



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: September 19, 2017
NFOCC MEETING DATE: September 28, 2017
SPECIAL NOTICE/HEARING: 10 days, within 300 feet
VOTE REQUIRED: Majority

To: Members, North Fair Oaks Community Council

From: Planning Staff

Subject: Use Permit to allow an accessory building to be located within the rear quarter of a parcel where, in the case of a parcel abutting upon two or more streets, accessory buildings may not encroach upon the outer quarter of the parcel nearest either street. The project is located at 3520 Bay Road in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2017-00007

PROPOSAL

The applicant proposes to construct an accessory building, a 464 sq. ft. detached one-car garage with an attached one-car carport, that will be located 12.5 feet from the rear property line of the subject parcel. Pursuant to Section 6411(c) of the County Zoning Regulations, interior parcels abutting upon two or more streets, as in the case of the subject parcel (abutting upon Bay Road and Spring Street), no accessory buildings may be erected or altered so as to encroach upon the outer quarter of the parcel nearest either street. The applicant requests a Use Permit to allow the accessory building to be located within the quarter of the parcel abutting upon Spring Street. The project also includes the demolition of a shed in the rear yard, a fence along the rear property line, and legalization of the conversion of the attached 533 sq. ft. two-car garage within the main residence into conditioned space (a family room). With the proposed accessory building, the existing single-family residence would comply with Section 6119 (*Parking Spaces Required*) of the County Zoning Regulations, which requires two covered parking spaces for a dwelling unit with two or more bedrooms. No vegetation removal will occur and only minor grading is proposed.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer on the Use Permit for an accessory building to be located within the rear

quarter of a parcel where, in the case of a parcel abutting upon two or more streets, accessory buildings may not encroach upon the outer quarter of the parcel nearest either street.

BACKGROUND

Report Prepared By: Carmelisa Morales, Project Planner, Telephone 650/363-1873

Owner/Applicant: Romain Laboisie

Location: 3520 Bay Road, Redwood City

APN: 055-185-040

Parcel Size: 7,432 sq. ft.

Existing Zoning: R-1/S-73 (Single-Family Residential District/S-73 Combining District with 5,000 sq. ft. minimum parcel size)

General Plan Designation: Single-Family Residential (15 to 24 dwelling units/net acre)

Existing Land Use: Single-Family Residence

Water Supply: Municipal water service is provided by City of Redwood City Municipal Water Department

Sewage Disposal: County Administered Sewer (Fair Oaks Sewer Maintenance District)

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0302E, dated October 16, 2012), which is an area with minimal potential for flooding.

Environmental Evaluation: Categorically exempt under provisions of Class 3, Section 15303 of the California Environmental Quality Act Guidelines for the construction of an accessory structure.

Setting: The project site is on a flat developed parcel located on a triangular-shaped block in the unincorporated North Fair Oaks neighborhood. The parcel abuts upon two streets, Bay Road and Spring Street, and is located approximately 150 feet from where these streets intersect and where Bay Road changes to Florence Street. The two-story single-family residence on the parcel consists of four bedrooms, two bathrooms, a covered porch, and decks on both levels. The second level of the residence may be accessed via an interior stairwell or exterior stairs from the rear of the residence. A shed and fence proposed for removal are located in the rear yard. There are six (6) significant-sized trees (12" or more in diameter at breast height) on the parcel. The parcel is adjacent to and surrounded by single-family residential development. There are also nearby commercial uses on the southern side of Florence Street, approximately 450 feet from the project site.

Chronology:

<u>Date</u>	<u>Action</u>
January 11, 2017	- Subject Use Permit application, PLN 2017-00007, submitted.
July 24, 2017	- Application deemed complete.
September 28, 2017	- North Fair Oaks Community Council meeting.
November 16, 2017	- Tentatively scheduled Zoning Hearing Officer hearing.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan/North Fair Oaks Community Plan

The proposed project complies with all applicable General Plan Policies, specifically:

Policies 8.12a (*General Plan Land Use Designations for Urban Areas*), 8.35 (*Zoning Regulations*), and 8.36 (*Uses*) seek to adopt the land use designations of the North Fair Oaks Community Plan (NFOCP), allow uses in zoning districts that are consistent with the overall land use designation, and require the use of zoning districts to regulate development. In addition, Policy 8.40 (*Parking Requirements*) aims to regulate minimum on-site parking requirements and parking development standards in order to accommodate the parking needs of the development, provide convenient and safe access, and prevent congestion of public streets.

The project parcel is zoned R-1/S-73 (*Single-Family Residential District/ S-73 Combining District*). Pursuant to Section 6161(e) of the County Zoning Regulations, the proposed accessory building for the existing single-family residence is an allowed use in this zoning district. The accessory building complies with the S-73 Zoning District development standards and the detached accessory building regulations, Chapter 20 and Sections 6410 and 6410 of the County Zoning Regulations respectively, in regards to maximum height, floor area and lot coverage, and minimum setbacks. Compliance with these regulations are further discussed in Section A.2 of this report.

The NFOCP land use designation for the parcel is Single-Family Residential. This land use designation regulates maximum heights and minimum setbacks which are the same requirements for the S-73 Zoning District. Since the existing use on the parcel is a single-family residence and the project complies with all applicable S-73 zoning standards as discussed above, the project therefore complies with the NFOCP.

Lastly, as mentioned in the Proposal Section of this report, the project also includes the legalization of the converted attached two-car garage in the main residence into conditioned space. Pursuant to Section 6119 (*Parking Spaces Required*) of the County Zoning Regulations, a dwelling unit with two or more bedrooms is required to have two covered parking spaces. The NFOCP Single-Family Residential land use designation also requires two parking spaces for dwelling units with three or more bedrooms. The existing single-family residence has four bedrooms. The proposed accessory building, a detached one-car garage with an attached one-car carport, will provide the two covered parking spaces required by the County Zoning Regulations and NFOCP.

2. Compliance with the Zoning Regulations

a. S-73 Zoning District Development Standards

As mentioned in the section above, the project parcel is zoned R-1/S-73 (Single-Family Residential District/S-73 Combining District). The development on the parcel complies with all applicable zoning regulations of the R-1/S-73 Zoning District as outlined in the table below. Compliance with the development standards for detached accessory buildings will be further discussed in Section A.2.b.

S-73 Development Standards			
	Required	Existing	Proposed
Minimum Lot Width	Average 50 ft.	60 ft.	-
Minimum Lot Area	5,000 sq. ft.	7,432 sq. ft.	-
Minimum Front Yard Setback of Residence	20 ft.	25 ft. 7 in.	-
Minimum Left Side Yard Setback of Residence	5 ft.	5 ft.	-
Minimum Right Side Yard Setback of Residence	5 ft.	5 ft.	-
Minimum Rear Yard Setback of Residence	20 ft.	36.5 ft.	-
Maximum Building Height of Residence	28 ft.	23 ft. 1 in.	-
Maximum Lot Coverage ¹	3,716 sq. ft. (50%)	2,116 sq. ft. (28%)	2,451 sq. ft. (32%)
Maximum Floor Area ²	3,232 sq. ft. (43%)	1,881 sq. ft. (25%)	2,216 sq. ft. (29%)
<p>¹ Lot coverage includes all structures 18 inches or more above ground. The first-level and second level decks were included because they are over 18 inches above ground.</p> <p>² In the S-73 Zoning District, floor area includes the area of all garages and carports that exceed 400 sq. ft. The garage and carport areas exceeding 400 sq. ft. were included.</p>			

b. Detached Accessory Building Regulations

In the case of interior parcels abutting upon two or more streets, Section 6411(c) of the County Zoning Regulations does not allow detached accessory buildings to encroach upon the outer quarter of the parcel nearest either street. The project parcel abuts upon two streets: Bay Road and Spring Street. The applicant is proposing a 464 sq. ft. detached one-car garage with an attached one-car carport. The accessory building will be located 12.5 feet from the rear property line which is within the quarter of the parcel abutting Spring Street. This proposed location requires a Use Permit. The finding for approval of a Use Permit is discussed in Section A.3 of this report.

With the exception of location, the proposed project complies with all applicable standards for detached accessory buildings as shown in the table below:

Detached Accessory Building Development Standards³		
	Required	Proposed
Maximum Accessory Building Coverage of Rear Yard ⁴	1,114 sq. ft. (30% of Rear Yard)	464 sq. ft. (12% of Rear Yard)
Maximum Accessory Building Floor Area	1,000 sq. ft.	464 sq. ft.
Maximum Plate Height	10 ft.	9 ft.
Minimum Front Yard Setback ⁵	3 ft.	89 ft.
Minimum Left Side Yard Setback ⁵	3 ft.	31.5 ft.
Minimum Right Side Yard Setback ⁵	3 ft.	6 ft.
Minimum Rear Yard Setback ⁵	3 ft.	12.5 ft.
Maximum Accessory Building Height	19 ft.	10 ft. 9 in.
<i>³ Regulated under Sections 6410 and 6411 of the San Mateo County Zoning Regulations.</i>		
<i>⁴ Rear yard of parcel is 3,716 square feet.</i>		
<i>⁵ Regulated by Section 6411(c), as discussed above, which requires detached accessory buildings on interior parcels abutting two or more streets, to only be located within the middle two quarters of the parcel (the subject of this Use Permit application).</i>		

c. Parking Requirements

As discussed in the sections above, the applicant is also proposing to legalize the conversion of the attached two-car garage of the main residence into conditioned space. Pursuant to Section 6119 (*Parking Spaces Required*) of the County Zoning Regulations, a dwelling unit with two or more bedrooms is required to have two covered parking spaces. Since the existing single-family residence has four bedrooms, two covered parking spaces are required. The proposed accessory

building, a detached one-car garage with an attached one-car carport, will provide the two covered parking spaces required.

