

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: PLN2020-00450

BLD:

Applicant: **Tim Parsey**

Mailing Address: **3810 Page Mill Road, Los Altos, CA**

Zip: **94022**

Phone, W: **3109773378**

H: **n/a**

E-mail Address: **Timparsey@me.com**

FAX: **n/a**

Name of Owner (1): **Timothy Parsey (in trust)**

Mailing Address: **3810 Page Mill Road**

Los Altos

CA

Zip: **94022**

Phone, W: **3109773378**

H:

E-mail Address: **timparsey@me.com**

Name of Owner (2): **Jocelyn Parsey (in trust)**

Mailing Address: **3810 Page Mill Road**

Los Altos

CA

Zip: **94022**

Phone, W: **3102797472**

H:

E-mail Address: **joss.parsey@gmail.com**

Project Location (address):

2006 Vallemar St.

Moss Beach, CA 94038

Zoning: R-1/S-17/DR/CD

Assessor's Parcel Numbers:

037 — 085 — 020

Parcel/lot size: 3,408

SF (Square Feet)

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

We are requesting a Use Permit for this new construction home as it is on a non conforming lot of 3,408 sf.

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

Slope is just more than 1 in 7 from east to west. The site also slopes approximately 1 in 20 from North to south. There is a large established Monterey Cypress in the front yard, and another

in the neighbor's property to the south. Additionally there are 5 foot tall trees in the back yard (2x Japanese

Pittisporum, 1x Ashes Juniper, 1x Ngaio tree. Other existing vegetation includes a rosemary bush, an Echium bush,

and ice plant ground cover. Trees and bushes which will be unaffected by new construction not require irrigation.

Describe Existing Structures and/or Development:

Existing site has 480 sf residence, built in 1942. Some of the natural grade has been crudely filled in the front

yard in front of the front set back line utilizing decaying wood and stone retaining walls.

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:

Owner's signature:

Applicant's signature:

Application for a Coastal Development Permit

Companion Page

Applicant's Name: _____

Primary Permit #: _____

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

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 type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Removal of trees or vegetation? | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input type="checkbox"/> |

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

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

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: _____

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
 Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN 2020-00450

Other Permit #: _____

1. Basic Information

Applicant:

Name: Tim Parsey
 Address: 3810 Page Mill Road, Los Altos, CA
 Zip: 94022
 Phone,W: 3109773378 H: _____
 Email: timparsey@me.com

Owner (if different from Applicant):

Name: Tim Parsey and Jocelyn Parsey
 Address: 3810 Page Mill Road, Los Altos, CA
 Zip: 94022
 Phone,W: 3109773378 H: _____
 Email: timparsey@me.com

Architect or Designer (if different from Applicant):

Name: Stephen Atkinson
 Address: 546 Guinda St., Palo Alto, CA Zip: 94301
 Phone,W: 650 704 0530 H: _____ Email: sa@studioatkinson.com

2. Project Site Information

Project location:

APN: 037-085-020
 Address: 2006 Vallemar St., Moss Beach, CA
 Zip: 94038
 Zoning: R-1/S-17/DR/CD
 Parcel/lot size: 3408 sq. ft.

Site Description:

Vacant Parcel
 Existing Development (Please describe):
There is an existing 480 sf house on the lot

3. Project Description

Project:

- New Single Family Residence: 1635 sq. ft
- Addition to Residence: n/a sq. ft
- Other: _____

Describe Project:

This is a new 1635sf family residence construction, fully replacing the existing 480sf structure. We sought to reflect neighborhood roof angles, materials, and style, and achieve balanced facade articulation. The lot is non-conforming with a natural grade steeper than 1:7, and is sub 3,500sf. As such the two parking spaces are located in the front yard, one an attached garage.

Additional Permits Required:

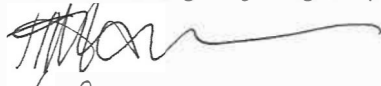
- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	<u>Stucco + composite wood siding</u>	<u>Mid green + mid brown</u>	<input type="checkbox"/>
b. Trim	<u>Composite wood + wooden trellis</u>	<u>Mid brown + mid brown</u>	<input type="checkbox"/>
c. Windows	<u>Aluminum windows + sliding doors</u>	<u>Dark brown aluminum</u>	<input type="checkbox"/>
d. Doors	<u>Glass/Al. frame + flat solid core</u>	<u>green + dark brown</u>	<input type="checkbox"/>
e. Roof	<u>Asphalt shingle + membrane</u>	<u>Dark Grey + dark grey</u>	<input type="checkbox"/>
f. Chimneys	<u>None</u>		<input type="checkbox"/>
g. Decks & railings	<u>Composite wood + tempered glass</u>	<u>Mid grey, glass</u>	<input type="checkbox"/>
h. Stairs	<u>Cast concrete</u>	<u>Mid grey</u>	<input type="checkbox"/>
i. Retaining walls	<u>Cast concrete + wood timbers</u>	<u>Mid brown + mid brown</u>	<input type="checkbox"/>
j. Fences	<u>Redwood or lpe</u>	<u>Mid brown</u>	<input type="checkbox"/>
k. Accessory buildings	<u>None</u>		<input type="checkbox"/>
l. Garage/Carport	<u>Stucco walls, asphalt shingle roof</u>	<u>Light green, dark grey</u>	<input type="checkbox"/>

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).

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.


J. C. Wiley

Owner:



Applicant:

02/12/2021

Date:

02/12/2021

Date:

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

Application for a Zoning Nonconformity Use Permit

Applicant's Name : _____

Primary Permit #: _____

Companion Page

1. Instructions

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

2. Project Information

This application is for:

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

Zoning: _____

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

Parcel size: _____

Proposed nonconformity: _____

3. Required Findings

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

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

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

2. The proposed development is proportioned to the size of the parcel on which it is being built.

3. All opportunities to acquire additional contiguous land have been investigated.

4. The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

5. Use permit approval does not constitute a granting of special privileges.

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

Owners statement of project compliance.

This project is for a new 1,635s.f. house to replace an existing 480s.f. house. The lot is non-conforming at 3,408 s.f. The design complies to a max lot coverage of 1,186 s.f., max floor area of 1,635 s.f., and total impervious coverage of 1,265 s.f.

The design utilizes a 10' setback on the south property line and a corresponding 5' setback on the north. A porch on the south (at the same level as the main floor) extends into the 10' south setback line by 36", and a connected deck on the north extends a corner 2' into the 5' setback, both as per SMZ zoning sec. 6404(C). Roof overhangs extend no more than 24" into setbacks.

The natural slope of the front half of the lot is just steeper than 1:7 (see site section 1/A5); therefore, we are positioning a single car garage and second parking space within the front yard.

We are requesting that the design committee consider our proposed height limit plane which is 28' at the eastern most edge of the house and 33' at the westernmost edge of the house (excluding the front yard garage). We have composed our exterior facades according to the proscribed "facade articulation" method rather than adherence to daylight planes.

We have attempted to respect local architectural design precedents despite the contemporary leanings of the design. The 2:12 roof slope, for example is, the same as the existing home and the house to the North. Horizontal wood siding boards are a common feature in the neighborhood. There is consideration in the design for privacy for our northern neighbor through the strategic setback of a roof deck. There will be no large trees removed as part of this project. The proposed MWELo compliant landscaping plan uses no turf and is hand watering only.

Tim Parsey
Joss Parsey

Environmental Information Disclosure Form

PLN _____

BLD _____

Project Address: _____

Name of Owner: _____

Address: _____

Phone: _____

Name of Applicant: _____

Address: _____

Phone: _____

Assessor's Parcel No.: — —

Zoning District: _____

Existing Site Conditions

Parcel size: _____

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:
		a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
		b. Construction of a new multi-family residential structure having 5 or more units?
		c. Construction of a commercial structure > 2,500 sq.ft?
		d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
		f. Subdivision of land into 5 or more parcels?
		g. Construction within a State or County scenic corridor?
		h. Construction within a sensitive habitat?
		i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
		j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

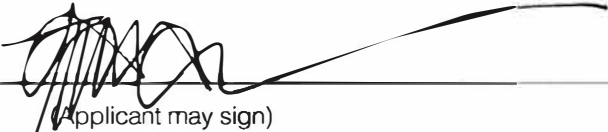

Please explain all "Yes" answers:

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

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
	X	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> 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.
	X	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

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:  Date: 12.15.20
 (Applicant may sign)


SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Kenneth D. Wilson 11-18-20
KENNETH D WILSON DATE

BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION AT POINT NUMBER 8 OF 160.77

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

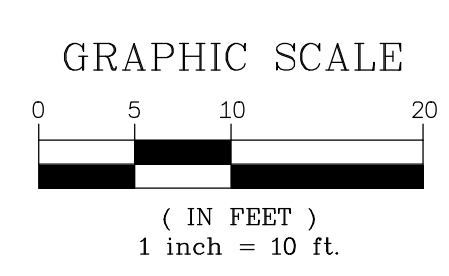
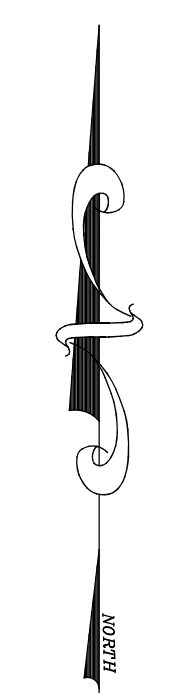
TITLE REPORT NOTE

A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS PREPARED FOR THIS PROPERTY. THE DATE OF THE REPORT IS OCTOBER 22, 2020. THE NUMBER OF THE REPORT IS FSMO-3052001833. THE FOLLOWING EASEMENTS LISTED ON THIS TITLE REPORT WERE PLOTTED ON THIS SURVEY MAP.

ITEM 5 - EASEMENT TO MONTARA SANITARY DISTRICT PER 4748 OR 384

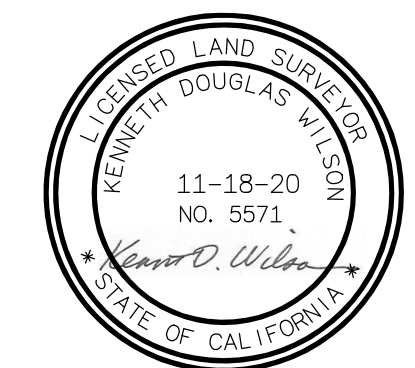
LEGEND

- | | |
|--------------------|------------------------------------|
| ● FOUND AS NOTED | ⊗ JP JOINT POLE |
| ○ SET 5/8" REBAR | ⊗ PP POWER POLE |
| ○ LS 5571 | ⊗ UP UTILITY POLE |
| ○ SET NAIL AND TAG | ⊗ TP TELEPHONE POLE |
| ○ LS 5571 | ⊗ BOLLARD |
| — PROPERTY LINE | ⊗ VALVE |
| — UG SEWER LINE | ⊗ HCP SYMBOL |
| — UG WATER LINE | ⊗ SIGN |
| — UG GAS LINE | → TRAFFIC ARROWS |
| — UG PHONE LINE | ⊗ SANITARY SEWER MANHOLE |
| — UG ELEC LINE | ⊗ STORM DRAIN MANHOLE |
| — OVERHEAD LINE | ⊗ COMMUNICATION MANHOLE |
| □ UTILITY BOX | ⊗ PERC TEST |
| COM TRFC SL IRR | ⊗ FIRE HYDRANT |
| ⊗ TRAFFIC SIGNAL | ⊗ SEWER CLEANOUT |
| ⊗ LAMP POST | ⊗ SURVEY CONTROL POINT |
| ⊗ WOOD FENCE | ⊗ ELEC METER |
| ⊗ CHAIN LINK FENCE | ⊗ GAS METER |
| ⊗ GUYWIRE | ⊗ WATER METER |
| ⊗ MAILBOX | ⊗ LIGHT POLE AND LIGHT |
| ⊗ CONCRETE | — RETAINING WALL OR CMU FENCE WALL |
| ⊗ DECK | ⊗ DROP INLET |
| ⊗ BRICKS | ⊗ BUILDING |
| ⊗ PAVERS | ⊗ CYP CYPRESS |
| ⊗ DOMES | |
| ⊗ GROOVED CONCRETE | |
| ⊗ MONITORING WELL | |



This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown herein shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

Copyright 2020 Kenneth D. Wilson, Wilson Land Surveys Inc. All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following: "Topographic Survey by Wilson Land Surveys, Los Gatos, CA"



Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



TOPOGRAPHIC SURVEY				
AS REQUESTED BY:				
TIM PARSEY				
LEGAL DESCRIPTION: PORTION OF LOTS 1 AND 2 BLOCK 42 MOSS BEACH HEIGHTS IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA AS DESCRIBED IN THE DEED RECORDED AT DOCUMENT NUMBER 2007-178285				
APN: 037-085-020				
DATE: NOVEMBER 2020				
SITE ADDRESS: 2006 VALLEMAR DRIVE MOSS BEACH, CA				
DRAWN BY:	SCALE:	JOB NUMBER:	PROJECT:	SHEET:
KDW	1"=40'	L-033	G-038	1 OF 1

TREE PROTECTION PLAN

I recommend the following Tree Protection Plan and best management practices in order to ensure that the requirements of Significant Tree Ordinance of San Mateo County (Part Three of Division VIII), Section 12, 020.5 are met.

Trunk Protection: Trees 002 & 003:

Wrap the lower 6 feet of the trunk using either of the following methods:

- (1) A minimum of 4 layers of orange plastic snow fencing, then a layer of 2x4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic snow fencing OR;
- (2) Straw wattles, orange fence and 2x4 boards in concentric layers at a height of eight feet.

Root Buffer Zone: Trees 002 & 003

In addition to the trunk protection for the trees, the following should be installed, prior to construction on any exposed soil, under the drip line:

- Protect the soil with a temporary layer of material to protect the soil texture and roots, or root buffer.
- The buffer shall consist of a base course of tree chips (use chips from Tree D) spread over the root area to a minimum of 6-inch depth, capped by a base course of 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top.
- The root buffer shall be installed and removed without wheeled equipment touching exposed soil. This may mean some or all of the work is done by hand.
- Existing pavement also works as a root buffer (i.e., the existing driveway).

Tree Protection Fencing: Tree 001:

Install fencing in the form of 5-foot tall, orange plastic fencing supported by poles pounded into the ground at the edge of the dripline.



NOTE: IT IS THE ANALYSIS OF THE ARCHITECT THAT NO PRUNING OF TREE BRANCHES OF ANY OF THE THREE TREES WILL BE NECESSARY EITHER TO CONSTRUCT THE HOUSE NOR AFTER THE HOUSE IS COMPLETED. THIS ASSUMPTION SHOULD BE SHOWN AT THE STAGE WHERE STORY POLES ARE ASSEMBLED ON SITE. HOWEVER, IT IS CLEAR THAT THIS IS NOT THE CASE WITH ROOTS, AND PROPER DILIGENCE WILL BE DONE AS PER THE TREE REPORT.

