

Nonika Mascarenhas
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 94611
 Tel. (510)601-9570
 nonikatm@yahoo.com



**ARCHITECTURAL
 PLANS & NOTES**

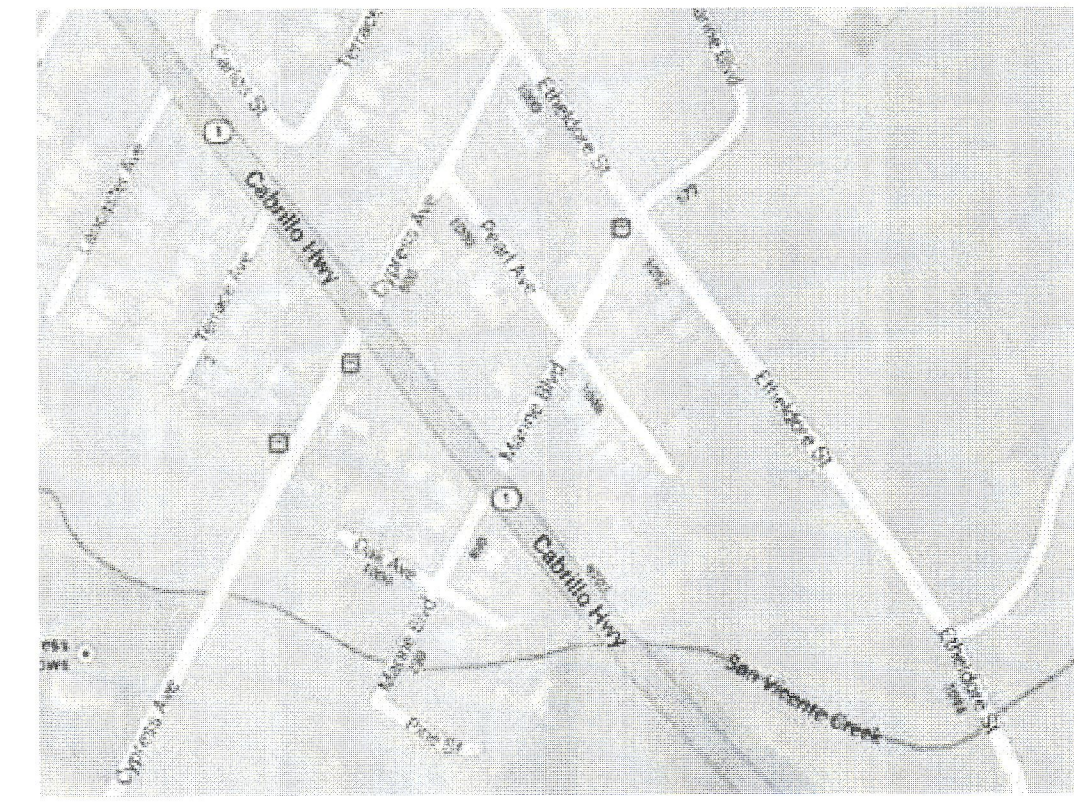
CARRANZA RESIDENCE

A.P.N. 037-184-140
 MOSS BEACH, CA 94038

SUBMITTALS
 DESIGN REVIEW
 JUNE 1, 2015

- 1
- 2

A1



LOCATION MAP

LIST OF DRAWINGS

- A1 SITE PLAN
- A2 PLANS
- A3 ROOF PLAN
- A4 ELEVATIONS
- A5 SECTIONS
- L0.1 CUT & FILL PLAN
- L3.0 PLANTING PLAN
- C1 GRADING & DRAINAGE PLAN SURVEY

LIST OF DRAWINGS

A.P.N. : 037-184-140
 ZONE: S-17
 FRONT & REAR YARD SETBACKS: 20'-0"
 SIDE YARDS: AN AGGREGATE TOTAL OF 15'-0"
 MAXIMUM HEIGHT: 28'-0"

LOT AREA: 7,666 SQ.FT.
 35% ALLOWABLE LOT COVERAGE: 2683 SQ.FT.
 CURRENT LOT COVERAGE: 2,070 SQ.FT.

ALLOWABLE AREA: .53%: 4062.98
 FLOOR AREA RATIO: 0.46

GARAGE : 597 SQ.FT.
 FIRST FLOOR :1037 SQ.FT.
 DECK: 422 SQ.FT.
 SECOND FLOOR: 1295 SQ.FT.
 BALCONY @ MASTER BEDROOM: 103 SQ.FT.
 PERGOLA: 159 SQ.FT.
 TOTAL AREA: 3,613 SQ.FT.

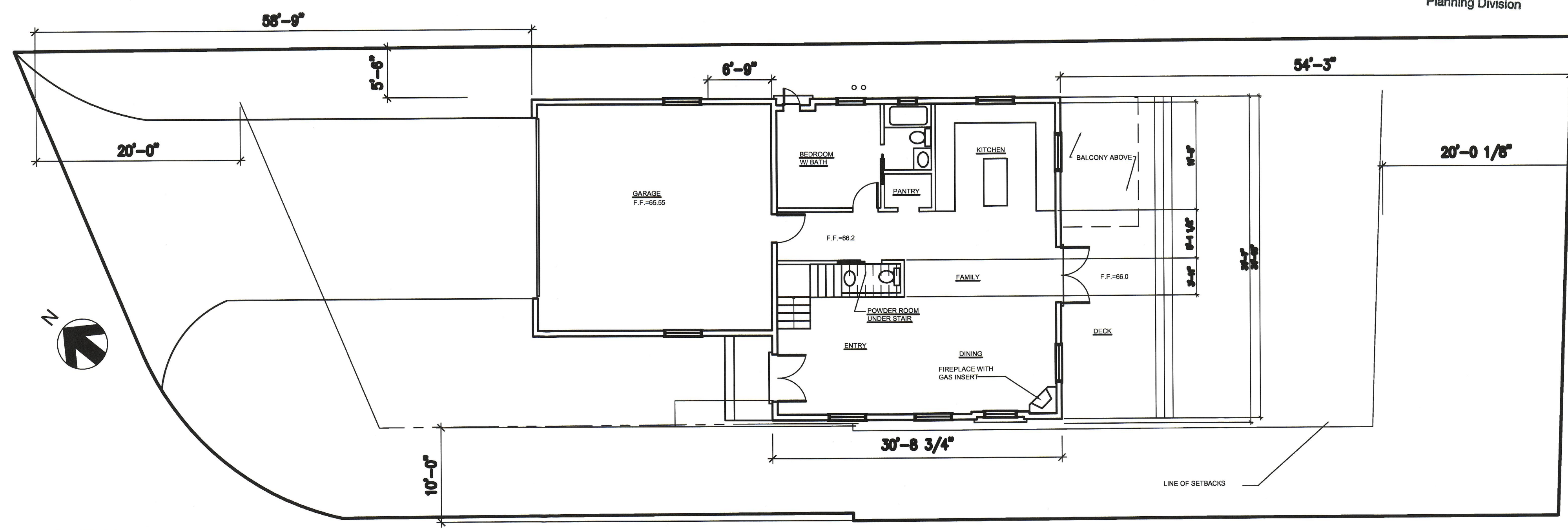
NUMBER OF STORIES: 2

PROPOSED HEIGHT: 23'-10"

TOTAL ROOF AREA: 1710 SQ.FT.
 ROOF WELL AREA: 274 SQ. FT.
 ALLOWABLE ROOF WELL AREA: 342 SQ.FT.
 PROPOSED ROOF WELL AREA: 274 S.F.

