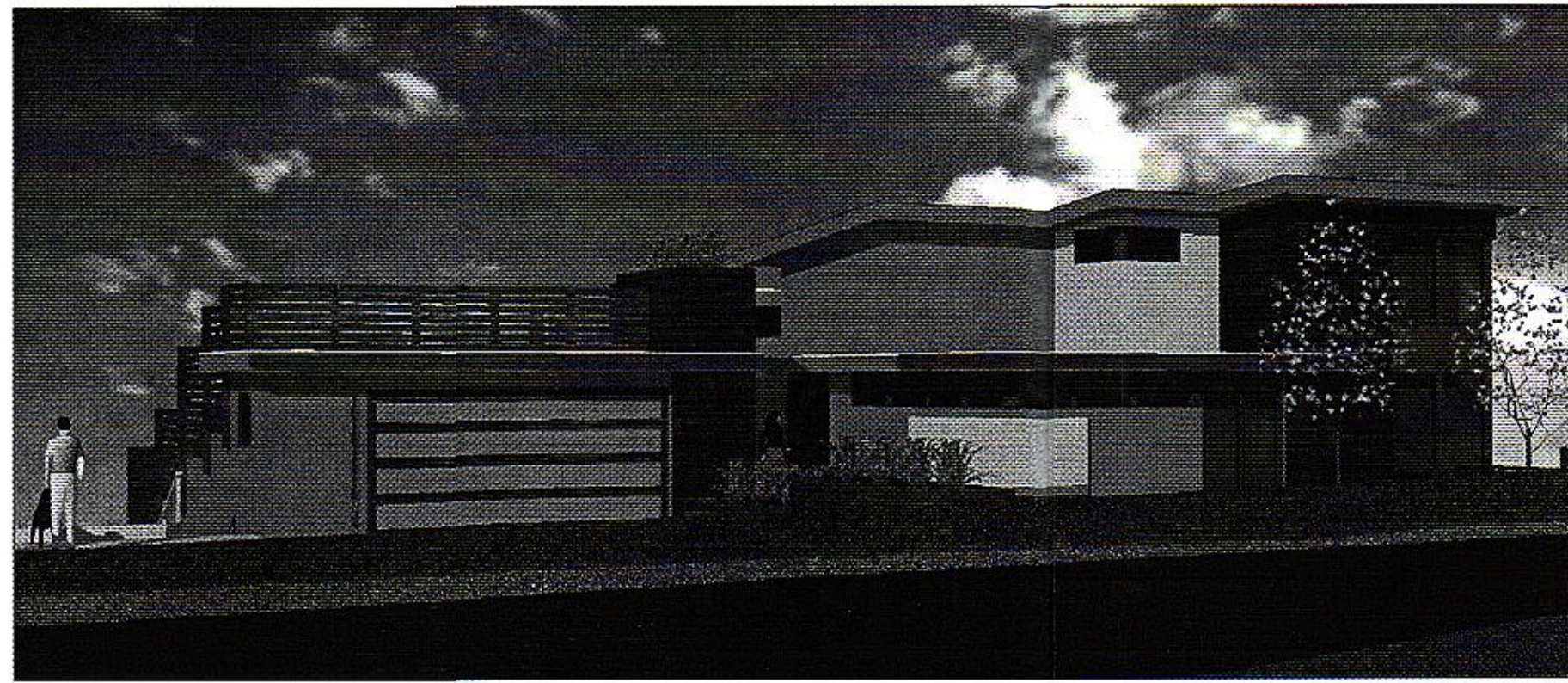
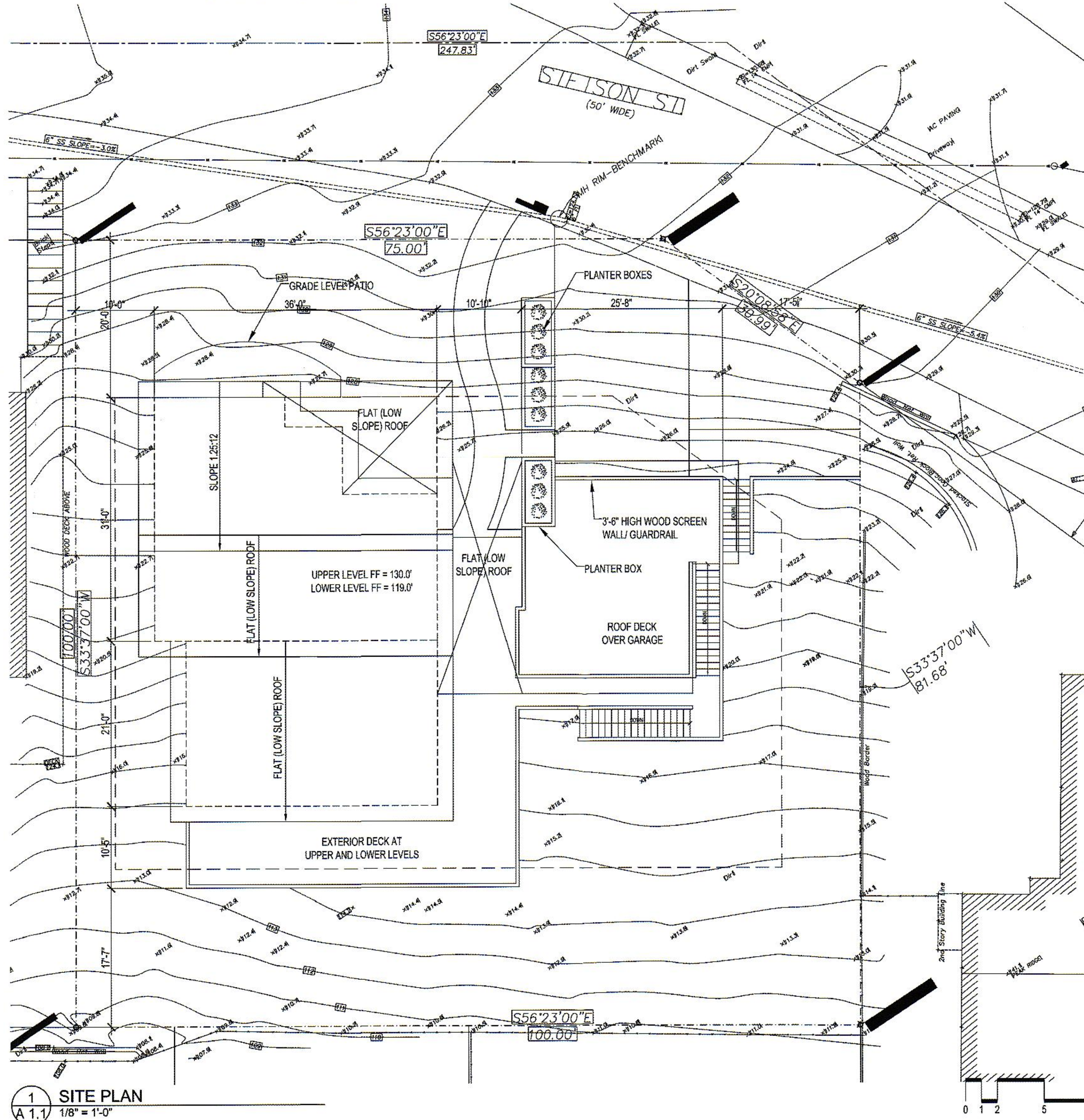


**GENERAL NOTES**

- Scope: These notes apply to all drawings and govern unless noted or specified for more detailed requirements applicable to particular divisions of the work. See specifications and sheet notes contained in the subsections of these drawings.
- Applicable Codes: The intent of the drawings and specifications is to construct the building in the project scope in accordance with the 2013 California Building Code (CBC), Mechanical Code (CMC), Electrical Code (CEC), Plumbing Code (CPC); and Energy Code, and California Green Building Standards (CalGreen), all as amended by San Mateo County.
- Construction Documents: The General Conditions of the Contract for Construction, (AIA Document A201), latest edition, and the Specifications supplement these drawings and are part of the construction documents. By accepting and using the construction documents, including but not limited to the drawings and specifications, the Contractor agrees to be solely and completely responsible for the accuracy of said construction documents: architectural, structural, civil, mechanical, plumbing, electrical and fire protection.
- Copyright: These drawings and all ideas, arrangements and plans, either indicated or represented by these drawings are owned by, and are the property of VanMechelen Architects, and were created, evolved and developed for use on and in connection with the project designated in the title block. None of these designs, arrangements, or plans shall be used by, or disclosed to, any person, firm, or corporation for any purpose whatsoever, nor shall any changes be made on this drawing without the written permission from VanMechelen Architects. These drawings are not valid for any use unless they bear the original seal and signature of the Architect. Upon completion of the project, all plans shall be returned to the Architect.
- Document Coordination: The Contractor shall be responsible for coordination between architectural, structural, civil, mechanical, plumbing, and electrical drawings. This includes reviewing existing conditions and requirements of individual systems before ordering and installation of any work. Verify all architectural details and all finish conditions, whether depicted in drawings or not, with same disciplines.
- Dimensions: On drawings only written dimensions shall be used. Do not scale the drawings. The Contractor shall review and assume responsibility for all dimensions of building and site and notify the architect in writing of any suggested or required discrepancies before proceeding with construction.
- Site Conditions: The Contractor shall visit the site and be fully cognizant of all field conditions, delivery methods and storage facilities, and consult with potential suppliers and subcontractors prior to submitting bid or cost estimate. He or she shall verify all site conditions, delivery methods and storage facilities and assumes all risk associated with field conditions.
- Site Restrictions: The site will be used by the owners throughout the construction process. The contractor shall maintain safe access to the existing residence and existing accessory structure during the construction process.
- Project Conditions: The Contractor shall also notify the Architect, before proceeding with work, of any conditions which are different than those indicated on the Drawings.
- Job Site Conditions: The Contractor agrees to be solely and completely responsible for the job site conditions during the course of construction for the project; including the safety of all persons and property and that this requirement shall apply continuously and not be limited to normal working hours.
- Protection of Existing Facilities: Contractor shall protect all existing infrastructure, utilities, landscaping and other site elements. Contractor shall replace or compensate the Owner for damage to any elements.
- Indemnification: The Contractor shall defend, indemnify, and hold the Owner, the Architect, its employees and consultants, harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner, the Architect, its employees and consultants.
- Errors, Omissions & Conflicts: Any errors, omissions, or conflicts found in the various parts of the construction documents or between the construction documents and existing site conditions shall be immediately brought to the attention of the Architect and the Owner before submitting cost estimates, bids or proceeding with the Work.
- Changes: Should any conditions develop which suggest or require changes to the work, including but not limited to errors, omissions, conflicts, alternates or code compliance, the Contractor shall submit to the Architect a written Request for Change Order detailing the required work and associated costs changes. A written Change Order shall be prepared by the Architect and signed by the Contractor before proceeding with the work. No claim shall be allowed for work already started or completed. No claim shall be allowed for difficulties encountered that could have reasonably been inferred from examination of the site and the construction documents prior to submitting the bid. No claim shall be allowed for adjustments which could be reasonably expected based on the Contractor's general experience in this type of construction.
- A full sprinkler system shall be provided for this project, sprinkler heads locations are indicated on Sheet A-2.3 and A-2.4. The sprinkler system shall fully cover all interior space and the vented attic space. The system shall be per San Mateo County Building Standards and Coastside Fire District Ordinance 2013-03, and shall include an exterior bell and interior horn/ strobe hardwired into a separate circuit breaker.
- See Sheet A4.2 for additional CalGreen compliance notes.
- Utilities, including electrical service, shall be installed underground.