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR LS 5571
- SET NAIL AND TAG LS 5571
- PROPERTY LINE
- UG SEWER LINE
- UG WATER LINE
- UG GAS LINE
- UG PHONE LINE
- UG ELEC LINE
- OVERHEAD LINE
- UTILITY BOX
- ⊗ TRAFFIC SIGNAL
- ⊗ LAMP POST
- ⊗ WOOD FENCE
- ⊗ CHAIN LINK FENCE
- ⊗ GUYWIRE
- ⊗ MAILBOX
- ⊗ CONCRETE
- ⊗ DECK
- ⊗ BRICKS
- ⊗ PAVEMENT
- ⊗ DOMES
- ⊗ GROOVED CONCRETE
- ⊗ MONITORING WELL
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- ⊗ BOLLARD
- ⊗ VALVE
- ⊗ HCP SYMBOL
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- TRAFFIC ARROWS
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- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- ⊗ ELEC METER
- ⊗ GAS METER
- ⊗ WATER METER
- ⊗ LIGHT POLE AND LIGHT
- RETAINING WALL OR CMU FENCE WALL
- ⊗ DROP INLET
- ▭ BUILDING
- CYP CYPRESS

Project:
 PARSEY HOUSE
 2006 Vallemar St.
 Moss Beach, CA 94308
 APN: 037-085-020
 PRE-APPLICATION CASE:
 (PRE2020-00049)

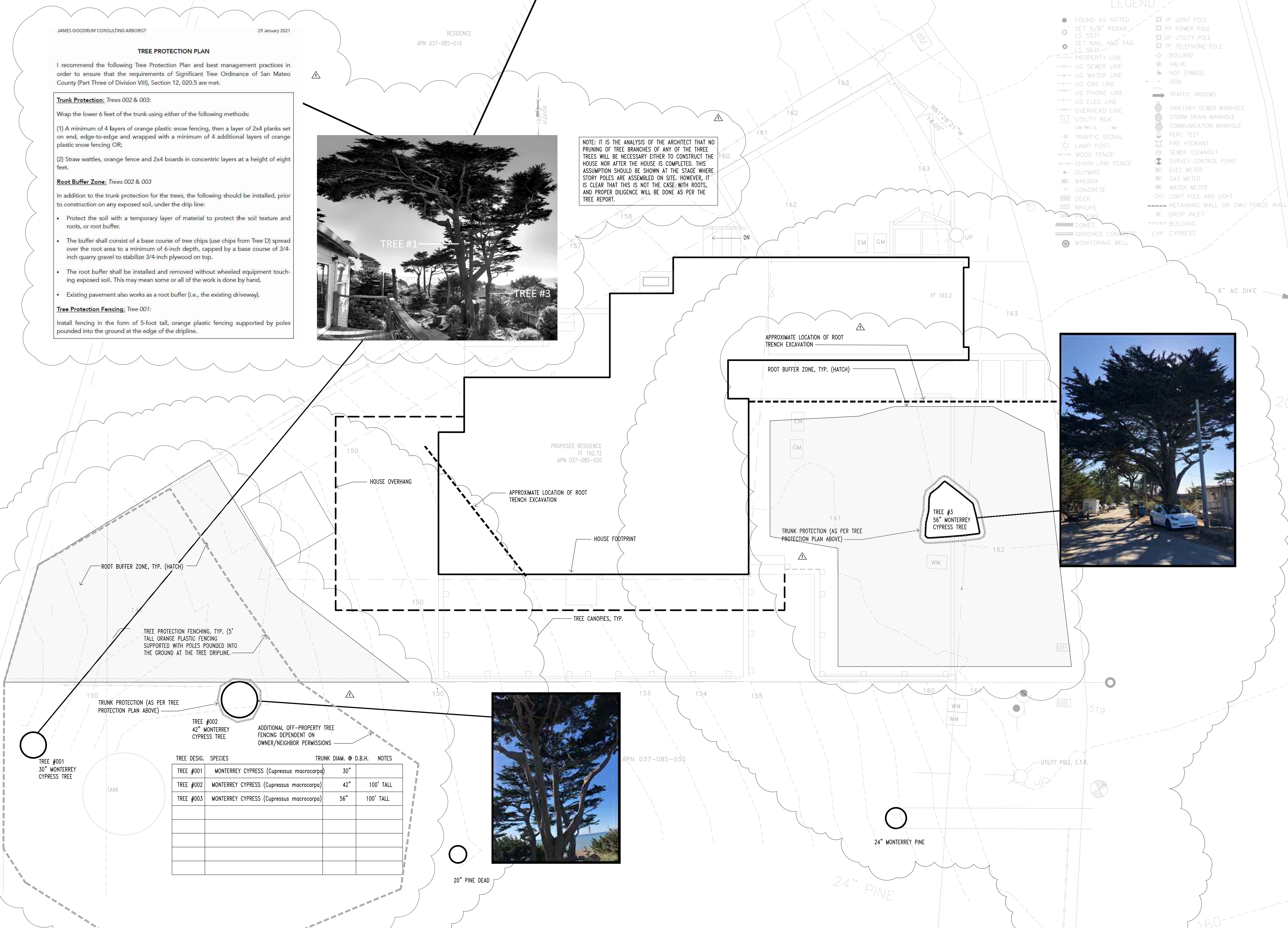
Owners:
 (mail delivered by Los Altos Hills Post Office to below address)
 Tim and Joss Parsey
 3810 Fagelmill Road
 Los Altos Hills, CA 94022
 TP: (310)977-3378
 JP: (310) 279-7472
 timparsey@me.com
 joss.parsey@gmail.com

Architect:
 Stephen Atkinson
 Atkinson Architecture
 546 Guinda St.
 Palo Alto, CA 94301
 (650) 704-0530
 sa@studioatkinson.com

General Contractor:
 Michael Harrington
 e: zoesdesign99@att.net
 p: (650) 868-9320

Property Survey:
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 Wilson Land Surveyors
 261 Carlton Ct.
 Los Gatos, CA 95032
 (408) 427-2279
 kenw@wilsonlandsurveyors.com

Arborist:
 James Goodrum
 Consulting Arborist, RCA #654
 (415) 490-7316
 www.goodrumfortrees.com



TREE DESIG.	SPECIES	TRUNK DIAM. @ D.B.H.	NOTES
TREE #001	MONTERREY CYPRESS (<i>Cupressus macrocarpa</i>)	30"	
TREE #002	MONTERREY CYPRESS (<i>Cupressus macrocarpa</i>)	42"	100' TALL
TREE #003	MONTERREY CYPRESS (<i>Cupressus macrocarpa</i>)	56"	100' TALL

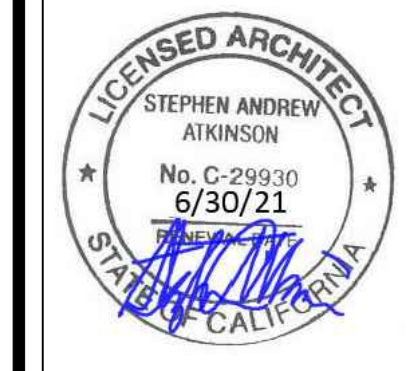


Change this drawing

rev.	submission	date

COMMENTS (frn, arborist, public works)

rev.	submission	date
N/A	DESIGN REVIEW	2-15-21



Sheet Title:
 EXISTING TREE PLAN

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.
 A-2.5

Project:
 PARSEY HOUSE
 2006 Vallemar St.
 Moss Beach, CA 94308
 APN: 037-085-020
 PRE-APPLICATION CASE:
 (PRE2020-00049)

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 (mail delivered by Los Altos Hills Post Office to below address)
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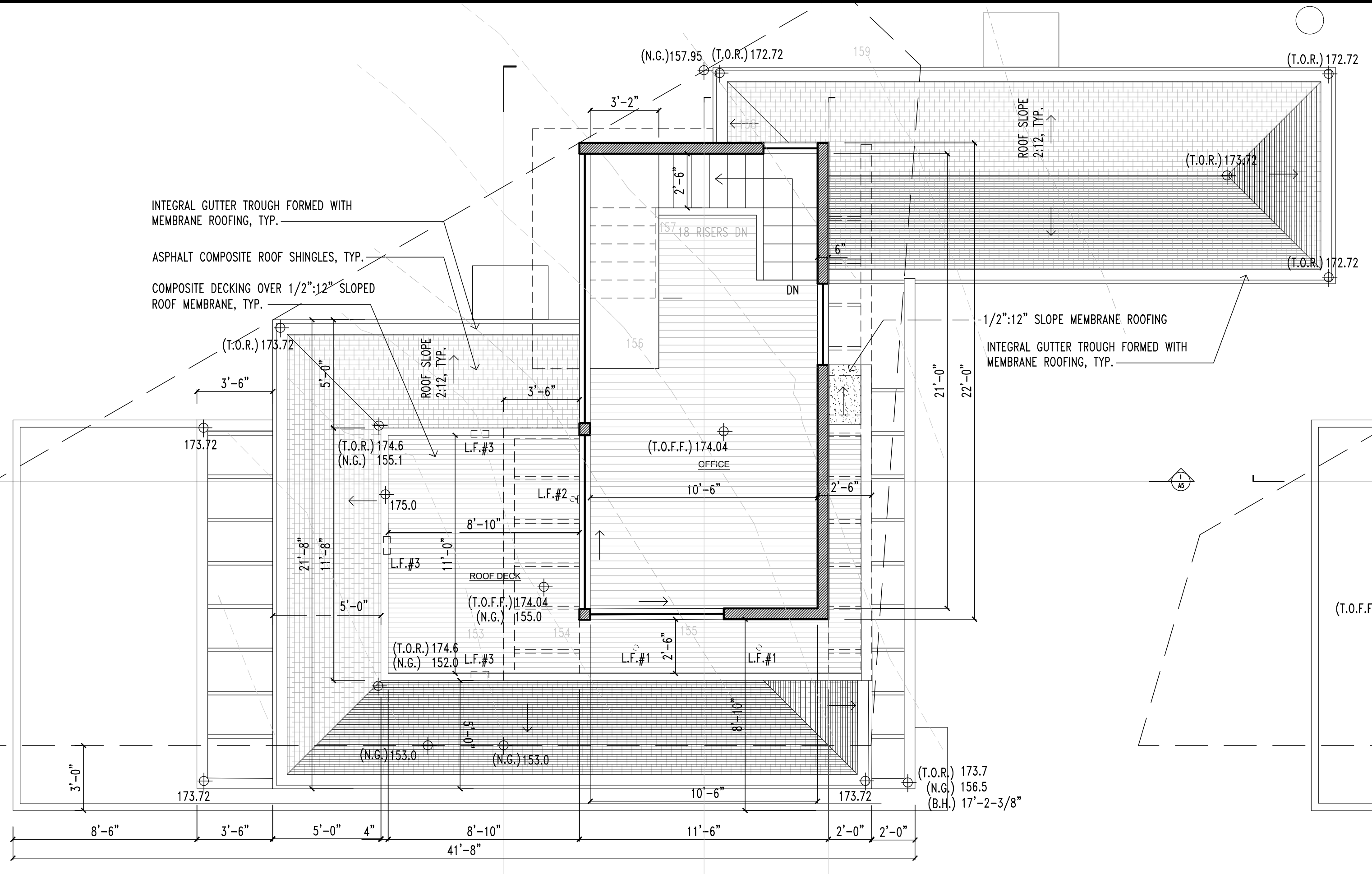
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△ Change this drawing	
COMMENTS (Rev. arborist, public works)	4-2-21
DESIGN REVIEW	2-15-21
rev. submission	date



