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WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,513 

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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 2018-00169

Other Permit #: _____

1. Basic Information

Applicant:

Name: Peninsula BUILDING DESIGN

Address: 177 BOVET RD. Don't MAIL here

SAN MATEO, CA. Zip: 94402

Phone, W: (650) 302-8340

Email: peninsula.design@ATTN.net

Owner (if different from Applicant):

Name: Steve & Mary Thorton

Address: 263 Yale AVE.

Half Moon Bay, Ca. Zip: 94019

Phone, W: 650 728-8725 H: 650 892-4489

Email: _____

Architect or Designer (if different from Applicant):

Name: Best to Mail to: Peninsula Building Design (David Howell)

Address: 5817 Lillian Drive Zip: _____

Phone, W: Pleasanton CA 94566 H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047 015 170

Address: 263 Yale Ave.

Half Moon Bay, Ca. Zip: 94019

Zoning: W-AO-DR-CD

Parcel/lot size: 5,596 s.f. sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

Existing single family residence with single car detached garage (existing garage to be removed)

3. Project Description

Project:

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

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

Describe Project:

Proposed detached two car garage and SOLARIUM totaling 820 S.F.

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish	Check if matches existing
		(If different from existing, attach sample)	
a. Exterior walls	Certainteed "ALURA" cem. shingles	earthtone brown	<input type="checkbox"/>
b. Trim	1x4 Radiata Pine	white	<input type="checkbox"/>
c. Windows	anodized aluminum sash	earthtone	<input type="checkbox"/>
d. Doors	custom garage panel dr.	white	<input type="checkbox"/>
e. Roof	certainteed fiberglass shingles	match existing (typ.)	<input type="checkbox"/>
f. Chimneys	N/A		<input type="checkbox"/>
g. Decks & railings	N/A		<input type="checkbox"/>
h. Stairs	N/A		<input type="checkbox"/>
i. Retaining walls	N/A		<input type="checkbox"/>
j. Fences	N/A		<input type="checkbox"/>
k. Accessory buildings	Solarium attached to garage	anodized ALM'N	<input type="checkbox"/>
l. Garage/Carport	675 sf Garage + 144 sf Solarium		<input type="checkbox"/>

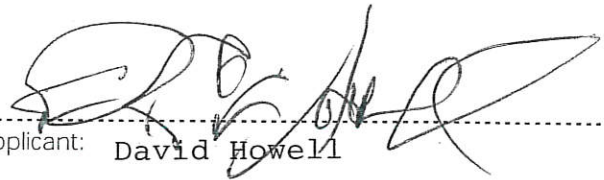
5. Findings

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

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

6. Signatures

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

Owner: Mr. Steve Thorton Applicant: David Howell 

Date: 5--7-18 Date: 5-7-18

Environmental Information Disclosure Form

PLN _____
BLD _____

Project Address: 263 Yale Ave.
Half Moon Bay, Ca 94019

Assessor's Parcel No.: 047 015 170 —

Zoning District: W_AO_DR_CD

Name of Owner: Steve AND Mary Thornton

Address: 263 Yale AVE Half Moon Bay
Phone: 650 728-8725

Name of Applicant: PENINSULA BLDG DESIGN

Address: 1&& Bovet Rd. San Mateo, Ca
94402 Phone: 650 302-8340

Existing Site Conditions

Parcel size: ~~8,814 S.F.~~ 5,506 S.F.

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).

Existing single family house and Existing single car detached garage

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 : _____ c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input checked="" type="checkbox"/>	<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:

IN THE COASTAL ZONE

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

DETACHED TWO (2) CAR GARAGE

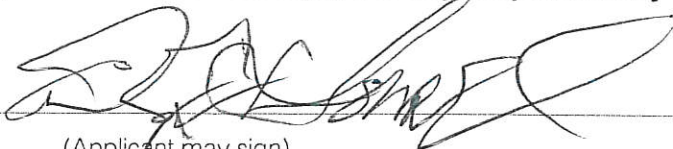
3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
	X	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.
	X	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.

Certification

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

Signed:



(Applicant may sign)

Date: 5/7/18

Planning and Building Department

455 County Center , 2nd Floor • Redwood City, CA 94063
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Thornton, Steve and Mary

Primary Permit #: PLN 2018 - 00169

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a 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	<u>fiber-cement shingles</u>	<u>faux woodgrain cedar colr</u>	<input checked="" type="checkbox"/>
b. Trim	<u>HardiBoard or equivalent</u>	<u>white</u>	<input checked="" type="checkbox"/>
c. Roof	<u>Certainteed Presidential Trila</u>	<u>mixed medium dark gray</u>	<input checked="" type="checkbox"/>
d. Chimneys	<u>n/a</u>	_____	<input type="checkbox"/>
e. Accessory Buildings	<u>n/a</u>	_____	<input type="checkbox"/>
f. Decks/Stairs	<u>n/a</u>	_____	<input type="checkbox"/>
g. Retaining Walls	<u>n/a</u>	_____	<input type="checkbox"/>
h. Fences	<u>wood/existing</u>	<u>natural</u>	<input checked="" type="checkbox"/>
i. Storage Tanks	<u>n/a</u>	_____	<input type="checkbox"/>

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

i. a 15 year old, 18" dia. cypress has been removed.

j. typical leveling/compaction of near-level lot

k. none to be removed, future plantings tbd

m. current overhead PGE, phone, and cable to be re-routed below grade, and new PGE to garage routed below grade

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
2. Construction or grading within 100 feet of a stream or wetland?
 Yes No
3. A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Peninsula

Building

Design

177 Bovet Road, Suite 600

San Mateo, CA 94402

(650) 302-8340

Letter of Explanation

TO: County of San Mateo
Planning Division
455 County Center
Redwood City, Ca. 94063

RE:

Steve & Mary Thornton
263 Yale Avenue
Half Moon Bay, CA 94019
landline: (650) 728-8725
cell: (650) 892-4489
stvnmary@comcast.net

May 7th, 2018

The proposed detached garage design complies with all zoning regulations.
All materials match that on the existing house.
The "shed" style roof is to accommodate the photovoltaic solar panels.
The proposed solarium adds to the character of the structure as opposed to a stand alone rectangular garage.

Respectfully,



David C. Howell (Applicant for the Owner)

peninsuladesign@att.net

263 YALE AVE
GARAGE PROJECT EXTERIOR LIGHTING FIXTURES



THE NATION'S LARGEST LIGHTING RETAILER

Sale Shop by Room/Trends Store Locations Rate Us Chat 800-782-1967

Lamps Plus | Outdoor Lighting | Contemporary | Everstone Turtle Whitestone Outdoor Wall Light

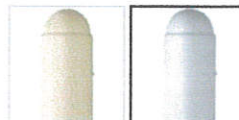
< Go Back



Everstone Turtle Whitestone Outdoor Wall Light

- Style # 3D431

^ OTHER OPTIONS



\$74.58

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

1

ADD TO CART

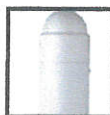
ADD TO WISH LIST

Arrives May. 18 to May. 30 | [Check Store Availability](#)

[Write a Review](#) | [Ask a Question](#)

This turtle-friendly Whitestone outdoor wall lantern is designed to withstand coastal elements with its non-corrosive finish.

[MORE DETAILS >](#)

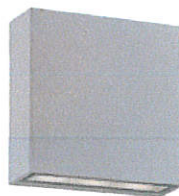


PRINT EMAIL CHAT

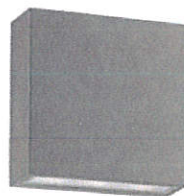
VIEW IN YOUR ROOM

€

MORE YOU MAY LIKE



\$89.99



\$89.99



\$89.99



\$99.99



\$99.99

PRODUCT DETAILS

This wonderful turtle-friendly, Dark Sky compliant outdoor wall fixture carries the exclusive Oceanside Approved designation and is uniquely designed to withstand coastal elements with no adverse effects to the Whitestone finish. Fiber-reinforced construction will look the same in 10 years as the day it is installed. An opal acrylic lens protects the lamp. All mounting hardware, inserts and thumbscrews are non-corrosive nylon.

- Turtle design outdoor wall light.
- Whitestone finish.
- Non-corrosive fiber-reinforced polymer construction.
- One max 60 watt bulb (not included).
- **ADA and Dark Sky compliant.**
- 14 1/2" high.
- 7 1/8" wide.
- Extends 4".
- Back plate is 7 1/4" wide, 14 1/4" high.

DRAWING CONVENTIONS & SYMBOLS

GENERAL SYMBOLS (USED AS ABBREVIATIONS)	GENERAL GRAPHIC SYMBOLS
(COMMON ONLY) Specialty Symbols Indicated on dedicated Plan / Sheet	
<p>⊙ CENTERLINE</p> <p>∅ DIAMETER</p> <p>⊥ ELEVATION BUBBLE PERPENDICULAR</p> <p>∥ PARALLEL</p> <p>≡ THEREFORE</p> <p>± EQUALS (is equal to)</p> <p>+/- PLUS-or-MINUS</p> <p>> GREATER (is greater than)</p> <p>< LESS (is less than)</p> <p>>= EQUAL OR GREATER (is equal to or greater than)</p> <p><= EQUAL OR LESS (is equal to or less than)</p> <p>=/> EQUAL OR GREATER (is equal to or greater than)</p>	<p>DETAIL BUBBLE (1, 2, 3, ETC.) SHEET#</p> <p>DETAIL BUBBLE w/ DIRECTION PLANE (1, 2, 3, ETC.) SHEET#</p> <p>SECTION BUBBLE (haz'1) SECTION# (LETTER) SHEET#</p> <p>SECTION BUBBLE (vert'1) SECTION# (LETTER) SHEET#</p> <p>REVISION DELTA</p> <p>REVISION CLOUD</p> <p>FOR BALANCE, PLEASE SEE SPECIFIC SYMBOLS & NOMENCLATURE ON INDIVIDUAL DRAWINGS</p>

GENERAL DRAWING ABBREVIATIONS

IMPORTANT NOTE: DETAIL, SHEET or PLAN - SPECIFIC BASIC / GENERAL ABBREVIATIONS / ACRONYMS SUPPRESSED THIS LIST BELOW. VERY APPLICATION AND LOGIC INTENT AND SPIRIT OF SAME. CONTACT DESIGNER FOR ANY DISCREPANCIES OR CLARIFICATIONS AS DEEMED NECESSARY.