TOTAL IMPERVIOUS AREA: 1,700.6 SQ,FT,
 LANDSCAPE PAVERS ARE PERMEABLE

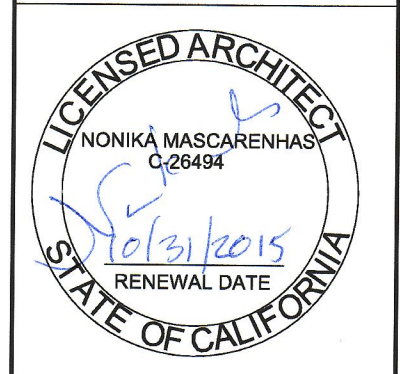
RECEIVED
 JUN 0 4 2015
 San Mateo County
 Planning Division



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

PLN2014-00310

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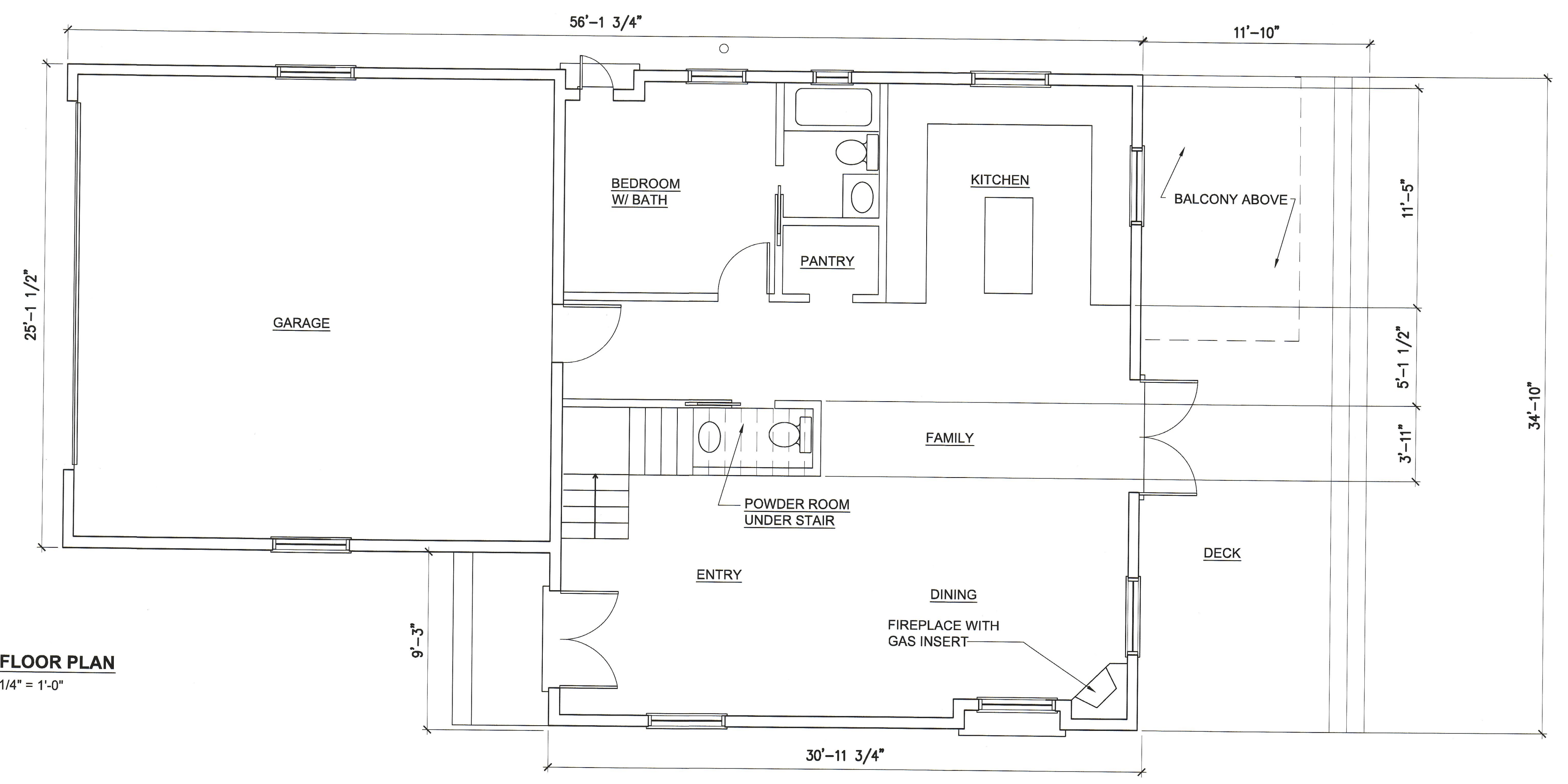
FLOOR PLANS

CARRANZA RESIDENCE

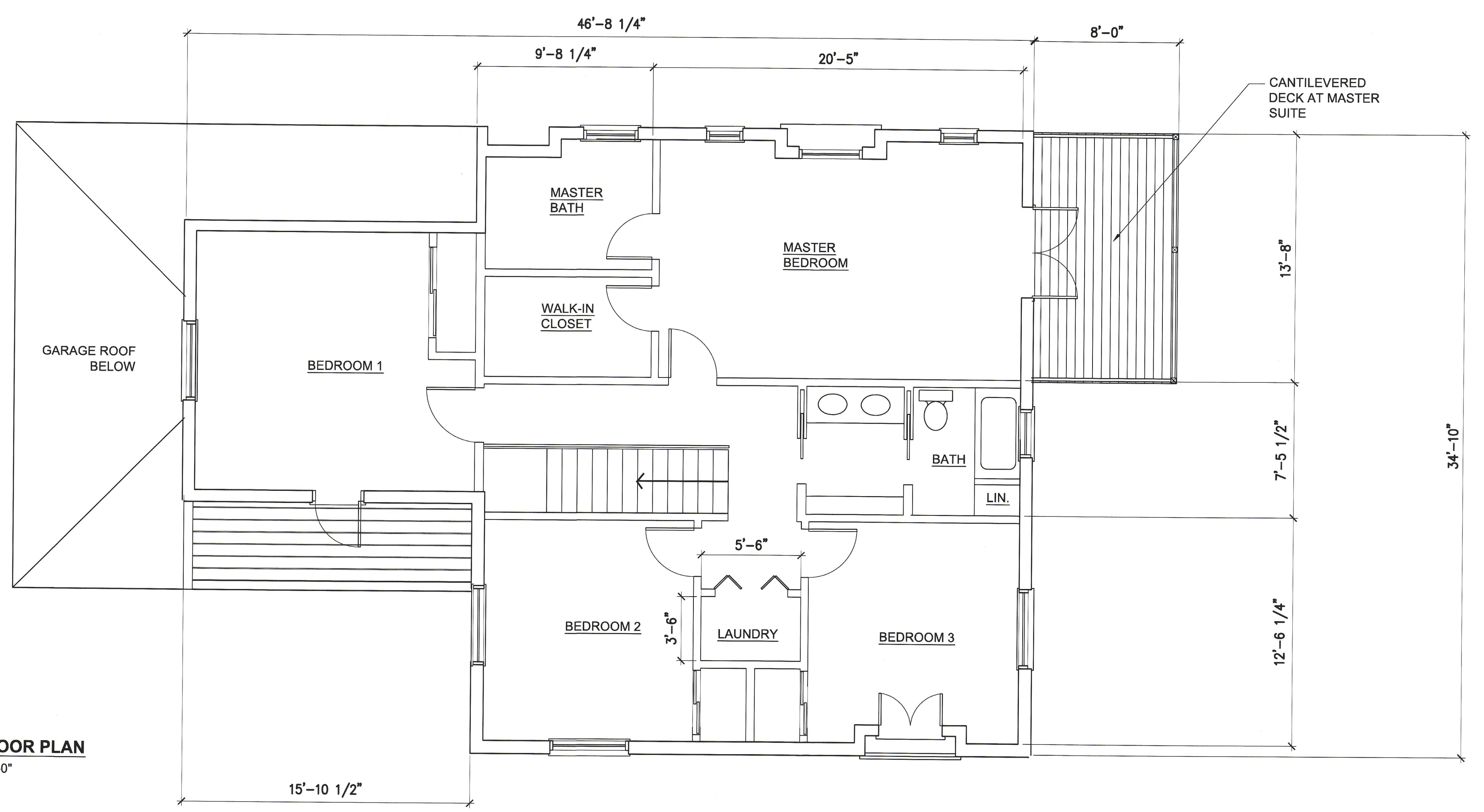
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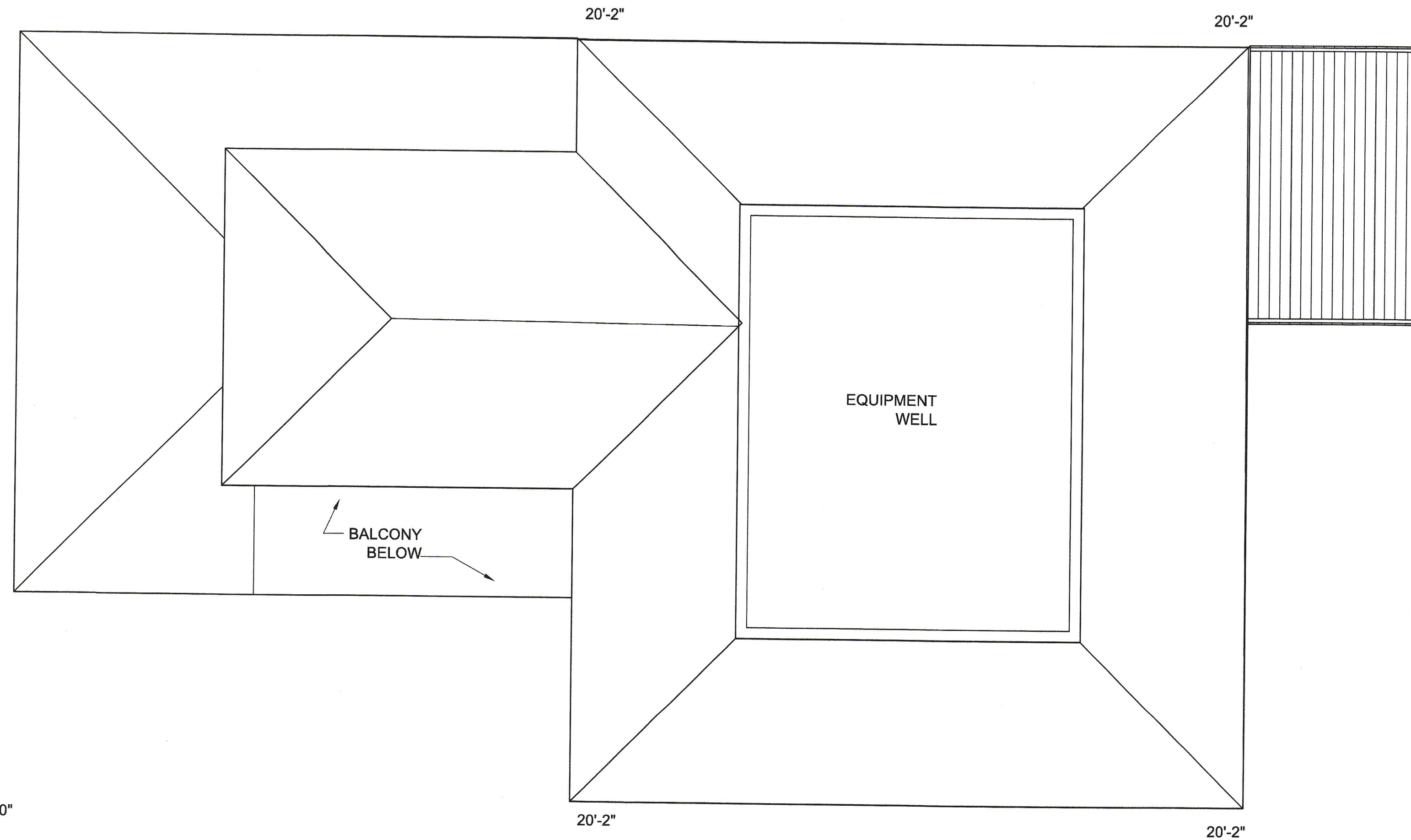
REVISIONS
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FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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



