

0.07 0 0.04 0.07 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:2,256

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# 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: 2015-00077

BLD:

## Applicant/Owner Information

Applicant: CHRIS RIDGWAY ARCHITECT, Inc.

Mailing Address: 670 Poplar St. Half Moon Bay CA Zip: 94019

Phone, W: 650.622.6301 H:

E-mail Address: crarchitect@coastside.net FAX:

Name of Owner (1): Toby Mock

Name of Owner (2): Ann Mock

Mailing Address: 345 Cortez Ave Miramar CA Zip: 94019

Mailing Address: 345 Cortez Ave Miramar CA Zip: 94019

Phone, W: H:

Phone, W: H:

E-mail Address: toby.mock@gmail.com

E-mail Address: Ann.Mock1@gmail.com

## Project Information

Project Location (address): 345 Cortez Ave Miramar CA 94019

Assessor's Parcel Numbers: 048-023-340

Zoning: R-1/S-94/DR/CD

Parcel/lot size: 8,799 SF (Square Feet)

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

New Garage  
New 2nd Floor with Master Bedroom & guest bedroom

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

Residential

Describe Existing Structures and/or Development:

Existing House

## 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: *[Signature]*

Owner's signature: *[Signature]*

Applicant's signature: *[Signature]*

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-2015-00077  
Other Permit #:

1. Basic Information

Applicant:

Name: Chris Ridgway Architect Inc  
Address: 670 Poplar St  
HMB CA Zip: 94019  
Phone, W: 650.628.6301  
Email: crarchitect@coastside.net

Owner (if different from Applicant):

Name: Toby & Ann Mock  
Address: 345 Cortez Ave  
Miramar CA Zip: 94019  
Phone, W: H: (617) 413 4930  
Email: toby.mock1@gmail.com  
ann.mock1@gmail.com

Architect or Designer (if different from Applicant):

Name: Same  
Address:  
Phone, W: H: Email:

2. Project Site Information

Project location:

APN: 048.023.340  
Address: 345 Cortez Ave  
Miramar CA Zip: 94019  
Zoning: R-1/S-94/DR/CD  
Parcel/lot size: 8,799 sq. ft.

Site Description:

Vacant Parcel  
 Existing Development (Please describe):  
Existing single family residence

3. Project Description

Project:

- New Single Family Residence: sq. ft.
- Addition to Residence: 1,281 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 Exception
- Variance

Describe Project:

Adding 600 sq ft of 1st floor & 621 sq ft of 2nd floor. The 1st floor is a garage with a laundry room. The 2nd floor addition is habitable.

Adding a new Driveway

#### 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	Cedar Shingles		<input checked="" type="checkbox"/>
b. Trim	Redwood		<input checked="" type="checkbox"/>
c. Windows	Wood		<input checked="" type="checkbox"/>
d. Doors	Wood		<input checked="" type="checkbox"/>
e. Roof	Composition Shingles		<input checked="" type="checkbox"/>
f. Chimneys	Cedar Shingles	Natural	<input type="checkbox"/>
g. Decks & railings	Wood	White	<input type="checkbox"/>
h. Stairs			<input type="checkbox"/>
i. Retaining walls	Wood		<input type="checkbox"/>
j. Fences	Wood		<input checked="" type="checkbox"/>
k. Accessory buildings			<input type="checkbox"/>
l. Garage/Carport	Cedar Shingles	Natural	<input type="checkbox"/>

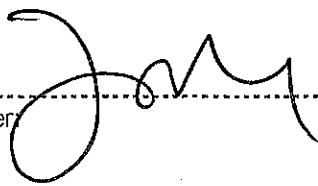
#### 5. Required Findings

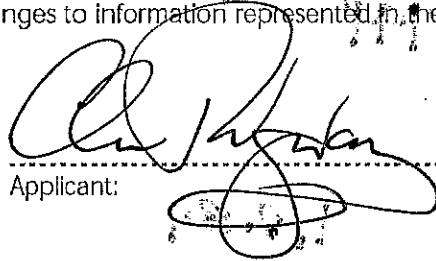
To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

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

#### 6. Signatures

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: 

Applicant: 

Date: 2.11.15

Date: 2.11.15

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

# Application for a Coastal Development Permit

## Companion Page

Applicant's Name: Chris Ferguson Architects Inc

Primary Permit #: PLN 2015000077

### 1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a 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	<u>Cedar shingles</u>	_____	<input checked="" type="checkbox"/>
b. Trim	<u>Redwood</u>	_____	<input checked="" type="checkbox"/>
c. Roof	<u>Comp. Shingles</u>	_____	<input checked="" type="checkbox"/>
d. Chimneys	<u>Cedar shingles</u>	_____	<input checked="" type="checkbox"/>
e. Accessory Buildings	_____	_____	<input type="checkbox"/>
f. Decks/Stairs	<u>Wood</u>	<u>White</u>	<input type="checkbox"/>
g. Retaining Walls	_____	_____	<input type="checkbox"/>
h. Fences	<u>Wood</u>	_____	<input checked="" type="checkbox"/>
i. Storage Tanks	_____	_____	<input type="checkbox"/>

## 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? (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 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? <i>Minor</i>   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Grading or alteration of landforms? <i>Minor</i>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| k. Landscaping? <i>- See plan</i>   | <input checked="" type="checkbox"/> | <input 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?
- q. Existing or proposed provisions for public access to the shoreline?
- r. Public or commercial recreation facilities?
- s. Visitor-serving facilities?
- t. Existing or proposed public trail easements?

**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:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?  
 Yes       No
- Construction or grading within 100 feet of a stream or wetland?  
 Yes       No
- 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: \_\_\_\_\_

Mock

# Environmental Information Disclosure Form

PLN 2015-00077  
BLD \_\_\_\_\_

Project Address: 345 Cortez Ave  
Miramar CA 94019

Name of Owner: Toby & Ann Wock  
Address: 345 Cortez Ave  
Miramar 94019 Phone: 617.413.4930  
Name of Applicant: Chris Padgug Architect Inc  
Address: 670 Poplar St  
HMBQA 94019 Phone: 650.622.6301

Assessor's Parcel No.: 048-023-340  
Zoning District: R-1/S.94/DR/CP

## Existing Site Conditions

Parcel size: 2,799

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).

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) ( <input type="checkbox"/> 6" d.b.h. in Emerald Lake Hills area or <input type="checkbox"/> 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>10</u> c.y. Fill: <u>5</u> c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Exist home is 1304 sq. ft. We are adding 600 sq. ft on the 1st floor (garage) & 621 on the 2nd floor

Signature required on reverse

2. National Marine Fisheries Rule 4(d) Review

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

Please explain any "Yes" answers:

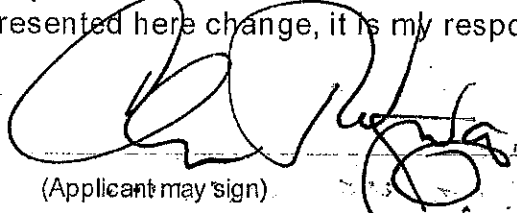
They are adding a Garage & a habitable room above the rear of the house

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<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 type="checkbox"/>	<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.

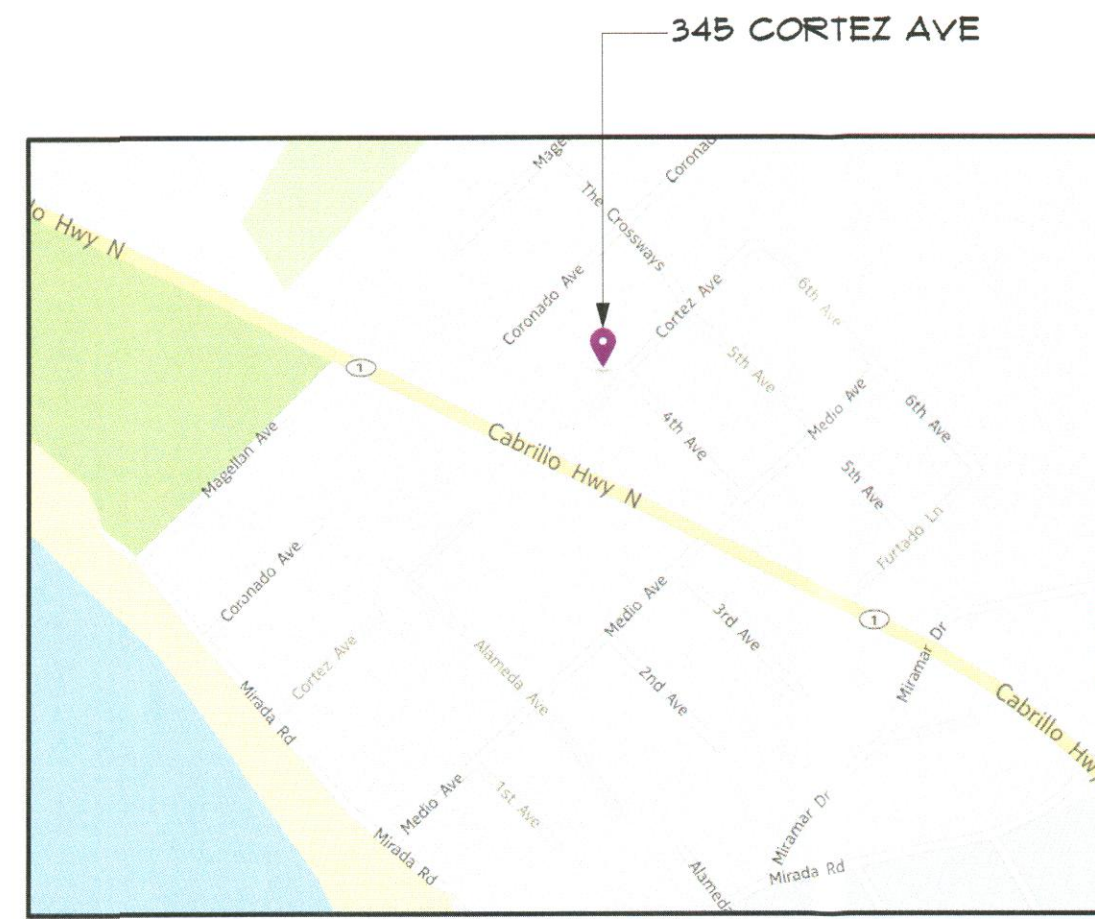
Signed:   
(Applicant may sign)