3. Compliance with Use Permit Findings

Pursuant to Section 6503 (*Procedure*) of the County Zoning Regulations, the granting of a Use Permit is subject to the following finding:

That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The applicant is proposing to construct a 464 sq. ft. detached one-car garage with an attached one-car carport to be located 12.5 feet from the rear property line of the subject parcel. Pursuant to Section 6411(c) of the County Zoning Regulations, in the case of interior parcels abutting upon two or more streets, as in the case of the subject parcel (abutting upon Bay Road and Spring Street), no accessory buildings may be erected or altered so as to encroach upon the outer quarter of the parcel nearest either street. The applicant requests a Use Permit to allow the accessory building to be located within the quarter of the parcel abutting upon Spring Street.

The proposed use, an accessory building that is appurtenant to the residential use currently on the parcel, is an allowed use in R-1/S-73 Zoning District and the Single-Family Residential land use designation of the NFOCP. As discussed in the previous sections above, the proposed project includes the legalization of the converted attached two-car garage of the main residence into conditioned space. The accessory building will allow the single-family residential use to comply with the County Zoning Regulations by providing two covered parking spaces.

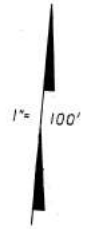
Based on the preceding discussions in this report, the project is not expected to be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Furthermore, the project will not impact coastal resources as it is not located in the coastal zone.

ATTACHMENTS

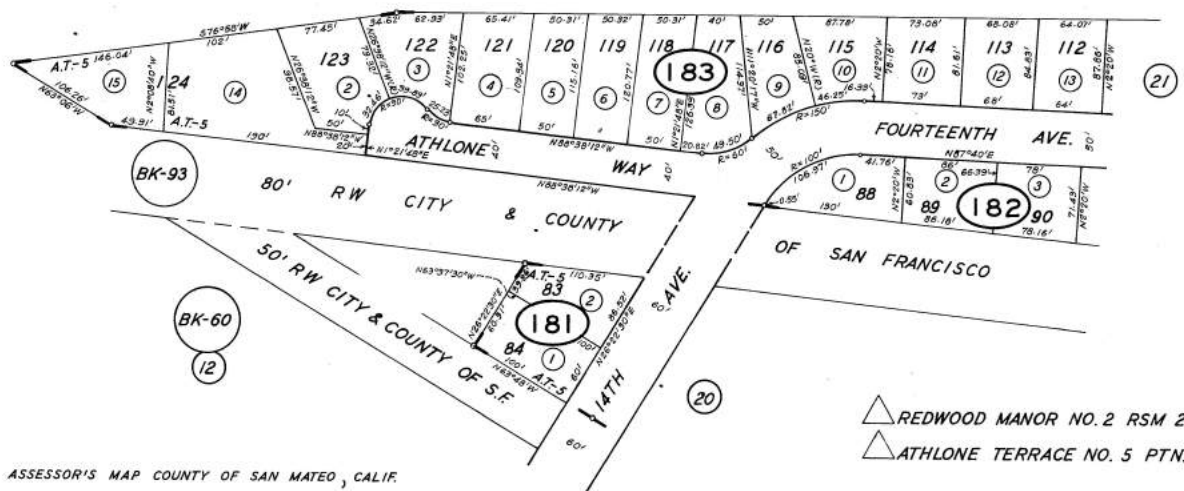
- A. Parcel Map
- B. Project Plans

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55-18



S.P.R.R. CO.



ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

Gub'A Uhc'7 ci bhmBcfh : Ujf'CU_g'7ca a i b]hm'7 ci bW' A YH]b[

Owner/Applicant: Romain Laboisso

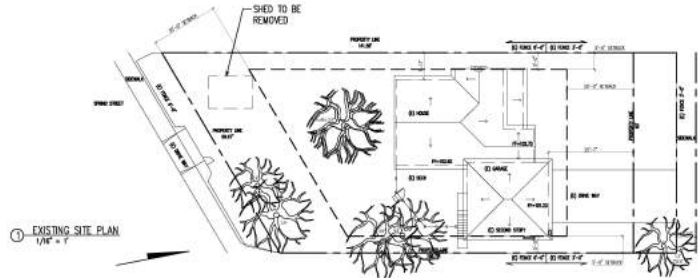
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File Number: PLN2017-00007

1) VERIFY ALL DIMENSIONS IN FIELD
 2) IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK

NOTE:
 GC TO MAINTAIN ADJOINING STREETS FREE AND CLEAN OF PROJECT DIRT, MUD, MATERIAL AND DEBRIS DURING CONSTRUCTION PERIOD, AND MAINTAIN FIRE TRUCK ACCESS TO OTHER PROPERTIES

NOTE:
 AT THE TIME OF FOUNDATION INSPECTION IF REQUIRED BY CITY INSPECTOR, CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW STRUCTURE CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS, AND DOES NOT ENCRUSH IN THE SETBACK



APPLICATION STATUS FOR USE PERMIT
 OF CASE NO.: PLN2017-00007
 ADDRESS: 3520 BAY RD, REDWOOD CITY

PROJECT DESCRIPTION: USE PERMIT TO ALLOW ONE GARAGE & ONE CARPORT WITH A 12.6 FT. FRONT SETBACK WHERE THE COVERED PARKING IS REQUIRED TO BE OUTSIDE OF THE MIDDLE TWO QUARTERS OF THE PARCEL ON A THROUGH (STREETS TO FRONT & REAR SIDES) LOT. THE PROPOSED COVERED PARKING IS RESTORING REQUIRED PARKING. THE ORIGINAL GARAGE BUILT WITH THE HOUSE WAS CONVERTED TO A FAMILY ROOM BY THE PREVIOUS OWNER & THE CURRENT OWNER WOULD LIKE TO LEGALIZE THE FAMILY ROOM.

GENERAL SYMBOLS	
	ALL DIMENSIONS F.O.S.-EXTERIOR & INTERIOR WALL
	EXISTING (E) WALL
	REMOVE WALL
	NEW (N) WALL
	(E) WALL (N) SHEAR

COMPLIANCE CODES	
APPLICABLE CODES & STANDARDS	
CITY CODES AND ORDINANCES	CALIFORNIA BUILDING CODE 2016
	CALIFORNIA RESIDENTIAL CODE 2016
	CALIFORNIA PLUMBING CODE 2016
	CALIFORNIA MECHANICAL CODE 2016
	CALIFORNIA ELECTRICAL CODE 2016
	2018 EDITION OF THE TITLE 24 STANDARDS

OWNER	
MR. & MRS LABOISSE	3520 BAY RD, REDWOOD CITY, CA 94063
APR 55-185-040	NO SPRINKLER TYPE V-B
SINGLE FAMILY DWELLING	TWO STORY

PROJECT DATA	
NET SITE AREA	7,432 SF
(E) 1ST FLOOR	900 SF
(E) GARAGE	533 SF
(E) PORCH	106 SF
(E) SHED	129 SF
(E) DECK	702 SF
(E) SECOND FLOOR	533 SF
(E) SECOND FLOOR DECK	16 SF
(E) SECOND FLOOR POINT	2,100 SF
(E) LOT COVERAGE (MAX = 50%)	28.25 %
(E) CONDITIONED SPACE (MAX = 3,232.32 SF)	1,513 SF

(N) GARAGE (CONVERTED GARAGE)	533 SF
(N) TOTAL CONDITIONED SPACE	2,046 SF
(N) GARAGE & CARPORT	464 SF
(N) TOTAL FOOT PRINT	2,435 SF
(N) LOT COVERAGE (MAX 50%)	32.63%

SCOPE OF WORK
 REMOVE FENCE FROM THE RIGHT OF WAY ON SPRING ST
 REMOVE (E) SHED
 ADD 1 CAR GARAGE AND 1 CAR CARPORT PER USE PERMIT
 LEGALIZE CONVERSION OF (E) 2 CAR GARAGE INTO CONDITIONED SPACE
 NO CHANGE TO PARKING
 NO CHANGE TO DRAINAGE

ARCHITECT: ROMAN CURTIS #C35019
 POLYFORM DESIGN STUDIO
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 PLEASANT HILL, CA 94523
 925.972.5245
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SHEET INDEX	
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A2	ORIGINAL HOUSE CONDITION
A3	CURRENT HOUSE CONDITION
A4	PROPOSED PLAN
A5	PROPOSED ELEVATIONS
A6	NEW GARAGE & CARPORT PLAN
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003	MANDATORY MEASURES
004	MANDATORY MEASURES
E1	TITLE 24
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C3	CONSTRUCTION SPMPS
S1	GENERAL NOTES
S1A	GENERAL NOTES
S1B	GENERAL NOTES
S2	FOUNDATION PLAN
S3	FLOOR AND CEILING FRAMING PLAN
S4	ROOF FRAMING PLAN
S5	GARAGE & CARPORT FRAMING PLAN
S01	DETAILS
S02	DETAILS
S03	DETAILS
S04	DETAILS
S05	DETAILS