A above	F FASCIA	PCFP PRECAST CONCRETE PIER
AA ASSEMBLY	FAU FORCED AIR UNIT (turnover)	PCF PORTLAND CEMENT PLASTER
AAAD ATTIC ACCESS DOOR	FB FLUSH BEAM	PDF PERFORATED DRAINAGE PIPE
AAH ATTIC ACCESS HATCH	FBS FIREBLOCK	PIF PLYWOOD JOIST FINISHING
AAAS ATTIC ACCESS SCUTTLE	FBSB FIREBLOCK BATT INSULATION	PIFN PREFINISHED
AAADL ATTIC ACCESS DOOR AND LADDER	FBSBBS FIREBLOCK BATT INSULATION	PIFL PLASTIC LAMINATE
AB ANCHOR BOLT	FF FINISH FLOOR	PLM PLASTER
AB- ANCHOR BOLT	FFC FINISH GRADE	PLAV PLASTER VENEER
AD ADJUSTER	FFG FINISH GRADE	PLF PLYWOOD PER LINEAL FOOT
ADJ ADJUSTER	FFS FINISH SHINGLES	PLP PROPERTY LINE
ADJT ADJUSTER OF ADJOINING	FFS-1 FINISH SHINGLES	PLV PLASTER LANTERN
AFOR ABOVE GRADE	FFS-2 FINISH SHINGLES	PNL PLYWOOD NAILING
AFORF ABOVE GRADE FLOOR	FFS-3 FINISH SHINGLES	PNP PER PROJECT DESIGN or DETAILS
AFORF ABOVE GRADE FLOOR	FFS-4 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-5 FINISH SHINGLES	PPF PERFORMED
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AFORF ABOVE GRADE FLOOR	FFS-75 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-76 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-77 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-78 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-79 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-80 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-81 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-82 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-83 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-84 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-85 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-86 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-87 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-88 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-89 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-90 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-91 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-92 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-93 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-94 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-95 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-96 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-97 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-98 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-99 FINISH SHINGLES	PPF PERFORMED
AFORF ABOVE GRADE FLOOR	FFS-100 FINISH SHINGLES	PPF PERFORMED

NEW DETACHED GARAGE + SUNROOM FOR :

CONSTRUCTION - WORKING DRAWINGS SET

MR. & MRS. STEVE AND MARY THORNTON
263 YALE AVENUE HALF MOON BAY, CA. 94019
APN 047 015 170
CONTACT: (650)728-8725; (650)892-4489
E-MAIL: stvmary@comcast.net

PROJECT GROUP:

PROJECT DESIGNER	GEOTECHNICAL ENGINEERING	STRUCTURAL ENGINEERING	PROJECT ENERGY / T-24-6	PROJECT CONTRACTOR
PENINSULA BUILDING DESIGN 177 BOVET RD. #600 SAN MATEO, CA. 94402 PH.#(650)302-8340 E-MAIL: peninsuladesign@att.net	EXEMPT IN ACCORDANCE WITH 2016 CALIF. B.D.G. CODE & Co of SAN MATEO BUILDING DEPT	EXEMPT IN ACCORDANCE WITH 2016 CALIF. B.D.G. CODE & Co of SAN MATEO BUILDING DEPT	N/A	TBD

CODE AND ORDINANCE ENFORCEMENT:

GOVERNMENT JURISDICTION	PREVAILING - ENFORCEMENT CODES, STANDARDS & REGULATIONS	UTILITY & PROJECT RELATED AGENCIES
COUNTY OF SAN MATEO 455 COUNTY CENTER REDWOOD CITY, CA. 94063 BLD'G: (650)599-1311 PLAN'G: " 363-1825 P.W.: " 363-4100	COUNTY OF SAN MATEO CODES, ORDINANCES, REGULATIONS & STANDARDS • 2016 CALIFORNIA BUILDING CODE • 2016 CALIFORNIA ELECTRICAL CODE • 2016 CALIFORNIA MECHANICAL CODE • 2016 CALIFORNIA PLUMBING CODE • 2016 CALIFORNIA ENERGY CODE (Full TITLE 24) EXEMPTS FROM: CALIFORNIA BUILDING CODE ICC-ES 5360 WORKMAN MILL ROAD WHITTIER, CA 90601-2298 Ph: (800) 423-6587	SEWER: COASTSIDE SEWER DISTRICT PH.#(650)726-0124 WATER: COASTSIDE WATER DISTRICT PH.#(650)726-4405 GAS & ELECTRIC: PG&E PH.#(650)598-7204 TELEPHONE: Ph: (650) 646-6407 (SEE CABLE T.V.) CABLE: COMCAST-EXFINITY PH.#(1-800)934-6489 UNDERGROUND WORK: CONTACT UNDERGROUND SERVICE ALERT at phone#: (800) 227-2400 TO LOCATE ALL UNDERGROUND UTILITIES TWO WEEKS PRIOR TO ANY DEMOLITION OR EXCAVATIONS

EXISTING HOUSE DESCRIPTION:

EXISTING SINGLE STORY BUNGALOW RESIDENCE (pre-WWII circa 1940+/-)
1-Bedroom: 1-Bath, Living, Dinette, Kitchen, with Detached One Car Garage;

SCOPE OF WORK DESCRIPTION:

- demolish + remove existing single car garage
- CONSTRUCT NEW DETACHED TWO CAR GARAGE AND SOLARIUM

CONTRACTOR'S NOTE:

IN ACCORD W/ CHAPTER #33 OF 2016 CBC, PLEASE PROVIDE ADEQUATE AND APPROPRIATE SAFETY BARRIERS / BLOCKADES AS DEEMED APPROPRIATE DURING THE REMOVAL OF EXISTING DETACHED GARAGE IN ACCORD WITH OSHA STANDARDS

THE THORNTON RESIDENCE:

263 YALE AVE. HALF MOON BAY, CA. 94019

VICINITY MAP

LOCATION MAP

INDEX TO DRAWINGS 05-03-18

SH#	DESCRIPTION	SHEET TALLY
COVER	INDEX TO DRAWINGS; DRAWING CONVENTIONS; TYPICAL SYMBOLS; TYPICAL ABBREVIATIONS; PROJECT SITE ANALYSIS; BUILDING AREAS & DATA; SCOPE OF WORK STATEMENT; ENFORCEMENT CODES AND JURISDICTION AGENCIES; PROJECT PARTICIPANTS; PROJECT PROPERTY / BUILDING OWNER; PROJECT DESIGNER; PROJECT STRUCTURAL ENGINEER + TILE 24/ENERGY CONSULTANT	1
AD.01	BEST (CONSTRUCTION) MANAGEMENT PRACTICES (BMP's)	2
TS	PROJECT TOPOGRAPHICAL SURVEY (BY BRIAN TAYLOR)	3
A1.0	EXISTING SITE PLAN and EXISTING FLOOR PLAN	4
A1.1	EXISTING and PROPOSED DRAINAGE PLAN	5
A1.2	PROPOSED FLOOR PLAN and PROPOSED DIAPHRAM PLAN	6
A1.3	PROPOSED ROOF PLAN	7
A2.0	PROPOSED EXTERIOR ELEVATIONS:	8
A3.0	PROPOSED BUILDING SECTIONS: (PARTIAL / SHOWING N. WORK) LONGITUDINAL AND TRANSVERSE SECTIONS	9

PROJECT, SITE & BUILDING DATA:

ABBREVIATIONS + ACRONYMS: E.=EXISTING; E./O.=EXISTING ORIGINAL; E./R.=EXISTING REMODELED OR REVISED; ETR= EXISTING TO REMAIN; F/A= FLOOR AREA; FAR= FLOOR AREA RATIO; FP=FOOTPRINT; L/C= LOT COVERAGE; m= minimum; M= MAXIMUM; M/E = MATCH EXISTING; N.=NEW; N/A= NOT APPLICABLE; N/C= NO CHANGE; N/W=NO WORK; R.E.= REMOVE EXISTING; TBR= TO BE REMOVED;

1. SITE & BUILDING CLASSIFICATION

- A. PROPERTY ZONE:-----CoSM: W / AO / DR / CD
- B. BUILDING OCCUPANCY:-----U (PROJECT) + R3 E. HOUSE
- C. BUILDING CONSTRUCTION-TYPE:-----TYPE V-B

2. BUILDING HEIGHT

- a. REQ'D MAXIMUM:-----36'-0"
- b. EXISTING:-----EXISTING TO BE REMOVED; N. GARAGE = +12'-0" +/-
- c. PROPOSED:-----NEW DETACHED GARAGE: 12'-0" +/-

3. LOT

- a. LOT AREA (REGULAR SHAPE= 55' wide x 100.12 avg depth = 5,506 SF
- b. LOT SLOPE (lot slopes downwards from back to front):
2' or 2% AVG

4. FLOOR AREAS:

- E. HOUSE GROSS FLOOR AREA-----193 sf

PLEASE SEE SH# A1.0 FOR EXISTING PLANS

N. ADDITION FLOOR AREA-----820 sf

PLEASE SEE SH# A1.1 FOR NEW PLAN

N. TOTAL GROSS FLOOR AREA (2,372 + 10)-----1,613 sf

5. LOT COVERAGE (L/C)-FOOTPRINT (structure)

PLEASE SEE SITE PLAN SH#A1.0

1. E. LOT COVERAGE TO REMAIN (HOUSE) /-----193 8.F.

(E. 193sf DETACHED GARAGE TO BE REMOVED)

3. N. / ADDED GARAGE (675)N. SOLARIUM (144) L/C-----820 "

4. TOTAL PROPOSED L/C 193 + 820-----1,613 8.F.

5. PERCENT OF LOT - TO - LOT COVERAGE = 1613 / 5,506-----29.30%

6. Co8M ALLOWED MAXIMUM COVERAGE = 60% : O.K.

6. BUILDING (HOUSE / MAIN DWELLING) SETBACKS

CATEGORY	BLDG ID.	FRONT	REAR	L. SIDE	R. SIDE
REQ'D MIN.	E. GARAGE	0	0	0	0
	E. HOUSE	0	0	0	0
EXISTING	E. GARAGE	35'-/-	49'-+/-	28'-8"+/-	13'-8"+/-
	E. HOUSE	3'-0"	66'-0"+/-	3'-0"+/-	24'-0"+/-
PROPOSED	N. GARAGE	40'-11"+/-	27'-2"+/-	18'-0"	5'-0"

7. PARKING

- a. REQ'D MINIMUM:-----1) 10'x20' min. clear - unobstructed)
- b. EXISTING:-----16'x12' EXISTING DETACHED TYPE (TO BE REMOVED)
- c. PROPOSED
N. 23'x23' min. CLR. UNOBSTRUCTED

THE INFORMATION ASSIMILATED AND PRESENTED ON THESE PLANS IS DEEMED TO BE ACCURATE FOR THE PURPOSE OF PROPOSED CONSTRUCTION AND IN ACCORDANCE WITH COUNTY OF SAN MATEO REGULATIONS & REQUIREMENTS.