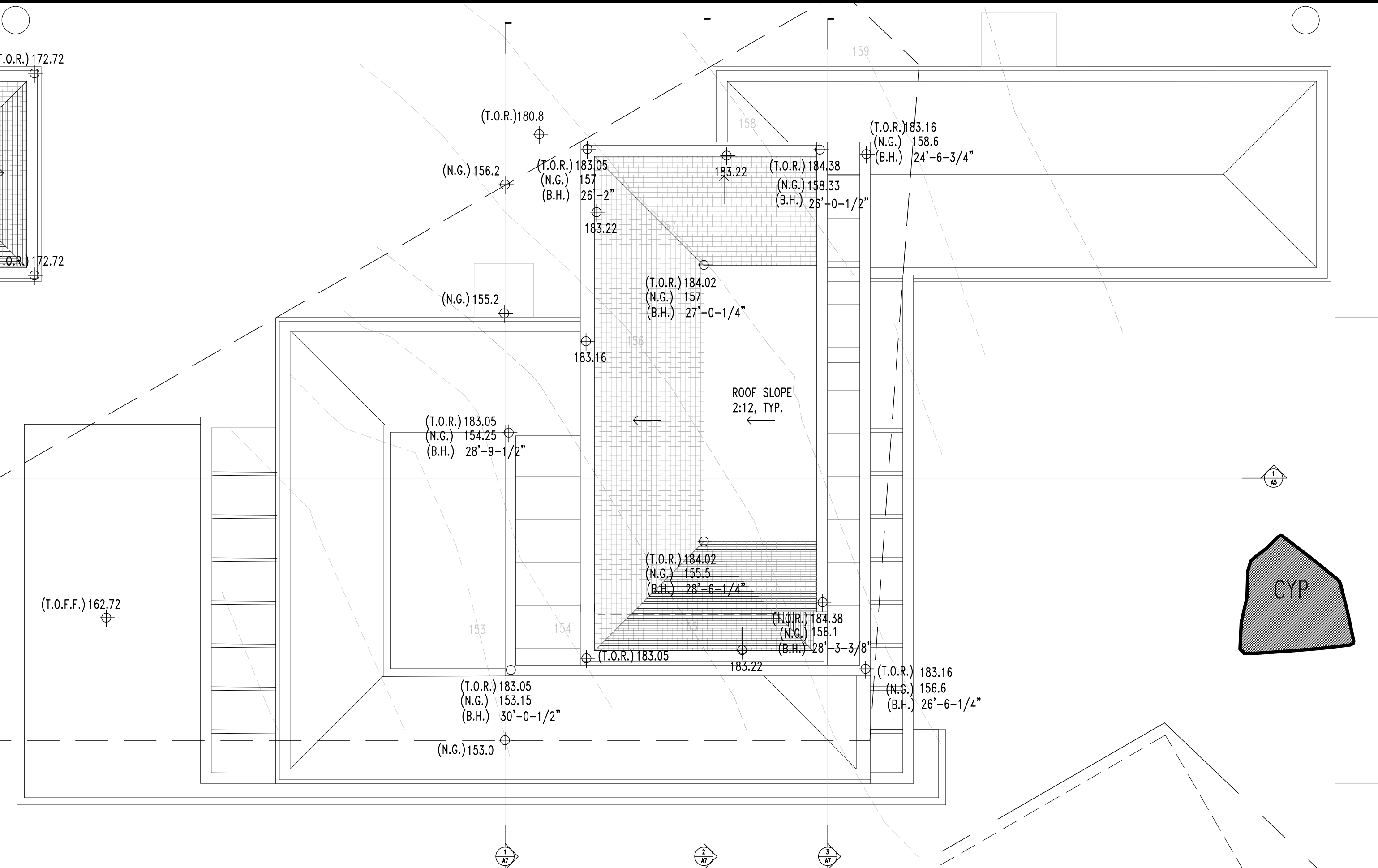
Sheet Title:
 FLOOR PLANS

Scale: 1/4"=1'-0"
 Drawn By: SAA
 Project No: 1402

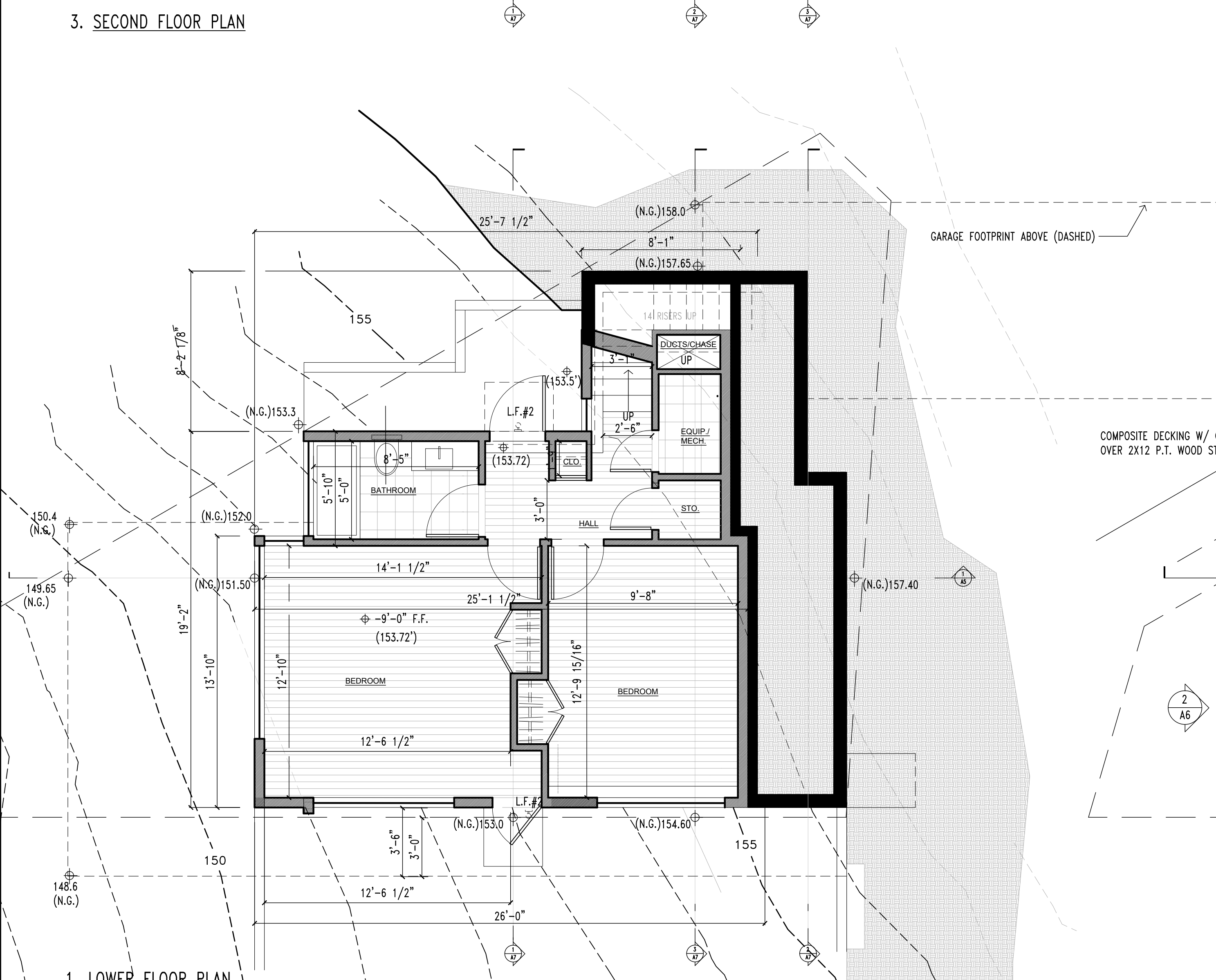
Sheet No.
 A-3



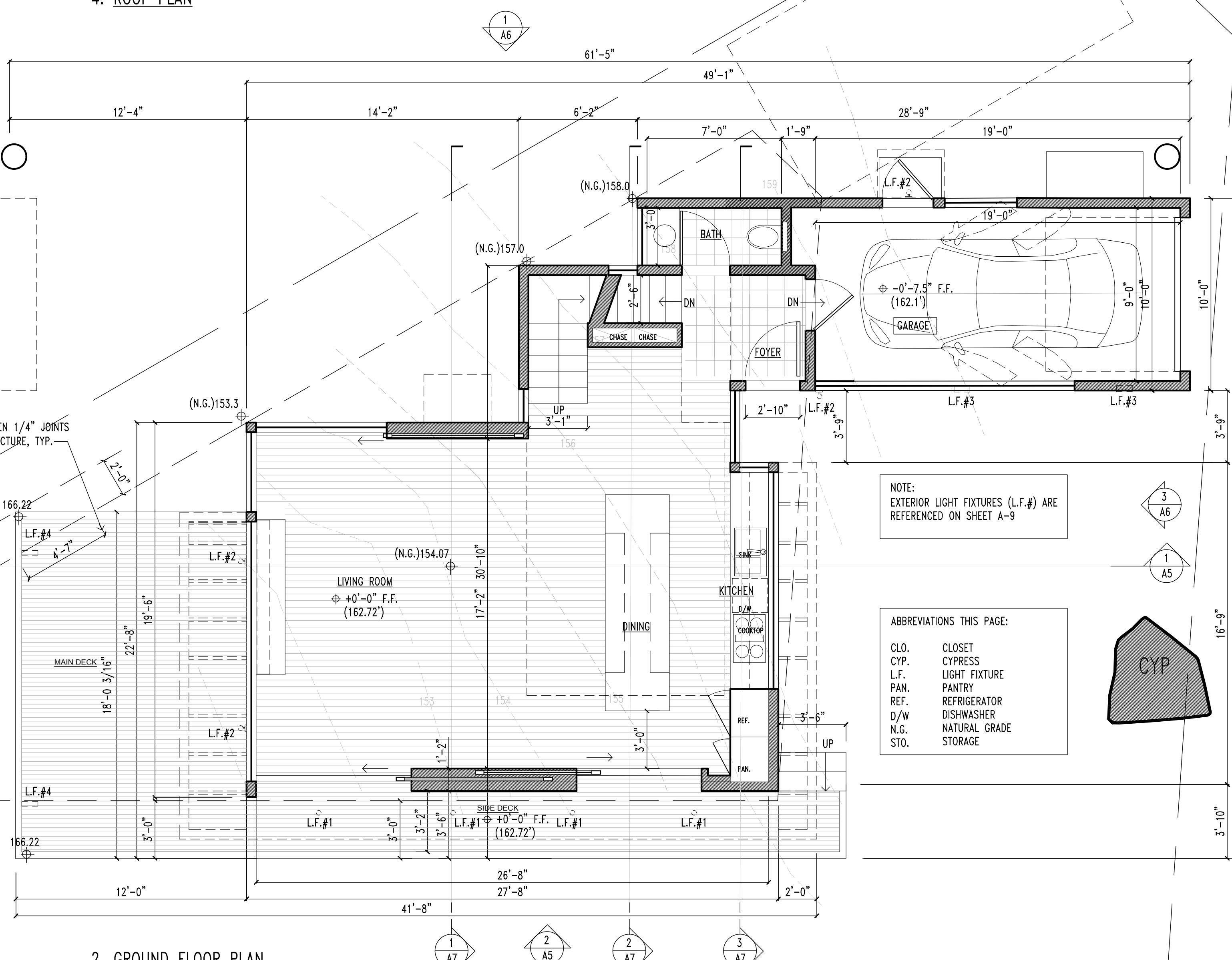
3. SECOND FLOOR PLAN



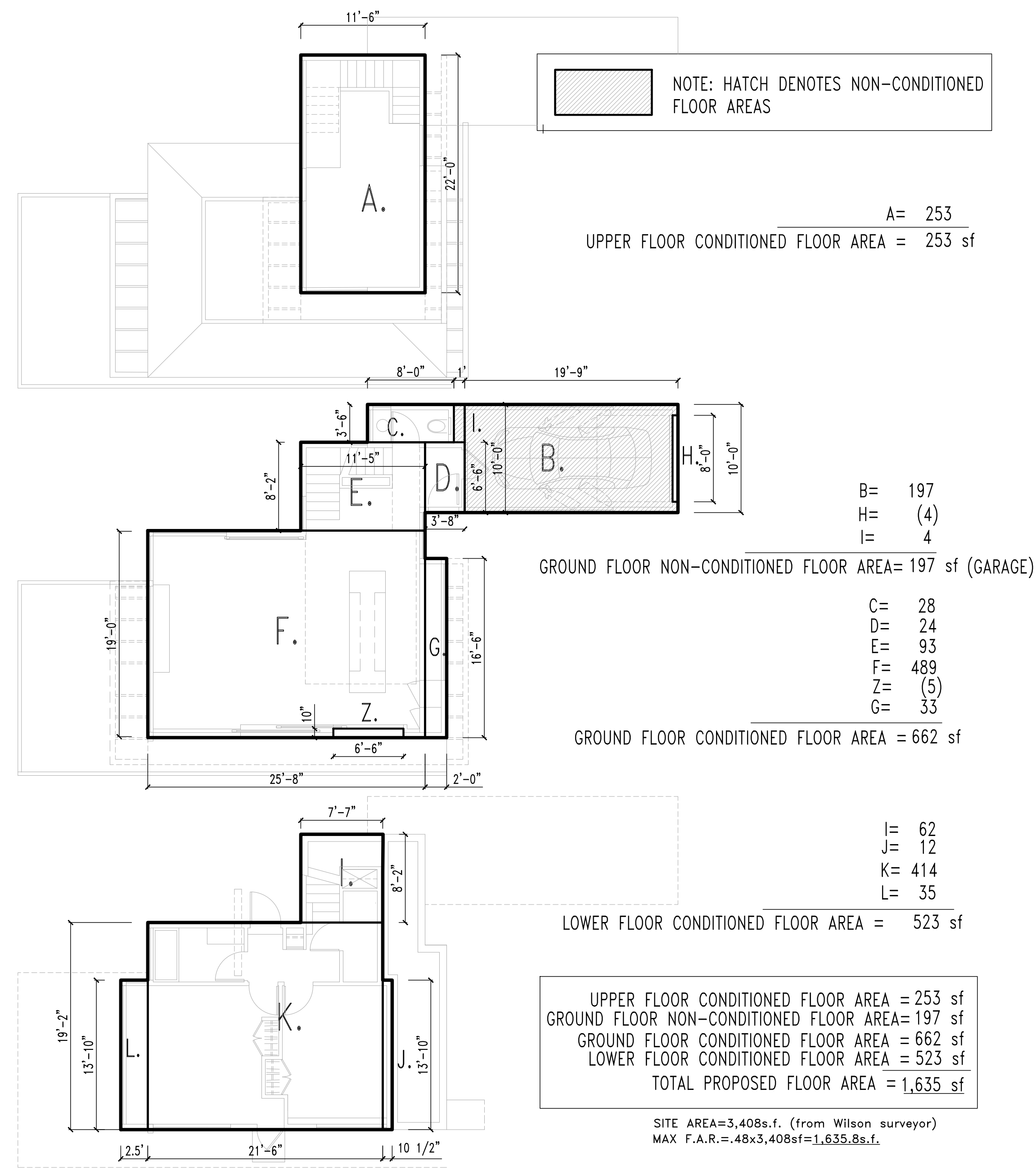
4. ROOF PLAN



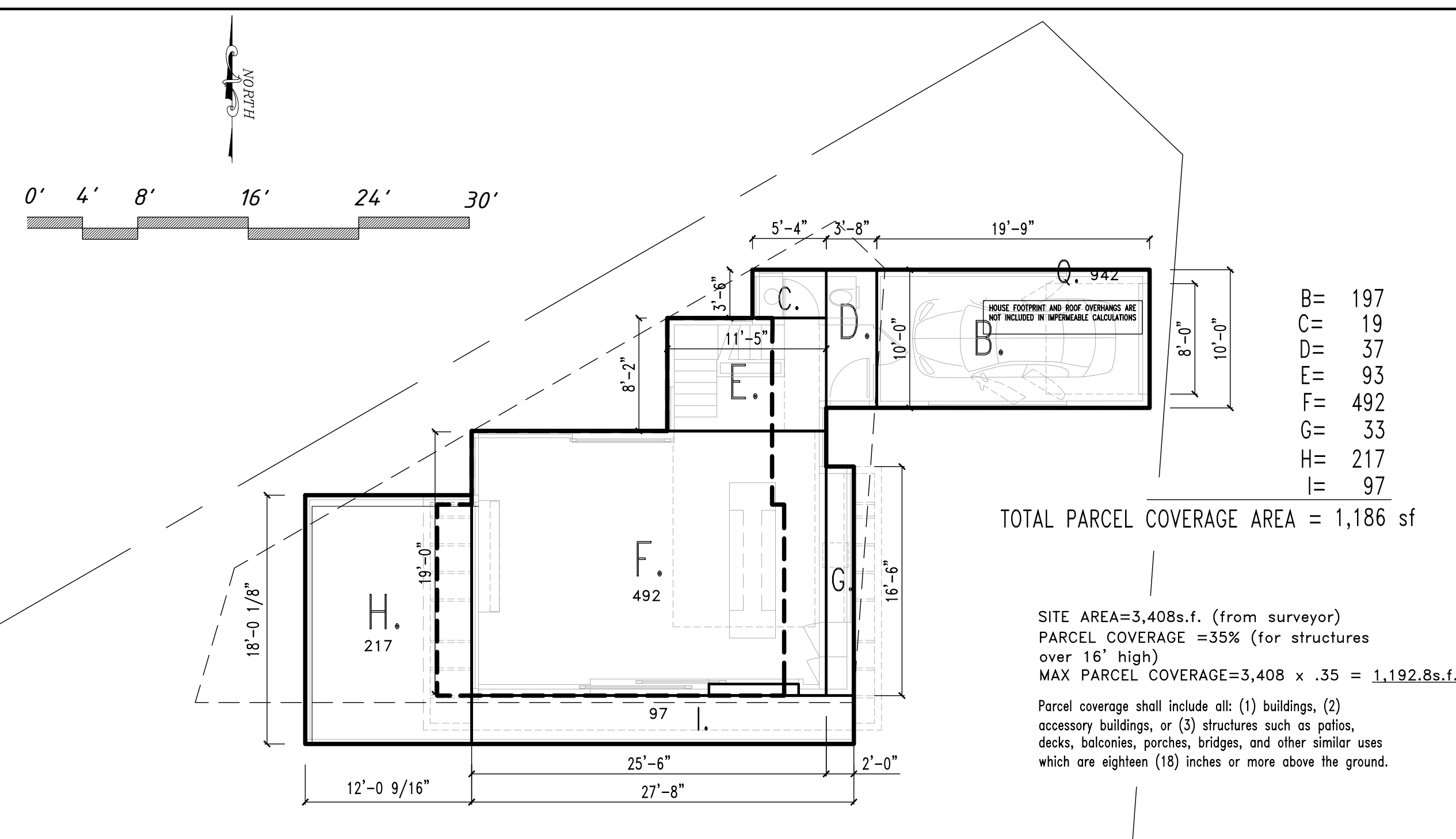
1. LOWER FLOOR PLAN



2. GROUND FLOOR PLAN



1. PROPOSED FLOOR AREA CALCULATIONS



2. PARCEL COVERAGE AREA CALCULATIONS

HOUSE A = 480
B = 13
MISC. C = 51
D = 14
TOTAL EXISTING IMPERVIOUS AREA = 558 sf

EXISTING CONDITIONS (PRE-PROJECT)	
A. TOTAL AREA OF PARCEL	3,408 sf
B. EXISTING PERVIOUS AREA	2,850 sf
C. EXISTING IMPERVIOUS AREA	558 sf
D. EXISTING % IMPERVIOUS AREA	(C/A) x 100 = 16.4%
PROPOSED CHANGES	
E. EXISTING IMPERVIOUS TO BE RETAINED	0 sf
F. EXISTING IMPERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA	283 sf
G. EXISTING PERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA	933 sf
H. NEW IMPERVIOUS AREA (CREATED AND/OR REPLACED)	F + G = 1,216 sf
I. EXISTING IMPERVIOUS AREA TO BE REPLACED W/ NEW PERVIOUS AREA	275 sf
J. NEW CHANGE IN IMPERVIOUS AREA	G - I = 658 sf
*Drainage from this area is required to be detained/retained on-site	
PROPOSED CONDITIONS (POST-PROJECT)	
K. PROPOSED PERVIOUS AREA	B - J = 2,192 sf
L. PROPOSED IMPERVIOUS AREA	C + J = 1,216 sf
*Verify the K + L = A	
M. PROPOSED % IMPERVIOUS	L/A x 100 = 35.7%

3. IMPERVIOUS AREA SUMMARY

A = 11	X = 7
B = 9	Y = 152
C = 15	Z = 52
D = 7	AA = 51
E = 288	BB = 14
G = 61	R = 13
H = 30	S = 254
I = 37	T = 5
J = 40	U = 11
K = 43	
L = 19	
M = 61	
N = 9	
O = 115	
P = 193	
Q = 5	
R = (13)	

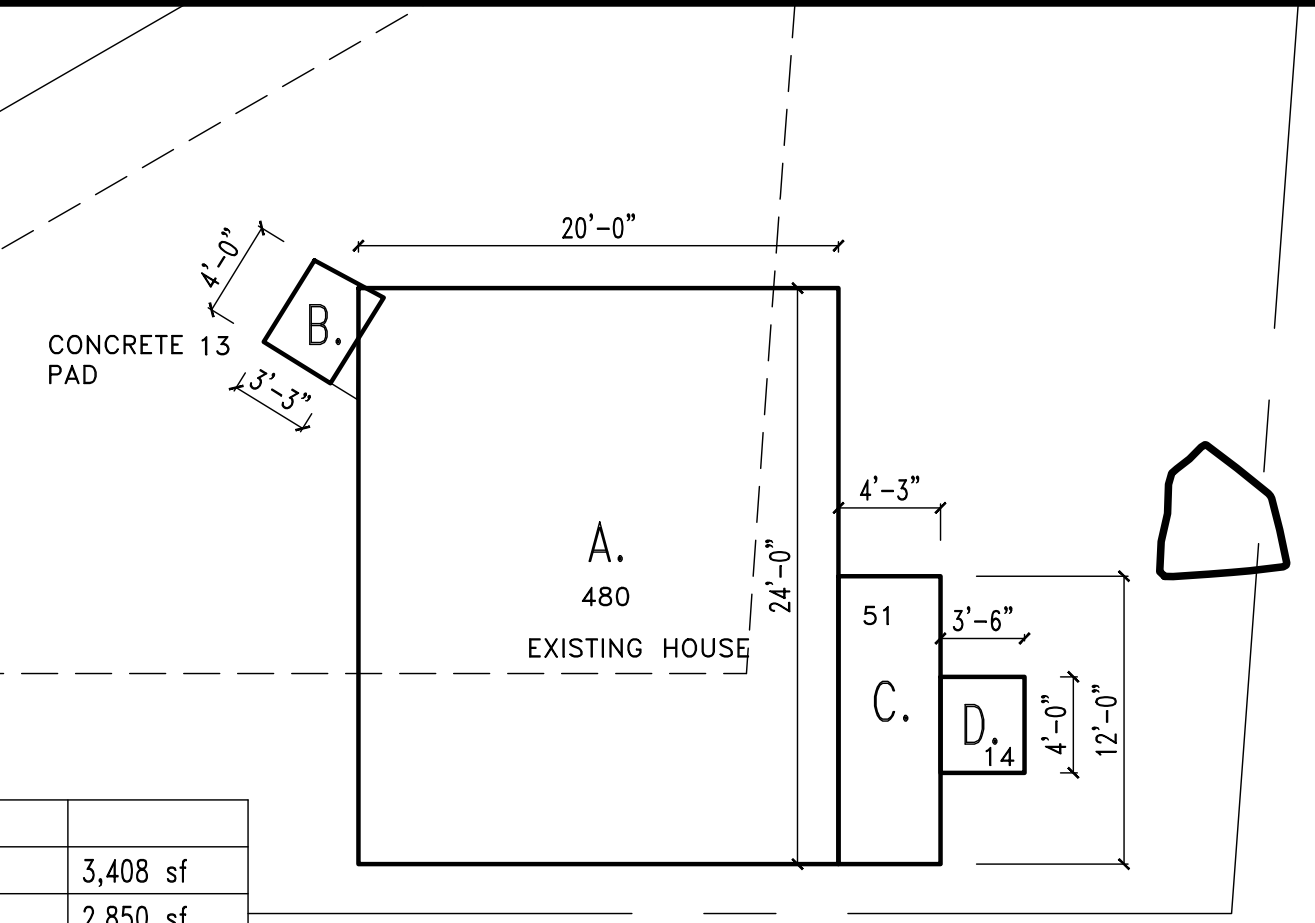
TOTAL EXISTING PERVIOUS AREA REPLACED BY IMPERVIOUS AREA = 933 sf
TOTAL EXISTING IMPERVIOUS AREA REPLACED WITH NEW IMPERVIOUS AREA = 283 sf
TOTAL EXISTING IMPERVIOUS AREA REPLACED BY NEW PERVIOUS AREA = 275 sf