REVISIONS	BY

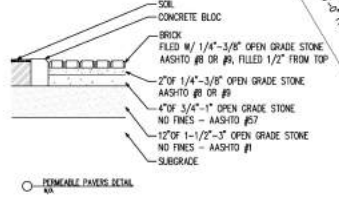
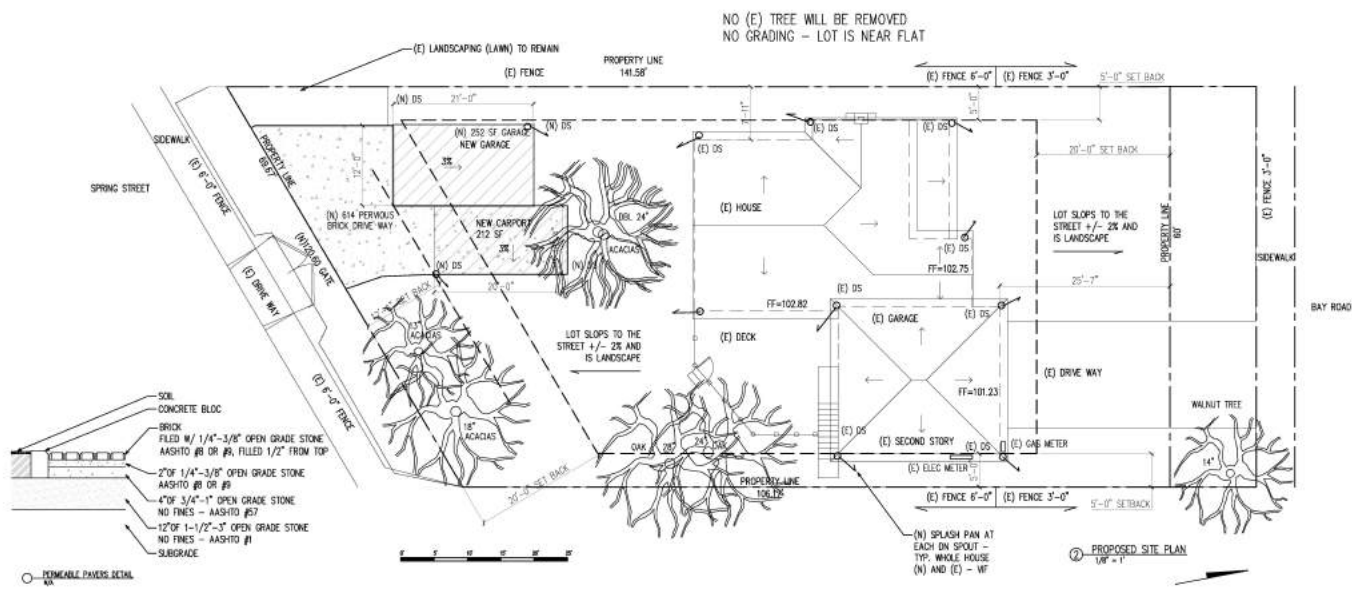


ROMAN CURTIS
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 925.972.5245
 roman@polyformdesignstudio.com

ADDITION
 3520 BAY RD
 REDWOOD CITY

SITE PLAN

(DRAWN)	PLG
(CHECKED)	PLG
DATE	06/14/2017
SCALE	1/8"=1'-0"
TOTAL PAGES	17-31
SHEET	A-1



CONTRACTOR'S NOTE
 VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.
 THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSIDERED AS A GUARANTEE THAT ALL OF CODE REQUIREMENTS ARE REFLECTED IN THIS DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.
 MANUFACTURED ROOF FRAMING - OFFERED SUBMITTAL WHEN NEEDED - PROVIDE TRUSS CALCUS SIGNED BY LICENSE PROFESSIONAL FOR APPROVAL BY CITY
 THE CITY/COUNTY BUILDING OFFICIAL AND/OR FIRE MARSHAL WILL REVIEW THE SCOPE OF WORK AND DETERMINE IF THE EXISTING BUILDING WILL NEED TO BE REINFORCED WITH FIRE SPRINKLERS. GC TO CONTACT FIRE DEPARTMENT FOR VENTILATION AND UPGRADE WATER METER AND LINE AS NECESSARY.
 SPRINKLERS - DIFFERED PERMIT - GC TO SUBMIT AND PULL PERMIT IF REQUIRED BY CITY OR FIRE DPT
 GC TO READ, BE FAMILIAR AND FOLLOW ALL STANDARD PROVISIONS, CONSTRUCTION QUOTE LINE AND REQUIREMENTS OF THE FOLLOWING:
 CURRENT APPLICABLE CODES AND ORDINANCE
 GREEN BUILDING RECYCLING PLAN AND ON LINE REPORTING REQUIREMENT
 CALIFORNIA ENERGY REPORT, ON LINE REPORTING REQUIREMENT, AND WERS TESTING
 CAL GREEN 2016, 2016 CBC AND CRC MANDATORY MEASURES

3520 BAY RD, REDWOOD CITY, CA 94063



Gub'A Uhc'7 ci bhmBcfh : Uj'CU_g'7ca a i b]hm'7 ci bW' A YH]b[

Owner/Applicant: Romain Laboisse
 File Numbers PLN2017-00007

Attachment: B

REVISIONS	BY
△	
△	
△	



ROMAIN DURBIN
 ARCHITECT, LICENSED
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 387 GARDEN RD
 PLEASANT HILL, CA 94623
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ADDITION
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 REDWOOD CITY

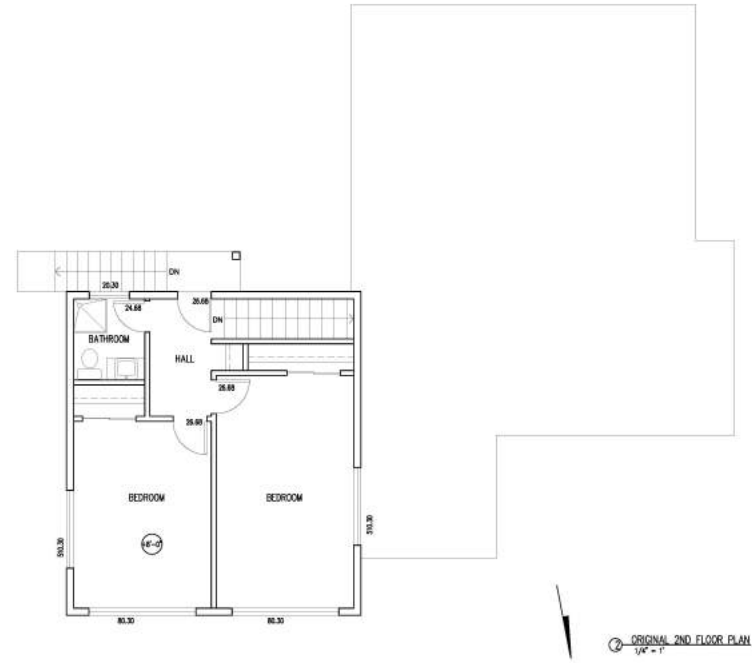
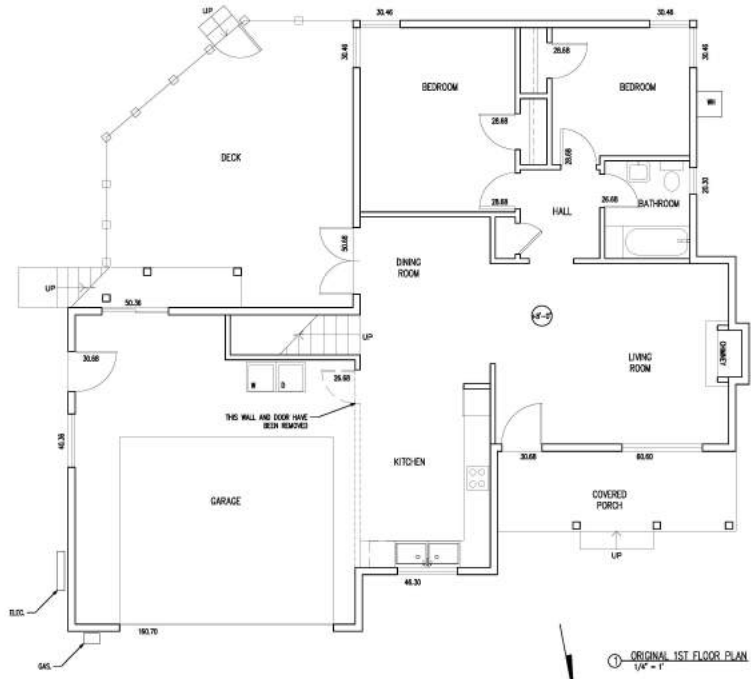
ORIGINAL HOUSE
 CONDITION

Drawn
 PLG
 Checked
 PLG
 DATE
 06/14/2017
 SCALE
 1/4"=1'-0"
 JOB NO
 17-31
 SHEET

