

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

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

Permit #: PLN 2018-00490

Other Permit #: PLN2018-00490

1. Basic Information

Applicant:

Name: ARTI MITHAL

Address: 724 MAIN ST

P.O. Box: Zip: 94019

Phone,W: H: 650 243-8930

Email: R.MITHAL@G.MAIL.COM

Owner (if different from Applicant):

Name: Same

Address:

Zip:

Phone,W: H:

Email:

Architect or Designer (if different from Applicant):

Name: ARIS RUIZ

Address: 726 BADEM AVE. SO. S.F. Zip: 94020

Phone,W: 650 589-1955 H: ARIS RUIZ Email: ARIS\_RUIZ@YAHOO.COM

2. Project Site Information

Project Location:

APN: 048-031-200

Address: MACELLAH LOT

Zip: 94019

Zoning: R1 / S94 / RR L0715 BLOOR IS

Parcel/lot size: 4,400 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

3. Project Description

Project:

- New Single Family Residence: 2,109 sq. ft
- Addition to Residence: sq. ft
- Other: sq. ft

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 Exception
- Variance

Describe Project:

Single Family, 3 Level  
1 CAR GARAGE, 3 BEDROOM  
3 BATHS

#### 4. Materials and Finish of Proposed Buildings or Structures

| Fill in Blanks:        | Material            | Color/Finish<br>(If different from existing, attach sample) | Check if matches existing |
|------------------------|---------------------|---|---------------------------|
| a. Exterior walls      | Stucco / Hard Plank | SLATE GRAY  | <input type="checkbox"/>  |
| b. Trim                | BLACK FINISH        | BROWN / BLACK   | <input type="checkbox"/>  |
| c. Windows             | BLACK ANODIZED      | BLACK   | <input type="checkbox"/>  |
| d. Doors               | WOOD FINISH         | BLACK / GLASS   | <input type="checkbox"/>  |
| e. Roof                | TAR & GRAVEL        | BLACK / GRAY  | <input type="checkbox"/>  |
| f. Chimneys            | -                   | -   | <input type="checkbox"/>  |
| g. Decks & railings    | WOOD                | BROWN BROWN   | <input type="checkbox"/>  |
| h. Stairs              | -                   | -   | <input type="checkbox"/>  |
| i. Retaining walls     | BRICK               | GRAY  | <input type="checkbox"/>  |
| j. Fences              | REDWOOD             | RW STAIN  | <input type="checkbox"/>  |
| k. Accessory buildings | -                   | -   | <input type="checkbox"/>  |
| l. Garage/Carport      | ROLL-UP DOOR        | BLACK   | <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. Statements

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.

ARTI MITHAL  
Owner:

~~ARTI MITHAL~~ SANCHEZ  
Applicant:

12/10/10  
Date:

Date:

# Application for a Coastal Development Permit

## Companion Page

Applicant's Name: ARTI MITHAL

Primary Permit #: PLN2018-00490

### 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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3. Materials and Finish of Proposed Buildings or Structures

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      | _____    | _____        | <input type="checkbox"/>  |
| b. Trim                | _____    | _____        | <input type="checkbox"/>  |
| c. Roof                | _____    | _____        | <input type="checkbox"/>  |
| d. Chimneys            | _____    | _____        | <input type="checkbox"/>  |
| e. Accessory Buildings | _____    | _____        | <input type="checkbox"/>  |
| f. Decks/Stairs        | _____    | _____        | <input type="checkbox"/>  |
| g. Retaining Walls     | _____    | _____        | <input type="checkbox"/>  |
| h. Fences              | _____    | _____        | <input type="checkbox"/>  |
| i. Storage Tanks       | _____    | _____        | <input type="checkbox"/>  |

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San Mateo County  
Planning and Building Department

## 4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- |  | Yes                                 | No                                  |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?<br>(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Beaches?  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Ridgetops?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j. Grading or alteration of landforms?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| k. Landscaping?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| l. Signs?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| n. Areas subject to flooding?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| p. Between the sea and the nearest public road?                        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities?                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities?   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements?                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Explain all Yes answers below.** Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

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## 5. Staff Use Only

### California Coastal Commission Jurisdiction

**A.** Does the Proposed Project Involve:

1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?  
 Yes       No
2. Construction or grading within 100 feet of a stream or wetland?  
 Yes       No
3. A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?  
 Yes       No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

**B.** Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

- Yes       No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: \_\_\_\_\_

# Environmental Information Disclosure Form

PLN PLN2018-00490  
 BLD \_\_\_\_\_

Project Address: MAGELLAN LOT  
H.M.B. 94019

Name of Owner: ARTI MITHAL  
 Address: 724 MAIN ST.  
H.M.B. 94019 Phone: 650 243-8930

Assessor's Parcel No. 042-031-200

Name of Applicant: SAGE

Zoning District: R1-5-94 / DR

Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

## Existing Site Conditions

Parcel size: 40 X 110 (4,400<sup>sq ft</sup>)

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). LOT FAIRLY LEVEL, NO TREES, VERY LEVEL SLOPE, VACANT LOT, HEIGHT RESTRICTION BY ZONING DISTRICT.

## 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)?<br>If yes, how many trees to be removed? <u>0</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | e. Land clearing or grading?<br>If yes, please state amount in cubic yards (c.y.):<br>Excavation: <u>0</u> c.y. Fill: <u>235</u> 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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 Planning and Building Department

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:

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## 3. National Pollutant Discharge Elimination System (NPDES) Review

| Yes | No                                  | Will the project involve:  |
|-----|-------------------------------------|--|
|     | <input checked="" type="checkbox"/> | <p>a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u></p> <p>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.</p> |
|     | <input checked="" type="checkbox"/> | <p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>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) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>   |



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: A. M. G.  
 (Applicant may sign)

Date: 12/12/18

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

# Application for a Zoning Nonconformity Use Permit

Applicant's Name: ARTI, MITHAL

Primary Permit #: PLN2018-00490

## 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

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This application is for:

- Expansion of a legal, nonconforming structure on a standard-sized parcel. DEC 24 2018
- Expansion of a legal, nonconforming structure on a substandard parcel.
- New nonconforming structure on a substandard parcel. San Mateo County Planning and Building Department
- New conforming structure on a substandard parcel per Zoning Regulations Section 6133.3(b).

Zoning: S-94 R-1

Existing nonconformity: REAR 20'/20' / 10'/10' 30% LOT COVERAGE  
(Examples: 3 ft. side setback, 40% lot coverage)

Parcel size: 6,400 SQ FT

Proposed nonconformity: 20'/20' / 5'/10' 30.22% LOT REQUESTING 5' EAST SIDE SETBACK INSTEAD OF 10'

### 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:

- 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.
- 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.

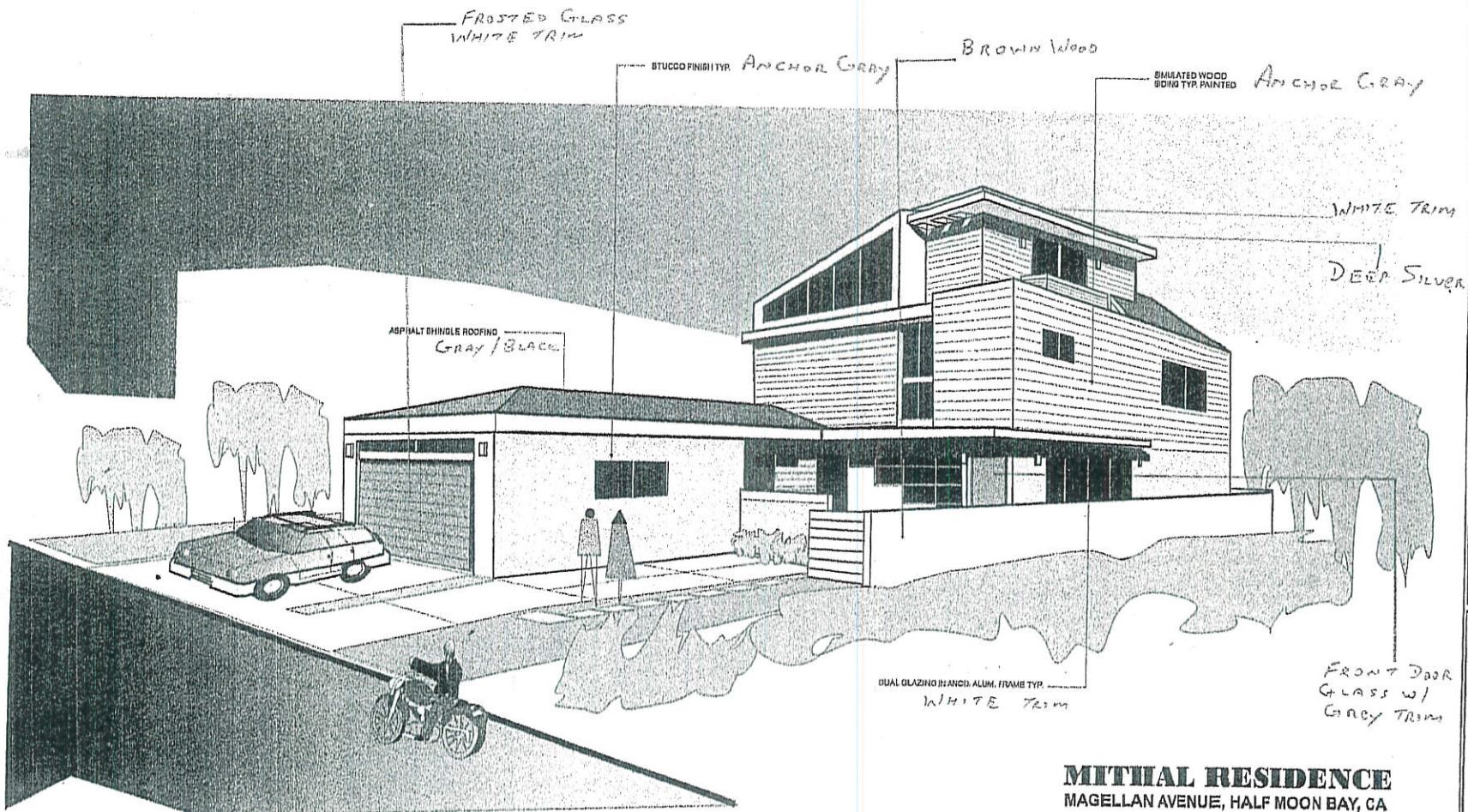
Write a brief statement in which you present evidence to support the required findings.

THE BUILDING IS IN COMPLIANCE WITH THE FLOOR AREA RATIO & LOT COVERAGE.

ALSO A LETTER OFFERING LAND MARKET VALUE TO NEIGHBORING PARCELS TO COMPLY WITH S-94.

ALL AREAS OF ZONING ARE IN COMPLIANCE RECENT GARAGE & SETBACK.

WHEN APPLY FOR VARIANCE FOR 1 CAR GARAGE & 5' SETBACK EAST SIDE.



REVISIONS:  
11-19-18  
11-30-18

DESIGNED BY  
**ARISTARQUE**  
ARCHITECTS AND ASSOCIATES, INC.  
770 UNIVERSITY AVENUE, SUITE 200  
SAN FRANCISCO, CA 94102  
TEL: 415.774.1111

APPROVED BY  
ARISTARQUE

NEW MITHAL RESIDENCE  
MAGELLAN AVENUE  
HALF MOON BAY, CA

**SCHEMATIC DRAWINGS**

SHEET Number  
**AR-4**  
4 OF 5  
DATE: 1/11/18

**MITHAL RESIDENCE**  
MAGELLAN AVENUE, HALF MOON BAY, CA

**RECEIVED**

MAR 18 2019

San Mateo County  
Planning and Building Department

PLN2018-00490

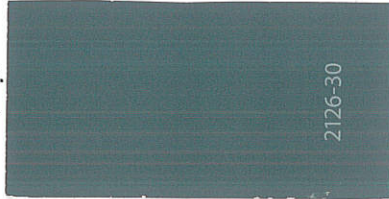


All Paint By BENJAMIN MOORE.

BENJAMIN MOORE®  
COLOR PREVIEW® HC

Garage Door: Frosted Glass White Trim Roll Up Door.

All Stucco: Anchor Gray.  
& All Hardie PLANK SIDING



All Post: White Gloss.

CW-10

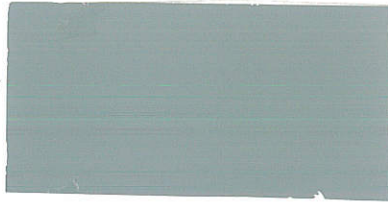
Lights:

EA CLO SEP

All Accent: White Gloss

CW-10

Soffitt: Deep Silver



Front Door: Glass with Gray Trim

Windows : White Trim. Duel Glazed Alum.

