

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN \_\_\_\_\_

Other Permit #: \_\_\_\_\_

1. Basic Information

Applicant:

Name: 515 Hermosa, LLC
Address: 560 Bragato Road
San Carlos, CA Zip: 94070
Phone, W: 650 814 9666
Email: devikhanna@sbcglobal.net

Owner (if different from Applicant):

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

Architect or Designer (if different from Applicant):

Name: Steve Wu
Address: 205 De Anza Blvd, #262, San Mateo CA 94402
Phone, W: 650 823 8331 H:
Email:

2. Project Site Information

Project location:

APN: 048-063-420
Address: 515 Hermosa Avenue
Half Moon Bay, CA Zip: 94019
Zoning: R-1/S-94/DR/CD
Parcel/lot size: 9,600 sq. ft.

Site Description:

- vacant parcel
existing development (please describe):

3. Project Description

Project:

- New Single Family Residence: 3,007 sq. ft
Addition to Residence:
Other:

Describe Project:

New two story single family home with attached garage

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

Please see spreadsheet 394 Supplement for

**4. Materials and Finish of Proposed Buildings or Structures**

Fill in Blanks:	Material	Color/Finish	Check if matches existing
	1st Floor - Fiber Cement Lap Siding	(If different from existing, attach sample)	<input checked="" type="checkbox"/> Km 810-3
a. Exterior walls	2nd Floor - Fiber Cement Board & Batten	Kelley Moore Appalachian Forest	<input checked="" type="checkbox"/>
b. Trim	1x4 Fiber Cement	Km Whitest + White	<input checked="" type="checkbox"/> Km 43-1
c. Windows	Vinyl	Simonton Madera White	<input checked="" type="checkbox"/>
d. Doors	Solid Wood Walnut	Old masters Stain: Dark	<input checked="" type="checkbox"/> Walnut
e. Roof	Asphalt Composition Shingles	Timberline HD Charcoal	<input checked="" type="checkbox"/>
f. Chimneys	N/A		<input type="checkbox"/>
g. Decks & railings	Concrete Entry		<input type="checkbox"/>
h. Stairs	Concrete Entry		<input type="checkbox"/>
i. Retaining walls	Existing		<input type="checkbox"/>
j. Fences	Existing		<input type="checkbox"/>
k. Accessory buildings	N/A		<input type="checkbox"/>
l. Garage/Carport Door	Clopay Coachman Insulated Steel Composite	White Base / White Overlay	<input type="checkbox"/>

**5. Required Findings**

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

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

**6. Signatures**

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

Devi Charne  
 Owner:  
 Managing Member  
 515 Hermosa LLC

Devi Charne  
 Applicant:

2/9/2021

Date:

Date:

Planning and Building Department

Application for a Coastal Development Permit

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

Companion Page

Applicant's Name:
Primary Permit #:

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.

Table with 4 columns: Fill in Blanks, Material, Color/Finish, Check if matches existing. Rows include Exterior Walls, Trim, Roof, Chimneys, Accessory Buildings, Decks/Stairs, Retaining Walls, Fences, Storage Tanks.

## 4. Project Information

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

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

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

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## 5. Staff Use Only

### California Coastal Commission Jurisdiction

**A.** Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?  
 Yes                       No
- Construction or grading within 100 feet of a stream or wetland?  
 Yes                       No
- 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: \_\_\_\_\_

# Environmental Information Disclosure Form

PLN \_\_\_\_\_

BLD \_\_\_\_\_

Project Address: 515 Hermosa Avenue  
Half Moon Bay, CA 94019

Name of Owner: 515 Hermosa, LLC  
 Address: 560 Bragato Road  
San Carlos, CA 94070 Phone: 6508149666

Assessor's Parcel No.: 048 — 063 — 420

Name of Applicant: 515 Hermosa, LLC  
 Address: 560 Bragato Road  
San Carlos, CA Phone: 6508149666

Zoning District: R-1/S-94/DR/CD

## Existing Site Conditions

Parcel size: 9,600

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 retaining wall on right side of property approximately 4ft high.

Existing retaining wall on right side of property approximately 4ft high.

Two Eucalyptus trees and one Pine tree at right corner. Plan to remove Pine tree.

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

a. New home proposed >2,500 square feet

d. Plan to remove one Pine tree at right rear corner of property. See landscape plan.

Signature required on reverse →

## 2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

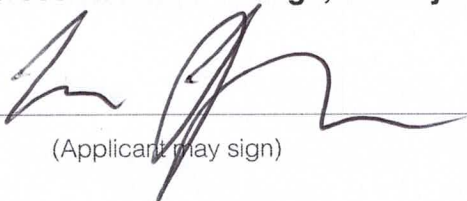
## 3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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></p> <p>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.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>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) <b>prior</b> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

## Certification

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

Signed:



(Applicant may sign)

Date: 12/28/2020

February 4, 2021

San Mateo County Planning Department  
455 County Center  
Redwood City, CA 94063

To Whom It May Concern:

I am writing this letter in regard to APN: 048-063-420 and to best explain how the proposed home closely adheres to the Design Review Standards.

The proposed home at 515 Hermosa Avenue, Half Moon Bay is designed and situated to blend with the natural vegetation and landforms, while at the same time taking careful consideration to protect the views of neighboring properties, both public and private. A carefully chosen, yet reductive, color palette creates simplicity and timelessness while enhancing the connection to its environment. These elements blended with a modern farmhouse design allow for a seamless flow with the natural setting and surrounding neighborhood.

Careful consideration was taken with each detail from setbacks, roofline, height, size, scale, material selection, and colors to ensure preservation and enhancement of property values and the visual character of the community.

As you review the plans, it will become obvious that each element of design strictly adheres to the stated criteria. Superior finish materials have also been chosen, such as James Hardie fiber cement siding and a 40-year composition roof, to not only provide a pleasing appearance, but to endure the harsher coastal conditions as well.

I have no doubt that this home will enhance the neighborhood, while maintaining the character of the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Ruggiero', with a stylized, flowing script.

Eric Ruggiero  
Managing Member, 515 Hermosa, LLC

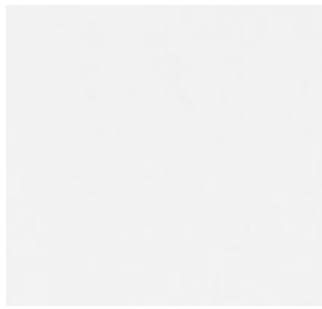


FRONT ELEVATION: 515 HERMOSA AVENUE, HALF MOON BAY, CA 94019  
515 Hermosa, LLC, 560 Bragato Road, San Carlos CA 94070 (650) 544-4478

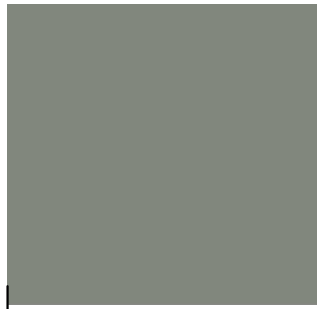




ROOFING: Asphalt composition shingles  
Timberline HD Charcoal



EXTERIOR TRIM: Fiber Cement  
James Hardie 1x4: Kelly Moore  
Whitest White (KMW43-1)



EXTERIOR WALLS: Fiber Cement  
First Floor: James Hardie Lap Siding: Kelly Moore  
Appalachian Forest (KM810-3)  
Second Floor: James Hardie Board and Batten: Kelly  
Moore Appalachian Forest (KM810-3)