VIEW FROM NORTHEAST



1 SITE PLAN  
A 1.1 1/8" = 1'-0"

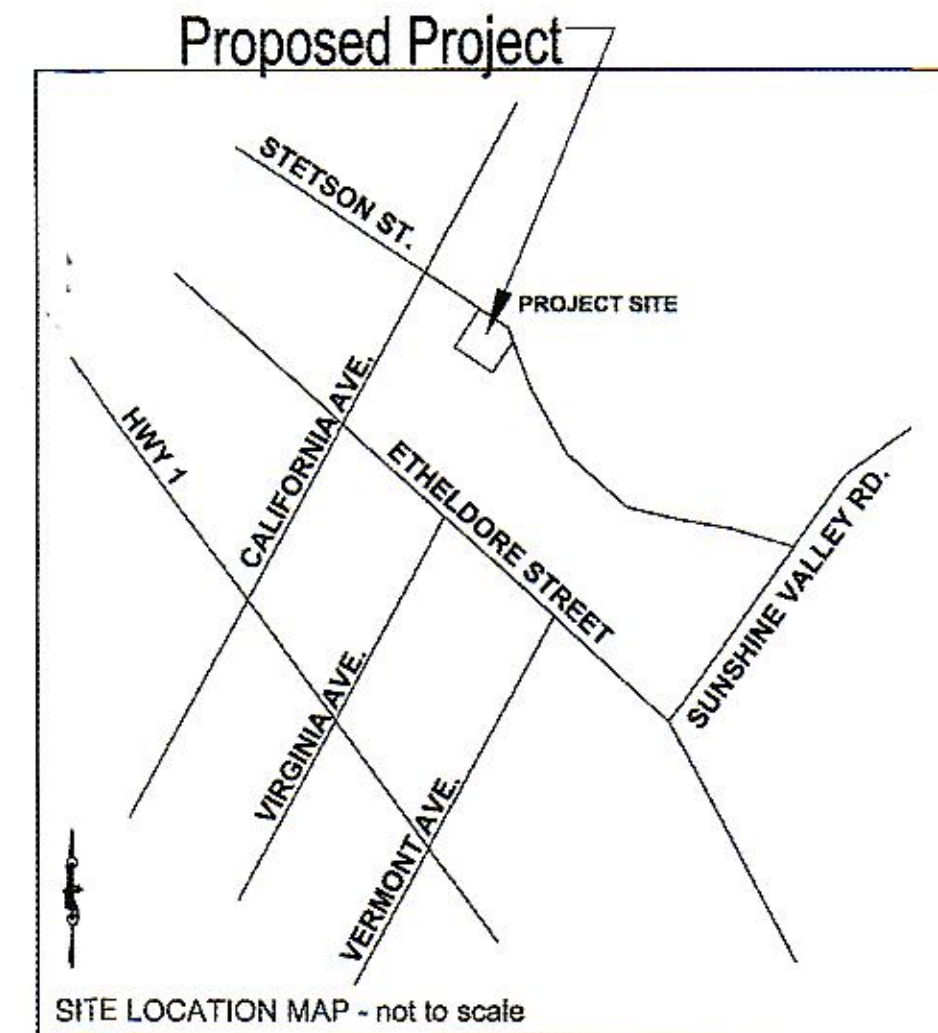
**SUMMARY OF WORK**

The Project is for a Single Family Home on an R-1 S-94 lot. The Main House has 2 Bedrooms, 2 Bathrooms, Living Room, Dining Area, Den/ Study and Kitchen Upstairs, and 2 Bedrooms, 1 Bathroom, and a Family Room in the partial lower floor. There is an attached 2 car garage. The Main House is 2026 sf in area on the upper floor, with a 373 sf garage, and 1023 sf on the lower floor. The maximum height is twenty seven feet above grade.

**DRAWING INDEX**

- ARCHITECTURAL DRAWINGS**
- A1.1 Location Map, Site Plan, Roof Plan, Project Description, Notes
  - A1.2 Conditions of Approval [NOT INCLUDED]
  - A1.3 Conditions of Approval [NOT INCLUDED]
  - A1.4 Survey
  - A2.1 Upper Level Floor Plan
  - A2.2 Lower Level Floor Plan
  - A3.1 Exterior Elevations
  - A3.2 Exterior Elevations
  - L1.1 Landscape Plan

Project Location:	Stetson Street, Moss Beach, CA 94038
Assessor's Parcel Number	037-144-030
Zoning	R1/ S-17/ DR CD
Lot Area	9771 sq ft
Average Lot Slope	22%
Allowable Coverage	35% (3420 sq ft)
Maximum Building Floor Area	53% (5178 sq ft)
Maximum Allowable Height	28 ft (36 feet for downslope lot with slope greater than 1:7)
House Coverage Area	2617 sq ft
Deck Coverage Area	802 sq ft
Proposed Total Coverage	3419 sq ft (35%)
Building Area Main Floor	1785 sq ft
Building Area Lower Floor	1495 sq ft
Building Area Garage	646 sq ft
Total Built Area	3926 sq ft
FAR	3926/9771 = 40.2%
Off Street Parking Provided	2 spaces
Building Occupancy	R 3 Single Family Residential
Construction Classification:	Type V-b
Owner:	Paul McCormack 1265 Cedar Street Montara, CA 94037 650.676.0585



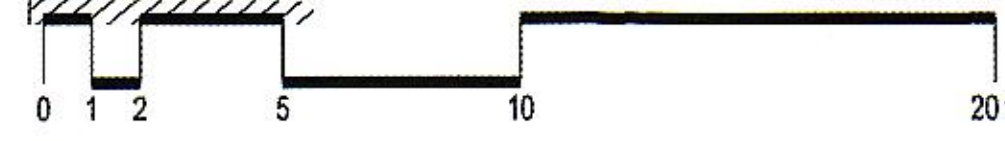
2 VICINITY MAP  
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San Mateo County  
Planning Division

TRUE NORTH PLAN NORTH



**Project Team**

VanMechelen Architects  
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Berkeley, CA 94710  
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Fax: 510.558.1076  
info@vanmechelenarchitects.com

Structural Engineer

Title 24 Energy Consultant

New Residence for:  
Paul McCormack  
Stetson Street  
Moss Beach, CA 94038

PLN2015-00408

SITE PLAN  
PROJECT INFO

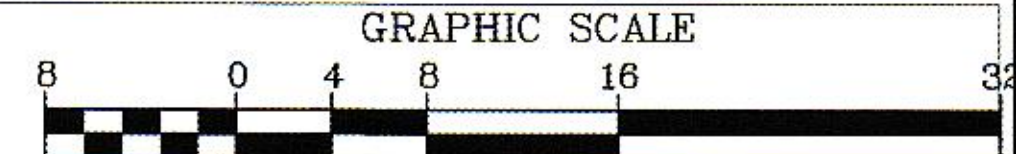
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1 of 6 Sheets  
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4-21-2015  
9-14-2015 UPDATED  
TREES/PLANTERS BOXES THAT WERE  
REMOVED DURING SITE CLEARING

