

Project Site



Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2018-00397

BLD:

Applicant/Owner Information

Applicant: ZAFAR IRFAN, BINA MOIN
Mailing Address: 299 EAST WARREN AVE
FREMONT, CA Zip: 94539
Phone, W: 510-579-2802 H:
E-mail Address: Zafar_Irfan@yahoo.com FAX:

Name of Owner (1): ZAFAR IRFAN
Mailing Address:
SAME AS ABOVE Zip:
Phone, W:
H:
E-mail Address:

Name of Owner (2): BINA MOIN
Mailing Address:
SAME AS ABOVE Zip:
Phone, W:
H:
E-mail Address:

Project Information

Project Location (address):
CORTEZ AVE, HALF MOON BAY
Zoning: S-94

Assessor's Parcel Numbers: 048 032 070
Parcel/lot size: 4400 SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

PROPOSING A SINGLE FAMILY HOUSE WITH 2112 SQ FT,
LOT COVERAGE 1258 SQ FT. A MODERN, SIMPLE, WITH STRAIGHT
LINE, VERY WATER EFFICIENT PLAN

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

LEVEL LOT, JUST WEED AND WILD GRASS ON THE LOT
NO CUT OR FILL REQUIRED

Describe Existing Structures and/or Development:

NO EXISTING STRUCTURES ON THE LOT

Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature:

Zafar

Owner's signature:

Bina Moin

Applicant's signature:

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FEB 27 2019

San Mateo County
Planning Division

Planning and Building Department

County Government Center • 455 County Center • Redwood City CA 94063
Mail Drop PLN 122 • 650.363.4161 • FAX 650.363.4849

Application for
Design Review by the
County Coastside Design
Review Committee

Permit #: PLN _____

Other Permit #: _____

1. Basic Information

Applicant:

Name: ZIA FAR IRFAN + BINAM DINI

Address: 299 EAST WARREN AVE
FREMONT, CA Zip: 94539

Phone, W: 510-579-2802

Email: Ziafar_Irfan@yahoo.com

Owner (if different from Applicant):

Name: _____

Address: SAME AS APPLICANT
Zip: _____

Phone, W: _____ H: _____

Email: _____

Architect or Designer (if different from Applicant):

Name: OWNER DESIGNER (SAME AS APPLICANT)

Address: _____ Zip: _____

Phone, W: _____ H: _____ Email: _____

2. Project Site Information

Project Location:

APN: 048-032-070

Address: CORTEZ AVE
Zip: _____

Zoning: S-94

Parcel/lot size: 4400 sq. ft.

Site Description:

Vacant Parcel

Existing Development (Please describe):

LEVEL LOT, JUST WILD GRASS

3. Project Description

Project:

- New Single Family Residence: 2192 sq. ft
- Addition to Residence: _____ sq. ft
- Other: _____

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exemption
- Variance

Describe Project:

A SFH WITH MODERN DESIGN
SIMPLE AND VERY EFFICIENT
WATER PLAN

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Planning Division

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	STUCCO	GREY/SILVER	<input type="checkbox"/>
b. Trim	STUCCO FOAM	BLACK	<input type="checkbox"/>
c. Windows	ALUMINUM BLANK	BLACK	<input type="checkbox"/>
d. Doors	WOOD	BLACK	<input type="checkbox"/>
e. Roof	METAL ROOF	MATTE BLACK	<input type="checkbox"/>
f. Chimneys	STUCCO	SILVER	<input type="checkbox"/>
g. Decks & railings	CONCRETE/GLASS	GREY/GLASS	<input type="checkbox"/>
h. Stairs	CONCRETE	GREY	<input type="checkbox"/>
i. Retaining walls	-NONE-	-NONE-	<input type="checkbox"/>
j. Fences	REDWOOD	REDWOOD	<input type="checkbox"/>
k. Accessory buildings	-NONE-	-NONE-	<input type="checkbox"/>
l. Garage/Carport	ALUMINUM/GLASS	BLACK/glass	<input type="checkbox"/>

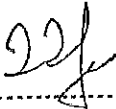
5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signature

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.



Owner:

~~Feb 25 2019~~ BMAA MOJAV

Applicant:

Date:

Feb 25th 2019

Date:

Feb 25th 2019

Application for a Zoning Nonconformity Use Permit

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

Applicant's Name: ZAFAR IRFAN + BINA MOIN

Primary Permit #: _____

Companion Page

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Zoning Nonconformity Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form, and, if applicable, a copy of a building permit or Assessor's records indicating that your nonconforming structure was built legally.

2. Project Information

This application is for:

- Expansion of a legal, nonconforming structure on a standard-sized parcel.
- Expansion of a legal, nonconforming structure on a substandard parcel.
- New nonconforming structure on a substandard parcel.
- New conforming structure on a substandard parcel per Zoning Regulations Section 6133.3(b).

Zoning: S-94

Existing nonconformity: _____

(Examples: 3 ft. side setback, 40% lot coverage)

Parcel size: 4400 Sqft

Proposed nonconformity: 5ft + 7ft Set back on few feet

3. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

1. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The County must make four additional findings for projects involving substandard parcels:

- | | |
|---|--|
| <ol style="list-style-type: none"> 2. The proposed development is proportioned to the size of the parcel on which it is being built. 3. All opportunities to acquire additional contiguous land have been investigated. | <ol style="list-style-type: none"> 4. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. 5. Use permit approval does not constitute a granting of special privileges. |
|---|--|

Write a brief statement in which you present evidence to support the required findings.

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San Mateo County
Planning Division

Environmental Information Disclosure Form

PLN _____
BLD _____

Project Address: CORTEZ AVE
HALF MOON BAY, CA.

Assessor's Parcel No.: 048-03-070

Zoning District: S-94

Name of Owner: ZAFAR IREAN + BINA MOIN
Address: 299 EAST WARREN AVE
FREMONT, CA, 94539 Phone: 510-579-2802

Name of Applicant: SAME AS ABOVE
Address: _____
Phone: _____

Existing Site Conditions

Parcel size: 4400

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

LEVEL LOT, JUST WEED + WILD GRASS ON THE LOT.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

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San Mateo County
Planning Division

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
	<input checked="" type="checkbox"/>	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
	<input checked="" type="checkbox"/>	b. Land disturbance of 1 acre or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: 22 Jan B.INDMAY Date: Feb 25th 2019

(Applicant may sign)

Planning and Building Division

County Government Center • 455 County Center • Redwood City CA 94063
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Application for a Coastal Development Permit

Companion Page

Applicant's Name: ZAFAR AFRAN + BINA MOIN

Primary Permit #: _____

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Certificate of Exemption or Exclusion from Requirement for Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

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3. Materials and Finish of Proposed Buildings or Structures

San Mateo County Planning Division

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>Stucco</u>	<u>GREY / SILVER</u>	<input type="checkbox"/>
b. Trim	<u>Stucco Foam</u>	<u>BLACK</u>	<input type="checkbox"/>
c. Roof	<u>MATTE BLACK METAL</u>	<u>MATTE BLACK</u>	<input type="checkbox"/>
d. Chimneys	<u>Stucco</u>	<u>SILVER</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>NONE</u>	<u>NONE</u>	<input type="checkbox"/>
f. Decks/Stairs	<u>CONCRETE</u>	<u>GREY</u>	<input type="checkbox"/>
g. Retaining Walls	<u>NONE</u>	<u>NONE</u>	<input type="checkbox"/>
h. Fences	<u>REDWOOD</u>	<u>REDWOOD</u>	<input type="checkbox"/>
i. Storage Tanks	<u>NONE</u>	<u>NONE</u>	<input type="checkbox"/>

Cover Page



LOT COVERAGE

Building + Exterior Stairs

1181 SQFT + 77 SQFT = 1258 SQFT
(Allowed 1320 SQFT)

PROJECT STATISTICS

LOT NUMBER: 048-032-070

LOT SIZE: 4,400 SF (0.10 ACRE)

Total Living area : 2112 SQFT , Allowed 2112 SQFT.

Lot coverage: Building 1181 SQFT + Exterior stairs 77 SQFT= 1258, Allowed 1320

MAIN FLOOR: 1181 SQFT

SECOND: 931 SQFT

DRIVEWAY : 400 SQFT

ZONING : S-94

Layout Page Table			
Label	Title	Description	Comments
A0		COVER PAGE	
1		Survey	
2		SITE PLAN	1/4" = 1'0"
3		Drainage Plan	
4		LANDSCAPING Plan	
5		FLOOR PLANS	1/4" = 1'0"
6		Elevations	
7		ROOF PLAN	
8		CROSS SECTIONAL ELEVATIONS	
10		Exterior LIGHTENING Plan	
11		Road Plan	
12		Road Plan	

Revision 1 , Feb 22, 2019

- 1) Decrease lot coverage from 1546 sqft to 1258 sqft. Allowed 1320 sqft
- 2) Decrease total square feet to 2112 sqft, allowed 2112 Sqft.

Revision 2, March 26, 2019

- 1) Fix Garage Square footage.
- 2) Removed rear court.
- 3) Revised Drainage plan
- 4) Revised Road Plan
- 5) Revised Landscaping Plan.

3D Views are Not to Scale and May Not Reflect The Actual Conditions

COVER PAGE

Owner: Zafar Irfan & Bina Mojn

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:

3/25/2019

Rev 2

SHEET:

A0

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 9, BLOCK 8, SHORE ACRES, 3-RSM-PG095
 COUNTY OF SAN MATEO, CA
 APN 048-032-070

BASIS OF BEARINGS

CORTEZ AVE: S45°40'W PER SOUTH BALBOA TRACT VOLUME: 5 PAGE 6

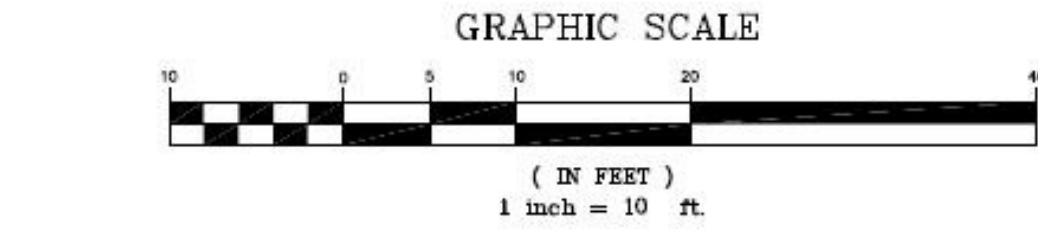
FD. 1 1/2" IP NO TAG (NO REF.) AT FENCE COR.
 ATTACHED TAG PLS 6997
 (ELEV. = 33.50') DATUM ASSUMED