WINDOWS: Vinyl  
Simonton Madeira: White



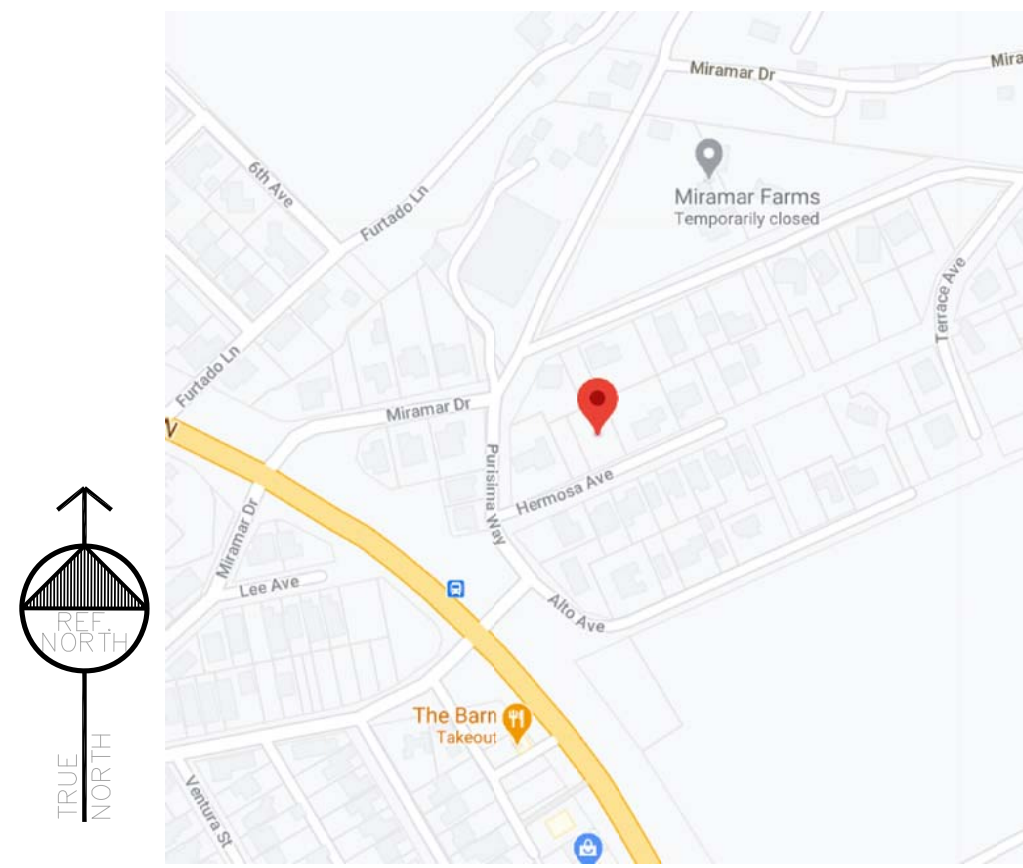
SCONCES: Bronze  
Dwayne Outdoor Barn  
Light with Dusk to Dawn  
40W LED

GARAGE DOOR:  
Insulated Steel with composite overlay  
Clopay Coachman -  
18.4 R-Value  
Intellicore: Kelly  
Moore Whitest White  
(KMW43-1)

FRONT DOOR: Wood  
Solid Wood Walnut 9 Lite Door with Single Sidelight  
Old Master Stain dark walnut

PORCH POSTS: Wood  
6x6 painted wood: Kelly Moore Whitest White (KMW43-1)

VICINITY MAP



SHEET INDEX

- A00 TITLE SHEET
- A001 PROPOSED LANDSCAPING PLAN
- A002 BMP SHEET
- A01 PROPOSED FIRST FLOOR PLAN
- A02 PROPOSED SECOND FLOOR PLAN
- A03 PROPOSED ELEVATIONS
- A04 BUILDING SECTIONS

SCOPE OF WORK

1. NEW CONSTRUCTION OF A 2-STORY 3,207 SF SINGLE FAMILY HOME.

BMP INFORMATION

EROSION CONTRL. CONTACT: [CONTRACTOR INFO]  
EROSION MATERIALS SHALL BE PLACED AT THE ENTIRE PERIMETER OF SITE DURING RAIN EVENTS AND ON WEEKENDS.

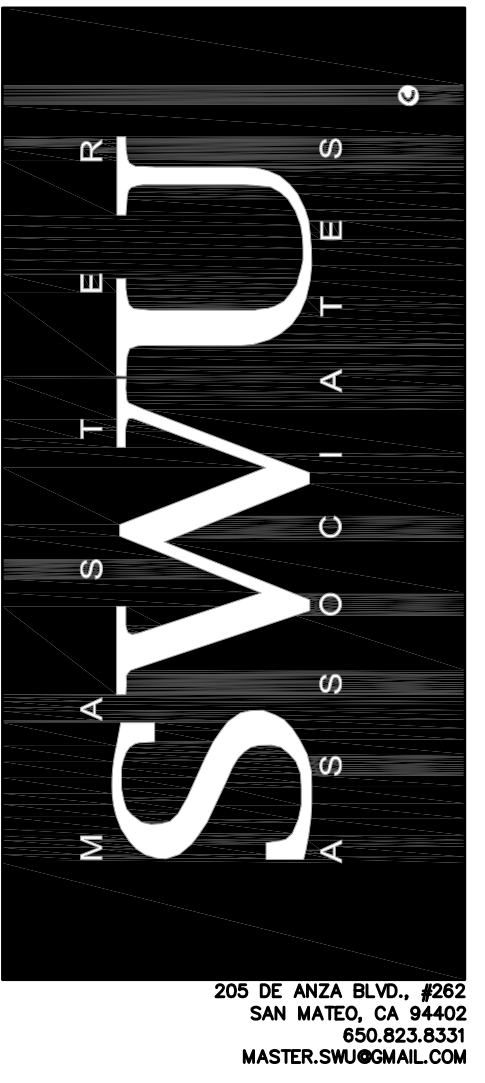
PROJECT DATA

JURISDICTION: COUNTY OF SAN MATEO, CALIFORNIA  
PLANNING DISTRICT: R-1 & S-94 DRCD  
BUILDING CODE: 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY CODE, SAN MATEO COUNTY ORDINANCE 048-069-410  
APN#: 048-069-410  
BUILDING USE: SINGLE FAMILY RESIDENTIAL  
OCCUPANCY: R-3 & U  
CONSTRUCTION TYPE: VB  
BUILDING HEIGHT: 26'-0" TO TOP OF RIDGE  
  
(E) LOT AREA: 9,600 SF  
(P) FLOOR 1ST FLOOR AREA: 1,919 GROSS SF  
(P) FLOOR 2ND FLOOR AREA: 1,245 GROSS SF  
(P) ATTACHED GARAGE: 427 GROSS SF  
(P) COVERED PORCH: 192.3 GROSS SF  
TOTAL: 3,195.7 GROSS SF  
  
(P) FLOOR AREA RATIO: 3,195.7 / 9,600 = 32.6%  
(P) PARCEL COVERAGE: 2,012 / 9,600 = 20.9%

COASTAL DEVELOPMENT PERMIT APPLICATION AND DESIGN REVIEW APPLICATION FOR:

