

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: August 3, 2017

TO: Zoning Hearing Office

FROM: Planning Staff

SUBJECT: Consideration of a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, for 2,695 cubic yards of grading to construct a 2,473 sq. ft., three-story addition to an existing two-story single-family residence and associated improvements located at 220 Ware Road in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2015-00511 (Fisher/Young)

PROPOSAL

The applicant is seeking a Grading Permit to construct a 2,473 sq. ft., three-story addition to an existing 3,623 sq. ft., two-story single-family residence. The addition includes a basement level garage, first floor garage, second floor master bedroom, new 1,500 gallon water tank, new circular driveway entrance, retaining walls, new septic tank and expansion lines, and partial abandonment of the existing septic system (leach lines and septic tank). The project involves 2,695 cubic yards (c.y.) of grading (600 c.y. of cut and 2,095 c.y. of fill) to modify the existing driveway and construct the three-story addition.

The project will require the removal of fifteen (15) Significant trees consisting of Redwoods, pines and Madrones and ranging in size from 10 inches to 40 inches in diameter (dbh).

A separate second dwelling unit project is being processed (permit numbers: PLN 2015-00510 and BLD 2015-02254) that includes a new second story addition to the existing detached one-story, two-car garage and then converting the remodeled garage to a second dwelling unit (1,500 sq. ft.). Since submittal of the second dwelling permit occurred prior to the effective date of the revised state law (January 1, 2017), the conversion of the garage to a second unit requires the two covered parking spaces that currently serve the main house, to be replaced. The required covered parking is incorporated in the three-story addition to the main house. The garage conversion to a second unit does not itself require a discretionary Planning Approval based on State Law and is not part of the project to be decided by the Zoning Hearing Officer.

RECOMMENDATION

That the Zoning Hearing Officer approve the Grading Permit, County File Number PLN 2015-00511, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner; 650/363-1818

Applicant: Andrew Young, Architect, Young and Borlik

Owner: Nathan and Mina Fisher

Location: 220 Ware Road, unincorporated Woodside (North Skyline)

APN: 067-050-040

Size: 9.5 acres

Existing Zoning: R-E/S-11 (Residential Estates District/S-11 (minimum 1-5 acre parcel size))

General Plan Designation: Low Density/Residential Rural

Sphere-of-Influence: None

Existing Land Use: The property is developed with a two story single-family residence and a two car garage.

Water Supply: California Water Service, Bear Gulch

Sewage Disposal: Existing septic system

Flood Zone: The project parcel is in Flood Zone X (area of minimal flooding), pursuant to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0280E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 (e)(2): Addition to existing structures provided that the addition will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for a maximum development permissible by the General Plan.

Setting: The property is developed with a two story residence and detached garage, located in a forested area, and is moderately sloped beyond the existing development

and towards the rear of the parcel. The property is located on the west side of Ware Road, and bound by Purisima Creek Redwoods to the west, Ware Road to the east, and by large (1-acre and greater) size properties.

Chronology:

<u>Date</u>	<u>Action</u>
November 9, 2015	- Application Received.
July 14, 2017	- Deemed Complete
August 3, 2017	- Zoning Hearing Officer Hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has reviewed and determined that the project is in conformance with all applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), and Policy 1.25 (*Protect Vegetative Resource*) seek to regulate land uses, density and design, and development activities to protect vegetative, water, fish and wildlife resources, and to mitigate to the extent possible, significant adverse impacts.

The 9.5-acre project parcel is located in a rural residential subdivision that consists of mild to moderate slopes with sparse tree coverage in the vicinity of the development. According to the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the parcel. Marbled murrelet habitat is mapped 0.6 mile southwest along Purisima Creek. Murrelet habitat is not expected to be impacted as a result of the project given that proposed project, including tree removal, is located at the edge of the forested area and adjacent to disturbed developed areas.

The project will require the removal of fifteen (15) Significant trees. The County's Significant Tree Ordinance excludes the approval of a separate tree removal permit when tree cutting has been authorized

as part of a permit approval process in which the provisions of the tree ordinance have been considered and applied. To this, the project is conditioned to require the submittal of a revegetation plan at the building permit stage for review and approval by the Planning Department. Tree replacement is conditioned for a 1:1 ratio with a minimum of 15-gallon size of native and non-invasive tree species. The trees proposed for removal are the minimum necessary to accommodate the proposed house addition, new access driveway, retaining walls and leach field expansion. For the trees that will remain, a tree protection pre-site inspection is required to ensure proper tree protection measures are installed prior to construction for any trees not approved for removal.

2. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) seek to regulate development to minimize soil erosion and sedimentation.

The circular driveway is proposed in a previously disturbed area of the property and will continue the existing driveway and fire truck hammerhead turnaround from the residence around the detached garage. The proposed three-story residential addition will be located to the north of the existing residence in a landscaped area. The area of overall disturbance has an approximate slope of 25%. Existing leach lines to the northwest of the residence will be removed (per San Mateo Environmental Health standards) and new primary leach lines and expansion leach lines will be installed in the same general area. A new 2,000 gallon septic tank will be installed and a new drainage trench is proposed thus requiring grading and retaining walls.

The applicant has submitted an erosion control plan prepared by Lea and Braze Engineering, Inc. that includes a temporary aggregate construction driveway, gravel bags for flow, and onsite inlet protection. The erosion control plan will require silt fence and fiber rolls on the downslope (westward of the residence) with review and approval by the Planning staff. Staff has conditioned the project to prohibit grading during the wet season (October 1 through April 30) to avoid the increased potential for soil erosion (unless an Exception to the Winter Grading Moratorium is granted by the Community Development Director). As previously mentioned, a tree protection pre-site inspection is required to ensure trees that remain are properly protected prior to the start of construction.

a. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.24 (*Rural Development Design Concept*), and the Rural Site Planning Policies, including Policy 4.25 (*Location of Structures*), Policy 4.26 (*Earthwork Operations*), Policy 4.29 (*Trees and Vegetation*), Policy 4.30 (*Landscaping and Screening*), Policy 4.31 (*Public Utilities*) seek to protect the natural visual character and quality of scenic areas by regulating the appearance of new development to promote good design, site relationships, and other aesthetic considerations, such as tree preservation except where removal is required for approved development or safety, minimizing grading operations, placing utilities underground, and installing landscaping that provides a smooth transition between development and adjacent forested areas.

The project parcel fronts on Ware Road and the subject site is approximately 1,500 feet west of Skyline Boulevard (not within the State Scenic Corridor). The developed portion of the parcel consists of sparse mature tree coverage. The existing garage is setback approximately 100 feet from Ware Road and the house is setback 140 feet from Ware Road. Distance, topography, and mature vegetation screen the existing residence and proposed addition from public viewpoints and construction of the addition to match the existing rustic mountain house style of the residence will ensure the natural rural character of the area is preserved.

The 15 Significant trees proposed for removal are the minimum necessary to accommodate the proposed development as these trees are within or near the footprint of proposed development (including buildings, new driveway, retaining walls, new leach lines). Grading totaling 2,695 cubic yards is proposed to implement the project, including construction of the relocated driveway to access the new garage, the three-story addition, and retaining walls, which are confined to the immediate project area and limited to that necessary to construct the proposed development. The project is conditioned to require a revegetation plan for review by the Planning Department, at the building permit stage, to ensure landscaping/replacement trees are consistent with the surrounding forested area.

b. Rural Land Use

Policy 9.23 (*Land Use Compatibility in Rural Lands*), Policy 9.24 (*Determining Appropriate Development Densities for the Rural Lands*), and Policy 9.42 (*Development Standards for Land Use Compatibility in General Open Space Lands*) seek to encourage land use compatibility to maintain the scenic and harmonious nature of the rural lands;

allocate appropriate densities for parcels through the analysis of resources, hazards, availability of services, and land use patterns; locate development in areas of the parcel which cause the least disturbance to scenic resources and best retain the open space character of the parcel; and where possible, locate development in areas that are free from hazardous conditions, including steep slopes and unstable soils.

The surrounding rural area consists of individual privately-owned parcels, 1 to 11 acres in size, including the subject 9.5-acre parcel, located along Ware Road and Big Pine Road. The area consists of flat to moderate slopes and a variety of sparse and dense tree coverage. Most of the parcels along Ware Road are developed with single-family residences utilizing the same utilities as proposed with the subject project (i.e., California Water Service Company, private septic system). Although the proposed three-story addition will be in an area of 25% slope, this is the best location for the addition, as the immediate area is already disturbed with existing development and the proposed location will retain the bulk of the property as open space.

The submitted Geotechnical Investigation report, prepared by Murray Engineers Inc., identifies exploratory boring conducted which resulted in soils consisting of stiff silty clay, underlain by weathered clayey siltstone bedrock. Additional lab results were processed for the bedrock encountered in the Borings and found to be moderately expansive with a plasticity index of 21 percent and a liquid limit of 44 percent. Free swell tests were also performed. Swell tests determine the soil expansion when soil is submerged in water. The testing yielded free swell of 50-55 percent. Significantly expansive falls within the range of 45 percent to 80 percent. Based on the results of the free swell, the clayey siltstone bedrock is classified as "significantly expansive". Murray Engineers has determined that the proposed development is feasible based on the geotechnical testing, provided the report's recommendations are implemented into the design. The primary geotechnical constraints are the potential for settlement, creep of fill, soil blanketing portions of the site and very strong ground shaking during a moderate to large earthquake from the San Andreas fault or another nearby fault. The underlying bedrock is expected to provide adequate support for the foundation of the proposed development.¹

As allowed under the R-E/S-11 and with consideration given to the Geotechnical Investigation report, the addition to the existing residence and associated improvements is consistent with the low density residential land use designation for this parcel. The project is

¹ Geotechnical Report, Murray Engineers Inc., pages 7-9

not expected to damage or destroy any environmental resources (i.e., aesthetics, agriculture or forest lands, biological, cultural, etc.) as conditioned. The majority of the parcel is preserved to protect the open space character of the area and the low density of the area.

c. Water Supply

Policy 10.15 (Water Suppliers in Rural Areas) considers water systems and wells as appropriate water supply in rural areas.

The property will continue to receive municipal water service from the California Water Service Company. A referral was sent to the agency on June 27, 2017. No comments have been received to date. The project is conditioned to comply with California Water Service requirements.

d. Wastewater

Policy 11.10 (*Wastewater Management in Rural Areas*) and Policy 11.12 (*Adequate Lot Sizes for Septic Tanks*) considers sewage disposal systems as an appropriate method of wastewater management in rural areas, and requires septic systems to meet the requirements of the Office of Environmental Health for parcel size and other standards.

The project includes the removal of existing leach lines and installation of new leach lines with a leach field expansion to accommodate the addition. The County Environmental Health Division has reviewed the proposed project and provided conditional approval for the expanded septic system with regard to location, sizing, and percolation rates.

e. Natural Hazards

Geotechnical Hazards

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) and Policy 15.21 (*Requirement for Detailed Geotechnical Investigations*) seek to avoid siting structures in areas where they are jeopardized by geotechnical hazards; avoiding construction in steeply sloped areas (generally above 30%), unless appropriate structural design measures are incorporated to ensure safety and reduce hazardous conditions; and to require geotechnical investigation for development projects that may be located in an area of geotechnical hazard.

According to a site specific Geotechnical Investigation Report, the property sits within the Whiskey Hill Formation, geologically known to consist of interlayered sandstone, siltstone, and claystone with minor conglomerate or conglomeratic beds, glauconitic sandstone, and tuffaceous siltstone. An investigation of the property did not result in any observational evidence of active landsliding. However, because the presence of surficial fill and soil covering the site and the moderate to steep slopes across portions of the site, the occurrence of a new shallow landslide or shallow sloughing involving these materials cannot be excluded if excessive precipitation, erosion, and/or strong ground shaking associated with an earthquake should occur. As stated in the report, a new shallow landslide should not pose a significant hazard to the proposed improvements provided that the improvements are designed and constructed in accordance with the recommendations of this report.

Further, the report states that the Pilarcitos Fault is mapped approximately 650 feet southwest of house site. The potential for fault rupture of this potentially active/possibly inactive fault is low given the distance to the residence and that no known active or potentially active faults cross the site. ²

The project requires compliance with all seismic design criteria of the current California Building Code. The plans and geotechnical report have been reviewed and conditionally approved by the County Geotechnical Section.

f. Fire Hazards

Policy 15.27(a) (*Appropriate Land Uses and Densities in Fire Hazard Areas*) and Policy 15.31 (*Standards for Road Access for Fire Protection Vehicles to Serve New Development*) require development in hazardous fire areas to be reviewed for adequate fire protection access and appropriate land use and density.