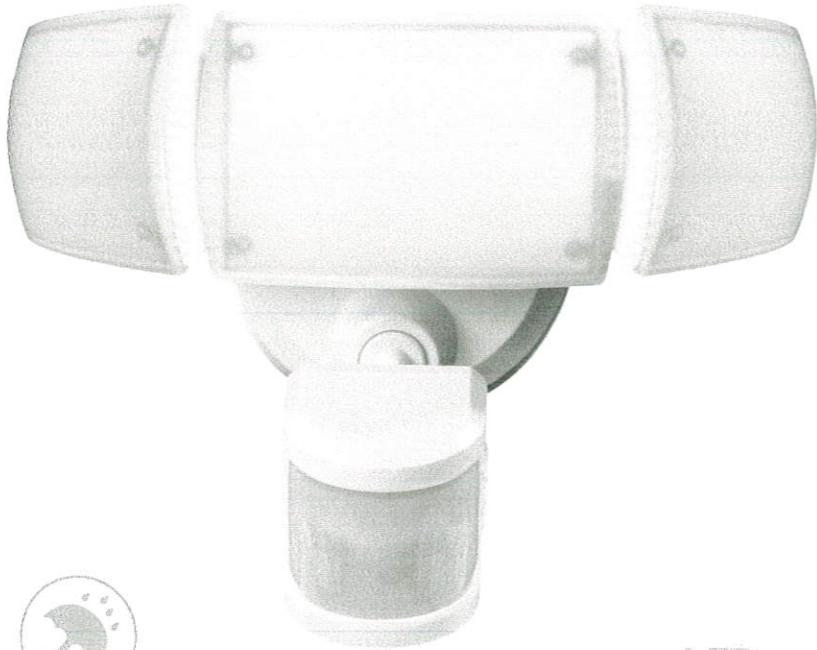
Fence: Redwood. Greenfield Pumpkin.



Roof: Asphalt Shingle Gray Black

EA CLO SEP

Model # DFI-5886-WH Internet #301886028  
Store SKU #1002578077



Live Chat



Weather Resistant



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Exclusive

**Defiant** >

270-degree White  
Motion Activated  
Outdoor Integrated  
LED Triple Head  
Flood Light with

against the forces of nature for your home. Constructed of durable weathering-grade asphalt and a tough fiberglass mat core, Supreme shingles are offered in traditional colors your home will embrace and onlookers will admire.

- Comes with a manufacturer guarantee 25-year product warranty
- 60 MPH wind resistance limited warranty
- Serves as the first layer of defense against the forces of nature
- Industry's highest fire rating - class A UL
- Comes in multiple traditional colors
- Adds character and a classic look to your home's exterior
- Request a quote for installation.
- California residents see Prop 65 WARN

Clipping contents: rich text (RTF)

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### (8) Write a Review

#### Questions & Answers (11)

- Easy roof install, weather protection, and curb appeal at a value
- Traditional 3-tab shingles enhance aesthetic with a classic look
- Shop the Onyx Black Total Protection Roofing System

## Legal Description for an Sight View Easement

Situate in the City of Half Moon Bay, County of San Mateo, State of California and described as follows:

Being a height restriction "Sight View Easement" over a portion of Lot 15, Block 5, as shown on the map entitled "Shore Acres", filed in the office of the Recorder of the County of San Mateo, State of California and December 2, 1905, in Volume 3 of Maps at Page 95, The horizontal limits of this easement more particularly described as follows:

BEGINNING and the common front corner of Lot 14 and Lot 15, Block 5 of said recorded map, thence along the Northwesterly line of Lot 15 along the Southerly side of a 40 foot wide Magellan Ave along the following courses:  
South 45°40' West, a distance of 40.00 feet, thence;  
South 44°20' East, a distance of 55.00 feet, thence;  
North 45°40' East, a distance of 40.00 feet, thence;  
North 44°20' West, a distance of 55.00 feet back to the point of BEGINNING.

Containing 2,200 Sq.Ft.

Notes: See "Exhibit A". The above described area will have a height limit restriction of 62.00 feet. The project vertical benchmark is a Brass tag, L.S # 5997, with a brass screw set in face of vertical exposed foundation 8' from corner of garage. This Benchmark is on an Assumed Vertical Datum Elevation=50.00. Additional reference points such as finish floor of garage, rims of manholes, top of fire hydrant and tag set if footing of bicycle/foot bridge as shown in "Exhibit A".

The purpose of this description is to provide an unobstructed view above Elevation 62.00 for the benefit of said Lot 14 (216 Magellan Ave). No improvements will encroach such as walls, vents, solar panels, flags, wires, poles, or any items stored on roof top, etc. Also, any trees or vegetation will not encroach above the 62.00 elevation and the owner of said Lot 15 will be responsible for cost of trimming, if needed.

End of Description

Date

10/11/18



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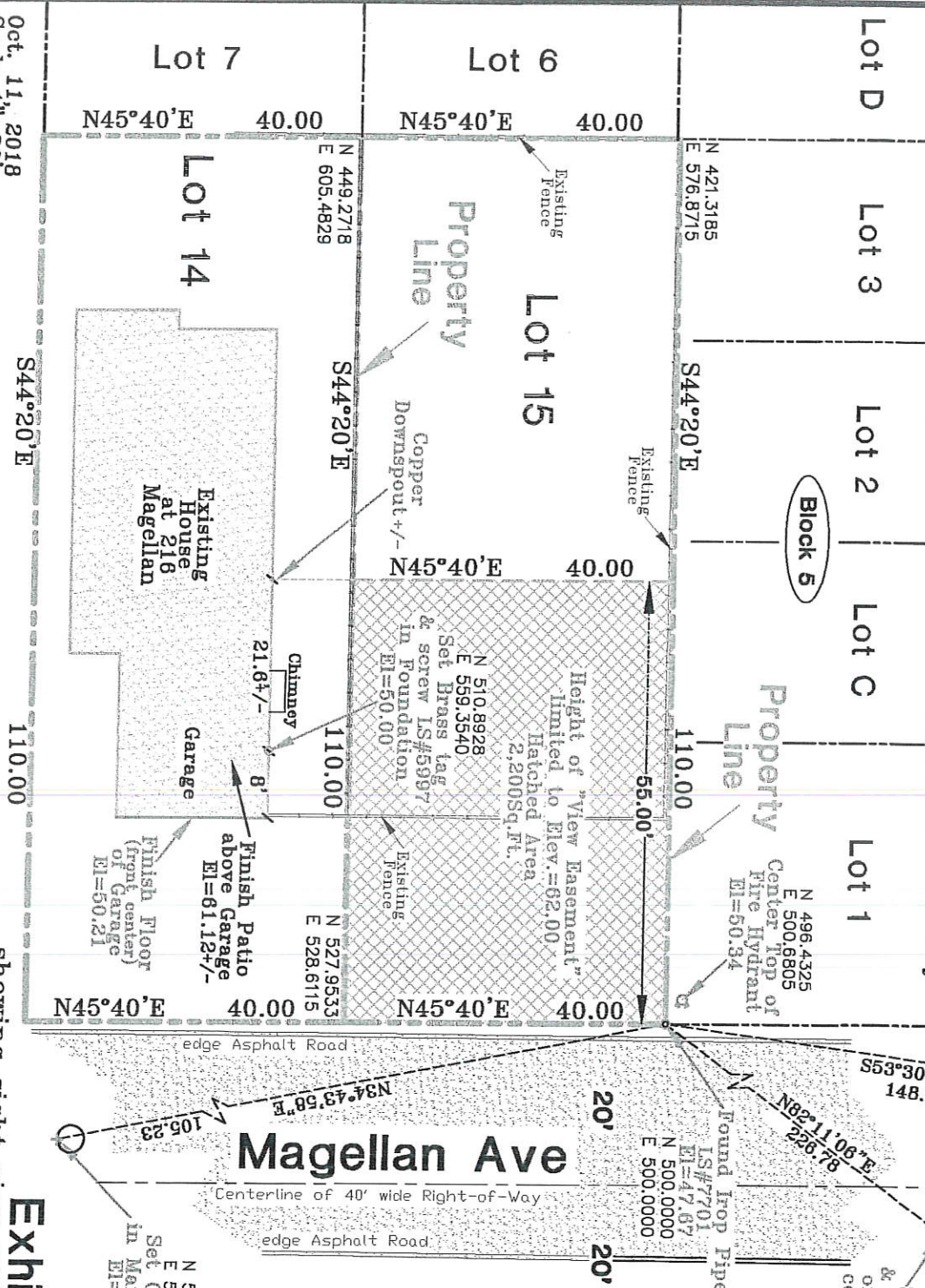
MAR 18 2019

San Mateo County  
Planning and Building Department

PLN 2018-00490

### Notes:

- 1) Brass Tag IS5997 set in vertical face of exposed concrete foundation, 8' from garage corner Assumed Vertical Elev.=50.00
- 2) View Easement covers the Northwesternly 55' of Lot 15, measured perpendicular, containing 2,200Sq.Ft.
- 3) This is not a boundary survey, coordinates shown are for field search only.



N 411.9808  
E 360.9828  
Set Cut Cross  
in Manhole Rim  
EI=44.21

N 496.4325  
E 500.6805  
Center Top of  
Fire Hydrant  
EI=50.34

Found Iron Pipe  
IS#7701  
N 500.0000  
E 500.0000  
EI=47.67

Set Brass tag  
& screw IS#5997  
on top of 5' by 0.8'  
concrete footing  
EI=47.24  
N 469.1635  
E 275.3275

N 586.4772  
E 559.9526  
Set Cut Cross  
in Manhole Rim  
EI=54.74



Oct., 11, 2018  
Scale 1"=20'  
Job# J300HMB  
Land Surveying  
San Mateo County

Lot 13

**Exhibit A**  
showing sight view easement in relationship  
property lines of Lot 15, Block 5 as shown  
on map entitled "Shore Acres", RSM 3/95  
City of Hal Moon Bay  
San Mateo County  
California  
Field surveyed 10/09/18

**EXHIBIT 'A'**  
Legal Description

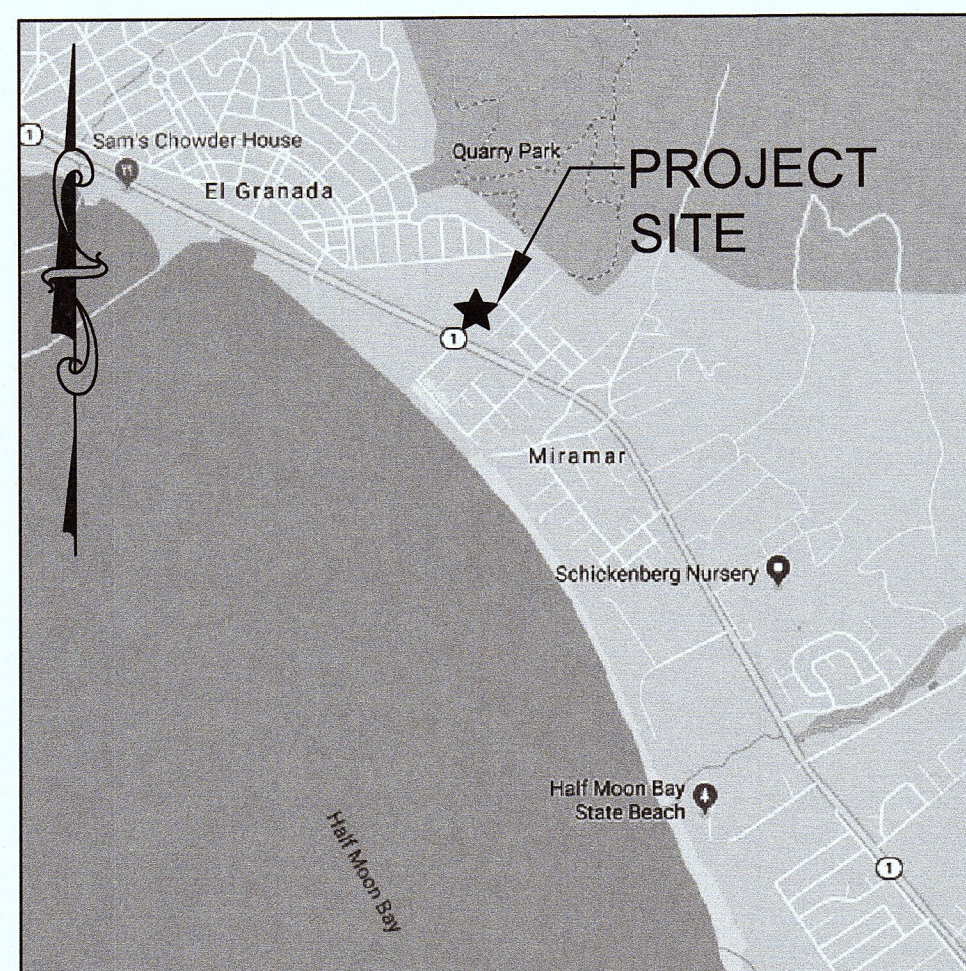
**For APN/Parcel ID(s): 048-031-200**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 15, BLOCK 5, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "SHORE ACRES HALF MOON BAY, CALIFORNIA FIRST ADDITION TO THE CITY OF BALBOA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON DECEMBER 18TH, 1905 COPY OF SAID MAP ENTERED IN BOOK 3 OF MAPS, AT PAGE 95, PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED ON JUNE 22, 2017 AS INSTRUMENT NO. 2017-053648, OF OFFICIAL RECORDS.

