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	PLN 2 01	18-00236	
Other Permit #:		- 0 0 -	

Applicant:	Owner (if different from Applicant):
Name: Denis Parnovskiy	Name:
Address: P.O. Box 64541	Address:
Sunnyvale, CA Zip: 94088	Zip:
Phone, W: H: 6509969613	Phone, W: H:
Email: denispar@gmail.com	Email:
Architect or Designer (if different from Applicant);
Name: Joe Palmeri, Cutting Edge Homes Inc	
Address: 270 E Douglas Ave, El Cajon, CA	zip: 92020
Phone,W: 4086346172 H:	Email: joe@cuttingedgehomes.net
Project location:	Site Description:
APN: 047221060	_
Address: Approx 417 Ave Del Oro	Existing Development (Please describe);
El Granada, CA zip: 94018	
Zoning: R1-S17/CD/DR	
Parcel/lot size: 5000 sq. ft.	THE THE TREE THE SECOND
Project:	Additional Permits Required:
New Single Family Residence: 2179 sq. f	t Certificate of Compliance Type A or Type B
☐ Addition to Residence:sq. ft	Coastal Development Permit
Other:	☐ Fence Height Exception (not permitted on coast)
	Grading Permit or Exemption
Describe Project:	☐ Home Improvement Exception
New 2 story house on	Non-Conforming Use Permit
a vacant lot.	Off-Street Parking Exception
	Variance
	-

Kalla Grand	<u> </u>	វាពីច្រើចទូលទីវិណិត្តិហ៊ុនទ	Check If
Fill in Blanks:	Material	Color/Finish	matches existing
	 	(If different from existing, attach sample	
-1111111111.	Fiber cement plank	Blue	
a. Exterior walls b. Trim	Wood	White	, · · · · · · · · · · · · · · · · · · ·
c. Windows	Vynil	White	
d. Doors	Wood	Red	4. 🛄 🚁
e. Poof	Asphalt shingles	Grey significant	Eng.] 🗖
f. Chimneys			
g. Decks & railings	Wood	White	. • 9 . 7.2
h. Stairs	Steel	White	Ò
i. Petaining walls	Concrete	Grey	, ; ; , □ : - :
j. Fences			
k. Accessory buildings		<u> </u>	
I. Garage/Carport	Wood	White Section 1997	
<u>.</u>		San to the contract of the con	
including the required fl applicable to the location	ndings that the project does conform n of the project pursuant to Section 6	and the second s	eview
☐ (optional) Applica	ant's Satement of project compliance	with standards and guidelines (check if attacl	ned).
support of the applicatio	n is true and correct to the best of m	ns, plans, and other materials submitted herevery by the submitted hereverse in the submitted hereverse in the submitted in t	the County of
	// /		
(45	The second services of		1
Owner:	/	Applicant:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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6/20/20	18		
Date]	Date:	

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Certificate of Exemption or Exclusion from a Coastal Development Permit Permit #: PLN PLN 2018-00236

Permit #: PLN

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

Permanent Record Microfilming Required

Permit #: BLD	Tricioning Acquired
Gaires and Manager and Andrews	
Owner Denis Parnovskiy	Applicant Name:
Address: P.O. 130x 645411	Address:
Sunnyvale, CA	
zip: 94'088	Zip:
Phone, W: H: 6509969613	Phone,W: H:
Email Address: denispar @gmail.com	Email Address:
Project Description: New 2 story building on a vacant lot.	Existing water source: Utility connection
on a vacant lot.	☐ Well
	Proposed water source: Utility connection Water, Sewer Well
Assessor's Parcel Number(s):	Staking of well location and property lines are required.
047 - 221 - 060	 Provide site plan depicting location and all trees.
	□ Will this require any grading or vegetation/tree removal? Yes □ No
	If Yes, additional permits may be required. Such as: Tree Removal Permit, Grading Permit, Land Clearing Permit, Coastal Development Permit.
We have reviewed this form as completed above and the basis for basis for exemption or exclusion are true and correct to the best of in accordance with the terms of the exemption/exclusion category exemption or exclusion issued for a water well and/or storage tank event the future house, the well, and/or storage tank requires a value.	our knowledge and we hereby agree to carry out this project selected on reverse. We also understand and agree that any in the single family exclusion area will be invalidated in the
Owner Date	Applicant Date

(Both Owner and Applicant must sign unless this Application for Exemption or Exclusion accompanies a Building Permit Application for which the Applicant is an agent for the Owner acceptable to the Building Inspection Section.)

Staff Use Only

17555 175557		
Use attach applicant/	ned review sheet to determine basis-of-exemption-and-v /owner and initial appropriate category below:	vhether-project-qualifies_Review_basis_of_exemption_with
applicant/ InitialA. IrB. IrB. irC. EC. ED. F[PIE. SIPI	mprovements to Existing Single Family Residence. RC 30610[a], CCAG 13250, ZR 6328.5[a]] mprovements to Existing Structure Other Than ngle Family Residence or Public Works Facility. [PRC 1610[b], CCAG 13253, ZR 6328.5[b]] Existing Navigation Channel. [PRC 30610[c], Repair or Maintenance Activity. RC 30610[d], CCAG 13252, ZR 6328.5[d]] ingle Family Residence Categorical Exclusion Area. RC 30610[e], CCAG 13240, AB 643, ZR 6328.5[e]]	F. Agriculturally-Related Development Categorical Exclusion Area. [PRC 30610[e), CCAG 13240, ORDERS Exclusion Area. [PRC 30610[e), CCAG 13240, ORDERS Exclusion Area. [PRC 3285[e]] G. Utility Connections. [PRC 30610[f), ZR 6328.5[f]] H. Replacement of Structures Following Disasters. [PRC 30610[g], ZR 6328.5[g]] I. Emergency Activities. [PRC 30611, ZR 6328.5[h]] J. Lot Line Adjustment. [ZR 6328.5[i]] K. Land Division for Public Recreation Purposes. [ZR 6328.5[l]]
·	n made by:	Date of Inspection:
I have rev checked a Exempti Planning		Approval of Permit is subject to the following: (check if applicable) Submittal and Approval of a Tree Removal Permit Submittal and Approval of a Grading Permit Submittal and Approval of an Erosion Control Plan Submittal and Approval of a Coastal Dev. Permit med that it meets all criteria for the exemption/exclusion Date
Fee Orig	collected ginal Certificate of Exemption to Building Inspection pies of Certificate of Exemption to: Applicant/Owner. Planning Department Exemption Binder.	3. Any relevant Planning or Building Inspection files. 4. California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105Update Permit*Plan Case Screen and Activities

Environmental Information Disclosure Form

PLN__PLN2018-00236

Project Address: 0 Ave Del Oro	Name of Owner: Denis Parnovskiy
(approx 417 Ave Del Oro)	Address: P.O.Box 64541, Sunnyvale, CA 94088
El Granada, CA 94018	Phone: 6509969613
Assessor's Parcel No.: 47 — 221 — 60	Name of Applicant:
	Address:
Zoning District: R1-S17/CD/DR	Phone:
Existing Site Conditions	
Parcel size: 5000 sqf	
creeks, vegetation). None	nd uses on the project parcel, including the existence and n of any natural features on the project parcel (i.e. steep terrain,
Environmental Review Checklist 1. California Environmental Quality Act (CEQA	A) Review
Yes No Will this project involve:	
a. Addition to an existing structure > 50°	% of the existing area OR > 2,500 sq. ft?
The state of the s	sidential structure having 5 or more units?
c. Construction of a commercial structure	re > 2,500 sq.ft?
d. Removal of mature tree(s) (≥ 6" d.b.h residential zoning district)? If yes, how many trees to be removed	h. in Emerald Lake Hilis area or ≥ 12" d.b.h. in any
e. Land clearing or grading? If yes, please state amount in cubic yes Excavation: 35	ards (c.y.): .y. Fill; <u>36</u> c.y.
f. Subdivision of land into 5 or more par	cels?
g. Construction within a State or County	scenic corridor?
h. Construction within a sensitive habitat	17
i. Construction within a hazard area (i.e.	. seismic fault, landslide, flood)?
j. Construction on a hazardous waste si	ite (check with Co. Env. Health Division)?
Please explain all "Yes" answers: Grading for driveway	profile and drainage.

Signature required on reverse →

2. Nat	ional N	farine Fisheries Rule 4(d) Review
Yes	No	Will the project involve: a. Construction outside of the footprint of an existing, legal structure?
TO SEC ME TO A SEC	E	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?
THE PARTY OF THE P		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?
and the second	B	g. Release or capture of fish or commerce dealing with fish?
Please	explain	any "Yes" answers:
		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)

3. Na	tional F	ollutant Discharge Elimination System (NPDES) Review
Yes	No	Will the project involve:
		a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?
12-13		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.
		b. Land disturbance of 1 acre or more of area?
	Date Causa	If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

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.

Date: 6/20/2018

Signed:

(Applicant may sign)

NPDES NOTES

NOTES MUST BE SHOWN AS WORDED, ON THE TITLE SHEET OF THE PLAN. 1. IN THE CASE OF EMERGENCY, CALL:

PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

AT WORK PHONE # OR CELL PHONE #

40 CFR PARTS 117 AND 302.

2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE

3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.

4. APPROPRIATE BMPS FOR CONSTRUCTION - RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF

5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS. 6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE

7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS. 8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS

9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER - CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND

CONTROLLED TEMPORARY AREA ON - SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. 10. DE - WATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA

SURFACE EROSION IS PROHIBITED. DE - WATERING OF NON - CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD

ABBREVIATIONS

A.C.P

A.F.F.