The parcel is not located within any mapped natural hazards according to the General Plan Natural Hazards map. According to the Fire Hazard Severity Zone Maps from the California Department of Forestry and Fire Protection, the project is located within a High Fire Hazard Zone, State Responsibility Area. The project plans have been reviewed by the California Department of Forestry and Fire Protection and conditionally approved subject to adequate fire protection access to structures and design of the access route, among others as conditioned (e.g., maximum 20% grade, etc.). In conformance with Policy 15.27, the low density residential land use will remain

² Geotechnical Report, Murray Engineers Inc., page 3

unchanged as a result of this project and the project is consistent with the land use designation.

3. Conformance with the County Zoning Regulations

The project site is located within the Residential Estate (R-E/S-11) Zoning District and subject to the development standards outlined below. Single-family residences are allowed uses in this district.

S-11 Development Standards			
	Required	Existing Residence	Proposed
Minimum Lot Width	100 ft.	> 100 ft.	No change
Minimum Parcel Size	1-5 acres	9.5 acres	No change
Minimum Front Yard Setback	50 ft.	160 ft. existing residence	203 ft. proposed addition
Minimum Side Yard Setbacks Left Side	20 ft.	100 ft. residence	100 ft. residence
Right Side	20 ft.	110 ft. residence	82 ft. residence
Minimum Rear Yard Setback	20 ft.	Approximately 800 ft.	Approximately 800 ft.
Maximum Lot Coverage	15%	0.3%	1.07%
Maximum Building Height	36 ft.	28.33 ft.	34.75 ft.

4. Conformance with the Parking Regulations

Section 6117 of the Zoning Regulations requires two-car covered parking for dwellings consisting of two bedrooms or more. The proposal is compliant with this requirement. Further, Zoning Regulations Section 6429.9 (*Second Units*) requires one parking space to be provided for each one-bedroom second unit; this space may be uncovered. One uncovered space is provided in front of the existing detached garage.

5. Conformance with the County Grading Ordinance

To approve the grading permit the Zoning Hearing Officer must make the following findings pursuant to Section 9290 of the San Mateo County Ordinance Code:

- a. **The granting of the permit will not have a significant adverse effect on the environment.**

The proposed grading is necessary to implement the project. As discussed earlier in the report, the project site has no special-status plant or animal species identified on the project site or within the immediate vicinity of the parcel. Marbled murrelet habitat is mapped 0.6-mile southwest along Purisima Creek but is not expected to be impacted as a result of the project given that proposed project, including tree removal, is located at the edge of the forested area and adjacent to disturbed developed areas. Proposed tree removal is only that necessary to construct the proposed addition, circular driveway, and septic system improvements. The trees remaining on site will be protected through the duration of the construction project. The project is conditioned to require a revegetation plan for review and approval by the Planning Department. An initial erosion and sediment control plan and tree protection plan has been reviewed by staff and will be required as part of the building permit submittal; a pre-site inspection will be required prior to issuance of the building permit. The County's Geotechnical Section and the Department of Public Works have reviewed and approved the project with conditions. Therefore, staff has determined that the project, as proposed and conditioned, will not have a significant adverse impact on the environment.

- b. **That the project conforms to the criteria of this chapter [Grading Ordinance Section 9280], including the standards referenced in Section 9296 and that the project is consistent with the General Plan.**

The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, grading, dust control plan, fire safety, timing restrictions of grading activity, and geotechnical reports. The project plans have been reviewed and recommended for approval by both the Geotechnical Section and the Department of Public Works. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance. Should grading activity continue during the wet weather season (October 1 to April 30), the applicant shall apply for a grading moratorium request and receive authorization from the Community Development Director to continue grading October 1 to April 30. If grading during the wet season is approved.

B. ENVIRONMENTAL REVIEW

Categorically exempt pursuant to Section 15301, Class (e)(2): Addition to existing structures provided that the addition will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for a maximum development permissible by the General Plan.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Geotechnical Section
Environmental Health Division
California Department of Forestry and Fire Protection
California Water Service Company

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location/Vicinity Map
- C. Site plan
- D. Floor Plans-Main House
- E. Elevations-Main House
- F. Floor Plans-Second Unit
- G. Elevations-Second Unit
- H. Tree Protection Plan
- I. Sensitive Habitat Map

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00511

Hearing Date: August 3, 2017

Prepared By: Olive Boo
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is exempt pursuant to Section 15301, Class 1 (e)(2)(addition to existing structures provided the additional will not result in an increase of more than 10,000 sq. ft. if the project is in an area where all public services and facilities are available to allow for a maximum development permissible by the General Plan.

Regarding the Grading Permit, Find:

2. That the granting of the permit will not have a significant adverse effect on the environment. As discussed in this staff report, no sensitive habitats are mapped within the project site area or immediate vicinity. Tree removal is the minimal necessary to construct the improvements and the remaining trees will be protected through the submittal of a tree protection plan. The project has been reviewed by the Geotechnical Section and the Department of Public Works and have been given conditional approval.
3. That the project conforms to the criteria of this chapter [Grading Ordinance Section 9280], including the standards referenced in Section 9296 and that the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on August 3,

2017. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.

2. The Grading Permit shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. The residential addition shall match the colors and materials of the existing residence. If other colors and/or materials are proposed, the applicant shall submit color and material samples to the Planning Department for consideration and approval prior to implementation. Colors and materials must be consistent with the intent of the applicable General Plan policies. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
4. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
5. The applicant shall submit a revegetation plan as part of the building permit submittal for review and approval by the Planning Department. The plan shall identify a 1:1 ratio replacement of 15-gallon size for the trees removed. Tree species shall be of native, non-invasive species compatible with the surrounding vegetation. Replacement plantings shall be confirmed prior to the building permit's final inspection approval.
6. Any outstanding tree replacement(s) not yet complied with from previously approved tree removal permits, if any, shall also be fulfilled. An inspection final by the Planning Department will be added to the building permit.
7. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
8. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
9. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the

Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.

10. Prior to the beginning of all construction, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
11. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
- a. Water all active construction areas at least twice daily, as needed.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily as needed, 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.
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
12. The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure, Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations
13. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
14. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
- a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

- b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
- 15. Should grading activity continue during the wet weather season (October 1 to April 30), the applicant shall apply for a grading moratorium request and receive authorization from the Community Development Director to continue grading October 1 to April 30. If grading during the wet season is approved.
- 16. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
- 17. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758, a project proposes over 2,500 sq. ft. of residential floor area. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of residential floor area.
- 18. The applicant shall comply with all requirements of the California Water Service Company.

Building Inspection Section

- 19. A building permit is required for this project.
- 20. Fire sprinklers are required throughout the structure for this project.
- 21. The second unit shall have access to, and control of, an independent source of space conditioning.
- 22. This project shall be based on the currently adopted and amended California Building Standards Code at the time of building permit application.

Geotechnical Section

- 23. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
- 24. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading

Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

25. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
26. Please include the Geotechnical File Number, 13F-37, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Department of Public Works

27. Prior to the issuance of the Building Permit or Planning Permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the storm water onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
28. Prior to the issuance of the BLD permit or PLN permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
29. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Environmental Health Division

30. The proposed primary and reserve drain field trenches appear to be on slopes greater than 20%. Any onsite wastewater treatment system (OWTS) (dispersal

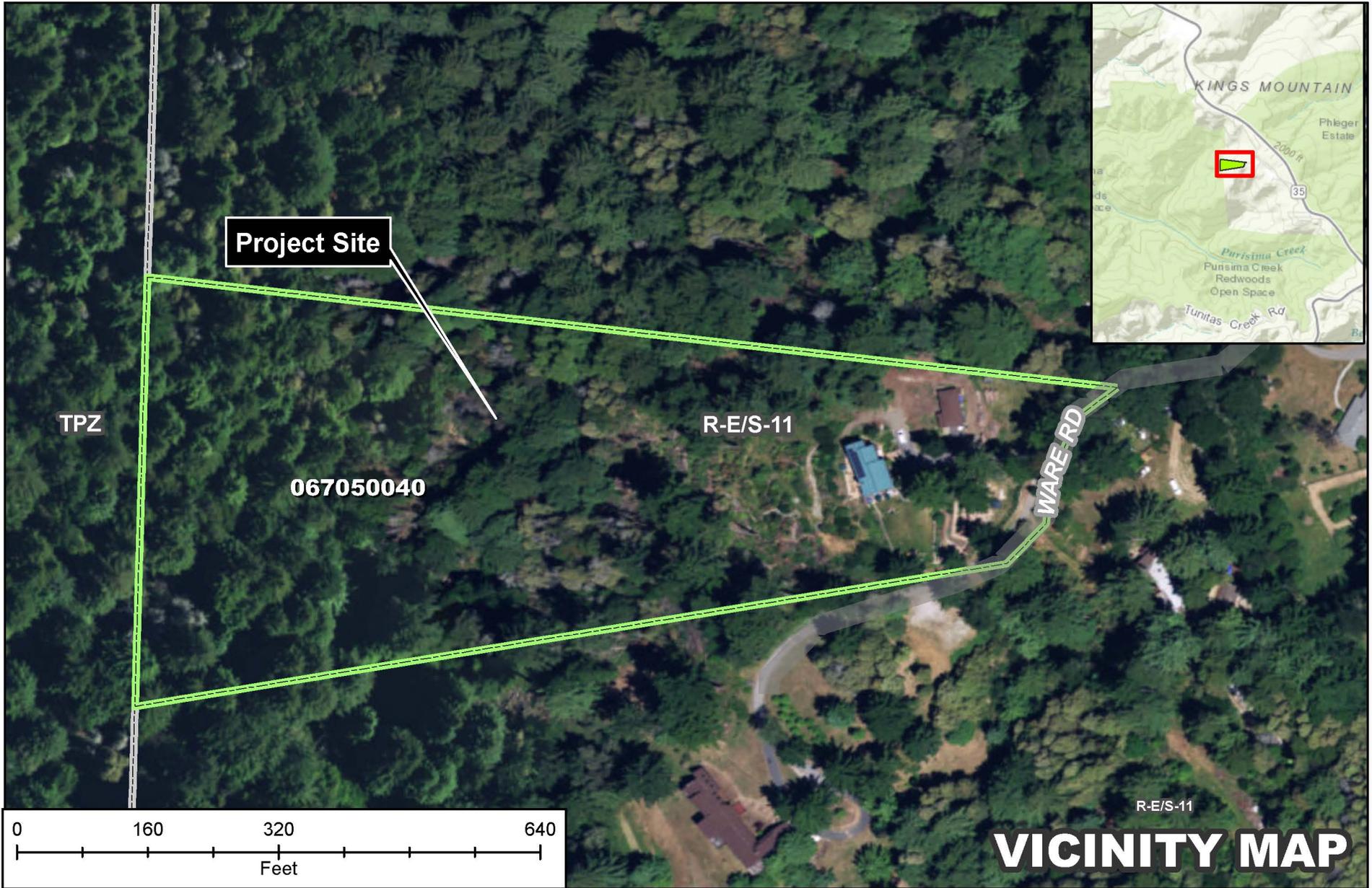
system) located on ground slope greater than 20% shall require the completion of a geotechnical slope stability study and any dispersal system located on ground slope greater than 35% shall require the use of pressure distribution or subsurface drip dispersal to distribute the wastewater effluent uniformly throughout the dispersal area as specified in the County OWTS Ordinance and Section 2 of the Onsite Wastewater Treatment Systems (OWTS) manual.

31. Delineate the limit of grading onto the septic plans (Sheets SS-1 & SS-2).
32. Percolation test completed on 9/22/2016 and 9/23/2016 depicts a well on the topography map. The well and its intended use shall be delineated on all site plan sheets and call out setbacks to the proposed septic system. If the well will no longer serve its intended use, applicant will need to make application and pay applicable fees to Environmental Health to properly destroy the well.
33. Storm drain keynotes on sheet C-2.0 specifies a perforated 4-inch subdrain along the retaining wall upslope of the septic system. A minimum 25-foot setback shall be maintained from the septic tank and the drain field trenches.
34. Sheets A0.4, C-1.0, SS-1, and SS-2 specifies a 17 LF (Expansion) trench. The minimum length for a drain field trench shall be 25 feet.