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

After reviewing the planning application for a new 2-story single family residence with an attached garage at Cabrillo Hwy at Marine Blvd., Assessor's Parcel Number 037-184-140 in Moss Beach (San Mateo County Permit No. PLN2014-00310) I offer the following comments/conditions, which will be applied to this project:

- **Smoke Detectors which are hard wired:** As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are **hard wired, interconnected, and have battery backup.** These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
- Add note to plans smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72
- Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
- Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

Cabrillo Hwy at Marine Blvd. pln.docx

- **Occupancy Separation:** As per the 2010 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly w/ smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
- New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.6
- **Address Numbers:** As per Coastside Fire District Ordinance 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from finished grade. When the building is served by a long driveway or is otherwise obscured, a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
- Add the following note to the plans: New residential buildings shall have **internally illuminated** address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.
- **Roof Covering:** As per Coastside Fire District Ordinance 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
- **Vegetation Management:** The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code and Public Resources Code 4291.
 - A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area) the fuel break is 100 feet or to the property line.
 - Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Cabrillo Hwy at Marine Blvd. pln.docx

- Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
- Add the following note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 in.
- Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
- Add the following note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10' to adjacent trees when fully grown or at maturity.
- Add the following note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5' of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- **Fire Hydrant:** As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
Required before permit issued
- **Automatic Fire Sprinkler System:** As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system **throughout** the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of HMB. A building permit **will not** be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in

Cabrillo Hwy at Marine Blvd. pln.docx

accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

- Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
- **Exterior bell and interior horn/strobe:** are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
- Add note to the title page that the building will be protected by an automatic fire sprinkler system.
- All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

If you have any questions regarding the above conditions, please call the administration office during normal working hours.

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ROOF PLAN

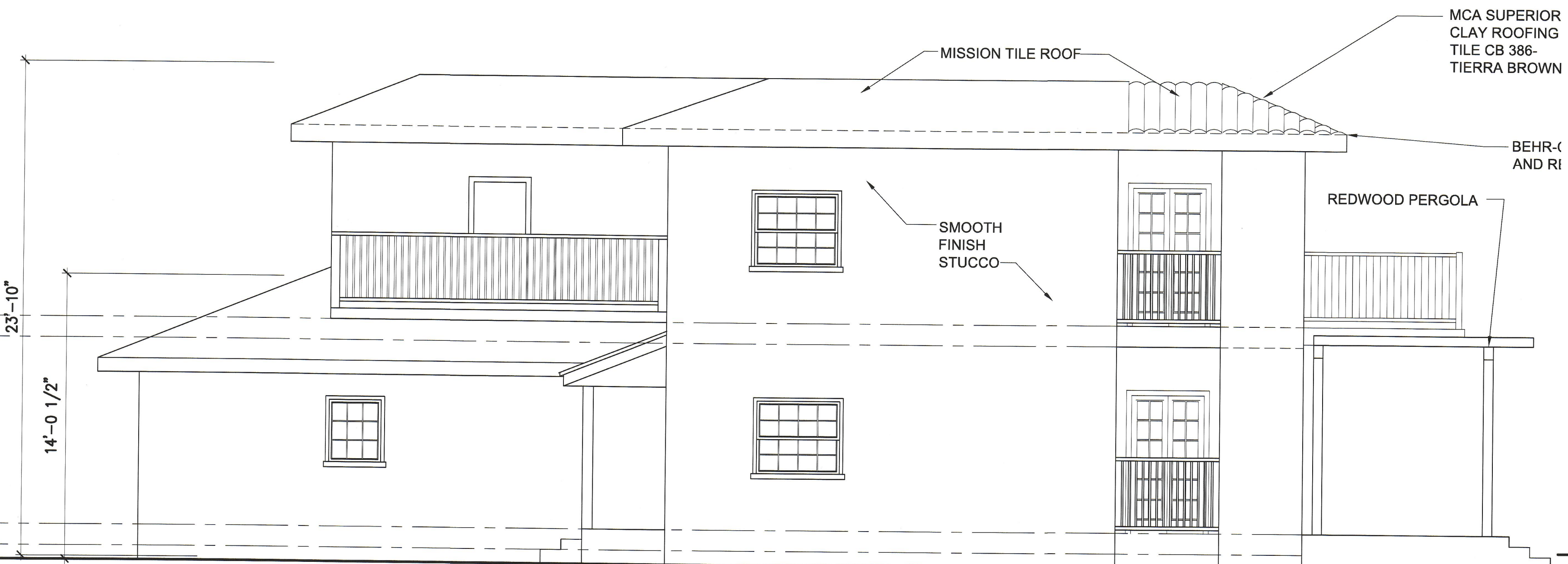
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WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/2" = 1'-0"