THE RUGGIERO RESIDENCE  
515 HERMOSA AVENUE  
HALF MOON BAY, CA 94019

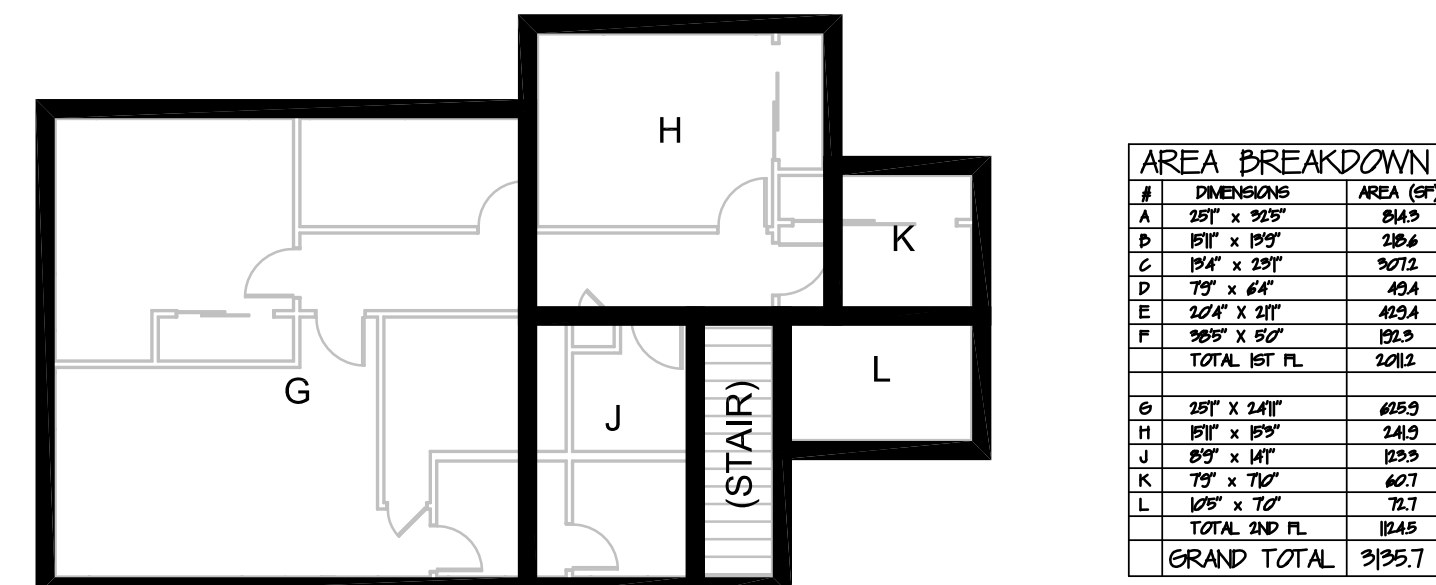
FIRE SPRINKLER PLANS TO BE A DEFERRED SUBMITTAL



SYMBOLS

- EXTERIOR ELEVATION: 9, 9A.9 (sheet where elevation occurs)
- INTERIOR ELEVATION: A, 1, A2.01 (sheet where elevation occurs)
- BUILDING SECTION CUT: A, 9A.9 (sheet where section occurs)
- WALL SECTION: I, 9A.9 (sheet where section occurs)
- DETAIL BUBBLE: 9, 9A.9 (sheet where detail occurs)
- DETAIL SECTION: 9, 9A.9 (sheet where detail occurs)
- DOOR TAGS: 344A, 1 (room number & door letter), 9 (door number)
- WINDOW TAG: 33 (window number)
- FINISH TAG: PL, 1 (finish color)
- ROOM TAG: 100 (room name and number)
- KEYNOTE: 99 (keynote number - number corresponds to number in keynote legend)
- ELEVATION TARGET OR WORKING POINT: +8'-0" T.O. STUP
- MATCH LINE: 100.0' (sheet where match plan occurs)
- EXISTING SEPT. ELEVATION: 100.0'
- NEW SEPT. ELEVATION: 100.0'
- REVISION DIAMOND: A (appendix), C (change order)
- APPENDIX OR CHANGE ORDER NUMBER: C12, 5
- ITEM NUMBER: 1
- OCCUPANT LOAD: 1
- CALCULATED OCCUPANTS: 1

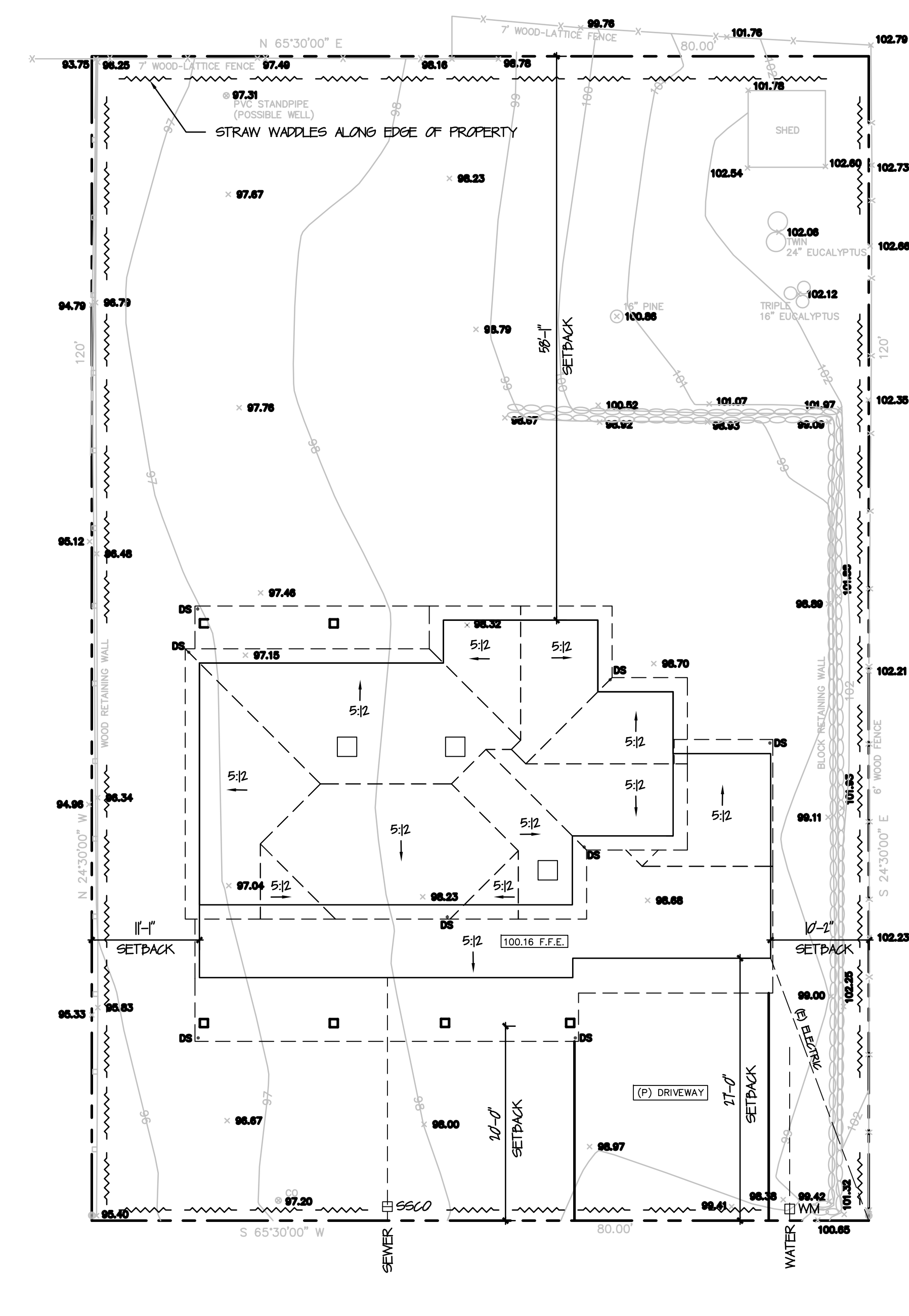
AREA CALCULATIONS



ROOM	DIMENSIONS	AREA (SF)
A	8'0" x 9'0"	72.0
B	8'0" x 9'0"	72.0
C	8'0" x 9'0"	72.0
D	8'0" x 9'0"	72.0
E	8'0" x 9'0"	72.0
F	8'0" x 9'0"	72.0
G	8'0" x 9'0"	72.0
H	8'0" x 9'0"	72.0
J	8'0" x 9'0"	72.0
K	8'0" x 9'0"	72.0
L	8'0" x 9'0"	72.0
TOTAL 1ST FL.		720.0
TOTAL 2ND FL.		1245.0
GRAND TOTAL		1965.0

SITE PLAN

1. THE STORM RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.  
2. PROPERTY OWNER MUST MAINTAIN THE DRAINAGE SYSTEM TO BE IN WORKING ORDER.



PROPOSED SITE PLAN  
SCALE: 1" = 10'

RUGGIERO RESIDENCE  
515 HERMOSA AVENUE  
HALF MOON BAY, CA

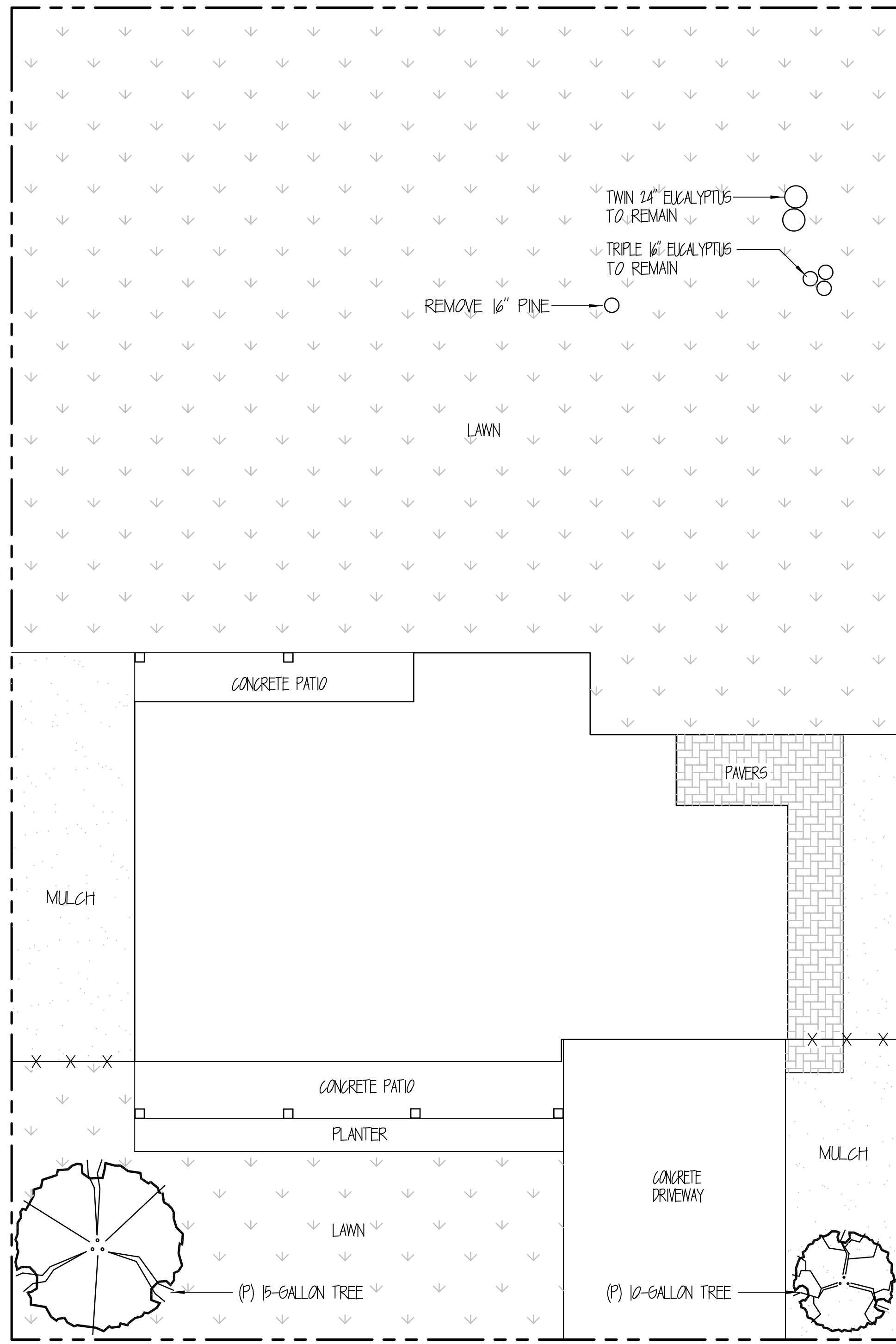
JOB NO. 2020-180  
SCALE AS NOTED  
DATE 01/25/2021  
DRAWN BY STEVE WU

