

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

Permit #: PLN _____

Other Permit #: _____

Application for Design Review by the County Coastside Design Review Committee

1. Basic Information

Applicant:

Name: Flury Bryant Design Group

Address: 761 University Avenue, Suite A

Los Gatos, CA Zip: 95032

Phone,W: (408) 356-5500 H:

Email: bobbryant@flurybryant.com

Owner (if different from Applicant):

Name: Howard Lamcke

Address: 455 Vermont Avenue

Moss Beach, CA Zip: 94038

Phone,W: (408) 499-1676 H:

Email: howardlamcke@gmail.com

Architect or Designer (if different from Applicant):

Name: Same as applicant

Address: _____ Zip: _____

Phone,W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 037-133-150

Address: 455 Vermont Avenue

Moss Beach, CA Zip: 94038

Zoning: R-1/S-17/DR/CD

Parcel/lot size: 7,800 sq. ft.

Site Description:

- Vacant Parcel
 Existing Development (Please describe):

Existing one-story single family residence

3. Project Description

Project:

- New Single Family Residence: _____ sq. ft.
 Addition to Residence: 1,508 sq. ft.
 Other: _____

Describe Project:

A one-story addition consisting of a workshop
and attached two-car 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

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	Cement plaster front; wood siding sides and rear.	_____	<input checked="" type="checkbox"/>
b. Trim	Wood to match existing.	_____	<input checked="" type="checkbox"/>
c. Windows	Milgard vinyl with black frames.	_____	<input checked="" type="checkbox"/>
d. Doors	Wood roll-up garage doors.	_____	<input type="checkbox"/>
e. Roof	Composition shingle to match existing.	_____	<input checked="" 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	Existing to remain throughout.	_____	<input type="checkbox"/>
k. Accessory buildings	N/A	_____	<input type="checkbox"/>
l. Garage/Carport	Per plan	_____	<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.

Owner: 

Applicant: 

Date: 12/8/22

December 9, 2022

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:

- | | 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 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):

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: _____

Assessor's Parcel No.: — —

 — —

Zoning District: _____

Name of Owner: _____

Address: _____

Phone: _____

Name of Applicant: _____

Address: _____

Phone: _____

Existing Site Conditions

Parcel size: _____

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). _____

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
		a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
		b. Construction of a new multi-family residential structure having 5 or more units?
		c. Construction of a commercial structure > 2,500 sq.ft?
		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? _____
		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
		f. Subdivision of land into 5 or more parcels?
		g. Construction within a State or County scenic corridor?
		h. Construction within a sensitive habitat?
		i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
		j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

2. National Marine Fisheries Rule 4(d) Review

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



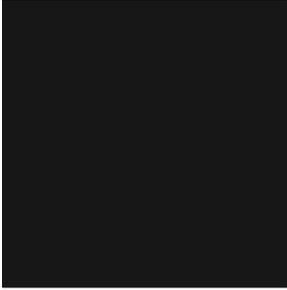
Date: December 8, 2022

(Applicant may sign)

PROPOSED COLORS



BENJAMIN MOORE
'DOVE-WHITE - #968'



BENJAMIN MOORE
'BLACK - # 2132-10'

SIDING & OVERHANGS BENJAMIN MOORE 'DOVE-WHITE - #968'

ROOF FINISH: CERTAINTED SHAKE TL,
COLOR CHARCOAL BLACK

WINDOW & DOOR TRIM BENJAMIN MOORE 'BLACK - # 2132-10'

WINDOWS & DOORS: MILGARD 'TRINSIC SERIES V300'
COLOR BLACK



DOOR & WINDOWS
MILGARD 'TRINSIC SERIES V300' COLOR BLACK



CERTAINTED SHAKE TL,
COLOR CHARCOAL BLACK



ROOF

PROJECT:

THE LAMCKE RESIDENCE

455 VERMONT AVE.
MOSS BEACH, CA



Flury Bryant Design Group, Inc.

DESIGNERS OF FINE HOMES

761 UNIVERSITY AVE., SUITE A LOS GATOS, CALIFORNIA 95032
TEL: 408.356.5500 FAX: 408.356.5115

JOB NO: 22-001

REVISION: OCTOBER 5, 2022

DATE: AUGUST 24, 2022

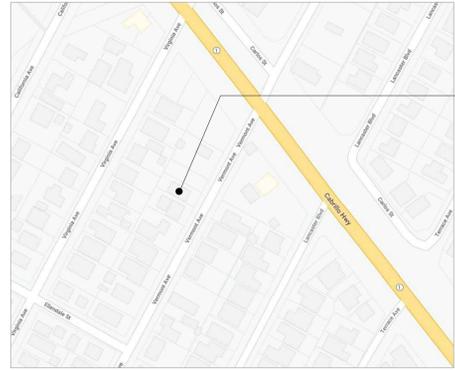
DRAWN: KM.

SHEET NO:

MB-1

DEMOLITION LEGEND & NOTES

- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE REMOVED
- DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION & REMOVAL WITH NOTES & DIMENSIONS INDICATING THE EXTENT & NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY SUPPORTING STRUCTURES.
 - CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES AS REQUIRED.



VICINITY MAP NT.S.

