A Plannign Application For:

Gallet Residence

275 Hubbard Ave, Redwood City, CA 94062

PROJECT DATA

- JURISDICTION: SAN MATEO COUNY
- APN: 051-151-080

- ZONING: R1 / S-91 / DR
- LOT SIZE: 12,961 SF.
- MAXIMUM FAR: 0.45 OR
- MAXIMUM LOTCOVERAGE: 0.45 OR
- HEIGHT RESTRICTIONS:
- SETBACKS:

20' -0" FRONT SETBACK
10'-0" SIDE SETBACKS
20'-0" REAR SETBACK

- OCCUPANCY TYPE: R3/U
- CONSTRUCTION TYPE: VB

- FLOOD ZONE: X
- FIRE SPRINKLER SYSTEM REQUIRED

FLOOR AREA:
- ALLOWED FLOOR AREA: **3,488 SF.**
- A+C+D+E+F+G= FIRST LEVEL: 2,336 SF.
- I+J+K+L+M+N+O+P= SECOND LEVEL: 1,144 SF.
- RATIO OF SECOND LEVEL TO FIRST LEVEL: 49%
- **PROPPOSED TOTAL FLOOR AREA: 3,480 SF.**

LOT COVERAGE:
- ALLOWED SITE COVERAGE: 30% OR **3,888 SF.**
- FIRST LEVEL: 2,736 SF.
- FRONT COVERED PORCH: 93 SF.
- REAR SIDE DECK: 553 SF.
- **PROPOSED SITE COVERAGE: 27% OR 3,382 SF.**

PROJECT DESCRIPTION

THIS IS A S.F. NEW CONSTRUCTION IN AN EXISTING SINGLE FAMILY RESIDENCE LOT. WORK INCLUDES:

- CONSTRUCTION OF EXTERIOR WALLS.
- CONSTRUCTION OF PARTITIONS.
- CONSTRUCTION OF DOORS AND WINDOWS.
- CONSTRUCTION OF ROOF AND CEILINGS .
- NEW TANK-LESS WATER HEATER.
- NEW ELECTRICAL - PANEL 200 AMP
- ONE MASTER BEDROOM , ONE BATH ROOM, KITCHEN AND LIVING ROOM.

SITE IMPROVEMENT INCLUDES:
NO TREE REMOVAL, AND GRADING PROPOSED.

DEFERRED SUBMITTALS

CBC, SECTION 107.3.4.1: **DEFERRED SUBMITTALS**. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEM REQUIRE DEFERRED REVIEW AND PERMIT BY THE COUNTY OF SAN MATEO

- FIRE SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED PER NFPA 13D 2022 EDITION STANDARD
- PV SOLAR ARRAY

DRAWING INDEX AND ISSUDE DATES

Sheet Number	Sheet Name	1st. PLNG. Submittal	Revision No.	Revision Date
A0.00	COVER SHEET	O	1	02.27.24
I. GENERAL				
A0.01	GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-01			
A0.02	GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-02			
II. CIVIL & SURVEY				
C0	BOUNDARY AND TOPOGRAPHIC SURVEY	O		
C1	COVER SHEET	O		
C2	GRADING & DRAINAGE PLAN	O		
C3	EROSION AND SEDIMENT CONTROL PLAN	O		
C4	UTILITY PLAN	O		
C5	COUNTY BMPs	O		
C6	STORM WATER PLAN	O		
III. ARCHITECTURAL				
A1.01	EXISTING AND DEMOLITION SITE PLAN	O	1	02.27.24
A1.02	SITE PLAN	O	1	02.27.24
A1.03	AREA CALCULATION	O		
A1.05	3D VIEW	O		
A1.06	RENDERS	O		
A2.11	FIRST LEVEL FLOOR PLAN	O		
A2.12	SECOND LEVEL FLOOR PLAN	O		
A2.21	REFLECTED CEILING PLANS	O		
A2.40	ROOF PLAN	O		
A3.01	NORTH ELEVATION	O	1	02.27.24
A3.02	SOUTH ELEVATION	O	1	02.27.24
A3.03	WEST AND EAST ELEVATION	O	1	02.27.24
A4.01	BUILDING SECTIONS	O		
A4.02	BUILDING SECTIONS	O	1	02.27.24
A7.01	DOOR, WINDOW SCHEDULE & EXTERIOR LIGHTING CUT SHEET	O		
III. LANDSCAPE				
L-1	LANDSCAPE PLAN		1	02.27.24
L-2	IRRIGATION PLAN		1	02.27.24
L-3	HYDROZONE DIAGRAM		1	02.27.24
L-4	LANDSCAPE DOCUMENTATION AND SOIL FERTILITY ANALYSIS		1	02.27.24

NOTE FOR CONTRACTOR

a. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.

b. THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 100-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.

c. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.

d. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY GENERAL CONTRACTOR OR OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATING AEROSOL PAINTS, AEROSOL COATING, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION, AND ADHESIVES), RESILIENT FLOORING SYSTEM, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.

e. ALL DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION.

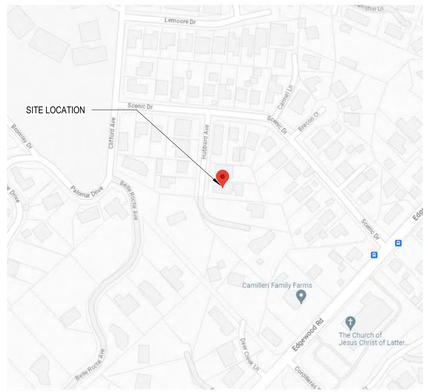
f. **HERS VERIFICATION REQUIRED FOR THE HVAC COOLING, HVAC DISTRIBUTION, AND HVAC FAN SYSTEMS. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.**

g. **A HERS RATER MUST VERIFY THAT INSTALLED RANGE HOODS ARE LISTED IN THE HVI CERTIFIED HOME VENTILATING PRODUCTS DIRECTORY AND HAVE BEEN HVI-CERTIFIED AS MEETING ASHRAE 62.2 VENTILATION AND SOUND REQUIREMENTS. PROVIDE EVIDENCE OF HERS VERIFICATION TO TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.**

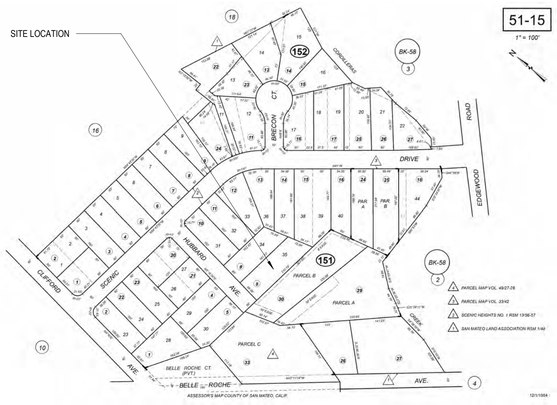
APPLICABLE CODES

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODES

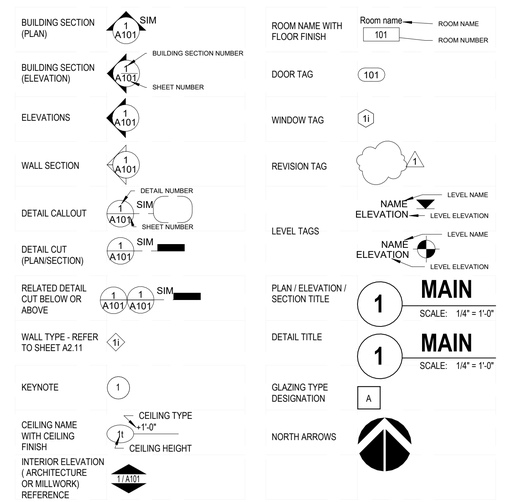
VICINITY MAP



PARCEL MAP



DRAWING SYMBOL LEGEND



PROJECT TEAM

OWNER

Gallet Residence
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Redwood City, CA 94062
P: 650.714.6941
F:
E: geraldine@gallet.org
CONTACT: Geraldine and Bernard Gallet

DESIGNER

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Rolm Design Studio

A Plannign Application For:
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275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description
1	02.27.24	PLNC01

Description
COVER SHEET

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	As indicated

A0.00

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie; ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

Rolm Design Studio

A Plannign Application For:

Gallet Residence

275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description	GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-01
Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	12" = 1'-0"

A0.01

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269. European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

Rolm Design Studio

A Plannign Application For:

Gallet Residence

275 Hubbard Ave, Redwood City, CA 94062

Revisions

No.	Date	Revision Description

Description
GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-02

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	12" = 1'-0"

A0.02

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)

1 inch = 8 ft.

5-24-2023

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BOUNDARY CONTROL: SEE CONCURRENT CORNER RECORD

UNDERGROUND UTILITY – LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. THE BUILDING EXTERIOR FINISHED SURFACE IS WOOD SIDING AND VARIES APPROXIMATELY 0.05'–0.08' IN THICKNESS.

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: ASSUMED DATUM, POINT AS SHOWN

A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING)

TITLE REPORT: LAWYERS 4-6-2023

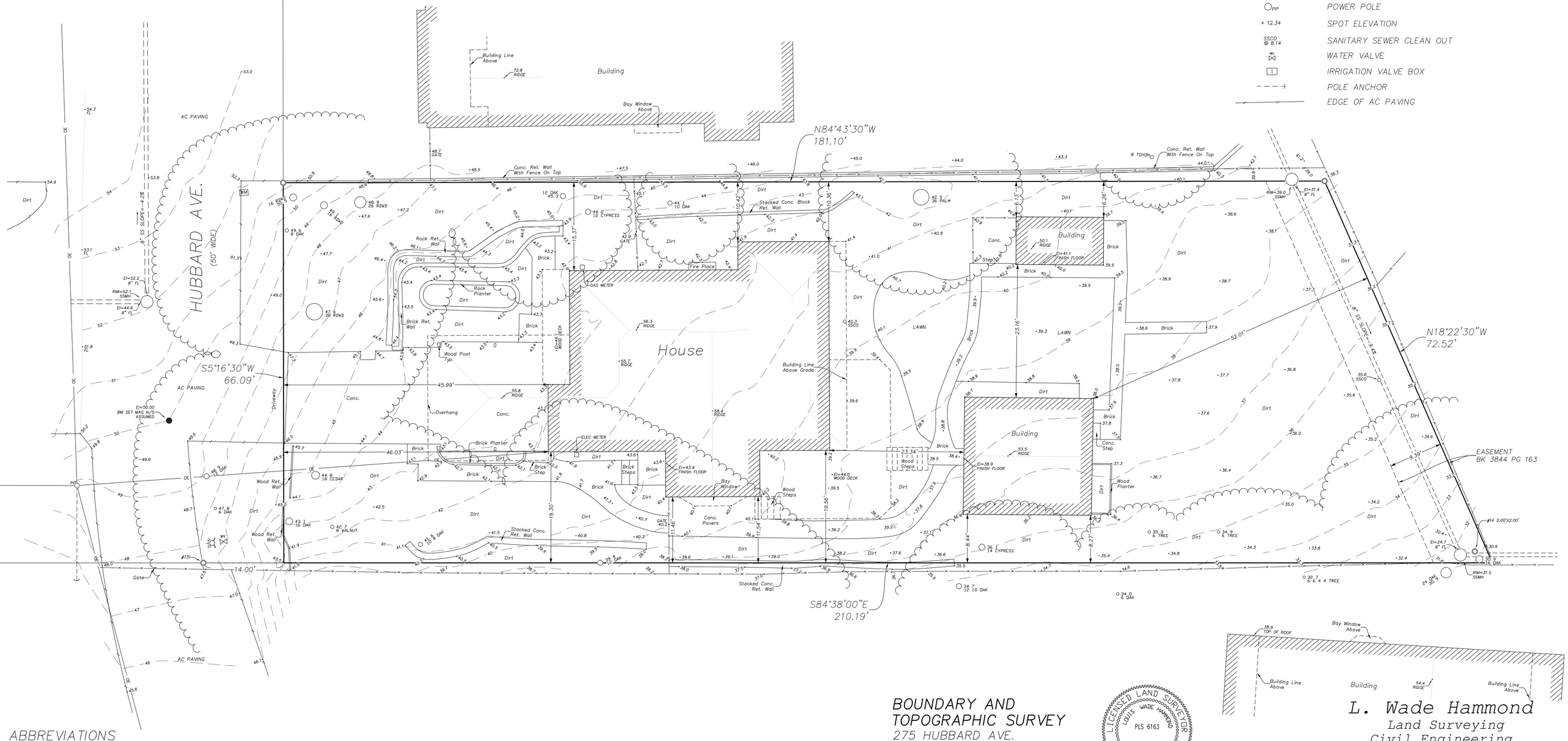
CONTOURS SHOWN UNDER BUILDINGS ARE FOR SLOPE CALCULATIONS ONLY

TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.

TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

LEGEND

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- SET 3/4" IP "PLS 6163" (OR SET POINT AS NOTED)
- FOUND POINT AS NOTED
- ( ) RECORD DATA / REFERENCE
- WM WATER METER OR WATER VALVE BOX
- FIRE HYDRANT
- 16 12 8 OAK — TREE – TRUNK DIAMETER IN INCHES. TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- 16 12 8 OAK — TREE WITH MULTIPLE TRUNKS
- TRUNK — TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- FENCE
- OE OE — OVERHEAD WIRES
- PP POWER POLE
- + 12.34 SPOT ELEVATION
- SSCO 8.14 SANITARY SEWER CLEAN OUT
- WV WATER VALVE
- IRRIGATION VALVE BOX
- POLE ANCHOR
- EDGE OF AC PAVING



ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
FL	FLOW LINE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE

BOUNDARY AND TOPOGRAPHIC SURVEY

275 HUBBARD AVE.
REDWOOD CITY
APN: 051-151-080
LOT 35, 13 MAPS 57
LOT AREA: 12,961 SQ. FT.

LICENSED LAND SURVEYOR
LOUIS WADE HAMMOND
PLS 6163
STATE OF CALIFORNIA

L. Wade Hammond
Land Surveying
Civil Engineering
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112
wade@whlandsurveyor.com www.wadehammondpls.com

CIVIL IMPROVEMENT PLANS FOR

275 HUBBARD AVENUE, REDWOOD CITY, CA 94052

ABBREVIATIONS

AB - AGGREGATE BASE
AC - ASPHALT CONCRETE
ARV - AIR RELEASE VALVE
BF - BLIND FLANGE
B/W - BACK OF WALK
CL - CENTER LINE / CLASS
CONC. - CONCRETE
CU - COPPER
DI - DRAIN INLET
DIP - DUCTILE IRON PIPE
DWY - DRIVEWAY
Ø - DIAMETER
EL - ELEVATION
EP - EDGE OF PAVEMENT
EXIST/EX - EXISTING
FF - FINISH FLOOR
FL - FLOWLINE
FG - FINISH GRADE
FH - FIRE HYDRANT
FOC - FACE OF CURB
GB - GRADE BREAK
GR - GRATE ELEVATION
HP - HIGH POINT
IE - INVERT ELEVATION
INV - INVERT
L - LENGTH
LP - LOW POINT
MAX - MAXIMUM
MIN - MINIMUM
NAPOTS - NOT A PART OF THIS SUBDIVISION
P - PAD ELEVATION
PL - PROPERTY LINE
PP - POWER POLE
PVC - POLYVINYLCHLORIDE
PVMT - PAVEMENT
R - RADIUS
RIM - RIM ELEVATION
R/W - RIGHT OF WAY
S - SLOPE, SOUTH
SD - STORM DRAIN
SS - SANITARY SEWER
STD - STANDARD
S/W - SIDEWALK
TB - TOP OF BANK
TC - TOP OF CURB
TCD - THROUGH CURB DRAIN
TF - TOP OF FOOTING
TW - TOP OF WALL
TYP - TYPICAL
UE- UNDERGROUND ELECTRICAL
UG- UNDERGROUND GAS
UT-UNDERGROUND TELEPHONE
W - WATER MAIN
WM - WATER METER / MAIN
WS - WATER SERVICE

SYMBOL LEGEND

EXISTING		PROPOSED	CONTRACTOR TO INSTALL STANDARD
SSMH	SANITARY SEWER MANHOLE	SSMH	SEWER MANHOLE
SDMH D	STORM DRAIN MANHOLE		DROP INLET
	CATCH BASIN		CATCH BASIN
	CURB AND GUTTER		CURB & GUTTER
	CATCH BASIN	WV	WATER VALVE
	SIGN	WM	WATER SERVICE & CHECK VALVE
	SIGN	FH WV	FIRE HYDRANT ASSEMBLY
	WATER VALVE	BO	BLOWOFF ASSEMBLY
	POWER POLE WITH GUY	SSCO	CLEANOUT
6"G	HP GAS LINE		CONCRETE
T	TELEPHONE		WELL TYPE MONUMENT
6"W	WATER LINE	SL	70W HPSV STREET LIGHT
85	EXISTING CONTOUR		EROSION CONTROL FILTER
	TOP/TOE BANK	SD	NEW STORM DRAIN
	PROPERTY LINE	WL	NEW WATER LINE
	CENTERLINE		

SITE PLAN
SCALE: 1" = 50'

LOCATION

LOCATION MAP
NTS

DATUM
ELEVATIONS ARE BASED ON A TEMPORARY BENCHMARK

SOILS NOTE
ALL EARTHWORK ACTIVITIES SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY SILICON VALLEY SOIL ENGINEERING, SAN JOSE CA, FILE #SV2579 DATED JUNE 6, 2023.

SURVEY NOTE
BOUNDARY & TOPOGRAPHY ARE BASED ON SURVEY BY L. WADE HAMMOND, NEWARK, CA, PREPARED MAY 24, 2023.

BOUNDARY CONTROL
BOUNDARY CONTROL IS BASED ON A CONCURRENT CORNER RECORD.

FLOOD INFORMATION
PROPERTY IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP 060081-C0282E, EFFECTIVE 10/16/2012

SOILS ENGINEER APPROVAL
THE GEOTECHNICAL ASPECTS OF THE PLAN HAVE BEEN REVIEWED AND FOUND IN CONFORMANCE WITH THE SOILS REPORT.

BY" _____ DATE _____

EARTH WORK QUANTITIES
CUT: 83.6 CY
FILL: 0 CY
EXPORT: 83.6 CU YDS
IMPORT: 0 CU YDS

NOTE: FINISH SITE GRADES WILL BE AT APPROXIMATELY THE SAME ELEVATIOIN AS EXISTING HOUSE TO BE REPLACED. NO SIGNIFICANT ROUGH GRADING IS PROPOSED.