A.F.S

ALT.

BLW.

BLCK.

CLG.

CLR.

CONT

CTR.

DIM

(EX)

DTL(S).

DWG(S)

Air Conditioning

Above Finish Floor

Above Finish Slab

Alternate

Aluminum

Blocking

Cabinet

Ceiling Joist

Control Joint

Center Line

Concrete

Carpet

Diameter

Downspout

Dimension

Expansion Joint

Electrical Elevation

Elevator

Exterior

Equipment

Floor Drain

Foundation

Forced Air Unit

Fire Extinguisher

Fire Extinguisher

Face of Concrete

Face of Masonry

Finish Floor

Finish Slab

Face of Finish

Face of Stud

Furring

Fire-Retardant

Gauge or Gage

General Contractor

Gypsum Wall Board

GWB Moisture Resistant

GWB Fire Rated "X"

Heating, Ventillation, and

Galvanized Iron

Galvanized

Hollow Core

Hollow Metal

Air-conditioning

Inside Diameter

Insulation

Interior

Horizontal

Hardware

Electric Water Cooler

Detail

Each

Continuous

Ceramic Tile

Disabled Access

Drinking Fountain

Drawing

Architect(ural)

Asphaltic Concrete Paving

LAM.

MECH.

MEMB.

MF

MO

NOM

NTS

OPNG.

O.F.C.I

PLYWD.

PLAST

REQD.

S.A.C.

SQ. FT./SF

STRUCT

SUSP.

T.O.B.

T.O.C.

T.O.S.

T.O.SL.

T.O.W.

TEMP

THK.

U.N.O.

V.C.T.

VERT.

V.W.C.

W.W.F

SHT.

Q.T.

Janitor

Joint

Lavatory

Laminate

Maximum

Mechanical

Membrane

Minimum

Nominal

Over

On Center

Occupancy

Overhang

Opening

Opposite

Pair

Plaster

Quarry Tile

Refer (to)

Required

Reinforced

Solid Core

Similar

Square Foot

Specifications

Stainless Steel

Structural (Engineer)

Top of Beam - Steel

Underwriters Laboratory

Unless Noted Otherwise

Vinyl Composition Tile

Vinyl Wall Covering Verify in Field

Top of Concrete

Top of Sheathing

Top of Slab

Top of Wall

Top Plate

Tempered

Typical

Thick

Washer

Wrought Iron

Walk in Closet

Water Closet

Water Heater Water Resistant

Welded Wire Fabric

With

Wood

Window

Standard

Suspended

Sheet

Rough Opening

Suspended Acoustical Ceiling

Outside Diameter

Owner Furnished

Property Line

Pressure Treated

Plywood

Contractor Installed

Manufacturer

Not in Contract

Not To Scale

Manufacturer Finish

Masonry Opening

12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS. 14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY

16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5 - DAY RAIN PROBABILITY FORECAST EXCEEDS 40%. 17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA

RUNOFF, VEHICLE TRACKING, OR WIND. 18. APPROPRIATE BMPS FOR CONSTRUCTION - RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF

APPLICABLE CODE:

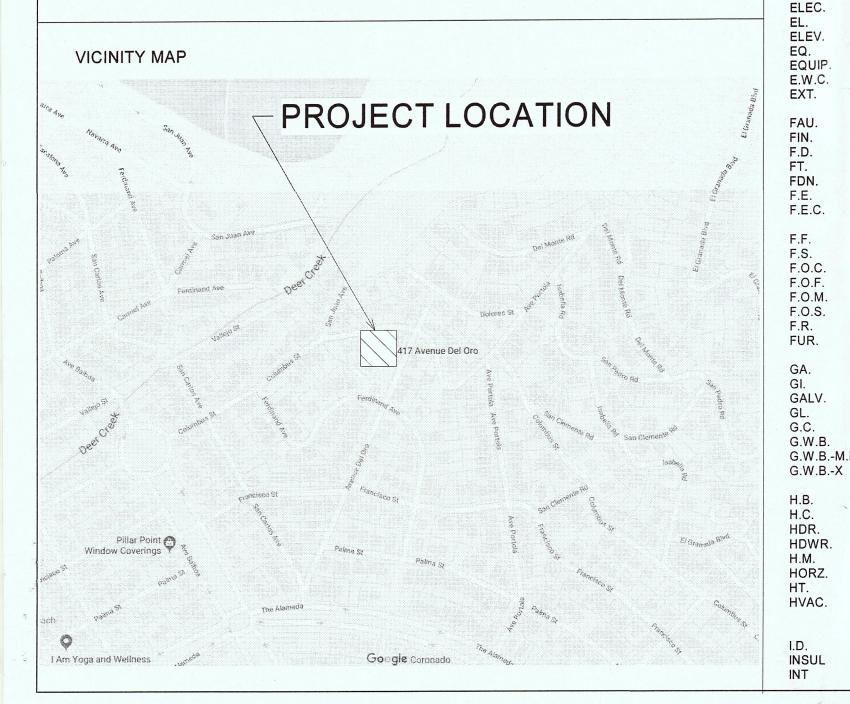
2016 CALIFORNIA BUILDING CODE

2016 CALIFORNIA ELECTRICAL CODE

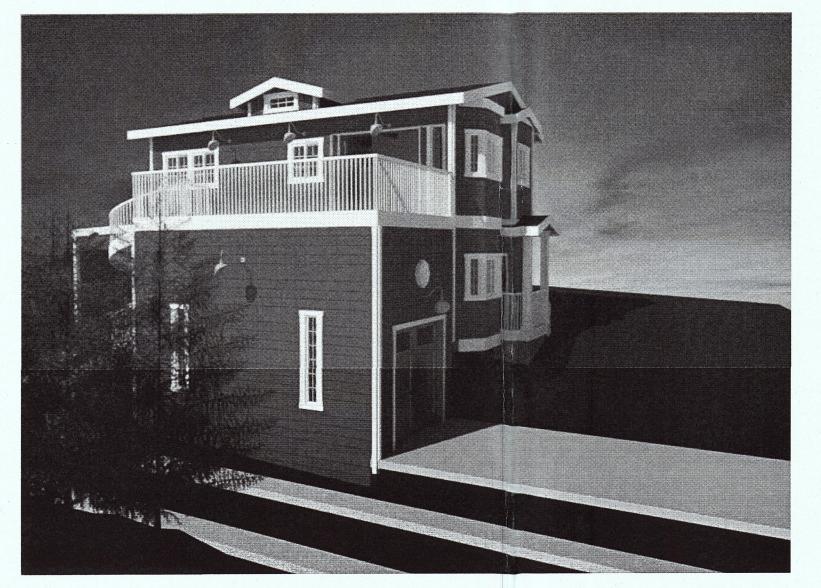
2016 CALIFORNIA MECHANICAL CODE

2016 CALIFORNIA PLUMBING CODE

2016 CALIFORNIA GREEN BUILDING CODE 2013 T-24 ENERGY CODE



NEW CONSTRUCTION PARNOVSKIY RESIDENCE



ALL AVENUE DEL ORO GRANADA, CA

GREEN BUILDING CODE NOTES

1. THE CONSTRUCTION DOCUMENTS SHALL PROVIDE SUFFICIENT CLARIFY TO INDICATE THE LOCATION, NATURE, AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURES. CGBC 102.2

2. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBC TABLE 4.303.3. CGBC 4303.3

3. SEAL OPENINGS IN THE BUILDING ENVELOPE IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE (CEC). AMMLAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 4.406.1

4. REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MMLMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET THE LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. WHICHEVER IS MORE STRINGENT. CGBC 4.408.1

5. CONSTRUCTION WASTE MANAGEMENT PLAN AND DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE SUBMITTED THAT:

RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR A. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY

B. SPECIFIES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY

C. IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTION WILL BE TAKEN. D. IDENTIFIES CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED

E. SPECIFIES THAT THE AMOUNT OF MATERIALS 6. AN OPERATION AND MAINTENANCE MANUAL WITH CONTENT PER CGBC 4.410.1 AND IN A FORMAT ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN

THE BUILDING AT THE TIME OF FINAL INSPECTION. CGEC 4.410.1. REFER TO HCD RESIDENTIAL GUIDE FOR MANUAL FORMAT AND SUGGESTED CONTENT. 7.GAS FIREPLACES TO BE DIRECT-VENT SEALED-COMBUSTION TYPE. WOODSTOVES OR PELLET STOVES SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS.