4. IMPERVIOUS AREA SUMMARY CALCULATIONS (FOR IMPERVIOUS AREA SUMMARY FORM)

E = 288	A = 11
J = 40	B = 9
K = 43	C = 15
L = 19	D = 7
M = 61	G = 61
N = 9	H = 30
O = 115	I = 37
Q = 5	O = 115
R = (13)	Q = 5

NEW IMPERVIOUS HOUSE AREA = 640 sf
TOTAL EXISTING IMPERVIOUS HOUSE AREA REPLACED WITH NEW IMPERVIOUS HOUSE AREA = 254 sf
TOTAL EXISTING IMPERVIOUS AREA (SIDEWALK, PATHS) REPLACED = 29 sf
TOTAL NEW IMPERVIOUS AREA (SIDEWALKS, PATHS) ADDED TO PROJECT = 293 sf

5. ALTERNATE IMPERVIOUS AREA CALCULATIONS (FOR C3-C6 FORMS)



IMPERVIOUS AREA SUMMARY

EXISTING CONDITIONS (PRE-PROJECT)	
A. TOTAL AREA OF PARCEL	3,408 sf
B. EXISTING PERVIOUS AREA	2,850 sf
C. EXISTING IMPERVIOUS AREA	558 sf
D. EXISTING % IMPERVIOUS AREA	(C/A) x 100 = 16.4%
PROPOSED CHANGES	
E. EXISTING IMPERVIOUS TO BE RETAINED	0 sf
F. EXISTING IMPERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA	283 sf
G. EXISTING PERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA	933 sf
H. NEW IMPERVIOUS AREA (CREATED AND/OR REPLACED)	F + G = 1,216 sf
I. EXISTING IMPERVIOUS AREA TO BE REPLACED W/ NEW PERVIOUS AREA	275 sf
J. NEW CHANGE IN IMPERVIOUS AREA	G - I = 658 sf
*Drainage from this area is required to be detained/retained on-site	
PROPOSED CONDITIONS (POST-PROJECT)	
K. PROPOSED PERVIOUS AREA	B - J = 2,192 sf
L. PROPOSED IMPERVIOUS AREA	C + J = 1,216 sf
*Verify the K + L = A	
M. PROPOSED % IMPERVIOUS	L/A x 100 = 35.7%

3. IMPERVIOUS AREA SUMMARY

A = 11	X = 7
B = 9	Y = 152
C = 15	Z = 52
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G = 61	R = 13
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TOTAL EXISTING PERVIOUS AREA REPLACED BY IMPERVIOUS AREA = 933 sf
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E = 288	A = 11
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NEW IMPERVIOUS HOUSE AREA = 640 sf
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TOTAL NEW IMPERVIOUS AREA (SIDEWALKS, PATHS) ADDED TO PROJECT = 293 sf

5. ALTERNATE IMPERVIOUS AREA CALCULATIONS (FOR C3-C6 FORMS)

Project:
PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE:
(PRE2020-00049)

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☒ No change this drawing	
☒ Change this drawing	
☒ COMMENTS (fire, arborist, public works)	4-2-21
N/A DESIGN REVIEW	2-15-21
rev. submission	date



Sheet Title:

AREA CALCULATIONS

Scale: 1/8" = 1'-0"

Drawn By: SAA

Project No: 1402

Sheet No.

A-4

Project:
 PARSEY HOUSE
 2006 Vallemar St.
 Moss Beach, CA 94308
 APN: 037-085-020
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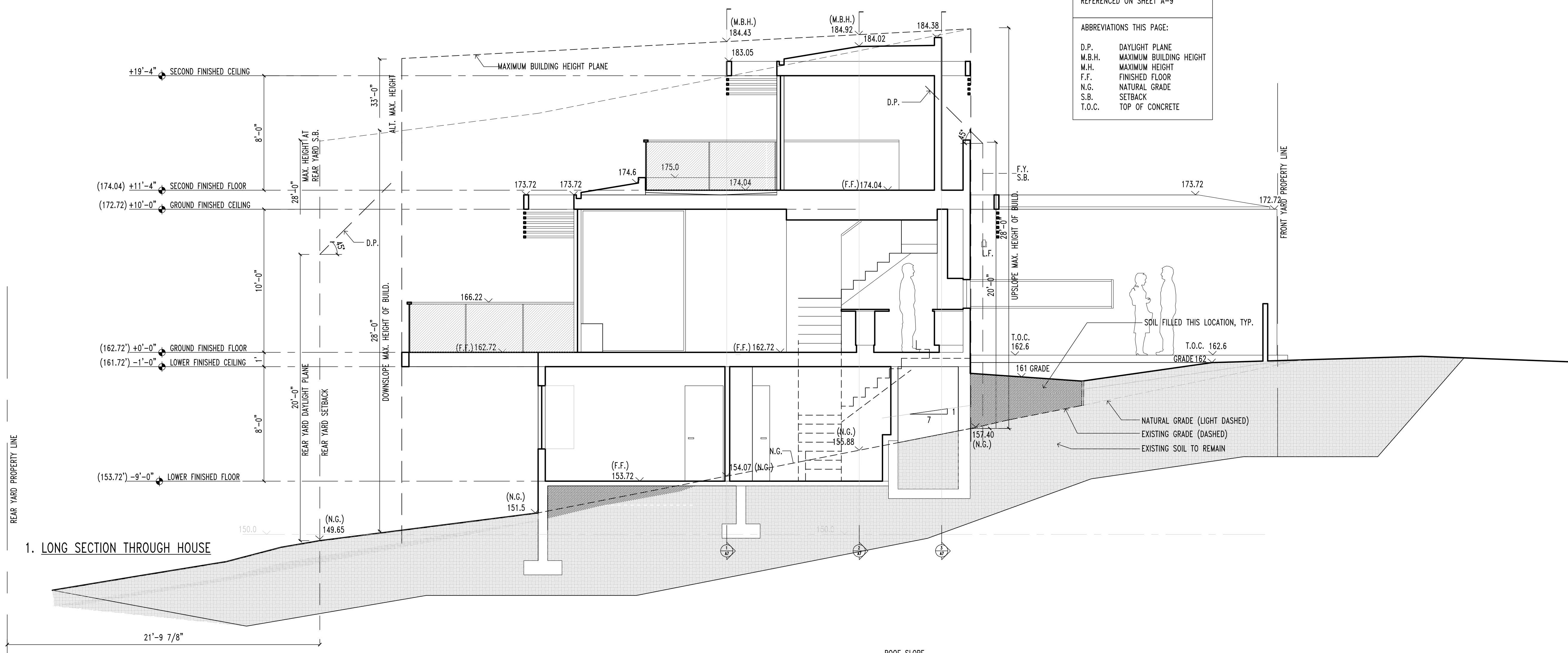
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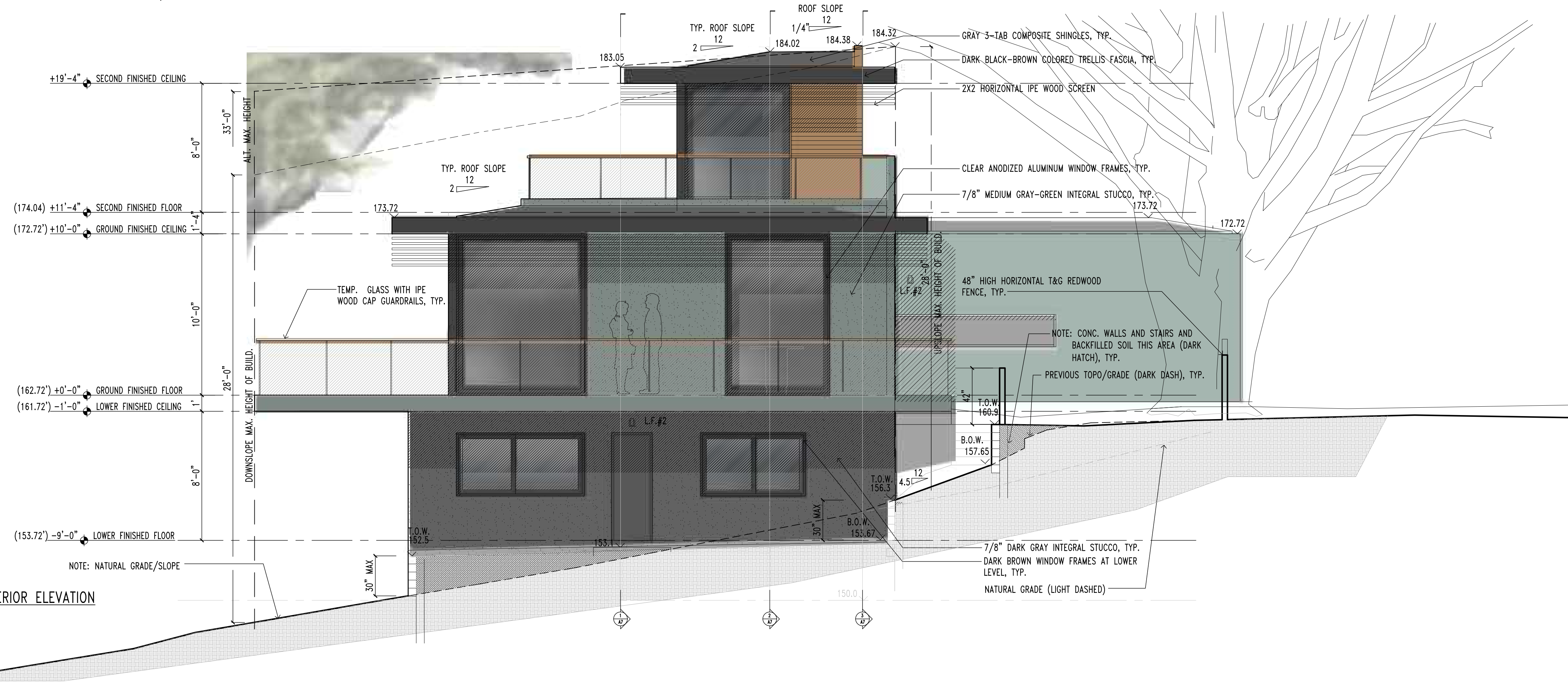
Arborist:
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NOTE:
 EXTERIOR LIGHT FIXTURES (L.F.#) ARE REFERENCED ON SHEET A-9

ABBREVIATIONS THIS PAGE:
 D.P. DAYLIGHT PLANE
 M.B.H. MAXIMUM BUILDING HEIGHT
 M.H. MAXIMUM HEIGHT
 F.F. FINISHED FLOOR
 N.G. NATURAL GRADE
 S.B. SETBACK
 T.O.C. TOP OF CONCRETE

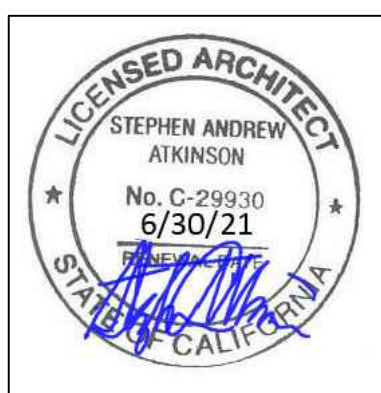


1. LONG SECTION THROUGH HOUSE



2. SOUTH EXTERIOR ELEVATION

✕ No change this drawing	
△ Change this drawing	
☒ COMMENTS (fine, arborist, public works)	4-2-21
N/A DESIGN REVIEW	2-15-21
rev. submission	date



Sheet Title:
 ELEVATION/
 SECTION

Scale: 1/4"=1'-0"
 Drawn By: SAA
 Project No: 1402

Sheet No.
 A-5

Project:
 PARSEY HOUSE
 2006 Vallemar St.
 Moss Beach, CA 94308
 APN: 037-085-020
 PRE-APPLICATION CASE:
 (PRE2020-00049)

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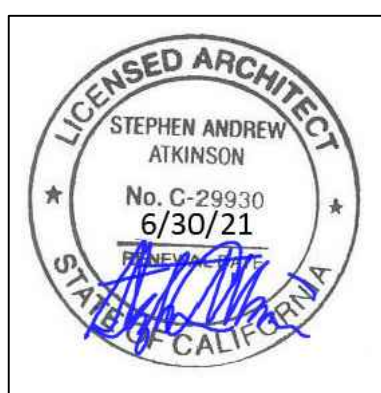
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ABBREVIATIONS THIS PAGE:	
D.P.	DAYLIGHT PLANE
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N.G.	NATURAL GRADE
S.B.	SETBACK
T.O.C.	TOP OF CONCRETE