Cal-Fire

35. Fire Department access shall be within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20-foot wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 Base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

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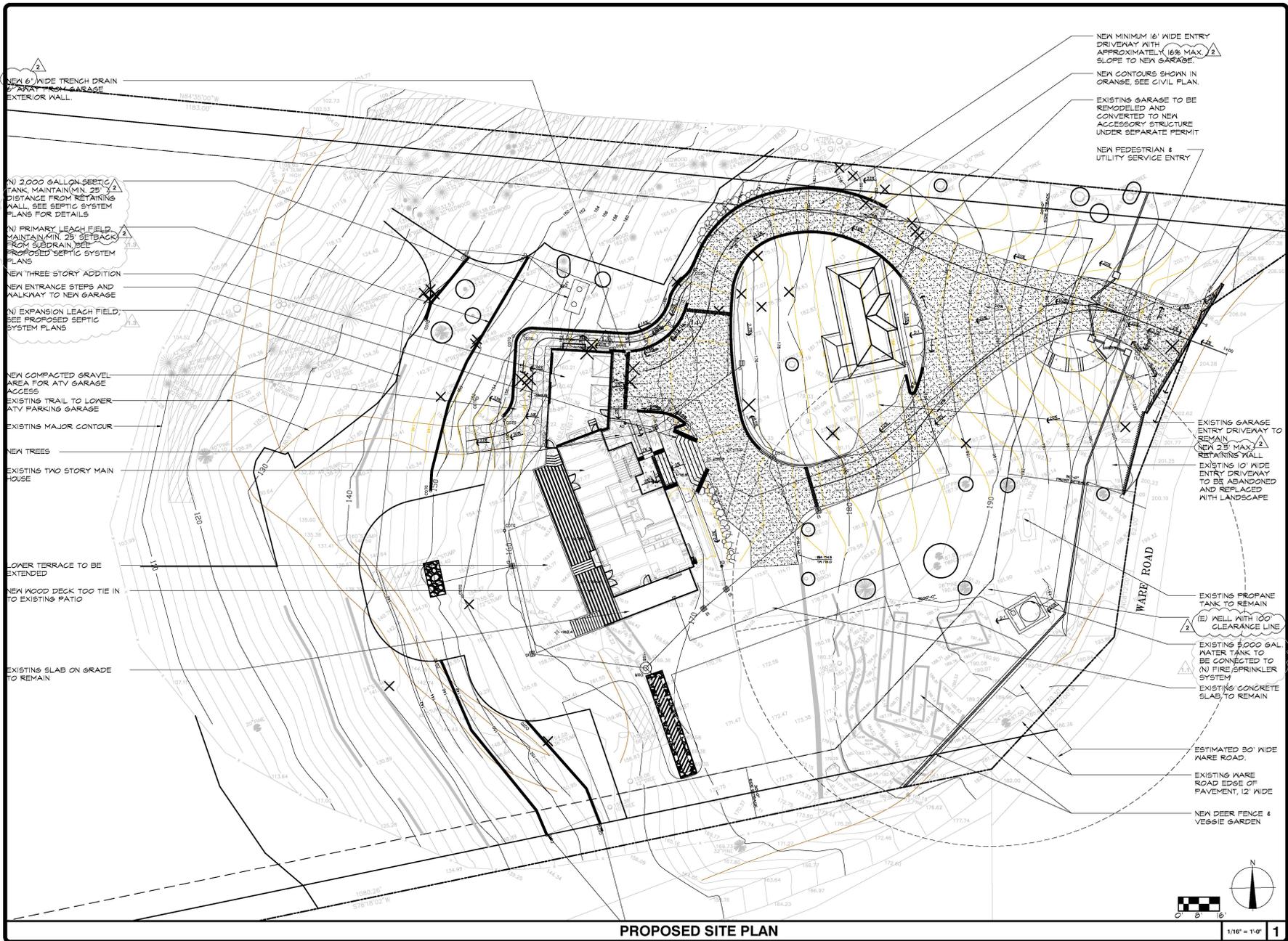


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment: C

File Numbers:

GENERAL NOTES:

VERIFY ALL HARDSCAPE, DRIVEWAY, & LANDSCAPE LAYOUTS AND FINISHES WITH OWNER.
 ALL NEW WALLS SHOWN SHAVED, TYPICAL. SEE DEMOLITION PLAN A11 FOR WALLS TO BE REMOVED OR REMAIN.
 ALL NEW WINDOWS & FRENCH DOORS TO BE WOOD FRAME, ALUMINUM OR VINYL, GLAZ. DUAL-PANE, W/ DIVIDED LIGHTS AS SHOWN ON ELEVATIONS.
 PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE TEMPERED GLAZING AT WINDOWS AT SHOWERS AND ABOVE BATHTUBS. SEE U.B.C. NOTES ON SHEET A02.
 SEE DOOR & WINDOW SCHEDULE A11 FOR ALL EXTERIOR DOORS & WINDOWS AND INTERIOR DOORS.
 FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF. CENTER FLOOR REGISTERS IV DOORS, ALIGN CHUTES & CHASES, ETC.

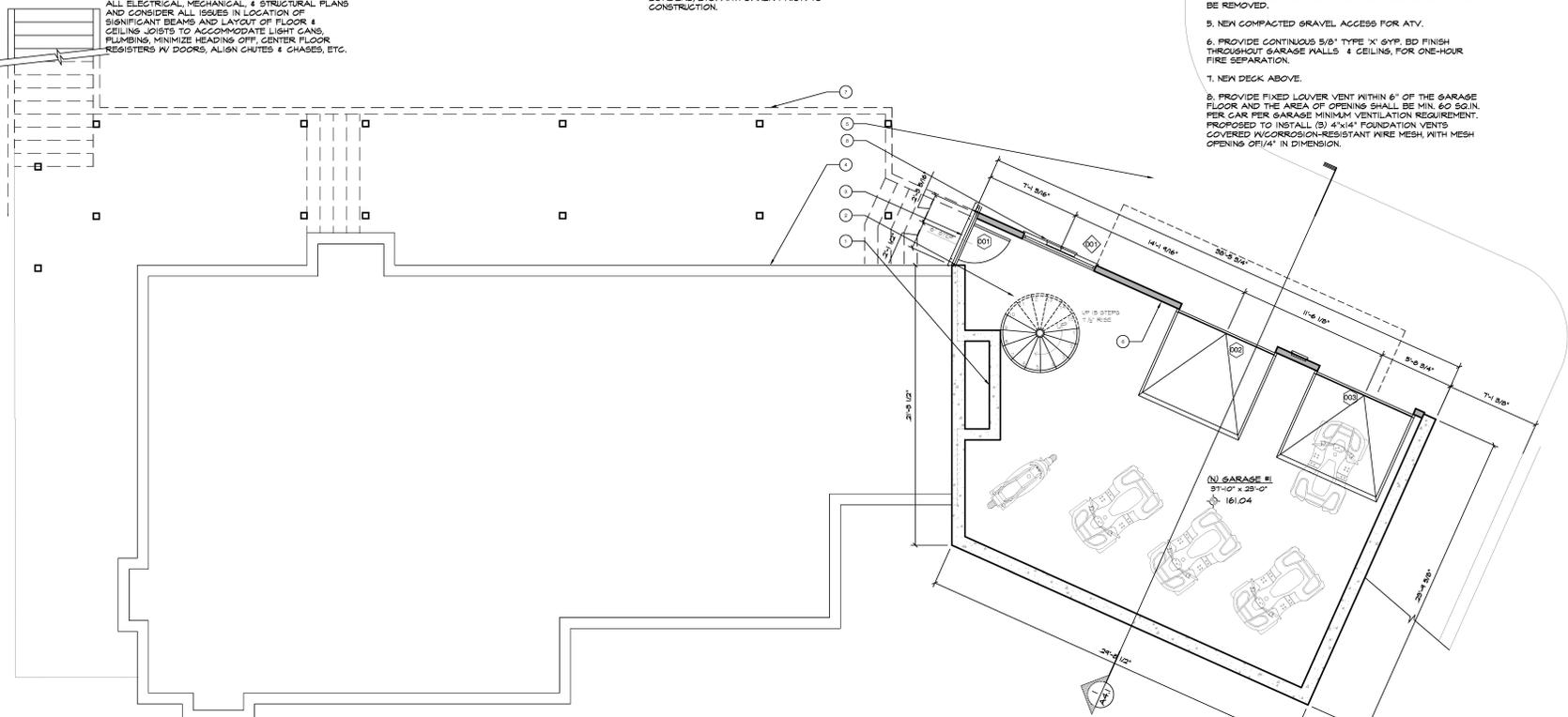
EXTERIOR WALLS- WOOD SHINGLES (TO MATCH EXISTING). VERIFY FINISH SELECTION W/OWNER. PROVIDE APPROVED HOUSE WRAP BLDG. PAPER OVER 1/2" EXTERIOR SHEAR PLYND. OVER 2x FRAMING @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL & HOLDDOWN LOCATIONS & NAILINGS.
 INTERIOR WALLS = 5/8" GYP. BD. ON 2x4 STUDS @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL & HOLDDOWN LOCATIONS & NAILINGS. (2x6 MIN. @ PLUMBING WALLS). 5/8" TYPE 'X' GYPSUM BOARD @ ALL SEPARATION WALLS & CEILING IN GARAGE AND AT ENCLOSED SPACE UNDER STAIRS.
 ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR, TYP. U.N.O. VERIFY ALL CRITICAL DIMENSIONS AT EXISTING ELEMENTS IN FIELD PRIOR TO FRAMING.

ALIGN FRAMING, PATCH DRYWALL, TIE IN EXISTING FINISHES. CONTRACTOR TO PROVIDE SCREENING FOR DUST & NOISE DURING CONSTRUCTION- VERIFY W/ OWNER.
 VERIFY PAINT AND COLOR SECTIONS W/ OWNER IN FIELD. PROVIDE LOW-V.O.C. (45g/L) FOR FLAT OR (85g/L FOR NON-FLAT) OR NO-V.O.C. (45g/L) PAINT.
 VERIFY FINISH SELECTIONS, BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY.
 TIE-IN NEW HARDWOOD WITH EXISTING HARDWOOD FLOORING THROUGHOUT RESIDENCE (EXCEPT BEDROOMS & BATHROOMS). PROVIDE CARPET AT BEDROOMS, CERAMIC OR STONE TILE AT BATHROOMS. VERIFY SELECTIONS, PATTERNS, BORDERS, ETC. WITH OWNER PRIOR TO CONSTRUCTION.

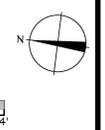
VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.
 MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOGATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACES, ETC.
 SEE ELECTRICAL PLANS ME21 FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. IN REMODELED AREAS. VERIFY W/ ELECTRICAL CONTRACTOR DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH, BLOCKING, ETC.

KEY NOTES:

1. NEW FIREPLACE FLOOR FRAMING AND FOUNDATION PER STRUCTURAL PLANS.
2. (N) 54" PREFABRICATED METAL SPIRAL STAIR BY PARAGON STAIRS' OR EQUAL. SPIRAL STAIRWAYS SHALL BE 7" THE MINIMUM CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 28" INCHES WITH EACH TREAD HAVING A 1 1/2" MINIMUM TREAD DEPTH AT 12" INCHES FROM THE NARROWER EDGE. (I) TREAD SHALL BE IDENTICAL, AND THE RISE SHALL BE NO MORE THAN 8 1/2" INCHES. A MINIMUM HEADROOM OF 6 FEET 6" INCHES SHALL BE PROVIDED. CRC RSI.110.1. SEE ADDITIONAL STAIR NOTES SHEET A02 SECTION 4.
3. PROVIDE LEVEL LANDING AT ALL EXTERIOR DOORS - MAX. 1/4" DROP @ INSIDE DOORS, MAX. 1" DROP @ OUTSIDE DOORS FROM THRESHOLD.
4. OUTLINE OF EXISTING FIRST FLOOR FOOTPRINT SEE A11 & A12 DEMOLITION PLAN FOR EXISTING WALLS TO REMAIN OR BE REMOVED.
5. NEW COMPACTED GRAVEL ACCESS FOR ATV.
6. PROVIDE CONTINUOUS 5/8" TYPE 'X' GYP. BD FINISH THROUGHOUT GARAGE WALLS & CEILING, FOR ONE-HOUR FIRE SEPARATION.
7. NEW DECK ABOVE.
8. PROVIDE FIXED LOUVER VENT WITHIN 6" OF THE GARAGE FLOOR AND THE AREA OF OPENING SHALL BE MIN. 60 SQ. IN. PER CAR PER GARAGE MINIMUM VENTILATION REQUIREMENT. PROPOSED TO INSTALL (3) 4"x14" FOUNDATION VENTS COVERED W/ CORROSION-RESISTANT WIRE MESH, WITH MESH OPENING OF 1/4" IN DIMENSION.



- KEY TO SYMBOLS:**
- ▬ PROPOSED WALL
 - ① FLOOR PLAN KEY NOTES
 - ◊ WINDOW UNIT SYMBOL. SEE SHEET A11 FOR SCHEDULE 'T' FOR GLASS, 'T' FOR TEMPERED
 - ⊕ DOOR UNIT SYMBOL. SEE SHEET A11 FOR SCHEDULE 'T' FOR GLASS, 'T' FOR TEMPERED
 - ▭ 6x14 FLOOD VENTS. SEE FLOOD VENTS CALCULATION ON THIS PAGE.