CORNER RECORD
 BEING SUBMITTED 03/2019

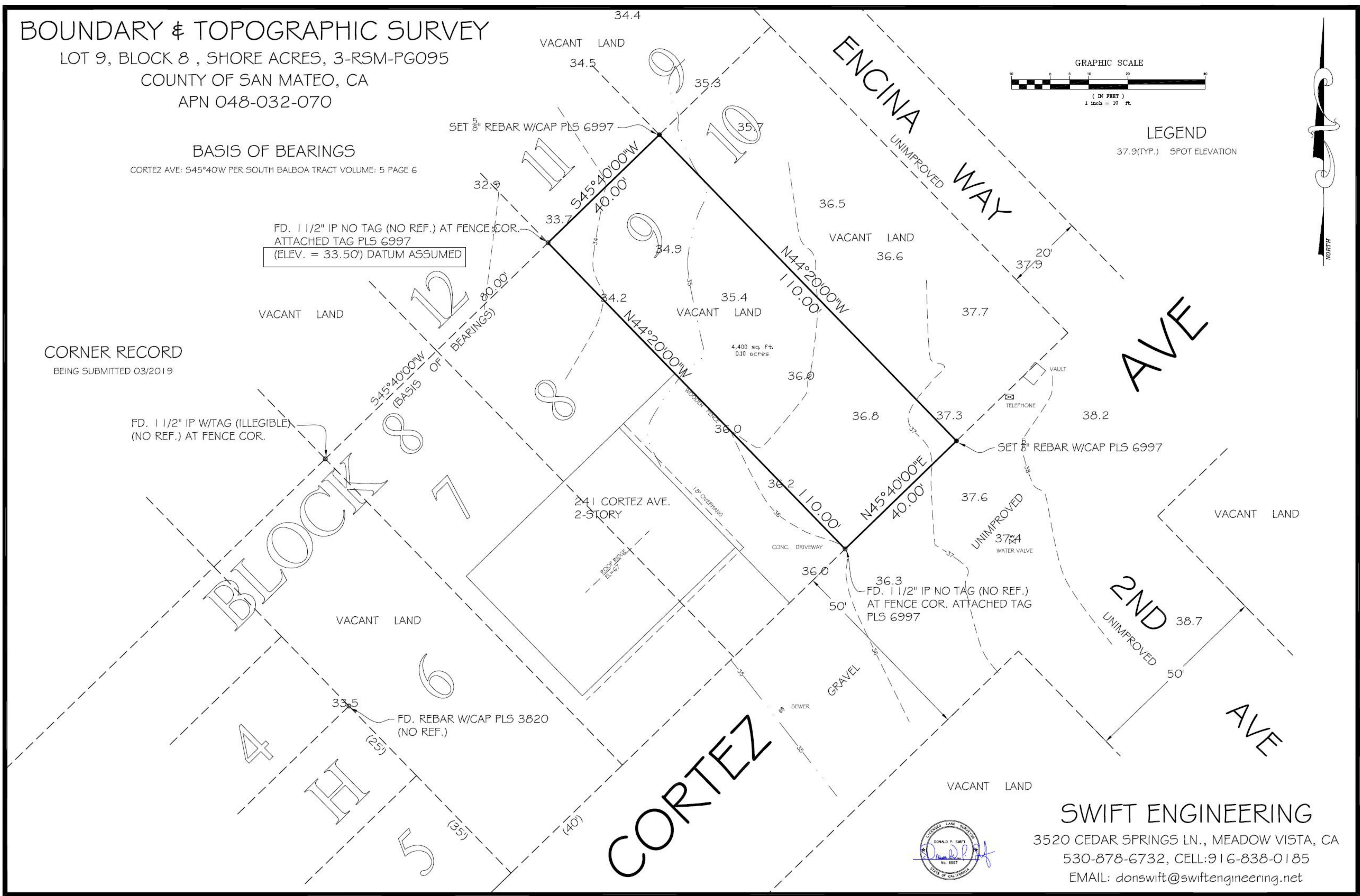
FD. 1 1/2" IP W/TAG (ILLEGIBLE)
 (NO REF.) AT FENCE COR.

FD. REBAR W/CAP PLS 3820
 (NO REF.)

SET 5" REBAR W/CAP PLS 6997



LEGEND
 37.9(TYP.) SPOT ELEVATION



SWIFT ENGINEERING
 3520 CEDAR SPRINGS LN., MEADOW VISTA, CA
 530-878-6732, CELL: 916-838-0185
 EMAIL: donswift@swiftengineering.net

3D Views are Not to Scale and May Not Reflect The Actual Conditions

Survey

Owner: Zafar Irfan & Bina Mojin

LOT 9, BLOCK 8, SHORE ACRES,
 3-RSM-PG095
 COUNTY OF SAN MATEO, CA
 APN 048-032-070

DATE:
 3/25/2019

Rev 2

SHEET:

1

PROJECT STATISTICS:

LOT NUMBER: 048-032-070
LOT SIZE: 4,400 SF (0.10 ACRE)

Lot coverage: 1181 SQFT + 77 SQFT Exterior stairs = 1258 SQFT (ALLOWED 1320 SQFT)

MAIN FLOOR: 1181 SQFT
SECOND: 931 SQFT
Total Structure = 2112 SQFT (Allowed 2112 (SQFT))

PERMEABLE PAVERS DRIVEWAY: 400 SQFT

ZONING : S-94
 NOTES:

SITE PLAN NOTES:

NOTES: 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES 2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING 4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD FRENCH DRAIN 5. AREAS TO BE FILLED SHALL BE CLEARED, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

SOIL TYPE: SHALLOW AND MODERATELY DEEP, WELL- DRAINED SOIL FORMED IN MATERIAL WEATHERED FORM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE MODERATE.
 SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION.
 FROST DEPTH: *2'-0"
 SEISMIC ZONE: C
 WIND: 90 MPH (90 MPH 3 SEC GUST)
 EXPOSURE C

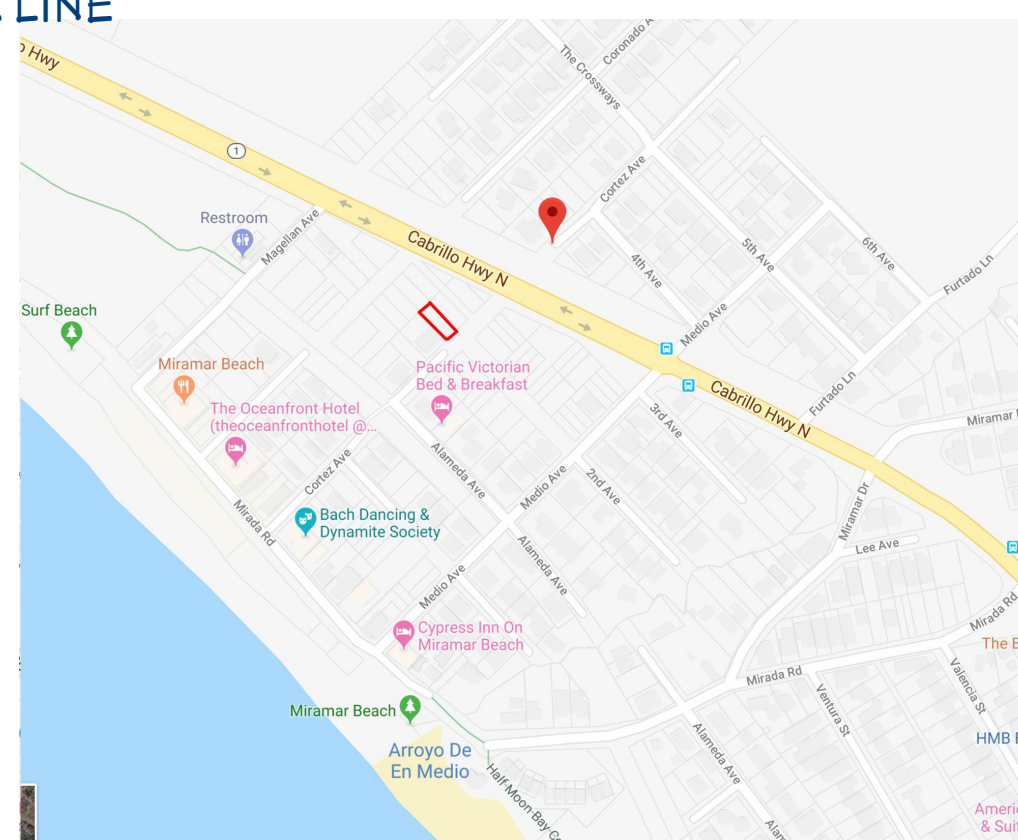
SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION

CALL BEFORE YOU DIG: 800.428.4950

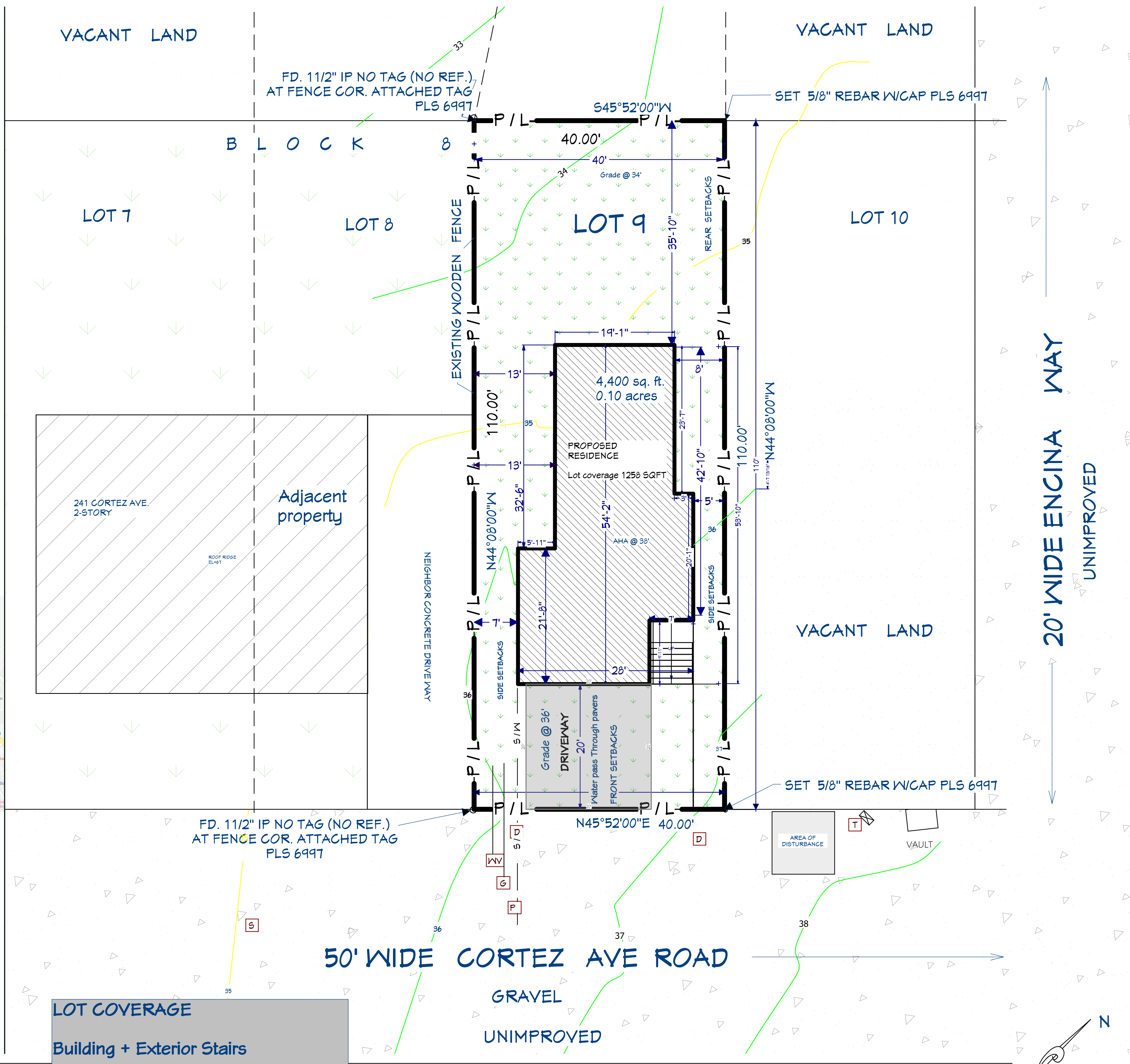
No TREES on site
 (PLANNED UTILITY LINES)

LEGEND:

- T** TELEPHONE / CABLE POA
- G** NATURAL GAS LINE
- P** UNDERGROUND POWER LINE
- S** SEWER WASTE LINE
- D** DRAINAGE TO STREET
- WV** 5/8" MAIN WATER LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE



OVERALL RENDERING



LOT COVERAGE
 Building + Exterior Stairs
 1181 SQFT + 77 SQFT = 1258 SQFT

SITE PLAN
 LEVELED LOT , NO GRADING REQUIRED

3D Views are Not to Scale and May Not Reflect The Actual Conditions

SITE PLAN

Owner: **Zafar Irfan & Bina Mojin**

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:

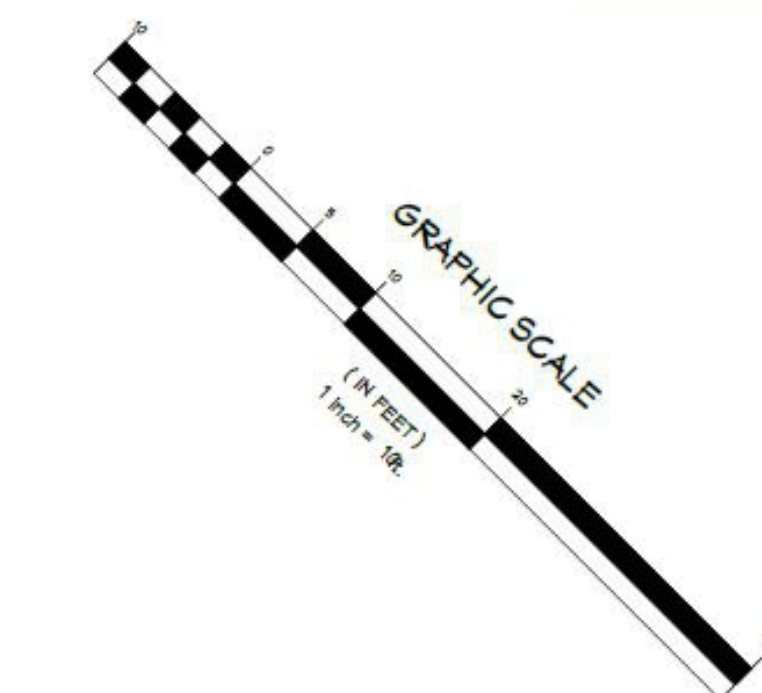
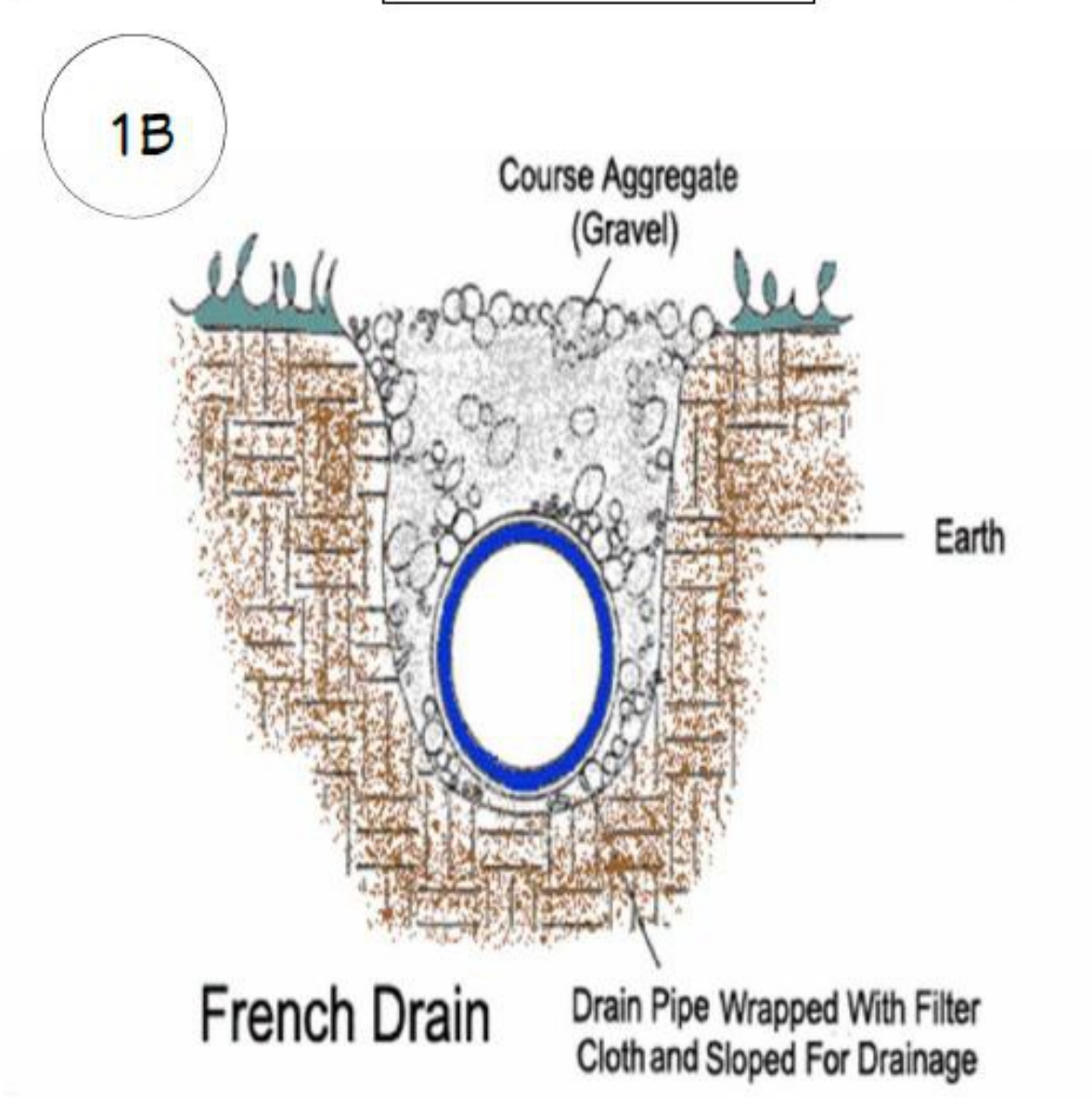
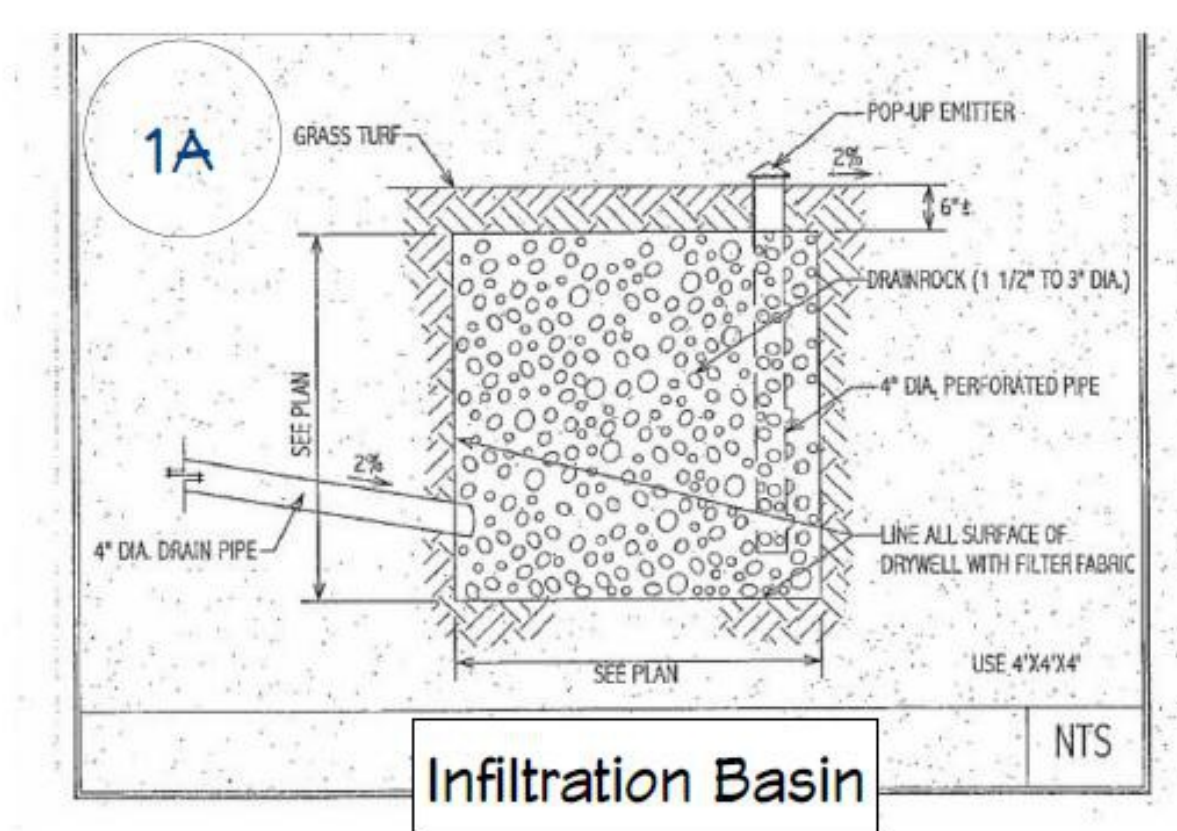
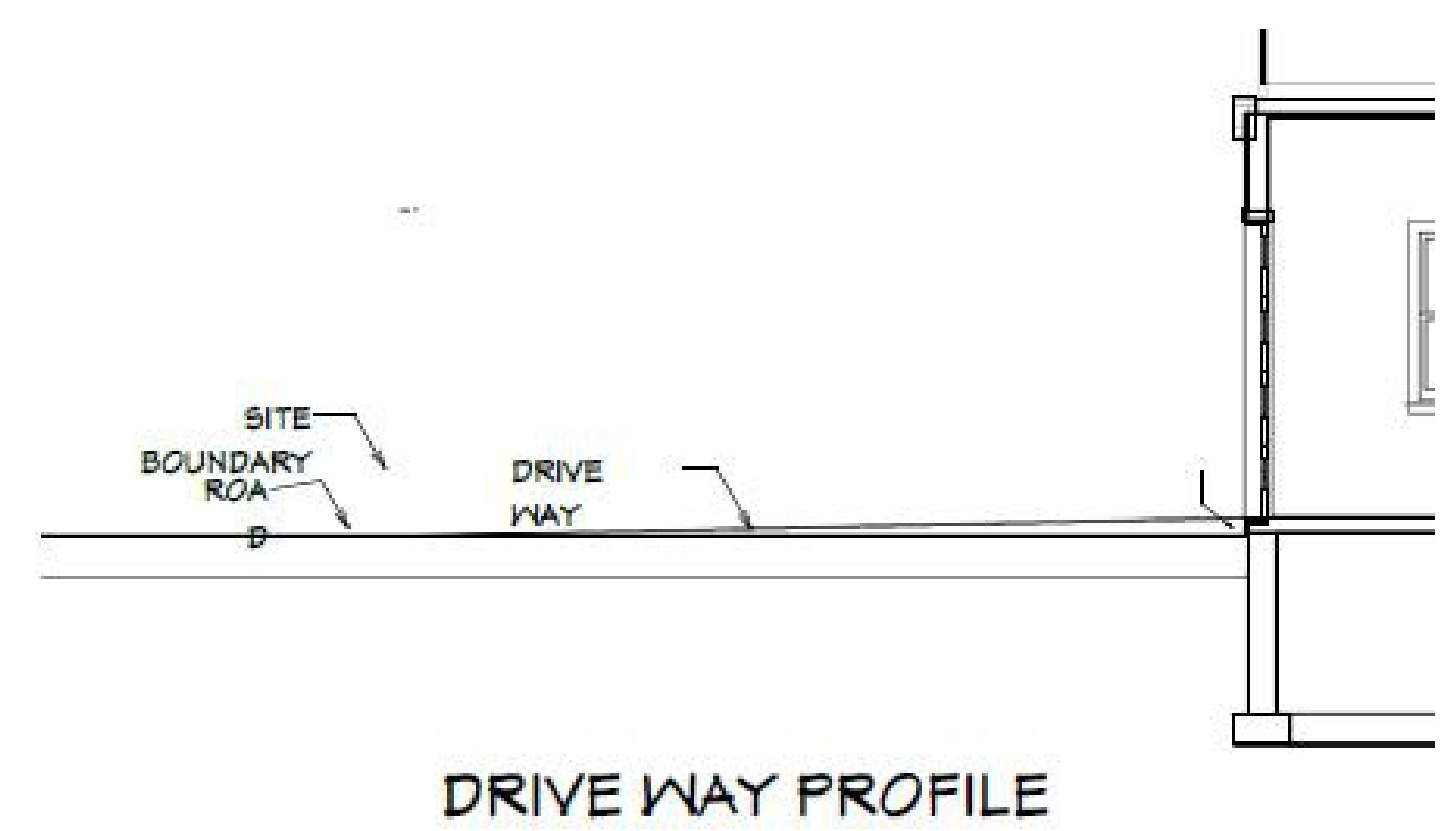
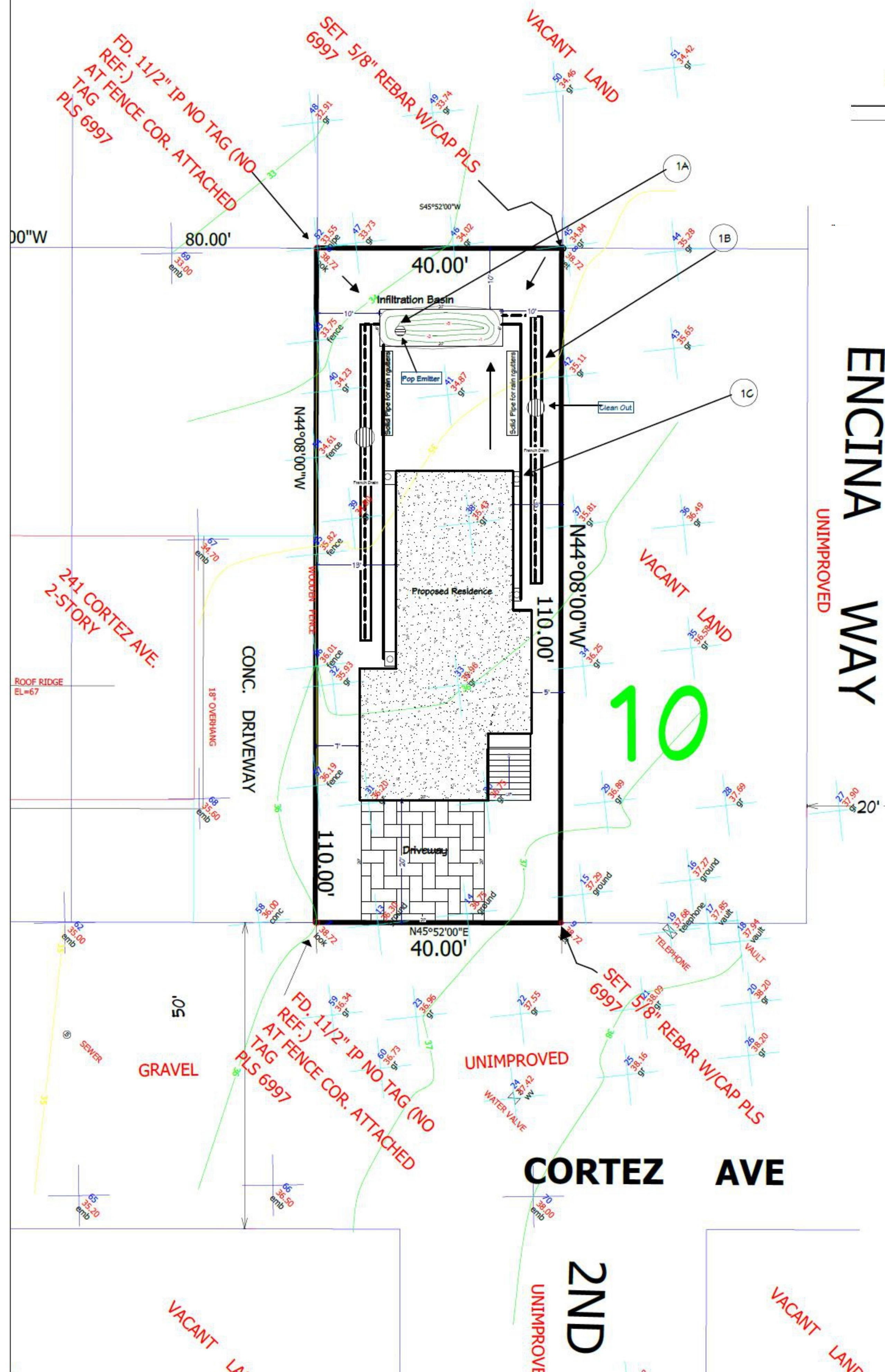
3/25/2019