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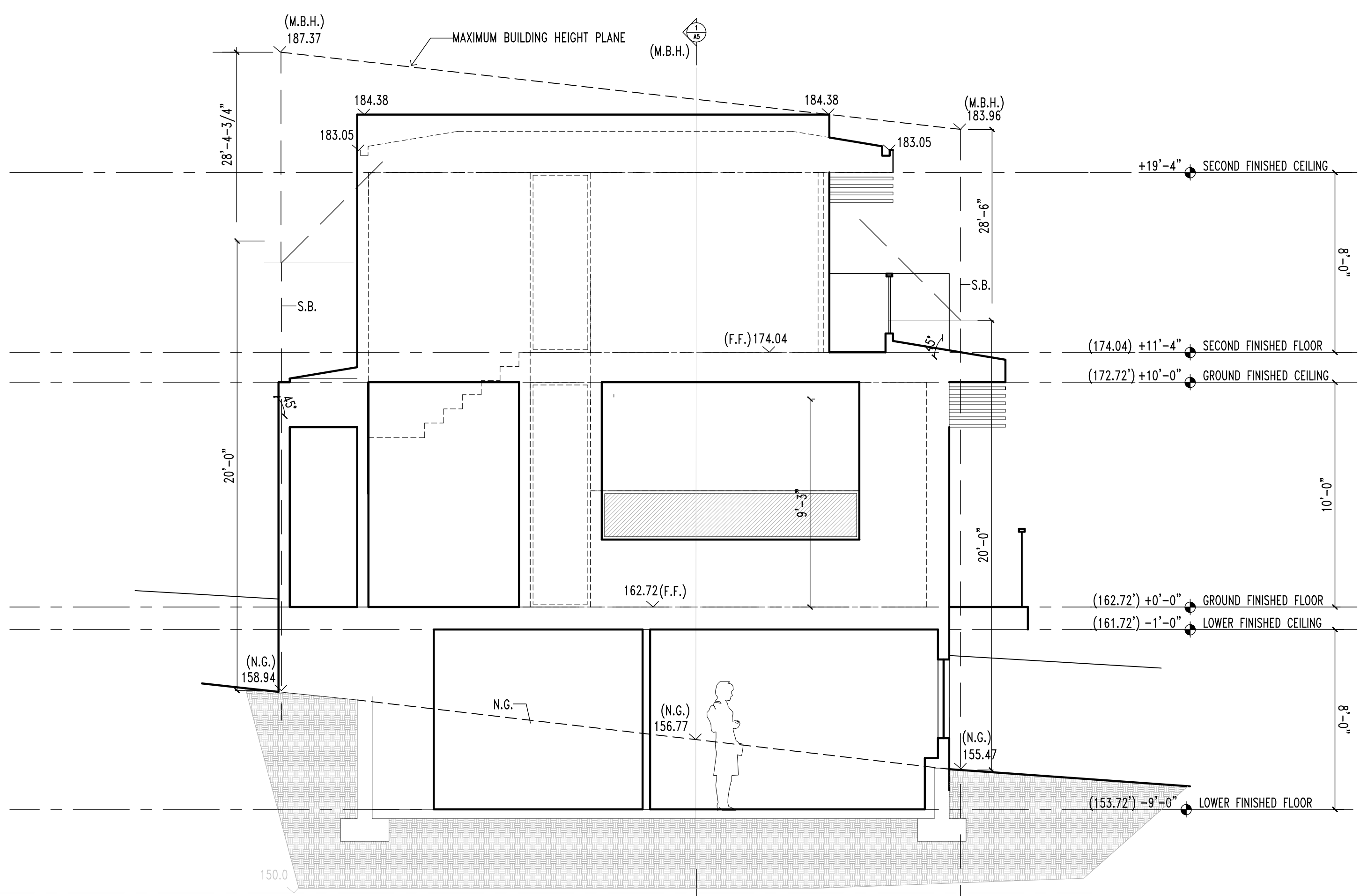
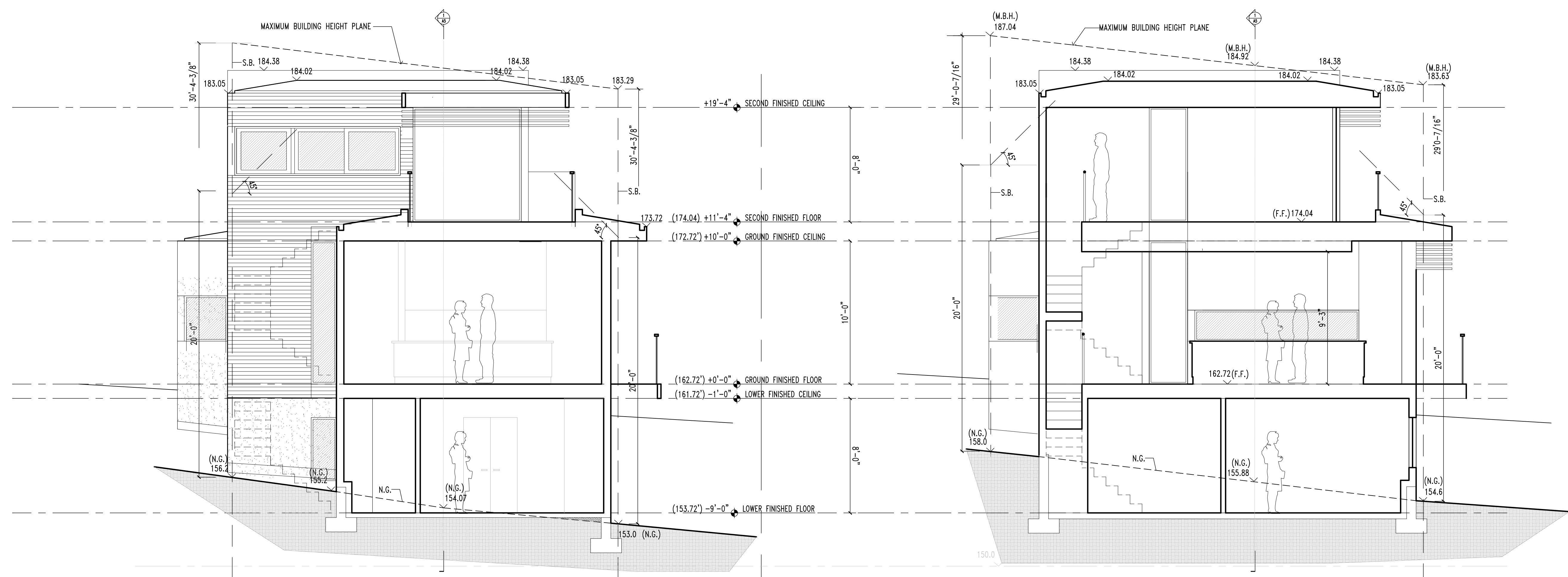
NOTE:
 EXTERIOR LIGHT FIXTURES (L.F.#) ARE REFERENCED ON SHEET A-9



Sheet Title:
 SECTIONS

Scale: 1/4"=1'-0"
 Drawn By: SAA
 Project No: 1402

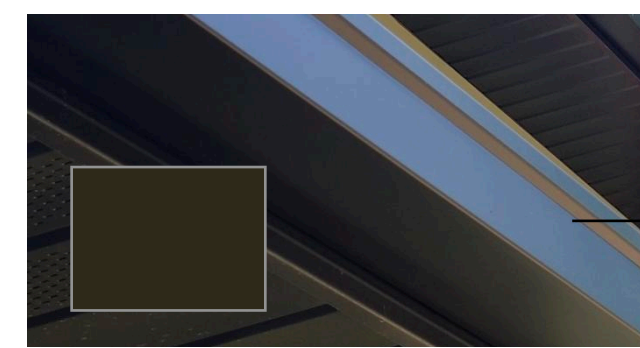
Sheet No.
 A-7



Asphalt shingles
GAF Sequoia Shingles | Dark Grey



Membrane roof. GAF TPO Dark Grey

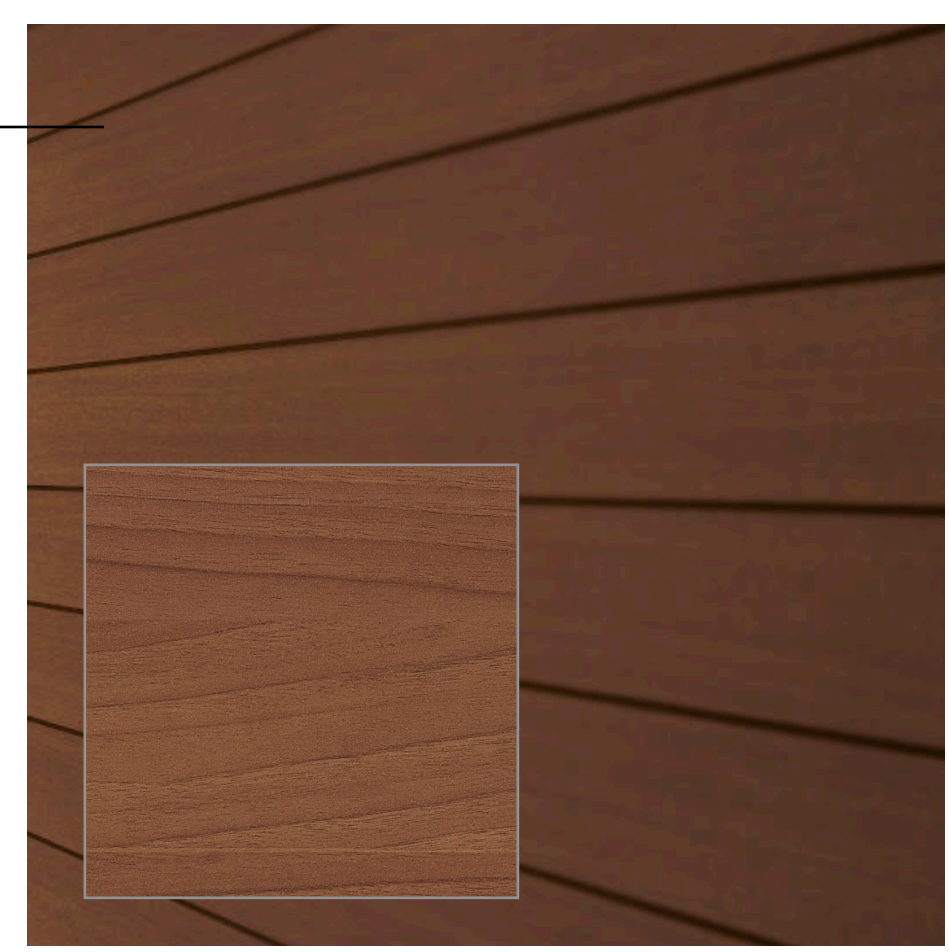


Gutters and downspouts
Dark bronze, satin

Smooth Stucco for horizontals
dark brown (custom mix) L.R.V. to be 50% or lower



Composite wood siding (+ matching garage door)
Trespa Pura NFC | Romantic Walnut



Smooth Stucco middle and upper floor
muted mid green (custom mix), L.R.V. to be 50% or lower



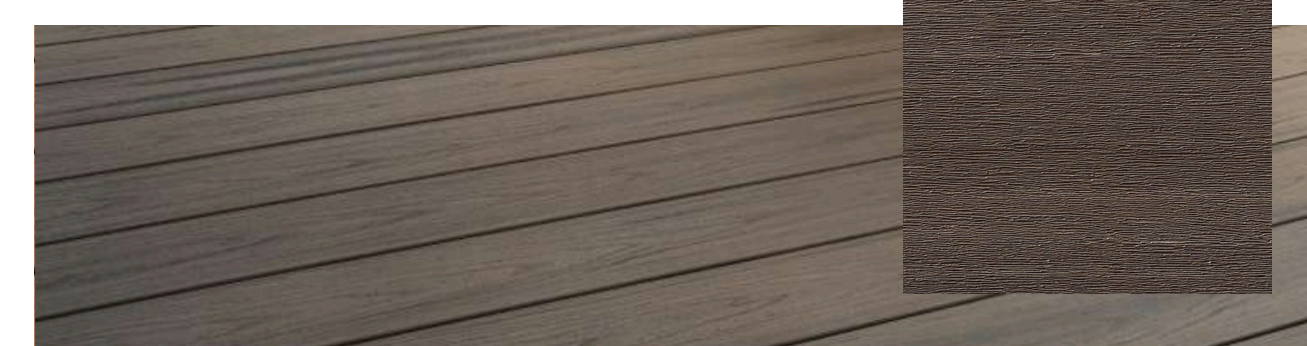
Door Handles
Baldwin, Satin Nickel



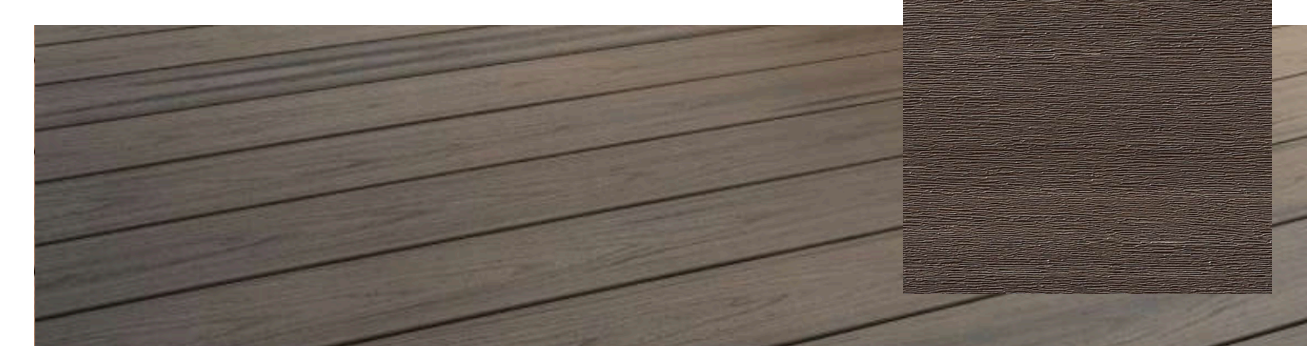
Deck Railing
Tempered glass with Ipe handrail



Dark brown aluminum window and door frames middle and upper floors
Satin Clear Anodized from Western Windows



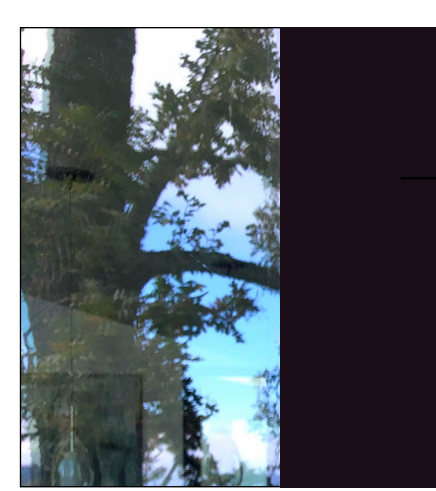
Decking
TimberTech Azek | Dark Hickory



Smooth Stucco bottom floor
dark brown (custom mix)



Dark Bronze satin finish aluminum window and door frames bottom floor
From Western Windows



Solid doors painted dark brown to match for bottom floor



NORAN SPEC
ILLUMINATING THE FUTURE... SINCE 1989

Type: _____
Project: _____
Catalog No.: _____
Lamp/Wattage: _____

NC-431, NC-436, NC-438
4" SAPPHIRE LED High-Lumen Downlight

TRIMS

PRODUCT DESCRIPTION
The Sapphire Series is an architectural grade LED high lumen downlight. The Sapphire Series features deep cone reflectors and dimmable LEDs. Cone LEDs and Deep LEDs are made for a wide variety of applications. The reflector housing is designed for high efficiency (90%) with powder low-gloss finishes. The Commercial and Architectural Sapphire Series is proudly manufactured in the USA.

Construction
Deep cone reflector opens from 0.050 high grade aluminum provides even illumination and excellent contrast. The deep cone reflector provides 65° degree cut-off. NC-431 includes 2 inch recessed hanger for attaching secondary glass. Secondary glass will reduce the amount of visible light by 50% depending on the selected glass.

Reflector Assembly
The reflector assembly includes the LED optical package and heat sink mounted on top. Reflector assembly easily wires to dedicated frame with locking trim connector.

Source
120V LED Module

Compatible Housing
Reflector is only compatible with respective Sapphire Series frame manufactured by Nora Lighting - 1054-430 Series, NAH-430 Series, NCH-430 Series.

Options
- Clear True White Technology
- Heat-treated anti-reflective composite lens
- 95% CRI
- 85 LPM LEDs producing high efficiency fixture performance
- 120V size
- Dimmable

Wattage
1000 Lumens - 11 Watts | 1250 Lumens - 16 Watts | 2000 Lumens - 25 Watts

Heat Sink
LMC-142

Dimming
Click here or visit www.norahlighting.com for complete updated driver list in the "Compatibility" page under the "Support" tab.

Comfort Dim
Comfort Dim color tunes the temperature from a bright 2700K, to a relaxing and comfortable 1800K or a peaceful, cool white.

Comfort Dim is available in 4 different lumen levels:
• 1000 Lumens for general lighting in commercial and residential applications (Sapphire and Marquis Series)
• 1250 Lumens for light commercial and residential high ceiling applications (Sapphire and Marquis Series)
• 2000 Lumens for commercial applications (Sapphire Series)

Lighting & Warranty
4-1/2" Light for Wet & Damp Locations when used with compatible housing
10 Year Warranty
Full Component
Energy Star

850-2000LM TRIMS:

NC-431 Reflector
5-1/4"
4-1/4"
5-5/8"

NC-436 Wall Wash
5-1/4"
4-1/4"
5-5/8"

NC-438 Deep Glass
5-1/4"
4-1/4"
5-5/8"

4" SAPPHIRE TRIMS

Trim	Options	Clear Glass	Reflector	Hanger
NC-431	DL - Deep Cone	DL - 2" x 2" x 200K	DL - Blank	DL - 2" x 2" x 200K
NC-436	DL - Deep Cone	DL - 2" x 2" x 200K	DL - Blank	DL - 2" x 2" x 200K
NC-438	DL - Deep Glass	DL - 2" x 2" x 200K	DL - Blank	DL - 2" x 2" x 200K

Labels and Listings
UL Listed for Wet & Damp Locations when used with compatible trim

Housing & Trim Order Sample: NCH430DZL1 / NC-431-2000BR

1. LIGHT FIXTURE #1
QUANTITY: 6

SUPERBRIGHTING.COM

LED Cylinder Lights

Energy Efficient!
Light your outdoor space in bold style with this Led Wall Mount Cylinder Light Distinguished by its cylindrical luxury modern design with COB technology providing prismatic reflector and frosted lens and IP65 weatherproof rated to ensure high reliability weather-tight seal and longevity outdoors.

