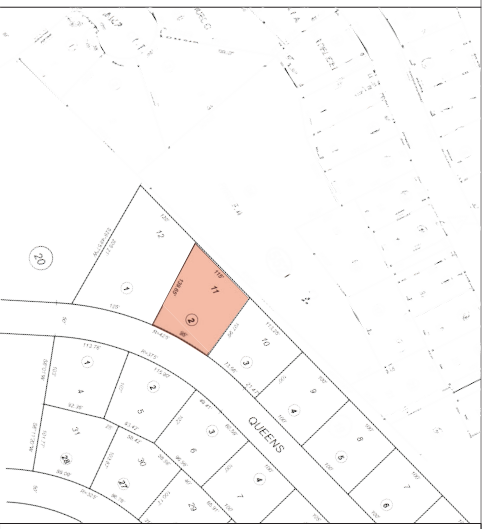
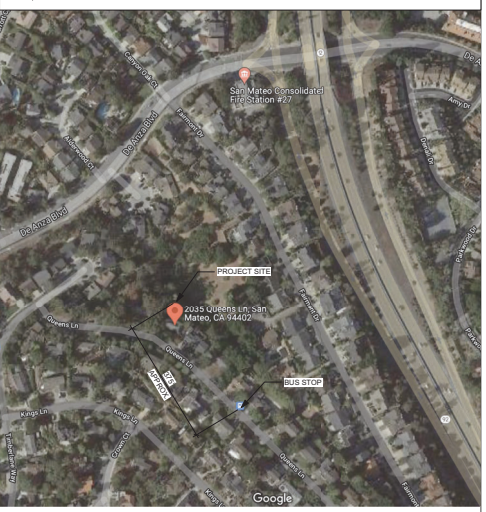
MODEL: VIEW FROM NW