TITLE SHEET

A00

**RUGGIERO RESIDENCE**  
**515 HERMOSA AVENUE**  
**HALF MOON BAY, CA**

JOB NO. 2020-180  
 SCALE AS NOTED  
 DATE 01/29/2021  
 DRAWN BY STEVE WU



TWIN 24" EUCALYPTUS  
 TO REMAIN  
 TRIPLE 16" EUCALYPTUS  
 TO REMAIN  
 REMOVE 16" PINE

TOTAL LANDSCAPING AREA: 7473 SF  
 NEW & REHABILITATED LANDSCAPE AREA: 7473 SF  
 TURF & PLANT MATERIAL AREA: 6716 SF  
 PROJECT TYPE: NEW DWELLING  
 WATER SUPPLY TYPE: POTABLE

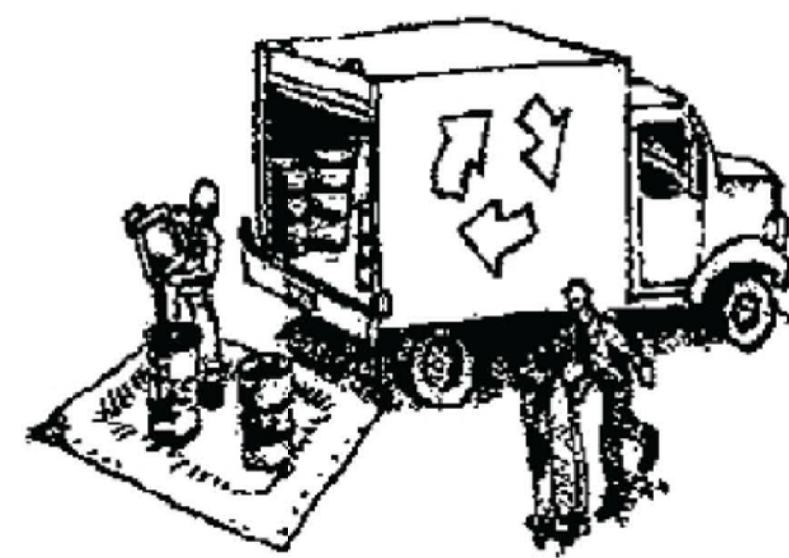
**LANDSCAPE PLAN**  
 SCALE: 1/4" = 1'-0"

**PROPOSED**  
**LANDSCAPE**  
**PLAN**

# 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, stored in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

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

### Construction Entrances and Perimeter

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

## Equipment Management & Spill Control



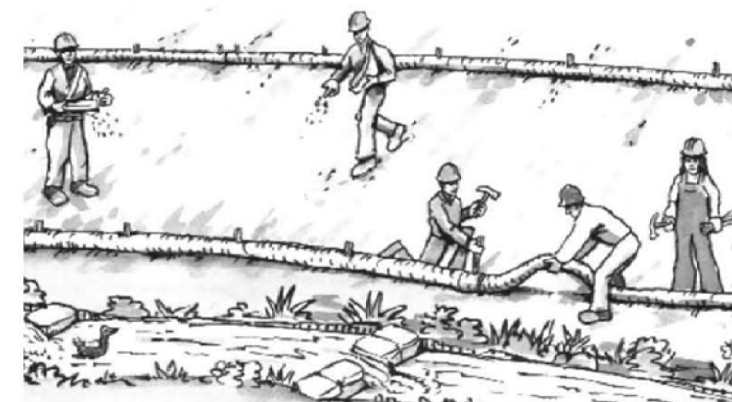
### Maintenance and Parking

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

### Spill Prevention and Control

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

## Earthmoving



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

### Contaminated Soils

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

## Paving/Asphalt Work



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

### Sawcutting & Asphalt/Concrete Removal

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

## Concrete, Grout & Mortar Application



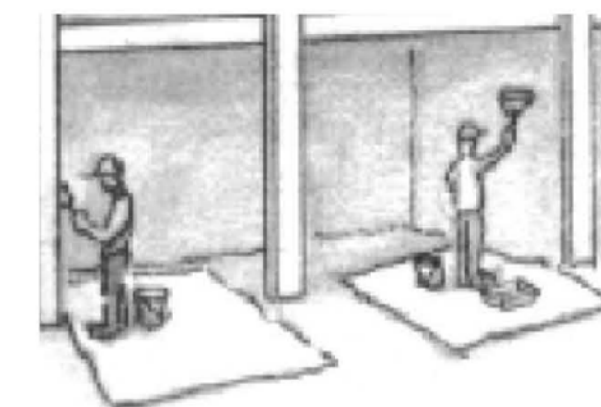
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