Specifications

- Housing: Die-cast aluminum
- Outdoor Wall Cylinders
- Finish: Bronze & Brushed Nickel
- LED: COB technology with prismatic reflector and frosted lens
- Input voltage: 120V
- Wattage: 15W (Down light); 20W (Up/Down light, 10W per end)
- Beam angle: 40° for each side
- CRI: >80
- Ultra slim at 18mm
- IP65, providing a reliable weather-tight seal

LED Cylinder Lights, 120V
Quick Search Code: S17998

Product No.	Description
WMC-DL-15W-30K-BR	15W 11441LM 3000K 4" Dia. x 8" H. Downlight
WMC-DL-15W-50K-BR	15W 11441LM 5000K 4" Dia. x 8" H. Downlight
WMC-UDL-20W-30K-BR	20W 16671LM 3000K 4" Dia. x 12" H. Up/Down
WMC-UDL-20W-50K-BR	20W 16671LM 5000K 4" Dia. x 12" H. Up/Down
WMC-DL-15W-30K-BN	15W 11441LM 3000K 4" Dia. x 8" H. Downlight
WMC-DL-15W-50K-BN	15W 11441LM 5000K 4" Dia. x 8" H. Downlight
WMC-UDL-20W-30K-BN	20W 16671LM 3000K 4" Dia. x 12" H. Up/Down
WMC-UDL-20W-50K-BN	20W 16671LM 5000K 4" Dia. x 12" H. Up/Down

Superior Lighting | 13530 NW 53rd St Fort Lauderdale, FL 33309 | 1-800-545-7778

2. LIGHT FIXTURE #3
QUANTITY: 4

NORAN SPEC
ILLUMINATING THE FUTURE... SINCE 1989

Type: _____
Project: _____
Catalog No.: _____
Lamp/Wattage: _____

NCH-4300, NAH-430, NCHR-430
4" SAPPHIRE LED High-Lumen Downlight

HOUSINGS

PRODUCT DESCRIPTION
Architectural grade LED High Lumen Downlights featuring deep cone reflectors. Dimmable with Deep LEDs and Deep LED Drivers for reliable performance. Comfort Dimming (2700K to 1800K temperature, 97 Lumens per Watt and 70% Efficacy). High color rendition 95+ CRI. The Sapphire Series is specifiable in 120V or 277V for commercial jobs of all sizes and offers dedicated LED housing back-ups for new construction and remodel applications.

CONSTRUCTION
Plaster Frame
Architectural quality 0.050 galvanized steel ring riveted to 0.064 steel junction box and driver tray.

Options
850 to 4000 lumens frames require a minimum of 3" from thermal insulation and 1/2" from adjacent building component.

Mounting: Commercial Frame
Two adjustable bar hangers with captive nuts, alignment foot and T-bar slot are included on frame. Bar hangers are parallel to junction box, but can be repositioned 90° perpendicular to junction box if desired. Locking bar hanger feet align to bottom of construction just. A T-bar notch allows for easy installation in a suspended ceiling.

Mounting: Architectural Frame
Vertically adjustable universal mounting brackets accept flat bar hangers, conduit or C-channel. The reflector assembly is held in with 4 "butterfly" spring clips. Reflector assembly attaches with lockable quick connect. Hanger bars ordered separately.

Mounting: Remodel Frame
Designed for installation in existing ceilings. These high-tension tempered steel spring clips secure remodel housing. The remodel frame easily wires to reflector assembly with lockable quick connect.

ELECTRICAL
Junction Box
Plaster frame integrated 20 cubic inch 0.064" thick galvanized steel, with seven 1/2" knockouts, for splicing and snap on cover. Electrical connections are made through a single junction box door. Green wire provided for installations with ground wire fed through PVC pipe conduit.

Thermal Protector
External thermal device is located on the junction box amp.

Driver
• 850 Lumens - 11 Watts | 1250 Lumens - 16 Watts | 2000 Lumens - 25 Watts
The driver is an isolated driver, the isolation separates the primary side from the secondary side. Some drivers are available in Triac/0-10V, Constant Voltage.

Some drivers are available in Triac/0-10V, Constant Voltage.

Emergency Lighting Equipment BSL17-C2/BSL17C-C2 (for 850lm and 1250lm), BSL17C-C2P (for 2000lm and 3000lm)

- Up to 7.0W emergency illumination with LED's.
- Installation Time: 10min
- Voltage: 120/277V AC, 60Hz (as specified)
- Output voltage: 15.0-30.0V DC

Compatible Trim
NC-431, NC-436, NC-438

Warranty
10 Year Limited Warranty

Labels and Listings
UL Listed for Wet & Damp Locations when used with compatible trim

Housing & Trim Order Sample: NCH430DZL1 / NC-431-2000BR

STW
Wet Location LED Step Light

Product Description

NICOR's Wet Location LED Step Lights are a great complement for your residential and commercial projects. Increase the safety of walkways, stairs, patios and balconies. The step light not only provides safety, but it offers a warm, natural glow making it a perfect accent for any project. Created with heat-treated powder coat paint to handle most bacteria. Available for indoor or outdoor use.

Construction
- Aluminum die-cast housing makes heat away from electrical components
- Vertical model designed for use in non-metallic 2" x 4" Joists
- Designed to be visible hardware and install flush to the surface

Optical System
- Diffuser creates uniform light distribution that reduces glare while maximizing lumen output

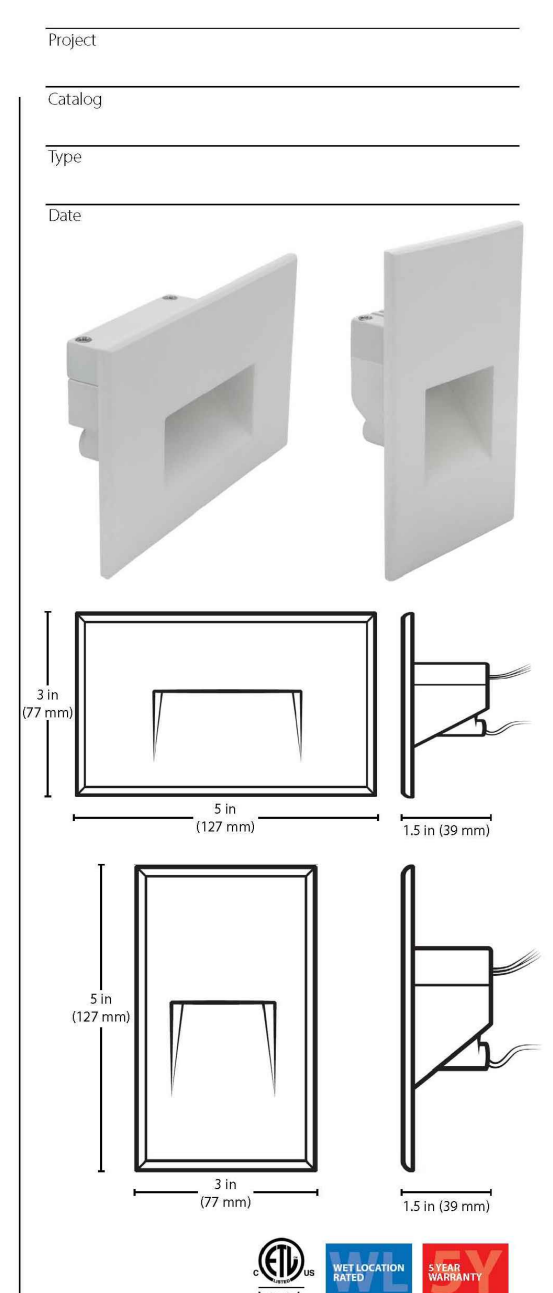
Electrical
- Custom trim driver minimizes installation width
- Input voltage of 120VAC, 60Hz
- Operating temperature of -4° to 113°F (-20° to 40°C)
- Horizontal model input power of 6.8W
- Vertical model input power of 3W

LED
- Available in 3000K CCT
- Life rated hours -50,000
- Ultra-high performance LEDs with 80 CRI
- Vertical model luminous flux of 35 lumens
- Horizontal model luminous flux of 75 lumens

Finish
- Powder coat finish available in white, black, or bronze
- Matte finish

Mounting and Installation
- Easy installation, mounting bracket included with fixture
- Wet location approved for indoor and outdoor use. Gasket pre-installed on fixture.
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel.

Warranty
- 5-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge)



Ordering Information

Series	Version	Voltage	CCT's	Orientation	Trim Color
STW	1	120-120VAC	3K, 1000K	<input type="checkbox"/> Horizontal <input type="checkbox"/> Vertical	<input type="checkbox"/> White <input type="checkbox"/> Black <input type="checkbox"/> Bronze

Example: STW1L000VWH

NICOR LED

4. LIGHT FIXTURE #3
QUANTITY: 5

ATLANTIS
1518K-LL
ATLANTIS LARGE LED PATH LIGHT

DETAILS

FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS

WIDTH:	6.5"
HEIGHT:	22"
DEPTH:	1.5"
WEIGHT:	2 lbs.

LIGHT SOURCE

LIGHT SOURCE:	LED Lamp
LED NAME:	CA LMMW 1.5W
WATTAGE:	1.1.50w Mini Wedge LED
COL. OR. TEMP.:	2700
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1.25w
DIMMABLE:	Yes, 12v or MLV dimmer only. 120v on E.L.V. dimmer only.

MOUNTING

LEAD WIRE:	1' x 36"
------------	----------

SHIPPING

CARTON HEIGHT:	6.5"
CARTON WIDTH:	24.5"
CARTON DEPTH:	4.5"
CARTON WEIGHT:	3 lbs.

PRODUCT DETAILS:

- A wiring kit and ground spike is supplied.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED Lamps carry a 5-year limited warranty
- Striking black finish enhances design
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

HINKLEY

HINKLEY 3000 Fox Oak Parkway
Aven Lakes, OH 44012

PHONE: (440) 633-5500
Toll Free: 1-800-446-9339

hinkley.com

4. LIGHT FIXTURE #4
QUANTITY: 2

Project:
PARSEY HOUSE
2006 Vallemar St.
Moss Beach, CA 94308
APN: 037-085-020
PRE-APPLICATION CASE:
(PRE2020-00049)

Owners:
(mail delivered by Los Altos Hills Post Office to below address)
Tim and Joss Parsey
3810 Pagemill Road
Los Altos Hills, CA 94022
TP: (310) 977-3379
JP: (310) 279-7472
timparsey@me.com
joss.parsey@gmail.com

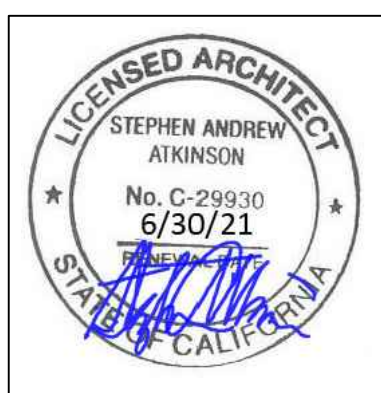
Architect:
Stephen Atkinson
Atkinson Architecture
546 Alinda St.
Palo Alto, CA 94301
(650) 704-0530
so@studioatkinson.com

General Contractor:
Michael Harrington
e: zoedesign99@att.net
p: (650) 868-9320

Property Survey:
Ken Wilson
Wilson Land Surveyors
261 Carlton Ct.
Los Gatos, CA 95032
(408) 427-2279
kenw@wilsonlandsurveys.com

Arborist:
James Goodrum
Consulting Arborist, RCA #654
(415) 490-7316
www.goodrumfortrees.com

rev.	submission	date
1		
2		
3		
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10		



Sheet Title:

PROPOSED
EXTERIOR LIGHT
FIXTURES

Scale: NOT TO SCALE

Drawn By: SAA

Project No: 1402

Sheet No.

A-8

Prescriptive Design Measure Fact Sheet

Dry Well

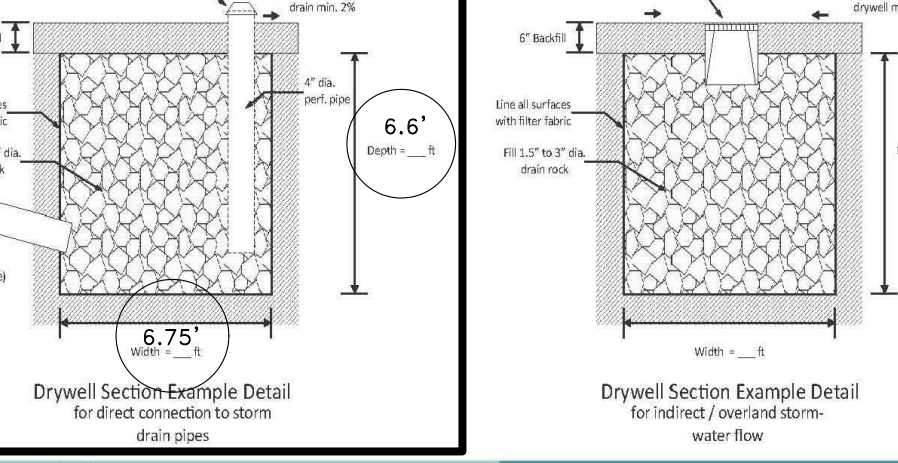


Is a Dry Well Feasible at My Project?

Dry wells are appropriate where the following site characteristics are present:
- Roof areas with downspouts or other impervious areas can be connected to the dry well.
- Dry wells should be installed at least 5 feet from property lines, 10 feet from building foundations, and 25 feet from septic tanks and disposal fields.
- Overflow from the dry well can be directed to a pervious area or storm drain system such that excess water will not flow towards any nearby foundations or neighboring properties.

Dry Well Sizing Table
Contributing Area (sq. ft.) | Dry Well Volume Without Fill (cubic ft.) | Dry Well with Gravel Fill (cubic ft.)
<500 | 35 | 100
500 - 1,000 | 70 | 200
1,000 - 1,500 | 105 | 300
1,500 - 2,000 | 140 | 400

Projects adding roof or impervious areas in excess of 2,000 sq ft shall add 30 cubic ft of dry well volume (without fill) or 120 cubic ft of dry well volume (with gravel fill) per every 500 sq ft of additional area.



Prescriptive Design Measure Fact Sheet

Dry Well

Design Checklist

- When installing a dry well, the following design criteria shall be considered:
- Dry well is located at least 5 feet from property lines, 10 feet from building foundations, and 25 feet from septic tanks and disposal fields.
- In areas where information about the depth to groundwater is unknown, the maximum depth of the dry well shall be 5'.
- Dry well is installed to intercept and collect runoff via a downspout from a roof or adjacent impervious area.
- Utilities have been located before digging by calling USA North 811 at (800) 642-2444 or www.usanorth811.org at least two days before digging.
- The soil under the dry well has been over-excavated to at least one foot in depth. The soil has been replaced uniformly without compaction, or amended with 15-30% of coarse sand and replaced without compaction.
- Dry well is appropriately sized in accordance with the sizing table shown.
- For dry wells with gravel fill use 2" diameter or greater stone.
- A sedimentation basin or debris box has been installed, and a fine mesh screen has been installed on the inlet to prevent sediment and debris from entering the dry well.
- An overflow has been incorporated in the dry well such that excess water will flow into the storm drain system or another pervious area and away from nearby foundations or neighboring properties. Optional: An observation well consisting of a slotted or perforated pipe (typically PVC), 4 - 6 inches in diameter, capped with an above-ground, sealable lid has been incorporated into the dry well.