PROPOSED BASEMENT PLAN W/DIMENSIONS

1/4" = 1'-0" 1

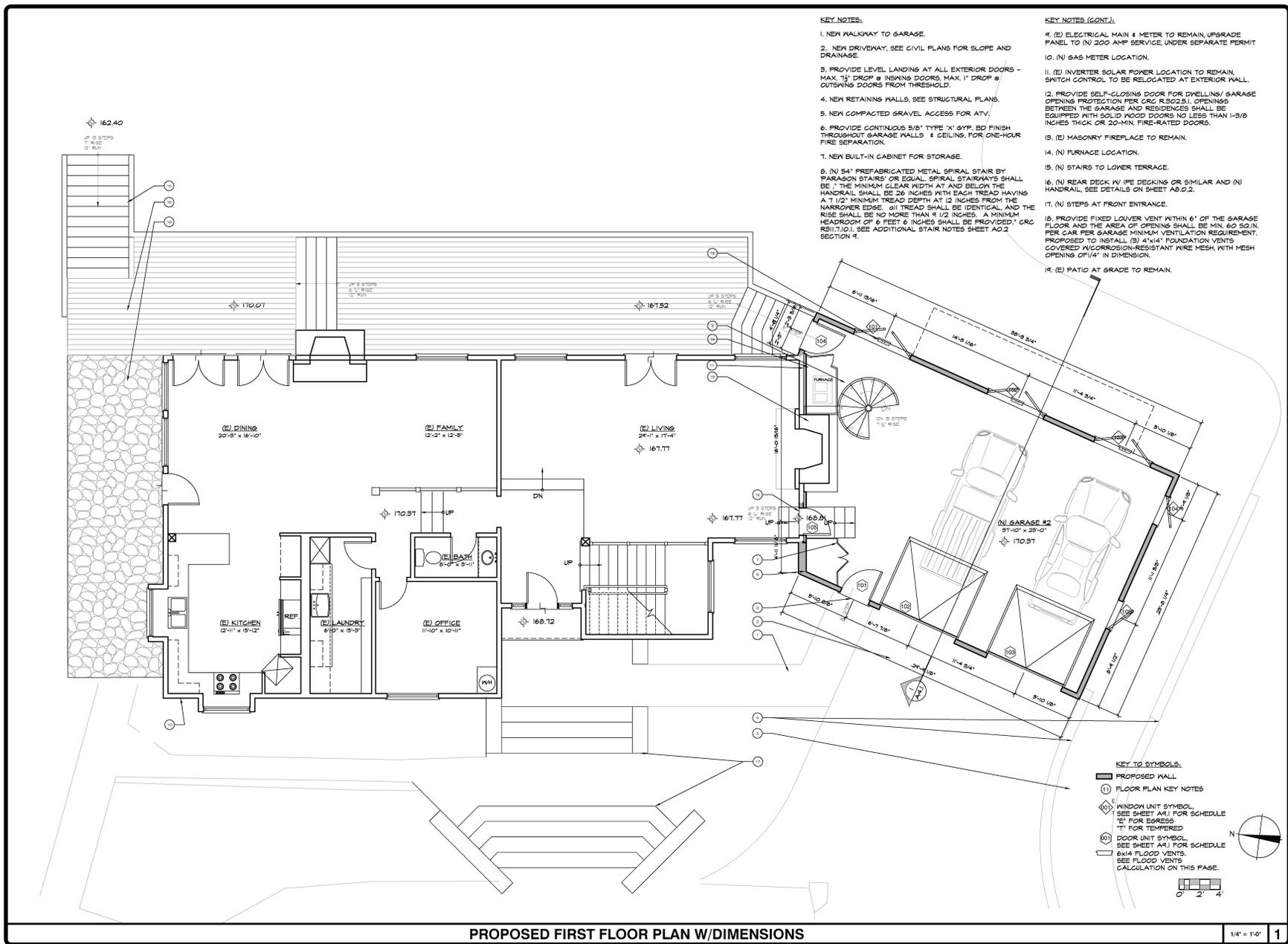
San Mateo County Zoning Hearing Officer Meeting

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Attachment: D1

File Numbers:

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San Mateo County Zoning Hearing Officer Meeting

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File Numbers:

NEW STAIR NOTES PER 2019 CBC R311

1. STAIRWAY WIDTH: STAIRWAY SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 56 INCHES.
2. HEADROOM: STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDINGS.
3. HANDLINE: THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH.
4. STAIR TREADS AND RISERS: IN GROUP R-3 OCCUPANCIES, THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10 INCHES, AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 8 INCHES. A NOSING NOT LESS THAN 3/4 INCHES BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. 2019 CBC SECTION 1009.4.3 EXCEPTION 5.
5. DIMENSIONAL UNIFORMITY: MAINTAIN REQUIRED RISE AND RUN DIMENSIONAL UNIFORMITY NOT TO EXCEED 3/8".
6. ALL TREADS & RISERS TO BE HARDWOOD OR EQUAL. VERIFY W/OWNER STAIR DESIGNER LAYOUT BY STAIR MANUFACTURER. PROVIDE SHOP DRAWINGS FOR APPROVAL W/ARCHITECT IN COMPLIANCE W/ U.B.C. IN FIELD PRIOR TO CONSTRUCTION.

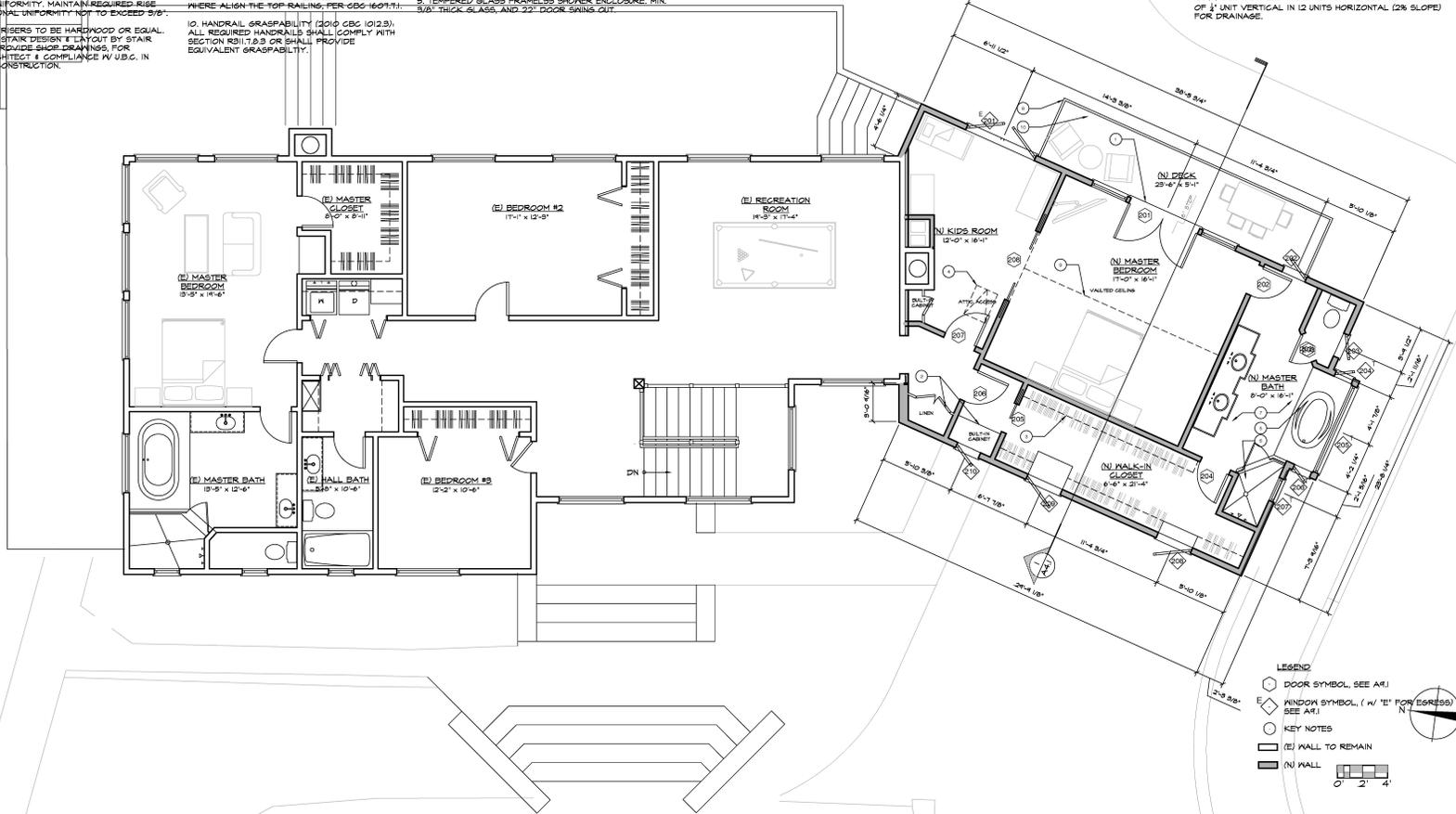
7. ENCLOSURE UNDER STAIRWAYS: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. 2019 CBC SECTION 1009.6.3. EXCEPTION: THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
8. HANDRAILS: STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY. HANDRAIL HEIGHT MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. REFER TO CBC SECTION 1012.3 FOR HANDRAIL GRASPABILITY, TYPE I & II PROFILE.
9. GUARDRAILS AT OPEN-SIDED WALKING SURFACES SHALL BE NOT LESS THAN 42 IN HEIGHT WITH GUARDS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH UNLESS THE GUARDS ARE ON THE OPEN SIDES OF STAIRS OR ALSO SERVES AS A HANDRAIL. THEN THE HEIGHT SHALL NOT BE LESS THAN 34" NOR HIGHER THAN 38" AND THE GUARDS SHALL BE SPACED SUCH THAT A 4"-3/8" SPHERE CANNOT PASS THROUGH (CBC R312.2 & R312.3). MUST RESIST A CONCENTRATED LOAD OF 200LB APPLIED ANY WHERE ALONG THE TOP RAILING PER CBC R312.1.
10. HANDRAIL GRASPABILITY (2019 CBC 1012.3): ALL REQUIRED HANDRAILS SHALL COMPLY WITH SECTION R317.6.3 OR SHALL PROVIDE EQUIVALENT GRASPABILITY.

- BATHROOM NOTES**
1. (N) BATH CABINETS W/ GRANITE COUNTERTOPS, GROHE, TOTO, KOHLER or EQUAL PLUMBING FIXTURES, TILE OR STONE FLOORING. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER. VERIFY ALL ROUGH PLUMBING REQUIREMENTS' DIMENSIONS PRIOR TO CONCRETE AND FRAMING.
 2. SHOWERS OR TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 3. AT ALL SHOWERS AND TUB/SHOWER COMBINATIONS, A SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. CEMENT FIBER GYPSUM OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 12" ABOVE THE DRAIN INLET. CRC R301.2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. WATER RESISTANT GYPSUM BACKING BOARD (e.g. GREEN BOARD) SHALL NOT BE USED IN BATH TUBS OR SHOWERS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. PROVIDE BACKERS SUCH AS MONER-BOARD, HANCO-BACKER OR EQUIVALENT. VERIFY FINISH MATERIALS W/OWNER.
 4. WHERE SHOWER IS PROPOSED, INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS, BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN. VERIFY DRAIN LOCATION W/OWNER.
 5. TEMPERED GLASS FRAMELESS SHOWER ENCLOSURE, MIN. 3/8" THICK GLASS, AND 22" DOOR SWING OUT.

- BATHROOM NOTES (CONT)**
6. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1224 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE PER IRC 411.1.
 7. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 12" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET OR BIDET SHALL NOT BE LESS THAN 24".
 8. INSTALL BATHROOM ACCESSORIES (E. MIRRORS, MEDICINE CABINETS, TONEL BARS & HOOKS, TOILET PAPER HOLDERS, SOAP DISHES, ETC.) SELECTED BY OWNER. VERIFY SIZES AND MOUNTING LOCATIONS, PROVIDE PROPER BLOCKING.
 9. INSTALL EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.
 10. REFER TO "INDOOR AIR QUALITY" ON MEP SHEET FOR REQUIRED SINGLE FAN EXHAUST SYSTEM MIN. DUCT SIZE.