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



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

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ELEVATIONS

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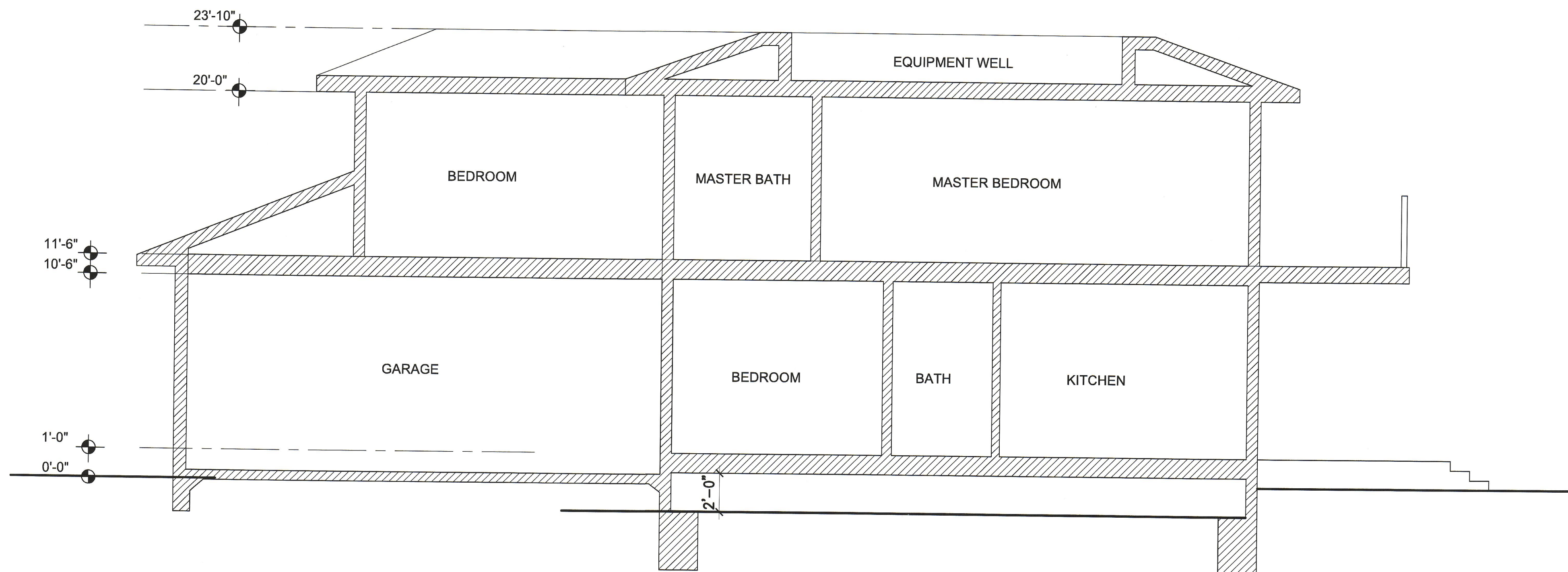
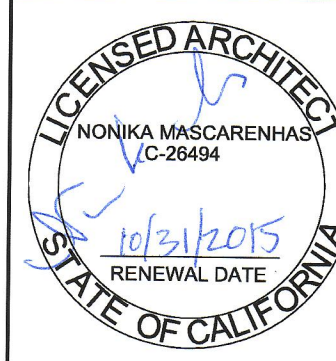
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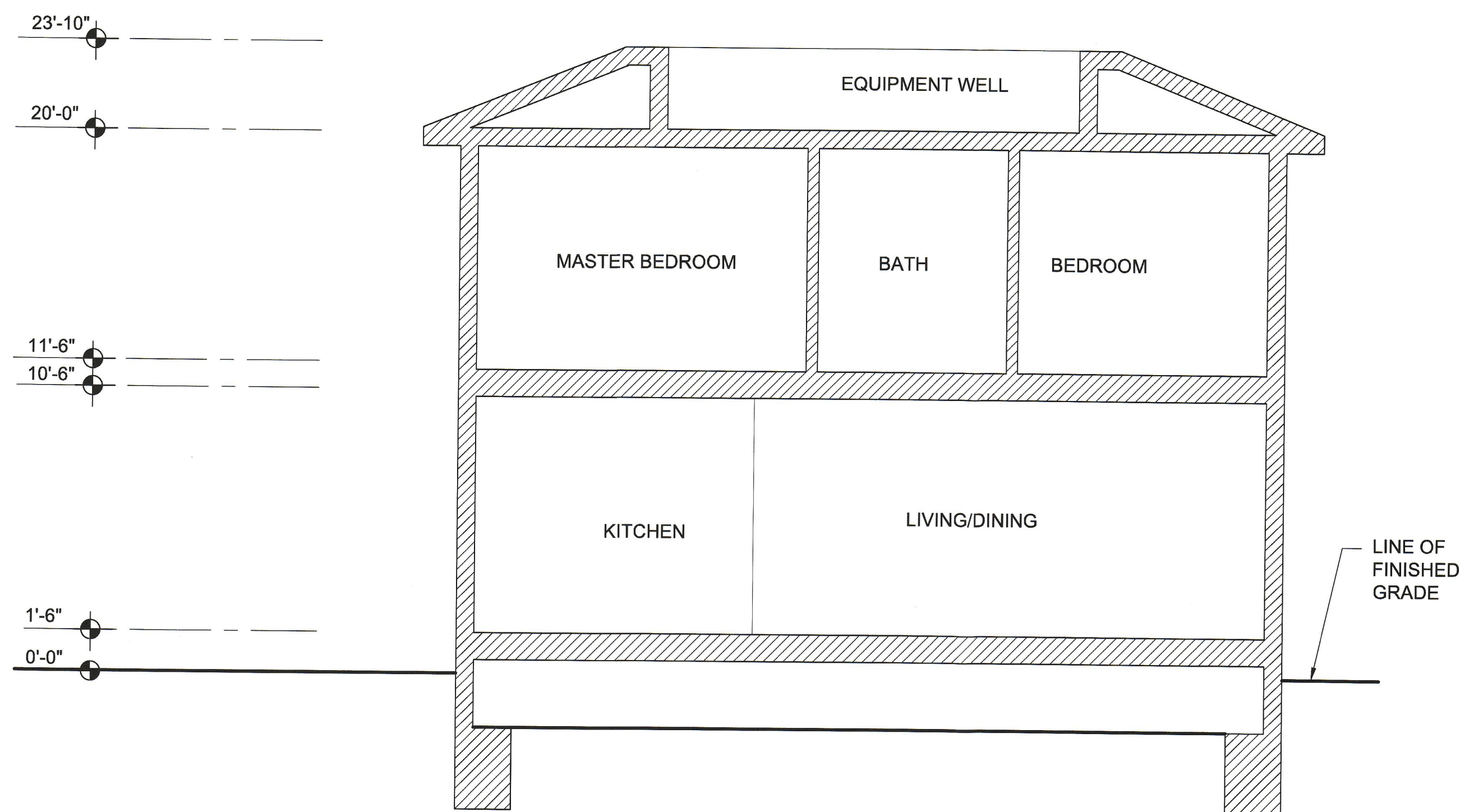
REVISIONS