CGBC 4.503.1 NOTE: REFERENCE SCAQMD RULE 445. 8. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM. CGBC 4.504.1

9. FINISH MATERIALS SHALL COMPLY WITH CGBC 4.504.2 10. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR MEET THE REQUIREMENT OF SCAQMD RULE 1168 VOC LIMITS AND

PROHIBITION ON THE USE OF CERTAIN TOXIC CHEMICALS, EXCEPT PER SUBSECTION 2. CGBC 4.504.2.1, SUBSECTION 1 11. AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OLMCES SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON THE USE OF CERTAIN TOXIC COMPOUNDS, OF CCR, TITLE 17, COMMENCING WITH SECTION 94507. 4 CGBC.504.2.1,

12. VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (ARCHITECTURAL PAINTS) SHALL COMPLY WITH CGBC TABLE 4.504.3.

13. AEROSOL PAINTS AND COATINGS SHALL MEET THE REQUIREMENTS OF SECTIONS 94522(A)(3), 94522(C)(2), AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS TITLE 17 COMMENCING WITH SECTION 94520. CGBC 4.504.2.3

14. VERIFICATION OF COMPLIANCE WITH FINISH MATERIALS SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTS MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

A. MANUFACTURER'S PRODUCT SPECIFICATION. B. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

C. OTHER METHODS APPROVED BY THE LOCAL JURISDICTION.

15. CARPETS SHALL MEET ONE OF THE FOLLOWING: 1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM, 2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OFVOCS (SPECIFICATION 01350), 3. NSF/ANSI 140 AT THE GOLD LEVEL. 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR

16. CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM, CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF CGBC TABLE 4.504.1. CGBC 4.504.3.1, 4.504.3.2

17. FOR RESILIENT FLOORING, AT LEAST 50 PERCENT OF THE FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CI-IPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

18. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE LIMITS IN CGBC TABLE 4.504.5. CGBC 4.504.5

19. DOCUMENTATION SHALL BE PROVIDED TO INDICATE COMPLIANCE WITH CGBC 4.504 AND SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING: PRODUCT

CERTIFICATIONS AND SPECIFICATIONS, CHAIN OF CUSTODY CERTIFICATIONS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 4.504.5.1 20. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CCR TITLE 24, PART 2, CHAPTER 19 SHALL ALSO COMPLY WITH THIS SECTION.

PROVIDE A CAPILLARY BREAK INSTALLED IN. COMPLIANCE WITH ONE OF THE FOLLOWING: A. A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE, WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, AND A CONCRETE

DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING. B. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY C. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL. CGBC

21. ADD A NOTE TO PLANS THE BUILDING MATERIALS WITB VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. CGBC 4.505.3 22. MOISTURE CONTENT OF BUILDING MATERIALS, AND VERIFICATION, SHALL MEET THE REQUIREMENTS OF CGBC 4.505.3.

23. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY A HUMIDSTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506

24. COVERS FOR WHOLE HOUSE EXHAUST FANS SHALL HAVE A MINIMUM INSULATION VALUE OFR 4.2 AND CLOSE WHEN THE FAN IS OFF. CGBC 4.507.

OWNER:

Denis Parnovskiy P.O.Box 64541, Sunnyvale, CA 94088 **HOME PROVIDER CUTTING EDGE HOMES**

270 E DOUGLAS AVE. EL CAJON, CA 92020 877-680-8175

Sheet Name	Sheet Number
Γitle Sheet	A0
Area Plans	A0.1
PLANS	A1
Front and Right Side Elevations	A2
Rear and Left Side Elevations	A2.1
Site Sections	A2.2
Schedules	A3
Renderings	A6

SCOPE:

NEW SINGLE FAMILY RESIDENCE

PROJECT DATA:

BUILDING(S) OCCUPANCY R1/S17/DR/CD CONSTRUCTION TYPE:

STORIES:

LOT COVER	AGE
Name	Area
Site Built Stair	52 SF
Sio Built Porch	20 SF
Sile Built Garage	263 SF
Site Built Deck	283 SF
Site Built Carport	232 SF
Site Built Bay	12 SF
Site Built Bay	9 SF
Site Built Bay	9 SF
Site Built Bay	5 SF
Site Built Bay	5 SF
Module 4	325 SF
Module 3	325 SF
Module 2	325 SF
Module 1	325 SF

PARCEL COVERAGE

1232 sf (House, Garage, Carport, etc.) / 5000 sf (Lot Area) = 25% Lot Coverage. (Max. 35%)

2190 SF

PARCEL COVERAGE = BUILDINGS, ACCESSORY BUILDINGS, OR STRUCTURES SUCH AS PATIOS. DECKS, BALCONIES, AND SIMILAR OVER 18" ABOIVE GROUND.

BUILDING FLOOR AREA

HOUSE (1340 SF) + SITE BUILT GARAGE, ETC. (850 SF) =

2190 SF / 5000 = 44% (MAX. 53%)

NEW LANDSCAPING = 0SF REHAB. LANDSCAPING = 0SF

APN: 047-221-060

PRELIMINARY

PLN 2018 - 00236



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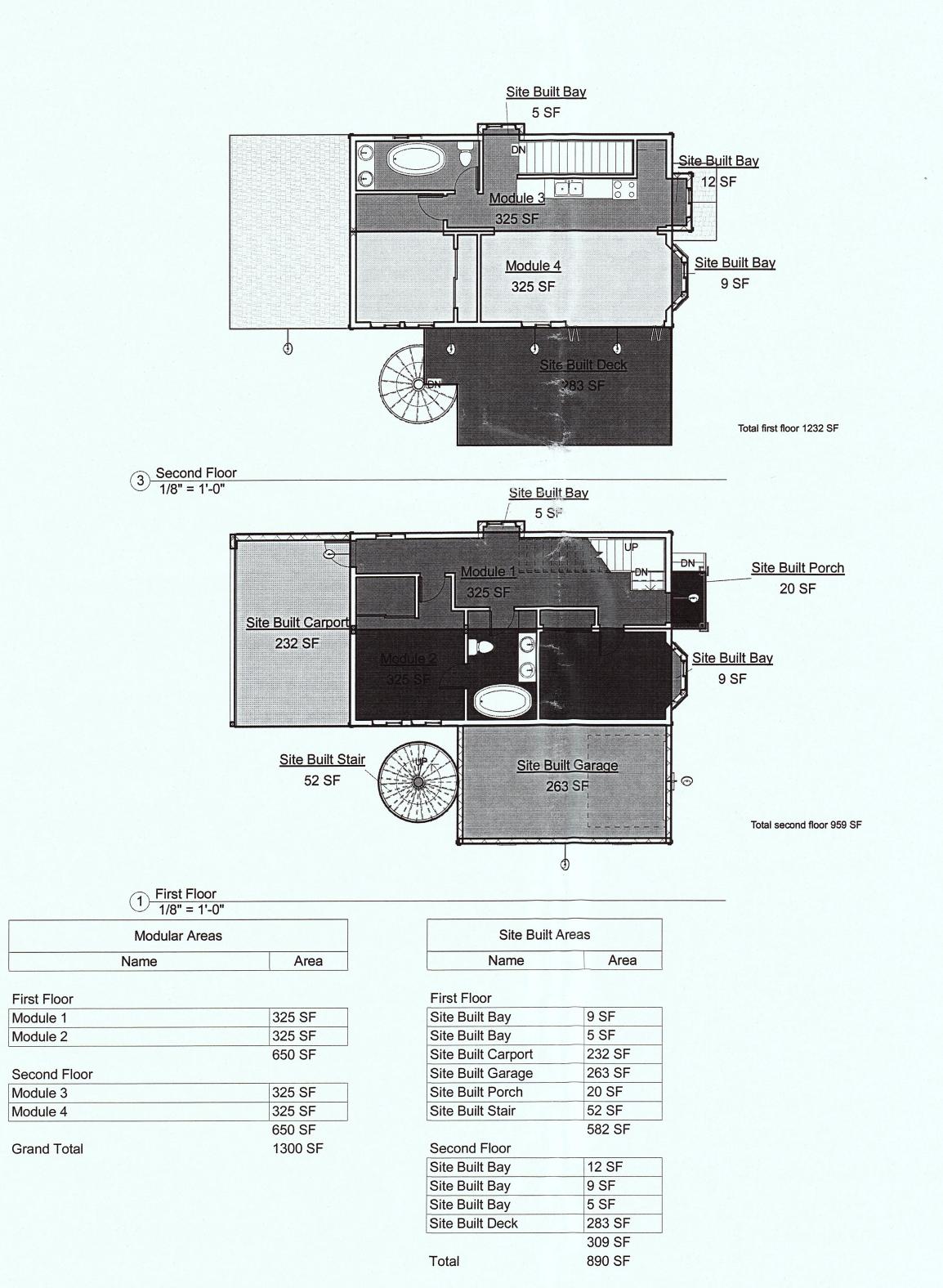
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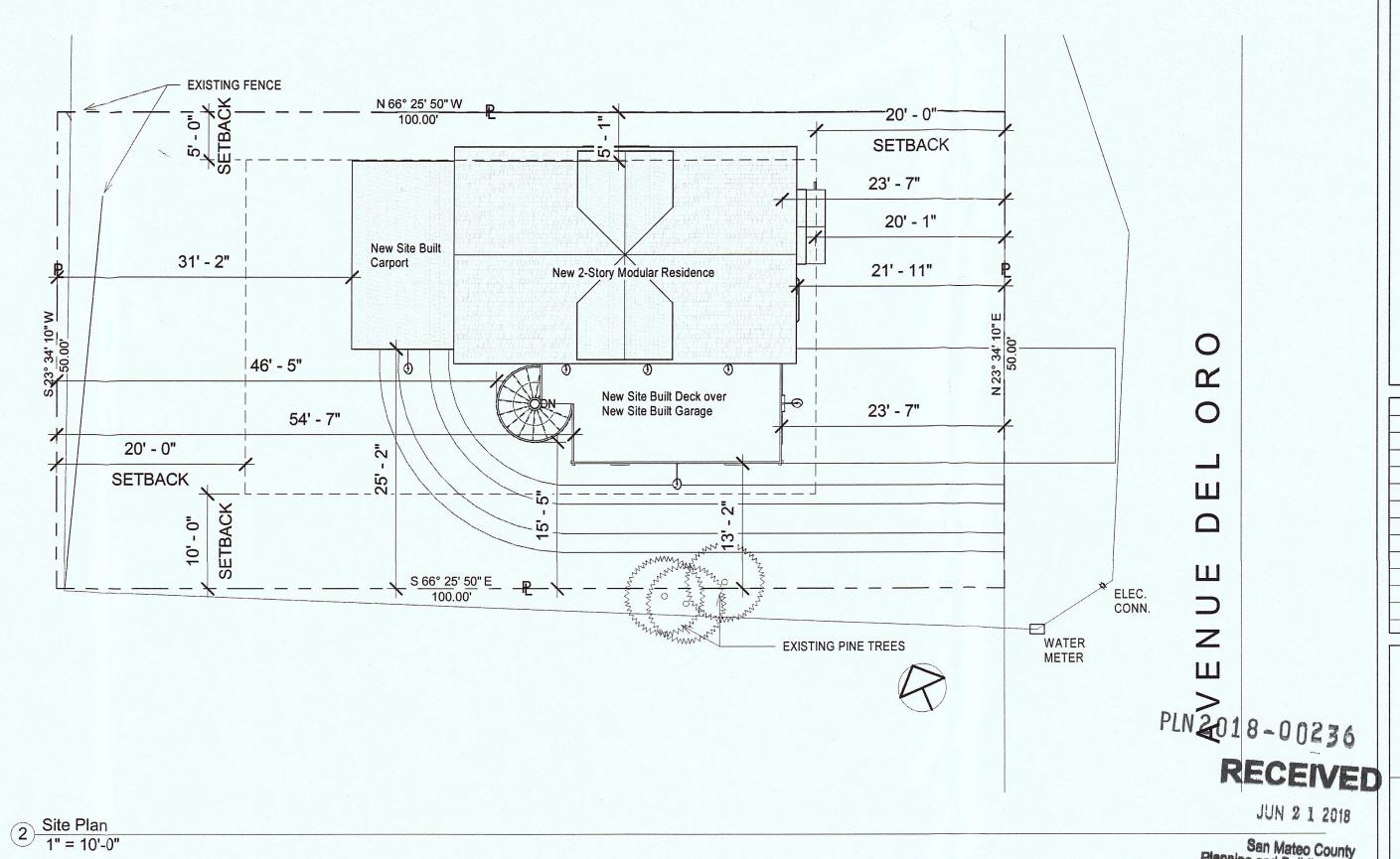
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	Denis Parnov	'SKIV