- KEY NOTES:**
1. PROVIDE LEVEL LANDING AT ALL EXTERIOR DOORS - MAX. 1" DROP @ INSIDE DOORS, MAX. 1" DROP @ OUTSIDING DOORS FROM THRESHOLD.
 2. (N) BUILT-IN SHELVING & CABINETS, VERIFY DESIGN W/ OWNER & ARCHITECT.
 3. PROVIDE CLOSET POLE AND SHELVING IN CLOSETS AS SHOWN.
 4. (N) ATTIC ACCESS, MIN. SIZE 22"x30", VERIFY SIZE W/ARCHITECT.
 5. (N) JACUZZI TUB, VERIFY MODEL, FINISHES & SELECTIONS W/ OWNER. PROVIDE MOTOR ACCESS & INSTALLATION PER MANUFACTURER'S REQMTS.

- KEY NOTES (CONT):**
6. AT ALL SHOWERS AND TUBS WITH SHOWERS, WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 60" ABOVE DRAIN MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. VERIFY FINISH MATERIALS W/OWNER. INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 CBC. VERIFY DRAIN LOCATION W/ OWNER. TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 7. (N) MASTER BATH CABINETS W/ GRANITE COUNTERTOPS & TUB PLATFORM, KOHLER or EQUAL PLUMBING FIXTURES, CERAMIC TILE FLOORING. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
 8. (N) HANDRAIL: REFER TO NOTE #8, #9 & #10 IN NEW STAIR NOTES ON SHEET A2.1 FOR CODE REQUIREMENT; REFER TO STRUCTURAL DETAIL FOR HANDRAIL BOTTOM CONNECTION & CALCULATION THAT IS ADEQUATE TO RESIST A SINGLE CONCENTRATED LOAD OF 200LB APPLIED AT ANY POINT ALONG THE TOP OF THE RAIL.
 9. DASHED LINE INDICATES VAULTED CEILING ABOVE.
 10. (N) DECK SEALED UNDERNEATH AND SLOPED A MINIMUM OF 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE.



PROPOSED SECOND FLOOR PLAN W/DIMENSIONS

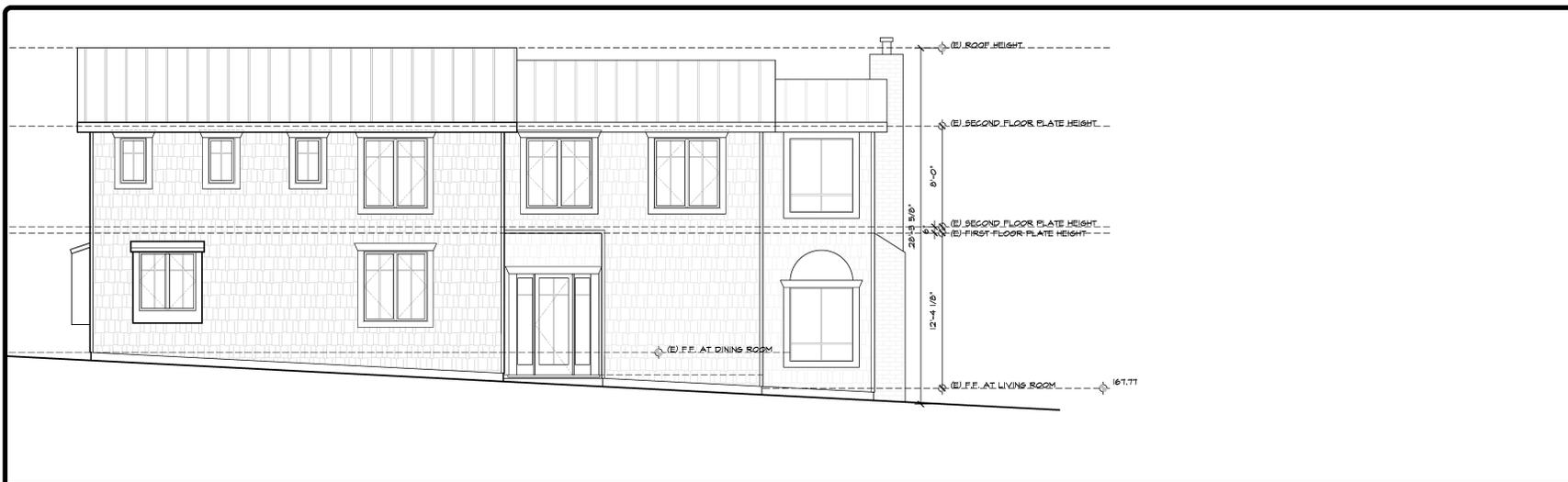
1/4" = 1'-0" 1

San Mateo County Zoning Hearing Officer Meeting

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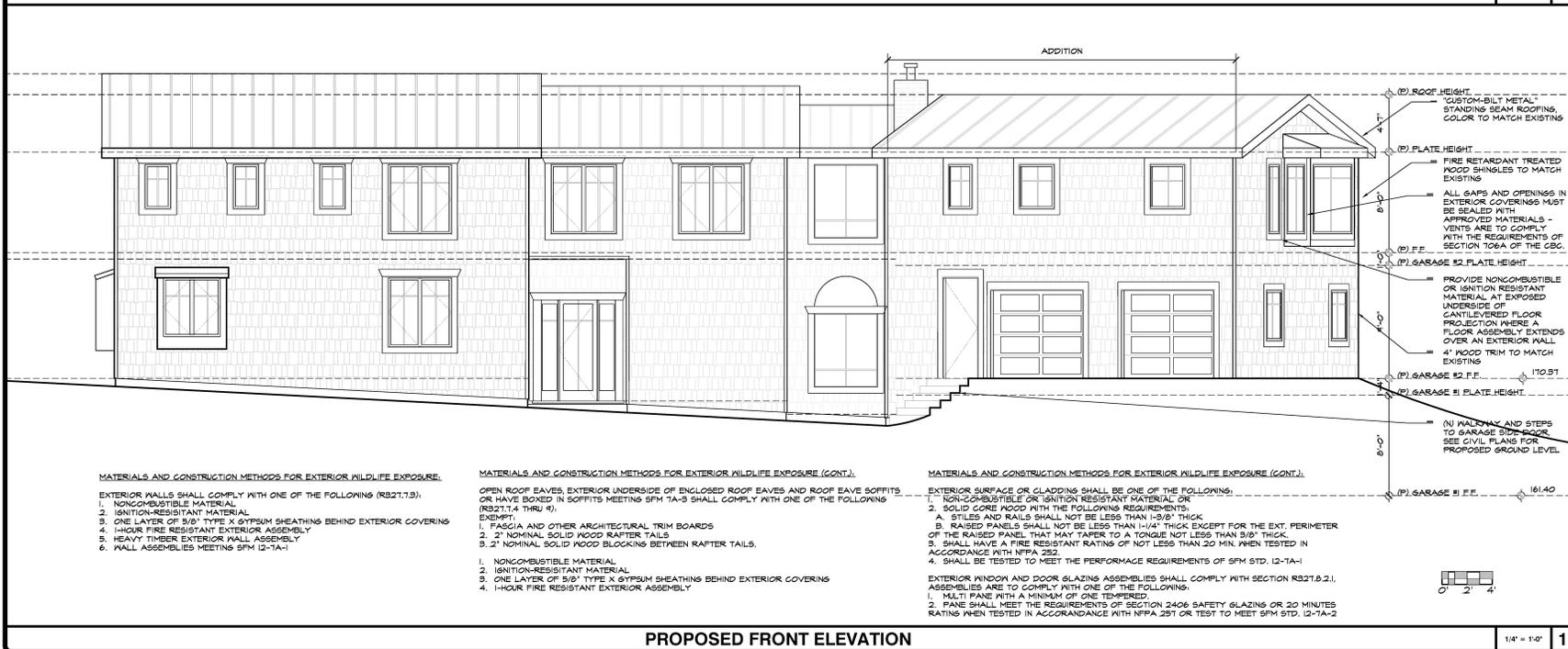
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EXISTING FRONT ELEVATION

1/4" = 1'-0" 2



PROPOSED FRONT ELEVATION

1/4" = 1'-0" 1

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE.

- EXTERIOR WALLS SHALL COMPLY WITH ONE OF THE FOLLOWING (R321.7.3):
1. NONCOMBUSTIBLE MATERIAL
 2. IGNITION-RESISTANT MATERIAL
 3. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING
 4. 1-HOUR FIRE RESISTANT EXTERIOR ASSEMBLY
 5. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
 6. WALL ASSEMBLIES MEETING SPM 12-1A-1

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE (CONT.).

- OPEN ROOF EAVES, EXTERIOR UNDERSIDE OF ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS OR HAVE BOXED IN SOFFITS MEETING SPM 1A-3 SHALL COMPLY WITH ONE OF THE FOLLOWING (R321.4 THRU 4.9):
1. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS
 2. 2" NOMINAL SOLID WOOD RAFTER TAILS
 3. 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTER TAILS

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING
4. 1-HOUR FIRE RESISTANT EXTERIOR ASSEMBLY

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE (CONT.).

- EXTERIOR SURFACE OR GLAZING SHALL BE ONE OF THE FOLLOWING:
1. NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR
 2. SOLID CORE WOOD WITH THE FOLLOWING REQUIREMENTS:
 - A. STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK
 - B. RAISED PANELS SHALL NOT BE LESS THAN 1/4" THICK EXCEPT FOR THE EXT. PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK
 - C. SHALL HAVE A FIRE RESISTANT RATINGS OF NOT LESS THAN 20 MIN. WHEN TESTED IN ACCORDANCE WITH NFPA 285.
 - D. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SPM STD. 12-1A-1
- EXTERIOR WINDOW AND DOOR GLAZING ASSEMBLIES SHALL COMPLY WITH SECTION R321.8.2.1. ASSEMBLIES ARE TO COMPLY WITH ONE OF THE FOLLOWING:
1. MULTI PANE WITH A MINIMUM OF ONE TEMPERED
 2. PANE SHALL MEET THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING OR 20 MINUTES RATINGS WHEN TESTED IN ACCORDANCE WITH NFPA 281 OR TEST TO MEET SPM STD. 12-1A-2

San Mateo County Zoning Hearing Officer Meeting

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Attachment: E1

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EXISTING REAR ELEVATION

1/4" = 1'-0" 2



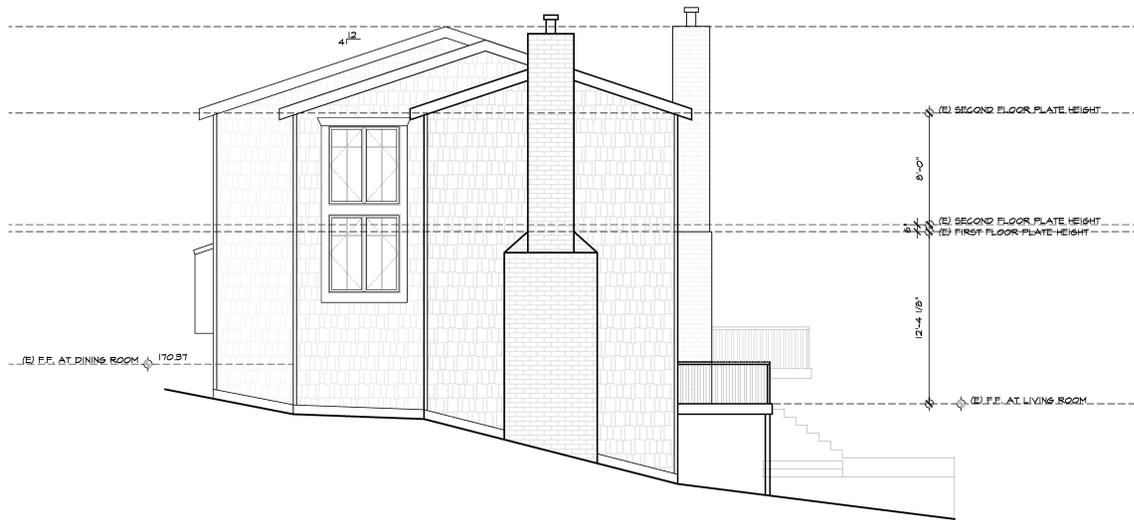
PROPOSED REAR ELEVATION

1/4" = 1'-0" 1

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:
File Numbers:

Attachment: E2



EXISTING RIGHT ELEVATION

1/4" = 1'-0" **2**



"CUSTOM-BUILT METAL" STANDING SEAM ROOFING, COLOR TO MATCH EXISTING

FIRE RETARDANT TREATED WOOD SHINGLES TO MATCH EXISTING
ALL GAPS AND OPENINGS IN EXTERIOR COVERINGS MUST BE SEALED WITH APPROVED MATERIALS - VENTS ARE TO COMPLY WITH THE REQUIREMENTS OF SECTION 106A OF THE CBC.