1 A0.1 ASSESSOR'S MAP
SCALE: 1"=100'



2 A0.1 VICINITY MAP
SCALE: N.T.S.

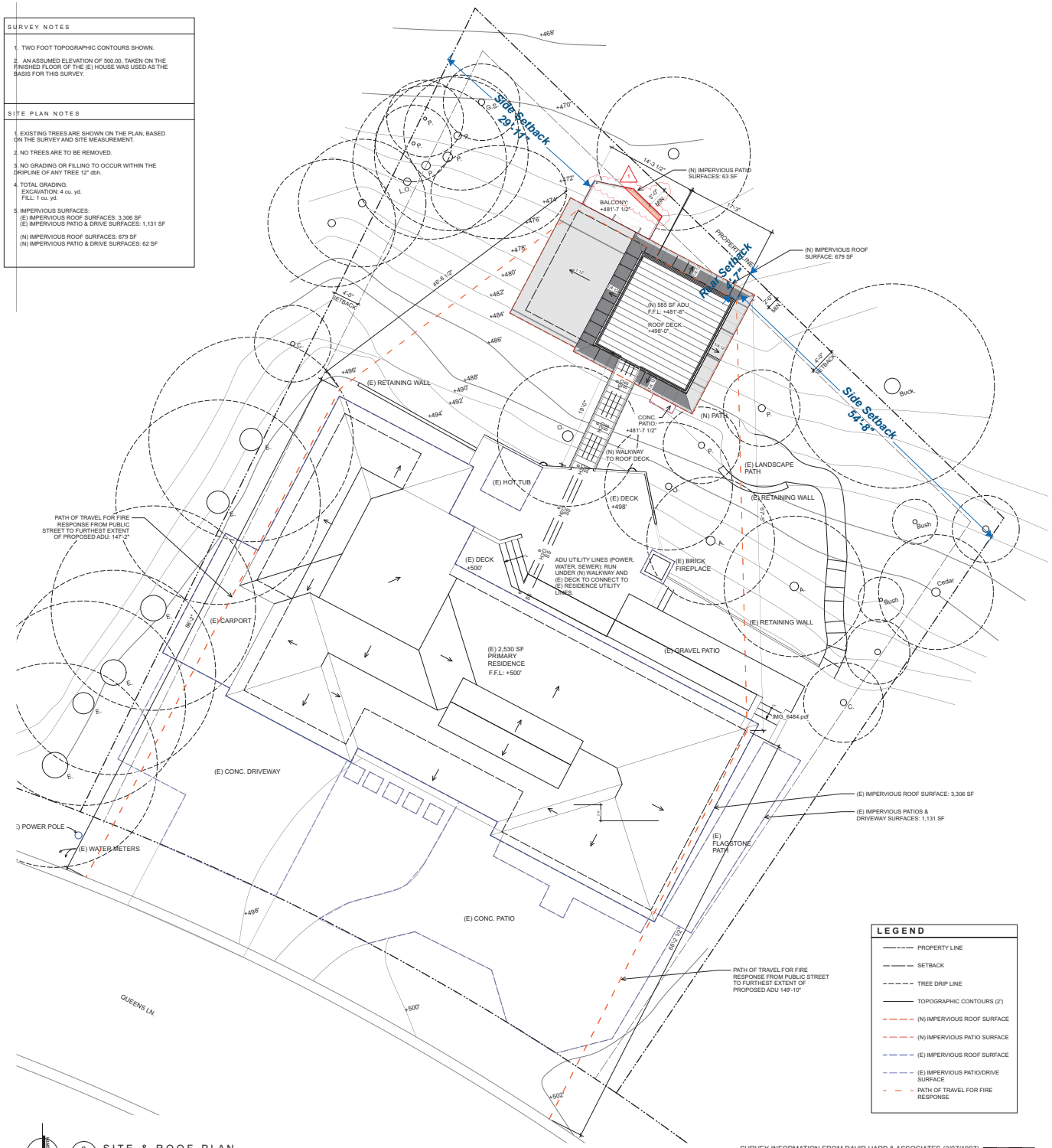
SURVEY NOTES

1. TWO FOOT TOPOGRAPHIC CONTOURS SHOWN.
2. AN ASSUMED ELEVATION OF 500.00, TAKEN ON THE FINISHED FLOOR OF THE (E) HOUSE WAS USED AS THE BASIS FOR THIS SURVEY.

SITE PLAN NOTES

1. EXISTING TREES ARE SHOWN ON THE PLAN, BASED ON THE SURVEY AND SITE MEASUREMENT.
2. NO TREES ARE TO BE REMOVED.
3. NO GRADING OR FILLING TO OCCUR WITHIN THE DRIPLINE OF ANY TREE 12" dbh.
4. TOTAL GRADING:
   EXCAVATION: 4 cu. yd.
   FILL: 1 cu. yd.
5. IMPERVIOUS SURFACES:
   (E) IMPERVIOUS ROOF SURFACES: 3,306 SF
   (E) IMPERVIOUS PATIO & DRIVE SURFACES: 1,131 SF

   (N) IMPERVIOUS ROOF SURFACES: 679 SF
   (N) IMPERVIOUS PATIO & DRIVE SURFACES: 62 SF



LEGEND

- PROPERTY LINE
- SETBACK
- TREE DRIP LINE
- TOPOGRAPHIC CONTOURS (2')
- (N) IMPERVIOUS ROOF SURFACE
- (N) IMPERVIOUS PATIO SURFACE
- (E) IMPERVIOUS ROOF SURFACE
- (E) IMPERVIOUS PATIO/DRIVE SURFACE
- PATH OF TRAVEL FOR FIRE RESPONSE

3 A0.1 SITE & ROOF PLAN
SCALE: 1/8" = 1'-0"

SURVEY INFORMATION FROM DAVID HARP & ASSOCIATES (2/07/1997)

0 4 8

PROJECT DATA

LOCATION:	2035 QUEENS LN. SAN MATEO, CA 94402
ASSESSOR PARCEL NUMBER:	041-191-020
ZONING:	R1/S8
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	VB
SEISMIC DESIGN CATEGORY:	C
LOT AREA:	12,611 SF
EXISTING LOT COVERAGE:	20% (2,530/12,611)
PROPOSED LOT COVERAGE:	24% (2,994/12,611)
ALLOWABLE LOT COVERAGE:	40% (5,044/12,611)

MAXIMUM PROPOSED BUILDING HEIGHT w/o GUARDRAIL: 24'-3"
MAXIMUM PROPOSED BUILDING HEIGHT w/ 42" GUARDRAIL: 28'-6"
MAXIMUM ALLOWED BUILDING HEIGHT: 26'-0"

PARKING SPACES: 3 (EXISTING)
ADU IS EXEMPT FROM THE REQUIREMENT TO ADD A PARKING SPACE, SITE IS LOCATED LESS THAN 0.5 MILES FROM A BUS STOP AT 2053 QUEENS LN.