COUNTY ENGINEER'S SIGNATURE
APPROVED BY: _____ DATE _____

SHEET INDEX

	BY	DATE	CoSM	DATE	REVISIONS
△					
△					
△					
△					
△					
△					

COUNTY OF SAN MATEO FOUNDED 1856

REGISTERED PROFESSIONAL ENGINEER LAURENCE ANDREWS Exp. 12/31/25 No. 47013 CIVIL STATE OF CALIFORNIA

Date:	February 27, 2024
Scale:	As Noted
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	23-18

Plans Prepared By:

CSI Engineering
2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

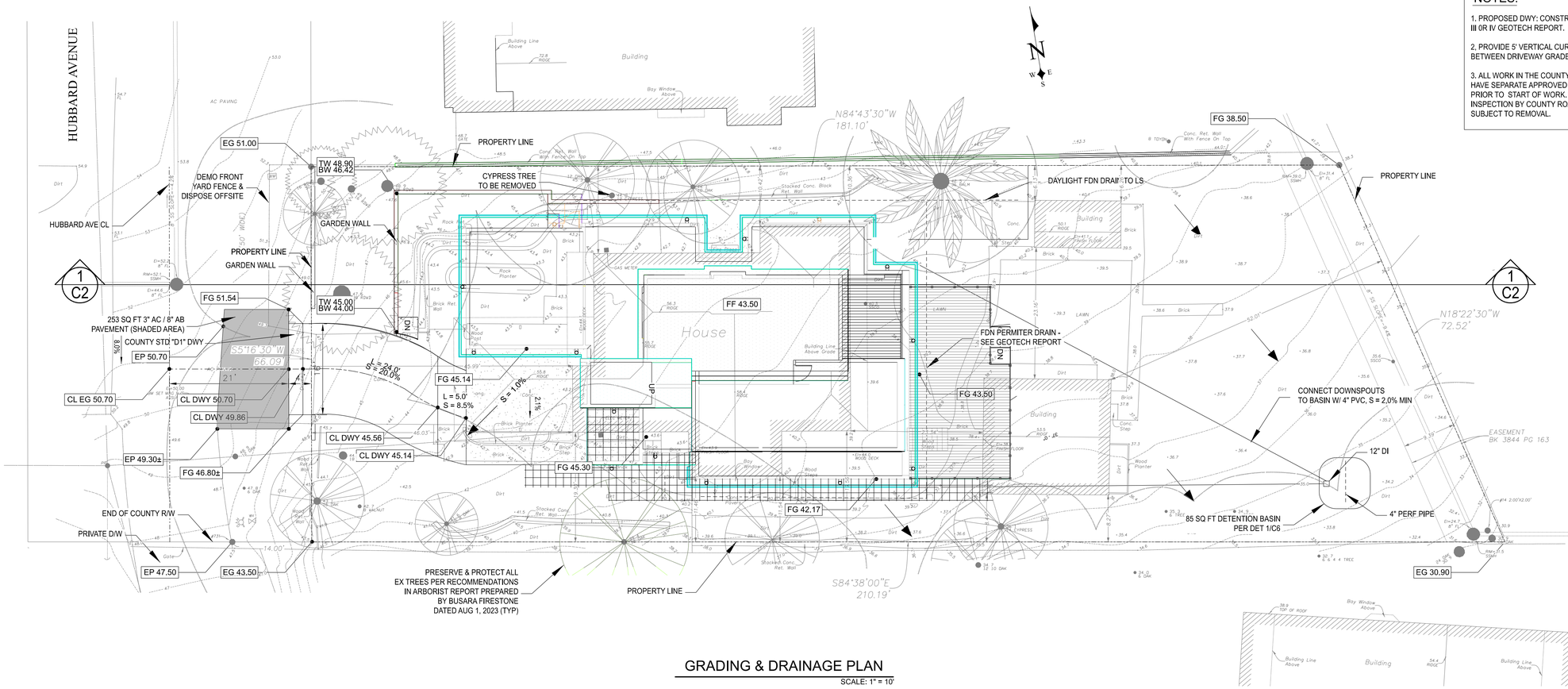
CONTACT 811 BEFORE YOU DIG SAFE DIGGING PARTNER

275 HUBBARD AVENUE, REDWOOD CITY, CA 94052

COVER SHEET

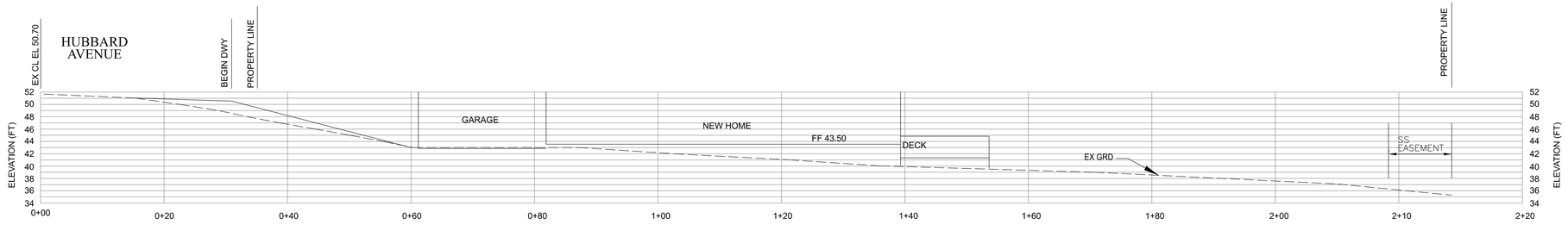
SHEET C1
1 OF 6 SHEETS

APN 051-151-080



GRADING & DRAINAGE PLAN

SCALE: 1" = 10'



SECTION 1

SCALE: 1" = 10' (HORIZ)
1" = 10' (VERT)

GRADING LEGEND

AC	Asphalt Concrete
BVC	Begin Vertical Curve
BW	Bottom of Wall
B/W	Back of Walk
DI	Drain Inlet
DWY	Driveway
EG	Existing Grade
EP	Edge of Pavement
EVC	End Vertical Curve
EX	Existing Grade
FF	Finish Floor
FG	Finish Grade
FL	Flowline (of Gutter)
GR	Grate Elevation
INV	Invert Elevation
LS	Landscape
PL	Property Line
RG	Rough Grade
RW	Retaining Wall
S	Slope
SD	Storm Drain
TC	Top of Curb
SS	Sanitary Sewer

NOTES:

1. PROPOSED DWY: CONSTRUCT PER TABLE II III 0R IV GEOTECH REPORT.

2. PROVIDE 5' VERTICAL CURVE SMOOTH TRANSITION BETWEEN DRIVEWAY GRADE BREAKS.

3. ALL WORK IN THE COUNTY RIGHT OF WAY MUST HAVE SEPARATE APPROVED ENCROACHMENT PERMIT PRIOR TO START OF WORK. WORK DONE WITHOUT INSPECTION BY COUNTY ROAD INSPECTOR IS SUBJECT TO REMOVAL.

SCALE: 1" = 10'

0 5 10 20

IF PHYSICAL DISTANCE ACROSS SCALE BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.

	BY	DATE	CoSM	DATE	REVISIONS
△					
△					
△					
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△					

COUNTY OF SAN MATEO FOUNDED 1856

REGISTERED PROFESSIONAL ENGINEER LAURENCE E. ANDREAS Exp. 12/31/25 No. 47013 CIVIL STATE OF CALIFORNIA

Date:	February 27, 2024
Scale:	1" = 10'
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	23-18

Plans Prepared By:

CSI Engineering
2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

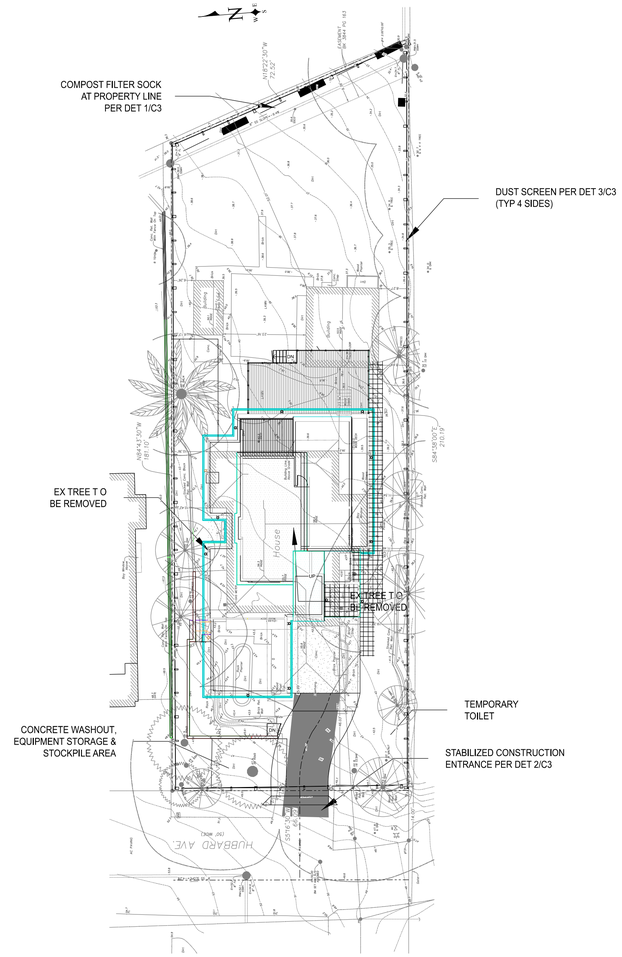
CONTACT 811 BEFORE YOU DIG SAFE DIGGING PARTNER

275 HUBBARD AVENUE, REDWOOD CITY, CA 94052

GRADING & DRAINAGE PLAN

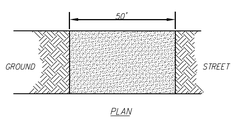
SHEET
C2
2 OF 6 SHEETS

APN 051-151-080



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'



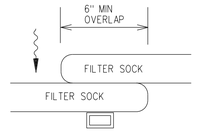
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT OF WAY AT EDGE OF PAVEMENT.

2 / C3 STABILIZED CONSTRUCTION ENTRANCE

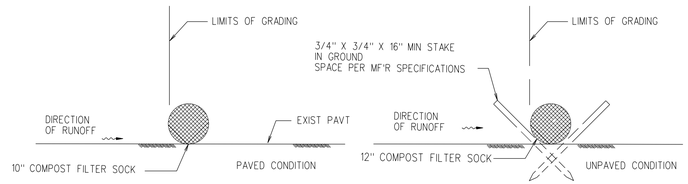
NOT TO SCALE

DUST CONTROL:

AT ALL TIMES, THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT'S CEQA GUIDELINES AND 'BASIC CONSTRUCTION MITIGATION MEASURES RECOMMENDED FOR ALL PROPOSED PROJECTS', SHALL BE IMPLEMENTED.



TYP SOCK OVERLAP DETAIL



NOTES FOR COMPOST FILLED FILTER SOCKS:
1. MAY BE USED IN LIEU OF SILT FENCE FOR RUNOFF CONTROL
2. BAGS SHALL BE OVERLAPPED BY 2' MIN
3. COMPOST SHALL NOT CONTAIN BIOSOLIDS & SHALL BE CONSISTENT W/ EPA STDS.

1 / C3 DETAIL - COMPOST FILTER SOCK

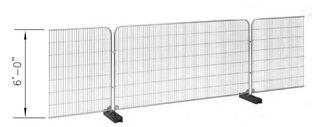
NOT TO SCALE

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN HEREON, WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. ALSO, STREETS SHALL BE CLEANED DAILY.
3. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS-FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OR A CROWNED STREET.
4. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
5. ALL DEBRIS AND SILT SHALL BE REMOVED WITHIN TWENTY-FOUR (24) HOURS AFTER EACH STORM IN ALL BASINS.
6. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH APPROVAL OF OR AT THE DIRECTION OF THE AGENT FOR THE RESPONSIBLE PARTY.
7. ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT SEDIMENT LADEN RUNOFF DOES NOT ENTER THE STORM DRAINAGE SYSTEM ALL YEAR.
8. AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STRUCTURES AND INLET PIPES SHALL BE PROTECTED FROM INFLOW OR SILT BY SILT BAGS AND SAND BAGS PER DETAILS.
9. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURE MADE NECESSARY BY A CONSTRUCTION OPERATION ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
10. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC. ON A DAILY BASIS.
11. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON-SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NUISANCE BY WATERING AND OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER HIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCE. DUST CONTROL WILL BE PERFORMED ON A DAILY BASIS.

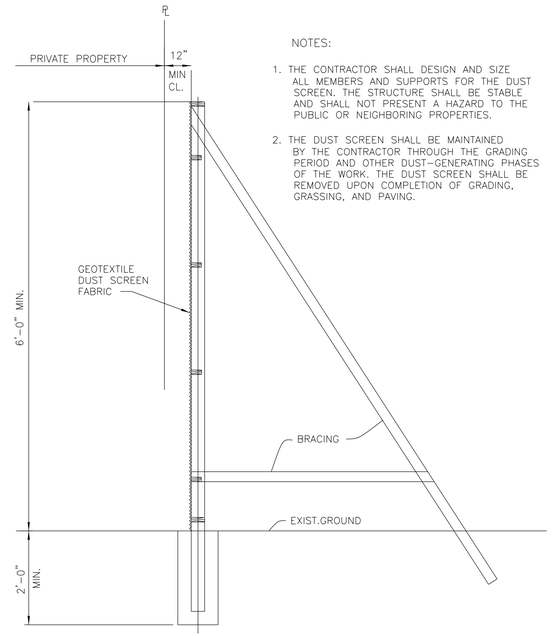
LEGEND

- COMPOST FILTER SOCK
- GRAVEL EXIT / ENTRANCE
- WORK AREA
- DUST SCREEN



3A / C3 TYPICAL DUST SCREEN

NOT TO SCALE



NOTES:

1. THE CONTRACTOR SHALL DESIGN AND SIZE ALL MEMBERS AND SUPPORTS FOR THE DUST SCREEN. THE STRUCTURE SHALL BE STABLE AND SHALL NOT PRESENT A HAZARD TO THE PUBLIC OR NEIGHBORING PROPERTIES.
2. THE DUST SCREEN SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH THE GRADING PERIOD AND OTHER DUST-GENERATING PHASES OF THE WORK. THE DUST SCREEN SHALL BE REMOVED UPON COMPLETION OF GRADING, GRASSING, AND PAVING.

3A / C3 ALTERNATE DUST SCREEN

NOT TO SCALE

SCALE: 1" = 20'

0 10 20 40

IF PHYSICAL DISTANCE ACROSS SCALE BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.

	BY	DATE	CoSM	DATE	REVISIONS
△					
△					
△					
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△					

COUNTY OF SAN MATEO FOUNDED 1856

REGISTERED PROFESSIONAL ENGINEER LAWRENCE ANDRUS Exp. 12/31/25 No. 47013 CIVIL STATE OF CALIFORNIA

Date:	February 27, 2024
Scale:	As Noted
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	23-18

Plans Prepared By:

CSI Engineering
2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

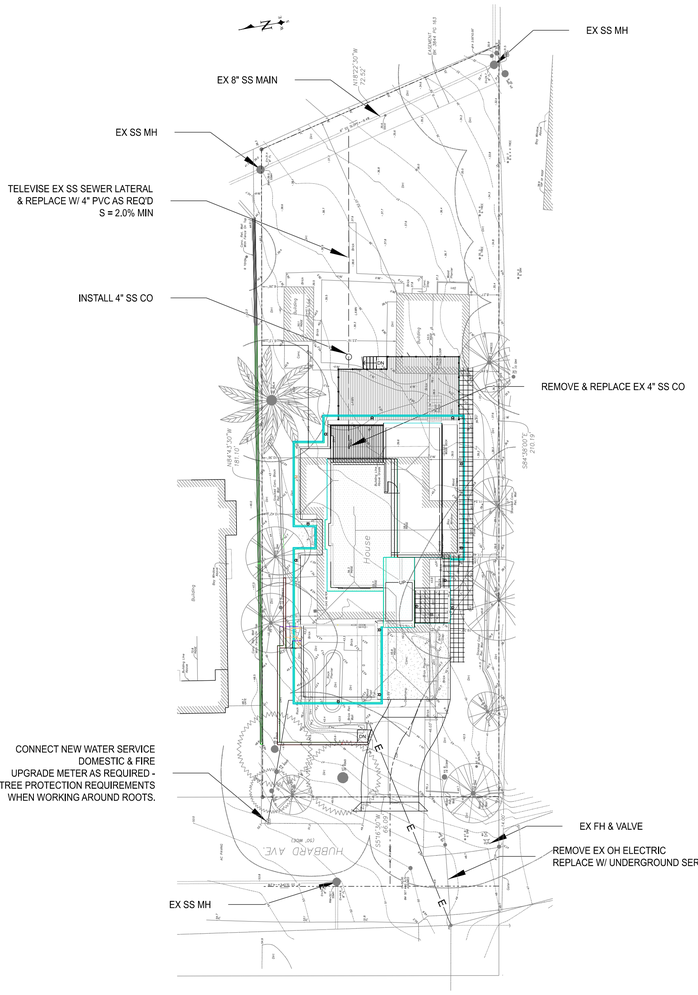
CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

275 HUBBARD AVENUE, REDWOOD CITY, CA 94052

EROSION AND SEDIMENT CONTROL PLAN

SHEET C3
3 OF 6 SHEETS

APN 051-151-080



UTILITY PLAN

SCALE: 1" = 20'

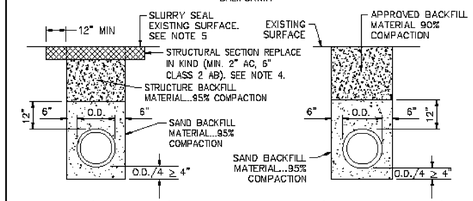
SCALE: 1" = 20'

0 10 20 40

IF PHYSICAL DISTANCE ACROSS SCALE BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.

COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: A.Z. | CHECKED BY: K.L. | APPROVED BY: A.M.S. | SCALE: NONE | DATE: 2-2022 | REVISED: 2-2022



TYPE A (IN ROADWAY) | TYPE B (OUTSIDE ROADWAY)

NOTES:

1. SAND....MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0–5

2. STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35–100
No. 200	20–100

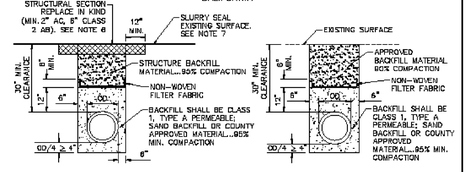
3. BACKFILL MATERIAL... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.
4. ON TRENCHES THAT PARALLEL THE ROAD AND ARE WITHIN EXISTING BICYCLE LANES, THE WIDTH OF THE STRUCTURAL SECTION SHALL BE GREATER THAN OR EQUAL TO THE WIDTH OF THE EXISTING BICYCLE LANE. PAVING JOINTS WITHIN BICYCLE LANE ARE NOT ALLOWED.
5. FULL WIDTH SLURRY SHALL BE APPLIED TO THE FINISH SURFACE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT WHEN THERE IS A MAIN OR LATERAL LINE INSTALLATION THAT IS GREATER THAN 100 FEET IN TOTAL LENGTH. SLURRY SEAL SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS. SPREAD RATE TO BE 17 LBS/SY (±1).

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE

C–7

COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: A.Z. | CHECKED BY: K.L. | APPROVED BY: A.M.S. | SCALE: NONE | DATE: 2-2022 | REVISED: 2-2022



TYPE A (IN ROADWAY OR SHOULDER) | TYPE B (OUTSIDE ROADWAY)

NOTES:

1. SAND.... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0–5

2. STRUCTURE BACKFILL MATERIAL ... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 30 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35–100
No. 200	20–100

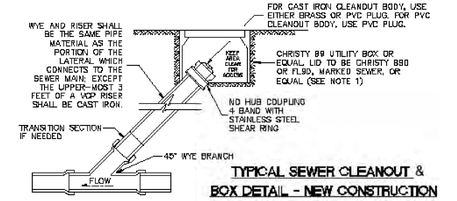
3. BACKFILL MATERIAL... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.
4. IF PERMEABLE BACKFILL USED IN PIPE ZONE, NON-WOVEN FILTER FABRIC SHALL BE PLACED AS SHOWN PRIOR TO BACKFILLING ABOVE PIPE ZONE. FILTER FABRIC JOINTS SHALL BE LAPPED 8" LONGITUDINALLY.
5. FOR INSTALLATIONS UNDER SIDEWALK SAWCUTS SHALL OCCUR AT SCORE MARKS OR CONSTRUCTION JOINTS. WHERE SERVICE LINE IS LOCATED WITHIN 6" OF SCORE LINE OR JOINTS, 2 SECTIONS OF SIDEWALK SHALL BE SAWCUT AND REPLACED IN KIND.
6. ON TRENCHES THAT PARALLEL THE ROAD AND ARE WITHIN EXISTING BICYCLE LANES, THE WIDTH OF THE STRUCTURAL SECTION SHALL BE GREATER THAN OR EQUAL TO THE WIDTH OF THE EXISTING BICYCLE LANE, WHICHEVER IS WIDER. PAVING JOINTS WITHIN BICYCLE LANES ARE NOT ALLOWED.
7. FULL WIDTH SLURRY SHALL BE APPLIED TO THE FINISH SURFACE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT WHEN THERE IS A MAIN OR LATERAL LINE INSTALLATION THAT IS GREATER THAN 100 FEET IN TOTAL LENGTH. SLURRY SEAL SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS. SPREAD RATE TO BE 17 LBS/SY (±1).

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR REDWOOD CITY WATER LINE INSTALLATIONS

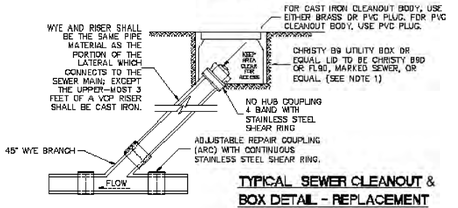
W–10R

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M. | CHECK BY: A.M.S. | APPROVED BY: N.R.C. | SCALE: NONE | DATE: 8/05 | REVISED:



TYPICAL SEWER CLEANOUT & BOX DETAIL - NEW CONSTRUCTION



TYPICAL SEWER CLEANOUT & BOX DETAIL - REPLACEMENT

NOTES:

1. WHEN BOX IS SUBJECT TO TRAFFIC LOADING, PROVIDE CAST IRON LID.
2. BOX TO BE PLACED SUCH THAT CLEANOUT CAP CAN BE EASILY REMOVED. SEE ILLUSTRATION.
3. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LATERAL FROM THE PROPERTY STRUCTURE TO DISTRICT MAIN. DISTRICT PROVIDES COURTESY SERVICE FROM DISTRICT STANDARD PROPERTY LINE CLEANOUT TO THE MAIN.
4. SDR-26 WYE, RISER, CLEANOUT BODY AND CAP CAN BE USED ONLY WHEN LATERAL FROM PROPERTY LINE TO MAIN LINE IS REPLACED WITH SDR-26.
5. WHEN ENTIRE LATERAL IS REPLACED, LATERAL FROM PROPERTY LINE CLEANOUT TO MAIN LINE SHALL HAVE A 14-1-UF GUAGE MINIMUM SINGLE CONDUCTOR TRACER WIRE TAPED TO THE ENTIRE LENGTH OF THE PIPE.