PROVIDE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL AT EXPOSED UNDERSIDE OF CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL
4" WOOD TRIM TO MATCH EXISTING

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE:
EXTERIOR WALLS SHALL COMPLY WITH ONE OF THE FOLLOWING (R327.1.3):
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING
4. 1-HOUR FIRE RESISTANT EXTERIOR ASSEMBLY
5. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
6. WALL ASSEMBLIES MEETING SFM 12-7A-1

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE (CONT.):
OPEN ROOF EAVES, EXTERIOR UNDERSIDE OF ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS OR HAVE BOXED IN SOFFITS MEETING SFM 1A-3 SHALL COMPLY WITH ONE OF THE FOLLOWING (R327.1.4 THRU 4):
EXEMPT:
1. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS
2. 2" NOMINAL SOLID WOOD RAFTER TAILS
3. 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTER TAILS.
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING
4. 1-HOUR FIRE RESISTANT EXTERIOR ASSEMBLY

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE (CONT.):
EXTERIOR SURFACE OR GLADDING SHALL BE ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL, OR
2. SOLID CORE WOOD WITH THE FOLLOWING REQUIREMENTS:
A. STILES AND RAILS SHALL NOT BE LESS THAN 1-5/8" THICK
B. RAISED PANELS SHALL NOT BE LESS THAN 1/4" THICK EXCEPT FOR THE EXT. PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
3. SHALL HAVE A FIRE RESISTANT RATINGS OF NOT LESS THAN 20 MIN. WHEN TESTED IN ACCORDANCE WITH NFPA 252.
4. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STD. 12-7A-1
EXTERIOR WINDOW AND DOOR GLAZING ASSEMBLIES SHALL COMPLY WITH SECTION R327.6.2.1. ASSEMBLIES ARE TO COMPLY WITH ONE OF THE FOLLOWING:
1. MULTI PANE WITH A MINIMUM OF ONE TEMPERED.
2. PANE SHALL MEET THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING OR 20 MINUTES RATING WHEN TESTED IN ACCORDANCE WITH NFPA 251 OR TEST TO MEET SFM STD. 12-7A-3



PROPOSED RIGHT ELEVATION

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

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

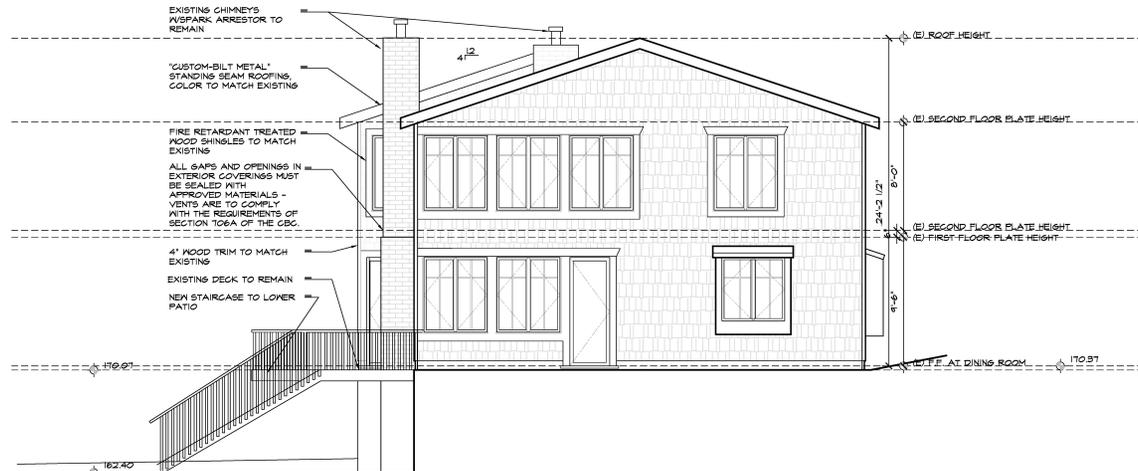
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File Numbers:



EXISTING LEFT ELEVATION

1/4" = 1'-0" 2



MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING
4. 1-HOUR FIRE RESISTANT EXTERIOR ASSEMBLY
5. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
6. WALL ASSEMBLIES MEETING SFM 12-1A-1

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE (CONT.):

- OPEN ROOF EAVES, EXTERIOR UNDERSIDE OF ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS OR HAVE BOXED IN SOFFITS MEETING SFM 1A-3 SHALL COMPLY WITH ONE OF THE FOLLOWING (R321.4 THRU 4): EXEMPT)
1. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS
 2. 2" NOMINAL SOLID WOOD RAFTER TAILS
 3. 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTER TAILS

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING
4. 1-HOUR FIRE RESISTANT EXTERIOR ASSEMBLY

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE (CONT.):

- EXTERIOR SURFACE OR CLADDING SHALL BE ONE OF THE FOLLOWING:
1. NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR
 2. SOLID CORE WOOD WITH THE FOLLOWING REQUIREMENTS:
 - A. STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK
 - B. RAISED PANELS SHALL NOT BE LESS THAN 1/4" THICK EXCEPT FOR THE EXT. PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
 - C. SHALL HAVE A FIRE RESISTANT RATINGS OF NOT LESS THAN 20 MIN. WHEN TESTED IN ACCORDANCE WITH NFPA 282
 4. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 5TD, 12-1A-1

- EXTERIOR WINDOW AND DOOR GLAZING ASSEMBLIES SHALL COMPLY WITH SECTION R321.8.2). ASSEMBLIES ARE TO COMPLY WITH ONE OF THE FOLLOWING:
1. MULTI PANE WITH A MINIMUM OF ONE TEMPERED
 2. PANE SHALL MEET THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING OR 20 MINUTES RATINGS WHEN TESTED IN ACCORDANCE WITH NFPA 251 OR TEST TO MEET SFM 5TD, 12-1A-2

PROPOSED LEFT ELEVATION

1/4" = 1'-0" 1

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment: E4

File Numbers:

GENERAL NOTES:
 VERIFY ALL HARDSCAPE, DRIVEWAY, & LANDSCAPE LAYOUTS AND FINISHES WITH OWNER.
 ALL NEW WINDOWS TO BE DOUBLE PANE HOOD WINDOW. SEE SHEET A41 FOR WINDOW/DOOR SCHEDULE, GAS1. FOR ELEVATIONS, PROVIDE TYPED GLAZING AT WINDOWS AT SHOWERS, ABOVE BATHROOMS AND IN THE STAIRWELL.

FINISHES - VERIFY PAINT AND COLOR SELECTIONS W/ OWNER IN FIELD. PAINT GRADE INTERIOR AND EXTERIOR TRIM FINISH. VERIFY FINISH SELECTIONS, BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY. SEE APPLIED GREENPOINTS FOR ADDITIONAL REQUIREMENT.

EXTERIOR WALLS - HOOD SHINGLES TO MATCH EXISTING. VERIFY FINISH SELECTION W/ OWNER. PROVIDE APPROVED HOUSE WRAP BLDG. PAPER OVER 1/2" SHEAR PLYWOOD SHEATHING. SEE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE ON SHEET A2.2 FOR ADDITIONAL CODE RELATED REQUIREMENT. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLD-DOWN LOCATIONS. SEE BUILDING SECTIONS FOR TYPICAL WALL INSULATION LOCATIONS & VALUES.

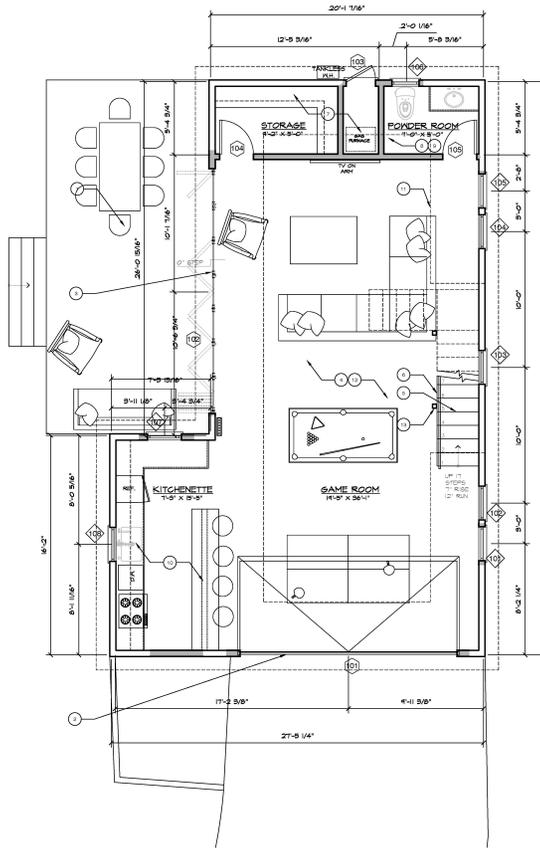
INTERIOR WALLS - 5/8" GYP. BD. OVER 2x STUDS @ 16" O.C. UNLD. SEE STRUCTURAL PLANS FOR SHEAR WALL & HOLD-DOWN LOCATIONS & NAILING. (2x6 MIN. @ PLUMBING WALLS). 5/8" TYPE 'X' GYPSUM BOARD @ ALL SEPARATION WALLS & CEILING IN GARAGE AND AT ENCLOSED SPACE UNDER STAIRS. ALL DRYWALLS TO BE LEVEL 'V' FINISH. PROVIDE PRICE OPTION FOR SOUND BATT INSULATION IN ALL EXTERIOR AND INTERIOR WALLS.

FLOOR FINISH - VERIFY ALL FLOOR FINISH SELECTIONS W/ OWNER PRIOR TO CONSTRUCTION. CONTRACTOR AND FLOOR SUBCONTRACTORS TO DETERMINE FINISH HEIGHTS OF SLABS FOR DIFFERENT FLOOR FINISHES PRIOR TO CONCRETE FORMING.

MECHANICAL/ELECTRICAL PLUMBING - FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT GANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR RESISTERS IN DOORS, ALIGH CHUTES & CHASES, ETC. VERIFY ALL PLUMBING FIXTURES, APPLIANCES LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. SEE MEP AND LS PLANS FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICIAN, OWNER DURING FRAMING.

COORDINATE ALIGNMENT W/ TILE FINISHES. HEIGHTS, WALL DEPTHS & FINISH BLOCKING, ETC. MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING.

REFER TO SHEET A2.1, A2.2 AND MEP2.21 FOR CALGREEN MANDATORY CHECKLIST AND NOTES.



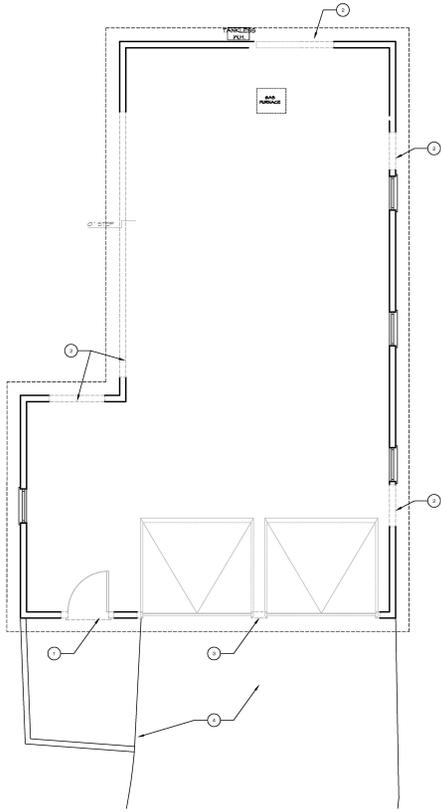
- KEY NOTES:**
- (N) SLAB. VERIFY FINISH W/ OWNER AND ARCHITECT.
 - (N) OVERHEAD GARAGE DOOR.
 - PROVIDE LEVEL LANDINGS AT ALL EXTERIOR DOORS - MAX 1/4" DROP @ INSWING DOORS, MAX 1" DROP @ OUTSWING DOORS FROM THRESHOLD.
 - REFRAME WALLS & CEILING @ INTERIOR AS NECESSARY FOR (N) STRUCTURAL POSTS FROM SECOND FLOOR ABOVE.
 - (N) INTERIOR STAIRCASE TO BE FRAMED ON SITE. REFER TO STRUCTURAL PLANS FOR STRINGER SIZE/SPACING AND TOP/BOTTOM CONNECTION TO FLOOR FRAMING. REFER TO NEW STAIR NOTES ON SHEET A2.2.1 FOR HANDRAIL HEIGHT, GRIP DIMENSION, OPENING AND OTHER CODE RELATED REQUIREMENT.
 - (N) HANDRAIL. REFER TO NOTE #8, #11 & #10 IN NEW STAIR NOTES ON SHEET A2.2.1 FOR CODE REQUIREMENT. REFER TO STRUCTURAL DETAIL FOR HANDRAIL BOTTOM CONNECTION & CALCULATION THAT IS ADEQUATE TO RESIST A SINGLE CONCENTRATED LOAD OF 200LB APPLIED AT ANY POINT ALONG THE TOP OF THE RAIL.
 - NEW BUILT-IN CABINET FOR STORAGE.
 - SEE BATHROOM NOTES ON SHEET A2.2.1.
 - (N) BATH CABINETS W/ GRANITE COUNTERTOPS, KOHLER OF EQUAL PLUMBING FIXTURES, CERAMIC TILE FLOORING. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER. VERIFY ALL ROUGH PLUMBING REQUIREMENTS/ DIMENSIONS PRIOR TO CONCRETE AND FRAMING. BATHROOM ACCESSORIES PROVIDE AND INSTALL ALL (I.E. MIRRORS, MEDICINE CABINETS, TOILET BARS & HOOKS, TOILET PAPER HOLDERS, SOAP DISHES, ETC.) TO BE SELECTED BY OWNER. VERIFY LOCATIONS. PROVIDE BLOCKING.
 - (N) KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER. TYPICAL. PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION.
 - LINE FROM FLOOR ABOVE.
 - INSTALL (N) RADIANT HEAT FLOORING OVER SELF-LEVELING CONCRETE SELF-LEVELING OVER 12 MILS. MIN STEGO WRAP VAPOR BARRIER OR SIMILAR OVER (N) SCLUTER DITRA XL MEMBRANE OVER (E) SLAB. SEE SHEET A2.5 FOR MANUFACTURER SPECIFICATIONS.
 - (N) 3 1/2" SQUARE HSS COLUMN PER STRUCTURAL PLANS.