Date: 2/25/15





EXISTING STREET VIEW



VICINITY MAP

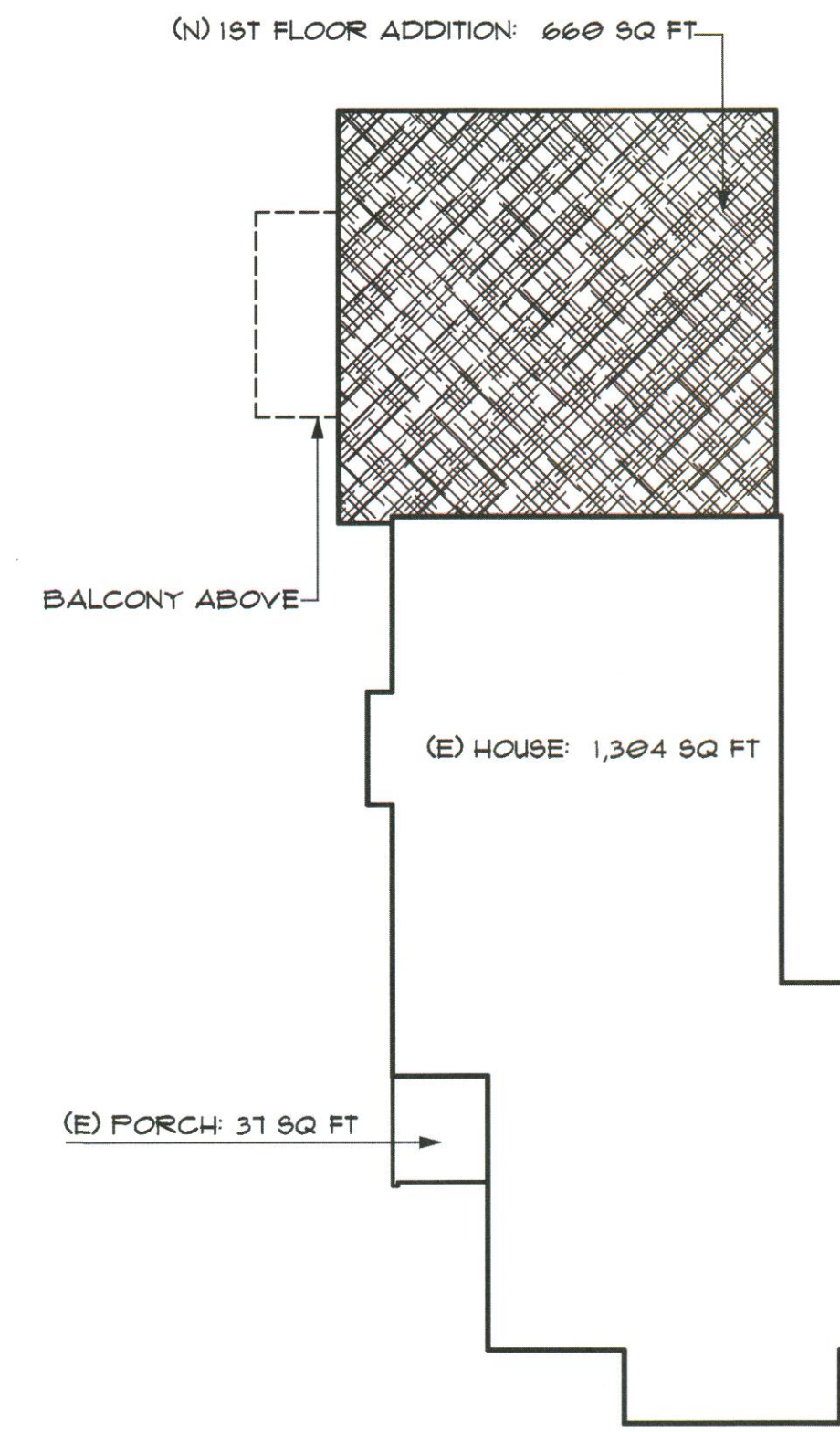


- ROOF: TO MATCH EXISTING COMPOSITION SHINGLES.
- CHIMNEY: CEDAR SHINGLES LEFT NATURAL TO AGE.
- FASCIAS, GUTTER, DOWNSPOUTS, CORBELS, WINDOWS, WINDOW TRIM, AND BALCONY RAIL: WHITE TO MATCH EXISTING
- FRONT DOOR: THIS DOOR IS EXISTING AND WILL REMAIN IN THE SAME COLOR
- WALLS: CEDAR SHINGLES LEFT NATURAL TO AGE.

COLOR BOARD



PROPOSED DESIGN



1ST FLOOR SQ FOOTAGE PLAN

SCALE 3/32" = 1'-0"

ZONING: R-1/S-94/DR/CD  
A.P.N. #: 048-023-340

SITE COVERAGE	FLOOR AREA	SQUARE FOOTAGE	AREA INCLUDED IN	
			AREA	
X	X	1,304	EXISTING 1ST FLOOR	
X	X	N/A	EXISTING GARAGE	

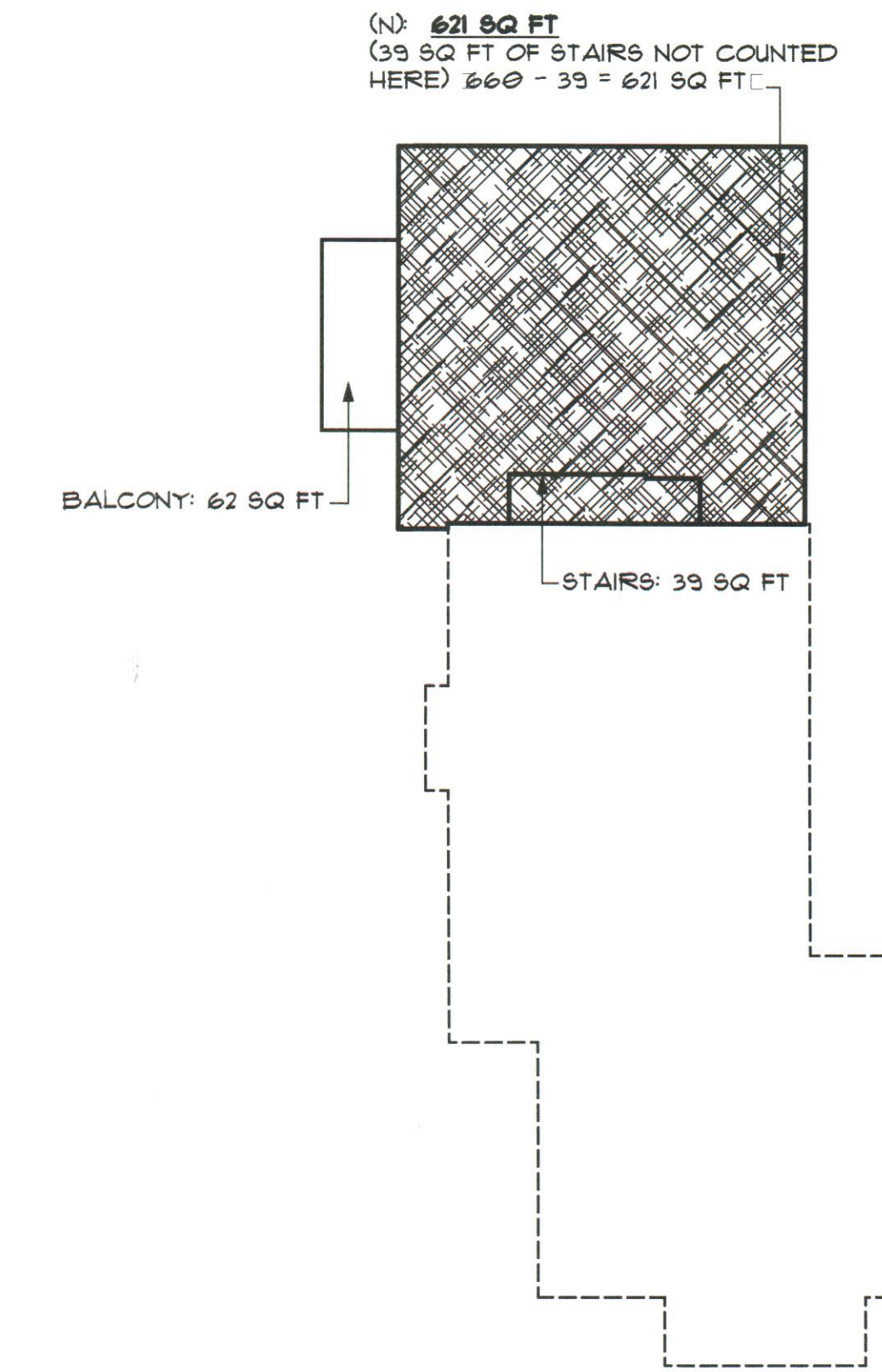
X	660	NEW 1ST FLOOR ADDITION (INCLUDES GARAGE)
X	621	NEW 2ND FLOOR ADDITION

SQUARE FEET AREA FOR PROPERTY COVERAGE			
X		1,964	NEW TOTAL 1ST FLOOR (1,304 + 660)
X		31	EXISTING 1ST FLOOR COVERED PORCH
X		62	NEW 2ND STORY BALCONY
		2,063	PROPOSED TOTAL PROPERTY COVERAGE

SQUARE FEET AREA FOR FLOOR AREA			
X		1,964	NEW TOTAL 1ST FLOOR
X		621	NEW 2ND FLOOR
		2,585	PROPOSED TOTAL FLOOR AREA

OUR SITE COVERAGE	
30%	PERCENTAGE OF SITE COVERAGE
8,799	LOT SIZE
2,639	MAXIMUM SITE COVERAGE ALLOWED
576	REMAINING LOT COVERAGE AVAILABLE

OUR FLOOR AREA RATIO	
48%	PERCENTAGE OF FLOOR AREA ALLOWED
8,799	LOT SIZE
4,223	MAXIMUM F.A.R. ALLOWED
1,638	REMAINING F.A.R. AVAILABLE



2ND FLOOR SQ FOOTAGE PLAN

SCALE 3/32" = 1'-0"

ALL CONSTRUCTION SHALL CONFORM TO:  
 2013 CALIFORNIA RESIDENTIAL CODE  
 2013 CALIFORNIA BUILDING CODE  
 2013 CALIFORNIA MECHANICAL CODE  
 2013 CALIFORNIA PLUMBING CODE  
 2013 CALIFORNIA FIRE CODE  
 2013 CALIFORNIA ELECTRICAL CODE  
 2013 CALIFORNIA ENERGY CODE  
 2013 CALGREEN BUILDING CODE STANDARDS

OCCUPANCY GROUP: R3-U

TYPE OF CONSTRUCTION: TYPE V-B

SCOPE OF WORK: ADDING AN ATTACHED STRUCTURE THAT WILL BE THE GARAGE AND LIVING SPACES ABOVE. NEW DRIVEWAY

LIST OF DRAWINGS FOR DESIGN REVIEW

A1.1	TITLE PAGE
A1.2	SITE PLAN
LI	LANDSCAPE PLAN
SUI	SURVEY
CI-C4	CIVIL PLANS BY AP CONSULTING ENGINEERS

A2.1	NEW 1ST FLOOR & 1ST FLOOR ASBUILTS
A2.2	NEW 2ND FLOOR PLAN

A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS

A4.1	SECTIONS
------	----------

RECEIVED

AUG 20 2015

San Mateo County  
Planning and Building Department



CHRIS RIDGWAY ARCHITECT, INC.  
 610 POPLAR STREET, HALF MOON BAY, CA 94019  
 PH: 650.627.6301 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@COASTSIDE.NET

ADDITION & REMODEL FOR:  
**TOBY & ANN MOCK**  
 345 CORTEZ AVENUE, MIRAMAR, CA 94019

JOB #  
1411

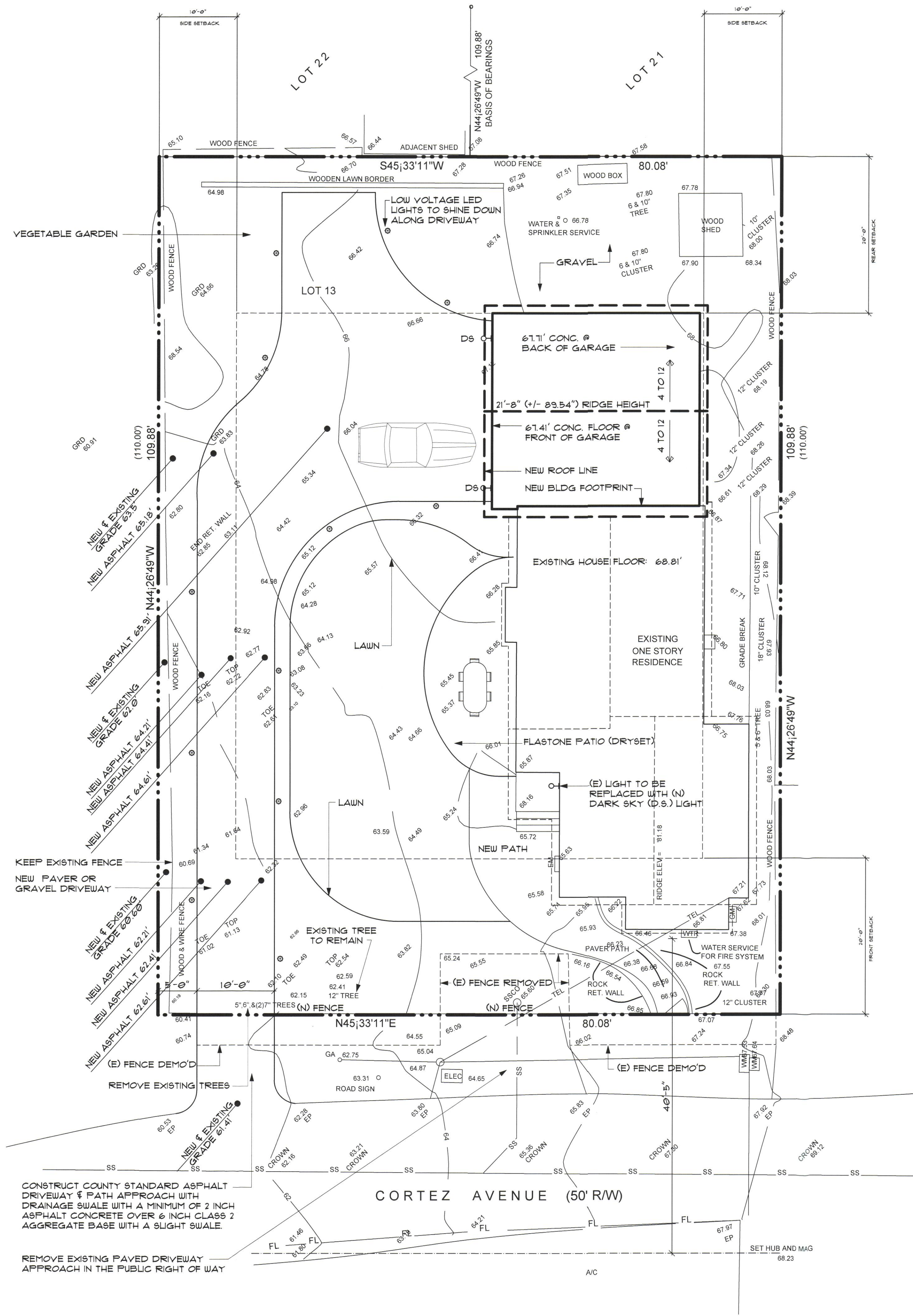
SCALE  
AS NOTED

DATE  
02/25/15

SHEET

A1.1

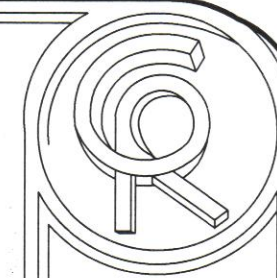
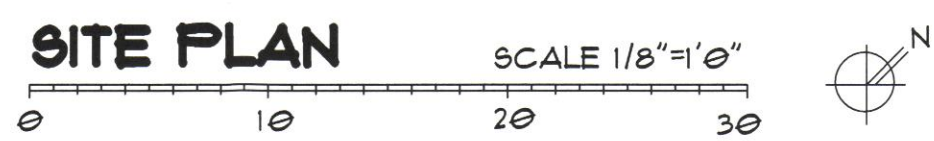
PLN2015-00077