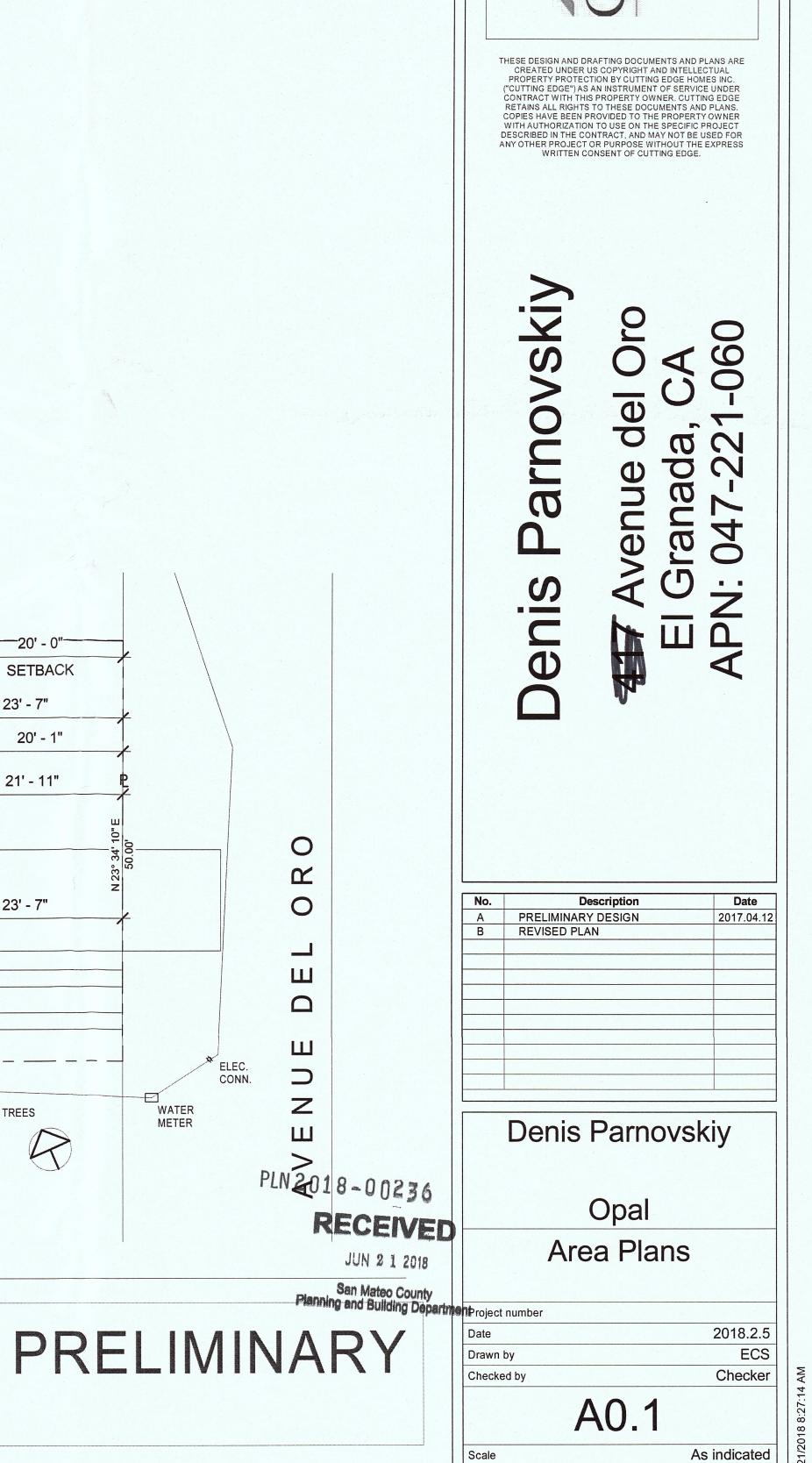
Opal Title Sheet 2018.2.5 Drawn by Checked by