JPN 048-003-031-02a



**VICINITY MAP**  
N.T.S.



**LOCATION MAP**  
N.T.S.

# NEW RESIDENCE MAGELLAN AVENUE HALF MOON BAY, CA (SMCO) 94019

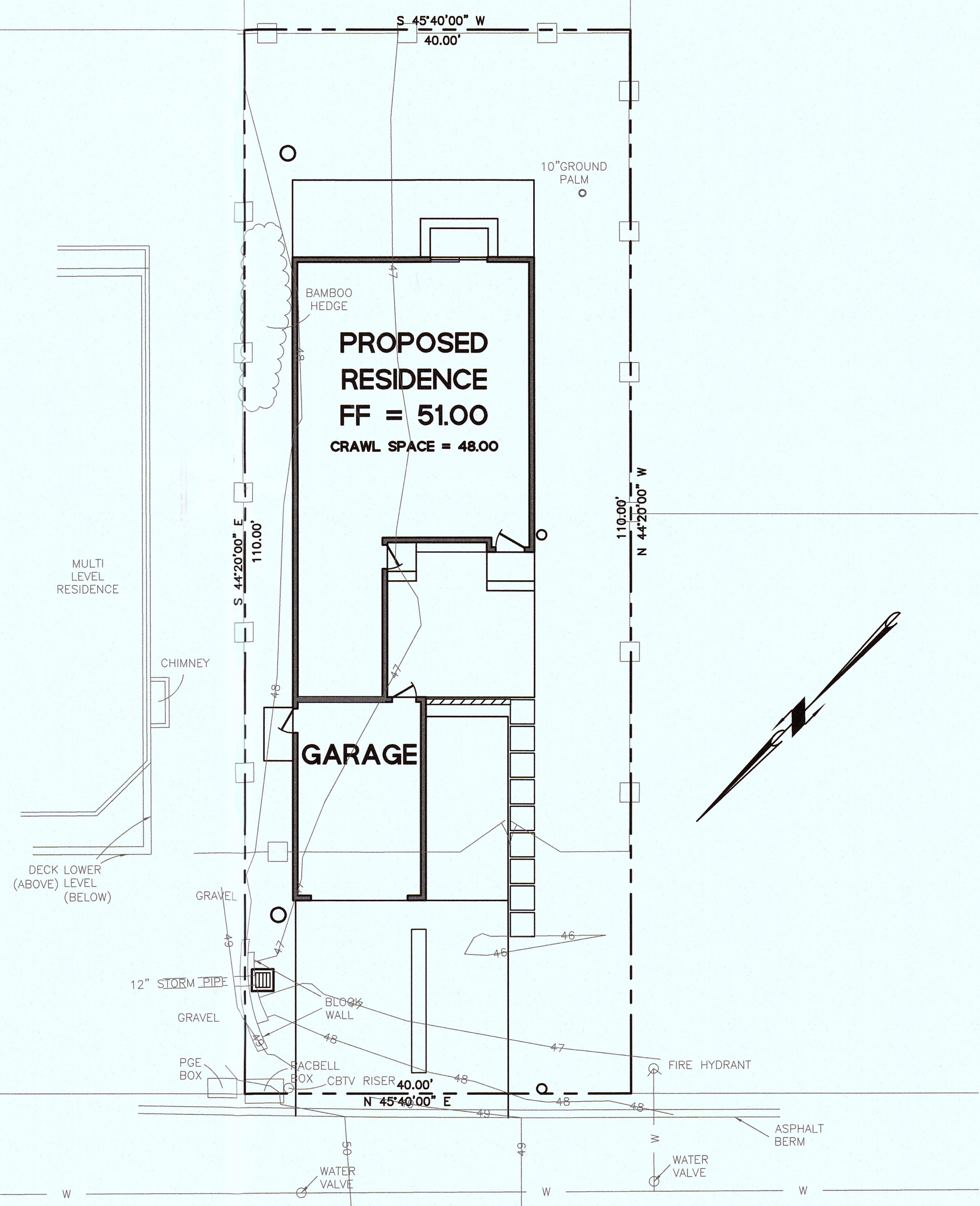
**ABBREVIATIONS**

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

**EARTHWORK QUANTITIES**

|                   |                        |
|-------------------|------------------------|
| CUT               | 0 C.Y.                 |
| FILL              | 235 C.Y.               |
| TOTAL TO BE MOVED | 235 C.Y.               |
| BALANCE           | 235 C.Y. FILL (IMPORT) |

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



**LEGEND:**

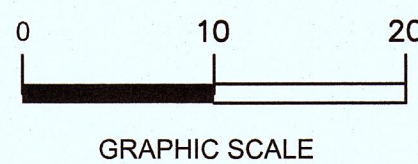
|          |          |  |
|----------|----------|--|
| EXISTING | PROPOSED |  |
| SS       | SS       | SANITARY SEWER                           |
| SD       | SD       | STORM DRAIN                              |
|          | ---      | STORM SUB-DRAIN (PERFORATED PIPE)        |
|          | ---  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

**SHEET INDEX**

| SHEET NO. | DESCRIPTION                       |
|-----------|-----------------------------------|
| C-0       | TITLE SHEET                       |
| C-1       | NOTES SHEET                       |
| C-2       | GRADING AND UTILITY PLAN          |
| C-3       | EROSION AND SEDIMENT CONTROL PLAN |
| C-3.1     | BEST MANAGEMENT PRACTICES (BMPs)  |
| C-4       | DETAIL SHEET                      |
| C-4.1     | DETAIL SHEET                      |

**HYDROLOGY**

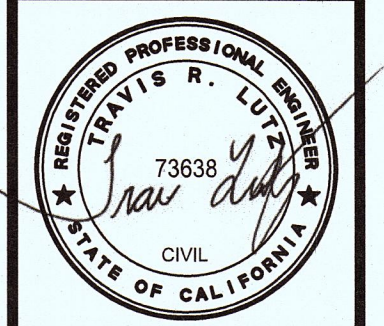
| (E) IMPERVIOUS AREA | (N) IMPERVIOUS AREA | REQUIRED STORAGE VOL. | STORAGE VOL. PROVIDED |
|---------------------|---------------------|-----------------------|-----------------------|
| 0 SF                | 1,742 SF            | 64 CF                 | 71 CF                 |



**RECEIVED**  
MAY 28 2019  
San Mateo County  
Planning Division

**PRECISION ENGINEERING AND CONSTRUCTION, INC.**  
901 Wilshire Street  
Berkeley, CA 94702  
T: 650.226.8640  
travis@precision-ec.com

|                  |            |
|------------------|------------|
| DATE:            | 05/15/2019 |
| REVISIONS:       |            |
| COUNTY COMMENTS: |            |



**TITLE SHEET**  
NEW RESIDENCE  
MAGELLAN AVENUE  
HALF MOON BAY, CA (SMCO) 94019

|                 |            |
|-----------------|------------|
| Date:           | 03/13/2019 |
| Scale:          | AS SHOWN   |
| Design:         | TRL        |
| Check:          | TRL        |
| Drawing Number: | C-0        |
| PEC Job No.:    | PEC 19-003 |



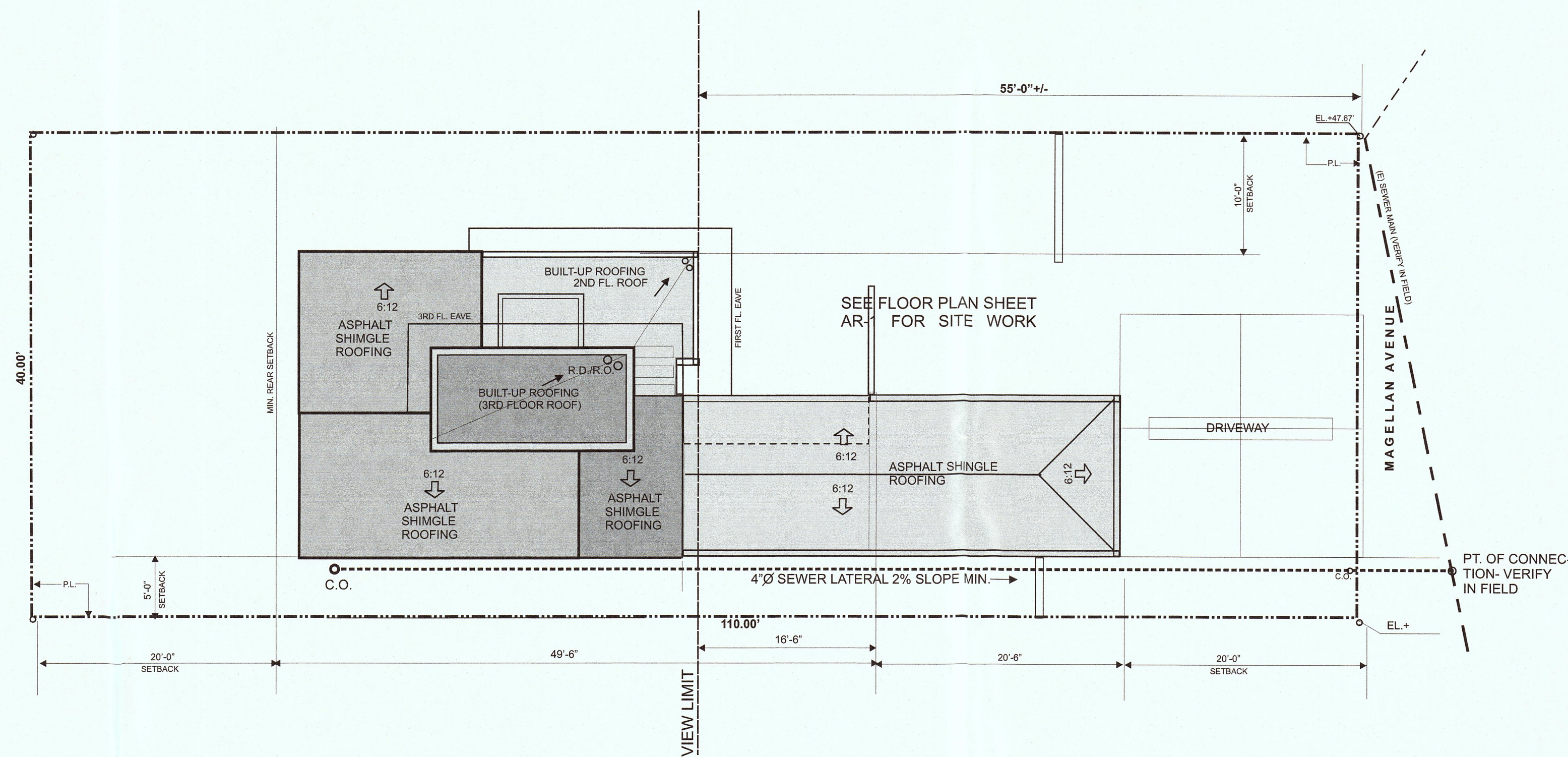
PLN2018-00490





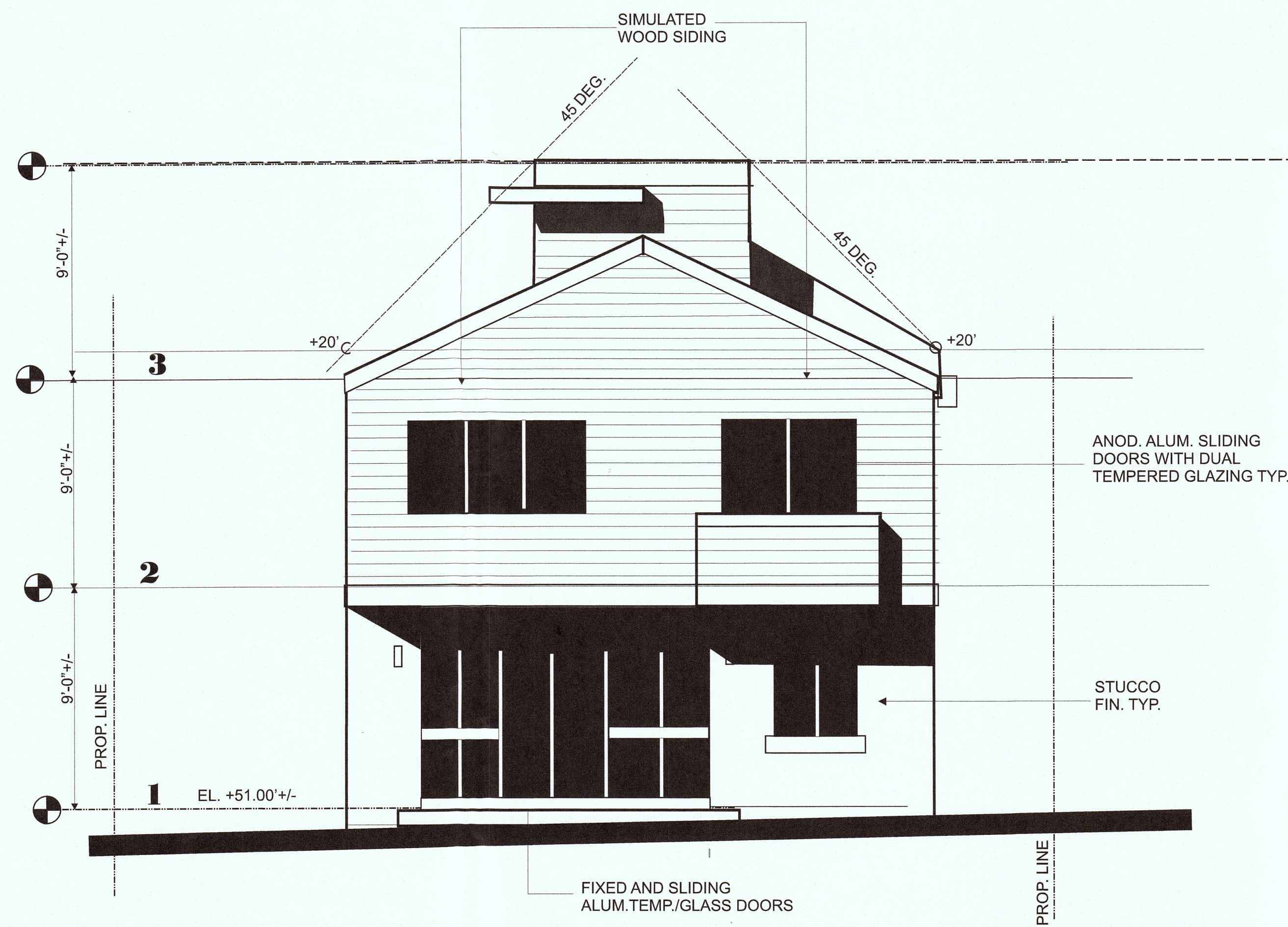
## EXTERIOR MATERIALS AND FINISH SCHEDULE