## Landscaping



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

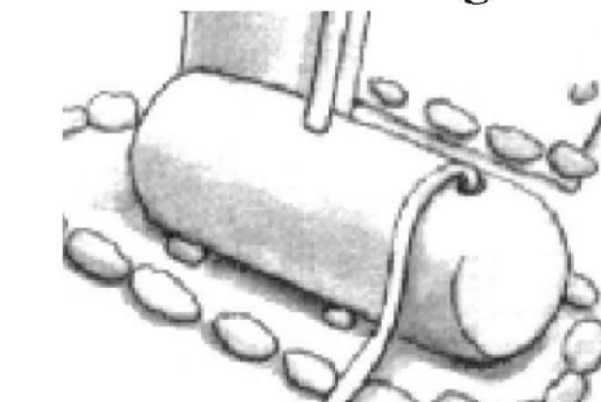
## Painting & Paint Removal



### Painting Cleanup and Removal

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

## Dewatering



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

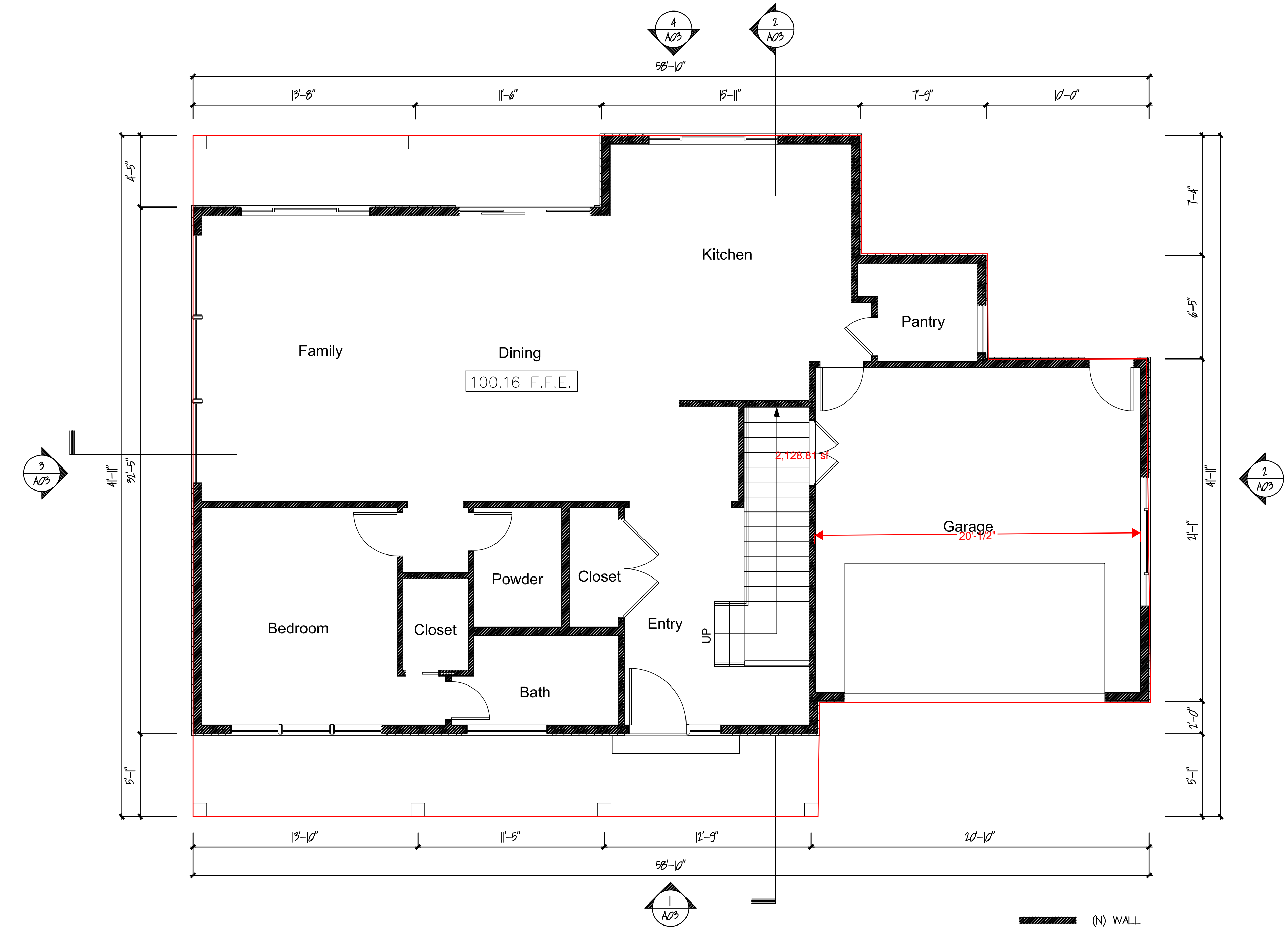
**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

**RUGGIERO RESIDENCE**  
**515 HERMOSA AVENUE**  
**HALF MOON BAY, CA**

JOB NO. 2020-180  
 SCALE AS NOTED  
 DATE 01/25/2021  
 DRAWN BY STEVE WU

PROPOSED  
 FIRST FLOOR  
 PLAN

**A01**



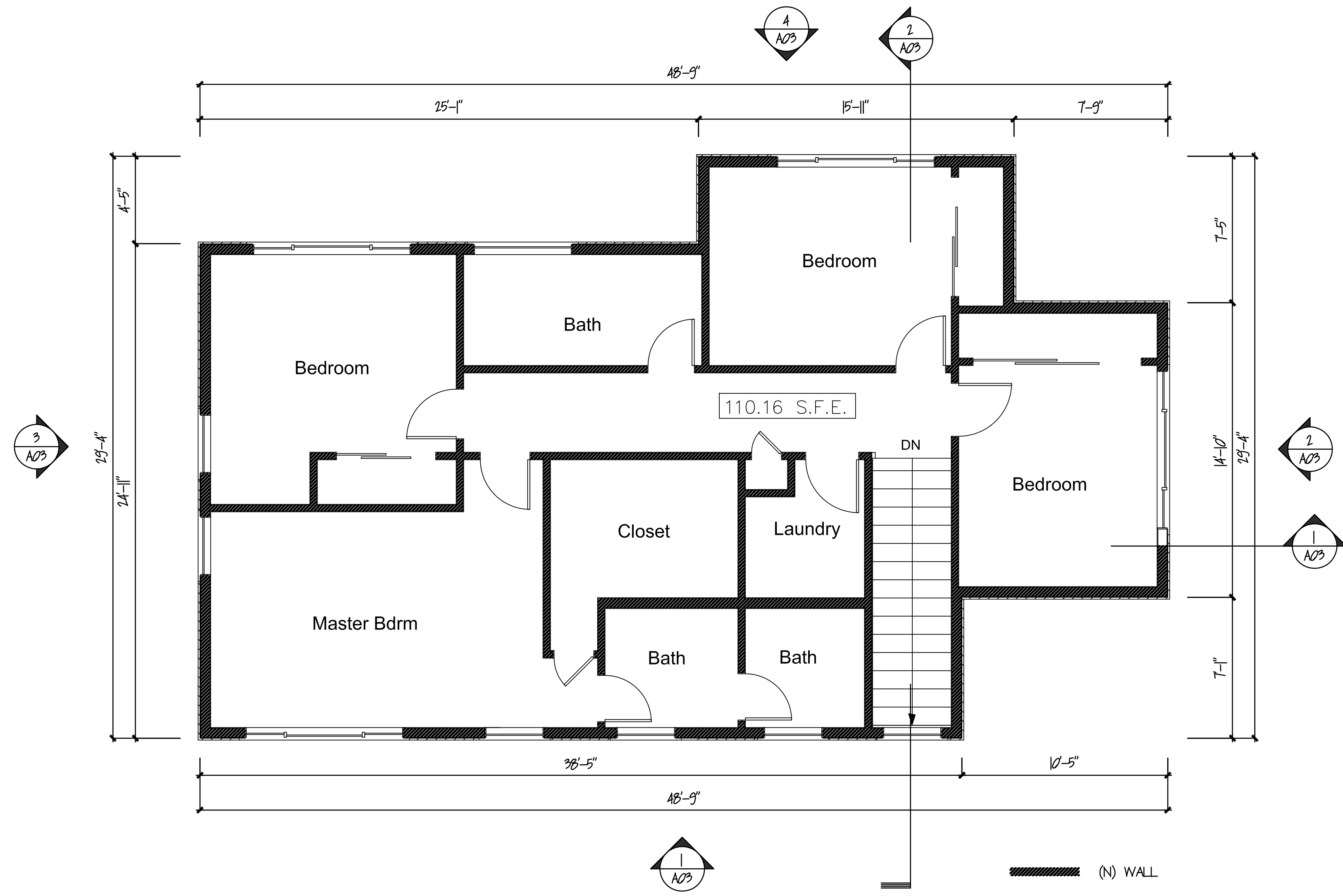
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**RUGGIERO RESIDENCE**  
**515 HERMOSA AVENUE**  
**HALF MOON BAY, CA**