FIRE SPRINKLERS: ADU IS EXEMPT FROM THE REQUIREMENT TO ADD FIRE SPRINKLERS. EXISTING PRIMARY RESIDENCE IS NOT REQUIRED TO HAVE FIRE SPRINKLERS. (SB 1069, CAL FIRE INFORMATION BULLETIN 21-005)

SQUARE FOOT CALCULATIONS:

1ST STORY:	+464 SF
LOFT:	+120 SF
TOTAL SF OF PROPOSED ADU:	584 SF

PROJECT DESCRIPTION

AN ACCESSORY DWELLING UNIT IN THE BACK YARD OF AN EXISTING PRIMARY RESIDENCE, BORDERING AN OPEN SPACE TO THE REAR. THE ADU IS COMPRISED OF A GREAT ROOM WITH A SMALL KITCHEN AND A LOFT, A BATHROOM, A BEDROOM, AND A BALCONY. THE ADU SUPPORTS A ROOF DECK, ACCESSIBLE BY A BRIDGE FROM AN EXISTING DECK AT THE REAR OF THE PRIMARY+d RESIDENCE. LOCATED IN A WILDLAND URBAN INTERFACE ZONE, THE ADU FEATURES NON COMBUSTIBLE & IGNITION RESISTANT EXTERIOR FINISHES.

THIS APPLICATION SEEKS A CONDITIONAL USE PERMIT FOR THE FOLLOWING:
1) WINDOWS FACING THE REAR EXTENDING HIGHER THAN 10' ABOVE GRADE
2) A ROOF DECK
3) LACKING STEPBACKS OVER 16' ABOVE GRADE

SEE ATTACHED LETTER IN SUPPORT OF THE FINDING THAT THE PROPOSED ADU WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD.

THE PROPOSED ADU'S WINDOWS, ROOF DECK, AND LACK OF STEPBACKS ARE NOT DETRIMENTAL TO NEIGHBORS OR PUBLIC WELFARE BECAUSE THE SUBJECT PROPERTY BORDERS AN OPEN SPACE TO THE REAR AND IS LOWER IN ELEVATION THAN THE FIRST FLOOR OF ADJACENT NEIGHBORS.

PROJECT DIRECTORY

OWNER
Cathy & Alan Palter
2035 Queens Ln.
San Mateo, CA 94402
T: 650-867-0906
E: catpalter@gmail.com
alanpalter@gmail.com

ARCHITECT
Arkin Tilt Architects
1101 Eighth Street, Suite 180
Berkeley, CA 94710
E: tom@arkintilt.com
C: 513.722.6231
T: 510.528.9830

STRUCTURAL ENGINEER
Verdant Structural Engineers
1101 Eighth Street, Suite 180
Berkeley, California 94710
T: 626.484.5880
E: kelsey@verdantstructural.com

GEOTECHNICAL ENGINEER
Charles Kissick, P.E.
Sigma Prime Geosciences, Inc.
332 Princeton Ave.
Half Moon Bay, CA 94019
T: 650.728.3590

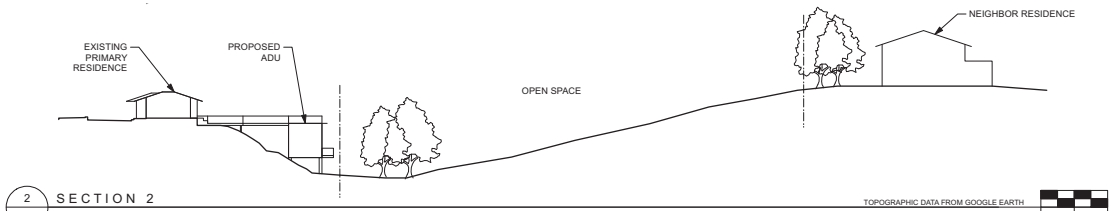
SURVEYOR
David Harp & Associates
Land Surveyors
101 Floribel Ave.
San Anselmo, CA 94960
T: 415.453.7624

