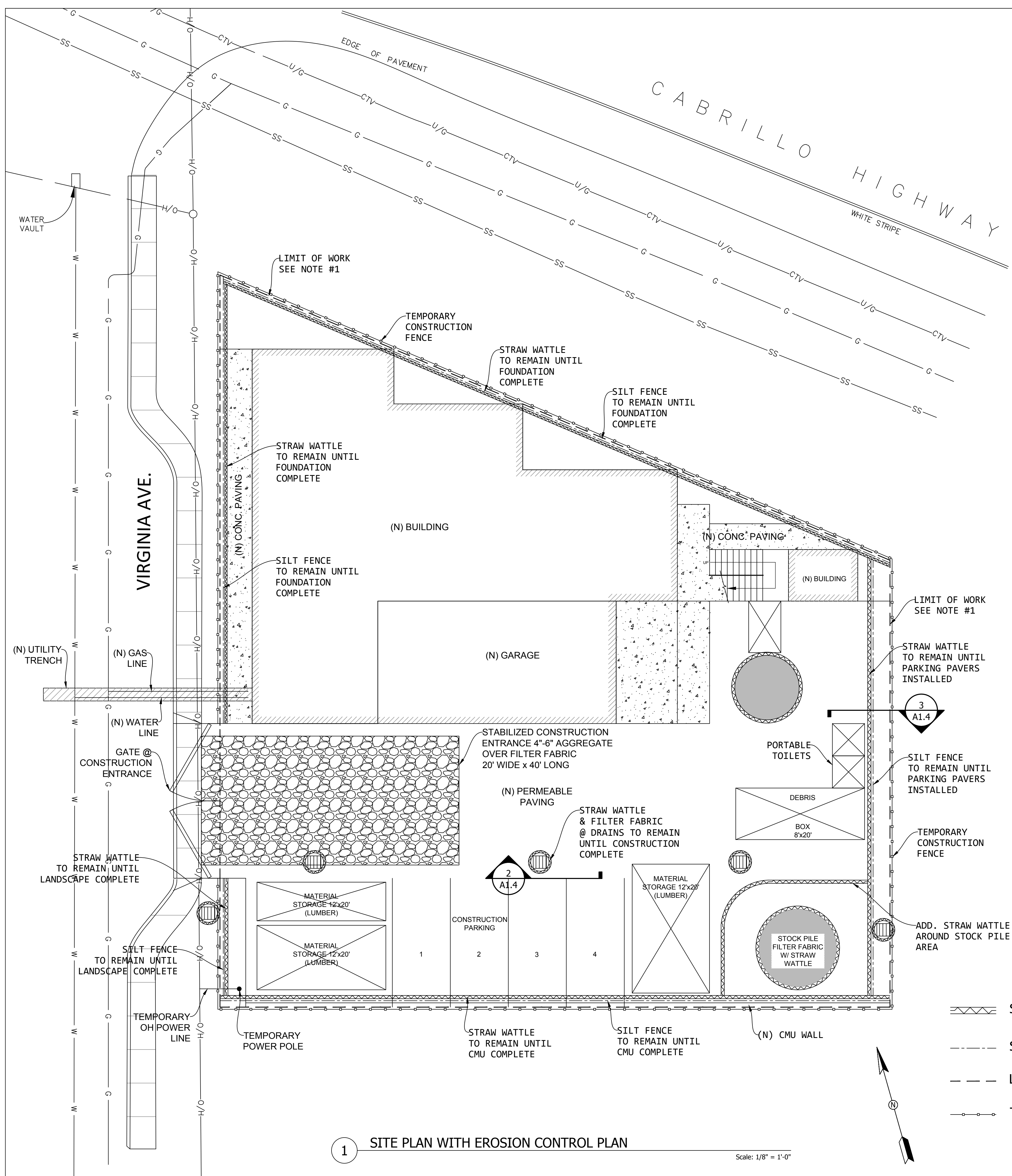


2 SITE DRAIN PROTECTION Scale: 1" = 1'-0"

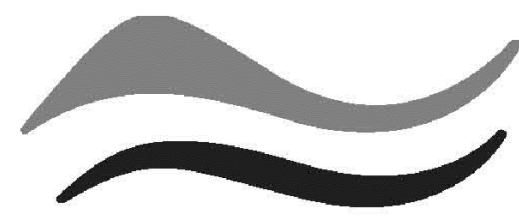


3 TYPICAL STRAW WATTLE W/ SILT FENCE Scale: 1" = 1'-0"

- STRAW WATTLES
- SILT FENCE
- LIMIT OF WORK
- TEMPORARY CONSTRUCTION FENCE



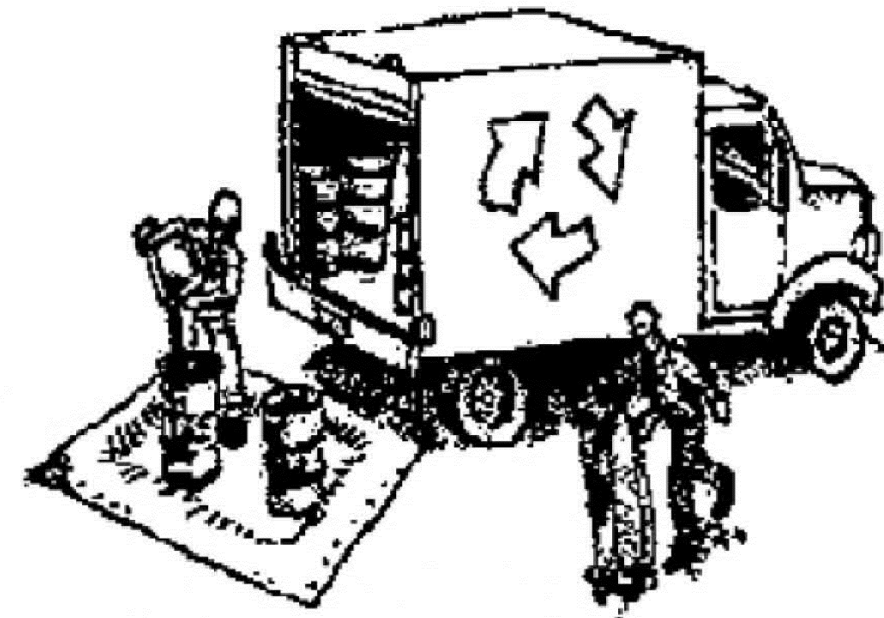
1 SITE PLAN WITH EROSION CONTROL PLAN Scale: 1/8" = 1'-0"



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



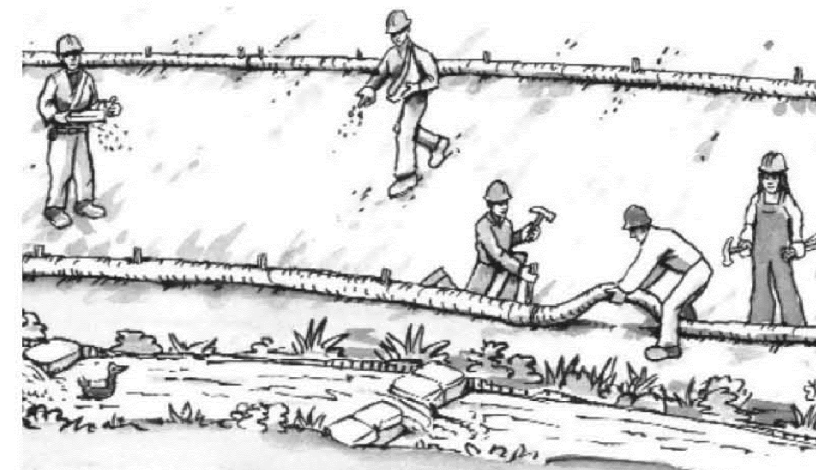
Maintenance and Parking

- 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 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, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) 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).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- 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

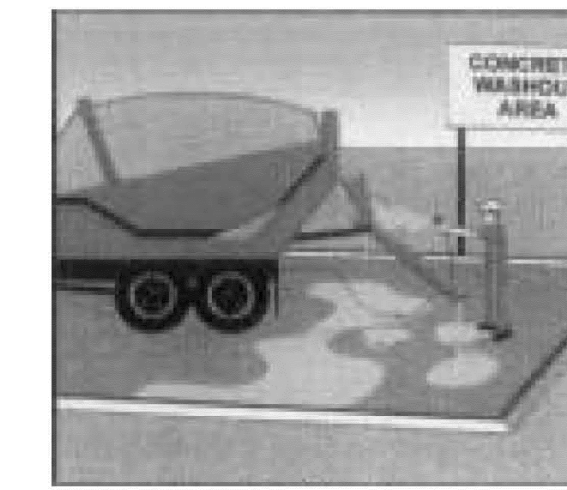


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.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

Sawcutting & Asphalt/Concrete Removal

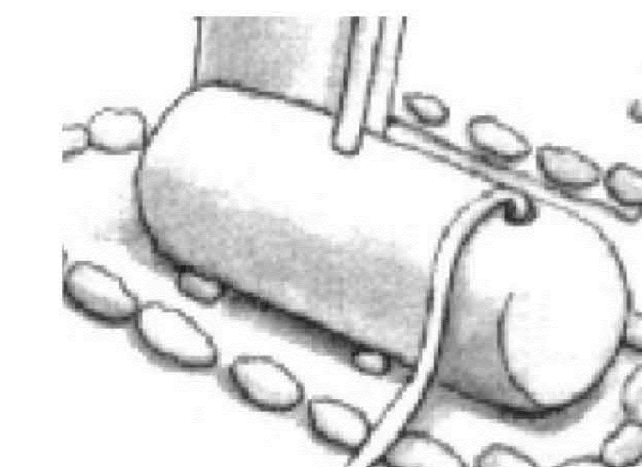
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

Concrete, Grout & Mortar Application



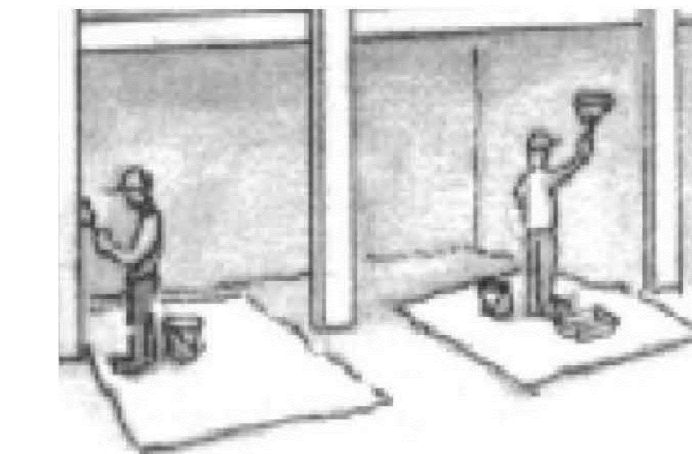
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