SHEET INDEX

1. SITE PLAN
2. SITE ANALYSIS
3. EXISTING MAIN LEVEL FLOOR PLAN
4. VICINITY MAP
5. PROJECT DESCRIPTION
6. PROPOSED MAIN LEVEL FLOOR PLAN
7. PROPOSED ROOF PLAN
8. PROPOSED FRONT ELEVATION
9. PROPOSED REAR ELEVATION
10. PROPOSED LEFT ELEVATION
11. PROPOSED RIGHT ELEVATION
12. SCHEMATIC BUILDING SECTION
13. CONSTRUCTION BMP SHEET

SITE ANALYSIS

ZONING :	R-1/S-11/DR/CD
APN :	031-133-150
LOT AREA :	7,800 SQ. FT.
MAXIMUM ALLOWABLE FLOOR AREA (1,800 x 0.53)	4,134 SQ. FT.
MAXIMUM ALLOWABLE LOT COVERAGE (1,800 x 0.50)	3,900 SQ. FT.
EXISTING FLOOR AREA	
MAIN HOUSE	1,230 SQ. FT.
EXISTING LOT COVERAGE	
MAIN HOUSE	1,230 SQ. FT.
COVERED PORCH	65 SQ. FT.
TOTAL	1,295 SQ. FT.
PROPOSED FLOOR AREA	
MAIN HOUSE	1,230 SQ. FT.
WORKSHOP	903 SQ. FT.
GARAGE	605 SQ. FT.
TOTAL	2,738 SQ. FT.
PROPOSED LOT COVERAGE	
MAIN HOUSE	1,230 SQ. FT.
COVERED PORCH	65 SQ. FT.
WORKSHOP	903 SQ. FT.
GARAGE	605 SQ. FT.
TOTAL	2,803 SQ. FT.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF:
A MAIN LEVEL ADDITION INCLUDING A NEW WORKSHOP & GARAGE TO AN EXISTING SINGLE-STORY RESIDENCE

SITE NOTES

- EARTHWORK ON THIS PROJECT IS TO BE CONFINED TO THE EXCAVATION OF THE CRAWL SPACE AND FOOTINGS ONLY. GRADING (PLACEMENT OF THE FILL) IS NOT PROPOSED AS PART OF THIS PROJECT.
- ALL TELEPHONE, CABLE, ELECTRIC WIRES AND OTHER SUCH SERVICE FACILITIES TO NEWLY CONSTRUCTED DWELLING SHALL BE PLACED UNDERGROUND.
- FINISH GRADE AROUND THE PERIMETER OF THE NEW STRUCTURE IS TO SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10'-0".
- FLASHING, WATERPROOFING, AND DRAINAGE SYSTEM DETAILS & SPECIFICATIONS, WHEN NOTED ON THESE PLANS, ARE INTENDED TO SERVE AS A GENERAL GUIDELINE FOR THE BUILDER AND DO NOT REPRESENT THE COMPLETE OR NECESSARILY MOST EFFECTIVE SYSTEM.
- DESIGN AND SPECIFICATIONS OF ALL FLASHINGS, WATERPROOFING, AND DRAINAGE MEDIUM SYSTEMS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ITS SUBCONTRACTORS.
- THE GENERAL CONTRACTOR SHALL CONSULT WITH THE APPROPRIATE MANUFACTURERS, SUPPLIERS, INSTALLERS, WATERPROOFING AND WATER INTRUSION CONSULTANTS IN THE DESIGN SELECTION AND INSTALLATION OF THESE SYSTEMS SO AS TO ENSURE A WATER TIGHT ASSEMBLY AT ALL RETAINING WALLS, BALCONIES, DECKS, ROOF AREAS, AND OTHER BUILDING COMPONENTS SUSCEPTIBLE TO DAMAGE RESULTING FROM WATER AND MOISTURE INTRUSION.
- NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.

CONSTRUCTION STORMWATER NOTES

- CONTRACTOR TO CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- CONSTRUCTION MATERIALS / WASTE TO BE PROPERLY STORED, HANDLED, & DISPOSED OF TO PREVENT CONTACT WITH STORMWATER.
- ON-SITE CLEANING, FUELING, & MAINTENANCE OF VEHICLES TO BE IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED & TREATED.
- CONTRACTOR TO PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENTATION CONTROLS SUCH AS BERM'S, FIBER ROLLS, OR FILTERS.
- INSTALL TEMPORARY EROSION CONTROL MEASURES AS NEEDED TO STABILIZE DENuded AREA.
- CONTRACTOR TO USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
- TRAP SEDIMENT ON-SITE, USING BMP'S SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERM'S, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
- ADJACENT PROPERTIES TO BE PROTECTED FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