**GENERAL NOTES**

- 1: CLEANOUTS IN BLDG. SEWERS SHALL BE APPROVED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE SEWER AUTHORITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT.
- 2: THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA
- 3: SPECIAL INSPECTION EPOXY HOLDDOWNS, HIGH STRENGTH BOLTS, SEISMIC RESISTANCE AND STRUCTURAL STEEL WELDING
- 4: AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO COMMENCING ANY WORK WITHIN THE CITY'S/COUNTY'S RIGHT OF WAY
- 5: INSPECT ANY SANITARY SEWER LINE AND MAKE RECOMMENDATIONS IF REPLACEMENT IS NECESSARY
- 6: INCLUDE HOUSE ADDRESS: NUMERALS SHALL BE A MIN. 4" IN HEIGHT AND 1/2" STROKE OF CONTRASTING COLOR TOP THEIR BACKGROUND AND MUST BE LIGHTED DURING THE HOURS OF DARKNESS (SEE ELEVATION).
- 7: COORDINATE UNDERGROUND CONSTRUCTION ACTIVITIES TO UTILIZE THE SAME JOINT TRENCH. MINIMIZE THE AMOUNT OF TIME THE DISTURBED SOIL IS EXPOSED. THE SOIL IS TO BE REPLACED USING ACCEPTED COMPACTION METHODS.
- 8: STOCKPILE AND PROTECT DISPLACED TOPSOIL FOR REUSE.
- 9: GENERAL CONTRACTOR (G.C.) TO VERIFY UTILITIES ARE MAINTAINED IN SAFE CONDITION AT TIMES OR REMOVE FROM SITE.
- 10: G.C. TO VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED.
- 11: DEMOLITION OF THE PROJECT TO COMPLY WITH MUNICIPALITY'S DEMO REQUIREMENTS
- 12: G.C. TO VERIFY ELECTRIC AND GAS ARE PROPERLY DISCONNECTED
- 13: THERE IS NO CONSTRUCTION TRAILER USED FOR THIS PROJECT. HOWEVER, THE APPLICANT/CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE SITE UPON COMPLETION OF THE USE AND/OR NEED OF EACH PIECE OF EQUIPMENT WHICH SHALL INCLUDE BUT NOT BE LIMITED TO TRACTORS, BACK HOES, CEMENT MIXERS, ETC.
- 14: THE DEBRIS BOX TO BE LOCATED SOMEWHERE ON THE SITE. DEBRIS TO BE HAULED OFF-SITE TO AS NECESSARY. THE APPLICANT/CONTRACTOR SHALL MONITOR THE SITE TO ENSURE THAT TRASH IS PICKED UP AND APPROPRIATELY DISPOSED
- 15: WE ARE IMPLEMENTING THESE DESIGNS TO CONTROL SURFACE RUN-OFF. SURFACE RUNOFF SHALL SHEET DRAIN TO LANDSCAPE AREA AT THE REAR OF THE PROPERTY. SINCE THE SITE HAS A NATURAL SLOPE FROM FRONT TO REAR OF THE LOT, WE ARE NOT INCLUDING A SYSTEM LIKE A DRYWELL BUT WILL RELY ON THE RUN-OFF TO BE RETAINED IN THE REAR AREA WHERE IT IS LANDSCAPED.
- 16: IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPE AREAS. CONTRACTOR TO PROVIDE INTENT.
  - A. RAINWATER LEADERS/DOWNSPOUTS TO HAVE CONCRETE SPLASH BLOCKS
  - B. MAINTAIN 6" MINIMUM CLEARANCE FROM SOIL TO BOTTOM OF SIDING
  - C. DRAIN WATER AWAY FROM THE BUILDING. MAKE CERTAIN THAT ALL WATER DRAINS AND THERE IS NO PONDING

**SEE CIVIL DRAWINGS FOR COMPLETE DESIGN OF GRADING AND DRAINAGE**



**CHRIS RIDGWAY ARCHITECT, INC.**  
 610 POPLAR STREET, HALF MOON BAY, CA 94013  
 P.H.: 650.622-6301 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@COASTSIDE.NET

ADDITION & REMODEL FOR:  
**TOBY & ANN MOCK**  
 345 CORTEZ AVENUE, MIRAMAR, CA 94013

JOB # 1411  
 SCALE AS NOTED  
 DATE 02/25/15

SHEET **A1.2**

**RECEIVED**  
 AUG 20 2015  
 San Mateo County  
 Planning and Building Department



**CHRIS RIDGWAY ARCHITECT, INC.**  
 616 POPLAR STREET, HALF MOON BAY, CA 94019  
 PH: 650 622-6591 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@COASTSIDE.NET

ADDITION & REMODEL FOR:  
**TOBY & ANN MOCK**  
 345 CORTEZ AVENUE, MIRAMAR, CA 94019

JOB #  
1411  
 SCALE  
AS NOTED  
 DATE  
02/25/15

SHEET  
1

**PLANT LIST**

**TREES:**

- T1. MEYER LEMON
- T2. SANTA ROSA PLUM
- T3. PEAR "KIEFFER", "COMIS", "BECKEL", "HOOD"
- T4. APPLE "FUJI", "DORSET", "GORDON"
- T5. ARBUTES (STRAWBERRY TREE)

**PLANTS:**

- P1. ROMNEA COULTERII (MATILUJA POPPY)
- P2. MARGUERITE DAISY
- P3. EUROPS PECTINATUS
- P4. GERANIUM (IN WINDOW BOXES)
- P5. SALVIA LUCANTHA (MEXICAN SAGE)

**WILDFLOWERS AND GROUND COVERS:**

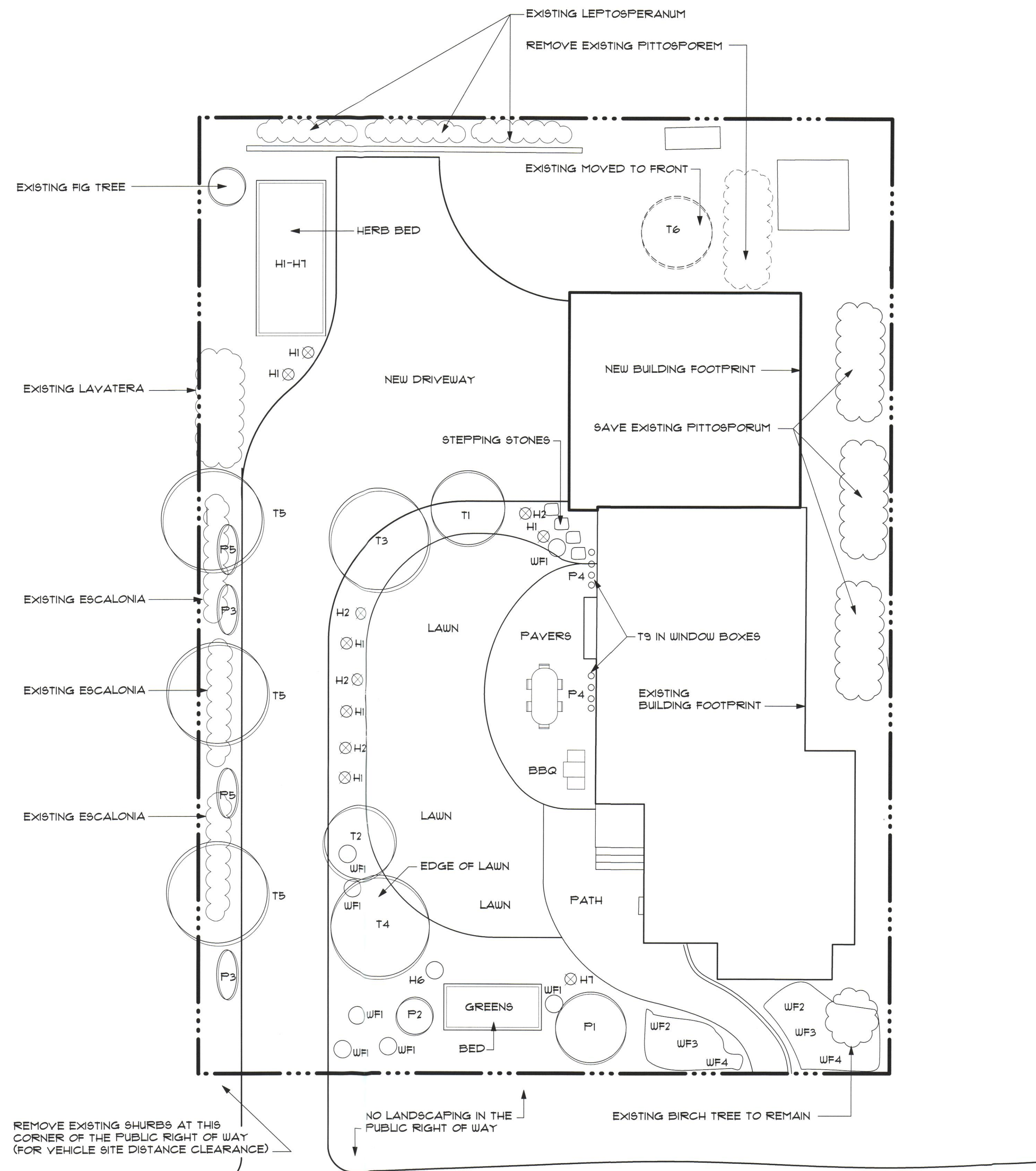
- WF1. GAZANIA (MIXED PURPLE AND WHITE)
- WF2. BACOPA (WHITE)
- WF3. ESCHSCHOLZIA CALIFORNIA (CALIFORNIA POPPY)
- WF4. SWEET ALLYSUM (WHITE)