DAVID HOWELL (D. HOWELL)
PENINSULA BUILDING DESIGN (est.1978)

PBD job #18 THO
PLOTTED 050318



SAN MATEO COUNTYWIDE

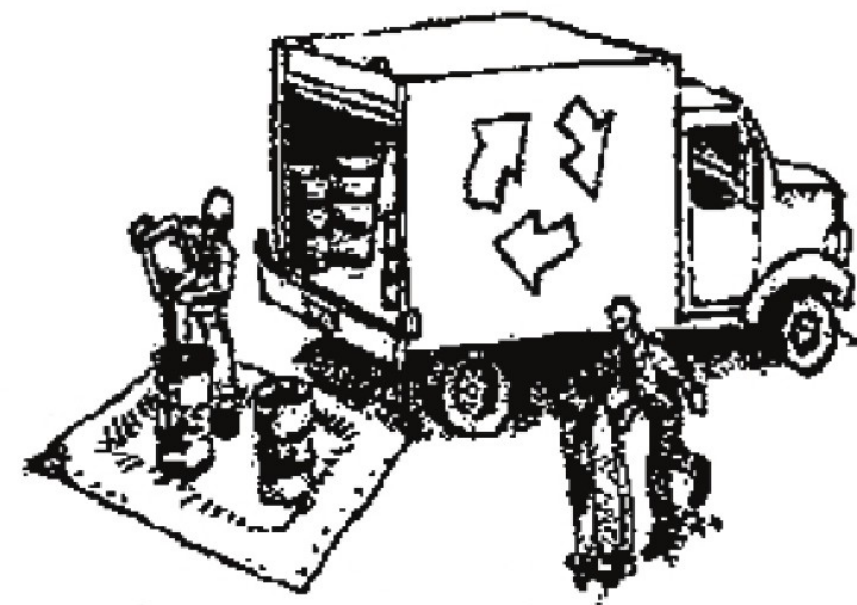
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- Form 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.
- Reuse (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



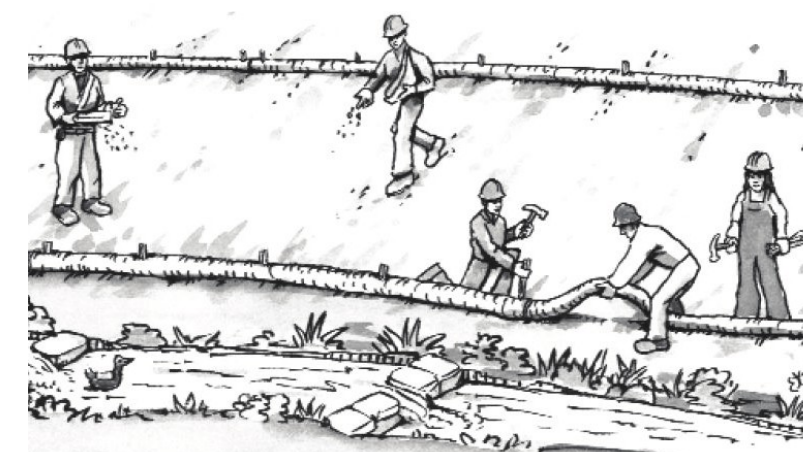
Maintenance and Parking

- 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.
- Hovel, 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



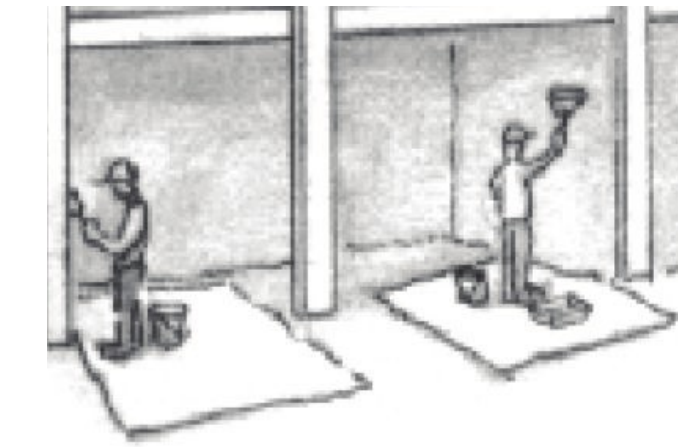
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

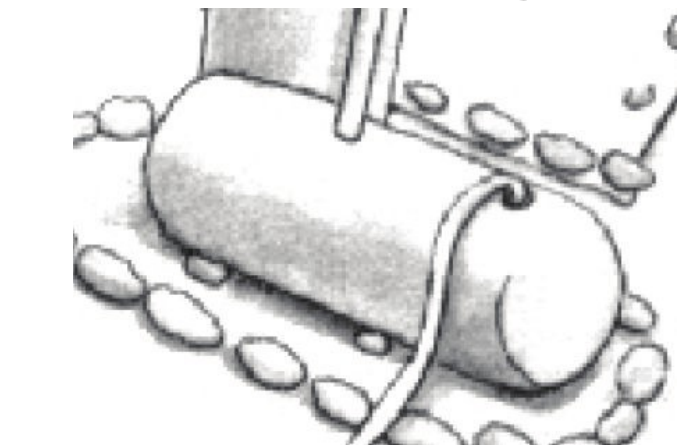
Painting & Paint Removal



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.
- Invert 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!

REVISION / DATE BY:

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PENINSULA BUILDING DESIGN
177 BOVET RD, #600
SAN MATEO, CA 94402
PH: (650) 502-6340
E-MAIL: peninsula@att.net

MUNICIPALITY
COUNTY OF SAN MATEO
REG. COUNTY CENTER
455 COUNTY CENTER
BLDG: (650) 599-7311
PLAN G: 363-1825
P.W.: 363-4100

NEW DETACHED GARAGE FOR:
MR. + MRS. STEVE and MARY THORNTON
263 YALE AVE. HALF MOON BAY, CA. 94019
PH: (650) 728-8725 or (650) 892-4489; E-MAIL: stvmr@comcast.net

DATE: 050318

SCALE: AS NOTED

DR. BY: DC HOWELL

JOB: 18THO

SHEET

A0.1

OF 9 SHEETS

PLOTTED 050318

REVISION / DATE	BY

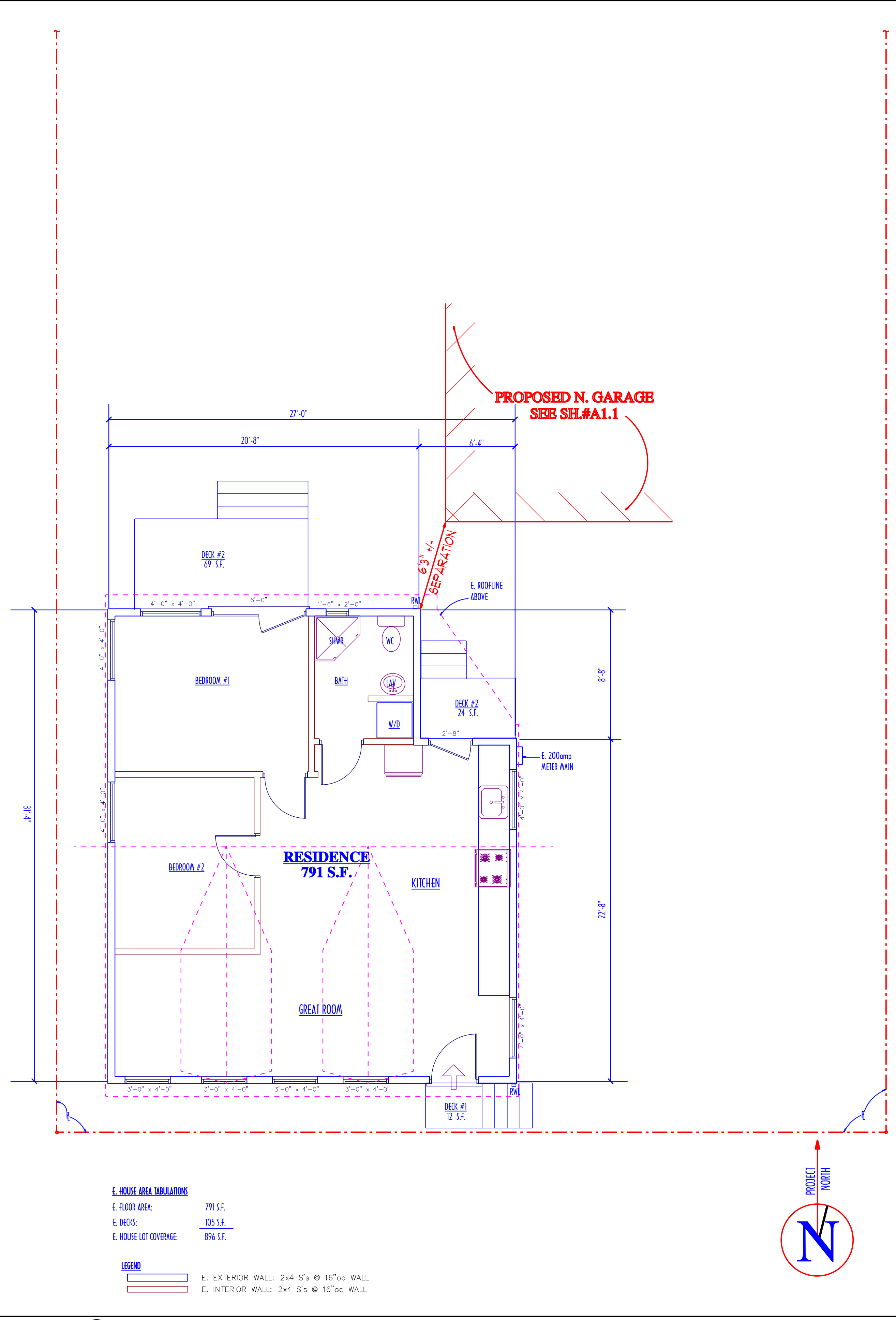
PROJECT DESIGNER
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 177 BOVET RD. #600
 REDWOOD CITY, CA 94063
 PH: (650) 592-6540
 E-MAIL: peninsuladesign@att.net

MUNICIPALITY
 COUNTY OF SAN MATEO
 455 COLTON AVE
 REDWOOD CITY, CA 94063
 BLDG: (650) 599-7311
 PLAN: 363-1825
 P.W.: 365-4100

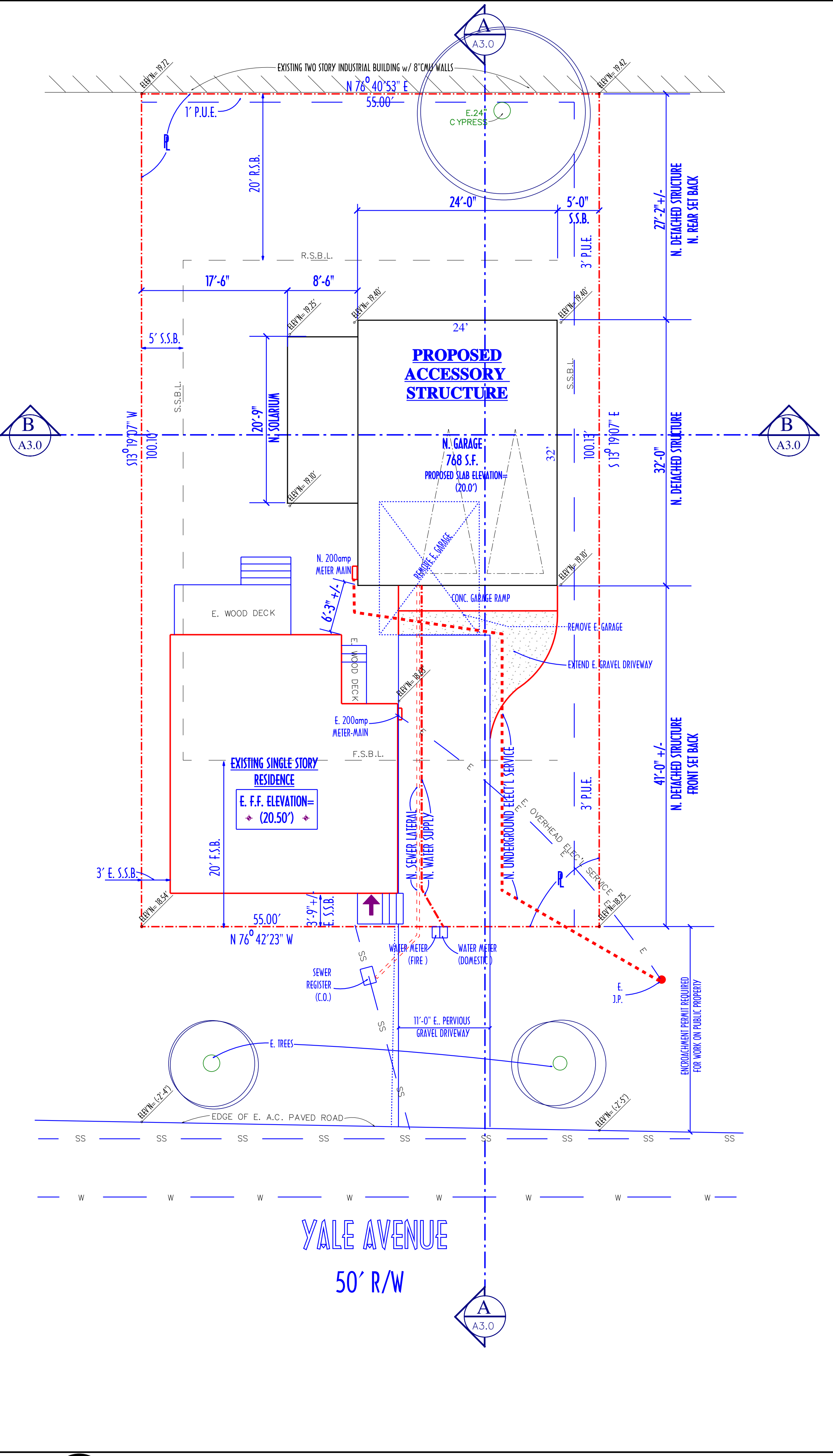
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263 YALE AVE. HALF MOON BAY, CA. 94019
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A1.0
 OF 9 SHEETS