|                |   |
|----------------|---|
| EXTERIOR WALLS | <ol style="list-style-type: none"> <li>1. STUCCO SMOOTH FINISH PAINTED</li> <li>2. SIMULATED "HARDI-PLANK" OR EQUAL WOOD SIDING- PAINTED</li> </ol>   |
| WINDOWS        | BLACK ANODIZED ALUMINUM AND CLEAR GLASS (SLIDING , AWNING TYPE, ETC.)   |
| DOORS          | <ol style="list-style-type: none"> <li>1. WOOD FINISHED GARAGE ROLL-UP DOOR W/ AUTOMATIC GARAGE DOOR OPERATOR</li> <li>2. SOLID WOOD CORE W/ METAL CLADDING ENTRY AND GARAGE SIDE DOOR</li> <li>3. SLIDING BLACK ANODIZED ALUMINUM DOORS WITH CLEAR TEMPERED POL. PLATE GLASS</li> <li>4. FIXED POL. PLATE GLASS PANELS ADJACENT SLIDING DOORS</li> </ol> |
| ROOFING        | <ol style="list-style-type: none"> <li>1. TAR AND GRAVEL ROOFING (25 YR. MIN. WARRANTY) FIRE RATED CLASS A</li> <li>2. ASPHALT SHINGLE ROOFING CLASS B MIN, 25 YRS.</li> </ol>  |



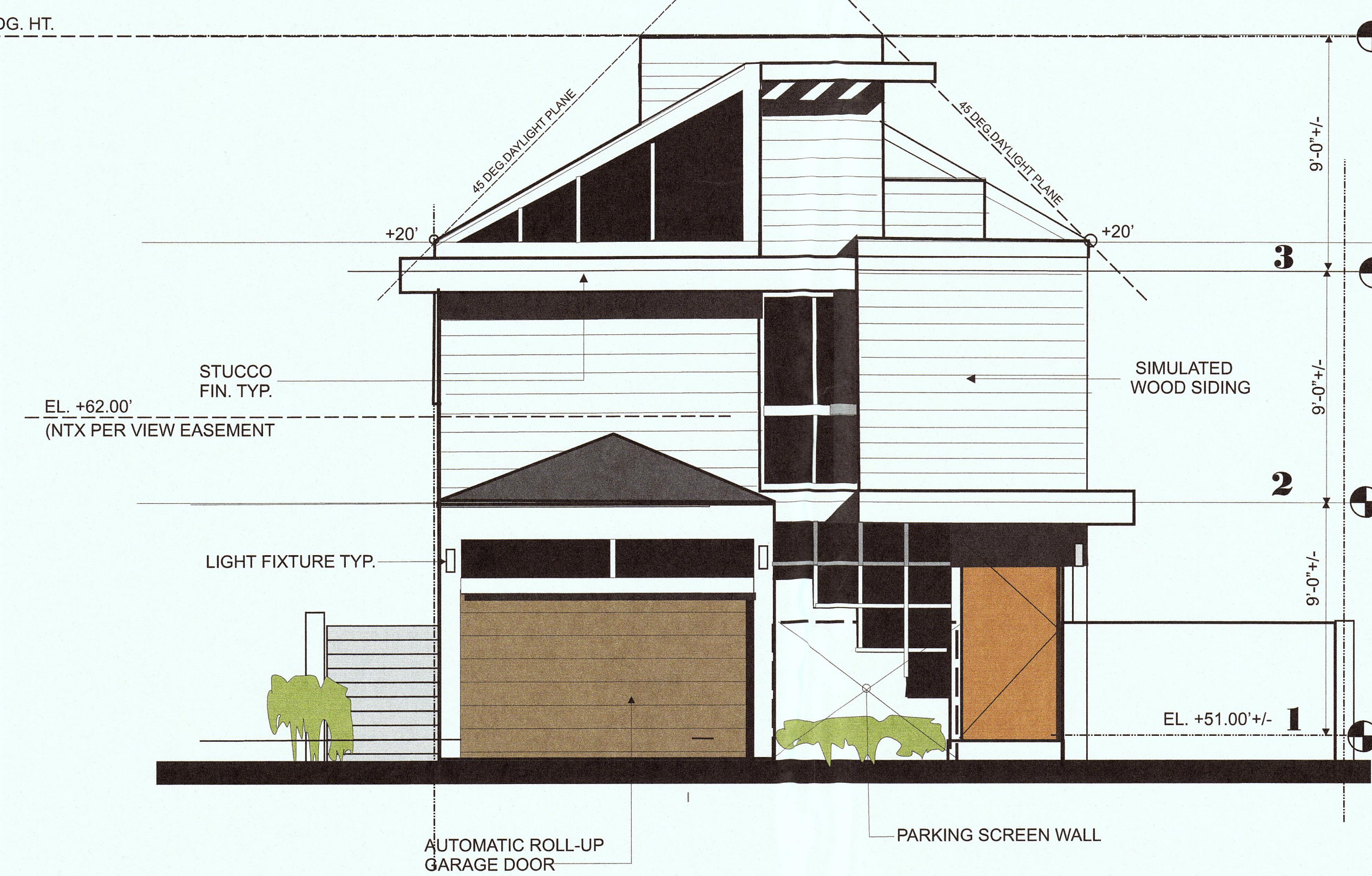
## ROOF-SITE PLAN

1/4" = 1'-0"  
(SEE SURVEY SHEET ATTACHED FOR INFORMATION ONLY)



## REAR (SOUTH) ELEVATION

1/4" = 1'-0"



## STREET (NORTH) ELEVATION

1/4" = 1'-0"

REVISIONS:  
11-19-18  
11-30-18  
01-14-19

ARISRUZ  
ARISRUZ AND ASSOCIATES, INC.  
7714 S. 24th Ave., Suite 100, Phoenix, AZ 85042  
Tel: (602) 962-3911 Fax: (602) 962-3233 Email: arisruza@arisruza.com

REVIEWED BY  
APPROVED BY  
JOB NO

NEW MITHAL RESIDENCE  
MAGELLAN AVENUE  
HALF MOON BAY, CA

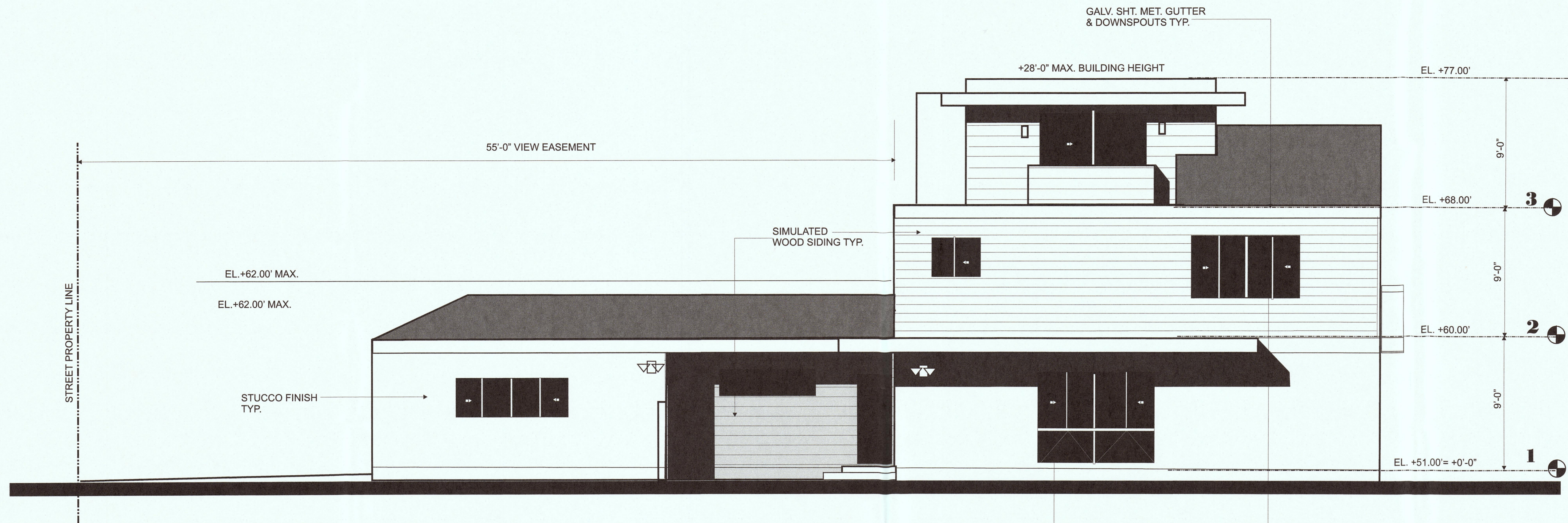
EXTERIOR ELEVATIONS  
AND ROOF PLAN

SHEET Number

AR-2

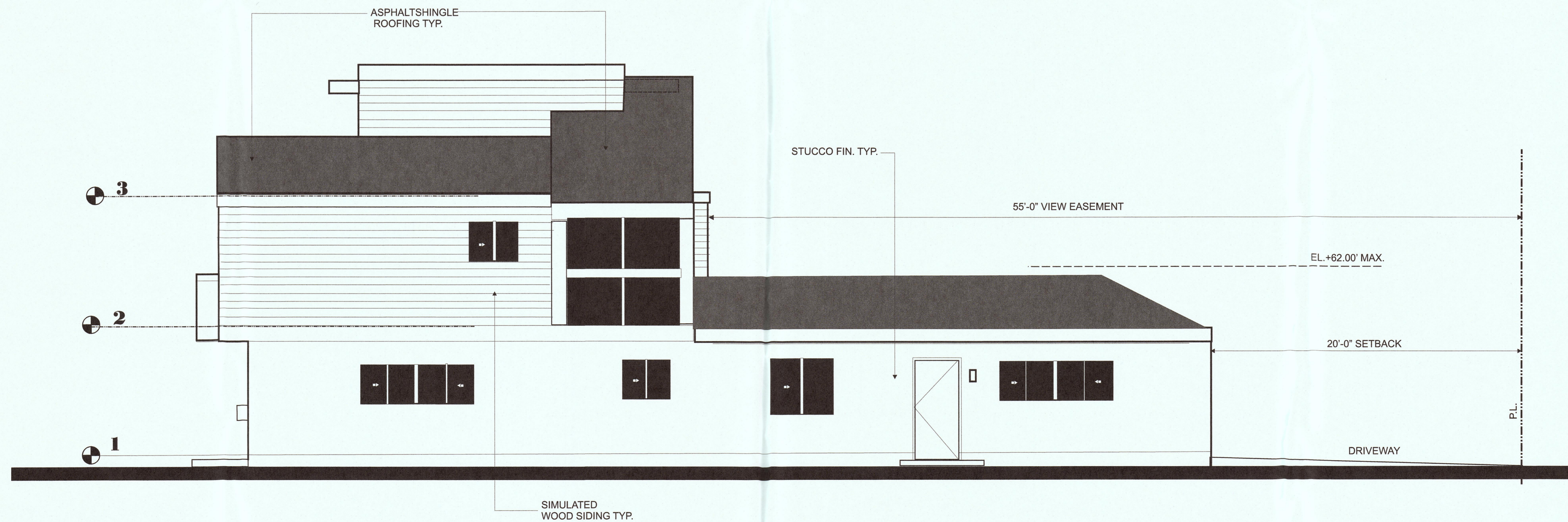
2 OF 5

DATE: 11/12/18



**WEST ELEVATION**

1/4"=1'-0"