A-2

ORIGINAL CONDITION OF THE HOUSE

1) VERIFY ALL DIMENSIONS IN FIELD
 2) IN CASE OF DISCREPANCY, GO TO CONTACT
 ARCHITECT PRIOR TO CONTINUATION OF WORK



GUb'A UHc'7 ci bhmBcfh : Uj'CU_g'7 ca a i b]hm'7 ci bW'A YH]b[

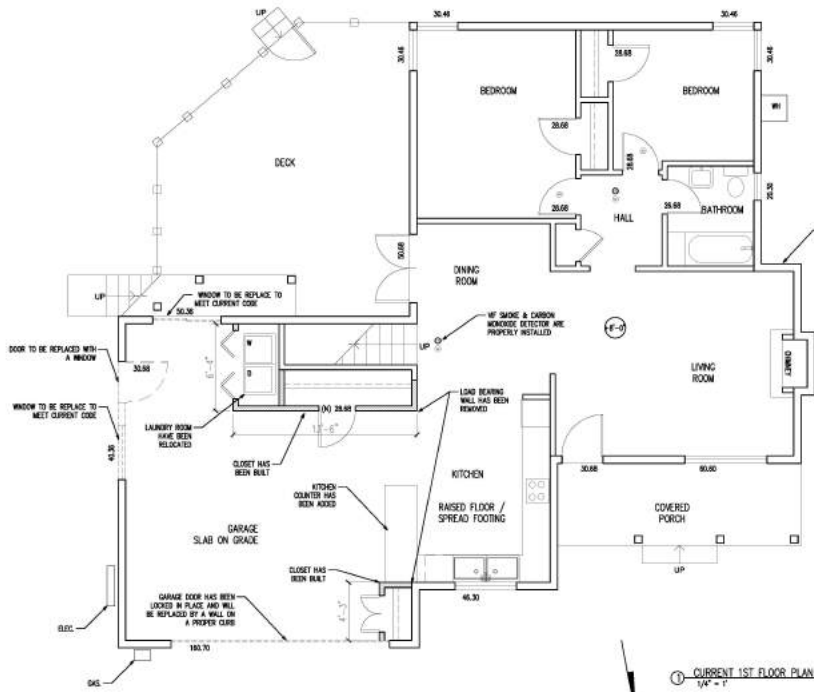
Owner/Applicant: Romain Laboisse
 File Numbers: PLN2017-00007

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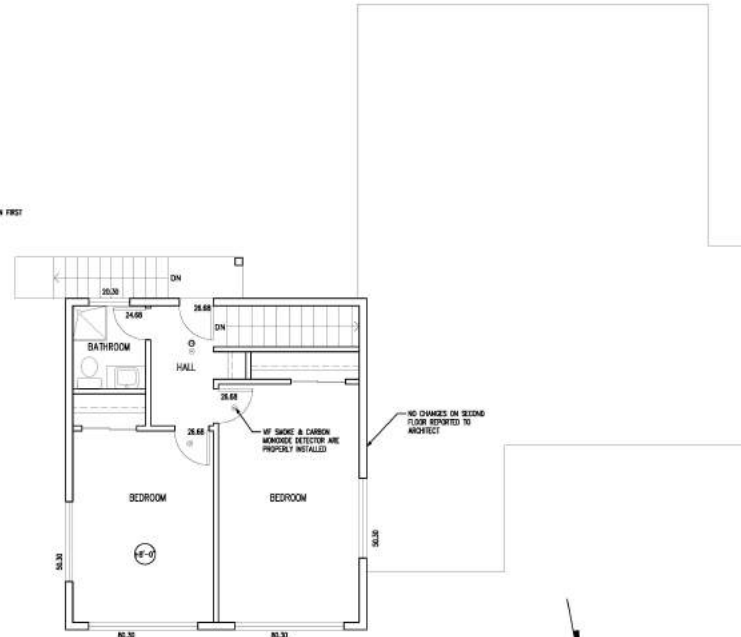


CURRENT CONDITION OF THE HOUSE

1) VERIFY ALL DIMENSIONS IN FIELD
 2) IN CASE OF DISCREPANCY, GO TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK



1 CURRENT 1ST FLOOR PLAN
 1/4" = 1'



2 CURRENT 2ND FLOOR PLAN
 1/4" = 1'



3 CURRENT FRONT ELEVATION
 1/8" = 1'



4 CURRENT BACK ELEVATION
 1/8" = 1'



5 CURRENT LEFT SIDE ELEVATION
 1/8" = 1'



6 CURRENT RIGHT SIDE ELEVATION
 1/8" = 1'

REVISIONS	BY

ROMAIN CLOUTIER
 ARCHITECT #C-35019
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 rcloutier@polycondesignstudio.com

ADDITION
 3520 BAY RD
 REDWOOD CITY

CURRENT HOUSE
 CONDITION

DRAWN	PLG
CHECKED	PLG
DATE	06/14/2017
SCALE	1/4"=1'-0"
JOB NO	17-31
SHEET	

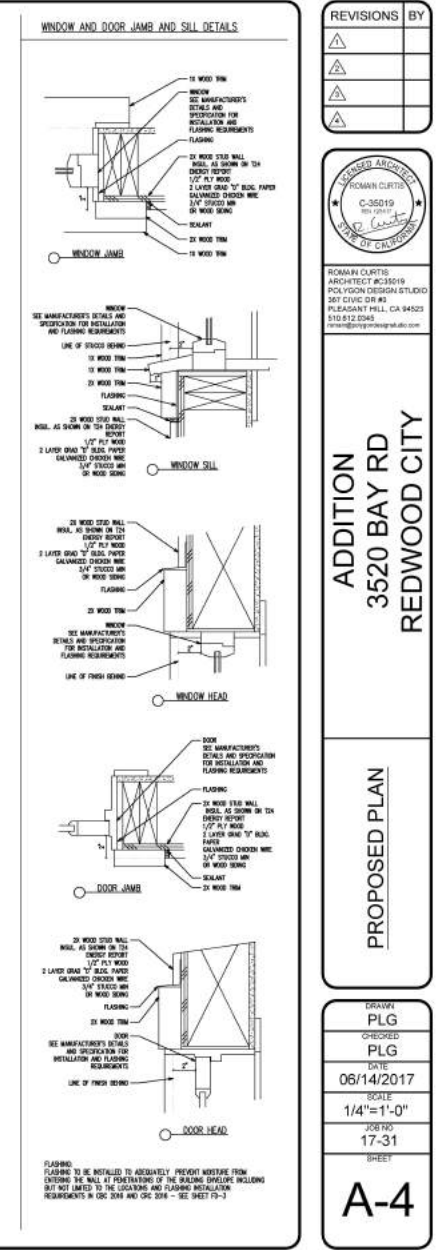
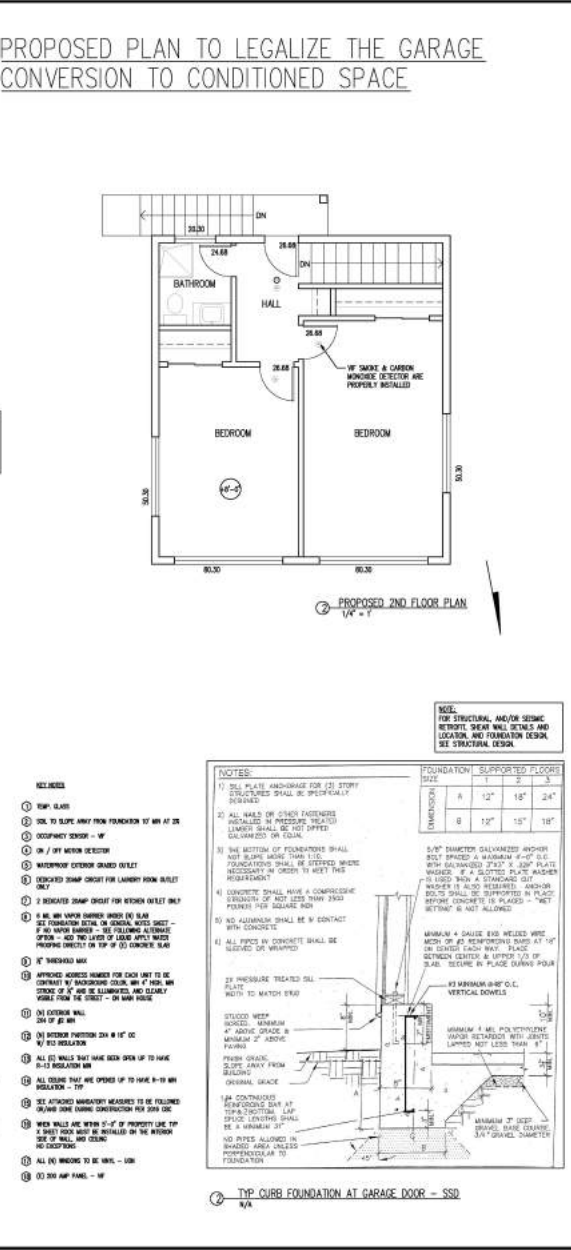
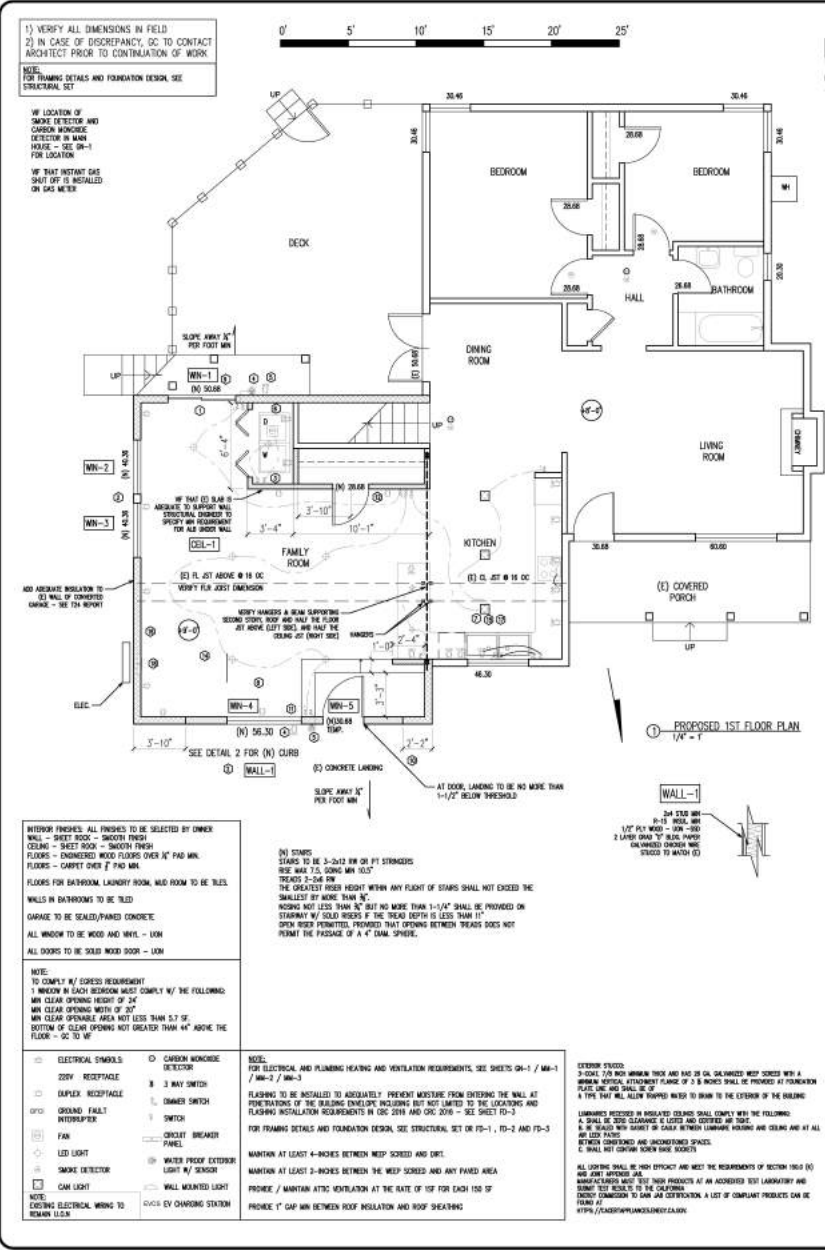
A-3