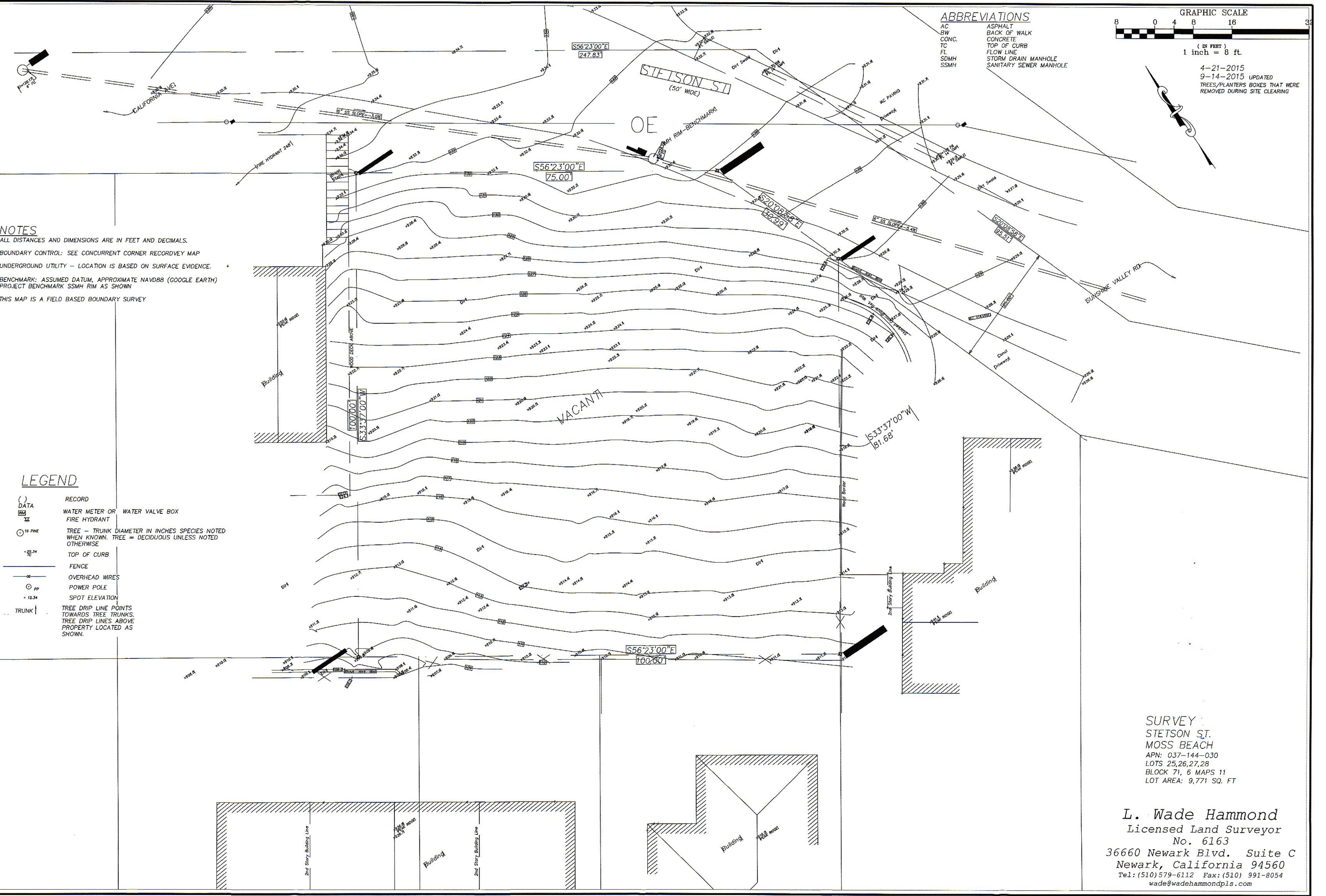
**ABBREVIATIONS**

- |       |                        |
|-------|------------------------|
| AC    | ASPHALT                |
| SW    | BACK OF WALK           |
| CONC. | CONCRETE               |
| TC    | TOP OF CURB            |
| FL    | FLOW LINE              |
| SDMH  | STORM DRAIN MANHOLE    |
| SSMH  | SANITARY SEWER MANHOLE |

**NOTES**  
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
BOUNDARY CONTROL: SEE CONCURRENT CORNER RECORDVEY MAP  
UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.  
BENCHMARK: ASSUMED DATUM, APPROXIMATE NAVD88 (GOOGLE EARTH)  
PROJECT BENCHMARK SSMH RIM AS SHOWN  
THIS MAP IS A FIELD BASED BOUNDARY SURVEY

**LEGEND**

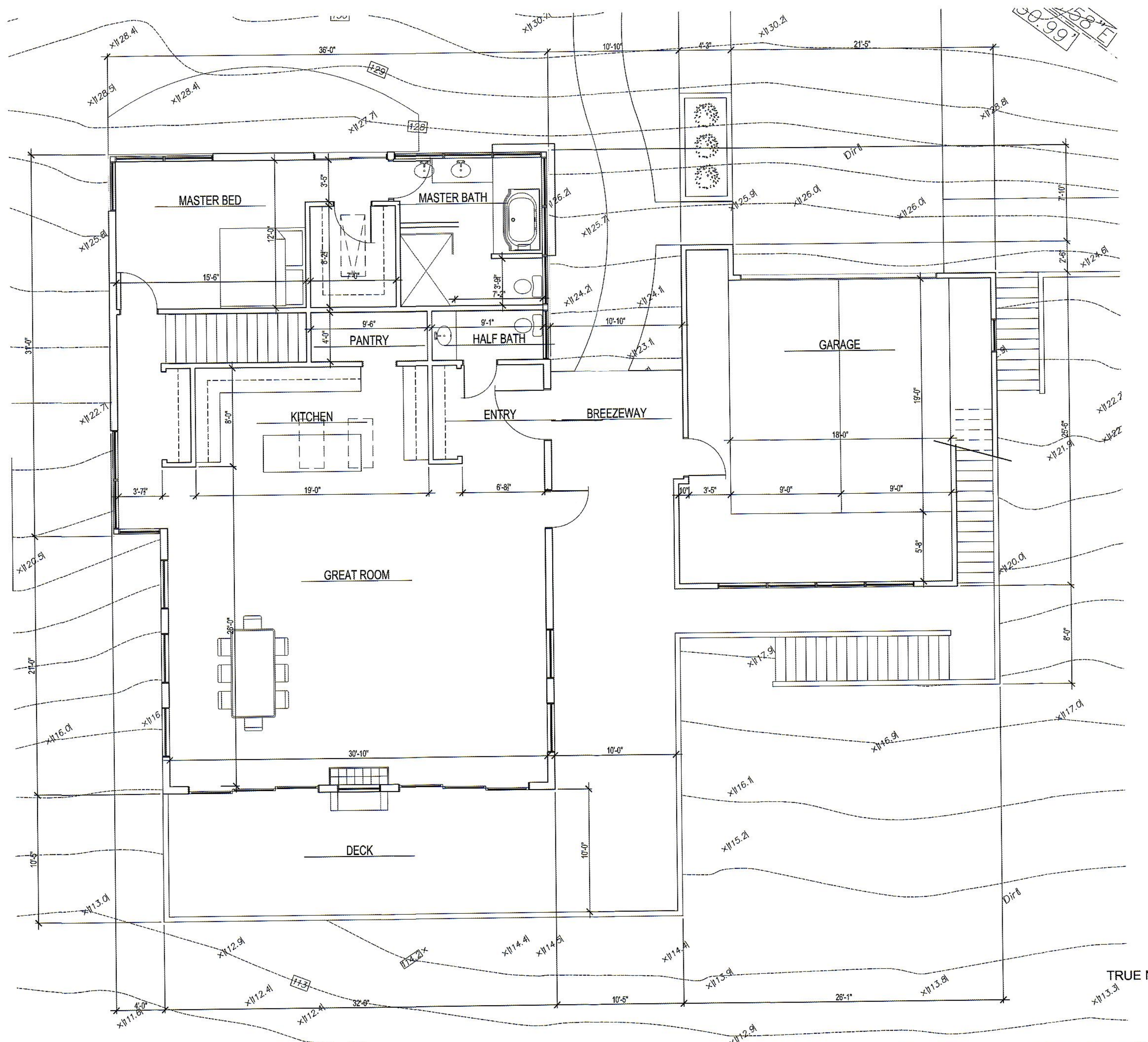
- |         |   |
|---------|---|
| ( )     | RECORD  |
| DATA    | WATER METER OR WATER VALVE BOX  |
| FW      | FIRE HYDRANT  |
| 16 PINE | TREE - TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN. TREE = DECIDUOUS UNLESS NOTED OTHERWISE |
| 22.34   | TOP OF CURB   |
| —       | FENCE   |
| —       | OVERHEAD WIRES  |
| PP      | POWER POLE  |
| 12.34   | SPOT ELEVATION  |
| TRUNK   | TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.       |



**SURVEY**  
STETSON ST.  
MOSS BEACH  
APN: 037-144-030  
LOTS 25,26,27,28  
BLOCK 71, 6 MAPS 11  
LOT AREA: 9,771 SQ. FT

**L. Wade Hammond**  
Licensed Land Surveyor  
No. 6163  
36660 Newark Blvd. Suite C  
Newark, California 94560  
Tel: (510) 579-6112 Fax: (510) 991-8054  
wade@wadehammondpls.com