JOB NO. 2020-180  
 SCALE AS NOTED  
 DATE 01/25/2021  
 DRAWN BY STEVE WU

PROPOSED  
 SECOND FLOOR  
 PLAN

**A**02

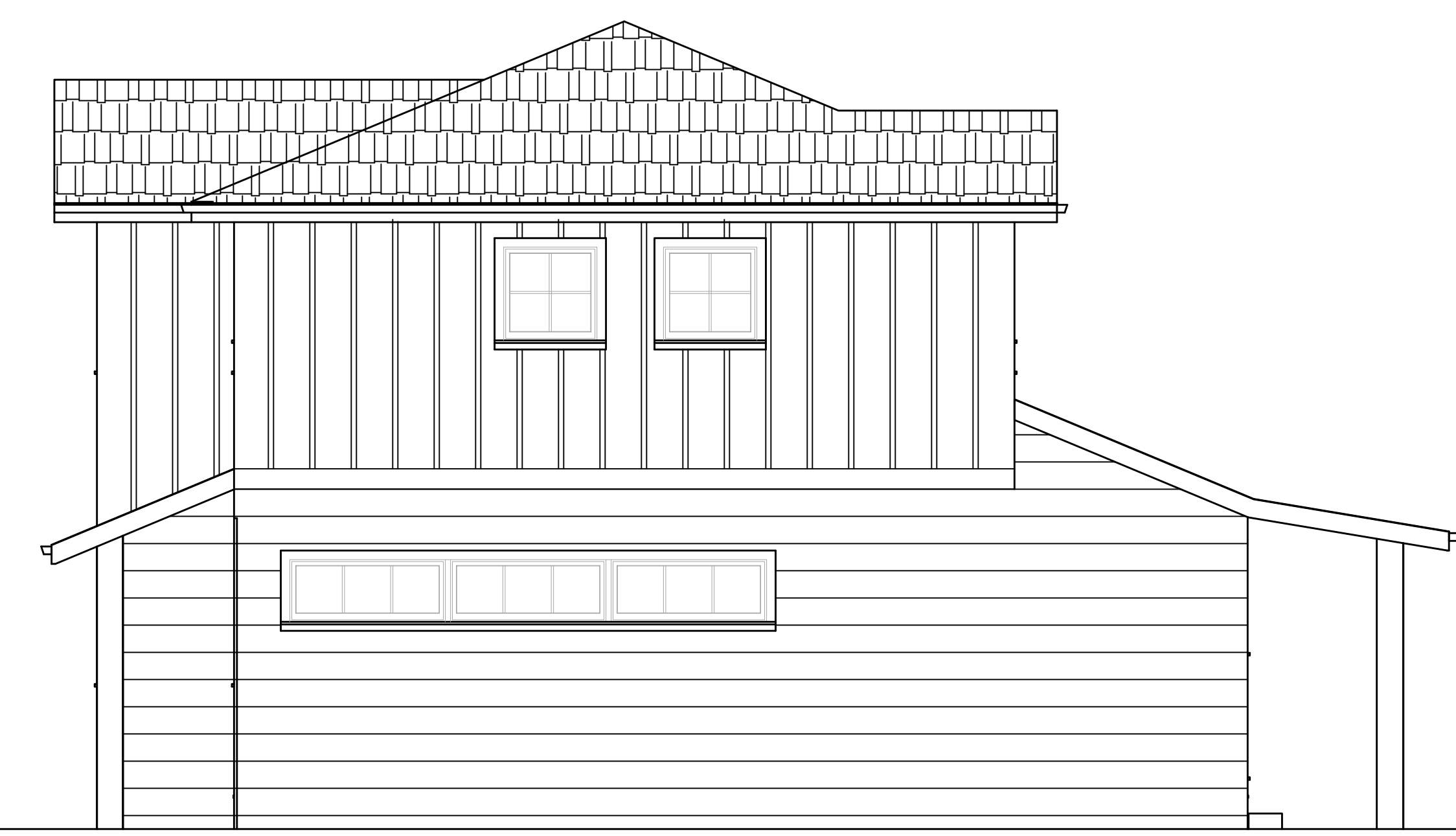


**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

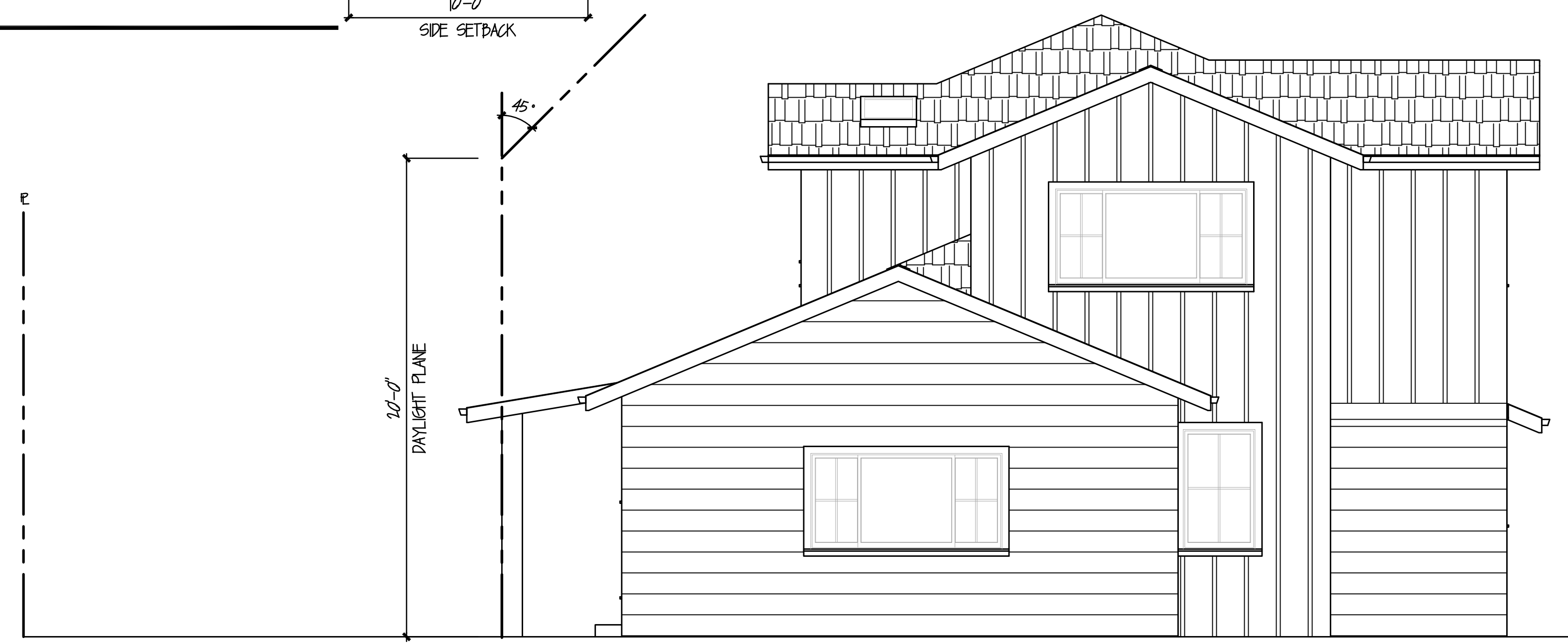


1 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

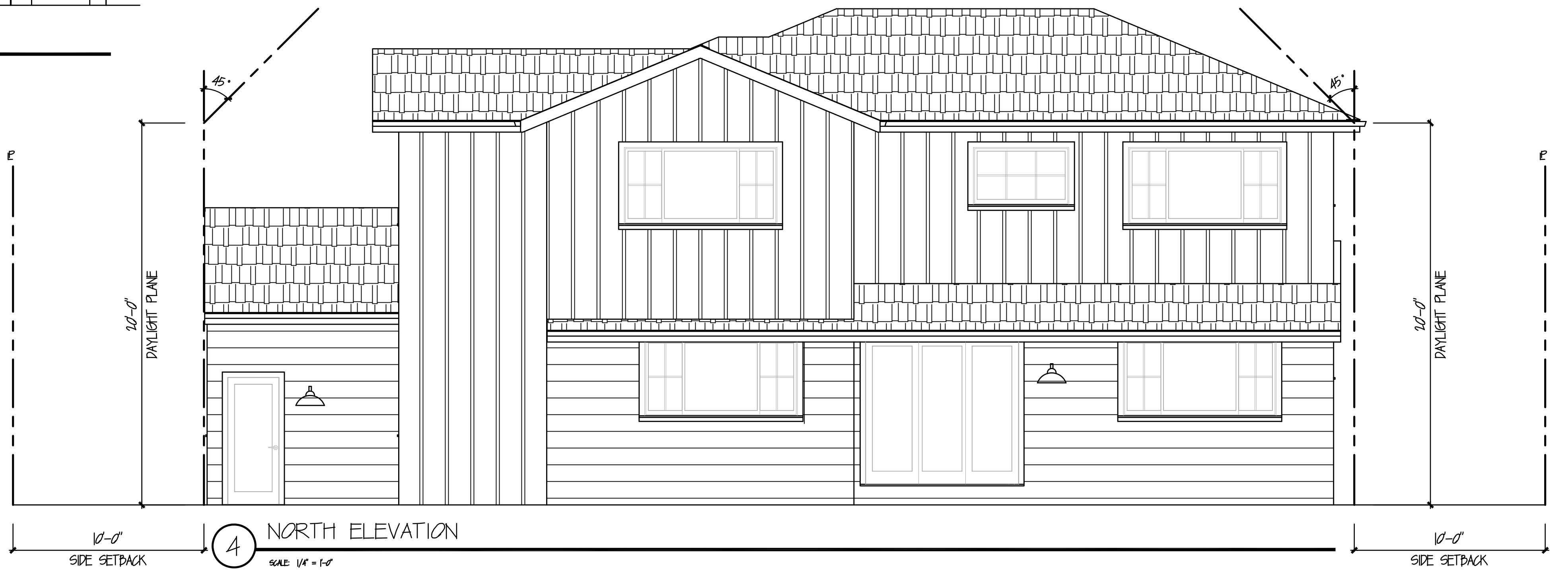
ARCHITECTURAL STYLE  
MODERN FARMHOUSE:  
ASPHALT SHINGLE ROOF  
VARIOUS GABLE ENDS  
BEAD BOARD & LAP SIDING  
LARGE WHITE WINDOWS  
18" EAVES  
9' TALL CEILINGS ON BOTH FLOORS