PLOTTED 050318



2 EXISTING FLOOR PLAN
 E. GROSS FLOOR AREA= 1,528 : <929 MAX ADDITION> 1/4" = 1'-0" 1"=4"



1 PROPOSED SITE AND LANDSCAPE PLAN
 E. L/C = 1,670 S.F. 1/8" = 1'-0" 1"=8"

C.3 and C.6 Development Review Checklist
 I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?
 I.B.1 Enter the amount of Impervious Surface* Retained, Replaced and/or Created by the project:

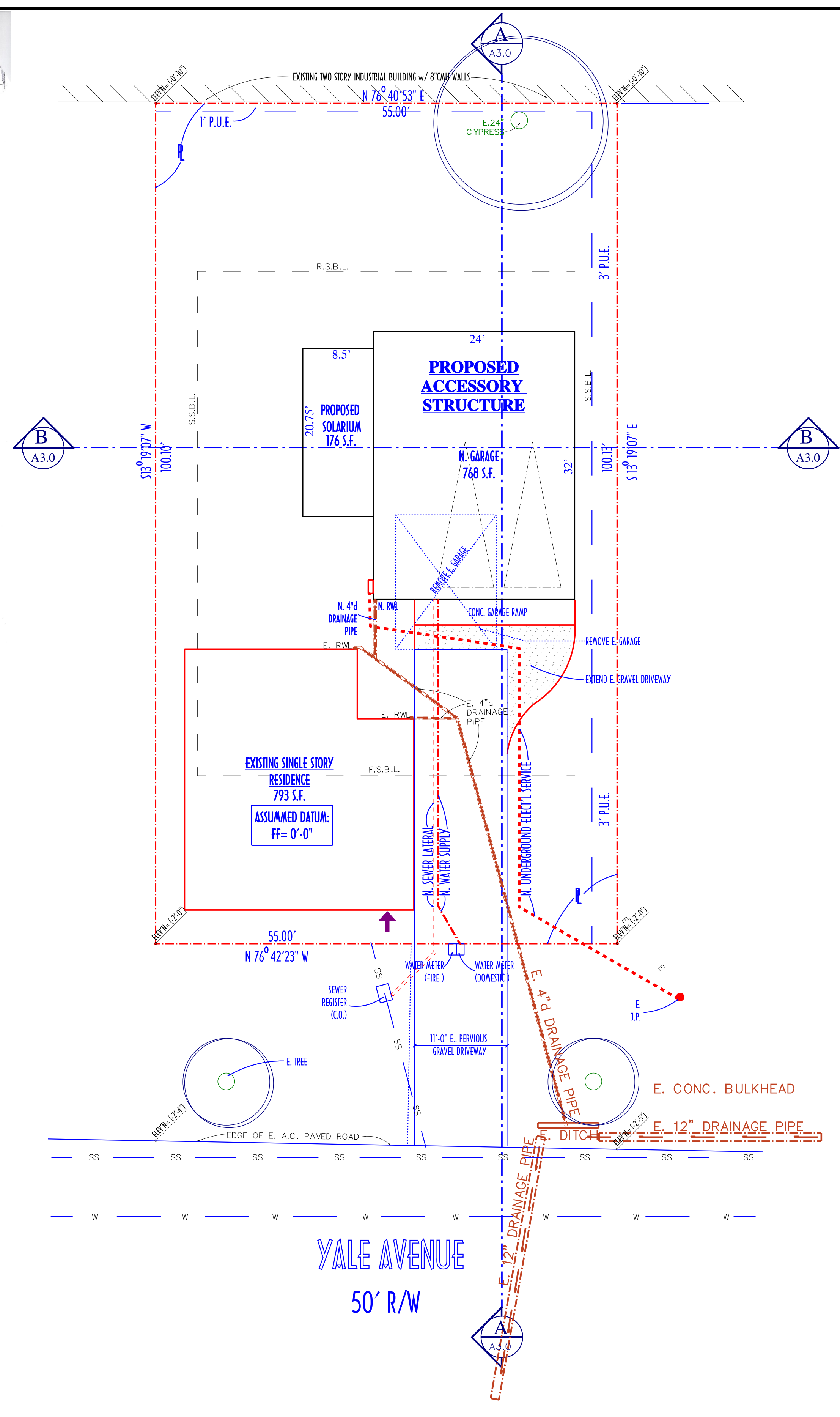
Table I.B.1 Impervious* and Pervious Surfaces

Type of Impervious Surface	I.B.1.a	I.B.1.b	I.B.1.c	I.B.1.d	I.B.1.e
	Pre-Project Impervious* Surface (sq.ft.)	Existing Impervious* Surface to be Retained* (sq.ft.)	Existing Impervious* Surface to be Replaced* (sq.ft.)	New Impervious* Surface to be Created* (sq.ft.)	Post-Project Impervious* Surface (sq.ft.)
Roof area(s)	896	0	928	1,824	
Impervious* sidewalks, patios, driveways, streets	0	0	0	0	
Impervious* uncovered parking	0	0	0	0	
Totals of Impervious Surfaces	896	0	928	1,824	
I.B.1.f - Total Impervious* Surface Replaced and Created (sum of totals for columns I.B.1.c and I.B.1.d):					3,718
Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)				Post-Project Pervious Surface (sq.ft.)
	Landscaping	Pervious Paving	Green Roof	I.B.1.f.1	
Landscaping	4,610			3,612	
Pervious Paving	385			120	
Green Roof	0			0	
Totals of Pervious Surfaces	4,995			3,732	
Total Site Area (Total Impervious*+Total Pervious+LAZ)					5,506

I.B.2 Please review and attach additional worksheets as required below using the Total Impervious Surface (IS) Replaced and Created in cell I.B.1.f from Table I.B.1 above and other factors:

Check all that apply:	Check One		Attach Worksheet
	Yes	No	
I.B.2.a Does this project involve any earthwork? If YES, then Check Yes, and Complete Worksheet A. If NO, then go to I.B.2.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A
I.B.2.b Is I.B.1.f greater than or equal to 2,500 sq.ft? If YES, then the Project is subject to Provision C.3.1 - complete Worksheets B, C & go to I.B.2.c. If NO, then Stop here - go to I.A.5 and complete Certification.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B, C
I.B.2.c Is the total Existing IS to be Replaced (column I.B.1.c) 50 percent or more of the total Pre-Project IS (column I.B.1.a)? If YES, the design, source control and treatment requirements apply to the whole site. Continue to I.B.2.d. If NO, these requirements apply only to the impervious surface created and/or replaced. Continue to I.B.2.d	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D
I.B.2.d Is this project a Special Land Use Category (I.A.3) and is I.B.1.f greater than or equal to 5,000 sq.ft? If YES, project is a C.3 Regulated Project. Fill out Worksheet D. Go to I.B.2.f. If NO, go to I.B.2.e	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D
I.B.2.e Is I.B.1.f greater than or equal to 10,000 sq.ft? If YES, project may be subject to Hydro modification Management requirements - complete Worksheet E then continue to I.B.2.g. If NO, then go to I.B.2.g	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E
I.B.2.f Is I.B.1.f greater than or equal to 43,500 sq.ft? If YES, check box, obtain coverage under the CA Const. General Permit & submit Notice of Intent to municipality - go to I.B.2.h. If NO, then go to I.B.2.h	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E
I.B.2.g For more information see: www.snr.ca.gov/water_issues/programs/waterconstruction.shtml	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E
I.B.2.h Is this a Special Project or does it have the potential to be a Special Project? See Worksheet F to determine if a Special Project. If YES, attach completed Worksheet F - then continue to I.B.2.i. If NO, go to I.B.2.i	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F
I.B.2.i Is project a Construction Stormwater Regulated Site (CWSRS)? (1) Sites that disturb 1 acre or more of land; (2) where the project requires a Grading Permit; (3) Sites with a) Residential new construction or a 50% or greater remodel, or b) Commercial/Industrial construction of a new building or addition of 5,000 sq. ft. or greater, and with one or both of the following: (1) Sites where development will occur on a slope greater than or equal to 5% (20%), and/or (2) Sites where development will occur within 100 feet of a creek, wetland, or coastline; (4) Any public or private project involving work within a waterway; and (5) Sites within the ASGS watershed that involve soil disturbance. If NO, then go to I.B.2.j	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G
I.B.2.j For Municipal Staff Use Only: Are you using Alternative Certification for the project review? If YES, then fill out section G-1 on Worksheet G. Fill out other sections of Worksheet G as appropriate. See cell I.B.1.f above - Is the project installing 3,000 square feet or more of pervious paving? If YES, then fill out section G-2 on Worksheet G. Add to Municipal Inspection Log (C.3.b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G

* Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and utilizes the rainfall runoff volume described in Provision C.3.
 * "Retained" means to leave existing impervious surfaces in place, unchanged. "Replaced" means to install new impervious surface where existing impervious surface is removed anywhere on the same property; and "Created" means the amount of new impervious surface being proposed which exceeds the total existing amount of impervious surface at the property.
 * Uncovered parking includes the top level of a parking structure.
 2 SMCWPPP 1/1/16 v.2; Last Modified 11/10/17



REVISION / DATE	BY

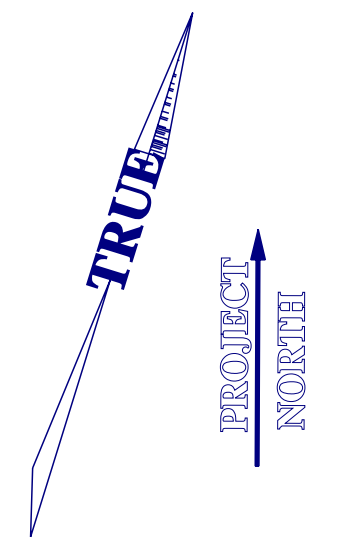
PROJECT DESIGNER
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 177 BOVET RD, #600
 REDWOOD CITY, CA 94063
 PH: (650) 592-6340
 E-MAIL: peninsula@att.net