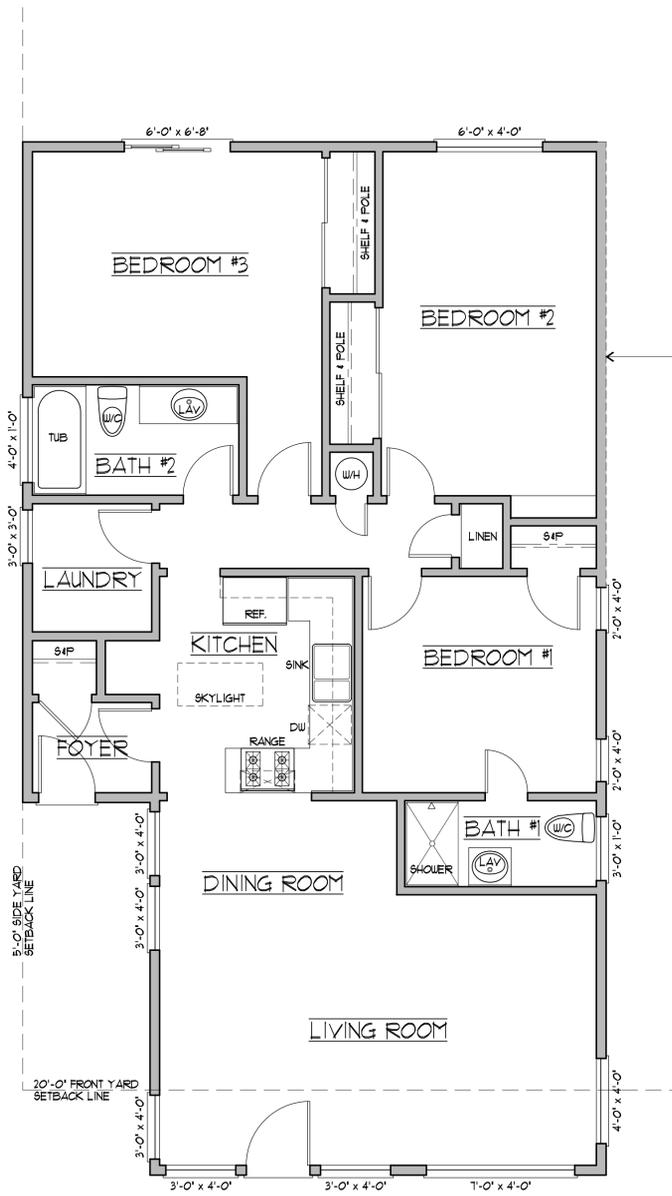
REVISIONS	BY

Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032
TEL: 408.356.5500 FAX: 408.356.5115

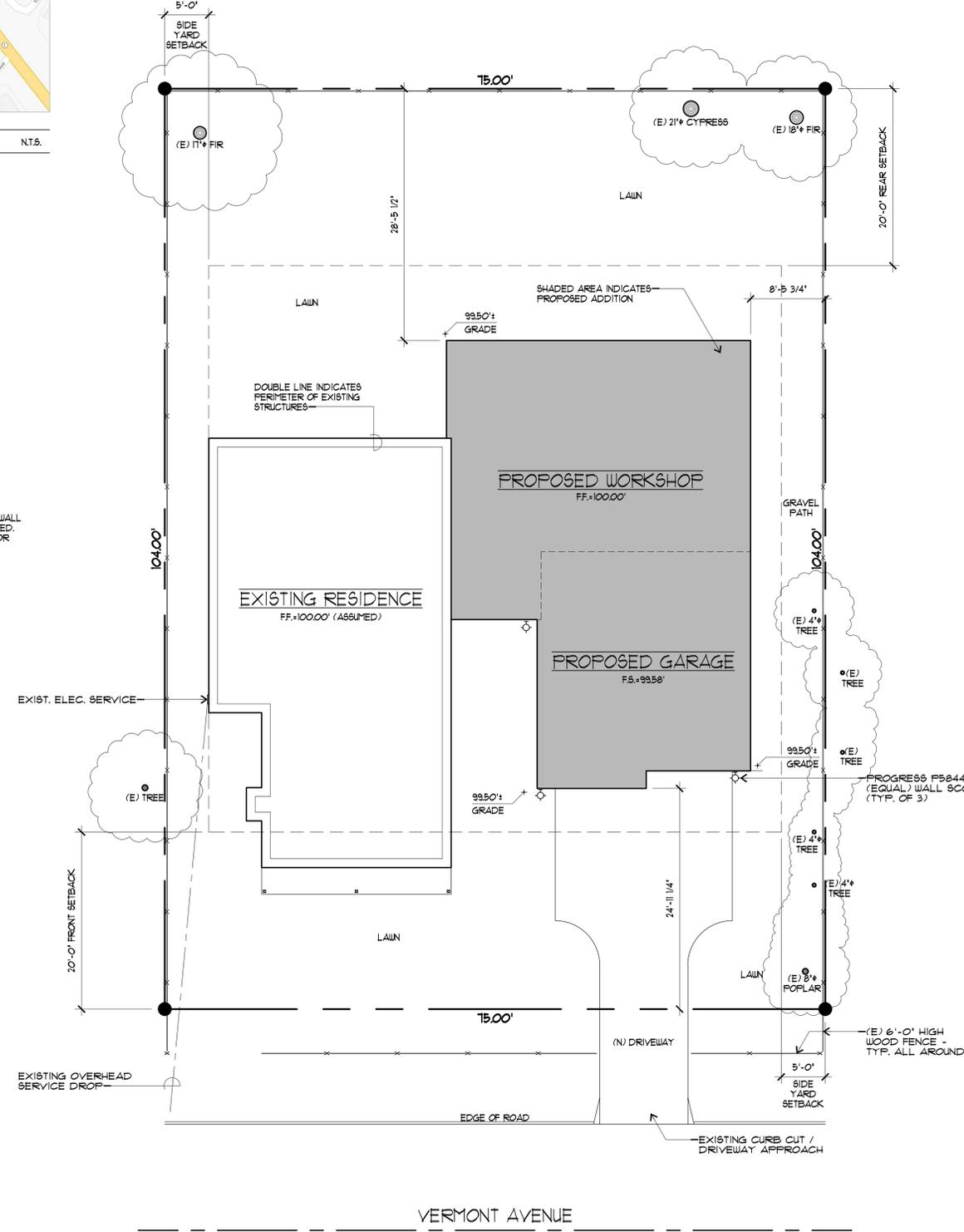
SITE PLAN
SITE ANALYSIS
EXISTING MAIN LEVEL FLOOR PLAN
VICINITY MAP
PROJECT DESCRIPTION