3 WEST ELEVATION  
SCALE 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE 1/4" = 1'-0"



4 NORTH ELEVATION  
SCALE 1/4" = 1'-0"

RUGGIERO RESIDENCE  
515 HERMOSA AVENUE  
HALF MOON BAY, CA

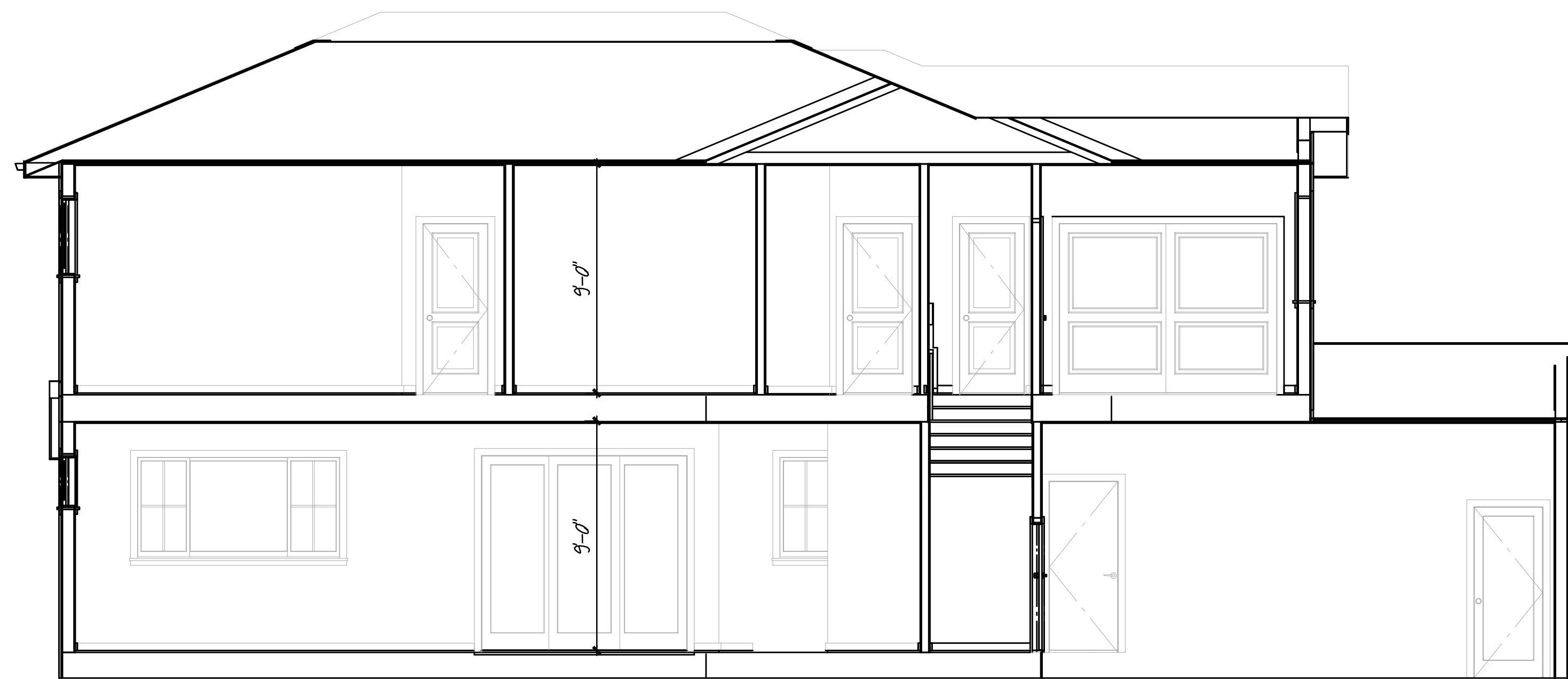
JOB NO. 2020-180  
SCALE AS NOTED  
DATE 01/25/2021  
DRAWN BY STEVE WU