Paint removal

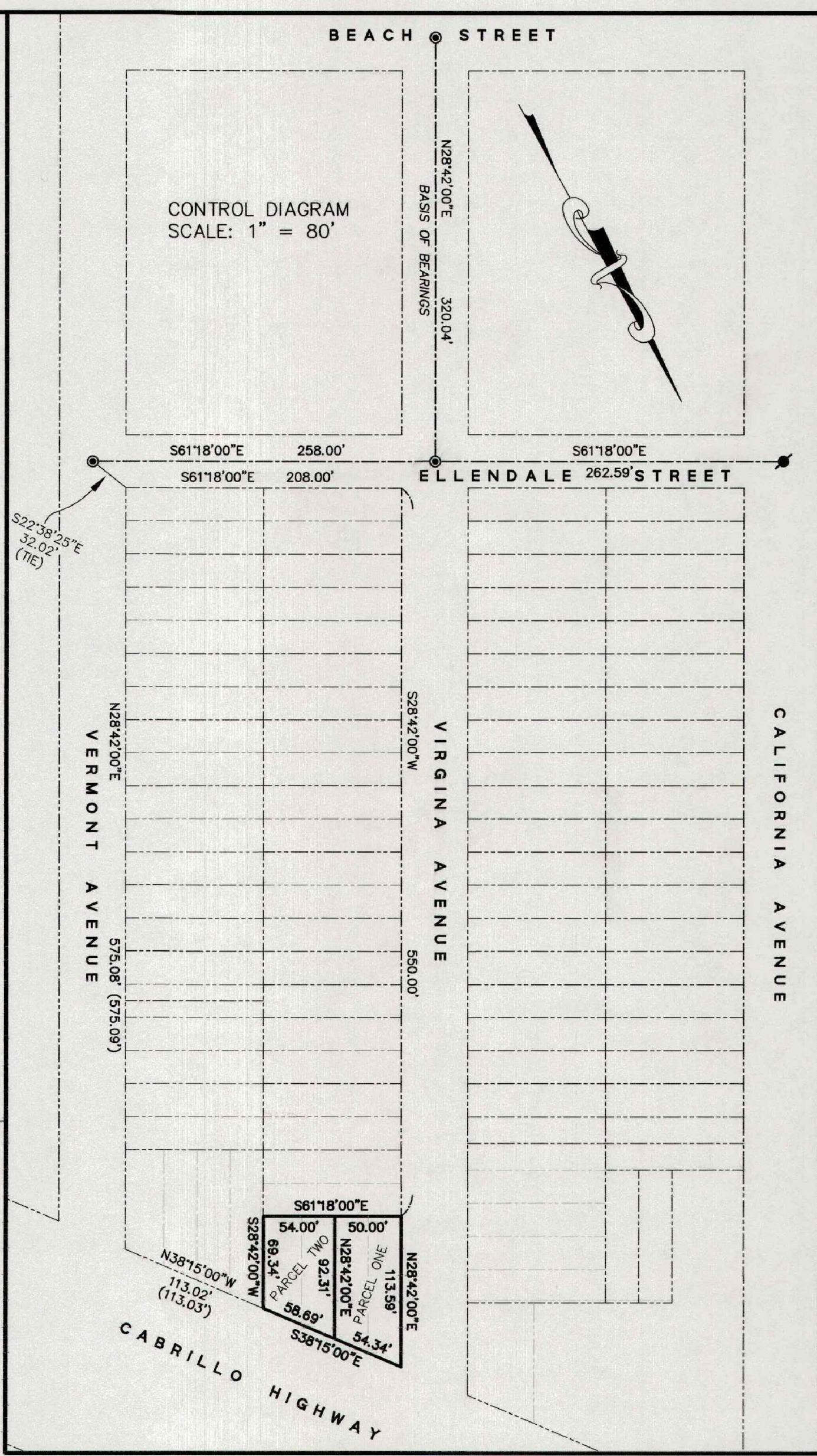
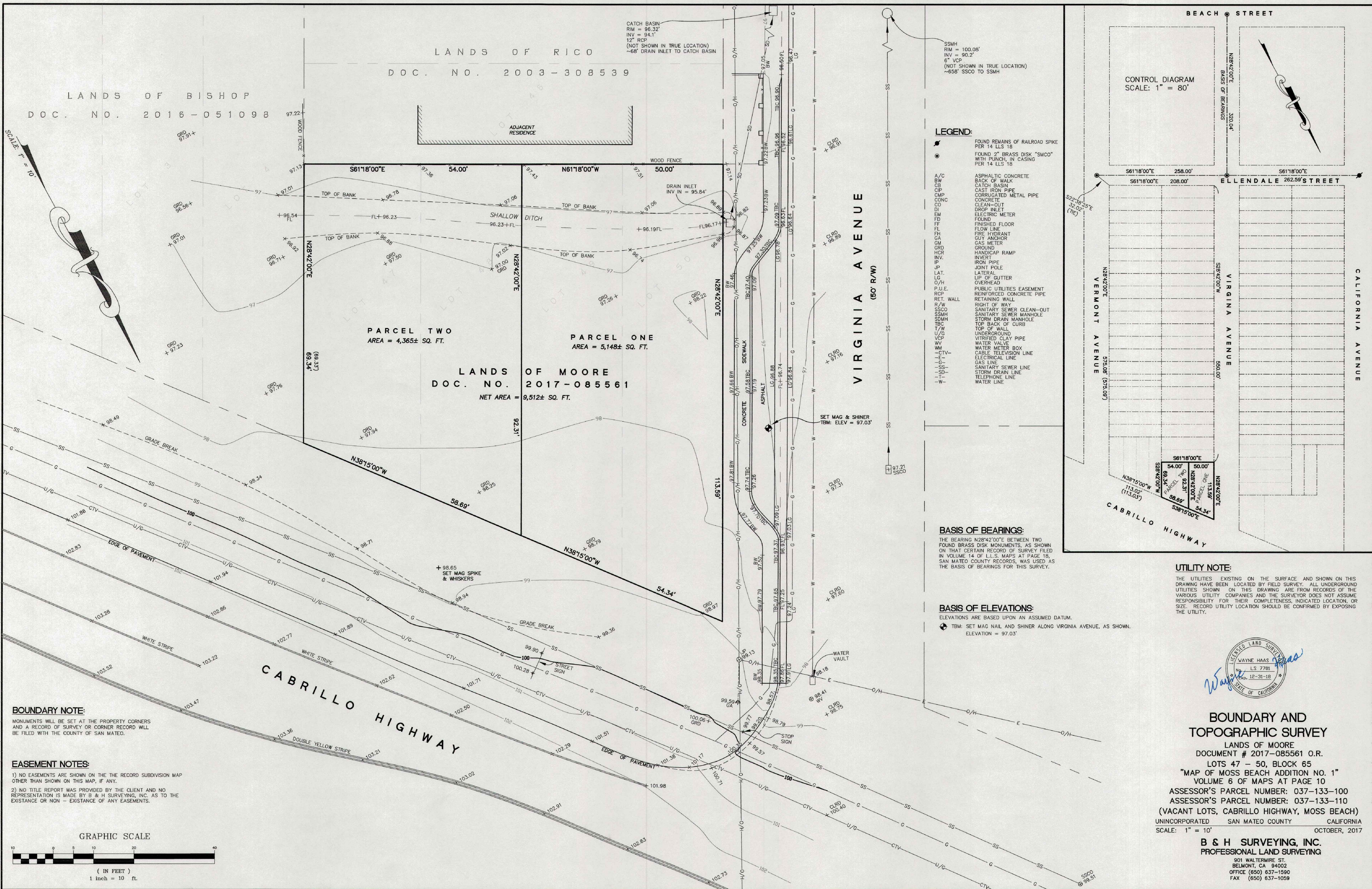
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



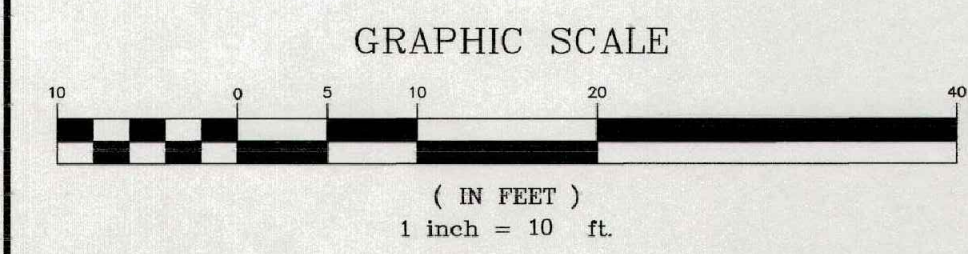
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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



BOUNDARY NOTE:
MONUMENTS WILL BE SET AT THE PROPERTY CORNERS AND A RECORD OF SURVEY OR CORNER RECORD WILL BE FILED WITH THE COUNTY OF SAN MATEO.

EASEMENT NOTES:
1) NO EASEMENTS ARE SHOWN ON THE RECORD SUBDIVISION MAP OTHER THAN SHOWN ON THIS MAP, IF ANY.
2) NO TITLE REPORT WAS PROVIDED BY THE CLIENT AND NO REPRESENTATION IS MADE BY B & H SURVEYING, INC. AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS.



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11/2/2018

- Virginia Ave. Moss Beach, CA -

SURVEY

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DWG: 7154-FIN
BY: N.W.