**HERBS:**

- H1. SAGE
- H2. ROSEMARY
- H3. BASIL
- H4. THYME
- H5. OREGANO
- H6. TARRAGON
- H7. PARSLEY

**GREENS:**

- G1. LETTUCE
- G2. KALE
- G3. SPINACH
- G4. ARUGULA

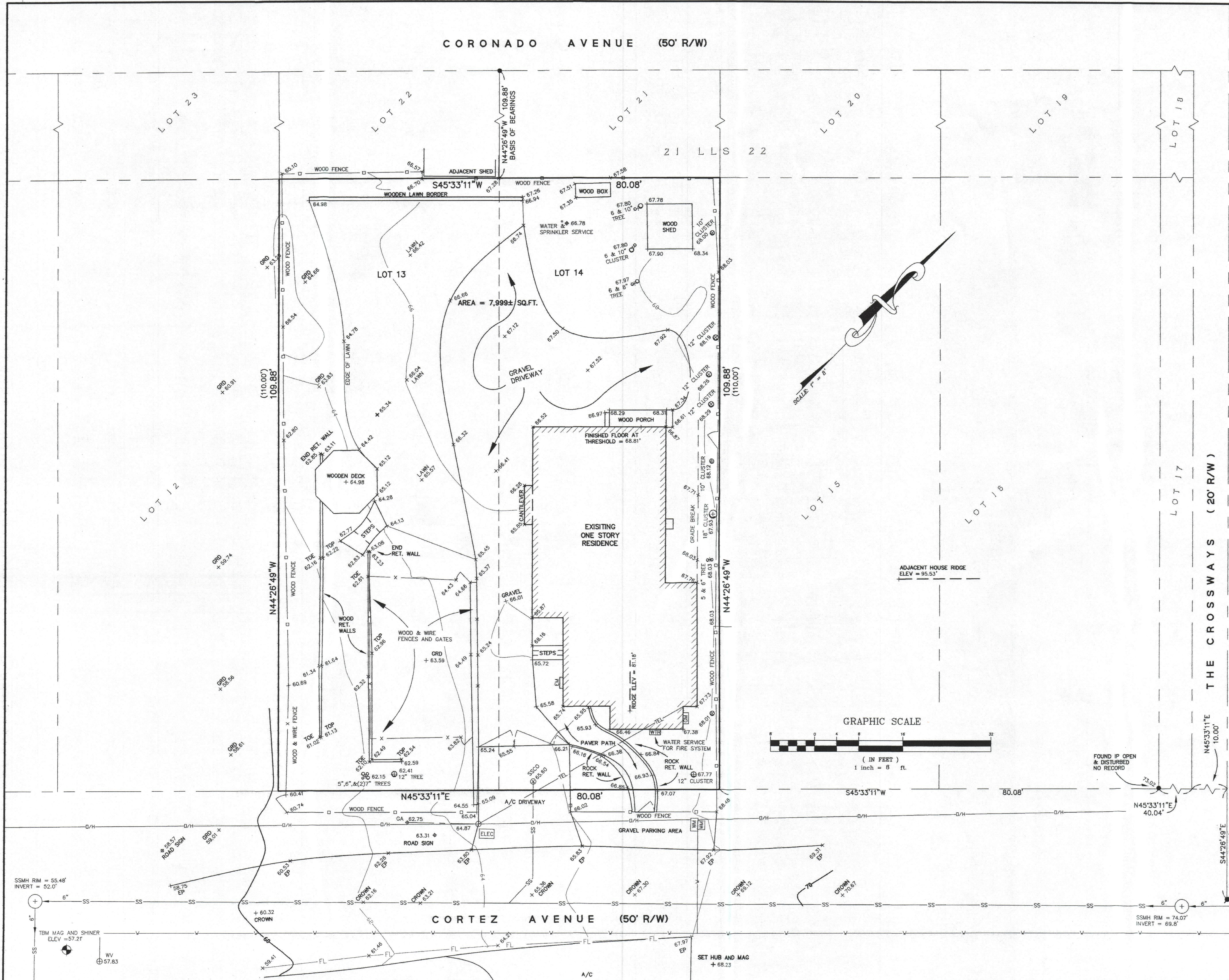


CORTEZ AVENUE

**LANDSCAPING PLAN** SCALE 1/8" = 1'-0"

**RECEIVED**  
 AUG 20 2015  
 San Mateo County  
 Planning and Building Department

CORONADO AVENUE (50' R/W)



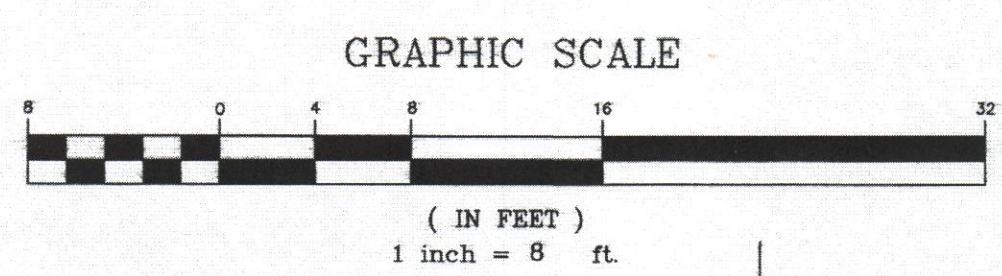
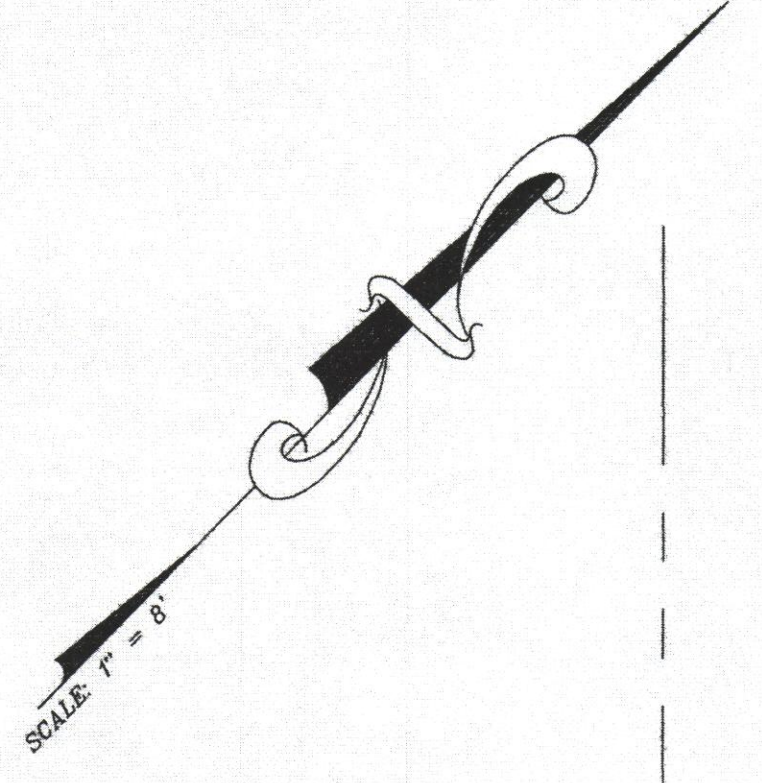
**BASIS OF ELEVATIONS:**  
 ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.  
 TBM: MAG NAIL & SHINER FOUND ON CORTEZ AVE AS SHOWN  
 ELEVATION = 57.21'

**BASIS OF BEARINGS:**  
 THE BEARING N 44°26'49" W ALONG THE SOUTHWESTERLY LINE OF LOT 21, BLOCK 9 AS SHOWN ON THE RECORD OF SURVEY FILED IN VOL. 21 OF LLS MAPS AT PAGE 22, RECORDS OF SAN MATEO COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**LEGEND:**

●	FOUND 3/4" IP WITH PLASTIC PLUG "RCE 20858" & TACK PER 21 L.L.S. 22, UNLESS OTHERWISE NOTED
○	FOUND MAG NAIL AND 1 1/2" BRASS TAG "PLS 3820" PER 24 L.L.S. 33
A/C	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DI	CLEAN-OUT
EM	ELECTRIC METER
FI	FINISHED FLOOR
FL	FLOW LINE
FM	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
LAT.	LATERAL
LIP	LIP OF GUTTER
O/H	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RET. WALL	RETAINING WALL
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SSMH	STORM DRAIN MANHOLE
T/W	TOP OF WALL
TBC	TOP BACK OF CURB
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

**UTILITY NOTE:**  
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

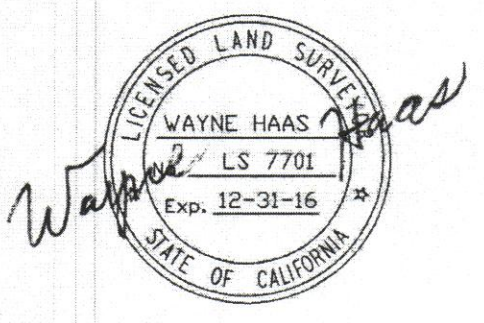


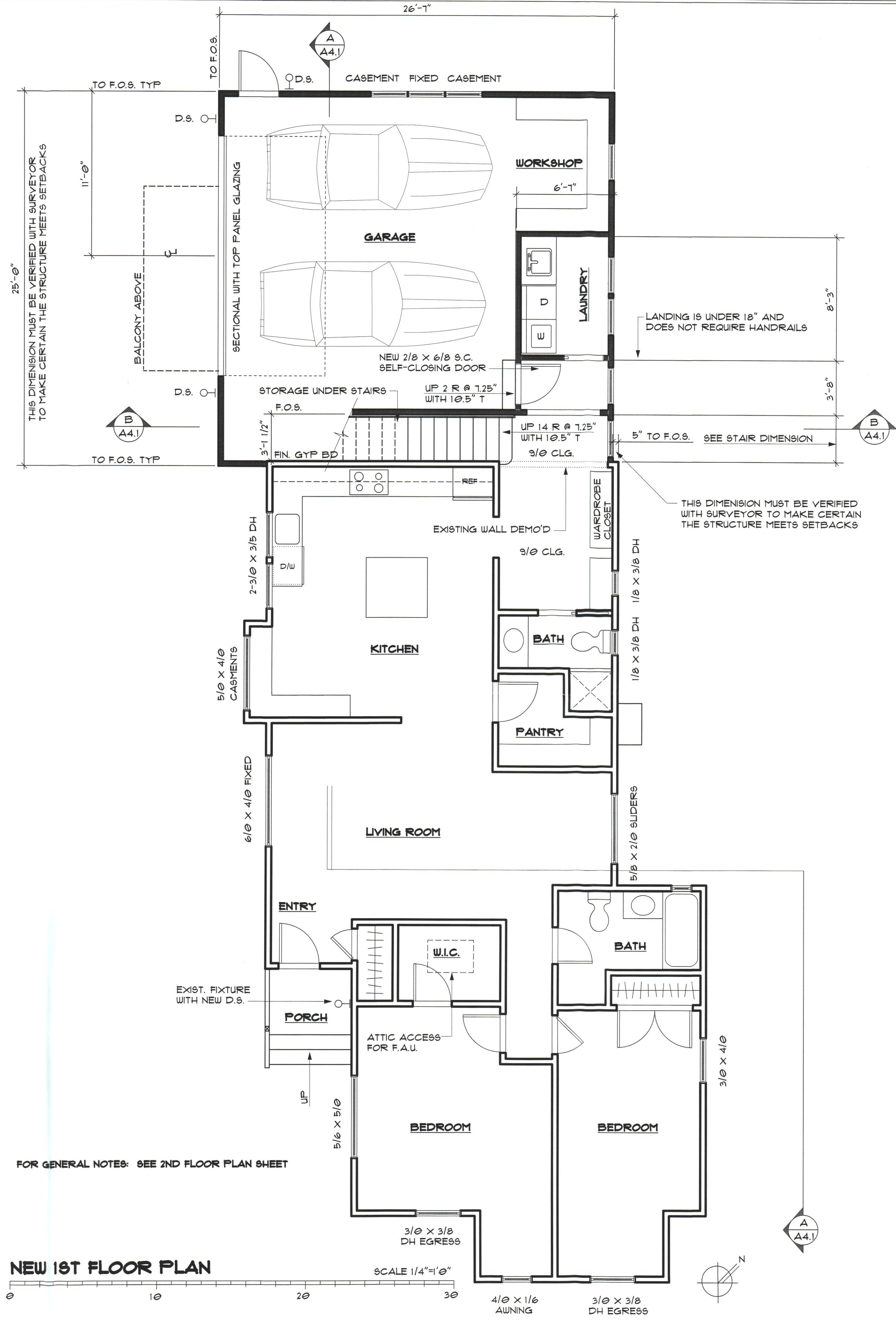
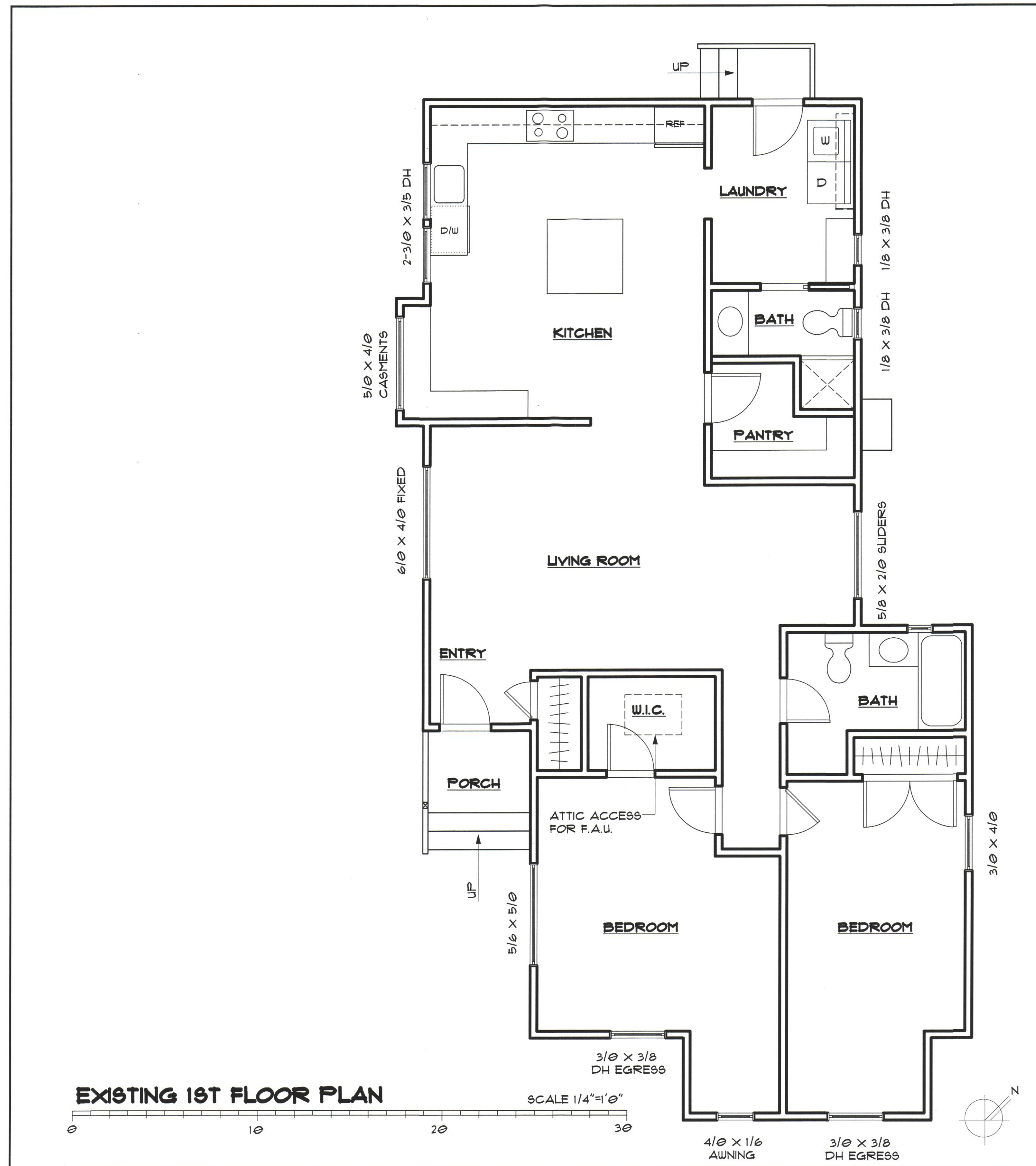
**BOUNDARY AND TOPOGRAPHIC SURVEY**