**EAST ELEVATION**

1/4"=1'-0"

REVISIONS:  
11-19-18  
11-30-18  
01-14-19  
03-04-19

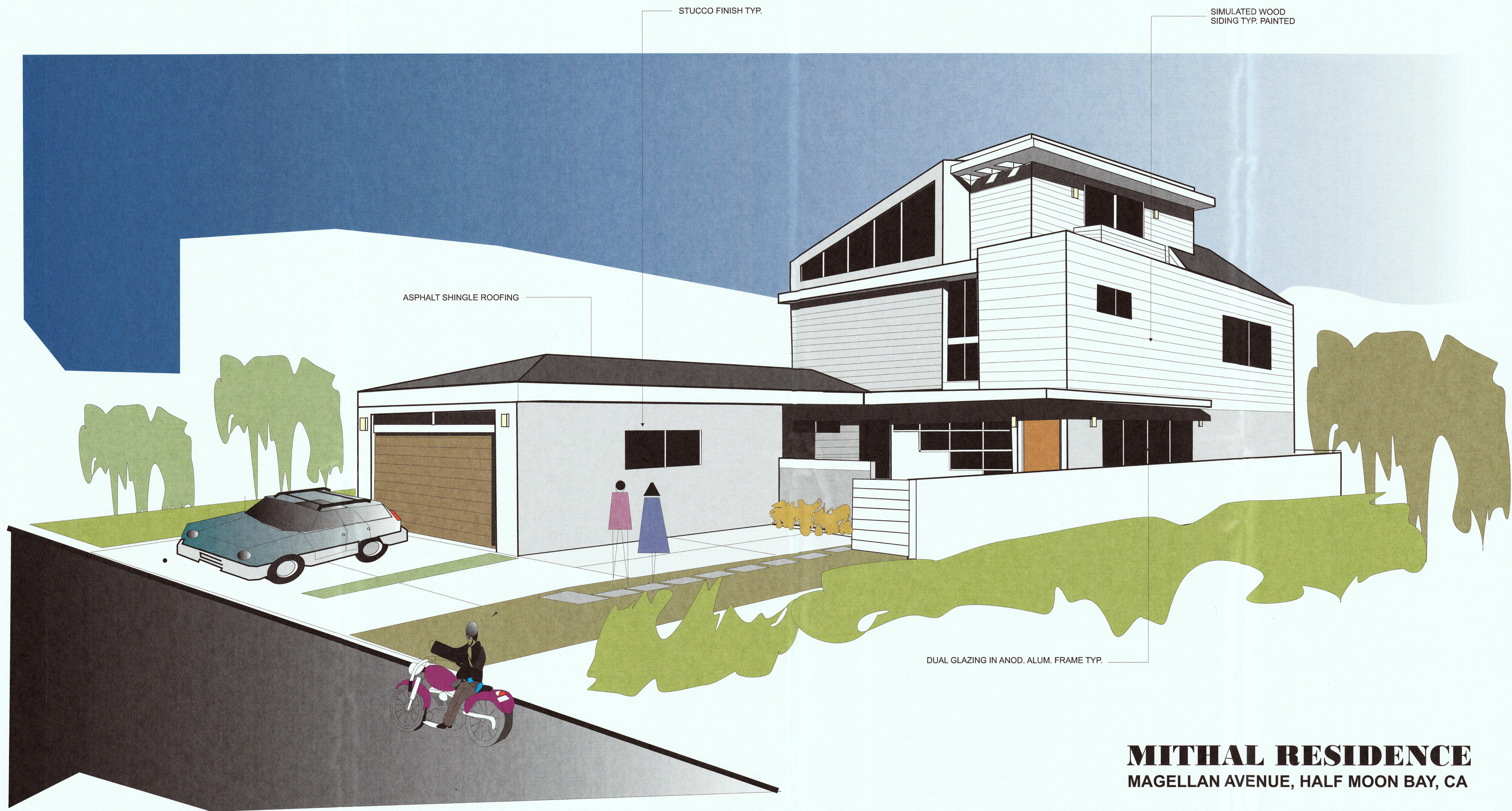
Architecture  
**ARISRUZ**  
ARISRUZ AND ASSOCIATES, INC.  
720 16th Street, South San Francisco, CA 94080  
Tel: (650) 568-1851 Email: ARISRUZ@yaho.com

REVIEWED BY  
APPROVED BY  
JOB NO

**NEW MITHAL RESIDENCE**  
**MAGELLAN AVENUE**  
**HALF MOON BAY, CA**

**EXTERIOR ELEVATIONS**

SHEET Number  
**AR-3**  
2 OF 5  
DATE: 11/12/18



**MITHAL RESIDENCE**  
 MAGELLAN AVENUE, HALF MOON BAY, CA

REVISIONS:  
 11-19-18  
 11-30-18

Architecture  
**ARISRUZ**  
 APISRUZ AND ASSOCIATES, INC.  
 720 LINDSEY CAVENUE, SOUTH SAN FRANCISCO, CA 94080  
 TEL: (650) 894-1921 FAX: (650) 894-4220 Email: ARISRUZ@juno.com

REVIEWED BY  
 APPROVED BY  
 JOB NO

**NEW MITHAL RESIDENCE**  
**MAGELLAN AVENUE**  
**HALF MOON BAY, CA**

**SCHEMATIC DRAWINGS**

SHEET Number

**AR-4**

4 OF 5

DATE: 11/12/18

REVISIONS:  
 11-19-18  
 11-30-18  
 01-14-19

ARCHITECT  
**ARISRUZ**  
 ARISRUZ AND ASSOCIATES, INC.  
 726. Redwood Avenue, South San Francisco, CA 94080  
 Tel: (650) 598-1001 Fax: (650) 598-2321 email: ARISRUZ@aol.com

REVIEWED BY  
 APPROVED BY  
 JOB NO

**NEW MITHAL RESIDENCE**  
**MAGELLAN AVENUE**  
**HALF MOON BAY, CA**

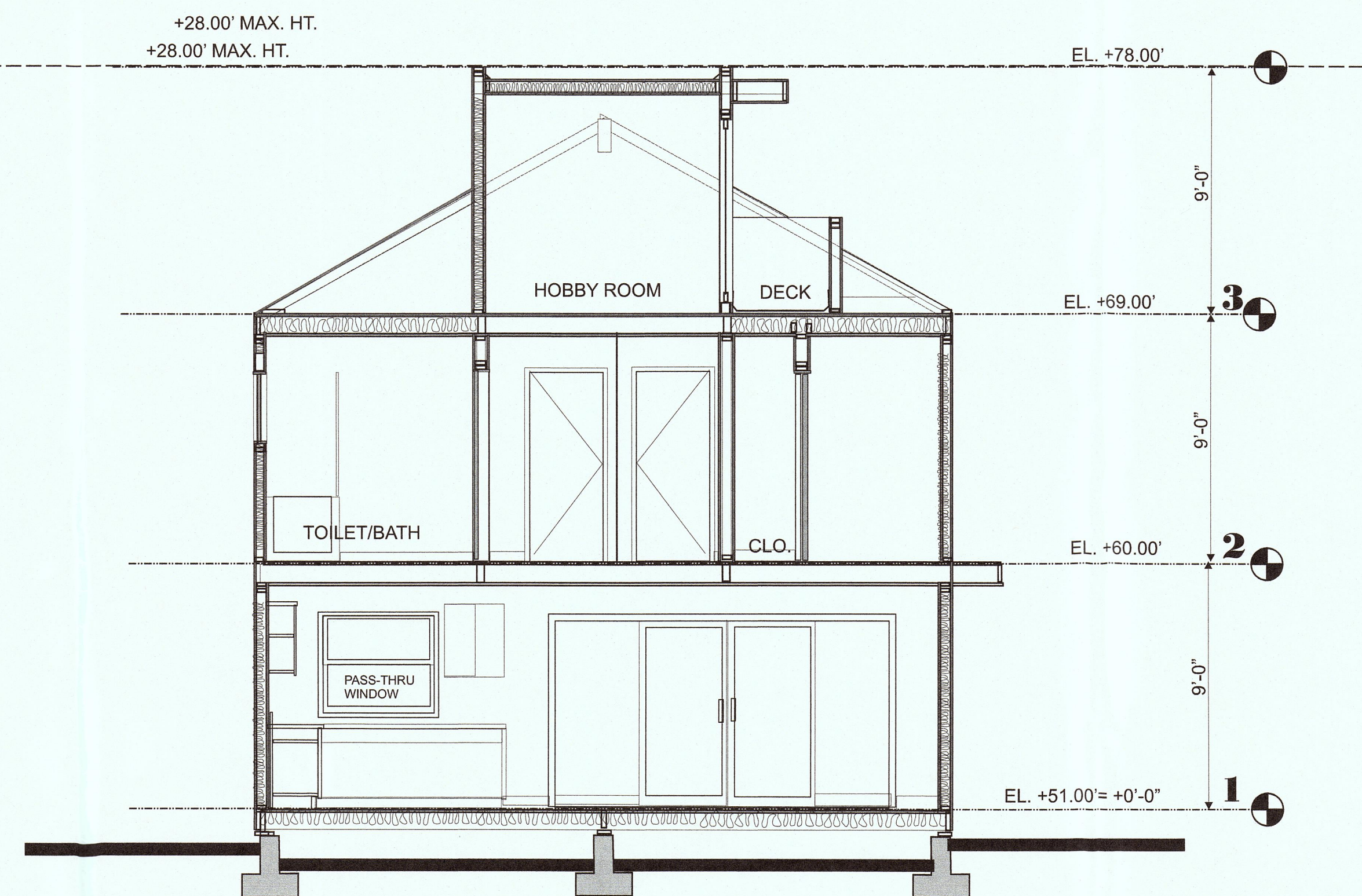
**BUILDING SECTIONS**

SHEET Number

**AR-5**

5 OF 5

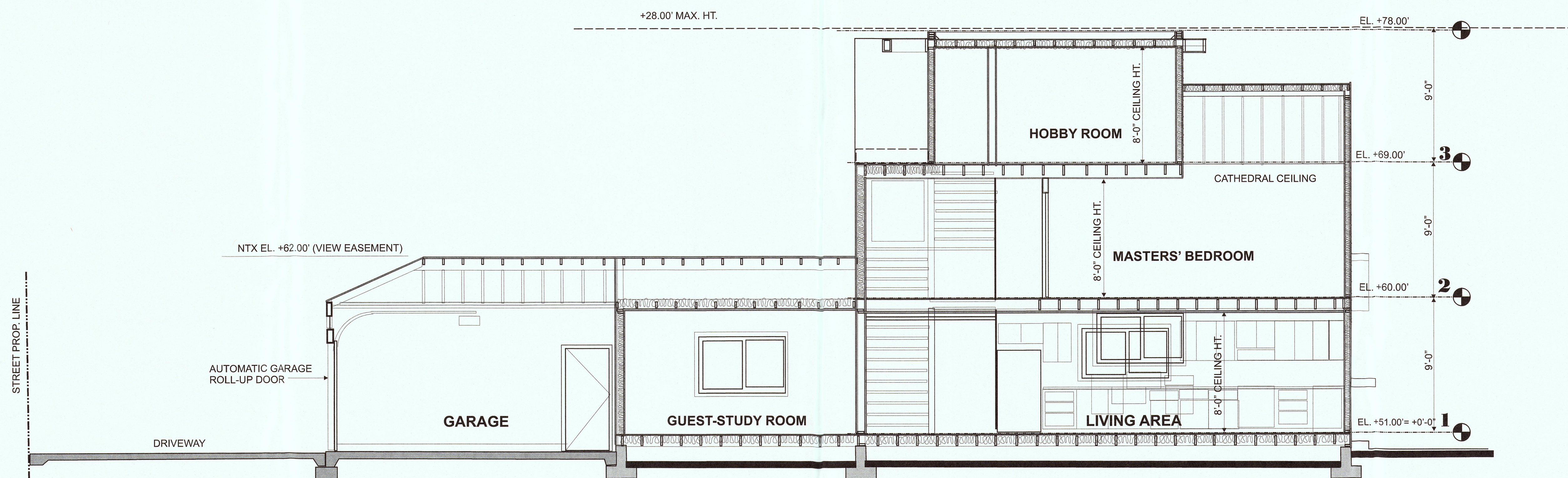
DATE: 11/12/18



**BUILDING CROSS SECTION**

1/4"=1'-0"