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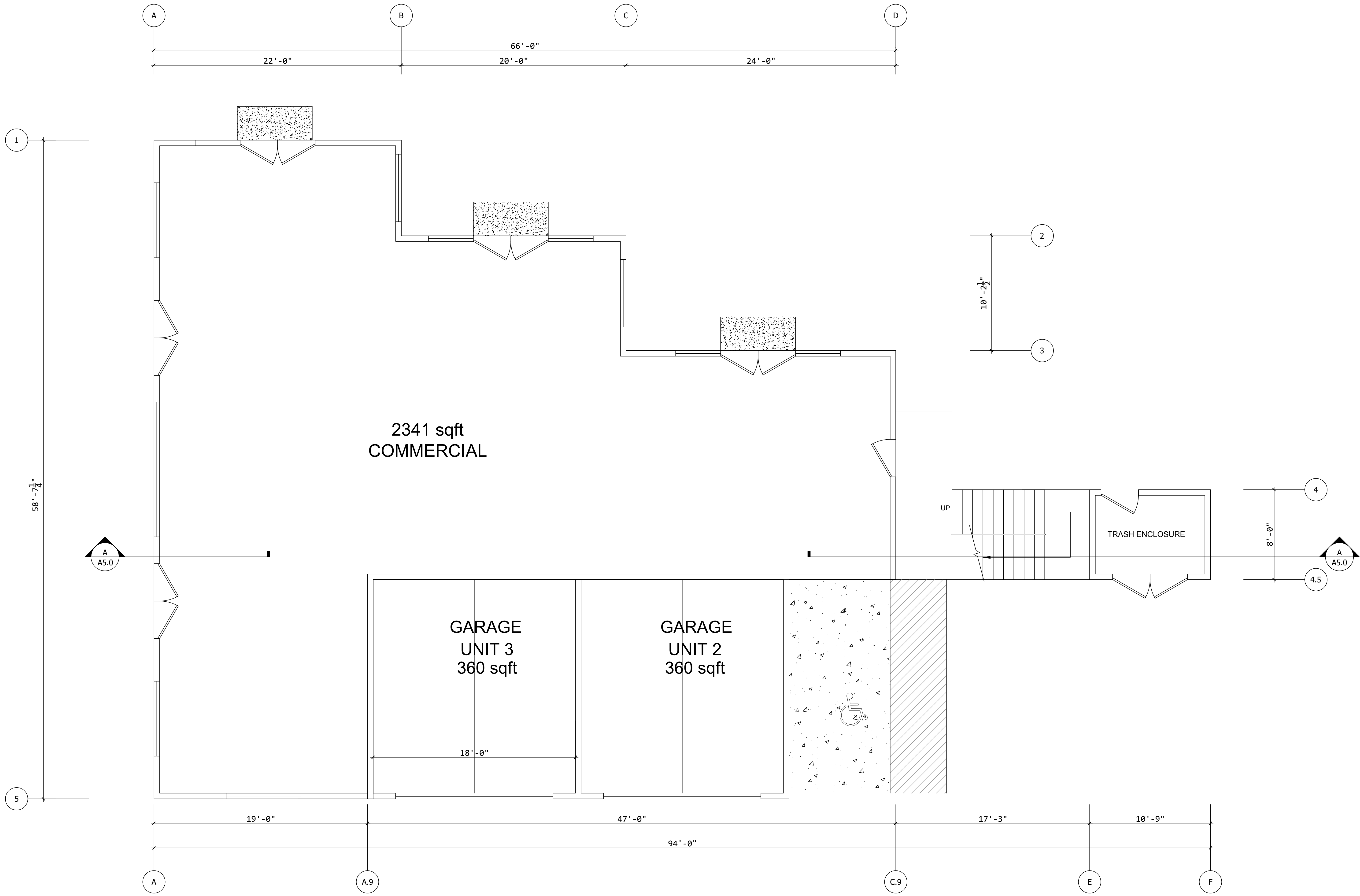
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FIRST FLOOR PLAN

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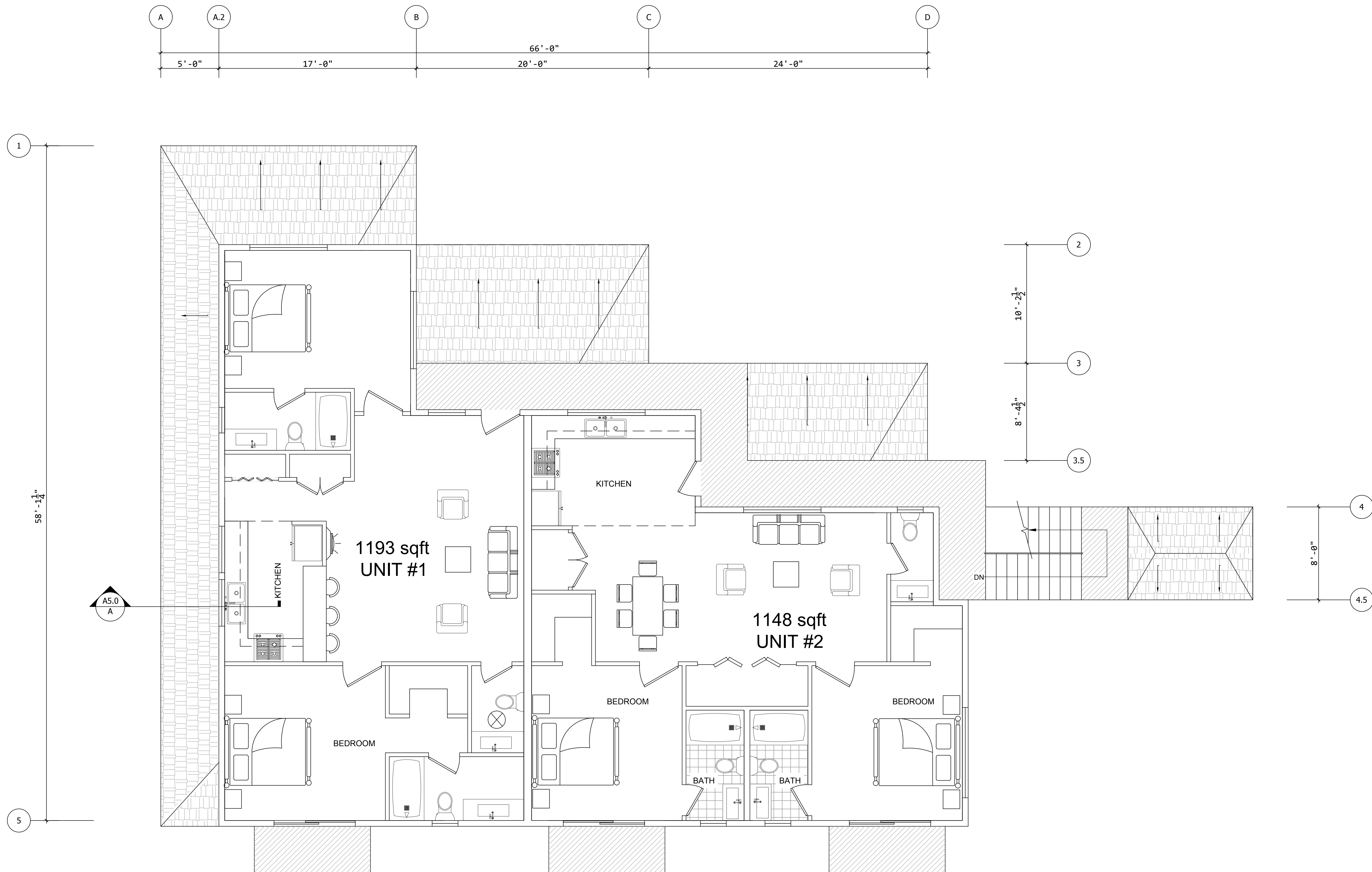


1 PROPOSED FIRST FLOOR PLAN

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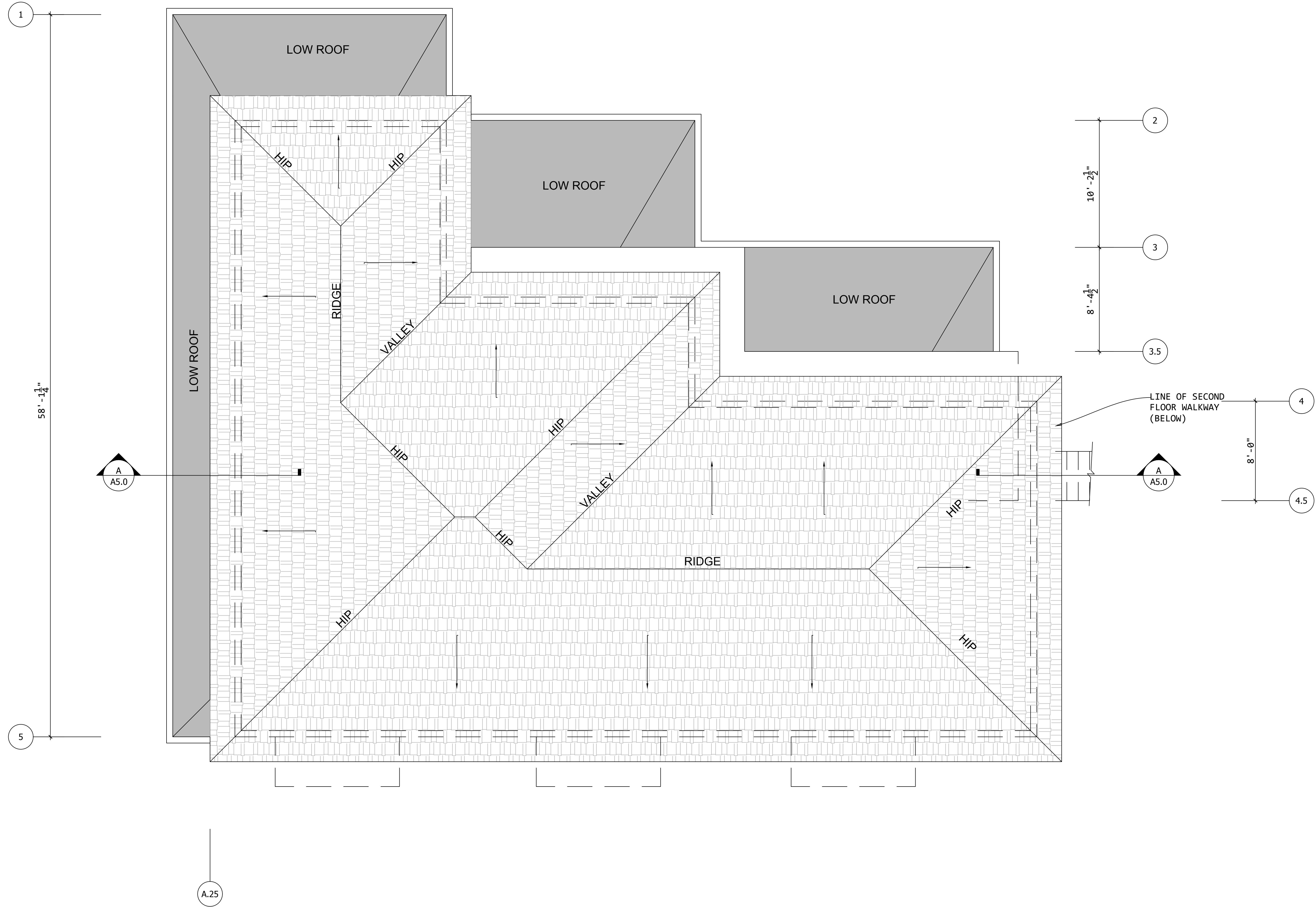
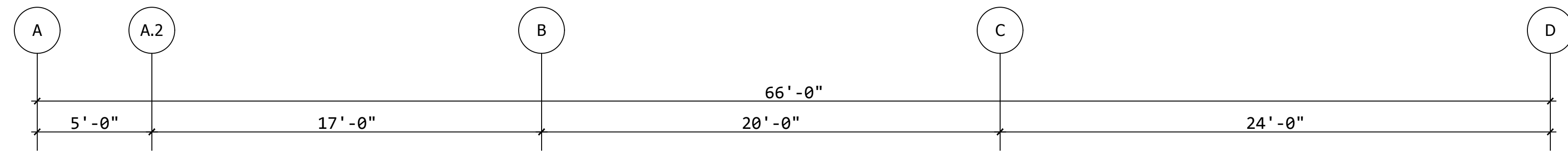
1 PROPOSED SECOND FLOOR PLAN