PROPOSED ADDITION TO:
THE LAMCKE RESIDENCE
485 VERNON AVE.
1066 BEACH, CALIFORNIA
APN = 031-133-150

DRAWN BY: R.R.R.
CHECKED BY: R.B.
DATE: DECEMBER 12, 2022
SCALE: AS NOTED
JOB NO: 22-001
SHEET: 1
OF 6 SHEETS



EXISTING MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"



SITE PLAN 1/8" = 1'-0"

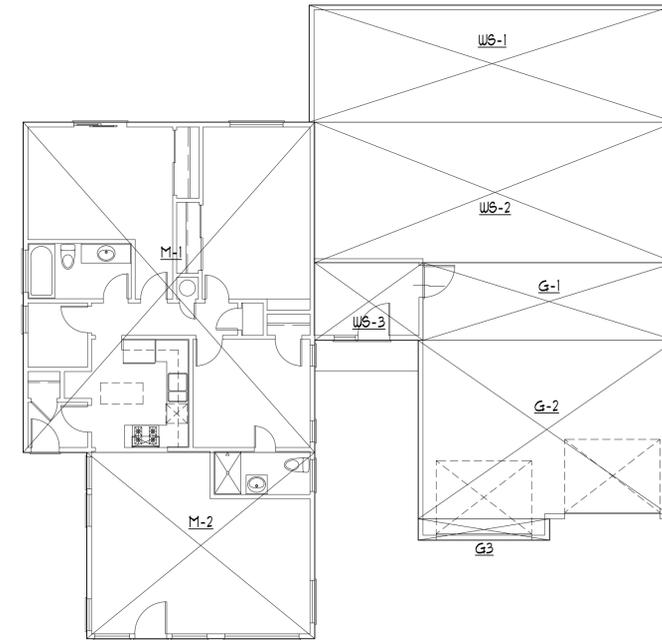
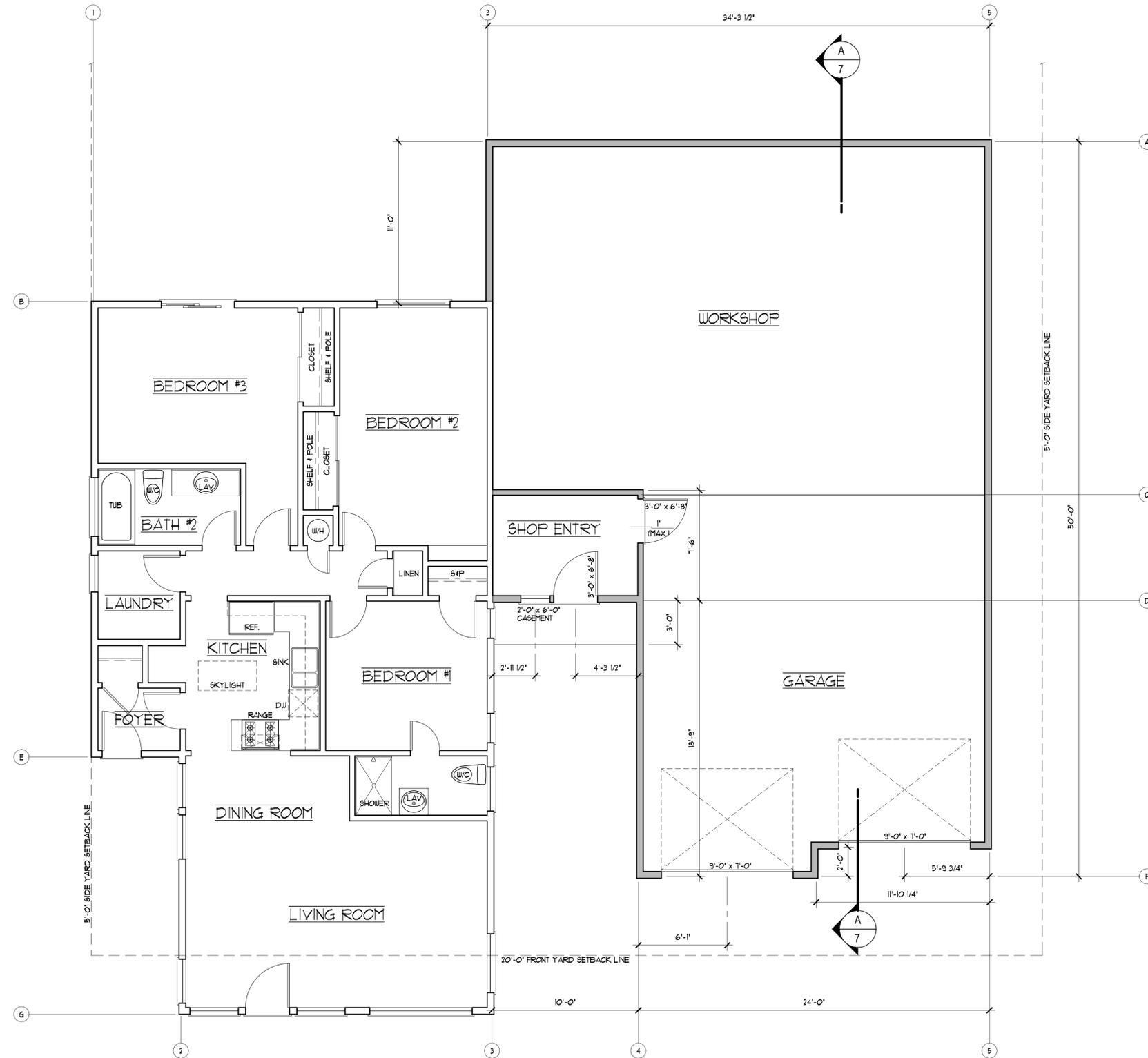
REVISIONS	BY