LOTS 13 & 14, BLOCK 9  
 "SHORE ACRES"  
 VOLUME 3 OF MAPS AT PAGE 95  
 ASSESSOR'S PARCEL NUMBER: 048-023-340  
 (345 CORTEZ AVE)

HALF MOON BAY SAN MATEO COUNTY CALIFORNIA  
 SCALE: 1" = 8' JANUARY, 2015

**B & H SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYING  
 801 WALTERWIRE ST  
 BELMONT, CA 94002  
 OFFICE (650) 637-1590  
 FAX (650) 637-1059





FOR GENERAL NOTES: SEE 2ND FLOOR PLAN SHEET

**SITE VISITS**

THE ARCHITECT AND ENGINEER MUST HAVE SITE OBSERVATIONS.

THE WORK SHALL BE INSPECTED BY THE LOCAL BUILDING DEPARTMENT PER U.B.C. REQUIREMENTS

THE CONTRACTOR SHALL KEEP THE ARCHITECT ABBREAST OF THE SCHEDULE OF CONSTRUCTION AND NOTIFY HIM IN ADVANCE ABOUT MEETINGS AT WHICH HE WILL NEED TO BE PRESENT. IF THERE IS A QUESTION ABOUT THE INTENT OF THE PLANS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT'S VISITS WILL HELP THE CONTRACTOR UNDERSTAND THE POTENTIAL PROBLEMS. SINCE THE ARCHITECT'S VISITS TO THE JOB SITE ARE LIMITED AND BRIEF, HE CANNOT POSSIBLY VERIFY THAT ALL THINGS ADHERE TO THE PLANS. IT IS THE CONTRACTOR'S OBLIGATION TO BUILD PER THE PLANS PER BUILDING CODES AND USE SOUND BUILDING PRACTICES. LISTED BELOW ARE SOME GENERAL MEETINGS THAT ARE MANDATORY. THE ARCHITECT AND THE CONTRACTOR SHALL DISCUSS WHAT OTHER MEETINGS ARE NECESSARY FOR THE CONSTRUCTION TO BE DONE CORRECTLY

THE CONTRACTOR MUST CONTACT THE SOILS ENGINEER AND SET UP MEETINGS AS CALLED FOR IN THE SOILS REPORT. SEE NOTES ON STRUCTURAL SHEETS AND SOILS REPORT FOR FURTHER MEETINGS.

THE ARCHITECT SHALL VISIT THE JOB SITE DURING THE FORMING OF THE FOUNDATION. THE FLOOR HEIGHT SHALL BE VERIFIED. THE STRUCTURAL ENGINEER WILL REVIEW THE FOUNDATION ONCE ALL THE REINFORCING IS IN PLACE.

THE ARCHITECT SHALL VISIT THE JOB SITE DURING THE FORMING OF THE FOUNDATION. THE FLOOR HEIGHT SHALL BE VERIFIED. THE STRUCTURAL ENGINEER WILL REVIEW THE FOUNDATION ONCE ALL THE REINFORCING IS IN PLACE.

THE ARCHITECT AND ENGINEER SHALL VISIT THE JOB SITE DURING THE INSTALLATION OF THE SECOND FLOOR JOISTS TO OBSERVE THE WORK AND REVIEW THE SECOND FLOOR WALLS AND THE ROOF FRAMING TO COME.

THE ARCHITECT & ENGINEER SHALL VISIT THE SITE DURING THE ROOF FRAMING TO OBSERVE THE WORK.

THERE SHALL BE A MEETING BETWEEN THE ARCHITECT AND ROOFING CONTRACTOR TO DISCUSS THE ROOF AND ITS FLASHING

THERE WILL NEED TO BE MEETINGS TO REVIEW THE FINISH WORK, AS DECIDED BETWEEN THE OWNER, ARCHITECT AND CONTRACTOR, OR AS MENTIONED LATER IN THESE SPECIFICATIONS.

MEETING FOR THE PUNCH LIST.

**VERIFY**

VERIFY ALL DIMENSIONS IN FIELD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS, DISCREPANCIES, OMISSIONS AND/OR ANY OTHER CONDITION THAT MAY AFFECT, OR PREVENT THE FULL IMPLEMENTATION AND ACCURATE EXECUTION OF THE WORK IDENTIFIED WITHIN THESE DRAWINGS. DO NOT SCALE PLANS.

ALL DIMENSIONS ARE TO THE FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED.

THE ARCHITECT AND ENGINEER MUST HAVE SITE OBSERVATIONS

**GYP&UM BOARD**

USE 5/8" GYP BOARD ON ALL WALLS & CEILING UNLESS NOTE OTHERWISE. GYP BOARD SHALL BE ATTACHED WITH SCREWS.

5/8" TYPE X GYPBOARD ON WALL BETWEEN GARAGE & HOUSE.

IF THERE IS A SECOND FLOOR ABOVE THE GARAGE, USE 5/8" TYPE X GYPBOARD ON CEILING

**ACCESS PANELS**

ATTIC ACCESS PANEL 30" X 36" MINIMUM & ADEQUATE TO REMOVE FURNACE. MIN. UNDER FLOOR ACCESS PANEL 24" X 24"

**PLUMBING**

WATER HEATER WITH APPROVED SEISMIC STRAPPING TO PROPERLY FASTEN TO WALL FRAMING.

WATER HEATER INSIDE THE HOUSE SHALL HAVE G.I. SAFETY PANS AND 1/2" DIAMETER COPPER DRAIN LINES TERMINATING OUTSIDE OF BUILDING.

WATER HEATER SHALL BE INSULATED TO A COMBINED LEVEL OF R-16, WHEN BOTH INTERNAL INSULATION AND EXTERNAL WRAP INSULATION ARE CONSIDERED.

PLUMBING WASTE LINE IS BETWEEN THE SECOND FLOOR JOISTS AND THEN GOES DOWN THE EXTERIOR WALL. VERIFY THAT ALL WASTE LINES CAN GET DOWN. CHECK WITH STRUCTURAL.

PLUMBING VENT FROM BELOW CHECK THAT THE VENTS CAN ALL GET UP TO ROOF AND THAT THEY ARE NOT NEAR AN OPERABLE SKYLIGHT.

NO ABS OR PVC PLUMBING FOR THE WASTE AND VENT PIPING.

**BATHROOMS**

SHOWER DOOR AND ENCLOSURE TO BE TEMPERED

TILE SHOWER FLOOR AND CURB OVER WATER-PROOF PAN WITH FRAMELESS GLASS SHOWER ENCLOSURE.

36" FINISHED SHOWER WALL HEIGHT (MIN. 12" ABOVE THE DRAIN). WALL COVERING SHALL BE TILE OR APPROVED EQUAL MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

SHOWER TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

LOW FLOW SHOWER HEAD WITH ANTI-SCALD VALVE. HEAD TO HAVE MAX FLOW OF 2.5 GPM AND FAUCETS TO HAVE MAX FLOW OF 2.2 GPM.

LOW FLUSH TOILET AT 1.28 GALLONS PER FLUSH. MUST HAVE MIN. 24" CLEAR IN FRONT OF TOILET. MIN 15" CLEAR FROM CENTER OF TOILET TO SIDES. SEE PLANS

WALLS & CEILINGS TO BE 5/8" GYP&UM WALL BOARD.

**GUARD RAILS**

GUARD RAILS SHALL BE NO LESS THAN 42" ABOVE FINISH FLOOR. ALL RAILINGS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH AS A SPHERE OF 4" IN DIAMETER. SHALL NOT PASS THROUGH

GUARDRAILS ARE ONLY REQUIRED IN LOCATIONS WHICH ARE MORE THAN 30" ABOVE GRADE OR THE FLOOR BELOW

ON EXTERIOR RAILINGS REVIEW ANCHORING OF BALUSTERS IN FIELD WITH THE STRUCTURAL ENGINEER. TAKE EXTRA CARE IN WATERPROOFING AROUND THE BALUSTERS SINCE THEY ARE PRONE TO LEAKING. REVIEW DETAIL WITH ARCHITECT

**STAIR**

ALL STAIRS TO HAVE A HANDRAIL (UNLESS OTHERWISE NOTED) THAT SHALL BE NO LESS THAN 1 1/4" & NO GREATER THAN 2" PROJECTING NO LESS THAN 1 1/2" FROM THE WALL - THE HANDRAIL SHALL BE A MINIMUM OF 34" MAX. OF 38" TALL. THE HANDRAIL SHALL GO THE FULL LENGTH OF THE STAIRS WHERE THE HANDRAIL ALSO FORMS A RAILING IT SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH AS A SPHERE OF 4" IN DIAMETER. SHALL NOT PASS THROUGH

ON EXTERIOR STAIRS USE 6" RISERS AND 14" TREAD

STAIRWAYS HAVING LESS THAN 4 RISERS AND SERVING ONE DWELLING UNIT IN GROUP R, DIVISION 1 OR 3, NEED NOT HAVE HANDRAILS (CBC 1003.3.3.6)

5/8" TYPE 'X' GYP. BOARD ON THE WALLS & SOFFITS FOR THE ENCLOSED CLOSET SPACE UNDER STAIRS & INSTALL FIRE BLOCKS UNDER STAIRS