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

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1 PROPOSED ROOF PLAN

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ROOF PLAN	
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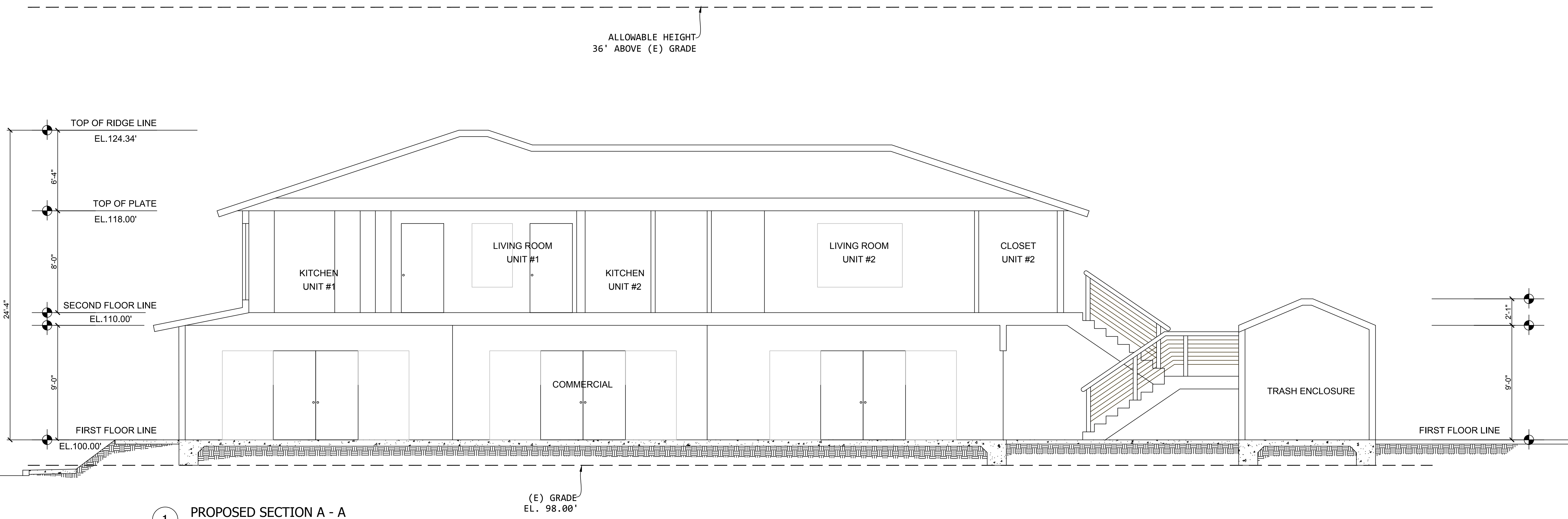
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SECTION A - Virginia Ave. Moss Beach, CA

SECTIONS

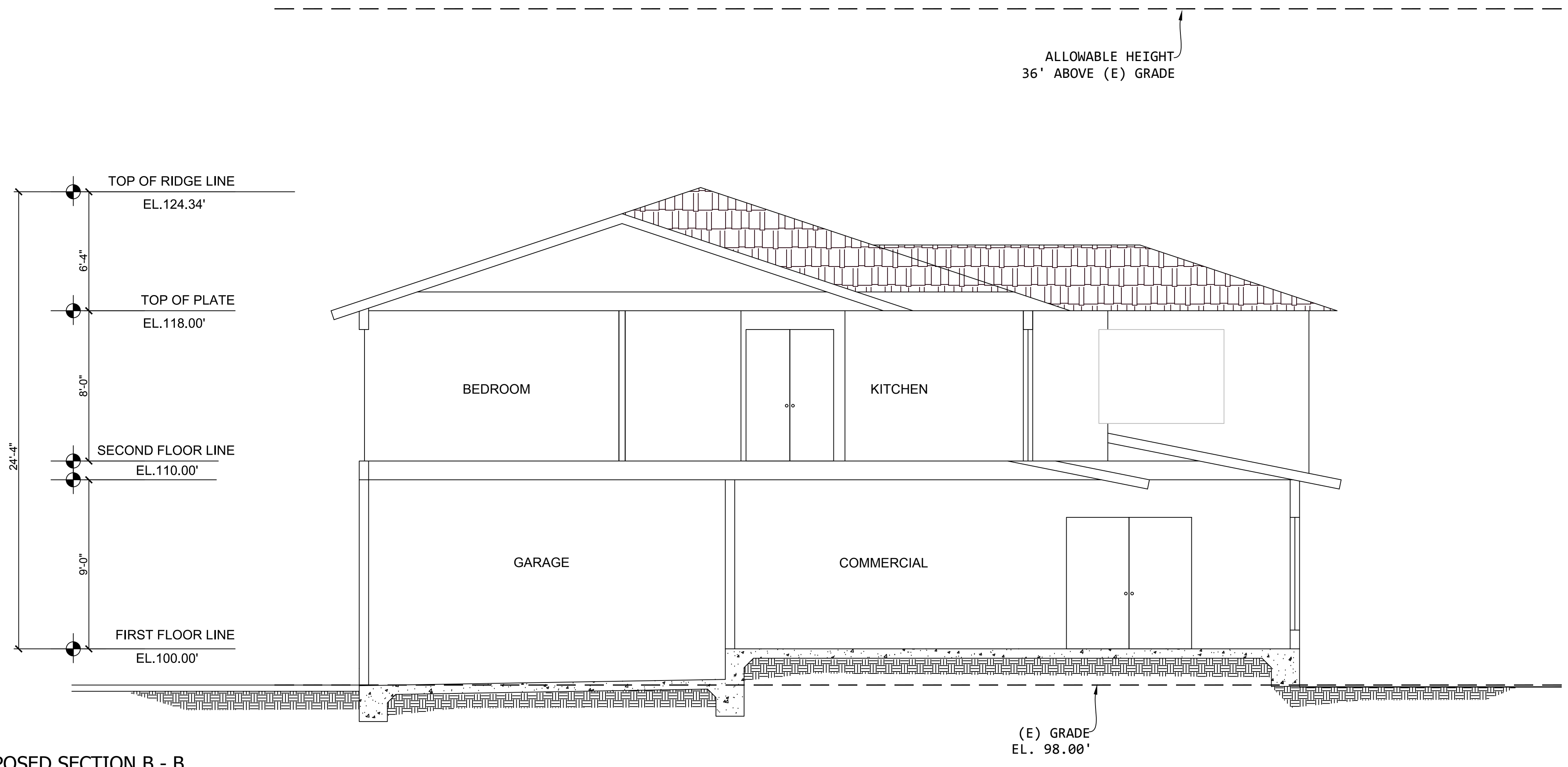
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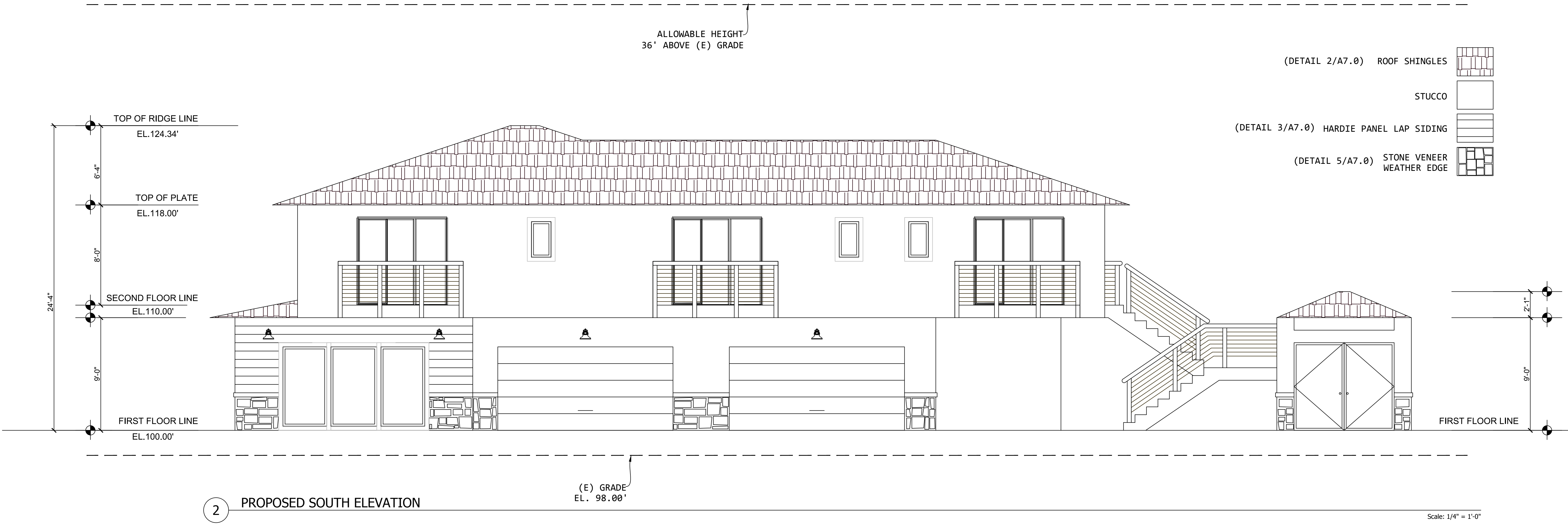
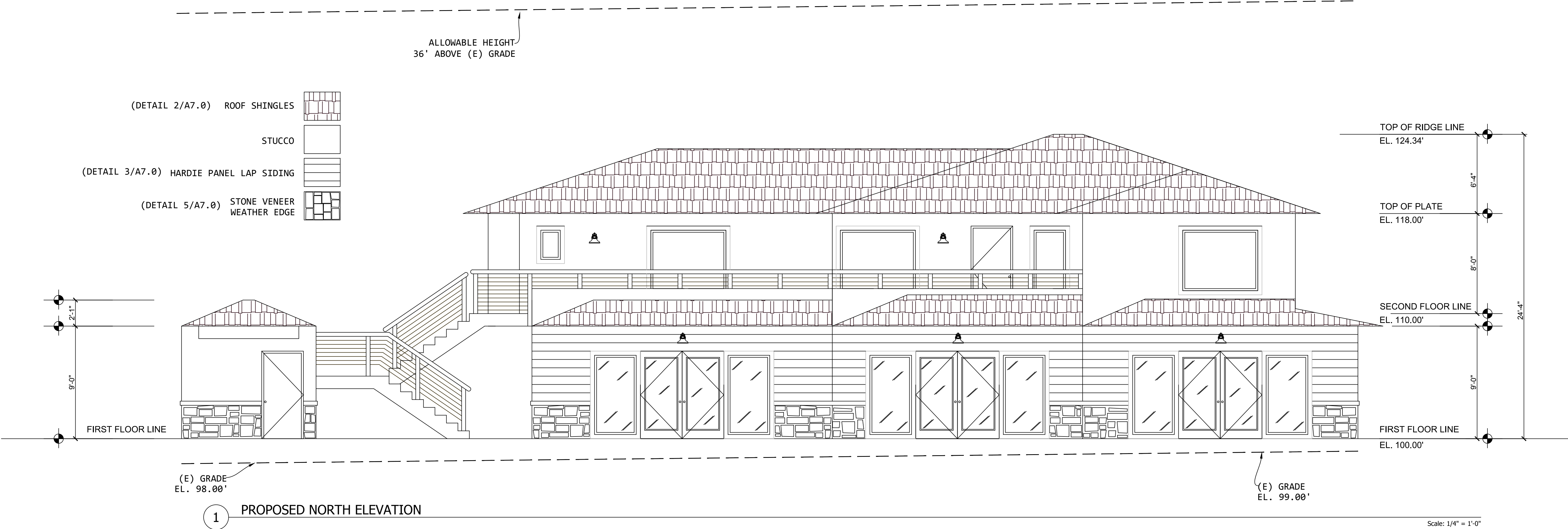
1 PROPOSED SECTION A - A