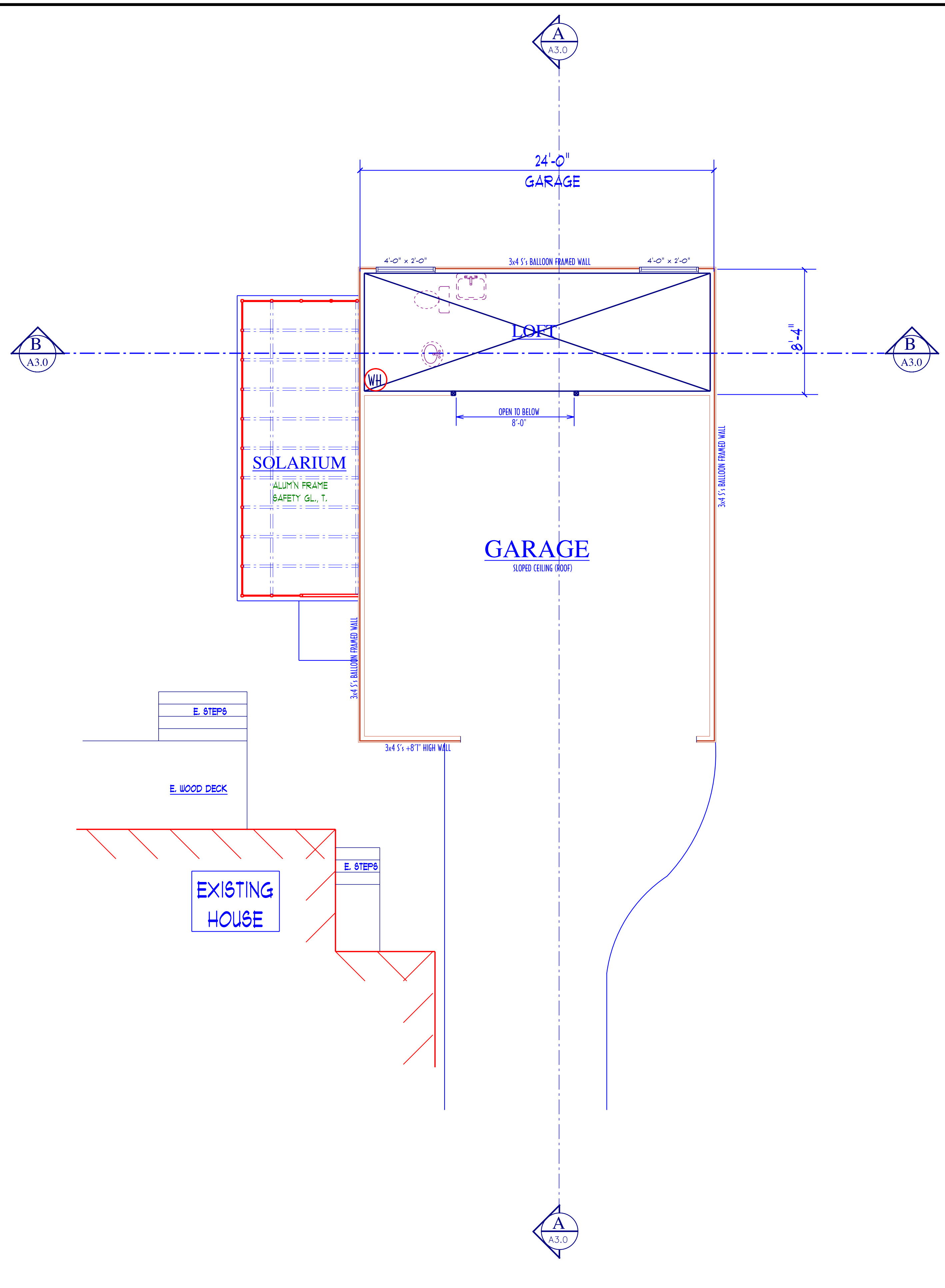
MUNICIPALITY
 COUNTY OF SAN MATEO
 455 COUNTESS BLVD
 REDWOOD CITY, CA 94063
 BLDG: (650) 599-7311
 PLAN C: 363-1825
 P.W: 365-4100

NEW DETACHED GARAGE FOR:
MR. + MRS. STEVE and MARY THORNTON
263 YALE AVE. HALF MOON BAY, CA. 94019
 APN 047 015 170
 PH: (650) 728-8725 or (650) 892-4489; E-MAIL: stvnmry@comcast.net

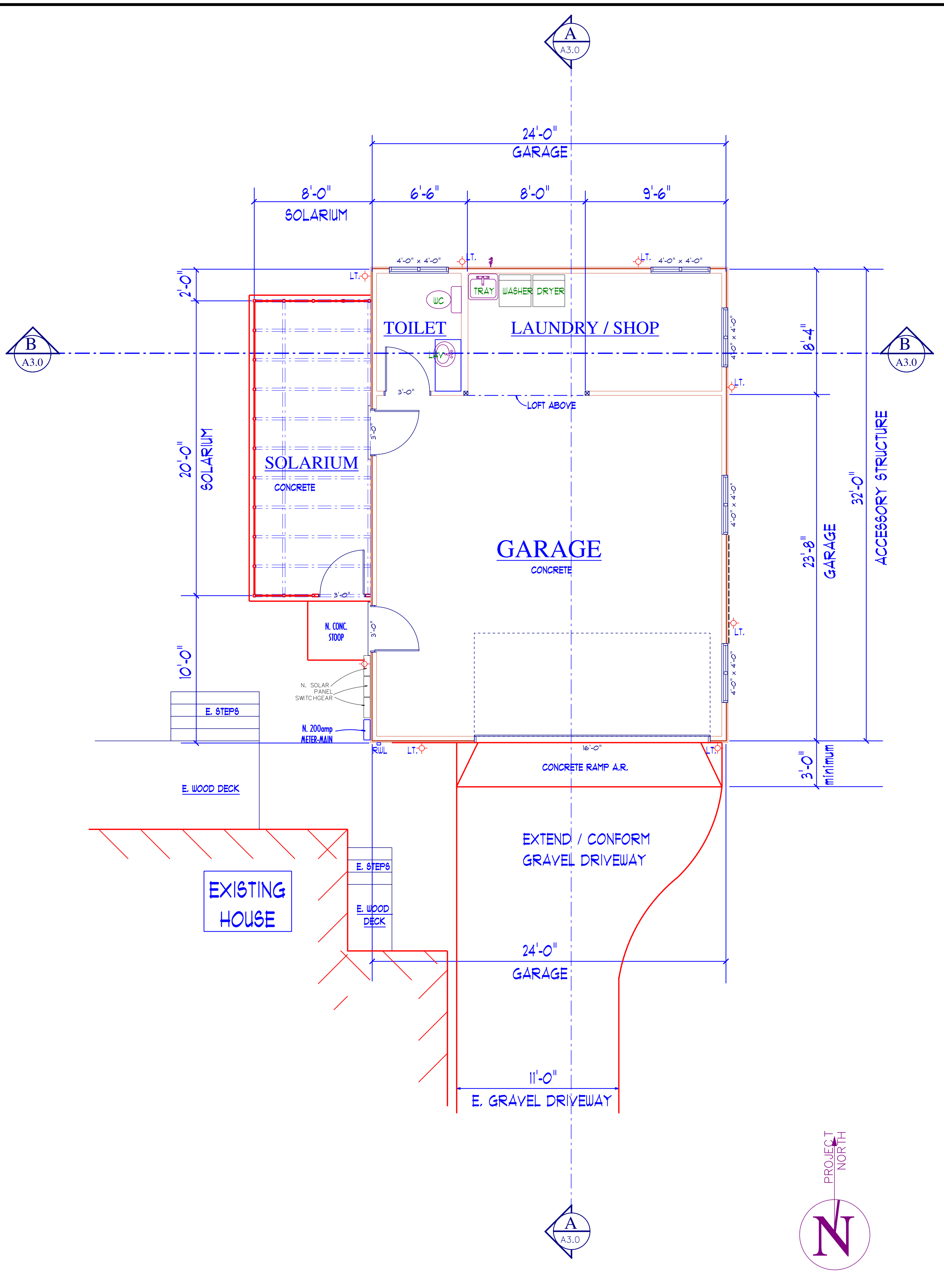
DATE: 050318
 SCALE: AS NOTED
 DR. BY: DC HOWELL
 JOB: 18THO
 SHEET
A1.1
 OF 9 SHEETS

EXISTING AND PROPOSED DRAINAGE PLAN
 E. L/C = 1,670 S.F. 1/8" = 1'-0" 0 4 8 12 16 1"=8'





2 PROPOSED LOWER FLOOR PLAN
 A1.1 E. SQUARES 1/4" = 1'-0" 1"=4"



1 PROPOSED MAIN FLOOR PLAN
 A1.1 E. SQUARES 1/4" = 1'-0" 1"=4"



REVISION / DATE	BY

PROJECT DESIGNER
 PENINSULA BUILDING DESIGN
 177 BOVET RD. #600
 SAN ANTONIO, CA 78240
 PH: (650) 502-6549
 E-MAIL: peninsuladesign@att.net

MUNICIPALITY
 COUNTY OF SAN DIEGO
 455 COUNTY CENTER
 REDWOOD CITY, CA 94063
 BLDG: (650) 599-7311
 PLAN: 363-1825
 P.W.: 365-4100

NEW DETACHED GARAGE FOR:
MR. + MRS. STEVE and MARY THORNTON
263 YALE AVE. HALF MOON BAY, CA. 94019
 APN 047 015 170
 PH: (650) 728-8725 or (650) 892-4489; E-MAIL: stvmmary@comcast.net