FLOOR PLAN NOTES

- DIMENSIONS SHOWN ARE TO FACE OF STUDS, UNLESS OTHERWISE NOTED.
- ESCAPE OF RESCUE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE DIMENSION SHALL BE 2'-0" IN HEIGHT AND 1'-9" IN WIDTH. WHEN WINDOWS ARE PROVIDED AS MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. PER C.R.C. SECTION R310.
- PROVIDE LANDINGS AT REQUIRED EGRESS DOORS PER C.R.C. SECTION 313. LANDINGS TO BE A MINIMUM 36" DEEP AND MAXIMUM 1'-3/4" BELOW TOP OF THRESHOLD AT IN-SWING OR SLIDING DOORS.
- PROVIDE 1/2" THICK GYPSUM BOARD FINISH ON ALL WALLS IN GARAGE THAT ARE COMMON WITH LIVING SPACE.
- PER C.R.C. SECTION 302.5, PROVIDE 1-3/8" THICK SOLID CORE DOOR, 1-3/8" SOLID OR HONEYCOMB-CORE STEEL DOOR OR 20-MINUTE FIRE-RATED DOOR TO BE EQUIPPED WITH SELF-LATCHING & SELF-CLOSING OR AUTOMATIC CLOSING DEVICE BETWEEN GARAGE AND LIVING SPACE.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD NAILED WITH 8 D'S AT 6" O.C. EDGES AND 12" O.C. FIELD, TYP. U.O.N. ON SHEAR WALL. SCHEDULE, SEE SHEET 4.
- SHEAR WALLS SHALL EXTEND FROM FLOOR TO ROOF SHEATHING ABOVE.

FLOOR PLAN LEGEND

- EXISTING WALLS TO REMAIN
- NEW 2 x 4 STUD WALLS (MATCH EXISTING FINISHES)

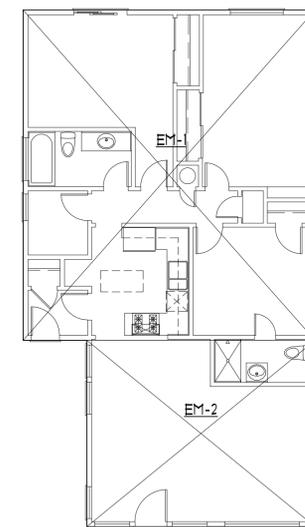


PROPOSED FLOOR AREA:

GARAGE	
G-1	24'-2" x 11'-8" = 113.48 SQ. FT.
G-2	24'-3" x 16'-9 1/4" = 406.69 SQ. FT.
G-3	2'-0" x 12'-4 3/4" = 24.75 SQ. FT.
TOTAL:	604.96 SQ. FT.

MAIN LEVEL

M-1	21'-6 1/4" x 31'-0 1/4" = 853.72 SQ. FT.
M-2	21'-6 1/4" x 11'-6" = 316.61 SQ. FT.
U6-1	34'-6 1/2" x 10'-11 7/8" = 379.60 SQ. FT.
U6-2	34'-0" x 13'-2 3/8" = 448.73 SQ. FT.
U6-3	10'-2 1/2" x 11'-3 1/2" = 14.44 SQ. FT.
TOTAL:	2133.10 SQ. FT.



EXISTING FLOOR AREA:

MAIN LEVEL	
EM-1	21'-6 1/4" x 31'-0 1/4" = 853.72 SQ. FT.
EM-2	21'-6 1/4" x 11'-6" = 316.61 SQ. FT.
TOTAL:	1230.33 SQ. FT.