Gub'A Uñc'7 ci bñmBcfh' : Uj'CU_g'7 ca a i b]ñi7 ci bW' A Yñb[

Owner/Applicant: Romain Laboisie

Attachment: B

File Numbers: PLN2017-00007



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Owner/Applicant: Romain Laboisie

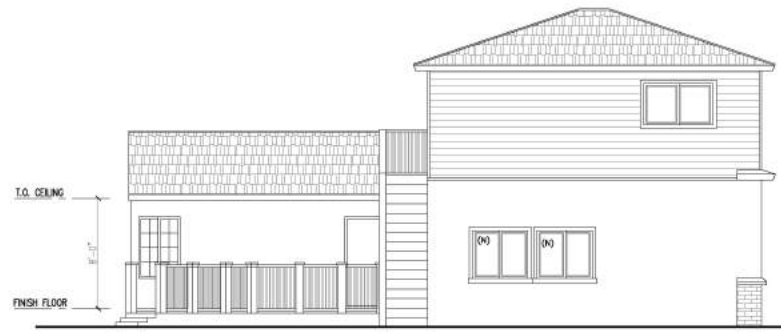
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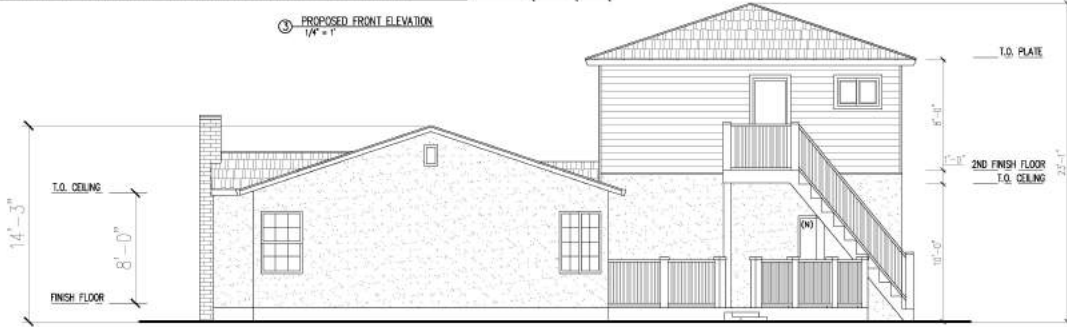
1 PROPOSED RIGHT SIDE ELEVATION
 1/4" = 1'



2 PROPOSED LEFT SIDE ELEVATION
 1/4" = 1'



3 PROPOSED FRONT ELEVATION
 1/4" = 1'



4 PROPOSED BACK ELEVATION
 1/4" = 1'



REVISIONS	BY
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△	
△	
△	



ROMAINE CURTIS
 ARCHITECT #C35919
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 romaine@polycondesignstudio.com

ADDITION
 3520 BAY RD
 REDWOOD CITY

PROPOSED
 ELEVATIONS

DRAWN	PLG
CHECKED	PLG
DATE	06/14/2017
SCALE	1/4" = 1'-0"
JOB NOS	17-31
SHEET	

A-5

Gub'A UYc'7 ci bhmBcfh : Uj'CU_g'7 ca a i b]mi7 ci bW'A YH]b[

Owner/Applicant: Romaine Laboisse

Attachment: B

File Numbers: PLN2017-00007



1) VERIFY ALL DIMENSIONS IN FIELD
 2) IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK

NOTE:
 FOR FRAMING DETAILS AND FOUNDATION DESIGN, SEE STRUCTURAL SET

REVISIONS	BY

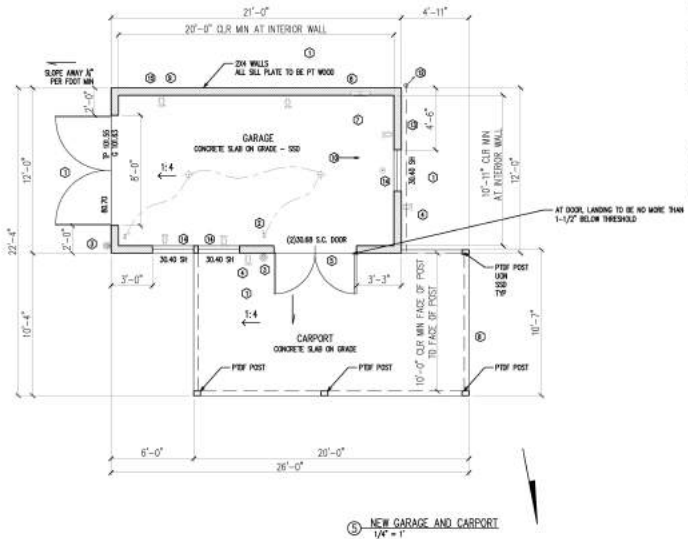
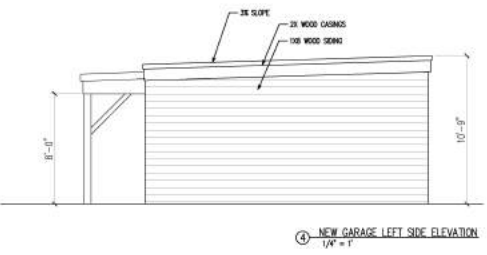
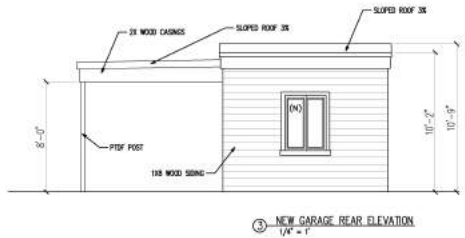
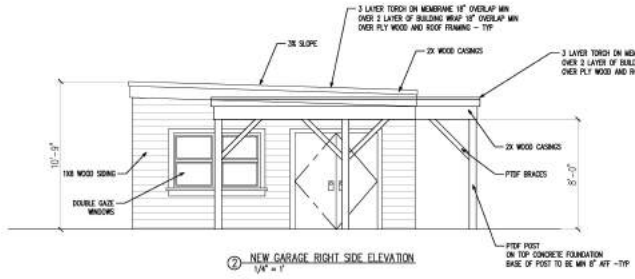
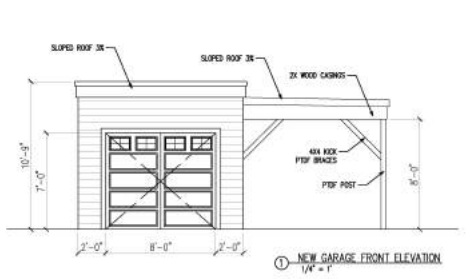