Scale

As indicated

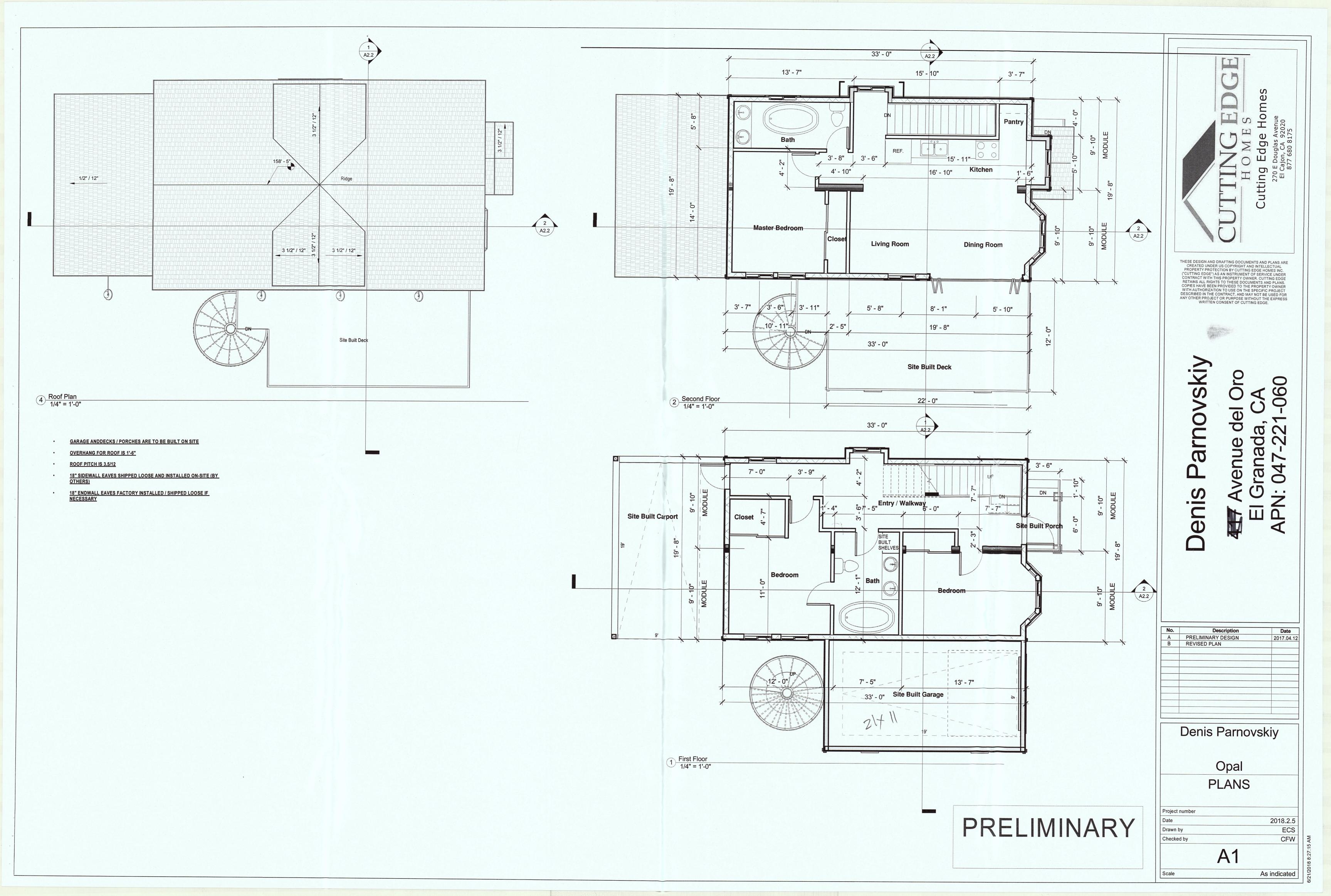


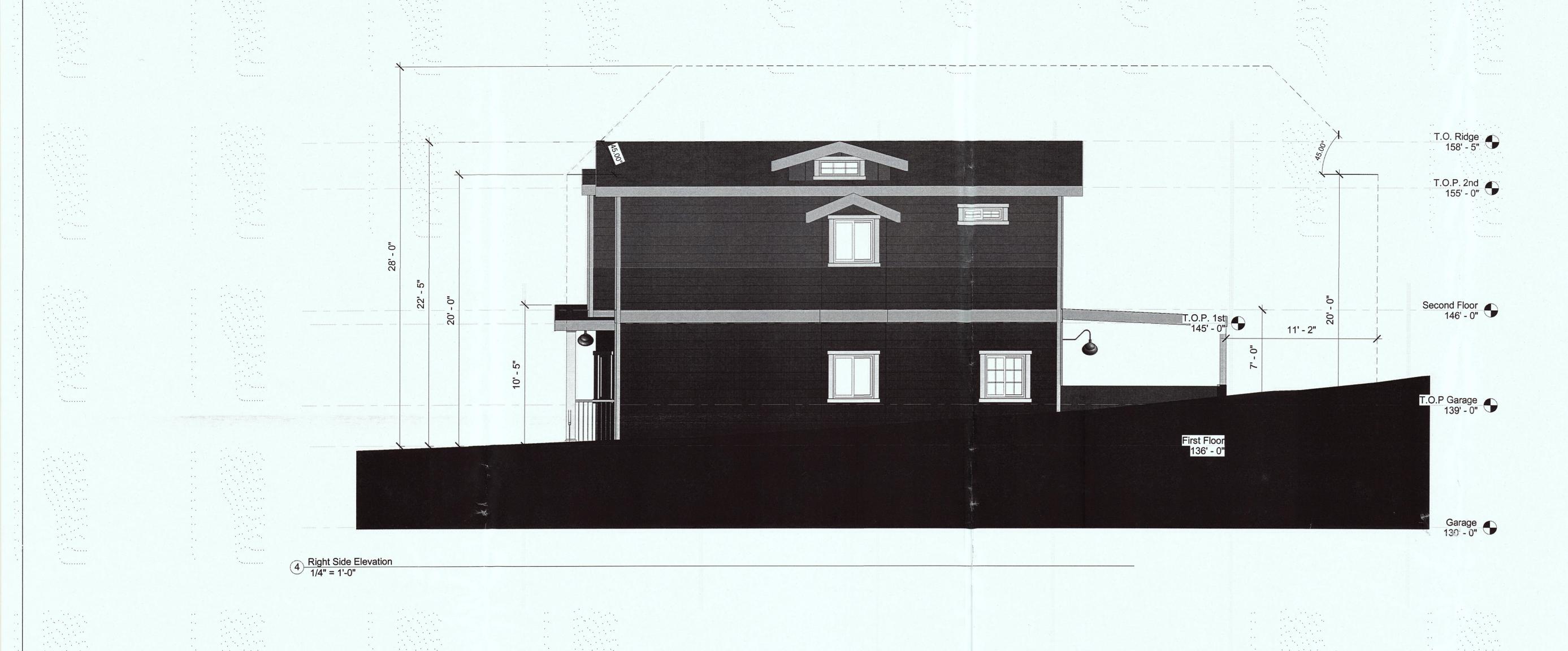




Module 1 (325 sf) + Module 2 (325 sf) + Site Built Porch (20 sf) + Site Built Garage (263 sf) + Site Built Carport (232 sf) + Site Built Stair (52 sf) + Site Built Bay (5 sf) + Site Built Bay (9 sf) = 1232 sf

1232 sf / 5000 sf (Lot Area) = 25% Lot Coverage



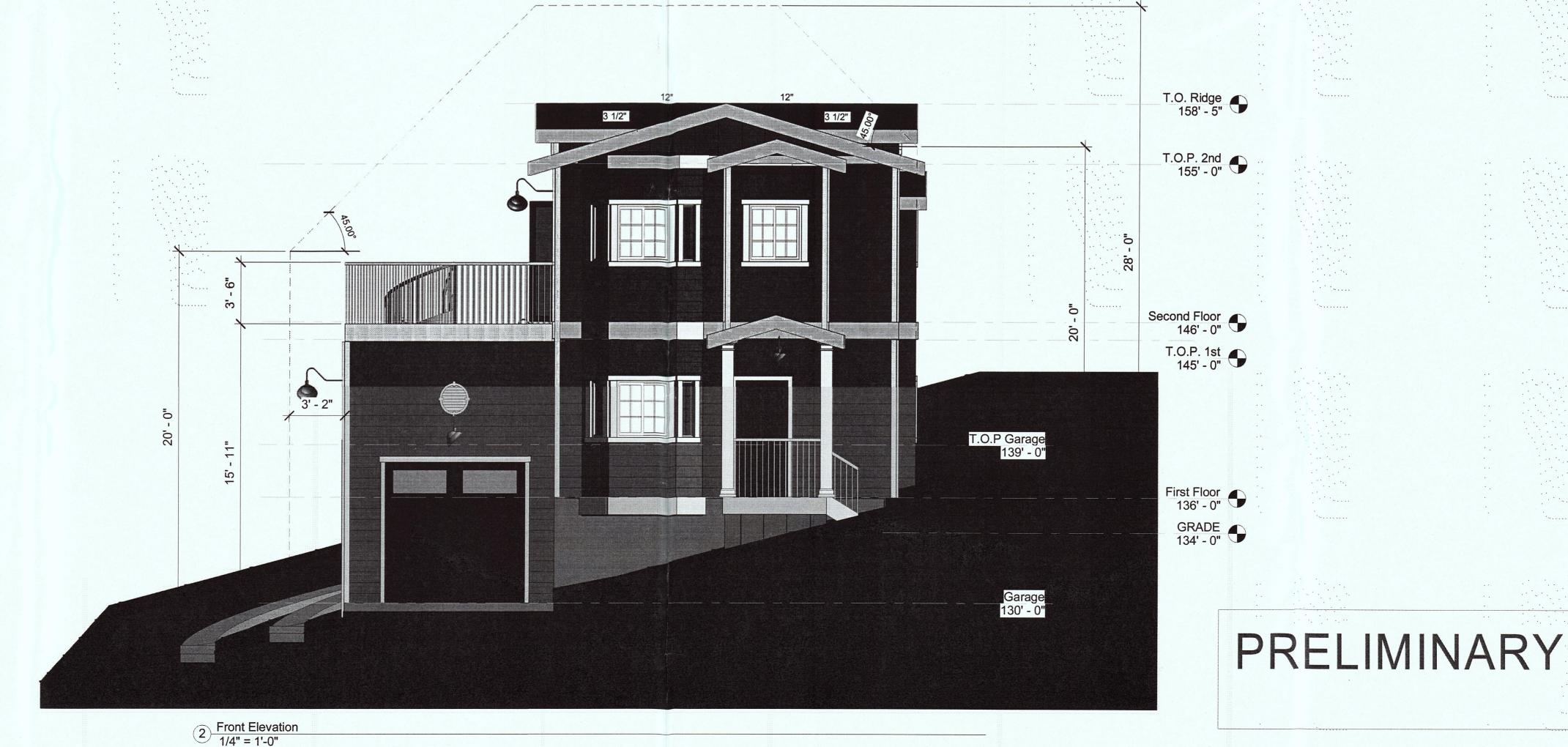


PLANNING REQUIREMENTS:

MAX. HEIGHT: MAX PARCEL COVERAGE: >16'-0" = 35%

EXTERIOR MATERIALS

ROOFING: ASPHALT SHINGLES / GREY EXTERIOR WALLS: FIBER CEMENT PLANK / BLUE WINDOWS: VINYL / WHITE GARAGE DOOR: STUCCO EMBOSSED STEEL / WHITE PORCH POSTS: WOOD /WHITE DOOR: WOOD / RED



REVISED PLAN

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270 E Douglas Avenue
El Cajon, CA 92020
877 680 8175

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A PRELIMINARY DESIGN

Denis Parnovskiy

Opal

Front and Right Side Elevations

Project numbe 2018.2.5 Drawn by Checker Checked by

A2

1/4" = 1'-0"