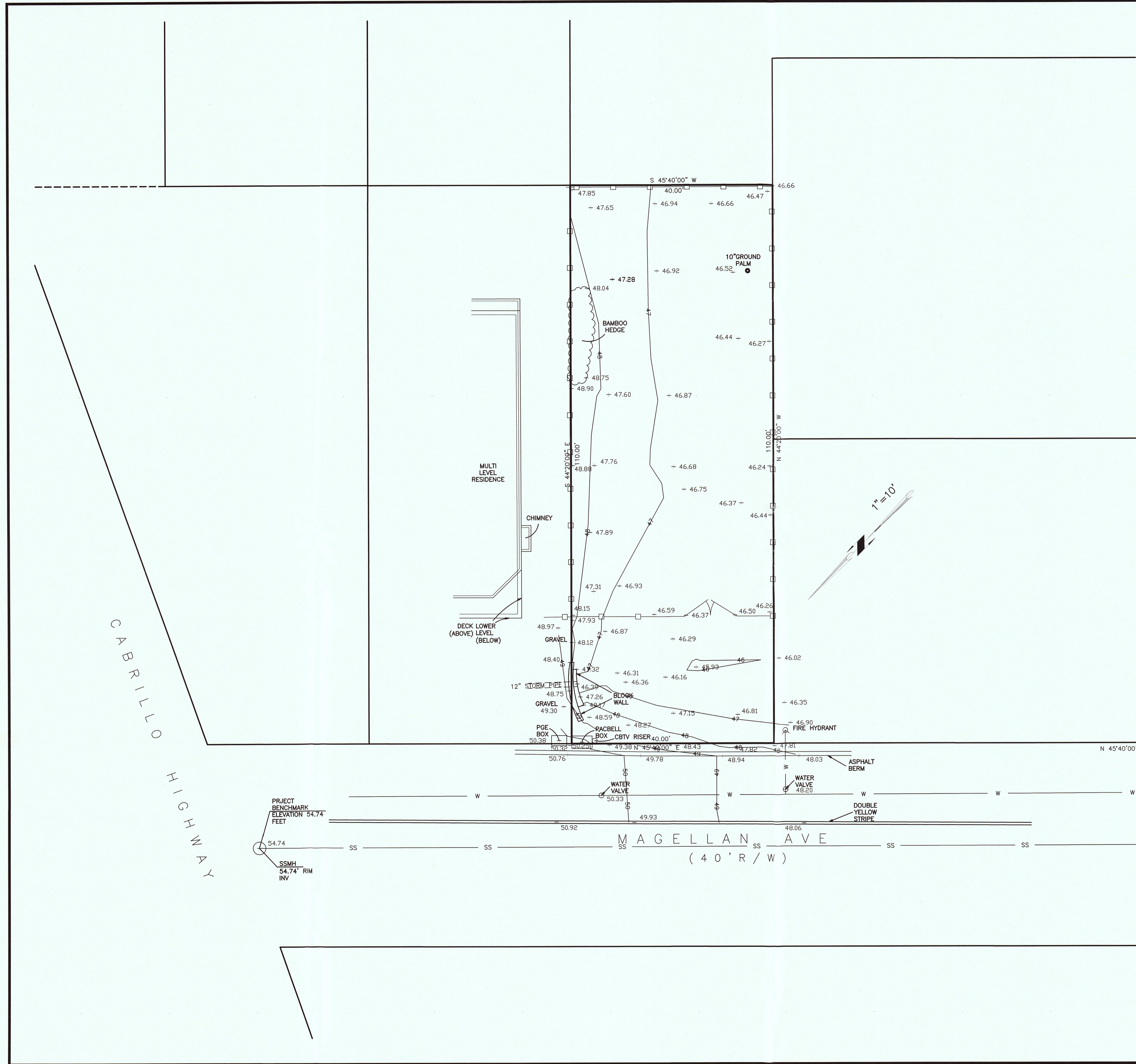
①



**BUILDING LONGITUDINAL SECTION**

1/4"=1'-0"

②



**BENCHMARK STATEMENT:**  
 THE PROJECT BENCHMARK FOR THIS TOPOGRAPHIC SURVEY IS THE UP STREAM SEWER MANHOLE APPROX 100 FEET NORTHERLY FROM THIS PROPERTY.  
 ELEVATION OF SEWER MANHOLE IS 54.74 FEET  
 (ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.)

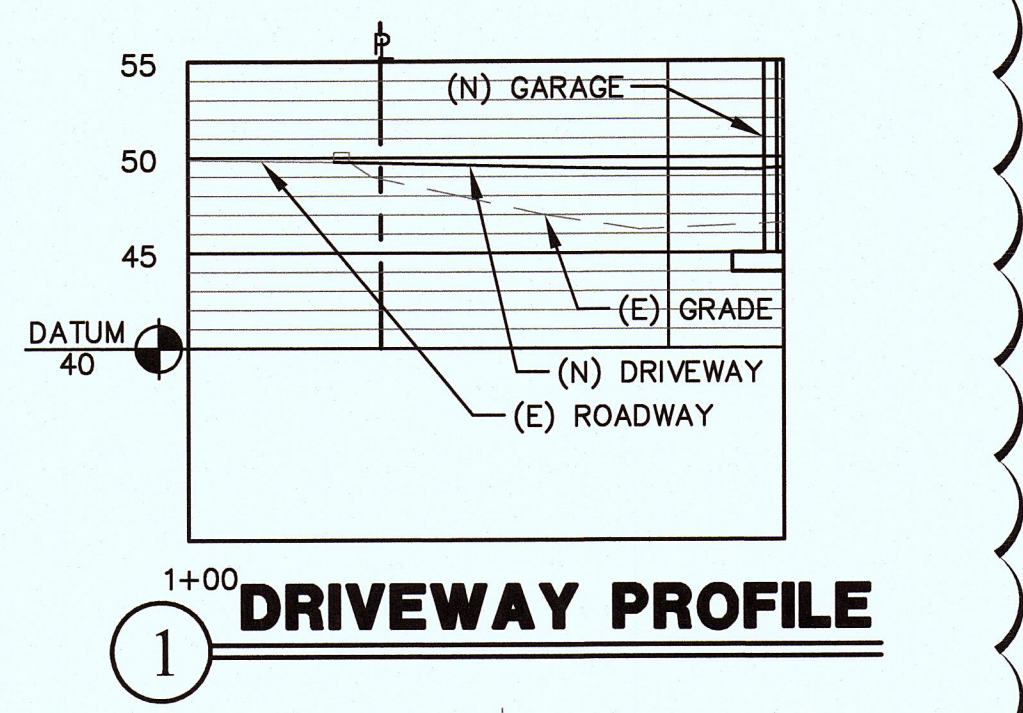
**SURVEYOR'S STATEMENT:**  
 THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE JANUARY 2019. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. NO EASEMENTS ARE SHOWN.

  
 SAVIDR P. MICALLEF  
 LAND SURVEYOR, LS 8289  
 (805) 709-2423  
 01-23-19  
 DATE

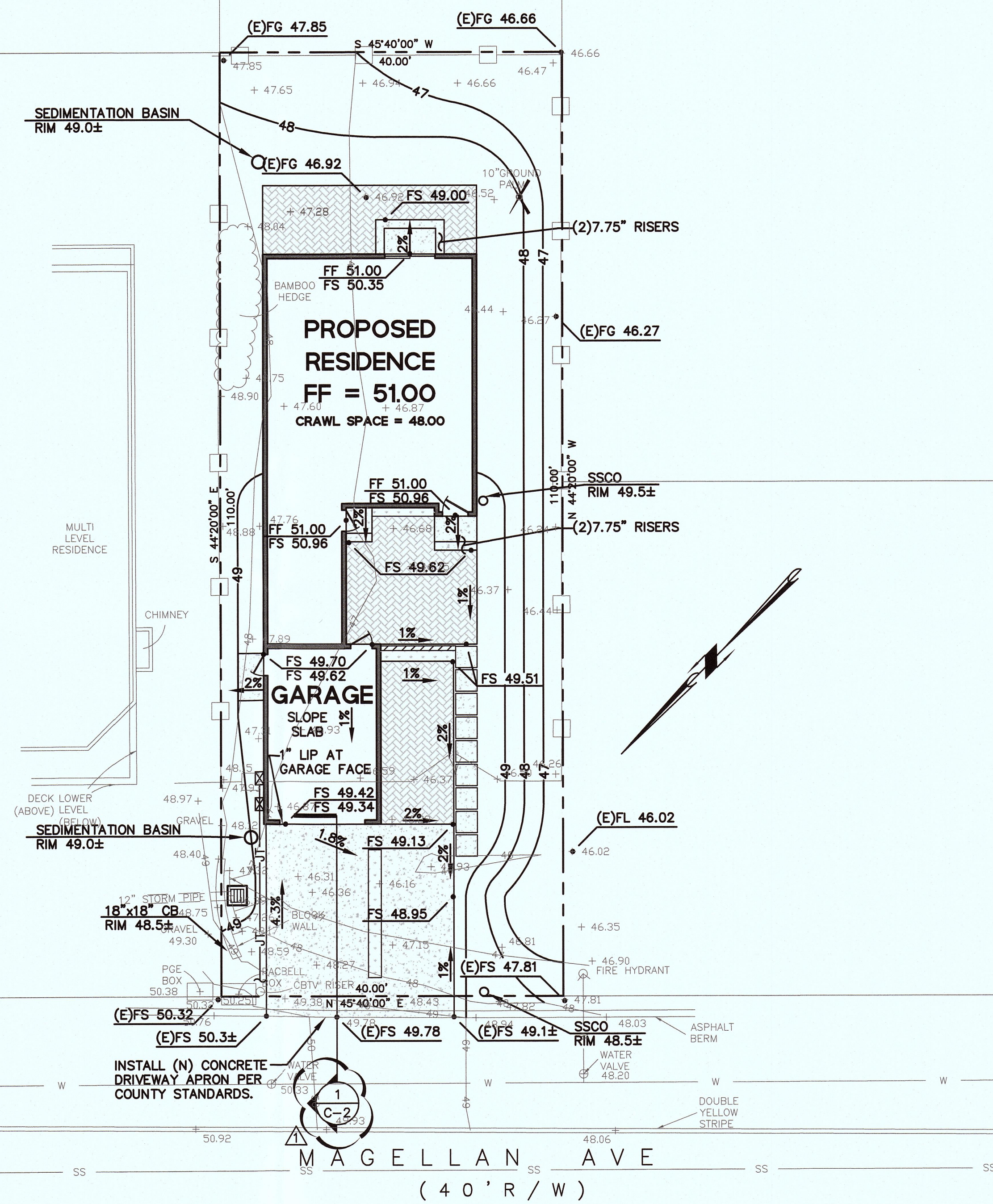
**TOPOGRAPHIC SURVEY OF VACANT LOT ON**  
**MAGELLAN AVE, HALF MOOBN BAY, CA**  
 (APN 048-031-200)  
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

|                 |               |             |            |               |         |
|-----------------|---------------|-------------|------------|---------------|---------|
| Date: 01-23-19  | Scale: 1"=10' | Design: SPM | Drawn: SPM | Approved: SPM | Job No: |
| Drawing Number: |               |             |            |               |         |
| 1               | OF            | 1           |            |               |         |