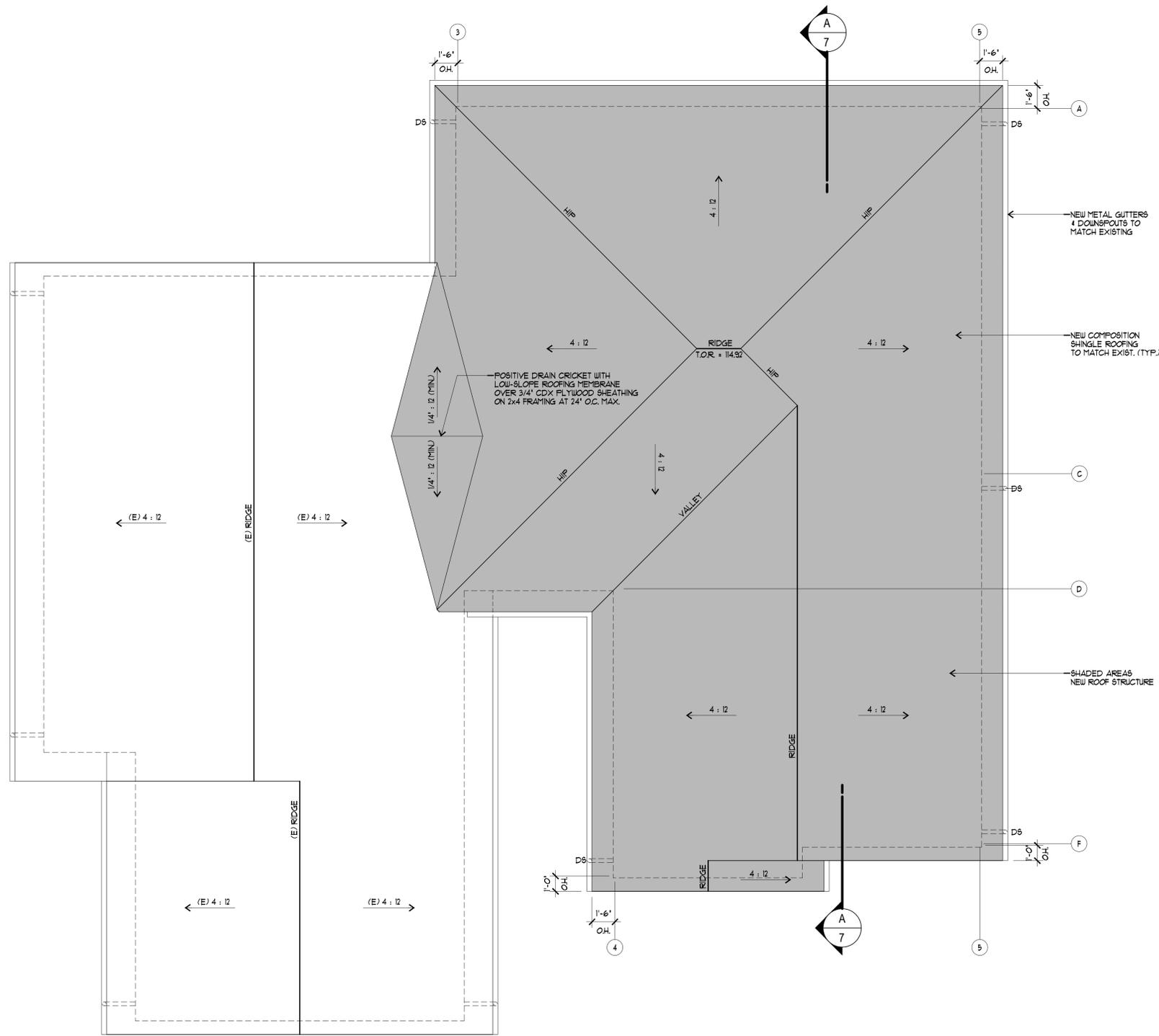
PROPOSED MAIN LEVEL FLOOR PLAN

PROPOSED MAIN LEVEL FLOOR PLAN
FLOOR AREA DIAGRAM

PROPOSED ADDITION TO:
THE LAMCKE RESIDENCE
485 VERMONT AVE.
1086 BEACH, CALIFORNIA
APN = 031-133-150

DRAWN BY:
R.B.
CHECKED BY:
R.B.
DATE:
DECEMBER 12, 2022
SCALE:
AS NOTED
JOB NO:
22-001
SHEET:

Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032
TEL: 408.556.5500 FAX: 408.556.5115



PROPOSED ROOF PLAN

1/4" = 1'-0"

REVISIONS	BY

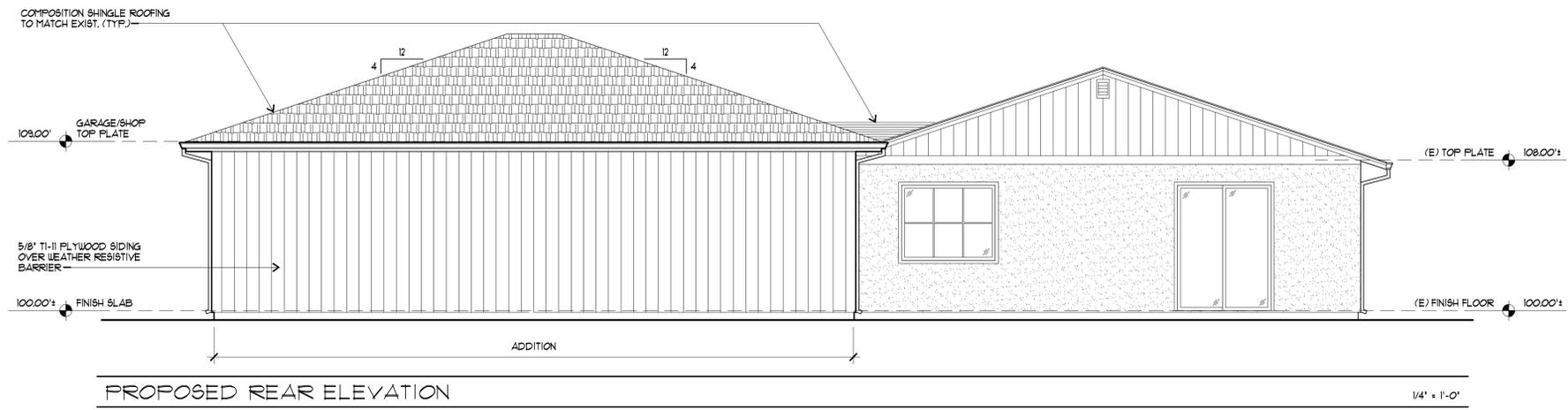
Flury Bryant Design Group, Inc.