PROPOSED ELEVATIONS

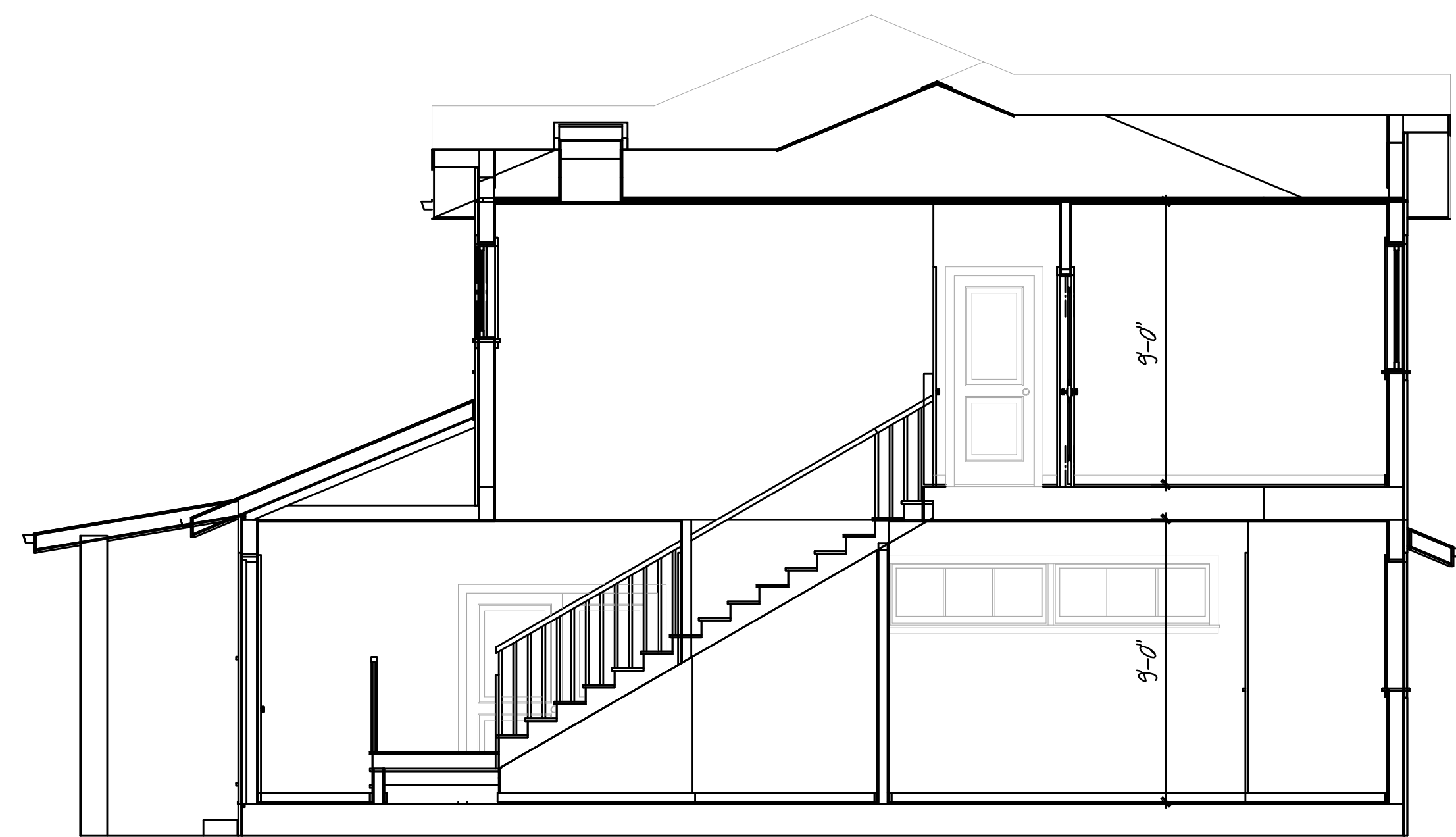
RUGGIERO RESIDENCE  
 515 HERMOSA AVENUE  
 HALF MOON BAY, CA

JOB NO. 2020-180  
 SCALE AS NOTED  
 DATE 01/29/2021  
 DRAWN BY STEVE WU

BUILDING  
 SECTIONS



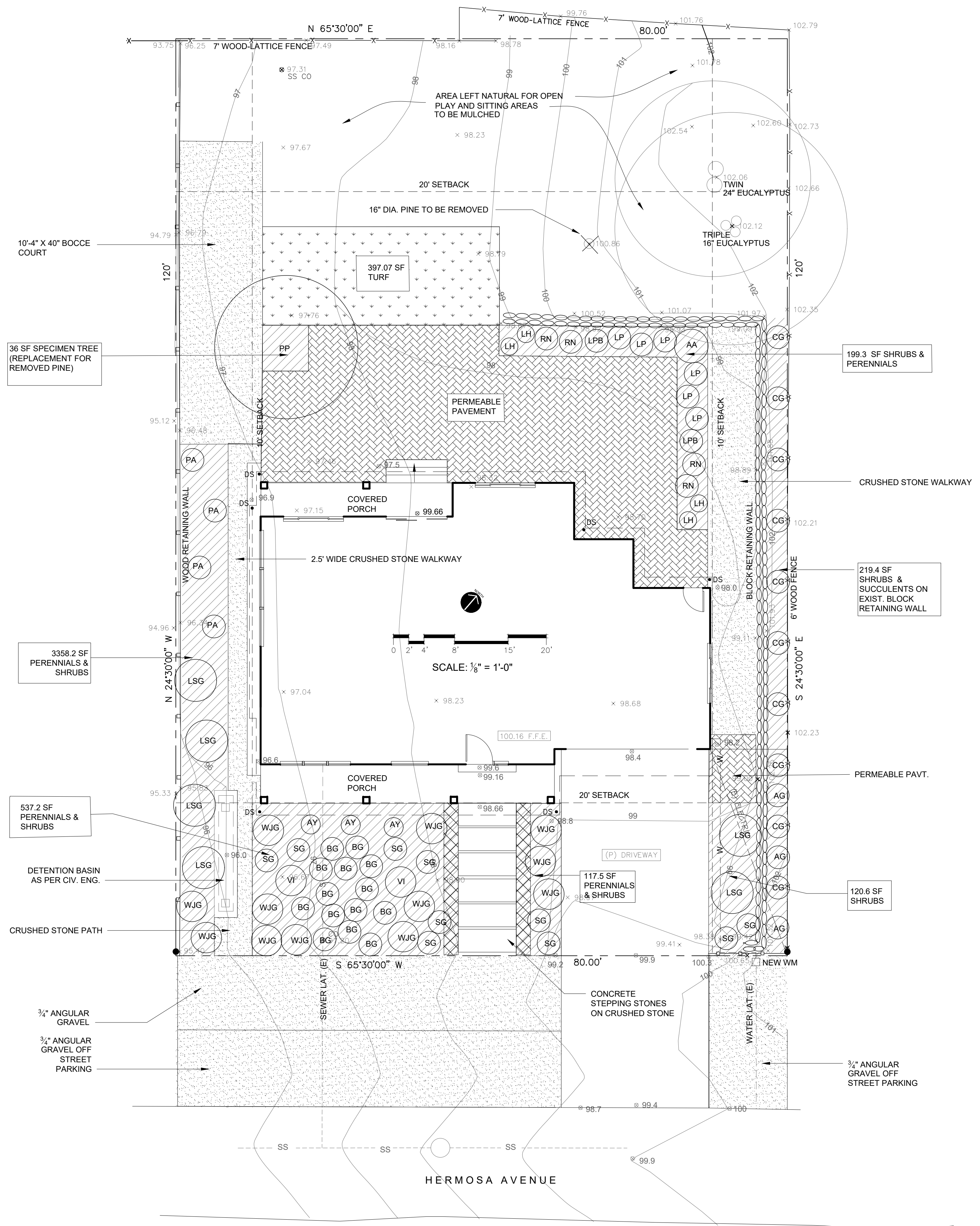
1 SECTION  
 SCALE 1/4" = 1'-0"



2 SECTION  
 SCALE 1/4" = 1'-0"



IRRIGATED LANDSCAPE: 1588.3 SF  
LAWN ALLOWED (25% OF IRRIGATED AREA): 397.07 SF  
TOTAL IRRIGATED LANDSCAPE AREA: 1985.37 SF



PLANT LIST

ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	NO.	SPACING	COMMENTS	WUCOLS	USDA HARDINESS	CLIMATE ZONES
<b>TREES</b>									
PP	PARROTIA PERSICA 'VANESSA'	PERSIAN WITCHAZEL	24" BOX	1	AS SHOWN	10'-20' AVG. SPREAD	MODERATE (5)	4-7	2b,3, 3a, 3b, 4-17
<b>PERENNIALS, SHRUBS, SUCCULENTS, VINES</b>									
AA	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	1	AS SHOWN		LOW (2)	9-12	13,17,20-24, H1, H2
AG	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	5	6' OC		LOW (2)	8-11	9,13-24, H1, H2
AY	ANIGOSANTHOS 'YELLOW GEM'	YELLOW GEM KANGAROO PAW	5 GAL	3	5' OC		LOW (2)	9-12	15-24
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GAL	14	3' OC		LOW (2)	3-10	1a, 2a, 3a, 3b, 7, 8, 9, 10, 11, 14, 18, 19, 20, 21
CG	CEANOTHUS GRIS 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL	10	8' OC		LOW (2)	8-11	5-9, 14-7, 19-24
LH	LAVANDULA ANG. 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	5 GAL	4	AS SHOWN		LOW (2)	5-10	2-24
LP	LIMONIUM PEREZI	SEA LAVENDER	5 GAL	6	3' OC		LOW (2)	10-11	13,15,16, 17, 20-24
LPB	LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	5 GAL	2	AS SHOWN		LOW (2)	8-10	12-24
LSG	LEUCANDENDRON 'SAFARI GOLDSTRIKE'	SAFARI GOLDSTRIKE CONEBUSH	5 GAL	6	8' OC		LOW (2)	9b-10b	16,17, 20-24, H1
PA	PENNISETUM ALOPECURIDES 'MOUDRY'	BLACK FLOWER FOUNTAIN GRASS	5 GAL	4	7' OC		LOW (2)	4-10	2b, 3-24
RN	ROSA X NOASCHEE	WHITE CARPET ROSE	5 GAL	4	3' OC		MODERATE (5)	5-10	6-24
SG	SALVIA GREGGII 'ELK BLUE NOTE'	BLUE NOTE AUTUMN SAGE	5 GAL	10	4' OC		LOW (2)	8-10	8-24
VI	VERBENA LILACINA 'DE LA MINA'	DE LA MINA VERBENA	5 GAL	2	AS SHOWN		LOW (2)	7-10	12-24
WJG	WESTRINGIA 'JERVIS GEM'	COAST ROSEMARY	5 GAL	12	4' OC		LOW (2)	9-10	15-24
<b>GROUNDCOVER</b>									
DM	DYMONDIA MARGARETAE	SILVER CARPET	SF	80	12" OC		LOW (2)	9-10	15-24
<b>LAWN</b>									
	DELTA BLUE GRASS BOLERO PLUS		397 SF	SOD			HIGH (85)		

LAYOUT, MATERIALS, & GRADING NOTES

- NO CHANGE SHALL BE MADE TO THE DESIGN OR LAYOUT OF THE PROJECT WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- FINAL LAYOUT OF PATHS, PATIOS, AND WALLS, SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER BEFORE FINAL INSTALLATION.
- THE CONTRACTOR SHALL BRING TO THE LANDSCAPE ARCHITECT'S ATTENTION ANY UNFORESEEN CONDITIONS ENCOUNTERED THAT MAY INTERFERE WITH THE PROPOSED WORK.
- NO MATERIAL OR EQUIPMENT SHALL BE STORED UNDER DRIPLINE OF TREES. CONTRACTOR SHALL PERFORM EXTREME CARE AROUND ALL EXISTING TREES.
- EDGING BETWEEN SURFACES TO BE STEEL EDGING OR APPROVED EQUAL.
- CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED GRADES IN THE FIELD. MODIFICATIONS TO PROPOSED PAVED AND LANDSCAPE AREAS MAY BE MADE TO ACCOMMODATE FIELD CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND FEATURES PRIOR TO THE START OF WORK. ANY DISCREPANCIES THAT OCCUR BETWEEN THE FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED GRADES IN THE FIELD. SPOT ELEVATIONS SHOWN ARE PROPOSED ELEVATIONS ARE THE ULTIMATE FINISHED SURFACE ELEVATION OF PAVEMENT AND LANDSCAPE AREAS. MODIFICATIONS TO PROPOSED PAVED AND LANDSCAPE AREAS MAY BE MADE TO ACCOMMODATE FIELD CONDITIONS.

PLANTING NOTES

- IF ANY DISCREPANCIES SHOULD OCCUR BETWEEN THE PLANT QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLANS, THE PLANS SHALL GOVERN.
- FINAL LAYOUT OF PLANT MATERIALS SHALL BE STAKED AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT BEFORE FINAL INSTALLATION.
- ALL CHANGES TO PROPOSED PLANTING PLAN REQUIRE APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT.
- PLANTING METHODS TO CONFORM TO CA LANDSCAPE STANDARDS.
- TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
- NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.
- TURF NOT ALLOWED ON SLOPES GREATER THAN 25%.
- TURF IS PROHIBITED ON PARKWAYS LESS THAN 10 FEET WIDE.
- ALL SHRUBS, PERENNIALS, AND GRASS AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6 INCHES AND AMENDED WITH ORGANIC COMPOST (GROUND FIR BARK THAT IS APPROX. 75% ORGANIC MATTER) AT A RATE OF 1 CUBIC YARD PER 1000 SF.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.