SAVIDR P. MICALLEF LAND SURVEYING  
 421 WILDWOOD DRIVE  
 SOUTH SAN FRANCISCO, CA 94080  
 805/709-2423



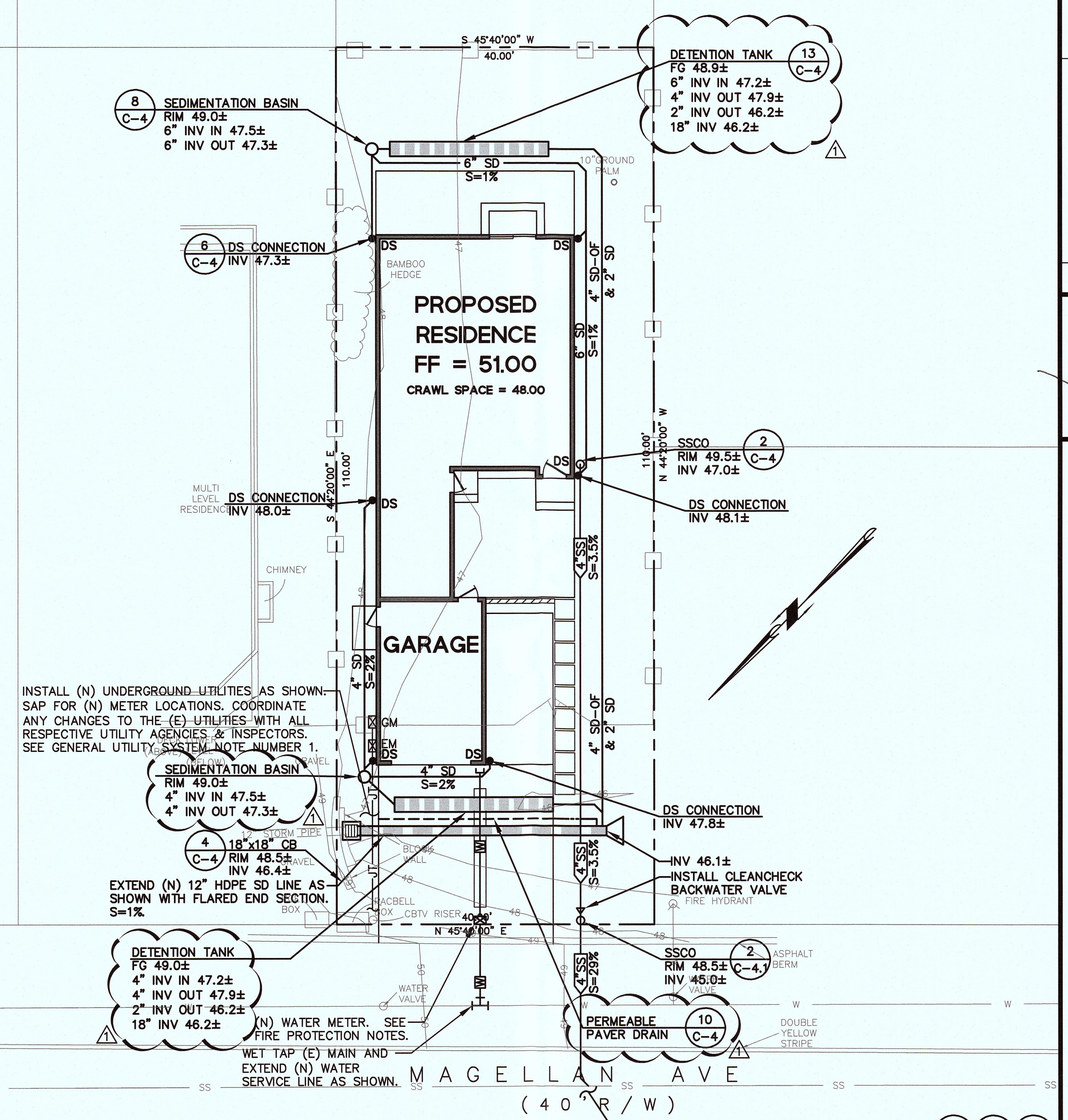
**GRADING PLAN**



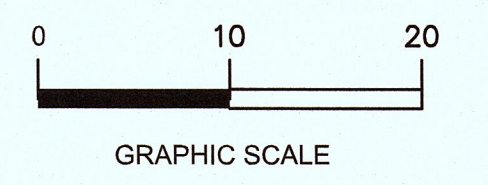
**PAVEMENT LEGEND:**

- CONCRETE
  - PERMEABLE PAVERS
  - LANDSCAPE AREA
  - SAP, SLP.
- 4" CONCRETE W/ #4 BARS 12" O.C. - EACH WAY OVER 8" OF CALTRANS CLASS II AGGREGATE BASE ROCK.
- PERMEABLE PAVER OVER TC MIRAFI REINFORCEMENT FABRIC OVER #8 CRUSHER ROLLS OVER 10" OF #57 GRADED AGGREGATE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. INSTALL EDGE CONSTRAINT SUCH AS A FLUSH CURB. SAP.

**UTILITY PLAN**



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



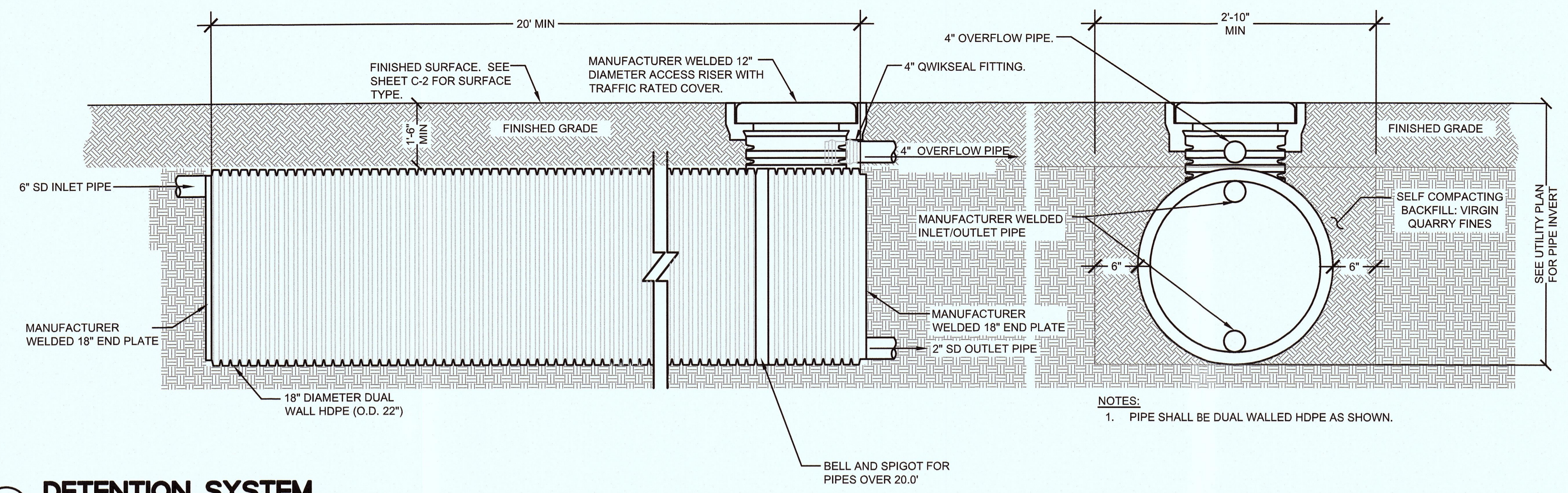
**PRECISION ENGINEERING AND CONSTRUCTION, INC.**  
 T: 650.226.8840  
 901 Walkermire Street  
 Belmont, CA 94002  
 Travis@Precision-EC.com

|            |                 |
|------------|-----------------|
| DATE:      | 05/15/2019      |
| REVISIONS: | COUNTY COMMENTS |
|            |                 |

**GRADING AND UTILITY PLAN**  
**NEW RESIDENCE**  
**MAGELLAN AVENUE**  
**HALF MOON BAY, CA (SMCO) 94019**

|                 |            |
|-----------------|------------|
| Date:           | 03/13/2019 |
| Scale:          | 1" = 10'   |
| Design:         | TRL        |
| Check:          | TRL        |
| Drawing Number: | C-2        |
| PEC Job No.     | PEC 19-003 |

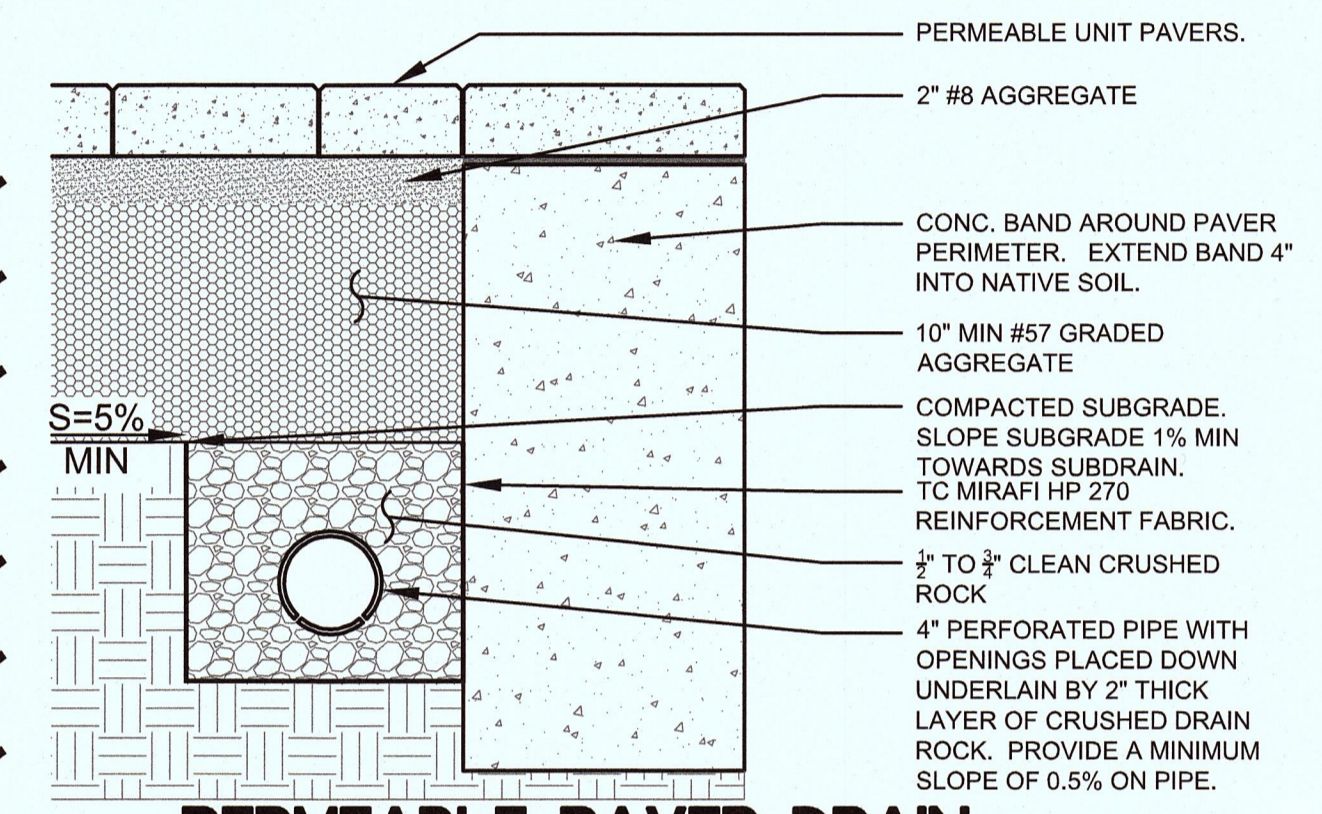
**13 DETENTION SYSTEM**



NOTES:  
1. PIPE SHALL BE DUAL WALLED HDPE AS SHOWN.