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2 PROPOSED SECTION B - B

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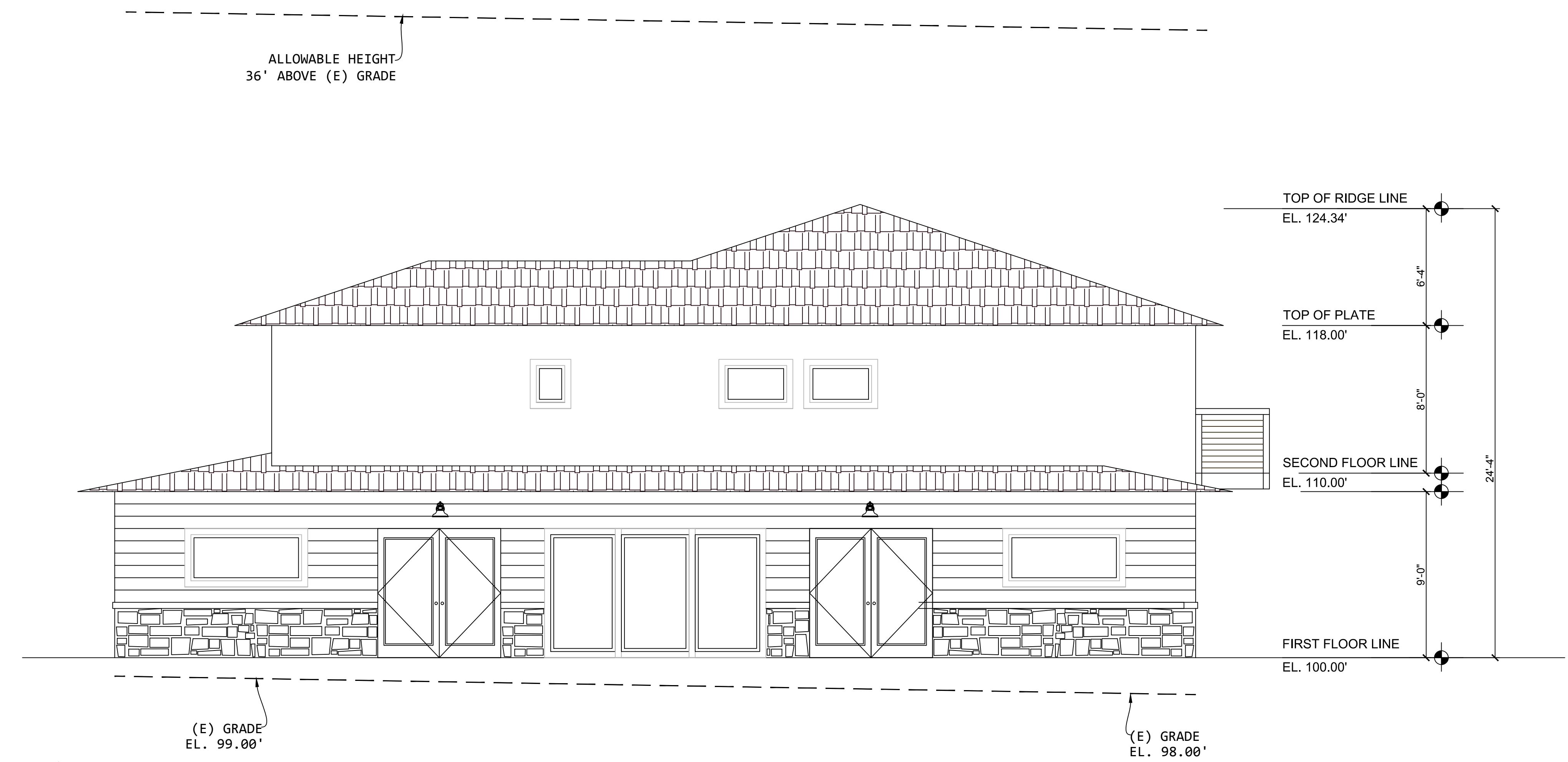
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- Virginia Ave. Moss Beach,
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ELEVATIONS

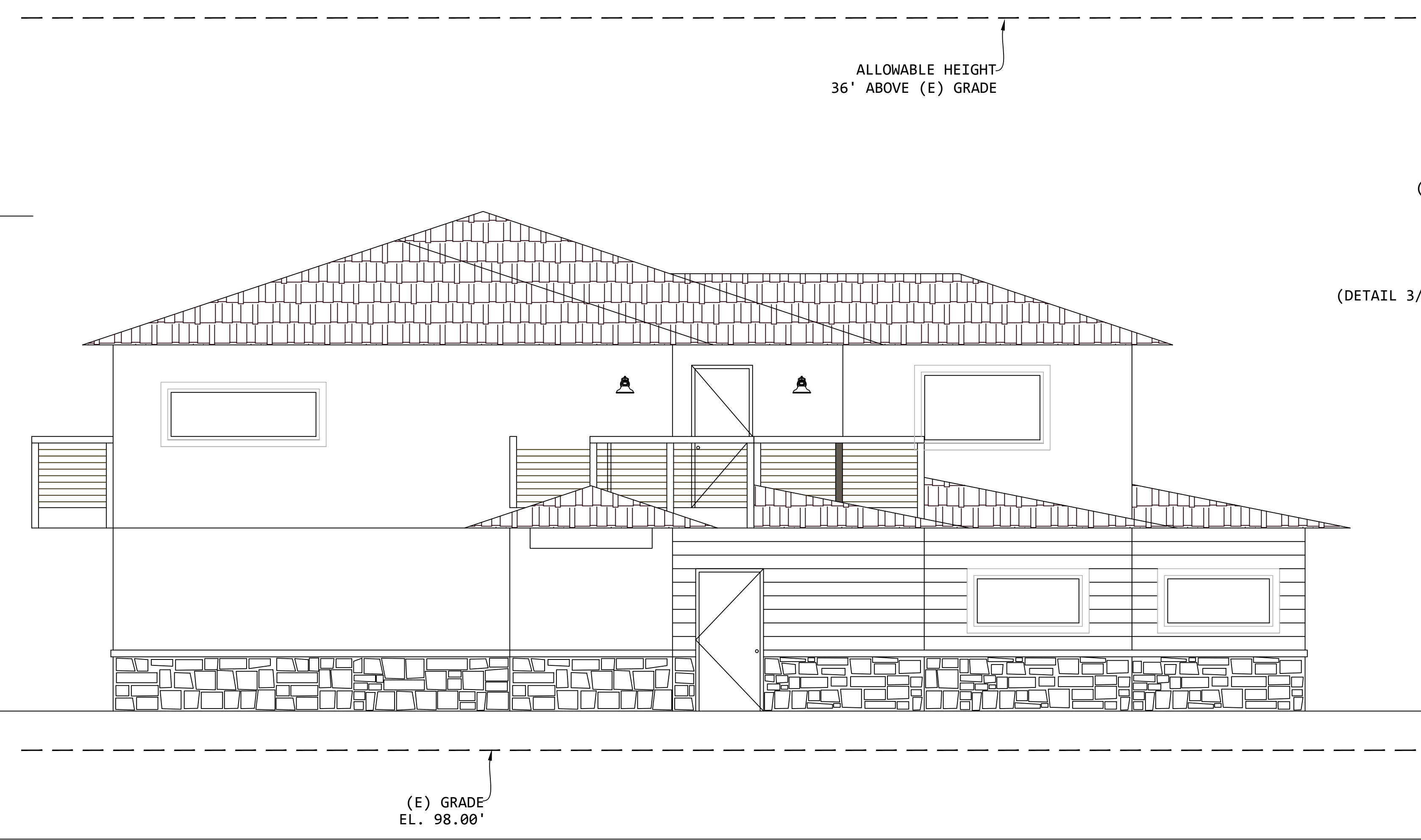
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1 PROPOSED WEST ELEVATION

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2 PROPOSED EAST ELEVATION

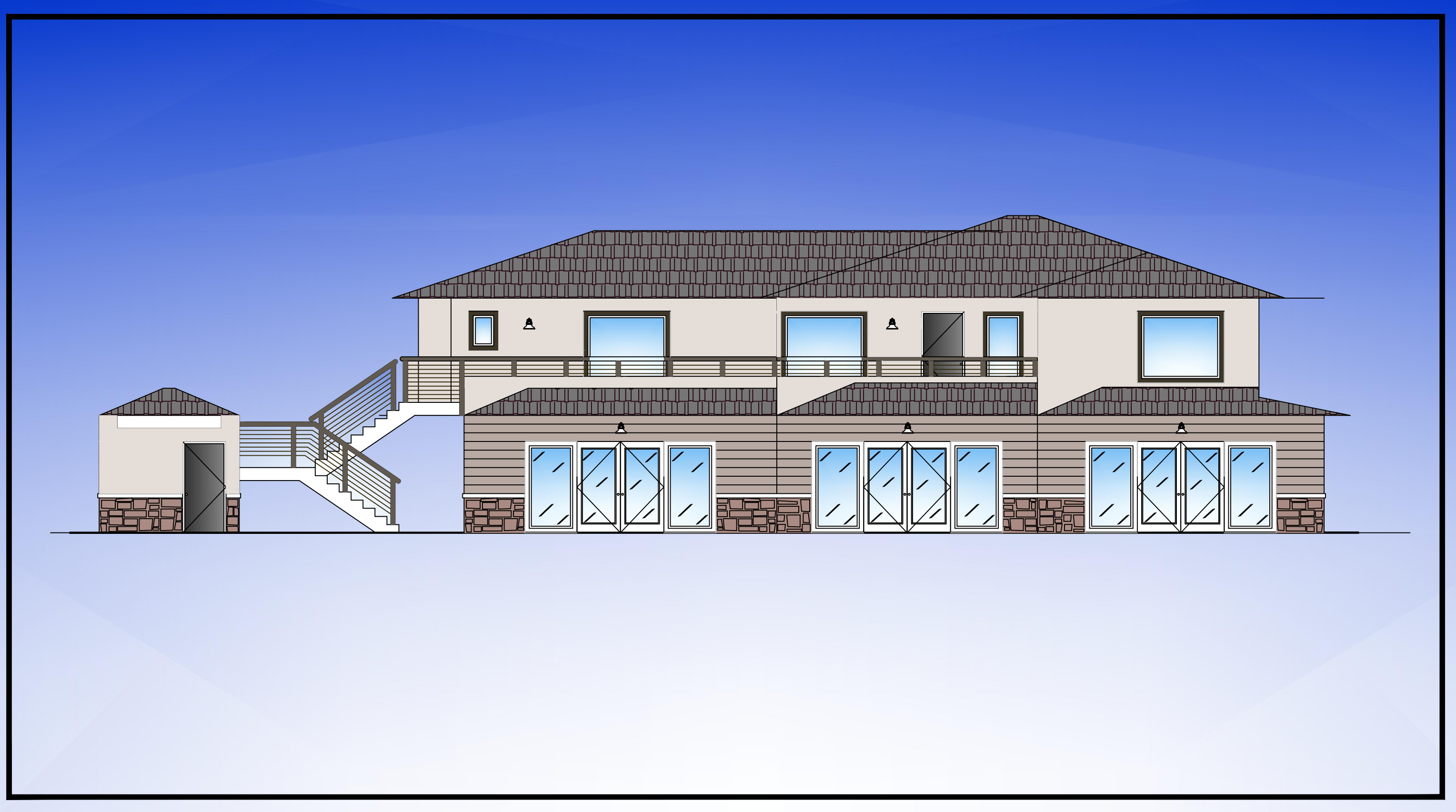
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- (DETAIL 2/A7.0) ROOF SHINGLES
- STUCCO
- (DETAIL 3/A7.0) HARDIE PANEL LAP SIDING
- (DETAIL 5/A7.0) STONE VENEER WEATHER EDGE