Rev 2

1/4" = 1'0"

SHEET:

2



Drainage SYMBOLS	
Cleanout	
Pop up	
Rain Gutters	

- GRADING NOTES:**
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
 4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
 5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

- Notes**
- 1) Rain gutters should be connected to solid pipes which slope towards infiltration basin.
 - 2) French drain should slope towards infiltration basin.
 - 3) Grade around the infiltration basin should slope towards basin.
 - 4) One cleanout on each french basin

3D Views are Not to Scale and May Not Reflect The Actual Conditions

Drainage Plan

Owner: Zafar Irfan & Bina Mojin

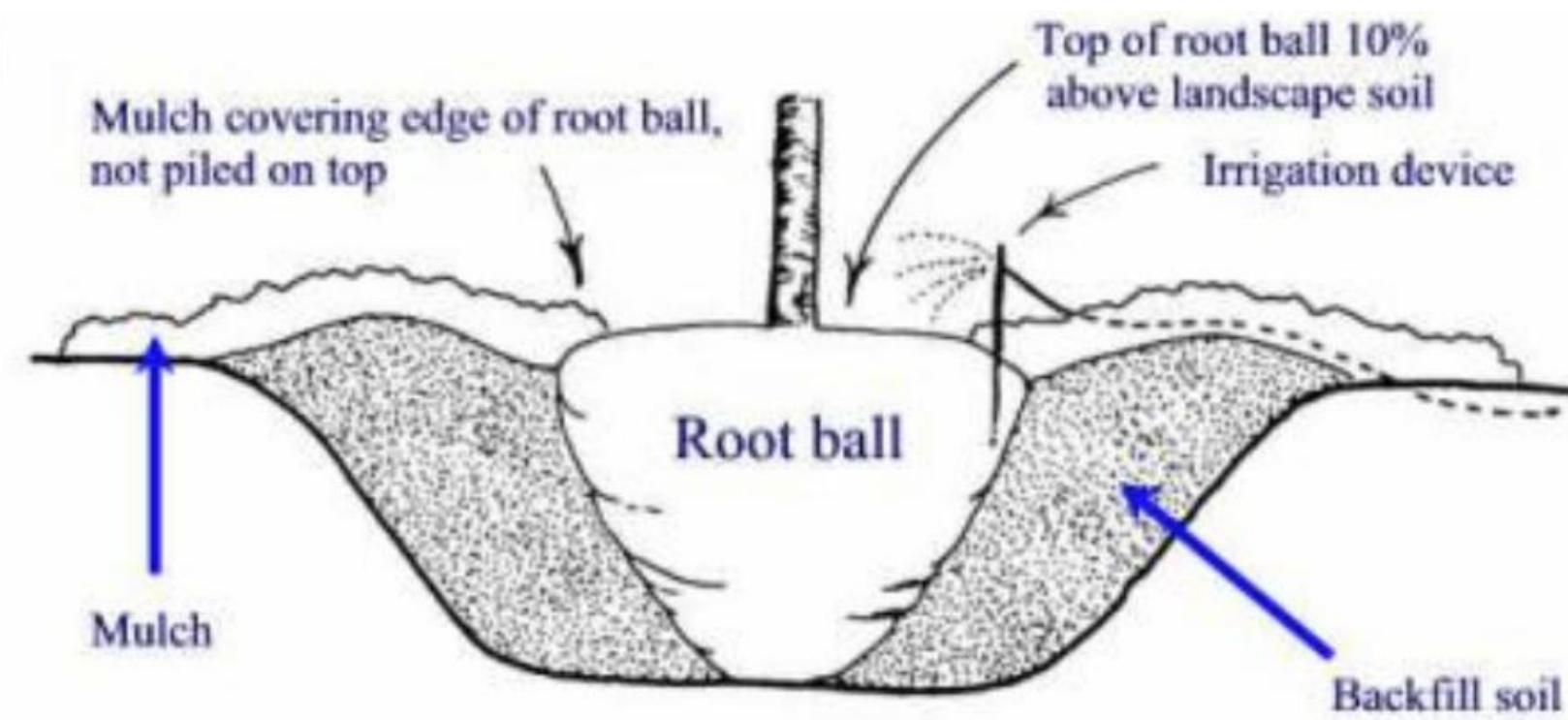
LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:
3/25/2019

Rev 2

SHEET:

3



NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

3D Views are Not to Scale and May Not Reflect The Actual Conditions

LANDSCAPING Plan

Owner: **Zafar Irfan & Bina Mojin**

**LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070**

DATE:

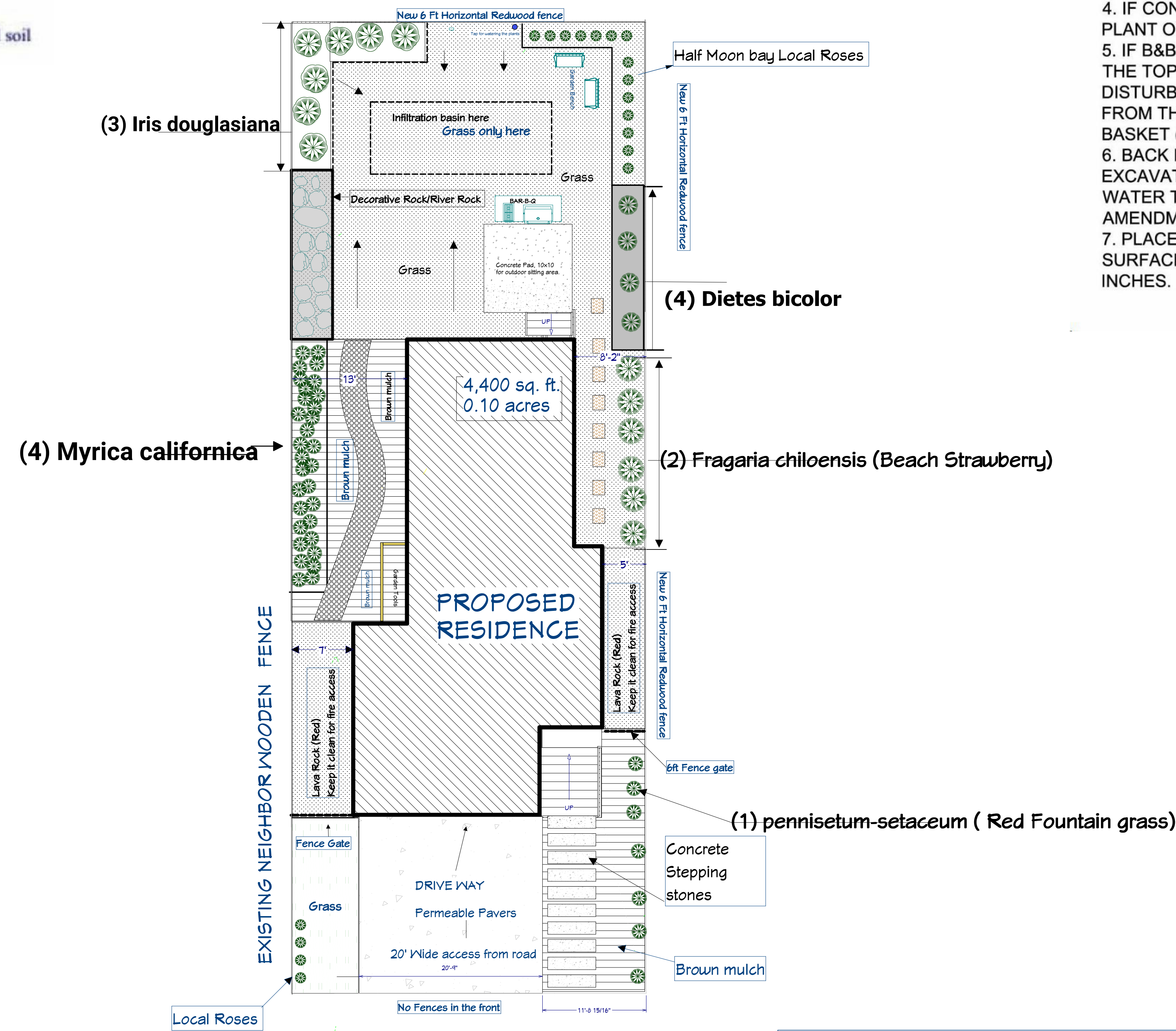
3/25/2019

Rev 2

1/4" = 1'0"

SHEET:

4



NO EXISTING Trees or plants.
No large trees planned. Only Shrubs and Bushes 6ft Horizontal fence.

Plant list		
Plant name	Capacity	WI
1 (1) pennisetum-setaceum (Red Fountain grass)	1 Gallon	L
2 (2) Fragaria chiloensis (Beach Strawberry)	1 Gallon	L
3 (3) Iris douglasiana	5 Gallon	L
4 (4) Myrica californica	1 Gallon	L
5 (5) Local Roses	1 Gallon	L

INSPECTION NOTES:

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.

2. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:

A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.