DATE: 050318
 SCALE: AS NOTED
 DR. BY: DC HOWELL
 JOB: 18HOW
 SHEET
A1.2
 OF 9 SHEETS

REVISION / DATE	BY

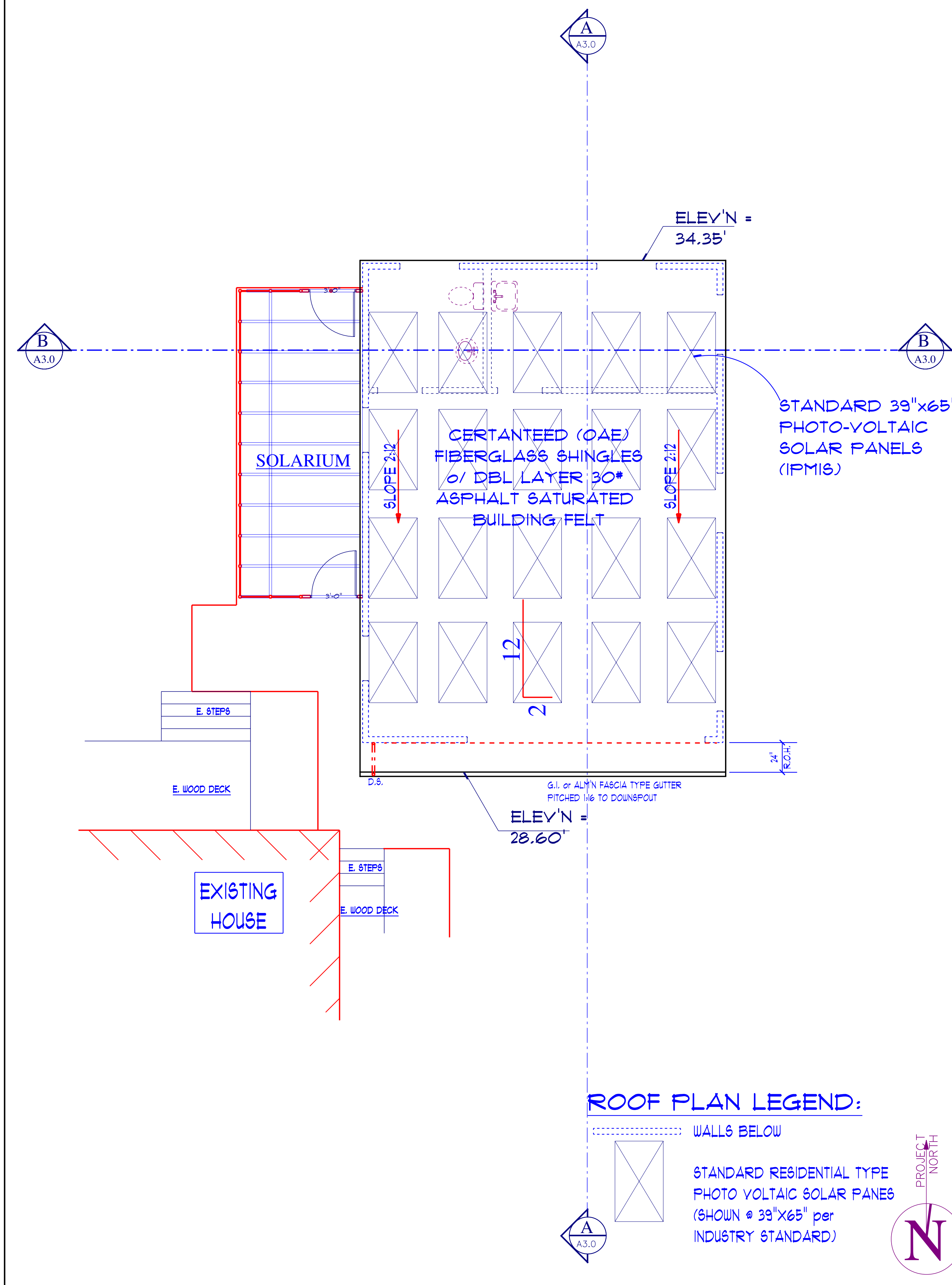
PROJECT DESIGNER
 PENINSULA BUILDING DESIGN
 177 BOVET RD. #600
 SAN ANTONIO, CA 78242
 PH: (512) 352-6549
 E-MAIL: peninsula@att.net

MUNICIPALITY
 COUNTY OF SAN ANTONIO
 455 COUNTY CENTER
 REDWOOD CITY, CA 94063
 BLDG: (650)599-7311
 PLAN: 363-1825
 P.W.: 365-4100

NEW DETACHED GARAGE FOR:
MR. + MRS. STEVE and MARY THORNTON
263 YALE AVE. HALF MOON BAY, CA. 94019
 APN 047 015 170
 PH: (650) 728-8725 or (650) 892-4489; E-MAIL: stvmary@comcast.net

DATE: 050318
SCALE: AS NOTED
DR. BY: DC HOWELL
JOB: 18HOW
SHEET
A1.3
 OF 9 SHEETS

PLOTTED 050318



1 **PROPOSED ROOF PLAN**
 A1.3 E. SQUARES 1/4" = 1'-0" 0 2 4 6 8 1"=4'

REVISION / DATE	BY

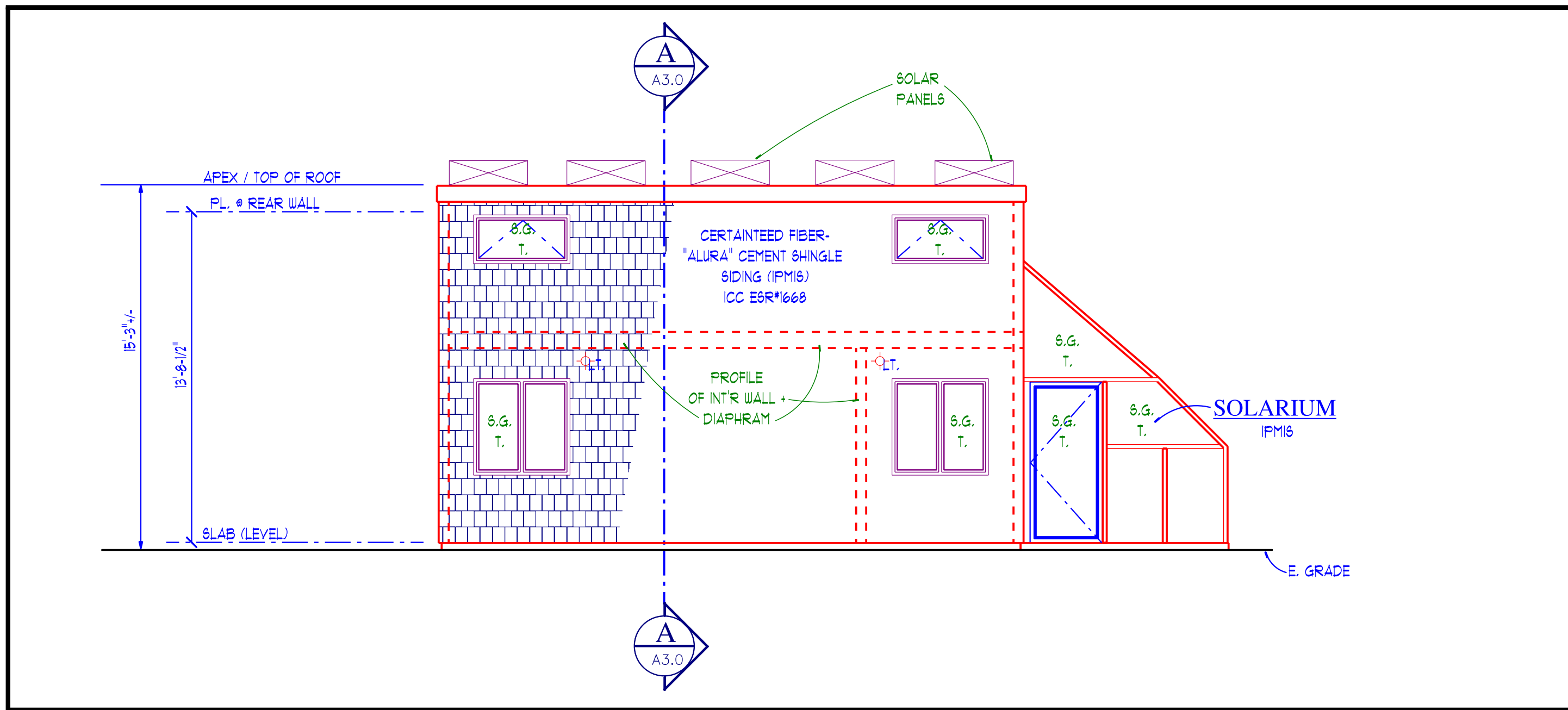
PROJECT DESIGNER
 PENINSULA BUILDING DESIGN
 177 BOVET RD. #600
 SAN MATEO, CA. 94402
 PH: (650) 599-7311
 FAX: (650) 502-8340
 peninsula@pbdt.net

MUNICIPALITY
 COUNTY OF SAN MATEO
 455 COUNTY CENTER
 SAN MATEO, CA. 94063
 BLDG. (650) 599-7311
 PLANG. (650) 363-1825
 P.W.: 363-4100

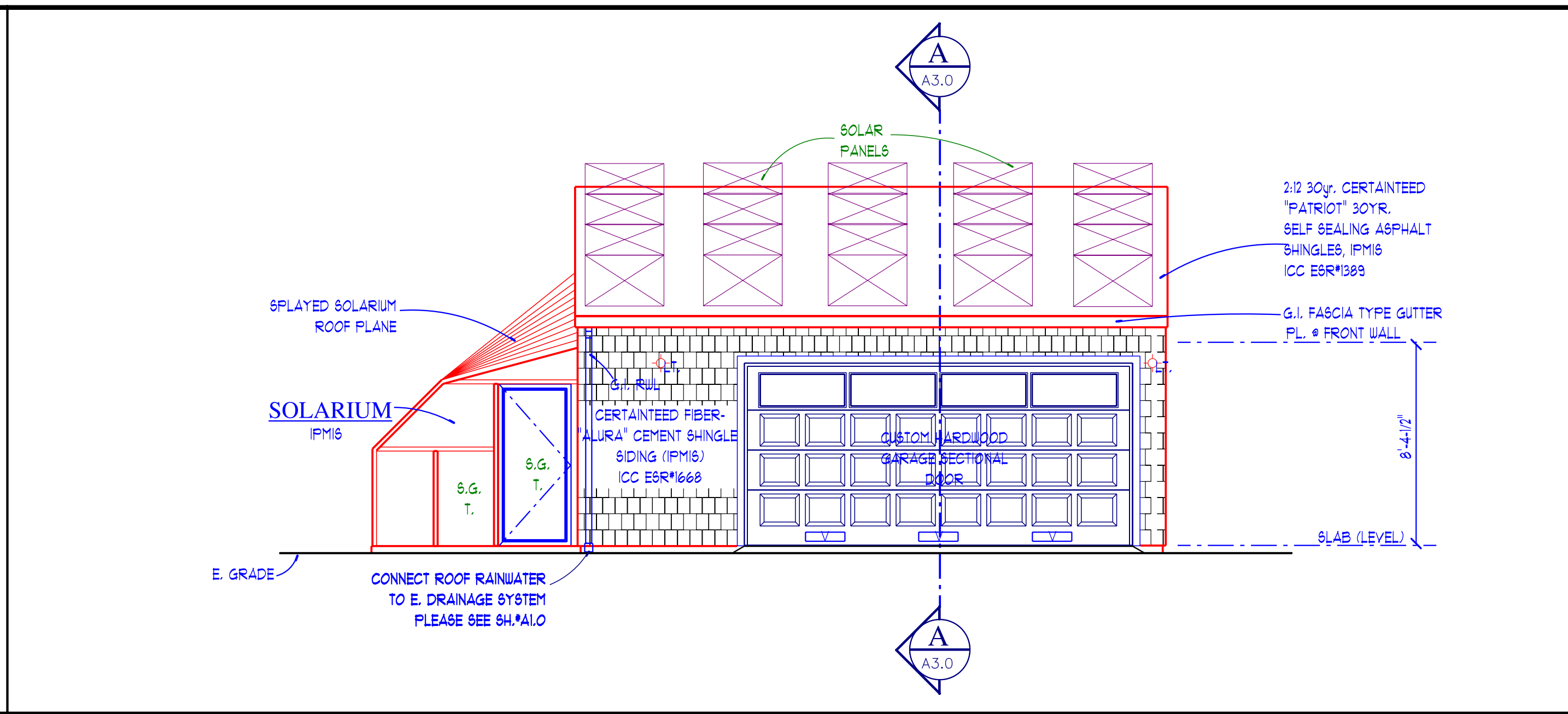
NEW DETACHED GARAGE FOR:
MR. + MRS. STEVE and MARY THORNTON
263 YALE AVE. HALF MOON BAY, CA. 94019
 APR 04/05 170
 PH: (650) 728-8725 or (650) 892-4489; E-MAIL: stvmary@comcast.net