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Title 24 Energy Consultant

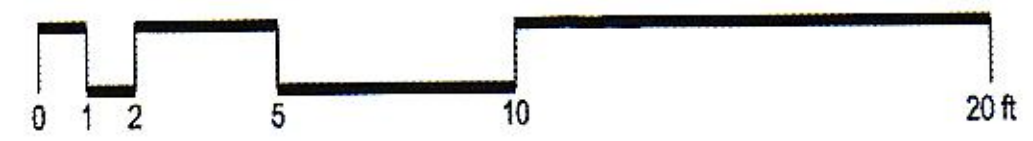
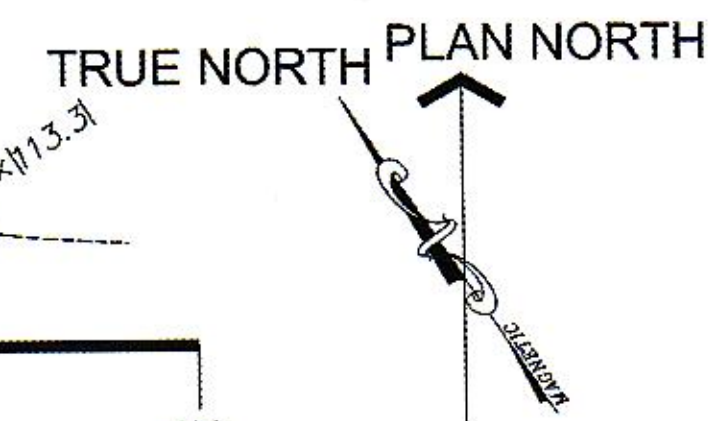
New Residence for:  
 Paul McCormack  
 Stetson Street  
 Moss Beach, CA 94038

UPPER LEVEL FLOOR PLAN

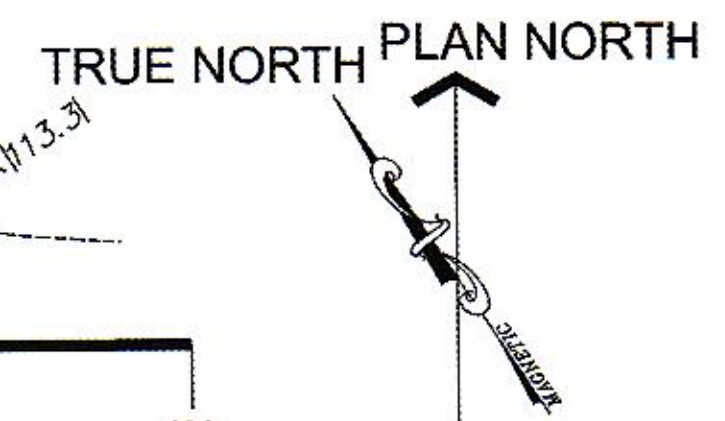
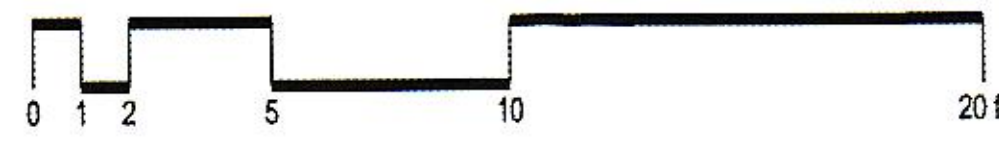
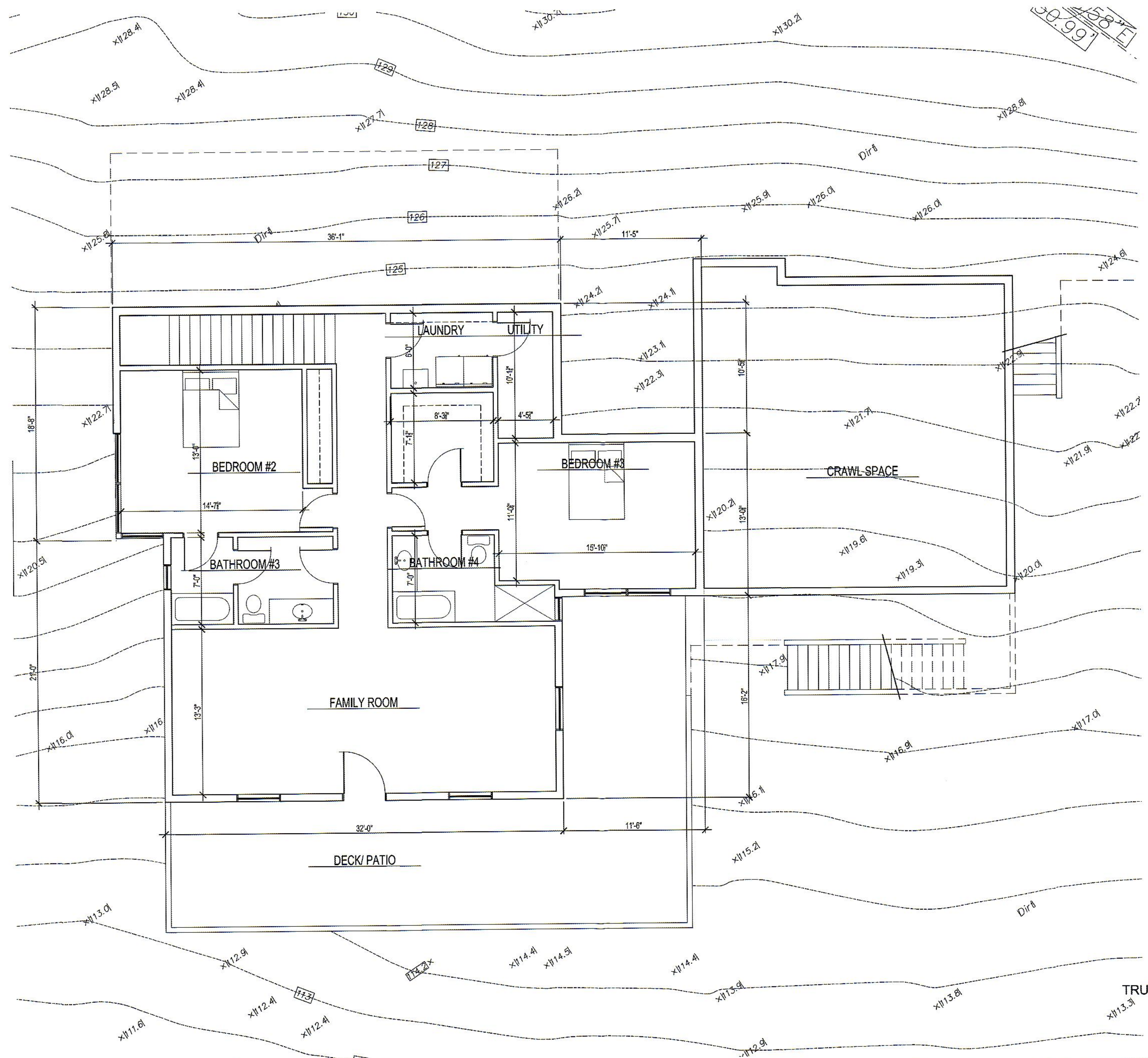
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New Residence for:  
Paul McCormack  
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Moss Beach, CA 94038

LOWER LEVEL  
FLOOR PLAN

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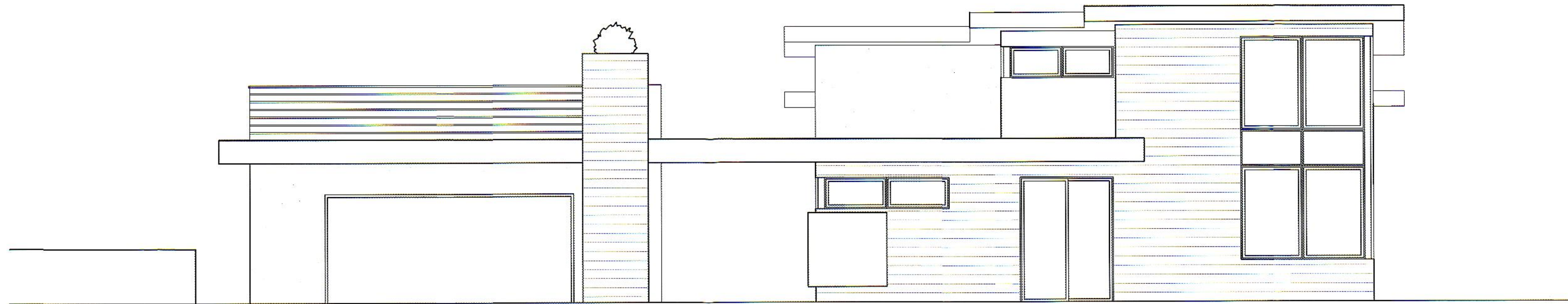