DESIGNERS OF FINE HOMES
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 TEL: 408.556.5500 FAX: 408.556.5115

PROPOSED ROOF PLAN

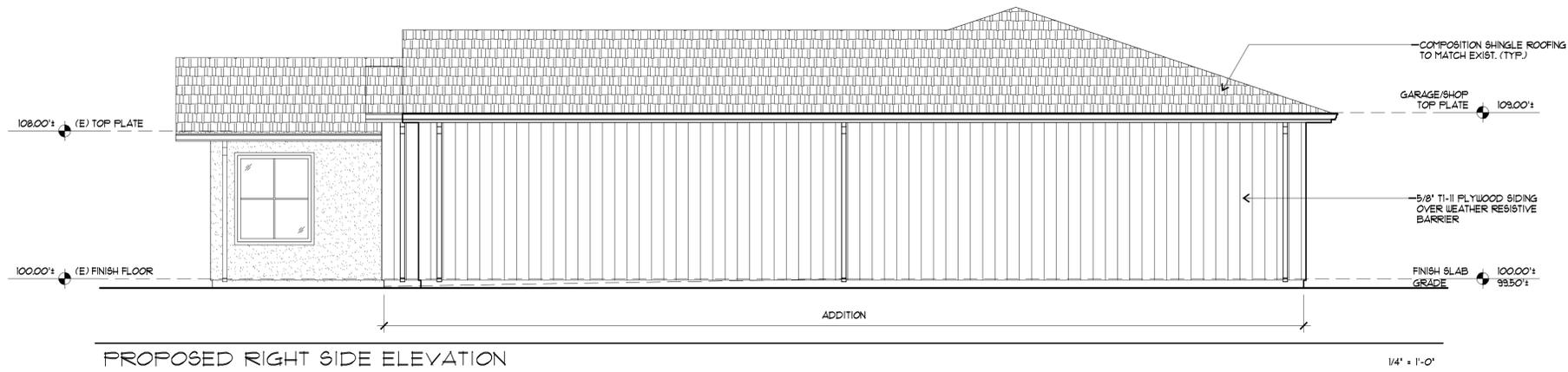
PROPOSED ADDITION TO:
THE LAMCKE RESIDENCE
 485 VERMONT AVE.
 1086 BEACH, CALIFORNIA
 APN = 031-133-150

DRAWN BY:
 CHECKED BY:
 DATE:
DECEMBER 12, 2022
 SCALE:
AS NOTED
 JOB NO:
22-001
 SHEET:



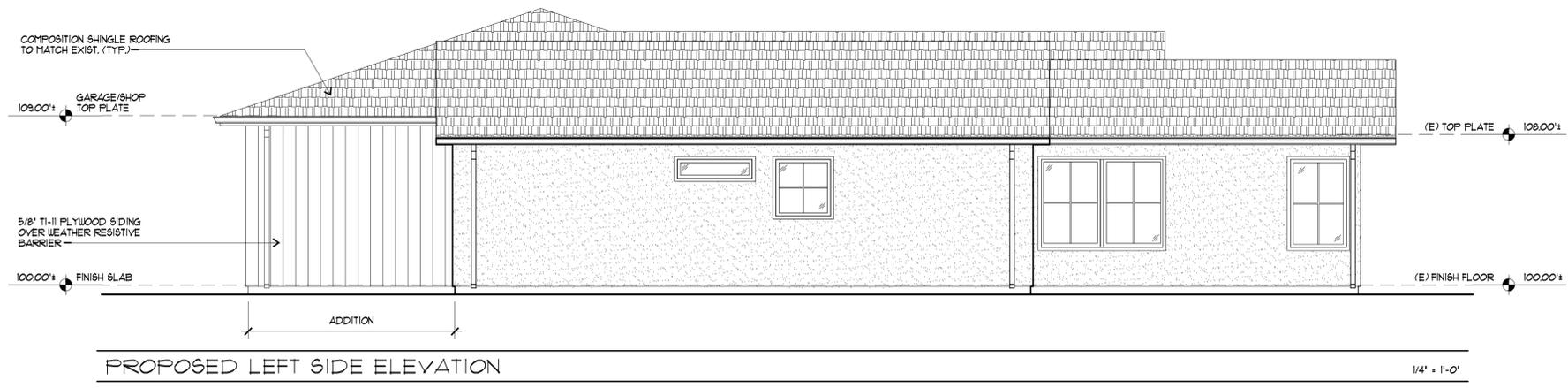
PROPOSED REAR ELEVATION

1/4" = 1'-0"



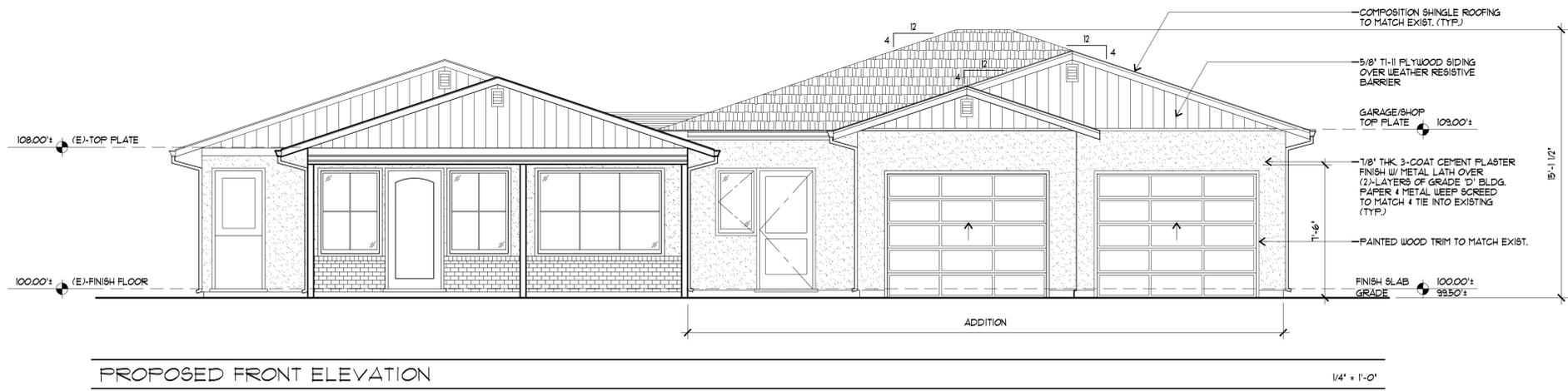
PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"

REVISIONS	BY

Flury Bryant Design Group, Inc.