DATE: 050318
SCALE: AS NOTED
DR. BY: DC HOWELL
JOB: 18THO
SHEET
A2.0
 OF 9 SHEETS

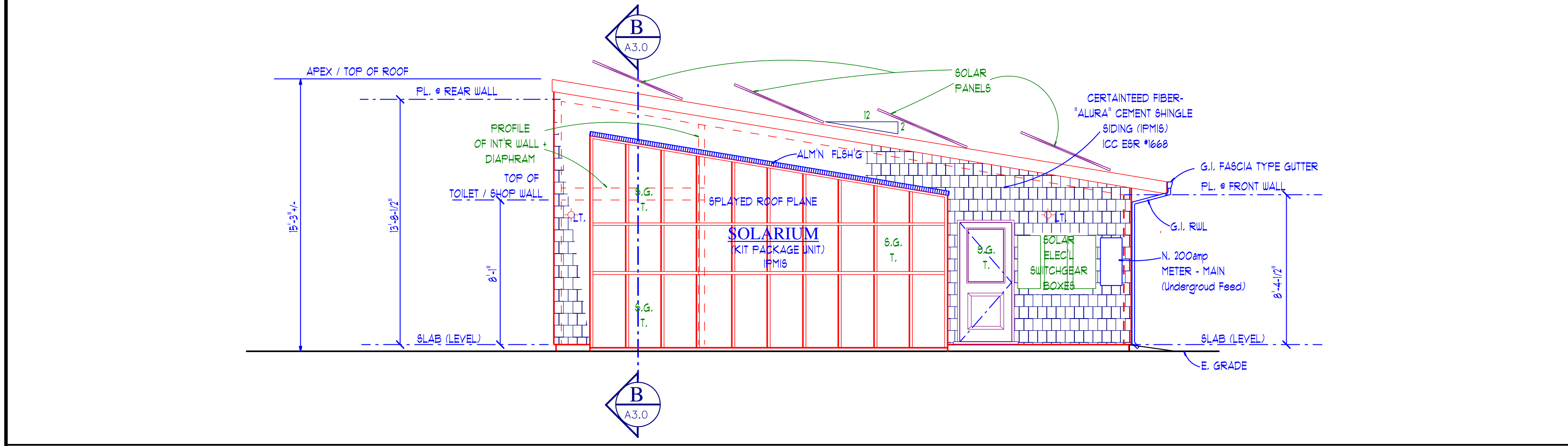
PLOTTED 050318



2 PROPOSED REAR ELEVATION (NORTH)
 A2.0 1/4" = 1'-0" 0 2 4 6 8 1"=4'

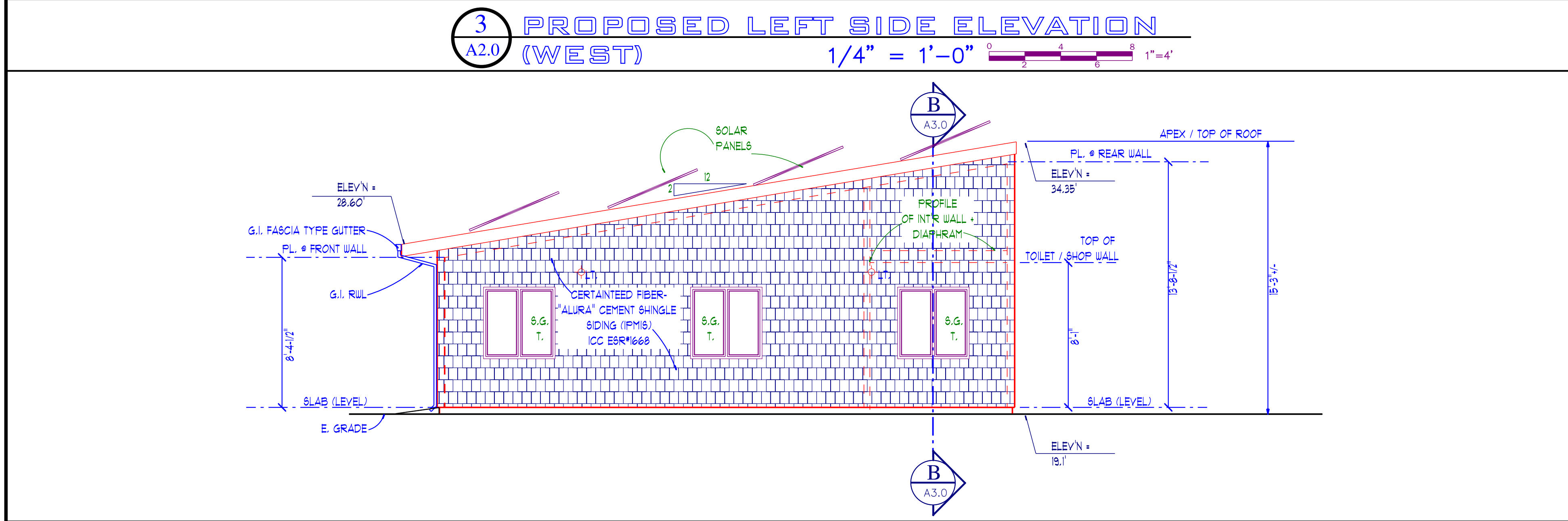


1 PROPOSED FRONT ELEVATION (SOUTH)
 A2.0 1/4" = 1'-0" 0 2 4 6 8 1"=4'



3 PROPOSED LEFT SIDE ELEVATION (WEST)
 A2.0 1/4" = 1'-0" 0 2 4 6 8 1"=4'

E. EXISTING
 IPM18 INSTALL PER MANUFACTURERS INSTRUCTIONS and SPECIFICATIONS
 G.I. GALVANIZED IRON (OR BONDERIZED SHEET METAL)
 N. NEW
 PL. PLATE
 RULL RAINWATER LEADER



4 PROPOSED RIGHT SIDE ELEVATION (EAST)
 A2.0 1/4" = 1'-0" 0 2 4 6 8 1"=4'

AN ABBREVIATIONS AND NOTES
 A2.0 NO SCALE

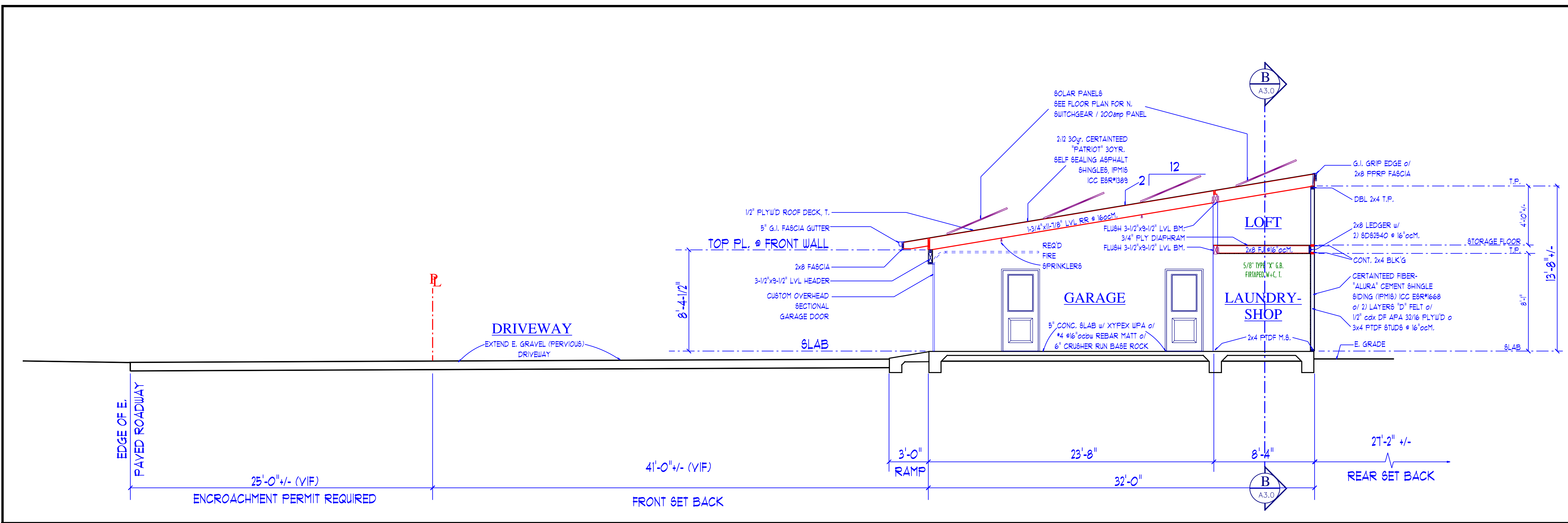
REVISION / DATE	BY

PROJECT DESIGNER
 PENINSULA BUILDING DESIGN
 177 BOVET RD. #600
 OAKLAND, CA 94612
 PH: (510) 592-6402
 E-MAIL: peninsuladesign@att.net

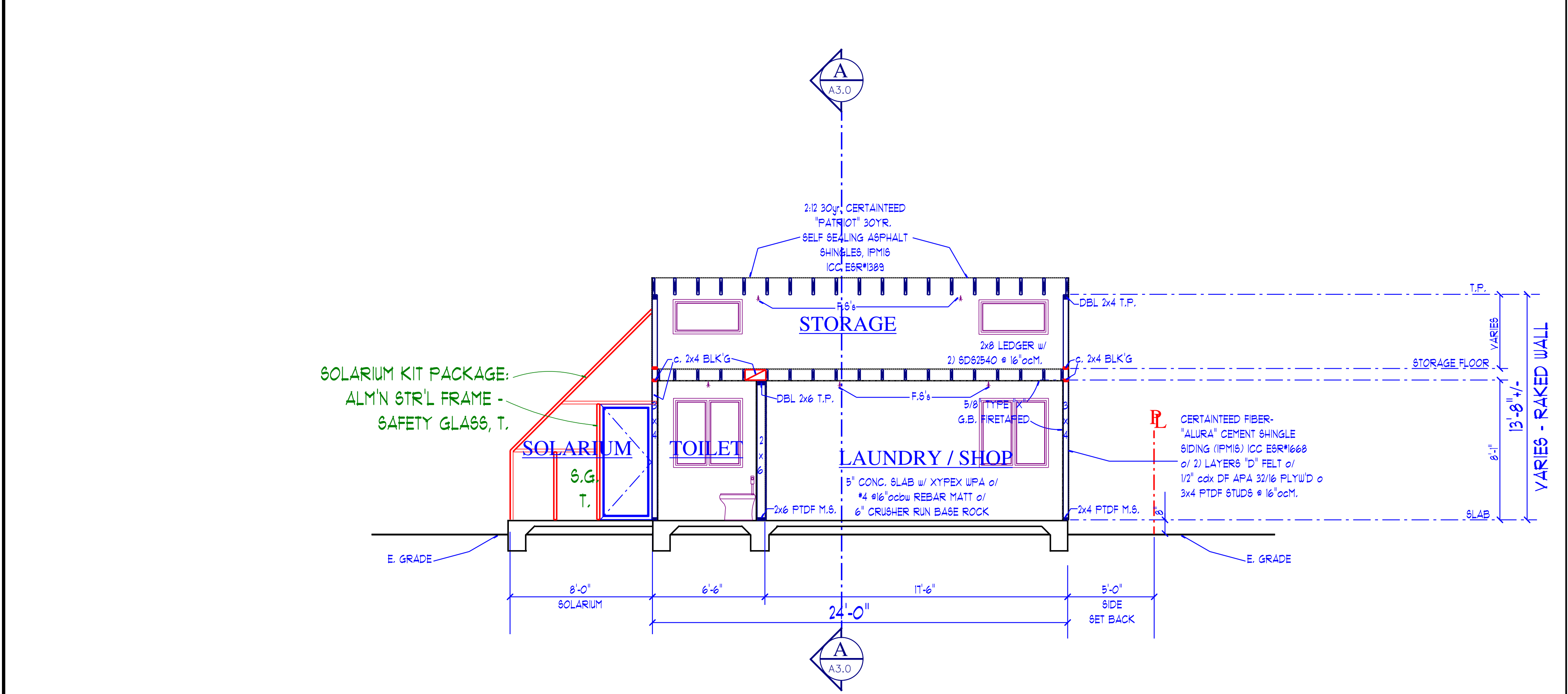
MUNICIPALITY
 COUNTY OF SAN MATEO
 455 COUNTY CENTER
 OAKLAND, CA 94612
 BLDG. #650199-131
 PLAN # 363-1825
 P.W. # 363-4100