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



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

SECTIONS

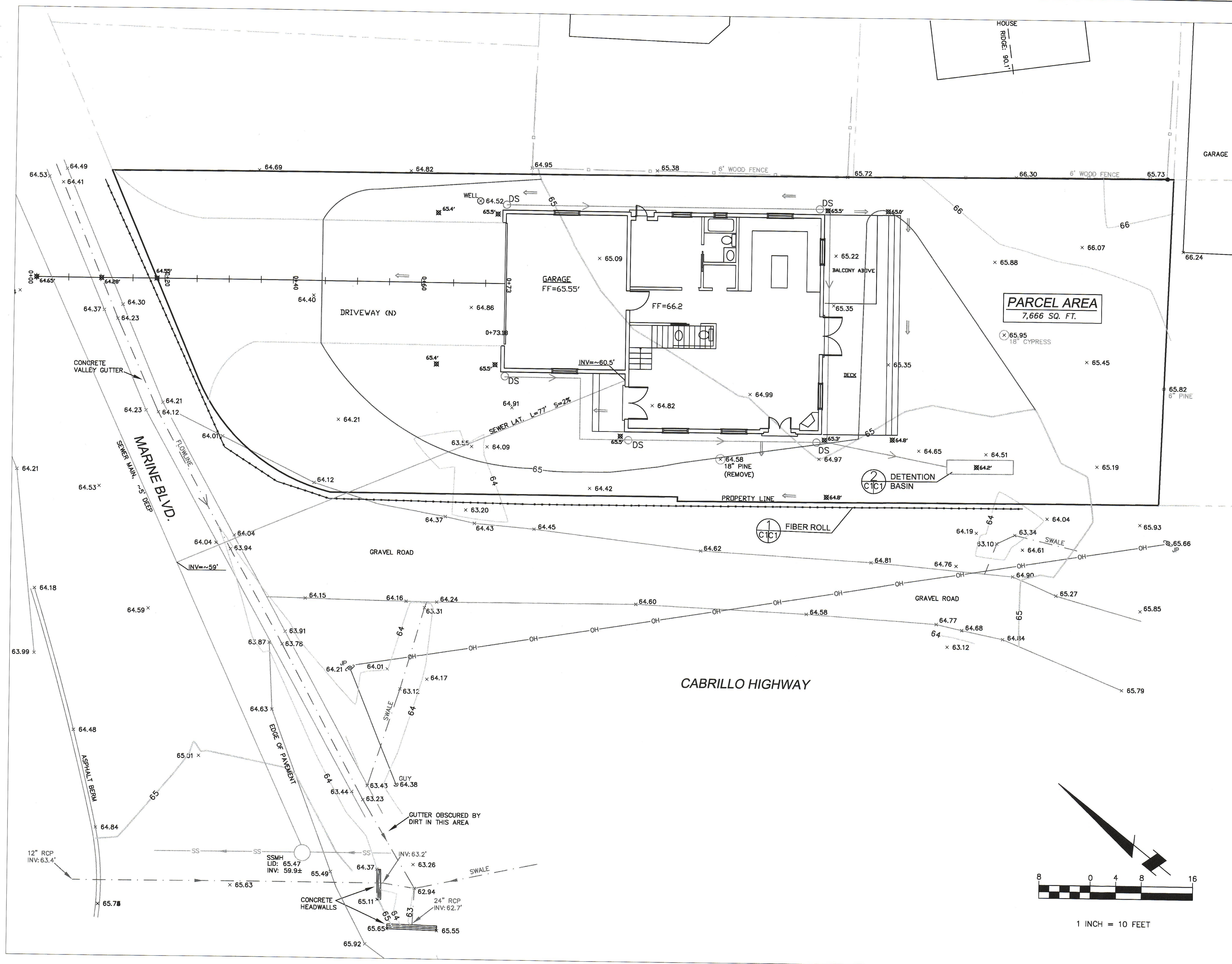
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A5



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW

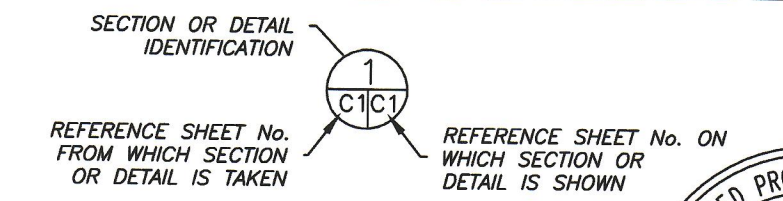
GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: CARLOS CARRANZA, OWNER
2. SURVEY AND TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 9-17-13.
3. ELEVATION DATUM ASSUMED. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

- CUT VOLUME : 20 CY
 FILL VOLUME : 20 CY
- ABOVE VOLUMES ARE APPROXIMATE AND ARE FOR VERY LITTLE WORK TO BUILD FOUNDATIONS AND TO SLOPE GROUND FOR PROPER DRAINAGE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- EXISTING DRIVEWAY WILL BE ABLE TO SERVE PROPOSED GARAGE WITH VERY MINOR CHANGE NEXT TO GARAGE ONLY.

SECTION AND DETAIL CONVENTION

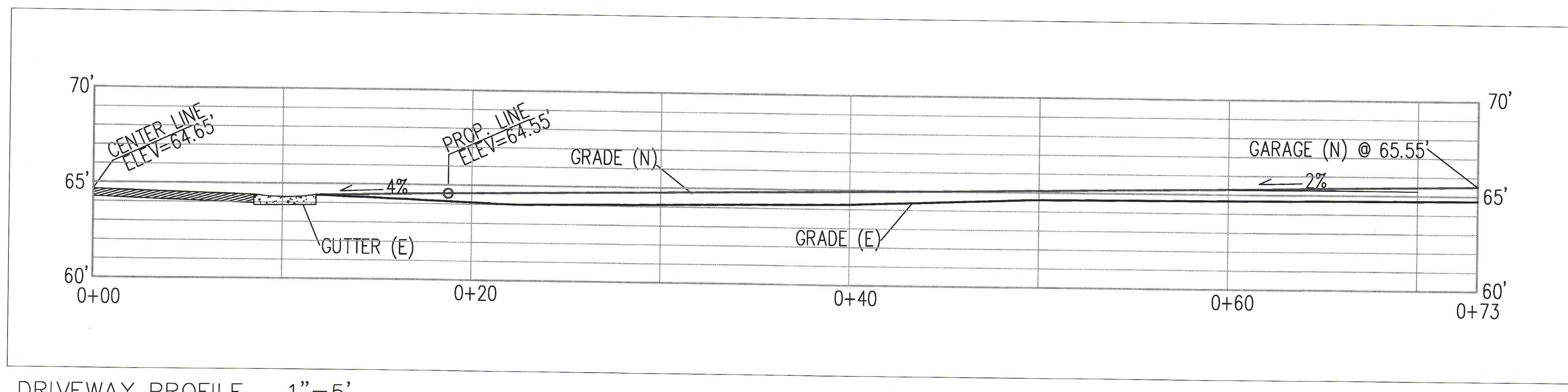
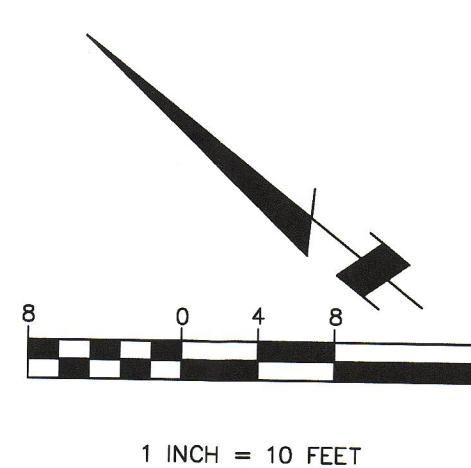