B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

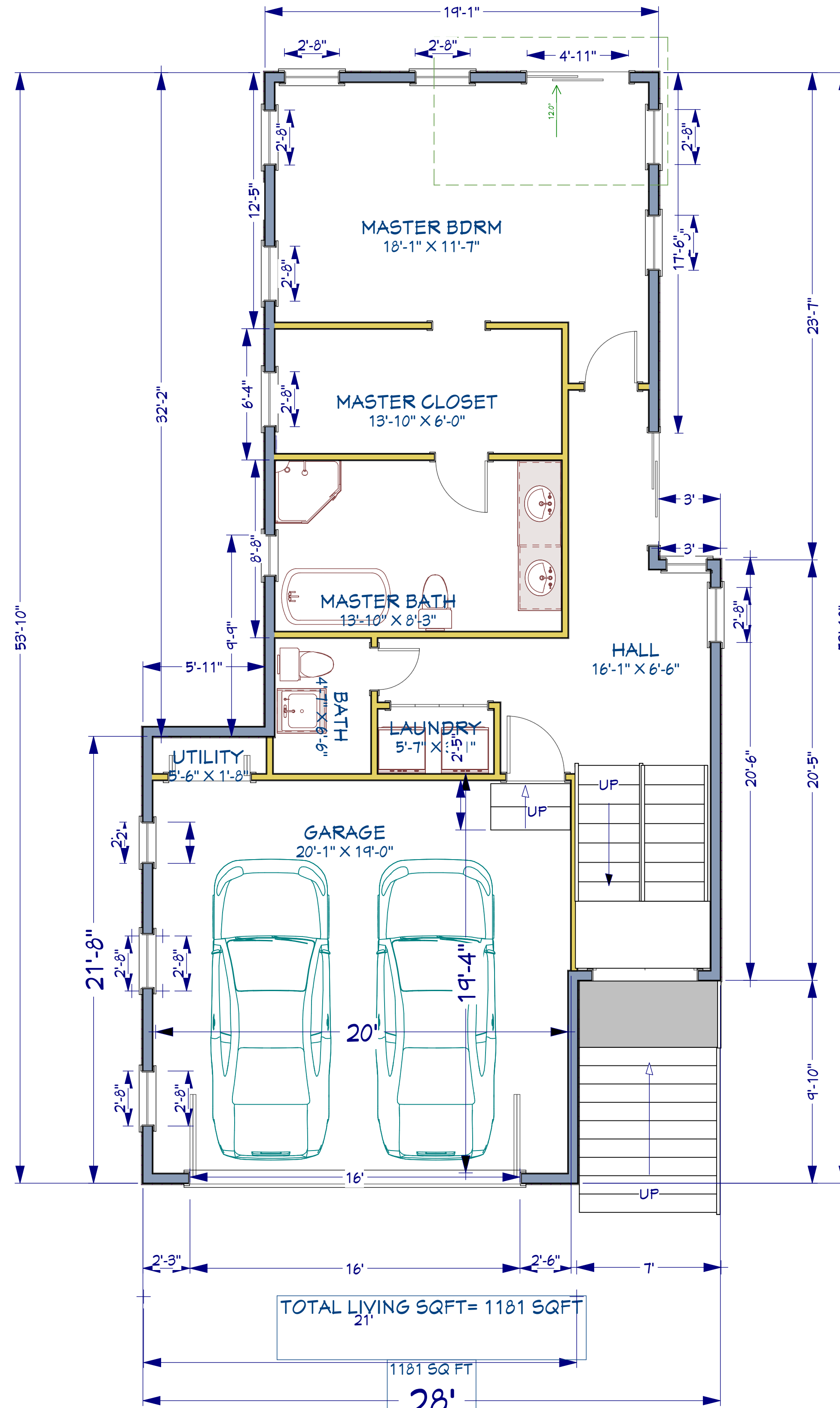
B. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

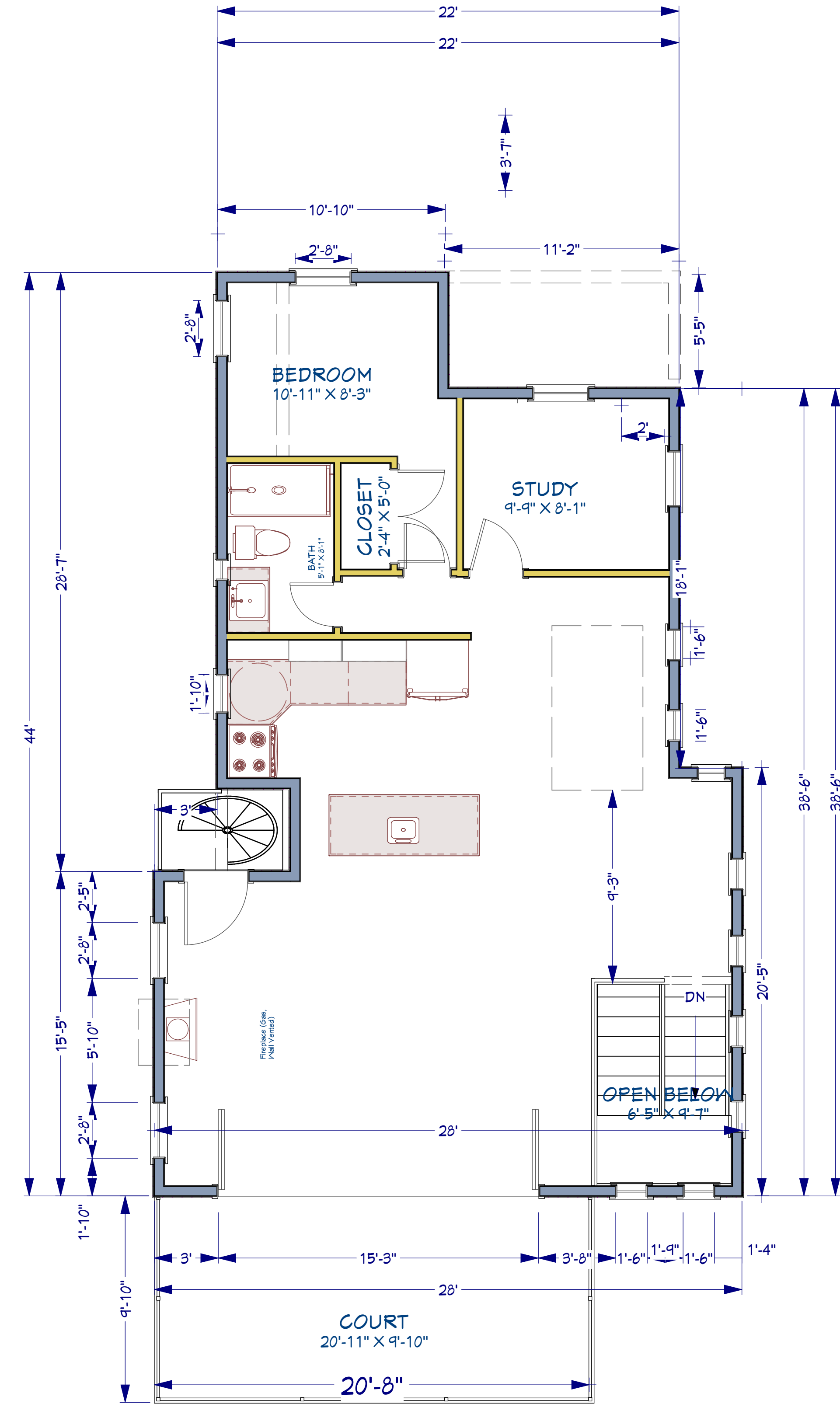
D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

1. ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING. INTERIOR DIMENSIONS ARE TO THE FINISHED WALL.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).



LOT COVERAGE
 1st Floor
BUILDING + EXTERIOR STAIRS
 1181 SQFT + 77 SQFT = 1258 SQFT



First floor living area = 1181 sqft
Second floor living area = 931 sqft
Total Square footage = 1181 + 931 = 2112 SQFT, Allowed 2112 SQFT

3D Views are Not to Scale and May Not Reflect The Actual Conditions

FLOOR PLANS

Owner: Zafar Irfan & Bina
 Main

LOT 9 BLOCK 8, SHORE ACRES,
 3-RSM-PG095
 COUNTY OF SAN MATEO, CA
 APN 048-032-070

DATE:

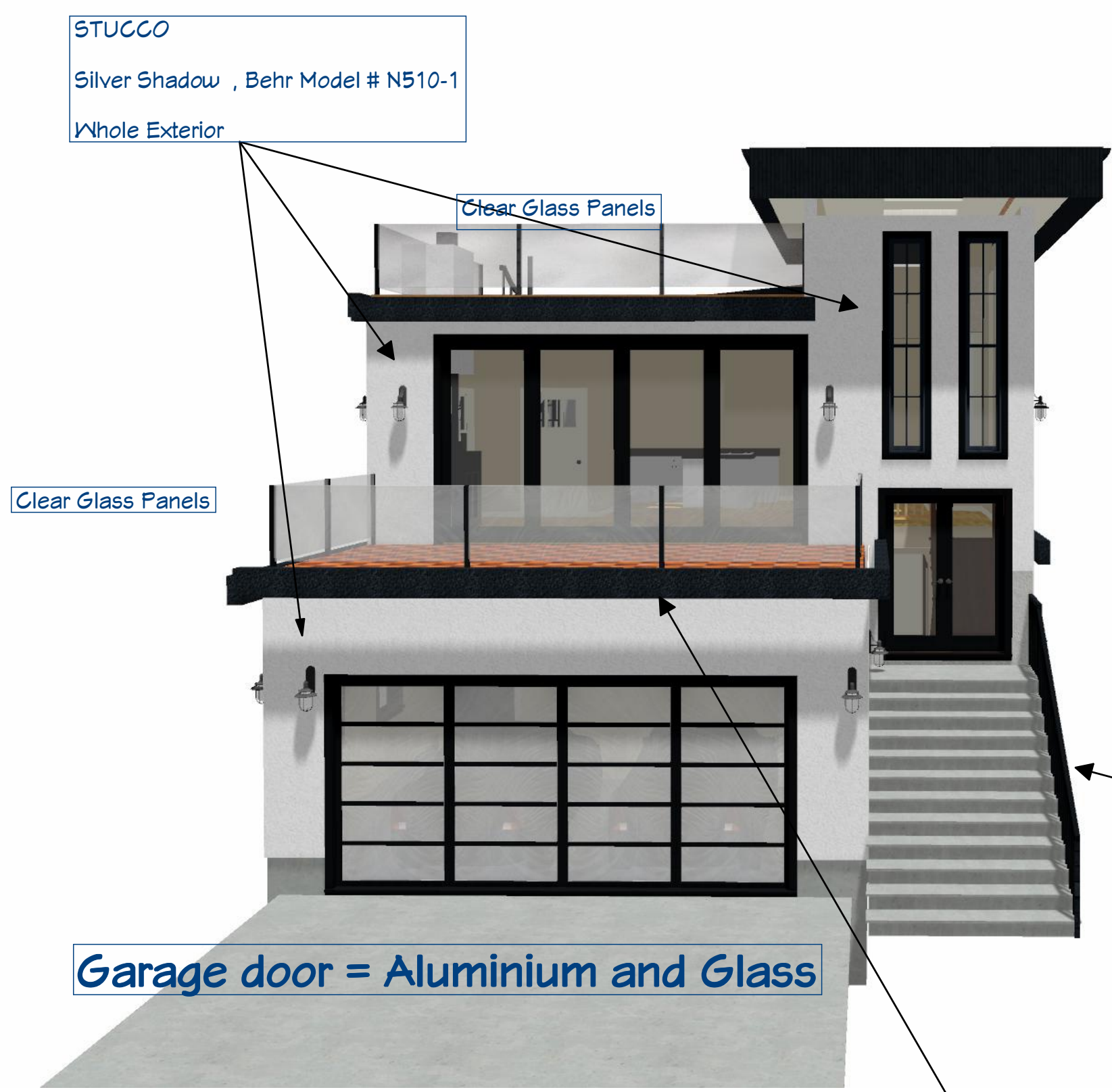
3/25/2019

Rev 2

1/4" = 1'0"

SHEET:

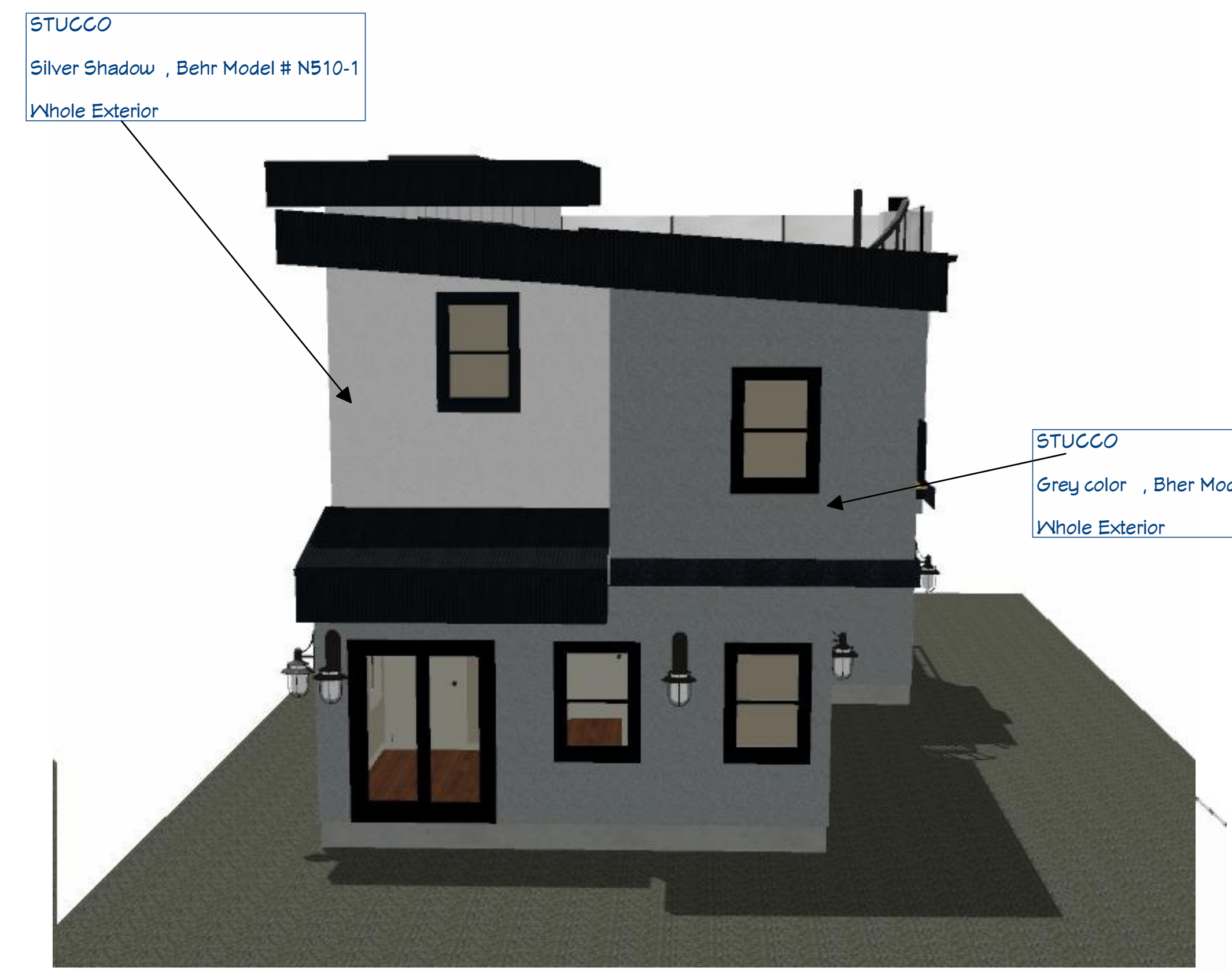
5



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR SIDE ELEVATION



LEFT SIDE ELEVATION

ELEVATIONS

STUCCO
Silver Shadow , Behr Model # N510-1
Whole Exterior

Clear Glass Panels

Clear Glass Panels

Garage door = Aluminium and Glass

ROOF FASCIA BOARDS
BLACK PAINT Model # HDGCN65DEX-05F

STUCCO
Grey color , Bher Model # DARK PEWTER PPU18-04
Whole Exterior

METAL STAIRCASE
BLACK PAINT Model # HDGCN65DEX-05F

STUCCO TRIM
BLACK PAINT Model # HDGCN65DEX-05F

Clear Glass Panels

STUCCO
Silver Shadow , Behr Model # N510-1
Whole Exterior

All Windows= Black Aluminium
All WINDOWS STUCCO TRIM
BLACK PAINT Model # HDGCN65DEX-05F

STUCCO TRIM
BLACK PAINT Model # HDGCN65DEX-05F

STUCCO
Silver Shadow , Behr Model # N510-1
Whole Exterior

STUCCO
Grey color , Bher Model # DARK PEWTER PPU18-04
Whole Exterior

STUCCO
Silver Shadow , Behr Model # N510-1
Whole Exterior

Clear Glass Panels

STUCCO
Grey color , Bher Model # DARK PEWTER PPU18-04
Whole Exterior

STUCCO TRIM
BLACK PAINT Model # HDGCN65DEX-05F

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Elevations

Owner: Zafar Irfan & Bina Mojin

LOT 9 BLOCK 8, SHORE ACRES,
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APN 048-032-070

DATE:
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SHEET:

6

RMS-Snap Lock Series

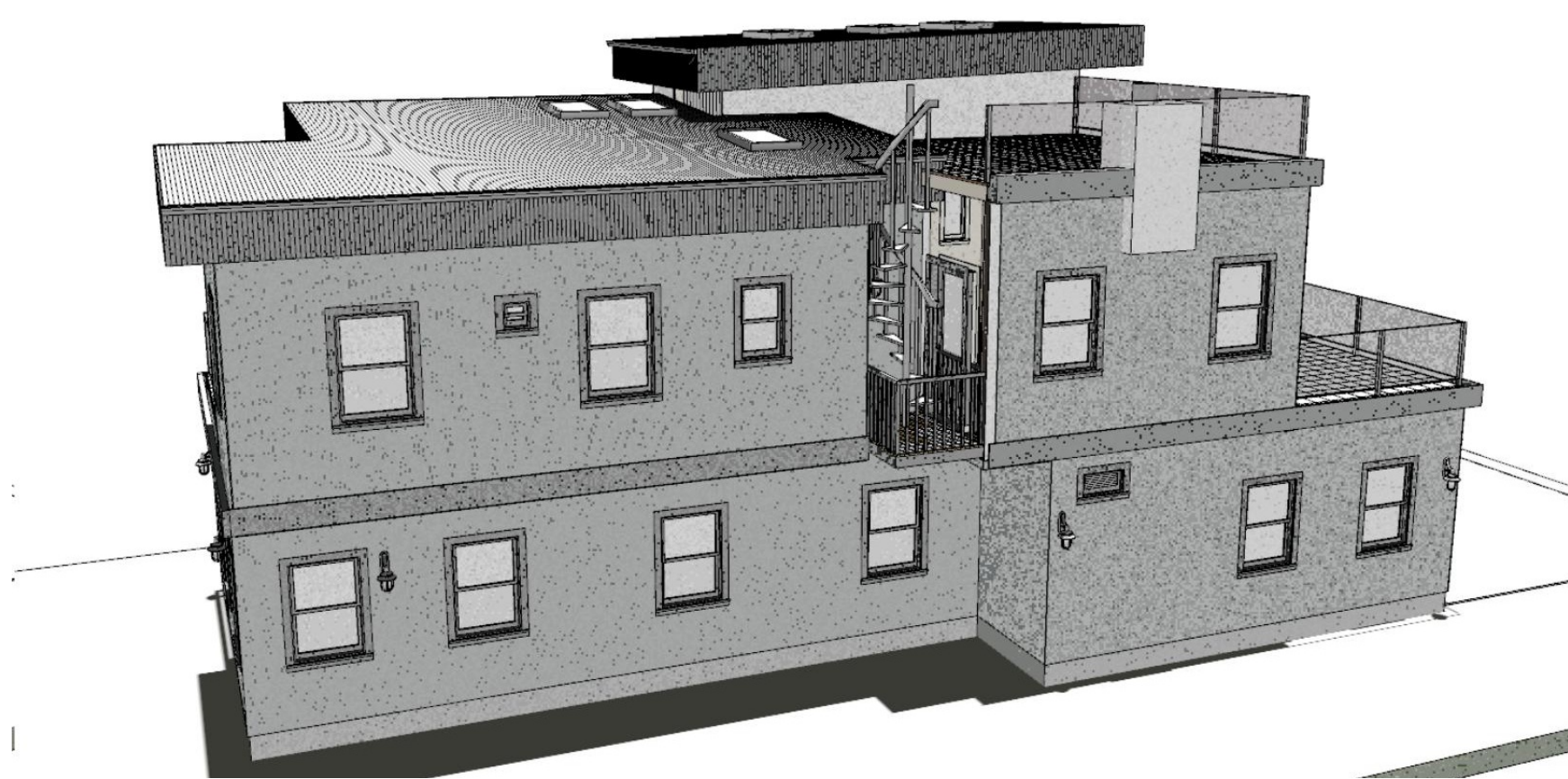
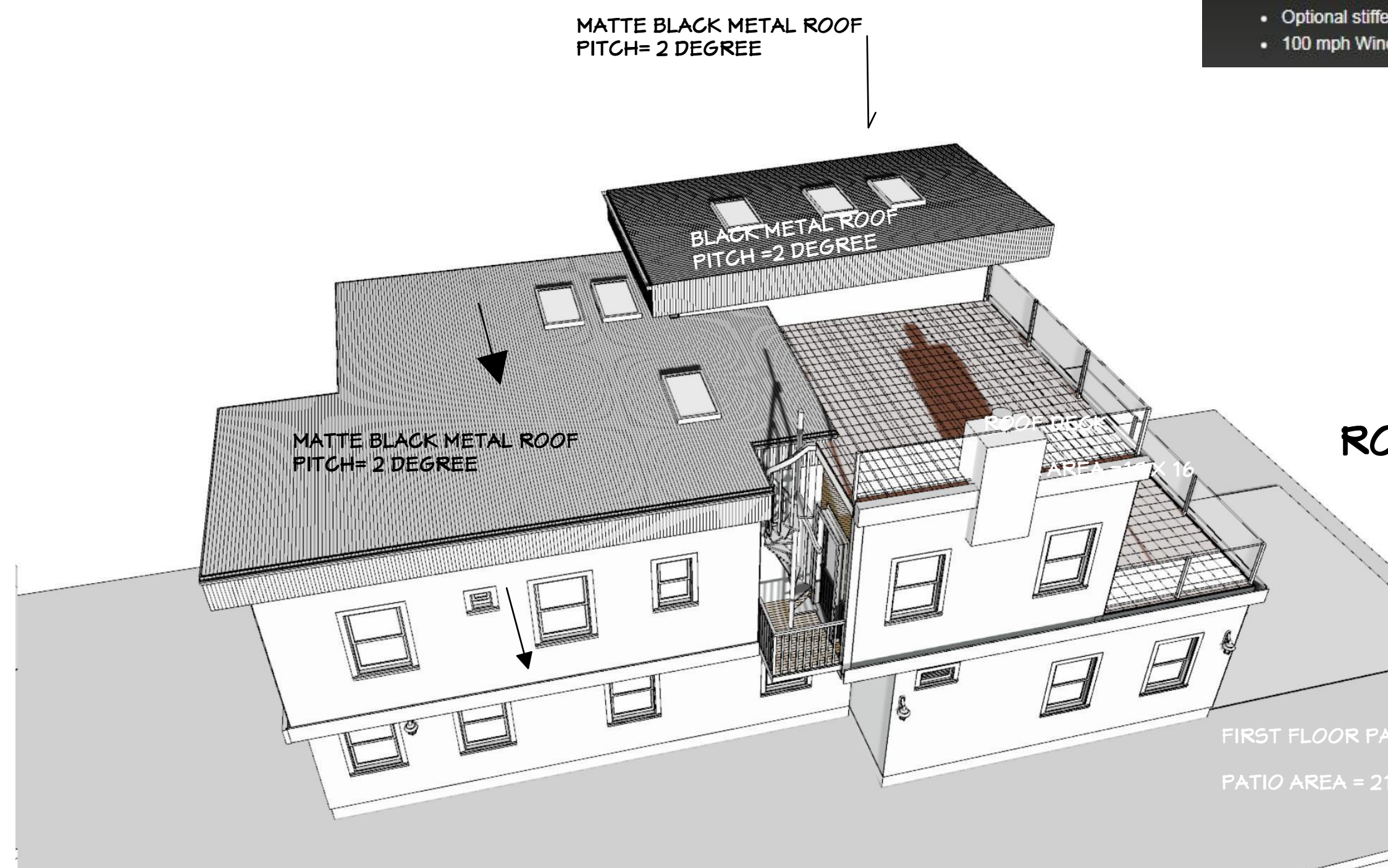
- Lok Seam metal roofing system
- Galvanized, Galvalume, Aluminum, and Copper
- Available 12", 16" and 20"
- UL90 rated
- Kynar 500 Finish with a twenty year warranty
- Continuous length panels
- Optional stiffening ribs and striations (to minimize oil canning)
- 100 mph Wind Driven Rain Infiltration Resistance Tested