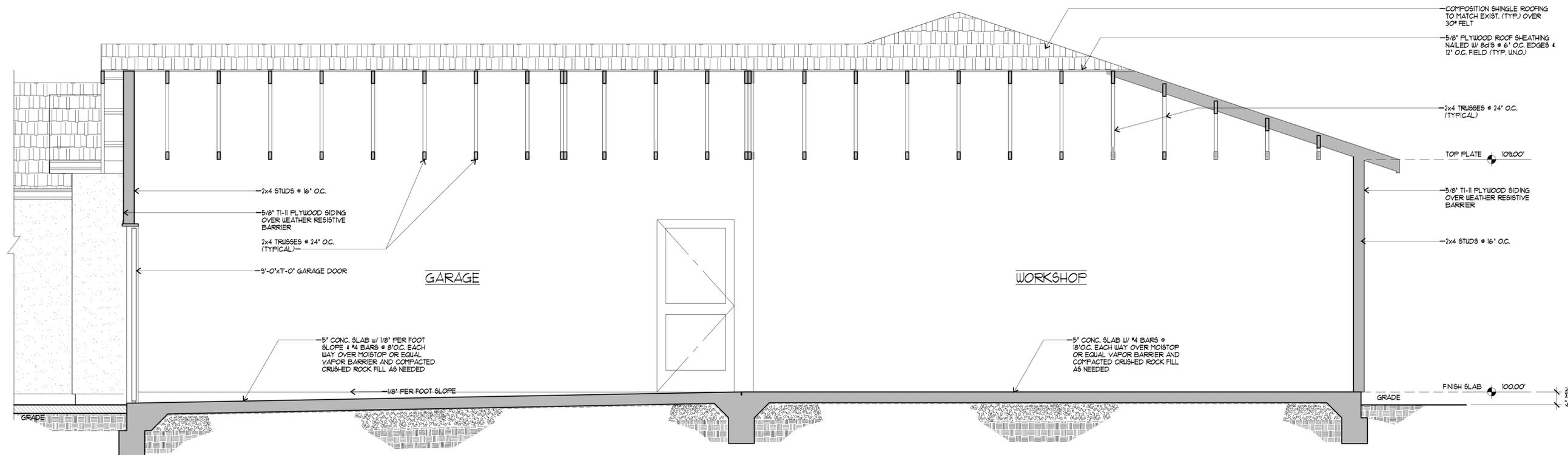
DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032
TEL: 408.556.5500 FAX: 408.556.5115

PROPOSED FRONT ELEVATION
PROPOSED REAR ELEVATION
PROPOSED LEFT SIDE ELEVATION
PROPOSED RIGHT SIDE ELEVATION

PROPOSED ADDITION TO:
THE LAMCKE RESIDENCE
485 VERNON AVE.
1086 BEACH, CALIFORNIA
APN = 031-133-150

DRAWN BY:
R.B.
CHECKED BY:
R.B.
DATE:
DECEMBER 12, 2022
SCALE:
AS NOTED
JOB NO:
22-001
SHEET:

REVISIONS	BY



A SCHEMATIC BUILDING SECTION
5

1/2" = 1'-0"

Flury Bryant Design Group, Inc.

DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032
TEL: 408.556.5500 FAX: 408.556.5115

SCHEMATIC BUILDING SECTION

PROPOSED ADDITION TO:
THE LAMCKE RESIDENCE
485 VERMONT AVE.
10866 BEACH, CALIFORNIA
APN = 031-133-150

DRAWN BY: **RRR**
CHECKED BY: **RB**
DATE: **DECEMBER 12, 2022**
SCALE: **AS NOTED**
JOB NO: **22-001**
SHEET:
5
OF 6 SHEETS



SAN MATEO COUNTYWIDE

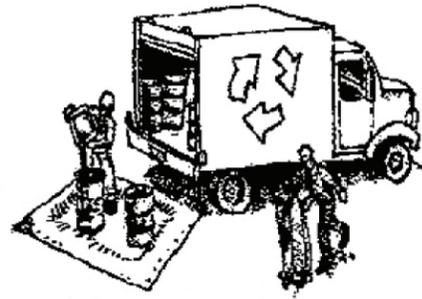
Water Pollution Prevention Program

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

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



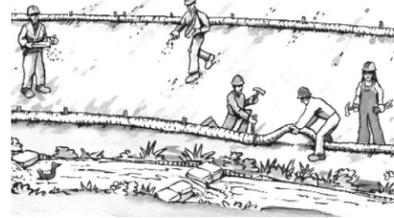
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



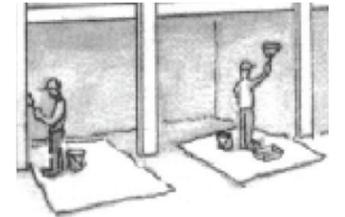
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

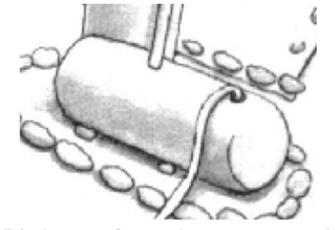
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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