Project Team

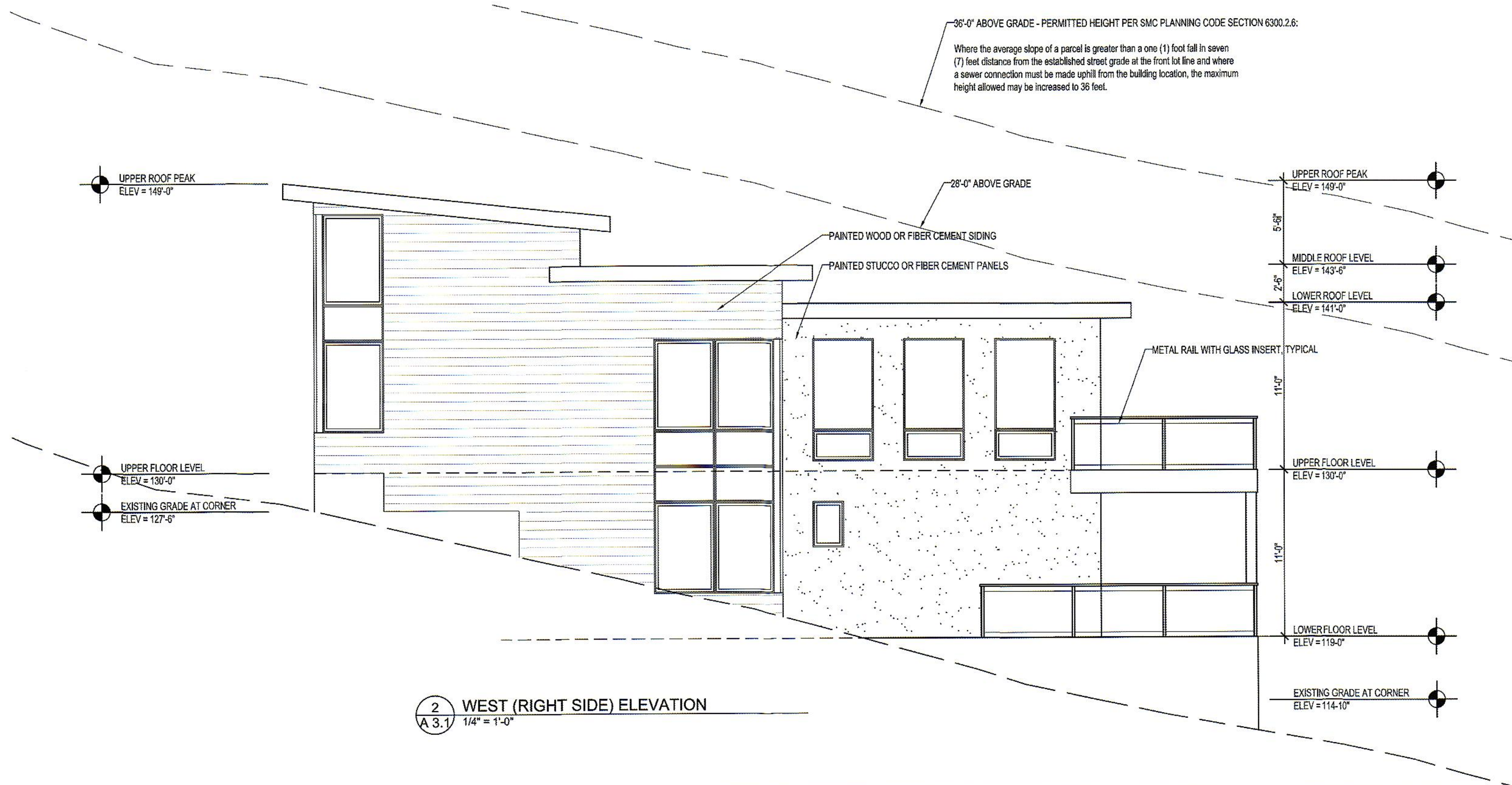
VanMechelen Architects  
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 Fax: 510.558.1076  
 info@vanmechelenarchitects.com

Structural Engineer

Title 24 Energy Consultant



1 NORTH (STREET) ELEVATION  
 A 3.1 1/4" = 1'-0"



2 WEST (RIGHT SIDE) ELEVATION  
 A 3.1 1/4" = 1'-0"

New Residence for:  
 Paul McCormack  
 Stetson Street  
 Moss Beach, CA 94038

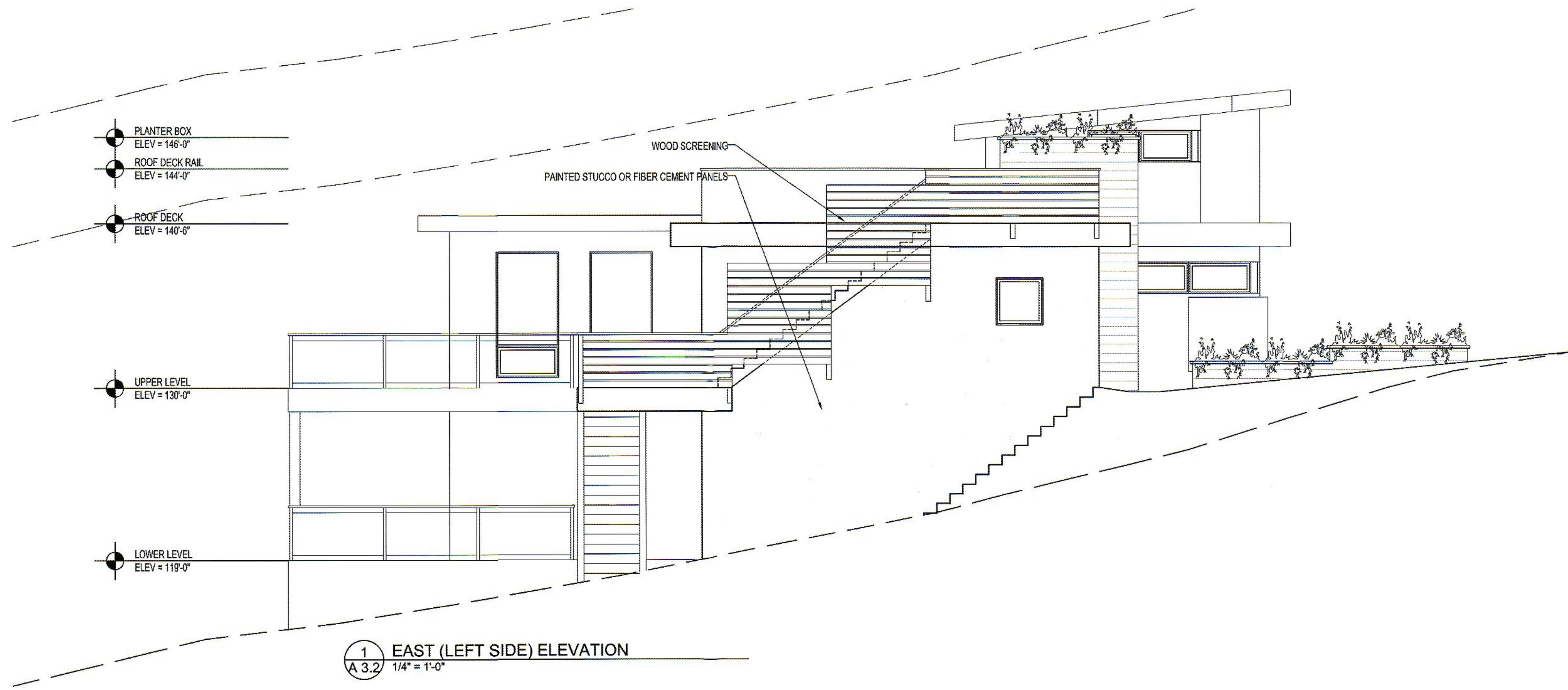
EXTERIOR ELEVATIONS

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1 EAST (LEFT SIDE) ELEVATION  
A 3.2 1/4" = 1'-0"