Scale



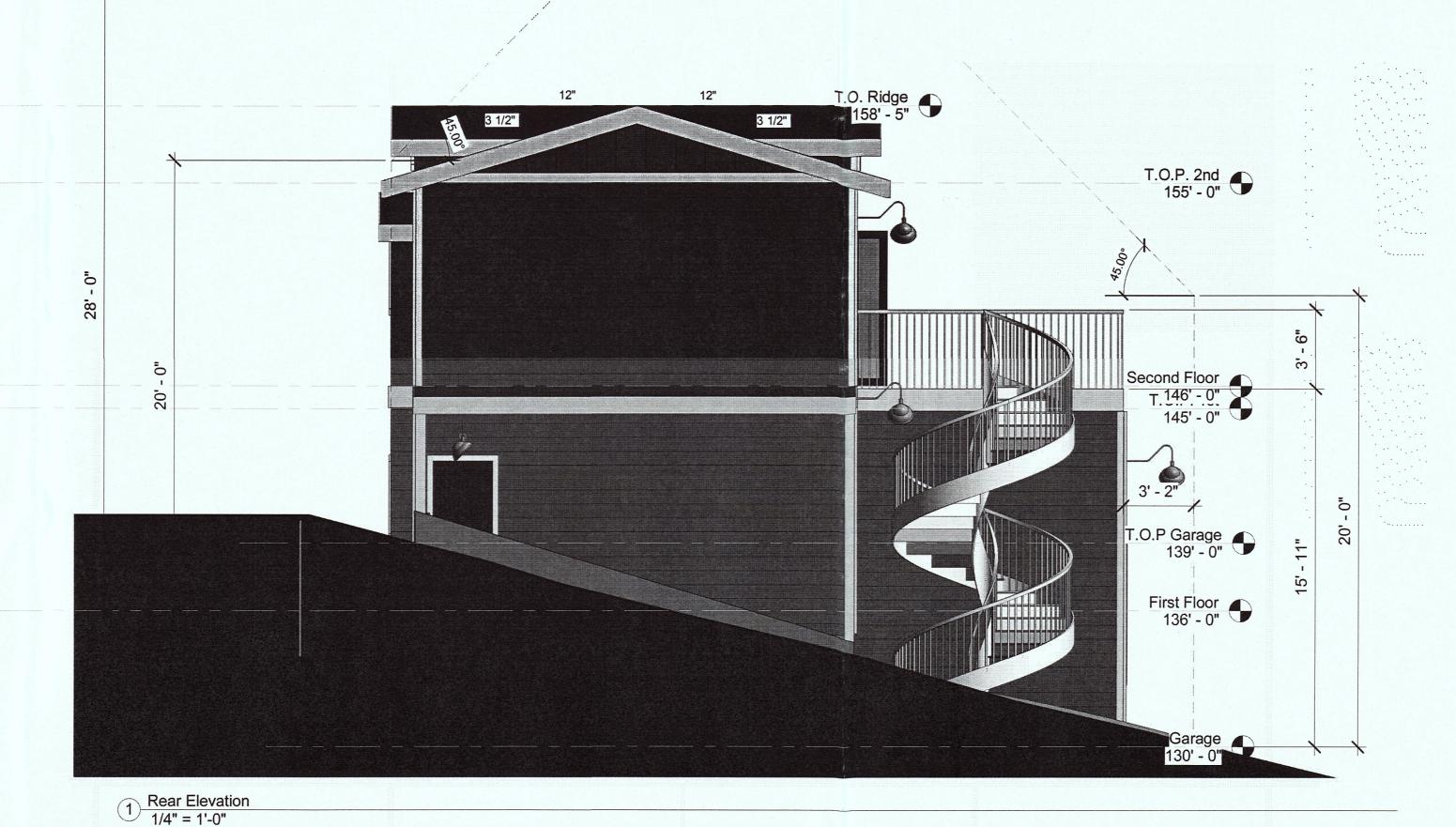
PLANNING REQUIREMENTS:

MAX. HEIGHT: 28'-0"

MAX PARCEL COVERAGE: >16'-0" = 35%

EXTERIOR MATERIALS

ROOFING: ASPHALT SHINGLES / GREY EXTERIOR WALLS: FIBER CEMENT PLANK / BLUE WINDOWS: VINYL / WHITE GARAGE DOOR: STUCCO EMBOSSED STEEL / WHITE PORCH POSTS: WOOD /WHITE DOOR: WOOD / RED



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No.	Description	1	Date
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		*	

Denis Parnovskiy

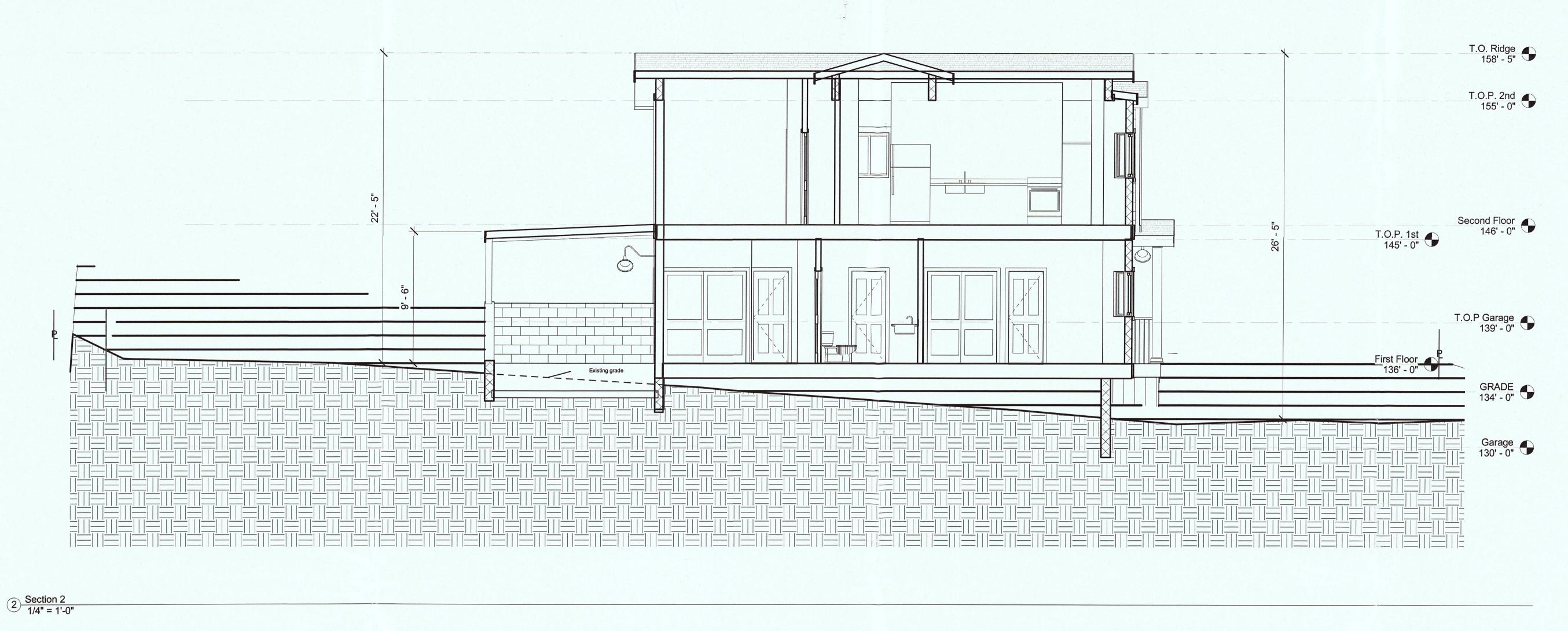
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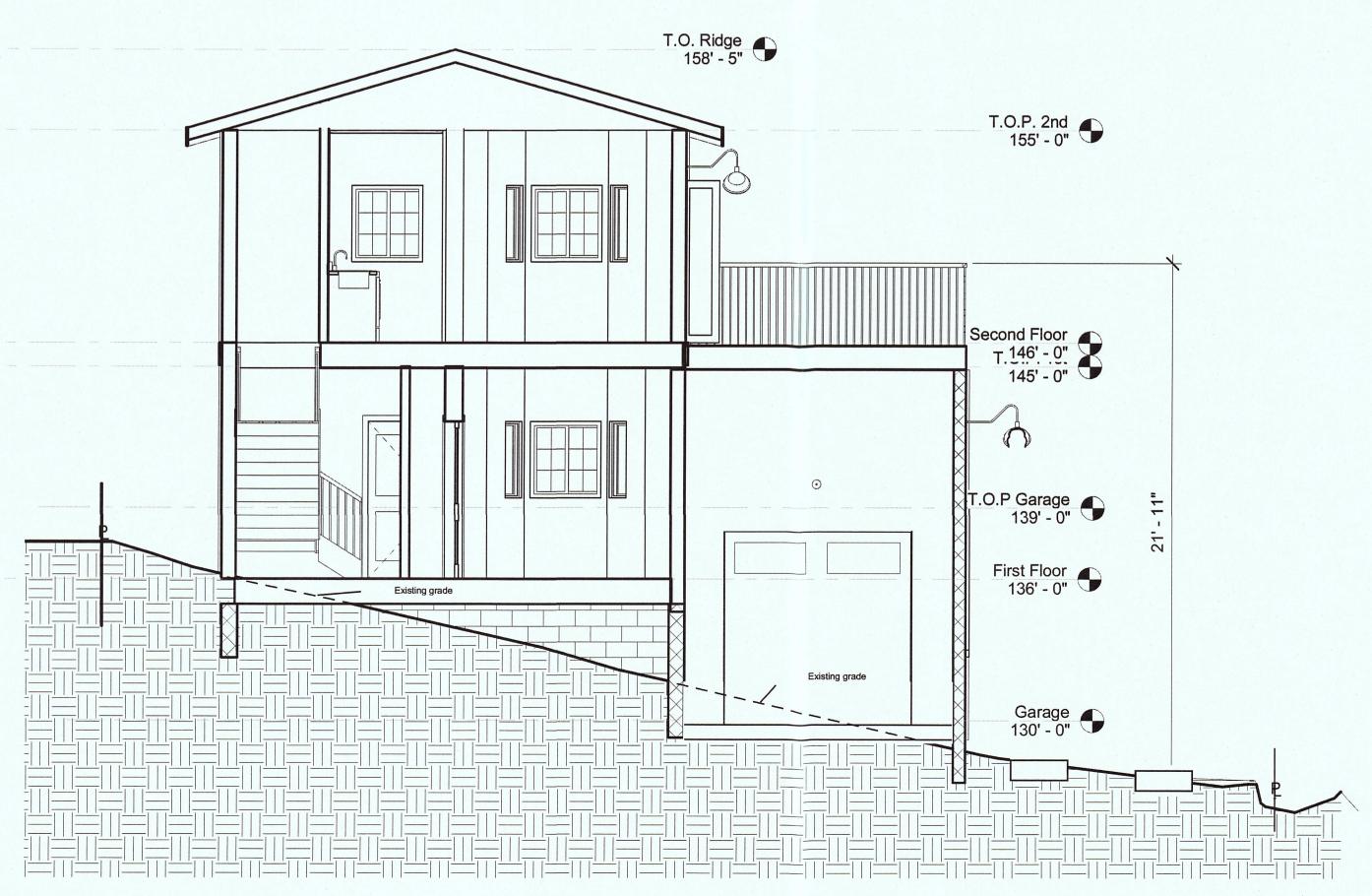
Rear and Left Side Elevations