DRAWING INDEX

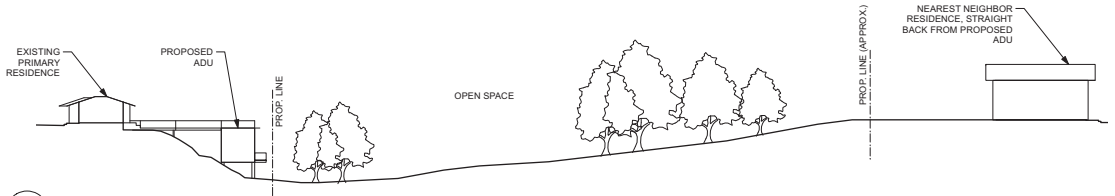
4 A1.1 SITE AERIAL PERSPECTIVE
SCALE: N.T.S.
LANDSCAPE IMAGE FROM GOOGLE EARTH

NORTH

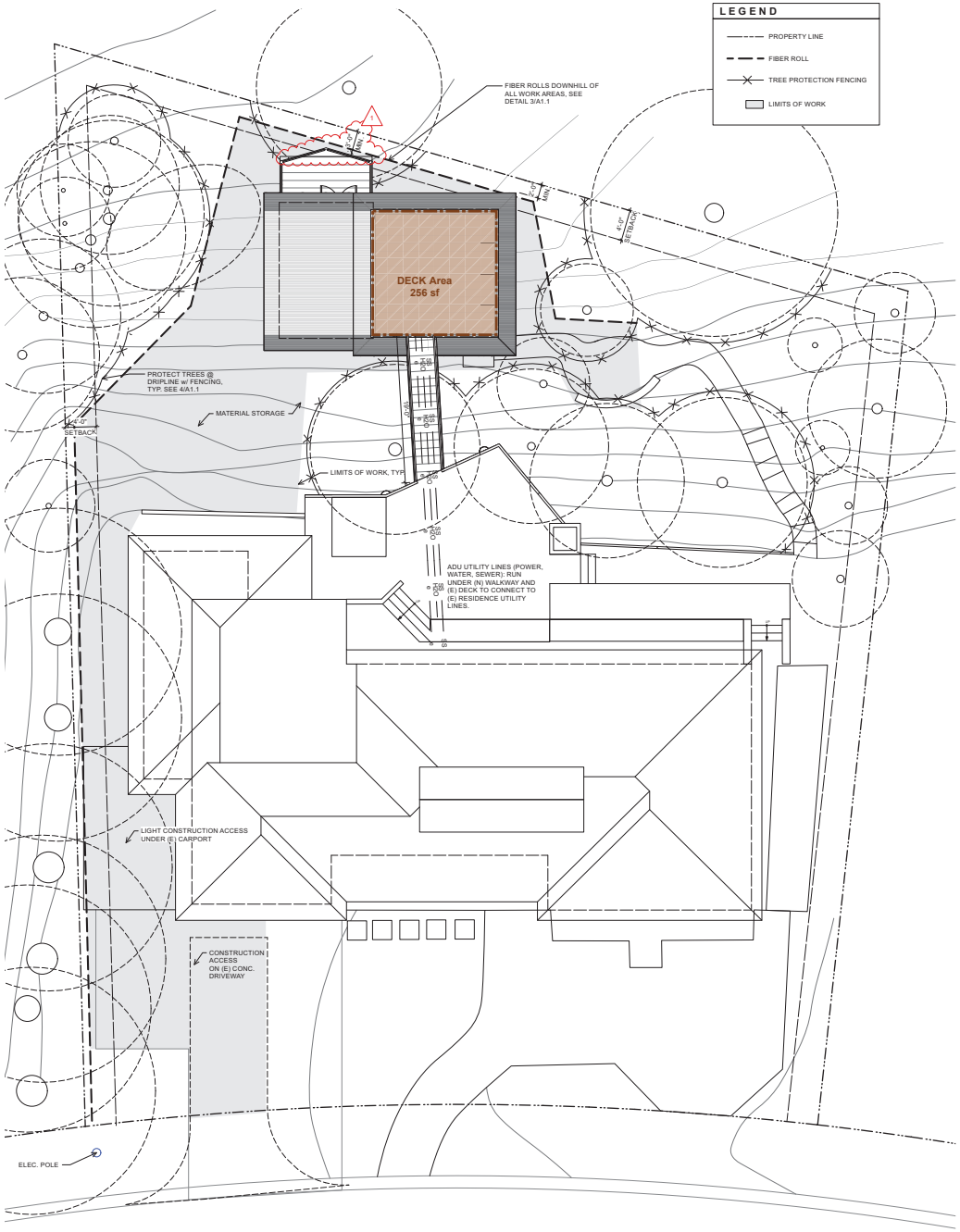
3 A1.1 SITE & SURROUNDINGS PLAN
SCALE: 1/32" = 1'-0"
SURVEY INFORMATION FROM DAVID HARP & ASSOCIATES (2/07/1997)
IMAGE: GOOGLE MAPS (2021)
0 16 32