CONSTRUCTION OF A STANDARD CLEANOUT REQUIRES MULTIPLE INSPECTIONS BY DISTRICT PERSONNEL:
1. FIRST INSPECTION – TO INSPECT WYE AND RISER. WYE AND RISER MUST BE EXPOSED.
2. SECOND INSPECTION – TO INSPECT PLACEMENT OF BOX, LID AND LOCATION OF CLEANOUT WITHIN BOX

C–3

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A. | CHECK BY: R.D. | APPROVED BY: N.R.C. | SCALE: NONE | DATE: 8/95 | REVISED:

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

GENERAL NOTES

1. ALL REFERENCES TO "DISTRICT" IN THESE GENERAL NOTES SHALL MEAN THE APPROPRIATE COUNTY SEWER OR SANITATION DISTRICT.
2. THE APPROVAL OF THESE PLANS BY THE DISTRICT SHALL BE INTERPRETED TO MEAN THAT THE SANITARY SEWER DESIGN SHOWN ON THESE PLANS MEETS THE DISTRICT'S STANDARDS. THE DISTRICT'S APPROVAL IN NO WAY GUARANTEES ANY OTHER ASPECT OF THIS PLAN OR ITS ACCURACY RELATIVE TO ACTUAL FIELD CONDITIONS.
3. THE CONTRACTOR SHALL CONTACT THE DISTRICT AT 363-4785 OR 363-4100 TWO (2) WORKING DAYS IN ADVANCE OF BEGINNING ANY SANITARY SEWER WORK. THE CONTRACTOR SHALL THEREAFTER KEEP THE INSPECTOR FOR THE DISTRICT INFORMED OF HIS SCHEDULE FOR SANITARY SEWER WORK.
4. ALL SANITARY SEWER WORK CONSTRUCTED WITHOUT INSPECTION BY THE DISTRICT SHALL BE REMOVED AND RECONSTRUCTED WITH INSPECTION.
5. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK.
6. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATING.
7. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE COUNTY OR CITY BEFORE BEGINNING ANY SANITARY SEWER WORK.
8. UPON THE COMPLETION OF CONSTRUCTION A COMPLETE SET OF REPRODUCIBLE "AS-CONSTRUCTED" PLANS SHALL BE PROVIDED TO THE DISTRICT.
9. SANITARY SEWER SERVICE SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS ARE NECESSARY (E.G. PUMPS, ETC.) TO MAINTAIN THIS SERVICE DURING CONSTRUCTION.
10. PRIOR TO COMMENCING ANY SANITARY SEWER WORK IN OFF-SITE EASEMENTS THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH ADEQUATE EVIDENCE THAT ALL AFFECTED PROPERTY OWNERS (AND TENANTS WHERE APPLICABLE) WERE NOTIFIED WELL IN ADVANCE OF THE DATE WORK IN THESE EASEMENTS WAS TO BEGIN AND THAT THEY HAVE UPDATED THAT NOTICE IN A TIMELY MANNER WHEN THOSE DATES HAVE CHANGED.

C–13

	BY	DATE	CoSM	DATE	REVISIONS
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Redwood City California Founded 1867

COUNTY OF SAN MATEO FOUNDED 1856

REGISTERED PROFESSIONAL ENGINEER LAURENCE A. ANDRES Exp. 12/31/25 No. 47013 CIVIL STATE OF CALIFORNIA

Date:	February 27, 2024
Scale:	1" = 20'
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	23-18

Plans Prepared By:
CSI Engineering
2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

CONTACT US BEFORE YOU DIG 811 SAFE DIGGING PARTNER

275 HUBBARD AVENUE, REDWOOD CITY, CA 94052

UTILITY PLAN

SHEET C4
4 OF 6 SHEETS

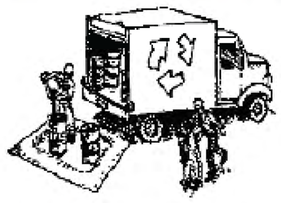
APN 051-151-080

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, gyp board, pipe, 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, clean with water only in a bermed area that will not 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, cat 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.

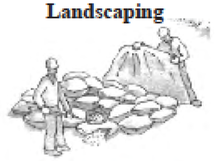
Sawcutting & Asphalt/Concrete Removal

- ❑ 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

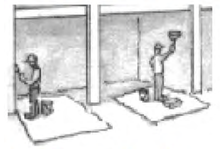
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as 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 tarps all year-round.
- ❑ Stack 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



Painting Cleanup and 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 tributyltin 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!

	BY	DATE	CoSM	DATE	REVISIONS
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COUNTY OF SAN MATEO FOUNDED 1856

REGISTERED PROFESSIONAL ENGINEER LAURENCE ANDOR Exp. 12/31/25 No. 47013 CIVIL STATE OF CALIFORNIA

Date:	February 27, 2024
Scale:	None
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	23-18

Plans Prepared By:
CSI Engineering
2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

CONTACT811 BEFORE YOU DIG SAFE DIGGING PARTNER

275 HUBBARD AVENUE, REDWOOD CITY, CA 94052

COUNTY BMPs

SHEET C5
5 OF 6 SHEETS

APN 051-151-080

SAN MATEO COUNTYWIDE Water Pollution Prevention Program

Stormwater Checklist for Small Projects

Municipal Regional Stormwater Permit (MRP 3.0)

Enter Name of Municipality
Address
City, State, and Zip Code
Phone Number
Website and/or Email

Complete this form for smaller detached single-family home projects that are not part of a larger plan of development and create and/or replace less than 10,000 square feet of impervious surface; or for all other types of projects that create and/or replace 2,500 square feet or more and less than 5,000 square feet of impervious surface.

For larger detached single-family home projects that create and/or replace 10,000 square feet of impervious surface and other projects that create and/or replace 5,000 square feet or more of impervious surface, use the C.3.C.6 Development Review Checklist.

A. Project Information

A.1 Project Name: Gallet RESidence

A.2 Project Address: 275 Hubbard Ave Redwood City

A.3 Project APN: 051-151-080

B. Select Appropriate Site Design Measures

B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface? ☑ Yes ☐ No

- *If yes, the project must include at least one of the Site Design Measures listed below in section a through l.[1] Fact sheets regarding site design measures a through l may be downloaded on the New Development page of the Flowstobay website. (https://www.flowstobay.org/newdevelopment/c-3-regulated-projects)*
- *If no, the project applicant shall be encouraged to implement appropriate site design measures from the list below, which may be required at municipality discretion. Consult with municipal staff about requirements for your project.*

B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:

Yes	No	Plan Sheet No.	Site Design Measure
☐	☑	Insert No.	a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☑	☐	Insert No.	b. Direct roof runoff onto vegetated areas.
☑	☐	Insert No.	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☑	☐	Insert No.	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐	☐	Insert No.	e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
☐	☐	Insert No.	f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
☐	☐	Insert No.	g. Minimize land disturbance and impervious surface (especially parking lots).
☐	☐	Insert No.	h. Maximize permeability by clustering development and preserving open space.
☐	☐	Insert No.	i. Use micro-detention, including distributed landscape-based detention.
☐	☐	Insert No.	j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☐	☐	Insert No.	k. Self-treating area (see Section 4.1 of the C.3 Regulated Projects Guide)
☐	☐	Insert No.	l. Self-retaining area (see Section 4.2 of the C.3 Regulated Projects Guide)

C. Select appropriate source controls: *(Encouraged for all projects; may be required at municipal discretion. Consult municipal staff.)*

Are these features in project? Yes	Are these features in project? No	Features that require source controls	Source control measures[2] (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans? Yes	Is source control measure included in project plans? No	Plan Sheet No.
☐	☑	Storm Drain	▪ Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☐	Insert No.
☐	☑	Floor Drains	▪ Plumb interior floor drains to sanitary sewer[3] (or prohibit).	☐	☐	Insert No.
☐	☑	Parking garage	▪ Plumb interior parking garage floor drains to sanitary sewer.[3]	☐	☐	Insert No.
☑	☐	Landscaping	▪ Retain existing vegetation as practicable & consider regenerative practices.[4] ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Use Integrated Pest Management (i.e., minimize pesticide & fertilizer use.) ▪ Use efficient irrigation system; design to minimize runoff.	☐	☐	Insert No.
☐	☑	Pool/Spa/Fountain	▪ Provide connection to the sanitary sewer to facilitate draining.[3]	☐	☐	Insert No.
☐	☑	Food Service Equipment (non-residential)	Provide a sink or other area for equipment cleaning, which is: ▪ Connected to a grease interceptor prior to sanitary sewer discharge,[3] ▪ Large enough for the largest mat or piece of equipment to be cleaned, ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.	☐	☐	Insert No.
☐	☑	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[3]	☐	☐	Insert No.
☐	☑	Outdoor Process Activities[5]	▪ Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[3]	☐	☐	Insert No.
☐	☑	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[3] and contain by berms or similar.	☐	☐	Insert No.
☐	☑	Vehicle/ Equipment Cleaning	▪ Roof, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[3], and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[3]	☐	☐	Insert No.
☐	☑	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer,[3] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer,[3]	☐	☐	Insert No.
☐	☑	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.	☐	☐	Insert No.
☐	☑	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from covered/roofed loading dock areas to the sanitary sewer,[3] ▪ Install door skirts between the trailers and the building.	☐	☐	Insert No.
☑	☐	Fire Sprinklers	▪ Design for discharge of fire sprinkler test water to landscape or sanitary sewer[3]	☐	☐	Insert No.
☑	☐	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[3] ▪ Roof drains shall drain to unpaved areas where practicable. ▪ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer.[3],	☐	☐	Insert No.
☐	☑	Architectural Copper	▪ Drain rinse water to landscaping, discharge to sanitary sewer[3], or collect and dispose properly offsite, See flyer "Requirements for Architectural Copper,"	☐	☐	Insert No.

[2] See MRP Provision C.3.a.(7).
[3] Any connection to the sanitary sewer system is subject to sanitary district approval.
[4] See the regenerative landscaping principles and practices developed by ReScape California (formerly BayFriendly) at www.rescapeca.org
[5] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

D. Implement construction Best Management Practices (BMPs) *(Required for all projects.)*

D.1 Is the site a "High Priority Site"? *(Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30.)* ("High Priority Sites" require a grading permit, are "hillside projects" [defined as disturbing ≥ 5,000 sq. ft. of land area and a slope based on municipal criteria or map or ≥ 15%] are adjacent to a creek, or are otherwise high priority for stormwater protection during construction per MRP Provision C.3.c.ii.(2).) ☐ Yes ☑ No

D.2 All projects require appropriate stormwater BMPs during construction • Indicate which BMPs are included in the project, below.

Yes	No	Best Management Practice (BMP)
☑	☐	Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.[6]
☑	☐	Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☑	☐	Delineate with field markers the following areas: clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees to be protected and retained, and drainage courses.
☑	☐	Provide notes, specifications, or attachments describing the following: ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency. ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material. ▪ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.
☐	☑	Perform clearing and earth moving activities only during dry weather.
☑	☐	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☑	☐	Protect all storm drain inlets in vicinity of site using sediment controls (e.g., berms, socks, fiber rolls, or filters.)
☐	☑	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, compost blankets or jute mats, covers for soil stockpiles, etc.
☐	☑	Divert on-site runoff around exposed areas, divert off-site runoff around the site (e.g., swales and dikes).
☐	☑	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
☑	☐	Limit construction access routes and stabilize designated access points.
☑	☐	No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.
☑	☐	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☑	☐	Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.
☑	☐	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wastewater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

Name of applicant completing the form: Larry Andrews

Signature: _____ Date: 9/4/23

E. Comments (for municipal staff use only):

F. NOTES (for municipal staff use only):

Section A Notes: _____

Section B Notes: _____

Section C Notes: _____

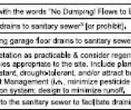
Section D Notes: _____

[6] Ask municipal staff for the SMCWPPP Construction BMP Plan Sheet.

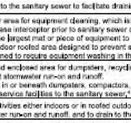
Techniques to Manage Stormwater in Landscaping

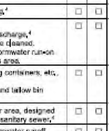
Direct Roof Runoff to Landscape

- Use additional piping to connect the downspout to the landscape if needed.
- Direct runoff away from building foundation.
- Prevent erosion by installing:
  - Splash blocks,
  - Rain chains,
  - Gravel area under a gutterless roof,
  - Pop-up drainage emitter connected to a pipe that carries runoff away from the foundation, or
  - Other energy dissipation technique.

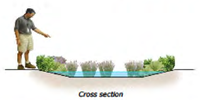

Splash block


Pop-up emitter


Gravel area under a gutterless roof


Rain chain

Swales or Dry Creeks


Cross section

Swales and dry creeks are narrow, linear depressions designed to capture and convey water. Swales imitate a natural creek's ability to slow, infiltrate, and filter stormwater. To install a swale follow these steps:

- Excavate a narrow linear depression that slopes down to provide a flow path for runoff. The path length (10 to 15 feet or more) should meander to slow water and prevent erosion.
- Use plants from creek and river ecosystems to help reduce erosion and increase evaporation of runoff.
- The end of the swale requires an outlet for high flows (another landscaped area or a yard drain). Talk to municipal staff to identify an appropriate discharge location.
- Contact municipal staff for a local list of plants suitable for swales.

Techniques to Manage Stormwater in Landscaping

Direct Parking Lot Runoff to Landscape

During storms, parking lots generate large amounts of runoff, which picks up oils, grease, and metals from vehicles. Landscaped areas can be designed to absorb and filter this runoff.

- Landscaped areas must be below the paved elevation. Allow an elevation change of 4 to 6 inches between the pavement and the soil, so that vegetation or mulch build-up does not block the flow.
- Grade the paved area to direct runoff towards the landscaping.
- If possible, provide a long path for runoff to infiltrate (while meeting the landscaped area sizing on page 1).
- Provide multiple access points for runoff to enter the landscape. Install curb cuts or separate wheel stops for the water to flow through. Provide cobbles or other permanent erosion control at points of concentrated flow.


Cross section


View from above

Manage Runoff from Driveways/Small Paved Areas

Driveways, sidewalks, patios, walkways, and other small paved areas can offer creative opportunities to drain runoff to landscaping.

- Install landscape adjacent to the paved surface, and grade the paved area so runoff flows toward the landscaping.
- Landscaped areas must be below the paved elevation. Allow an elevation change of 4 to 6 inches between the pavement and the soil, so that vegetation or mulch build-up does not block the flow.
- Install cobbles or rocks where runoff enters the landscape to avoid erosion.
- Use sizing ratio described on page 1.
- Use drought-tolerant native or climate-adapted plants to reduce irrigation.

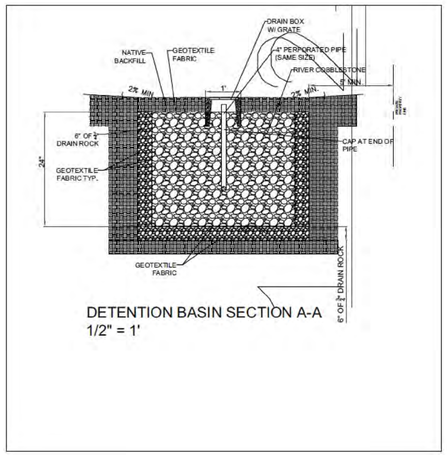
275 HUBBARD AVE, REDWOOD CITY

NEW OR REPLACED IMPERVEOUS AREAS

NEW OR REPLACED IMPERVEOUS AREAS		
LOCATION:		AREA (SF)
HOUSE AND GARAGE		2,746.0
HARDSCAPE		88.5
DRIVEWAY		1,021.8
TOTAL		3,856.3

NPDES REGULATED PROJECT NO
C3 MITIGATION REQUIRED: NO
WET WELL VOLUME REQUIRED: NO

TREATMENT METHOD: DRAIN RUNOFF ONTO LANDSCAPE AREAS



DETENTION BASIN SECTION A-A
1/2" = 1'

1 / C6 DETENTION BASIN SECTION
NOT TO SCALE

	BY	DATE	CoSM	DATE	REVISIONS
△					
△					
△					
△					
△					
△					

flowstobay — SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM — Clean Water. Healthy Community. It's a team effort!

COUNTY OF SAN MATEO — FOUNDED 1856

REGISTERED PROFESSIONAL ENGINEER — LAURENCE KNEGENS — Exp. 12/31/25 — No. 47013 — CIVIL — STATE OF CALIFORNIA

Date:	February 27, 2024
Scale:	1" = 10'
Designed:	LA
Drawn:	LA
Checked:	LA
Proj. Engr:	LA
File:	23-18

Plans Prepared By:

CSI Engineering
2795 E. Bidwell St #100-346
Folsom, CA 95630
(707) 372-6634

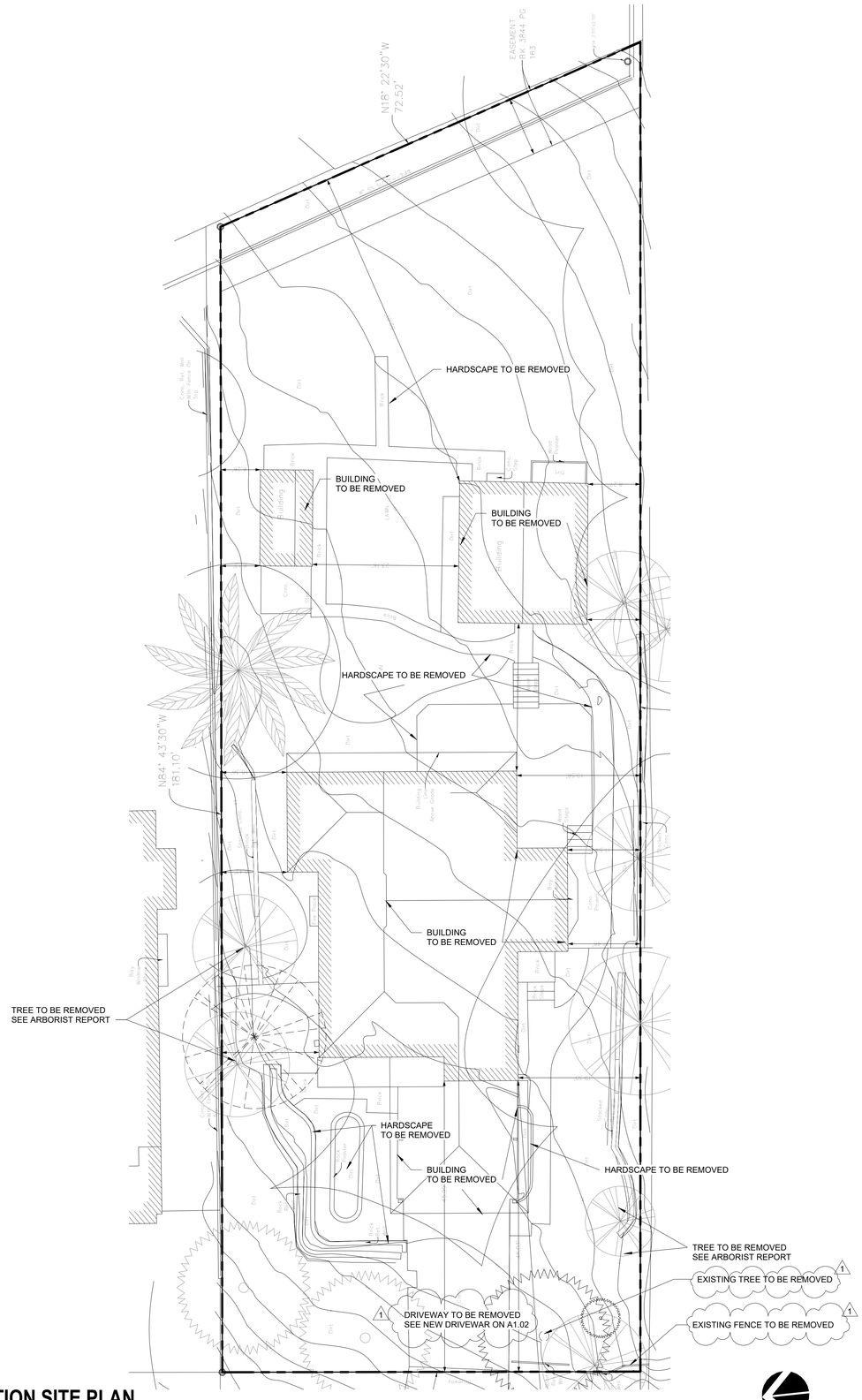
CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

275 HUBBARD AVENUE, REDWOOD CITY, CA 94052

STORM WATER PLAN

SHEET C6 6 OF 6 SHEETS

APN 051-151-080



1 DEMOLITION SITE PLAN

SCALE: 1" = 10'-0"

Rolm Design Studio

A Plannign Application For:

Gallet Residence

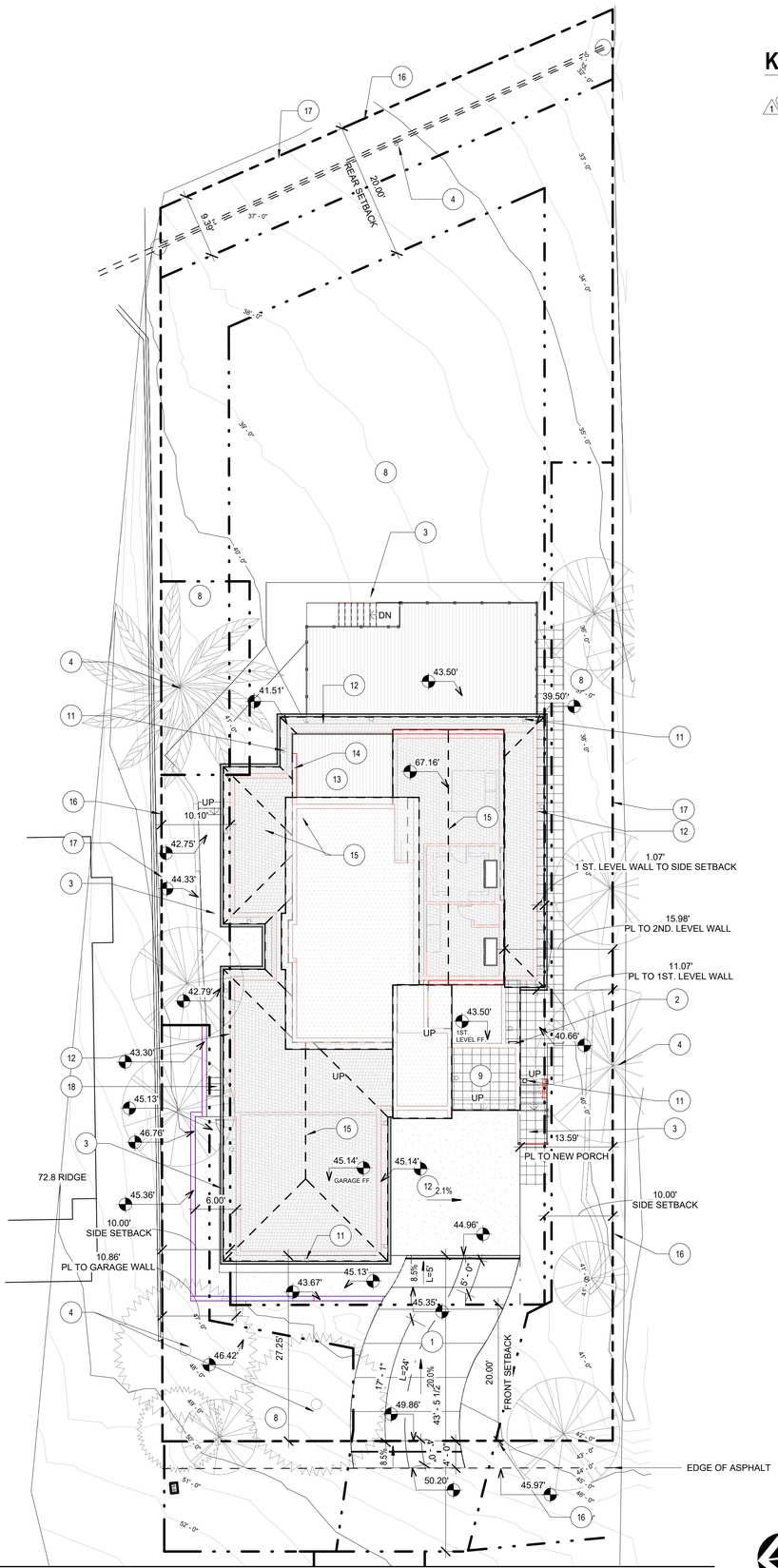
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description
1	02.27.24	PLNC01

Description
EXISTING AND DEMOLITION SITE PLAN

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1" = 10'-0"

A1.01



1 **SITE PLAN**

SCALE: 1" = 10'-0"

KEYNOTES

1. NEW DRIVEWAY WITH NEW CONCRETE FINISH.
2. 320 AMP ELECTRICAL PANEL -CONTRACTOR SHALL COORDINATE WITH PG&E.
3. NEW CONCRETE WALKWAY.
4. EXISTING TREE, TO BE PROTECTED DURING CONSTRUCTION.
5. EXISTING SEWER TO BE UPGRADE TO 4" SEWER LINE, SEE CIVIL DRAWING FOR SEWER DESIGN.
6. EXISTING WATER METER TO BE UPGRADED TO COMPLY WITH FIRE DEPARTMENT REQUIRMENT FOR THE SPRINKLER.
7. EXISTING POWER POLE AND OVERHEAD POWER LINE.
8. EXISTING LANDSCAPE
9. FRONT PORCH.
10. LOCATION OF AC UNIT WITH 4" CONC. PAD
11. EXTERIOR DOWNWARDED LED LIGHT - CLW8 - 2- 30- BZ - D11, SEE A7.01 FOR THE SPEC.
12. RED LINE INDICATES WALL OUTLINE
13. UN-COVERED BALCONY.
14. PRIVACY PROTECTION WALL AT BALCONY.
15. DASHED LINE INDICATES PROPOSED ROOF LINE.
16. PROPERTY LINE
17. EXISTING 6' HT. WOOD FENCE
18. NEW CONC. PATIO WITH STEPS.

GENERAL NOTES

A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
B. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650-496-5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
C. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
D. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
E. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
F. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
G. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
H. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
I. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
J. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.
K. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
L. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
M. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
N. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
O. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
P. HUBBARD AVE. IS RECENTLY PAVED; THEREFORE, A STREET CUT MORATORIUM IS IN PLACE FOR A PERIOD OF THREE YEARS. HOWEVER, EXCEPTIONS CAN BE GRANTED WITH PROPER PAVEMENT RESTORATION SUCH AS SLURRY SEAL. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT.
Q. IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.

FIRE NOTES AND ADDRESS IDENTIFICATION

- WATER SUPPLY REQUIREMENTS: POTABLE WATER SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEM, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL BOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. THE APPROVED MINIMUM SIZE DIMENSIONS OF THE NUMBERS SHALL BE AS SPECIFIED IN TABLE 505.1. WHERE A BUILDING IS SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY, OR LANDSCAPE, ARCHITECTURAL, OR OTHER OBSTRUCTIONS, APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MUST BE PLACED BOTH AT THE DRIVEWAY SERVING SUCH BUILDING AS WELL AS ON THE BUILDING. AN APPROVED IDENTIFICATION OF MULTIPLE BUILDINGS WITHIN AN INDUSTRIAL COMPLEX SHALL BE REQUIRED WHICH CLEARLY INDICATES EACH INDIVIDUAL BUILDING IN THE COMPLEX. IDENTIFICATION SHALL BE PLACED ON EACH BUILDING IN A SIZE AND LOCATION REQUIRED BY THE FIRE CODE OFFICIAL.
- ALLL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 .

TABLE 505.1

DISTANCE TO BUILDING ADDRESS AS MEASURED FROM THE STREET OR ROAD FRONTING THE PROPERTY	MINIMUM HEIGHT OF NUMBER
LESS THAN 26 FEET	4 INCHES
LESS THAN 26 FEET	4 INCHES
26-40 FEET	5 INCHES
41-55 FEET	9 INCHES
OVER 55 FEET	12 INCHES

- GATE MAY BE INSTALLED ACROSS A REQUIRED FIRE DEPARTMENT ACCESS ROAD OR DRIVEWAY. WITHOUT APPROVAL FROM THE FIRE DEPARTMENT. A DETAILED. PLAN SHALL BE SUBMITTED FOR REVIEW. AND APPROVAL PRIOR TO INSTALLATION. THE FOLLOWING APPLY TO ALL GATE INSTALLATIONS:
- 1. SECURITY GATES EQUIPPED WITH ELECTRONIC CONTROL DEVICES SHALL HAVE AN APPROVED FIRE.
- DEPARTMENT OVERRIDE KEY SWITCH, AND SHALL ALLOW OPERATION OF THE GATE DURING POWER OUTAGES.
- 2. MANUAL LOCKING MECHANISMS, SUCH AS PADLOCKS, SHALL BE APPROVED BY THE FIRE DEPARTMENT.
- 3. FORMS FOR ORDERING FIRE DEPARTMENT APPROVED KEY SWITCHES AND PADLOCKS SHALL BE OBTAINED FROM THE FIRE PREVENTION DIVISION.
- 4. ALL MANUALLY OPERATED GATES SHALL BE DESIGNED TO REMAIN IN THE OPEN POSITION WHEN LEFT UNATTENDED. ACTIVATION OF AN APPROVED KEY SWITCH FOR AN ELECTRONICALLY CONTROLLED GATE SHALL OPEN THE GATE AND CAUSE IT TO REMAIN IN THE OPEN POSITION UNTIL RESET BY EMERGENCY RESPONSE PERSONNEL
- 5. WHEN OPEN, GATES SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF THE DRIVEWAY OR ACCESS ROAD SHALL BE ADEQUATELY SUPPORTED TO PREVENT DRAGGING AND SHALL BE OPERABLE BY ONE PERSON. SLIDING GATES SHALL SLIDE PARALLEL TO THE SECURITY FENCE. SWING+STYLE GATES SHALL OPEN A FULL 90 DEGREES (MINIMUM) AND MAY SWING IN EITHER DIRECTION.
- 6. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN DEFECTIVE.
- 7. A DURABLE SIGN STATING "NO PARKING + FIRE LANE" SHALL BE PROVIDED ON BOTH SIDES OF THE GATE.

Rolm Design Studio

A Plannign Application For:

Gallet Residence

275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description
1	02.27.24	PLNC01

Description
SITE PLAN

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1" = 10'-0"

A1.02

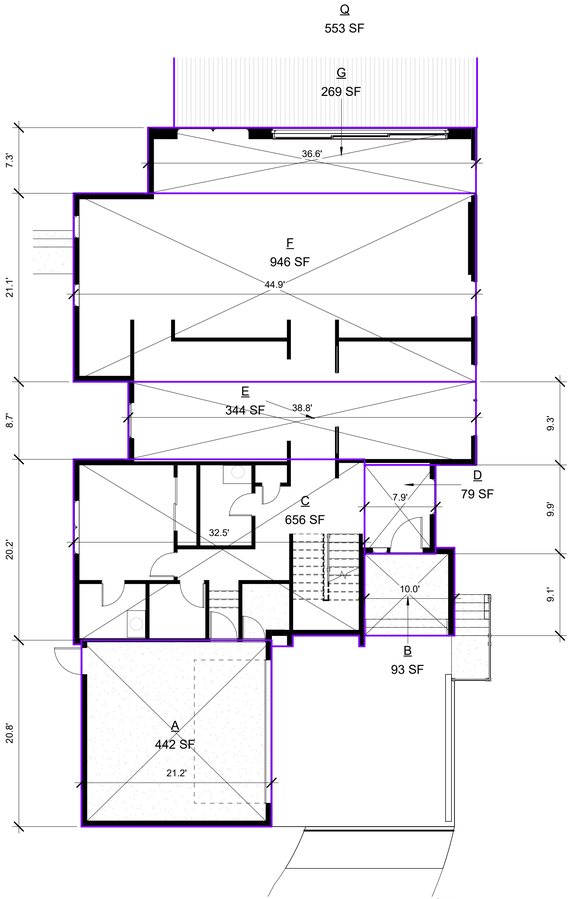
AREA CALCUALTION

Area Schedule (Gross Building)				
Name	Type of Area	Area	Floor Area	Site Coverage
A	GARAGE - 42SF. ONLY COUNTS TOWRDS THE FLOOR AREA CALCUALTION	442 SF	Yes	Yes
B	FRONT PORCH	93 SF		Yes
C	1ST. LEVEL LIVABLE AREA	656 SF	Yes	Yes
D	1ST. LEVEL LIVABLE AREA	79 SF	Yes	Yes
E	1ST. LEVEL LIVABLE AREA	344 SF	Yes	Yes
F	1ST. LEVEL LIVABLE AREA	946 SF	Yes	Yes
G	1ST. LEVEL LIVABLE AREA	269 SF	Yes	Yes
H	STAIRS ON SECOND LEVEL	98 SF	No	No
I	2ND. LEVEL LIVABLE AREA	175 SF	Yes	No
J	2ND. LEVEL LIVABLE AREA	81 SF	Yes	No
K	2ND. LEVEL LIVABLE AREA	98 SF	Yes	No
L	2ND. LEVEL LIVABLE AREA	98 SF	Yes	No
M	2ND. LEVEL LIVABLE AREA	91 SF	Yes	No
N	2ND. LEVEL LIVABLE AREA	233 SF	Yes	No
O	2ND. LEVEL LIVABLE AREA	95 SF	Yes	No
P	2ND. LEVEL LIVABLE AREA	273 SF	Yes	No
Q	REAR SIDE WOOD DECK	553 SF	No	Yes

- LOT SIZE : 12,960 S.F

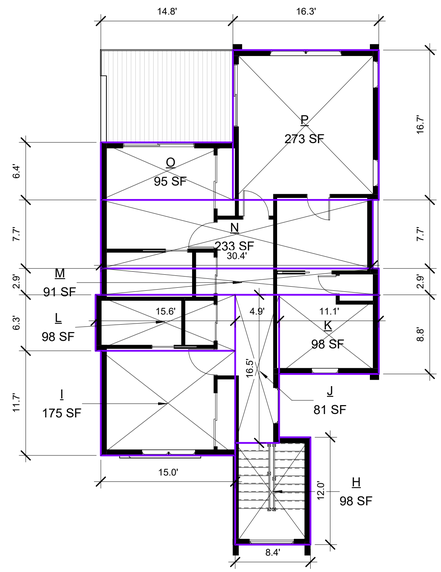
FLOOR AREA:
- ALLOWED FLOOR AREA: **3,488 SF.**
- A+C+D+E+F+G= FIRST LEVEL: 2,336 SF.
- I+J+K+L+M+N+O+P= SECOND LEVEL: 1,144 SF.
- RATIO OF SECOND LEVEL TO FIRST LEVEL: 49%
- **PROPPOSED TOTAL FLOOR AREA: 3,480 SF.**

LOT COVERAGE:
- ALLOWED SITE COVERAGE: 30% OR **3,888 SF.**
- FIRST LEVEL: 2,736 SF.
- FRONT COVERED PORCH: 93 SF.
- REAR SIDE DECK: 553 SF.
- **PROPOSED SITE COVERAGE: 27% OR 3,382 SF.**



2 **1ST. LEVEL T.O. SUBFLOOR**

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



1 **2ND LEVEL T.O. SUBFLOOR**

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

A Plannign Application For:

Gallet Residence

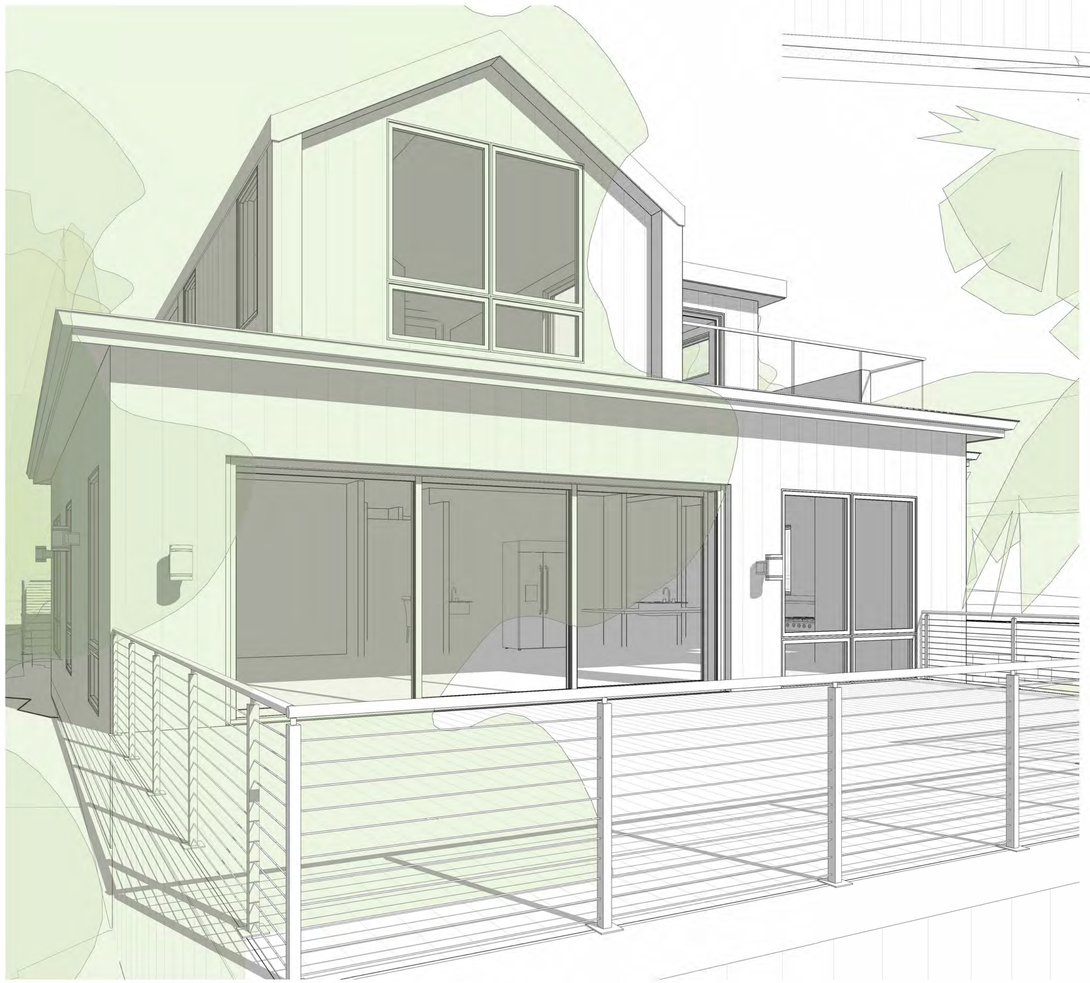
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description
AREA CALCULATION

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/8" = 1'-0"

A1.03



Rolm Design Studio

A Plannign Application For:

Gallet Residence

275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description
3D VIEW

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	

A1.05

Rolm Design Studio

A Plannign Application For:

Gallet Residence

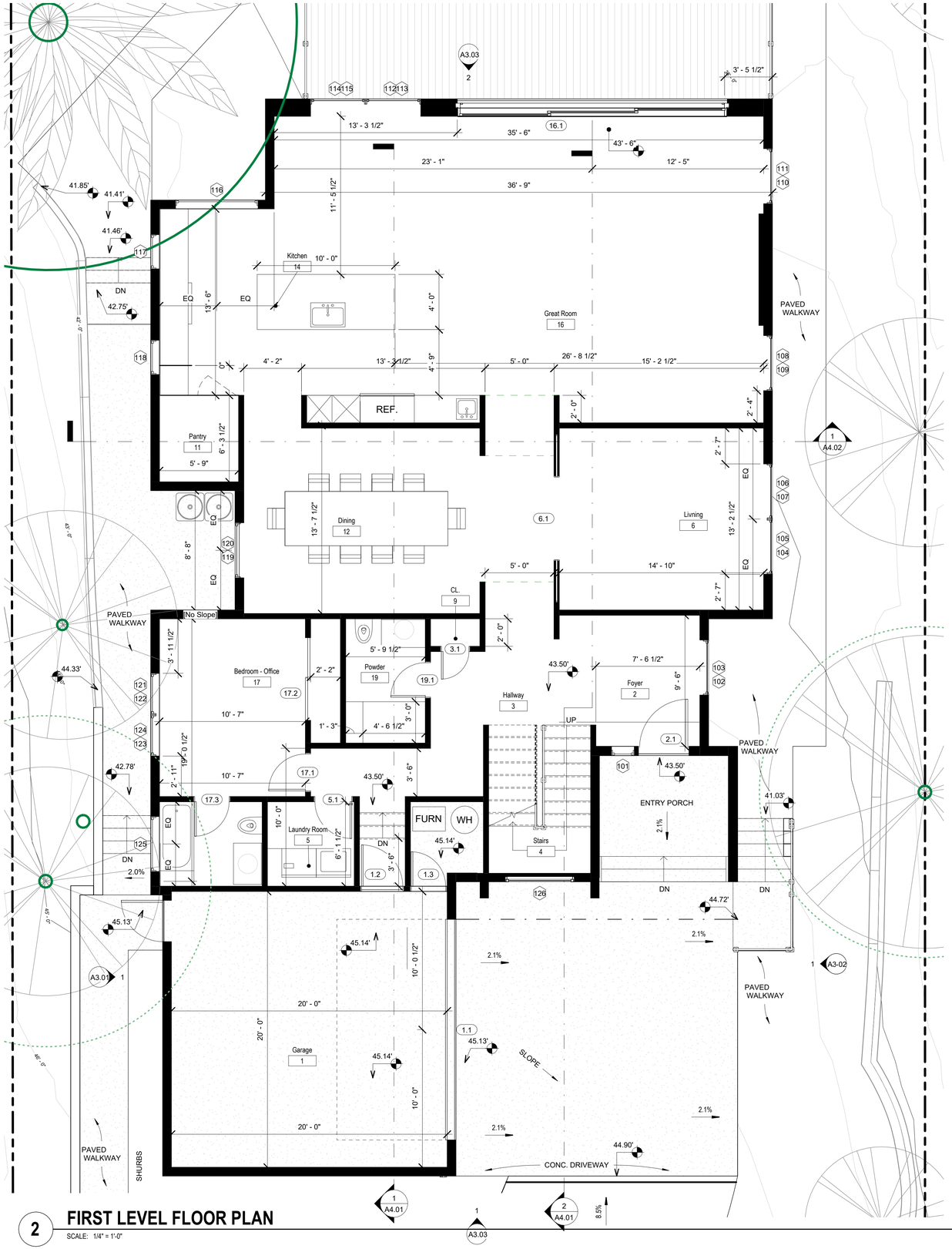
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description
RENDERS

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	

A1.06



2 **FIRST LEVEL FLOOR PLAN**

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

SHURBS

GENERAL NOTES

A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
B. ALL EXTERIOR LIGHTS WILL BE SHEILDED AND DOWNWARD DIRECTED.
C. DRYER VENTING SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER (FLAPPER). SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION. CLOTHES DRYER VENT PIPES SHALL NOT PASS THROUGH OR EXTEND INTO TO DUCTING OR PLENUMS. DRYER DUCTING SHALL NOT BE FASTENED WITH SCREW TYPE FASTENERS WHICH MAY IMPEDE THE AIR FLOW OR CATCH LINT, YET MUST BE FASTENED AND SEALED □SUBSTANTIALLY AIRTIGHT□ AT EACH JOINT. (AN APPROVED FASTENING SYSTEM IS ALUMINUM DUCT TAPE)
D. A MINIMUM OF A 4-INCH DIAMETER DUCT IS REQUIRED.
E. CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED □FLEXIBLE DUCT CONNECTOR□ OF NOT MORE THAN 6 FEET IN LENGTH MAY BE USED TO CONNECT THE DRYER TO THE DRYER VENT PIPE. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION. □ (FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH A CONCEALED SPACE. THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES).
F. A DRYER VENT DUCT SHALL NOT EXCEED THE MAXIMUM LENGTH (HORIZONTAL AND/OR VERTICAL) OF 14 FEET INCLUDING TWO (90-DEGREE) TURNS WITHOUT A MECHANICAL UPGRADE. TWO FEET OF LENGTH SHALL BE DEDUCTED FOR EACH ADDITIONAL 90-DEGREE TURN.
G. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
H. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
I. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
J. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
K. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
L. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
M. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
N. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.
O. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
P. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
Q. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
R. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
S. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASHING DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
T. CONTRACTOR SHALL REPLACE EQUAL NUMBER OF EXISTING VENTS BLOCKED BY THE NEW STRUCTURE AT THE ADDITION. SEE FOUNDATION VENT CALCUALTION A2.11