2 SOUTH (REAR) ELEVATION  
A 3.2 1/4" = 1'-0"

Project Team

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EXTERIOR  
ELEVATIONS

Revision

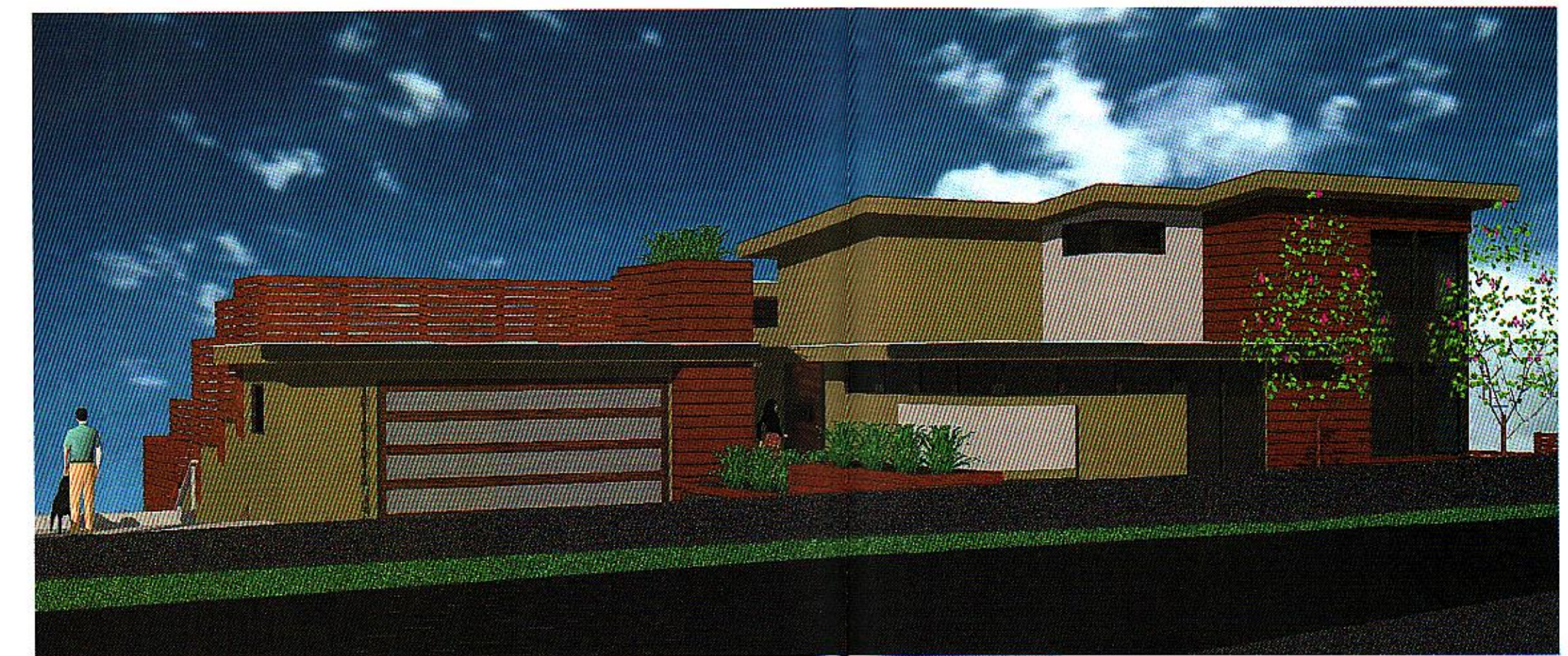
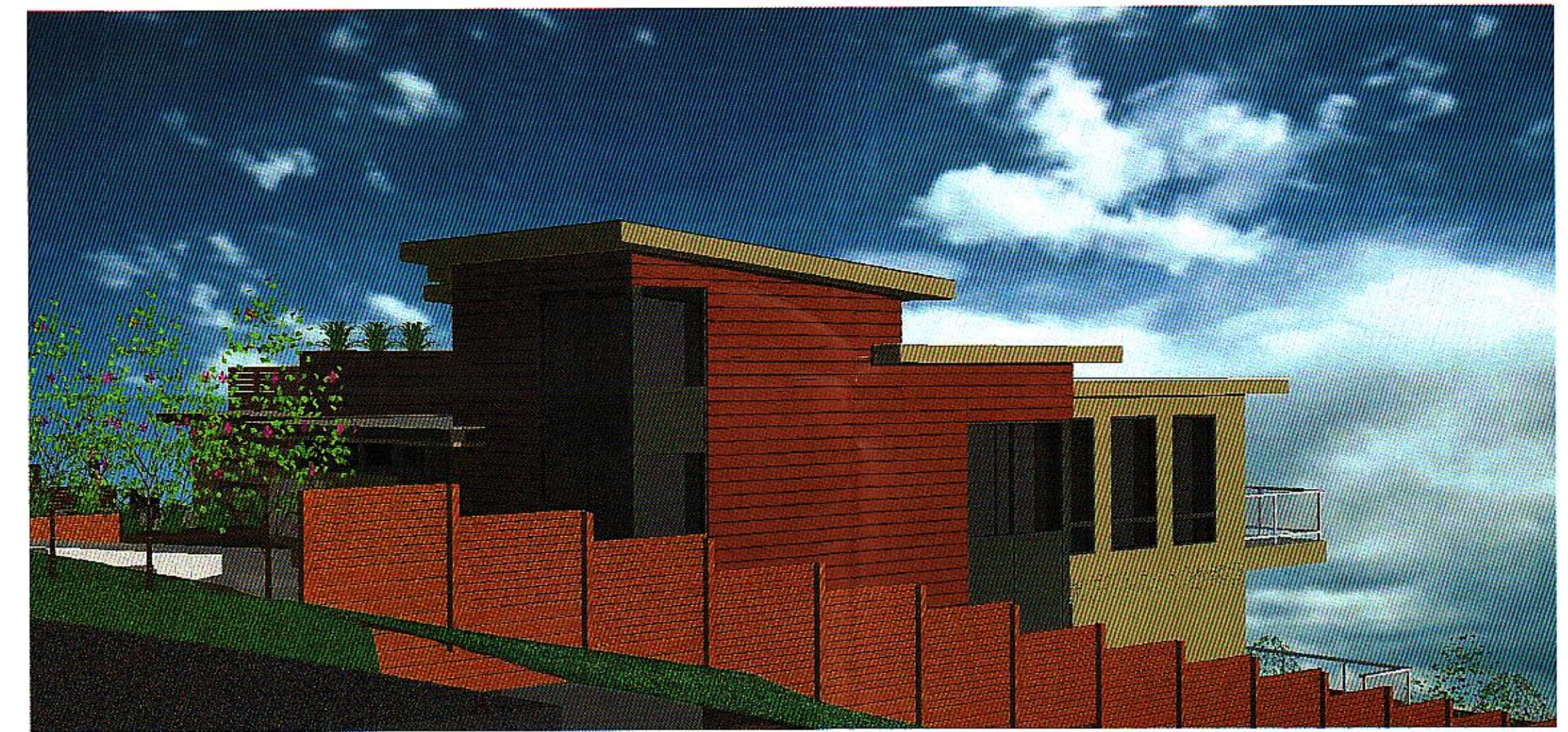
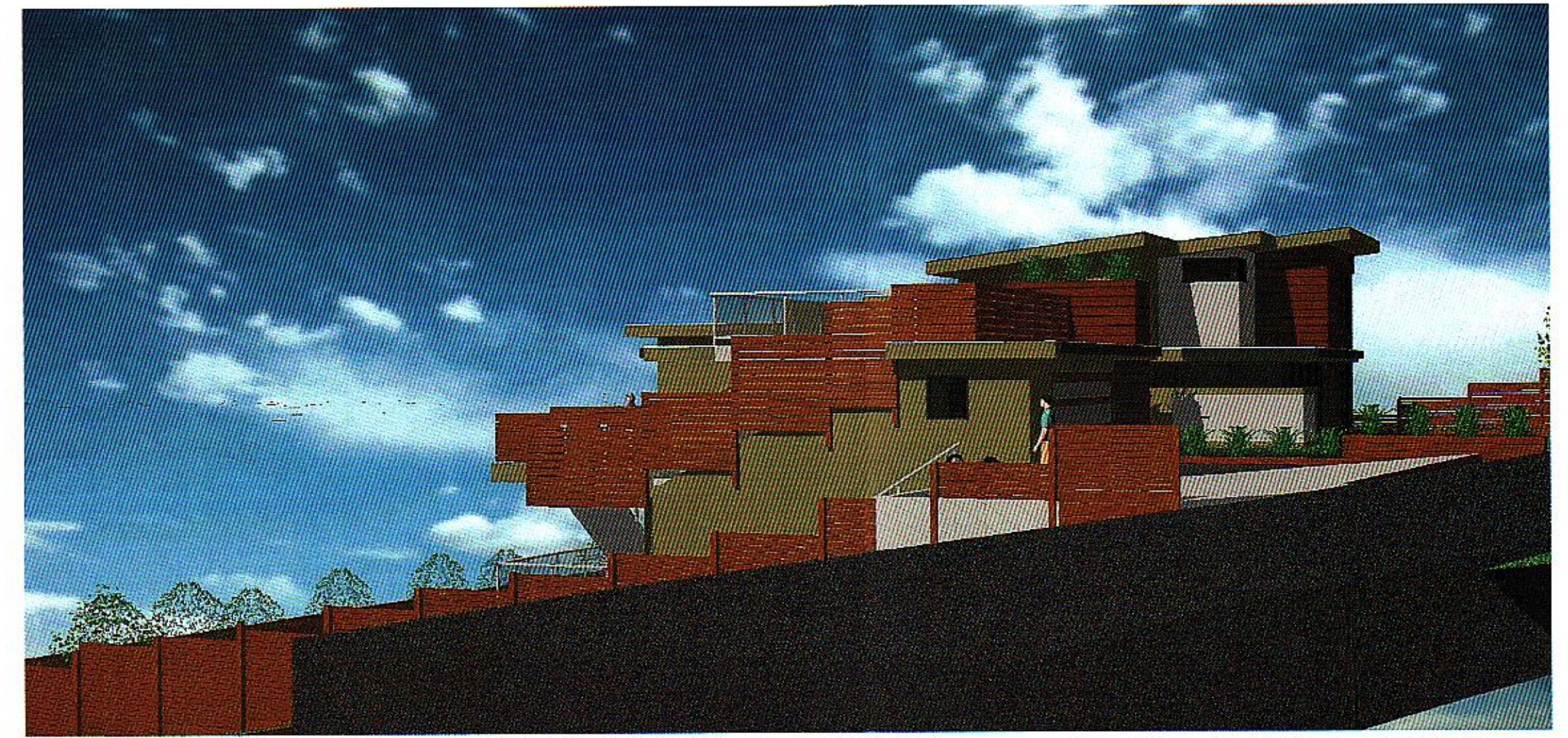
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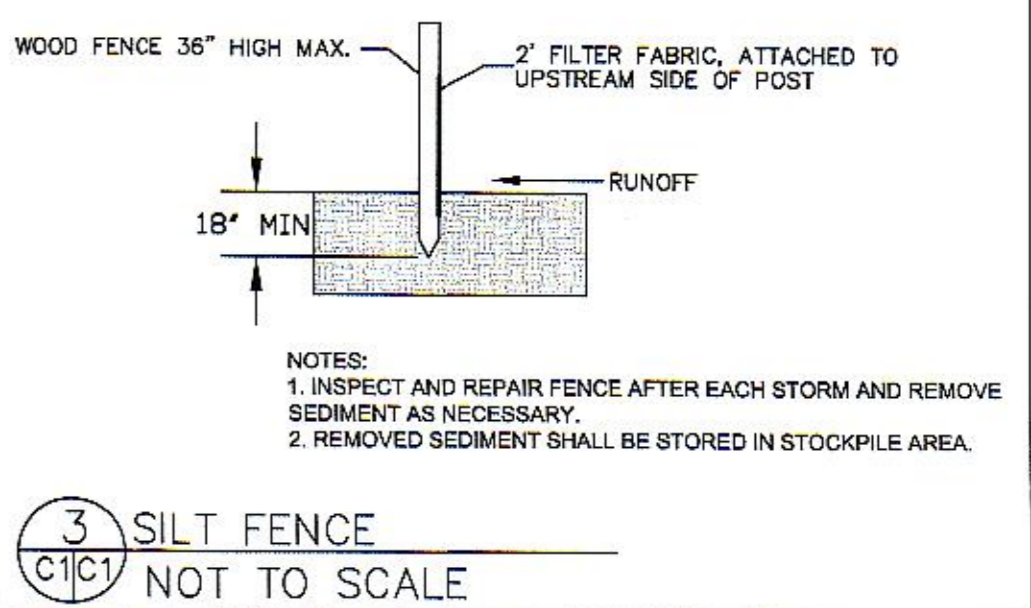