STAIRS SHALL HAVE A MINIMUM OF 6' 8" HEADROOM HEIGHT

36" MIN STAIR WIDTH

**WATERPROOFING FOR BALCONY**

WATERPROOF MEMBRANE - ROOFING TO BE CERTAINTED FLINTLASTIC GTA. MOIRE BLACK, OVER CERTAINTED APP TORCH MODIFIED BITUMEN ROOFING MEMBRANE OVER CERTAINTED GLASS/ASPHALT COATED FIBERGLASS BASE SHEET. ALL ROOFING SHALL BE APPLIED IN ACCORDANCE WITH INSTALLATION PROCEDURES CONTAINED IN THE CERTAINTED COMMERCIAL ROOF SYSTEMS SPECIFICATION MANUAL

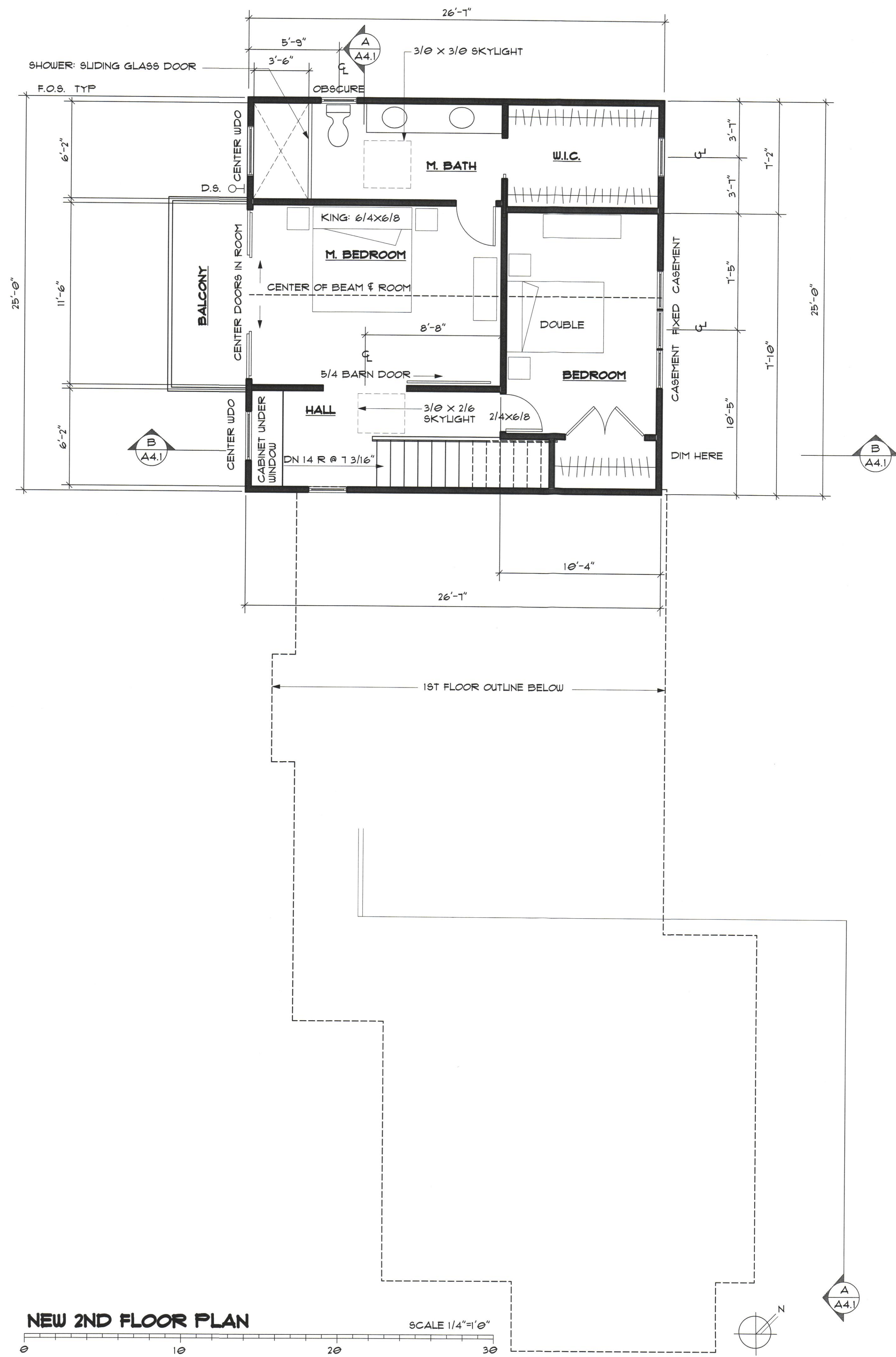
APPLICABLE STANDARDS: FLINTLASTIC GTA IS APPROVED BY UNDERWRITERS LABORATORIES FOR USE IN VARIOUS CLASS A, B, AND C ROOF ASSEMBLIES, ICC-ES (E9R-1388), FACTORY MUTUAL, CONSULT WWW.CERTAINTED.COM/LOW-SLOPE-TECH-INFO FOR DETAILS. MEETS ASTM D6222, GRADE G, TYPE I.

**MISC.**

USE 2X4 STUDS ON ALL WALLS UNLESS NOTED OTHERWISE

THE MECHANICAL CONTRACTOR SHALL ADVISE BEFORE CONSTRUCTION THE THICKNESS OF WALLS WITH FLUES FOR THE WATER HEATER AND THE FURNACE

THE MECHANICAL CONTRACTOR SHALL ADVISE BEFORE CONSTRUCTION THE THICKNESS OF WALLS FOR EXHAUST AIR FANS THROUGH SECOND FLOOR WALLS



NEW 2ND FLOOR PLAN

SCALE 1/4"=1'-0"



CHRIS RIDGWAY ARCHITECT, INC.  
570 POPULAR STREET, HALF MOON BAY, CA 94019  
PH: 650.627.6930 WEB SITE: CRARCHITECT.NET  
EMAIL: CRARCHITECT@COASTSIDE.NET

ADDITION & REMODEL FOR:

TOBY & ANN MOCK

345 CORTEZ AVENUE, MIRAMAR, CA 94019

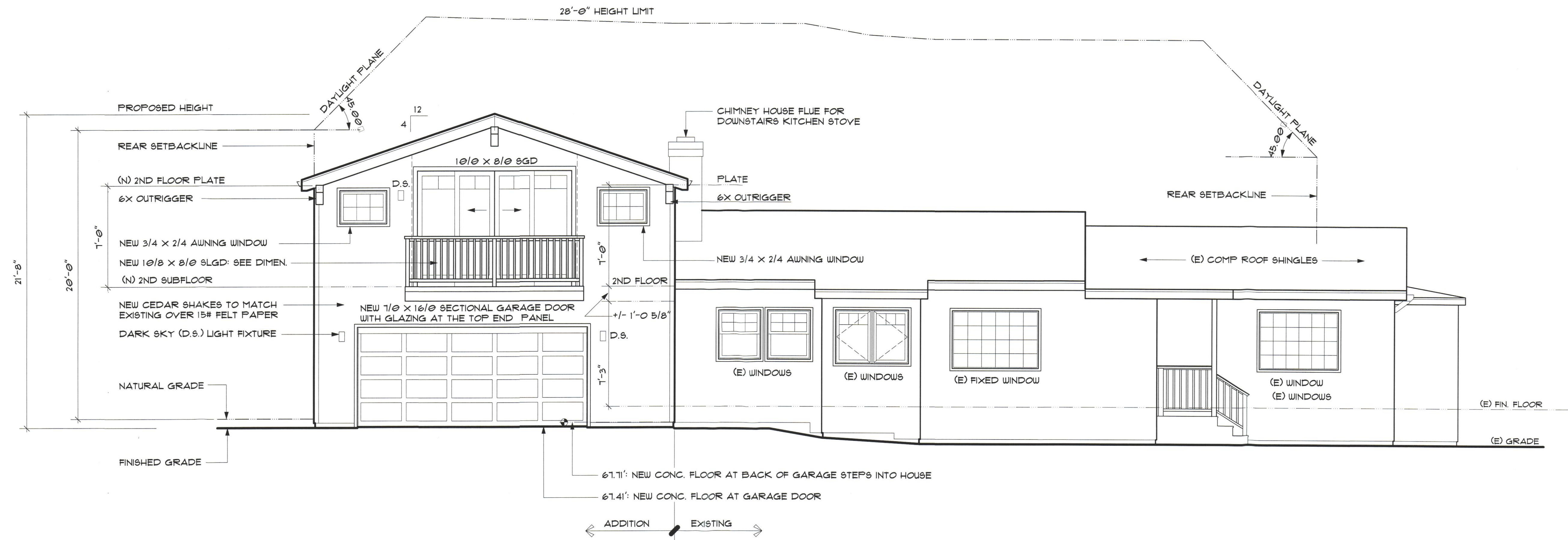
JOB # 1411

SCALE AS NOTED

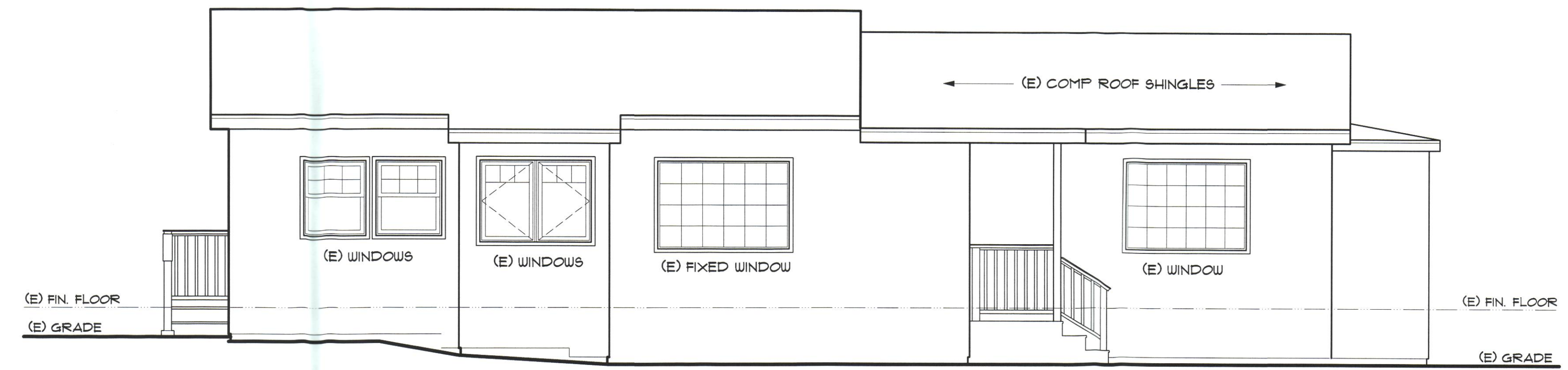
DATE 02/25/15

SHEET

A2.2



**NEW LEFT SIDE ELEVATION** SCALE 1/4"=1'0"



**EXISTING LEFT SIDE ELEVATION** SCALE 1/4"=1'0"



**CHRIS RIDGWAY ARCHITECT, INC.**  
 610 POPLAR STREET, HALF MOON BAY, CA 94019  
 PH: 650/622-6301 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@COASTSIDE.NET