ADDITION
3520 BAY RD
REDWOOD CITY

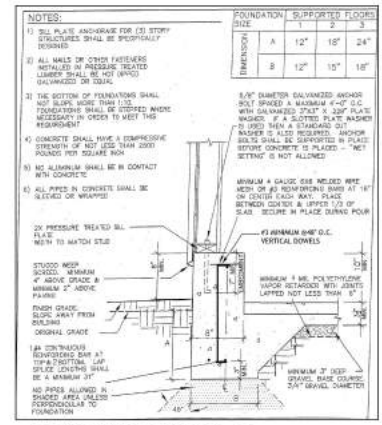
NEW GARAGE & CARPORT PLAN

DRAWN: PLG
 CHECKED: PLG
 DATE: 06/14/2017
 SCALE: 1/4"=1'-0"
 JOB NO: 17-31
 SHEET

A-6



- SEE NOTES**
- 1) SEE TO SLOPE AWAY FROM FOUNDATION 1/4" PER FOOT
 - 2) OCCUPANCY SENSOR - WF
 - 3) ON / OFF MOTION DETECTOR
 - 4) WATERPROOF EXTERIOR GRADES DRAINLET
 - 5) 1/2" SHEETROCK WALL
 - 6) NO EXTERIOR WALL OVER 8' HIGH
 - 7) RUN IN UNBUNDLED APPROVED ELECTRICAL CONDUIT FROM TO TO AND FROM PANEL TO TO PANEL IN WALLS
 - 8) CARPORT FRAMING TO BE FT WOOD OR FR
 - 9) ALL IN ALL PLATE TO BE FT WOOD
 - 10) ROOF TO SLOPE 2% AWAY
 - 11) ROOF FRAMING: 2X 4 AT GABLES, 2X 6 FLOORING AND 2 LAYERS OF INSULATING WOOL OVER 2" MIN OVERLAP 2" MIN OVERLAP
 - 12) NO SUTER
 - 13) NO FISH SCALE
 - 14) NO FISH SCALE
 - 15) NO FOUNDATION - SEE



□ ELECTRICAL SYMBOLS	○ CARBON MONOXIDE DETECTOR
□ 220V RECEPTACLE	□ 3 WAY SWITCH
□ DUPLEX RECEPTACLE	□ DIMMER SWITCH
□ GROUND FAULT INTERRUPTOR	□ SWITCH BREAKER PANEL
□ FAN	□ DIMMER
○ LED LIGHT	○ WATER PROOF EXTERIOR LIGHT W/ SENSOR
□ SMOKE DETECTOR	□ WALL MOUNTED LIGHT
□ CAN LIGHT	□ DIMMER CHARGING STATION

NOTE: EXISTING ELECTRICAL WIRING TO REMAIN U.S.M.

Gub'A Uhc'7 ci bhmBcfh : Uj'CU_g'7 ca a i b]hm7 ci bW'A YH]b[

Owner/Applicant: Romaine Laboisse
 File Numbers: PLN2017-00007

Attachment: B



ROMAIN LOBOISSE ARCHITECT INC. 36100 CRENSHAW BLVD. SUITE 1000, REDWOOD CITY, CA 94063. TEL: 650.312.2845. WWW.ROMAINLOBOISSE.COM

ADDITION / REMODEL 3520 BAY RD REDWOOD CITY

GENERAL NOTES AND DETAILS

OWNER: P.L.G. CHECKED: P.L.G. DATE: 06/14/2017. SCALE: 1/4"=1'-0". JOBSITE: 17-31. SHEET

GN1

Table with 3 columns: Physical Properties, Test, Value. Lists material specifications like concrete strength, wall thickness, etc.

- ELECTRICAL: ALL ELECTRICAL INSTALLATION SHALL MEET THE MINIMUM OR MAXIMUM ALLOWED IN THE 2014 MANDATORY MEASURES... 1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL SYSTEM PER PLAN... 2. THE CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL SYSTEM PER PLAN...

- 13. AN AIR-FAULT DETECT INTERFEREPT SHALL PROTECT ALL RECEPTIBLES IN THE HOME THAT ARE NOT REQUIRED TO BE GFCI PROTECTED... 14. A DEGRADED OR "GHOST" CIRCUIT IS PROHIBITED TO BE INSTALLED IN ANY ROOM... 15. THE CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL SYSTEM PER PLAN...

- 16. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 17. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 18. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 19. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 20. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR...

- 21. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 22. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 23. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 24. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 25. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR...

- 26. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 27. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 28. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 29. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 30. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR...

- 31. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 32. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 33. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 34. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 35. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR...

- 36. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 37. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 38. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 39. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR... 40. ALL NEW FINISHES TO BE ENERGY STAR OR SIMILAR...

- CONCRETE: 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 2. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 3. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

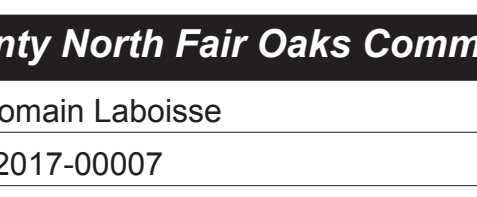
- 4. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 5. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 6. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 7. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 8. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 9. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 10. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 11. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 12. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 13. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 14. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 15. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 16. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 17. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 18. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...



- 19. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 20. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 21. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 22. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 23. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 24. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 25. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 26. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 27. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 28. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 29. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 30. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 31. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 32. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 33. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 34. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 35. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 36. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

- 37. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 38. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH... 39. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 40 DASH...

San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: Romain Loboisse
File Numbers: PLN2017-00007

Attachment: B

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2

SECTION SIGNOFF

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.503 CABINET SYSTEMS. All cabinet material installed in the building interior shall meet the testing and product requirements of at least one of the following:

- Cabinet and Substrate Green Label Plus Program.
- California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Flexible Polymeric Materials," Environmental Chemistry Division 1, February 2010 (also known as Specification 0155).
- GREENGUARD 140 or the Gold Label.
- Scientific Certifications Systems Indoor Advantage \leq (Q1)

4.504 1.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504 3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

- VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Catalog.
- Products compliant with CHPS criteria certified under the GreenGuard Children & Schools program.
- Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
- Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Heavy Solvents Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 0155).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used in the interior of the building shall meet requirements for formaldehyde emissions in ANSI A4, Toy Box Content Measure for Composite Wood (17 CFR 182.321 et seq.), or in California rules specified in Section 4.504.5.1.

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

- Product certifications and specifications.
- Chain of custody certifications.
- Product labels and associated information Compendio Wood Products regulation (see CCR, Title 17, Section 18232, et seq.).
- Manufacturer's product material meeting the PFI-1 or PFI-2 standards of the Engineered Wood Association, the Australian AS/NZS 2266, European EN93 standards, and Canadian CSA O121, CSA O133, CSA O135, and CSA O132 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings that meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations require to have a vapor barrier by the California Building Code, Chapter 19, or concrete slabs on ground floors required to have a vapor barrier by the California Building Code, Chapter 15, shall comply with the section.

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

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a separate riser design which will address bleeding, shrinkage, and curing shall be used. For additional information, see American Concrete Institute, ACI 308.2R-08.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 10 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe type or contact-type moisture meter. Qualitative moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.5 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade step-out end of each joist member.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency prior and at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry 72 or to enclosure in wall or floor cavities. Wall and floor framing products shall follow the manufacturer's drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

SECTION SIGNOFF

**CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

702 QUALIFICATIONS

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

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Programs sponsored by the enforcing agency.

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

- Certification by a national or regional green building program or standard protocol.
- Certification by a statewide energy consulting or verification organization, such as HERIUS teams, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Note:

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

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

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

703 VERIFICATIONS

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

REVISIONS	BY



ROMAIN LABOISIE
ARCHITECT #C35019
1807 CHINE DR #45
PLEASANT HILL, CA 94623
916.912.0266
romain@romainlaboisie.com

**ADDITION / REMODEL
3520 BAY RD
REDWOOD CITY**

**MANDATORY
MEASURES**

DRAWN	PLG
CHECKED	PLG
DATE	06/14/2017
SCALE	1/4"=1'-0"
JOB NO.	17-31
SHEET	

MM2

Gub'A Uhc'7 ci blmBcfh' : Uf'CU_g'7 ca a i b]mi'7 ci bW' A YH]b[

Owner/Applicant: Romain Laboisie
File Numbers: PLN2017-00007

Attachment: B

REVISIONS	BY
1	
2	
3	
4	



ROMAIN CURIE
ARCHITECT #C35019
307 CIVIC DR #3
PLEASANT HILL, CA 94523
916.812.3245
rcurie@romaincurie.com

ADDITION
3520 BAY RD
REDWOOD CITY

TITLE 24

DRAWN
PLG
CHECKED
PLG
DATE
05/06/2017
SCALE
JOB NO
17-31
SHEET

E-2

CERTIFICATE OF COMPLIANCE (Title 24, Part 01) (Page 1 of 3)

Alterations to Space Conditioning Systems (Permit of 18-ACT-PNAC)

Project Name: 3520 BAY RD ADD #3 Date Prepared: 2017-05-14

A. General Information:
 01-01-AC700 is applicable to multiple space conditioning systems contained within a single building unit. When multiple dwelling units must be documented, see also 01-01-AC700 documents for each dwelling unit.