Steel Roof Panel Details

Color = MATTE BLACK

RMS STEEL ROOFING ,SAN JOSE

ROOF FACIA BOARD WIDTH = 2 FT



ROOF # 1 AREA = 610 SQFT

ROOF # 2 AREA = 342 SQFT

ROOF DECK AREA = 304 SQFT



ROOF / DECK PLAN



1/4" = 1'

3D Views are Not to Scale and May Not Reflect The Actual Conditions

ROOF PLAN

Owner: Zafar Irfan & Bina Mojin

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

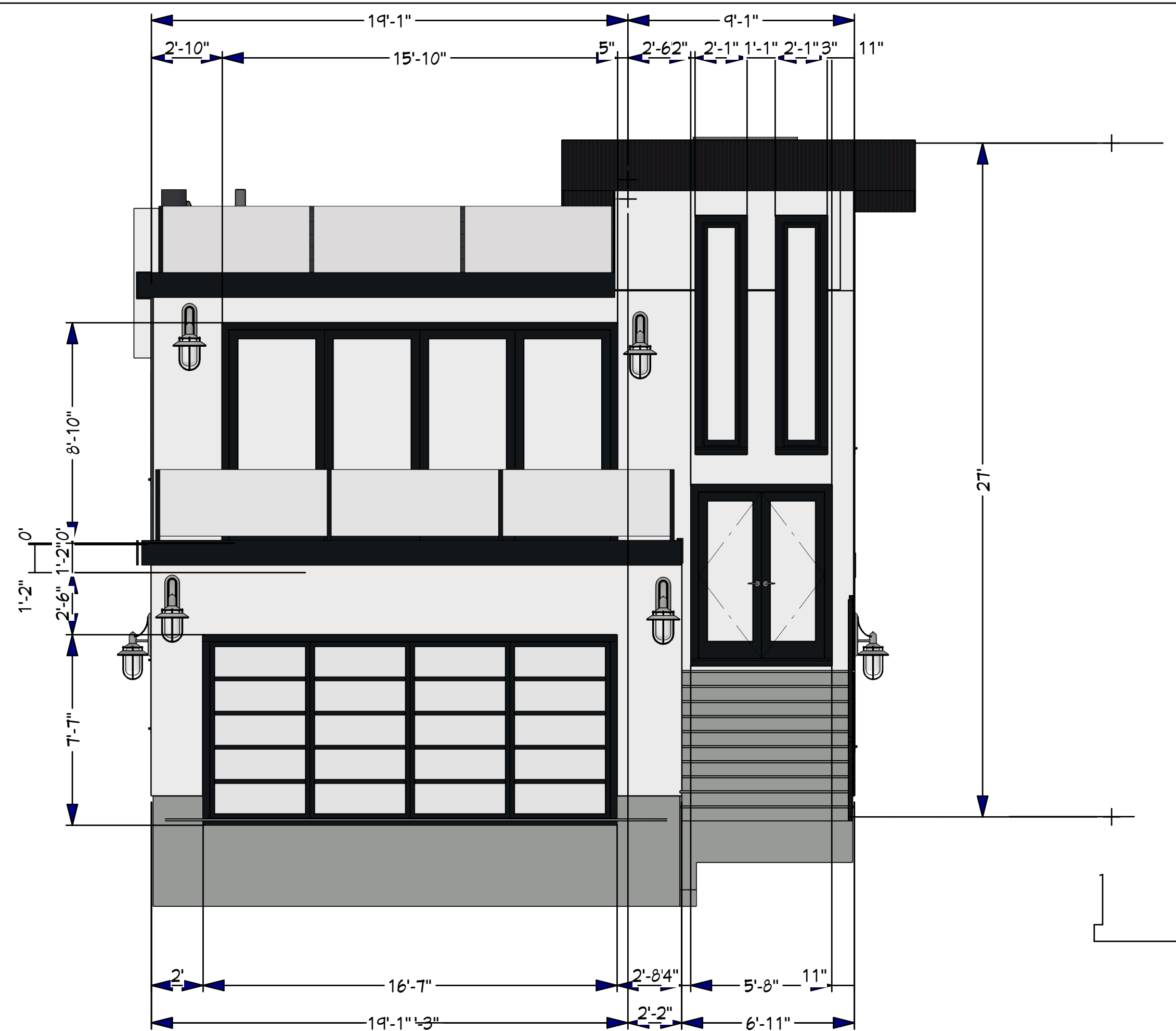
DATE:

3/25/2019

Rev 2

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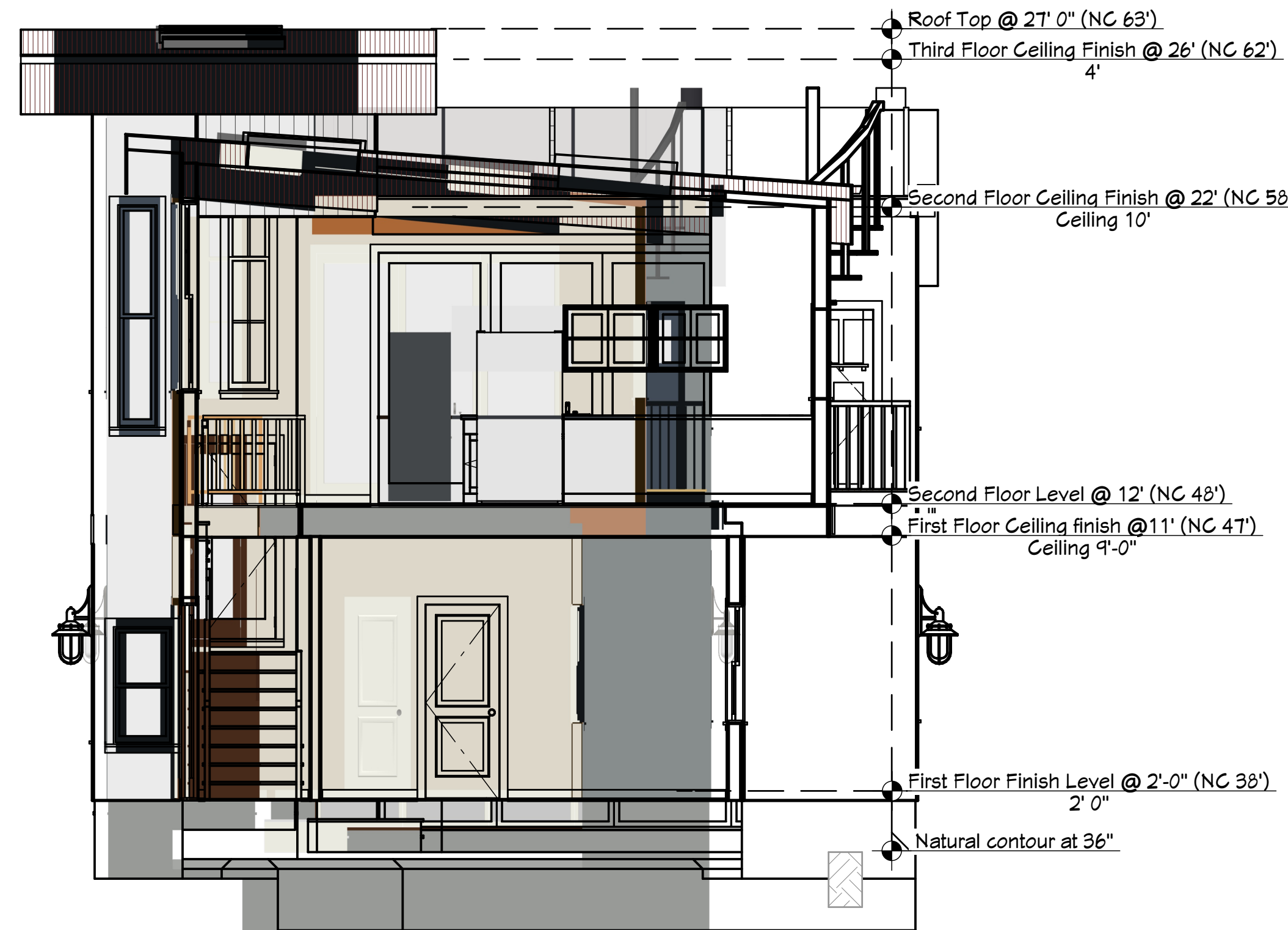
7



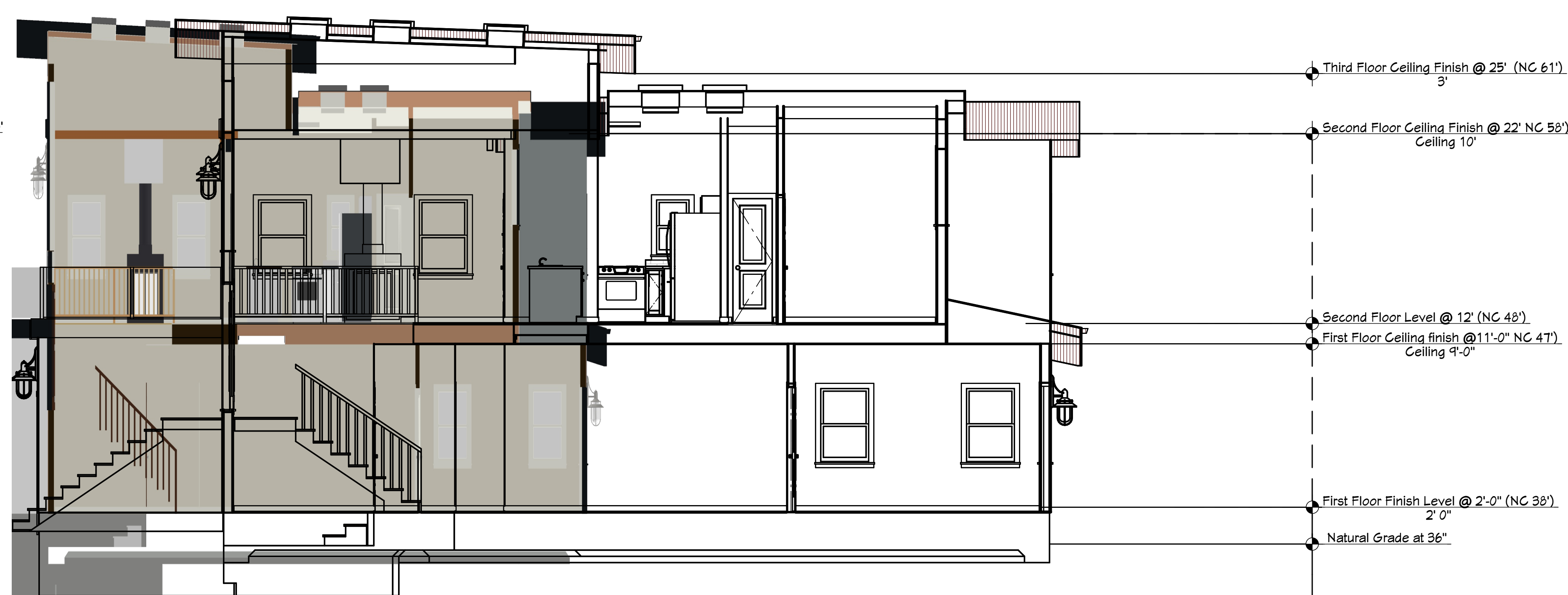
FRONT CROSS SECTION



LEFT SIDE CROSS SECTION



REAR CROSS SECTION



RIGHT SIDE CROSS SECTION

SCALE 1/4" = 1'