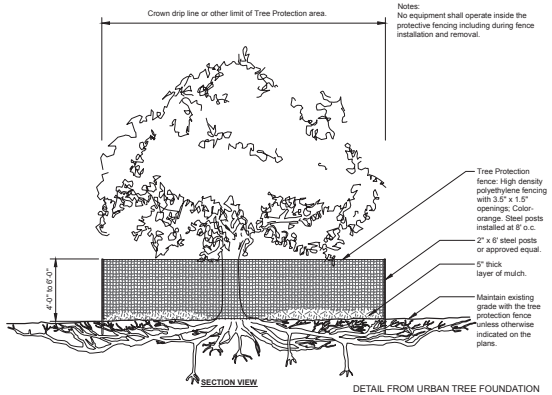
2 A1.1 SECTION 2
SCALE: 1/32" = 1'-0"
TOPOGRAPHIC DATA FROM GOOGLE EARTH
0 16 32



1 A1.1 SECTION 1
SCALE: 1/32" = 1'-0"
TOPOGRAPHIC DATA FROM GOOGLE EARTH
0 16 32

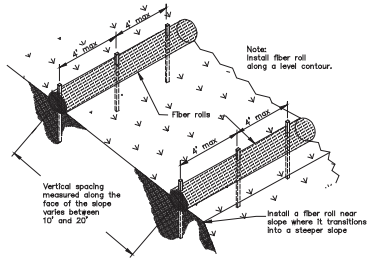


5 EROSION CONTROL PLAN
A1.2 SCALE: 1/8" = 1'-0"

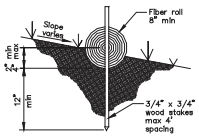


DETAIL FROM URBAN TREE FOUNDATION (2014)

4 TREE PROTECTION
A1.2 SCALE: SCALE: N.T.S.



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

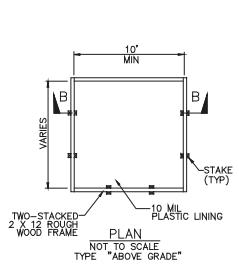


ENTRENCHMENT DETAIL
N.T.S.

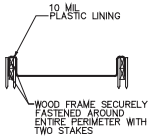
NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

3 FIBER ROLLS
A1.2 SCALE: SCALE: N.T.S.

DETAIL FROM CALIFORNIA STORMWATER BMP HANDBOOK (07/2012)



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

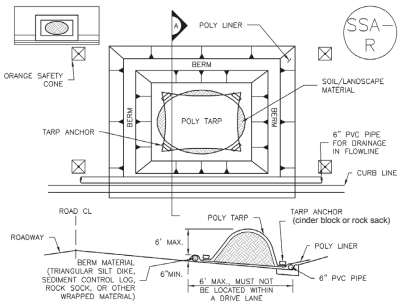


SECTION B–B
NOT TO SCALE

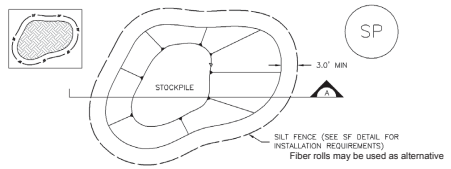
NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 CONCRETE WASTE MGMT.
A1.2 SCALE: SCALE: N.T.S.