- (DETAIL 2/A7.0) ROOF SHINGLES
- STUCCO
- (DETAIL 3/A7.0) HARDIE PANEL LAP SIDING
- (DETAIL 5/A7.0) STONE VENEER WEATHER EDGE

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PROJECT:
MULTI-USE BUILDING
VIRGINIA AVENUE, MOSS BEACH

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COLORED FRONT ELEVATION

COLOR & MATERIALS BOARD
1

Rectangular Linear Irregular Round

STEP 3. PICK YOUR COLOR HUE(S)®

Blacks Earthen Browns White and Tans Creams and Golds

Burgundies Greys

EL DORADO ARCHITECTURAL
STONE VENEER

COLOR & MATERIALS BOARD
4



EL DORADO ARCHITECTURAL
STONE VENEER
WEATHER EDGE

COLOR & MATERIALS BOARD
5



ROOF SHINGLES

COLOR & MATERIALS BOARD
2



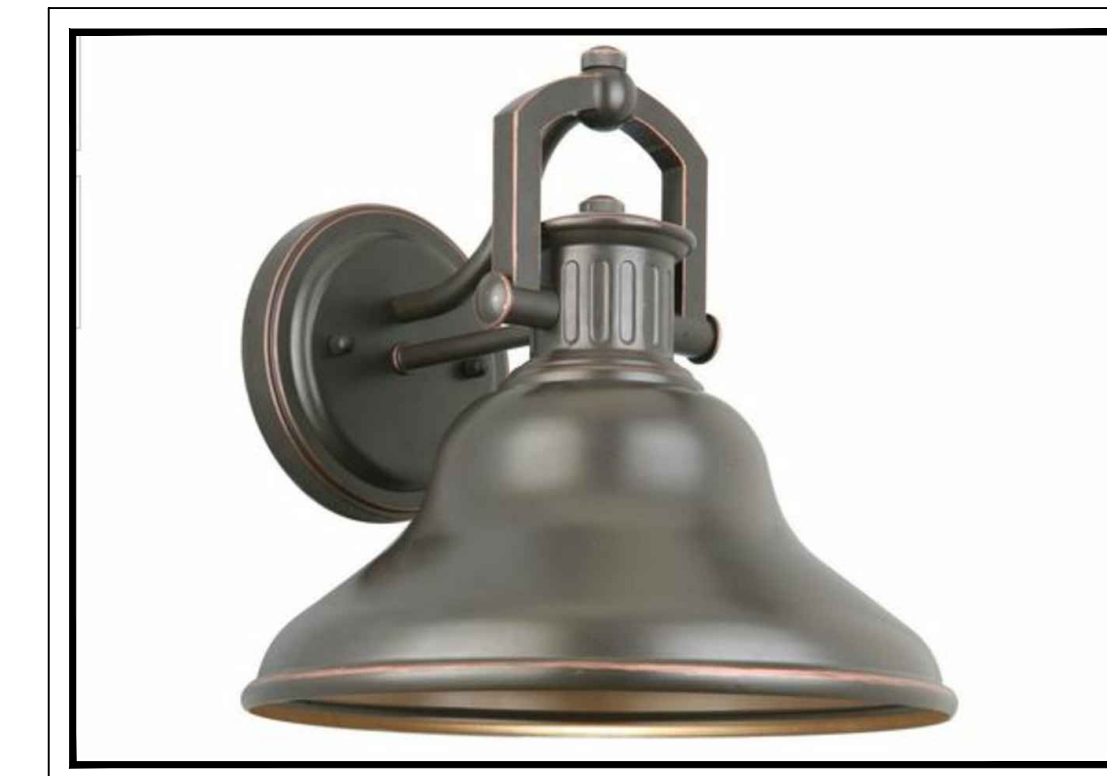
HARDIE PANEL LAP SIDING

COLOR & MATERIALS BOARD
3



ANDERSEN WINDOW & DOORS
SERIES 100

COLOR & MATERIALS BOARD
6



LOW WATTAGE WALL
HANG LIGHTS

COLOR & MATERIALS BOARD
7

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EXTERIOR FINISHES

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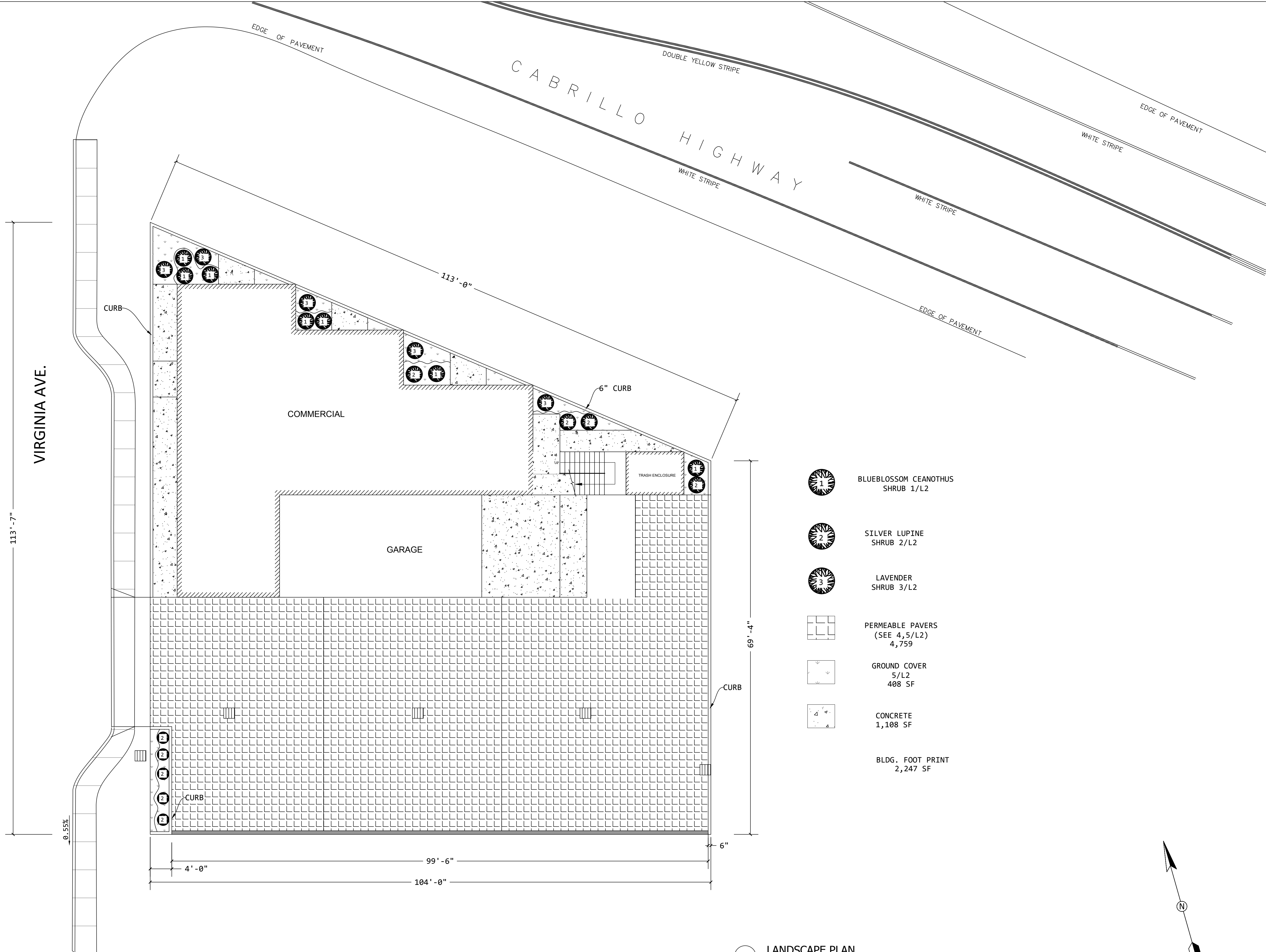
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LANDSCAPE PLAN