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1/4" =

1/4" = 1'-0"





1 Section 1 1/4" = 1'-0"

Denis Parnovskiy

Denis Parnov

AF Avenue del
El Granada, C
APN: 047-221-(

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No.	Description	Date
Α	PRELIMINARY DESIGN	2017.04.12
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	Dania Darnavy	aleis e
	Denis Parnovs	skiy
	Opal	
	Site Section	S

Project number

Date

Drawn by

Checked by

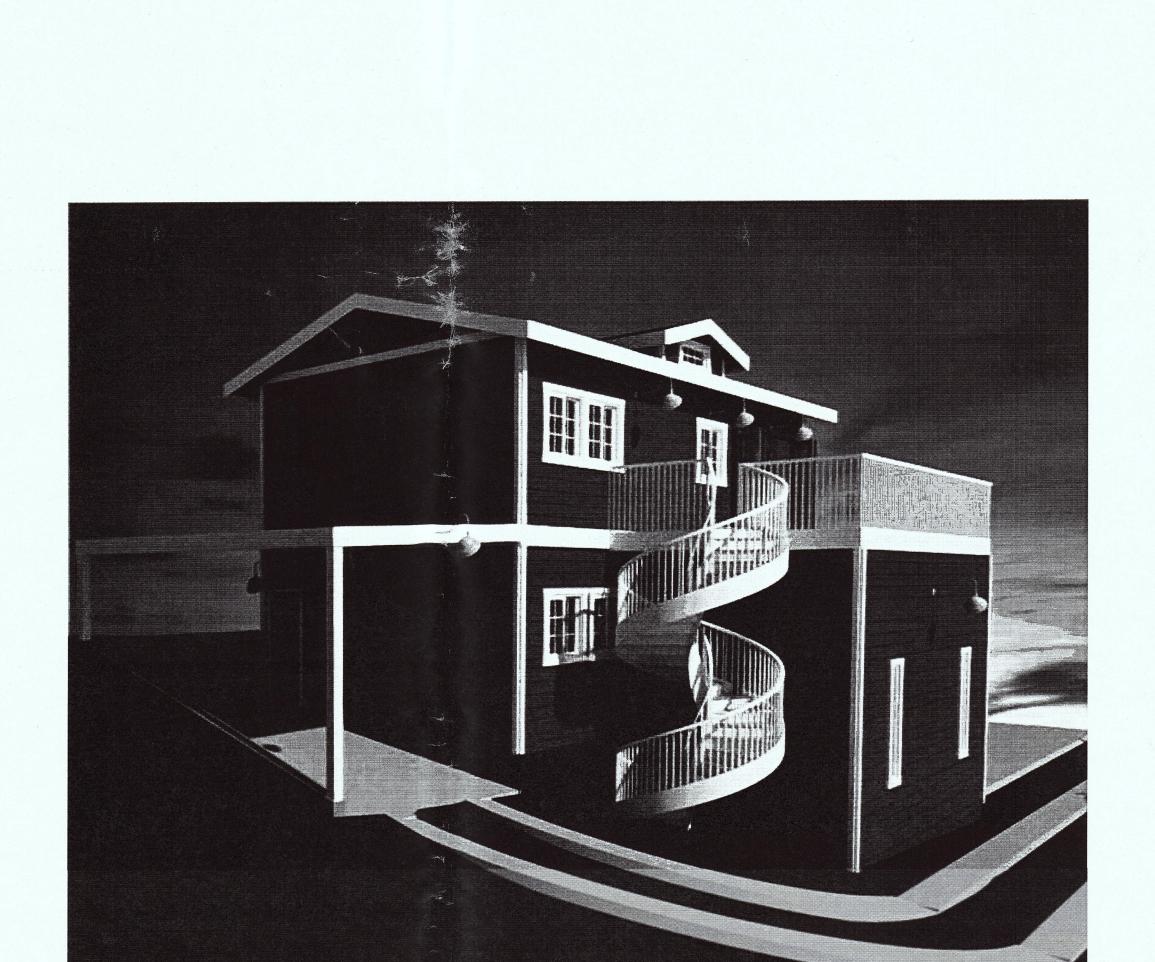
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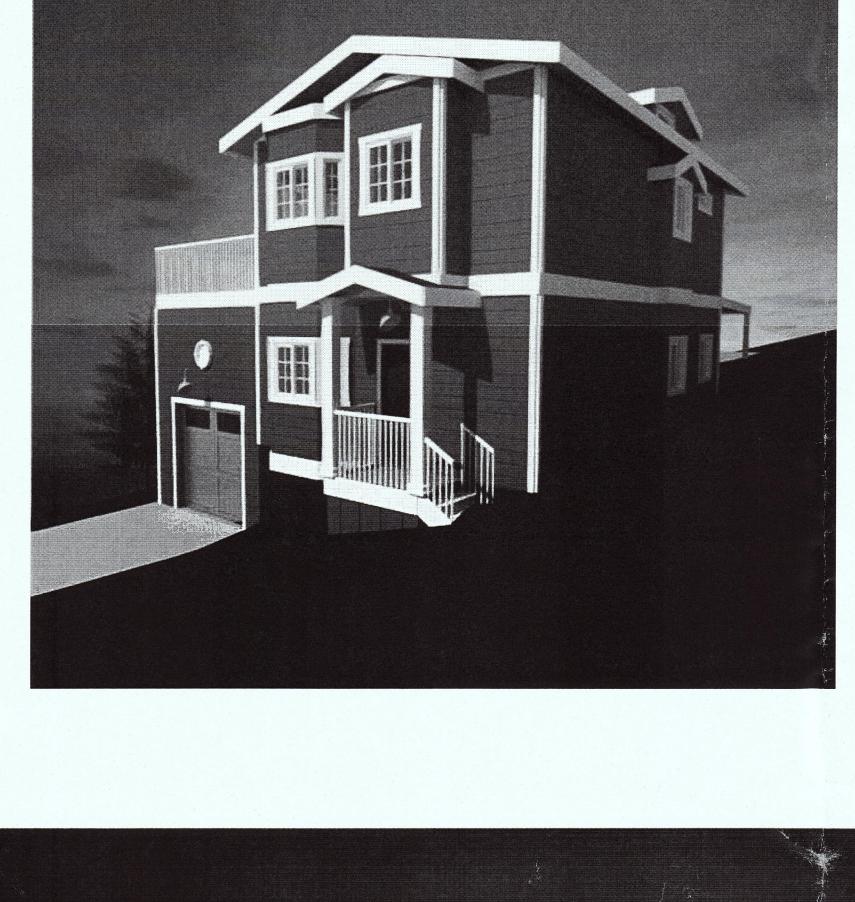
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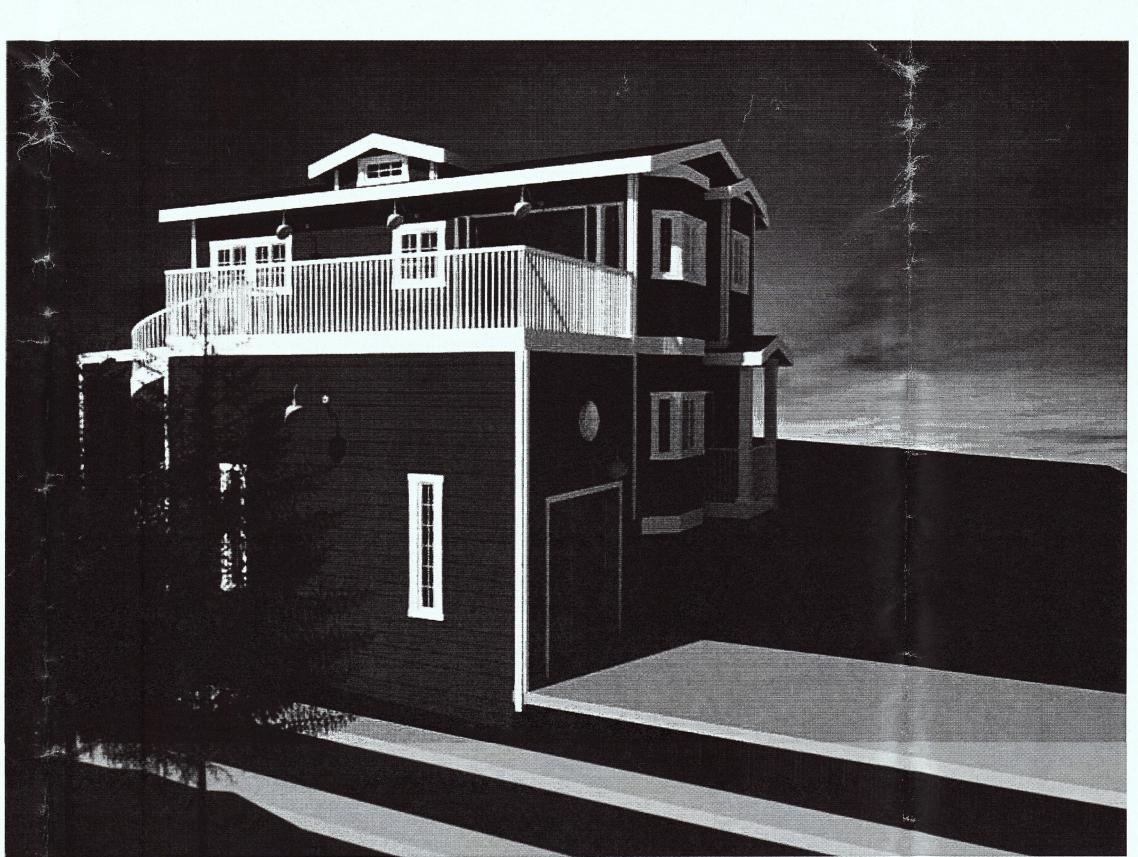
A2.2