RESIDENTIAL BATHROOM NOTES (2022 CRC,CPC)

A. MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET A MAX. 120 °F. WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120 °F MAX.
B. SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES, CLEAR CEENTER DIMENSION OF A 30", & DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
C. THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER) AND 24" IN THE FRONT.
D. ALL RECEPTACLES SHALL BE GFCI AND TAMPER-RESISTANT (TR). NEW OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
E. HYDRO-MASSAGE TUBS SHALL HAVE MOTOR ACCESS, A DEDICATED CIRCUIT, AND BE UL LISTED. ALL METAL, CABLES FITTINGS, PIPING, ETC. WITHIN 5' OF THE INSIDE WALL OF THE TUB SHALL BE PROPERLY BONDED WITH AN ACCESS PANEL.
F. LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF THE SUBJECT TO SHOWER SPRAY.
G. AN EXHAUST FAN SHALL BE INSTALLED AND BE ON A SEPARATE SWITCH FROM THE LIGHTING.
H. GLAZING IN TUB SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN > 60" ABOVE THE STANDING SURFACE.
I. GLAZING WITHIN 60" OF A TUB/SHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
J. LIGHTING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) WITH AT LEAST ONE FIXTURE CONTROLLED BY A SWITCH WHICH REQUIRES MANUAL ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS. AFTER THE ROOM IS VACATED.
K. THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON-WATER EFFICIENT PLUMBING FIXTURES THROUGHOUT THE HOUSE BE UPGRADED. HOUSES CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT:
L. TOILETS SHALL BE INSTALLED WITH 1.28 GALLONS/FLUSH
M. SHOWERHEADS SHALL BE INSTALLED WITH MAX. 1.8 GALLONS/MINUTE
N. BATH SINK FAUCETS SHALL BE INSTALLED WITH MAX. 1.2 GALLONS/MINUTE
O. KITCHEN SINK FAUCET SHALL BE INSTALLED WITH MAX. 1.8 GALLONS/MINUTE

FLOOR PLAN SYMBOLS LEGEND

NEW WALL, SEE WALL TYPE NOTES

NEW DOOR

NEW WINDOW

NEW 1HR. RATED WALL A LAYER OF 5/8" TYPE"X" GYP BD. FROM FOUDNATION TO ROOF STRUCTURE

EGRESS NOTES (2022 CRC)

A. WHERE EMERGENCY AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" (1118 MM) MEASURED FROM THE FLOOR.(R310.1)
B. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM OPENING OF 5.7 SQ.F. (0.503 SQ.M.)
C. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R310.1.1
D. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610MM) R310.1.2
E. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (508MM) R310.1.3
F. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTION OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. R310.1.4

Rolm Design Studio

A Plannign Application For:

Gallet Residence

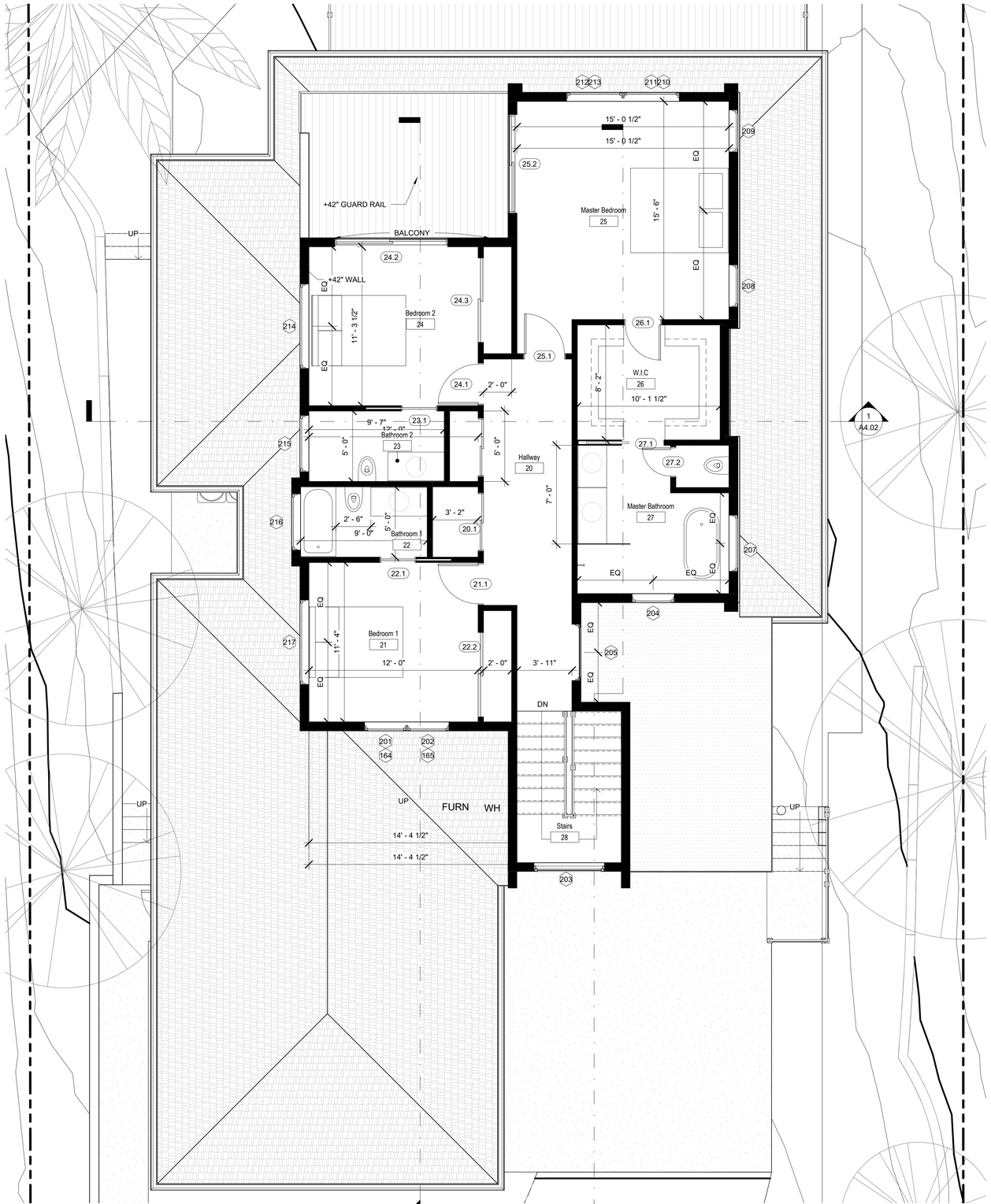
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description
FIRST LEVEL FLOOR PLAN

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A2.11



1 **SECOND LEVEL FLOOR PLAN**

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

GENERAL NOTES

A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
B. ALL EXTERIOR LIGHTS WILL BE SHEILDED AND DOWNWARD DIRECTED.
C. DRYER VENTING SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER (FLAPPER). SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION. CLOTHES DRYER VENT PIPES SHALL NOT PASS THROUGH OR EXTEND INTO TO DUCTING OR PLENUMS. DRYER DUCTING SHALL NOT BE FASTENED WITH SCREW TYPE FASTENERS WHICH MAY IMPEDE THE AIR FLOW OR CATCH LINT, YET MUST BE FASTENED AND SEALED □SUBSTANTIALLY AIRTIGHT□ AT EACH JOINT. (AN APPROVED FASTENING SYSTEM IS ALUMINUM DUCT TAPE)
D. A MINIMUM OF A 4-INCH DIAMETER DUCT IS REQUIRED.
E. CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED □FLEXIBLE DUCT CONNECTOR□ OF NOT MORE THAN 6 FEET IN LENGTH MAY BE USED TO CONNECT THE DRYER TO THE DRYER VENT PIPE. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION. □ (FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH A CONCEALED SPACE. THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES).
F. A DRYER VENT DUCT SHALL NOT EXCEED THE MAXIMUM LENGTH (HORIZONTAL AND/OR VERTICAL) OF 14 FEET INCLUDING TWO (90-DEGREE) TURNS WITHOUT A MECHANICAL UPGRADE. TWO FEET OF LENGTH SHALL BE DEDUCTED FOR EACH ADDITIONAL 90-DEGREE TURN.
G. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
H. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
I. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
J. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
K. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
L. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
M. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
N. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.
O. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
P. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
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S. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASHING DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
T. CONTRACTOR SHALL REPLACE EQUAL NUMBER OF EXISTING VENTS BLOCKED BY THE NEW STRUCTURE AT THE ADDITION. SEE FOUNDATION VENT CALCUALTION A2.11

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B. SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES, CLEAR CEENTER DIMENSION OF A 30", & DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
C. THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER) AND 24" IN THE FRONT.
D. ALL RECEPTACLES SHALL BE GFCI AND TAMPER-RESISTANT (TR). NEW OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
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F. LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTLLY AND 8 'VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF THE SUBJECT TO SHOWER SPRAY.
G. AN EXHAUST FAN SHALL BE INSTALLED AND BE ON A SEPARATE SWITCH FROM THE LIGHTING.
H. GLAZING IN TUB SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN > 60" ABOVE THE STANDING SURFACE.
I. GLAZING WITHIN 60" OF A TUB/SHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
J. LIGHTING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) WITH AT LEAST ONE FIXTURE CONTROLLED BY A SWITCH WHICH REQUIRES MANUAL ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS. AFTER THE ROOM IS VACATED.
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N. BATH SINK FAUCETS SHALL BE INSTALLED WITH MAX. 1.2 GALLONS/MINUTE
O. KITCHEN SINK FAUCET SHALL BE INSTALLED WITH MAX. 1.8 GALLONS/MINUTE

FLOOR PLAN SYMBOLS LEGEND

NEW WALL,
SEE WALL TYPE NOTES

NEW DOOR

NEW WINDOW

NEW 1HR. RATED WALL
A LAYER OF 5/8" TYPE"X"
GYP BD. FROM FOUDNATION
TO ROOF STRUCTURE

EGRESS NOTES (2022 CRC)

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C. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R310.1.1
D. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610MM) R310.1.2
E. THE MNIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (508MM) R310.1.3
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Rolm Design Studio

A Plannign Application For:

Gallet Residence

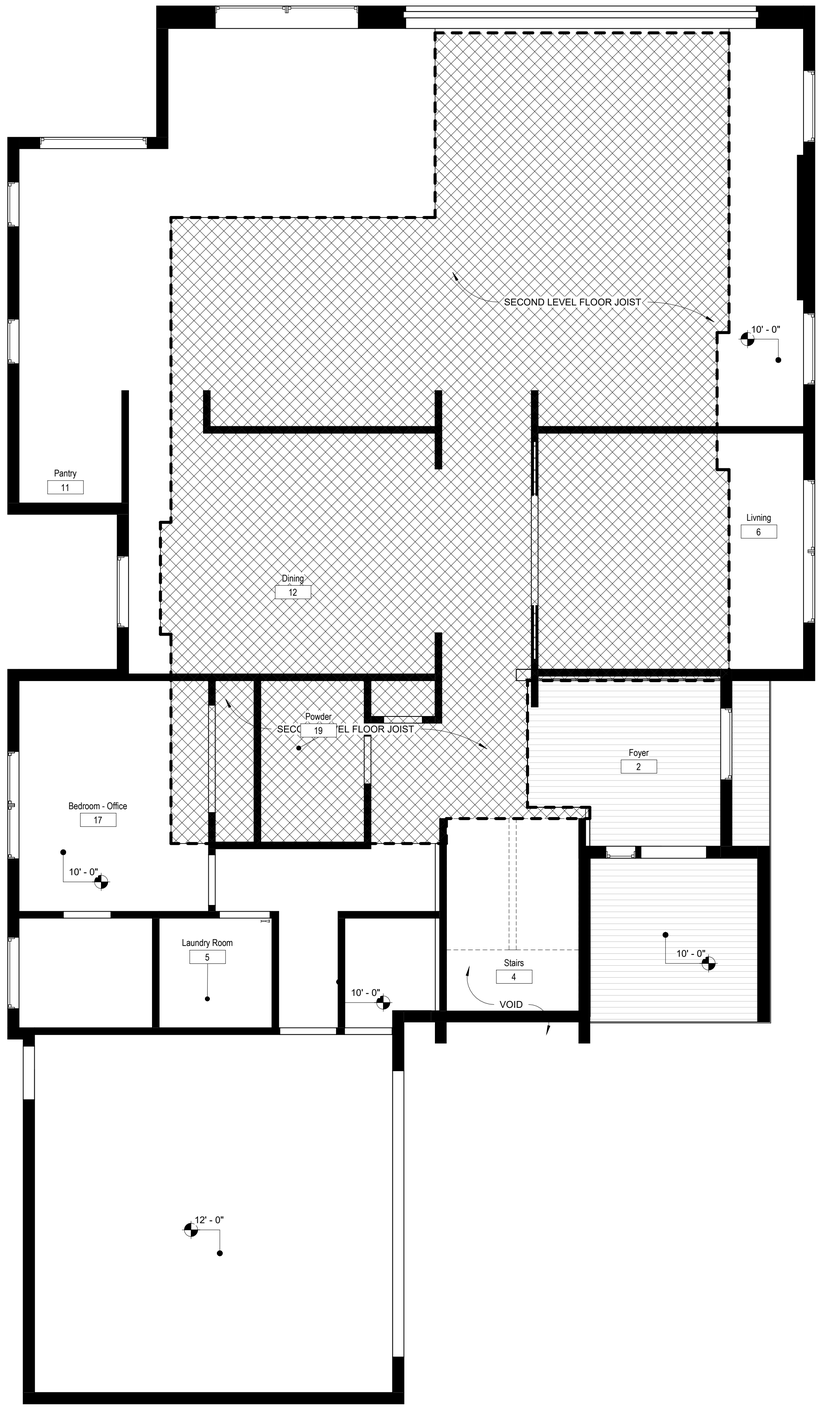
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description
SECOND LEVEL FLOOR PLAN

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A2.12



1 FIRST LEVEL REFLECTED CEILING PLAN

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

2 SECONDLEVEL REFLECTED CEILING PLAN

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

GENERAL NOTES

A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.

B. ALL EXTERIOR LIGHTS WILL BE SHEILDED AND DOWNWARD DIRECTED.

C. DRYER VENTING SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER (FLAPPER). SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION. CLOTHES DRYER VENT PIPES SHALL NOT PASS THROUGH OR EXTEND INTO TO DUCTING OR PLENUMS. DRYER DUCTING SHALL NOT BE FASTENED WITH SCREW TYPE FASTENERS WHICH MAY IMPEDE THE AIR FLOW OR CATCH LINT, YET MUST BE FASTENED AND SEALED □SUBSTANTIALLY AIRTIGHT□ AT EACH JOINT. (AN APPROVED FASTENING SYSTEM IS ALUMINUM DUCT TAPE)

D. A MINIMUM OF A 4-INCH DIAMETER DUCT IS REQUIRED.

E. CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED □FLEXIBLE DUCT CONNECTOR□ OF NOT MORE THAN 6 FEET IN LENGTH MAY BE USED TO CONNECT THE DRYER TO THE DRYER VENT PIPE. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION. □ (FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH A CONCEALED SPACE. THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES).

F. A DRYER VENT DUCT SHALL NOT EXCEED THE MAXIMUM LENGTH (HORIZONTAL AND/OR VERTICAL) OF 14 FEET INCLUDING TWO (90-DEGREE) TURNS WITHOUT A MECHANICAL UPGRADE. TWO FEET OF LENGTH SHALL BE DEDUCTED FOR EACH ADDITIONAL 90-DEGREE TURN.

G. MOVABLE EQUIPMENT, FURNITURE, ETC, SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

H. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.

I. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.

J. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.

K. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.

L. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.

M. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.

N. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.

O. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.

P. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.

Q. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.

R. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.

S. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASHING DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.

T. CONTRACTOR SHALL REPLACE EQUAL NUMBER OF EXISTING VENTS BLOCKED BY THE NEW STRUCTURE AT THE ADDITION. SEE FOUNDATION VENT CALCUALTION A2.11

Rolm Design Studio

A Plannign Application For:

Gallet Residence

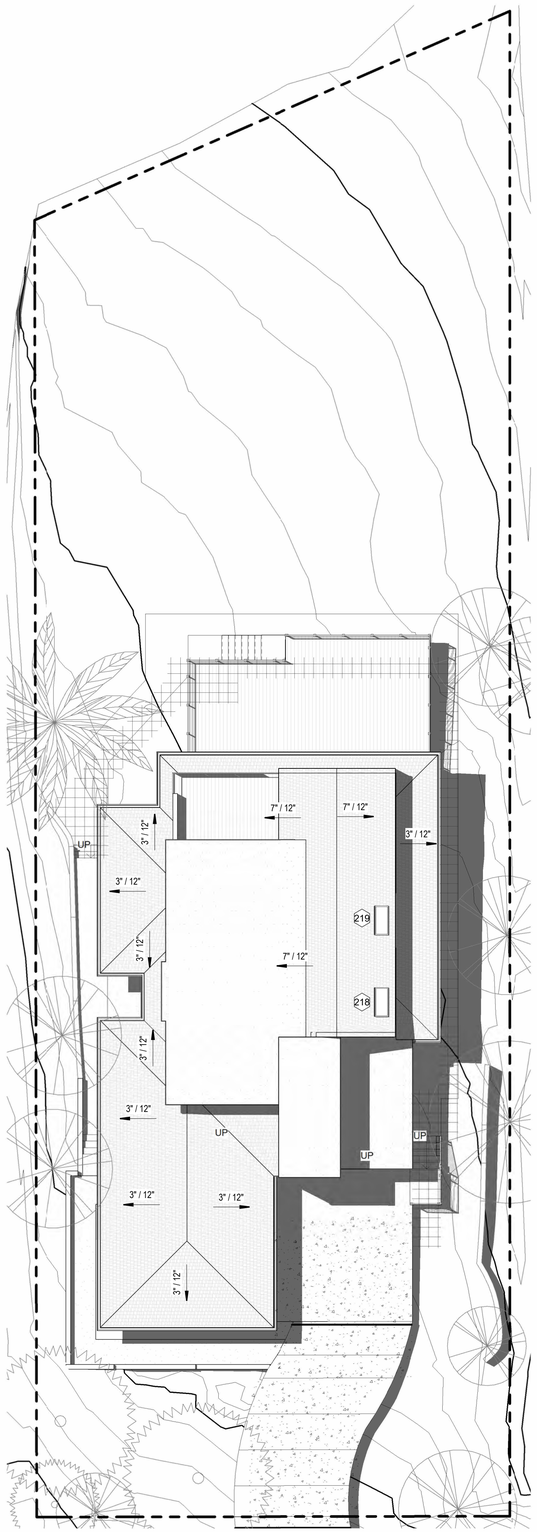
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description
REFLECTED CEILING PLANS

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A2.21



1 **ROOF AND DRAINAGE FLOOR PLAN**

SCALE: 1" = 10'-0"

GENERAL NOTES

A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO 'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.

B. ALL EXTERIOR LIGHTS WILL BE SHEILDED AND DOWNWARD DIRECTED.

C. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650-496-5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.

D. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.

E. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.

F. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.

G. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.

H. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.

I. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.

J. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.

K. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

L. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.

M. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.

N. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT. "

O. "IF THE PROJECT DAMAGES THE CITY 'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED. "

ROOF PLAN SYMBOL LEGEND

SUNTUNNEL, SEE WINDOW SCHUDLE SHEET A7.01

SKYLIGHT, SEE WINDOW SCHUDLE SHEET A7.01

DOWNSPOUT W/SPLASH BLOCK
SEE 7,8/A8.02

ROOF VENT, O'HAGIN TAPERED LOW PROFILE, SEE 1/A8.02

GRASS SWALE

Rolm Design Studio

A Plannign Application For:

Gallet Residence

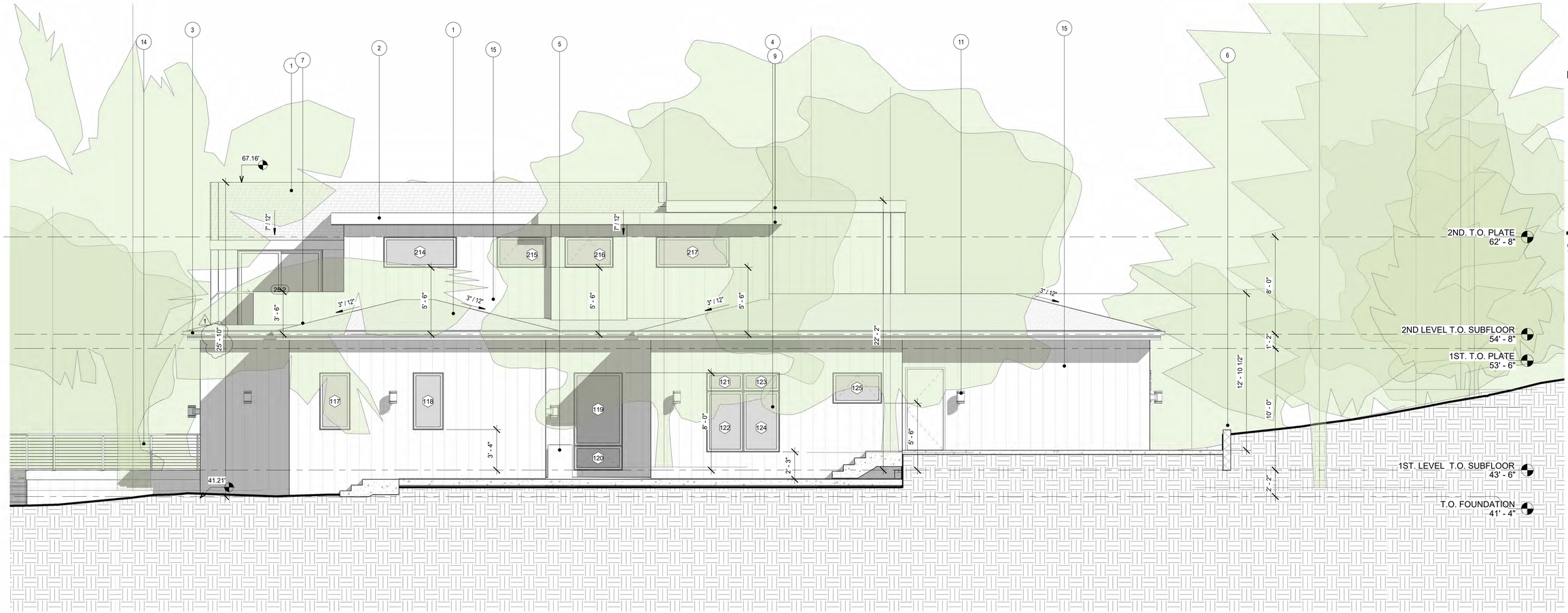
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description
ROOF PLAN

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	As indicated

A2.40



1 NORTH ELEVATION

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

KEYNOTES

1. ASHPHALT SHINGLE CLASS " A" OVER 1/2" CDX PLYWOOD / BLACK COLOR
2. BLACK ANODIZED ALUMINUM FASCIA
3. 6" BLACK ALUMINUM GUTTER
4. BLACK FIBERGLASS WINDOW
5. AC UNIT OVER 4" CONC. PAD
6. CMU RETAINING WALL
7. SECOND LEVEL BALCONY WITH +42" BLACK ALUMIN RAILING SYSTEM AND GUARD RAIL
8. ADDRESS IDENTIFICATION.
9. EPDM ROLL ON FLAT ROOF
10. BLACK ALUMINUM SKYLIGHT
11. DOWNWARDED LED LIGHT, SEE SPEC. ON A7.01
12. BLACK COLOR SOLID WOOD ENTRY DOOR WITH FROSTED GLASS SIDELITE
13. GARAGE DOOR - STAINED BLACK WOOD PANEL FINISH
14. WOOD DECK WITH RAILING.
15. R19 HIGH DENSITY FIBERGLASS BATT INSULATION IN 2X6 EXTERIORWOOD FRAMED WALL CAVITIES TYPICAL THROUGHOUT/ VERTICAL BLACK SHIPLAB WOOD SIDNING
16. R19 HIGH DENSITY FIBERGLASS BATT INSULATION IN 2X6 EXTERIORWOOD FRAMED WALL CAVITIES TYPICAL THROUGHOUT/ HORIZONTAL OAK COLOR SHIPLAB WOOD SIDNING

Rolm Design Studio

A Plannign Application For:

Gallet Residence

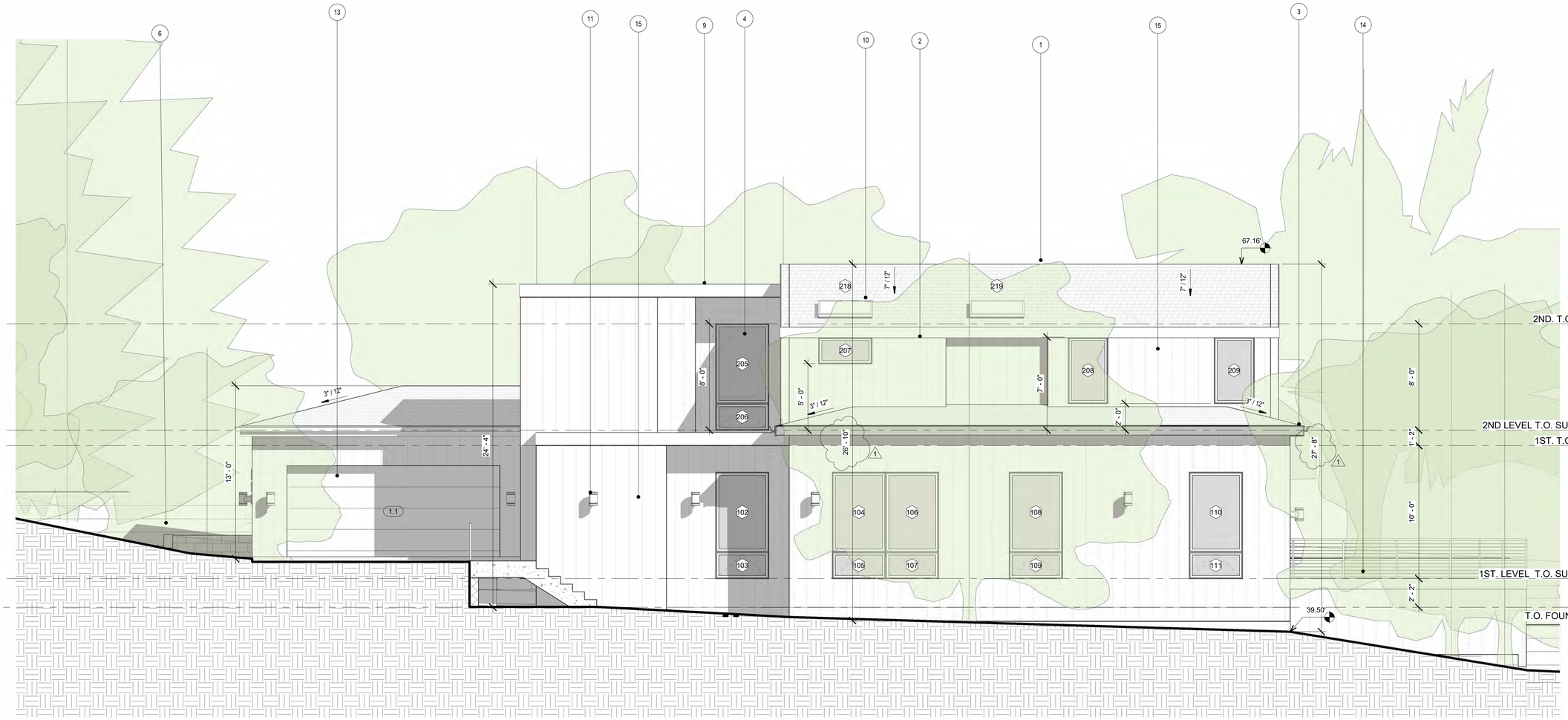
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description
1	02.27.24	PLNC01

Description
NORTH ELEVATION

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A3.01



1 SOUTH ELEVATION

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

KEYNOTES

1. ASHPHALT SHINGLE CLASS " A" OVER 1/2" CDX PLYWOOD / BLACK COLOR
2. BLACK ANODIZED ALUMINUM FASCIA
3. 6" BLACK ALUMINUM GUTTER
4. BLACK FIBERGLASS WINDOW
5. AC UNIT OVER 4" CONC. PAD
6. CMU RETAINING WALL
7. SECOND LEVEL BALCONY WITH +42" BLACK ALUMIN RAILING SYSTEM AND GUARD RAIL
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Rolm Design Studio

A Plannign Application For:

Gallet Residence

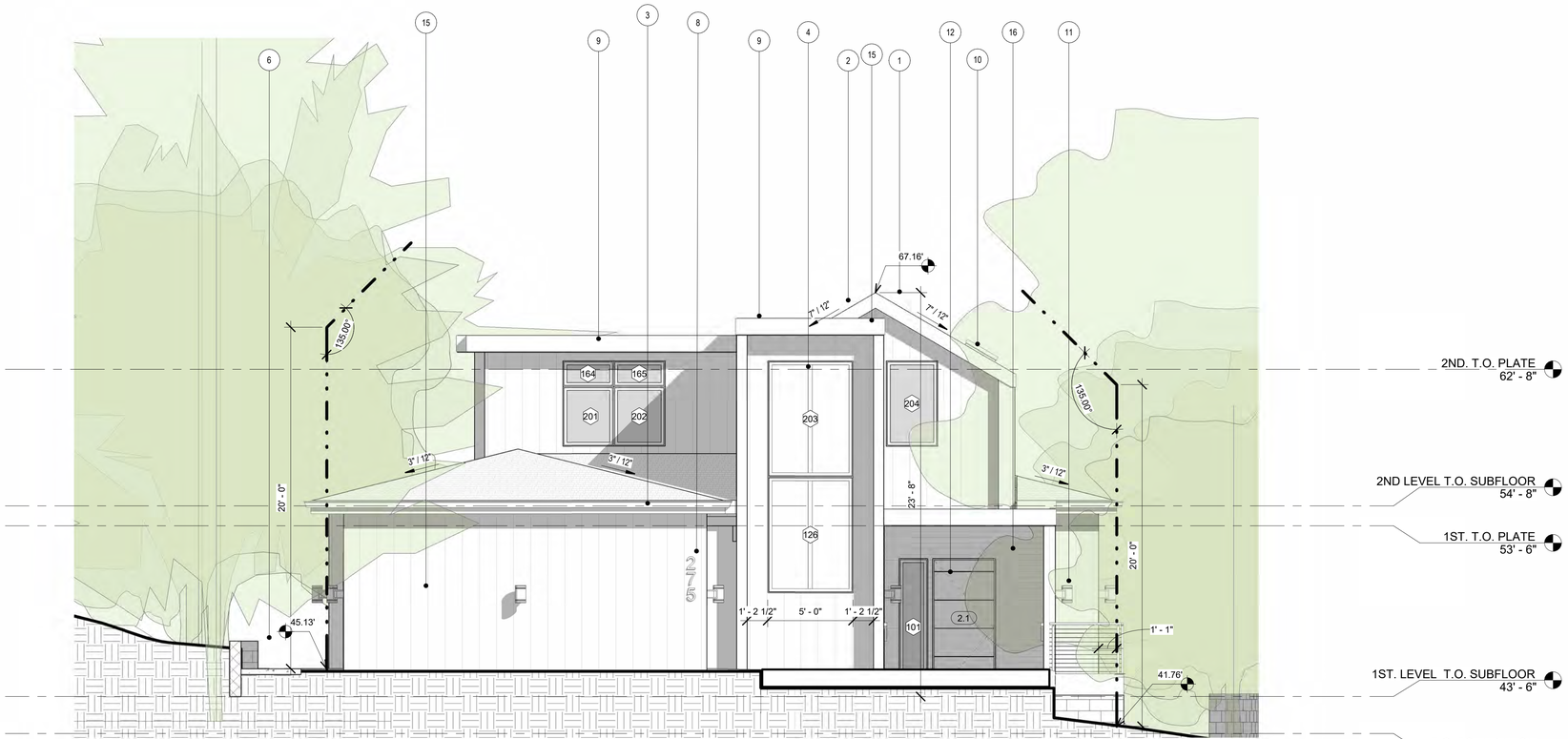
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description
1	02.27.24	PLNC01

Description
SOUTH ELEVATION

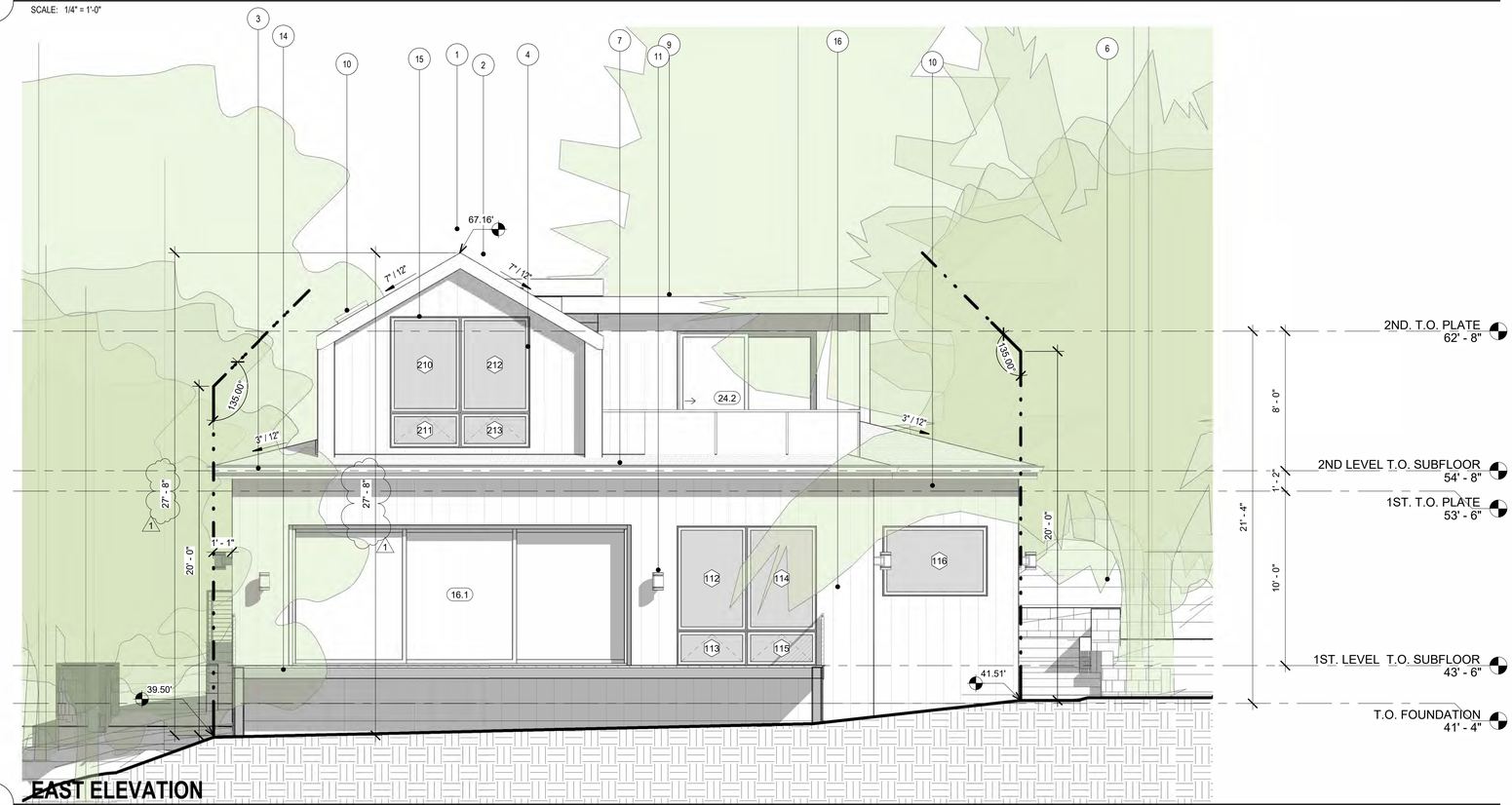
Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A3.02



1 WEST ELEVATION

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



2 EAST ELEVATION

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

KEYNOTES

1. ASHPHALT SHINGLE CLASS " A" OVER 1/2" CDX PLYWOOD / BLACK COLOR
2. BLACK ANODIZED ALUMINUM FASCIA
3. 6" BLACK ALUMINUM GUTTER
4. BLACK FIBERGLASS WINDOW
5. AC UNIT OVER 4" CONC. PAD
6. CMU RETAINING WALL
7. SECOND LEVEL BALCONY WITH +42" BLACK ALUMIN RAILING SYSTEM AND GUARD RAIL
8. ADDRESS IDENTIFICATION.
9. EPDM ROLL ON FLAT ROOF
10. BLACK ALUMINUM SKYLIGHT
11. DOWNWARDED LED LIGHT, SEE SPEC. ON A7.01
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Rolm Design Studio

A Plannign Application For:

Gallet Residence

275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description
1	02.27.24	PLNC01

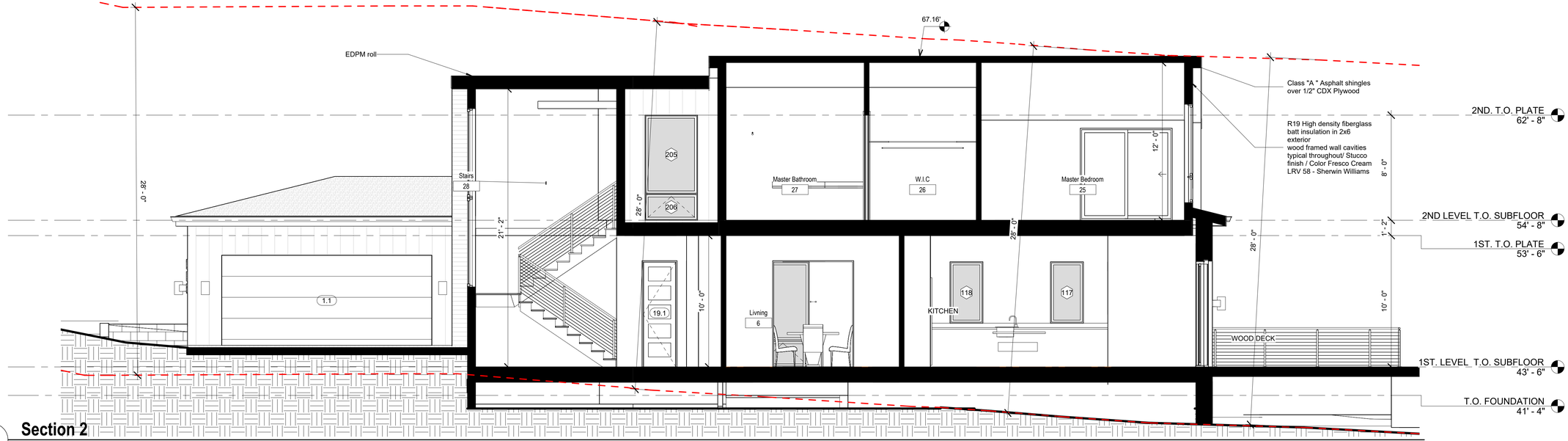
Description
WEST AND EAST ELEVATION

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A3.03

1 **Section 1**

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



2 **Section 2**

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

Rolm Design Studio

4062

A Plannign Application For:

Gallet Residence

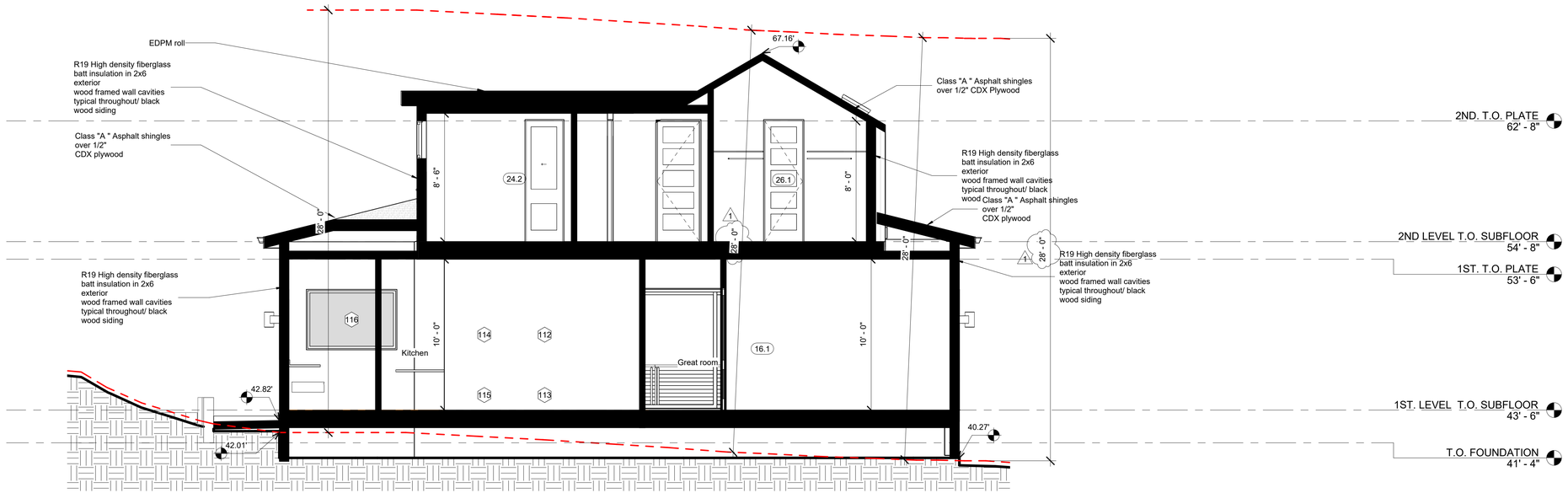
275 Hubbard Ave, Redwood City, CA 94

Revisions		
No.	Date	Revision Description

Description
BUILDING SECTIONS

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A4.01



Rolm Design Studio

4062

A Plannign Application For:

Gallet Residence

275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description
1	02.27.24	PLNC01

Description
BUILDING SECTIONS

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A4.02

DOOR SCHEDULE

DOOR NO.	SIZE			TYPE	MATERIAL			RATING (MINUTES)	REMARKS
	THICKNESS	WIDTH	HEIGHT		LEAF	FRAME MATERIAL	GLAZING MATERIAL		
1.1	1 3/4"	16' - 0"	8' - 0"	SECTIONAL	SINGLE	-			
1.2	1 3/4"	3' - 0"	8' - 0"	SWING	SINGLE	SD/WD		20	
1.3	1 3/4"	2' - 6"	8' - 0"	SWING	SINGLE	SD/WD		20	
2.1	1 3/4"	3' - 6"	8' - 0"	SWING	SINGLE	SD/WD			
3.1	1 3/4"	2' - 0"	8' - 0"	SWING	SINGLE	SD/WD			
5.1	1 3/4"	2' - 8"	8' - 0"	SWING	SINGLE	SD/WD			
6.1	1 3/4"	6' - 0"	8' - 0"	POCKET	DOUBLE	SD/WD			
16.1	-	19' - 6"	8' - 0"	MULTI SLIDER	THREE	ALUM.			
17.1	1 3/4"	2' - 8"	8' - 0"	SWING	SINGLE	SD/WD			
17.2	1 3/4"	6' - 0"	8' - 0"	SLIDER CLOSET	DOUBLE	SD/WD			
17.3	1 3/4"	2' - 6"	8' - 0"	SWING	SINGLE	SD/WD			
19.1	1 3/4"	2' - 6"	8' - 0"	SWING	SINGLE	SD/WD			
19.3		4' - 0"	8' - 0"						
19.5		3' - 0"	6' - 8"						
20.1	1 3/4"	4' - 0"	8' - 0"	FOLDING	FOUR	SD/WD			
21.1	1 3/4"	2' - 10"	8' - 0"	SWING	SINGLE	SD/WD			
22.1	1 3/4"	2' - 6"	8' - 0"	POCKET	SINGLE	SD/WD			
22.2	1 3/4"	6' - 0"	8' - 0"	SLIDER CLOSET	DOUBLE	SD/WD			
23.1	1 3/4"	2' - 6"	8' - 0"	POCKET	SINGLE	SD/WD			
24.1	1 3/4"	2' - 10"	8' - 0"	SWING	SINGLE	SD/WD			
24.2	-	8' - 0"	8' - 0"	SLIDER PATIO		ALUM.	Glass - Andersen - Low-E4 SmartSun		
24.3	1 3/4"	6' - 0"	8' - 0"	SLIDER CLOSET	DOUBLE	SD/WD			
25.1	1 3/4"	2' - 10"	8' - 0"	SWING	SINGLE	SD/WD			
25.2	-	7' - 0"	7' - 0"	SLIDER PATIO		ALUM.	Glass - Andersen - Low-E4 SmartSun		
26.1	1 3/4"	2' - 6"	8' - 0"	SWING	SINGLE	SD/WD			
27.1	1 3/4"	3' - 0"	8' - 0"	POCKET	SINGLE	SD/WD			
27.2		2' - 0"	8' - 0"						

Grand total: 27

WINDOW SCHEDULE

WINDOW NO.	SIZE AND HEIGHT CLEARNACE				TYPE	ENGRESS	ENERGY COMPLIANCE		SUNTUNNEL SIZE		MATERIAL			REMARKS
	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT			U VALUE	SGHC	FLEX INNER RADIUS	FLEX RADIUS	MATERIAL	COLOR	GLASS TYPE	
101	1' - 8"	8' - 0"	1"	8' - 1"	FIX		0.30				FBX	BLACK	FROSTED / TEMP.	
102	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
103	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
104	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
105	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
106	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
107	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
108	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
109	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
110	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
111	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
112	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
113	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
114	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
115	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
116	6' - 0"	4' - 0"	4' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
117	2' - 6"	4' - 8"	3' - 4"	8' - 0"			0.30				FBX	BLACK	CLEAR LOW E	
118	2' - 6"	4' - 8"	3' - 4"	8' - 0"			0.30				FBX	BLACK	CLEAR LOW E	
119	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
120	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
121	3' - 0"	1' - 6"	6' - 6"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
122	3' - 0"	5' - 0"	1' - 6"	6' - 6"	CASEMENT	Yes	0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
123	3' - 0"	1' - 6"	6' - 6"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
124	3' - 0"	5' - 0"	1' - 6"	6' - 6"	CASEMENT	Yes	0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
125	4' - 0"	2' - 6"	5' - 6"	8' - 0"	AWNING		0.30				FBX	BLACK	FROSTED / TEMP.	
126	5' - 0"	4' - 6"	6' - 1"	10' - 7"	FIX		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
164	3' - 0"	1' - 6"	7' - 0"	8' - 6"	FIX		0.30				FBX	BLACK		
165	3' - 0"	1' - 6"	7' - 0"	8' - 6"	FIX		0.30				FBX	BLACK		
201	3' - 0"	3' - 6"	3' - 6"	7' - 0"	CASEMENT	Yes	0.30				FBX	BLACK	CLEAR LOW E	
202	3' - 0"	3' - 6"	3' - 6"	7' - 0"	CASEMENT	Yes	0.30				FBX	BLACK		
203	5' - 0"	4' - 6"	12' - 10 1/2"	17' - 4 1/2"	FIX		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
204	3' - 0"	5' - 0"	3' - 6"	8' - 6"	FIX		0.30				FBX	BLACK		
205	4' - 0"	6' - 0"	2' - 0"	8' - 0"	FIX		0.30				FBX	BLACK		
206	4' - 0"	2' - 0"	0"	2' - 0"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
207	4' - 0"	2' - 0"	5' - 0"	7' - 0"	FIX		0.30				FBX	BLACK	FROSTED / TEMP.	
208	3' - 0"	5' - 0"	2' - 0"	7' - 0"	CASEMENT		0.30				FBX	BLACK	CLEAR LOW E	
209	3' - 0"	5' - 0"	2' - 0"	7' - 0"	CASEMENT		0.30				FBX	BLACK	CLEAR LOW E	
210	4' - 0"	5' - 6"	3' - 4"	8' - 10"	FIX		0.30				FBX	BLACK		
211	4' - 0"	2' - 0"	1' - 4"	3' - 4"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
212	4' - 0"	5' - 6"	3' - 4"	8' - 10"	FIX		0.30				FBX	BLACK		
213	4' - 0"	2' - 0"	1' - 4"	3' - 4"	AWNING		0.30				FBX	BLACK	CLEAR LOW E / TEMP.	
214	6' - 0"	2' - 6"	5' - 6"	8' - 0"	FIX		0.30				FBX	BLACK	CLEAR LOW E	
215	4' - 0"	2' - 6"	5' - 6"	8' - 0"	AWNING		0.30				FBX	BLACK	FROSTED / TEMP.	
216	4' - 0"	2' - 6"	5' - 6"	8' - 0"	AWNING		0.30				FBX	BLACK	FROSTED / TEMP.	
217	6' - 0"	2' - 6"	5' - 6"	8' - 0"	FIX		0.30				FBX	BLACK		
218	4' - 0"	2' - 0"			FIX SKYLIGHT		0.30				FBX	BLACK		
219	4' - 0"	2' - 0"			FIX SKYLIGHT		0.30				FBX	BLACK		

Grand total: 47

MATERIAL KEY

ALUM	ALUMINUM
PL	PLASTIC LAMINATE
VL/GL	VINYL AND TEMPERED GLASS
AL/GL	ALUMINUM AND TEMPERED GLASS
SC/WD	SOLID CORE WOOD
HC/WD	HOLLOW CORE WOOD
GL	TEMPERED GLASS
SC/WD	SOLID CORE WITH WOOD VENEER
HM	HOLLOW METAL
STL	STEEL
HM/GL	HOLLOW METAL AND TEMPERED GLASS
WD/GL	WOOD AND TEMPERED GLASS
VL	VINYL

DOOR FINISHES

TYPICAL INTERIOR DOOR: MANUFACTURER: JELDWEN; FINISH: TEXTURED 4 PANELS; COLOR: WHITE

REMARKS KEY

1. PROVIDE 100 SQ.IN GRILL FOR AIR VENTILATION.
2. 20 MIN. RATED DOOR WITH METAL SELF CLOSING HINGE ANDTHERSHOLD.
3. FRAME ASSEMBLY TO BE PROVIDED BY DOOR MANUFACTURER.
4. POCKET DOOR; PROVIDE TRIMCO 1069 (PASSAGE).
5. DOOR FRAME TO BE DARK BRONZE AND DOOR TO BE PAINTED TO MATCH
6. ENTRY DOORS SHALLL BE WATERPROOF.
7. THE WIDTH OF DOOR LEAFS IN A PAIR OF DOORS SHALL BE EQUAL, U.N.O.
8. PROVIDE CASTED OPENING AT BI-FOLD DOORS.
9. EGRESS WINDOW, OPERABLE WINDOW (EMERGENCY EXIT AND RESCUE OPENING).
10. 180 DEGREE SWING DOORS.
11. OVERHEAD SECTIOBAL GARAGE DOOR WITH COMPLIES WITH SFM STANDARD 12-7A-1
12. CENTER CORE INSUALTION WITH POLYSTYRENE

Rolm Design Studio

A Plannign Application For:

Gallet Residence

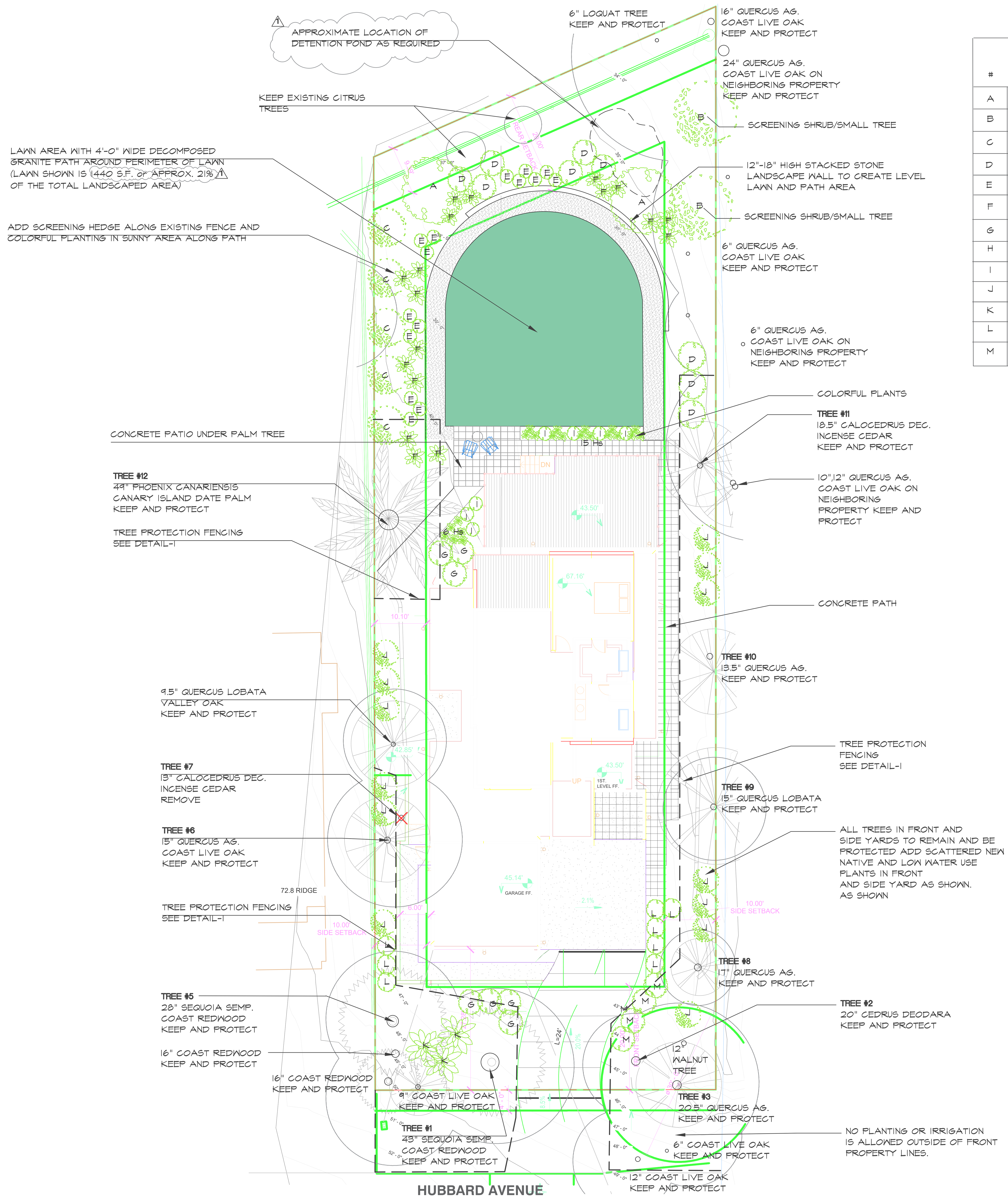
275 Hubbard Ave, Redwood City, CA 94062

Revisions		
No.	Date	Revision Description

Description
DOOR, WINDOW SCHEDULE & EXTERIOR LIGHTING CUT SHEET

Project Date	00/00/2020
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	12" = 1'-0"

A7.01



PLANT LIST

#	QU.	SIZE	BOTANICAL NAME	COMMON NAME	WOCOLS PLANT FACTOR	HEIGHT-WIDTH
A	2	24"BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD	.25	15'-15'
B	2	15G or 24"BOX	HETEROMELES ARBUTIFOLIA	TOYON	.25	25'-15'
C	5	15G or 24"BOX	LAURUS 'SARATOGA' STD.	SARATOGA LAUREL	.25	15'-15'
D	9	15G	ARCTOSTAPHYLOS 'AUSTIN GRIFFITHS'	MANZANITA	.25	10'-6'
E	15	5G	GREVILLEA 'COASTAL GEM'	AUSTRALIAN ROSEMARY	.25	3'-3'
F	18	1G	SESSLARIA 'AUTUMNALIS'	AUTUMN MOOR GRASS	.25	2'-2'
G	8	5G	ACACIA 'COUSIN ITT'	COUSIN ITT WATTLE	.5	3'-5'
H	21	1G	ANIGOZONTHUS 'BUSH ELEGANS'	HYBRID KANGAROO PAW	.5	2'-2'
I	7	5G	LOROPETALUM 'EMERALD SNOW'	WHITE FRINGE FLOWER	.25	3'-4'
J	13	15G	MYRICA CALIFORNICA	CALIFORNIA WAX MYRTLE	.25	15'-6'
K	3	15G	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	.5	6'-6'
L	6	5G	LOROPETALUM 'JAZZ HANDS DWARF PINK'	FRINGE FLOWER	.25	3'-4'
M	4	1G	ARCTOSTAPHYLOS 'JOHN DOURLEY'	MANZANITA GROUND COVER	.25	2'-5'

A MINIMUM OF 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

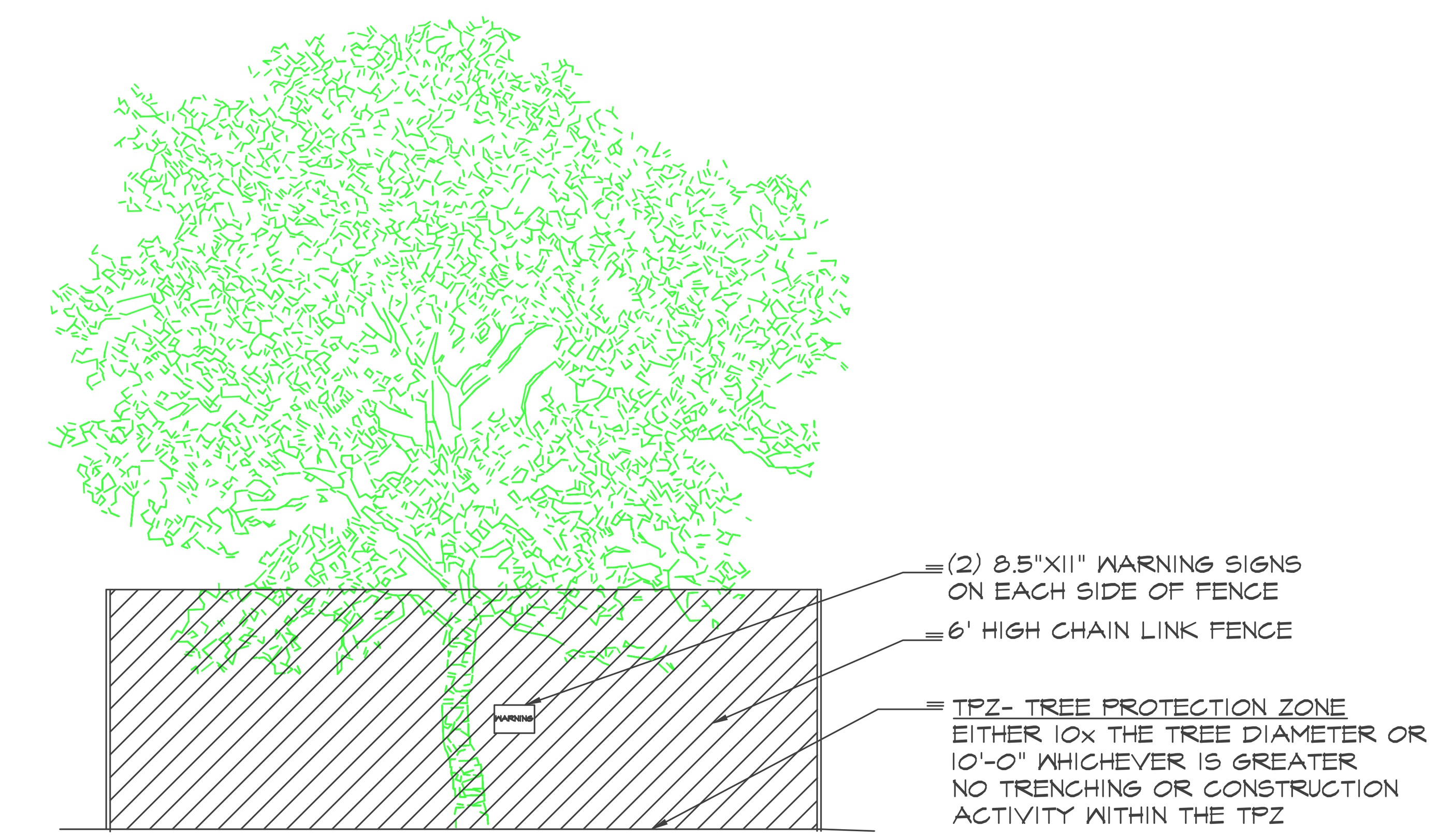
TURF SHALL NOT EXCEED 25% OF THE LANDSCAPED AREA AND IS NOT PERMITTED IN ARES WITH SLOPE GREATER THAN 25% OR IN PARKWAYS LESS THAN 10 WIDE OR IN AREAS LESS THAN 10' IN WIDTH IN ANY DIRECTION. IF NECESSARY, TURF AREAS LESS THAN 10' WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

AT TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

SEE SOIL FERTILITY TEST
AND SOIL AMENDMENT REQUIREMENTS SHEET L-4
MULCH ALL NON-SOD AREAS WITH MINIMUM 3" THICK LAYER FIR BARK OR REDWOOD MULCH