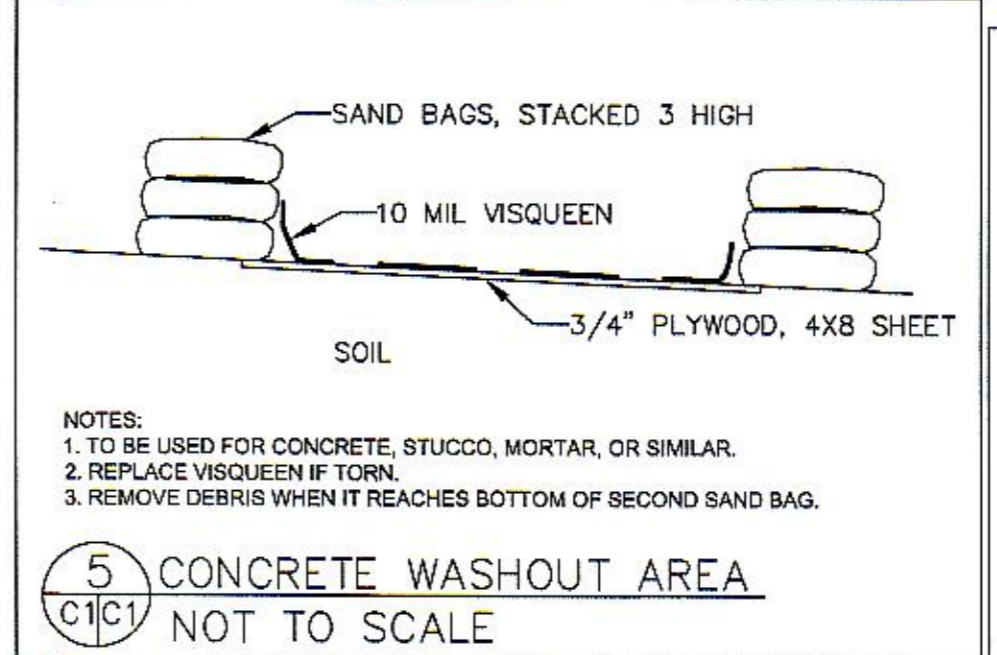
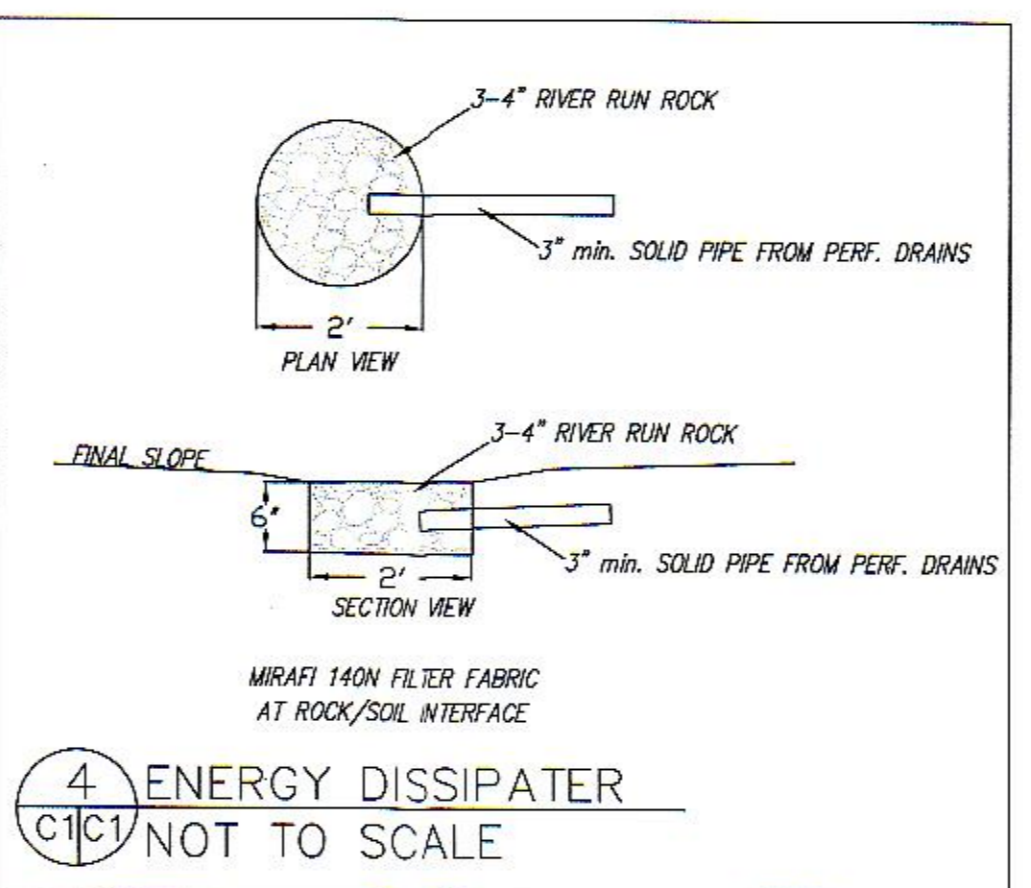
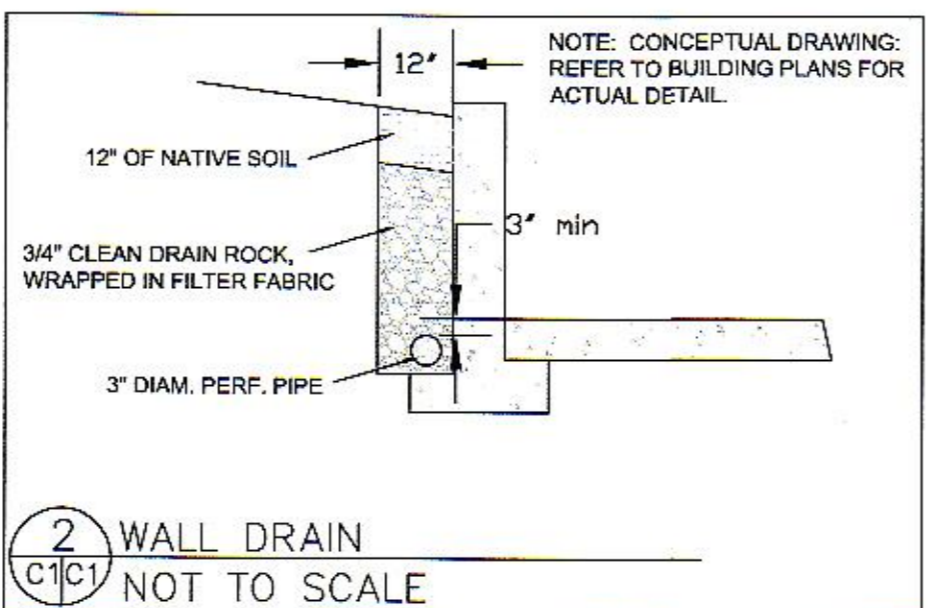
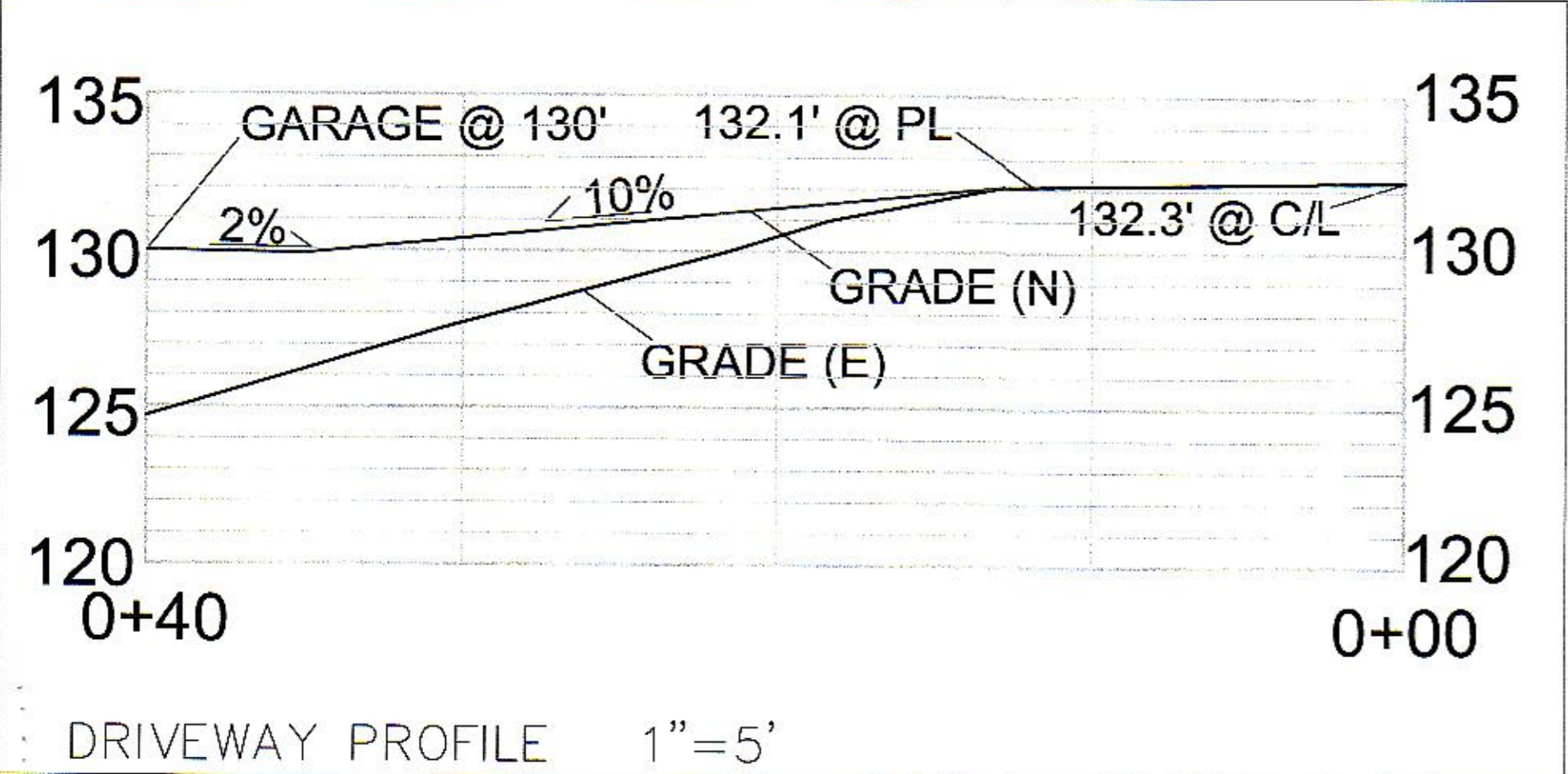
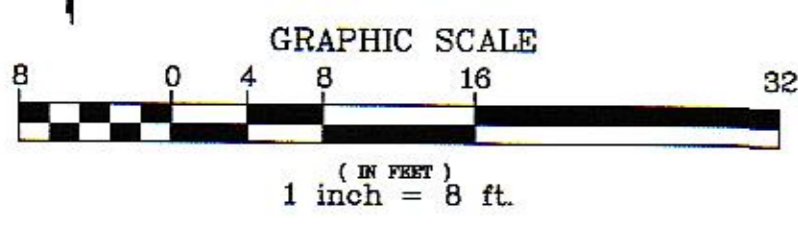
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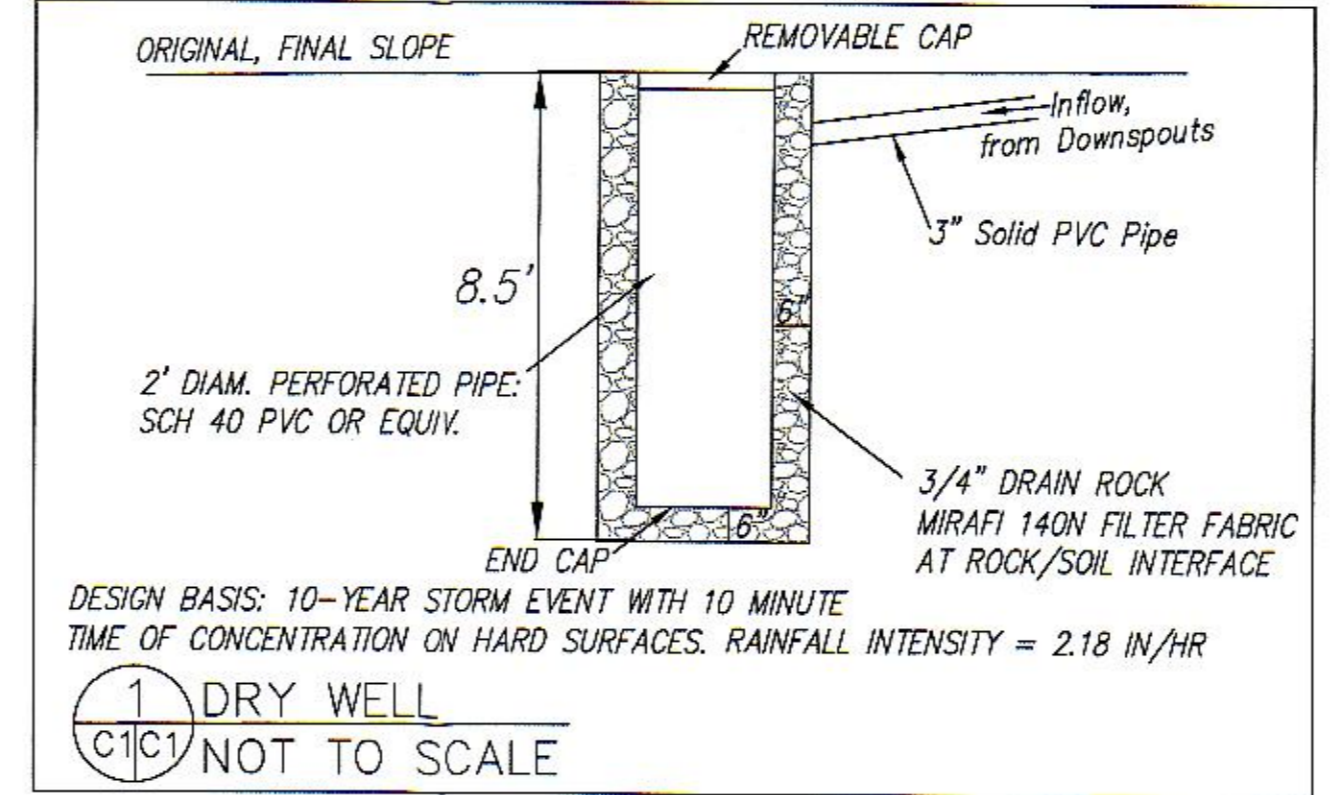