1/4" = 1'-0"

2018.2.5 ECS Checker WY 45:25.8 8102.6 1/4" = 1'-0"







PRELIMINARY

arnovskiy

anada, CA 47-221-060 del Denis

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TTTING ED

HOMES

Cutting Edge Home

270 E Douglas Avenue
El Cajon, CA 92020
877 680 8175

No. Description

A PRELIMINARY DESIGN

B REVISED PLAN **Date** 2017.04.12 Denis Parnovskiy Opal Renderings Project number
Date
Drawn by
Checked by 2018.2.5 ECS CFW A6 12" = 1'-0"

Brief explanation of the compliance with Midcoast Design Standards

Owner: Denis Parnovskiy Email: denispar@gmail.com Phone: 650-9969613

Project site APN: 047-221-060



Neighbourhood

The new construction matches the character, size and style of the neighborhood houses (see attachment). The privacy of the neighbors uphill and downhill is maintained.

The house uses the same setback as the neighbors. The view to the ocean from the house up the street is maintained.

Trees

Only one non-significant tree is removed for the new construction.

Grading

The grading is minimal. The natural landscape is preserved except for the areas of the new constructions. The building steps down following the existing grade.

Ridgeline and open spaces

The new construction doesn't interfere with a ridgeline or the open spaces.

Second story

First story is twice bigger and made looking more bigger by adding architectural elements like porches and boxouts. The second story is not located over the garage. Two-story portion of the house is oriented towards two-story house. One-story portion of the house is oriented to one-story portion of the neighbor house.

Daylight plane

The building is compliant with daylight plane requirements measured from all setbacks.

Facade articulation

Facades are articulated by adding porches, boxouts and bay windows.

The architectural style is inspired by a Coastal Craftsman beach house by Suzan Hritz http://www.homeanddesign.net/coastal-craftsman/

Roof

Roof design is improved by adding the minor forms (dormers).

Garage

Second parking space is removed from the view to avoid domination of the garage doors.

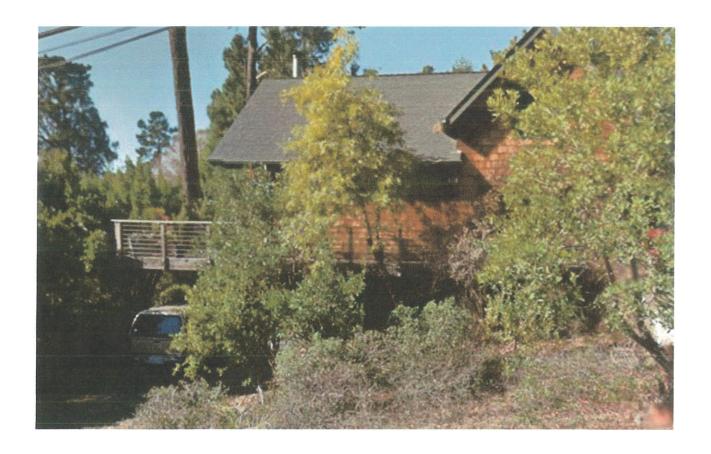
Landscaping

The natural landscape is preserved. The ribbon driveway is used to reduce paved surface.

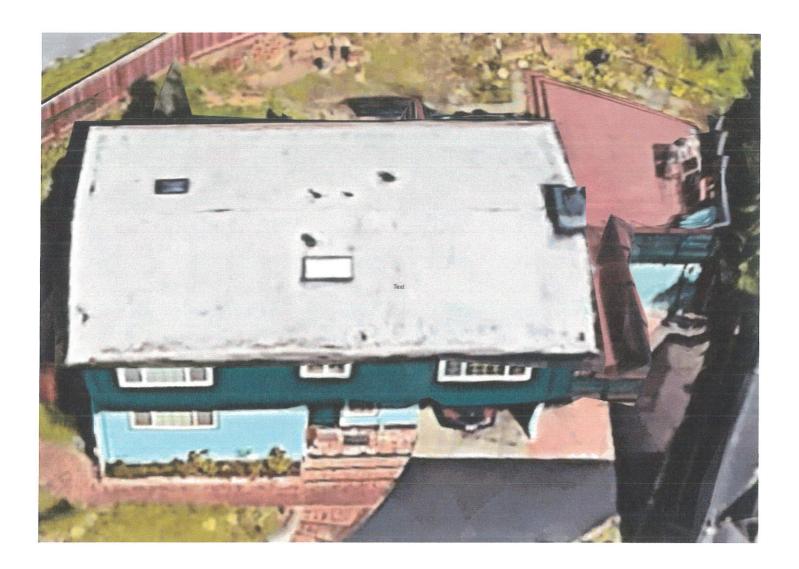


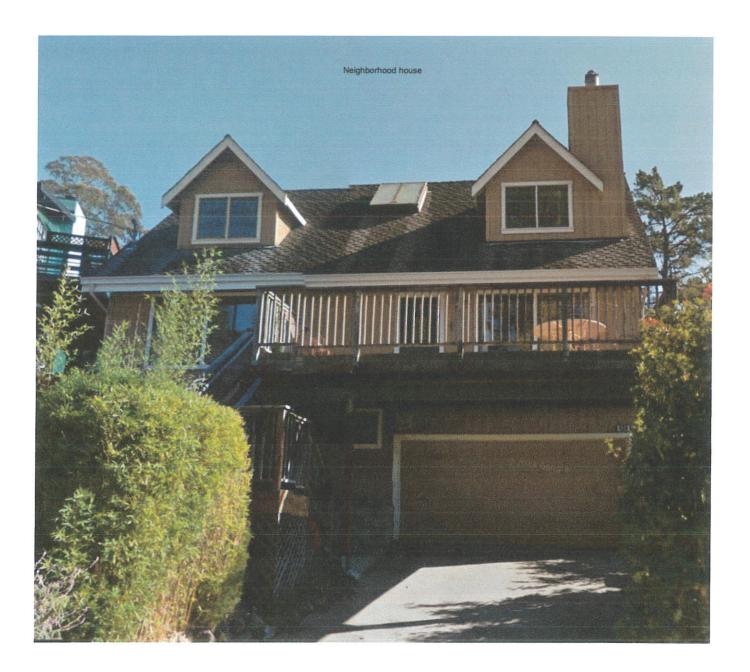












To be removed

7Ln 2018-0023



RECEIVED

JUN 2 5 2018

San Mateo County
Planning and Building Department



PLN 2018 - 00236

Tree # A To be removed





7 ee # 4 to be removed





PLN2018-00236

Materials and colors

Owner: Denis Parnovskiy Email: denispar@gmail.com

Phone: 650-9969613

Project site APN: 047-221-060

Shingles texture

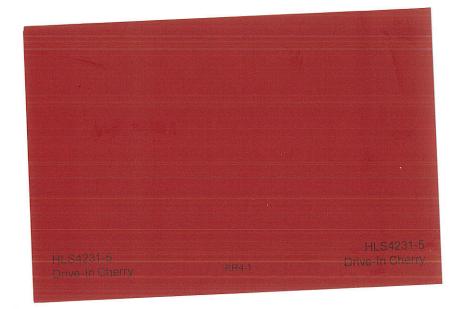




Fiber cement wall plank texture (primed, not painted, see the wall color below)



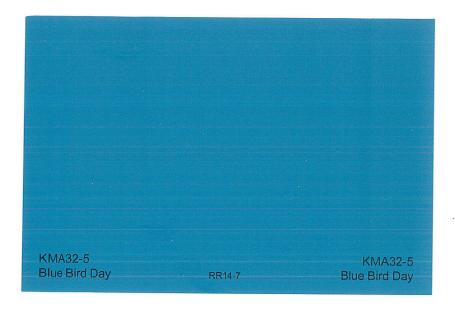
Doors



Garage door

KM4584 Urban Bird	L10-20 12-11	KM4584 Urban Biro

Wall color



Accent, Windows, Railing, Porch posts, Carport posts

HLS4304 Snow Globe

RR11-4

HLS4304 Snow Globe

Light fixtures



Y Decor Item Number:	EL0523WH	Number of Bulbs:	1
Overall Dimensions:	10" W x 10" H x 15" D	Bulb Type:	Incandescent, LED, CFL
Weight:	3.5 pounds	Dimmable:	Yes
Color/Finish:	White	Assembly Required:	Yes
Bulb Wattage:	100 W	Finish Material:	Steel
Voltage:	120 V	Eco-Friendly:	Yes
Backplate Dimensions:	5" W x 5" H x 0.8" D	UL Listed:	Yes

PLN2018- 00236