PROPOSED LANDSCAPE AREA=6862 S.F.
1-1/2" WATER METER (NEW CAL WATER)
STATIC WATER PRESSURE =40 PSI

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND



TREE PROTECTION FENCE DETAIL -1

N

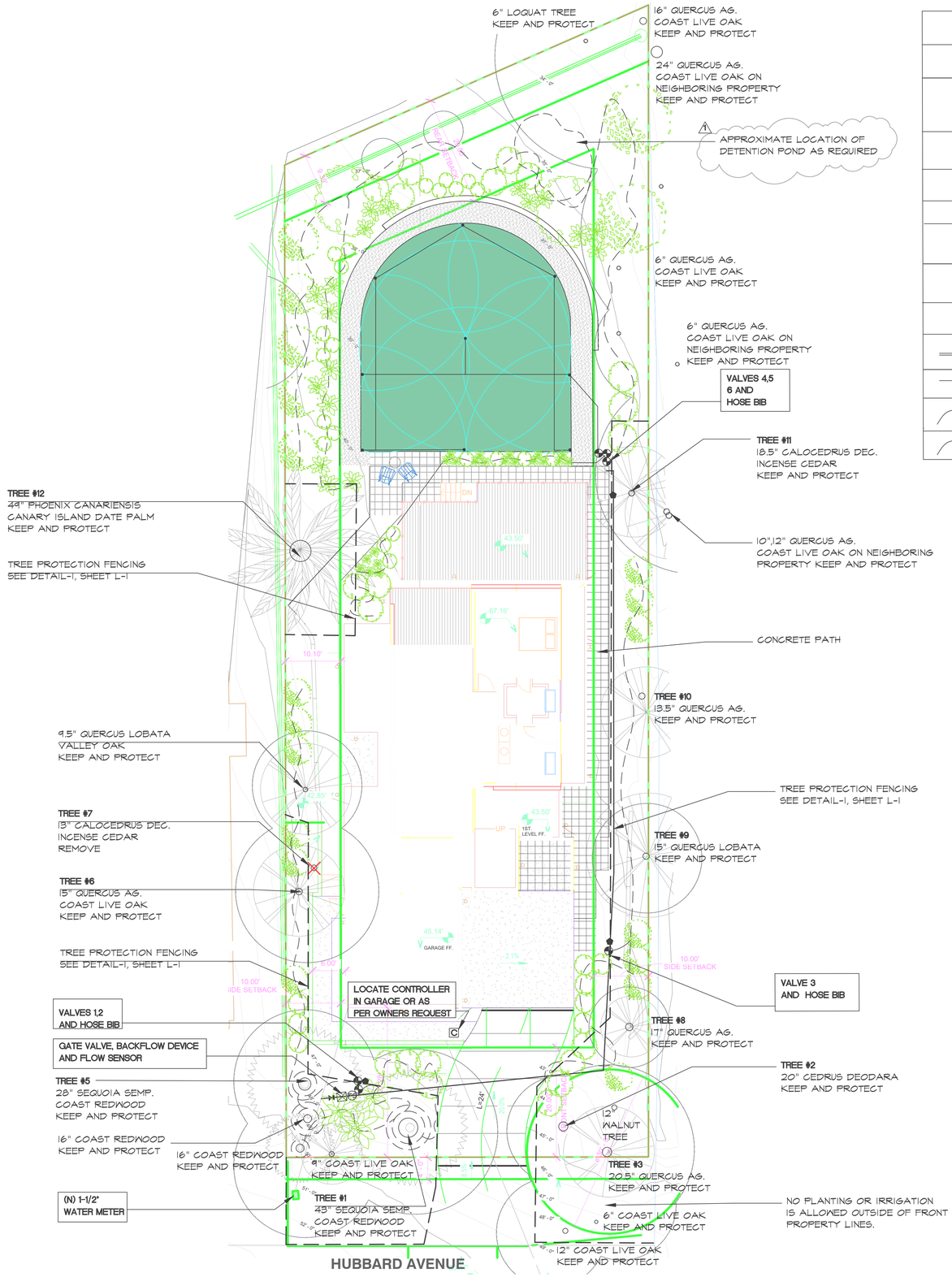
REVISIONS	BY
2/20/24 REVISED SITE	MY

MARA YOUNG LANDSCAPE ARCHITECT

LANDSCAPE PLAN

GALLET RESIDENCE
275 HUBBARD AVENUE
REDWOOD CITY, CA

DRAWN MY
CHECKED MY
DATE 11/1/23
SCALE 3/32"=1'-0"
JOB NO. XXX
SHEET
L-1
OF SHEETS



IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	NOTES
C	CONTROLLER: HUNTER AXC-900 9 STATION CONTROLLER IN S.S. AND HUNTER WSS WIRELESS SOLAR SENSOR	INSTALL IN LOCTION VERIFIED BY OWNER
	FEBCO 1" ATMOSPERIC BACKFLOW DEVICE	
FS	CREATIVE TECHNOLOGY FSI-TIO-001 1" PVC TEE TYPE FLOW SENSOR	AS REQUIRED
	NIBCO BRONZE 1" GATE VALVE	
	CONTROL VALVE HUNTER OR NEATHERMATIC 1" USE PRESSURE REDUCER FOR DRIP IRRIGATION	INSTALL IN 10" CARSON VALVE BOX
	SPRAY HEAD HUNTER MP 2000 1/4 and 1/2 CIRCLE NOZZLES	4" POP UP 17" RADIUS
	HOSE BIB/QUICK COUPLER	
	MAIN LINE 1" SCHEDULE 40 PVC	18" MINIMUM DEPTH USE PRIMER AND GLUE
	LATERAL LINE SCH. 40 PVC	1" OR AS SHOWN 12" MINIMUM DEPTH
	NETAFIM TECHLINE 12" SPACING DRIP IRRIGATION SYSTEM	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS
	SOLID DRIP LINE IN PVC SLEEVE UNDER PAVING	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS

VALVE LEGEND

VALVE #	SYSTEM TYPE	FLOW RATE GPM OR GPH	APPLICATION RATE INCHES PER HOUR	OPERATING PRESSURE
1	DRIP TO SIDE (LOW WATER USE) 100 L.F.)	1.02 per 100 LF 1.02 GPH	.64	30-40
2	DRIP TO FRONT (MOD WATER USE) 200 L.F.)	1.02 per 100 LF 1.02 GPH	.64	30-40
3	DRIP TO SIDE (LOW WATER USE) 100 L.F.)	1.02 per 100 LF 1.02 GPH	.64	30-40
4	SPRAY TO LAWN	6.5 GPM	3.12	40
5	DRIP TO SIDE (LOW WATER USE) 100 L.F.)	1.02 per 100 LF 1.02 GPH	.64	30-40
6	DRIP TO REAR (LOW WATER USE) 100 L.F.)	1.02 per 100 LF 1.02 GPH	.64	30-40

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT IRRIGATION MANAGEMENT PURPOSES

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES

IRRIGATION SYSTEM PROGRAMMED TO WATER BETWEEN THE HOURS OF 8:00 PM AND 10:00 AM.

IRRIGATION SYSTEM AND COMPONENTS DESIGNED IN SUCH AS WAY AS TO CONSERVE WATER AND PREVENT OVERSPRAY AND RUNOFF

MANUAL SHUT OFF VALVES SHALL BE REQUIRED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

REGISTERED LANDSCAPE ARCHITECT
MAIRA YOUNG NO. 3754
EXP 11/30/25
SIGNATURE
2/20/24
DATE
STATE OF CALIFORNIA

N

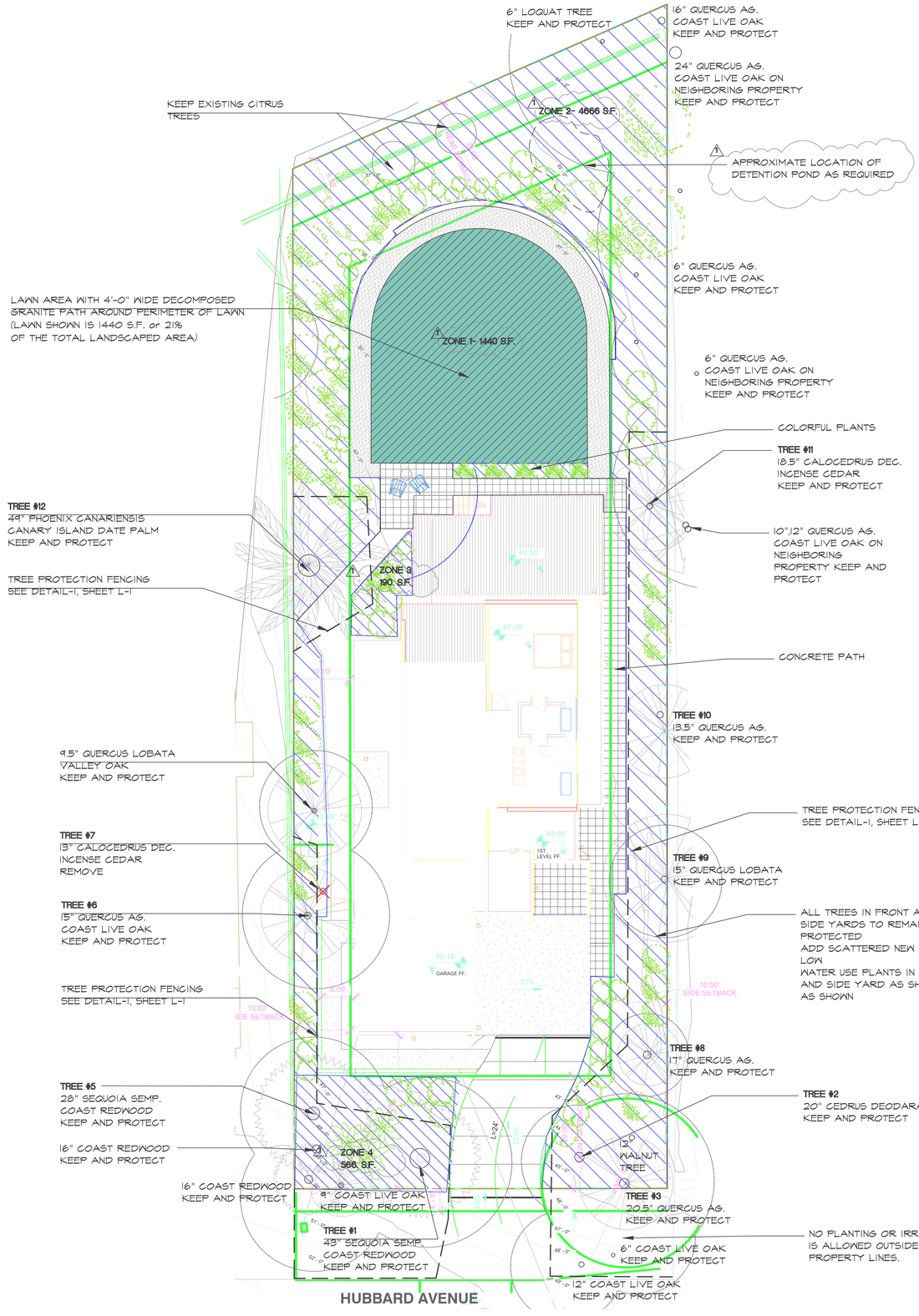
REVISIONS	BY
1 2/20/24 REVISED SITE	MY

MAIRA YOUNG
LANDSCAPE ARCHITECT
(650) 704-9255

IRRIGATION PLAN

GALLET RESIDENCE
275 HUBBARD AVENUE
REDWOOD CITY, CA

DRAWN	MY
CHECKED	MY
DATE	11/1/23
SCALE	3/32"=1'-0"
JOB NO.	XXX
SHEET	L-2
OF	SHEETS



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 43.0

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Zone 1 HIGH lawn	.7	spray	.75	.93	1440	1339	35703
Zone 2 LOW	.25	Drip	.81	.30	4666	1400	37324
Zone 3,4 MOD	.5	Drip	.81	.61	756	278	7411
				Totals	6862(A)	3017(B)	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	80,438
						Maximum Allowed Water Allowance (MAWA)*	100,617

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method***
overhead spray
or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] ***ETWU* (Annual Gallons Required) =** *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

* ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations MAWA=43.0 x .62 x (6862x.55)=100,617 gal/yr

Regular Landscape Areas

Total ETAF x Area	(B)	3017
Total Area	(A)	6862
Average ETAF	**B ÷ A**	.44

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	3017
Total Area	(A+C)	6862
Sitewide ETAF	**(B+D) ÷ (A+C)**	.44

A copy of this form may be obtained from Department of Water Resources website:
http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

LANDSCAPE/HYDROZONE AREAS

ZONE 1 (HIGH WATER USE) =1440 S.F.
ZONE 2 (LOW WATER USE) =4666. S.F.
ZONE 3 (MOD. WATER USE) =190. S.F.
ZONE 4 (MOD. WATER USE) =566. S.F.
TOTAL LANDSCAPE/HYDROZONE AREA= 6862 S.F.
TOTAL LAWN AREA 1440 S.F. 21%

REVISIONS	BY
1 2/20/24 REVISED SITE	MY

MAIRA YOUNG
LANDSCAPE ARCHITECT
(650) 704-9255

HYDROZONE DIAGRAM

GALLET RESIDENCE
275 HUBBARD AVENUE
REDWOOD CITY, CA

REGISTERED LANDSCAPE ARCHITECT
MAIRA YOUNG NO. 5154
EXP 11/30/25
SIGNATURE
2/20/24
DATE
STATE OF CALIFORNIA

DRAWN	MY
CHECKED	MY
DATE	11/1/23
SCALE	3/32"=1'-0"
JOB NO.	xxx
SHEET	L-3
OF	SHEETS

MWELO SUBMITTAL CHECKLIST

Submittal Date: 11/9/23
Project Address: 275 Hubbard Ave, Redwood City, CA
Applicant Name: Mara Young Phone: 650-704-9255

The following checklist provides a list of information that must be included on the plans before your permit application can be processed. This checklist covers both the performance compliance method and the prescriptive compliance method. Please indicate which compliance method is used and provide the appropriate information on the plans.

☑ Performance Approach ☐ Prescriptive Approach (Skip to Page Four)

PERFORMANCE APPROACH (>2,500 sq ft of landscape area)

Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)

- ☑ The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.
- ☑ Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- ☑ Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget calculations shall be submitted for plan check.
- ☑ A landscape design plan and irrigation design plan shall be submitted for plan check.
- ☑ A soil management report shall be submitted with the initial submittal unless the project scope includes mass grading. If a grading permit is required, the report shall be submitted with the Certificate of Completion.

Model Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)

- ☑ Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
- ☑ The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
- ☑ The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: http://ucanr.edu/sites/WUCOLS/
- ☑ All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone.
- ☑ All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
- ☑ For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)

- ☑ The landscape design plans, at a minimum, shall:
  - ☑ Delineate and label each hydrozone by number, letter, or other methods.
  - ☑ Identify each hydrozone as low, moderate, high water, or mixed water use.
  - ☑ Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
- ☑ For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
- ☑ Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
- ☑ Add note to plans: "Recirculating water systems shall be used for water features"
- ☑ Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- ☑ Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"

Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)

- ☑ The irrigation plans, at a minimum, shall contain the following:
  - ☑ Location and size of spate water meters for landscape
  - ☑ Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
  - ☑ Static water pressure at the point of connection the public water supply
  - ☑ Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.
- ☑ A dedicated water service meter or private submeter shall be installed for all (non-residential irrigated landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft).
- ☑ Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
- ☑ Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
- ☑ Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
- ☑ Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.
- ☑ Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

Soil Management Report (Title 23, Chapter 2.7 §492.5)

- ☑ The soil management report, at a minimum, shall contain the following:
  - ☑ soil texture; N-P-K and minor trace elements
  - ☑ infiltration rate determined by laboratory test or soil texture infiltration rate table;
  - ☑ pH
  - ☑ total soluble salts
  - ☑ sodium
  - ☑ percent organic matter
  - ☑ recommendations
- ☑ The soil management report shall be both integrated into the plans and submitted as a separate document.

Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7 and §492.9)

- ☑ Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
- ☑ The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.
- ☑ Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
- ☑ Add note to plans: "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".
- ☑ Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."

Waypoint ANALYTICAL

Anaheim Office
November 10, 2023
Report 23-307-0012

Mara Young Landscape Architect
836 18th Ave.
Menlo Park, CA 94025

Attn: Mara

RE: 275 Hubbard Ave - Redwood City

Background

A soil sample was processed on November 03, 2023 identified as site soil taken from a depth of 12 inches from areas where new landscaping is scheduled for installation. Fertilizer and amendment recommendations were requested. This sample was analyzed for horticultural suitability, fertility and physical characteristics. The results of the analyses are attached.

Analytical Results and Comments

The reaction of the sample is neutral at a pH of 7.0 with qualitative lime favorably absent. These levels are within the preferred range for most plants and no pH adjustment is recommended.

Salinity (ECe), sodium, and boron are safely low. The sodium adsorption ratio (SAR) indicates that sodium is adequately balanced by soluble calcium and magnesium; this balance is important for soil structure quality, which relates to the rate at which water infiltrates the soil.

According to the USDA Soil Classification system, the texture of the less than 2mm fraction of the sample is classified as clay loam. Organic matter content is moderate at 2.41% on a dry weight basis. Based on this information the estimated infiltration rate is also moderate 0.21 inch per hour. Infiltration rates may vary due to differences in compaction across the site. The over 50% silt plus clay present indicates that this soil will have some potential for issues with slow drainage and high water holding capacity and irrigation timing should take this into account. Additional subdrainage may be beneficial for larger specimens being installed in flat areas in this soil.

In terms of fertility, nitrogen and calcium are low. Potassium is moderately low. Magnesium is high optimum. In the minor element group, copper, zinc and manganese are sufficient while iron is moderately low.

Recommendations

Incorporation of nitrogen, potassium, calcium and sulfate fertilizers is recommended at the time of planting. Incorporation of a nitrogen stabilized amendment or composted greenwaste product is also recommended in order to help improve soil porosity. If a composted greenwaste amendment is chosen, that should provide additional phosphorus and potassium as well as supplemental micronutrients, product depending.

Waypoint ANALYTICAL

The primary symptom of iron deficiencies is a general yellowing of leaves with veins remaining green. If these symptoms are present after plant installation they may be treated with an application of a chelated micronutrient product at the manufacturer's recommended rate. Incorporation of a composted greenwaste amendment would also provide additional micronutrients and may be sufficient to negate any deficiency, product depending.

Boron is safely low for general ornamental plants and may be below optimum for plant nutritional purposes. Irrigation water often supplies sufficient boron to meet plant nutritional requirements. However, if boron is low in the irrigation water and/or plants show symptoms of boron deficiency after they are well established, you may consider an application of a product containing boron at the manufacturer's label rate. Boron deficiency symptoms often include stunted or deformed younger growth and tight internodes. Tissue testing can be performed to identify a boron deficiency if it is suspected. Incorporation of a composted greenwaste amendment may be sufficient to negate this deficiency, product depending.

To Prepare for Mass Planting:
Drainage of the root zone should be improved by first loosening the top 10 inches of any undisturbed or compacted soil. The following materials should then be evenly spread and thoroughly blended with the top 6 inches of soil to form a homogenous layer:

Amount per 1000 Square Feet

3 cubic yard	Nitrogen Stabilized Organic Amendment*
80 pounds	Gypsum
7 pounds	21-0-0* Fertilizer
5 pounds	0-0-50* Potassium Sulfate

*The rate may change based on the analysis of the chosen organic amendment. This rate is based on 270 lbs. of dry weight of organic matter per cubic yard of amendment.

To Prepare Backfill For Trees and Shrubs:

- Excavate planting pits at least twice as wide as the diameter of the rootball.
- Soil immediately below the root ball should be left undisturbed to provide support but the sides and the bottom around the side should be cultivated to improve porosity.
- The top of the rootball should be at or slightly above final grade.
- The top 12 inches of backfill around the sides of the rootball of trees and shrubs may consist of the above amended soil or may be prepared as follows:

5 parts	Site Soil
1 part	Nitrogen Stabilized Organic Amendment*

Uniformly blended with:

Amount per Cubic Yard of Backfill

4 pounds	Gypsum
1/3 pound	21-0-0* Fertilizer
1/4 pound	0-0-50* Potassium Sulfate

- Backfill below 12 inches required for 24-inch box or larger material should not contain the organic amendment, 21-0-0, or 0-0-50 fertilizers but may contain the gypsum.

Waypoint ANALYTICAL

- Ideally a weed and turf free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should be kept a minimum 4 inches from the trunk.
- Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil material to maintain adequate moisture during this critical period of establishment.

Maintenance

Maintenance fertilization for general planting areas should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Beginning 45-60 days after planting, ammonium sulfate (21-0-0) should be applied at a rate of 5 pounds per 1000 square feet with reapplication every 45-60 days. Alternatively, slow release Sulfur Coated Urea (43-0-0) may be applied at 6 pounds per 1000 square feet every 90 days. Once plants are performing satisfactorily, the frequency of fertilization may be decreased depending on color and rate of growth desired. Early fall and spring, substitute a complete fertilizer such as 15-15-15 to help insure continuing adequate phosphorus and potassium.

Alternatively, Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per 1000 square feet. In the fall and spring, substitute a complete organic fertilizer such as 5-5-5 applied at the manufacturer's label rate. Or, nutrient rich composted greenwaste may be spread in a 1 to 2 inch layer, which generally carries enough nutrition to boost complete nutrition though a source of nitrogen might also be added at a half rate to assure adequate nitrogen availability.

If we can be of any further assistance, please feel free to contact us.

Joe Kiefer, CCA
jkiefer@waypointanalytical.com

Mara Young Landscape Architect
836 18th Ave.
Menlo Park CA 94025

Waypoint ANALYTICAL

4741 East Hunter Ave. Suite A
Anaheim, CA 92807
Main 714-282-8777 ° Fax 714-282-8575
www.waypointanalytical.com

Project : 275 Hubbard Ave - Redwood City

Report No : 23-307-0012
Purchase Order :
Date Recd : 11/03/2023
Date Printed : 11/08/2023
Page : 1 of 1

COMPREHENSIVE SOIL ANALYSIS

Sample Description - Sample ID	Half Sat % / TEC	pH / Qual Lime	ECe dS/m	NO_3-N ppm	NH_4-N ppm	PO_4-P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.
				Sufficiency Factors											
Site Soil	19	7.0	0.31	3	5	20	86	401	1040	3.3	4.3	9	29	2.41	02779
	107	None		0.2		0.9	0.6	0.2	4.4	2.4	0.8	0.8	0.6		

Saturation Extract Values: Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L	SAR	Gravel %: Coarse 5 - 12	Fine 2 - 5	Percent of Sample Passing 2 mm Screen – Sand: Very Coarse 1 - 2	Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5	Silt .002-.05	Clay 0-.002	USDA Soil Classification	Lab No.
1.5	1.51	0.59	0.11	0.06	0.39	0.5	3.3	8.5	8.0	6.8	25.6	23.7	35.8	Clay Loam	02779

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron (B), Sulfate(SO_4), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

* LOW , SUFFICIENT , HIGH

REVISIONS	BY

MARA YOUNG LANDSCAPE ARCHITECT

LANDSCAPE DOCUMENTATION AND SOIL FERTILITY ANALYSIS

GALLET RESIDENCE
275 HUBBARD AVENUE
REDWOOD CITY, CA

DRAWN: MY
CHECKED: MY
DATE: 11/14/23
SCALE: NTS
JOB NO.: xxx
SHEET: L-4
OF SHEETS