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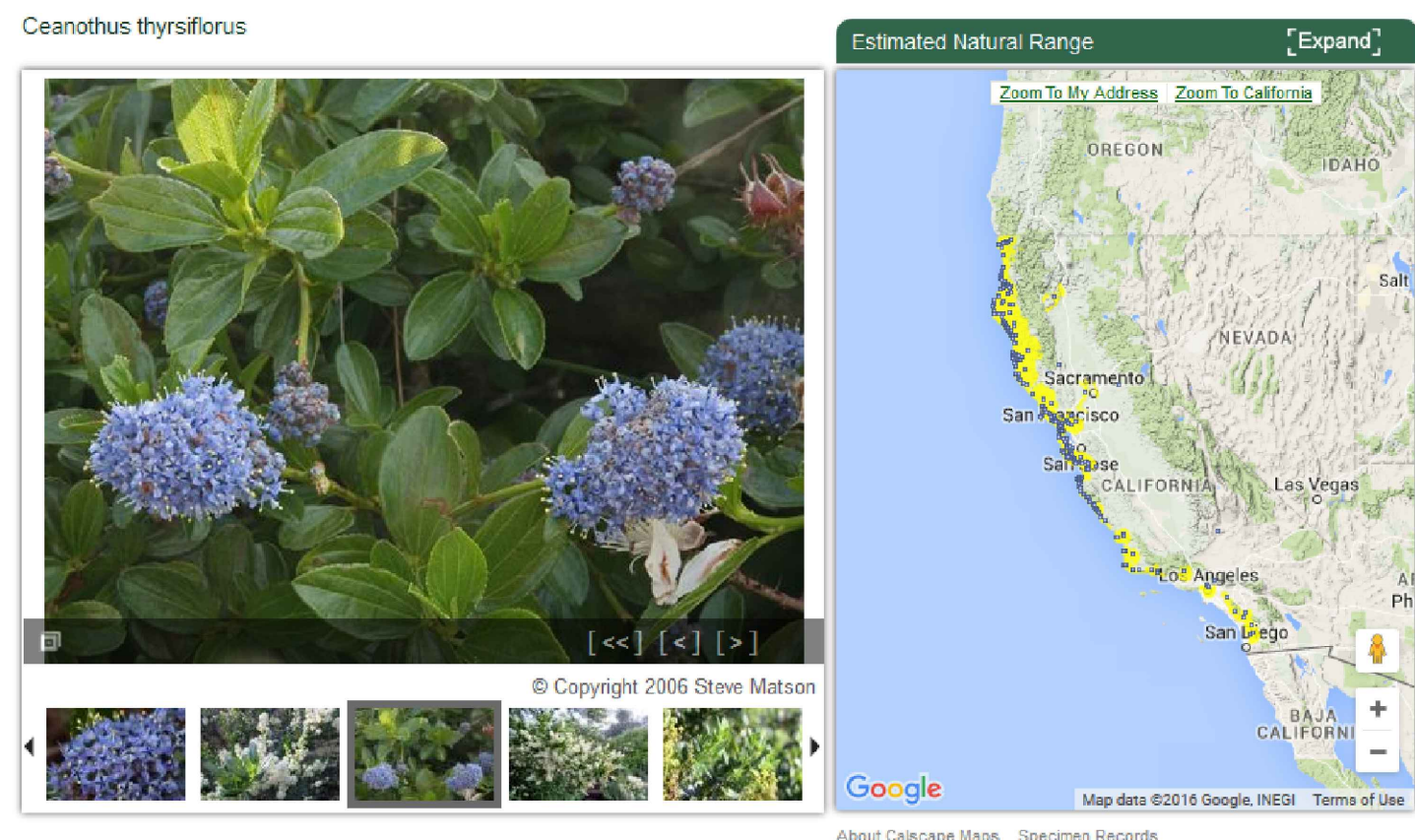
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1 LANDSCAPE PLAN
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Blue Blossom Ceanothus (Ceanothus thyrsiflorus)

Blueblossom or Blue blossom Ceanothus is one of the most popular species of Ceanothus in landscaping applications. It varies dramatically in form and size over its natural range, with some plants growing fairly upright to 30 feet and others growing in a mounding form to only 2-3 feet tall. Blueblossom Ceanothus is evergreen, with leaves ranging from bright green to dark green. It has small flowers that are produced in a dense, puff-shaped clusters that are white, light blue, dark blue or purple. They bloom in the winter or spring, and then mature into a dry three-lobed seed capsule. Its flowers are important for bees and butterflies, and its seed pods are an important food source for birds and small mammals. Blueblossom grows in full sun or part shade. In the hotter, inland part of its range, it does better with more shade, on northern slopes, and if closer to an irrigated or a naturally moister area. In the cooler coastal part of its range, it prefers more sun and can tolerate drier locations. In general, if you water mature Ceanothus in the summer, they will usually be short-lived. Best to choose a Ceanothus that belongs in your location, and stop direct watering after 1-2 years. There are two recognized varieties in the wild, var. thyrsiflorus and var. glaucus (formerly considered a separate species). Popular nursery varieties of Ceanothus thyrsiflorus are:

- Arroyo de la Cruz, which grows to 4 feet tall and 8 feet wide in a dense form, has small leaves, blue flowers and grows fast. It was taken from cuttings from a plant in San Luis Obispo
- Skyark, which grows to 5 feet tall and 5 feet wide in a compact form, has dark green leaves, profuse dark blue flowers, and has a long flowering season. It was cloned from cuttings from a plant in Mendocino
- Snow Flurry, which can reach huge sizes, grows quickly up to 30 feet tall and 30 feet wide, with shiny dark green leaves and profuse white flowers. It was cloned from cuttings from a plant in Monterey

Creeping Blueblossom, which grows slowly to 2-3 feet high, and up to 15 feet in diameter. It has a dense, mounding form, small, glossy, dark green leaves and light blue flowers. It is native in northern and central California, and southern California down to Santa Barbara.

Plant Description

Plant Type	Shrub
Height	2 - 20 Feet (0.6 - 6.1 Mts)
Width	2 - 40 Feet (0.6 - 12.2 Mts)
Form	Bounding, Spreading, Upright Columnar, Weeping
Fragrance	Pleasant - Pleasant, Slight
Growth Rate	Fast, Moderate
Deciduous / Evergreen	Evergreen
Flowers	Blue, White
Flowering Season	Jan-Mar Apr-Jun Jul-Sep Oct-Dec
Native Status	Native

Site Characteristics

Natural Setting Chaparral, redwood forest, and mixed woodland slopes and canyons below 2,000 ft. primarily along the coast and foothills of the Coast Ranges from Del Norte County to Monterey County, with scattered locations south and inland.

Sun Part Shade

Soil Reported to tolerate clay and sand, but Ceanothus generally do best in well drained soil. Do not fertilize or amend.

Soil PH 5.0 - 7.0

Drainage Fast, Medium

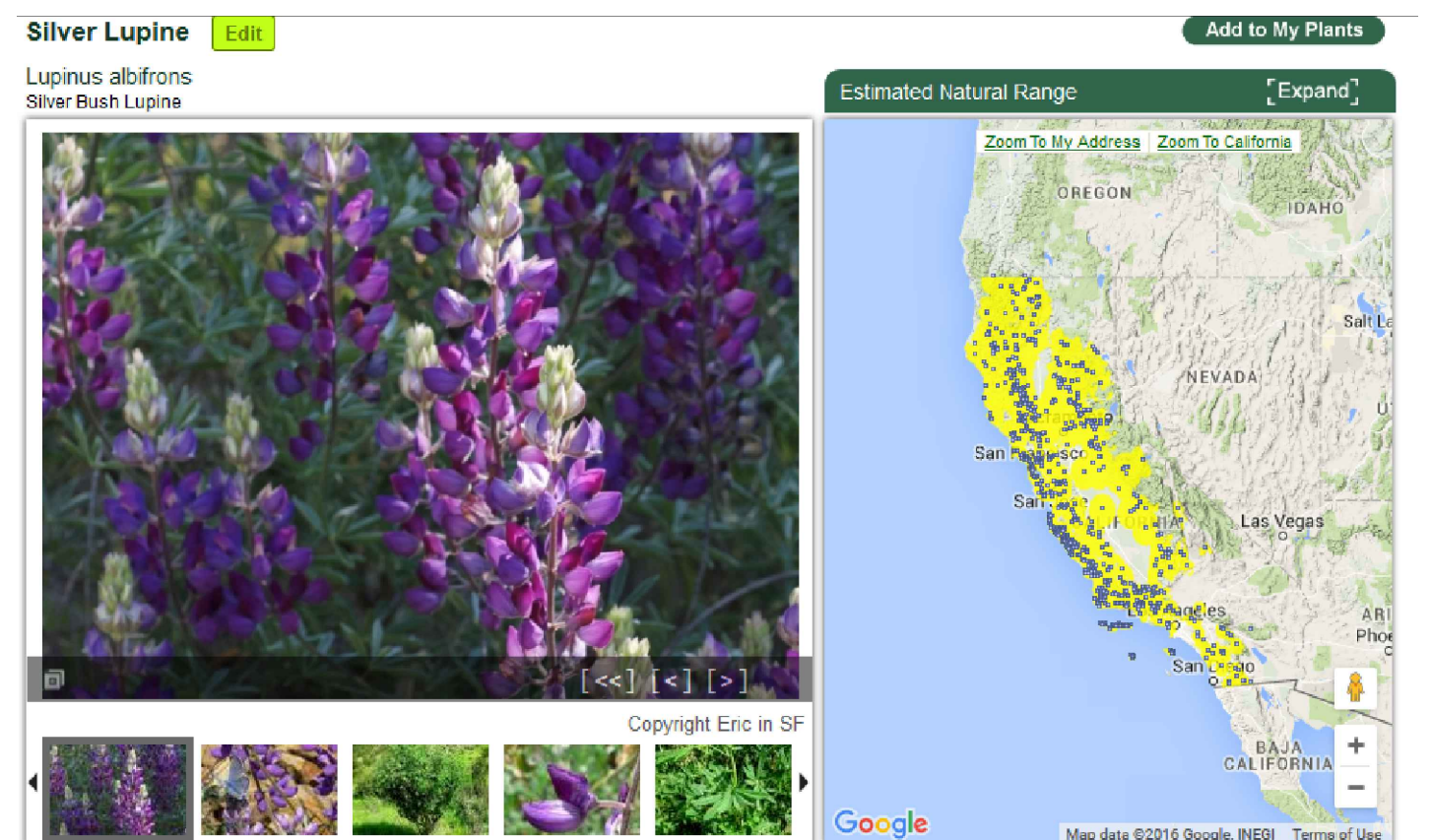
Cold Tolerance (degrees F) Tolerates cold to 15° F

Drought Tolerance ? Extremely | Very | Moderately | Not

1 BLUE BLOSSOM CEANOTHUS SHRUB



5 TURFSTONE PERMEABLE PAVER



Silver Lupine (Lupinus albus)

Silver lupine, white leaf bush lupine, or evergreen lupine, is a perennial species native to California, Oregon, and northern Baja. It grows along the coast, foothills of the Sierras and into the mountains. In dry and open meadows, prairies and forest clearings. It is a member of several plant communities, including coastal sage scrub, chaparral, northern coastal scrub, foothill woodlands, and yellow pine forest. It is a perennial shrub, taking up about 2 feet of space and reaching 5 feet. It has a light blue to violet flower on 3-12 inch (7.6-30 centimeter) stalks. The leaves are silver with a leathery texture. There are four recognized varieties in California that are found in different parts of the state and having some differences in habit and requirements.

It prefers full sun with good drainage and likes sandy or rocky soils that are dry, but will tolerate some moisture. If conditions are right it will be long-lived.

Plant Description

Plant Type	Shrub
Height	5 Feet (1.5 Mts)
Width	5 Feet (1.5 Mts)
Form	Mounding, Spreading
Fragrance	Pleasant - Pleasant
Growth Rate	Fast
Deciduous / Evergreen	Evergreen
Flowers	Blue, Lavender, Purple
Flowering Season	Jan-Mar Apr-Jun Jul-Sep Oct-Dec
Native Status	Native

Site Characteristics

Natural Setting Because this species occurs in such diverse parts of the state, it may be found in a number of settings and habitats including chaparral or coastal sage scrub in seaside conditions on coastal terraces, bluffs, canyons or mesas, as well as open areas in coastal or foothill woodlands with evergreen forest.