- LEGEND**
- 1' CONTOUR (E)
  - 5' CONTOUR (E)
  - PROPOSED CONTOUR
  - X127.1 EXISTING SPOT ELEVATION
  - X132 PROPOSED SPOT ELEVATION
  - RETAINING WALL (HT = WALL HEIGHT)
  - DS DOWNSPOUT
  - 3" MIN. SOLID DRAIN PIPE
  - 3" MIN. PERFORATED DRAIN PIPE

- GENERAL NOTES**
- PLANS PREPARED AT THE REQUEST OF: PAUL McCORMACK, OWNER
  - TOPOGRAPHY BY L. WADE HAMMOND, LLS; SURVEYED APRIL, 2015.
  - THIS IS NOT A BOUNDARY SURVEY.
  - ELEVATION DATUM ASSUMED.

- GRADING NOTES**
- FILL VOLUME: 135 CY  
 FILL VOLUME: 165 CY  
 TOTAL COMBINED = 300 CY CUT+FILL  
 NOTE: WITH BULKING FACTOR OF ~20%, CUT VOLUME OF 135 CY INCREASES TO ~165 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- MODIFIED CUT OR FILL SLOPES SHALL BE SLOPED NO STEEPER THAN 2:1 (H:V).
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

- DRAINAGE NOTES**
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS, AND TO PROVIDE DRAINAGE FOR RETAINING WALLS.
  - ALL DOWNSPOUT DRAIN LINES, AREA DRAINS, AND DRIVEWAY TRENCH DRAIN SHALL LEAD TO DRY WELLS, AS SHOWN.
  - ALL PERFORATED RETAINING WALL DRAIN PIPES SHALL DRAIN TO ENERGY DISSIPATER. THEY SHALL NOT CONNECT TO DOWNSPOUT OR AREA DRAIN PIPES.
  - ALL ROOF DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.



**EROSION CONTROL POINT OF CONTACT**

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: PAUL McCORMACK  
 TITLE/QUALIFICATION: OWNER  
 PHONE: 855-678-0585  
 PHONE:  
 E-MAIL: p1mcc1234@gmail.com

USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING, OR GRUBBING IS STARTED.

- DUST CONTROL NOTES**
- Water all construction and grading areas at least twice daily.
  - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
  - Pave, apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
  - Sweep street daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
  - Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)
  - Install erosion control measures to prevent silt runoff to public roadways.

- EROSION CONTROL NOTES**
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTHMOVING ACTIVITIES AND CONSTRUCTION.
  - MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDATED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
  - STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
  - CONTROL AND PREVENT THE DISCHARGE OF ALL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
  - USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMITS AS NECESSARY.
  - AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN DESIGNATED AREAS WHERE WASH WATER IS CONTAINED AND TREATED.
  - LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
  - LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
  - AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
  - TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
  - PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS. SEE PLAN.
  - THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
  - CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MEASURES ON-SITE DURING THE "OFF-SEASON".
  - DUST CONTROL IS REQUIRED YEAR-ROUND.
  - USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
  - TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.
  - ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
  - ROCKED CONSTRUCTION ENTRANCE SHALL BE 25 FEET LONG BY 20 FEET WIDE AND CONFORM TO THE FOLLOWING:
    - THE MATERIAL FOR THE PAD SHALL BE 2 TO 3 INCH STONE.
    - PAD SHALL BE NOT LESS THAN 8" THICK.
    - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
    - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.

**SECTION AND DETAIL CONVENTION**

SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



DATE: 9-14-15	DRAWN BY: CHK	CHECKED BY: AZE	REV. DATE:	REV. DATE:	REV. DATE:
Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593			McCORMACK PROPERTY STETSON STREET MOSS BEACH, CALIFORNIA APN: 037-144-030		
<b>GRADING, DRAINAGE, EROSION CONTROL PLAN</b>					
<b>SHEET C-1</b>					