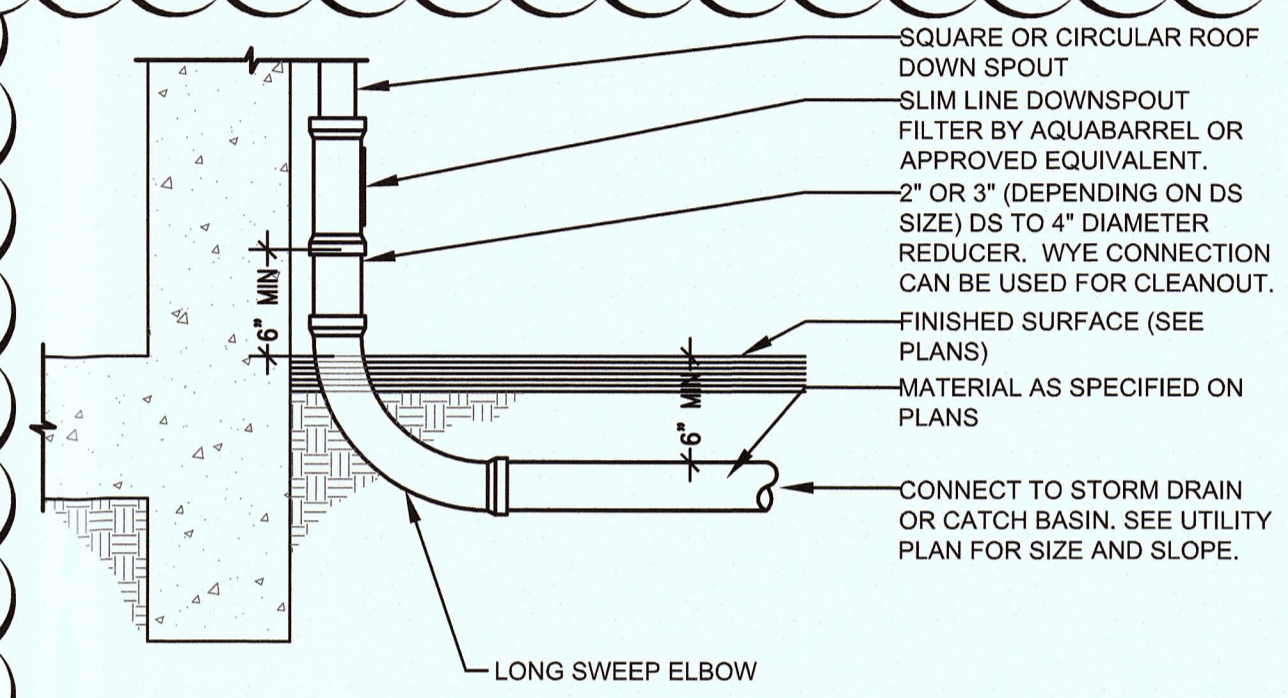
SCALE: NO SCALE  
DETENTION-024-MSTR

**10 PERMEABLE PAVER DRAIN**



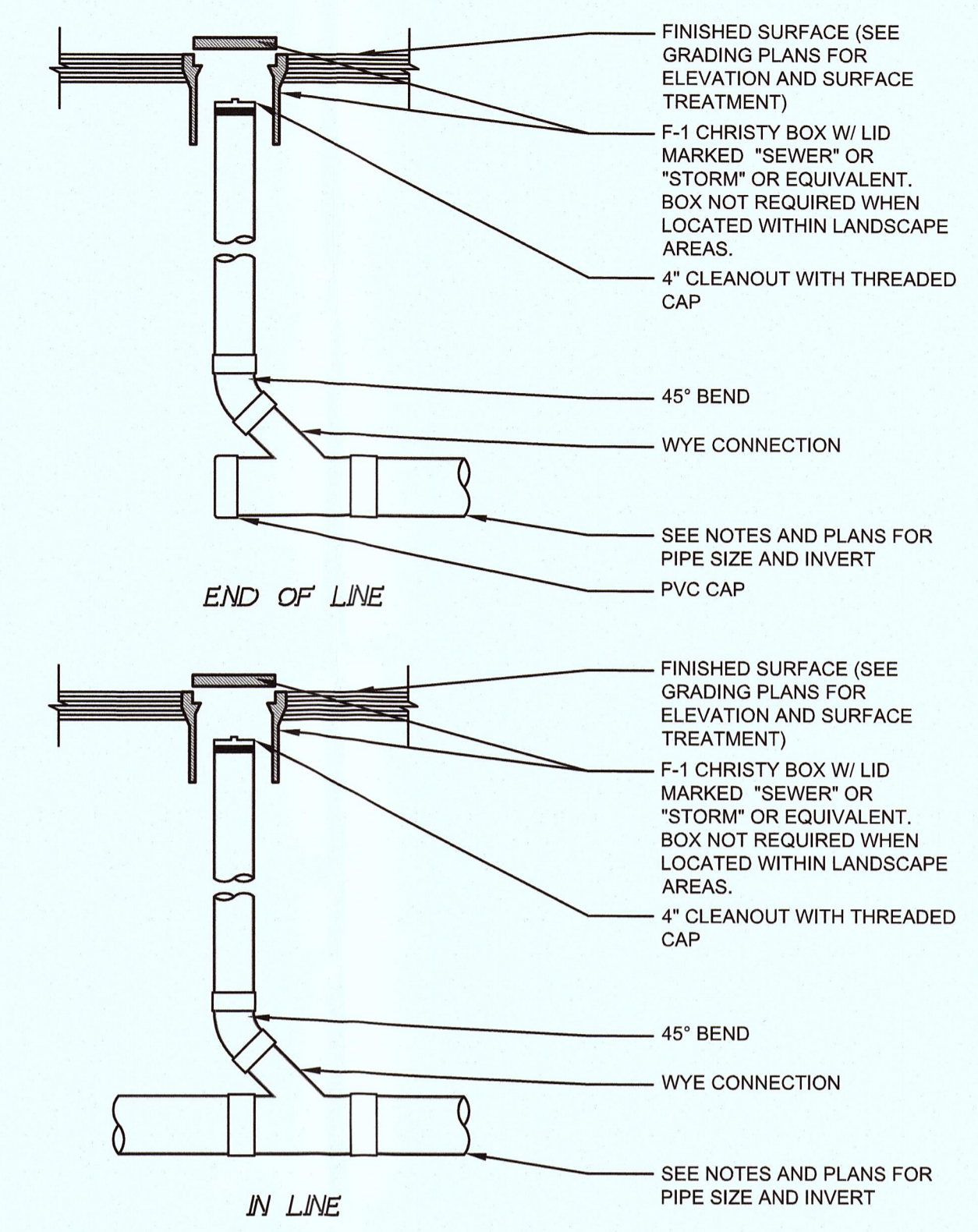
SCALE: NO SCALE  
DRAIN SUB-DRAIN-001-MSTR

**6 DOWNSPOUT CONNECTION**



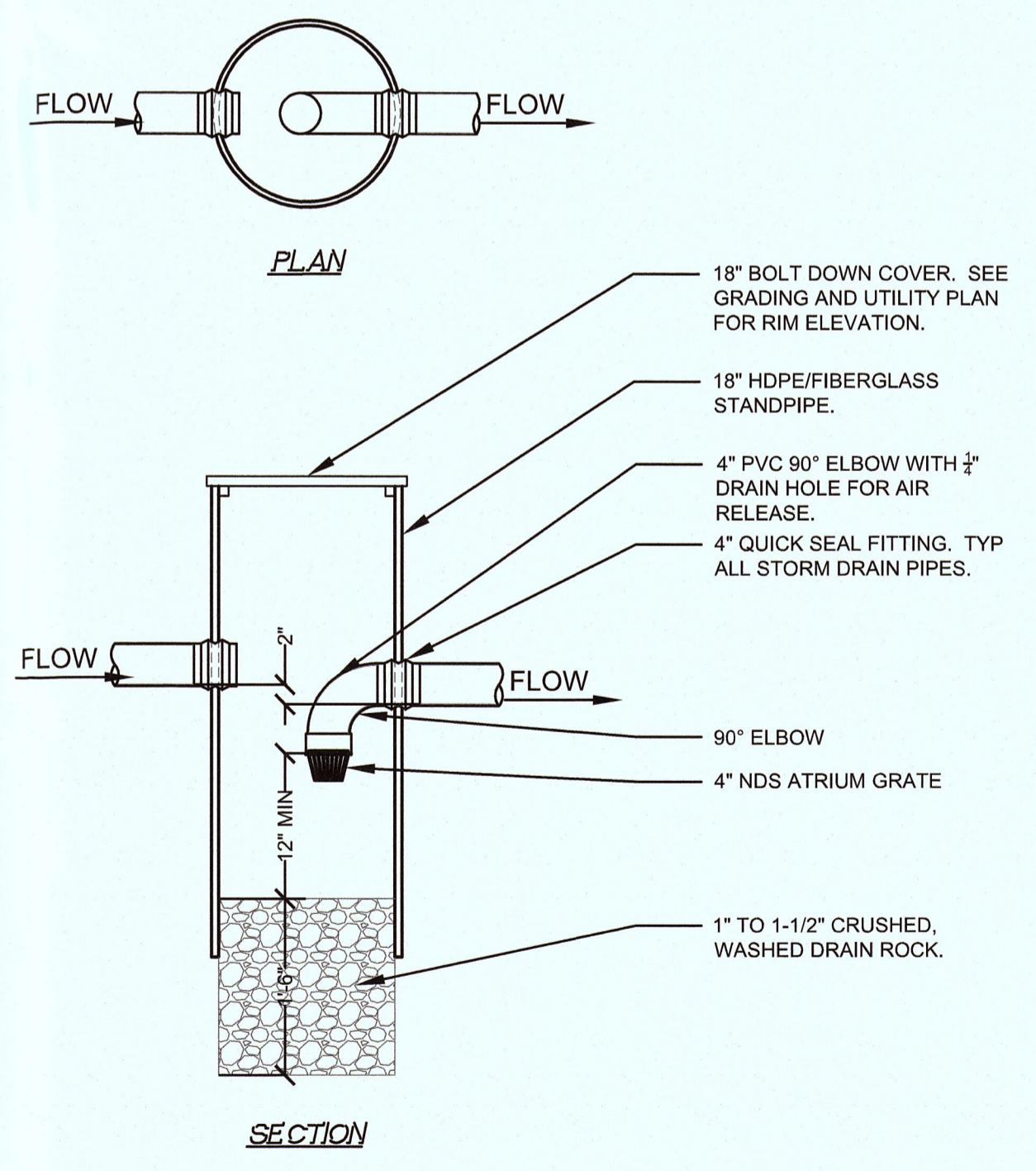
SCALE: 3/4"=1'-0"  
DS CONNECT-018-MSTR

**2 CLEANOUT NON-TRAFFIC RATED**



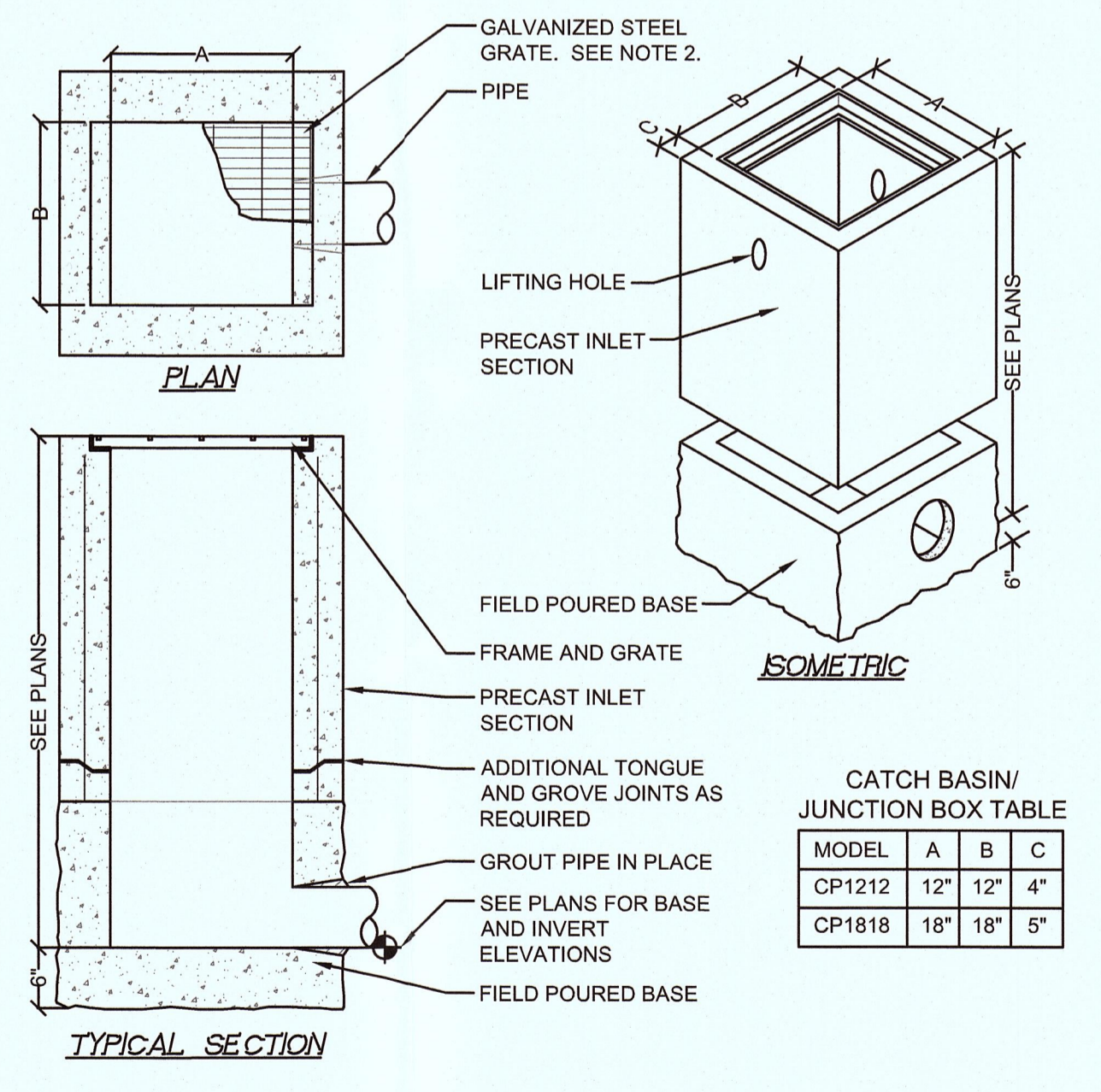
SCALE: 3/4"=1'-0"  
CLEANOUT RES-016-MSTR

**8 SEDIMENT BASIN**



SCALE: 3/4"=1'-0"  
SED BASIN-016-MSTR

**4 CATCH BASIN**

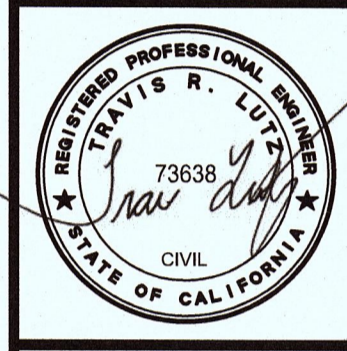


NOTES:  
1. INLET AND GRATE SHALL BE CENTRAL PRECAST DROP INLET, OR EQUIVALENT.  
2. FRAMES AND GRATES SHALL BE HEAVY DUTY, DESIGNED FOR H20 HIGHWAY LOADING. GRATE TO BE BICYCLE PROOF.

SCALE: NO SCALE  
CATCH BASIN-016-MSTR

DATE: 05/15/2019

REVISIONS:  
COUNTY COMMENTS



Date: 03/13/2019

Scale: AS SHOWN

Design: TRL

Check: TRL

Drawing Number: C-4

PEC Job No. PEC 19-003

DATE PLOTTED: 05/15/2019 11:45:00 AM  
PLOTTER: HP DesignJet T1100PS  
C:\Users\travis\OneDrive\Documents\Projects\19-003 - New Res - 1017 - 1017.dwg  
SCALE: AS SHOWN  
DATE: 03/13/2019  
DRAWN BY: TRAVIS R. LUTZ  
CHECKED BY: TRAVIS R. LUTZ  
DATE: 03/13/2019