ADDITION and REMODELING FOR:
MR. + MRS. MIKE and KIM GROTZ
426 NADINA AVE. MILLBRAE, CA. 94030
 APN 0842450050
 PH: (650) 787-4656; E-MAIL: kim@rnhvac.com

DATE: 050318
 SCALE: AS NOTED
 DR. BY: DC HOWELL
 JOB: 17GAR
 SHEET
A3.0
 OF 9 SHEETS



A LONGITUDINAL BUILDING SECTION
 A3.0
 1/4" = 1'-0" 0 2 4 6 8 1"=4"

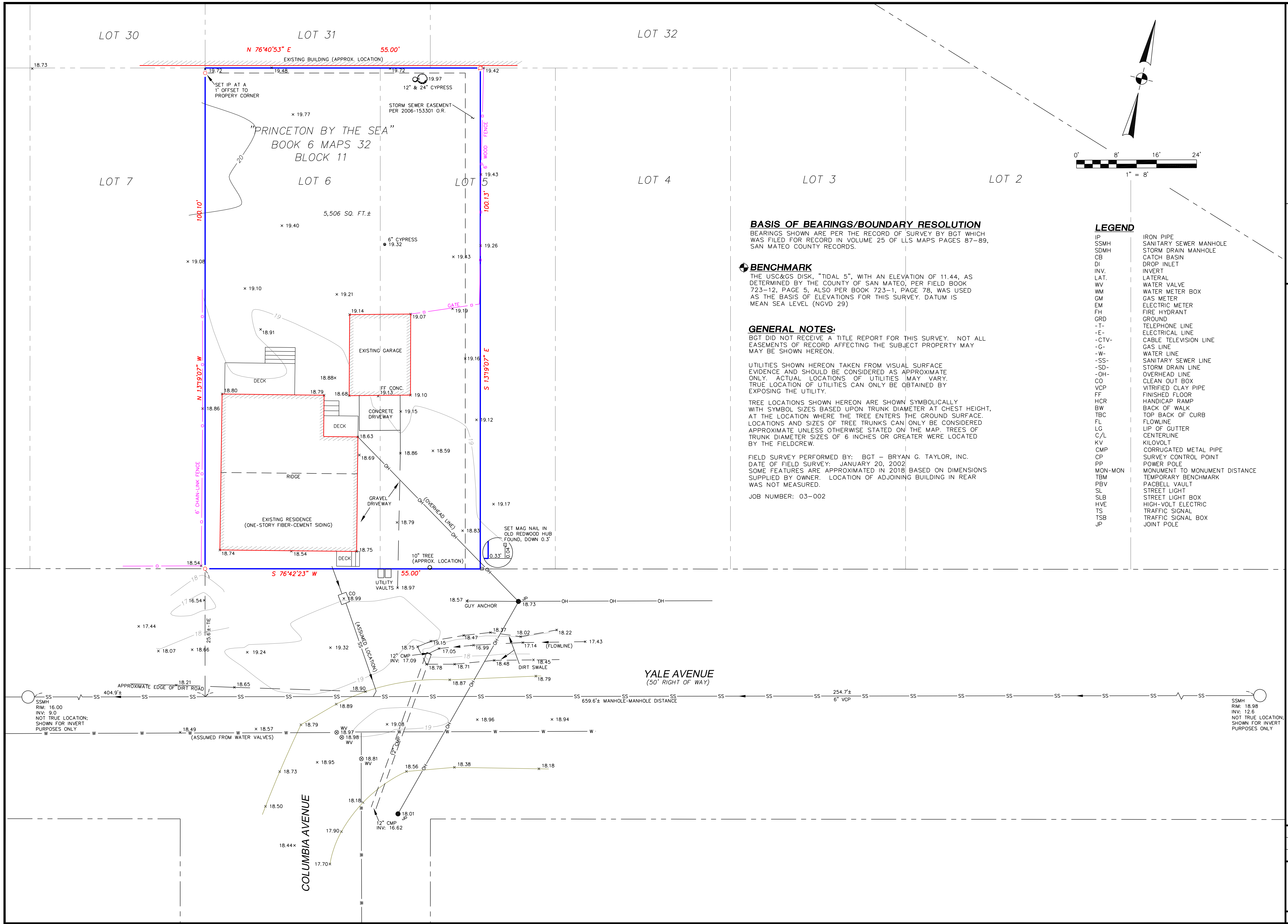


B TRANSVERSE BUILDING SECTION
 A3.0
 1/4" = 1'-0" 0 2 4 6 8 1"=4"

BUILDING SECTION QUICK REFERENCE ABBREVIATIONS

- a/ above
- A.R. AS REQUIRED
- b/ below
- BLK'G BLOCKING (SOLID)
- c. continuour
- CJ CEILING JOISTS
- d. diameter
- E. EXISTING
- FBI FIBERGLASS BATT INSULATION
- FGS FIBERGLASS SHINGLES
- FJ FLOOR JOIST
- F.S.'s FIRE SPRINKLERS (AUTOMATIC TYPE)
- g.i. GALVANIZED IRON
- IPMS INSTALLED PER MANUFACTURER'S INSTRUCTIONS and SPECIFICATIONS
- JH JOIST HANGER
- m. minimum
- M. MAXIMUM
- M.E. MATCH EXISTING
- M.S. MUDDILL
- N. NEW
- o/ OVER
- oc ON CENTER
- psf PLYWOOD FLOOR SHEATHING
- PRS PLYWOOD ROOF SHEATHING
- R+RE REMOVE + REPLACE EXISTING
- ss SISTERED (OR GANGED SIDE BY SIDE)
- T. TYPICAL
- T.P. TOP PLATE
- TUNO TYPICAL UNLESS NOTED OTHERWISE
- u/ under
- VIF VERIFY IN FIELD
- w/ WITH
- WPA WATERPROOF ADHESIVE (ADMIXTURE)

B3A SECTION ABBREVIATIONS + NOTES
 A3.0
 NO SCALE



BASIS OF BEARINGS/BOUNDARY RESOLUTION

BEARINGS SHOWN ARE PER THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 25 OF LLS MAPS PAGES 87-89, SAN MATEO COUNTY RECORDS.

BENCHMARK

THE USC&GS DISK, "TIDAL 5", WITH AN ELEVATION OF 11.44, AS DETERMINED BY THE COUNTY OF SAN MATEO, PER FIELD BOOK 723-12, PAGE 5, ALSO PER BOOK 723-1, PAGE 78, WAS USED AS THE BASIS OF ELEVATIONS FOR THIS SURVEY. DATUM IS MEAN SEA LEVEL (NGVD 29)

GENERAL NOTES:

BGT DID NOT RECEIVE A TITLE REPORT FOR THIS SURVEY. NOT ALL EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY MAY BE SHOWN HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

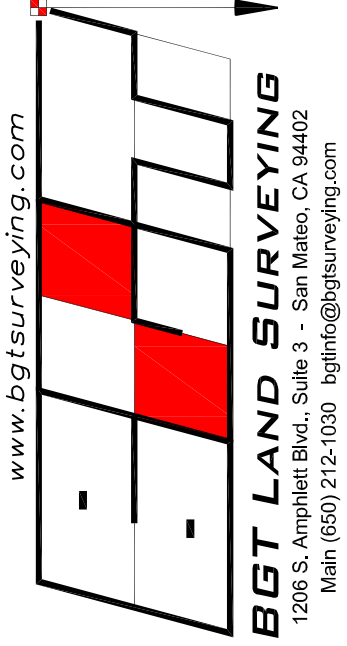
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES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

FIELD SURVEY PERFORMED BY: BGT - BRYAN G. TAYLOR, INC. DATE OF FIELD SURVEY: JANUARY 20, 2002. SOME FEATURES ARE APPROXIMATED IN 2018 BASED ON DIMENSIONS SUPPLIED BY OWNER. LOCATION OF ADJOINING BUILDING IN REAR WAS NOT MEASURED.

JOB NUMBER: 03-002

LEGEND

- IP IRON PIPE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- INV. INVERT
- LAT. LATERAL
- WV WATER VALVE
- WM WATER METER BOX
- GM GAS METER
- EM ELECTRIC METER
- FH FIRE HYDRANT
- GRD. GROUND
- T- TELEPHONE LINE
- E- ELECTRICAL LINE
- CTV- CABLE TELEVISION LINE
- G- GAS LINE
- W- WATER LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- OH- OVERHEAD LINE
- CO CLEAN OUT BOX
- VCP VITRIFIED CLAY PIPE
- FF FINISHED FLOOR
- HCR HANDICAP RAMP
- BW BACK OF WALK
- TBC TOP BACK OF CURB
- FL FLOWLINE
- LG LIP OF GUTTER
- C/L CENTERLINE
- KV KILOVOLT
- CMP CORRUGATED METAL PIPE
- CP SURVEY CONTROL POINT
- PP POWER POLE
- MON-MON MONUMENT TO MONUMENT DISTANCE
- TBM TEMPORARY BENCHMARK
- PBV PACBELL VAULT
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- HVE HIGH-VOLT ELECTRIC
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- JP JOINT POLE



BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 6, PORTION OF LOT 5, BLOCK 11, "PRINCETON BY THE SEA" (BOOK 6 MAPS PAGE 32)

263 YALE AVENUE

UNINCORPORATED PRINCETON, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR: STEVEN THORNTON

ASSESSOR PARCEL NO. 047-015-170

Date:	JAN. 2018
Scale:	1" = 8'
Drawn:	BGT
Drawing Number:	
SHEET 1 OF 1	
Job No.	03-002