3D Views are Not to Scale and May Not Reflect The Actual Conditions

CROSS SECTIONAL ELEVATIONS

Owner: Zafar Irfan & Bina Mojin

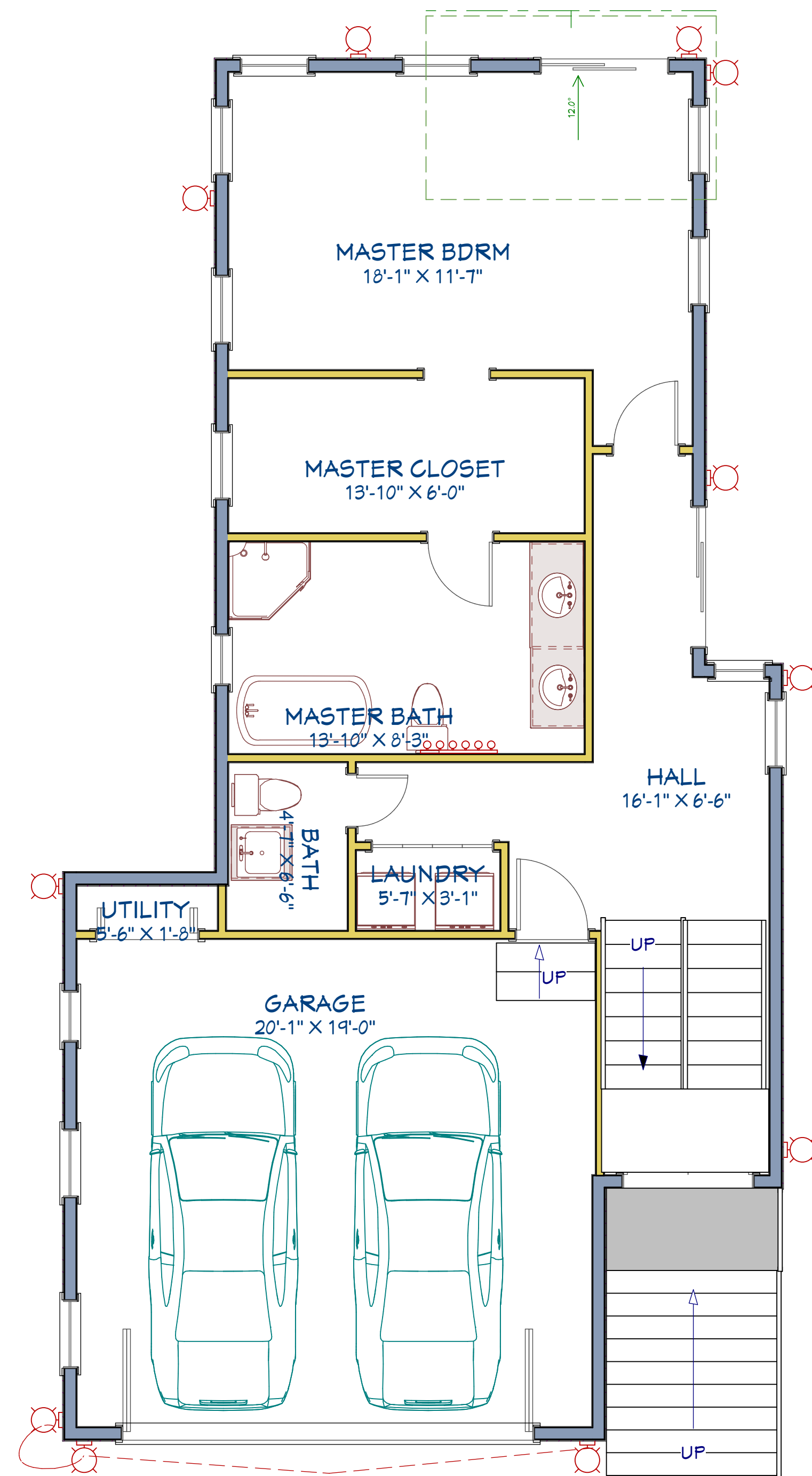
LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:
3/25/2019

Rev 2
1/4" = 1'0"

SHEET:

EXTERIOR LIGHTENING PLAN



TOTAL LIVING SQFT= 1181 SQFT

1181 SQ FT

1st Floor

DARK SKY CERTIFIED LIGHT

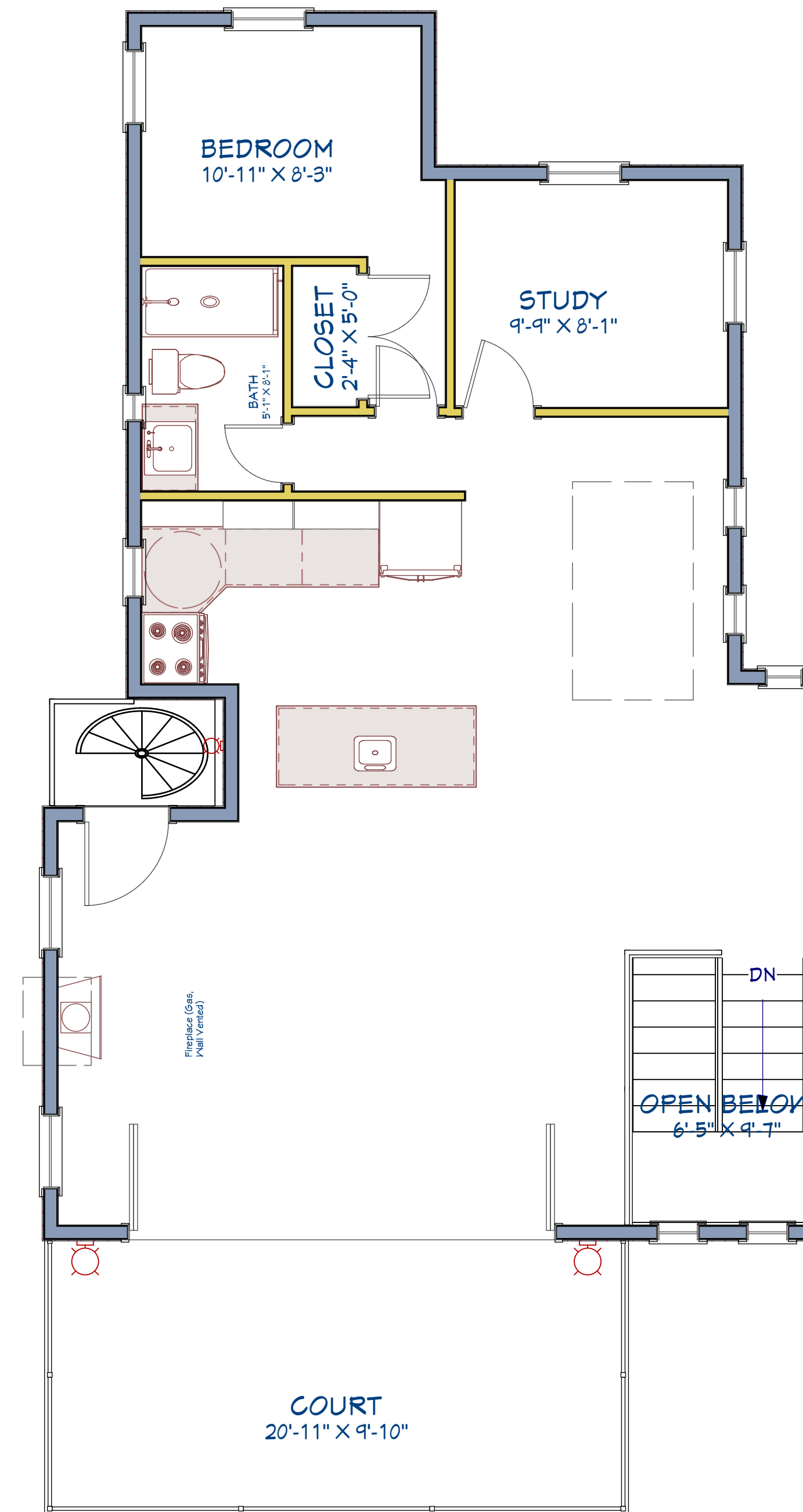


EXTERIOR WALL LIGHTS:

Model # IZC1691L-2
Black LED Outdoor Wall Lantern with Frosted Glass



LED lighting facts	
A Program of the U.S. DOE	
Light Output (Lumens)	360
Watts	5.5
Lumens per Watt (Efficacy)	65.45
Color Accuracy Color Rendering Index (CRI)	80
Light Color Correlated Color Temperature (CCT)	3000 (Bright White)
<small>All results are according to IESNA LM-79-08: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.</small>	
<small>Visit www.lightingfacts.com for the Label Reference Guide.</small>	
<small>Registration Number: SETH-HRNQHS (3/2016) Model Number: IZC1691L-2 Type: Luminaire - Directional</small>	



LIVING AREA
931 SQ FT

2nd Floor

3D Views are Not to Scale and May Not Reflect The Actual Conditions

Exterior LIGHTENING Plan

Owner: Zafar Irfan & Bina Mojin

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:

3/25/2019

Rev 2

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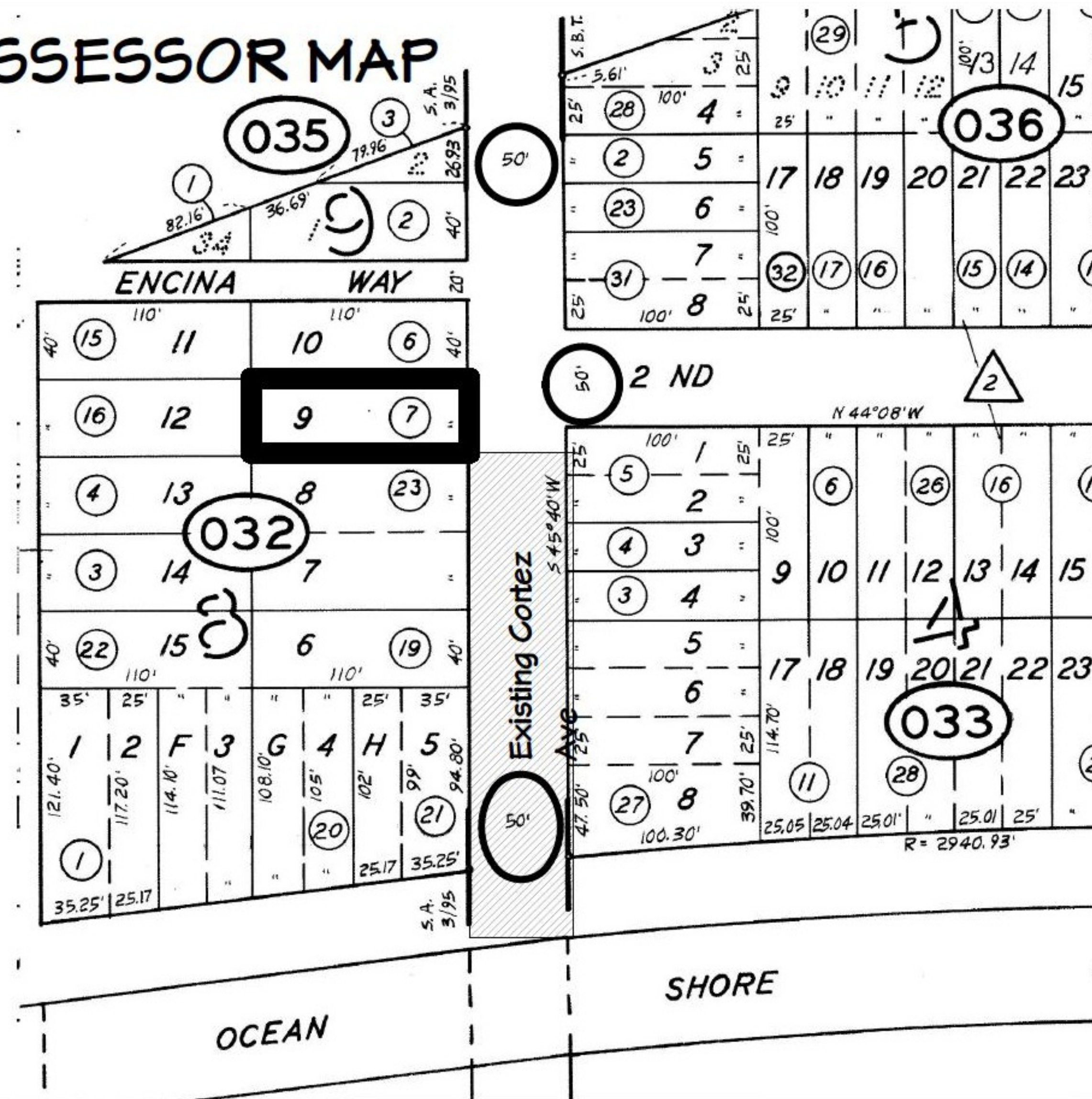
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SAN MATEO ASSESSOR MAP

Proposed Cortez Extension

Need covering the road



3D Views are Not to Scale and May Not Reflect The Actual Conditions

Road Plan

Owner: Zafar Irfan & Bina Mojin

LOT 9 BLOCK 8, SHORE ACRES,
3-RSM-PG095
COUNTY OF SAN MATEO, CA
APN 048-032-070

DATE:
3/25/2019

Rev 2

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