ADDITION & REMODEL FOR:  
**TOBY & ANN MOCK**  
 345 CORTEZ AVENUE, MIRAMAR, CA 94019

JOB # 1411  
 SCALE AS NOTED  
 DATE 02/25/15

SHEET  
**A3.1**

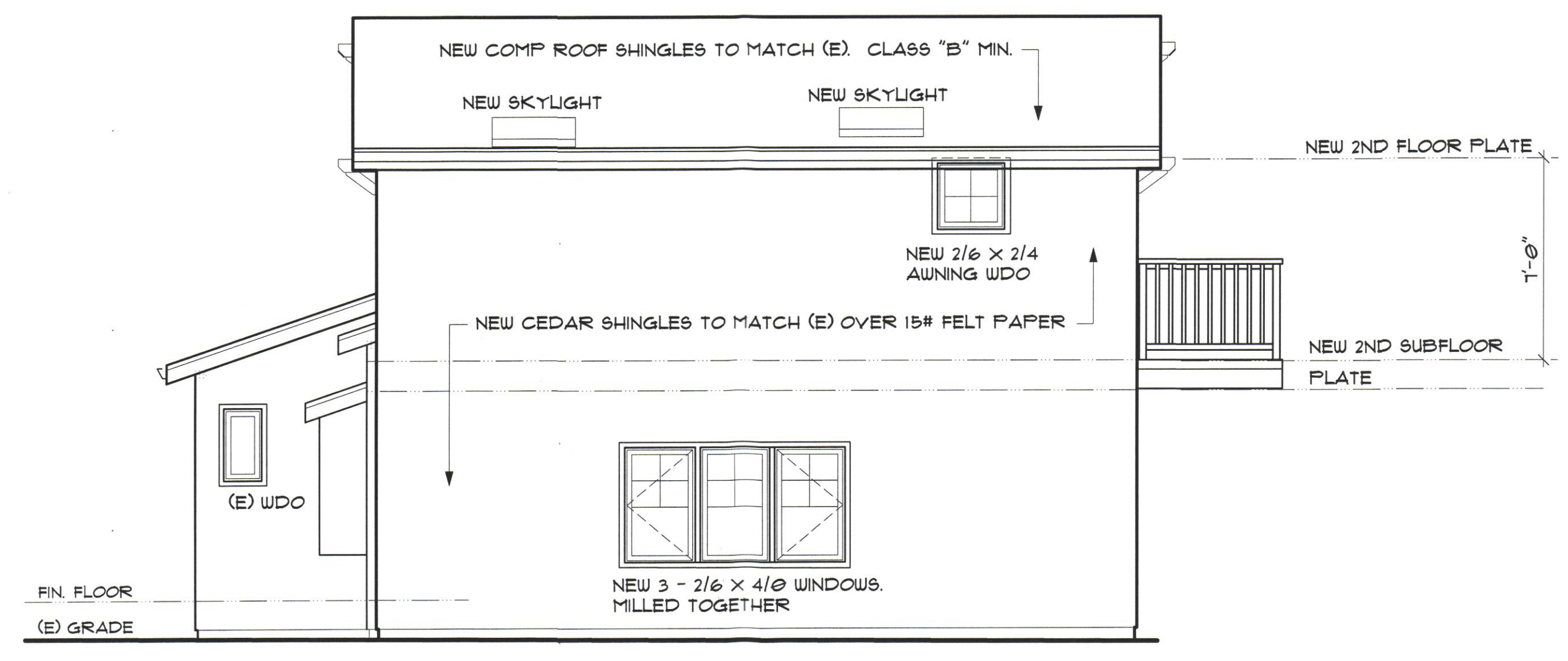


**CHRIS RIDGWAY ARCHITECT, INC.**  
 619 POPLAR STREET, HALF MOON BAY, CA 94019  
 PH#: 650.622-6301 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@COASTSIDE.NET

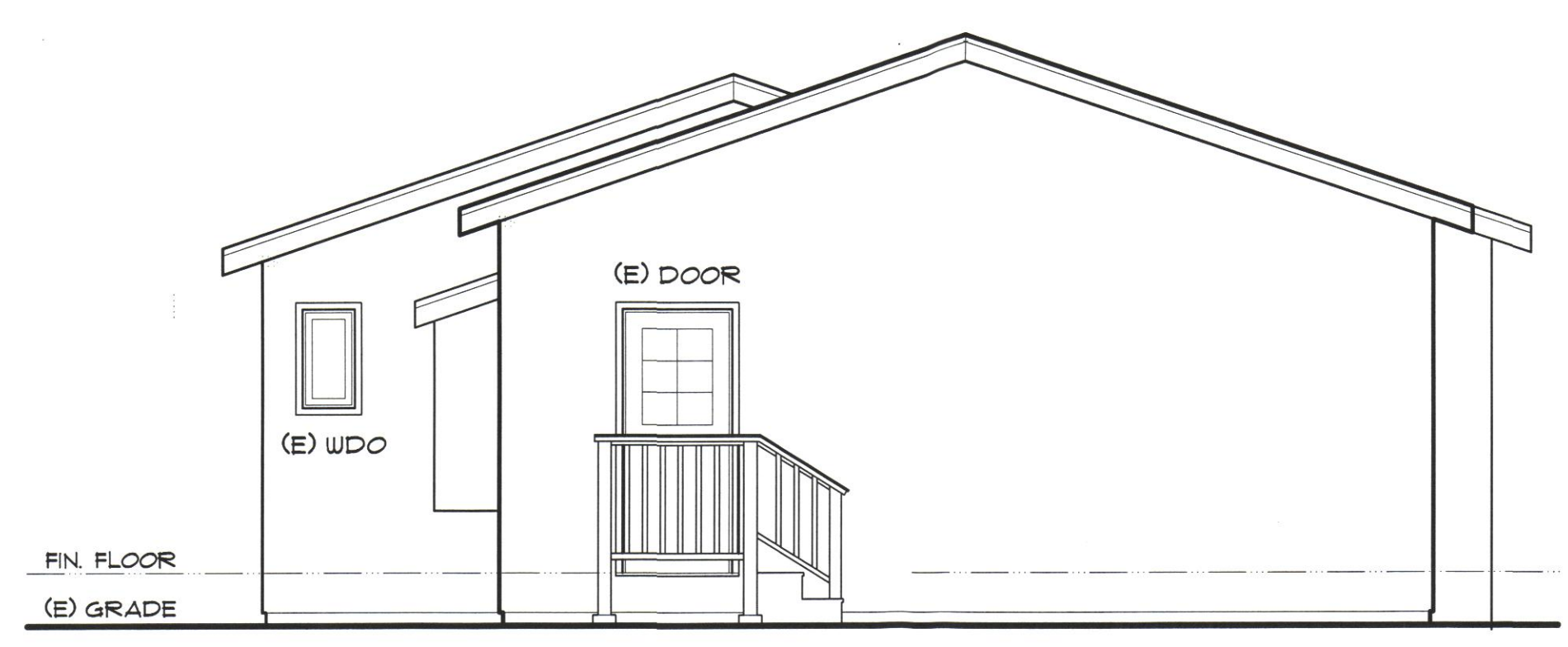
ADDITION & REMODEL FOR:  
**TOBY & ANN MOCK**  
 345 CORTEZ AVENUE, MIRAMAR, CA 94019

JOB # 1411  
 SCALE AS NOTED  
 DATE 02/25/15

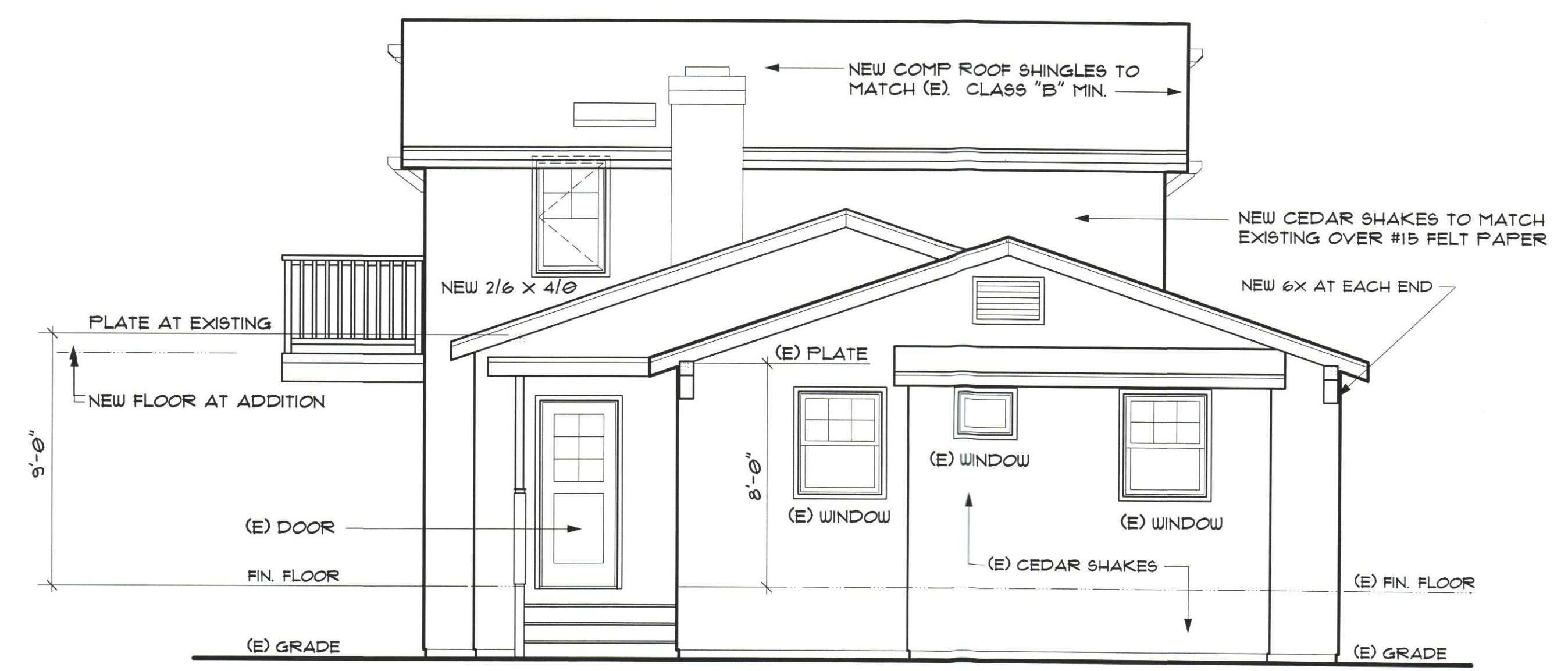
SHEET  
**A3.2**



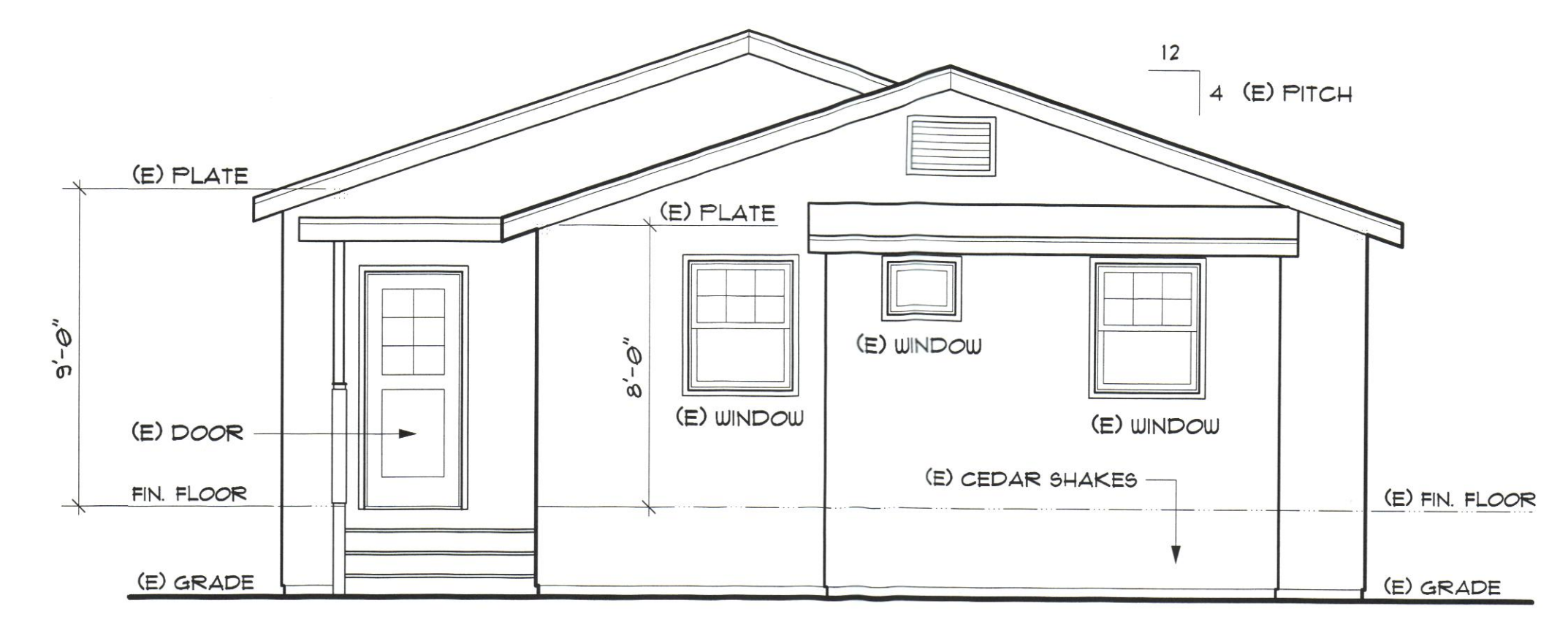
**NEW REAR ELEVATION** SCALE 1/4"=1'-0"