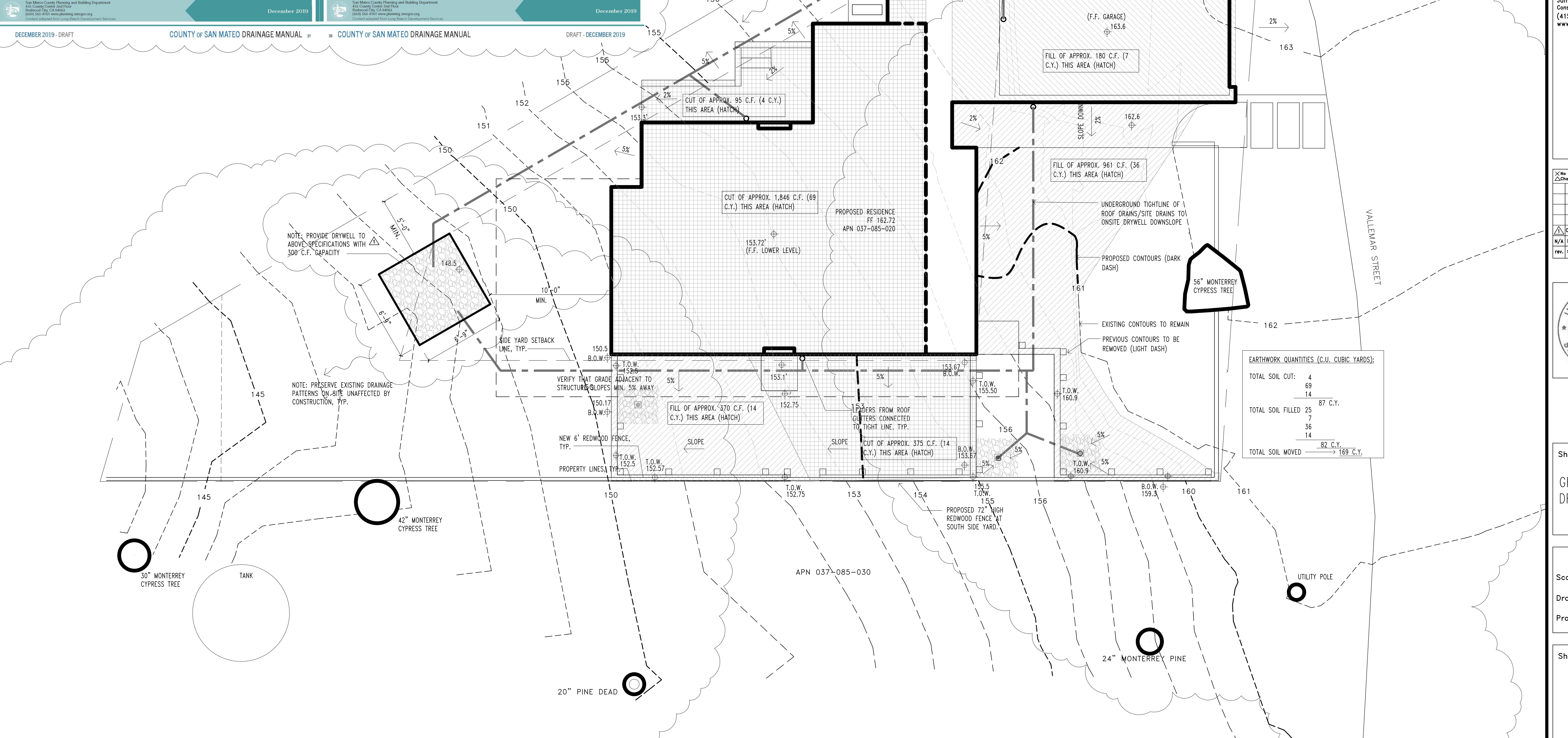
Operations & Maintenance

- Once a dry well is installed, the following maintenance criteria shall be followed in order to allow the measure to function properly:
- Water level, drawdown time, and evidence of clogging will be monitored monthly during the rainy season.
- Standing water will not remain above the dry well for more than 4 days. Extended periods of flooding may result in the breeding of mosquitoes or other vectors.
- roof downspouts are connected to the dry well, rain gutters and downspouts will be inspected and cleaned at least twice annually.
- If the dry well ever becomes plugged and overflows on a continual basis, the dry well will be repaired or replaced as necessary, and gravel media fill will be cleaned or replaced to enhance the infiltration capacity.

In the following table, fill in the contributing area that will be draining to the dry well and the volume of the dry well you are proposing to install at your property.

Project Information table with columns: Project Contributing Area (sq. ft.), Dry Well Type (with or without fill), Dry Well Volume (cubic ft.). Values: 1,250 sq. ft., direction connection w/ gravel fill, 300 c.f.

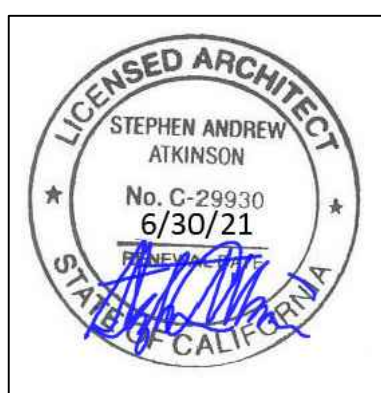
Owner Certification: As the owner of the project property, I hereby acknowledge that the above information is true, accurate and complete, to the best of my knowledge. Signature: Tim Parsey 3/30/21



EARTHWORK QUANTITIES (C.U. CUBIC YARDS):
TOTAL SOIL CUT: 4 + 69 + 14 = 87 C.Y.
TOTAL SOIL FILLED: 25 + 7 + 36 + 14 = 82 C.Y.
TOTAL SOIL MOVED: 82 C.Y. -> 169 C.Y.

Project: PARSEY HOUSE 2006 Vallemar St.
Owners: (mail delivered by Los Altos Hills Post Office to below address) Tim and Joss Parsey 3810 Pagemill Road Los Altos Hills, CA 94022
Architect: Stephen Atkinson Atkinson Architecture 546 Guinda St. Palo Alto, CA 94301
General Contractor: Michael Harrington zoesdesign99@att.net
Property Survey: Ken Wilson Wilson Land Surveyors 261 Carlton Ct. Los Gatos, CA 95032
Arborist: James Goodrum Consulting Arborist, RCA #654

Comments table with columns: rev, submission, date. Includes entries for design review and submission.



Sheet Title: GRADING AND DRAINAGE PLAN

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No. A-9



- 1) Dymondia Margaretae**
Dymondia margaritae (silver carpet), perennial, dense, tight mat 1-3 inches tall and slowly spreading to 2-3 feet wide, with small, narrow, dark gray-green leaves, silvery white beneath, and small, bright yellow, daisy flowers in summer. Native to coastal Western Cape Province, South Africa. Sun along the coast, light shade inland, well-drained soils. Best near the coast. Sunset: 15-24
Water needs: Low 10-30 ET
Qty: as required for area
Area:
Method: Seeding
- 2) Ceanothus Dark Star**
Ceanothus 'Dark Star' (Dark Star ceanothus), evergreen shrub, 4-8 feet tall and 8-10 feet wide, with small, glossy, rough-textured, dark green leaves on arching branches and dark blue flowers from magenta buds in spring. Similar to 'Julia Phelps' but not as wide spreading. Hybrid of garden origin believed to be between *C. impressus* and *C. papillosus* var. *roweanus*. Best near the coast. Sun, most well-drained soils. May be short lived. Sunset: 5-9, 14-24
Water needs: Low 10-30 ET
Qty: 2 five gallon plants
Area:
Method: planting
- 3) Arctostaphylos Pacific Mist**
Arctostaphylos 'Pacific Mist' (Pacific Mist manzanita), fast growing to 2-3 feet tall and 6-12 feet wide, with gray-green, narrowly oval to lance-shaped leaves, pink-tinged new growth, purplish brown stems upturned at the ends, and a few urn-shaped, white flowers. Hybrid of garden origin, believed to involve *A. silvicola*, a gray-leaved plant from the mountains of coastal central California. Sun to light shade, good drainage. Good for dryish shade.
Water needs: Low 10-30 ET
Qty: 7 one gal plants
Area:
Method: planting
- 4) Aloe Dorotheae**
Aloe species (aloe), succulents with rosettes of broadly or narrowly lance-shaped, sword-shaped, or roughly triangular leaves, often with soft or sharp marginal teeth, and red, orange, or yellow tubular or bell-shaped flowers on leafless stalks, usually in winter or early spring. Native to many habitats in southern and eastern Africa and the Arabian Peninsula. Hundreds of cultivars. Sun to light shade or afternoon shade, excellent drainage. Plant on an angle to allow water to drain rapidly away. Sunset: zones vary
Water needs: Low 10-30 ET
Qty: 5 one gal plants
Area:
Method: planting

NOTES

Prescriptive MWELo approach followed

All plants to be hand watered

A minimum 3 inch layer of mulch shall be applied on all exposed soil surfaces of planting area except turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated.

Unless contradicted by a soils test, compost at a rate of a minimum four cubic yards per 1000 square feet of permeable area shall be incorporated to a depth of six inches into the soil

I agree to comply with the requirements of the prescriptive MWELo approach, with hand watering vs. irrigation.

TIM PARSEY (OWNER)

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR LS 5571
- SET NAIL AND TAG I.S. 5571
- PROPERTY LINE
- UG SEWER LINE
- UG WATER LINE
- UG GAS LINE
- UG PHONE LINE
- UG ELEC LINE
- OVERHEAD LINE
- UTILITY BOX
- TRAFFIC SIGNAL
- LAMP POST
- WOOD FENCE
- CHAIN LINK FENCE
- GUYWIRE
- MAILBOX
- CONCRETE
- BRICKS
- PAVEMENT
- DOMES
- GROOVED CONCRETE
- MONITORING WELL
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- HCP SYMBOL
- SIGN
- TRAFFIC ARROWS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- PERC TEST
- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- ELEC METER
- GAS METER
- WATER METER
- LIGHT POLE AND LIGHT
- RETAINING WALL OR CMU FENCE WALL
- DROP INLET
- BUILDING
- CYP CYPRESS



TREE DESIG.	SPECIES	TRUNK DIAM. @ D.B.H.	NOTES
TREE #1	MONTERREY CYPRESS (<i>Cupressus macrocarpa</i>)	42"	100' TALL
TREE #2	MONTERREY CYPRESS (<i>Cupressus macrocarpa</i>)	56"	100' TALL

Project:
 PARSEY HOUSE
 2006 Vallemar St.
 Moss Beach, CA 94308
 APN: 037-085-020
 PRE-APPLICATION CASE:
 (PRE2020-00049)

Owners:
 (mail delivered by Los Altos Hills Post Office to below address)
 Tim and Joss Parsey
 3810 Pagemill Road
 Los Altos Hills, CA 94022
 TP: (310)977-3378
 JP: (310) 279-7472
 timparsey@gmail.com
 joss.parsey@gmail.com

Architect:
 Stephen Atkinson
 Atkinson Architecture
 546 Guinda St.
 Palo Alto, CA 94301
 (650) 704-0530
 sa@studioatkinson.com

General Contractor:
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 e: zoedesign99@att.net
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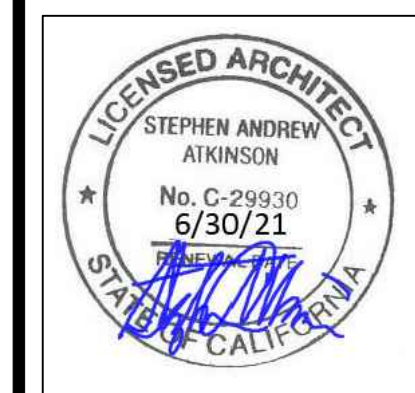
Property Survey:
 Ken Wilson
 Wilson Land Surveys
 261 Carlton Ct.
 Los Gatos, CA 95032
 (408) 427-2279
 kenw@wilsonlandsurveys.com

Arborist:
 James Goodrum
 Consulting Arborist, RCA #654
 (415) 490-7316
 www.goodrumfortrees.com

Change this drawing

rev.	description	date

COMMENTS (fire, arborist, public works)
 N/A DESIGN REVIEW 2-15-21
 rev. submission date



Sheet Title:
 LANDSCAPE PLAN

Scale: 1/4"=1'-0"
Drawn By: SAA
Project No: 1402

Sheet No.
 A-10

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNATED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

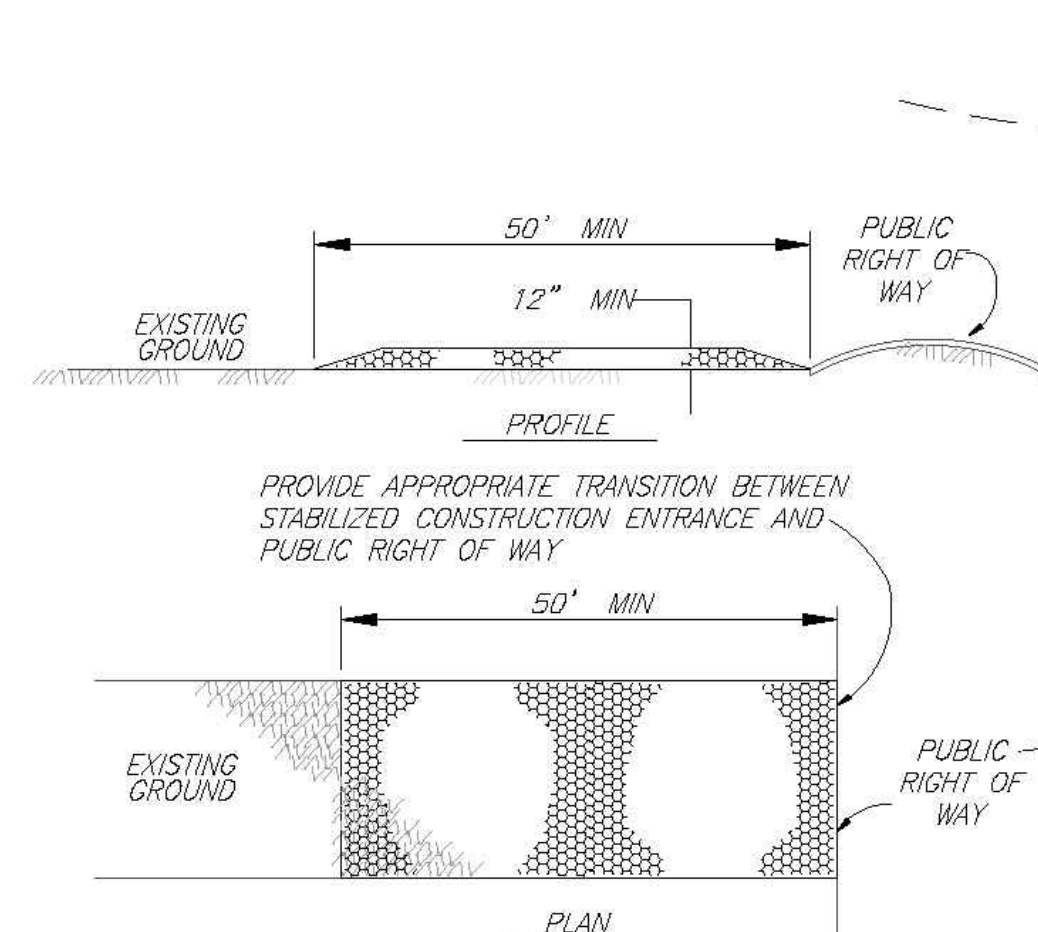
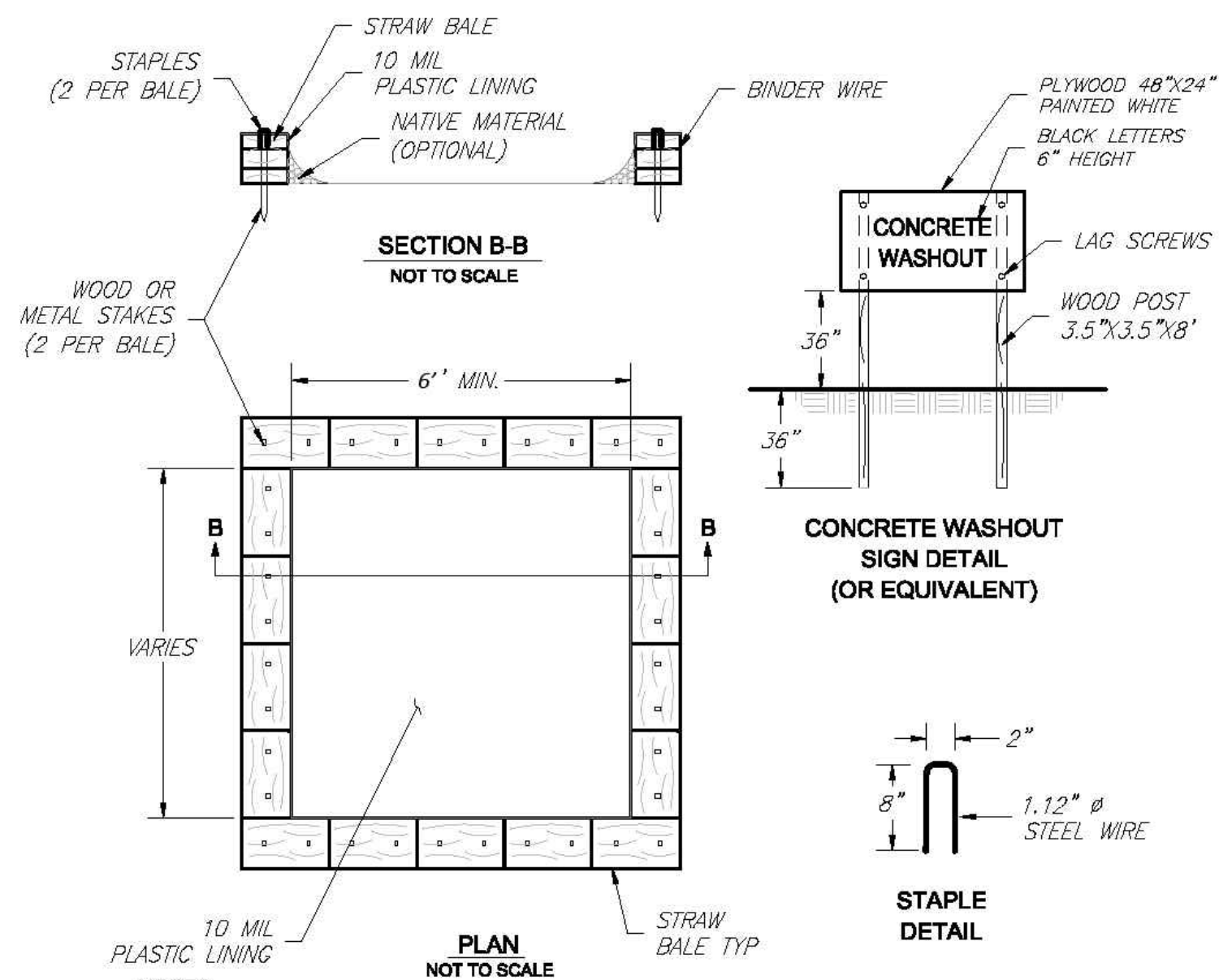
- DISPOSAL OF AND RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATERS SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIALS SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
- EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY, AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