Sun Sun

Soil Occurs in a variety of soils

Soil PH 5.0 - 8.0

Drainage Fast

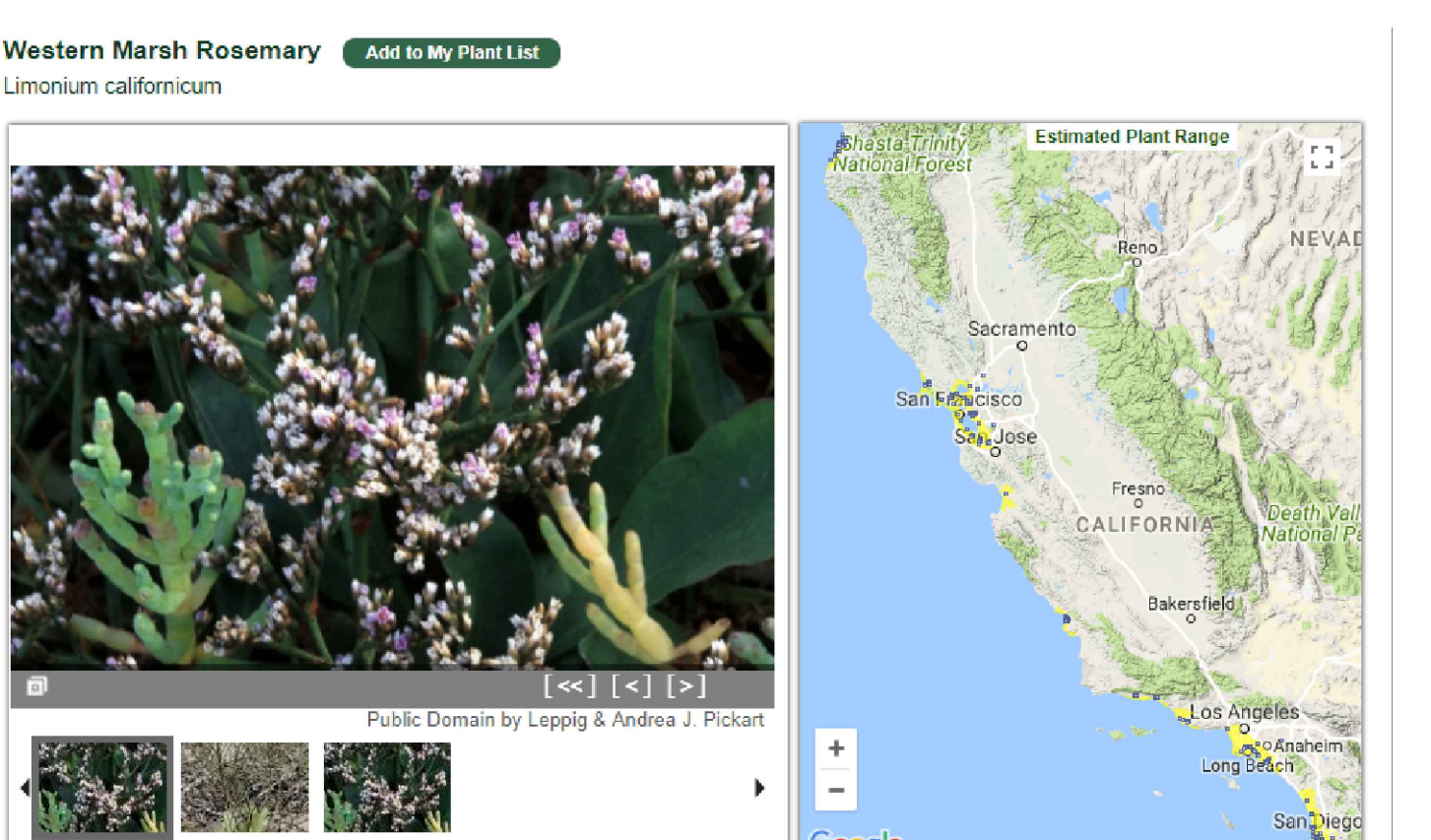
Cold Tolerance (degrees F) Tolerates cold to -10° F

Drought Tolerance ? Extremely | Very | Moderately | Not

Companion Plants Because this species occurs over such a large part of the state in different habitats, it has many companion plants in the wild. In the garden, plant with other species that prefer fast drainage and moderately dry conditions.

Wildlife Attracted Very attractive to bees

2 SILVER LUPINE SHRUB



Western Marsh Rosemary (Limonium californicum)

Limonium californicum is a species of sea lavender known by the common names western marsh rosemary and California sea lavender. It is native to western North America from Oregon to Baja California, with occasional sightings in Nevada and Arizona. It is a plant of coastal habitat such as beaches, salt marshes, and coastal prairie, and other sandy saline and alkaline habitat such as playas. This is a tough perennial herb growing from a woody rhizome. The thick, leathery leaves are oval in shape and up to about 30 centimeters long including the petioles, located in a basal rosette about the stem. The flower cluster is a stiff, branching panicle no more than about 35 centimeters tall bearing large clusters of flowers. The flowers have brownish white ribbed sepals and lavender to nearly white petals.

Plant Description

Plant Type	Perennial herb
Max. Height	1 - 2 ft (0.3 - 0.6 m)
Max. Width	1 - 2 ft (0.3 - 0.6 m)
Form	Mounding, Spreading
Growth Rate	Fast
Dormancy	Evergreen
Leaves	Thick, leathery, oval in shape, pale green in color
Flower Color	Blue, Lavender, White, Brown
Flowering Season	Spring Summer Fall Winter
Native Status	Native

Wildlife Attracted Many pollinators

Landscaping Information

Ease of Care Moderately Easy

Water Requirement ? Extremely Low | Very Low | Low | Moderate | High

Popularity Moderately Popular

Max. Summer Water ? No Summer Water | 1x/month | 2x/month | 3x/month | 1/week | Keep moist

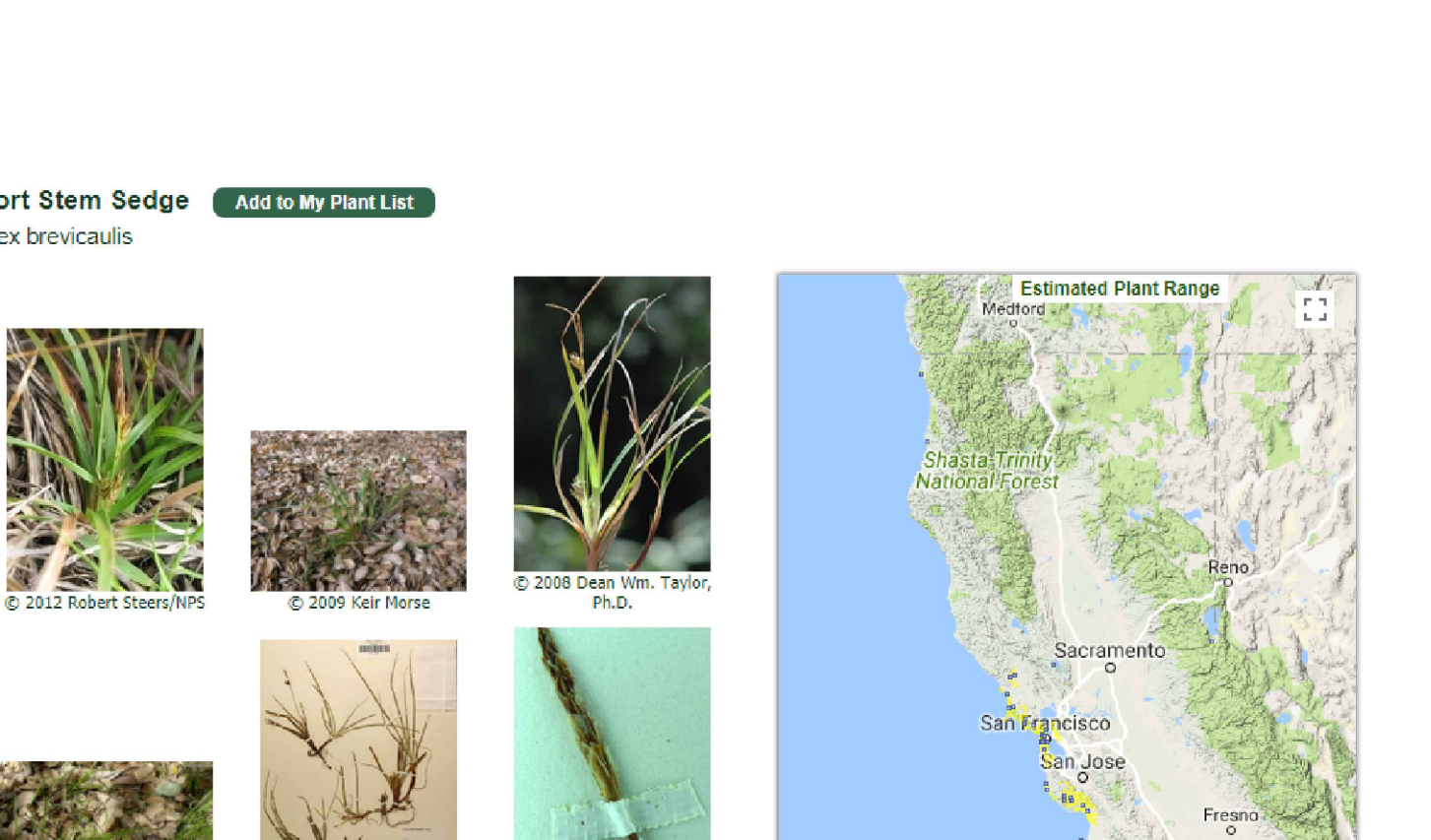
Mulch Inorganic

Common uses Bogs and Ponds

Nursery Availability Commonly Available

Nurseries Big Natives, California Flora Nursery, Elkhorn Native Plant Nursery, Gold Rush Nursery, Grow Native Nursery - Claremont, (RS&B), Moosa Creek Nursery, Rancho Santa Ana Botanic Garden, RECON Native Plants, S&S Seeds Inc, Steiner Seeds, The Watershed Nursery, Tree of Life Nursery, Walker Awnum Nursery, Yerba Buena Nursery

3 LAVENDER GRASSES



Short Stem Sedge (Carex brevicaulis)

Short Stem Sedge (Carex brevicaulis) is a native grass that grows in Central and Northern California, primarily in the North Coast and Central Coast regions. It tends to grow in rocky or sandy soil, at elevations from 0-9200 feet.

Plant Description

Plant Type	Grasses
Max. Height	6 in (15.2 cm)
Flower Color	Brown
Native Status	Native

Natural Setting

Site Type Rocky or sandy soil

Sun Shade

Elevation ? 16' - 6586'

Annual Precip. ? 15.9" - 63.6"

Summer Precip. ? 0.24" - 1.96"

Coldest Month ? 29.3° F - 51.1° F

Hottest Month ? 58.0° F - 72.6° F

Humidity ? 0.32 vpd - 18.43 vpd

Drainage Fast

Sunset Zones ? 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24

4 SHORT STEM SEDG GRASSES

LANDSCAPE WATER-EFFICIENCY (MWEO) APPENDIX - D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscaping Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	

REVISIONS

BY

11/2/2018

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LANDSCAPE PLANTS

- Virginia Ave. Moss Beach, CA -

DATE: 3/8/2018

SCALE: AS SHOWN

DRAWN:

PAGE:

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