**EXISTING REAR ELEVATION** SCALE 1/4"=1'-0"

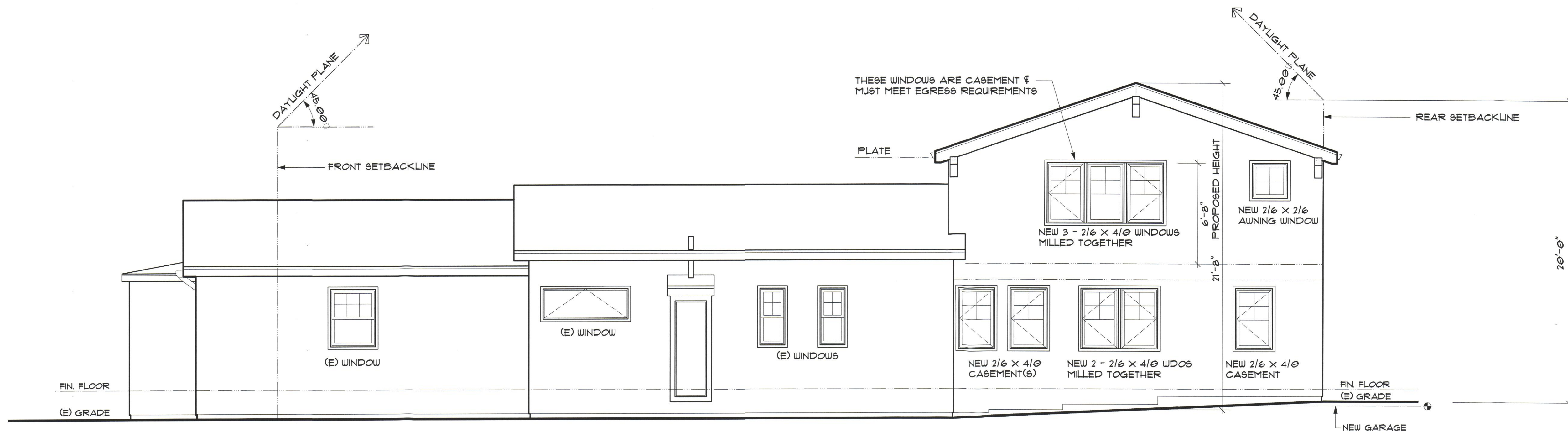


**NEW FRONT ELEVATION** SCALE 1/4"=1'-0"



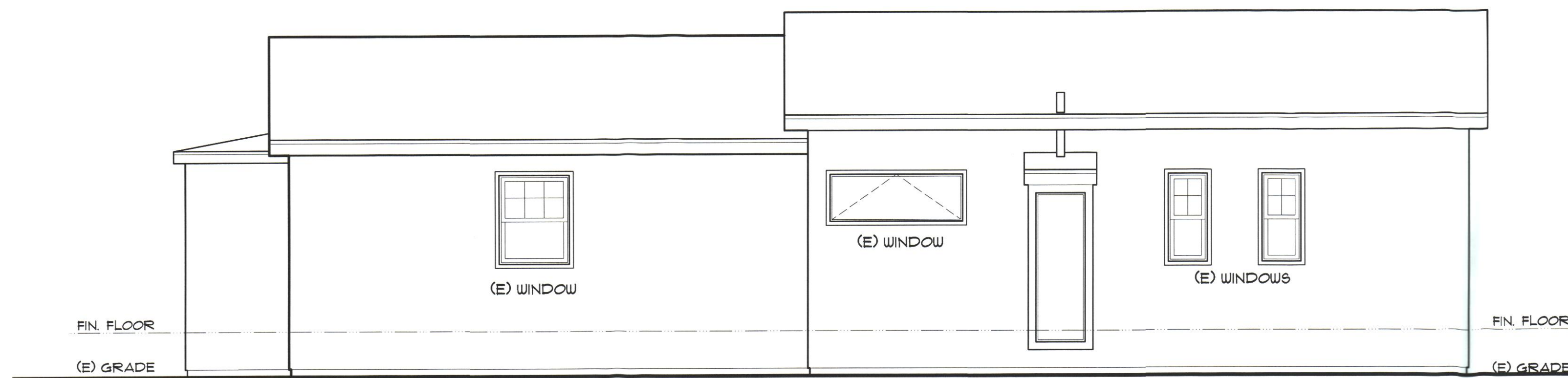
**EXISTING FRONT ELEVATION** SCALE 1/4"=1'-0"





**NEW RIGHT SIDE ELEVATION**

SCALE 1/4"=1'-0"



**EXISTING RIGHT SIDE ELEVATION**

SCALE 1/4"=1'-0"



**CHRIS RIDGWAY ARCHITECT, INC.**

610 POPLAR STREET, HALF MOON BAY, CA 94019  
 PH: 650.672.6301 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@COASTSIDE.NET

ADDITION & REMODEL FOR:

**TOBY & ANN MOCK**

345 CORTEZ AVENUE, MIRAMAR, CA 94019

JOB #  
1411

SCALE  
AS NOTED

DATE  
02/25/15

SHEET

**A3.3**



**CHRIS RIDGWAY ARCHITECT, INC.**  
 610 POPULAR STREET, HALF MOON BAY, CA 94019  
 PH#: 650.622-6301 WEB SITE: CRARCHITECT.NET  
 EMAIL: CRARCHITECT@COASTSIDE.NET

ADDITION & REMODEL FOR:  
**TOBY & ANN MOCK**  
 345 CORTEZ AVENUE, MIRAMAR, CA 94019

JOB # 1411  
 SCALE AS NOTED  
 DATE 02/25/15

SHEET  
**A4.1**

COMPOSITION ROOF SHINGLES TO MATCH EXISTING. CLASS "B" MIN. PROVIDE 2 LAYERS OF 15# FELT PAPER UNDER MATERIAL

ROOF FLY: SEE STRUCTURAL

2X RAFTERS: SEE STRUCTURAL FOR SIZE AND SPACING

R30 CATHEDRAL BATT INSULATION: SEE TITLE 24 SHEET FOR COMPLETE INFO OR R VALUES

PLATE

INSULATION IN WALLS - SEE TITLE 24 SHEET

EXISTING RAFTERS & CEILING JOISTS

EXISTING LIVING ROOM

EXISTING KITCHEN

STAIRS AT NEW ADDITION (IN THE FOREGROUND)

EXISTING FOUNDATION

NEW FOUNDATION

FURRED TO MIMICK FALSE BEAMS

NEW M. BEDROOM

NEW M. BATH

5/8" TYPE "X" GYP BOARD ON CEILING AND WALLS ADJACENT TO LIVING SPACE

FLOOR DEPTH: SEE STRUCTURALS

2X STUD WALL: SEE STRUCTURALS

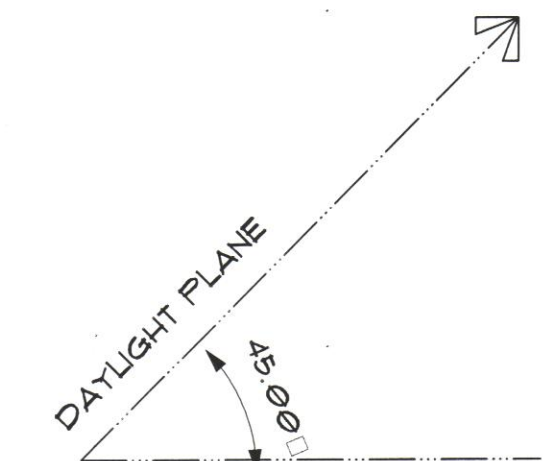
SLAB ON GRADE IN GARAGE: SEE FLOOR PLAN FOR FINISHED ELEVATIONS

SIDING TO MATCH (E) OVER 15# FELT PAPER

PLY: SEE STRUCTURAL FOR SHEAR PLY LOCATION

(E) GRADE

NEW GARAGE



FRONT SETBACKLINE

PROPOSED HEIGHT

REAR SETBACKLINE

PLATE

HEADER

6'-8"

1'-0"

SUBFLOOR

FOR DAYLIGHT PLANE

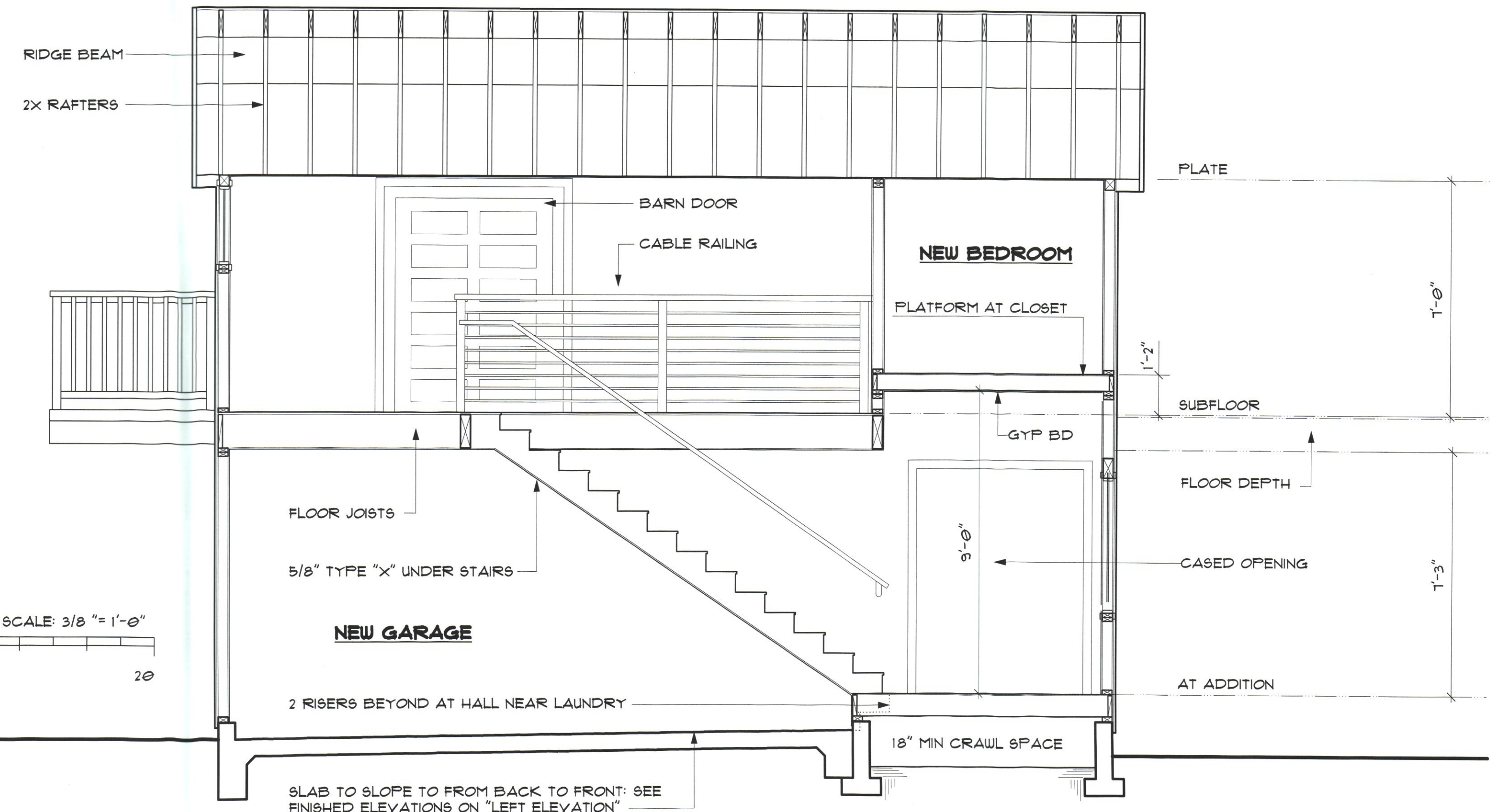
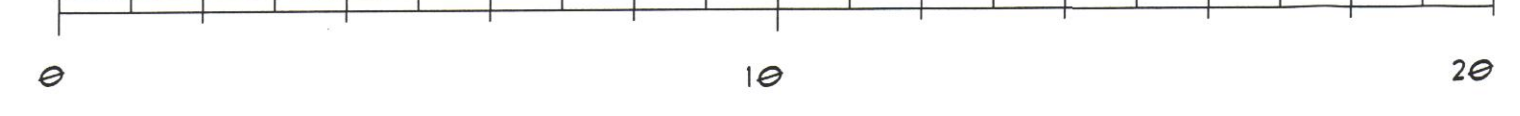
21'-8"

20'-0"

1'-3"

**SECTION A-A**

SCALE: 3/8" = 1'-0"



**SECTION B-B**

SCALE: 3/8" = 1'-0"