- KEY TO SYMBOLS:**
- PROPOSED WALL
 - FLOOR PLAN KEY NOTES
 - WINDOW UNIT SYMBOL. SEE SHEET A41 FOR SCHEDULE "E" FOR ENERGY "T" FOR TEMPERED
 - DOOR UNIT SYMBOL. SEE SHEET A41 FOR SCHEDULE

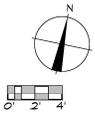
PROPOSED FLOOR PLAN

1/4" = 1'-0" 3

- KEY NOTES:**
- (E) DOOR TO BE REMOVED.
 - DEMO WALL FOR (N) OPENING.
 - REMOVE (E) GARAGE DOORS.
 - (E) DRIVEWAY AND WALKWAY TO REMAIN. VERIFY W/ OWNER.



- LEGEND**
- KEY NOTES
 - (E) WALL TO REMAIN
 - (E) WALL TO BE DEMOLISHED



EXISTING FLOOR PLAN W/DEMO

1/4" = 1'-0" 2

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment: F1

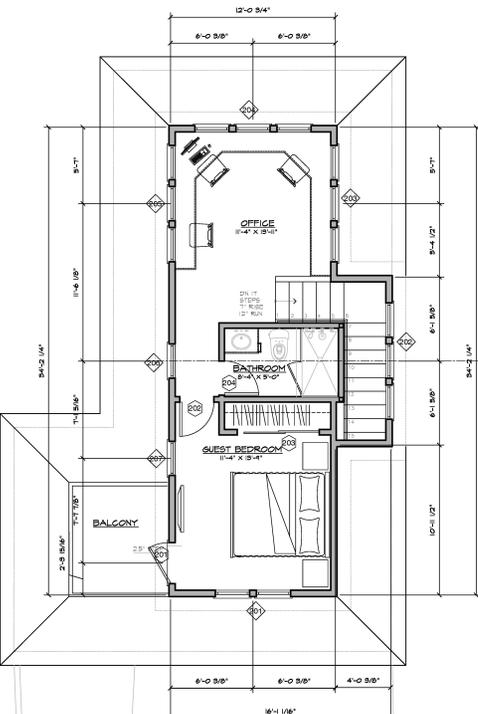
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NEW STAIR NOTES PER 2019 C.G.C. R301.1

1. STAIRWAY WIDTH: STAIRWAY SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.
2. HEADROOM: STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDINGS BELOW. ONE TREAD DEPTH BEYOND THE BOTTOM RISER, THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDINGS.
3. WALKLINE: THE WALKLINE ACROSS WINDER READS SHALL BE CONTINUOUS TO THE DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES FROM THE SIDE WHERE THE WINDERS ARE HANDOVERS. THE 2-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH.
4. STAIR TREADS AND RISERS: IN GROUP R-3 OCCUPANCIES, THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES; THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10 INCHES; AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6 INCHES. A NOSING NOT LESS THAN 1/4 INCHES BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. 2010 CBC SECTION 1009.4 EXCEPTION 5.
5. DIMENSIONAL UNIFORMITY: MAINTAIN REQUIRED RISE AND RUN DIMENSIONAL UNIFORMITY NOT TO EXCEED 3/8".
6. ALL TREADS & RISERS TO BE HARDWOOD OR EQUAL. VERIFY W/OWNER STAIR DESIGN & LAYOUT BY STAIR MANUFACTURER. PROVIDE SHOP DRAWINGS, FOR APPROVAL W/ARCHITECT & COMPLIANCE W/ U.D.C. IN FIELD PRIOR TO CONSTRUCTION.
7. ENCLOSURE UNDER STAIRWAYS: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. 2010 CBC SECTION 1009.5. EXCEPTION: THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
8. HANDRAILS: STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. REFER TO CBC SECTION 1012.3 FOR HANDRAIL GRASPABILITY, TYPE I & II PROFILE.
9. GUARDRAILS AT OPEN-SIDED WALKING SURFACES SHALL BE NOT LESS THAN 42" IN HEIGHT WITH GUARDS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH, UNLESS THE GUARDS ARE ON THE OPEN SIDES OF STAIRS OR ALSO SERVES AS A HANDRAIL. THEN THE HEIGHT SHALL NOT BE LESS THAN 36" NOR HIGHER THAN 38" AND THE GUARDS SHALL BE SPACED SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH (C.G.C. R302.2 & R302.3). MUST RESIST A CONCENTRATED LOAD OF 200LB APPLIED ANY WHERE ALIGN THE TOP RAILING, PER C.G.C. (R307.1).
10. HANDRAIL GRASPABILITY (2010 CBC 1012.3): ALL REQUIRED HANDRAILS SHALL COMPLY WITH SECTION R301.1.3.3 OR SHALL PROVIDE EQUIVALENT GRASPABILITY.

BATHROOM NOTES

1. (N) BATH CABINETS w/ GRANITE COUNTERTOPS, SINKS, TOTO KOHLER OR EQUAL PLUMBING FIXTURES, TILE OR STONE FLOORING. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER. VERIFY ALL ROUGH PLUMBING REQUIREMENTS/ DIMENSIONS PRIOR TO CONCRETE AND FRAMING.
2. SHOWERS OR TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
3. AT ALL SHOWERS AND TUB/SHOWER COMBINATIONS, A SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. CEMENT FIBER CEMENT OR GLASS MAT GYPSUM BACKERS) TO A HEIGHT OF "2" ABOVE THE DRAIN INLET. C.G.C. R307.2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. WATER RESISTANT GYPSUM BACKING BOARD (i.e. GREEN BOARD) SHALL NOT BE USED IN BATH TUBS OR SHOWERS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. PROVIDE BACKERS SUCH AS WOOD-SKARD HARD-BACKER OR EQUIVALENT. VERIFY FINISH MATERIALS W/OWNER.
4. WHERE SHOWER IS PROPOSED, INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS. BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN. VERIFY DRAIN LOCATION W/OWNER.
5. TEMPERED GLASS FRAMELESS SHOWER ENCLOSURE. MIN. 3/8" THICK GLASS, AND 22" DOOR SWING OUT.



BATHROOM NOTES (CONT)

6. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, PER UPC 411.1.
7. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET OR BIDET SHALL NOT BE LESS THAN 24".
8. INSTALL BATHROOM ACCESSORIES, I.E. MIRRORS, MEDICINE CABINETS, TOWEL BARS & HOOKS, TOILET PAPER HOLDERS, SOAP DISHES, ETC., SELECTED BY OWNER. VERIFY SIZES AND MOUNTING LOCATIONS. PROVIDE PROPER BLOCKING.
9. INSTALL EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.
10. REFER TO "INDOOR AIR QUALITY" ON MEP SHEET FOR REQUIRED SINGLE FAN EXHAUST SYSTEM MIN. DUCT SIZE.

KEY NOTES:

1. PROVIDE LEVEL LANDINGS AT ALL EXTERIOR DOORS - MAX. 1" DROP @ INSWING DOORS, MAX. 1" DROP @ OUTSWING DOORS FROM THRESHOLD.
2. (N) INTERIOR STAIRCASE TO BE FRAMED ON SITE. REFER TO STRUCTURAL PLANS FOR STRINGER SIZING/SPACING AND TOP/BOTTOM CONNECTION TO FLOOR FRAMING. REFER TO NEW STAIR NOTES ON SHEET A2.2.1 FOR HANDRAIL HEIGHT, GRIP DIMENSION, OPENINGS AND OTHER CODE RELATED REQUIREMENT.
3. (N) HANDRAIL, REFER TO NOTE #8, #9 & #10 IN NEW STAIR NOTES ON SHEET A2.2.1 FOR CODE REQUIREMENT; REFER TO STRUCTURAL DETAIL FOR HANDRAIL BOTTOM CONNECTION & CALCULATION THAT IS ADEQUATE TO RESIST A SINGLE CONCENTRATED LOAD OF 200LB APPLIED AT ANY POINT ALONG THE TOP OF THE RAIL.
4. SEE BATHROOM NOTES ON SHEET A2.2.1.
5. (N) BATH CABINETS w/ GRANITE COUNTERTOPS, KOHLER OR EQUAL PLUMBING FIXTURES, CERAMIC TILE FLOORING, VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER. VERIFY ALL ROUGH PLUMBING REQUIREMENTS/ DIMENSIONS PRIOR TO CONCRETE AND FRAMING. BATHROOM ACCESSORIES PROVIDE AND INSTALL ALL (I.E. MIRRORS, MEDICINE CABINETS, TOWEL BARS & HOOKS, TOILET PAPER HOLDERS, SOAP DISHES, ETC.) TO BE SELECTED BY OWNER. VERIFY LOCATIONS, PROVIDE BLOCKING.
10. AT ALL SHOWERS AND TUBS WITH SHOWERS WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE OR APPROVED EQUAL TO 80" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. VERIFY FINISH MATERIALS W/OWNER. INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 C.G.C. VERIFY DRAIN LOCATION W/ OWNER. TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS. VERIFY W/ OWNER. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
11. PROVIDE CLOSET POLE AND SHELVING IN CLOSETS AS SHOWN.

KEY TO SYMBOLS:

- PROPOSED WALL
- FLOOR PLAN KEY NOTES
- WINDOW UNIT SYMBOL, SEE SHEET A1.1 FOR SCHEDULE 'E' FOR EGRESS, 'T' FOR TEMPERED
- DOOR UNIT SYMBOL, SEE SHEET A1.1 FOR SCHEDULE

OPEN ROOF EAVES, EXTERIOR UNDERSIDE OF ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS OR HANG BOXES IN SIGHTS MEETING MIN. 14-3 SHALL COMPLY WITH ONE OF THE FOLLOWING (R321.4 THRU 4):

1. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
2. 2" NOMINAL SOLID WOOD RAFTER TAIL.
3. 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTER TAILS.

1. NONCOMBUSTIBLE MATERIAL.

1. IGNITION-RESISTANT MATERIAL.
2. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING.
3. 1-HOUR FIRE RESISTANT EXTERIOR ASSEMBLY.

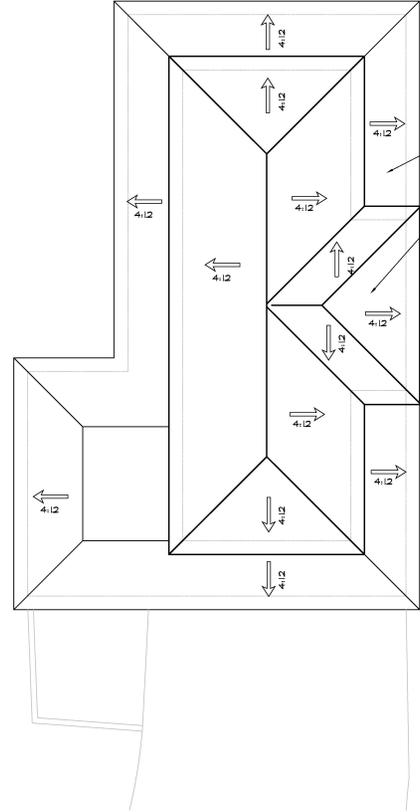
GENERAL NOTES:

1. VALLEY FLASHINGS MIN. 0.014-INCH (No. 26 GALV.) CORROSION RESISTANT METAL OVER 3/8 INCH WIDE UNDERLAYMENT OF NO. 12 LB. MINERAL-SURFACED NON PERFORATED ASTM D 3804 CAP SHEET (R321.5.3).
2. ATTIC IS PROVIDED WITH A FIRE SPRINKLER FLOOD HEAD.
3. WHERE ROOF PROFILE ALLOWS FOR A SPACE BETWEEN THE ROOF COVERING AND DECK, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS; FIRE STOPPED OR RATE ONE (1) LAYER OF NO. 12 ASTM D 3804 CAP SHEET OVER THE COMBUSTIBLE DECKING (R321.5.2).