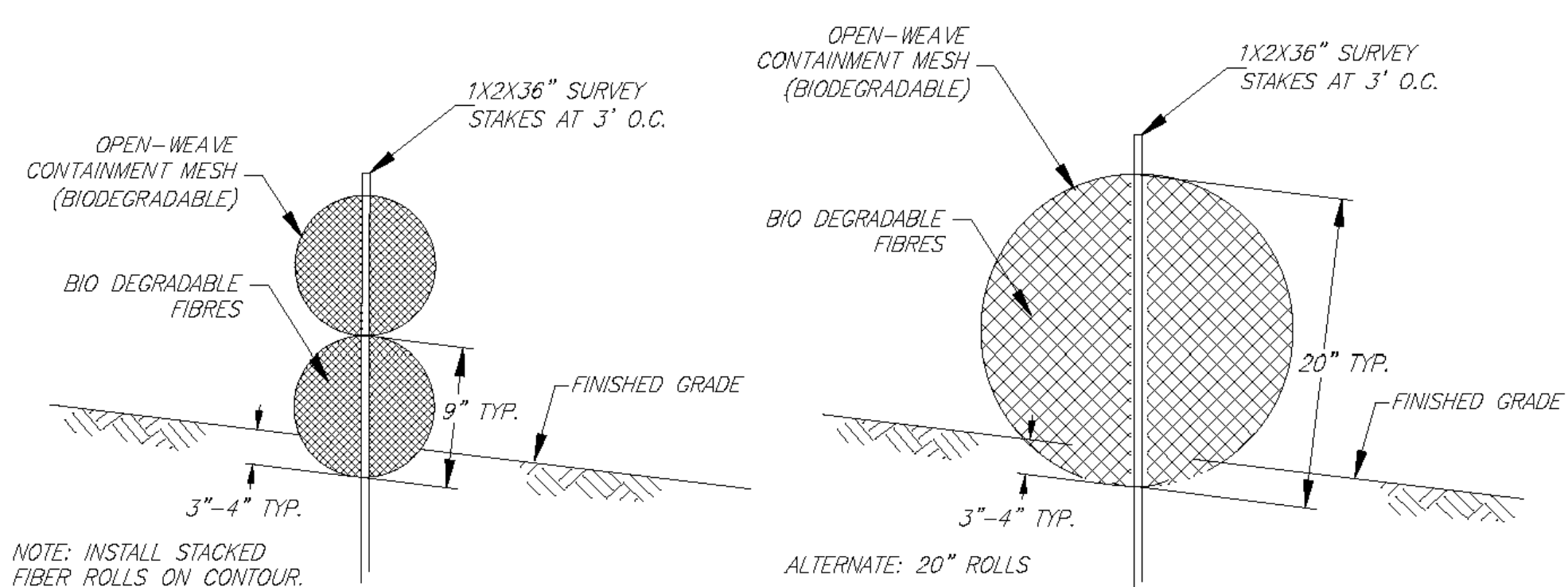
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF AND ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTER RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.



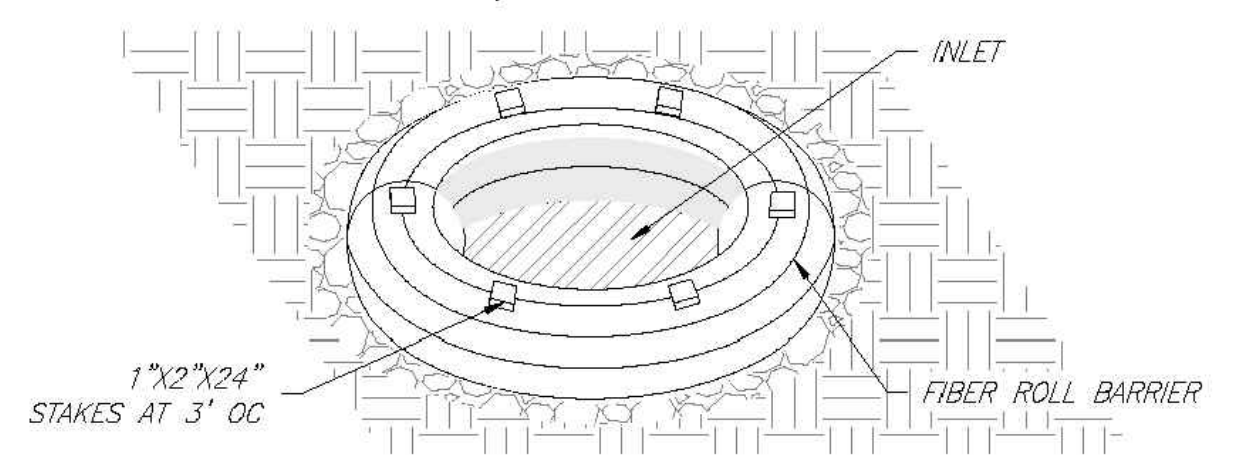
DESIGN AND CONSTRUCTION SPECIFICATIONS: THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-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 RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.

- 4 CONCRETE WASHOUT**
- ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
 - A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 - MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
 - HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
- ONSITE WASHOUT SHALL BE USED AS A LAST RESOURCE ONLY. INSTRUCT TRUCKS TO RETURN TO PLANT W/ SPOILS

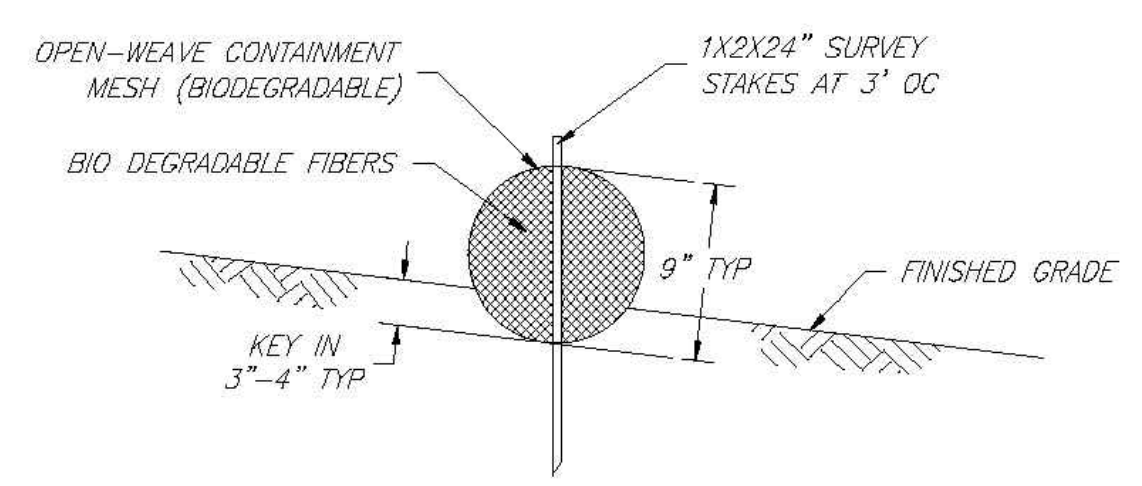
- 3 STABILIZED CONSTRUCTION ENTRANCE**



5 FIBER ROLL BARRIER ON SLOPES
 N.T.S.



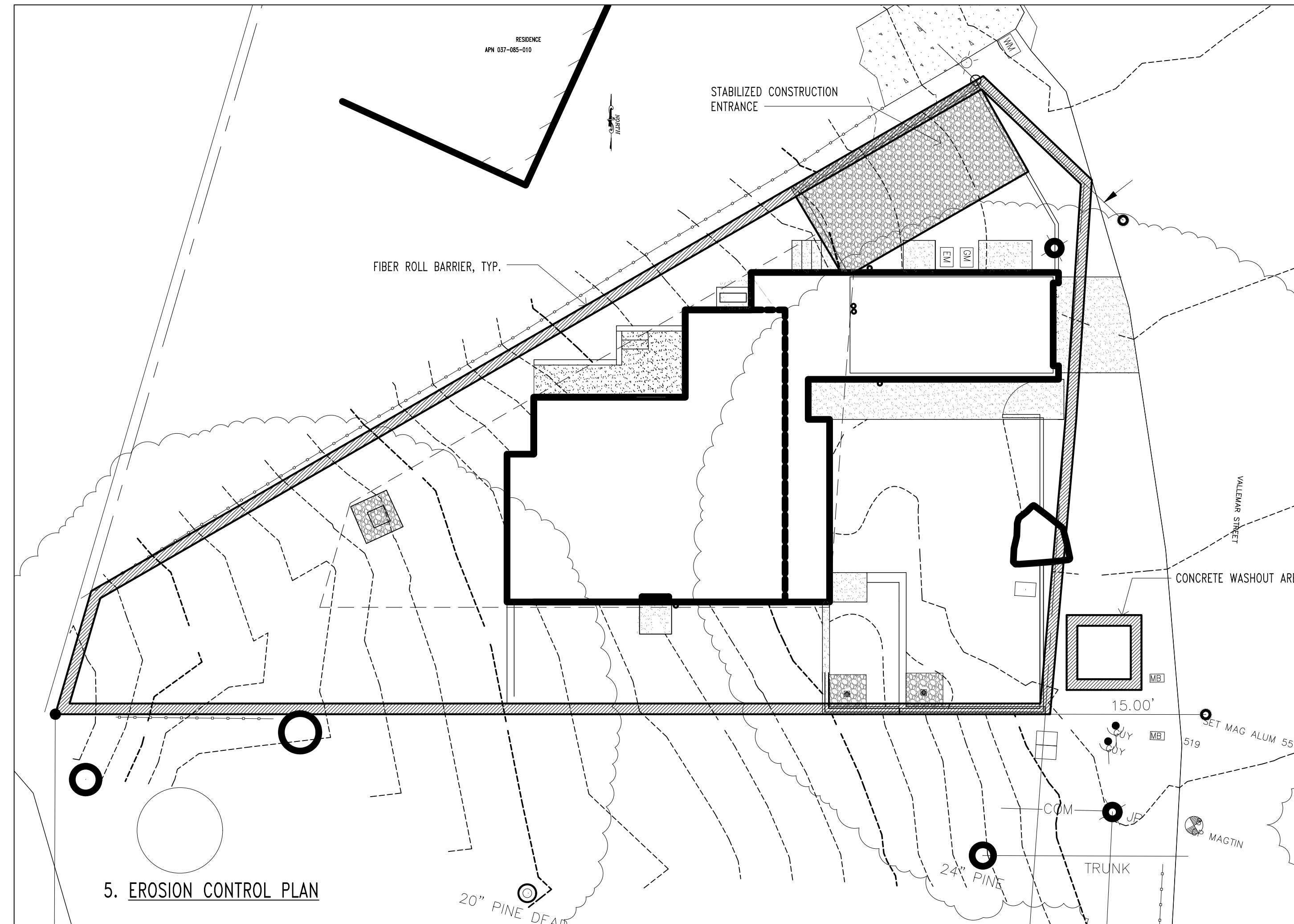
1 STORM DRAIN INLET SEDIMENT BARRIER
 N.T.S.



2 FIBER ROLL BARRIER
 NOTE: INSTALL FIBER ROLL ON CONTOUR.
 N.T.S.

EROSION CONTROL NOTES

- BETWEEN OCTOBER 1, AND APRIL 30, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.
- UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
- ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
- UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED WITH GRASS.
- ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR HAY BALES MAY BE USED TO PREVENT SUCH DISCHARGE.
- CONTRACTOR SHALL NOTIFY THE COUNTY OF SAN MATEO AT LEAST 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.
- ALL CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF THE COUNTY OF SAN MATEO. NO CLEARING, GRADING, OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 1 AND APRIL 30 UNLESS THERE IS AN APPROVED WINTER EROSION CONTROL PLAN. ALL DISTURBED SOIL SHALL BE SEEDED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER 1.
- CONTRACTOR SHALL INSTALL UNDERGROUND STORM DRAIN SYSTEM AND STRAW BALE DIKE BARRIERS PRIOR TO OCTOBER 1.
- BARE SOIL SHALL BE COVERED WITH SEED AND STRAW MULCH AT AN APPLICATION RATE OF 5 LB./1000 S.F. AND COVERED WITH A LAYER OF STRAW AT AN APPLICATION RATE OF 2-3 BALES/1000 S.F.



5. EROSION CONTROL PLAN

C6 - Construction Stormwater BMPs

Include the following Construction BMPs on the Erosion Control Plan:
 (Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP) Notes
<input type="checkbox"/>		Erosion Control Point of Contact. (Provide an Erosion Control Point of Contact including name, title/qualification, email, and phone number. The EC Point of Contact will be the County's main point of contact if Erosion Control or Tree Protection corrections are required).
<input type="checkbox"/>		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.
<input type="checkbox"/>		Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
<input type="checkbox"/>		Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
<input type="checkbox"/>		Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
<input type="checkbox"/>		Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
<input type="checkbox"/>		Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
<input type="checkbox"/>		Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
<input type="checkbox"/>		Limit construction access routes to stabilized, designated access points.
<input type="checkbox"/>		Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
<input type="checkbox"/>		Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
<input type="checkbox"/>		Placement of erosion materials at these locations are required on weekends and during rain events. (List locations)
<input type="checkbox"/>		The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or "run over."
<input type="checkbox"/>		Construction sites are required to have erosion control materials on-site during the "off-season."
<input type="checkbox"/>		Dust control is required year-round.
<input type="checkbox"/>		Erosion control materials shall be stored on-site.
<input type="checkbox"/>		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.
<input type="checkbox"/>		Tree protection shall be in place before any demolition, grading, excavating or grubbing is started.

EROSION CONTROL CONTACT PERSON:
 TIM PARSEY (310) 977-3378
 timparsey@me.com

Project:
 PARSEY HOUSE
 2006 Vallemar St.
 Moss Beach, CA 94308
 APN: 037-085-020
 PRE-APPLICATION CASE:
 (PRE2020-00049)

Owners:
 (mail delivered by Los Altos Hills Post Office to below address)
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 Los Altos Hills, CA 94022
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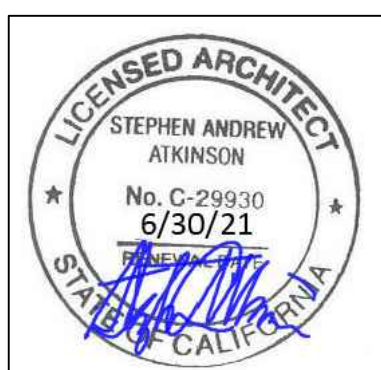
Architect:
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 Wilson Land Surveyors
 261 Carlton Ct.
 Los Gatos, CA 95032
 (408) 427-2279
 kenw@wilsonlandsurveyors.com

Arborist:
 James Goodrum
 Consulting Arborist, RCA #654
 (415) 490-7316
 www.goodrumfortrees.com

<input type="checkbox"/>	No change this drawing	
<input type="checkbox"/>	Change this drawing	
<input type="checkbox"/>	COMMENTS (file, arborist, public review)	4-2-21
<input type="checkbox"/>	DESIGN REVIEW	2-15-21
<input type="checkbox"/>	rev. submission	date



Sheet Title:
 EROSION CONTROL PLAN, DETAILS, & NOTES

Scale: 1/8"=1'-0"
 Drawn By: SAA
 Project No: 1402

Sheet No.
A-11