02 Project Name	3520 BAY RD ADD #3	03 Date Prepared	2017-05-14
04 Project Location	3520 BAY RD	05 Building Type	Single Family
06 City/Zip	Redwood City	07 Dwelling Unit Name	3520 BAY RD ADD #3
08 Zip Code	94061	09 Dwelling Unit Count/Bedroom (Floor Area [ft ²])	1/1
10 Climate Zone	4	11 Number of Space Conditioning Systems in this Dwelling Unit	1

B. Space Conditioning (SC) System Information

01	02	03	04	05	06	07	08	09	10
SC System Identification or Name	SC System Location or Area Served	SC System Type (See 01)	Is the SC system a ducted system?	Is the SC system a packaged system?	Is the SC system a VAV system?	Is the SC system a VAV system?	Is the SC system a VAV system?	Is the SC system a VAV system?	Is the SC system a VAV system?
System 1	Location 1	3305	Yes	No	No	No	No	Yes	No alteration (addition)

C. Extension of Existing Duct Systems, Greater Than 40 Feet (Section 150.29)(2)(D)

This section does not apply to this project.

Registration Number: 217-A000004654-000-000-0000-0000
 Registration Date/Time: 2017-05-14 16:22:16
 NRE Provider: CalCERTS
 CA Building Energy Efficiency Standards - 2013 Residential Compliance
 Report Version: 2016.1.06
 Software Version: ver. 30234
 Report Generated: 2017-05-14 16:22:16

CERTIFICATE OF COMPLIANCE (Title 24, Part 01) (Page 1 of 3)

Alterations to Space Conditioning Systems (Permit of 18-ACT-PNAC)

0. Altered Space Conditioning Systems (Sections 150.21(1)(E) and F)

This section does not apply to this project.

E. Entirely New or Complete Replacement Duct Systems, with or without Equipment Changeout (Sections 150.22(1)(a) and 150.22(1)(E), F)

This section does not apply to this project.

C. Entirely New or Complete Replacement Space Conditioning Systems (Section 150.23)(1)(C)

This section does not apply to this project.

Registration Number: 217-A000004654-000-000-0000-0000
 Registration Date/Time: 2017-05-14 16:22:16
 NRE Provider: CalCERTS
 CA Building Energy Efficiency Standards - 2013 Residential Compliance
 Report Version: 2016.1.06
 Software Version: ver. 30234
 Report Generated: 2017-05-14 16:22:16



CERTIFICATE OF COMPLIANCE (Title 24, Part 01) (Page 1 of 3)

Alterations to Space Conditioning Systems (Permit of 18-ACT-PNAC)

Documentation Author's Declaration Statement

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Roman Curie
 Title: Architect
 Signature: [Signature]
 Date: 2017-05-14 16:22:16
 Address: 307 CIVIC DR #3, PLEASANT HILL, CA 94523
 Phone: 916.812.3245
 Email: rcurie@romaincurie.com

Responsible Permitter's Declaration Statement

I certify that the information provided on this Certificate of Compliance is true and correct, and that the information provided on this Certificate of Compliance is accurate and complete.

Responsible Permitter Name: Roman Curie
 Title: Architect
 Signature: [Signature]
 Date: 2017-05-14 16:22:16
 Address: 307 CIVIC DR #3, PLEASANT HILL, CA 94523
 Phone: 916.812.3245
 Email: rcurie@romaincurie.com

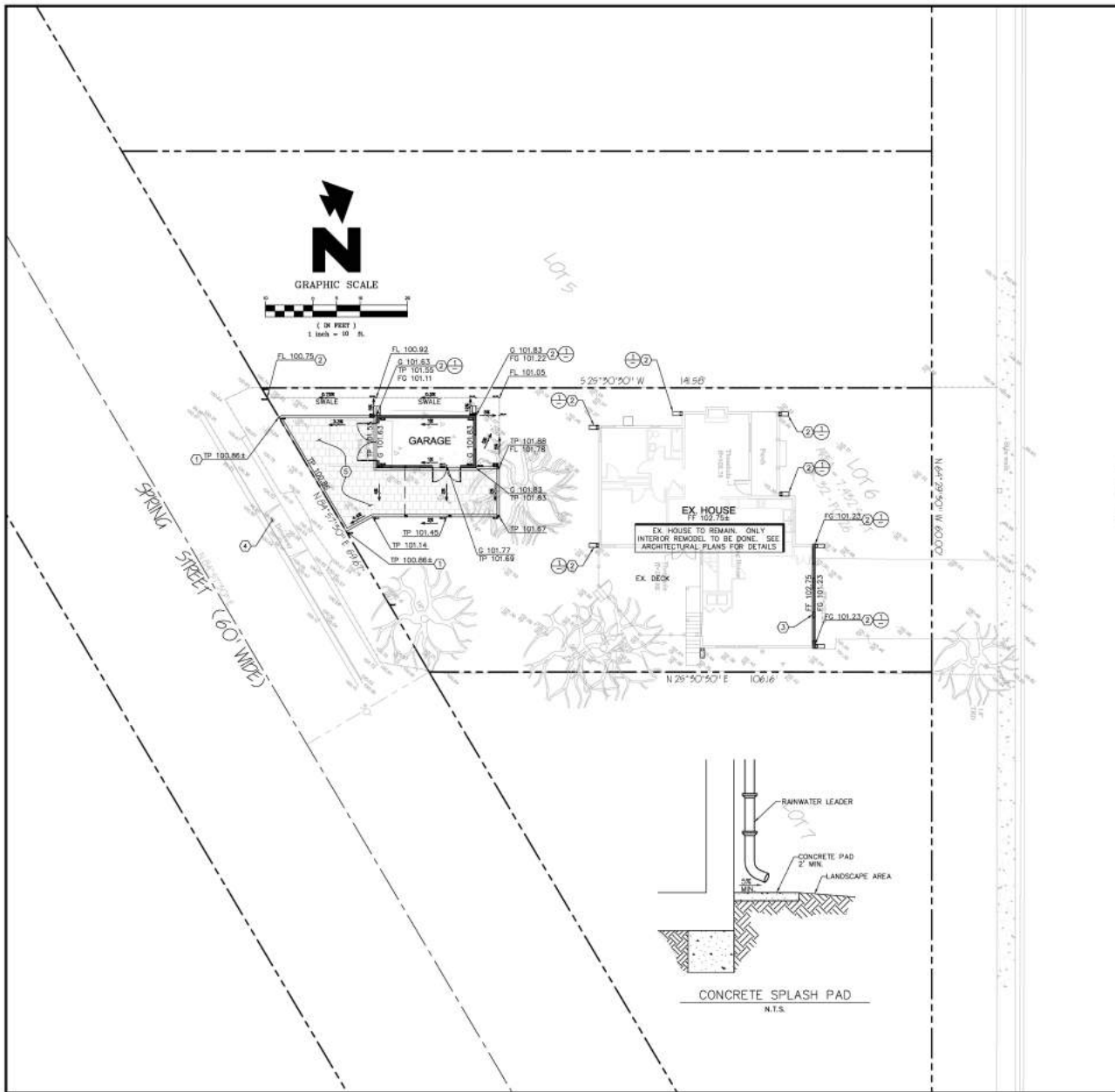
Approved by the Authority Having Jurisdiction (AHJ): [Signature]
 Title: [Title]
 Date: [Date]

Registration Number: 217-A000004654-000-000-0000-0000
 Registration Date/Time: 2017-05-14 16:22:16
 NRE Provider: CalCERTS
 CA Building Energy Efficiency Standards - 2013 Residential Compliance
 Report Version: 2016.1.06
 Software Version: ver. 30234
 Report Generated: 2017-05-14 16:22:16

Gub'A Uhc'7 ci bhmBcfh : Ujf'CU_g'7 ca a i b]hm'7 ci bW' A YH]b[

Owner/Applicant: Romain Laboisse
 File Numbers: PLN2017-00007

Attachment: B



GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS, MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

LEGEND

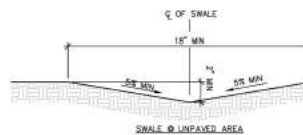
FLOW DIRECTION	ABBREVIATIONS:
— —	EG = EXISTING GRADE
— —	EX = EXISTING
— —	FF = FINISH FLOOR ELEVATION
— —	FG = FINISH GRADE ELEVATION
— —	FL = FLOWLINE
— —	G = GARAGE
— —	TP = TOP OF PAVERS

GRADING NOTES

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES.
- RAIN WATER LEADER WITH CONCRETE SPLASH BLOCK. MATCH EXISTING ELEVATION. SEE ARCH. PLANS FOR EXACT LOCATION.
- EXISTING GARAGE DOOR TO BE REMOVED. INSTALL NEW BUILDING WALL. SEE ARCH. PLANS FOR DETAILS.
- EXISTING DRIVEWAY TO REMAIN.
- PERVIOUS PAVERS PER ARCH. PLANS.