EXISTING ROOF TO REMAIN

NEW "CUSTOM BILT METALS" STANDING SEAM ROOF, COLOR TO MATCH EXISTING. VERIFY W/ OWNER AND CLIENT, SEE SPECS ON SHEET A2.3.

SEE EAVE DETAIL ON SHEET A2.3 AND 3/16.01 FOR UNVENTED ATTIC INSULATION SPECS.



PROPOSED ATTIC FLOOR PLAN

1/4" = 1'-0"

3

PROPOSED ROOF PLAN

1/4" = 1'-0"

2

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment: F2

File Number:



PROPOSED SIDE ELEVATION

1/4" = 1/8" 4



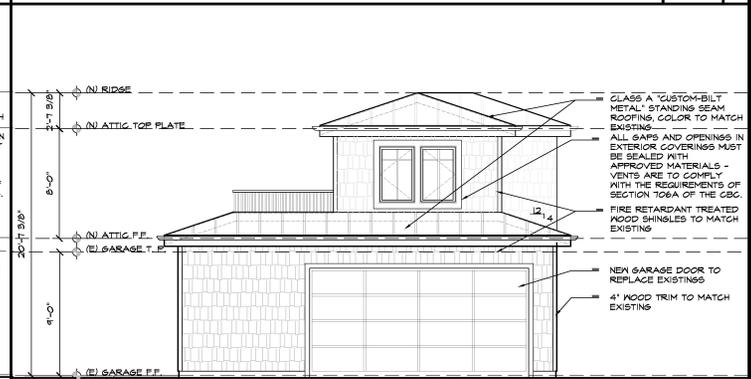
PROPOSED REAR ELEVATION

1/4" = 1/8" 3



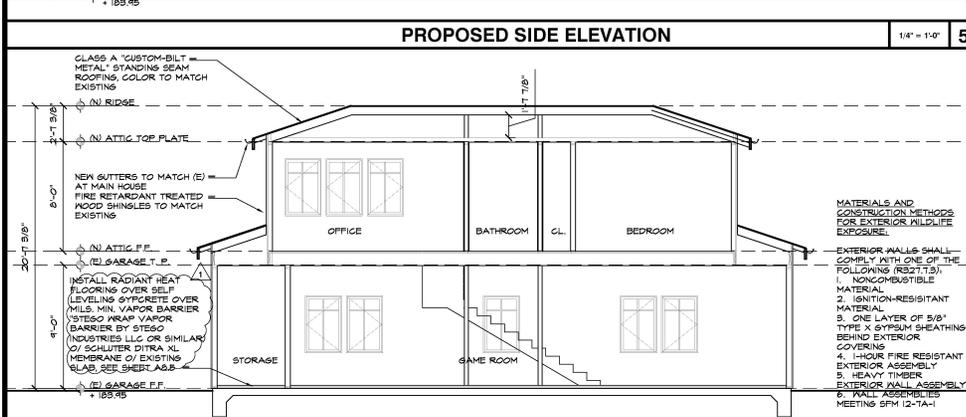
PROPOSED SIDE ELEVATION

1/4" = 1/8" 5



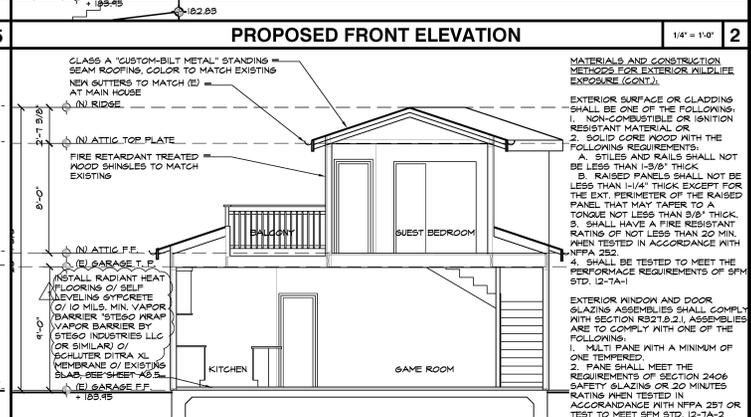
PROPOSED FRONT ELEVATION

1/4" = 1/8" 2



PROPOSED SECTION

1/4" = 1/8" 6



PROPOSED SECTION

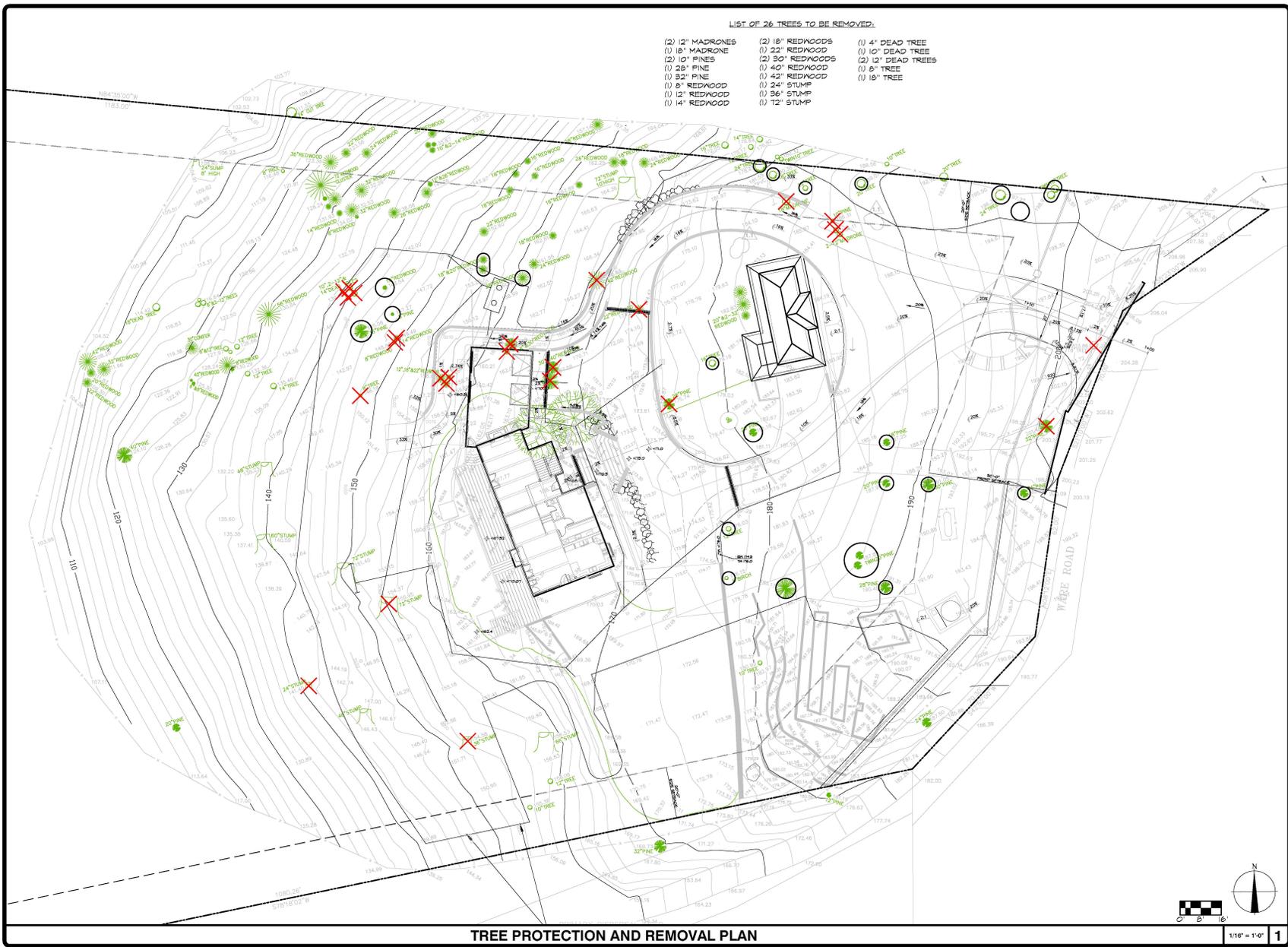
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San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment: G

File Numbers:

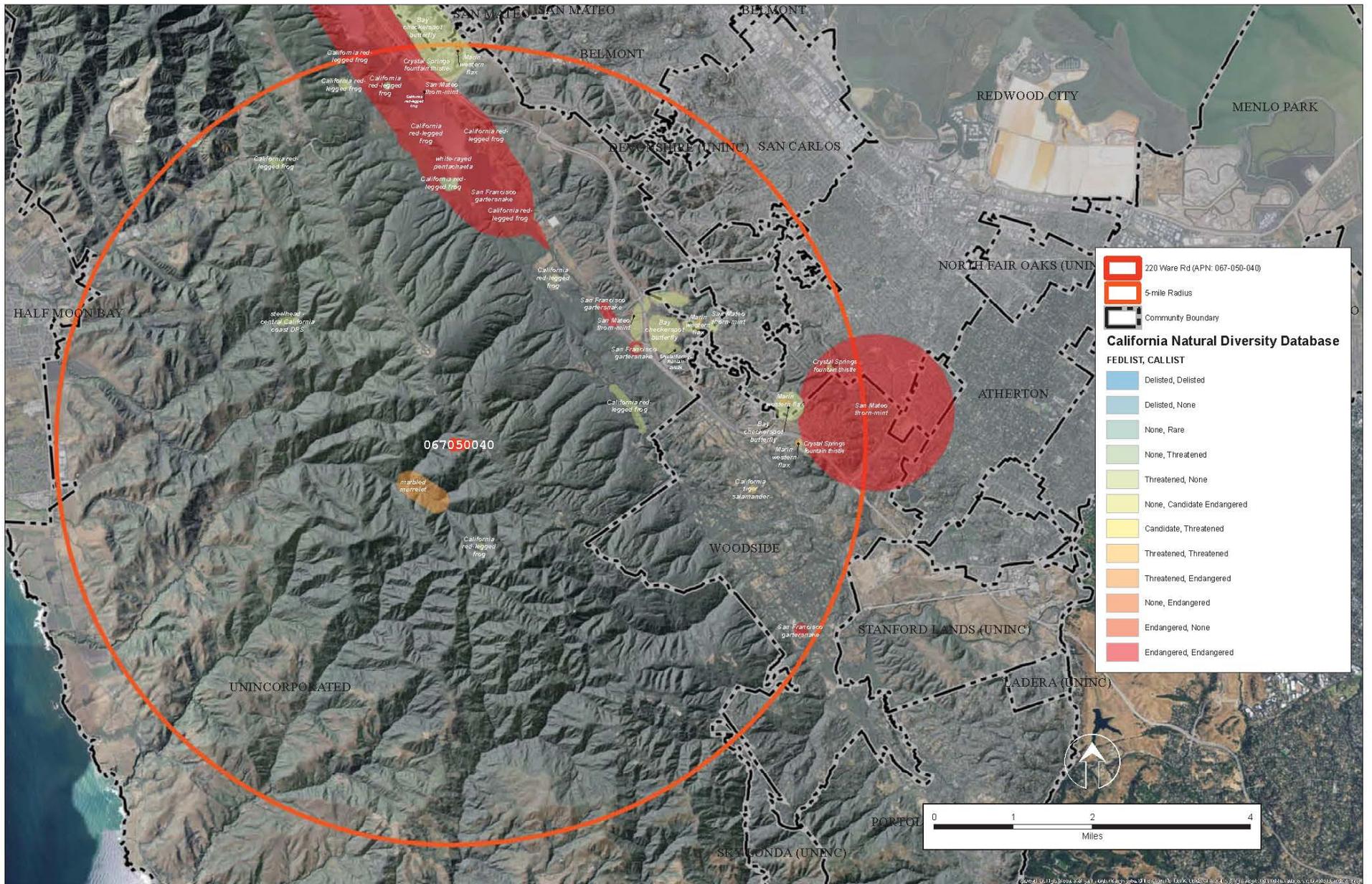


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers: