

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

DATE: June 12, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Grading Permit and Architectural Review Exemption, pursuant to Section 9280 of the San Mateo County Ordinance Code and Section 261 of the California Streets and Highways Code, to allow 724 cubic yards (c.y.) of grading associated with the construction of a new second unit, two-car detached garage, foundation repair and renovations to an existing single-family residence, driveway repairs, and the removal of 8 significant and 2 non-significant sized trees. The project is located at 145 Henrik Ibsen Park Road in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2018-00284 (Bixler/Lee)

PROPOSAL

The applicant proposes to demolish an existing single-car garage and shed to construct a new 750 sq. ft. second unit, associated septic system, and 470 sq. ft. detached two-car garage located next to an existing 1,600 sq. ft. two-story, single-family residence. Repairs to the existing driveway off of Henrik Ibsen Road and extensive interior remodeling, foundation repairs to the existing residence, and replacement of the existing septic system for the main residence are also proposed. The remodel and foundation repairs to the main residence will involve converting 1,339 sq. ft. of existing unconditioned space into conditioned living space and raising the overall height of the existing structure by an average of 5 feet. This will result in a 2,954 sq. ft., 29.5-foot-tall, two-story residence. The project site is located on a 4.5 acre rural parcel within the Skyline State Scenic Corridor, is steeply sloped, proposes 724 cubic yards (c.y.) of grading (395 c.y. of cut, 329 c.y. of fill) and the removal of 8 significant sized trees (comprised of 12", 13", 16", 17", 18", 18", and 36" diameter at breast height (dbh) oak trees and a 42" dbh redwood tree) and 2 non-significant sized trees (one 10" and one 11" dbh oak tree). These trees are located between the existing residence and proposed garage, near the existing septic system for the main house, and on a steep incline near the existing garage and shed. Trees will be planted to replace the trees removed.

RECOMMENDATION

That the Planning Commission approve the Grading Permit and Architectural Review Exemption Permit, County File Number PLN 2018-00284, by making the required findings and adopting the conditions of approval listed in Attachment A of this staff report.

SUMMARY

Located west of Skyline Boulevard behind the Mountain House restaurant, the proposed project site is densely forested, slopes downhill towards the west and south, and is currently developed with a two-story wood cabin, single-car garage, shed, and unpaved driveway that forms a turnaround in front of the house. The 4.5-acre project parcel is bounded by other developed rural residential properties, sits roughly 70 feet below the elevation of the road, and is not visible from Skyline Boulevard itself.

The applicant has proposed to demolish an existing single-car garage and shed to construct a new 750 sq. ft. second unit and 470 sq. ft. detached two-car garage, repair and pave the existing driveway off of Henrik Ibsen Road, and preform foundation repairs and extensive interior remodeling to the existing main residence. The project will convert 1,339 sq. ft. of existing unconditioned space in the main residence into conditioned living space, increase the height of the main residence to 29.5 feet where 36 feet is the maximum allowed in the Residential Estates (RE/S-11 Combining District) Zoning District, and result in a lot coverage of 1.9% where 15% is the maximum allowed.

The project proposes 724 cubic yards (c.y.) of grading composed of 395 c.y. of cut and 329 c.y. of fill with a majority of the grading (373 c.y. of cut and 301 c.y. of fill) associated with the repair and improvement of the existing 160-foot long driveway. Two non-significant sized trees, a 10" dbh and 11" dbh oak tree, and 8 significant sized trees (comprised of 12", 13", 16", 17", 18", 18", and 36" dbh oak trees and a 42" dbh redwood tree) are proposed for removal to accommodate the proposed project. Located in the middle of the driveway turnaround, the non-significant sized trees are proposed for removal to accommodate the proposed drainage facilities required for the driveway while the significant sized tree is proposed for removal due to damage it is causing an existing retaining wall and its location between the existing residence and proposed garage. As required by the Significant Tree Ordinance, replacement trees will be required for the significant trees removed.

Though not visible from Skyline Boulevard, the proposed development is built around the existing trees on the lot, minimizes tree removal activities, employs natural wood siding and colors, does not exceed the height the forest canopy, is clustered together in a previously disturbed area to reduce the development footprint, and adheres to the design and development standards of the Skyline State Scenic Corridor and the RE/S-11 Zoning District to blend in with the surrounding environment and minimize visual impacts.

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SUBJECT: Consideration of a Grading Permit and Architectural Review Exemption, pursuant to Section 9280 of the San Mateo County Ordinance Code and Section 261 of the California Streets and Highways Code, to allow 724 cubic yards of grading associated with the construction of a new second unit, two-car detached garage, renovations to an existing single-family residence, and removal of 10 trees. The project is located at 145 Henrik Ibsen Park Road in the unincorporated Woodside area of San Mateo County.

County File Number: PLN 2018-00284 (Bixler/Lee)

PROPOSAL

The applicant proposes to demolish an existing single-car garage and shed to construct a new 750 sq. ft. second unit, associated septic system, and 470 sq. ft. detached two-car garage, located next to an existing 1,600 sq. ft. two-story, single-family residence. Repairs to the existing driveway off Henrik Ibsen Park Road, extensive interior remodeling, foundation repairs to the existing residence, and replacement of the septic system for the existing residence are also proposed.

The remodel and foundation repairs to the existing single-family residence will convert 1,339 sq. ft. of existing unconditioned space into conditioned living space and raise the overall height of the existing structure by 5 feet. This will result in a 2,954 sq. ft., 29.5-foot tall two-story residence. The project site is located on a 4.5-acre, steeply sloped, rural parcel within the Skyline State Scenic Corridor. A total of 724 cubic yards (c.y.) of grading (395 c.y. of cut, 329 c.y. of fill) and the removal of eight significant sized trees (comprised of 12", 13", 16", 17", 18", 18", and 36" diameter at breast height (dbh) oak trees and a 42" dbh redwood tree) and two non-significant sized trees (one 10" and one 11" dbh oak tree) is proposed. These trees are located between the existing residence and proposed garage, near the existing septic system for the main house, and on a steep incline near the existing garage and shed. Trees will be planted to replace the trees removed. One 84" dbh Heritage redwood tree located next to the existing residence, is not proposed for removal, and will be protected during construction and grading activities.

RECOMMENDATION

That the Planning Commission approve the Grading Permit and Architectural Review Exemption, County File Number PLN 2018-00284, by making the required findings and adopting the conditions of approval listed in Attachment A of this staff report.

BACKGROUND

Report Prepared By: Laura Richstone, Project Planner, Telephone 650/363-1829

Applicant: Amanda Lee (McGriff Architects)

Owner: Erin Bixler

Location: 145 Henrik Ibsen Park Road, Woodside

APN: 067-140-090

Parcel Legality: Developed with a principally permitted use (single-family dwelling) built in the 1930's

Size: 4.5 acres (196,238 sq. ft.)

Existing Zoning: RE/S-11 (Residential Estates/S-11 Combining District with a 1-5-acre minimum parcel size)

General Plan Designation: Low Density Residential Rural (0.3 to 2.3 dwelling units per net acre)

Sphere-of-Influence: None

Existing Land Use: Improved with a single-family residence and septic system

Water Supply: California Water Service Company, Bear Gulch

Sewage Disposal: The site is currently improved with an on-site septic system which services the existing single-family residence. Improvements to the existing septic system for the main house and a new septic system to support the proposed second unit are included with this application. The County's Environmental Health Services Division has preliminarily reviewed and approved the septic system plans.

Flood Zone: Zone X (Area of Minimal Flooding); Community Panel No. 06081C0280E, effective date October 16, 2012

Environmental Evaluation: Categorically exempt under provisions of Class 3, Section 15303, of the California Environmental Quality Act (CEQA) Guidelines, relating

to the construction of small structures, such as a second dwelling unit and two-car garage and associated facilities in a residential zone.

Setting: The project parcel is located west of Skyline Boulevard. Surrounding land uses consist of densely forested rural residential properties developed with single-family residential structures. Densely forested itself, the project parcel sits roughly 70-feet below the elevation of Skyline Boulevard and is not visible from the road. The parcel consists of sloped terrain amidst dense vegetation. The parcel contains an original wood cabin and garage built in 1930 and existing site improvements on the property include the single-family house, driveway, one-car garage, shed, septic system, and fire turnaround

Chronology:

<u>Date</u>	<u>Action</u>
July 26, 2018	- Application submitted.
January 22, 2019	- Site visit with County Arborist to assess trees.
April 3, 2019	- Application Deemed Complete.
June 12, 2019	- Planning Commission hearing date.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed and determined that the proposed project complies with all of the applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policies 1.23 through 1.28 of the General Plan seek to regulate land uses and development to prevent or mitigate to the extent possible significant adverse impacts to vegetative, water, fish, and wildlife resources.

The parcel is developed with an existing two-story single-family wood cabin built in the 1930's, a one-car garage, shed, and a 160-foot-long dirt driveway with a fire truck turnaround. Situated off of Skyline Boulevard, the project parcel is located in a heavily forested area with on-site vegetation dominated by mature redwood trees and low-lying shrubs. No watercourses are present on or near the project site. A

search of the California Natural Diversity Database (CNDDDB) identified no State or Federal special-status plant or animal species within or adjacent to the project parcel.

Of the ten trees proposed for removal, eight are significant¹ and two are non-significant sized trees as outlined in the table below.

Table 1. Trees			
Tree No.	Species	Size (DBH)**	Reason for Removal
38*	Oak	17"	Located in the immediate vicinity of septic system and leach fields.
39*	Oak	36"	Leans over the existing house. Located in the immediate vicinity of septic system and leach fields.
40*	Oak	12"	Located in the immediate vicinity of septic system and leach fields.
41*	Oak	18"	Located in the immediate vicinity of septic system and leach fields.
82	Pine Tree	11"	Tree not present during site visit. Was in footprint of proposed drainage feature/system
83	Coast Redwood	5"	Tree not present during site visit. Was in footprint of proposed drainage feature/system
86*	Coast Redwood	42"	Surrounded by hardscape and is damaging an existing retaining wall.
103*	Oak	16"	Located on very steep unstabalized slope adjacent to proposed second unit. Overhangs the proposed development.
104	Oak	10"	Located on very steep unstabalized slope adjacent to proposed second unit. Overhangs the proposed development.
105*	Oak	18"	Located on very steep unstabalized slope adjacent to proposed second unit. Overhangs the proposed development.
106*	Oak	13"	Located on very steep unstabalized slope adjacent to proposed second unit. Overhangs the proposed development.
107	Oak	11"	Located on very steep unstabalized slope adjacent to proposed second unit. Overhangs the proposed development.
* Denotes significant sized tree.			
** DBH (Diameter at Breast Height) refers to the trunk's diameter measured at 4.5 feet above ground.			

¹ A significant tree is defined as any woody plant with a single stem or trunk with a diameter of 12" or more as measured at 4.5 feet vertically above the ground (i.e., measured at diameter at breast height).

The applicant has designed the project to minimize the removal of significant trees by placing the second unit and two-car garage in previously disturbed areas between existing trees. Other significant sized trees proposed for removal are either located adjacent to the existing septic system, between the main house and location of the proposed new two-car garage, or above the location of the proposed second unit on a steep slope. These trees are proposed for removal due to their location in areas of proposed heavy grading, proximity to the septic system and foundation improvements for the main house, and/or damage the trees are causing to an existing retaining wall.

The non-significant sized trees proposed for removal are located above the existing shed and garage on a steep slope. Though four non-significant sized trees are identified for removal on the project plans, only two of the trees currently exist on the site. Upon a site visit to the property, staff noted that the two non-significant sized trees noted on the project plans and located in the middle of the firetruck turnaround had fallen due to previous winter storms.

Since the existing house is located adjacent to a Heritage² tree (Tree No. 85 a 84" dbh redwood tree), and the construction of the proposed two-car garage and second unit will occur in close proximity to significant trees, a tree protection plan and arborist report, prepared by certified arborist Ned Patchett (License No. WE-4597A) of Ned Patchett Consulting, was submitted with this application. The arborist report assessed the health of the existing trees, how the proposed development may impact the trees, and identified appropriate tree protection measures to ensure that construction activities do not adversely impact the surrounding trees. Recommendations from the arborist report including the establishment of Tree Protection Zones (TPZs), hand digging, and arborist supervision during certain stages of construction have been included as conditions of approval. The County Arborist conducted a site visit, reviewed the arborist report and Tree Protection Plan and concluded that the Heritage tree and surrounding significant trees would not be adversely impacted from the proposed construction if the recommendations contained within the arborist report are implemented.

Based on the 1:1 replacement ratio (for the significant trees removed) of eight 15-gallon sized redwood trees as required by the Significant Tree Ordinance, the installation of tree protection measures as outlined in the Tree Protection Plan, and due to the fact that no special-status plant or animal species were identified, staff has determined that the proposed project will not result in a significant

² Heritage tree shall include a Redwood tree of more than 84 inches in dbh west of Skyline Boulevard or 72 inches dbh east of Skyline Boulevard. Section 11050 of the Heritage Tree Ordinance.

adverse impact to surrounding vegetative, water, fish, or wildlife resources.

b. 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 Soil Erosion*) seek to minimize grading, soil erosion, and sedimentation including, but not limited to, ensuring disturbed areas are stabilized.

The proposed development and driveway improvements involve 724 c.y. of grading. Due to the fact that the new two-car garage and second unit will be placed in previously developed or disturbed areas, minimal grading is required for their construction. The majority of proposed grading operations (consisting of 373 c.y. of cut and 301 c.y. of fill) will involve site work associated with replacing the driveway with pavers, installing a retaining wall to support the existing firetruck turnaround, and stabilizing the slopes adjacent to, and behind, the proposed second unit. As stated previously, the two-car garage and second unit will be constructed at grade level in a disturbed area to minimize grading and will require 22 c.y. of cut and 28 c.y. of fill. Breakdowns of the proposed grading quantities can be found in Table 1 below and in Attachment E.

Table 2. Grading Totals	
Site Work:	
Cut	373 c.y.
Fill	301 c.y.
Buildings:	
Cut	22 c.y.
Fill	28 c.y.
Total	724 c.y.

The applicant has provided an erosion and sediment control plan, prepared by Precision Engineering Inc., that include measures such as fiber rolls on slopes, temporary stabilized construction entrance, inlet protection, and construction Best Management Practices (BMPs) to minimize the transport of sediment runoff from the immediate project area. Per Condition of Approval No. 6, the applicant will also implement dust control measures, such as covering haul trucks transporting soil or other loose material, water exposed surfaces daily, and ensuring roadways are kept clean from mud and dirt tracks for the duration of the project to further reduce sedimentation.

c. Visual Resources

Policy 4.15 (*Appearance of New Development*), Policy 4.22 (*Scenic Corridors*), Policy 4.24 (*Rural Development Design Concept*), and the Rural Site Planning Policies 4.25 through 4.33 seek to protect the natural visual character of scenic areas, including scenic corridors, by regulating the appearance of new development to promote good design, site relationship, and other aesthetic considerations.

The project site is located within the Skyline State Scenic Corridor and is heavily forested with on-site vegetation consisting of mature redwood trees and shrubs. Screened by mature redwood trees and located approximately 70 feet below and 400 feet away from Skyline Boulevard, the proposed development will not be visible from the road. Over 100 trees are located on-site and consist primarily of coast redwood, Douglas fir, tan oak, and madrone trees. Of these trees, 10 trees are proposed for removal due to proximity to proposed construction (See Table 2 and Section A.1.b. above for further details). The removal of these trees will not be visible from Skyline Boulevard nor will the removal adversely impact views from the roadway.

The proposed development will occur in currently developed areas of the parcel with minimal changes to the site topography. As stated before, a majority of the proposed grading site work (674 c.y. of grading) is associated with the replacement the existing 160-foot-long dirt driveway and fire turnaround with Grasscrete pavers and stabilization of the slopes adjacent to, and behind, the proposed second unit. Both the two-car garage and second unit will be constructed at grade level in an effort to minimize grading and will require 22 c.y. of cut and 28 c.y. of fill to construct. Though not visible from Skyline Boulevard, the architectural design and the proposed colors and building materials of the development adheres to the design guidelines of the Skyline State Scenic Corridor and will minimize any visual impacts on the scenic qualities of the area. See below for further discussion of specific architectural design elements.

Architectural Design Standards and Site Planning for Rural Scenic Corridors

Policies 4.48 through 4.55 for Architectural Design Standards for Rural Scenic Corridors and Policies 4.56 through 4.69 for Site Planning for Rural Scenic Corridors seek to ensure structures are complementary and compatible with the surrounding environment and minimally visible from public views through the regulation of colors and materials, size and scale, lot coverage, height, building setbacks, minimizing tree and vegetation removal, outdoor lighting, limiting the

number of driveways to a scenic road when possible, and minimizing the visibility of existing utility lines.

Grouped together near the existing driveway, turnaround, and single-family residence, the size and scale of the proposed second unit and two-car garage are compatible with the surrounding building site. The S-11 Combing District allows a maximum lot coverage of 15%. With a parcel size of 4.5 acres, the proposed project will result in a lot coverage of 1.9%.

The proposed buildings will be built at grade and have been located to minimize tree removal. While the proposed foundation repair and improvements to the existing main house will add approximately 130 sq. ft. of net new decking and raise the average height of the structure by 5 feet (from 24.5 feet to 29.5 feet), the main house, second unit, and garage will not exceed the height of the forest canopy, are not visible from Skyline Boulevard, propose natural wood siding and dark green tones to blend with surrounding environment and are architecturally compatible with each other. Per Condition of Approval No. 21 all exterior lights shall be dark sky compliant and designed and located as to confine direct rays to the subject property and prevent glare in the surrounding area. Improvements to the existing driveway will not change its location, width, or extent and will also conform to the landscape of the area. Replacing the existing dirt driveway with permeable Grasscrete pavers will allow easier access to the site, reduce erosion, and allow natural grasses and herbs to grow between the pavers to better blend with the forested landscape of the area.

d. Rural Land Use Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) seeks to encourage compatibility of land uses in order to promote health and safety and seek to maintain the scenic and harmonious nature of the rural lands.

The parcel is designated Low Density Residential Rural and development is clustered near the existing main house and driveway so that the majority of the 4.5-acre parcel is undisturbed and retains its forested scenic nature. All building materials for the proposed development will be durable, low-maintenance, and will meet the requirements for Moderate Fire Hazard Severity Zones per the California Building Code. To further mitigate potential fire risks and to preserve the scenic nature of the parcel, all new utilities shall be undergrounded per Condition of Approval No. 22. As the proposed development is not visible from Skyline Boulevard, staff concludes that there will be no visual impact to the Skyline State Scenic Corridor from

the proposed project and that the project is in character with the development of this parcel and the surrounding low-density rural parcels.

e. Wastewater Policies

Policy 11.10 (*Wastewater Management in Rural Areas*) seeks to require individual sewage disposal systems in rural areas.

The project includes replacement and enlargement of the on-site septic tank for the existing main house and the construction of a separate new septic system to support the proposed second unit. San Mateo County Environmental Health Division has reviewed and conditionally approved the proposed on-site septic systems.

f. Water Supply Policies

Policy 10.15 (*Water Suppliers in Rural Areas*) and Policy 10.25 (*Efficient Water Use*) consider water systems and wells as appropriate methods of water supply and encourage efficient water use for new development.

The main house is serviced from the California Water Service Company-Bear Gulch (Cal-Water) and a new water line is proposed to serve the second unit. Cal-Water has confirmed that the second unit can be serviced by their system and has reviewed and conditionally approved the proposed project.

2. Conformance with the Zoning Regulations

The project site is located within the RE/S-11 (Residential Estates/S-11 Combining District) Zoning District. The proposed project complies with the development standards set forth by the County Zoning Regulations as outlined in the table below:

Table 3. Main House			
	Required	Existing	Proposed
Minimum Lot Size	1.61 acres	4.5 acres	No Change
Minimum Lot Width	100 ft.	410 ft.	No Change
Minimum Front Yard Setback	50 ft.	220 ft.	No Change
Minimum Rear Yard Setback	20 ft.	240 ft.	No Change
Minimum Right Side Yard Setback	20 ft.	100 ft.	No Change
Minimum Left Side Yard Setback	20 ft.	260 ft.	No Change
Maximum Height*	36 ft.	24.5 ft.	29.5 ft.

Table 3. Main House			
	Required	Existing	Proposed
Maximum Lot Coverage	15%	1.27%	1.87%**
Minimum Parking Spaces	2 Covered	1 Covered	2 Covered
* Height measured from average finished grade to average roofline.			
** Lot coverage includes footprint of main house, proposed garage, and second unit.			

The proposed foundation repair and remodel to the existing main house meets the zoning district standards as outlined above and includes a design, scale, and size that is compatible with other residences located in the vicinity. The improvements to the foundation and remodel of the existing house will raise the average height of the structure by 5 feet and convert 1,339 sq. ft. of previously unconditioned ground floor space into habitable space resulting in a 2,954 sq. ft. residence. As height in this District is measured from average finished grade to average roofline, the proposed project will result in an average height of 29.5 ft. where 36 ft. is the maximum allowed. Situated in the middle of the 4.5-acre parcel, the main house adheres to the District minimum front, rear, and side yard setbacks and in conjunction with the other proposed development (i.e. garage and second unit) proposes an overall lot coverage of 1.87% (3,670 sq. ft.) where 15% (29,436 sq. ft.) lot coverage is the maximum allowed.

As outlined in Table 4 and 5 below, the second unit and garage are clustered together near the existing residence, will be located in the middle of the parcel, and conform to their respective front, rear, and side yard setback requirements. With a maximum Floor Area Ratio (FAR) of 1,034 sq. ft. (35% of the main residence) and a maximum height of 26 ft., the proposed 750 sq. ft., 18'-9" tall, second unit conforms to the second unit development standards outlined in Section 6429 (*Development Standards for New Second Units*) contained within the County's Second Unit Ordinance.

Table 4. Second Unit		
	Required	Proposed
Minimum Front Yard Setback	50 ft.	140 ft.
Minimum Rear Yard Setback	10 ft.	305 ft.
Minimum Right Side Yard Setback	5 ft.	180 ft.
Minimum Left Side Yard Setback	5 ft.	220 ft.
Maximum Height	26 ft.	18 ft. 9 in.
Maximum Floor Area Ratio*	1034 sq. ft.	750 sq. ft.
Minimum Parking Spaces	1 Uncovered	1 Uncovered
* Per Section 6429 of the Second Unit Ordinance the maximum FAR is 35% of the FAR of the main house.		

Table 5. Garage		
	Required	Proposed
Minimum Front Yard Setback	N/A	N/A
Minimum Right Side Yard Setback	3 ft.	170 ft.
Minimum Left Side Yard Setback	3 ft.	230 ft.
Minimum Rear Yard Setback	3 ft.	170 ft.
Maximum Height	19 ft.	14 ft. 9 in.
Minimum Size*	342 sq. ft.	470.5 sq. ft.
* Minimum dimensions of a two-car garage are 18 ft. wide by 19 ft. in depth.		

As required by Section 6117 (*Required Automobile Parking Spaces*) and Section 6429 (*Development Standards for New Second Units*) of the Zoning Regulations, the proposed project must provide at least two covered parking spaces for the main residence and one uncovered parking space for the second unit. The 470 sq. ft. garage will provide the required parking for the main house and meets the minimum size requirements for a two-car garage. The one uncovered parking space required for the second unit will be located in the driveway in front of the second unit.

3. Conformance with the Architectural Review Exemption

The proposed project is within the State designated Skyline Scenic Corridor, but is not visible from Skyline Boulevard, thus, the project is exempt from Architectural Review. Though exempt from Architectural Review, the project, as proposed and conditioned, is consistent with the Standards for Architectural and Site Control within the Skyline Scenic Corridor. Specifically, the proposal accomplishes the following goals and/or meets the following standards:

- a. The project is consistent with all General Plan Visual Quality Policies, including the *Architectural Design Standards for Rural Scenic Corridors and Site Planning for Rural Scenic Corridors*, as discussed in Section A.1 of this report.
- b. The proposed grading associated with the project has been kept to a minimum and will follow natural contours and blend with the natural appearance of the surrounding topography. The project has been situated to minimize tree removal activities, preserve the heritage redwood tree located in front of the existing house, and will be required to plant eight replacement redwood trees for those that are removed. A permanent onsite drainage system is proposed for the project and erosion and sediment control measures will be

implemented throughout project construction, to reduce onsite erosion and sedimentation.

4. Conformance with the Grading Regulations

The following findings must be made in order to issue a Grading Permit for this project. Staff's review of the project is discussed below:

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

The grading plan for the proposed project has been prepared by a licensed civil engineer (Precision Engineering, Inc.) and has been reviewed and preliminarily approved by the Department of Public Works and the County's Civil Section. The project site has also undergone a geotechnical study prepared by GeoForensics Inc., which has been reviewed and preliminarily approved by the County's Geotechnical Section for soil stability. The site-specific recommendations contained within the GeoForensics Inc. report along with recommendations from other reviewing agencies have been included as conditions of approval. Implementation of these conditions of approval will prevent significant adverse impacts on the environment.

- b. *That the project conforms to the criteria of Chapter 5 of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.*

Proposed grading activities meet the (1) Erosion and Sediment Control, (2) Grading, (3) Geotechnical Reports, (4) Dust Control Plans, (5) Fire Safety, and (6) Time Restriction standards referenced in Section 9296 of the Grading and Land Clearing Ordinance. Erosion and sediment control measures will be inspected prior to construction commencing and must remain in place during grading, demolition, and construction activities. A dust control plan must be submitted for approval and implemented for the duration of construction. The proposed grading plan was prepared by a licensed civil engineer and reviewed for adequacy by the Department of Public Works. As mentioned above, a geotechnical report was also prepared for this site and reviewed by the County's Geotechnical Section. Due to the County's Winter Grading Moratorium, grading is only allowed between April 30 and October 1. If the applicant wishes to preform grading activities during the wet season, they must apply for an exception from the Winter Grading Moratorium and will be subject to more stringent erosion control measures, monitoring, and inspections.

- c. *That the project is consistent with the General Plan.*

The General Plan designation for this site is Low Density Residential Rural. The proposed construction and associated grading for a new second unit, two-car garage, driveway improvements, and foundation repair for an existing single-family residence is consistent with the land use allowed by this General Plan designation. As discussed in the General Plan Compliance Section of this report (Section A.1), this project, as conditioned, complies with all applicable General Plan goals and policies.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3, relating to the construction of small structures, such as a second unit, two-car garage, and associated utilities in a residential zone.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Services
Geotechnical Section
California Water Service Company, Bear Gulch
Cal-Fire

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Architectural Project Plans
- D. Color Rendering
- E. Grading Quantities Breakdown
- F. Civil Sheets
- G. Septic Plans
- H. Arborist Report
- I. Site Photographs

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00284

Hearing Date: June 12, 2019

Prepared By: Laura Richstone
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act Guidelines, relating to the construction of small structures, such as a second unit, two-car garage, and associated utilities in a residential zone.

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, the project has received preliminary approval from the Department of Public Works, the County's Civil Section, and the Geotechnical Section and site-specific recommendations have been incorporated as conditions of approval to address any adverse environmental effects.
3. That the project conforms to the criteria of Chapter 5 of the San Mateo County Ordinance Code, including the standards referenced in Section 9280. Planning Staff, the Geotechnical Section, Civil Section, and the Department of Public Works have reviewed the project and have determined it conforms to the criteria of Chapter 5 of the San Mateo County Ordinance Code, including the standards referenced in Section 9280 and the San Mateo County General Plan, including the timing of grading activities, and implementation of dust control and erosion and sediment control measures.
4. That the project is consistent with the General Plan. The subject site has a General Plan land use designation of Low Density Residential Urban. The proposed single-family residence remains consistent with the allowed density and use of the designation. As proposed and conditioned, the project complies with General Plan Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land*

Clearing Activities Against Accelerated Soil Erosion) and Policy 2.17 (*Erosion and Sedimentation*) because the project includes measures and conditions to address each of these items.

5. The project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)). The proposed project has taken steps to minimize the removal of significant trees by locating the project in a previously developed area of the parcel that is least impactful to the surrounding significant trees.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports submitted for review and approval by the Planning Commission on June 12, 2019. Minor revisions or modifications to the project shall be subject to review and approval of the Community Development Director, if they are consistent with the intent of, and in substantial conformance with, this approval.
2. This permit shall be valid for one (1) year from the date of approval in which time a valid building permit shall be issued. Any extension of this permit shall require the submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Prior to the issuance of a building permit, the applicant shall submit color and material samples for review and approval by the Community Development Director.
4. Prior to scheduling a final inspection, color verification shall occur in the field after the applicant has applied the approved materials and colors. The applicant shall be required to maintain the approved materials and colors.
5. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless a prior written request by the applicant is submitted to the Community Development Director in the form of a completed Application for an Exception to the Winter Grading Moratorium at least two (2) weeks prior to the projected commencement of grading activities stating the date when grading will begin for consideration, and approval is granted by the Community Development Director.

The site is considered a Construction Stormwater Regulated site. Any grading activities conducted during the wet weather season (October 1 to April 30) pursuant to prior authorization from the Community Development Director will

also require monthly erosion and sediment control inspections by the Building Inspection Section.

6. Prior to the issuance of the grading permit “hard card,” the applicant shall submit a dust control plan for review and approval by the Planning and Building Department. The plan, at a minimum shall include the following measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 feet of freeboard.
 - c. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

7. Prior to the beginning of any construction, the applicant shall implement the approved erosion and sediment control plan and tree protection plan, which shall be maintained throughout the duration of the project. The goal of the Tree Protection Plan is to prevent significant trees, as defined by San Mateo County’s Significant Tree Ordinance, Section 12,000, from injury or damage related to construction activities. The goal of the Erosion and Sediment Control Plan is also to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.

- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers, clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffers trips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
 - m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
8. Per Section 9280 of San Mateo County's Grading and Land Clearing Ordinance, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
9. All grading and erosion and sediment control measures shall be in accordance to the plans prepared by GeoForensics Inc., dated November 2018, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved grading plan shall be prepared and signed by the engineer and shall be submitted to the Department of Public Works and the Planning Department concurrently prior to commencing any work pursuant to the proposed revision.
10. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9280 of the Grading Ordinance. Deficiencies shall be corrected immediately.

11. 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:
 - a. The engineer shall submit written certification to the Department of Public Works and the Geotechnical Section that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Ordinance.
 - b. All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Engineer and Current Planning Section.
12. Erosion control and tree protection inspections are required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires the protection of significant trees. Once all review agencies have approved the building permit, the applicant will be notified that an approved job copy of the Erosion Control and Tree Protection Plans are ready for pick-up at the planning counter of the Planning and Building Department. Once the Erosion Control and Tree Protection measures have been installed per the approved plans, please contact the Building Inspection Section, at 650/599-7311, to schedule a pre-site inspection. A \$144.00 inspection fee will be added to the building permit for the inspection. If this initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the erosion control and tree protection measures are deemed adequate by the Building Inspection Section.
13. 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 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. All trees depicted on the architectural and civil sheet sets shall be numbered according to the arborist report and tree schedule.
15. At the building permit phase, the Erosion Control Plan shall identify construction paths of travel and corresponding appropriate erosion control measures.
16. All hardscape proposed for removal located within the dripline of protected trees shall occur by hand. Tree protection fencing shall be installed around trees 87-90, 96, 98, and 99 once hardscape is removed. A note to such an effect shall occur on the building plan set.

17. At the building permit phase, the applicant shall expand the tree protection zone for Tree No. 85 to be reflective of its dripline. The applicant shall leave the existing walkway near Tree No. 85 intact until construction of the new deck/walkway commences in an effort to reduce root compaction and damage to Tree No. 85. Modified tree protection zones shall extend to the dripline while allowing for access through the existing walkway and should terminate at the residence and existing driveway.
18. Upon building permit submittal, an updated arborist shall be required. The report shall evaluate the foundation plan for the walkway/deck area around Tree No. 85, identify possible impacts and provide recommendations and appropriate protection measures to reduce impacts to the tree.
19. Prior to the required Pre-Site Inspection, the project arborist shall number the trees onsite and clearly mark the significant and non-significant trees proposed for removal. Numbering of the trees shall match the building plans and any submitted arborist report.
20. The applicant shall accurately depict the stem diameter size of the trees on the architectural and civil sheets consistent with the arborist submitted tree schedule.
21. All exterior lights shall be dark sky compliant and designed and located as to confine direct rays to the subject property and prevent glare in the surrounding area. A spec sheet of the proposed exterior lighting shall be included upon submittal of the building permit.
22. All new power, water, and telephone utility lines from the street or nearest existing utility pole to the main dwelling, second unit, and proposed garage shall be placed underground.
23. Removal of Tree No. 38, 39, 40, 41, 86, 103, 104, 105, 106, and 107 as identified on sheet A-1.00 of the project plans shall not occur until the associated building permit plans for the proposed project are issued. Removal of these trees before the building plans are issued shall be prohibited. If these trees are removed prior to the issuance of the building permit the applicant shall be subject to the fees and fines contained within the County's Significant Tree Ordinance.
24. The applicant shall plant on-site a total of eight (8) redwood tree using at least 15-gallon size stock for the trees removed. Tree replanting shall be required prior to the final building inspection approval. A final inspection by the Planning Department will be added to the building permit.

Building Inspection Section

25. This project requires a building permit.

26. The proposed project requires fire sprinkler protection of the structures.

Geotechnical Section

27. The geotechnical report is required and shall be reviewed at the building permit stage.
28. Prior to the issuance of the building permit the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater 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 Planning and Building Department for review and approval.

Department of Public Works

29. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
30. The contractor is advised that any damage to the existing roadway as a result of the contractor's equipment etc., is to be repaired in kind or better. Contractor is advised to keep pre and post construction videos of the road.

Environmental Health Services

31. Topographic features for civil and septic plans must be extended, identifying relevant setbacks to the existing septic system (primary and reserve dispersal trenches) serving the main house. The letter dated November 27, 2018 by GeoForensics, Inc. needs to address the reserve dispersal trenches for the main house and the guest house located on slopes >20% meeting the requirements of the OWTS Ordinance and OSM. This will be reviewed at the time of building application stage.

California Water Company Bear Gulch

32. Any required fire protection shall be provided by the homeowner at their expense. Further coordination with Cal-Water shall be required at the building stage if fire hydrants etc. are required.

Cal-Fire

33. Fire Department access shall be to 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 feet 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 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
34. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
35. An Alternate Methods or Materials Request has been approved by the Fire Marshal for this project. All items on the approved request are to be met prior to fire final inspection for the project.
36. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at (650) 573-3846.
37. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
38. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing

and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

39. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
40. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
41. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
42. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
43. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
44. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.
45. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall meet CRC R327 or CBC Chapter 7A requirements.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



County of San Mateo - Planning and Building Department

ATTACHMENT C

ABBREVIATIONS

∠	ANGLE	MANUFACTURER
@	MINIMUM	MINIMUM
C	CENTERLINE	METAL
∅	DIAMETER	NEW
∅	NOT APPLICABLE	NOT IN CONTRACT
P	PROPERTY LINE	NUMBER
ABV	ABOVE	NOT TO SCALE
ADDL	ADDITIONAL	ON CENTER
ADJ	ADJACENT	OPENING
AW	ABOVE FINISH FLOOR	OPPOSITE
ALLOW.	ALLOWABLE	PC
ALT	ALTERNATE	PERFORATED
AWN	AWNING	PERPENDICULAR
BD	BOARD	PL
BEL	BELOW	PLUMBING
BFF	BELOW FINISH FLOOR	PR
BLOG	BUILDING	PT
BKLG	BLOCKING	PTD
BOT	BOTTOM	PVD
BO.	BOTTOM OF	R
BTW	BETWEEN	R.C.
CAB	CABINET	R&S
CLO	CLOSET	R.O.
CLG	CEILING	RAD
COL	COLUMN	REF
CONC	CONCRETE	REFRIGERATOR
CONT	CONTINUOUS	REMOVED
CLR	CLEAR	REQUIRED
CAS	CASEMENT	RETAINING
CVR	COVER	SEE ARCHITECTURAL
d	DEEP	S&D
D	DOUBLE	SCH
DBL	DOUBLE	SED
DET	DETAIL	SEE ELECTRICAL
D.H.	DOUBLE HUNG	DRAWINGS
DIA	DIAMETER	SF
DIAG	DIAGONAL	SHLV
DIAM	DIMENSION	SHR
DN	DOWN	SHT
DS	DOWNSPROUT	SHT MTL
DW	DISHWASHER	SI
(E)	EXISTING	SILAR
ELEC	ELECTRICAL	S.L.D.
ELEV	ELEVATION	S.M.D.
EN	EDGE NAIL	SQ
EQ	EQUAL	STD
EQ X	EQUAL - MATCH DIMS WITH THE SAME LETTER	S.S.D.
EQUIP	EQUIPMENT	STD
ES	EACH SIDE	STAIR WALL
EXT	EXTERIOR	T
FIN	FINISH	T.B.
FIR	FLOOR	TONGUE & GROOVE
FND	FOUNDATION	T.O.
FT	FOOTING	T.O.T
FTG	FOOTING	T.P.
GAL	GALLON	TYPICAL
GALV	GALVANIZED	UNFINISHED
G.B.	GRAB BAR	UNLESS OTHERWISE NOTED
GWB	GYPSUM WALL BOARD	VERTICAL
GYP	GYPSUM	VERIFY IN FIELD
H	HIGH	W
H.B.	HOSE BIB	WASH
HD	HOLD/DOWN	W/
HDWR	HARDWARE	W/
HORZ	HORIZONTAL	W/
HR	HOUR	W/
HT	HEIGHT	W/
HW	HOT WATER	W/
IN	INCHES	W.O.
INCL	INCLUDING	W.P.
L	LONG	W/WF
MAX	MAXIMUM	WELDED WIRE FABRIC
MECH	MECHANICAL	

DEFERRED SUBMITTALS

N/A

PLAN SYMBOL LEGEND

	DOOR TAG		SECTION TAG
	WINDOW TAG		EXTERIOR ELEVATION TAG
	REVISION TAG		INTERIOR ELEVATION TAG
	DETAIL TAG		KEYNOTE TAG
	ENLARGED PLANT TAG		

GENERAL OUTLINES FOR WILDLAND URBAN INTERFACE ZONES

- BUILDING MATERIALS, SYSTEMS AND/OR ASSEMBLIES USED IN THE EXTERIOR DESIGN AND CONSTRUCTION OF NEW BUILDINGS LOCATED WITHIN A WILDLAND-URBAN INTERFACE FIRE AREA MUST COMPLY WITH CBC CHAPTER 7A.
- HAZARDOUS VEGETATION AND FUELS AROUND ALL APPLICABLE BUILDINGS AND STRUCTURES SHALL BE MAINTAINED TO PROVIDE DEFENSIBLE SPACE OF NO LESS THAN 30 FEET FROM EACH SIDE OF THE BUILDING OR THE PROPERTY LINE, WHICHEVER IS NEARER. ADDITIONAL PROTECTION WITHIN A REDUCED FUEL ZONE SHALL WHICHEVER IS NEARER OR AT A GREATER DISTANCE IF REQUIRED BY STATE LAW OR LOCAL ORDINANCE RULE OR REGULATION BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
- REMOVE THAT PORTION OF ANY TREE THAT EXTENDS WITHIN 10 FEET OF THE OUTLET OF ANY CHIMNEY OR STOVEPIPE.
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING ANY BUILDING OR STRUCTURE TO THE MAXIMUM EXTENT POSSIBLE.
- NEEDLES OR OTHER DEAD VEGETATIVE GROWTH, ACCUMULATION OF LEAVES AND DEBRIS, OR OTHER DEAD VEGETATIVE GROWTH, SHALL BE MAINTAINED TO PREVENT THE INTRUSION OF FLAMES AND ACCUMULATION OF LEAVES AND DEBRIS.
- VALLEY FLASHING AT THE ROOF SHALL BE MINIMUM 36 INCHES WIDE OF A GALVANIZED CORROSION RESISTANT METAL RUNNING THE FULL LENGTH OF THE VALLEY AND COMPLY WITH ASTM D3909.
- ALL VENTILATION OPENINGS SHALL BE FULLY COVERED WITH NON-COMBUSTIBLE WIRE MESH OR VENTS THAT RESIST THE INTRUSION OF BURNING EMBERS AND FLAMES.
- EXTERIOR WALL COVERINGS AND MATERIALS SHALL BE OF A CLASS A NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR OTHERWISE "PROTECTED" ASSEMBLY.
- ROOF FLASHING SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, TERMINATING AT A MINIMUM NOMINAL WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS OR AT THE ENCLOSURE FOR ENCLOSED EAVES.
- THE EXPOSED UNDERSIDE OF EAVES, PORCH CEILINGS, AND CANTILEVERED FLOOR PROJECTIONS, SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS OR OTHERWISE "PROTECTED" ASSEMBLY.
- ALL UNDERFLOOR AREAS AND OVERHANGING APPENDAGES OF ELEVATE BUILDINGS SHALL BE ENCLOSED TO GRADE OR CONSIST OF IGNITION RESISTANT MATERIALS OR OTHERWISE "PROTECTED" ASSEMBLY.
- GLAZED WINDOW AND GLAZED DOOR ASSEMBLIES SHALL BE OF NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR NON-COMBUSTIBLE MULTIPANE GLAZING FOR ALL EXTERIOR WINDOWS AND GLAZED DOOR ASSEMBLIES.
- WINDOWS AND GLAZED DOOR ASSEMBLIES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
- THE WALKING SURFACE OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED OF IGNITION RESISTANT MATERIAL, EXTERIOR FIRE RETARDANT TREATED WOOD, OR NON-COMBUSTIBLE MATERIAL.
- TRELLISES, ARBORS, PATIO COVERS, CARPORTS, GAZEBOS AND SIMILAR STRUCTURES OF AN ACCESSORY CHARACTER SHALL COMPLY WITH CBC SECTION 710 AS PRESCRIBED ABOVE.

BASIC NOISE REGULATION

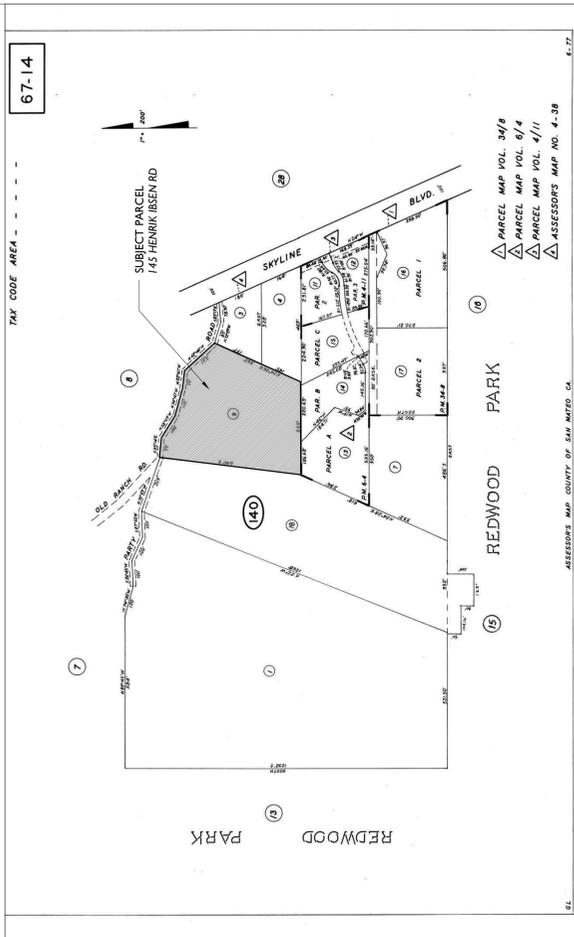
MUNICIPAL CODE 4.88.360

NOISE SOURCES ASSOCIATED WITH DEPOSITION, CONSTRUCTION, REPAIR, REMODELING, OR GRADING OF ANY REAL PROPERTY ARE EXEMPT FROM THE PROVISIONS OF THIS ORDINANCE EXCEPT AS PROVIDED IN THIS ORDINANCE. THE PROVISIONS OF THIS ORDINANCE SHALL BE ENFORCED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. WEEKDAYS, 5:00 P.M. AND 9:00 A.M. ON SATURDAYS OR AT ANY TIME ON SUNDAYS, THANKSGIVING AND CHRISTMAS.

PROPOSED SITE RENDERING



ASSESSOR'S MAP



AERIAL VIEW OF SITE & IMMEDIATE SURROUNDINGS



PROJECT DIRECTORY

- ARCHITECT:**
MCGRIFF ARCHITECTS
PROJECT MANAGER: AHAMDA LEE
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TBD
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travis@precision-es.com

SCOPE OF WORK

THIS PROJECT INCLUDES THE MASTER PLANNING OF AN EXISTING SINGLE FAMILY PROPERTY LOCATED OFF THE SKYLINE BLVD SCENIC CORRIDOR IN UNINCORPORATED WOODSIDE, SAN HEATED COUNTY. THE EXISTING HOUSE AND GARAGE WILL BE DEMOLISHED AND A NEW SYSTEM AND PROPANE ARE PROPOSED.

AN EXTENSIVE RENOVATION TO AN EXISTING SINGLE FAMILY CABIN IS PROPOSED, INCLUDING: RAISING OF THE EXISTING FINISHED FLOOR LEVELS, INTERIOR WALL RECONFIGURATION AND OPENING UP THE MAIN FLOOR TO PROVIDE AN OPEN CONCEPT LIVING AND DINING AREA, AND REPAIR AND REPLACE EXTERIOR SAWN LUMBER IMPROVEMENTS, FOUNDATION UPGRADES AND NEW EXTERIOR DECKS AT THE NORTH AND EAST ELEVATIONS. THE FIRST FLOOR OF THE MAIN HOUSE WILL BE RENOVATED TO PROVIDE AN ADDITIONAL 1,339 SQ FEET OF CONDITIONED LIVING SPACE.

AN EXISTING SHED AND GARAGE WILL BE DEMOLISHED AND A NEW 750 SQ FT GUEST HOUSE AND 470 SQ FT OPEN-AIR DETACHED GARAGE WILL BE LOCATED OFF THE DRIVE.

PROJECT DATA

REGULATIONS	2016 CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY AND GREEN BUILDING CODES LOCAL AND STATE AMENDMENTS, ORDINANCES AND LAM
APPLICABLE CODES:	
ZONING DISTRICT:	REB011
OCCUPANCY:	R-3
CONSTRUCTION:	TYPE V-8 (UNPROTECTED WOOD FRAME)
FIRE SPRINKLERS:	YES (PROPOSED)
PROPERTY INFORMATION	
PARCEL NUMBER:	067140090
PARCEL SIZE:	196,238 ± SQ FT (4.505 ± ACRES)
PRIMARY RESIDENCE	
SETBACKS:	100' FRONT (YARD) 20' (SIDE & REAR)
HEIGHT LIMIT:	36'
PARKING:	(1) COVERED SPACES
ACCESSORY STRUCTURES:	
SETBACKS:	5' SIDE & REAR (16' OR LESS IN HEIGHT PER 2018 S.W.C. ZONING REGULATIONS SECTION 4429.3B) 10' REAR YARD (IF GREATER THAN 16' IN HEIGHT PER 2018 S.W.C. ZONING REGULATIONS SECTION 4429.3B)
BUILDING SEPARATION:	5' MIN.
HEIGHT LIMIT:	26'
PARKING (SECOND UNIT):	(1) UNCOVERED ON-SITE PARKING SPACE
MAX. SECOND UNIT AREA:	750 SF
PRIMARY RESIDENCE	
EXISTING:	
GROUND FLOOR UNCONDITIONED:	1425 SQ FT
SECOND FLOOR:	1616 SQ FT
GROSS TOTAL EXISTING:	3041 SQ FT
PROPOSED:	
FIRST FLOOR:	1345 SQ FT
SECOND FLOOR:	1616 SQ FT
GROSS TOTAL PROPOSED:	2961 SQ FT
TOTAL ADDITIONAL CONDITIONED:	1339 SQ FT
ACCESSORY STRUCTURES:	
EXISTING:	
DETACHED GARAGE (TO BE REMOVED):	286 SQ FT
DETACHED SHED (TO BE REMOVED):	100 SQ FT
GROSS TOTAL EXISTING:	386 SQ FT
PROPOSED:	
DETACHED GARAGE:	400 SQ FT
DETACHED SECOND UNIT:	750 SQ FT
GROSS TOTAL PROPOSED:	1150 SQ FT

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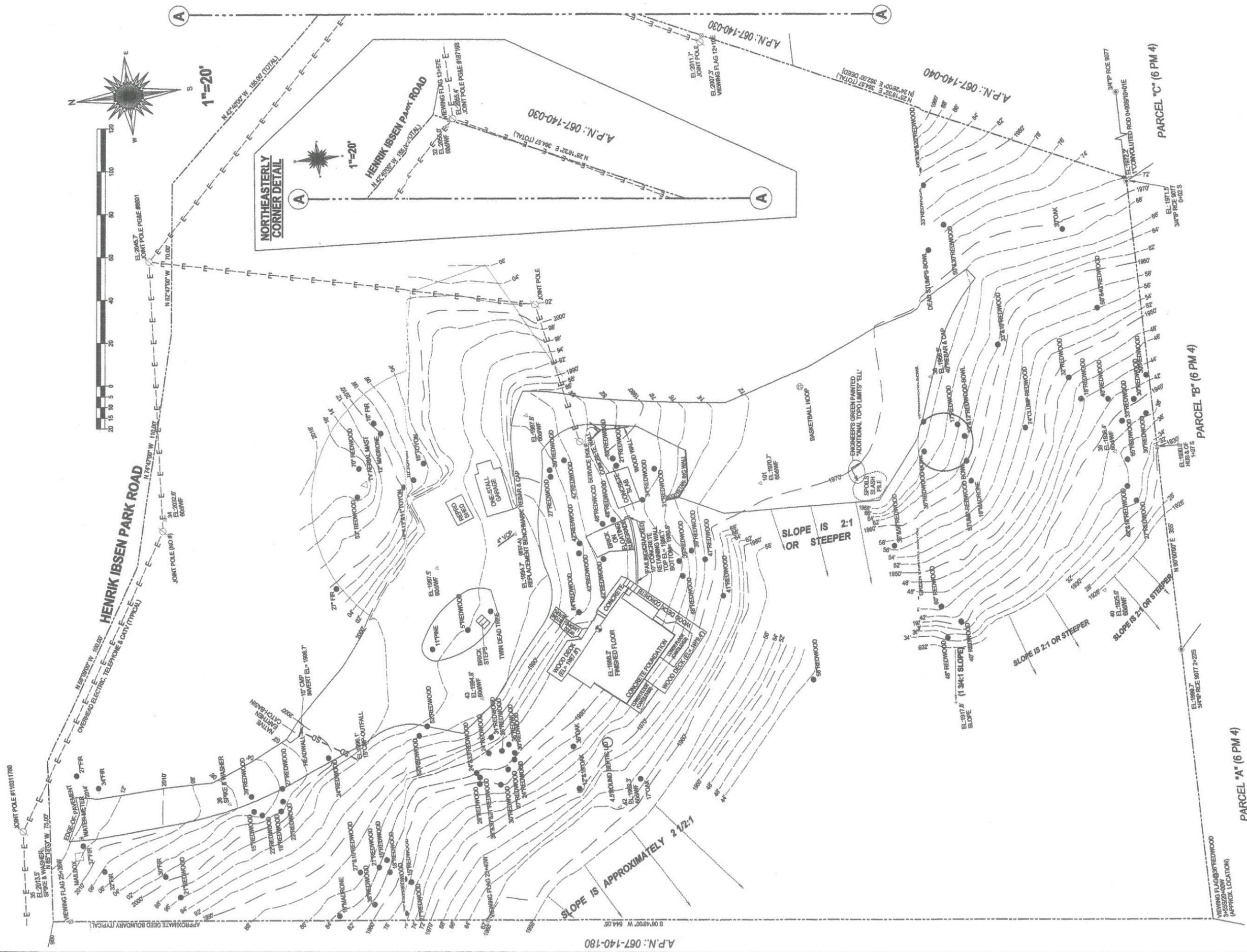
ERIN BIXLER & BRUCE BAUMGARTNER
PROJECT ADDRESS:
145 HENRIK IBSEN ROAD
WOODSIDE, CA 94062
APN: 067140090

07/16/18	PLANNING PERMIT SET REV 01
01/07/22/18	PLANNING PERMIT SET REV 02
02/03/05/19	PLANNING PERMIT SET REV 02

PROJECT: BAUMGARTNER RESIDENCE
SHEET: VICINITY MAP, AREA CALC, SHEET INDEX
SCALE: AS NOTED @ 24"x36"

SHEET NO:
T-1.00

PARTIAL TOPOGRAPHIC SURVEY EXHIBIT OF THE LANDS OF BRUCE BAUMGARTNER & ERIN BIXLER-BAUMGARTNER AS DESCRIBED IN GRANT DEED DOCUMENT # 2017-075277 FILED IN THE OFFICE OF THE SAN MATEO COUNTY RECORDER ON AUGUST 28, 2017 A.P.N.: 067-140-090 CONTAINING: 4.505 +/- ACRES +/- SQUARE FEET COMMONLY KNOWN AS: 145 HENRIK IBSEN PARK ROAD WOODSIDE CALIFORNIA 94062



THIS PARTIAL TOPOGRAPHIC SURVEY EXHIBIT WAS PREPARED BY ME DURING SEPTEMBER 26 THROUGH 29, 2017 AND DEPicts THE RESULTS OF A FIELD SURVEY PERFORMED BY ME IN COMPLIANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT DURING THE PERIOD OF SEPTEMBER 10 THROUGH 26, 2017 AT THE REQUEST OF MR. ERIN BIXLER-BAUMGARTNER. THE THREE FOUND SURVEYORS' MONUMENTS (SM) IRON PIPES, W/ REDWOOD FLAG, BRASS ESCUTCHEON PIN & BRASS TAG, STAMPED (PCE 907) ACCEPTED AS MONUMENTS CALLED FOR ON PARCEL MAP FILED IN BOOK 6 OF PARCEL MAPS, AT PAGE 4 (SMCA RECORDS) HAVE BEEN RELOCATED TO THE CORNER OF THE MONUMENTS. THE MONUMENTS OF THE BOUNDARY OF THE LANDS OF BAUMGARTNER, VIEWING FLAGS HAVE BEEN CHANGED TO THE WESTERLY & NORTHEASTERLY OF THE LANDS OF BAUMGARTNER. VIEWING FLAGS HAVE BEEN CHANGED TO THE WESTERLY & NORTHEASTERLY OF THE LANDS OF BAUMGARTNER. THE VERTICAL CONTROL IS BY GPS OBSERVATION AT CONTROL POINT #27. ELEVATION= 1995.1 FEET (M.A.V.D. 1980) TO FACILITATE SEPTIC PERCOLATION TESTING, AND POTENTIAL SEPTIC INSTALLATION. SURVEY CONTROL POINTS, AS SHOWN HEREON HAVE BEEN "PINK-FLAGGED" AND RESPECTIVE ELEVATIONS ARE SHOWN HEREON.

ROBERT I. CLEARY (S 3065)
(License Expires December 31, 2018)

REVISION #1: OCTOBER 27, 2017: ADDITIONAL TOPO NORTHEASTERLY OF GARAGE SET 36" LONG REBAR & CAP AS REPLACEMENT (66'-4") ELEV=1984.7 FEET (M.A.V.D. 1980) SOUTHWESTERLY OF BASKETBALL HOOP PAD.

REVISION #2: FEBRUARY 21, 2018: ADDITIONAL TOPO, AS FLAGGED BY CIVIL ENGINEER, NORTHEASTERLY OF REDWOOD BOWL & SOUTHWESTERLY OF BASKETBALL HOOP PAD.

WESTERN PACIFIC BOUNDARY & SURVEYING
P.O. BOX 2442 REDWOOD CITY, CA 94064
tel.: 650-787-1878 e-mail: survleg@yahoo.com

PARCEL "A" (6 PM 4)

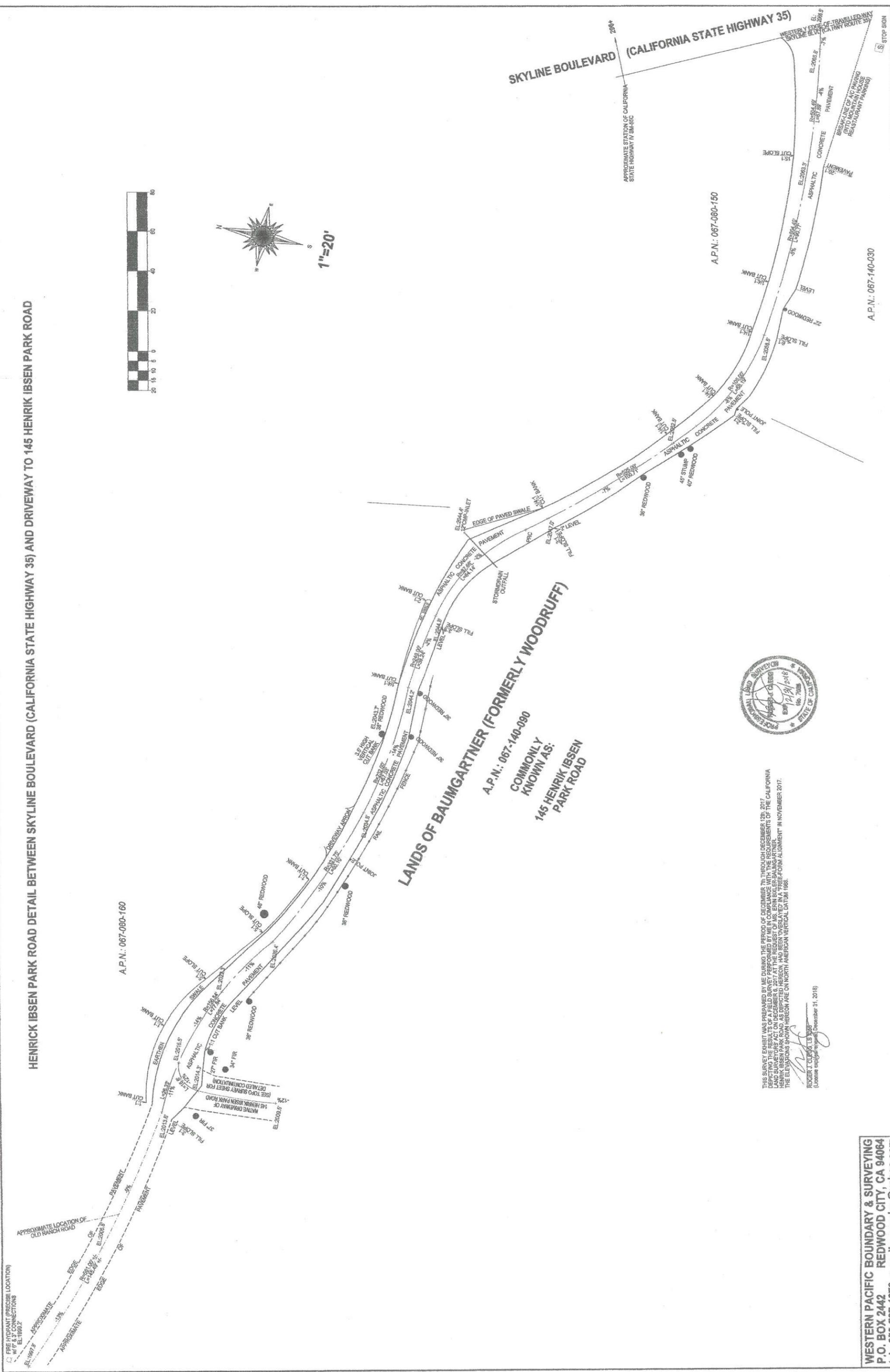
PARCEL "B" (6 PM 4)

PARCEL "C" (6 PM 4)

HENRIK IBSEN PARK ROAD DETAIL BETWEEN SKYLINE BOULEVARD (CALIFORNIA STATE HIGHWAY 35) AND DRIVEWAY TO 145 HENRIK IBSEN PARK ROAD



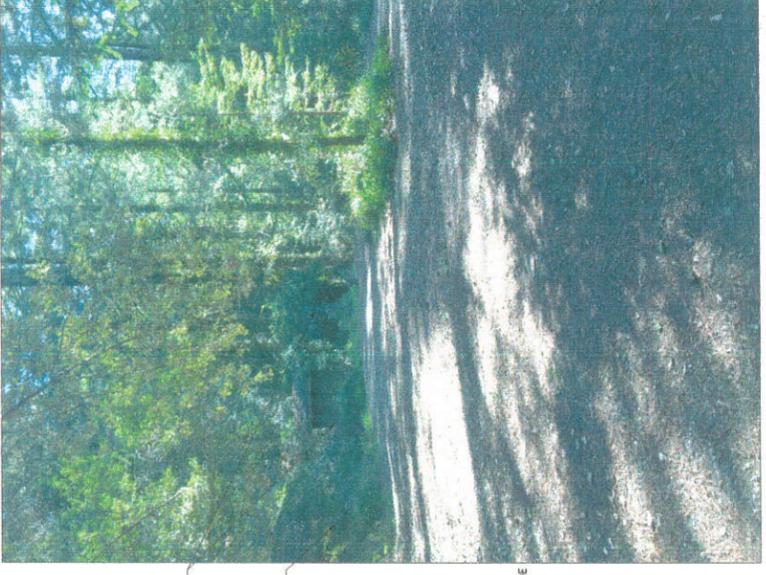
1"=20'



THIS SURVEY EXHIBIT WAS PREPARED BY ME DURING THE PERIOD OF DECEMBER 7th THROUGH DECEMBER 12th, 2017 DEPICTING THE RESULTS OF A FIELD SURVEY PERFORMED BY ME IN COMPLIANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT ON DECEMBER 6, 2017 AT THE REQUEST OF MRS. ERIN BOLES BAUMGARTNER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE CALIFORNIA LAND SURVEYORS AS SHOWN HEREON AND ON NORTH AMERICAN VERTICAL DATUM 1988.

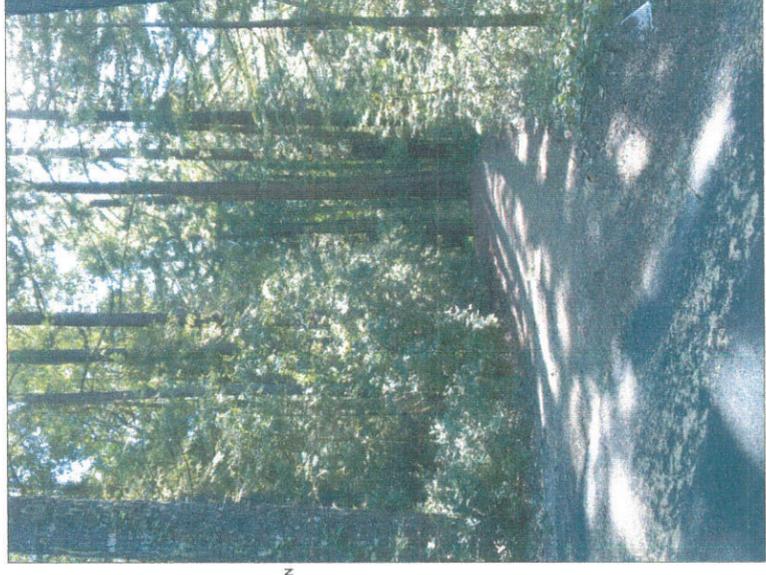
ROGER J. COLE, L.S. 12128
 (License expired/renewed December 31, 2018)

WESTERN PACIFIC BOUNDARY & SURVEYING
 P.O. BOX 2442 REDWOOD CITY, CA 94064
 tel.: 650-787-1878 e-mail: survclg@yahoo.com



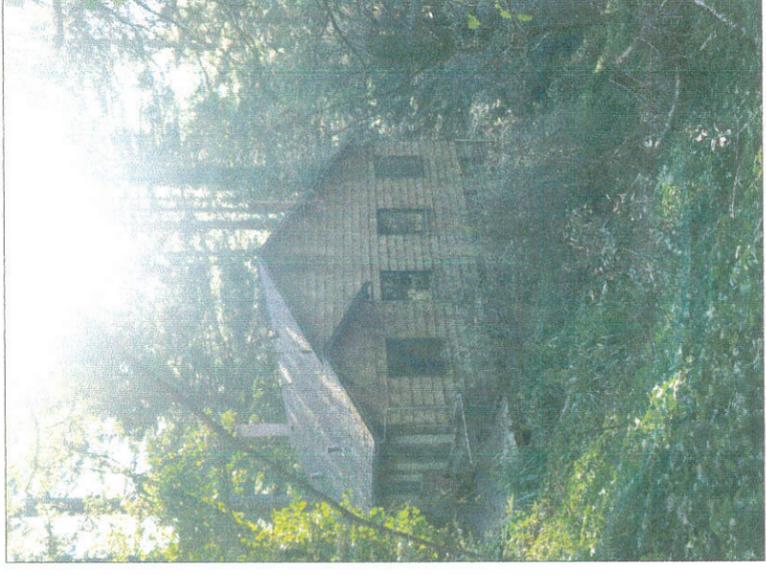
(E) GARAGE AND OTHER STRUCTURES
STEEP GRADE/ UNRETAINED GRADE CUT
STEEP GRADE

5 VIEW OF PROPERTY LOOKING SOUTHEAST
A0.10



HENRIK IBSEN ROAD
DRIVEWAY OPENING

1 VIEW FROM DRIVEWAY LOOKING SOUTH
A0.10

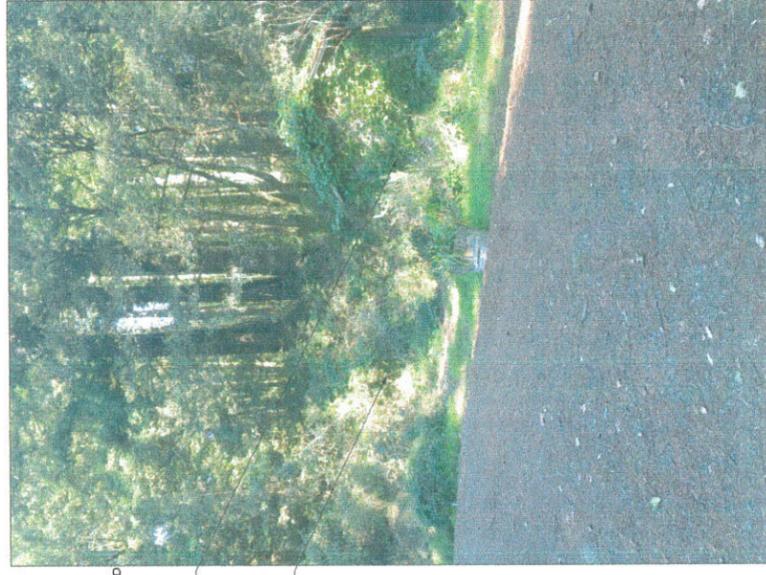


6 VIEW OF PROPERTY LOOKING SOUTH
A0.10

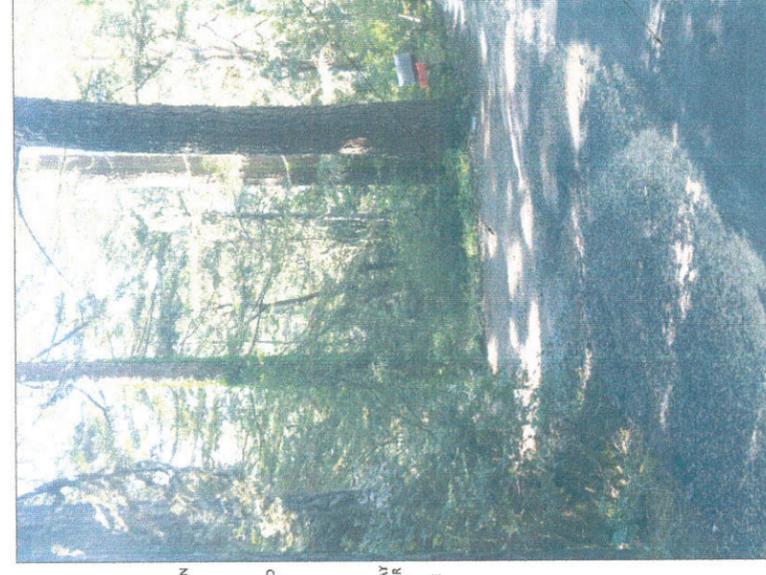


HENRIK IBSEN ROAD
DRIVEWAY OPENING

2 VIEW FROM DRIVEWAY LOOKING EAST
A0.10

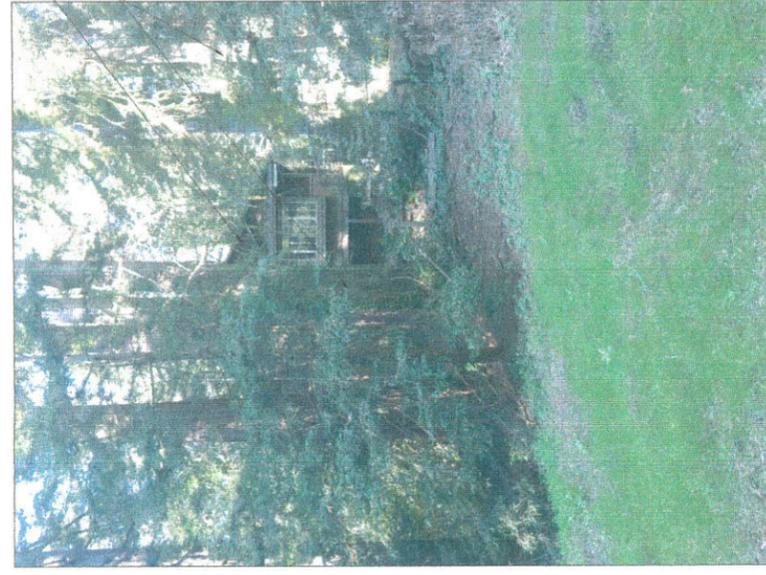


7 VIEW OF PROPERTY LOOKING EAST
A0.10



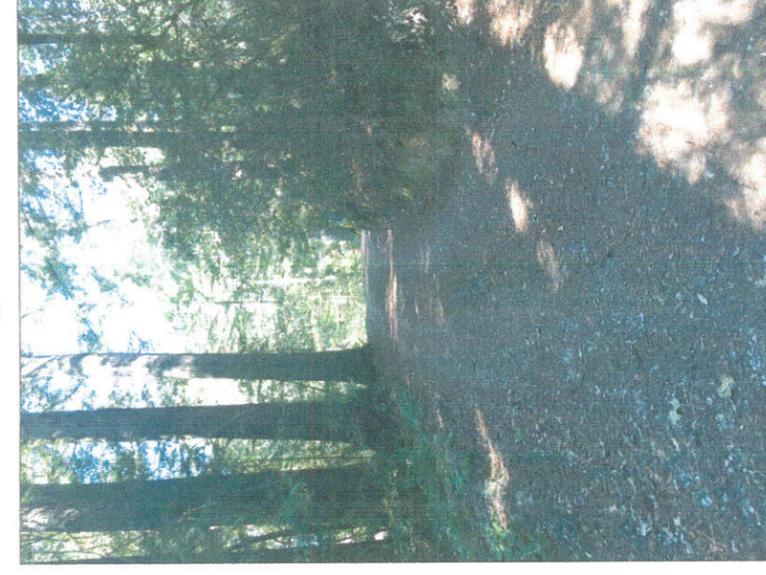
DRIVEWAY OPENING/ HENRIK IBSEN ROAD
UNRETAINED GRADE CUT
(E) DRIVEWAY ALLOWS FOR 17'-0" FOOT TRAFFIC CLEARANCE

3 VIEW FROM DRIVEWAY LOOKING WEST
A0.10



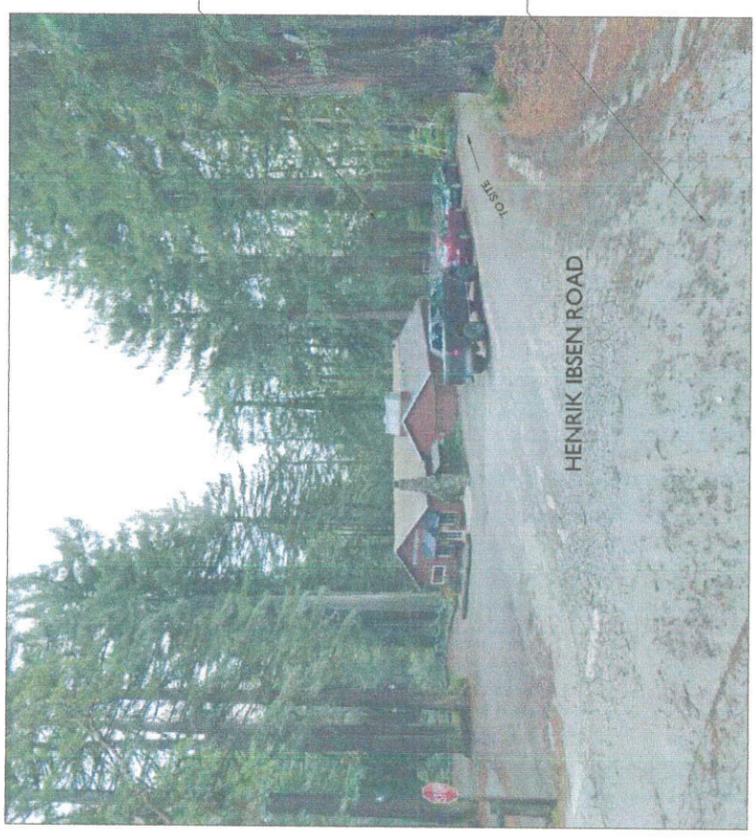
(E) MAIN HOUSE
(E) REDWOOD GROVE
(E) GARAGE STRUCTURE
STEEP GRADE/ UNRETAINED GRADE CUT

8 VIEW OF PROPERTY LOOKING NORTHEAST
A0.10



4 VIEW FROM DRIVEWAY LOOKING NORTH
A0.10

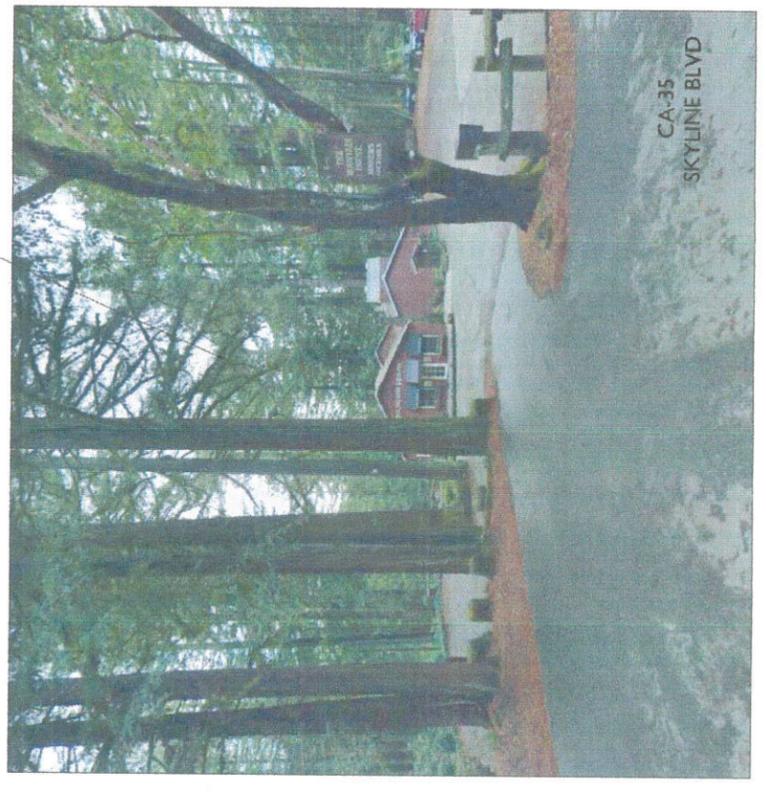
1 VIEW FROM SKYLINE LOOKING SOUTHWEST



145 HENRIK IBSEN RD
LOCATED DOWN SLOPE TO WEST OF MOUNTAIN HOUSE RESTAURANT, FROM SKYLINE BLVD

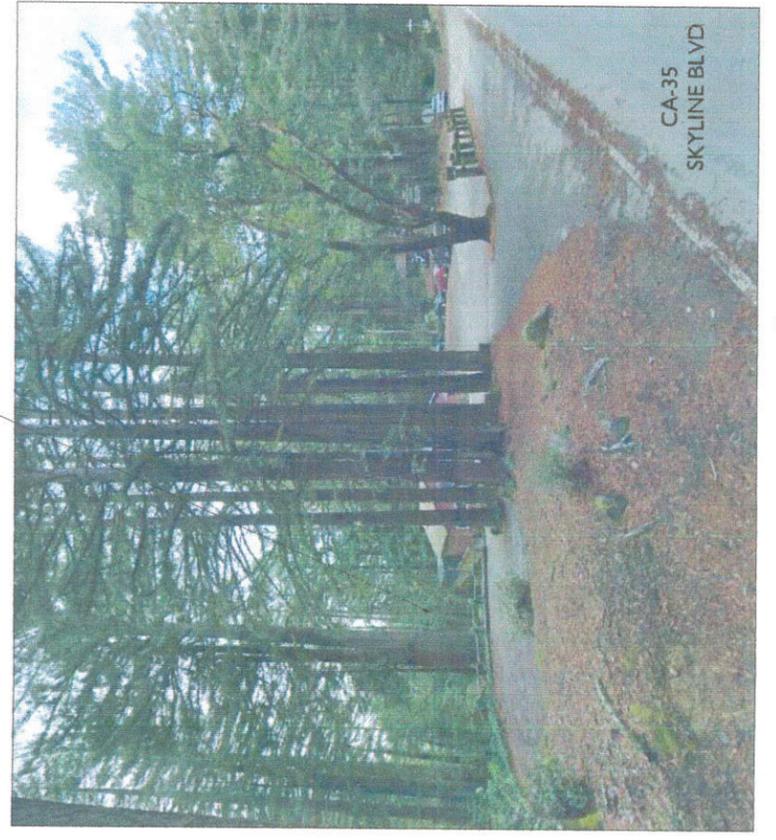
INTERSECTION OF HENRIK IBSEN ROAD AND SKYLINE BLVD

2 VIEW FROM SKYLINE LOOKING WEST



SEE AERIAL PHOTO OF SITE & IMMEDIATE SURROUNDINGS FOR EXTENT OF HEAVILY WOODED TREE CANOPY AND LOT COVERAGE

3 VIEW FROM SKYLINE LOOKING NORTHWEST

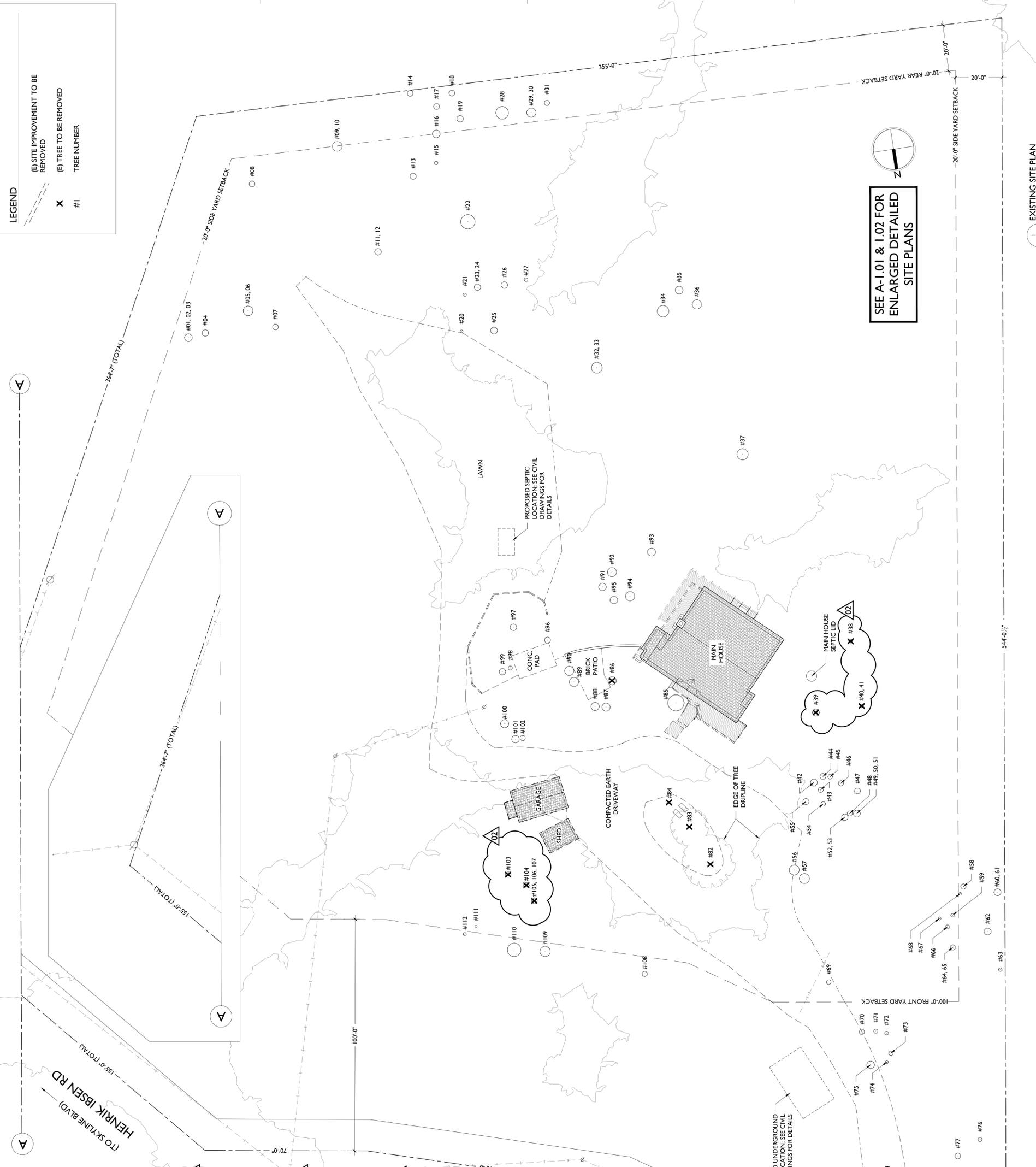


145 HENRIK IBSEN RD LOCATED DOWN SLOPE TO WEST OF MOUNTAIN HOUSE RESTAURANT; NOT VISIBLE FROM SKYLINE BLVD

NO.	NAME	DBH	NOTES
01	REDWOOD	40"	-
02	REDWOOD	36"	-
03	REDWOOD	20"	-
04	REDWOOD	33"	-
05	REDWOOD	50"	-
06	REDWOOD	30"	-
07	OAK	30"	DEAD STUMPS
08	REDWOOD	33"	-
09	REDWOOD	10"	-
10	REDWOOD	40"	-
11	REDWOOD	50"	-
12	REDWOOD	32"	-
13	REDWOOD	30"	-
14	REDWOOD	18"	-
15	REDWOOD	40"	-
16	REDWOOD	30"	-
17	REDWOOD	30"	-
18	REDWOOD	30"	-
19	REDWOOD	33"	-
20	REDWOOD	15"	-
21	REDWOOD	17"	-
22	REDWOOD	74"	-
23	REDWOOD	33"	-
24	REDWOOD	12"	-
25	REDWOOD	36"	-
26	REDWOOD	-	STUMP
27	MADRONE	19"	-
28	REDWOOD	65"	-
29	REDWOOD	48"	-
30	REDWOOD	18"	-
31	REDWOOD	27"	-
32	REDWOOD	36"	-
33	REDWOOD	56"	-
34	REDWOOD	60"	-
35	REDWOOD	40"	-
36	REDWOOD	48"	-
37	REDWOOD	58"	-
38	OAK	17"	REMOVE
39	OAK	36"	REMOVE
40	OAK	12"	REMOVE
41	OAK	18"	REMOVE
42	REDWOOD	36"	-
43	REDWOOD	26"	-
44	REDWOOD	30"	-
45	REDWOOD	24"	-
46	REDWOOD	27"	-
47	REDWOOD	30"	-
48	REDWOOD	26"	-
49	REDWOOD	36"	-
50	REDWOOD	30"	-
51	REDWOOD	21"	-
52	REDWOOD	24"	-
53	REDWOOD	33"	-
54	REDWOOD	24"	-
55	REDWOOD	31"	-
56	REDWOOD	52"	-
57	REDWOOD	52"	-
58	REDWOOD	27"	-
59	REDWOOD	18"	-
60	REDWOOD	36"	-
61	REDWOOD	30"	-
62	REDWOOD	36"	-
63	MADRONE	18"	-
64	REDWOOD	27"	-
65	REDWOOD	10"	-
66	REDWOOD	21"	-
67	REDWOOD	15"	-
68	REDWOOD	18"	-
69	REDWOOD	24"	-
70	REDWOOD	27"	-
71	REDWOOD	22"	-
72	REDWOOD	19"	-
73	REDWOOD	22"	-
74	REDWOOD	15"	-
75	REDWOOD	39"	-

TREE SCHEDULE (CONT.)

NO.	NAME	DBH	NOTES
76	REDWOOD	21"	-
77	FIR	30"	-
78	FIR	32"	-
79	FIR	37"	-
80	FIR	34"	-
81	FIR	27"	-
82	PINE	11"	REMOVE
83	REDWOOD	5"	REMOVE
84	-	-	DEAD STUMP
85	REDWOOD	84"	-
86	REDWOOD	42"	REMOVE
87	REDWOOD	47"	-
88	REDWOOD	42"-30"	-
89	REDWOOD	48"	-
90	REDWOOD	48"	-
91	REDWOOD	39"	-
92	REDWOOD	47"	-
93	REDWOOD	41"	-
94	REDWOOD	48"	-
95	REDWOOD	39"	-
96	REDWOOD	48"	-
97	REDWOOD	34"	-
98	REDWOOD	21"	-
99	REDWOOD	33"	-
100	REDWOOD	42"	-
101	REDWOOD	39"	-
102	REDWOOD	27"	-
103	OAK	16"	REMOVE
104	OAK	10"	REMOVE
105	OAK	18"	REMOVE
106	OAK	13"	REMOVE
107	OAK	11"	REMOVE
108	FIR	27"	-
109	REDWOOD	53"	-
110	REDWOOD	70"	-
111	MADRONE	12"	-
112	FIR	16"	-



McGriff Architects
 1475 15TH STREET
 SAN FRANCISCO, CA 94103
 info@mcgriffarchitects.com
 (415) 525-3561



Erin Baugartner & Bruce Woodside
 PROJECT ADDRESS:
 145 HENRIK IBSEN ROAD
 WOODSIDE, CA 94062
 APN: 067140090

ISSUED:	07/16/18	PLANNING PERMIT SET
SHEET:	03/05/19	PLANNING PERMIT SET REV 02

PROJECT: BAUMGARTNER RESIDENCE
 SCALE: AS NOTED @ 24"x36"
 SHEET: EXISTING SITE PLAN & TREE PLAN

SHEET NO:
A-1.00
 EXISTING SITE PLAN
 1/1" = 20'-0"

GENERAL SITE NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR SEDIMENT AND EROSION CONTROL PLANS AND GRADING PLANS.
2. SEE A-1.00 FOR EXISTING TREE PLAN AND DETAILS.
3. THE RECOMMENDATIONS OF THE ARBORIST MUST BE FOLLOWED FOR THE DURATION OF CONSTRUCTION. SEE CIVIL ENGINEERING DRAWINGS FOR TREE PROTECTION PLAN.
4. IT IS UNLAWFUL FOR ANY PERSON TO DAMAGE OR HARM A HERITAGE TREE BY ANY MEANS WHATSOEVER, INCLUDING, WITHOUT LIMITATION, VEHICLES, MACHINERY OR BUILDING SUPPLIES OR MATERIALS (INCLUDING FLUIDS) DURING ANY CONSTRUCTION OR RENOVATION OF STRUCTURES ON THE PARCEL.
5. ALL CONSTRUCTION STAGING AND CONSTRUCTION PARKING SHALL BE LOCATED ON SITE AND SHALL NOT BE LOCATED WITHIN ANY RIGHT OF WAY, INGRESS OR EGRESS, OR ACCESS ROUTES TO OTHER PARCELS.
6. CONSTRUCTION HOURS, INCLUDING CONSTRUCTION DELIVERIES AND SERVICING OF ANY ITEM, SHALL TAKE PLACE MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00AM AND 5:00PM, AND SATURDAYS BETWEEN THE HOURS OF 10:00AM AND 4:00PM. NO WORK OF ANY NATURE INCLUDING, BUT LIMITED TO: HAULING AND HEAVY EQUIPMENT SHALL BE PERMITTED ON SATURDAYS BETWEEN THE HOURS OF 5:00PM AND 9:00AM, SUNDAYS, OR THANKSGIVING AND CHRISTMAS.
7. ANY WORK PERFORMED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
8. PERMITS ARE REQUIRED FROM THE PUBLIC WORKS DEPARTMENT FOR WORK IN THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO: MAJOR LANDSCAPING (IE: PLANT REMOVAL OR REPLACEMENT), UTILITY TRENCHING, DRIVEWAY APPROACHES AND APRONS, DRAINAGE FACILITY INSTALLATION AND REPLACEMENT, AND SERVICE ON OVERWEIGHT VEHICLE TRAILS.
9. HAZARDOUS VEGETATION AND FUELS AROUND ALL APPLICABLE BUILDINGS AND STRUCTURES SHALL BE MAINTAINED TO PROVIDE DEFENSIBLE SPACE OF NO LESS THAN 30 FEET FROM EACH SIDE OF THE BUILDING OR THE PROPERTY LINE, WHICHEVER IS NEARER. ADDITIONAL PROTECTION WITHIN A REDUCED FUEL ZONE SHALL EXTEND 30,000 FEET FROM THE STRUCTURE OR PROPERTY LINE, WHICHEVER IS NEARER, OR AT A GREATER DISTANCE IF REQUIRED BY STATE LAW, OR LOCAL ORDINANCE, RULE OR REGULATION BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
- 10.1. REMOVE THAT PORTION OF ANY TREE THAT EXTENDS WITHIN 10 FEET OF THE OUTLET OF ANY CHIMNEY OR STOVEPIPE.
- 10.2. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING ANY BUILDING FREE OF DEAD OR DYING WOOD.
- 10.3. MAINTAIN THE ROOF OF ANY STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.

KEYNOTE LEGEND

- 01 DEMOLISH (E) UNPROTECTED WOOD ACCESSORY STRUCTURES
- 02 REMOVE (E) CONCRETE SLAB
- 03 REMOVE (E) BRICK PATIO
- 04 REMOVE (E) WOOD RETAINING WALL
- 05 DEMOLISH (E) CONCRETE STAIRS; REPAIR (E) CONCRETE RETAINING WALL AS NEEDED
- 06 DEMOLISH (E) WOOD DECKS AT MAIN HOUSE
- 07 REFER TO A-1.00, ARBORIST NOTES AND CIVIL DRAWINGS FOR FURTHER INFORMATION ON TREE REMOVAL & PROTECTION DURING CONSTRUCTION
- 08 DEMOLISH (E) WOOD STAIR
- 09 (E) MAIN HOUSE SEPTIC LID; SEE CIVIL DRAWINGS FOR PROPOSED ALTERATIONS AND LEACH FIELD LOCATION



EXISTING SITE PLAN
A-1.01 / 1/8" = 1'-0"



GENERAL SITE NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR PROPOSED SITE DRAINAGE SEPTIC SYSTEM DETAILS AND FINAL GRADING. SEE A-1.01 FOR EXISTING TREE PLAN AND DETAILS.
- THE RECOMMENDATIONS OF THE ARBORIST MUST BE FOLLOWED FOR THE DURATION OF CONSTRUCTION. SEE CIVIL ENGINEERING DRAWINGS FOR TREE PROTECTION PLAN AND EROSION CONTROL.
- IT IS UNLAWFUL FOR ANY PERSON TO DAMAGE OR HARM A HERITAGE TREE BY ANY MEANS WHATSOEVER, INCLUDING, WITHOUT LIMITATION, VEHICLES, MACHINERY OR BUILDING SUPPLIES OR MATERIALS (INCLUDING FLUIDS) DURING ANY CONSTRUCTION OR RENOVATION OF STRUCTURES ON THE PARCEL.
- ALL CONSTRUCTION STAGING AND CONSTRUCTION PARKING SHALL BE LOCATED ON SITE AND SHALL NOT BE LOCATED WITHIN ANY RIGHT OF WAY, INGRESS OR EGRESS, OR ACCESS ROUTES TO OTHER PARCELS.
- ANY WORK PERFORMED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- PERMITS ARE REQUIRED FROM THE PUBLIC WORKS DEPARTMENT FOR WORK IN THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO: MAJOR LANDSCAPING (I.E. PLANT REMOVAL OR REPLACEMENT), UTILITY TRENCHING, DRIVEWAY APPROACHES AND APRONS, DRAINAGE FACILITY INSTALLATION AND REPLACEMENT, AND OVERSIZE OR OVERWEIGHT VEHICLE TRANSPORTATION.
- THE SEPARATION DISTANCE BETWEEN DETACHED BUILDINGS ON THE PARCEL MUST BE A MINIMUM OF 5 FEET, MEASURED FROM FOUNDATION TO FOUNDATION. HAZARDOUS VEGETATION AND FUELS AROUND ALL APPLICABLE BUILDINGS AND STRUCTURES SHALL BE MAINTAINED TO PROVIDE DEFENSIBLE SPACE OF NO LESS THAN 30 FEET FROM EACH SIDE OF THE BUILDING OR THE PROTECTIVE LINE, WHICH EVER IS NEARER. THE PROTECTIVE LINE SHALL EXTEND 30 FEET FROM THE STRUCTURE OR PROPERTY LINE WHICHEVER IS NEARER, OR AT A GREATER DISTANCE IF REQUIRED BY STATE LAW, OR LOCAL ORDINANCE, RULE OR REGULATION BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
- REMOVE THAT PORTION OF ANY TREE THAT EXTENDS WITHIN 10 FEET OF THE OUTLET OF ANY CHIMNEY OR STOVEPIPE.
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING ANY BUILDING FREE OF DEAD OR DYING WOOD.
- MAINTAIN THE ROOF OF ANY STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.

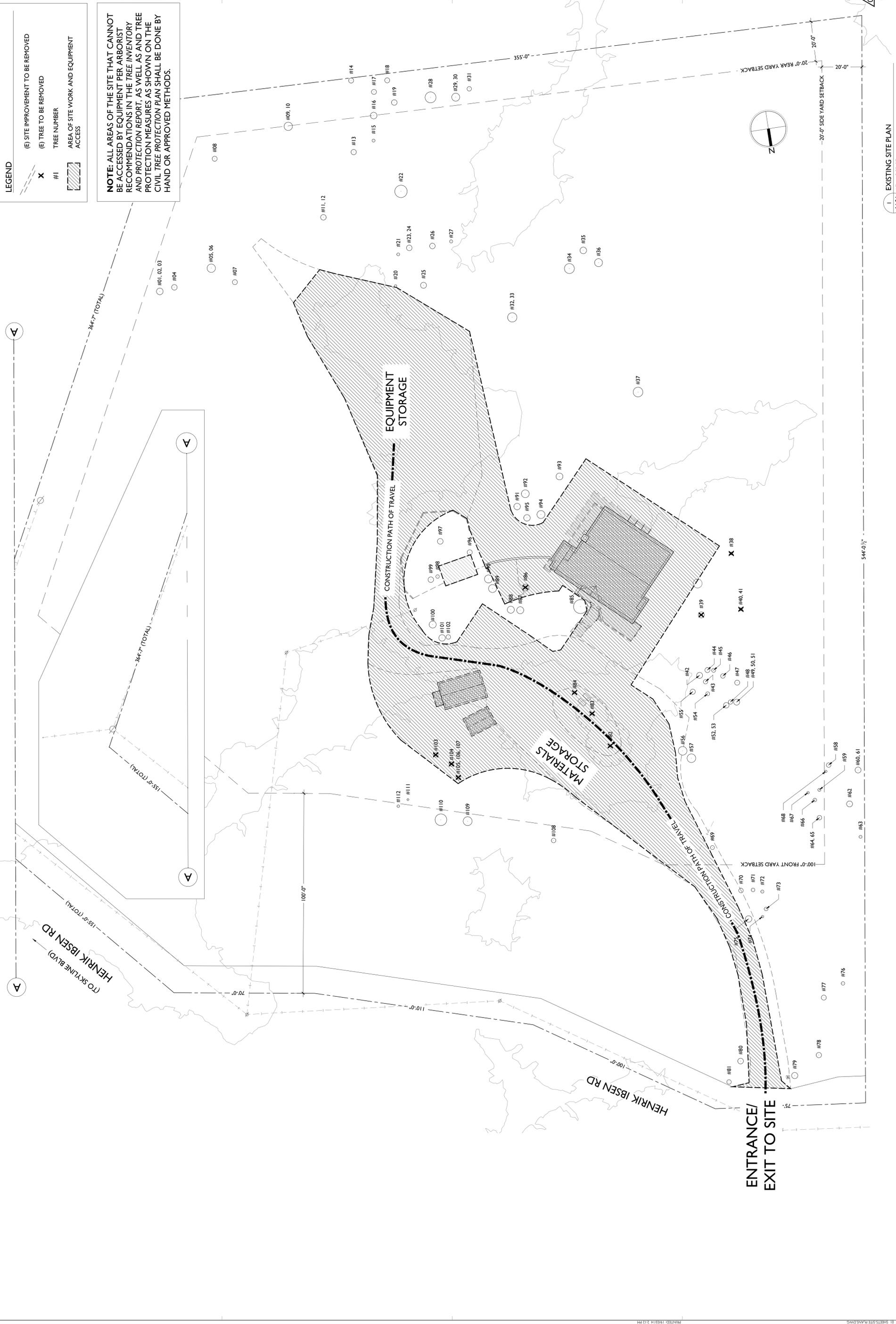
KEYNOTE LEGEND

- | | |
|----|--|
| 01 | PEA GRAVEL OVER GRASSBLOCK PAVERS; CAPABLE OF SUPPORTING 75,000 LB FIRE APPARATUS PER CALIFORNIA FIRE CODE APPENDIX D102.1. |
| 02 | (N) CONCRETE RETAINING WALL |
| 03 | CONTRACTOR TO VERIFY LOCATION OF SECOND UNIT FOUNDATION EXCAVATION PER CIVIL ENGINEERING DRAWINGS |
| 04 | (N) WOOD FOOT BRIDGE, NATURAL FINISH |
| 05 | (N) WOOD DECK, NATURAL FINISH |
| 06 | WOOD SLATS, DECK FRAMING AND UNDER FLOOR TO BE CONSTRUCTED OF HEAVY TIMBER (4" NOMINAL), IGNITION RESISTANT MATERIAL EXTERIOR FIRE RETARDANT TREATED WOOD, OR NON COMBUSTIBLE MATERIAL |
| 07 | (N) CHIMNEY; EXTEND MIN. 2'-0" ABOVE ANY PORTION OF THE ROOF WITHIN 10'-0"; PROVIDE METAL CHIMNEY CAP, FLASHING AND CRICKET AS REQ'D. |
| 08 | ALL EXISTING AND NEW ROOF SURFACES TO BE OF A CLASS A ASSEMBLY; INSTALLED PER MFR SPECIFICATIONS |
| 09 | (B) MAIN HOUSE SEPTIC LID; SEE CIVIL DRAWINGS FOR PROPOSED ALTERATIONS AND LEACH FIELD LOCATIONS |
| 10 | EDGE OF PAVED SURFACED |
| 11 | EDGE OF TREE DRIP LINE, TYP. |
| 12 | PLANTED ISLAND; (N) LOW NATIVE PLANTINGS TBD |
| 13 | TWO (N) UNDERGROUND PROPANE TANKS SIZED BY CONTRACTOR AND INSTALLED PER MANUFACTURER RECOMMENDATIONS; SEE CIVIL DRAWINGS FOR DETAILS |
| 14 | (N) CONCRETE/STONE STEPS TO GRADE |
| 15 | DESIGNATED UNCOVERED PARKING SPACE FOR
(1) BEDROOM GUEST HOUSE; 9'-0" x 19'-0" |

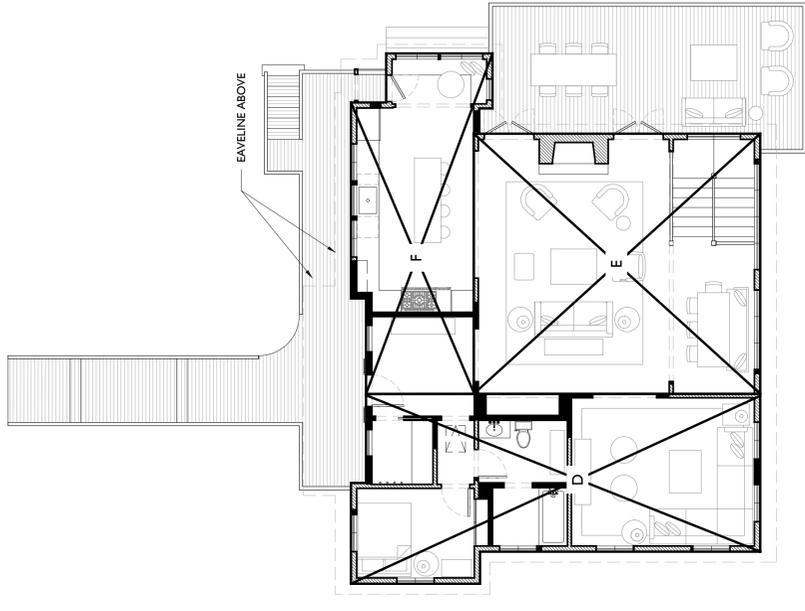


1 PROPOSED SITE PLAN
A1.02 1/8" = 1'-0"

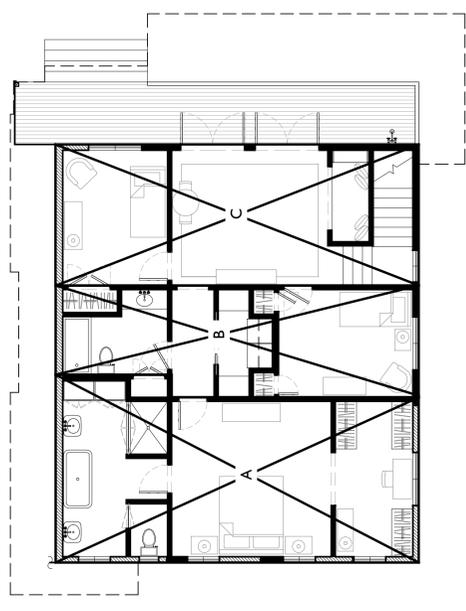




1 EXISTING SITE PLAN
A1.04/ 1" = 20'-0"



2. PROPOSED SECOND FLOOR PLAN
 A1.05 / 1/8" = 1'-0"



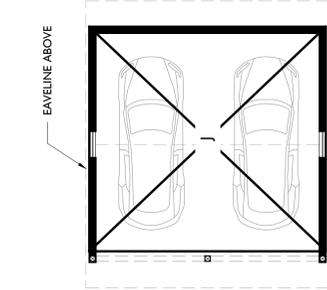
1. PROPOSED FIRST FLOOR PLAN
 A1.05 / 1/8" = 1'-0"

TOTAL CONDITIONED AREA

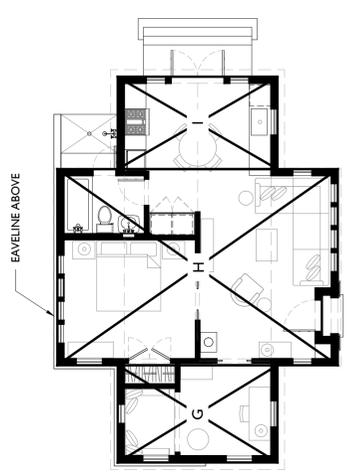
	CONDITIONED	UNCONDITIONED
01-FIRST FLOOR	374.1	174.8
02-SECOND FLOOR	168.7	
03-GUEST HOUSE	79.6	
05-GARAGE		470.5
	3704.1 SQ FT	470.5 SQ FT

AREA TALLIES BY ZONE

TAG	AREA	LEVEL	CONDITIONED?
A	554.6	01-FIRST FLOOR	CONDITIONED
B	336.5	01-FIRST FLOOR	CONDITIONED
C	533.7	02-SECOND FLOOR	CONDITIONED
D	426.8	02-SECOND FLOOR	CONDITIONED
E	626.8	02-SECOND FLOOR	CONDITIONED
F	353.8	02-SECOND FLOOR	CONDITIONED
G	137.5	GUEST HOUSE	CONDITIONED
H	481.5	GUEST HOUSE	CONDITIONED
I	130.6	GUEST HOUSE	CONDITIONED
J	470.5	GARAGE	UNCONDITIONED



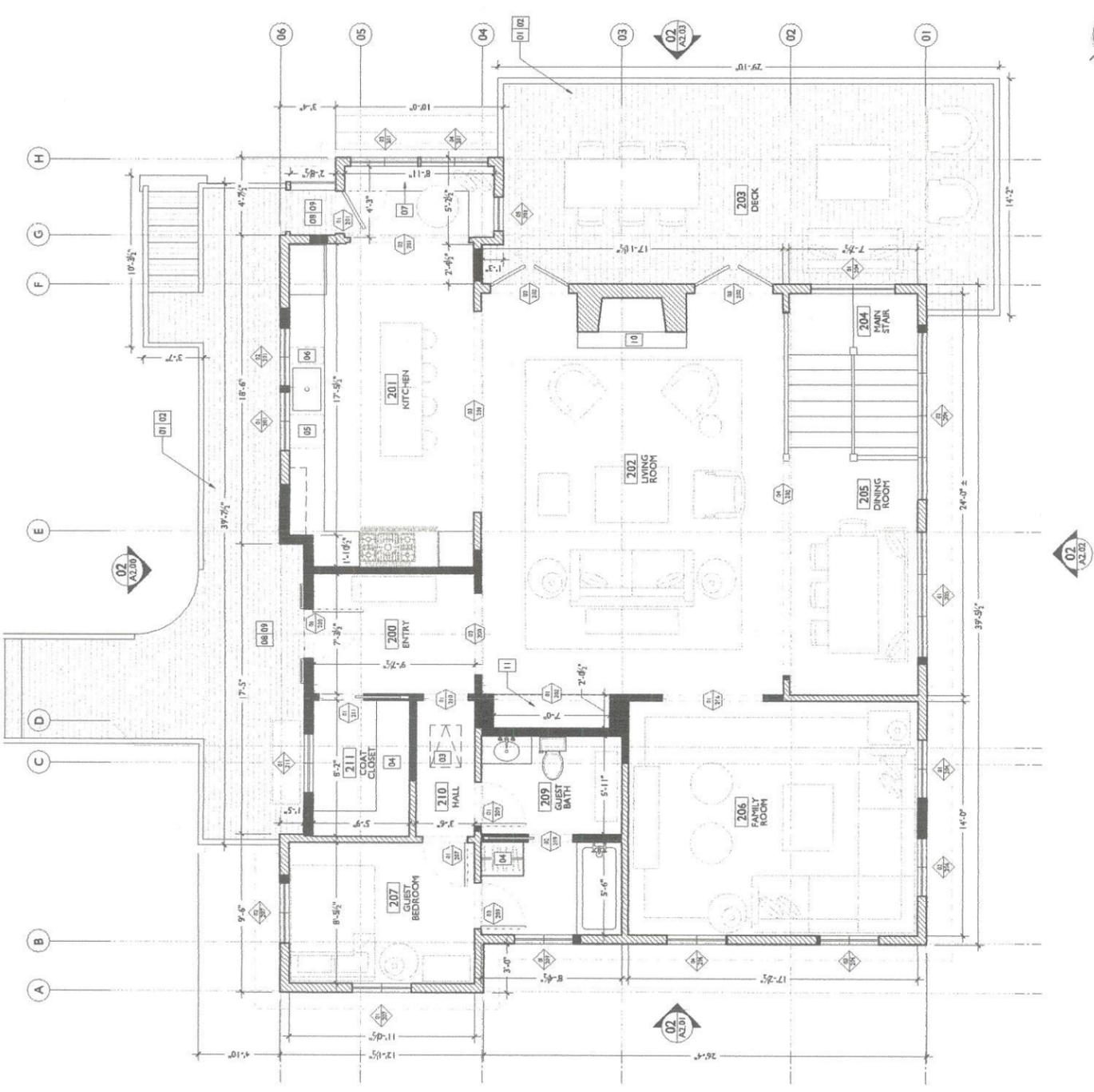
3. PROPOSED GARAGE PLAN
 A1.05 / 1/8" = 1'-0"



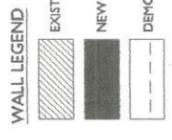
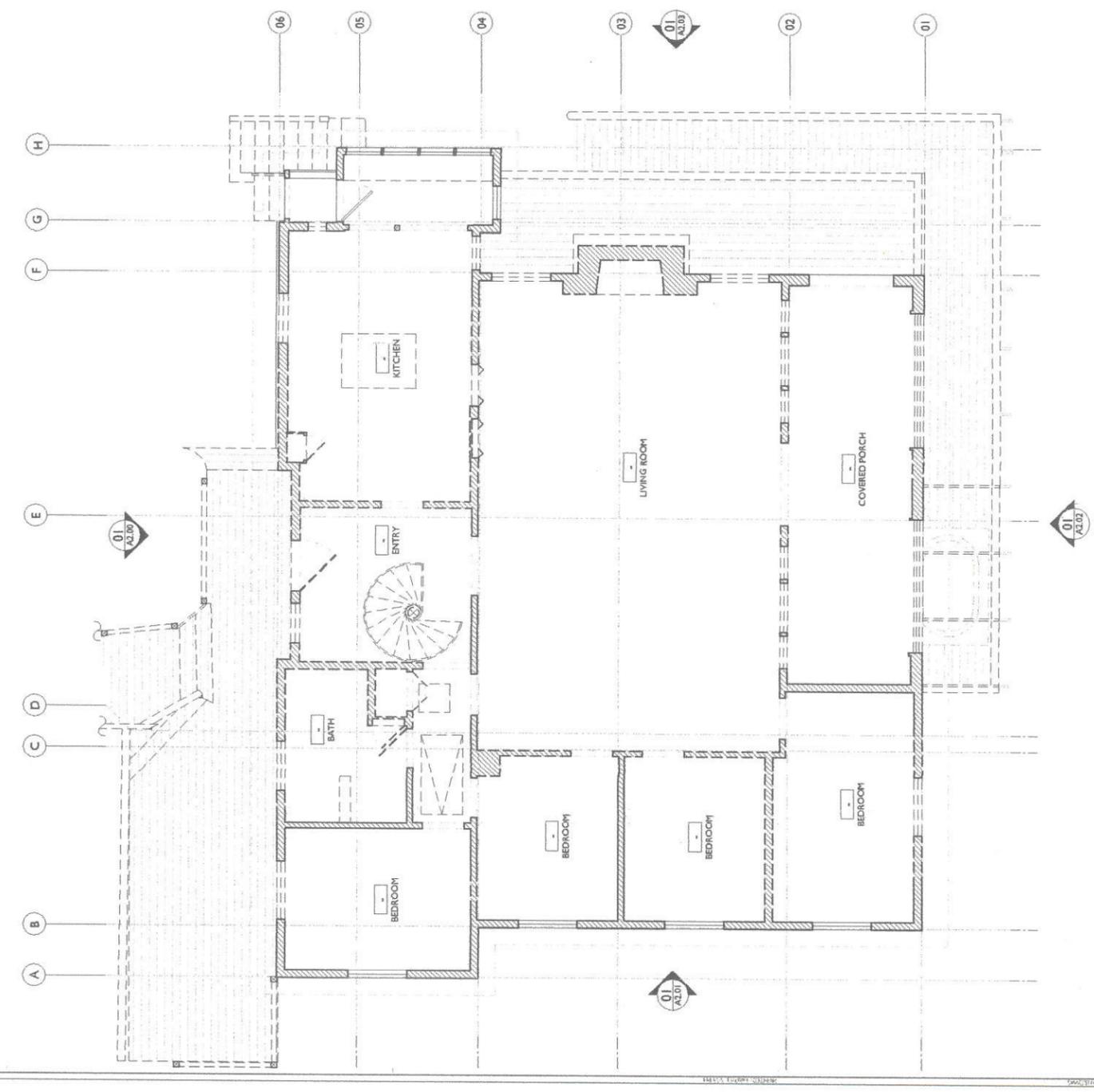
4. PROPOSED GUEST HOUSE PLAN
 A1.05 / 1/8" = 1'-0"



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



2 EXISTING SECOND FLOOR PLAN
A:1/1" 1/4" = 1'-0"



- KEYNOTE LEGEND**
- 01 (N) WOOD DECK, NATURAL FINISH
 - 02 THE EXPOSED UNDERSIDE OF EAVES, PORCH CEILINGS, AND CANTILEVERED FLOOR PROJECTIONS, SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS OR OTHERWISE "PROTECTED" ASSEMBLY.
 - 03 (N) GAS FIREPLACE, UL LISTED, INSTALLED PER MFR REQ'S
 - 04 (N) BUILT-IN DRY BAR
 - 05 (N) WOOD SLATS, DECK FRAMING AND UNDER FLOOR TO BE CONSTRUCTED OF HEAVY TIMBER (4X NOMINAL), IGNITION RESISTANT MATERIAL, EXTERIOR FIRE RETARDANT TREATED WOOD, OR NON COMBUSTIBLE MATERIAL
 - 06 20 MIN. FIRE PROTECTION RATING ATTIC ACCESS PANEL, 22" X 30" CLEAR OPENING W/ MIN. 30" OF CLEAR HEADROOM
 - 07 24" DISHWASHER
 - 08 TRASH/RECYCLING PULL OUT
 - 09 (N) CUSTOM FULL HEIGHT STORAGE
 - 10 (N) BUILT-IN BANQUETTE SEATING
 - 11 COVERED ENTRY



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 1475 15TH STREET
 SAN FRANCISCO, CA 94103
 info@mcgriffarchitects.com
 (415) 525-3561



CLIENT:
 BRIN BIXLER & BRUCE
 BAUMGARTNER
 PROJECT ADDRESS:
 145 HENRIK IBSEN ROAD
 WOODSIDE, CA 94062
 APN: 067140090

DATE ISSUED: 07/16/18
 PLANNING PERMIT SET

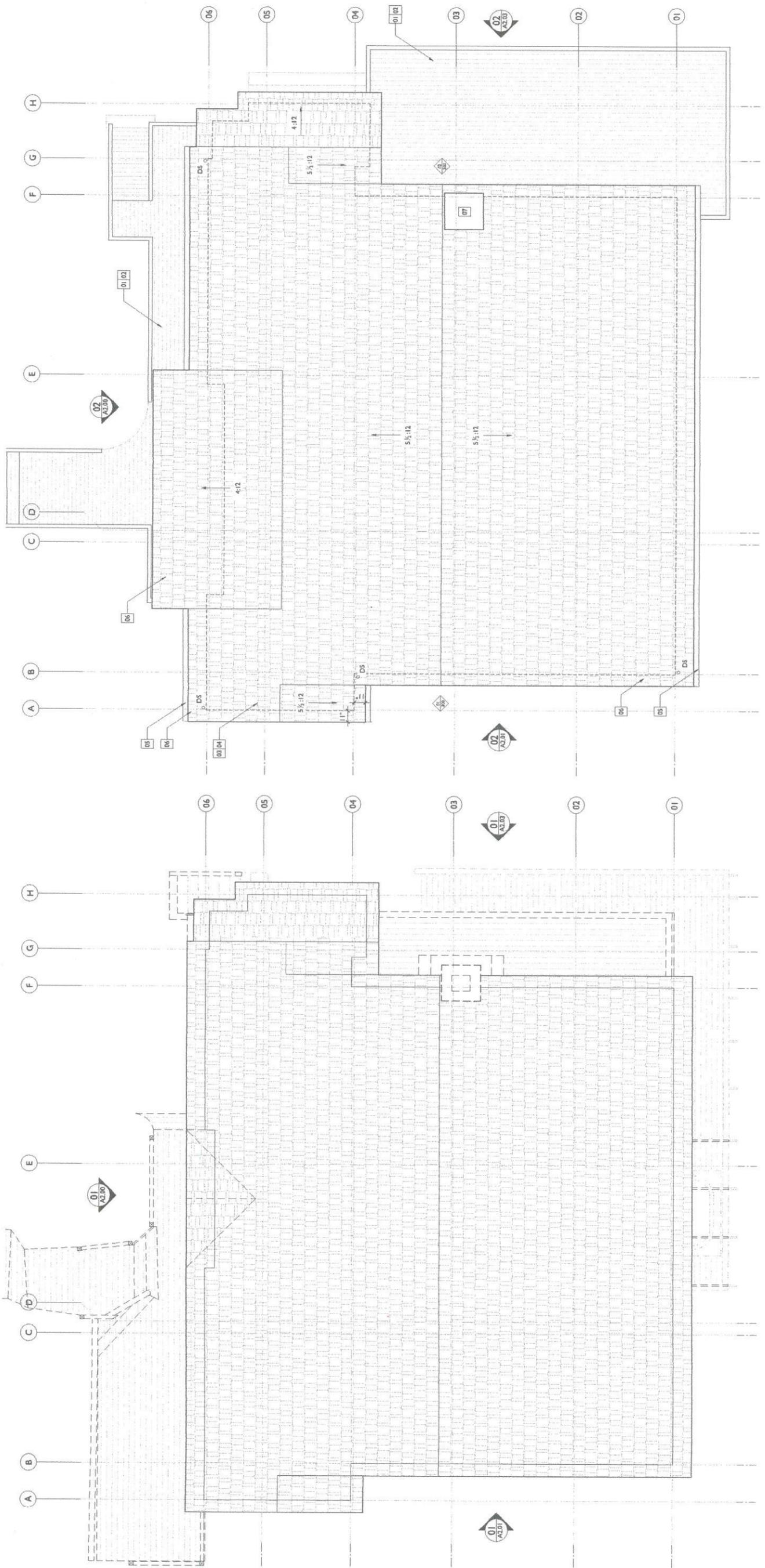
PROJECT:
 BAUMGARTNER RESIDENCE

SHEET NO:
A-1.12

SCALE AS NOTED @ 24"=1'-0"

KEYNOTE LEGEND

- 01 WOOD DECK, NATURAL FINISH
- 02 WOOD SLATS, DECK FRAMING AND UNDER FLOOR TO BE CONSTRUCTED OF HEAVY TIMBER (4X NOMINAL), IGNITION RESISTANT MATERIAL, EXTERIOR FIRE RETARDANT TREATED WOOD, OR NON COMBUSTIBLE MATERIAL
- 03 ALL EXISTING AND NEW ROOF SURFACES TO BE A CLASS A ASSEMBLY, INSTALLED IN ACCORDANCE WITH ITS LISTING AND MANUFACTURER'S INSTALLATION REQ'S
- 04 SPACES BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRESTOPPED WITH APPROVED MATERIALS
- 05 ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS; (N) 3 INCH DIAM. METAL DOWNSPOUTS AND 5 INCH METAL GUTTERS PROVIDED PER LOCATION
- 06 SHOWN ON CIVIL DRAWINGS; TERMINATE AT SPLASH BLOCKS, TYP.
- 07 THE EXPOSED UNDERSIDE OF EAVES, PORCH CEILINGS, AND CANTILEVERED FLOOR PROJECTIONS SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS OR OTHERWISE "PROTECTED" ASSEMBLY.
- 08 (N) CURBNEY TO EXTEND A MIN. 2 FEET HIGHER THAN ANY PORTION OF THE ROOFING WITHIN 10 FEET; PROVIDE METAL CHIMNEY CAP, FLASHING AND CRICKET AS REQ'D TO MATCH ROOF COLOR.



2 EXISTING ROOF PLAN
 A-1.12 1/4" = 1'-0"

1 PROPOSED ROOF PLAN
 A-1.12 1/4" = 1'-0"



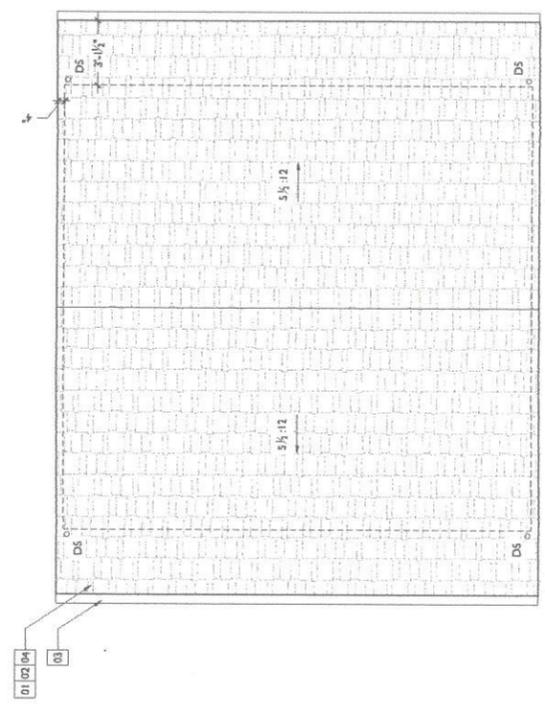
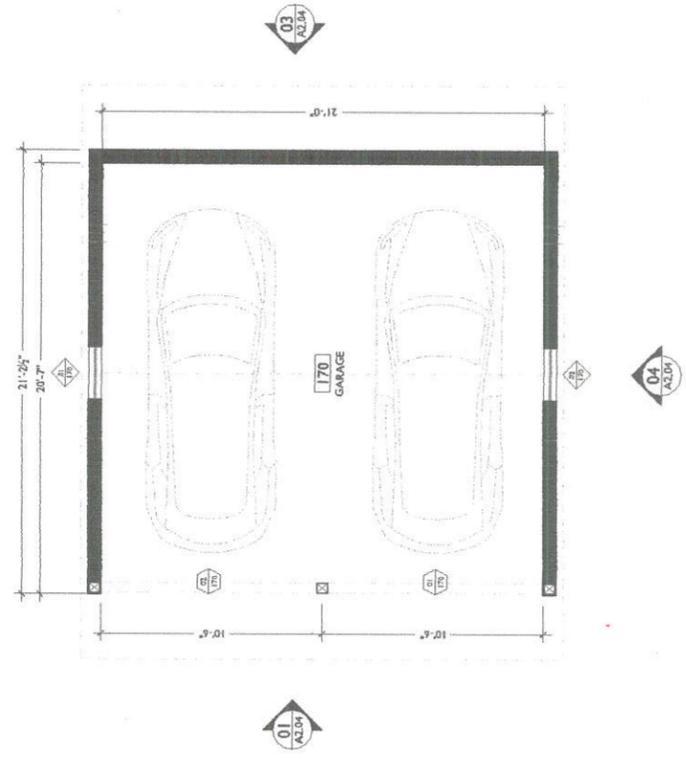
PROJ: BAUMGARTNER RESIDENCE
SHEET: PROPOSED GARAGE PLANS
SCALE: AS NOTED @ 1/4" = 1'-0"

DATE ISSUED: 07/16/18
PLANNING PERMIT SET

CLIENT: ERIN BIXLER & BRUCE BAUMGARTNER
PROJECT ADDRESS: 145 HENRIK IBSSEN ROAD WOODSIDE, CA 94062
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KEYNOTE LEGEND

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- 02 SPACES BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRESTOPPED WITH APPROVED MATERIALS
- 03 ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. (N) 3 INCH DIAM. METAL DOWNSPOUTS AND 5 INCH METAL GUTTERS PROVIDED PER LOCATION SHOWN ON CIVIL DRAWINGS. TERMINATE AT SPLASH BLOCKS, TYP.
- 04 THE EXPOSED UNDERSIDE OF EAVES, PORCH CEILING AND CANTILEVERED FLOOR PROJECTIONS, SHALL BE PROTECTED BY FLAME AND EMBERS RESISTANT MATERIALS OR OTHERWISE "PROTECTED" ASSEMBLY.

WALL LEGEND

NEW WALLS

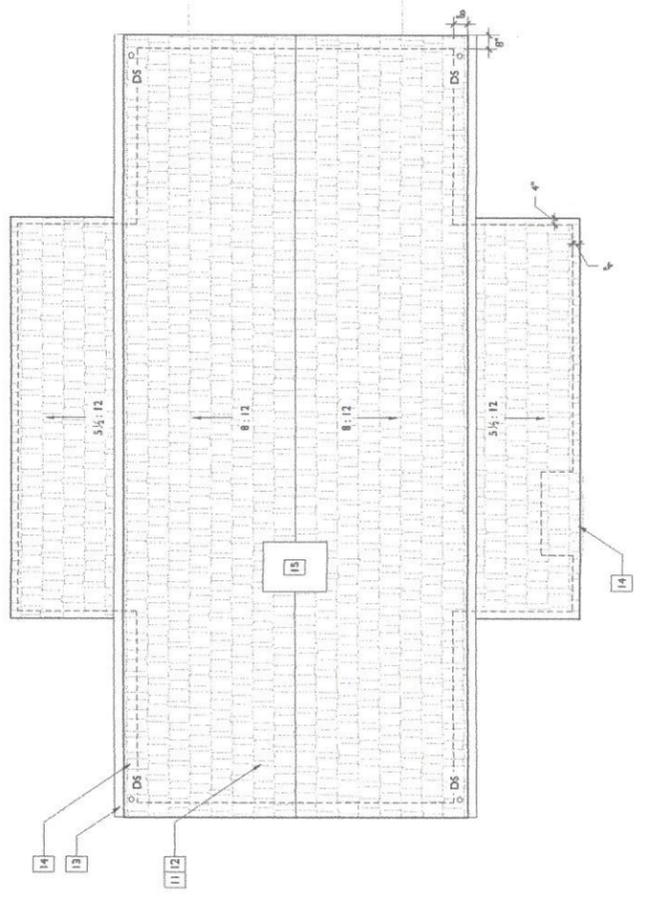
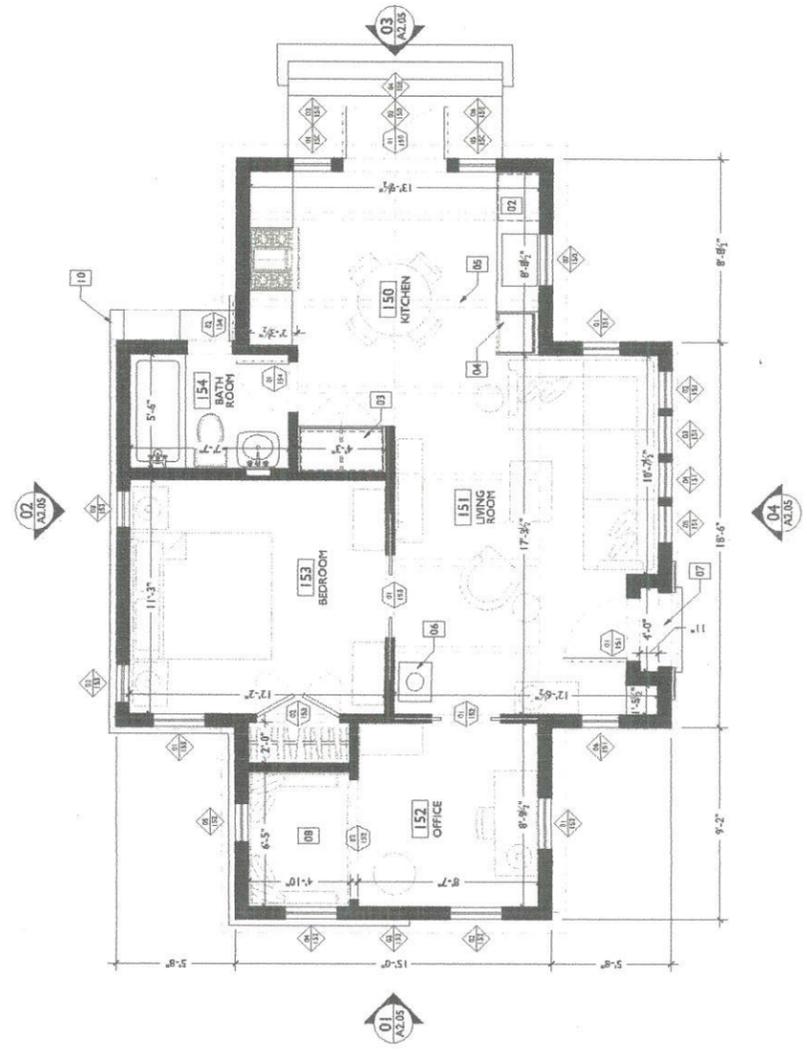


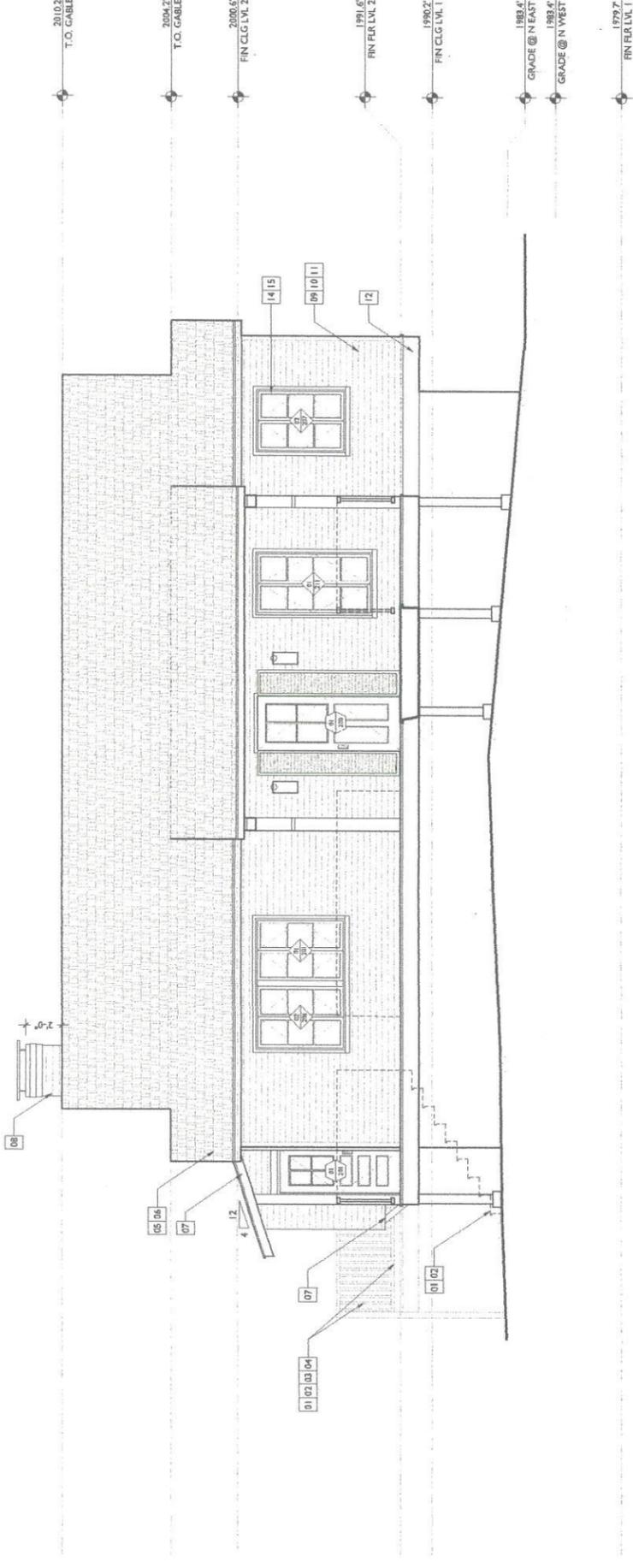


WALL LEGEND
 NEW WALLS

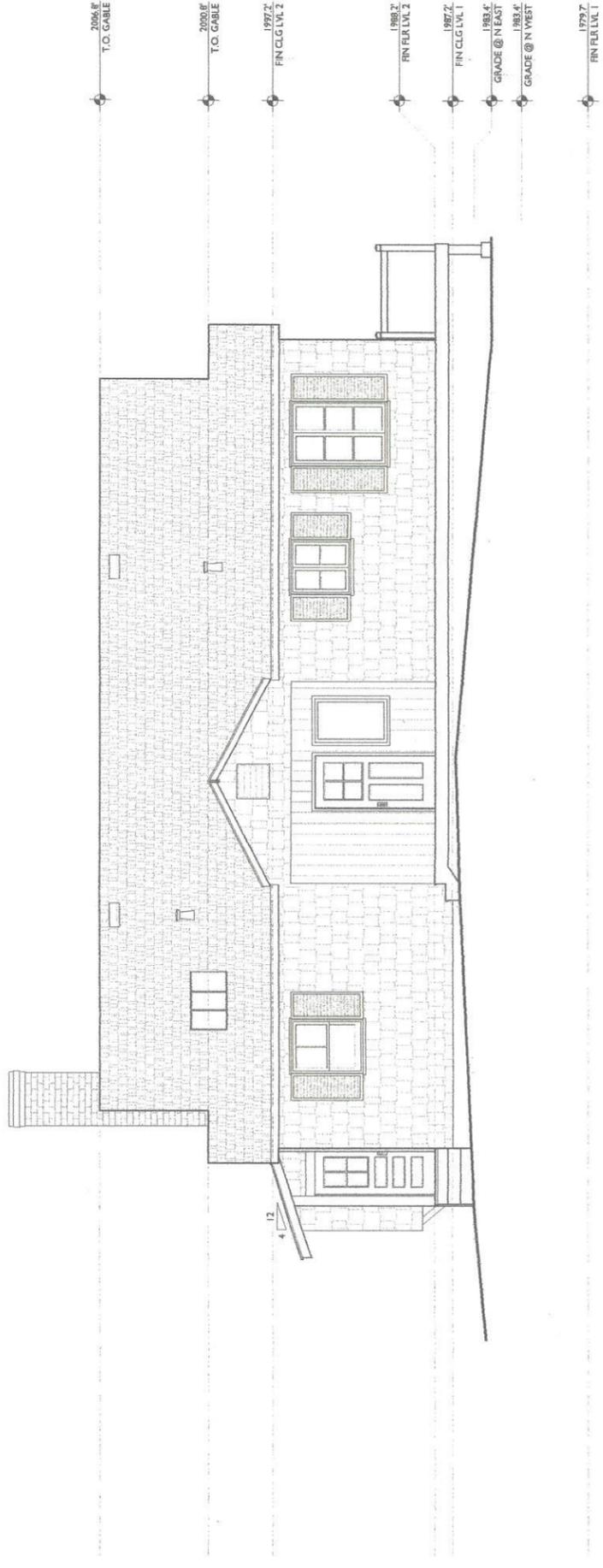
KEYNOTE LEGEND

01	[NOT USED]
02	24" DISHWASHER
03	(N) CUSTOM FULL HEIGHT STORAGE WITH SMALL SIDE-BY-SIDE WASHER/DRYER; MIN. 100 SQ INCH LOUVER PROVIDED
04	(N) 22" BUILT-IN FRIDGE WITH FULL HEIGHT STORAGE ABOVE
05	(N) ENGINEERED EXPOSED TRUSSES
06	(N) GAS-BURNING WOODSTOVE
07	COVERED ENTRY
08	(N) BUILT-IN FULL SIZE DAYBED
09	[NOT USED]
10	(N) CONCRETE RETAINING WALL-SEE CIVIL PLANS
11	ALL EXISTING AND NEW ROOF SURFACES TO BE A CLASS A ASSEMBLY; INSTALLED IN ACCORDANCE WITH ITS LISTING AND MANUFACTURER'S INSTALLATION REQ'S
12	SPACES BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRESTOPPED WITH APPROVED MATERIALS
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14	THE EXPOSED UNDERSIDE OF EAVES, PORCH CEILING, AND CANTILEVERED FLOOR PROJECTIONS, SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS OR OTHERWISE "PROTECTED" ASSEMBLY
15	(N) ARCHITECTURAL GRADE BOARD SIDING CHIMNEY TO EXTEND A MIN. 2 FEET HIGHER THAN ANY PORTION OF THE ROOF WITHIN 10 FEET. PROVIDE METAL CHIMNEY CAP, FLASHING AND CRICKET AS REQ'D TO MATCH ROOF COLOR.





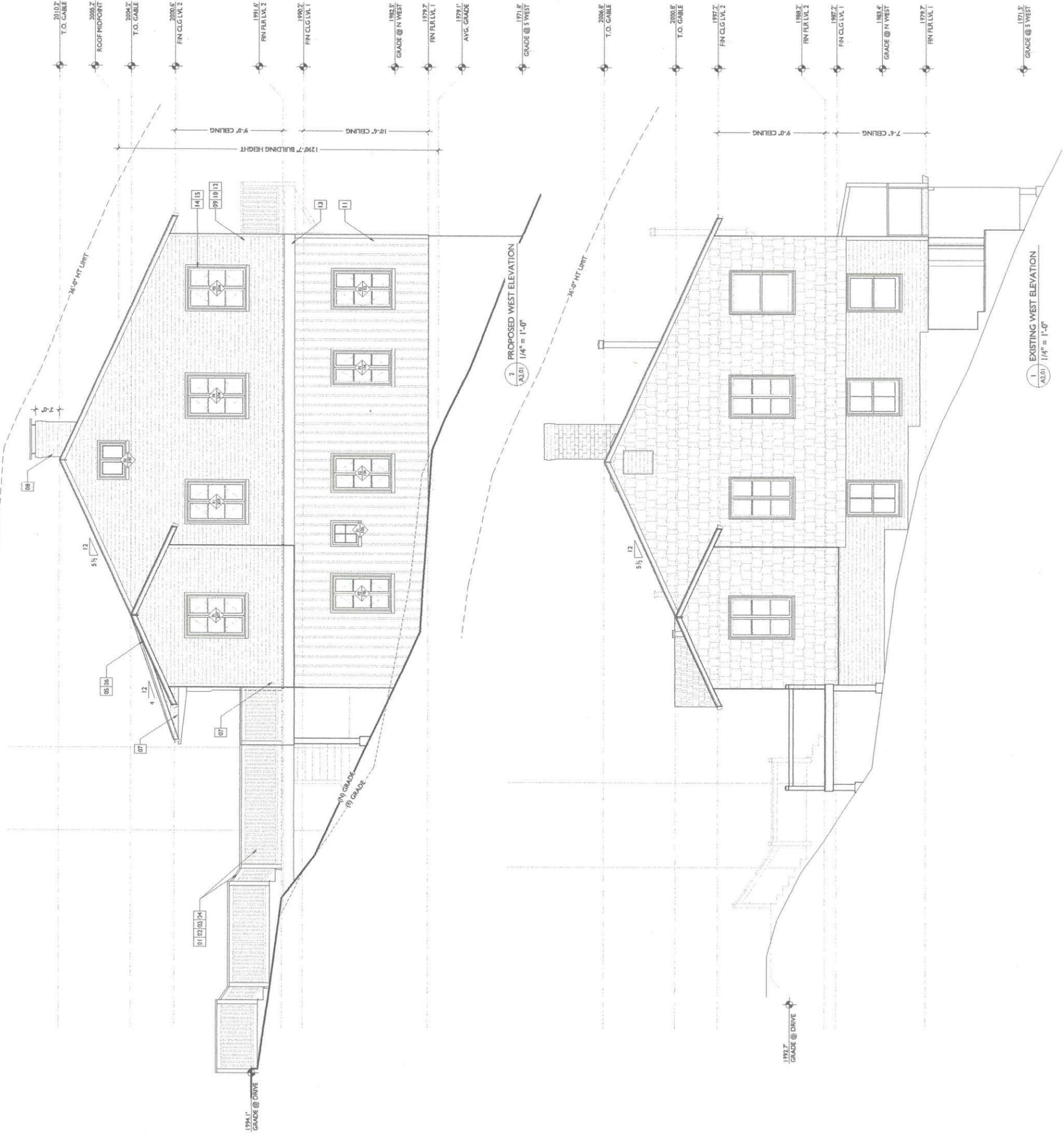
2 PROPOSED NORTH ELEVATION
AS NOTED 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
AS NOTED 1/4" = 1'-0"

KEYNOTE LEGEND

- 01 (N) WOOD DECK, NATURAL FINISH
- 02 (N) 4" GUARDRAIL
- 03 WOOD SLATS, DECK FRAMING AND UNDER FLOOR TO BE CONSTRUCTED OF HEAVY TIMBER (4X NOMINAL) IGNITION RESISTANT MATERIAL. EXTERIOR FIRE RETARDANT TREATED WOOD, OR NON COMBUSTIBLE MATERIAL.
- 04 THE WALKING SURFACE OF DECKS, PORCHES, BALCONIES, AND STAIRS TO BE CONSTRUCTED OF IGNITION RESISTANT MATERIAL. EXTERIOR FIRE RETARDANT TREATED WOOD, OR NON COMBUSTIBLE MATERIAL.
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- 09 ALL EXTERIOR WOOD SIDING AND TRIM TO BE FIRE IGNITION RESISTANT
- 10 EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE
- 11 (N) ARCHITECTURAL GRADE HORIZONTAL BOARD SIDING OR CEDAR SHAKE TBD
- 12 (N) WOOD BANDING
- 13 ALL EXTERIOR WINDOWS AND GLAZED DOOR ASSEMBLIES SHALL BE OF NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL WITH TEMPERED MULTIPANE GLAZING
- 14 ALL EXPOSED FLASHING MATERIAL AT WINDOWS AND DOORS TO BE PAINTED ALUMINUM WITH FINISH TO MATCH WINDOWS



KEYNOTE LEGEND

- 01 (N) WOOD DECK, NATURAL FINISH
- 02 (N) 4" GUARDRAIL
- 03 WOOD SLATS, DECK FRAMING AND UNDER FLOOR TO BE CONSTRUCTED OF HEAVY TIMBER (6X NOMINAL), IGNITION RESISTANT MATERIAL, EXTERIOR FIRE RETARDANT TREATED WOOD, OR NON-COMBUSTIBLE MATERIAL
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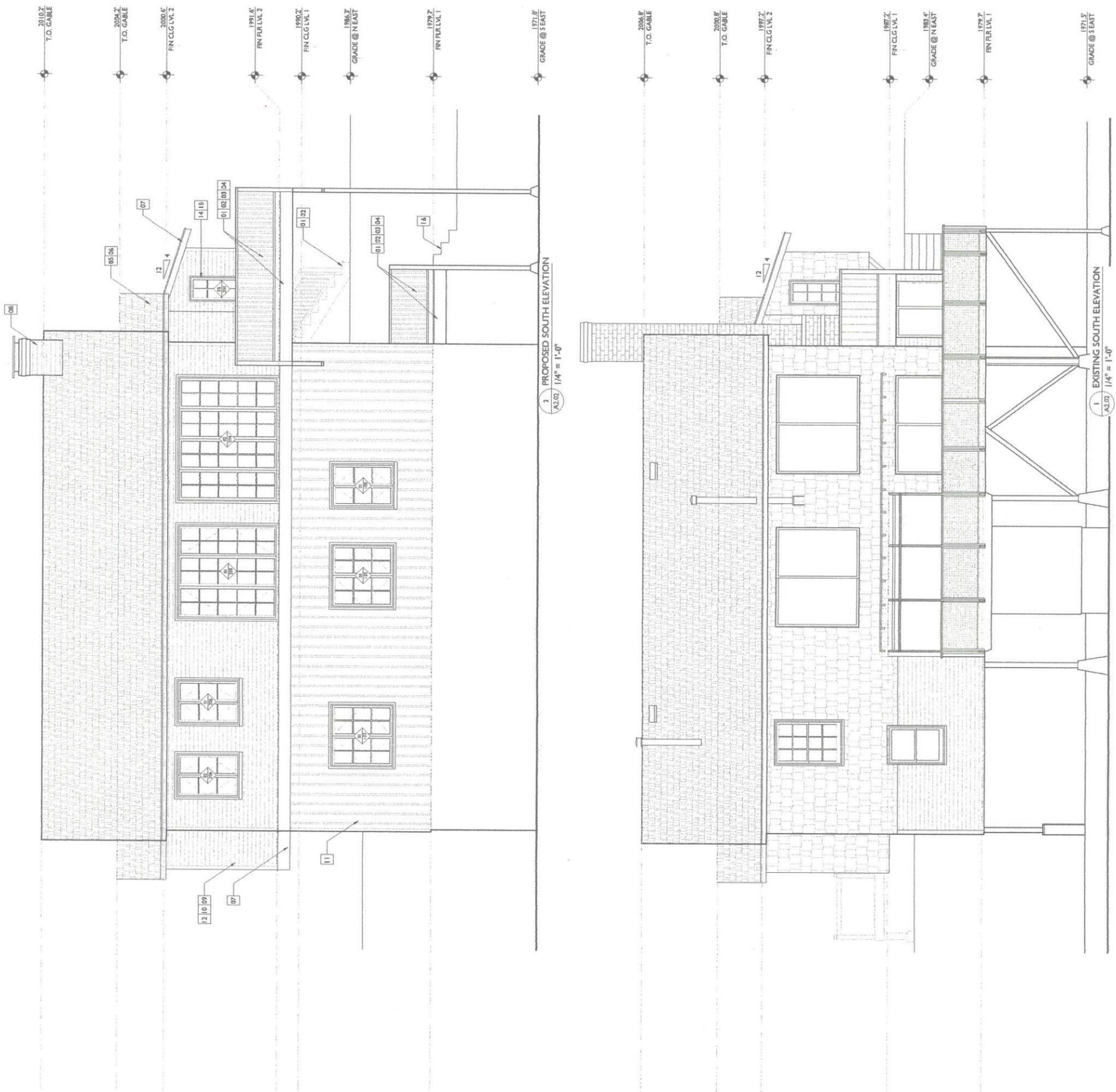


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CLIENTS
07/16/18 PLANNING PERMIT SET
07/16/18 ISSUED

PROJECT: BAUMBGARTNER RESIDENCE
SHEET NO.: A-2.02
SCALE: AS NOTED @ 2 1/4" = 1'-0"

A-2.02

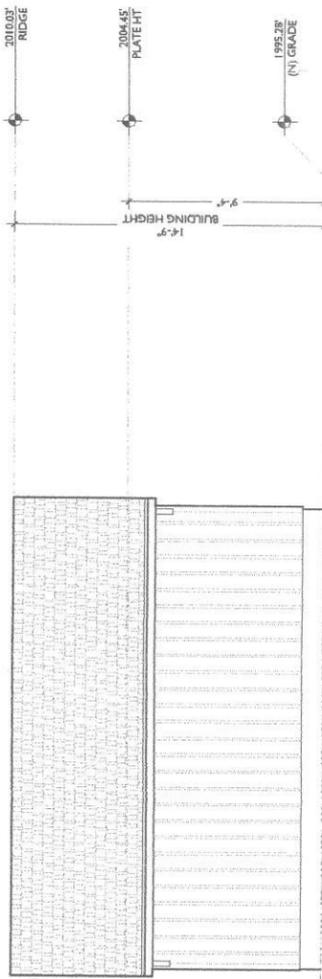


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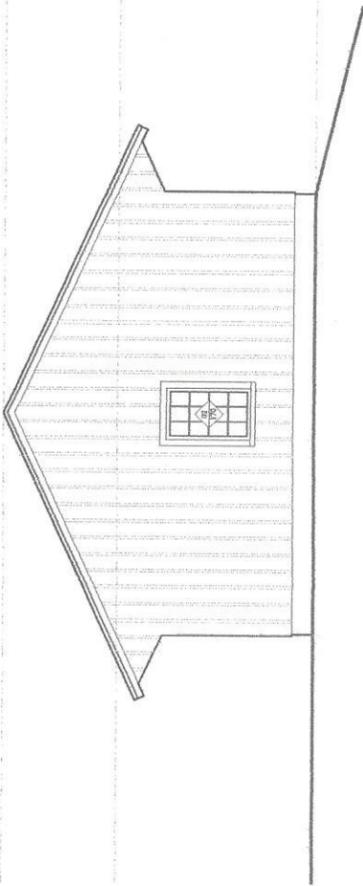
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15	ALL EXPOSED FLASHING MATERIAL AT WINDOWS AND DOORS TO BE PAINTED ALUMINUM WITH FINISH TO MATCH WINDOWS
16	(N) CONCRETE/STONE STEPS TO GRADE

KEYNOTE LEGEND

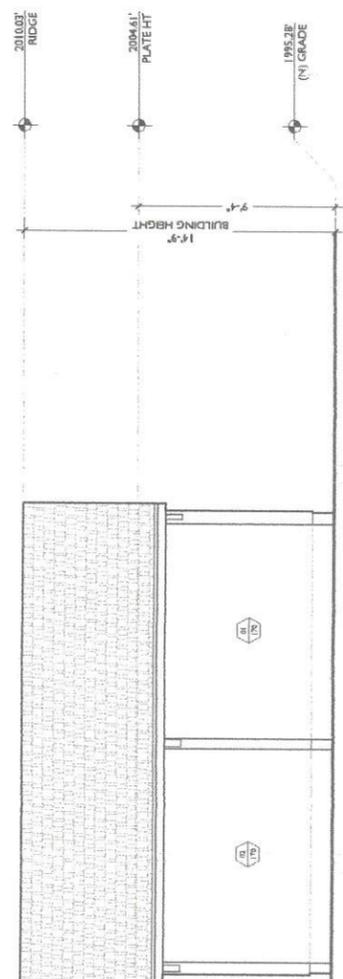
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- 06 (N) ARCHITECTURAL GRADE ARCHITECTURAL GRADE BOARD AND BATTEN SIDING
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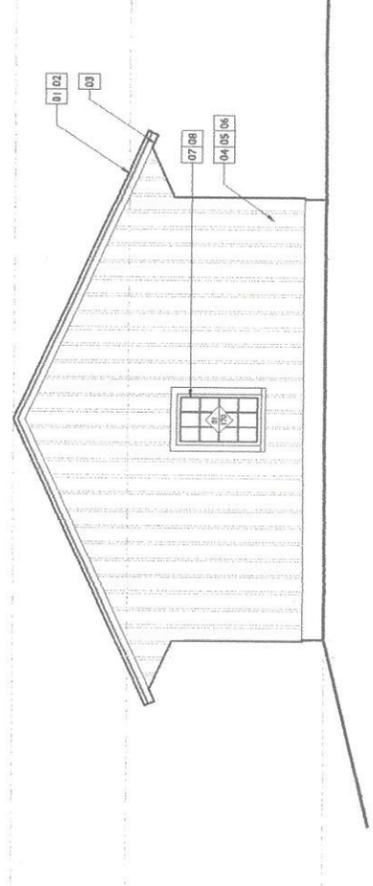
3 PROPOSED GARAGE EAST ELEVATION
A2.04 / 1/4" = 1'-0"



4 PROPOSED GARAGE SOUTH ELEVATION
A2.04 / 1/4" = 1'-0"



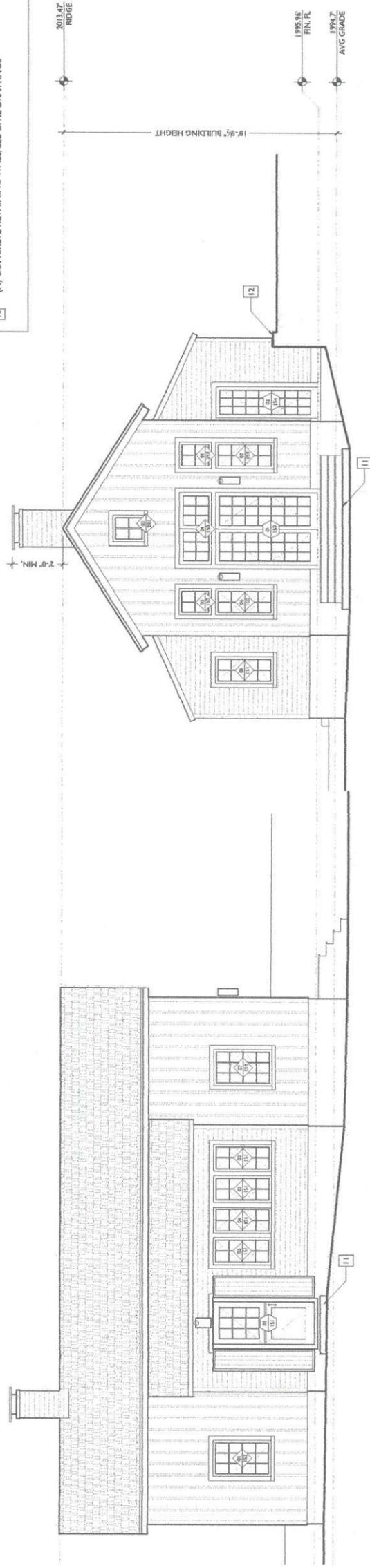
1 PROPOSED GARAGE WEST ELEVATION
A2.04 / 1/4" = 1'-0"



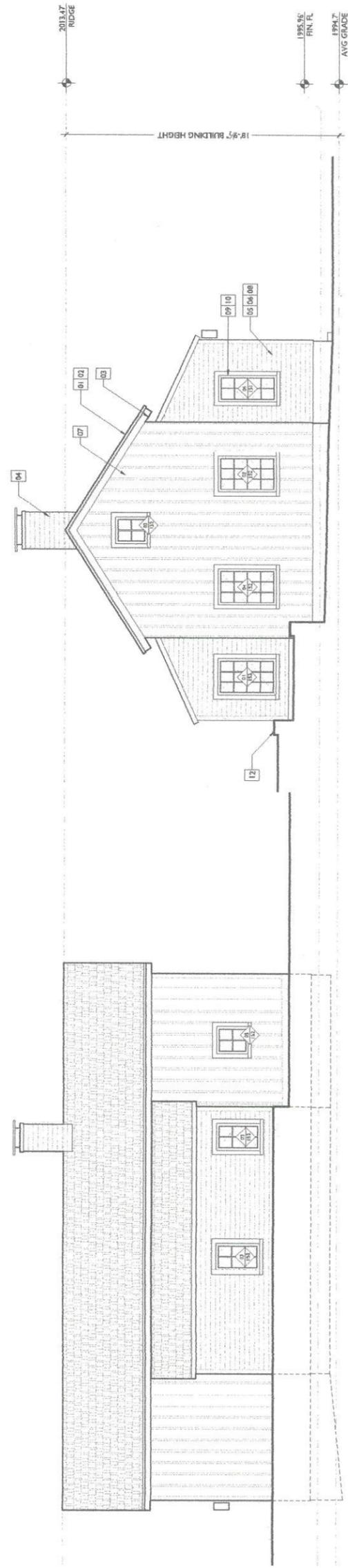
2 PROPOSED GARAGE NORTH ELEVATION
A2.04 / 1/4" = 1'-0"

KEYNOTE LEGEND

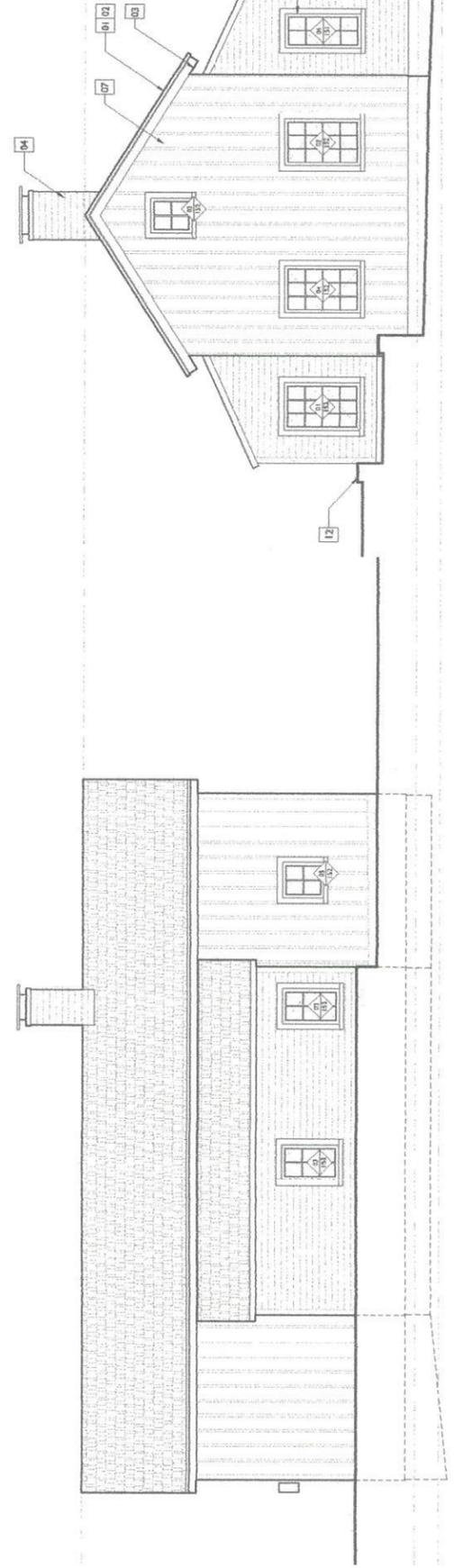
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- 07 (N) ARCHITECTURAL GRADE BOARD AND BATTEN SIDING
- 08 (N) ARCHITECTURAL GRADE HORIZONTAL BOARD SIDING
- 09 ALL EXTERIOR WINDOWS AND GLAZED DOOR ASSEMBLIES SHALL BE OF NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL WITH TEMPERED MULTI-PANE GLAZING
- 10 ALL EXPOSED FLASHING MATERIAL AT WINDOWS AND DOORS TO BE PAINTED ALUMINUM WITH FINISH TO MATCH WINDOWS
- 11 (N) CONCRETE/STONE STEPS TO GRADE
- 12 (N) CONCRETE RETAINING WALL; SEE CIVIL DRAWINGS



4 PROPOSED GUESTHOUSE SOUTH ELEVATION
 A2.05 / 1/4" = 1'-0"



3 PROPOSED GUESTHOUSE WEST ELEVATION
 A2.05 / 1/4" = 1'-0"



1 PROPOSED GUESTHOUSE EAST ELEVATION
 A2.05 / 1/4" = 1'-0"

2 PROPOSED GUESTHOUSE NORTH ELEVATION
 A2.05 / 1/4" = 1'-0"



County of San Mateo - Planning and Building Department

ATTACHMENT D



3 GUEST HOUSE RENDERING LOOKING WEST
A9.00



4 GUEST HOUSE/ GARAGE RENDERING LOOKING SOUTHEAST
A9.00

PROPOSED MAIN HOUSE: NATURAL CEDAR SIDING AND TRIM; PAINTED ENTRY DOOR AND SHUTTERS TO MATCH GUEST HOUSE. DARK GREY ASPHALT COMPOSITION SHINGLE ROOF

PROPOSED OPEN AIR GARAGE: NATURAL CEDAR SIDING; DARK GREY ASPHALT COMPOSITION SHINGLE ROOF

PROPOSED GUEST HOUSE: PAINTED HARDIEBOARD SIDING AND TRIM BENJAMIN MOORE FOREST GREEN #2047-10, OR SIMILAR; DARK GREY ASPHALT COMPOSITION SHINGLE ROOF



1 SITE RENDERING LOOKING SOUTH
A9.00

NATURAL CEDAR ENTRYWAY AND SHUTTERS AT GUEST HOUSE



2 GUEST HOUSE RENDERING LOOKING NORTHEAST
A9.00



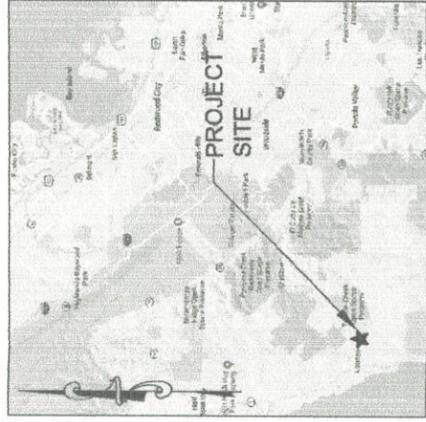
County of San Mateo - Planning and Building Department

ATTACHMENT E



County of San Mateo - Planning and Building Department

ATTACHMENT F



VICINITY MAP
N.T.S.

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- ATD ATRUIN DRAIN
- BW BOTTOM OF WALL ELEVATION
- CB CATCH BASIN
- CL CENTER LINE
- CS CRAWL SPACE ELEVATION
- CIP CAST IRON PIPE
- CONC CONCRETE
- DD DECK DRAIN
- DDC DECOMPOSED GRANITE
- DIP DUCTILE IRON PIPE
- DS ROOF DOWN SPOUT
- DWY DRIVEWAY
- (E) EXISTING
- ELEC ELECTRICAL
- EP EDGE OF PAVEMENT
- FC FACE OF CURB ELEVATION
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR ELEVATION
- FG FINISHED GROUND ELEVATION
- FL FLOW LINE ELEVATION
- FM FORCE MAIN LINE ELEVATION
- FP FINISHED PAVEMENT ELEVATION
- FW FIRE WATER LINE
- GB GRADE BREAK
- GM GAS METER
- GR GATE ELEVATION
- GV GATE VALVE
- HW HEATED WATER LINE
- INV PIPE INVERT ELEVATION
- JP JOINT TRENCH
- LD LANDSCAPE DRAIN
- LF LINEAR FEET
- LP LOW POINT
- IP POST INDICATOR VALVE
- POC POINT OF CONNECTION
- RIM RIM ELEVATION
- S SEE ARCHITECTURAL PLANS
- SAP SEE ARCHITECTURAL PLANS
- SBD STORM SUB DRAIN
- SBDCC STORM SUB DRAIN CLEANOUT
- SDCO STORM DRAIN CLEANOUT
- SGR SIDE INLET CATCH BASIN
- SICB SEE GEOTECHNICAL REPORT
- SLP SEE LANDSCAPE PLANS
- SPP SEE PLUMBING PLANS
- SS SANITARY SEWER CLEANOUT
- SSP SEE STRUCTURAL PLANS
- TW TYPICAL
- TD TOP OF WALL ELEVATION
- VD PIPE VERTICAL DROP
- WM DOMESTIC WATER LINE
- WM WATER METER

EARTHWORK QUANTITIES

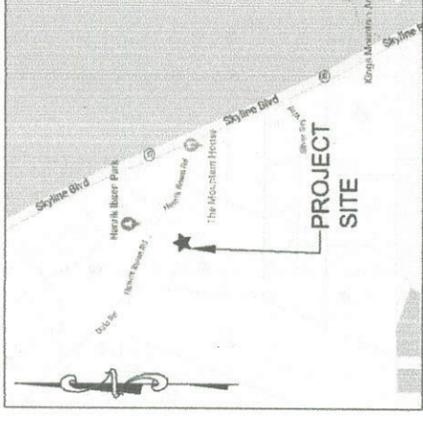
CUT	395 C.Y.
FILL	330 C.Y.
TOTAL TO BE MOVED	725 C.Y.
BALANCE	65 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

BAUMGARTNER RESIDENCE

145 HENRIK IBSEN ROAD

WOODSIDE, CA 94062



LOCATION MAP
N.T.S.

- LEGEND**
- | | |
|--|--|
| EXISTING | PROPOSED |
| SANITARY SEWER | SANITARY SEWER |
| STORM DRAIN | STORM DRAIN |
| TRANSITION FROM PERF. PIPE TO SOLID PIPE | TRANSITION FROM PERF. PIPE TO SOLID PIPE |
| FORCE MAIN | FORCE MAIN |
| FIRE WATER LINE | FIRE WATER LINE |
| DOMESTIC WATER SERVICE | DOMESTIC WATER SERVICE |
| IRRIGATION SERVICE | IRRIGATION SERVICE |
| NATURAL GAS | NATURAL GAS |
| ELECTRIC | ELECTRIC |
| JOINT TRENCH | JOINT TRENCH |
| FENCE | FENCE |
| CLEAN OUT | CLEAN OUT |
| DOUBLE DETECTOR CHECK VALVE | DOUBLE DETECTOR CHECK VALVE |
| POST INDICATOR VALVE | POST INDICATOR VALVE |
| VALVE | VALVE |
| METER BOX | METER BOX |
| STREET LIGHT | STREET LIGHT |
| AREA DRAIN | AREA DRAIN |
| CATCH BASIN | CATCH BASIN |
| FIRE HYDRANT | FIRE HYDRANT |
| FIRE DEPARTMENT CONNECTION | FIRE DEPARTMENT CONNECTION |
| BENCHMARK | BENCHMARK |
| MANHOLE | MANHOLE |
| SIGN | SIGN |
| DOWNPOUT | DOWNPOUT |
| SPLASH BLOCK | SPLASH BLOCK |
| CONTOURS | CONTOURS |
| PROPERTY LINE | PROPERTY LINE |
| SETBACK | SETBACK |
| GRASS SWALE | GRASS SWALE |
| RETAINING WALL/BUILDING STEMWALL | RETAINING WALL/BUILDING STEMWALL |
| (E) TREE TO BE REMOVED | (E) TREE TO BE REMOVED |

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
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C-4	EROSION AND SEDIMENT CONTROL PLAN
C-4.1	BEST MANAGEMENT PRACTICES (BMPs)
C-4.2	TREE PROTECTION PLAN
C-5	DETAIL SHEET

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
2,610 SF	3,099 SF	75 CF	91 CF

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901 Waterline Street
Bermond, CA 94002



TITLE SHEET
BAUMGARTNER RESIDENCE
145 HENRIK IBSEN ROAD
WOODSIDE (SMCO) CA 94062

Date: 07/20/2018
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-0
PEC Job No. PEC 19-011



CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES, IF A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES, CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE (800) 842-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA AND CABLE LIGHT SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TONIC SOLTS FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TONIC SOLTS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THIS PROJECT INCLUDING DURING THE COURSE OF CONSTRUCTION THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE DEFERRED INDEFINITELY AND HOLD THE DISTRICT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DISTRICT OR THE CONSULTING ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 1/2" HIGH WOODEN CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
6. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
7. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT IF ONE EXISTS.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY WESTERN PACIFIC BOUNDARY AND SURVEYING ON AUGUST 28, 2017, GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

SURVEYOR'S NOTES:

BENCHMARK:
SET 36" LONG REBAR & CAP AS REPLACEMENT (#3-A) ELEV=194.7 FEET (N.A.V.D. 1988)

DEMOLITION NOTES:

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIALS.
4. CONTRACTOR'S BIDS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS. ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENVIRONMENTAL, GRADING, DEMOLITION AND STATE DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
7. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
8. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS TO BE REMOVED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR USES NOT BE PLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.
11. COORDINATE ALL UTILITIES TO BE DEMOLISHED WITH THE GEOTECHNICAL ENGINEER, MECHANICAL, ELECTRICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS REQUIRED IN ORDER TO PROTECT THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITIES LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
12. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING FEATURES AND UTILITIES. IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ALL ITEMS TO BE DEMOLISHED OR REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, AND OTHER POLLUTANTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AS WELL AS FROM POLLUTING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PVD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED ON UNSTABILIZED SUBGRADE. ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26.7 AGGREGATE BASE STANDARD SPECIFICATIONS.

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GRADE SURFACE AT LEAST 1% UNLESS OTHERWISE NOTED IN THE PLAN NOTES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF BIDDING TO THE FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE GEOTECHNICAL ENGINEER'S CONCURRENCE. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION AND SPECIFICATIONS.
4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.
6. BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER MAY BE USED IN LANDSCAPE AREAS. EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE GROUND SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE CITY ENGINEER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CASTINGS, AND STRUCTURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

STORM DRAIN NOTES:

1. USE DETECTABLE METALLIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".
2. PRIVATE STORM DRAIN LINE LUNCH THROUGH 10 INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEES ARE PROHIBITED.
3. PRIVATE STORM DRAIN LINE LUNCH THROUGH 12 INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEES ARE PROHIBITED.
4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN. INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
5. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACE AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/DRAWER.
7. WHERE FEASIBLE ALL DOWNSPOUTS SHALL DISCHARGE TO A SPLASHLOCK OR IMPERVIOUS SURFACE AND FLOW TO LANDSCAPED FEATURES BEFORE ENTERING THE DRAINAGE SYSTEM. USE OF AREA DRAINS (RATHER THAN DIRECT CONNECTION TO DRAINAGE SYSTEM) TO COLLECT ROOF/SURFACE WATER IS STRONGLY ENCOURAGED IN CONFORMANCE WITH COUNTYWIDE C-3 TO THE STORM DRAIN SYSTEM WITH A PVC SDR 35 PIPE WHERE SHOWN ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.
9. CONTRACTOR TO COORDINATE ANY VERT WELL DRAINS AND RAT SLAB DRAINS WITH PERMETER SUB-DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR VENT WELL LOCATIONS. SEE STRUCTURAL PLANS FOR FOUNDATION AND RAT SLAB. GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN.

GENERAL UTILITY SYSTEM NOTES:

1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO INFORMATION IS PROVIDED AS TO THE TYPE, SIZE, LOCATION, OR DEPTH OF ALL UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, FIELD VERIFYING UTILITIES AND REQUESTING VERIFICATION OF CONTACT POINTS, FLOOD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATES FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR FLIZE STEEL PLATING UNDER TRENCHES, WITH HOT MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB WALKWAY, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL PREVENTOR, TRANSDUCER, UTILITY METER, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.
8. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL. IF RECOMMENDED BY THE ENGINEER, THIS SYSTEM AND ANODES SHALL BE INSTALLED BY A QUALIFIED ENGINEER AND INSTALL WITH PROJECT MANAGER AND HOME OWNER.
9. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
10. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
11. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS NO DISCREPANCY TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.
12. VERTICAL SEPARATION REQUIREMENTS:
A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/UNDER EXISTING SANITARY SEWER PIPELINES.
WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10" MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
HORIZONTAL SEPARATION REQUIREMENTS:
A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5 FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10 MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES AND SANITARY SEWER LINES CROSS, THE MINIMUM HORIZONTAL SEPARATION SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

SANITARY SEWER NOTES:

1. USE DETECTABLE METALLIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH AND LARGER SHALL BE POLYVINYL CHLORIDE (PVC) SIZE 20 GREEN SDR 35 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLOED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.

WATER SYSTEM NOTES:

1. USE DETECTABLE METALLIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".
2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER METER, EMPLOYED TO TERMINATE AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE MADE IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING AND PIPE CODES (ALL FIXTURE UNIT CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION).
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINES THROUGH CHUNCH SHALL BE POLYVINYL CHLORIDE (PVC) SIZE 20 GREEN SDR 35 AND SHALL BE RATED FOR 200 PSI CLASSIFIED GATE VALVES. ALL JOINTS SHALL BE FACTORY AND FLUOR EXPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.
6. ALL WATER LINES 6" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRASS UNITS OR 40-MILLI CONTRACTOR TO VERIFY THAT ALL EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY. THE CITY SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
11. INSTALL CITY APPROVED PRESSURE REGULATORS AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLER AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM CALIFORNIA FIRE CODE AND CITY/DOWNSIDE STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIVS, FDCs, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.

RECORD DRAWINGS:

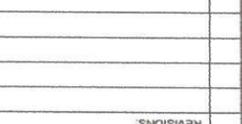
1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "RED-LINED" TO SHOW ALL CHANGES MADE TO THE ORIGINAL DRAWINGS. ALL CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

SITE MAINTENANCE:

1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE: ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS, SEDIMENTATION BASIN, DETENTION TANK AND DISCHARGE TRENCHES. SEDIMENTATION BASIN AND DETENTION TANK SHALL BE CLEANED AND/OR FLUSHED ON A REGULAR BASIS OR AS FOUND NECESSARY.



DATE:	
REVISIONS:	



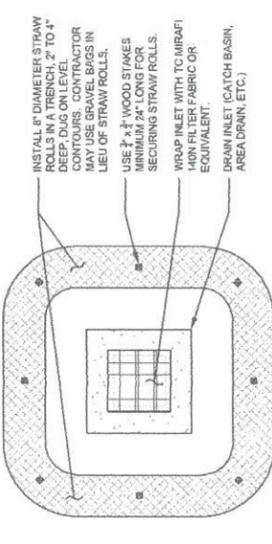
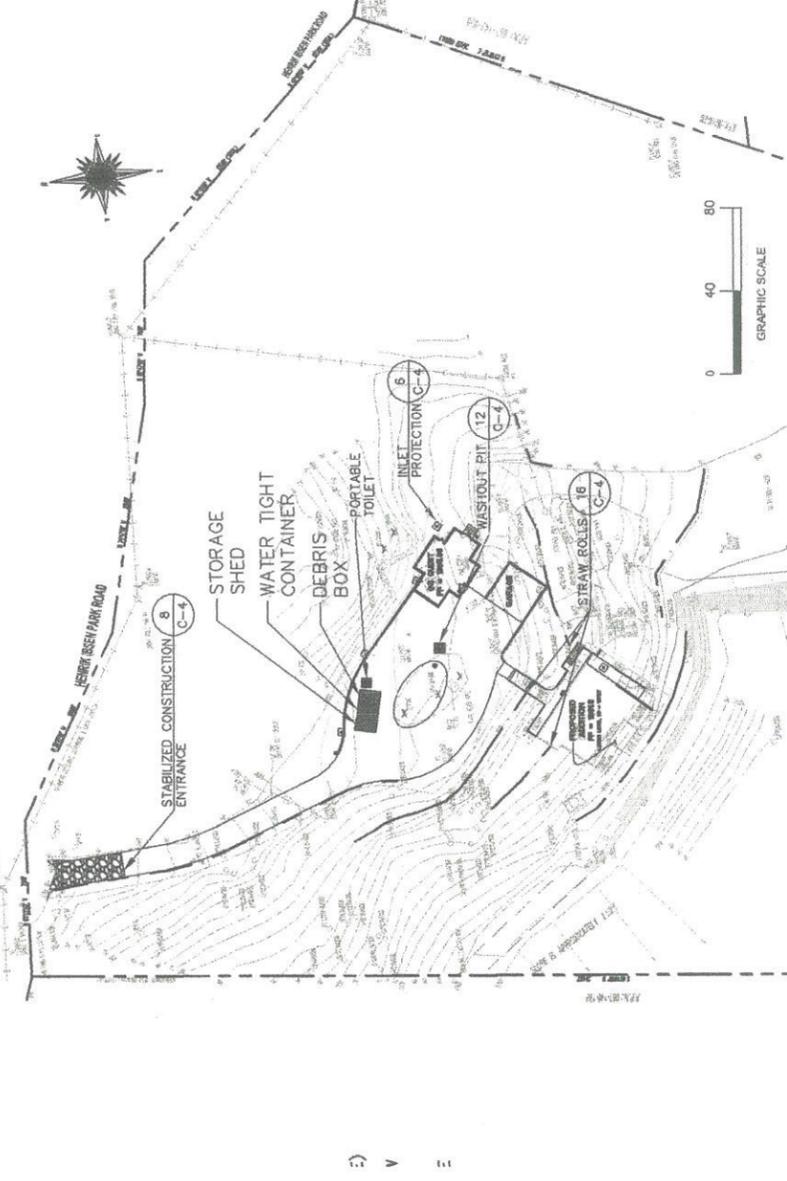
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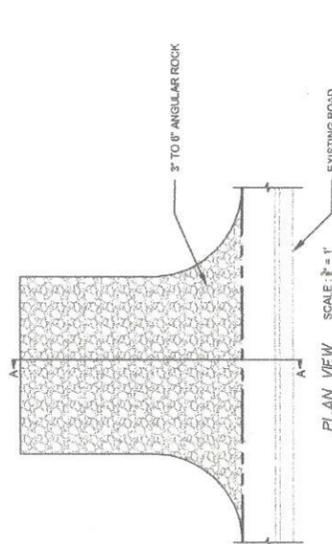
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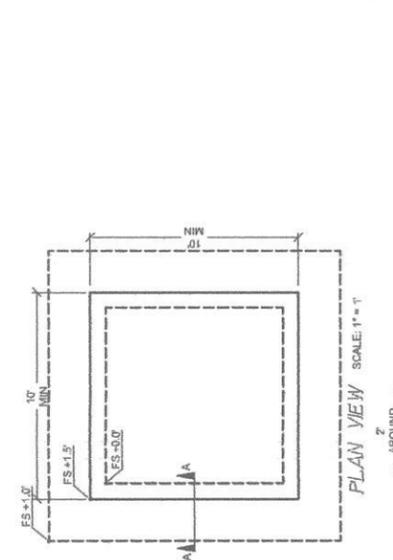
EC POINT OF CONTACT: CONSTRUCTION SCHEDULE: ANTICIPATED CONSTRUCTION DURATION 18 MONTHS TO BE DETERMINED



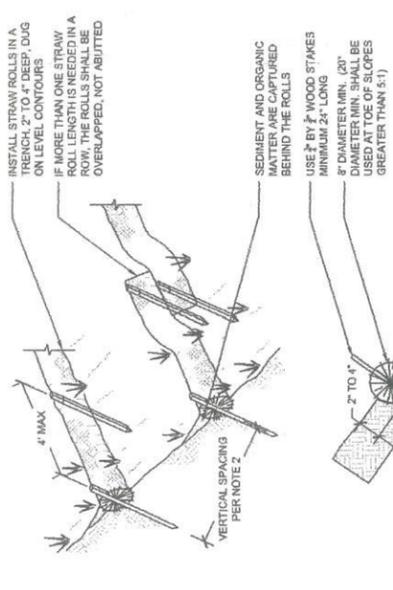
6 INLET PROTECTION SCALE: 3/4"=1'-0"



8 GRAVEL CONSTRUCTION ENTRANCE SCALE: AS SHOWN



12 TEMPORARY WASHOUT PIT SCALE: AS SHOWN



16 STRAW ROLL SCALE: 3/16\"/>

1. LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT PLACE IN A POSITION THAT WILL CAUSE STORMWATER TO RUN UP AND OVER THE BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNOFF AND RAINOFF.
2. IF WASH WATER REACHES WITHIN 3' OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESALTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

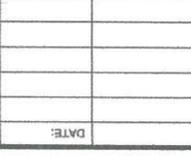
1. INSTALL STRAW ROLLS IN A ROW, 2' TO 4' APART, WITH A MINIMUM 2' LONG OVERLAP. THE ROLLS SHALL BE OVERLAPPED, NOT ABUTTED.
2. USE 2\"/>

1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
2. SPACE STRAW ROLLS AS FOLLOWS:
 - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
 - SLOPE OF 2:1 OR GREATER = 10 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
4. IN LIEU OF STRAW ROLL, INSTALLATION AROUND PROJECT PERIMETER. CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

1. PROVIDE A FANDED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

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WOODSIDE (SMCO) CA 94062
 BAUMGARTNER RESIDENCE
 145 HENRIK IBSEN ROAD
 EROSION AND SEDIMENT CONTROL PLAN

PEC JOB NO: _____
 C-4
 TRM
 Drawing Number:
 AS SHOWN
 AJP
 Design:
 07/20/2018
 Date:

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

EROSION AND SEDIMENTATION CONTROL NOTES CONT.

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8. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).

EC POINT OF CONTACT: CONSTRUCTION SCHEDULE: ANTICIPATED CONSTRUCTION DURATION 18 MONTHS TO BE DETERMINED



6 INLET PROTECTION SCALE: 3/4"=1'-0"



8 GRAVEL CONSTRUCTION ENTRANCE SCALE: AS SHOWN



12 TEMPORARY WASHOUT PIT SCALE: AS SHOWN



16 STRAW ROLL SCALE: 3/16\"/>

1. LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT PLACE IN A POSITION THAT WILL CAUSE STORMWATER TO RUN UP AND OVER THE BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNOFF AND RAINOFF.
2. IF WASH WATER REACHES WITHIN 3' OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESALTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

1. INSTALL STRAW ROLLS IN A ROW, 2' TO 4' APART, WITH A MINIMUM 2' LONG OVERLAP. THE ROLLS SHALL BE OVERLAPPED, NOT ABUTTED.
2. USE 2\"/>

1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
2. SPACE STRAW ROLLS AS FOLLOWS:
 - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
 - SLOPE OF 2:1 OR GREATER = 10 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
4. IN LIEU OF STRAW ROLL, INSTALLATION AROUND PROJECT PERIMETER. CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

1. PROVIDE A FANDED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

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WOODSIDE (SMCO) CA 94062
 BAUMGARTNER RESIDENCE
 145 HENRIK IBSEN ROAD
 EROSION AND SEDIMENT CONTROL PLAN

PEC JOB NO: _____
 C-4
 TRM
 Drawing Number:
 AS SHOWN
 AJP
 Design:
 07/20/2018
 Date:

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

EROSION AND SEDIMENTATION CONTROL NOTES CONT.

10. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL CONTINUE IN EFFECT UNTIL APRIL 30TH OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
11. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
12. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
13. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
14. NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
16. WHEEL WASHERS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY GYREXONE WEST AND/OR THE DISTRICT IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
17. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
18. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).

19. CALL 911 IN CASE OF A HAZARDOUS SPILL.
20. BAYS AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO CALIFORNIA JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
21. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING APPROPRIATE VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
22. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
23. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
24. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OF COUNTY STORM DRAIN SYSTEMS.
25. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
26. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
27. SILT FENCES AND FIBER ROLL (S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETE. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
28. 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.
29. 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.
30. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
31. 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.
32. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMITS) AS NECESSARY.
33. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATERS CONTAINED AND TREATED.
34. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
35. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
36. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
37. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND



SAN MATEO COUNTYWIDE

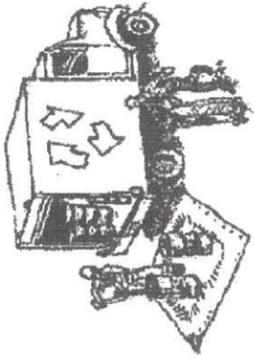
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

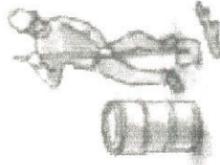
Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

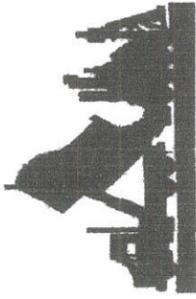


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



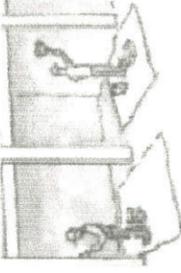
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



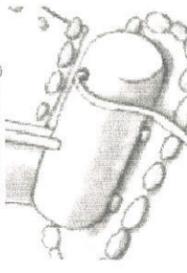
- Protect stockpiled landscaping materials from wind and rain by storing them under cover.
- Sack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



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

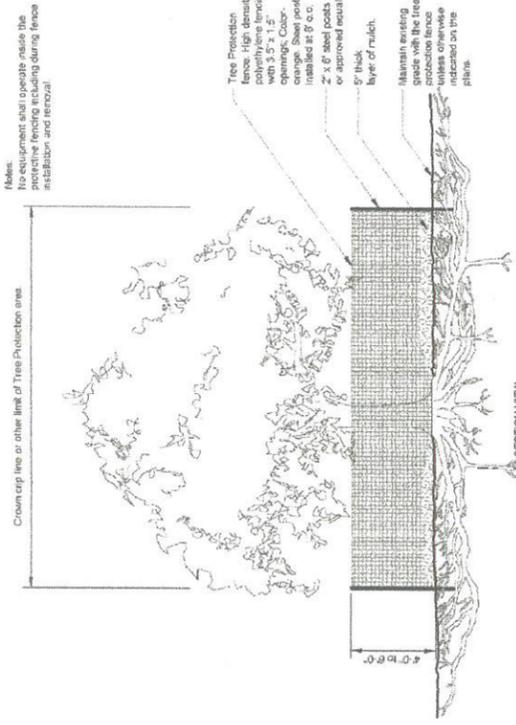
Dewatering



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



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

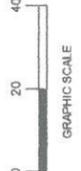


2 TREE PROTECTION

SECTION VIEW



SEE SHEET C-0 FOR
LEGEND AND SHEET
C-1 FOR NOTES



Date:	07/20/2018
Scale:	1" = 20'
Design:	AJP
Check:	TRL
Drawing Number:	C-4.2
PEC Job No:	PEC 18-011



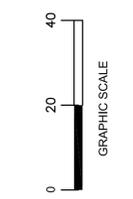
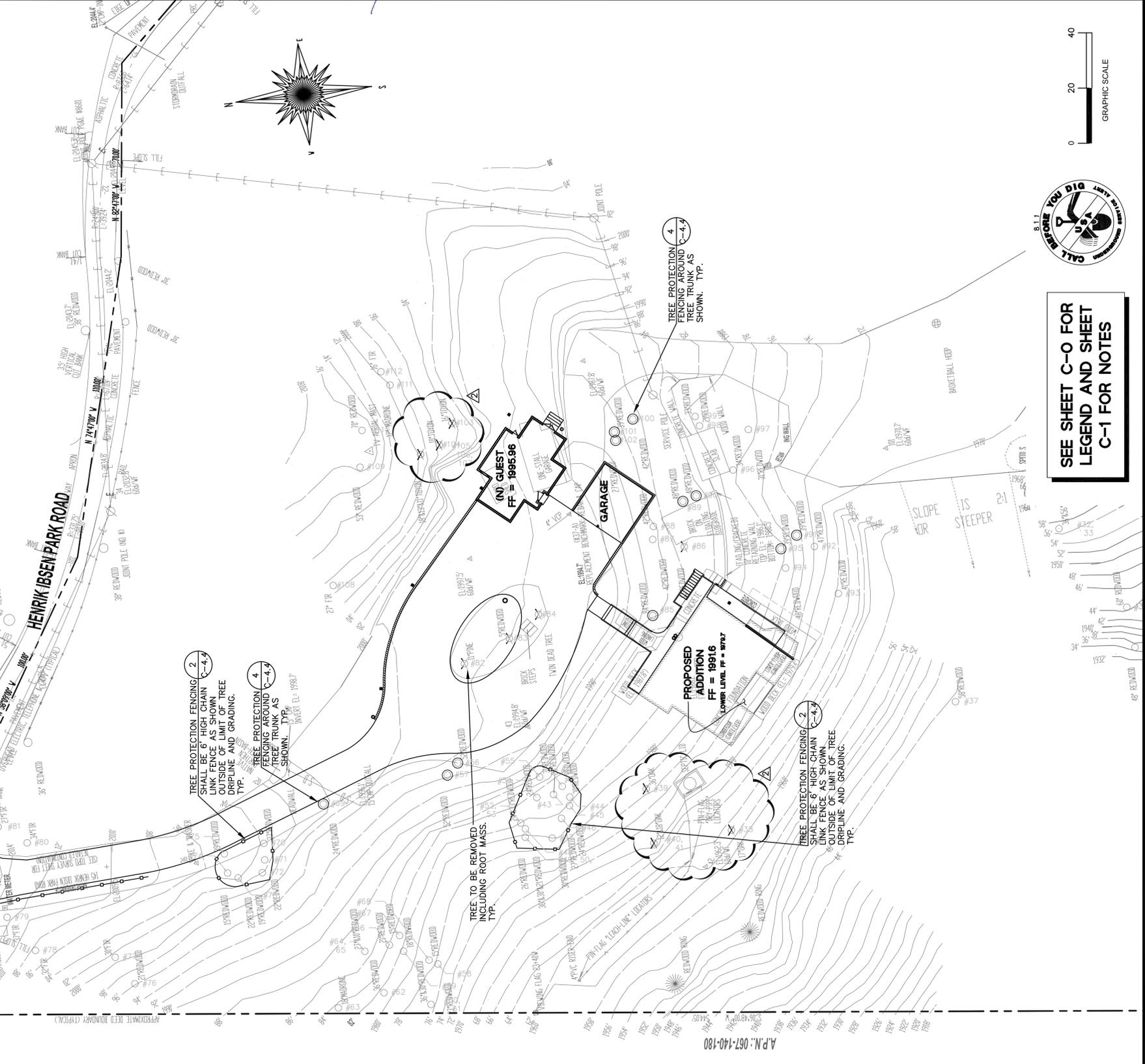
PRECISION ENGINEERING AND CONSTRUCTION, INC.	901 Waterlira Street Bermond, CA 94002 T: 650.225.8540 F: 650.637.1058 Travis@Precision-EC.com
DATE:	
REVISIONS:	

DATE:	11/30/2018
REVISIONS:	PLAN CHECK COMMENTS
	03/15/2019
	PLAN CHECK COMMENTS



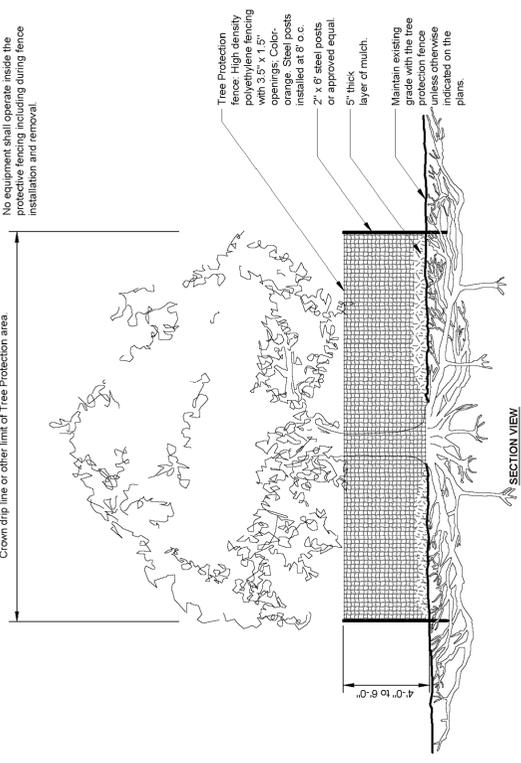
TREE/PLANT PROTECTION NOTES:

- PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- SEE ARBORIST REPORT BY NED PATCHETT CONSULTING DATED NOVEMBER 13, 2016 AND ADDENDUM DATED MARCH 14, 2019 FOR ADDITIONAL TREE PROTECTION MEASURES.

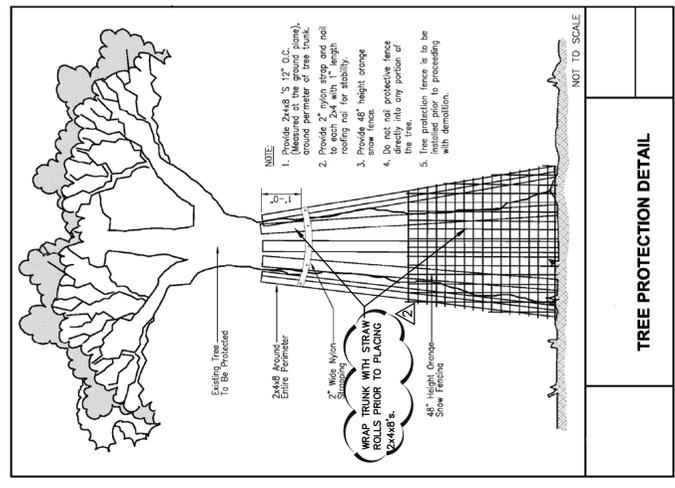


SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

Notes:
 No equipment shall operate inside the protection zone during installation and removal.



2 TREE PROTECTION



4 TREE PROTECTION

TREE PROTECTION DETAIL
 NOT TO SCALE



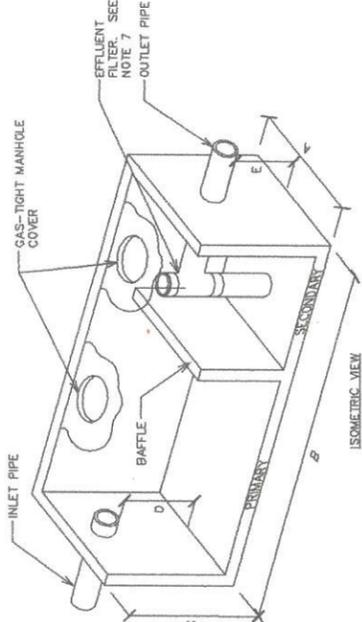
County of San Mateo - Planning and Building Department

ATTACHMENT G

Langley Hill Quarry
 SMC Certified Installer No. 01
 SMC Soil Percolation Tester No. 007
 Observed in Field By: Allyson Date: 11-7-17

1/2 HOUR INTERVALS	READINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
1 8:30	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
2 9:00	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
3 9:30	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
4 10:00	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
5 10:30	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
6 11:00	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
7 11:30	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
8 12:00	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
9 12:30	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						
10 1:00	FINISH 7" START 11"	7"	7"	11"	8 1/2"	4"	6 1/2"
	DIFF. = 4"						

APPLICANT'S NAME: LANGLEY HILL QUARRY PHONE: 508-853-5144
 OWNERS NAME: BRIGHTWATER RESERVE APN: 067-140-010
 ADDRESS: 145 HENRIK IBSEN ROAD, WOODSIDE
 SIZE OF PARCEL: Public SUBDIVISION: SFC
 WET WEATHER TESTING REQUIRED? YES NO DEPTH TO GROUND WATER: 13' AT 12.6'
 SOIL LOG:

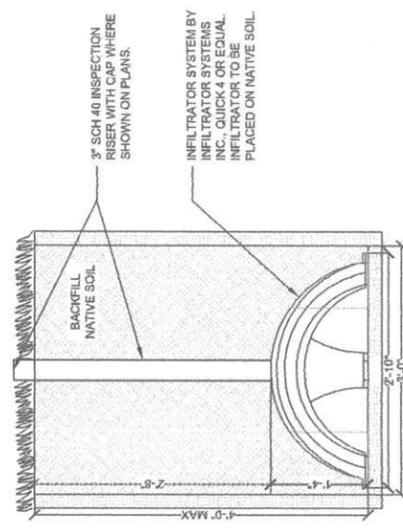


SEPTIC TANK DIMENSIONS

CAPACITY	A	B	C	D	E
1500 GAL	76"	117"	66"	55"	53"

- NOTES:
- SEPTIC TANK SHALL BE LOCATED IN A PLACE THAT IS ACCESSIBLE FOR VACUUM PUMPING.
 - SEPTIC TANK SHALL BE COMPRISED OF TWO COMPARTMENTS. THE SECOND COMPARTMENT SHALL CONTAIN TWO THIRDS OF THE TOTAL TANK VOLUME.
 - EACH COMPARTMENT SHALL BE PROVIDED WITH AN ACCESS PORT EXTENDING TO GRADE AND COVERED WITH WATERTIGHT, WEIGHT BEARING COVERS.
 - SEPTIC TANKS LOCATED UNDER DRIVEWAYS SHALL BE TRAFFIC RATED TO 40,000 LB TRUCK LOADING STANDARDS AND PROVIDED WITH METAL SEWER ACCESS FRINGS AND COVERS OVER BOTH COMPARTMENTS.
 - NO PUMPING OF SEWAGE FROM HOUSE TO SEPTIC TANK SHALL BE PERMITTED. ONLY GRAVITY FLOW SHALL BE UTILIZED.
 - TANKS SHALL HAVE A MINIMUM 6 INCHES OF SOIL COVER.
 - THE OUTLET OF THE SEPTIC TANK SHALL BE FITTED WITH AN EFFLUENT FILTER CONFORMING TO NSF/ANSI STANDARD 41.

SCALE: NO SCALE
 DATE: 11-7-17



SCALE: 1"=1'-0"
 DATE: 11-7-17





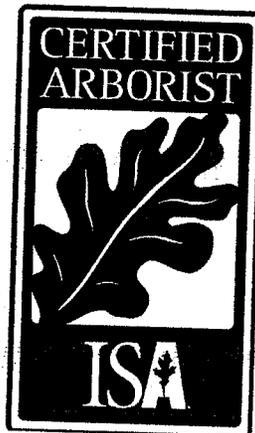
County of San Mateo - Planning and Building Department

ATTACHMENT H

**Tree Inventory and Protection Report
For**

**Erin Baumgartner
145 Henrik Ibsen Park Rd. in Woodside, CA 94062**

Submitted by
Ned Patchett
Certified Arborist WE-4597A
November 13, 2018



RECEIVED

DEC 07 2018

San Mateo County
Planning Division

Ned Patchett Consulting
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Summary

Erin Baumgartner retained my services to inventory trees within 10 feet of the proposed construction at 145 Henrik Ibsen Park Rd. in Woodside, CA 94062

The purpose of my examination was to identify which trees within 10 feet of the proposed work zone are considered Significant Trees as defined by San Mateo County, to assess the health and condition of the subject trees, determine their potential for preservation during the proposed construction and to provide recommendations to reduce the impacts of the proposed construction to a less than significant level.

A tree schedule was previously prepared for this project that included (112) trees and was part of the initial plan submittal (Sheet A-1.00). Of these (112) trees I have included (25) trees in this report because they are located within 10 feet of the proposed construction.

Portions of the proposed construction are located within the **Tree Protection Zone (TPZ)** of the subject trees. Therefore, this work has the potential to impact these trees and cause decline. I have included recommendations to reduce the potential for impacts to these trees to a less than significant level.

Introduction

Assignment

Erin Baumgartner retained my services to perform the following tasks:

1. Assess tree health, condition and potential for impacts from the proposed construction on trees located within 10 feet of the proposed construction at 145 Henrik Ibsen Park Rd. in Woodside, CA 94062
2. Identify which trees within the proposed work zone are considered Significant Trees as defined by the San Mateo County tree regulation.
3. Provide construction guidelines to be followed throughout all phases of the construction project.
4. Document this information in a written report.

Limits of Assignment

I did not perform an **aerial inspection** of the upper crown or a detailed **root crown inspection** on the subject trees.

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Tree Assessment Methods

On October 26, 2018, I visited the site to collect field information for this report. A **Visual Tree Assessment (VTA)** was performed on each of the subject trees. Each tree included within this tree report was assigned a tree number that corresponds to the tree numbers in this report and on the included tree map (see Tree Map in Appendix B). The following outlines the procedure for collecting information for this report:

1. Identify tree species
2. Measure the diameter of the trunk at 48 inches above grade **Diameter at Standard Height (DSH)**
3. Identify if the tree is a Heritage Tree, as defined by the San Mateo County
4. Assess the health and condition of each tree
5. Assess the structural stability of each tree
6. Inspect the trees for pest or disease.

Health and Structure Rating System

The following table provides an overview of the rating system used when visually assessing the health and structure of the subject trees within this report.

Rating	Health	Structure
1=Poor	Dead, Diseased or Dying	Hazardous
2=Poor to Fair	Declining with significant signs of dieback	Structural weakness or flaws that could lead to failure. Leans to the main trunk or upper crown.
3=Fair	Minor dead branches, early stages of decline	Corrective measures such as pruning or structural support systems may be needed
4=Fair to Good	Tree is in good health	No major structural issues
5=Good	Excellent health	No structural issues

San Mateo County- Significant Tree Language

“SIGNIFICANT TREE” shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38”) or more measured at four and one half feet (4 1/2’) vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.

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Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

1. **Tree Health**-A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.
2. **Tree Structure**-Trees with structural defects such as decayed wood, weak branch attachments and codominant stems are a liability and therefore should be removed.
3. **Tree Age**-Mature and over-mature trees are less able to tolerate construction impacts while younger trees have more tolerance for construction impacts.
4. **Species Tolerance**-All trees require protection to avoid injury. However, certain tree species can tolerate construction impacts better than others.

Observations

Site Description

The site is located at 145 Henrik Ibsen Park Rd. in Woodside, CA 94062. The proposed construction consists of a remodel and addition to the existing home, a new garage, new guest house and surrounding civil and landscape improvements.

All Trees

I have prepared a tree inventory that contains all of the necessary tree information as outlined by the San Mateo County (See Tree Inventory in Appendix A).

In addition, I have calculated the optimal **Tree Protection Zone (TPZ)** for each tree that I consider suitable for preservation and I have provided tree protection recommendations to reduce the impacts of the proposed construction and to protect these trees during the construction process (See Tree Protection Recommendations).

Tree Protection Recommendations

Portions of the proposed construction are located within the **Tree Protection Zone (TPZ)** of the subject trees. Therefore, this work has the potential to impact this tree and cause decline. The following are my recommendations to reduce the impacts of the proposed construction and to protect this tree during the construction process.

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1. Tree Protection Fencing should be erected prior to the commencement of any construction activities occurring on the site. I have provided recommendations in this report for the type of tree protection fencing to be used. I recommend the Project Arborist supervise the installation of the Tree Protection Fencing.
2. **Tree 85**-The proposed foundation repair work is located in the TPZ of this tree and therefore, this work has the potential to impact this tree and cause decline. Any required excavation work within the TPZ of this tree should be performed using an Air-spade or by hand digging. Any roots that are smaller than 1 inch in diameter which are encountered during the excavation process can be cleanly cut at the edge of the excavation zone. Any roots larger than 1 inch in diameter should be retained and wrapped in burlap that is kept moist until the project arborist can inspect the roots to determine an appropriate course of action. Consider installation of a root barrier along the perimeter of the foundation to reduce the potential for future root damage to the new foundation.
3. **Trees 87, 88, 89 & 90**-These trees have old concrete foundations from past structures and old brick patios that are designated for removal within their TPZ. Therefore, this work has the potential to impact these trees and cause decline. I recommend using a pneumatic jack hammer to break up these sections into little pieces that can be loaded into a wheel barrow and hauled away. Avoid using a bucket of a tractor to do this work as it will likely dig into the roots of these trees and harm them. These trees also have a dilapidated retaining wall located within their TPZ that is scheduled for removal. The removal of this retaining wall should be performed under the supervision of the project arborist. An excavator bucket should gently pull the retaining wall away from these trees. The project arborist should then assess the trees to determine if this work has resulted in destabilizing these trees.
4. **Trees 87, 88, 89, 90, 100, 101 & 102**-The proposed foundation work for the new garage and new guest house is located in the TPZ of these trees and therefore, this work has the potential to impact these trees and cause decline. Any required excavation work within the TPZ of this tree should be performed using an Air-spade or by hand digging. Any roots that are smaller than 1 inch in diameter which are encountered during the excavation process can be cleanly cut at the edge of the excavation zone. Any roots larger than 1 inch in diameter should be retained and wrapped in burlap that is kept moist until the project arborist can inspect the roots to determine an appropriate course of action. Consider installation of a root barrier along the perimeter of the foundation to reduce the potential for future root damage to the new foundation.
5. Supplemental irrigation should be provided to the trees that have been impacted during spring and summer. Any supplemental irrigation should be applied to the root zone of the trees and no water should be applied near the trunk of any of

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these trees. Considering providing the trees with a deep root watering prior a few days prior to any root cutting.

6. Fertilization with NutriRoot liquid fertilizers prior to construction may be helpful. NutriRoot can help stimulate new root growth, helps trees that are exposed dry soil conditions and summer or winter stress.

Tree Protection Fencing

Fenced enclosures shall be erected around trees to establish the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted.

Size and type of fence

All trees to be preserved shall be protected with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

Duration

Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the project is completed.

Tree Protection Zones

Each Tree to be protected shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance.

I have calculated the optimal TPZ for each tree that is going to be retained. This information can be found in the Tree Inventory (See Tree Inventory in Appendix A).

Activities prohibited within the TPZ

1. Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirty water.
2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.
3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.
4. Soil Disturbance, Soil Compaction or grade changes.
5. Drainage changes.

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Conclusion

Protection of trees that are considered Protected and Significant Trees by the San Mateo County during construction is a mandatory part of the construction process. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

A tree schedule was previously prepared for this project that included (112) trees and was part of the initial plan submittal (Sheet A-1.00). Of these (112) trees I have included (25) trees in this report because they are located within 10 feet of the proposed construction.

Portions of the proposed construction are located within the **Tree Protection Zone (TPZ)** of the subject trees. Therefore, this work has the potential to impact these trees and cause decline. I have included recommendations to reduce the potential for impacts to these trees to a less than significant level.

I have reviewed and prepared my report based the site plan dated 7/16/2018. However, further review of proposed construction plans and revisions to the tree protection plan may be necessary if the current proposed construction is modified or if additional work is proposed within the **TPZ** of these trees. This includes review of any modifications to building plans or review of civil plans, grading and drainage plans, landscape plans and any other work proposed within the tree protection zone of these trees.

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Glossary of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
Diameter at standard height (DSH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
Windthrow	Tree Failure due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007)
Root crown	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

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Harris, R.W. *Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992

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Appendix A – Tree Inventory

#	Tree #	Species	Botanical Name	DSH (Inches)	Significant Tree	Health	Structural Condition	Observation	Recommendations	Optimal Tree Protection Zone (feet)
1	56	Coastal Redwood	<i>Sequoia sempervirens</i>	52	Yes	3	2	Upper crown of this tree is one-sided and leans in the direction of the house.	None	52
2	57	Coastal Redwood	<i>Sequoia sempervirens</i>	52	Yes	3	2	Upper crown of this tree is one-sided.	None	52
3	58	Coastal Redwood	<i>Sequoia sempervirens</i>	27	Yes	3	3	This tree has dead branches in the upper crown.	Crown cleaning	20
4	70	Coastal Redwood	<i>Sequoia sempervirens</i>	27	Yes	3	2	The upper crown of this tree is one-sided and has been suppressed by neighboring trees. Dead branches in the canopy.	Crown cleaning	20
5	71	Coastal Redwood	<i>Sequoia sempervirens</i>	22	Yes	3	2	The upper crown of this tree is one-sided and has been suppressed by neighboring trees. Dead branches in the canopy.	Crown cleaning	17
6	72	Coastal Redwood	<i>Sequoia sempervirens</i>	19	Yes	3	2	The upper crown of this tree is one-sided and has been suppressed by neighboring trees. Dead branches in the canopy.	Crown cleaning	14

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#	Tree #	Species	Botanical Name	DSH (Inches)	Significant Tree	Health	Structural Condition	Observation	Recommendations	Optimal Tree Protection Zone (feet)
7	73	Coastal Redwood	<i>Sequoia sempervirens</i>	22	Yes	3	2	The upper crown of this tree is one-sided and has been suppressed by neighboring trees. Dead branches and dieback in the upper canopy.	Crown cleaning	17
8	74	Coastal Redwood	<i>Sequoia sempervirens</i>	15	Yes	3	2	Growing in the understory of several larger trees.	Consider removal, if this tree is retained then I recommend a crown cleaning.	8
9	75	Coastal Redwood	<i>Sequoia sempervirens</i>	39	Yes	3	3	Large dead branches in the upper crown	Crown cleaning	29
10	79	Douglas fir	<i>Pseudotsuga menziesii</i>	37	Yes	3	3	Dead branches in the upper crown/	Crown cleaning	28
11	80	Douglas fir	<i>Pseudotsuga menziesii</i>	34	Yes	2	2	This tree is one sided and has heavy and over-extended limbs.	Crown cleaning	26
12	81	Douglas fir	<i>Pseudotsuga menziesii</i>	27	Yes	2	2	This tree has been subjected to routine line clearance pruning and all of the limbs are located at the top of the canopy.	Consider removal, if this tree is retained then I recommend a crown cleaning.	20
13	85	Coastal Redwood	<i>Sequoia sempervirens</i>	84	Yes	3	2	This tree has a codominant branch attachment between the two main stems. The proposed construction is located within the TPZ of this tree.	Installation of support cables. See tree protection recommendations	84

Heritage

#	Tree #	Species	Botanical Name	DSH (Inches)	Significant Tree	Health	Structural Condition	Observation	Recommendations	Optimal Tree Protection Zone (feet)
14	86	Coastal Redwood	<i>Sequoia sempervirens</i>	42	Yes	3	2	This tree is surrounded by hardscape and is growing at the edge of retaining wall that is falling.	This tree is designated for removal per the proposed construction plans.	42
15	87	Coastal Redwood	<i>Sequoia sempervirens</i>	42	Yes	3	2	Upper crown is one-sided and has been suppressed by neighboring trees. The trunk is surrounded by hardscape and there is a brick patio near this tree.	See tree protection recommendations	42
16	88	Coastal Redwood	<i>Sequoia sempervirens</i>	42-30	Yes	3	2	Portions of a foundation from a pre-existing concrete shed are located within the TPZ of this tree.	See tree protection recommendations	36
17	89	Coastal Redwood	<i>Sequoia sempervirens</i>	48	Yes	3	2	This tree has no lower branches and all of the living limbs are located in the upper canopy.	See tree protection recommendations	48
18	90	Coastal Redwood	<i>Sequoia sempervirens</i>	48	Yes	3	2	This tree is located in the vicinity of a falling retaining wall.	See tree protection recommendations	48
19	96	Coastal Redwood	<i>Sequoia sempervirens</i>	48	Yes	3	2	Dead branches in the upper canopy and concrete foundation from pre-existing shed in the TPZ.	Crown cleaning. See tree protection recommendations	48

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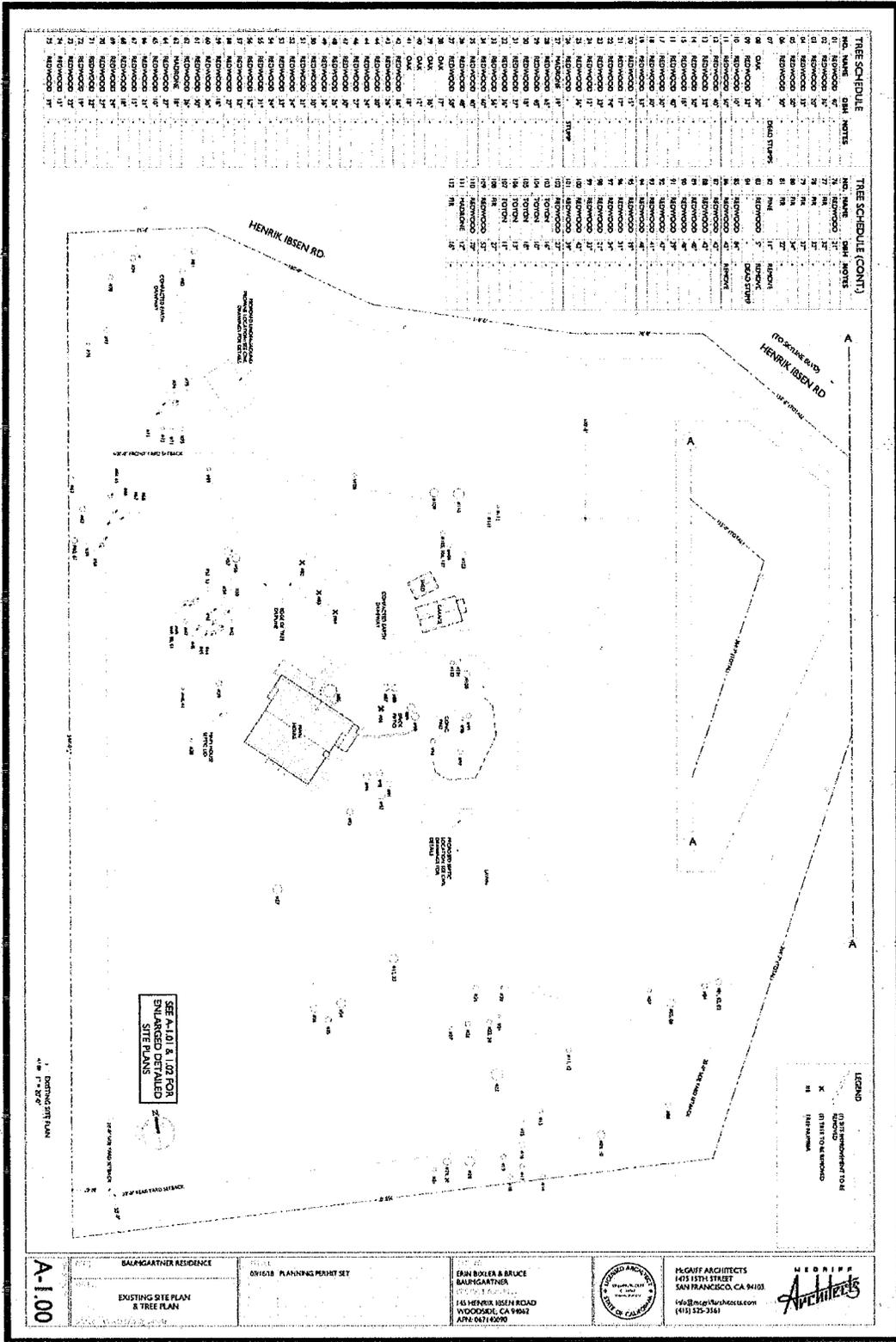
#	Tree #	Species	Botanical Name	DSH (Inches)	Significant Tree	Health	Structural Condition	Observation	Recommendations	Optimal Tree Protection Zone (feet)
20	97	Coastal Redwood	<i>Sequoia sempervirens</i>	34	Yes	2	2	This tree is one sided and has been suppressed by neighboring trees. Dead branches in the upper canopy.	Crown cleaning. See tree protection recommendations	26
21	98	Coastal Redwood	<i>Sequoia sempervirens</i>	21	Yes	2	2	There is a large wound on the base of the trunk.	Consider removal, if this tree is retained then see tree protection recommendations	16
22	99	Coastal Redwood	<i>Sequoia sempervirens</i>	33	Yes	2	2	There is a large wound on the base of the trunk. This tree has foundation from a previous shed structure located within the TPZ that requires removal.	See tree protection recommendations	25
23	100	Coastal Redwood	<i>Sequoia sempervirens</i>	42	Yes	3	3	This tree was recently pruned.	See tree protection recommendations	42
24	101	Coastal Redwood	<i>Sequoia sempervirens</i>	39	Yes	3	2	This tree was recently pruned. Tree 102 is a stem from this tree.	Installation of support cables. See tree protection recommendations	29
25	102	Coastal Redwood	<i>Sequoia sempervirens</i>	27	Yes	3	2	This tree was recently pruned.	Installation of support cables. See tree protection recommendations	20

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Appendix B – Tree Map



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Appendix C – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand.

Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any medicine cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Ned Patchett

Ned Patchett

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Appendix D – Certification of Performance

I, Ned Patchett, certify;

- That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions and conclusions within this report are my own;
- That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 24 years.

Signed: Ned Patchett

Date: 11/13/18

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Date: March 14, 2019

Regarding: Addendum to Tree Inventory and Tree Protection Report dated 11.13.18 for the project located 145 Henrik Ibsen Park Rd. in Woodside, CA.

Attention: Amanda Lee with McGriff Architects

Per your request, I have prepared this addendum letter in response to the following plan check comments from San Mateo County.

Please provide an addendum to the arborist report to address how the grading and amount of proposed fill may impact Trees No. 100-102 (i.e. the trees in the rear of the proposed garage). In this addendum, discuss the tree protection fencing around these trees and why wrapping the trunks of the trees was chosen over fencing.

The proposed construction of the new garage and the associated grading and proposed fill are located within the tree protection zone (**TPZ**) of trees 100-102 and therefore this work has the potential to impact these trees and cause decline. The following are my recommendations to reduce the potential for impacts to these trees.

Grading activities within the TPZ of these trees should ideally be performed by hand using shovels. If a tractor is needed it should be a skid steer or similar style and sized machine. The operator should be careful and avoid digging into the root system of these trees and to avoid bumping into the trunk of the trees during these activities. Wrapping the trunks of these trees with erosion control straw wattles and then running wooden 2x4's in a vertical manner on the outside of the wattles followed by wrapping the 2x4's with orange protective snow fencing will help protect the trees from any accidental damage that could occur during this work. The wattles should be removed and replaced as needed with a few weeks of getting wet in rain events.

Ideally fill should not exceed 6-12 inches over the root zone of these trees and a root well should be placed around the trunk of the trees to keep fill soil from touching against the trunk of these trees. There should be adequate distance from the root well to the trunk to allow for future growth. The root well should be constructed in manner that does not damage the roots of the trees. Dry stack stone walls or similar are a good option.

A five or six-foot tall chain link fence should be erected around all trees that are to be protected and located in the vicinity of the proposed construction. The fencing should be secured to a metal post driven 2 feet into the ground spaced no further than ten feet (10') apart. This fencing shall enclose the entire area within the Tree Protection Zone of the tree(s) to be saved throughout the life of the project, or until improvement work within the area is required.

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During improvement work I suggest using the same treatment as outlined above to wrap the trees to prevent damage to the trunks during construction activities. The wattles should be removed once the improvement work is completed at the chain link fence should be erected again until the project has been completed.

Respectfully Submitted,

Ned Patchett

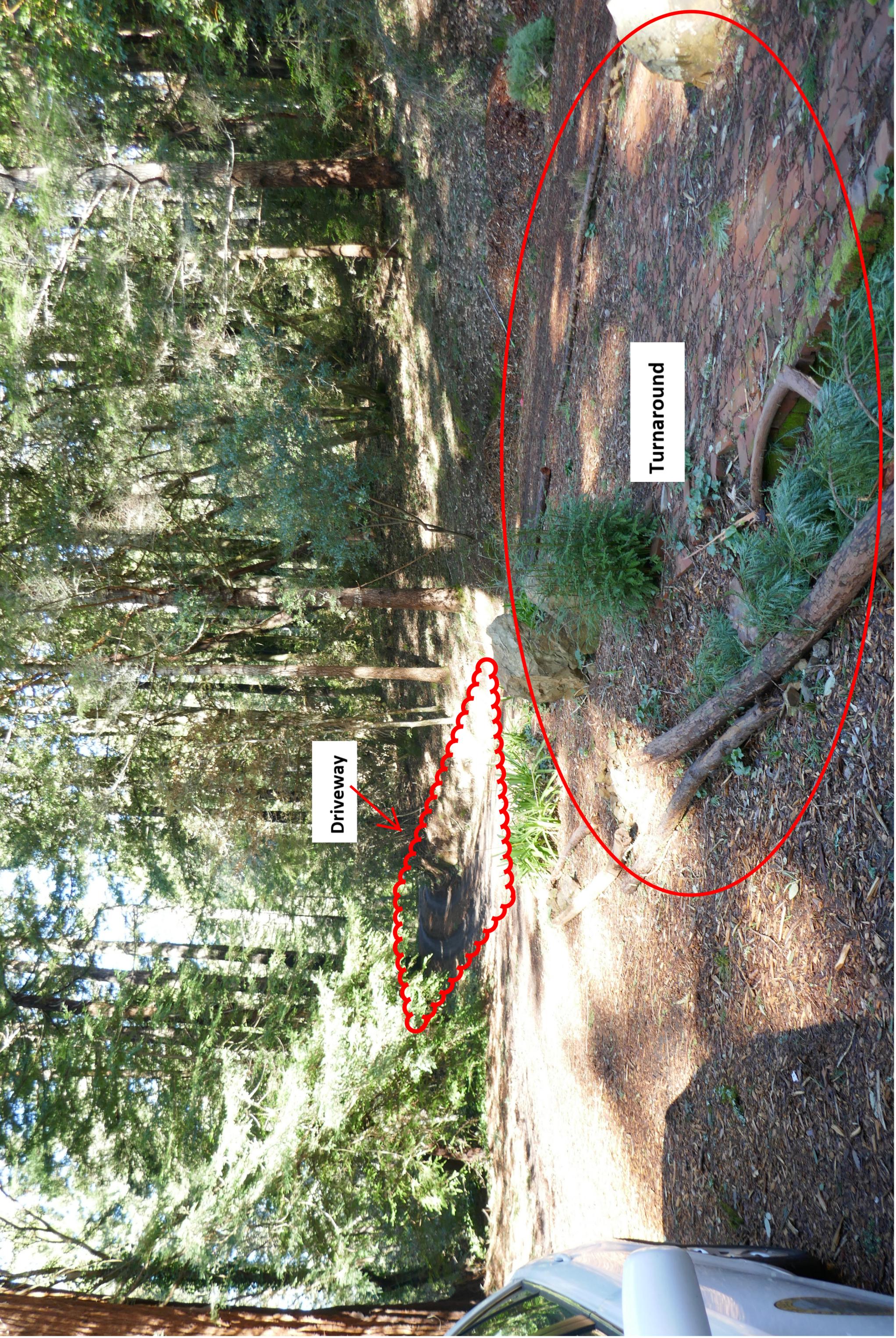
Ned Patchett

Certified Arborist WE-4597A



County of San Mateo - Planning and Building Department

ATTACHMENT I



Turnaround

Driveway



Single-Car Garage

Shed

Turnaround



Heritage Redwood Tree

Existing House

Turnaround



Rear of Existing House