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS		
AREA TYPE	EXISTING	PROPOSED
LOT AREA	7,432 SF	7,432 SF
LOT AREA	0.171 ACRE	0.171 ACRE
TOTAL LAND DISTURBANCE		1,500
EX. HOUSE	1,778 *	1,778 *
EX. DRIVEWAY	404	404
EX. DECK/PATIO	326	326
EX. SHED	130	0
EX. HARDSCAPE	214	0
NEW GARAGE	-	250
TOTAL IMPERVIOUS AREA	2,852	2,758 **
PERVIOUS PAVERS	-	600
LANDSCAPE	4,580	4,074
TOTAL PERVIOUS AREA	4,580	4,674

* TOTAL HOUSE AREA INCLUDES ROOF OVERHANG AREA
 ** POST DEVELOPED IMPERVIOUS AREA LESS THAN PRE DEVELOPED CONDITIONS. THEREFORE, THE POST DEVELOPMENT FLOW IS RELASING LESS OR EQUAL TO THE PRE DEVELOPMENT FLOW. THIS DRAINAGE DESIGN IS IN COMPLIANCE TO COUNTY OF SAN MATEO DRAINAGE POLICY.



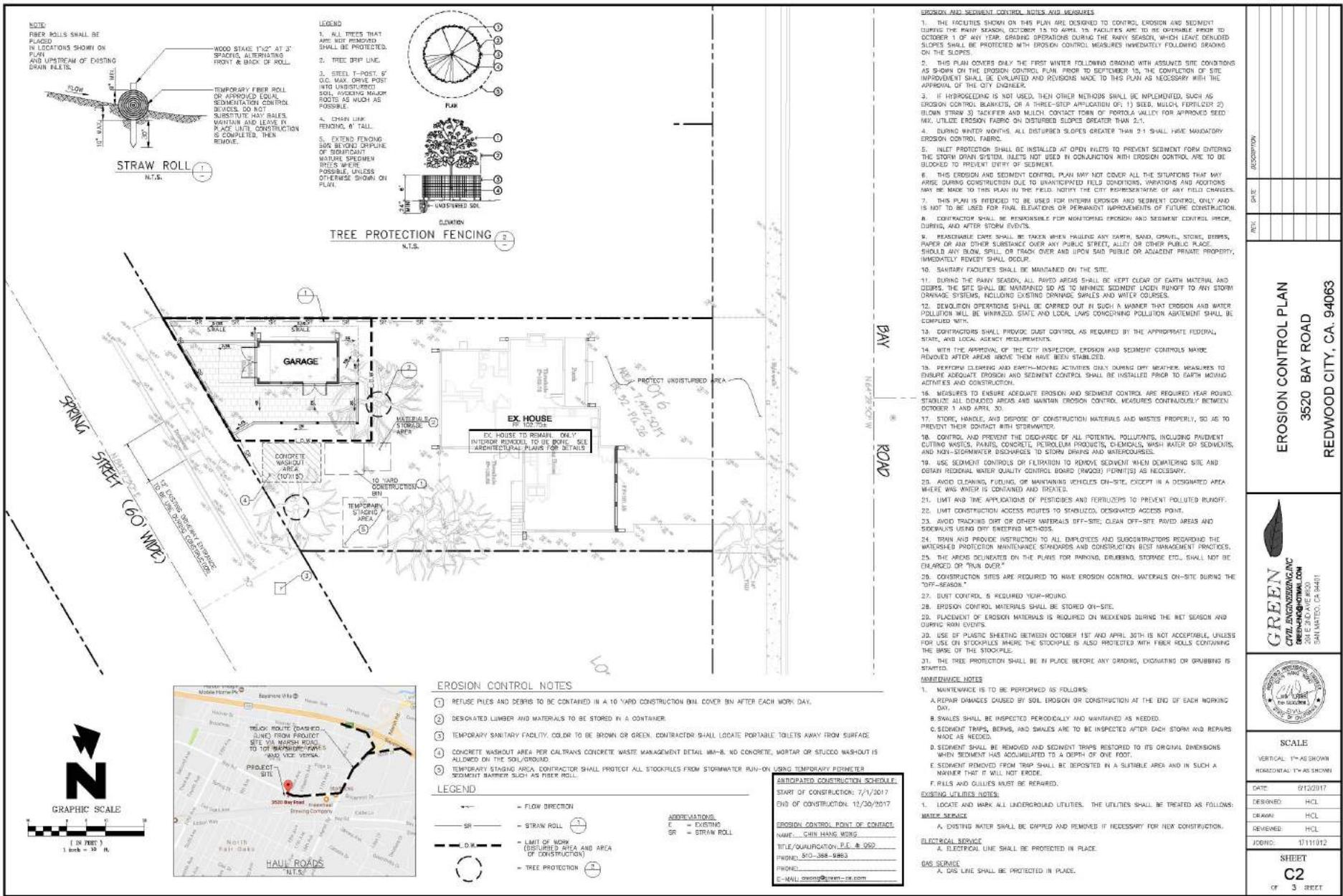
DESCRIPTION	
DATE	
REV	
GRADING AND DRAINAGE PLAN	
3520 BAY ROAD	
REDWOOD CITY, CA. 94063	
SCALE	
VERTICAL: 1" = AS SHOWN	
HORIZONTAL: 1" = AS SHOWN	
DATE:	6/12/2017
DESIGNED:	HCL
DRAWN:	HCL
REVIEWED:	HCL
JOB NO.:	17111012
SHEET	
C1	
OF 3 SHEET	

Gub'A UYc'7 ci bhmBcfh : Uj'CU_g'7 ca a i b]hm'7 ci bW' A YH]b[

Owner/Applicant: Romain Labois

Attachment: B

File Numbers: PLN2017-00007



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DISTURBED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
3. IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT TOWN OF PORTOLA VALLEY FOR APPROVED SEED MIX. UNLESS EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
4. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, VARIATIONS AND ADDITIONS THAT BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
7. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY SOIL, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATELY REVERSE SHALL OCCUR.
10. SAHITI FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LOAD RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
14. WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
15. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION.
16. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR ROUND. STABILIZE ALL DISTURBED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
17. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
18. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEDMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
19. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DISTURBING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMITS AS NECESSARY.
20. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
21. LIMIT AND THE APPLICATIONS OF FERTILIZERS AND PESTICIDES TO PREVENT POLLUTED RUNOFF.
22. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINT.
23. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
24. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
25. THE AREAS DELINEATED ON THE PLANS FOR PARKING, DRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "PAVED OVER."
26. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
27. DUST CONTROL IS REQUIRED YEAR-ROUND.
28. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
29. PLACEMENT OF EROSION MATERIALS IS REQUIRED ON INTERSECTIONS DURING THE WET SEASON AND DURING RAIN EVENTS.
30. 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.
31. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERRMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RETURNED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT FLOODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.

EXISTING UTILITIES NOTES:

1. LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:
 - A. EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

ELECTRICAL SERVICE

- A. ELECTRICAL LINE SHALL BE PROTECTED IN PLACE.

GAS SERVICE

- A. GAS LINE SHALL BE PROTECTED IN PLACE.

DESCRIPTION	
DATE	01/23/2017
DESIGNED	HCL
DRAWN	HCL
REVIEWED	HCL
ISSUED	11/11/012
SHEET	C2
OF 3 SHEET	

EROSION CONTROL PLAN
3520 BAY ROAD
REDWOOD CITY, CA. 94063

GREEN
CIVIL ENGINEERING/ARCHITECTURE
GREEN-CIVIL.COM
SAN MATEO, CA 94401

SCALE
VERTICAL: 1"=48" BROWN
HORIZONTAL: 1"=48" BROWN

Gub'A UHc'7 ci bhmBcfh : Uj'CU_g'7 ca a i b]m7 ci bW' A YHb[

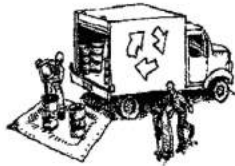
Owner/Applicant: Romain Laboisie
File Numbers: PLN2017-00007

Attachment: B

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Bern and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all disturbed areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
 - ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



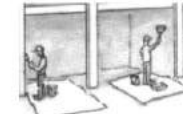
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

REVISION

DATE

BY

CONSTRUCTION BMPs

3520 BAY ROAD
REDWOOD CITY, CA, 94063



SCALE

VERTICAL: 1" = AS SHOWN
HORIZONTAL: 1" = AS SHOWN

DATE: 8/12/2017
DESIGNED: HCL
DRAWN: HCL
REVIEWED: HCL
JOB NO: 17111D12

SHEET

C3

OF 3 SHEET

Gub'A Uhc'7ci bhmBcfh : Ujf'CU_g'7ca a i b]mi7ci bW'A YHj[b]

Owner/Applicant: Romain Laboissee

Attachment: B

File Numbers: PLN2017-00007