DRAINAGE NOTES

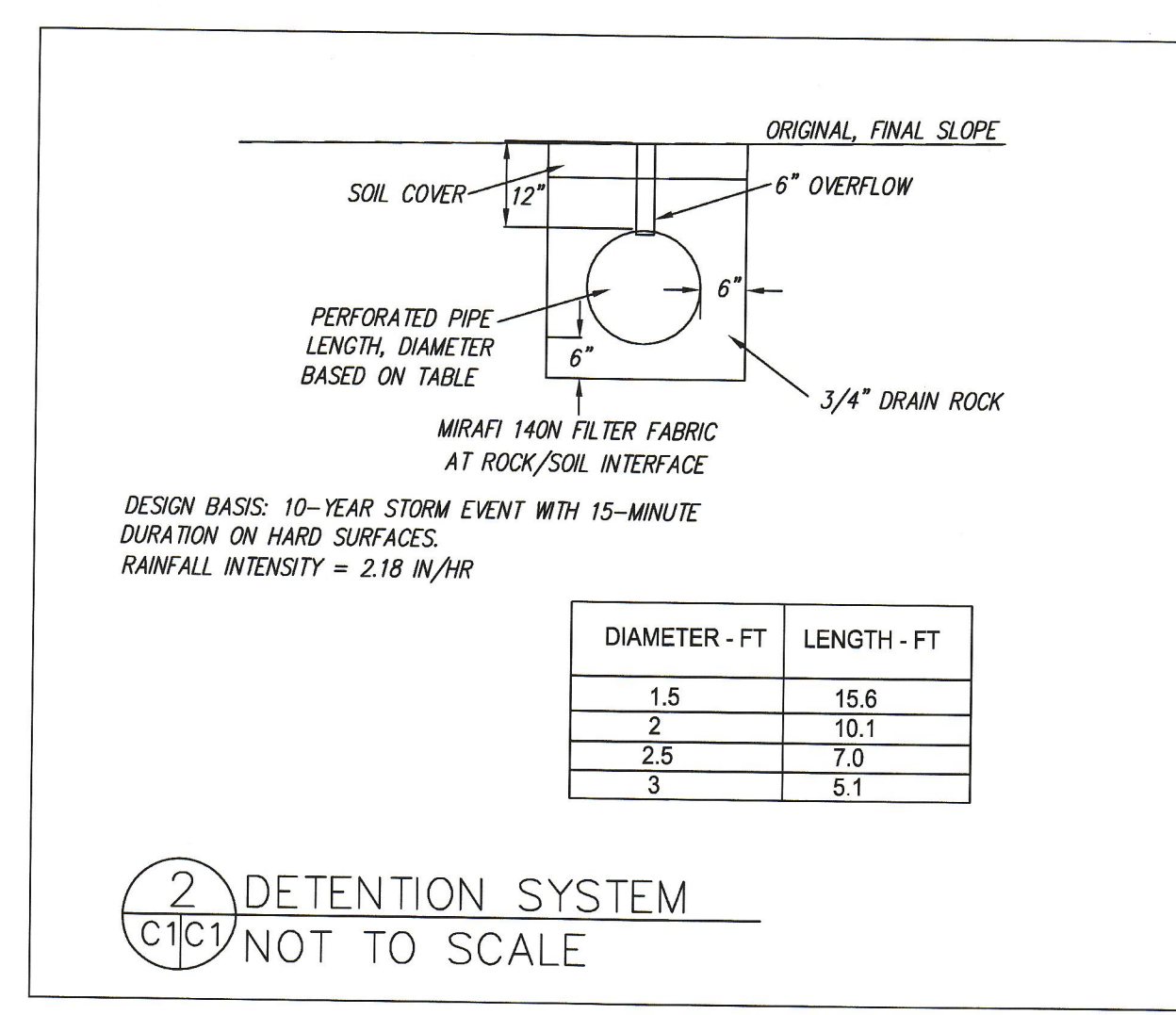
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. RUNOFF FROM THE ROOF SHALL BE DIRECTED TO THE DETENTION BASIN, WITH THE INTENT OF PREVENTING AN INCREASE IN RUNOFF FROM THE PROPERTY.
3. ALL DRAIN LINES SHALL LEAD TO DETENTION BASIN SHOWN.
4. ALL DRAINAGE PIPES SHALL BE 3" DIAMETER SOLID PIPE, SLOPED AT 1/2% MINIMUM.

DUST CONTROL NOTES

- (1) Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- (2) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- (3) Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- (4) Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction areas.
- (5) Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- (6) Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)
- (7) Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- (8) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- (9) The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.

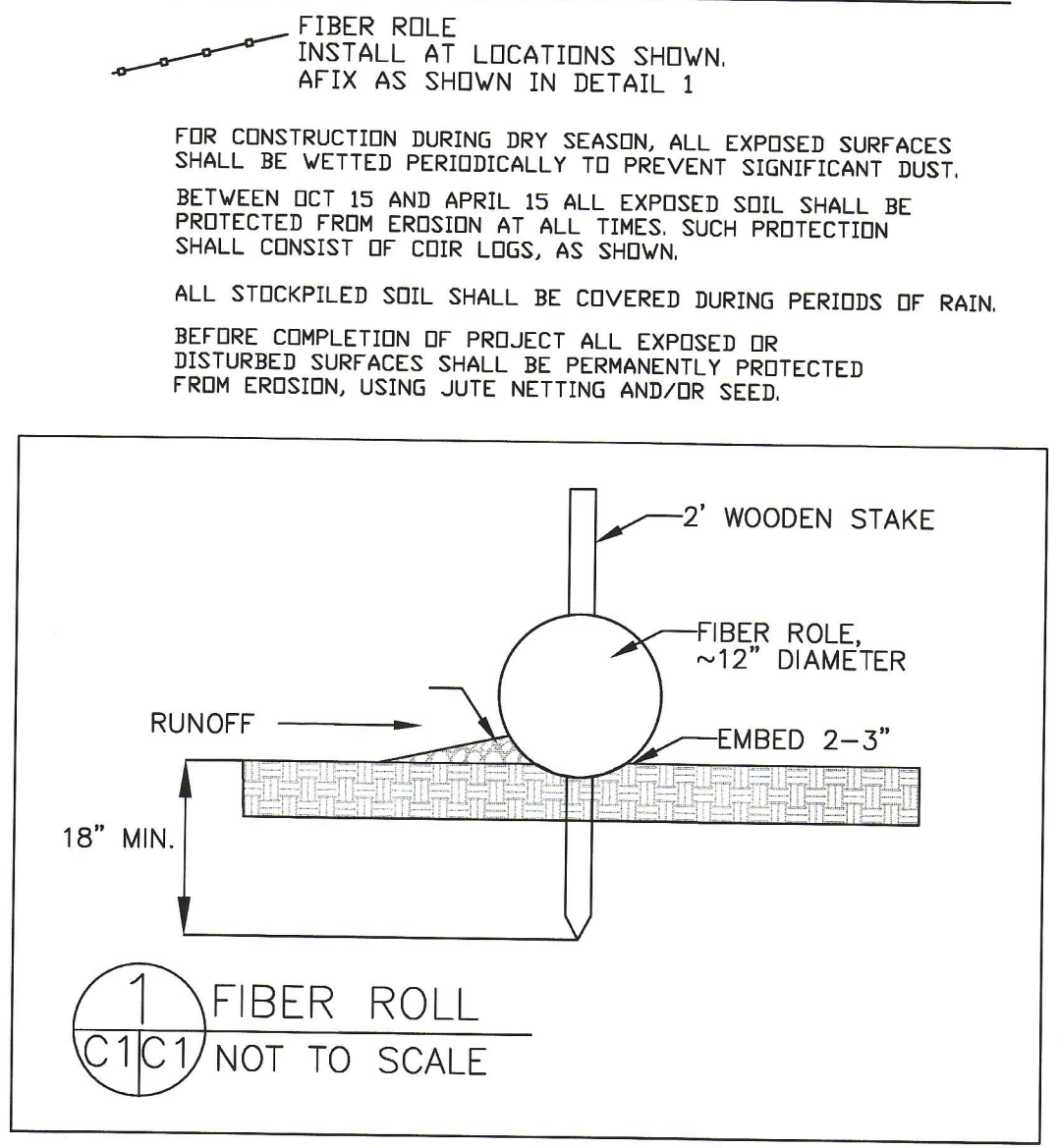


DRIVEWAY PROFILE 1"=5'



2 DETENTION SYSTEM NOT TO SCALE

EROSION CONTROL NOTES



1 FIBER ROLL NOT TO SCALE

Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
 111 VASSAR STREET
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

DATE: 11-14-14	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 1-6-15	REV. DATE:	REV. DATE:
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GRADING, DRAINAGE, EROSION CONTROL PLAN

CARRANZA PROPERTY
 MARINE BLVD.
 MOSS BEACH, CALIFORNIA

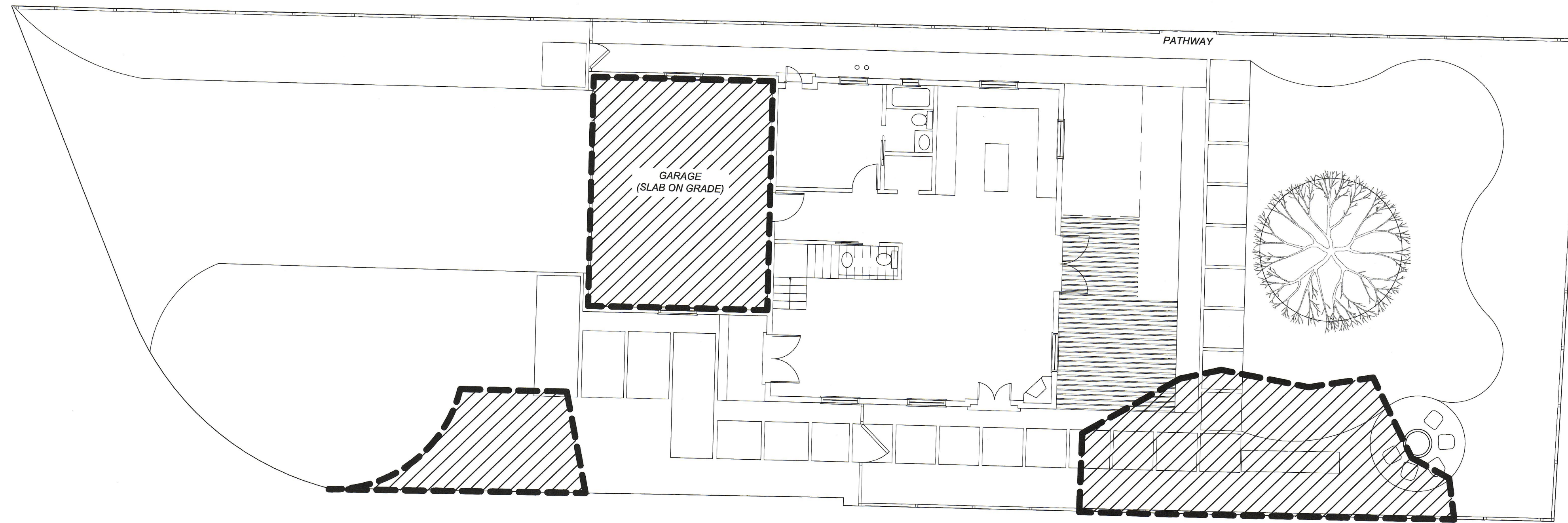
SHEET
 C-1

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2158 Lemoyne Street
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alain@terremoto.la

CUT/FILL PLAN



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

NOTE: LOW AREAS ON SITE WILL BE FILLED USING SPOILS FROM FOUNDATION EXCAVATION (APPROX. 84 CUBIC YARDS)



FILL AREAS- 84 CUBIC YARDS DISTRIBUTED AS NEEDED

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PLANTING PLAN

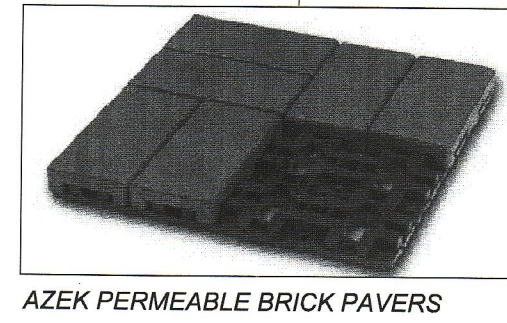
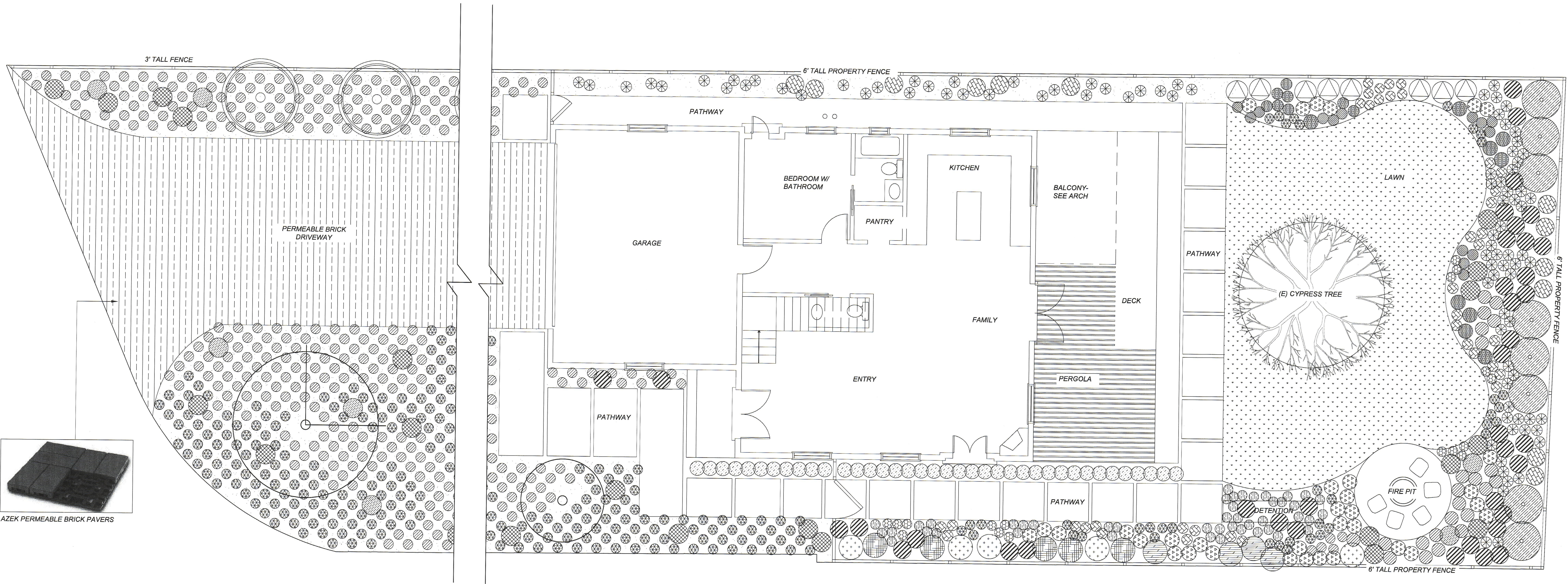
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L3.0



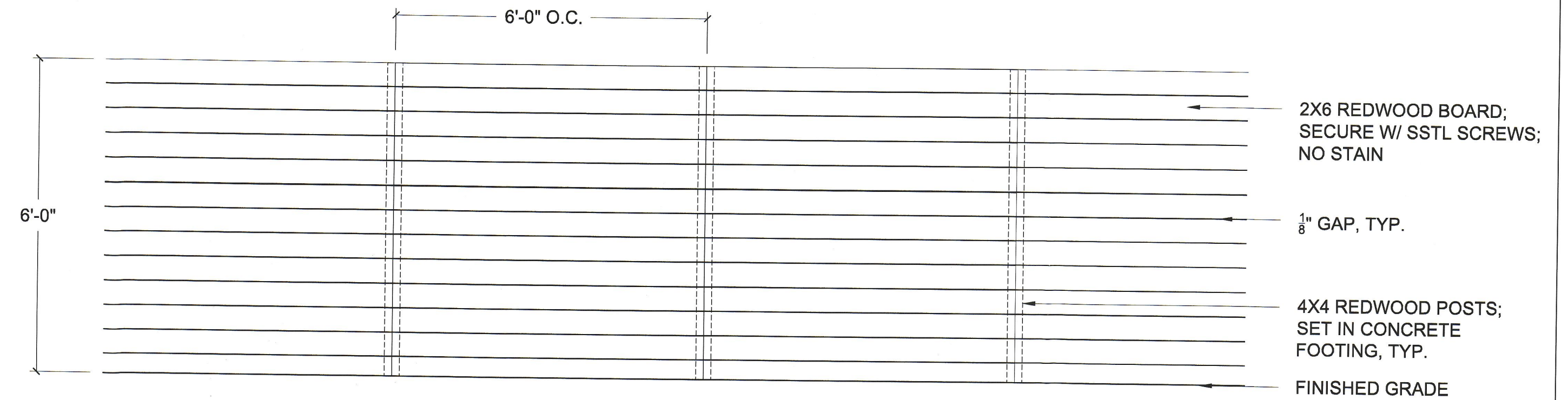
AZEK PERMEABLE BRICK PAVERS

SCALE: 3/16" = 1'-0"

PLANTING LEGEND

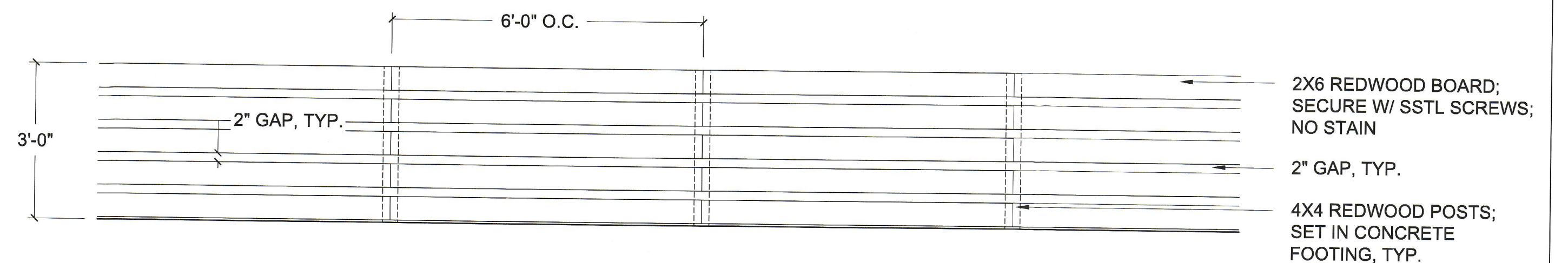
SYB	PLANT NAMES	QTY/SIZE
	DELTA BLUE GRASS NATIVE MOW FREE BLEND - WWW.DELTABLUEGRASS.COM	804 SQFT
	QUERCUS AGRIFOLIA COAST LIVE OAK	(1) 48" BOX
	CERCIS OCCIDENTALIS WESTERN REDBUD	(1) 24" BOX
	FRUIT TREES TYPE: TBD	(3) B&B
	JUNIPERUS CHINENSIS 'TORULOSA' HOLLYWOOD JUNIPER	(13) 15 GAL
	MYRICA CALIFORNICA CALIFORNIA WAX MYRTLE	(13) 5 GAL
	ARCTOSTAPHYLOS 'ST HELENA' ST HELENA MANZANITA	(5) 15 GAL
	WOODWARDIA FIMBRIATA GIANT CHAIN FERN	(28) 5 GAL
	LEUCADENDRON 'PISA' PISA LEUCADENDRON	(5) 5 GAL
	AGAVE ATTENUATA FOX TAIL AGAVE	(14) 5 GAL
	RIBES SANGUINEUM GLUTINOSUM PINK-FLOWERED CURRANT	(5) 5 GAL
	TEUCRIMUM FRUTICANS BUSH GERMANDER	(48) 5 GAL

SYB	PLANT NAMES	QTY/SIZE
	SALVIA APIANA WHITE SAGE	(29) 5 GAL
	ERIGERON GLAUCUS 'BOUNTIFUL' SEASIDE DAISY	(14) 1 GAL
	ACHILLEA MILLEFOLIUM YARROW VAR.	(15) 1 GAL
	ROMNEYA COULTERI MATILJA POPPY	(4) 5 GAL
	CYATHEA COOPERI AUSTRALIAN TREE FERN	(6) 15 GAL
	MUHLENBERGIA RIGENS DEER GRASS	(180) 1 GAL (12) 5 GAL
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	(130) 1 GAL
	HEUCHERA 'PARIS' CORAL BELLS	(28) 1 GAL
	MICROLEPIA STRIGOSA LACE FERN	(50) 1 GAL
	SALVIA FARINACEA 'VICTORIA' VICTORIA BLUE SAGE	(30) 1 GAL
	JUNCUS EFFUSUS SOFT RUSH	(46) 1 GAL
	MULCH: TBD	2000 SQFT



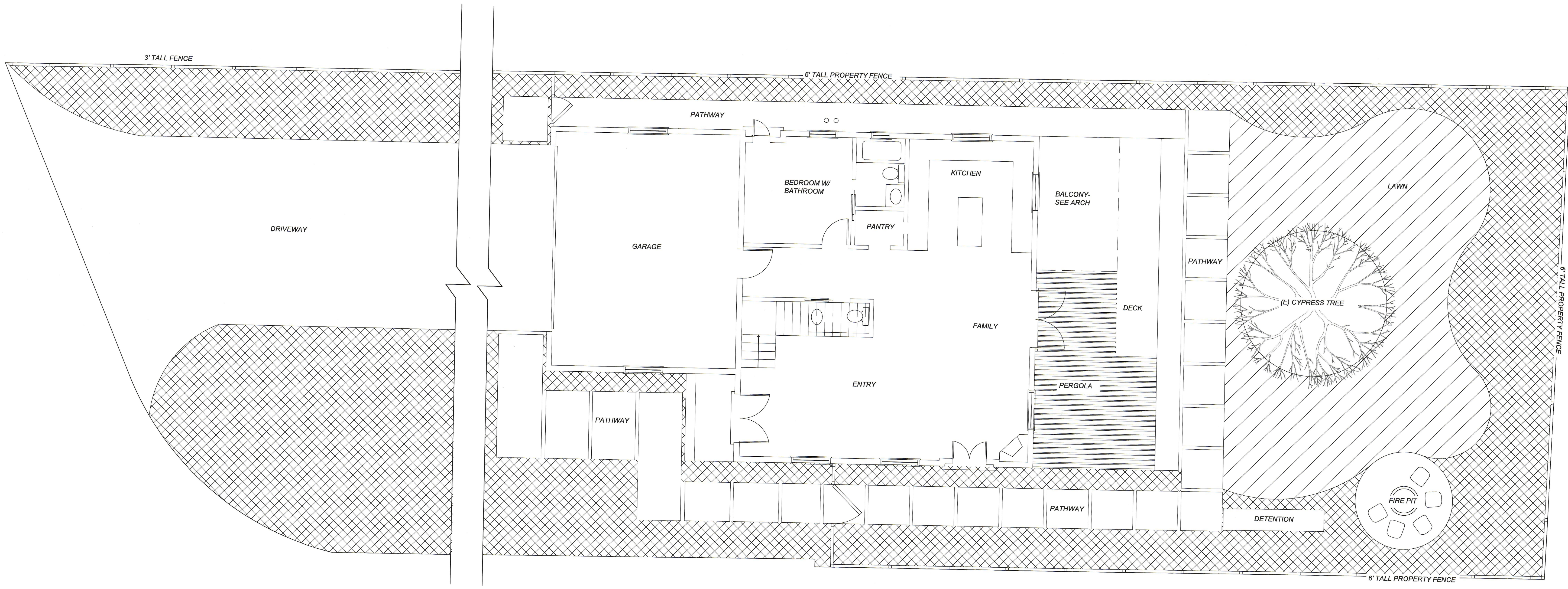
REAR & SIDE YARD PERIMETER FENCE- ELEVATION

SCALE: 1/2" = 1'-0"



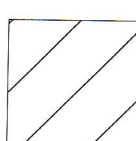

FRONT SIDE YARD PERIMETER FENCE- ELEVATION

SCALE: 1/2" = 1'-0"



SCALE: 3/16"=1'-0"

IRRIGATION LEGEND

SYB	IRRIGATION TYPE
	POP UP SPRAY IRRIGATION @ 2 TIMES PER WEEK FOR 5 MIN
	DRIP IRRIGATION @ 1 GPH - TWICE A WEEK FOR 15 MIN

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IRRIGATION DIAGRAM

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