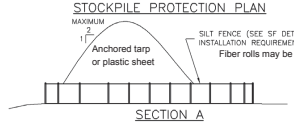
DETAIL FROM CALIFORNIA STORMWATER BMP HANDBOOK (07/2012)



SP–2. MATERIALS STAGING IN ROADWAY



STOCKPILE PROTECTION PLAN



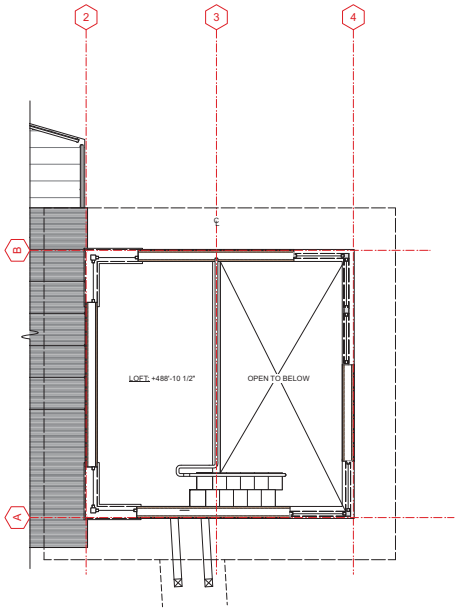
SECTION A

SP–1. STOCKPILE PROTECTION

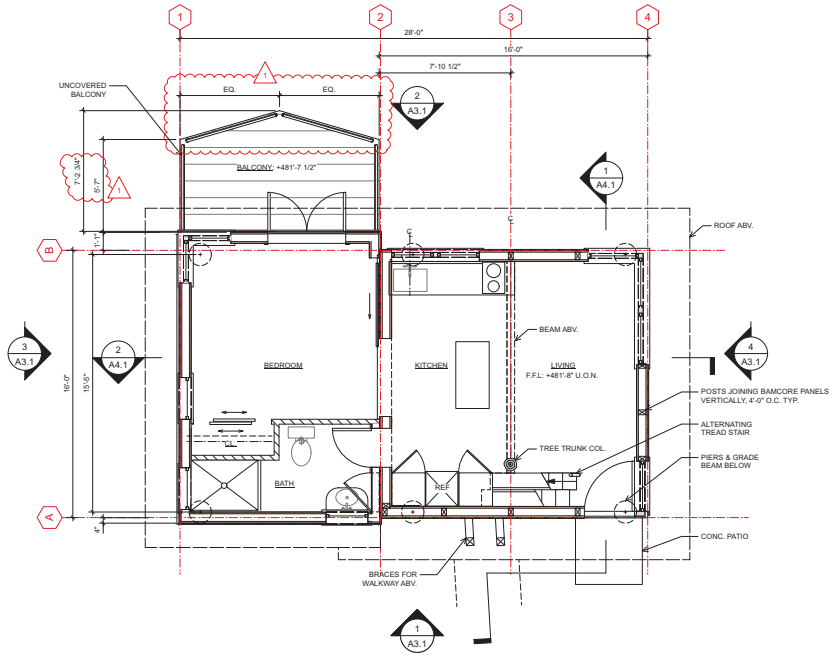
1 STOCKPILE PROTECTION
A1.2 SCALE: SCALE: N.T.S.

SHEET NOTES

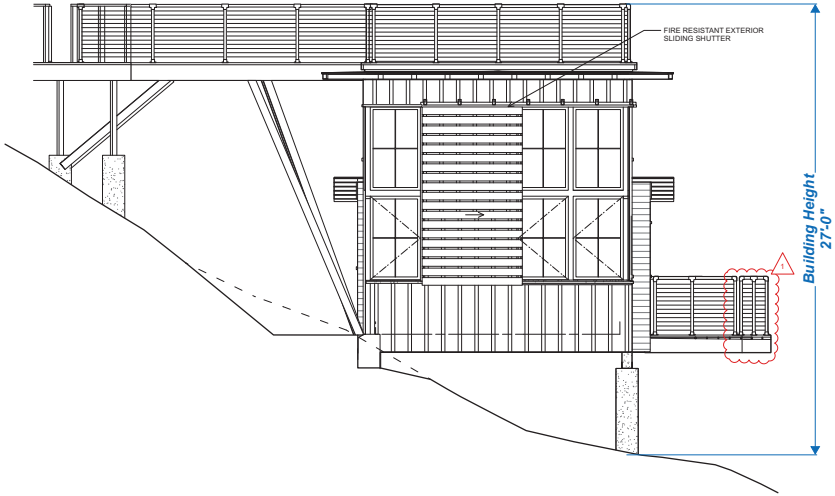
1. Erosion Control Point of Contact: TBD upon contractor selection.
2. Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
3. Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
4. Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
5. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
6. Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
7. Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
8. Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
9. Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
10. Limit construction access routes to stabilized, designated access points.
11. Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
12. Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
13. Placement of erosion materials at these locations are required on weekends and during rain events: along top of creek bank, at slope leading to creek bank.
14. The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or "run over."
15. Construction sites are required to have erosion control materials on-site during the "off-season."
16. Dust control is required year-round.
17. Erosion control materials shall be stored on-site.
18; Use temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
19. Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
20. Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
21. Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
22. Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
23. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
24. Tree protection shall be in place before any demolition, grading, excavating or grubbing is started.
25. Anticipated construction timeline: 12 months



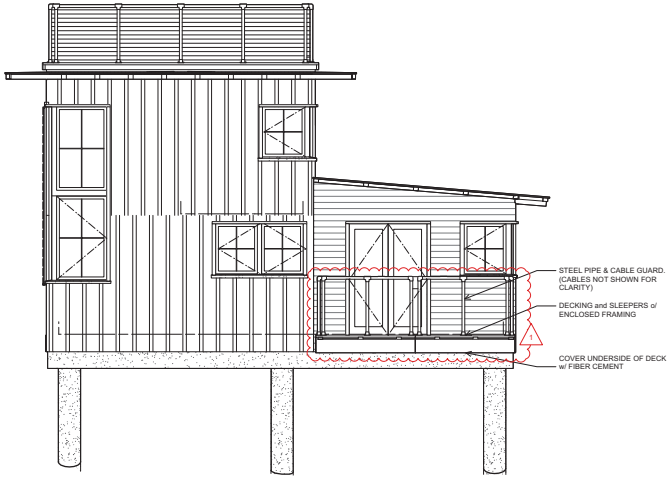
2 A2.1 LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"



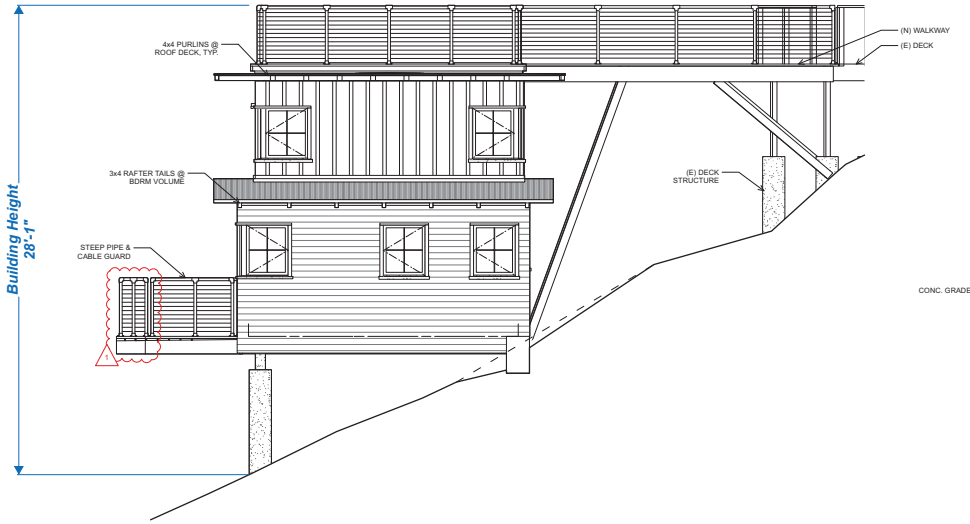
1 A2.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



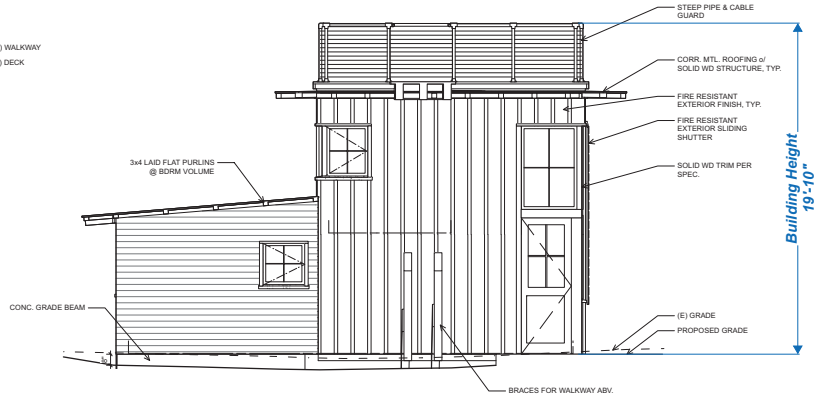
4 A3.1 SOUTH EAST ELEVATION
SCALE: 1/4" = 1'-0"



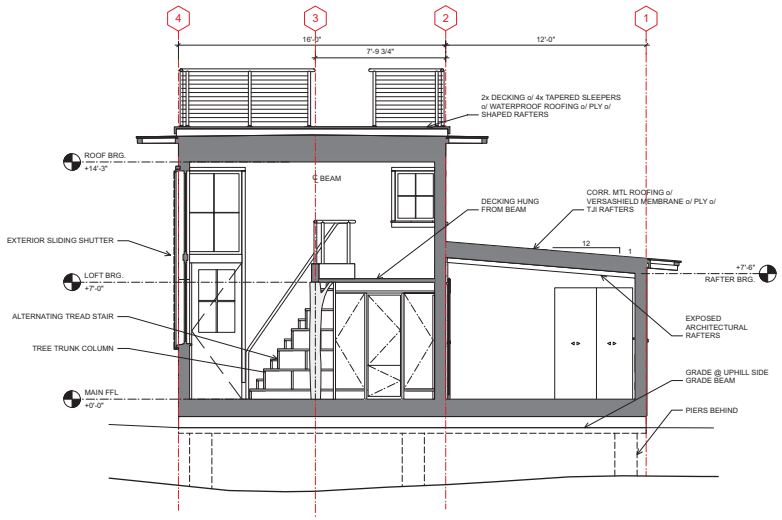
2 A3.1 NORTH EAST ELEVATION
SCALE: 1/4" = 1'-0"



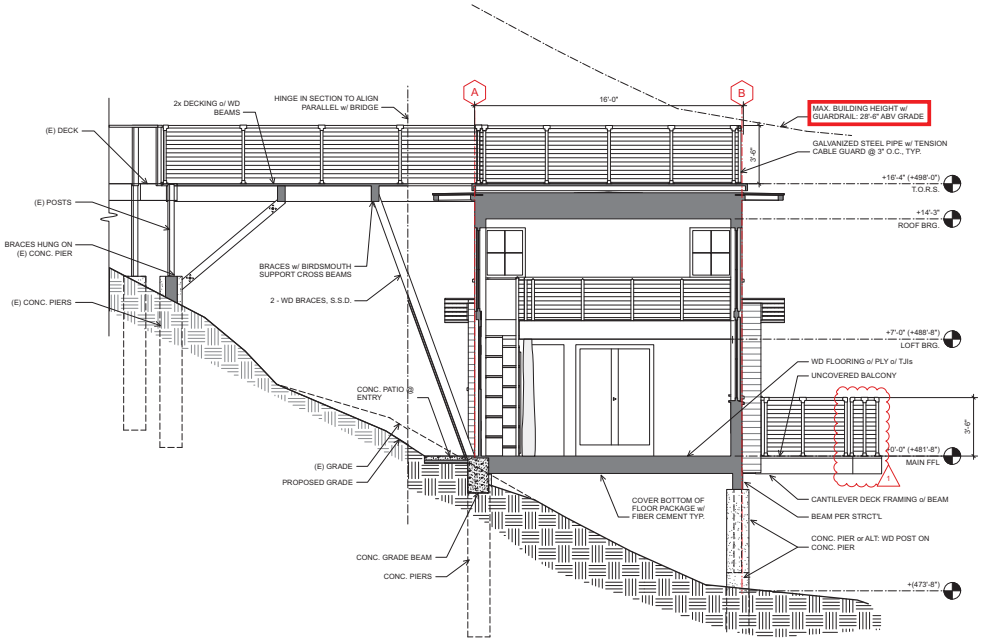
3 A3.1 NORTH WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A3.1 SOUTH WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 / A4.1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



1 / A4.1 CROSS SECTION
SCALE: 1/4" = 1'-0"